CUMBERLAND COUNCIL

Design Excellence Panel Minutes

To:	Rennie Rounds – Assessment Planner
Application No:	DA2021/0152
Property:	2-36 Church Street, Lidcombe
Proposal:	An Amending Development Application (DA) of DA2019/94 for a mixed-use development including the provision of additional building levels to facilitate a varying height of 6 to 13 storeys, catering for an additional 114 residential apartments (including additional affordable and social housing units), provision of a new child care centre and 3 neighbourhood shops, alteration to basement configuration and associated design changes.
Meeting Date:	19th May 2021
Panel Members:	Jon Johannsen (Chair) David Appleby Aldo Raadik
Attendance:	Council: Cumberland City Council (Attendees to be added) Applicant: Billbergia (Attendees to be added)

GENERAL INFORMATION

Cumberland Design Excellence Panel (the Panel) comments are provided to assist both the Applicant in improving the design quality of the proposal, and Cumberland City Council in its consideration of the Development Application (DA) when it is submitted.

The nine design quality principles provided in SEPP 65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP 65 may not directly apply to the application.

The Panel's focus is on design excellence, and primarily reviews the amenity of the proposal on behalf of the occupants, as well as the quality of the proposal in the context of its setting and potential visual and urban impacts on the place in which it is located. Absence of a comment related directly to any of the ADG principles does not, necessarily imply that the Panel considers the particular matter has been satisfactorily addressed.

The Panel is commenting on the design excellence aspects of this DA. All members of the Panel have reviewed the documentation supplied by the Applicant via Cumberland City Council (CCC).

Planning Proposal

A Planning Proposal (PP-1/2019) was lodged with Council on 1 June 2020 and was issued with a Gateway Determination on 25 June 2020. The Planning Proposal (PP) was prepared to reflect and respond to Council's endorsement of the Auburn and Lidcombe Town Centres Strategy. The Strategy identified a new maximum building height of 60m in the Lidcombe Town Centre with maximum heights tapering down to 29m at the town centre's interface with the site. In response, the PP sought to increase the maximum building heights and Floor Space Ratio (FSR) on the site to achieve an improved built form relationship with the town centre's desired future character and facilitate the provision of much needed social and affordable housing.

The PP was placed on public exhibition between 18 Nov and 15 Dec 2020 and is currently in the post-exhibition stage. The following amendments to the Auburn LEP 2010 are proposed:

• Increase the maximum building height from 14.9–27m to 22–40m; and

• Increase the maximum floor space ratio from 1.29-2.6:1 to 3.2:1 across the site.

The PP is currently pending gazettal and it is noted that the DA will not be determined until the PP has been gazetted.

DA2019/94

The DA was approved by the Sydney Central City Planning Panel on 11 Dec 2019 for the construction of four residential flat buildings of varying heights from 4 to 10 storeys, comprising 262 units (including 53 social housing units) over basement parking for 264 vehicles, pursuant to SEPP (Affordable Rental Housing) 2009, and construction of a roundabout at the intersection of Martin Street and Church Street.

The DA is being delivered as part of the NSW Government Communities Plus program which seeks to deliver new communities with good access to transport, employment, improved facilities, and open space. Development delivered under Communities Plus is mixed-tenure – that is, a mix of both social and market housing. This mix serves two purposes: to offset the cost of delivering the new social housing and to integrate communities.

Billbergia is partnering with the Land and Housing Corporation (LAHC) to deliver the new social housing units on-site, which will be managed by Evolve Housing, a Community Housing Provider (CHP). The current DA, the subject of this referral, is an Amending DA to DA2019/94, which seeks to incorporate the additional building height and FSR provisions - the subject of the PP which is currently pending gazettal.

Pre-lodgement DEP Comments

It is acknowledged that the development concept was referred to the CDEP at the pre-lodgement stage for comment on 12 Nov 2020. The Applicant has considered the comments provided by the CDEP and worked to incorporate these into the design of the development. The Panel has previously reviewed the intent of this application as a Pre DA review on 12 Nov 2020.

Recommendation

The Panel appreciates the positive responses of the Applicant to the suggestions of the Pre DA Review and makes the following additional comments to further refine the design proposal.

Context and neighbourhood

- The Panel recommended that the Applicant address the Child Care Centre drop off in greater detail, This shouldtilise both basement drop off and any agreed scope with Council to establish drop off zones in Church Street that could provide enhanced convenience and amenity.
- The Panel recommends that the Applicant work closely with Council to provide a development that is fully integrated with its urban and suburban context. This needs to happen on a number of levels regarding the ground level public domain.
- The new roundabout, street footpaths and signalised and other pedestrian crossing points need to address the proposed increased residential population and a likely high proportion of residents utilising pedestrian and cycle access.
- The pedestrian footpath network of the development needs to connect with improved footpaths and crossings providing convenient and safe access, including wheel chair and pram users, to Lidcombe Town Centre and railway station, e.g. the pedestrian crossing and ramps at the Church Street railway bridge signal crossing and at the roundabout at Swete Street need to be upgraded by Council (potentially funded by the Applicant) to support the proposed new residential population.
- The proposed new street tree planting and footpath along Church Street is supported, however this needs to be developed further in coordination with Council to address the change to a more urban context and the introduction of the new roundabout and associated pedestrian crossings.

Built Form

- No further comments

Sustainability

- The Panel acknowledges the addition of sun shading louvres to the north and west faces and suggests that a different approach to the sunshading on the west facing facades e.g. vertical louvres (as originally conceived), may yield better sun protection in low sun angle situations. Revise the strategy to increase the effectiveness of sun control.
- Whilst the new 200mm deep louvres may provide adequate sun shading to the facades the panel feels that from a solar shading (environmental management) standpoint the louvres are proportionally undersized and could benefit from being larger in dimension.
- The Panel recommends the inclusion of ceiling fans to all apartments as a sustainability initiative regardless of the intended market. In addition there should be clear indication of how airconditioning condensers are located to avoid any visual or acoustic issues whether they are located on balconies or in common plant areas.

Landscape

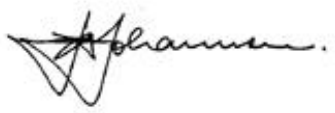
- No further comments

General

- Whilst the Communal Open Spaces (COS) have evolved, the Panel suggests that during design development there be a focus on developing potential ‘bump’ spaces along paths and near entries that allow for casual interactions that cause ‘pause moments’ for residents and visitors.
- The Panel recommends that the Applicant develop and submit further 1:20 scale details and thermal calculations of the proposed façade shading technique to confirm the effectiveness of the sun shade louvres.
- The addition to the Child Care Centre of external shading canopies and pergolas is a positive contribution to the development. However, reconsider the direction of the pergola louvres to provide increased visual privacy between the playground and the apartments above.

RECOMMENDATION

The Panel supports this development in principle, the design quality and on the whole the design development undertaken to date to refine the various design components and address the issues raised at the PP stage. The Panel is satisfied that this DA proposal has the potential to meet the criteria for design excellence, and recommends that the Applicant address the detail design issues raised above in the development documentation phase.



Jon Johannsen (Chairperson)

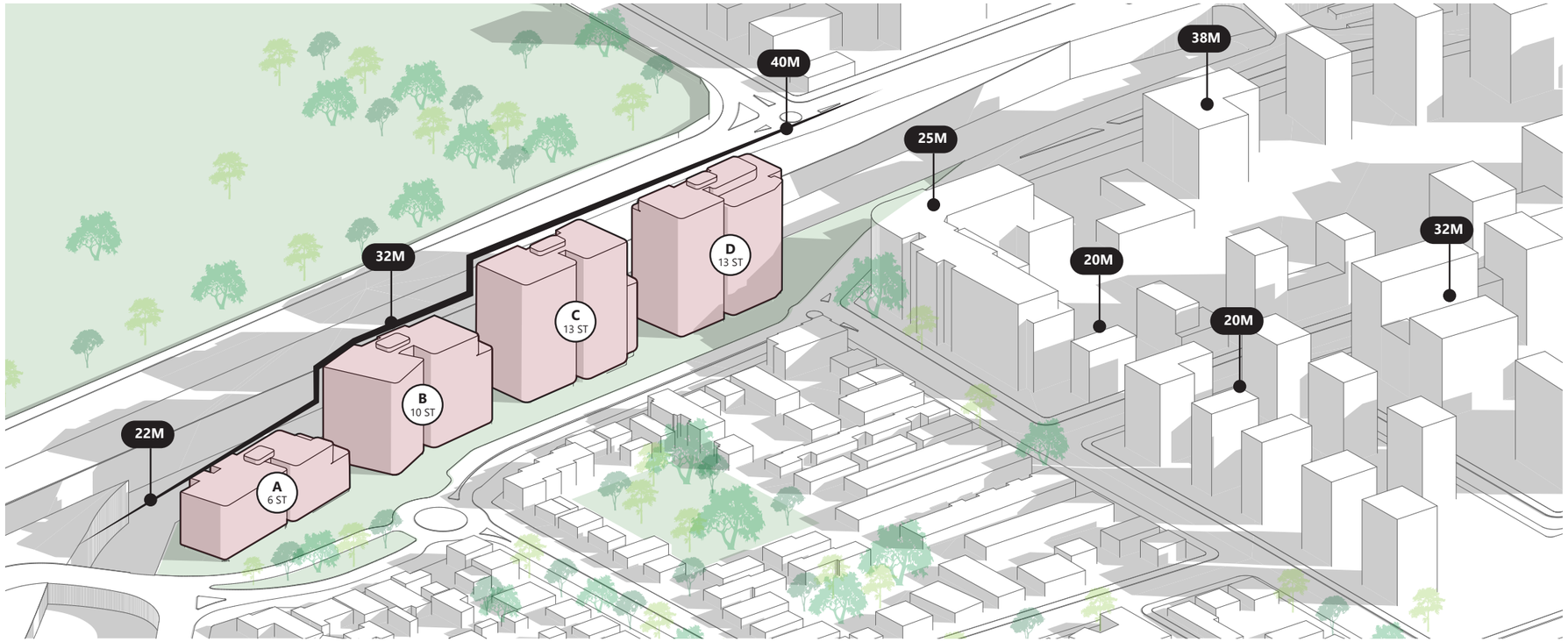
David Appleby

Aldo Raadik

2-36 CHURCH STREET LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

23.06.2021



DEVELOPMENT SUMMARY

The development proposal comprises:

- A series of four buildings ranging in height from 13 Storeys to the West to 6 Storeys to the East, forming a deliberate stepping down in built form heights.
- A total of 376 apartments across the site in a mix of 1, 2, 3 and 4 bedroom apartments.
- A combined FSR of 3.2:1
- Of the 376 apartments, 63 are proposed as being Social Housing units.
- A 60 person Childcare centre at ground level.
- A small format retail space at ground level at the western portion of the site.

fsr:

3.20:1

proposed fsr consistent
with planning proposal
Total GFA: 32,411sq.m.
Site Area: 10,133sq.m.

dwellings:

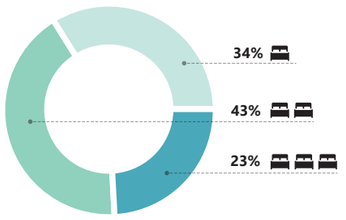
376

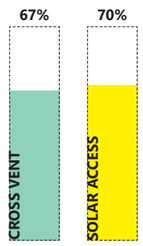
Building A: 63 units
Building B: 93 units
Building C: 109 units
Buiding D: 111 units

carspaces:

408

344 Residential
44 Visitors
5 Retail
15 Childcare





63 APTS

63 social dwellings are proposed, contributing to satisfying an **urgent** need for some of the most **disadvantaged** in our community.

60 PL.

A private childcare centre for 60 children is proposed, a **community** oriented use that invites engagment and fulfills a key need

199 SQ.M.

A 198sq.m. portion of the development nearest the town centre is proposed to be small format retail use, **activating** the street.

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

DEP RESPONSE

ADDITIONAL COMMENTS 2

19.05.2021

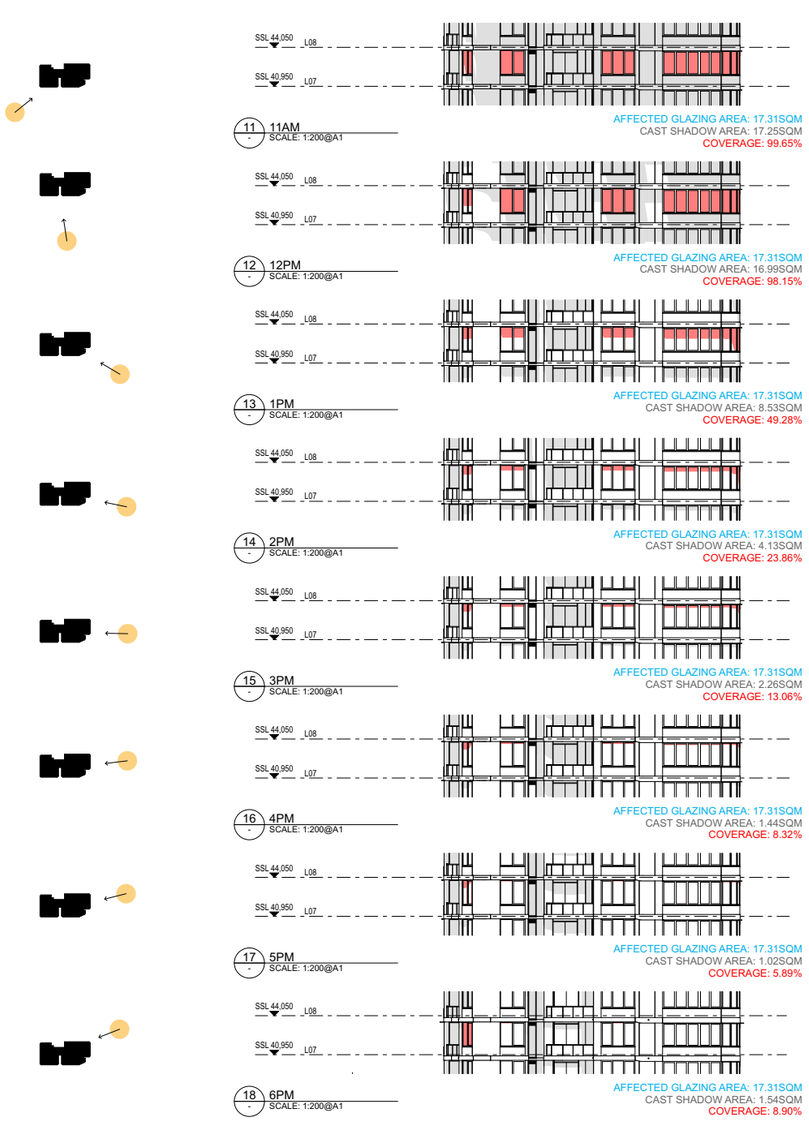
NO	DEP COMMENTS	RESPONSE
1.0 CONTEXT & NEIGHBOURHOOD		
1.1	The Panel recommended that the Applicant address the Child Care Centre drop off in greater detail, This should utilise both basement drop off and any agreed scope with Council to establish drop off zones in Church Street that could provide enhanced convenience and amenity.	Noted. Addressed in Amended DA. Childcare Drop off has been provided in the basement. Refere to revised traffic report.
1.2	The Panel recommends that the Applicant work closely with Council to provide a development that is fully integrated with its urban and suburban context. This needs to happen on a number of levels regarding the ground level public domain.	Noted.
1.3	The new roundabout, street footpaths and signalised and other pedestrian crossing points need to address the proposed increased residential population and a likely high proportion of residents utilising pedestrian and cycle access.	Noted.
1.4	The pedestrian footpath network of the development needs to connect with improved footpaths and crossings providing convenient and safe access, including wheel chair and pram users, to Lidcombe Town Centre and railway station, e.g. the pedestrian crossing and ramps at the Church Street railway bridge signal crossing and at the roundabout at Swete Street need to be upgraded by Council (potentially funded by the Applicant) to support the proposed new residential population.	Noted. Addressed via VPA.
1.5	The proposed new street tree planting and footpath along Church Street is supported, however this needs to be developed further in coordination with Council to address the change to a more urban context and the introduction of the new roundabout and associated pedestrian crossings.	Landscape Architect to developed further in coordination with Council.

NO	DEP COMMENTS	RESPONSE
3.0 SUSTAINABILITY		
3.1	The Panel acknowledges the addition of sun shading louvres to the north and west faces and suggests that a different approach to the sunshading on the west facing facades e.g. vertical louvres (as originally conceived), may yield better sun protection in low sun angle situations. Revise the strategy to increase the effectiveness of sun control.	Comparison studies between vertical and horizontal with various depth sun shading on northern and western facades. Analysis shows slight improvements in shading between horizontal and vertical with horizontal louvre yielding slightly better results. See analysis below.
3.2	Whilst the new 200mm deep louvres may provide adequate sun shading to the facades the panel feels that from a solar shading (environmental management) standpoint the louvres are proportionally undersized and could benefit from being larger in dimension.	Sun shading louvre depth and in combination with precast spandrel height has been designed to provide sufficient solar shading onto the glazing during summer soltice.
3.3	The Panel recommends the inclusion of ceiling fans to all apartments as a sustainability initiative regardless of the intended market. In addition there should be clear indication of how airconditioning condensers are located to avoid any visual or acoustic issues whether they are located on balconies or in common plant areas.	Noted. updated with Amending DA. AC condensers have been located to have very minimal visibility and accoustic issues from the street. See view studies below. Building A does not have AC Condensers.

3.1 SOLAR SHADING PERFORMANCE - 21 DECEMBER

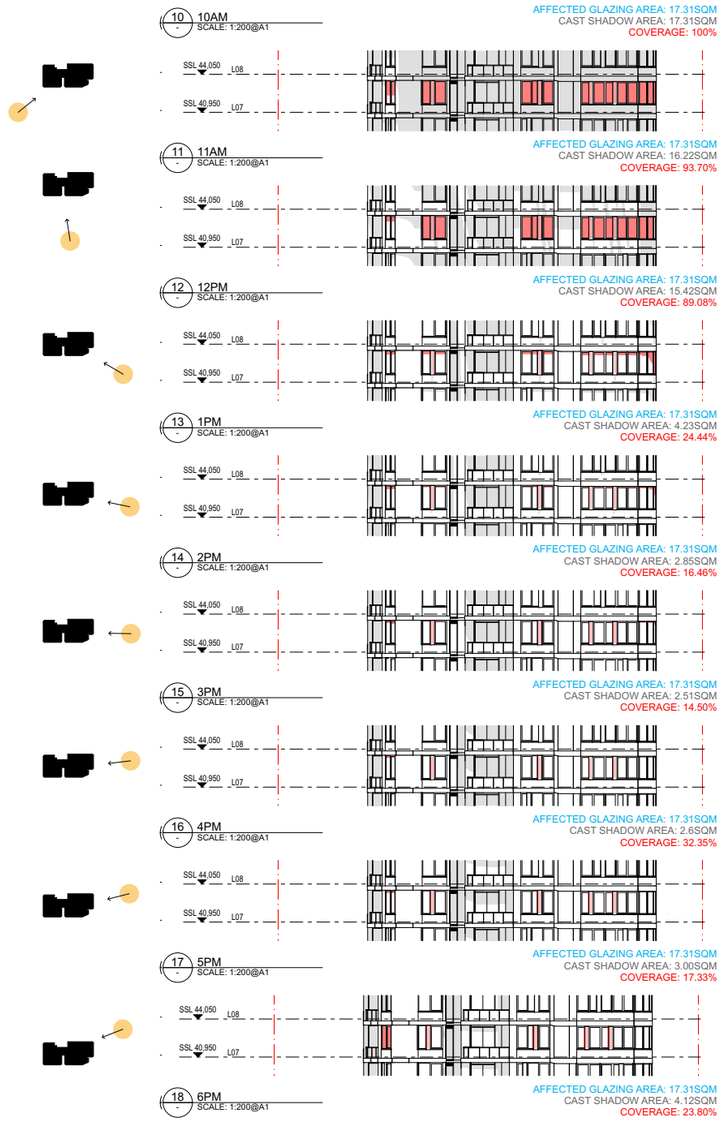
HORIZONTAL LOUVRE 200mm DEPTH

WEST ELEVATION



VERTICAL LOUVRE 400mm DEPTH
3-4 LOUVRES ALTERNATING PER FLOOR TO FLOOR 45 DEGREE ANGLE

WEST ELEVATION



3.1 SOLAR SHADING VIEW COMPARISON

CURRENT DA

NORTH & WEST FACADE (LEFT SIDE)
Horizontal Louvres - 200mm Depth

WEST FACADE (RIGHT SIDE)
Horizontal Louvres - 100mm Depth

REVISED DA

NORTH FACADE
Horizontal Louvres 200mm depth

WEST FACADE
Vertical Fins 400mm Depth
3-4x Louvres alternating floor to floor

3.1 SOLAR SHADING REVISED DA

WEST ELEVATION VIEW 1

WEST FACADE
Vertical Fins 400mm Depth (35 Degree Angle)
3-4 Louvres alternating floor to floor

WEST ELEVATION VIEW 2

3.3 AC CONDENSERS VISIBILITY

BUILDING B LOOKING SOUTH WEST

BUILDING B LOOKING SOUTH EAST

BUILDING C LOOKING SOUTH WEST

BUILDING C LOOKING SOUTH EAST

3.3 AC CONDENSERS VISIBILITY

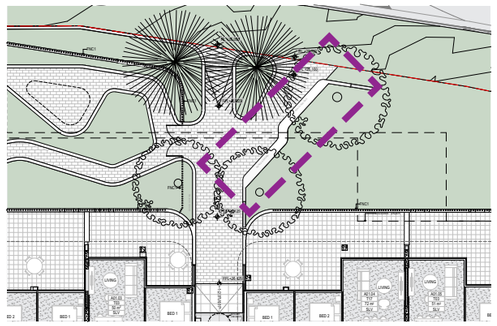
BUILDING D LOOKING SOUTH WEST

BUILDING D LOOKING SOUTH EAST

NO	DEP COMMENTS	RESPONSE
5.0 GENERAL		
5.1	Whilst the Communal Open Spaces (COS) have evolved, the Panel suggests that during design development there be a focus on developing potential 'bump' spaces along paths and near entries that allow for casual interactions that cause 'pause moments' for residents and visitors.	See below for bump space locations. Bump spaces has been designed to be integrated into the landscape edge.
5.2	The Panel recommends that the Applicant develop and submit further 1:20 scale details and thermal calculations of the proposed façade shading technique to confirm the effectiveness of the sun shade louvres.	See below section diagram which demonstrates sun rays at specific times on 21st December.
5.3	The addition to the Child Care Centre of external shading canopies and pergolas is a positive contribution to the development. However, reconsider the direction of the pergola louvres to provide increased visual privacy between the playground and the apartments above.	Pergola louvres has been rotated to provide increase visual privacy between playground and apartments above.

5.1 CONCEPT - BUMP SPACES

5.1 BUMP SPACES

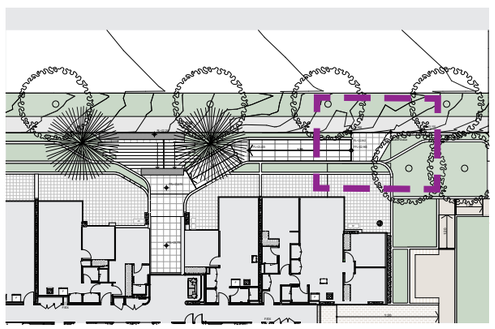


BUILDING A ENTRY

5.1 BUMP SPACES

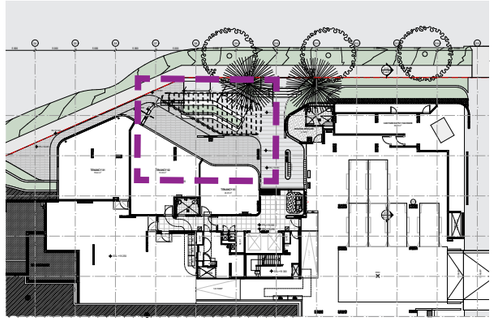
BUILDING B

5.1 BUMP SPACES



BUILDING C

5.1 BUMP SPACES



BUILDING D

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

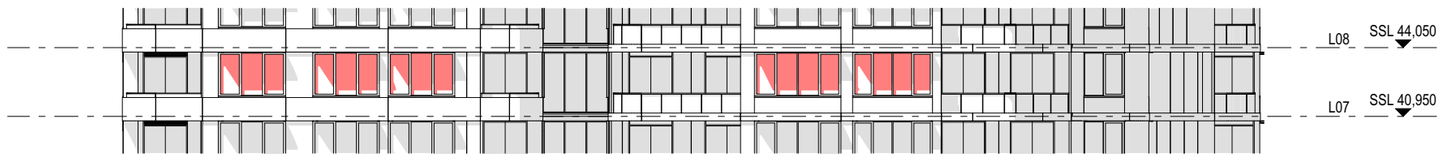
JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

5.2 SOLAR SHADING PERFORMANCE - 21 DECEMBER

HORIZONTAL LOUVRE 200mm DEPTH (CURRENT DESIGN)

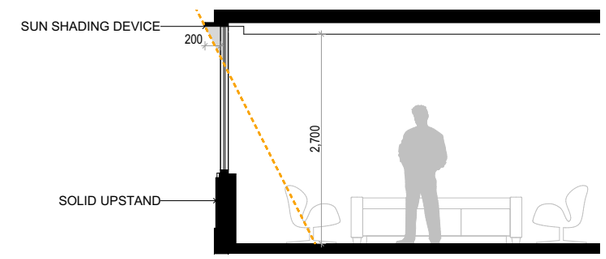
NORTH ELEVATION

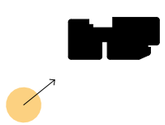


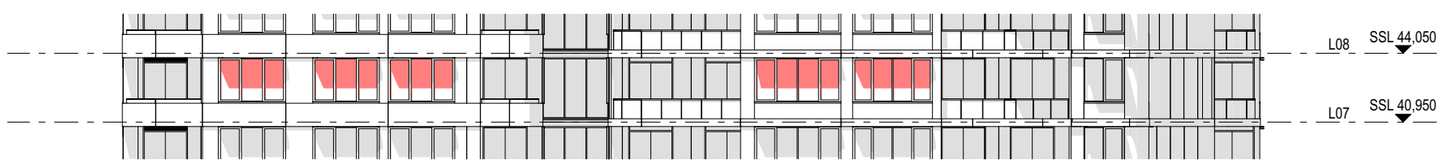
2 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 22.18SQM
COVERAGE: 83.32%

TYPICAL SECTION

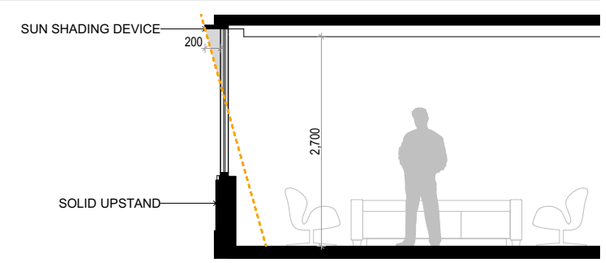






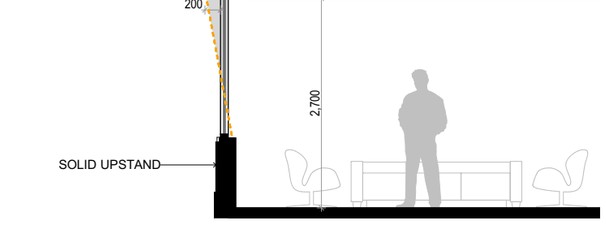
3 - 11AM
SCALE: 1:200@A1

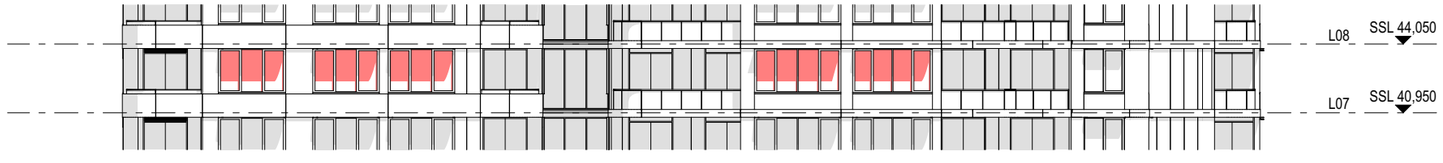
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.68SQM
COVERAGE: 62.66%



4 - 12PM
SCALE: 1:200@A1

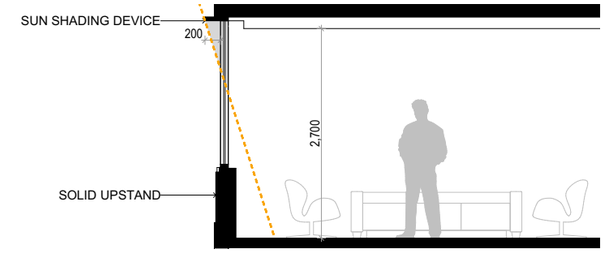
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.08SQM
COVERAGE: 67.92%

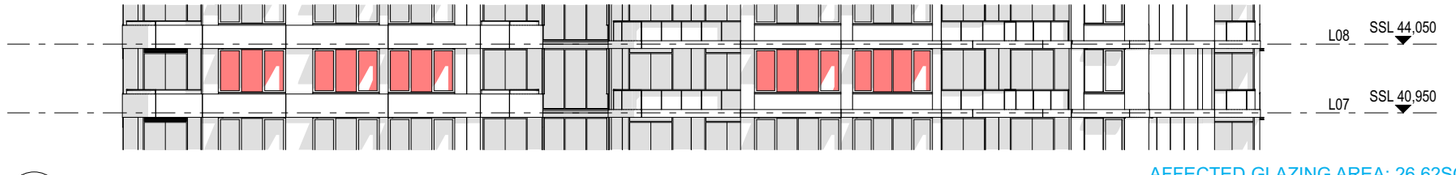




5 - 1PM
SCALE: 1:200@A1

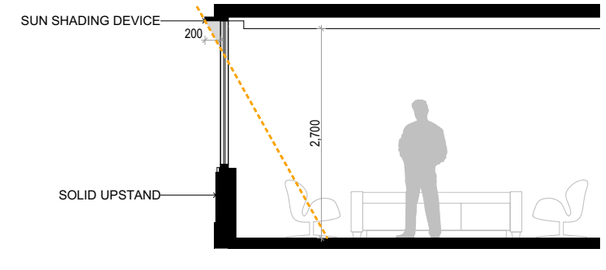
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 20.24SQM
COVERAGE: 76.03%



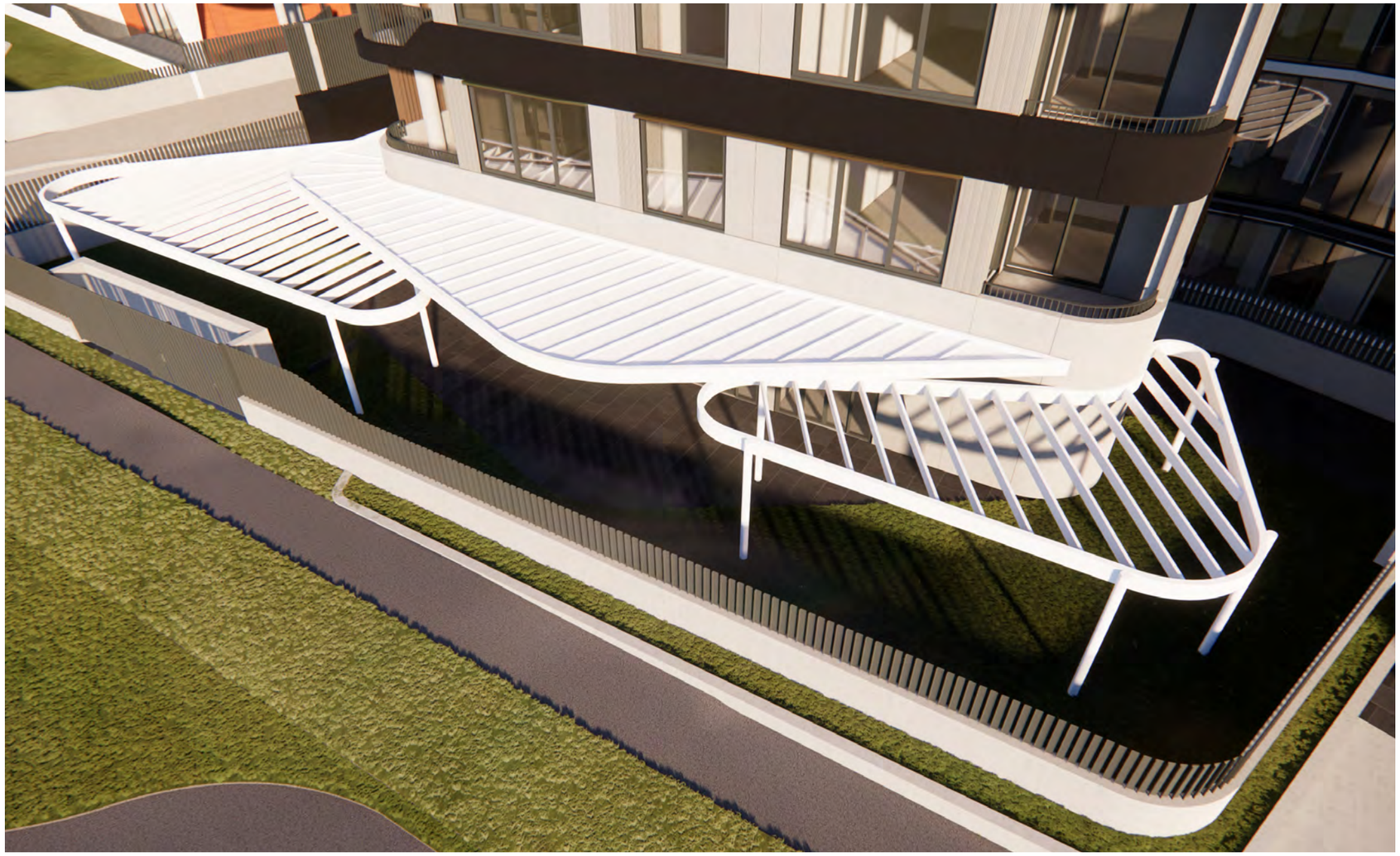


6 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 24.32SQM
COVERAGE: 91.36%



5.3 CHILDCARE PRIVACY SCREENINGS



REVISED

CURRENT DA

DEP RESPONSE

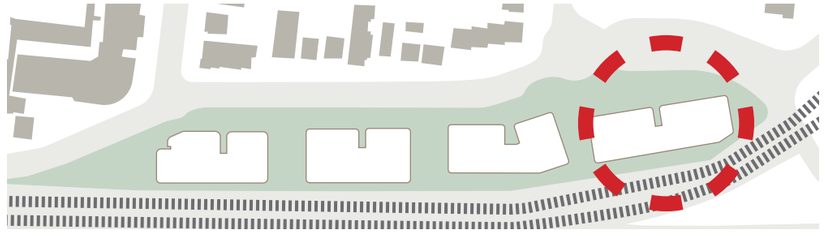
ADDITIONAL COMMENTS 1

NO	DEP COMMENTS	RESPONSE
1.0 CONTEXT & NEIGHBOURHOOD		
1.1	There was concern raised over the relationship of the proposed urban form to the lower scale residential on the opposite side of Church Street, but it was recognised that this scale follows that established along Swete Street to the north and will establish a transition in scale from the town centre down to lower built form nearby.	Noted.
1.2	The Church Street frontage is a major conduit and gateway into the Lidcombe town centre, and should help establish an attractive and activated public domain. This requires further detail design and consideration of how the podium base to each of the four buildings can be improved with appropriate interfaces that will support proposed neighbourhood retail, common entry spaces and social interaction.	The design is intended to provide an activated frontage to Church St, with a diverse mix of proposed uses for the base of the tower forms supplemented by generous setbacks and a carefully considered landscape strategy to ensure a public domain that contributes positively to the life of the street as well as providing an appropriate marker into the Lidcombe town Centre. An Activation plane diagram has been provided below to illustrate how the podium is intended to function, highlighting the diversity of uses proposed, the extent of public vs private space.
1.3	Communal open spaces surrounding the four buildings need further review and refinement to ensure there can be a range of active and passive spaces to cater for the resident population needs while encouraging community interaction.	Incorporation of the DEP commentary in relation to the base of the builidings has resulted in design changes to the proposal, whereby the retail space at the base of Building D is larger, closer to the street and allows for a much stronger public presence. In addition, the area dedicated to the childcare centre at the base of buildng B has been further developed with regard to its presence to the street and an internal communal area dedicated to residences introduced to the base of building D.
1.4	The provision of internal community spaces for meetings, large family gatherings etc. should be considered with relationship to one of the communal external areas.	An internal community space has been provided at the base of Building C. Intended for use as a communal lounge that could be specifically booked to host larger gatherings, its inclusion provides for greater flexibilty for the development's residents. It has been strategically placed to be directly adjacent and open out to the landscaped communal area between Building C and D.
1.5	There are CPTED concerns related to some of the rear open spaces and there needs to be clearer indication of security management and scope for passive surveilance.	A formal CPTED assessment prepared by ETHOS URBAN will be submitted as part of DA submission.

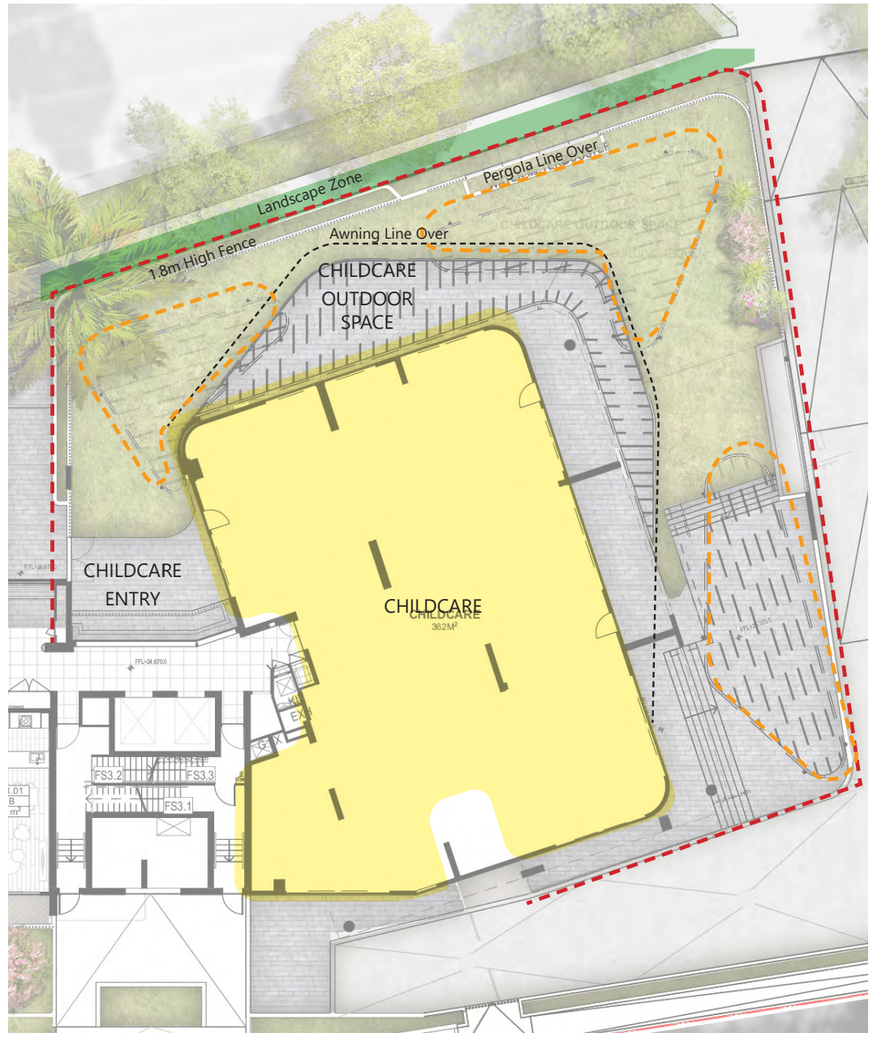
COMMUNAL ACTIVATED PARK PROPOSED FOR BUILDING A OCCUPANTS AT STREET LEVEL, WITH LOW HEIGHT FENCING AROUND

PASSIVE DEEP SOIL LANDSCAPING GENEROUSLY PROPORTIONED TO ALLOW FOR SOFT LANDSCAPE EDGE TO DEVELOPMENT AT EASTERNMOST ASPECT - PRIMARY ASPECT FOR VEHICULAR TRAFFIC INTO TOWN CENTRE

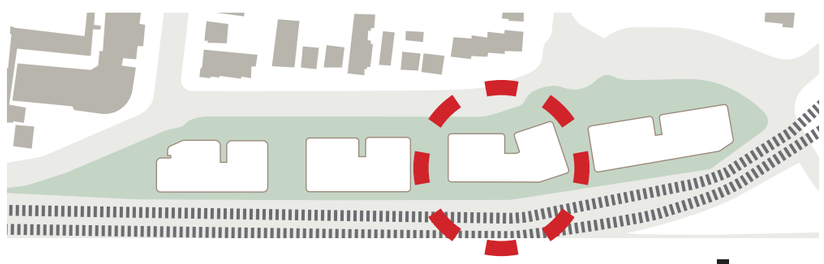
ACTIVATED RESIDENTIAL FACADE AT GRADE WITH STREET LEVELS



BUILDING ‘A’ GROUND



BUILDING B GROUND LEVEL PART OCCUPIED BY PUBLIC CHILDCARE CENTRE WITH OUTDOOR PLAY AREA DIRECTLY ADJACENT TO STREET AND AT GRADE.



BUILDING ‘B’ GROUND

2-36 CHURCH STREET, LIDCOMBE
DESIGN EXCELLENCE PANEL PRESENTATION

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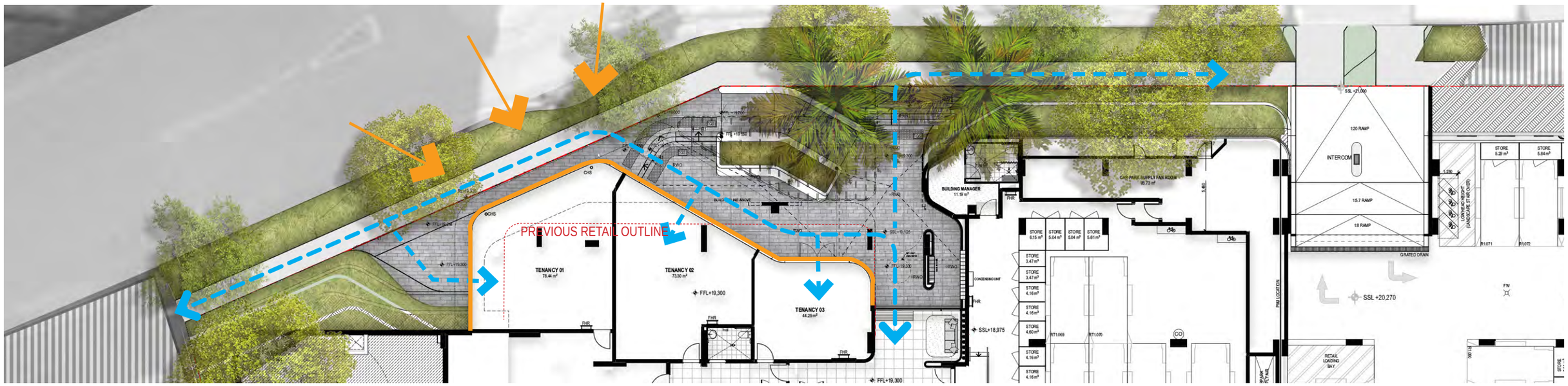
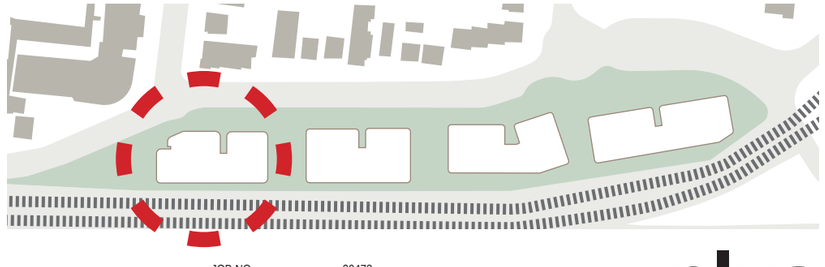
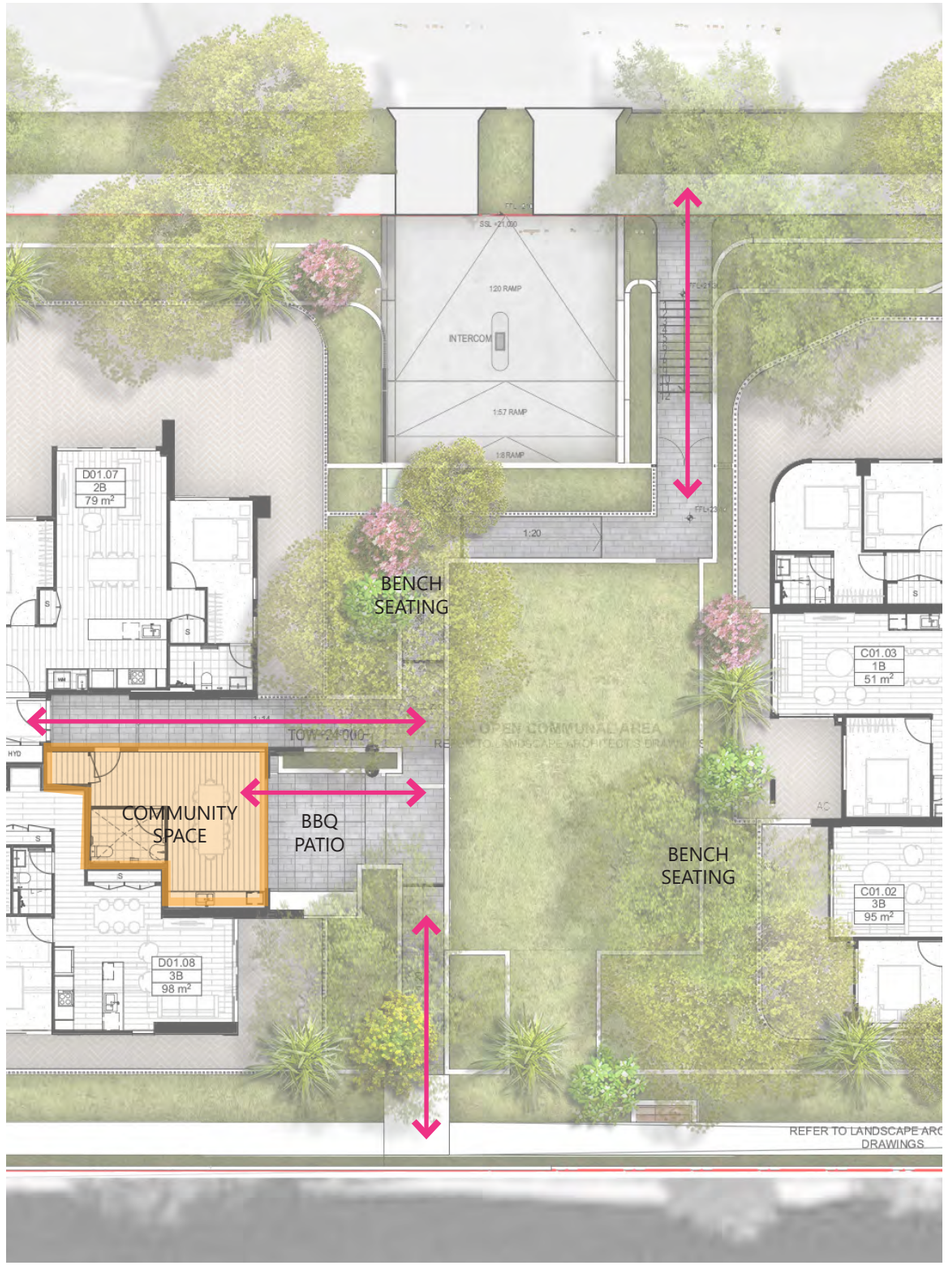
plus architecture



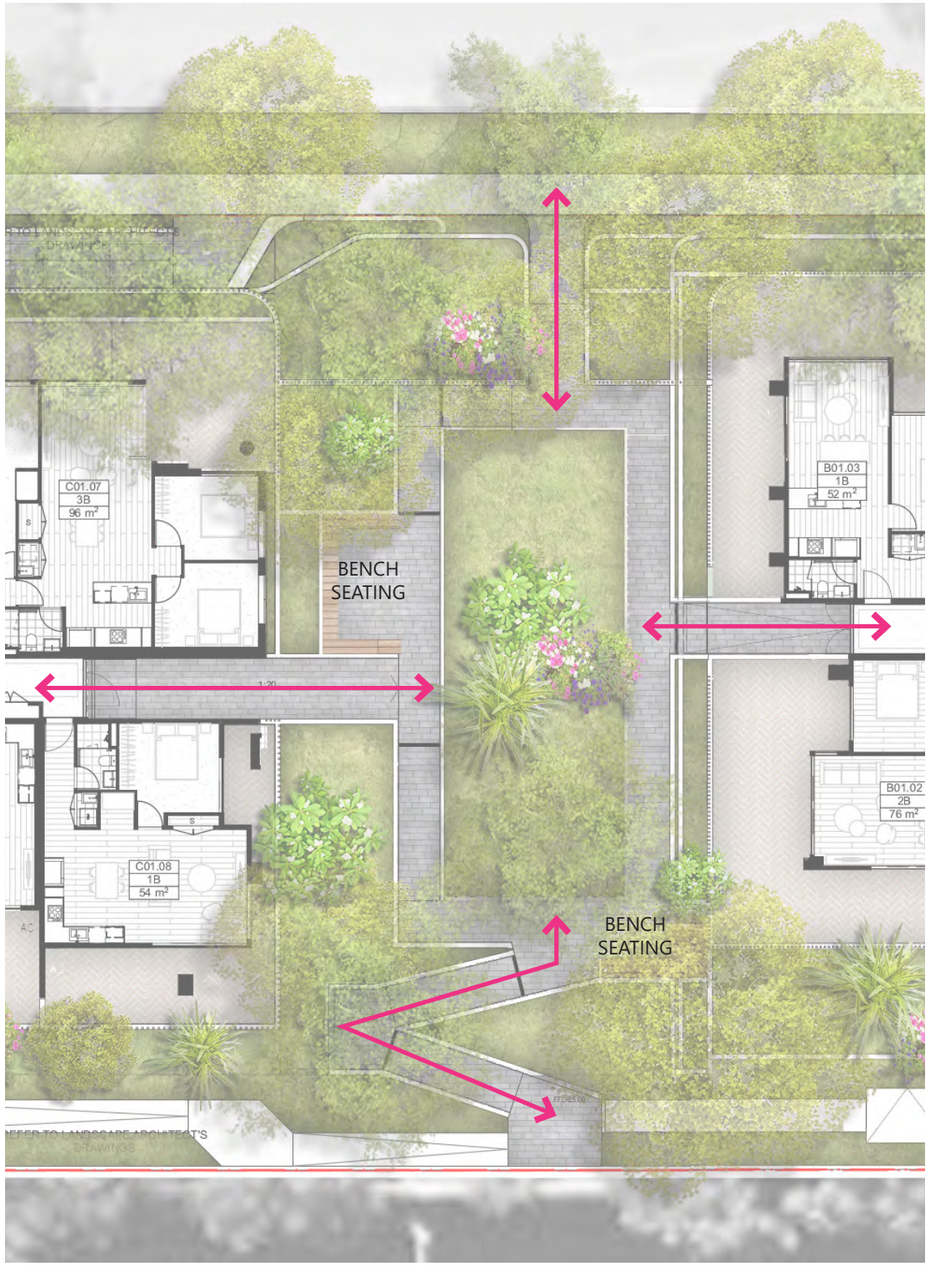
BUILDING D RETAIL AREA RE-DESIGNED TO PROVIDE A GREATER PRESENCE AND ACTIVATION TO THE STREET THROUGH THE PROVISION OF HIGHER RETAIL FLOOR-FLOOR AND BIGGER FOOTPRINT.



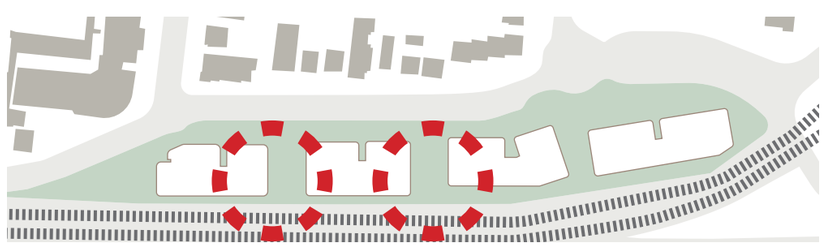
BUILDING ‘D’ GROUND



BUILDING C&D COMMUNAL OPEN SPACE



BUILDING B&C COMMUNAL OPEN SPACE



GROUND LEVEL COMMUNAL ZONES

NO	DEP COMMENTS	RESPONSE

2.0 BUILT FORM

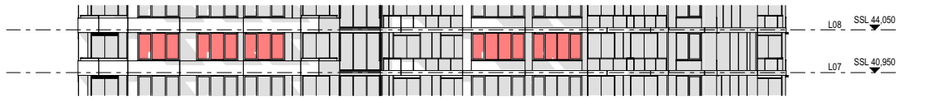
2.1	It was considered that while the architectural expression does have some material and colour variation, a degree of sameness prevails in the language. This issue could be addressed with introduction of a more defined podium base along all 4 buildings that could provide greater variation in finishes, and solar control devices on north and west facing elevations to help reduce heat gain.	The base of the towers have been amended to provide a more 'solid' podium expression which is intended to provide a more defined 'podium' expression to the buildings while still providing an expression that complements the architectural language of the tower element. Whereas the language at the base of the buildings initally adopted an expression of splayed columns that extended from the ground level to the first level, this language has been 'inverted' where the ground floor has been treated as a solid element with sculpted portals punched in to allow for openings for glazing and terraces. This measure has introduced more solidity to the podium base which comprises the ground levels of all buildings.
2.2	It may be better if the splayed columns shown around the podium base of Building D were taken up a further level and this relatioship continued to step up along Church Street for the other buildings.	In relation to item 2.2 of the DEP commentary, while the extension of the podium language for Building D was explored for another level, it was felt by the design team that the measures adopted above were sufficient in providing the required definition for the base of the buildings. Instead an additional measure adopted for Building D was further definition of podium form.
		The DEP suggestion for horizontal solar control devices for the north and west face has been adopted across all the buildings for instances where there is glazing that is not protected by a balcony overhang. A 200mm deep fin that will provide substantial shading has been introduced in lieu of the vertical fin projections that were part of the original design proposal. The fins are powdercoated to match the aluminium glazing frames.

PROPOSED DESIGN - HORIZONTAL SUN-SHADING ADDED TO ALL NORTH FACING FACADES.

SHADING TO PROJECT 200MM FROM FACADE AND COMPRISE CONTINOUS METAL PROJECTIONS THAT SPAN ACROSS BOTH GLAZED AND SOLID ELEMENTS OF FACADE, COLOUR MATCHED TO LIGHTWEIGHT CLADDING

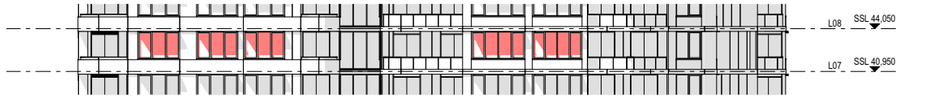
PREVIOUS DESIGN

NORTH ELEVATION



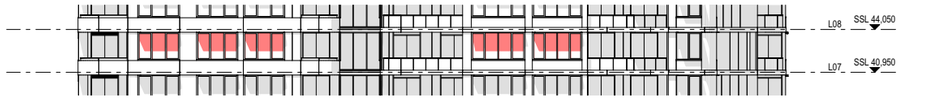
1 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.36SQM
COVERAGE: 99.02%



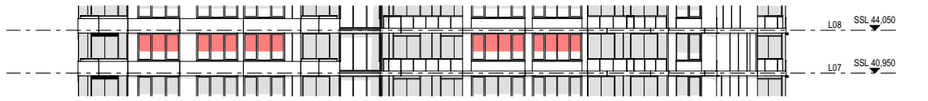
2 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 22.18SQM
COVERAGE: 83.32%



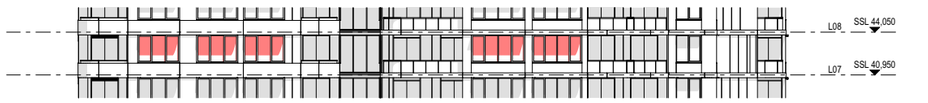
3 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.68SQM
COVERAGE: 62.66%



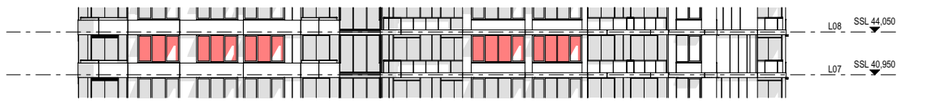
4 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.08SQM
COVERAGE: 67.92%



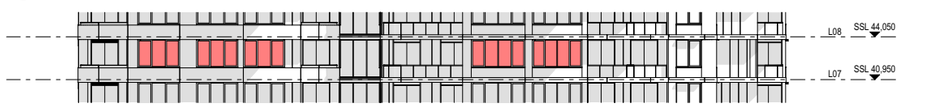
5 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 20.24SQM
COVERAGE: 76.03%



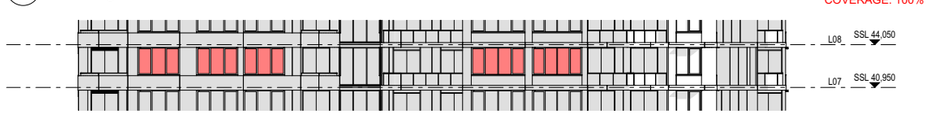
6 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 24.32SQM
COVERAGE: 91.36%



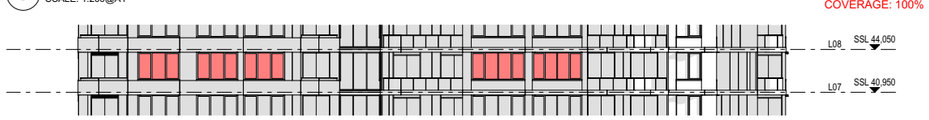
7 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



8 - 4PM
SCALE: 1:200@A1

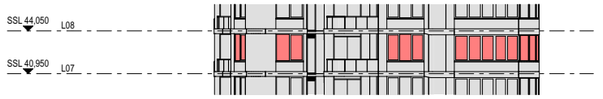
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



9 - 5PM
SCALE: 1:200@A1

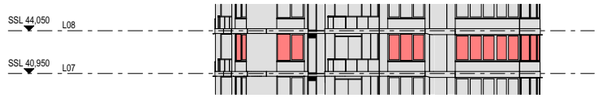
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%

WEST ELEVATION



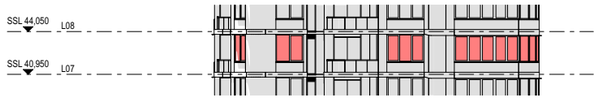
10 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



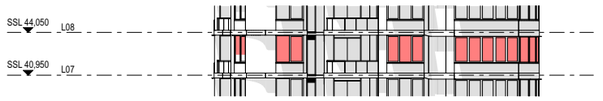
11 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



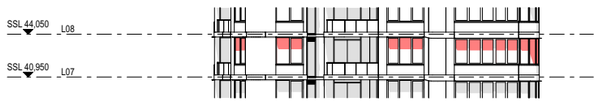
12 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.25SQM
COVERAGE: 99.65%



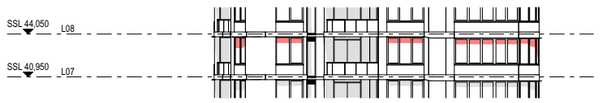
13 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 16.99SQM
COVERAGE: 98.15%



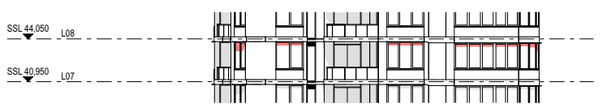
14 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 8.53SQM
COVERAGE: 49.28%



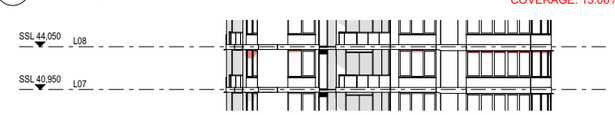
15 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 4.13SQM
COVERAGE: 23.86%



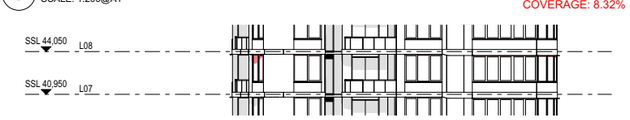
16 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 2.26SQM
COVERAGE: 13.06%



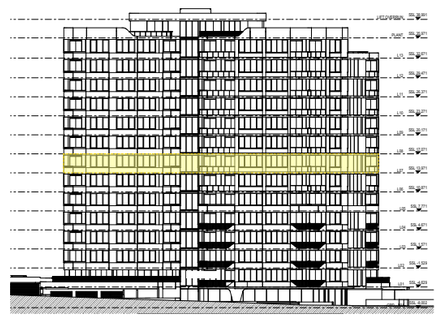
17 - 4PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 1.44SQM
COVERAGE: 8.32%



18 - 5PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 1.02SQM
COVERAGE: 5.89%



PROPOSED SHADING PERFORMANCE - 21 DECEMEBER

PREVIOUS DESIGN

PROPOSED DESIGN - PODIUM EXPRESSION STRENGTHENED

CONTRASTING COLOUR USED FOR LIGHTWEIGHT CLADDING ABOVE PRE-CAST BANDS TO DIFFERENTIATE TOWER AND BASE ELEMENTS

RETAIL AREA RE-DESIGNED TO ALLOW FOR GREATER VISUAL PRESENCE TO STREET - INCREASED FLOOR - FLOOR HEIGHT AND EXPANDED FOOTPRINT. ADDITIONAL AWNING STRUCTURE OVER FORE-COURT ADDED.

PODIUM EXPRESSION STRENGTHEND BY EXPANDED USE OF PRE-CAST TO CREATE 'PUNCHED' OPENING EFFECT AT GROUND LEVEL, CONTRASTING WITH PRE-CAST BANDED EXPRESSION TO LEVELS ABOVE.

BUILDING 'D' PODIUM DESIGN CHANGES

2-36 CHURCH STREET, LIDCOMBE
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

PROPOSED DESIGN - PODIUM EXPRESSION STRENGTHENED

PODIUM EXPRESSION STRENGTHEND BY EXPANDED USE OF PRE-CAST TO CREATE 'PUNCHED' OPENING EFFECT AT GROUND LEVEL, CONTRASTING WITH PRE-CAST BANDED EXPRESSION TO LEVELS ABOVE.

PREVIOUS DESIGN

PROPOSED DESIGN - PODIUM EXPRESSION STRENGTHENED

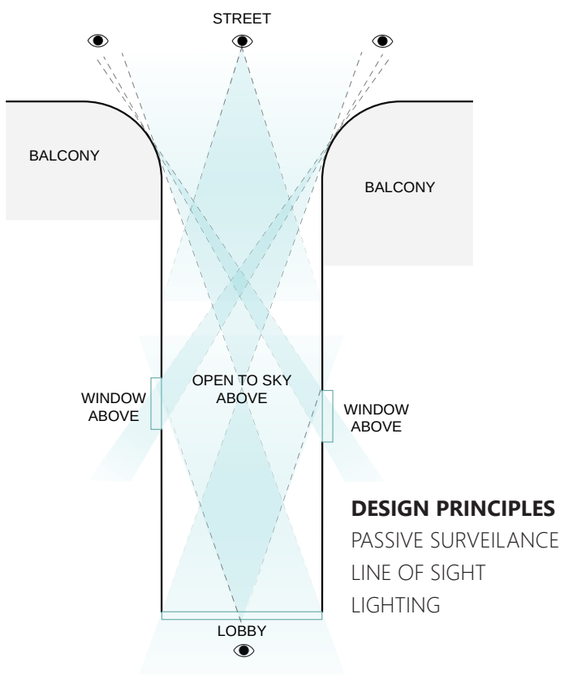
PREVIOUS DESIGN

BUILDING 'A' AND 'C' PODIUM DESIGN CHANGES

NO	DEP COMMENTS	RESPONSE
	The overall building heights should be reduced to comply with the maximum 40m height limit approved in the Planning Proposal.	The overall heights of Building C and Building D have been reduced so that no part of the development has any habitable or communal area that projects beyond 40m. Further, the footprint of Building D has been amended on the last storey to ensure that habitable spaces are not projecting above the 40m height limit despite the steeply sloping nature of the site at that area. This has further improved the articulation of the development as a whole by providing a stepped building profile that varies across Buildings C and D.

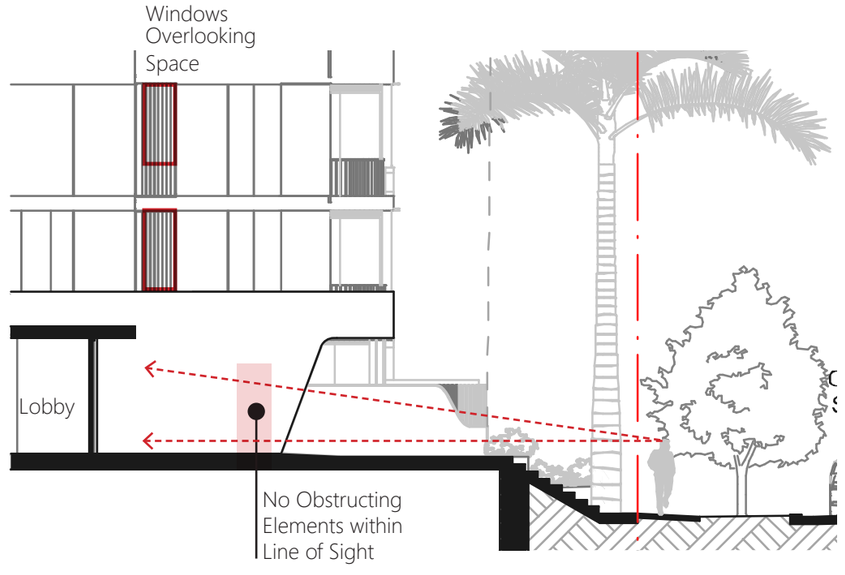
BUILDING ‘C’ AND ‘D’ BUILDING HEIGHT CHANGES

NO	DEP COMMENTS	RESPONSE
2.3	The foyer entries are important in terms of their accessibility, security and scope for casual social interaction. There needs to be more assessment of CPTED issues and how defensive space is created in deeper recesses for residents, particularly at night.	The foyers for each building are all located within the building recess that has been adopted along the northern facade. In their design and positioning, careful consideration of issues such as security and social interaction has been made. In relation to ensuring that the foyers and their entry approaches are safe: • There is always a direct line of sight from the street to the entry door of the foyer. • There are no spaces or obstructions within the spaces that would allow for unwanted loitering. • In the event that an unwanted individual is within the space, users are able to use the option of alternative means of entry and egress through secondary exits. • The spaces have a very high level of passive surveillance, a concept central to the notion of defensive space. The window of apartments either side of the recess, as well as the windows serving common circulation corridors all overlook the space. • The lighting design for the foyer entries has been designed to ensure the entries are well lit and will have no shadow zones along the entire length of the entry sequence from the street to the entry door. In addition to designing for security, the entry approaches are designed to encourage social interaction. Both the foyer internal spaces and entry approaches embody the use of high quality materials and provide spaces that encourage casual interaction, including the internal foyer seating areas and even the placement of mailboxes within the recess.
2.4	Privacy to ground level units either side of building entries must also be reviewed, and landscape treatment provided for screening.	Incorporation of the DEP commentary in relation to the privacy of ground level units has resulted in design changes to the proposal, whereby the fencing around the foyer entries that separates public zones from the units is proposed to be solid 1.8m high fencing in lieu of solid fencing to 1.0m high with picket type fencing above which is what is proposed as the typical fencing detail for the development. This, in conjunction with landscape screening infront of the fence should serve to provide a significant level of privacy to unit residents.



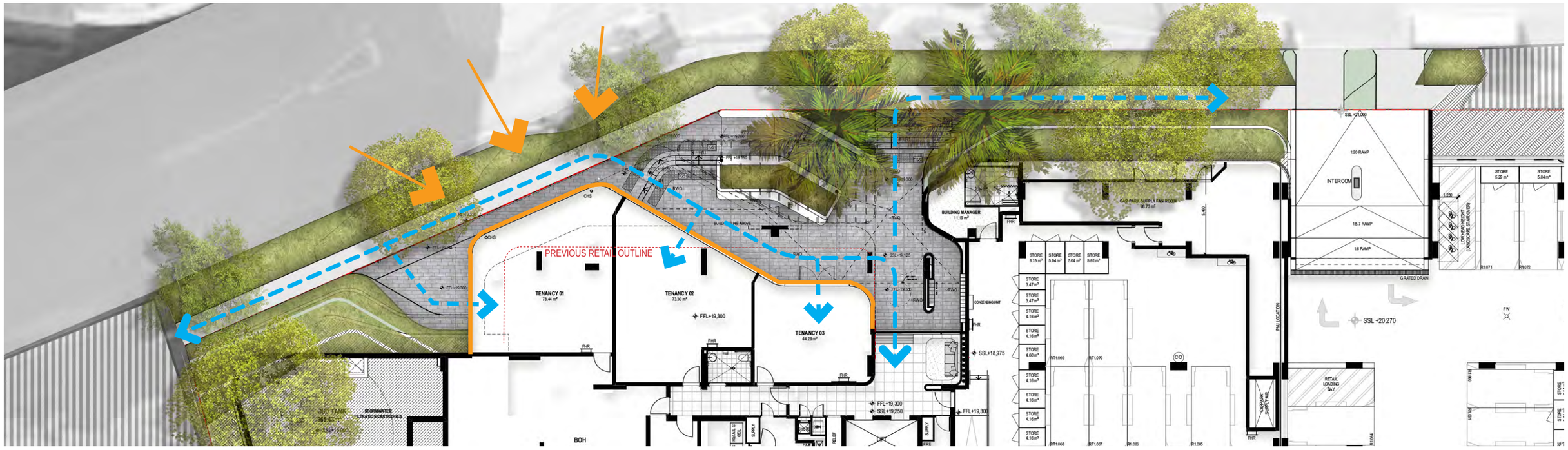
ENTRY FOYER CONCECPT PLAN

ENTRY FOYER PERSPECTIVE



ENTRY FOYER SECTION

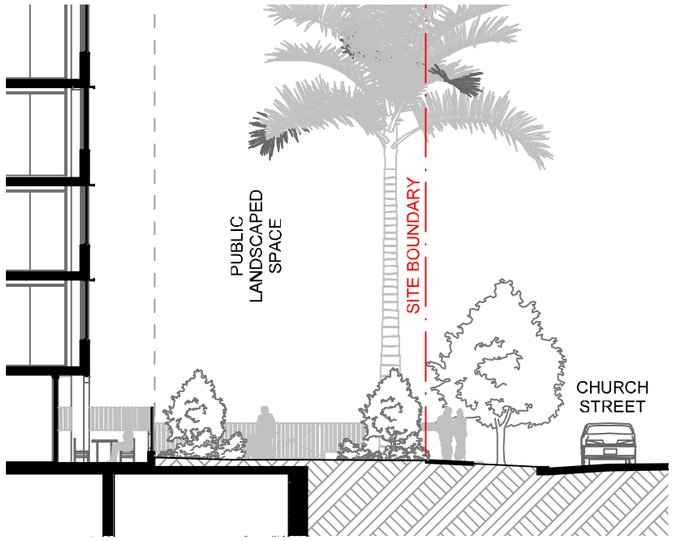
NO	DEP COMMENTS	RESPONSE
2.5	The entry to the foyer of Building D is from a lower ground level that is quite screened by landscaping, and services and storage areas to the side further reduce the potential for activation along this frontage. There is scope to open up this area that would reduce CPTED issues and improve visibility to the adjacent retail space.	The Building D retail and main entry forecourt has been re-designed to provide activation towards the public domain, as well as enhancing the retail presence to the street. The current design allows for the retail footprint to expand beyond the footprint of the building above and deliver a larger retail area that is in much closer proximity to the street boundary. The expansion of the retail footprint also allows the portion of the retail area outside the footprint of the built form over to adopt a greater floor - floor height, addressing one of the comments raised during the DEP meeting. The changes to the area are also designed to reinforce an alternative entry sequence to the residential lobby, which is a diagonal 'on-grade' (no steps) sequence from the footpath as an alternative to the steps.



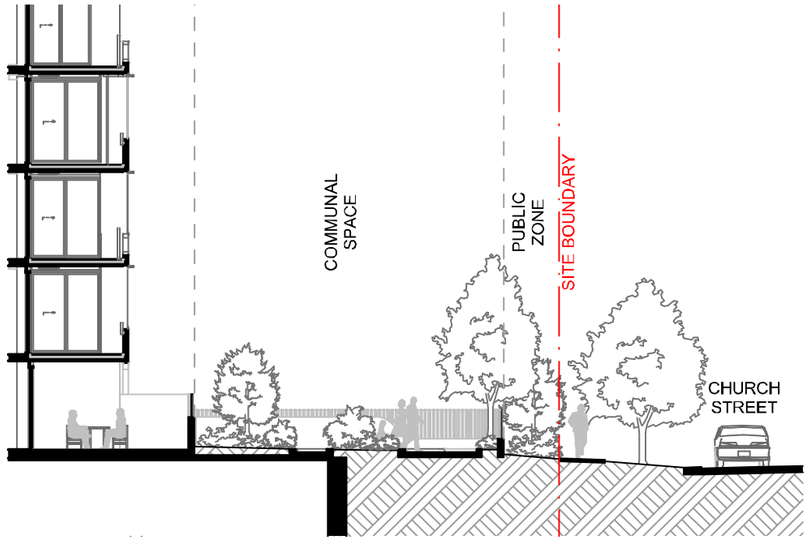
BUILDING D RETAIL PREVIOUS

BUILDING D RETAIL PROPOSED

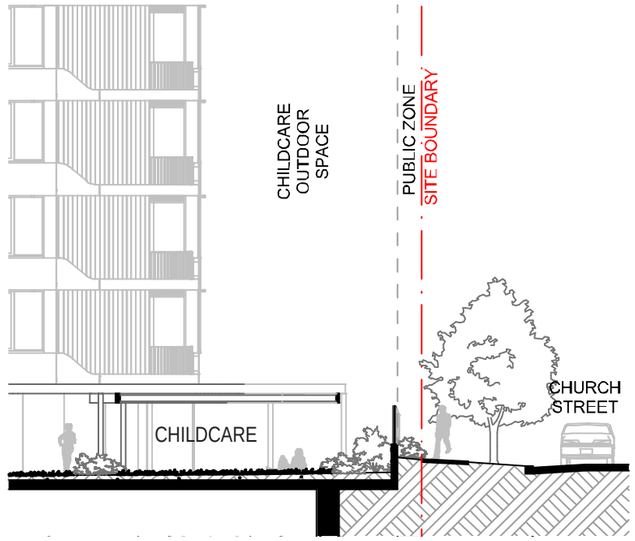
NO	DEP COMMENTS	RESPONSE
2.6	Noting a large expanse of the ground plane is to be blank wall due to the extent of above ground parking, the levels should be reviewed to enable more active uses at ground level where possible.	The current proposed levels for the development are reflective of the ground floor levels adopted in the approved design. The interface sections shown below serve to illustrate the boundary condition along Church St. It is apparent through the sections that Building A and B are largely level with the footpath along their length. As a result of the DEP commentary, the proposed levels for Buildng C were reviewed to see if there was any potential for lowering the building, which currently sits above the level of the street. As a result of the continous nature of the basement parking and the location of a vehicle entry ramp immediately adjacent to Building C, any proposed lowering of the building would lead to: • Non compliant ramp grades for both principal vehicle entries into the development's basement carpark. • The loss of a significant amount of the communal podium space proposed between Building C and D, due to head height issues over the ramp section. While Building C sits above the street level, it is set back from the street boundary and care has been taken to ensure a continous deep soil zone along its frontage. The landscape strategy envisaged for this length of the development is to have stepped low retaining elements with mounded deep soil landscape stepping back from the street up to the activated facade of the podium level apartments, ensuring that there are no expanses of 'blank' wall or inactivated uses. The use of stepped retaining elements with mounded landscaping is also proposed along the eastern component of Building D.



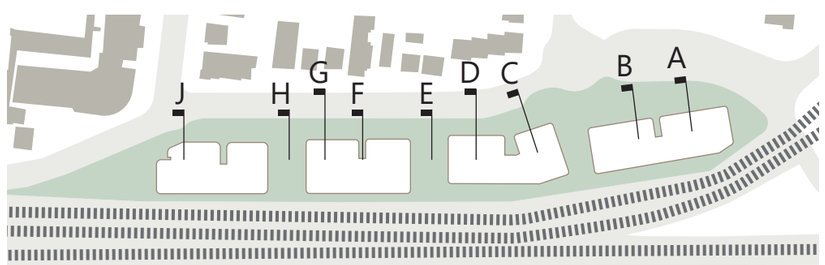
Street Interface A

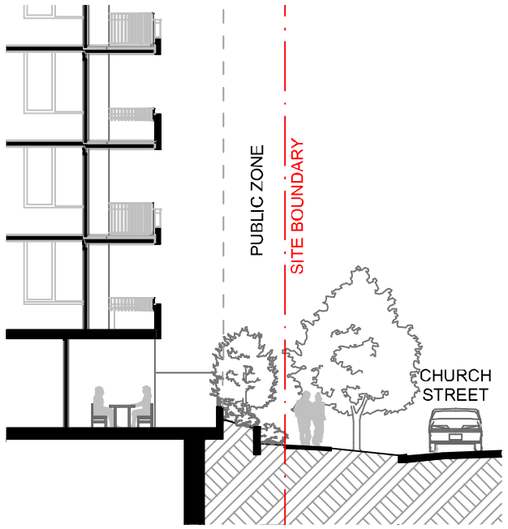


Street Interface B

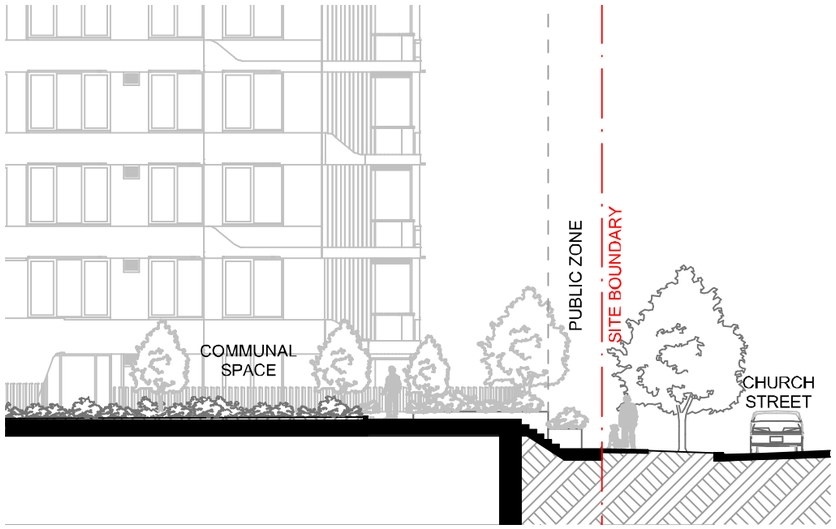


Street Interface C

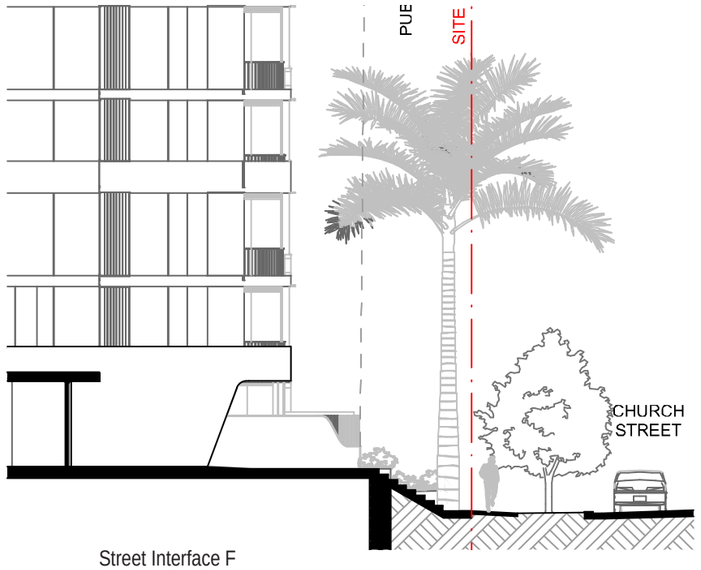




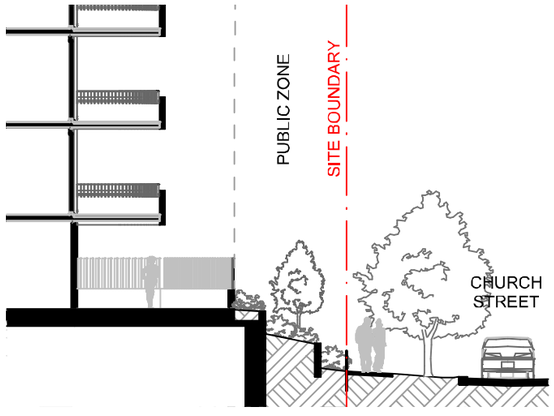
Street Interface D



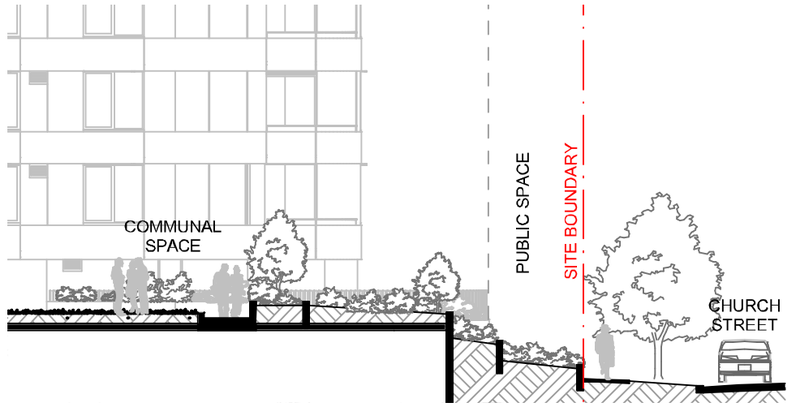
Street Interface E



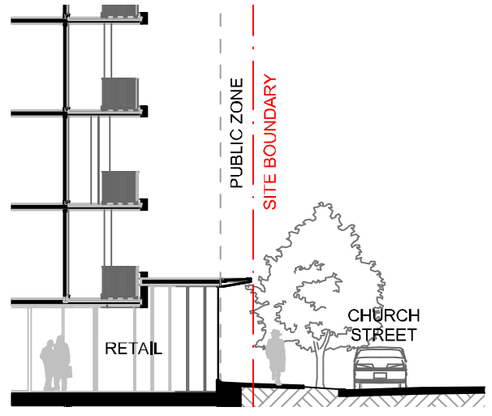
Street Interface F



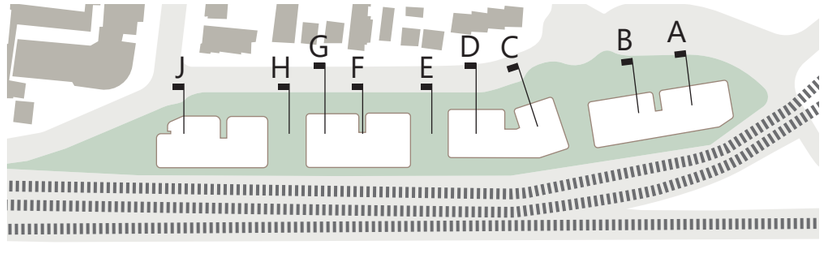
Street Interface G



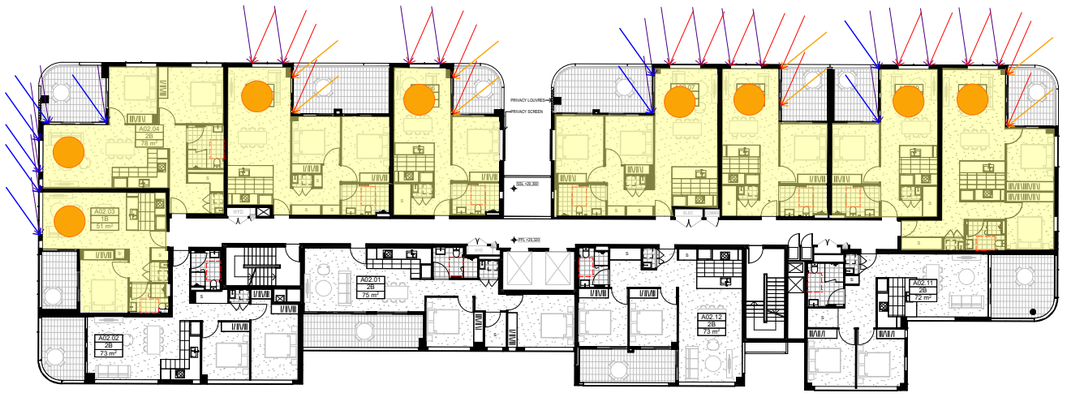
Street Interface H



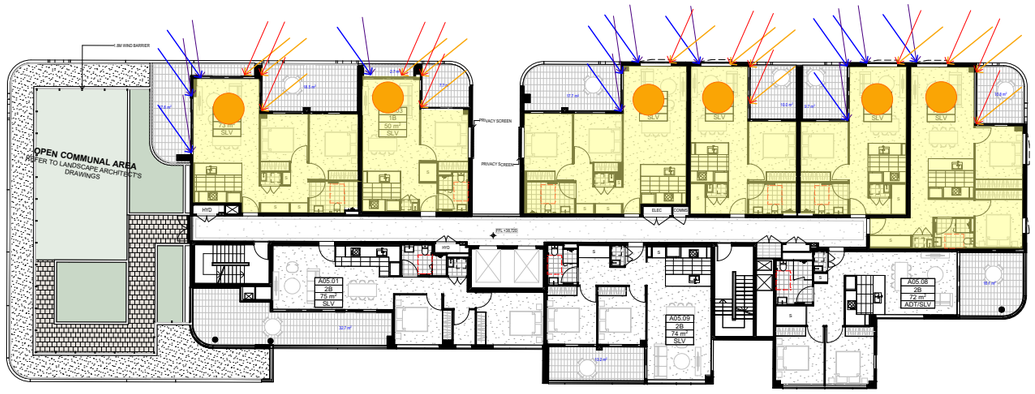
Street Interface J



NO	DEP COMMENTS	RESPONSE
3.1	The Panel is concerned with the reliance on minimal horizontal sunshading for north and west facing elevations, and further screen articulation to reduce heat load on these facades is recommended.	Horizontal sun-shading has been added to northern and western facades. Refer to pages 14-15 of document for further detail design and commentary in relation to Item 3.1.
3.2	To meet ADG compliance for natural ventilation and solar access there needs to be more detailed floor plan graphics showing how the results for these targets are achieved, and inclusion of detailed window and door openings.	Detailed floor plan graphics have been added. Refer to SLR desktop Study.
3.3	While it is anticipated that mechanical ventilation will be provided to all units, the option for ceiling fans to living and bedroom areas should also be considered.	Building A, which accomodates the social housing units, is designed to have ceiling fans. Buildings B, C and D are proposed to have split-system type airconditioning units for each apartment, reflective of market expectations. The design of the development as a whole, however, with a greater than typical number of units achieving natural cross-ventilation (67%), the orientation of apartments, the use of double glazing, wintergardern arrangements and the incorporation of horizontal sun-shading should reduce the dependence on the use of mechanical means to cool internal spaces.
3.4	For this scale of development it would be appropriate to have solar p/v panels on all roofs to provide power to common spaces and corridors.	It is proposed to have solar p/v panels on the roofs of all buildings, supplying a total of 130kw in total. The power generated by the panels will be availabe for use in the common spaces within the development.
3.5	Rain water harvesting should be considered to provide for irrigation to the substantial areas of planting.	A rainwater tank with an estimated capacity of 30,000 litres has been accomodated within the design that will allow the harvesting and re-use of water for both irrigation and car-wash purposes.



BUILDING A - LOWER LEVELS



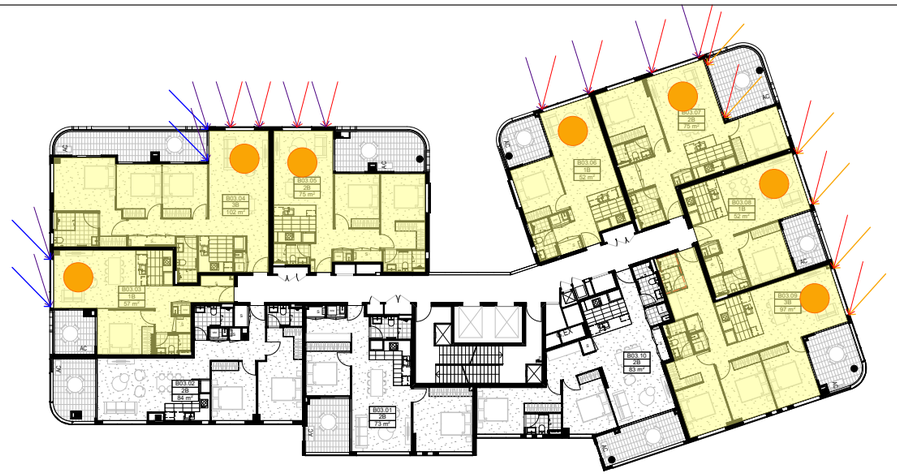
BUILDING A - UPPER LEVELS

LEGEND

9AM
11AM
1PM
3PM

COMPLIANT APARTMENT

LIVING AREA



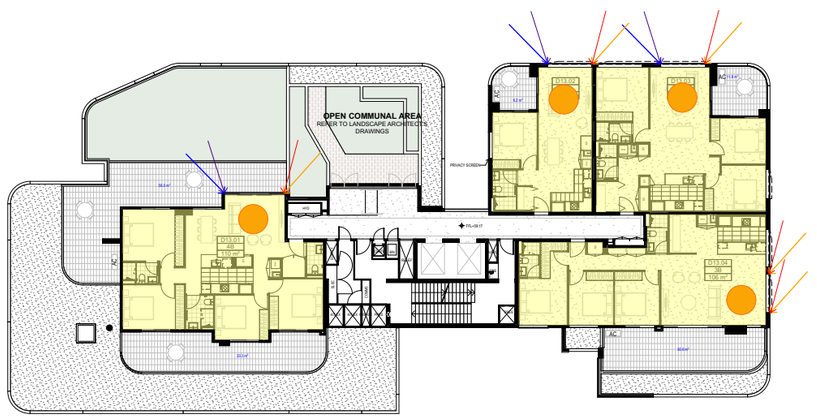
BUILDING B - LOWER LEVELS

BUILDING B - UPPER LEVELS

BUILDING C - LOWER LEVELS

BUILDING D - LOWER LEVELS

BUILDING C - UPPER LEVELS



BUILDING D - UPPER LEVELS

LEGEND

9AM
11AM
1PM
3PM

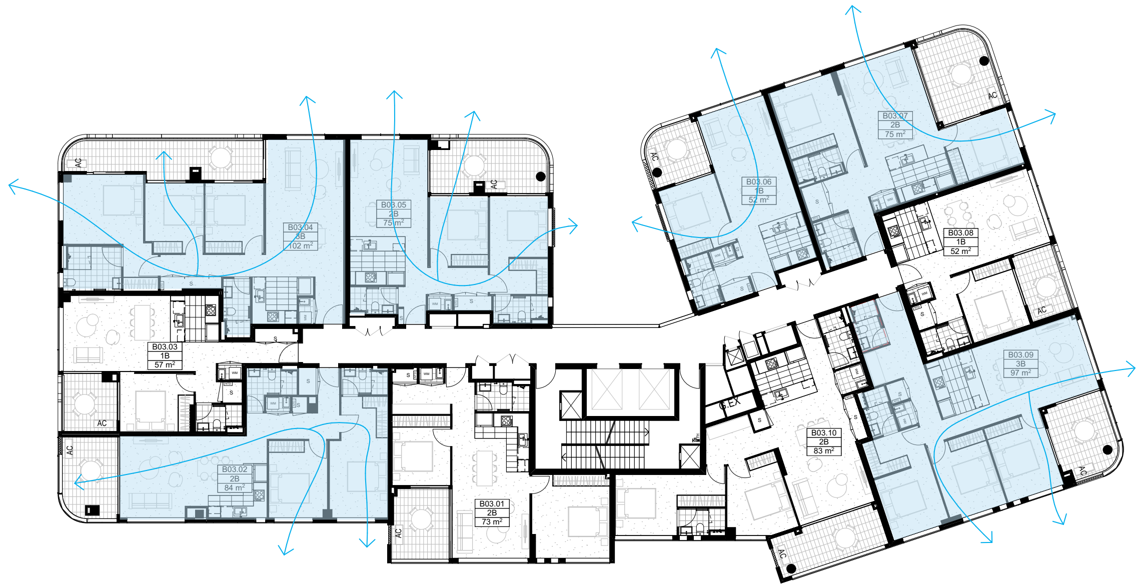
COMPLIANT APARTMENT

LIVING AREA

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

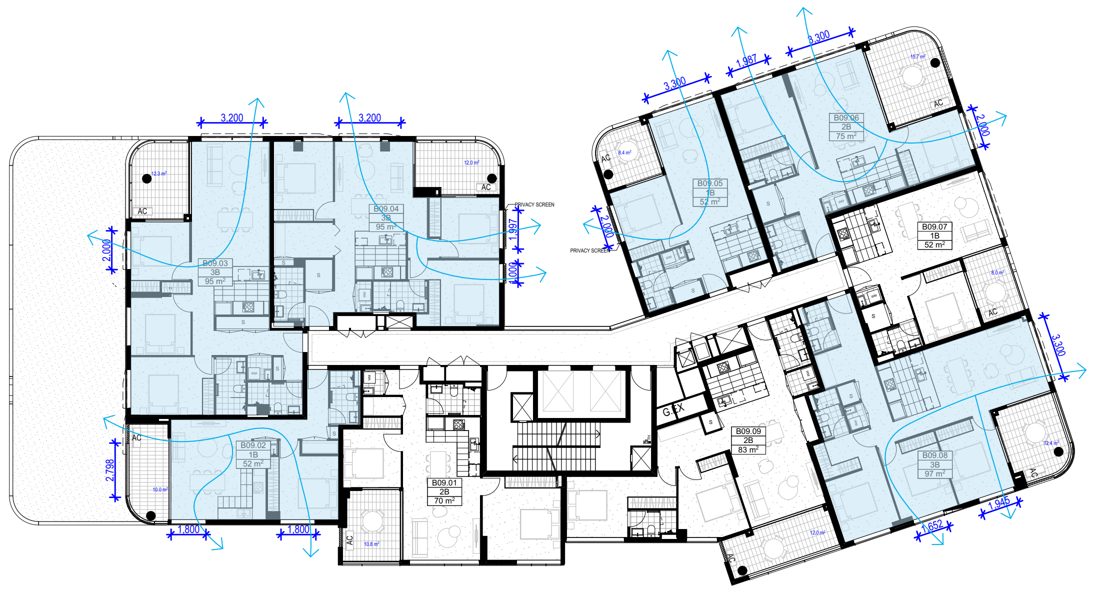
plus architecture

BUILDING A - LOWER LEVELS



BUILDING B - LOWER LEVELS

BUILDING A - UPPER LEVELS



BUILDING B - UPPER LEVELS

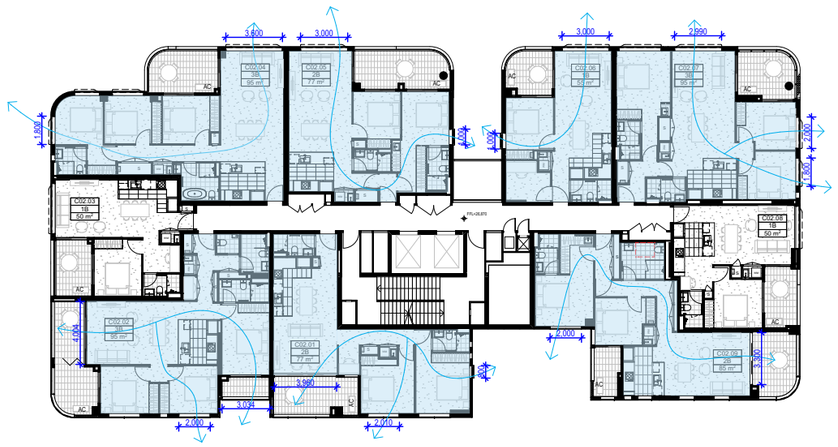
LEGEND

AIR FLOW

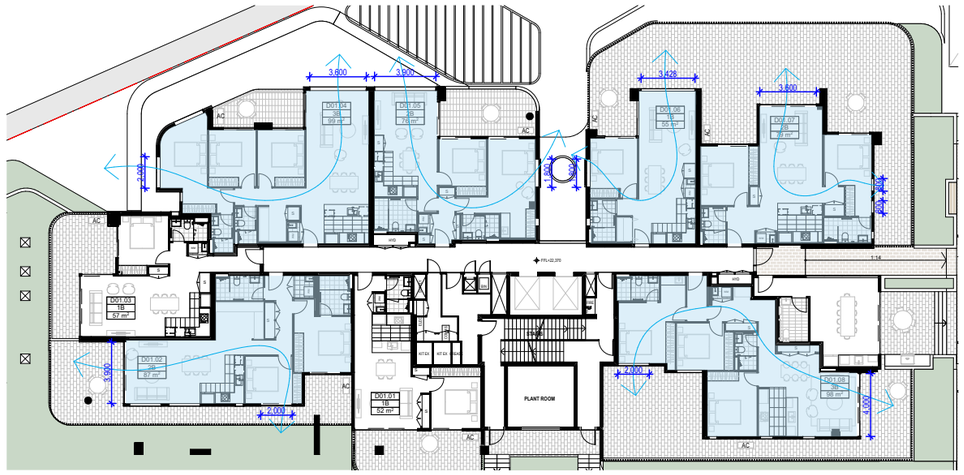
COMPLIANT APARTMENT

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

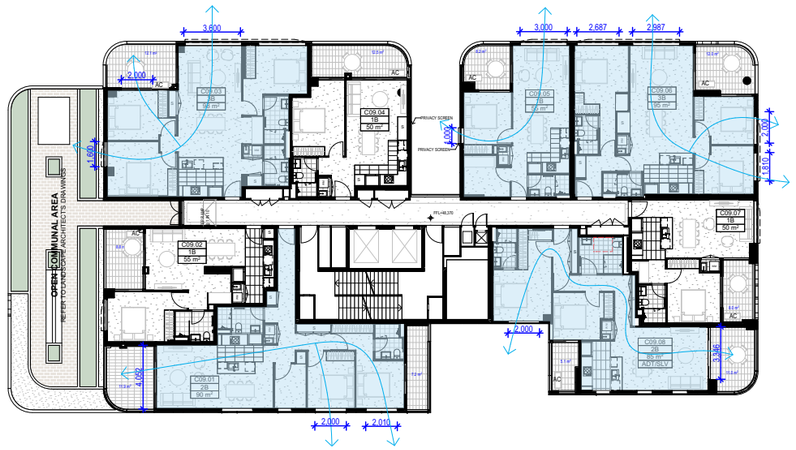
plus architecture



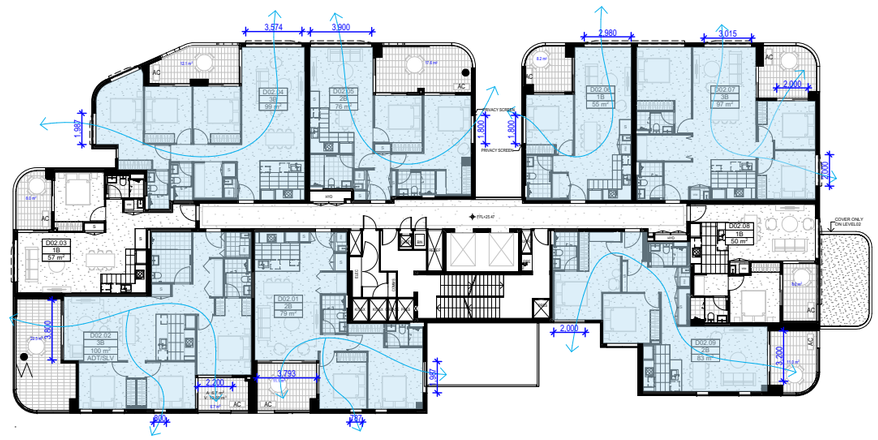
BUILDING C - LOWER LEVELS



BUILDING D - LOWER LEVELS



BUILDING C - UPPER LEVELS



BUILDING D - UPPER LEVELS

LEGEND

AIR FLOW

COMPLIANT APARTMENT

NO	DEP COMMENTS	RESPONSE
5.1	The Day Care centre is a positive contribution to the development, but inclusion of appropriate privacy screening from above and the perimeter must be considered together with scope for soft landscaping, acoustic and solar protection.	The design of the outdoor areas associated with the childcare centre have been further developed with regard to the issues of acoustic privacy and solar protection. Inclusions of 1.8m fence screening along the perimeter, pergolas and awnings will provide additional privacy and added accoustic and solar protections.
5.2	The access road for servicing and garbage collection creates a significant gap between Buildings A and B, and further detail of security and access will be needed.	The access road between buildings A and B serves as one of the entries into the carpark as well as providing a zone for garbage collection (and associated turning circle requirements) toward the rear of the site. The road is designed to be the minimum width allowable at the boundary interface and is bounded on either side by landscaped/ communal space. It is not intended for pedestrian use and all openings (including into the carparks) are proposed to be secure. The zone for garbage collection is lower than the podium landscape zone which limits the opportunity for the utilization of the access road as a means to access the podium area. CCTV to be incorporated at various points within the driveway and garbage collection zones.
5.3	A review of the plans suggested potential issues for ADG Compliance with cross flow ventilation and solar access, and the DA needs to adequately address these issues.	Refer to diagrams below.

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	23/06/2021
SCALE	NTS

plus architecture

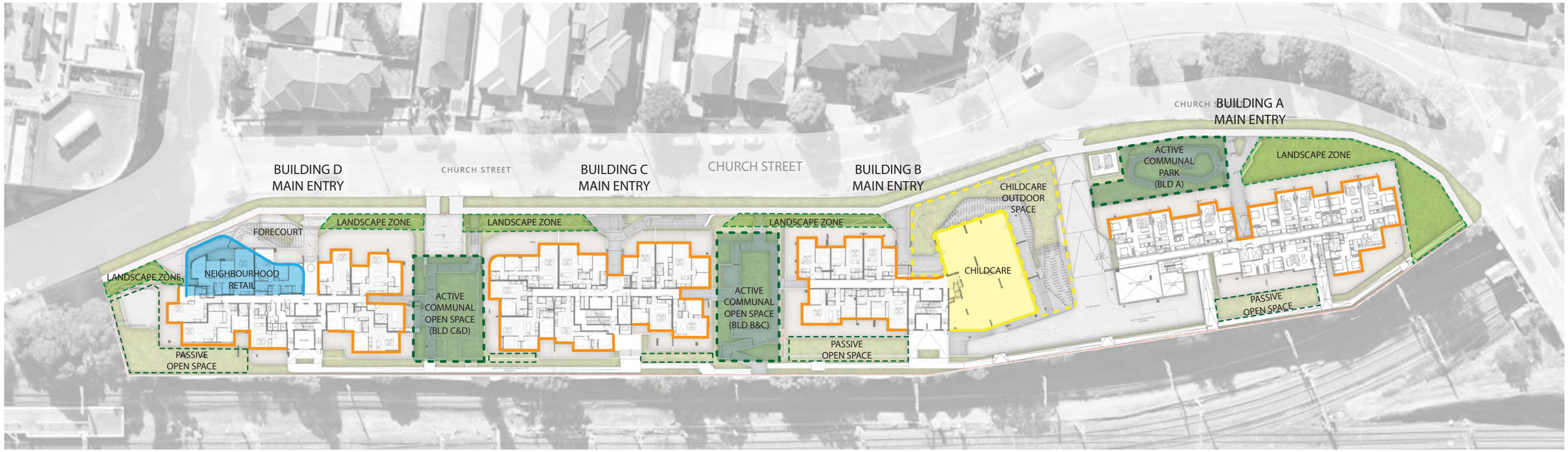
DEP RESPONSE

5.0 GENERAL

NO	DEP COMMENTS	RESPONSE
5.1	The Day Care centre is a positive contribution to the development, but inclusion of appropriate privacy screening from above and the perimeter must be considered together with scope for soft landscaping, acoustic and solar protection.	The design of the outdoor areas associated with the childcare centre have been further developed with regard to the issues of acoustic privacy and solar protection. Refer to page 26of document for futher details.
5.2	The access road for servicing and garbage collection creates a significant gap between Buildings A and B, and further detail of security and access will be needed.	The access road between buildings A and B serves as one of the entries into the carpark as well as providing a zone for garbage collection (and associated turning circle requirements) toward the rear of the site. The road is designed to be the minimum width allowable at the boundary interface and is bounded on either side by landscaped/communal space. It is not intended for pedestrian use and all openings (including into the carparks) are proposed to be secure. The zone for garbage collection is lower than the podium landscape zone which limits the opportunity for the utilization of the access road as a means to access the podium area. CCTV to be incorporated at various points within the driveway and garbage collection zones.
5.3	A review of the plans suggested potential issues for ADG Compliance with cross flow ventilation and solar access, and the DA needs to adequately address these issues.	Refer to pages 22-25 of document for further details.

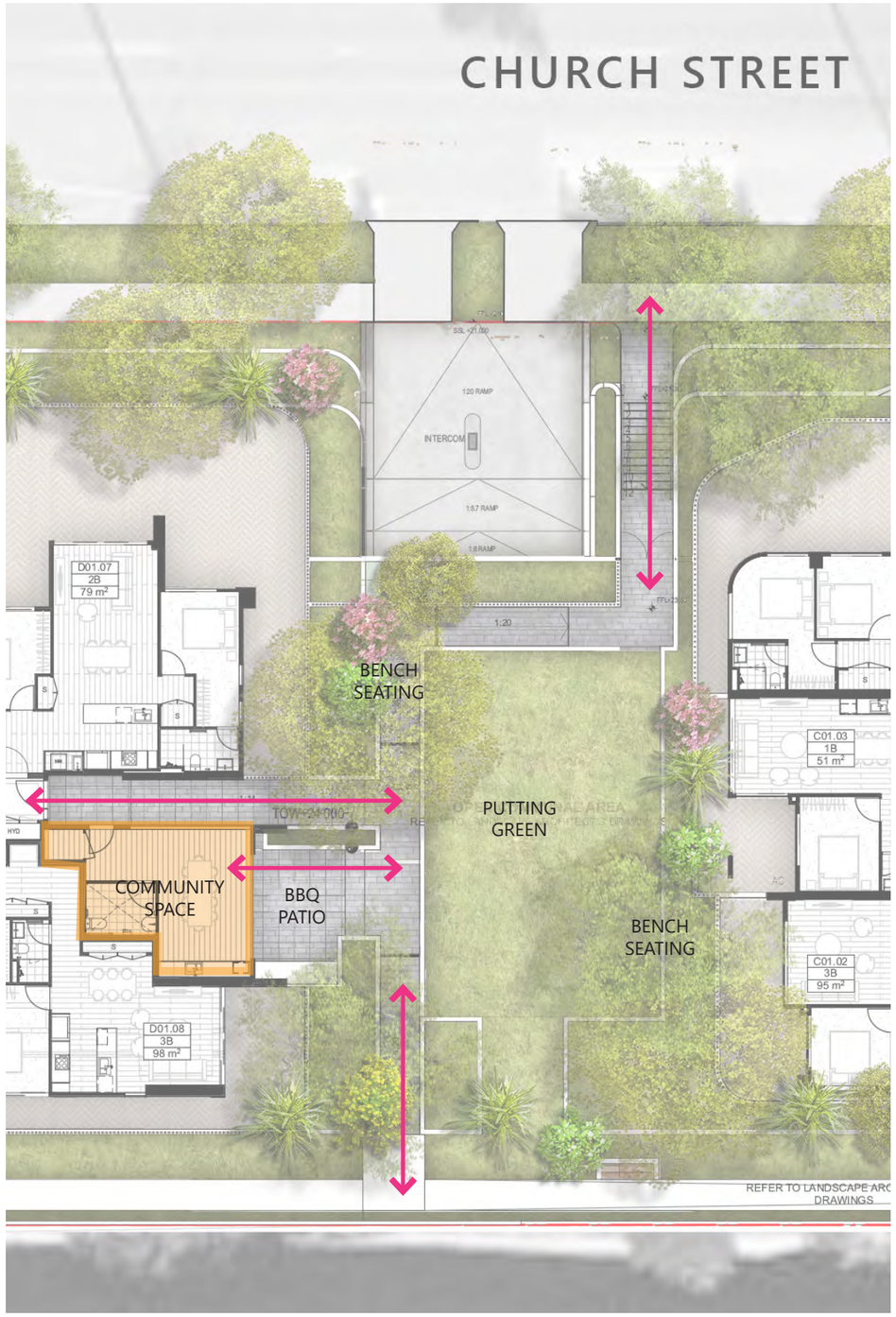
DEP RESPONSE

NO	DEP COMMENTS	RESPONSE
1.2	The Church Street frontage is a major conduit and gateway into the Lidcombe town centre, and should help establish an attractive and activated public domain. This requires further detail design and consideration of how the podium base to each of the four buildings can be improved with appropriate interfaces that will support proposed neighbourhood retail, common entry spaces and social interaction.	The design is intended to provide an activated frontage to Church St, with a diverse mix of proposed uses for the base of the tower forms supplemented by generous setbacks and a carefully considered landscape strategy to ensure a public domain that contributes positively to the life of the street as well as providing an appropriate marker into the Lidcombe town Centre. An Activation plane diagram has been provided below to illustrate how the podium is intended to function, highlighting the diversity of uses proposed, the extent of public vs private space, Incorporation of the DEP commentary in relation to the base of the builidings has resulted in design changes to the proposal, whereby the retail space at the base of Building D is larger, closer to the street and allows for a much stronger public presence. In addition, the area dedicated to the childcare centre at the base of buildng B has been further developed with regard to its presence to the street and an internal communal area dedicated to residences introduced to the base of building D.
1.3	Communal open spaces surrounding the four buldings need further review and refinement to ensure there can be a range of active and passive spaces to cater for the resident population needs while encouraging community interaction.	
1.4	The provision of internal community spaces for meetings, large family gatherings etc. should be considered with relationship to one of the communal external areas.	An internal community space has been provided at the base of Building C. Intended for use as a communal lounge that could be specifically booked to host larger gatherings, its inclusion provides for greater flexibilty for the development's residents. It has been strategically placed to be directly adjacent and open out to the landscaped communal area between Building C and D.

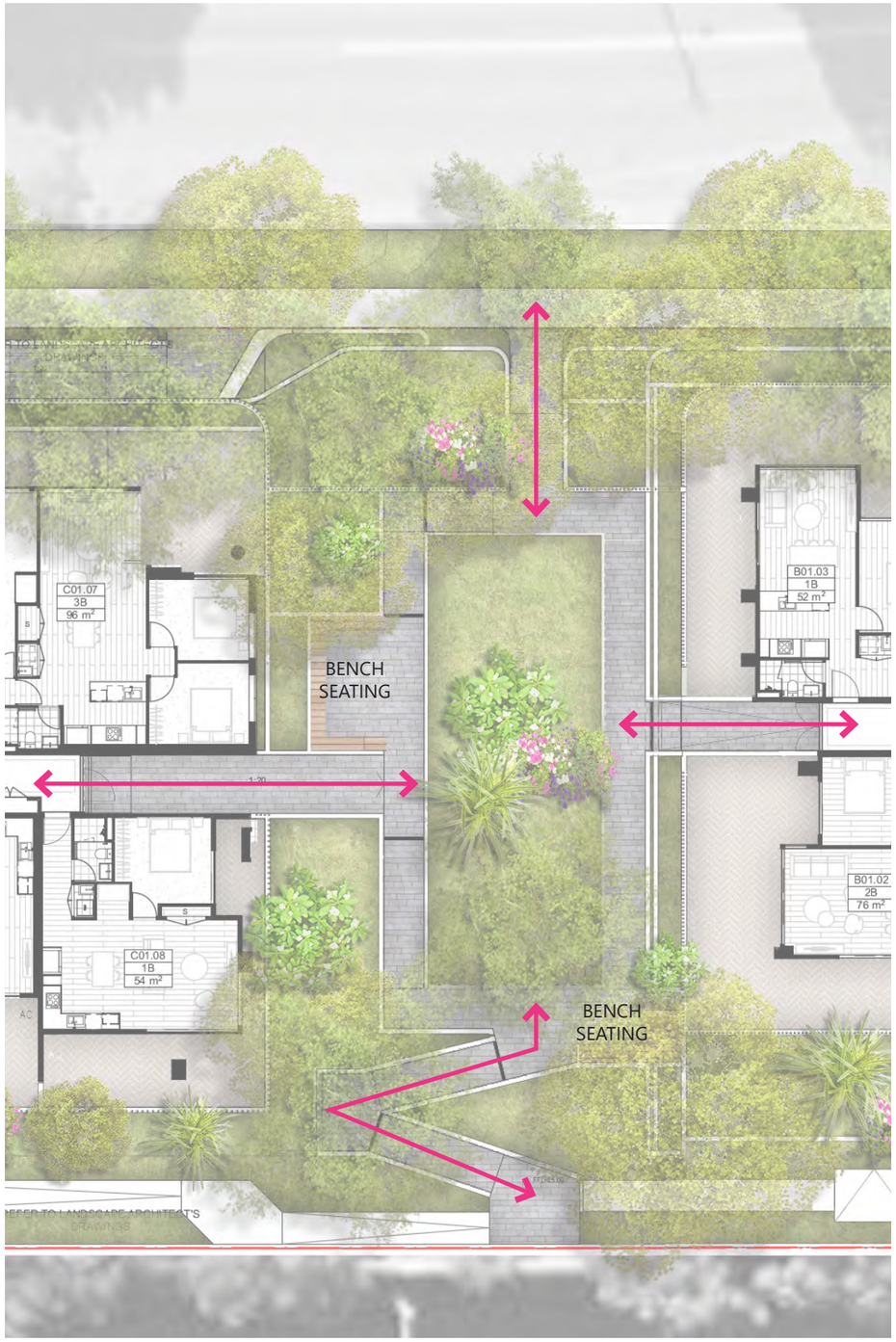


GROUND ACTIVATION PLANE DIAGRAM

DEP RESPONSE



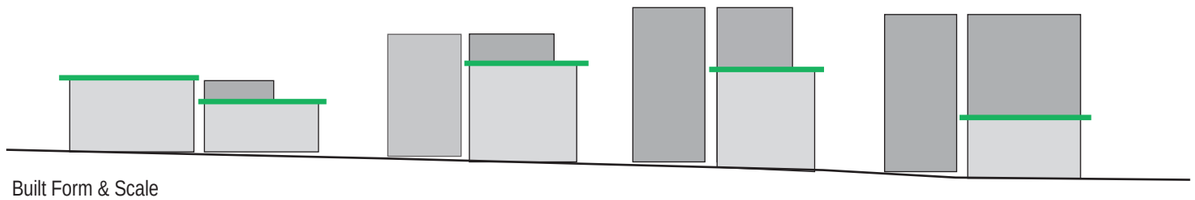
BUILDING C&D COMMUNAL OPEN SPACE



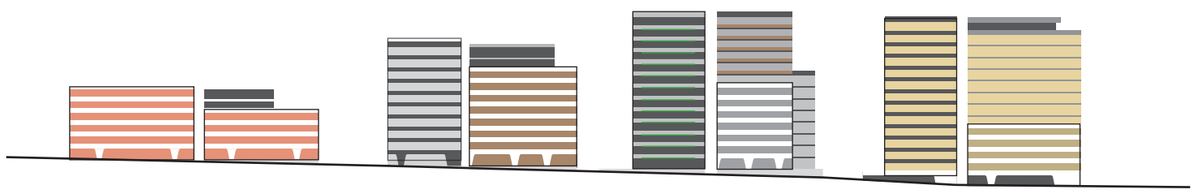
BUILDING B&C COMMUNAL OPEN SPACE

DEP RESPONSE

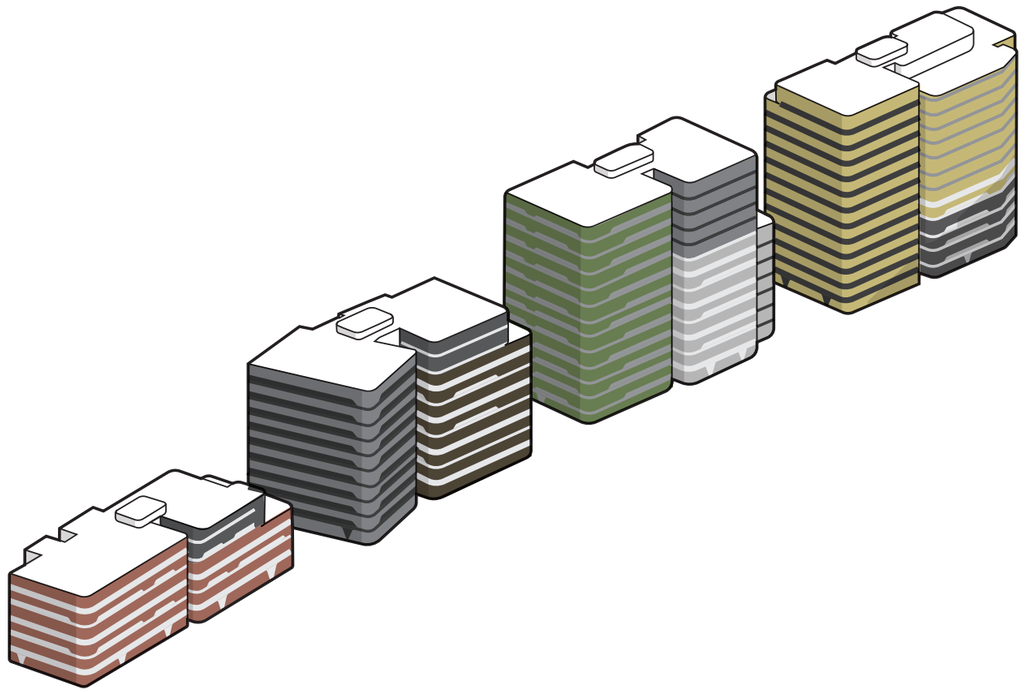
NO	DEP COMMENTS	RESPONSE
2.1	It was considered that while the architectural expression does have some material and colour variation, a degree of sameness prevails in the language. This issue could be addressed with introduction of a more defined podium base along all 4 buildings that could provide greater variation in finishes, and solar control devices on north and west facing elevations to help reduce heat gain.	The base of the towers have been amended to provide a more 'solid' podium expression which is intended to provide a more defined 'podium' expression to the buildings while still providing an expression that complements the architectural language of the tower element. Whereas the language at the base of the buildings initally adopted an expression of splayed columns that extended from the ground level to the first level, this language has been 'inverted' where the ground floor has been treated as a solid element with sculpted portals punched in to allow for openings for glazing and terraces. This measure has introduced more solidity to the podium base which comprises the ground levels of all buildings. In relation to item 2.2 of the DEP commentary, while the extension of the podium language for Building D was explored for another level, it was felt by the design team that the measures adopted above were sufficient in providing the required definition for the base of the buildings. Instead an additional measure adopted for Building D was further definition of podium form. The DEP suggestion for horizontal solar control devices for the north and west face has been adopted across all the buildings for instances where there is glazing that is not protected by a balcony overhang. A 200mm deep fin that will provide substantial shading has been introduced in lieu of the vertical fin projections that were part of the original design proposal. The fins are powdercoated to match the aluminium glazing frames.
2.2	It may be better if the splayed columns shown around the podium base of Building D were taken up a further level and this relatioship continued to step up along Church Street for the other buildings.	



Built Form & Scale



Varied Facade Expressions



Variation of Slab Edge Colour and Colour as Highlights

DEP RESPONSE

BUILDING A PODIUM EXPRESSION

BUILDING B PODIUM EXPRESSION

BUILDING C PODIUM EXPRESSION

BUILDING D PODIUM EXPRESSION

DEP RESPONSE

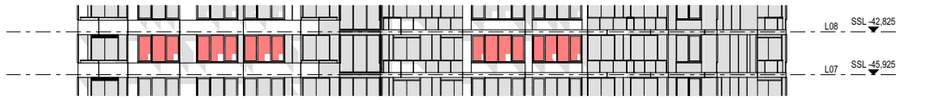
Vertical Fins 100mm Depth

Horizontal Louvres - 200mm Depth

DEP RESPONSE

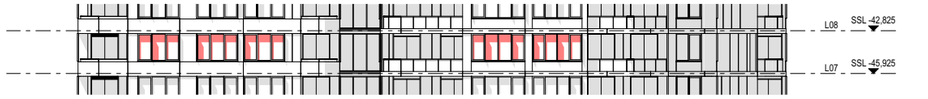
VERTICAL FINS SOLAR SHADING STUDY - 100MM DEPTH

NORTH ELEVATION



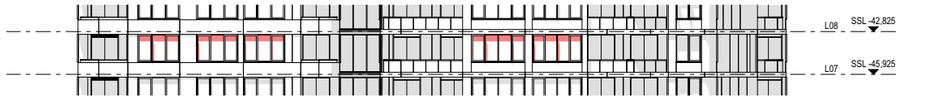
1 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 25.04SQM
COVERAGE: 94.06%



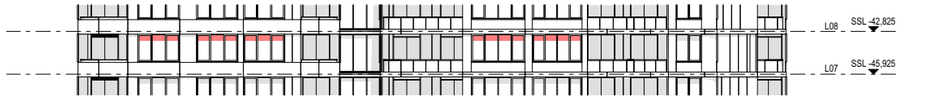
2 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 13.66SQM
COVERAGE: 51.31%



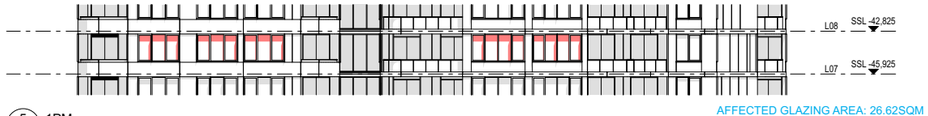
3 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 8.18SQM
COVERAGE: 30.72%



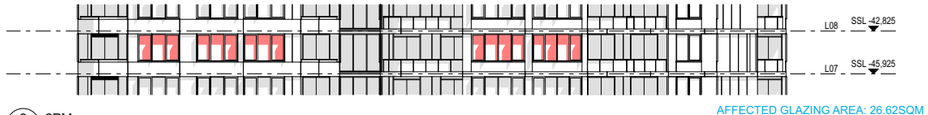
4 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 6.11SQM
COVERAGE: 22.95%



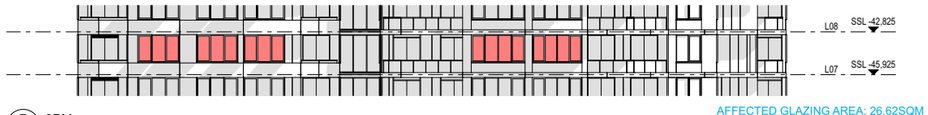
5 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 9.54SQM
COVERAGE: 35.83%



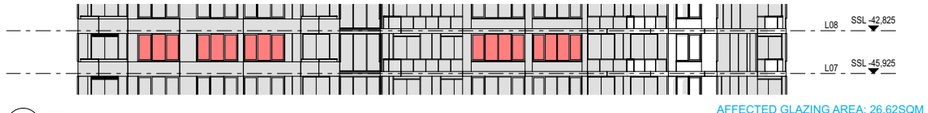
6 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 17.54SQM
COVERAGE: 65.89%



7 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



8 - 4PM
SCALE: 1:200@A1

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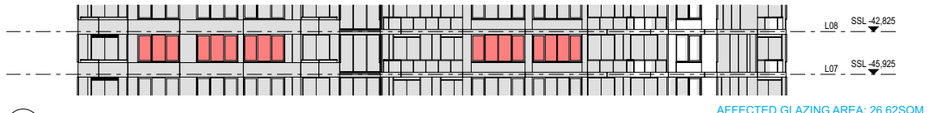
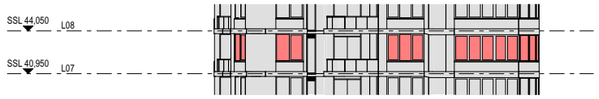
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



9 - 5PM
SCALE: 1:200@A1

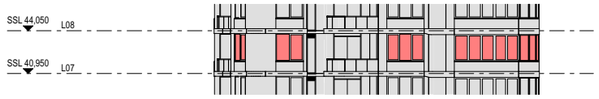
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%

WEST ELEVATION



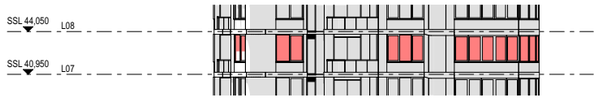
10 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



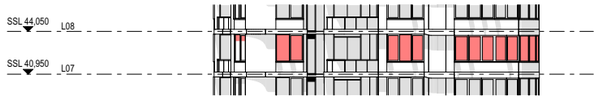
11 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



12 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 16.97SQM
COVERAGE: 98.03%

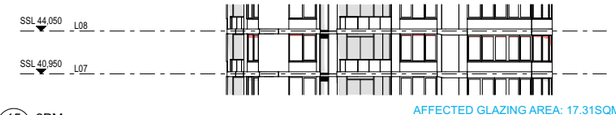


13 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 16.43SQM
COVERAGE: 94.92%

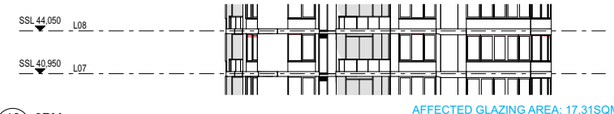
14 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 3.10SQM
COVERAGE: 17.91%



15 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 1.41SQM
COVERAGE: 8.15%

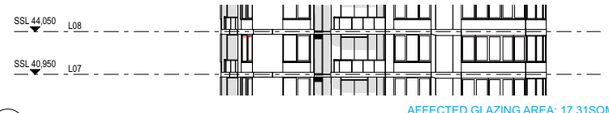


16 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 0.56SQM
COVERAGE: 3.23%

17 - 4PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 0.49SQM
COVERAGE: 2.83%



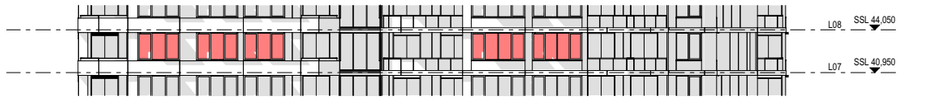
18 - 5PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 0.65SQM
COVERAGE: 3.76%

DEP RESPONSE

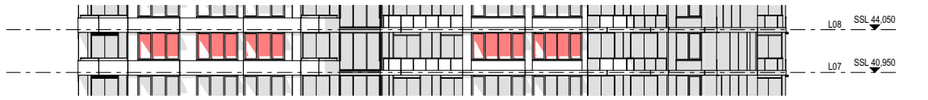
HORIZONTAL SOLAR SHADING STUDY - 200MM DEPTH

NORTH ELEVATION



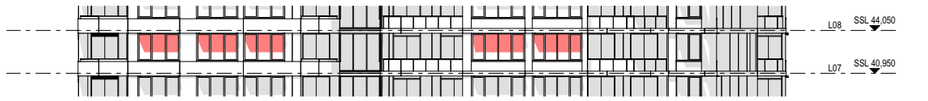
1 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.36SQM
COVERAGE: 99.02%



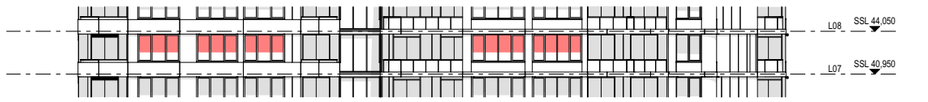
2 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 22.18SQM
COVERAGE: 83.32%



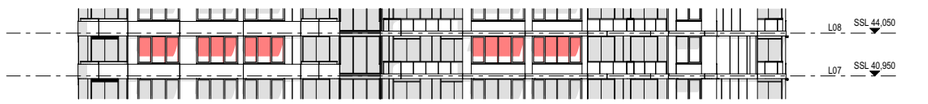
3 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.68SQM
COVERAGE: 62.66%



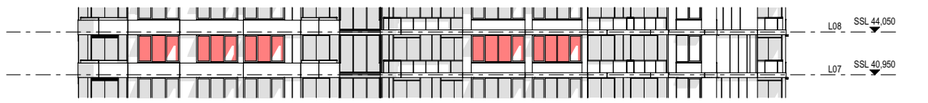
4 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 18.08SQM
COVERAGE: 67.92%



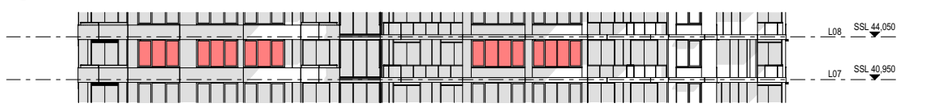
5 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 20.24SQM
COVERAGE: 76.03%



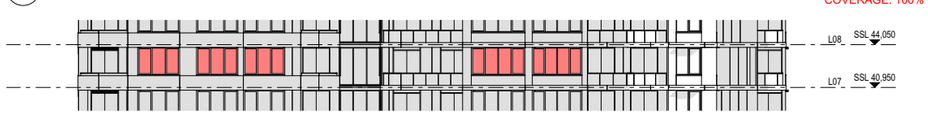
6 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 24.32SQM
COVERAGE: 91.36%



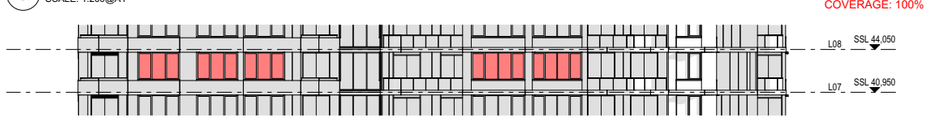
7 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



8 - 4PM
SCALE: 1:200@A1

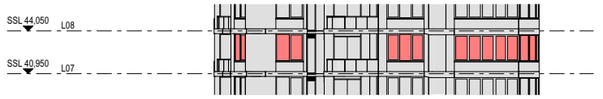
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%



9 - 5PM
SCALE: 1:200@A1

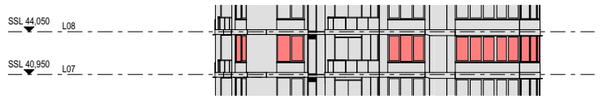
AFFECTED GLAZING AREA: 26.62SQM
CAST SHADOW AREA: 26.62SQM
COVERAGE: 100%

WEST ELEVATION



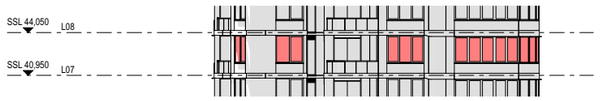
10 - 9AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



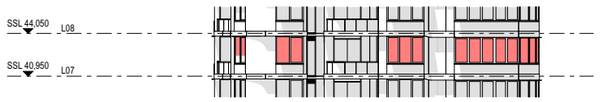
11 - 10AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.31SQM
COVERAGE: 100%



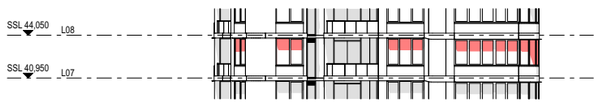
12 - 11AM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 17.25SQM
COVERAGE: 99.65%



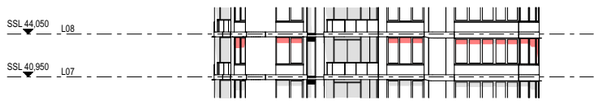
13 - 12PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 16.99SQM
COVERAGE: 98.15%



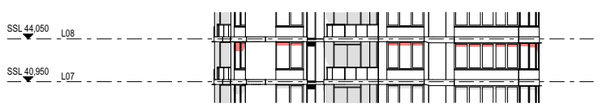
14 - 1PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 8.53SQM
COVERAGE: 49.28%



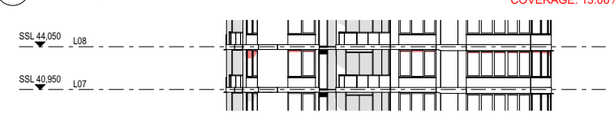
15 - 2PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 4.13SQM
COVERAGE: 23.86%



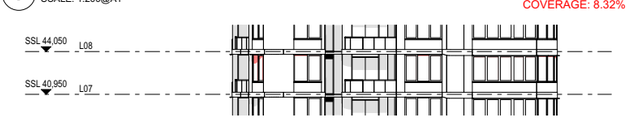
16 - 3PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 2.26SQM
COVERAGE: 13.06%



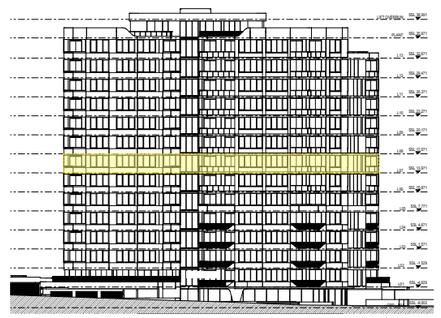
17 - 4PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 1.44SQM
COVERAGE: 8.32%



18 - 5PM
SCALE: 1:200@A1

AFFECTED GLAZING AREA: 17.31SQM
CAST SHADOW AREA: 1.02SQM
COVERAGE: 5.89%



2-36 CHURCH STREET, LIDCOMBE

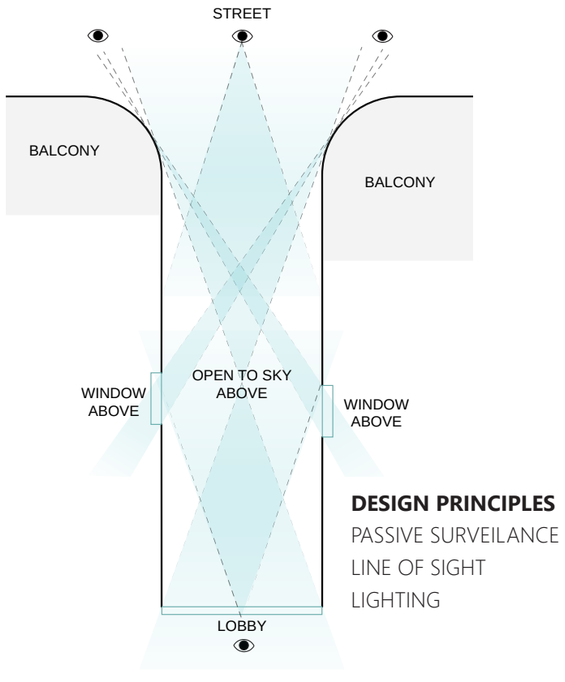
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO. 20473
DATE 11/06/2021
SCALE 1:400

plus architecture

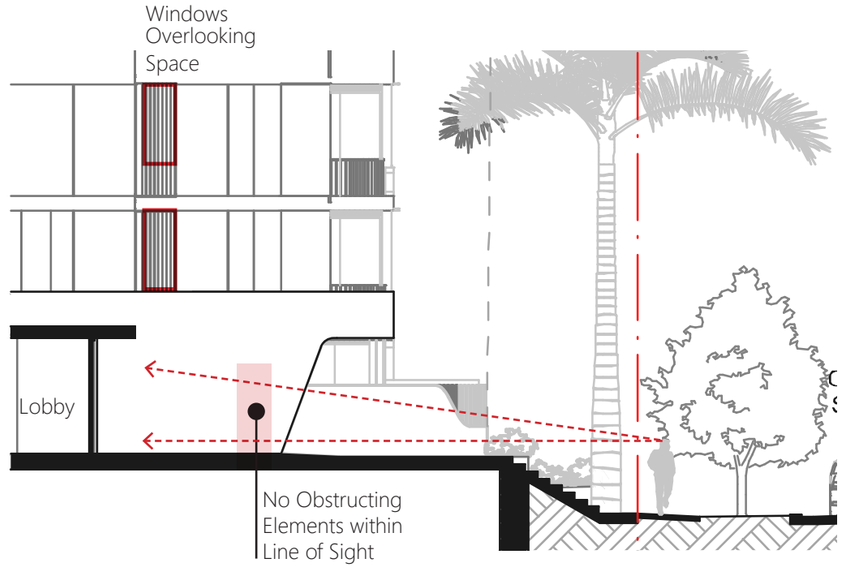
DEP RESPONSE

NO	DEP COMMENTS	RESPONSE
2.3	The foyer entries are important in terms of their accessibility, security and scope for casual social interaction. There needs to be more assessment of CPTED issues and how defensive space is created in deeper recesses for residents, particularly at night.	The foyers for each building are all located within the building recess that has been adopted along the northern facade. In their design and positioning, careful consideration of issues such as security and social interaction has been made. In relation to ensuring that the foyers and their entry approaches are safe: • There is always a direct line of sight from the street to the entry door of the foyer. • There are no spaces or obstructions within the spaces that would allow for unwanted loitering. • In the event that an unwanted individual is within the space, users are able to use the option of alternative means of entry and egress through secondary exits. • The spaces have a very high level of passive surveillance, a concept central to the notion of defensive space. The window of apartments either side of the recess, as well as the windows serving common circulation corridors all overlook the space. • The lighting design for the foyer entries has been designed to ensure the entries are well lit and will have no shadow zones along the entire length of the entry sequence from the street to the entry door. In addition to designing for security, the entry approaches are designed to encourage social interaction. Both the foyer internal spaces and entry approaches embody the use of high quality materials and provide spaces that encourage casual interaction, including the internal foyer seating areas and even the placement of mailboxes within the recess.
2.4	Privacy to ground level units either side of building entries must also be reviewed, and landscape treatment provided for screening.	Incorporation of the DEP commentary in relation to the privacy of ground level units has resulted in design changes to the proposal, whereby the fencing around the foyer entries that separates public zones from the units is proposed to be solid 1.8m high fencing in lieu of solid fencing to 1.0m high with picket type fencing above which is what is proposed as the typical fencing detail for the development. This, in conjunction with landscape screening infront of the fence should serve to provide a significant level of privacy to unit residents.



ENTRY FOYER CONCECPT PLAN

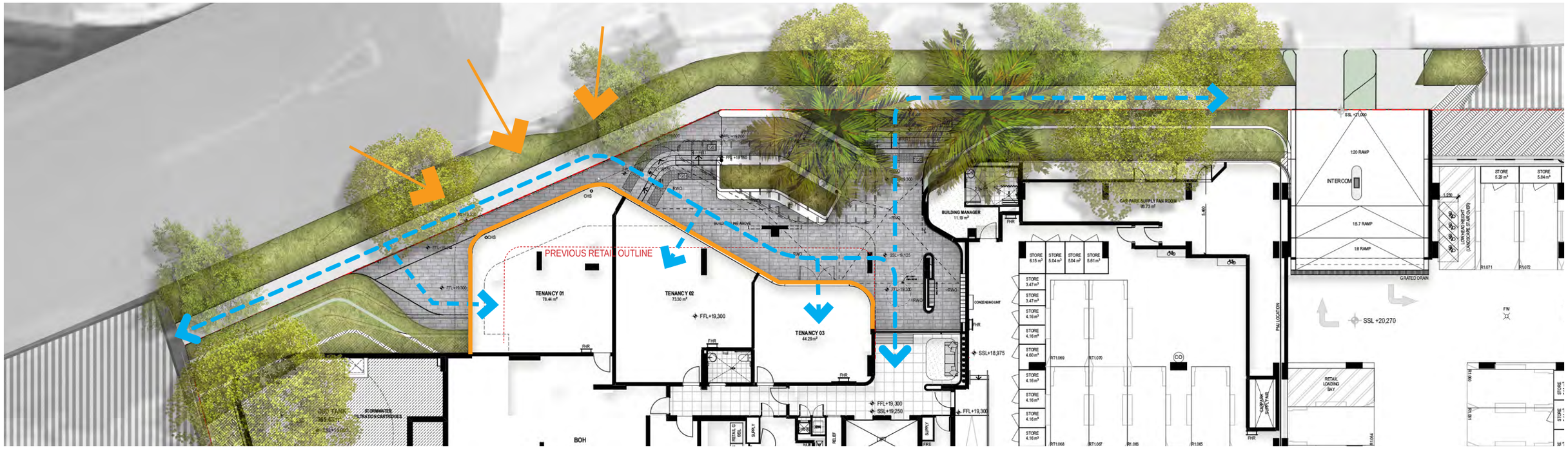
ENTRY FOYER PERSPECTIVE



ENTRY FOYER SECTION

DEP RESPONSE

NO	DEP COMMENTS	RESPONSE
2.5	The entry to the foyer of Building D is from a lower ground level that is quite screened by landscaping, and services and storage areas to the side further reduce the potential for activation along this frontage. There is scope to open up this area that would reduce CPTED issues and improve visibility to the adjacent retail space.	The Building D retail and main entry forecourt has been re-designed to provide activation towards the public domain, as well as enhancing the retail presence to the street. The current design allows for the retail footprint to expand beyond the footprint of the building above and deliver a larger retail area that is in much closer proximity to the street boundary. The expansion of the retail footprint also allows the portion of the retail area outside the footprint of the built form over to adopt a greater floor - floor height, addressing one of the comments raised during the DEP meeting. The changes to the area are also designed to reinforce an alternative entry sequence to the residential lobby, which is a diagonal 'on-grade' (no steps) sequence from the footpath as an alternative to the steps.



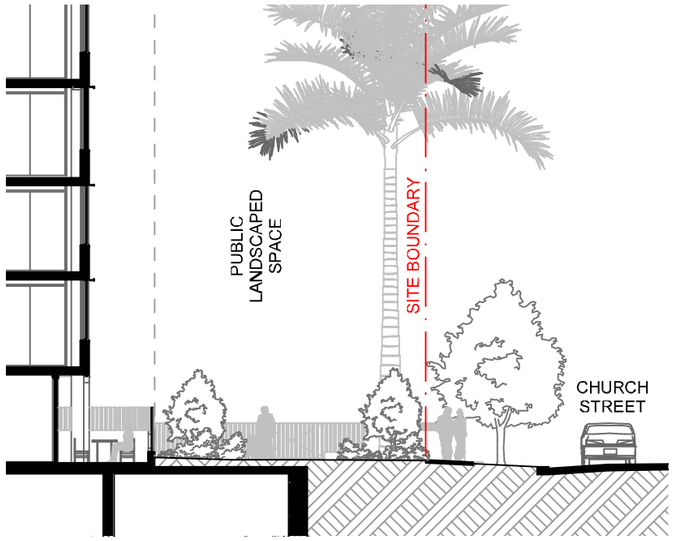
DEP RESPONSE

BUILDING D RETAIL PREVIOUS

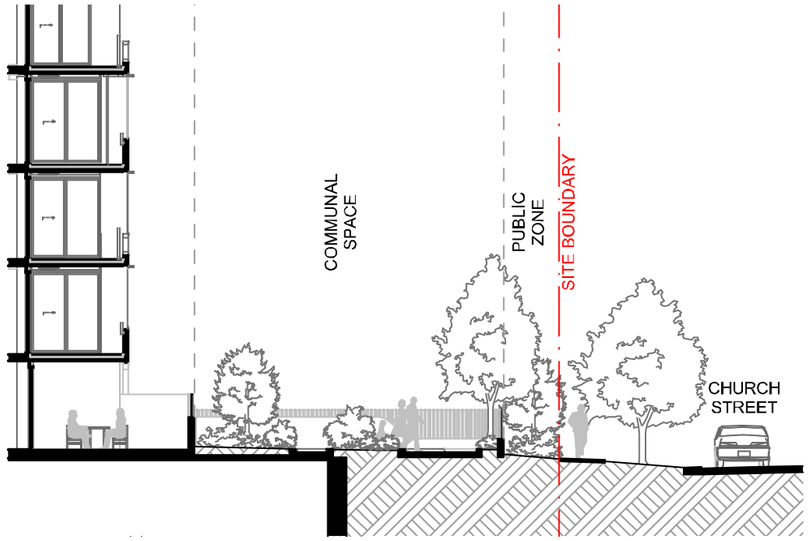
BUILDING D RETAIL PROPOSED

DEP RESPONSE

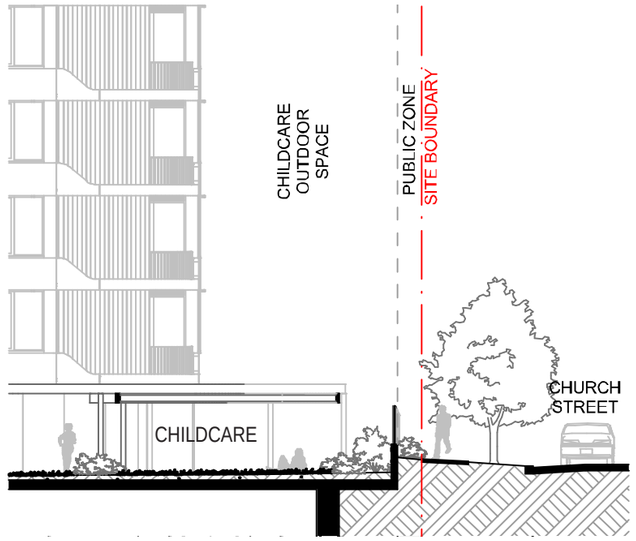
NO	DEP COMMENTS	RESPONSE
2.6	Noting a large expanse of the ground plane is to be blank wall due to the extent of above ground parking, the levels should be reviewed to enable more active uses at ground level where possible.	The current proposed levels for the development are reflective of the ground floor levels adopted in the approved design. The interface sections shown below serve to illustrate the boundary condition along Church St. It is apparent through the sections that Building A and B are largely level with the footpath along their length. As a result of the DEP commentary, the proposed levels for Buildng C were reviewed to see if there was any potential for lowering the building, which currently sits above the level of the street. As a result of the continous nature of the basement parking and the location of a vehicle entry ramp immediately adjacent to Building C, any proposed lowering of the building would lead to: • Non compliant ramp grades for both principal vehicle entries into the development's basement carpark. • The loss of a significant amount of the communal podium space proposed between Building C and D, due to head height issues over the ramp section. While Building C sits above the street level, it is set back from the street boundary and care has been taken to ensure a continous deep soil zone along its frontage. The landscape strategy envisaged for this length of the development is to have stepped low retaining elements with mounded deep soil landscape stepping back from the street up to the activated facade of the podium level apartments, ensuring that there are no expanses of 'blank' wall or inactivated uses. The use of stepped retaining elements with mounded landscaping is also proposed along the eastern component of Building D.



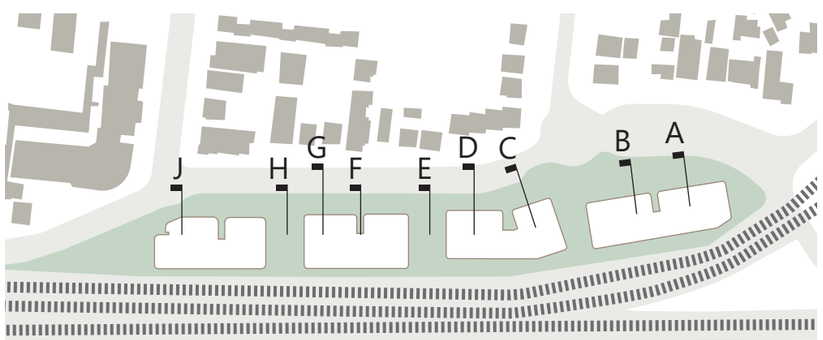
Street Interface A



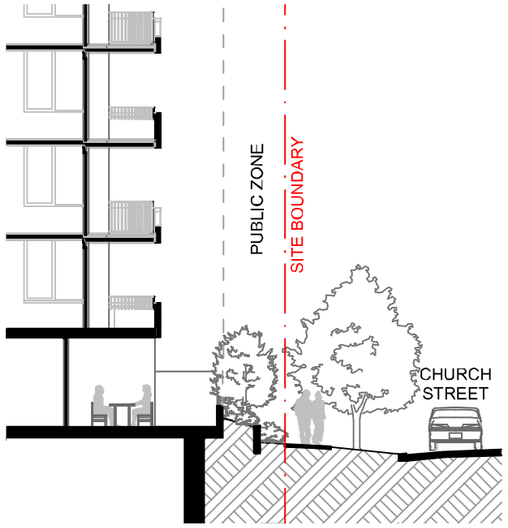
Street Interface B



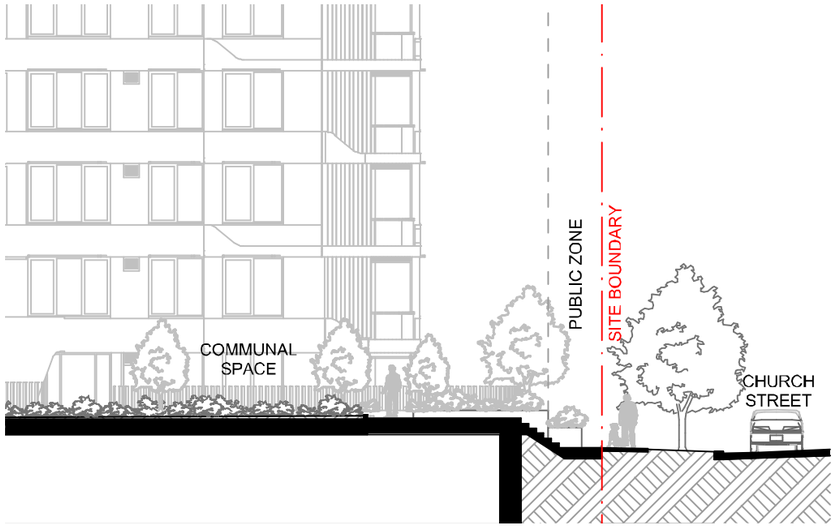
Street Interface C



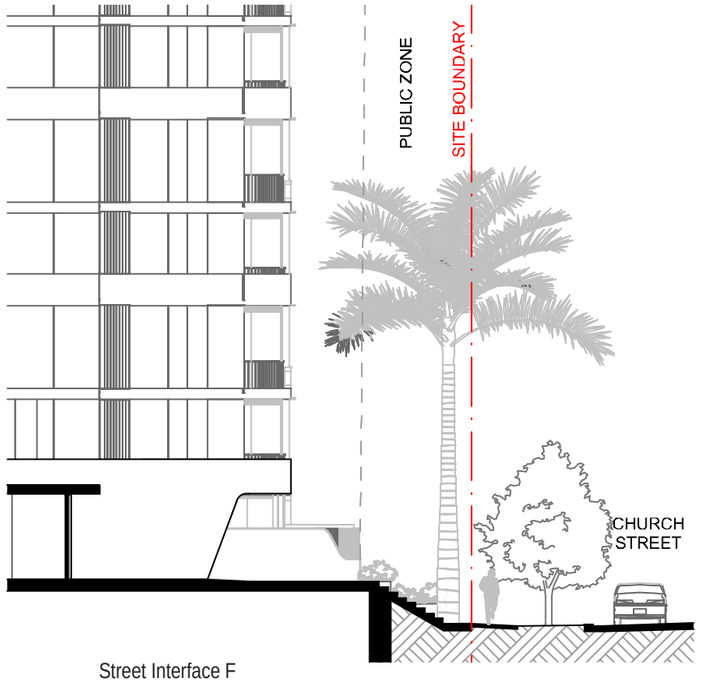
DEP RESPONSE



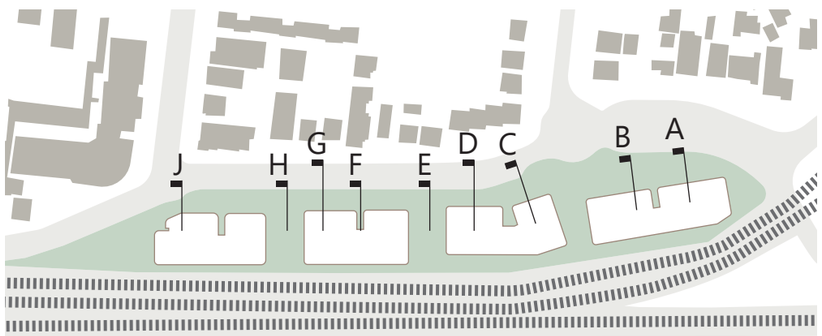
Street Interface D



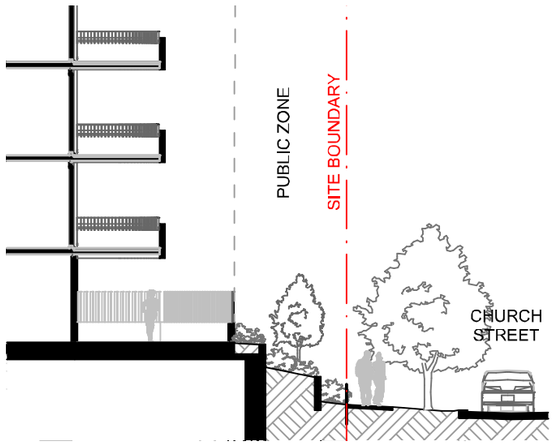
Street Interface E



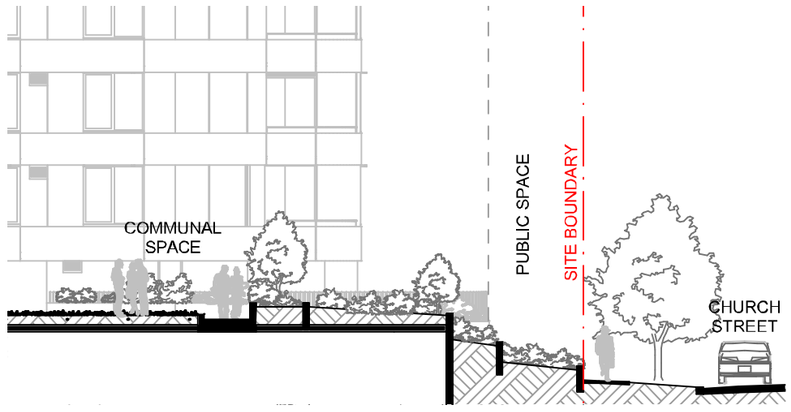
Street Interface F



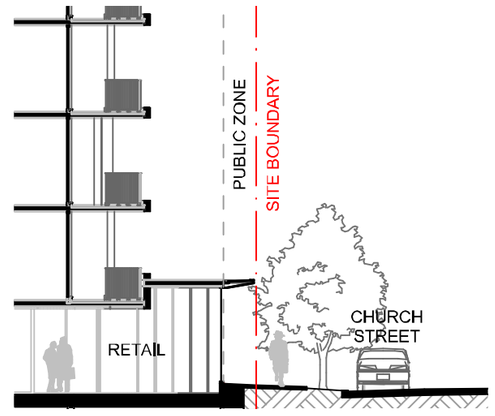
DEP RESPONSE



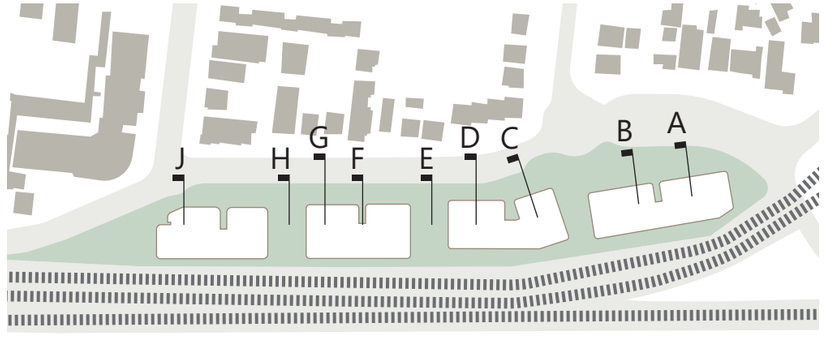
Street Interface G



Street Interface H



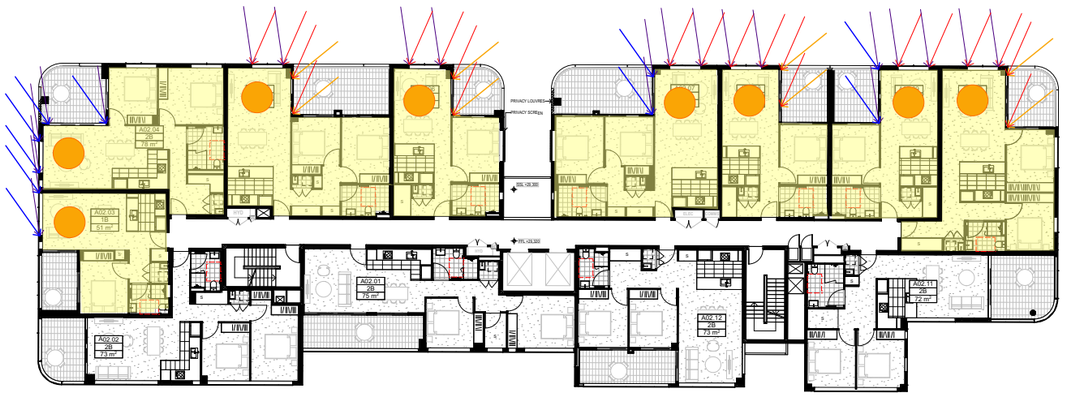
Street Interface J



DEP RESPONSE

NO	DEP COMMENTS	RESPONSE
3.2	To meet ADG compliance for natural ventilation and solar access there needs to be more detailed floor plan graphics showing how the results for these targets are achieved, and inclusion of detailed window and door openings.	In response to the DEP commentary, further detail diagrams have been prepared that demonstrate how compliance in relation to both natural ventilation and solar access is achieved. Larger scale plans of the units nominated as providing cross ventilation are shown, including the location and extent of openings in facades that would facilitate ventilation flow through the units. Eye of the sun diagrams that illustrate how the sun interacts with the facades of the development. Only units that receive direct sunlight for a minimum of 2 hours to both living spaces and balconies have been counted as part of solar access calculations.

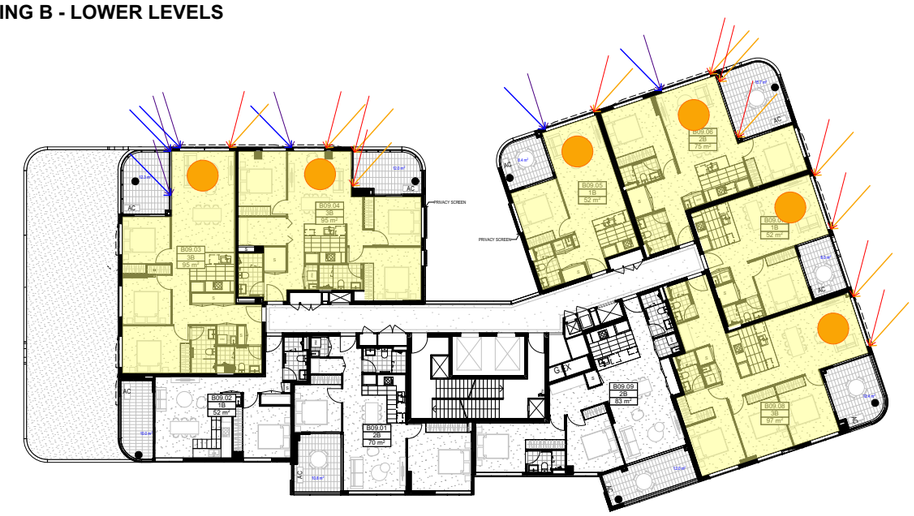
ADG - SOLAR ACCESS



BUILDING A - LOWER LEVELS

BUILDING A - UPPER LEVELS

BUILDING B - LOWER LEVELS



BUILDING B - UPPER LEVELS

LEGEND

9AM
11AM
1PM
3PM

COMPLIANT APARTMENT

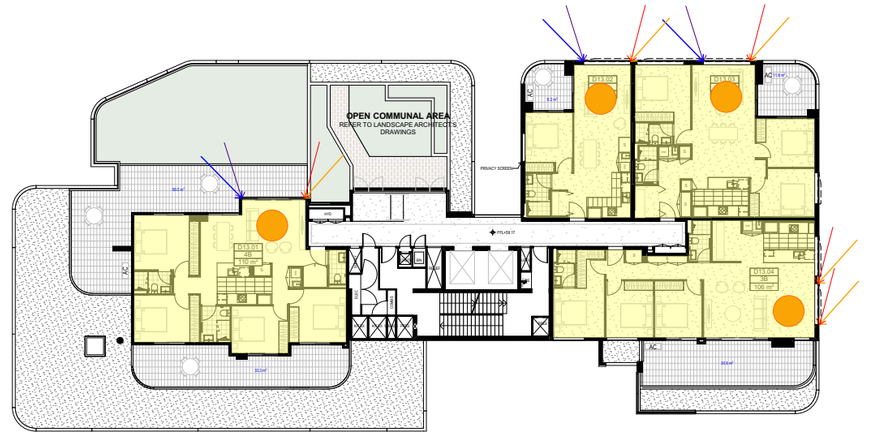
LIVING AREA

DEP RESPONSE
ADG - SOLAR ACCESS

BUILDING C - LOWER LEVELS

BUILDING D - LOWER LEVELS

BUILDING C - UPPER LEVELS



BUILDING D - UPPER LEVELS

LEGEND

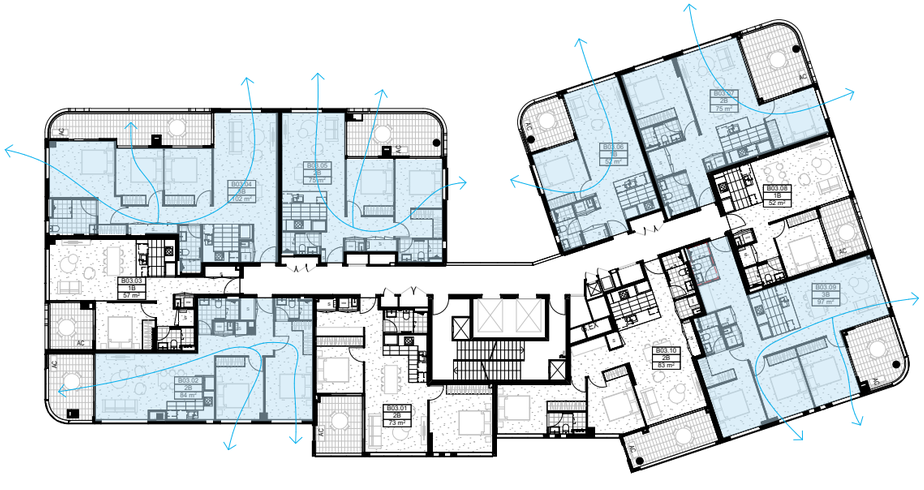
9AM
11AM
1PM
3PM

COMPLIANT APARTMENT

LIVING AREA

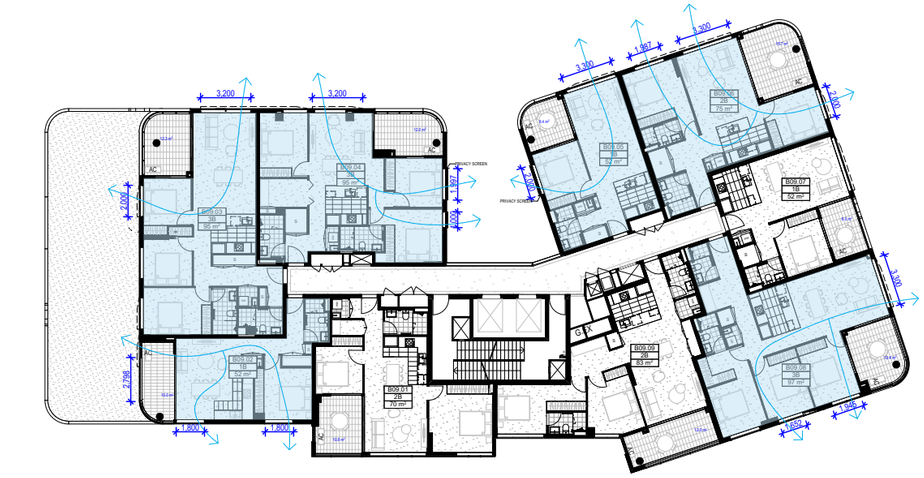
DEP RESPONSE
ADG - CROSS VENTILATION

BUILDING A - LOWER LEVELS



BUILDING B - LOWER LEVELS

BUILDING A - UPPER LEVELS



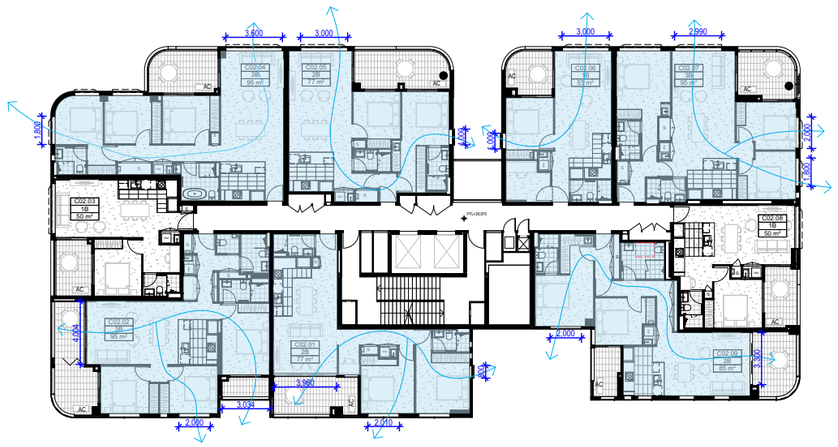
BUILDING B - UPPER LEVELS

LEGEND

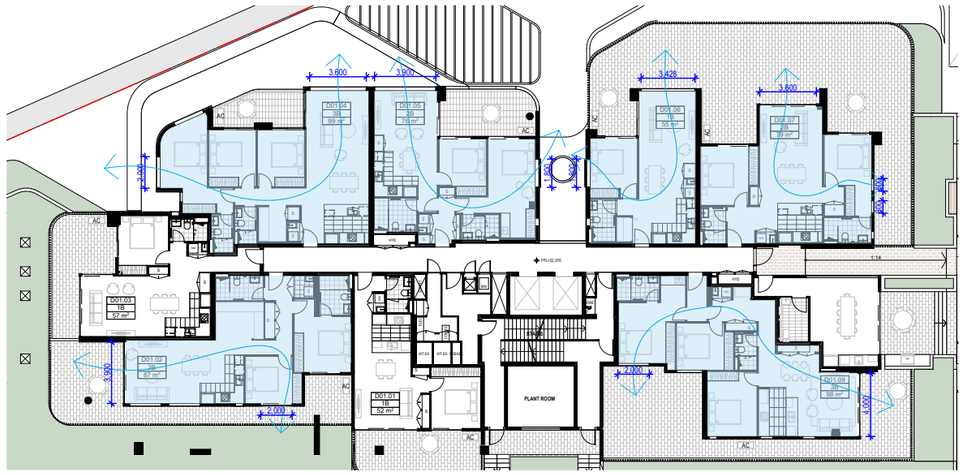
AIR FLOW

COMPLIANT APARTMENT

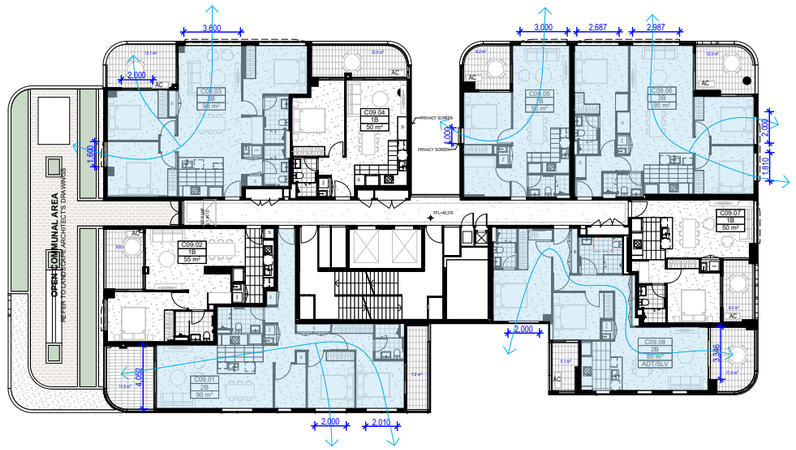
DEP RESPONSE
ADG - CROSS VENTILATION



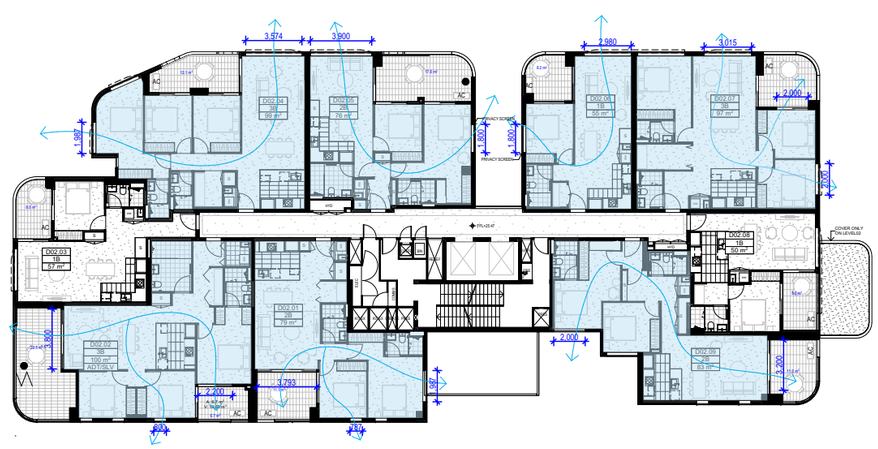
BUILDING C - LOWER LEVELS



BUILDING D - LOWER LEVELS



BUILDING C - UPPER LEVELS



BUILDING D - UPPER LEVELS

LEGEND

AIR FLOW

COMPLIANT APARTMENT

DEP RESPONSE

NO	DEP COMMENTS	RESPONSE
5.1	The Day Care centre is a positive contribution to the development, but inclusion of appropriate privacy screening from above and the perimeter must be considered together with scope for soft landscaping, acoustic and solar protection.	The design of the outdoor areas associated with the childcare centre have been further developed with regard to the issues of acoustic privacy and solar protection. Inclusions of 1.8m fence screening along the perimeter, pergolas and awnings will provide additional privacy and added accoustic and solar protections.

DESIGN PROCESS

02 SITE AND CONTEXT

CONTEXT

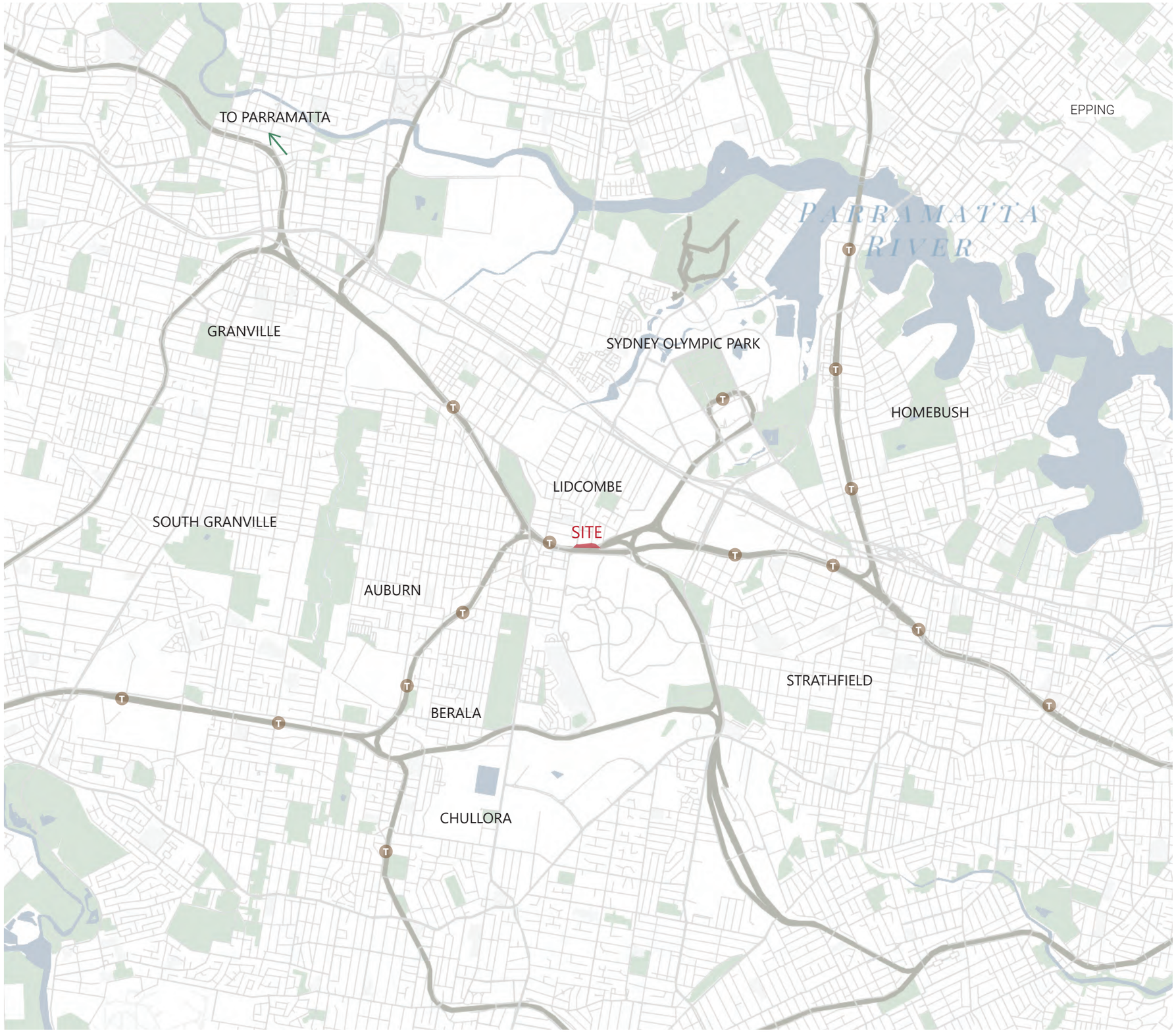
Regional Context

Lidcombe is situated approximately 8km east of Parramatta CBD and 18km west of the Sydney CBD. With frequent train connections to both CBDs as well as close proximity to the future Sydney Olympic Park Light Rail station connecting to Stage 2 of the Parramatta Light Rail system, Lidcombe is ideally situated to support the increasing demand for varied housing stock as well as to support the growth of business and commercial assets.

Equally, Lidcombe's status as a regional town centre with strong transport linkages allow for the opportunity to promote an on-going macro-level strategy for the greater Sydney region with respect to limiting the extent of urban sprawl by increasing the density of urban land stock that is sited within the bounds of existing town centres and infrastructure.

Some of the Urban Planning Principles for Lidcombe taken from the draft Auburn and Lidcombe Town Centre Strategy are listed below:

- Transition building heights within the town centre to the surrounding areas
- Generate a built form that is responsive to its context
- Increase the permitted heights for reasons including provision of a varied skyline emphasising the role of the city centre
- Encourage the precincts north and south of the rail line to continue to evolve with a different character.

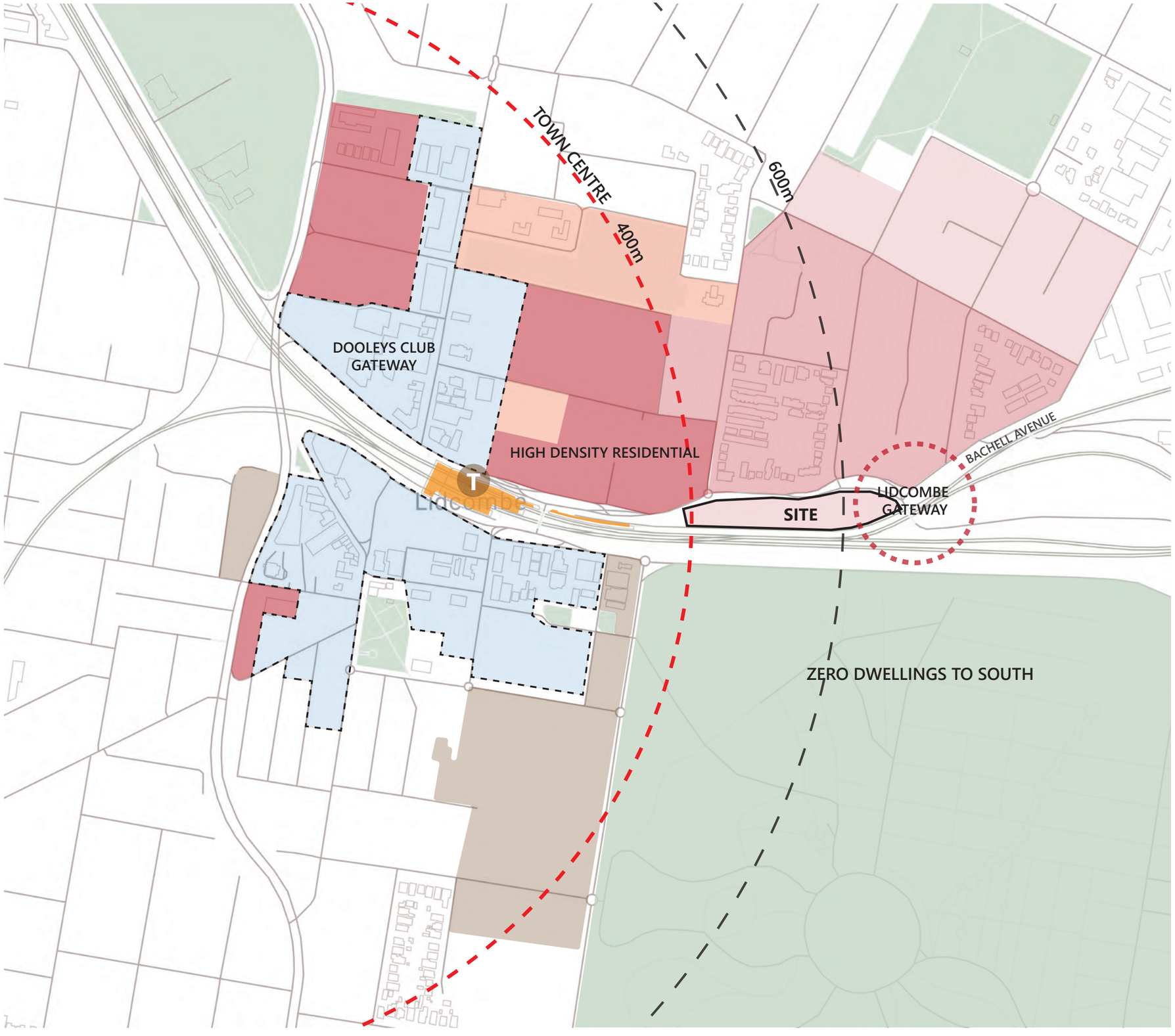


LOCAL CONTEXT

The North Lidcombe town centre is within 400m of the site with the Lidcombe Train Station 350m east of the site. The retail strip of John Street provides amenities within 300m to the north west of the site. Immediately to the south is the railway corridor and beyond that is the Rookwood cemetery. East of the site is a light industrial area.

The suburban low-medium density housing to the north of the site encourages the built form to be sensitive in scale through architectural features, and to integrate improved amenity through ground level green space and pedestrian connectivity.

The provision of a new and varied housing stock within 30 minutes of the local centre will contribute to increased accessibility and productivity of resident worker populations. Included in this is also the delivery of much needed social and affordable housing.



LEGEND

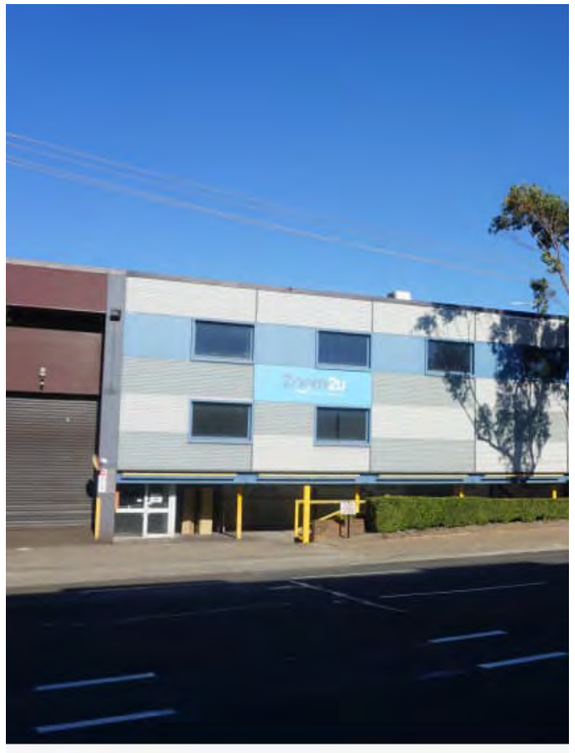
- Railway
- Train Station
- Mixed Use
- Education Facilities
- Light Industrial
- Park/ Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential

NEIGHBOURHOOD IMAGES

1. Lidcombe Public School

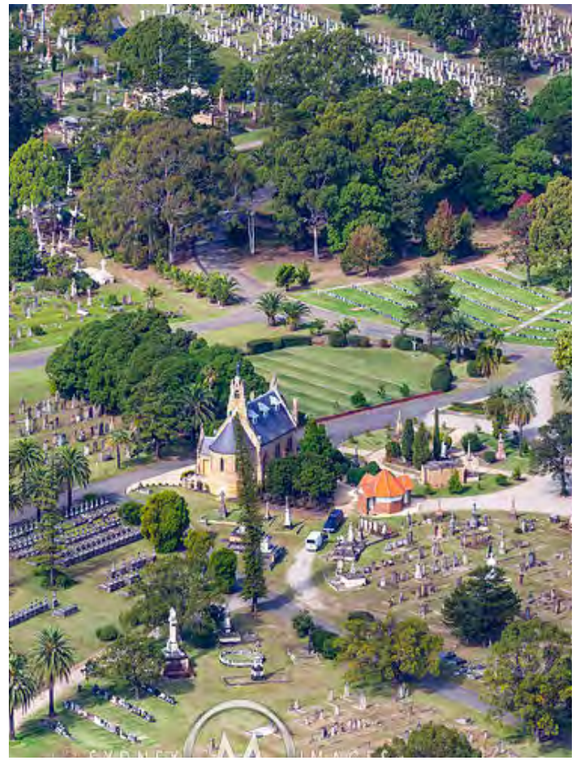
2. Lidcombe Train Station

3. John Street



4. Lidcombe Industrial Area

5. Lidcombe Rememberence Park



6. Rockwood Cemetry

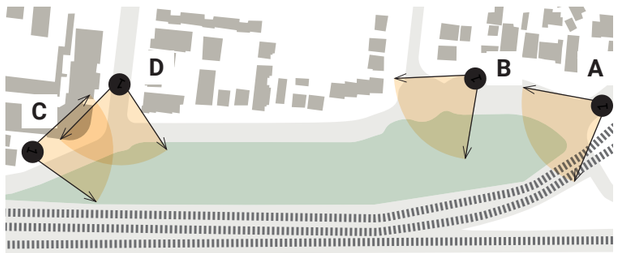
SITE PHOTOS

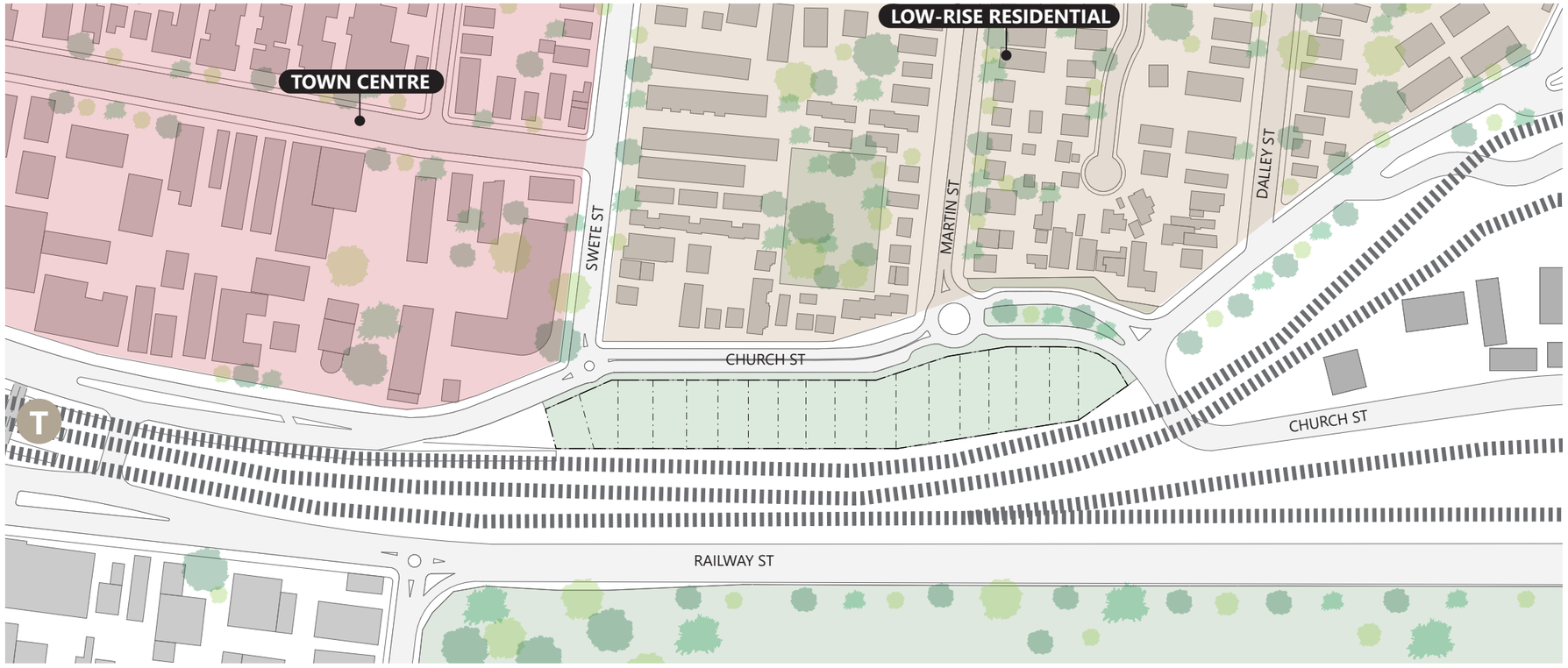
A. Church Street, North East of Site

B. Church Street, North of Site

C. Church Street, West of Site

D. Swete Street, North of SIte





SITE ANALYSIS

Existing Site

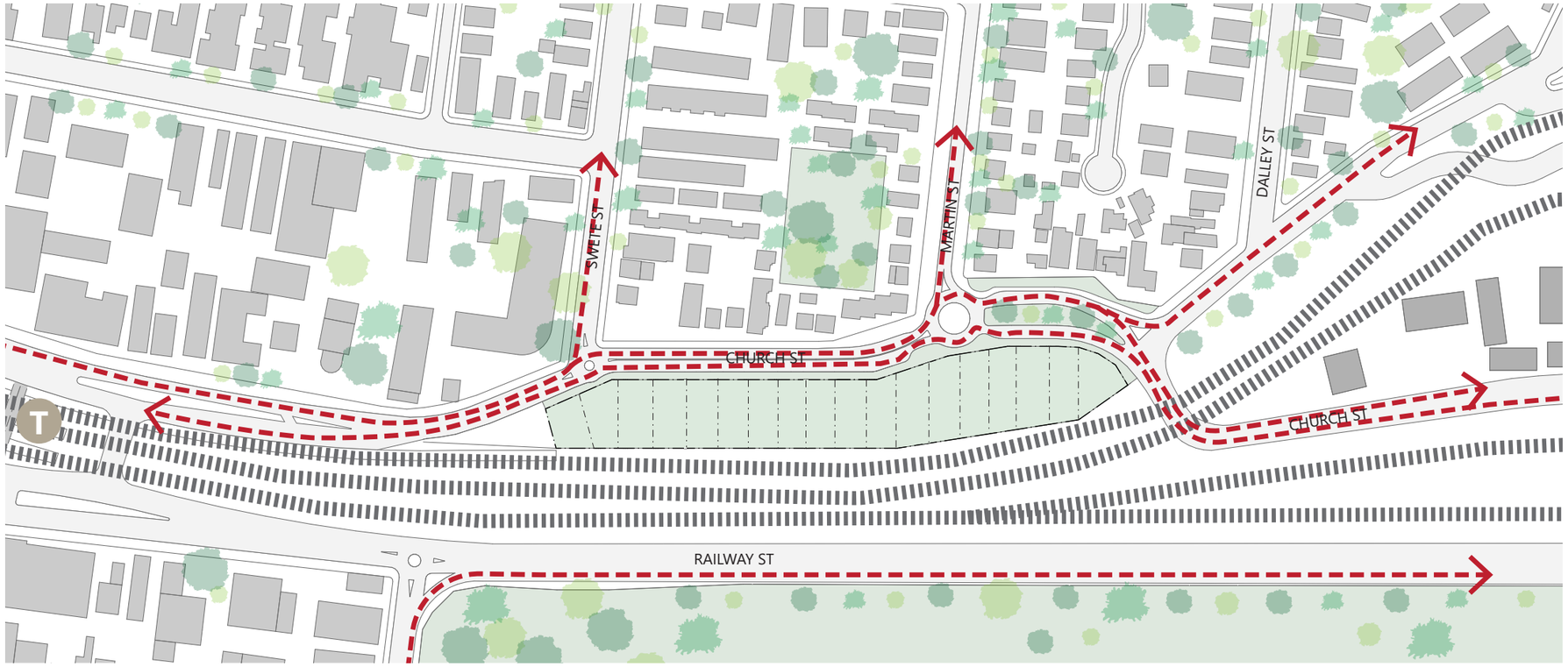
The site is an irregular shape with an area of 10,133m$^{2.}$

There are 18 recently consolidated individual site lots with a street frontage and road access directly onto Church St measuring at approximately 273m. The site has various depths with a minimum width of 17m at the eastern end and 43m at the western end.

Bound by Church Street to the north and the train line to the south, the site forms an isolated parcel of land with no shared boundaries to adjacent built form.

Adjacent Built Form Character

The site sits just outside what is characterised as the Lidcombe Town Centre, which commences immediately to its west. The future of the Lidcombe Town Centre envisages built form up to 60m in height and FSR's of up to 5:1. Built form context to the north comprises residential housing of 1 to 2 storeys in scale. To the south, across the train line and Station Street sits Rookwood Cemetery, one of Sydney's oldest and the country's largest cemeteries. Afforded heritage status and encompassing a diverse range of indigenous and imported flora, the cemetery contributes a huge parcel of open space to the area.



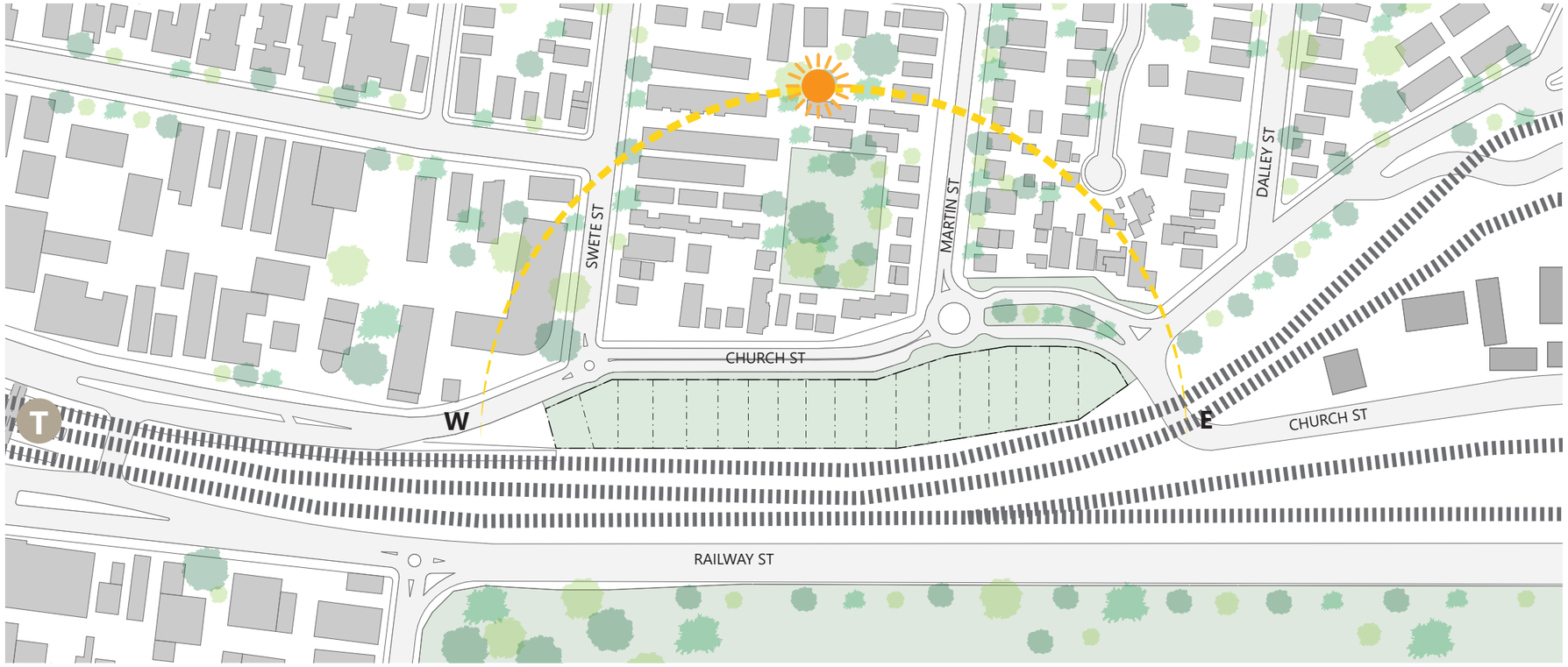
SITE ANALYSIS

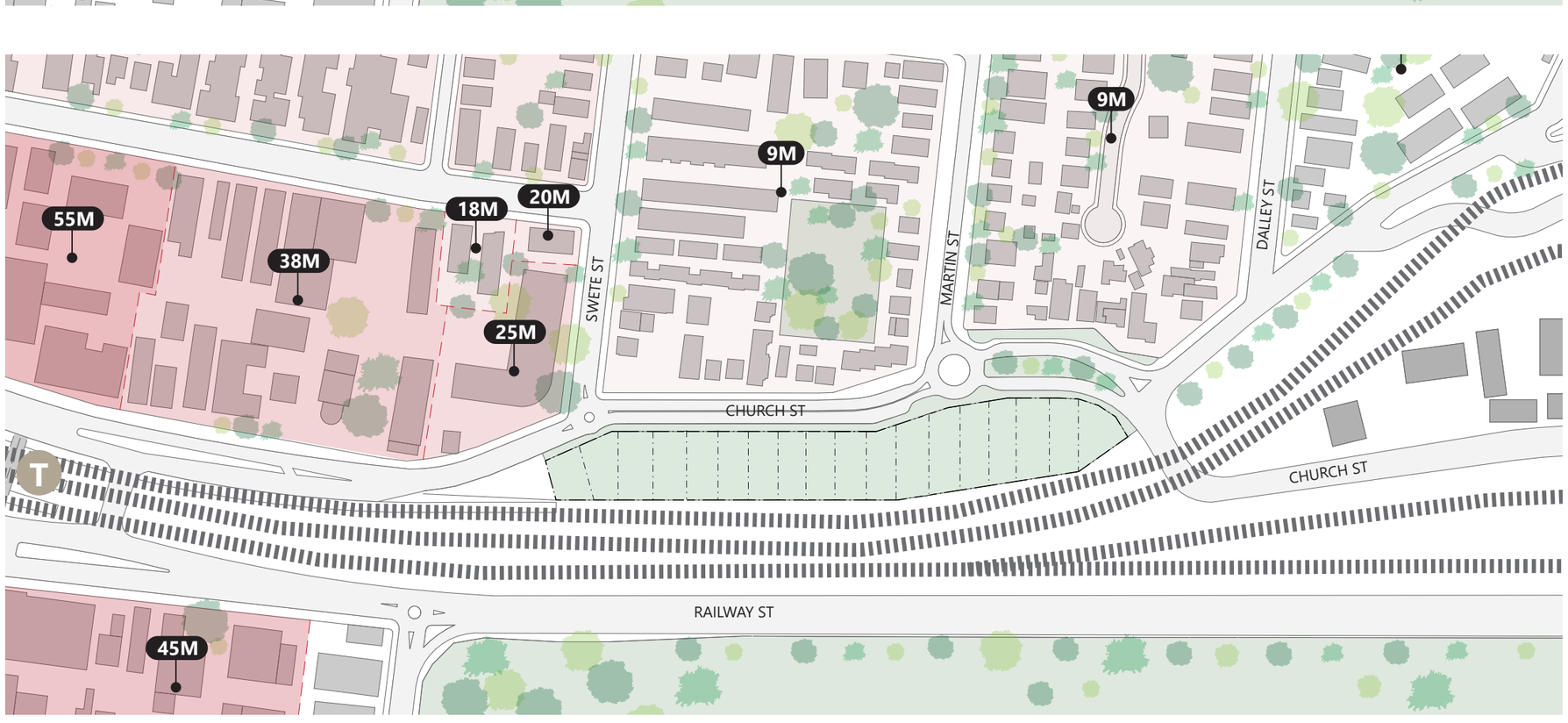
Road Structure

Church Street forms the primary entrance into the northern part of the Lidcombe Town Centre from the East and as such is an important component of the local road network. The length of Church St that bounds the site is broken up by a series of roundabouts that form the terminus of more local north-south roads such as Swete and Martin St.

Site Levels

The site falls 8m across the length of the site, from east to west. The falls are generally flatter along the eastern half of the site and become steeper to the west. The cross-fall across the site from north to south is minimal. The train line to the south sits signficantly below the subject site at its eastern periphery and sits above the site at its western periphery.





SITE ANALYSIS

Solar Access

The site has a favourable orientation receiving the northern sun across the length of the whole site. With the train line immediately to the south and no immediate neighbours, no existing built form is casts any significant shadows on the site. Any shadows cast by the proposed development during mid-winter are cast over the railway and Railway St.

LEP Heights

The future context of the Lidcombe Town Centre envisions buildings up to 60 metres in height and FSRs up to 5:1.

DESIGN PROCESS

03 INITIAL THINKING

BUILDING FOOTPRINT AND SCALE

The development proposal adopts the same development methodology for the site in relation to the number of buildings and the extent of their footprints as the original DA submission prepared by Cox Architecture, which was then carried through into the Planning Proposal submission.

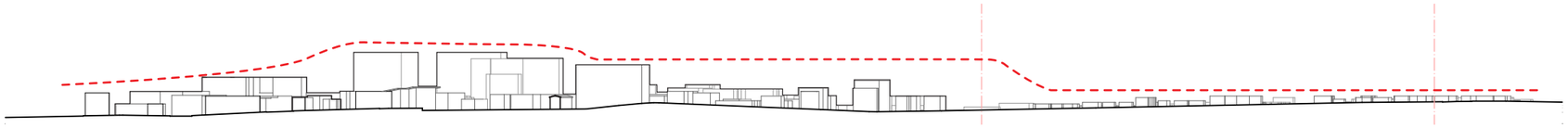
Given the very long, thin footprint of the site, the natural design response is a series of buildings in an east-west configuration, with the floorplate extents of each building defined by an appropriate setback along the Church St and Train boundaries and the length of the buildings determined by the desire to both limit the number of apartments per floor as well as positioning the interstitial spaces between buildings at the terminuses of both Swete and Martin St, the north-south local streets that run into the subject site.

The height of the development proposal is consistent with the urban planning principles set out in the Planning Proposal submission, which advocates for a transition in scale from the Lidcombe Town centre down to a low rise built form context to the east.

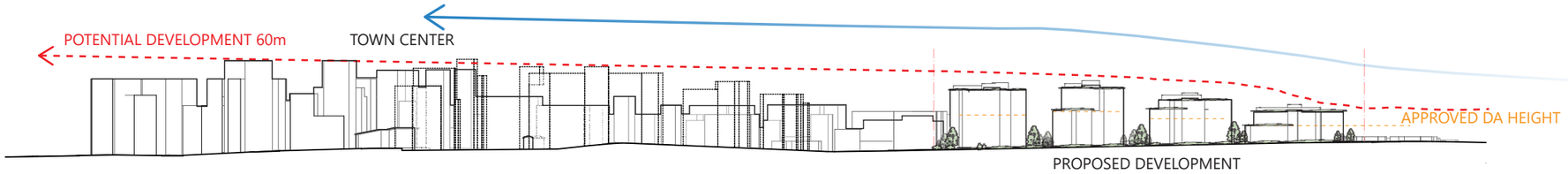
FUTURE CONTEXT - TRANSITION

It is proposed that the western most building closest to the Town Centre will step down in height to 40m, as the first to transition from the proposed Town Centre.

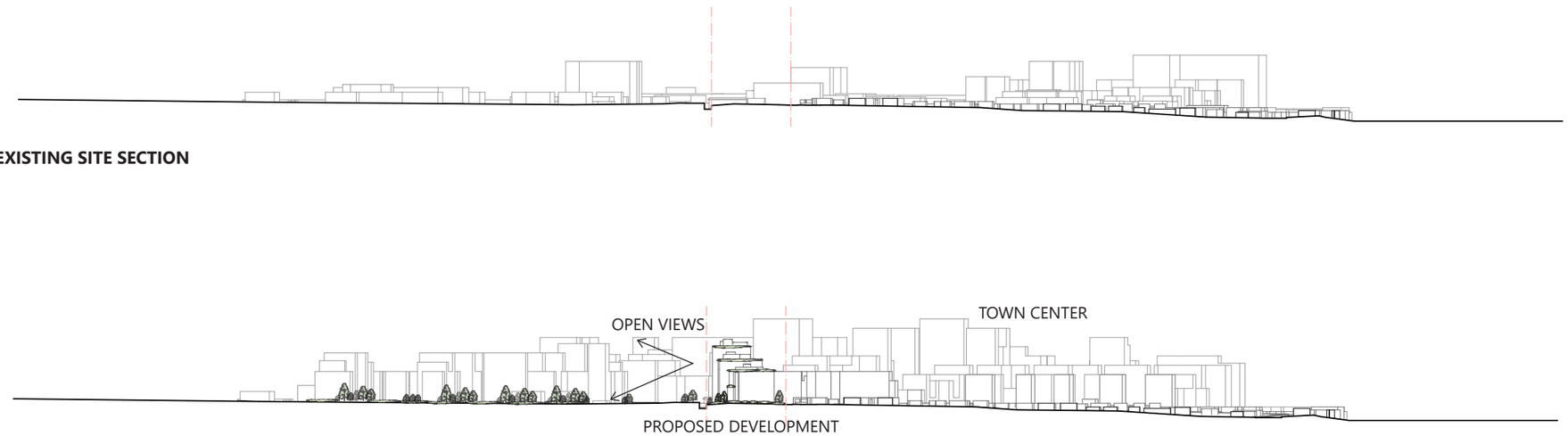
The proposal continues to transition to 22m to highlight the suburban gateway to the Town Centre at Church St and to complement its immediate context.



EXISTING SITE SECTION

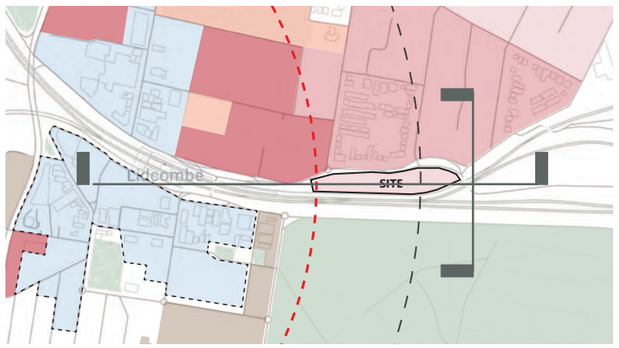


PROPOSED SITE SECTION

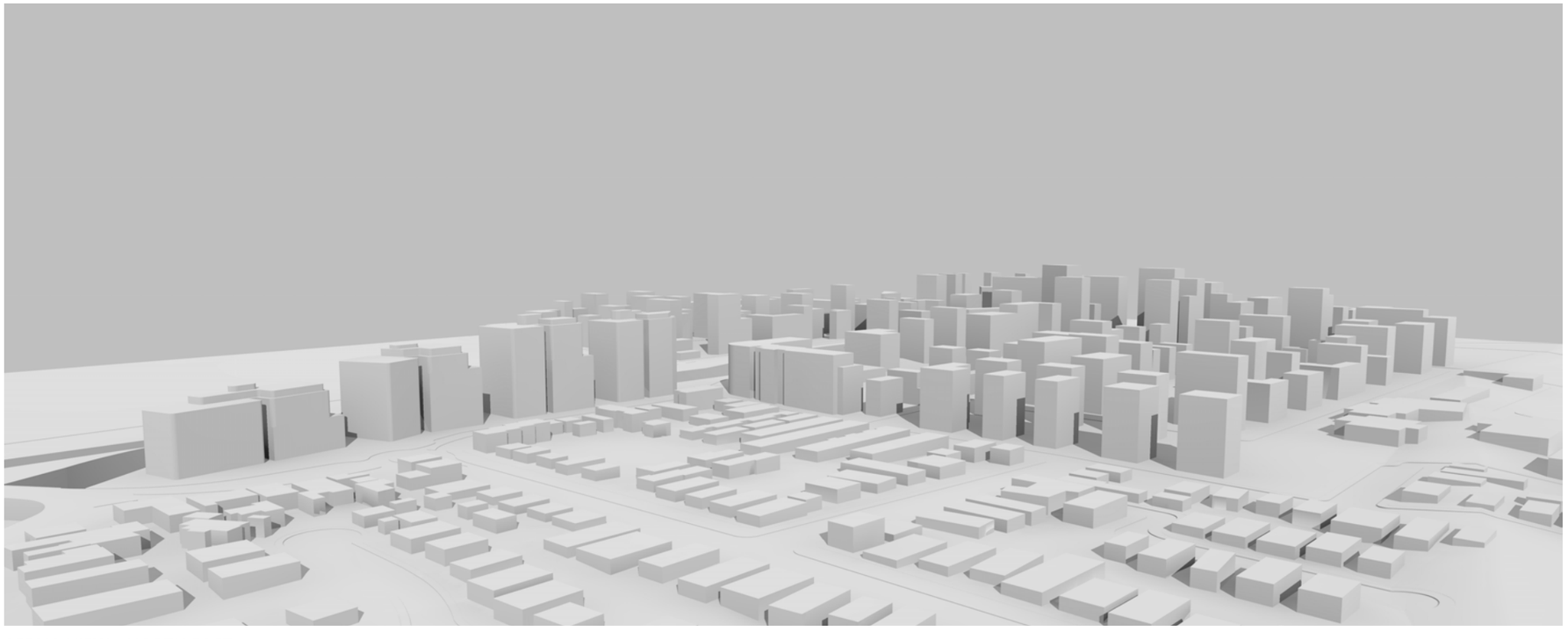


EXISTING SITE SECTION

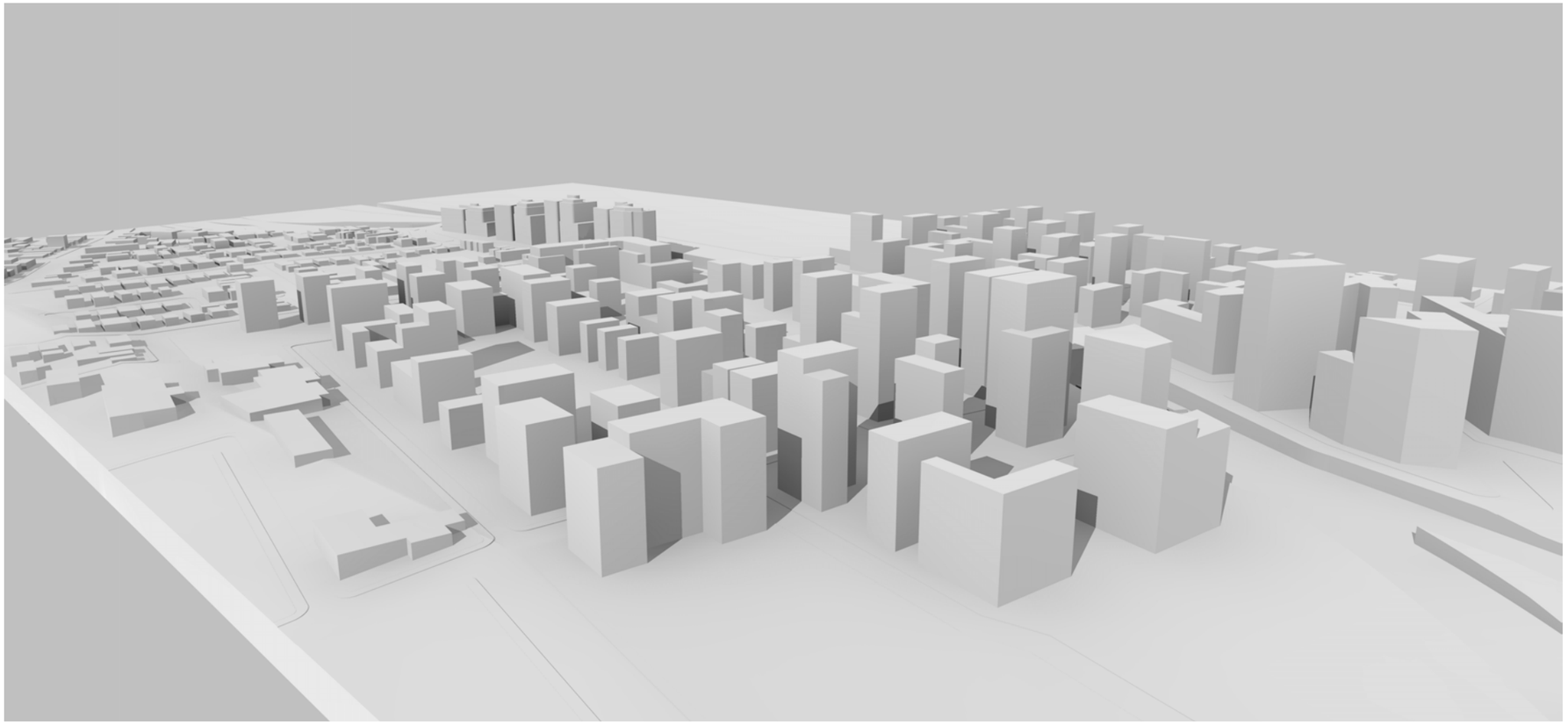
PROPOSED SITE SECTION



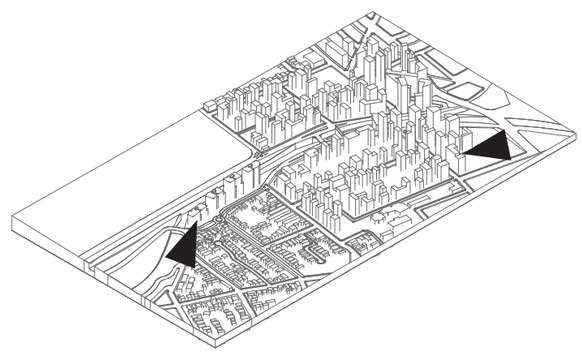
FUTURE CONTEXT - TRANSITION



AERIAL VIEW - NORTH EAST



AERIAL VIEW - NORTH WEST

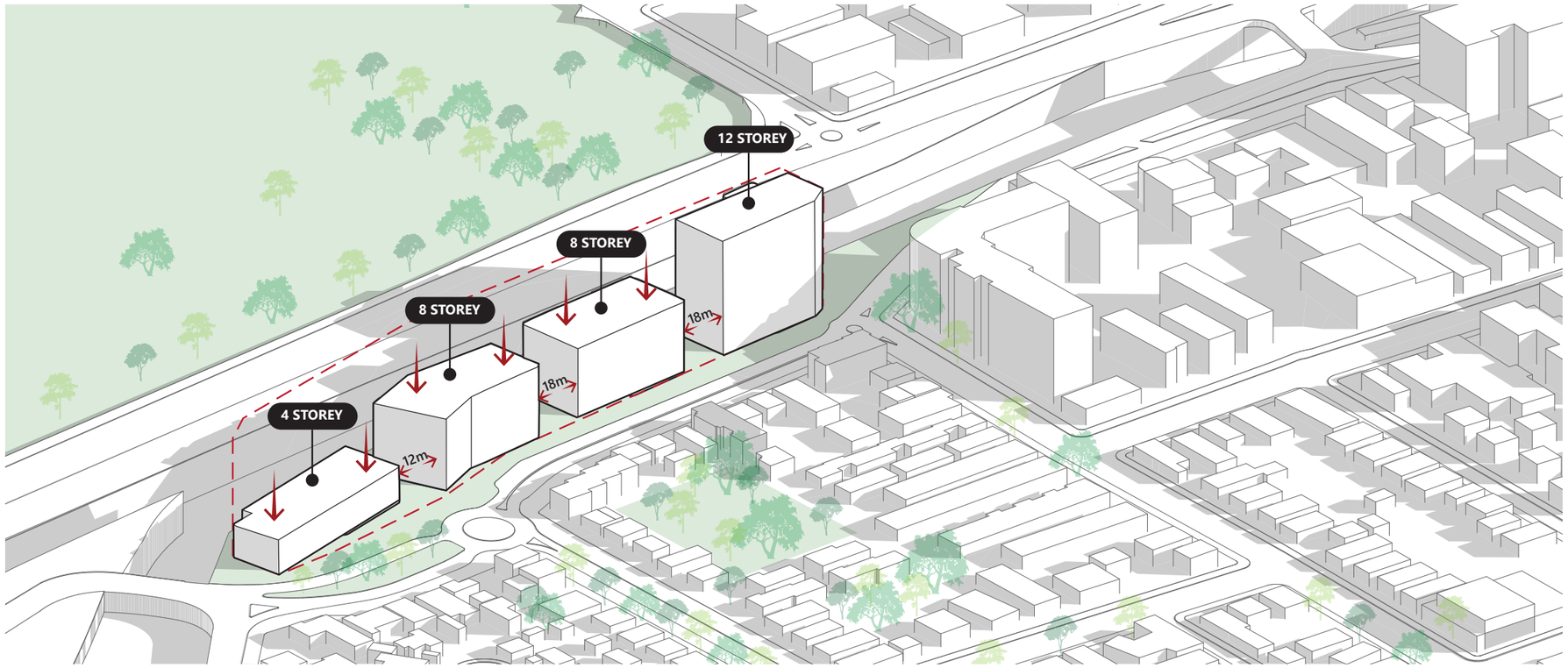


2-36 CHURCH STREET, LIDCOMBE

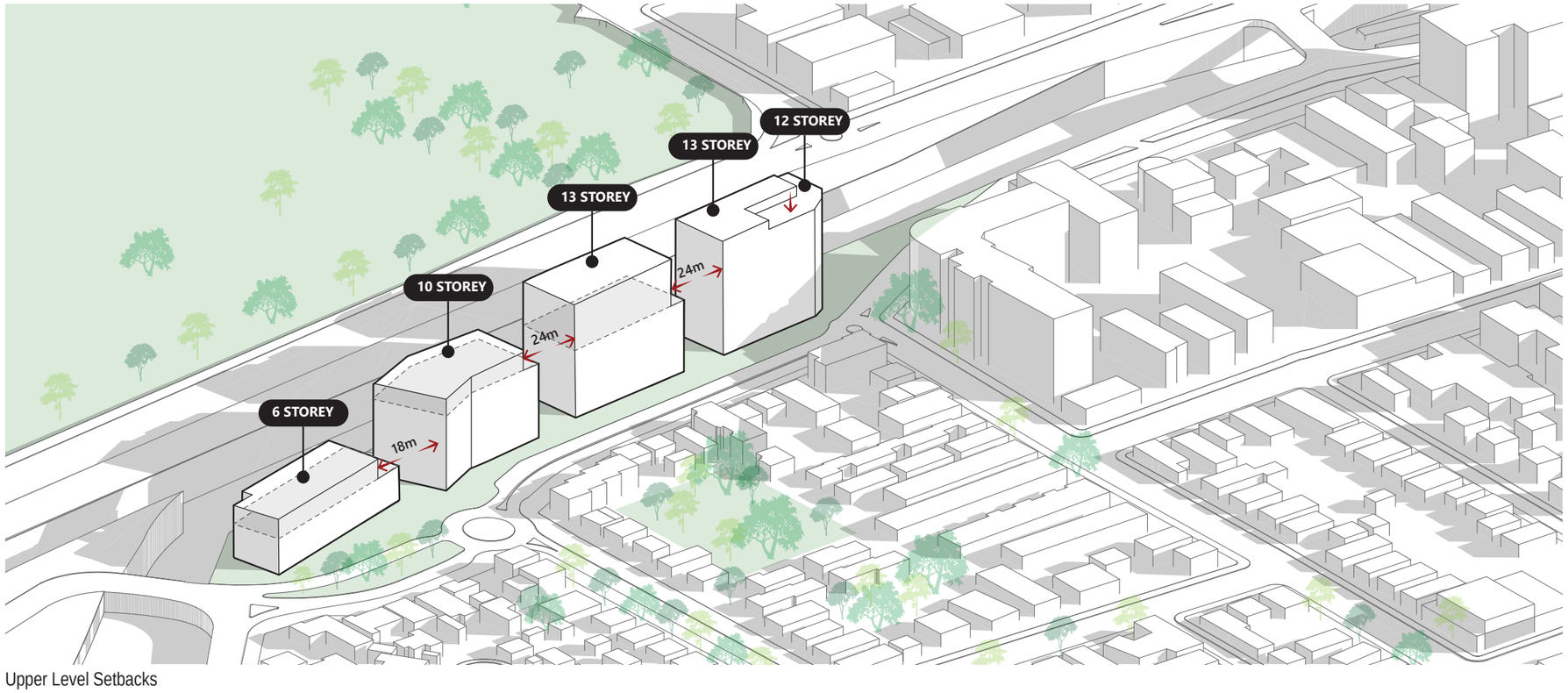
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture



Lower Level Setbacks



Upper Level Setbacks

BUILDING SEPARATION

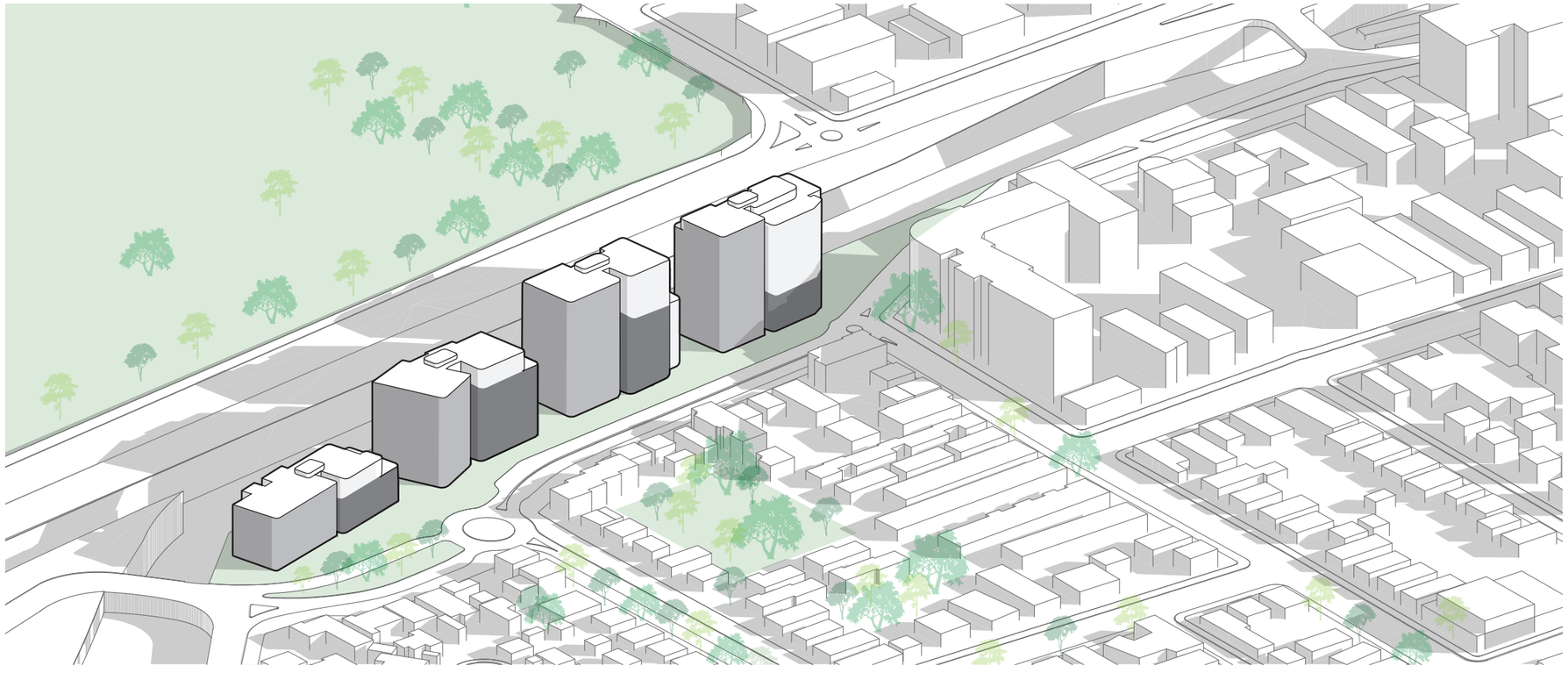
Apart from the westernmost building, each building adopts a character whereby a 'lower' and 'upper' articulation in built form extents is established, based around building separation distances noted in the ADG. As each building steps down in overall height from west to east, the break between upper and lower levels also adopts this arrangement.

The upper levels are setback along their western extents for each building to allow for maximum building separation within the interstitial zones between each building.

SETBACKS

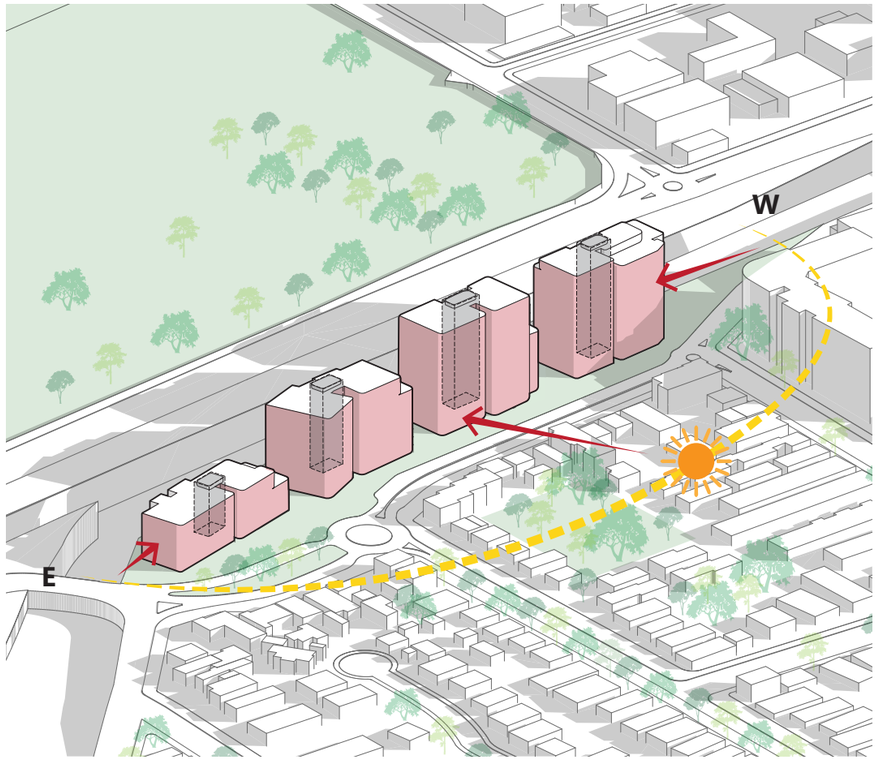
The setbacks from the proposed built form to the boundary along Church street adopted for the proposal are consistent with the original approved DA prepared by Cox Architecture. While the setbacks vary across each building, they are based on the premise that the development is comprised of a series of buildings that are set back from the boundary/street edge, within a landscape character that allows for a continous deep-soil planting zone across the entirety of the Church Street frontage that will serve to accomodate the growth of mature trees. The provision of this zone is intended to contribute to the reading of the development as a series of buildings within a garden setting as an appropriate response to the immediate low-rise residential character of detached dwellings on the opposite side of Church Street.

The proposed set-backs to the southern boundary which separates the site from the train line have been based on both limiting the built form footprint from causing a shadowing impact to the Rookwood cemetery as well as ensuring that there is a variance in the articulation of the built form as it presents to both the train line and beyond. Deep soil zones along the southern boundary have also been incorporated into the design, ensuring that the opportunity for mature planting to screen the development both visually and acoustically from the train line.

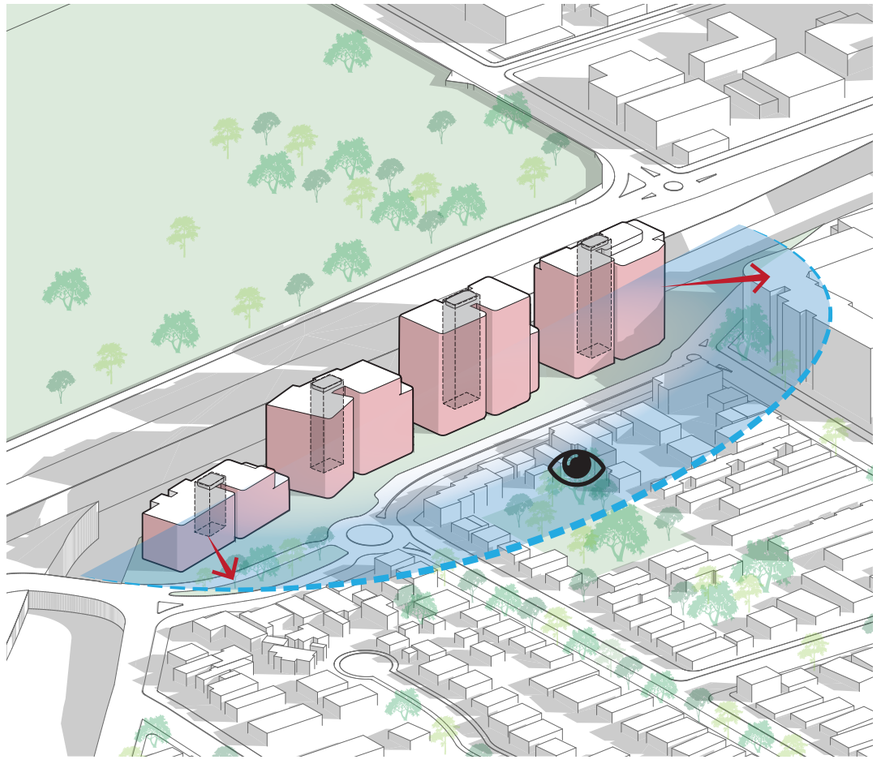


ARTICULATION

Along the northern facade a series of recesses have been proposed that serve to break down the footprint of each building into two distinct halves. These recesses ameliorate the perceived length of the buildings, emphasise their verticality and allow for the opportunity to apply a different material/colour/facade language to each 'half' of the building. These recesses also serve to provide natural light to the public corridors of the development and contribute to the overall quantum of cross-ventilated apartments. Similarly the difference between the 'lower' and 'upper' levels affords the opportunity to apply a different facade/material/colour expression, creating a development that is intended to be well articulated both in plan and elevation.



Solar Access



Views

Landscaped Areas

Winter Gardens

AMENITY

The logical orientation of the buildings in an east-west axis as well as the relatively narrow width of the site has resulted in a development where the majority of apartments are oriented either north, east or west, with the primary orientation being north. This, in concert with the fact that the development is separated from its low-rise northern context by Church Street means the development will enjoy high levels of solar access.

The site's relatively isolated positioning, bounded by a road and a train line, is advantageous in respect to both privacy and overshadowing. Because the site does not share a common boundary with other residential lots there are no issues with visual privacy/overlooking - windows and private open spaces of adjoing properties are a significant distance away from the buildings proposed. Similarly, the fact that the train line bounds the southern extents of the site means that any shadows cast by the development do not fall on private residential land.

The garden nature of the development proposal at ground level is intended to be further enhanced by the provision of landscaped communal areas at roof levels of each building, creating opportunites for resident interaction on a 'per building' level and strengthening building identity.

To combat against noise from the train lines all apartments that have a southern, western and eastern orientation are proposed to have wintergarderns in lieu of traditional balconies. This measure will also serve to limit the potential of thrown objects impacting the train lines.

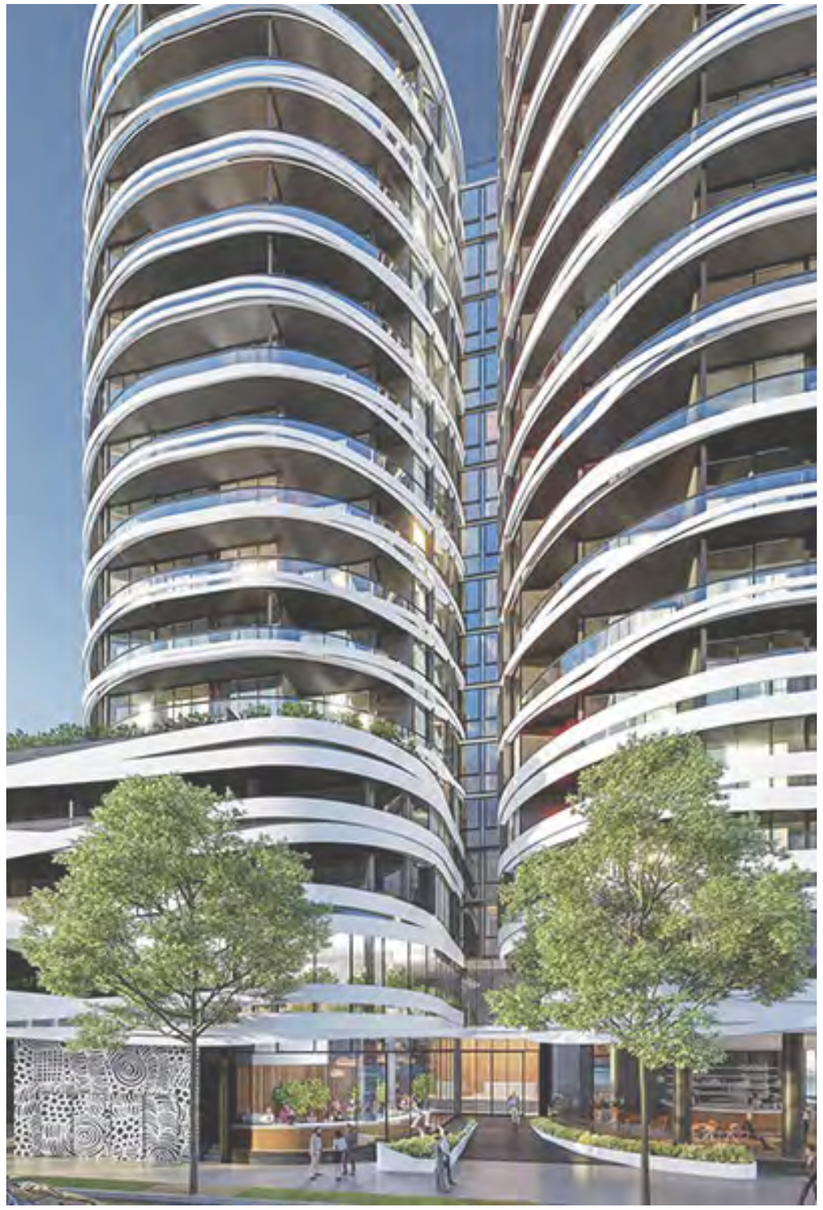
DESIGN PROCESS

04 MATERIALS AND CHARACTER

BUILT FORM EXEMPLARS

The highlighted projects adopt a typology whereby vertical recesses define the overall proportions of the building and provide opportunities where differing yet complementary materials, colours and facade language can be applied to the resulting components.

Galleria Apartments - Plus Architecture



Sturt Street Apartments - Koichi Takada Architects

Central Park DUO - Foster and Partners

PALETTE

In order to ensure a diversity of expression across what is a significant development proposal, a specific colour palette is proposed for each building, based on the colours inherent in the Australian landscape.

This approach ensures that the facade language of the development is varied and does not present as a singular, homogenous expression across all buildings. It also serves to create distinct identities for each building within the development, signposting them within the streetscape and local skyline, as well as establishing a sense of 'place'.

Earth - Building A

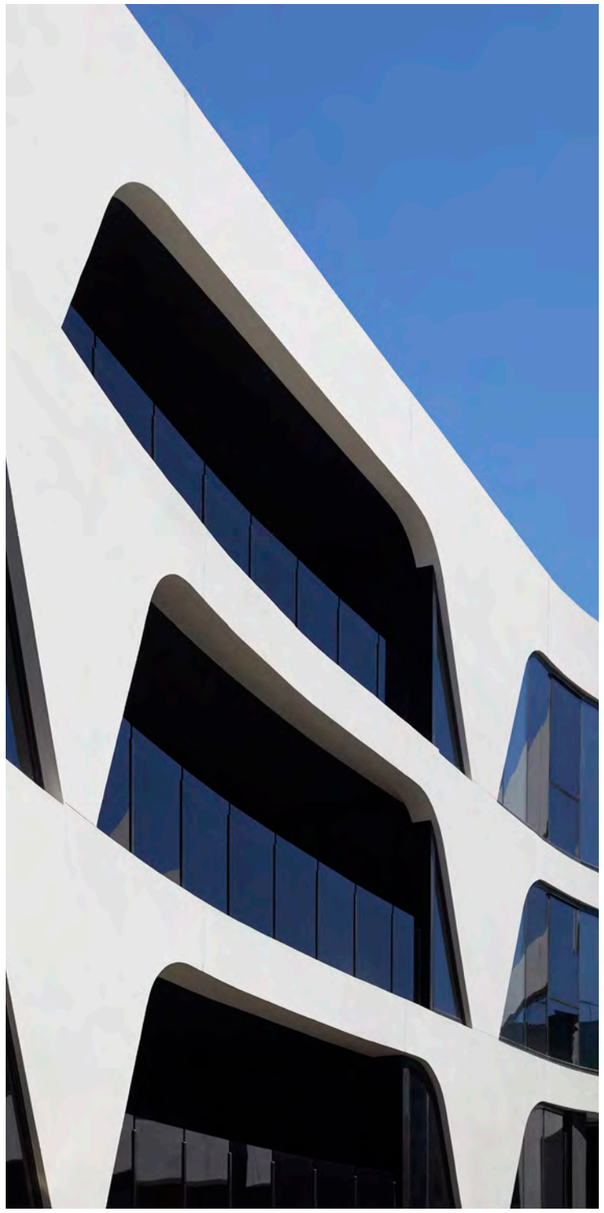
Stone - Building B

Leaf - Building C

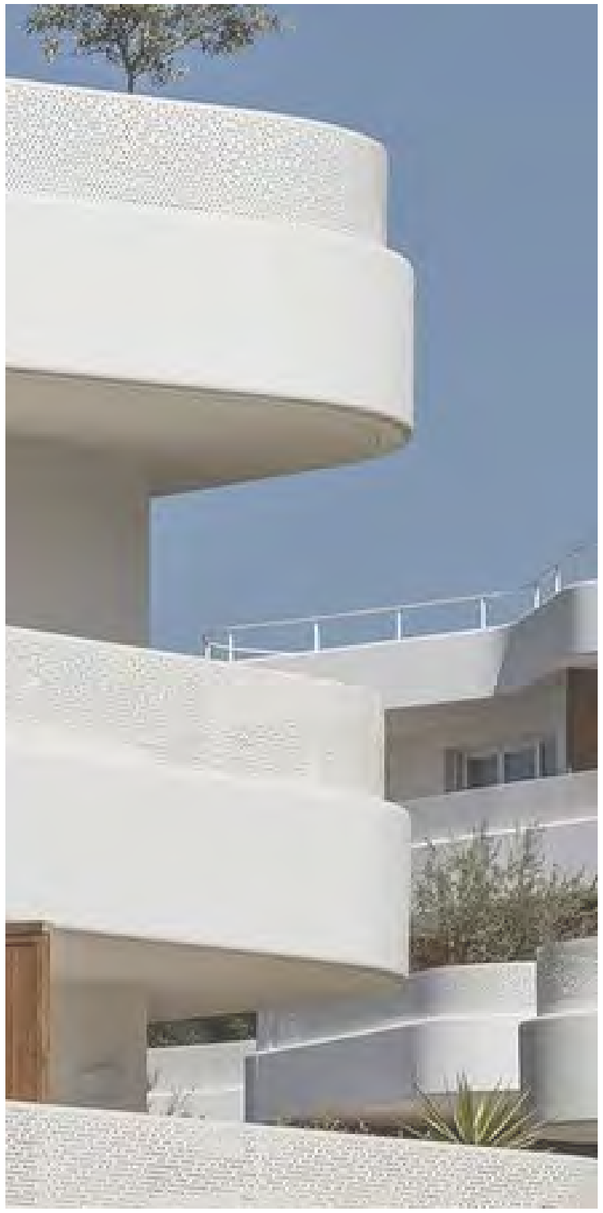
Flower - Building D

FACADE EXPRESSION

The facade is designed with a contemporary approach with a soft and natural touch. Gestures such as filleted corners in the floor plates and facade portals relieves the harshness of tall buildings whilst materials such as light weight cladding provides flexibility and creativity in the design.



Frame Podium Portals



Filleted Corners

Light Weight Cladding

Balcony Detail

FACADE ARTICULATION

Follwing the recesses in the massing form, the facade futher divides up the building using colours and materials. Contrasting banding colours that distinguishes each floor is introduced to allow futher articulation to the alternation of facade types.

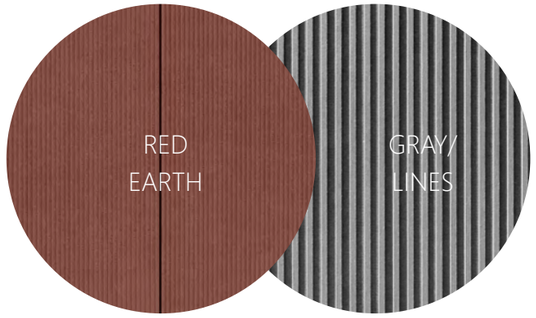
Building Massing

Division of Facade

Varied Facade Expressions

Variation of Slab Edge Colour and Colour as Highlights

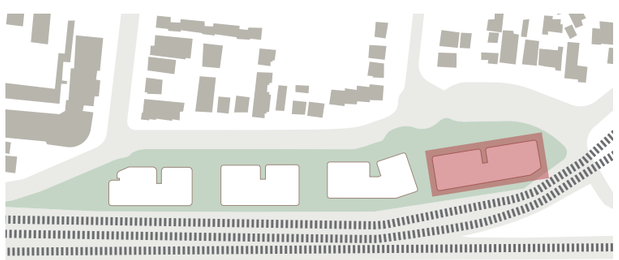
BUILDING A - EARTH



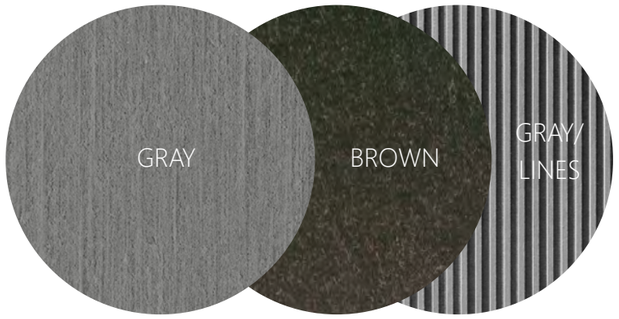
External Light Weight Cladding

Metal Frames

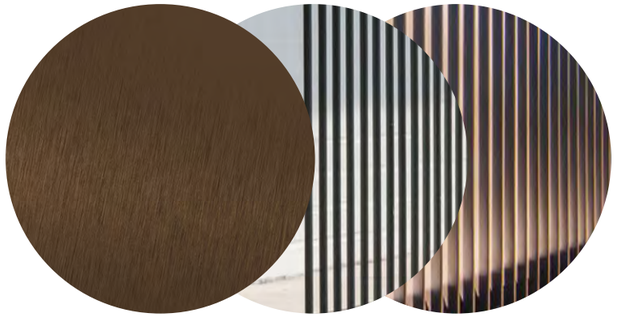
Precast Panels



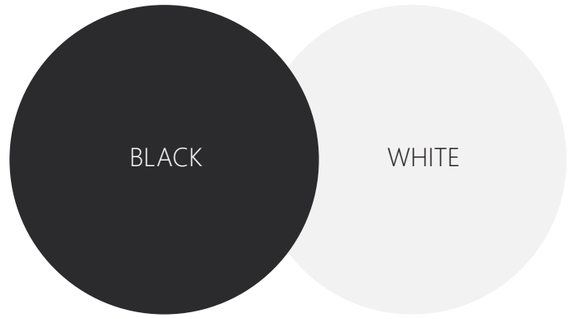
BUILDING B - STONE



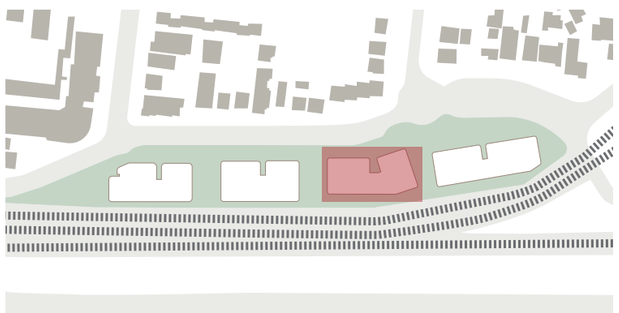
External Light Weight Cladding



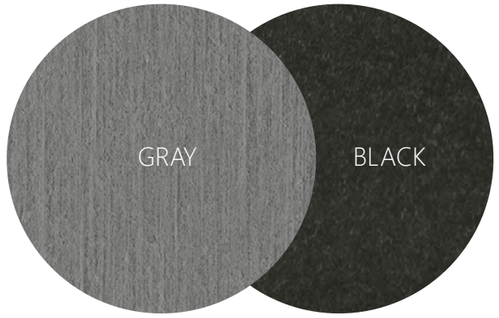
Metal Frames



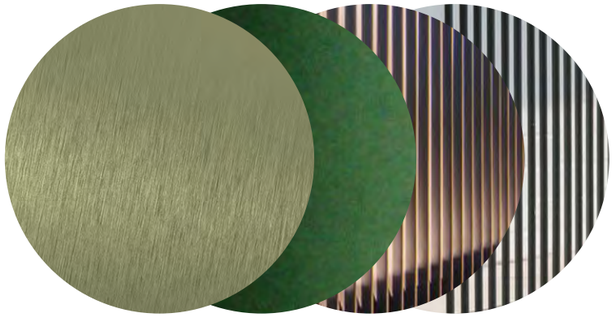
Painted Precast Panels



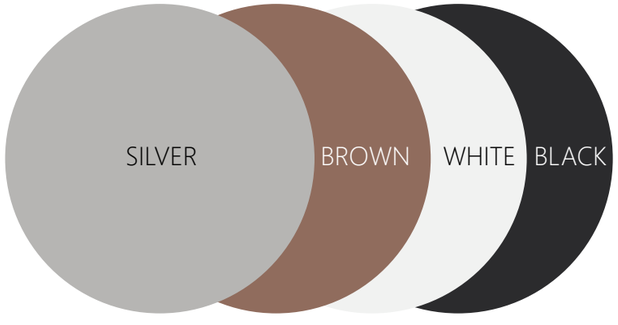
BUILDING C - LEAF



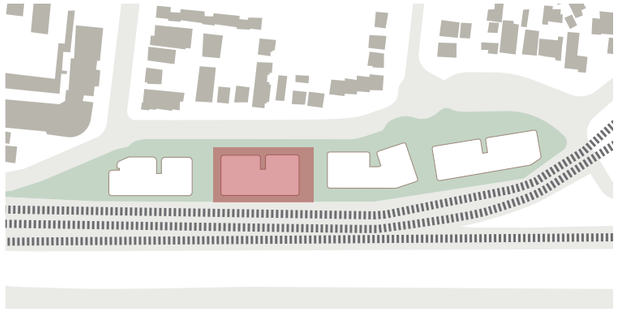
External Light Weight Cladding



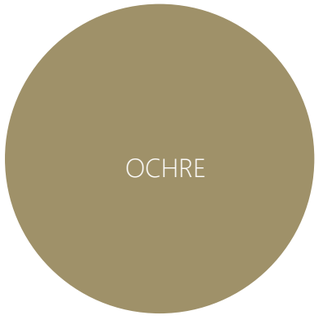
Metal Frames



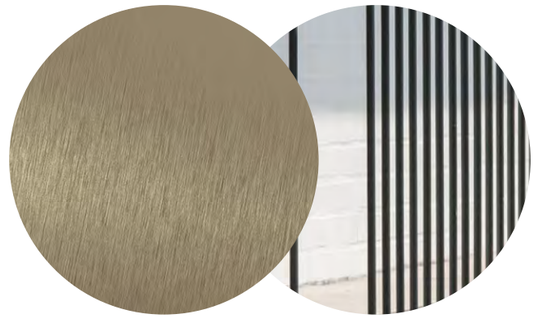
Precast Panels



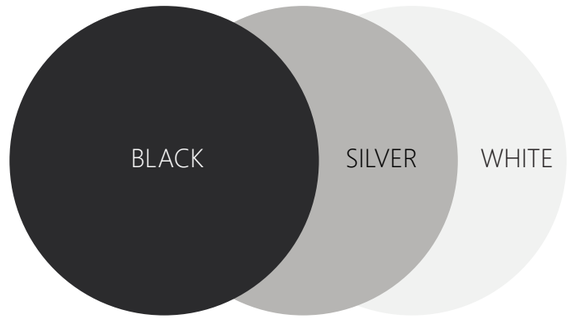
BUILDING D - FLOWER



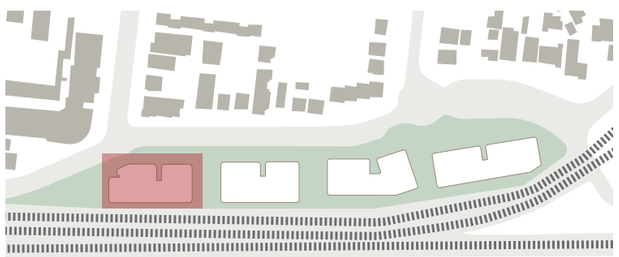
External Light Weight Cladding



Metal Frames



Precast Panels

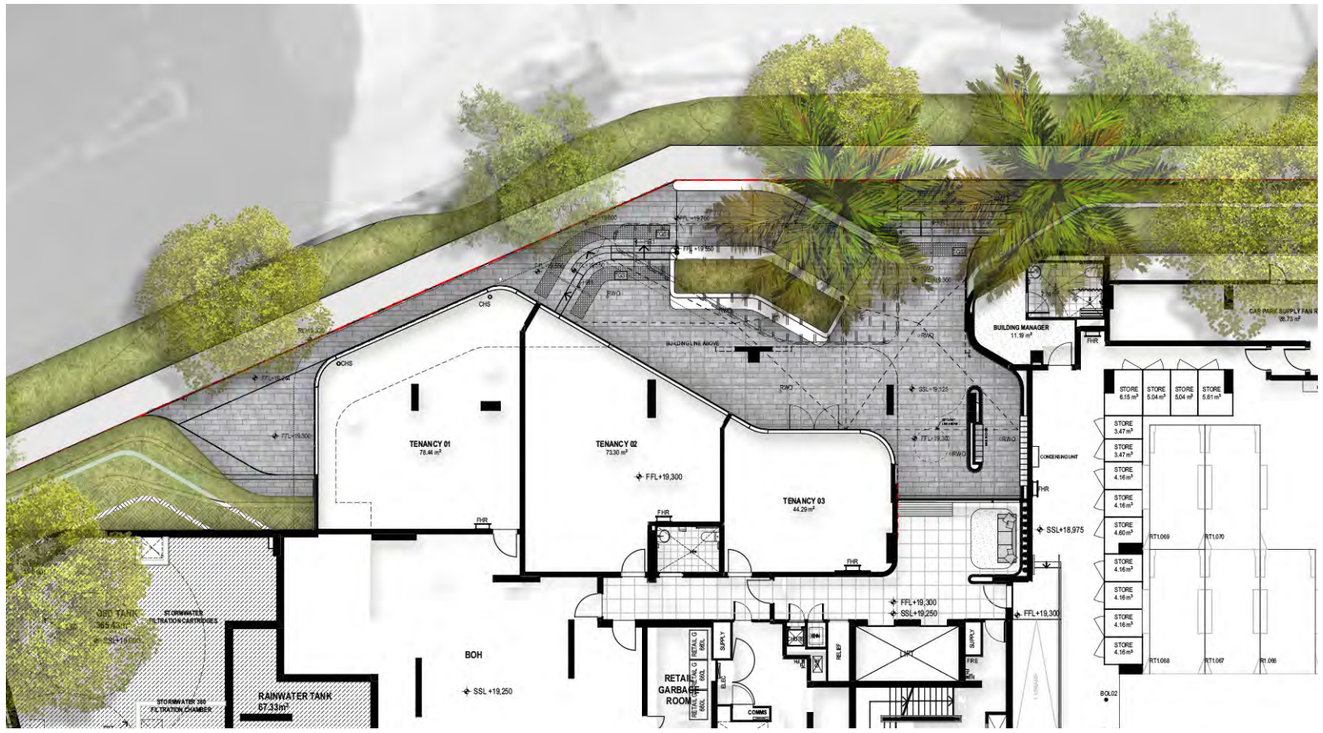


STREET LEVEL INTERFACE - BUILDING A

STREET LEVEL INTERFACE - BUILDING B

STREET LEVEL INTERFACE - BUILDING C

STREET LEVEL INTERFACE - BUILDING D



DESIGN PROCESS

05 LANDSCAPE

LANDSCAPE CONCEPT - BUILDING A

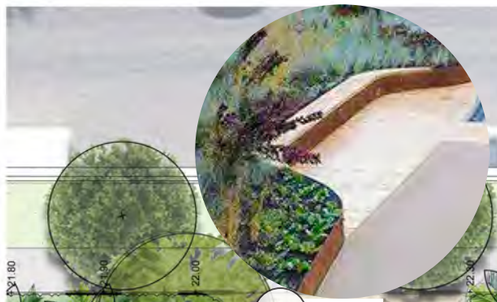
A Buffer planting with groups of grasses, shrubs and groundcovers

B Street frointage buffer planting

C Buffer planting to private open spaces

LANDSCAPE CONCEPT - BUILDING A-B

LANDSCAPE CONCEPT - BUILDING B & C



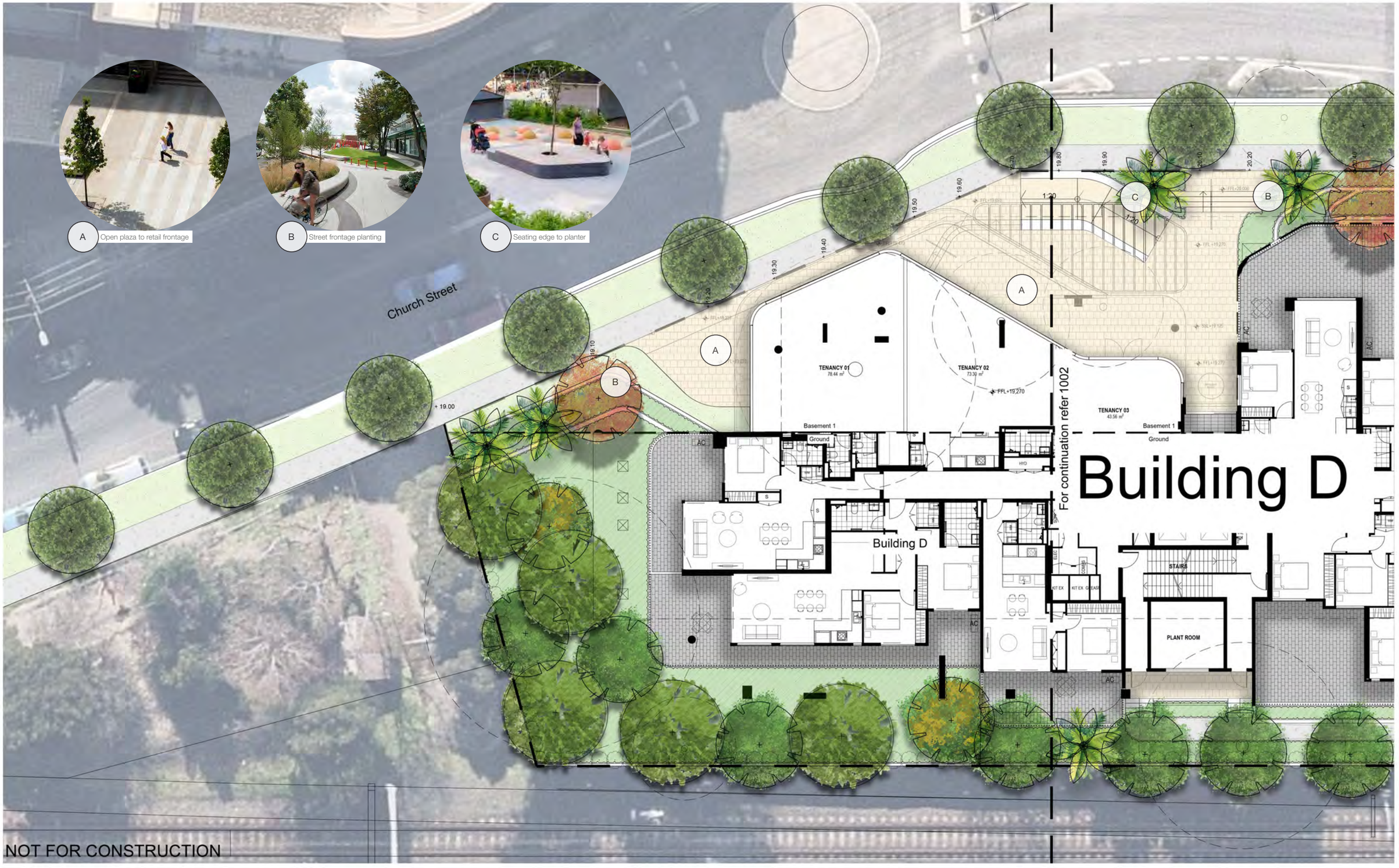
A Seating node

B Buffer planting to private open spaces

C Turf area with seating

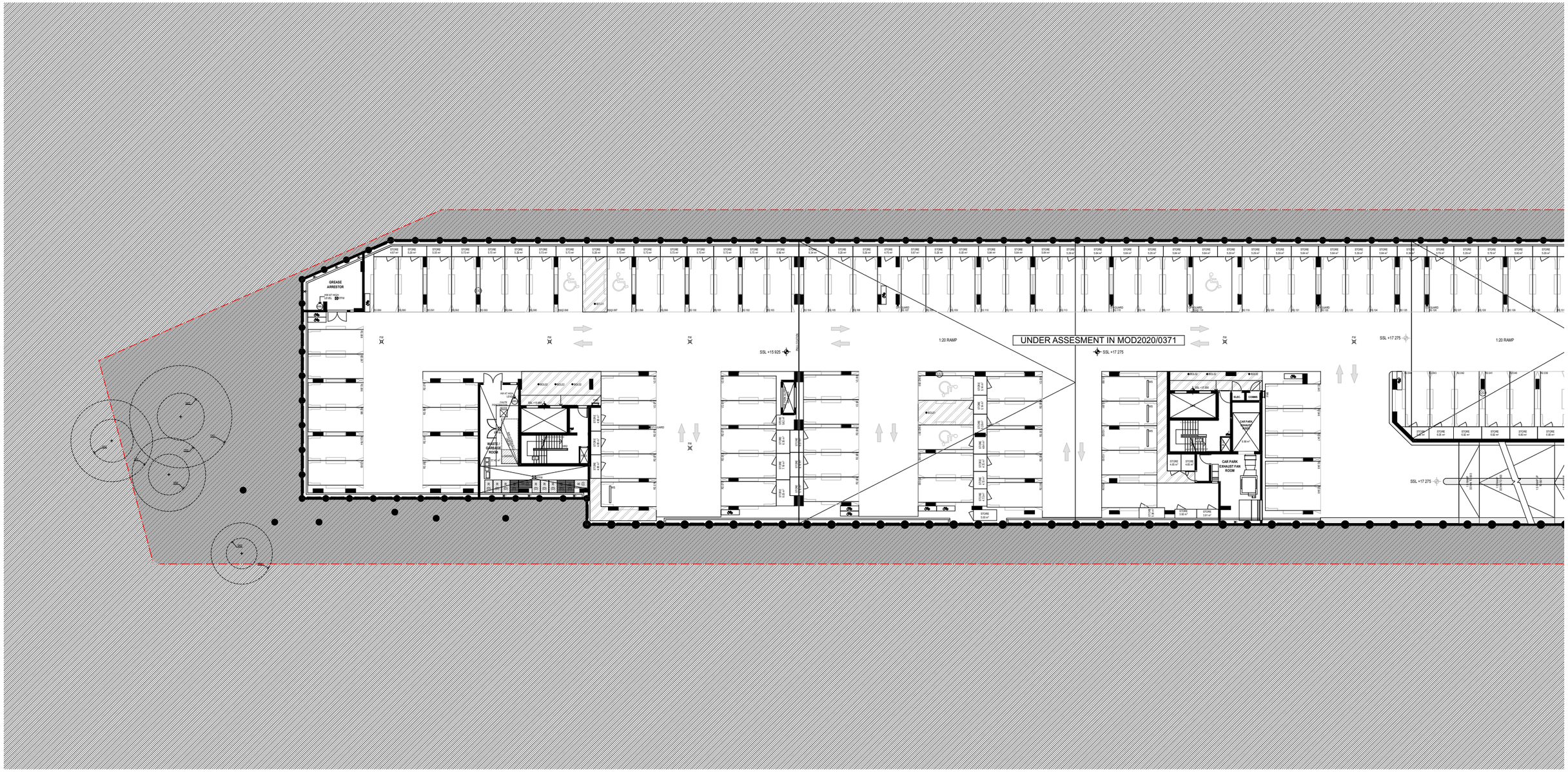
LANDSCAPE CONCEPT - BUILDING C & D

LANDSCAPE CONCEPT - BUILDING D

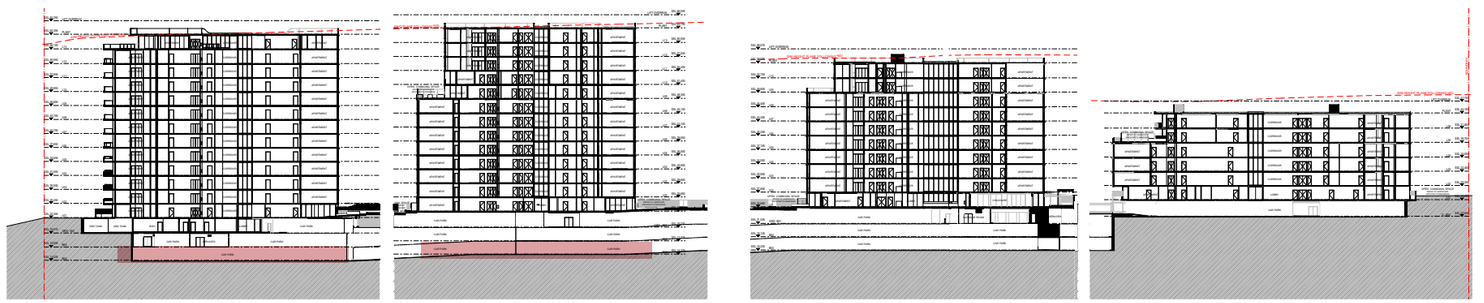


THE PROPOSAL

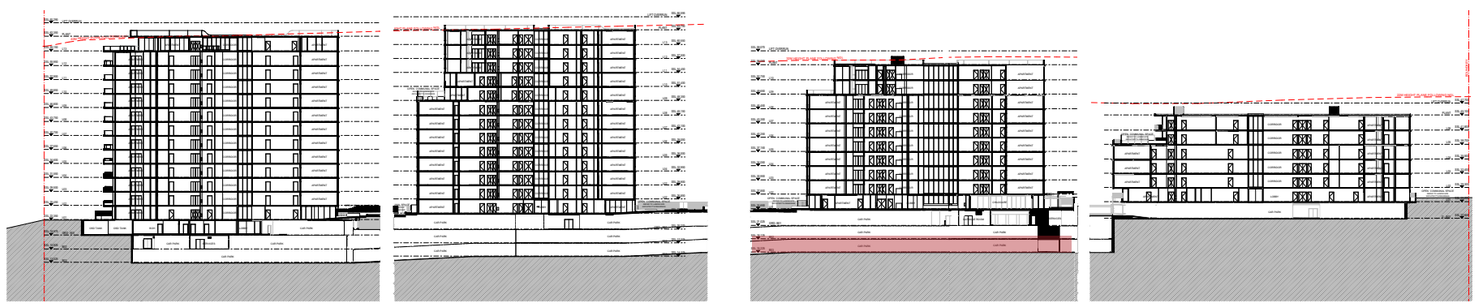
06 PLANS

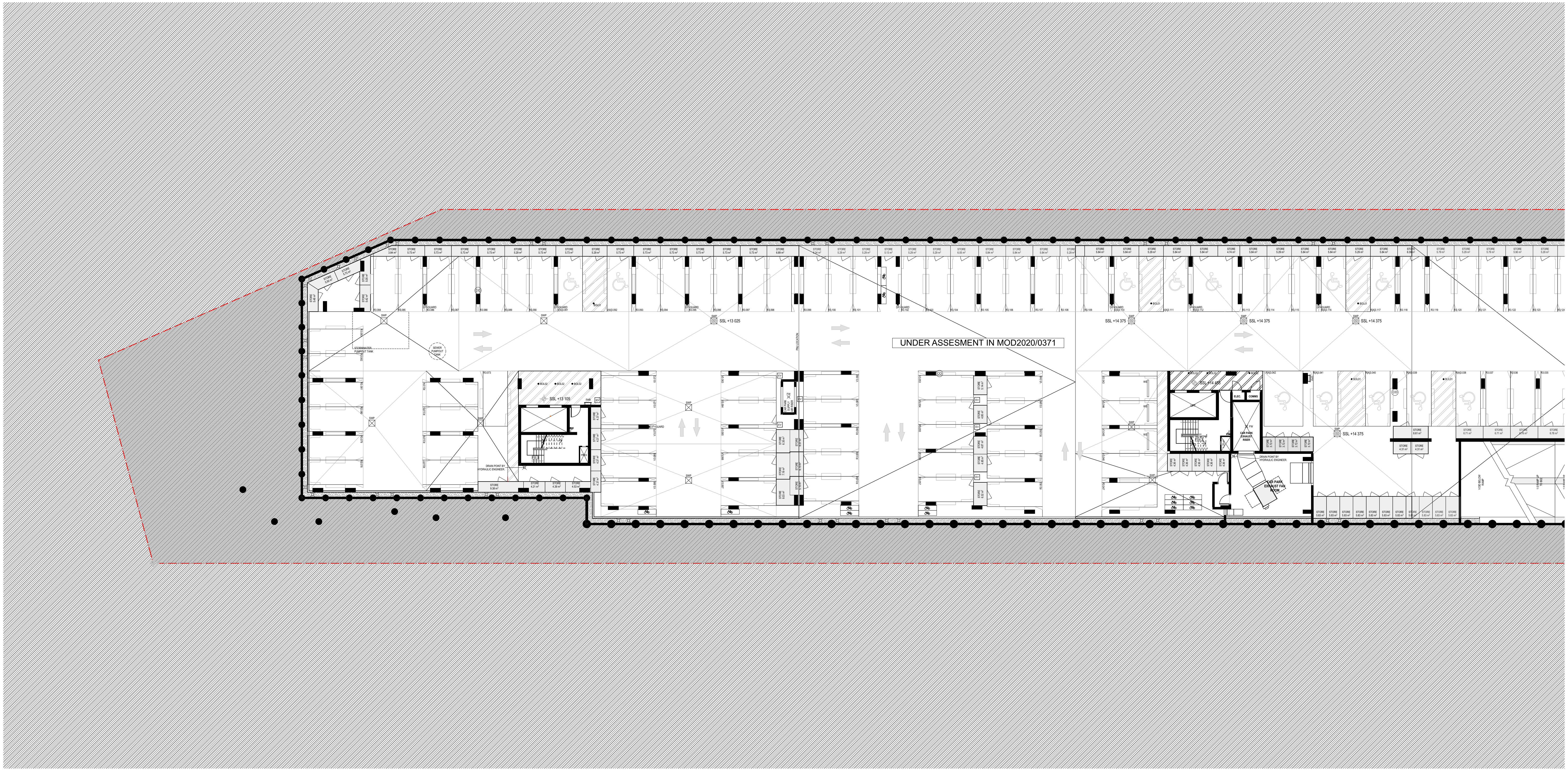


BASEMENT 2 - WEST

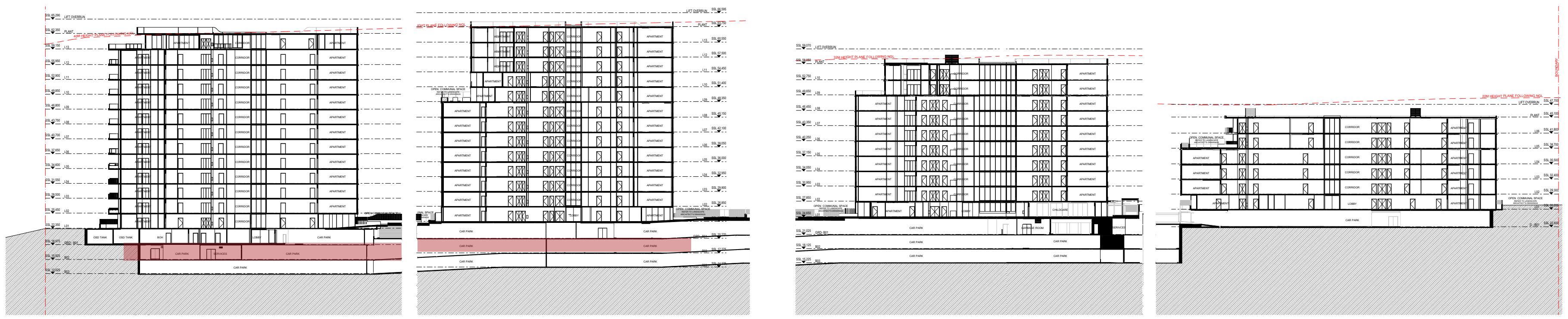


BASEMENT 3 - EAST





BASEMENT 2 - WEST



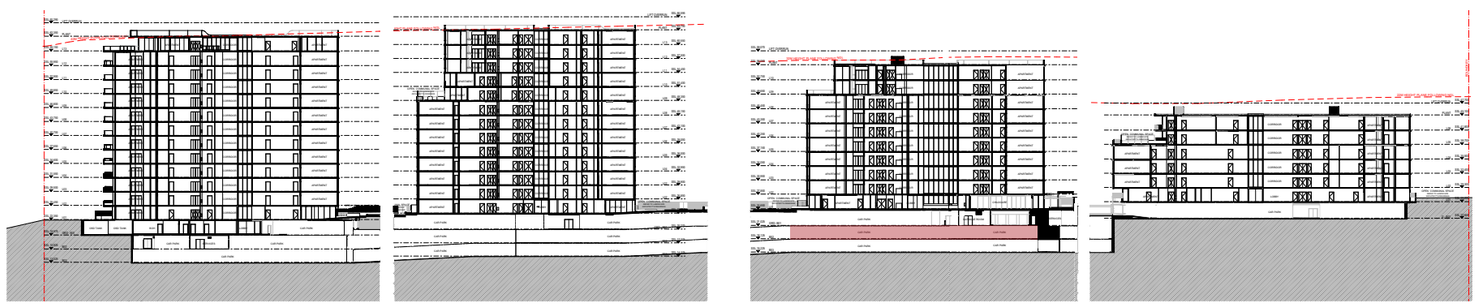
2-36 CHURCH STREET, LIDCOMBE

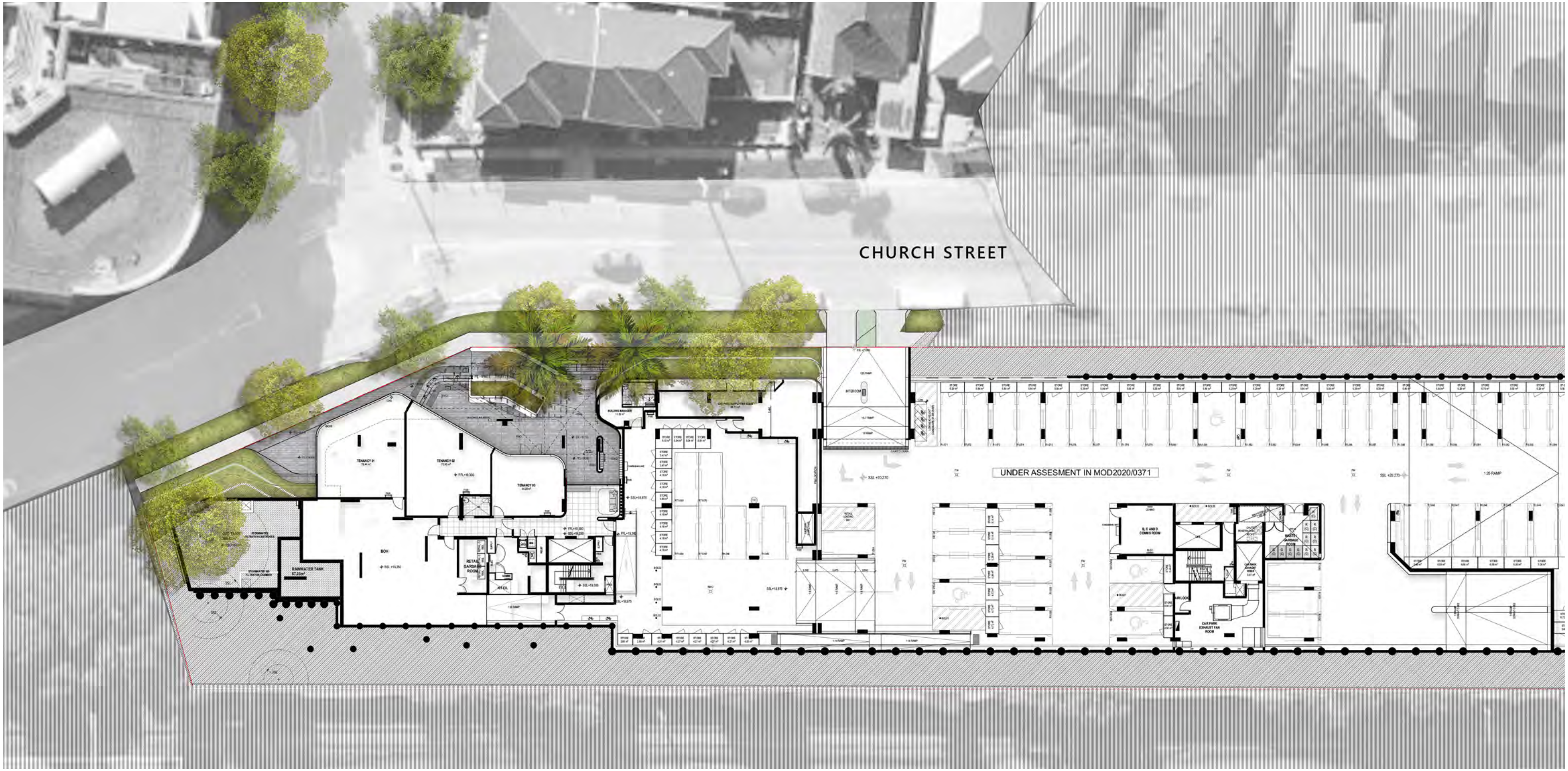
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

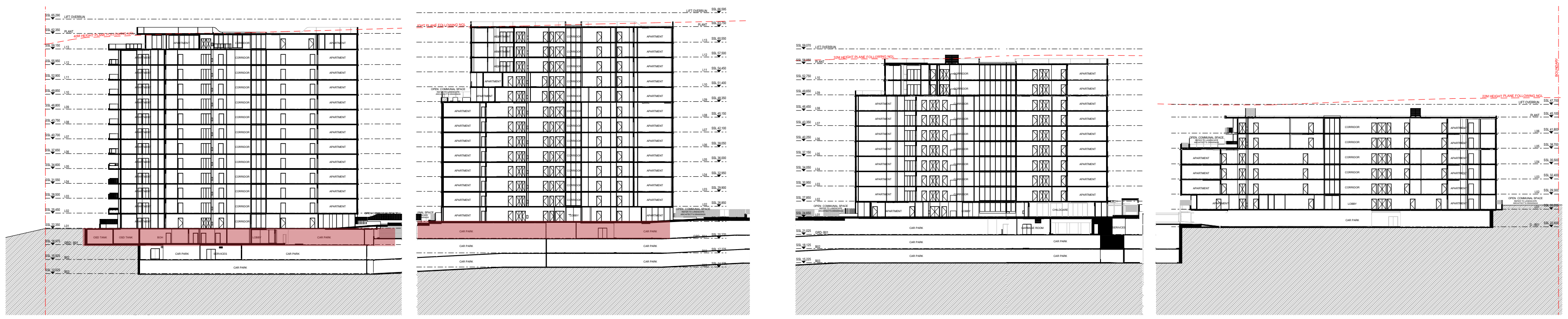
plus architecture

BASEMENT 2 - EAST





GROUND & BASEMENT 1 PLAN - WEST



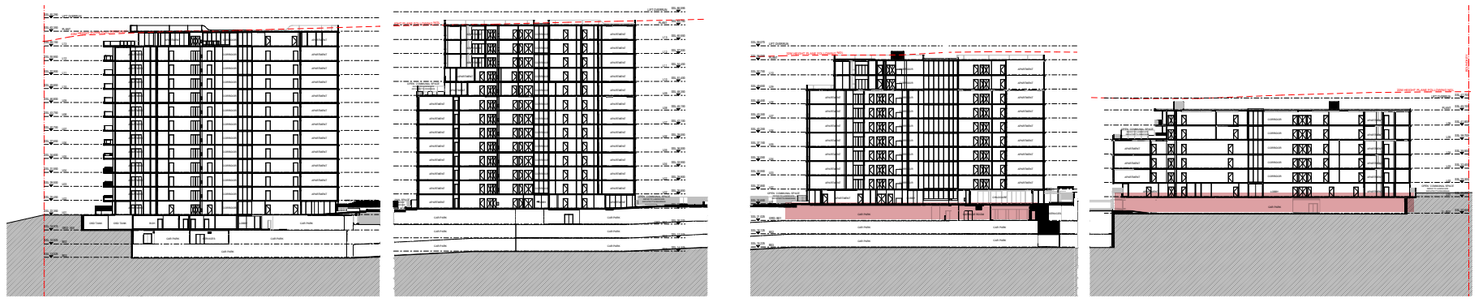
2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

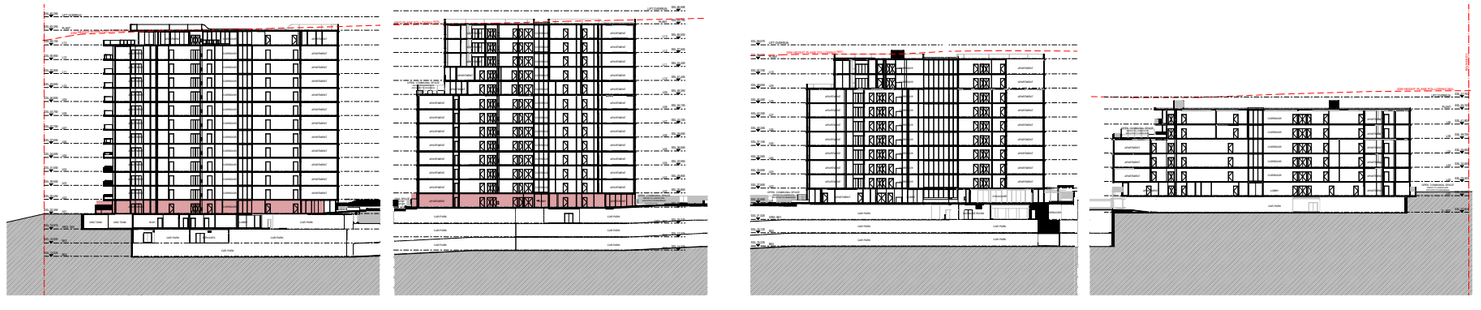
JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

plus architecture

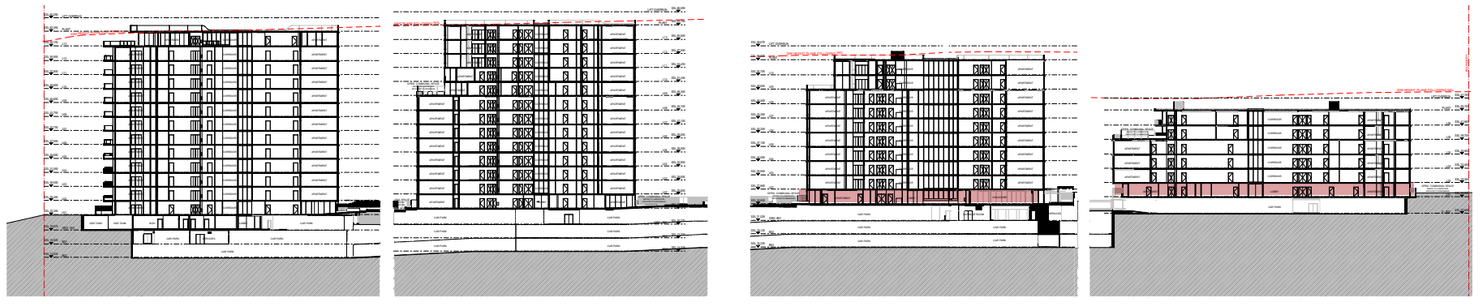
GROUND & BASEMENT 1 PLAN - EAST



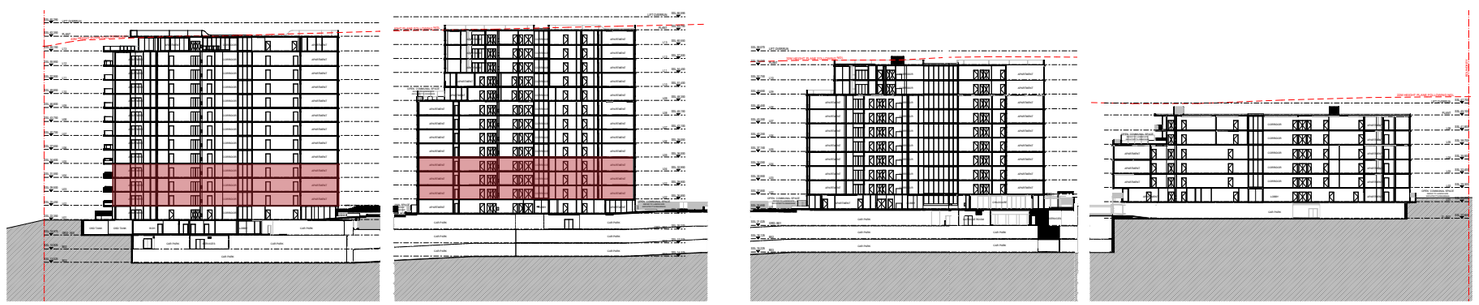
LEVEL 1 FLOOR PLAN - WEST



LEVEL 1 FLOOR PLAN - EAST



LEVEL 2-4 FLOOR PLAN - WEST



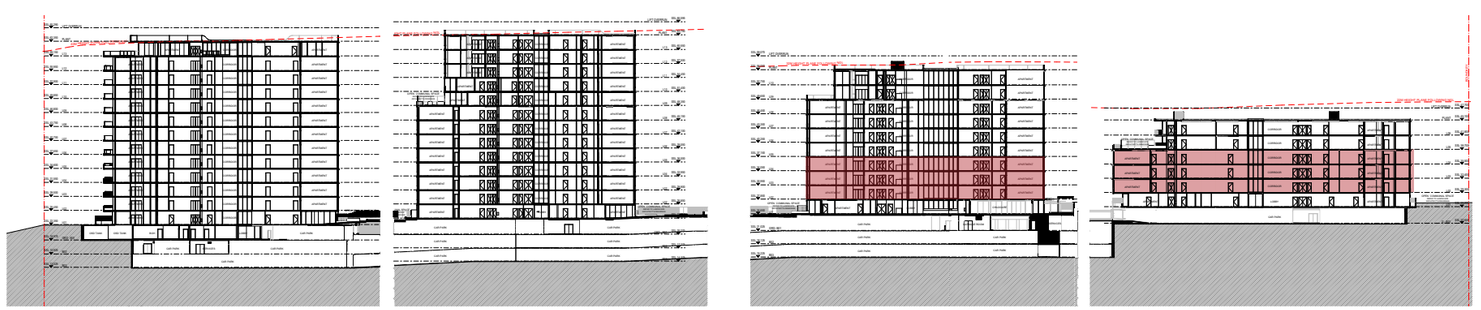
2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

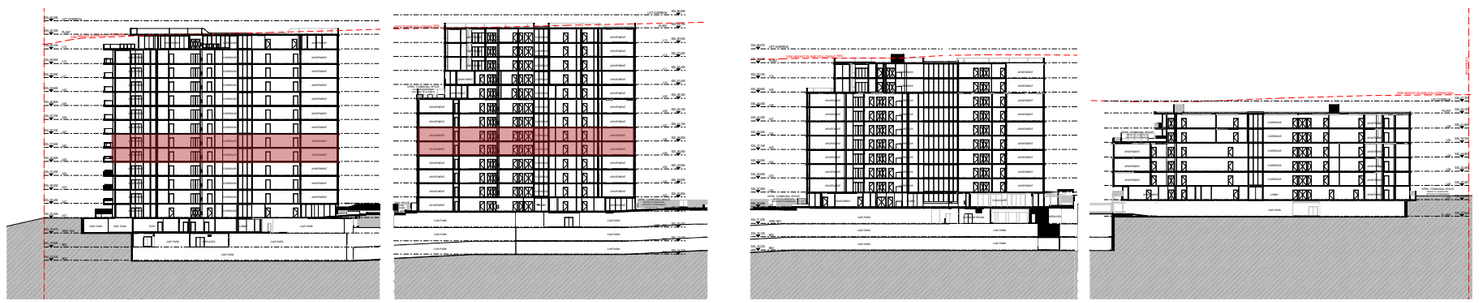
JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

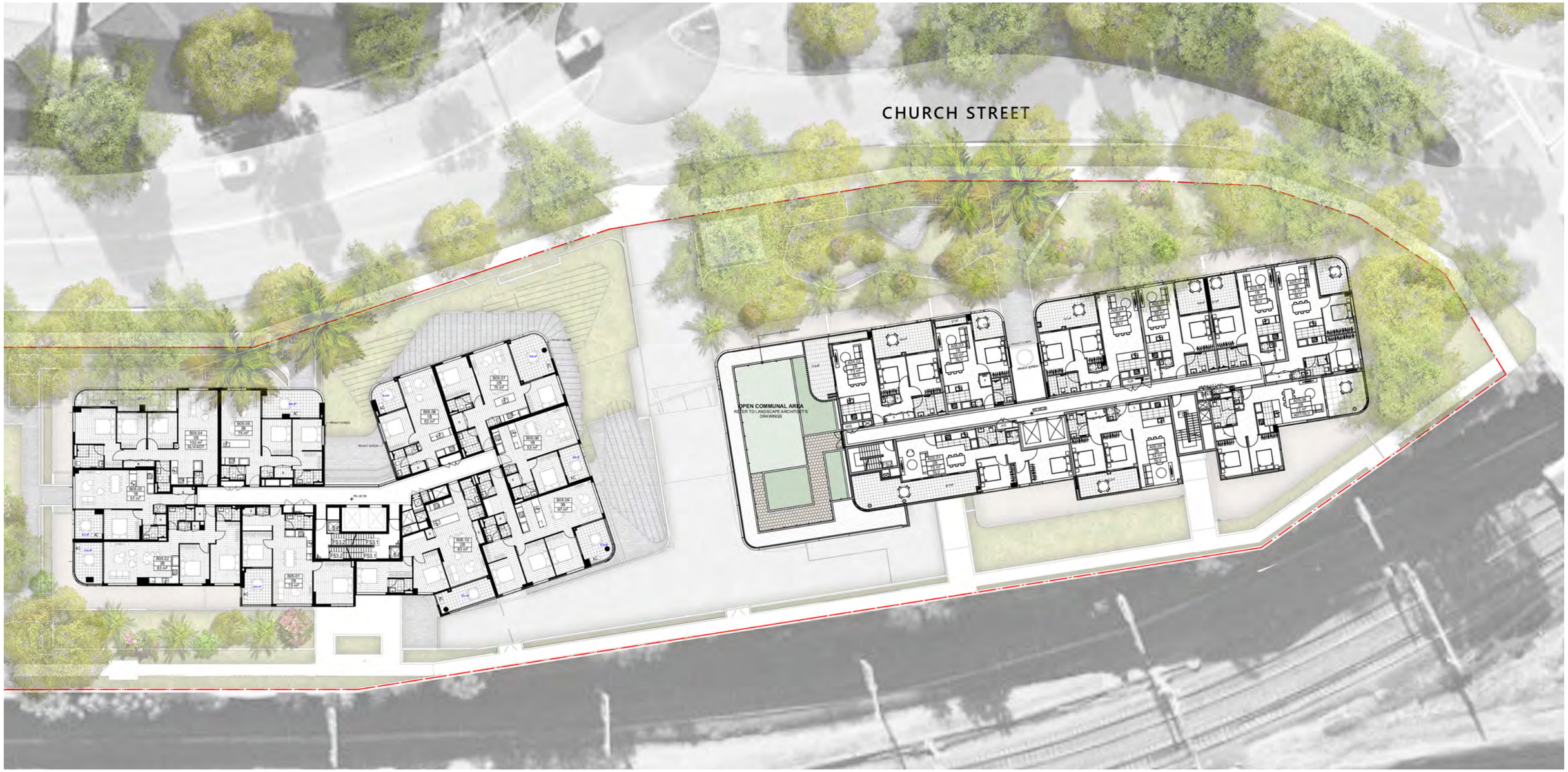
plus architecture

LEVEL 2-4 FLOOR PLAN - EAST

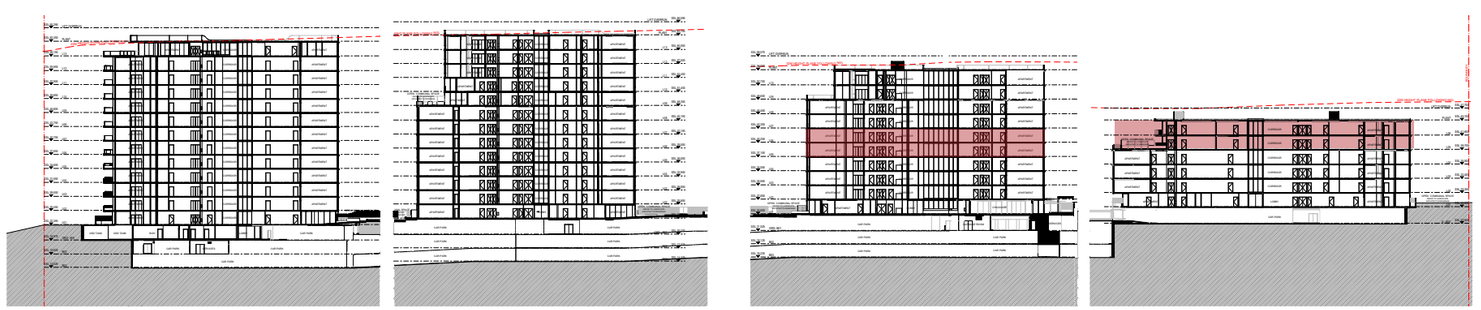


LEVEL 5-6 FLOOR PLAN - WEST





LEVEL 5-6 FLOOR PLAN - EAST



2-36 CHURCH STREET, LIDCOMBE

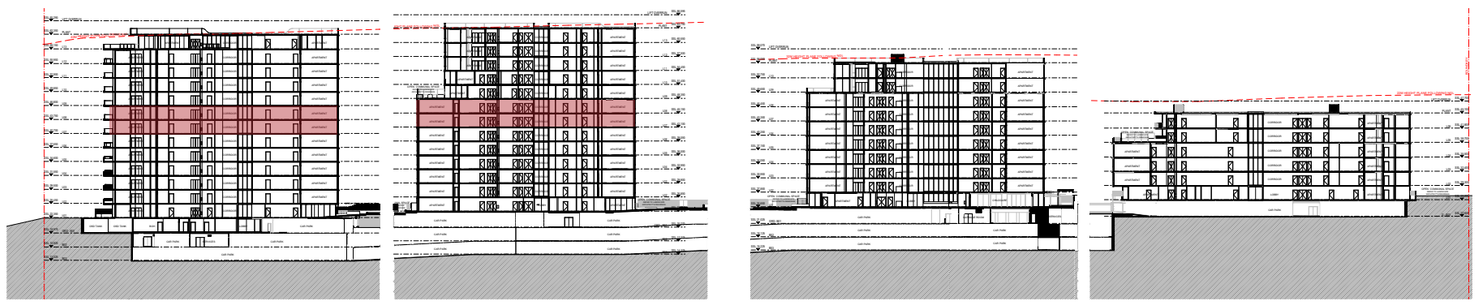
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

plus architecture

CHURCH STREET

LEVEL 7-8 FLOOR PLAN - WEST

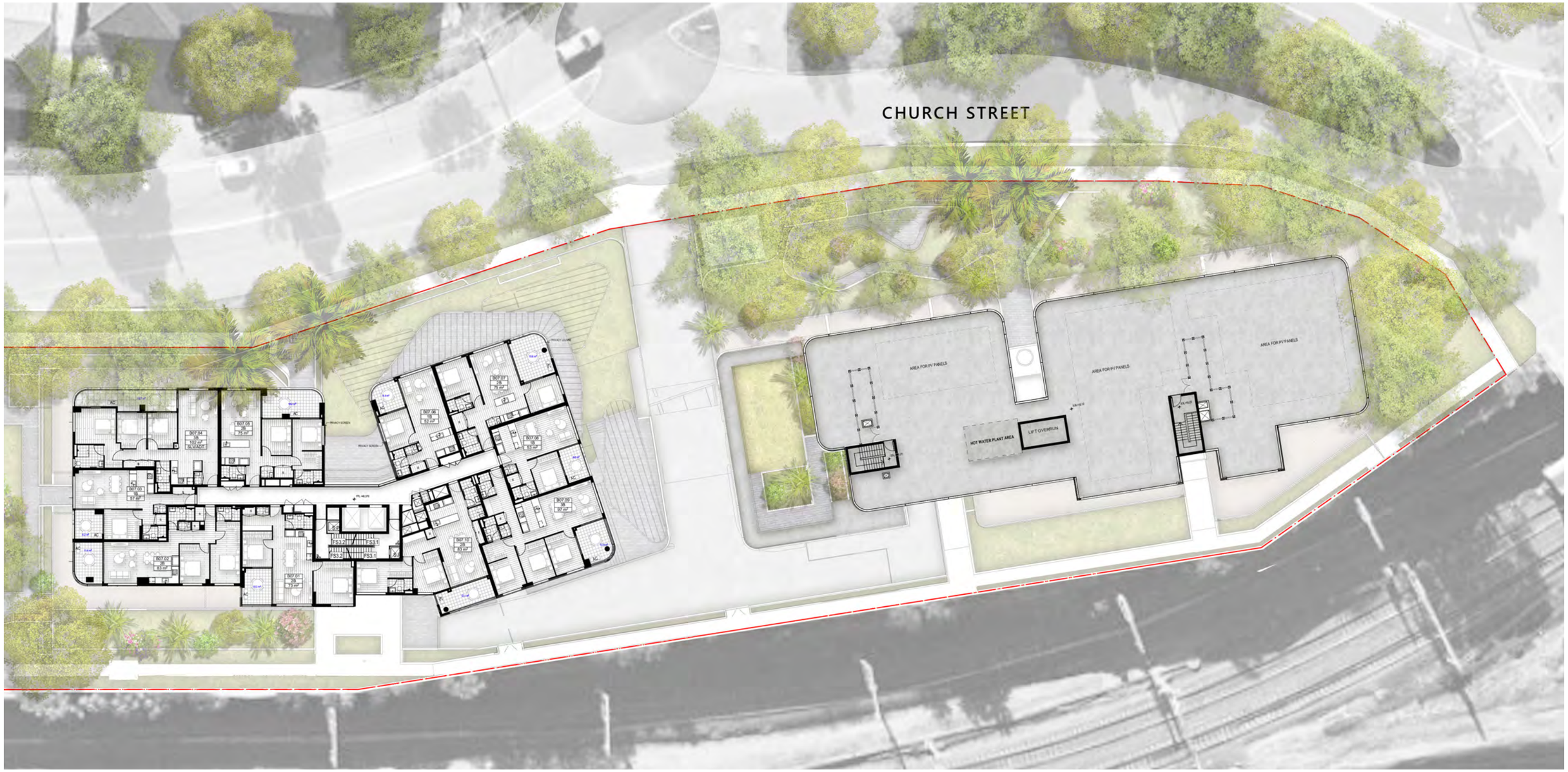


2-36 CHURCH STREET, LIDCOMBE

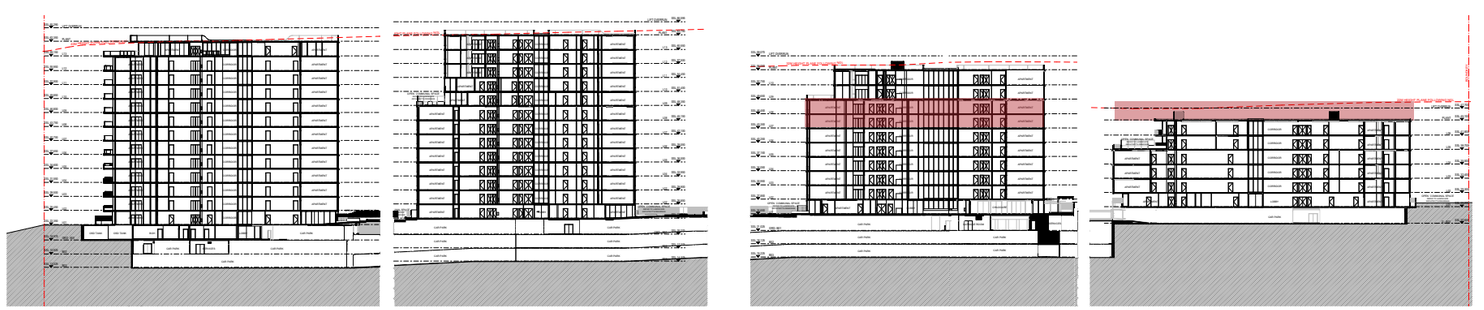
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

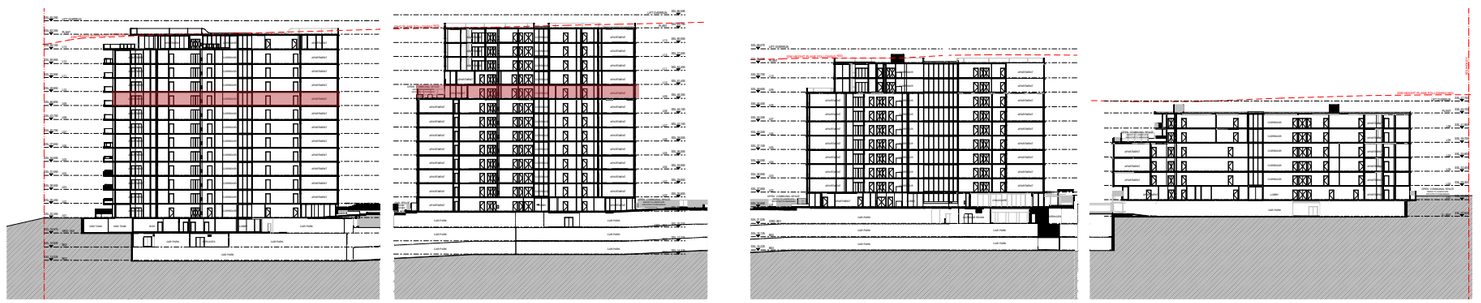
plus architecture

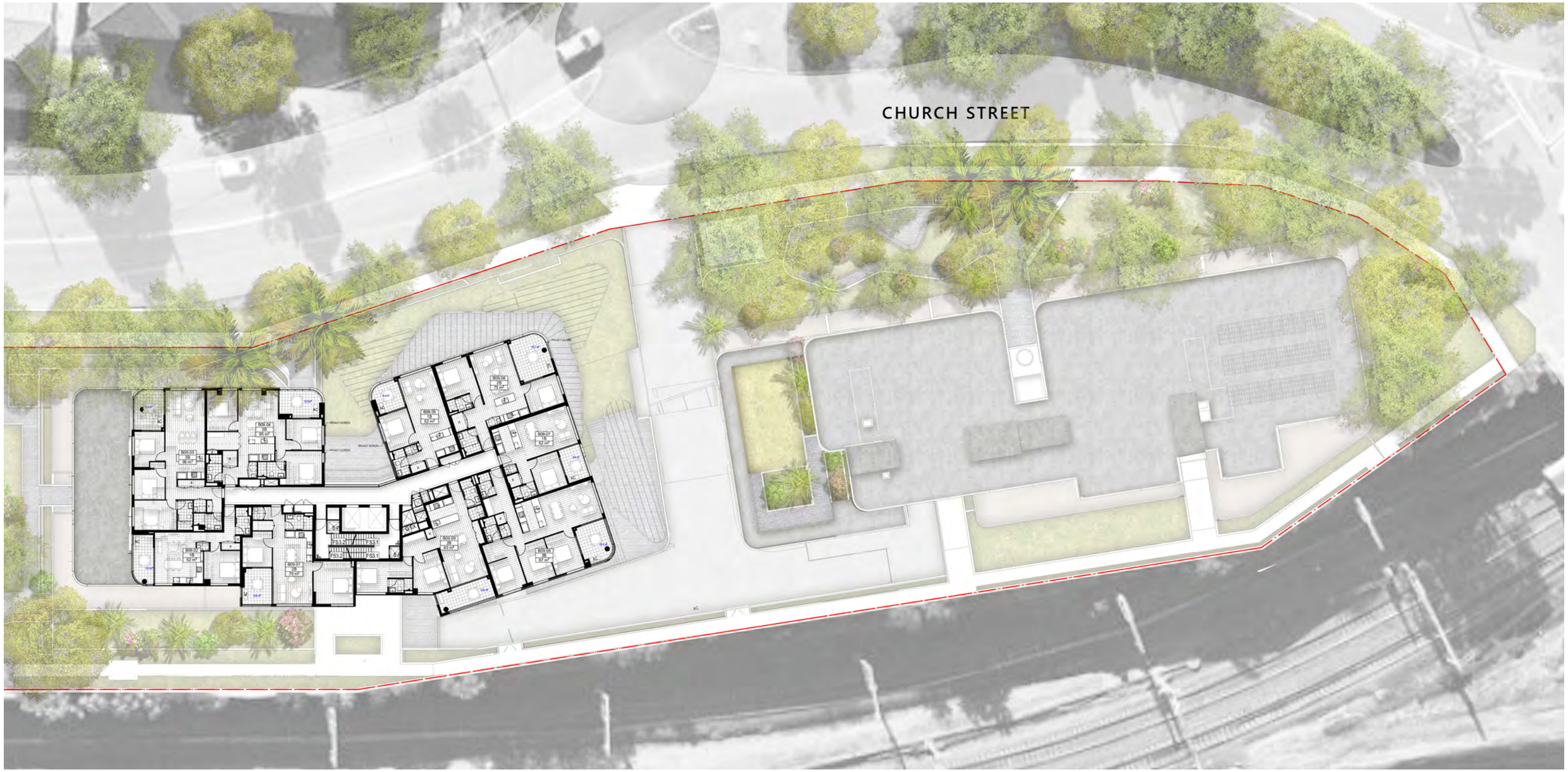


LEVEL 7-8 FLOOR PLAN - EAST

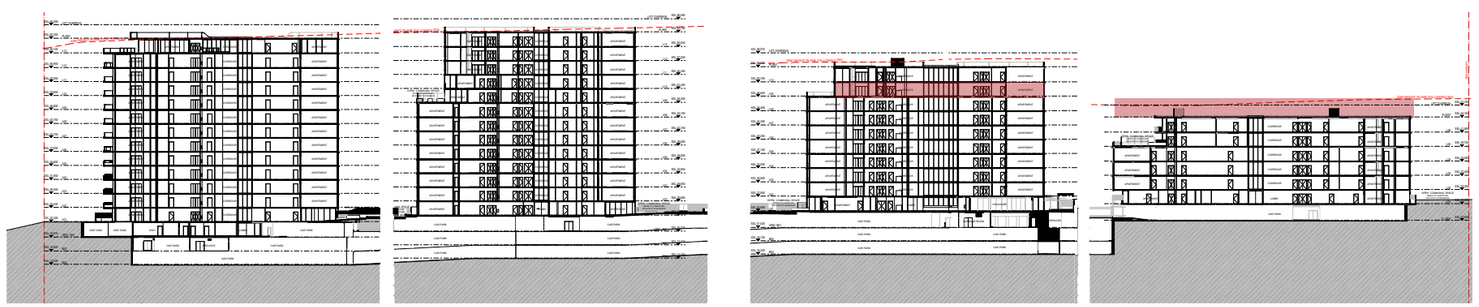


LEVEL 9 FLOOR PLAN - WEST

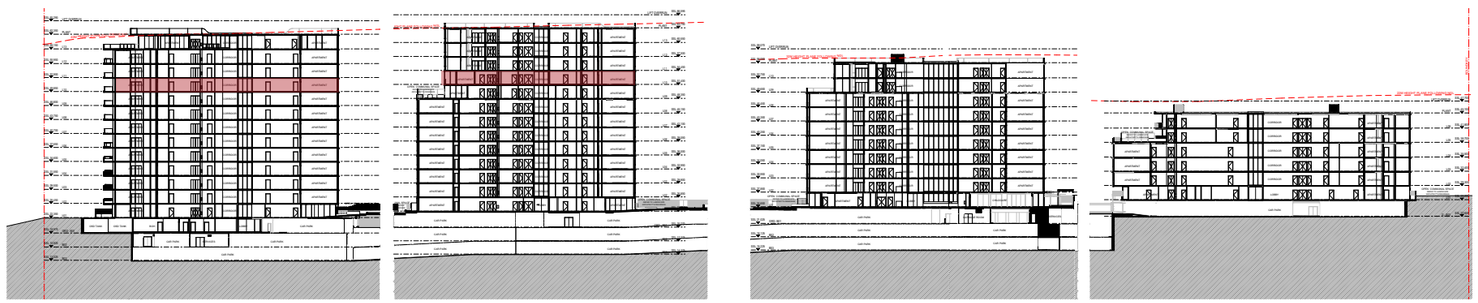


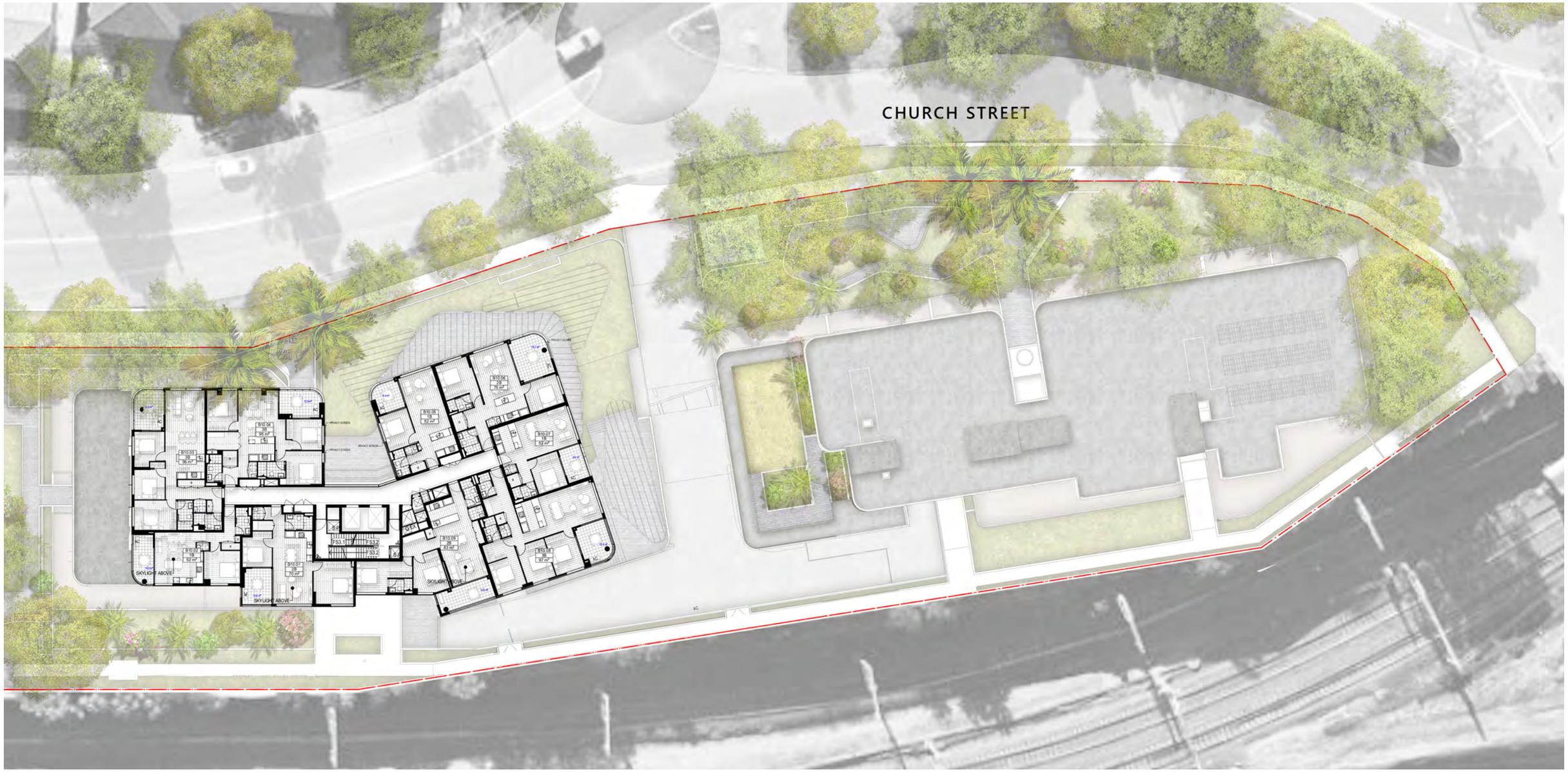


LEVEL 9 FLOOR PLAN - EAST

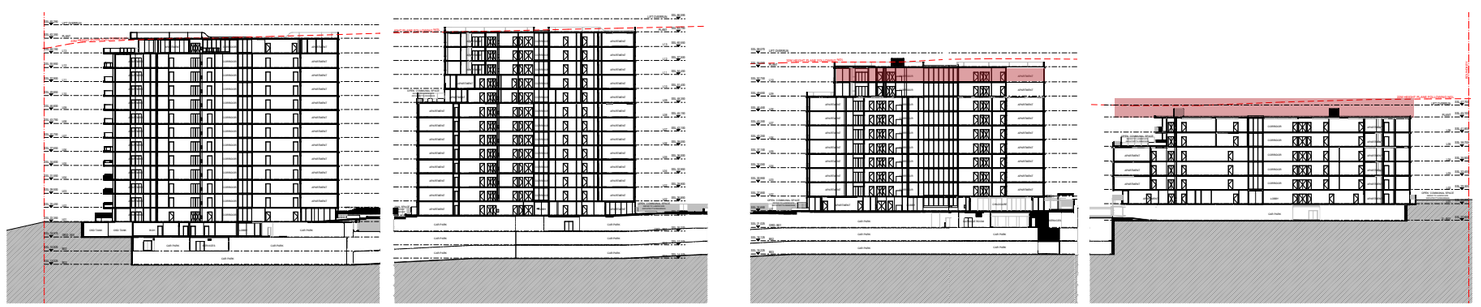


LEVEL 10 FLOOR PLAN - WEST





LEVEL 10 FLOOR PLAN - EAST



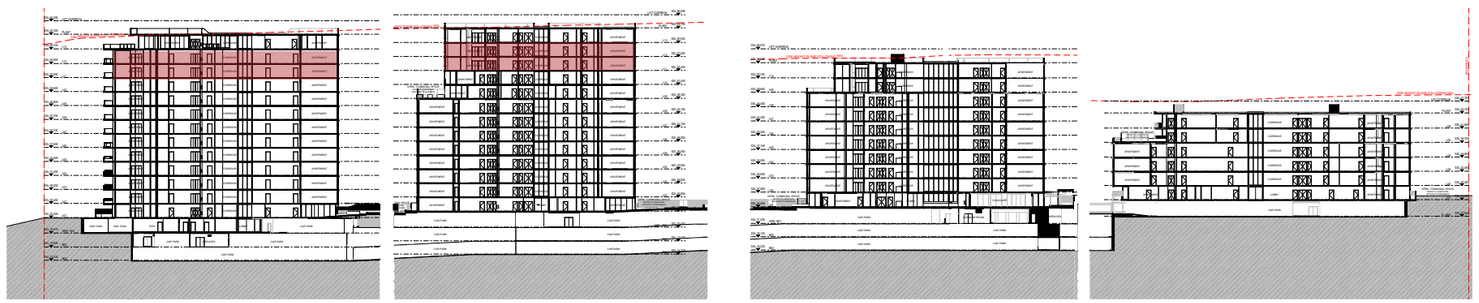
2-36 CHURCH STREET, LIDCOMBE

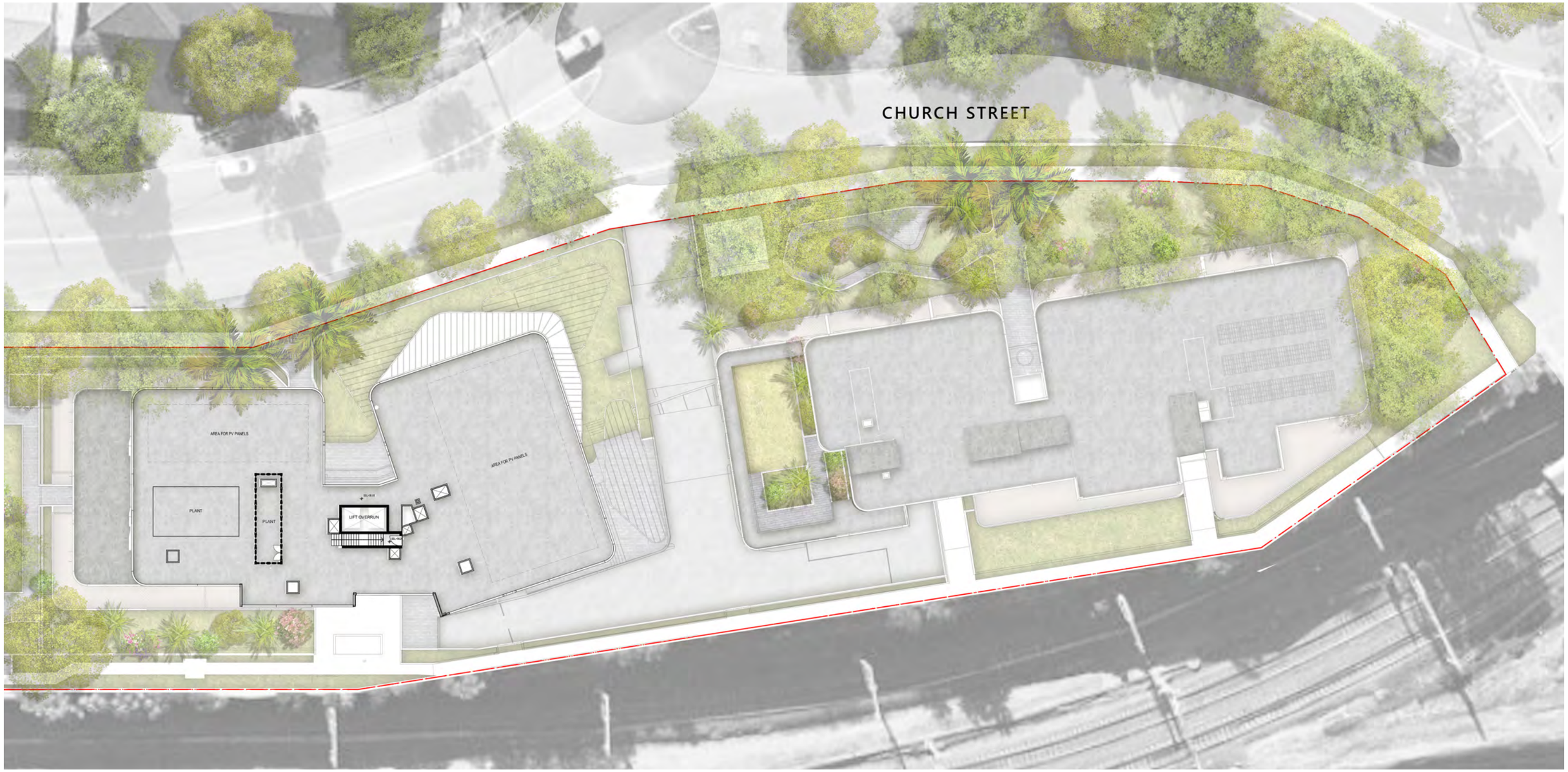
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

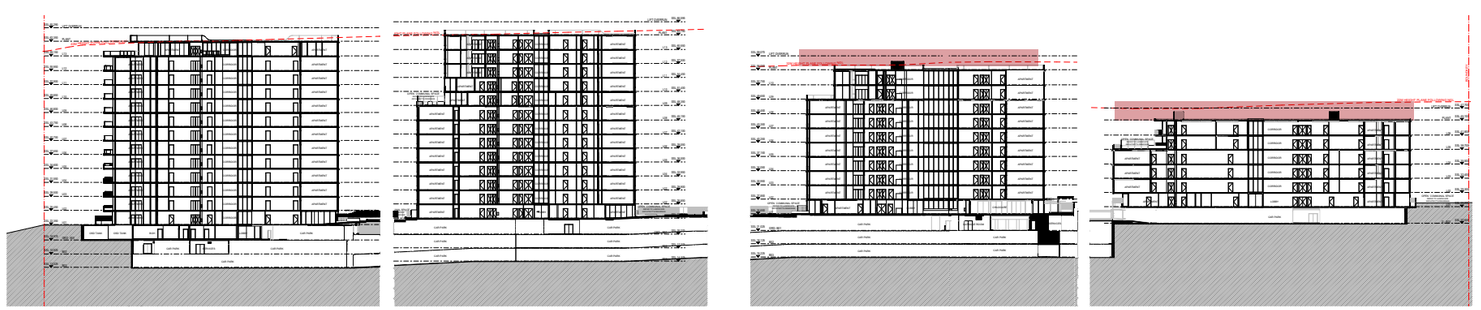
plus architecture

LEVEL 11-12 FLOOR PLAN - WEST

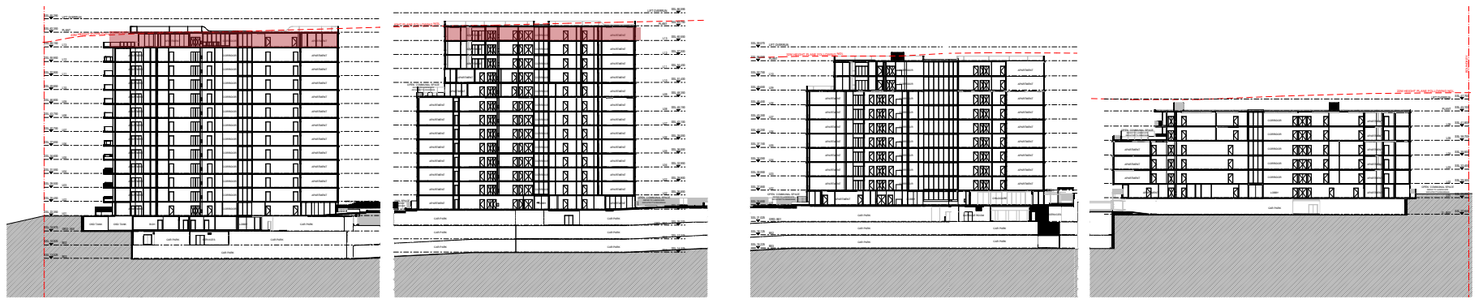




LEVEL 11-12 FLOOR PLAN - EAST



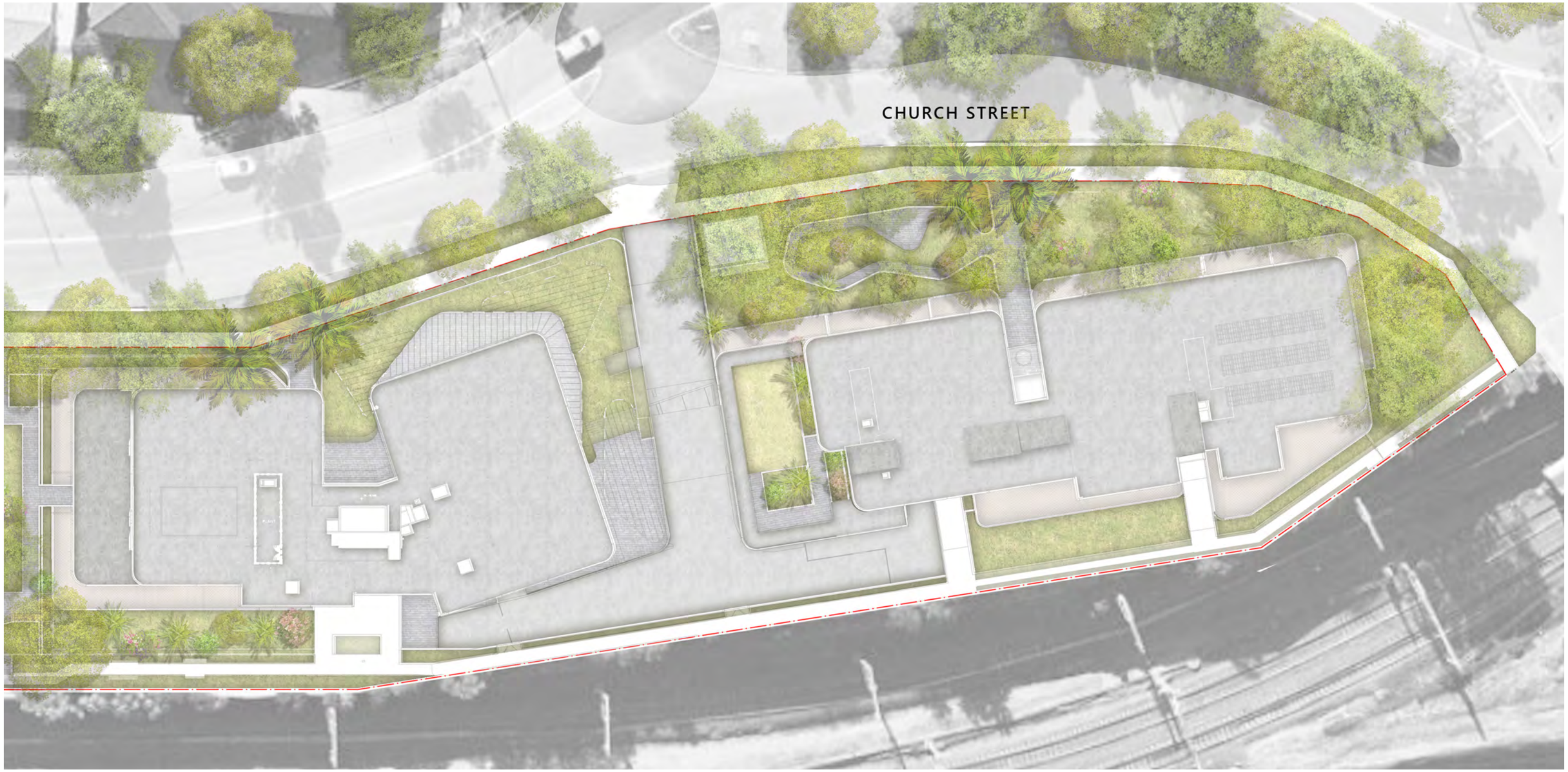
LEVEL 13 FLOOR PLAN - WEST



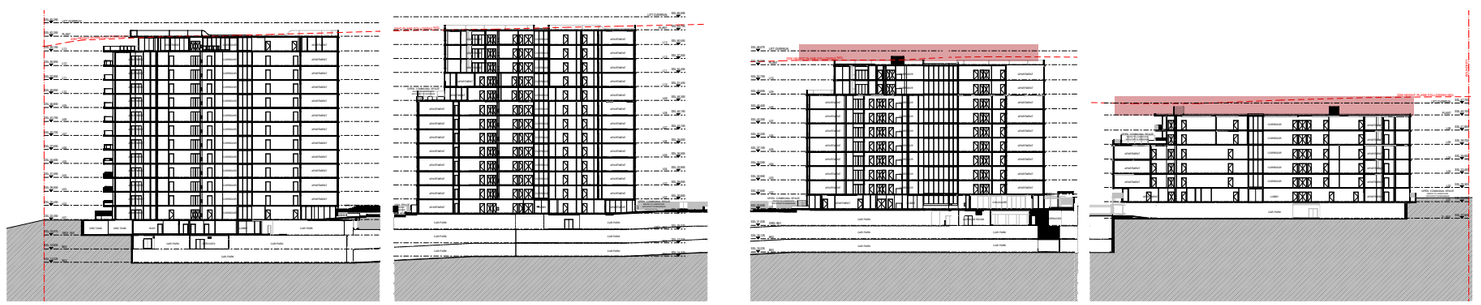
2-36 CHURCH STREET, LIDCOMBE
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

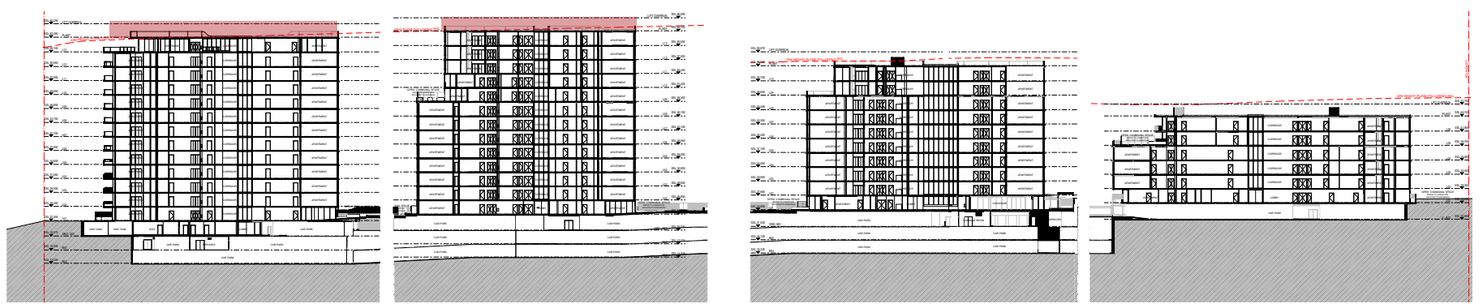
plus architecture

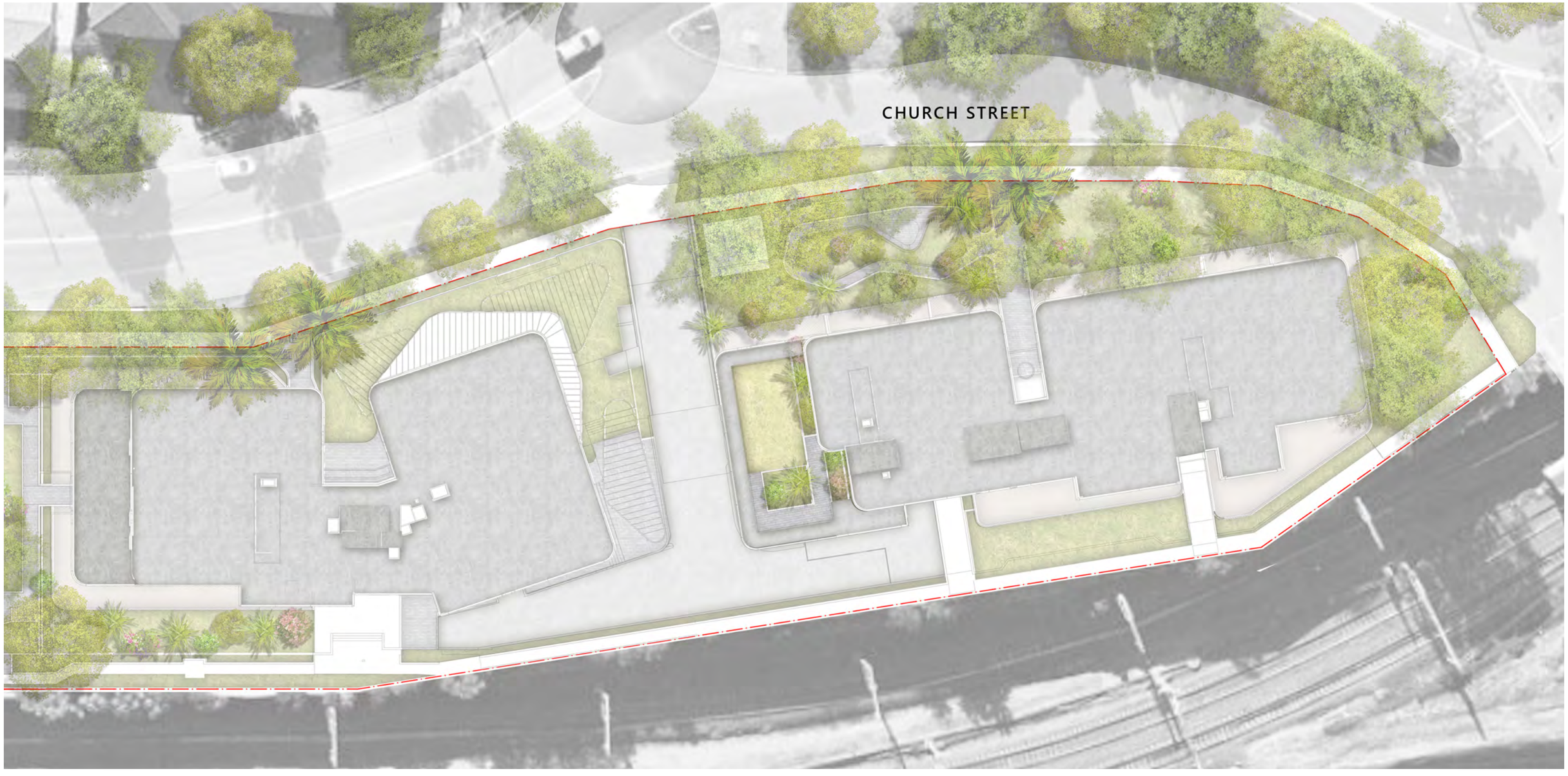


LEVEL 13 FLOOR PLAN - EAST

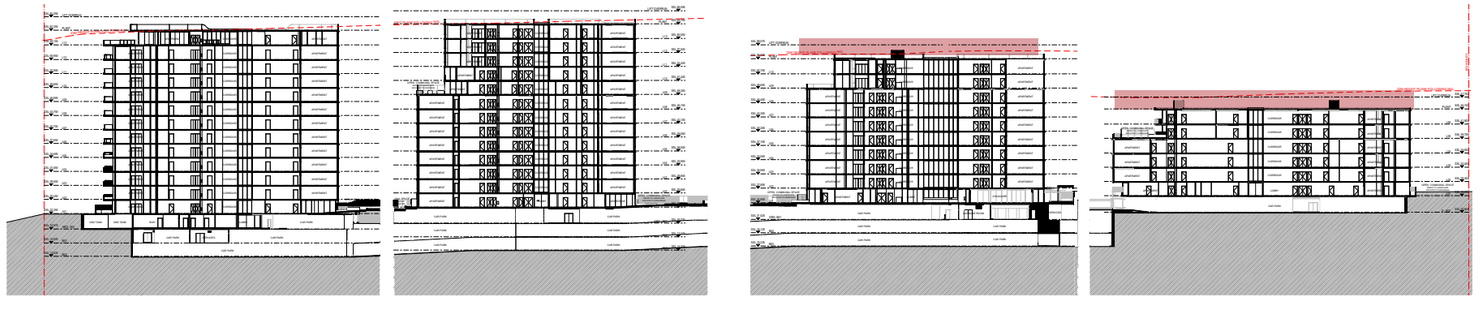


LEVEL 14 FLOOR PLAN - EAST

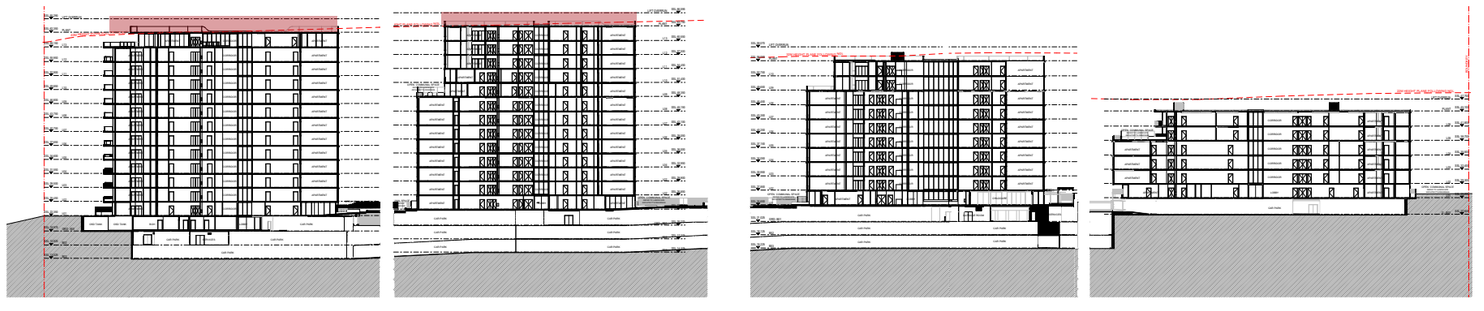


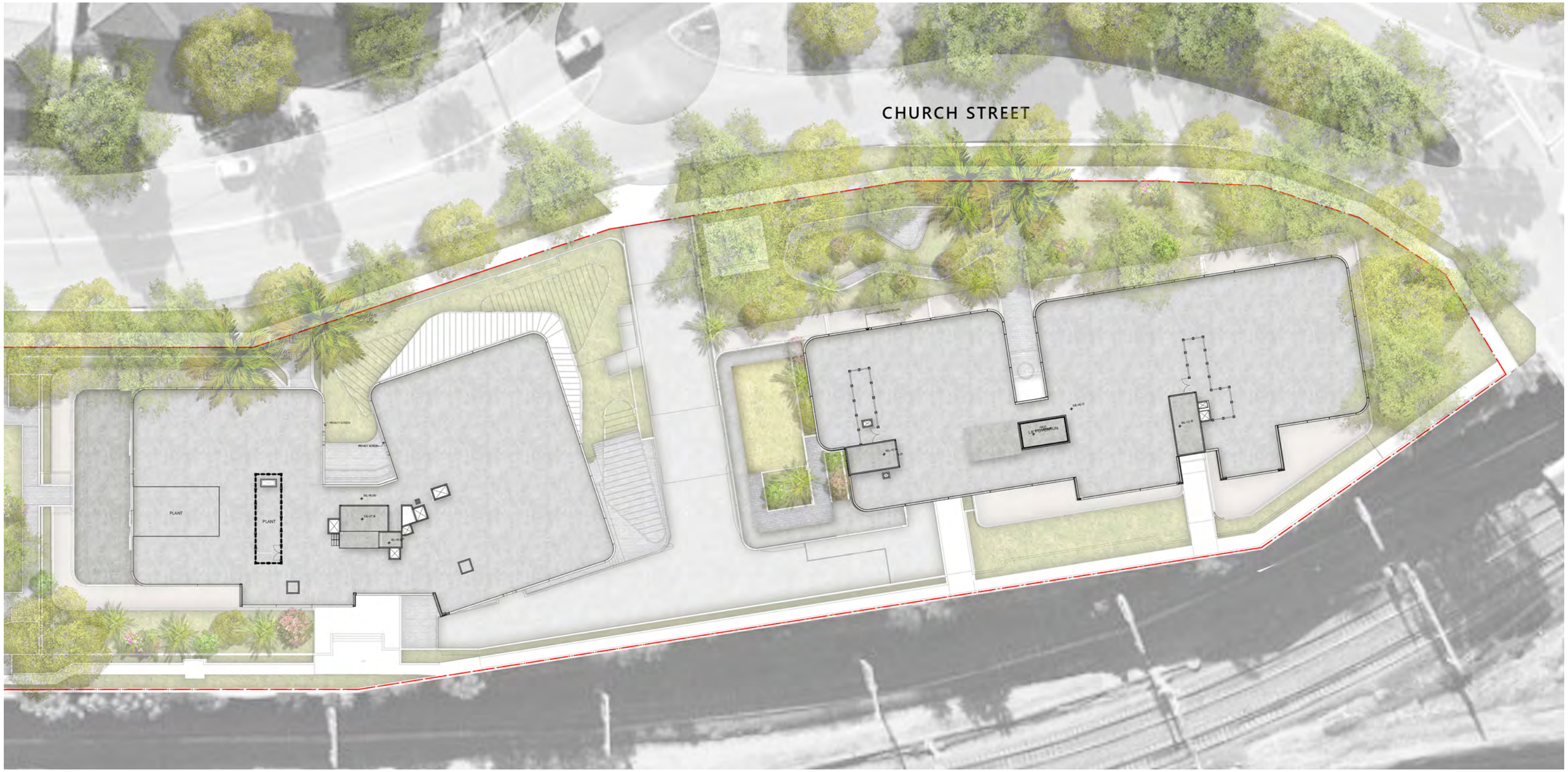


LEVEL 14 FLOOR PLAN - EAST

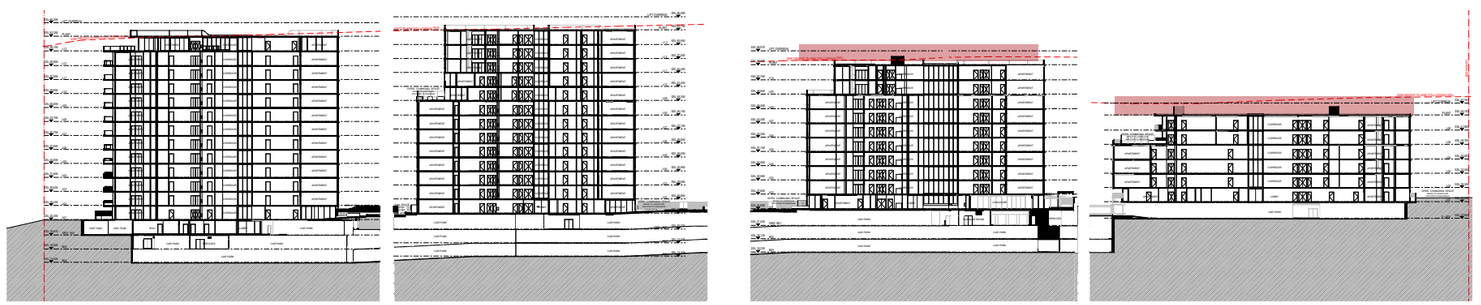


ROOF PLAN - WEST





ROOF PLAN - EAST



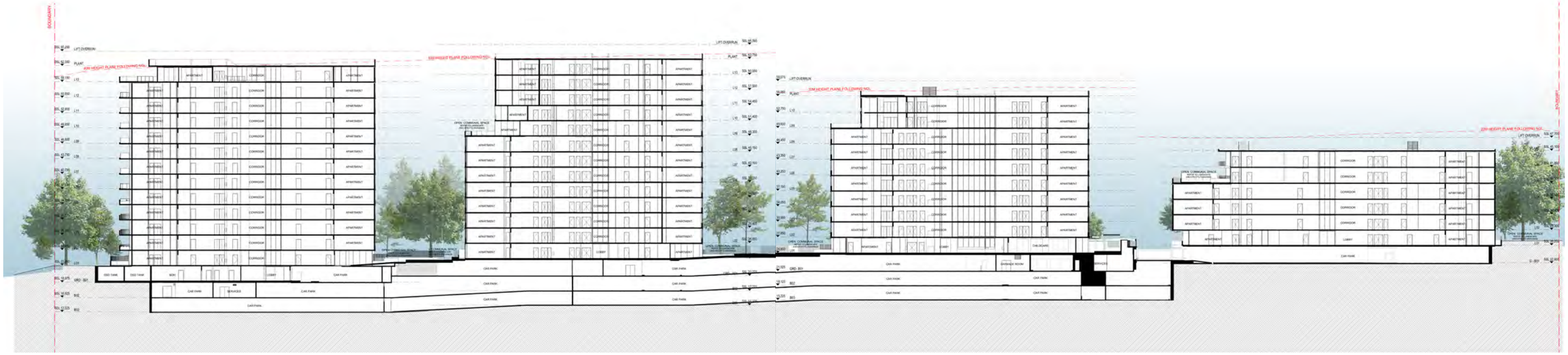
2-36 CHURCH STREET, LIDCOMBE
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	1:400

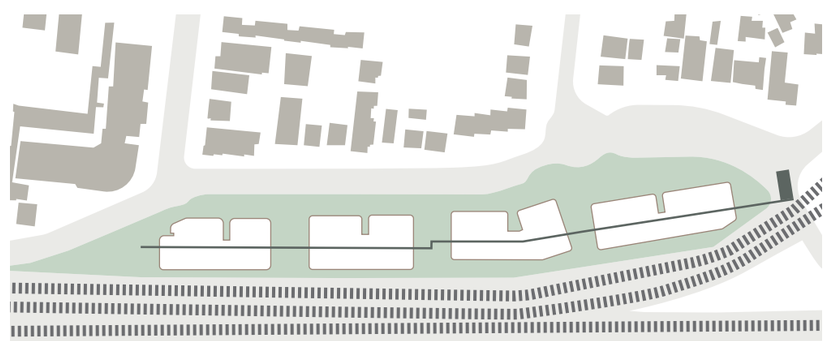
plus architecture

THE PROPOSAL

07 SECTIONS & ELEVATIONS



LONG SECTION



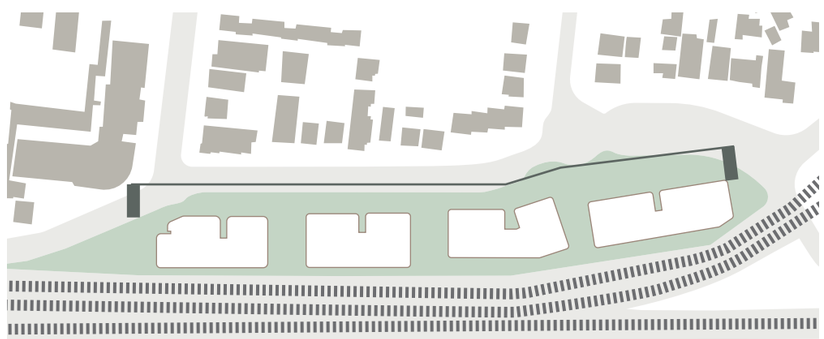
2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

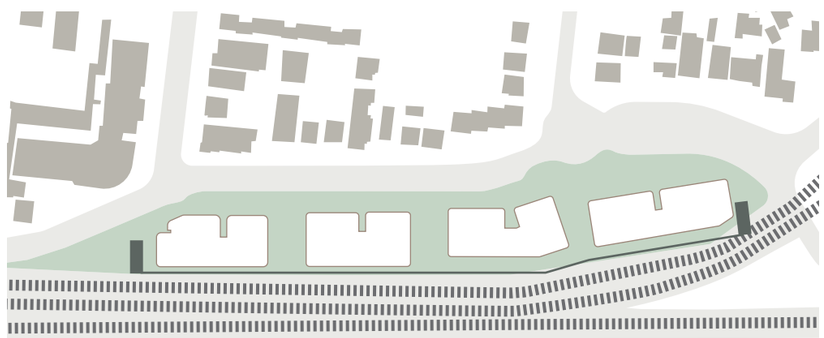
JOB NO.	20473
DATE	11/06/2021
SCALE	1:800

plus architecture

NORTH ELEVATION



SOUTH ELEVATION



THE PROPOSAL

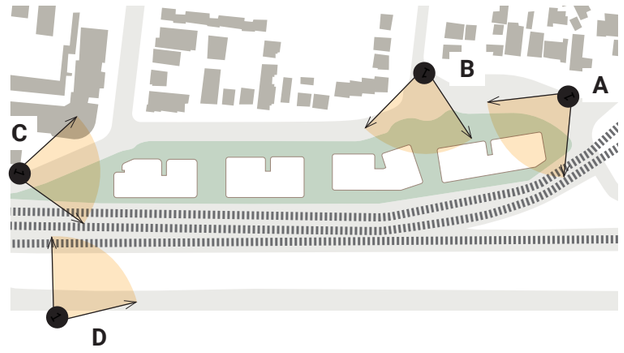
08 VISUAL IMPACT STUDIES

A. Church Street, North East of SIte

B. Church Street, North of Site

C. Church Street, West of SIte

D. Railway Street, South West of SIte



2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

THE PROPOSAL

09 ARTIST IMPRESSIONS

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

2-36 CHURCH STREET, LIDCOMBE

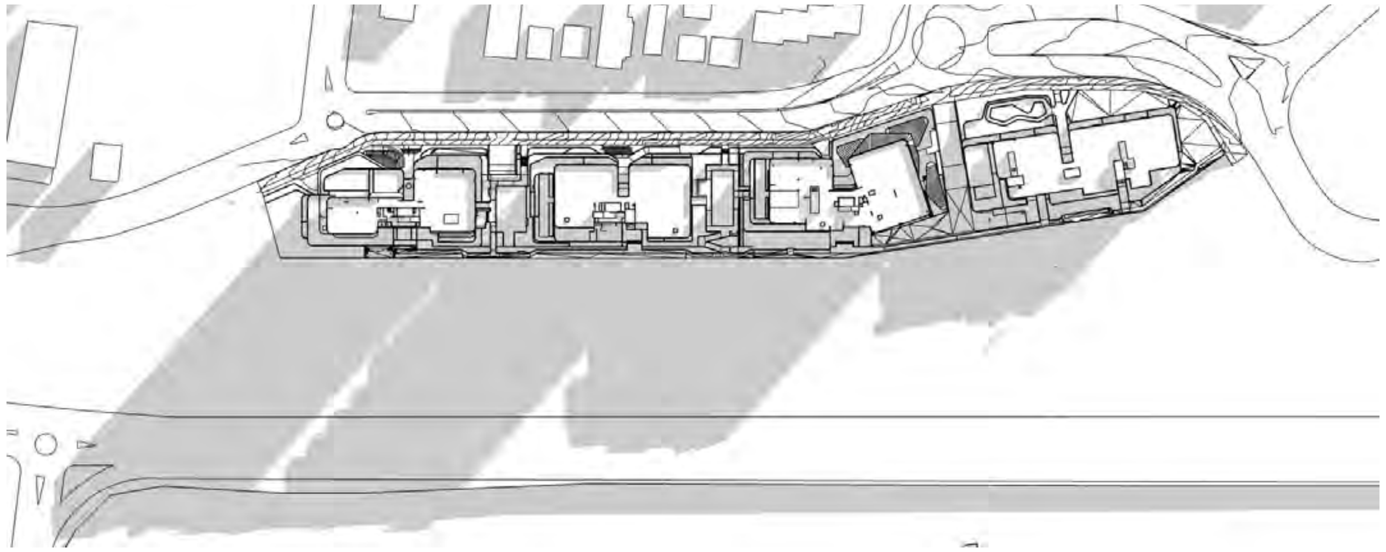
DESIGN EXCELLENCE PANEL PRESENTATION

JOB NO.	20473
DATE	11/06/2021
SCALE	NTS

plus architecture

THE PROPOSAL

10 SHADOW STUDIES



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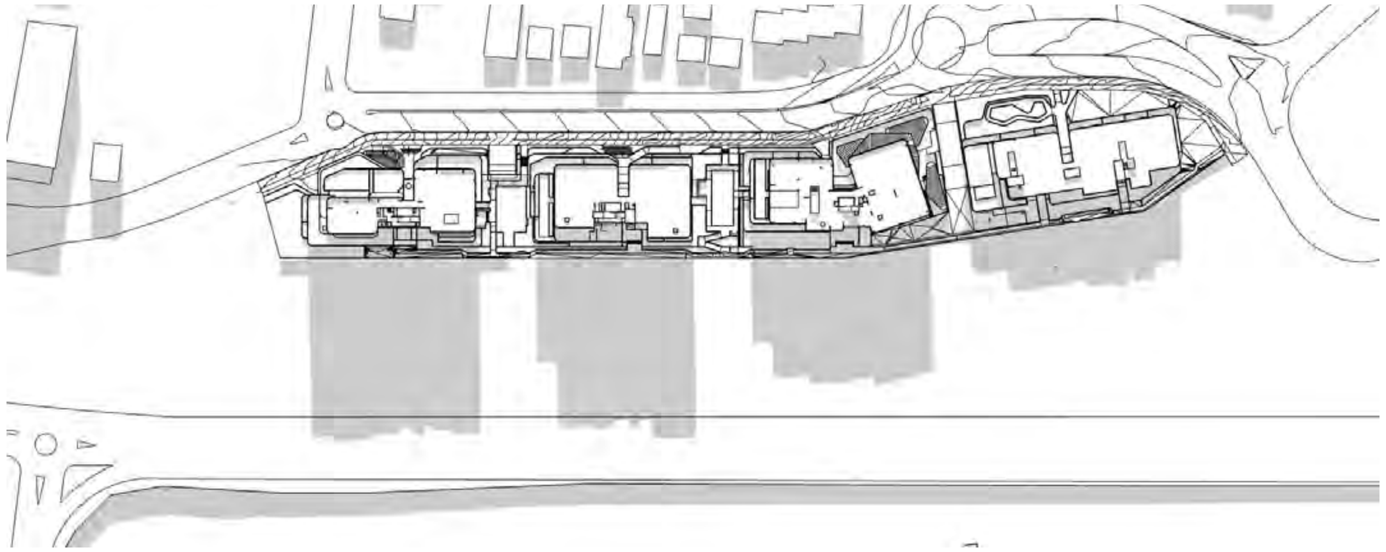
SCALE: N.T.S.



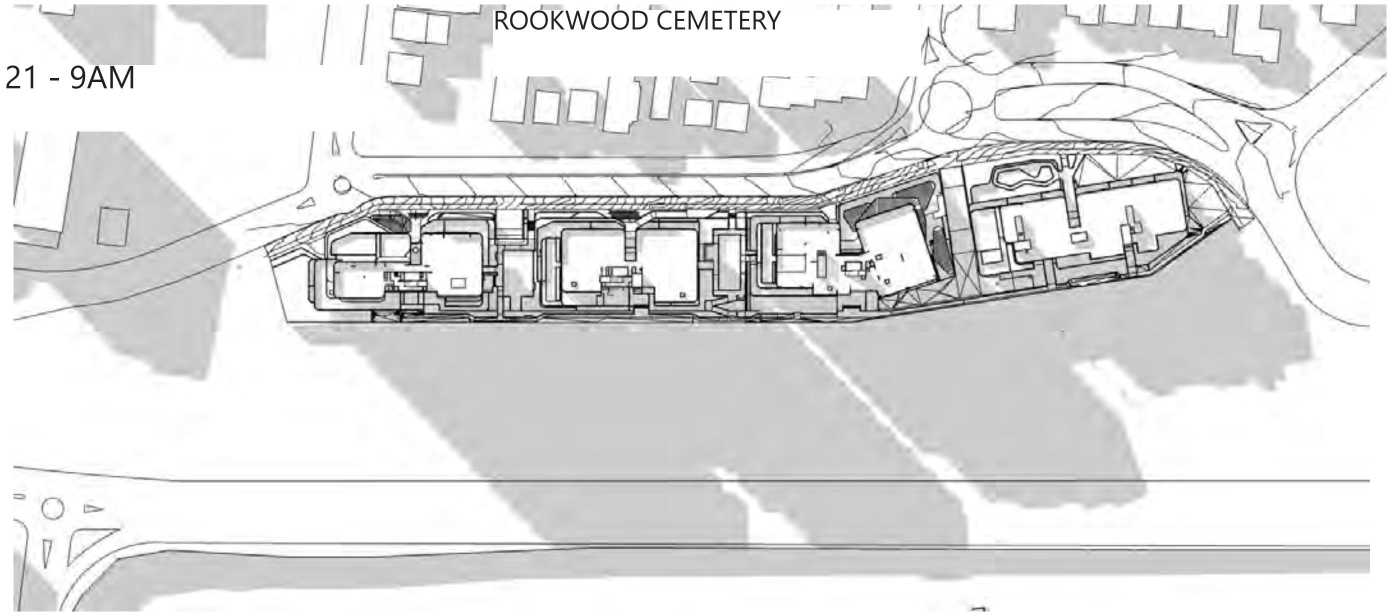
02 JUN 21 12PM
SCALE: N.T.S.

ROOKWOOD CEMETERY

JUN 21 - 9AM

ROOKWOOD CEMETERY

JUN 21 - 12PM



03 JUN 21 3PM
SCALE: N.T.S.

ROOKWOOD CEMETERY

JUN 21 - 3PM

AERIAL IMAGERY NOTING VEGETATION CONTEXT TO ROOKWOOD CEMETERY ADJACENT TO SITE

DATE	REVISION	BY	CHK	NO.

DATE	REVISION		BY	CHK	NO.

CONSULTANTS			
STRUCTURE	☐	ABC CONSULTANTS	T 97469201
CIVIL	☐	STANTEC	T 84847000
MECHANICAL	☐	E SHELMERDINES & PARTNERS	T 94363021
HYDRAULICS	☐	STANTEC	T 84847000

CONSULTANTS			
ACOUSTIC	☐	ACOUSTIC LOGIC	T 83398000
FIRE ENGINEER	☐	MINERVA GROUP	T 0410491677
PCA	☐	MCKENZIE GROUP	T 82986800
HYDRAULICS	☐	STANTEC	T 1300140946

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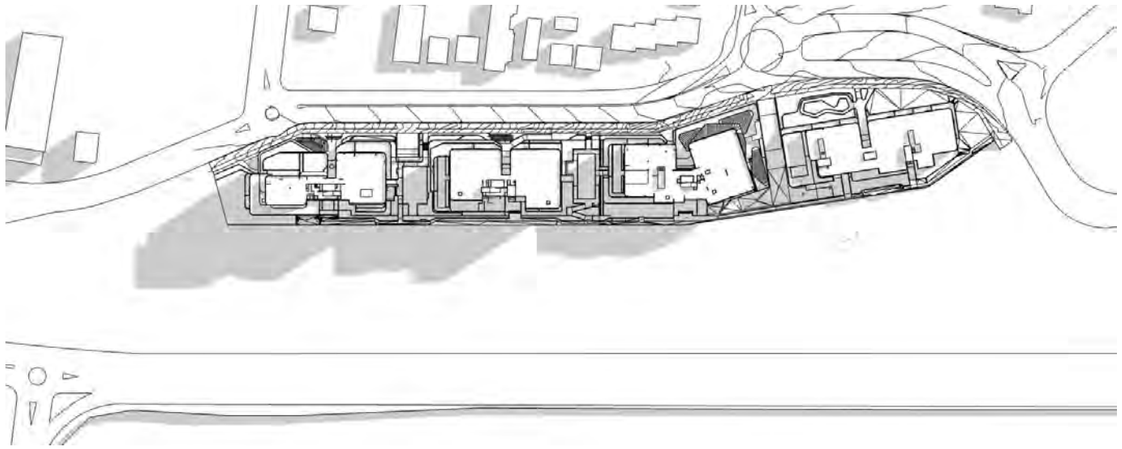
plus architecture

Melbourne Brisbane Christchurch
Sydney Western Australia Auckland

PROJECT	DRAWING TITLE
2-36 Church Street, Lidcombe Sydney NSW 2141 Australia	**SHADOW DIAGRAMS 1**

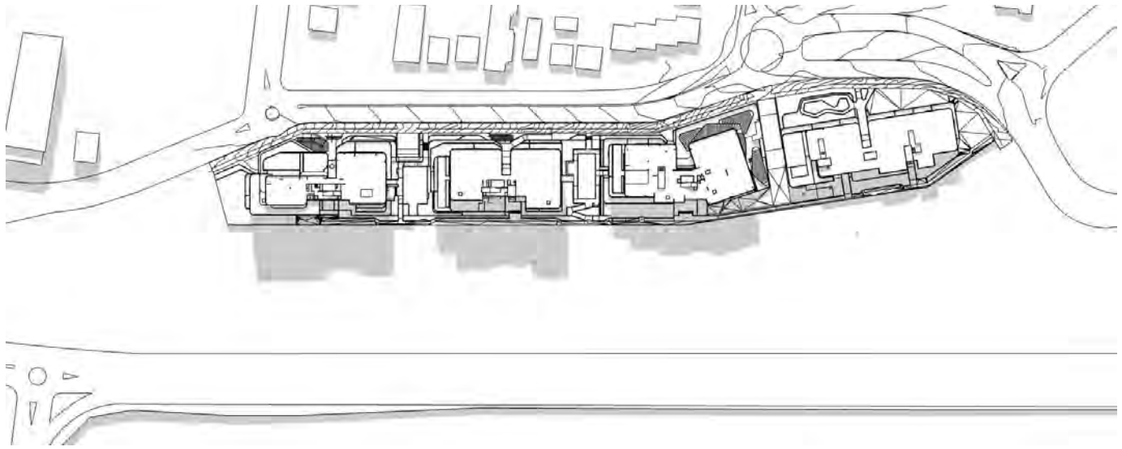
SCALE		
1:166.67 @A1		
DATE 08/03/2021	PLOT DATE 8/03/2021	
DRAWN WS	CHECKED AS	
JOB NO.	DRAWING NO.	REVISION

SHADOW DIAGRAMS - SPRING EQUINOX



01 SEP 22 9AM
SCALE: N.T.S.

SEP 22 - 9AM



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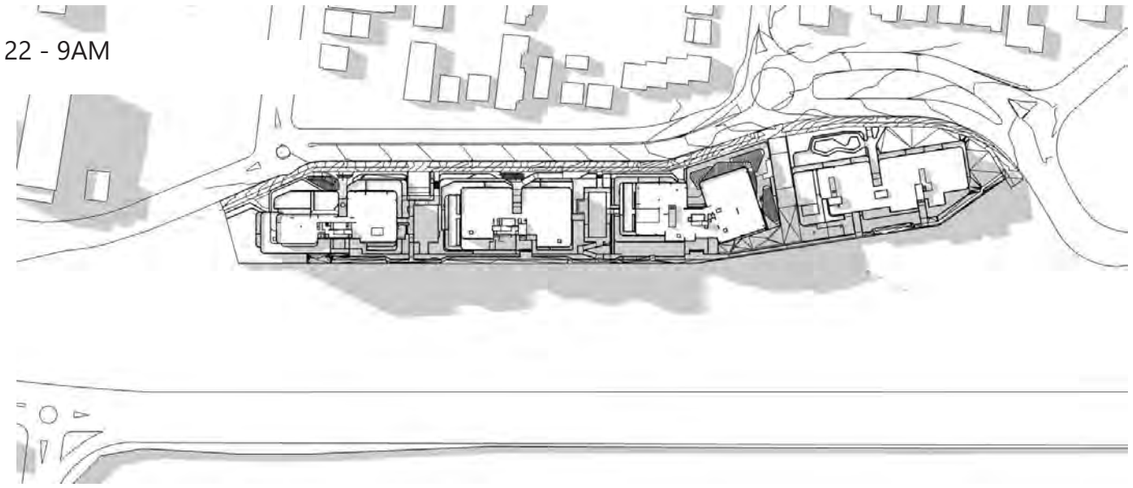
SEP 22 - 12PM



03 SEP 22 3PM
SCALE: N.T.S.

SEP 22 - 3PM

FOR DA

DATE	REVISION	BY	CHK	NO.

DATE	REVISION		BY	CHK	NO.

CONSULTANTS			
STRUCTURE	☐	ABC CONSULTANTS	T 97469201
CIVIL	☐	STANTEC	T 84847000
MECHANICAL	☐	E SHELMERDINES & PARTNERS	T 94363021
HYDRAULICS	☐	STANTEC	T 84847000

CONSULTANTS			
ACOUSTIC	☐	ACOUSTIC LOGIC	T 83398000
FIRE ENGINEER	☐	MINERVA GROUP	T 0410491677
PCA	☐	MCKENZIE GROUP	T 82986800
HYDRAULICS	☐	STANTEC	T 1300140946

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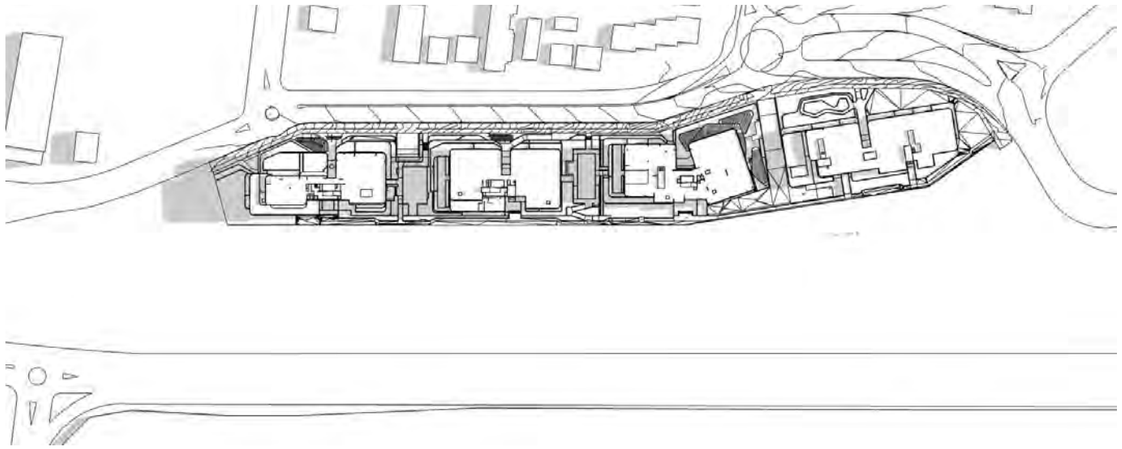
Brisbane Western Australia
Christchurch Auckland
Telephone +61 7 3867 3696

PROJECT
2-36 Church Street, Lidcombe Sydney NSW 2141 Australia

DRAWING TITLE
SHADOW DIAGRAMS 2

SCALE		
1:166.67 @A1		
DATE	PLOT DATE	
08/03/2021	8/03/2021	
DRAWN	CHECKED	
WS	AS	
JOB NO.	DRAWING NO.	REVISION



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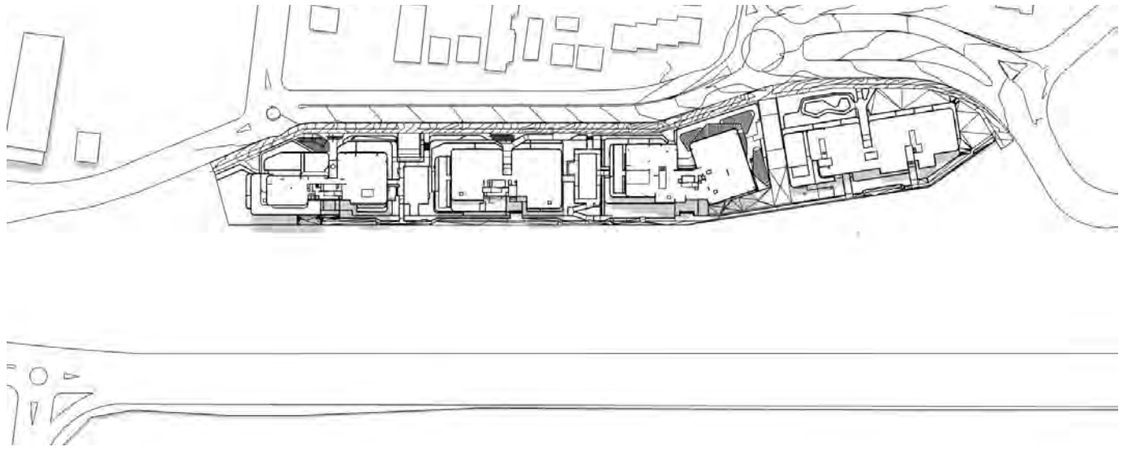
SCALE: N.T.S.

DEC 21 - 9AM



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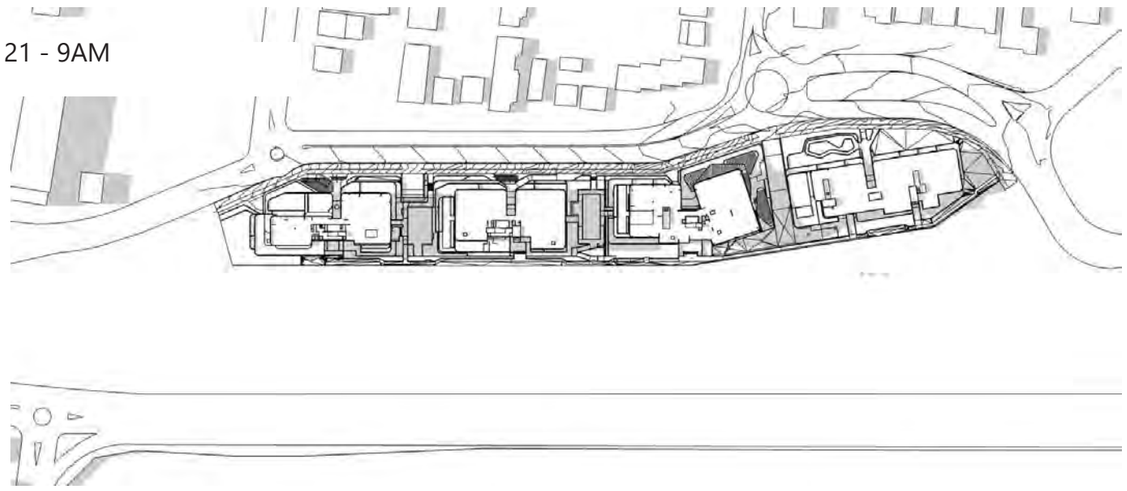
DEC 21 - 12PM



03 DEC 21 3PM
SCALE: N.T.S.

DEC 21 - 3PM

DATE	REVISION	BY	CHK	NO.

DATE	REVISION		BY	CHK	NO.

CONSULTANTS			
STRUCTURE	☐	ABC CONSULTANTS	T 97469201
CIVIL	☐	STANTEC	T 84847000
MECHANICAL	☐	E SHELMERDINES & PARTNERS	T 94363021
HYDRAULICS	☐	STANTEC	T 84847000

CONSULTANTS			
ACOUSTIC	☐	ACOUSTIC LOGIC	T 83398000
FIRE ENGINEER	☐	MINERVA GROUP	T 0410491677
PCA	☐	MCKENZIE GROUP	T 82986800
HYDRAULICS	☐	STANTEC	T 1300140946

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Christchurch Auckland

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PROJECT
2-36 Church Street, Lidcombe Sydney NSW 2141 Australia

DRAWING TITLE
SHADOW DIAGRAMS 3

SCALE		
1:166.67 @A1		
DATE	PLOT DATE	
08/03/2021	8/03/2021	
DRAWN	CHECKED	
WS	AS	
JOB NO.	DRAWING NO.	REVISION

EYE OF THE SUN DIAGRAMS - WINTER SOLSTICE

01 JUN 21 9AM
SCALE: N.T.S.

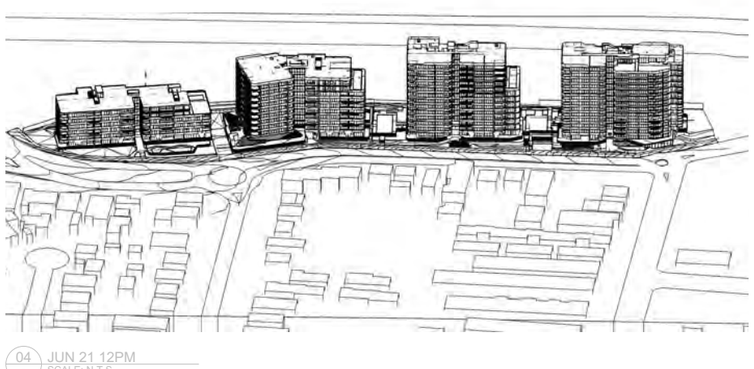
JUN 21 - 9AM

02 JUN 21 10AM
SCALE: N.T.S.

JUN 21 - 10AM

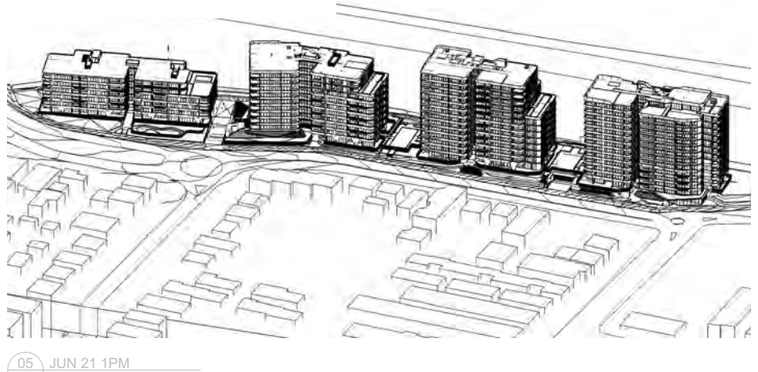
03 JUN 21 11AM
SCALE: N.T.S.

JUN 21 - 11AM



04 JUN 21 12PM
SCALE: N.T.S.

JUN 21 - 12PM



05 JUN 21 1PM
SCALE: N.T.S.

JUN 21 - 1PM

06 JUN 21 2PM
SCALE: N.T.S.

JUN 21 - 2PM

07 JUN 21 3PM
SCALE: N.T.S.

JUN 21 - 3PM

FOR DA

DATE	REVISION		BY	CHK	NO.

CONSULTANTS
STRUCTURE ☐ ABC CONSULTANTS T 97469201

CONSULTANTS
ACOUSTIC ☐ ACOUSTIC LOGIC T 83398000

PROJECT
2-36 Church Street, Lidcombe Sydney

DRAWING TITLE
EYE OF THE SUN - 21 JUNE

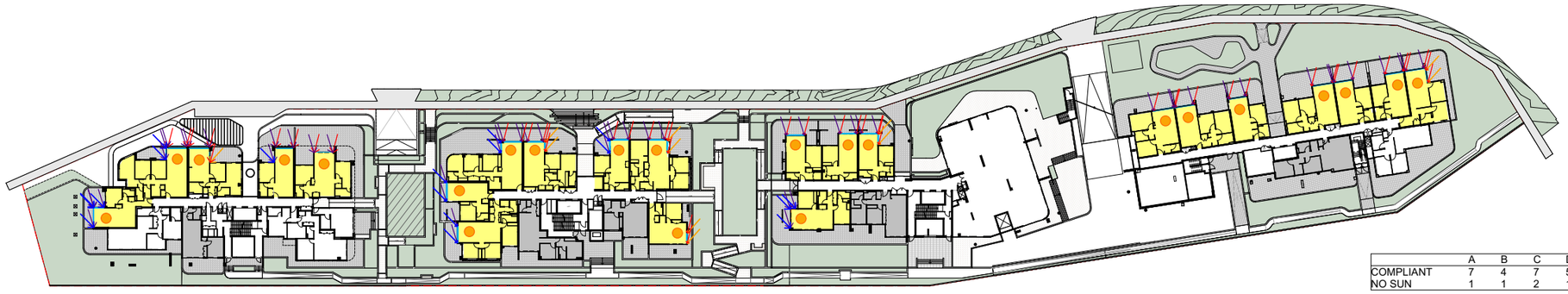
SCALE
1:200 @A1

DATE PLOT DATE

THE PROPOSAL

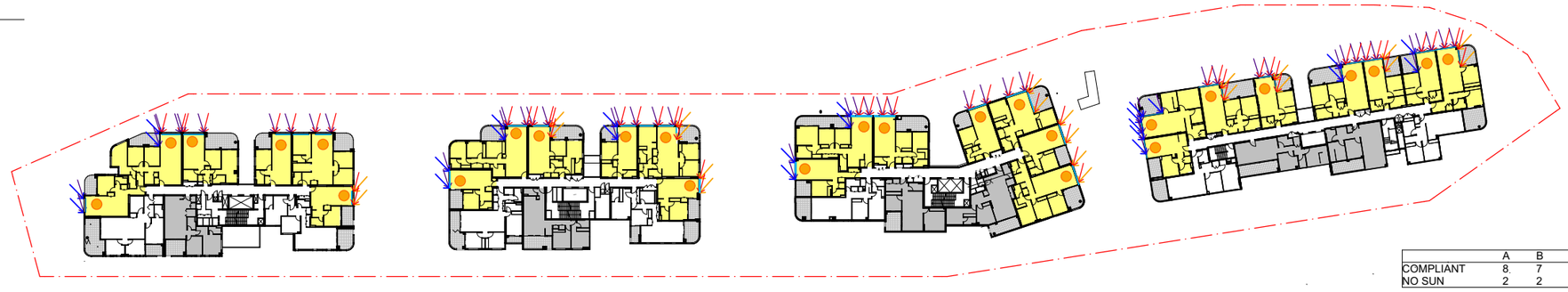
10 ADG COMPLIANCE/SCHEDULES

SOLAR ACCESS - WINTER SOLSTICE



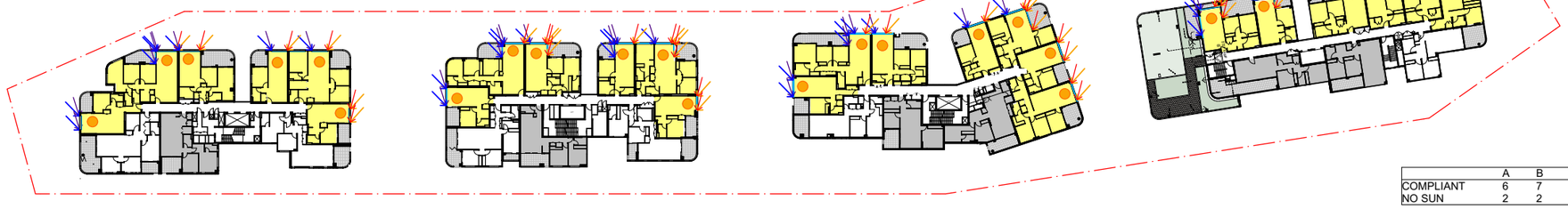
01 LEVEL 01
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	7	4	7	5
NO SUN	1	1	2	1



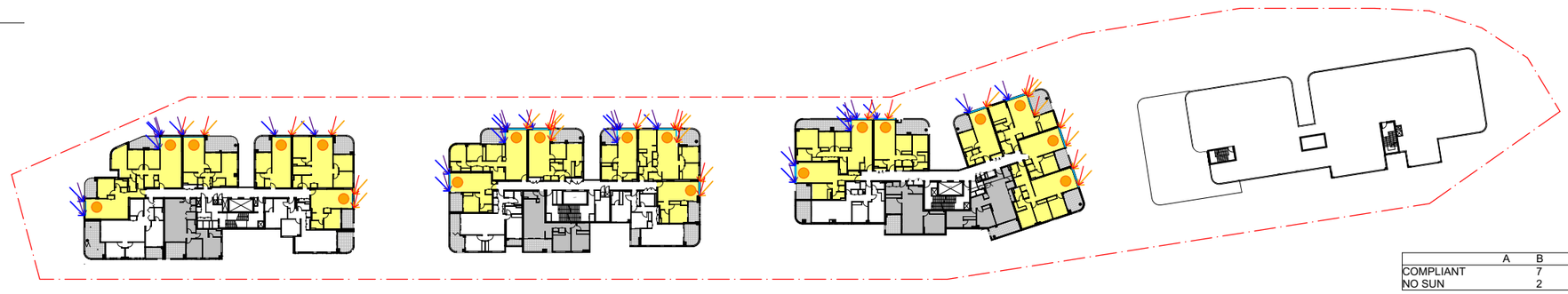
02 LEVEL 02 - 04
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	8	7	6	6
NO SUN	2	2	1	1



03 LEVEL 05 - 06
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	6	7	6	6
NO SUN	2	2	1	1



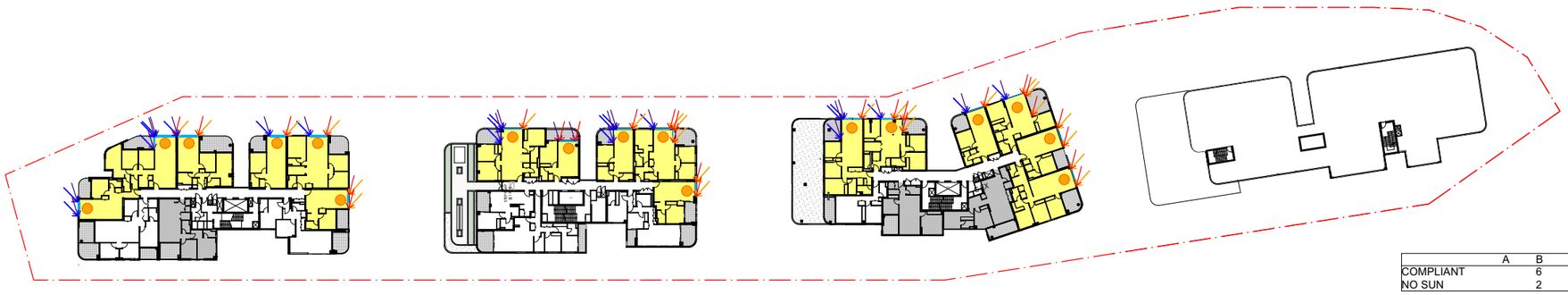
04 LEVEL 07 - 08
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	7	6	6	
NO SUN	2	1	1	

LEGEND

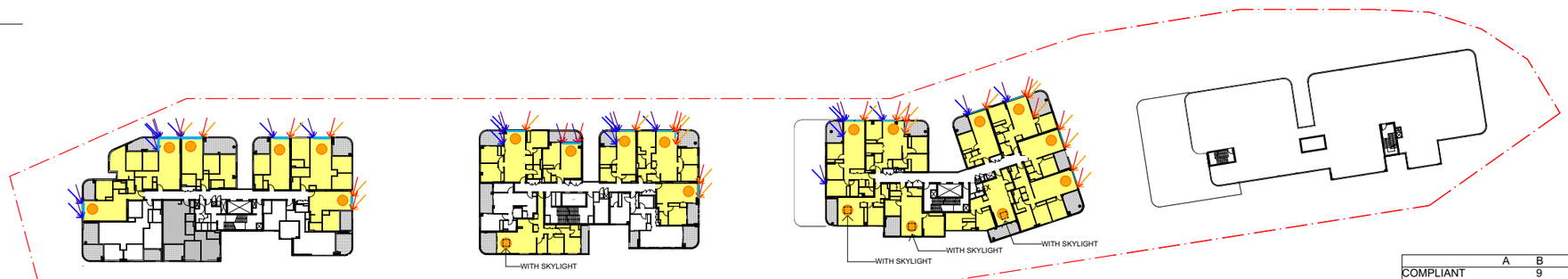
- 9AM
- 11AM
- 1PM
- 3PM
- WINDOW
- COMPLIANT APARTMENT
- NO SUN
- LIVING AREA

SOLAR ACCESS - WINTER SOLSTICE



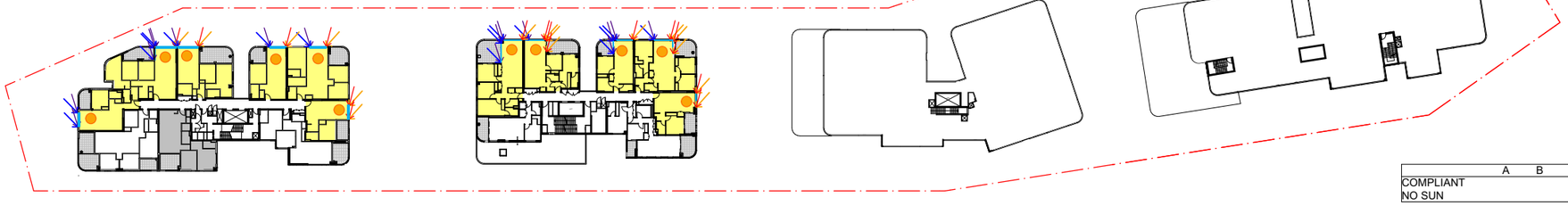
01 LEVEL 09
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	6	5	6	
NO SUN	2	0	1	



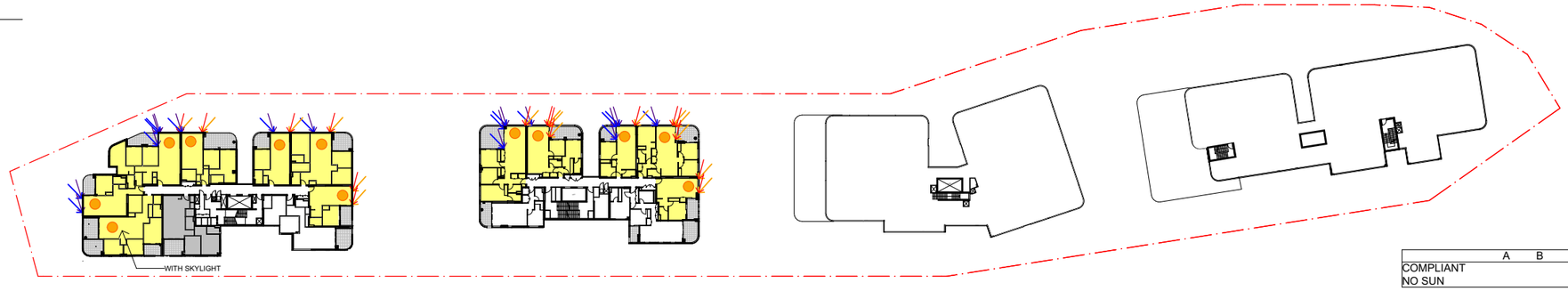
02 LEVEL 10
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT	9	6	6	
NO SUN	0	0	1	



03 LEVEL 11
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT			5	6
NO SUN			0	1



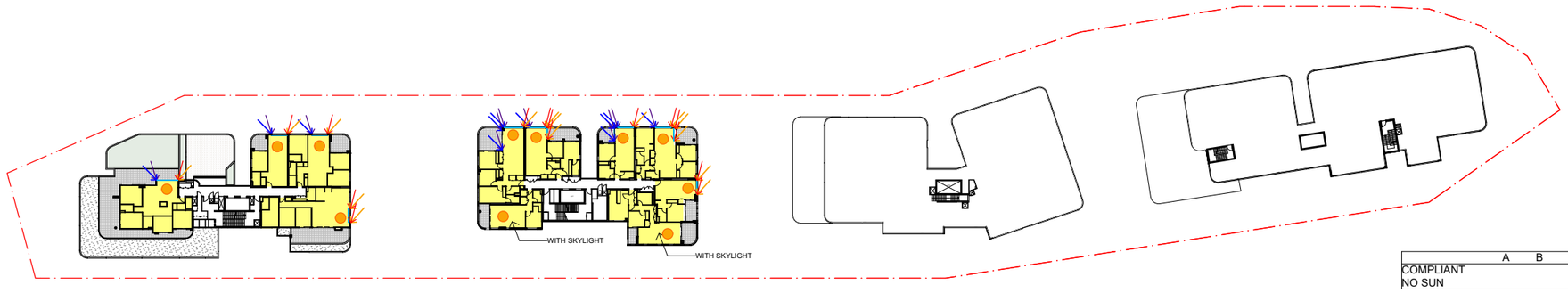
04 LEVEL 12
SCALE: 1:500@A1

	A	B	C	D
COMPLIANT			5	7
NO SUN			0	1

LEGEND

- 9AM
- 11AM
- 1PM
- 3PM
- WINDOW
- COMPLIANT APARTMENT
- NO SUN
- LIVING AREA

SOLAR ACCESS - WINTER SOLSTICE



	A	B	C	D
COMPLIANT			7	4
NO SUN			0	0

01 LEVEL 13
SCALE: 1:500@A1

SUMMARY PER BUILDING				
	A	B	C	D
TOTAL APARTMENTS	63	93	109	111
TOTAL COMPLIANT	43	68	77	76
TOTAL NO SUN	11	17	9	12

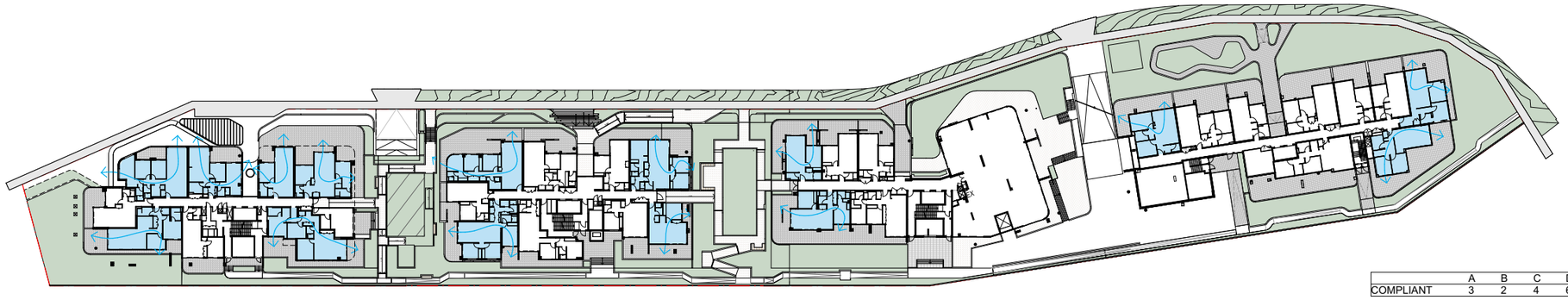
DEVELOPMENT SUMMARY

TOTAL APARTMENTS: 376
TOTAL COMPLIANT: 264 (70.21%)
TOTAL NO SUN: 49 (13.03%)

LEGEND

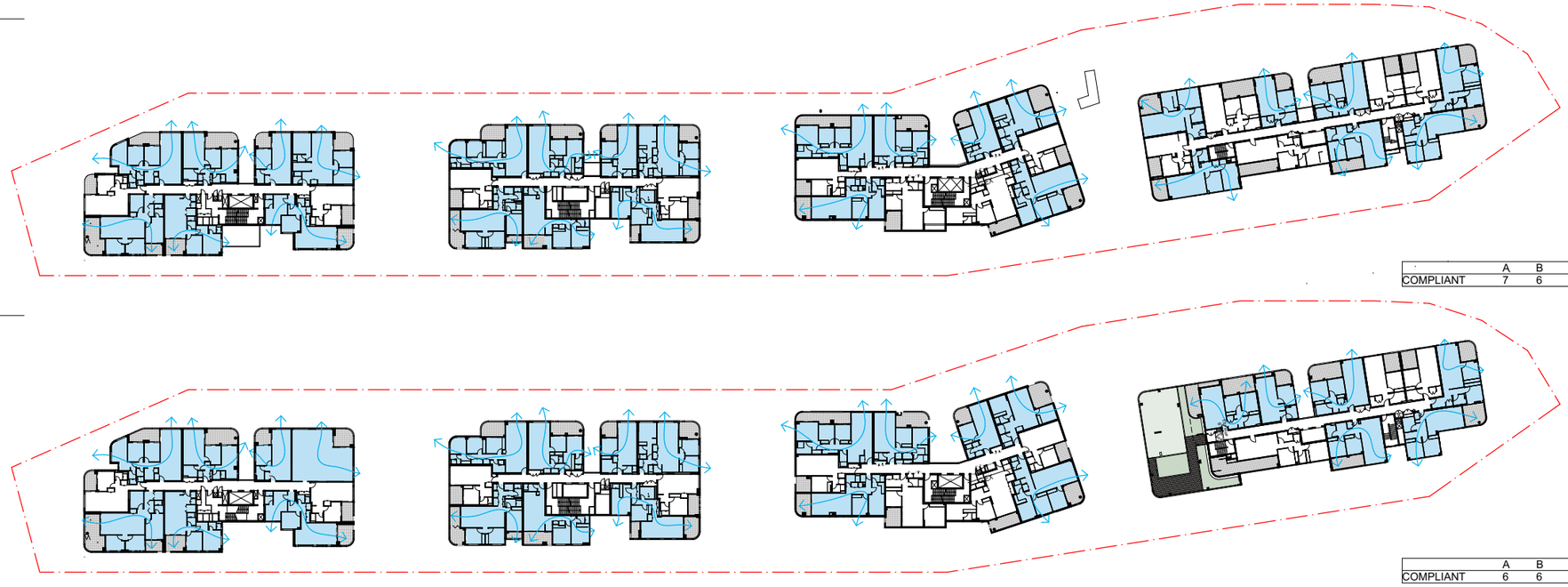
9AM
11AM
1PM
3PM
WINDOW
COMPLIANT APARTMENT
NO SUN
LIVING AREA

CROSS VENTILATION



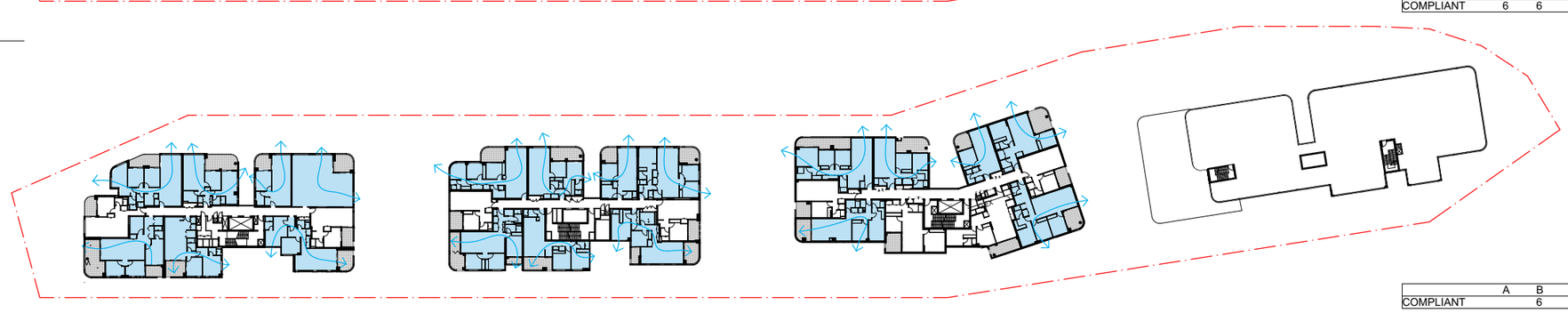
	A	B	C	D
COMPLIANT	3	2	4	6

05 - LEVEL 02 - 04
SCALE: 1:500@A1



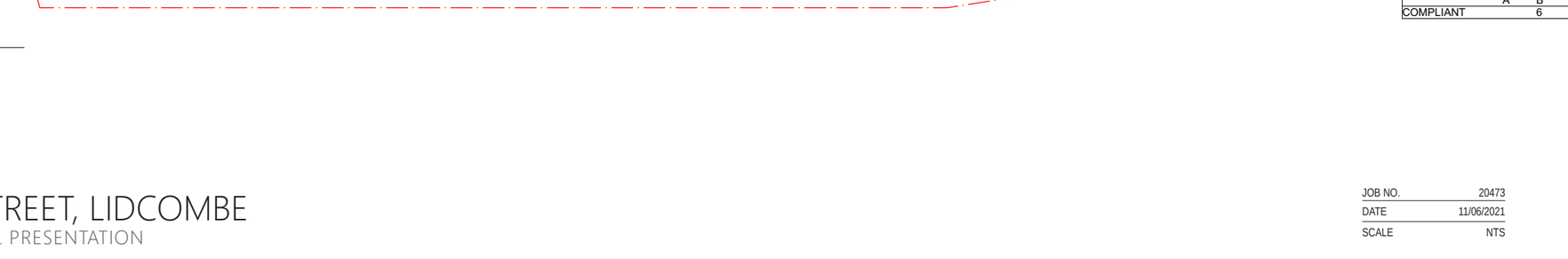
	A	B	C	D
COMPLIANT	7	6	7	7

01 - LEVEL 02 - 04
SCALE: 1:500@A1



	A	B	C	D
COMPLIANT	6	6	7	7

02 - LEVEL 05 - 06
SCALE: 1:500@A1



	A	B	C	D
COMPLIANT		6	7	7

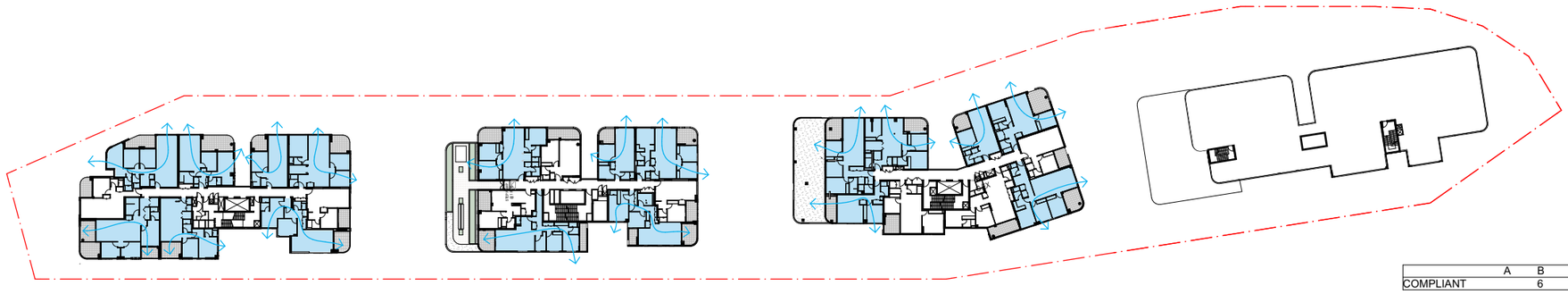
03 - LEVEL 07 - 08
SCALE: 1:500@A1

LEGEND

AIR FLOW

COMPLIANT APARTMENT

CROSS VENTILATION



	A	B	C	D
COMPLIANT		6	5	7

01 - LEVEL 09
SCALE: 1:500@A1

SUMMARY PER BUILDING				
	A	B	C	D
TOTAL APARTMENTS	63	84	89	89
TOTAL COMPLIANT	36	50	58	62

DEVELOPMENT SUMMARY

TOTAL APARTMENTS: 307
TOTAL COMPLIANT: 206 (67.10%)

LEGEND

AIR FLOW

COMPLIANT AP

[redacted]

[redacted]																						
A	[redacted]	[redacted]						[redacted]	[redacted]			[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
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C	[redacted]	[redacted]						[redacted]	[redacted]			[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
D	[redacted]	[redacted]		[redacted]		[redacted]		[redacted]	[redacted]			[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
TOTALS				366		199		31817	37821		0	[redacted]	324	132	154	91	1	39	83	584	308	49

[redacted]

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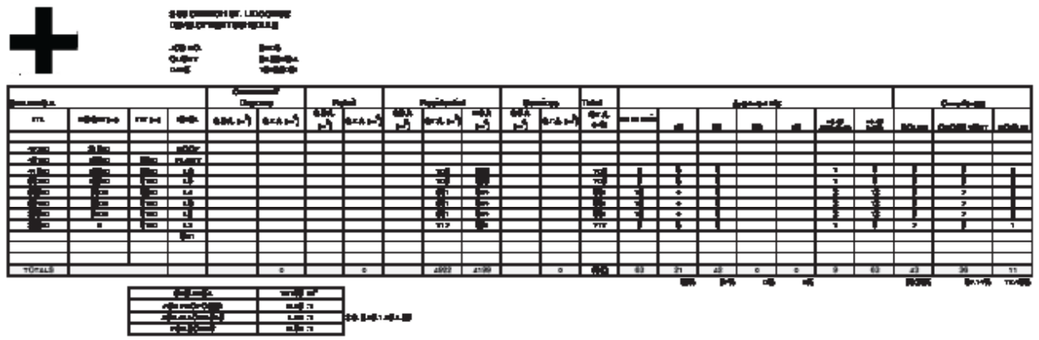
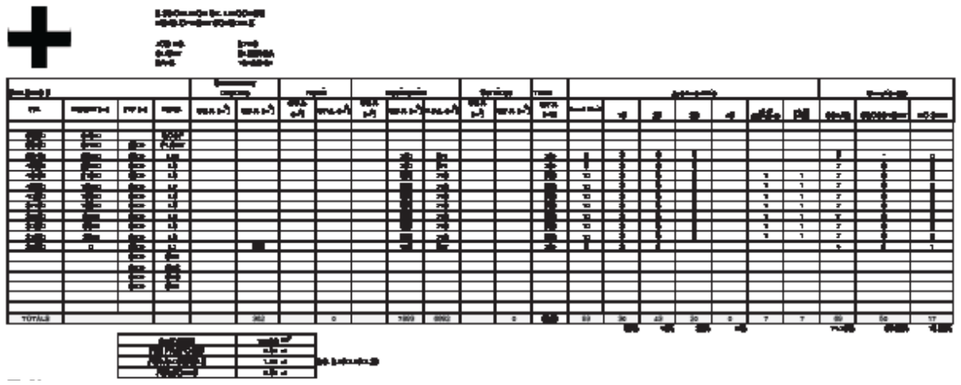
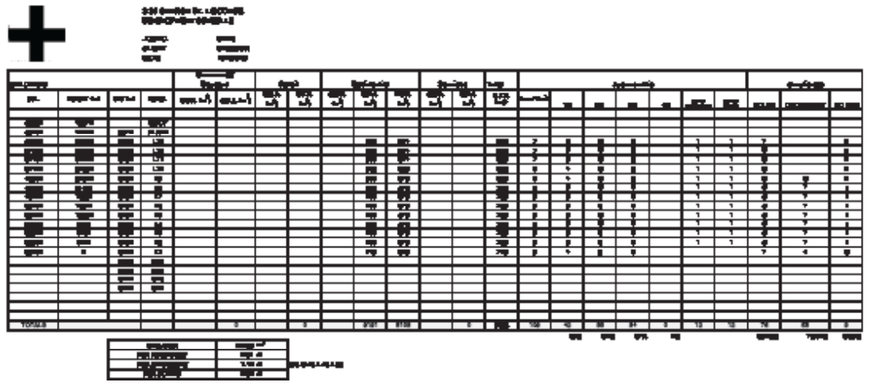
SCHEDULE



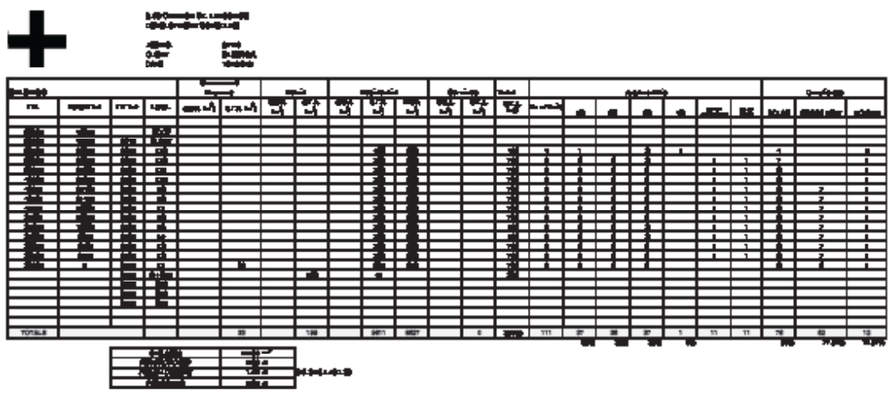
Building A



Building B



Building C



Building D

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architecture

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Australia

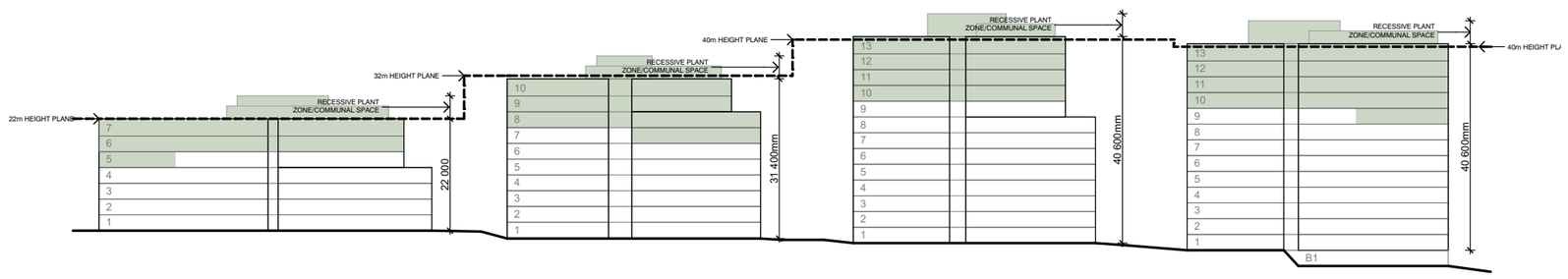
Tel +61 2 8823 7000
sydney@plusarchitecture.com.au

NOMINATED ARCHITECT (NSW) Amit Julka 10002

2-36 CHURCH STREET LIDCOMBE

DEVELOPMENT BACKGROUND & HISTORY

AERIAL VIEW: ORIGINAL APPROVED DEVELOPMENT APPLICATION
FSR: 2.19:1 YIELD: 262 APARTMENTS
ORIGINAL DESIGN PREPARED BY COX ARCHITECTURE



BUILDING A
22m 7-8 STOREYS

BUILDING B
32m 9-10 STOREYS

BUILDING C
40m 13-14 STOREYS

BUILDING D
40m 13-14 STOREYS

SECTION: PLANNING PROPOSAL
FSR: 3.20:1 YIELD: 375 APARTMENTS (APPROX.)

DEVELOPMENT BACKGROUND AND HISTORY

• LAHC and Billbergia have an existing approval for the construction of 4 residential flat buildings between 4 and 10 storeys (17.7 to 28.1 metres). Construction has commenced on site.

• Cumberland Council resolved to set the maximum height limit for Lidcombe Town Centre at 60 metres as part of the Auburn and Lidcombe Town Centres Strategy.

• In response, LAHC and Billbergia submitted a Planning Proposal to graduate the site's building heights east-west from 22m up to 40m to transition with the Lidcombe Town Centre and increase the site's FSR to 3.2:1.

• The Planning Proposal includes a VPA for an additional approx. 10 social housing units and an approx. $3.06 million contribution towards road upgrades and traffic improvements.

• Council resolved to support the Planning Proposal and a positive Gateway determination was issued by the DPIE in July 2020.

• LEP amendment anticipated April 2021.

Rennie Rounds

From: Rashika Rani
Sent: Tuesday, 6 July 2021 1:44 PM
To: Rennie Rounds
Cc: Esra Calim; Michael Lawani
Subject: DA2021/0152: 2-36 Church Street, Lidcombe - DEP RE-referral

Hi Rennie

Please find below panel comments for 2-36 Church Street, Lidcombe.

Kind Regards;

CUMB
CITY C
RASHIKA RANI
DEVELOPMENT AND BUILDING SYSTEMS SUPPORT OFFICER

16 Memorial Avenue, PO Box 42 Merrylands NSW 2160
T +61 2 8757 9849
E Rashika.Rani@cumberland.nsw.gov.au
W www.cumberland.nsw.gov.au

From: Jon Johannsen <jon@aja.com.au>
Sent: Tuesday, 6 July 2021 1:31 PM
To: Rashika Rani <Rashika.Rani@cumberland.nsw.gov.au>
Cc: David Appleby <dappleby.ud@gmail.com>; Aldo Raadik <a.raadik@edgedesignstudio.com.au>; Esra Calim <esra.calim@cumberland.nsw.gov.au>
Subject: RE: Amended Package - 2-36 Church Street, Lidcombe

Hi Rashika,

Having liaised with my colleagues I submit the following comments in response to the updated submission from Billbergia:

This DEP Presentation package of 23.6.21 is very detailed with cross referenced comments on issues raised in our last meeting and report. Overall the Panel believes that this is a very good response, a complete and well-presented submission that should enable the required design excellence outcome. The Panel generally agrees that the graduation of built form and colour palette is sophisticated and well resolved, and coordinates the variety of component parts through scale, articulation and texture.

With reference to the Applicant's CDEP response, these are items that the Panel has noted as worthwhile or requiring further attention that could be via DA conditions:

P.5
3.1, 3.2 Noted improvement in sun shading with vertical blades on western elevations, and horizontal spandrels on north that also provide more visually interesting articulation to ends of all buildings (p.8,9)

P6

3.3 Ceiling fan inclusions are good - it should be noted that updated BASIX compliance benefits from use of ceiling fans and locations should be shown on plans.
While a/c condenser visual and acoustic issues may appear to be resolved from the street views, there may still be impacts within or between units and detail plan layouts (with sections as needed) should demonstrate how these are addressed.

P.12
5.1 Inclusion of bump space benches within landscape features is positive gesture that will create social bump potential, and image showing some timber elements (p.13) to relieve the hard surfaces would be encouraged to soften these elements and provide more comfort in hot summer days.
5.2 Sections should also be showing how construction and facade details are envisaged, with 1:20 scale that demonstrates structural and service provisions.
As noted above - a/c condenser visual and acoustic issues may be resolved from the street, but there may still be impacts within or between units requiring further review.
5.3 The childcare privacy pergolas are better resolved, but would some vegetation (eg. climbers) over these provide more shade and help soften the appearance.
It is still of concern that the drop-off and pickup for childcare is in a basement area, and needs more consideration when a DA is submitted by a future operator.

On further review of the DA drawings looking at the larger plans of 2/3 bed unit layouts, it was noted that some bedrooms are directly accessed off living areas that could be avoided with minor changes to the following layouts:
Building A – 4, 8, 11
Building B – 2, 4, 16, 17
Building C – 2, 2a and 3 (enclosed study should be open)
Building D - 17

With respect to the public realm, it is noted that:

- Mix of uses at ground level will contribute to its success - socially and in an urban activation sense – and Building D retail tenancies is a significant improvement.
- Introduction of the 'bump spaces' has really added to the appeal and social potential of the entry zones and interface with the public domain.
- Church Street nature strip, pathway and new crossings at the existing and proposed roundabouts are still important to sort out with Council, and should be a condition for next iteration of the urban/landscape design.

We trust this provides you with sufficient material to respond to the applicant.

Regards
Jon Johannsen | director

ARCHITECTS JOHANNSEN + ASSOCIATES
Design Resolution I Architecture I Urban Design

29 Karilla Ave. Lane Cove NSW 2066
M 0412 122599 **E** jon@aja.com.au **W** www.aja.com.au

From: Rashika Rani <Rashika.Rani@cumberland.nsw.gov.au>
Sent: Friday, 25 June 2021 10:33 AM
To: Jon Johannsen <jon@aja.com.au>
Cc: David Appleby <dappleby.ud@gmail.com>; Aldo Raadik <a.raadik@edgedesignstudio.com.au>; Esra Calim

2-36 CHURCH STREET LIDCOMBE

COUNCIL RESPONSE PACK

12.07.2021

9th July 2021

Saul Moran
Billbergia (NSW) Pty Ltd
Suite 101/25 Angas Street
MEADOWBANK NSW 2114

Re: Development Approval DA
Design Statement Certificate – Architecture Residential Use

Architects:	Plus Architecture
ABN	34 600 506 303
Address	Level 3, 66 Clarence Street Sydney, NSW 2000
Property:	**LIDCOMBE RISE** **2-36 CHURCH STREET LIDCOMBE NSW**

Dear Saul,

I confirm that in our opinion, in the proposed development, the objectives of the ADG are met by means of the proposed development achieving the design criteria and most of the design guidance.

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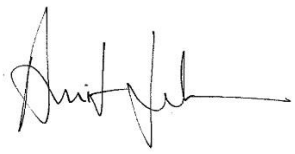
Sydney NSW 2000
TELEPHONE +61 421 530 349
FACSIMILE +61 3 9682 7228
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty Ltd
ACN 600 506 303

Full Name of Designer: Amit Julka

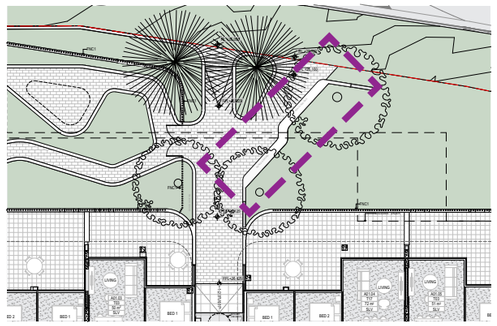
Qualifications:	**Bachelor of Architecture (Hons)**
Registration Number:	**10002**
Address of Designer:	L3, 66 Clarence Street, Sydney NSW 2000
Business Telephone No:	02 8823 7000
Email:	**ajulka@plusarchitecture.com.au**
Name of Employer:	Plus Architecture
Registered Architect:	Amit Julka (NSW registration number 10002)
Registration Number:	10002
Signature:	



Amit Julka

NO	DEP COMMENTS	RESPONSE
5.0 GENERAL		
5.1	Inclusion of bump space benches within landscape features is positive gesture that will create social bump potential, and image showing some timber elements (p.13) to relieve the hard surfaces would be encouraged to soften these elements and provide more comfort in hot summer days.	Noted. Refer to updated bump spaces below with timber seating elements.
5.2	Sections should also be showing how construction and facade details are envisaged, with 1:20 scale that demonstrates structural and service provisions. As noted above - a/c condenser visual and acoustic issues may be resolved from the street, but there may still be impacts within or between units requiring further review.	Note solid precast balustrade, tinted glass, perforated screen + strategic location (hidden at back of balconies/behind balustrades). Refer to diagrams below demonstrating visual impact between each buildings. Majority of AC condensers are located either to the North and South balconies, the Eastern and Western facade will have minimumal visibility of AC condensers.
5.3	The childcare privacy pergolas are better resolved, but would some vegetation (eg. climbers) over these provide more shade and help soften the appearance.	Noted. Subject to future DA fitout.

5.1 BUMP SPACES

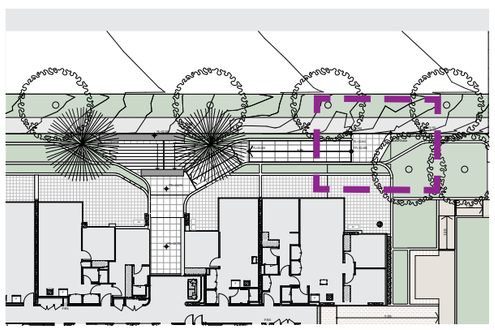


BUILDING A ENTRY

5.1 BUMP SPACES

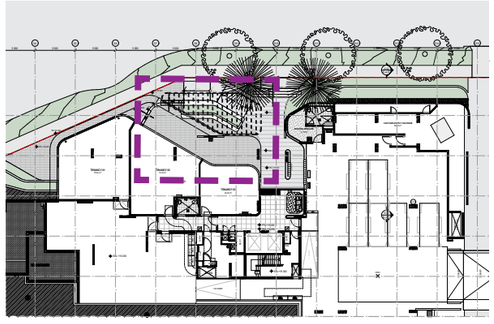
BUILDING B

5.1 BUMP SPACES



BUILDING C

5.1 BUMP SPACES



BUILDING D

2-36 CHURCH STREET, LIDCOMBE

COUNCIL RESPONSE PACK

JOB NO.	20473
DATE	12/07/2021
SCALE	NTS

plus architecture

5.2 AC CONDENSERS VISIBILITY

BUILDING B - VIEW FROM BUILDING A

BUILDING B - VIEW FROM BUILDING C

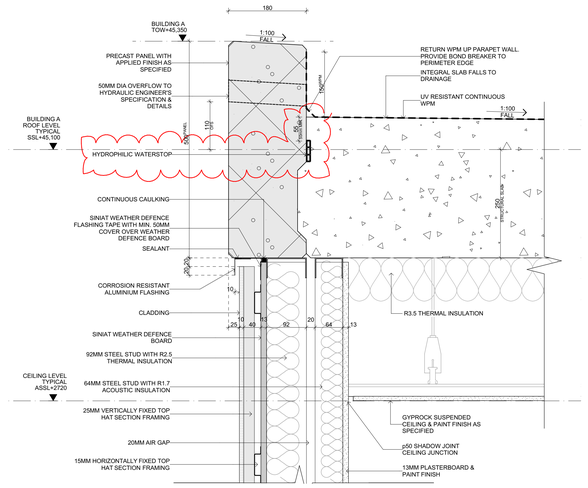
5.2 AC CONDENSERS VISIBILITY

BUILDING C - VIEW FROM BUILDING B

BUILDING C - VIEW FROM BUILDING D

5.2 AC CONDENSERS VISIBILITY

BUILDING D - VIEW FROM BUILDING C



1 TYPICAL FACADE DETAIL 01 - TYPICAL LEVEL ROOF_CLADDING TO PRECAST
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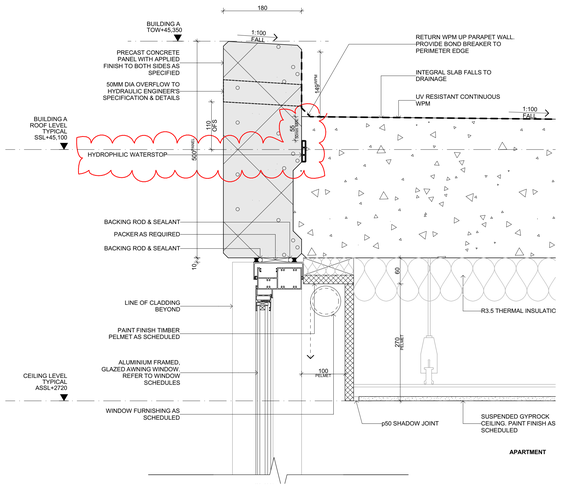

3 TYPICAL FACADE DETAIL 03 - TYPICAL LEVEL ROOF_GLAZING TO PRECAST
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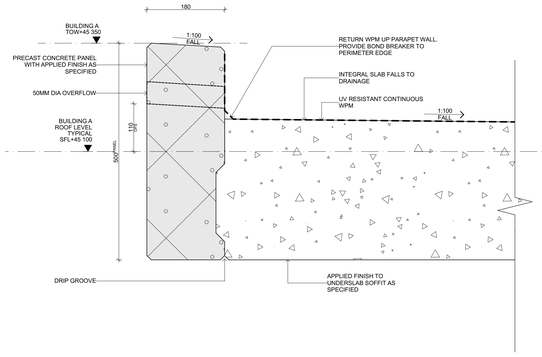

5 TYPICAL FACADE DETAIL 05 - TYPICAL LEVEL ROOF_PRECAST OPEN UNDER
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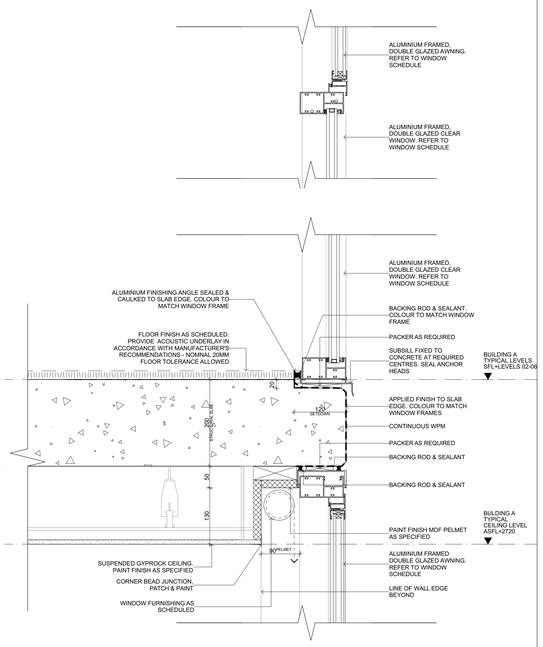

7 TYPICAL FACADE DETAIL 07 - TYPICAL LEVELS 02 - 06_FULL HEIGHT GLAZING WITH REBATE
SCALE: 1:5@A0

2 TYPICAL FACADE DETAIL 02 - TYPICAL LEVELS_01 - 06_CLADDING TO PRECAST
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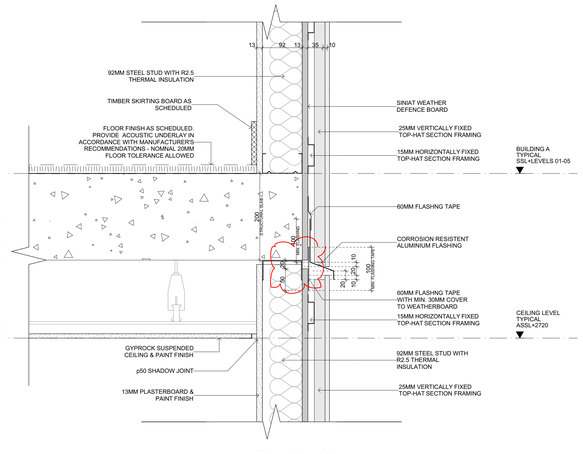
4 TYPICAL FACADE DETAIL 04 - TYPICAL LEVELS 01 - 06_GLAZING TO PRECAST
SCALE: 1:5@A0



6 TYPICAL FACADE DETAIL 06 - TYPICAL LEVELS 02 - 06_RECESSED SLAB EDGE TO CLADDING
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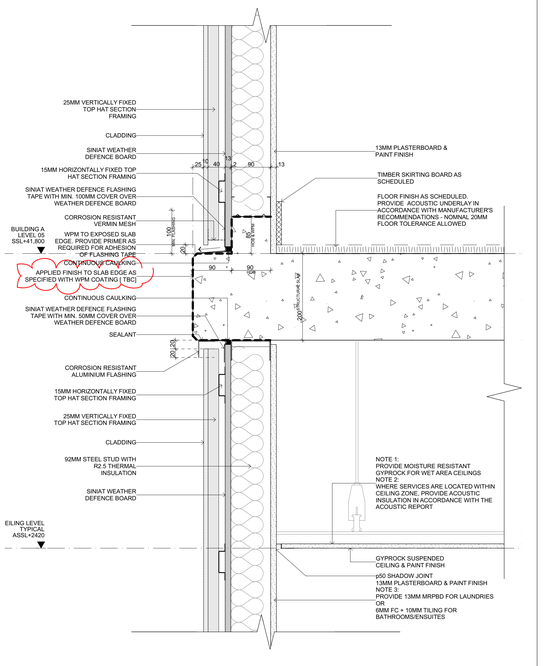

8 TYPICAL FACADE DETAIL 08 - TYPICAL LEVEL 06_EXPRESSED SLAB EDGE TO CLADDING
SCALE: 1:5@A0

GENERAL NOTES:
- SUPPLY & INSTALLATION OF ALL SUPPORT FRAME PROFILES, METAL ANGLES, FLASHINGS & SINIAT WEATHER DEFENCE MUST BE IN ACCORDANCE WITH EQUITONE PROPRIETARY APPROVED INSTALLATION AND TECHNICAL MANUALS.
- ALL PENOTRATIONS TO THE SINIAT WEATHER DEFENCE BOARD ARE TO BE SEALED IN ACCORDANCE WITH EQUITONE INSTALLATION & TECHNICAL MANUALS

DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

Issue Date	Issue Name	NO.
16/10/2020	ISSUE FOR INFORMATION	A
16/10/2020	ISSUE FOR INFORMATION	B
10/11/2020	ISSUE FOR INFORMATION	C
23/02/2021	ISSUE FOR INFORMATION	D
1/04/2021	ISSUE FOR INFORMATION	E
14/05/2021	ISSUE FOR INFORMATION	F

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www.plusarchitecture.com.au
Plus Architecture Pty. Ltd. ACN 600506303
Nominated Architect (NSW): Amit Julka 10502

CONSULTANTS			
CONSULTANT 1 TYPE	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
2-36 Church Street, Lidcombe Sydney NSW 2141 Australia

DRAWING TITLE
FACADE SECTION DETAILS - SHEET 01

FOR INFORMATION

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JOB NO.
20473

DRG. NO.
PLA-AR-0670

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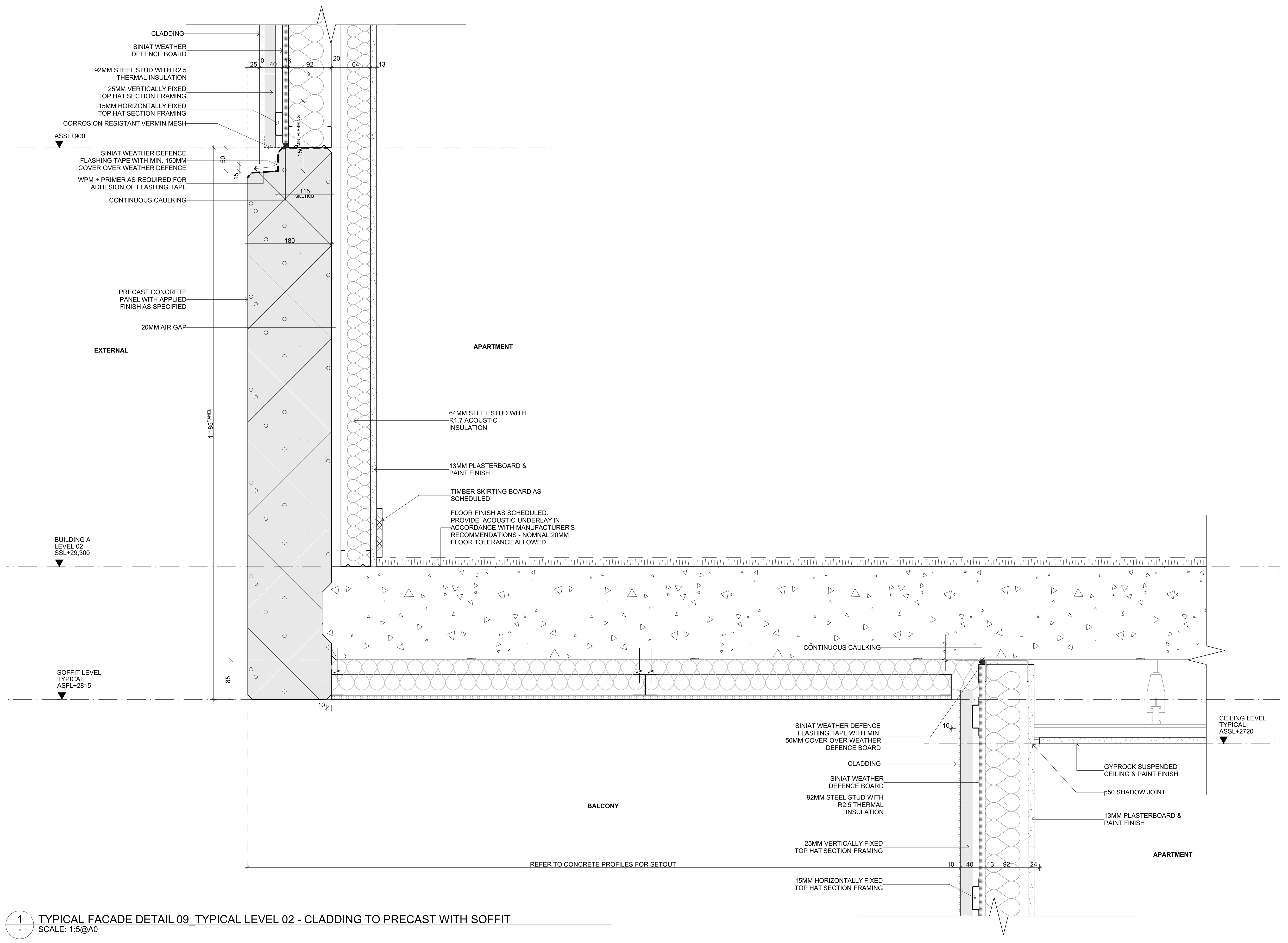
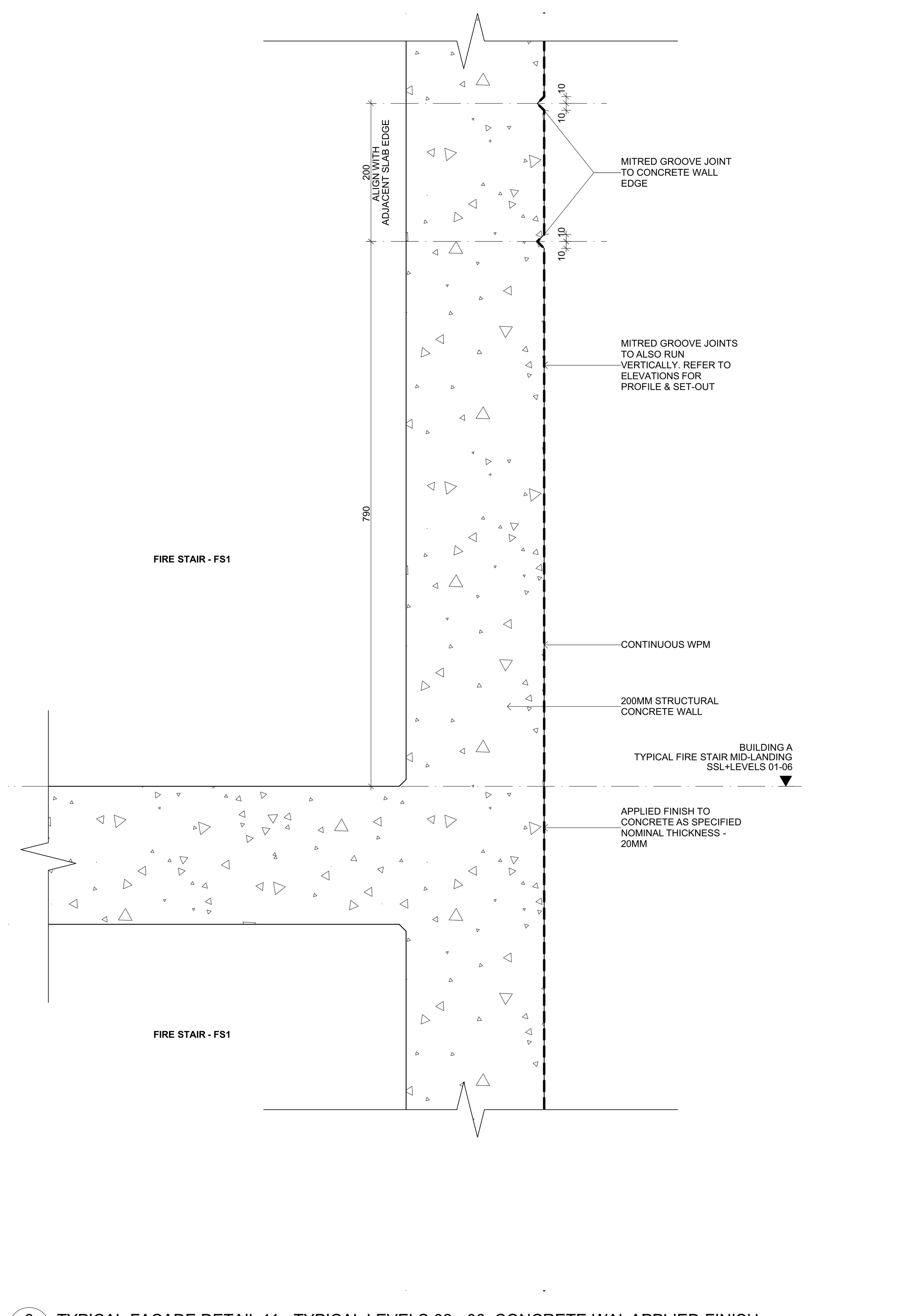
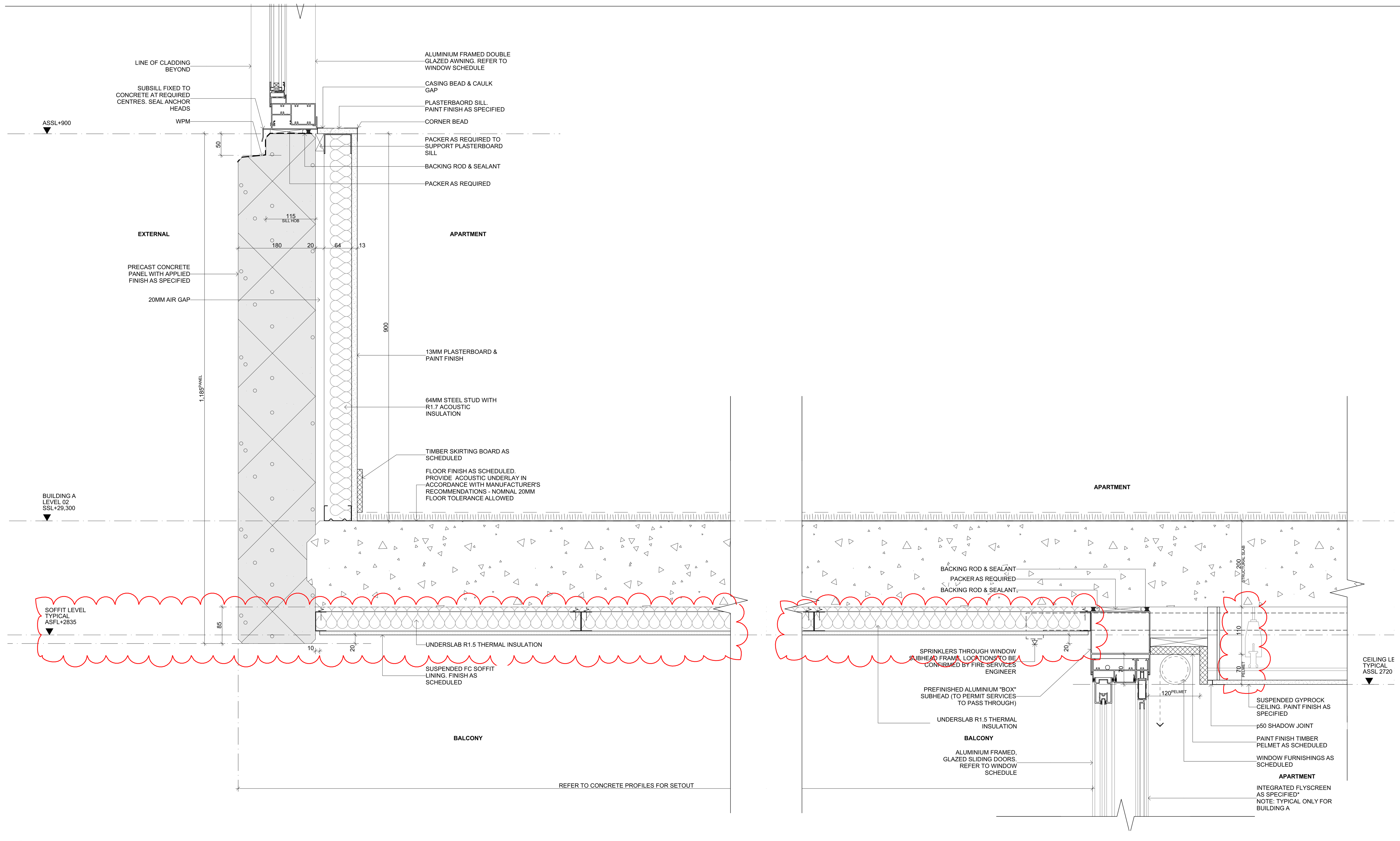

CLADDING
SINIAT WEATHER DEFENCE BOARD
92MM STEEL STUD WITH R2.5 THERMAL INSULATION
25MM VERTICALLY FIXED TOP HAT SECTION FRAMING
15MM HORIZONTALLY FIXED TOP HAT SECTION FRAMING
CORROSION RESISTANT VERMIN MESH
ASSL+900
SINIAT WEATHER DEFENCE FLASHING TAPE WITH MIN. 150MM COVER OVER WEATHER DEFENCE
WPM + PRIMER AS REQUIRED FOR ADHESION OF FLASHING TAPE
CONTINUOUS CAULKING
PRECAST CONCRETE PANEL WITH APPLIED FINISH AS SPECIFIED
20MM AIR GAP
EXTERNAL
APARTMENT
64MM STEEL STUD WITH R1.7 ACOUSTIC INSULATION
13MM PLASTERBOARD & PAINT FINISH
TIMBER SKIRTING BOARD AS SCHEDULED
FLOOR FINISH AS SCHEDULED. PROVIDE ACOUSTIC UNDERLAY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS - NOMNAL 20MM FLOOR TOLERANCE ALLOWED
BUILDING A LEVEL 02 SSL+29,300
CONTINUOUS CAULKING
SOFFIT LEVEL TYPICAL ASFL+2815
SINIAT WEATHER DEFENCE FLASHING TAPE WITH MIN. 50MM COVER OVER WEATHER DEFENCE BOARD
CLADDING
SINIAT WEATHER DEFENCE BOARD
92MM STEEL STUD WITH R2.5 THERMAL INSULATION
25MM VERTICALLY FIXED TOP HAT SECTION FRAMING
15MM HORIZONTALLY FIXED TOP HAT SECTION FRAMING
BALCONY
REFER TO CONCRETE PROFILES FOR SETOUT
CEILING LEVEL TYPICAL ASSL+2720
GYPROCK SUSPENDED CEILING & PAINT FINISH
p50 SHADOW JOINT
13MM PLASTERBOARD & PAINT FINISH
APARTMENT

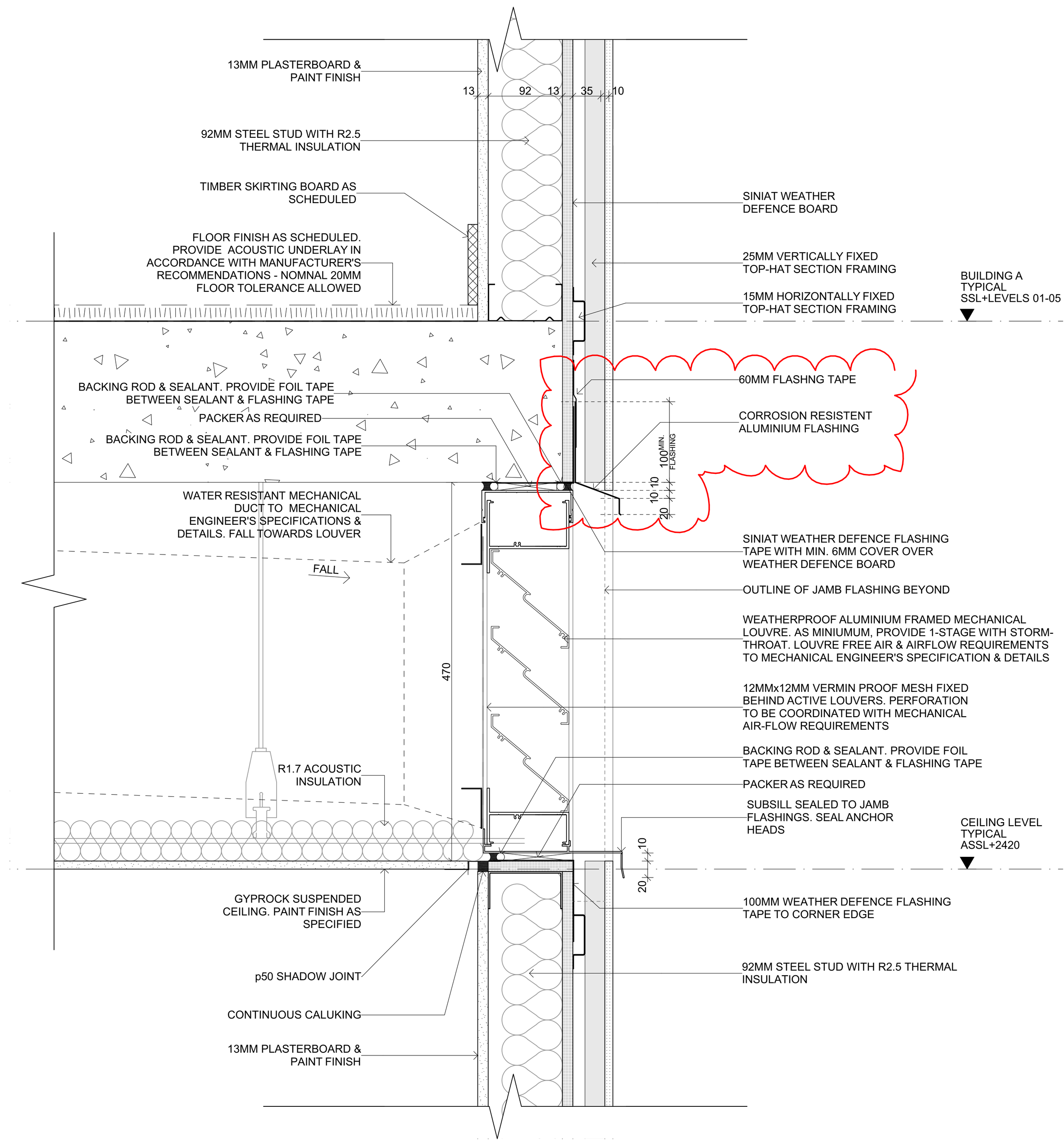
1 TYPICAL FACADE DETAIL 09_TYPICAL LEVEL 02 - CLADDING TO PRECAST WITH SOFFIT
SCALE: 1:5@A0


200 ALIGN WITH ADJACENT SLAB EDGE
MITRED GROOVE JOINT TO CONCRETE WALL EDGE
MITRED GROOVE JOINTS TO ALSO RUN VERTICALLY. REFER TO ELEVATIONS FOR PROFILE & SET-OUT
790
FIRE STAIR - FS1
CONTINUOUS WPM
200MM STRUCTURAL CONCRETE WALL
BUILDING A TYPICAL FIRE STAIR MID-LANDING SSL+LEVELS 01-06
APPLIED FINISH TO CONCRETE AS SPECIFIED NOMINAL THICKNESS - 20MM
FIRE STAIR - FS1

3 TYPICAL FACADE DETAIL 11 - TYPICAL LEVELS 02 - 06_CONCRETE WAL APPLIED FINISH
SCALE: 1:5@A0


LINE OF CLADDING BEYOND
SUBSILL FIXED TO CONCRETE AT REQUIRED CENTRES. SEAL ANCHOR HEADS
WPM
ASSL+900
ALUMINIUM FRAMED DOUBLE GLAZED AWNING. REFER TO WINDOW SCHEDULE
CASING BEAD & CAULK GAP
PLASTERBAORD SILL. PAINT FINISH AS SPECIFIED
CORNER BEAD
PACKER AS REQUIRED TO SUPPORT PLASTERBOARD SILL
BACKING ROD & SEALANT
PACKER AS REQUIRED
EXTERNAL
APARTMENT
PRECAST CONCRETE PANEL WITH APPLIED FINISH AS SPECIFIED
20MM AIR GAP
13MM PLASTERBOARD & PAINT FINISH
64MM STEEL STUD WITH R1.7 ACOUSTIC INSULATION
TIMBER SKIRTING BOARD AS SCHEDULED
FLOOR FINISH AS SCHEDULED. PROVIDE ACOUSTIC UNDERLAY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS - NOMNAL 20MM FLOOR TOLERANCE ALLOWED
BUILDING A LEVEL 02 SSL+29,300
SOFFIT LEVEL TYPICAL ASFL+2835
UNDERSLAB R1.5 THERMAL INSULATION
SUSPENDED FC SOFFIT LINING. FINISH AS SCHEDULED
BALCONY
REFER TO CONCRETE PROFILES FOR SETOUT
APARTMENT
BACKING ROD & SEALANT
PACKER AS REQUIRED
BACKING ROD & SEALANT
SPRINKLERS THROUGH WINDOW SUBHEAD FRAME. LOCATIONS TO BE CONFIRMED BY FIRE SERVICES ENGINEER
PREFINISHED ALUMINIUM "BOX" SUBHEAD (TO PERMIT SERVICES TO PASS THROUGH)
UNDERSLAB R1.5 THERMAL INSULATION
BALCONY
ALUMINIUM FRAMED, GLAZED SLIDING DOORS. REFER TO WINDOW SCHEDULE
CEILING LEVEL TYPICAL ASSL 2720
SUSPENDED GYPROCK CEILING. PAINT FINISH AS SPECIFIED
p50 SHADOW JOINT
PAINT FINISH TIMBER PELMET AS SCHEDULED
WINDOW FURNISHINGS AS SCHEDULED
APARTMENT
INTEGRATED FLYSCREEN AS SPECIFIED*
NOTE: TYPICAL ONLY FOR BUILDING A

2 TYPICAL FACADE DETAIL 10_TYPICAL LEVEL 02_GLAZING TO PRECAST WITH SOFFIT
SCALE: 1:5@A0


13MM PLASTERBOARD & PAINT FINISH
92MM STEEL STUD WITH R2.5 THERMAL INSULATION
TIMBER SKIRTING BOARD AS SCHEDULED
FLOOR FINISH AS SCHEDULED. PROVIDE ACOUSTIC UNDERLAY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS - NOMNAL 20MM FLOOR TOLERANCE ALLOWED
BACKING ROD & SEALANT. PROVIDE FOIL TAPE BETWEEN SEALANT & FLASHING TAPE
PACKER AS REQUIRED
BACKING ROD & SEALANT. PROVIDE FOIL TAPE BETWEEN SEALANT & FLASHING TAPE
WATER RESISTANT MECHANICAL DUCT TO MECHANICAL ENGINEER'S SPECIFICATIONS & DETAILS. FALL TOWARDS LOUVER
FALL
R1.7 ACOUSTIC INSULATION
GYPROCK SUSPENDED CEILING. PAINT FINISH AS SPECIFIED
p50 SHADOW JOINT
CONTINUOUS CALUKING
13MM PLASTERBOARD & PAINT FINISH
SINIAT WEATHER DEFENCE BOARD
25MM VERTICALLY FIXED TOP-HAT SECTION FRAMING
15MM HORIZONTALLY FIXED TOP-HAT SECTION FRAMING
BUILDING A TYPICAL SSL+LEVELS 01-05
60MM FLASHNG TAPE
CORROSION RESISTENT ALUMINIUM FLASHING
SINIAT WEATHER DEFENCE FLASHING TAPE WITH MIN. 6MM COVER OVER WEATHER DEFENCE BOARD
OUTLINE OF JAMB FLASHING BEYOND
WEATHERPROOF ALUMINIUM FRAMED MECHANICAL LOUVRE. AS MINIUMUM, PROVIDE 1-STAGE WITH STORM-THROAT. LOUVRE FREE AIR & AIRFLOW REQUIREMENTS TO MECHANICAL ENGINEER'S SPECIFICATION & DETAILS
12MMx12MM VERMIN PROOF MESH FIXED BEHIND ACTIVE LOUVERS. PERFORATION TO BE COORDINATED WITH MECHANICAL AIR-FLOW REQUIREMENTS
BACKING ROD & SEALANT. PROVIDE FOIL TAPE BETWEEN SEALANT & FLASHING TAPE
PACKER AS REQUIRED
SUBSILL SEALED TO JAMB FLASHINGS. SEAL ANCHOR HEADS
CEILING LEVEL TYPICAL ASSL+2420
100MM WEATHER DEFENCE FLASHING TAPE TO CORNER EDGE
92MM STEEL STUD WITH R2.5 THERMAL INSULATION

4 TYPICAL FACADE DETAIL 12 - TYPICAL LEVELS 02 - 06_MECHANICAL LOUVRE THROUGH CLADDING
SCALE: 1:5@A0

GENERAL NOTES:
- SUPPLY & INSTALLATION OF ALL SUPPORT FRAME PROFILES, METAL ANGLES, FLASHINGS & SINIAT WEATHER DEFENCE MUST BE IN ACCORDANCE WITH EQUITONE PROPRIETARY APPROVED INSTALLATION AND TECHNICAL MANUALS.
- ALL PENOTRATIONS TO THE SINIAT WEATHER DEFENCE BOARD ARE TO BE SEALED IN ACCORDANCE WITH EQUITONE INSTALLATION & TECHNICAL MANUALS

DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

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1/04/2021	ISSUE FOR INFORMATION	D
14/05/2021	ISSUE FOR INFORMATION	E

Billbergia
creating communities®

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Sydney Western Australia Auckland

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www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW): Amit Julka 10002

CONSULTANTS

CONSULTANT 1 TYPE	☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE	☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
2-36 Church Street, Lidcombe Sydney NSW 2141 Australia

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DATE
PLOT DATE 12/07/2021
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JOB NO. **20473**

DRG. NO. **PLA-AR-0671**
REVISION **E**