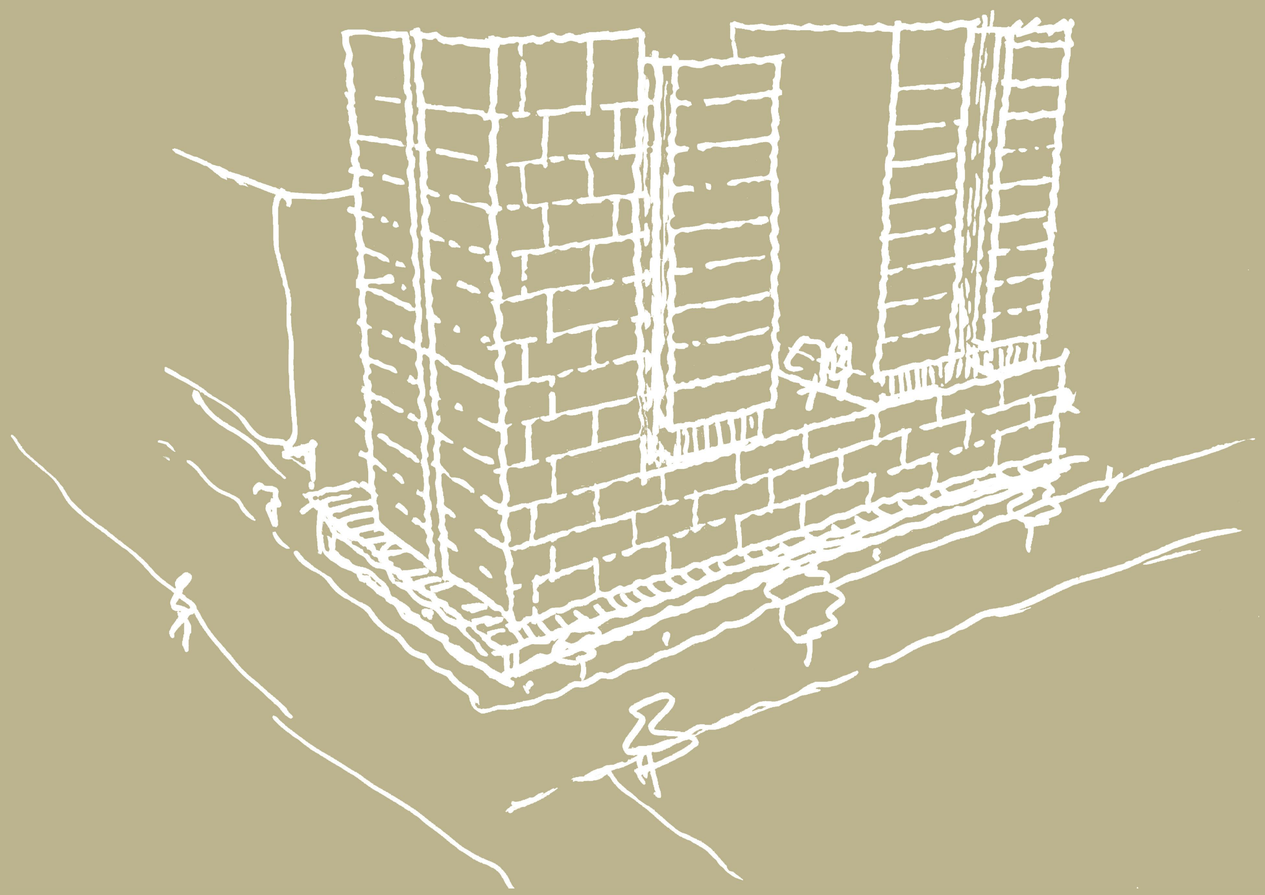


MIXED USE RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

DEVELOPMENT APPLICATION
SEPTEMBER 2022

URBAN LINK
ARCHITECTS



BASIX
WATER
Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers - 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to facade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off
Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 to living areas only- as per BASIX
Heating system: air-conditioning 1Phase - EER 2.5-3.0 to living areas only - as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert

SITE

DA-000	B	DRAWING LIST
DA-001	A	CONTEXT PLAN
DA-002	A	SITE LOCATION
DA-003	A	SITE ANALYSIS
DA-004	A	SURVEY
DA-005	A	DEMOLITION PLAN
DA-006	A	SITE PLAN

FLOOR PLANS

DA-101	B	BASEMENT 03
DA-102	B	BASEMENT 02
DA-103	B	BASEMENT 01
DA-104	B	GROUND FLOOR PLAN
DA-105	B	LEVEL 01
DA-106	B	LEVEL 02
DA-107	B	LEVEL 03
DA-108	B	LEVEL 04
DA-109	B	LEVEL 05-13 TYPICAL
DA-110	B	ROOF
DA-111		NEIGHBOUR

ELEVATIONS

DA-201	B	NORTH
DA-202	B	SOUTH
DA-203	A	EAST & WEST
DA-204	A	STREETSCAPE MARK ST
DA-205	B	STREETSCAPE MARSDEN ST

SECTIONS

DA-301	B	AA
DA-302	A	BB/CC
DA-303	A	RAMP DETAILS
DA-304	A	SECTION DETAILS
DA-305		STREET SECTIONS

EXTERNAL FINISHES

DA-901	A	FINISHES SCHEDULE
DA-902	A	3D ILLUSTRATION
DA-903	A	3D ILLUSTRATION
DA-904	A	3D SKETCHES

ADG COMPLIANCE

DA-1401	B	GFA DIAGRAMS
DA-1402	A	SHADOW JUNE 9AM
DA-1403	A	SHADOW JUNE 10AM
DA-1404	A	SHADOW JUNE 11AM
DA-1405	A	SHADOW JUNE 12PM
DA-1406	A	SHADOW JUNE 1PM
DA-1407	A	SHADOW JUNE 2PM
DA-1408	A	SHADOW JUNE 3PM
DA-1409	A	NEIGHBOUR 4-18 MARK ST
DA-1410	A	NEIGHBOUR 12 MARSDEN ST
DA-1411	A	NEIGHBOUR 7 MARSDEN ST
DA-1412	A	ADG COS SOLAR
DA-1413	B	ARH SEPP COS SOLAR
DA-1414	A	SOLAR ACCESS DIAGRAMS
DA-1415	A	MASSING DEVELOPMENT
DA-1416	A	MASSING VIEWS
DA-1417	A	BUILDING HEIGHT PLANE
DA-1418	A	CROSS FLOW DIAGRAMS
DA-1419	A	DEEP SOIL & LANDSCAPE
DA-1420	A	ADAPTABLE UNITS
DA-1421	B	CALCULATIONS
DA-1422	B	BUILDING SEPPARATION
DA-1423	A	SHADOW DIAGRAMS 01
DA-1424	A	SHADOW DIAGRAMS 02
DA-1425	B	SEPP CO-LIVING COMP. AREA
DA-1426	A	5 MARSDEN ST.

No. Rev Drawing Name

Project Number
20-038

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014

Project
MIXED USE MULTI RESIDENTIAL

1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia



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Notes
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Legend

- Site
- Main Vehicular Traffic Route
- Train Track
- Train Station
- Lilyfield Boundary

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
CONTEXT PLAN

Scale
1:1.82
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-001

Revision
A

Status
DEVELOPMENT APPLICATION

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DIAL BEFORE YOU DIG 1100

Legend

- Site
- Parks
- Retail
- Heritage
- Traffic Route
- School
- Train Track
- T Train Station
- B Bus Stop

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
SITE LOCATION

Scale
1:0.43
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-002

Revision
A

Status
DEVELOPMENT APPLICATION

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Legend

- Noise
- Sun Angle
- Wind
- Train Station
- Bus Stop
- Retail Activation
- Key Views
- Pedestrian Path of travel

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
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Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
SITE ANALYSIS

Scale
1:500
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-003

Revision
A

Status
DEVELOPMENT APPLICATION

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Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

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Lidcombe NSW 2141 Australia

URBAN LINK

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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
SURVEY

Scale

@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-004

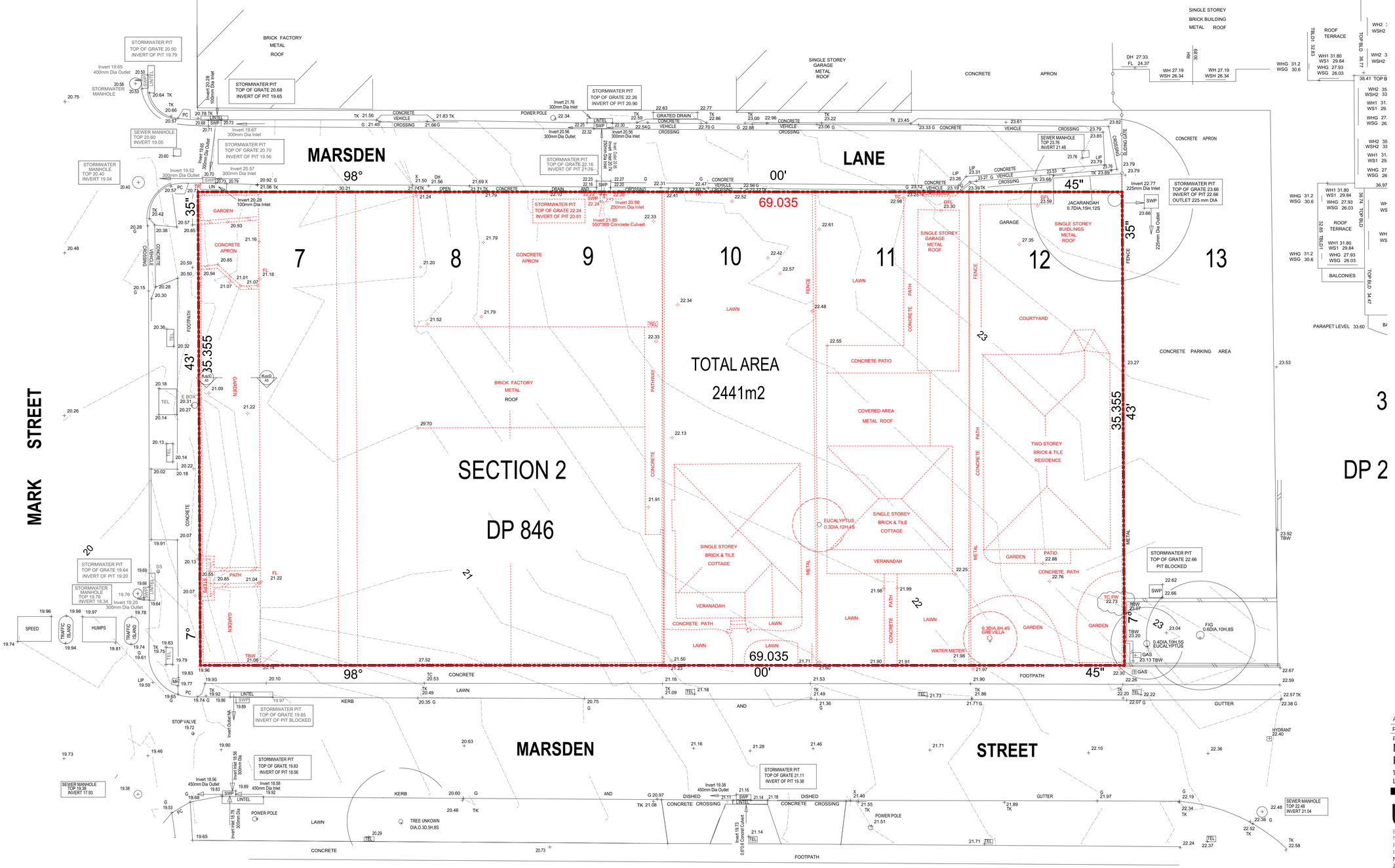
Revision
A

Status
DEVELOPMENT APPLICATION

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DIAL BEFORE YOU DIG 1100 www.1100.com.au



1 DEMOLITION PLAN
SCALE 1:150

Legend

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
DEMOLITION PLAN

Scale
1:150
@A1 Sheet Size

Drawing Number **DA-005** Revision **A**

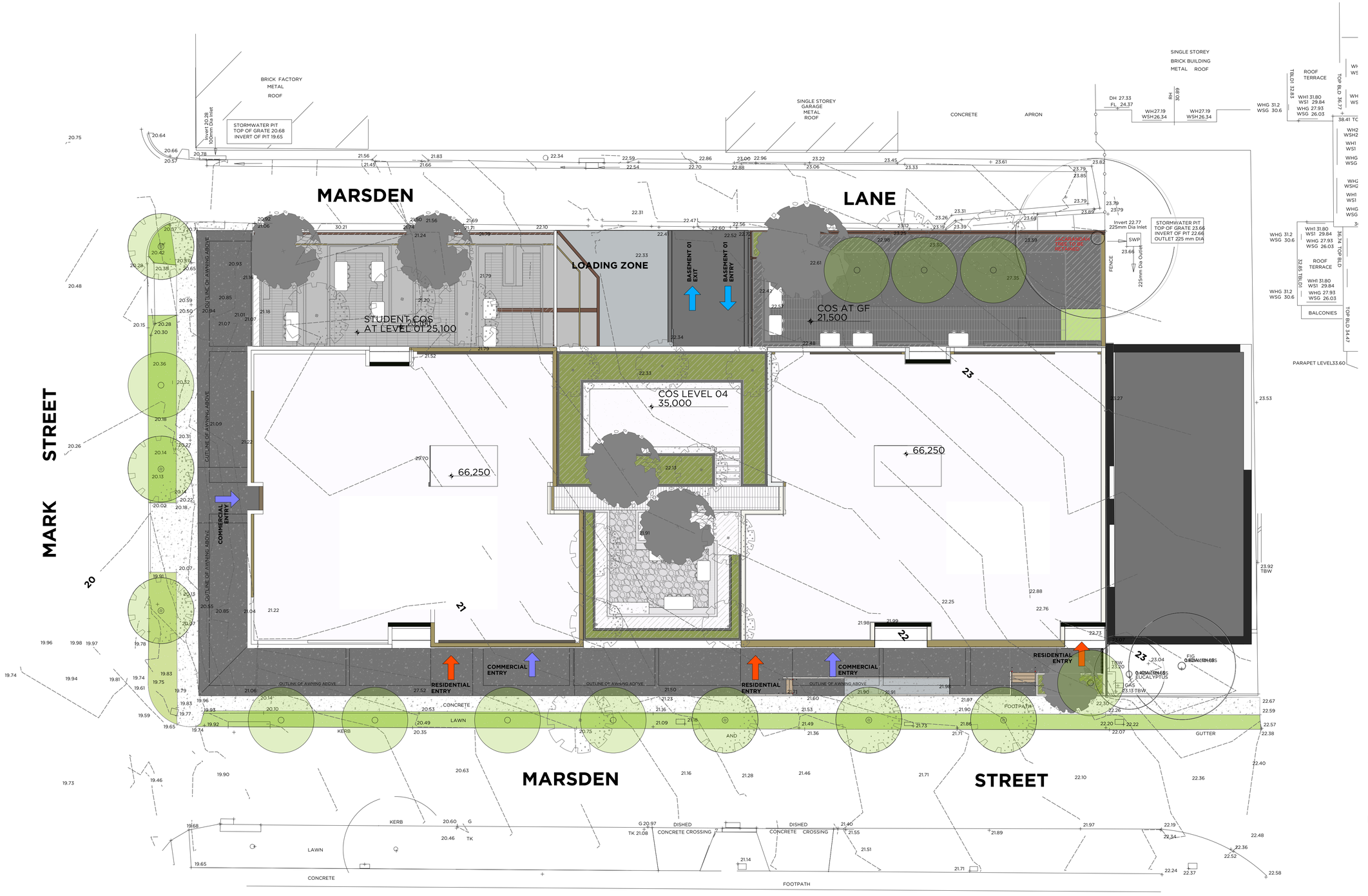
Project Number **20-038**

Status
DEVELOPMENT APPLICATION

2020-038 13a 3 Marsden St 2 Mark St Lidcombe - DA- 220826.pln 2/09/2022 2:50 PM

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1 SITE PLAN
SCALE 1:150

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
SITE
SITE PLAN

Scale
1:150
@A1 Sheet Size

Drawing Number **DA-006** Revision **A**

Project Number **20-038**

Status
DEVELOPMENT APPLICATION

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BASIX

WATER

Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX

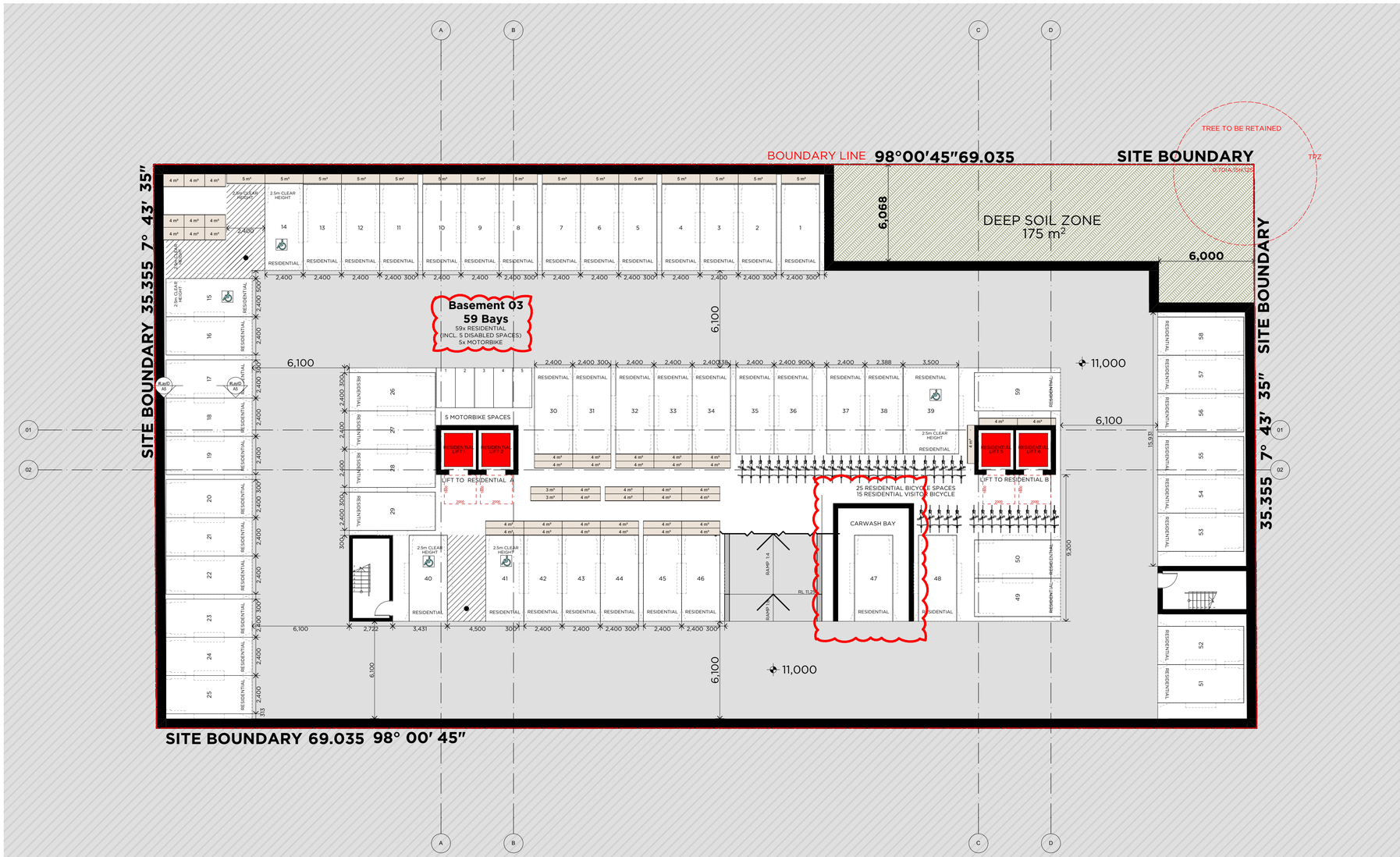
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 to living areas only– as per BASIX
Heating system: air-conditioning 1Phase – EER 2.5-3.0 to living areas only – as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert



1 BASEMENT 03
SCALE 1:150

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
BASEMENT 03

Scale
1:150, 1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-101

Revision
B

Status
DEVELOPMENT APPLICATION

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Notes
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BASIX

WATER

Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX

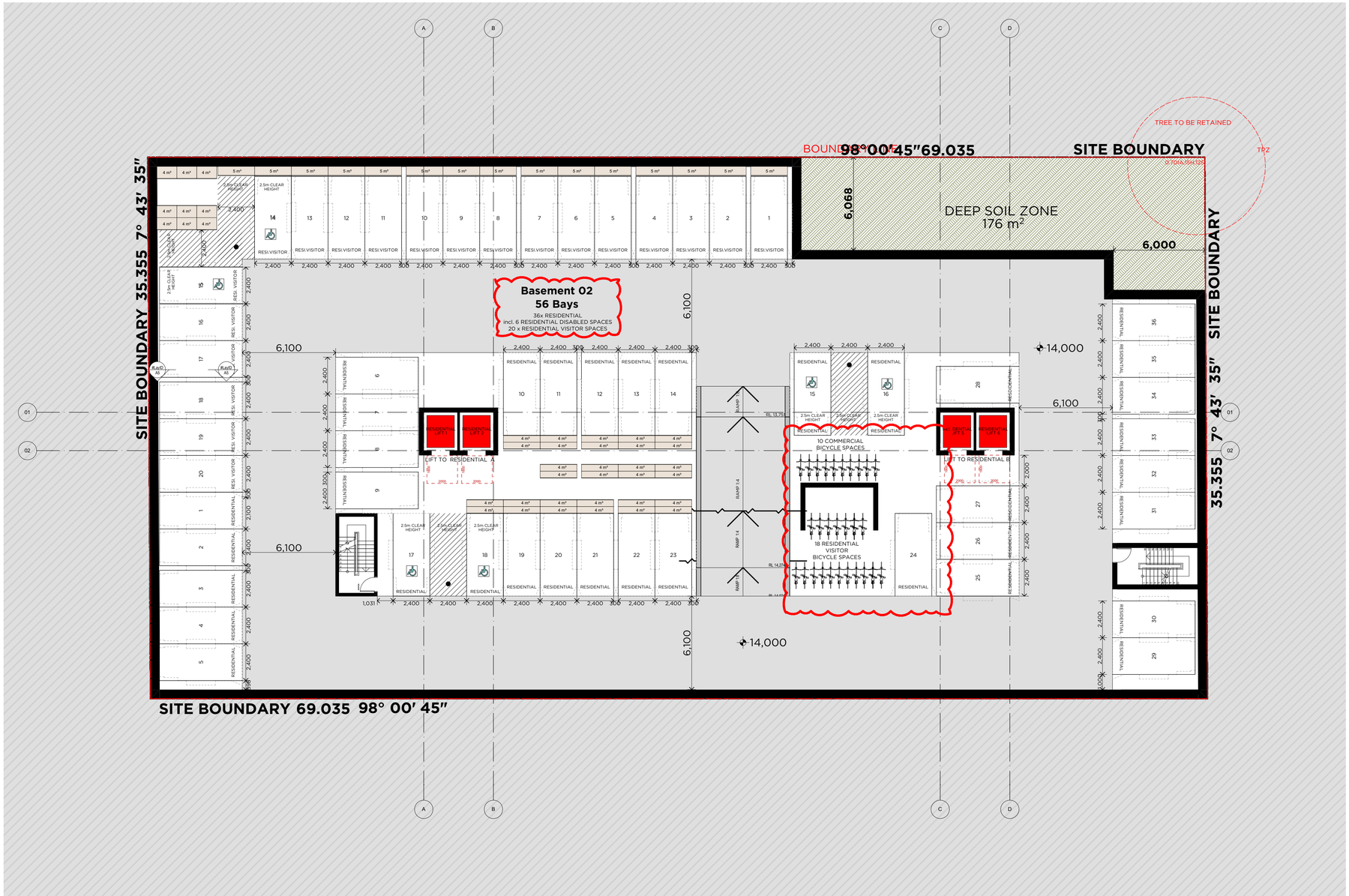
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 to living areas only– as per BASIX
Heating system: air-conditioning 1Phase – EER 2.5-3.0 to living areas only – as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert



1 BASEMENT 02
SCALE 1:150

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
BASEMENT 02

Scale
1:150, 1:100
@A1 Sheet Size

Project Number
20-038

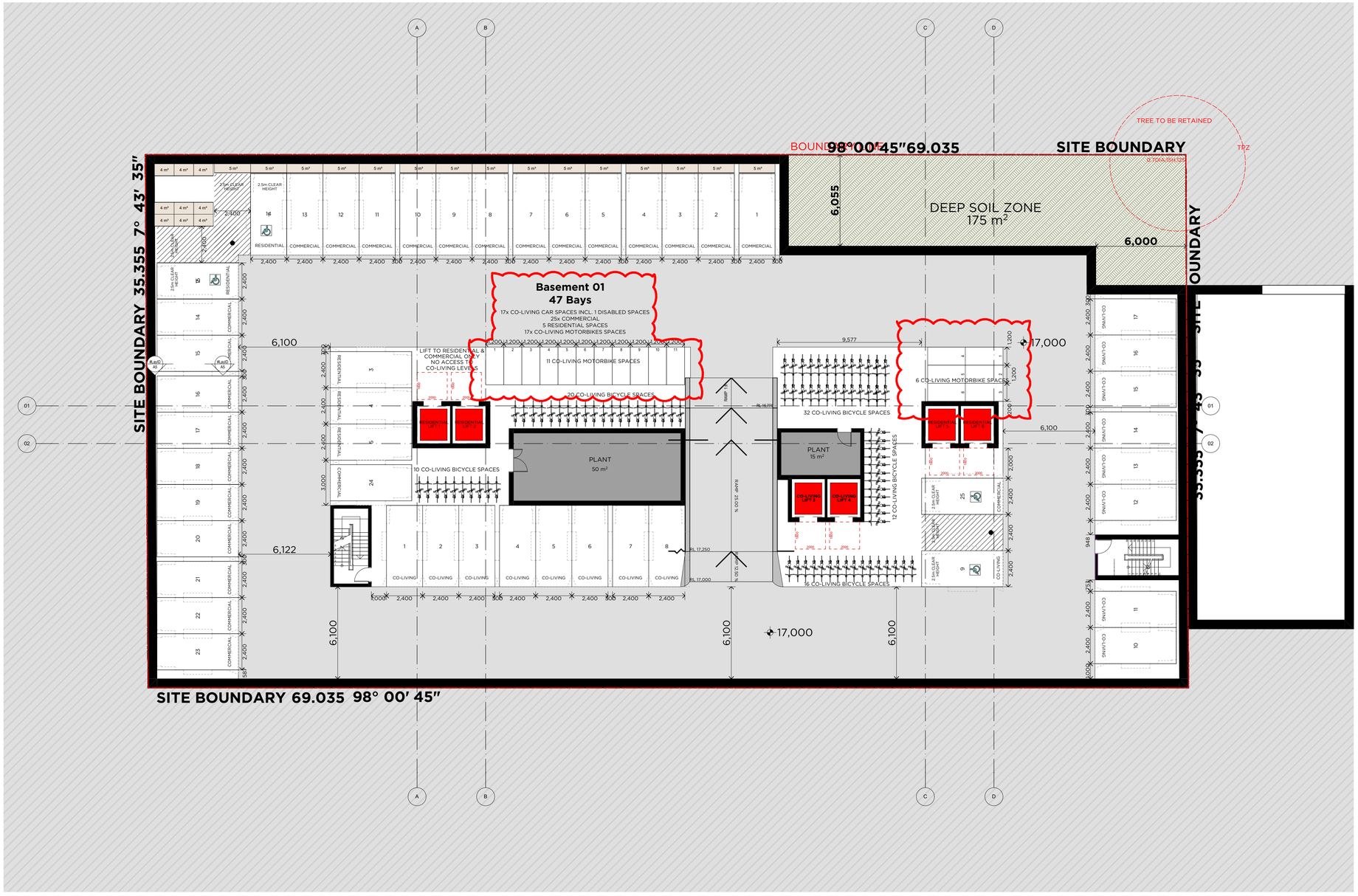
Drawing Number
DA-102

Revision
B

Status
DEVELOPMENT APPLICATION

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1 BASEMENT 01
SCALE 1:150

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

BASIX

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
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Heating system: air-conditioning 1Phase – EER 2.5-3.0 to living areas only – as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
BASEMENT 01

Scale
1:150, 1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-103

Revision
B

Status
DEVELOPMENT APPLICATION

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WATER

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All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX

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Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
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Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert

1 GROUND FLOOR PLAN
SCALE 1:150

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
GROUND FLOOR PLAN

Scale
1:150, 1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-104

Revision
B

Status
DEVELOPMENT APPLICATION

2020-038 1,1a 3 Marsden St 2 Mark St Lidcombe - DA- 220826.pln 2/09/2022 2:50 PM

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Notes
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BASIX

WATER

Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX

Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
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Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert 01

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

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Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 01

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-105

Revision
B

Status
DEVELOPMENT APPLICATION

2020-038 \1a 3 Marsden St 2 Mark St Lidcombe - DA- 220826.pln 2/09/2022 2:50 PM

1 LEVEL 01
SCALE 1:100

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Notes
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2. DO NOT SCALE DRAWINGS.
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BASIX

WATER

Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX

Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 to living areas only– as per BASIX
Heating system: air-conditioning 1Phase – EER 2.5-3.0 to living areas only – as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert

01

02

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 02

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-106

Revision
B

Status
DEVELOPMENT APPLICATION

2020-038 L1a 3 Marsden St 2 Mark St Lidcombe - DA- 220826.pln 2/09/2022 2:50 PM

1 LEVEL 02
SCALE 1:100

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Notes
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DIAL BEFORE YOU DIG 1100

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
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Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating
(as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 03

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-107

Revision
B

Status
DEVELOPMENT APPLICATION

2020-038 t3a 3 Marsden St 2 Mark St Lidcombe – DA- 220826.pln 2/09/2022 2:51 PM

1 LEVEL 03
SCALE 1:100

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BASIX

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APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert 01

02

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 04

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-108

Revision
B

Status
DEVELOPMENT APPLICATION

2020-038 1a 3 Marsden St 2 Mark St Lidcombe - DA- 220826.pln 2/09/2022 2:01 PM

1 LEVEL 04
SCALE 1:100

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Notes
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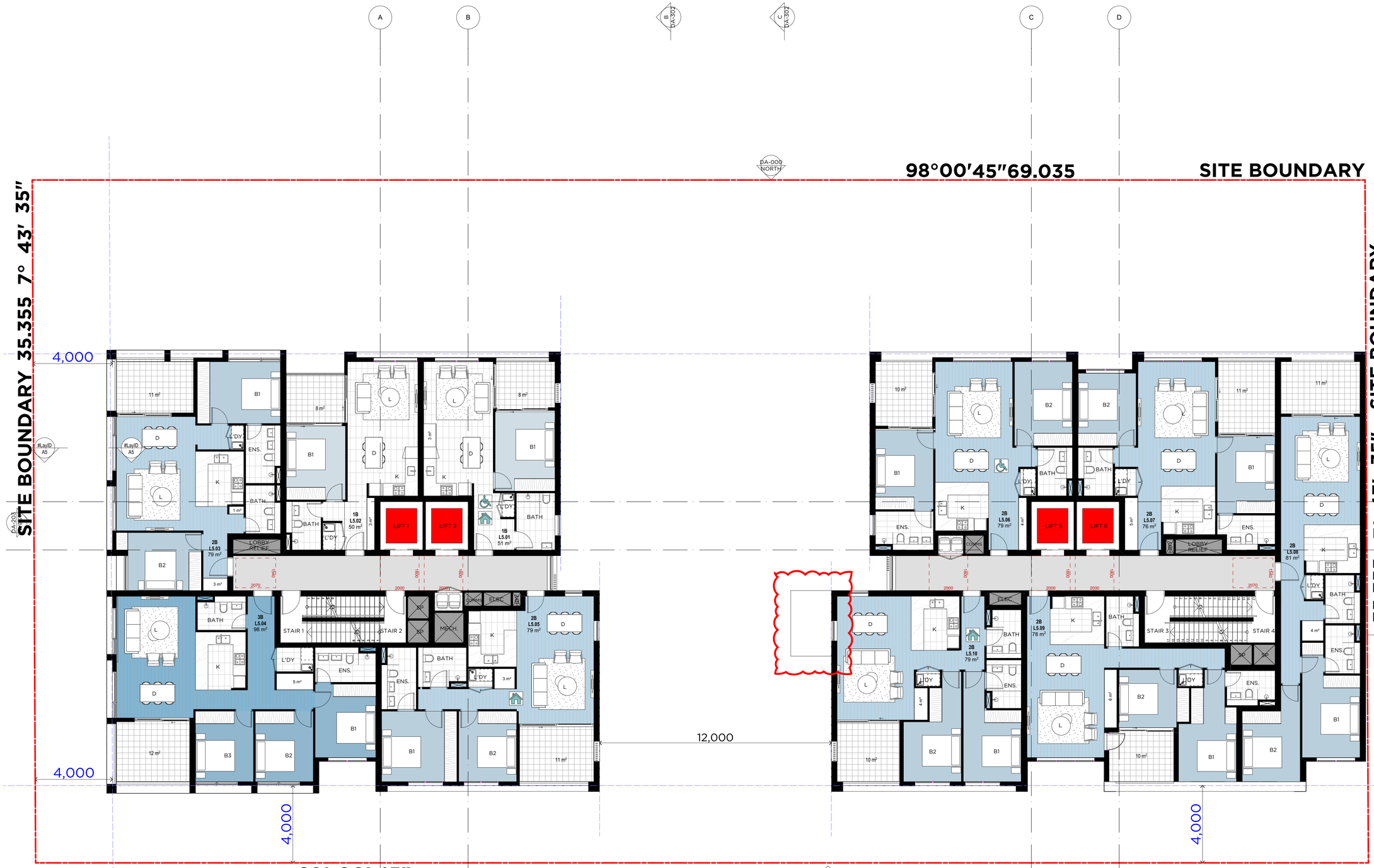
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Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert 01

02



1 LEVEL 05-13 TYPICAL
SCALE 1:100

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 05-13 TYPICAL

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-109

Revision
B

Status
DEVELOPMENT APPLICATION

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Notes
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APPLIANCES:

Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:

Refer to approved BASIX cert

SITE BOUNDARY 35.355 7° 43' 35"
SITE BOUNDARY 69.035 98° 00' 45"
98°00'45"69.035 SITE BOUNDARY
SITE BOUNDARY 35.355 7° 43' 35"
NGL 21.060
NGL 21.100 (APPROX.)
NGL 20.800 (APPROX.)
TOW 65,600
65,600
Solar Panels
Roof Access
LOR 66,250 NGL 21,250
LOR 66,250 NGL 22,370
#LayID A5
DA-203
DA-000 NORTH
SOUTH DA-202
B DA-302
C DA-302
KERB
LAWN
CONCRETE
FOOTPATH
AND
A
B
C
D
21
22
23

1 ROOFTOP
SCALE 1:100

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
ROOF

Scale
1:100
@A1 Sheet Size

Project Number
20-038

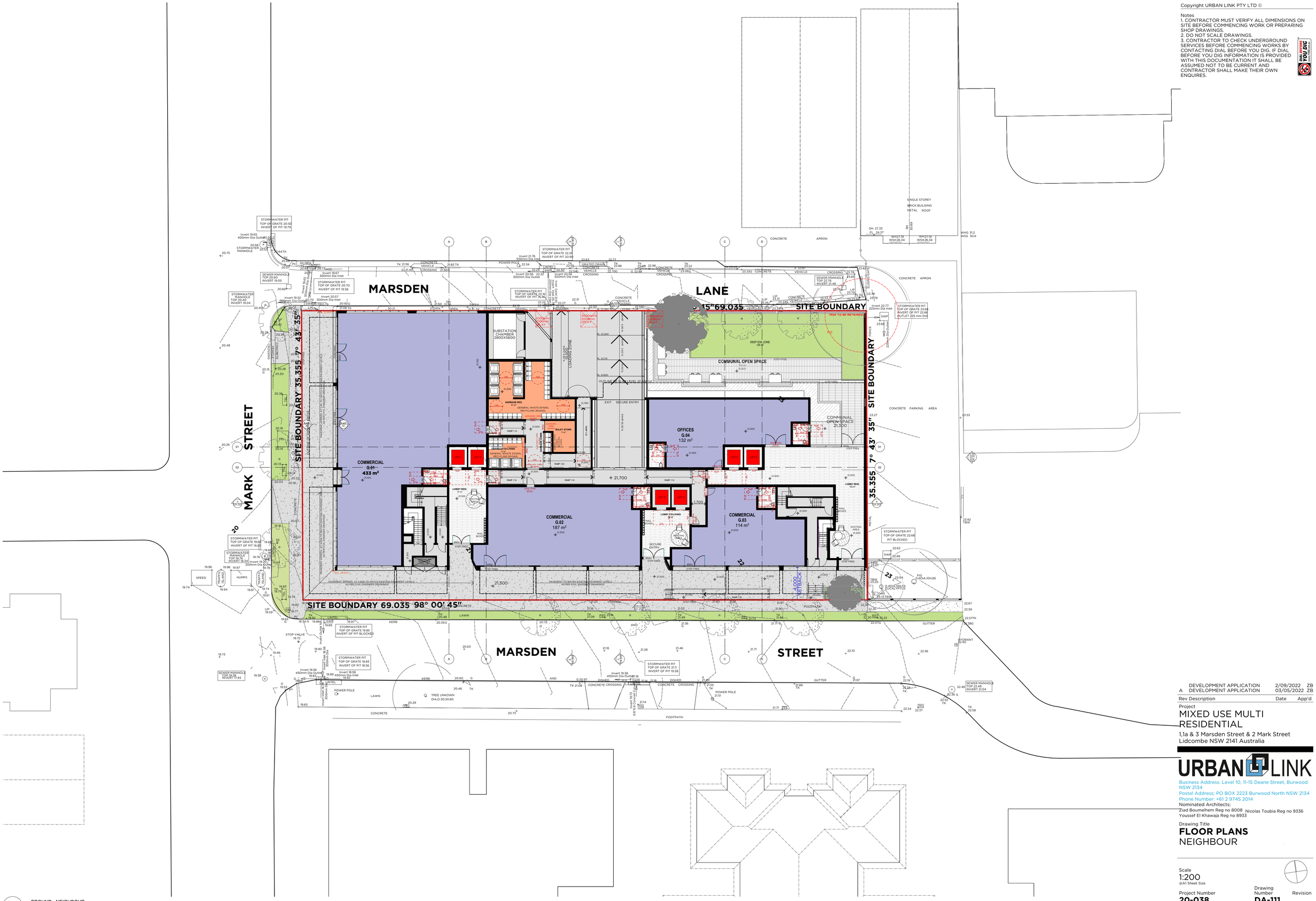
Drawing Number
DA-110

Revision
B

Status
DEVELOPMENT APPLICATION

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Notes
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MARSDEN STREET
MARK STREET
LANE
SITE BOUNDARY 69.035 98° 00' 45"
SITE BOUNDARY 35.355 97° 43' 35"
SITE BOUNDARY 35.355 97° 43' 35"
SITE BOUNDARY
COMMERCIAL G.01 433 m²
COMMERCIAL G.02 187 m²
COMMERCIAL G.03 114 m²
OFFICES G.04 132 m²
COMMUNAL OPEN SPACE 21.300
DEEP SOIL ZONE 124 m²
SUBSTATION CHAMBER 2600X5600
GARBAGE RES. 61 m²
BULKY STORE 11 m²
LOADING ZONE
EXIT SECURE ENTRY
LOBBY RESI. 61 m²
LOBBY RESI. 102 m²
LOBBY COUNTER
SECURE ENTRY
MAIL BOXES
WAITING AREA
STEP FREE
RAMP 1:20
RAMP 1:14
RAMP 1:12
RAMP 1:8
21.700
21.300
TREE TO BE RETAINED
SINGLE STOREY BRICK BUILDING METAL ROOF
CONCRETE APRON
CONCRETE PARKING AREA
COMMUNAL OPEN SPACE 21.300
STORMWATER PIT TOP OF GRATE 20.55 INVERT OF PIT 19.79
STORMWATER MANHOLE TOP 20.60 INVERT 19.04
SEWER MANHOLE TOP 20.60 INVERT 19.05
STORMWATER PIT TOP OF GRATE 20.70 INVERT OF PIT 19.56
STORMWATER PIT TOP OF GRATE 22.76 INVERT OF PIT 20.90
STORMWATER PIT TOP OF GRATE 22.26 INVERT OF PIT 20.90
STORMWATER PIT TOP OF GRATE 22.66 PIT BLOCKED
STORMWATER PIT TOP OF GRATE 23.66 INVERT OF PIT 22.66 OUTLET 225 mm DIA
STORMWATER PIT TOP OF GRATE 19.85 INVERT OF PIT BLOCKED
STORMWATER PIT TOP OF GRATE 19.83 INVERT OF PIT 18.56
STORMWATER PIT TOP OF GRATE 21.11 INVERT OF PIT 19.38
STORMWATER PIT TOP OF GRATE 19.66 INVERT OF PIT 19.20
STORMWATER MANHOLE TOP 19.76 INVERT 18.34
SEWER MANHOLE TOP 22.48 INVERT 21.04
SEWER MANHOLE TOP 22.76 INVERT 21.48
POWER POLE
TREE UNKOWN DIA.0.30,34.85
HYDRANT
SPEED
HUMPS
TRAFFIC ISLAND
KERB
GUTTER
FOOTPATH
CONCRETE
LAWN
STOP VALVE
FENCE
METAL
STEP FREE
PAVEMENT APPROX. AT 1.65% TO MATCH EXISTING PAVEMENT LEVELS AS PER CIVIL ENGINEER DRAWINGS
PAVEMENT TO MATCH EXISTING PAVEMENT LEVELS AS PER CIVIL ENGINEER DRAWINGS
DRIVEWAY 1:14 MAX
DRIVEWAY 1:20 MAX
DRIVEWAY 1:8 MAX
DRIVEWAY 1:12 MAX
DRIVEWAY 1:20 MAX
DRIVEWAY 1:14



1 ELEVATION
SCALE 1:150

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Notes
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LEGEND

- 01 BRICK PGH DRY PRESSED MACARTHER
- 02 HEBEL POWER PATTERN PAINTED DULUX YARDBIRI
- 03 HEBEL PAINTED DULUX DOMINO
- 04 HEBEL PAINTED DULUX LEXICON HALF
- 05 HEBEL POWER PATTERN PAINTED DULUX
- 07 POWDERCOATED ALUMINIUM WINDOWS/DOORS JASPER

JASPER®

BASIX

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
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Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ELEVATIONS
NORTH

Scale
1:150
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-201

Revision
B

Status
DEVELOPMENT APPLICATION



1 ELEVATION
SCALE 1:150

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LEGEND

- 01 BRICK PGH DRY PRESSED MACARTHER
- 02 HEBEL POWER PATTERN PAINTED DULUX YARDBIRI
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- 04 HEBEL PAINTED DULUX LEXICON HALF
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BASIX

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Youssef El Khawaja Reg no 8933

Drawing Title
ELEVATIONS
SOUTH

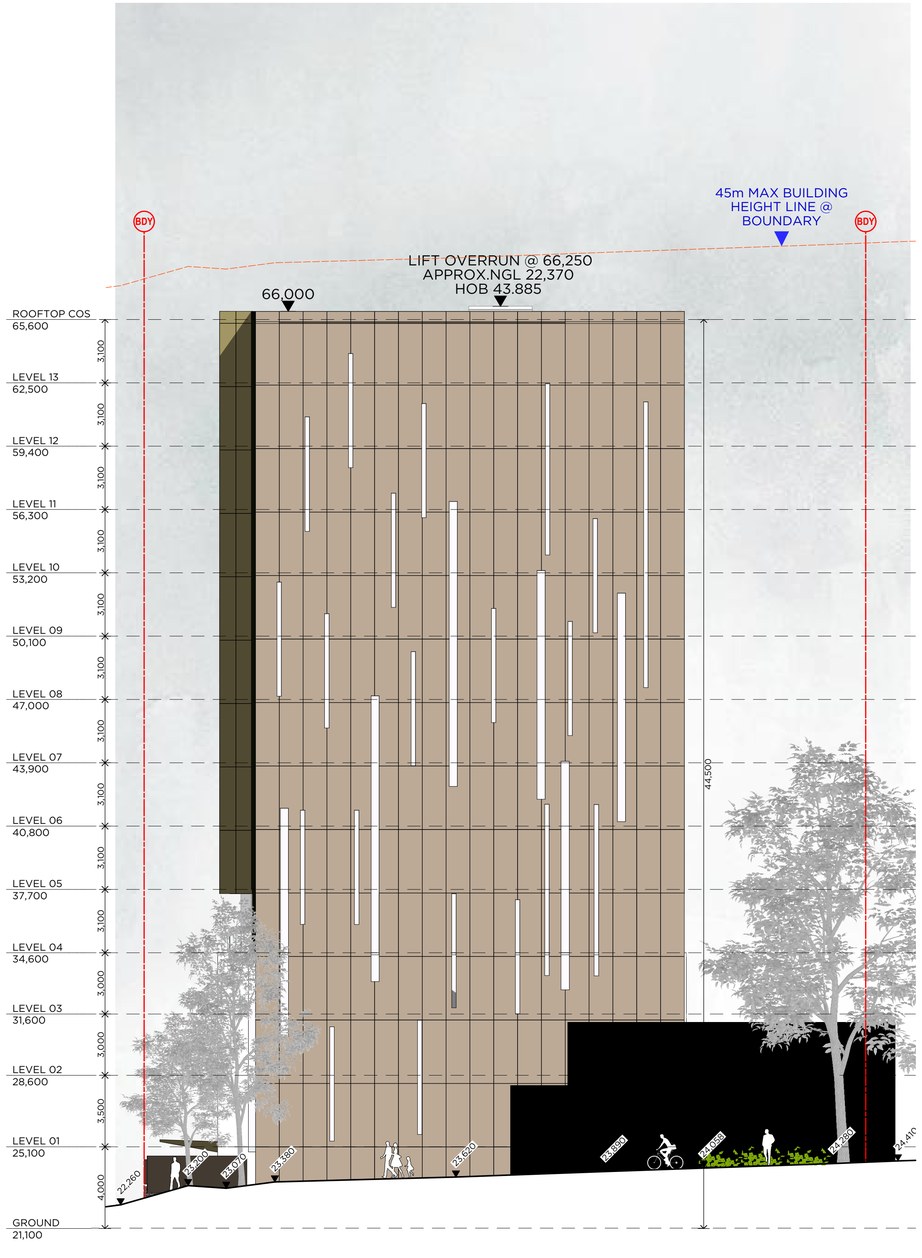
Scale
1:150
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-202

Revision
B

Status
DEVELOPMENT APPLICATION



1 ELEVATION
SCALE 1:150



1 ELEVATION
SCALE 1:150

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LEGEND

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- 02 HEBEL POWER PATTERN PAINTED DULUX YARDBIRI
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- 05 HEBEL POWER PATTERN PAINTED DULUX
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JASPER®

BASIX

WATER
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COMMON AREAS:
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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ELEVATIONS
EAST & WEST

Scale
1:150
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-203

Revision
A

Status
DEVELOPMENT APPLICATION

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Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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1 STREETSCAPE
SCALE 1:200

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ELEVATIONS
STREETSCAPE MARK ST

Scale
1:200
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-204

Revision
A

Status
DEVELOPMENT APPLICATION

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1 STREETSCAPE
SCALE 1:200

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
ELEVATIONS
STREETSCAPE MARSDEN ST

Scale
1:200
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-205

Revision
B

Status
DEVELOPMENT APPLICATION

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1 A SECTION
SCALE 1:150

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
SECTIONS
AA

Scale
1:150
@A1 Sheet Size

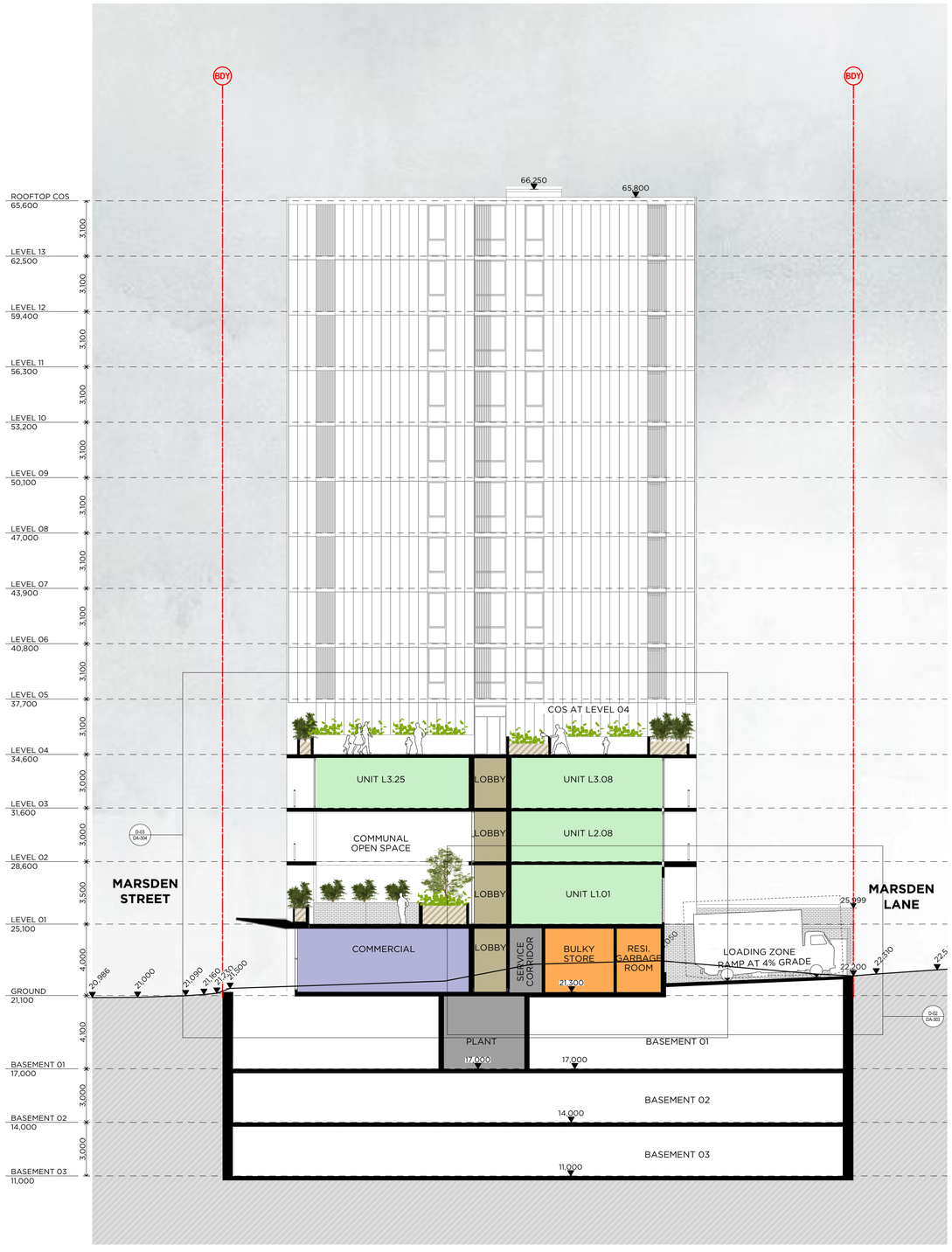
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Revision **B**

Project Number
20-038

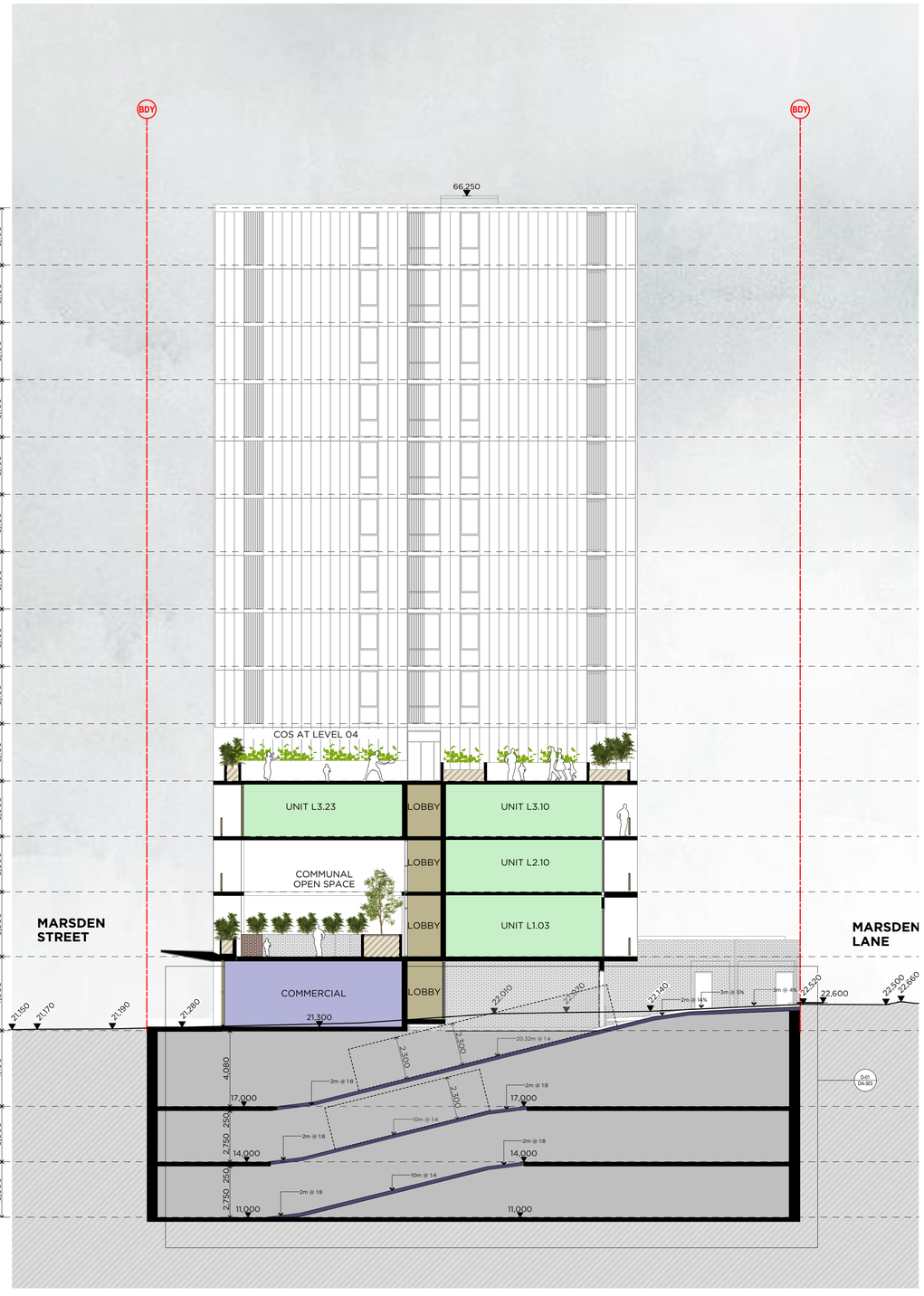
Status
DEVELOPMENT APPLICATION

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1 B SECTION
SCALE 1:150



2 C SECTION
SCALE 1:150

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
SECTIONS
BB/CC

Scale
1:150
@A1 Sheet Size

Project Number
20-038

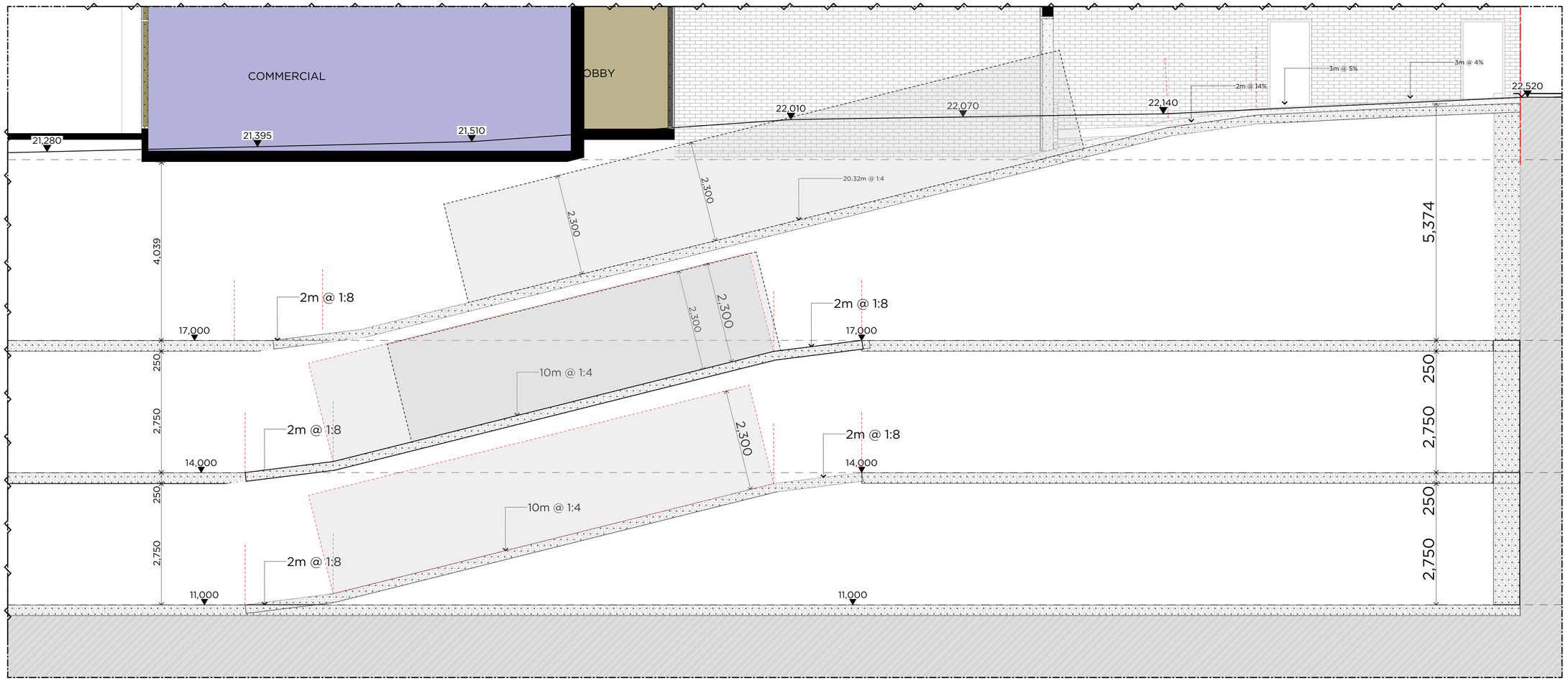
Drawing Number
DA-302

Revision
A

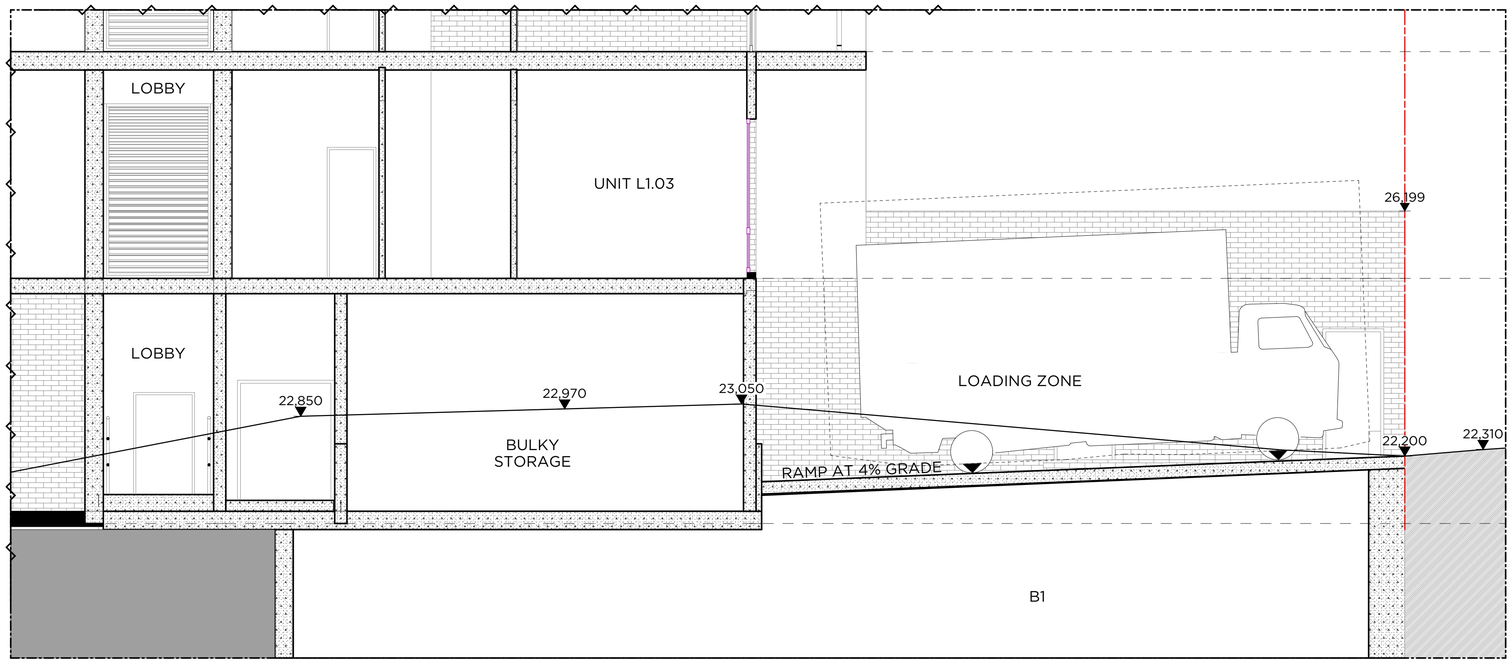
Status
DEVELOPMENT APPLICATION

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1 Detail
SCALE 1:50



1 Detail
SCALE 1:50

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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Youssef El Khawaja Reg no 8933

Drawing Title
SECTIONS
RAMP DETAILS

Scale
1:50
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-303

Revision
A

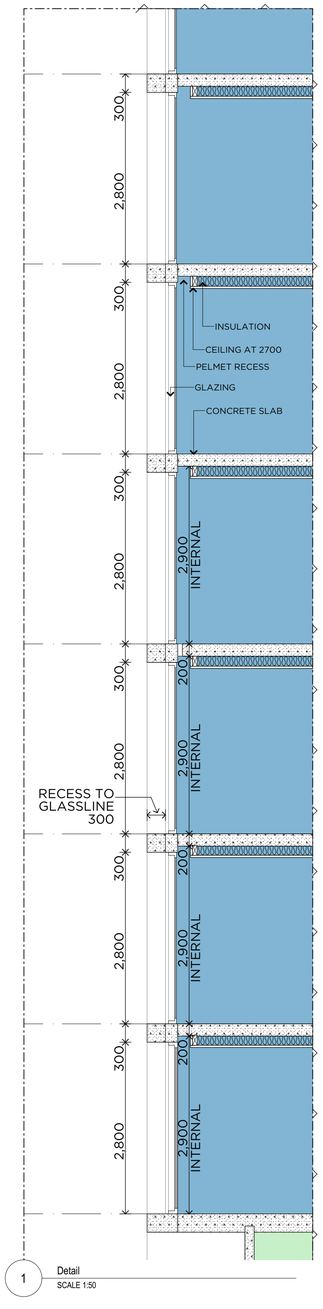
Status
DEVELOPMENT APPLICATION

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1 Detail
SCALE 1:50



1 Detail
SCALE 1:50

A DEVELOPMENT APPLICATION 03/05/2022 ZB
Rev Description Date App'd

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Drawing Title
SECTIONS
SECTION DETAILS

Scale
1:50
@A1 Sheet Size

Project Number
20-038

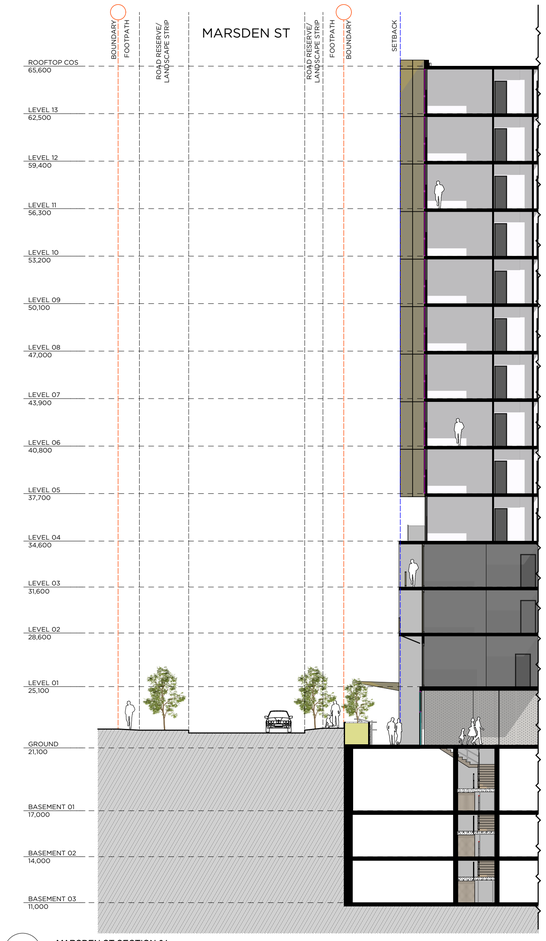
Drawing Number
DA-304

Revision
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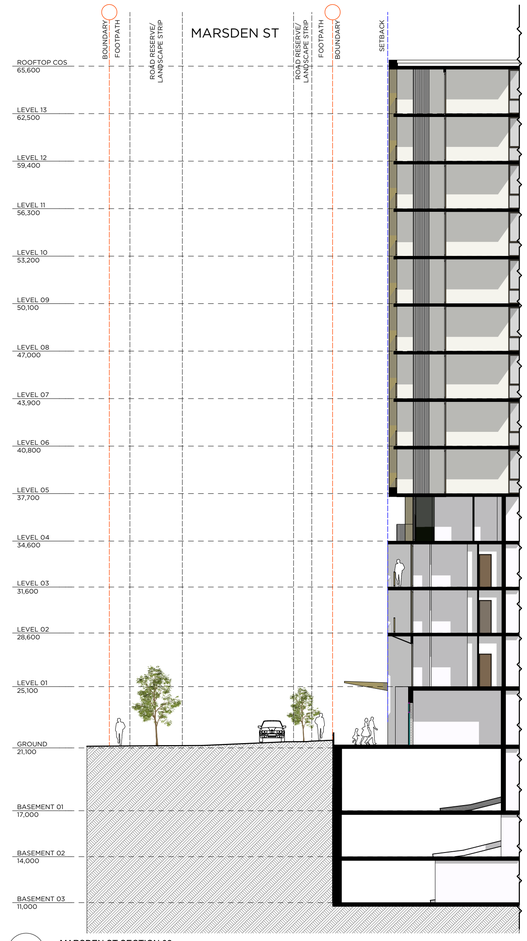
Status
DEVELOPMENT APPLICATION

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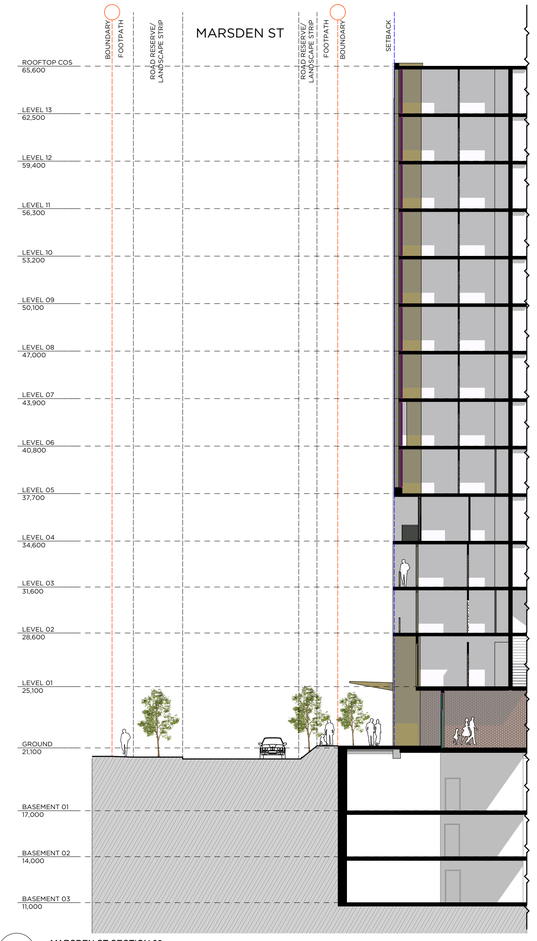
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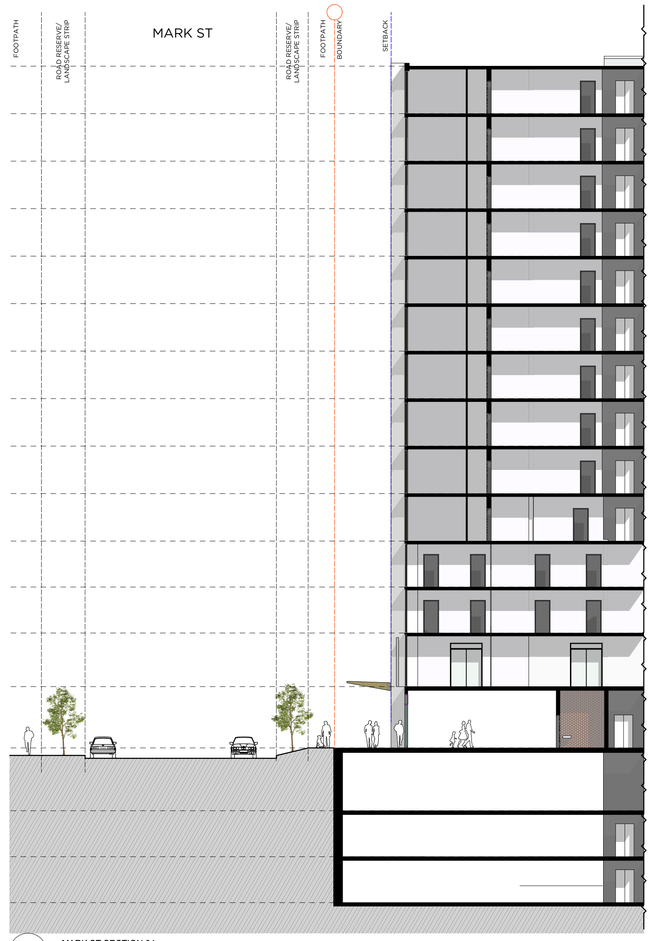
1 MARSDEN ST SECTION 01
SCALE 1:200



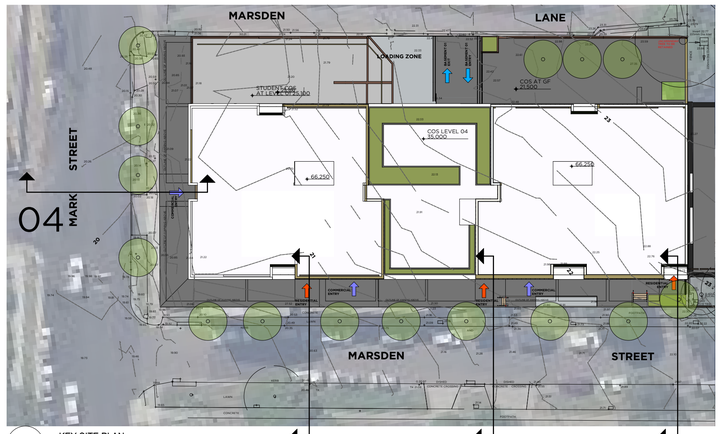
2 MARSDEN ST SECTION 02
SCALE 1:200



3 MARSDEN ST SECTION 03
SCALE 1:200



4 MARK ST SECTION 04
SCALE 1:200



5 KEY SITE PLAN
SCALE 1:400

A DEVELOPMENT APPLICATION 03/05/2022 ZB
Rev Description Date App'd

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Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
SECTIONS
STREET SECTIONS

Scale
1:200, 1:400
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-305

Revision

Status
DEVELOPMENT APPLICATION

2020-038 13a 3 Marsden St 2 Mark St Lidcombe - DA- 220628.pln 2/05/2022 2:54 PM



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LEGEND

- 01 — BRICK PGH DRY PRESSED MACARTHER
- 02 — HEBEL POWER PATTERN PAINTED DULUX YARDBIF
- 03 — HEBEL PAINTED DULUX DOMINO
- 04 — HEBEL PAINTED DULUX LEXICON HALF
- 05 — HEBEL POWER PATTERN PAINTED DULUX
- 07 — POWDERCOATED ALUMINIUM WINDOWS/DOORS JASPER

JASPER®

BASIX

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=6L/min) All toilet flushing systems 4 Star
All kitchen taps 4 Star
All bathroom taps 4 star
Appliances: Dishwashers - 4 star water rating (as per BASIX)
Clothes Washers – 3 Star water rating (refer to Basix)

ENERGY REFER TO APPROVED BASIX
Hot water system: Gas instantaneous 6 star Refer to approved BASIX
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Kitchen ventilation system: Individual fan, ducted to façade or roof manual on/ Timer off
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 to living areas only– as per BASIX
Heating system: air-conditioning 1Phase – EER 2.5-3.0 to living areas only – as per BASIX
Artificial lighting: As per BASIX
Natural lighting: As per BASIX

APPLIANCES:
Gas cooktop & electric oven
Dishwashers: 4 star energy rating
Clothes Washers: 3 star energy rating (as per BASIX to all common areas, refer to approved Basix cert)

COMMON AREAS:
Refer to approved BASIX cert

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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Lidcombe NSW 2141 Australia

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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
EXTERNAL FINISHES
FINISHES SCHEDULE

Scale
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@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-901

Revision
A

Status
DEVELOPMENT APPLICATION



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- 01 — BRICK PGH DRY PRESSED MACARTHER
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- 03 — HEBEL PAINTED DULUX DOMINO
- 04 — HEBEL PAINTED DULUX LEXICON HALF
- 05 — HEBEL POWER PATTERN PAINTED DULUX
- 07 — POWDERCOATED ALUMINIUM WINDOWS/DOORS JASPER

JASPER®

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COMMON AREAS:
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A	DEVELOPMENT APPLICATION	03/05/2022	ZB

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Youssef El Khawaja Reg no 8933

Drawing Title
EXTERNAL FINISHES
3D ILLUSTRATION

Scale
1:0.49
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-902

Revision
A

Status
DEVELOPMENT APPLICATION



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Youssef El Khawaja Reg no 8933

Drawing Title
EXTERNAL FINISHES
3D ILLUSTRATION

Scale
1:0.50
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-903

Revision
A

Status
DEVELOPMENT APPLICATION

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MARSDEN ST ELEVATION

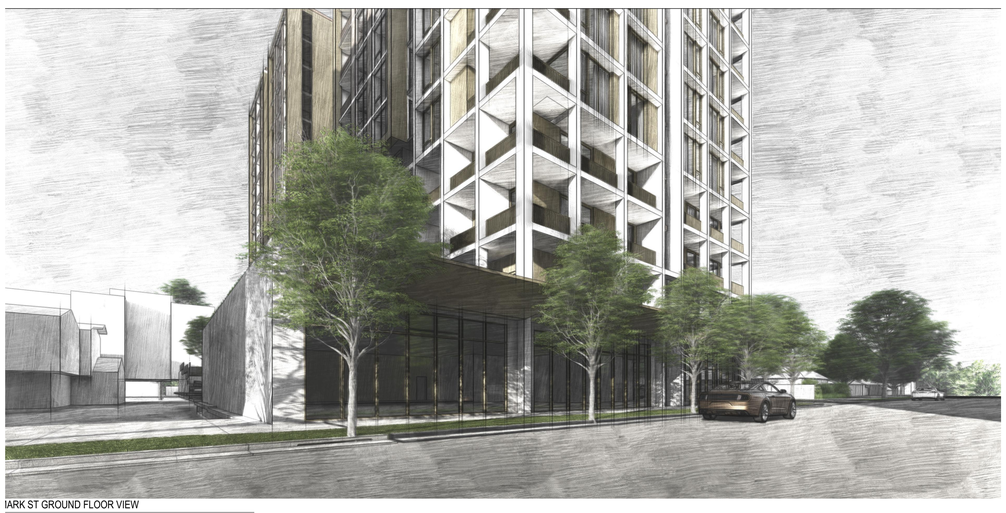

CORNER MARK & MARSDEN VIEW


VIEW FROM MARSDEN ST PARK


CORNER MARK & MARSDEN GROUND LEVEL VIEW


CORNER MARK & MARSDEN VIEW


MARK ST AERIAL VIEW


MARK ST GROUND FLOOR VIEW


MARSDEN ST AERIAL VIEW

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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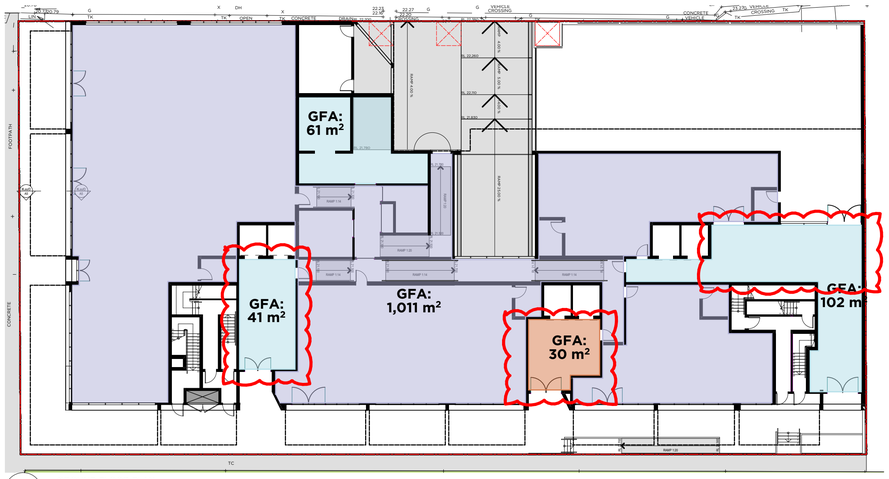
URBAN LINK
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Youssef El Khawaja Reg no 8933

Drawing Title
EXTERNAL FINISHES
3D SKETCHES

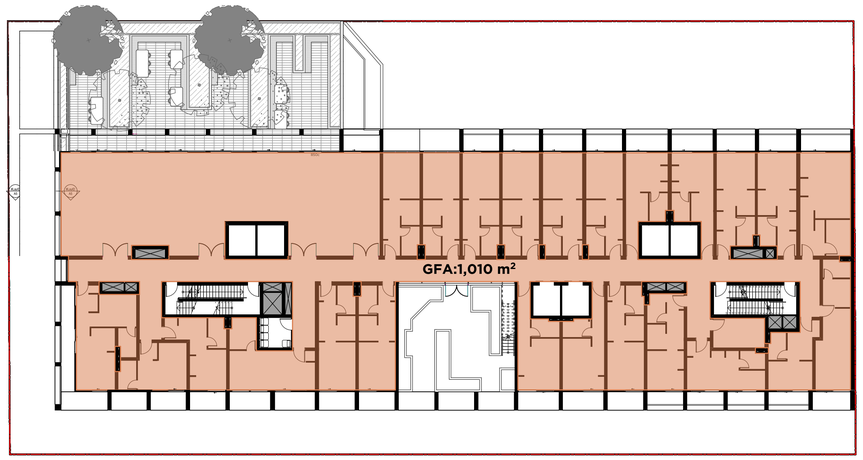
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Project Number **20-038**
Drawing Number **DA-904**
Revision **A**
Status **DEVELOPMENT APPLICATION**

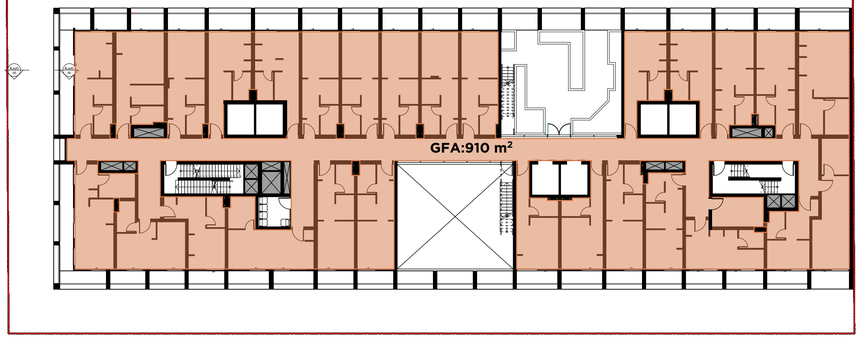
GFA DIAGRAMS



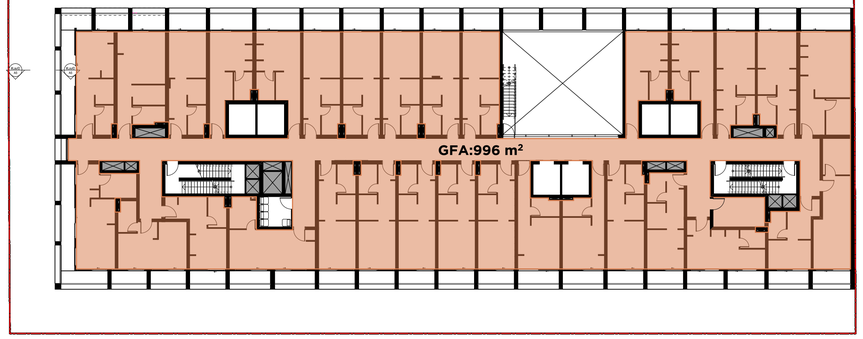
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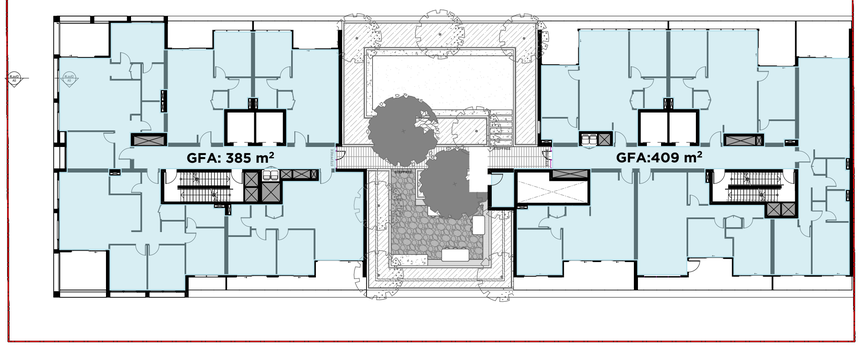
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SCALE 1:250



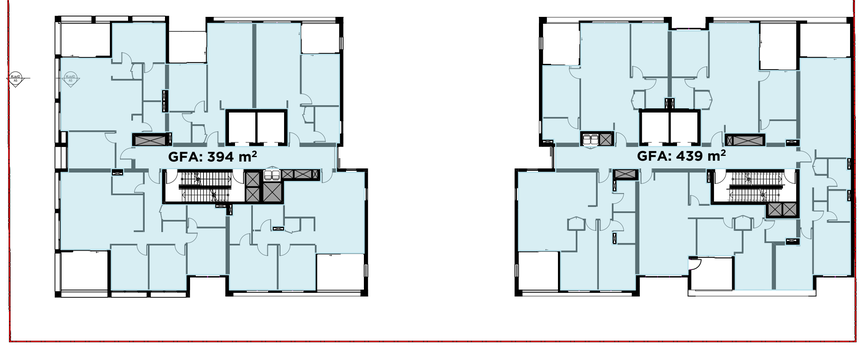
03 LEVEL 02
SCALE 1:250



04 LEVEL 03
SCALE 1:250



05 LEVEL 04
SCALE 1:250



06 LEVEL 05-13
SCALE 1:250

Summary: GFA

Non-residential GFA

Usage	Level	Area
Commercial	Ground Level	1011
Co-Living	Ground Level	30
	Level 01	1,010
	Level 02	910
	Level 03	996
Total Non-residential GFA		**3927 m²**

Residential GFA

Usage	Level	Area
Residential	Ground Level	204
	Level 01	-
	Level 02	-
	Level 03	-
	Level 04	794
	Level 05	833
	Level 06	833
	Level 07	833
	Level 08	833
	Level 09	833
	Level 10	833
	Level 11	833
	Level 12	833
	Level 13	833
Total Residential GFA		**8495 m²**

Total GFA	**12422 m²**
Site Area	2441 m
FSR	**5: 1**

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B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
GFA DIAGRAMS

Scale
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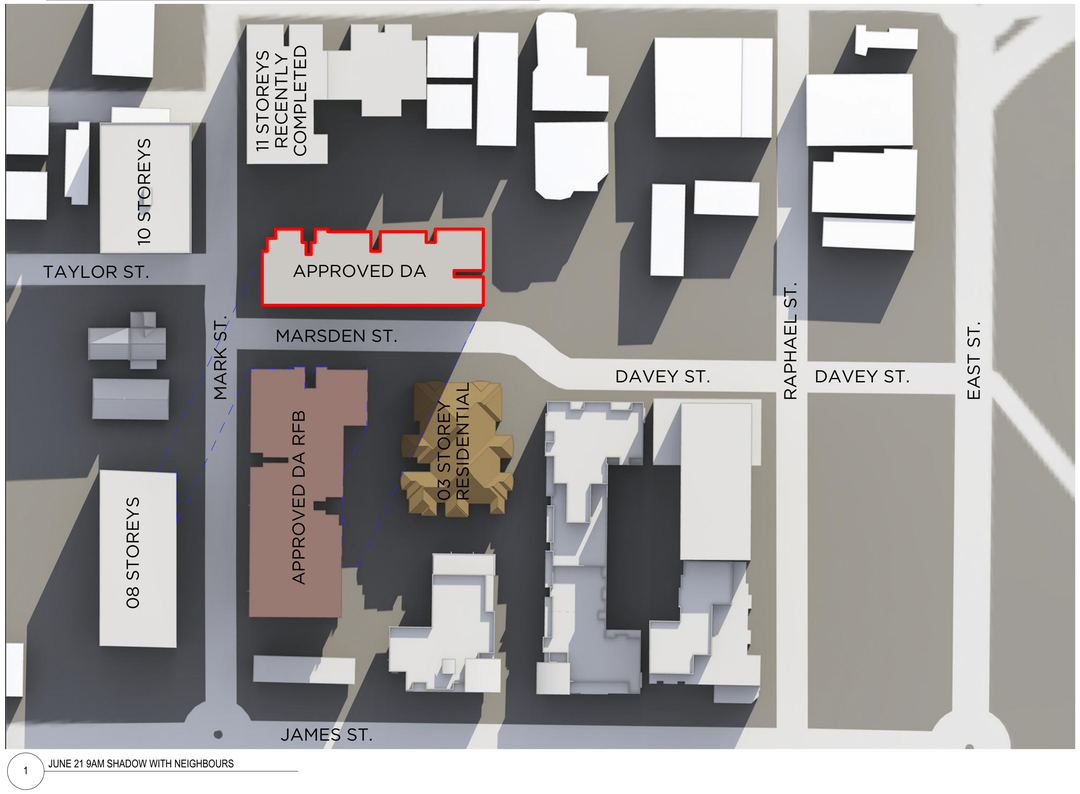
Project Number
20-038

Drawing Number
DA-1401

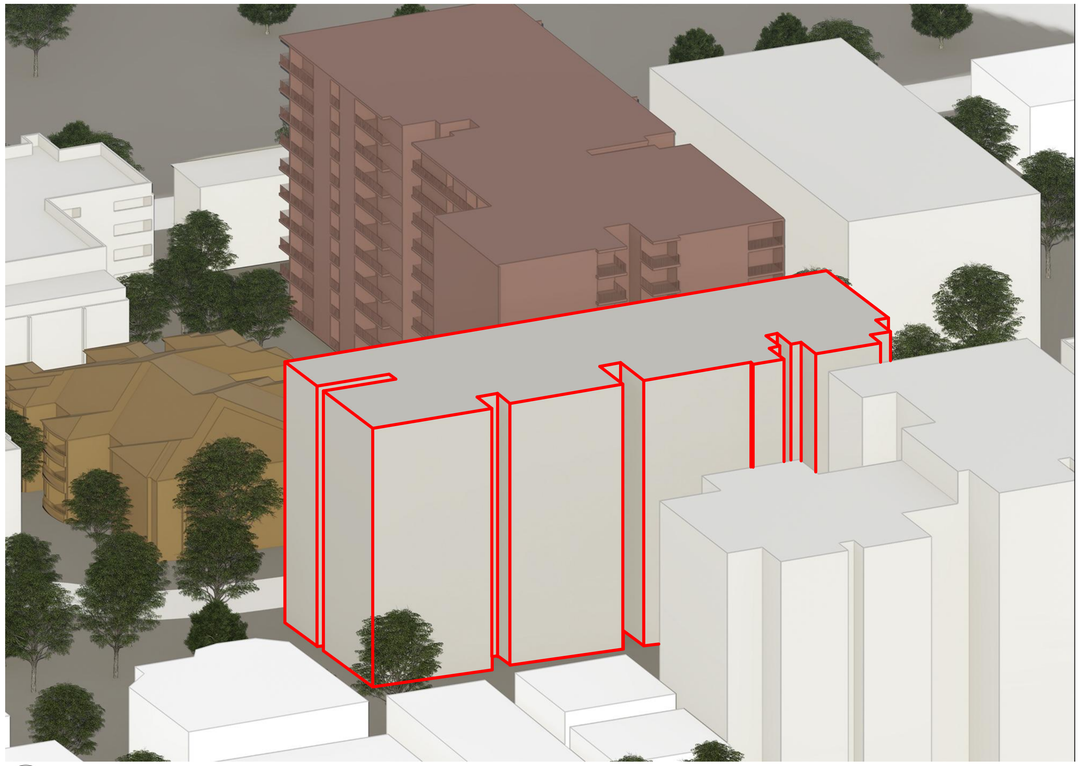
Revision
B

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

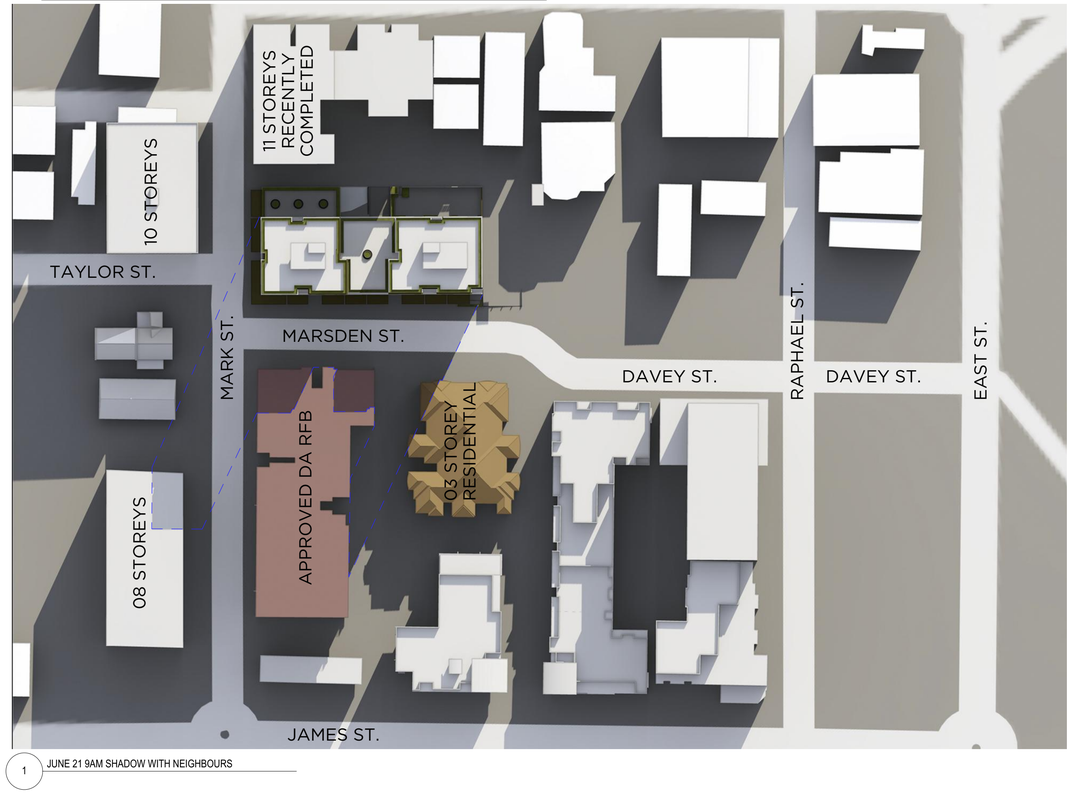


1 JUNE 21 9AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_9AM

PROPOSED SHADOW



1 JUNE 21 9AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_9AM

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Notes
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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 9AM

Scale
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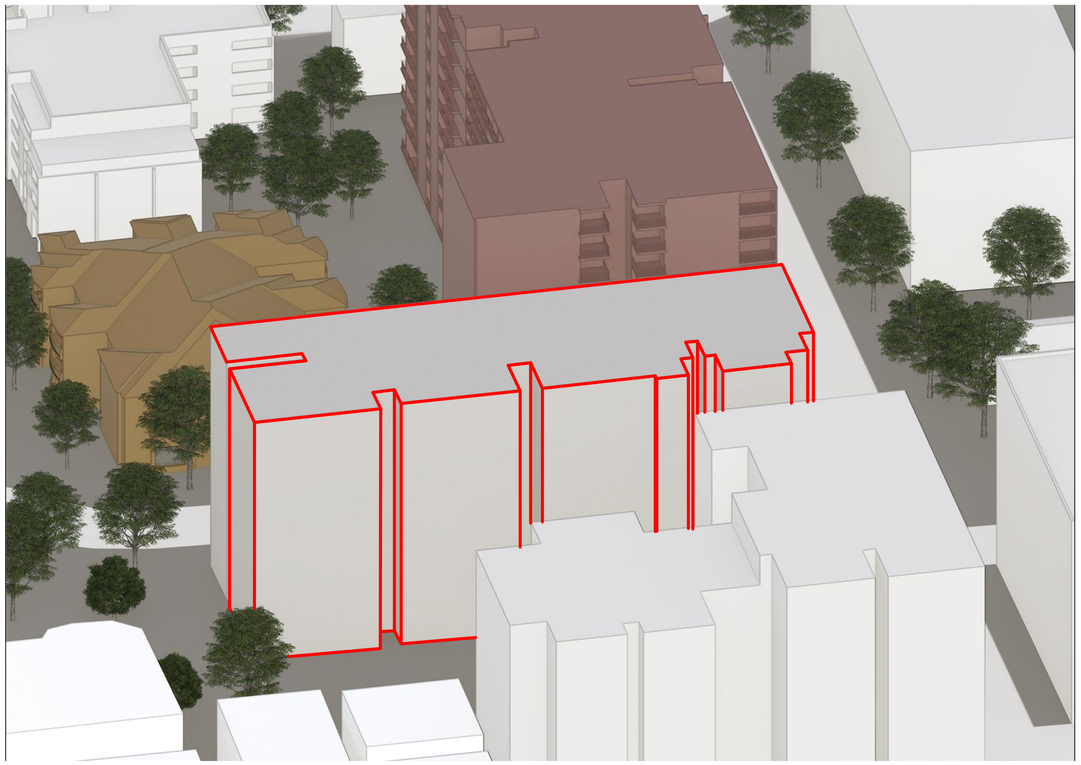
Project Number **20-038**
Drawing Number **DA-1402**
Revision **A**

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

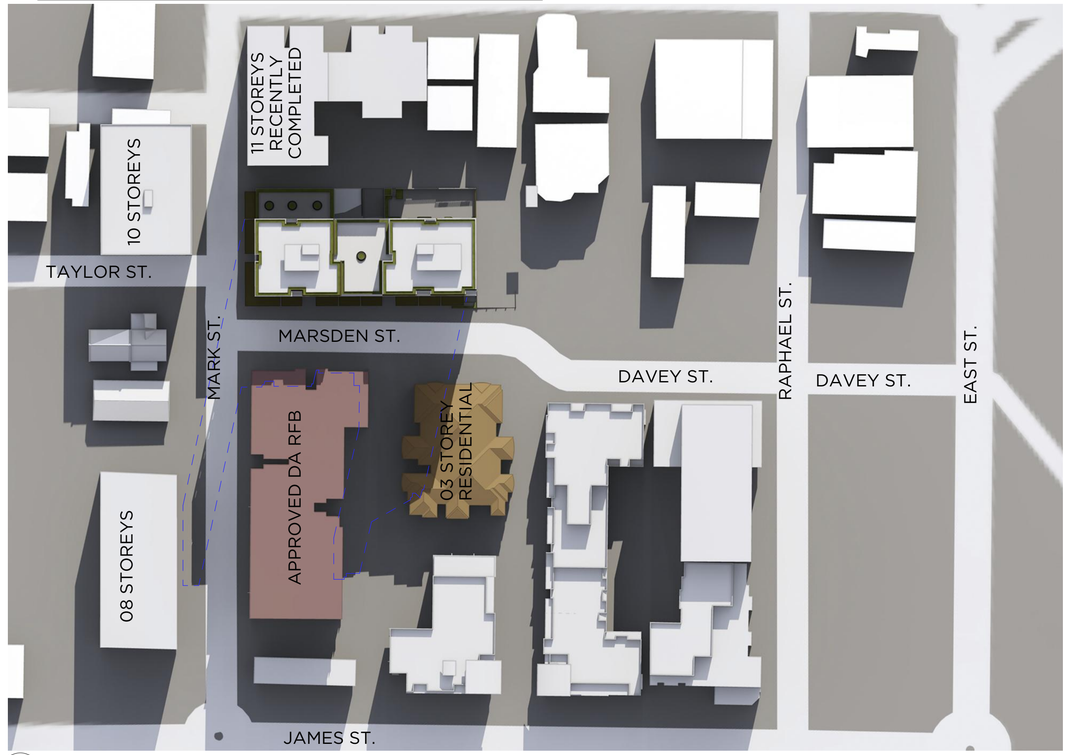


1 JUNE 21 10AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_10AM

PROPOSED SHADOW



1 JUNE 21 10AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_10AM

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Notes
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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 10AM

Scale
@A1 Sheet Size

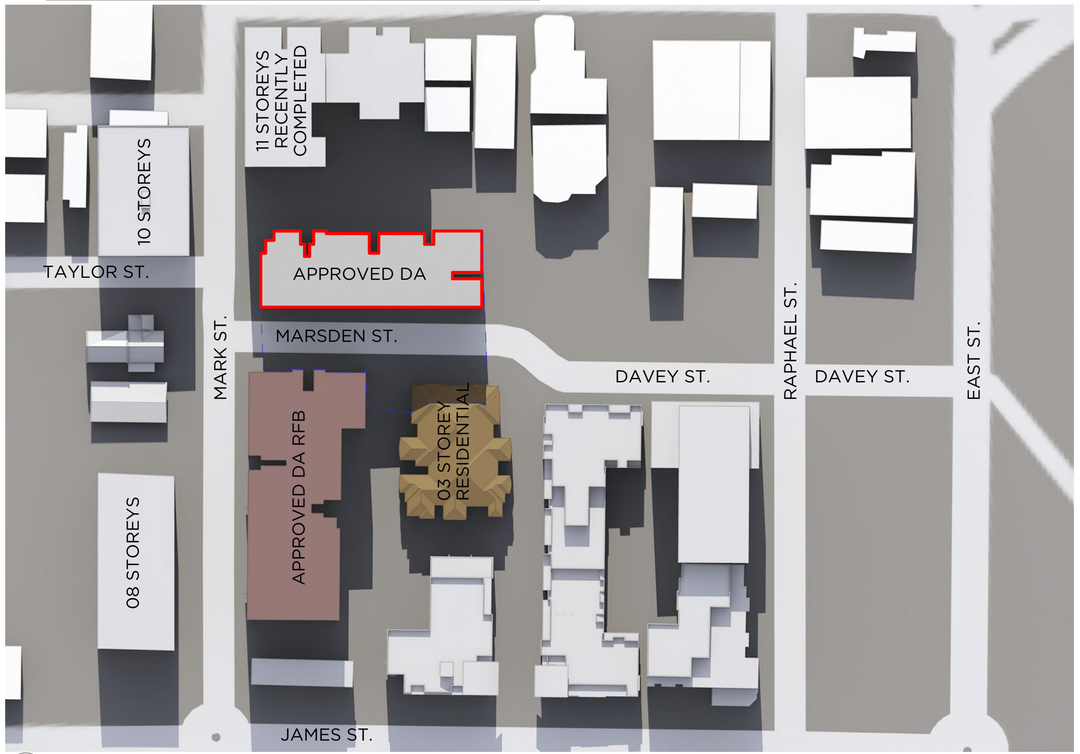
Project Number
20-038

Drawing Number
DA-1403 A

Revision

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

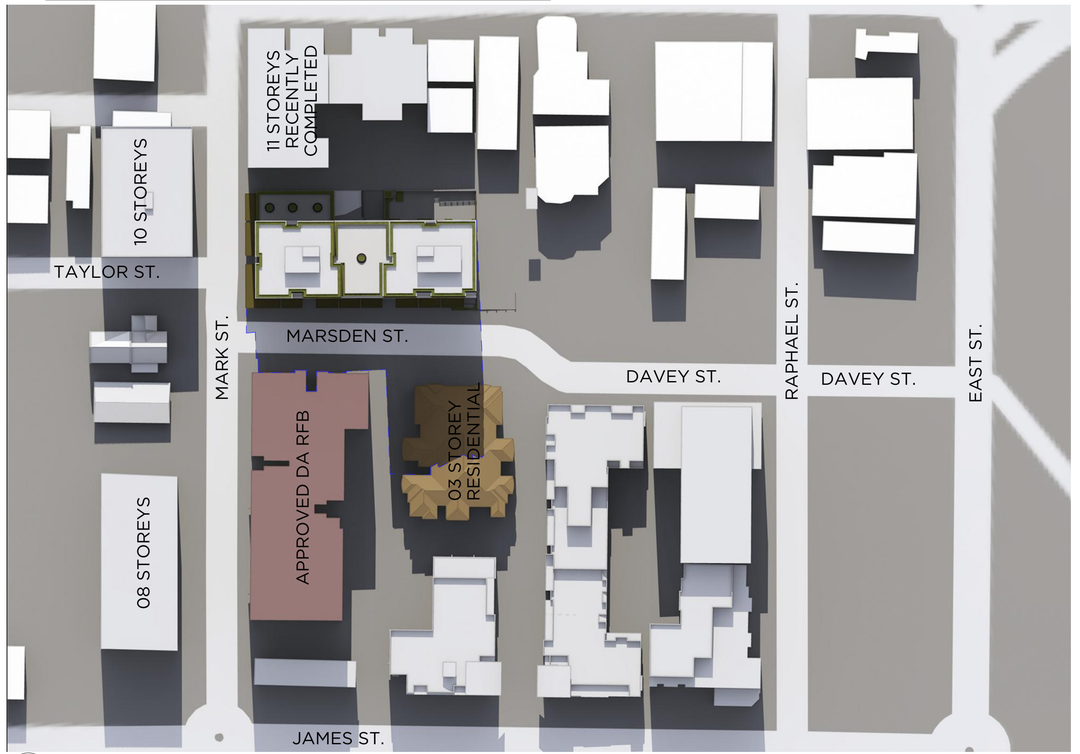


1 JUNE 21 11AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_11AM

PROPOSED SHADOW



1 JUNE 21 11AM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_11AM

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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 11AM

Scale
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1404

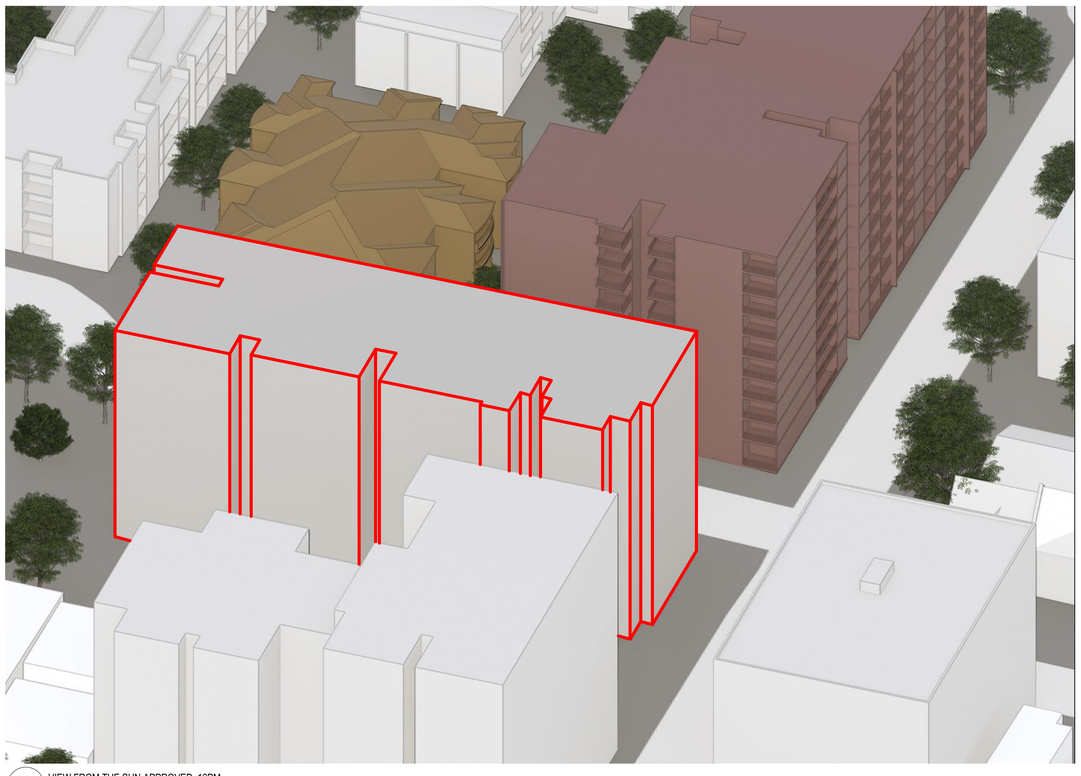
Revision
A

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

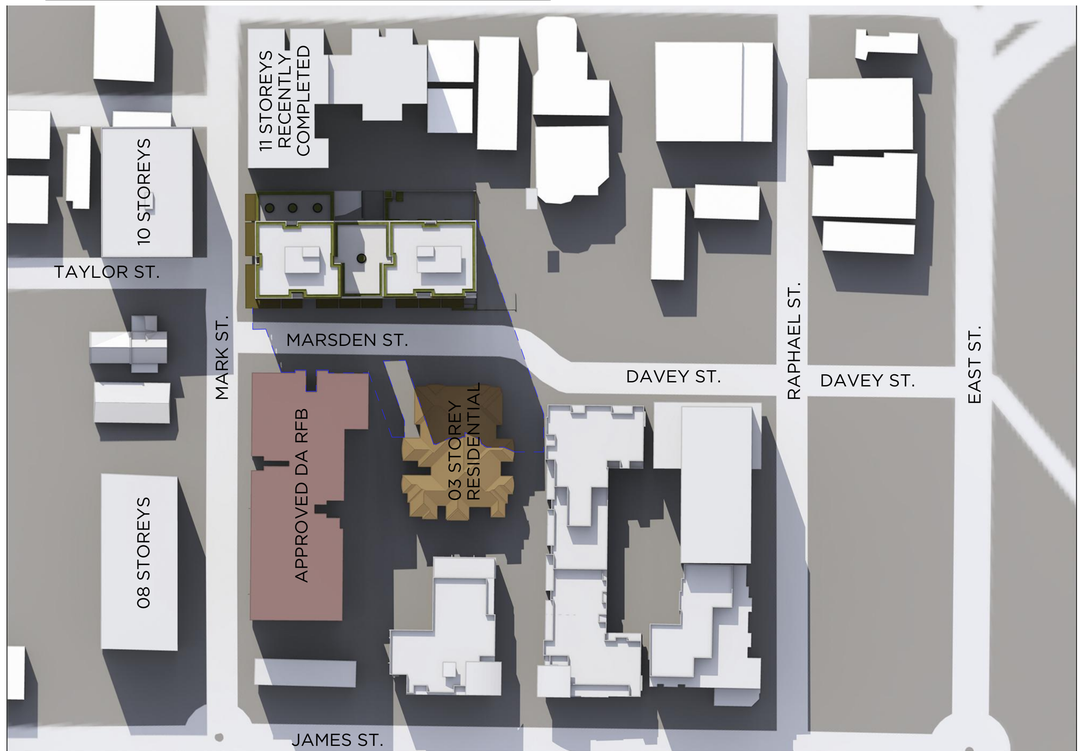


1 JUNE 21 12PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_12PM

PROPOSED SHADOW



1 JUNE 21 12PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_12PM

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Legend

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- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 12PM

Scale
@A1 Sheet Size

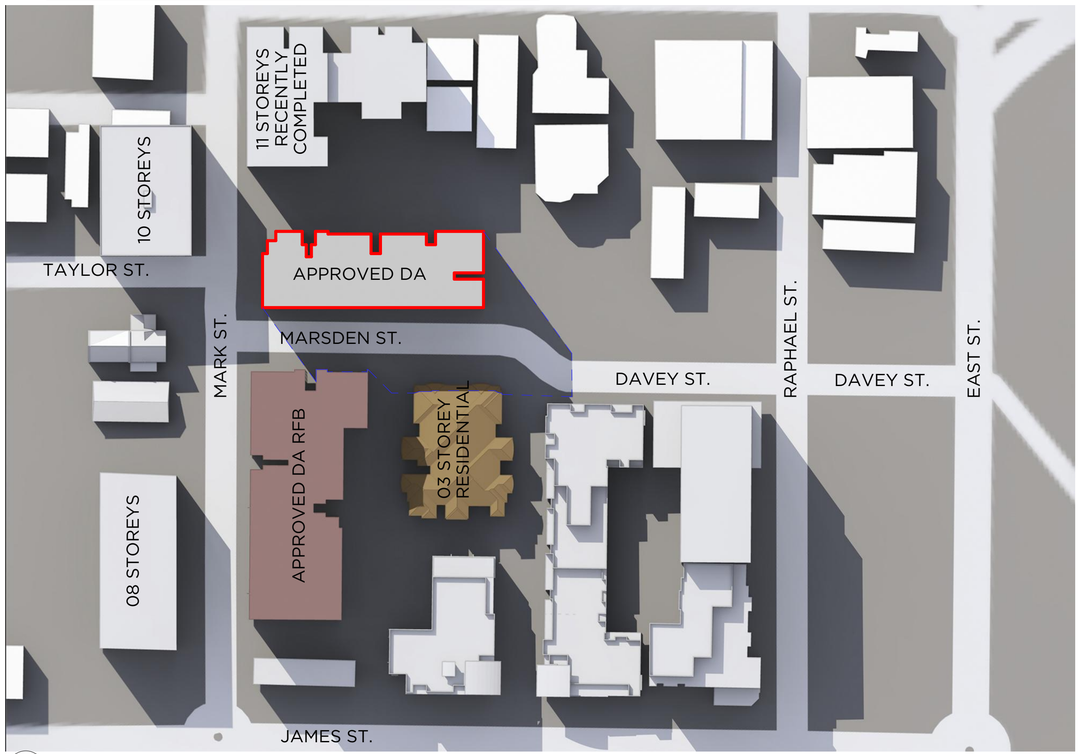
Project Number
20-038

Drawing Number
DA-1405 A

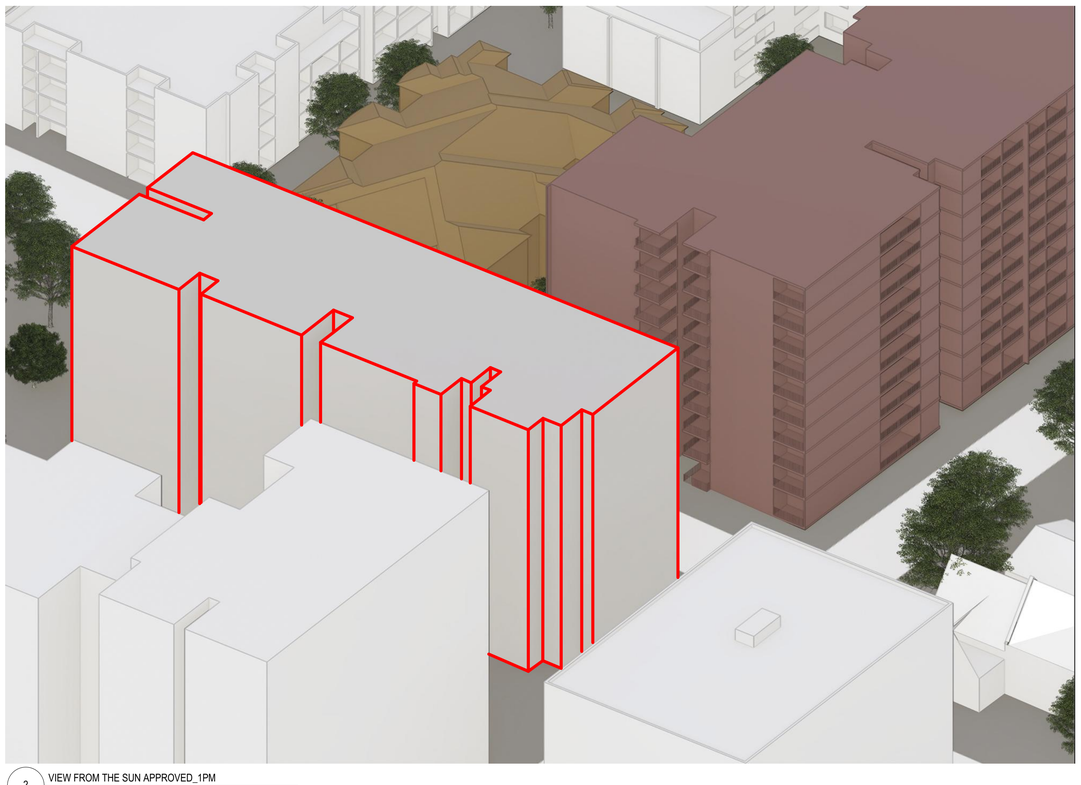
Revision

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

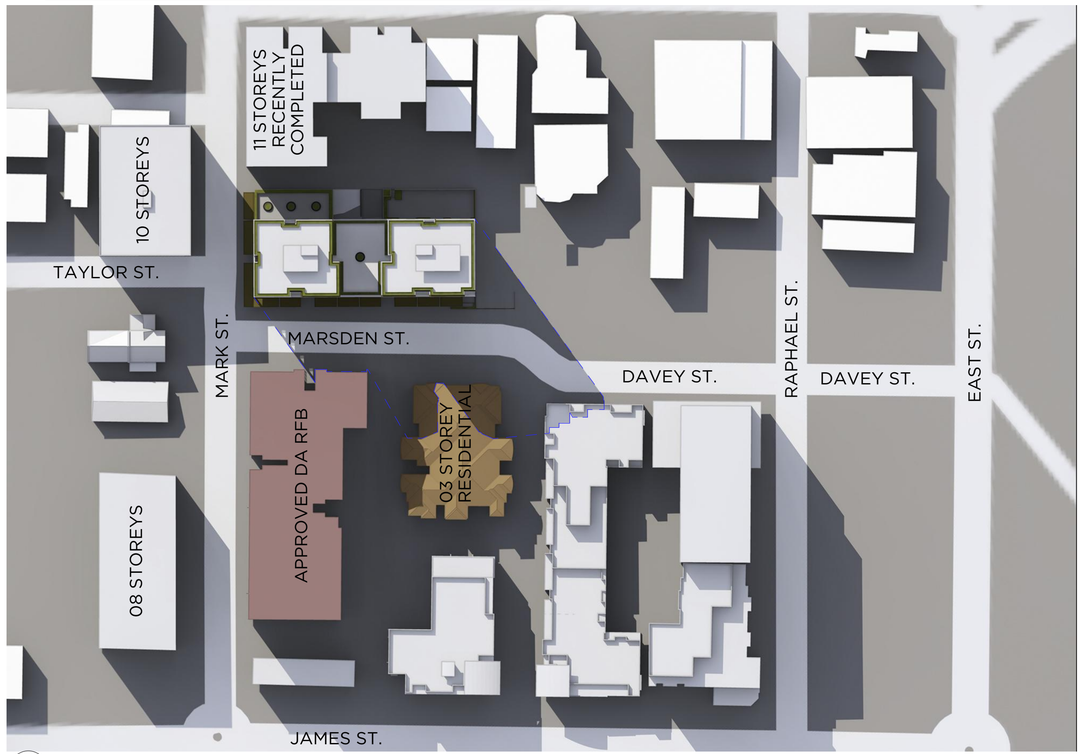


1 JUNE 21 1PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_1PM

PROPOSED SHADOW



1 JUNE 21 1PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_1PM

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Notes
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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
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Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 1PM

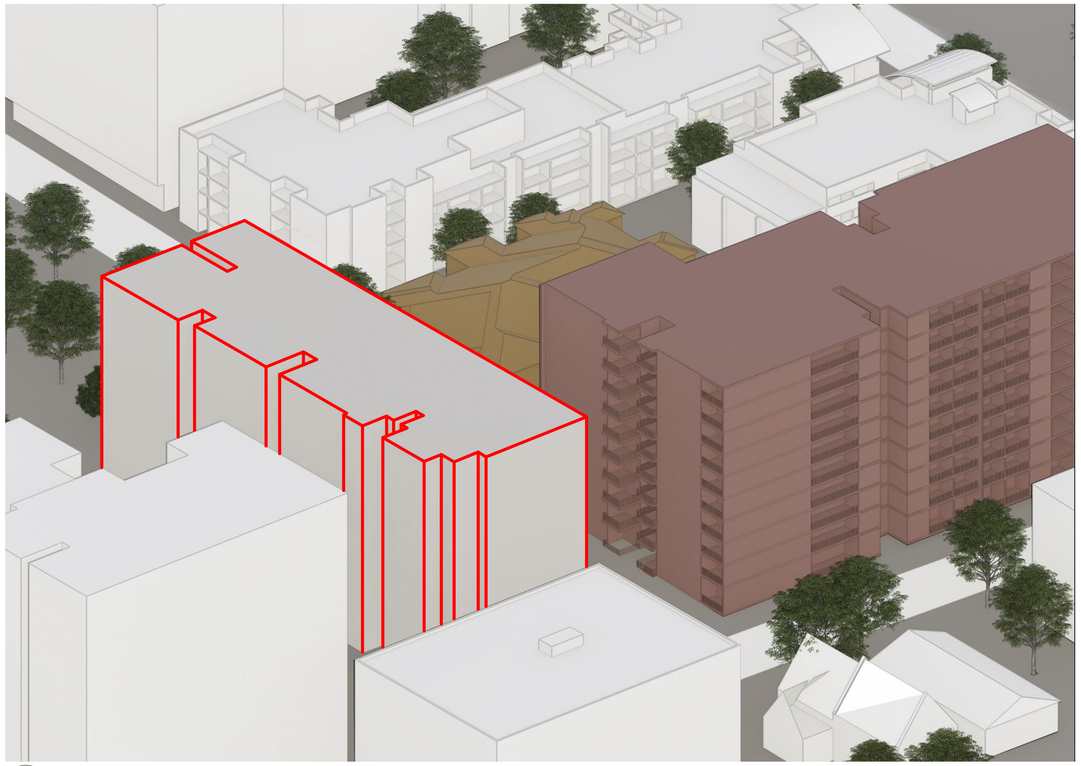
Scale
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Project Number **20-038**
Drawing Number **DA-1406**
Revision **A**

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW

1 JUNE 21 2PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_2PM

PROPOSED SHADOW

1 JUNE 21 2PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_2PM

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Notes
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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Nominated Architects:
Ziad Boumelhem Reg no 8008
Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 2PM

Scale
@A1 Sheet Size

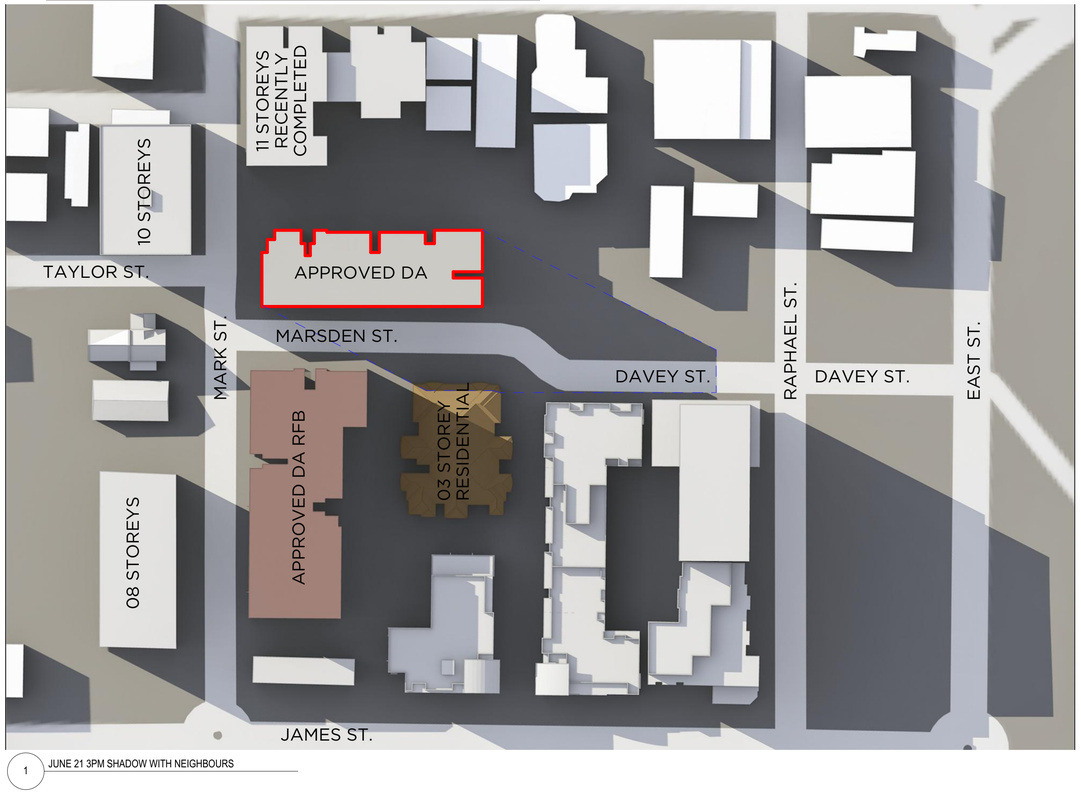
Project Number
20-038

Drawing Number
DA-1407

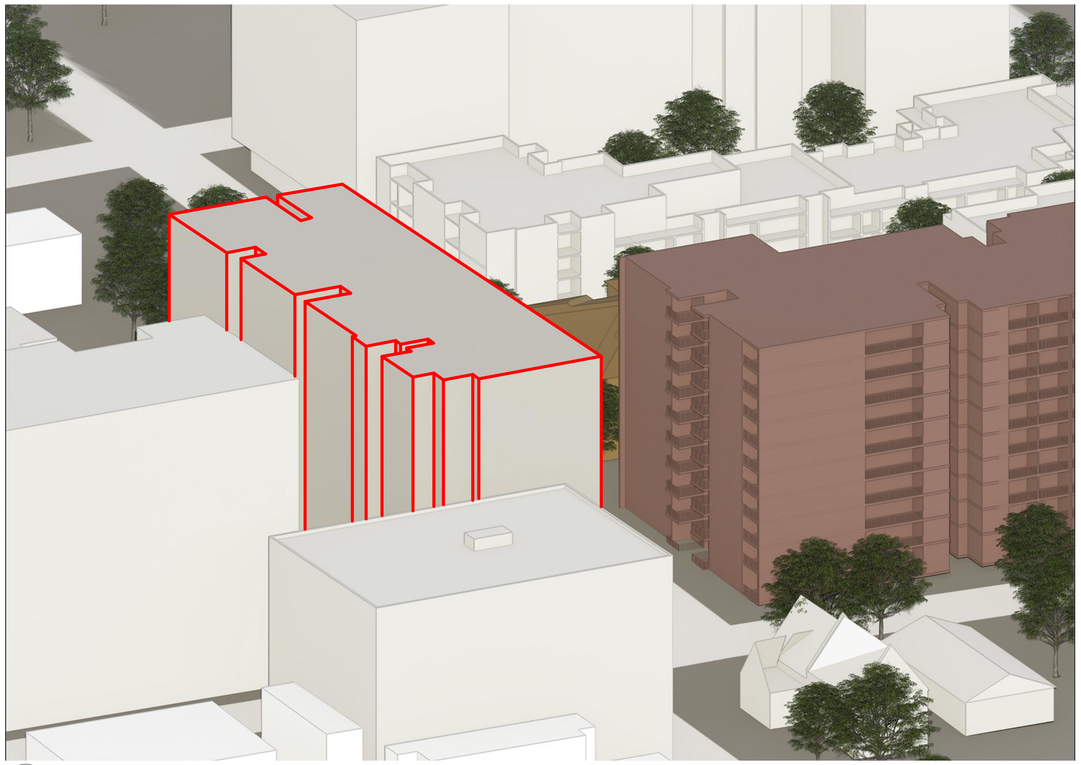
Revision
A

Status
DEVELOPMENT APPLICATION

APPROVED DA SHADOW



1 JUNE 21 3PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN APPROVED_3PM

PROPOSED SHADOW



1 JUNE 21 3PM SHADOW WITH NEIGHBOURS



2 VIEW FROM THE SUN PROPOSED_3PM

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Legend

- 1,1A 3 Marsden St, 2 Mark St.
- 4-18 Mark Street
- 12 Marsden Street
- Shadows outline

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW JUNE 3PM

Scale
@A1 Sheet Size

Project Number **20-038**
Drawing Number **DA-1408**
Revision **A**

Status
DEVELOPMENT APPLICATION



2 VIEW FROM THE SUN 9AM 21 JUNE



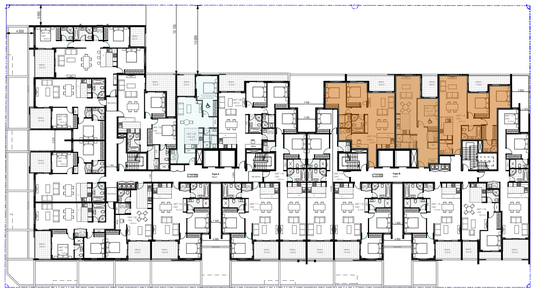
3 VIEW FROM THE SUN 10AM 21 JUNE



4 VIEW FROM THE SUN 11AM 21 JUNE

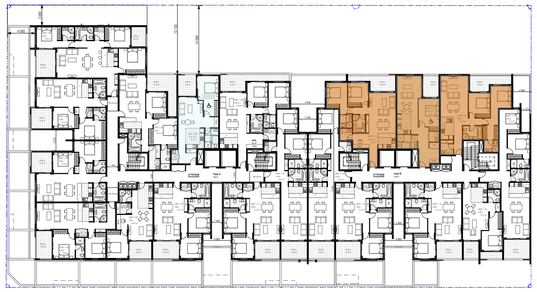


5 VIEW FROM THE SUN 12PM 21 JUNE



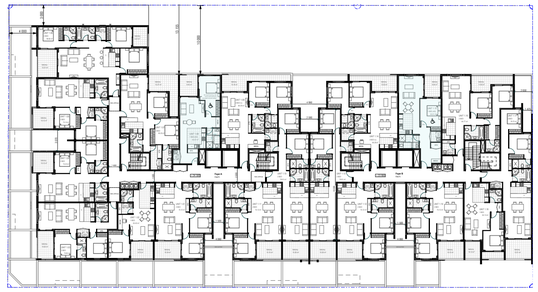
2 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
9AM 21 JUNE

3 UNITS ACHIEVING SOLAR ACCESS

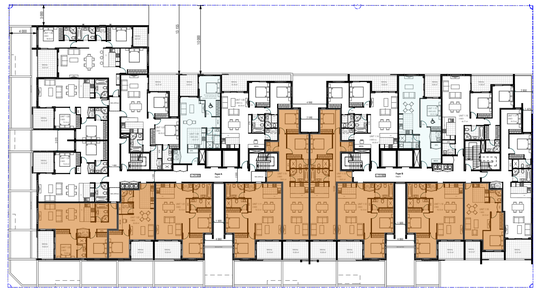


3 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
10AM 21 JUNE

3 UNITS ACHIEVING SOLAR ACCESS



4 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
11AM 21 JUNE



5 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
12PM 21 JUNE

9 UNITS ACHIEVING SOLAR ACCESS



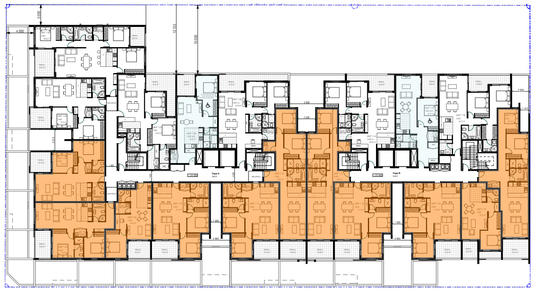
6 VIEW FROM THE SUN 1PM 21 JUNE



7 VIEW FROM THE SUN 2PM 21 JUNE

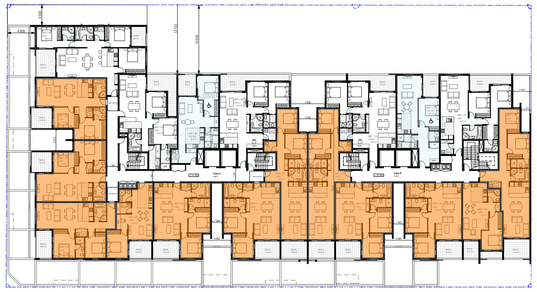


8 VIEW FROM THE SUN 3PM 21 JUNE



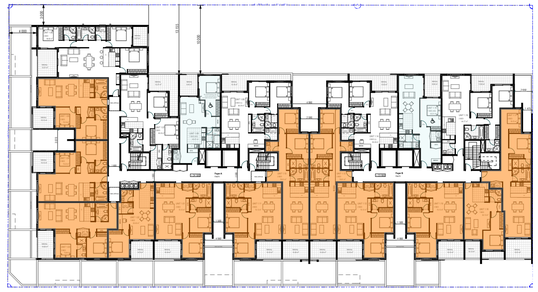
6 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
1PM 21 JUNE

11 UNITS ACHIEVING SOLAR ACCESS



7 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
2PM 21 JUNE

11 UNITS ACHIEVING SOLAR ACCESS



8 TYPICAL FLOOR PLAN OF 4-8 MARK ST DEVELOPMENT
3PM 21 JUNE

11 UNITS ACHIEVING SOLAR ACCESS

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Legend

units receiving min. 2h solar

- 19 units per floor
- 10 storey development
- min 14 units achieve solar access per floor
- total 140 units achieve solar access
- 140 = 73% solar access

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
NEIGHBOUR 4-18 MARK ST

Scale
@A1 Sheet Size

Project Number
20-038

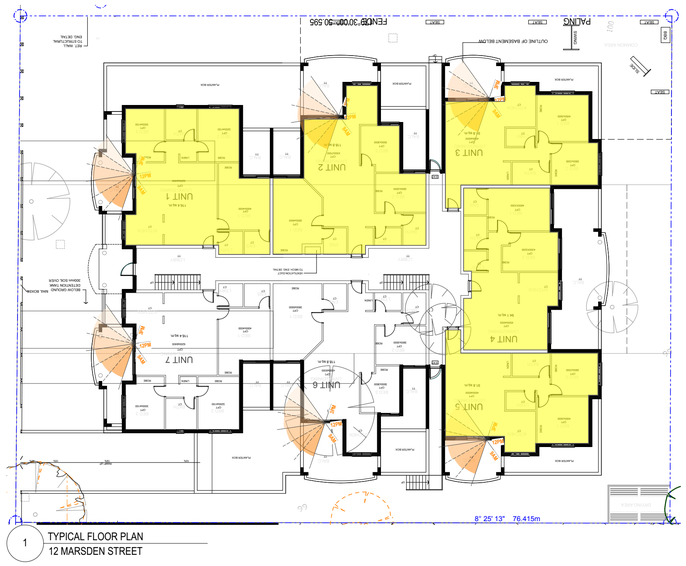
Drawing Number
DA-1409

Revision
A

Status
DEVELOPMENT APPLICATION

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1 TYPICAL FLOOR PLAN
12 MARSDEN STREET

Legend

12 Marsden Street
3 Storey RFB

indicates existing solar access to units 6/7 units

proposed units receiving min. 2h solar 5/7 units

EXISTING
total 18/21 units receives min. 2h solar

PROPOSED
total 15/21 units receives min. 2h solar = 71%



2 VIEW FROM THE SUN 9AM 21 JUNE



3 VIEW FROM THE SUN 10AM 21 JUNE



4 VIEW FROM THE SUN 11AM 21 JUNE



5 VIEW FROM THE SUN 12PM 21 JUNE



6 VIEW FROM THE SUN 1PM 21 JUNE



7 VIEW FROM THE SUN 2PM 21 JUNE



8 VIEW FROM THE SUN 3PM 21 JUNE

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
ADG COMPLIANCE
NEIGHBOUR 12 MARSDEN ST

Scale
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1410

Revision
A

Status
DEVELOPMENT APPLICATION

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1 VIEW FROM THE SUN 9AM 21 JUNE



2 VIEW FROM THE SUN 10AM 21 JUNE



3 VIEW FROM THE SUN 11AM 21 JUNE



4 VIEW FROM THE SUN 12PM 21 JUNE



5 VIEW FROM THE SUN 1PM 21 JUNE



6 VIEW FROM THE SUN 2PM 21 JUNE



7 VIEW FROM THE SUN 3PM 21 JUNE

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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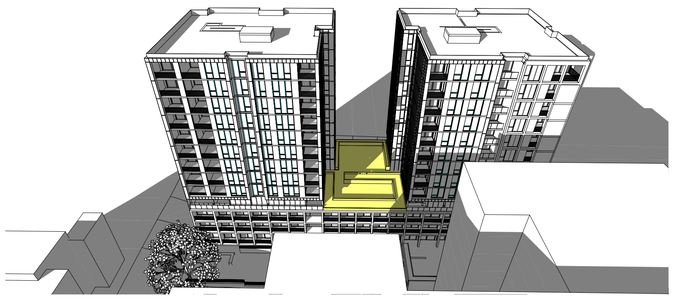
Drawing Title
ADG COMPLIANCE
NEIGHBOUR 7 MARSDEN ST

Scale
@A1 Sheet Size

Project Number **20-038**
Drawing Number **DA-1411**
Revision **A**
Status **DEVELOPMENT APPLICATION**

COS ADG SOLAR ACCESS

ACHIEVES 2 HRS SOLAR
OVERSHADOWED



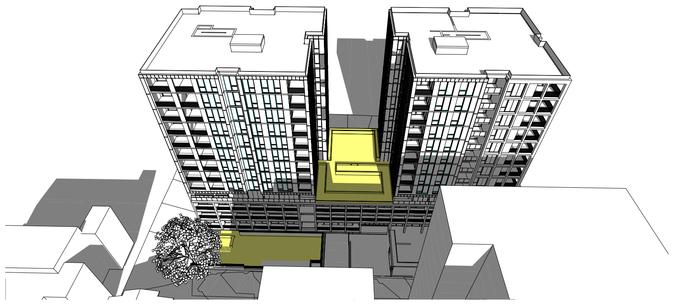
1 9AM
SCALE 1:51.00



1 10AM
SCALE 1:51.00



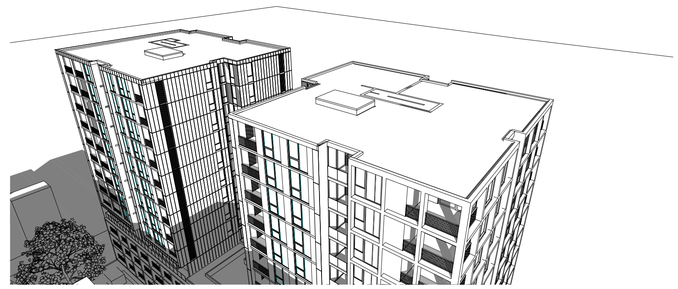
1 11AM
SCALE 1:51.00



1 12PM
SCALE 1:51.00



1 1PM
SCALE 1:51.00



1 2PM
SCALE 1:51.00



1 3PM
SCALE 1:51.00

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COS SOLAR COMPLIANCE

Hours - June 21st	m2 achieving solar	
9am	108	16.90%
10am	256	40.06%
11am	**337**	**52.74%**
12pm	**337**	**52.74%**
1pm	260	40.69%
2pm	138	21.60%
3pm	109	17.06%

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
ADG COS SOLAR

Scale
1:51.00
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1412

Revision
A

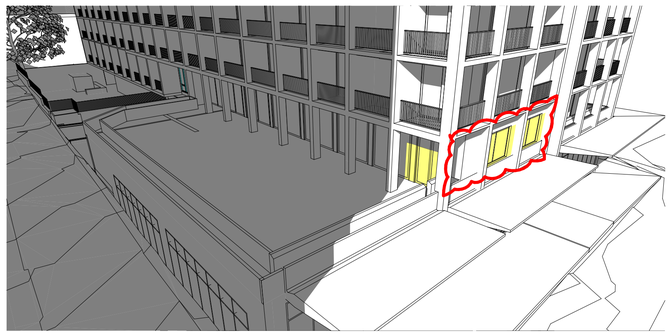
Status
DEVELOPMENT APPLICATION

COS ARH SEPP SOLAR ACCESS

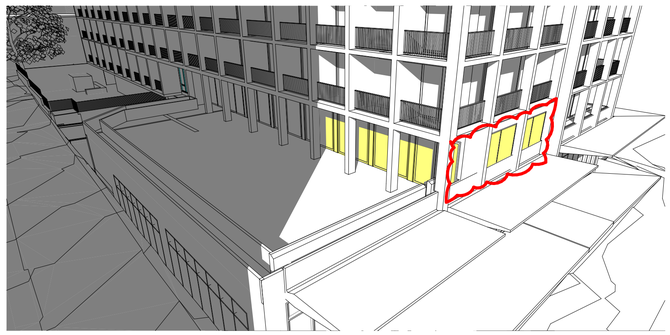
ACHIEVES 2 HRS SOLAR
OVERSHADOWED

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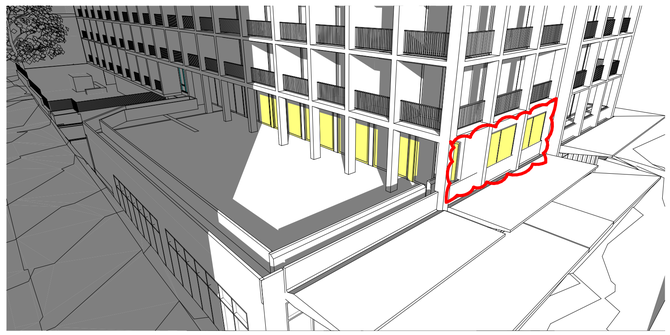
Notes
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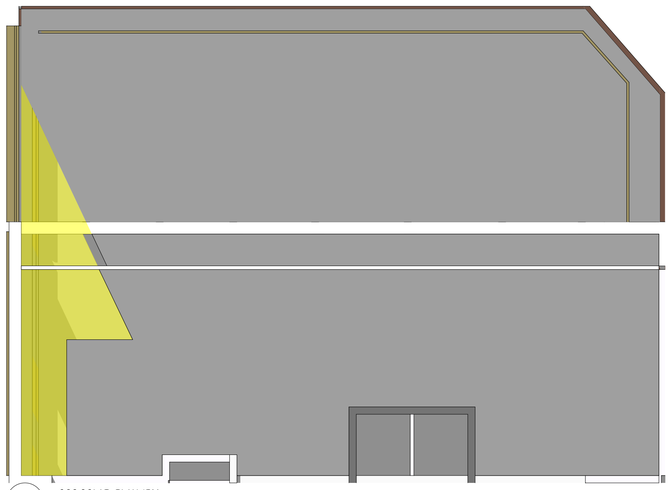
1 1PM
SCALE 1:50



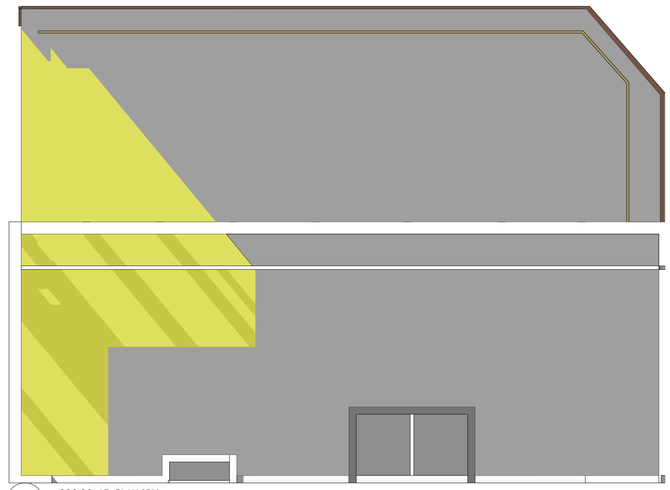
2 2PM
SCALE 1:50



3 3PM
SCALE 1:50



1 COS SOLAR PLAN 1PM
SCALE 1:125



2 COS SOLAR PLAN 2PM
SCALE 1:125



3 COS SOLAR PLAN 3PM
SCALE 1:125

Rev	Description	Date	App'd
B	DEVELOPMENT APPLICATION	2/09/2022	ZB
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
ARH SEPP COS SOLAR

Scale
1:50, 1:125
@A1 Sheet Size

Project Number
20-038

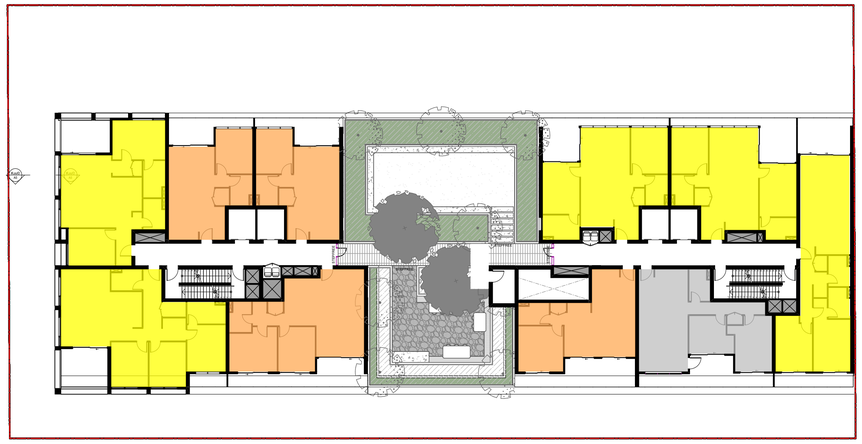
Drawing Number
DA-1413

Revision
B

Status
DEVELOPMENT APPLICATION

SOLAR ACCESS

ACHIEVES 2 HRS SOLAR
ACHIEVES LESS THAN 2 HRS SOLAR
NO SOLAR < 15MINS



2 LEVEL 04
SCALE 1:250



3 LEVEL 05 - 07
SCALE 1:250



4 LEVEL 08-13
SCALE 1:250

Legend:

Unit gets min 2 hours solar

Unit gets min 15 mins solar

Solar Calculations

Level:	No. Of Units	Solar	No Daylight
Ground Level	-	-	-
Level 01	-	-	-
Level 02	-	-	-
Level 03	-	-	-
Level 04	10	5	1
Level 05	10	7	1
Level 06	10	7	1
Level 07	10	7	1
Level 08	10	9	1
Level 09	10	9	1
Level 10	10	9	1
Level 11	10	9	1
Level 12	10	9	1
Level 13	10	9	1
Total	**100**	**83 (83%)**	**10 (10%)**

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Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
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Nicolas Toubia Reg no 9336

Drawing Title
ADG COMPLIANCE
SOLAR ACCESS DIAGRAMS

Scale
1:250
@A1 Sheet Size

Project Number
20-038

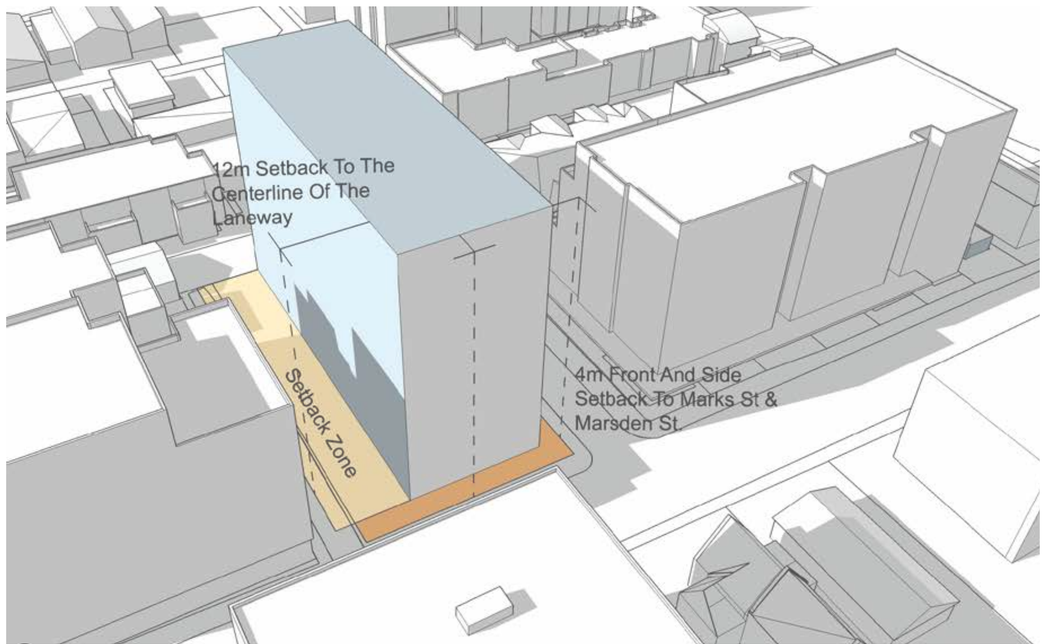
Drawing Number
DA-1414

Revision
A

Status
DEVELOPMENT APPLICATION

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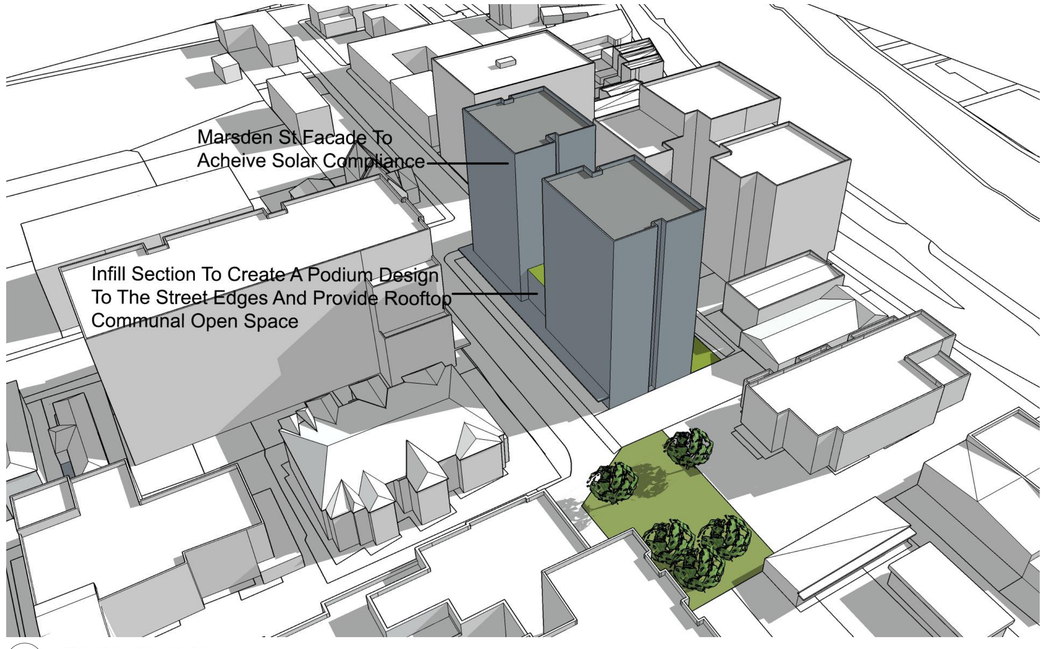
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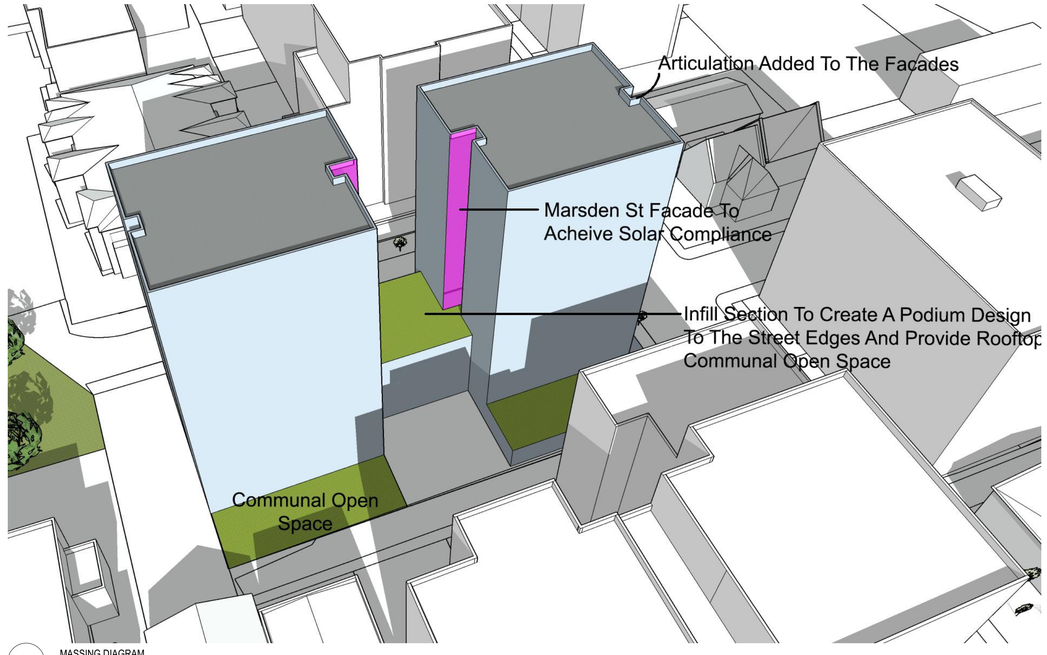
01 DCP COMPLIANT FORM
SCALE 1:0.69



02 PROPOSED MASSING
SCALE 1:2



03 ARTICULATION & COS ALLOCATION
SCALE 1:2



04 MASSING DIAGRAM
SCALE 1:2

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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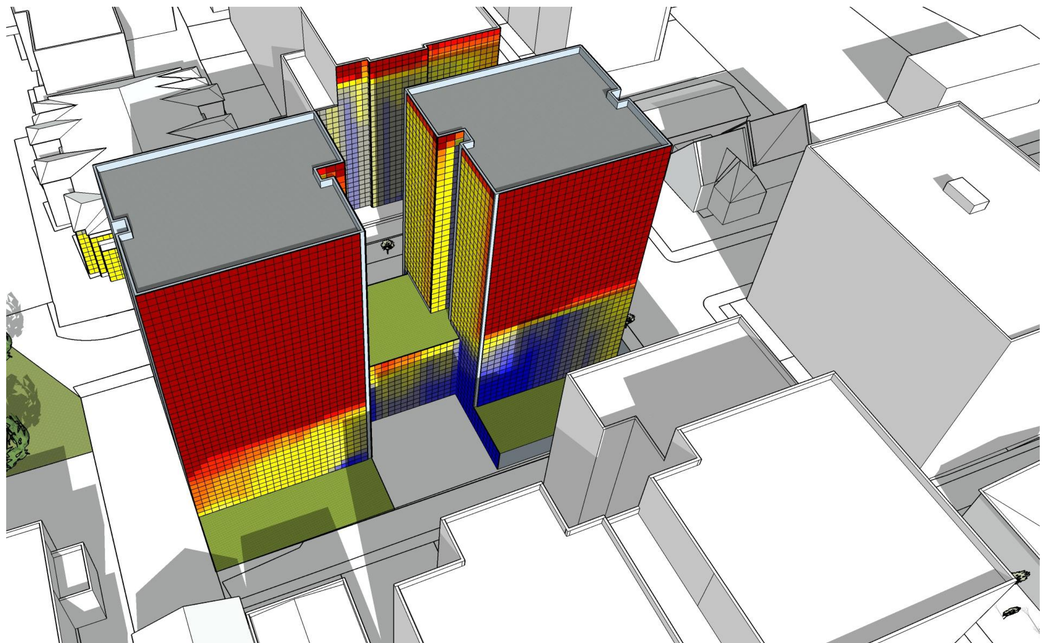
Drawing Title
ADG COMPLIANCE
MASSING DEVELOPMENT

Scale
@A1 Sheet Size

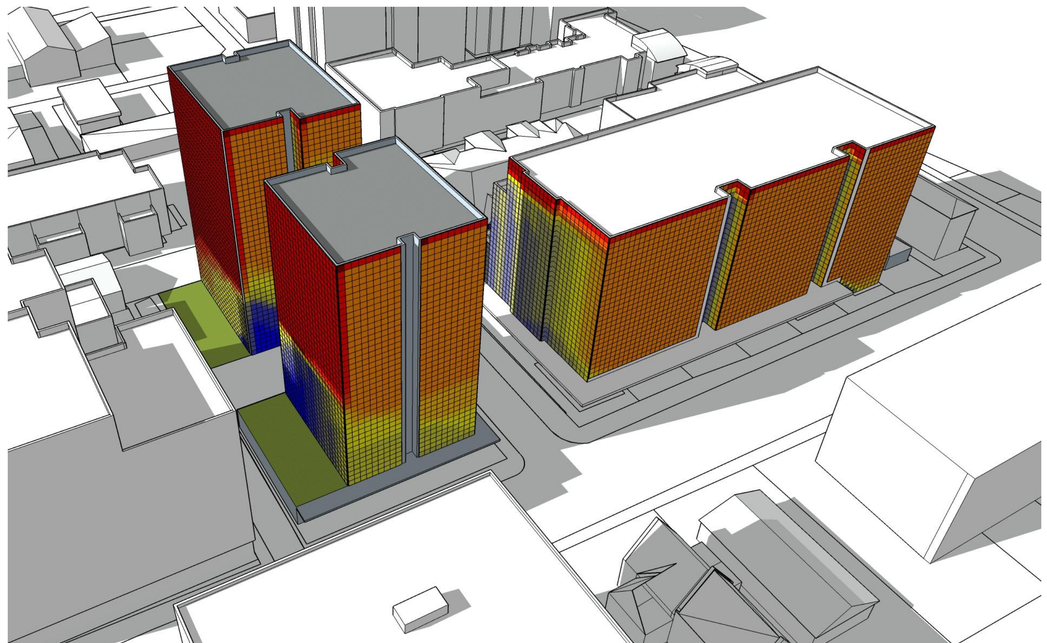
Project Number **20-038**
Drawing Number **DA-1415** Revision **A**
Status **DEVELOPMENT APPLICATION**

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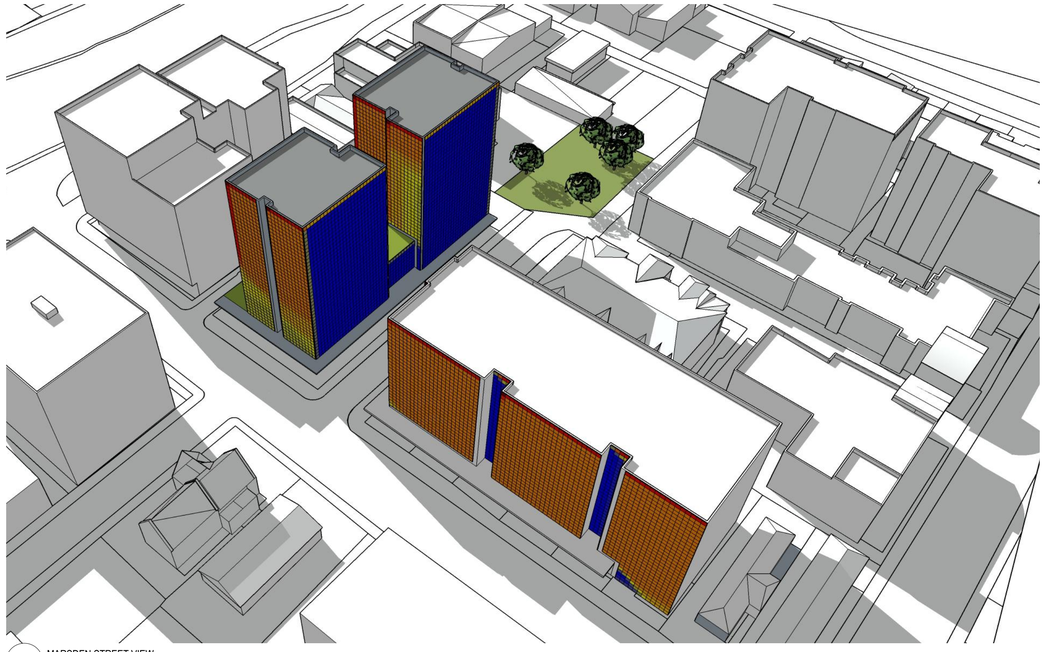
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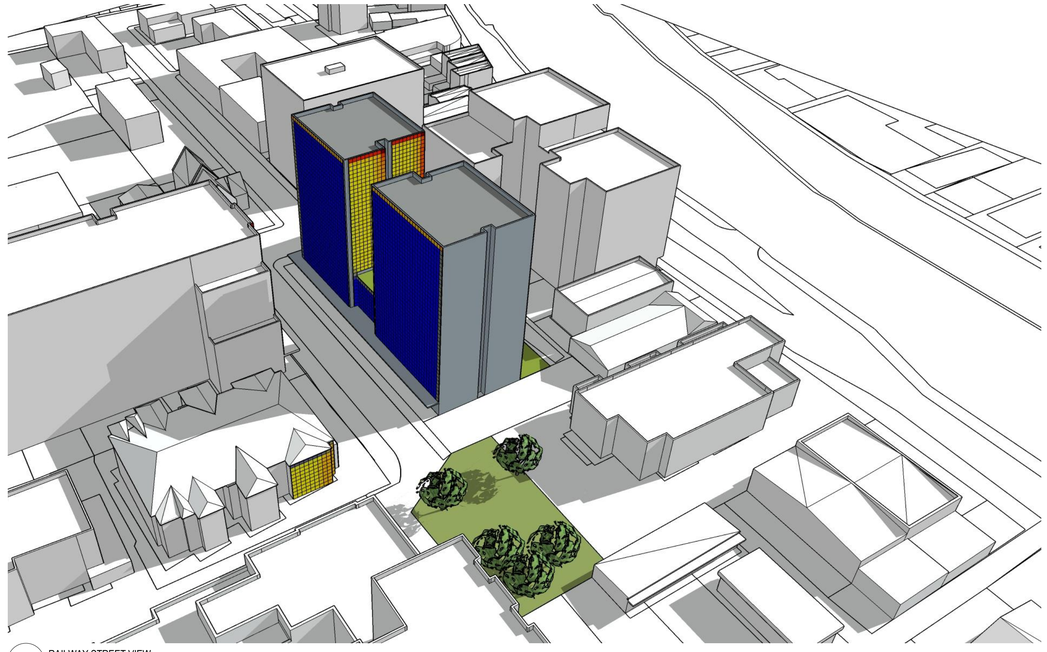
01 MASSING ARTICULATION



02 MARK STREET VIEW

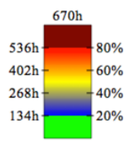


03 MARSDEN STREET VIEW



04 RAILWAY STREET VIEW

Legend



Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
MASSING VIEWS

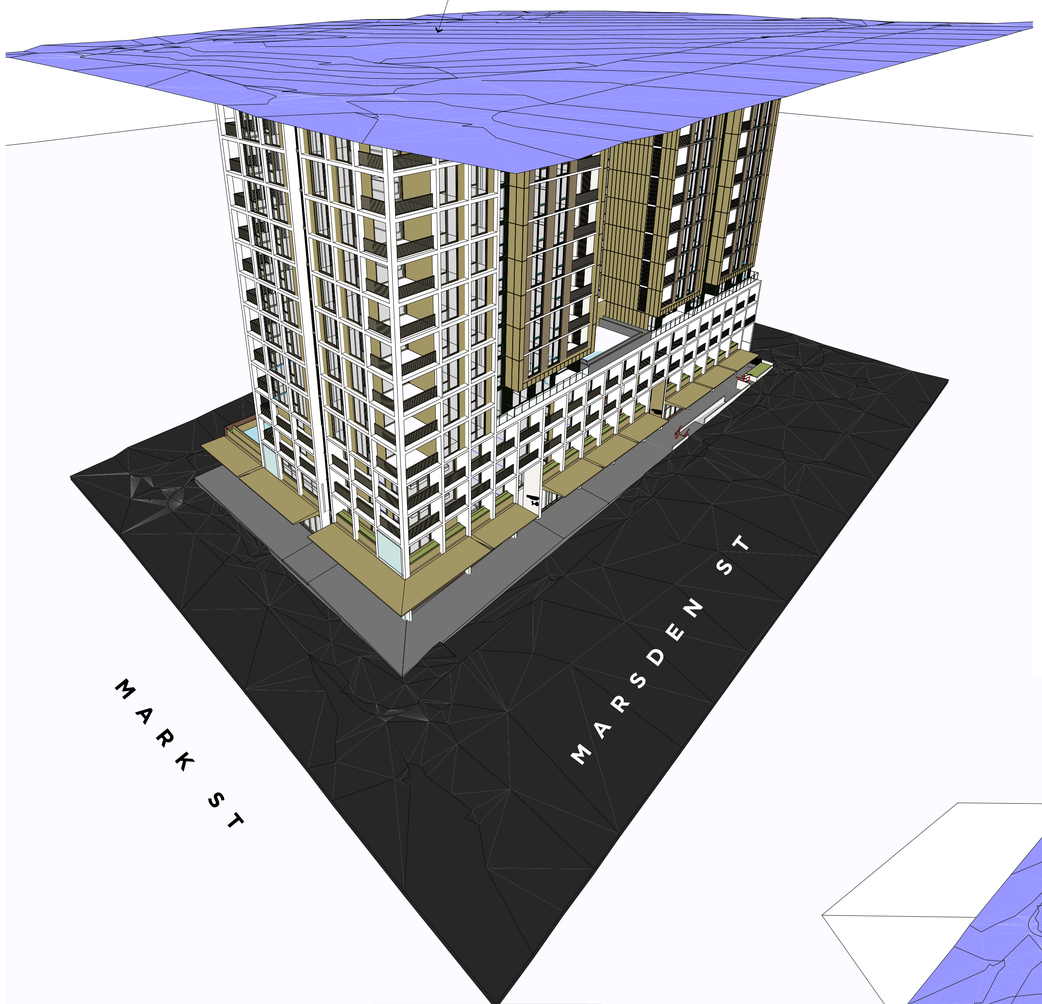
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Project Number **20-038**
Drawing Number **DA-1416** Revision **A**
Status **DEVELOPMENT APPLICATION**

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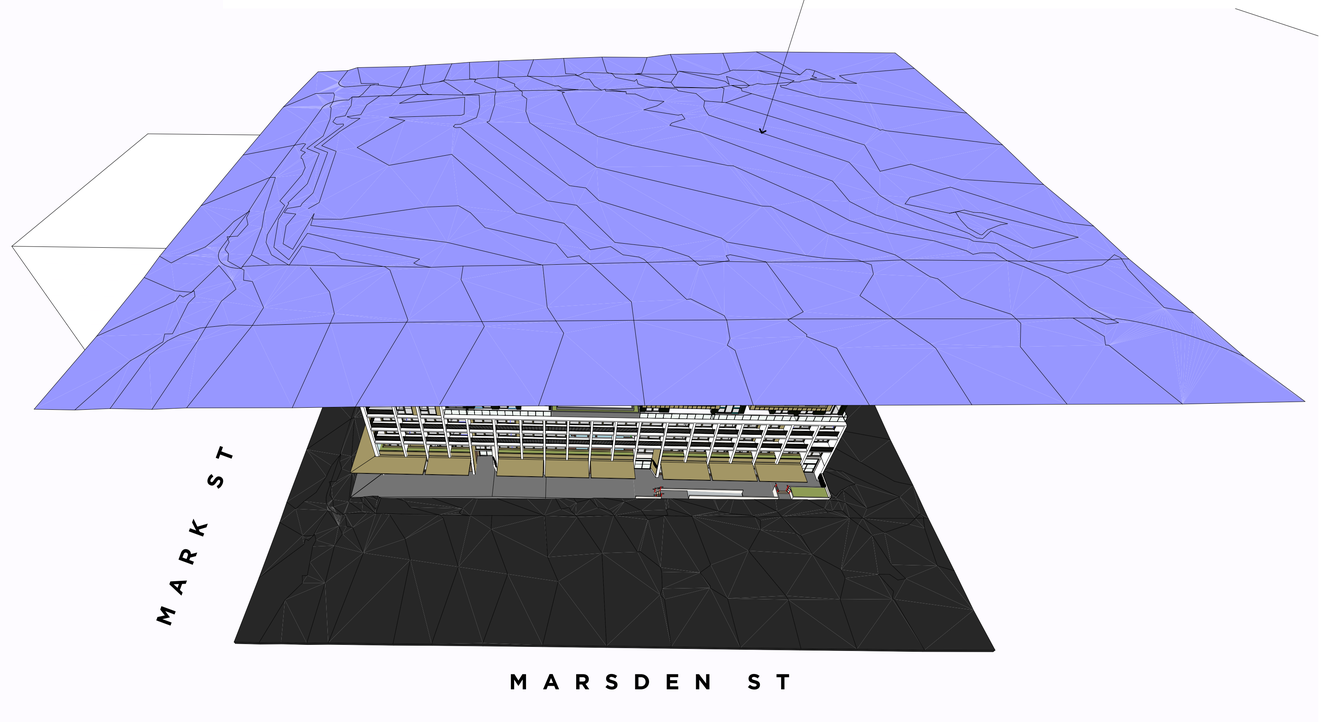
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LIFT 01 OVERUN RL - 66.25
APPROX. NGL - 21.25
HEIGHT OF BUILDING - 45m



01 3D
SCALE 1:250

LIFT 02 OVERUN RL - 66.25
APPROX. NGL - 22.37
HEIGHT OF BUILDING - 43.88m



02 3D
SCALE 1:300

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
BUILDING HEIGHT PLANE

Scale
1:300, 1:250
@A1 Sheet Size

Project Number
20-038

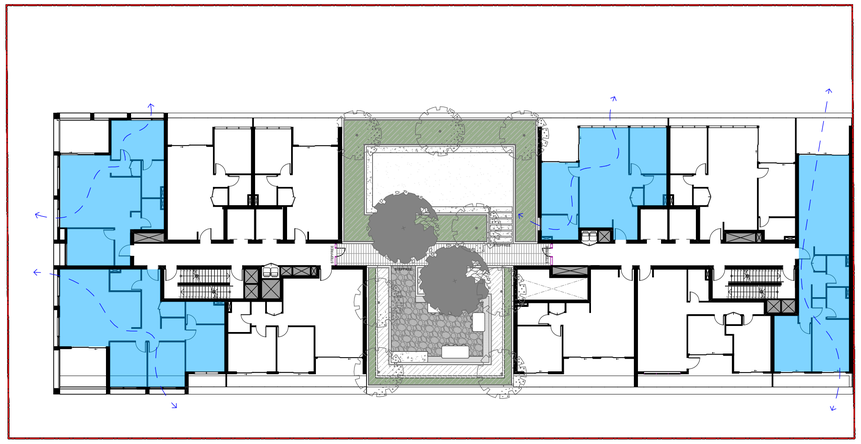
Drawing Number
DA-1417

Revision
A

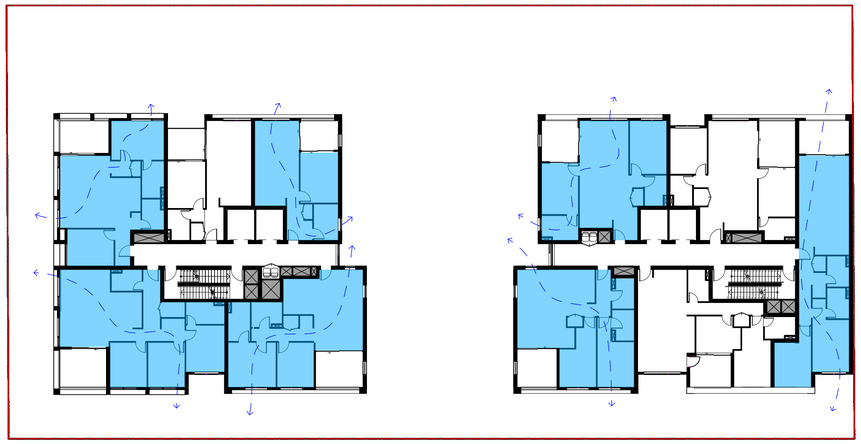
Status
DEVELOPMENT APPLICATION

CROSS VENTILATION

CROSS VENTILATED



1 LEVEL 04
SCALE 1:250



2 LEVEL 05-08
SCALE 1:250

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Detailed Calculations

Legend:

Cross Ventilated Unit

Cross Ventilation Calculations For the first 9 levels only)

Level:	No. Of Units	Cross Ventilated
Ground Level	-	-
Level 01	-	-
Level 02	-	-
Level 03	-	-
Level 04	10	4
Level 05	10	7
Level 06	10	7
Level 07	10	7
Level 08	10	7
Total	**50**	**32 (64%)**

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
CROSS FLOW DIAGRAMS

Scale
1:250
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1418

Revision
A

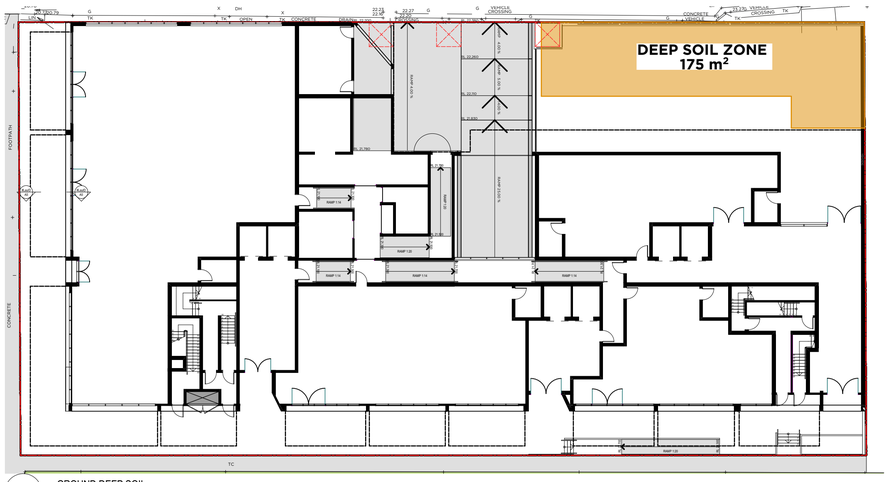
Status
DEVELOPMENT APPLICATION

DEEP SOIL & COS

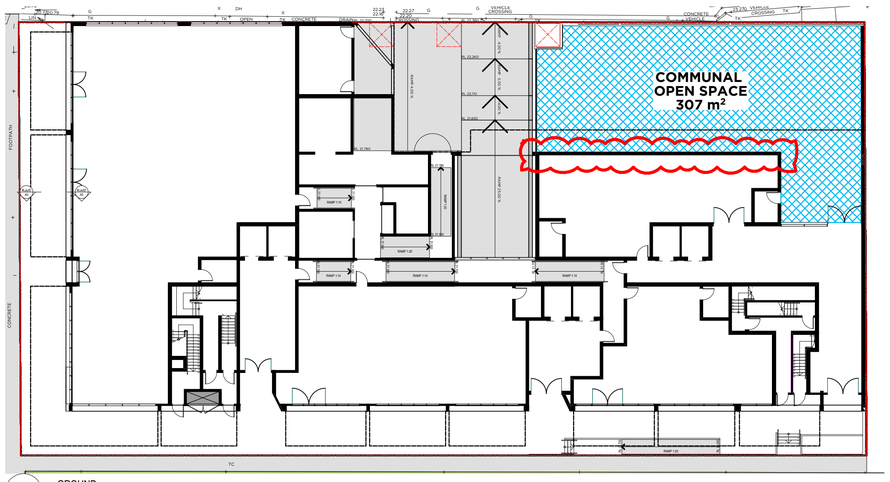
DEEP SOIL
CO-LIVING COMMUNAL OPEN SPACE
CO-LIVING COMMUNAL LIVING SPACE
ADG COMMUNAL OPEN SPACE

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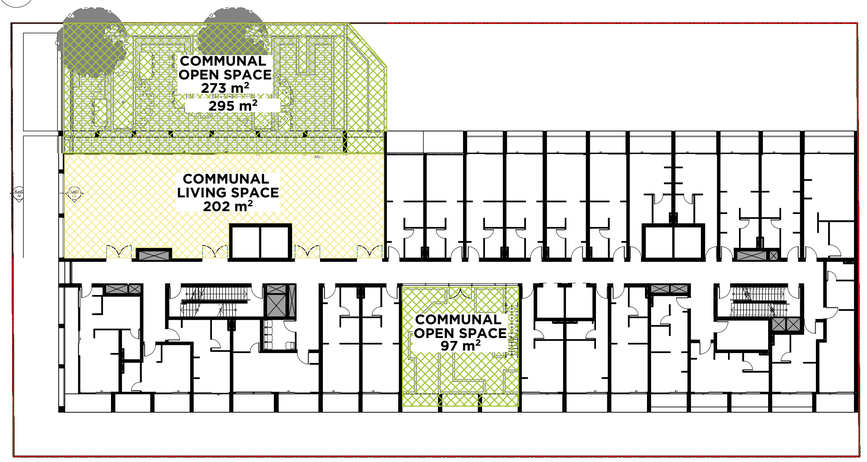
01 GROUND DEEP SOIL
SCALE 1:250



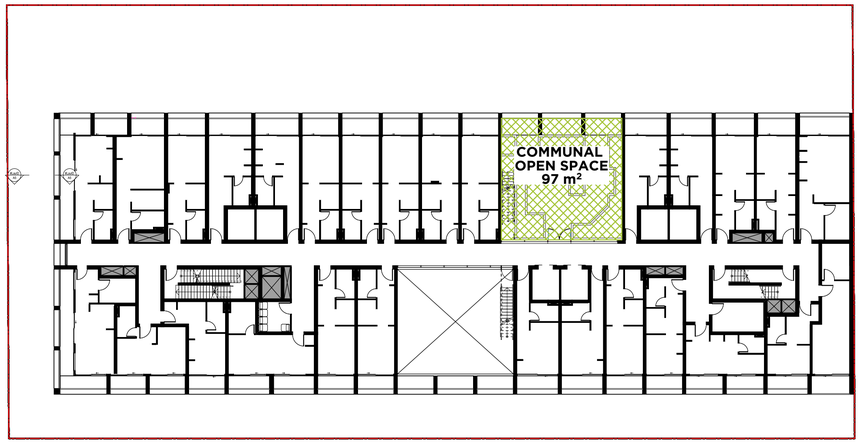
02 GROUND
SCALE 1:250

Summary: Communal Space and Deep Soil

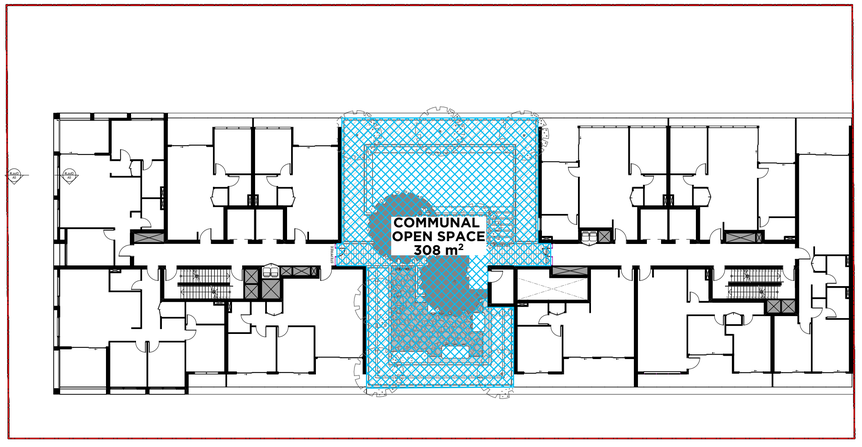
Usage	Level	Area	Required
Deep Soil	Ground Level	**175m²**	**171m²**
Co-Living Common Open Space	Level 01	392	
	Level 02	97	
	Total	**489m²**	**489m²**
Co-Living Common Living Space Space	Ground Level	**185m²**	**184m²**
Residential Common Open Space	Ground Level	311	
	Level 4	315	
	Total	**626m²**	**611m²**



03 LEVEL 01
SCALE 1:250



04 LEVEL 02
SCALE 1:250



05 LEVEL 04
SCALE 1:250

A DEVELOPMENT APPLICATION 03/05/2022 ZB
Rev Description Date App'd

Project
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1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

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Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
DEEP SOIL & LANDSCAPE

Scale
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@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1419

Revision
A

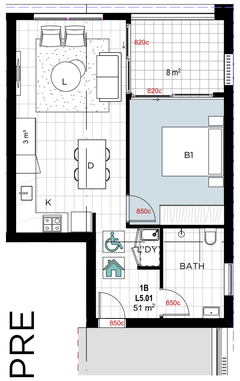
Status
DEVELOPMENT APPLICATION

ADAPTABLE UNIT LAYOUTS
RESIDENTIAL UNITS

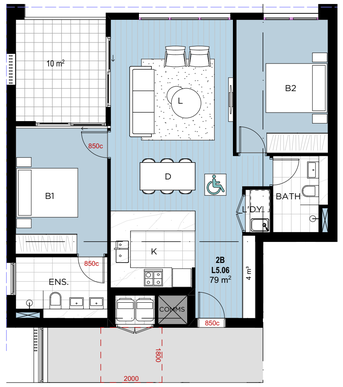
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2 BED L5.06, L6.06, L7.06, L8.06, L9.06,

PRE

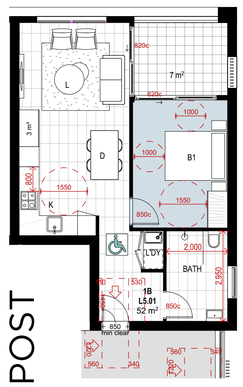


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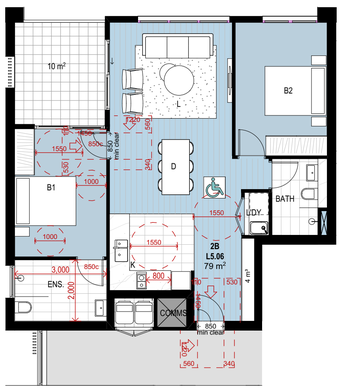


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SCALE 1:100

POST



POST-ADAPTABLE UNIT NO: L5.01, L6.01, L7.01, L8.01, L9.01
SCALE 1:100

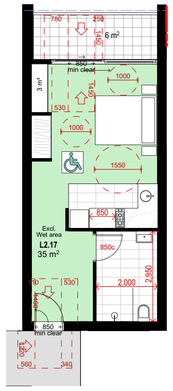


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SCALE 1:100

ACCESSIBLE UNIT LAYOUTS
CO-LIVING

TOTAL NO. OF ACCESSIBLE UNITS = 05

L1.11, L2.18, L3.18, L2.17, L3.17



ACCESSIBLE UNIT NO: L1.11, L2.17, L3.17
SCALE 1:100

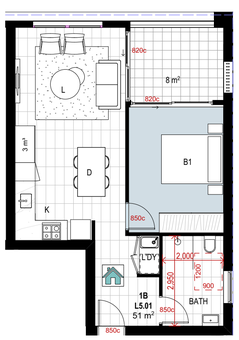


ACCESSIBLE UNIT NO: L12.18, L3.18
SCALE 1:100

LIVABLE UNIT
LAYOUTS

TOTAL NO. OF LIVABLE UNITS = 21

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2 BED L5.05, L6.05, L7.05, L8.05, L9.05, L10.05, L11.05,
L5.10, L6.10, L7.10, L8.10, L9.10, L10.10, L11.10,



LIVABLE UNIT NO: L5.01, L6.01, L7.01, L8.01, L9.01, L10.01, L11.01
SCALE 1:100



LIVABLE UNIT NO: L5.05, L6.05, L7.05, L8.05, L9.05, L10.05, L11.05
SCALE 1:100



LIVABLE UNIT NO: L5.10, L6.10, L7.10, L8.10, L9.10, L10.10, L11.10
SCALE 1:100

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Drawing Title
ADG COMPLIANCE
ADAPTABLE UNITS

Scale
1:100
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1420 A

Revision

Status
DEVELOPMENT APPLICATION

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Summary

SITE AREA

2,441.00 m²

GFA	FSR
12,452 m²	5.10 : 1

RESIDENTIAL UNITS

100

Studio	*0*	0%
1bed	*21*	21%
2bed	*69*	69%
3bed	*10*	10%
4bed	*0*	0%

CO-LIVING ROOMS

83

1bed	*83*	100%
2bed	*0*	0%

COMMERCIAL GROSS FLOOR AREA

3,957 m²

Commercial	*1,011.00 m²*
Retail	*0.00 m²*
Café / Restaurant	*0.00 m²*
Co-living	*2,946.00 m²*

TOTAL CARPARKING

163

Residential	*105 (0.6 cars/unit)*
Residential Visitor	*25.0*
Co-living Resident	*16.0*
Co-living Staff	*1.0*
Commercial	*13.0*
Commercial Visitor	*3.0*

Compliance

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Total Floor Space Ratio	**5.11 : 1 MAX**	**5.10 : 1**	✓
Floor Space Ratio	*5.00 : 1 MAX*		
Co-living Bonus FSR	*0.11 : 1 MAX*		
Co-Living FSR is 21.9% of Total GFA. Therefore maximum GFA Bonus is 10% of this = 2.19%			
Gross Floor Area	**12,473.5 m² MAX**	**12,452.0 m²**	✓
Residential/Commercial GFA		*9,506.0 m²*	
Co-Living GFA Base		*2,727.0 m²*	
Co-Living GFA Bonus	*10% MAX*	*272.7 m² 10%*	✓
Co-living GFA total	*2,999.70 m2*	*2,946.0 m²*	✓
Co-Living			
Min.Communal Outdoor Area	*20% of Site Area 488.2 m²*	*490.0 m²*	✓
Min. Communal Lounge Area	*186.0 m²*	*186.0 m²*	✓
Co-living % of Proposed FSR		21.9%	✓
Building Height	45.00 m MAX	45.00 m	✓
Carparking			
Residential	105.0 MIN	105.0	✓
Residential Visitor	25.0 MIN	25.0	✓
Co-living	16.0 MIN	16.0	✓
Co-Living Staff	1.0 MIN	1.0	✓
Commercial	13.0 MIN	13.0	✓
Commercial Office	3.0 MIN	3.0	✓
Total	163 MIN	163.0	✓
Carpark - Proposed Monetary Contribution			
Motorcycle Parking			
Residential (1/15units)	6.67 MIN	7.0	✓
Co-living (1/5rooms)	16.60 MIN	24.0	✓
Bicycle Parking	53.00 MIN	53.0	✓
Solar Access (> 2hours)	70% MIN	80 80%	✓
No Solar Access (< 15 mins)	15% MAX	10 10%	✓
Cross Ventilation	60% MIN	32 64%	✓
Adapatable Units			
Residential Adaptable	10% MIN	11 11%	✓
Residential Livable Housing	20% MIN	21 21%	✓
Co-living Adaptable	3 MIN	4 4%	✓
Communal Open Space (DCP)	25% MIN	626 25.6%	✓
Unit Storage	*1Bed* 6 m3 MIN	6 m3	✓
(min. half in unit, remaining in basement)	*2Bed* 8 m3 MIN	8 m3	✓
	3Bed+ 10 m3 MIN	10 m3	✓

Detailed Calculations

GROSS FLOOR AREA

	Commercial	Retail	Café / Restaurant	Co-living	Residential
Basement 04					
Basement 03					
Basement 02					
Basement 01					
Ground	1,011.0 m²			30.0 m²	204.0 m²
Level 1				1,010.0 m²	
Level 2				910.0 m²	
Level 3				996.0 m²	
Level 4					794.0 m²
Level 5					833.0 m²
Level 6					833.0 m²
Level 7					833.0 m²
Level 8					833.0 m²
Level 9					833.0 m²
Level 10					833.0 m²
Level 11					833.0 m²
Level 12					833.0 m²
Level 13					833.0 m²
	1,011.0 m²	0.0 m²	0.0 m²	2,946.0 m²	8,495.0 m²
				Total	**12,452.0 m²**

UNITS

	Studio	1Bed	1Bed + Study	2Bed	2+ Bed + Study	3Bed	3+ Bed + Study	4 Bed +	TOTAL Units per floor
Basement 04									
Basement 03									
Basement 02									
Basement 01									
Ground									*0*
Level 1									*0*
Level 2									*0*
Level 3									*0*
Level 4		3		6		1			*10*
Level 5		2		7		1			*10*
Level 6		2		7		1			*10*
Level 7		2		7		1			*10*
Level 8		2		7		1			*10*
Level 9		2		7		1			*10*
Level 10		2		7		1			*10*
Level 11		2		7		1			*10*
Level 12		2		7		1			*10*
Level 13		2		7		1			*10*
	0	21	0	69	0	10	0	0	
		21		69		10			
								Total	**100**

CO-LIVING

	Single /or Double Room	TOTAL Units per floor
Basement 04		
Basement 03		
Basement 02		
Basement 01		
Ground		0
Level 1	24	24
Level 2	28	28
Level 3	31	31
Level 4		0
Level 5		0
Level 6		0
Level 7		0
Level 8		0
Level 9		0
Level 10		0
Level 11		0
Level 12		0
Level 13		
	83	0
		Total **83**

CARPARKING PROVIDED

Basement 04	
Basement 03	60.00
Basement 02	50.00
Basement 01	53.00
Ground	
Level 1	
Level 2	
Level 3	
Level 4	
Level 5	
Level 6	
Level 7	
Level 8	
Level 9	
Level 10	
Level 11	
Level 12	
Level 13	
	163.00

ADG CALCULATIONS (RESIDENTIAL UNITS)

	Solar Access (>2 hrs)	Solar Access (< 15mins)	Cross Ventilated	Adaptable units	Livable Units	Communal Open Space	Deep Soil
Basement 04							
Basement 03							
Basement 02							
Basement 01							
Ground						311	175
Level 1							
Level 2							
Level 3							
Level 4	5	1	4	0		315	
Level 5	7	1	7	3	3		
Level 6	7	1	7	3	3		
Level 7	7	1	7	2	3		
Level 8	9	1	7	2	3		
Level 9	9	1		2	3		
Level 10	9	1		2	3		
Level 11	9	1		2	3		
Level 12	9	1		2			
Level 13	9	1		2			
	80	10	32	20	21	626	175
	80%	10%	64%	20%	21%	26%	7%

CAR PARKING

	Commercial per DCP				
Staff/Residents	16.9	0.0	0.0		16.9
Visitors					1.0
				Total	**17.9**

Residential per DCP					
0.0	21.0	82.8	14.0	0.0	117.8
					20.0
				Total	**137.8**

Residential per ADG					
0.0	12.6	62.1	14.0	0.0	88.7

Brd Hse per SEPP	
41.5	0
Staff	1
Total	**43**

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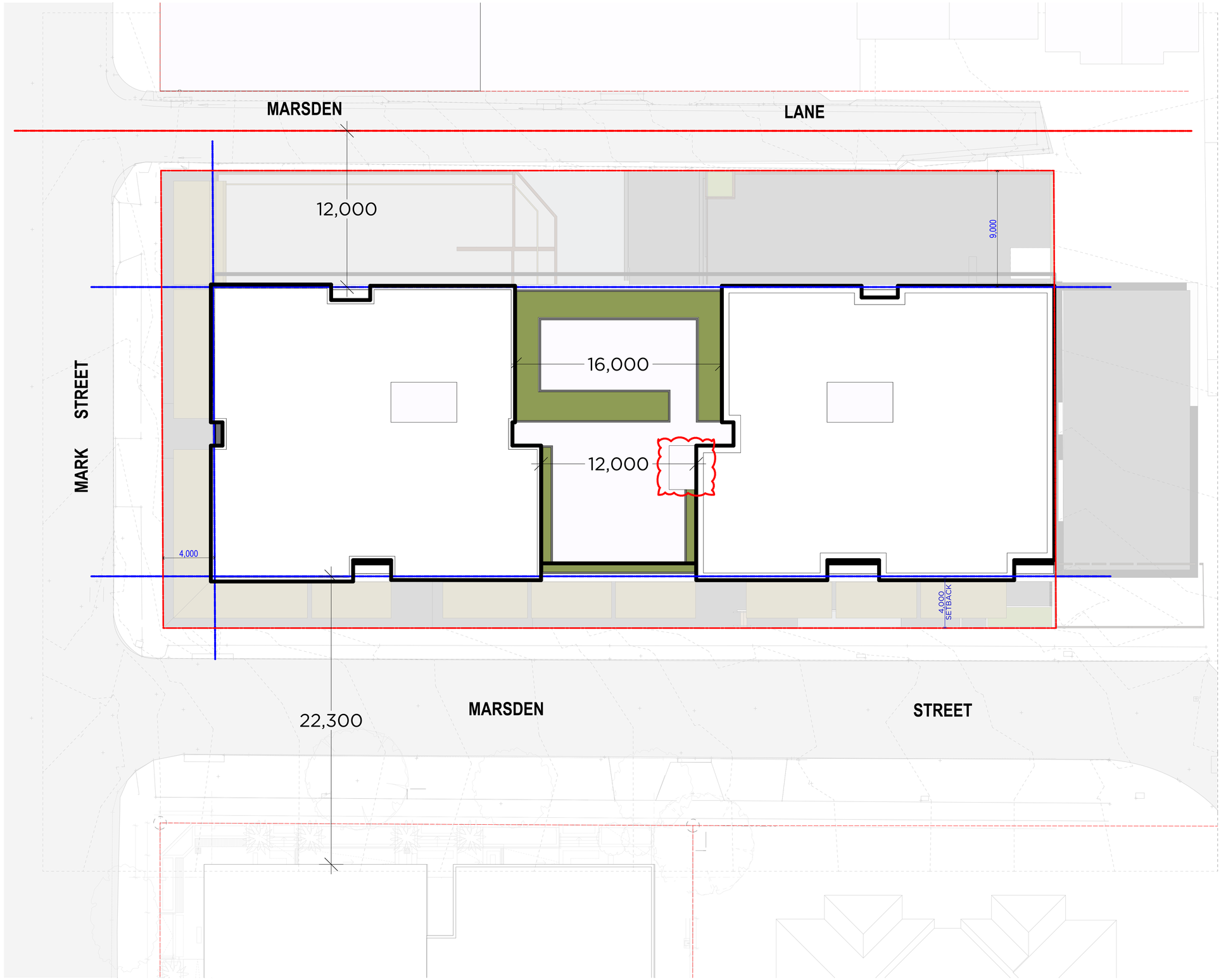
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Scale
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Project Number **20-038**
Drawing Number **DA-1421** Revision **B**
Status **DEVELOPMENT APPLICATION**

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Drawing Title
ADG COMPLIANCE
BUILDING SEPPARATION

Scale
1:150
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1422

Revision
B

Status
DEVELOPMENT APPLICATION

SHADOW DIAGRAMS

SHADOWS CAUSED BY PROPOSED BUILDING





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Nicolas Toubia Reg no 9336

Drawing Title
ADG COMPLIANCE
SHADOW DIAGRAMS 01

Scale
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Project Number
20-038

Drawing Number
DA-1423

Revision
A

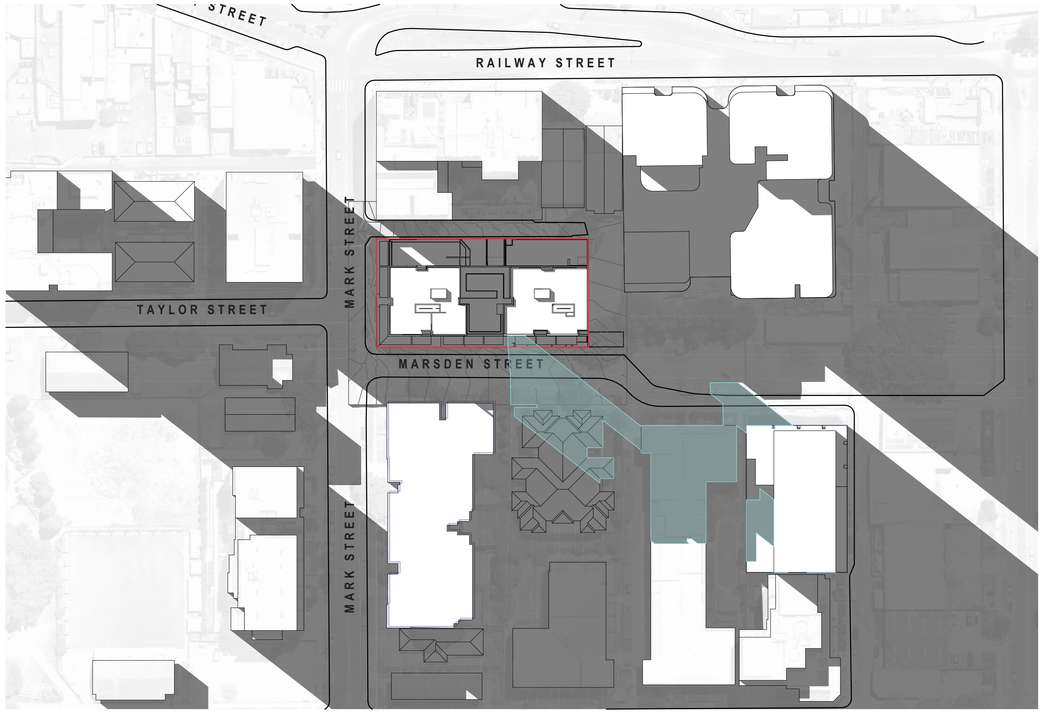
Status
DEVELOPMENT APPLICATION

SHADOW DIAGRAMS

SHADOWS CAUSED BY PROPOSED BUILDING







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Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
SHADOW DIAGRAMS 02

Scale
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Project Number
20-038

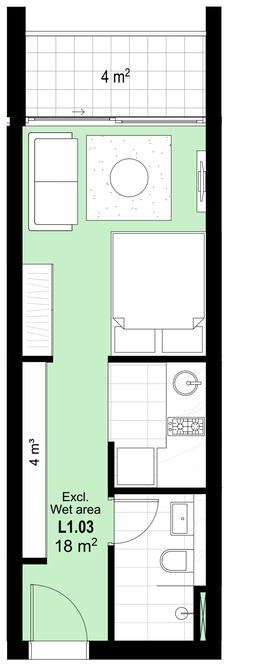
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Revision
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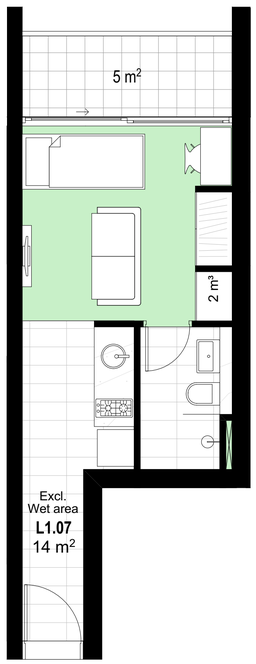
Status
DEVELOPMENT APPLICATION

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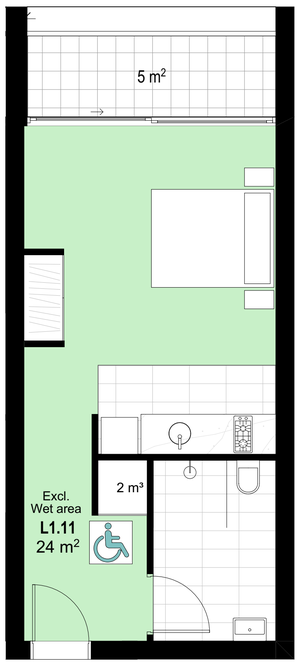
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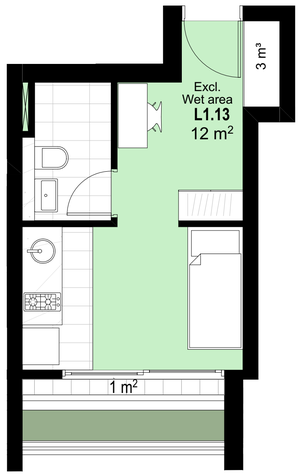
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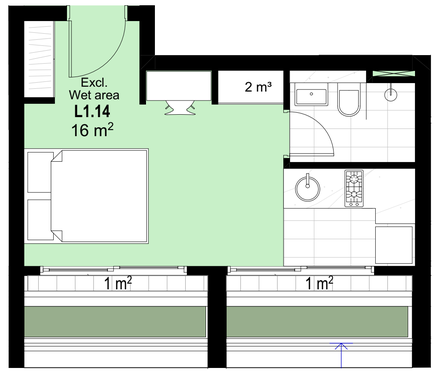
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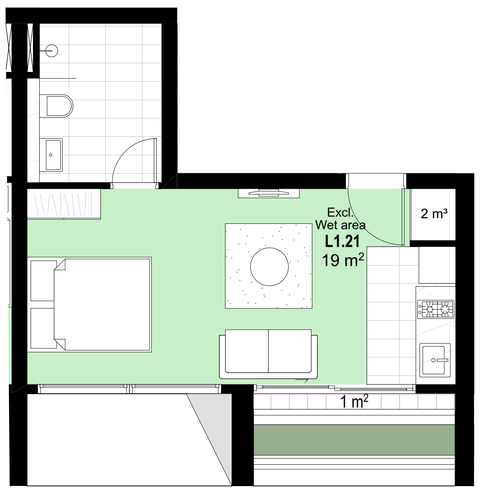
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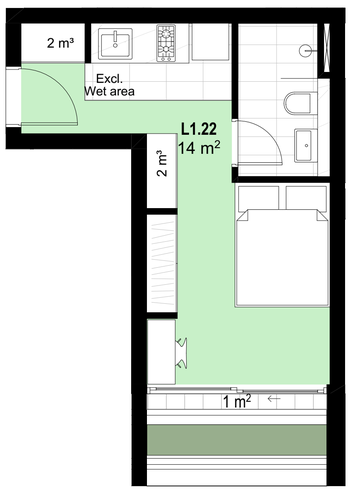
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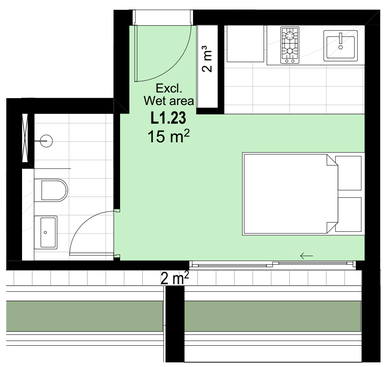
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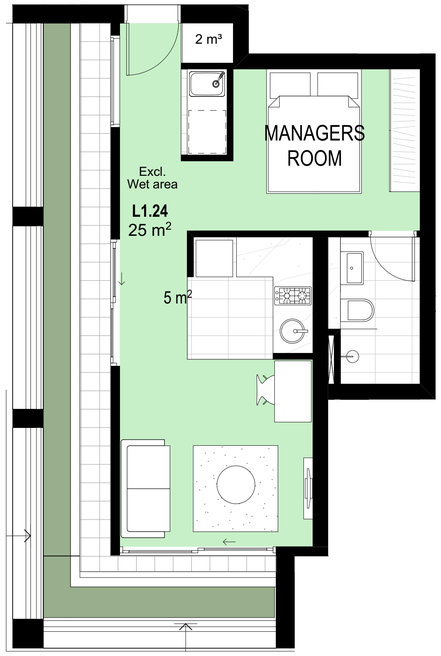
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8 SCALE 1:50



9 SCALE 1:50



10 SCALE 1:50

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Drawing Title
ADG COMPLIANCE
SEPP CO-LIVING COMP. AREA

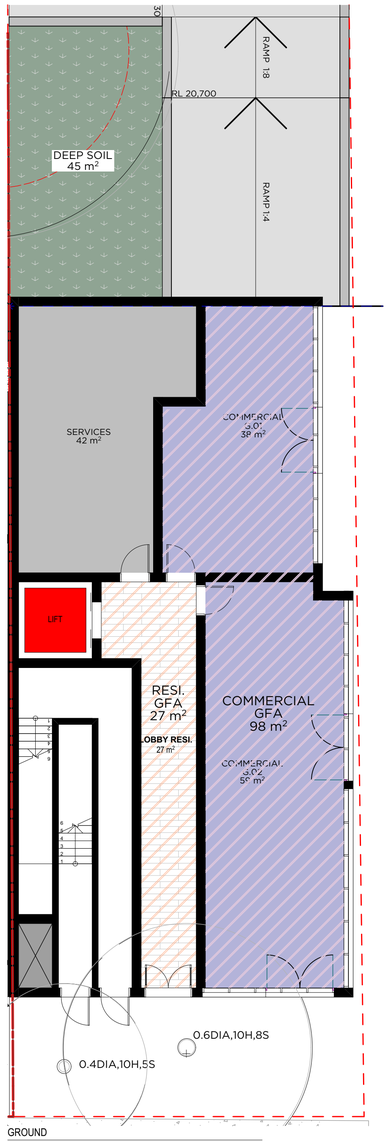
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Project Number
20-038

Drawing Number
DA-1425

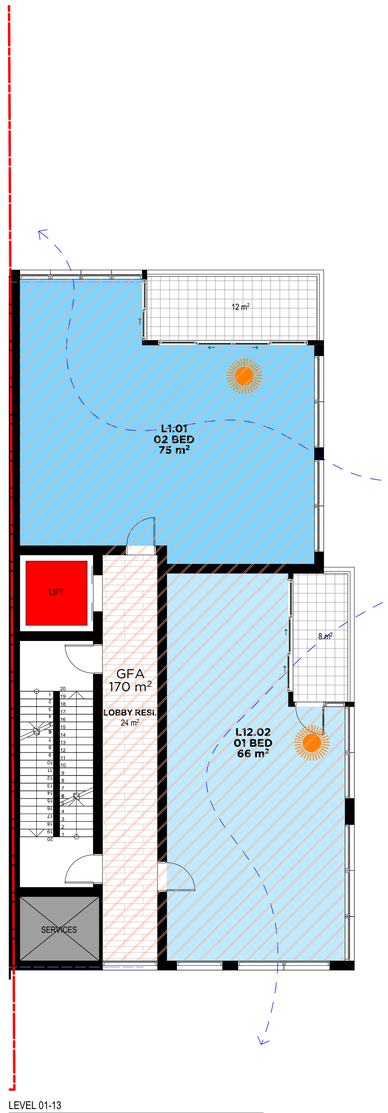
Revision
B

Status
DEVELOPMENT APPLICATION



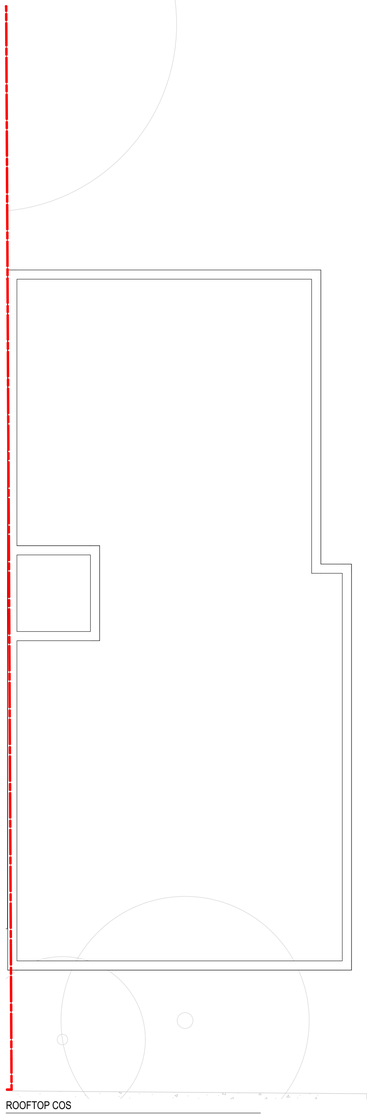
GROUND

SCALE 1:100



LEVEL 01-13

SCALE 1:100



ROOFTOP COS

SCALE 1:100



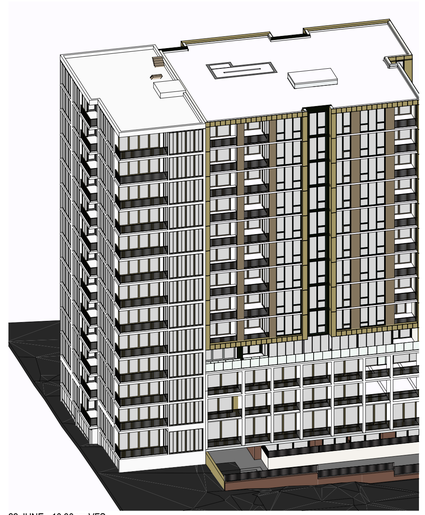
22 JUNE - 8.30am VFS

SCALE 1:350



22 JUNE - 9.30am VFS

SCALE 1:350



22 JUNE - 10.30am VFS

SCALE 1:350

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Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

Summary: GFA

Non-residential GFA

Usage	Level	Area
Commercial	Ground Level	98
Residential	Ground Level	27
	Level 01-13	170

Total GFA	**2,335 m²**
Site Area	467 m
FSR	**5 : 1**
Allowable GFA	**2 335m²**

Solar Access

Level 1-13 (Proposed)	26 units (100%)
Required	**18 units (70%)**

Cross Ventilation

Level 1-13 (Proposed)	26 units (100%)
Required	**16 units (60%)**

Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	03/05/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
5 MARSDEN ST.

Scale
1:100, 1:350
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1426

Revision
A

Status
DEVELOPMENT APPLICATION



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Rev	Description	Date	App'd
A	DEVELOPMENT APPLICATION	2/09/2022	ZB

Project
MIXED USE MULTI RESIDENTIAL
1,1a & 3 Marsden Street & 2 Mark Street
Lidcombe NSW 2141 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title
ADG COMPLIANCE
MARK ST. FACADE STUDY

Scale
1:0.45
@A1 Sheet Size

Project Number
20-038

Drawing Number
DA-1427

Revision
A

Status
DEVELOPMENT APPLICATION