120C Old Canterbury Road Summer Hill NSW 2130 Australia

Development Application

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Site / Building Information

1. Site Area: 1957 m²

2. Zoning: B4

3. FSR: Permisable 2.5:1 / Proposed 3:1

4. Deep Soil: 424 m²

5. Soft Landscaped Area: 482.5 m²

6. Communal Open Space: 1009.3 m²

7. Building Mix:

Residential Unit Mix		
Unit Type	*Quantity*	*%*
Studio	1	2%
1 Bed	7	12%
2 Bed	33	58%
3 Bed	14	25%
4 Bed	2	4%
Total	**57**	**1**

Building Mix - Other		
Type	*Id No.*	*Area (m²)*
Community Office Space	-	43
Refuge and Communal Room	-	38
Retail	01A	73.8
Retail	03A	57.9
Retail	03B	58.6
Total		**263.3**

8. Parking:

Car Parking Requirements	*Apartments*	*Visitor*	*C-W Bay*	*Ret./Off.*	**Total**
No.	57	57	Item	233.3	
Rate (DCP)	1	0.25		40	
Required	57	14.25	1	5.8325	
Total Required Car Parking	**57**	**14**	**1**	**6**	**78**
Proposed Car Parking	**56**	**14**	**1**	**7**	**78**

Motorcycle Parking Requirements	
No. Car Parking Spaces	78
Rate (DCP)	0.04
Total Required Motorcycle Spaces	**3.1**
Proposed Motorcycle Spaces	**3**

Bicycle Parking Requirements					
	Residential	*Visitor*	*I/Off. Staff*	*II/Off. Staff*	**Total**
No.	57	57	20	233.3	
Rate (DCP)	0.10	0.1	0.05	0.004	
Total Required Bicycle Spaces	**5.7**	**5.7**	**1**	**0.9332**	**13.3**
Proposed Bicycle Spaces	**14**	**6**	**1**	**1**	**22.0**

8. Unit Schedule:

Storey	Unit Number	Unit Type	Accessibility	Unit Size (m²)	POS Size (m²)	Internal Apt. Storage (m³)	Total Storage (m³)
Level 01	101	2 Bed		74.1	11.4	6.9	8
	102	2 Bed		78.0	20.4	4.2	8
	103	2 Bed		81.5	10	4.1	8
Level 02	201	2 Bed		84.6	12.8	5.5	8
	202	2 Bed		74.8	11.4	6.9	8
	203	4 Bed	Silver	127.1	13.8	9.7	10
	204	4 Bed	Silver	125.6	12	7.6	10
	205	2 Bed	Silver	76.4	10	4.3	8
	206	2 Bed	Adaptable	93.3	12	4	8
Level 03	301	2 Bed		76.4	10	4	8
	302	3 Bed	Adaptable	111.4	11.5	6	10
	303	2 Bed		74.2	11.4	6.9	8
	304	3 Bed	Silver	101.6	13.8	8	10
	305	2 Bed		78.1	10.2	10.6	10.6
	306	2 Bed		75.0	10	14.1	14.1
	307	3 Bed	Silver	100.6	12	8.1	10
	308	2 Bed	Silver	76.2	10	4.3	8
Level 04	401	2 Bed		76.5	10	4	8
	402	1 Bed		55.9	10.7	3.6	6
	403	2 Bed		74.0	11.4	6.9	8
	404	3 Bed	Silver	101.8	13.8	8	10
	405	2 Bed		78.0	10.2	10.6	10.6
	406	2 Bed		75.0	10	14.1	14.1
	407	3 Bed	Silver	100.9	12	8.1	10
	408	2 Bed	Silver	76.5	11.8	4.3	8
	409	2 Bed	Adaptable	84.8	8.3	7	8
	410	1 Bed		52.9	10.3	10.1	6
Level 05	501	2 Bed		76.5	9.8	4	8
	502	1 Bed		56.1	10.7	3.6	6
	503	2 Bed		74.0	11.4	6.9	8
	504	3 Bed	Silver	101.6	13.8	8	10
	505	2 Bed		78.0	10.2	10.6	10.6
	506	2 Bed		75.0	10	14.1	14.1
	507	3 Bed	Silver	100.6	13.8	8.1	10
	508	2 Bed	Silver	76.2	11.8	4.3	8
	509	2 Bed	Adaptable	84.8	10.3	7	8
	510	1 Bed		52.9	8.3	10.1	6
Level 06	601	3 Bed	Adaptable	112.5	13.8	7.5	10
	602	2 Bed		74.1	11.4	6.9	8
	603	3 Bed	Silver	101.6	13.8	8	10
	604	2 Bed		76.9	11.8	10.6	10.6
	605	2 Bed		75.0	10	14.1	14.1
	606	3 Bed	Silver	100.6	13.8	8.1	10
	607	2 Bed	Silver	76.2	11.8	4.3	8
	608	Studio		43.8	5.4	3.1	4
	609	2 Bed	Adaptable	84.8	10.1	7	8
	610	1 Bed		52.9	8.3	10.1	10.1
Level 07	701	2 Bed		88.5	18.5	5.2	8
	702	3 Bed		125.8	27.7	6.4	10
	703	1 Bed		50.9	8.1	4.4	6
	704	2 Bed		78.0	12.3	5.2	8
	705	3 Bed		101.9	14	10.8	10.8
Level 08	801	2 Bed		86.7	15.2	6.3	8
	802	3 Bed		126.0	16.5	6.4	10
	803	1 Bed		50.9	8.1	4.4	6
	804	2 Bed		78.1	12.3	5.2	8
	805	3 Bed		101.9	14	10.8	10.8

Site Location & Context



Supporting Documentation

ALL DRAWINGS TO BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. DESIGN VERIFICATION STATEMENT PREPARED BY FOX JOHNSTON
2. SURVEY PLAN PREPARED BY RPS GROUP
3. FLOOD MANAGEMENT PLAN PREPARED BY CARDNO
4. SHADOW DIAGRAMS PREPARED BY FOX JOHNSTON
5. STATEMENT OF ENVIROMENTAL EFFECTS PREPARED BY ABC PLANNING
6. CLAUSE 4.6 PREPARED BY ABC PLANNING
7. SEPP 65 REPORT AND CHECKLIST PREPARED BY FOXJOHNSTON
8. LANDSCAPE PLAN AND REPORT PREPARED BY MCGREGOR COXALL
9. STORMWATER DRAINAGE PLAN PREPARED BY ITM DESIGN
10. GEOTECHNICAL REPORT BY JK GEOTECHS
11. TRAFFIC REPORT PREPARED BY TERRAFIC
12. BASIX CERTIFICATE PREPARED BY BCA ENERGY
13. WASTE MANAGEMENT PLAN PREPARED BY ELEPHANTS FOOT
14. NOTIFICATION PLANS PREPARED BY FOX JOHNSTON
15. 3D VISUALISATIONS PREPARED BY NARRATIVE GRAPHICS
16. ARBORIST REPORT PREPARED BY RAIN TREE CONSULTING

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020				

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

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Project
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Title
Cover Sheet

Job No.	#Ph
Date	18.09.2020
Drawn/Checked	BW/ CJ
Dwg No.	A-000- 000
Rev.	-



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Project
120C Old Canterbury Road_Summer Hill

Title
Site Plan

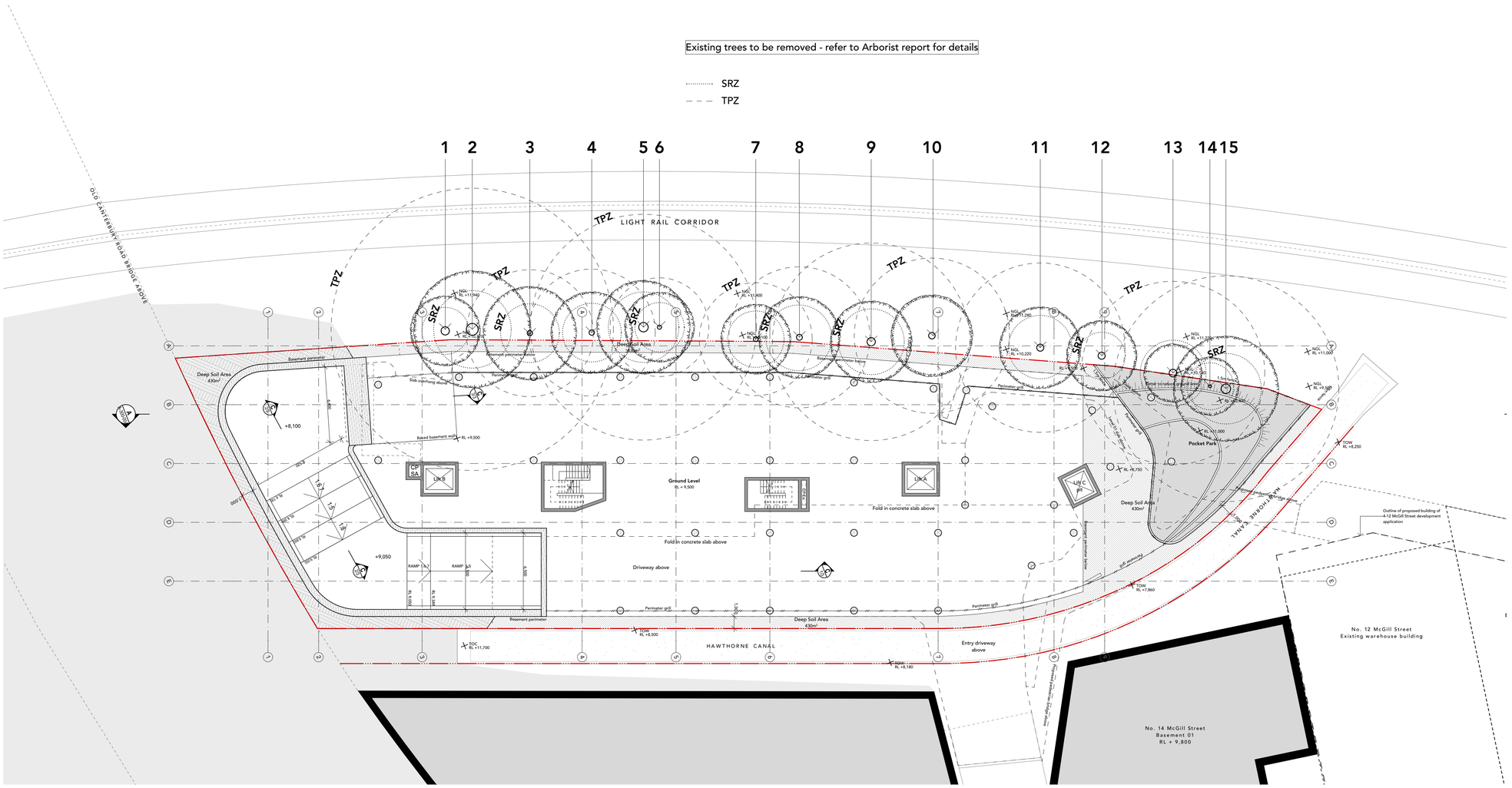
Job No.	#Pln
Scale	1:250 @ A1 1:500 @ A3
Date	18.09.2020
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Dwg No. **A-100-002** Rev. **-**

Existing trees to be removed - refer to Arborist report for details

SRZ

TPZ



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REV	DESCRIPTION	DRAWN	Issue Date
01	DA for Final Coordination	BW	15/9/20

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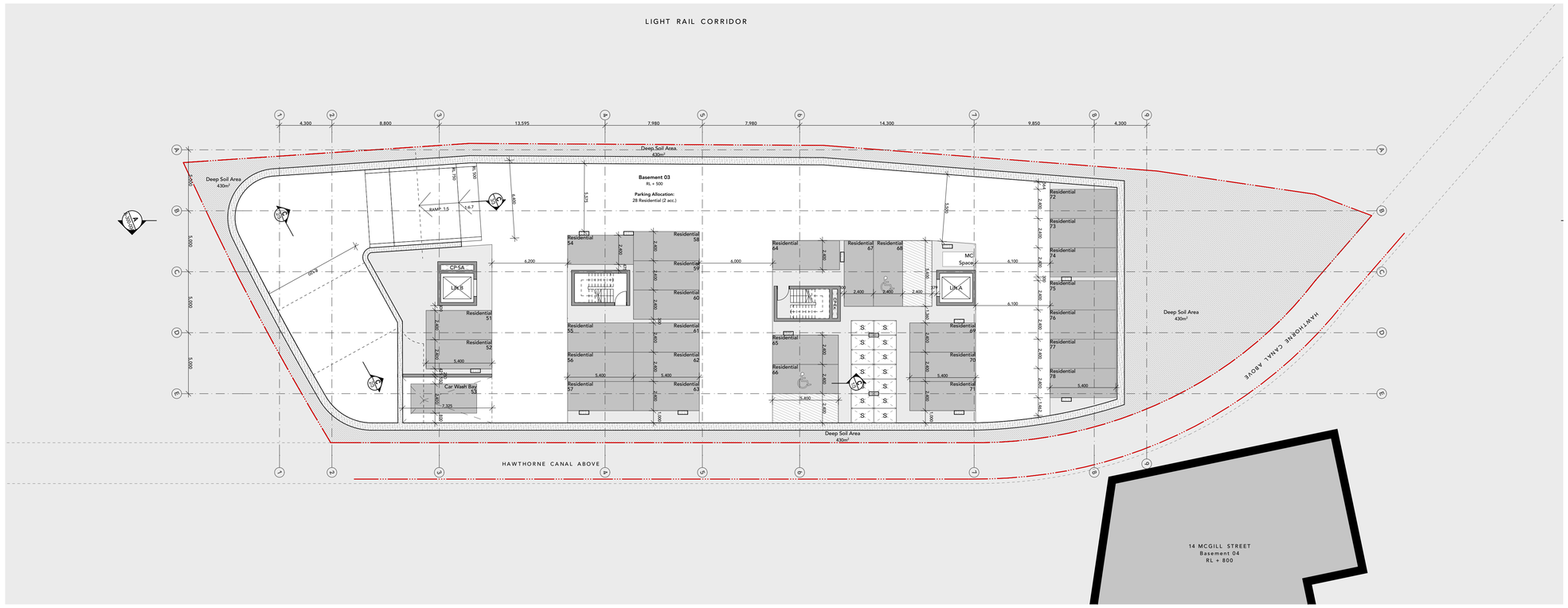
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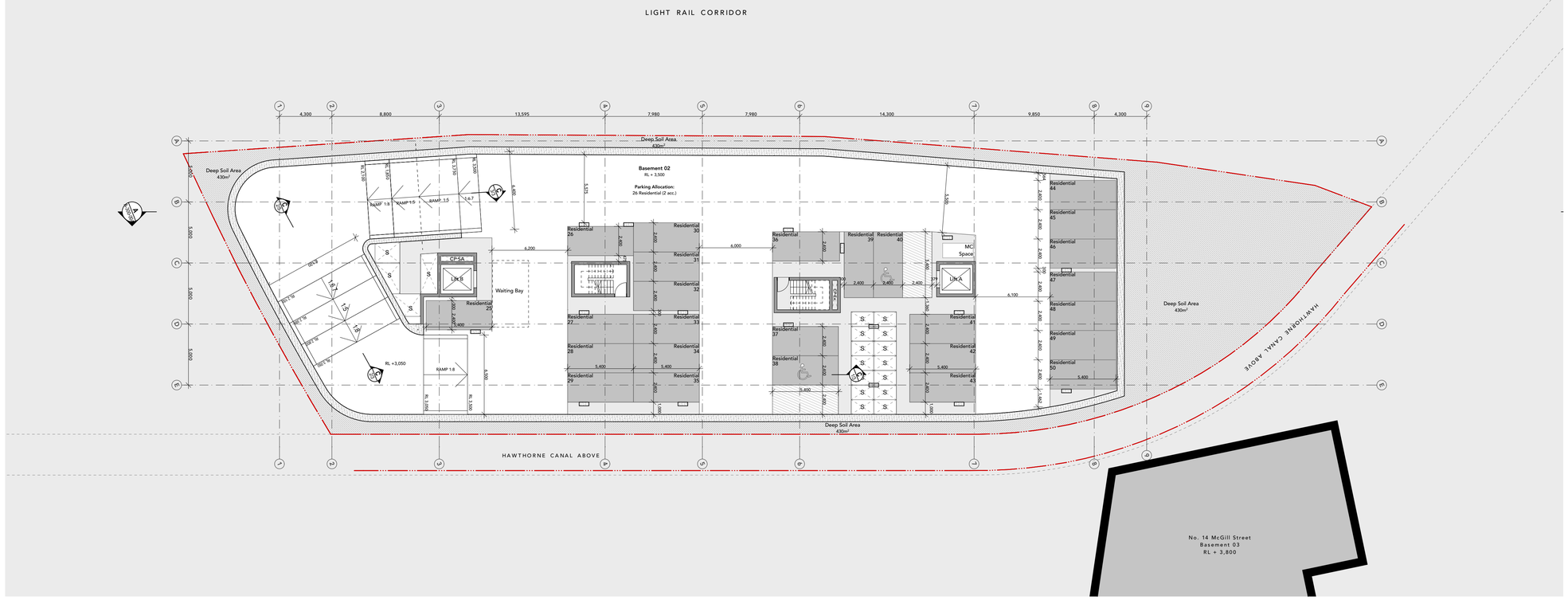
Project
120C Old Canterbury Road_Summer Hill

Title
Tree Plan

Job No.	#Pln
Scale	1:200 @ A1
Date	15.09.20
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Dwg No. **A-100-003** Rev. **01**





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-	Development Application	BW	18/9/20

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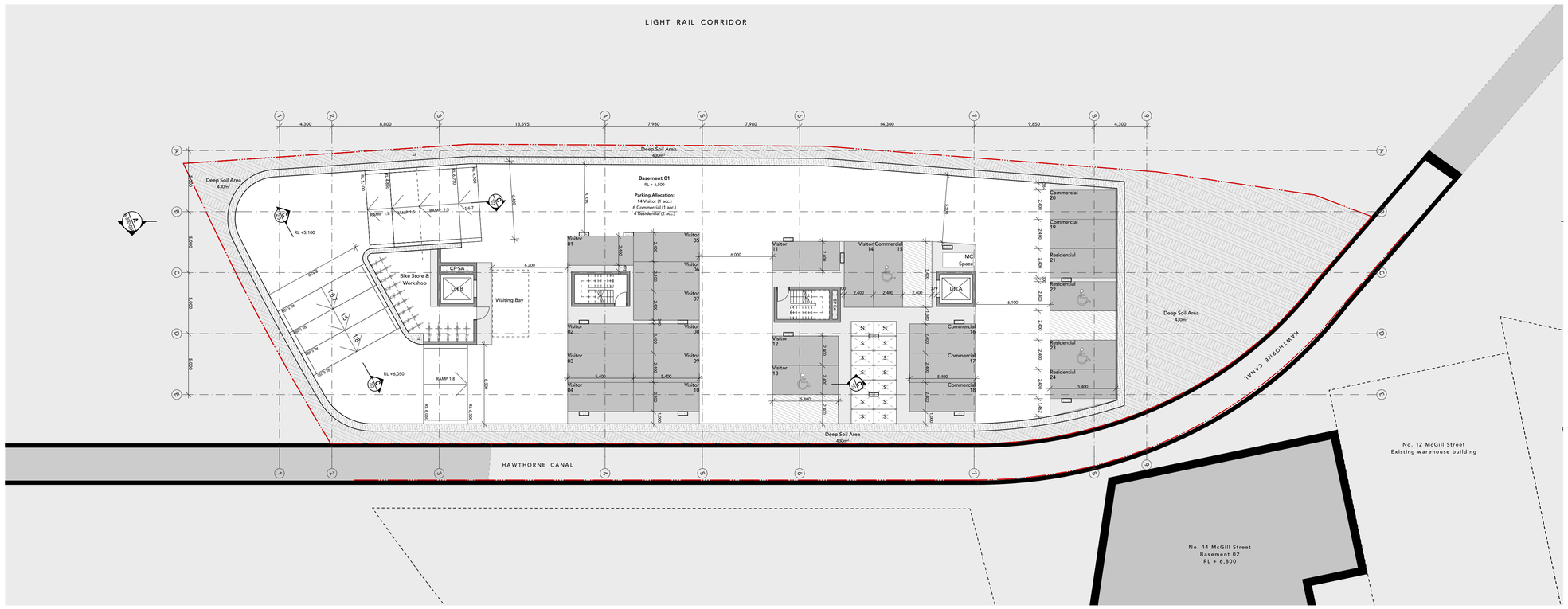
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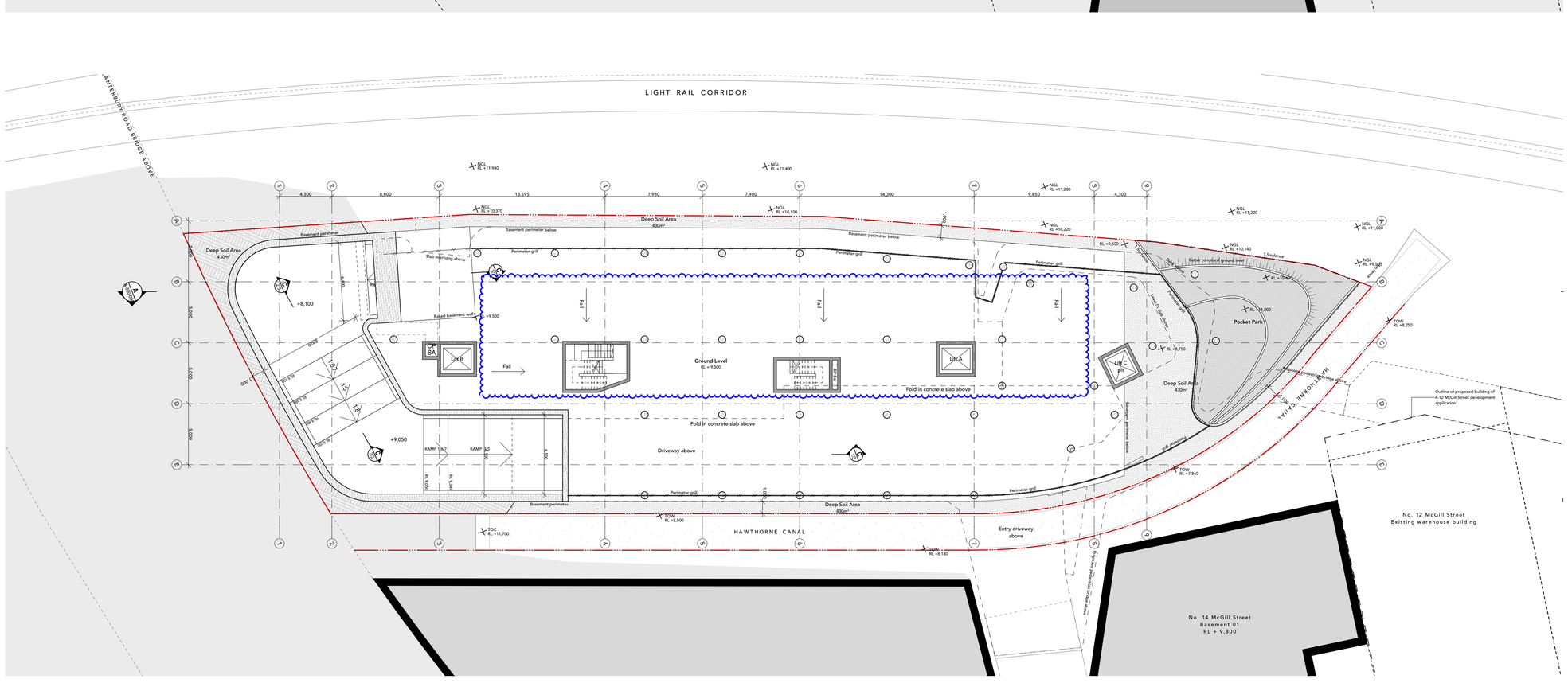
Project
120C Old Canterbury Road_Summer Hill

Title
Basement 2 & 3

Job No.	#Pln
Scale	1:200 @ A1 1:400 @ A3
Date	18.09.2020
Drawn/Checked	BW CJ

Dwg No. **A-200-001** Rev. **-**





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REV	DESCRIPTION	DRAWN	Issue Date
-	Development Application	BW	18/9/20
1	Additional information		16/12/20

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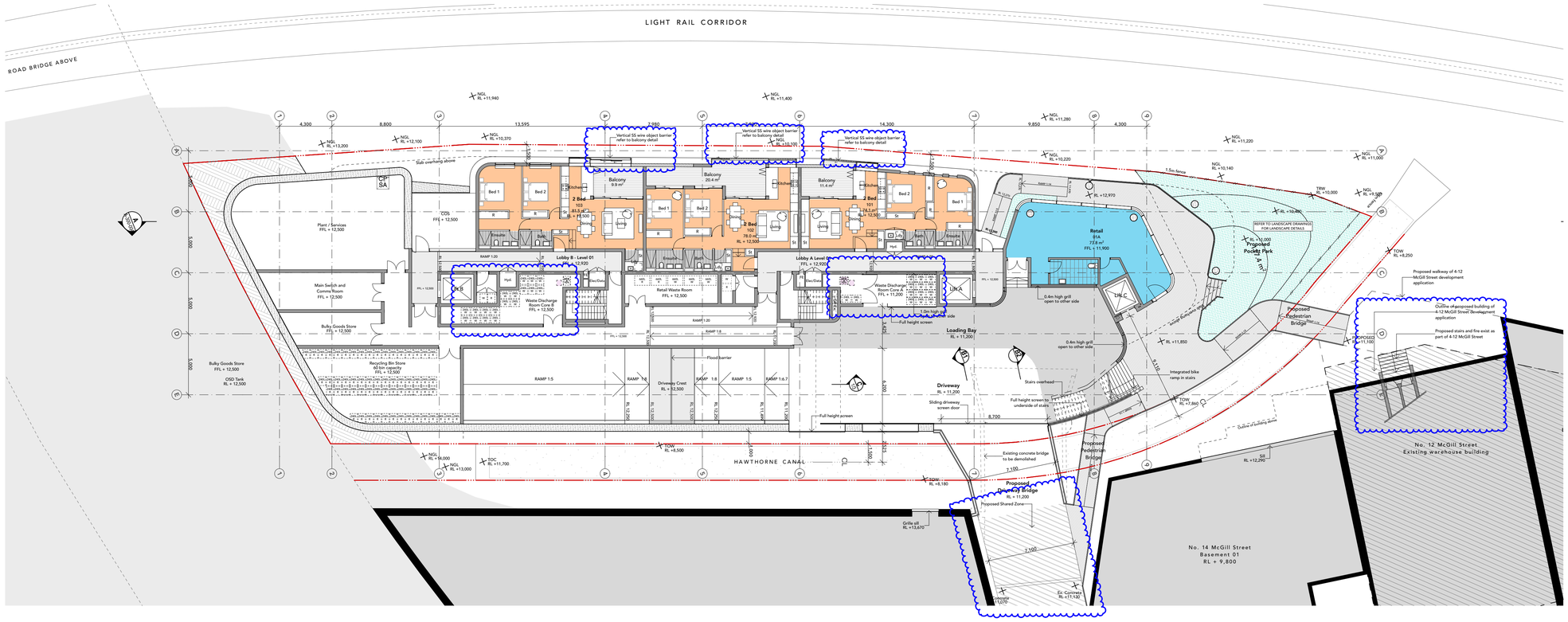
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Project
120C Old Canterbury Road_Summer Hill

Title
Basement 1 & Ground Level

Job No.	#Pln
Scale	1:200 @ A1 1:400 @ A3
Date	
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Dwg No. **A-200-002** Rev. **1**



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Project

120C Old Canterbury Road_Summer Hill

Title

Level 01 & Level 02

Job No.	#Pln
Scale	1:200 @ A1 1:400 @ A3
Date	
Drawn/Checked	/

Dwg No. **A-200-003**

Rev. **1**

LIGHT RAIL CORRIDOR

OLD CANTERBURY ROAD

Vertical SS wire object barrier - refer to balcony detail

Retail
038
58.6 m²
FFL = 18,700

Retail
03A
52.9 m²
FFL = 17,400

Substation
FFL = 17,400

COS
FFL = 18,700
44.7 m²

Lobby B - Level 03
FFL = 18,700

Lobby A - Level 03
FFL = 18,700

Lobby B - Level 04
FFL = 21,800

Lobby A - Level 04
FFL = 21,800

Acoustic plenum overhead

Proposed walkway of 4-12 McGill Street development application

Outline of proposed building of 4-12 McGill Street development application

Average setback line

No. 12 McGill Street
Existing warehouse building

No. 14 McGill Street
Level 01
RL + 18,200

No. 14 McGill Street
Level 02
RL + 21,300

Bedroom window
Living Area window
Sill RL + 18,200
Sill RL + 18,780
Sill RL + 19,400
Sill RL + 21,300
Sill RL + 21,880

RAMP 1:14

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS

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1	Additional information		16/12/20

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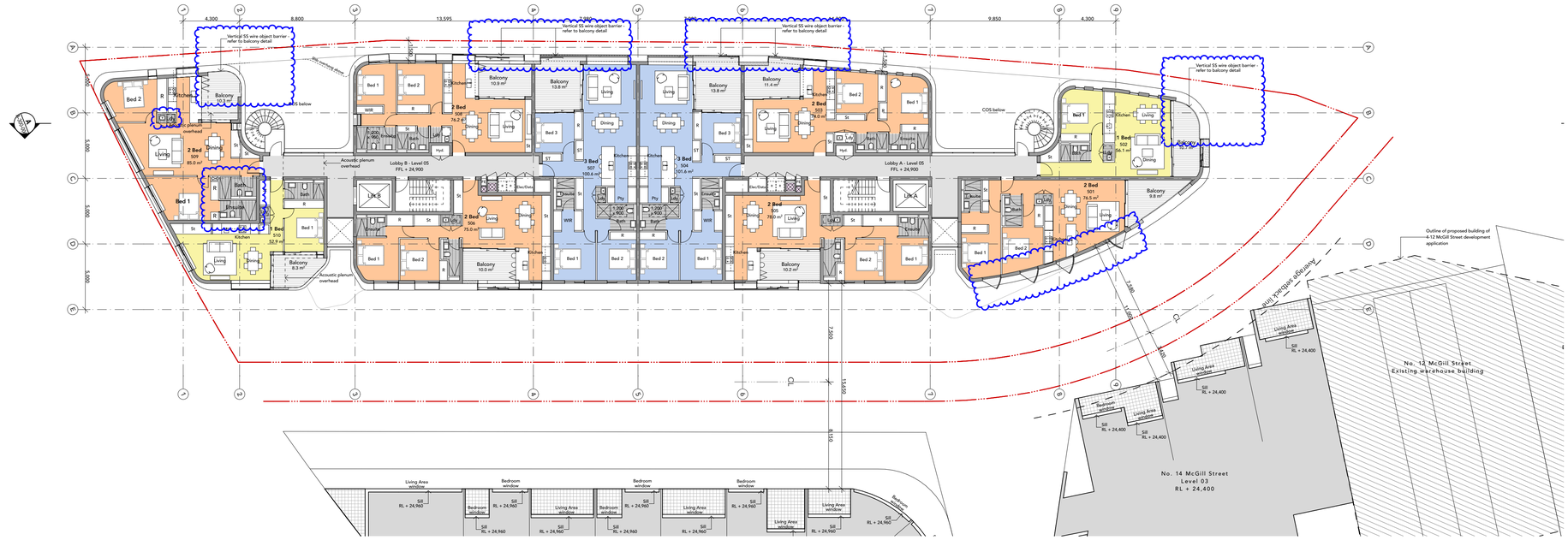
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Project
120C Old Canterbury Road_Summer Hill

Title
Level 03& Level 04

Job No.	#Ph
Scale	1:200 @ A1 1:400 @ A3
Date	
Drawn/Checked	/

Dwg No. **A-200-004** Rev. **1**



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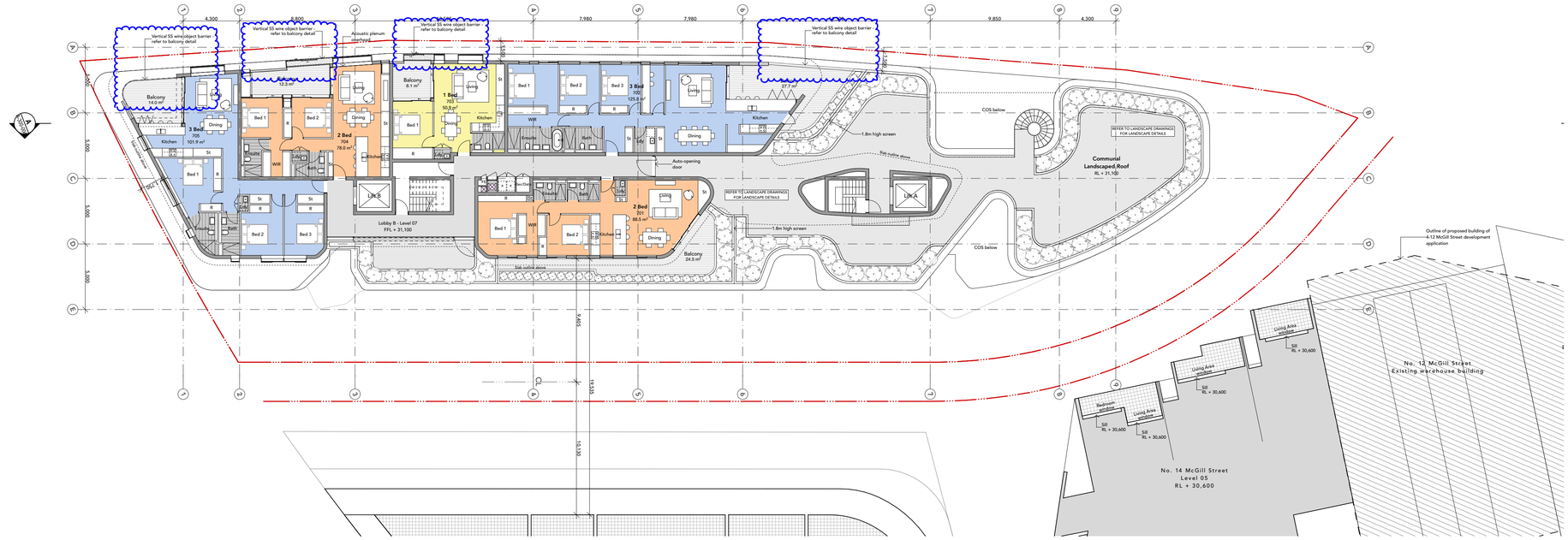
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Project
120C Old Canterbury Road_Summer Hill

Title
Level 05 & Level 06

Job No. #Ph
Scale 1:200 @ A1, 1:400 @ A3
Date
Drawn/Checked /

Dwg No. **A-200-005** Rev. **1**



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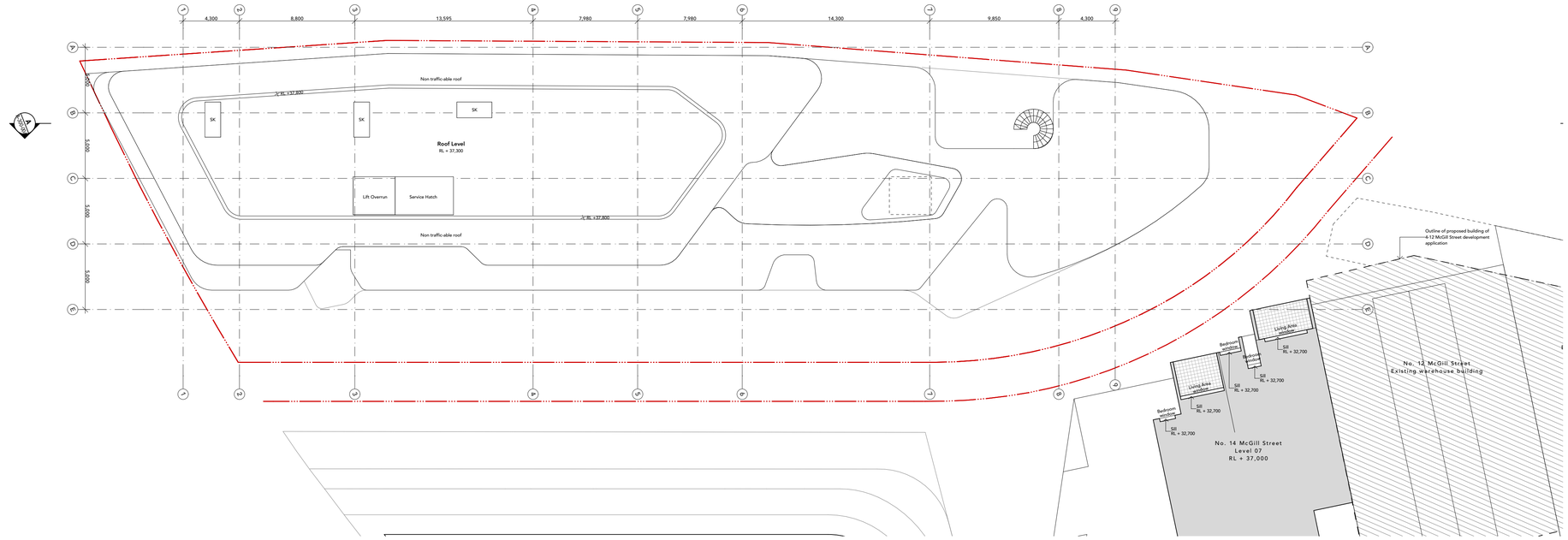
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Project
120C Old Canterbury Road_Summer Hill

Title
Level 07 & Level 08

Job No.	#Ph
Scale	1:200 @ A1 1:400 @ A3
Date	
Drawn/Checked	/

Dwg No. **A-200-006** Rev. **1**



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REV	DESCRIPTION	DRAWN	Issue Date

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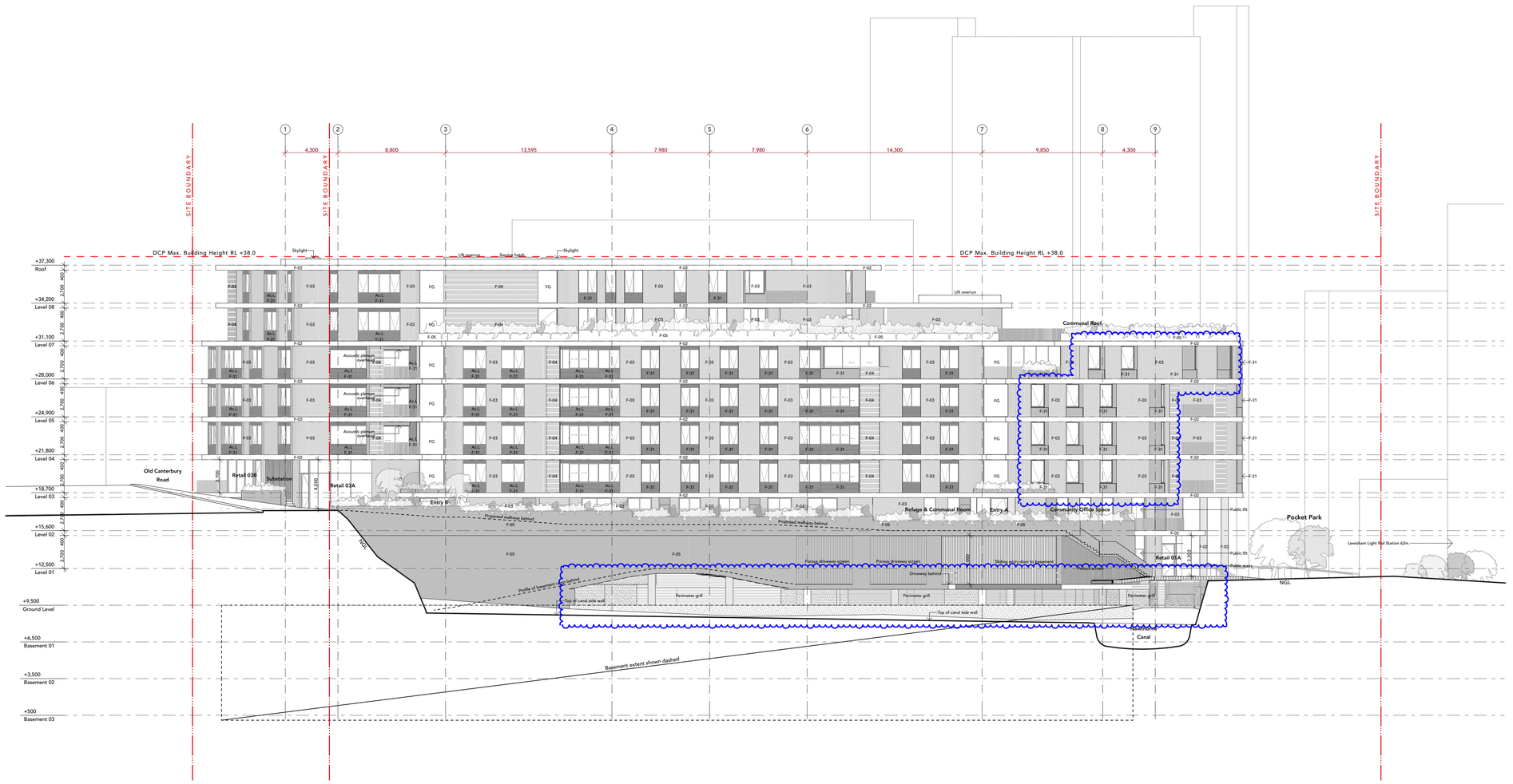
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Project
120C Old Canterbury Road_Summer Hill

Title
Roof Level

Job No.	#Pln
Scale	1:200 @ A1 1:400 @ A3
Date	18.09.2020
Drawn/Checked	BW/ CJ

Dwg No. **A-200-007** Rev. **-**



Finishes

F-01	Stone Paving
F-02	Off Form Concrete
F-03	Face Brick
F-04	Breeze Block
F-05	Painted Render
F-06	Concrete Finish
F-11	Timber Decking
F-12	Perforated Timber
F-13	Timber Flooring
F-31	Powder Coated Aluminium
F-32	Powder Coated Steel

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	Issue Date
-	Development Application	BW	18/9/20
1	Additional information		16/12/20

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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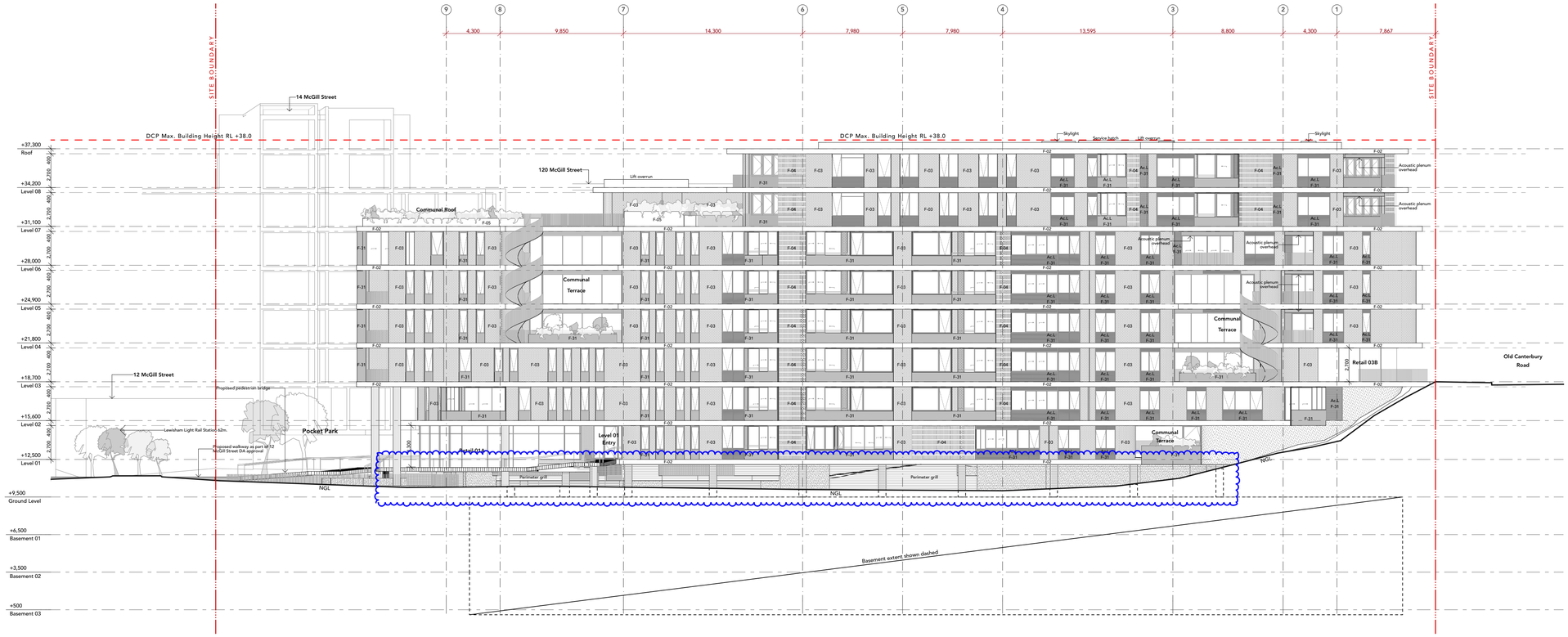
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Project
120C Old Canterbury Road_Summer Hill

Title
East Elevation

Job No.	#Pln
Scale	1:200, 1:133.3 @ A1
Date	
Drawn/Checked	/

Dwg No. **A-300-001** Rev. **1**



Finishes

F-01	Stone Paving
F-02	Off Form Concrete
F-03	Face Brick
F-04	Breeze Block
F-05	Painted Render
F-06	Concrete Finish
F-11	Timber Decking
F-12	Perforated Timber
F-13	Timber Flooring
F-31	Powder Coated Aluminium
F-32	Powder Coated Steel

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1	Additional information		16/12/20

REV	DESCRIPTION	DRAWN	Issue Date

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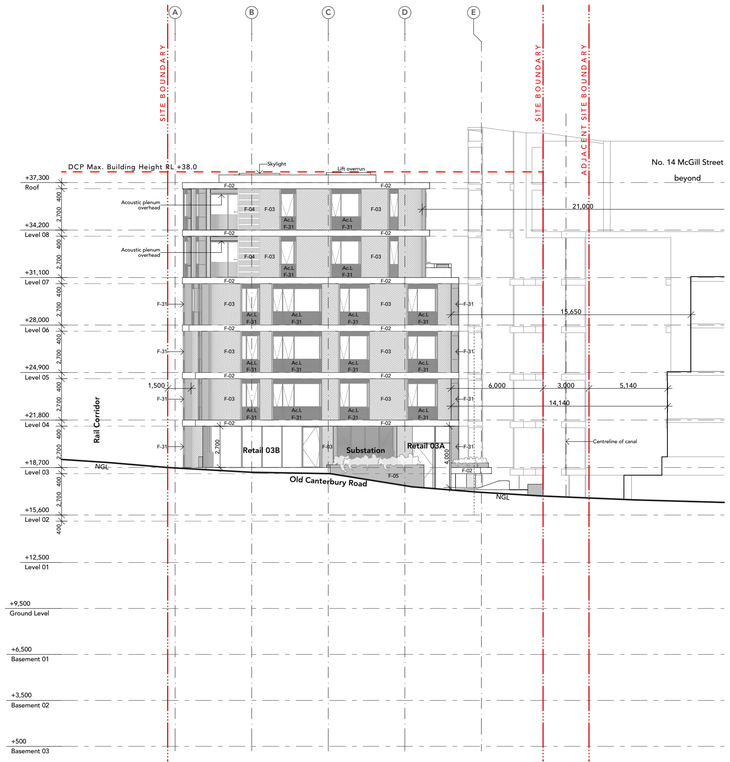
Project
120C Old Canterbury Road_Summer Hill

Title
West Elevation

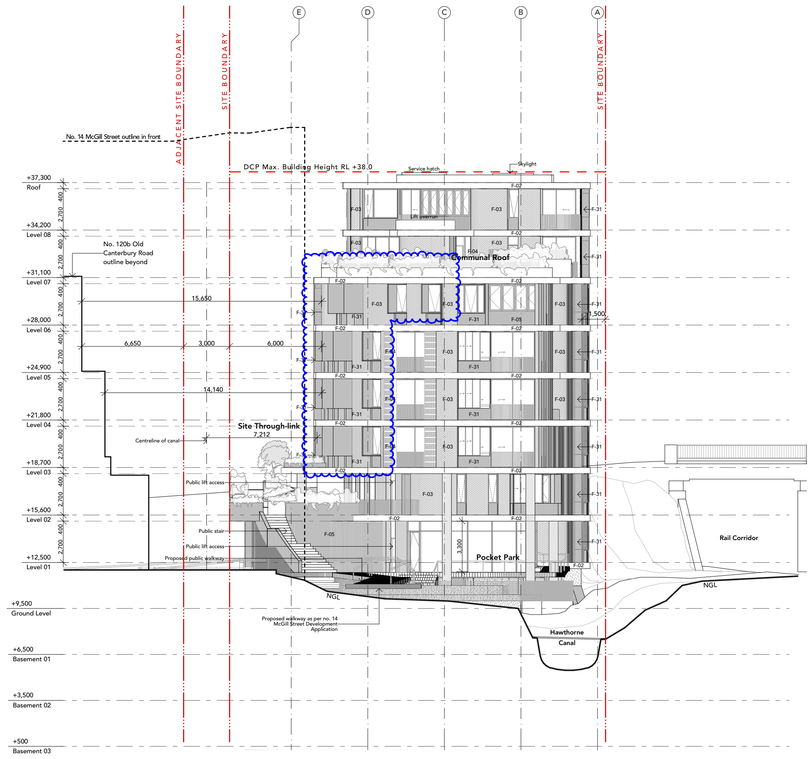
Job No.	#Pln
Scale	1:200, 1:133.3 @ A1
Date	
Drawn/Checked	/

Dwg No. **A-300-002**

Rev. **1**



South Elevation



North Elevation

Finishes

F-01	Stone Paving
F-02	Off Form Concrete
F-03	Face Brick
F-04	Breeze Block
F-05	Painted Render
F-06	Concrete Finish
F-11	Timber Decking
F-12	Perforated Timber
F-13	Timber Flooring
F-31	Powder Coated Aluminium
F-32	Powder Coated Steel

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Client
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REV	DESCRIPTION	DRAWN	Issue Date
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1	Additional information		16/12/20

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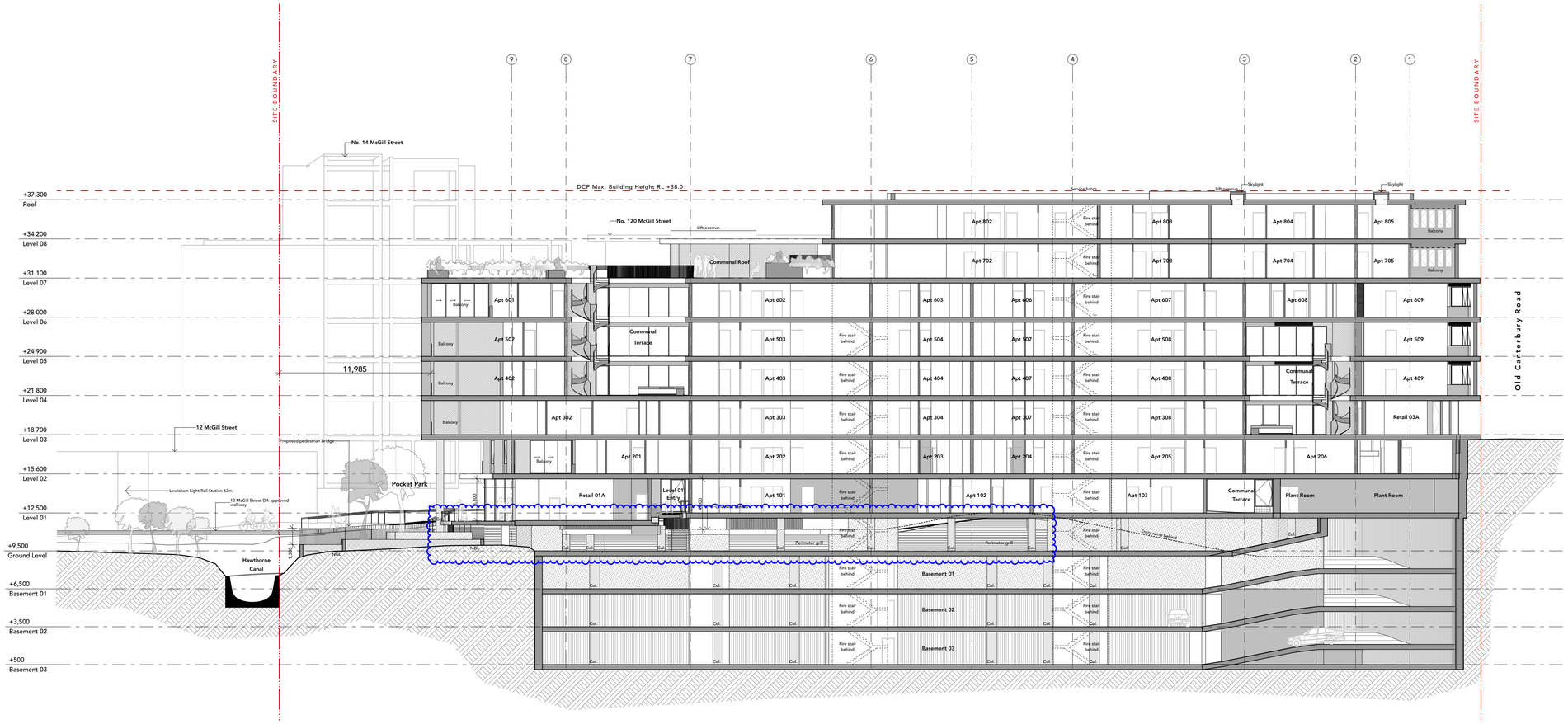
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Project
120C Old Canterbury Road_Summer Hill

Title
South & North Elevations

Job No.	#Pln
Scale	1:200, 1:133.3 @A1
Date	
Drawn/Checked	/

Dwg No. **A-300-003** Rev. **1**



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Client
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REV	DESCRIPTION	DRAWN	Issue Date
-	Development Application	BW	18/9/20
1	Additional information		16/12/20

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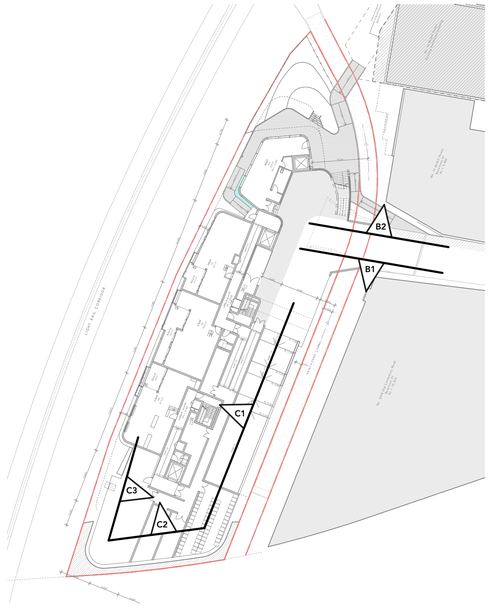
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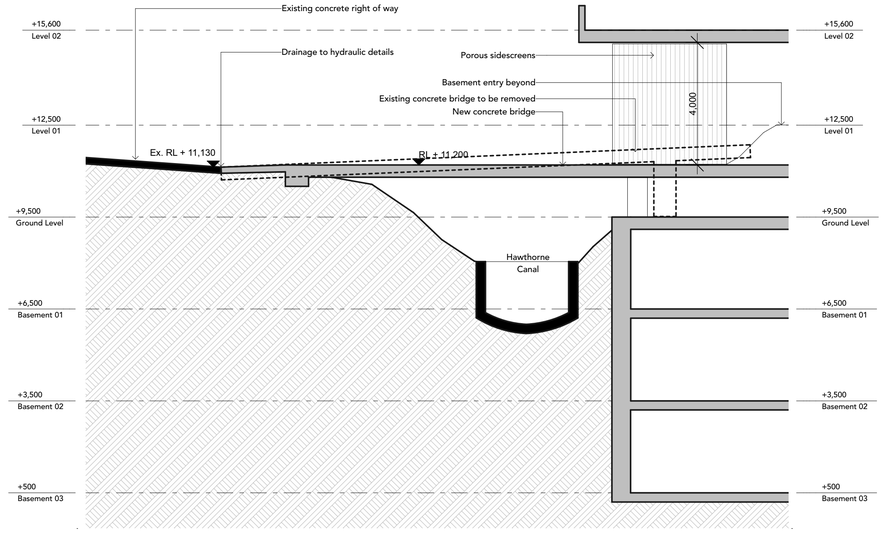
Project
120C Old Canterbury Road_Summer Hill
Title
Section A

Job No.	#Pln
Scale	1:200 @ A1
Date	
Drawn/Checked	/

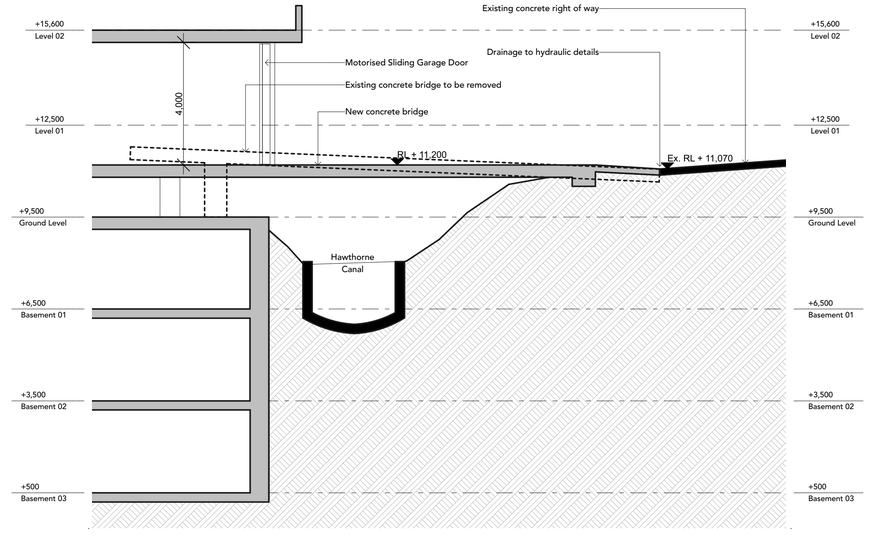
Dwg No. **A-300-004** Rev. **1**



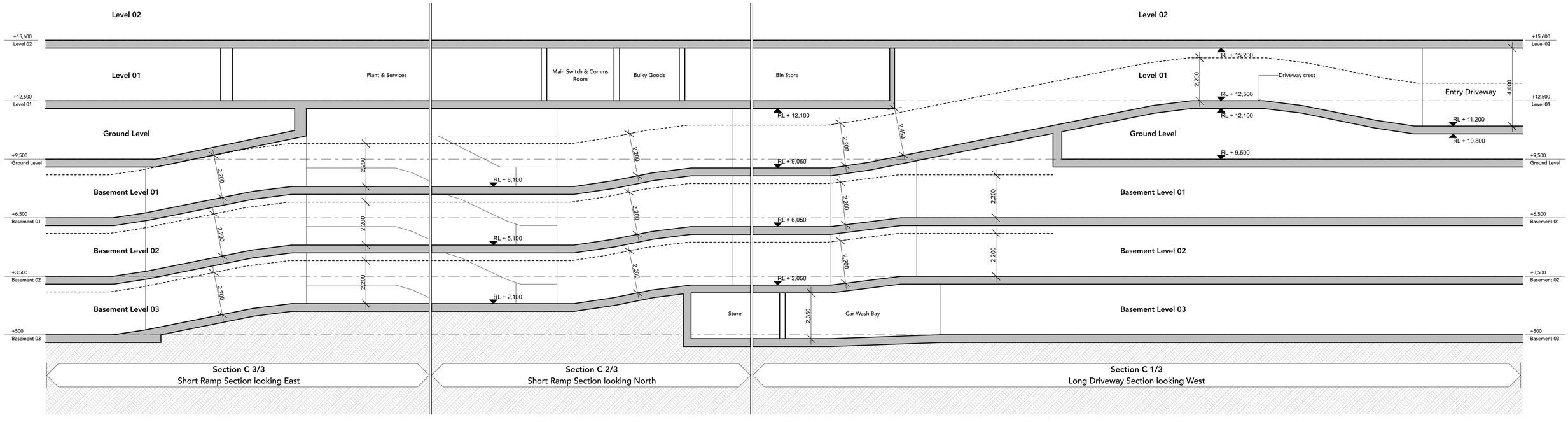
Key Map



B1 Driveway Section Scale @ A1 1:100



B2 Driveway Section Scale @ A1 1:100



C Basement Ramps Section Scale @ A1 1:100

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The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.202 0

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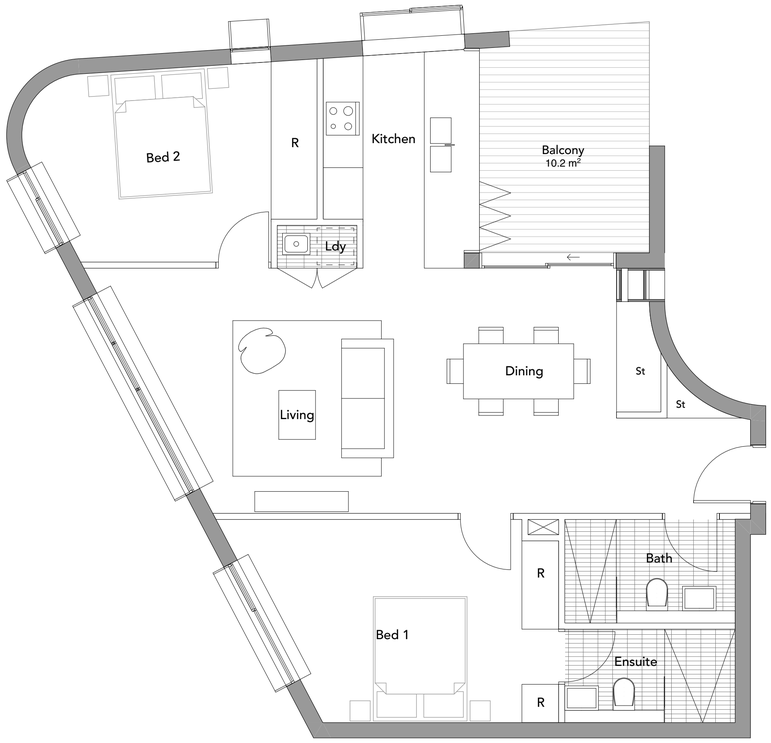
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Project
120C Old Canterbury Road_Summer Hill

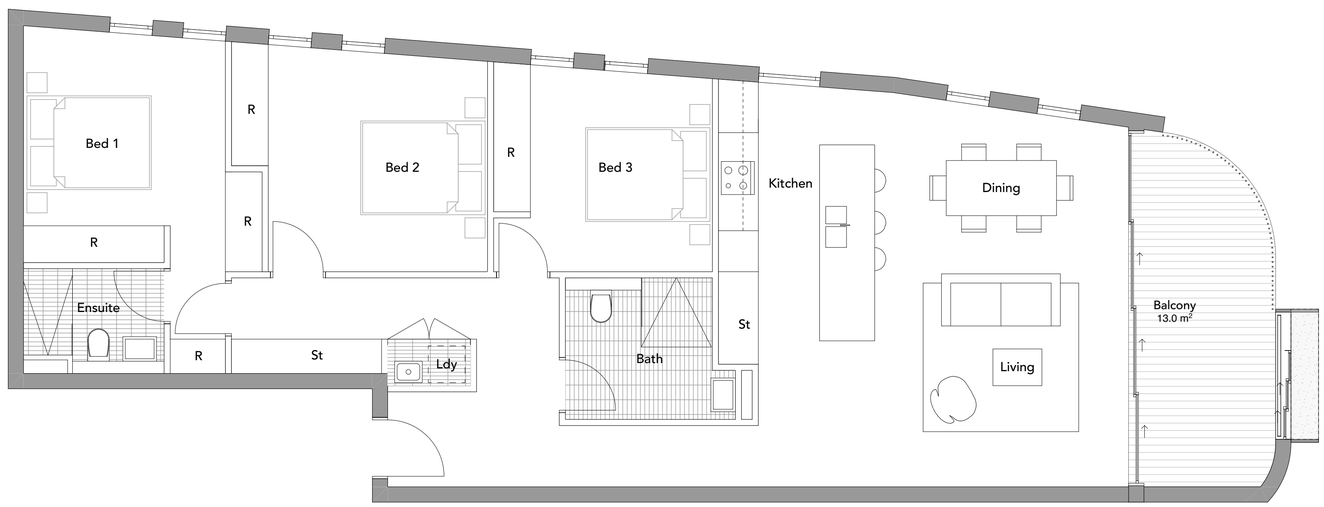
Title
Sections B & C - Ramp & Driveway Levels

Job No.	#Pn
Scale	1:100, 1:500 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

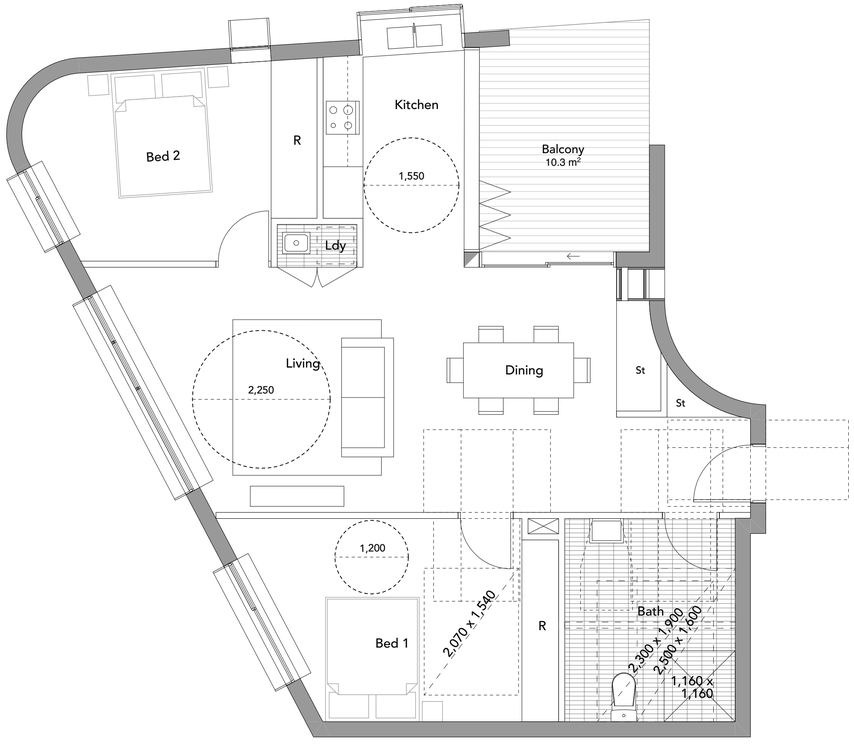
Dwg No. **A-300-005** Rev. **-**



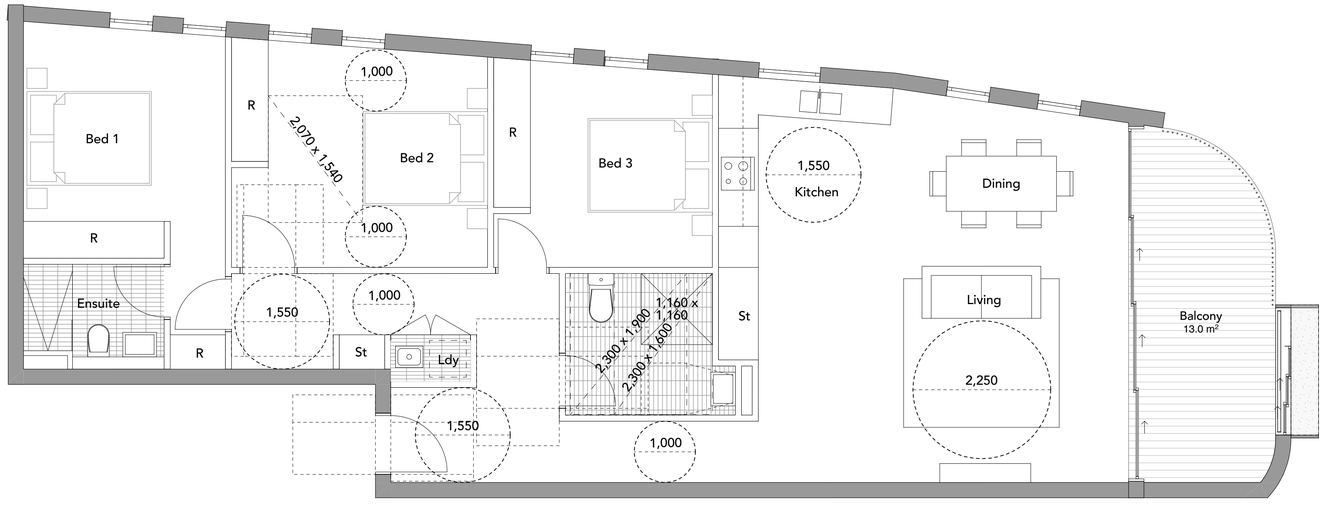
#409, #509, #609 Pre Adaptaption Plan 1:50



#302 Pre Adaptaption Plan 1:50



#409, #509, #609 Indicative Post Adaptaption Plan 1:50



#302 Indicative Post Adaptaption Plan 1:50

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REV	DESCRIPTION	DRAWN	Issue Date

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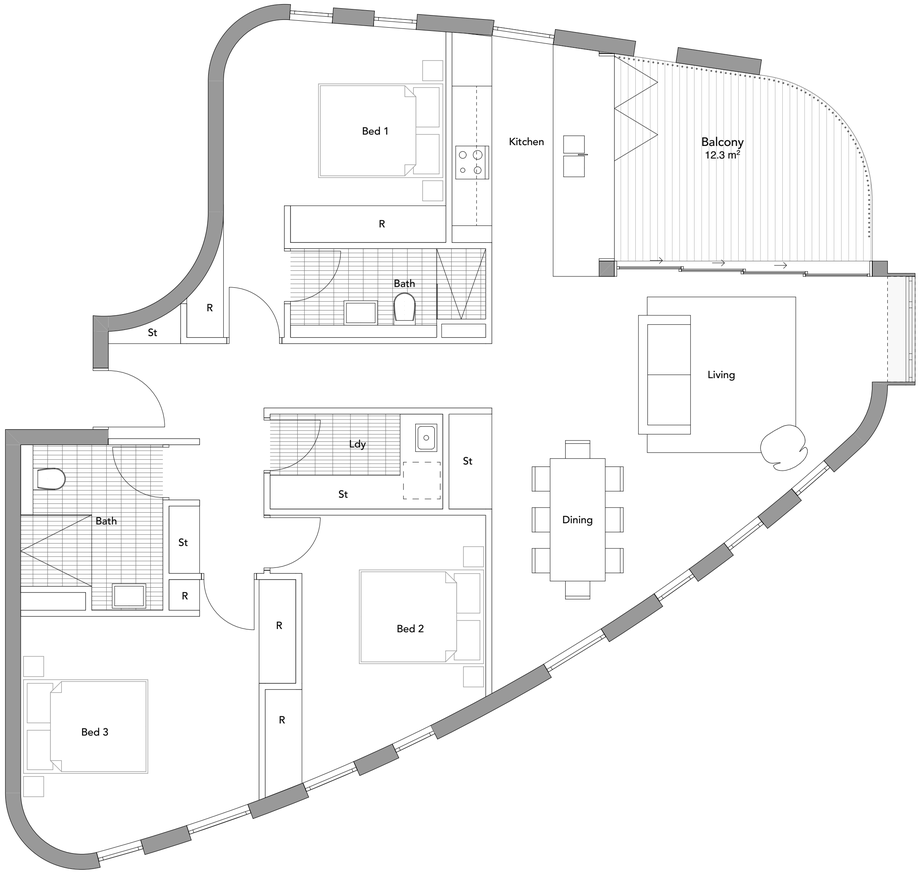
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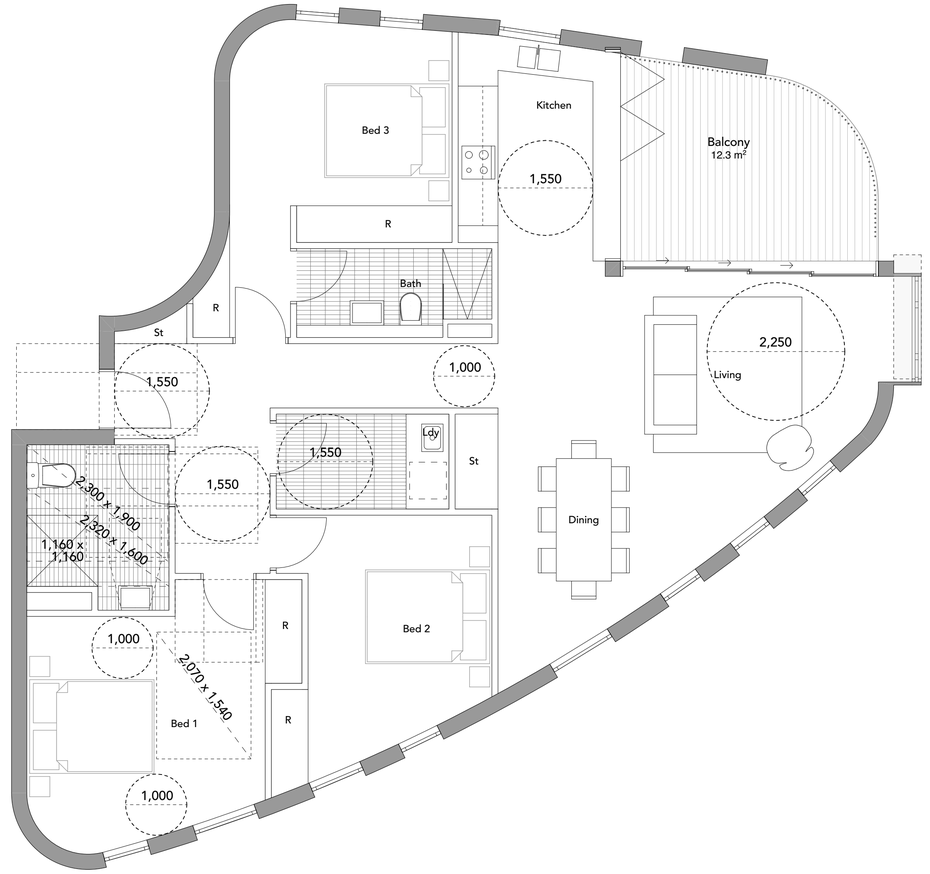
Project
120C Old Canterbury Road_Summer Hill

Title
Adaptable Apartments

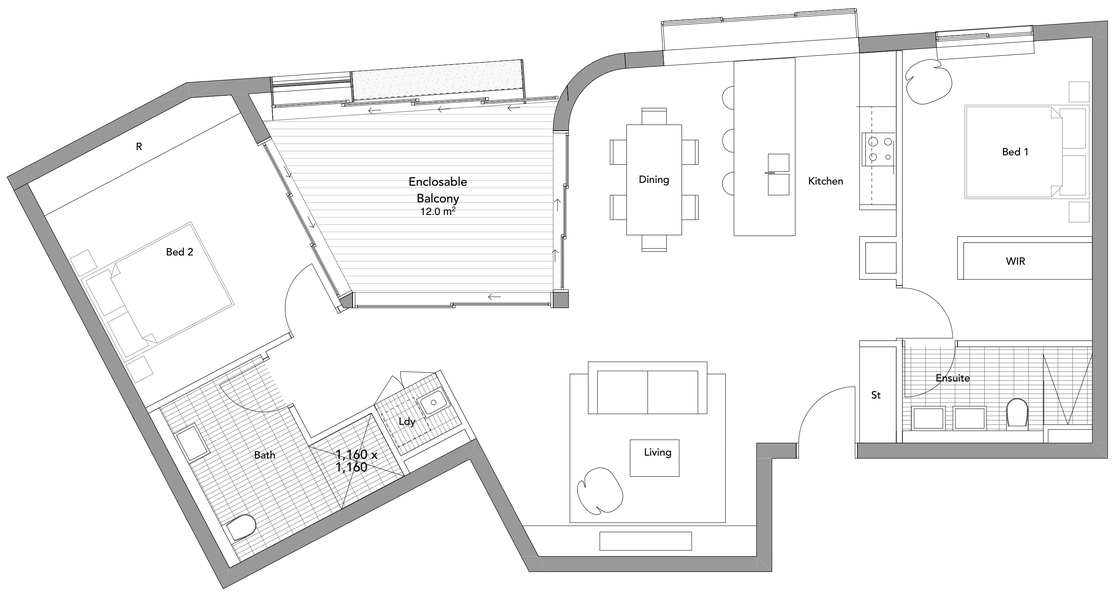
Job No.	#Ph	Dwg No.	Rev.
Scale	1:50 @ A1 1:100 @ A3	**A-500-006**	**1**
Date			
Drawn/Checked	/		



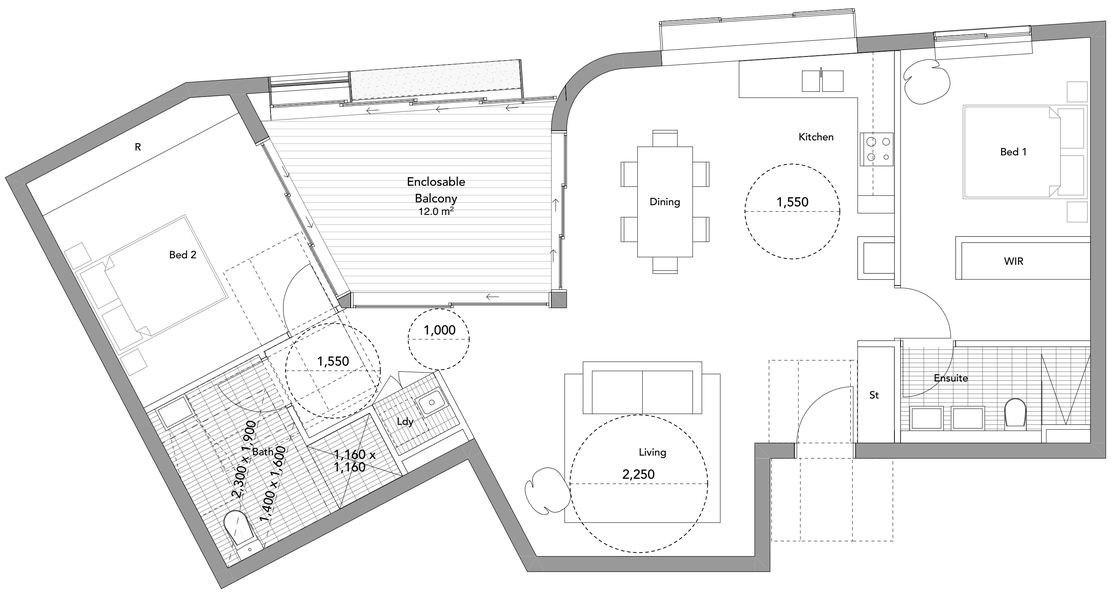
#601 Pre Adaptaption Plan 1:50



#601 Indicative Post Adaptaption Plan 1:50



#206 Pre Adaptaption Plan 1:50



#206 Indicative Post Adaptaption Plan 1:50

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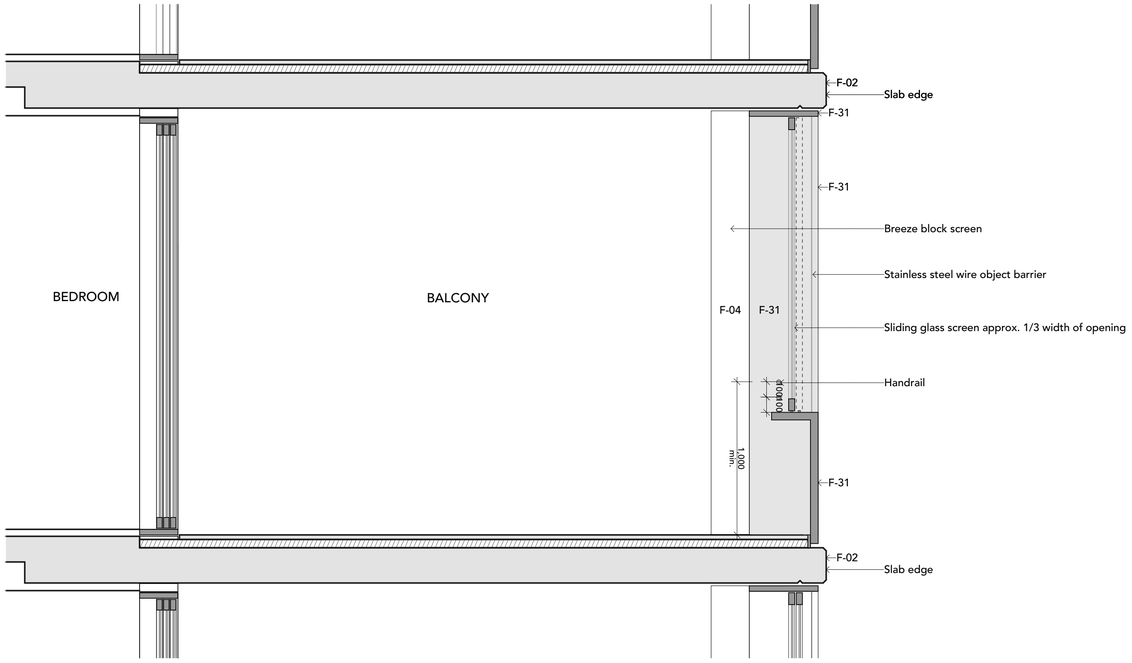
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Project
120C Old Canterbury Road_Summer Hill

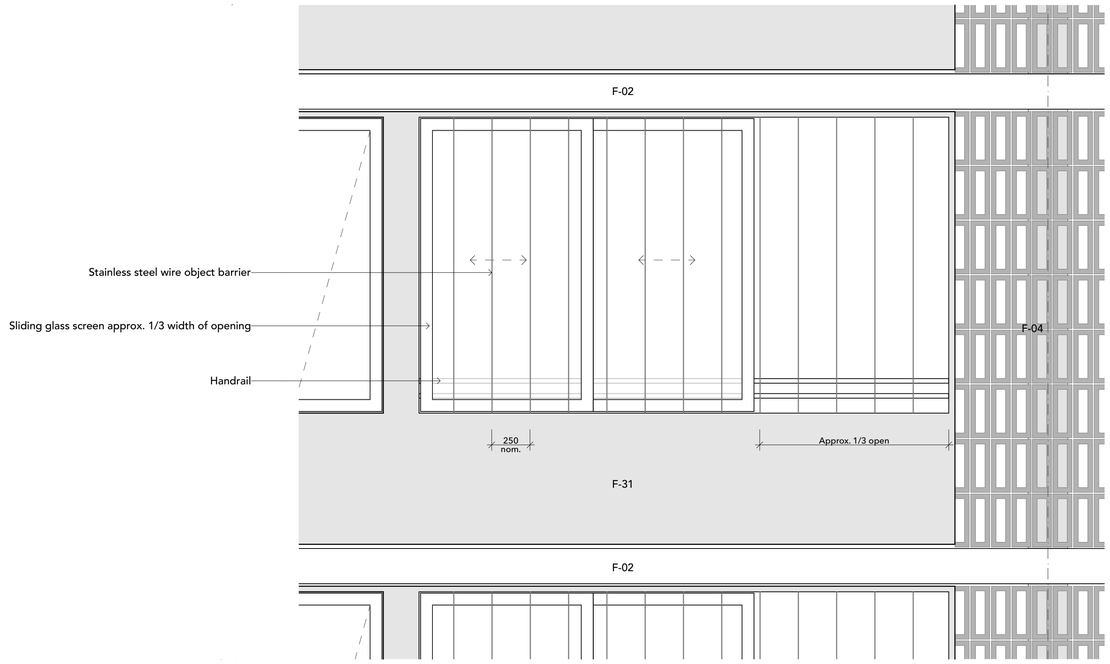
Title
Adaptable Apartments

Job No.	#Pln
Scale	1:50 @ A1 1:100 @ A3
Date	
Drawn/Checked	/

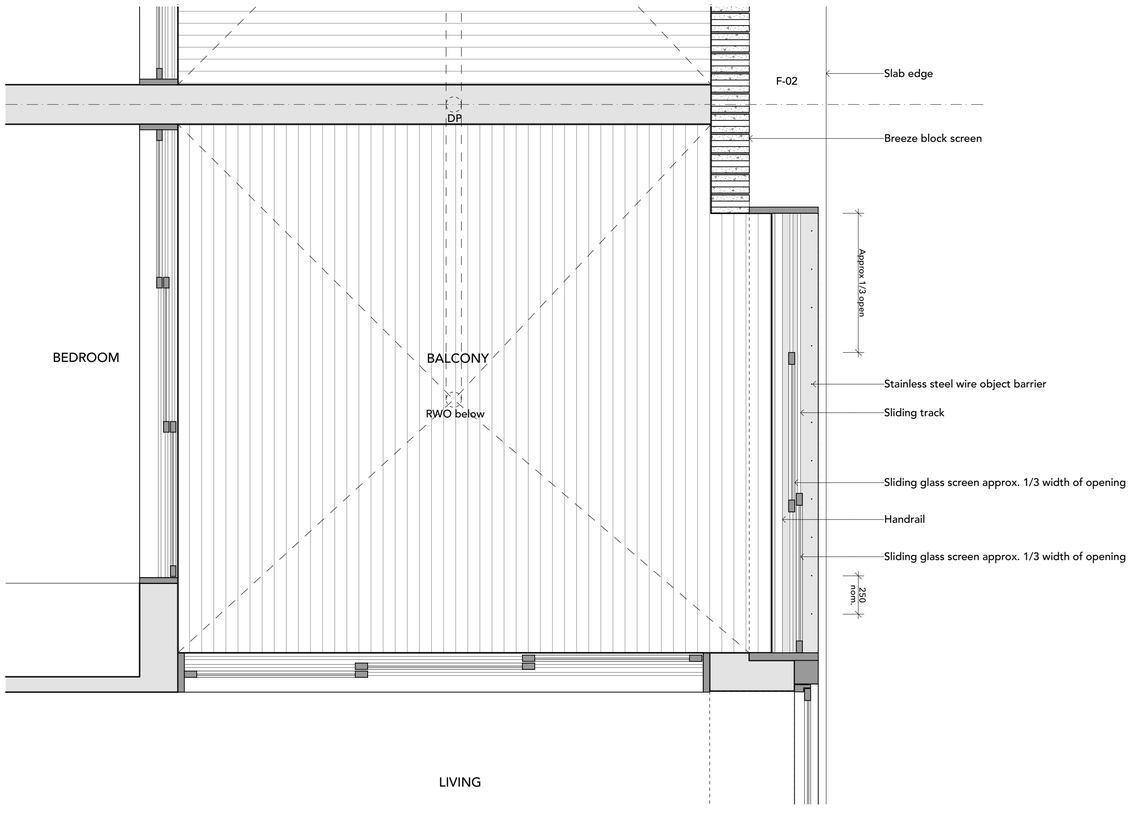
Dwg No. **A-500-007** Rev. **1**



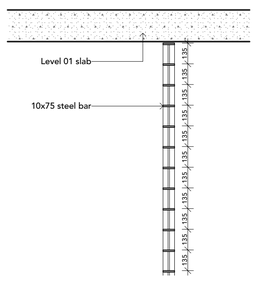
Typical Balcony Detail - Section



Typical Balcony Detail - Elevation



Typical Balcony Detail - Plan



Typical Ground Floor Grill Detail - Section

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Project
120C Old Canterbury Road_Summer Hill
Title
Additional Detail

Job No.	#Pln
Scale	1:20 @ A1
Date	
Drawn/Checked	/

Dwg No. **A-700-001** Rev. **1**

Legend

AL	Aluminium Louvre
Ac.L	Acoustic Louvre
AS	Adjustable Shelf
AP	Access Panel
BL	Balustrade_*Material*
CF	Concrete Finish
CT	Ceramic Tile
DP	Downpipe
DWR	Drawer
FB	Face Brick
FE	Fence
FG	Fixed Glazing
FP	Fixed Panel
FS	Fixed Shelf
GD	Garage Door
GF	Gravel Finish
GL	Glazing
GR	Grille
HWT	Hot Water Unit
J	Joinery
LDY	Laundry
LN	Linen Cupboard
LR	Landscaped Roof
MC	Metal Cladding
MR	Metal Roof
OFC	Off-form Concrete
OV	Oven
P	Paving
PC	Patched and Painted Concrete
PCC	Pre-cast Concrete
PR	Painted Render
PY	Polyurethane
R	Robe
RH	Rangehood
RS	Reconstituted Stone
RM	Rendered and Painted Masonry
RWO	Rainwater Outlet
RWT	Rainwater Tank
SG	Sliding Glass
SK	Skylight
ST	Store
TC	Timber Cladding

Finishes

F-01	Stone Paving
F-02	Off Form Concrete
F-03	Face Brick
F-04	Breeze Block
F-05	Painted Render
F-06	Concrete Finish
F-11	Timber Decking
F-12	Perforated Timber
F-13	Timber Flooring
F-31	Powder Coated Aluminium
F-32	Powder Coated Steel

Schedule of Finishes



F-01
Stone Paving
External public areas, Site through-link



F-02
Off-Form Concrete
Floor slab edge, Landscape walls



F-03
Face Brick
External Walls



F-04
Breeze Block
Balcony Screen



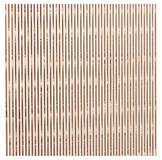
F-05
Painted Render
Lower level external walls, Planter boxes



F-06
Concrete Finish
Core, Structural walls, Basement level floors



F-11
Timber Decking
Pocket Park



F-12
Perforated Timber Ceiling
Balcony Ceiling



F-13
Timber Flooring
SOU Living areas



F-31
Powder Coated Aluminium
Doors, Windows, Screens, Louvres, Balustrades



F-32
Powder Coated Steel
Planter boxes, Screens, Balustrades

Unit Schedule & ADG Compliance

Storey	Unit Number	Unit Type	Accessibility	Unit Size (m²)	POS Size (m²)	Internal Apt. Storage (m³)	Total Storage (m³)	Cross Ventilation	2 Hrs Solar Access to Living Areas	Unit Receives Direct
Level 01	101	2 Bed		74.1	11.4	6.9	8	N	Y	Y
	102	2 Bed		78.0	20.4	4.2	8	N	Y	Y
	103	2 Bed		81.5	10	4.1	8	N	N	Y
Level 02	201	2 Bed		84.6	12.8	5.5	8	Y	Y	Y
	202	2 Bed		74.8	11.4	6.9	8	N	Y	Y
	203	4 Bed	Silver	127.1	13.8	9.7	10	Y	Y	Y
	204	4 Bed	Silver	125.6	12	7.6	10	Y	N	Y
	205	2 Bed	Silver	76.4	10	4.3	8	N	N	Y
	206	2 Bed	Adaptable	93.3	12	4	8	N	N	Y
Level 03	301	2 Bed		76.4	10	4	8	Y	Y	Y
	302	3 Bed	Adaptable	111.4	11.5	6	10	Y	Y	Y
	303	2 Bed		74.2	11.4	6.9	8	N	Y	Y
	304	3 Bed	Silver	101.6	13.8	8	10	Y	Y	Y
	305	2 Bed		78.1	10.2	10.6	10.6	N	N	N
	306	2 Bed		75.0	10	14.1	14.1	N	N	N
	307	3 Bed	Silver	100.6	12	8.1	10	Y	N	Y
	308	2 Bed	Silver	76.2	10	4.3	8	Y	N	Y
Level 04	401	2 Bed		76.5	10	4	8	Y	Y	Y
	402	1 Bed		55.9	10.7	3.6	6	Y	Y	Y
	403	2 Bed		74.0	11.4	6.9	8	N	Y	Y
	404	3 Bed	Silver	101.8	13.8	8	10	Y	Y	Y
	405	2 Bed		78.0	10.2	10.6	10.6	N	N	N
	406	2 Bed		75.0	10	14.1	14.1	N	N	Y
	407	3 Bed	Silver	100.9	12	8.1	10	Y	N	Y
	408	2 Bed	Silver	76.5	11.8	4.3	8	Y	N	Y
	409	2 Bed	Adaptable	84.8	8.3	7	8	Y	Y	Y
	410	1 Bed		52.9	10.3	10.1	6	Y	N	Y
Level 05	501	2 Bed		76.5	9.8	4	8	Y	Y	Y
	502	1 Bed		56.1	10.7	3.6	6	Y	Y	Y
	503	2 Bed		74.0	11.4	6.9	8	N	Y	Y
	504	3 Bed	Silver	101.6	13.8	8	10	Y	Y	Y
	505	2 Bed		78.0	10.2	10.6	10.6	N	N	N
	506	2 Bed		75.0	10	14.1	14.1	N	N	Y
	507	3 Bed	Silver	100.6	13.8	8.1	10	Y	Y	Y
	508	2 Bed	Silver	76.2	11.8	4.3	8	Y	Y	Y
	509	2 Bed	Adaptable	84.8	10.3	7	8	Y	Y	Y
	510	1 Bed		52.9	8.3	10.1	6	Y	N	Y
Level 06	601	3 Bed	Adaptable	112.5	13.8	7.5	10	Y	Y	Y
	602	2 Bed		74.1	11.4	6.9	8	N	Y	Y
	603	3 Bed	Silver	101.6	13.8	8	10	Y	Y	Y
	604	2 Bed		76.9	11.8	10.6	10.6	N	Y	Y
	605	2 Bed		75.0	10	14.1	14.1	N	N	Y
	606	3 Bed	Silver	100.6	13.8	8.1	10	Y	Y	Y
	607	2 Bed	Silver	76.2	11.8	4.3	8	N	Y	Y
	608	Studio		43.8	5.4	3.1	4	N	Y	Y
	609	2 Bed	Adaptable	84.8	10.1	7	8	Y	Y	Y
	610	1 Bed		52.9	8.3	10.1	10.1	Y	Y	Y
Level 07	701	2 Bed		88.5	18.5	5.2	8	Y	Y	Y
	702	3 Bed		125.8	27.7	6.4	10	Y	Y	Y
	703	1 Bed		50.9	8.1	4.4	6	N	Y	Y
	704	2 Bed		78.0	12.3	5.2	8	N	Y	Y
	705	3 Bed		101.9	14	10.8	10.8	Y	Y	Y
Level 08	801	2 Bed		86.7	15.2	6.3	8	Y	Y	Y
	802	3 Bed		126.0	16.5	6.4	10	Y	Y	Y
	803	1 Bed		50.9	8.1	4.4	6	Y	Y	Y
	804	2 Bed		78.1	12.3	5.2	8	Y	Y	Y
	805	3 Bed		101.9	14	10.8	10.8	Y	Y	Y
								Sub-Total	35	40	53
								Total Units	57	57	57
								Percentage	**61%**	**70%**	**93%**

Site Areas Schedule

Storey	Site Area (m²)	GFA (m²)	Deep Soil (m²)	Landscape Area (m²)	Communal Open Space (m²)	Pocket Park & Site Through-Link (m²)
Level 01		396.9	-	175.8	223.3	253.4
Level 02		782.5	-	139.9	301.9	167.1
Level 03		922.5	-	5.9	44.8	-
Level 04		907.5	-	27.9	43.8	-
Level 05		896.6	-	-	-	-
Level 06		925	-	3.4	27.4	-
Level 07		519.7	-	129.6	368.1	-
Level 08		518.4	-	-	-	-
Total	**1957**	**5869.1**	**424.2**	**482.5**	**1009.3**	**420.5**
Expression		*3:1*	*22%*	*25%*	*52%*	*21%*

GFA Schedule

GFA Schedule	
Level	Area m2
Level 01	396.9
Level 02	782.5
Level 03	922.5
Level 04	907.5
Level 05	896.6
Level 06	925.0
Level 07	519.7
Level 08	518.4
	5,869.1 m²

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Client
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REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

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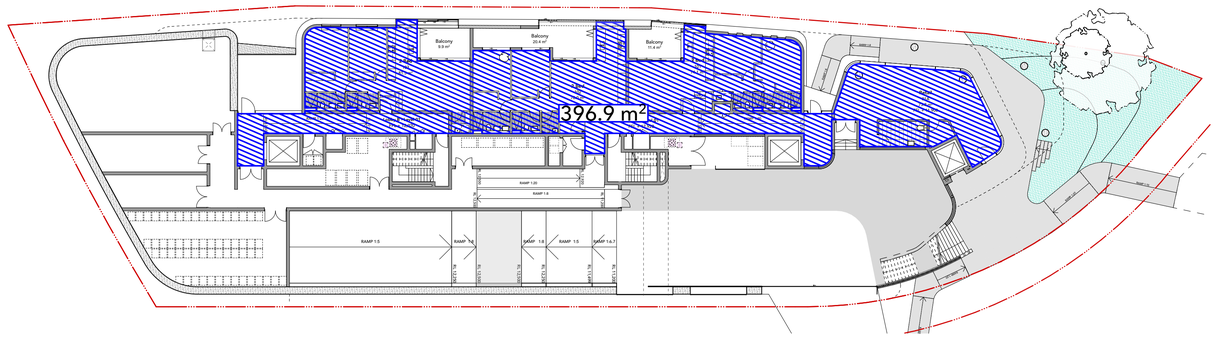
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Project
120C Old Canterbury Road_Summer Hill

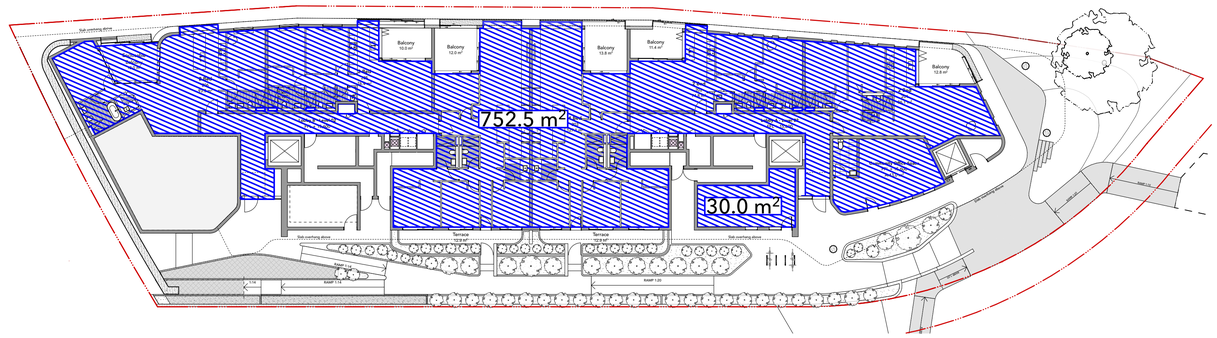
Title
Schedules, Legend & Finishes

Job No.	#Ph
Date	18.09.2020
Drawn/Checked	BW/ CJ

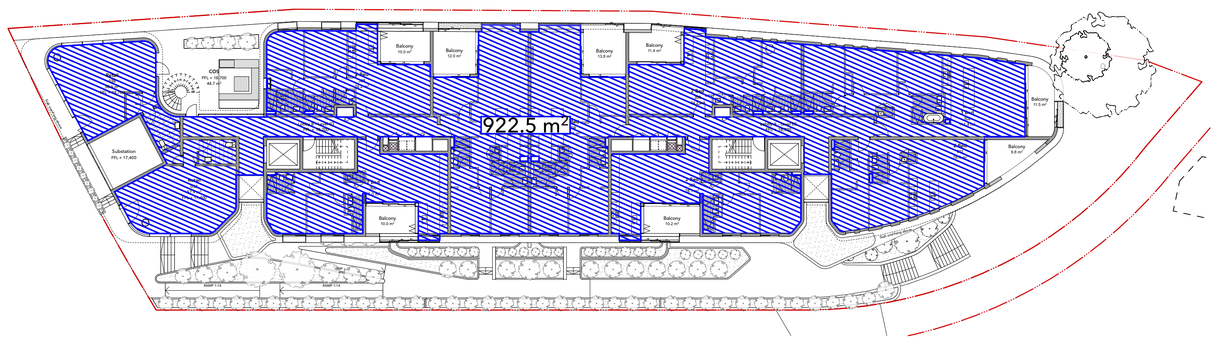
Dwg No. **A-500-001** Rev. **-**



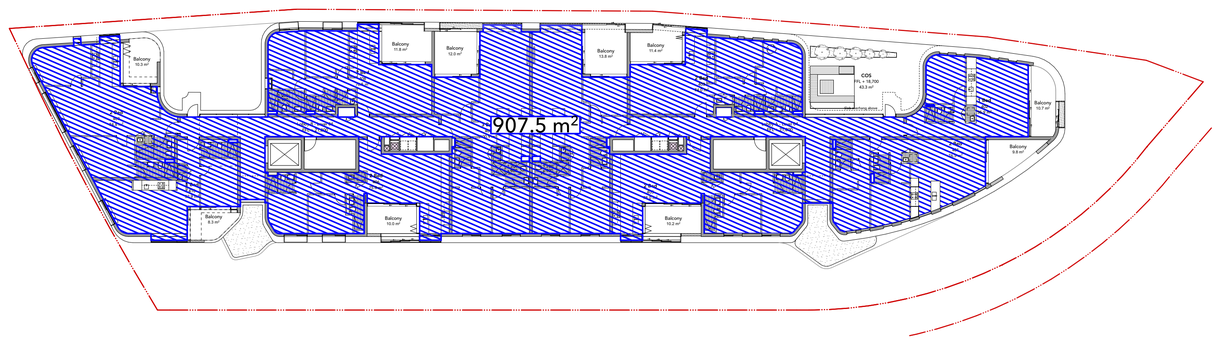
GFA Diagram **Level 01**
Scale @ A1 1:250



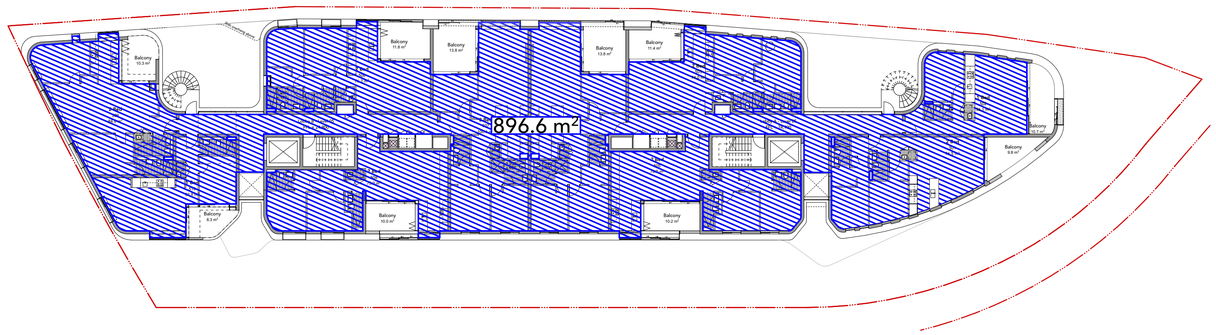
GFA Diagram **Level 02**
Scale @ A1 1:250



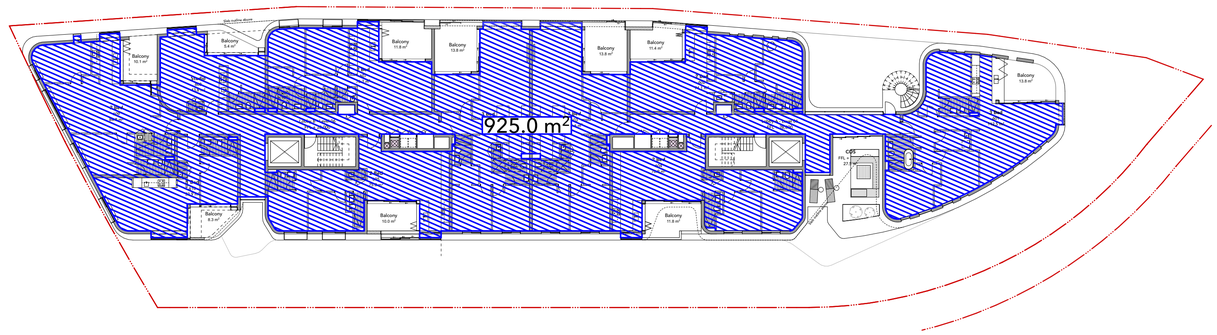
GFA Diagram **Level 03**
Scale @ A1 1:250



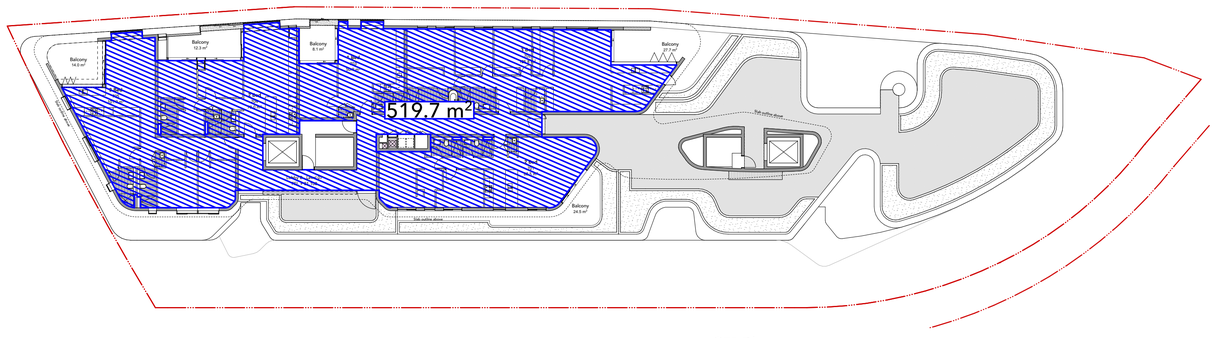
GFA Diagram **Level 04**
Scale @ A1 1:250



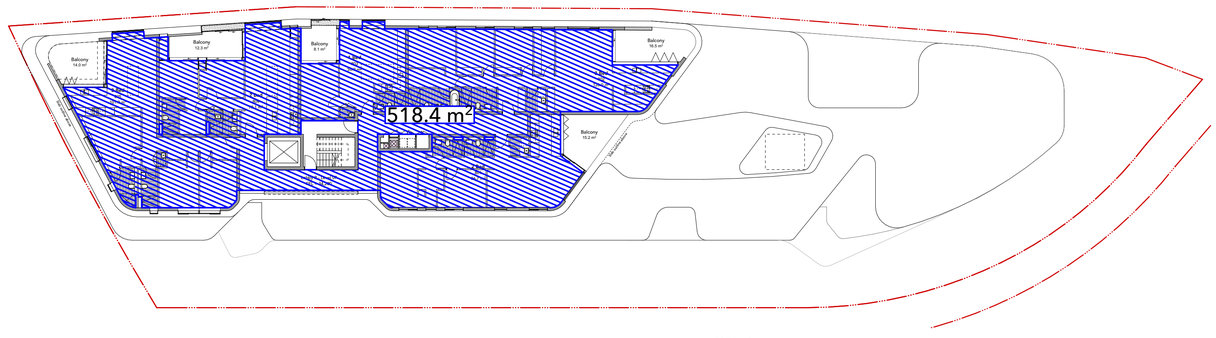
GFA Diagram **Level 05**
Scale @ A1 1:250



GFA Diagram **Level 06**
Scale @ A1 1:250



GFA Diagram **Level 07**
Scale @ A1 1:250



GFA Diagram **Level 08**
Scale @ A1 1:250

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Client
The Yard 120c

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-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

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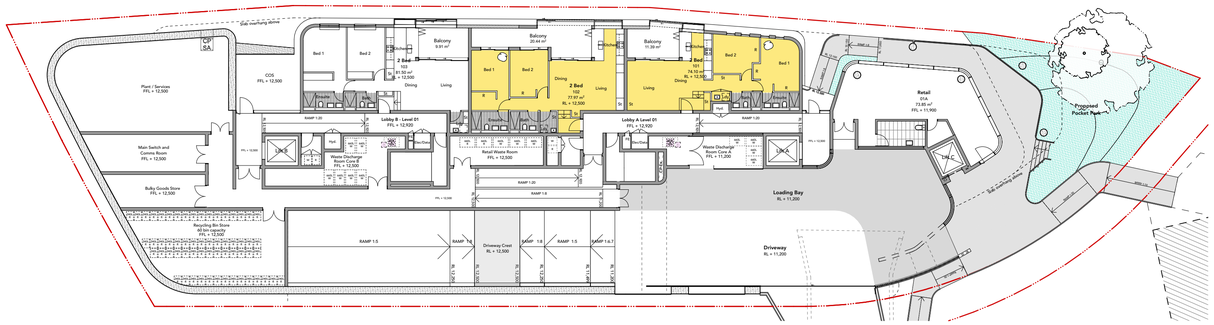
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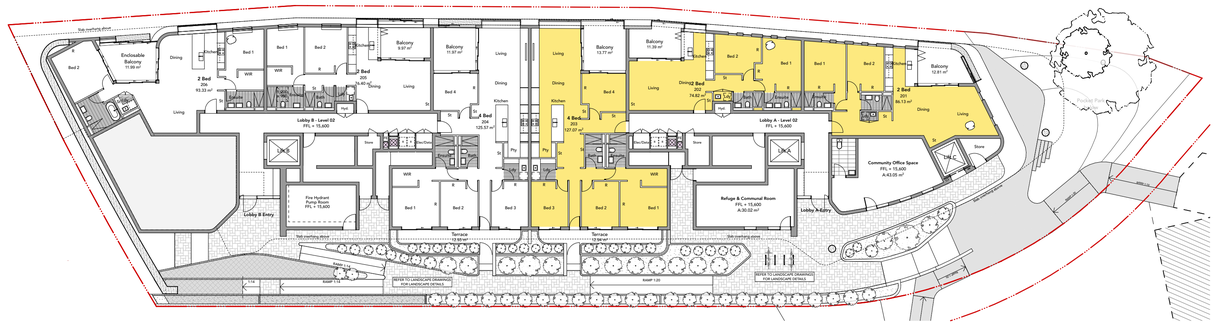
Project
120C Old Canterbury Road_Summer Hill
Title
GFA Diagram L1-L4

Job No.	#Prn
Scale	1:250 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

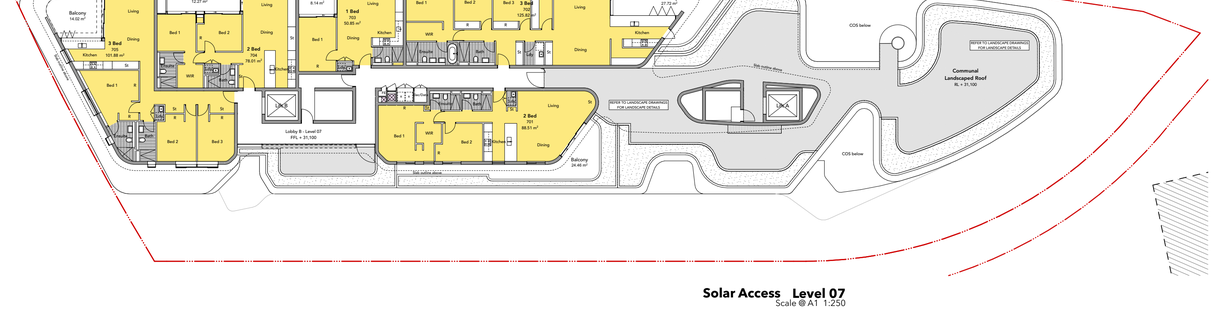
Dwg No. **A-500-002** Rev. **-**



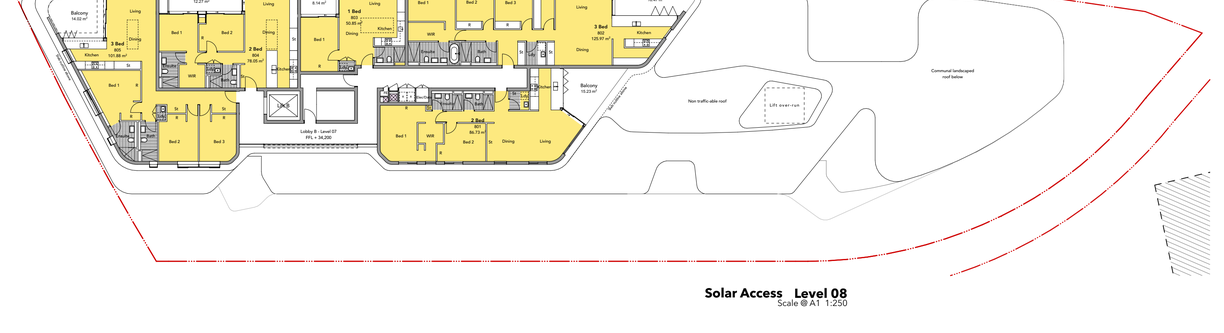
Solar Access _ Level 01
Scale @ A1 1:250



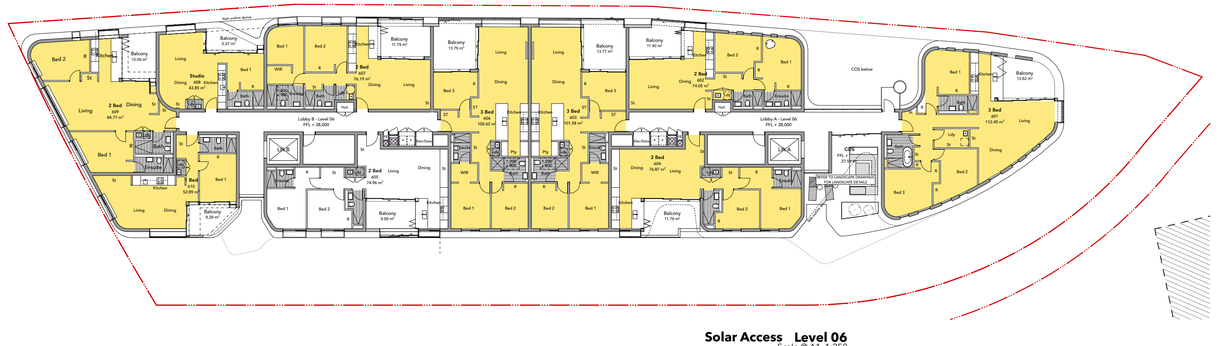
Solar Access _ Level 02
Scale @ A1 1:250



Solar Access _ Level 03
Scale @ A1 1:250



Solar Access _ Level 05
Scale @ A1 1:250



Solar Access _ Level 06
Scale @ A1 1:250

Solar Access _ Level 07
Scale @ A1 1:250

Solar Access _ Level 08
Scale @ A1 1:250

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REV	DESCRIPTION	DRAWN	DATE
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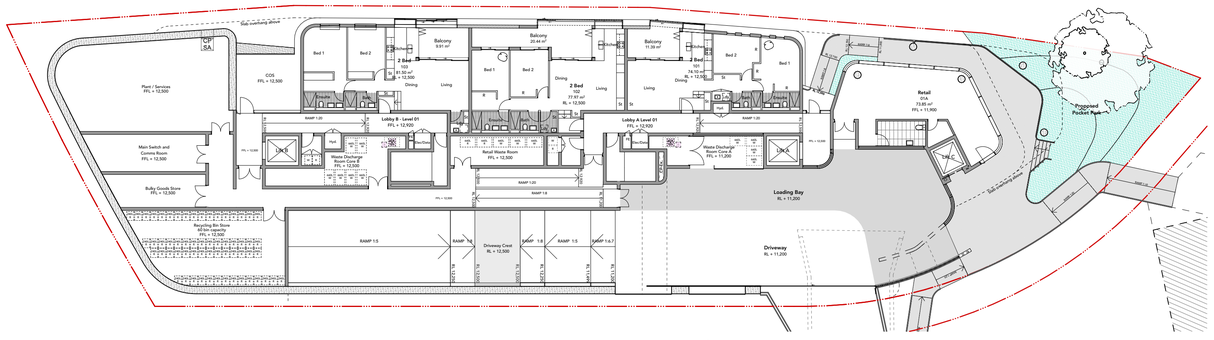
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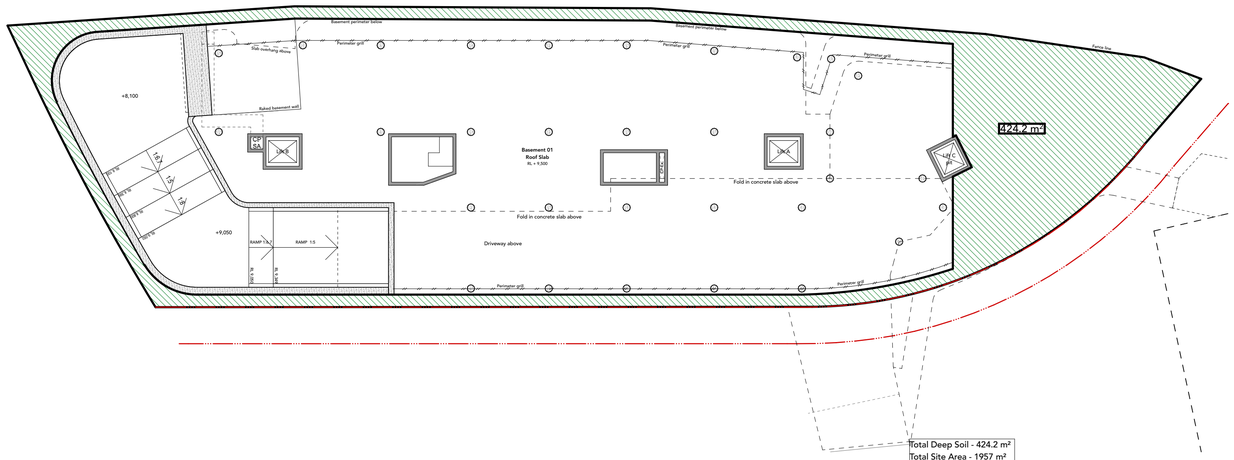
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Project
120C Old Canterbury Road_Summer Hill
Title
Solar Access

Job No.	#Pln
Scale	1:250 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

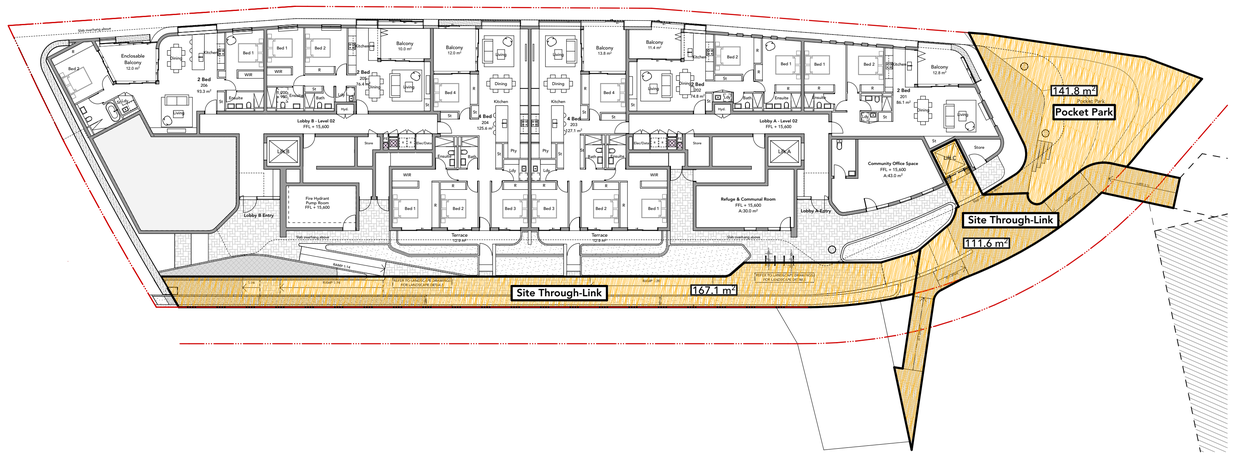
Dwg No. **A-500- 003** Rev. -


Sub-overhang above
CP
SA
Plant / Services
FFL = 12,500
Main Switch and
Comms Room
FFL = 12,500
Bulky Goods Store
FFL = 12,500
Recycling Bin Store
410 bin capacity
FFL = 12,500
COS
FFL = 12,500
Waste Chute/Hopper
Room Core A
FFL = 12,500
Retail Waste Room
FFL = 12,500
Waste Chute/Hopper
Room Core A
FFL = 11,000
Lobby B - Level 01
FFL = 12,930
Lobby A Level 01
FFL = 12,930
Retail
01A
7.68 m²
FFL = 11,950
Proposed
Pocket Park
Loading Bay
RL = 11,200
Driveway
RL = 11,200
Driveway Crest
RL = 12,500
RAMP 1:20
RAMP 1:15
RAMP 1:8
RAMP 1:4.7
Bed 1
Bed 2
Bed 3
Balcony
9.91 m²
Balcony
20.44 m²
Balcony
11.81 m²
Balcony
13.77 m²
Balcony
11.87 m²
Balcony
9.96 m²
2 Bed
102
77.97 m²
2 Bed
103
81.50 m²
2 Bed
202
74.10 m²
2 Bed
203
74.24 m²
Retail
01A
7.68 m²
Dining
Living
Kitchen
Laundry
Ensuite
Bath
WIR
Store
Lift
Stair
Lobby
Sub-overhang above
Sub-overhang above
Sub-overhang above

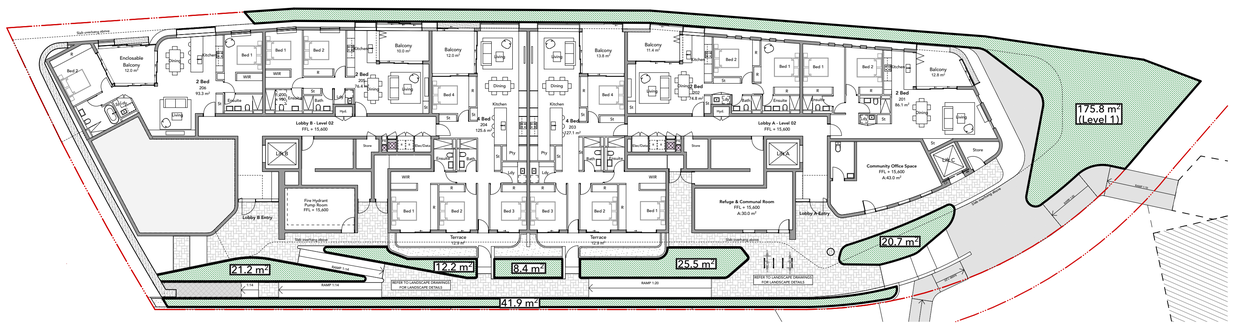


Total Deep Soil - 424.2 m²
Total Site Area - 1957 m²
Deep Soil/Site - 21.7%

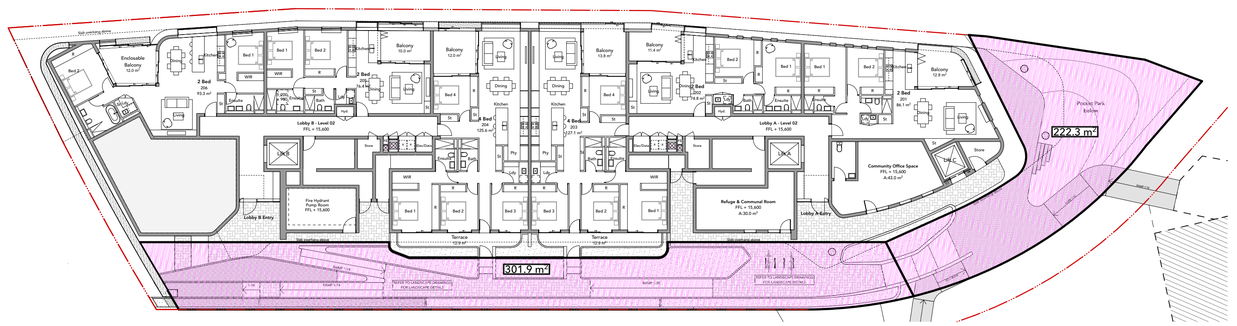
Ground Level - Deep Soil Area
Scale @ A1 1:250



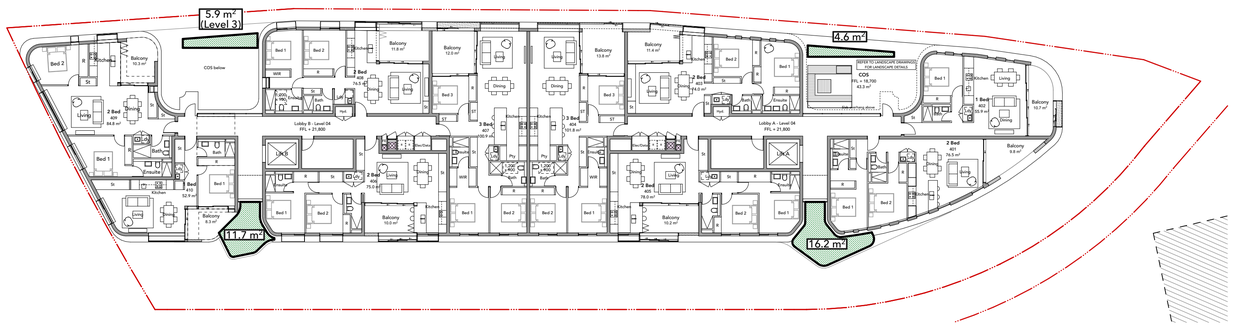
Level 01 & 02 - Pocket Park & Site Through-Link
Scale @ A1 1:250



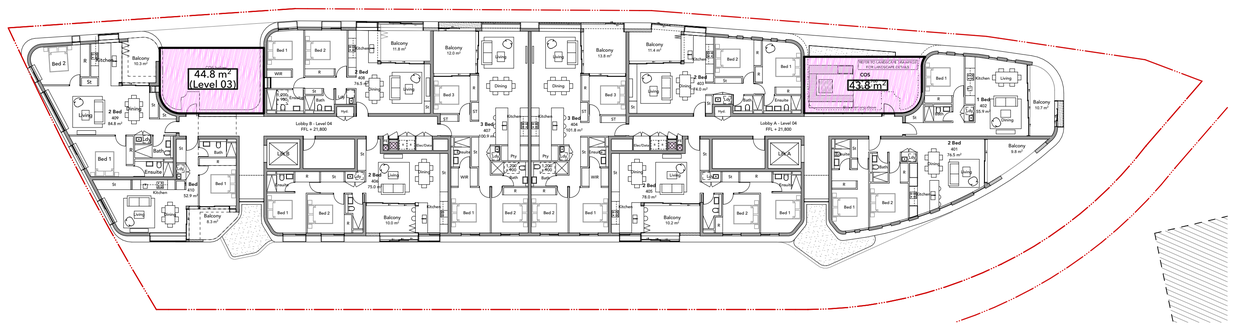
Level 01 & 02 - Landscape Areas
Scale @ A1 1:250



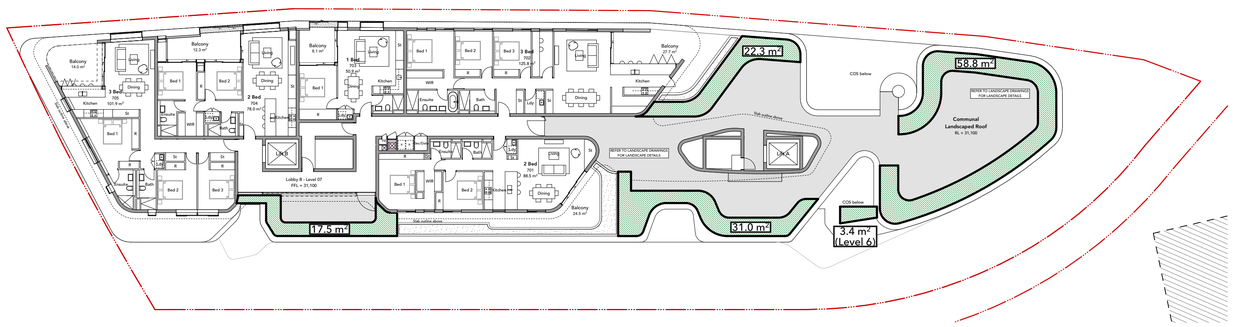
Level 01 & 02 - COS Areas
Scale @ A1 1:250



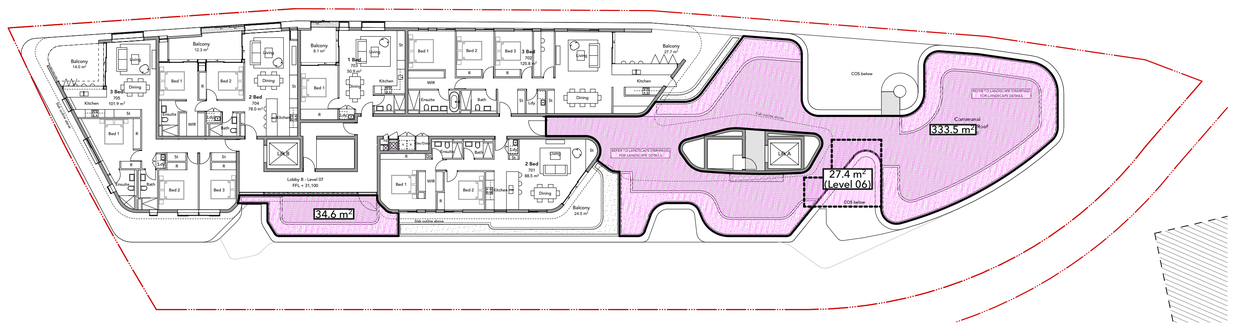
Level 03 & 04 - Landscape Areas
Scale @ A1 1:250



Level 03 & 04 - COS Areas
Scale @ A1 1:250



Level 06 & 07 - Landscape Areas
Scale @ A1 1:250



Level 06 & 07 - COS Areas
Scale @ A1 1:250

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REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.202 0

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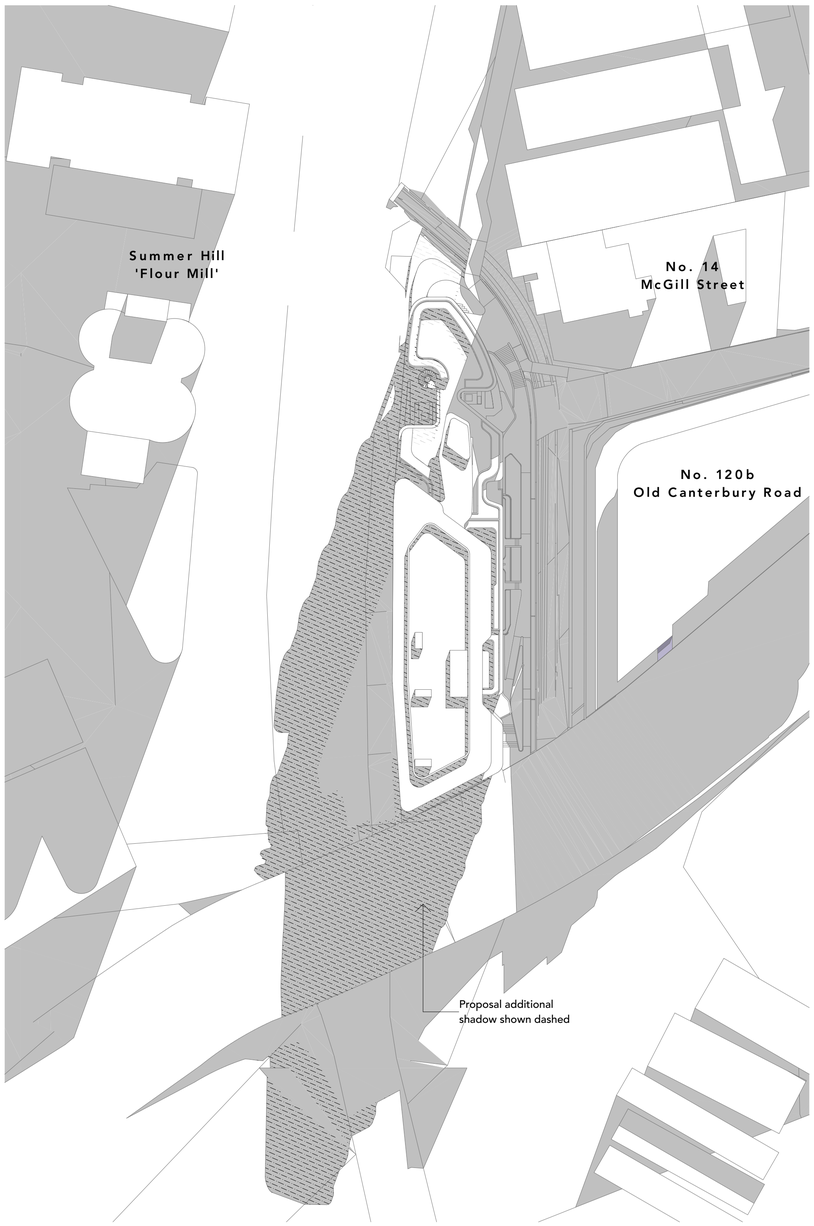
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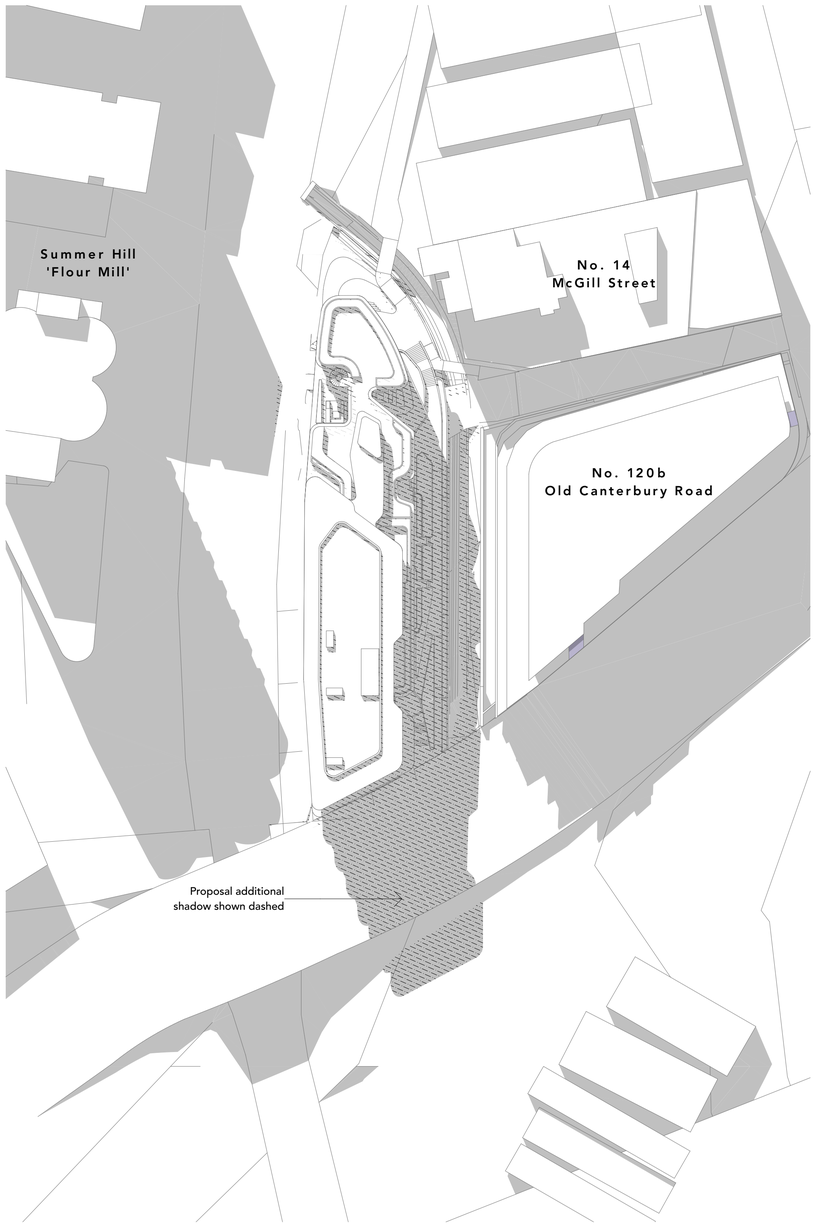
Project
120C Old Canterbury Road_Summer Hill
Title
Deep Soil / Landscape Areas

Job No.	#Ph
Scale	1:250 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

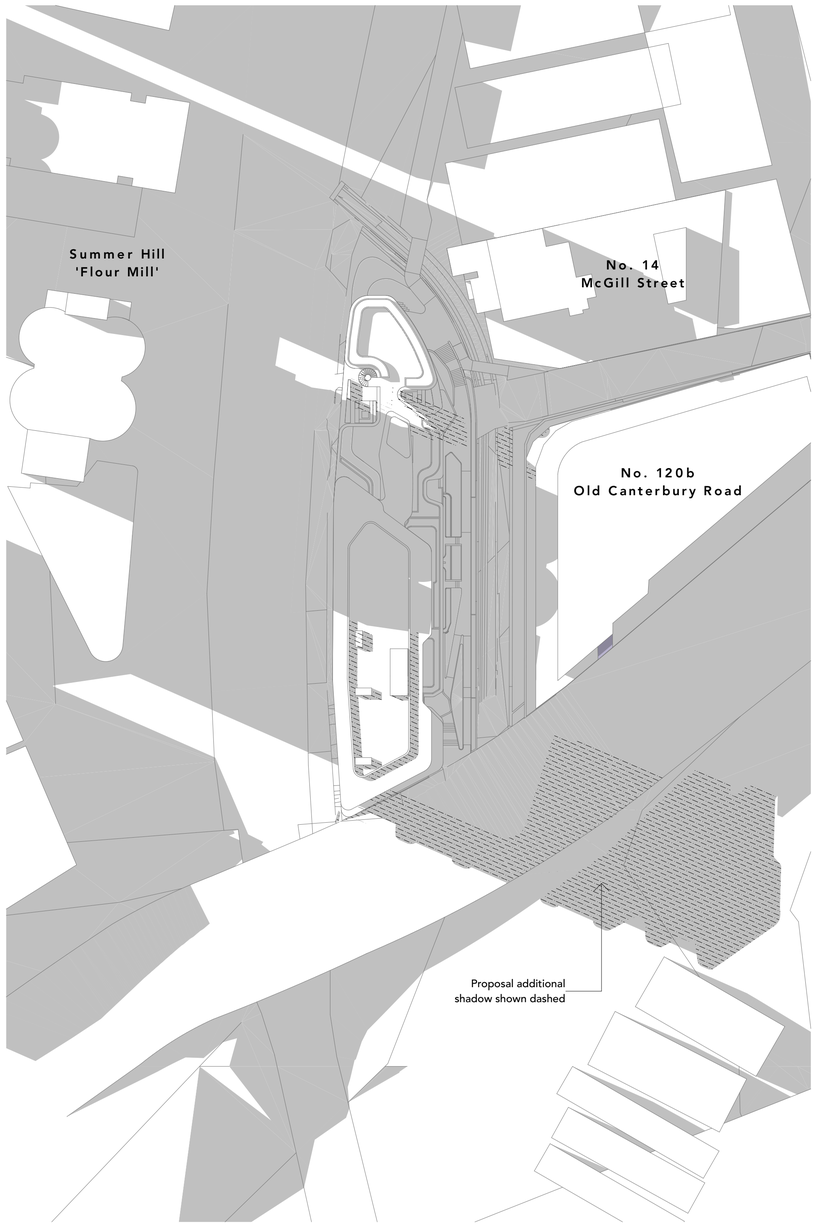
Dwg No. A-500-005
Rev. -



9.00 Shadow Diagram at 22nd June AM Scale @ A1 1:500



12.00 Shadow Diagram at 22nd June NOON Scale @ A1 1:500



15.00 Shadow Diagram at 22nd June PM Scale @ A1 1:500

Existing Shadow

Additional Shadow

Shadow Diagrams

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-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

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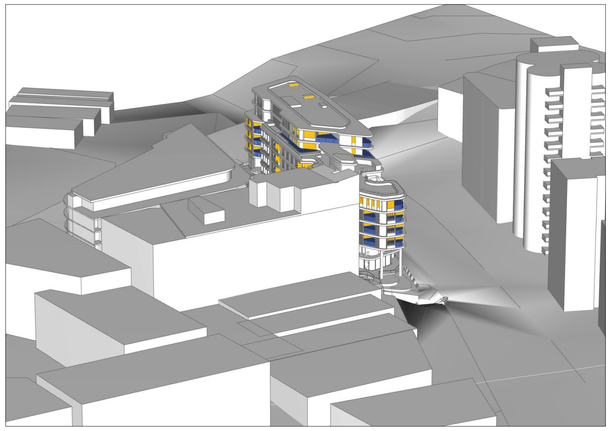
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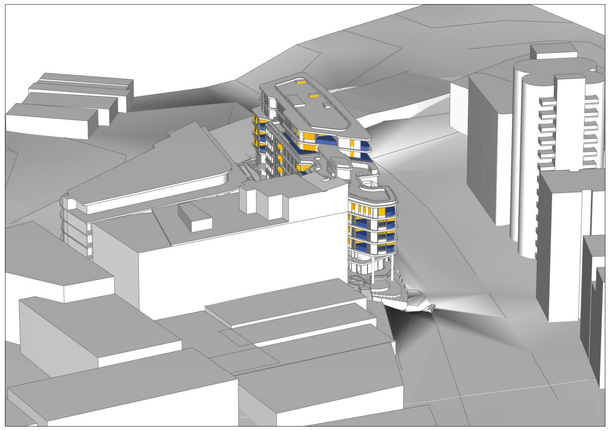
Title
Shadow Diagrams

Job No.	#Pln
Scale	1:500 @ A1 1:1000 @ A3
Date	18.09.2020
Drawn/Checked	BW/ CJ

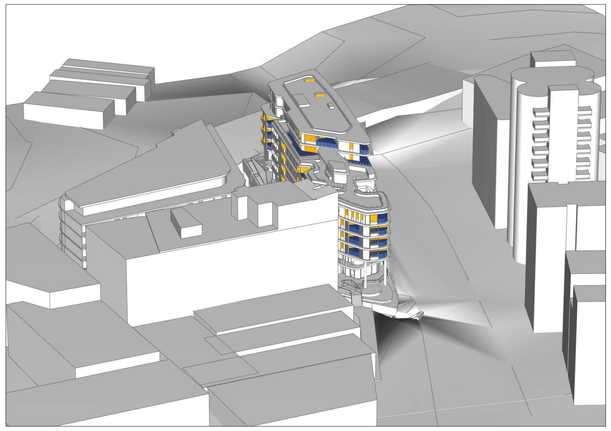
Dwg No. **A-600-001** Rev. **-**



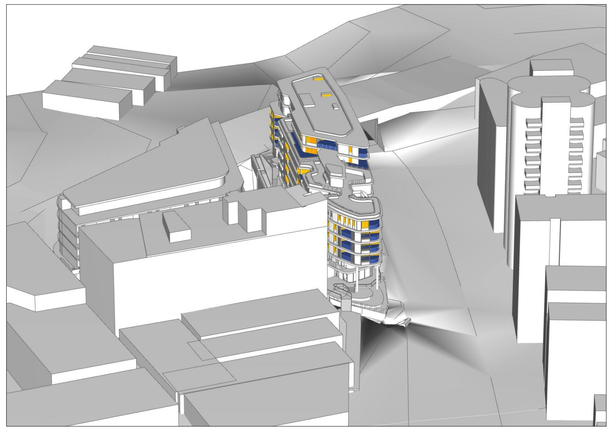
09:00 View From Sun



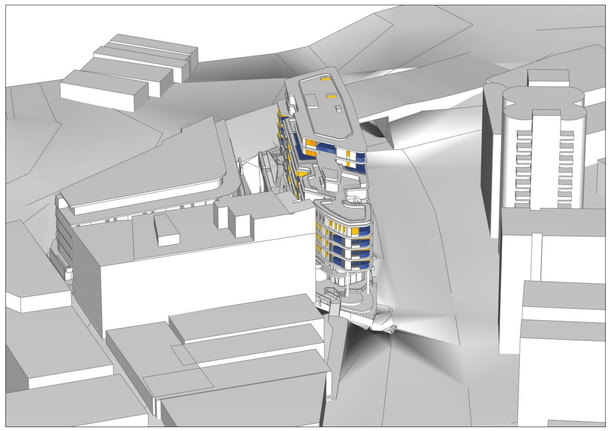
09:15 View From Sun



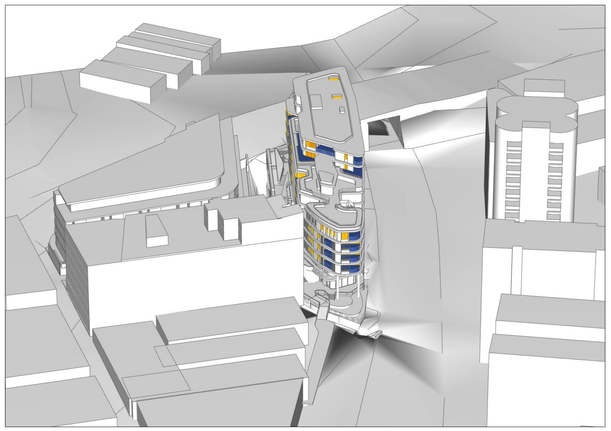
09:30 View From Sun



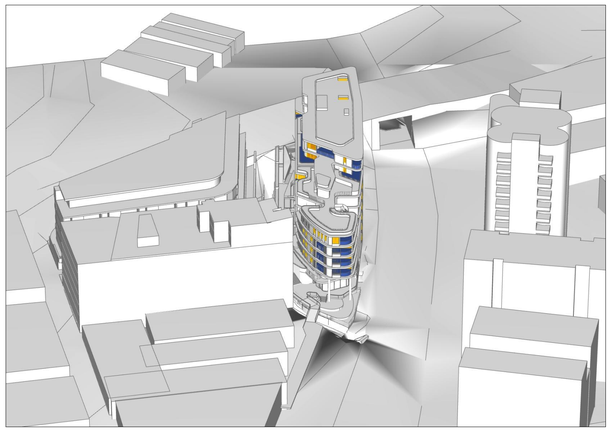
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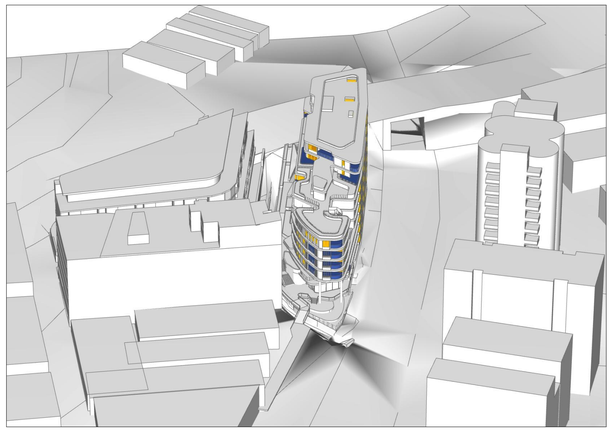
10:00 View From Sun



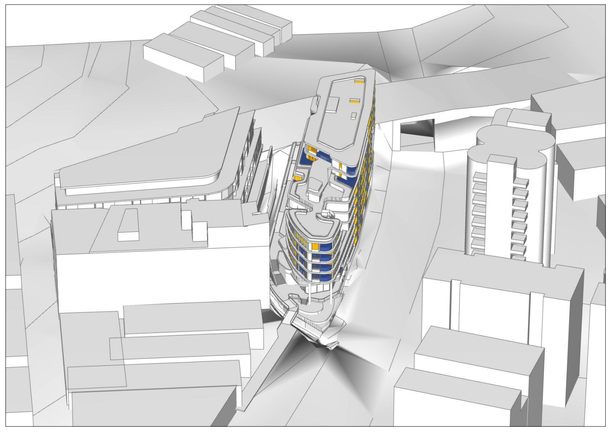
10:15 View From Sun



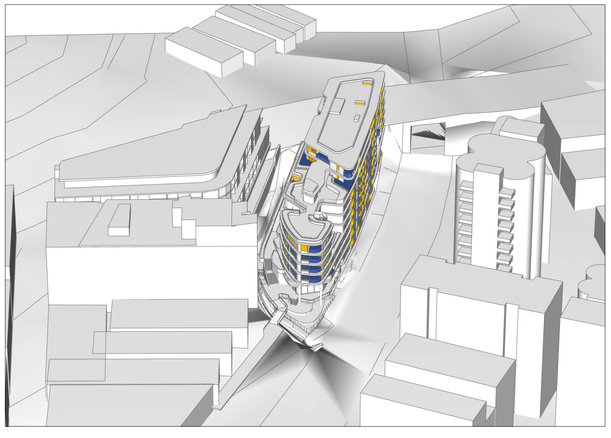
10:30 View From Sun



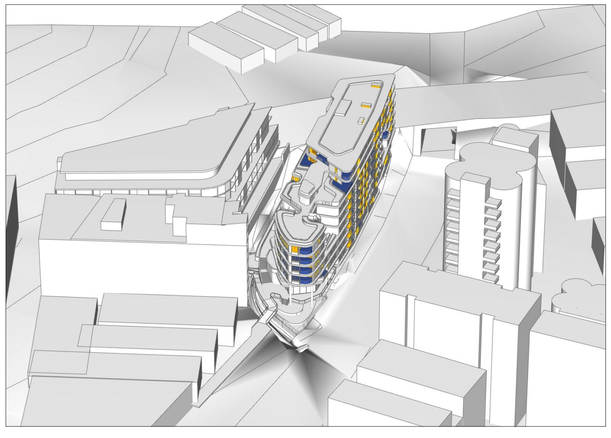
10:45 View From Sun



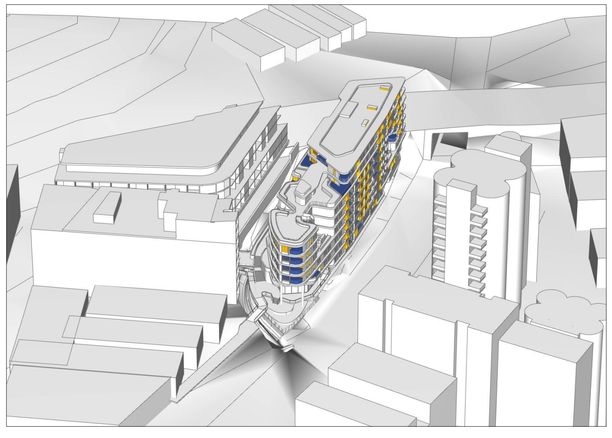
11:00 View From Sun



11:15 View From Sun



11:30 View From Sun



11:45 View From Sun

Denotes Living Area Window

Denotes POS

VFS - Proposed Apartments

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contact@foxjohnston.com.au

Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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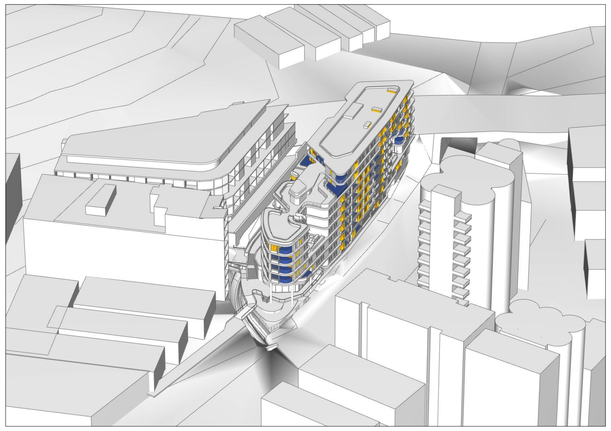
DESIGN AND DRAWINGS REMAIN COPYRIGHT OF FOX JOHNSTON
NOT TO BE USED FOR CONSTRUCTION

Project
120C Old Canterbury Road_Summer Hill

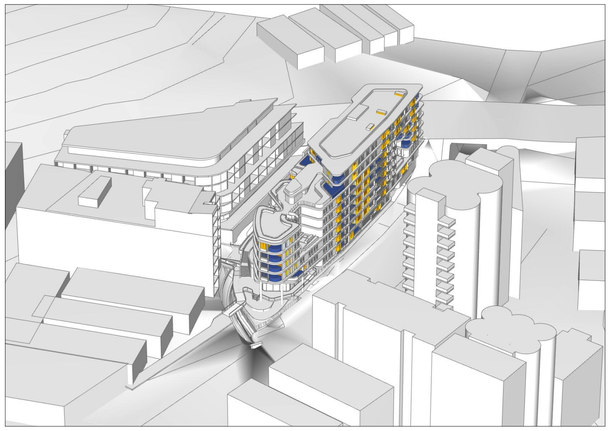
Title
VFS Proposed 9:00-11:45

Job No.	#Ph
Scale	1:300.3 @ A1
Date	18.09.2020
Drawn/Checked	BW CJ

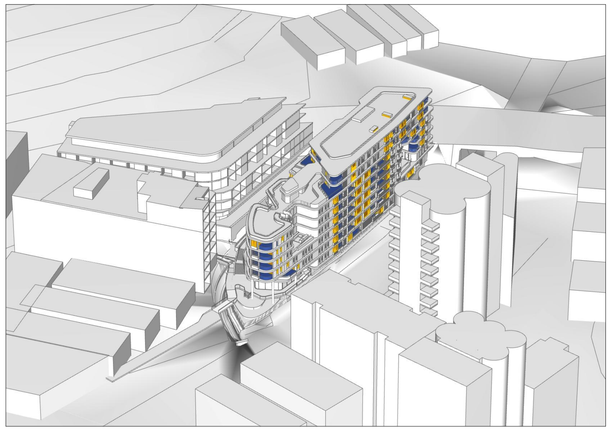
Dwg No. **A-600-002** Rev. **-**



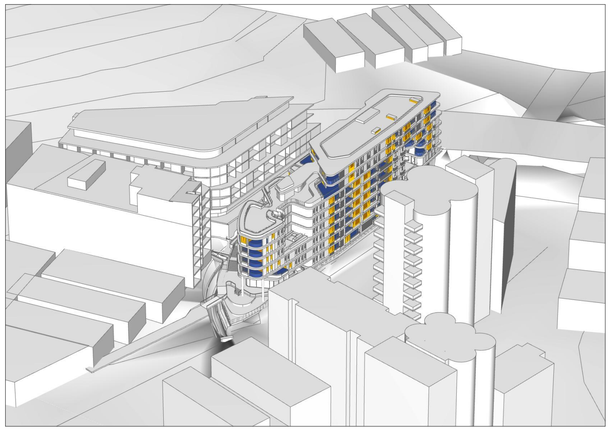
12:00 View From Sun



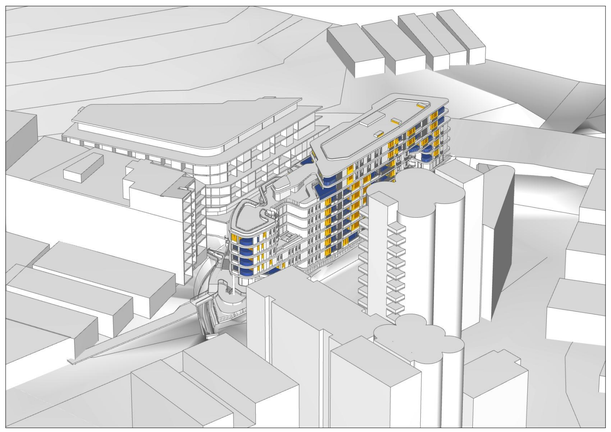
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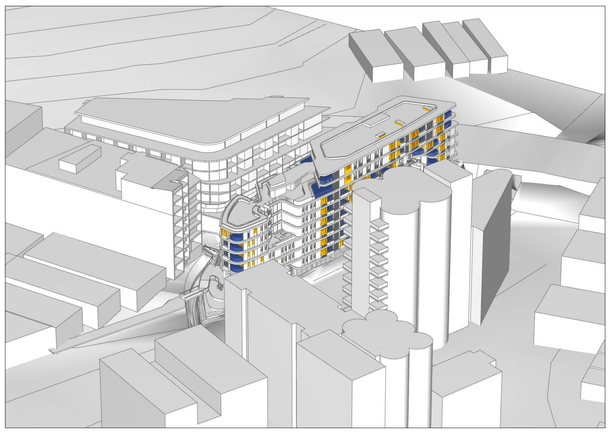
12:30 View From Sun



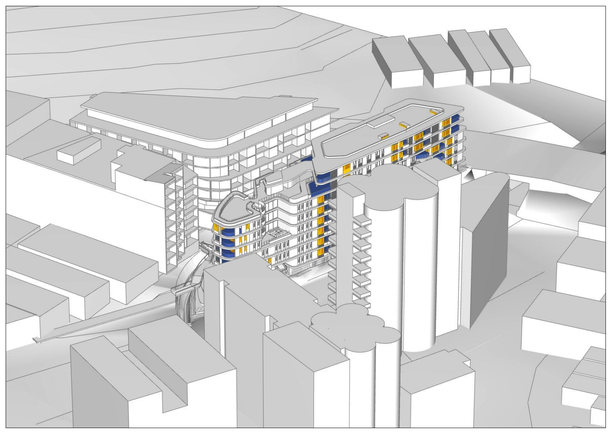
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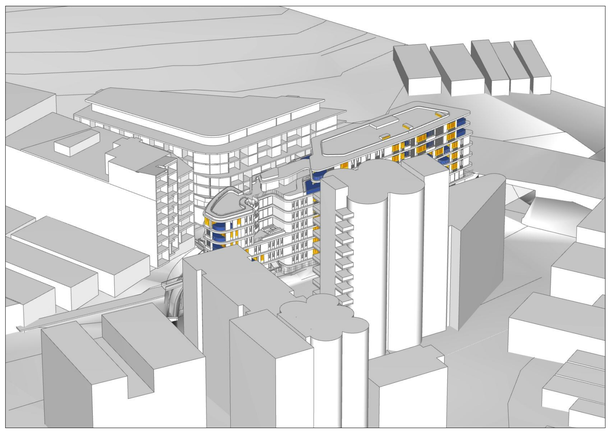
13:00 View From Sun



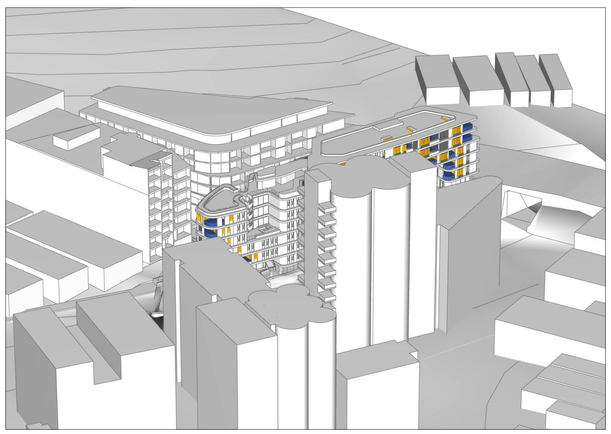
13:15 View From Sun



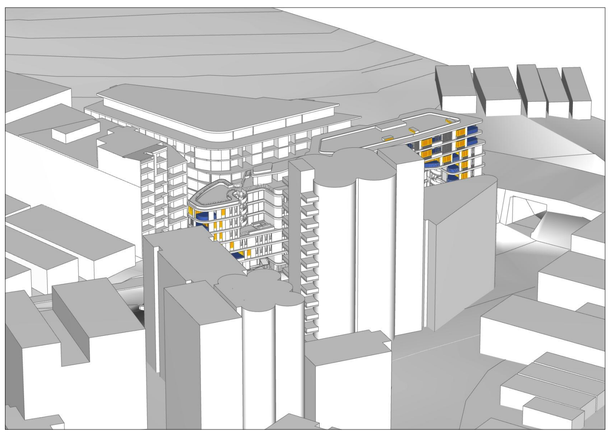
13:30 View From Sun



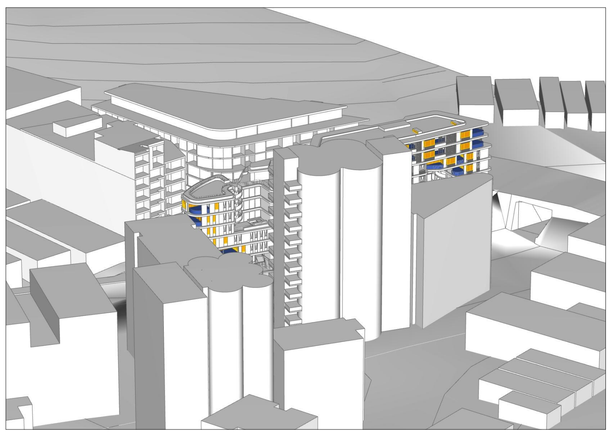
13:45 View From Sun



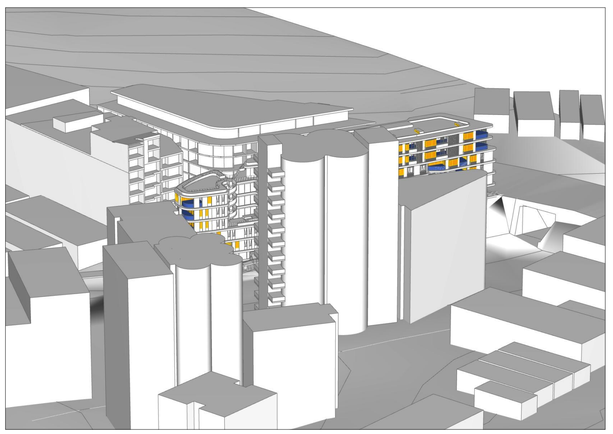
14:00 View From Sun



14:15 View From Sun



14:30 View From Sun



14:45 View From Sun

Denotes Living Area Window

Denotes POS

VFS - Proposed Apartments

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contact@foxjohnston.com.au

Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.202 0

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

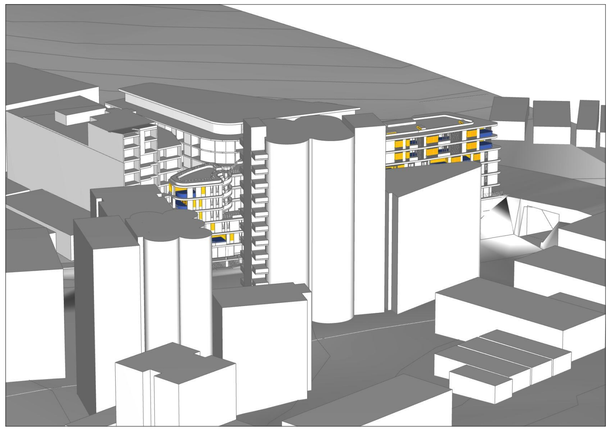
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Project
120C Old Canterbury Road_Summer Hill
Title
VFS Proposed 12:00-14:45

Job No.	#Pln
Scale	1:300.3 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

Dwg No. **A-600-003** Rev. **-**



15:00 View From Sun

Solar Access Tally at 15 minute intervals

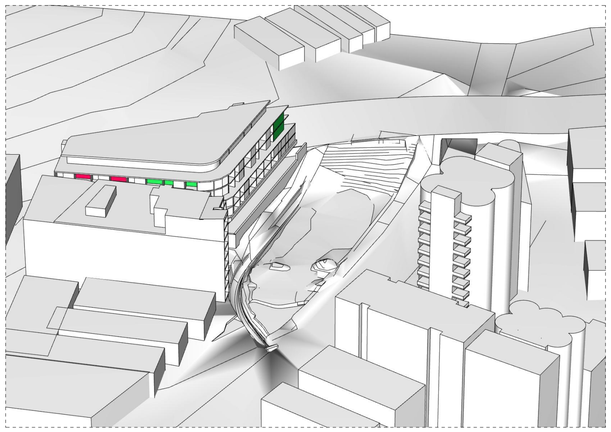
EXISTING / PROPOSED

Subject site:	120c The Yard
Adjacent site:	120c Old Canterbury Road, SUMMER HILL

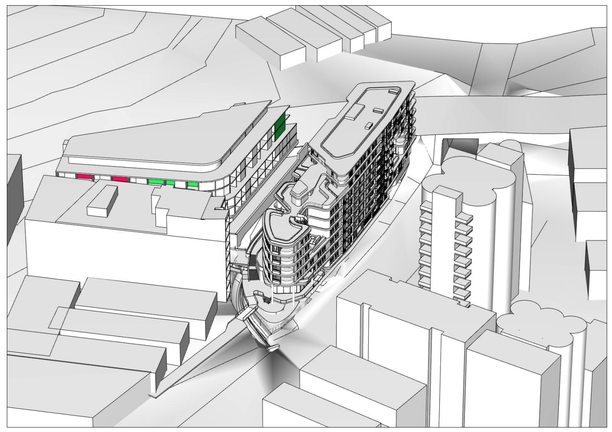
Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight

Infill red cells manually

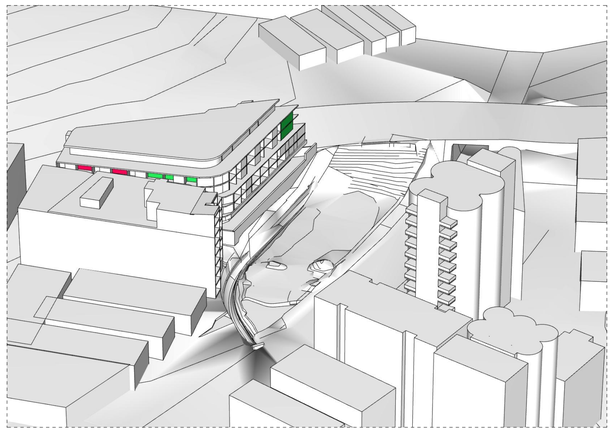
| No. of Apt | Floor Level (Living) | Unique Apt ID | Room Name | 9:00 | | 9:15 | | 9:30 | | 9:45 | | 10:00 | | 10:15 | | 10:30 | | 10:45 | | 11:00 | | 11:15 | | 11:30 | | 11:45 | | 12:00 | | 12:15 | | 12:30 | | 12:45 | | 1:00 | | 1:15 | | 1:30 | | 1:45 | | 2:00 | | 2:15 | | 2:30 | | 2:45 | | 3:00 | Total Hours | ≥ 2 hours sun to LIVING & P.O.S | No Direct Sun Check (<15 mins) | Confirm! NDS = 'YES' (<15mins) | NDS to LIVING & P.O.S |
|---|---|---



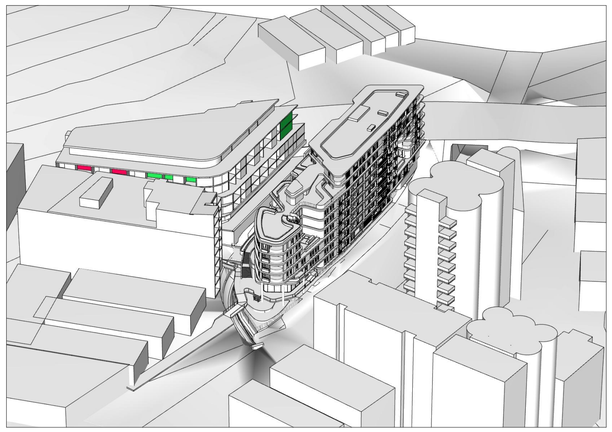
12:00 No. 120b VFS - Existing



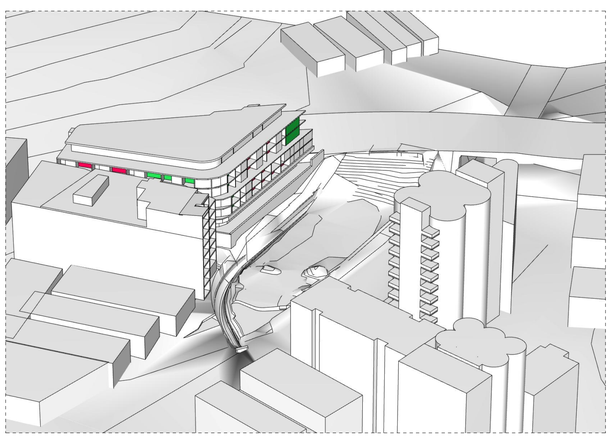
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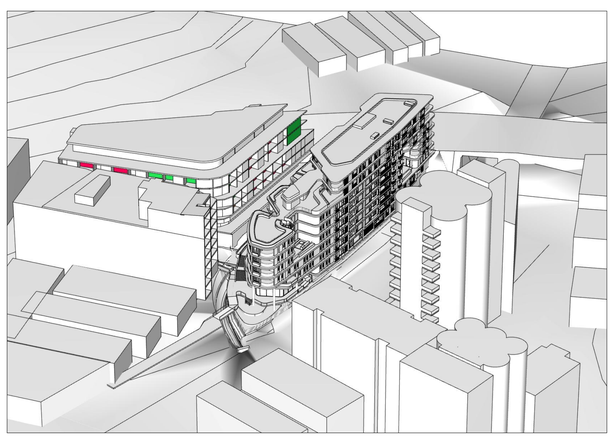
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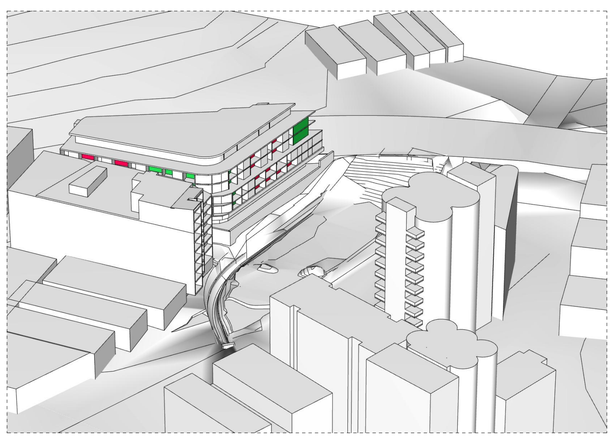
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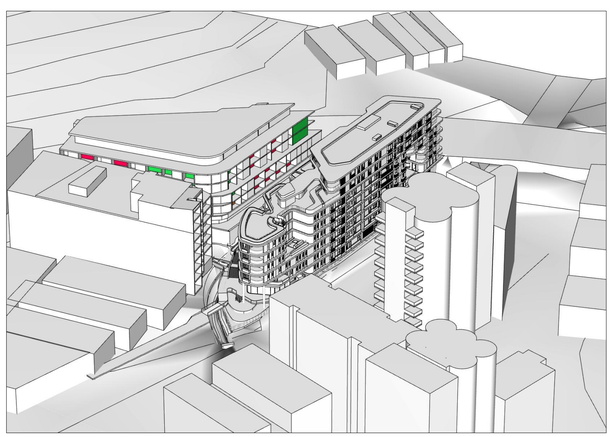
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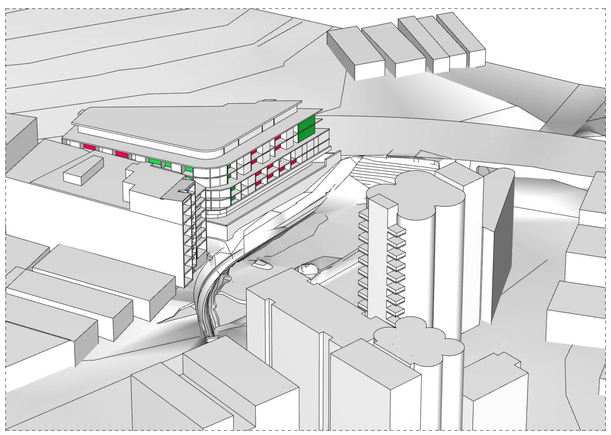
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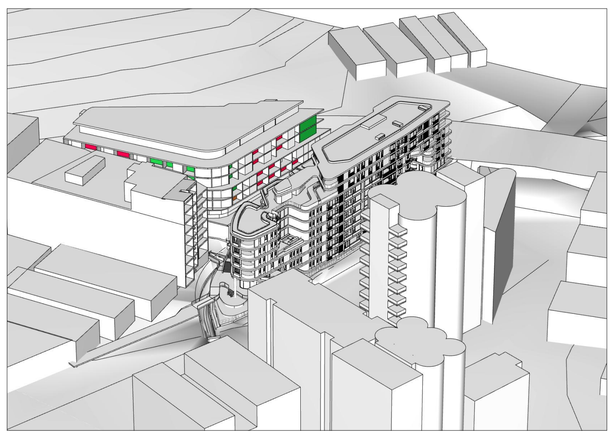
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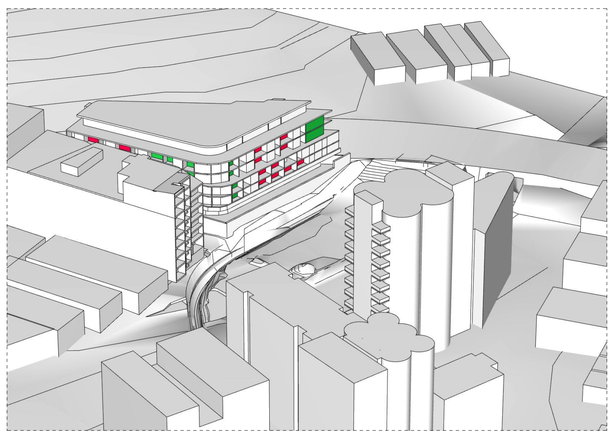
12:45 No. 120b VFS - Proposed



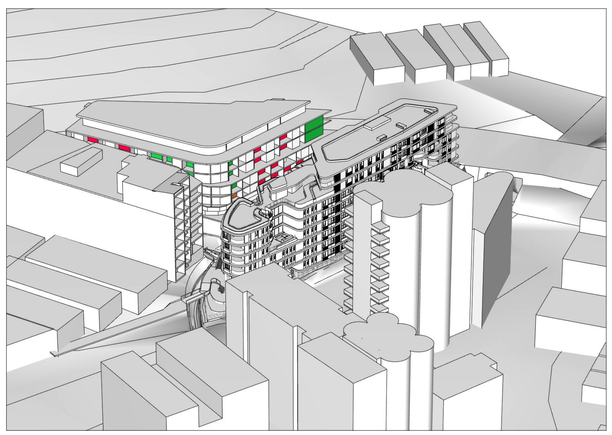
13:00 No. 120b VFS - Existing



13:00 No. 120b VFS - Proposed



13:15 No. 120b VFS - Existing



13:15 No. 120b VFS - Proposed

Denotes Neighbouring Living Area Window Receives 2 Solar Access

Denotes Neighbouring Living Area Window Does Not Receive 2 Solar Access

Denotes Change to Neighbouring Living Area Window - Solar Access Reduced by <20%

VFS - Neighbouring Development

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.202 0

REV	DESCRIPTION	DRAWN	DATE

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

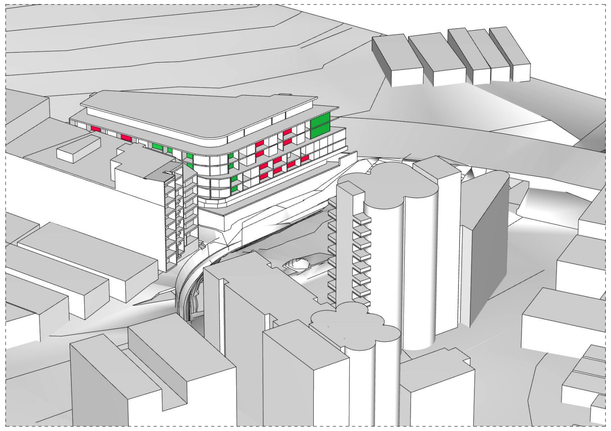
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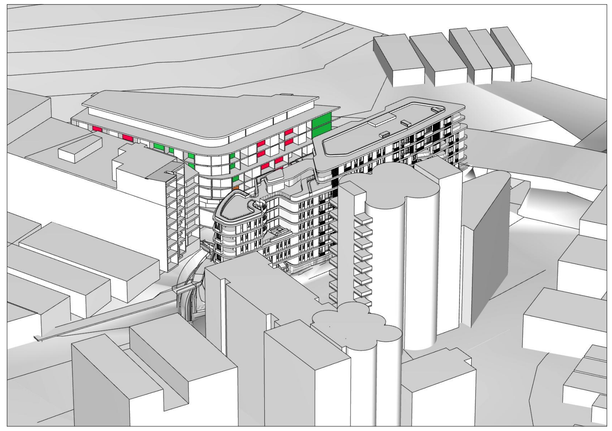
Project
120C Old Canterbury Road_Summer Hill
Title
VFS Existing & Proposed 12:00-13:15

Job No.	#Pln
Scale	1:300.3 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

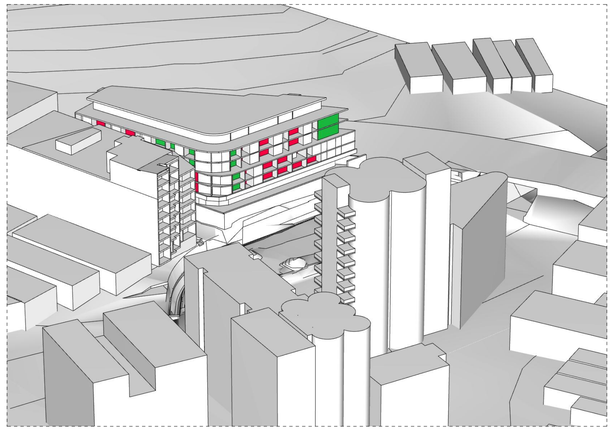
Dwg No. A-600-005 Rev. -



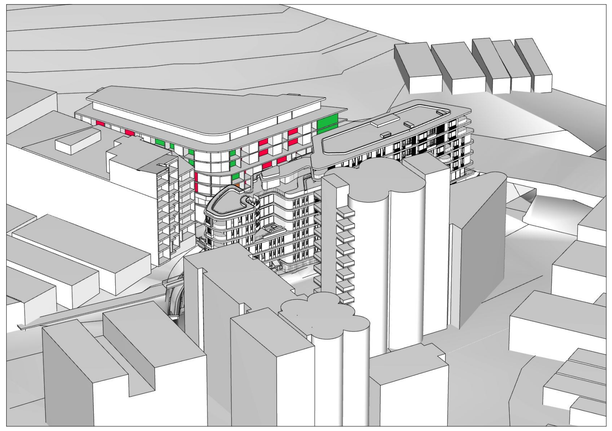
13:30 No. 120b VFS - Existing



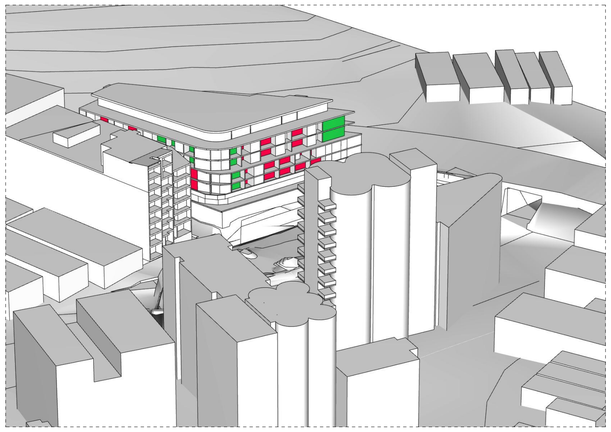
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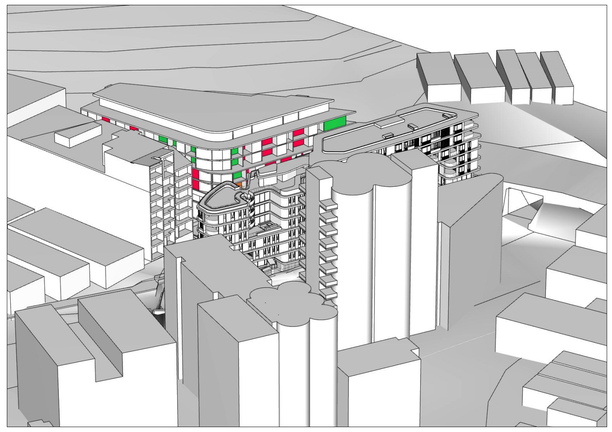
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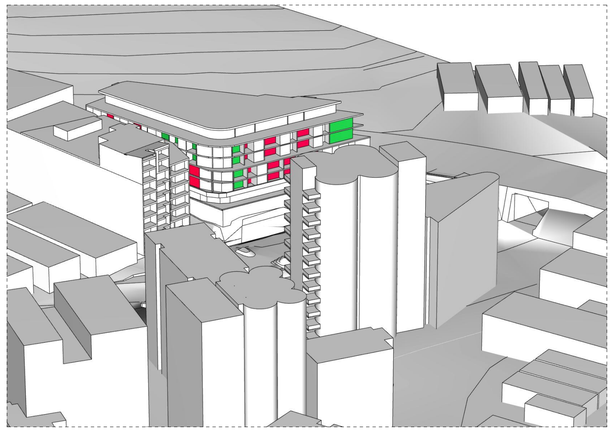
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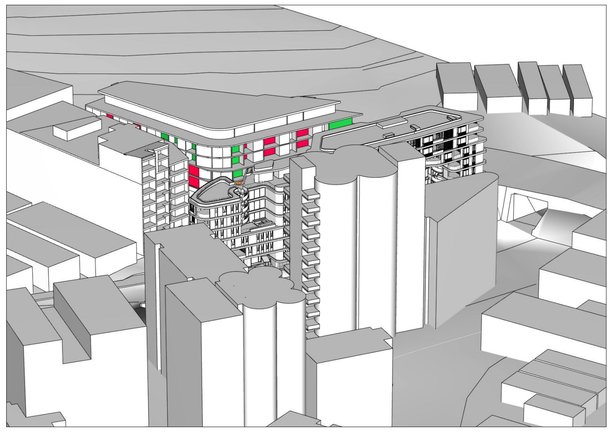
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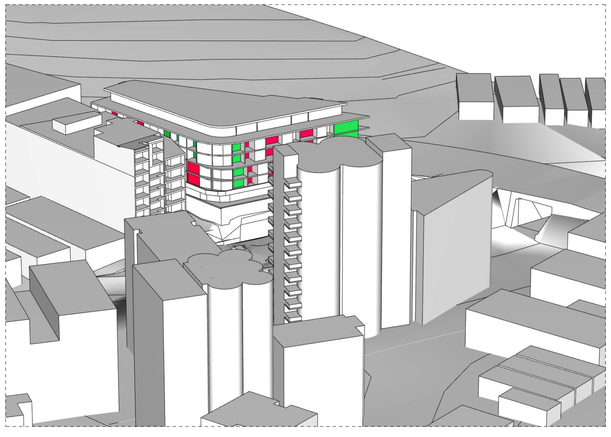
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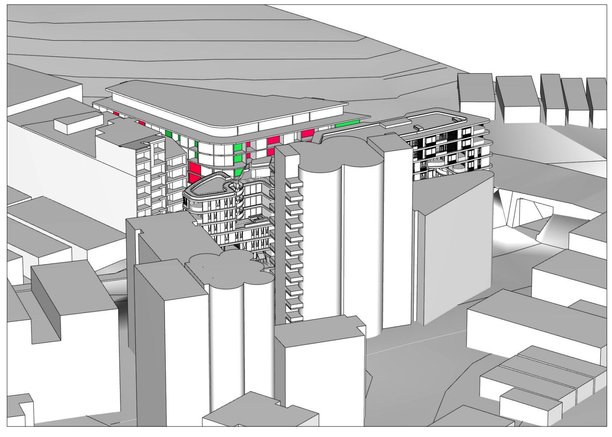
14:15 No. 120b VFS - Existing



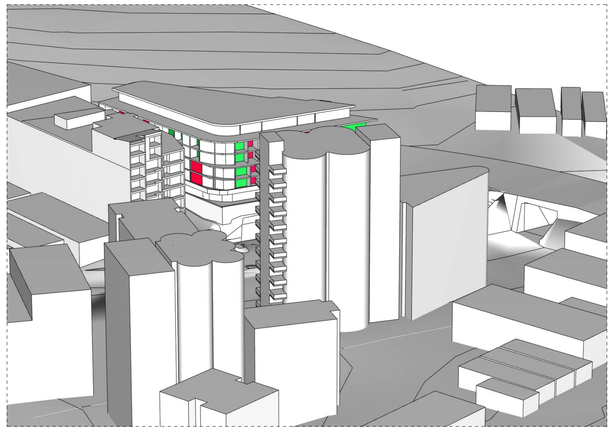
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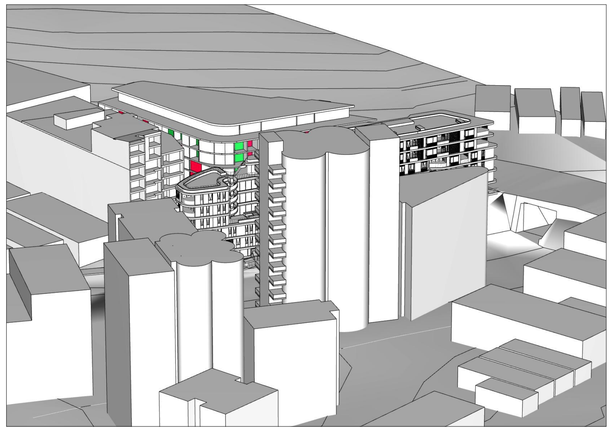
14:30 No. 120b VFS - Existing



14:30 No. 120b VFS - Proposed



14:45 No. 120b VFS - Existing



14:45 No. 120b VFS - Proposed

Denotes Neighbouring Living Area Window Receives 2 Solar Access

Denotes Neighbouring Living Area Window Does Not Receive 2 Solar Access

Denotes Change to Neighbouring Living Area Window - Solar Access Reduced by <20%

V F S - N e i g h b o u r i n g D e v e l o p m e n t

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

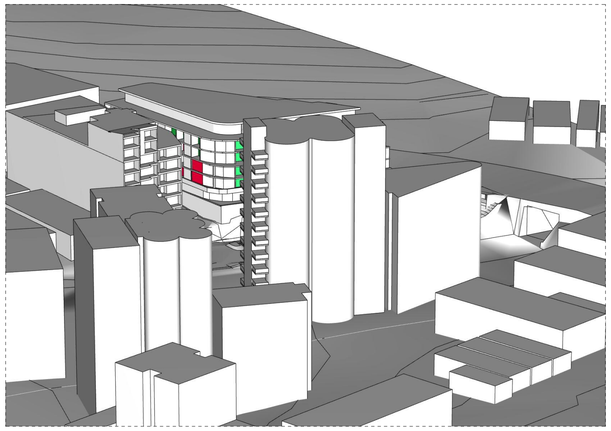
IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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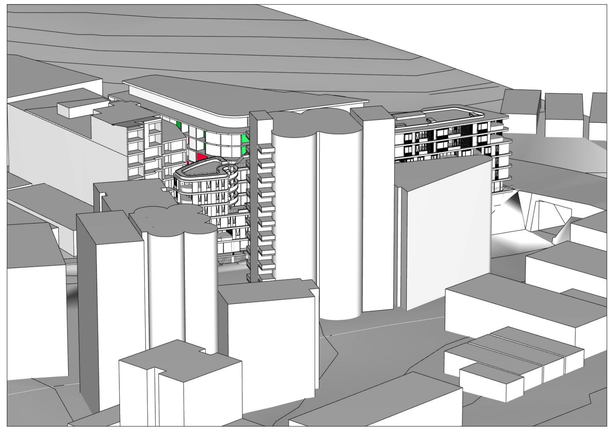
Project
120C Old Canterbury Road_Summer Hill
Title
VFS Existing & Proposed 13:30-14:45

Job No.	#Pn
Scale	1:300.3 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

Dwg No. **A-600-006** Rev. **-**



15:00 No. 120b VFS - Existing



15:00 No. 120b VFS - Proposed

Denotes Neighbouring Living Area Window Receives 2 Solar Access

Denotes Neighbouring Living Area Window Does Not Receive 2 Solar Access

Denotes Change to Neighbouring Living Area Window - Solar Access Reduced by <20%

VFS - Neighbouring Development

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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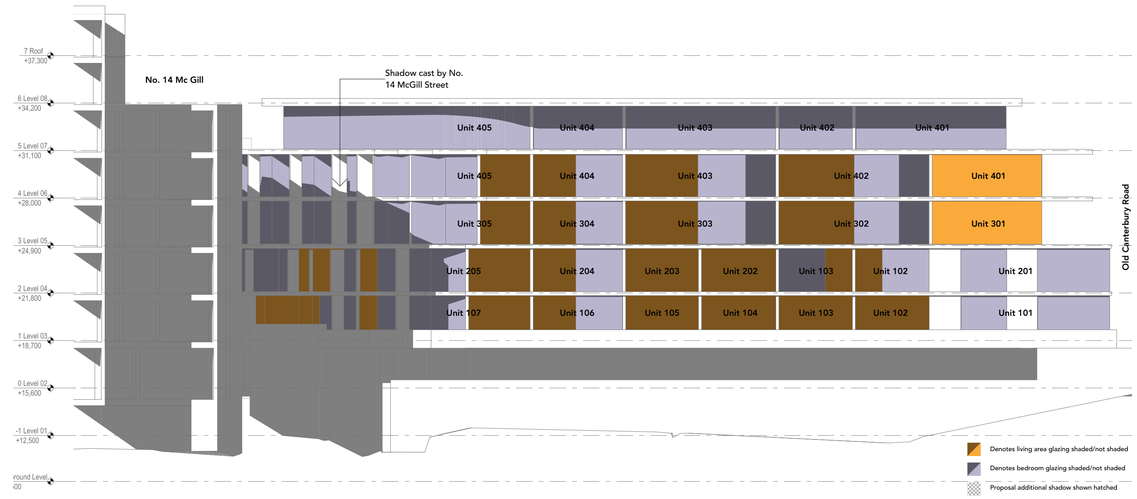
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Project
120C Old Canterbury Road_Summer Hill

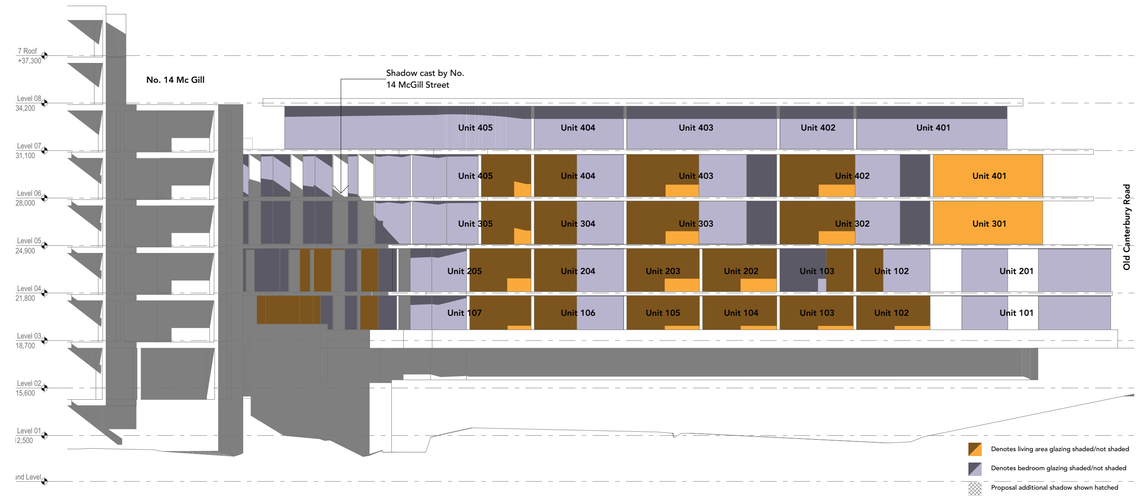
Title
VFS Existing & Proposed 15:00

Job No.	#Prn
Scale	1:300.3 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

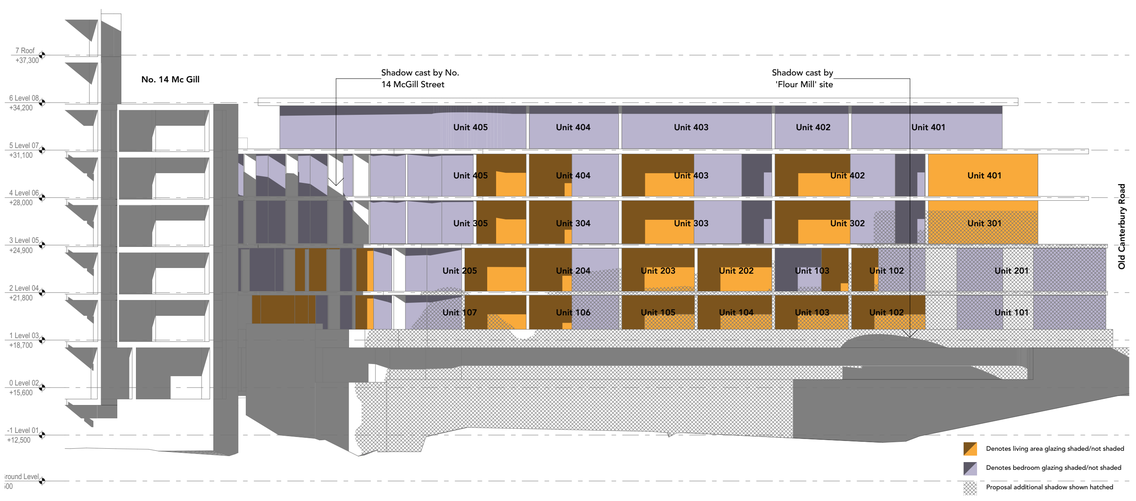
Dwg No. **A-600-007** Rev. **-**



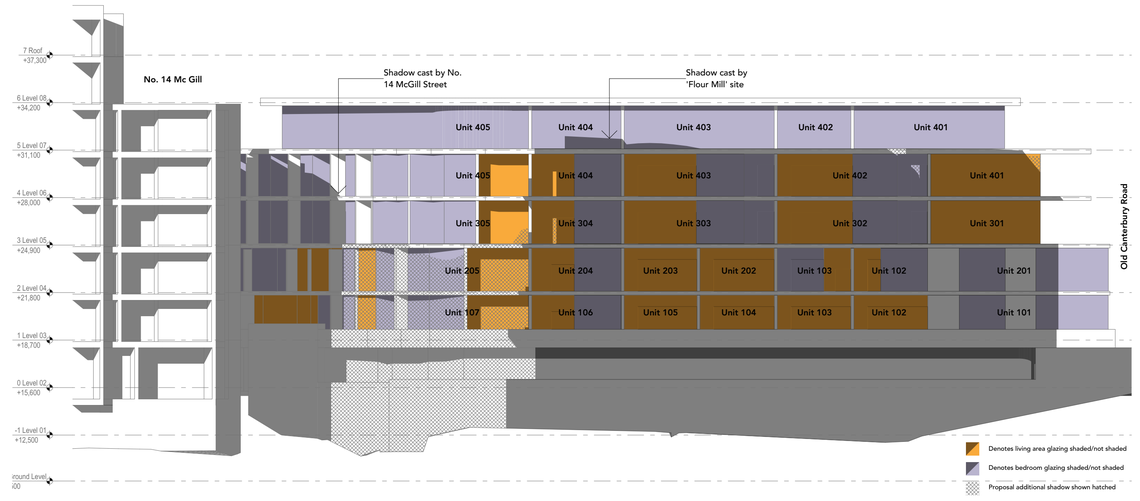
12.00 22nd June | No. 120B Old Canterbury Road - West Elevation | Scale @ A1 1:200



13.00 22nd June | No. 120B Old Canterbury Road - West Elevation | Scale @ A1 1:200



14.00 22nd June | No. 120B Old Canterbury Road - West Elevation | Scale @ A1 1:200



15.00 22nd June | No. 120B Old Canterbury Road - West Elevation | Scale @ A1 1:200

Elevation Overshadow Diagram

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Client
The Yard 120c

REV	DESCRIPTION	DRAWN	DATE
-	Development Application	BW	18.09.2020

REV	DESCRIPTION	DRAWN	DATE

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Project
120C Old Canterbury Road_Summer Hill
Title
Elevational Overshadow Diagram

Job No.	#Pln
Scale	1:200 @ A1
Date	18.09.2020
Drawn/Checked	BW/ CJ

Dwg No. **A-600- -008**
Rev.