

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: Permissible 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:

Unit Type	Quantity	%
Studio	1	2%
1 Bed	7	13%
2 Bed	31	57%
3 Bed	13	24%
4 Bed	6	4%
Total	54	100%

Building Mix - Other

Building Mix - Other	Quantity	%
Pharmacy	1	0.03%
Refuge and Communal Room	1	30%
Retail	03A	57.9
Retail	03B	58.6

8. Parking:

Car Parking Requirements	Apartment	Visitor	CW/By	Ref. Off	Total
No.	34	34			
Rate (DCP)	1	0.25			40
Required	34	10.5	1	4.75%	
Total Required Car Parking	54	14	1	5	73
Proposed Car Parking	57	14	1	6	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

Bicycle Parking Requirements	Apartment	Visitor	CW/By	Ref. Off	Staff	Total
No.	34	34	20			100
Rate (DCP)	0.10	0.1	0.05			0.004
Total Required Bicycle Spaces	5.4	5.4	1	0.7512		12.4
Proposed Bicycle Spaces	14	6	1	1		22.0

8. Unit Schedule:

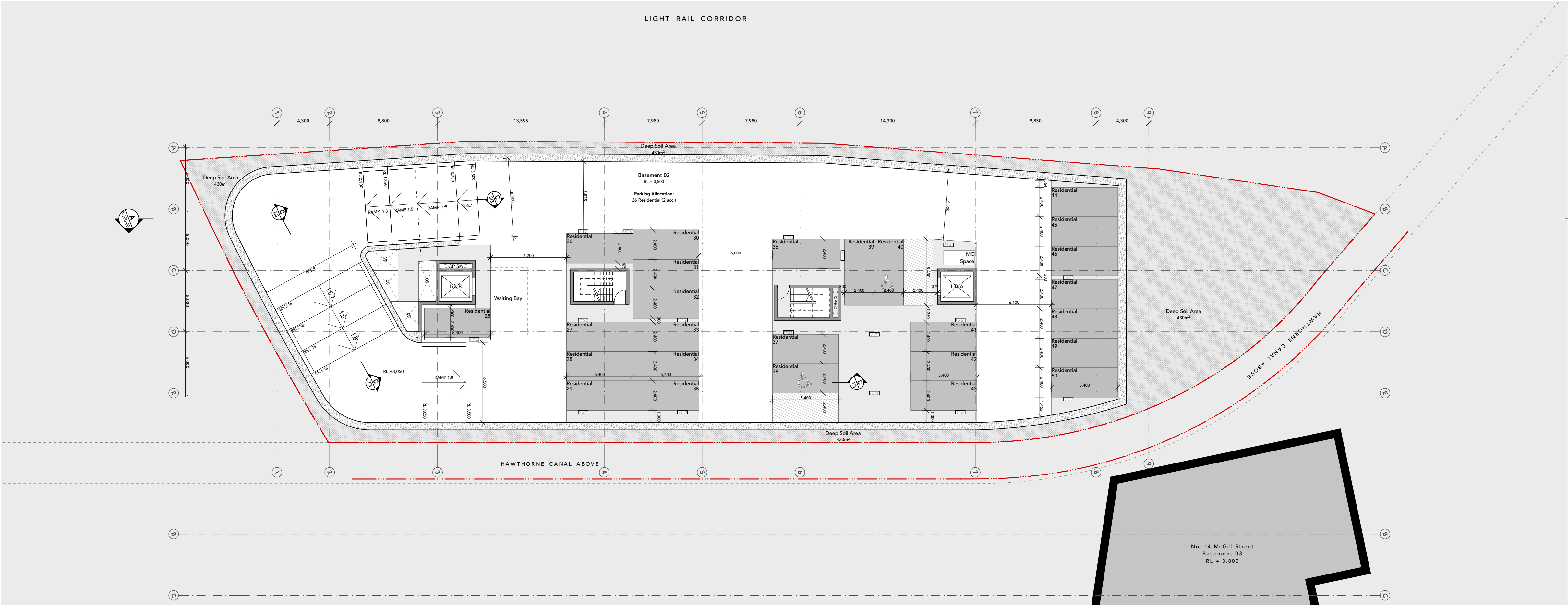
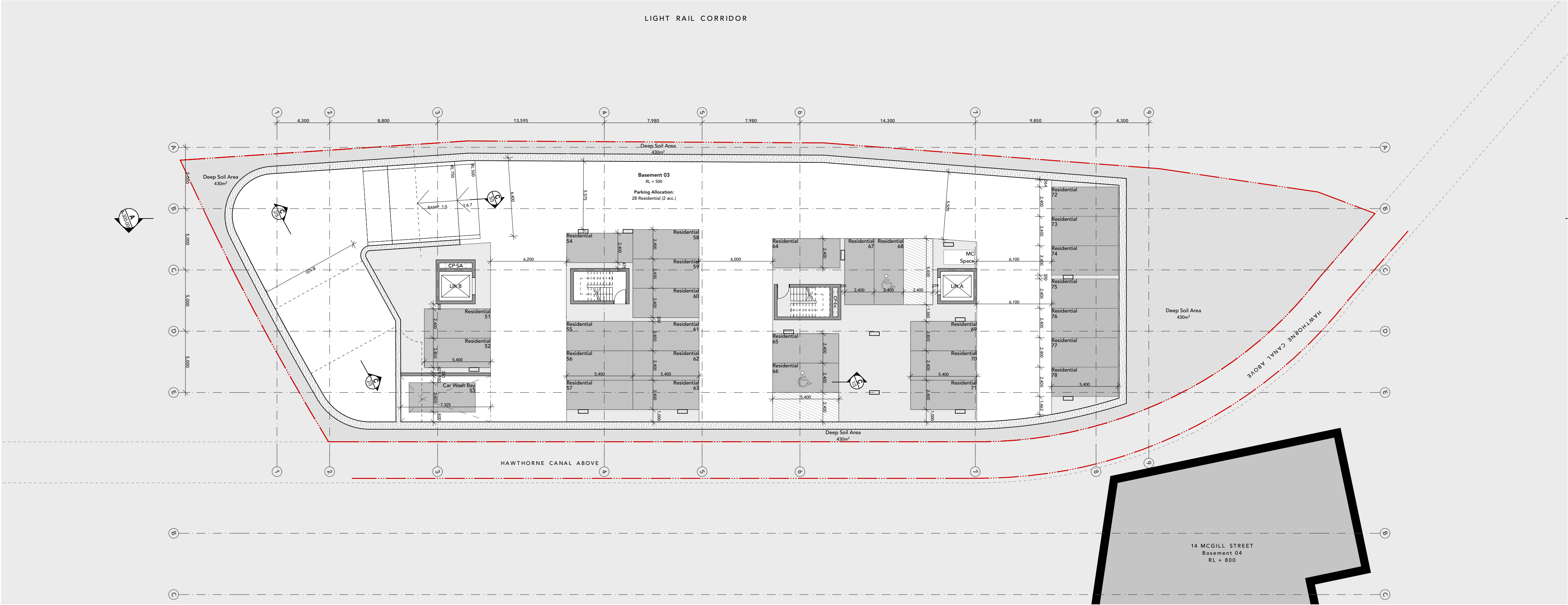
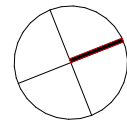
Storey	Unit Number	Unit Type	Accessibility	Unit Size (m ²)	POS Size (m ²)	Internal Apt. Storage (m ²)	Total Storage (m ²)
Level 02	201	2 Bed		86.1	12.8	5.5	8
	202	2 Bed		74.8	11.4	6.9	8
	203	4 Bed	Silver	127.1	13.8	9.7	10
	204	4 Bed	Silver	125.6	12	7.6	10
	205	2 Bed	Silver	76.4	10	4.3	8
Level 03	206	2 Bed	Adaptable	93.6	12	4	8
	301	2 Bed		76.4	10	4	8
	302	3 Bed		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
Level 04	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
	401	2 Bed		76.5	10	4	8
Level 05	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
Level 06	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	85.0	8.3	7	8
	410	1 Bed		52.9	10.3	10.1	6
	501	2 Bed		76.5	9.8	4	8
Level 07	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
Level 08	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	85.0	10.3	7	8
	510	1 Bed		52.9	8.3	10.1	6
	601	2 Bed	Adaptable	81.7	10.9	2.3	10
Level 09	602	2 Bed		76.2	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
Level 10	607	2 Bed		76.2	11.8	4.3	8
	608	Studio		43.8	5.4	3.1	4
	609	2 Bed	Adaptable	85.0	10.1	7	8
	610	1 Bed		52.9	8.3	10.1	10.1
	701	2 Bed		88.5	18.5	5.2	8
Level 11	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
	801	2 Bed		86.7	15.2	6.3	8
Level 12	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 ENVIRONMENTAL 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

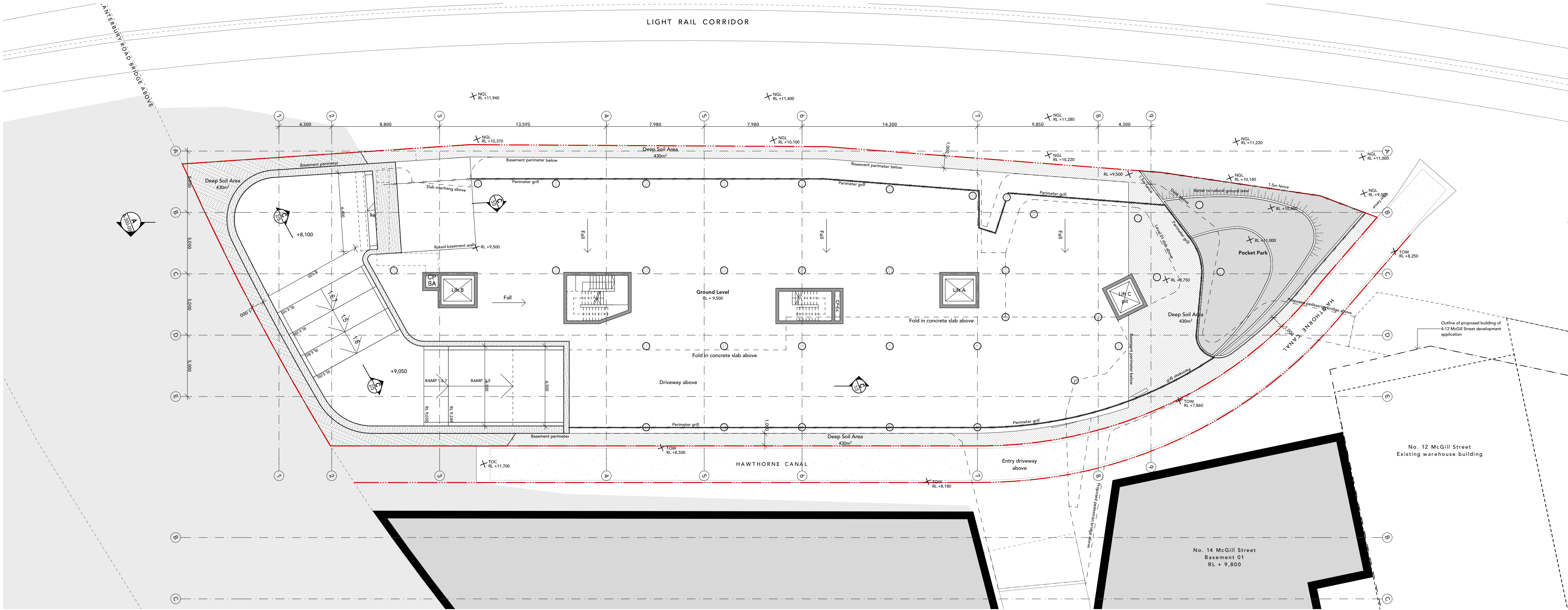
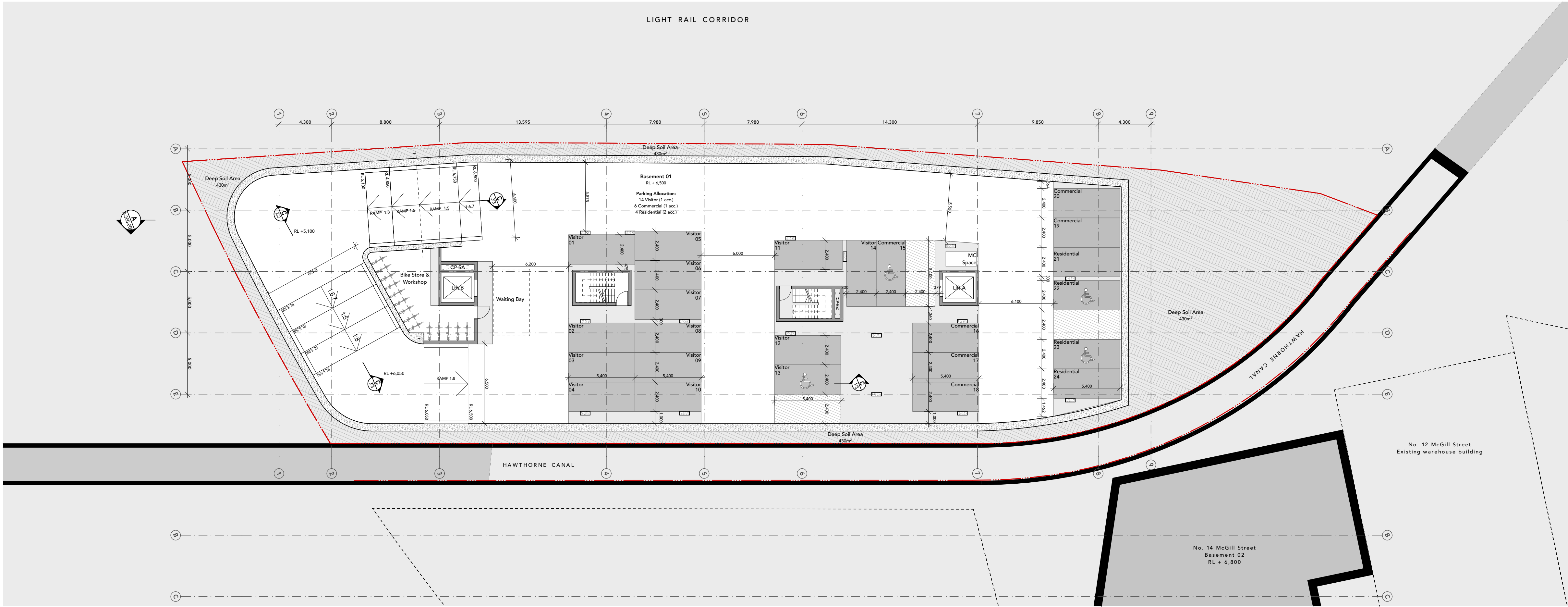


REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/09/20				
2	JRPP Amendments	BW/CJ	21/04/21				

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Project
120C Old Canterbury Road, Summer Hill
Title
Basement 2 & 3

Job No.	#P/s	Draw No.	Rev
Scale	1:200 @ A1	A-200-0	4
Date	21/04/21	01	
Drawn/Checked	BW/CJ		



REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/10/20				
2	Additional information		18/10/20				
3	JRP/PP Amendments	BW/CJ	21/04/21				

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Project
120C Old Canterbury Road, Summer Hill

Title
Basement 1 & Ground Level

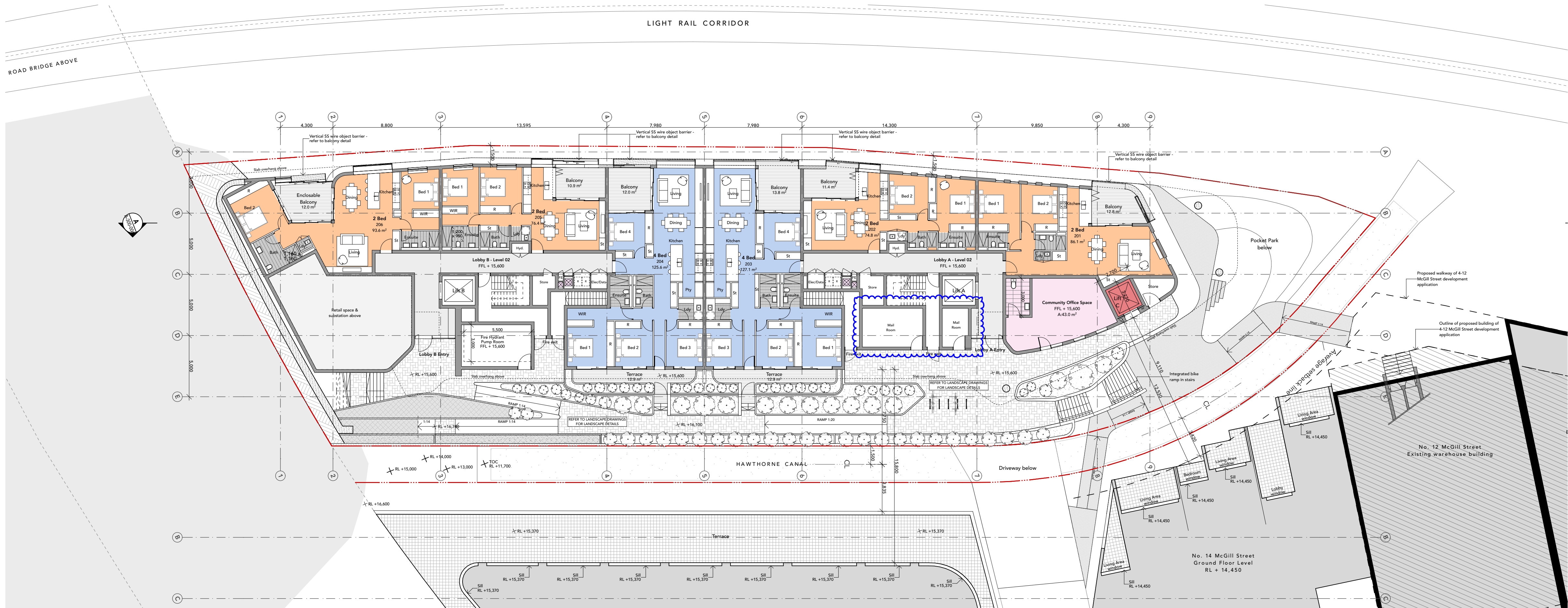
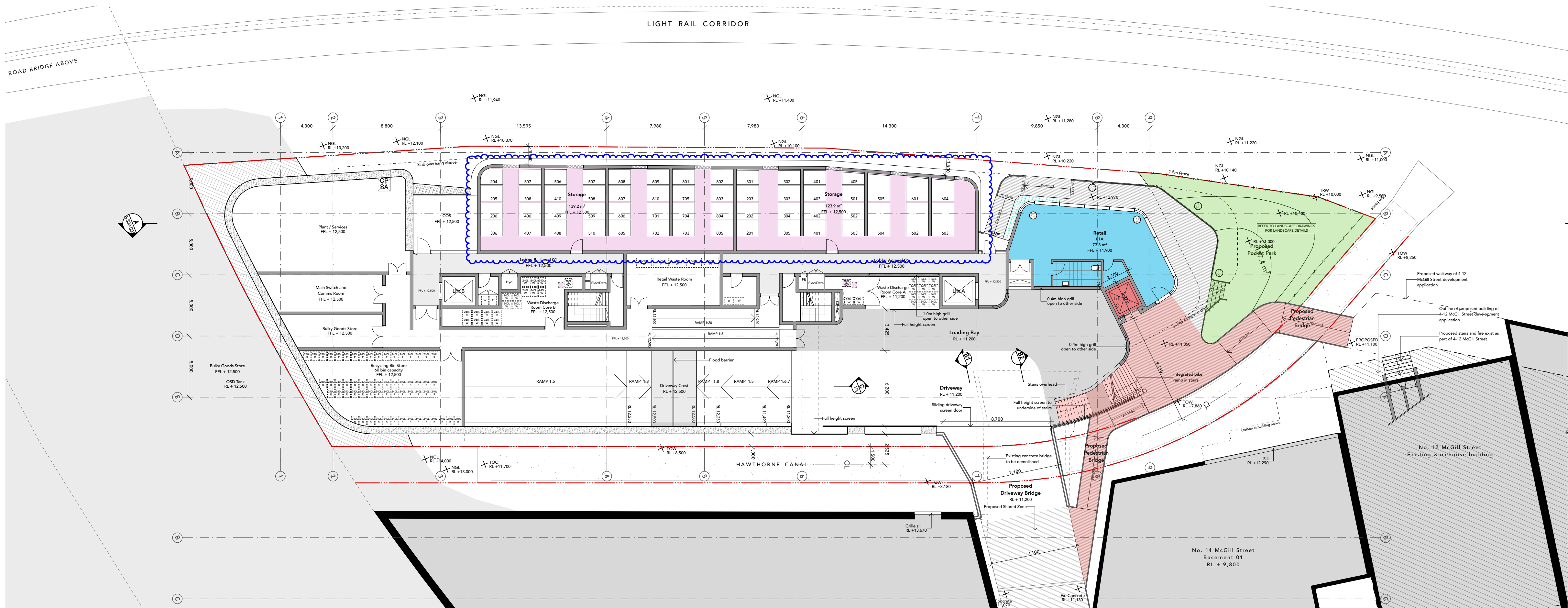
Job No.
Scale
Date
Drawn/Checked

#P/s
1:200 @ A1
1:500 @ A3
21/04/21
BW/CJ

Draw No.
A-200-0

Rev
4

02



REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/03/20	1	Additional information	BW	18/03/20
2	VPA Submission	SLR	28/03/21	2	VPA Submission	SLR	28/03/21
3	Chms added	SLR	15/02/21	3	Chms added	SLR	15/02/21
4	JRPP Amendments	BW/CJ	21/04/21	4	JRPP Amendments	BW/CJ	21/04/21

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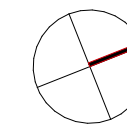
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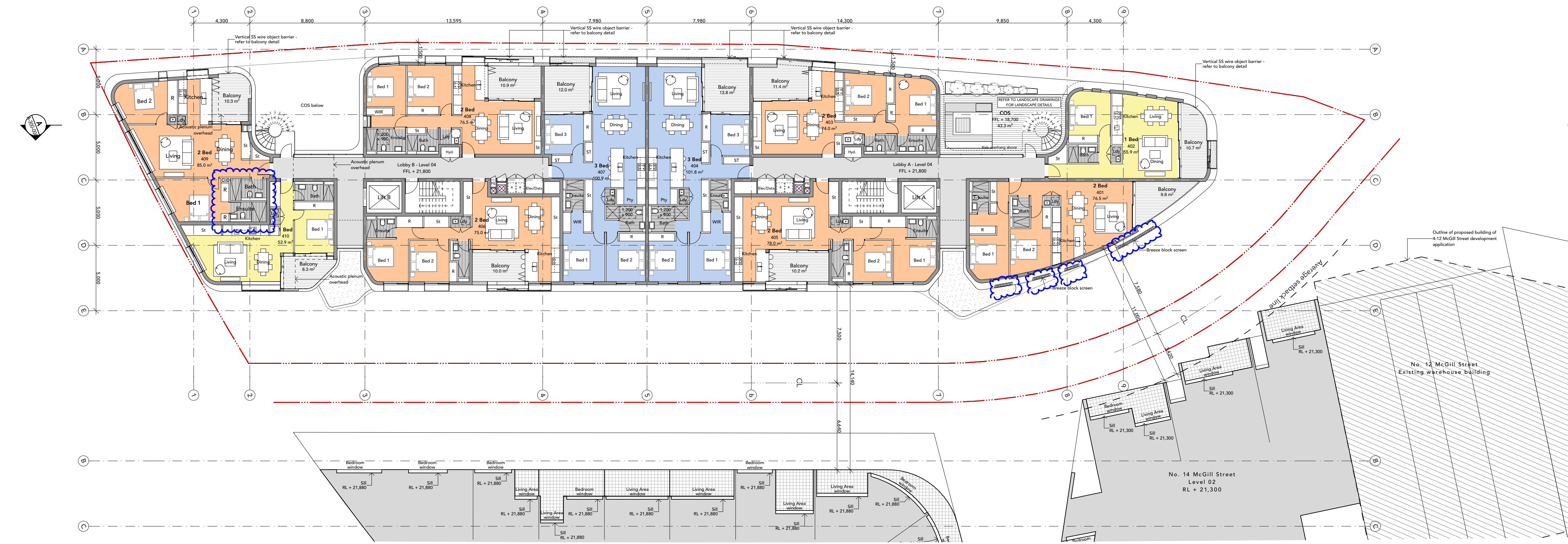
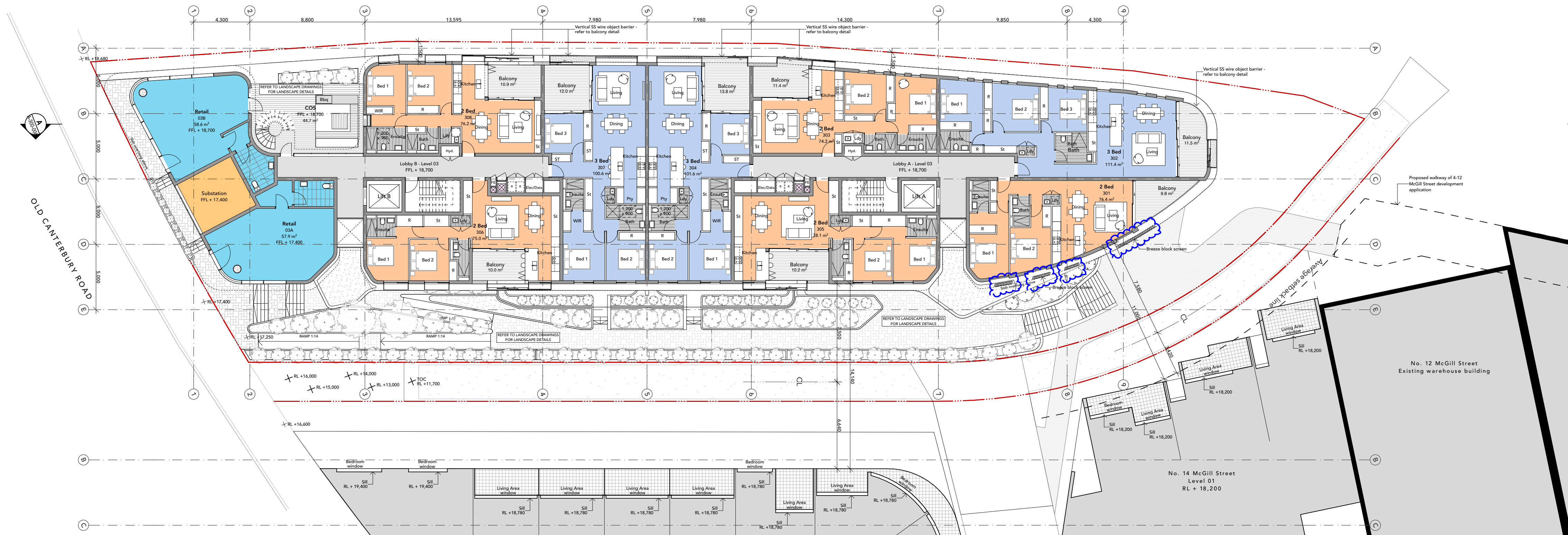
Project
120C Old Canterbury Road, Summer Hill

Title
Level 01 & Level 02

Job No.	IPN	Draw No.	Rev
Scale	1:200 @ A1	A-200-0	4
Date	21/04/21	03	
Drawn/Checked	BW/CJ		



LIGHT RAIL CORRIDOR

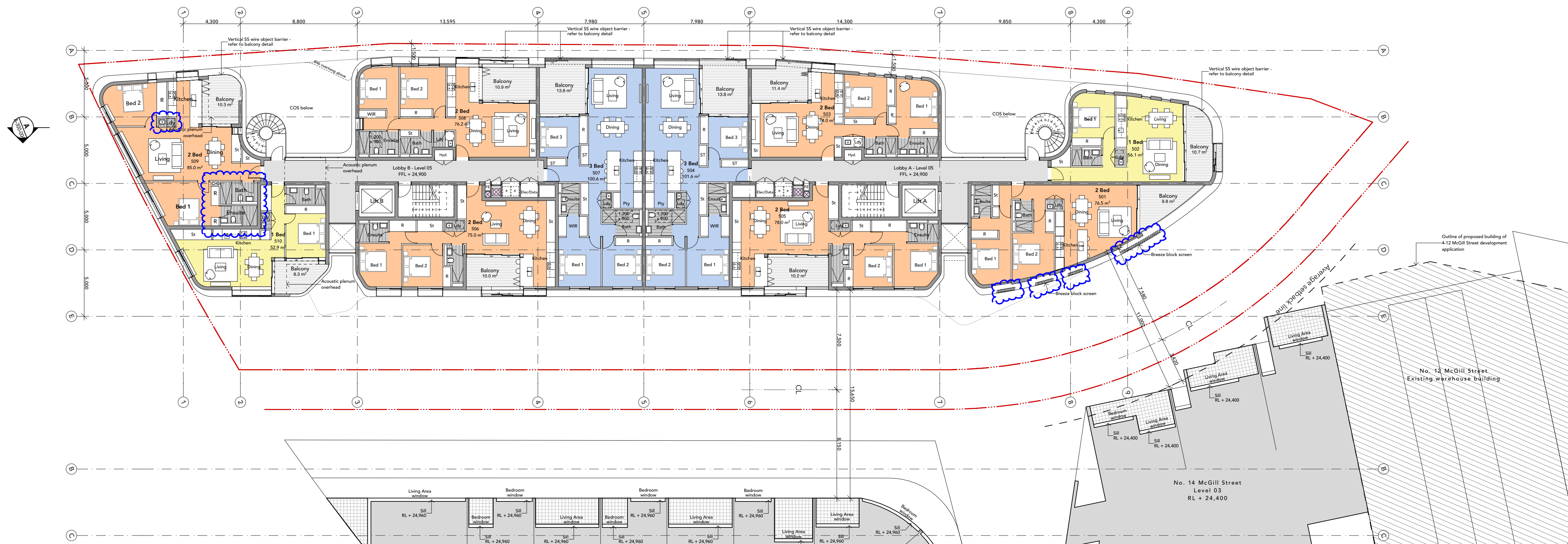
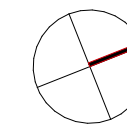


REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/01/20				
2	Additional information		16/10/20				
3	JPPP Amendments	BW/CJ	21/04/21				

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Project
120C Old Canterbury Road, Summer Hill
Title
Level 03& Level 04

Job No.	IPN	Draw No.	Rev
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Date	21/04/21	04	
Drawn/Checked	BW/CJ		

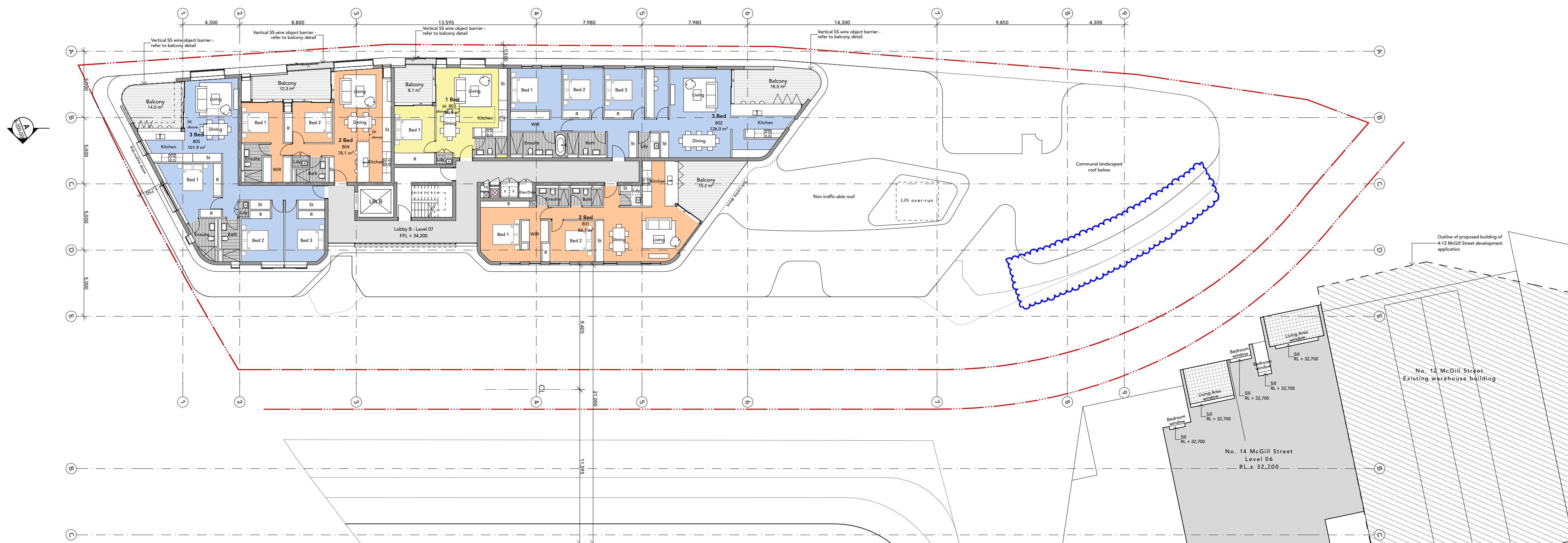
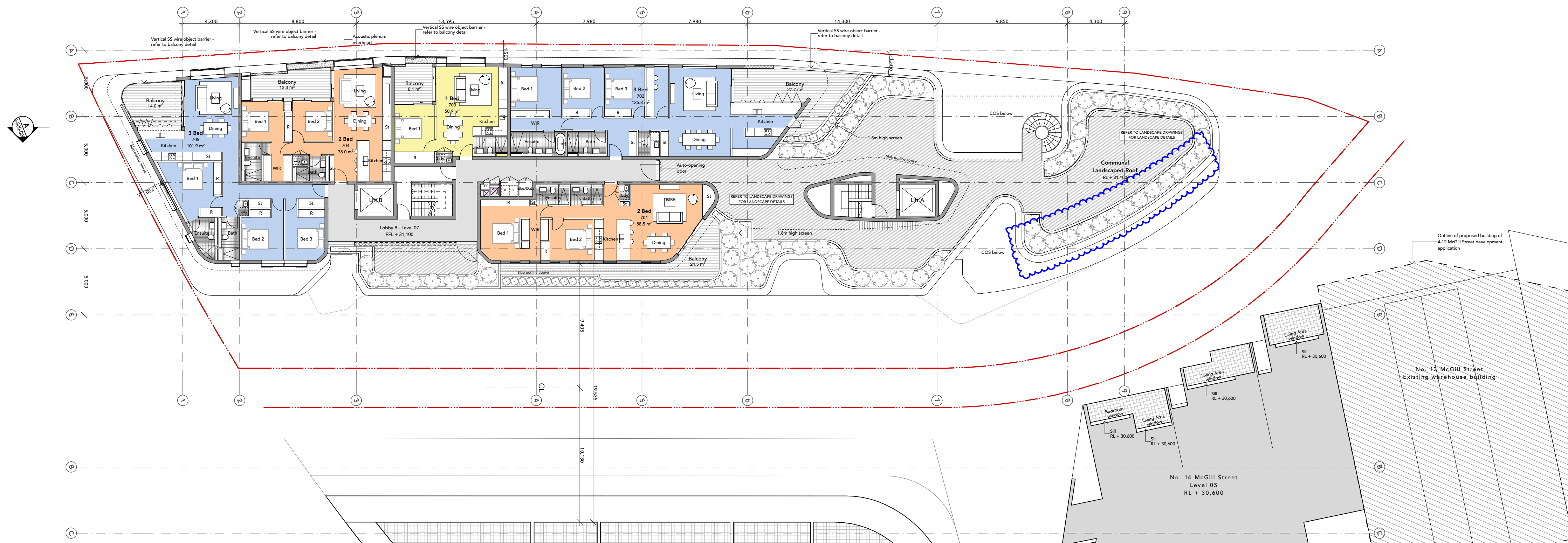
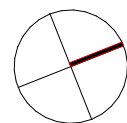


REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/09/20				
2	Additional Information		16/10/20				
3	JRP Amendments	BW/CJ	21/04/21				

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Project
120C Old Canterbury Road, Summer Hill
Title
Level 05 & Level 06

Job No.	IPN	Draw No.	Rev
Scale	1:200 @ A1	A-200-0	4
Date	21/04/21	05	
Drawn/Checked	BW/CJ		

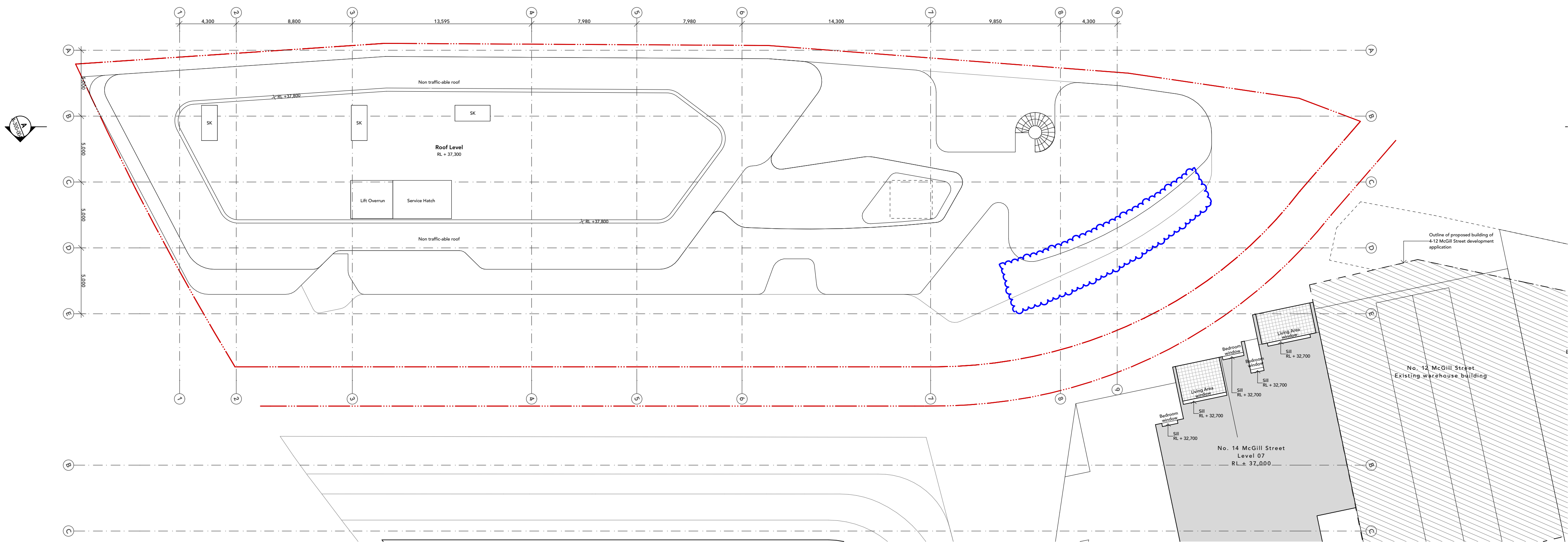
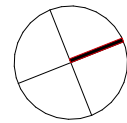


REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BWJ	18/09/20				
2	Additional information		18/10/20				
3	JRP Amendments	BWJ	21/04/21				

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Project
120C Old Canterbury Road, Summer Hill
Title
Level 07 & Level 08

Job No.	#Pis	Draw No.	Rev
Scale	1:200 @ A1	A-200-0	4
Date	21/04/21	06	
Drawn/Checked	BWJ		



REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
	Development Application	BW	18/0/0				
4	JRPP Amendments	BW/CJ	21/4/21				

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Project
120C Old Canterbury Road_Summer Hill
Title
Roof Level

Job No.
Scale
Date
Drawn/Checked

#Pn
1:200 @ A1
21/04/21
BW/CJ

Drawg No.
A-200-0
07

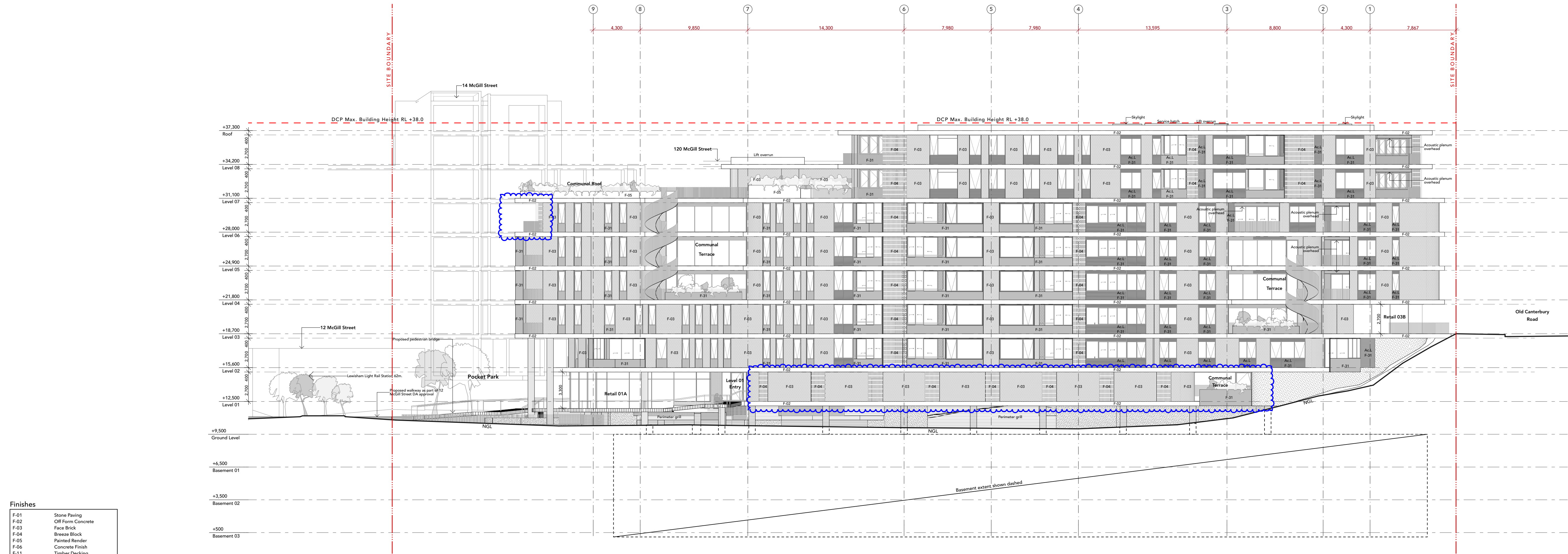
Rev
4

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

REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	16/10/20				
2	Additional information		16/10/20				
3	JPPP Amendments	BW/CJ	21/02/21				

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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



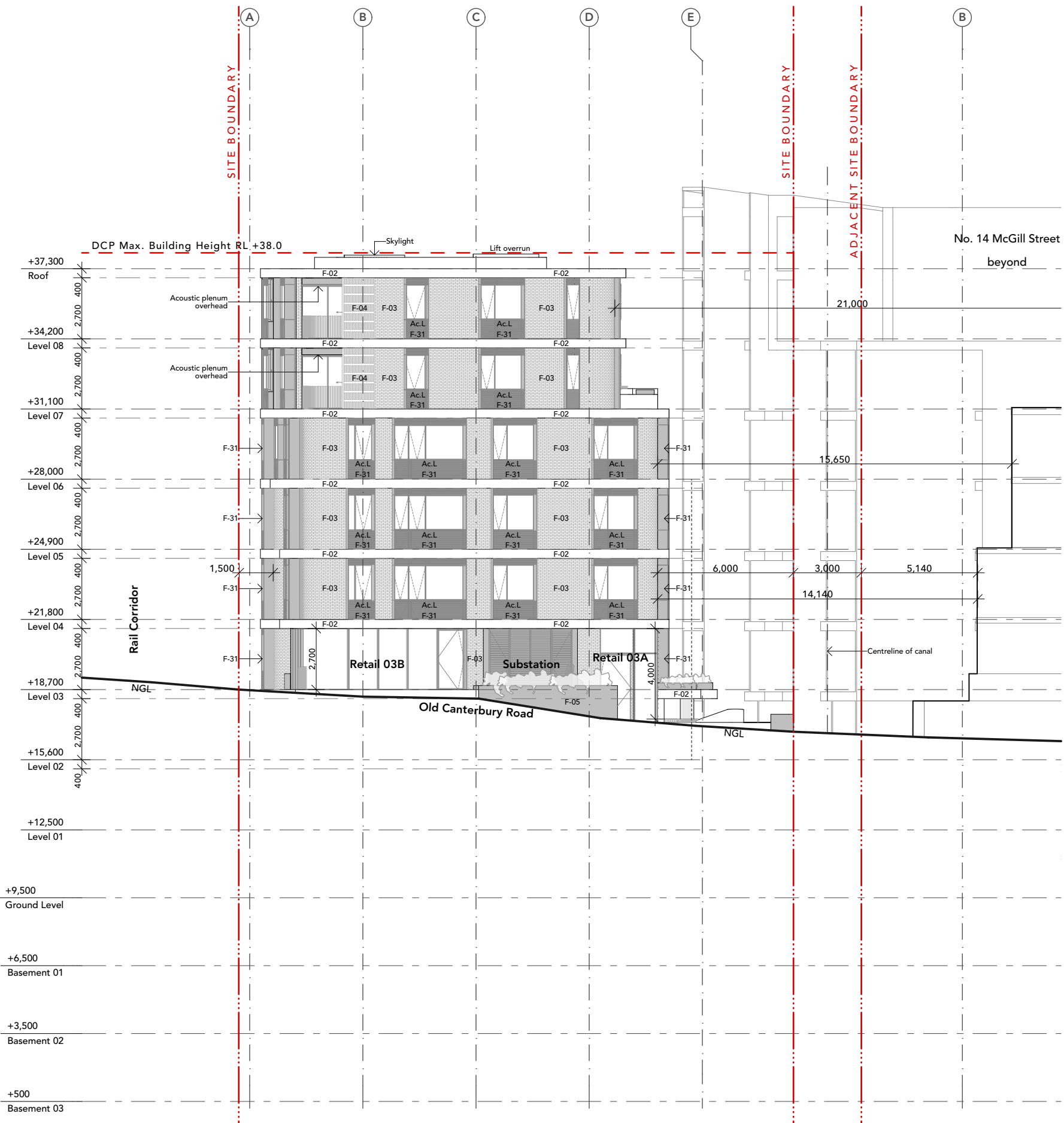
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1	Development Application	BW	18/10/20				
2	Additional Information		18/10/20				
3	JRPP Amendments	BWCU	21/4/21				

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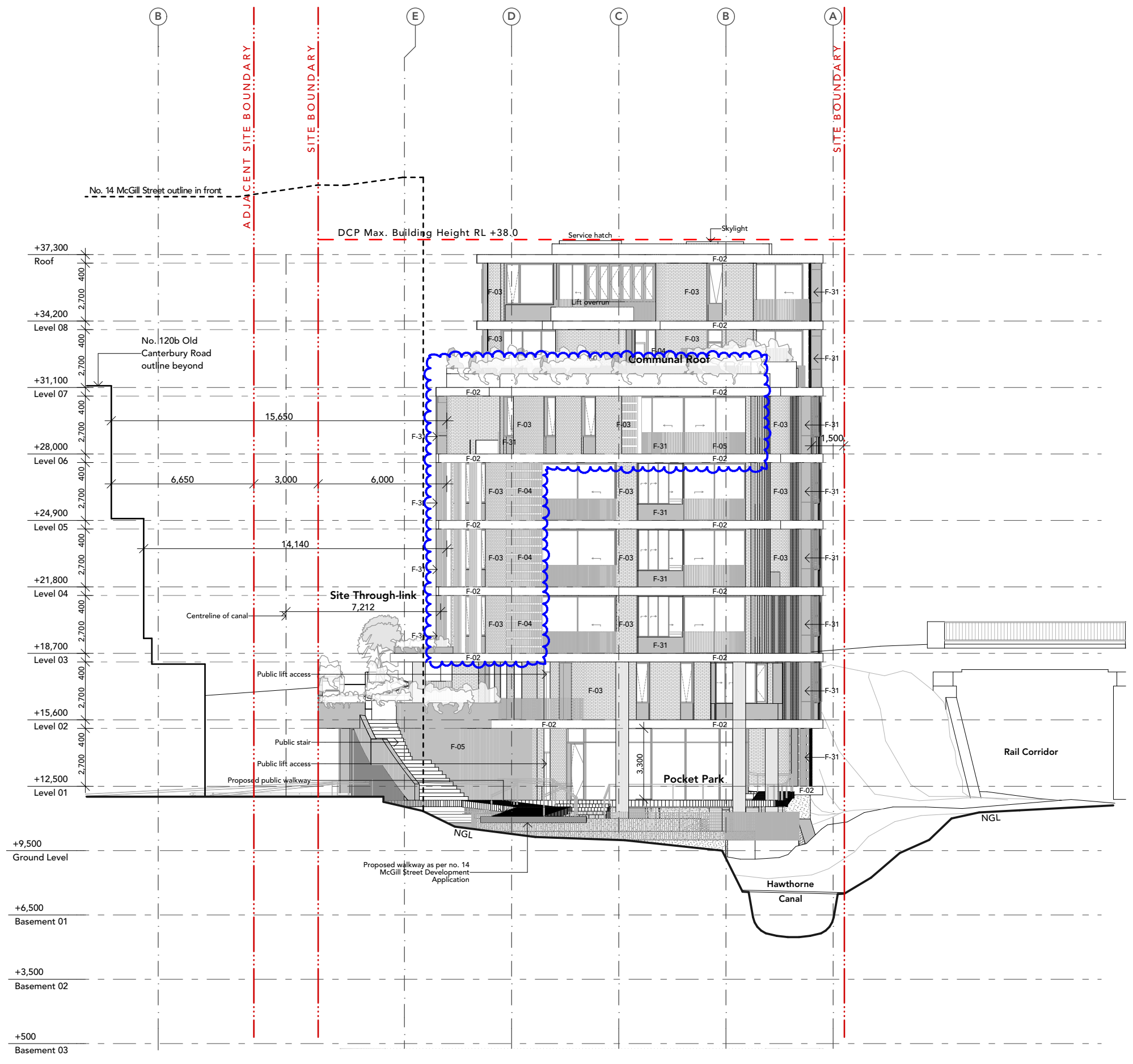
Project
120C Old Canterbury Road, Summer Hill
Title
West Elevation

Job No.	#Pn	Draw No.	Rev
Scale	1:200, 1:133.3 @ A	A-300-0	4
Date	21/04/21	02	
Drawn/Checked	BWCU		

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



South Elevation



North Elevation

REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	Development Application	BW	18/03/20				
2	Additional information		16/12/20				
3	JRP/PP Amendments	BW/CJ	21/02/21				

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Project
120C Old Canterbury Road_Summer Hill
Title
South & North Elevations

Job No.	#Pn	Draw No.	Rev
Scale	1:200, 1:133.3 @ A	A-300-0	4
Date	21/04/21	03	
Drawn/Checked	BW/CJ		

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	Roof
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



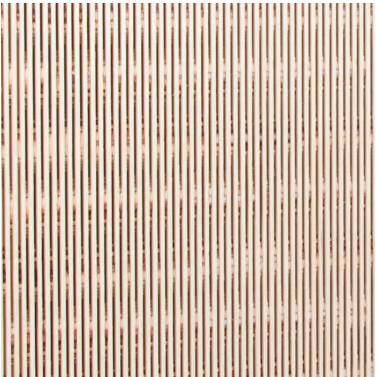
F-05
Painted Render
Lower level external walls, Planter boxes



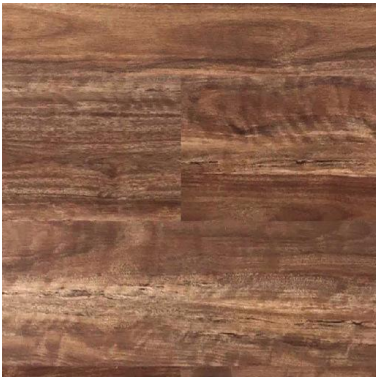
F-06
Concrete Finish
Core, Structural walls, Basement level floors



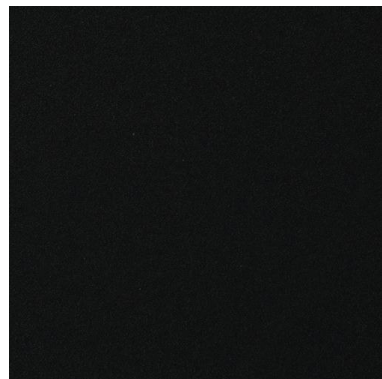
F-11
Timber Decking
Pocket Park



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

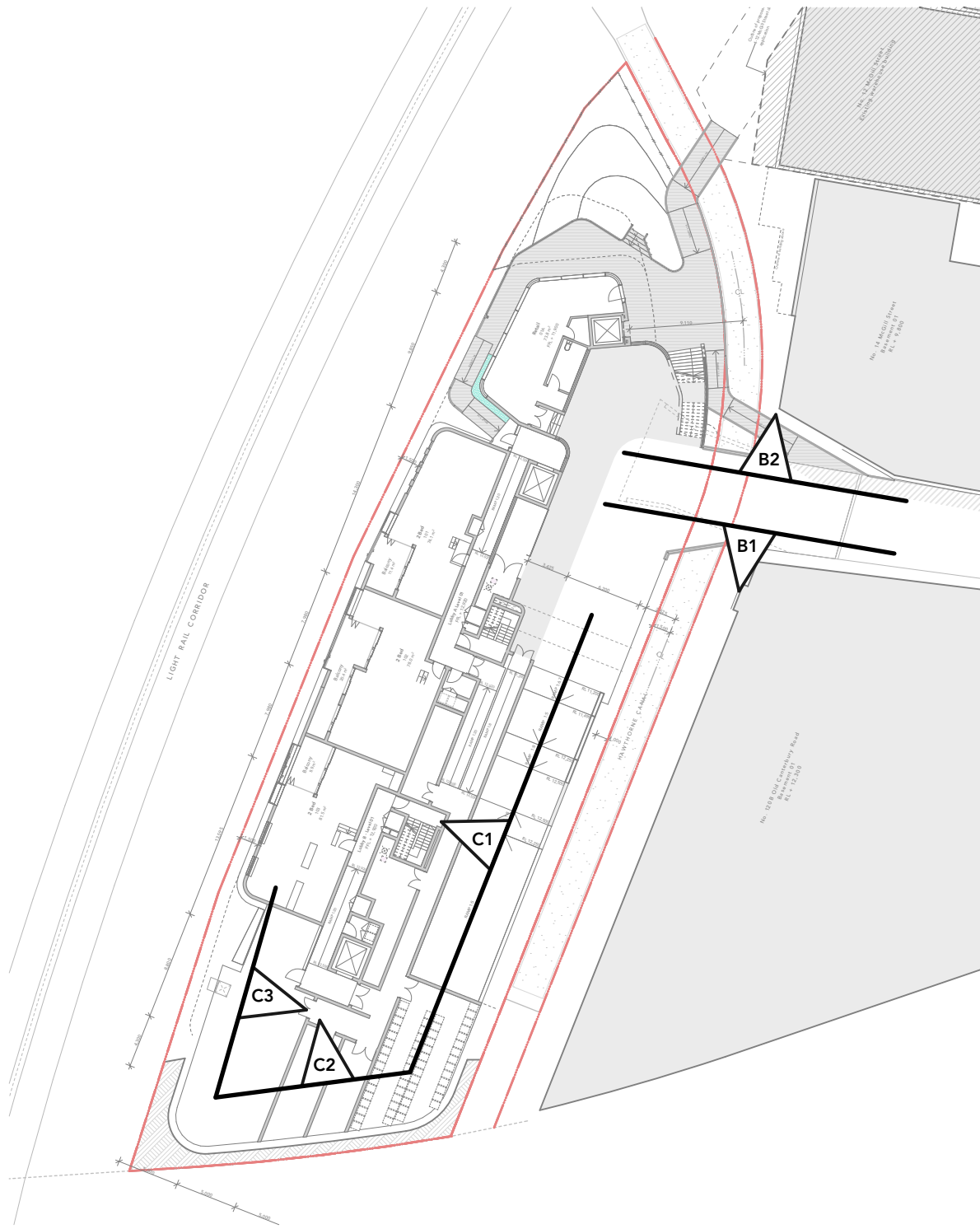
Storey	Unit Number	Unit Type	Accessibility	Unit Size (m ²)	POS Size (m ²)	Internal Apt. Storage (m ³)	Total Storage (m ³)	Cross Ventilation	2 Hrs Solar Access to Living Areas	Unit Receives Direct	
Level 02	201	2 Bed		86.1	12.8	5.5	8	Y	Y	Y	
	202	2 Bed		74.8	6.9		8	N	Y	Y	
	203	4 Bed	Silver	127.1	13.8	9.7	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	93.6	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	8	13.8	8	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	3.6	10.7	3.6	6	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	14.1	10	14.1	N	N	N	
	407	3 Bed	Silver	100.9	12	8.1	10	Y	N	Y	
	408	2 Bed	Silver	76.5	11.8	4.3	8	N	Y	Y	
	409	2 Bed	Adaptable	85.0	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	N	Y	
	509	2 Bed	Adaptable	85.0	7	10.3	7	Y	Y	Y	
	510	1 Bed		52.9	8.3	10.1	6	Y	N	Y	
Level 06	601	2 Bed	Adaptable	93.6	12	4	8	Y	Y	Y	
	602	2 Bed		74.2	11.4	6.9	8	N	Y	Y	
	603	3 Bed	Silver	101.6	13.8	8	10	N	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	Y	Y	Y	
	609	2 Bed	Adaptable	85.0	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	4.4	8.1	4.4	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 Total Units Percentage									35 65%	40 74%	50 93%

Site Areas Schedule

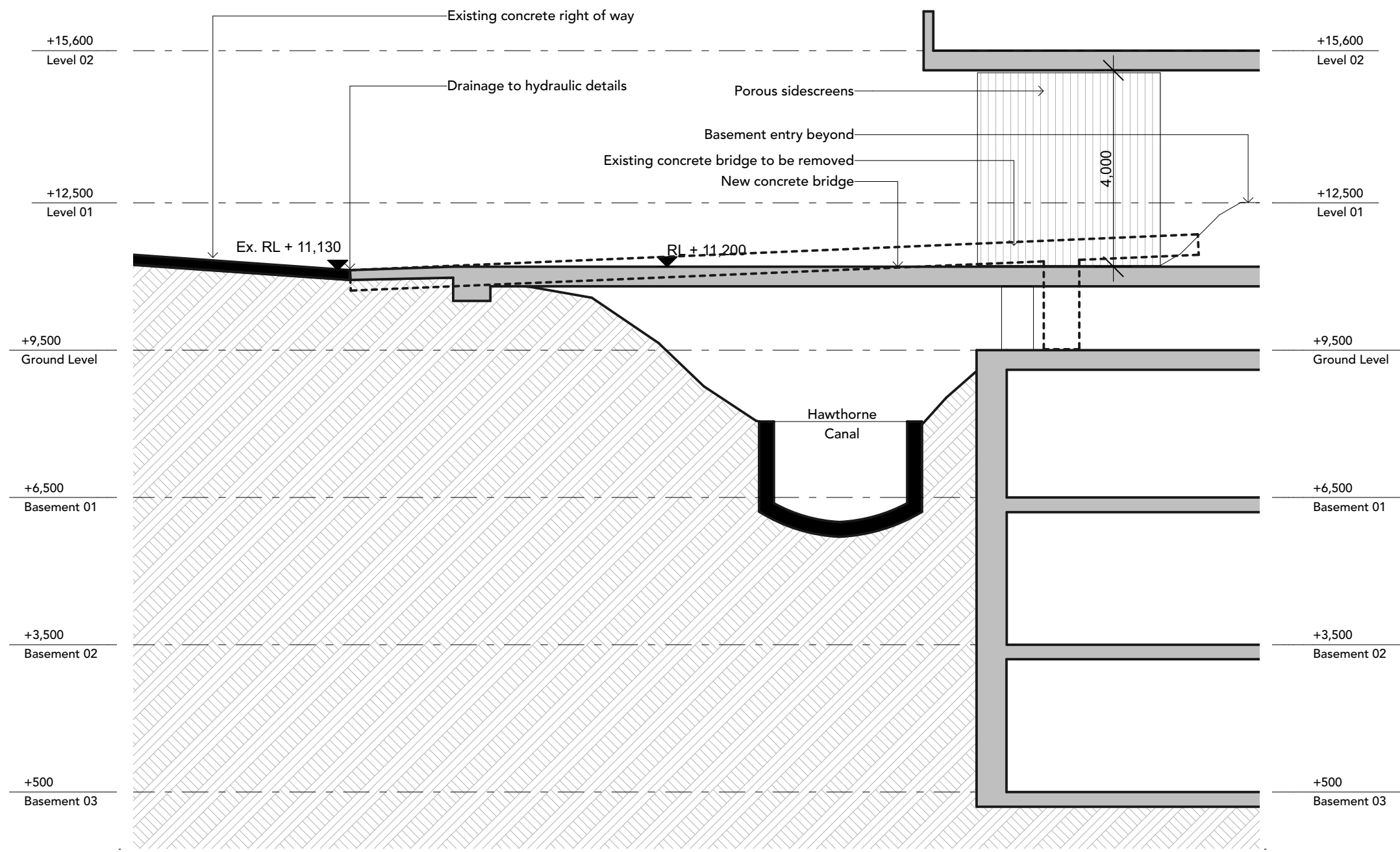
Storey	Site Area (m²)	GFA (m²)	Deep Soil (m³)	Landscape Area (m²)	Communal Open Space (m²)	Pocket Park & Site Through-Link (m²)
Level 01		425.3	-	175.8	223.3	253.4
Level 02		774.8	-	139.9	301.9	167.1
Level 03		922.5	-	5.9	44.8	-
Level 04		907.5	-	27.9	43.8	-
Level 05		896.6	-	-	-	-
Level 06		904.3	-	3.4	27.4	-
Level 07		519.7	-	129.6	343.5	-
Level 08		518.4	-	-	-	-
Total	1957	5869.1	424.2	482.5	984.7	420.5
Expression		3:1	22%	25%	50%	21%

GFA Schedule

Level	Area m2
Level 01	425.3
Level 02	774.8
Level 03	922.5
Level 04	907.5
Level 05	896.6
Level 06	904.3
Level 07	519.7
Level 08	518.4
5,869.1 m²	



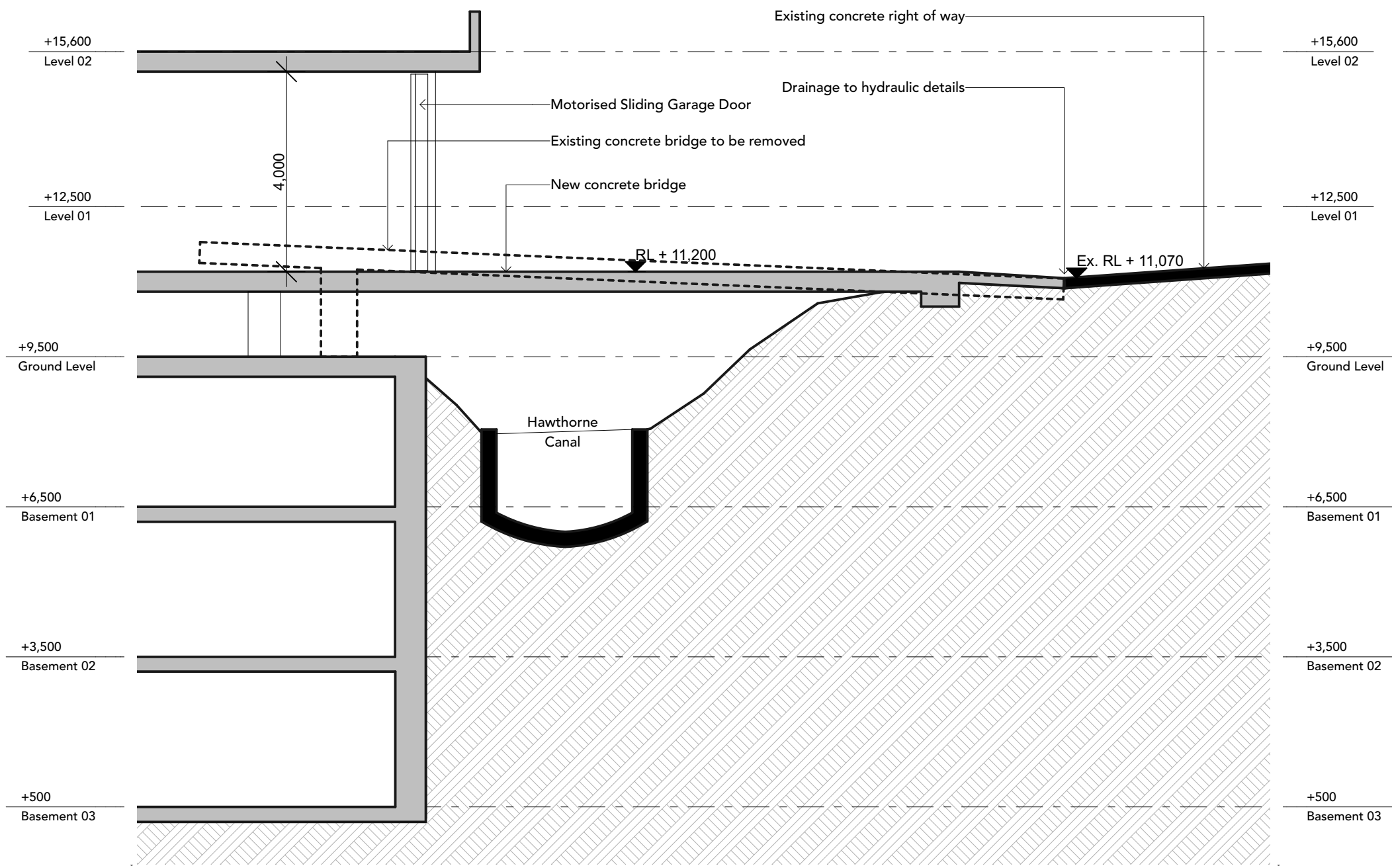
Key Map



B1

Driveway Section

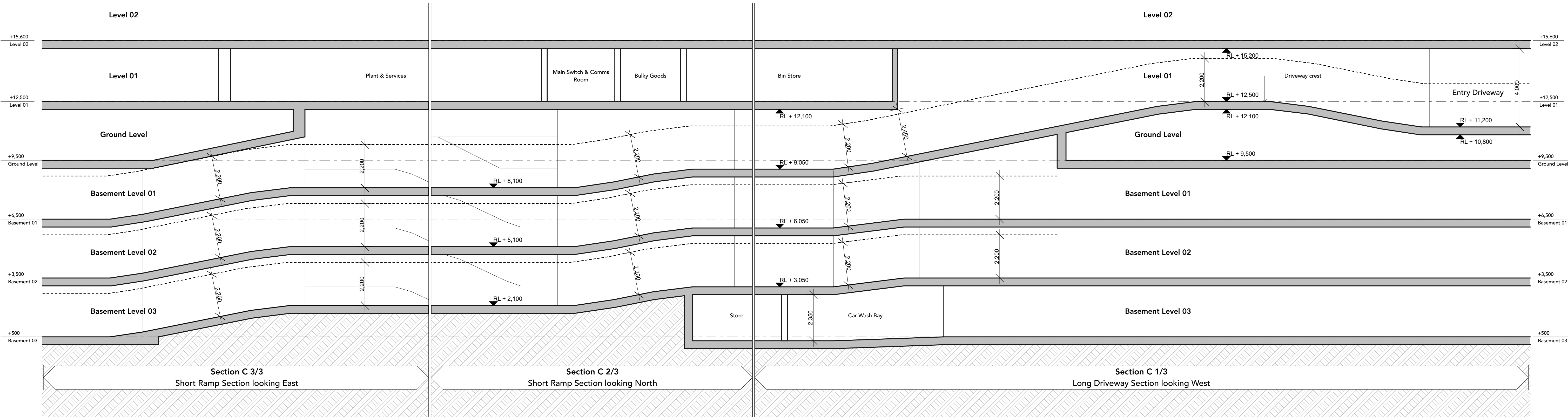
Scale @ A1 1:100



B2

Driveway Section

Scale @ A1 1:100



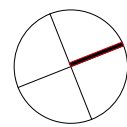
C

Basement Ramps Section

Scale @ A1 1:100

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

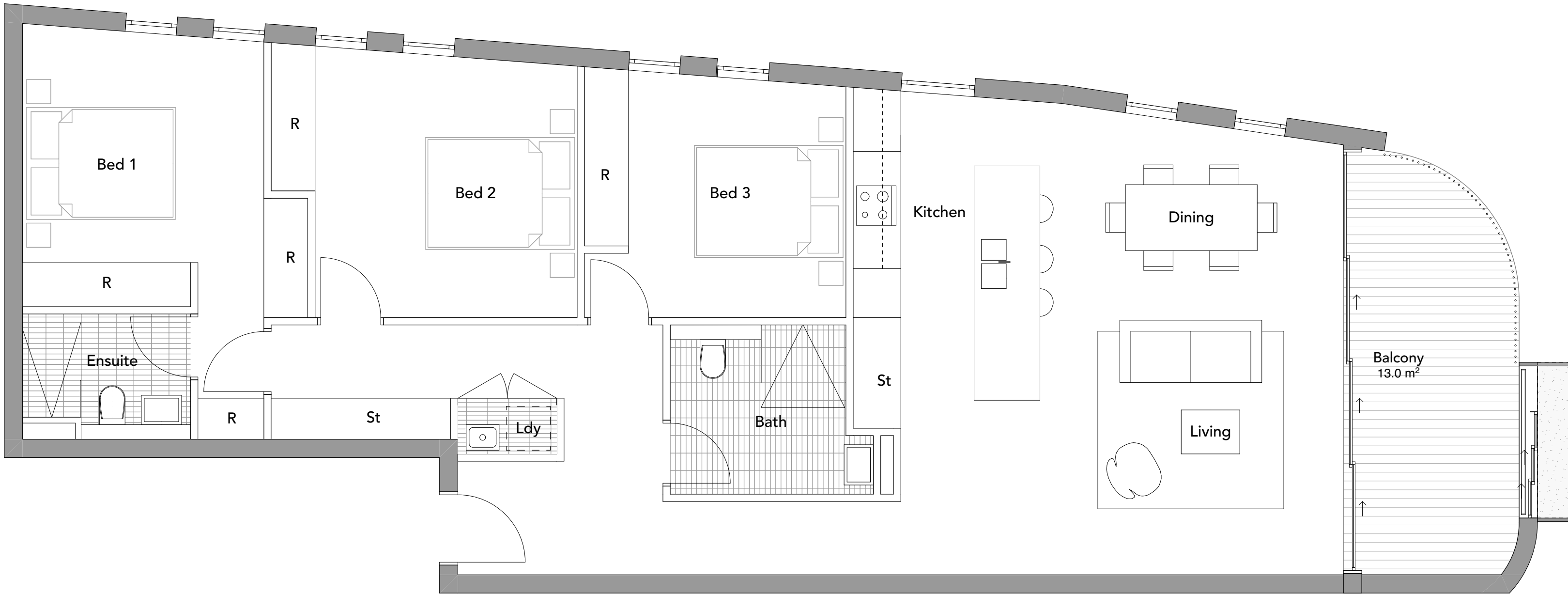
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#409, #509, #609

Pre Adaptation Plan

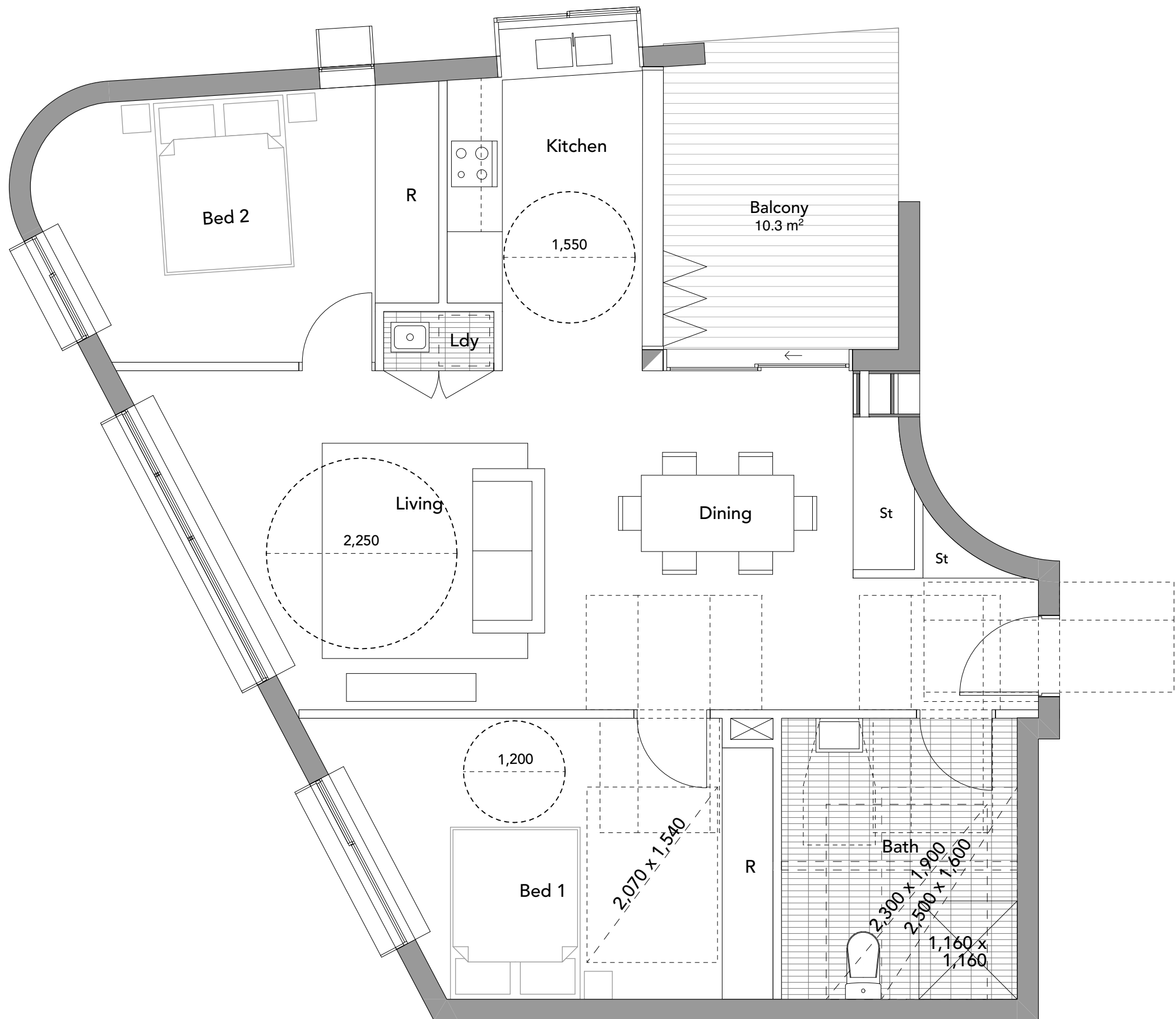
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#302

Pre Adaptation Plan

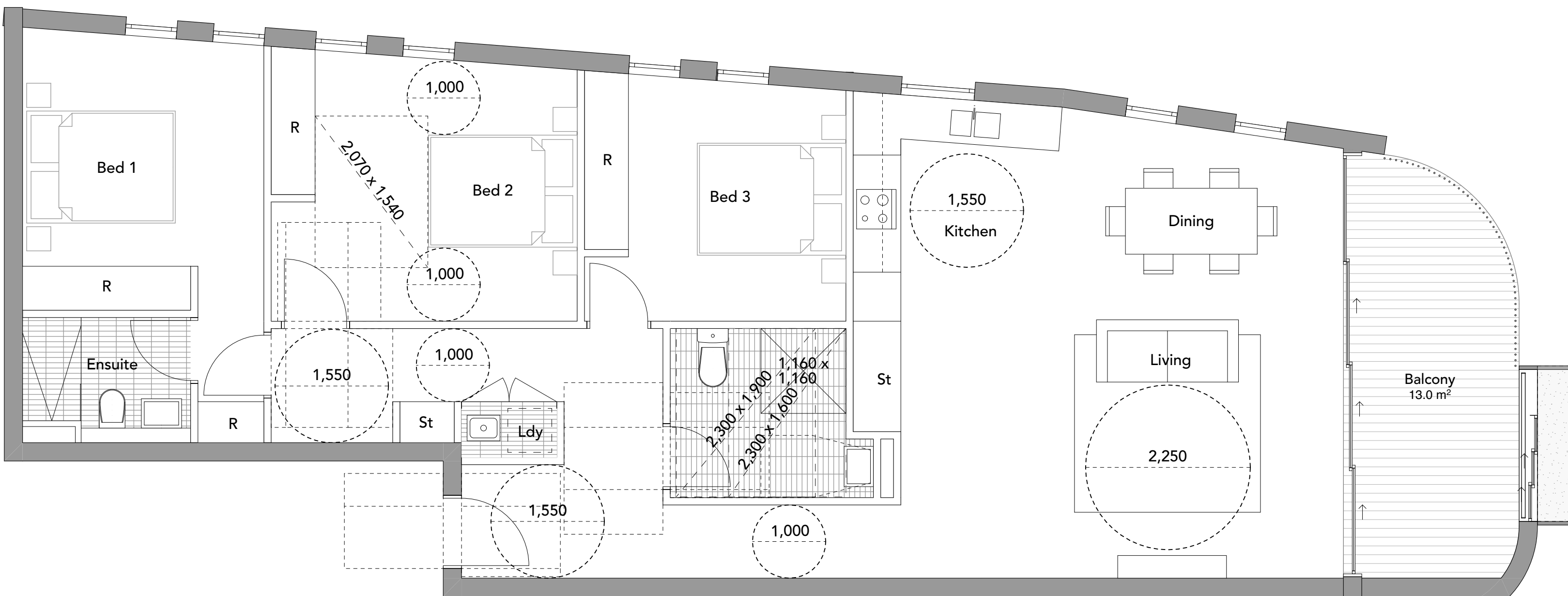
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#409, #509, #609

Indicative Post Adaptation Plan

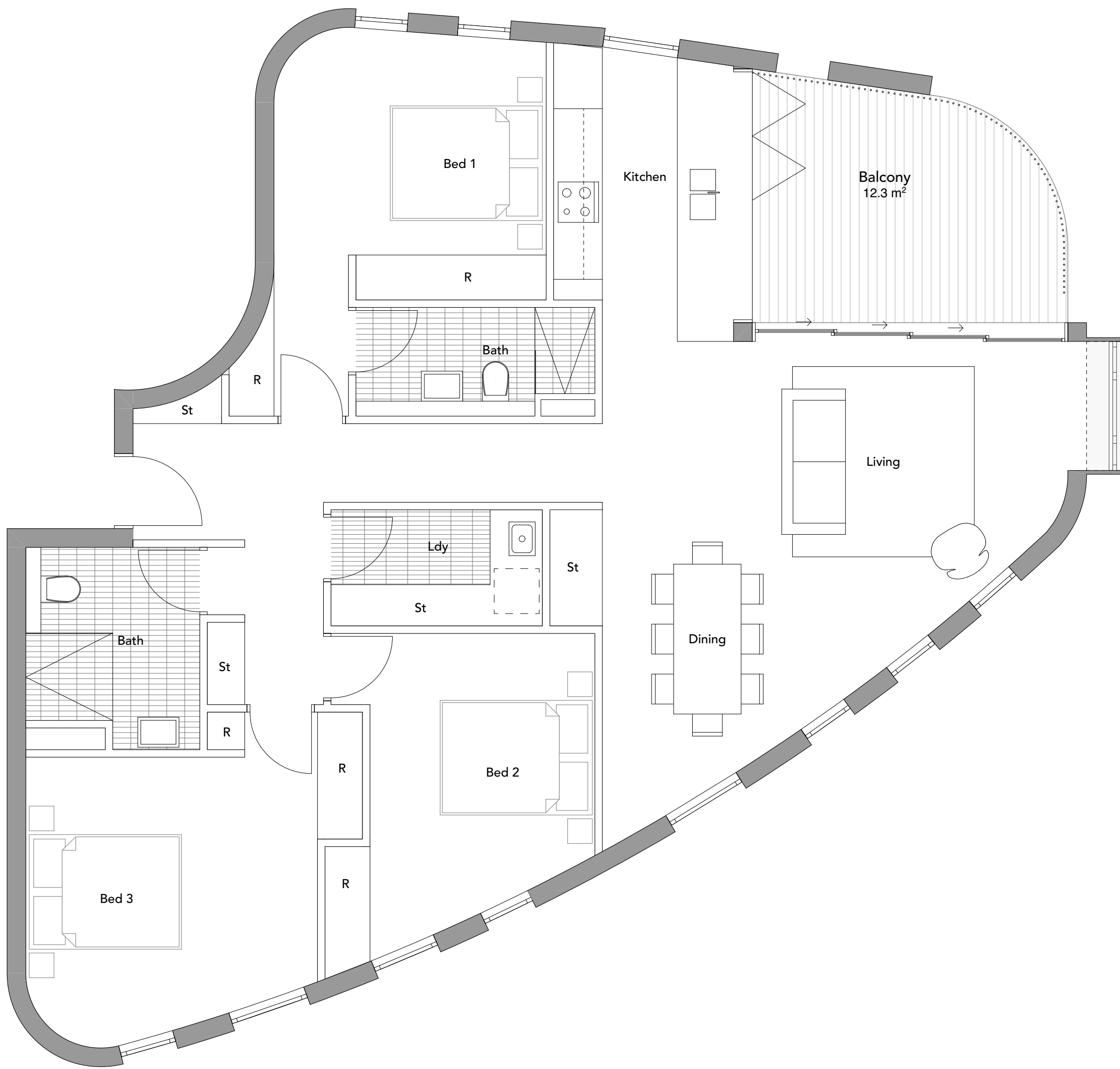
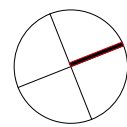
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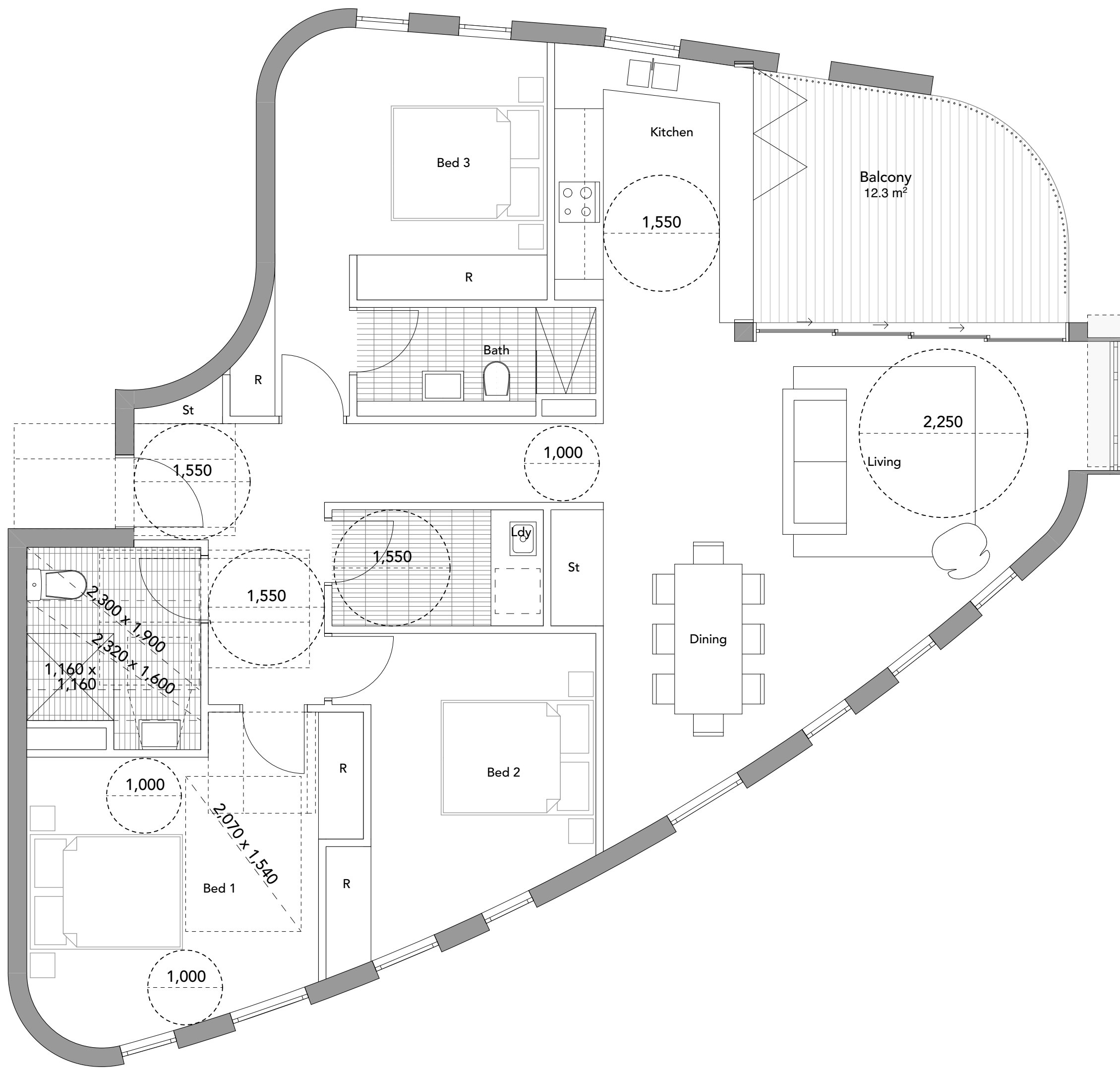
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Indicative Post Adaptation Plan

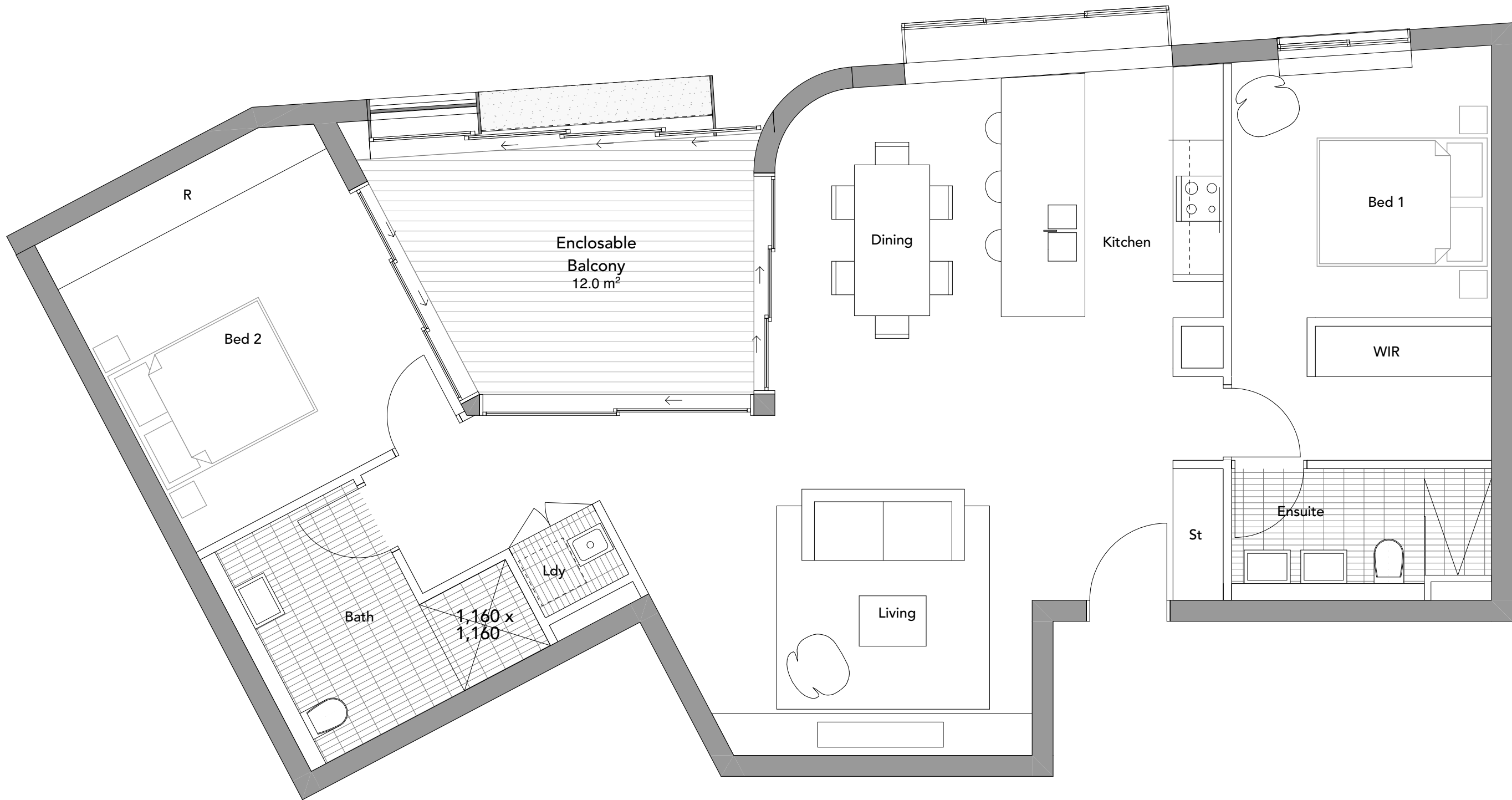
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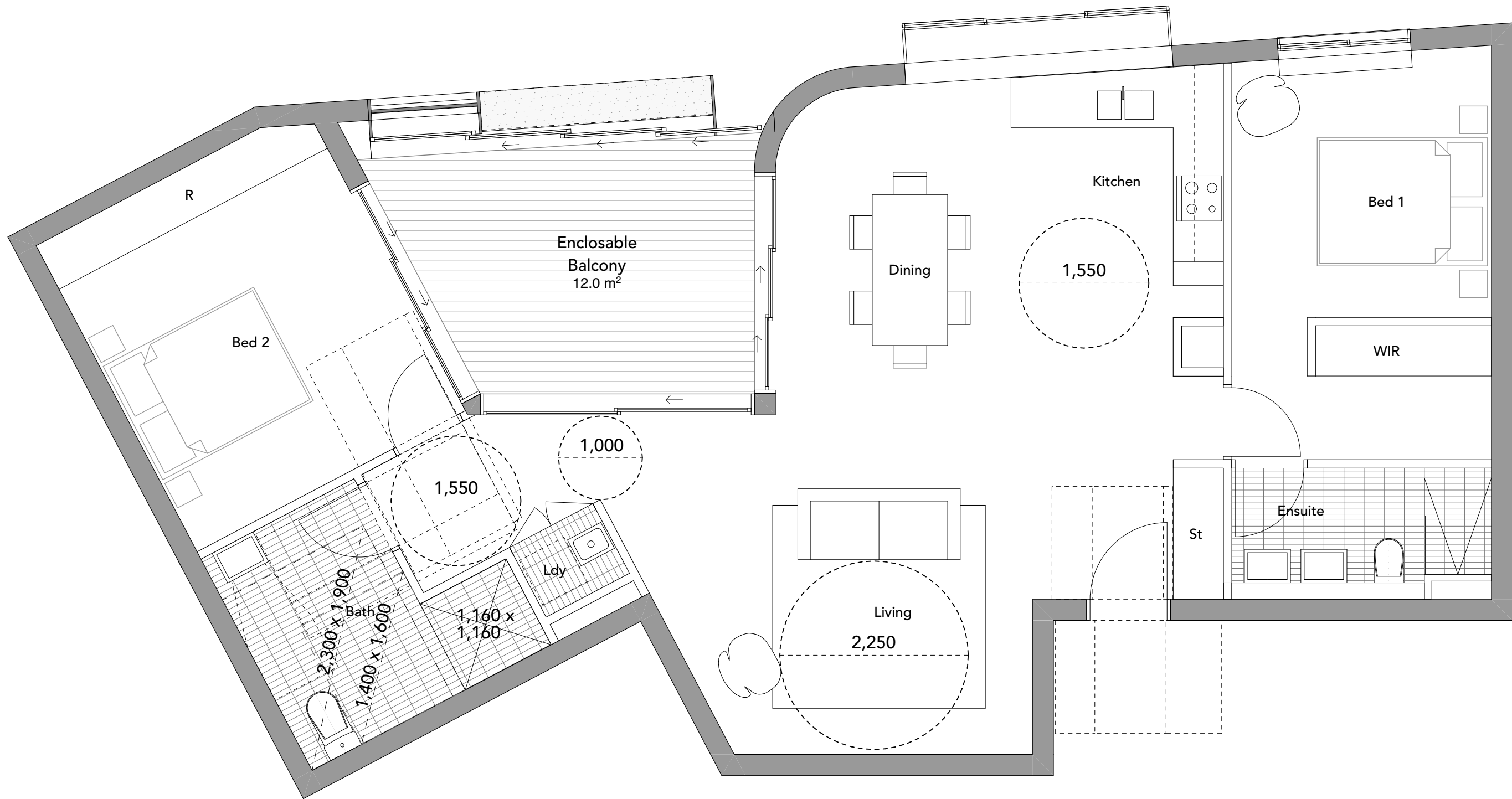
#601 Pre Adaptation Plan 1:50



#601 Indicative Post Adaptation Plan 1:50



#206 Pre Adaptation Plan 1:50



#206 Indicative Post Adaptation Plan 1:50

REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
	Development Application	EW	16/05/20				
1	Additional information		16/12/20				

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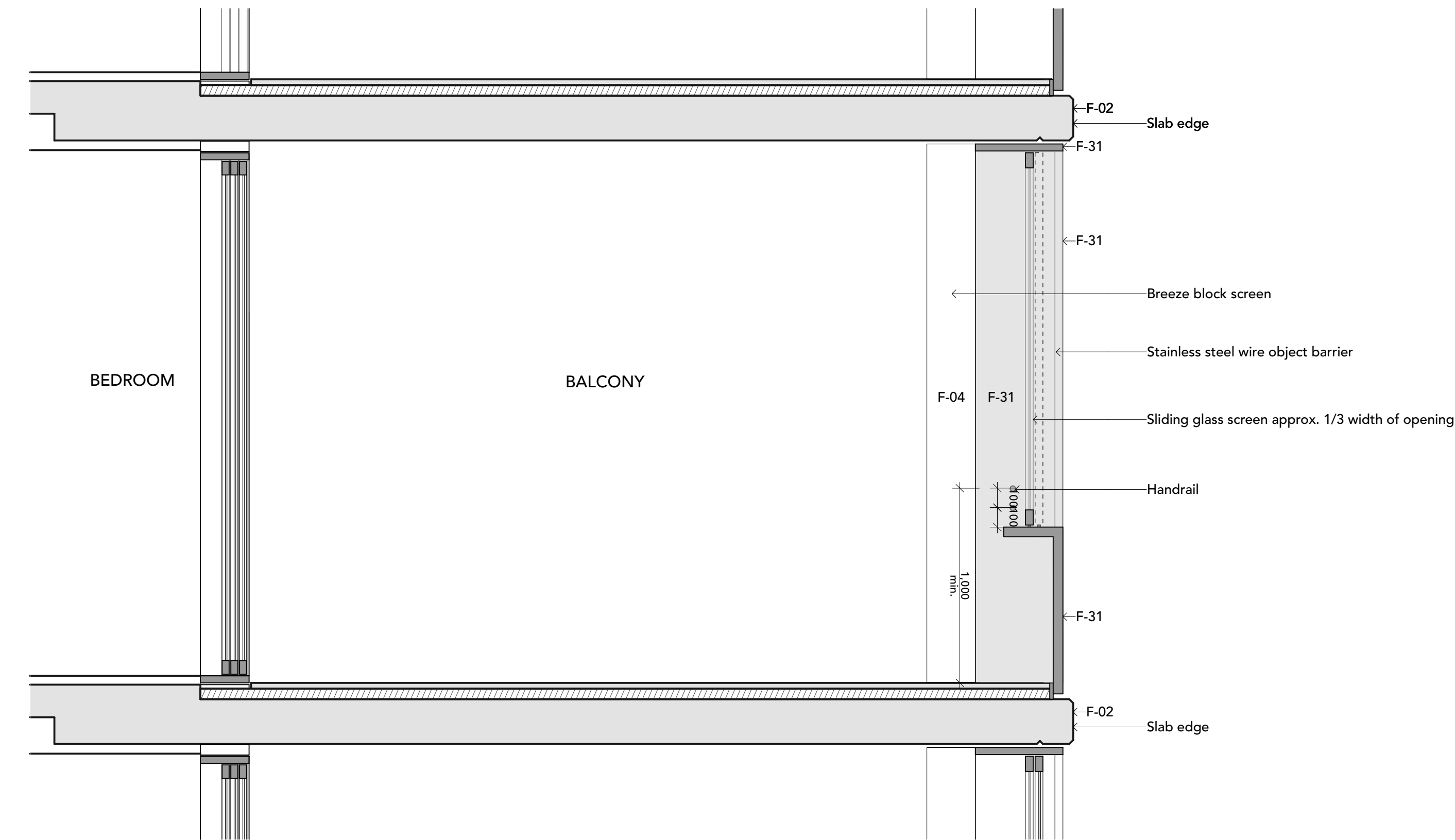
Project
120C Old Canterbury Road_Summer Hill
Title
Adaptable Apartments

Job No.
Scale
Date

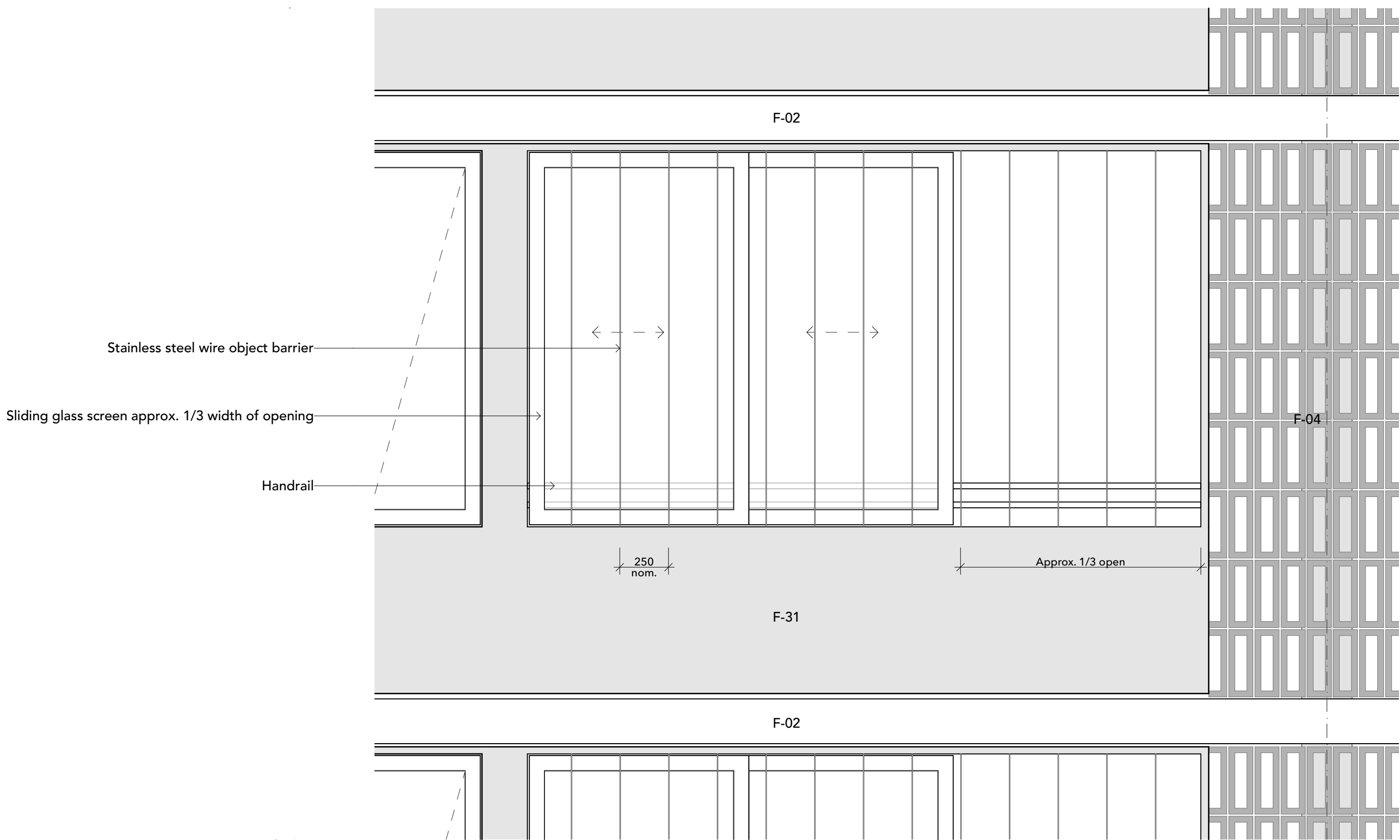
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1:50 @ A1
1:10 @ A2

Drawn/Checked
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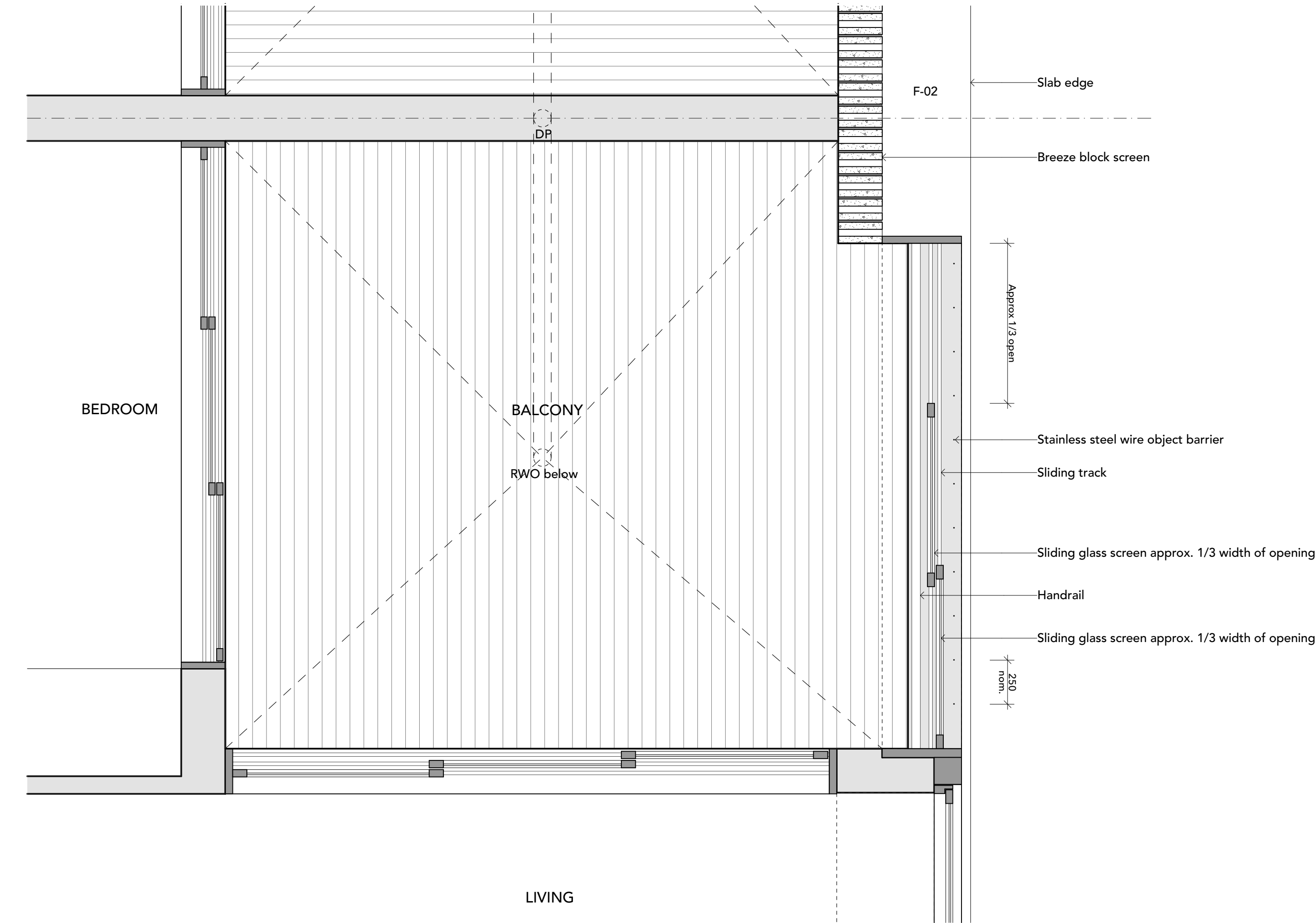
Rev
A-500- 1
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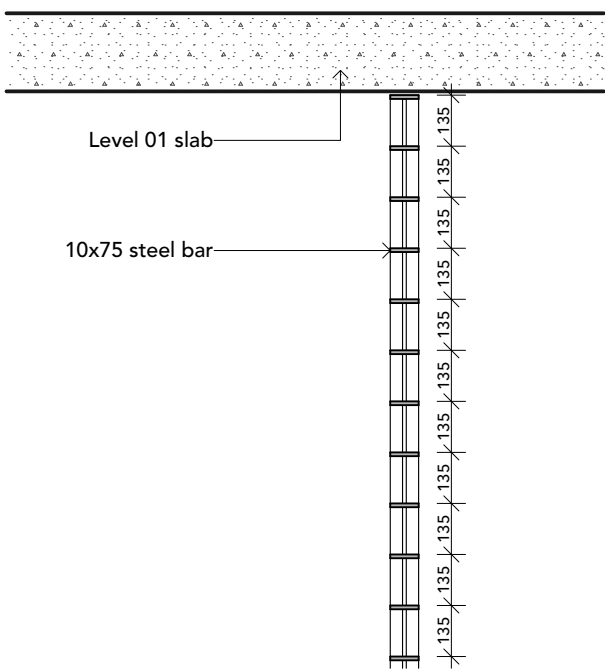
Typical Balcony Detail - Section



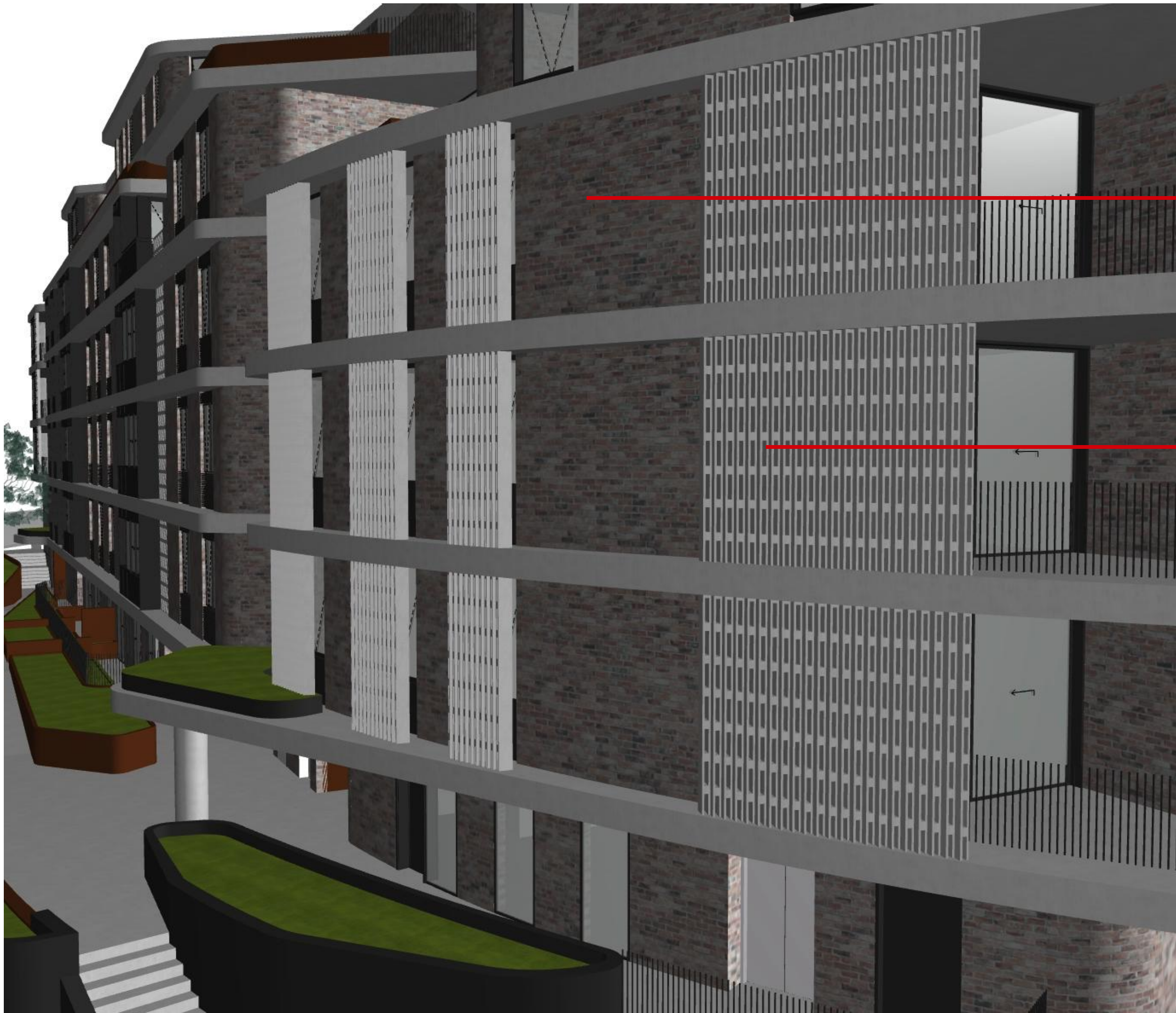
Typical Balcony Detail - Elevation



Typical Balcony Detail - Plan



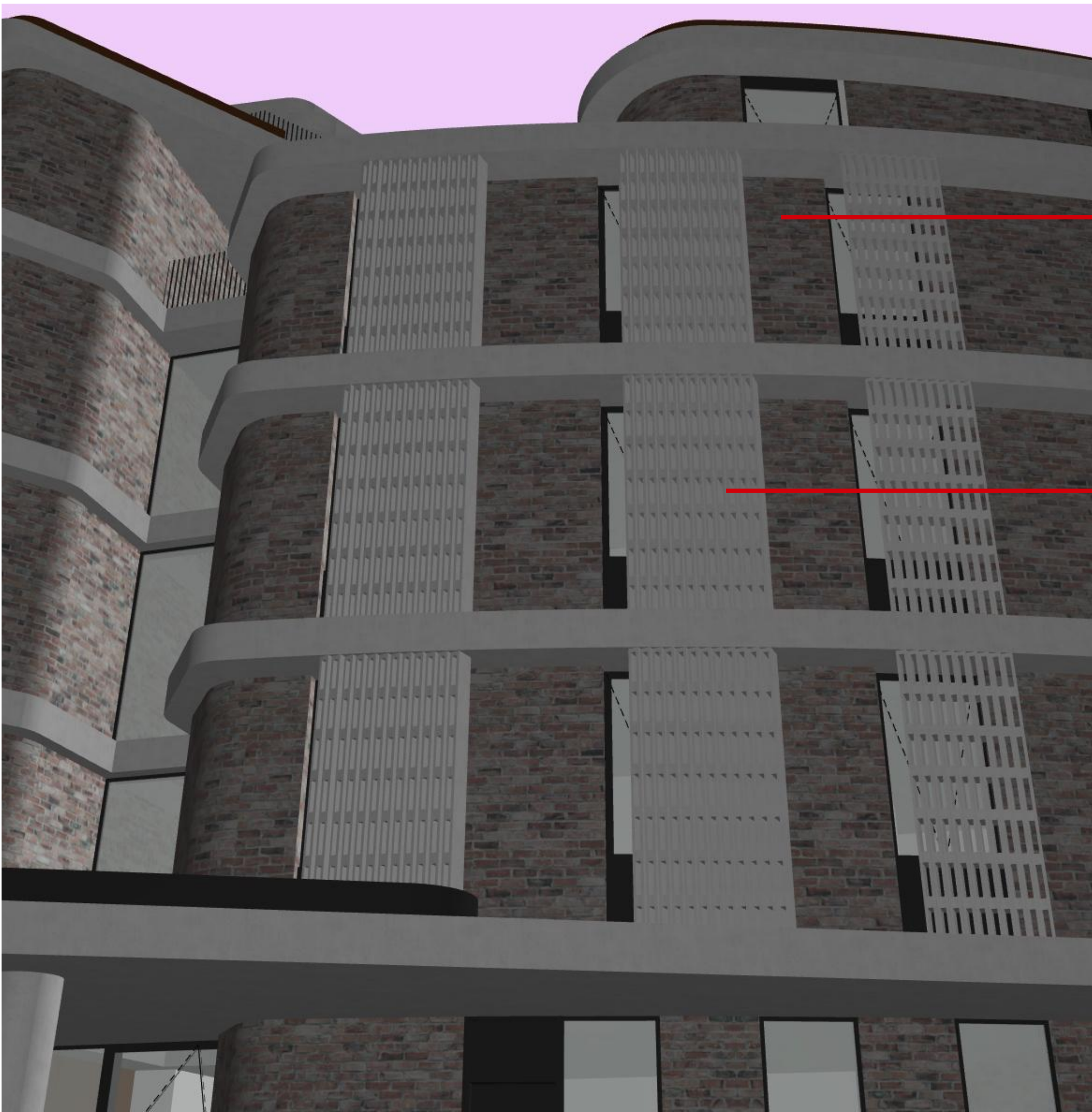
Typical Ground Floor Grill Detail - Section



petersen brick



breeze block



petersen brick



breeze block

REV	DESCRIPTION	DRAWN	Issue Date	REV	DESCRIPTION	DRAWN	Issue Date
1	2024/01/24 Amendments	BWICJ	21/04/21				

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Project
120C Old Canterbury Road_Summer Hill

Title
hood perspectives.

Job No.	#Pn	Draw No.	Rev
Scale	1:1184.7, 1:147.8	A-400-0	4
Date	21/04/21	02	
Drawn/Checked	BWICJ		

