

RESIDENTIAL DEVELOPMENT - 588-592 PRINCES HIGHWAY, ROCKDALE

for

MOWENO Pty Ltd

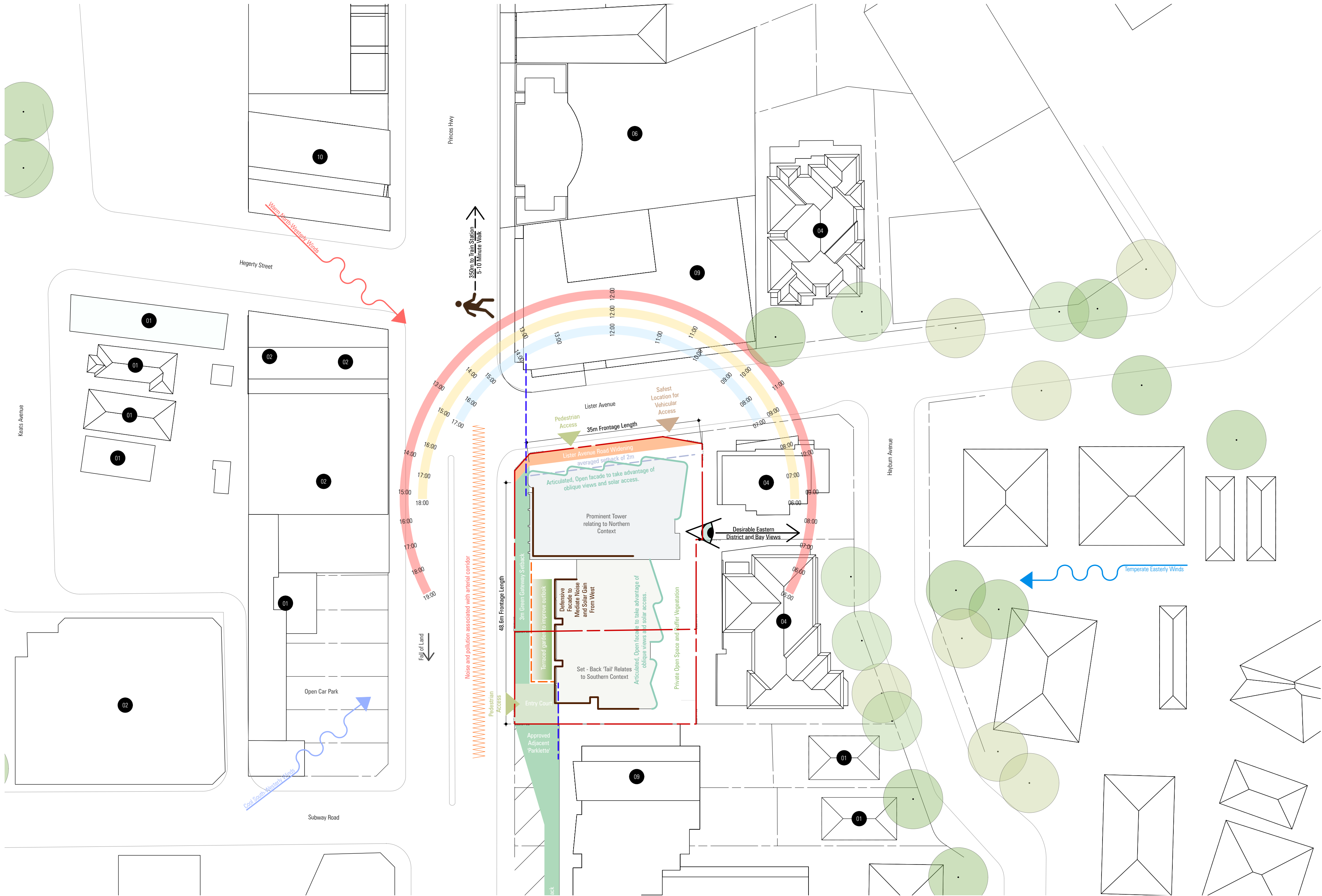
DA2 0000	DRAWING LIST	NTS
DA2 0001	SITE ANALYSIS	1:500
DA2 0002	BUILT FORM DEVELOPMENT	NTS
DA2 0003	EXISTING SITE + BOUNDARY ADJUSTMENT	1:200
DA2 0004	DEMOLITION + EXCAVATION	1:200
DA2 1000	PLANS_BASEMENTS 03 + 04	1:200
DA2 1001	PLANS_BASEMENTS 01 + 02	1:200
DA2 1002	PLANS_LEVELS 00 + 01	1:200
DA2 1003	PLANS_LEVELS 02 + 03	1:200
DA2 1004	PLANS_TYPICAL LEVELS + TERRACE	1:200
DA2 1005	PLANS_TOWER + ROOF	1:200
DA2 2000	SECTION 01_THRU' DRIVEWAY	1:200
DA2 3001	SECTION 02_LONGITUDINAL	1:200
DA2 2002	SECTION 03_THRU' TOWER	1:200
DA2 2003	SECTION 04_THRU' TAIL	1:200
DA2 3000	ELEVATION_NORTH	1:200
DA2 3001	ELEVATION_EAST	1:200
DA2 3002	ELEVATION_SOUTH	1:200
DA2 3003	ELEVATION_WEST	1:200
DA2 4000	DETAIL_MATERIALS + COLORS	NTS
DA2 4001	DETAIL_LISTER AVE STREET CONDITION	1:100
DA2 4002	DETAIL_PRINCES HWY STREET CONDITION	1:100
DA2 4003	DETAIL_PODIUM GARDEN + SCREEN	1:50
DA2 4004	DETAIL_VEHICULAR LAYOVER SECTION	1:50
DA2 4005	DETAIL_PRINCES HWY STREETScape	1:500
DA2 4100	DETAIL_1 BED APARTMENTS	1:100
DA2 4101	DETAIL_2 BED APARTMENTS	1:100
DA2 4102	DETAIL_2 BED APARTMENTS	1:100
DA2 4103	DETAIL_2 BED APARTMENTS	1:100
DA2 4104	DETAIL_2 BED APARTMENTS	1:100
DA2 4105	DETAIL_2 BED APARTMENTS	1:100
DA2 4106	DETAIL_2 BED APARTMENTS	1:100
DA2 4107	DETAIL_3 BED APARTMENTS	1:100
DA2 4108	DETAIL_3 BED APARTMENTS	1:100
DA2 5000	METRICS_APARTMENT YIELD	1:500
DA2 5001	METRICS_PARKING YIELD	1:500
DA2 5002	METRICS_VENTILATION	1:500
DA2 5003	METRICS_SOLAR ACCESS	1:500
DA2 5004	METRICS_BASIX COMMITMENTS	1:500
DA2 6000	SHADOWS_WINTER SOLSTICE	1:750
DA2 6001	SHADOWS_EQUINOX	1:750
DA2 6100	SHADOWS_SOLSTICE IMPACT ON 594 PRINCES HWY	1:500
DA2 6101	SHADOWS_EQUINOX IMPACT ON 594 PRINCES HWY	1:500
DA2 6200	SHADOWS_VIEWS FROM SUN - WINTER	NTS
DA2 6201	SHADOWS_VIEWS FROM SUN - EQUINOX	NTS
DA2 7000	PERSPECTIVE VIEW_NORTH EAST	NTS
DA2 7001	PERSPECTIVE VIEW_NORTH WEST	NTS
DA2 7002	PERSPECTIVE VIEW_SOUTH WEST	NTS
DA2 8000	NOTIFICATION PLAN	1:1000



ACKNOWLEDGEMENT

We acknowledge the Gadigal and Wangal of the Eora Nation, the Traditional Custodians of the land on which we work and live, and pay our respects to Elders past, present and emerging. If we care for Country, it will care for us.





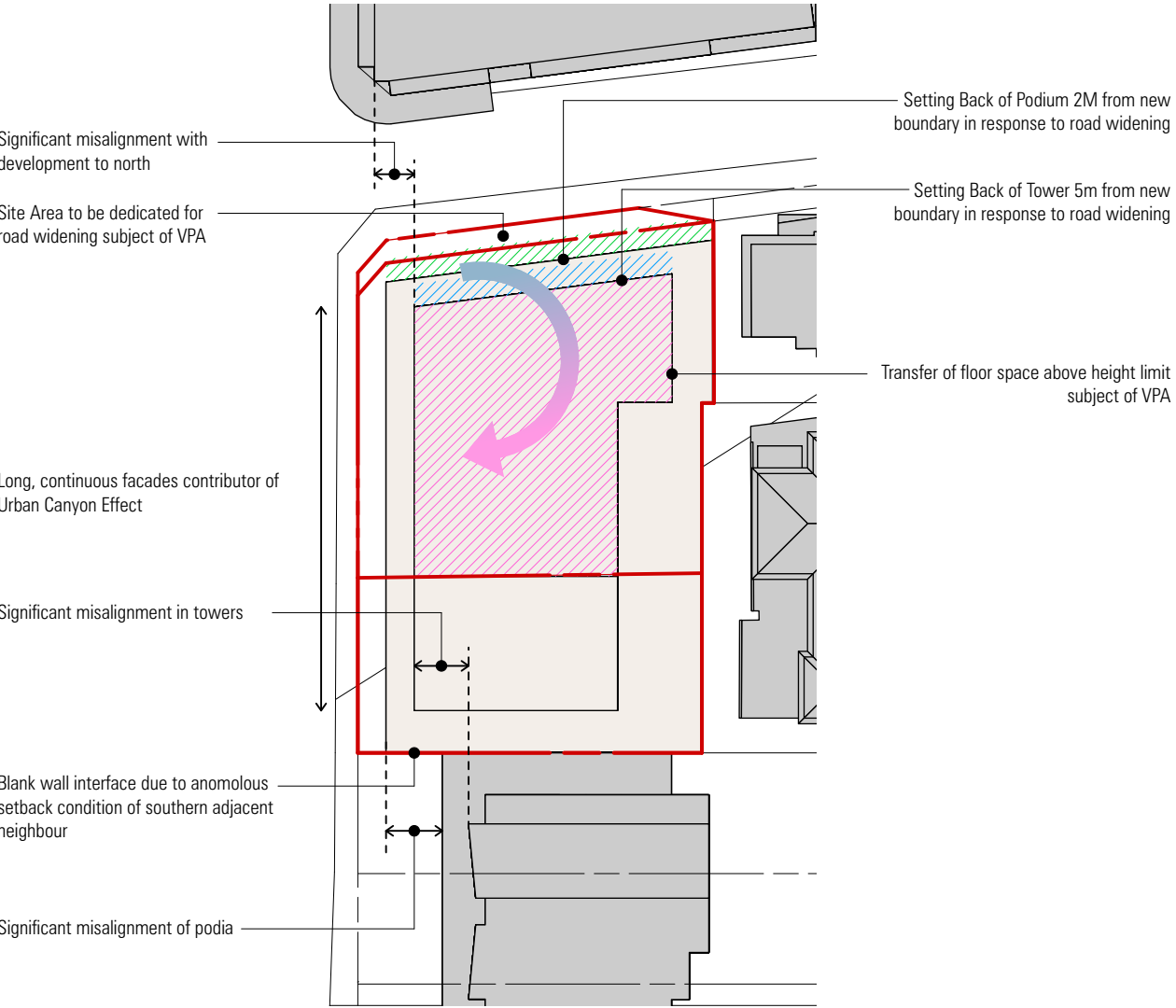
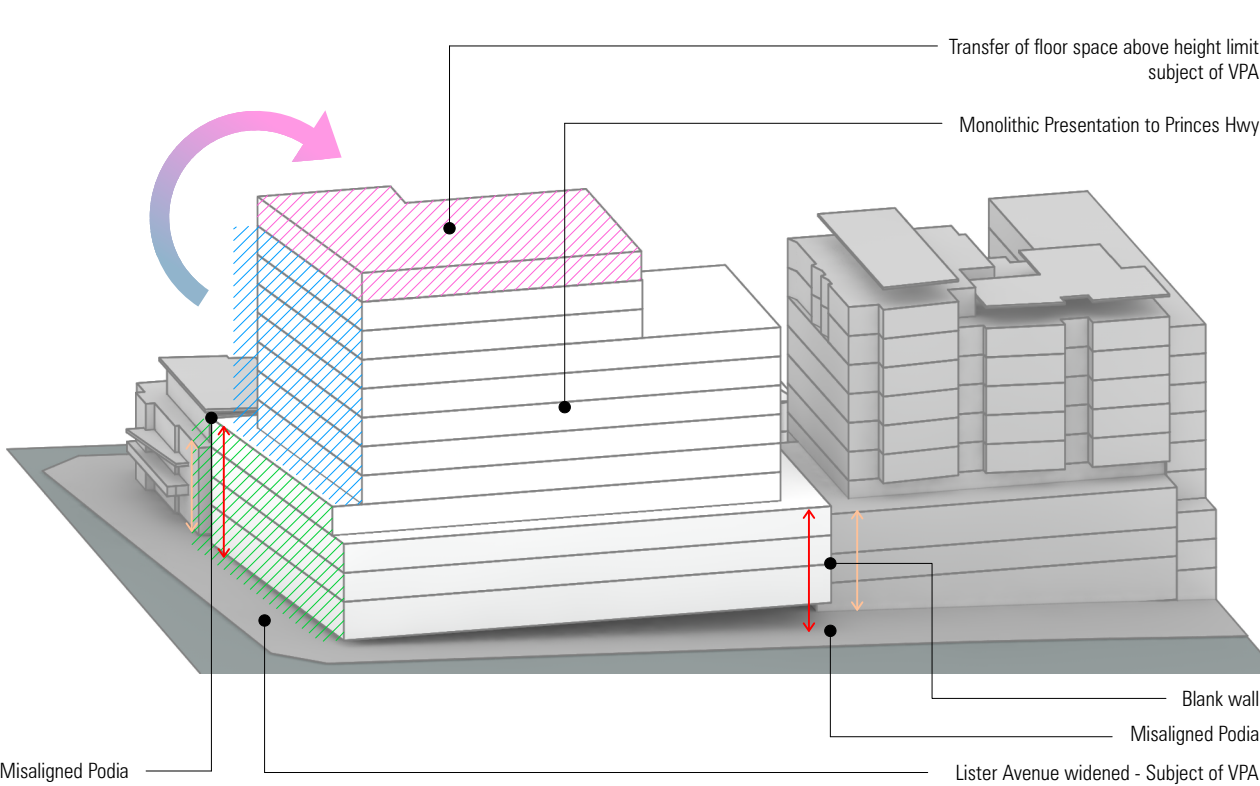


Effect of Road Widening + Compliance

The VPA sets out transfer of yield lost from road widening to floor space above height limit at Northern portion of site.

Adopting Rockdale Town Centre setbacks (DCP 2011 Arterial Edge and Local Edge conditions) setbacks and LEP Height limits (34m and 31m) results in a form which interfaces unsympathetically with existing and approved adjacent development.

Envelope Area = 13,596sqm Approx GFA = 9,795sqm



'Tower and Tail'

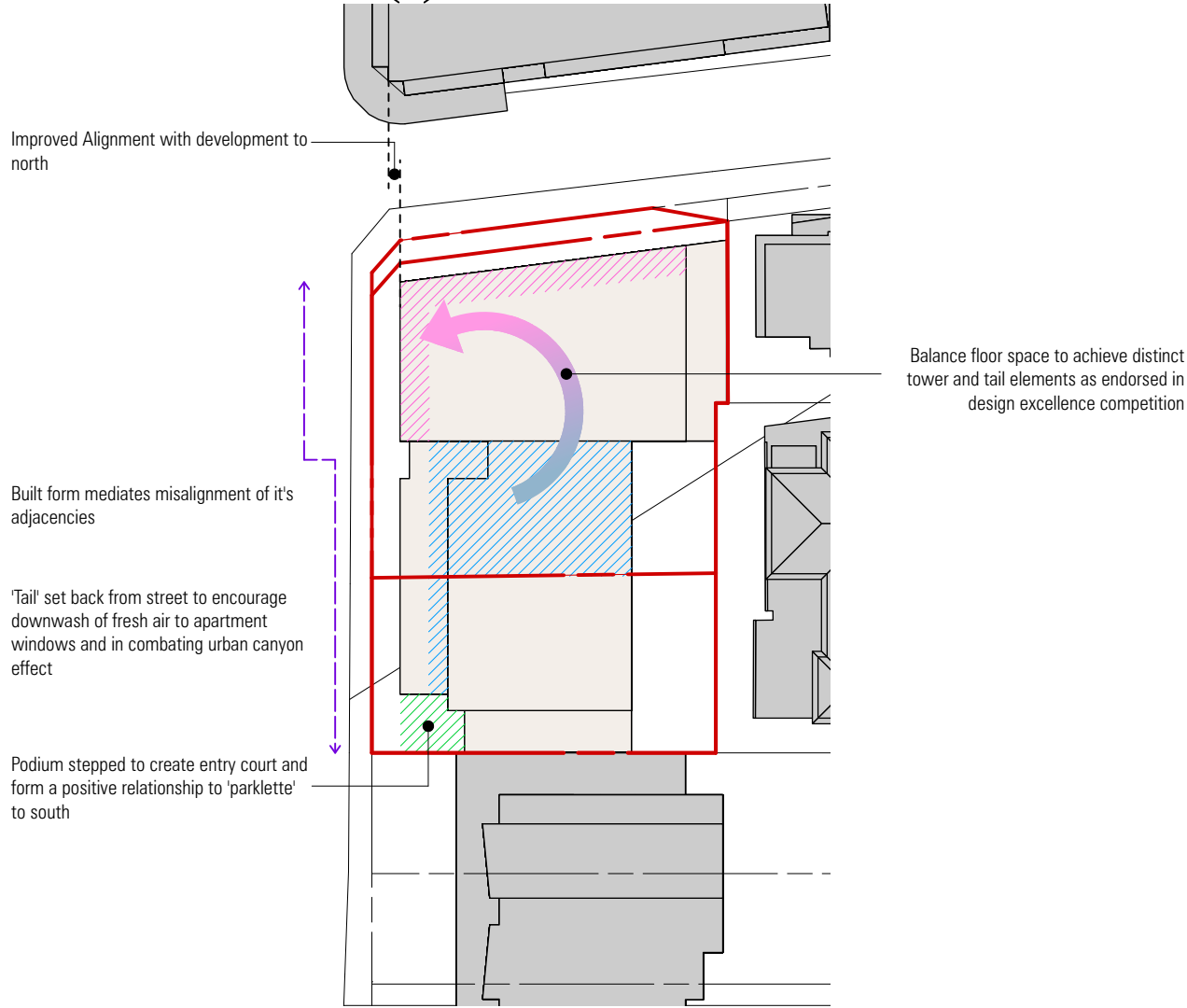
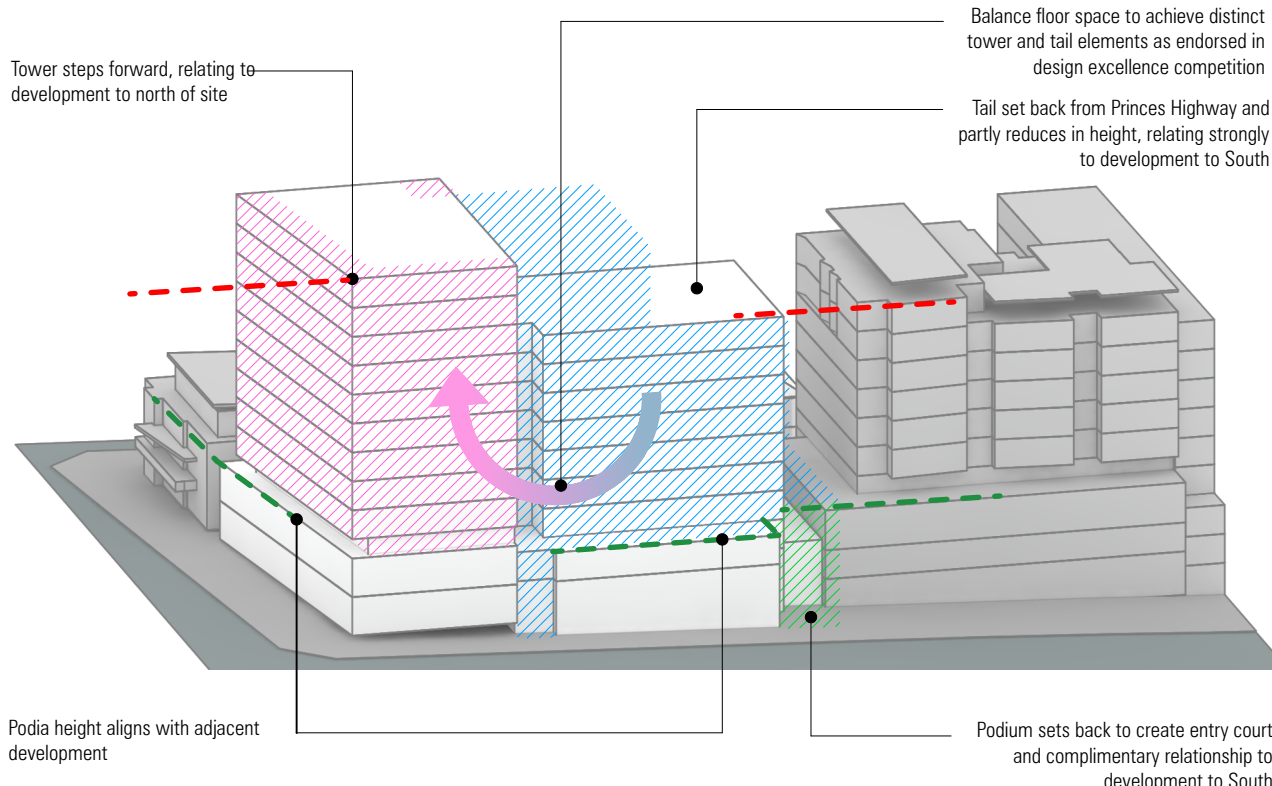
The Tower and Tail form proposal was endorsed by jurors of the design excellence competition as the key formal response to the site. The approach has been adopted by transferring and balancing envelope mass and enhanced further by;

1) sympathetically adjoining approved development to south in which anomolous setbacks have been proposed;

2) relating more directly to Northern adjacent development; and

3) ensuring podia heights are consistent with adjoining datum.

Envelope Area = 12,649sqm (7% reduction) Approx GFA = 9,112sqm



Orientation and Articulation

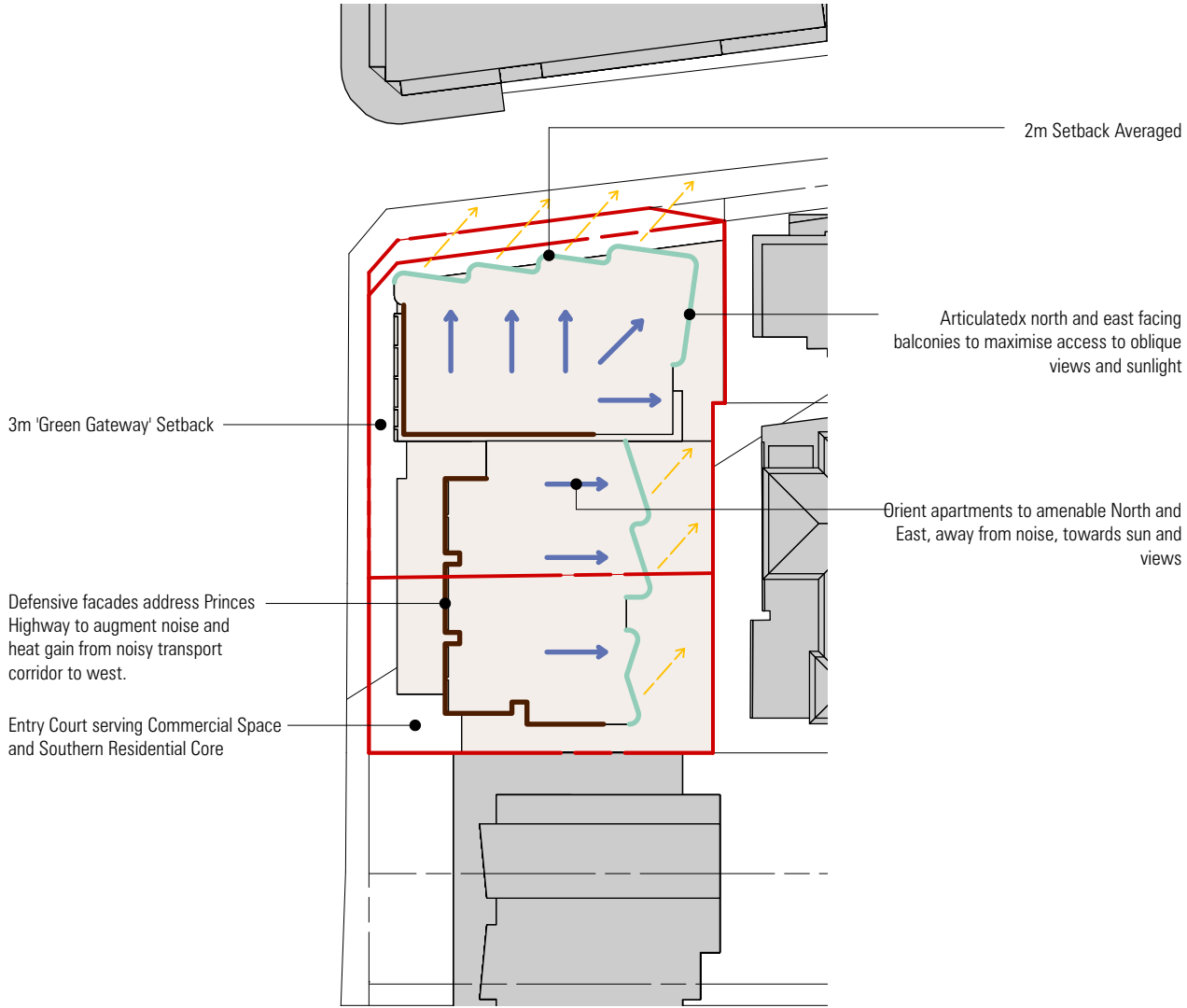
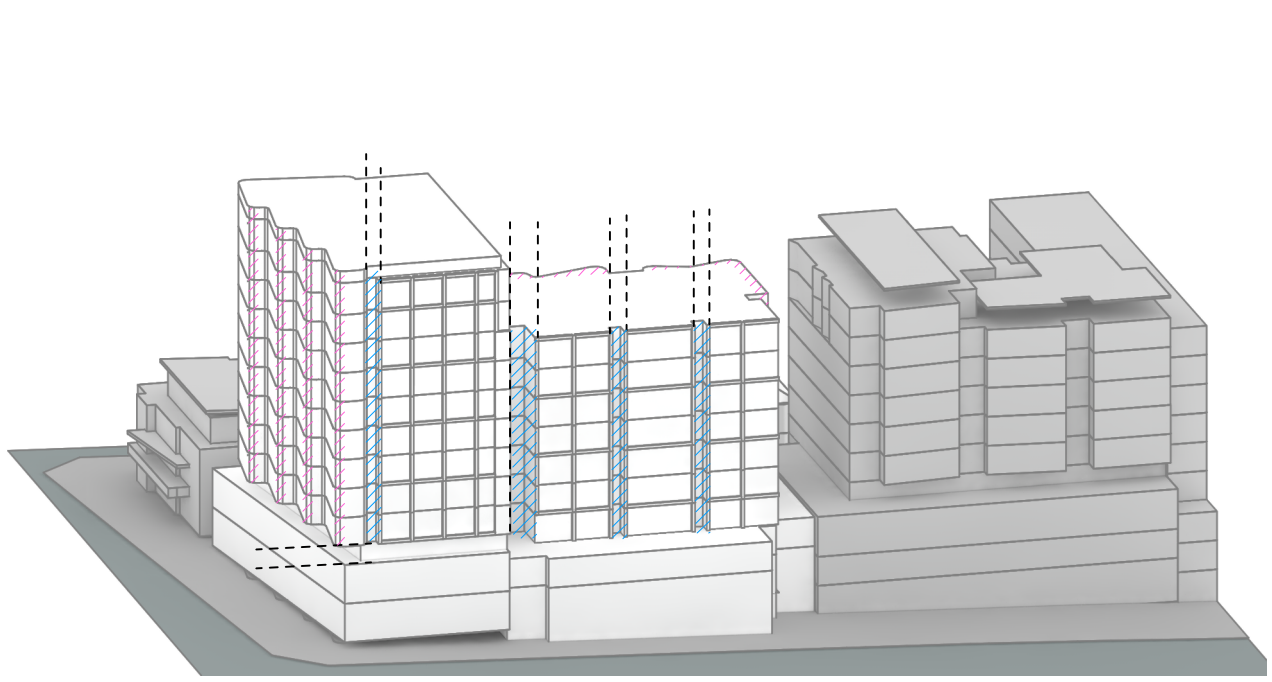
The proposal orients apartments towards the North and East where favorable views and solar access are enjoyed.

No single apartment faces solely towards princess Highway.

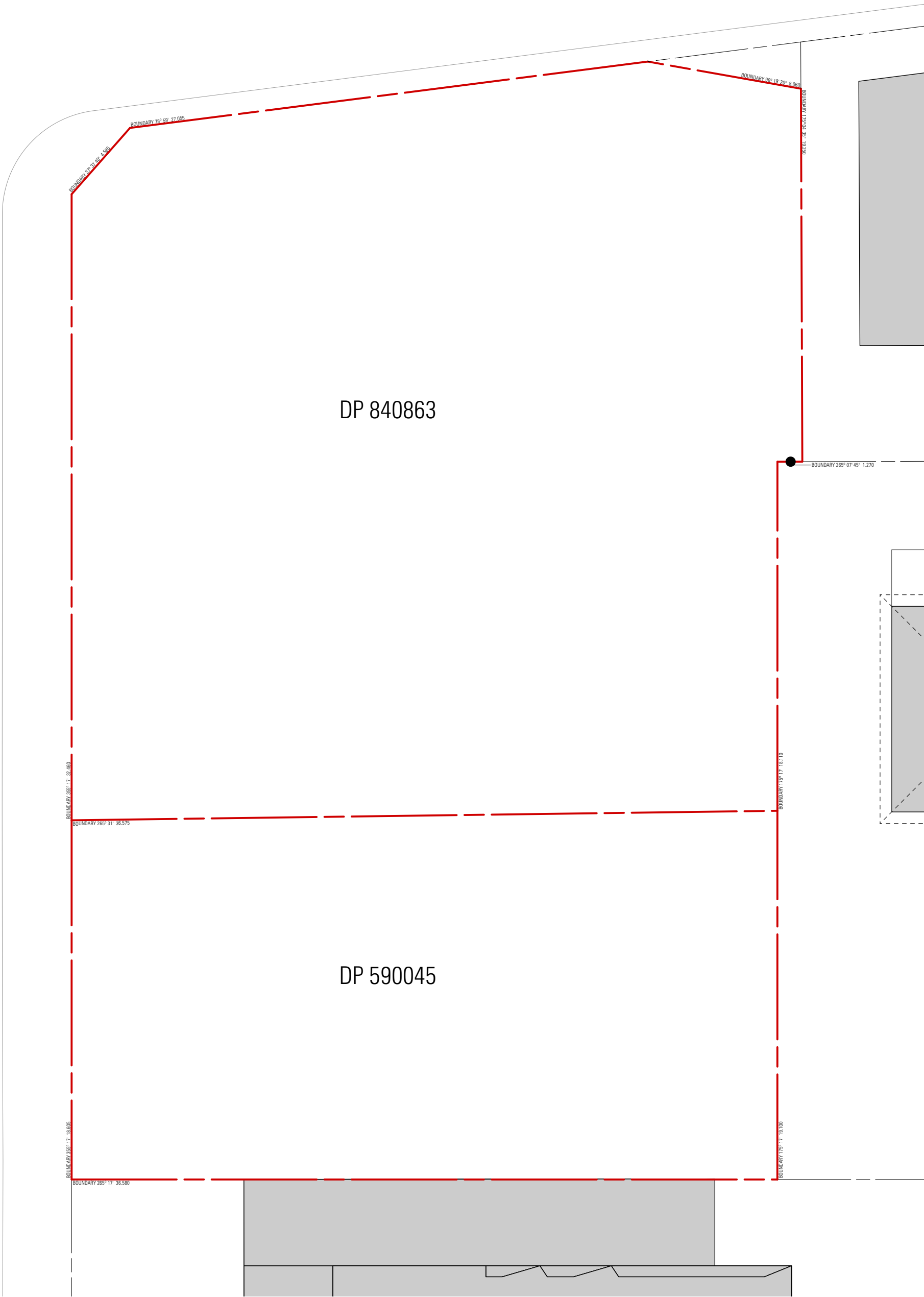
This amenity-driven approach is enhanced by facade treatments and articulations which expand available views control insolation and protect residents against traffic noise associated with the transport corridor of Princes Highway.

The environmental conditions of the site has generated responsive facades which are either defensive or open depending on orientation and context.

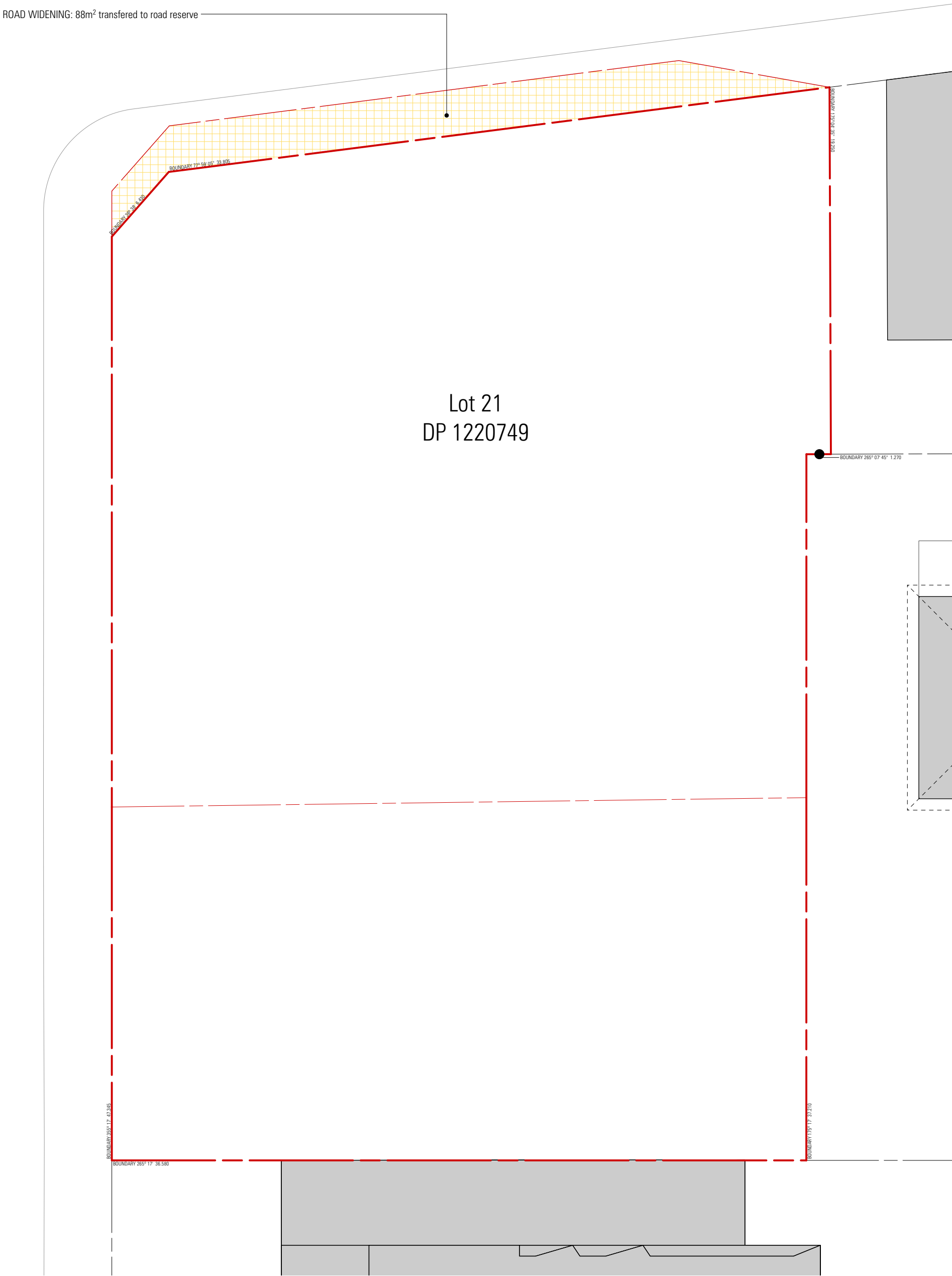
Envelope Area = 12,927sqm (5% reduction) Actual GFA = 9,312sqm







EXISTING SITE BOUNDARY



BOUNDARY ADJUSTMENT - SUBJECT SITE

EXISTING SITE + BOUNDARY ADJUSTMENT

1724 - DA2 0003 C

**MAKO ARCHITECTURE**  
SUITE 108  
59 MARLBOROUGH ST  
SURRY HILLS NSW 2010  
ARCH. REG. NO. 8886[NSW] 19020[VIC]  
WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
131-157 LONDON CIRCUIT  
CANBERRA CITY 2601  
2569[ACT]

PROJECT DETAILS  
NEW RESIDENTIAL DEVELOPMENT @  
588-592 PRINCES HIGHWAY, ROCKDALE  
for  
MOWENO Pty Ltd

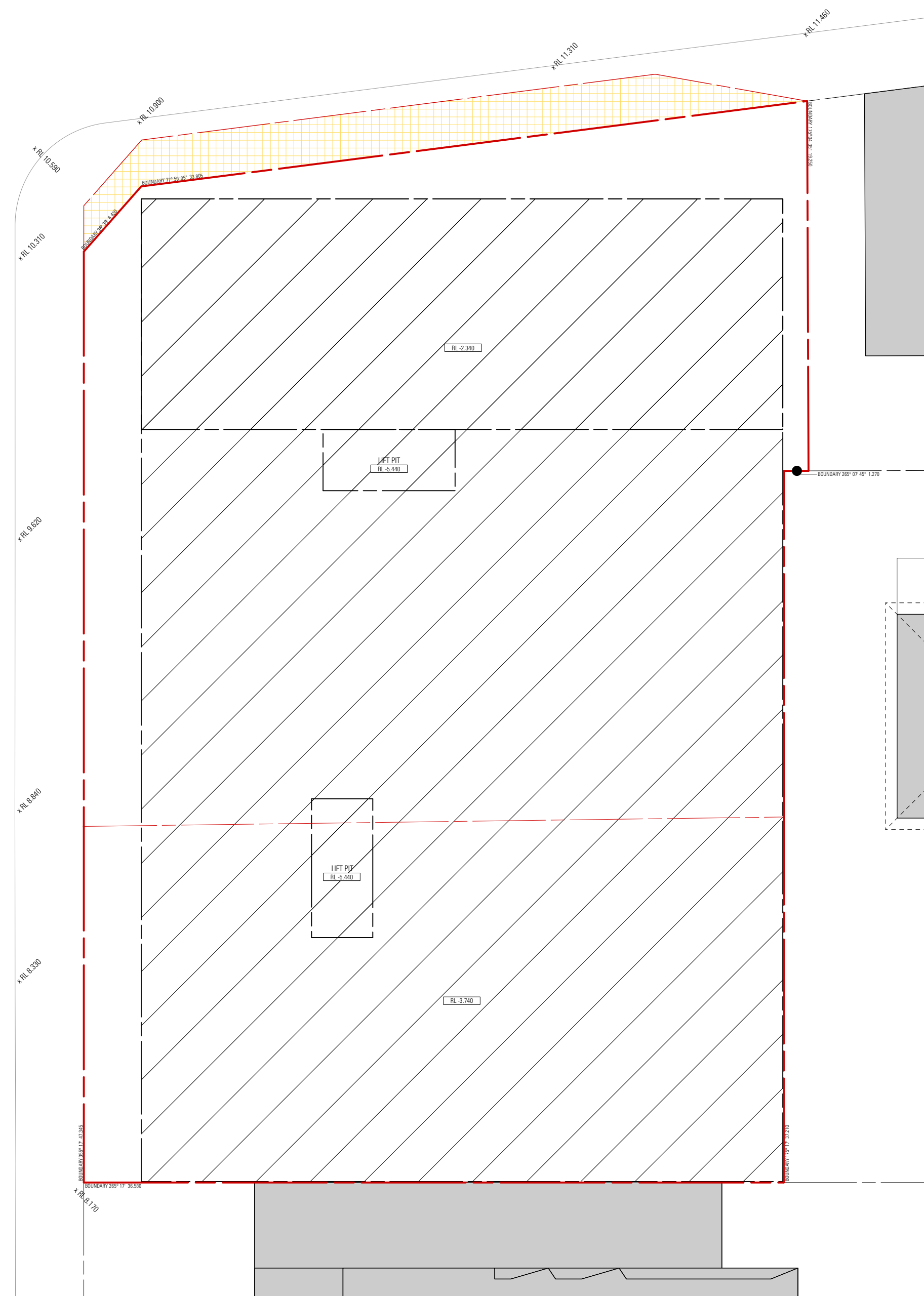
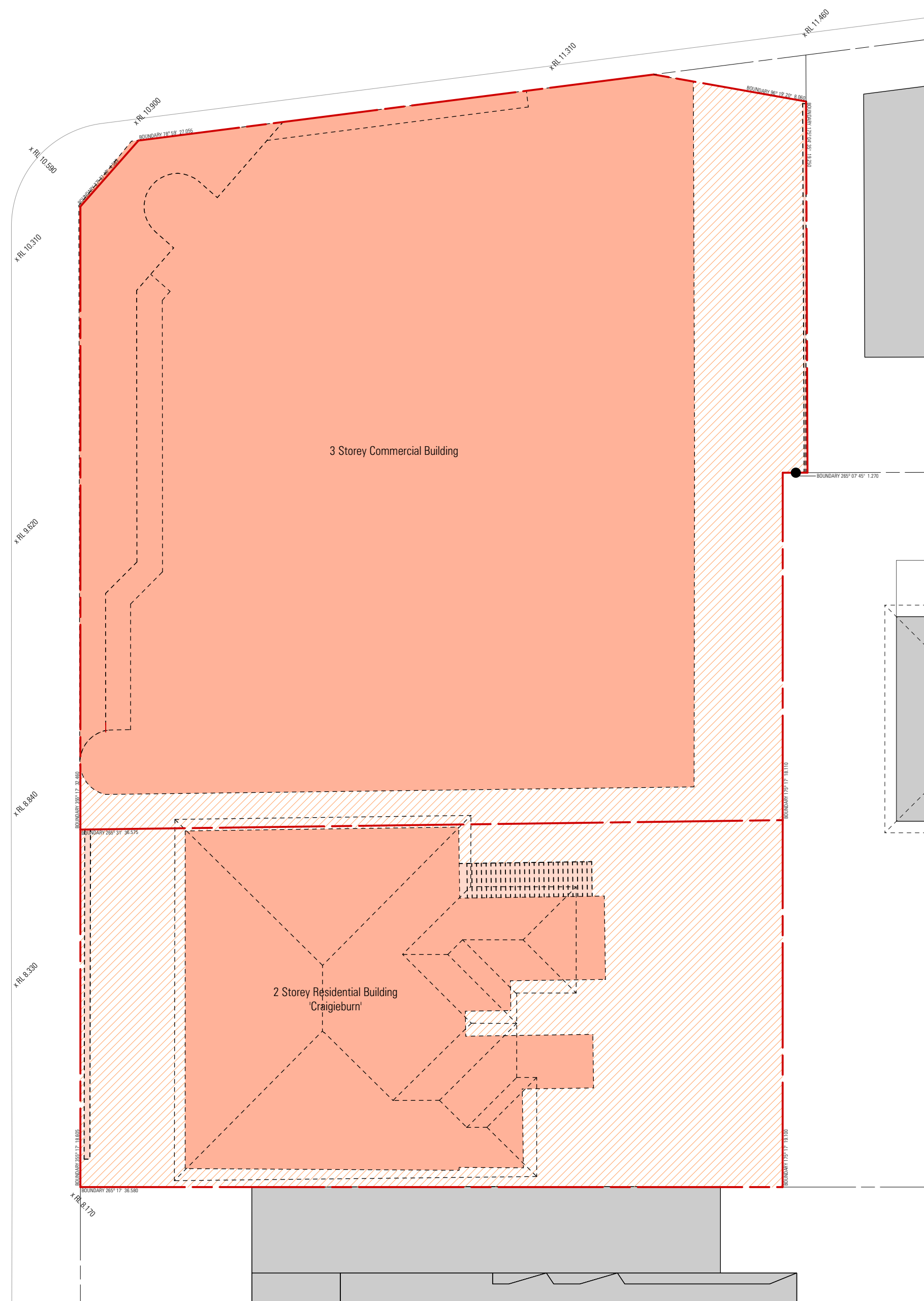
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work to figured dimensions. do not scale off drawings  
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report all discrepancies to the project manager

LEGEND

REVISIONS	
A	11/2/22 - DA2
B	-
C	8/6/2022 - RAISE BLDG 200mm TO ADDRESS STORMWATER

STATUS  
**FOR DA SUBMISSION**  
DATE  
8/6/2022  
1724\_0000 ANALYSIS.vwx





## DEMOLITION PLAN

## EXCAVATION PLAN

DEMOLITION + EXCAVATION  
1724 - DA2 0004 C

STATUS  
FOR DA SUBMISSION

STATUS  
SUBMISSION  
DATE  
8/6/2022  
1724 0000 ANALYSIS.vwx

1724\_0000 ANALYSIS.vwx

1724\_0000 ANALYSIS.vwx

1724\_0000 ANALYSIS.vwx



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LEGEND

Indicates extent of buildings to be demolished

Indicates extent of driveways/ramps to be demolished

Indicates extent of excavation - RL's noted on plan

REVISIONS	
A	11/2/22 DA2
B	-
C	8/6/2022 RAISE BLDG 200mm TO ADDRESS STORMWATER

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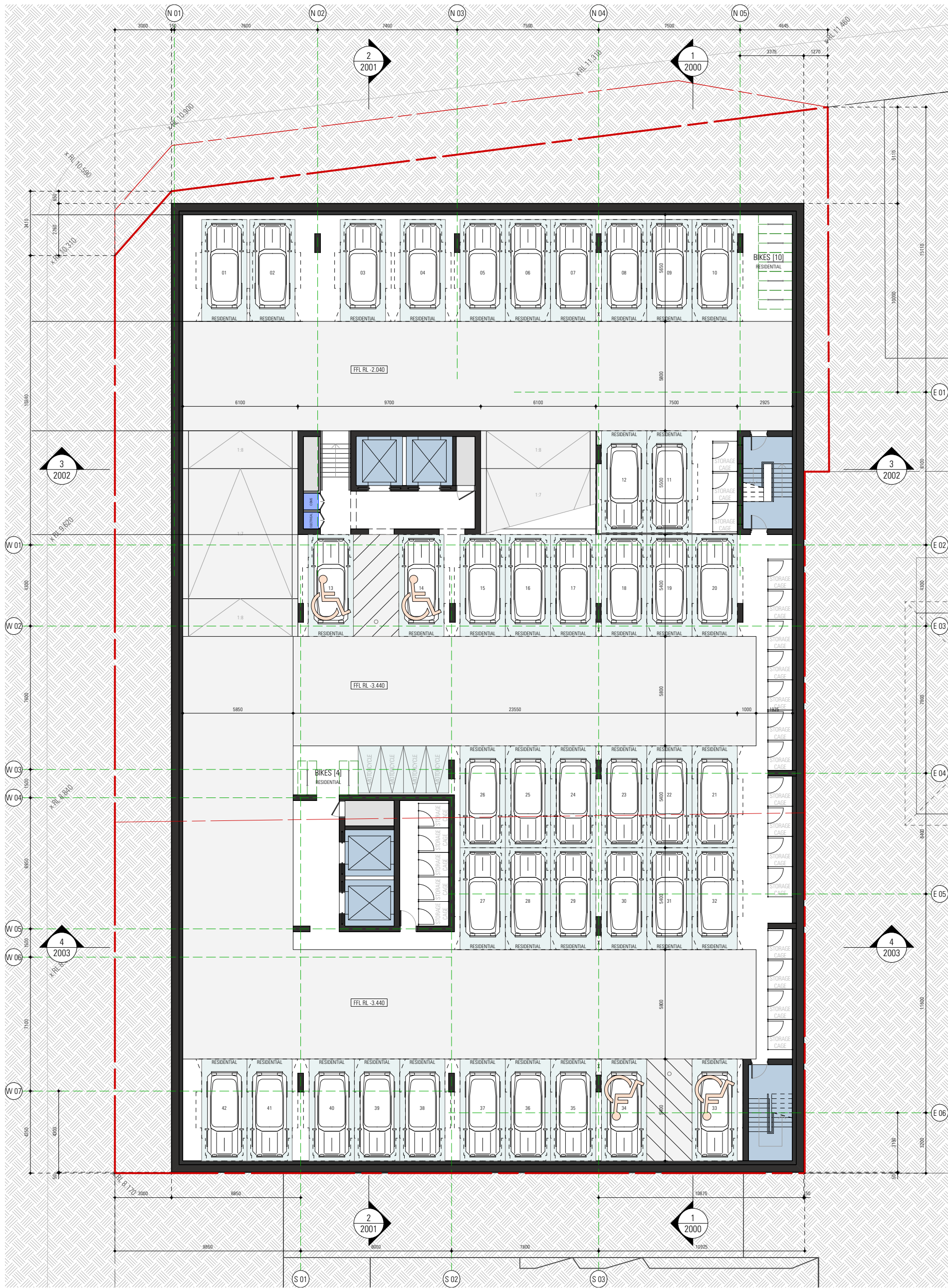


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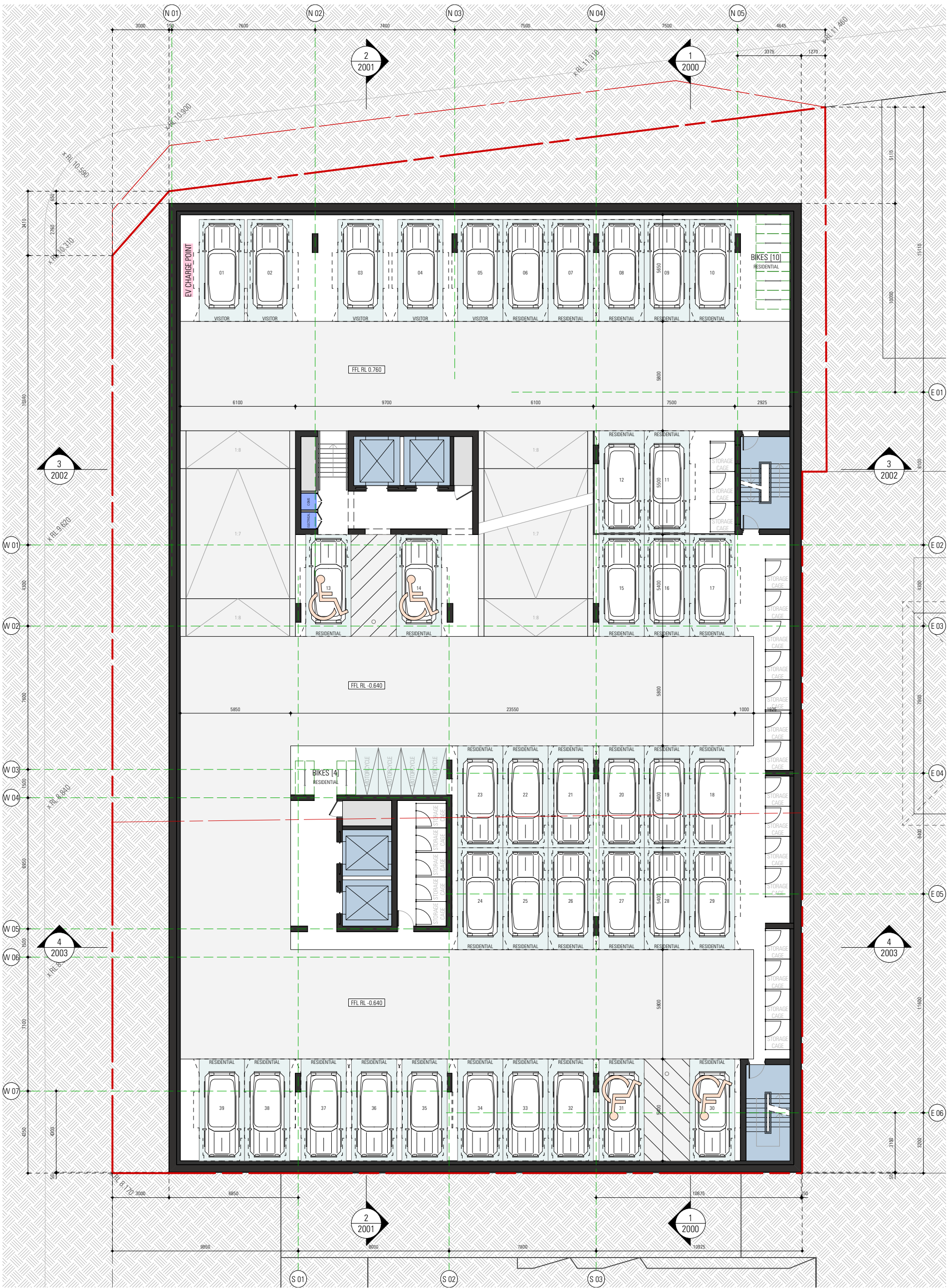


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BASEMENT 04



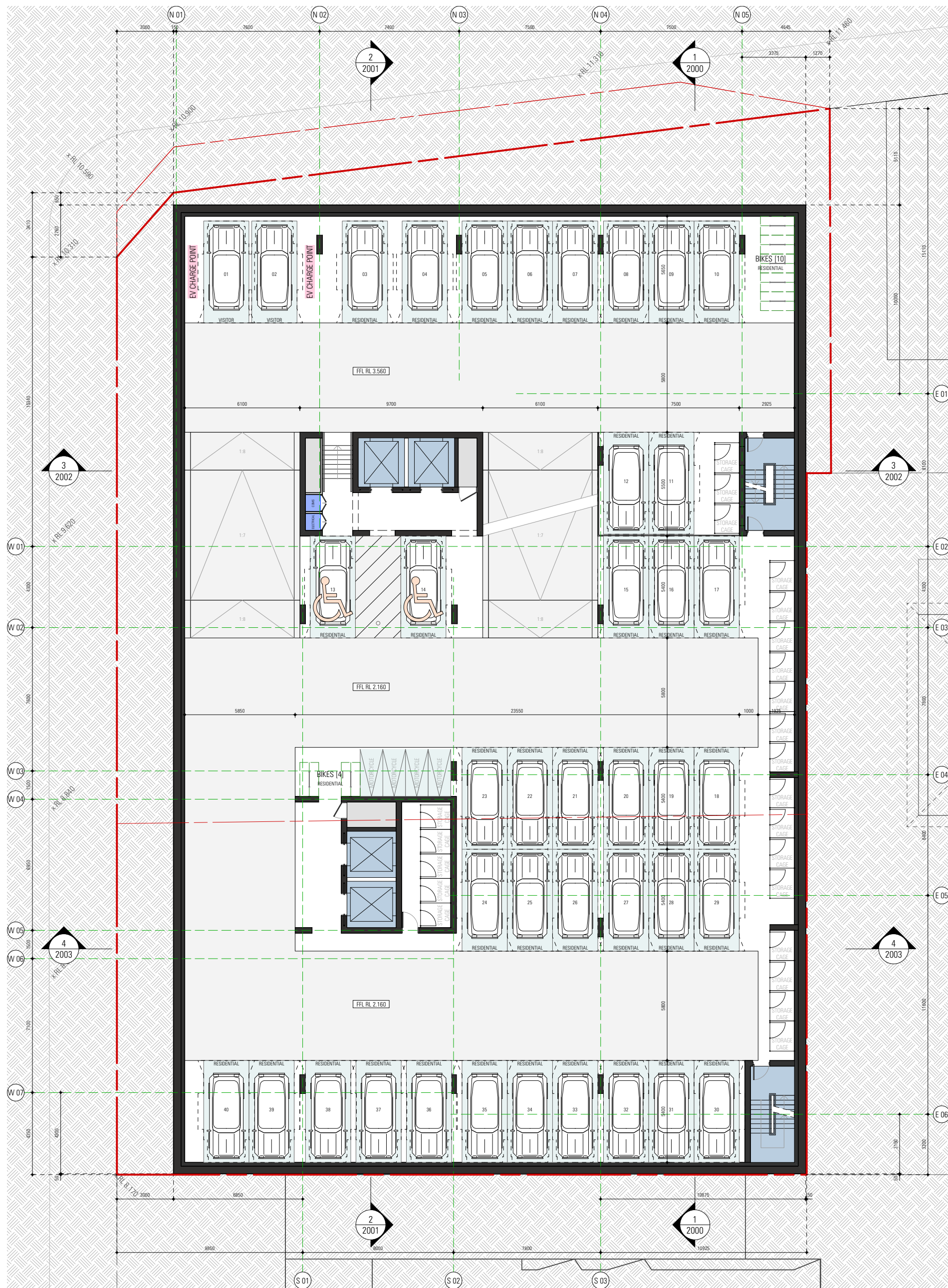
BASEMENT 03

LEGEND

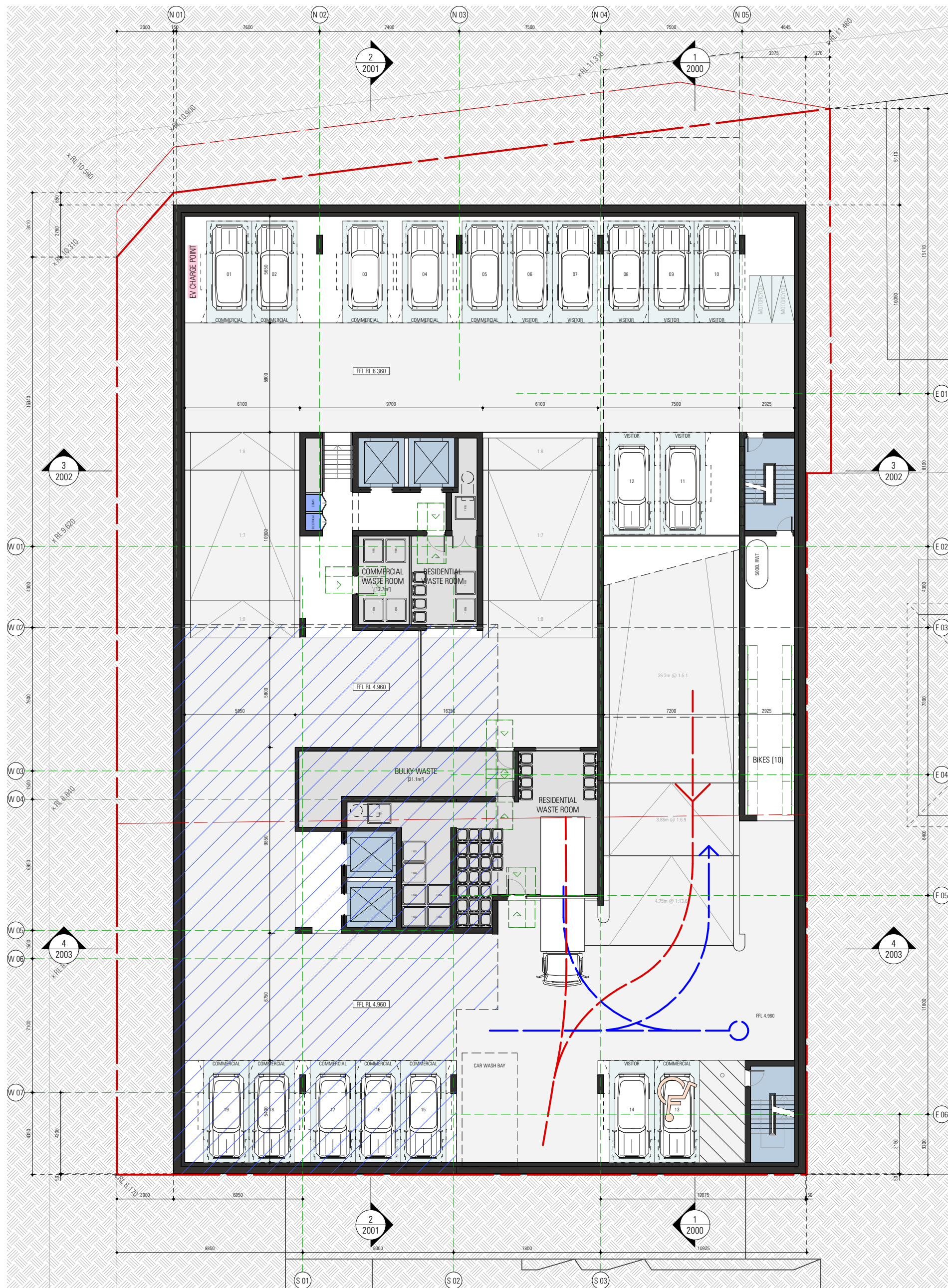
Indicates 1 Bed Unit	Indicates 2 Bed 1 Bath Unit	Indicates 3 Bed Unit	Indicates Vertical Circulation	Indicates Retail/Commercial Space
Indicates 1 Bed + Study Unit	Indicates 2 Bed 2 Bath Unit	Indicates Private Open Space	Indicates Horizontal Circulation	Indicates Retail/Food + Beverage

REVISIONS	DA2
A 11/2/22	DRP REVISION
B 11/5/22	RAISE BLDG 200mm TO ADDRESS STORMWATER
C 8/6/2022	



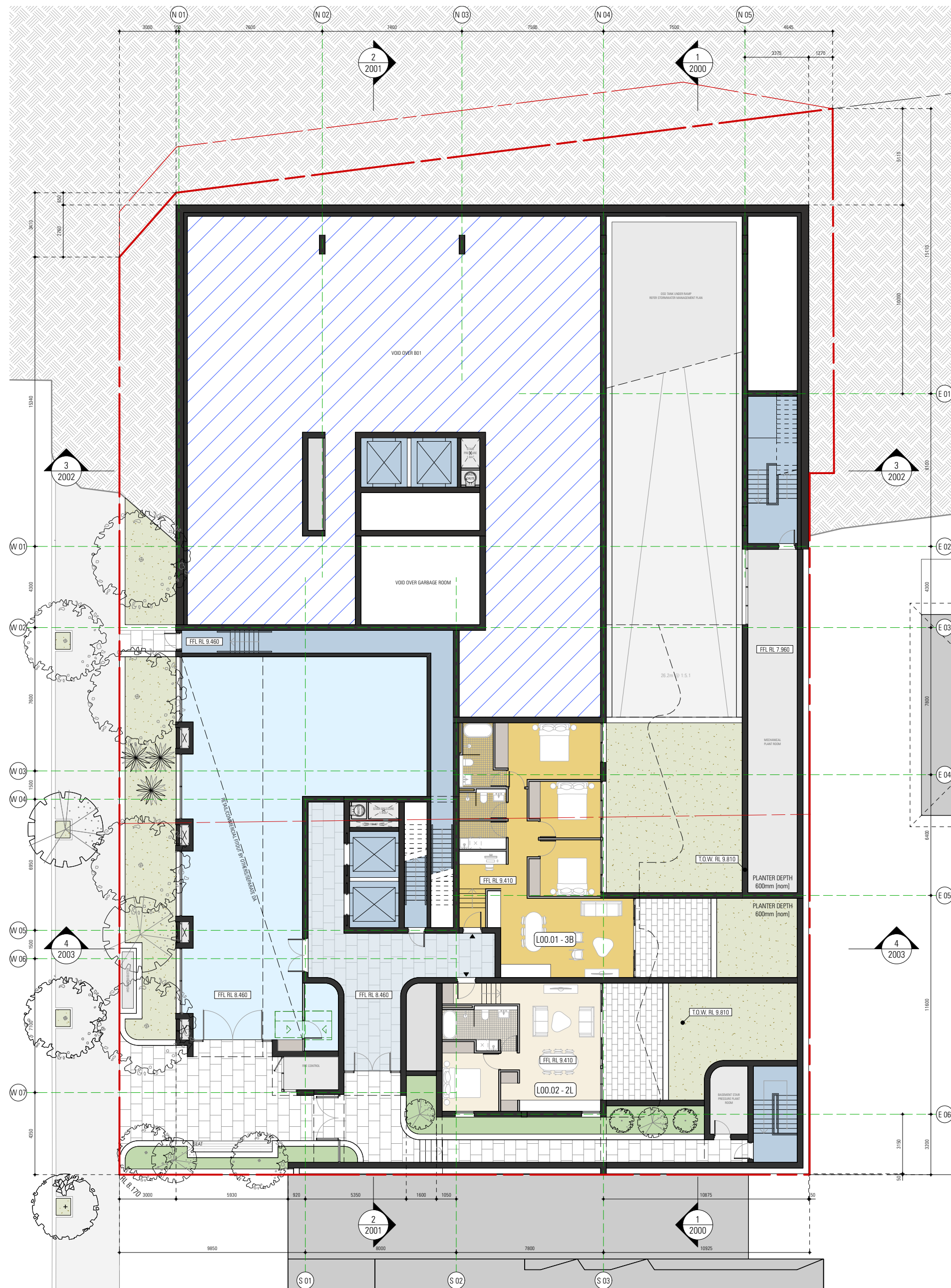


BASEMENT 02

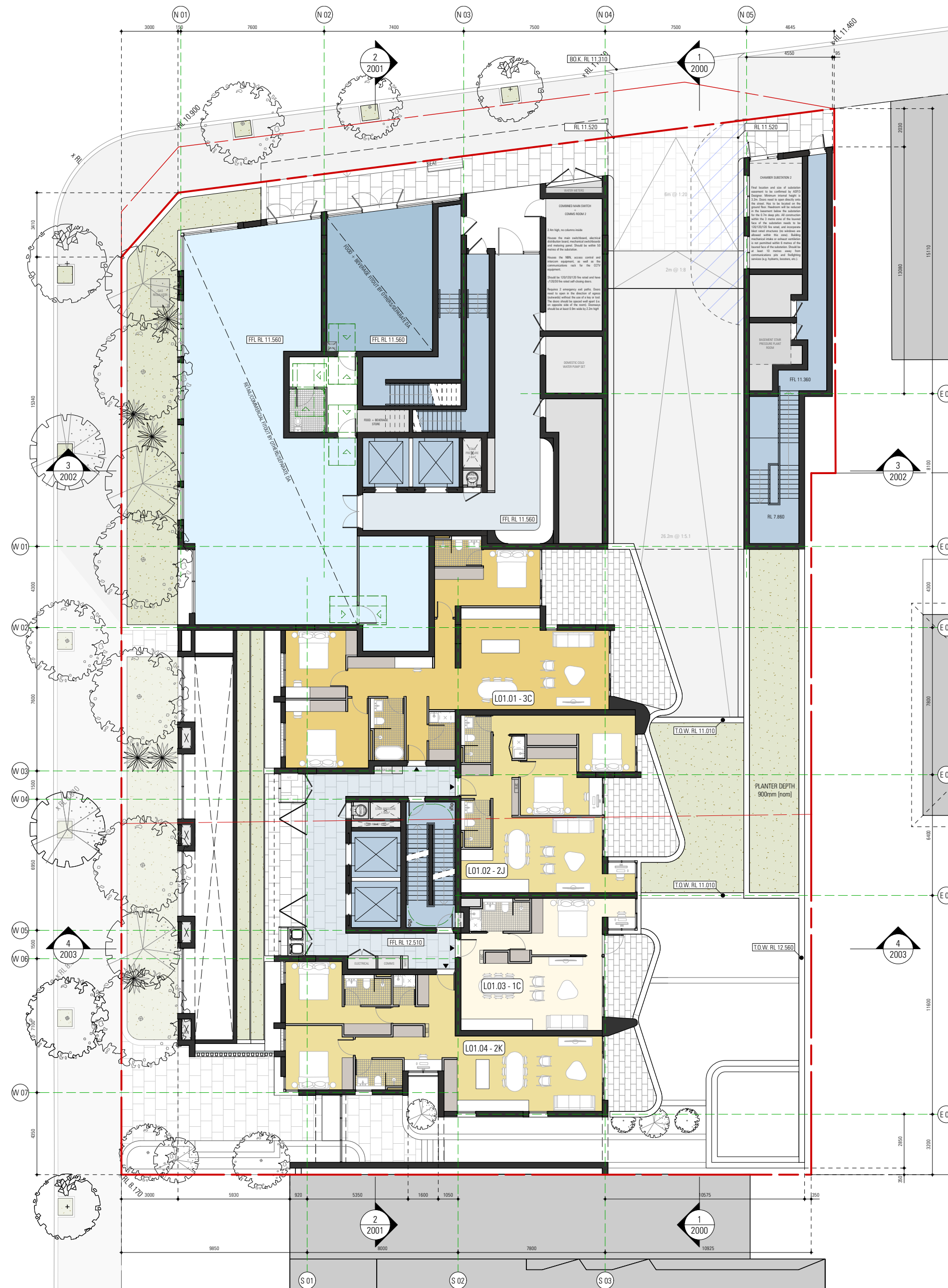


BASEMENT 01\_SERVICE ACCESS





LEVEL 00\_PRINCES HWY ENTRY



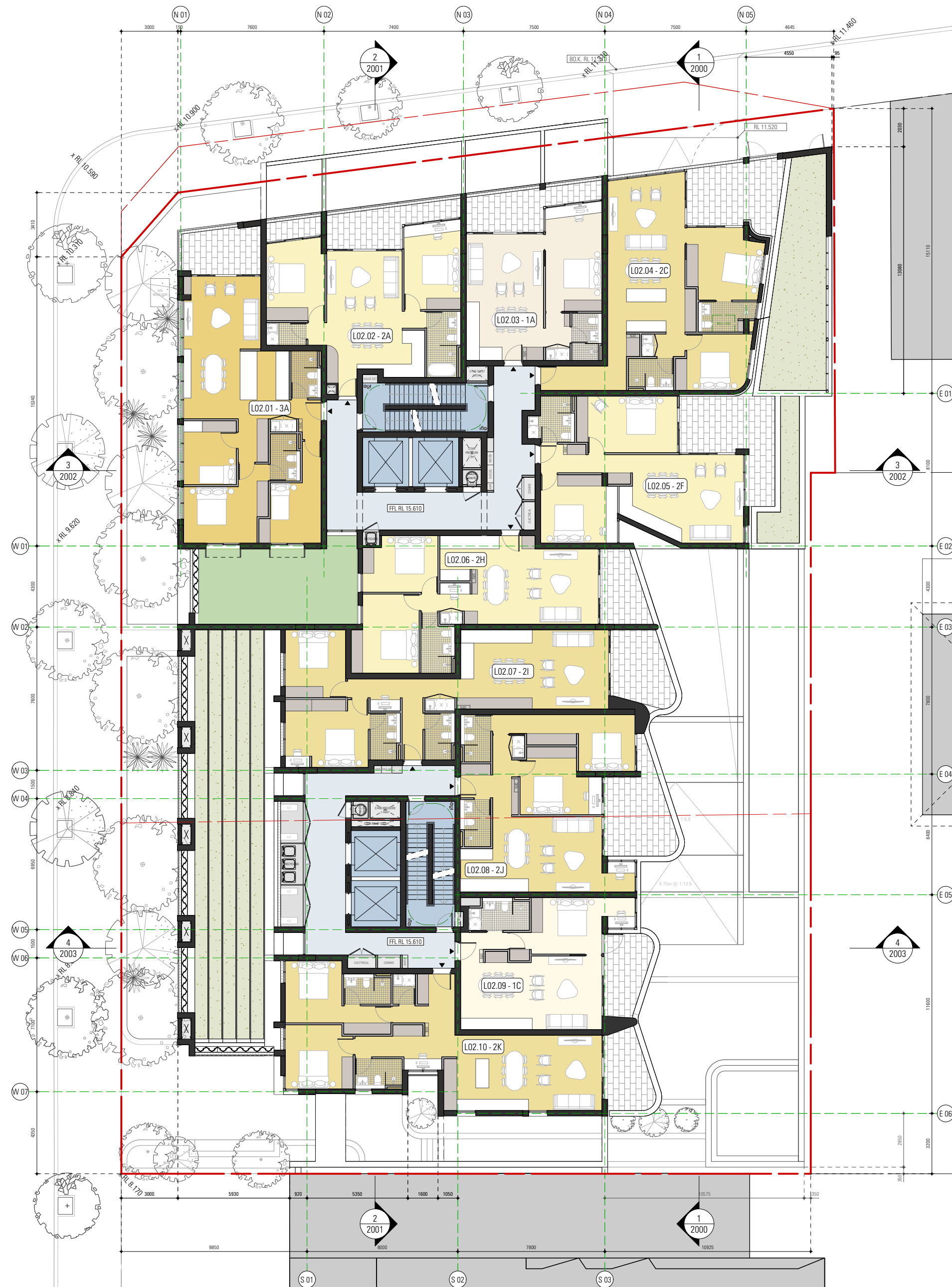
LEVEL 01\_LISTER AVE ENTRY

LEGEND

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REVISIONS	
A	11/2/22 DA2
B	11/5/22 DRP REVISION
C	8/6/2022 RAISE BLDG 200mm TO ADDRESS STORMWATER





LEVEL 02



LEVEL 03

LEGEND

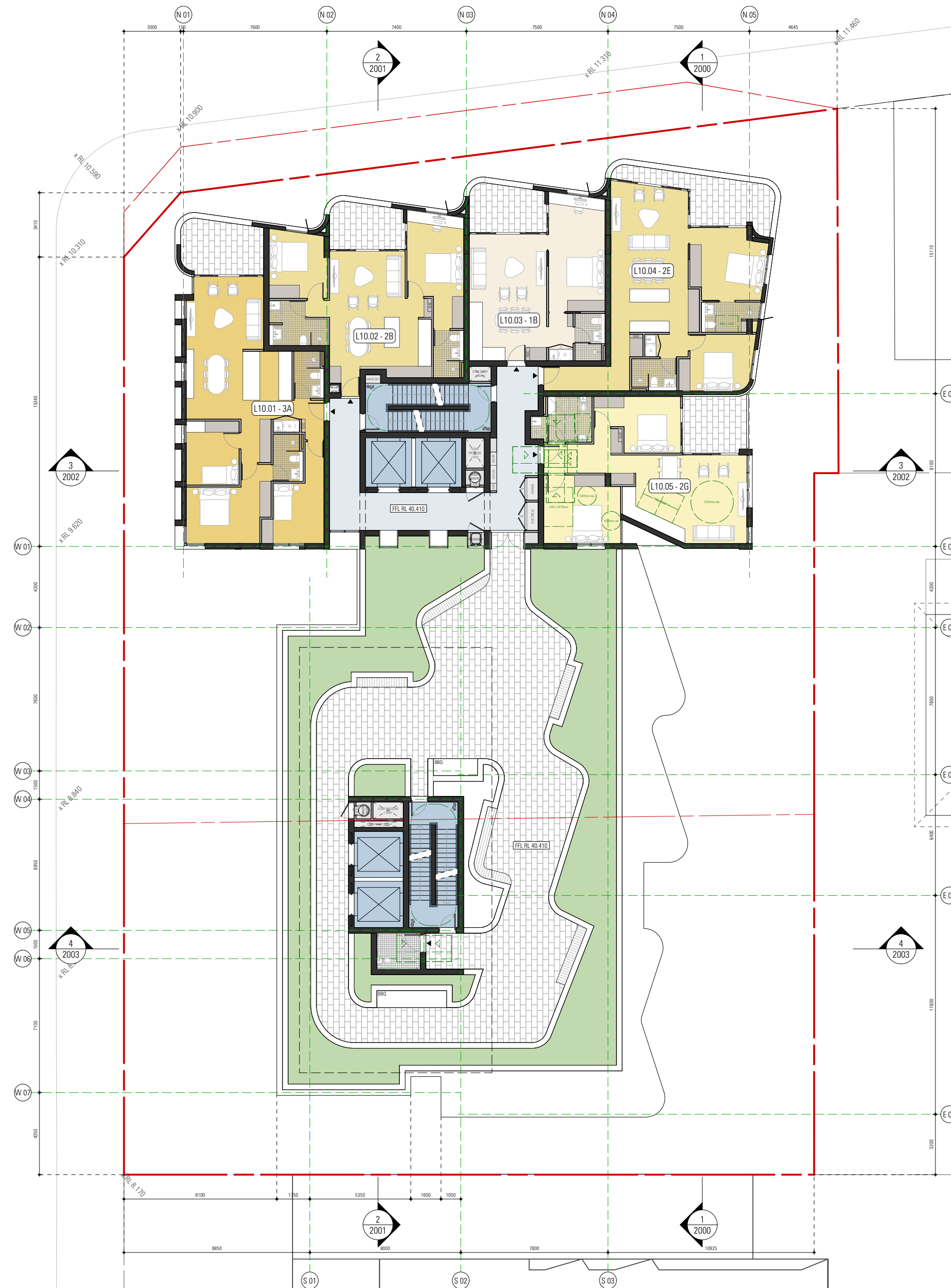
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REVISIONS	STATUS
A - 11/2/22 - DA2	DA2
B - 11/5/22 - DRP REVISION	DRP REVISION
C - 8/6/2022 - RAISE BLDG 200mm TO ADDRESS STORMWATER	RAISE BLDG 200mm TO ADDRESS STORMWATER



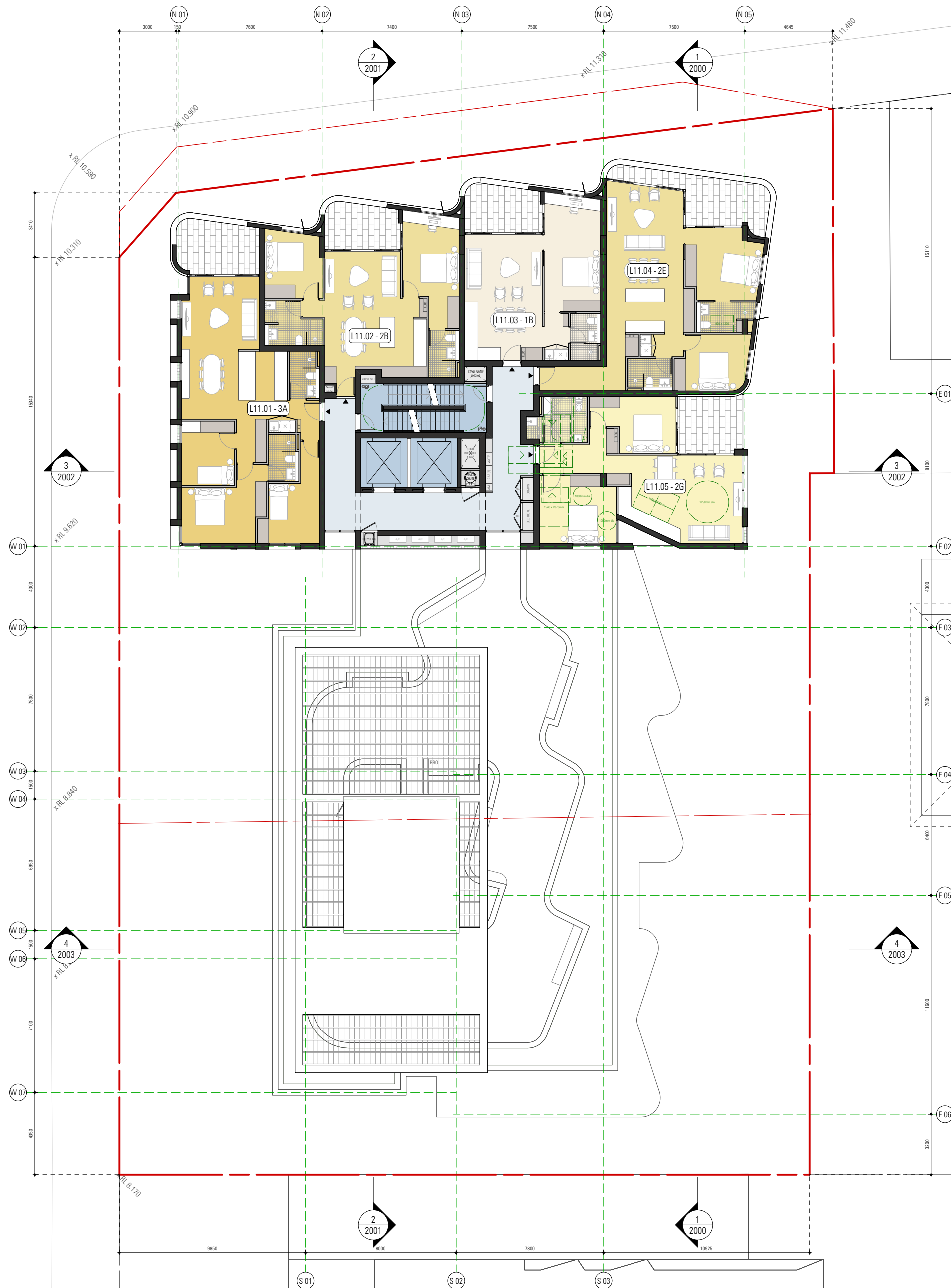


LEVELS 04 - 09\_TYPICAL

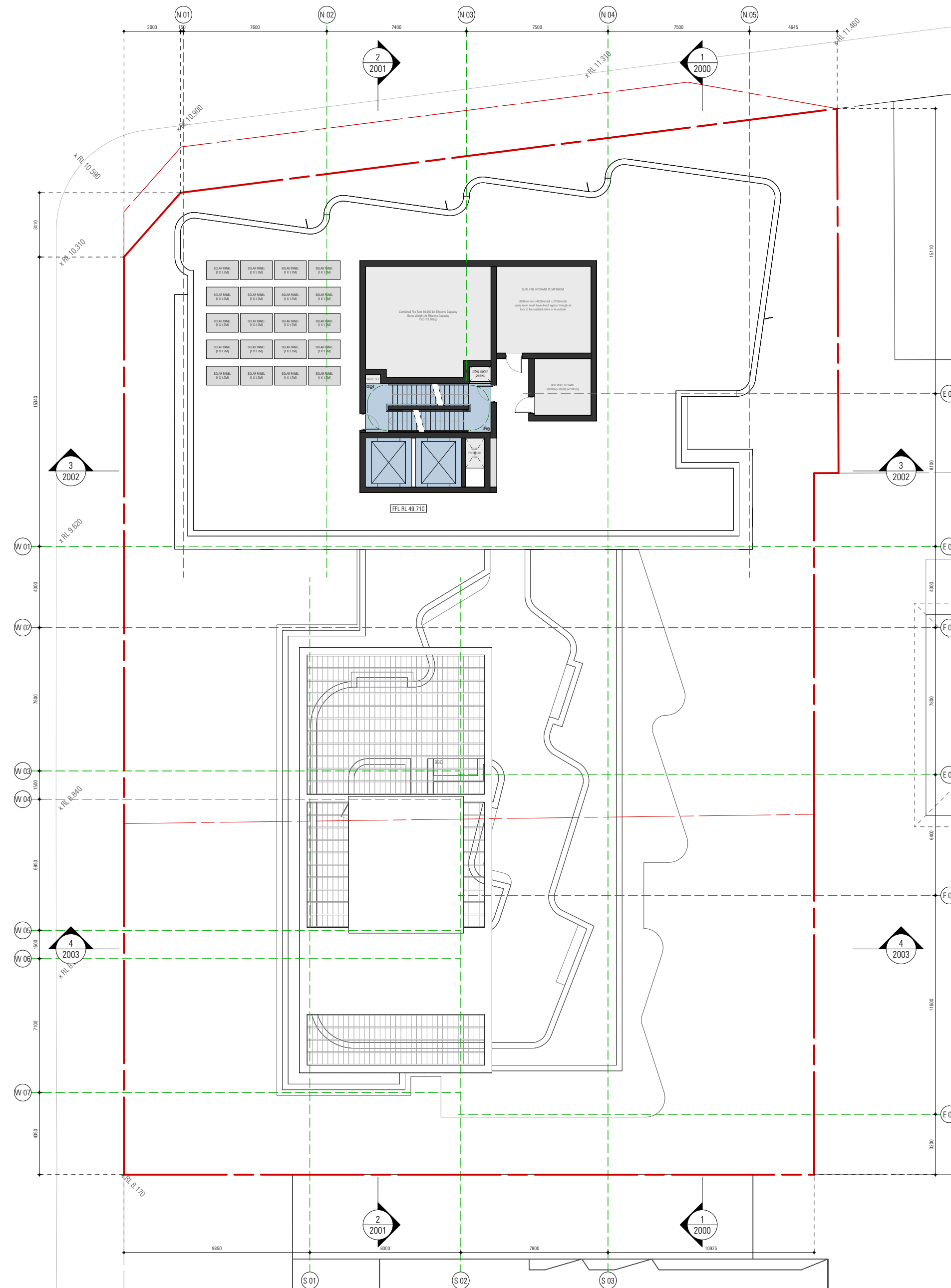


LEVEL 10\_TOWER + TERRACE

## PLANS\_TYPICAL LEVELS + TERRACE 1724 - DA2 1004 C



LEVEL 11 + 12\_TOWER



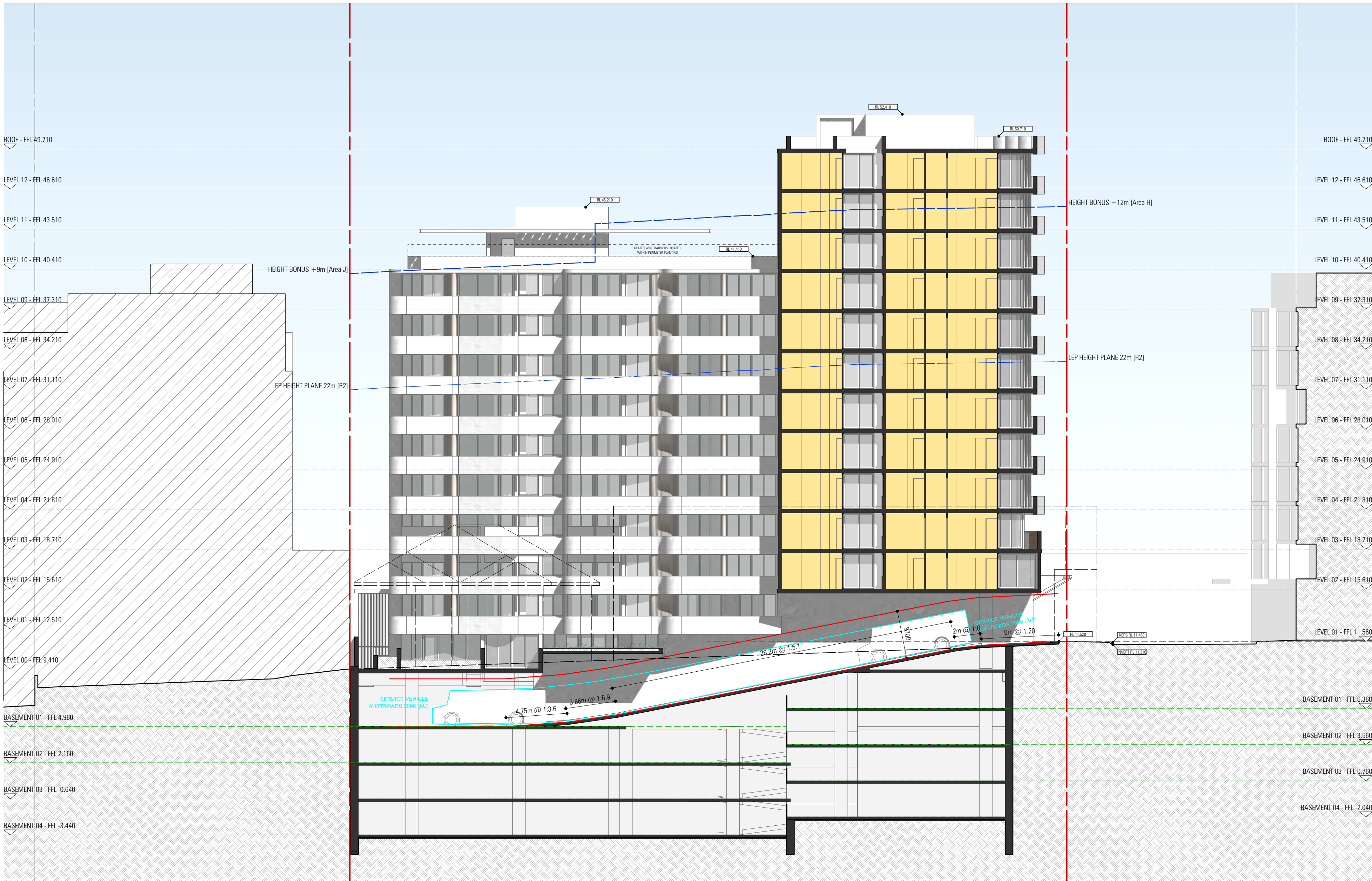
LEVEL 10\_TOWER + TERRACE

LEGEND

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REVISIONS	
A - 11/2/22	DA2
B - 11/5/22	DRP REVISION
C - 6/6/2022	RAISE BLDG 200mm TO ADDRESS STORMWATER

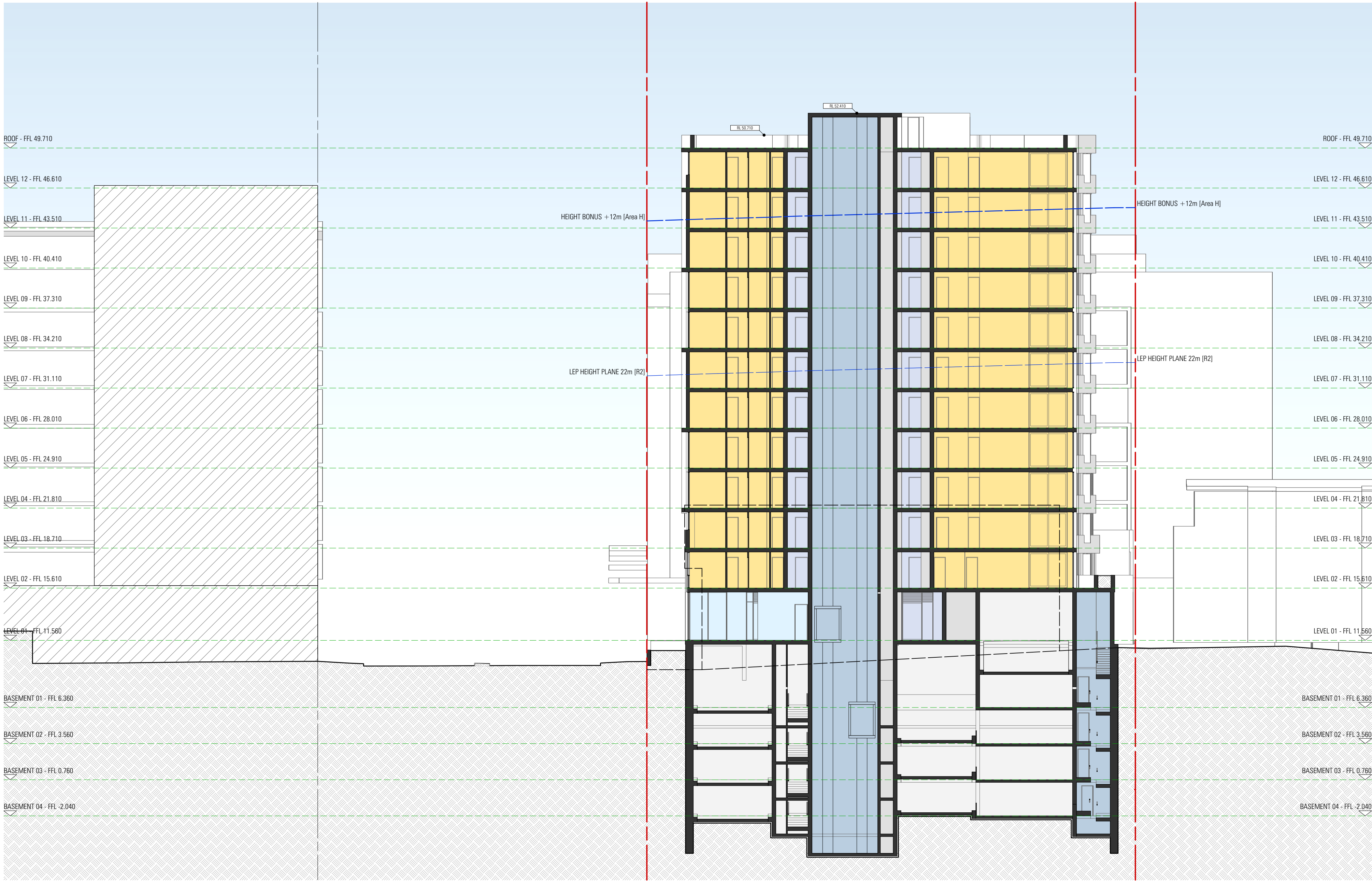




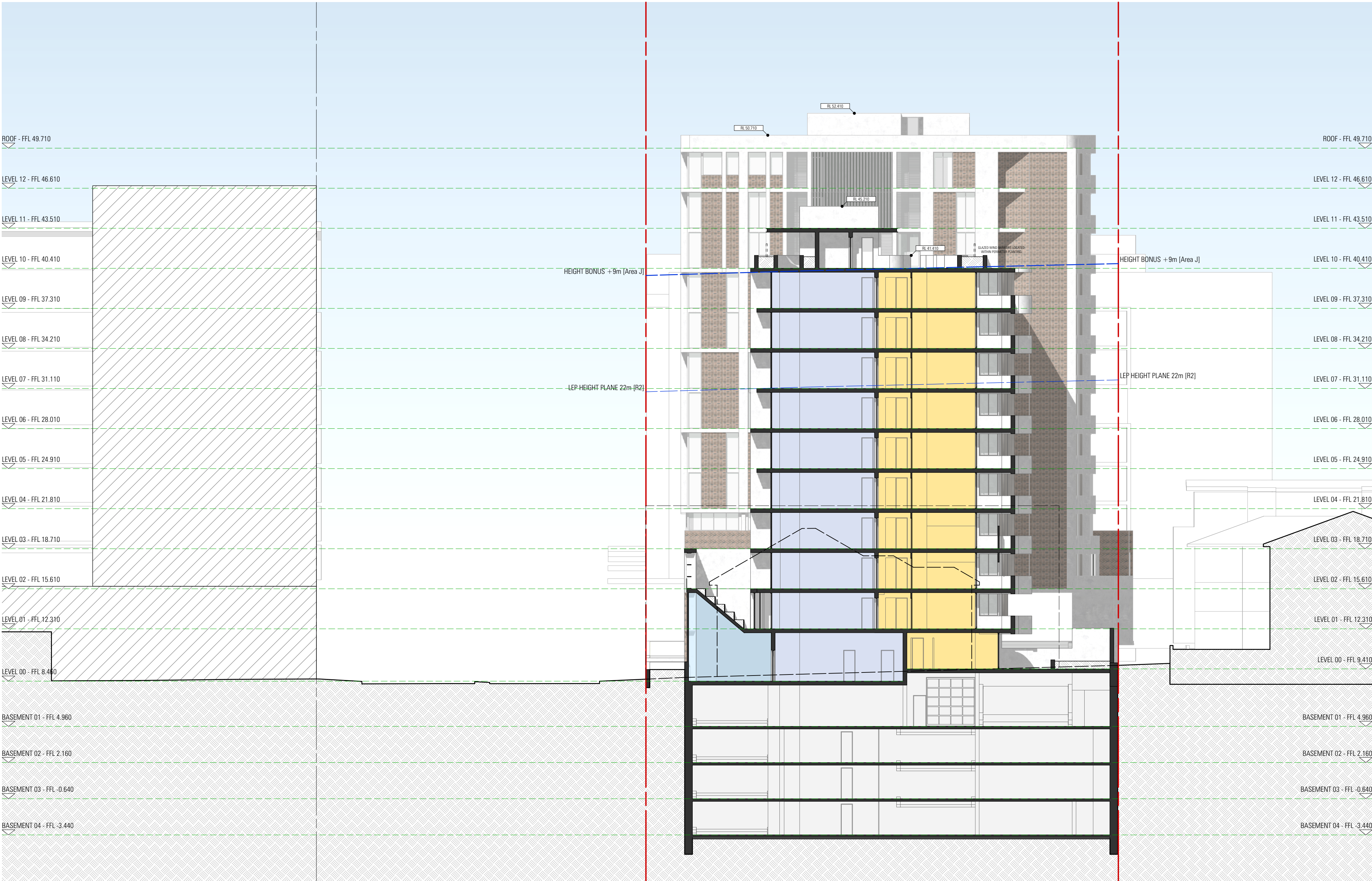
SECTION\_01 - THRU DRIVEWAY  
1724 - DA2 2000 C







SECTION\_03 - THRU TOWER  
1724 - DA2 2002 C

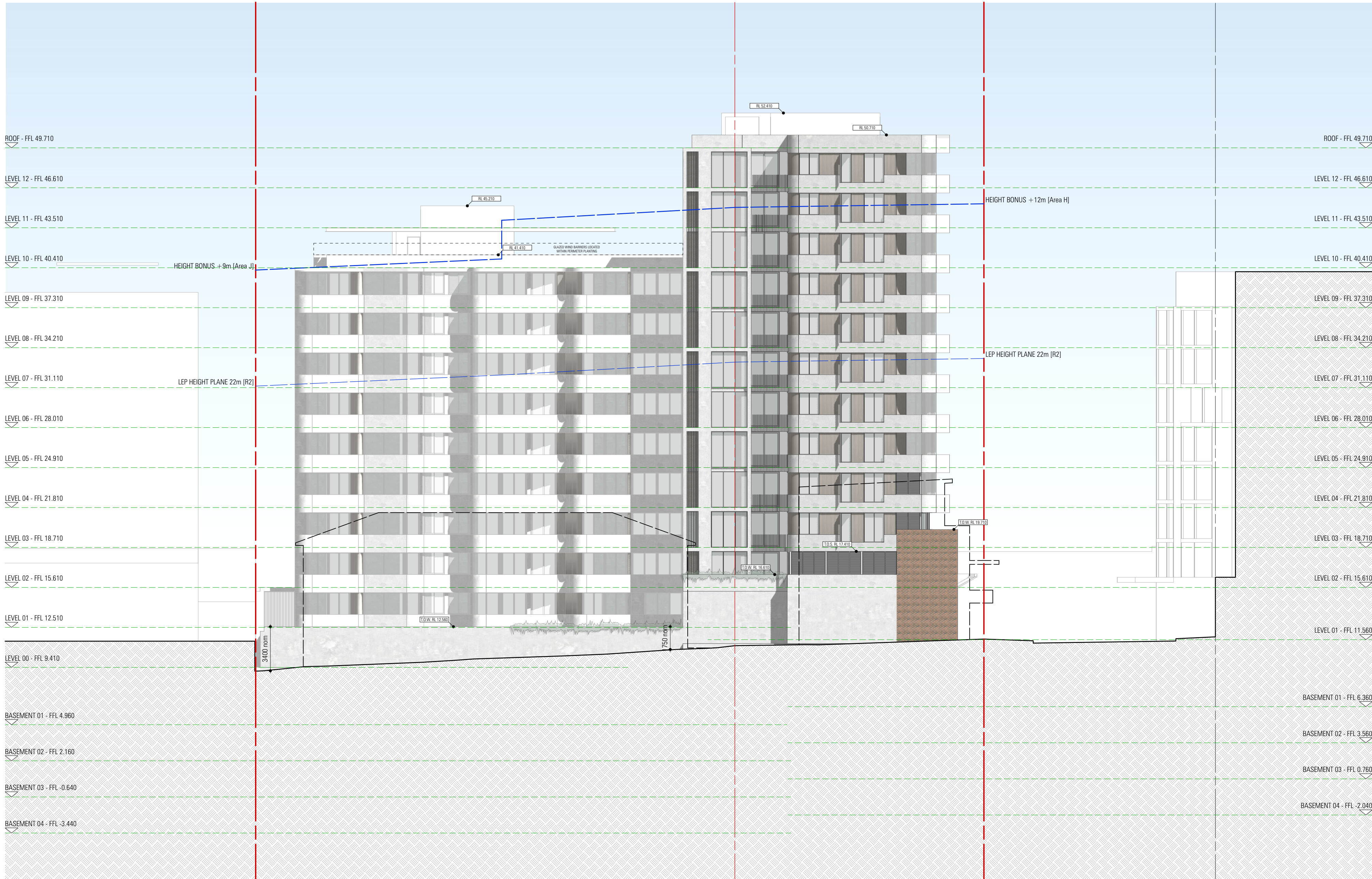


SECTION\_04 - THRU TAIL  
1724 - DA2 2003 C





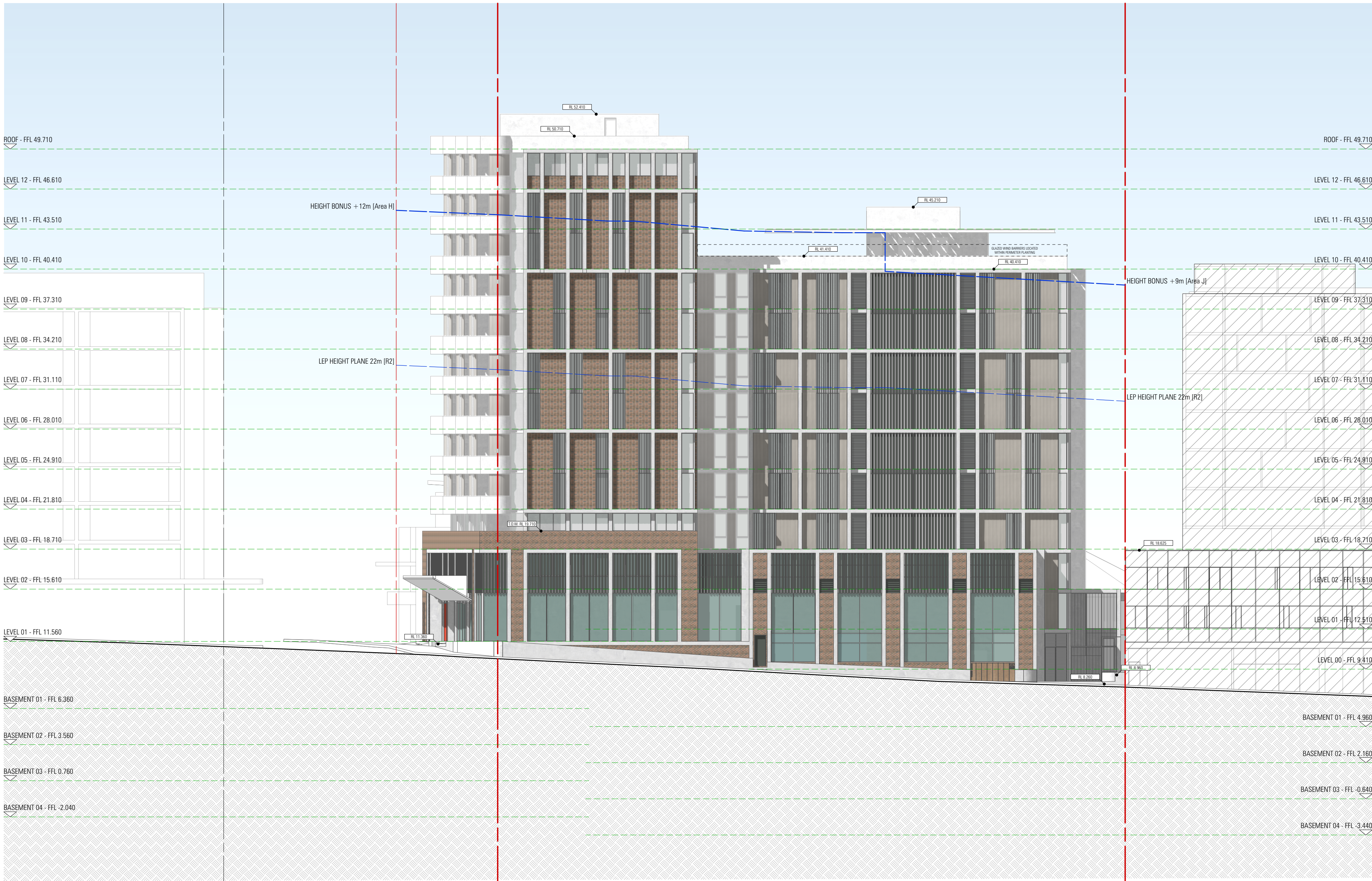




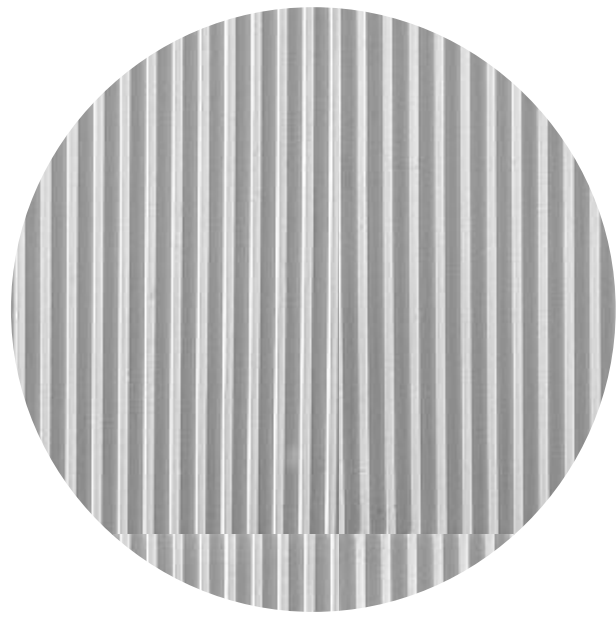




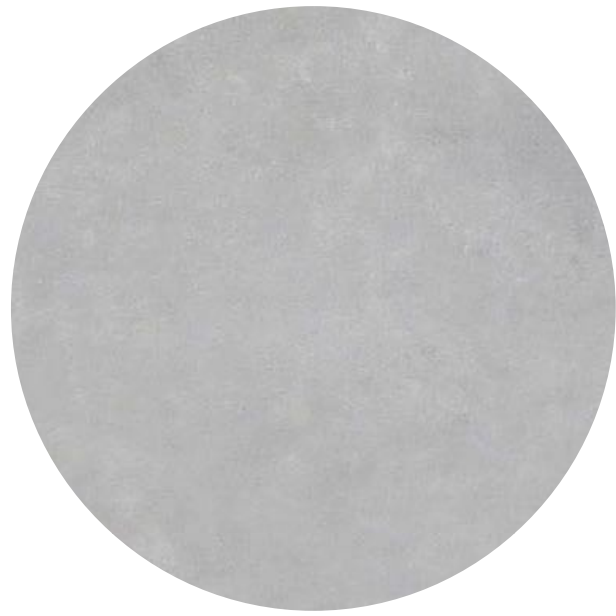




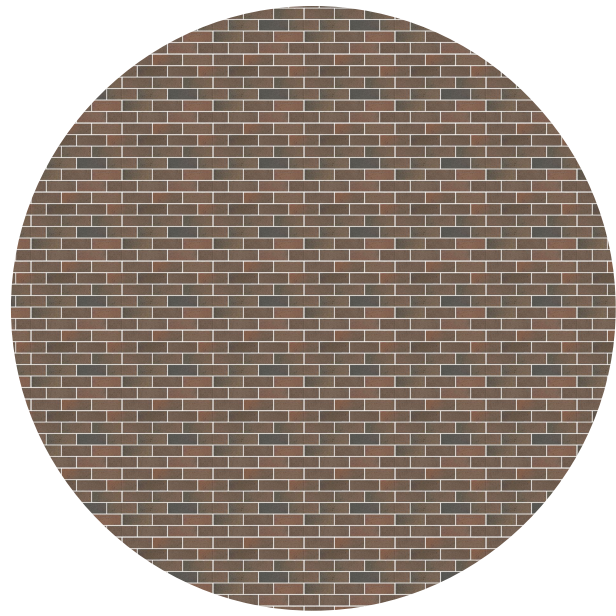




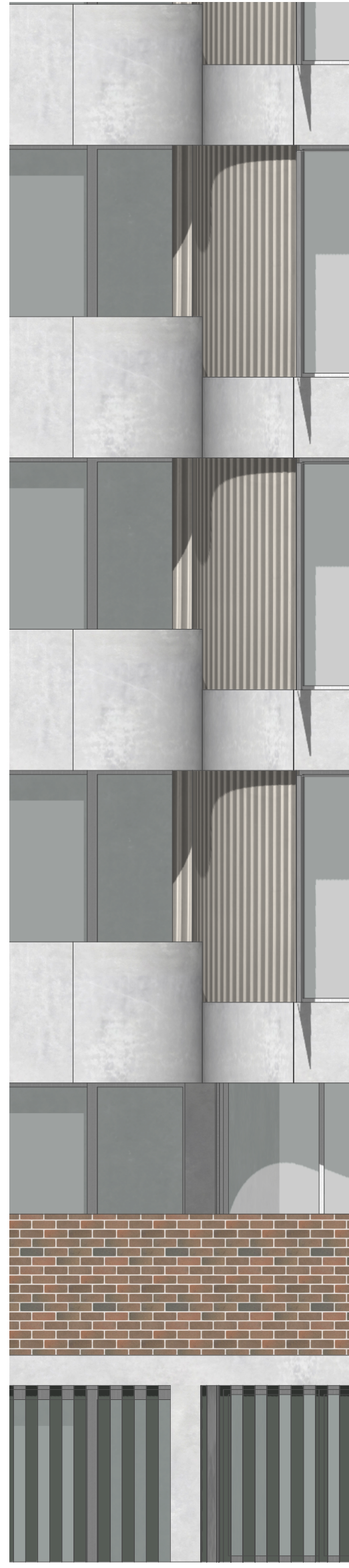
Precast concrete wall panels  
Faceted off-form concrete with oxide tint



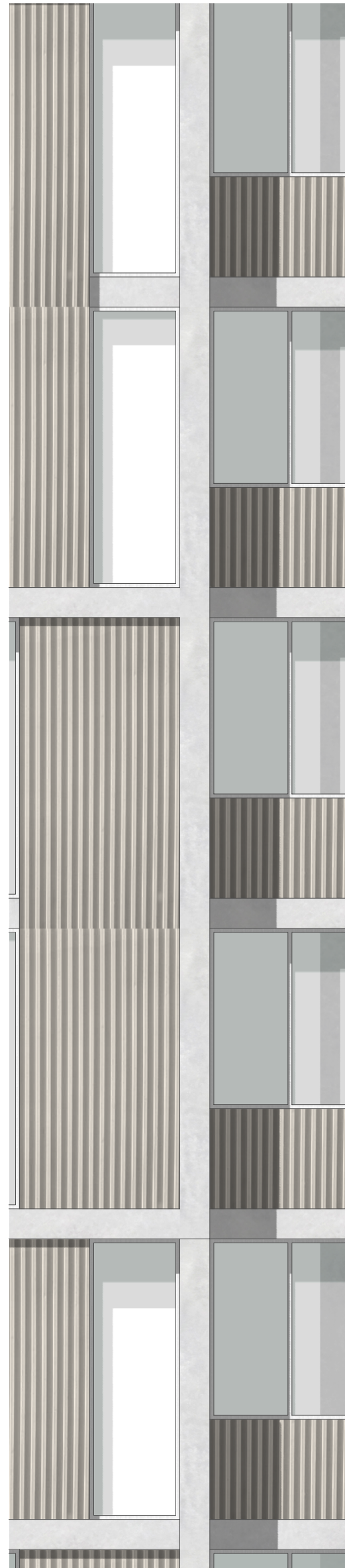
Precast concrete panels + in-situ concrete  
Off-form concrete



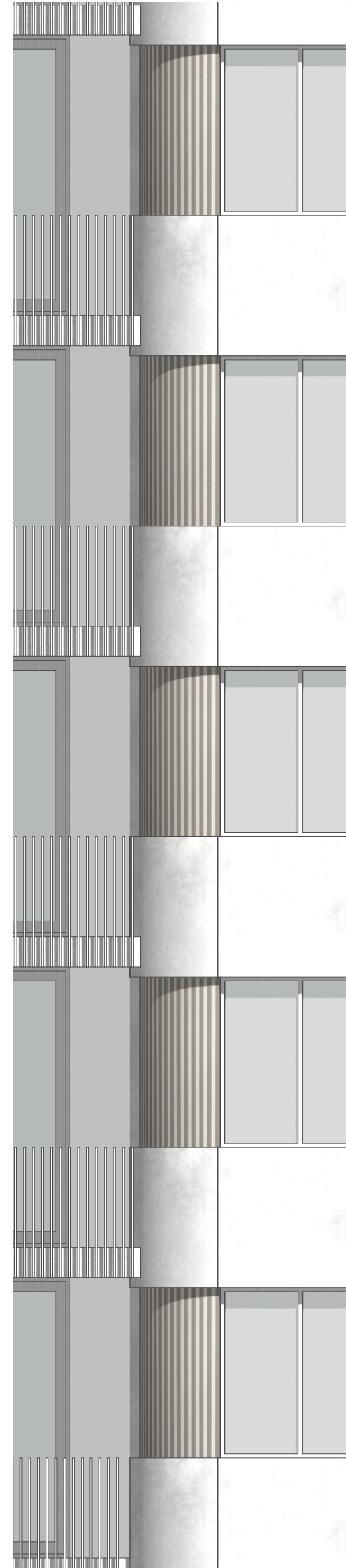
Face brick podium walls  
Similar to Bowral 76 - Bowral Brown



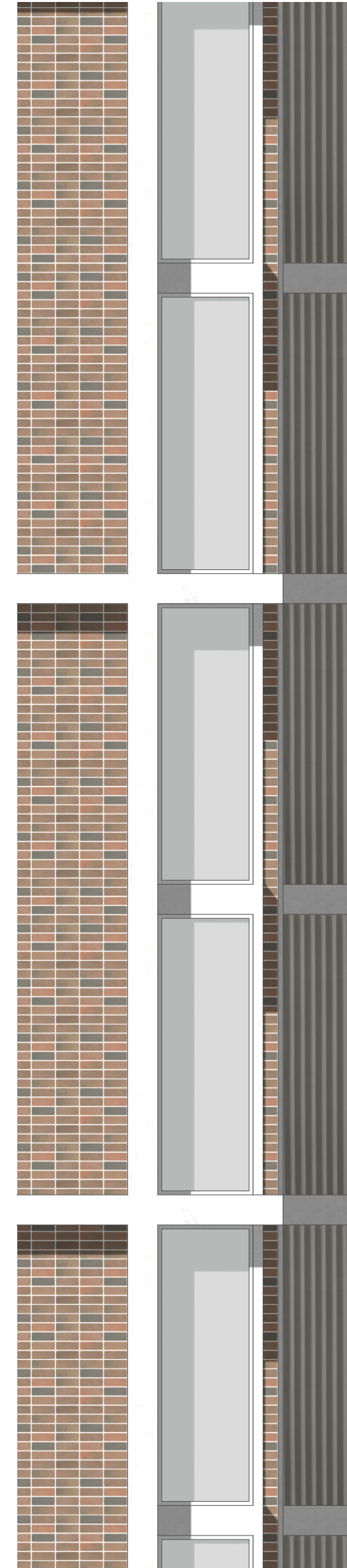
NORTH



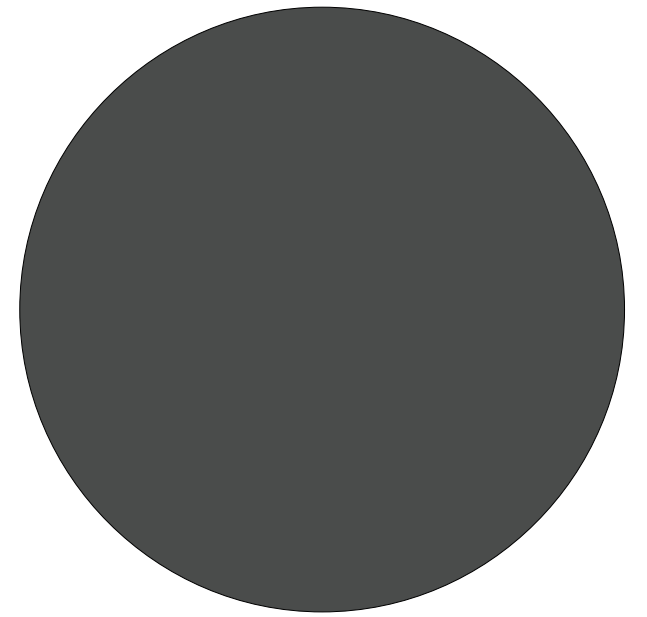
SOUTH



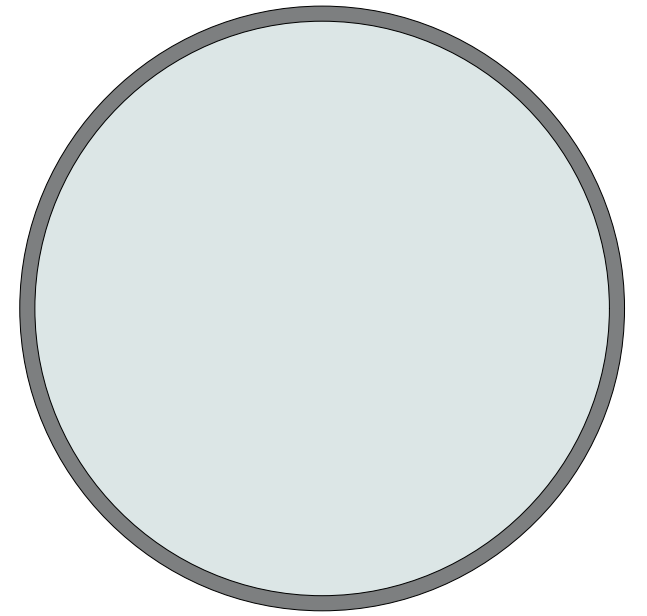
EAST



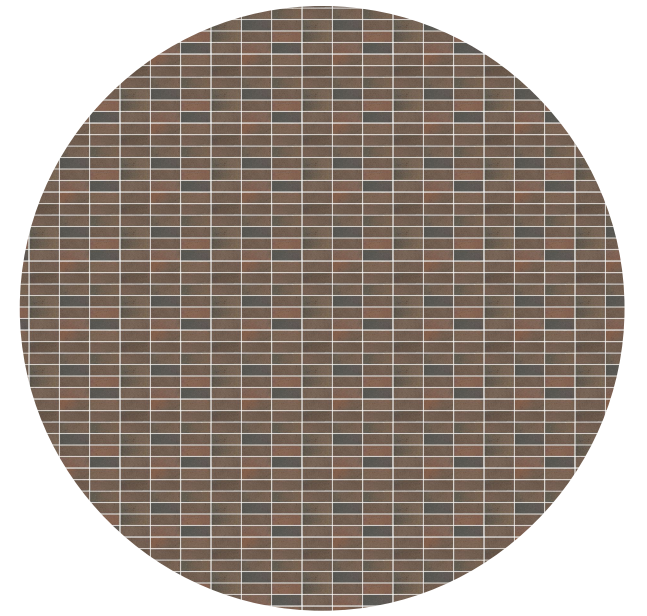
WEST



Prefinished metal screening elements  
COLORBOND Basalt

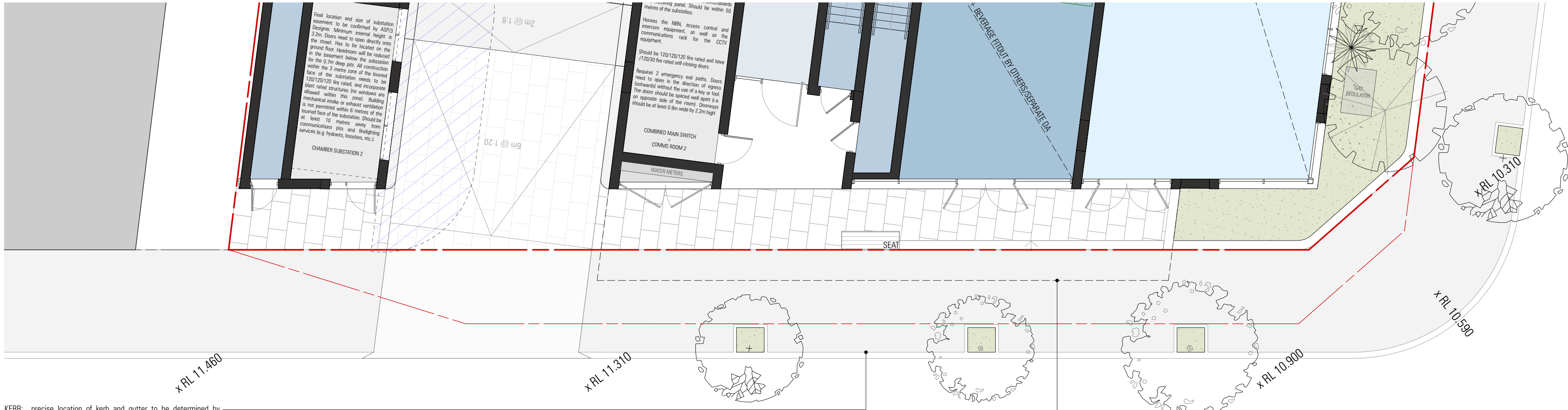


Powdercoated metal framed glazing  
Clear glazing + DULUX Armourspray Venerable Silver



Face brick facing to pre-cast walls [stack bond]  
Similar to Bowral 76 - Bowral Brown





KERB: precise location of kerb and gutter to be determined by Council as part of agreed road widening works

AWNING: raked, cantilevered canopy to be located over entries to residential building as well as commercial tenancies. The awning provides clear legible cues for the points of entry

DETAIL PLAN\_LISTER AVE



DETAIL ELEVATION\_LISTER AVE

MAKO ARCHITECTURE

SUITE 108  
59 MARLBOROUGH ST  
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STUDIO 5 LEVEL 1 RAILWAYS ARCADE  
131-157 LONDON CIRCUIT  
CANBERRA CITY 2601  
2569[ACT]

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LEGEND

Indicates Residential Space

Indicates Vertical Circulation

Indicates Basement

Indicates Retail/Commercial Space

Indicates Horizontal Circulation

Indicates Retail/Food + Beverage

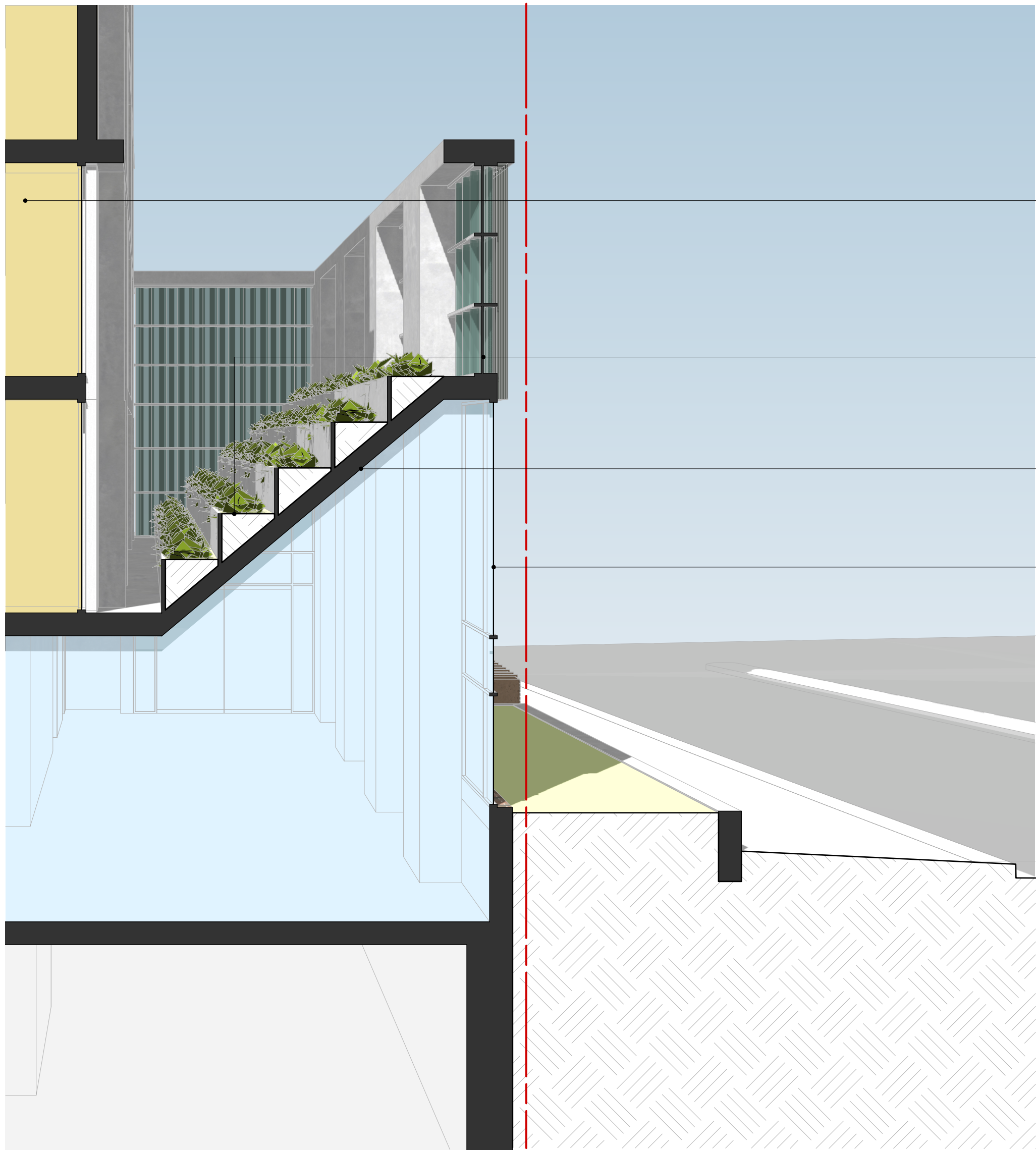
REVISIONS		STATUS
A	11/2/22 - DAZ	FOR DA SUBMISSION
B		
C	8/6/2022 - RAISE BLDG 200mm TO ADDRESS STORMWATER	
		DATE
		8/6/2022
		1724_4000 DETAILS.vwx

DETAIL\_LISTER AVE STREET CONDITION  
1724 - DA2 4001 C



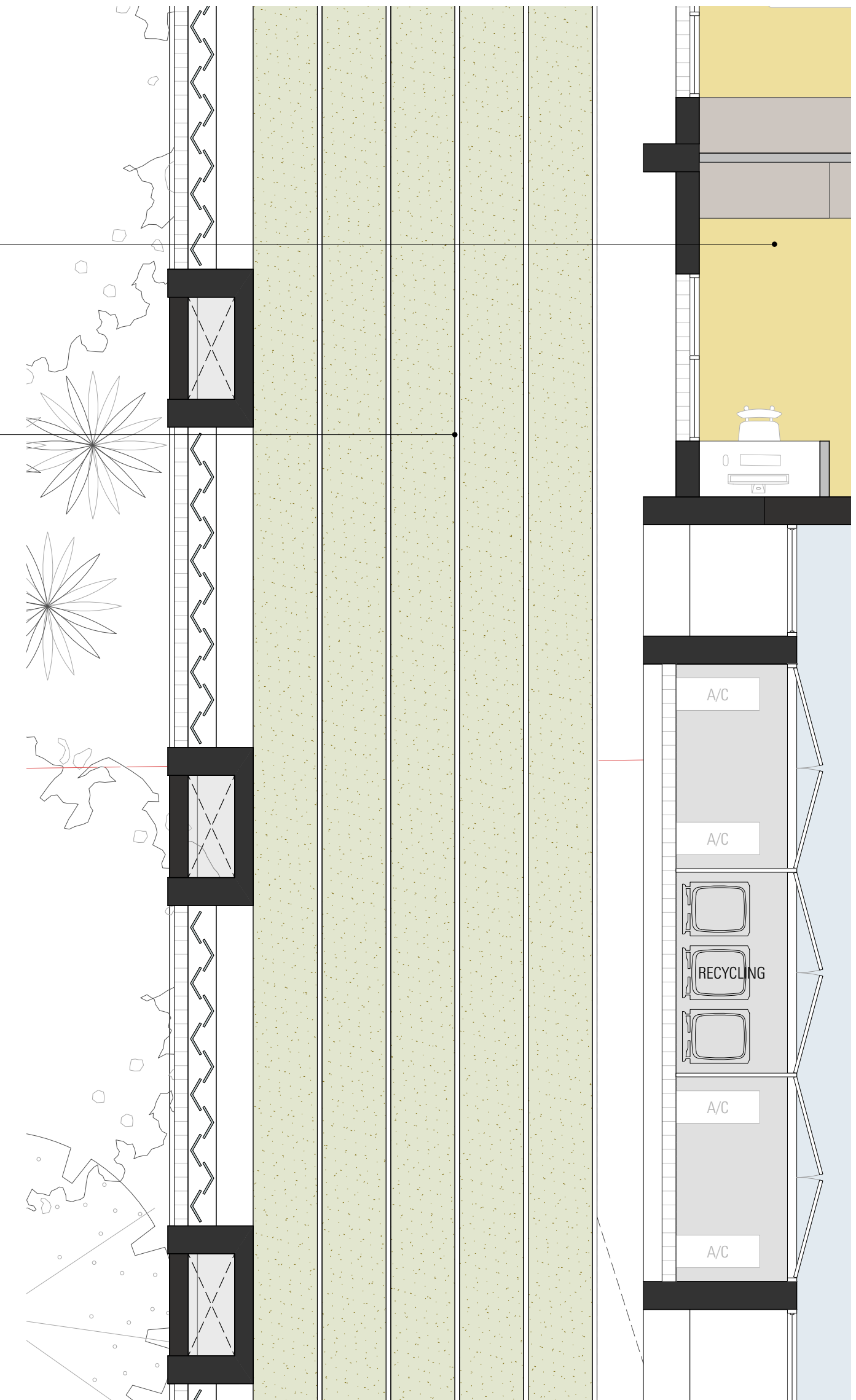






SECTIONAL VIEW THRU' PODIUM GARDEN

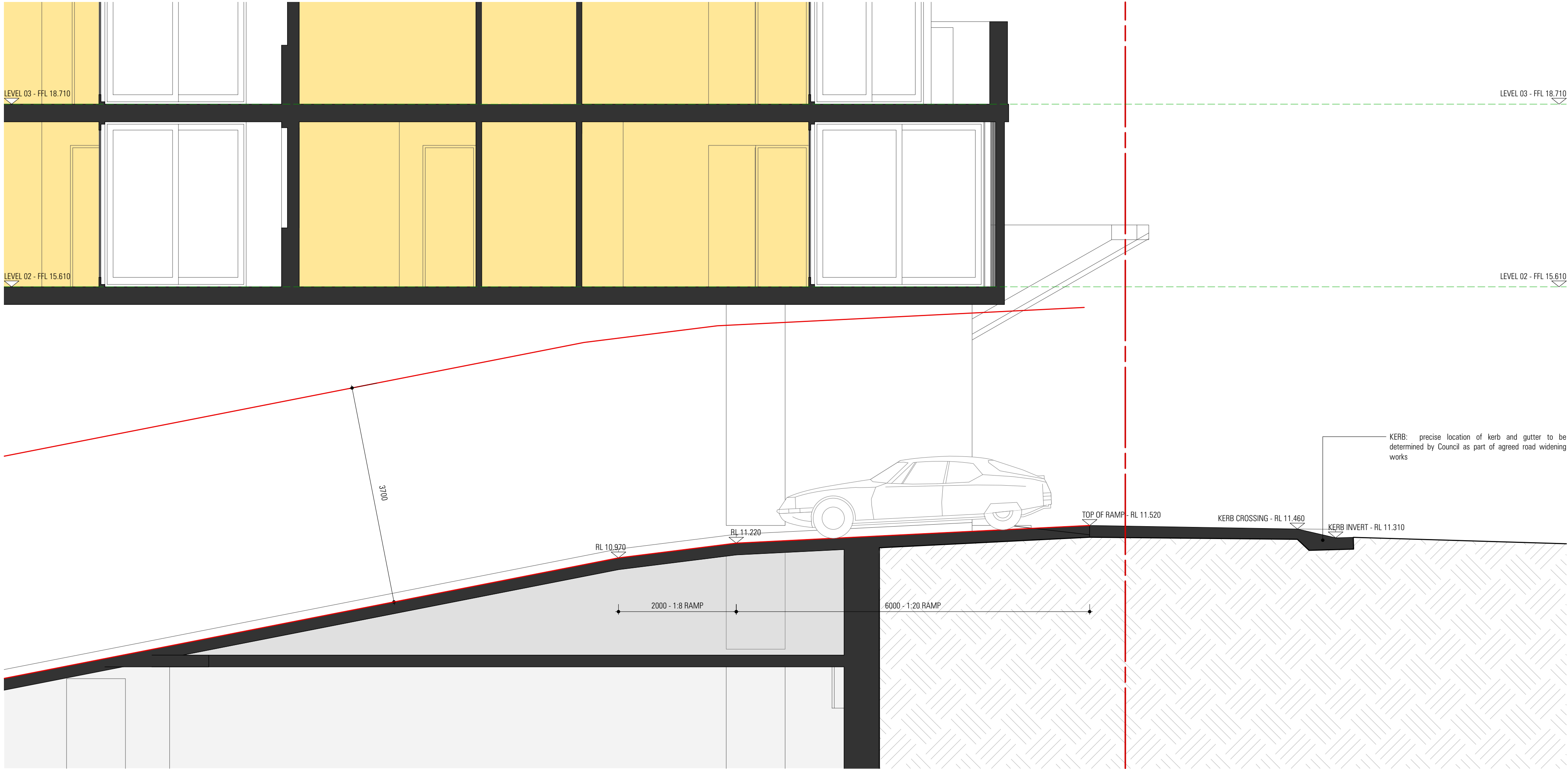
- AMENITY: lower level residential units benefit from both the buffering effect of the terraced garden and glazed screen and the improved aspect of the view of the garden rather than traffic in Princes Hwy
- PODIUM SCREEN: terraced garden provides intrinsic buffer to noise and visual pollution from Princes Hwy. Faceted glazed screen bridges between top of raked slab and top of podium to screen garden from Princes Hwy
- PODIUM SCREEN: raked slab over L00 commercial tenancy provides opportunity for terraced landscaping to podium garden
- COMMERCIAL UNIT: the L00 commercial tenancy benefits from a generous 'double height' volume addressing Princes Hwy, maximising the glazed area and frontage for this unit



DETAIL PLAN \_ PODIUM GARDEN

DETAIL\_PODIUM GARDEN + SCREEN  
1724 - DA2 4003 C

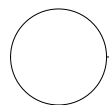
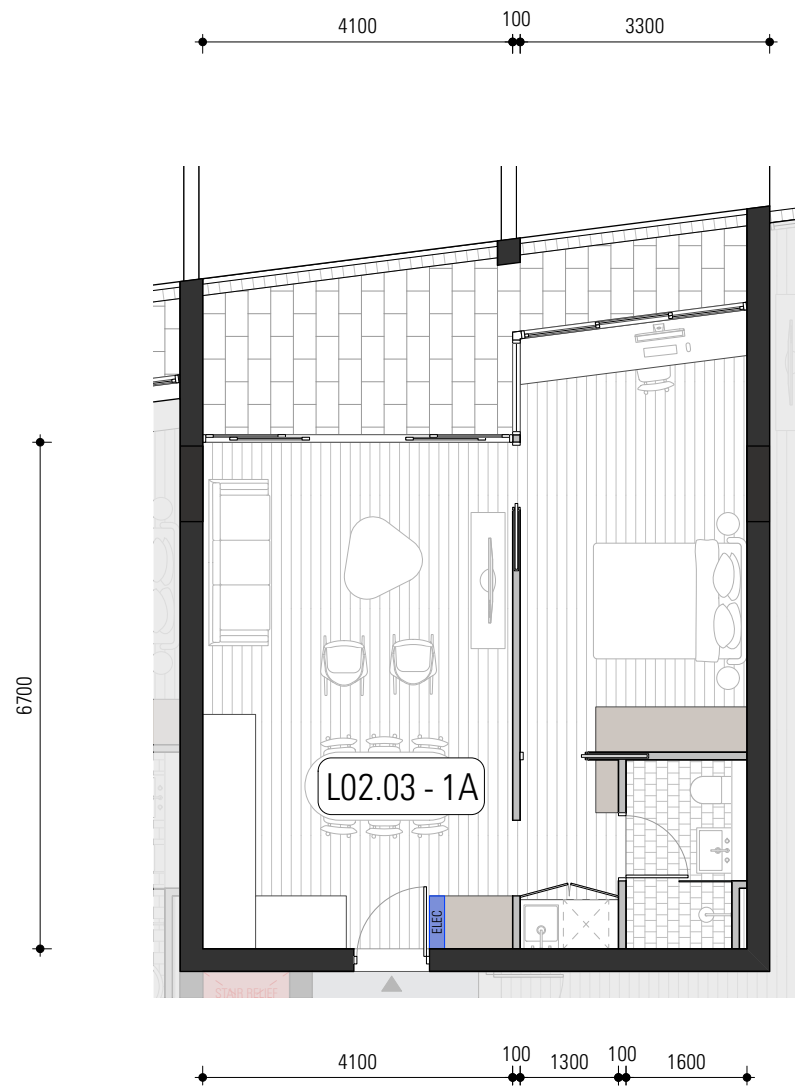








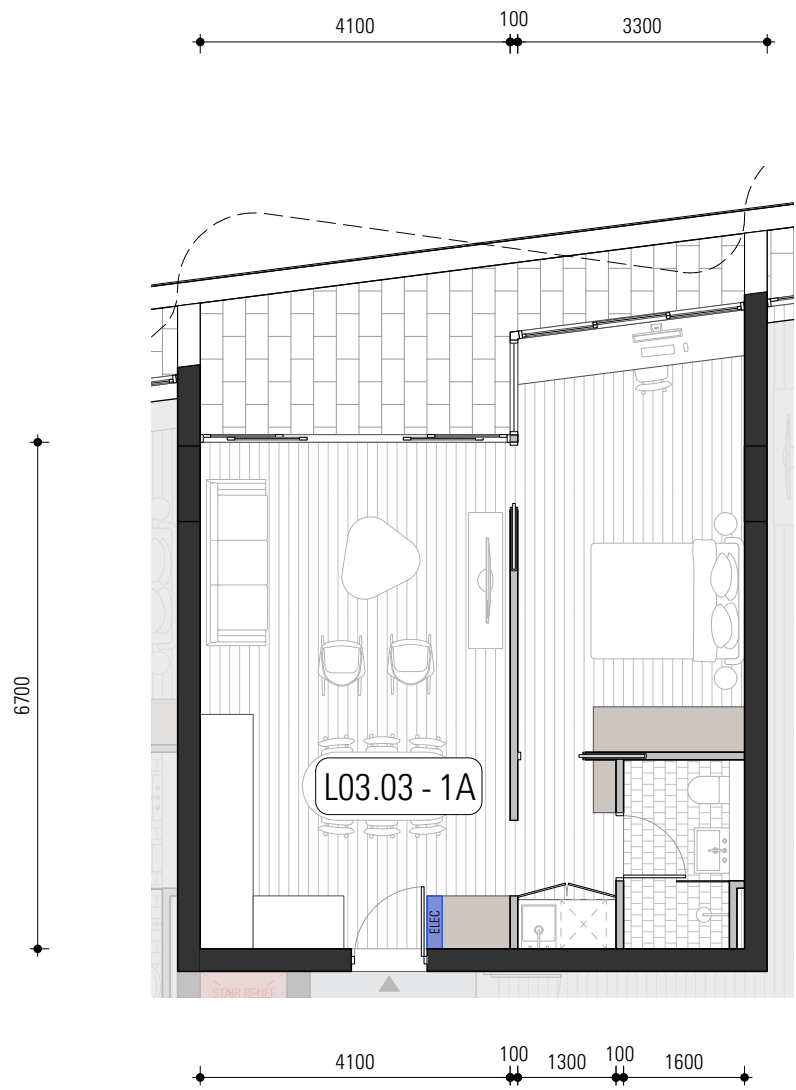




Apartment Type - 1A

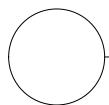
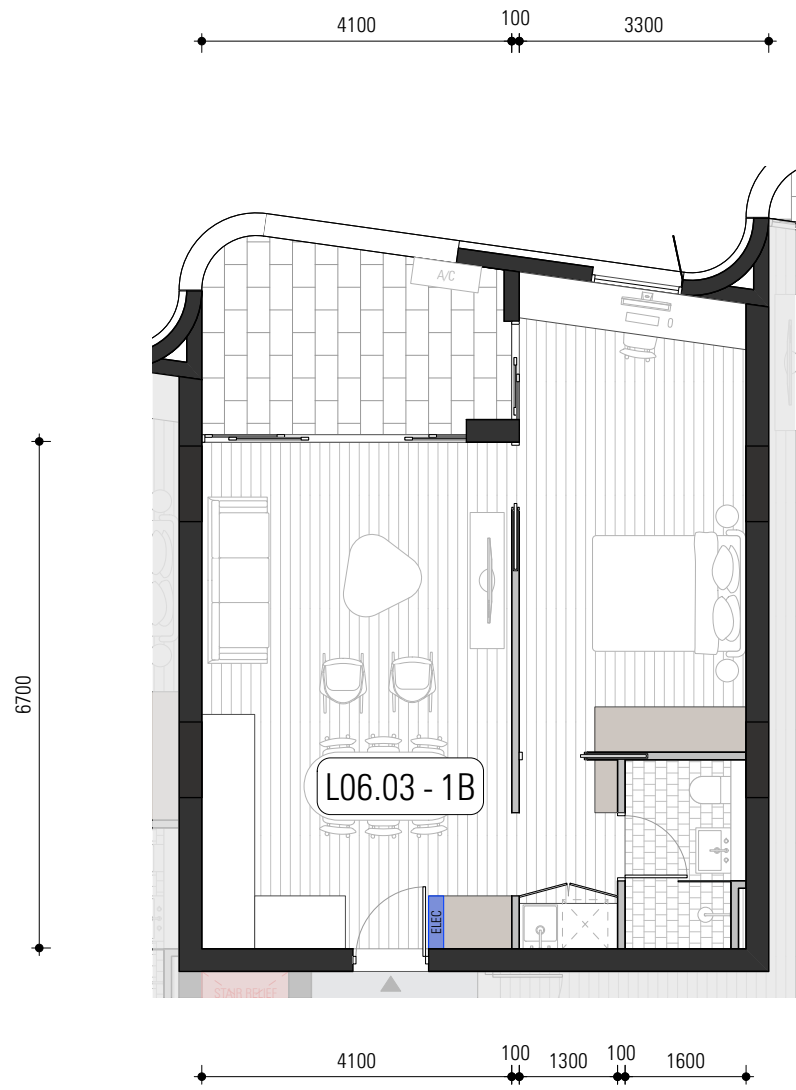
Unit Type	1A.01
Occurances	L02.03 - 1A.01

Internal Area	52.9 sqm
Private Open Space	12.7 sqm
Internal Storage	5.51 m3
External Storage	5.62 m3
Bedrooms	1
Bathrooms	1



Unit Type	1A.02
Occurances	L03.03 - 1A.02

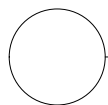
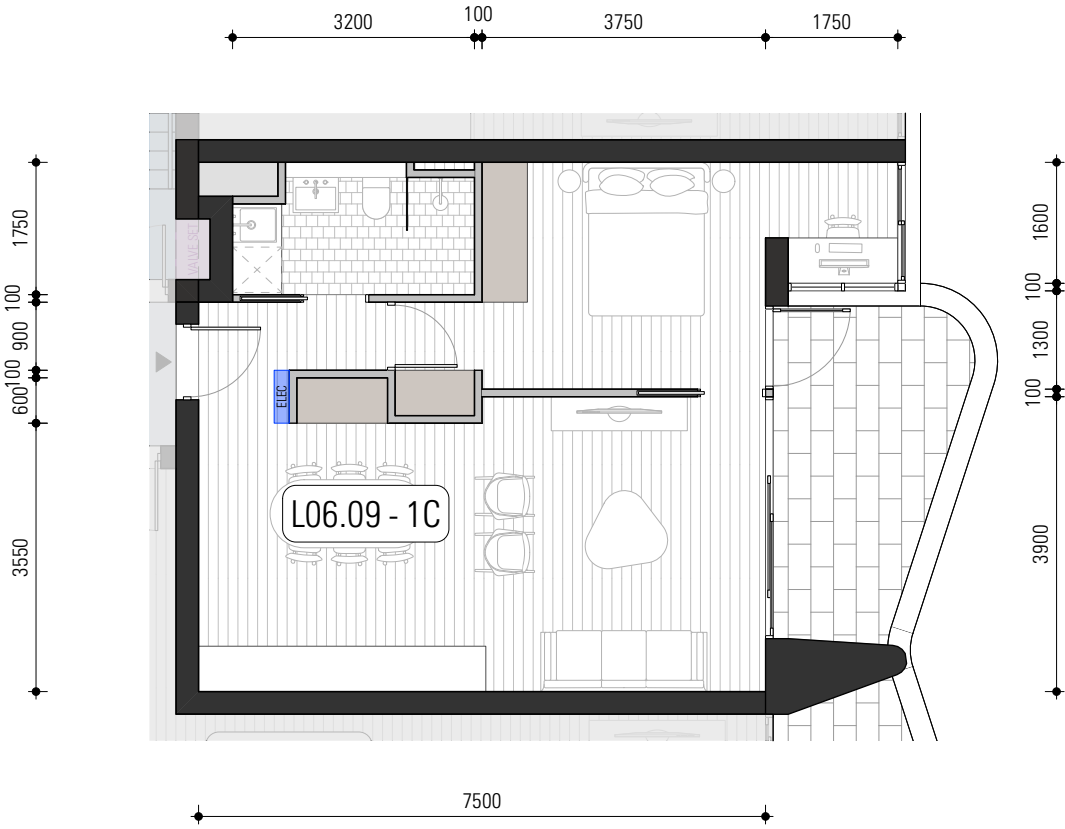
Internal Area	52.9 sqm
Private Open Space	12.7 sqm
Internal Storage	5.51 m3
External Storage	5.62 m3
Bedrooms	1
Bathrooms	1



Apartment Type - 1B

Unit Type	1B
Occurances	L04.03 - 1B.03 L05.03 - 1B.03 L06.03 - 1B.03 L07.03 - 1B.03 L08.03 - 1B.03 L09.03 - 1B.03 L10.03 - 1B.03 L11.03 - 1B.03 L12.03 - 1B.03

Internal Area	54.4 sqm
Private Open Space	11.0 sqm
Internal Storage	5.51 m3
External Storage	5.62 m3
Bedrooms	1
Bathrooms	1



Apartment Type - 1C

Unit Type	1C
Occurances	L01.03 - 1C L02.09 - 1C L03.09 - 1C L04.09 - 1C L05.09 - 1C L06.09 - 1C L07.09 - 1C L08.09 - 1C L09.09 - 1C

Internal Area	54.1 sqm
Private Open Space	11.1 sqm
Internal Storage	6.64 m3
External Storage	5.62 m3
Bedrooms	1
Bathrooms	1





Apartment Type - 2A

Unit Type	2A.01
Occurances	L02.02 - 2A

Internal Area	70.2 sqm
Private Open Space	14.5 sqm
Internal Storage	9.75 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1



Unit Type	2A.02
Occurances	L03.02 - 2A

Internal Area	70.2 sqm
Private Open Space	14.5 sqm
Internal Storage	9.75 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1

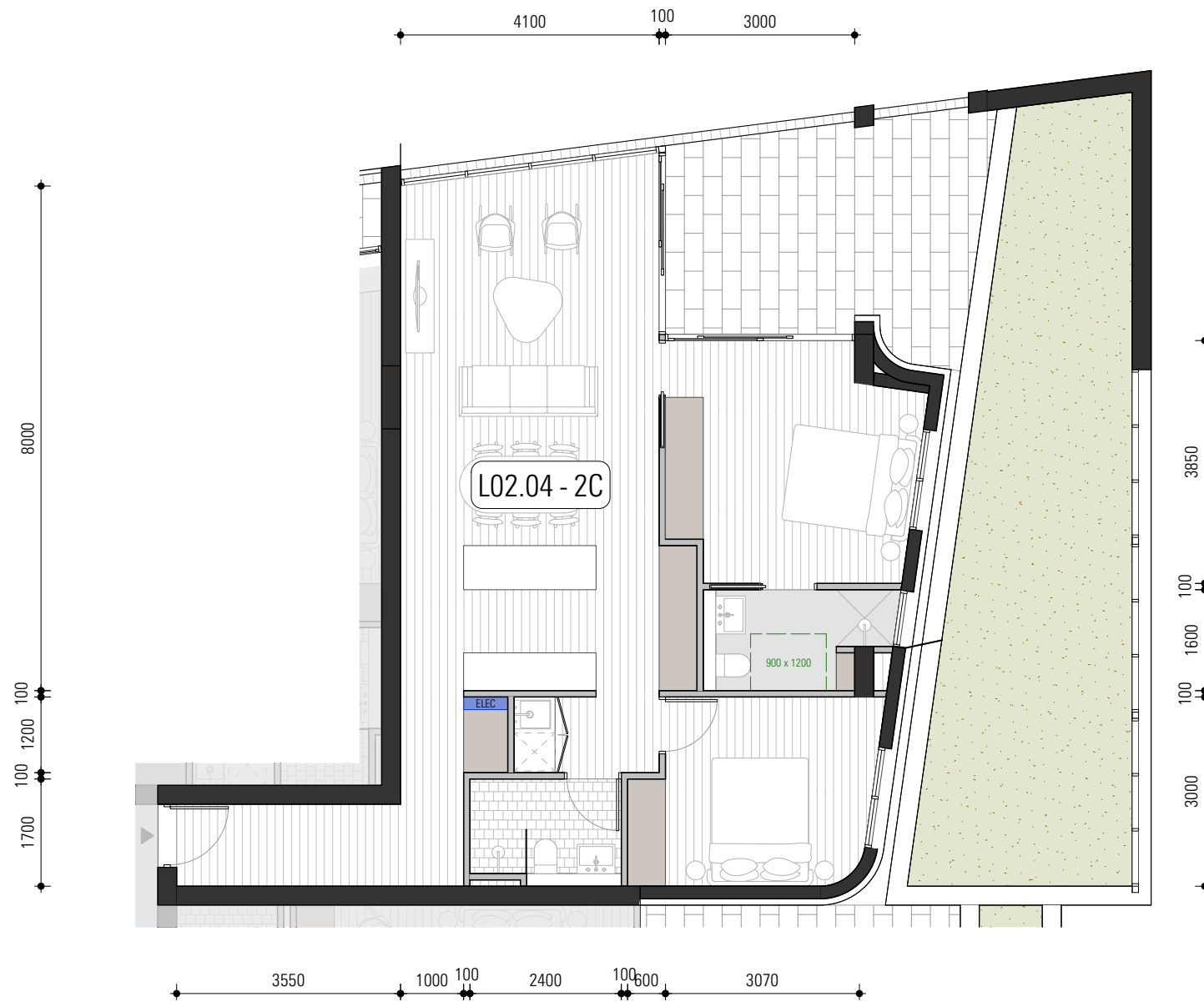


Apartment Type - 2B

Unit Type	2B
Occurances	L04.02 - 2B L05.02 - 2B L06.02 - 2B L07.02 - 2B L08.02 - 2B L09.02 - 2B L10.02 - 2B L11.02 - 2B L12.02 - 2B

Internal Area	73 sqm
Private Open Space	10.5 sqm
Internal Storage	9.05 m3
External Storage	n/a
Bedrooms	2
Bathrooms	2

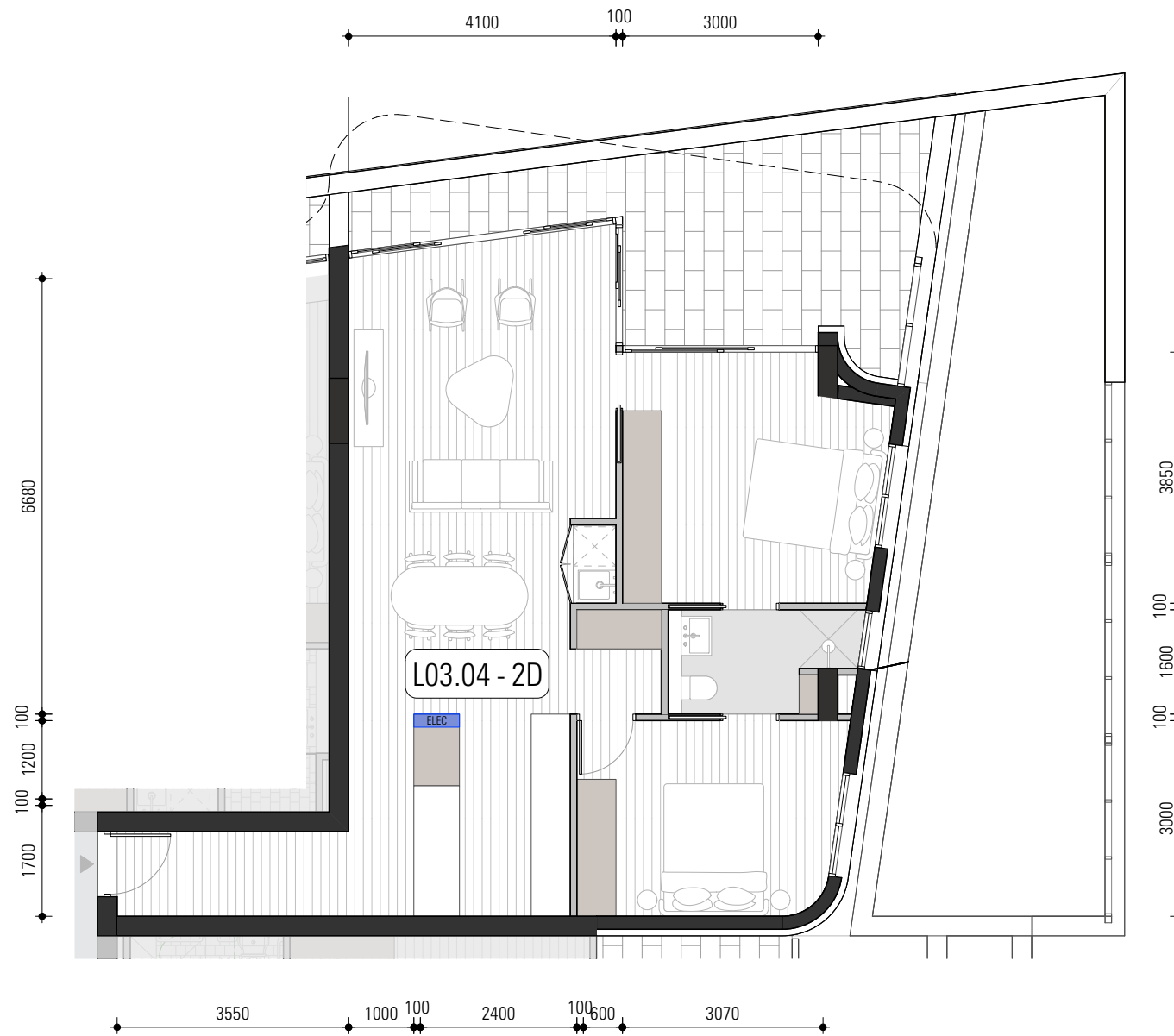




Apartment Type - 2C  
Liveable Housing - Silver

Unit Type 2C.01  
Occurrences L02.04 - 2C

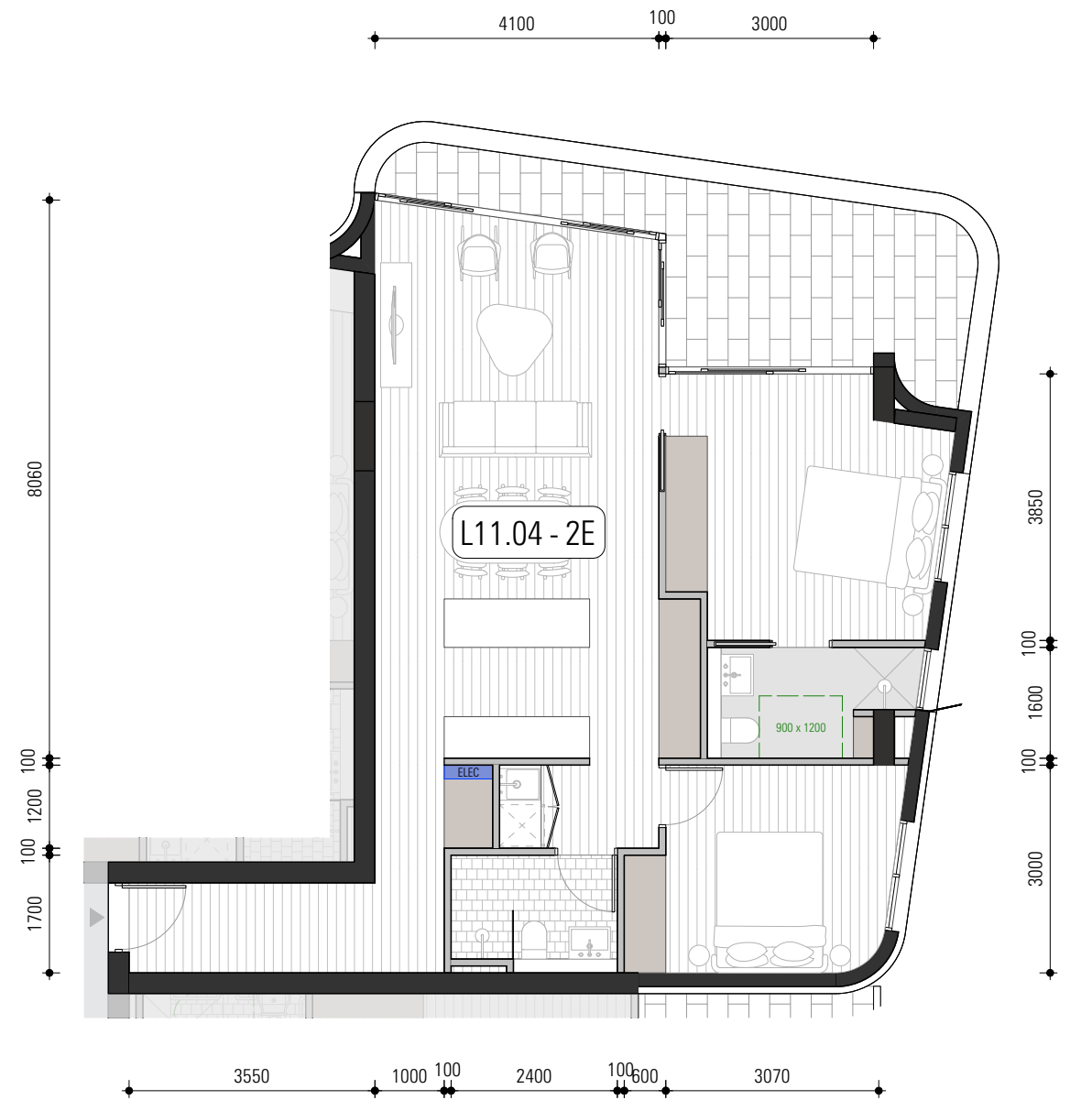
Internal Area 82.9 sqm  
Private Open Space 35.9 sqm  
Internal Storage 12.48 m3  
External Storage 5.62 m3  
Bedrooms 2  
Bathrooms 2



Apartment Type - 2D

Unit Type 2D  
Occurrences L03.04 - 2D

Internal Area 77.5 sqm  
Private Open Space 14.7 sqm  
Internal Storage 8.95 m3  
External Storage 5.62 m3  
Bedrooms 2  
Bathrooms 1

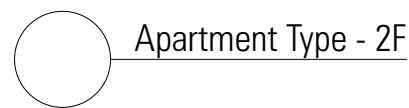


Apartment Type - 2E  
Liveable Housing - Silver

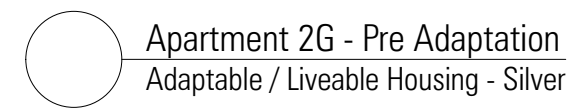
Unit Type 2E  
Occurrences L04.04 - 2E  
L05.04 - 2E  
L06.04 - 2E  
L07.04 - 2E  
L08.04 - 2E  
L09.04 - 2E  
L10.04 - 2E  
L11.04 - 2E  
L12.04 - 2E

Internal Area 80.9 sqm  
Private Open Space 14.6 sqm  
Internal Storage 12.48 m3  
External Storage n/a  
Bedrooms 2  
Bathrooms 2

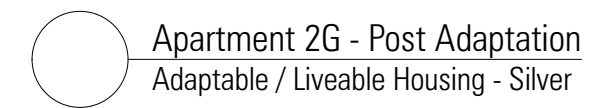




Internal Area	72.2 sqm
Private Open Space	19.0 sqm
Internal Storage	8.78 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1



Internal Area	72.2 sqm
Private Open Space	10.0 sqm
Internal Storage	8.78 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1



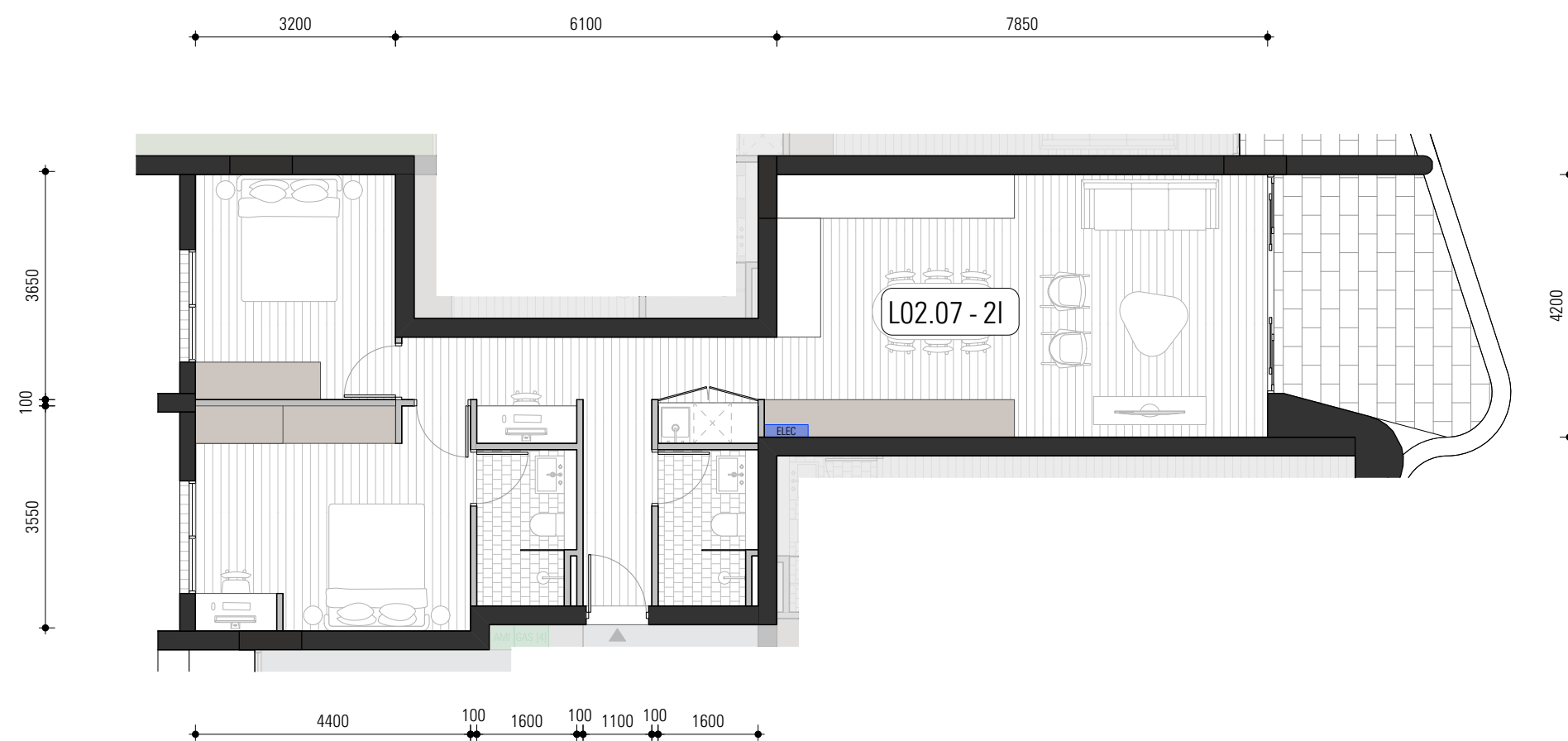
Internal Area	72.2 sqm
Private Open Space	10.0 sqm
Internal Storage	8.78 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1



Apartment Type - 2H

Unit Type	2H
Occurances	L02.06 - 2H L03.06 - 2H L04.06 - 2H L05.06 - 2H L06.06 - 2H L07.06 - 2H L08.06 - 2H L09.06 - 2H

Internal Area	70 sqm
Private Open Space	10.4 sqm
Internal Storage	9.26 m3
External Storage	n/a
Bedrooms	2
Bathrooms	1

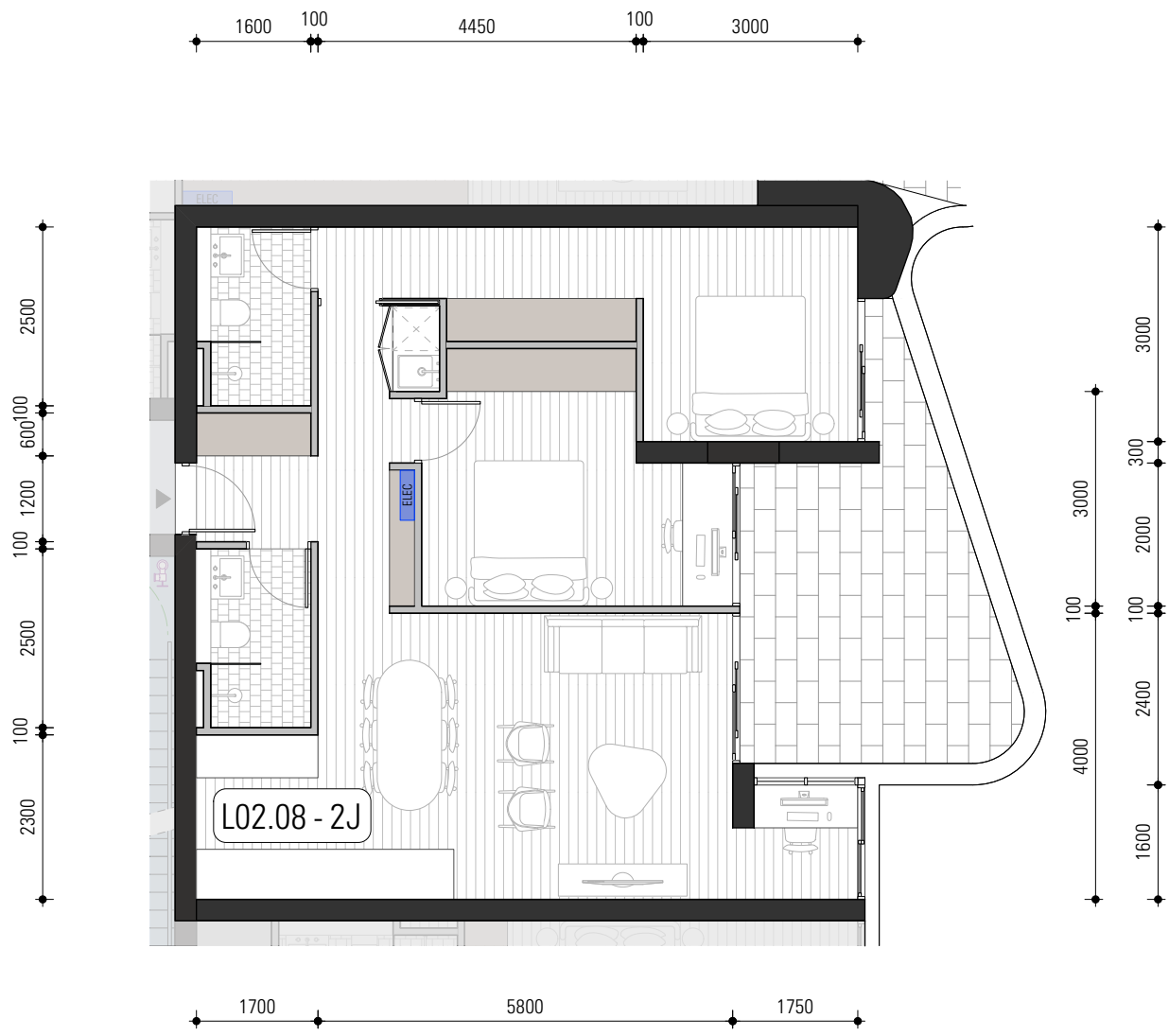


Apartment Type - 2I

Unit Type	2I
Occurances	L02.07 - 2I L03.07 - 2I L04.07 - 2I L05.07 - 2I L06.07 - 2I L07.07 - 2I L08.07 - 2I L09.07 - 2I

Internal Area	82.2 sqm
Private Open Space	14.0 sqm
Internal Storage	14.53 m3
External Storage	n/a
Bedrooms	2
Bathrooms	2

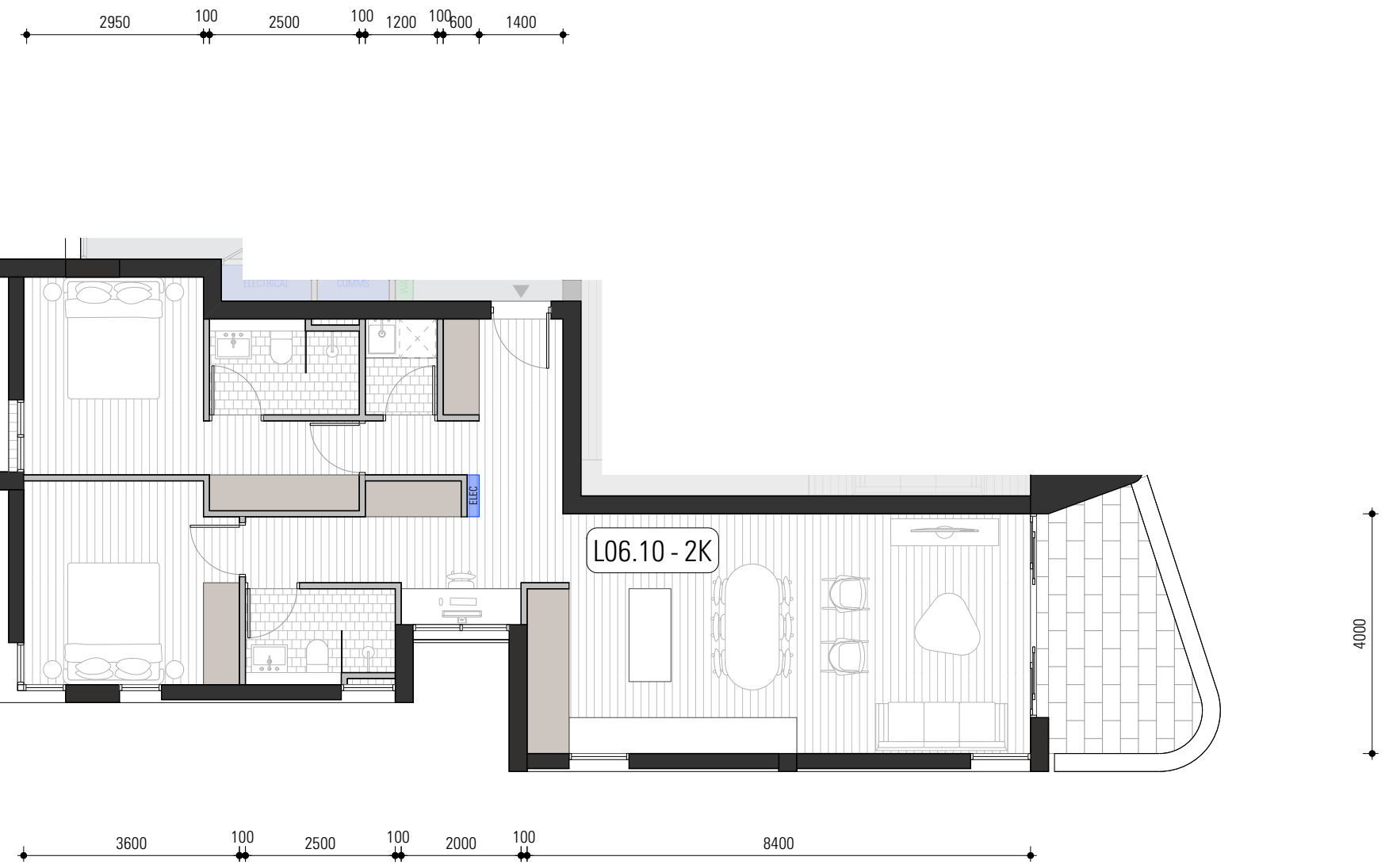




Apartment Type - 2J

Unit Type	2J
Occurances	L01.02 - 2J L02.08 - 2J L03.08 - 2J L04.08 - 2J L05.08 - 2J L06.08 - 2J L07.08 - 2J L08.08 - 2J L09.08 - 2J

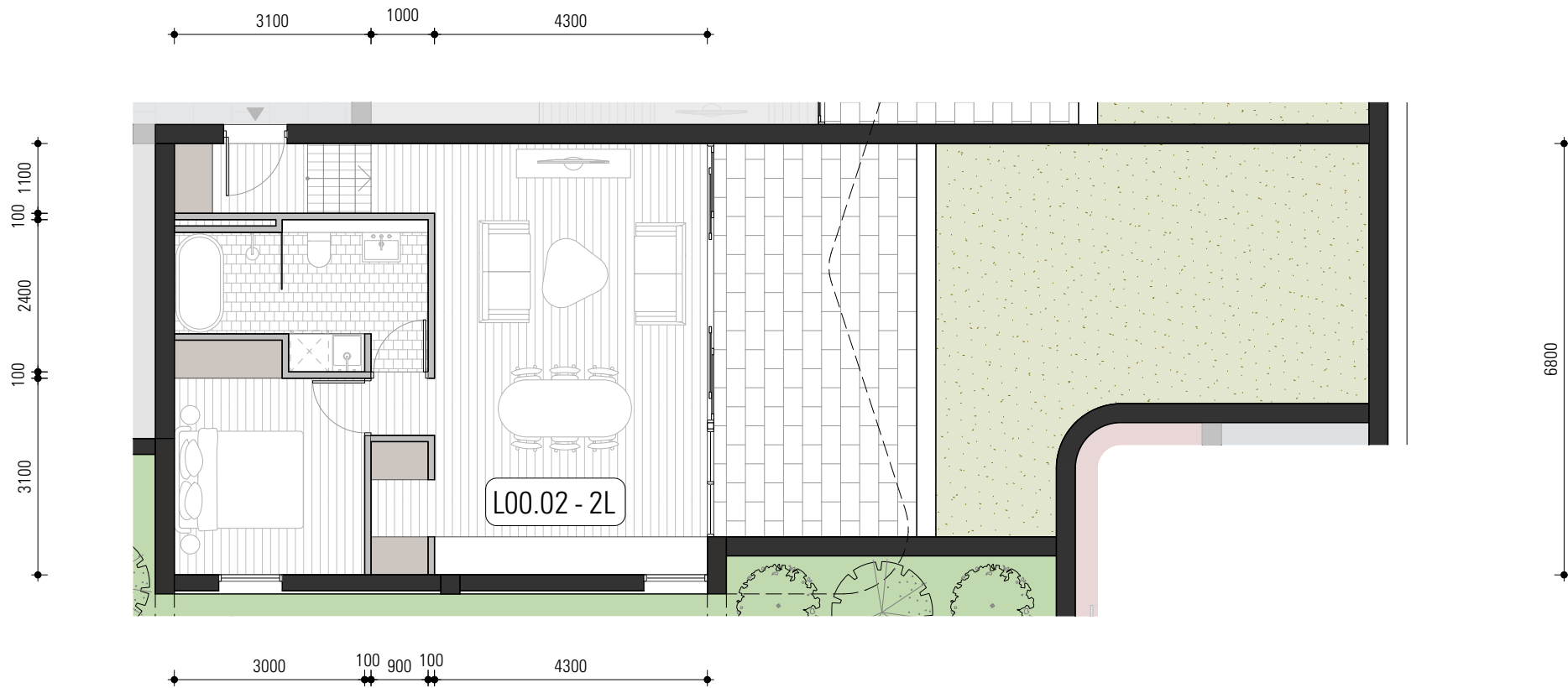
Internal Area	78.6 sqm
Private Open Space	19.0 sqm
Internal Storage	12.58 m3
External Storage	n/a
Bedrooms	2
Bathrooms	2



Apartment Type - 2K

Unit Type	2J
Occurances	L01.04 - 2J L02.10 - 2J L03.10 - 2J L04.10 - 2J L05.10 - 2J L06.10 - 2J L07.10 - 2J L08.10 - 2J L09.10 - 2J

Internal Area	86.7 sqm
Private Open Space	11.7 sqm
Internal Storage	17.19 m3
External Storage	5.62 m3
Bedrooms	2
Bathrooms	2

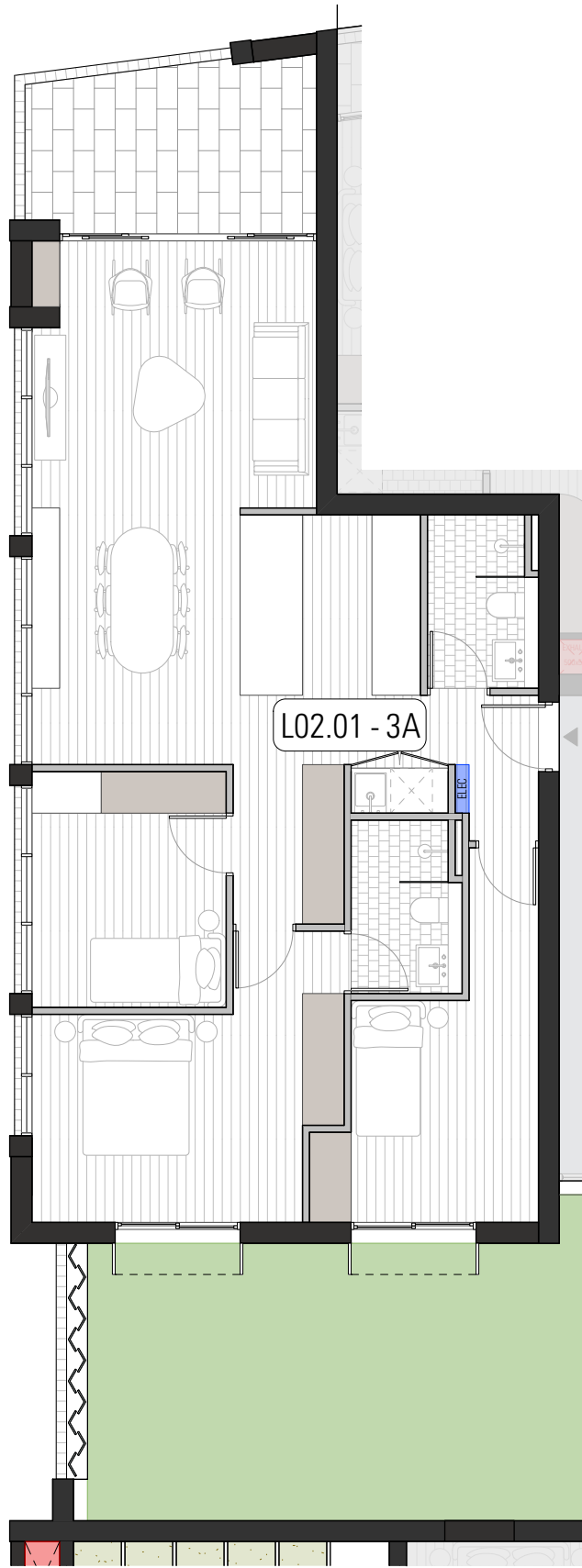


Apartment Type - 2L

Unit Type	2L
Occurances	L00.02 - 2L

Internal Area	57.1 sqm
Private Open Space	19.8 sqm
Internal Storage	11.50 m3
External Storage	5.62 m3
Bedrooms	1
Bathrooms	1

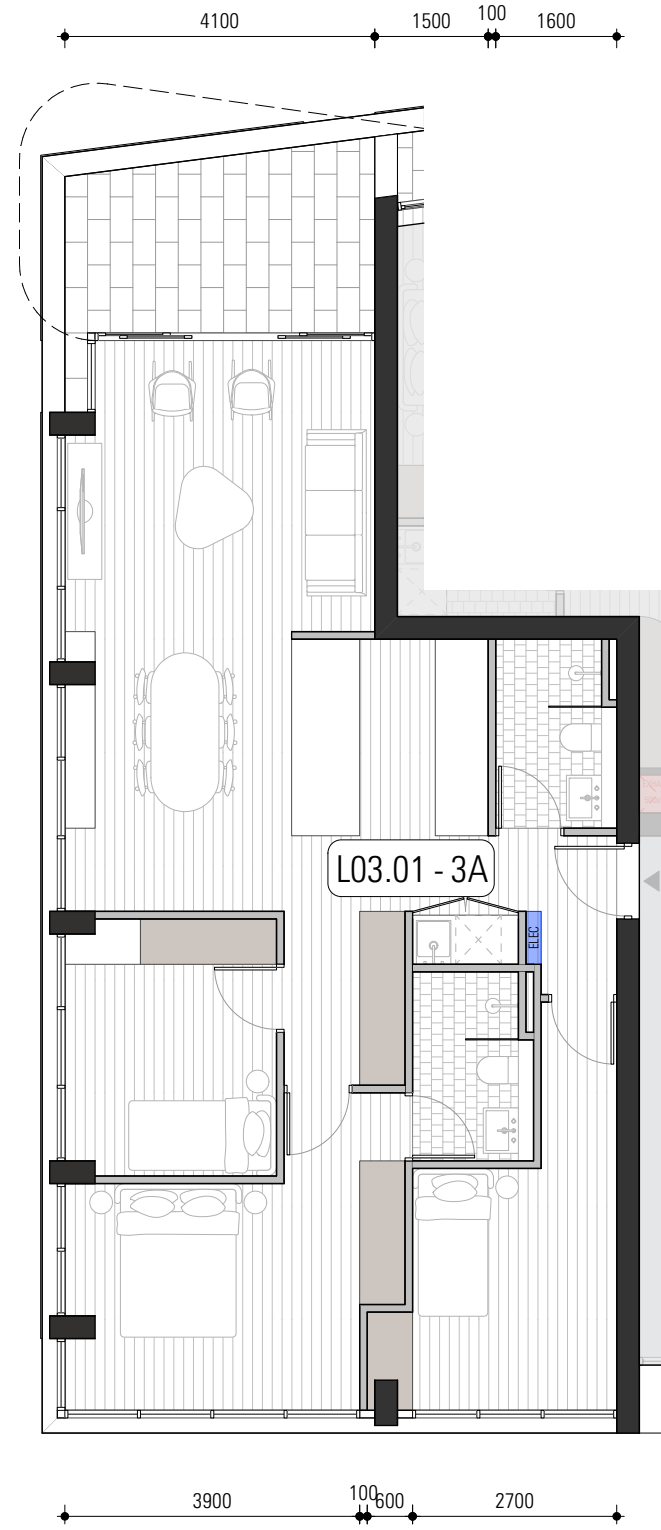




Apartment Type - 3A

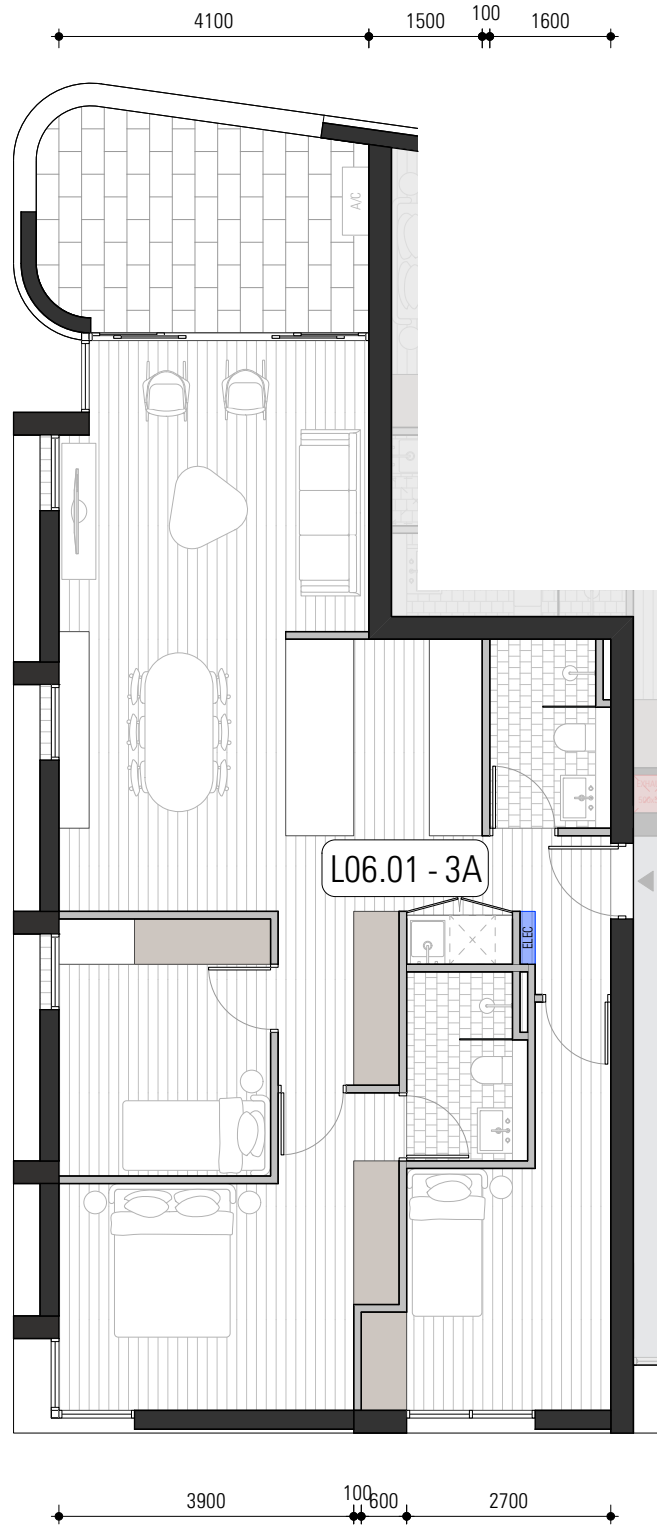
Unit Type 3A.01  
Occurrences L02.01 - 3A

Internal Area 90.2 sqm  
Private Open Space 36.8 sqm  
Internal Storage 12.85 m3  
External Storage 5.62 m3  
Bedrooms 3  
Bathrooms 2



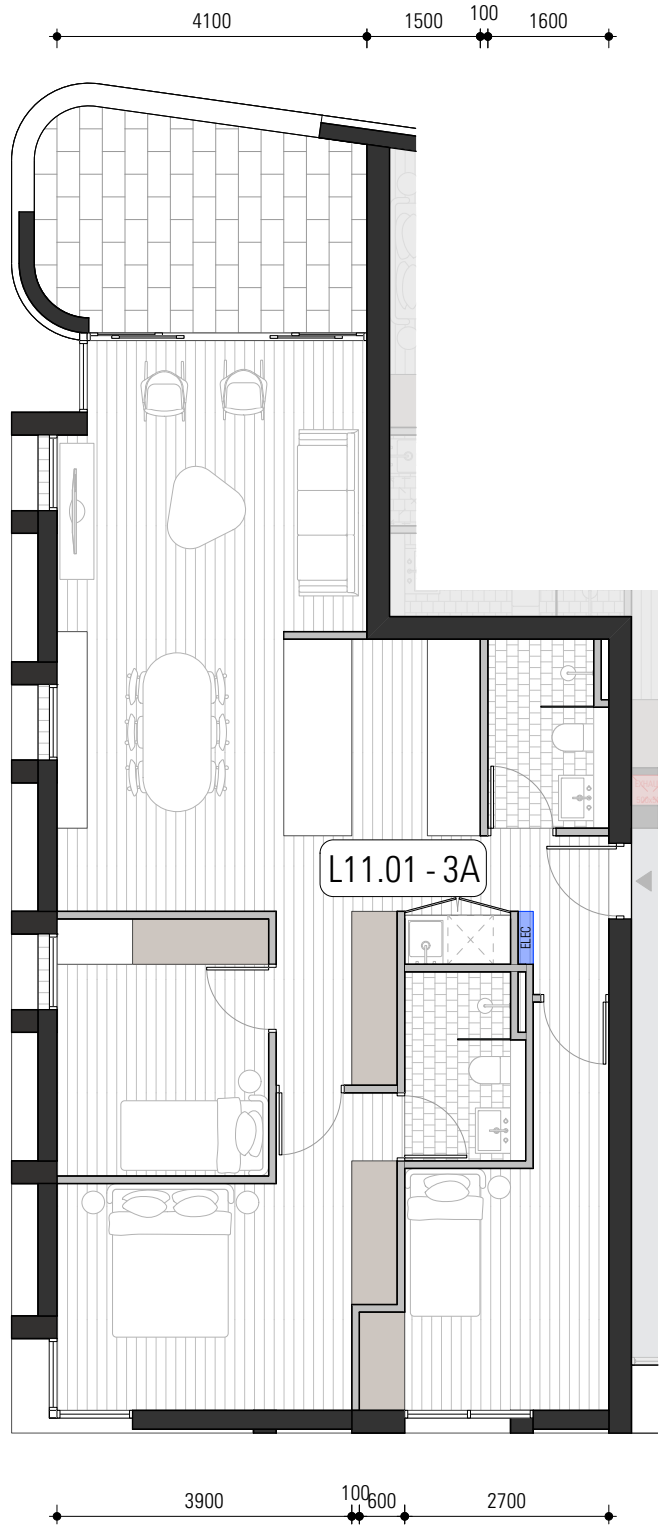
Unit Type 3A.02  
Occurrences L03.01 - 3A

Internal Area 90.2 sqm  
Private Open Space 9.9 sqm  
Internal Storage 11.39 m3  
External Storage 5.62 m3  
Bedrooms 3  
Bathrooms 2



Unit Type 3A.03  
Occurrences L04.01 - 3A  
L05.01 - 3A  
L06.01 - 3A  
L07.01 - 3A  
L08.01 - 3A  
L09.01 - 3A

Internal Area 90.2 sqm  
Private Open Space 13.4 sqm  
Internal Storage 11.83 m3  
External Storage 5.62 m3  
Bedrooms 3  
Bathrooms 2



Unit Type 3A.04  
Occurrences L10.01 - 3A  
L11.01 - 3A  
L12.01 - 3A

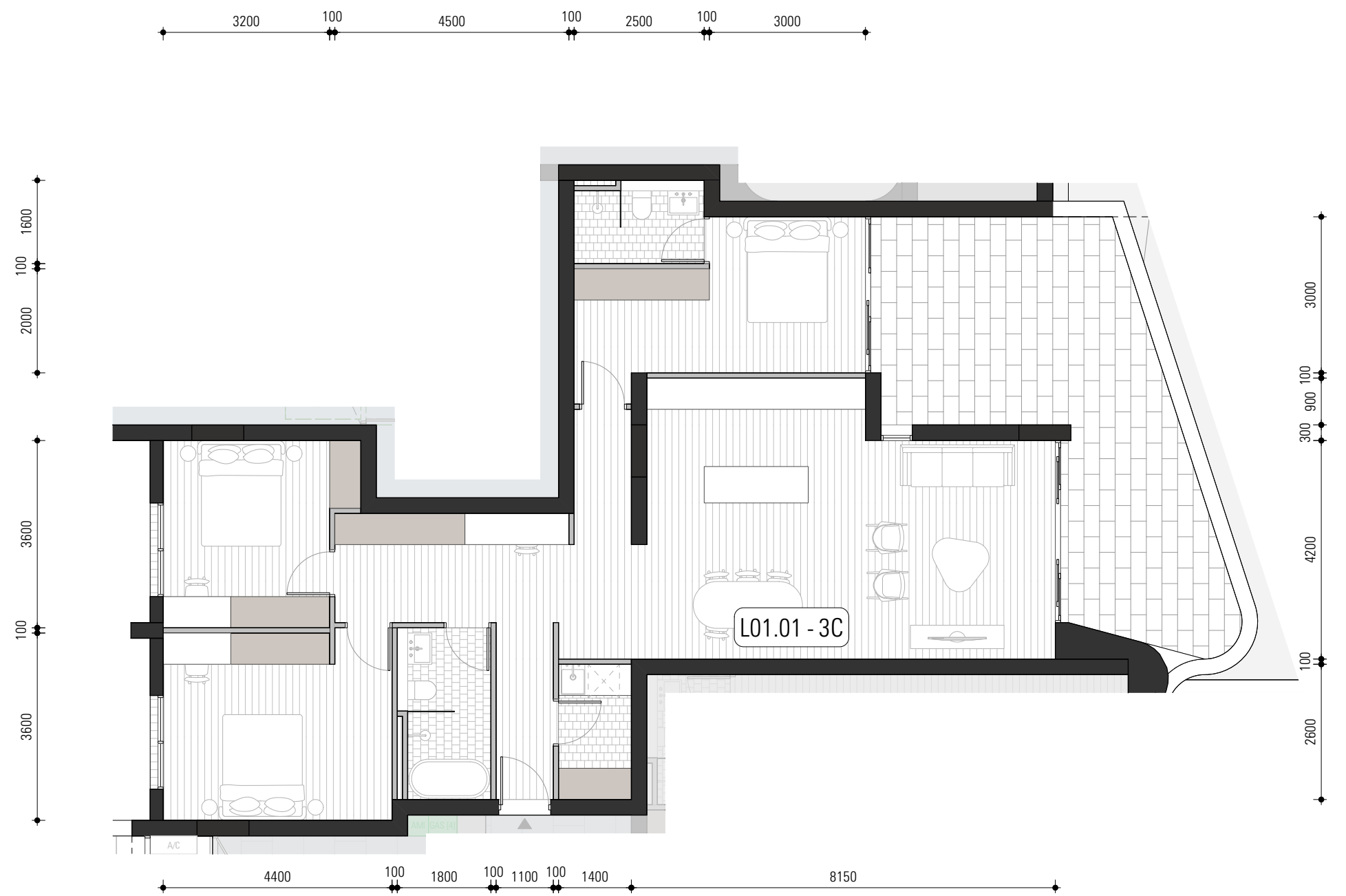
Internal Area 90.2 sqm  
Private Open Space 13.4 sqm  
Internal Storage 11.83 m3  
External Storage 5.62 m3  
Bedrooms 3  
Bathrooms 2



Apartment Type - 3B

Unit Type	3B
Occurrences	L00.01 - 3B

Internal Area	114.0 sqm
Private Open Space	27.8 sqm
Internal Storage	14.69 m3
External Storage	5.62 m3
Bedrooms	3
Bathrooms	2

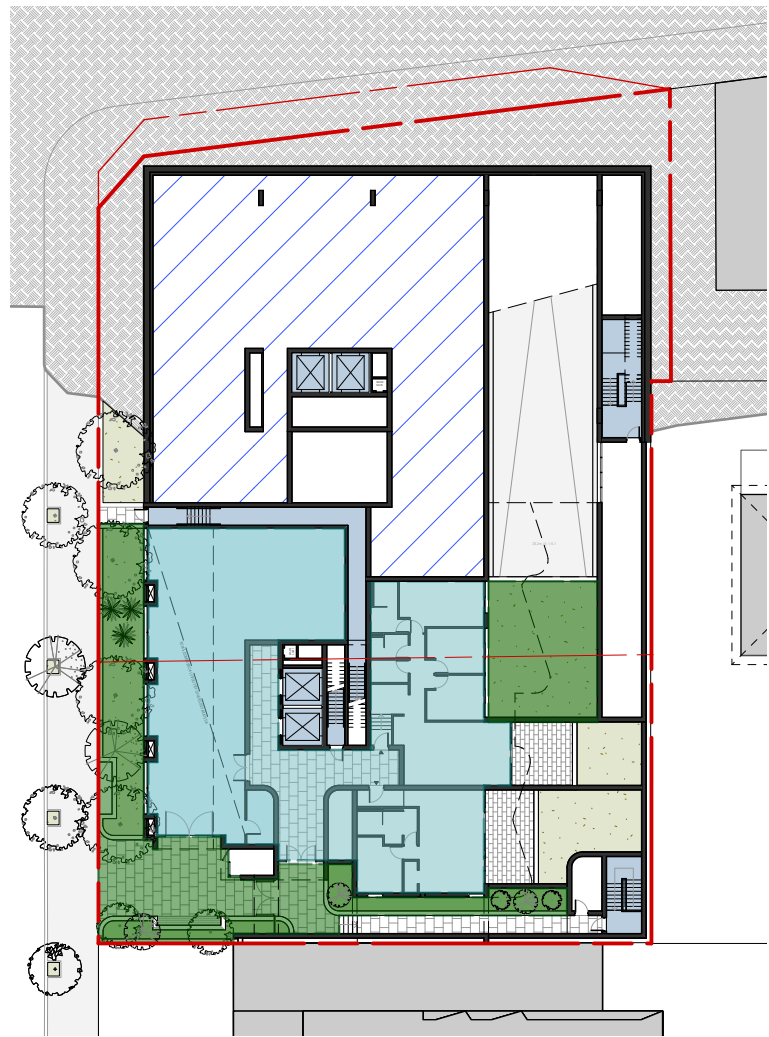


Apartment Type - 3C

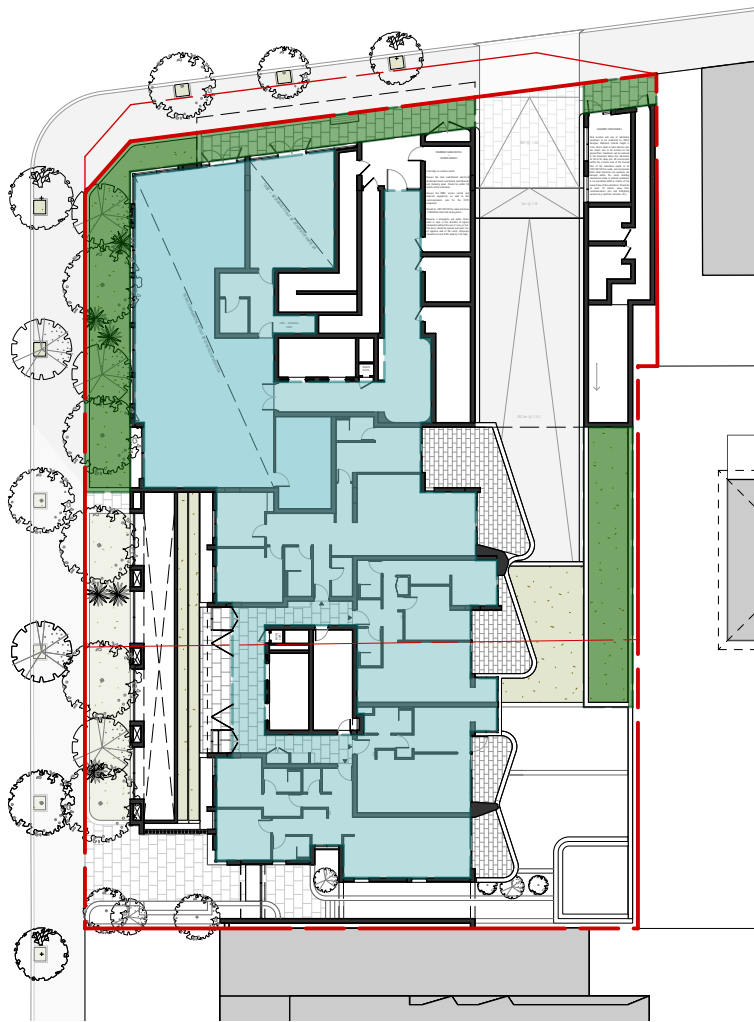
Unit Type	3C
Occurrences	L01.01 - 3C

Internal Area	117.6 sqm
Private Open Space	33.5 sqm
Internal Storage	18.79 m3
External Storage	5.62 m3
Bedrooms	3
Bathrooms	2

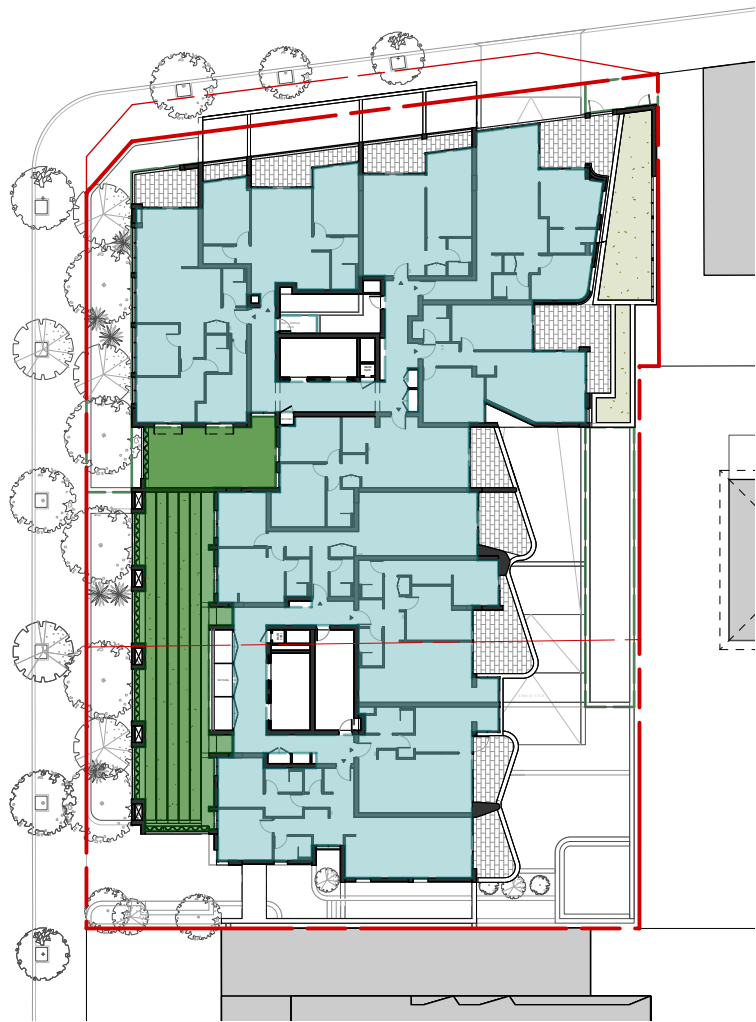




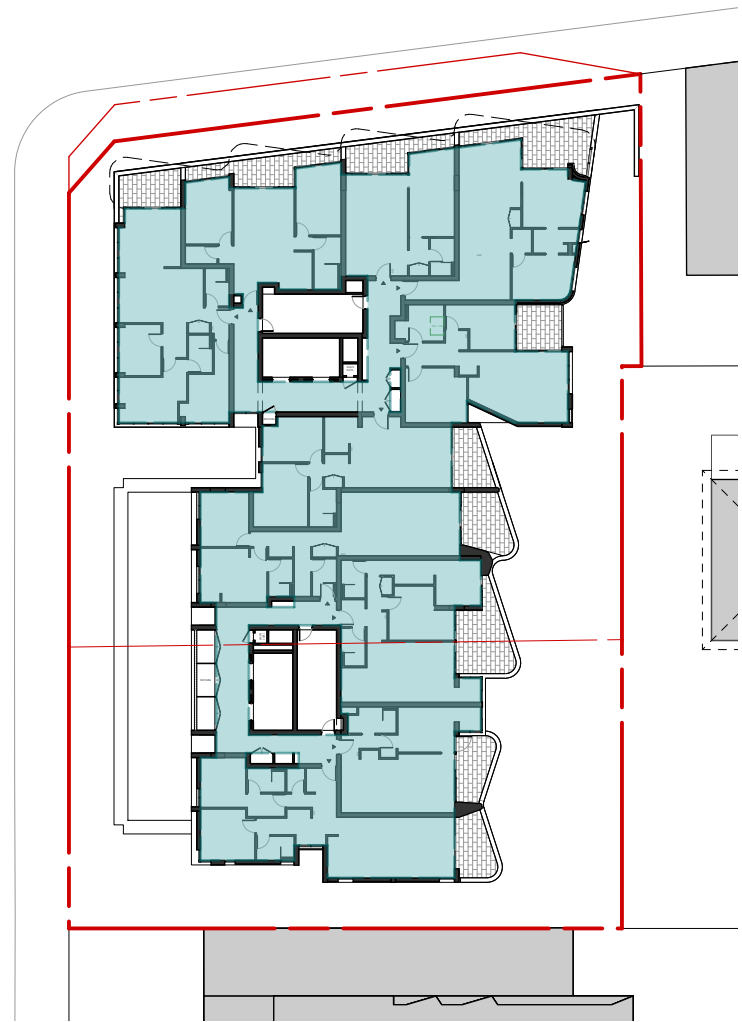
LEVEL 00\_PRINCES HWY ENTRY



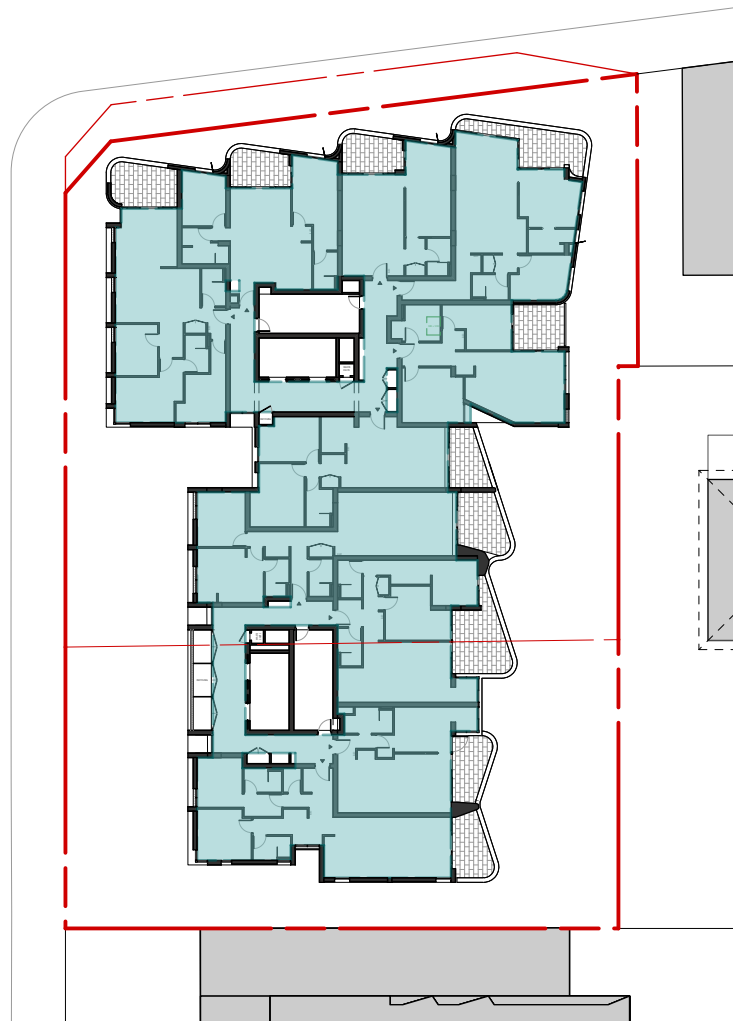
LEVEL 01\_LISTER AVE ENTRY



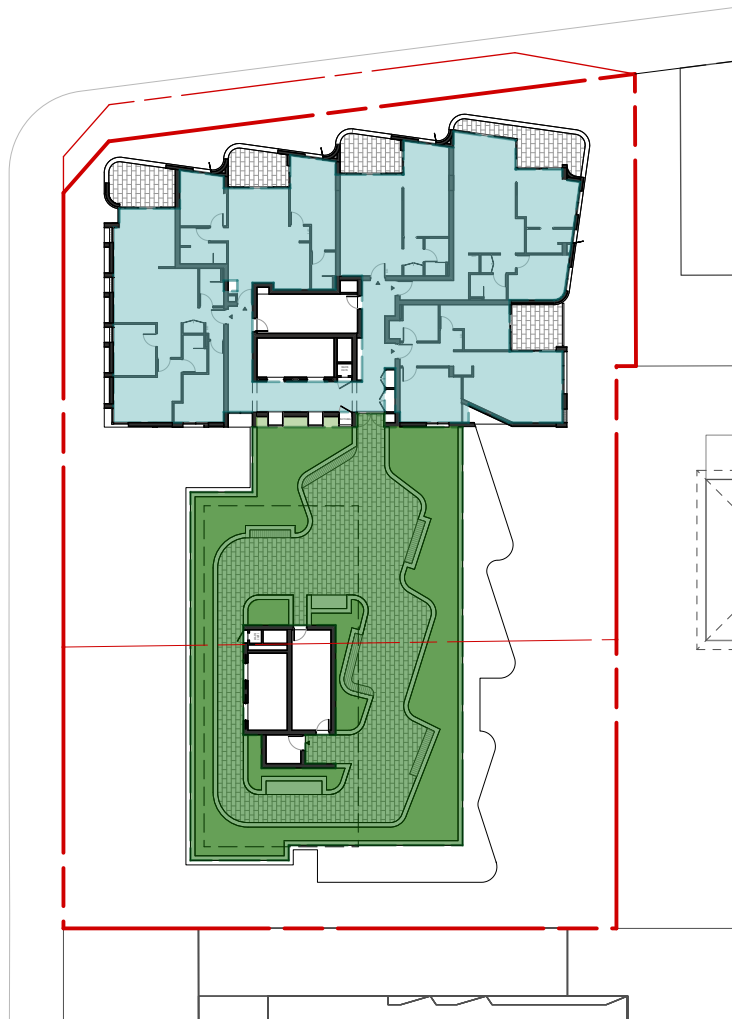
LEVEL 02



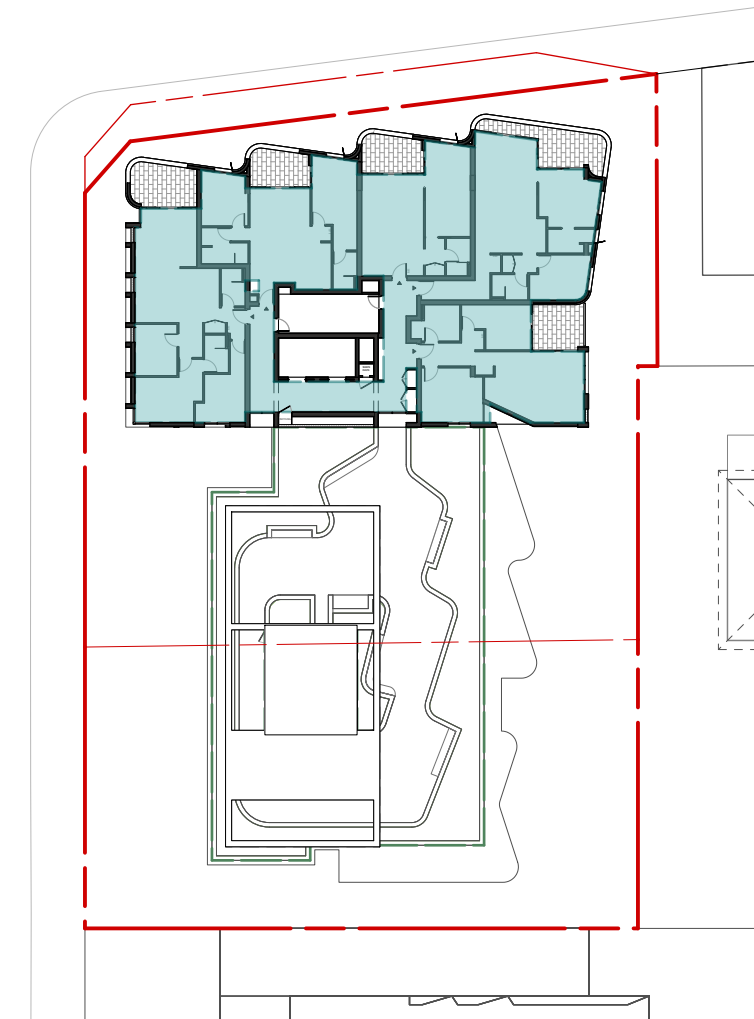
LEVEL 03



LEVELS 04 - 09\_TYPICAL

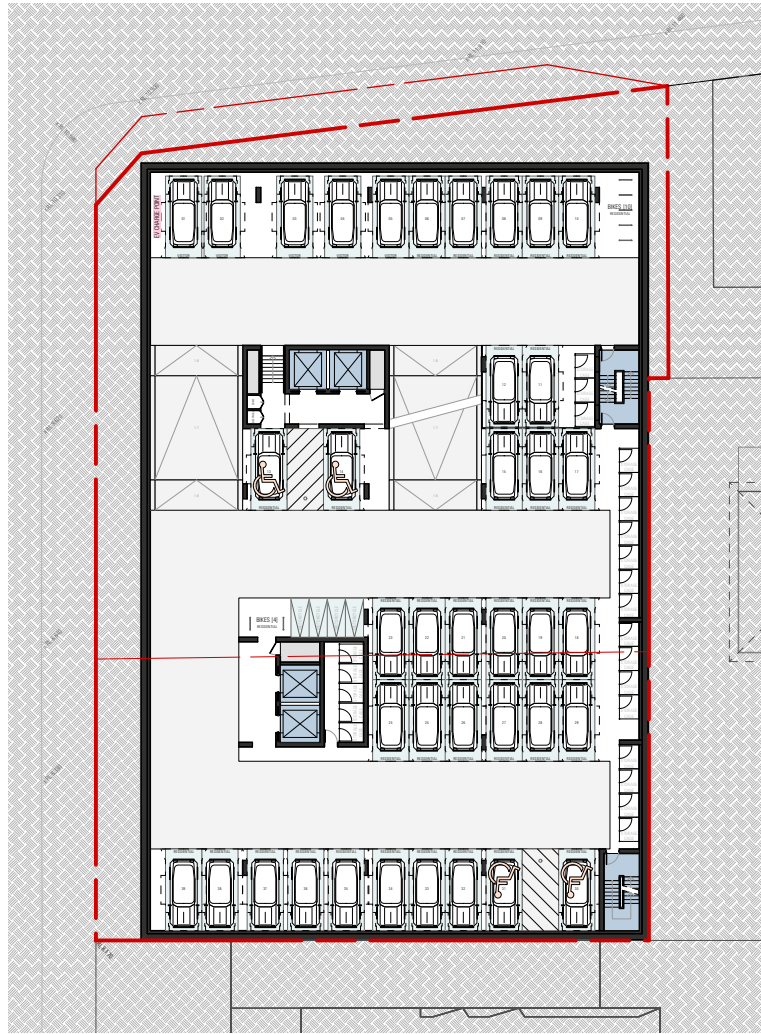


LEVEL 10\_TOWER + TERRACE

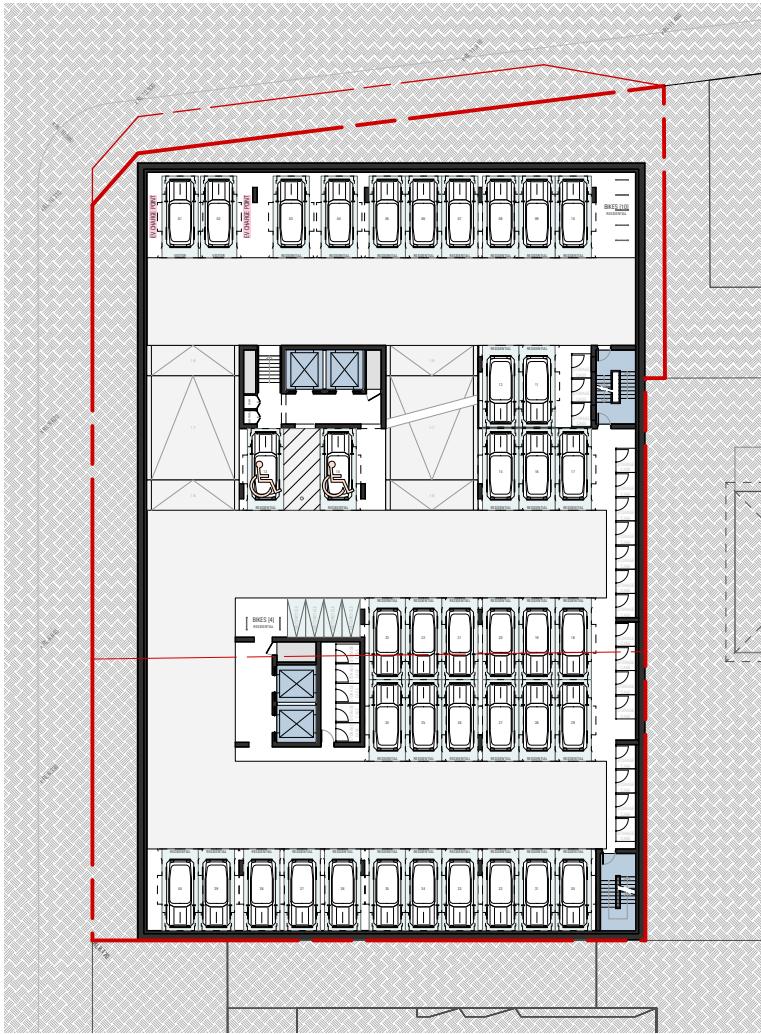


LEVEL 11 + 12\_TOWER

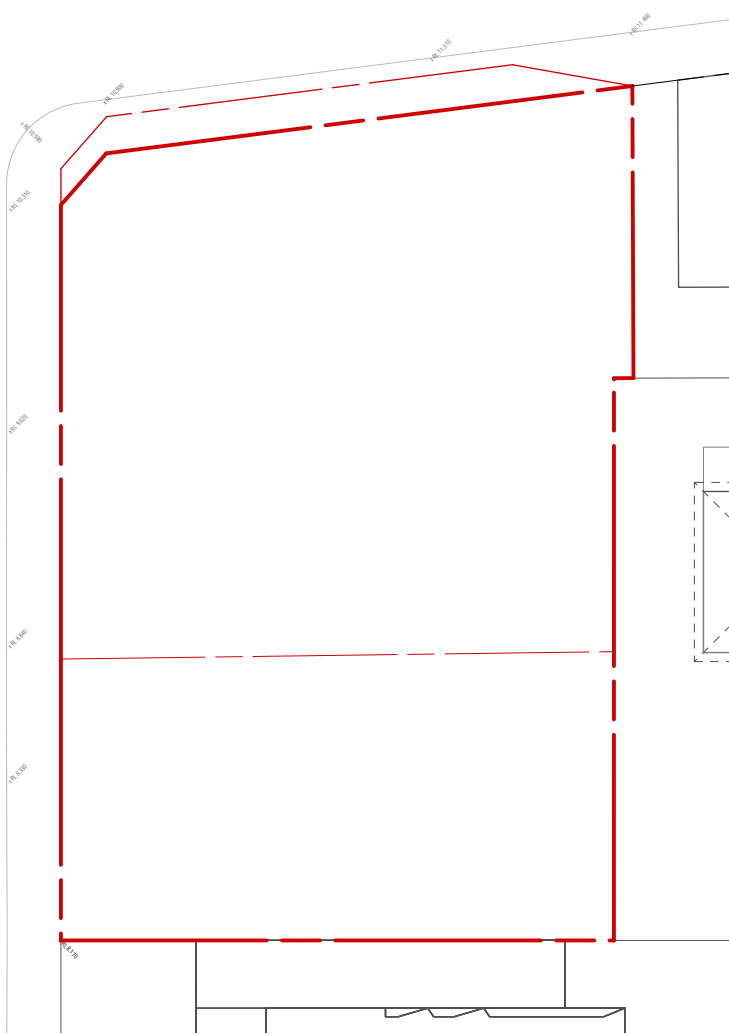
SITE AREA [adjusted boundary]1989.0sqm							NSA		GFA	Communal Open Space
	Studio	1 Bed	2 Bed	3 Bed	TOTAL		Residential	Retail/Commercial		
			1 Bath	2 Bath	PER FLOOR					
LEVEL 12		1	1	2	5		369.5sqm		428.6sqm	
LEVEL 11		1	1	2	5		369.5sqm		428.6sqm	
ROOF TERRACE - LEVEL 10		1	1	2	5		369.5sqm		428.6sqm	437.0sqm
LEVEL 09		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 08		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 07		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 06		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 05		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 04		2	2	5	10		741.0sqm		860.9sqm	
LEVEL 03		2	4	3	10		734.7sqm		853.8sqm	
LEVEL 02		2	3	4	10		738.8sqm		858.4sqm	148.4sqm
LISTER AVE - LEVEL 01		1		2	4		337.5sqm	225.4sqm	706.2sqm	179.0sqm
SOUTH - LEVEL 00				1	2		163.9sqm	182.4sqm	413.7sqm	242.7sqm
TOTAL	0	20	22	46	101		7529.1sqm	407.8sqm	9283.6sqm	1007.1sqm
DISTRIBUTION		19.8%		67.3%					4.7 : 1	50.6%



BASEMENT\_B03



BASEMENT\_B02

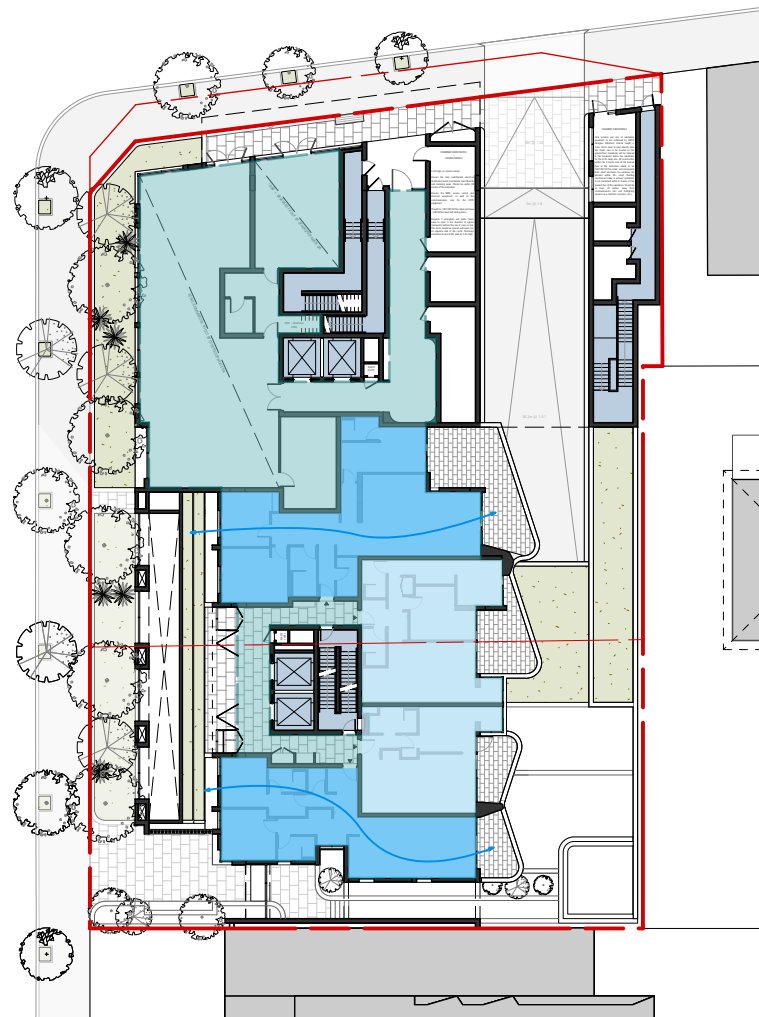


BASEMENT\_B01

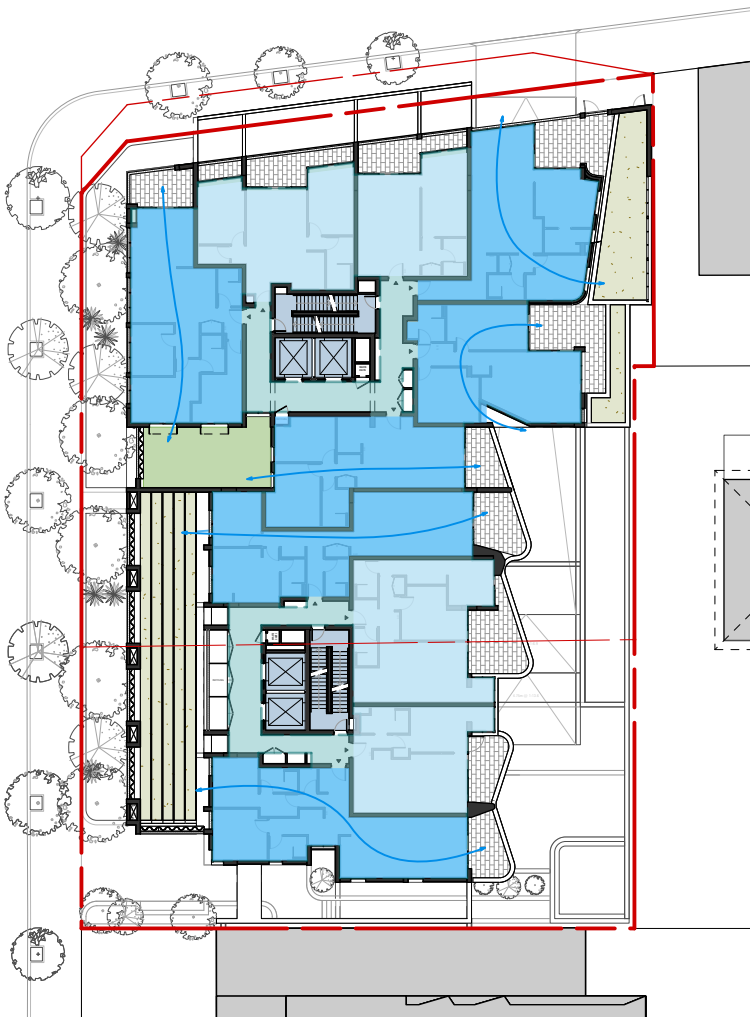
REQUIRED [DCP]	RATE	NO.
1 BED	1	20.0
2 BED	1	68.0
3 BED	2	26.0
VISITOR	1 per 7 units	14.4
COMMERCIAL	1 per 40m	10.2
		138.6

PROVISION	COMMERCIAL	RESIDENTIAL	ACCESSIBLE	VISITOR	MOTORCYCLE	BICYCLE
BASEMENT 01	10	0	1	8	2	10
BASEMENT 02	0	36	2	2	4	14
BASEMENT 03	0	30	4	5	4	14
BASEMENT 04	0	38	4	0	4	14
	11	104	11	15	12	42





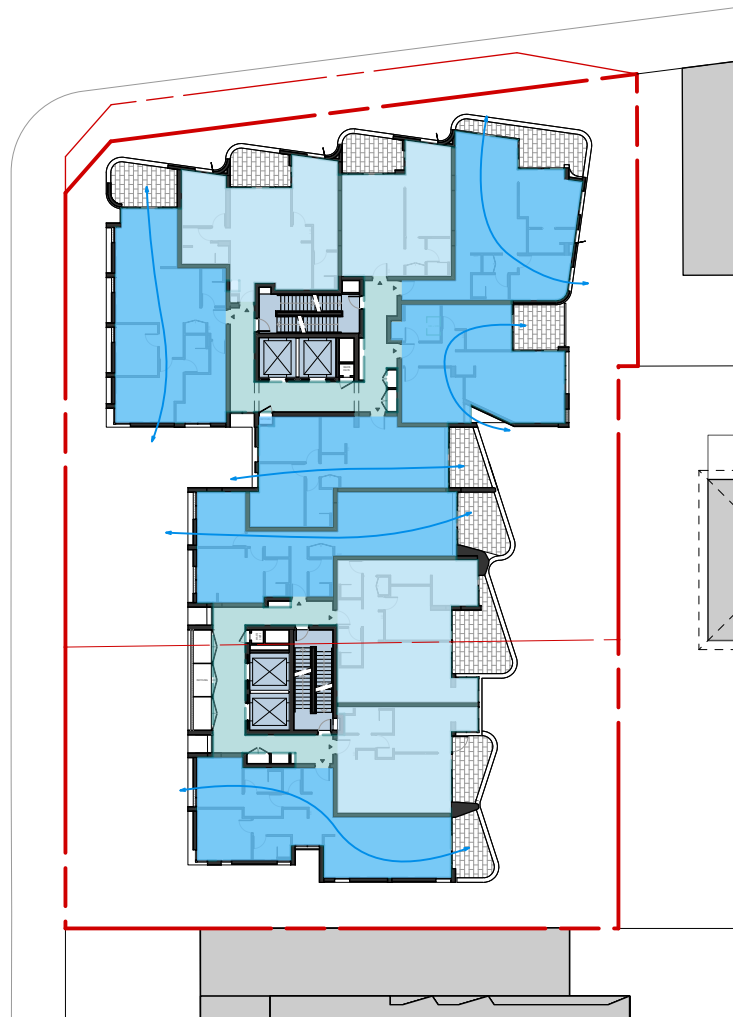
LEVEL 01\_ LISTER AVE ENTRY



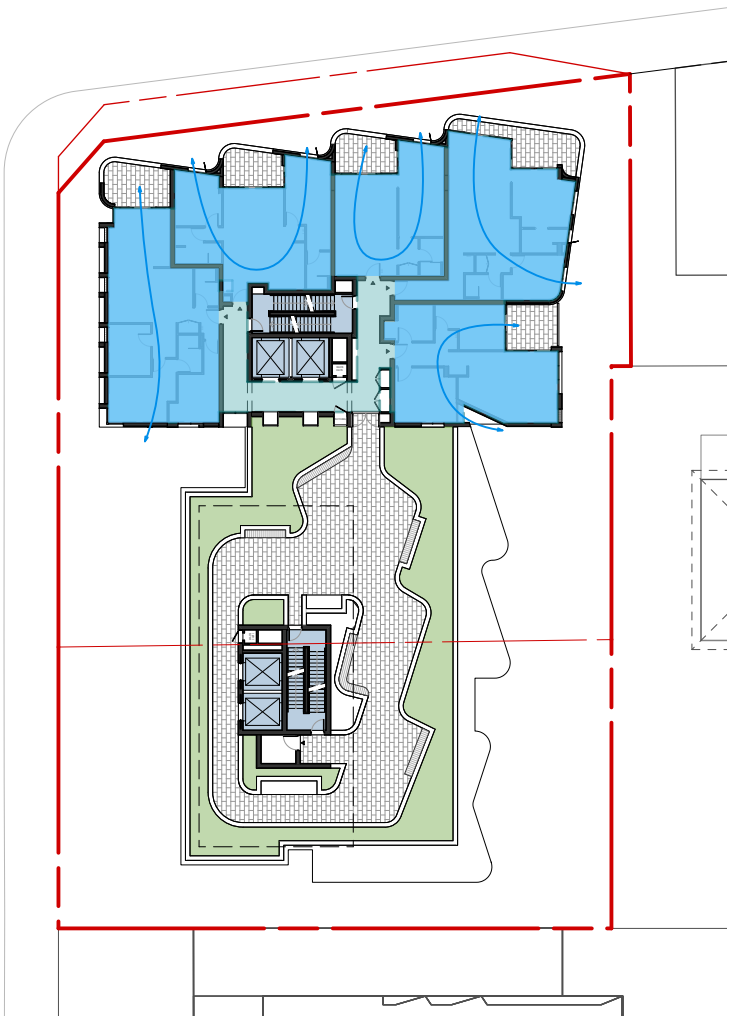
LEVEL 02



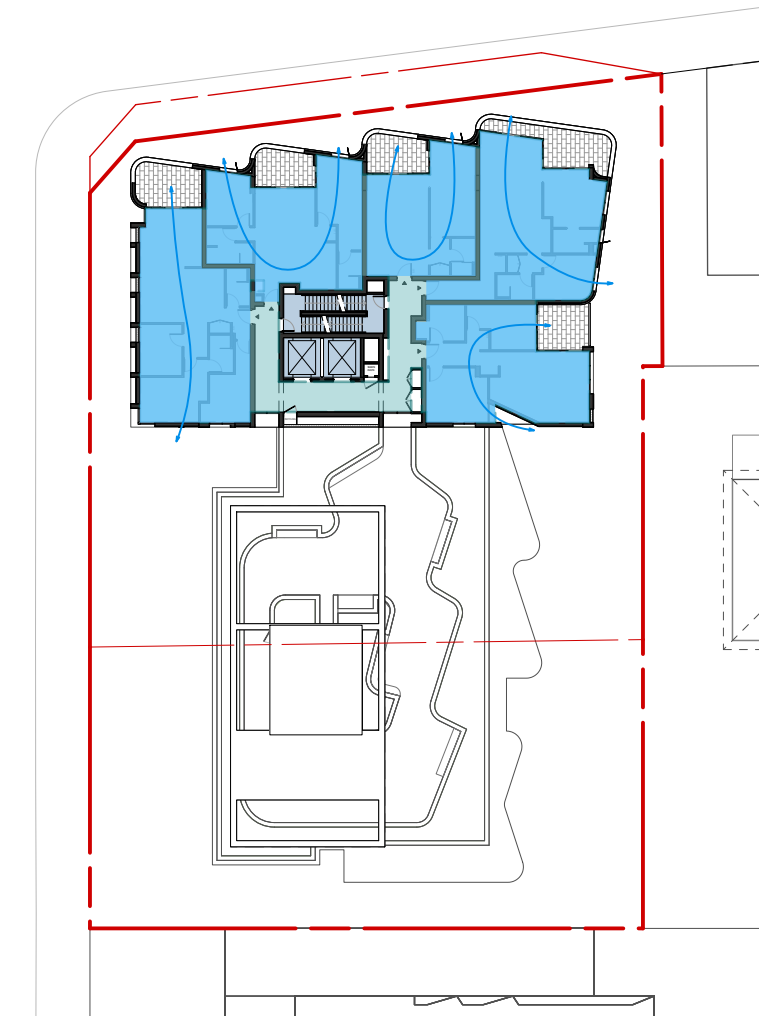
LEVEL 03



LEVELS 04 - 09\_ TYPICAL



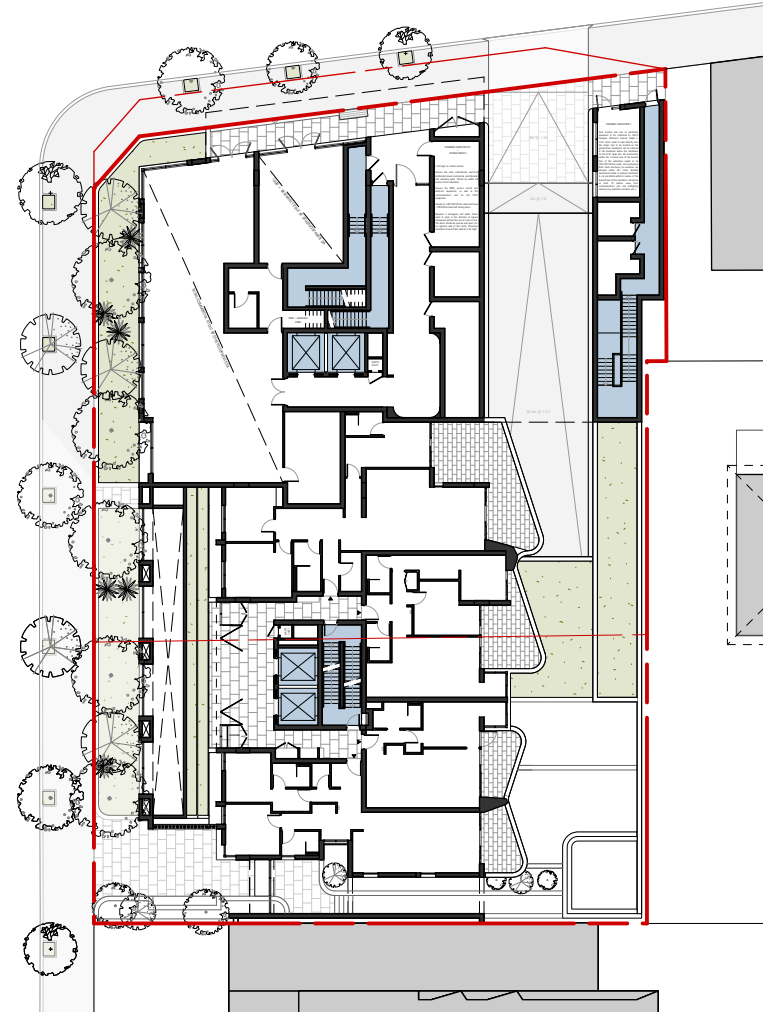
LEVEL 10\_ TOWER + TERRACE



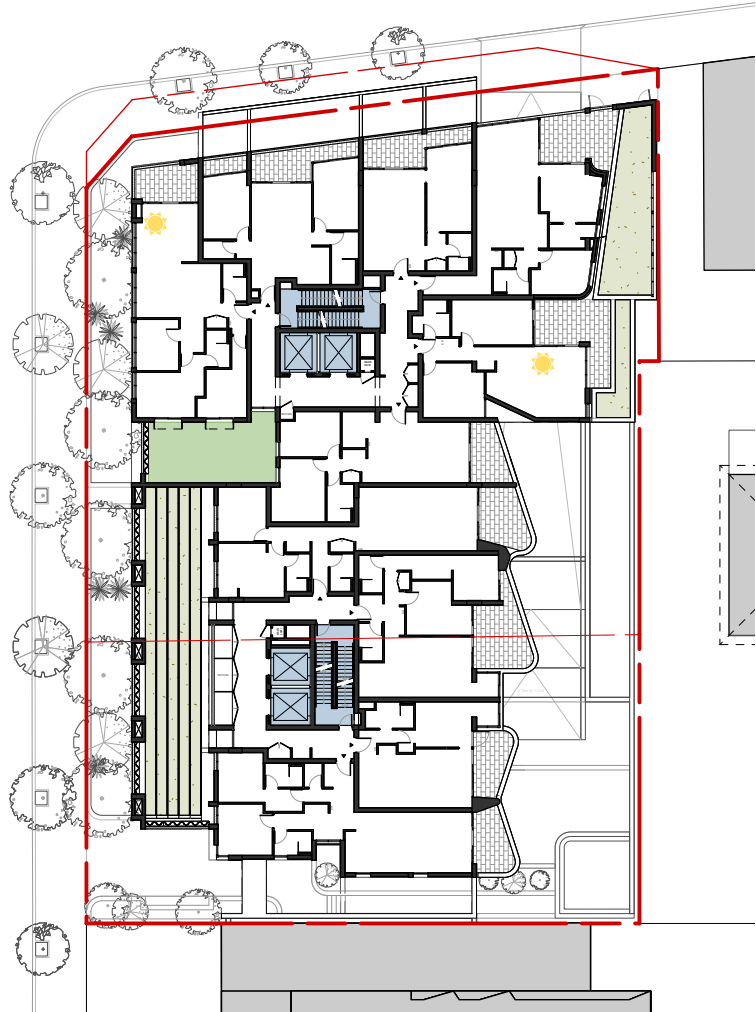
LEVEL 11 + 12\_ TOWER

	1 Bed	2 Bed		3 Bed	TOTAL PER FLOOR	Cross Vent	Solar Access
		1 Bath	2 Bath				
LEVEL 12	1	1	2	1	5	5	5
LEVEL 11	1	1	2	1	5	5	5
ROOF TERRACE - LEVEL 10	1	1	2	1	5	5	5
LEVEL 09	2	2	5	1	10	10	8
LEVEL 08	2	2	5	1	10	6	8
LEVEL 07	2	2	5	1	10	6	8
LEVEL 06	2	2	5	1	10	6	8
LEVEL 05	2	2	5	1	10	6	8
LEVEL 04	2	2	5	1	10	6	8
LEVEL 03	2	4	3	1	10	6	8
LEVEL 02	2	3	4	1	10	6	2
LISTER AVE - LEVEL 01	1		2	1	4	2	0
SOUTH - LEVEL 00			1	1	2	1	0
TOTAL	20	22	46	13	101	70	73
DISTRIBUTION	19.8%	67.3%		12.9%		69.3%	72.3%

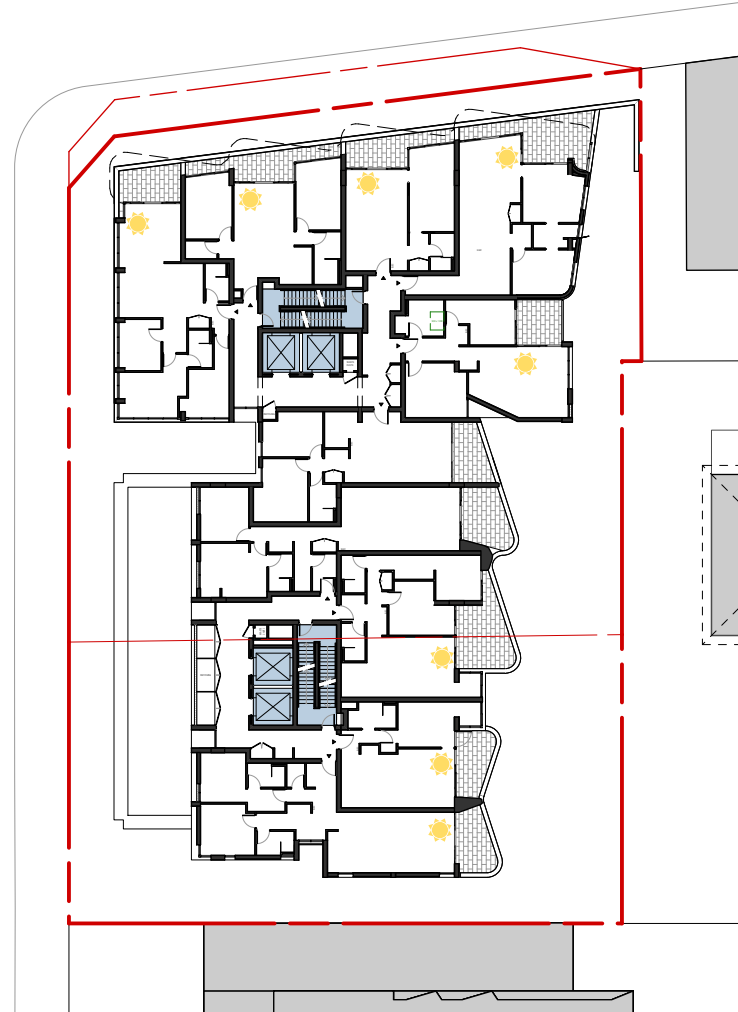
\* 59.2% of dwellings located in the lower 9 floors cross ventilate in accordance with ADG



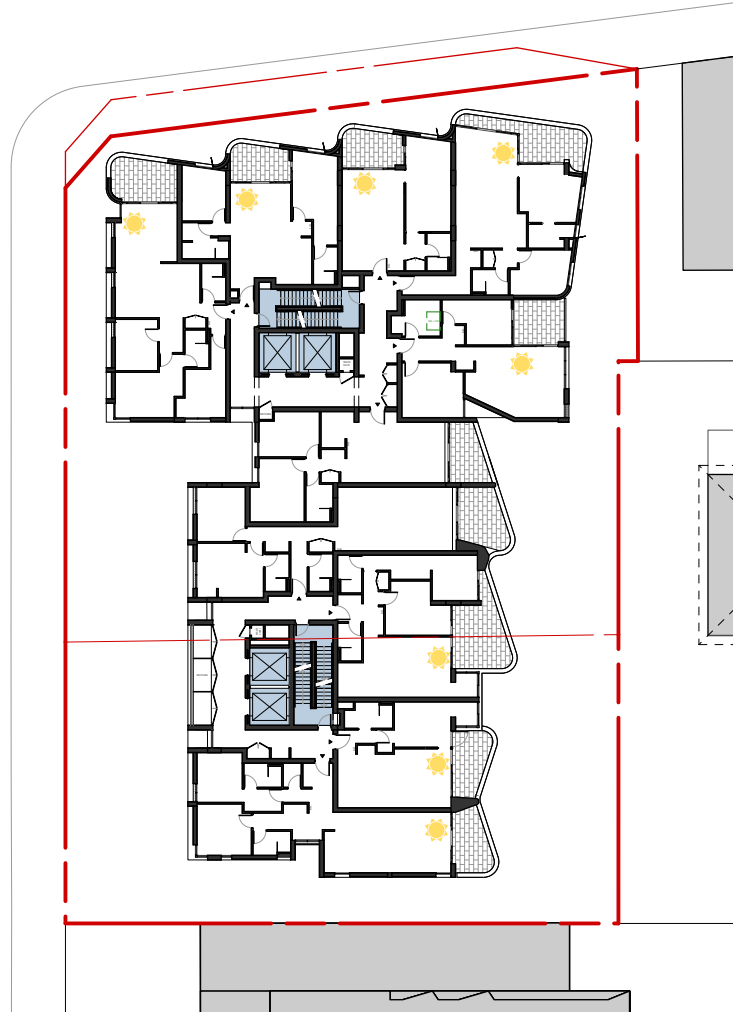
LEVEL 01\_ LISTER AVE ENTRY



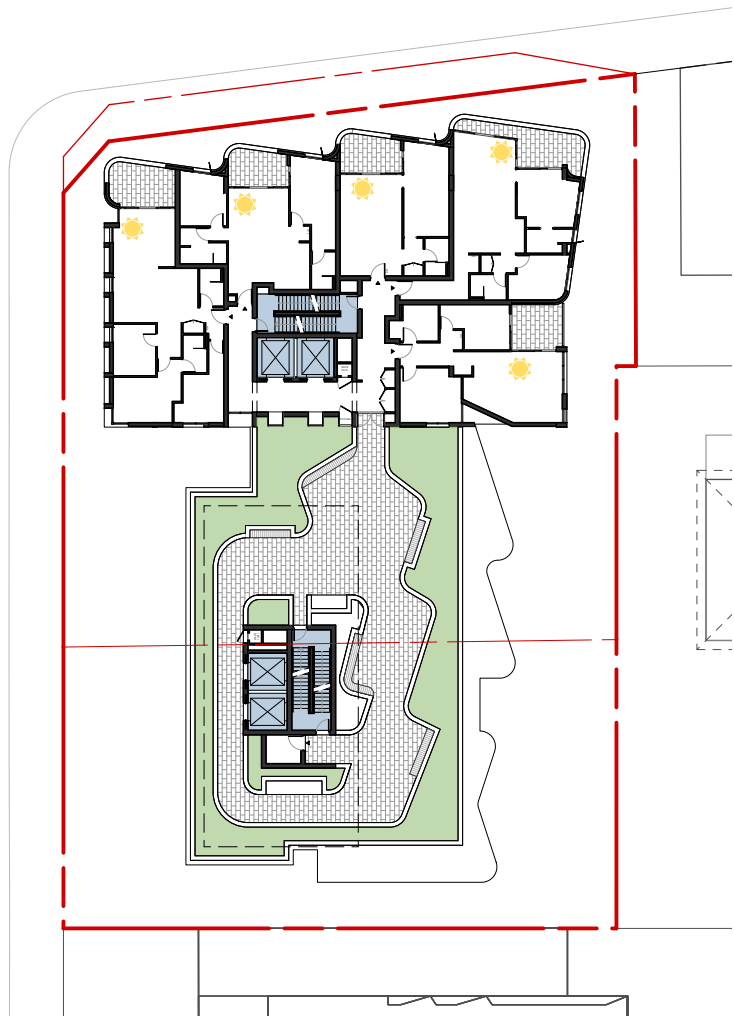
LEVEL 02



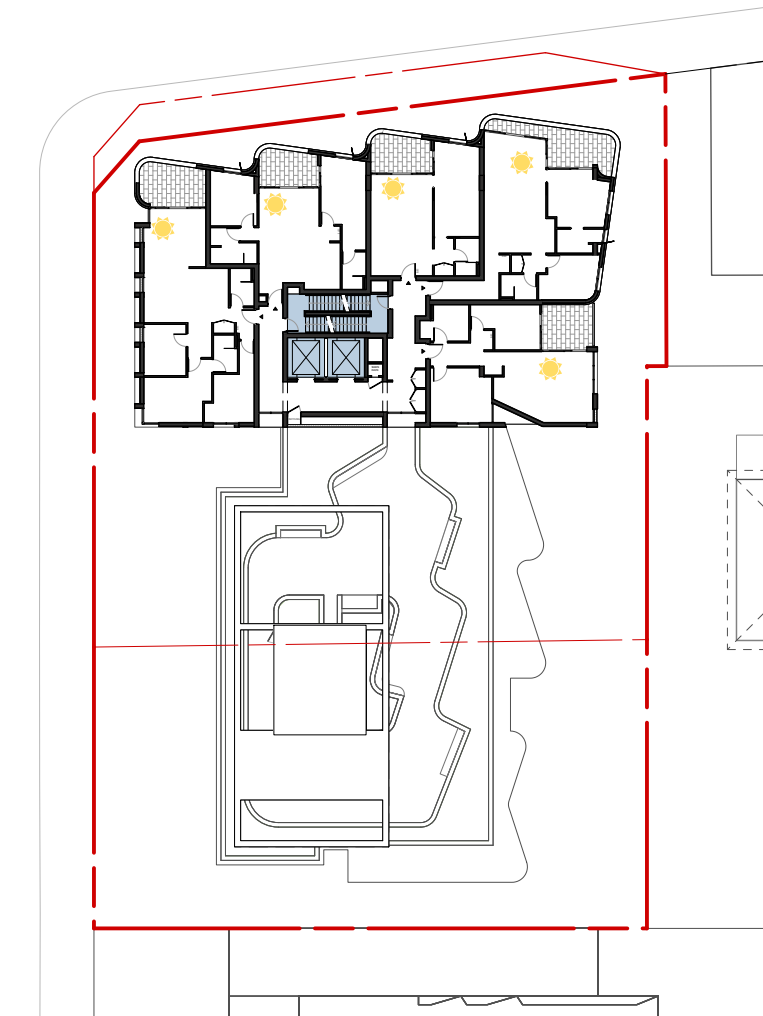
LEVEL 03



LEVELS 04 - 09\_ TYPICAL



LEVEL 10\_ TOWER + TERRACE

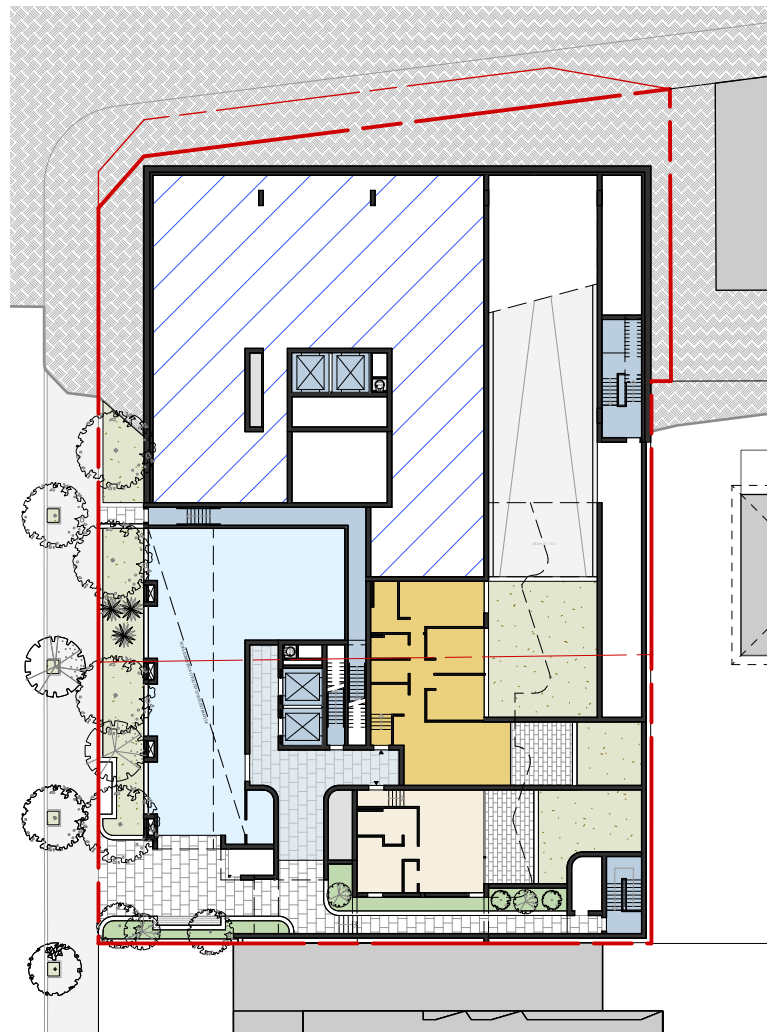


LEVEL 11 + 12\_ TOWER

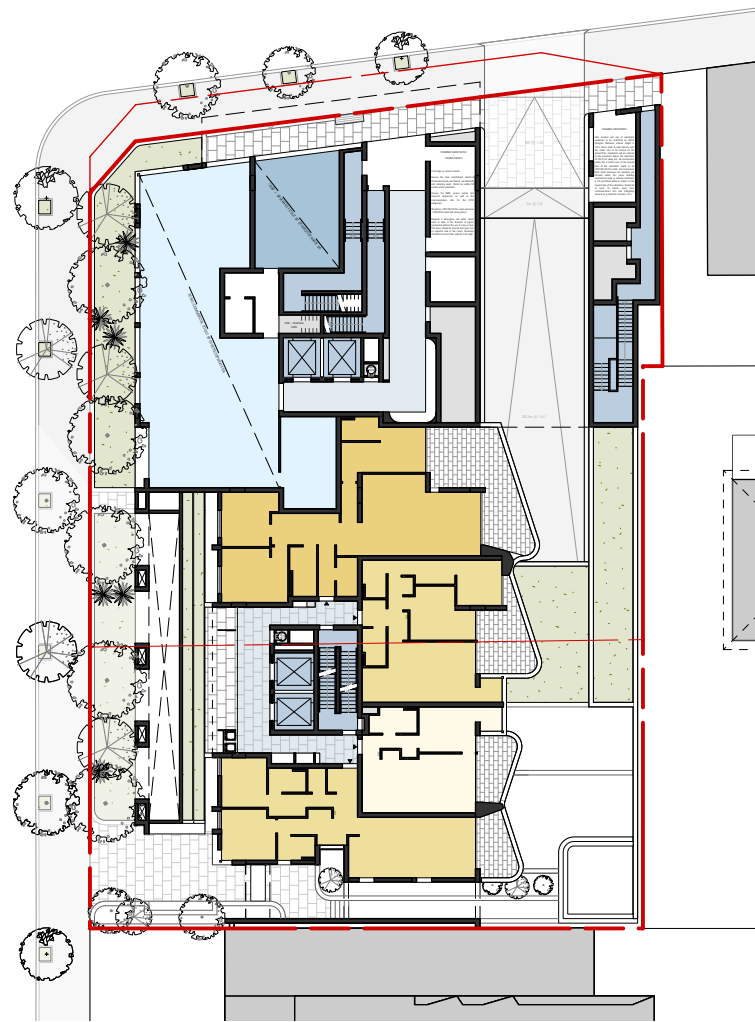
	1 Bed	2 Bed		3 Bed	TOTAL	Cross Vent	Solar Access
		1 Bath	2 Bath		PER FLOOR		
LEVEL 12	1	1	2	1	5	5	5
LEVEL 11	1	1	2	1	5	5	5
ROOF TERRACE - LEVEL 10	1	1	2	1	5	5	5
LEVEL 09	2	2	5	1	10	10	8
LEVEL 08	2	2	5	1	10	6	8
LEVEL 07	2	2	5	1	10	6	8
LEVEL 06	2	2	5	1	10	6	8
LEVEL 05	2	2	5	1	10	6	8
LEVEL 04	2	2	5	1	10	6	8
LEVEL 03	2	4	3	1	10	6	8
LEVEL 02	2	3	4	1	10	6	2
LISTER AVE - LEVEL 01	1		2	1	4	2	0
SOUTH - LEVEL 00			1	1	2	1	0
TOTAL	20	22	46	13	101	70	73
DISTRIBUTION	19.8%	67.3%		12.9%		69.3%	72.3%

\* 59.2% of dwellings located in the lower 9 floors cross ventilate in accordance with ADG

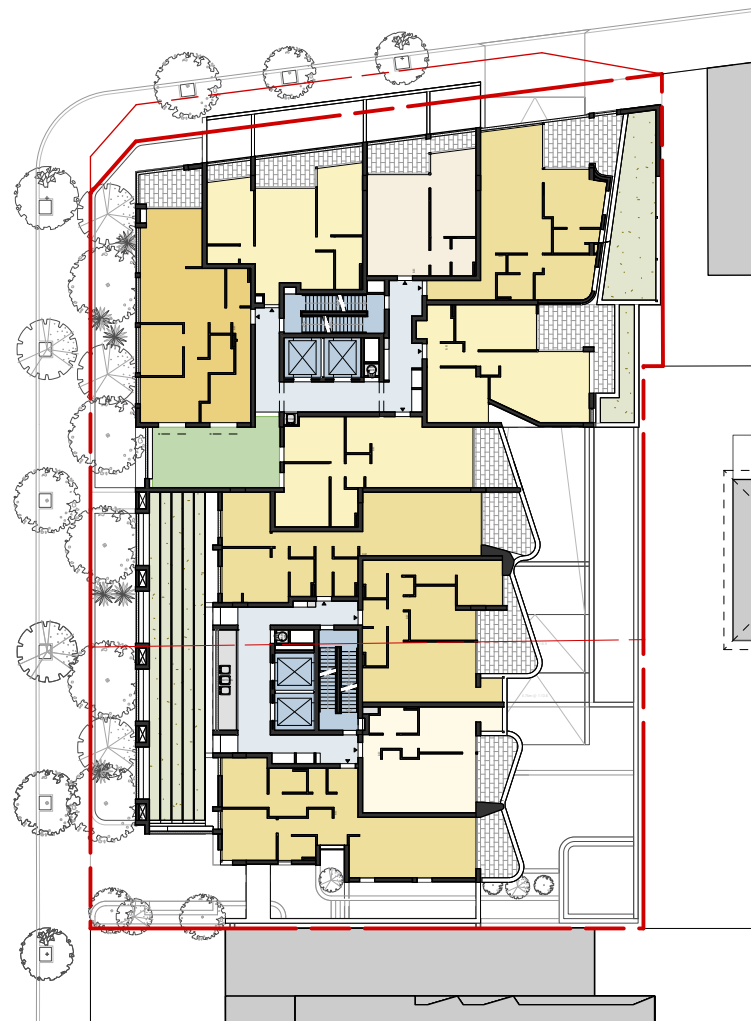




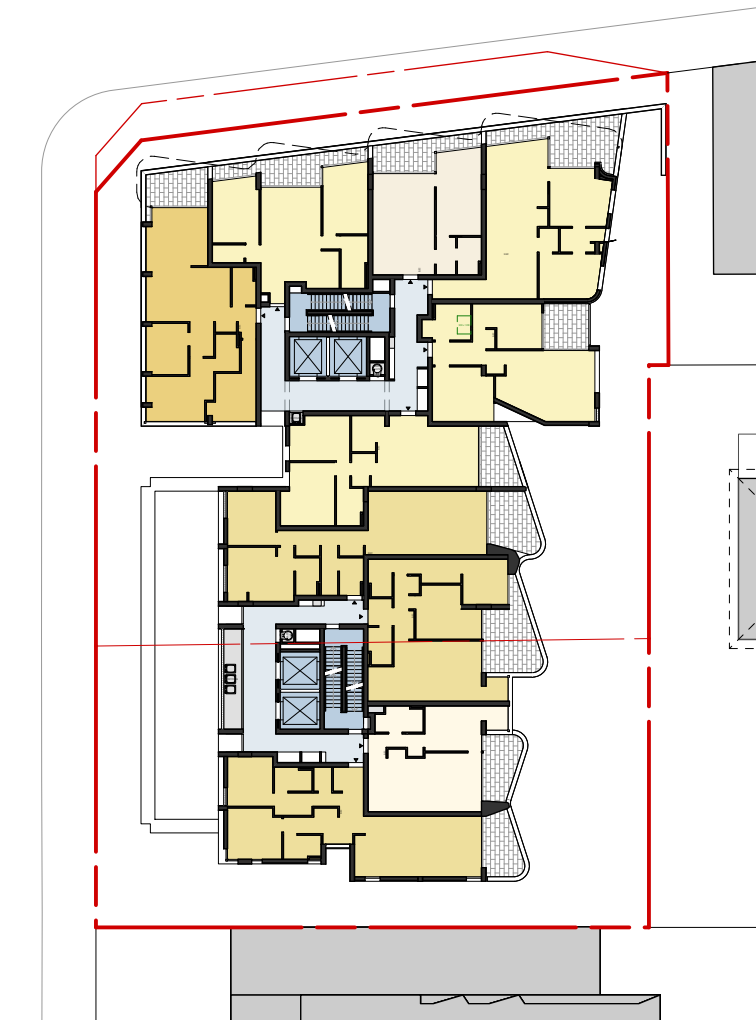
LEVEL 00\_PRINCES HWY ENTRY



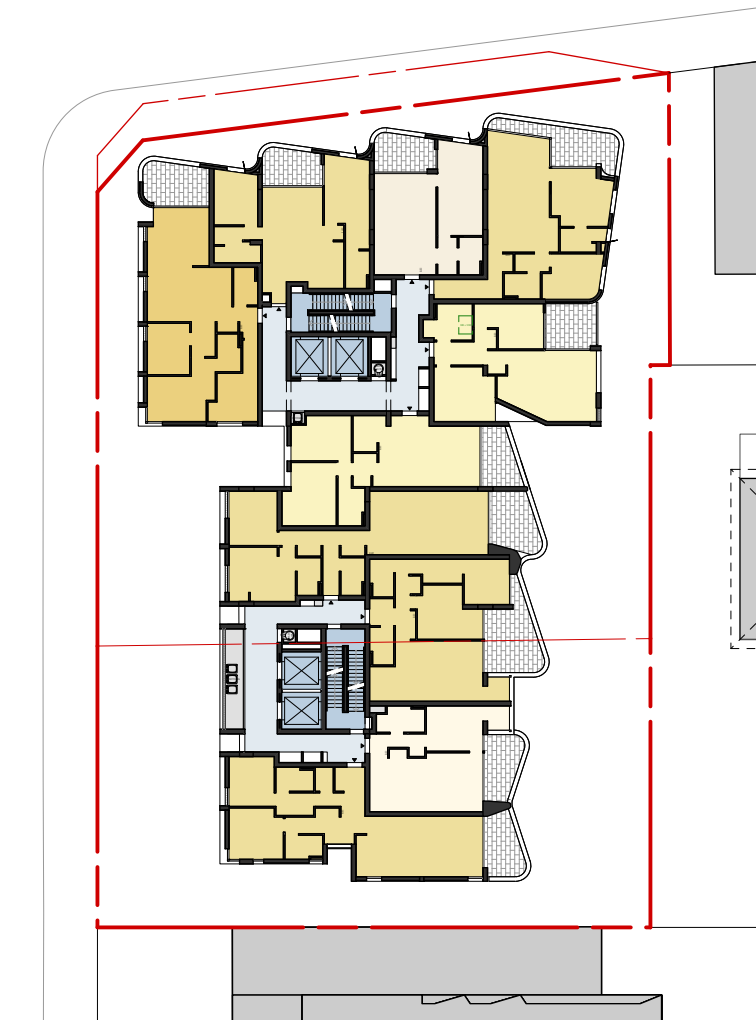
LEVEL 01\_LISTER AVE ENTRY



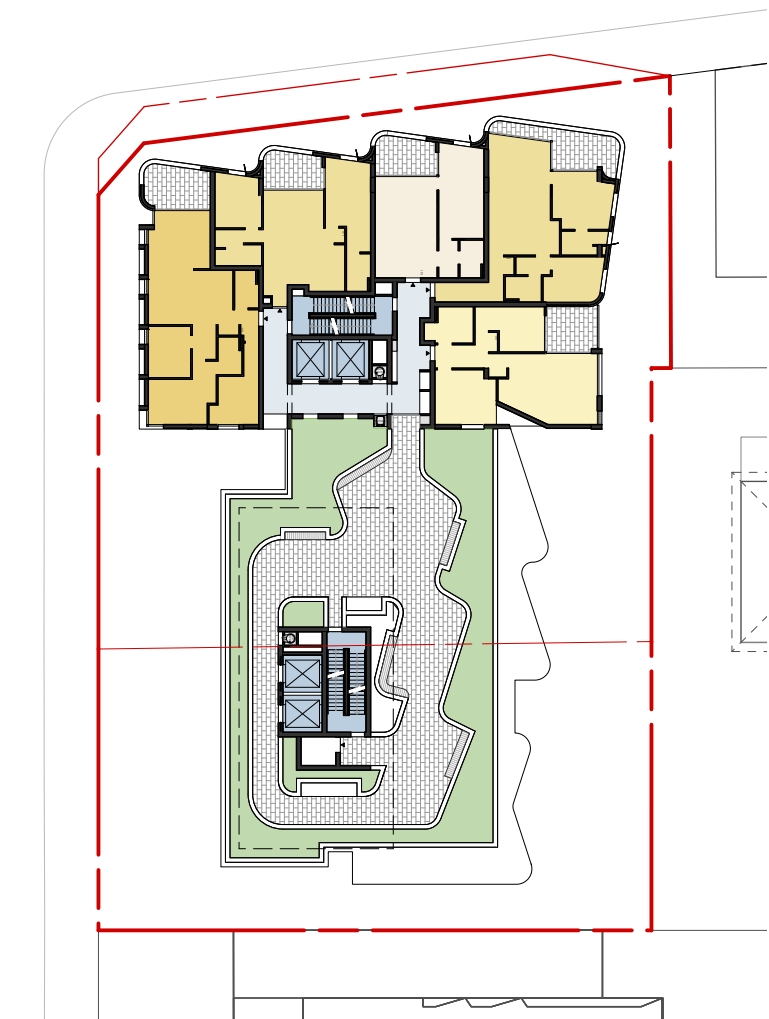
LEVEL 02



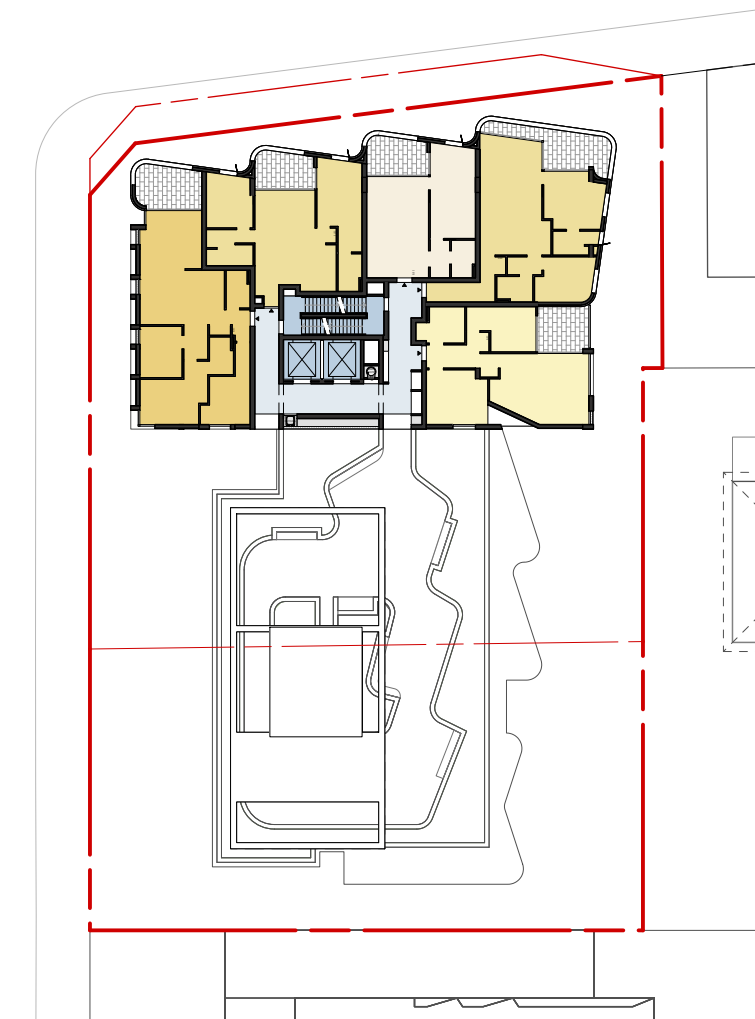
LEVEL 03



LEVELS 04 - 09\_TYPICAL



LEVEL 10\_TOWER + TERRACE



LEVEL 11 + 12\_TOWER

WATER	
Pass – 42% (40% required to pass)	
Rainwater Tank	Central min 5000L RWT connected to lower levels landscape and car wash bay as per ESD report
Landscape	Collecting rainwater from at least 100m <sup>2</sup> of roof area
Fire Sprinkler System	1119m <sup>2</sup>
All Taps	Test water in closed loop
All Showerheads	5 Star
All Toilet Flushers	3 Star (4.5-6L/min)
Dishwasher	4 Star
	4 Star Water

THERMAL COMFORT		
Pass – 6.6 Star Average		
GLAZING (Aluminium Non-Thermally Broken Frames)		
Units	Sliding / Fixed / Louvre	Awning / Bifold
All (Except below)	Max U-value 5.40 SHGC 0.58 (± 10%) Single, Low-e clear	Max U-value 5.40 SHGC 0.49 (± 10%) Single, Low-e clear
02-01 and 03-01 (West Windows)	Max U-value 3.20 SHGC 0.26 (± 10%) Double, Low-e grey	
WALLS		
External Walls	Additional R2.0 Insulation	
Inter-tenancy Walls	No Additional Insulation modelled	
Walls to corridors/lift/stairs	Additional R2.0 Insulation	
Internal Walls in Units	No Additional Insulation modelled	
FLOORS		
Suspended floors to carpark, BOH or open areas below	Additional R2.0 Insulation	
Floors to retail below	No Additional Insulation	
ROOF		
Units with exposed roof	Additional R2.35 Reflective Insulation Board	

ENERGY	
Pass – 26% (25% required to pass)	
COMMON AREA	
Lighting	Basement Levels – Fluorescent w/ motion sensors Switch/Plant Rooms – Fluorescent w/ motion sensors Waste Rooms – Fluorescent w/ motion sensors Common Lobby/Hallway – LED w/ motion sensors
Lift	Gearless Traction w/ VVVF Motor – LED Lighting w/ link to call button
Ventilation	Basement Levels – Supply and Exhaust w/ CO monitor + VSD fan Switch/Plant Rooms – Supply Only w/ thermo controlled Substation – No Mechanical Ventilation Waste Rooms – Exhaust Only Common Lobby/Hallway – Supply Only w/ BMS control
DWELLINGS	
Hot Water	Central gas-fired boiler w/ R1.0 piping
Heating /Cooling	Individual systems AC EER 3.0-3.5 Heating and Cooling
Lighting	Dedicated LED throughout
Ventilation	Bathroom - ducted w/ Manual Switch Kitchen - ducted w/ Manual Switch Laundry - ducted w/ Manual Switch Well ventilated Fridge Space
Appliances	Electric oven w/ gas cooktop Dishwasher – 4 Star Energy Clothes Dryer – 2.0 Star (vented)
Building Management System (BMS)	Required as per J8.3 on page 1
Photovoltaic System	Nil

BASIX COMMITMENTS

METRICS\_BASIX COMMITMENTS

1724 - DA2 5004 C



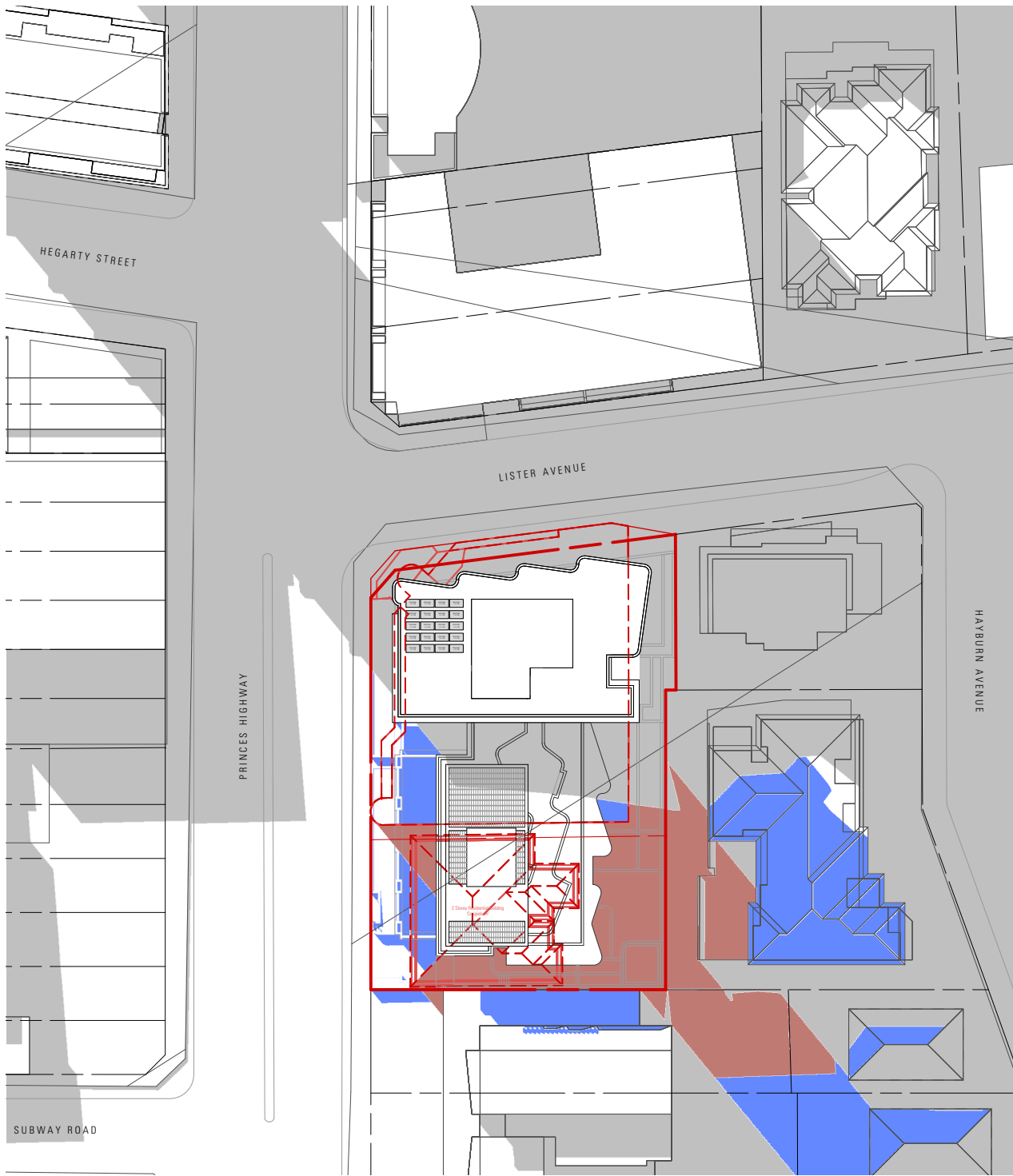
WINTER SOLSTICE\_21 JUNE 09.00

VSA 18° 30' HSA 43° 10' EAST



WINTER SOLSTICE\_21 JUNE 12.00

VSA 32° 42' HSA 0° NORTH



WINTER SOLSTICE\_21 JUNE 15.00

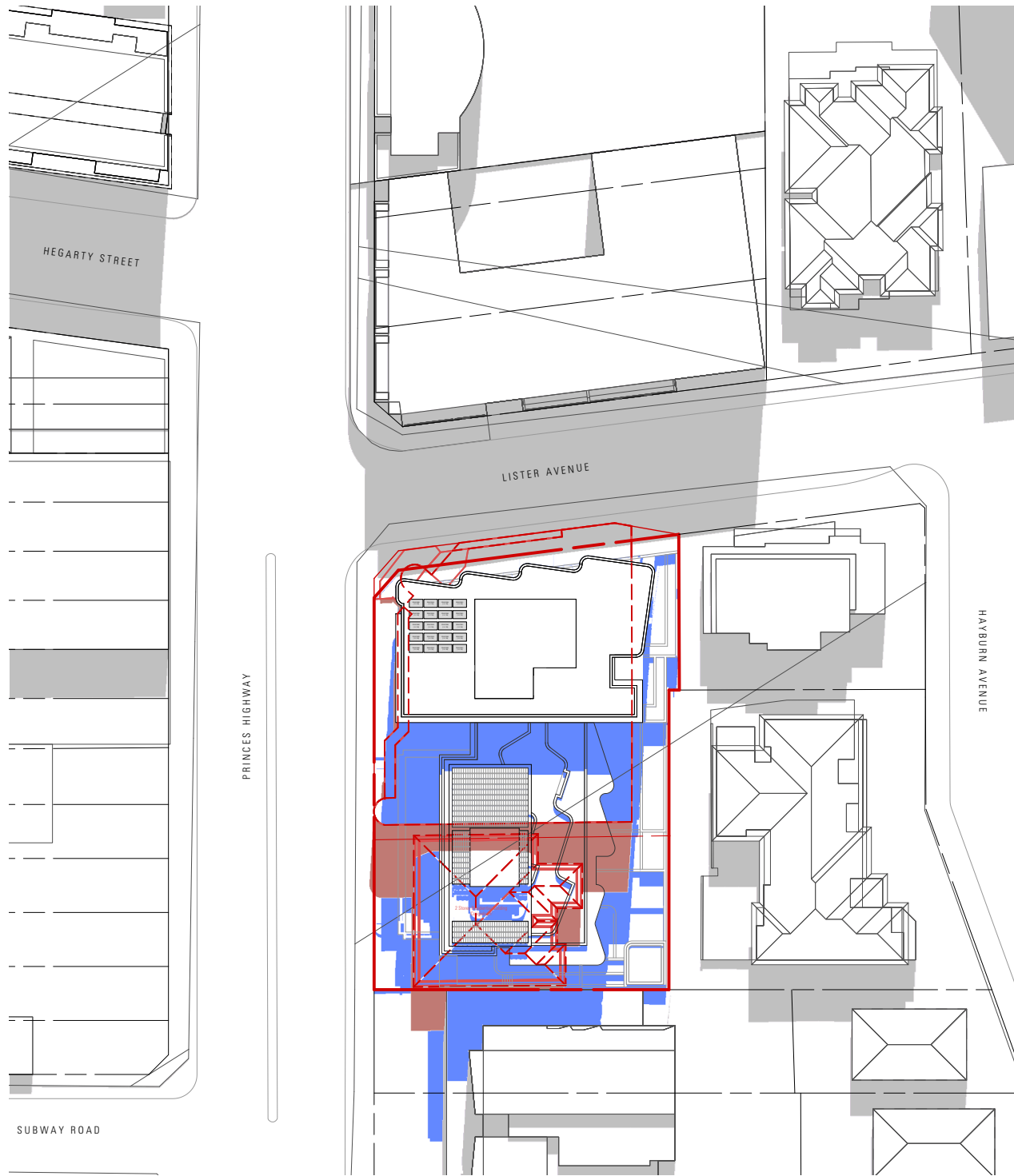
VSA 18° 30' HSA 43° 10' WEST





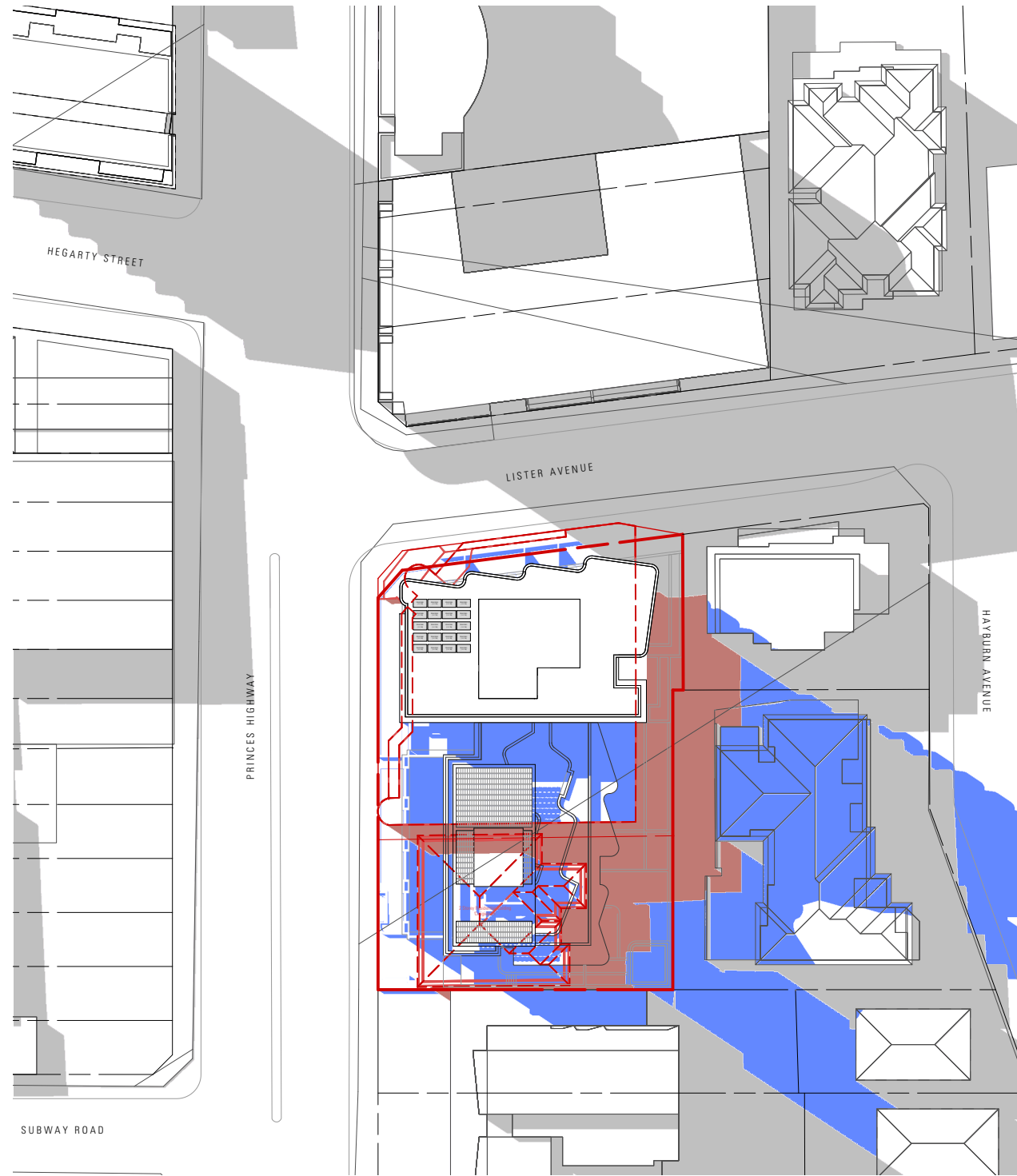
EQUINOX 21 MARCH/SEPTEMBER 09.00

VSA 35° 22' HSA 60° 06' EAST



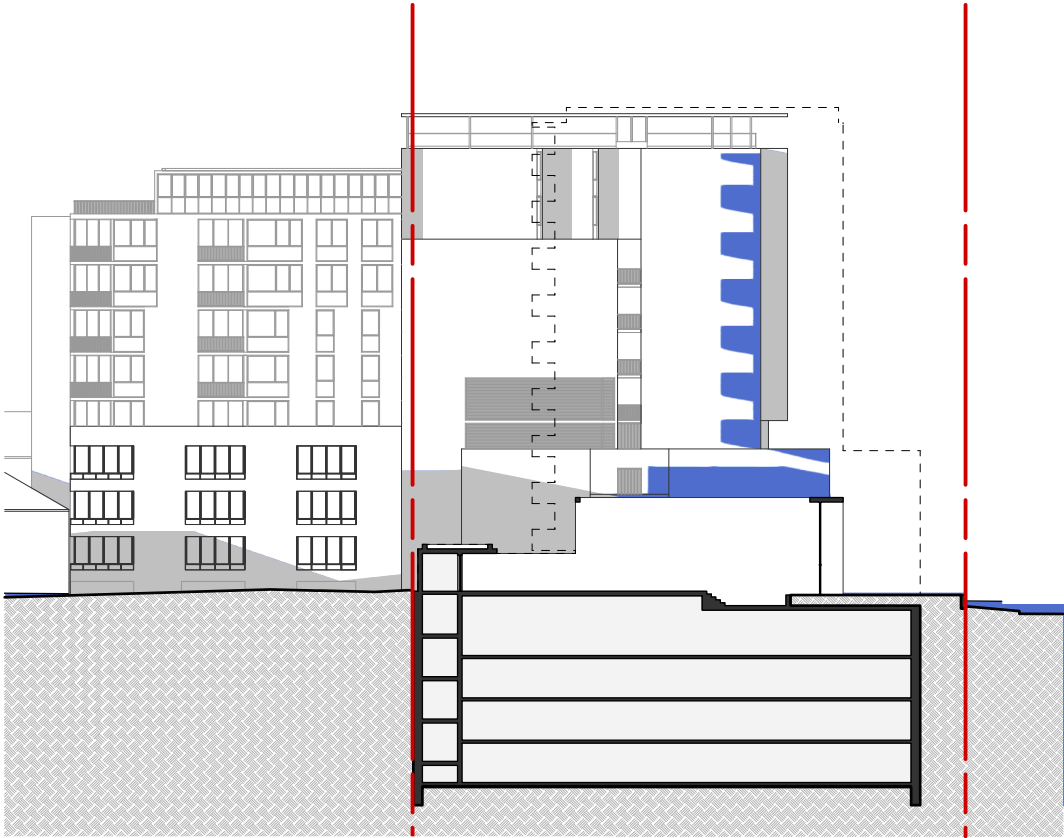
EQUINOX 21 MARCH/SEPTEMBER 12.00

VSA 55° 17' HSA 0° NORTH



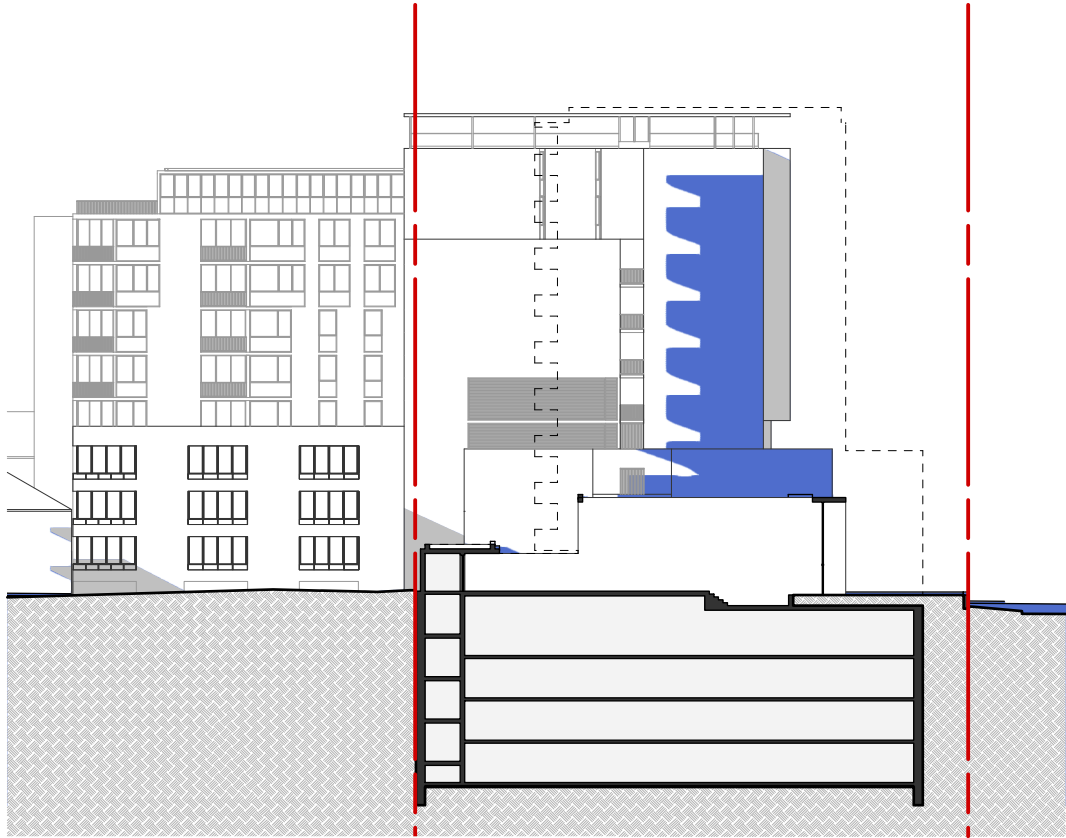
EQUINOX 21 MARCH/SEPTEMBER 15.00

VSA 35° 22' HSA 60° 06' WEST



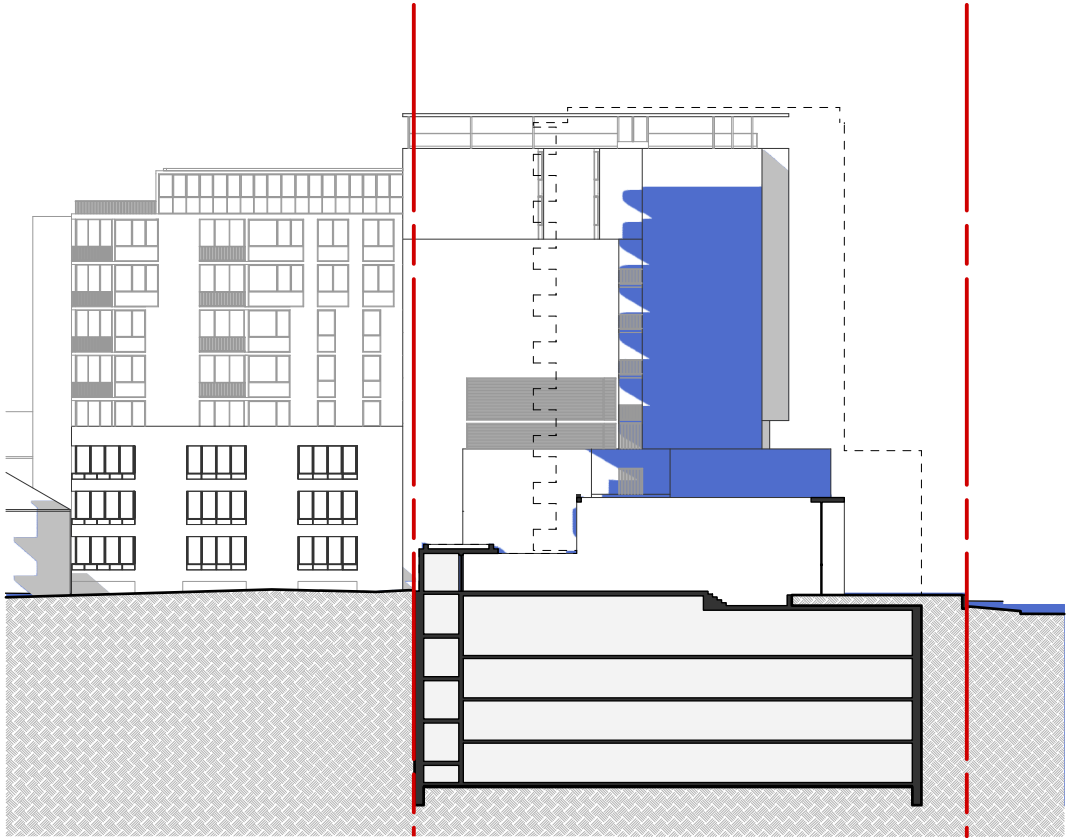
WINTER SOLSTICE\_21 JUNE 08.00

VSA 9° 10' HSA 53° 36' EAST



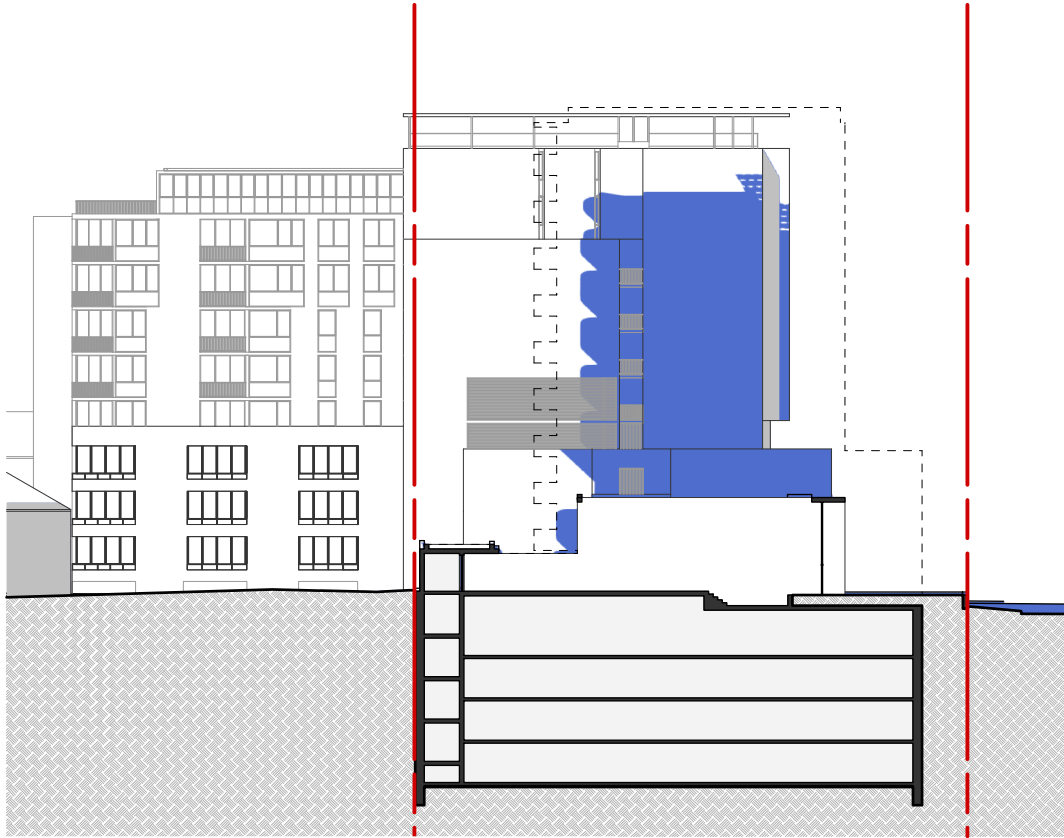
WINTER SOLSTICE\_21 JUNE 09.00

VSA 18° 30' HSA 43° 10' EAST



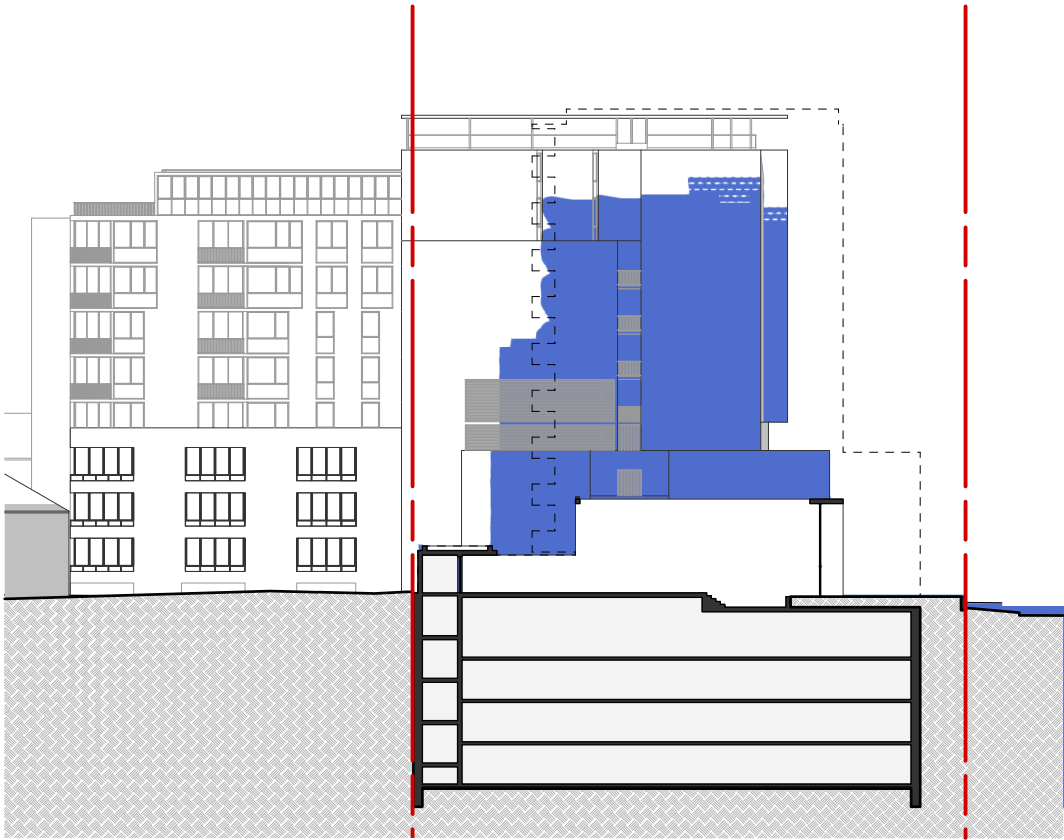
WINTER SOLSTICE\_21 JUNE 10.00

VSA 26° HSA 30° 41' EAST



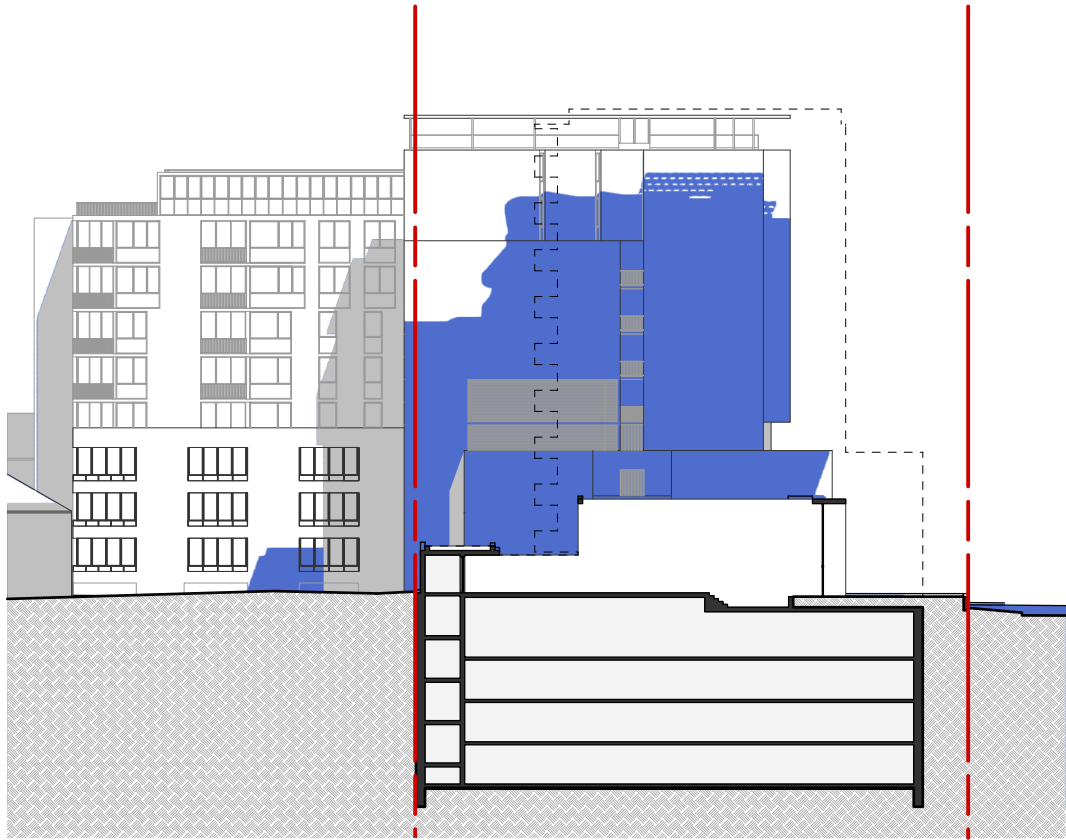
WINTER SOLSTICE\_21 JUNE 11.00

VSA 30° 57' HSA 16° 5' EAST



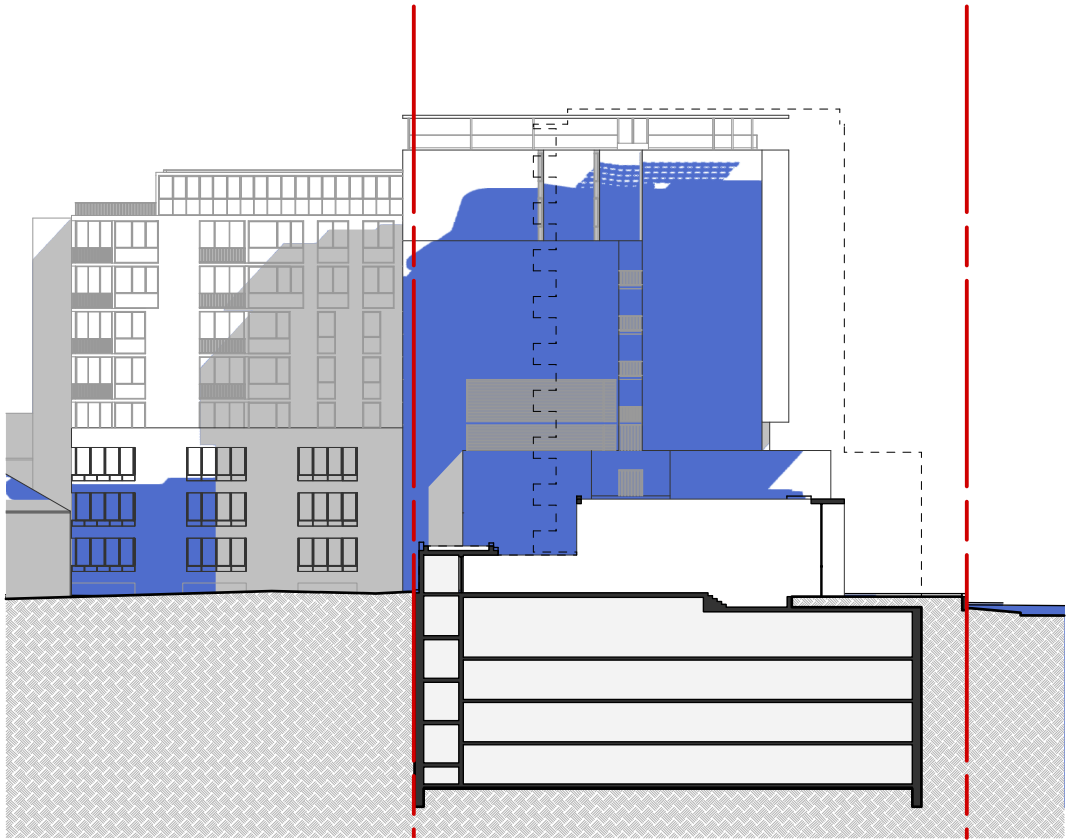
WINTER SOLSTICE\_21 JUNE 12.00

VSA 32° 42' HSA 0° NORTH



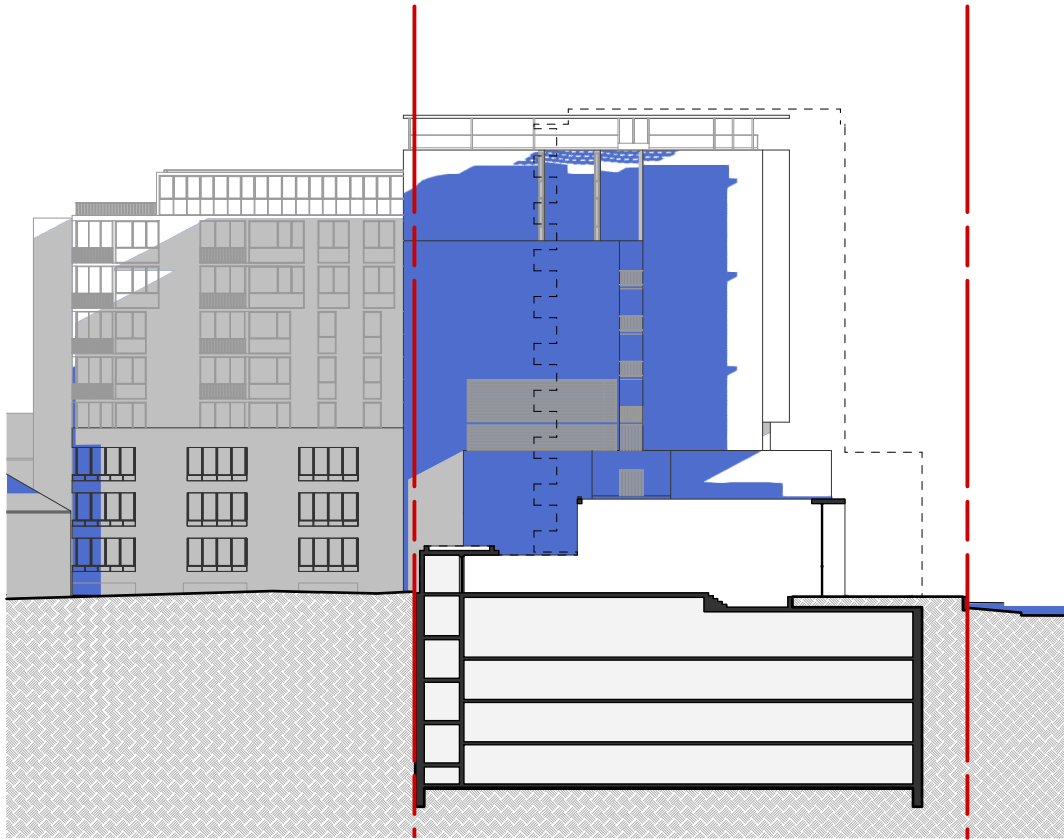
WINTER SOLSTICE\_21 JUNE 13.00

VSA 30° 57' HSA 16° 5' WEST



WINTER SOLSTICE\_21 JUNE 14.00

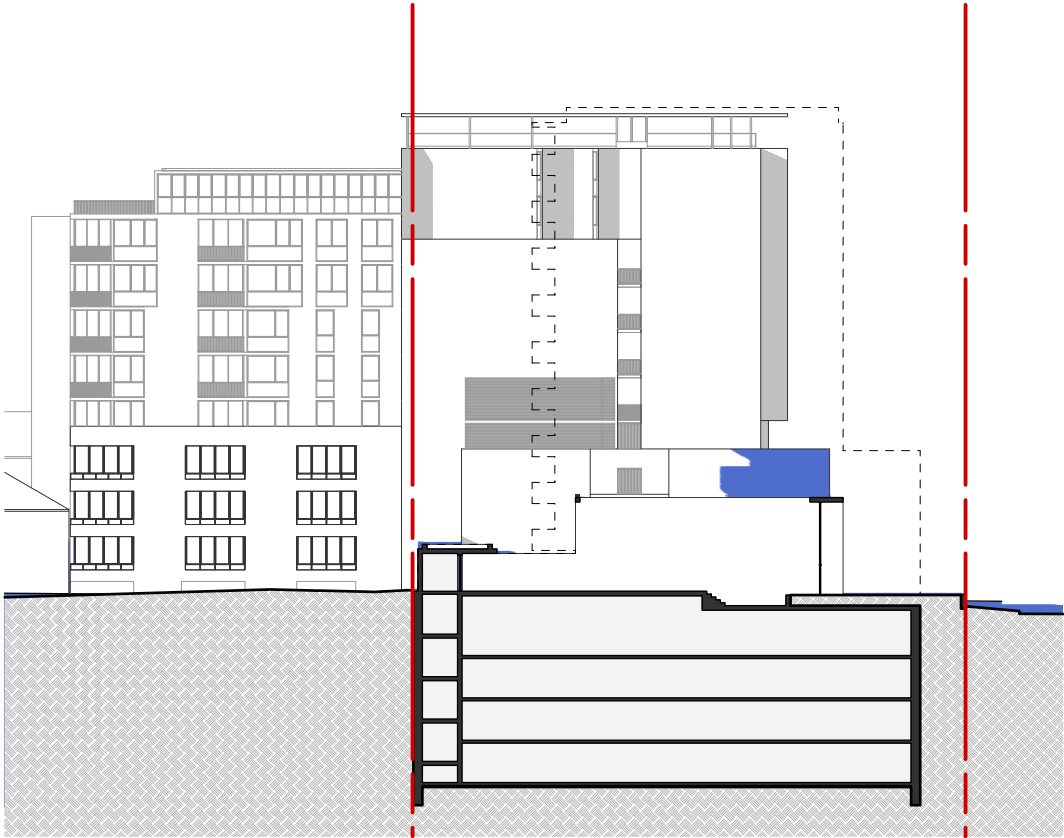
VSA 26° HSA 30° 41' WEST



WINTER SOLSTICE\_21 JUNE 15.00

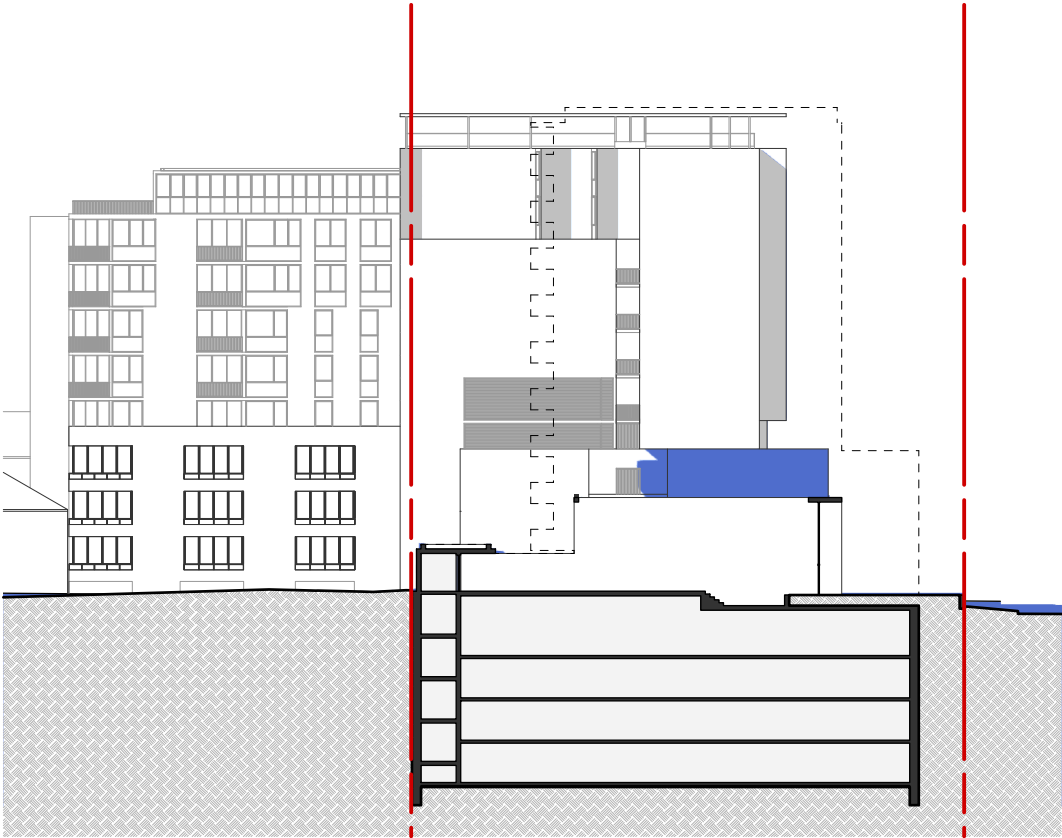
VSA 18° 30' HSA 43° 10' WEST





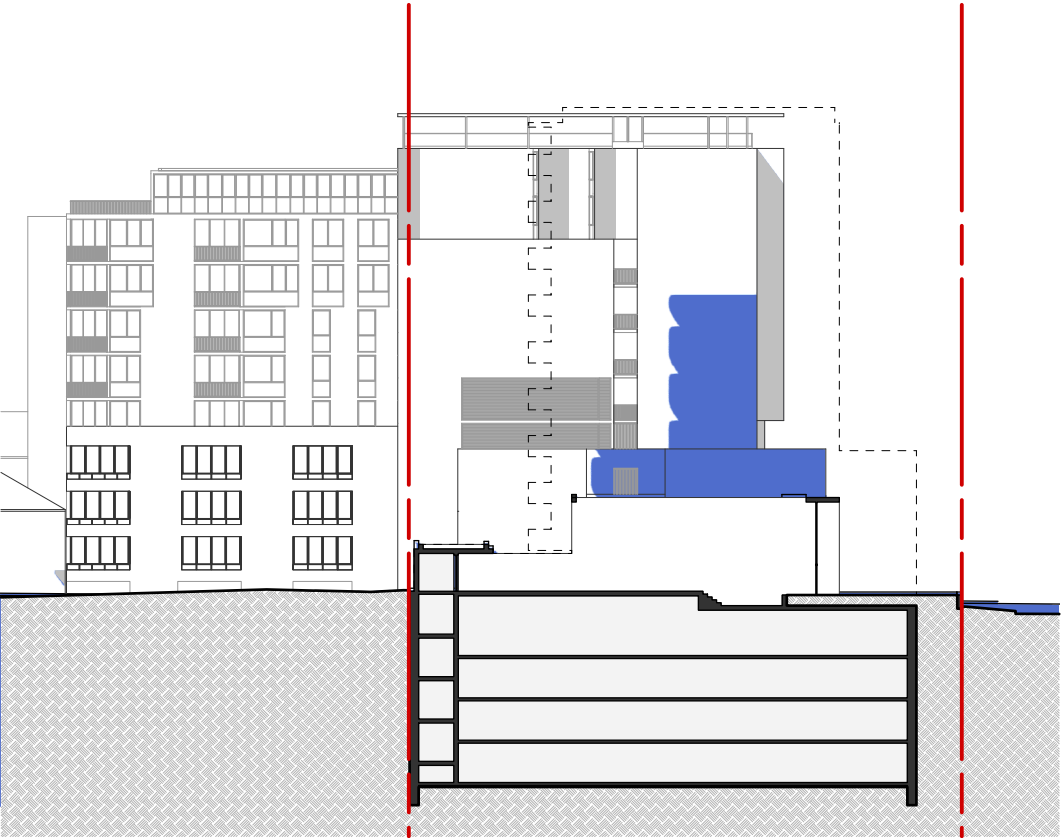
EQUINOX\_21 MARCH/SEPTEMBER 08.00

VSA 24° 00' HSA 71° 25' EAST



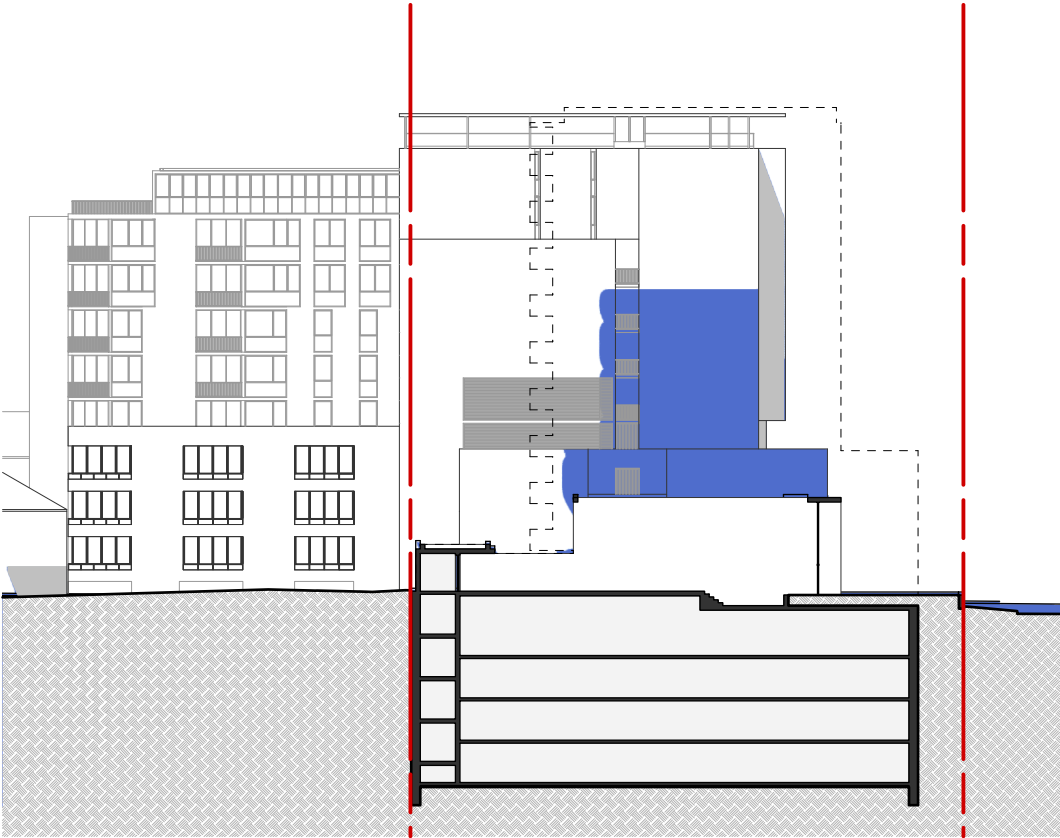
EQUINOX\_21 MARCH/SEPTEMBER 09.00

VSA 35° 22' HSA 60° 06' EAST



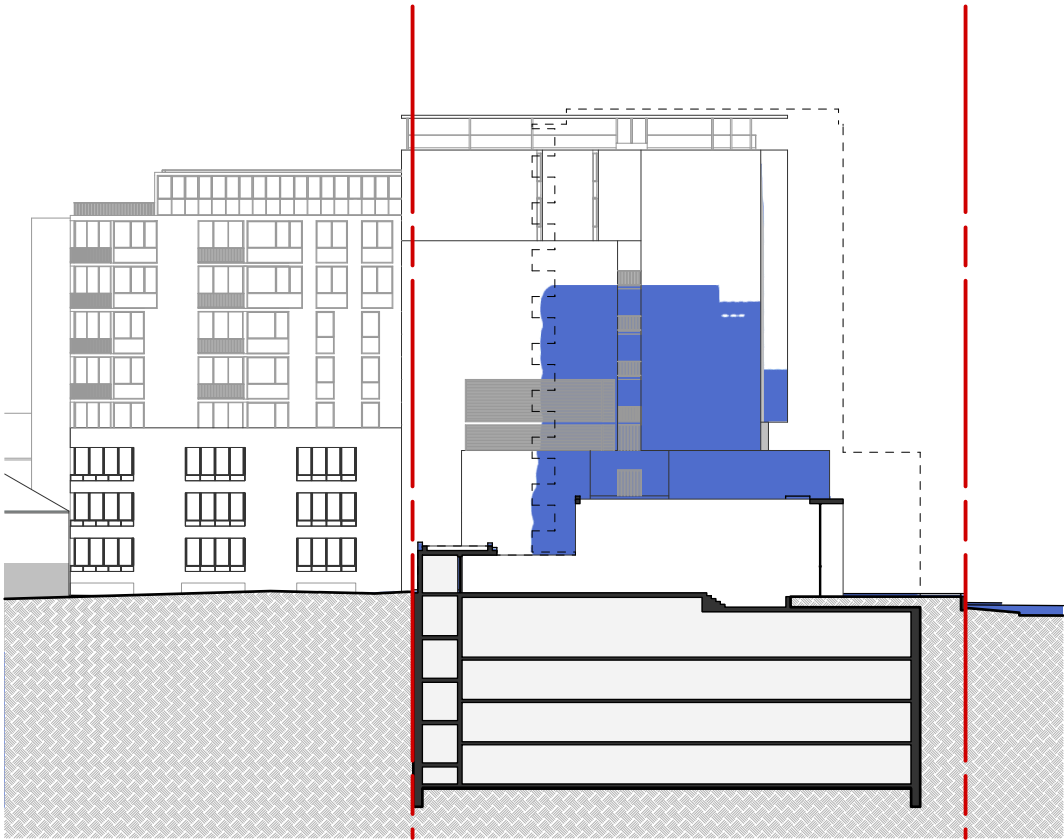
EQUINOX\_21 MARCH/SEPTEMBER 10.00

VSA 45° 17' HSA 45° 17' EAST



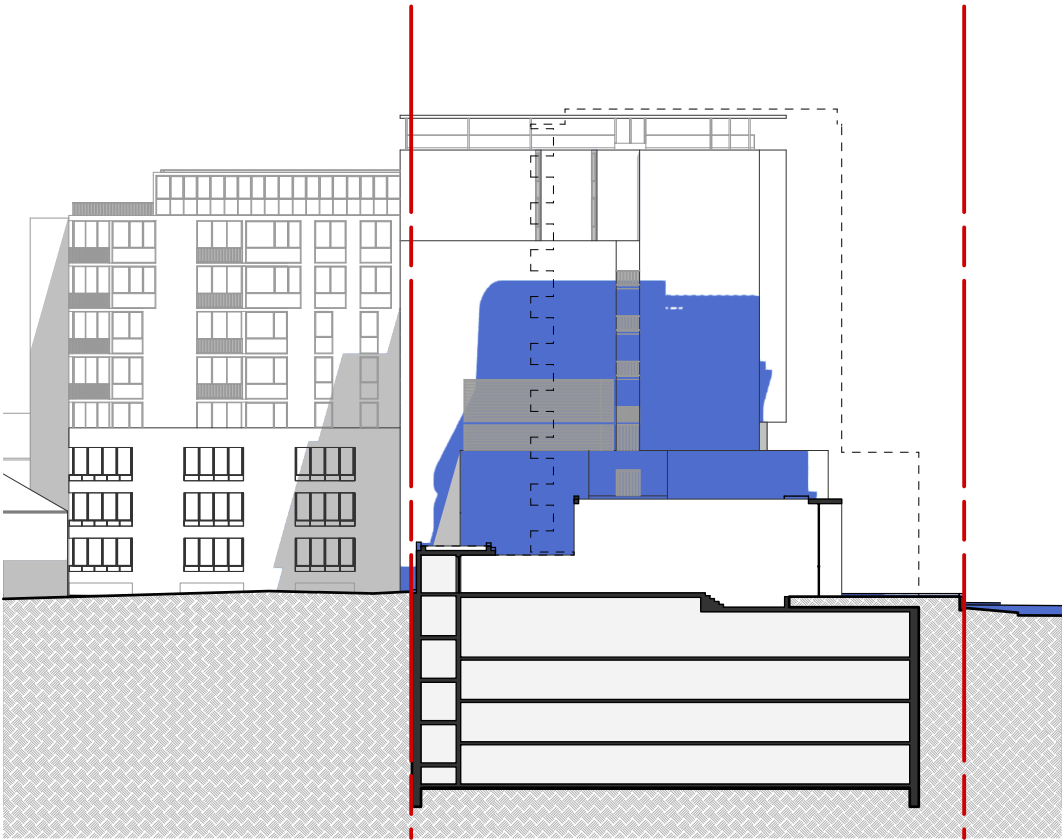
EQUINOX\_21 MARCH/SEPTEMBER 11.00

VSA 55° 32' HSA 25° 10' EAST



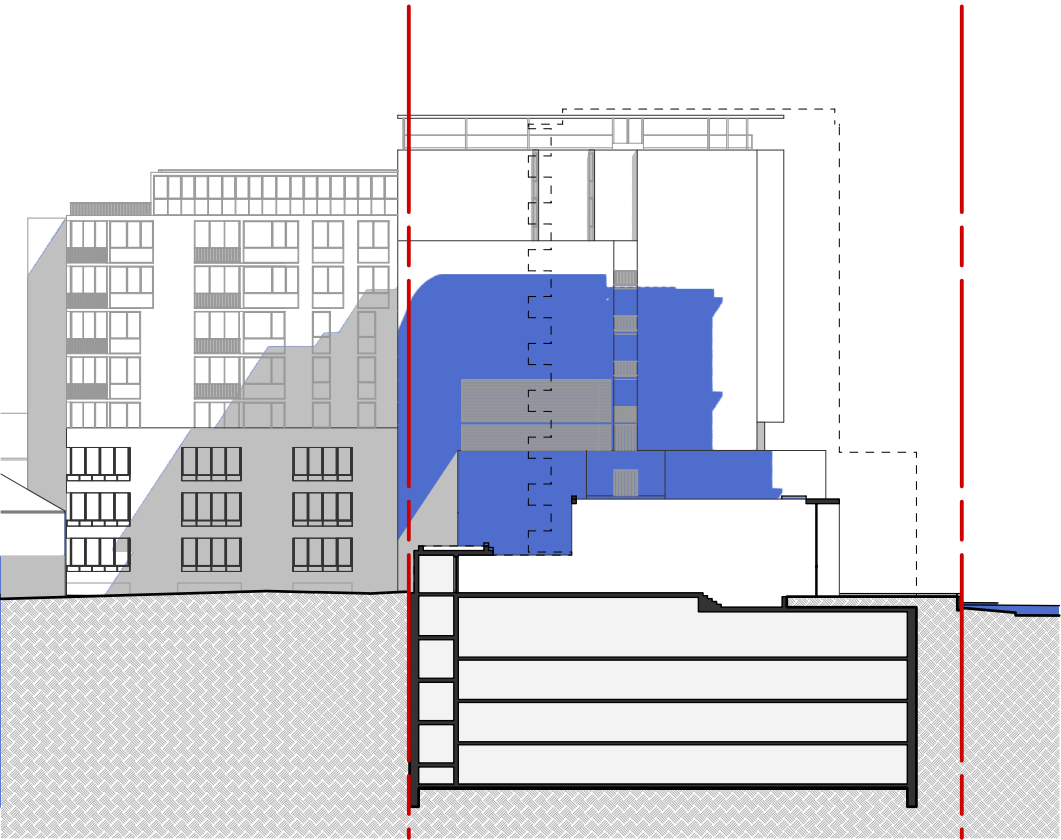
EQUINOX\_21 MARCH/SEPTEMBER 12.00

VSA 55° 17' HSA 0° NORTH



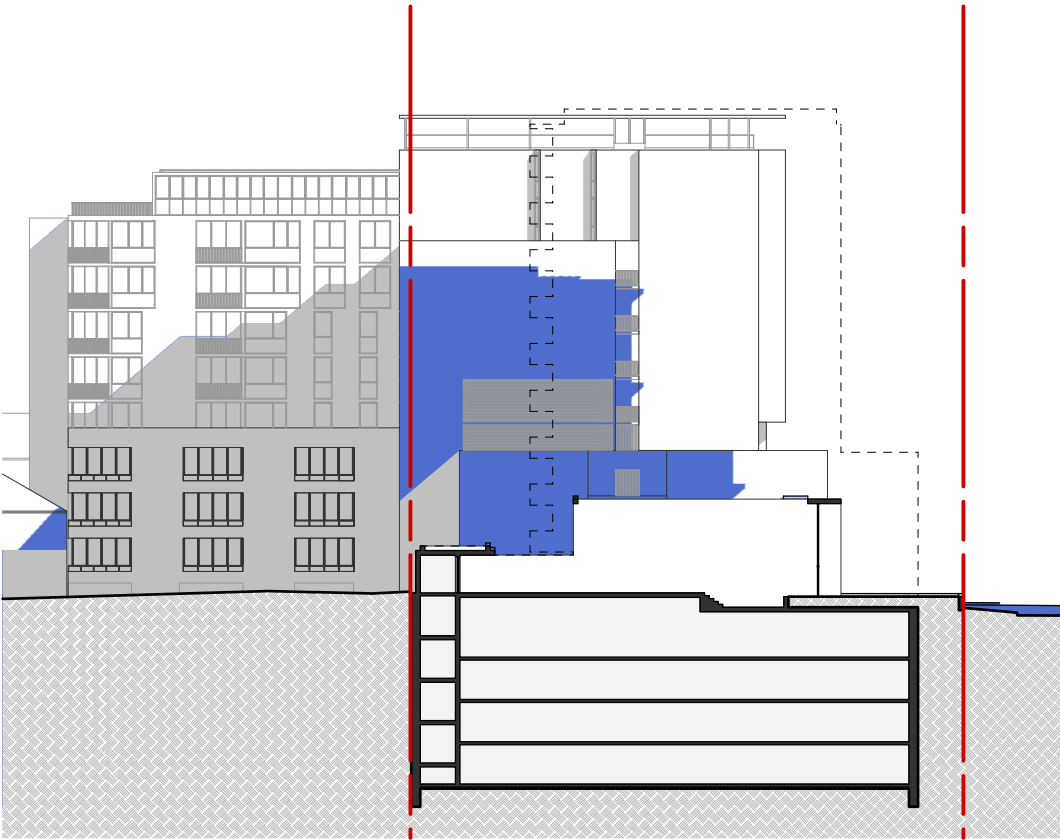
EQUINOX\_21 MARCH/SEPTEMBER 13.00

VSA 52° 32' HSA 25° 10' WEST



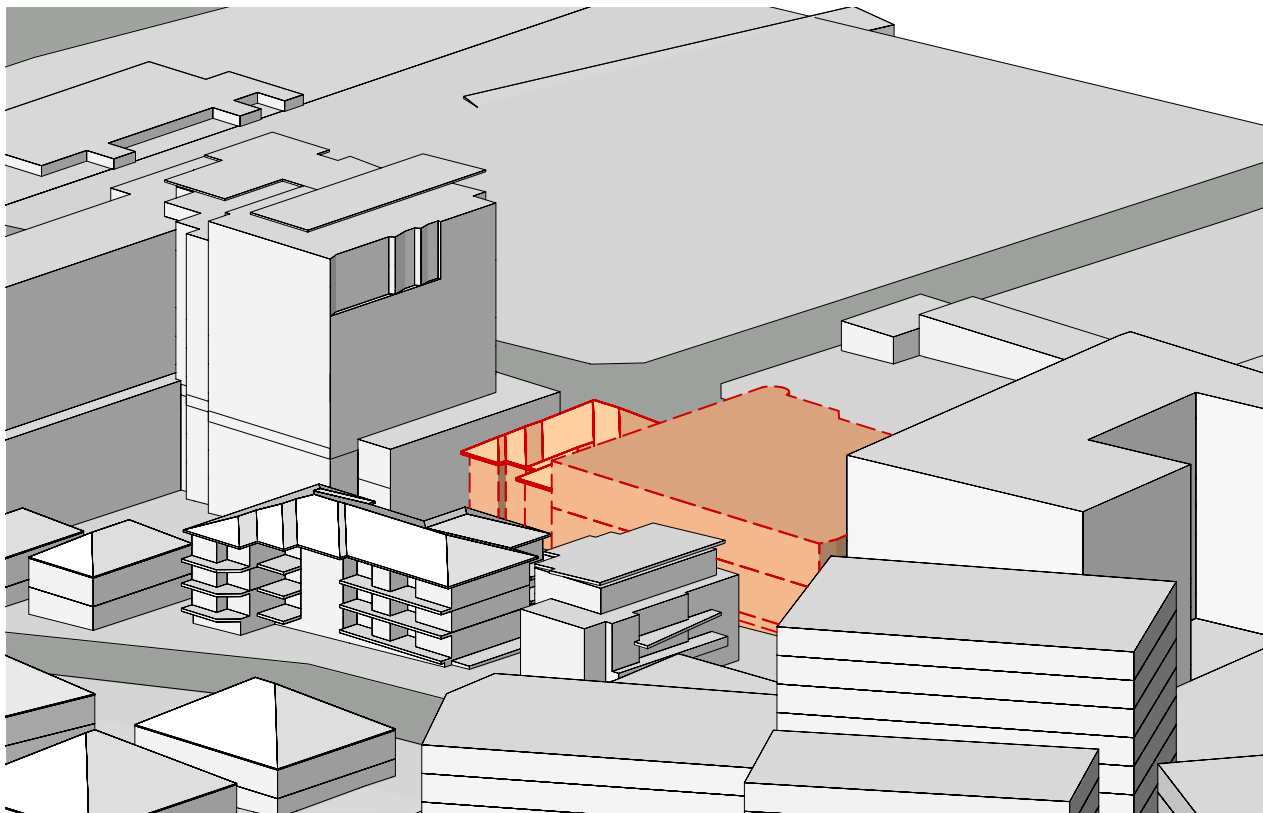
EQUINOX\_21 MARCH/SEPTEMBER 14.00

VSA 45° 17' HSA 45° 17' WEST



EQUINOX\_21 MARCH/SEPTEMBER 15.00

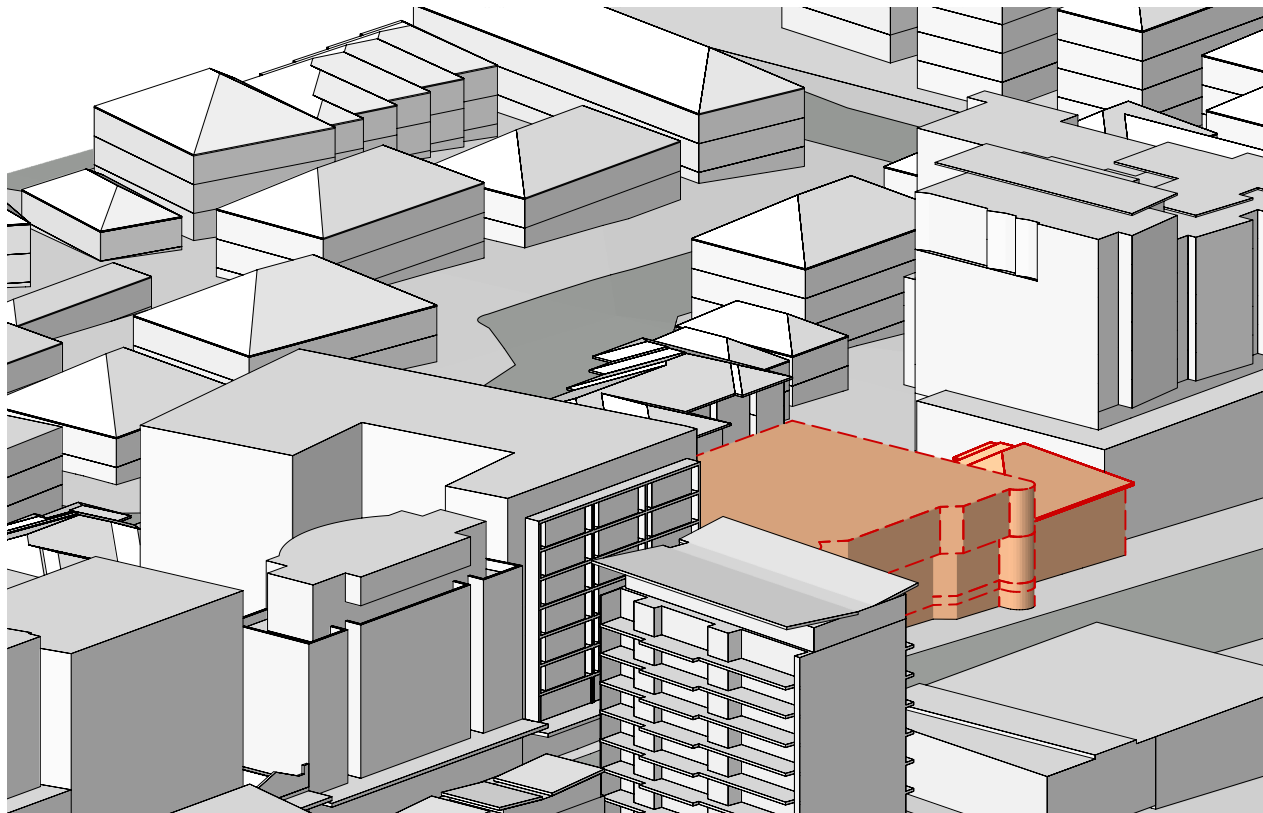
VSA 35° 22' HSA 60° 06' WEST



WINTER SOLSTICE\_ 21 JUNE 09.00  
VSA 18° 30' HSA 43° 10' EAST

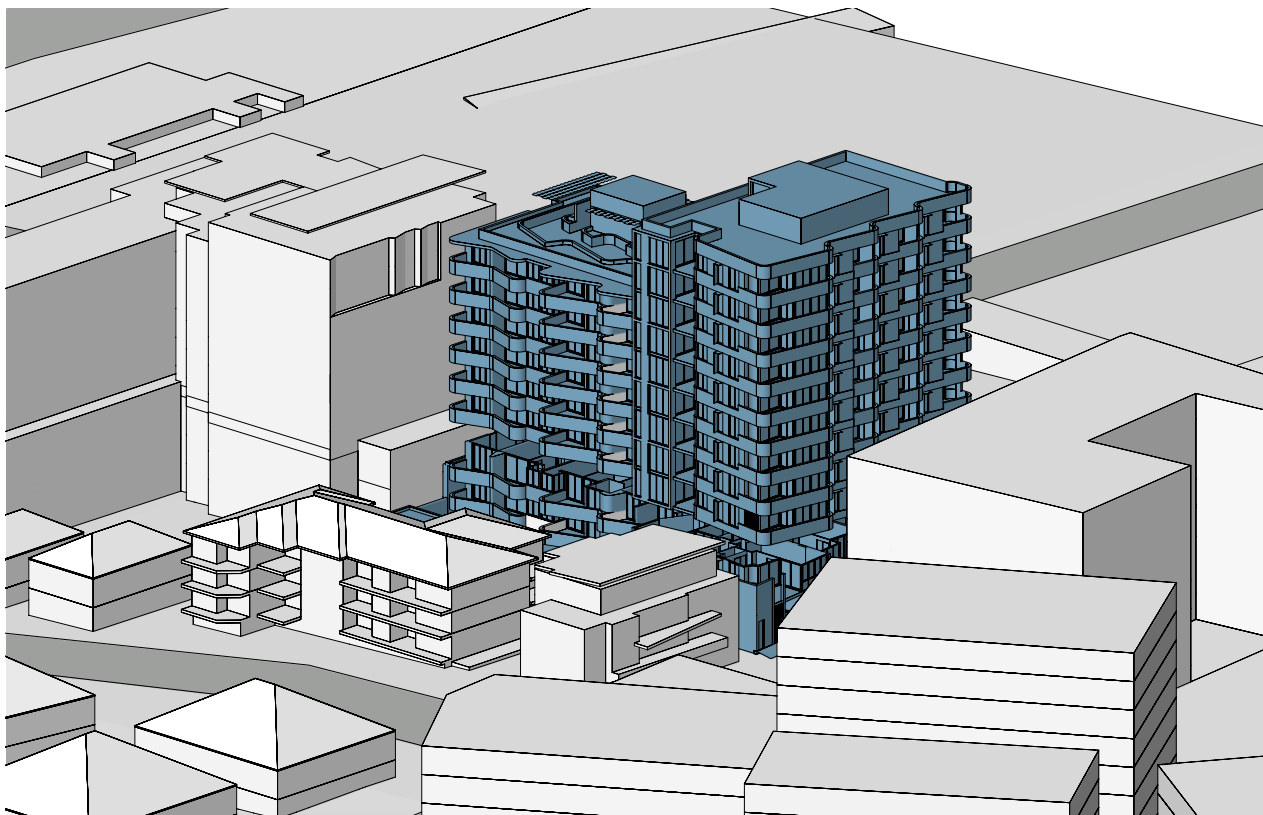


WINTER SOLSTICE\_ 21 JUNE 12.00  
VSA 32° 42' HSA 0° NORTH



WINTER SOLSTICE\_ 21 JUNE 15.00  
VSA 18° 30' HSA 43° 10' WEST

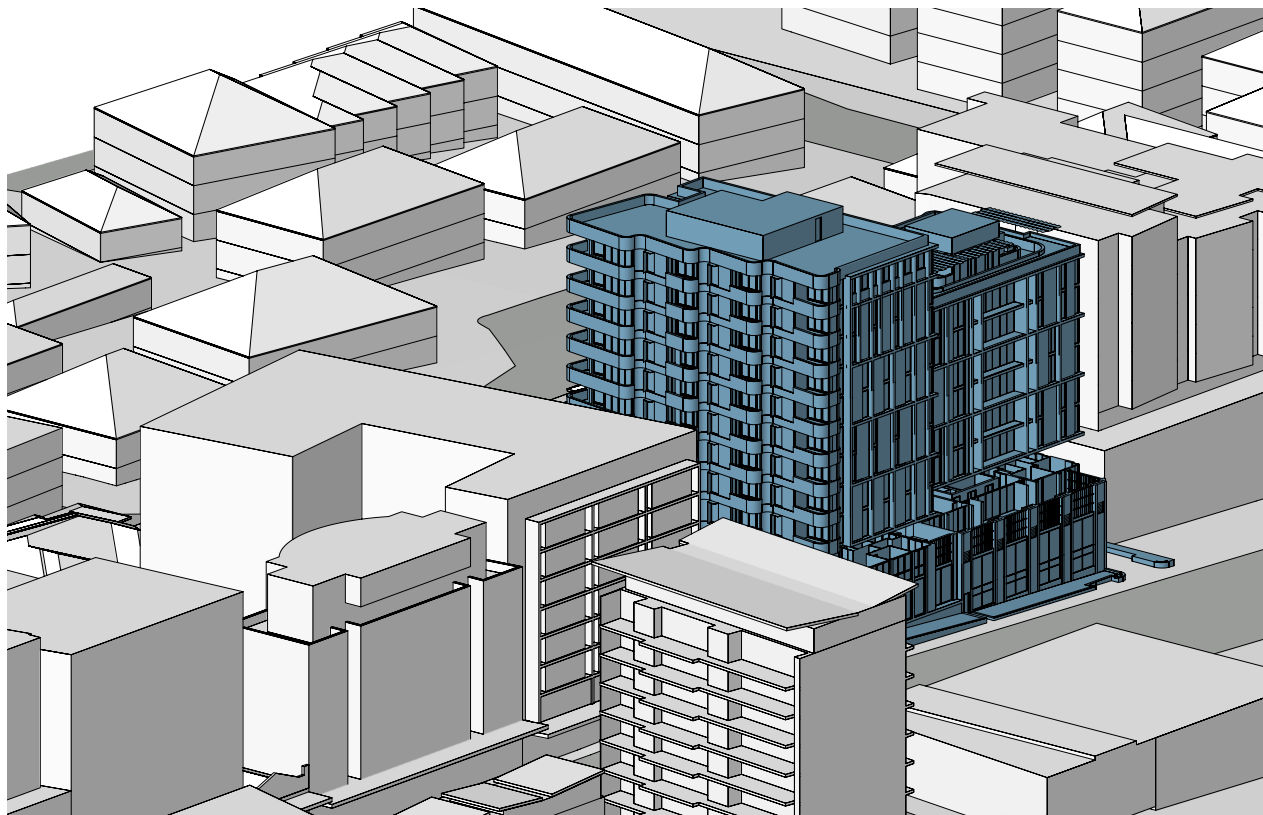
EXISTING CONDITION



WINTER SOLSTICE\_ 21 JUNE 09.00  
VSA 18° 30' HSA 43° 10' EAST



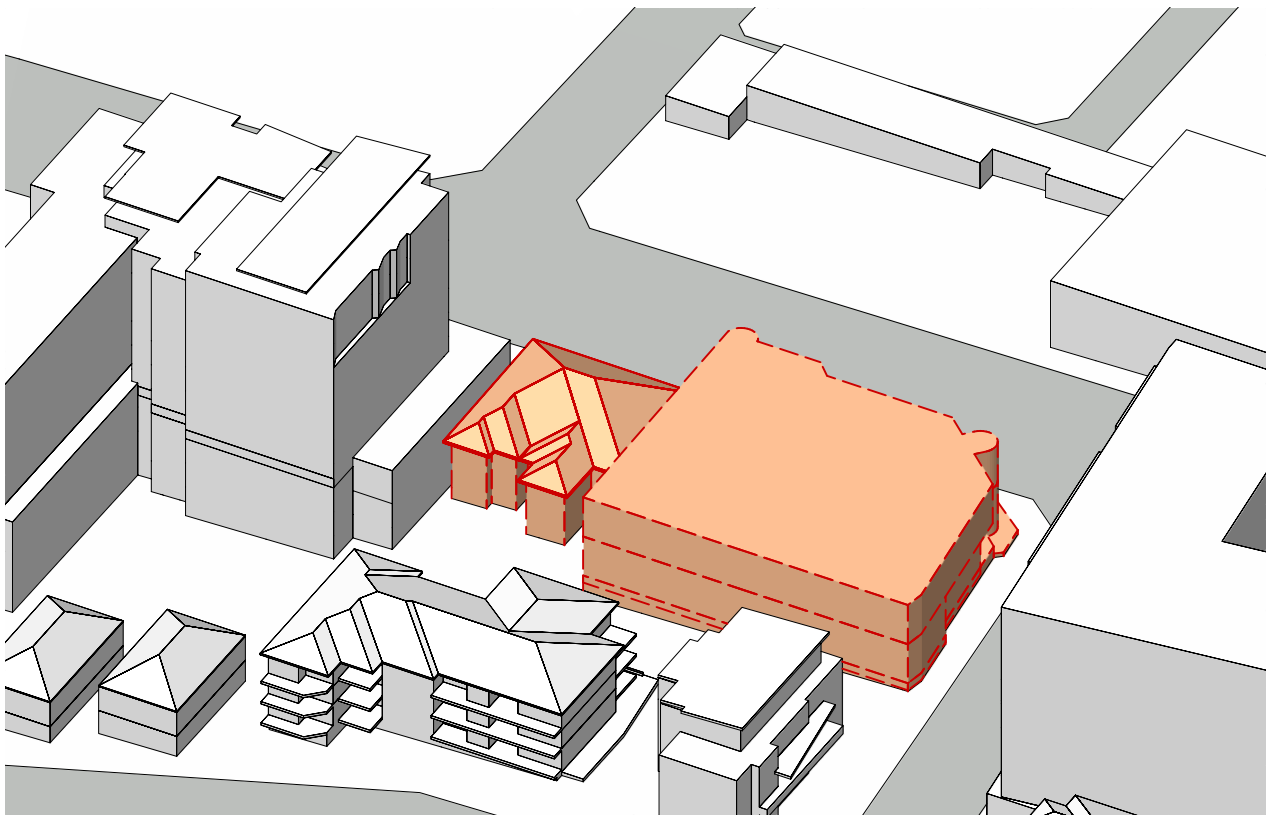
WINTER SOLSTICE\_ 21 JUNE 12.00  
VSA 32° 42' HSA 0° NORTH



WINTER SOLSTICE\_ 21 JUNE 15.00  
VSA 18° 30' HSA 43° 10' WEST

PROPOSED CONDITION

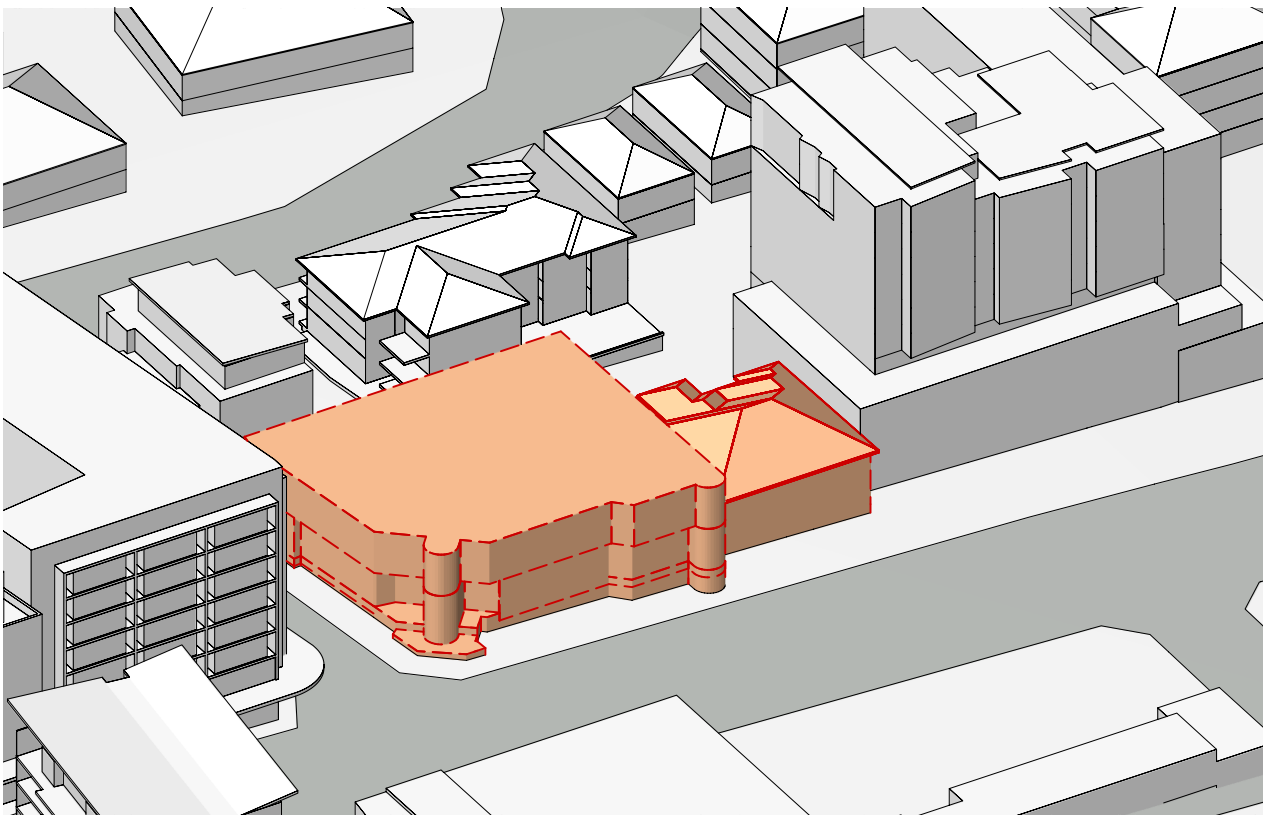




EQUINOX\_ 21 MARCH/SEPTEMBER 09.00  
VSA 35° 22' HSA 60° 06' EAST

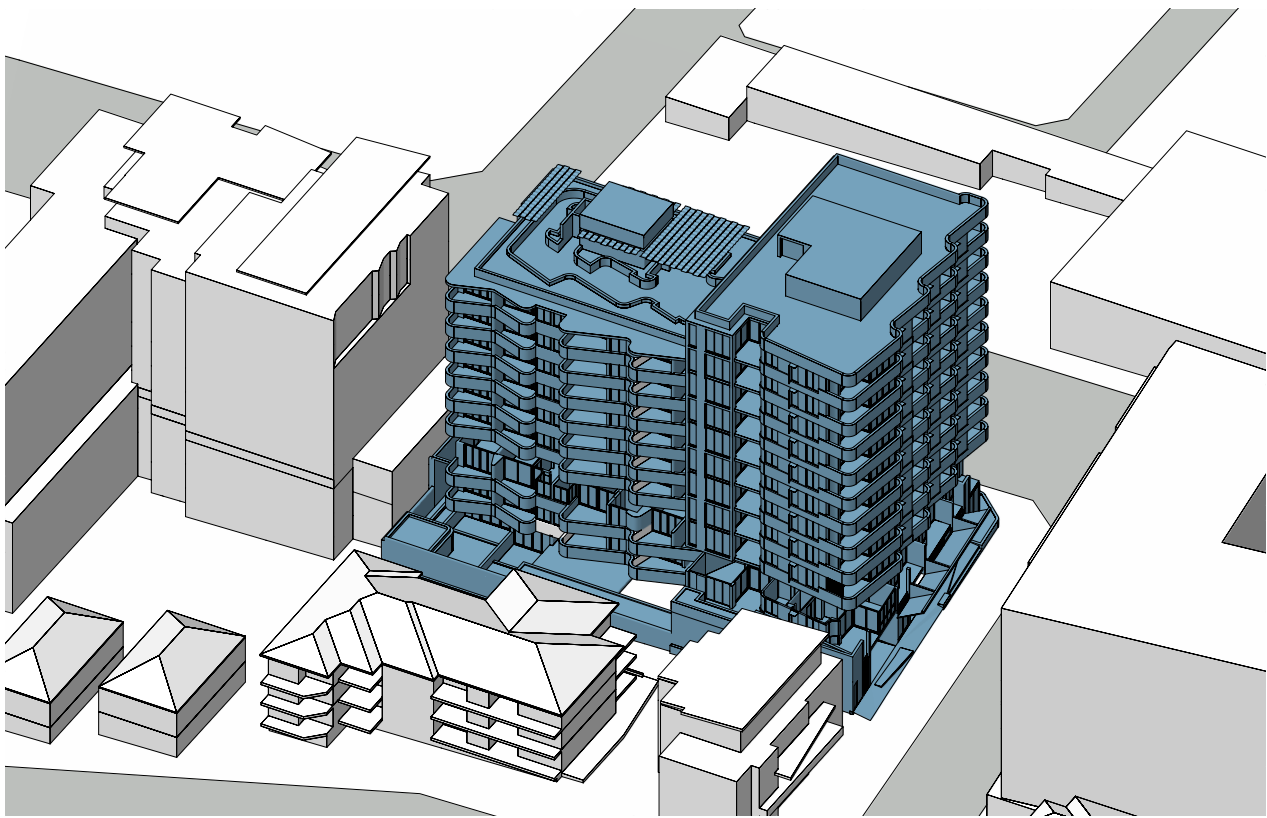


EQUINOX\_ 21 MARCH/SEPTEMBER 12.00  
VSA 55° 17' HSA 0° NORTH

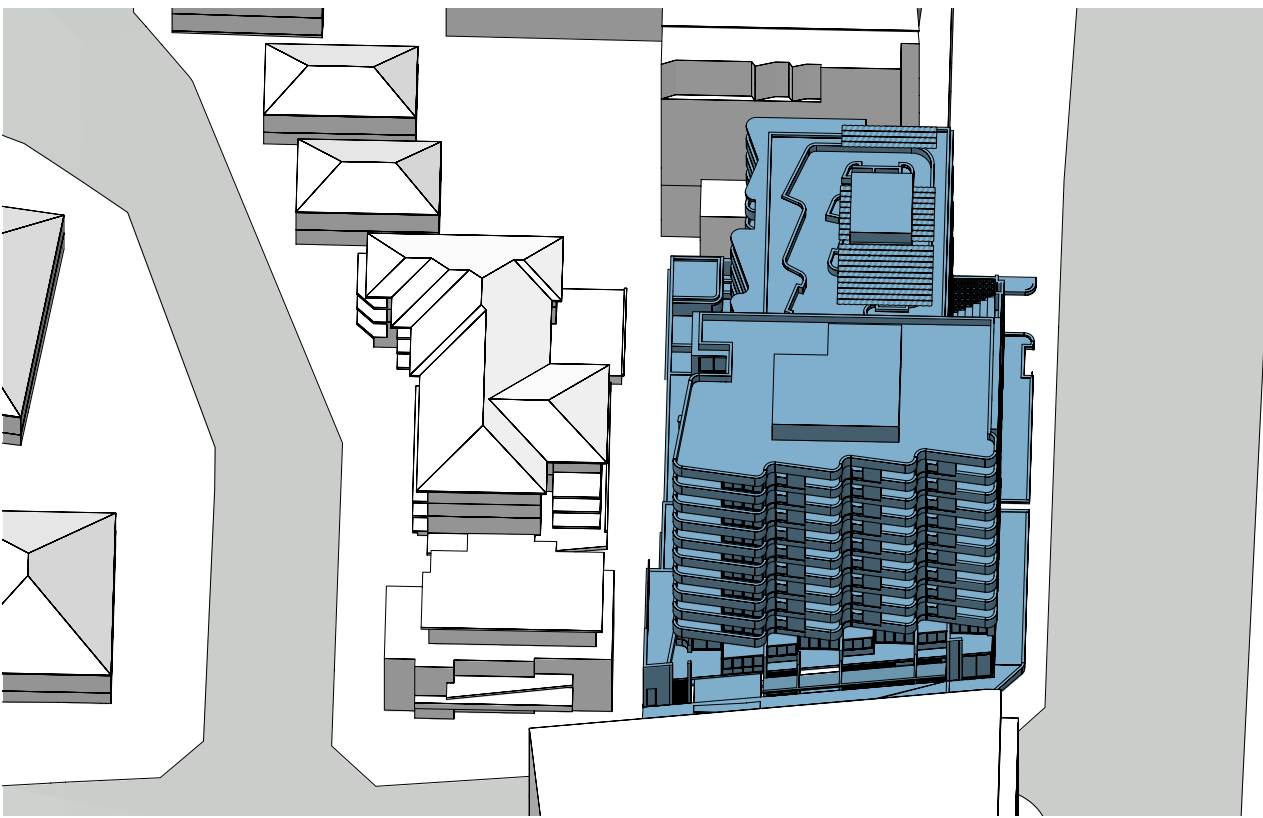


EQUINOX\_ 21 MARCH/SEPTEMBER 15.00  
VSA 35° 22' HSA 60° 06' WEST

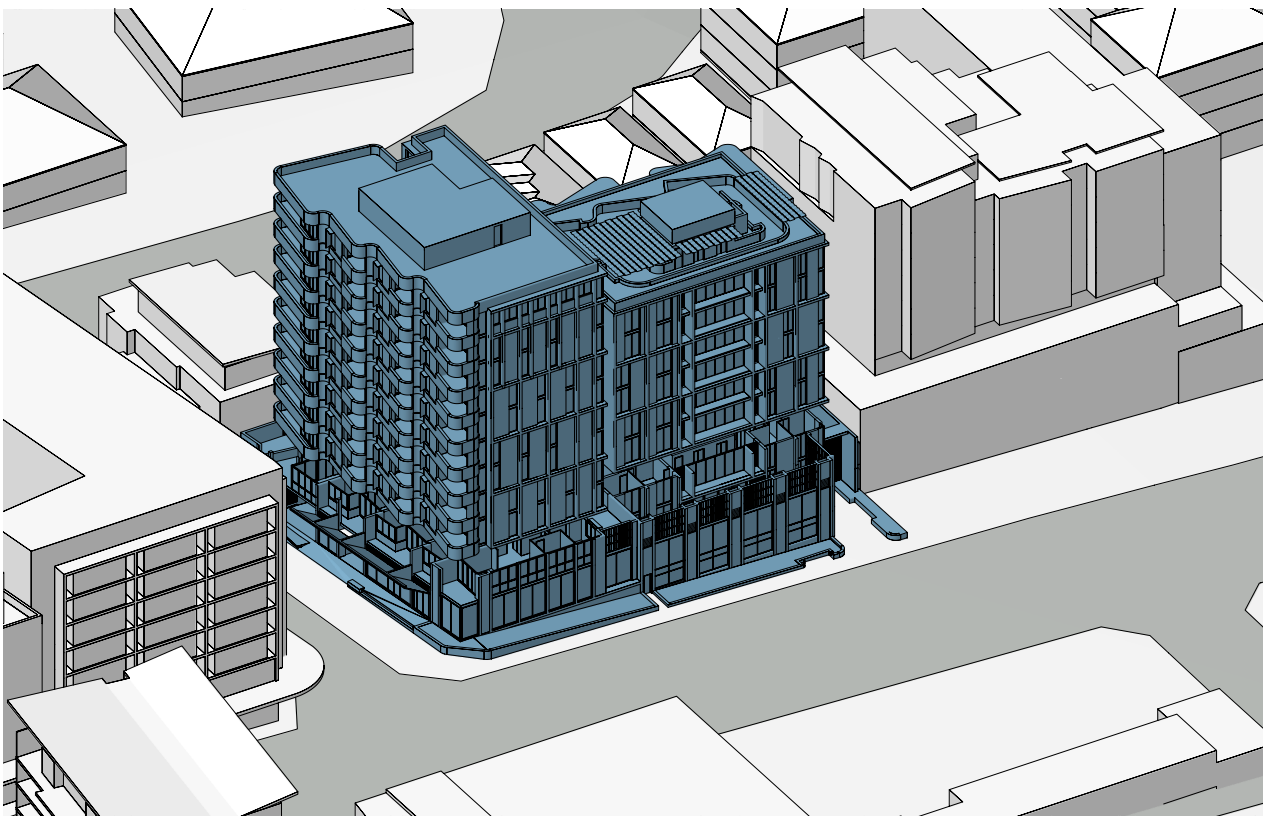
EXISTING CONDITION



EQUINOX\_ 21 MARCH/SEPTEMBER 09.00  
VSA 35° 22' HSA 60° 06' EAST



EQUINOX\_ 21 MARCH/SEPTEMBER 12.00  
VSA 55° 17' HSA 0° NORTH



EQUINOX\_ 21 MARCH/SEPTEMBER 15.00  
VSA 35° 22' HSA 60° 06' WEST

PROPOSED CONDITION





PERSPECTIVE\_ NORTH WEST  
1724 - DA2 7000 C

**MAKO ARCHITECTURE**  
SUITE 108  
59 MARLBOROUGH ST  
SURRY HILLS NSW 2010  
ARCH. REG. NO. 8886(NSW) 19020(VIC)  
WWW.MAKOARCHITECTURE.COM.AU

STUDIO 5 LEVEL 1 BAILEYS ARCADE  
131-157 LONDON CIRCUIT  
CANBERRA CITY 2601  
2569[ACT]

PROJECT DETAILS  
NEW RESIDENTIAL DEVELOPMENT @  
588-592 PRINCES HIGHWAY, ROCKDALE  
for  
MOWENO Pty Ltd

NOTES  
all dimensions in millimetres unless otherwise noted  
check all dimensions on site prior to construction  
work to figured dimensions. do not scale off drawings  
to be read in conjunction with the complete documentation package including, but not limited to, all consultant drawings, specifications, reports and consent conditions  
report all discrepancies to the project manager

LEGEND

REVISIONS		STATUS
A	11/2/22	DA2
B	-	-
C	8/6/2022	RAISE BLDG 200mm TO ADDRESS STORMWATER

**FOR DA SUBMISSION**  
DATE  
8/6/2022  
1724\_7000 PERSPECTIVES.vwx



