

DEVELOPMENT APPLICATION
AMENDMENTS - JUNE 2020



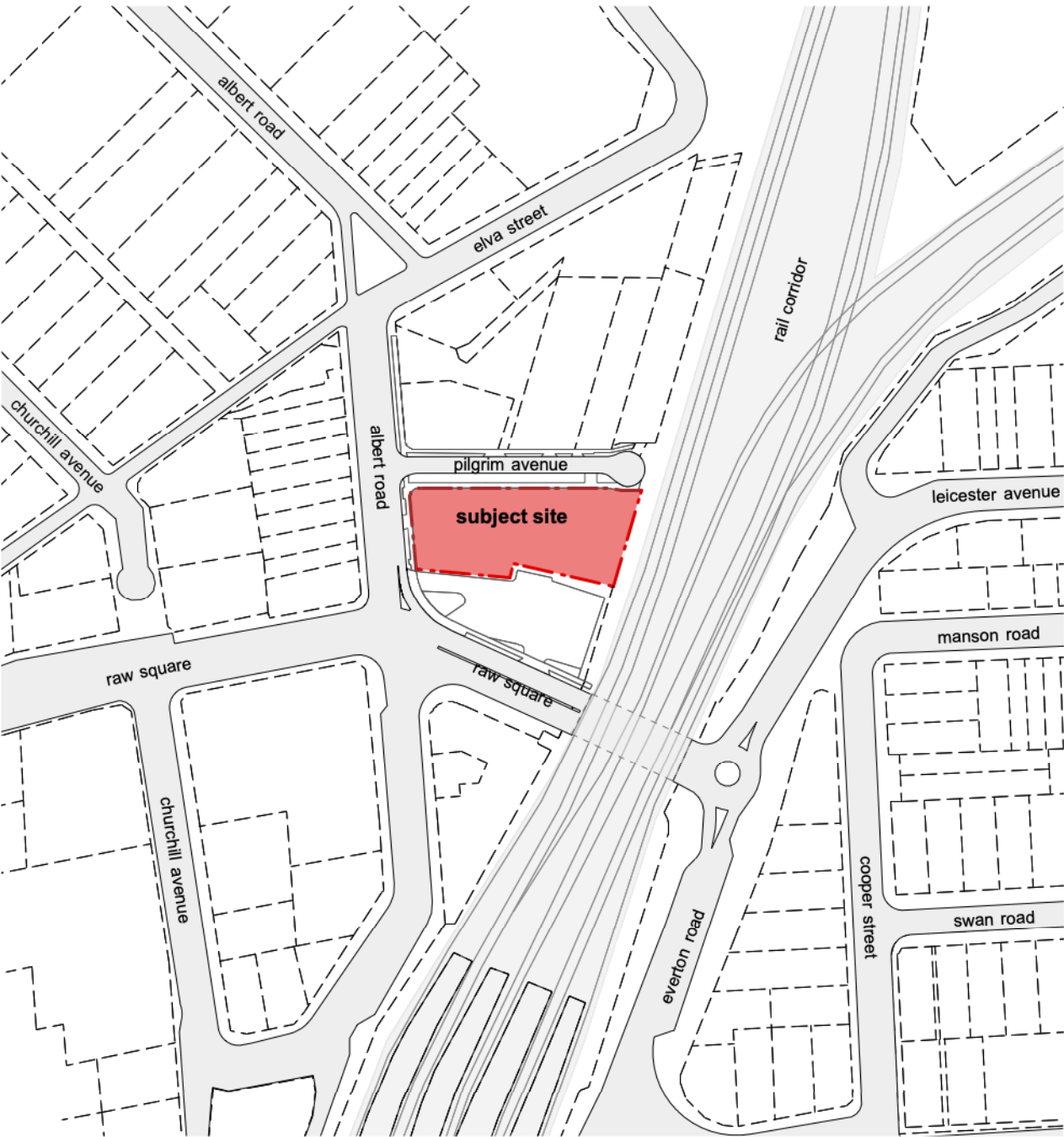
proposed development



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LOCATION PLAN



SITE DESCRIPTION

The site is located at 11-13 Albert Road and 2-6 Pilgrim Avenue, Strathfield.
It is an amalgamation of 5 sites and has a combined area of approximately **2868 m2** (by title)

The site has an approxiamte 90m long frontage to Pilgrim Avenue and an approximate 32m long frontage to Albert Road.
The site is adjacent to the rail line on the Northern side.

The existing site consists of 3 two-storey residential flat buildings & 2 single-storey residences.
The site lies within an B4 mixed use zone.

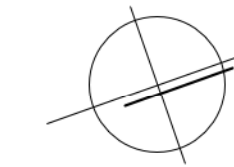
DEVELOPMENT YIELD

The proposed development will provide:

Residential			
	total units	168	
	1 bed units =	54	32.1%
	2 bed units =	110	65.5%
	3 bed units =	4	2.4%
Commercial			
	2 shops	201.31 m2	

ACCOMMODATION SUMMARY

Unit Number	Unit Type	Net Area	Unit Numb	Unit Type	Net Area	Unit Number	Unit Type	Net Area
Level 00			Level 05			Level 09		
Comm 1	comm.	89.37 sq m	A05 1	1 bed	54.56 sq m	A09 1	1 bed	54.56 sq m
Comm 2	comm.	111.94 sq m	A05 2	1 bed	50.15 sq m	A09 2	1 bed	50.15 sq m
P00 1	1 bed	71.87 sq m	A05 3	2 bed	76.43 sq m	A09 3	2 bed	76.43 sq m
P00 2	2 bed	79.53 sq m	A05 4	1 bed	50.13 sq m	A09 4	3 bed	107.64 sq m
P00 3	1 bed	55.41 sq m	A05 5	2 bed	83.82 sq m	A09 5	2 bed	77.83 sq m
P00 4	1 bed	54.68 sq m	A05 6	2 bed	77.93 sq m	A09 6	1 bed	51.15 sq m
Level 01			A05 7	1 bed	51.15 sq m	P09 1	2 bed	75.27 sq m
A01 1	1 bed	57.37 sq m	P05 1	2 bed	75.27 sq m	P09 2	2 bed	75.39 sq m
A01 2	1 bed	50.87 sq m	P05 2	1 bed	56.81 sq m	P09 3	2 bed	81.05 sq m
A01 3	2 bed	76.54 sq m	P05 3	2 bed	81.05 sq m	P09 4	2 bed	79.74 sq m
A01 4	1 bed	50.13 sq m	P05 4	2 bed	79.74 sq m	P09 5	2 bed	78.63 sq m
A01 5	2 bed	83.82 sq m	P05 5	2 bed	78.63 sq m	P09 6	1 bed	65.02 sq m
A01 6	2 bed	77.93 sq m	P05 6	1 bed	65.02 sq m	Level 10		
A01 7	1 bed	61.66 sq m	Level 06			A10 1	1 bed	54.56 sq m
A01 8	1 bed	59.37 sq m	A06 1	1 bed	54.56 sq m	A10 2	1 bed	50.15 sq m
P01 1	2 bed	75.27 sq m	A06 2	1 bed	50.15 sq m	A10 3	2 bed	76.43 sq m
P01 2	2 bed	75.49 sq m	A06 3	2 bed	76.43 sq m	A10 4	3 bed	107.64 sq m
P01 3	2 bed	81.05 sq m	A06 4	1 bed	50.14 sq m	A10 5	2 bed	77.83 sq m
P01 4	2 bed	79.95 sq m	A06 5	2 bed	83.82 sq m	A10 6	1 bed	51.15 sq m
P01 5	2 bed	80.79 sq m	A06 6	2 bed	77.93 sq m	P10 1	2 bed	75.27 sq m
P01 6	2 bed	78.46 sq m	A06 7	1 bed	51.15 sq m	P10 2	2 bed	75.39 sq m
P01 7	1 bed	55.58 sq m	P06 1	2 bed	75.27 sq m	P10 3	2 bed	81.05 sq m
P01 8	2 bed	77.86 sq m	P06 2	2 bed	75.39 sq m	P10 4	2 bed	79.74 sq m
P01 9	1 bed	59.37 sq m	P06 3	2 bed	81.05 sq m	P10 5	2 bed	78.63 sq m
Level 02			P06 4	2 bed	79.74 sq m	P10 6	1 bed	65.02 sq m
A02 1	1 bed	57.37 sq m	P06 5	2 bed	78.63 sq m	Level 11		
A02 2	1 bed	50.87 sq m	P06 6	1 bed	65.02 sq m	P11 1	2 bed	75.27 sq m
A02 3	2 bed	76.54 sq m	Level 07			P11 2	2 bed	75.39 sq m
A02 4	1 bed	50.13 sq m	A07 1	1 bed	54.56 sq m	P11 3	2 bed	81.05 sq m
A02 5	2 bed	83.82 sq m	A07 2	1 bed	50.15 sq m	P11 4	2 bed	79.74 sq m
A02 6	2 bed	77.93 sq m	A07 3	2 bed	76.43 sq m	P11 5	2 bed	78.63 sq m
A02 7	1 bed	61.66 sq m	A07 4	1 bed	50.14 sq m	P11 6	1 bed	65.02 sq m
A02 8	2 bed	87 sq m	A07 5	2 bed	83.62 sq m	Level 12		
P02 1	2 bed	75.27 sq m	A07 6	2 bed	77.93 sq m	P12 1	2 bed	75.27 sq m
P02 2	2 bed	75.49 sq m	A07 7	1 bed	51.15 sq m	P12 2	2 bed	75.39 sq m
P02 3	2 bed	81.05 sq m	P07 1	2 bed	75.27 sq m	P12 3	2 bed	81.05 sq m
P02 4	2 bed	79.74 sq m	P07 2	2 bed	75.39 sq m	P12 4	2 bed	79.74 sq m
P02 5	2 bed	80.79 sq m	P07 3	2 bed	81.05 sq m	P12 5	2 bed	78.63 sq m
P02 6	2 bed	78.46 sq m	P07 4	2 bed	79.74 sq m	P12 6	1 bed	65.02 sq m
P02 7	1 bed	55.58 sq m	P07 5	2 bed	78.63 sq m	Level 13		
P02 8	2 bed	77.86 sq m	P07 6	1 bed	65.02 sq m	P13 1	2 bed	75.27 sq m
P02 9	2 bed	85.91 sq m	Level 08			P13 2	2 bed	75.39 sq m
Level 03			A08 1	1 bed	54.56 sq m	P13 3	2 bed	81.05 sq m
A03 1	1 bed	57.37 sq m	A08 2	1 bed	50.15 sq m	P13 4	2 bed	79.74 sq m
A03 2	1 bed	50.88 sq m	A08 3	2 bed	76.43 sq m	P13 5	2 bed	78.63 sq m
A03 3	2 bed	76.54 sq m	A08 4	3 bed	107.64 sq m	P13 6	1 bed	65.02 sq m
A03 4	1 bed	50.13 sq m	A08 5	2 bed	77.83 sq m	Level 14		
A03 5	2 bed	83.82 sq m	A08 6	1 bed	51.15 sq m	P14 1	2 bed	75.27 sq m
A03 6	2 bed	77.93 sq m	P08 1	2 bed	75.27 sq m	P14 2	2 bed	75.39 sq m
A03 7	1 bed	61.66 sq m	P08 2	2 bed	75.39 sq m	P14 3	2 bed	81.05 sq m
A03 8	2 bed	87 sq m	P08 3	2 bed	81.05 sq m	P14 4	2 bed	79.74 sq m
P03 1	2 bed	75.27 sq m	P08 4	2 bed	79.74 sq m	P14 5	2 bed	78.63 sq m
P03 2	2 bed	75.49 sq m	P08 5	2 bed	78.63 sq m	P14 6	1 bed	65.02 sq m
P03 3	2 bed	81.05 sq m	P08 6	1 bed	65.02 sq m	Level 04		
P03 4	2 bed	79.74 sq m	A04 1	3 bed	101.42 sq m	A04 2	2 bed	76.54 sq m
P03 5	2 bed	80.79 sq m	A04 3	2 bed	86.4 sq m	A04 4	1 bed	50.13 sq m
P03 6	2 bed	78.46 sq m	A04 5	2 bed	83.82 sq m	A04 6	2 bed	77.93 sq m
P03 7	1 bed	55.58 sq m	A04 7	1 bed	51.15 sq m	A04 8	2 bed	78.02 sq m
P03 8	2 bed	77.86 sq m	P04 1	2 bed	75.27 sq m	A04 9	2 bed	85.61 sq m
P03 9	2 bed	85.91 sq m	P04 2	2 bed	75.23 sq m	Level 09		
Level 04			P04 3	2 bed	81.05 sq m	A09 1	1 bed	54.56 sq m
A04 1	3 bed	101.42 sq m	P04 4	2 bed	79.74 sq m	A09 2	1 bed	50.15 sq m
A04 2	2 bed	76.54 sq m	P04 5	2 bed	78.63 sq m	A09 3	2 bed	76.43 sq m
A04 3	2 bed	86.4 sq m	P04 6	2 bed	78.02 sq m	A09 4	3 bed	107.64 sq m
A04 4	1 bed	50.13 sq m	P04 7	2 bed	85.61 sq m	A09 5	2 bed	77.83 sq m
A04 5	2 bed	83.82 sq m	Level 05			A09 6	1 bed	51.15 sq m
A04 6	2 bed	77.93 sq m	A05 1	1 bed	54.56 sq m	P09 1	2 bed	75.27 sq m
A04 7	1 bed	51.15 sq m	A05 2	1 bed	50.15 sq m	P09 2	2 bed	75.39 sq m
P04 1	2 bed	75.27 sq m	A05 3	2 bed	76.43 sq m	P09 3	2 bed	81.05 sq m
P04 2	2 bed	75.23 sq m	A05 4	1 bed	50.13 sq m	P09 4	2 bed	79.74 sq m
P04 3	2 bed	81.05 sq m	A05 5	2 bed	83.82 sq m	P09 5	2 bed	78.63 sq m
P04 4	2 bed	79.74 sq m	A05 6	2 bed	77.93 sq m	P09 6	1 bed	65.02 sq m
P04 5	2 bed	78.63 sq m	A05 7	1 bed	51.15 sq m	Level 10		
P04 6	2 bed	78.02 sq m	P05 1	2 bed	75.27 sq m	A10 1	1 bed	54.56 sq m
P04 7	2 bed	85.61 sq m	P05 2	1 bed	56.81 sq m	A10 2	1 bed	50.15 sq m



introduction

proposed development

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

DA AMENDMENTS - 30.06.21



1361 – DA 01 G

G 30/6/21 DA amendments

1361 - DA FRONT END.vwx

COMPLIANCE REQUIREMENTS

PARKING - RMS

Car spaces	Residential							
unit type	1 bed	2 bed	3 bed	total	adaptable		carwash	Total(rounded up)
number of units	54	110	4	168	26			
percentage of yield	32%	65%	2%					
car parking rates	0.6	0.9	1.4	visitor 0.2				
Total spaces (min. required)	32.4	99	6	34	26		1	173
Commuter Parking								30
Commercial								
area	201.3 sqm	6.2 spaces / 100 sq m		12.5				
total based on area				12.5	2			13
TOTAL CAR SPACES residential + commercial								216

BICYCLE	Bicycle spaces	Residential	residents	0.25	42																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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WASTE	bin requirements	Residential	Weekly Rubbish Generation (L)	Bin Size (L)			min. Required Bins	Proposed Bins					
				240	660	1100							
				84	31	19				=	31	32*	660 litre bin
				20160L									
		rubbish bin 120L/unit	10080L	42	16	10	=	42	86*	240 litre bin			
		recycle 60L/unit											
		garden	N/A	-	-	-	=			240 litre bin			
		Commercial											
		rubbish bin 50L / 100m2 / day	705L	3	2	1	=	2	4	240 litre bin			
		recycle 50L / 100m2 / day	705L	3	2	1	=	2	4	240 litre bin			
Note: * proposed bins based on council request (31 March 2021)													
TOTAL BINS PROPOSED			#VALUE!	240 LITRES									
			32*	660 LITRES									
			0	1100 LITRES									

AREAS	Site Area		2868.0 sq m				
	FSR	Control 5 :1	Area 14340.0 sq m	Proposed 5.00:1	Area 14338.9 sq m	surplus 1.1 sq m	Compliance yes

ADG	ADG Compliance		Control	# of units	Required	Proposed	surplus	Compliance	
	cross vent (up to level 08)		min 60% units	120	72	72	0	yes	
	2 hours of sun		min 70% units	168	118	125	7	yes	
	no sun		max 15% units	168	25	25	0	yes	

compliance requirements
proposed development

DA AMENDMENTS - 30.06.21





concept massing 01
proposed development

DA AMENDMENTS - 05.07.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 03 H

H 5/7/21 DA amendments

1361 - DA PERSPECTIVES .vwx



concept massing 02
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

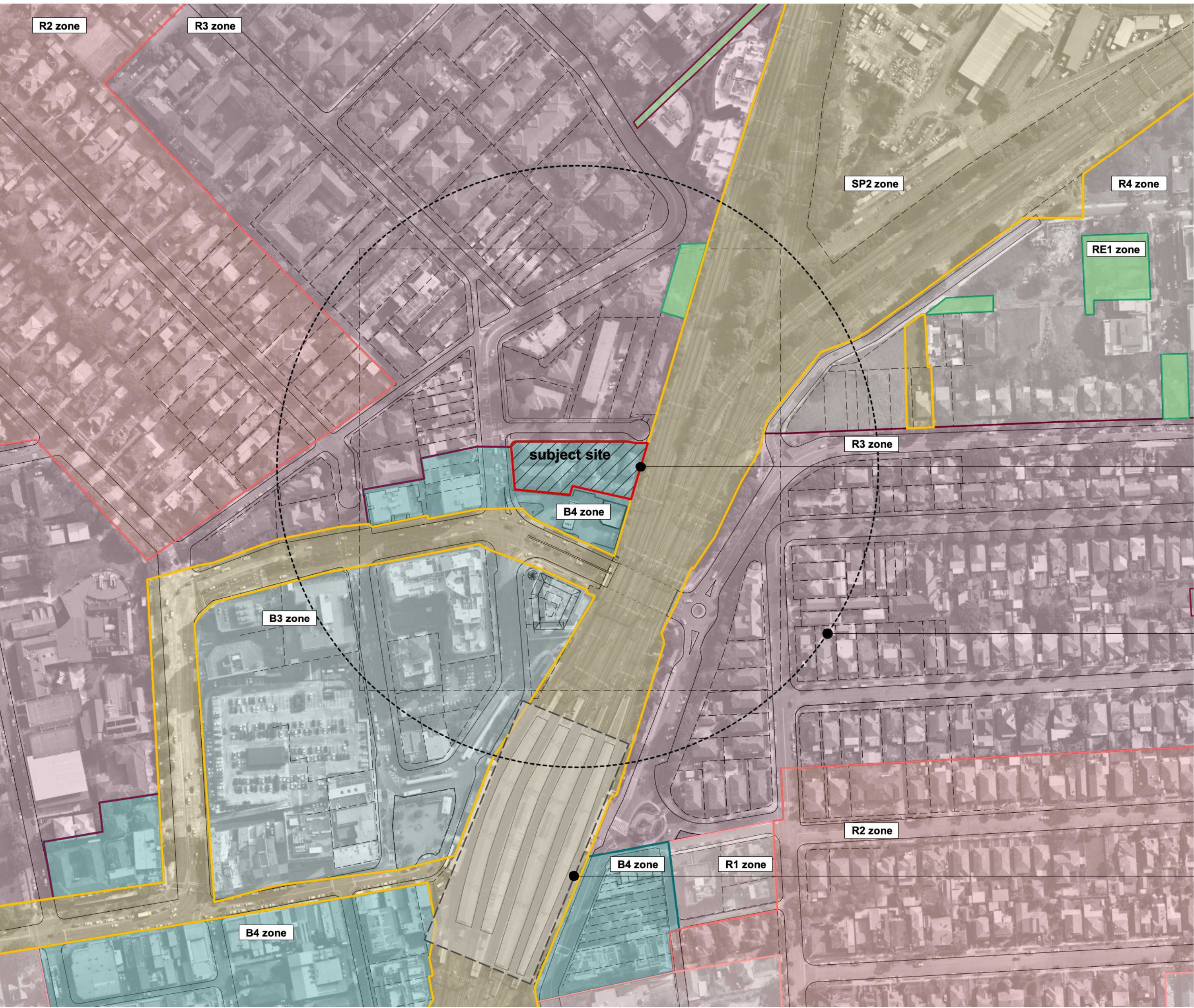
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA04 G

G 30/6/21 DA amendments

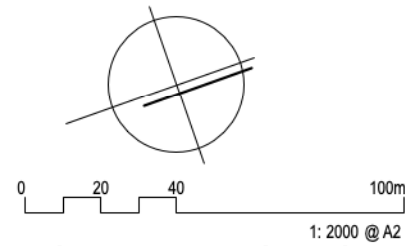
1361 - DA PERSPECTIVES .vwx



subject site
2-6 pilgrim avenue &
11-13 albert road

200m radius from site

strathfield train station



site analysis - location plan
proposed development

- | | | | |
|--|---|--|---|
|  RE1 public recreation zone |  R1 general residential zone |  R3 medium density residential zone |  B3 commercial core zone |
|  SP2 infrastructure |  R2 low density residential zone |  R4 high density residential zone |  B4 mixed use zone |

DA AMENDMENTS - 30.06.21

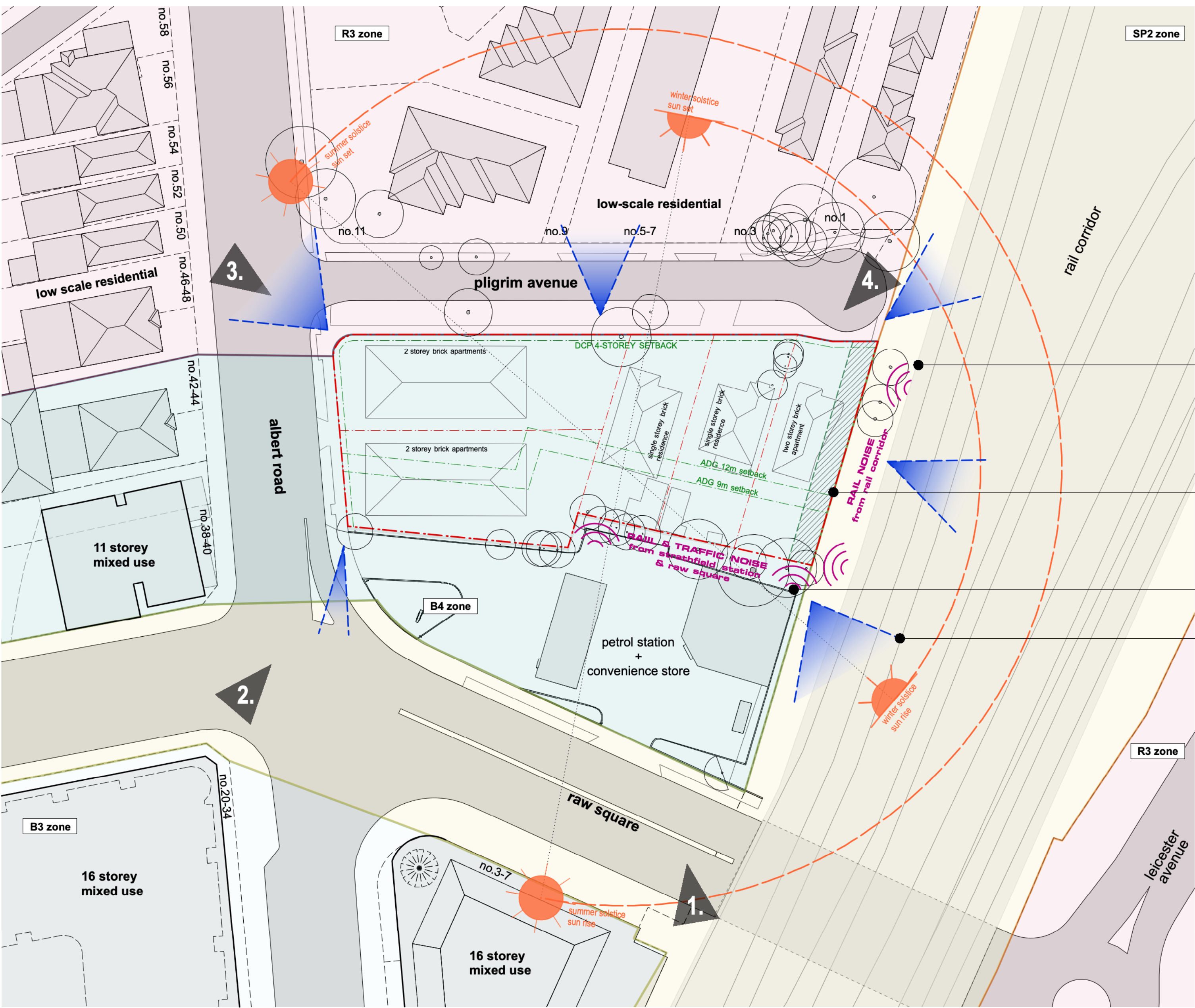
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 05 G

G 30/6/21 DA amendments



- indicates subject site boundary
- indicates required setbacks
- 4m structural train line setback
- views
- noise



1. view looking west from raw square



2. view looking north-west from intersection of raw square



3. view looking north-east from corner of pilgrim ave and albert road



4. view looking south from end of pilgrim ave

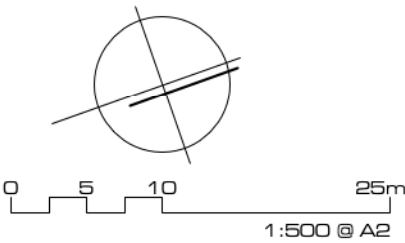
noise from rail corridor

subject site
2-6 pilgrim avenue & 11-13 albert road

noise from strathfield station

desirable outlook with views to north sydney & sydney CBD

- RE1 public recreation zone
- SP2E infrastructure
- R1 general residential zone
- R2 low density residential zone
- R3 medium density residential zone
- R4 high density residential zone
- B3 commercial core zone
- B4 mixed use zone



site analysis - site plan
proposed development

DA AMENDMENTS - 30.06.21

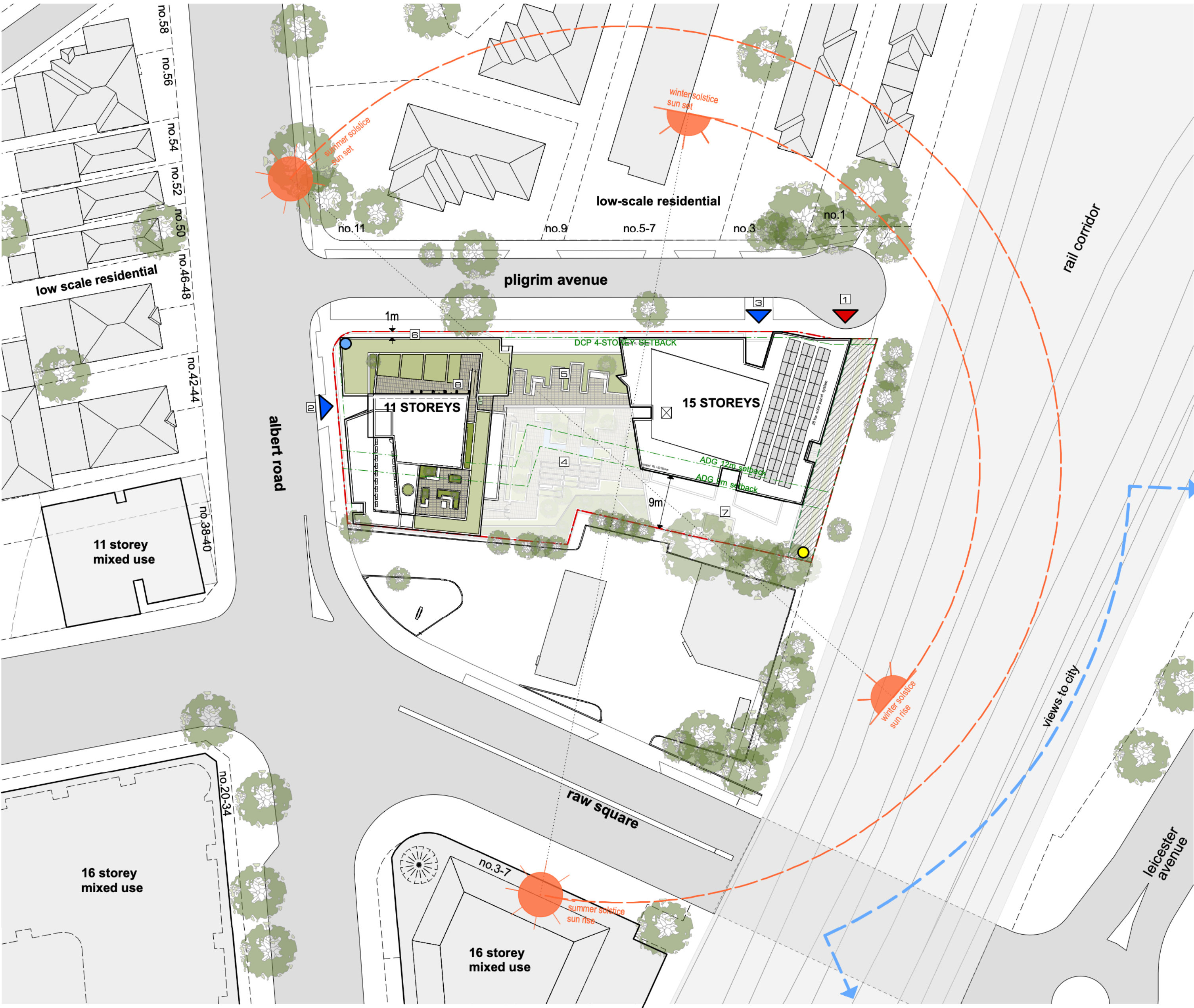
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 06 G

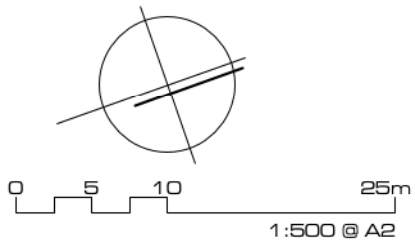
G 30/6/21 DA amendments



LEGEND

- 1 vehicular access
vehicular access to development via Pilgrim avenue
- 2 pedestrian access
pedestrian access to building A
- 3 pedestrian access
pedestrian access to building P
- 4 communal open space (L01)
- 5 communal open space (L05)
- 6 1 m setback
to provide the required setback by DCP R4 zone
- 7 9 m setback
to provide 18 meter building separation between habitable rooms in buildings up to 8 storeys recommended by ADG
- 8 communal open space (L11)

- pedestrian entry
- vehicular entry
- high point on site (RL 10.480)
- low point on site (RL 9.030)



design analysis - 01 - site plan
proposed development

DA AMENDMENTS - 30.06.21

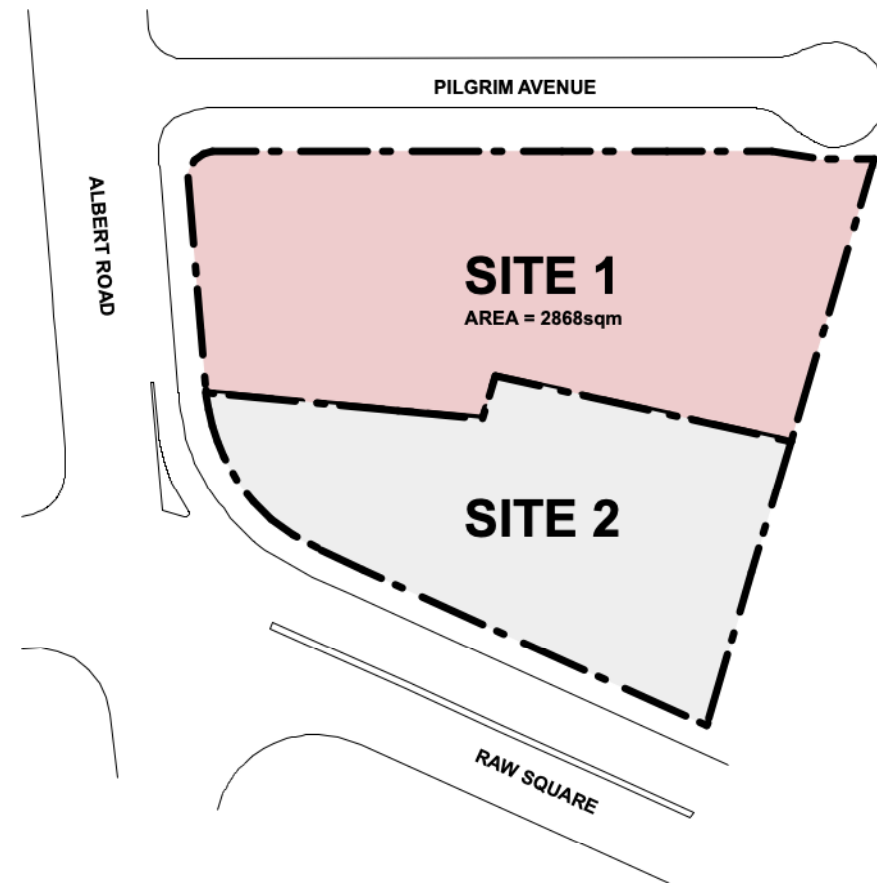
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

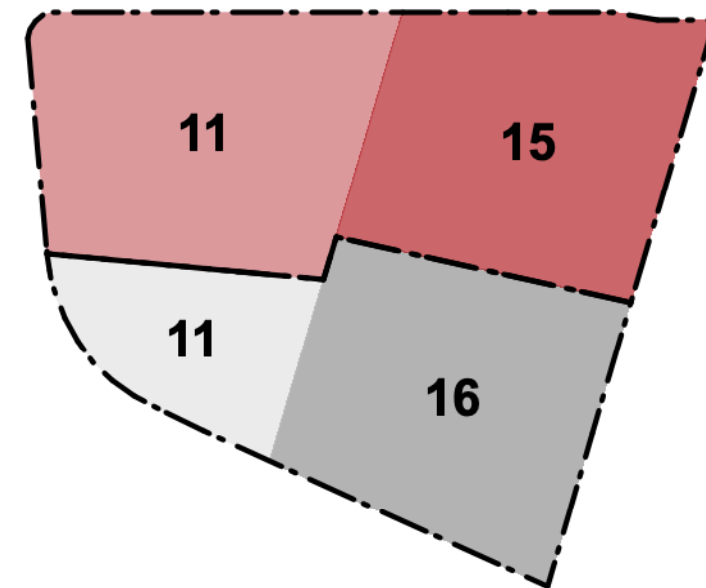


1361 - DA07 G

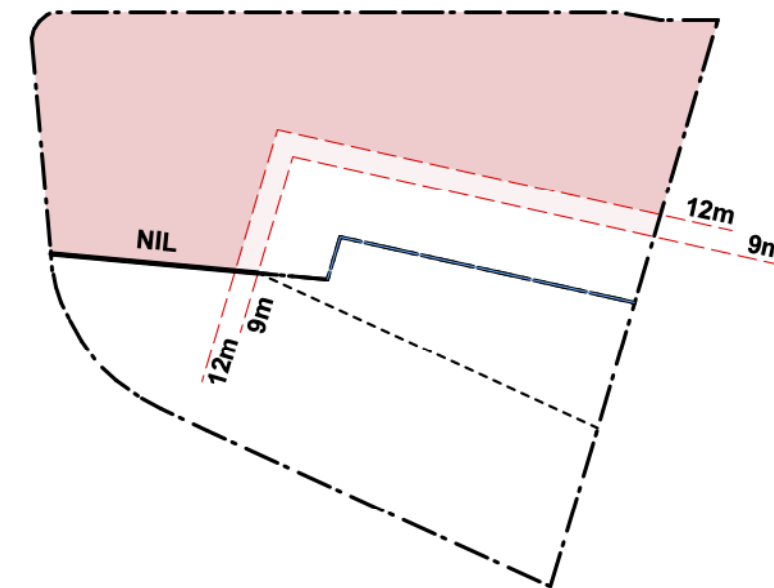
G 30/6/21 DA amendments



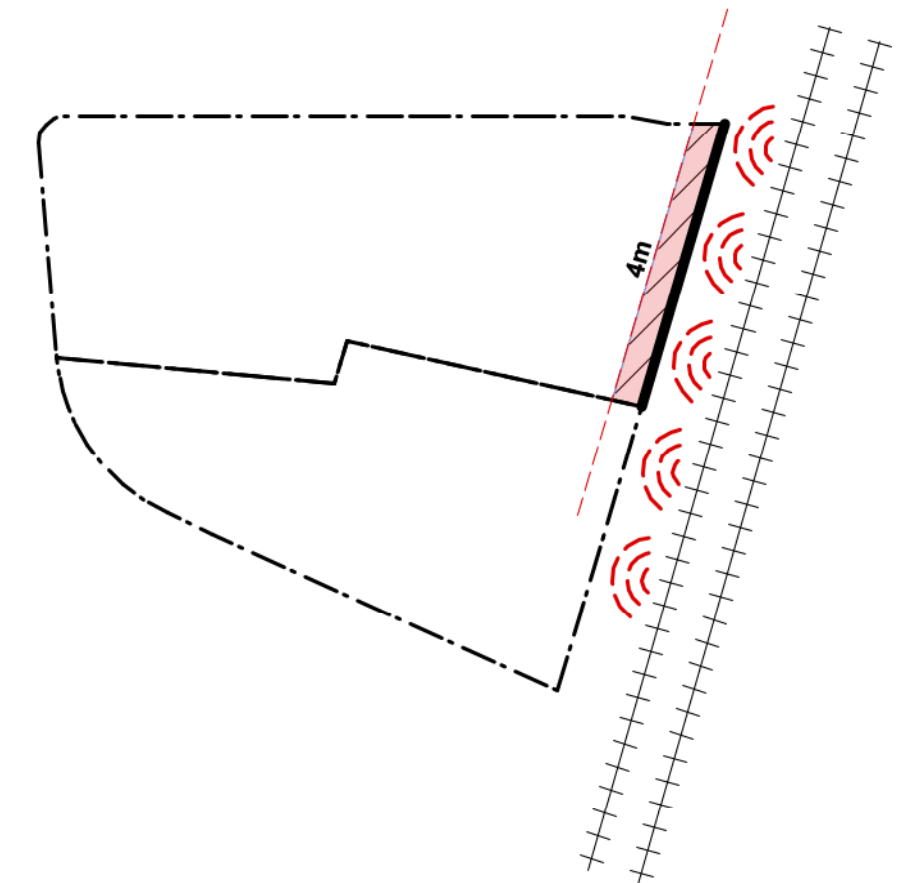
SITE
SITE 1 of 2 under DCP



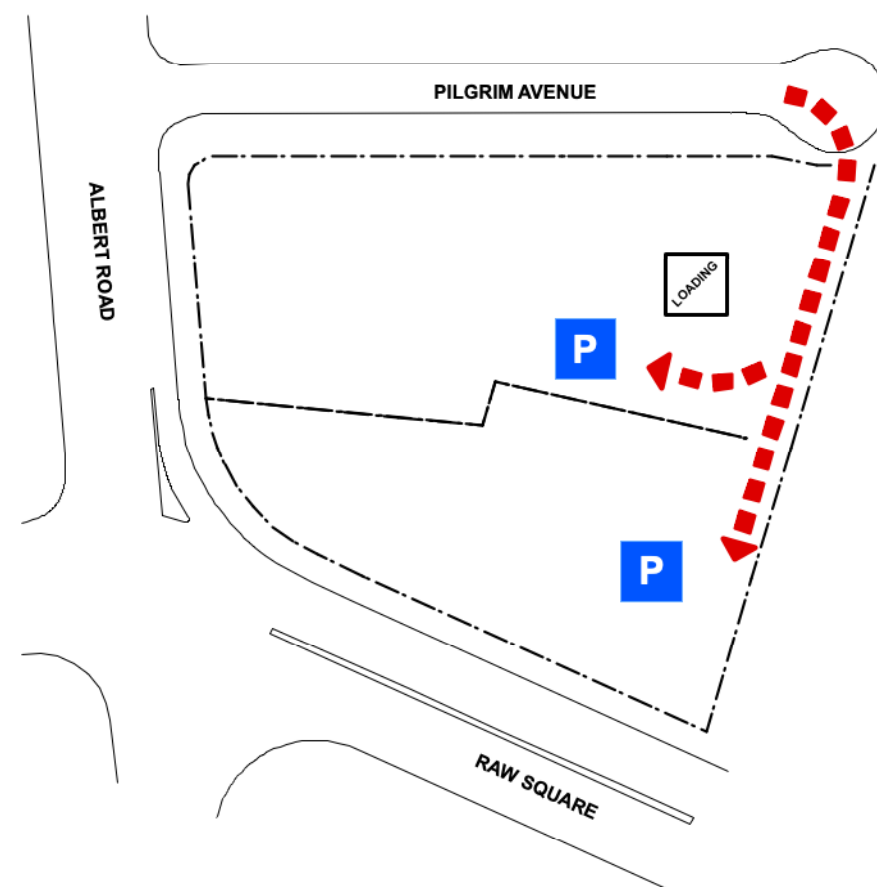
HEIGHT (STOREYS)



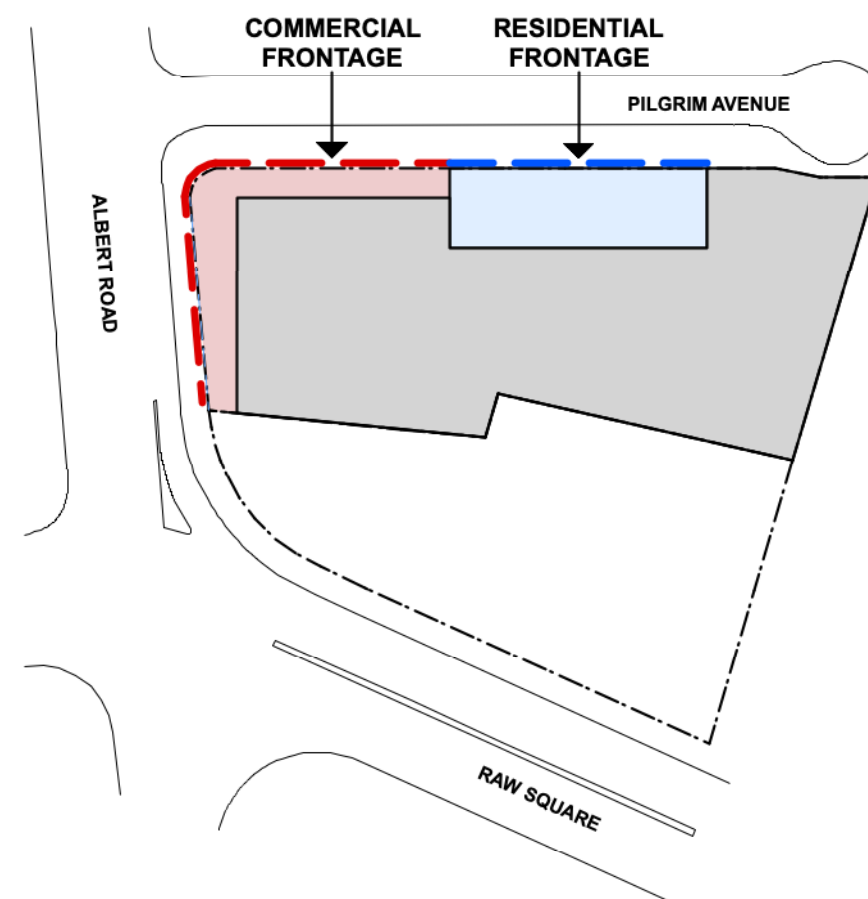
ADG SETBACKS



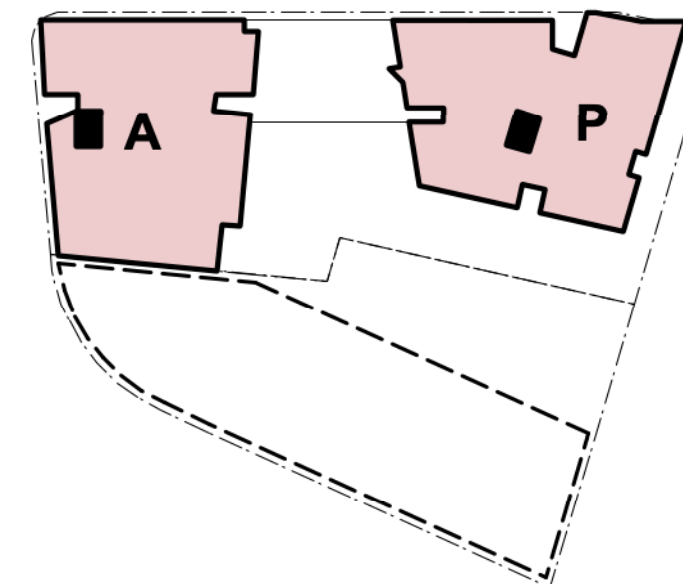
RAIL CORRIDOR BUFFER



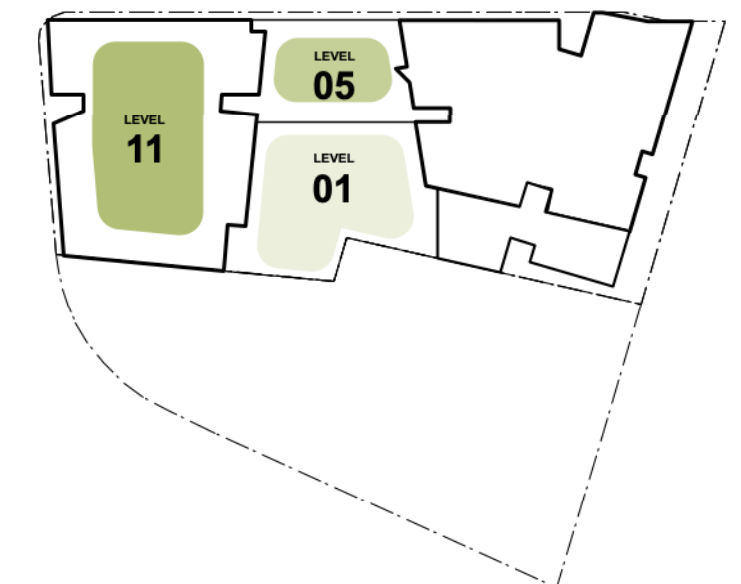
VEHICULAR ACCESS



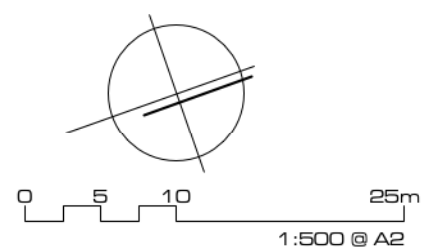
ACTIVATION



ORGANISATION



COMMUNAL OPEN SPACE



design analysis - 03 - program
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

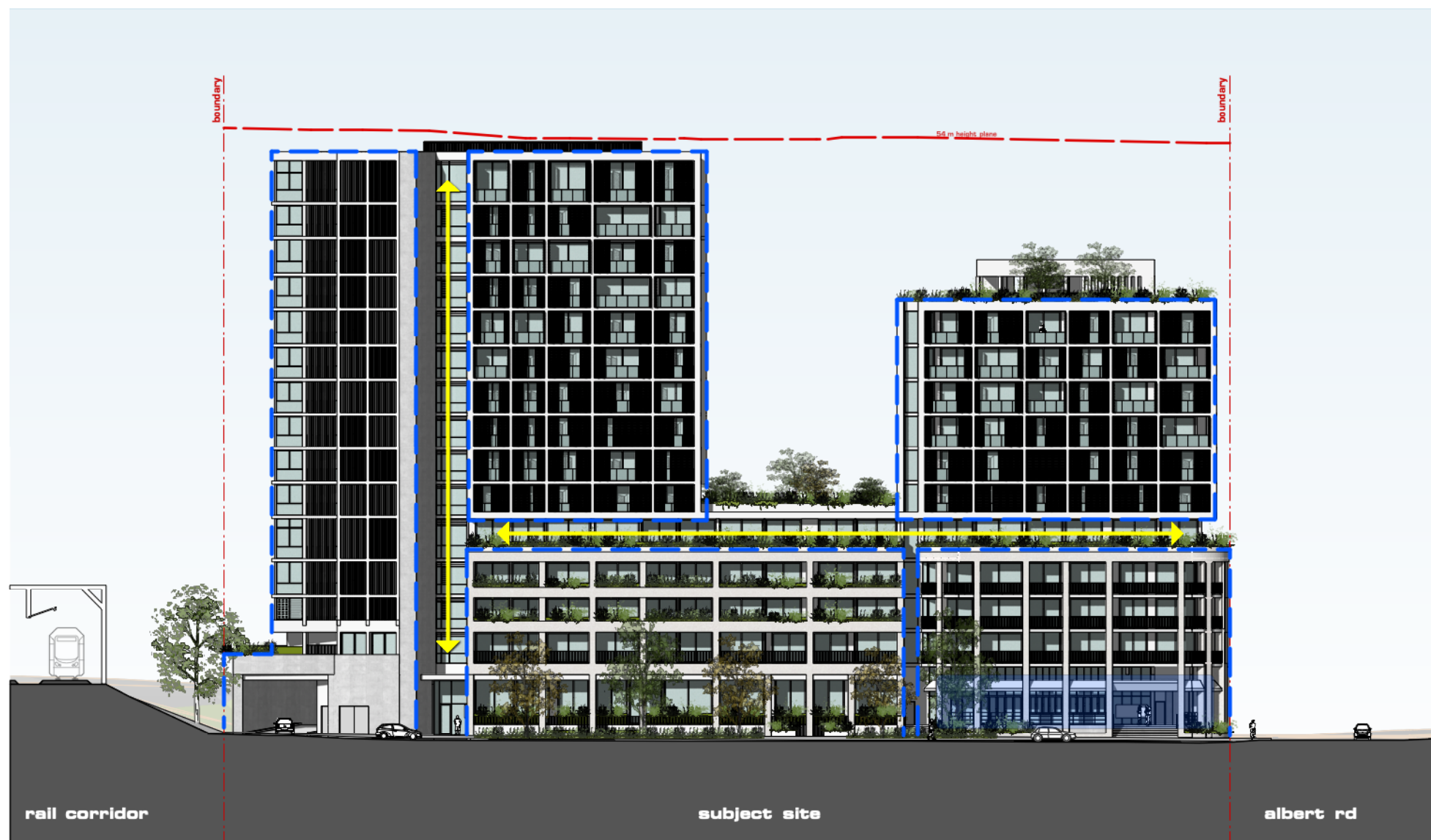
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



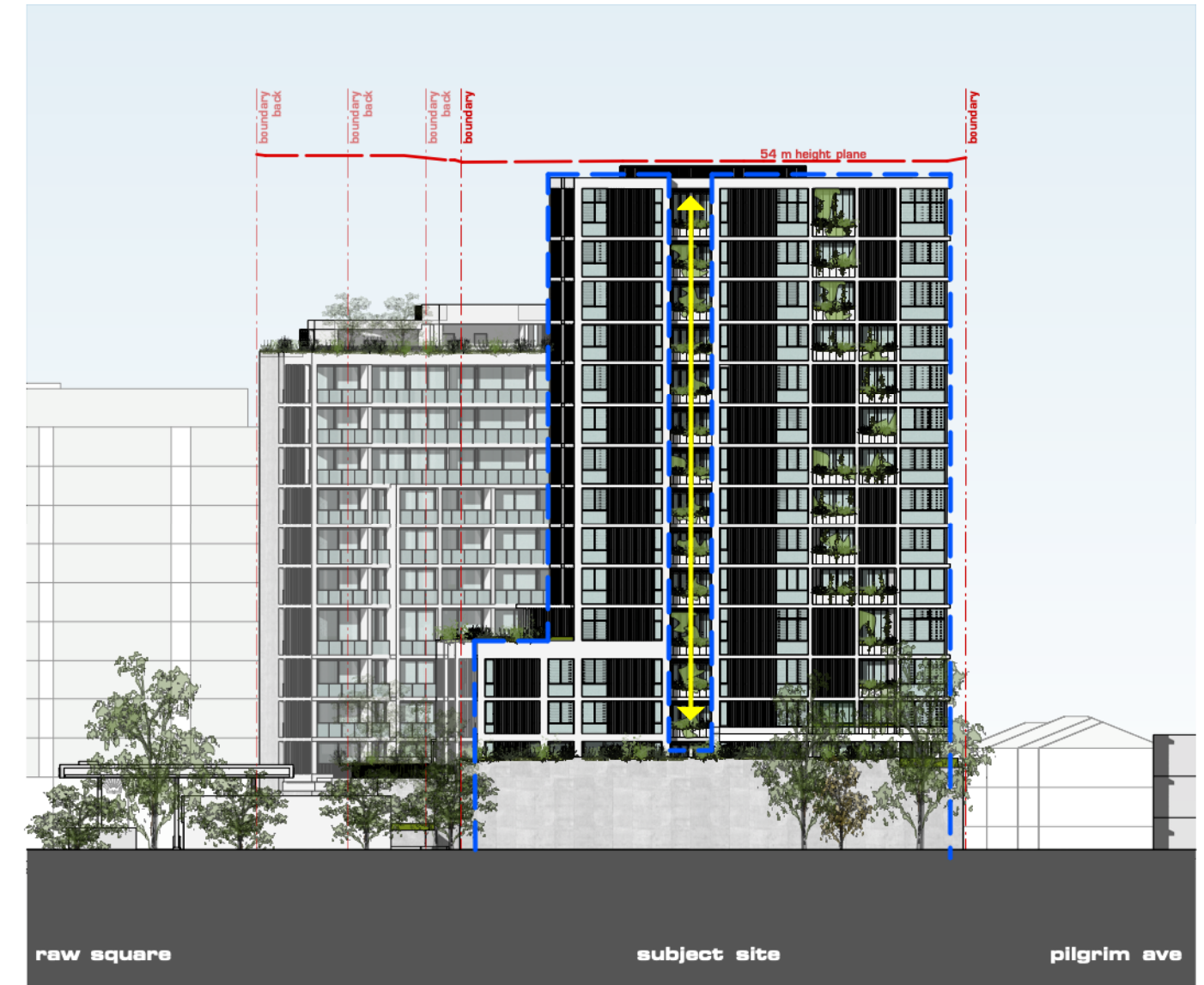
1361 - DA09 G

G 30/6/21 DA amendments

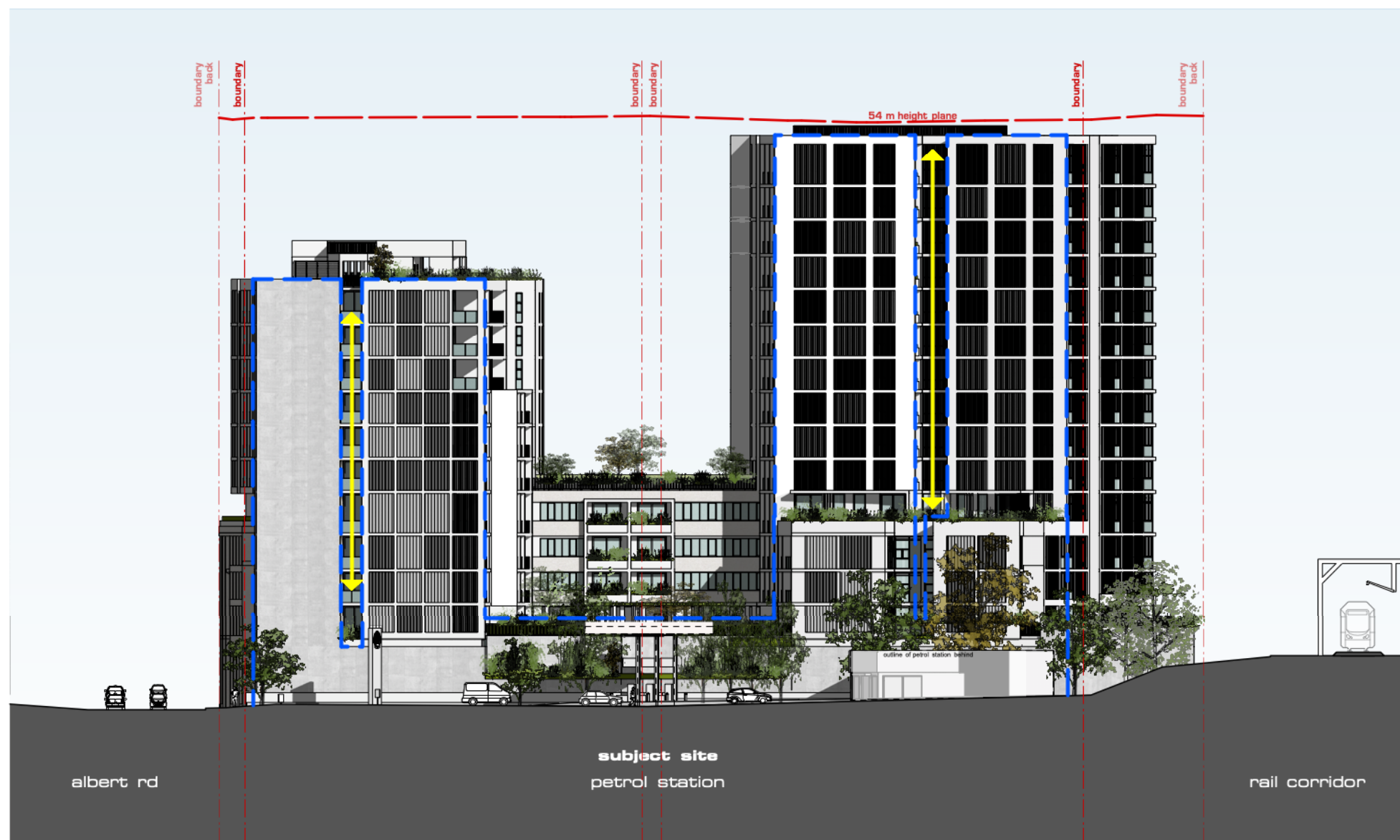
1361 - DA FRONT END .vwx



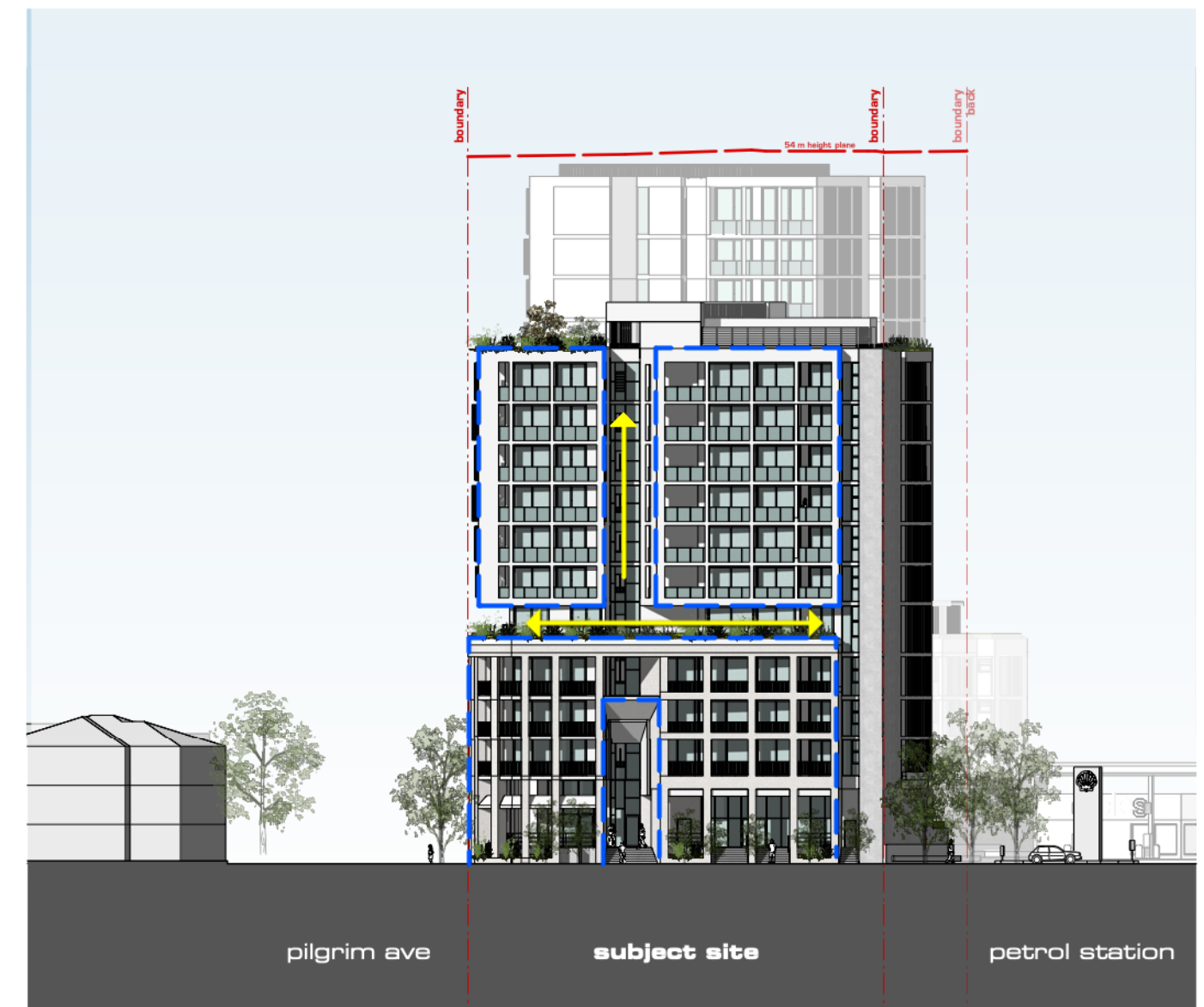
NW elevation (pilgrim avenue)



NE elevation (rail corridor)



SE elevation (raw square)



SW elevation (albert road)

0 4 8 20m
1: 500 @ A2

design analysis - 04 - articulation
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

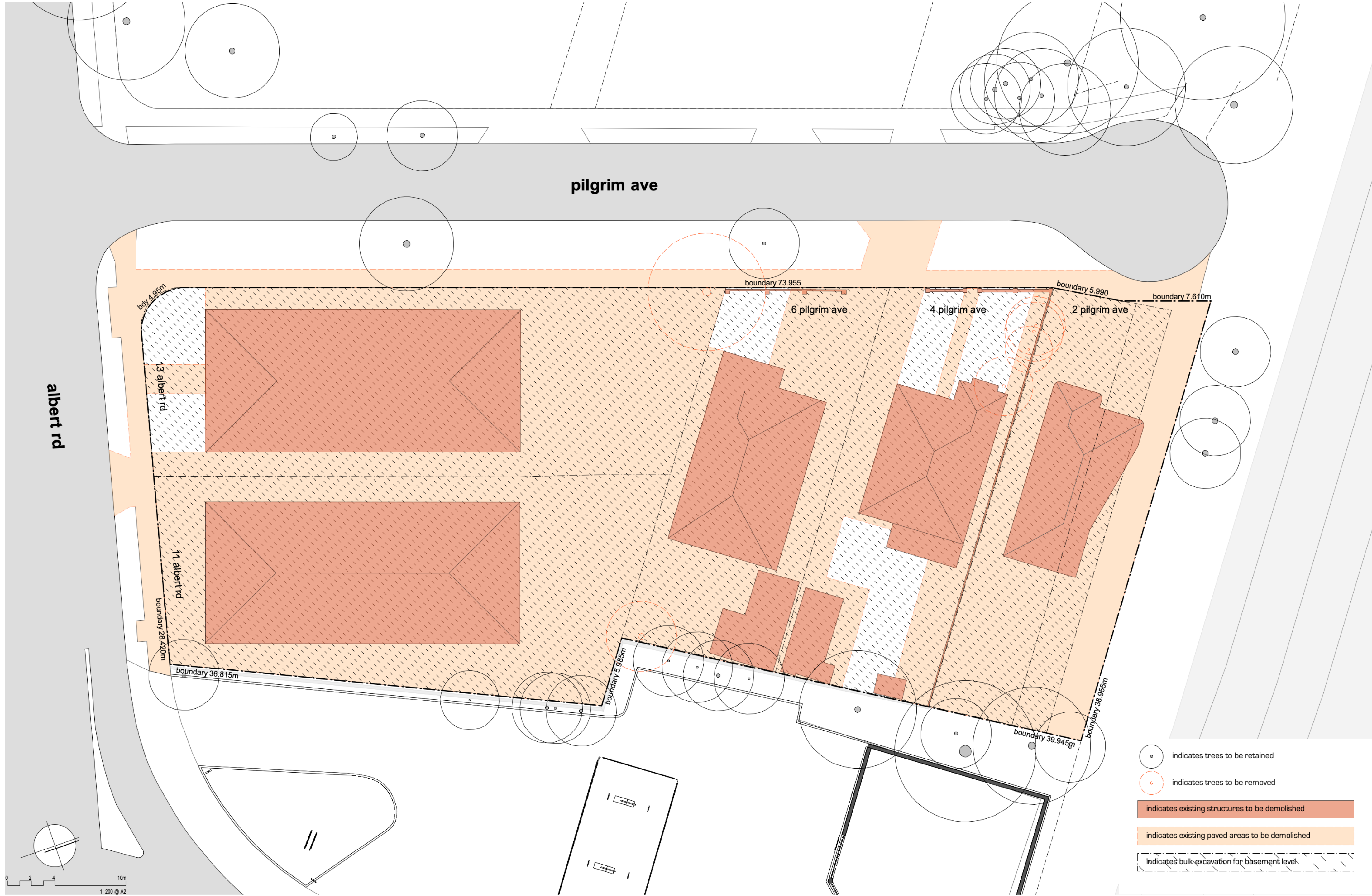
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 10 G

G 30/6/21 DA amendments

1361 - DA ELEVATION .vwx





proposed basement O4
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx



proposed basement O3
proposed development

DA AMENDMENTS - 30.06.21

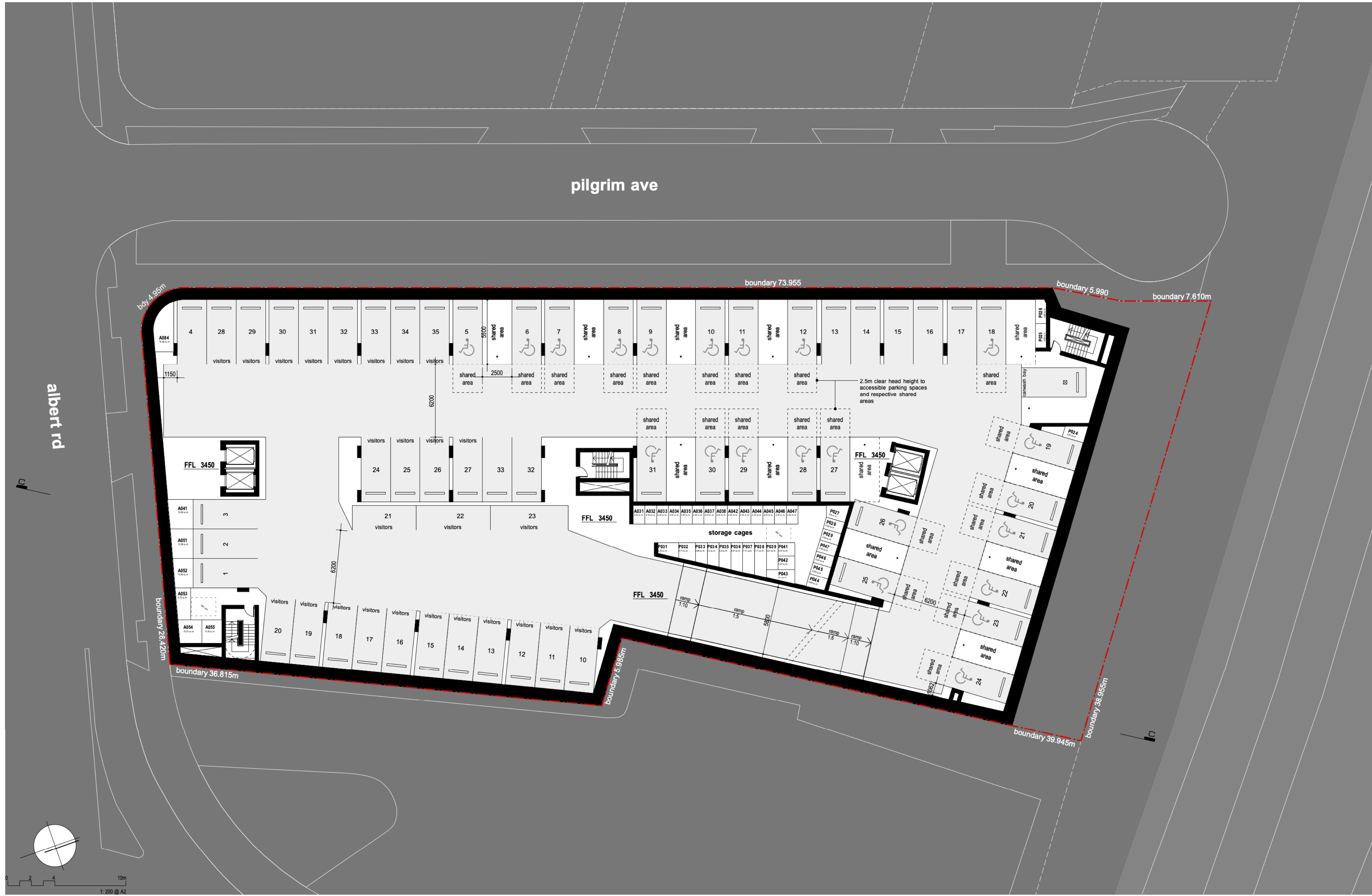
1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 13 G
G 30/6/21 DA amendments



proposed basement 02
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 14 G
G 30/6/21 DA amendments



proposed basement O1
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

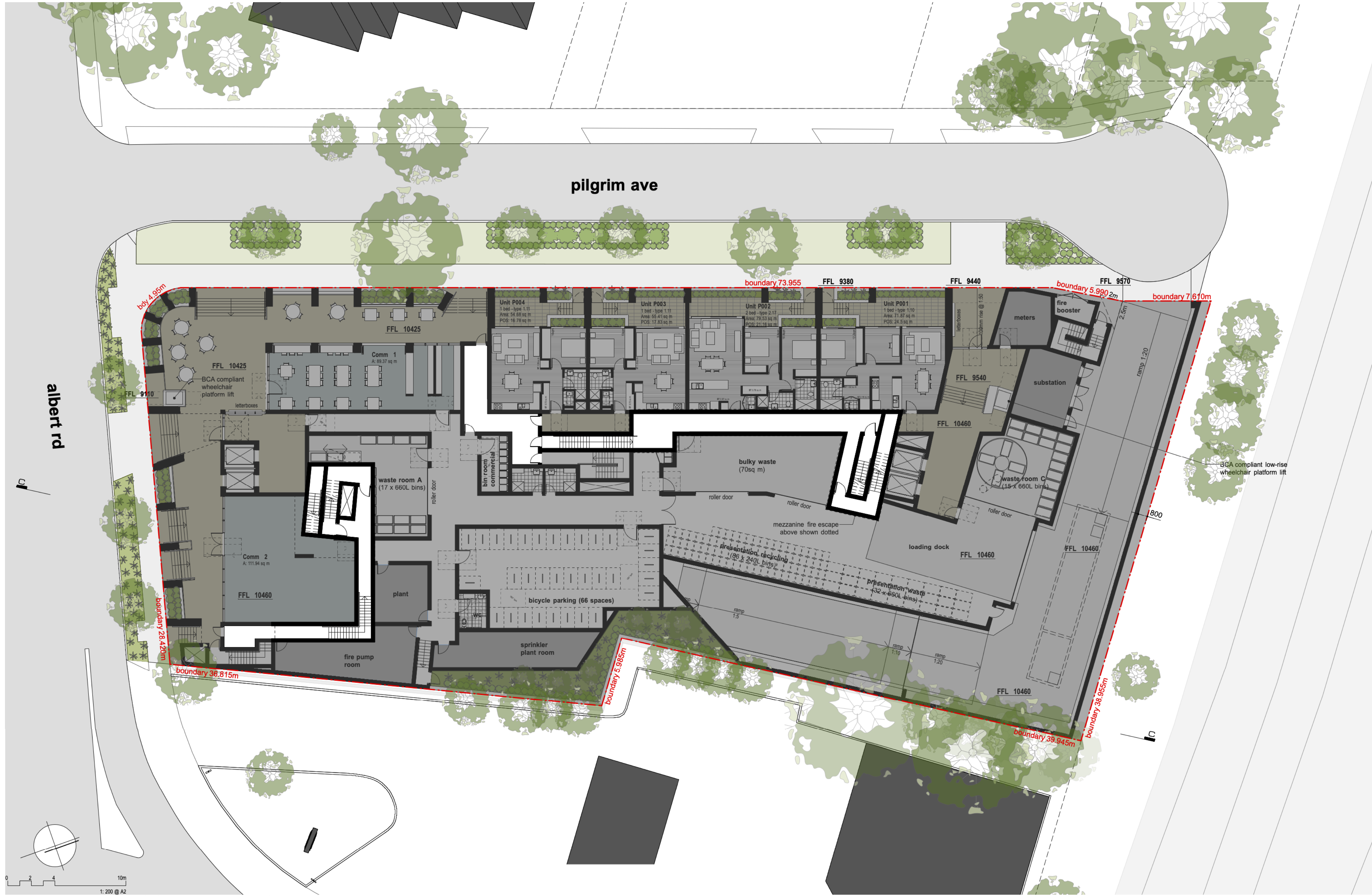
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 15 G

G 30/6/21 DA amendments



proposed level 00 - mezzanine
proposed development

DA AMENDMENTS - 30.06.21



proposed level 00
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 16 G
G 30/6/21 DA amendments



proposed level 01
proposed development

DA AMENDMENTS - 30.06.21



proposed level 02
proposed development

DA AMENDMENTS - 30.06.21



proposed level 03
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 19 G
G 30/6/21 DA amendments



proposed level 04
proposed development

DA AMENDMENTS - 30.06.21



proposed level 05
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 21 G

G 30/6/21 DA amendments

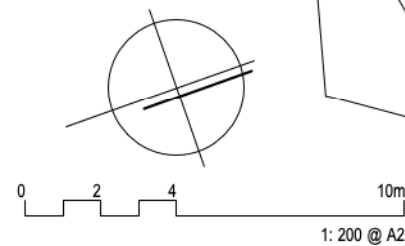


proposed level 06
proposed development

DA AMENDMENTS - 30.06.21

pilgrim ave

albert rd



proposed level 07
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END.vwx

11-13 Albert Road, STRATHFIELD

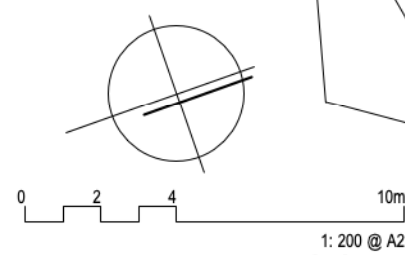
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 23 G

G 30/6/21 DA amendments





proposed level 08
proposed development

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx



1361 - DA 24 G
G 30/6/21 DA amendments



pilgrim ave

albert rd



DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

proposed level 09
proposed development

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

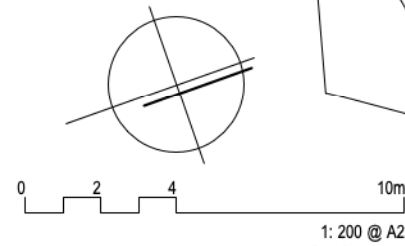
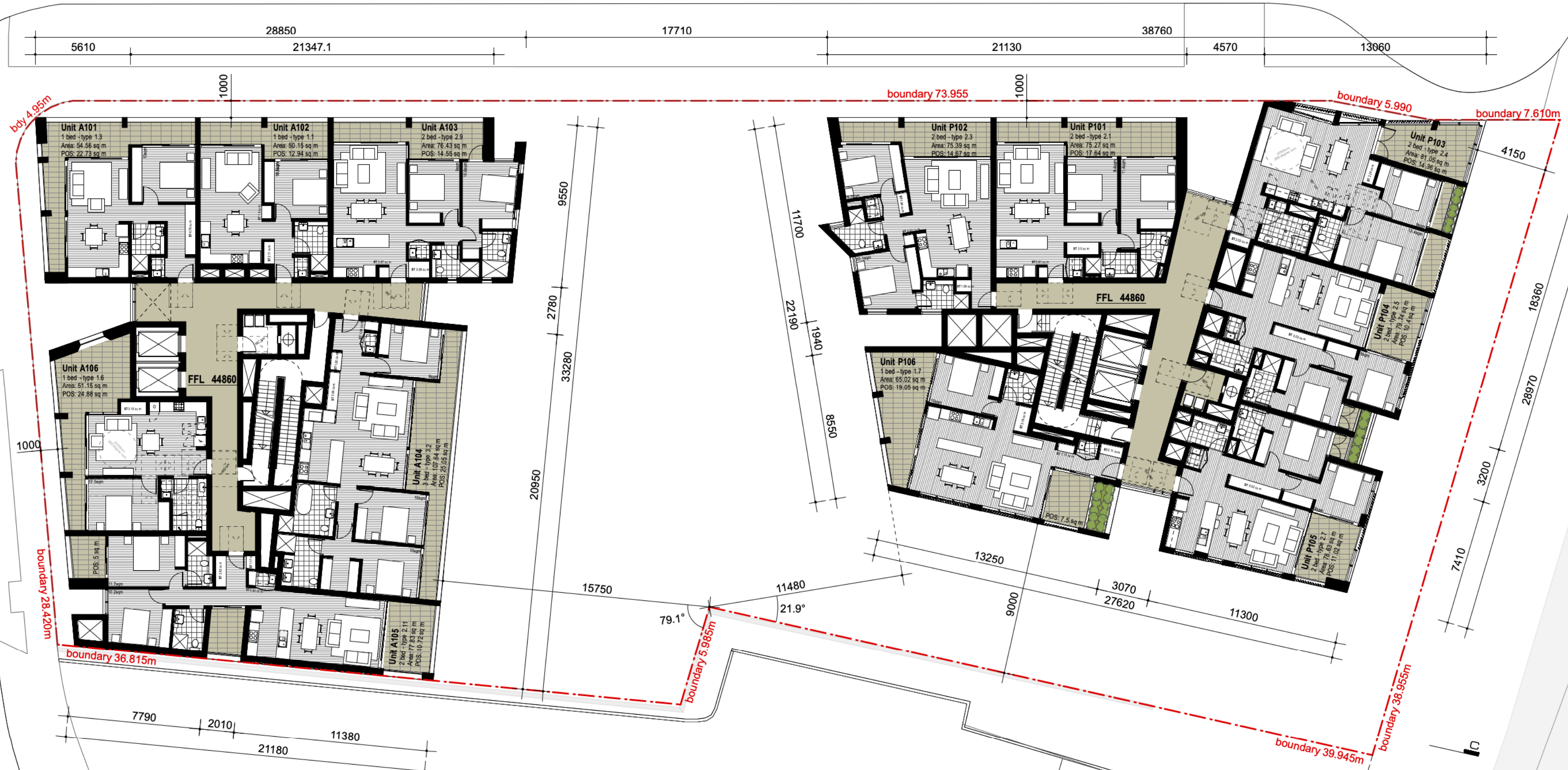


1361 - DA 25 G

G 30/6/21 DA amendments

pilgrim ave

albert rd



proposed level 10
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 26 G

G 30/6/21 DA amendments

pilgrim ave

albert rd

0 2 4 10m

1: 200 @ A2

proposed level 11
proposed development

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

DA AMENDMENTS - 30.06.21

361 - DA FRONT END .vwx

KENNEDY
ASSOCIATE
ARCHITECTS

1361 - DA 27 G

G	30/6/21	DA amendments
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pilgrim ave

albert rd

boundary 4.95m

boundary 28.420m

boundary 36.815m

boundary 5.985m

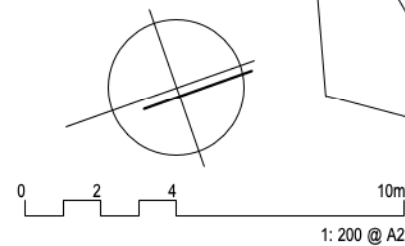
boundary 73.955

boundary 5.990

boundary 7.610m

boundary 39.945m

boundary 38.955m



proposed level 13
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 28.1 G

G 30/6/21 DA amendments

pilgrim ave

albert rd

bty 4.95m

boundary 28.420m

boundary 36.815m

boundary 5.985m

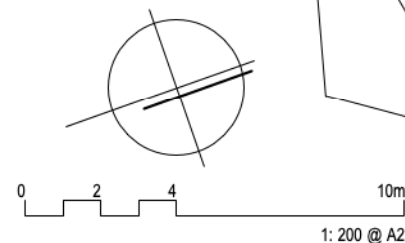
boundary 73.955

boundary 5.990

boundary 7.610m

boundary 39.945m

boundary 38.955m



proposed level 14
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 28.2 G

G 30/6/21 DA amendments

pilgrim ave

albert rd

bty 4.95m

boundary 28.420m

boundary 36.815m

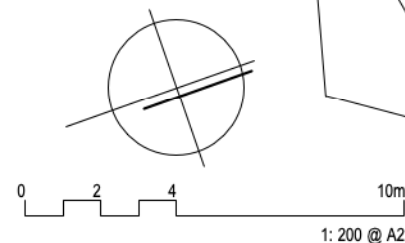
boundary 73.955

boundary 5.990

boundary 7.610m

boundary 5.985m

boundary 38.955m
boundary 39.945m



proposed level 12
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

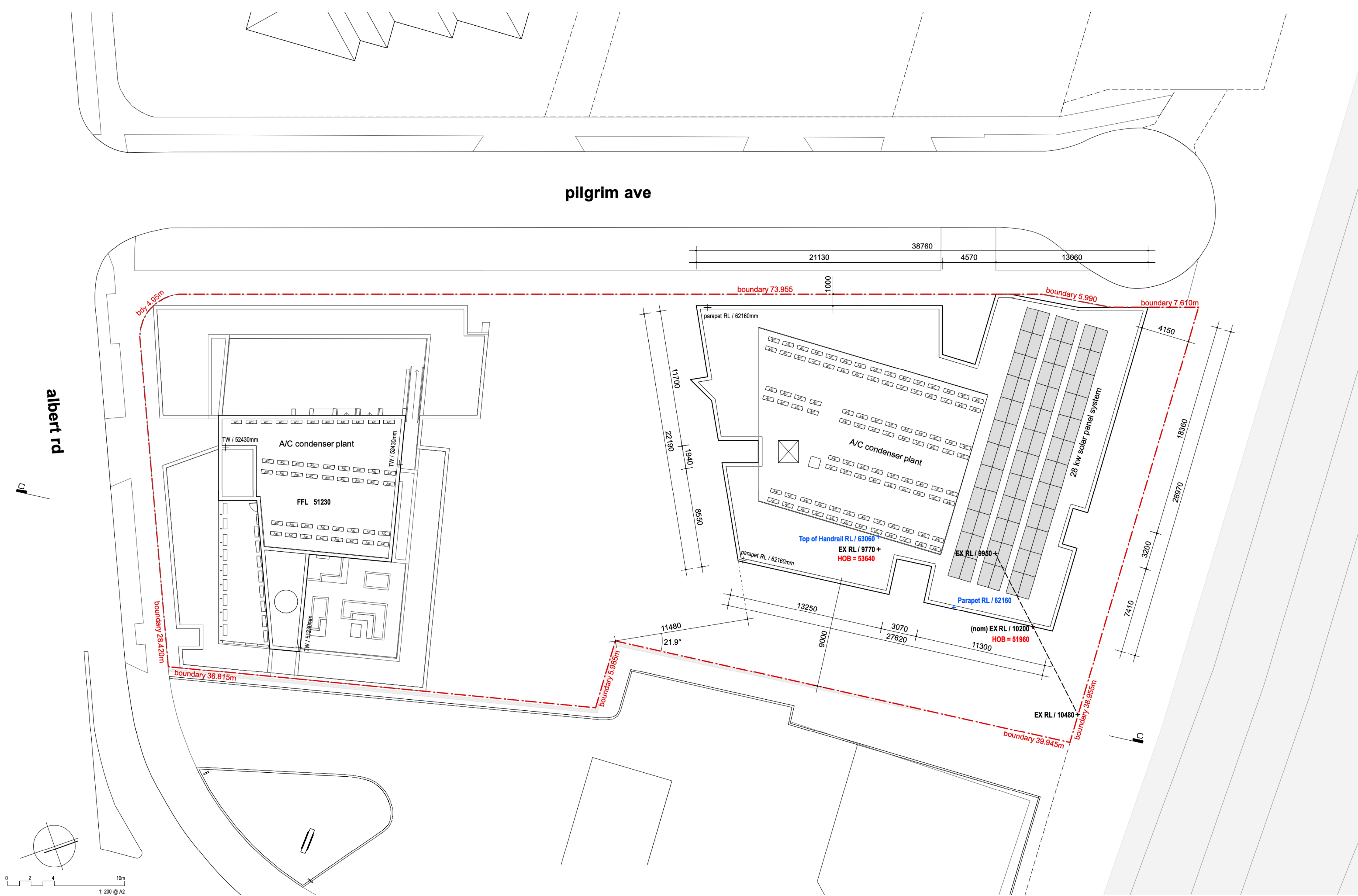
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 28 G

G 30/6/21 DA amendments



DA AMENDMENTS - 30.06.21

roof level
proposed development

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 29 G

G 30/6/21 DA amendments

1361 - DA FRONT END .vwx



02410m

1: 200 @ A2

SW elevation (albert road)

proposed development

1

face brick

La Paloma

'Miro'

2

concrete

off form finish

colour - off white

3

concrete

off form finish

colour - mid grey

4

bifold screens,

window & door

frames

powdercoated

aluminium

colour - silver

5

balustrades

clear glass within

powdercoated

aluminium frame

Colorbond

'surfmist'

6

balustrades

powdercoated

aluminium

Colorbond

'surfmist'

7

vertical fin

screens

powdercoated

aluminium

colour - silver

8

textured

concrete

textured precast

concrete panels

9

vertical

planting

stainless steel

wire trellis

materials palette

project materials shall be similar or equal to

selections itemised above

DA AMENDMENTS - 30.06.21

1361 - DA ELEVATION .vwx

1361 - DA 30 G

G 30/6/21 DA amendments



0 2 4 10m
1:200 @ A2

NE elevation (rail corridor)
proposed development

11-13 Albert Road, STRATHFIELD

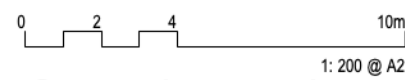
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

DA AMENDMENTS - 05.07.21

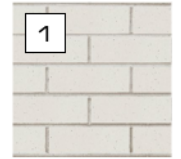


1361 - DA 32 H

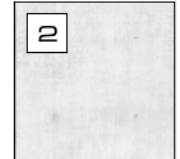
H 5/7/21 DA amendments



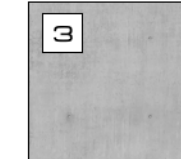
SE elevation (raw square)
proposed development



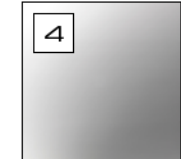
face brick
La Paloma
'Miro'



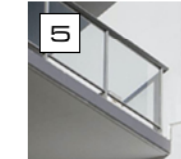
concrete
off form finish
colour - off white



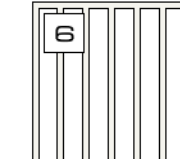
concrete
off form finish
colour - mid grey



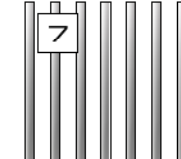
**bifold screens,
window & door
frames**
powdercoated
aluminium frame
Colorbond
'surfmist'
colour - silver



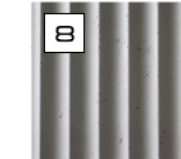
balustrades
clear glass within
powdercoated
aluminium frame
Colorbond
'surfmist'



balustrades
powdercoated
aluminium
Colorbond
'surfmist'



**vertical fin
screens**
powdercoated
aluminium
colour - silver



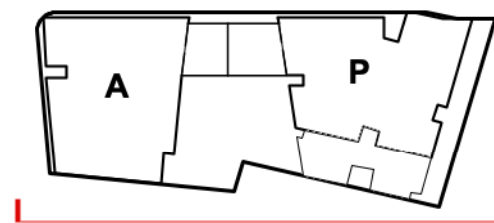
**textured
concrete**
textured precast
concrete panels



**vertical
planting**
stainless steel
wire trellis

materials palette
project materials shall be similar or equal to
selections itemised above

DA AMENDMENTS - 30.06.21



11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 33 G

G 29/6/21 DA amendments

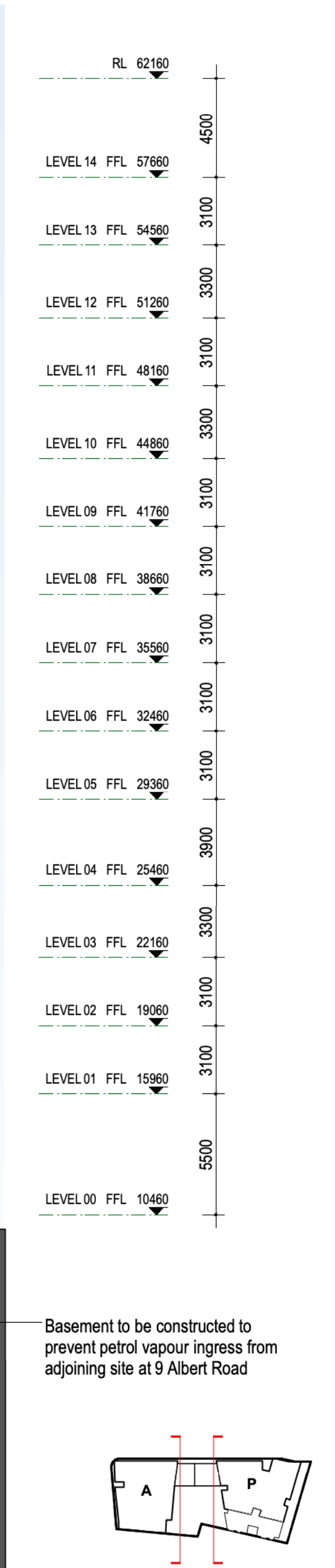


BLD A COURTYARD ELEVATION

0 2 4 10m
1:200 @ A2
internal elevations
proposed development



BLD P COURTYARD ELEVATION



DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 34 G

G 30/6/21 DA amendments

1361 - DA ELEVATION .vwx



PILGRIM AVENUE ELEVATION



RAW SQUARE ELEVATION

0 4 8 20m
1:500 @ A2

streetscape elevations 01
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 35 G

G 30/6/21 DA amendments



RAIL CORRIDOR ELEVATION



ALBERT ROAD ELEVATION

0 4 8 20m
1:500 @ A2

streetscape elevations 02
proposed development

DA AMENDMENTS - 05.07.21

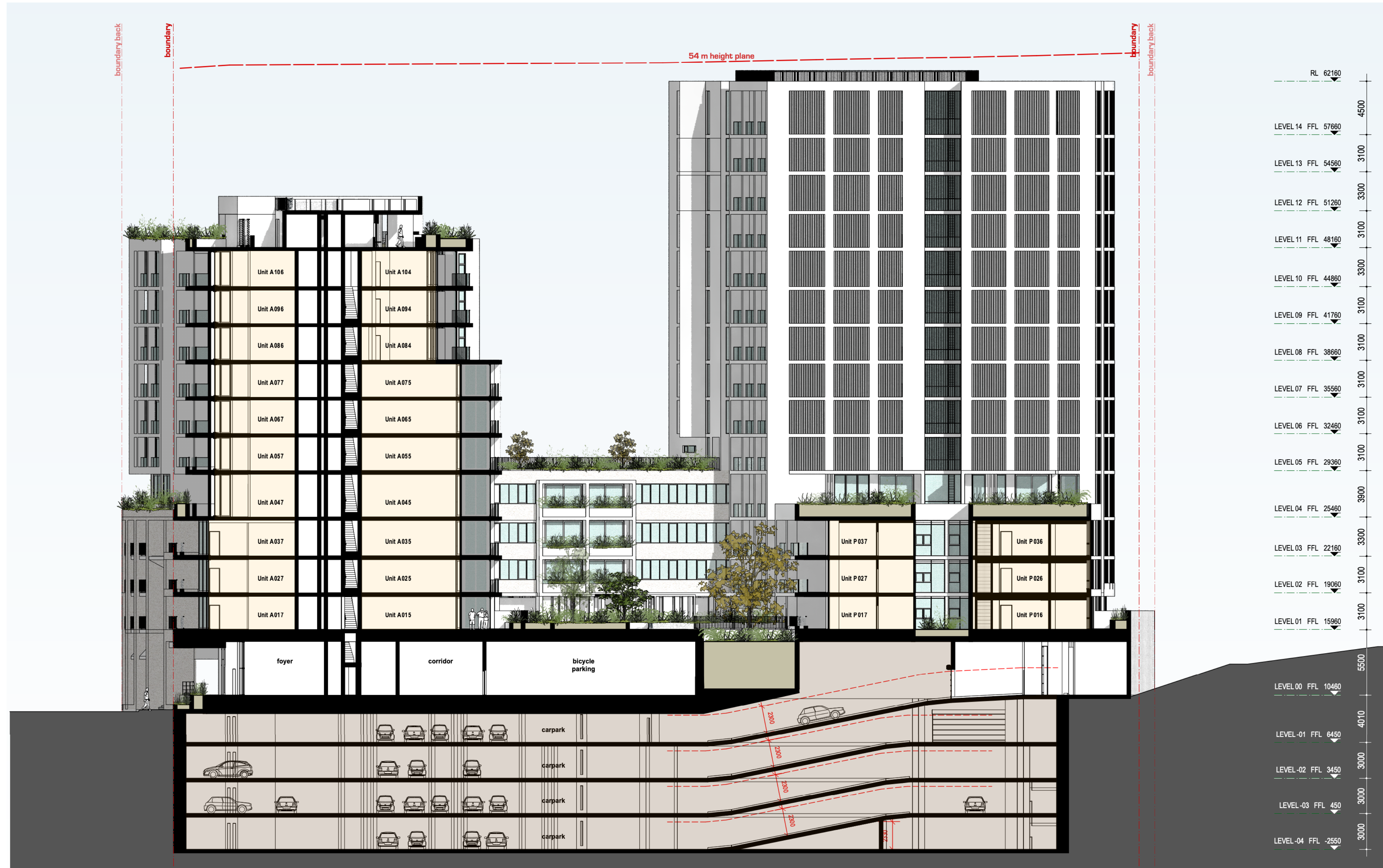
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 36 H

H 5/7/21 DA amendments



DA AMENDMENTS - 30.06.21

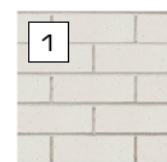
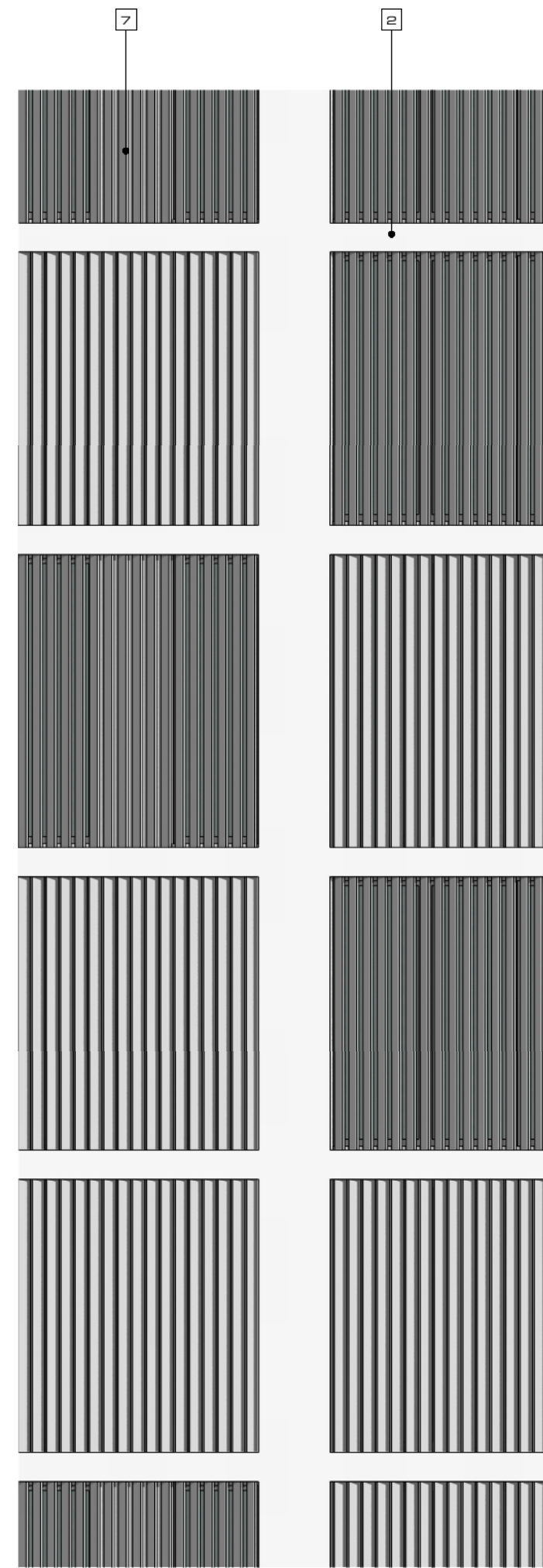
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

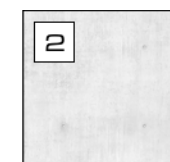


1361 - DA 39 G

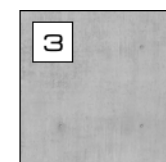
G 30/6/21 DA amendments



face brick
La Paloma
'Miro'



concrete
off form finish
colour - off white



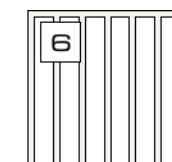
concrete
off form finish
colour - mid grey



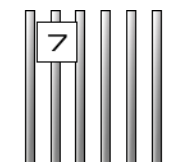
**bifold screens,
window & door
frames**
powdercoated
aluminium
colour - silver



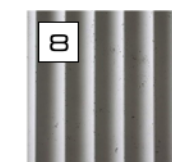
balustrades
clear glass within
powdercoated
aluminium frame
Colorbond
'surfmist'



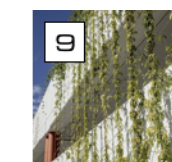
balustrades
powdercoated
aluminium
Colorbond
'surfmist'



**vertical fin
screens**
powdercoated
aluminium
colour - silver



**textured
concrete**
textured precast
concrete panels



**vertical
planting**
stainless steel
wire trellis

materials palette
project materials shall be similar or equal to
selections itemised above

DA AMENDMENTS - 30.06.21

finishes
proposed development

11-13 Albert Road, STRATHFIELD

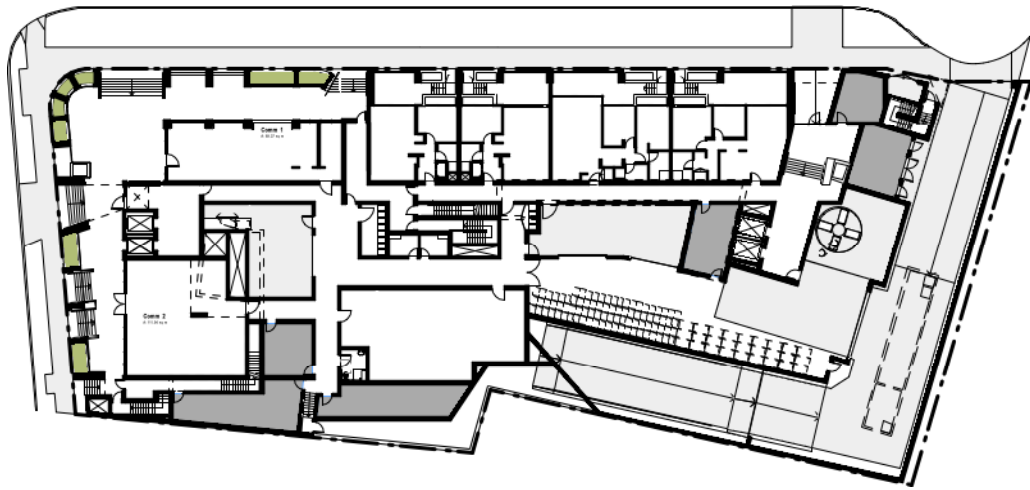
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



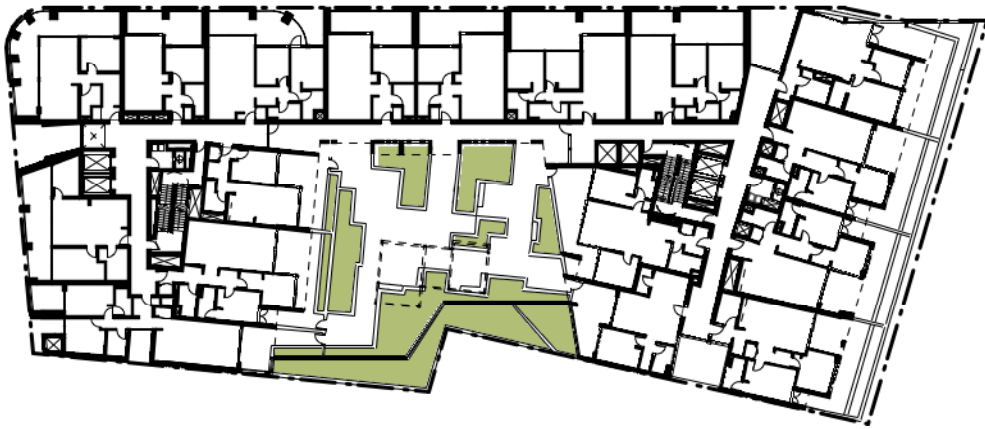
1361 - DA 41 G

G 30/6/21 DA amendments

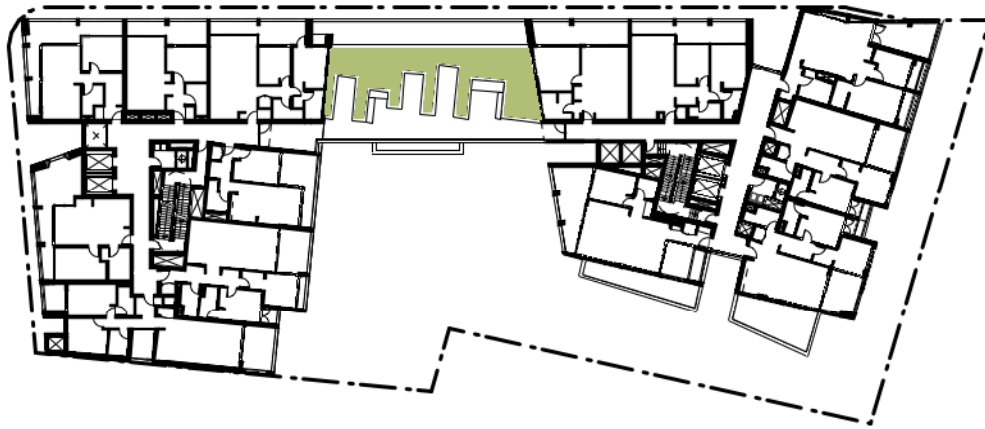
1361 - DA ELEVATION .vwx



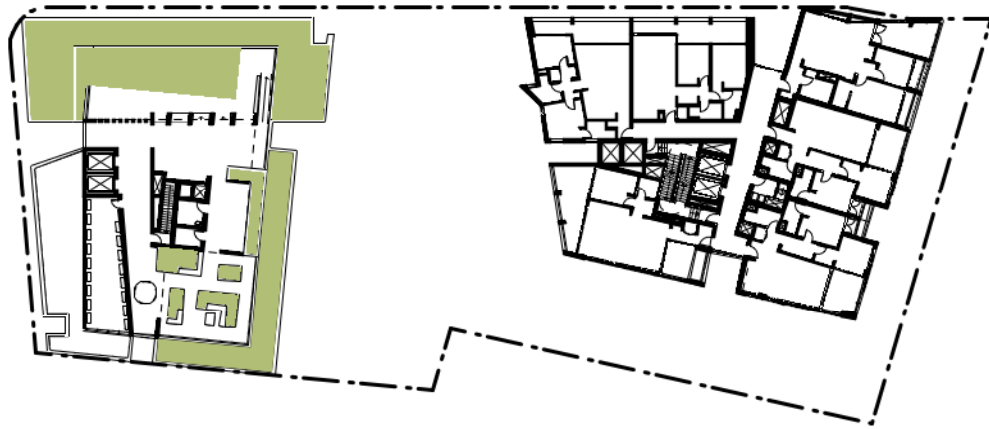
COMMUNAL (STRATA MANAGED) PLANTING- LEVEL 00



COMMUNAL (STRATA MANAGED) PLANTING- LEVEL 01



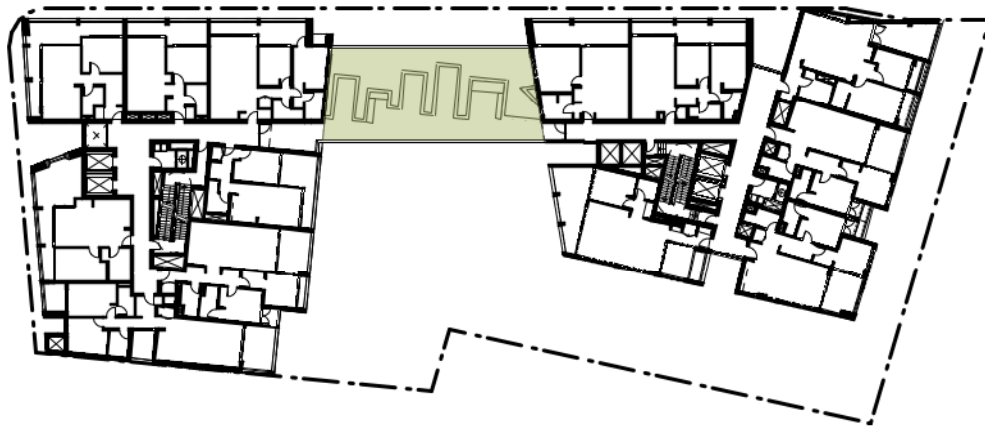
COMMUNAL (STRATA MANAGED) PLANTING- LEVEL 05



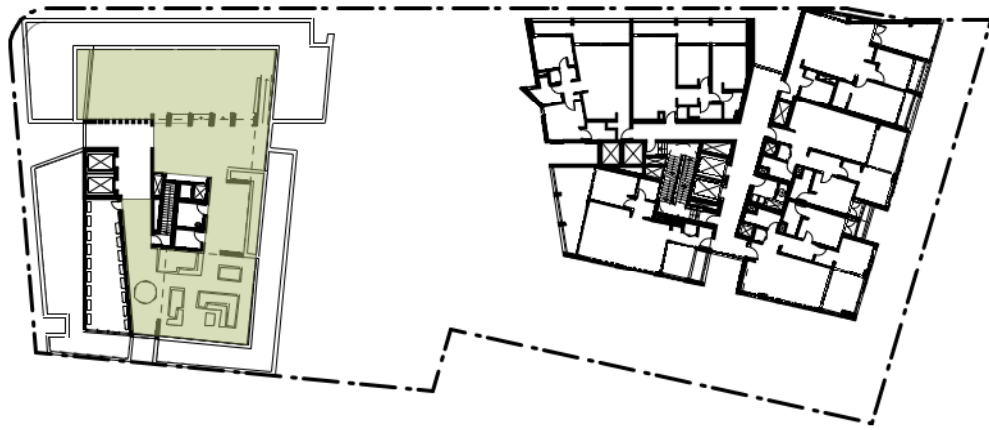
COMMUNAL (STRATA MANAGED) PLANTING- LEVEL 11



COMMUNAL OPEN SPACE LEVEL 01

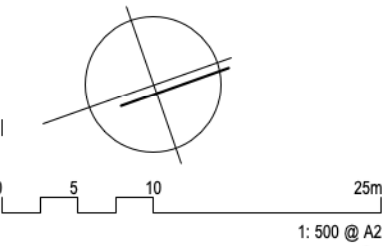


COMMUNAL OPEN SPACE LEVEL 05



COMMUNAL OPEN SPACE LEVEL 11

Site Area (sq m)	2868.0 sq m							
	Planning Instrument	Required			Proposed		Compliance	
Communal Open Space	ADG	25 %	of site area	717 sq m	29 %	of site area	826 sq m	complies
Communal (strata managed) Planting Area	DCP		of site area	0 sq m	21 %	of site area	588 sq m	complies



summary of area counts
proposed development

DA AMENDMENTS - 30.06.21

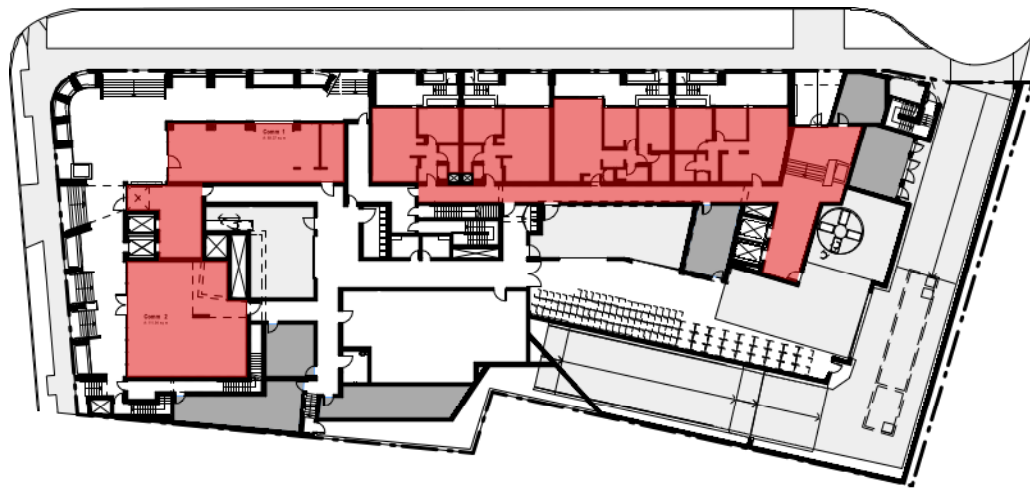
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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G 30/6/21 DA amendments



LEVEL 00



LEVEL 01



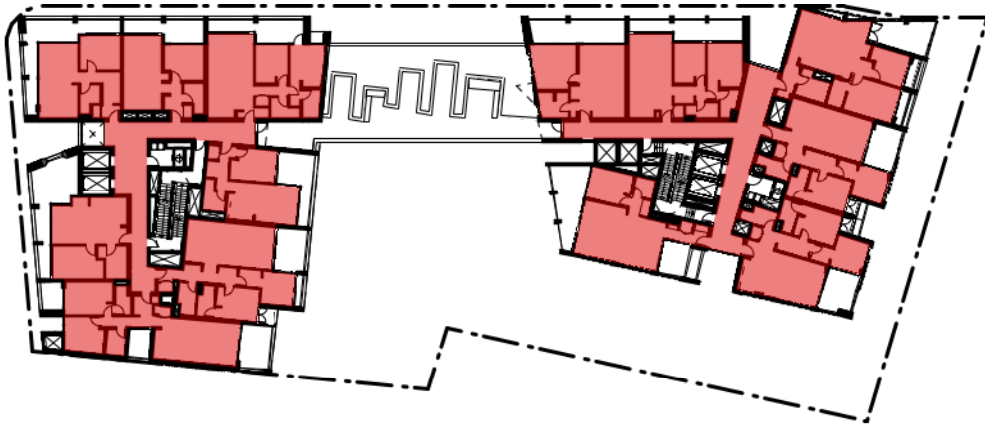
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07



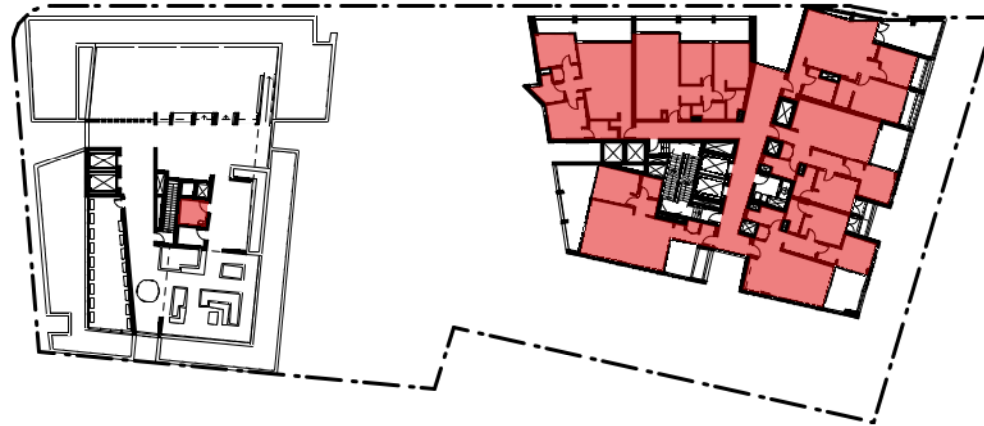
LEVEL 08



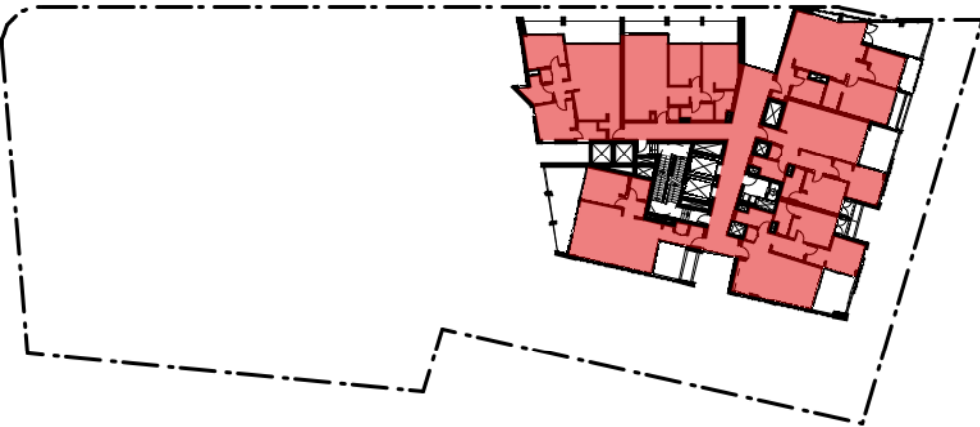
LEVEL 09



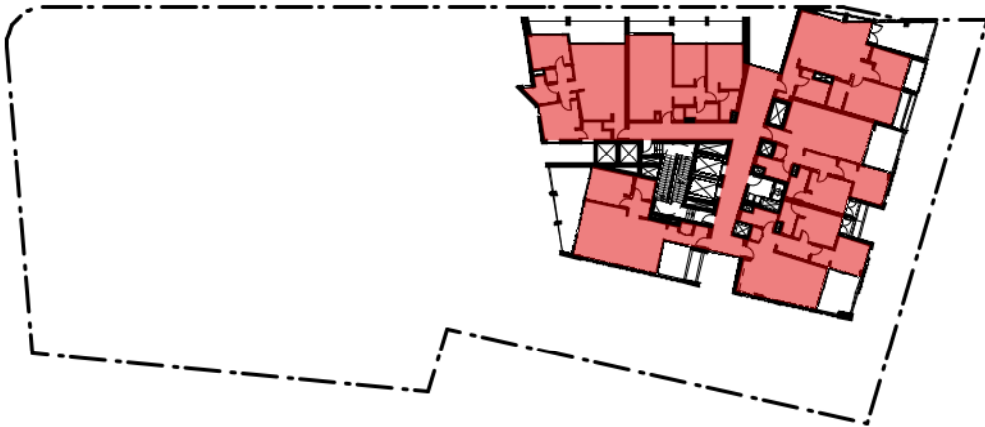
LEVEL 10



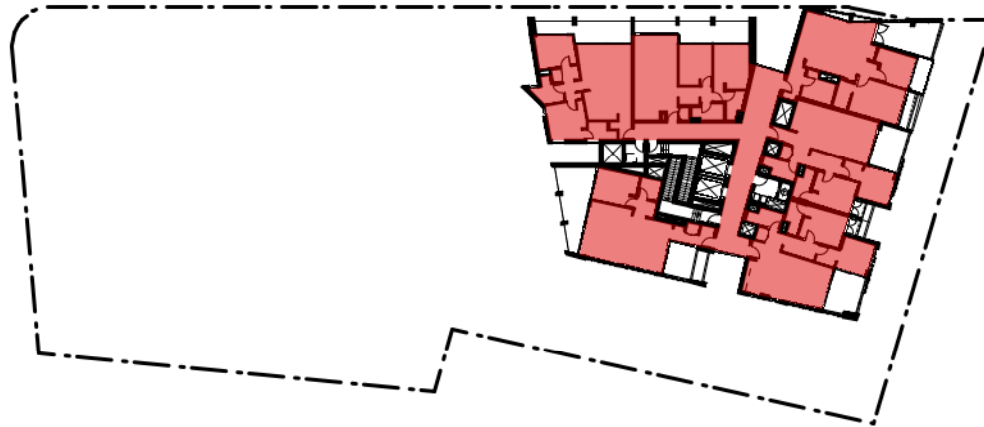
LEVEL 11



LEVEL 12



LEVEL 13



LEVEL 14

AREA CALCULATIONS

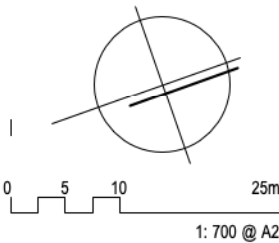
Site Area (sq m) 2868.0

	FSR	GFA (sqm)	compliance
Level 00		635	
Level 01		1363	
Level 02		1424	
Level 03		1419	
Level 04		1246	
Level 05		1028	
Level 06		1043	
Level 07		1038	
Level 08		1018	
Level 09		1013	
Level 10		1018	
Level 11		527	
Level 12		522	
Level 13		522	
Level 14		522	

Total Permissible	5.0:1	14340.0	
Total Proposed	5.00:1	14338.9	complies

LEGEND

indicates extent of GFA



summary of GFA calculations
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 43 G

G 30/6/21 DA amendments



LEVEL 00



LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07



LEVEL 08



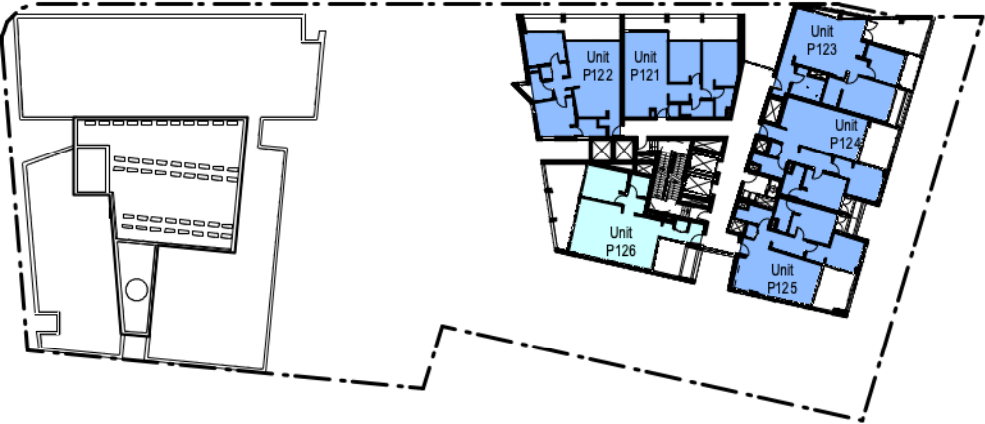
LEVEL 09



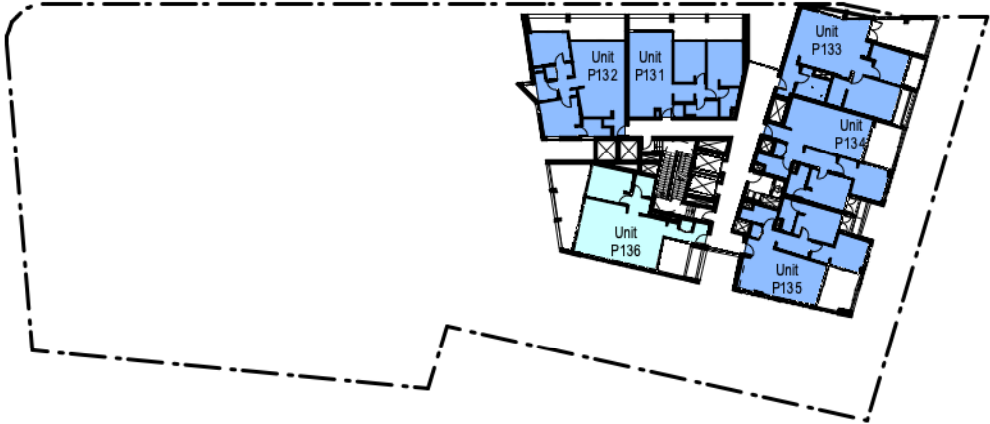
LEVEL 10



LEVEL 11



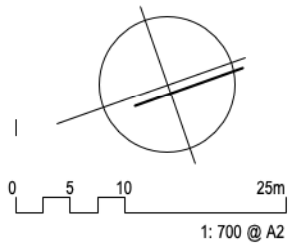
LEVEL 12



LEVEL 13



LEVEL 14



summary of accommodation
proposed development

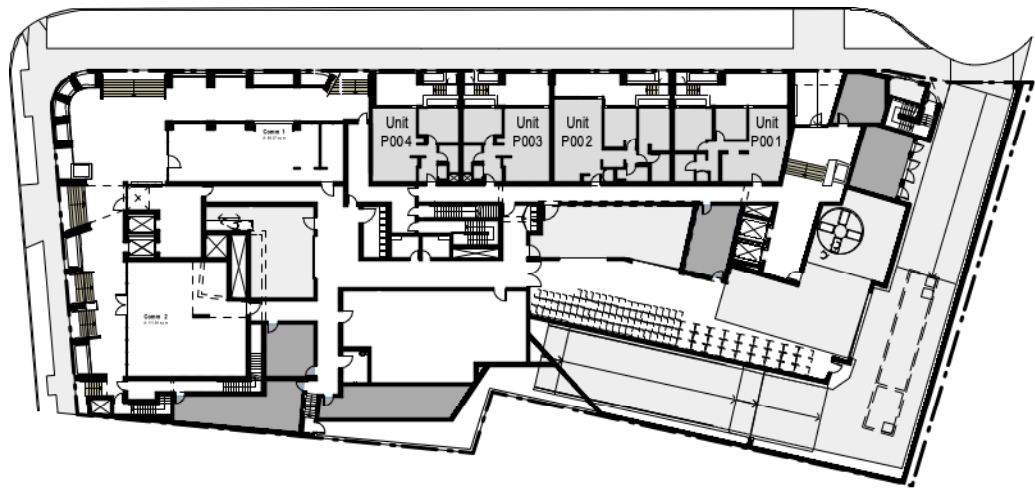
DA AMENDMENTS - 30.06.21

LEGEND

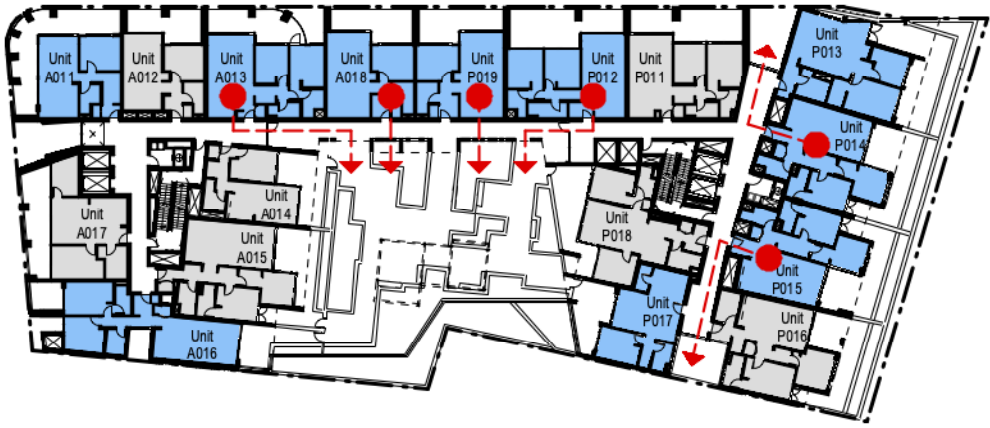
- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED

ACCOMMODATION SUMMARY

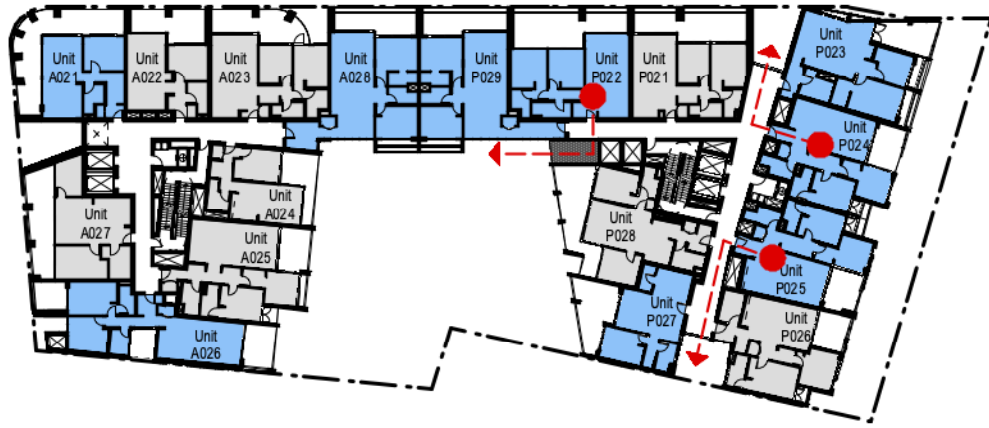
	1 bed	1 bed + study	2 bed	3 bed	total	cross vent	solar access	no sun
level 00	2	1	1	0	4	0	3	0
level 01	6	1	10	0	17	10	11	3
level 02	4	1	12	0	17	9	11	3
level 03	4	1	12	0	17	9	11	2
level 04	2	0	11	1	14	9	9	2
level 05	6	0	7	0	13	8	10	2
level 06	5	0	8	0	13	9	10	2
level 07	5	0	8	0	13	9	10	2
level 08	4	0	7	1	12	9	10	2
level 09	4	0	7	1	12	-	10	2
level 10	4	0	7	1	12	-	10	2
level 11	1	0	5	0	6	-	5	1
level 12	1	0	5	0	6	-	5	1
level 13	1	0	5	0	6	-	5	1
level 14	1	0	5	0	6	-	5	0
total	50	4	110	4	168	72	125	25
	30%	2%	65%	2%		60.0%	74.4%	14.9%



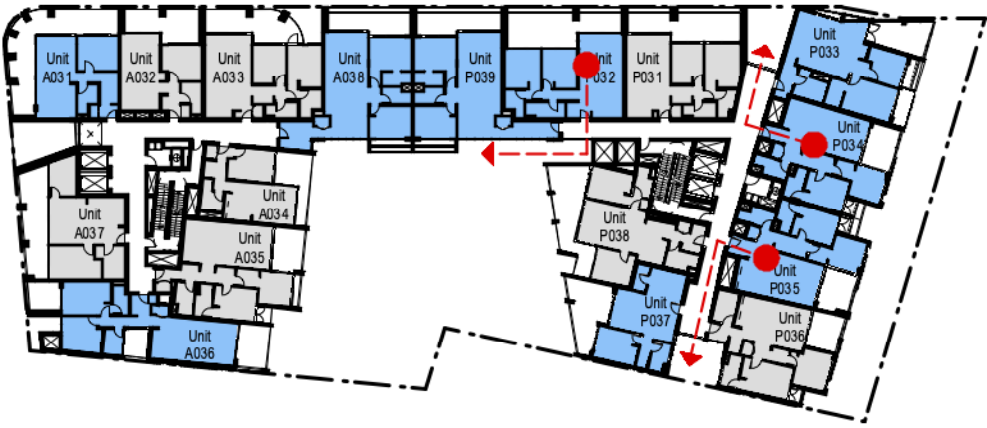
LEVEL 00



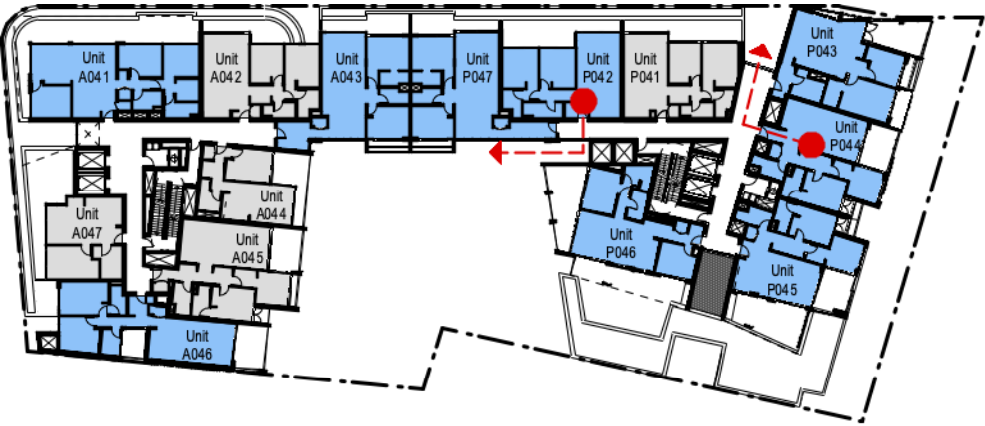
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07



LEVEL 08

LEGEND

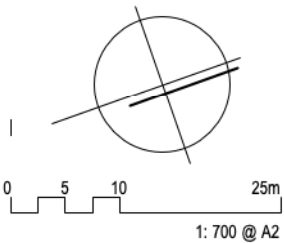
- indicated cross ventilated units (45% - 54 units)
- indicates single aspect units
- single aspect units supplemented with ventilation plenums over lobby (17.5% - 21 units)

ADG CROSS VENTILATION SUMMARY

Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates
Level 00		Level 01		Level 02		Level 03		Level 04		Level 05		Level 06		Level 07		Level 08	
P00 1	no	A01 1	no	A02 1	yes	A03 1	yes	A04 1	yes	A05 1	yes	A06 1	yes	A07 1	yes	A08 1	yes
P00 2	no	A01 2	no	A02 2	no	A03 2	no	A04 2	no	A05 2	no	A06 2	yes	A07 2	yes	A08 2	yes
P00 3	no	A01 3	no	A02 3	no	A03 3	no	A04 3	yes	A05 3	yes	A06 3	yes	A07 3	yes	A08 3	yes
P00 4	no	A01 4	no	A02 4	no	A03 4	no	A04 4	no	A05 4	no	A06 4	no	A07 4	no	A08 4	no
		A01 5	no	A02 5	no	A03 5	no	A04 5	no	A05 5	no	A06 5	no	A07 5	no	A08 5	yes
		A01 6	no	A02 6	yes	A03 6	yes	A04 6	yes	A05 6	yes	A06 6	yes	A07 6	yes	A08 6	no
		A01 7	no	A02 7	no	A03 7	no	A04 7	no	A05 7	no	A06 7	no	A07 7	no	P08 1	no
		A01 8	no	A02 8	yes	A03 8	yes	P04 1	no	P05 1	no	P06 1	no	P07 1	no	P08 2	yes
		P01 1	no	P02 1	no	P03 1	no	P04 2	yes	P05 2	yes	P06 2	yes	P07 2	yes	P08 3	yes
		P01 2	no	P02 2	yes	P03 2	yes	P04 3	yes	P05 3	yes	P06 3	yes	P07 3	yes	P08 4	yes
		P01 3	no	P02 3	yes	P03 3	yes	P04 4	yes	P05 4	yes	P06 4	yes	P07 4	yes	P08 5	yes
		P01 4	no	P02 4	yes	P03 4	yes	P04 5	yes	P05 5	yes	P06 5	yes	P07 5	yes	P08 6	yes
		P01 5	no	P02 5	yes	P03 5	yes	P04 6	yes	P05 6	yes	P06 6	yes	P07 6	yes		
		P01 6	no	P02 6	no	P03 6	no	P04 7	yes								
		P01 7	no	P02 7	yes	P03 7	yes										
		P01 8	no	P02 8	no	P03 8	no										
		P01 9	no	P02 9	yes	P03 9	yes										

60.0% of units with the first 9 storeys achieve cross-ventilation

72
120 units



summary of ADG cross ventilation
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

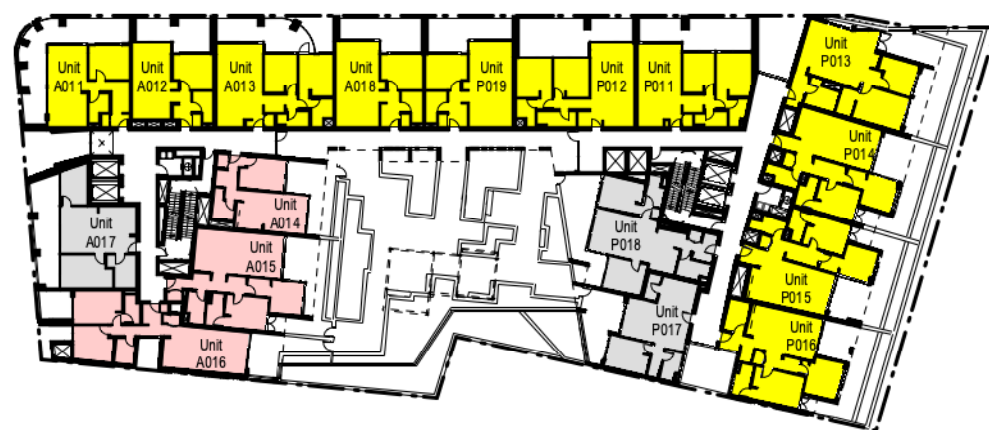


1361 - DA 45 G

G 30/6/21 DA amendments



LEVEL 00



LEVEL 01



LEVEL 02



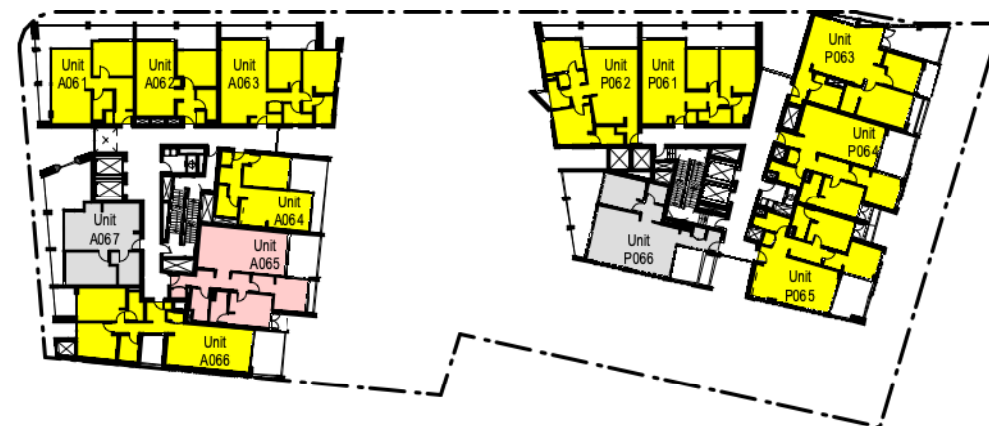
LEVEL 03



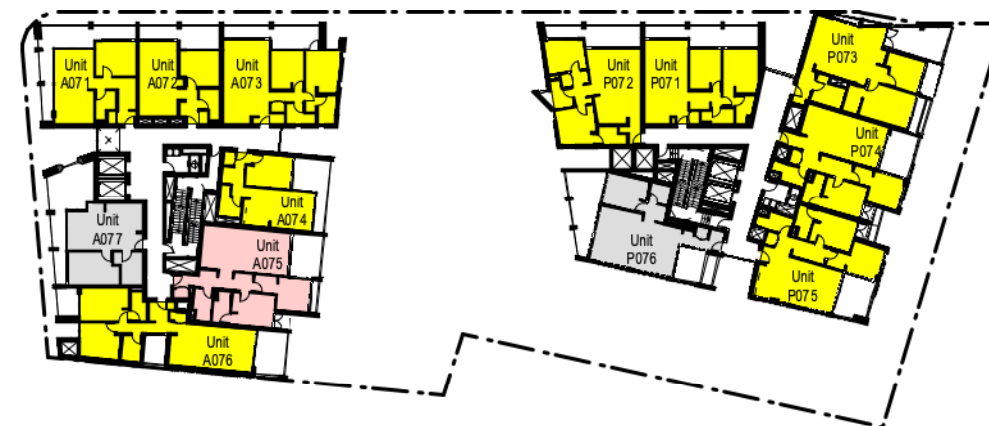
LEVEL 04



LEVEL 05



LEVEL 06



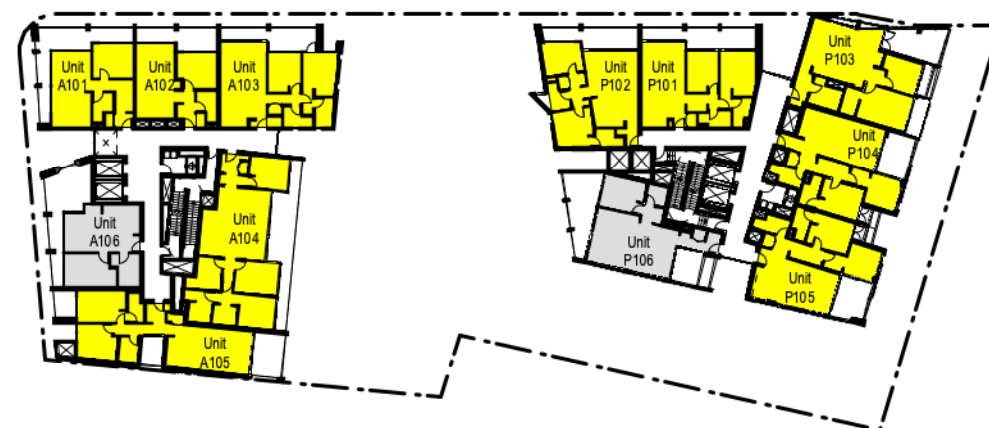
LEVEL 07



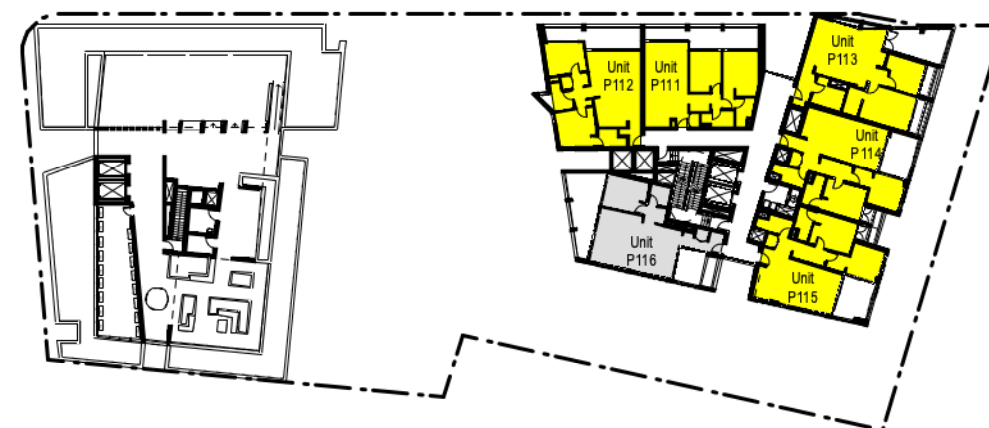
LEVEL 08



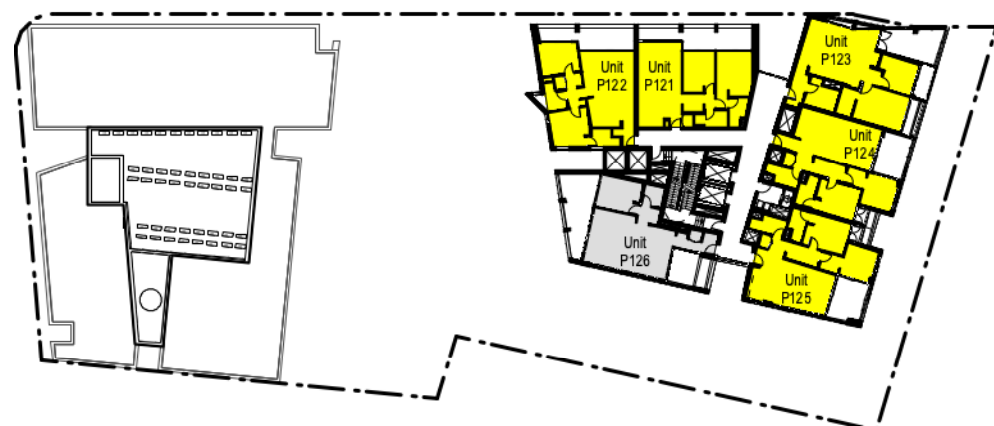
LEVEL 09



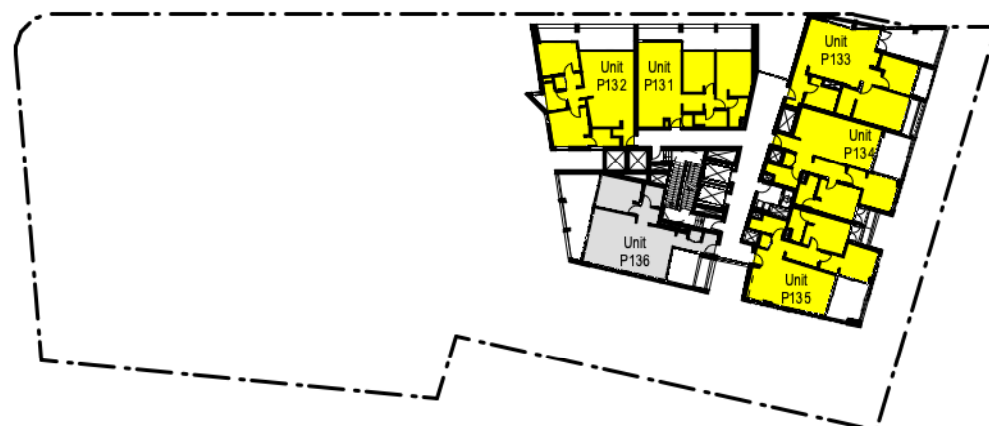
LEVEL 10



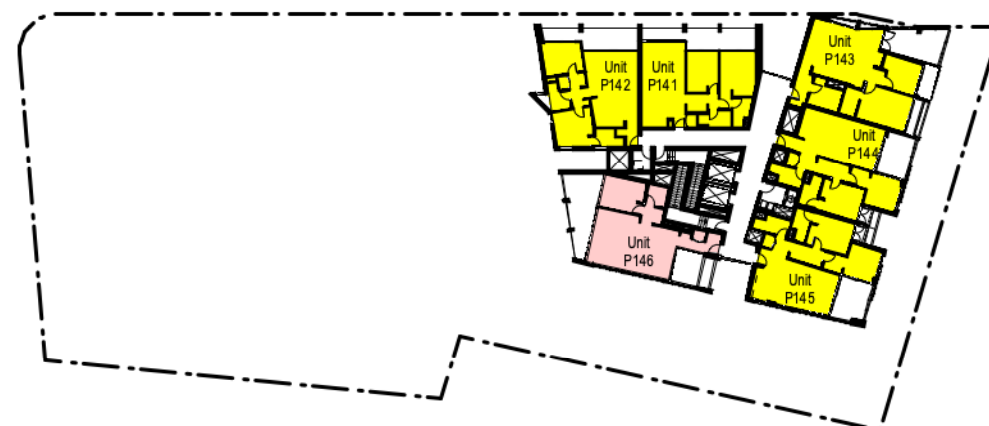
LEVEL 11



LEVEL 12



LEVEL 13



LEVEL 14

LEGEND

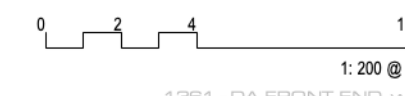
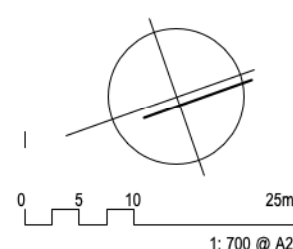
- indicates units which receive min 2 hrs winter solstice sun between 9am and 3pm
- indicates units which receive between 15 mins and 2hrs winter solstice sun between 9am and 3pm
- indicates units which receive no winter solstice sun between 9am and 3pm

74.4% of units achieve 2hrs solar access between 9am-3pm on 21 june

125
168 units

14.9% of units receive no sun between 9am-3pm on 21 june

25
168 units



summary of ADG solar access 01
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 46 G

G 30/6/21 DA amendments

BUILDING A

LIVING AREAS

[illegible]

BALCONIES

[illegible]

45

70

BUILDING P

LIVING AREAS

[illegible]

BALCONIES

[illegible]

80

98

BUILDING P

LIVING AREAS

LIVING AREAS		LEVEL 12							LEVEL 13							LEVEL 14						
		UNITS	P121	P122	P123	P124	P125	P126	P131	P132	P133	P134	P135	P136	P141	P142	P143	P144	P145	P146		
9:00am to 10:00am																						
10:00am to 11:00am																						
11:00am to 12:00pm																						
12:00pm to 13:00pm																						
13:00pm to 14:00pm																						
14:00pm to 15:00pm																						
Total Hours			3	2	4	3	2	0	3	2	4	3	2	0	3	2	6	3	3	6		

BALCONIES

	UNITS	P121	P122	P123	P124	P125	P126	P131	P132	P133	P134	P135	P136	P141	P142	P143	P144	P145	P146
9:00am to 10:00am																			
10:00am to 11:00am																			
11:00am to 12:00pm																			
12:00pm to 13:00pm																			
13:00pm to 14:00pm																			
14:00pm to 15:00pm																			
Total Hours		3	2	4	3	2	0	3	2	4	3	2	0	3	2	6	3	3	0

COMMUNAL OPEN SPACE

		Level 01	Level 05	Level 11
9:00am to 10:00am				
10:00am to 11:00am				
11:00am to 12:00pm				
12:00pm to 13:00pm				
13:00pm to 14:00pm				
14:00pm to 15:00pm				
Total Hours		1	3	6

LEGEND

-  windows to living area
-  private open space (POS)
-  units with no solar access

74.4% of units achieve 2hrs solar access between 9am-3pm on 21 june

125	
168	

14.3% of units receive no sun between 9am-3pm on 21 june

24	
168	

summary of ADG solar access 02

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

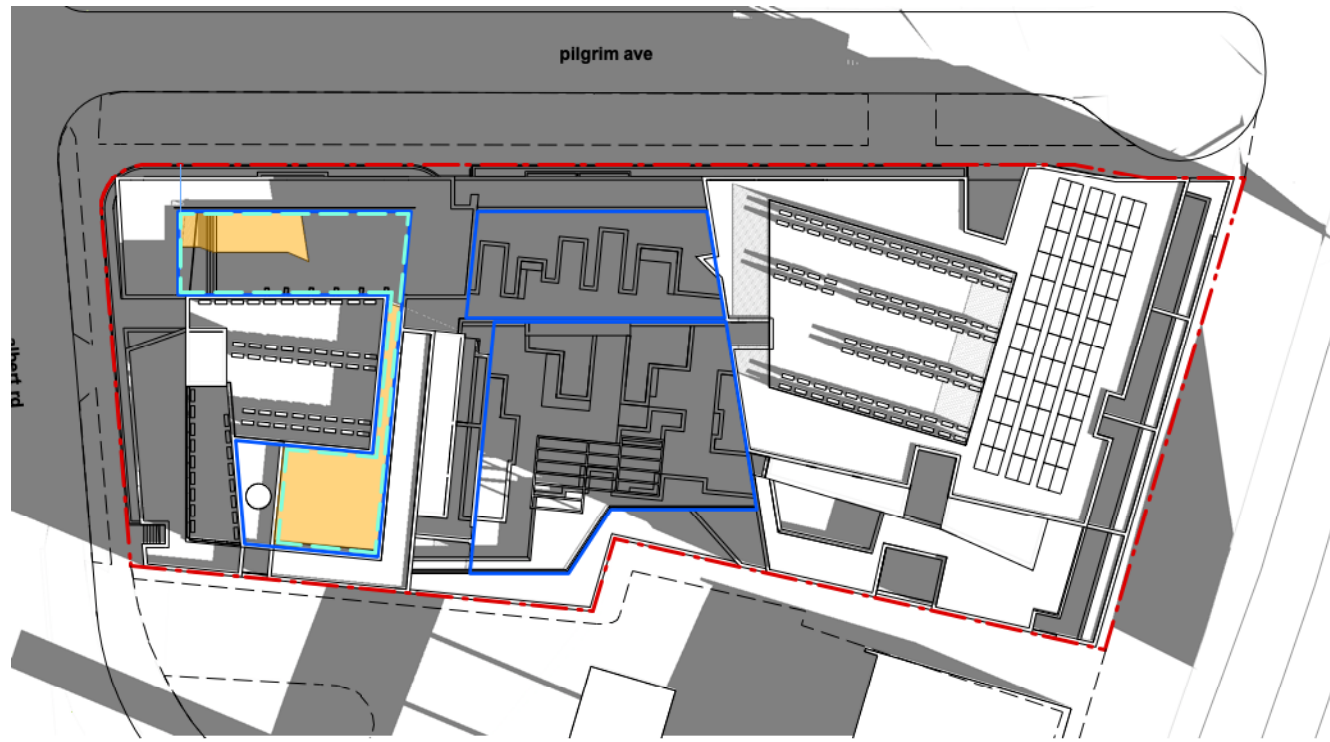
DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .wxw



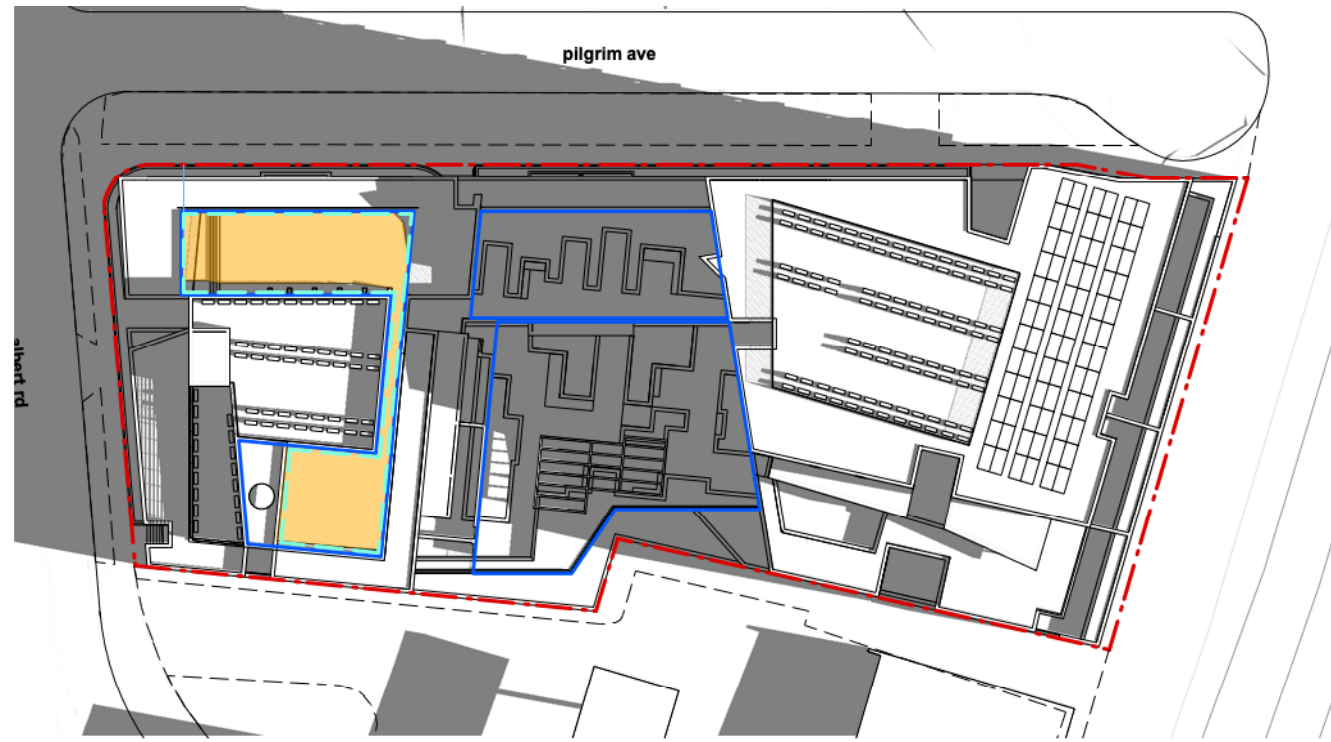
1361 - DA 47 G

G 30/6/21 DA amendments



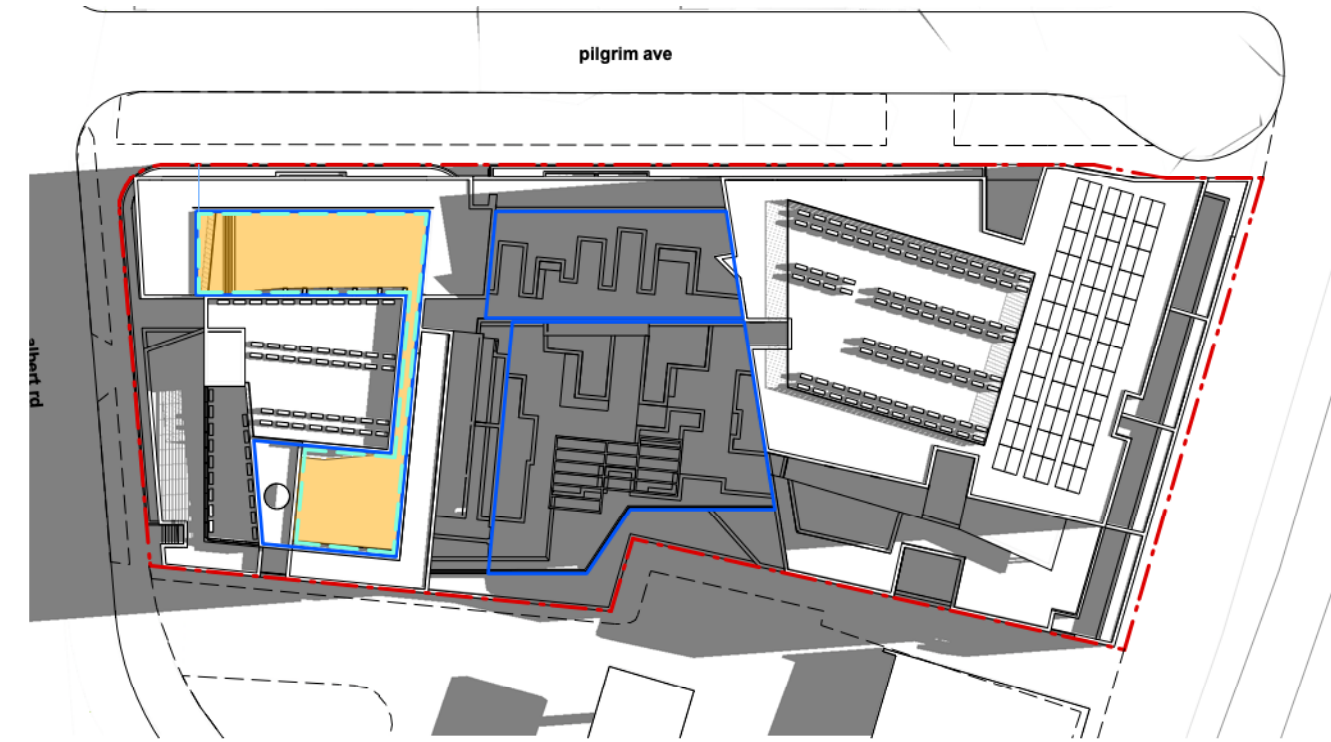
09:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

110.3 sq m
55%



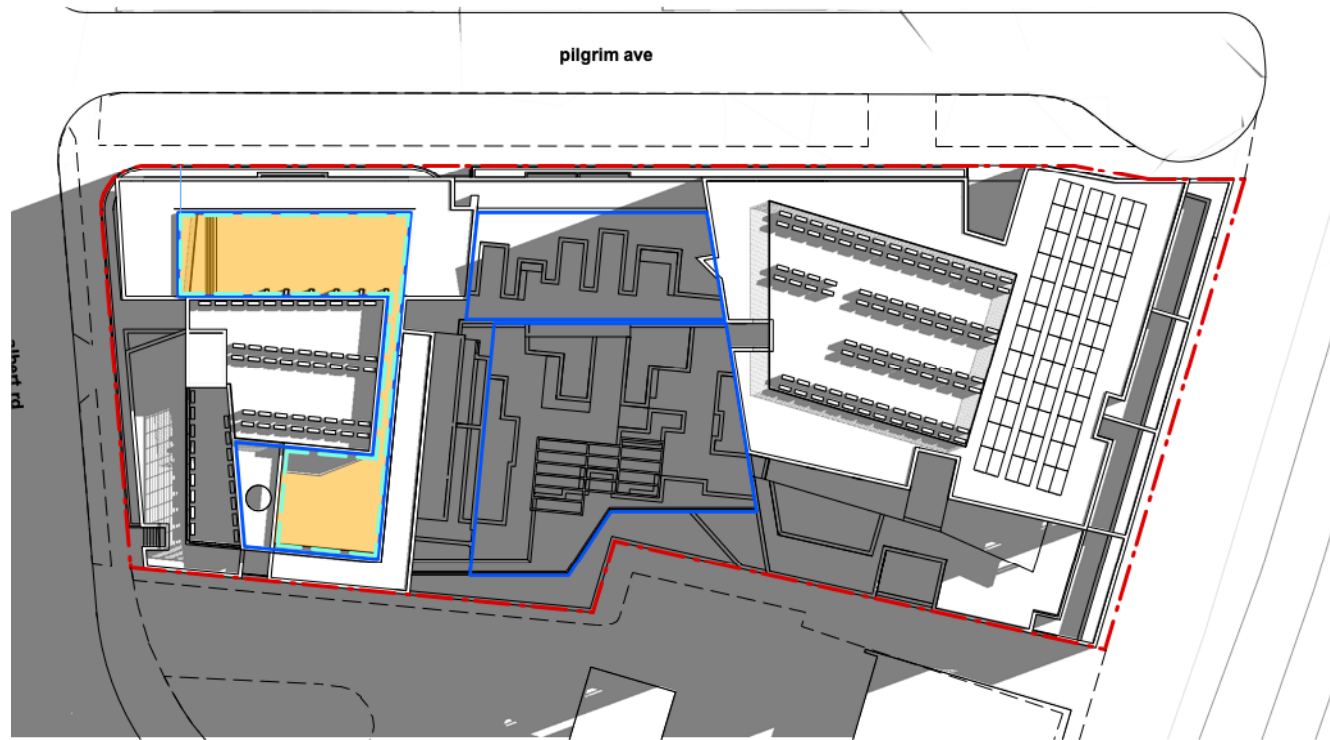
10:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

181.0 sq m
89%



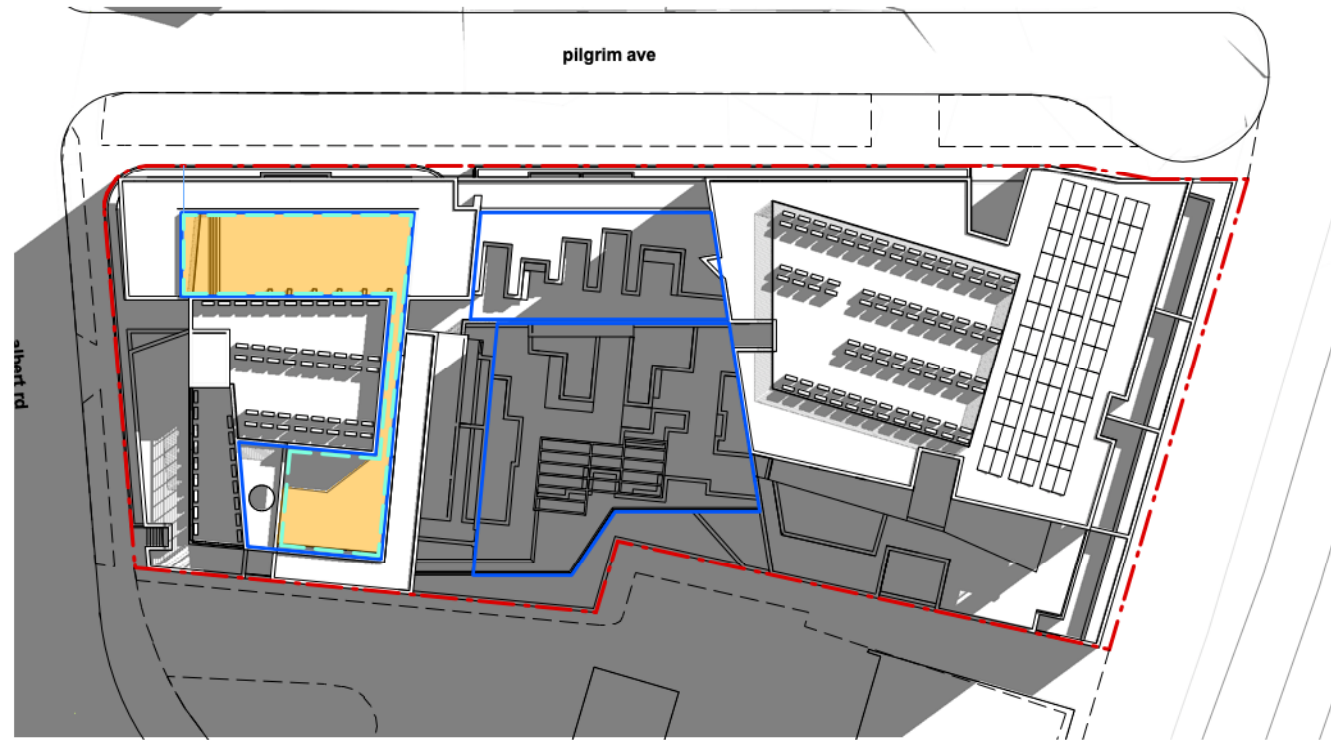
11:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

187.7 sq m
93%



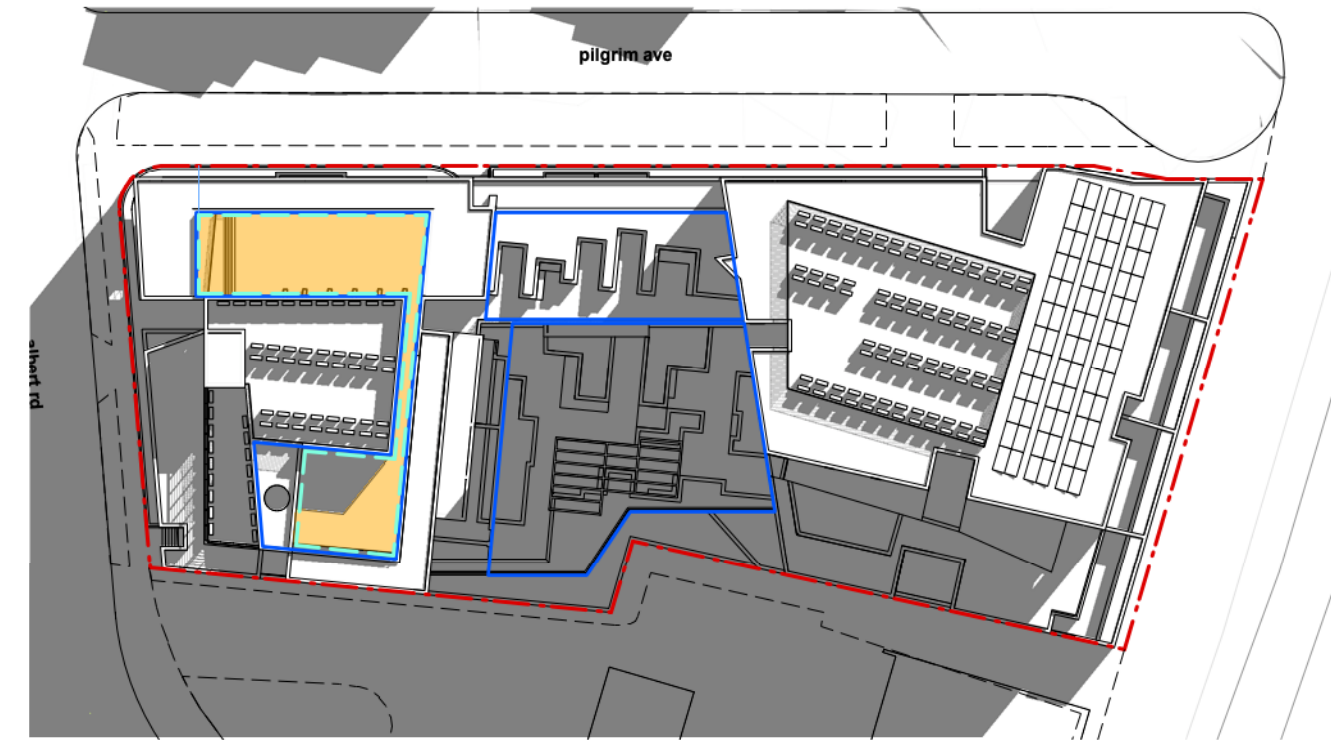
12:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

185.3 sq m
92%



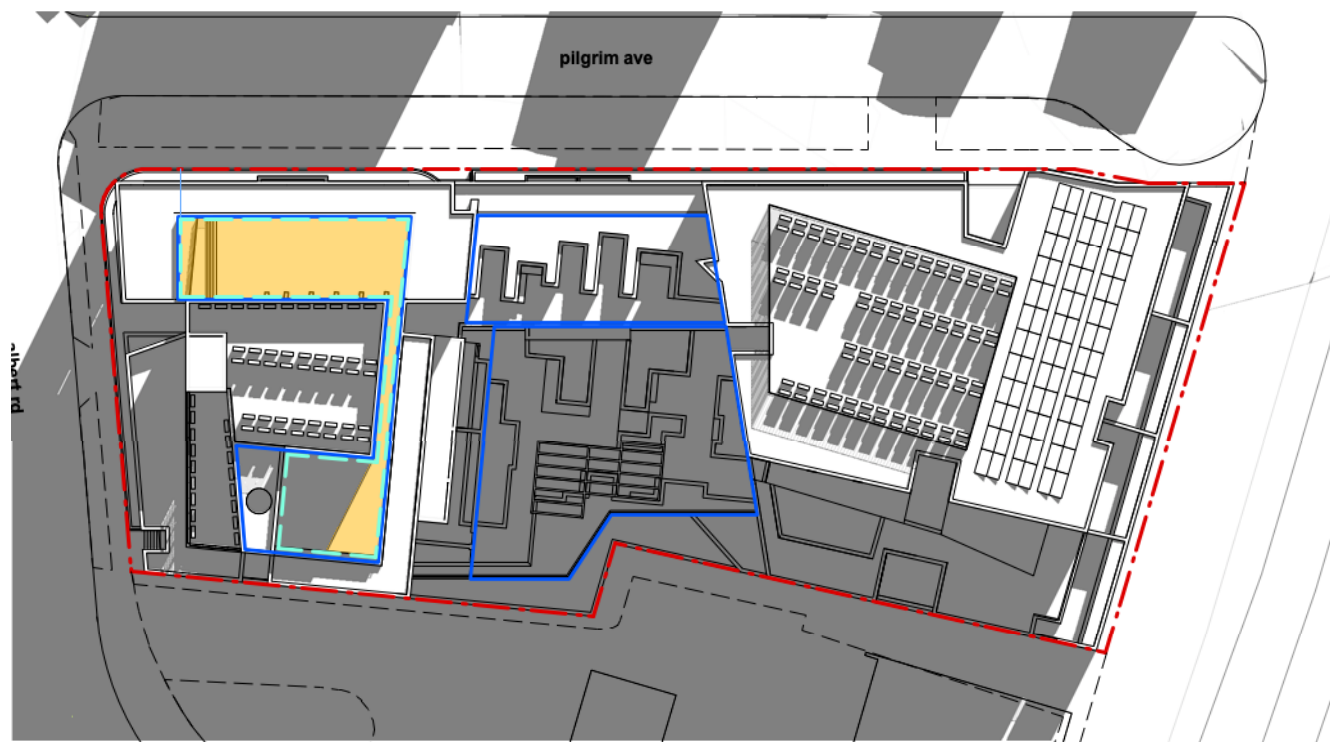
1:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

181.5 sq m
90%



2:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

171.3 sq m
85%



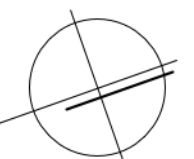
3:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

155.4 sq m
77%

a minimum of 50% of the principal useable communal open space (PUCOS) achieves direct sun on June 21 for 6 hours between 9am and 3pm

LEGEND

- shadows cast by proposed development
- indicates extent of communal open space
- indicates extent of principal useable communal open space (PUCOS) (200sqm)
- indicates solar access to PUCOS



1361 - DA SHADOWS .vwx

summary of ADG solar access - COS
proposed development

DA AMENDMENTS - 30.06.21

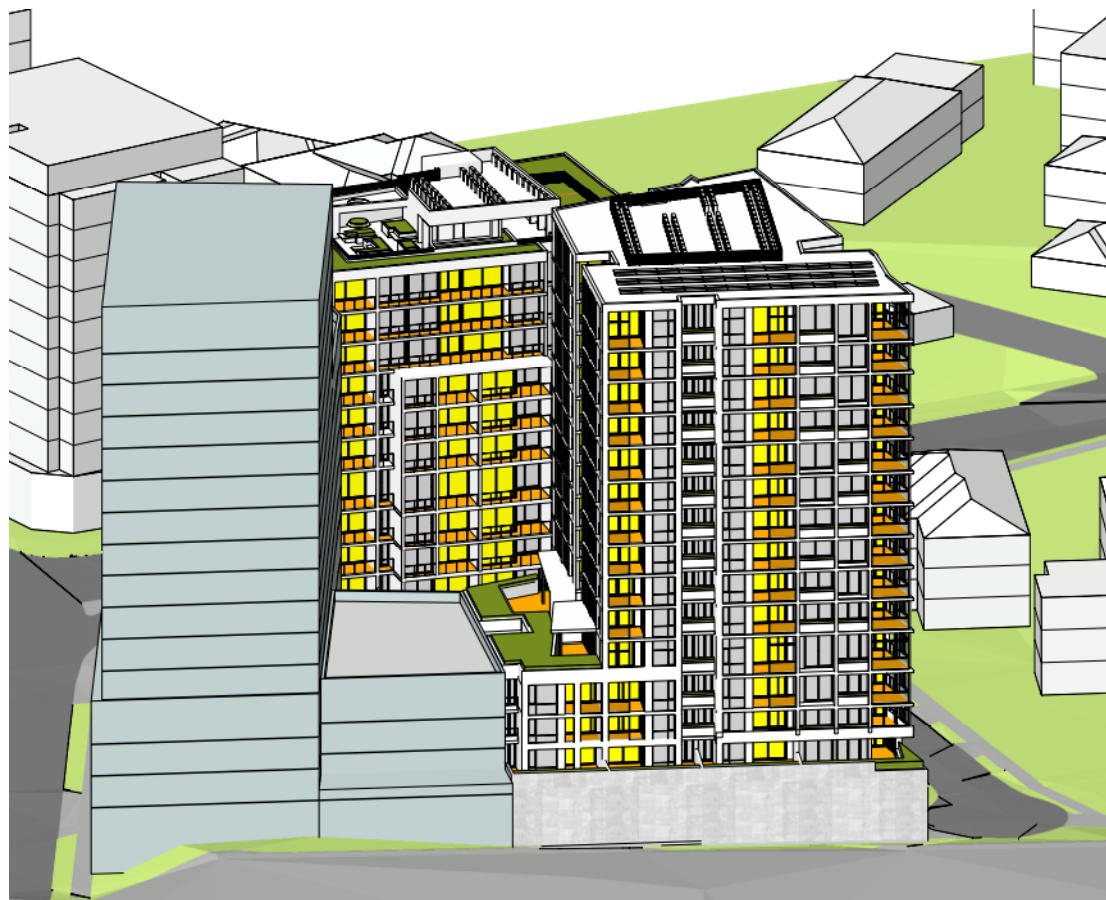
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

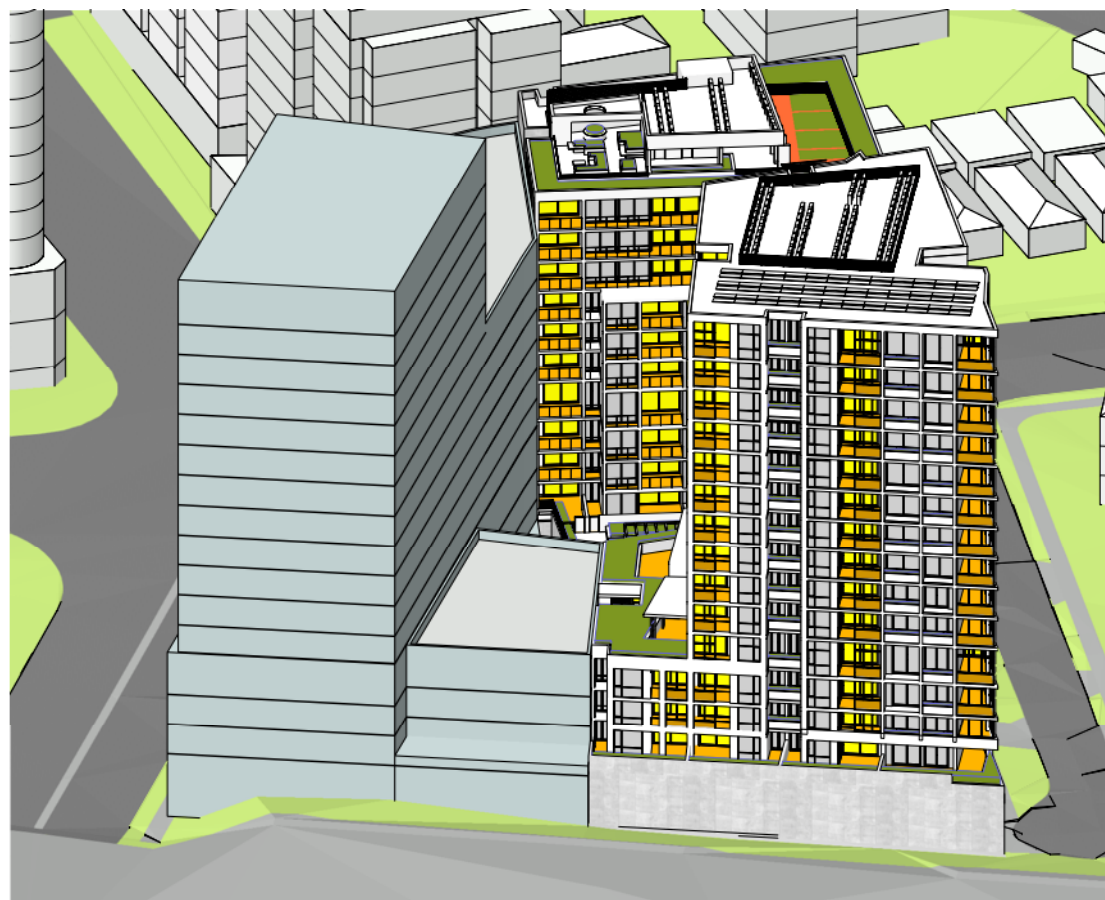


1361 - DA 48 G

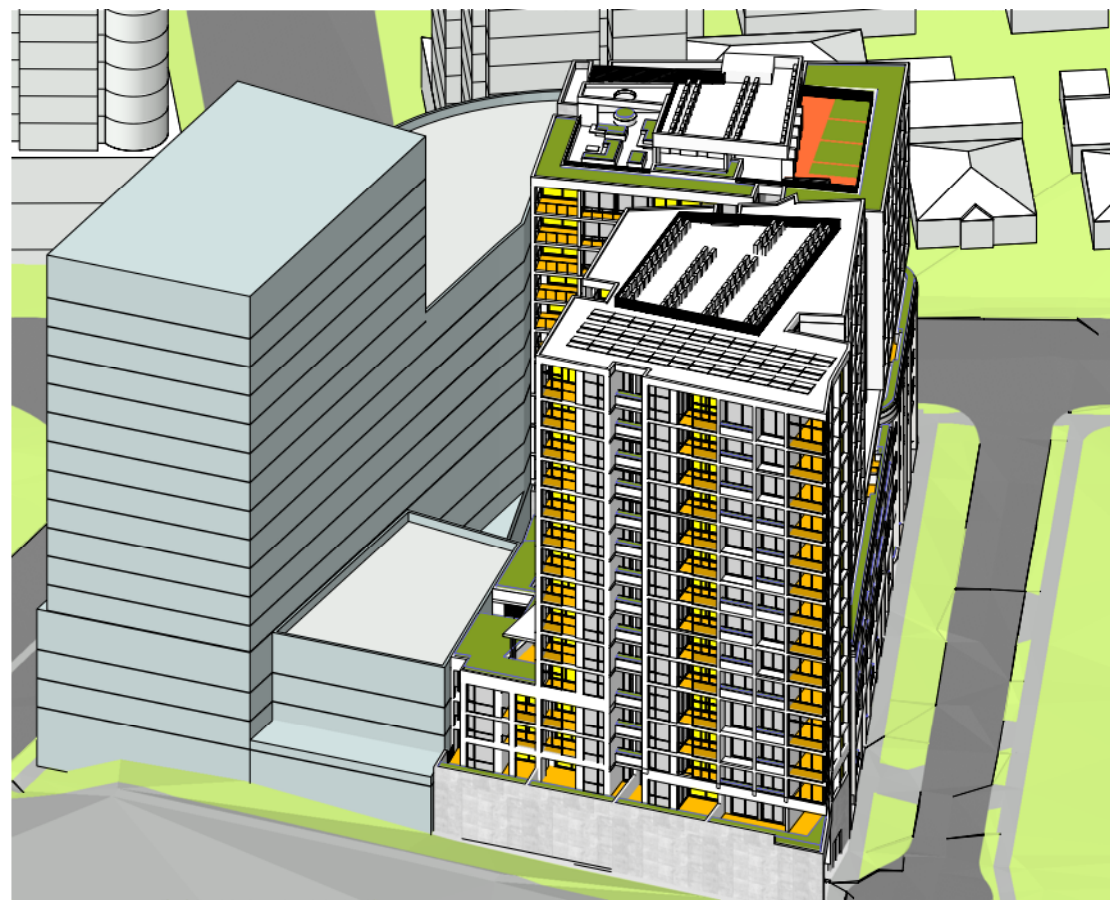
G 30/6/21 DA amendments



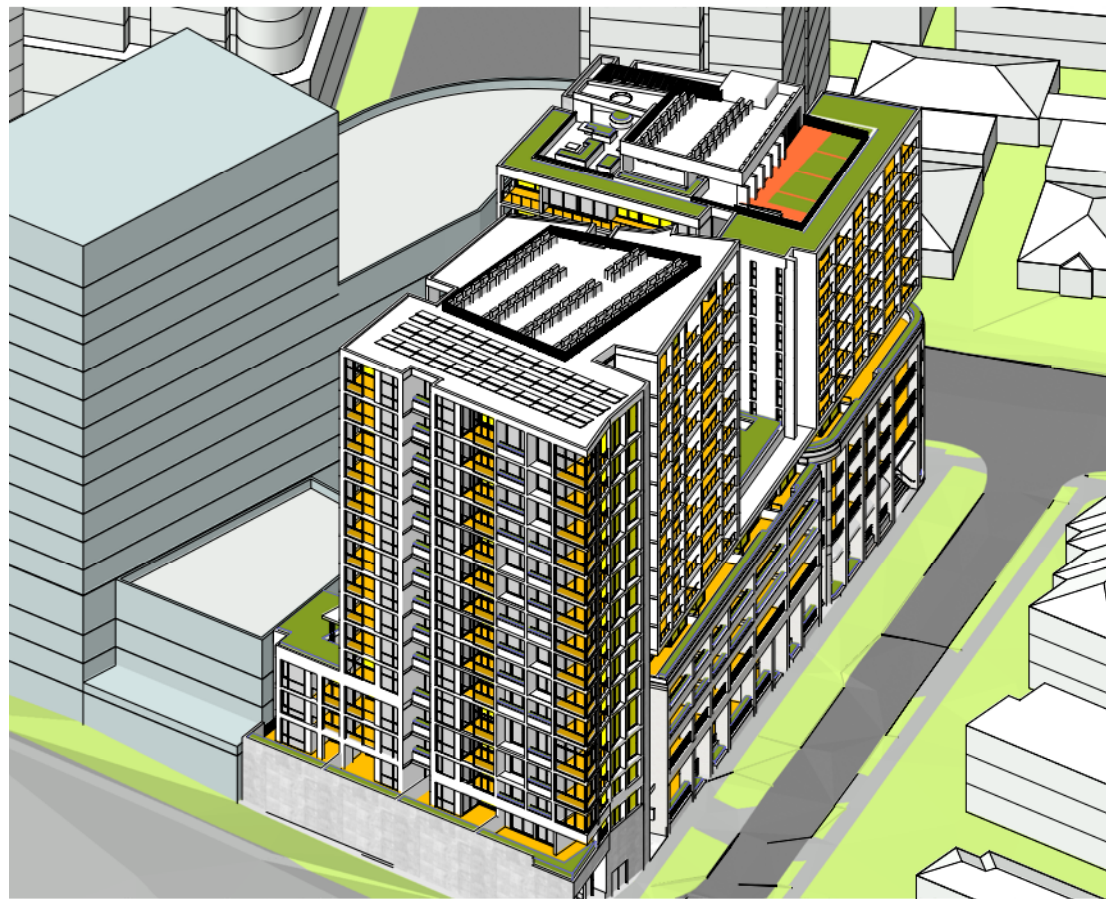
WINTER SUN 9AM



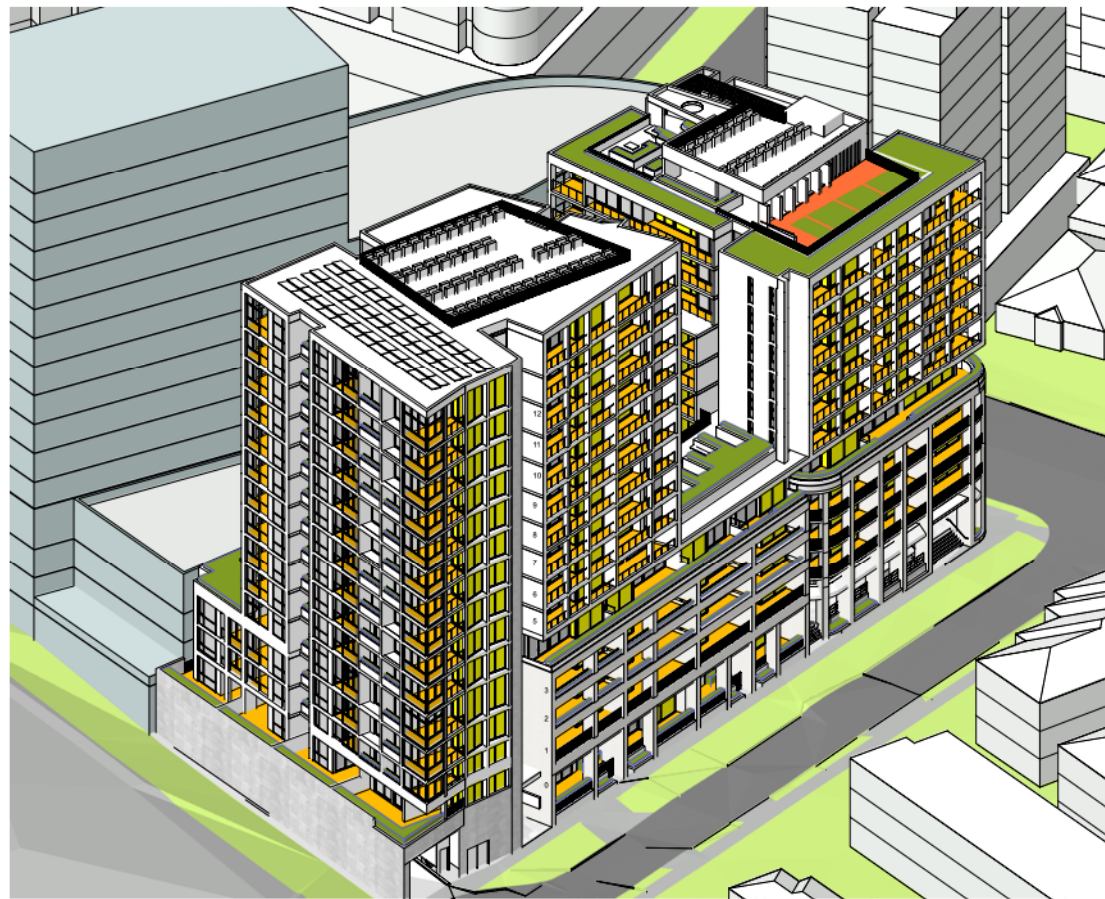
WINTER SUN 10AM



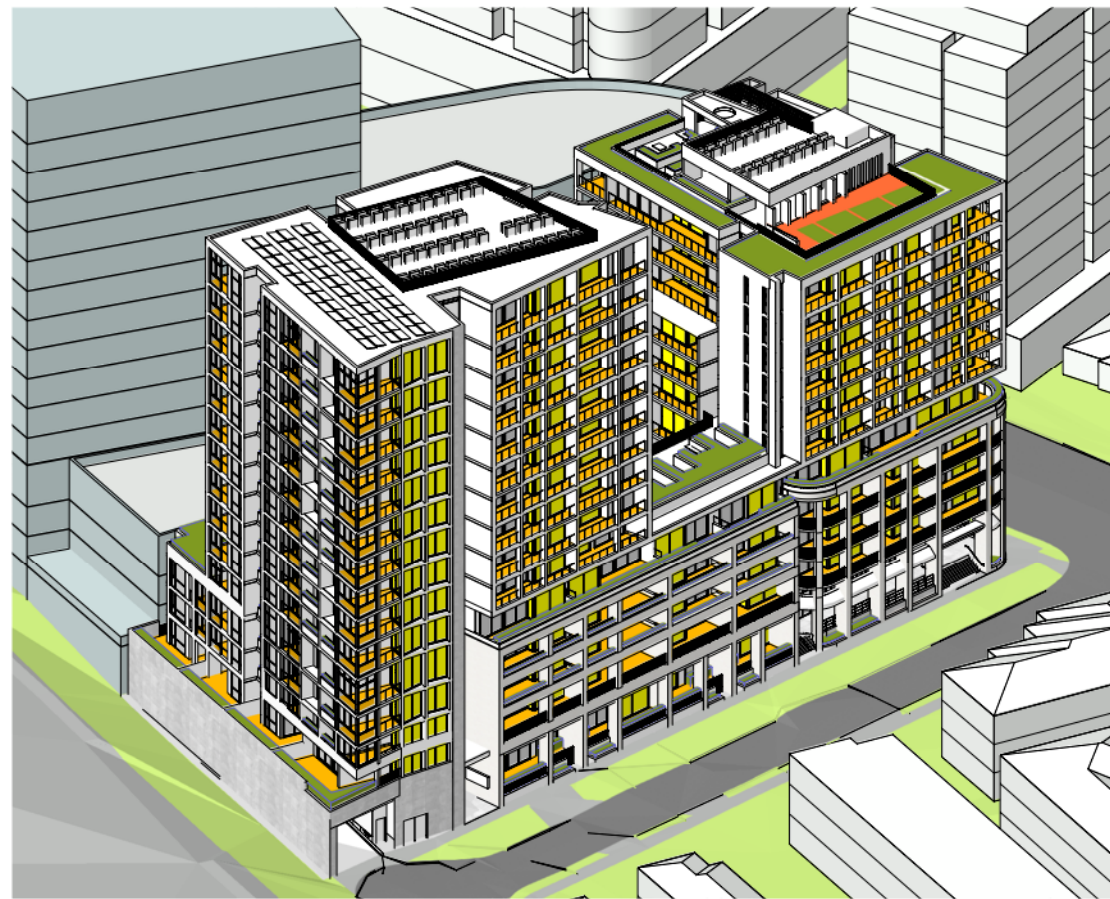
WINTER SUN 11AM



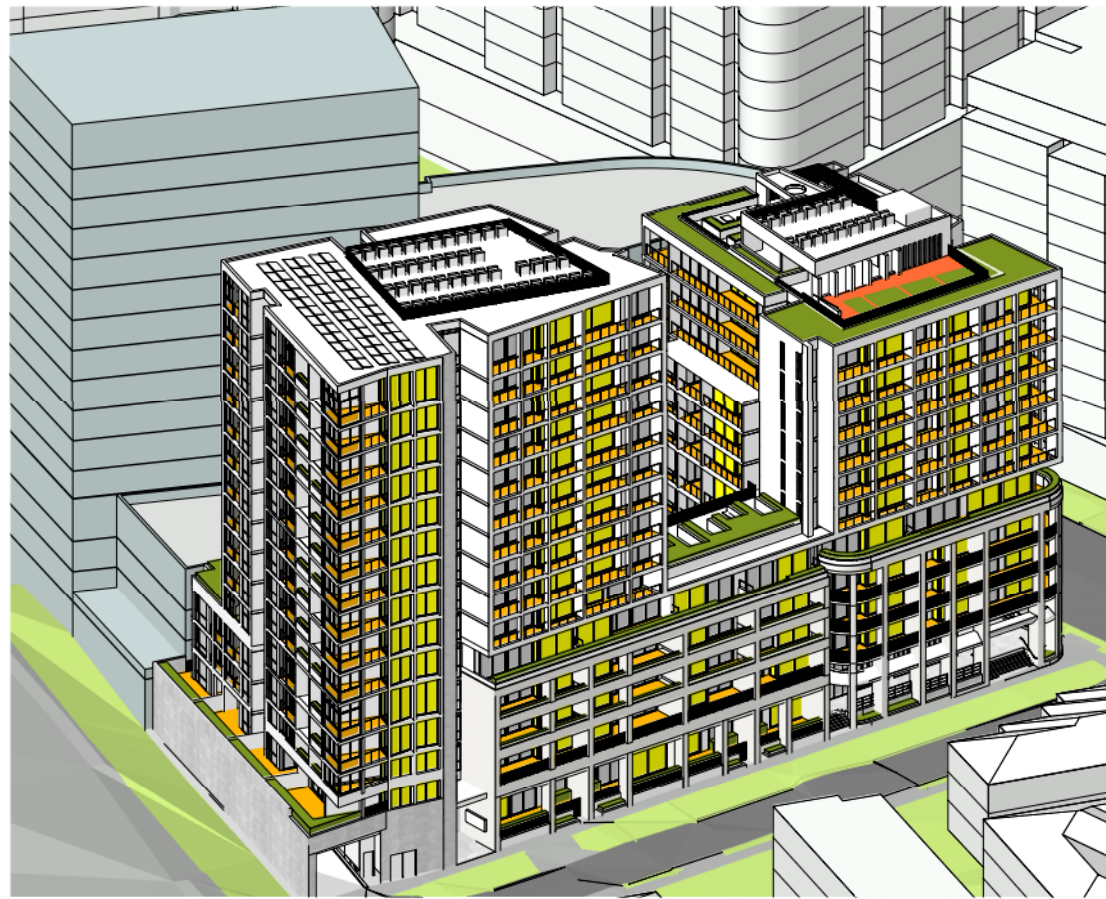
WINTER SUN 12PM



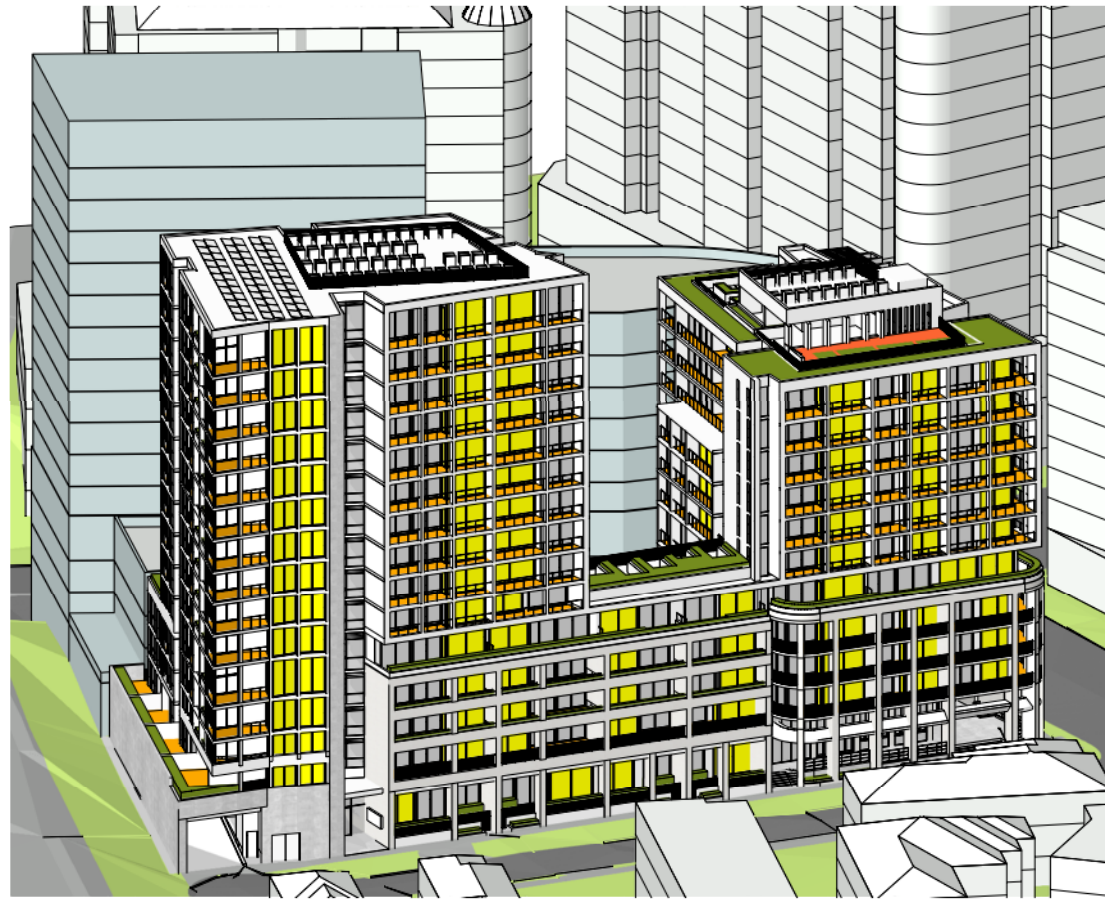
WINTER SUN 1PM



WINTER SUN 1.30PM



WINTER SUN 2PM
views from sun
proposed development



WINTER SUN 3PM

LEGEND

- windows to living area
- private open space (POS)

DA AMENDMENTS - 30.06.21

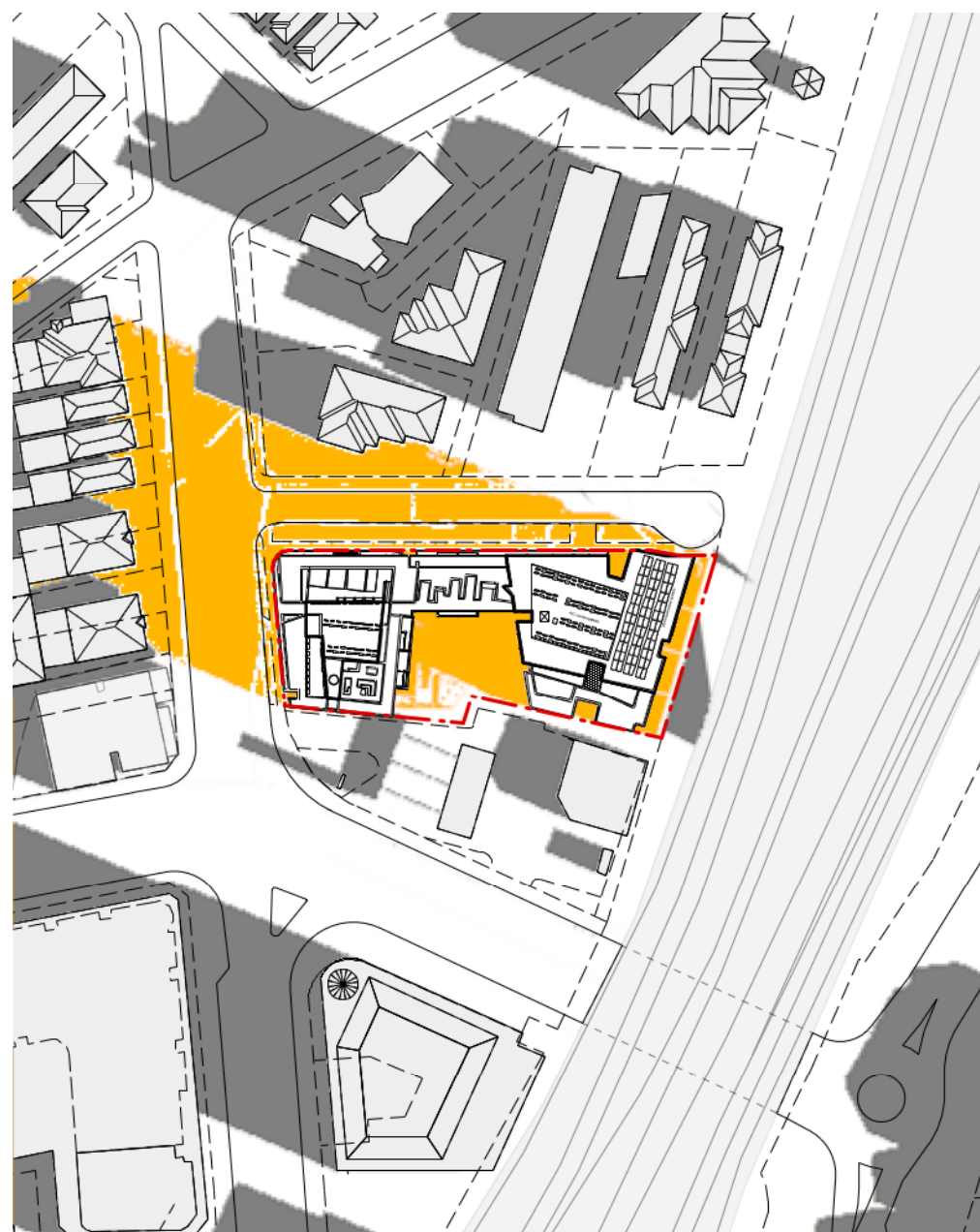
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 49 G

G 30/6/21 DA amendments



09:00



10:00



11:00



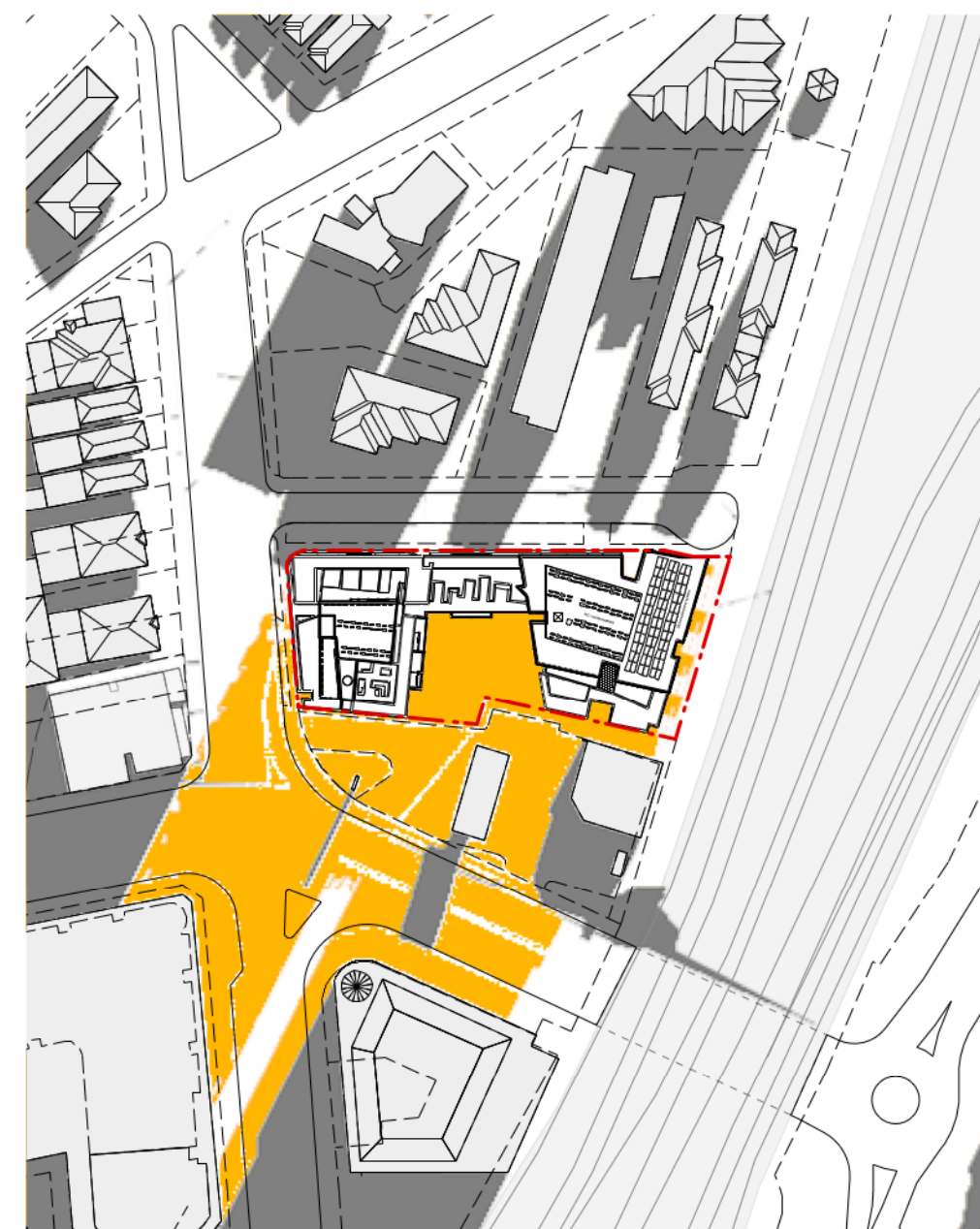
12:00



13:00



14:00

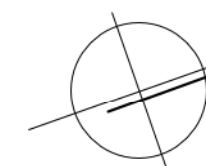


15:00

shadows of proposed development are restricted to albert road and raw square but mostly impact the other tall buildings.

LEGEND

- shadows cast by existing buildings & fences
- shadows cast by proposed works



shadow analysis plans - winter solstice
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



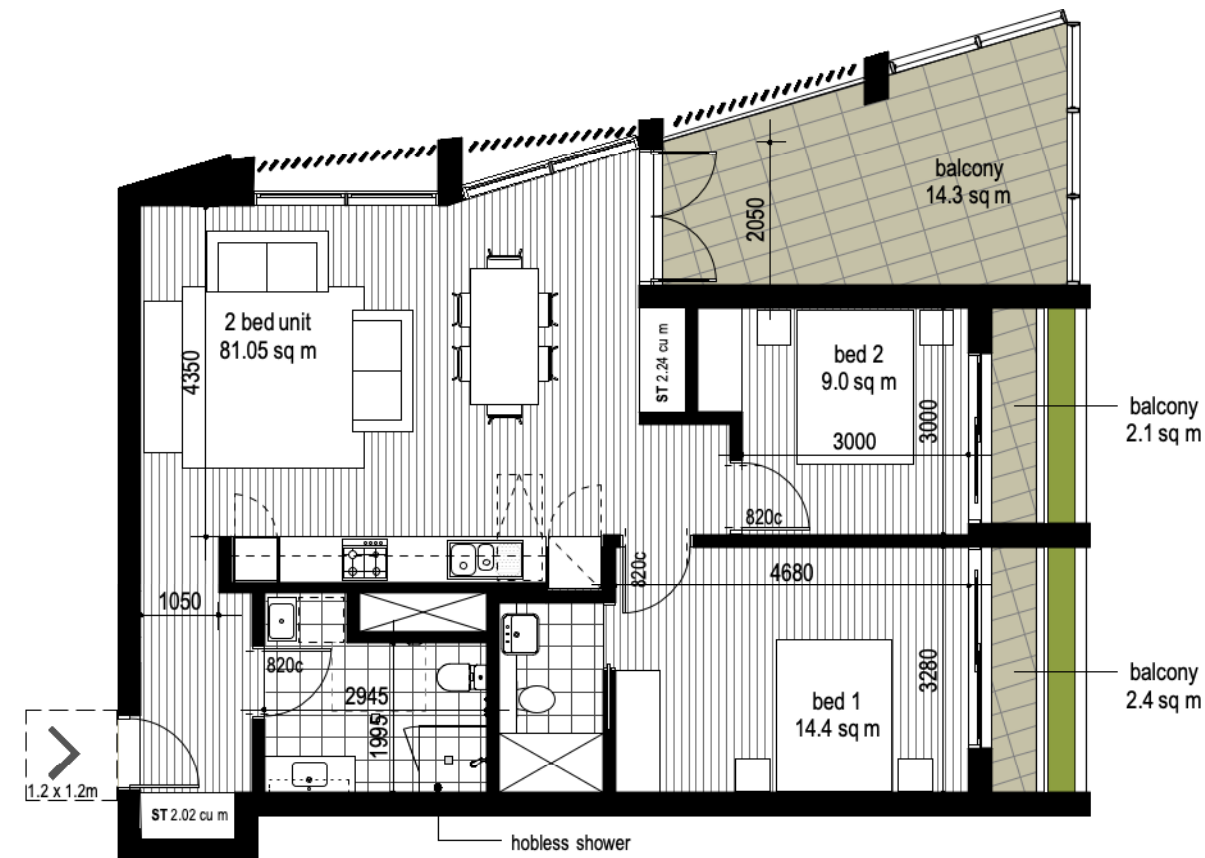
1361 - DA 50 G

G 30/6/21 DA amendments

1361 - DA SHADOWS .vwx



UNIT TYPE 2.13
pre-adaptation cum livable
UNITS P016
P026
P036



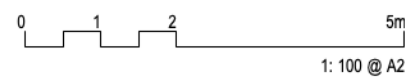
UNIT TYPE 2.5
pre-adaptation cum livable
UNITS P013 P083
P023 P093
P033 P103
P043 P113
P053 P123
P063 P133
P073 P143



UNIT TYPE 2.13
post-adaptation
UNITS P016
P026
P036



UNIT TYPE 2.5
post-adaptation
UNITS P013 P083
P023 P093
P033 P103
P043 P113
P053 P123
P063 P133
P073 P143



adaptable unit layouts - 01
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

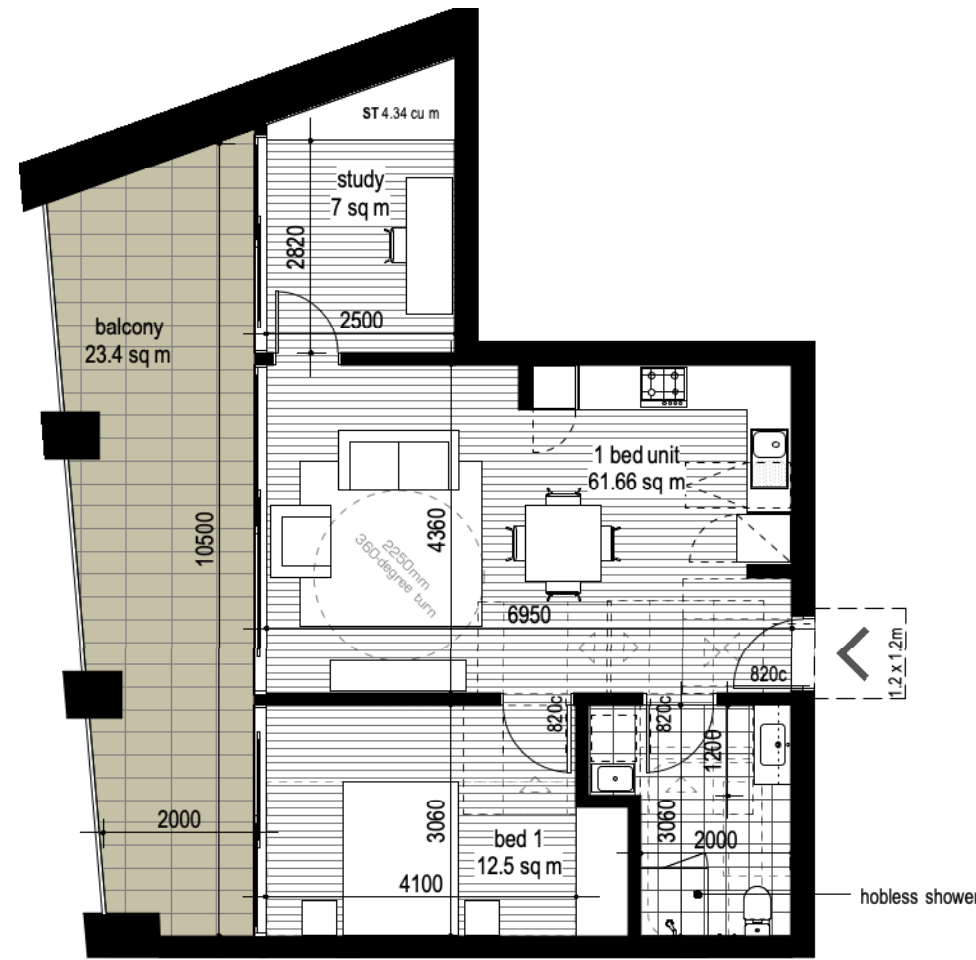
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

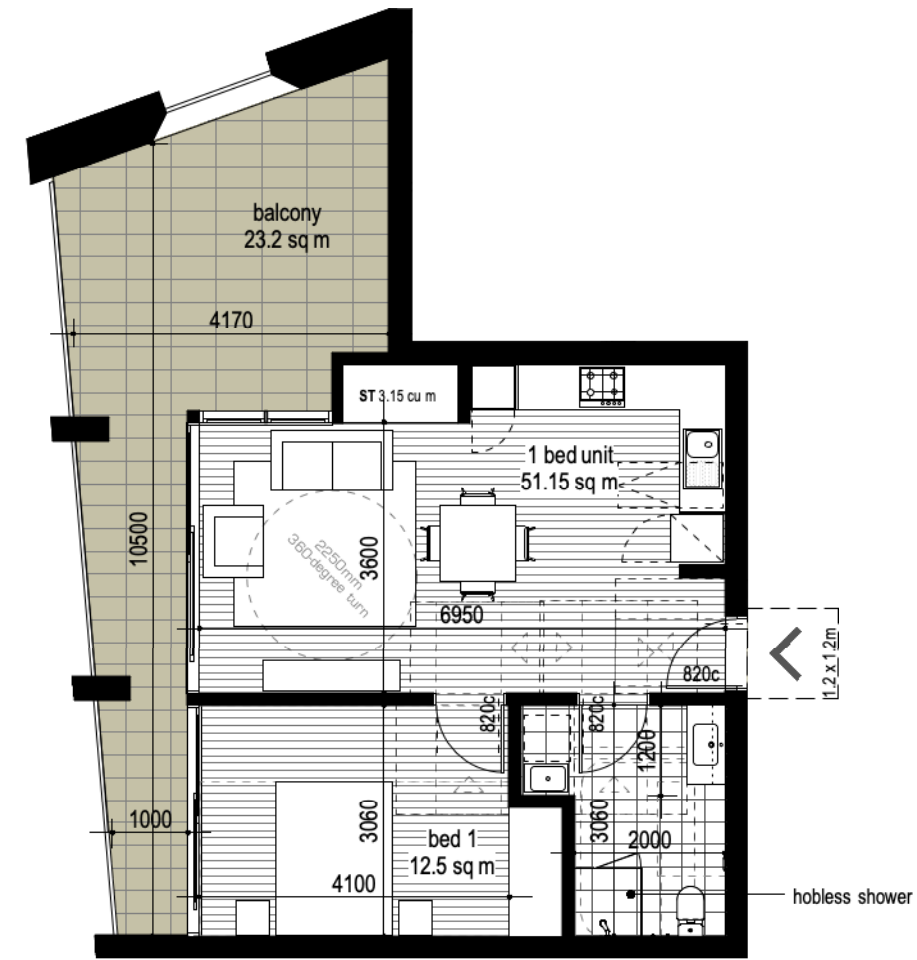


1361 - DA 51 G

G 30/6/21 DA amendments



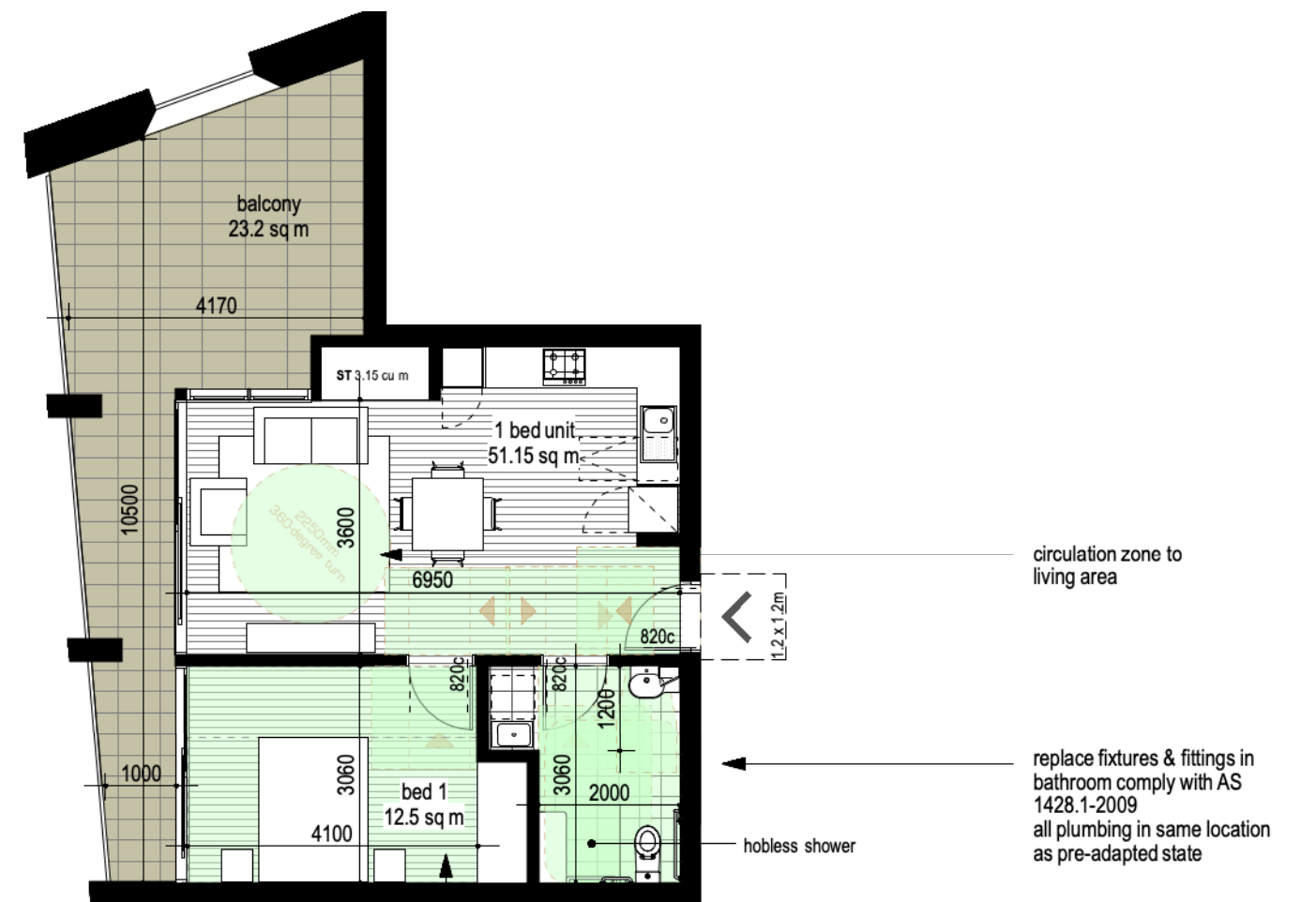
UNIT TYPE 1.2
pre-adaptation cum livable
UNITS A017
A027
A037



UNIT TYPE 1.3
pre-adaptation cum livable
UNITS A047 A086
A057 A096
A067 A106
A077



UNIT TYPE 1.2
post-adaptation
UNITS A017
A027
A037



UNIT TYPE 1.3
post-adaptation
UNITS A047 A086
A057 A096
A067 A106
A077

0 1 2 5m
1:100 @ A2

adaptable unit layouts - 02
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

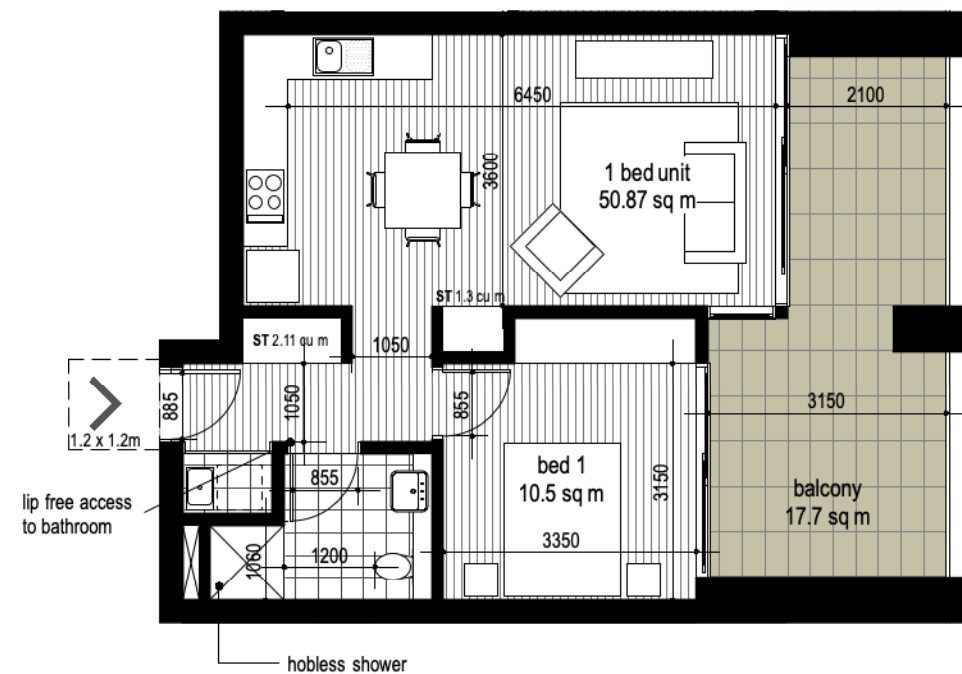
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



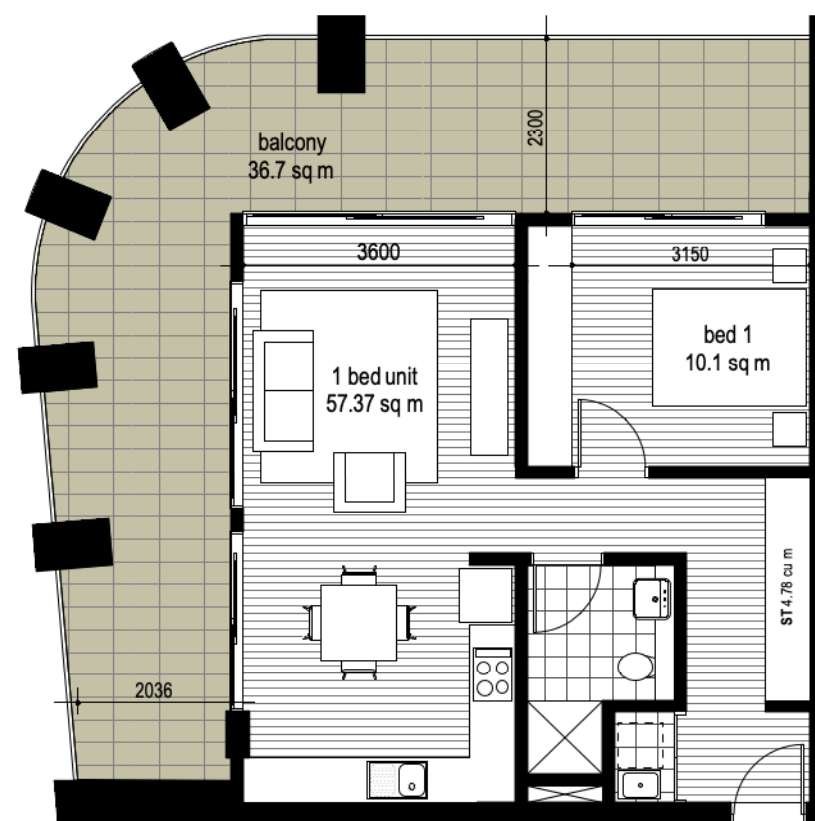
1361 - DA 52 G

G 30/6/21 DA amendments



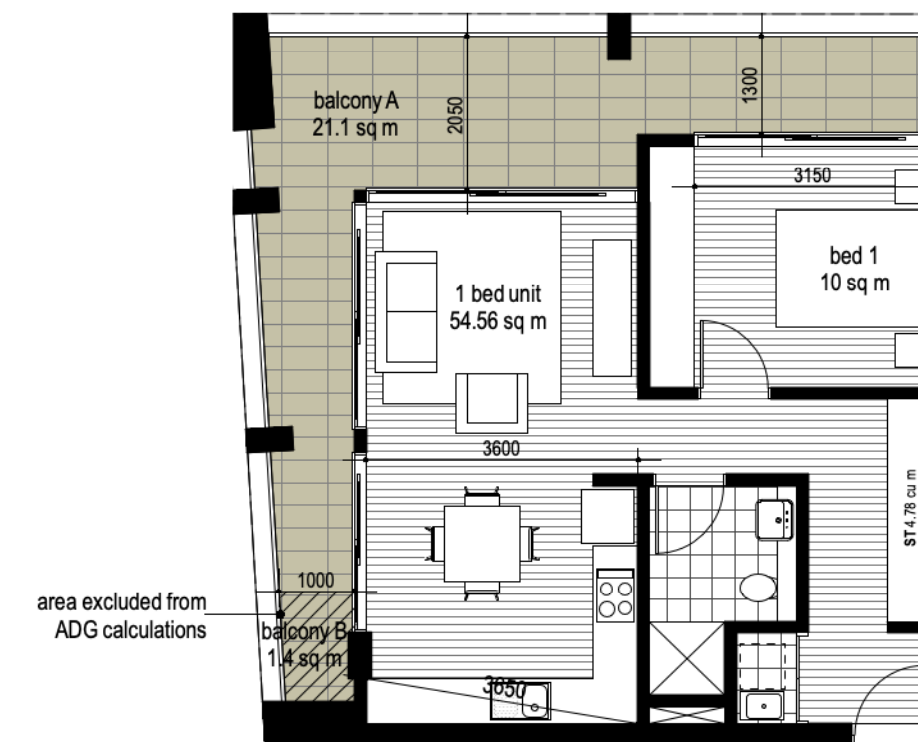
UNIT TYPE 1.1 (silver level livable unit)
UNITS

A012 A072
A022 A082
A032 A092
A052 A102
A062



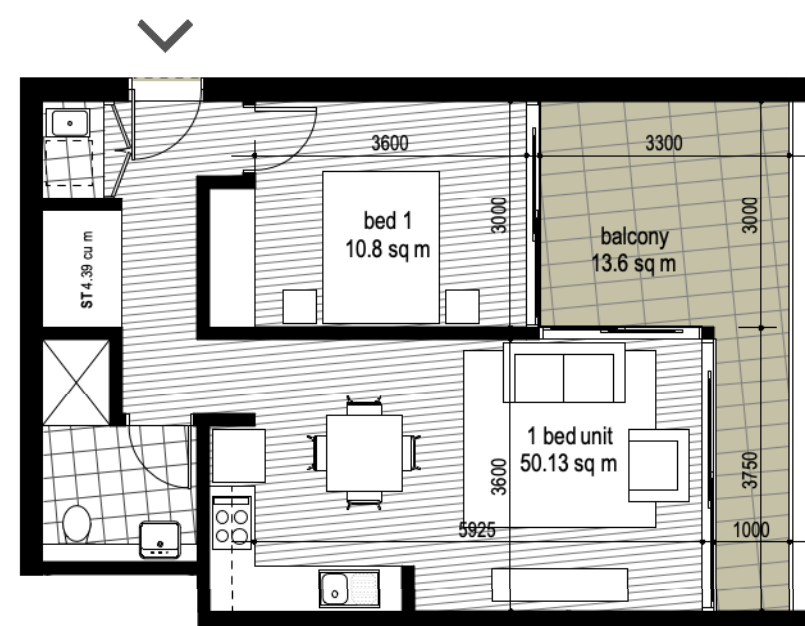
UNIT TYPE 1.2
UNITS

A011
A021
A031



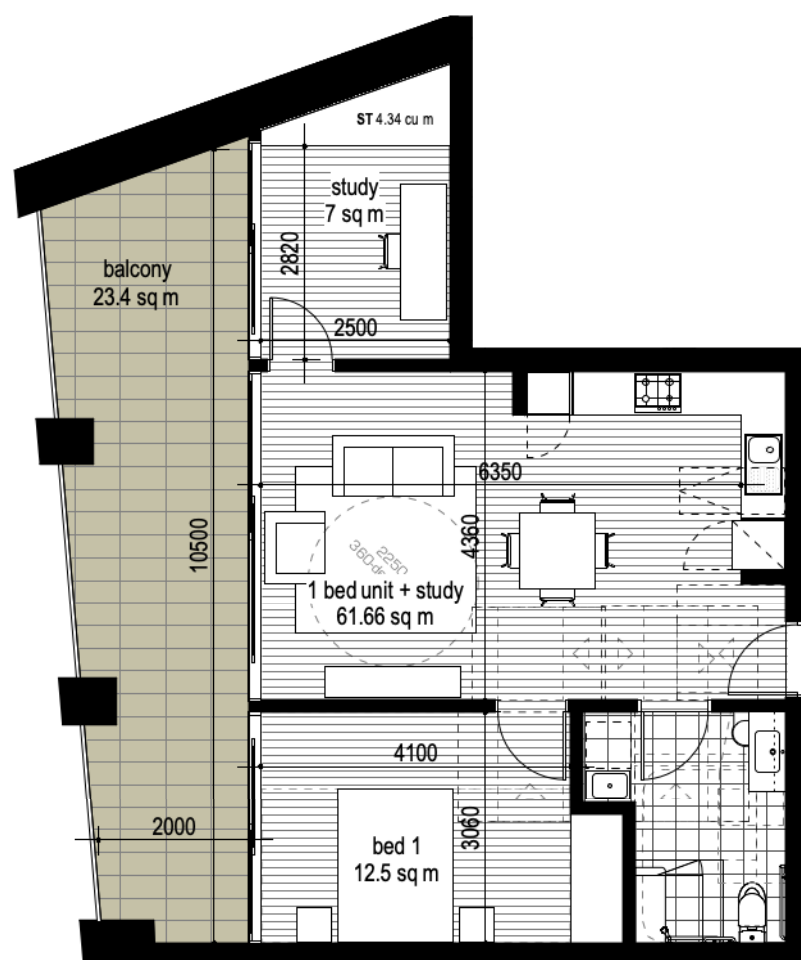
UNIT TYPE 1.3
UNITS

A051 A081
A061 A091
A071 A101



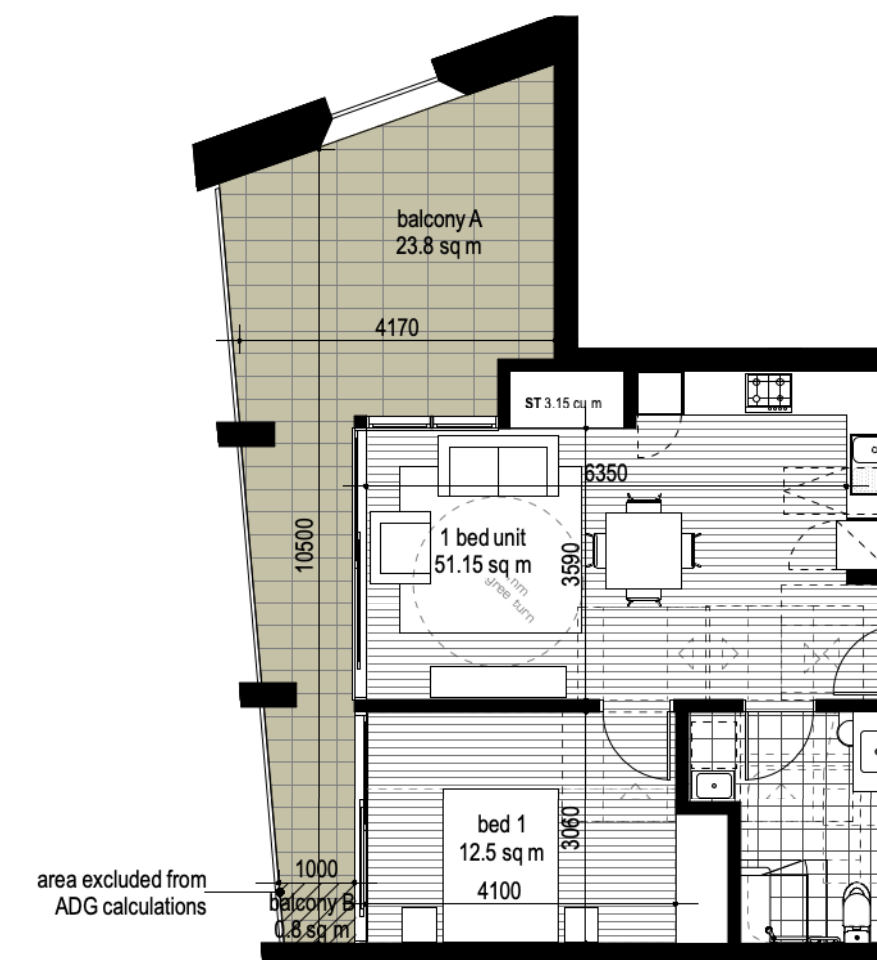
UNIT TYPE 1.4
UNITS

A014 A054
A024 A064
A034 A074
A044



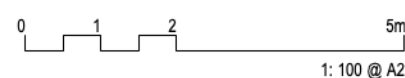
UNIT TYPE 1.5
UNITS

A017
A027
A037



UNIT TYPE 1.6
UNITS

A047 A086
A057 A096
A067 A106
A077



unit layout type - 1 bed
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



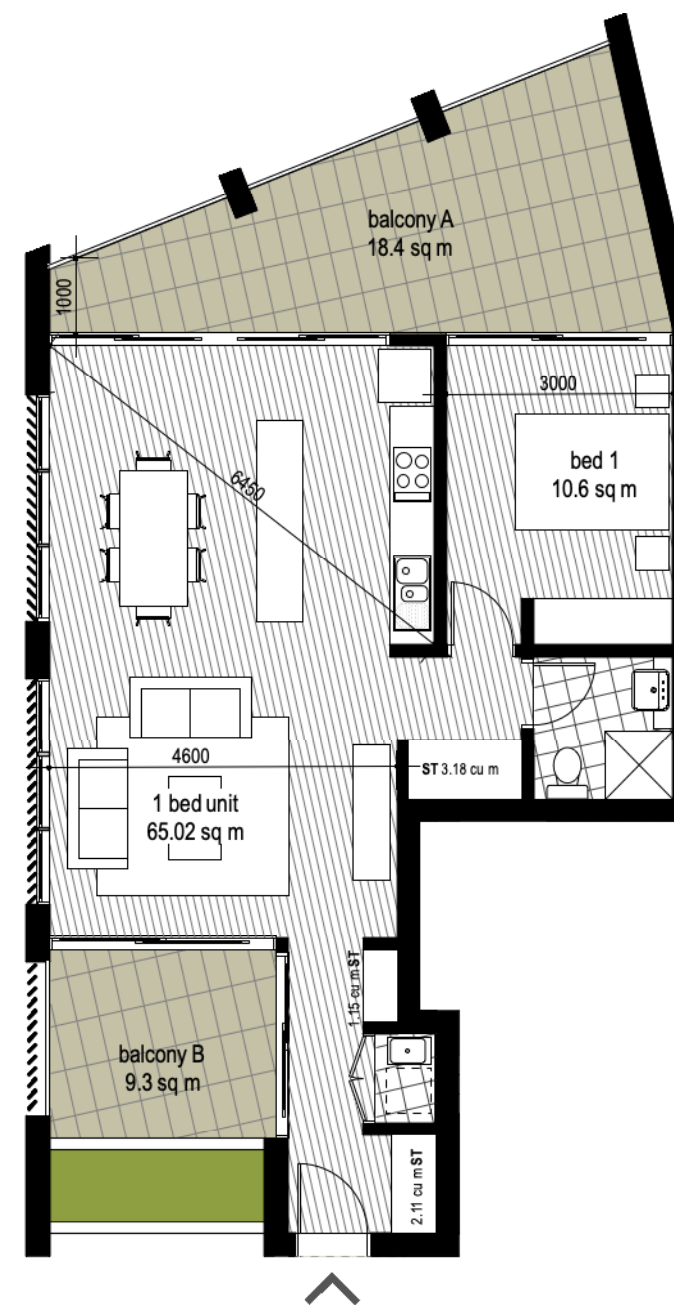
1361 - DA 53 G

G 30/6/21 DA amendments



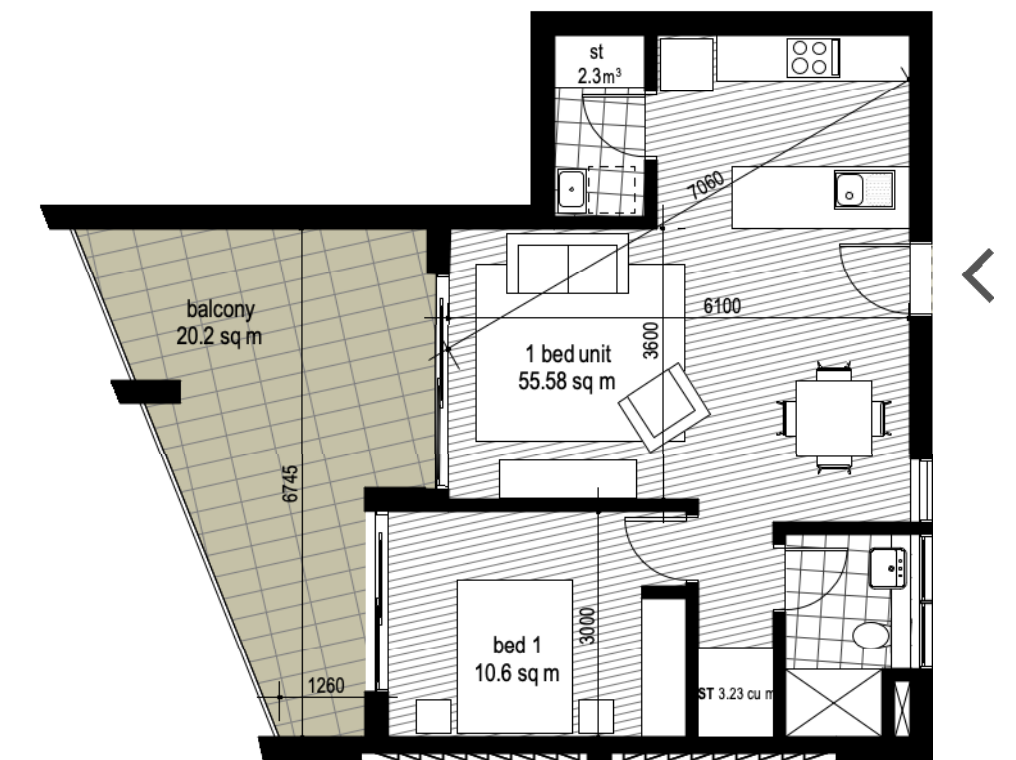
**UNIT TYPE 1.9
UNITS**

A018
A019



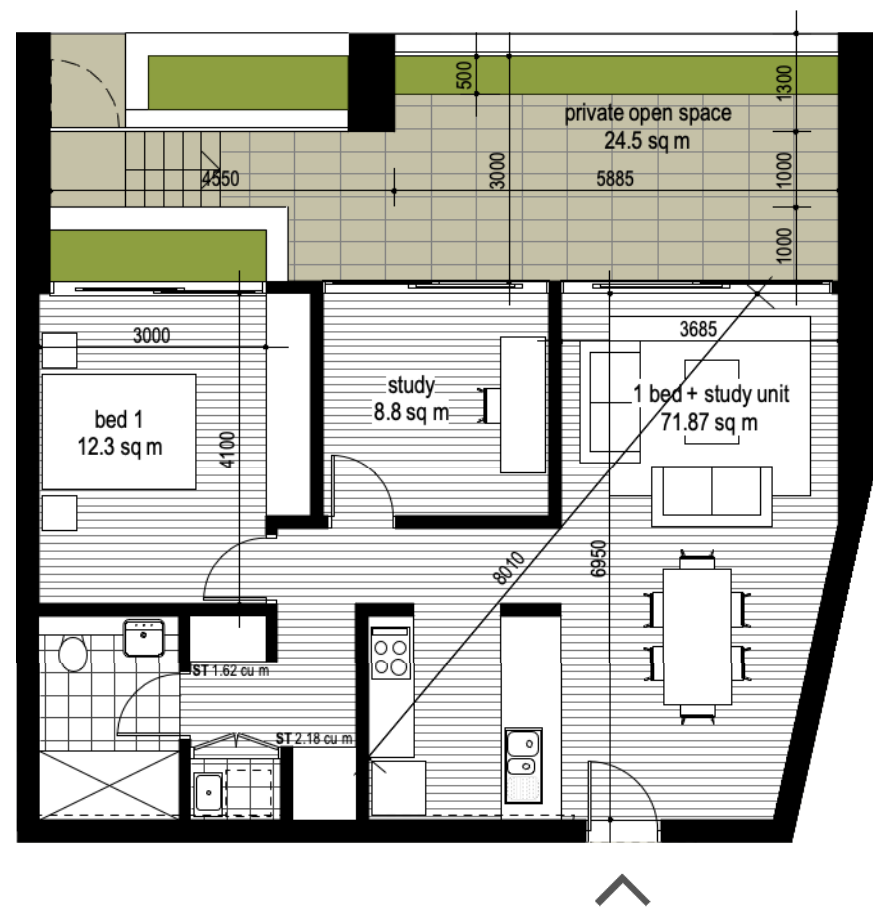
**UNIT TYPE 1.7
UNITS**

P056 P096 P136
P066 P106 P146
P076 P116
P086 P126



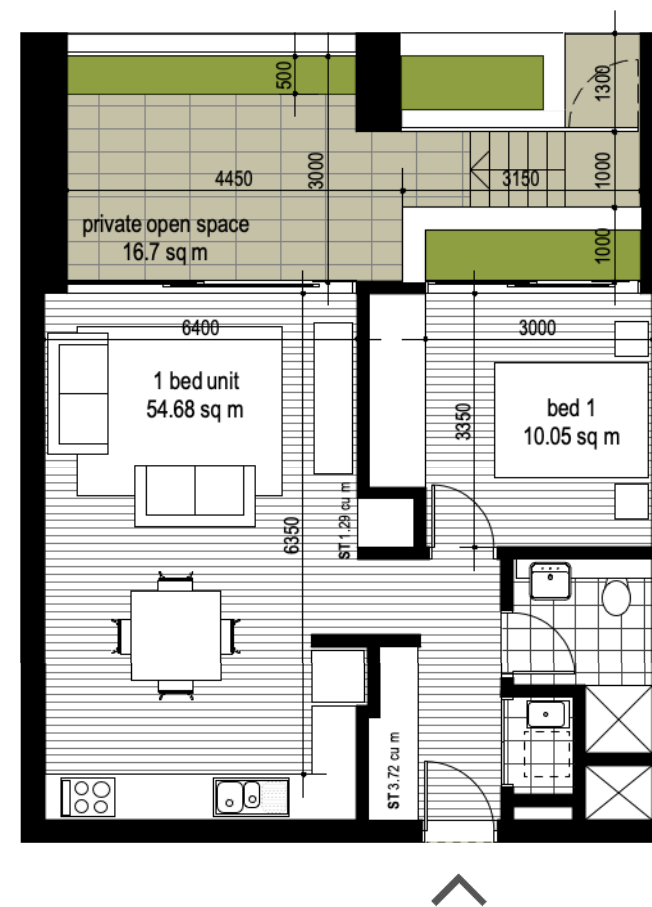
**UNIT TYPE 1.8
UNITS**

P017
P027
P037



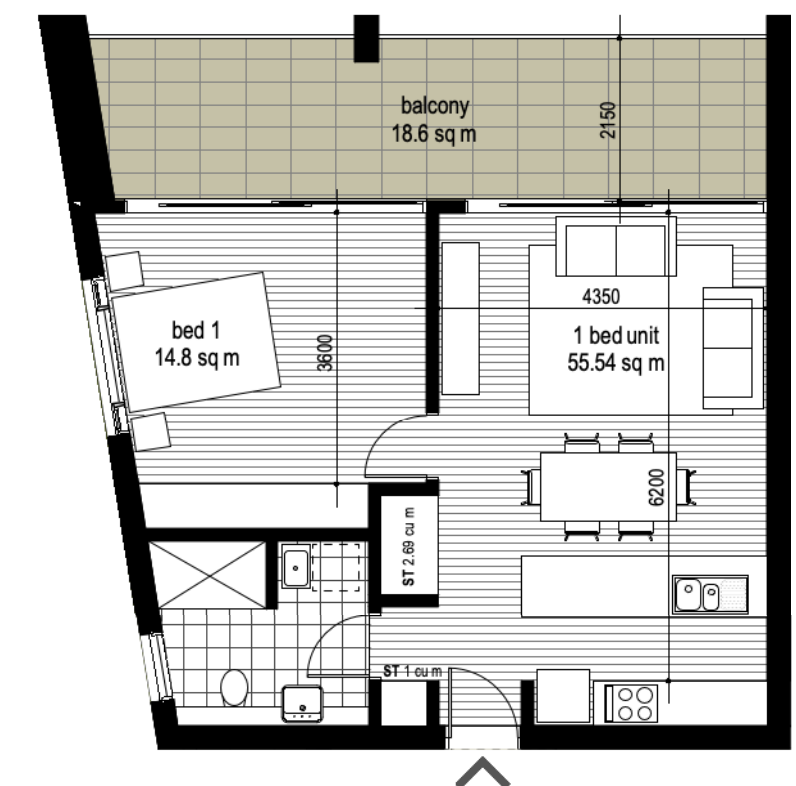
**UNIT TYPE 1.10
UNITS**

P001



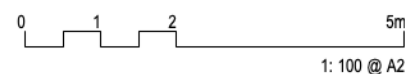
**UNIT TYPE 1.11
UNITS**

P003
P004



**UNIT TYPE 1.12
UNITS**

P052



unit layout type - 1 bed
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 54 G

G 30/6/21 DA amendments



UNIT TYPE 2.1
UNITS

P011 P051 P091 P131
P021 P061 P101 P141
P031 P071 P111
P041 P081 P121



UNIT TYPE 2.2
UNITS

P012
P022
P032
P042



UNIT TYPE 2.3
UNITS

P062 P102 P142
P072 P112
P082 P122
P092 P132



UNIT TYPE 2.4
UNITS

P013 P053 P093 P133
P023 P063 P103 P143
P033 P073 P113
P043 P083 P123



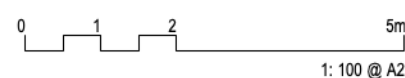
UNIT TYPE 2.5
UNITS

P014 P054 P094 P134
P024 P064 P104 P144
P034 P074 P114
P044 P084 P124



UNIT TYPE 2.6
UNITS

P015
P025
P035



unit layout type - 2 bed
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 55 G

G 30/6/21 DA amendments



UNIT TYPE 2.7 UNITS

P045 P085 P125
P055 P095 P135
P065 P105 P145
P075 P115



UNIT TYPE 2.8 UNITS

A013
A023
A033
A042



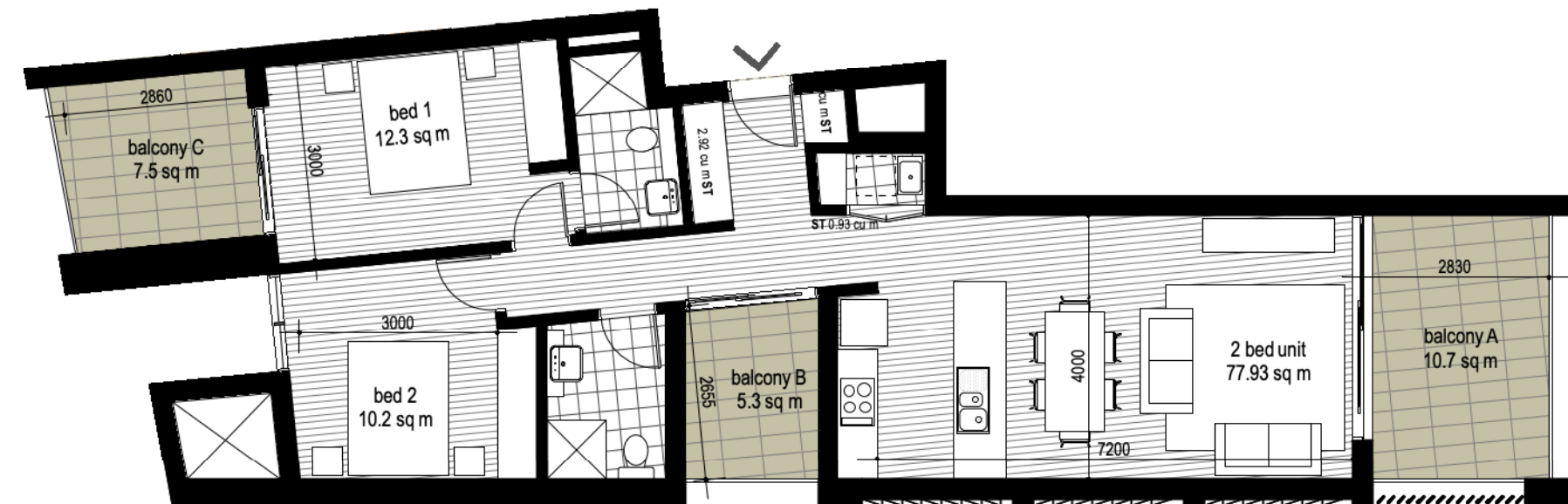
UNIT TYPE 2.9 UNITS

A053 A093
A063 A103
A073
A083



UNIT TYPE 2.10 UNITS

A015 A055
A025 A065
A035 A075
A045



UNIT TYPE 2.11 UNITS

A016 A056 A096
A026 A066 A106
A036 A076
A046 A086

0 1 2 5m
1:100 @ A2

unit layout type - 2 bed
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 56 G

G 30/6/21 DA amendments



UNIT TYPE 2.12
UNITS

A028
A038
A043



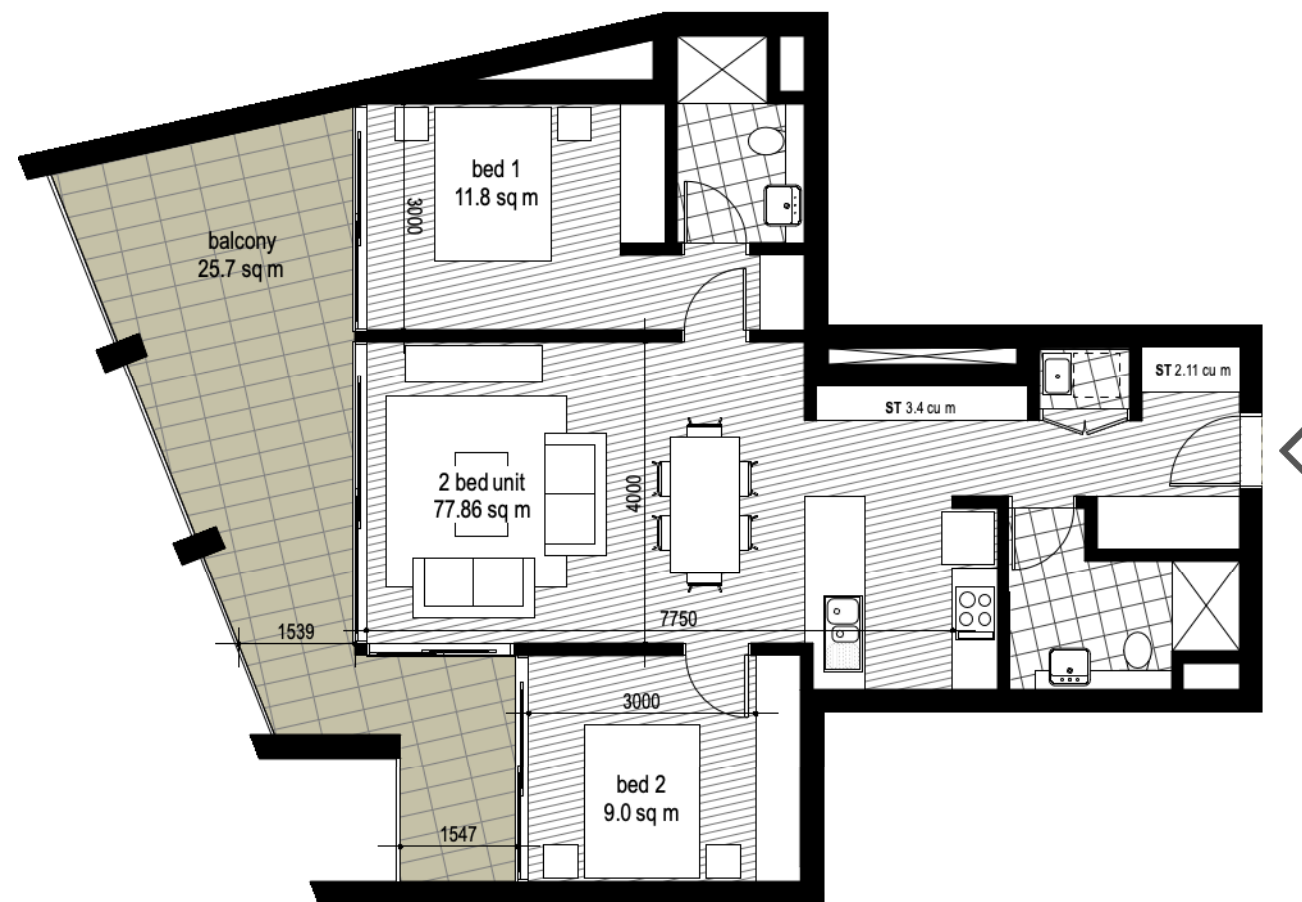
UNIT TYPE 2.13
UNITS

P029
P039
P047



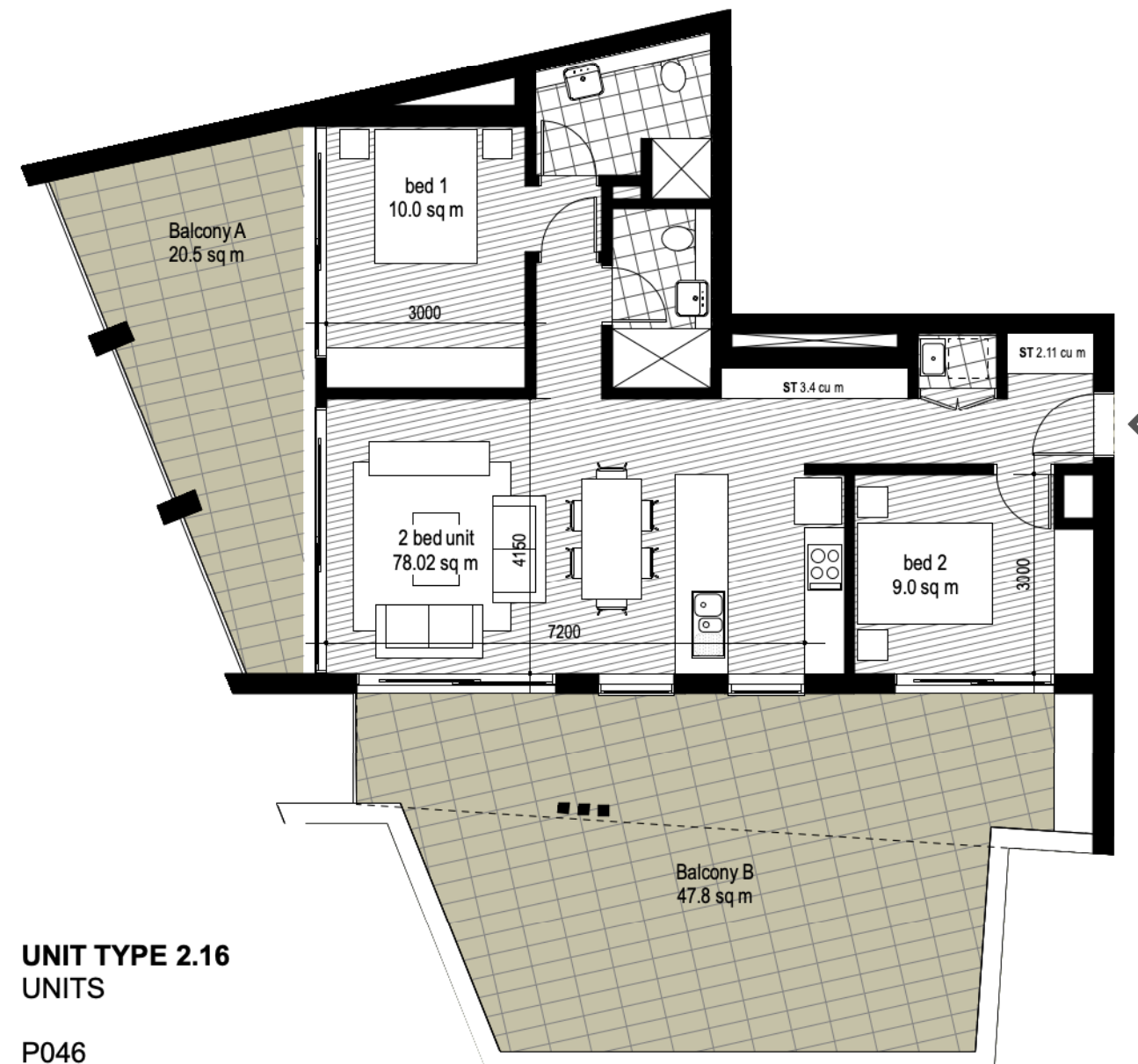
UNIT TYPE 2.14
UNITS

P016
P026
P036



UNIT TYPE 2.15
UNITS

P018
P028
P038



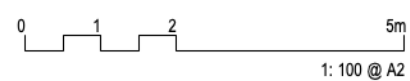
UNIT TYPE 2.16
UNITS

P046



UNIT TYPE 2.17
UNITS

P002



unit layout type - 2 bed
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

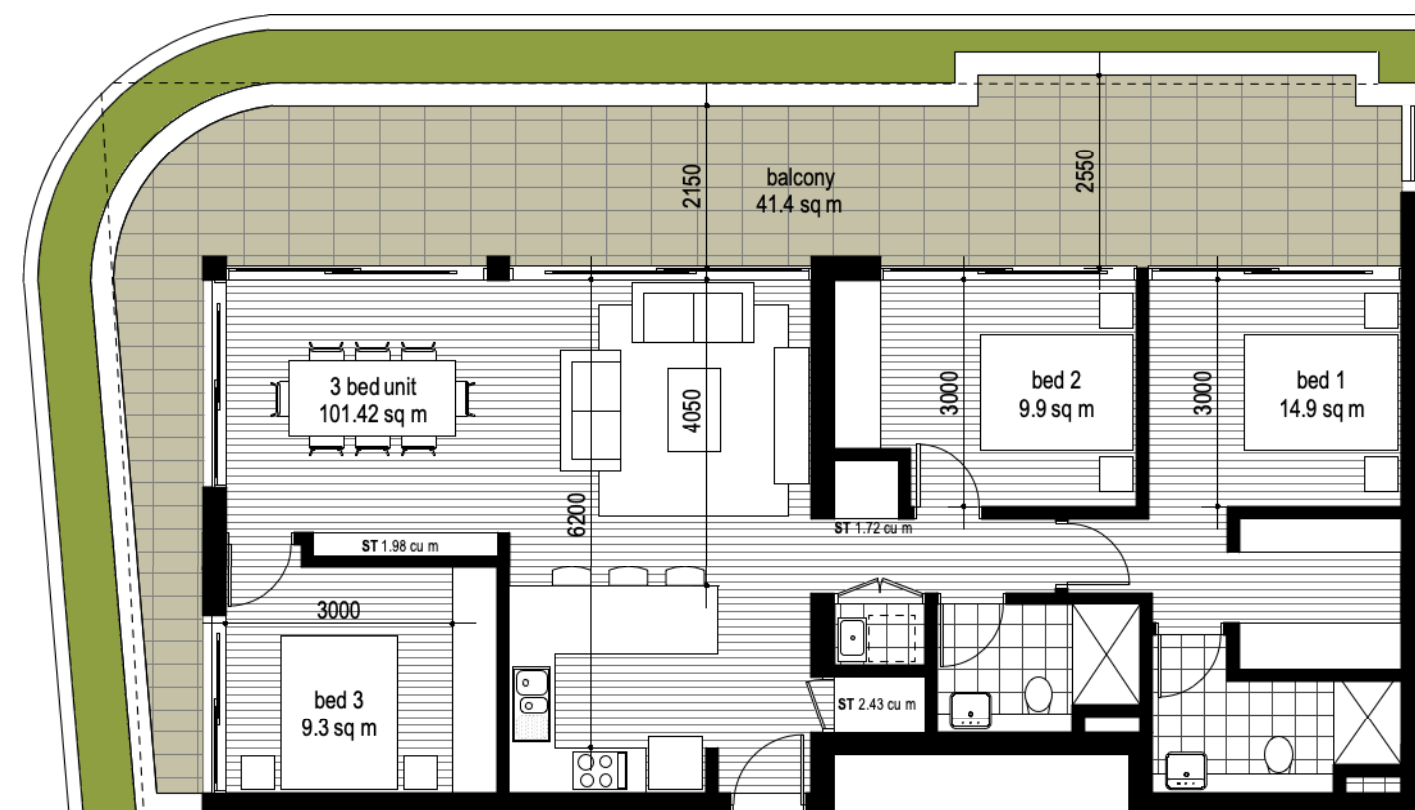


1361 - DA 57 G

G 30/6/21 DA amendments

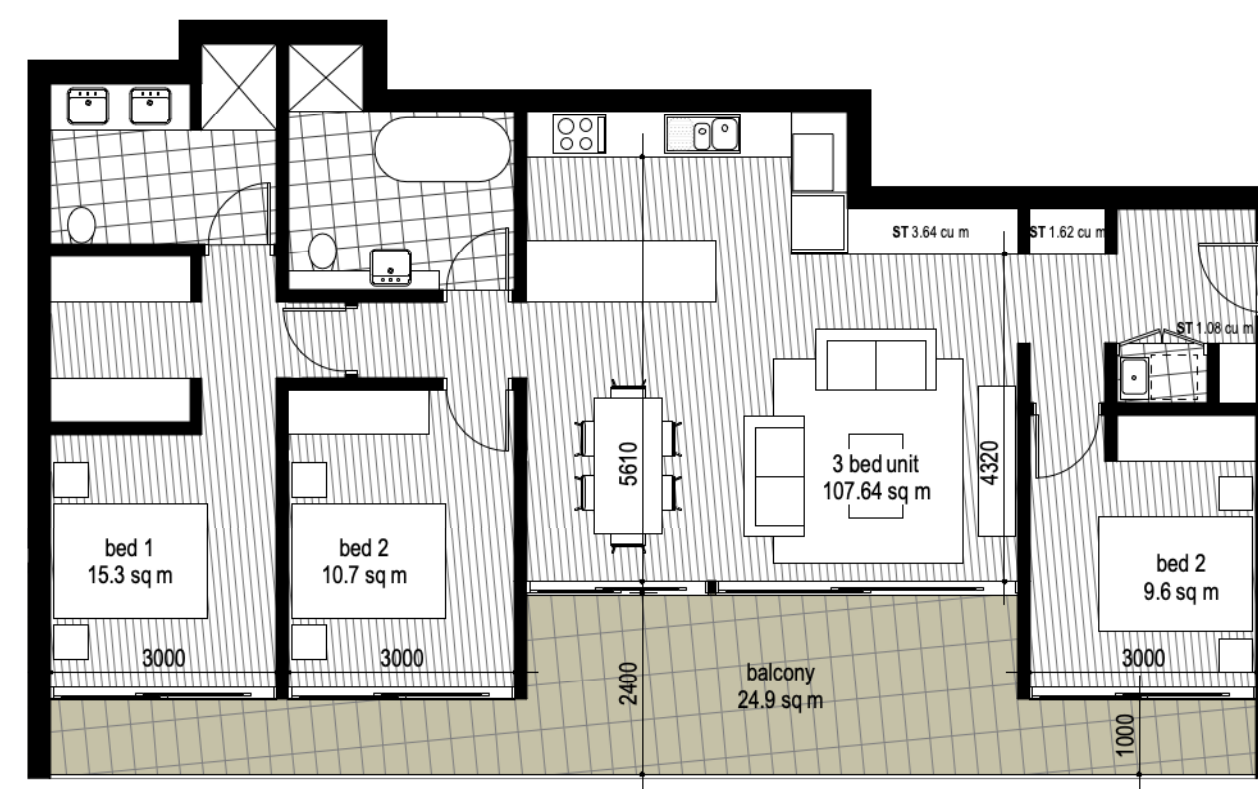
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



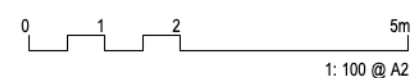
UNIT TYPE 3.1
UNIT

A041



UNIT TYPE 3.2
UNIT

A084
A094
A104



unit layout type - 3 bed
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 58 G

G 30/6/21 DA amendments



site massing 01
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA PERSPECTIVES .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 59 G

G 30/6/21 DA amendments



site massing 02
proposed development

DA AMENDMENTS - 05.07.21

1361 - DA PERSPECTIVES .vwx

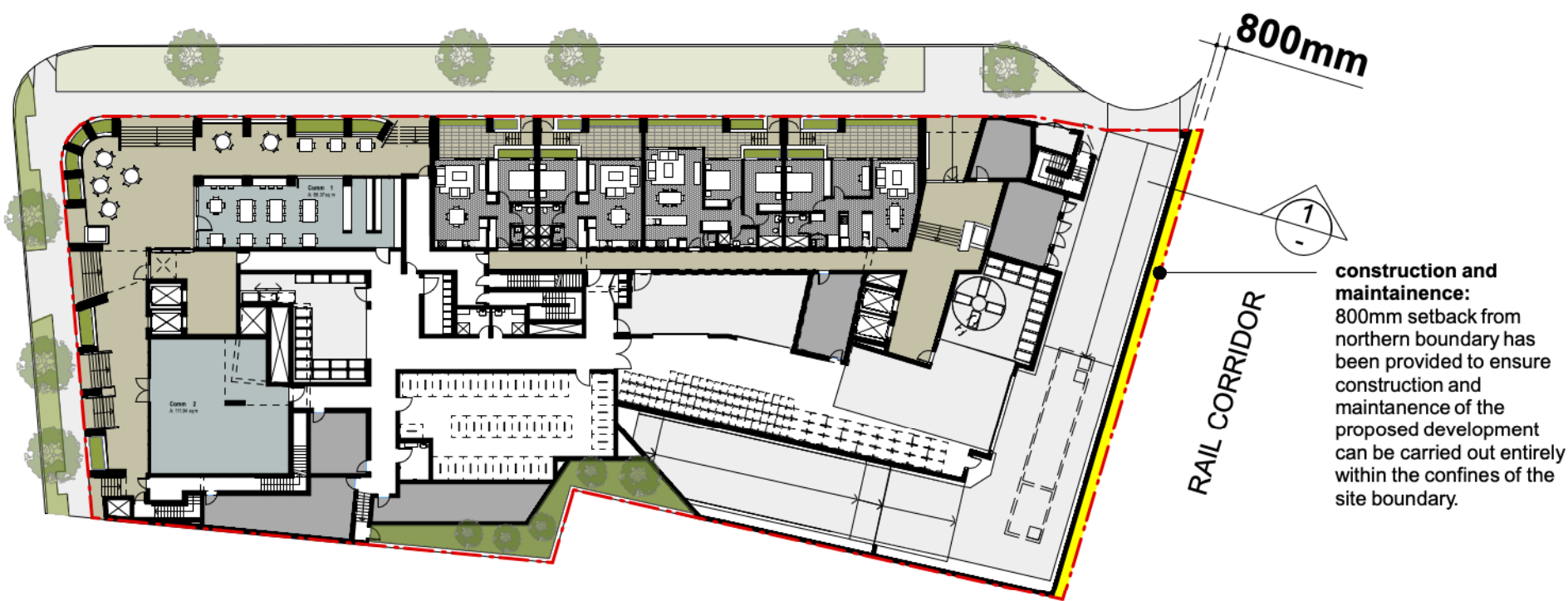
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

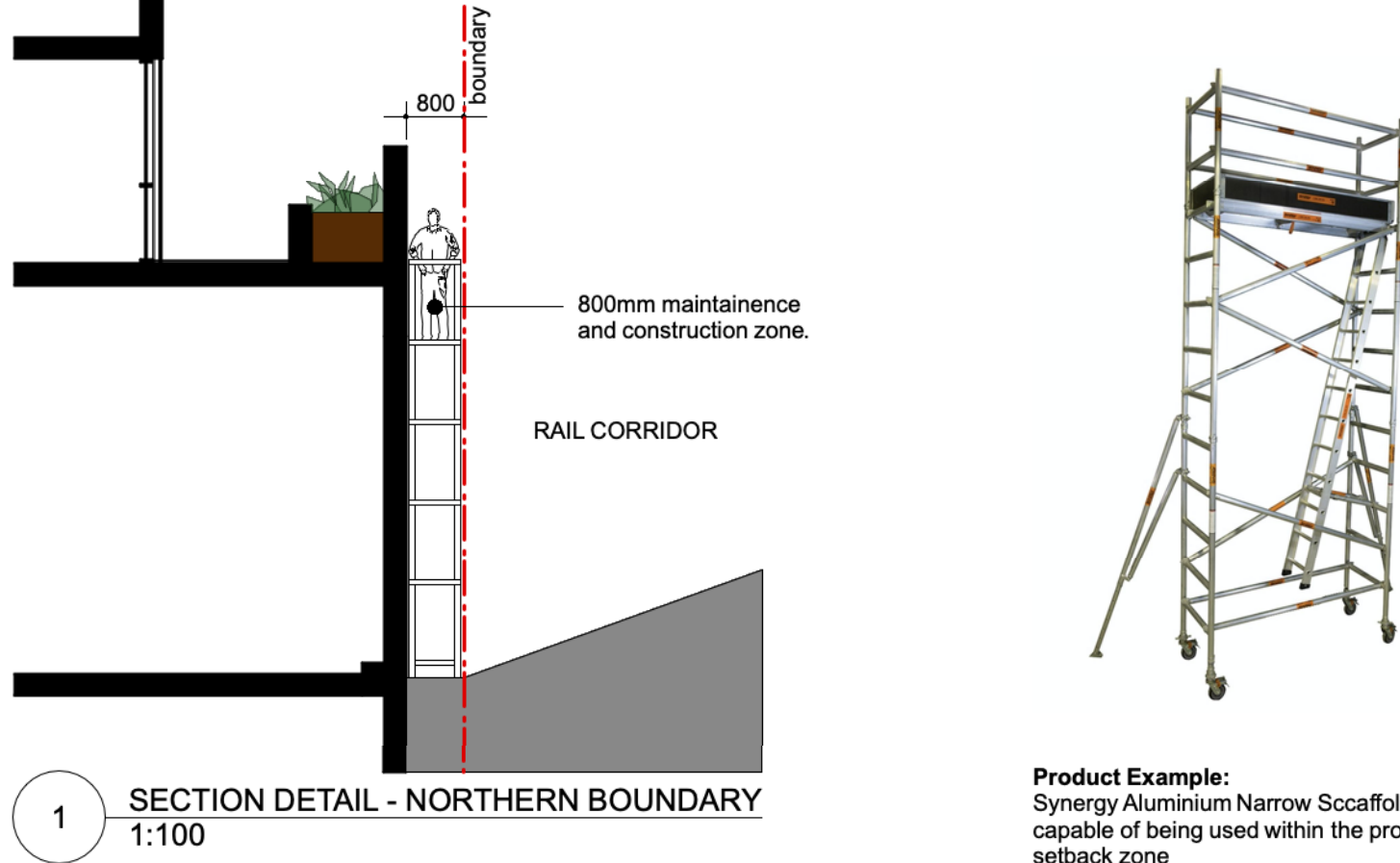


1361 - DA 60 H

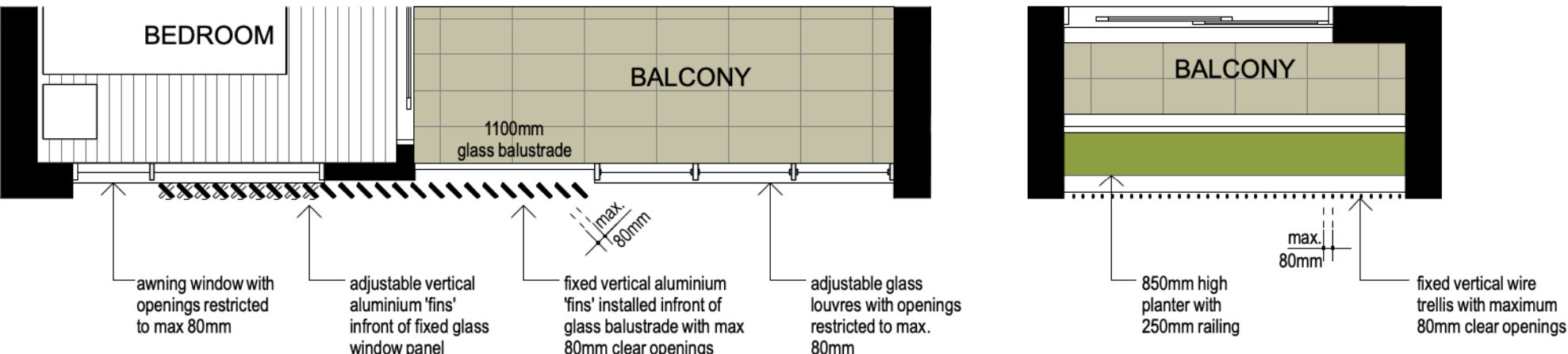
H 5/7/21 DA amendments



SITE PLAN

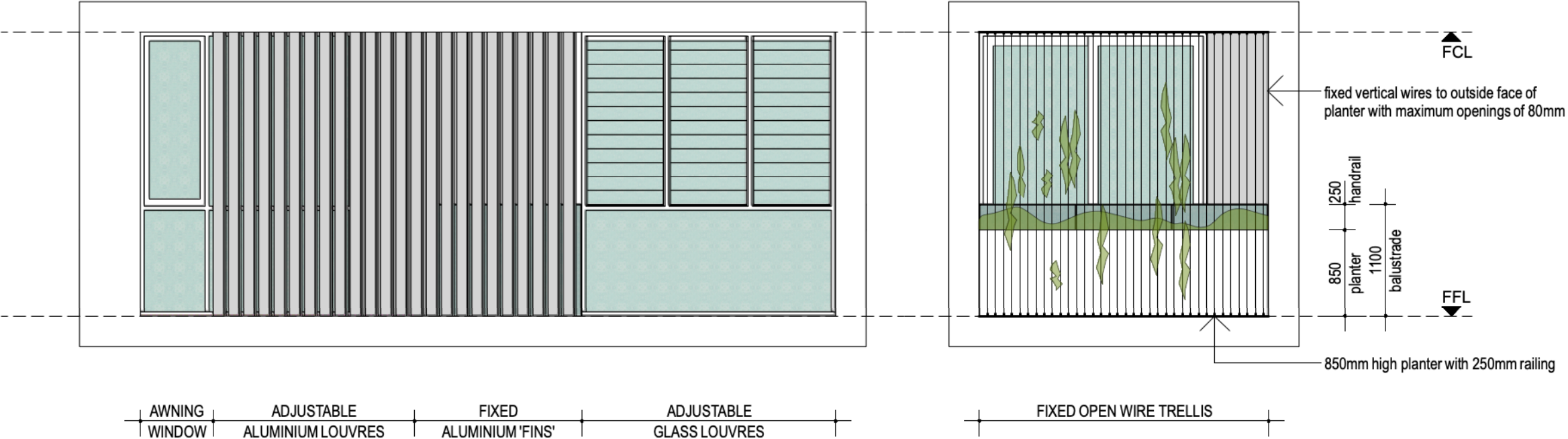


BUILDING P - TYPICAL FLOOR PLAN



2 **BALCONY PLAN DETAIL - TYPE A**
1:50

3 **BALCONY PLAN DETAIL - TYPE B**
1:50



4 **BALCONY ELEVATION DETAIL - TYPE A**
1:50

5 **BALCONY ELEVATION DETAIL - TYPE B**
1:50



LEVEL 00



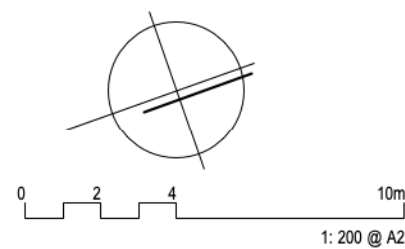
LEVEL 01



LEVEL 02



LEVEL 03



apartment storage layouts 1
proposed development

DA AMENDMENTS - 30.06.21

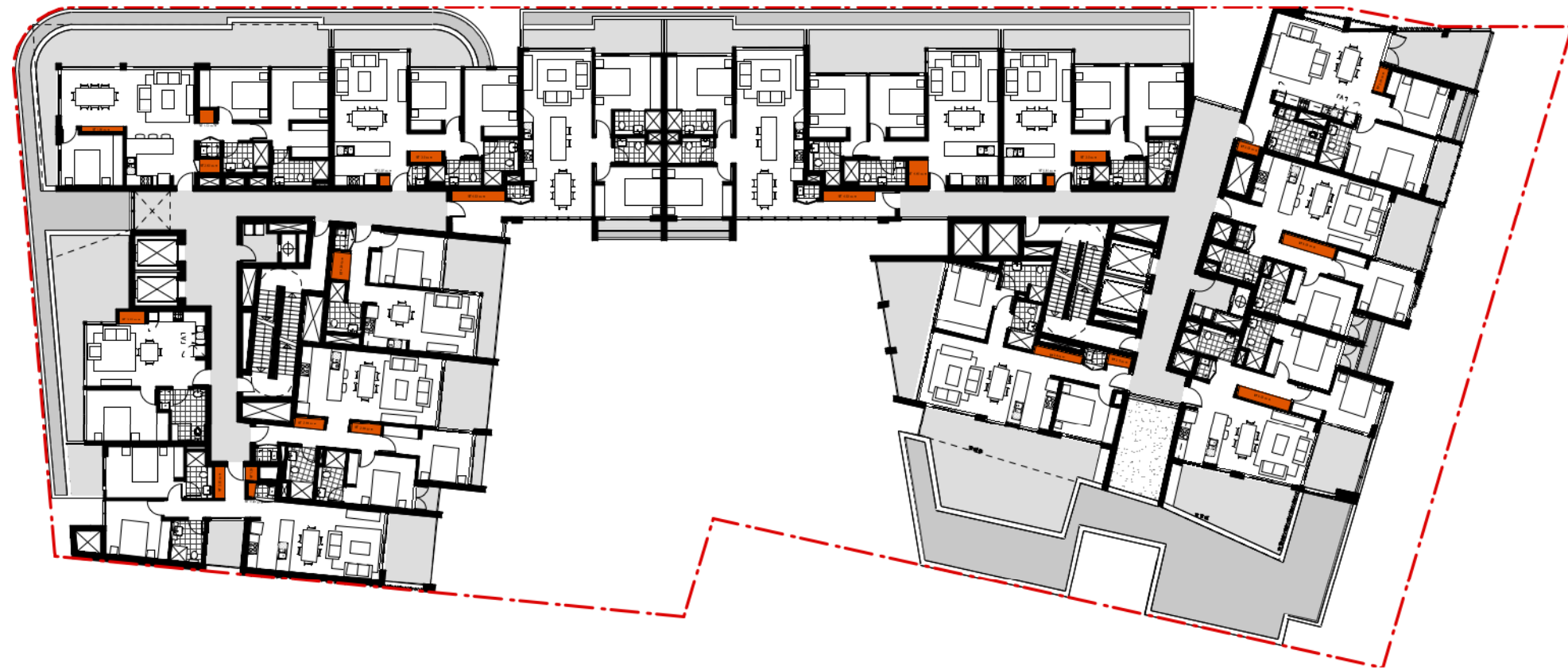
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

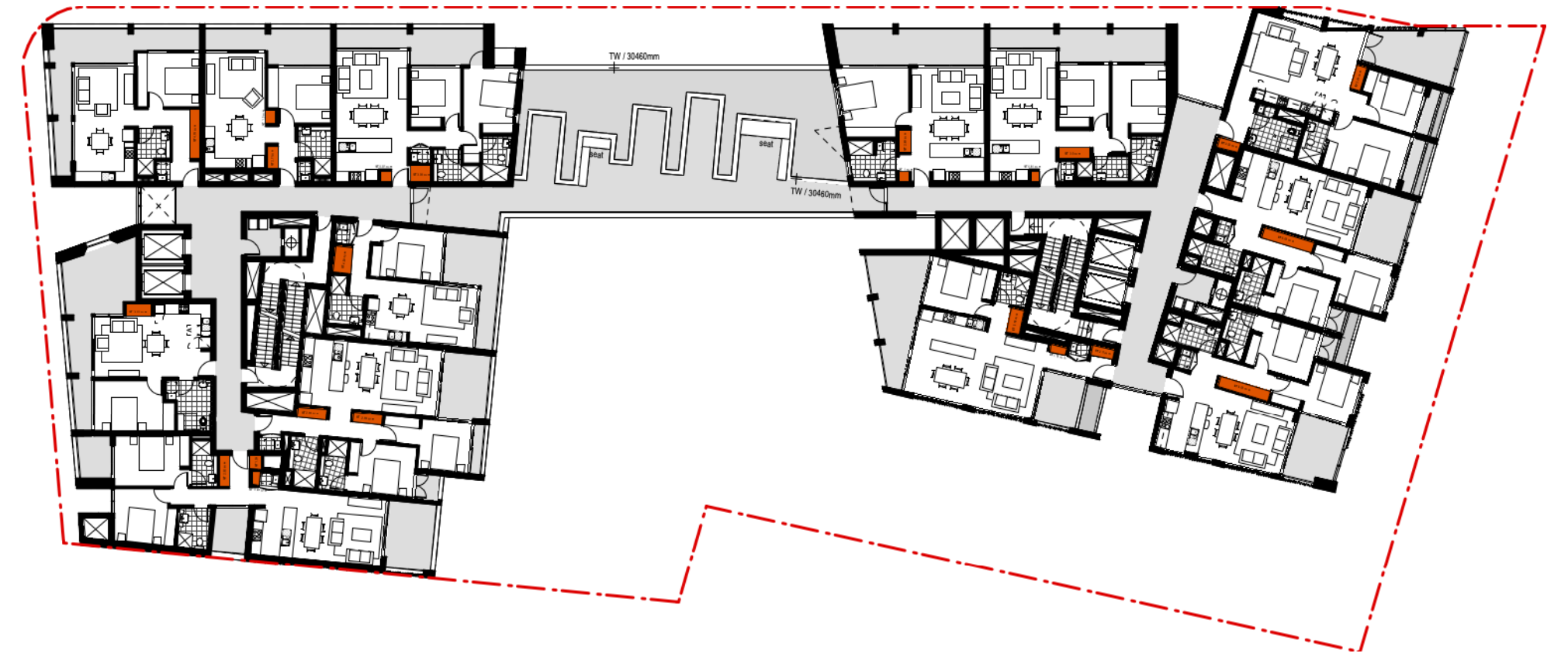


1361 - DA 62 G

G 30/6/21 DA amendments



LEVEL 04



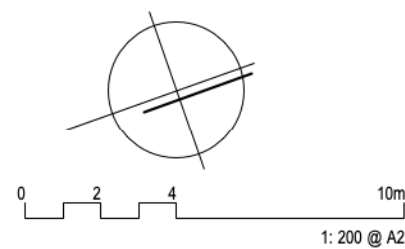
LEVEL 05



LEVEL 06



LEVEL 07



apartment storage layouts 2

proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 63 G

G 30/6/21 DA amendments



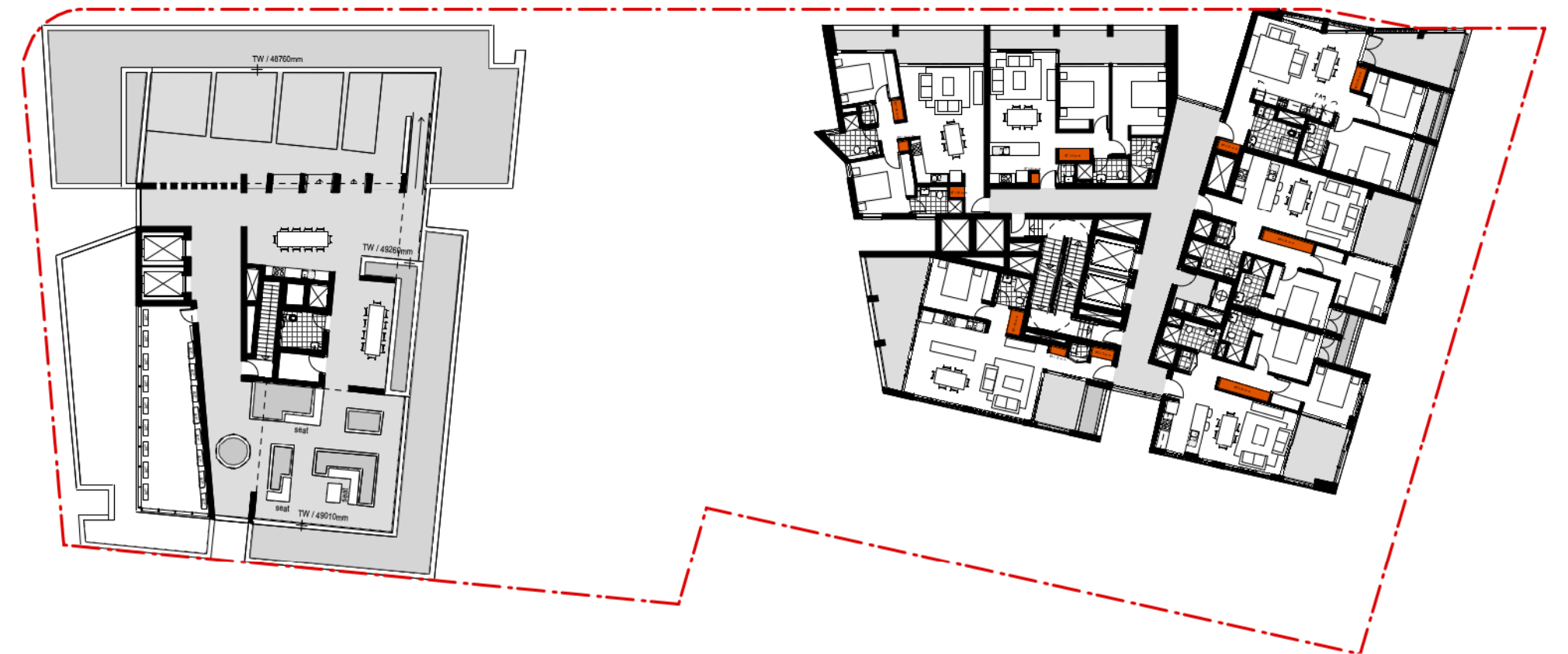
LEVEL 08



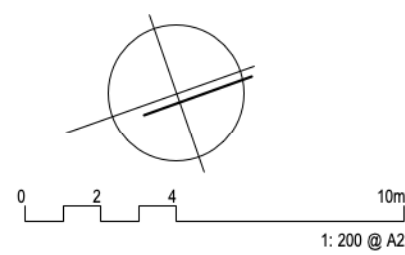
LEVEL 09



LEVEL 10



LEVEL 11



apartment storage layouts 3
proposed development

DA AMENDMENTS - 30.06.21

1361 - DA FRONT END .vwx

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 64 G

G 30/6/21 DA amendments



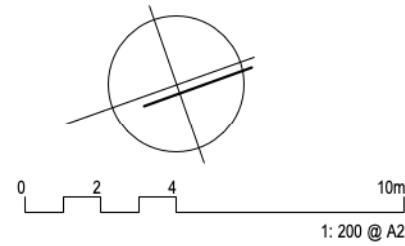
LEVEL 12



LEVEL 13



LEVEL 14



apartment storage layouts 4
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1361 - DA 65 G

G 30/6/21 DA amendments

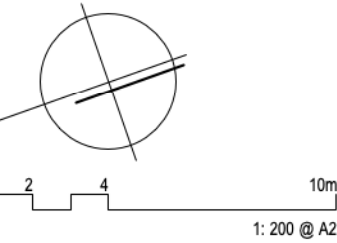
ACCOMMODATION STORAGE SUMMARY

in addition to storage in kitchens, bathrooms and bedrooms,
the following storage is provided (ADG 2015-7)

Dwelling Type	Storage Size Volume
1 bed apartments	6
2 bed apartments	8
3 bed apartments	10

At least 50% of the required storage should be
located within the apartment

LEVEL 00					LEVEL 03					LEVEL 06					LEVEL 10																								
UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																				
P001	1 bed	3.8 cu m	4.32 cu m	yes	A031	1 bed	4.78 cu m	4.32 cu m	yes	A061	1 bed	4.78 cu m	4.32 cu m	yes	A101	1 bed	4.78 cu m	4.32 cu m	yes																				
P002	2 bed	4.75 cu m	4.32 cu m	yes	A032	1 bed	3.4 cu m	4.32 cu m	yes	A062	1 bed	3.4 cu m	4.32 cu m	yes	A102	1 bed	3.4 cu m	4.32 cu m	yes																				
P003	1 bed	5.01 cu m	4.32 cu m	yes	A033	2 bed	4.47 cu m	4.32 cu m	yes	A063	2 bed	4.05 cu m	4.32 cu m	yes	A103	2 bed	4.05 cu m	4.32 cu m	yes																				
P004	1 bed	5.01 cu m	4.32 cu m	yes	A034	1 bed	4.39 cu m	4.32 cu m	yes	A064	1 bed	4.39 cu m	4.32 cu m	yes	A104	3 bed	6.35 cu m	16.59 cu m	yes																				
LEVEL 01 UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	A035	2 bed	5.58 cu m	4.32 cu m	yes	A065	2 bed	5.58 cu m	4.32 cu m	yes	A105	2 bed	5.01 cu m	4.32 cu m	yes																				
					A036	2 bed	5.24 cu m	4.32 cu m	yes	A066	2 bed	5.24 cu m	4.32 cu m	yes	A106	1 bed	3.15 cu m	4.32 cu m	yes																				
					A037	1 bed	4.34 cu m	4.32 cu m	yes	A067	1 bed	3.15 cu m	4.32 cu m	yes	P101	2 bed	4.31 cu m	5.25 cu m	yes																				
					A038	2 bed	4.53 cu m	4.32 cu m	yes	P061	2 bed	4.31 cu m	7.11 cu m	yes	P102	2 bed	4.45 cu m	5.71 cu m	yes																				
					P031	2 bed	4.31 cu m	5.25 cu m	yes	P062	2 bed	4.45 cu m	7.71 cu m	yes	P103	2 bed	4.26 cu m	4.69 cu m	yes																				
					P032	2 bed	4.45 cu m	5.71 cu m	yes	P063	2 bed	4.26 cu m	6.21 cu m	yes	P104	2 bed	5.02 cu m	5.3 cu m	yes																				
					P033	2 bed	4.26 cu m	4.69 cu m	yes	P064	2 bed	5.02 cu m	4.37 cu m	yes	P105	2 bed	5.02 cu m	5.9 cu m	yes																				
					P034	2 bed	5.02 cu m	5.3 cu m	yes	P065	2 bed	5.02 cu m	4.37 cu m	yes	P106	1 bed	6.44 cu m	6.51 cu m	yes																				
					P035	2 bed	5.02 cu m	5.9 cu m	yes	P066	1 bed	6.44 cu m	6.1 cu m	yes	LEVEL 11																								
					P036	2 bed	6.06 cu m	6.51 cu m	yes	LEVEL 07					UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																				
P037	1 bed	3.23 cu m	7.11 cu m	yes	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																														
P038	2 bed	5.51 cu m	7.71 cu m	yes	A071	1 bed	4.78 cu m	4.32 cu m	yes	P111	2 bed	4.31 cu m	4.32 cu m	yes																									
P039	2 bed	4.53 cu m	6.21 cu m	yes	A072	1 bed	3.4 cu m	4.32 cu m	yes	P112	2 bed	4.45 cu m	4.32 cu m	yes																									
LEVEL 04					A073	2 bed	4.05 cu m	4.32 cu m	yes	P113	2 bed	4.26 cu m	4.32 cu m	yes																									
UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	A074	1 bed	4.39 cu m	4.32 cu m	yes	P114	2 bed	5.02 cu m	7.11 cu m	yes																									
					A075	2 bed	5.58 cu m	4.32 cu m	yes	P115	2 bed	5.02 cu m	7.71 cu m	yes																									
					A076	2 bed	5.24 cu m	4.32 cu m	yes	P116	1 bed	6.44 cu m	6.21 cu m	yes																									
					A077	1 bed	3.15 cu m	4.32 cu m	yes	LEVEL 12																													
					P071	2 bed	4.31 cu m	4.65 cu m	yes	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																									
					P072	2 bed	4.45 cu m	4.32 cu m	yes																														
					P073	2 bed	4.26 cu m	4.32 cu m	yes																														
P074	2 bed	5.02 cu m	4.32 cu m	yes	P111	2 bed	4.31 cu m	4.37 cu m	yes																														
P075	2 bed	5.02 cu m	4.32 cu m	yes	P112	2 bed	4.45 cu m	4.37 cu m	yes																														
P076	1 bed	6.44 cu m	4.32 cu m	yes	P123	2 bed	4.26 cu m	6.1 cu m	yes																														
LEVEL 02					LEVEL 05					LEVEL 08					LEVEL 13																								
UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																				
																				A021	1 bed	4.78 cu m	6.21 cu m	yes	A051	1 bed	4.78 cu m	12.38 cu m	yes	A081	1 bed	4.78 cu m	10.93 cu m	yes	P131	2 bed	4.31 cu m	5.9 cu m	yes
																				A022	1 bed	3.4 cu m	4.37 cu m	yes	A052	1 bed	3.4 cu m	10.93 cu m	yes	A082	1 bed	3.4 cu m	8.73 cu m	yes	P132	2 bed	4.45 cu m	4.32 cu m	yes
																				A023	2 bed	4.47 cu m	4.37 cu m	yes	A053	2 bed	4.05 cu m	8.73 cu m	yes	A083	2 bed	4.05 cu m	10.51 cu m	yes	P133	2 bed	4.26 cu m	4.32 cu m	yes
																				A024	1 bed	4.39 cu m	6.1 cu m	yes	A054	1 bed	4.39 cu m	10.51 cu m	yes	A084	3 bed	6.35 cu m	16.59 cu m	yes	P134	2 bed	5.02 cu m	4.32 cu m	yes
																				A025	2 bed	5.58 cu m	4.65 cu m	yes	A055	2 bed	5.58 cu m	9.18 cu m	yes	A085	2 bed	5.01 cu m	9.18 cu m	yes	P135	2 bed	5.02 cu m	4.32 cu m	yes
																				A026	2 bed	5.24 cu m	4.32 cu m	yes	A056	2 bed	5.24 cu m	13.83 cu m	yes	A086	1 bed	3.15 cu m	13.83 cu m	yes	P136	1 bed	6.44 cu m	7.35 cu m	yes
																				A027	1 bed	4.34 cu m	4.32 cu m	yes	A057	1 bed	3.15 cu m	12.38 cu m	yes	P081	2 bed	4.31 cu m	5.9 cu m	yes	LEVEL 14				
																				A028	2 bed	4.53 cu m	4.32 cu m	yes	P051	2 bed	4.31 cu m	5.25 cu m	yes	P082	2 bed	4.45 cu m	7.35 cu m	yes	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE
																				P021	2 bed	4.31 cu m	5.9 cu m	yes	P052	1 bed	3.69 cu m	5.71 cu m	yes	P083	2 bed	4.26 cu m	4.99 cu m	yes					
P022	2 bed	4.45 cu m	4.32 cu m	yes	P053	2 bed	4.26 cu m	4.69 cu m	yes	P084	2 bed	5.02 cu m	4.92 cu m	yes																									
P023	2 bed	4.26 cu m	4.32 cu m	yes	P054	2 bed	5.02 cu m	5.3 cu m	yes	P085	2 bed	5.02 cu m	4.99 cu m	yes																									
P024	2 bed	5.02 cu m	5.81 cu m	yes	P055	2 bed	5.02 cu m	5.9 cu m	yes	P086	1 bed	6.44 cu m	4.92 cu m	yes																									
P025	2 bed	5.02 cu m	4.99 cu m	yes	P056	1 bed	6.44 cu m	6.51 cu m	yes	LEVEL 09																													
P026	2 bed	6.06 cu m	4.92 cu m	yes	LEVEL 09					UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																									
P027	1 bed	3.23 cu m	5.9 cu m	yes	UNIT	UNIT TYPE	STORAGE (internal)	STORAGE (basement)	COMPLIANCE																														
P028	2 bed	5.51 cu m	4.32 cu m	yes	A091	1 bed	4.78 cu m	12.38 cu m	yes						P141	2 bed	4.31 cu m	4.84 cu m	yes																				
P029	2 bed	4.53 cu m	4.32 cu m	yes	A092	1 bed	3.4 cu m	10.93 cu m	yes						P142	2 bed	4.45 cu m	4.61 cu m	yes																				
					A093	2 bed	4.05 cu m	8.73 cu m	yes						P143	2 bed	4.26 cu m	4.61 cu m	yes																				
					A094	3 bed	6.35 cu m	16.59 cu m	yes						P144	2 bed	5.02 cu m	4.61 cu m	yes																				
					A095	2 bed	5.01 cu m	10.51 cu m	yes						P145	2 bed	5.02 cu m	4.61 cu m	yes																				
					A096	1 bed	3.15 cu m	9.18 cu m	yes	P146	1 bed	6.44 cu m	4.44 cu m	yes																									
					P091	2 bed	4.31 cu m	4.32 cu m	yes																														
					P092	2 bed	4.45 cu m	4.32 cu m	yes																														
					P093	2 bed	4.26 cu m	4.32 cu m	yes																														
					P094	2 bed	5.02 cu m	4.32 cu m	yes																														
					P095	2 bed	5.02 cu m	4.32 cu m	yes																														
					P096	1 bed	6.44 cu m	4.32 cu m	yes																														



apartment storage layouts 5
proposed development

DA AMENDMENTS - 30.06.21

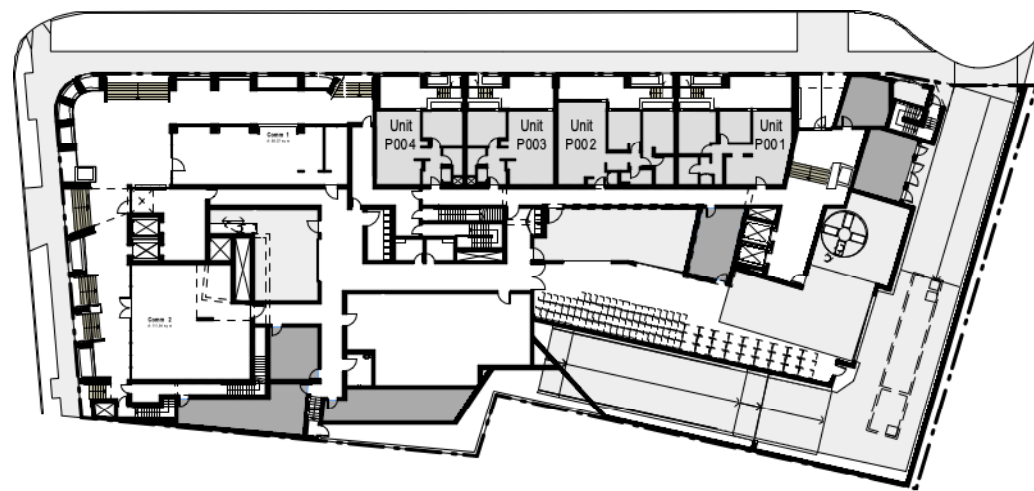
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

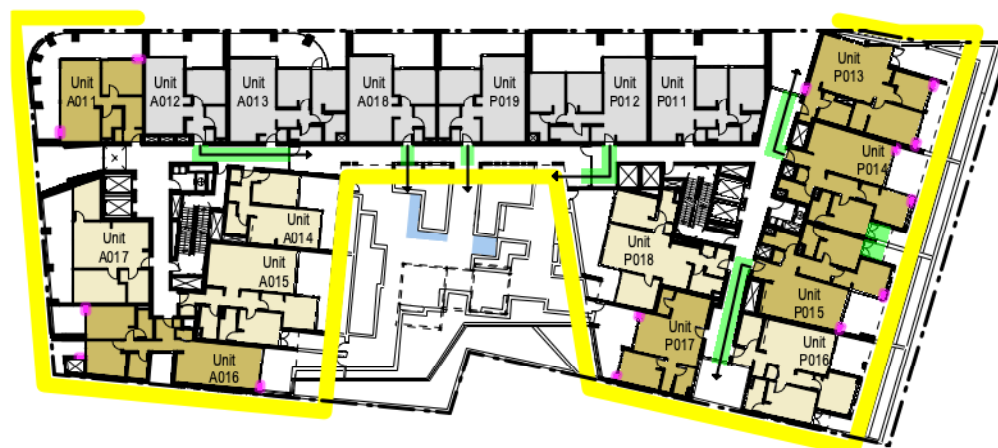


1361 – DA 66 G

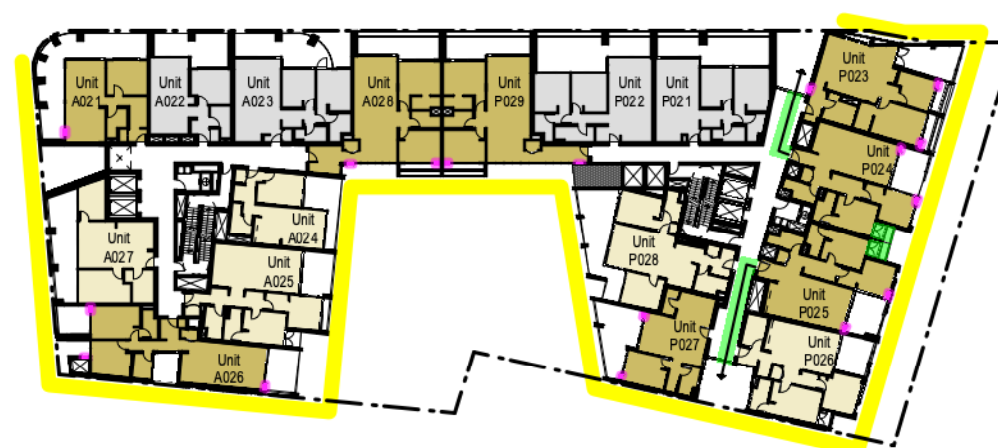
G 30/6/21 DA amendments



LEVEL 00



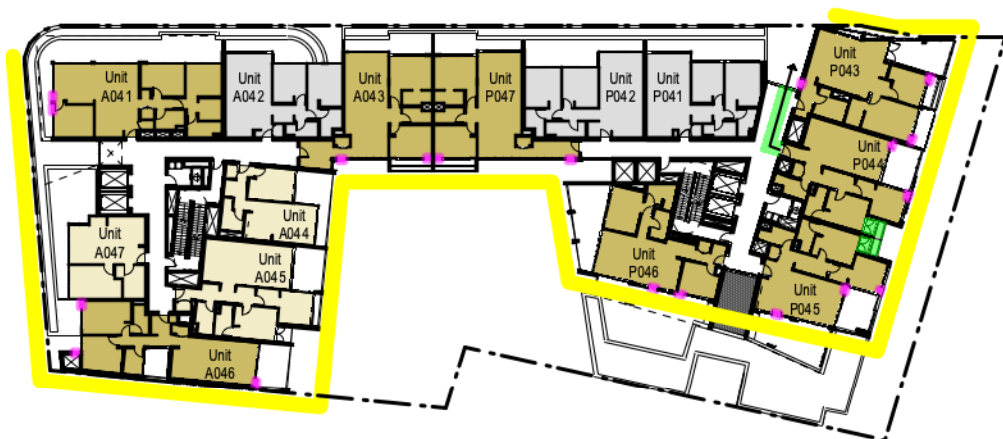
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



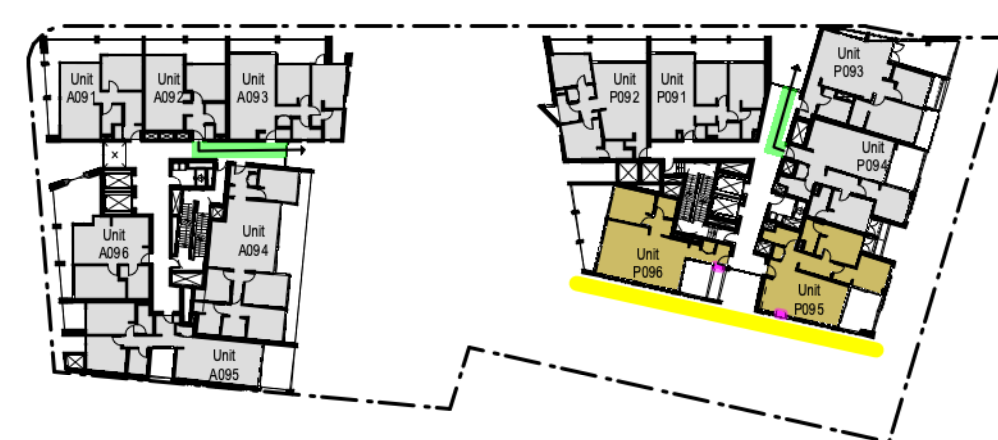
LEVEL 06



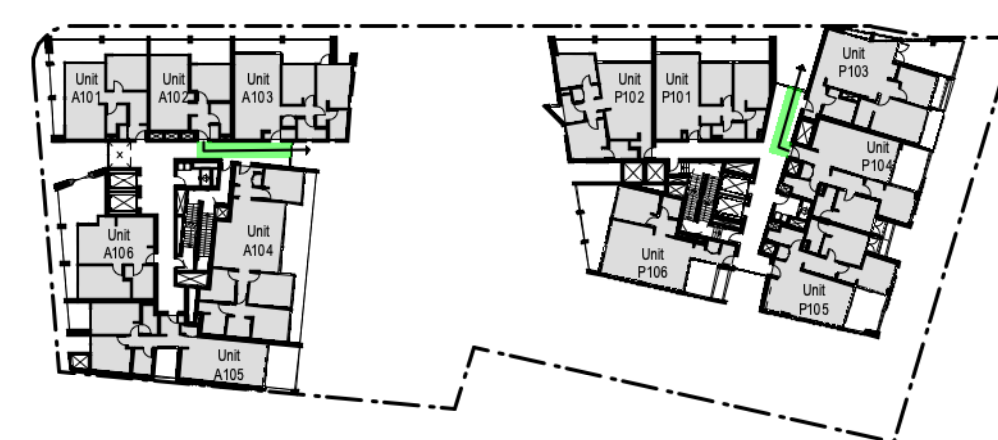
LEVEL 07



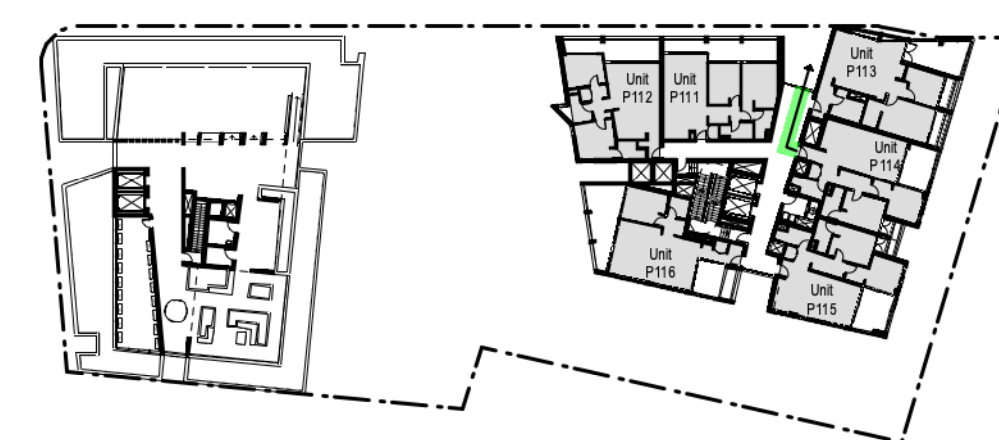
LEVEL 08



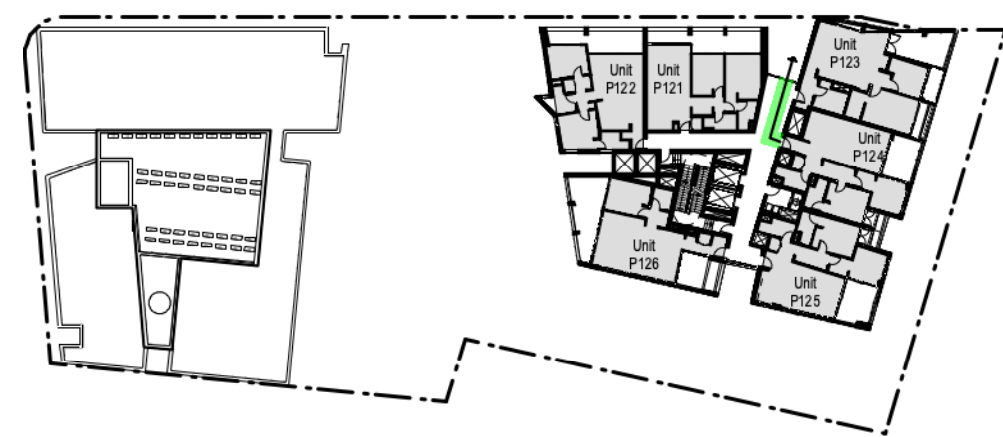
LEVEL 09



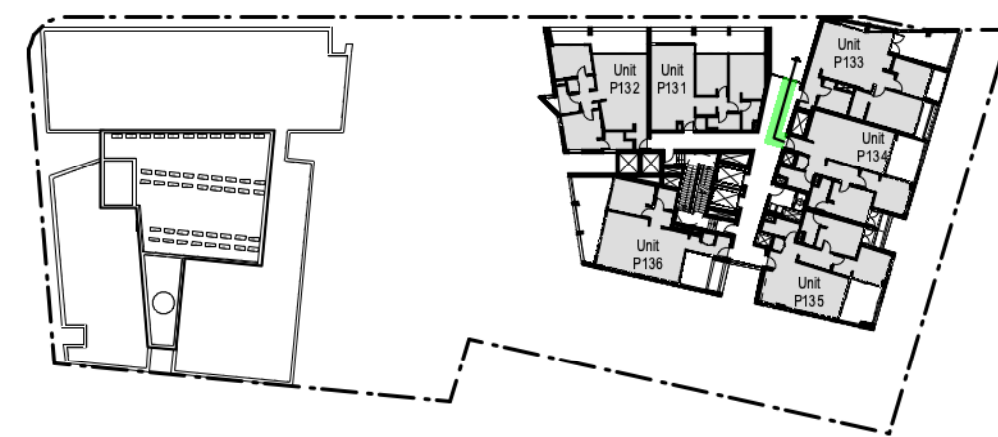
LEVEL 10



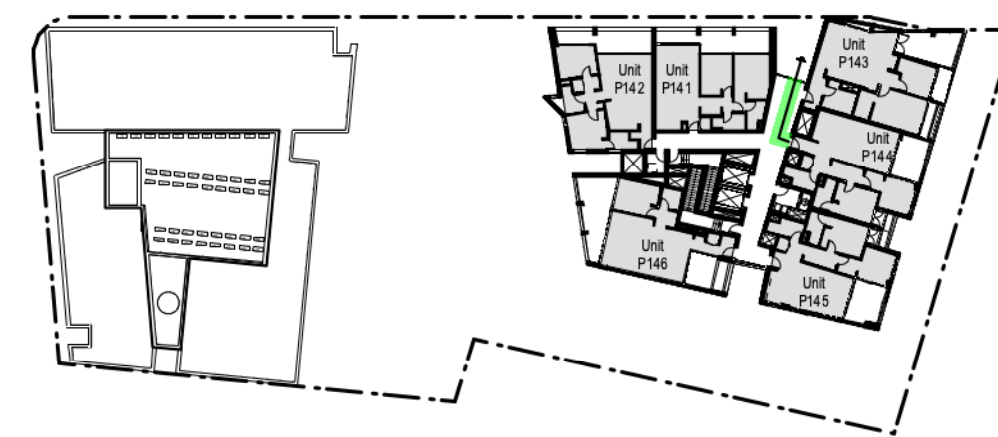
LEVEL 11



LEVEL 12



LEVEL 13



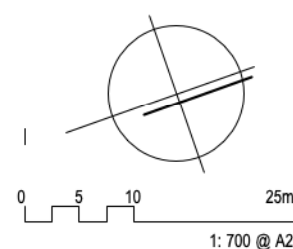
LEVEL 14

LEGEND

- NOISE AFFECT FRONTAGE*
- UNITS NOT CONSIDERED TO BE NOISE AFFECTED*
- NOISE AFFECTED UNITS WITH ACOUSTIC PLENUMS FOR CROSS VENT COMPLIANCE*
- NOISE AFFECTED UNITS WITH MECHANICAL VENTILATION (A/C) (NOT COUNTED FOR CROSS VENTILATION COMPLIANCE)*
- VERTICAL PLENUM - REFER TYPICAL DETAILS**
- HORIZONTAL PLENUM - REFER TYPICAL DETAILS**

NOTE:
* FOLLOWING ADVICE PROVIDED BY ACOUSTIC ENGINEERS (DURAL GROUP)
** FOLLOWING ADVICE PROVIDED BY WIND ENGINEERS (WINDTECH)

1361 - DA FRONT END .vwx



summary of ventilation of noise affected units
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

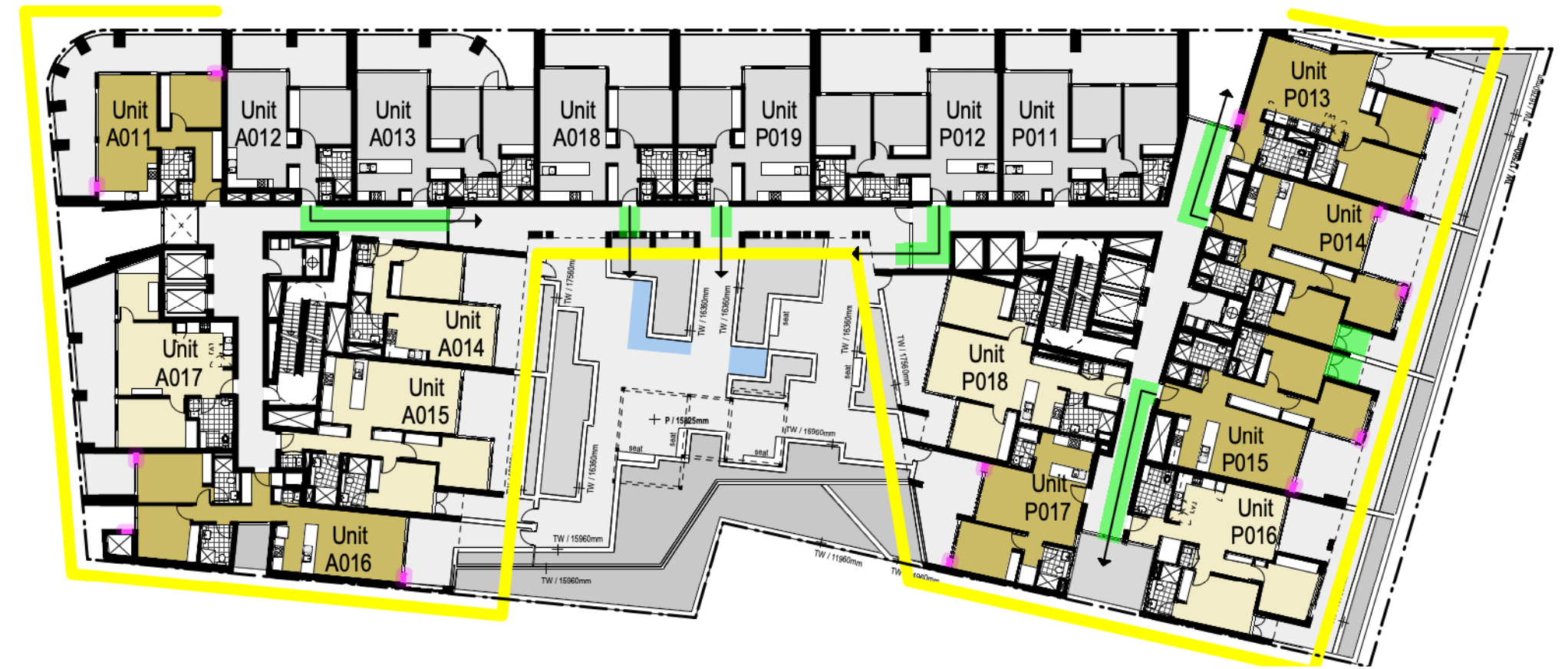


1361 - DA67 G

G 30/6/21 DA amendments



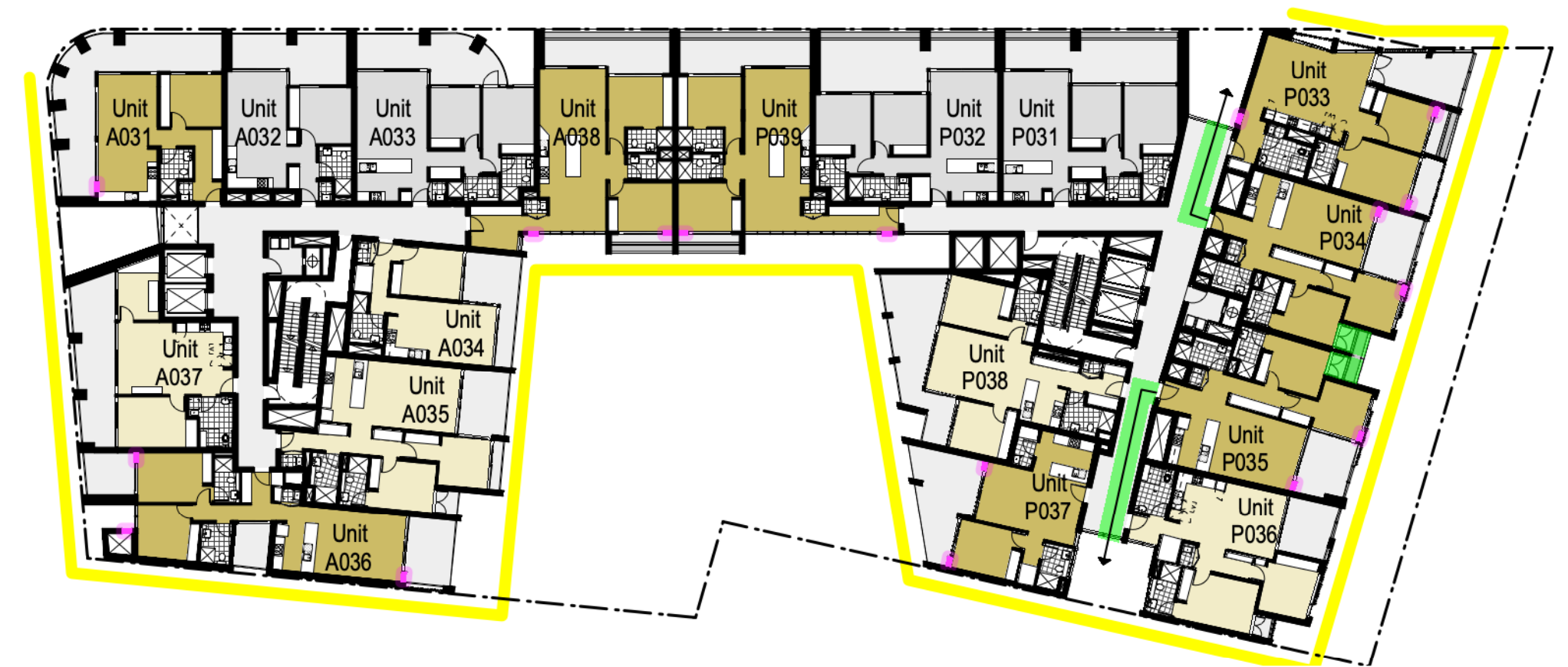
LEVEL 00



LEVEL 01



LEVEL 02

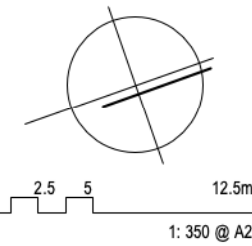


LEVEL 03

LEGEND

- NOISE AFFECT FRONTAGE*
- UNITS NOT CONSIDERED TO BE NOISE AFFECTED*
- NOISE AFFECTED UNITS WITH ACOUSTIC PLENUMS FOR CROSS VENT COMPLIANCE*
- NOISE AFFECTED UNITS WITH MECHANICAL VENTILATION (A/C) (NOT COUNTED FOR CROSS VENTILATION COMPLIANCE)*
- VERTICAL PLENUM - REFER TYPICAL DETAILS**
- HORIZONTAL PLENUM - REFER TYPICAL DETAILS**

NOTE:
 * FOLLOWING ADVICE PROVIDED BY ACOUSTIC ENGINEERS (DURAL GROUP)
 ** FOLLOWING ADVICE PROVIDED BY WIND ENGINEERS (WINDTECH)



summary of natural ventilation 1
 proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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G 30/6/21 DA amendments



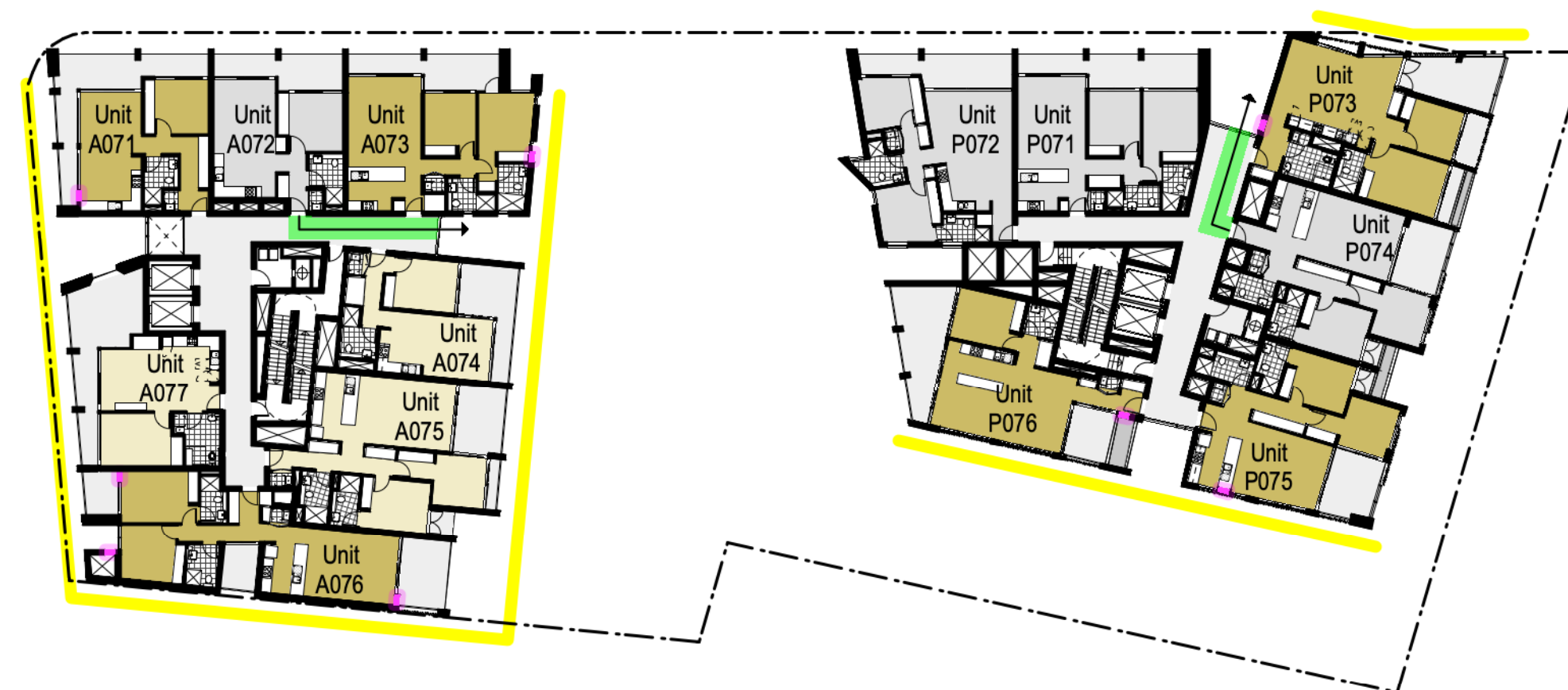
LEVEL 04



LEVEL 05



LEVEL 06



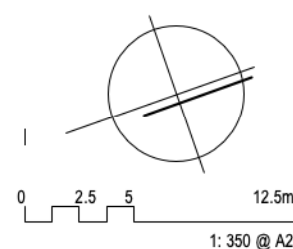
LEVEL 07

LEGEND

- NOISE AFFECT FRONTAGE*
- UNITS NOT CONSIDERED TO BE NOISE AFFECTED*
- NOISE AFFECTED UNITS WITH ACOUSTIC PLENUMS FOR CROSS VENT COMPLIANCE*
- NOISE AFFECTED UNITS WITH MECHANICAL VENTILATION (A/C) (NOT COUNTED FOR CROSS VENTILATION COMPLIANCE)*
- VERTICAL PLENUM - REFER TYPICAL DETAILS**
- HORIZONTAL PLENUM - REFER TYPICAL DETAILS**

NOTE:
* FOLLOWING ADVICE PROVIDED BY ACOUSTIC ENGINEERS (DURAL GROUP)
** FOLLOWING ADVICE PROVIDED BY WIND ENGINEERS (WINDTECH)

1361 - DA FRONT END .vwx



summary of natural ventilation 2
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

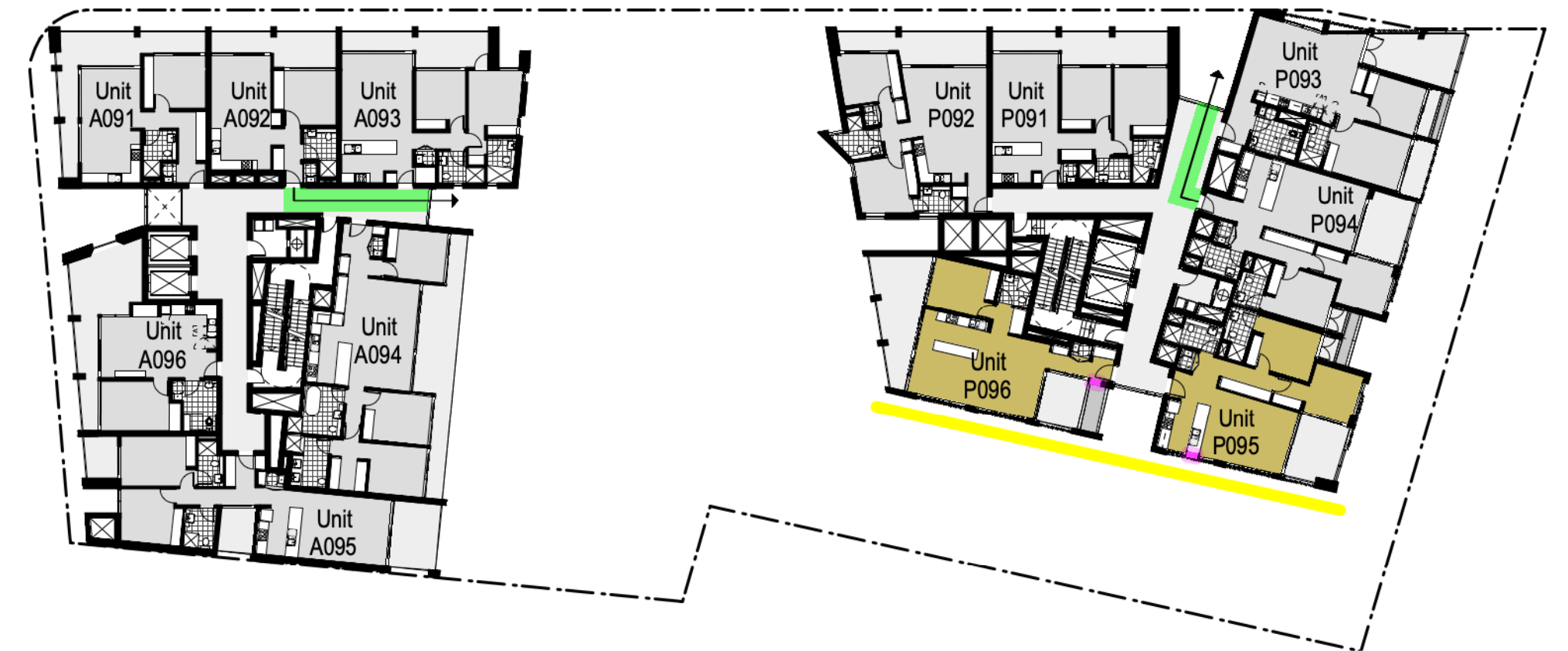


1361 - DA 69 G

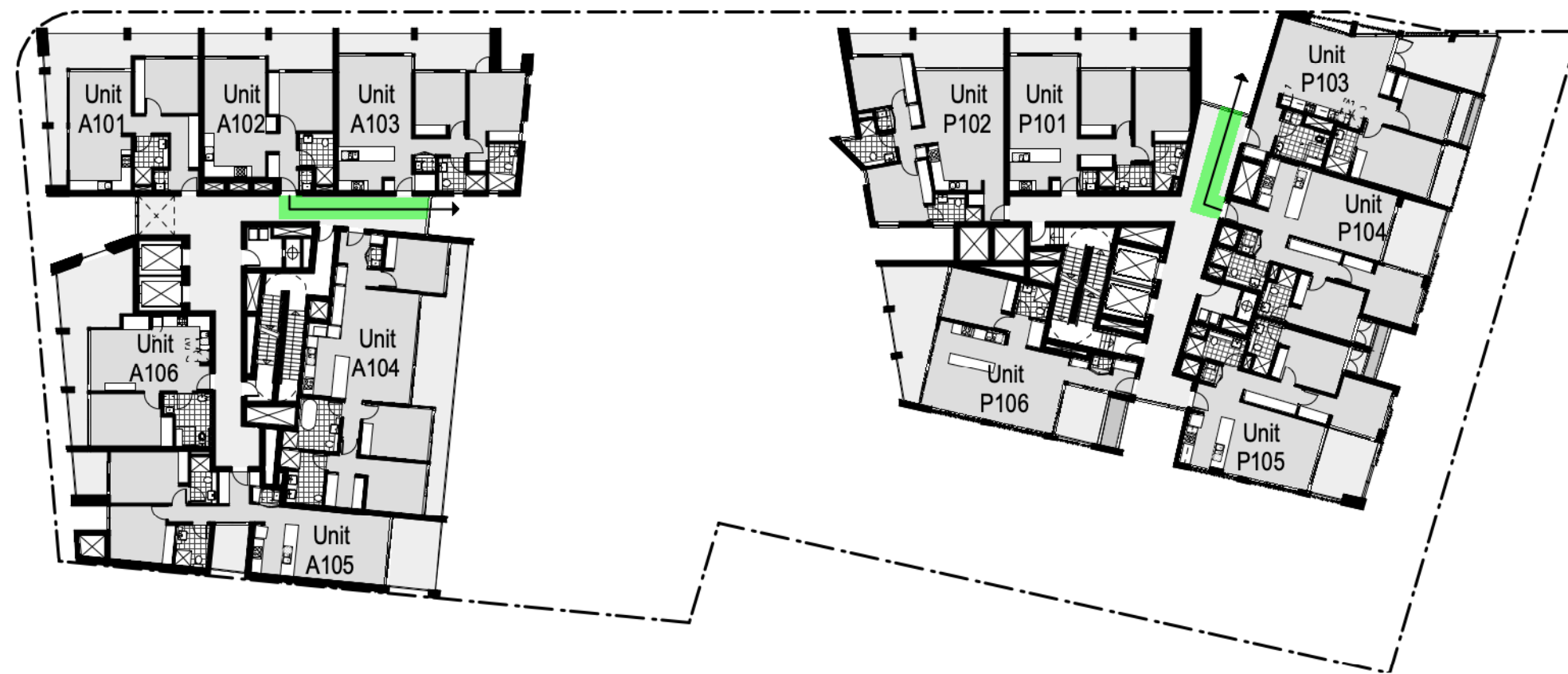
G 30/6/21 DA amendments



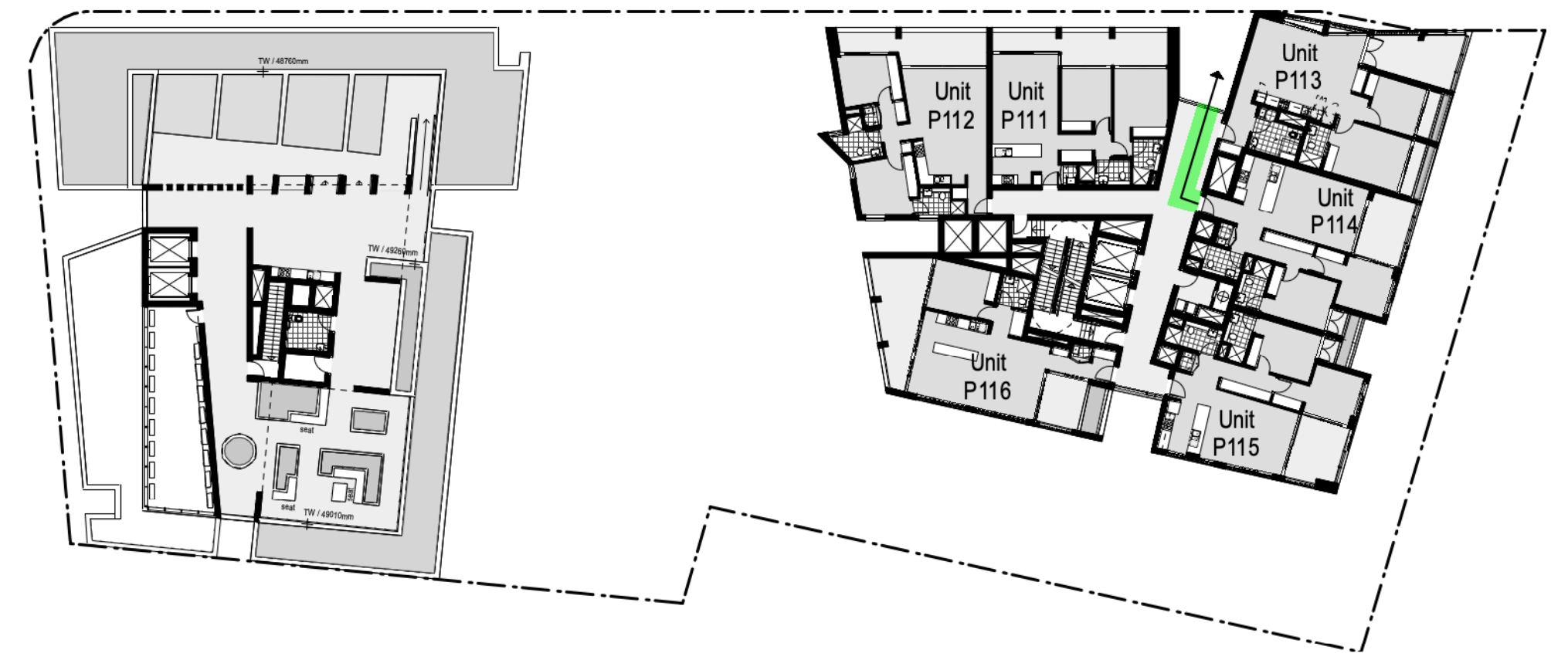
LEVEL 08



LEVEL 09



LEVEL 10



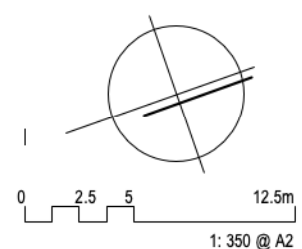
LEVEL 11

LEGEND

- NOISE AFFECT FRONTAGE*
- UNITS NOT CONSIDERED TO BE NOISE AFFECTED*
- NOISE AFFECTED UNITS WITH ACOUSTIC PLENUMS FOR CROSS VENT COMPLIANCE*
- NOISE AFFECTED UNITS WITH MECHANICAL VENTILATION (A/C) (NOT COUNTED FOR CROSS VENTILATION COMPLIANCE)*
- VERTICAL PLENUM - REFER TYPICAL DETAILS**
- HORIZONTAL PLENUM - REFER TYPICAL DETAILS**

NOTE:
 * FOLLOWING ADVICE PROVIDED BY ACOUSTIC ENGINEERS (DURAL GROUP)
 ** FOLLOWING ADVICE PROVIDED BY WIND ENGINEERS (WINDTECH)

1361 - DA FRONT END .vwx



summary of natural ventilation 3
 proposed development

DA AMENDMENTS - 30.06.21

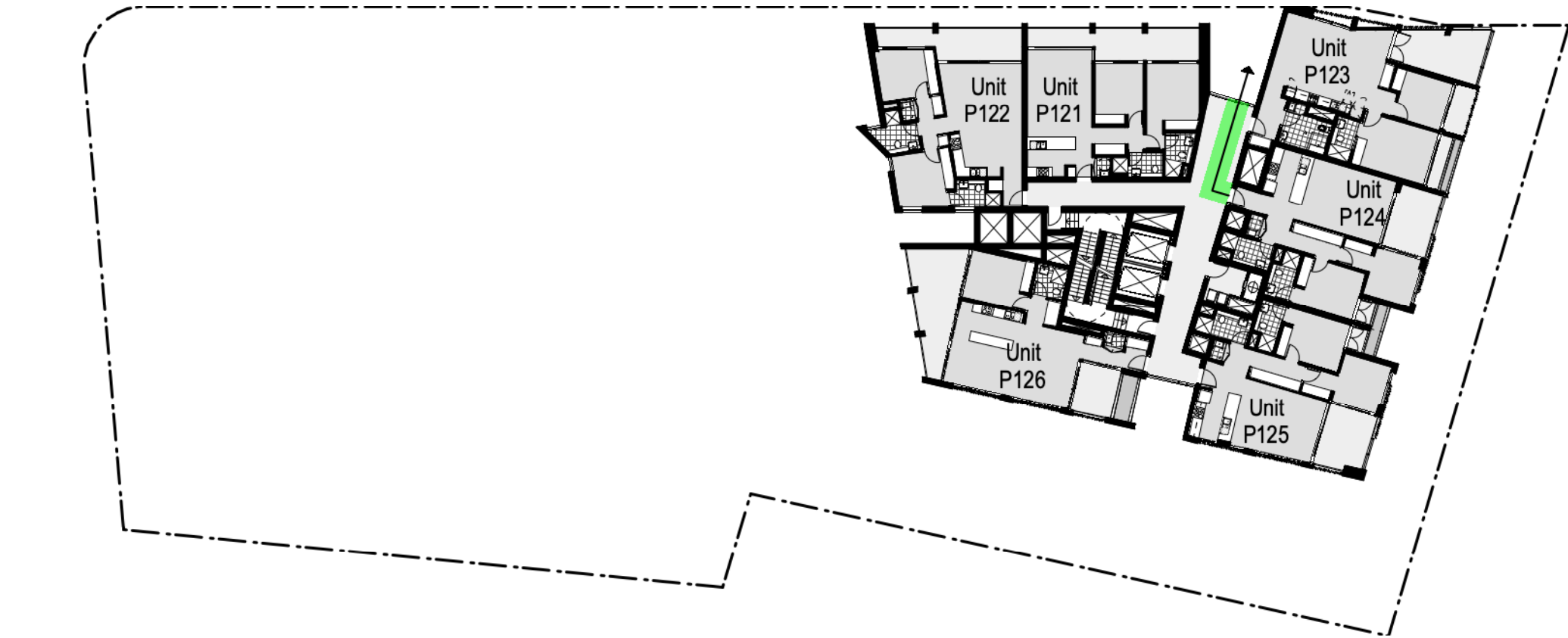
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

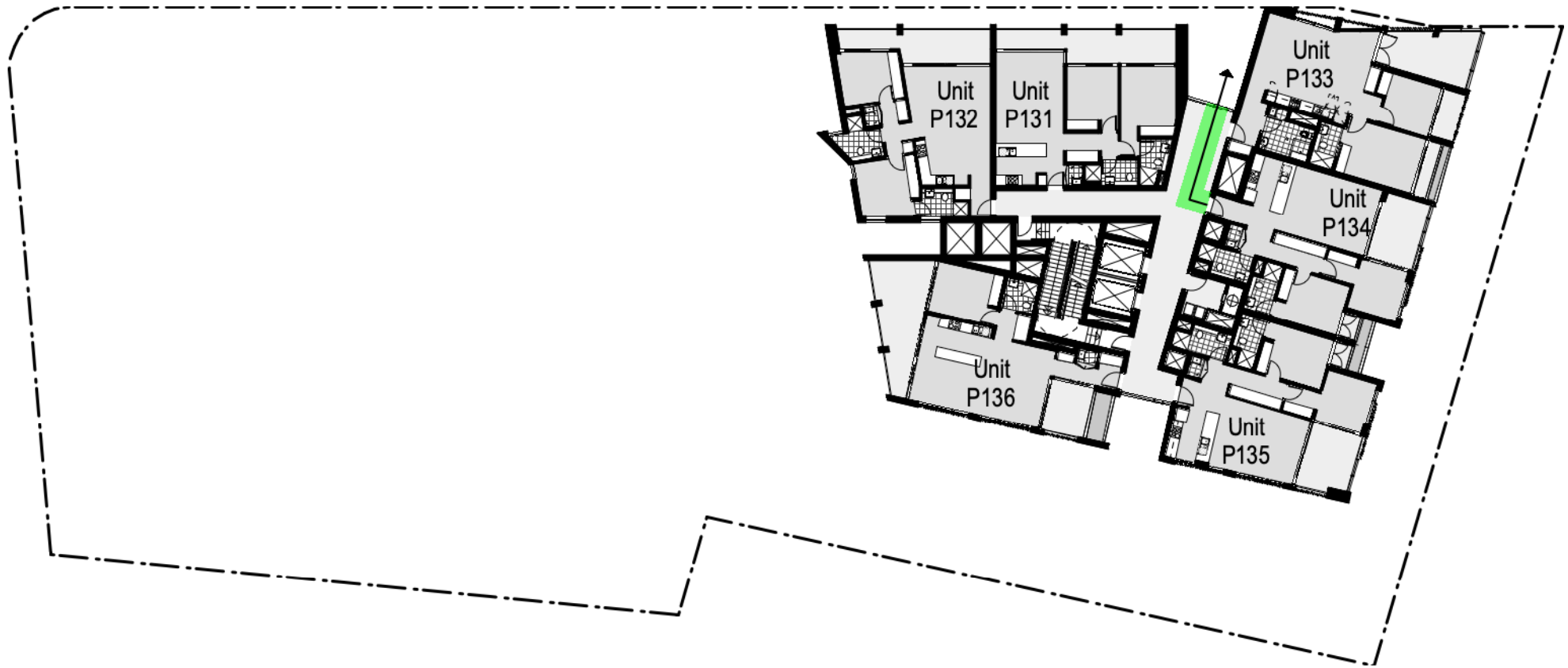


1361 - DA 70 G

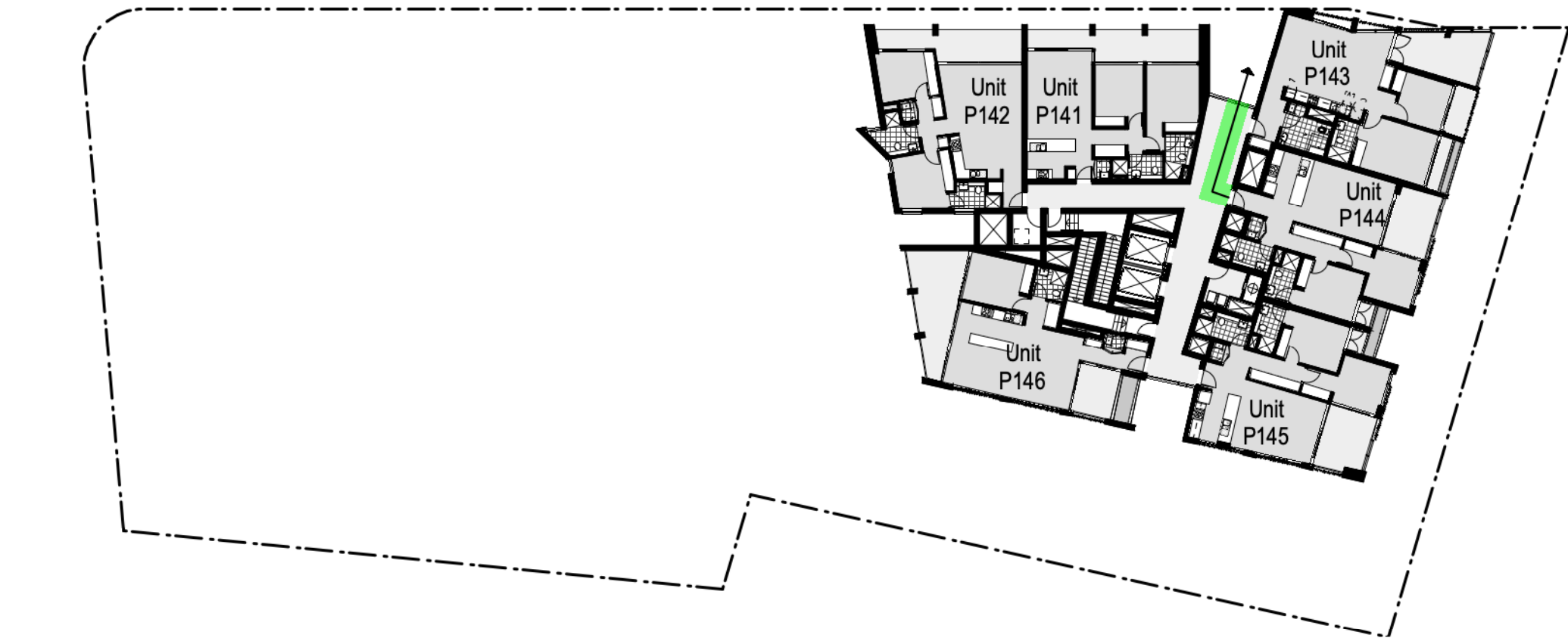
G 30/6/21 DA amendments



LEVEL 12

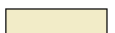


LEVEL 13

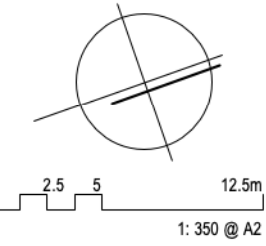


LEVEL 14

LEGEND

-  NOISE AFFECT FRONTAGE*
-  UNITS NOT CONSIDERED TO BE NOISE AFFECTED*
-  NOISE AFFECTED UNITS WITH ACOUSTIC PLENUMS FOR CROSS VENT COMPLIANCE*
-  NOISE AFFECTED UNITS WITH MECHANICAL VENTILATION (A/C) (NOT COUNTED FOR CROSS VENTILATION COMPLIANCE) *
-  VERTICAL PLENUM - REFER TYPICAL DETAILS**
-  HORIZONTAL PLENUM - REFER TYPICAL DETAILS**

NOTE:
 * FOLLOWING ADVICE PROVIDED BY ACOUSTIC ENGINEERS (DURAL GROUP)
 ** FOLLOWING ADVICE PROVIDED BY WIND ENGINEERS (WINDTECH)



summary of natural ventilation 4

proposed development

DA AMENDMENTS - 30.06.21

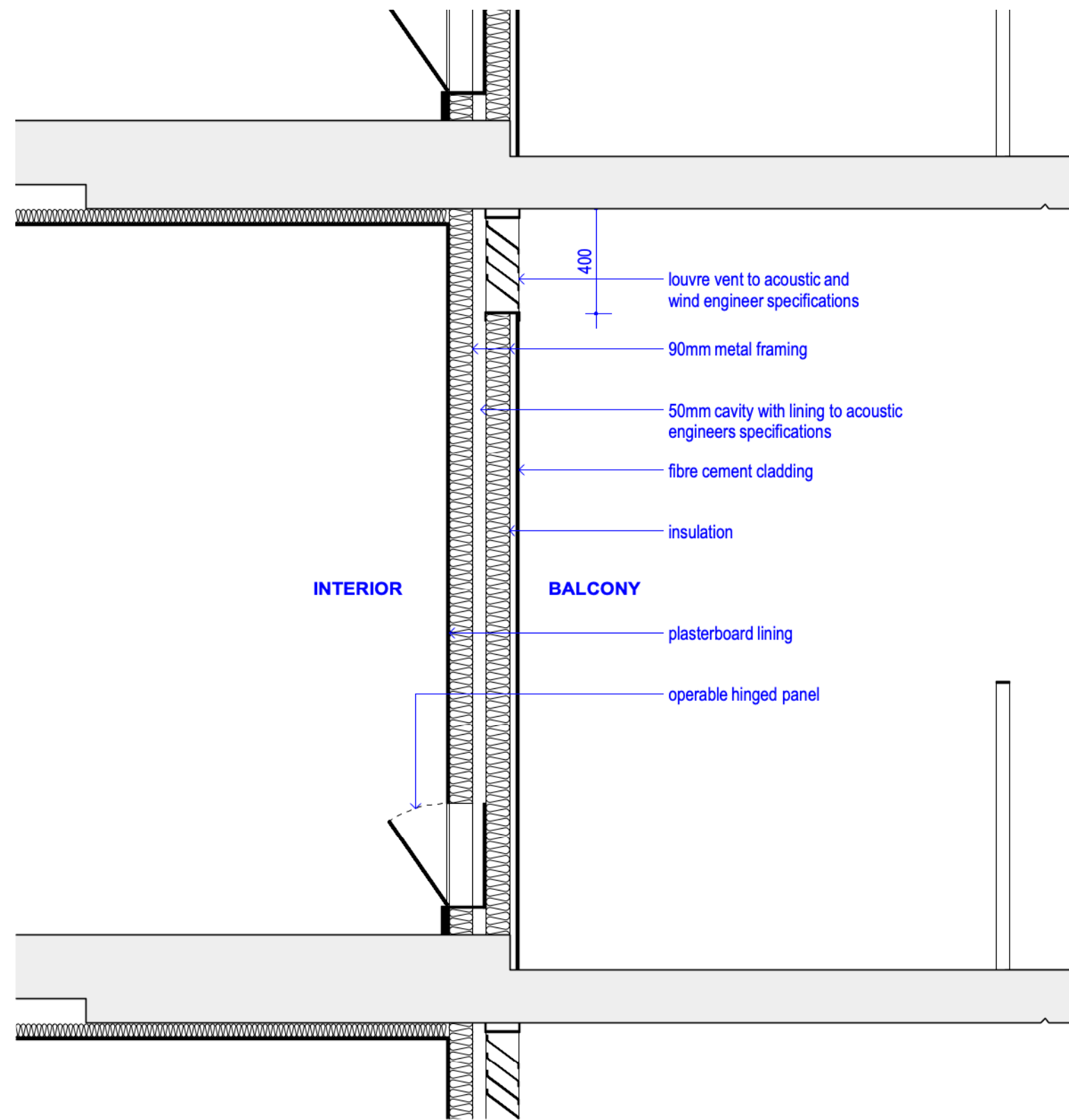
11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

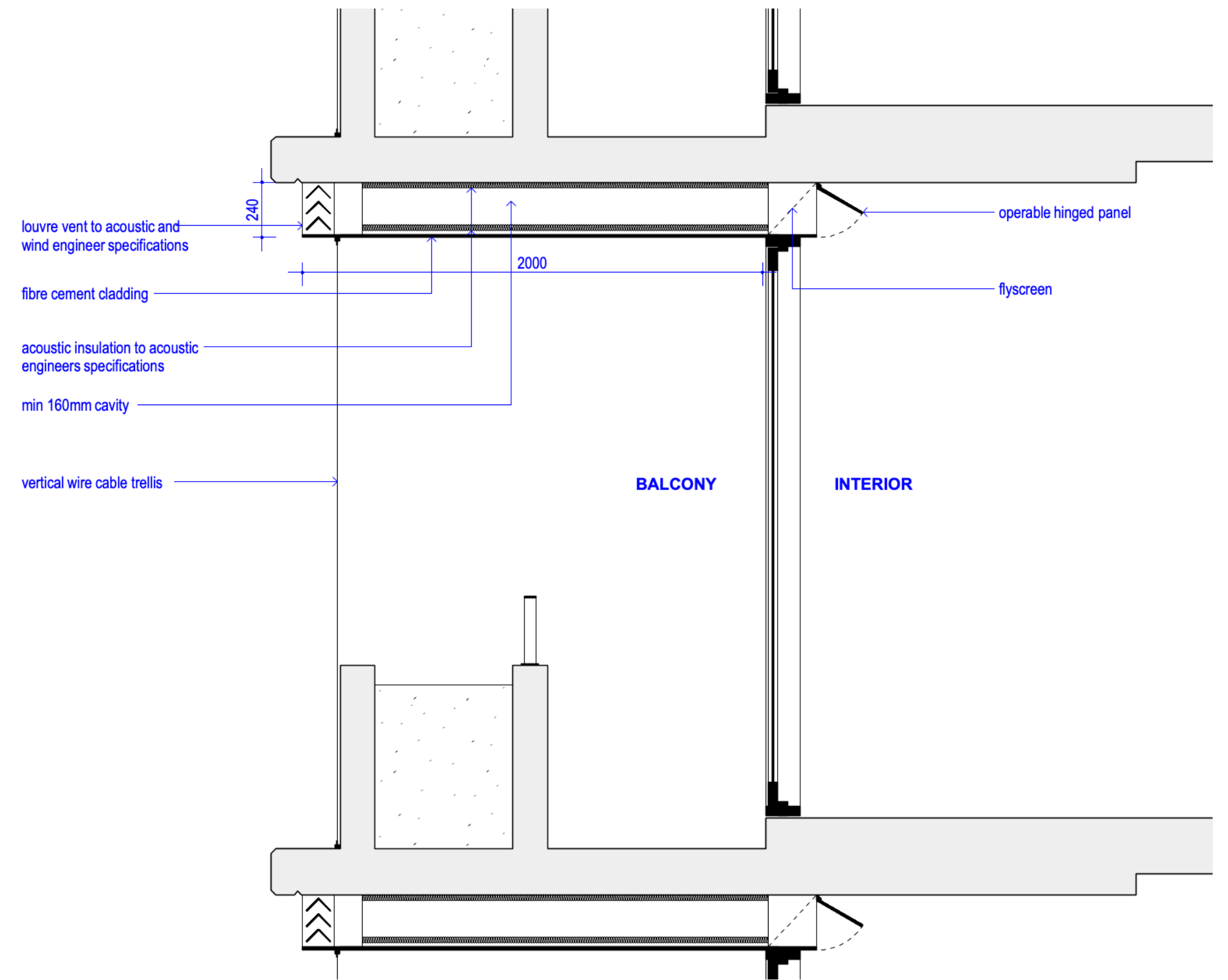


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G 30/6/21 DA amendments



TYPICAL DETAIL - VERTICAL PLENUM



TYPICAL DETAIL - HORIZONTAL PLENUM

0 0.2 0.4 1m
1: 20 @ A2

natural ventilation - typical details
proposed development

DA AMENDMENTS - 30.06.21

11-13 Albert Road, STRATHFIELD

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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G 30/6/21 DA amendments

1361 - DA FRONT END .vwx