

CARMELA & VITO APARTMENTS

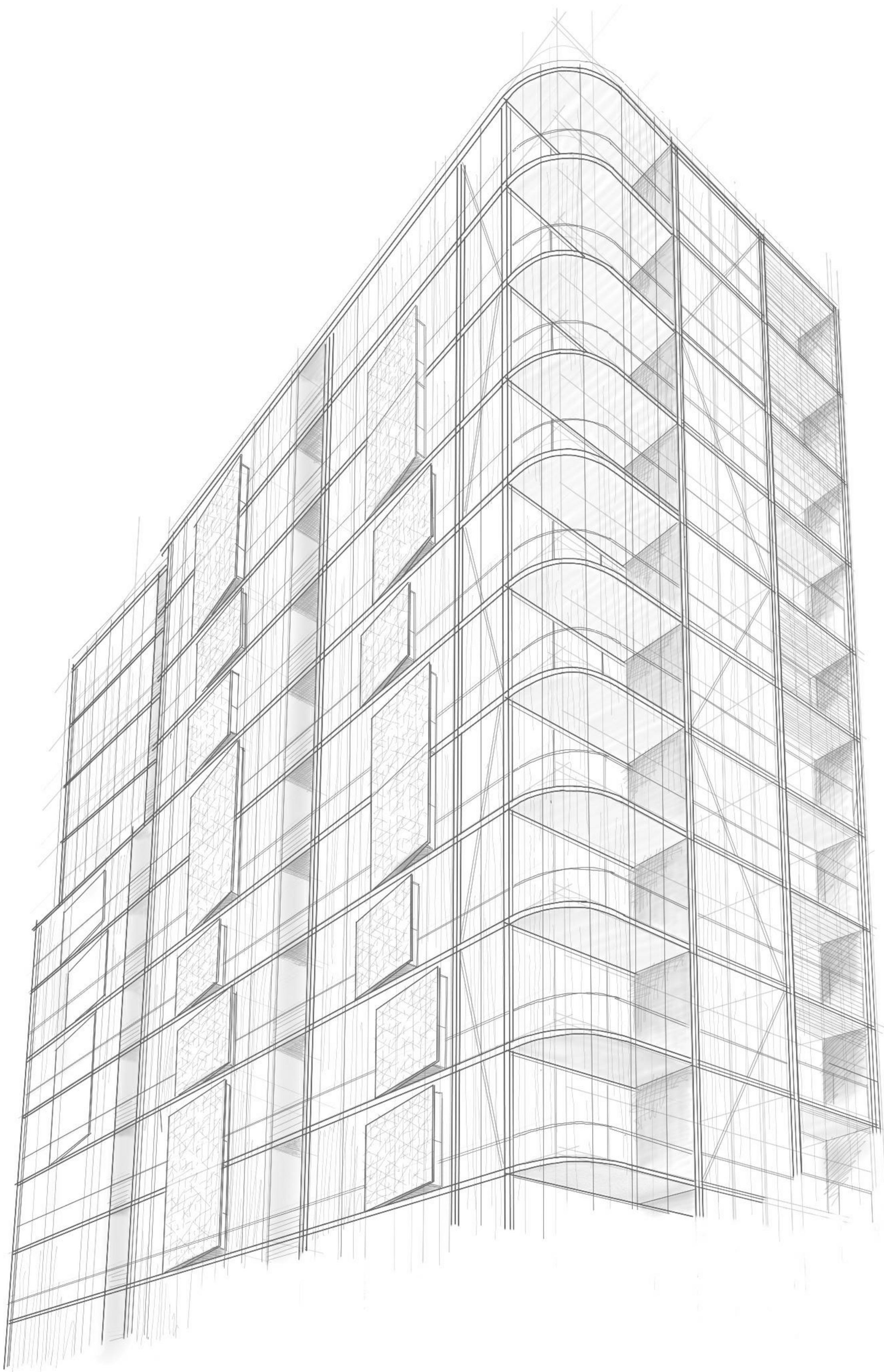
23-25 CHURCH AVE & 16-18 JOHN ST, MASCOT, 2020

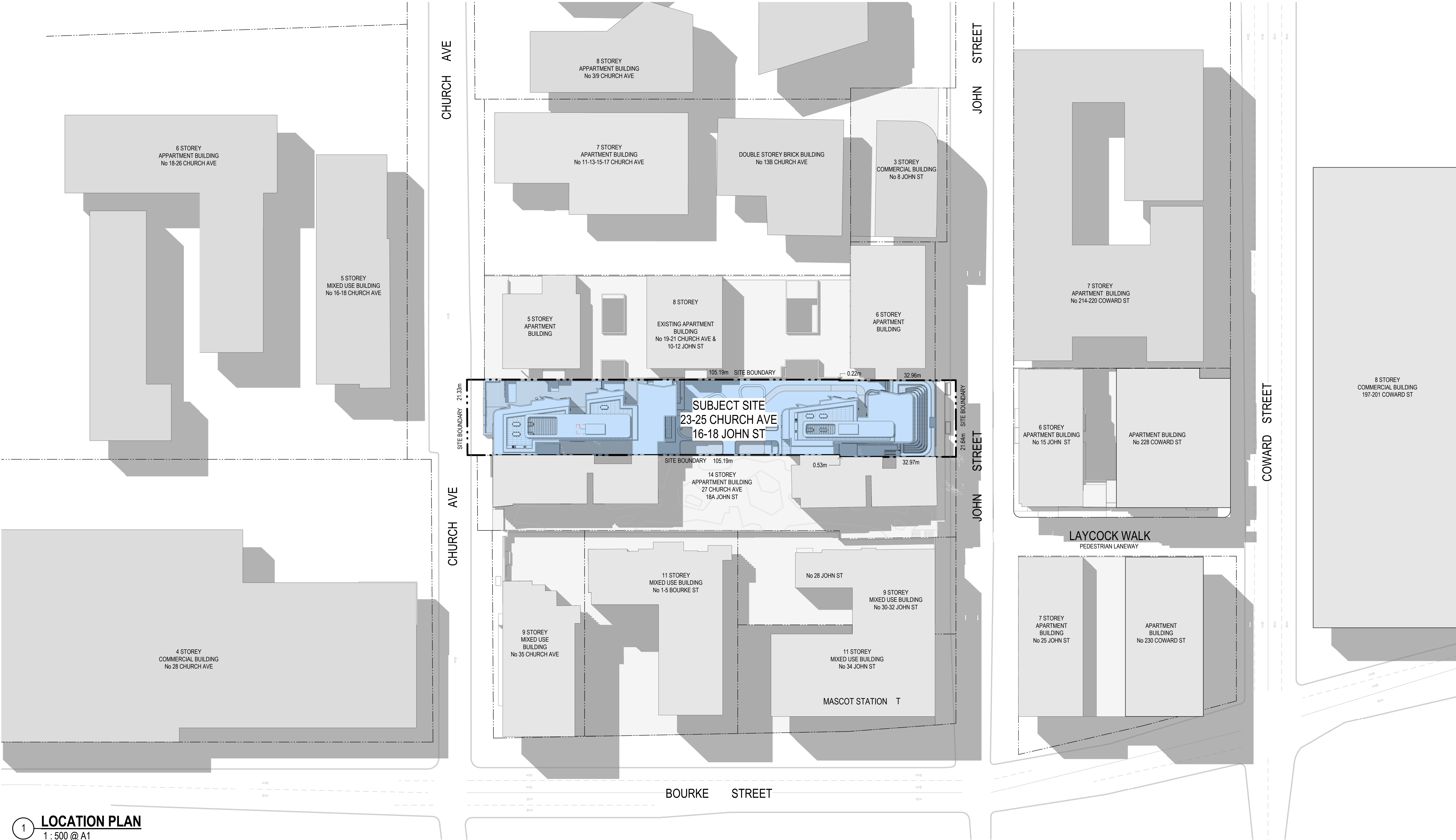
DEVELOPMENT APPLICATION

DA DRAWING LIST		DA DRAWING LIST	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
DA-001	COVER SHEET	DA-401	SHADOW STUDY PLAN WINTER SOLSTICE 1
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DA-012	SITE ANALYSIS PLAN	DA-404	SHADOW STUDY PLAN EQUINOX MARCH 2
DA-020	DEMOLITION PLAN	DA-431	SUN'S EYE VIEW 1
DA-098	FLOOR PLAN BASEMENT LEVEL 3 & 4	DA-432	SUN'S EYE VIEW 2
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DA-110	FLOOR PLAN LEVEL 10	DA-457	NEIGHBOUR 3D SHADOW STUDY - 2PM
DA-111	FLOOR PLAN LEVEL 11	DA-458	NEIGHBOUR 3D SHADOW STUDY - 3PM
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DA-113	FLOOR PLAN LEVEL 13	DA-502	SEPP 65 - SOLAR ACCESS PLANS
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DA-201	NORTH & SOUTH ELEVATIONS - BLD A	DA-504	SEPP 65 - CROSS VENTILATION PLANS
DA-202	NORTH & SOUTH ELEVATIONS - BLD B	DA-505	SEPP65 - STORAGE, PRIVATE & COMMUNAL OPEN SPACE
DA-203	EAST ELEVATION	DA-506	SEPP65 - STORAGE, PRIVATE & COMMUNAL OPEN SPACE
DA-204	WEST ELEVATION	DA-507	SEPP65 - STORAGE, PRIVATE & COMMUNAL OPEN SPACE
DA-251	STREETSCAPE	DA-510	LANDSCAPE AREA
DA-301	SECTION 1	DA-550	GFA CALCULATIONS
DA-302	SECTION 2	DA-700	PHOTOMONTAGE - NOT PART OF THIS SET



SUBJECT SITE





1 **LOCATION PLAN**
1 : 500 @ A1

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D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS	DATE	PURPOSE OF ISSUE
-----	------	------------------

NOTES
1:1000 @ A3
1:500 @ A1

POINTS 2.A, 5.A & 14.A
LOCATION PLAN REVISED

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

CLIENT
DA VITO FERRO APARTMENTS
PTY LTD

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INTERIOR DESIGNERS
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ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-011

DRAWN BY
FO

DRAWING TITLE
LOCATION PLAN

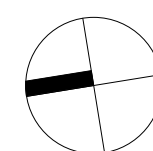
ISSUE
D

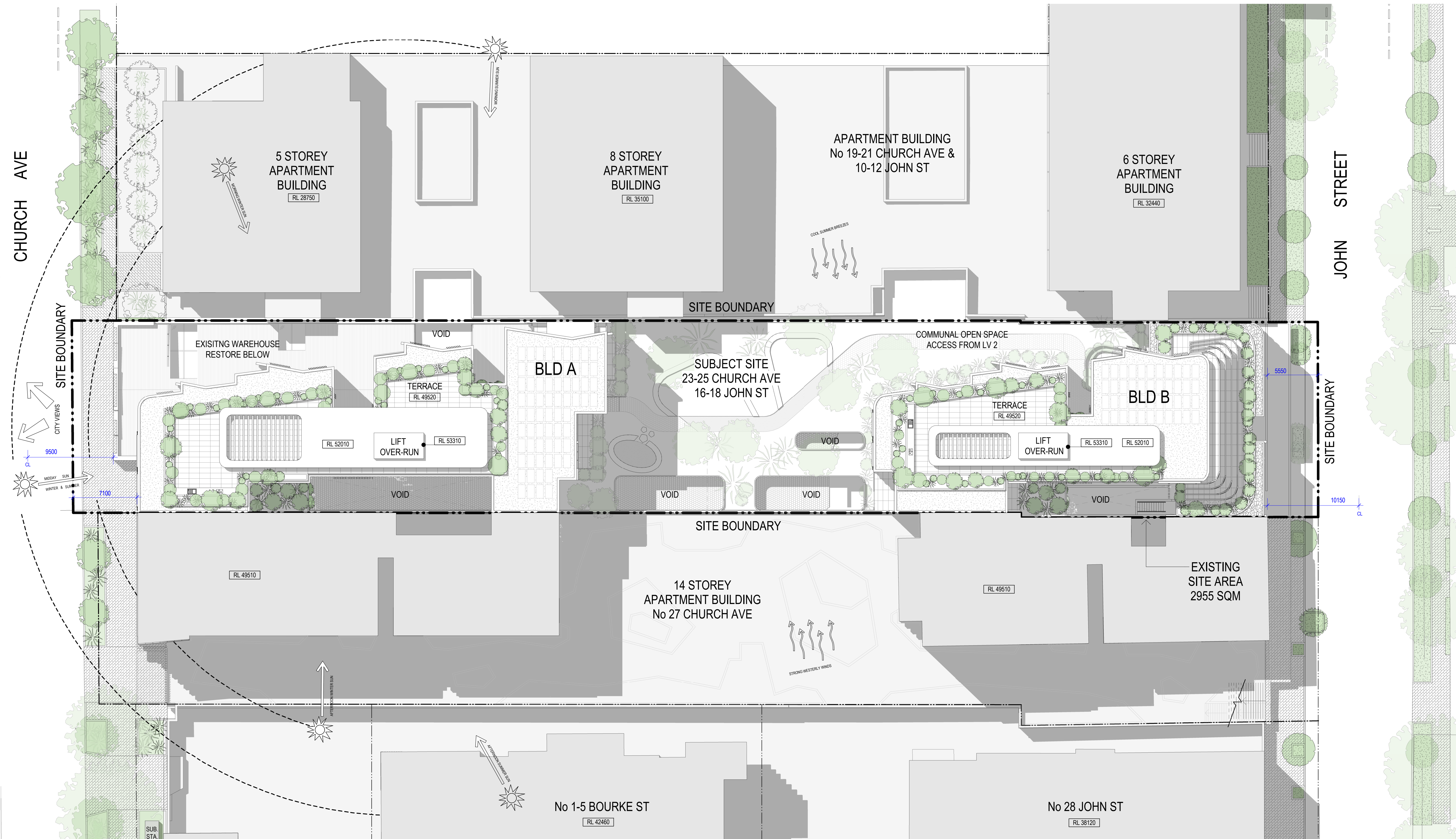
CHECKED BY
SC

SCALE
1 : 500@ A1

JOB NO.
PIZ1807

DATE
23.03.20





1 SITE ANALYSIS PLAN
1 : 200 @ A1

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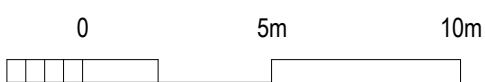
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1:400 @ A3
1:200 @ A1



POINTS 2.A, 5.A & 14.A
SITE PLAN REVISED

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DA-012

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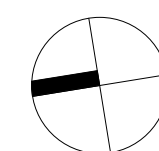
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SITE ANALYSIS PLAN

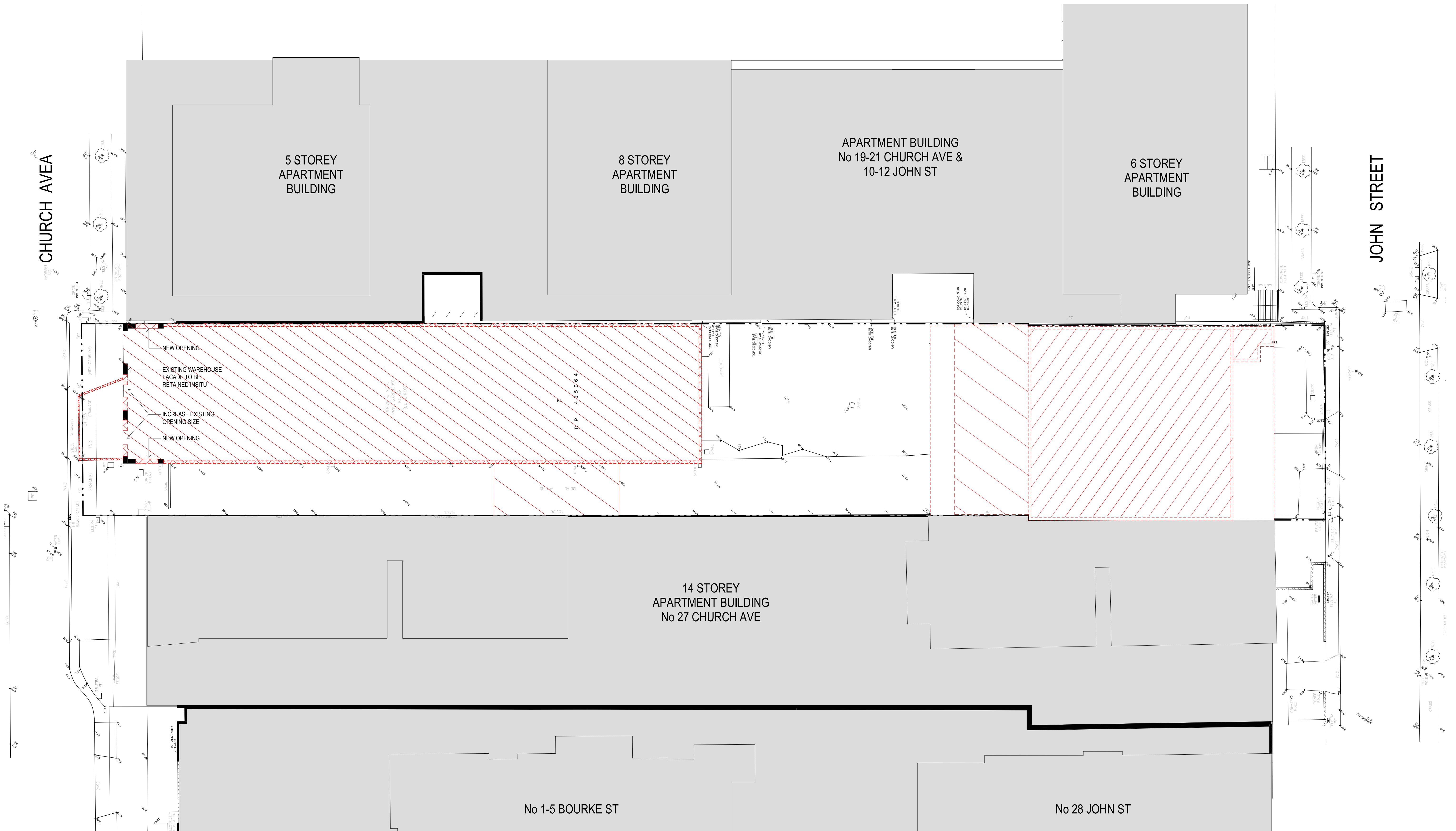
ISSUE
D

SCALE
1 : 200@ A1

JOB NO.
PIZ1807

DATE
23.03.20





1 **GROUND LEVEL EXISTING PLAN / DEMOLITION PLAN**
1 : 200 @ A1

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NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

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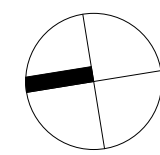
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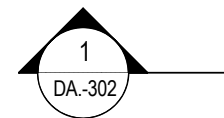
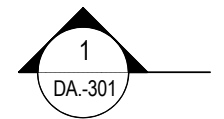
NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-020** ISSUE **D** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200@ A1** DATE **23.03.20**

DRAWING TITLE **DEMOLITION PLAN**





EXISTING BOUNDARY

POINT 10.D
ALL TURNING BAYS IN
RESIDENTIAL BASEMENT
LEVELS HAVE BEEN REMOVED

POINT 10.J
ALL AISLE WIDTHS ARE
5.8m MIN

POINT 10.I
CIRCULATION HAS BEEN
IMPROVED WITH
INCREASED WIDTHS

POINT 10.D
ALL TURNING BAYS IN
RESIDENTIAL BASEMENT
LEVELS HAVE BEEN REMOVED

POINT 10.B
BASEMENT
STRUCTURE HAS
BEEN SETBACK TO
BE OUTSIDE OF LAND
DEDICATION

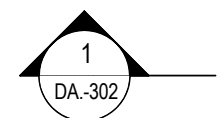
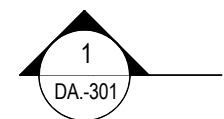
POINT 10.B
PREVIOUS
PROPOSAL

27 CHURCH AVE & 18A JOHN ST
BASEMENT 3 LINE

1

BASEMENT 4

1 : 200 @ A1



EXISTING BOUNDARY

27 CHURCH AVE & 18A JOHN ST
BASEMENT 3 LINE

POINT 10.D
ALL TURNING BAYS IN
RESIDENTIAL BASEMENT
LEVELS HAVE BEEN REMOVED

POINT 10.J
ALL AISLE WIDTHS ARE
5.8m MIN

POINT 10.I
CIRCULATION HAS BEEN
IMPROVED WITH
INCREASED WIDTHS

POINT 10.I
CIRCULATION HAS BEEN
IMPROVED WITH
INCREASED WIDTHS

POINT 10.D
ALL TURNING BAYS IN
RESIDENTIAL BASEMENT
LEVELS HAVE BEEN
REMOVED

POINT 10.B
BASEMENT
STRUCTURE HAS
BEEN SETBACK TO
BE OUTSIDE OF LAND
DEDICATION

POINT 10.B
PREVIOUS
PROPOSAL

27 CHURCH AVE & 18A JOHN ST
BASEMENT 3 LINE

2

BASEMENT 3

1 : 200 @ A1

PARKING SPACES CALCULATION

BASEMENT 4 RESIDENTIAL CAR SPACE = 17 SPACES (INCLUDING 3 ADAPTABLE SPACES)

BASEMENT 3 RESIDENTIAL CAR SPACE = 59 SPACES (INCLUDING 4 ADAPTABLE SPACES)
MOTORBIKES = 3 SPACES

CAR PARKING LEGEND

- RETAIL CAR PARKING SPACES
- VISITOR CAR PARKING SPACES
- RESIDENTIAL CAR PARKING SPACES

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B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P6	27.09.19	ISSUE TO TRAFFIC
P5	23.09.19	ISSUE FOR CONSULTANT COORDINATION
P4	19.09.19	ISSUE FOR CONSULTANT COORDINATION
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

ISS	DATE	PURPOSE OF ISSUE
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NOTES

1:400 @ A3 0 5m 10m
1:200 @ A1

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

CLIENT
DA VITO FERRO APARTMENTS
PTY LTD

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-098 D

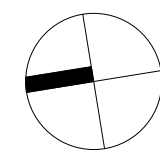
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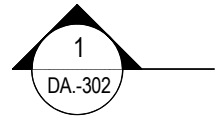
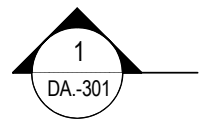
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SC

SCALE
1 : 200 @ A1

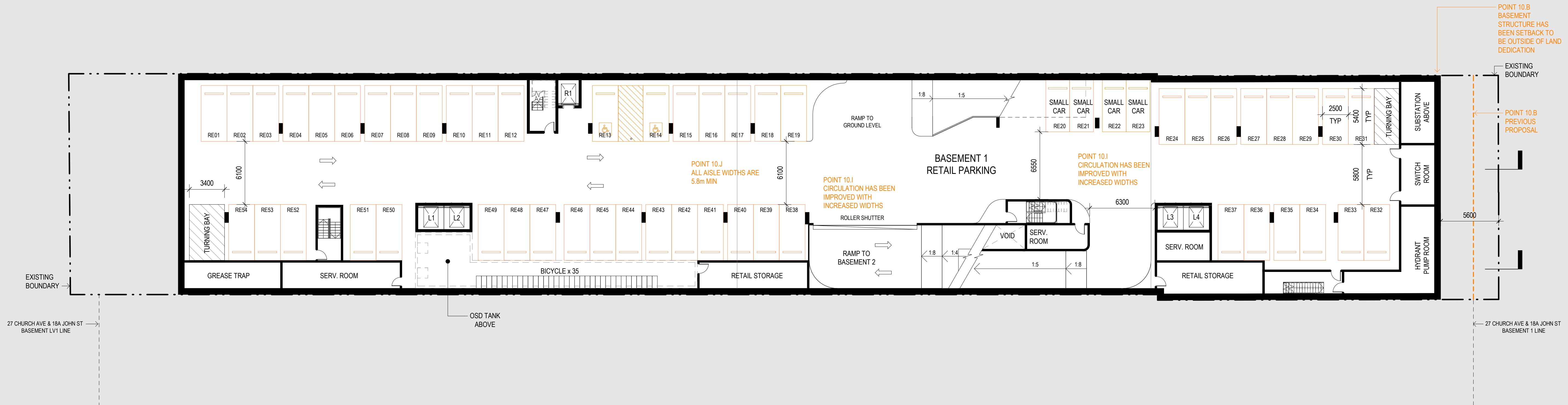
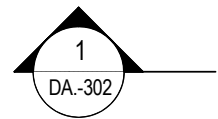
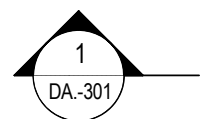
DATE
23.03.20

DRAWING TITLE
FLOOR PLAN BASEMENT LEVEL 3 &
4





2 **BASEMENT 2**
1 : 200 @ A1



1 **BASEMENT 1**
1 : 200 @ A1

PARKING SPACES CALCULATION

BASEMENT 2	VISITOR CAR SPACE = 26 SPACES (INCLUDING 2 ACCESSIBLE SPACES) RESIDENTIAL CAR SPACE = 33 SPACES (INCLUDING 4 ADAPTABLE SPACES) MOTORBIKES = 3 SPACES
BASEMENT 1	RETAIL CAR SPACE = 54 (INCLUDING 2 ACCESSIBLE SPACES) BICYCLE SPACE = 35

CAR PARKING LEGEND

- RETAIL CAR PARKING SPACES
- VISITOR CAR PARKING SPACES
- RESIDENTIAL CAR PARKING SPACES

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P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

ISS	DATE	PURPOSE OF ISSUE
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NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

CLIENT
DA VITO FERRO APARTMENTS PTY LTD

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-099 D

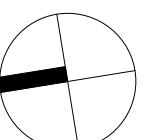
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SCALE
1 : 200 @ A1

DATE
23.03.20

DRAWING TITLE
FLOOR PLAN BASEMENT LEVEL 1 & 2







1 LEVEL 2 FLOOR PLAN
1 : 200 @ A1

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P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

NOTES

1:400 @ A3
1:200 @ A1
0 5m 10m

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Vince Squillace Reg No. 6468 (NSW),
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DRAWING NO.
DA-102

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FO

DRAWING TITLE
FLOOR PLAN LEVEL 2

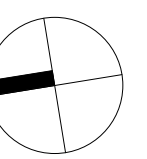
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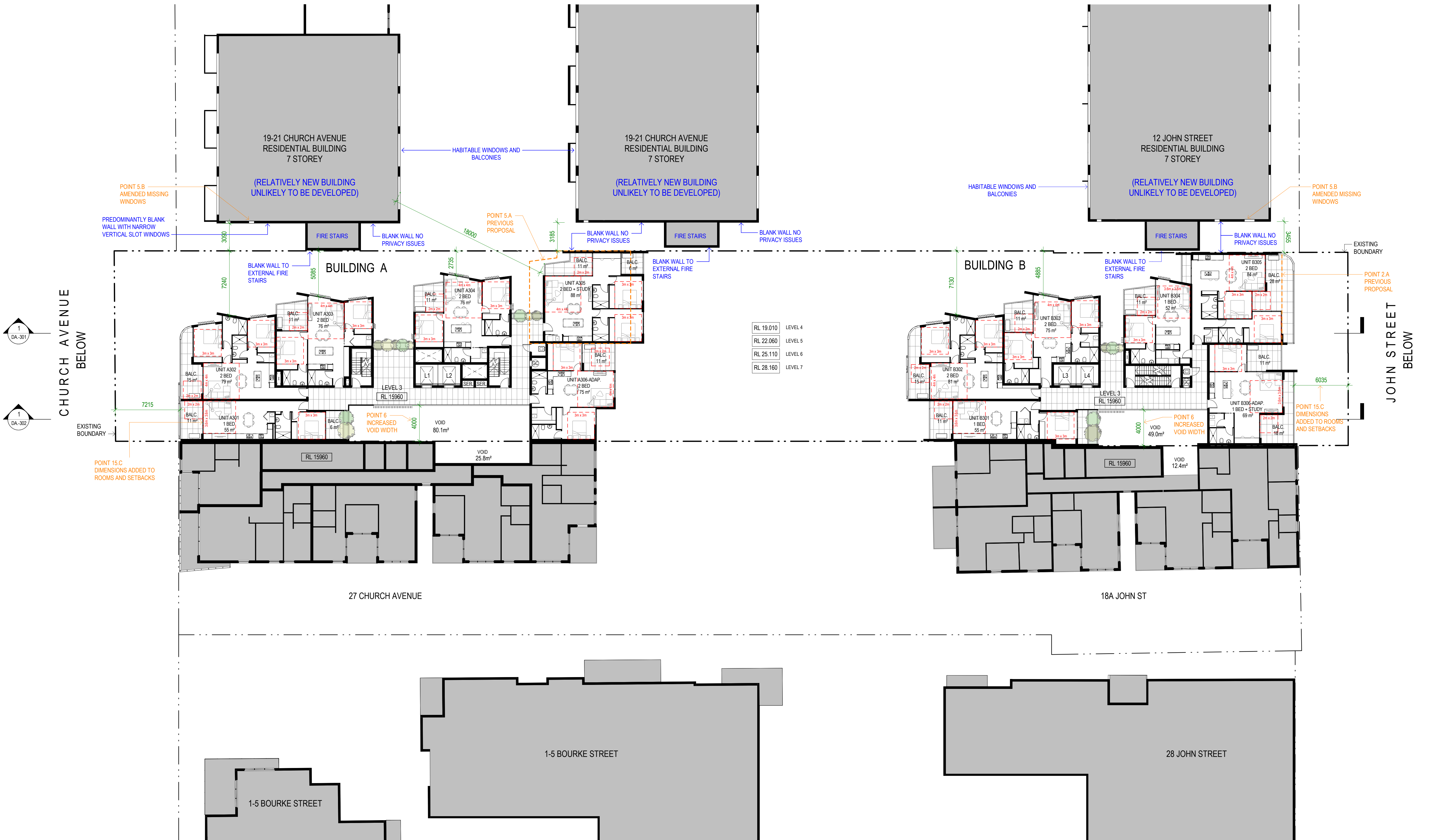
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SCALE
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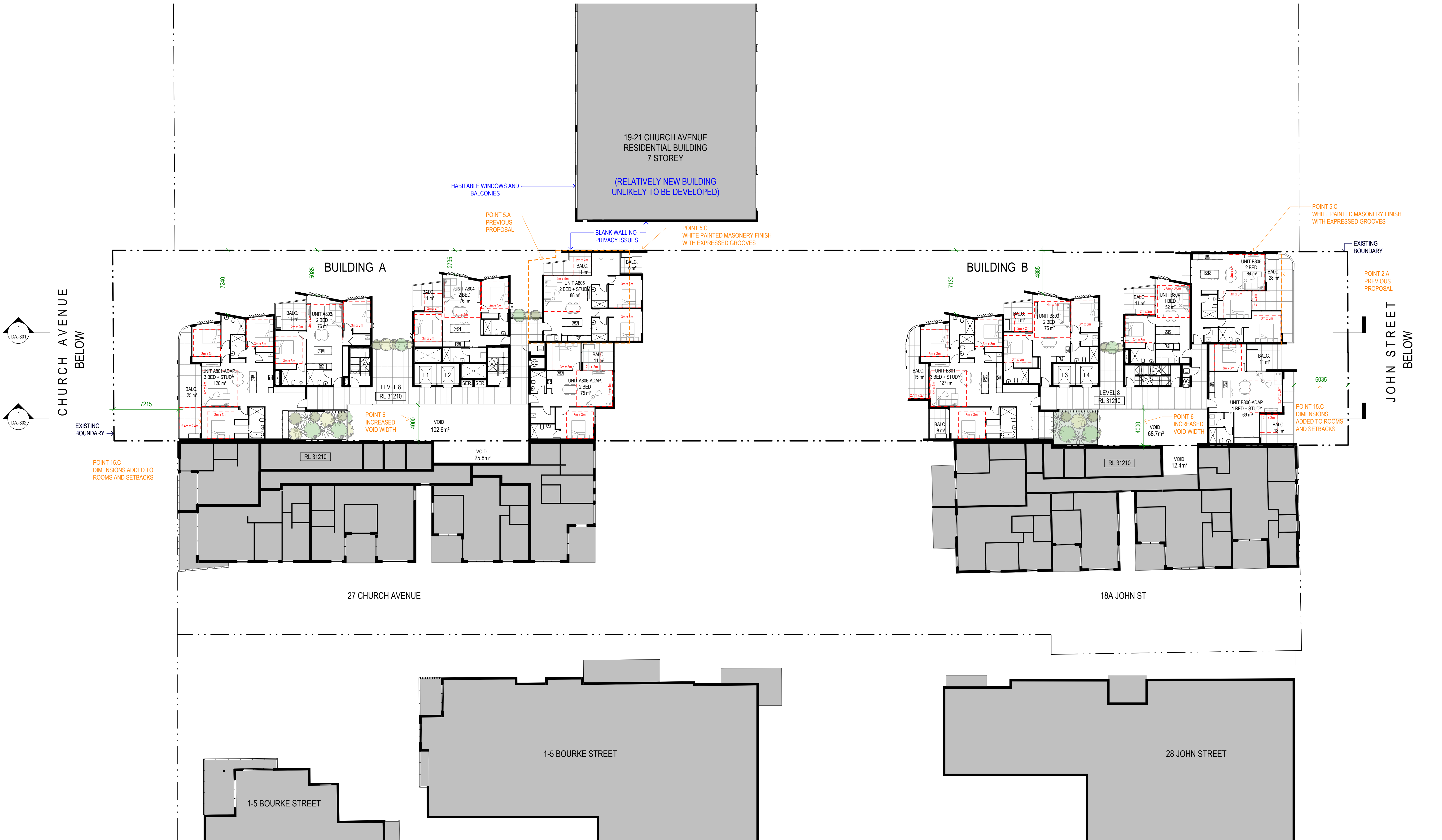
JOB NO.
P1Z1807

DATE
23.03.20

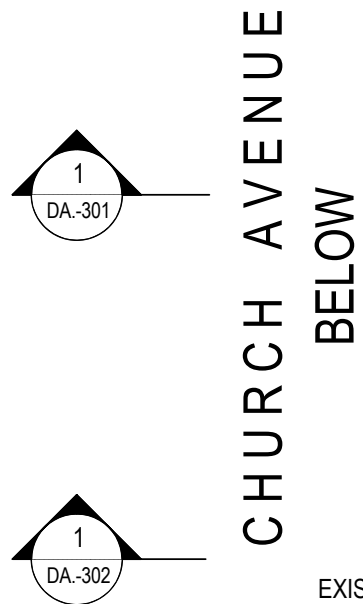




1 LEVEL 3-7 FLOOR PLAN
1:200 @ A1



1 LEVEL 8 FLOOR PLAN
1 : 200 @ A1



CHURCH AVENUE
BELOW

EXISTING
BOUNDARY

POINT 15.C
DIMENSIONS ADDED TO
ROOMS AND SETBACKS

NO PRIVACY ISSUES ABOVE LEVEL 9

POINT 5.A
PREVIOUS
PROPOSAL

19-21 CHURCH AVENUE
RESIDENTIAL BUILDING
7 STOREY

(RELATIVELY NEW BUILDING
UNLIKELY TO BE DEVELOPED)

POINT 5.C
WHITE PAINTED MASONRY FINISH
WITH EXPRESSED GROOVES

NO PRIVACY ISSUES ABOVE LEVEL 9

EXISTING
BOUNDARY

POINT 2.A
PREVIOUS
PROPOSAL

JOHN STREET
BELOW

POINT 15.C
DIMENSIONS
ADDED TO ROOMS
AND SETBACKS

NON-ACCESSIBLE
ROOF

BUILDING A

BUILDING B

27 CHURCH AVENUE

18A JOHN ST

1-5 BOURKE STREET

28 JOHN STREET

1 LEVEL 9 FLOOR PLAN

1 : 200 @ A1

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B 23.03.20 ISSUE FOR DRP 3
A 20.03.20 ISSUE FOR DRP 3

ISS DATE

PURPOSE OF ISSUE

NOTES

1:400 @ A3 0 5m 10m
1:200 @ A1

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DRAWING NO.
DA-109 B

DRAWN BY
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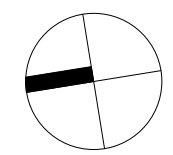
ISSUE

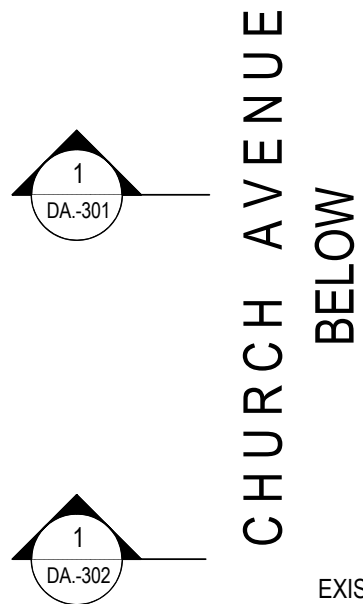
SCALE
1 : 200@ A1

JOB NO.
PIZ1807

DATE
23.03.20

DRAWING TITLE
FLOOR PLAN LEVEL 9





CHURCH AVENUE
BELOW

EXISTING
BOUNDARY

POINT 15.C
DIMENSIONS ADDED TO
ROOMS AND SETBACKS

BUILDING A

27 CHURCH AVENUE

POINT 5.A
PREVIOUS
PROPOSAL

POINT 5.C
PREVIOUS
PROPOSAL

POINT 6
INCREASED
VOID WIDTH

BUILDING B

18A JOHN ST

28 JOHN STREET

EXISTING
BOUNDARY

POINT 2.A
PREVIOUS
PROPOSAL

BALCONY ABOVE
SHOWN AS DASHED

POINT 15.C
DIMENSIONS
ADDED TO ROOMS
AND SETBACKS

JOHN STREET
BELOW

1 LEVEL 10 FLOOR PLAN

1 : 200 @ A1

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B 23.03.20 ISSUE FOR DRP 3
A 20.03.20 ISSUE FOR DRP 3

ISS DATE PURPOSE OF ISSUE

NOTES

1:400 @ A3 0 5m 10m
1:200 @ A1

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CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

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DRAWING NO.
DA-110 B

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FO

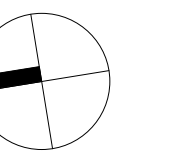
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SC

ISSUE
B

SCALE
1 : 200 @ A1

DATE
23.03.20

DRAWING TITLE
FLOOR PLAN LEVEL 10



CHURCH AVENUE
BELOW



1 LEVEL 11 FLOOR PLAN
1 : 200 @ A1

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C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P5	23.09.19	ISSUE FOR CONSULTANT COORDINATION
P4	19.09.19	ISSUE FOR CONSULTANT COORDINATION
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

NOTES
1:400 @ A3
1:200 @ A1



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DRAWING NO.
DA-111

ISSUE
D

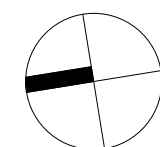
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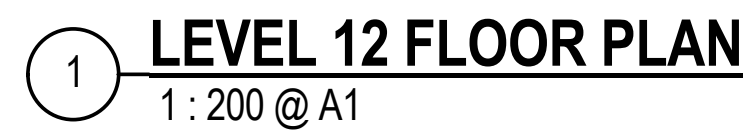
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SCALE
1 : 200 @ A1

DATE
23.03.20

DRAWING TITLE
FLOOR PLAN LEVEL 11



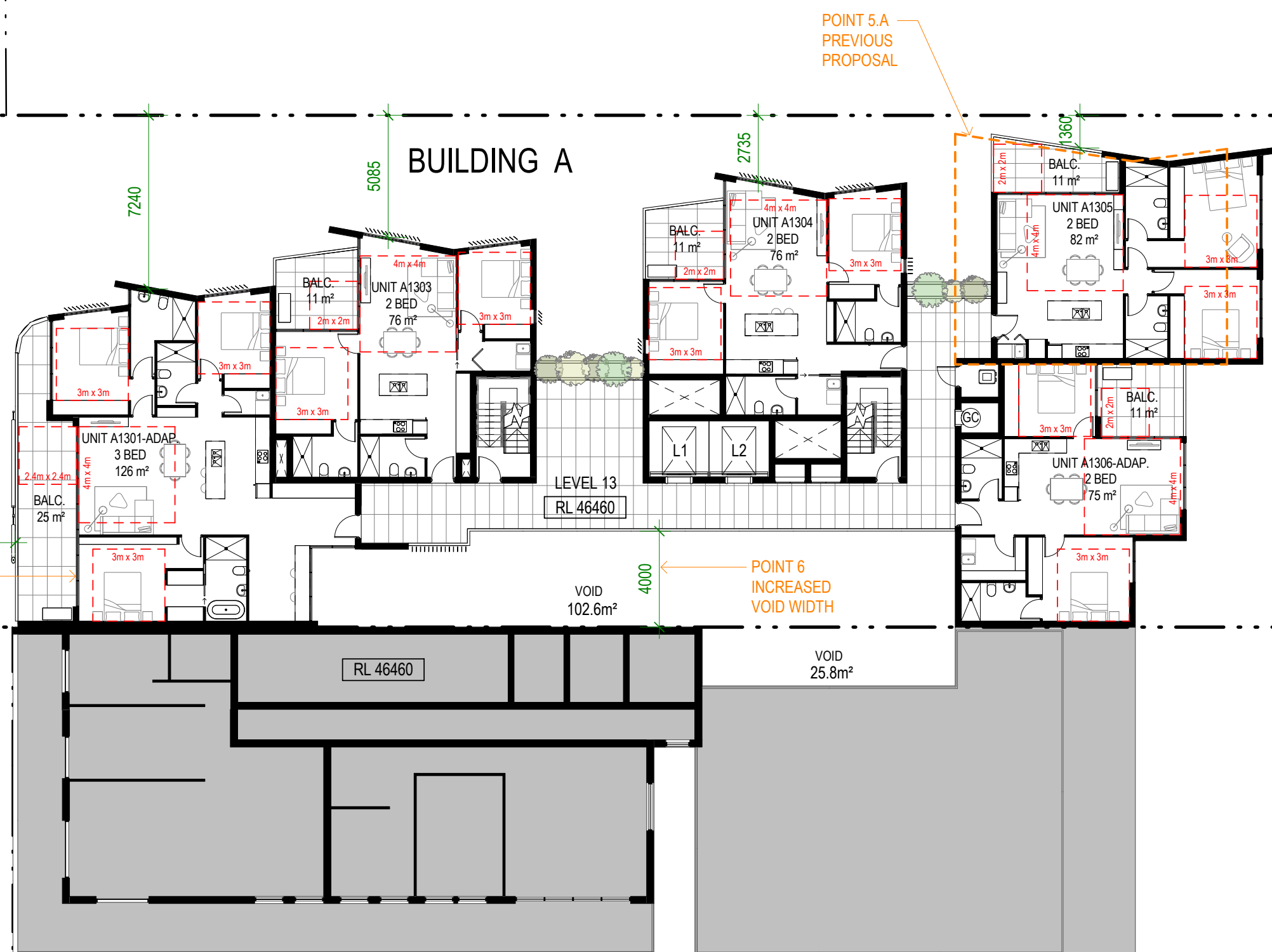
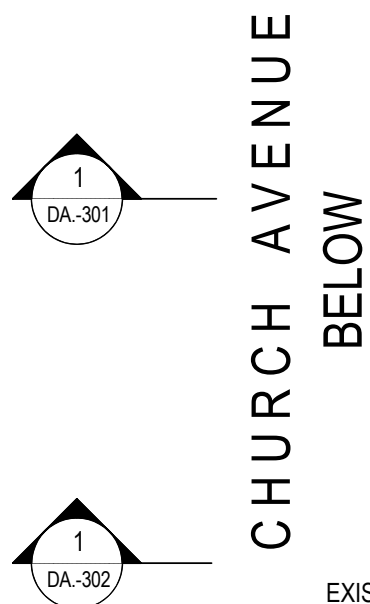


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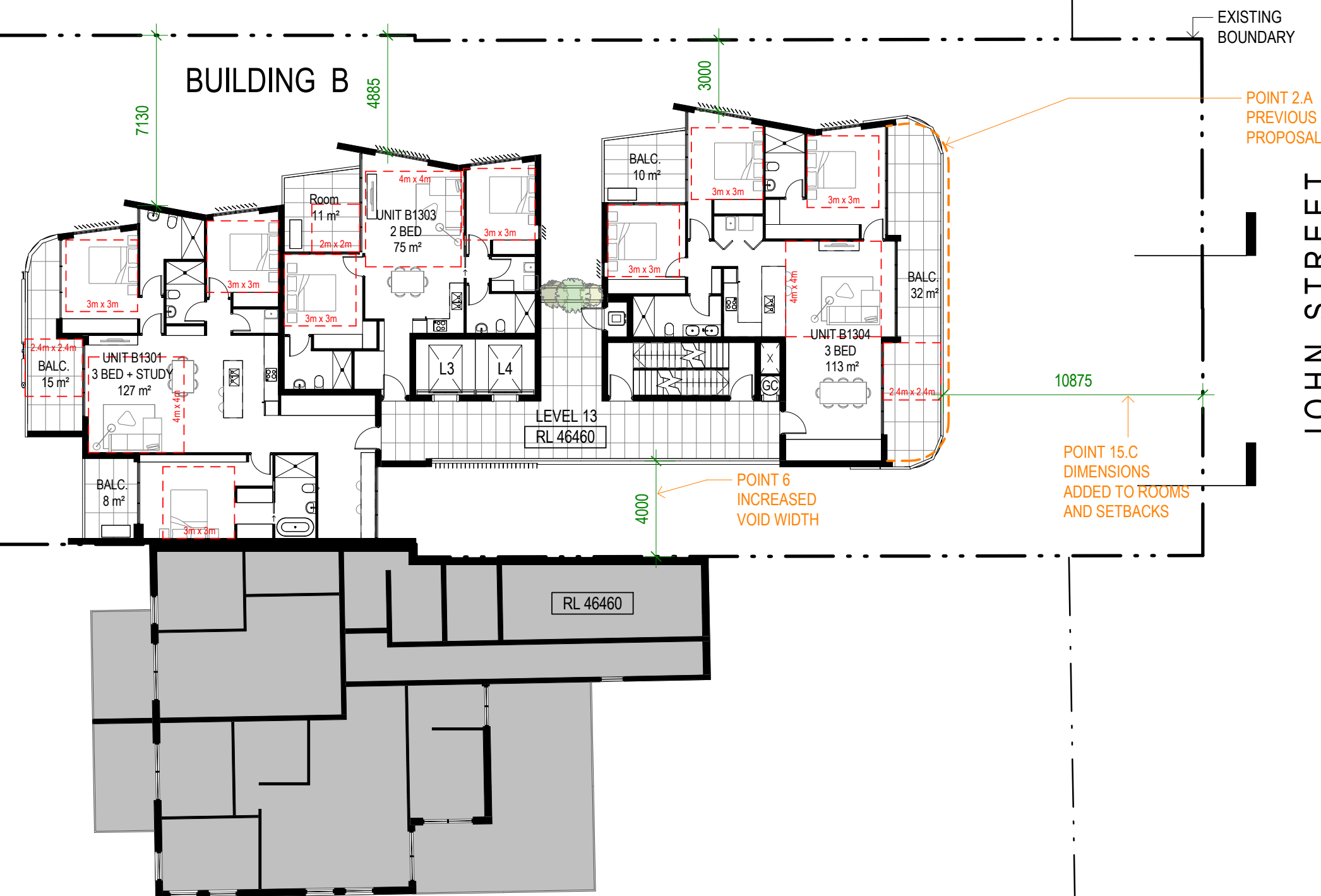
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ISS	DATE	PURPOSE OF ISSUE
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1:400 @ A3 0 5m 10m
1:200 @ A1



27 CHURCH AVENUE



18A JOHN ST

1 LEVEL 13 FLOOR PLAN 1 : 200 @ A1

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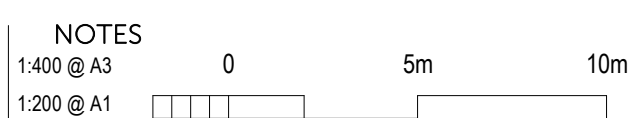
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P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



PROJECT
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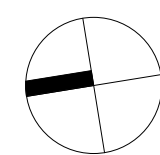
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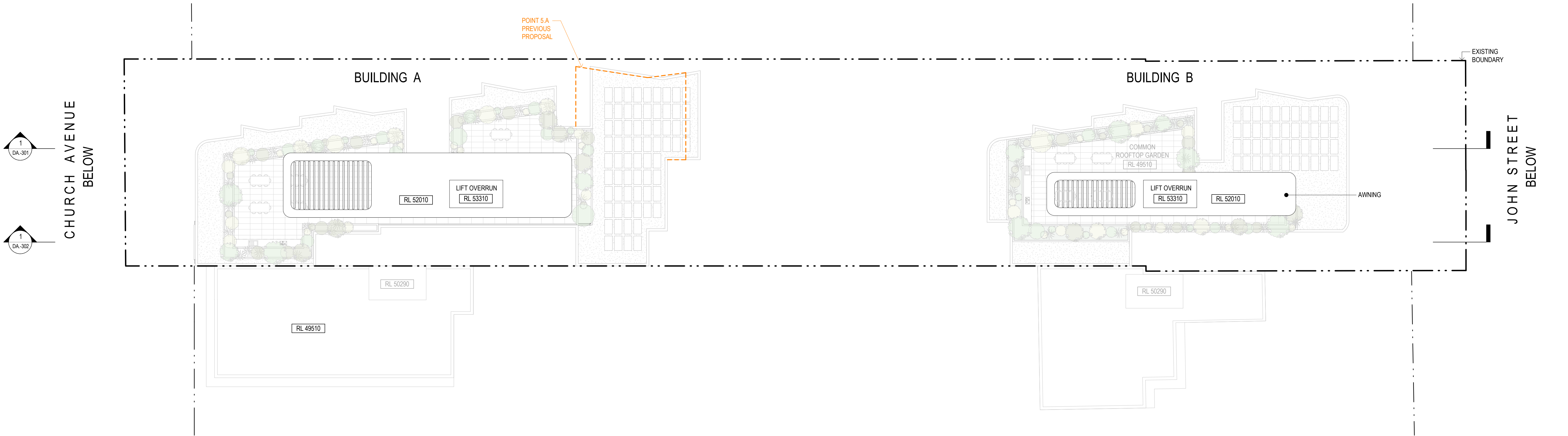
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DRAWING NO. **DA-113** ISSUE **D** JOB NO. **PIZ1807**

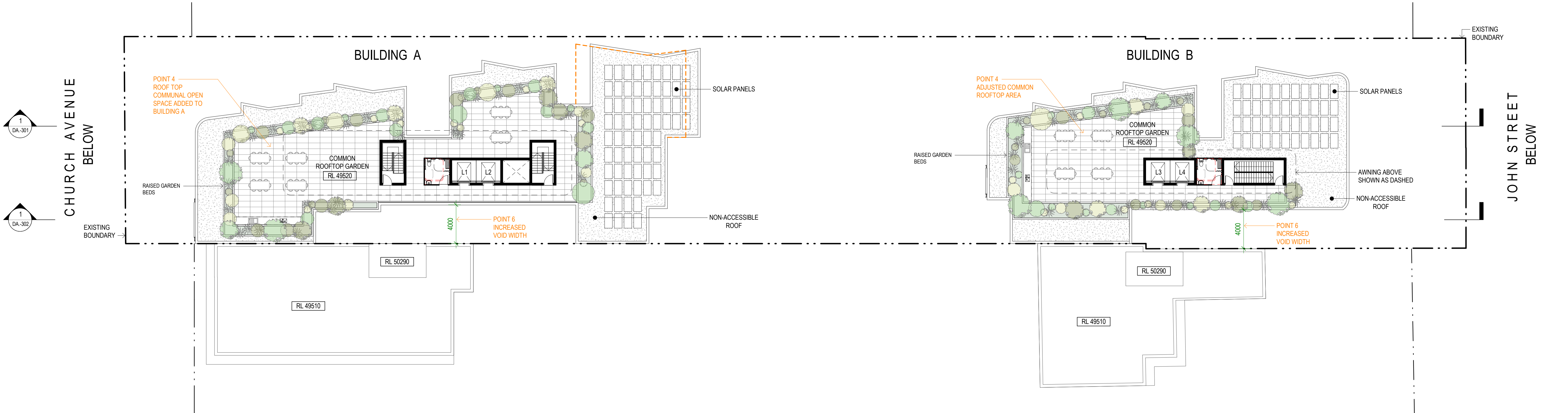
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DRAWING TITLE
FLOOR PLAN LEVEL 13





2 **LIFT OVERRUN & AWNING**
1 : 200 @ A1



1 **ROOF PLAN**
1 : 200 @ A1



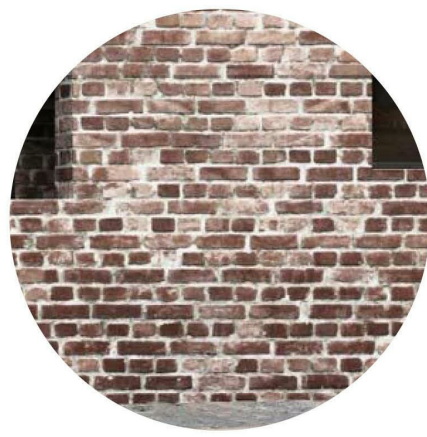
A- GLASS BALUSTRADE



B- WHITE STEEL
STRUCTURE



C- WHITE WINDOW
FRAMING



D- BRICK



E- BLACK STEEL
WINDOWS AND DOORS



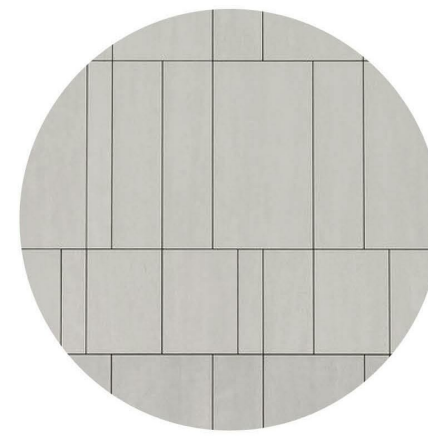
F- LANDSCAPE



G- ALUMINIUM
LOUVRES

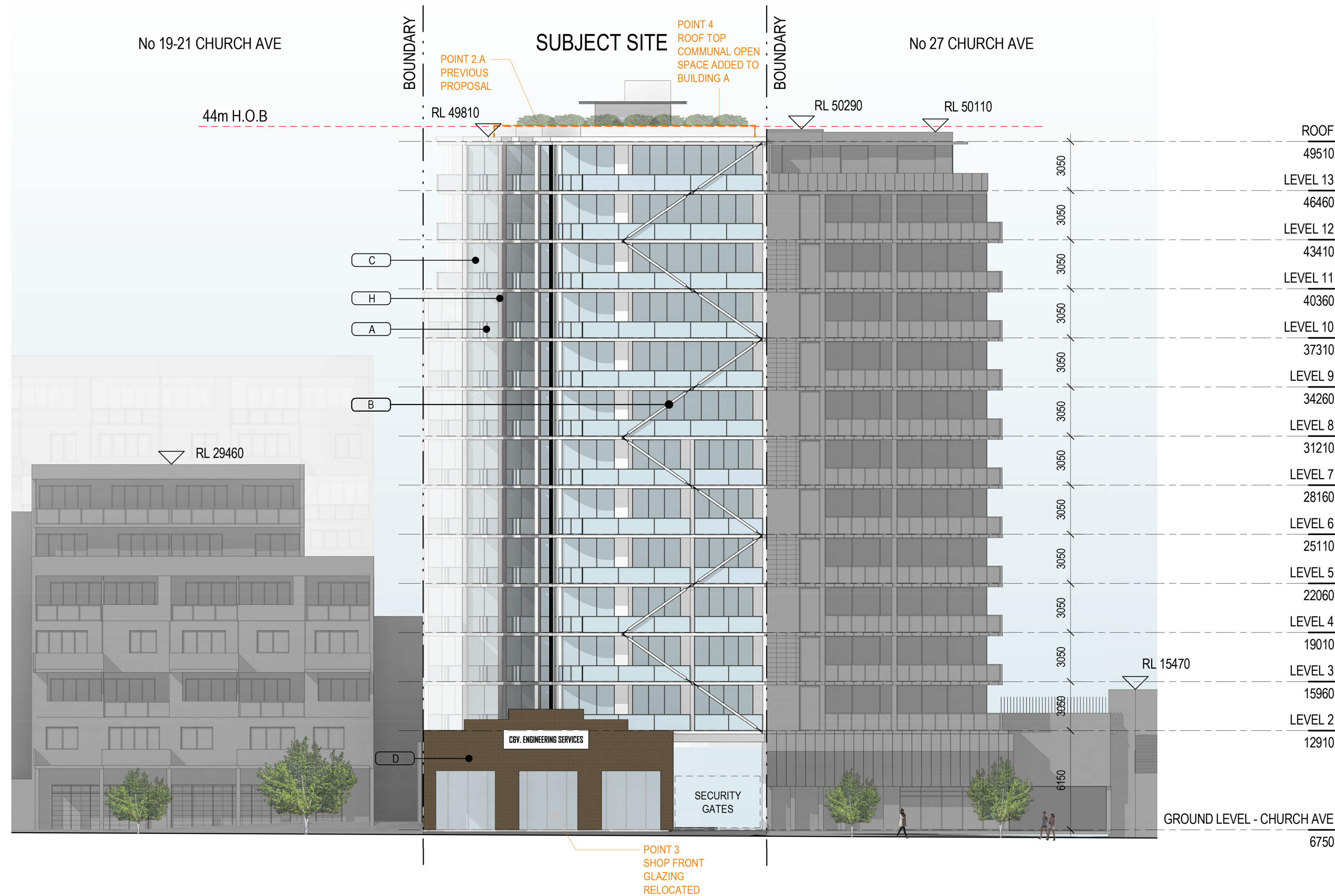


H- WHITE RENDER
PAINT FINISH

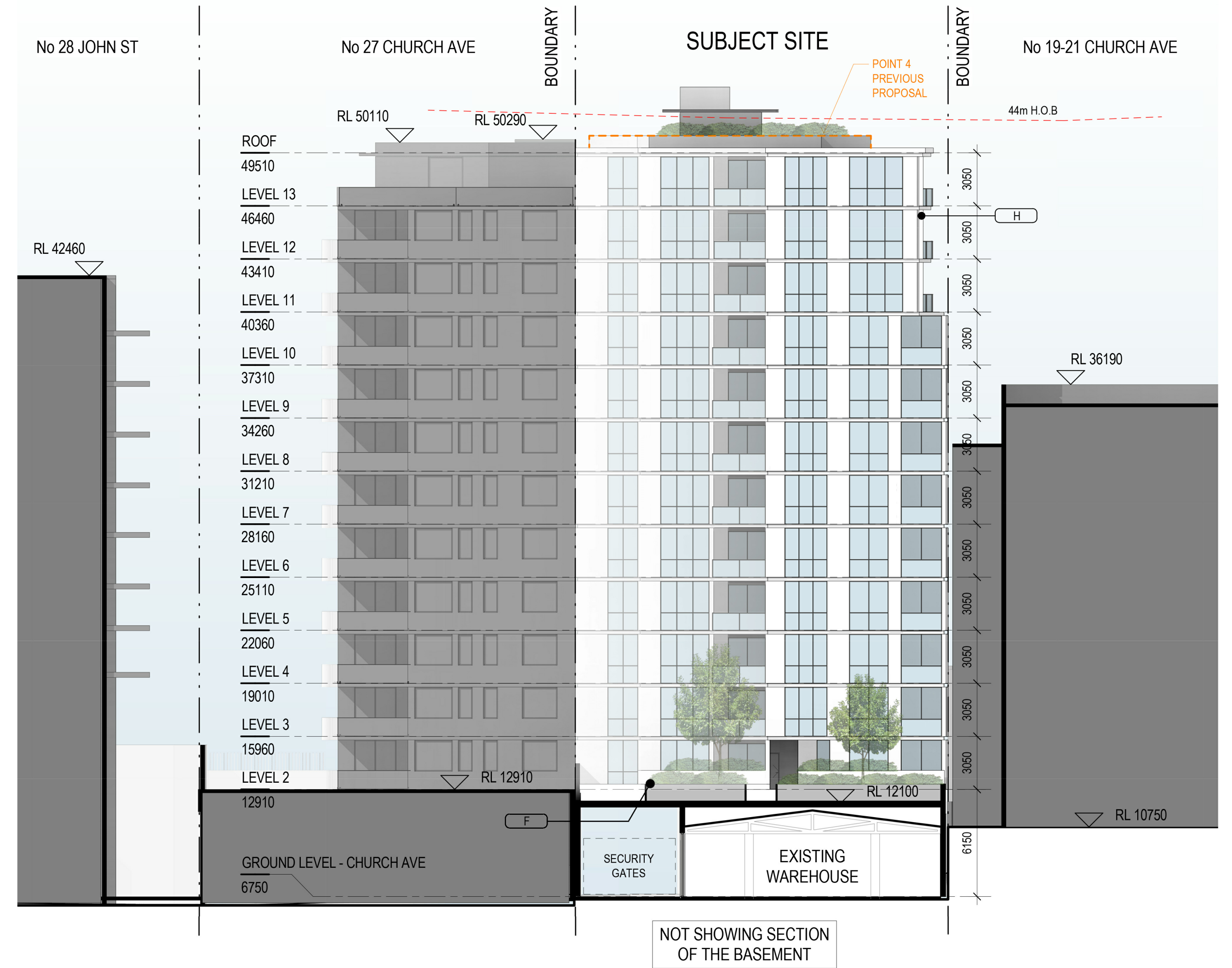


I- WHITE PAINTED MASONRY
FINISH WITH EXPRESSED
GROOVES

POINT 5.C
WHITE PAINTED MASONRY FINISH
WITH EXPRESSED GROOVES



1 **NORTH ELEVATION - BLD A (CHURCH AVENUE ELEVATION)**
1 : 200 @ A1



2 **SOUTH ELEVATION - BLD A**
1 : 200 @ A1

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P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

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16-18 JOHN ST

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DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **23.03.20**

DRAWING TITLE
**NORTH & SOUTH ELEVATIONS -
BLD A**



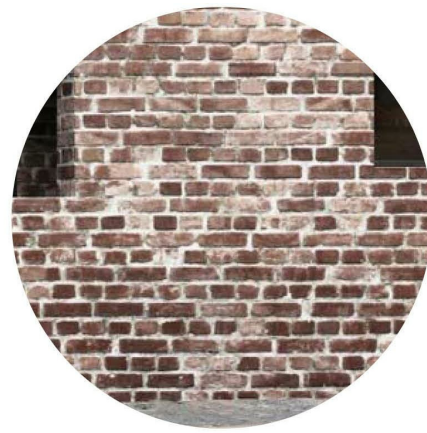
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B- WHITE STEEL
STRUCTURE



C- WHITE WINDOW
FRAMING



D- BRICK



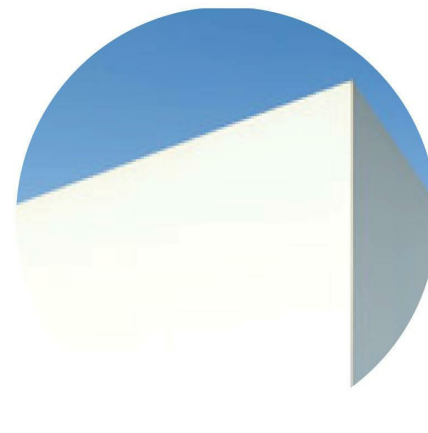
E- BLACK STEEL
WINDOWS AND DOORS



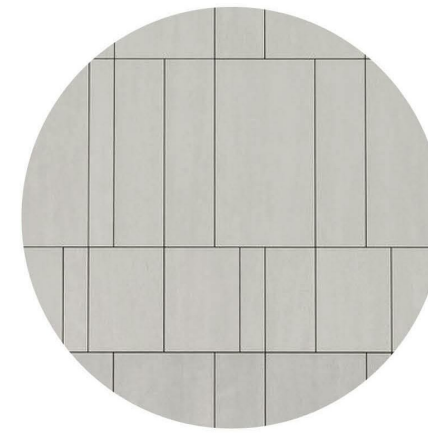
F- LANDSCAPE



G- ALUMINIUM
LOUVRES

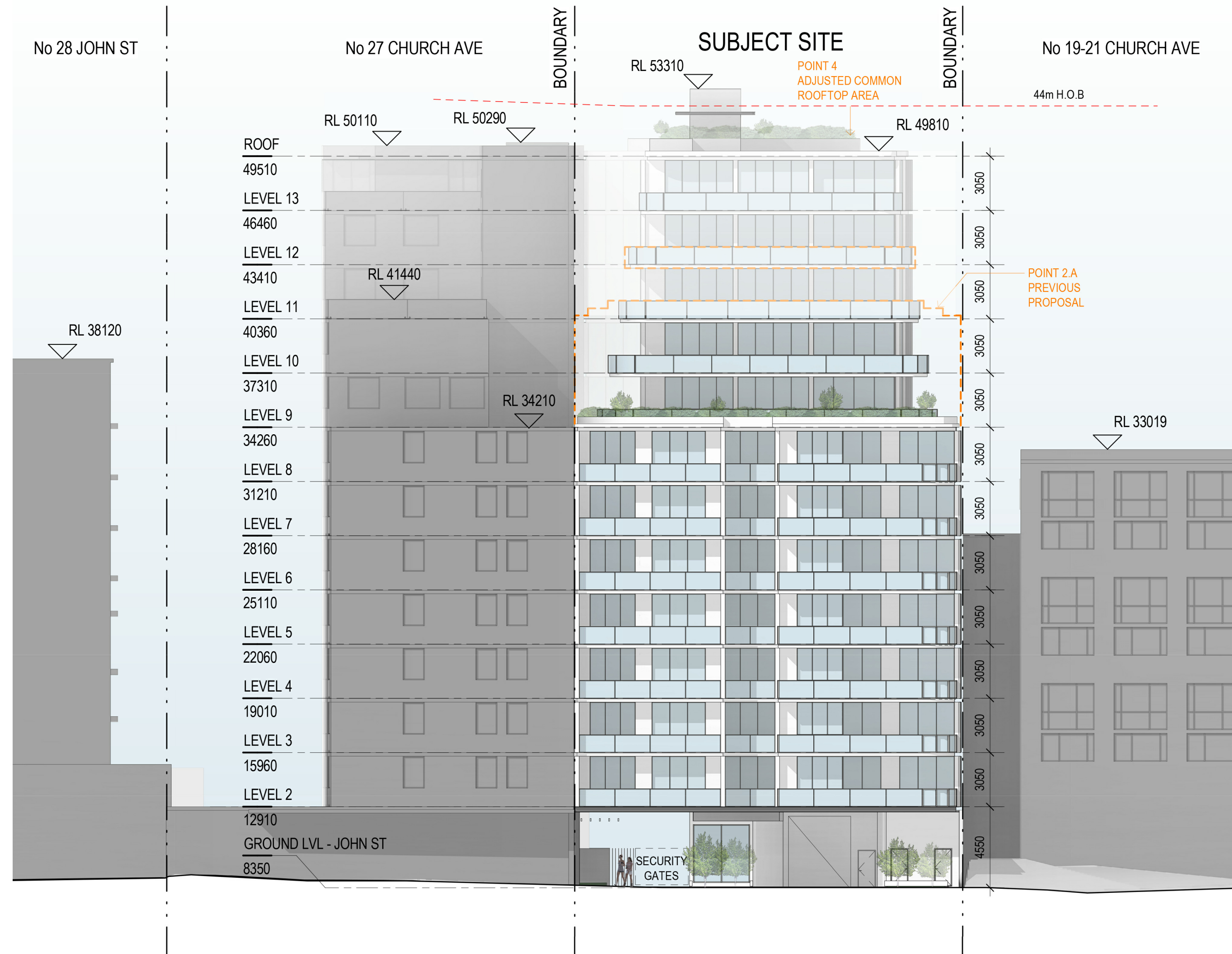


H- WHITE RENDER
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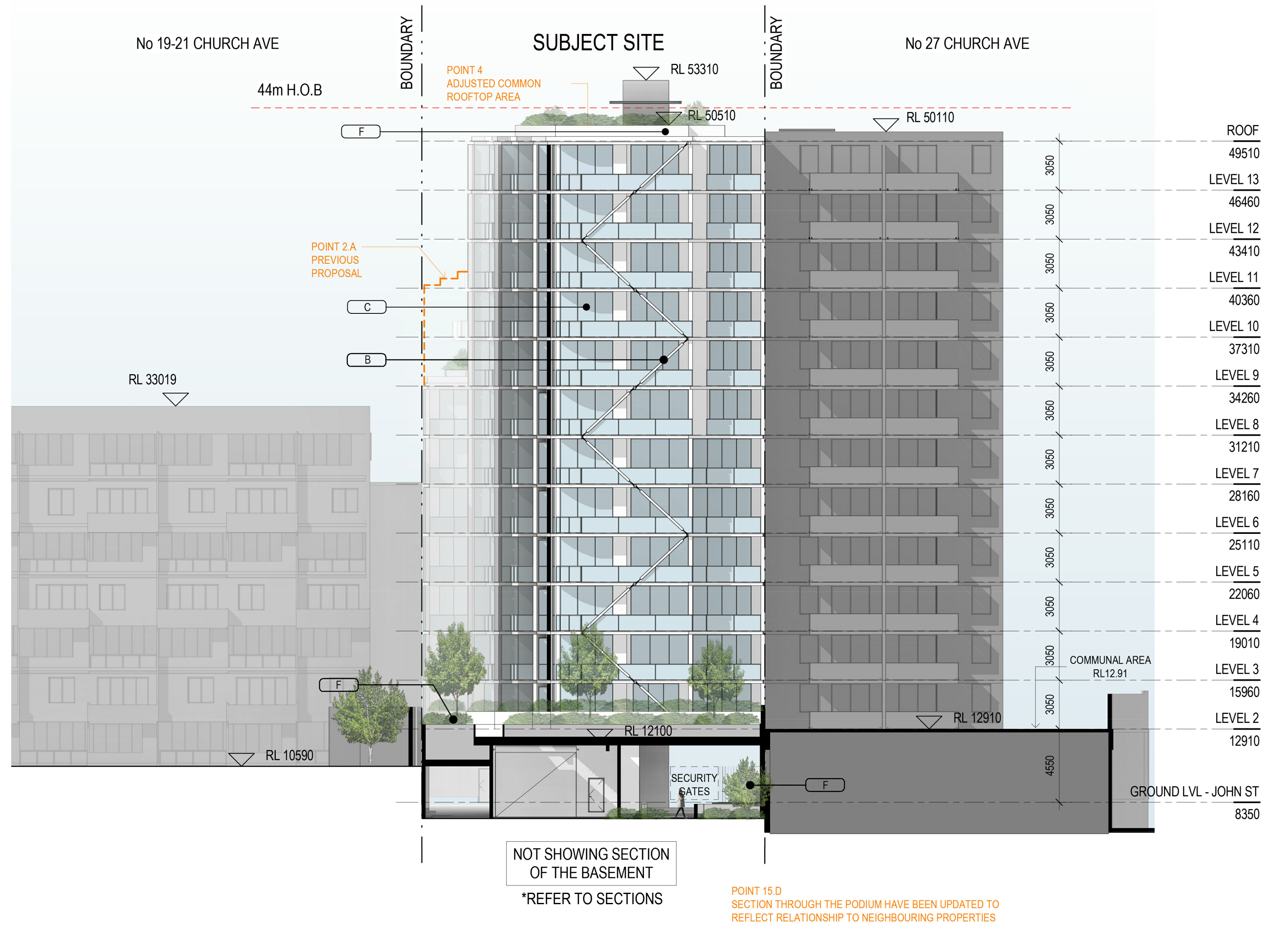


I- WHITE PAINTED MASONRY
FINISH WITH EXPRESSED
GROOVES

POINT 5.C
WHITE PAINTED MASONRY FINISH
WITH EXPRESSED GROOVES



1 **SOUTH ELEVATION - BLD B (JOHN STREET ELEVATION)**
1 : 200 @ A1



2 **NORTH ELEVATION - BLD B**
1 : 200 @ A1

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P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

PROJECT
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DRAWING NO.
DA-202

ISSUE
D

JOB NO.
P1Z1807

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FO

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SC

SCALE
AS SHOWN

DATE
23.03.20

DRAWING TITLE
**NORTH & SOUTH ELEVATIONS -
BLD B**



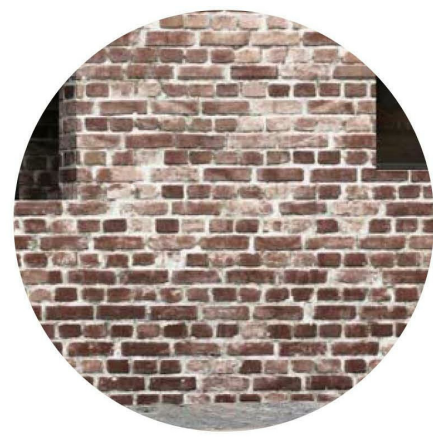
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B- WHITE STEEL
STRUCTURE



C- WHITE WINDOW
FRAMING



D- BRICK



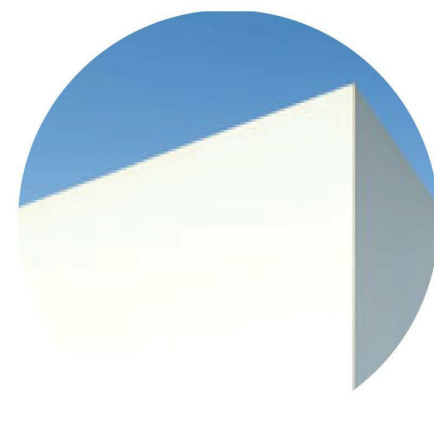
E- BLACK STEEL
WINDOWS AND DOORS



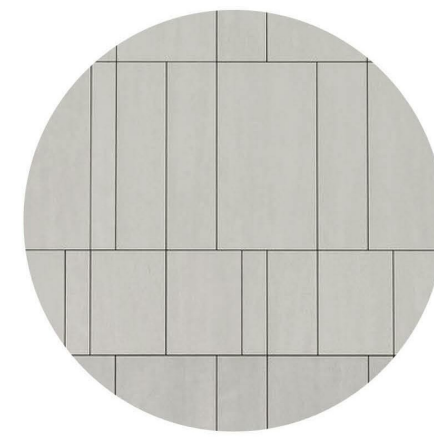
F- LANDSCAPE



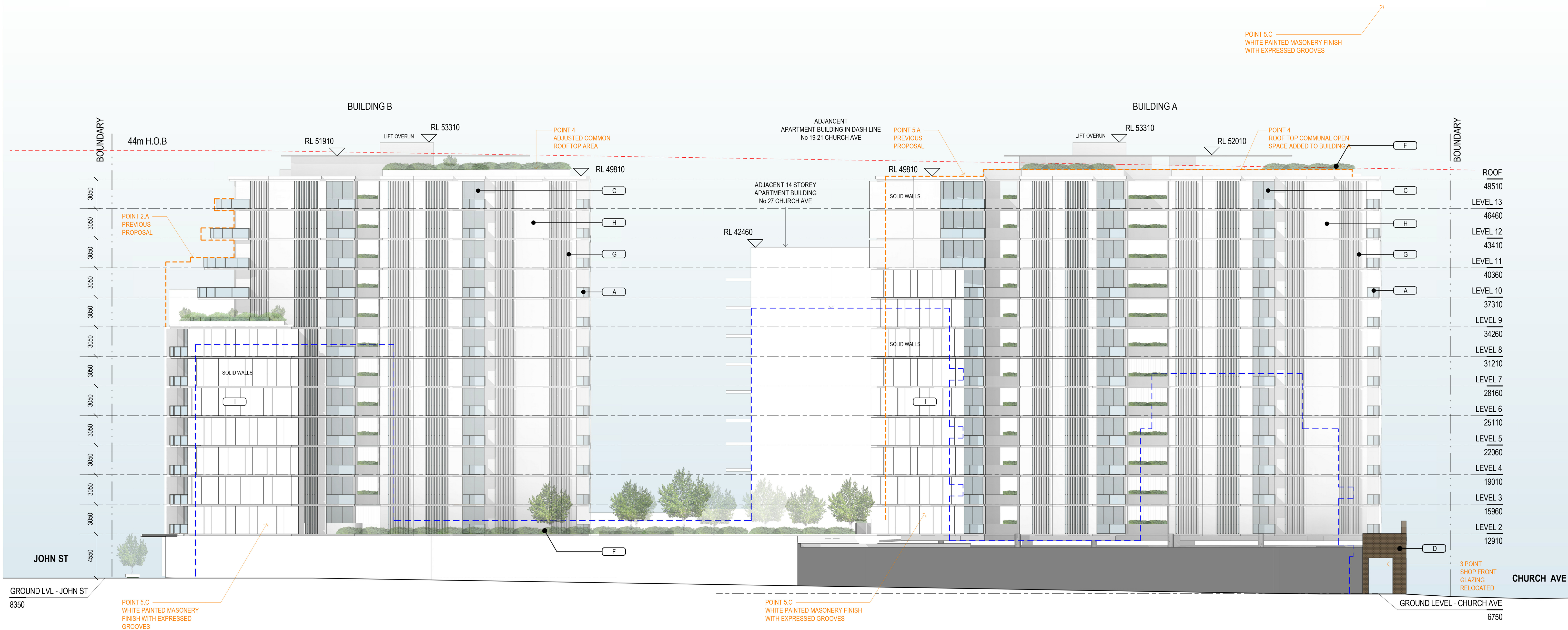
G- ALUMINIUM
LOUVRES



H- WHITE RENDER
PAINT FINISH



I- WHITE PAINTED MASONRY
FINISH WITH EXPRESSED
GROOVES



1 EAST ELEVATION.
1:200 @ A1

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P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION

NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

PROJECT CARMELA & VITO APARTMENTS

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16-18 JOHN ST

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DA-203

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DRAWING TITLE
EAST ELEVATION

ISSUE
D

SCALE
AS SHOWN

DATE
23.03.20

JOB NO.
PIZ1807



Architectural elevation drawing showing two apartment buildings, Building A and Building B, with various levels and setbacks indicated. The drawing includes a vertical scale on the left (44m H.O.B. to 6150) and a horizontal scale on the right (ROOF to 12910).

Building A (Left):

- Roof level: 49510
- Level 13: 46460
- Level 12: 43410
- Level 11: 40360
- Level 10: 37310
- Level 9: 34260
- Level 8: 31210
- Level 7: 28160
- Level 6: 25110
- Level 5: 22060
- Level 4: 19010
- Level 3: 15960
- Level 2: 12910

Building B (Right):

- Roof level: 49510
- Level 13: 46460
- Level 12: 43410
- Level 11: 40360
- Level 10: 37310
- Level 9: 34260
- Level 8: 31210
- Level 7: 28160
- Level 6: 25110
- Level 5: 22060
- Level 4: 19010
- Level 3: 15960
- Level 2: 12910

Key Features and Annotations:

- Point 4:** Roof top communal open space added to Building A.
- Point 5.A:** Previous proposal.
- Point 4:** Adjusted common rooftop area.
- Point 2.A:** Previous proposal.
- Point 3:** Shop front glazing relocated.
- Setbacks:** RL 53310 (LIFT OVERUN), RL 49810, RL 50510, RL 36190.
- Adjacent Buildings:** ADJACENT 14 STOREY APARTMENT BUILDING IN DASH LINE No 27 CHURCH AVE, ADJACENT APARTMENT BUILDING No 19-21 CHURCH AVE.
- Other Labels:** SOLID WALLS, PRIVACY SCREENS, CHURCH AVE, JOHN ST, GROUND LVL - JOHN ST, 8350.

1 **WEST ELEVATION.**
1 : 200 @ A1



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ISS	DATE	PURPOSE OF ISSUE
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NOTES

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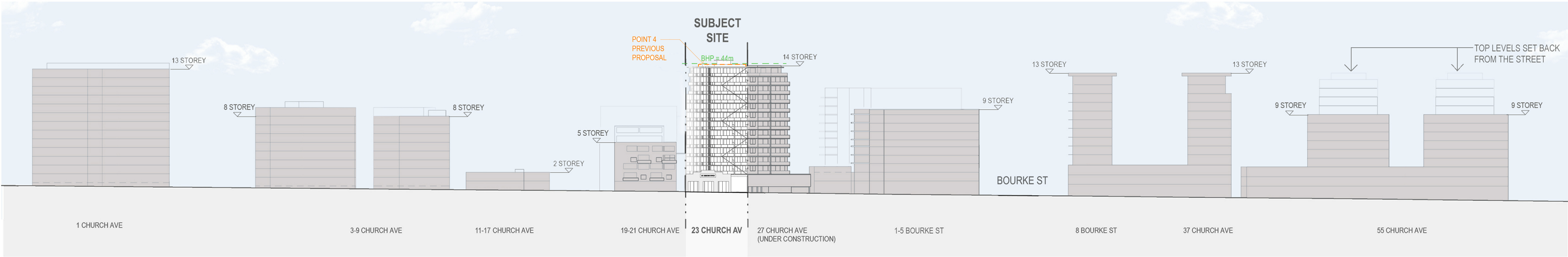
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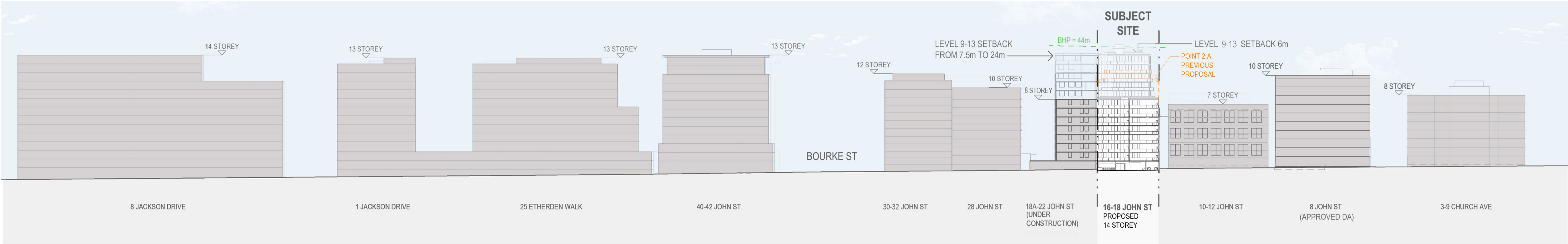
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FO	SC	AS SHOWN	23.03.20
DRAWING TITLE			
WEST ELEVATION			



1 **STREETSCAPE - CHURCH AVE ELEVATION**
1 : 750 @ A1



2 **STREETSCAPE - JOHN ST ELEVATION**
1 : 750 @ A1

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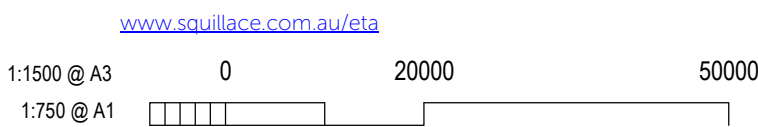
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C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS	DATE	PURPOSE OF ISSUE
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NOTES



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17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-251

DRAWN BY
FO

DRAWING TITLE
STREETSCAPE

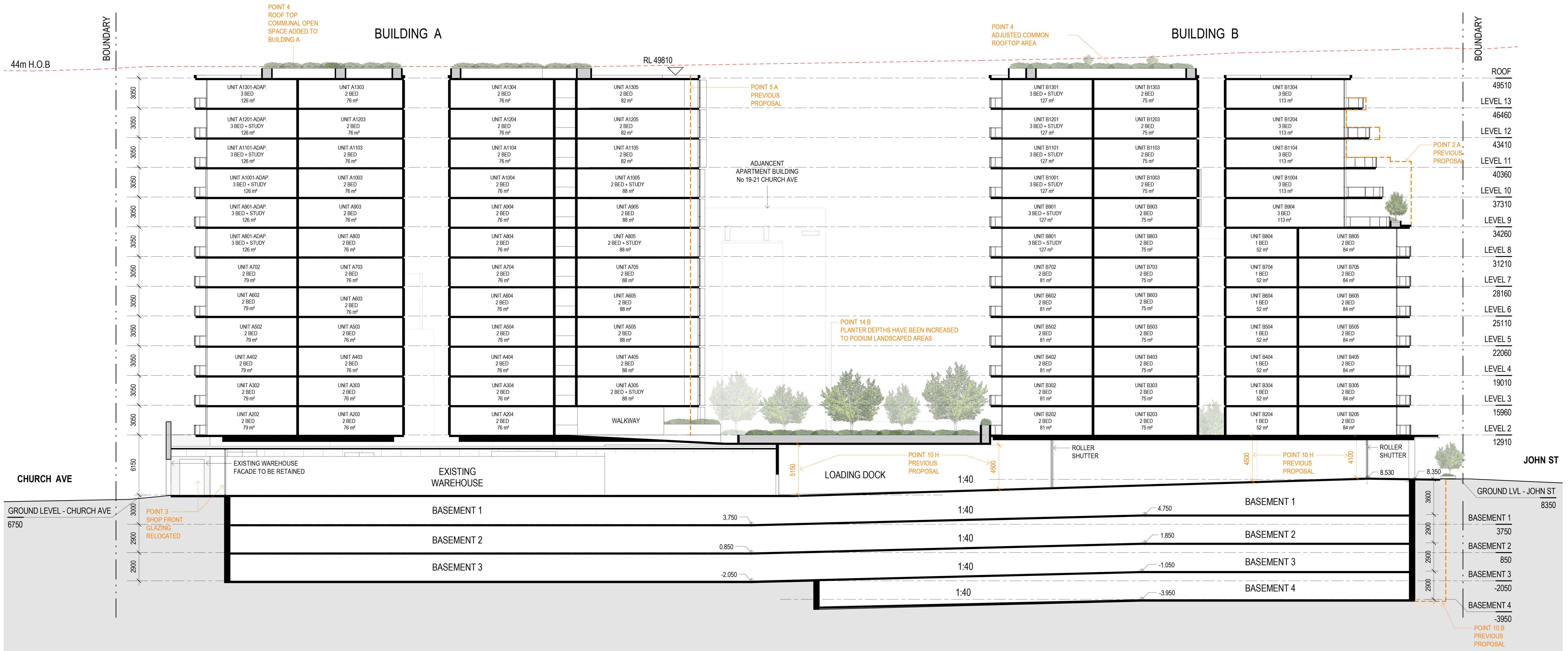
ISSUE
D

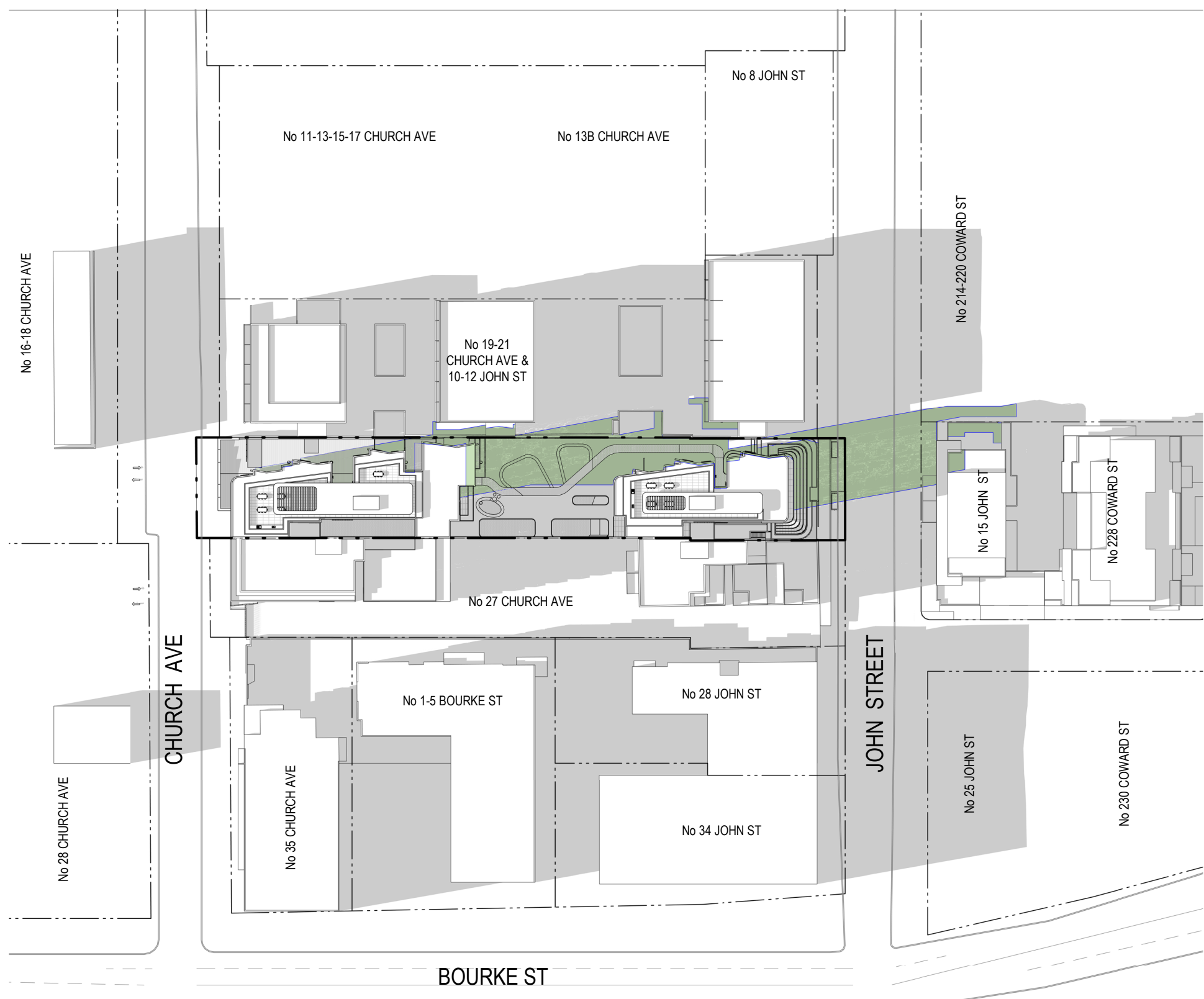
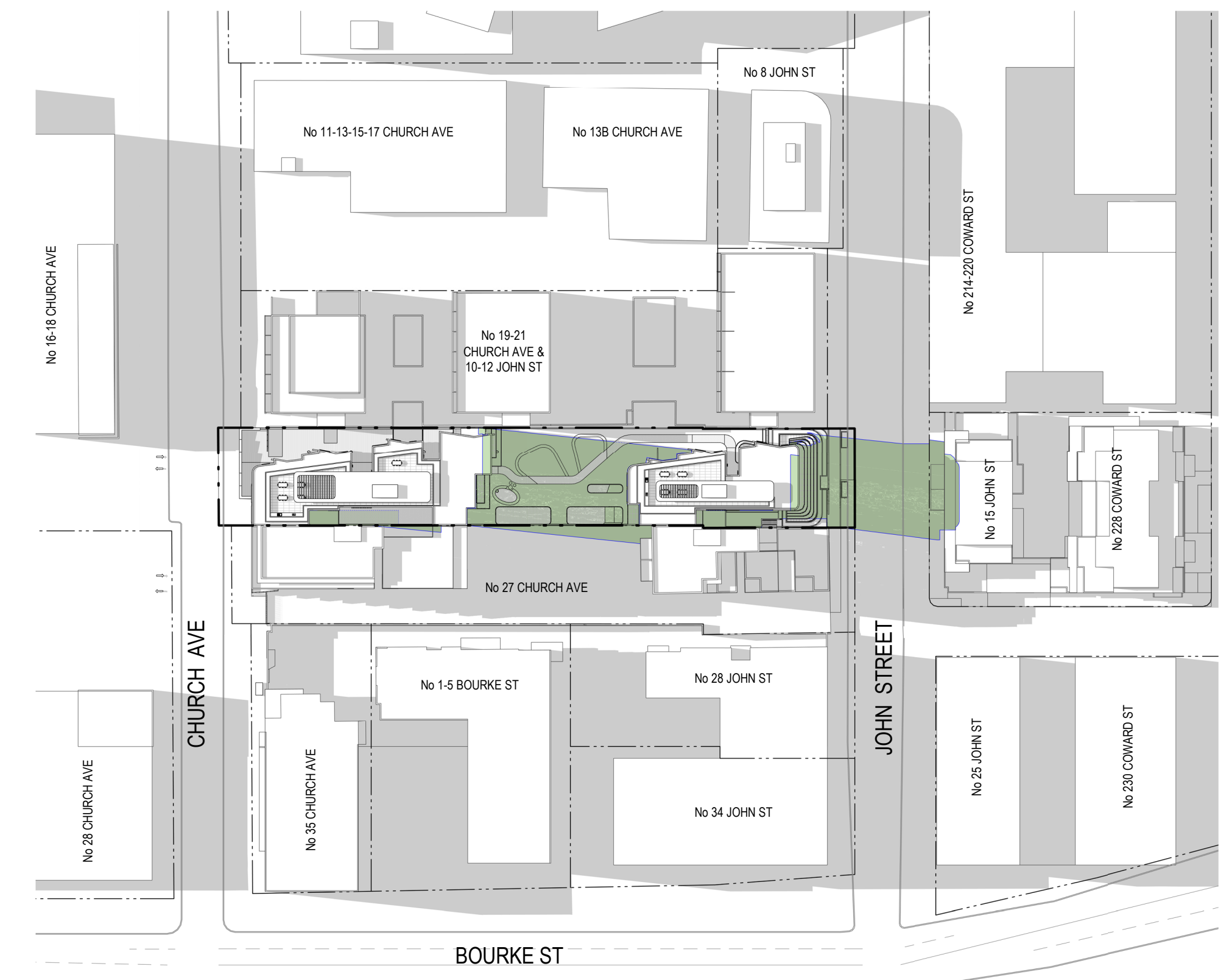
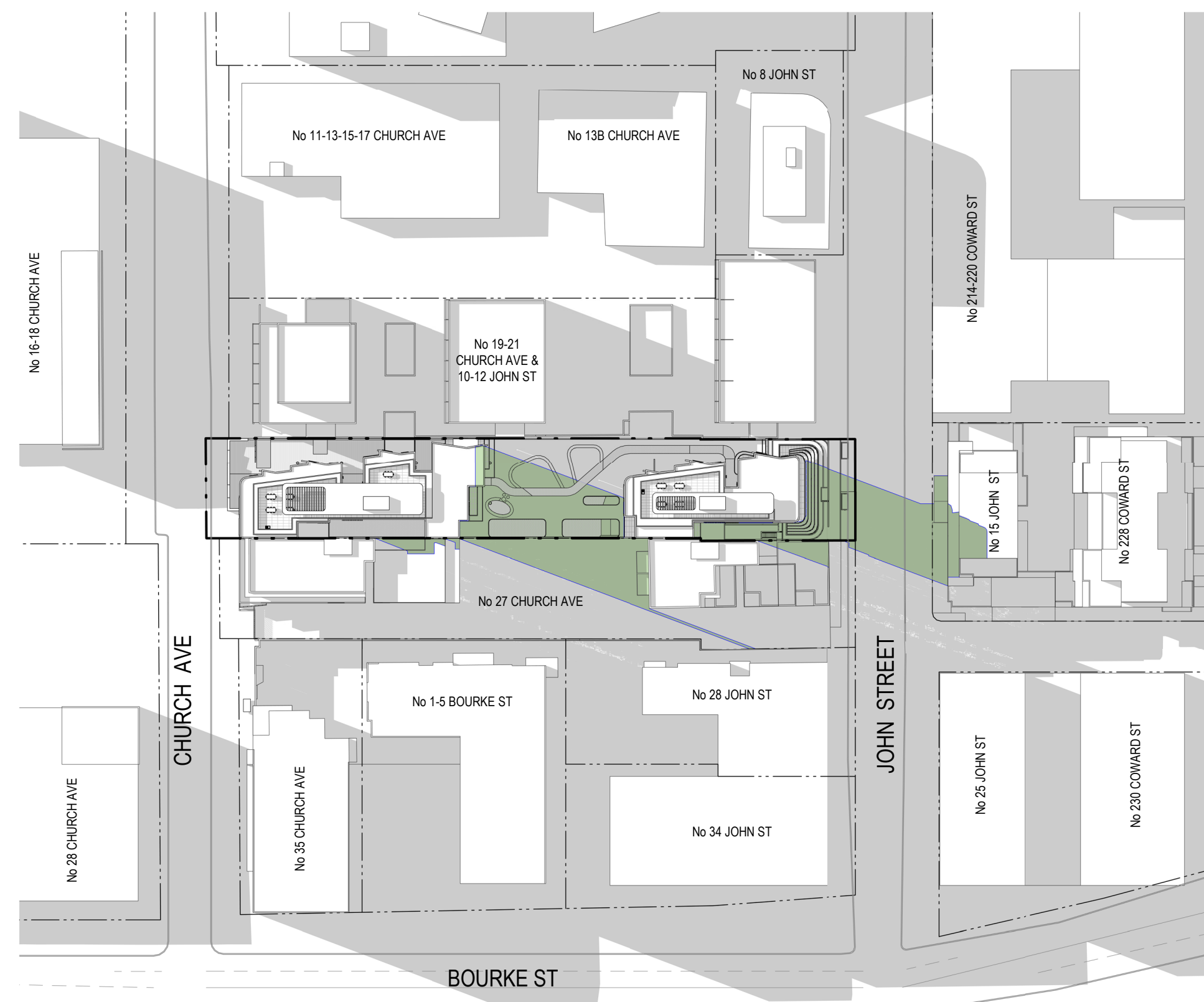
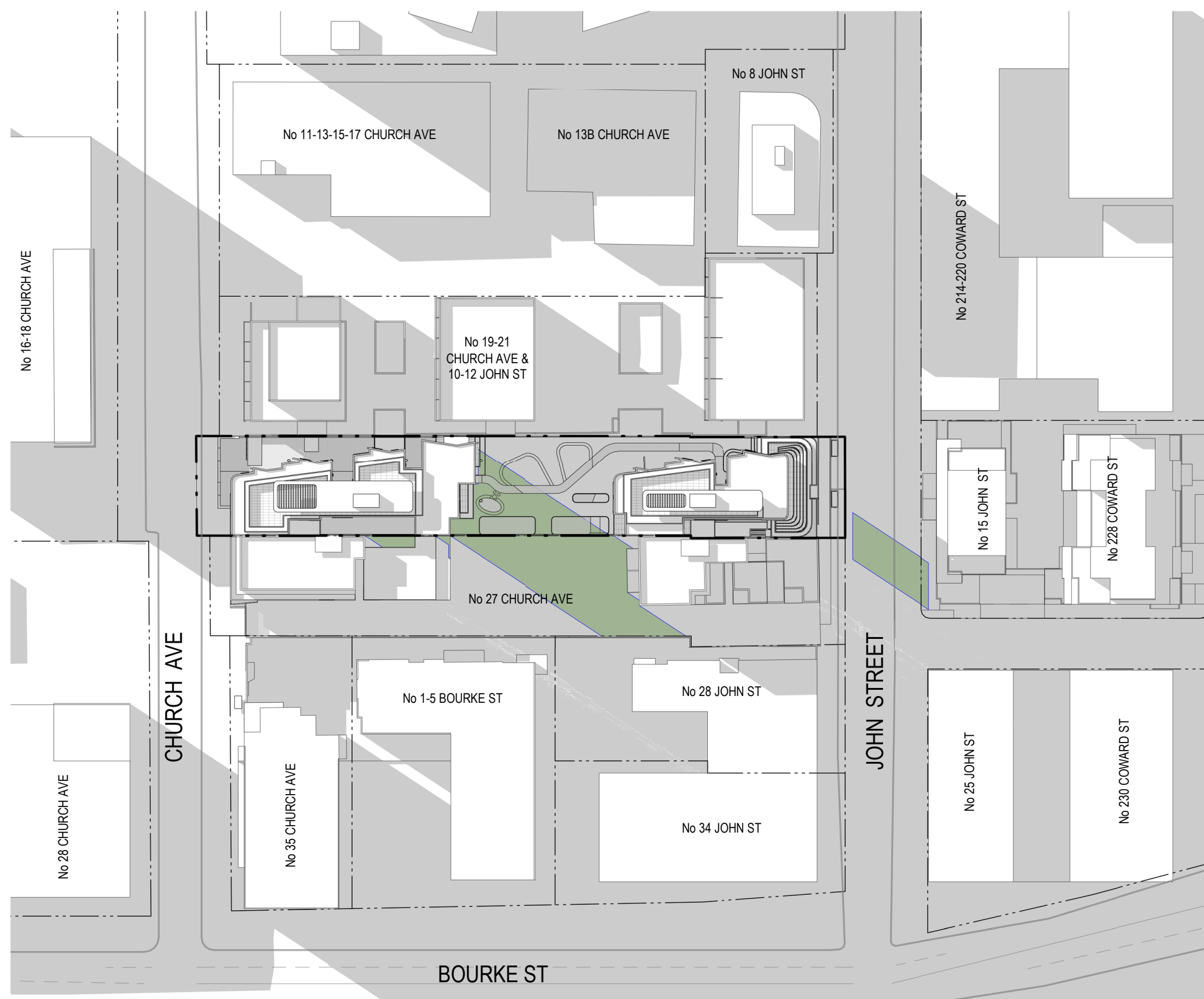
CHECKED BY
SC

SCALE
AS SHOWN

JOB NO.
PIZ1807

DATE
23.03.20





-  SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST BY EXISTING BUILDINGS

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STATUS
DEVELOPMENT
APPLICATION

APPLICATION
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D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS	DATE	PURPOSE OF ISSUE
-----	------	------------------

NOTES

1:400 @ A3 0 5m 10m

1:200 @ A1

POINT 2.A SHADOWS REVISED

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

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NOMINATED ARCHITECT
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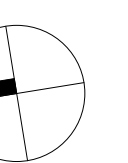
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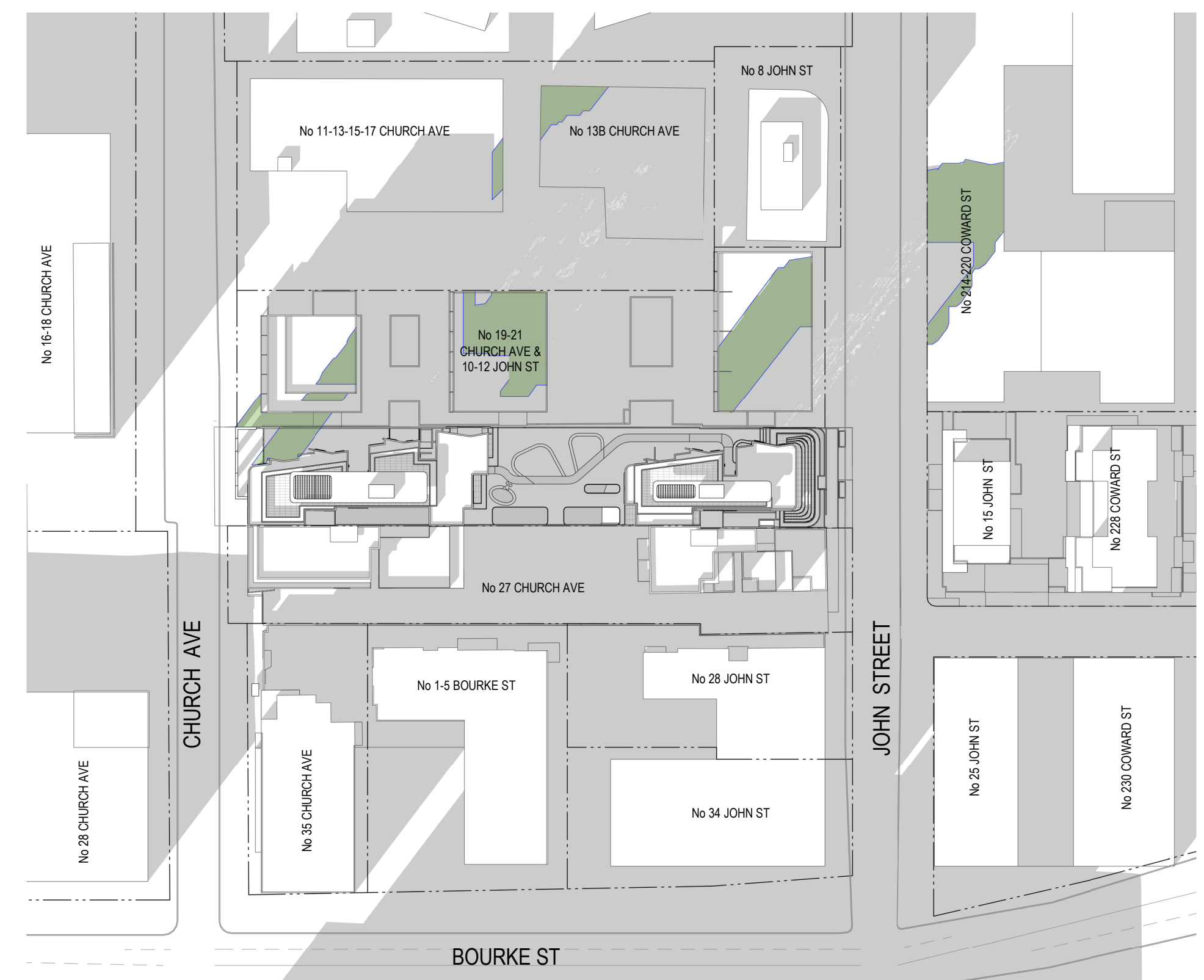
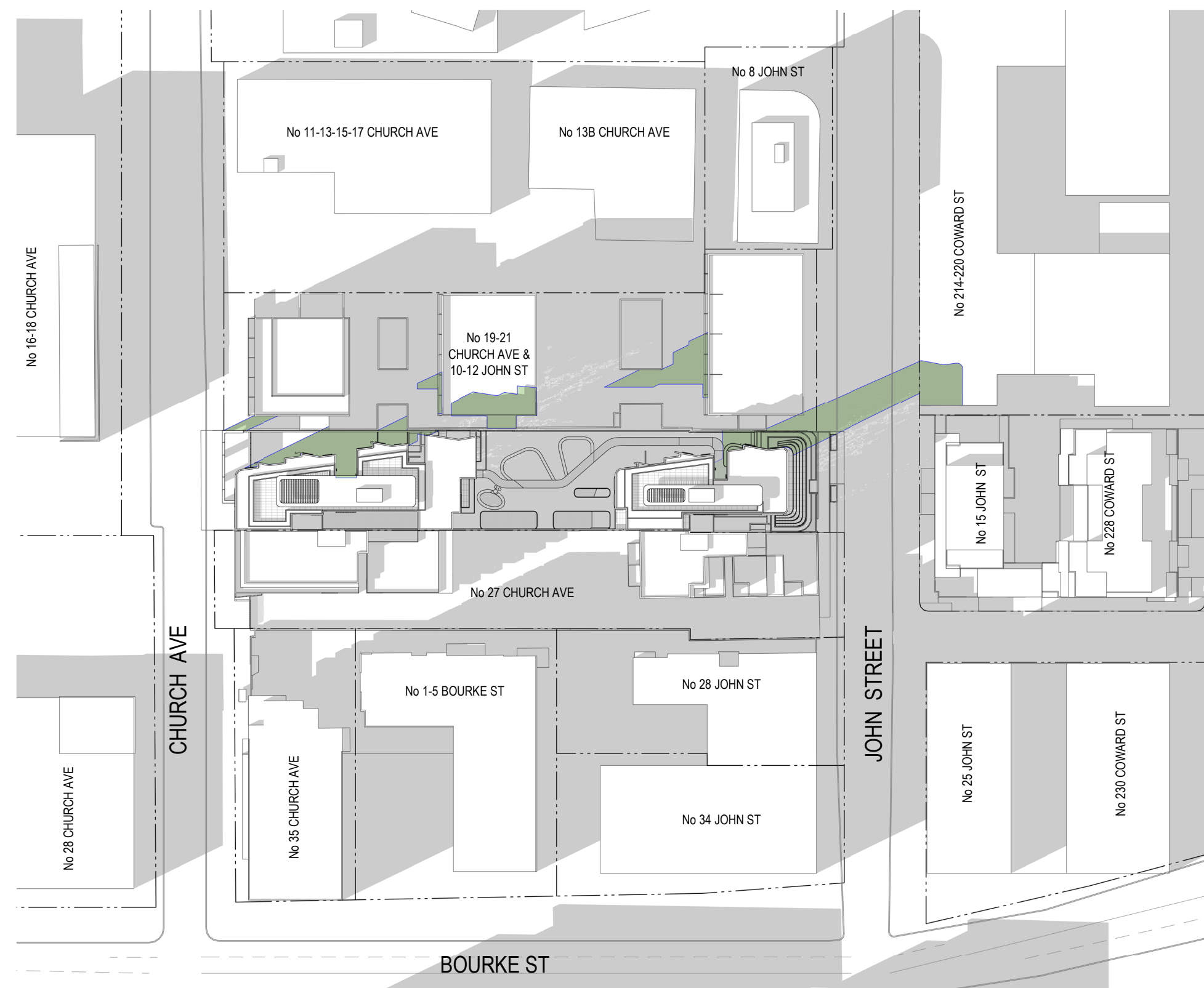
DRAWN BY	CHECKED BY	SCALE
FO	SC	As

DRAWING TITLE **A1**
SHADOW STUDY PLAN WINTER
SOLSTICE 1

DB NO.
IZ1807

DATE
3.03.20





10

103

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A	30.09.19	ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:400 @ A3 0 5m 10m

1:200 @ A1  

POINT 2.A SHADOWS REVISED

PROJECT
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DRAWING NO. DA-402 ISSUE D

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FO	SC	As

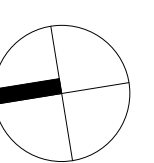
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SCALE As

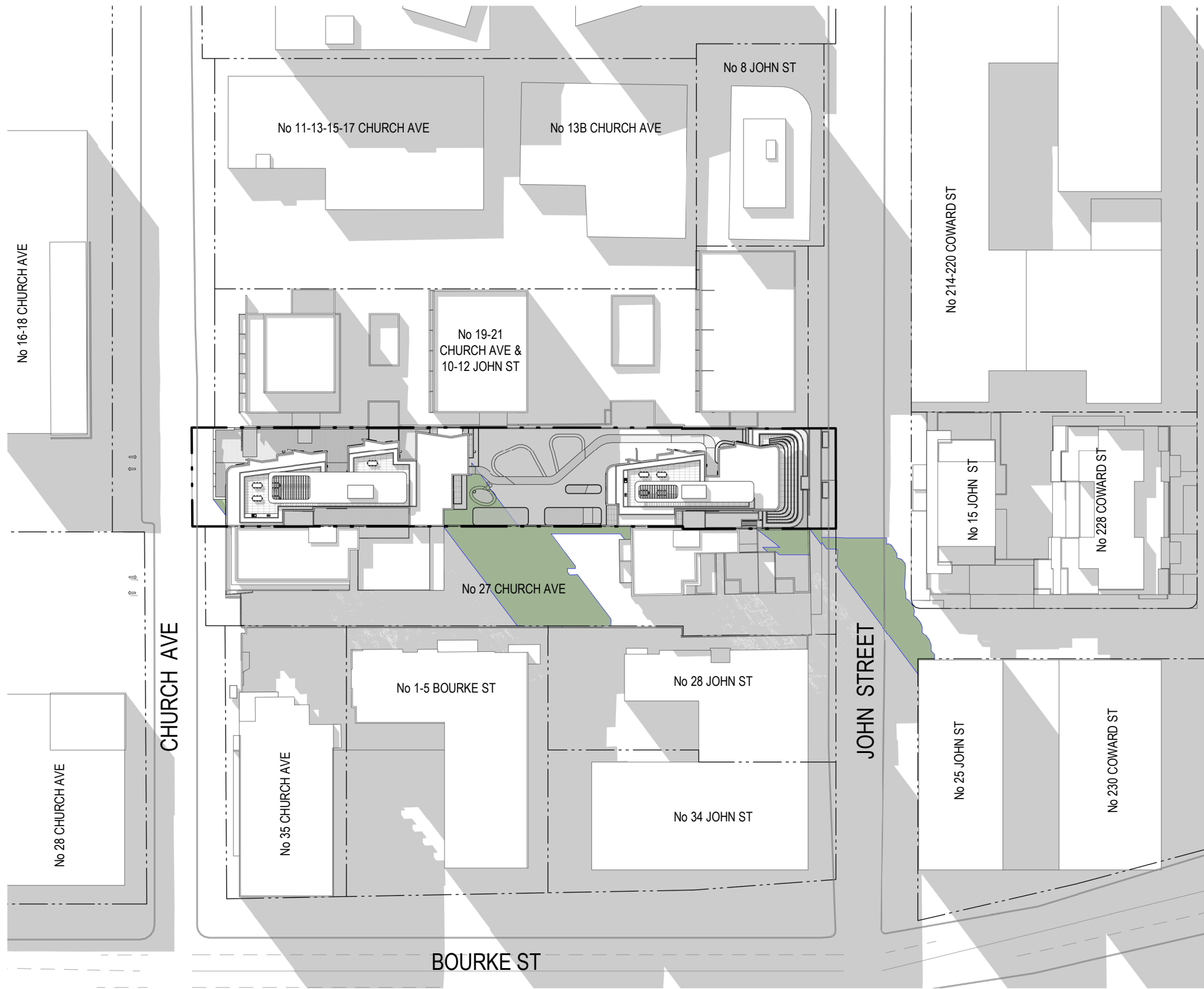
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DRAWING TITLE **A1**
SHADOW STUDY PLAN WINTER
SOLSTICE 2

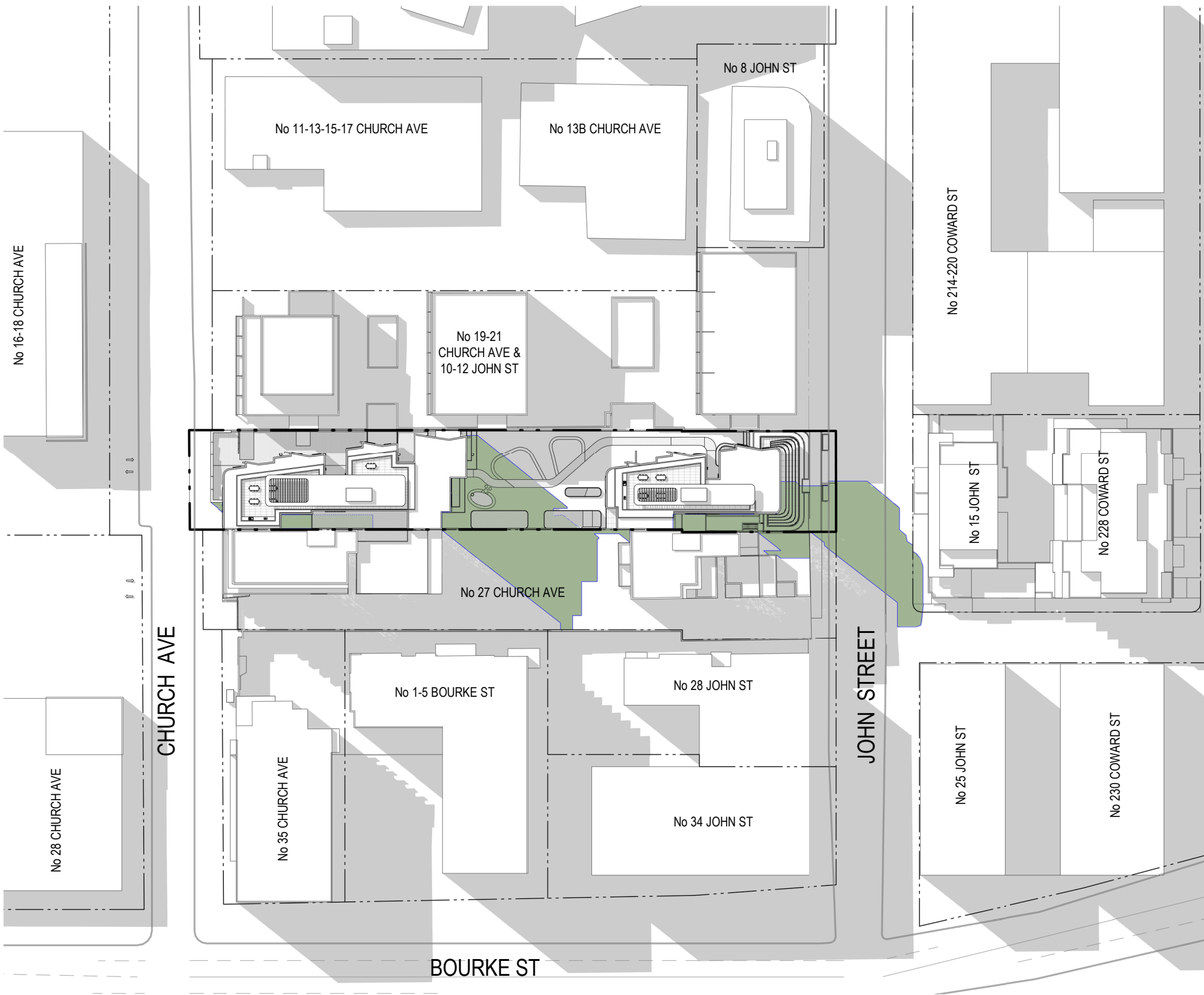
JOB NO.
PIZ1807

DATE
23.03.20

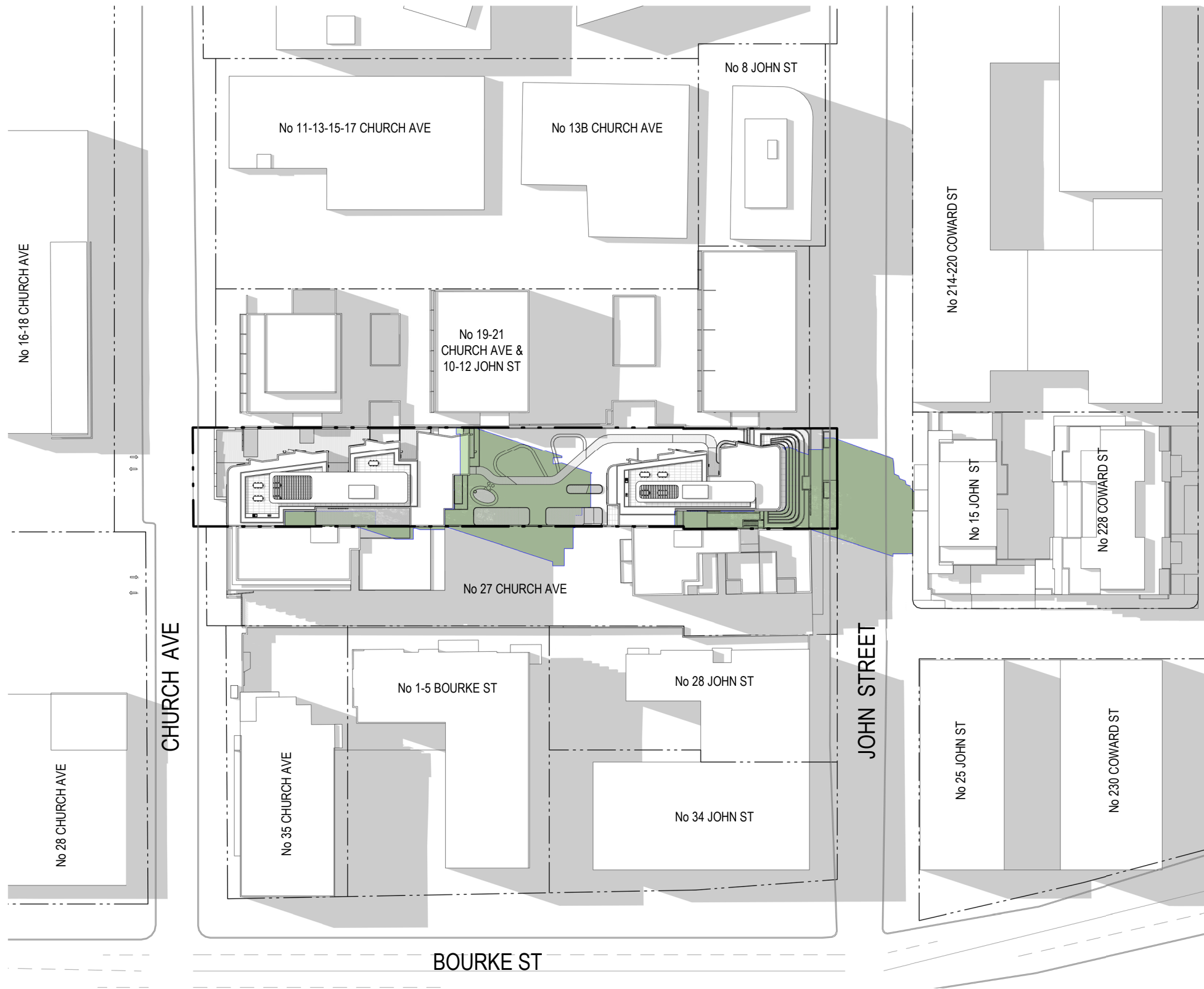




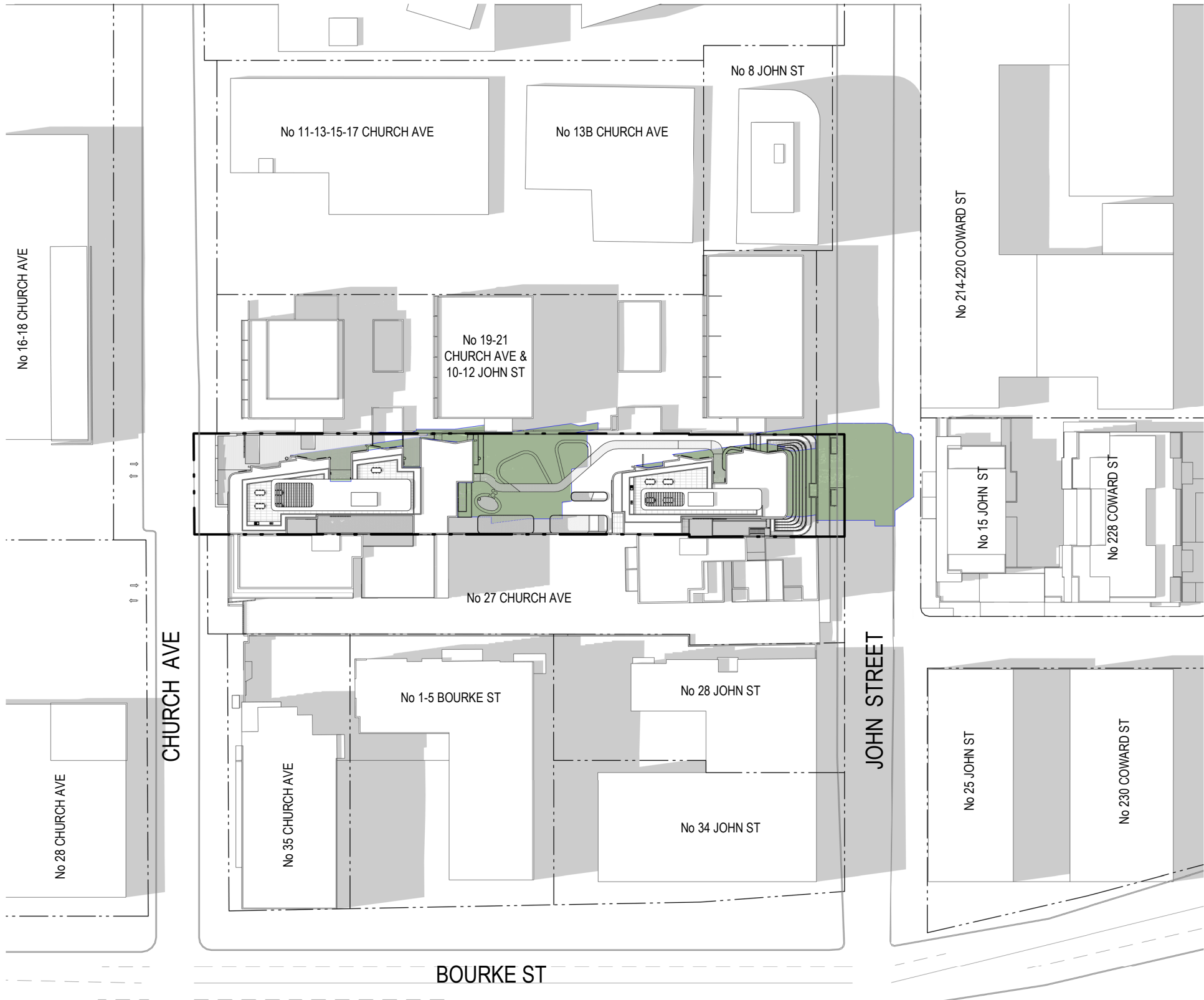
1 **SHADOW STUDY PLAN - EQUINOX MARCH - 9AM - PROPOSED**
1 : 1000 @ A1



2 **SHADOW STUDY PLAN - EQUINOX MARCH - 10AM - PROPOSED**
1 : 1000 @ A1



3 **SHADOW STUDY PLAN - EQUINOX MARCH - 11AM - PROPOSED**
1 : 1000 @ A1



4 **SHADOW STUDY PLAN - EQUINOX MARCH - NOON - PROPOSED**
1 : 1000 @ A1

SHADOWS CAST BY PROPOSED DEVELOPMENT

SHADOWS CAST BY EXISITING BUILDINGS

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B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS	DATE	PURPOSE OF ISSUE
-----	------	------------------

NOTES

1:400 @ A3	0	5m	10m
1:200 @ A1			

POINT 2.A
SHADOWS REVISED

PROJECT
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DRAWING NO.
DA-403 D

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FO

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SC

SCALE
As indicated @ A1

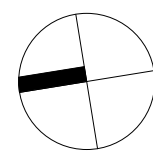
DRAWING TITLE
**SHADOW STUDY PLAN EQUINOX
MARCH 1**

ISSUE

D

JOB NO.
PIZ1807

DATE
23.03.20





2 **6 SHADOW STUDY PLAN - EQUINOX MARCH - 2PM - PROPOSED**
1 : 1000 @ A1



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D 23.03.20 ISSUE FOR DRP 3
C 20.03.20 ISSUE FOR DRP 3
B 04.10.19 ISSUE FOR DA
A 30.09.19 ISSUE FOR DA

NOTES
1:400 @ A3 0 5m 10m
1:200 @ A1

POINT 2.A
SHADOWS REVISED

PROJECT
CARMELA & VITO APARTMENTS

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DRAWING NO.
DA-404
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ISSUE

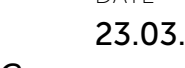
DRAWN BY
FO

CHECKED BY
SC

SCALE
As indicated@ A1

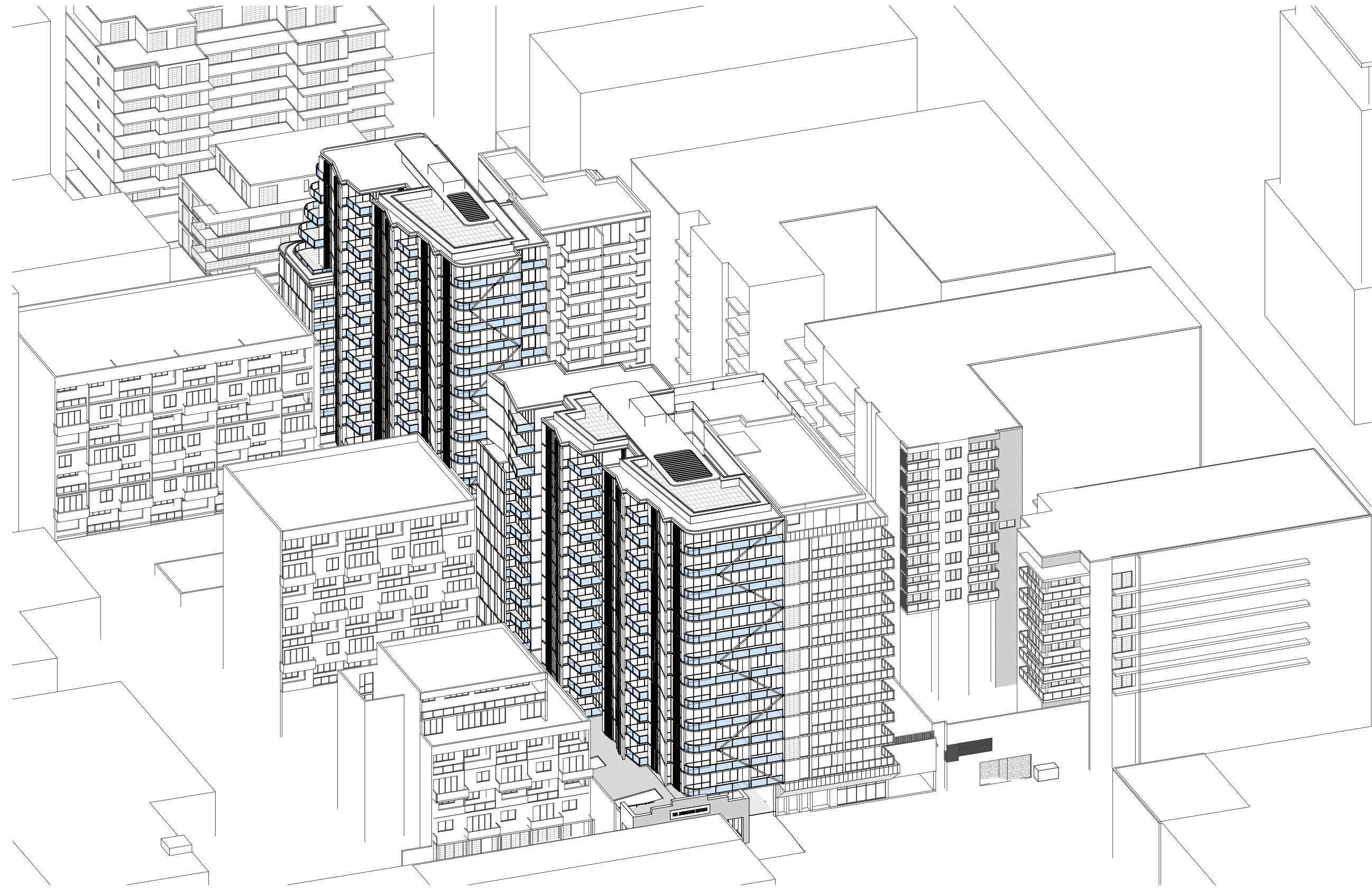
DATE
23.03.20

DRAWING TITLE
SHADOW STUDY PLAN EQUINOX MARCH 2

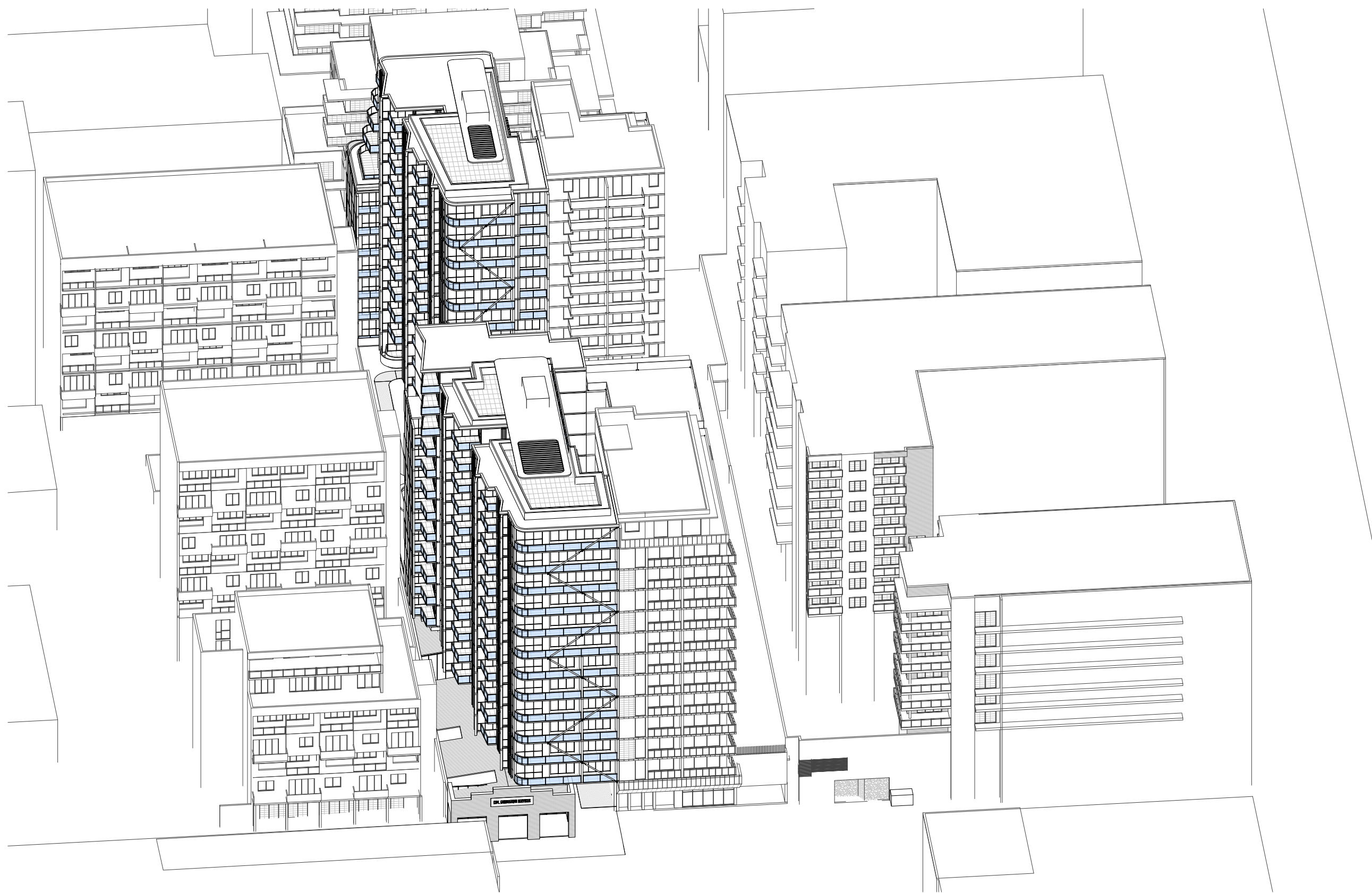




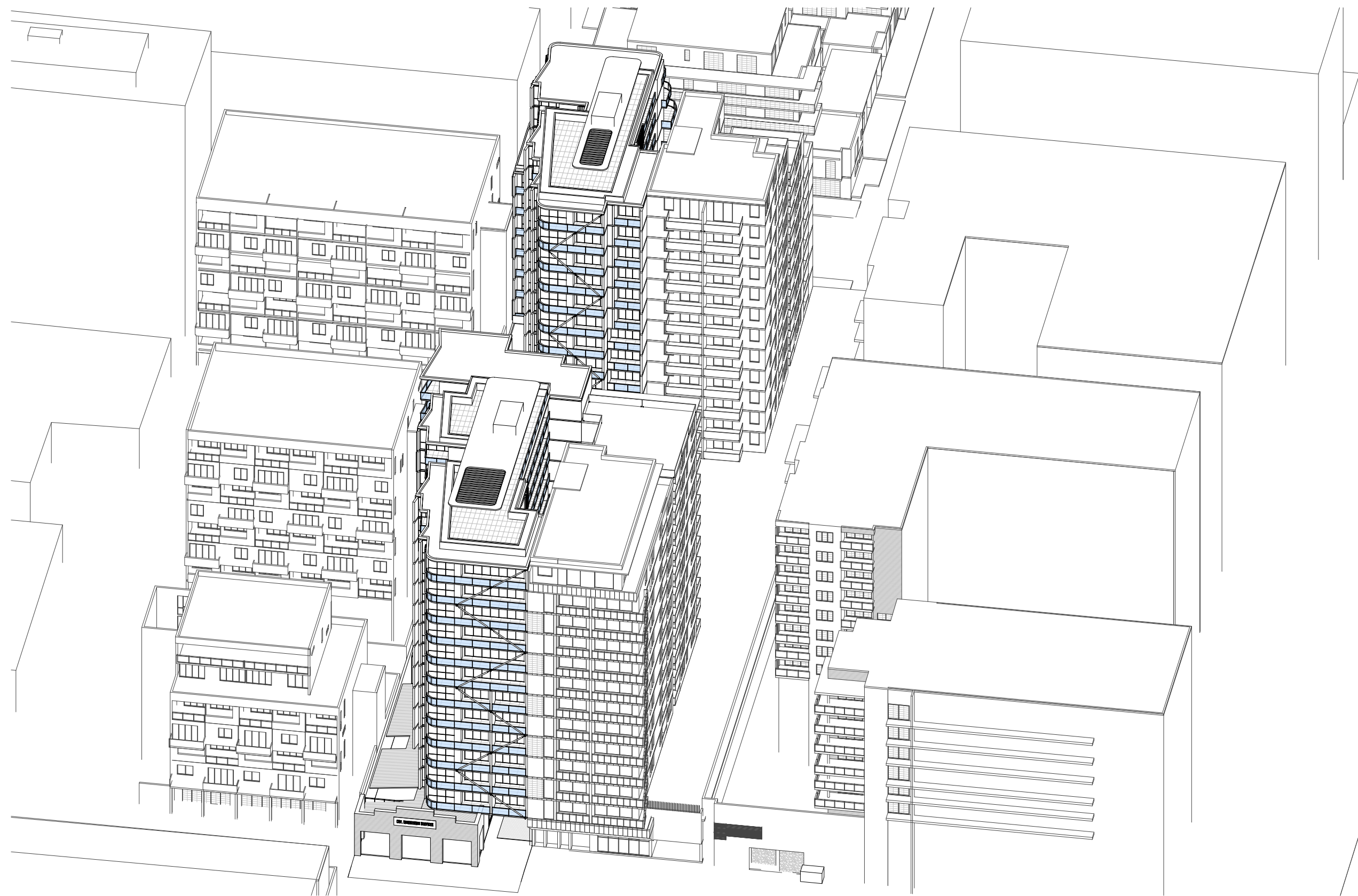
1 **SUN EYE VIEW 9AM**
@ A1



2 **SUN EYE VIEW 10AM**
@ A1



3 **SUN EYE VIEW 11AM**
@ A1



4 **SUN EYE VIEW 12PM**
@ A1

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D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
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A	30.09.19	ISSUE FOR DA

NOTES

NOT TO SCALE

POINT 2.A & 5.A
SUN EYE VIEW REVISED

SUN'S EYE VIEW LEGEND

 INDICATES BUILDING GLAZING.

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DRAWING NO.
DA-431

DRAWN BY
FO

DRAWING TITLE
SUN'S EYE VIEW 1

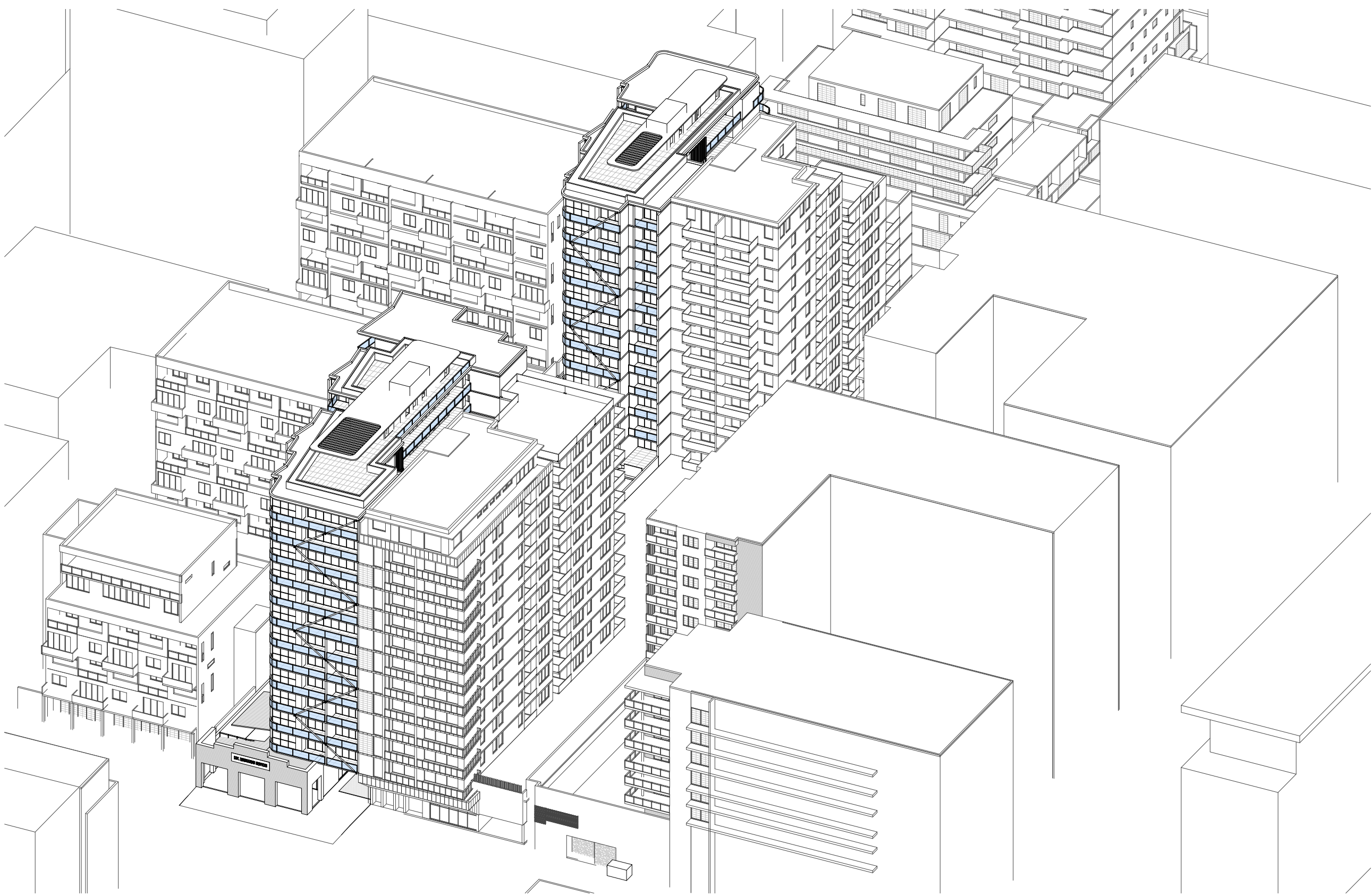
ISSUE
D

CHECKED BY
SC

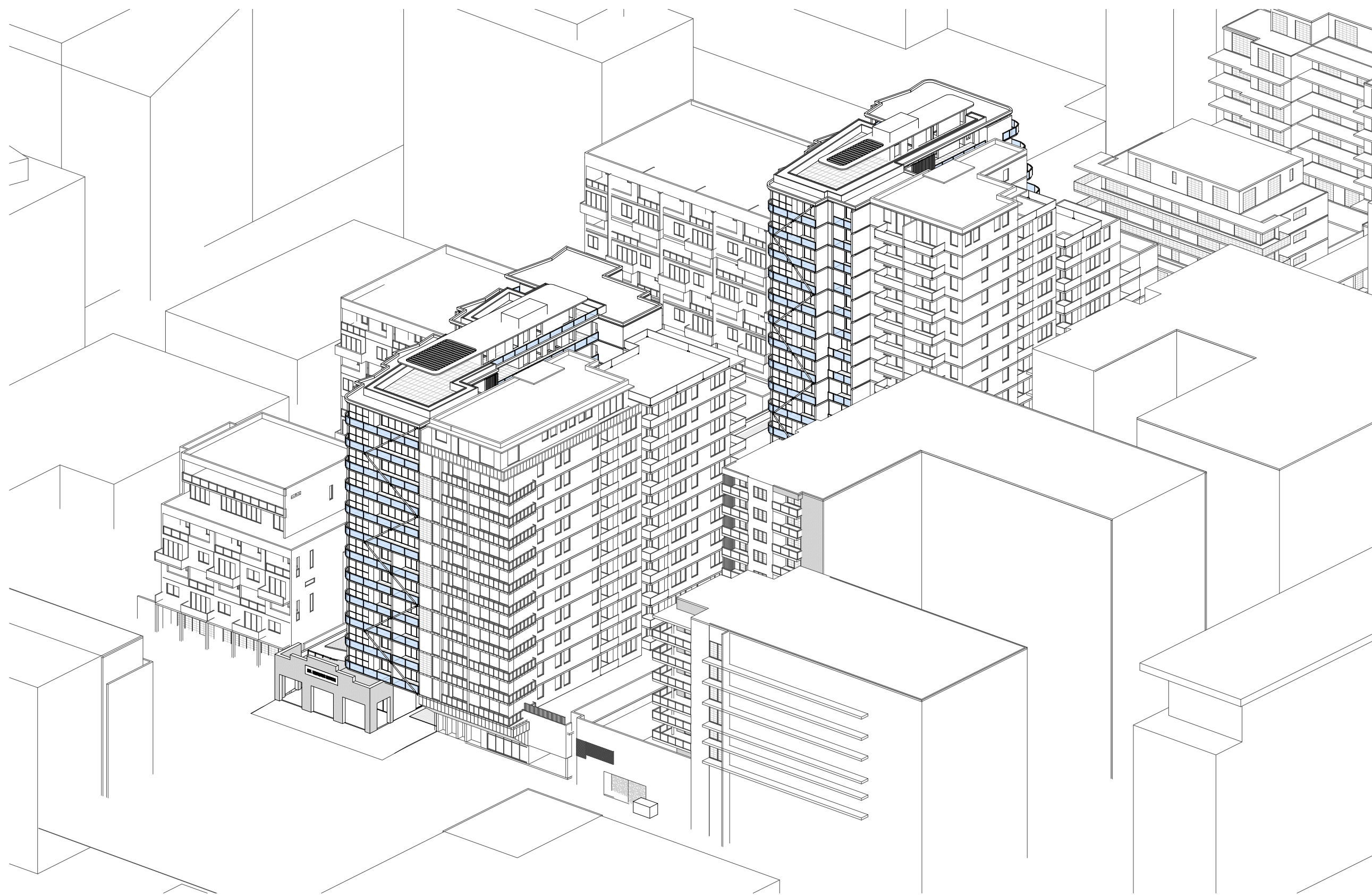
SCALE
N.T.S.

JOB NO.
PIZ1807

DATE
23.03.20



1 **9 SUN EYE VIEW 1PM**
@ A1

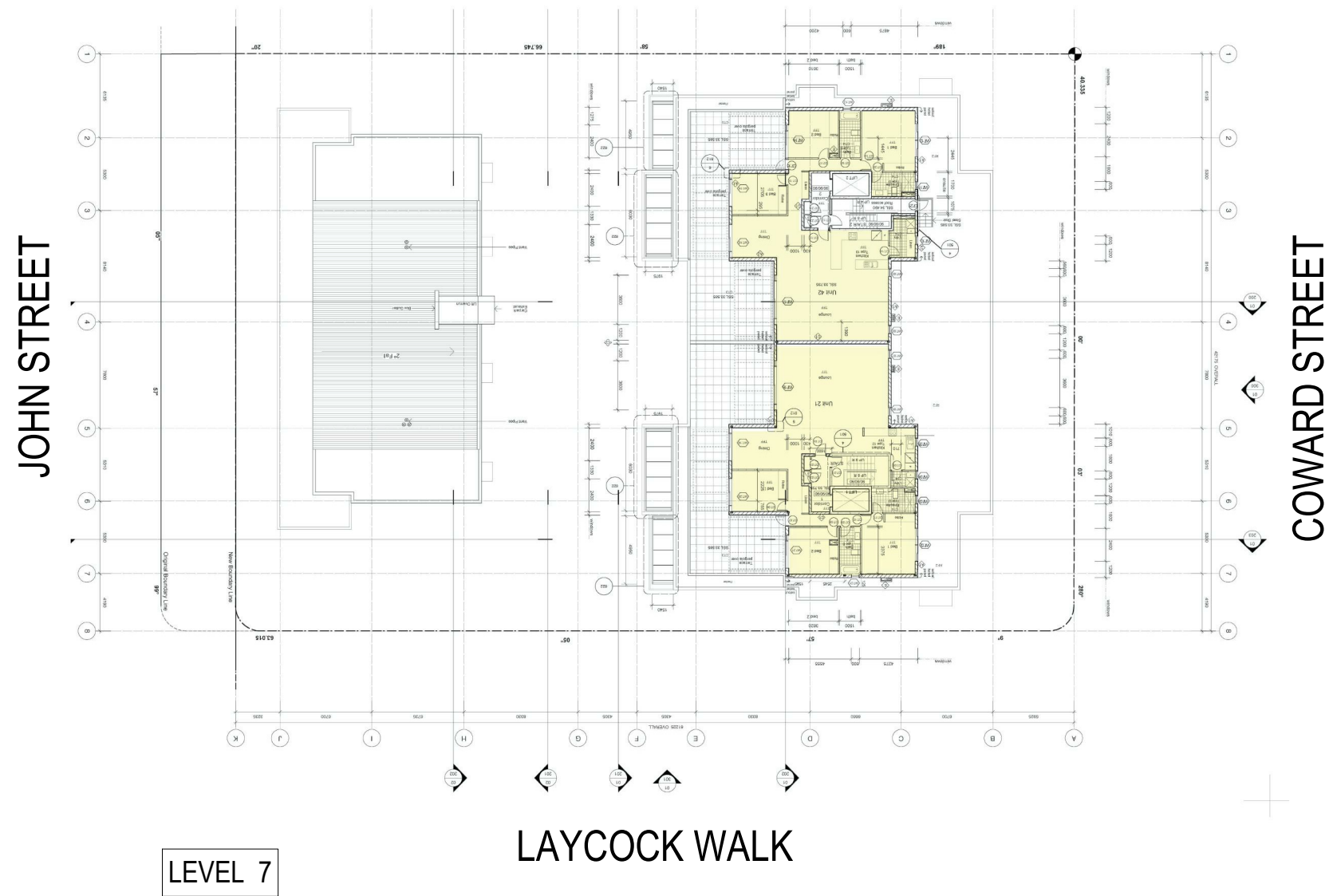
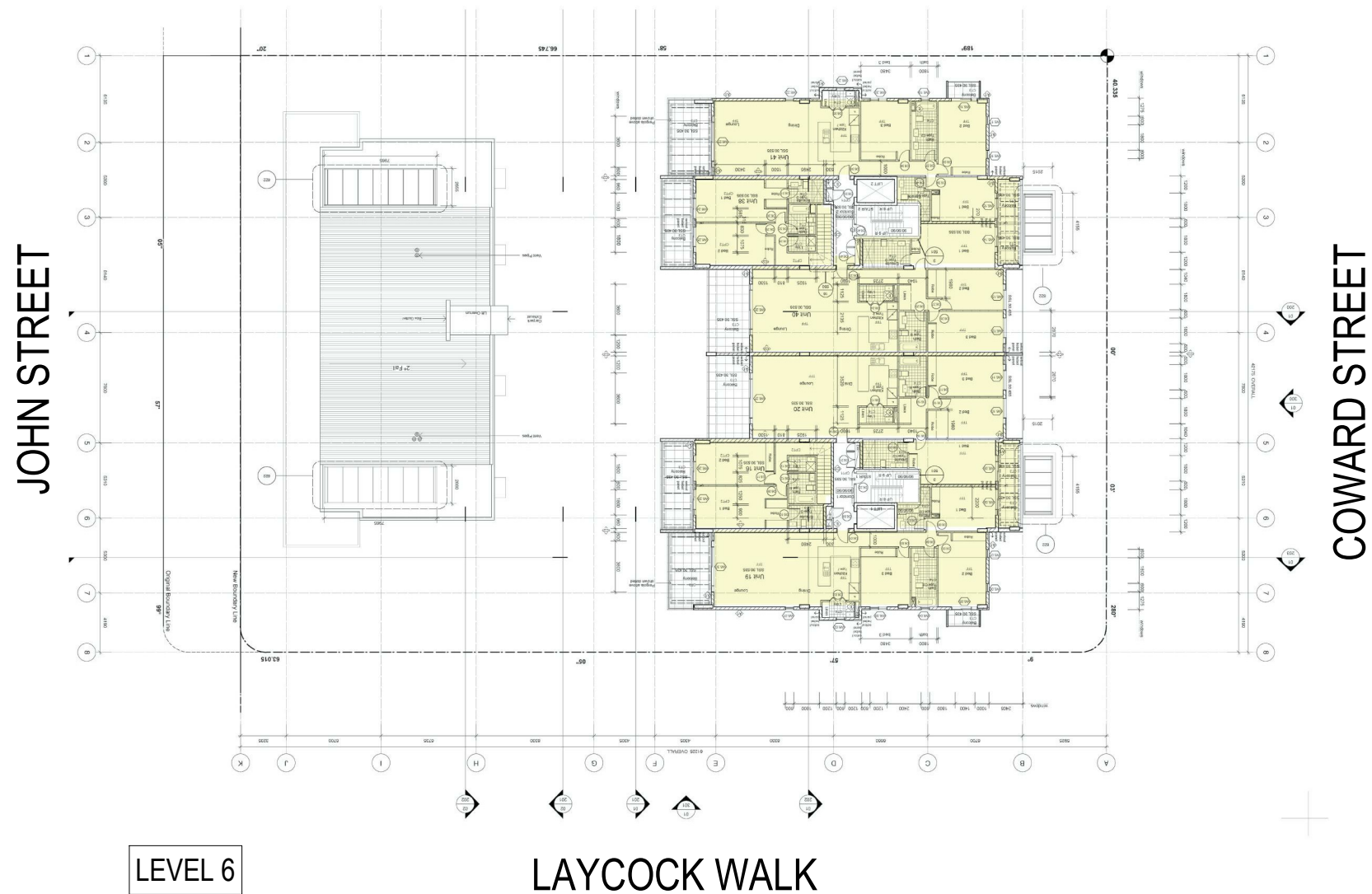
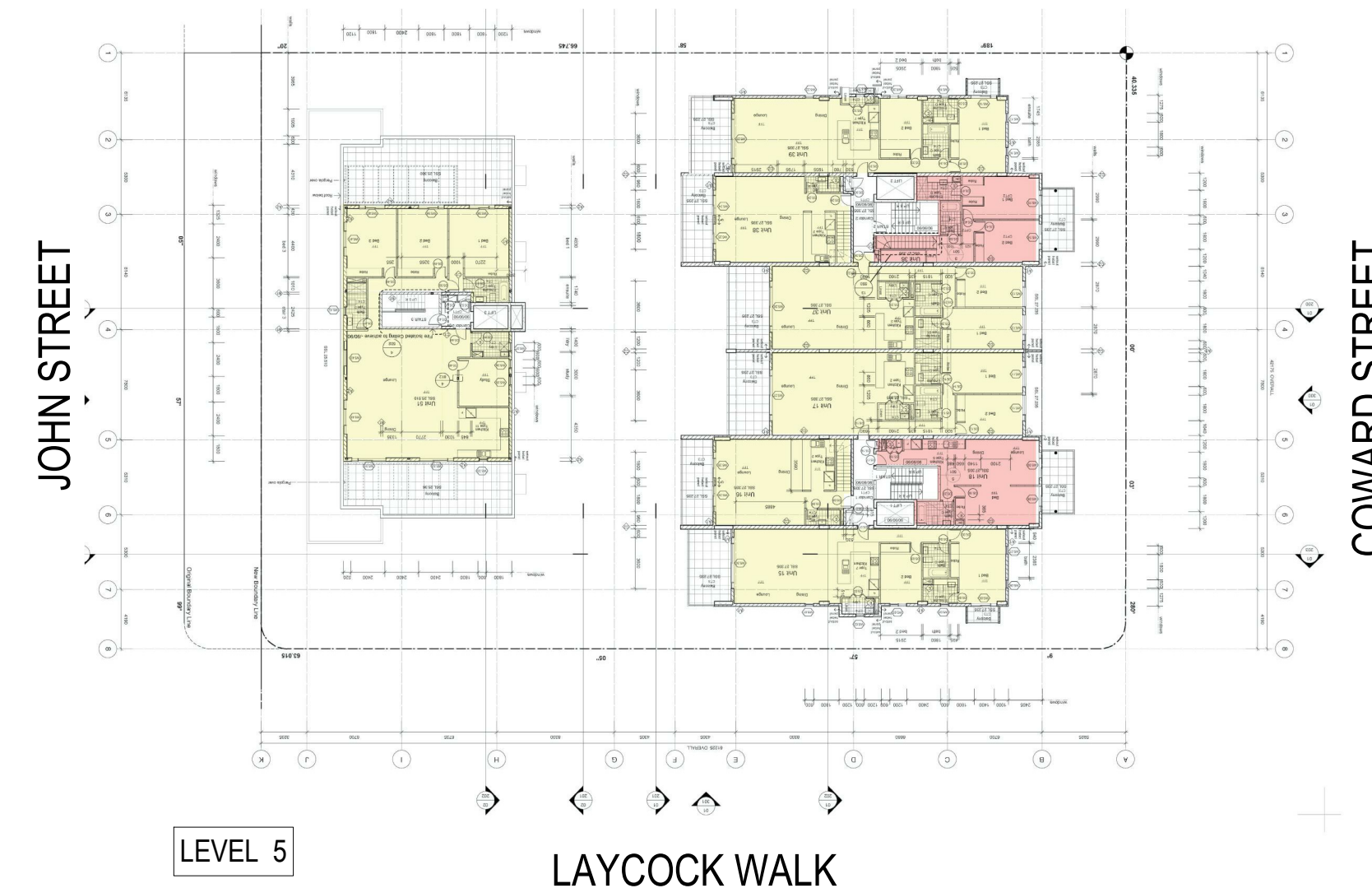
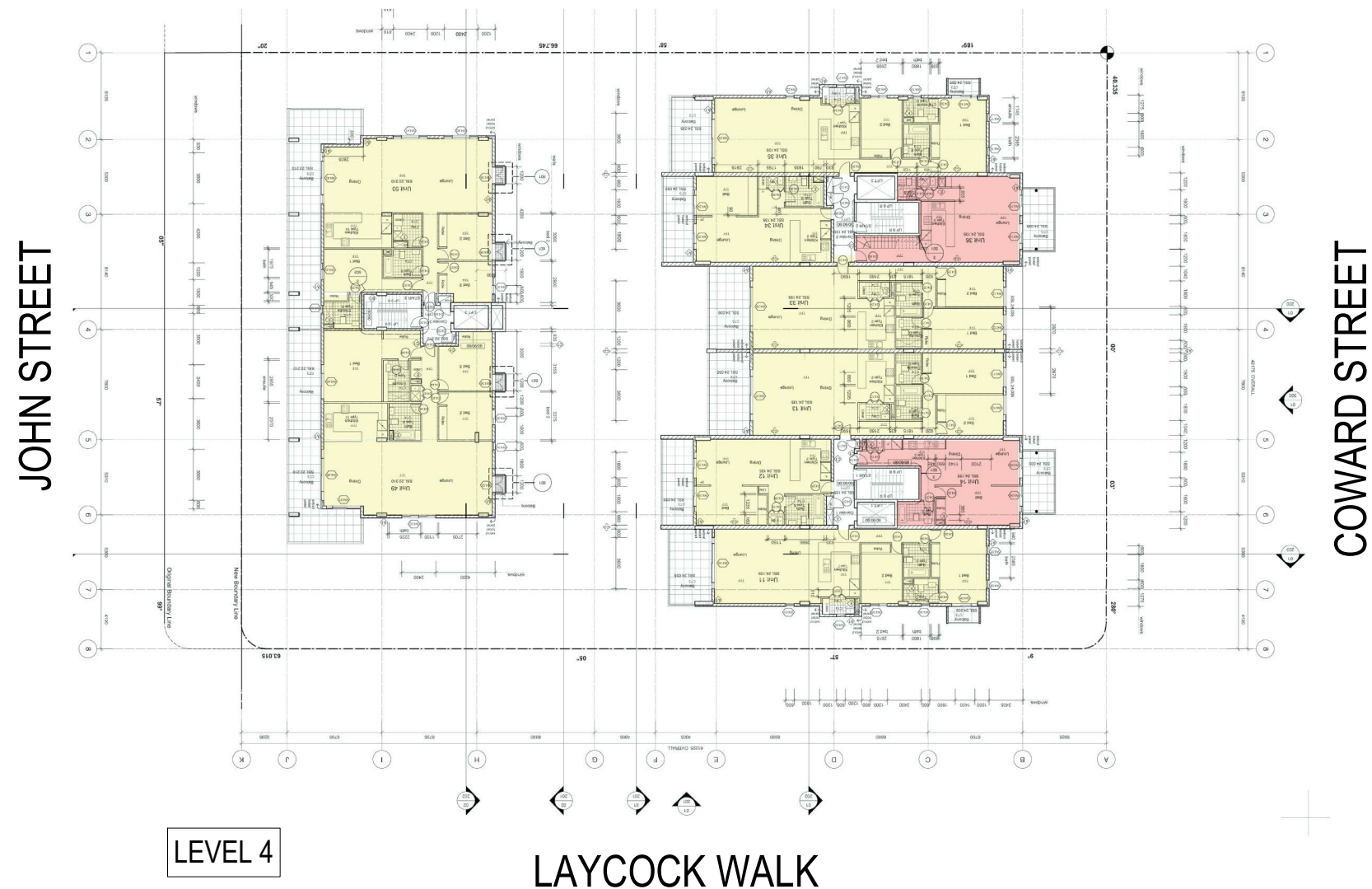
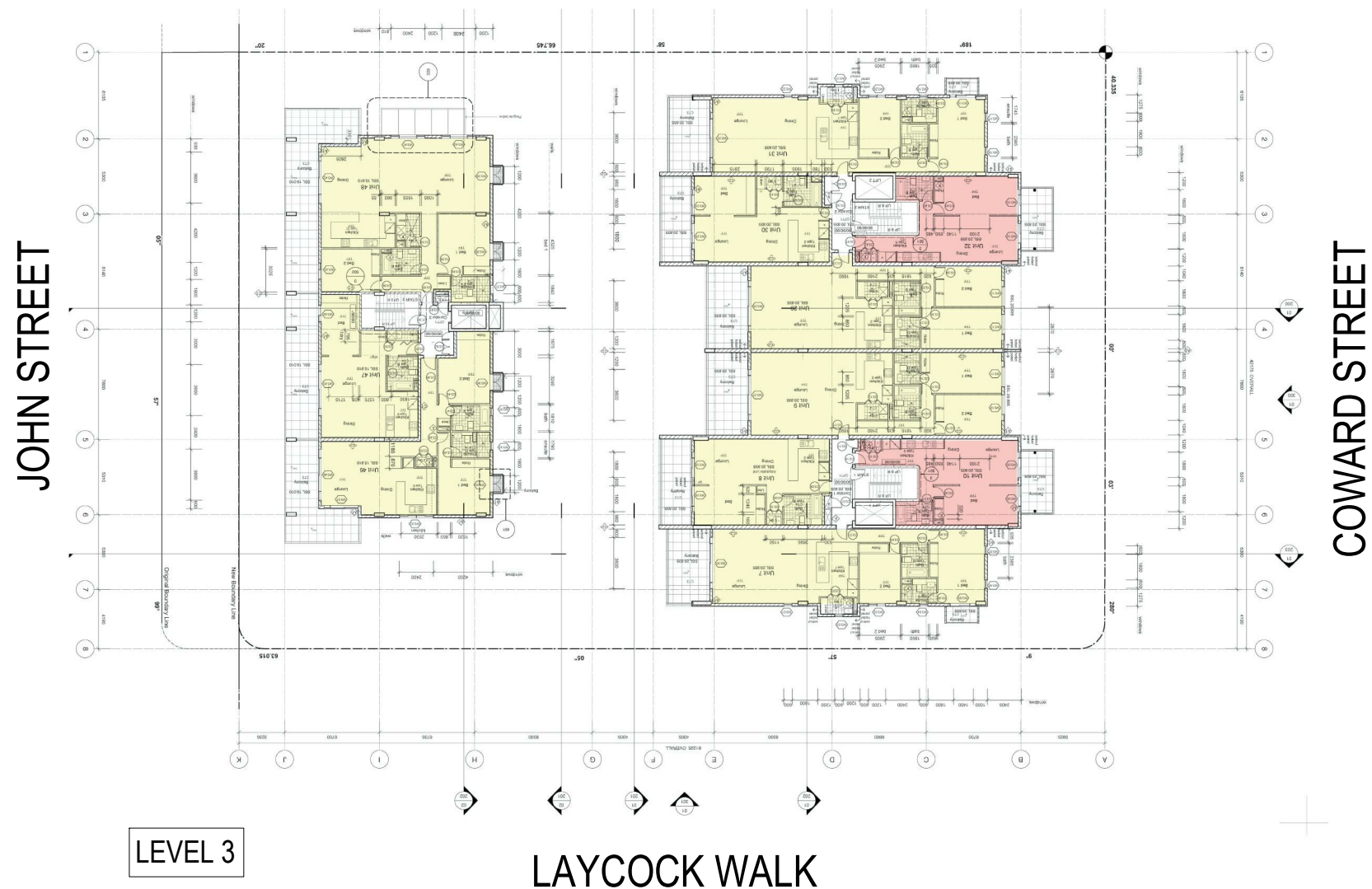
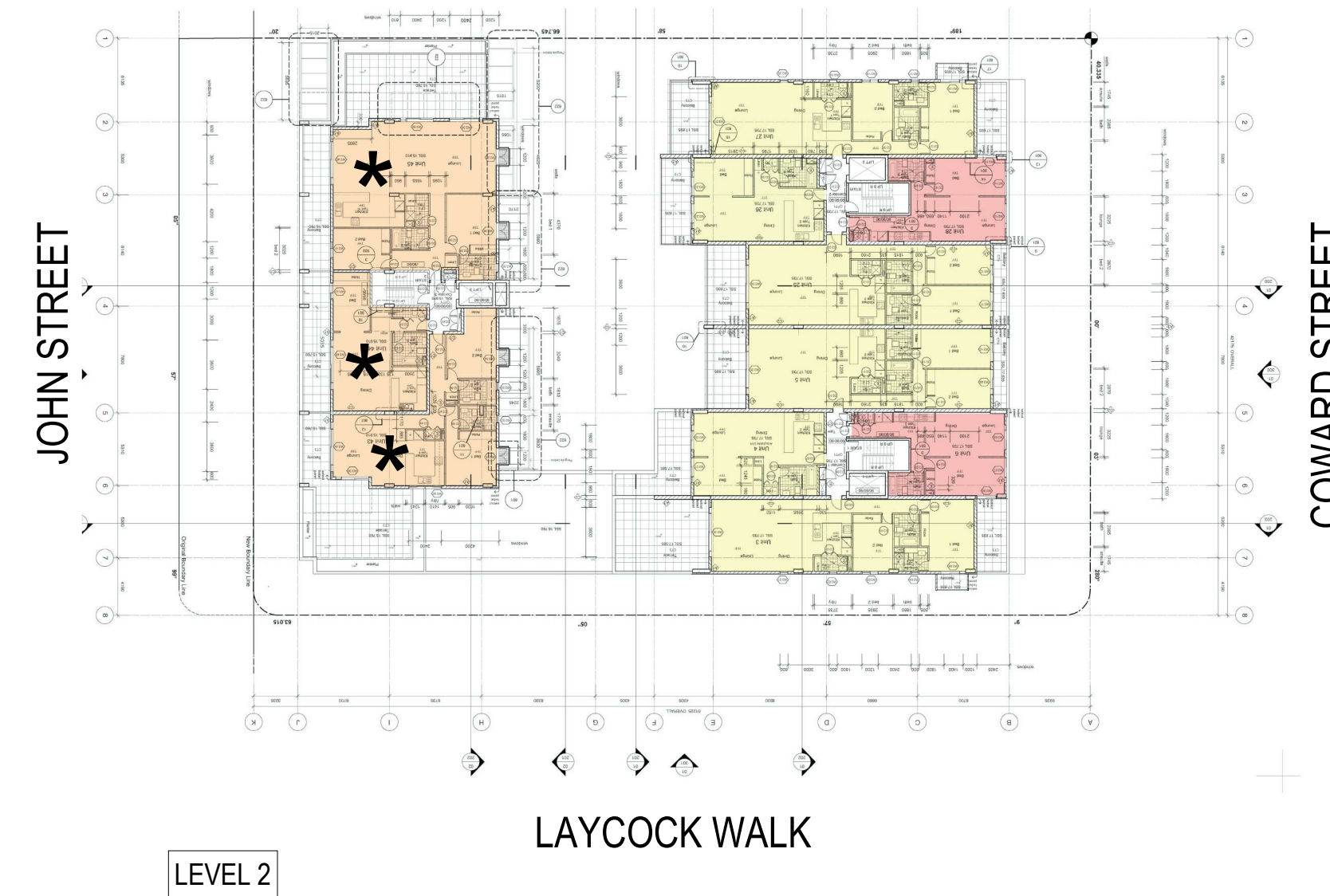
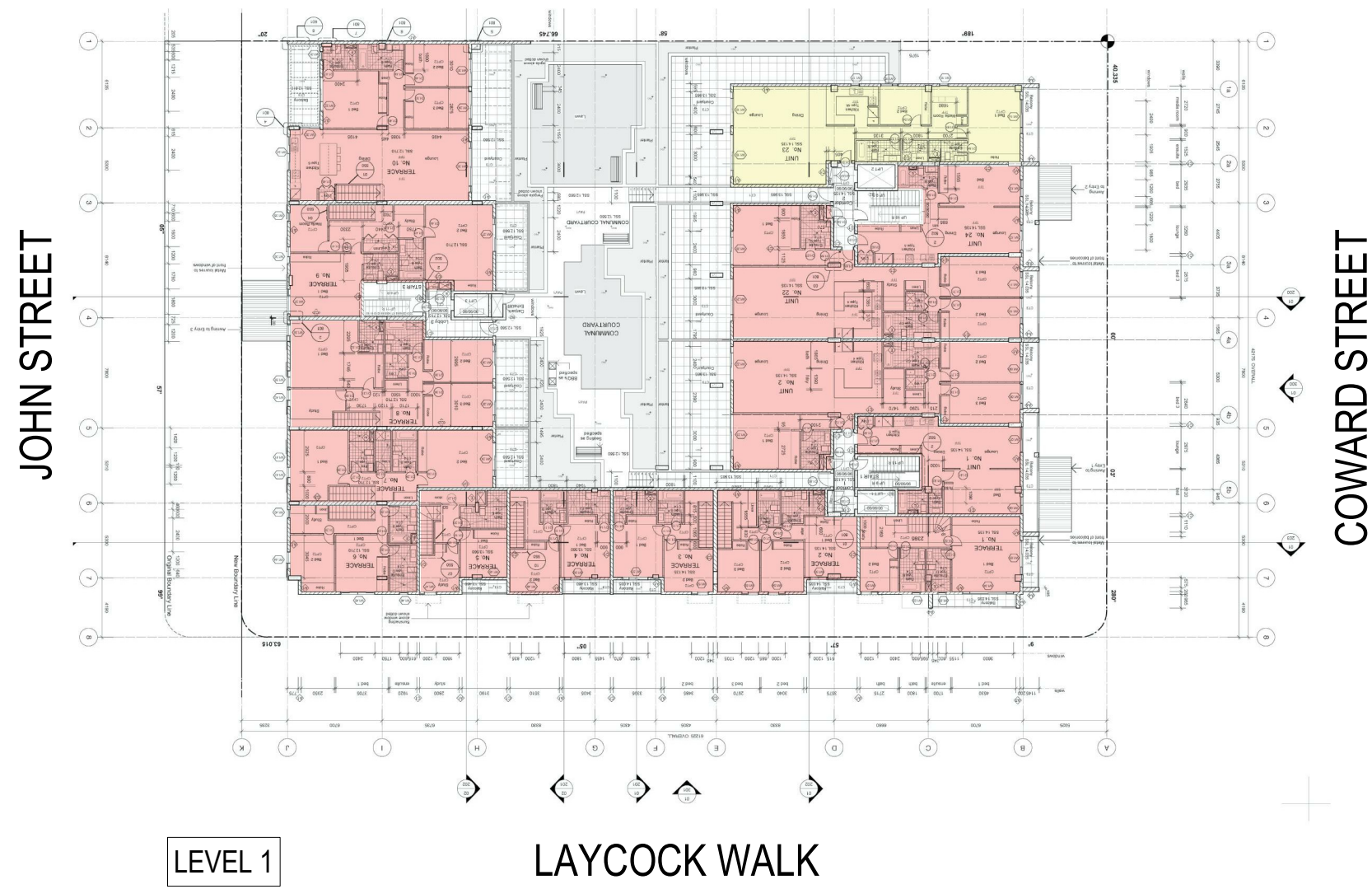
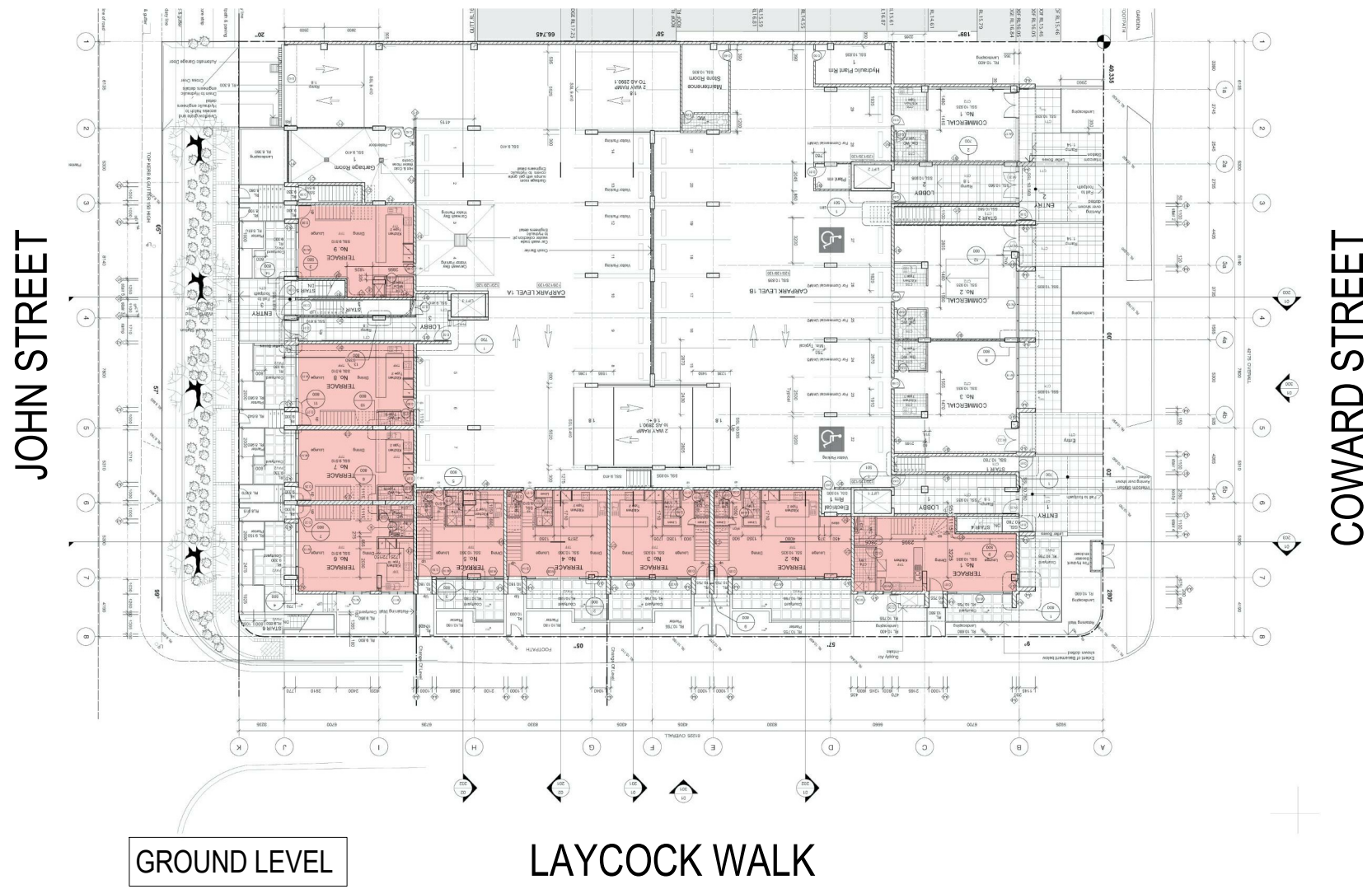


2 **11 SUN EYE VIEW 2PM**
@ A1



3 **13 SUN EYE VIEW 3PM**
@ A1

STUDY OF NEIGHBORING BUILDING LOCATED AT 19-21 CHURCH AVE & 10-12 JOHN ST	
TOTAL NUMBER OF UNITS =	120 UNITS
UNITS CURRENTLY RECEIVING 2H OF SOLAR ACCESS =	95+ UNITS = APPROX. 80% OF UNITS > 70% COMPLIES TO ADG



NOTE

* THESE 3 UNITS FRONTING JOHNS ST WILL ALSO BE REDUCED TO LESS THAN 2 HOURS OF SOLAR ACCESS MID WINTER IF AN IDENTICALLY "MIRRORED" DEVELOPMENT TO 27 CHURCH AVE WAS TO BE PLACED ON THE SUBJECT SITE.

LEGEND

- UNITS CURRENTLY RECEIVING LESS THAN 2 HOURS OF SOLAR ACCESS MID-WINTER BETWEEN 9AM & 3PM
- UNITS RECEIVING LESS THAN 2 HOURS OF SOLAR ACCESS MID-WINTER BETWEEN 9AM & 3PM AFFECTED BY PROPOSAL
- UNITS RECEIVING MINIMUM 2 HOURS OF SOLAR ACCESS MID-WINTER BETWEEN 9AM & 3PM

STUDY OF NEIGHBOURING BUILDING LOCATED AT 222 - 228 COWARD STREET (REFER TO SUN EYE VIEWS)

TOTAL NUMBER OF UNITS =	61 UNITS
UNITS CURRENTLY RECEIVING 2HR OF SOLAR ACCESS =	40 UNITS = 65% OF UNITS < 70% (NOT COMPLIANT TO ADG)
UNITS AFFECTED BY THE DEVELOPMENT IF IT WAS THE MIRROR VERSION OF BUILDING ON 27 CHURCH AVENUE=	3 UNITS
UNITS AFFECTED BY THE PROPOSED DEVELOPMENT =	3 UNITS (AFFECTED SAME UNITS THAN MIRROR BUILDING)
% OF UNITS AFFECTED BY PROPOSED DEVELOPMENT =	14% OF UNITS < 20% COMPLIES TO ADG

*ADG OBJECTIVE 3B-2: WHERE AN ADJOINING PROPERTY DOES NOT CURRENTLY RECEIVE THE REQUIRED HOURS OF SOLAR ACCESS, THE PROPOSED BUILDING ENSURES SOLAR ACCESS TO NEIGHBOURING PROPERTIES IS NOT REDUCED BY MORE THAN 20%.

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A	30.09.19	ISSUE FOR DA

ISS	DATE	PURPOSE OF ISSUE
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NOTES

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PROJECT
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NOMINATED ARCHITECT
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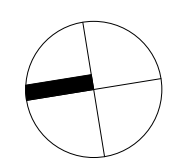
DRAWING NO. **DA-451** ISSUE **D**

DRAWN BY **FO** CHECKED BY **SC** SCALE **N.T.S.**

DRAWING TITLE
NEIGHBOUR SHADOW STUDY

JOB NO. **P1Z1807**

DATE **23.03.20**





1 **EXISTING SHADOWS - 9AM**



2 **SHADOW CAST BY PROPOSED BUILDING - 9AM**



1 **EXISTING SHADOWS - 10AM**



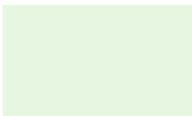
2 **SHADOW CAST BY PROPOSED BUILDING - 10AM**



1 **EXISTING SHADOWS - 11AM**



2 **SHADOW CAST BY PROPOSED BUILDING - 11AM**

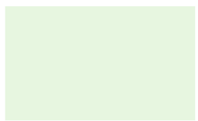




1 **EXISTING SHADOWS - 12PM**



2 **SHADOW CAST BY PROPOSED BUILDING - 12PM**





1 **EXISTING SHADOWS - 1PM**



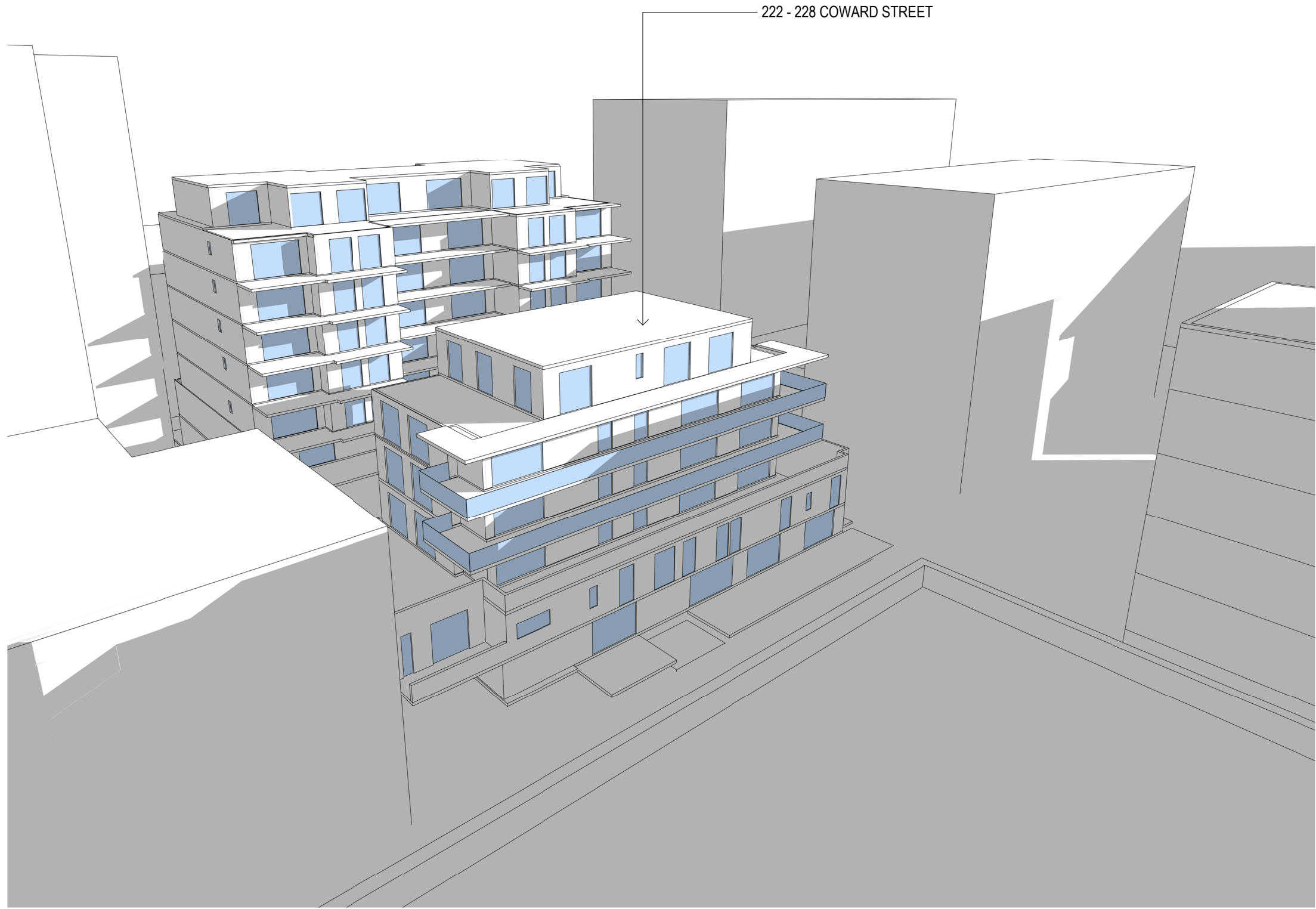
2 **SHADOW CAST BY PROPOSED BUILDING - 1PM**



1 **EXISTING SHADOWS - 2PM**



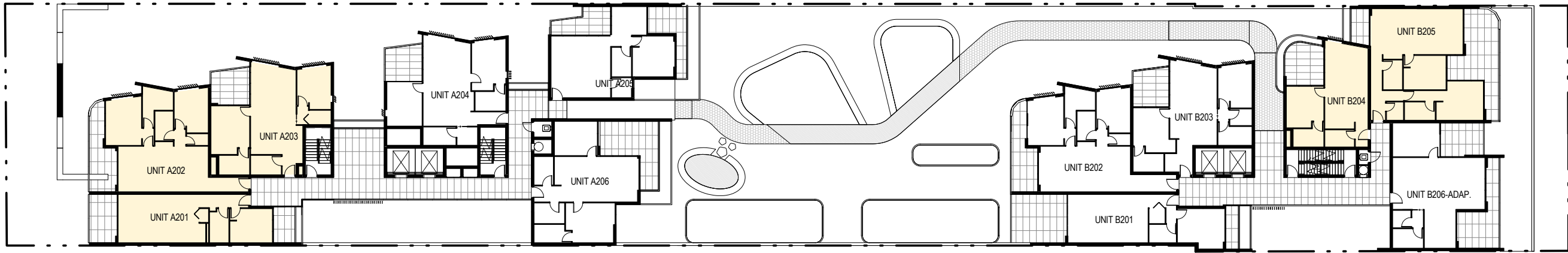
2 **SHADOW CAST BY PROPOSED BUILDING - 2PM**



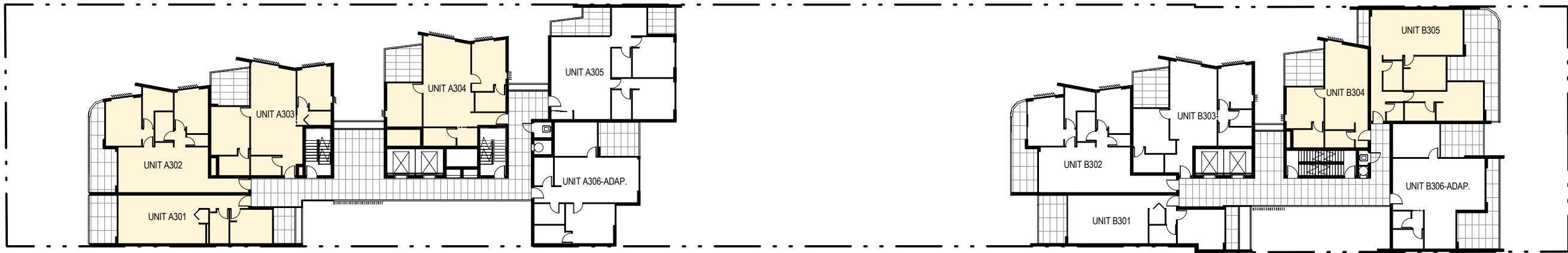
1 **EXISTING SHADOWS - 3PM**



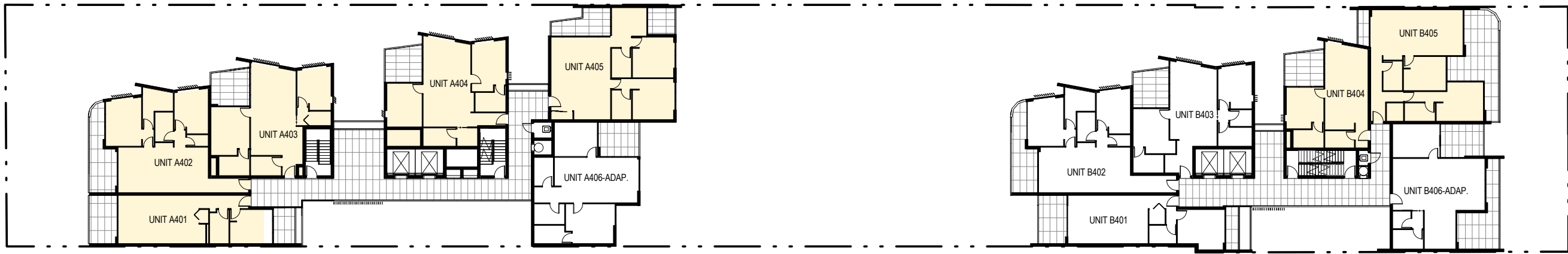
2 **SHADOW CAST BY PROPOSED BUILDING - 3PM**



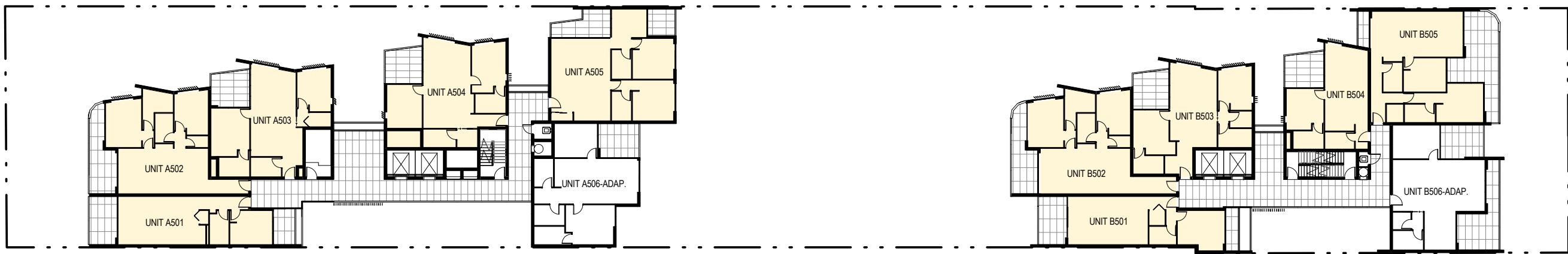
1 **LEVEL 2 - SOLAR**
1:400 @ A1



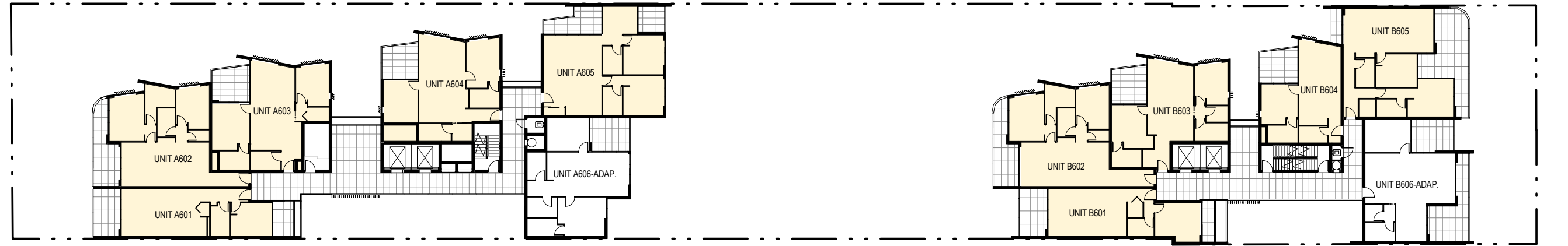
2 **LEVEL 3 - SOLAR**
1:400 @ A1



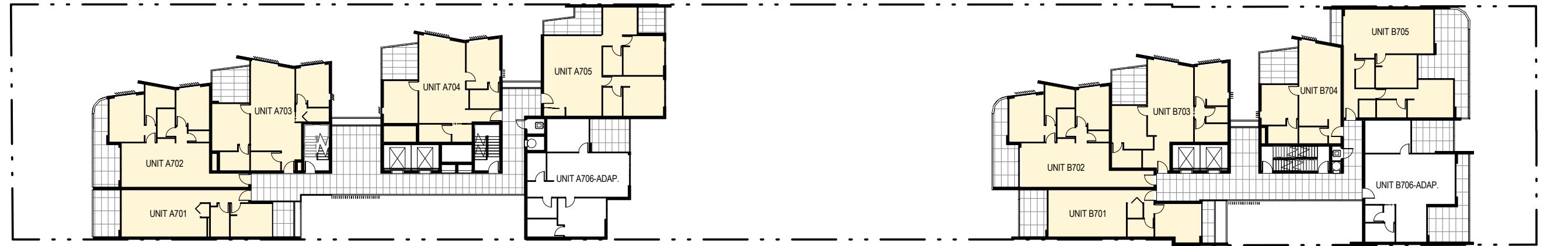
3 **LEVEL 4 - SOLAR**
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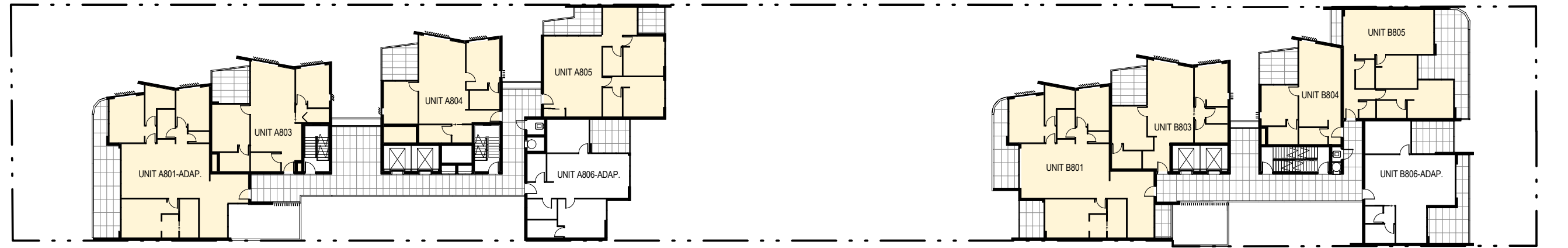
4 **LEVEL 5 - SOLAR**
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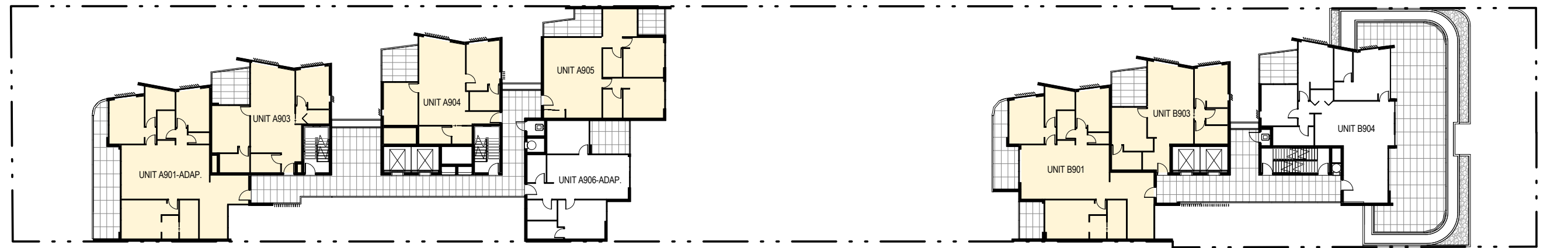
5 **LEVEL 6 - SOLAR**
1:400 @ A1



6 **LEVEL 7 - SOLAR**
1:400 @ A1



7 **LEVEL 8 - SOLAR**
1:400 @ A1



8 **LEVEL 9 - SOLAR**
1:400 @ A1

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D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:800 @ A3 0 10m 20m
1:400 @ A1

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

CLIENT
**DA VITO FERRO APARTMENTS
PTY LTD**

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Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

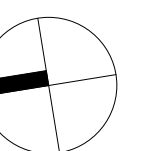
DRAWING NO. **DA-501** ISSUE **D**

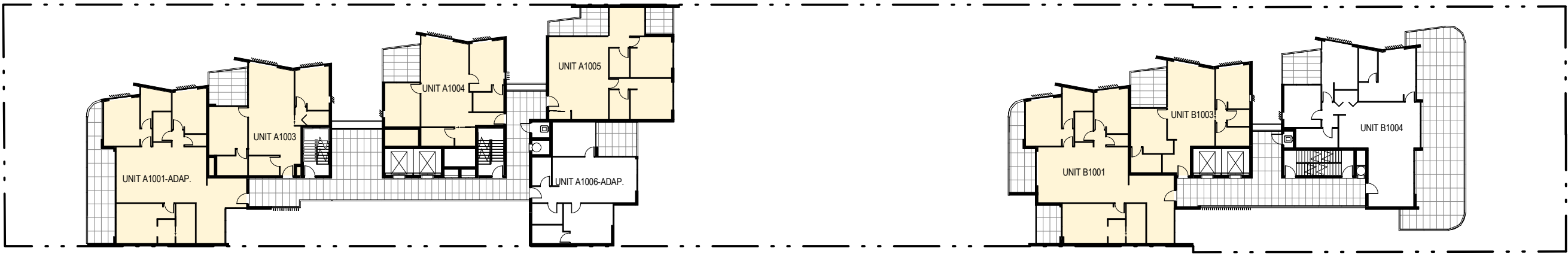
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DRAWING TITLE
SEPP 65 - SOLAR ACCESS PLANS

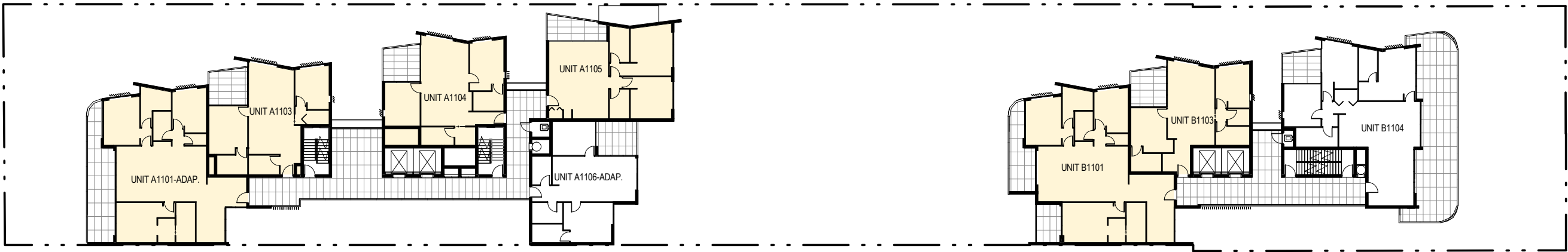
JOB NO.
P1Z1807

DATE
23.03.20

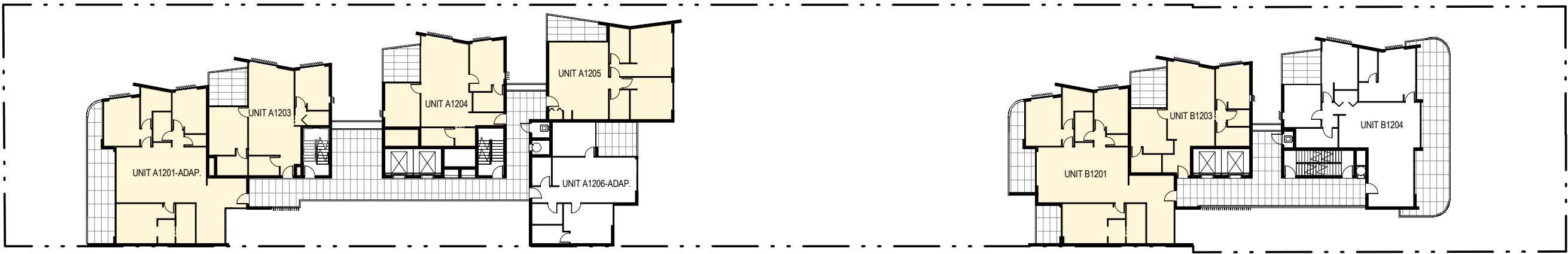




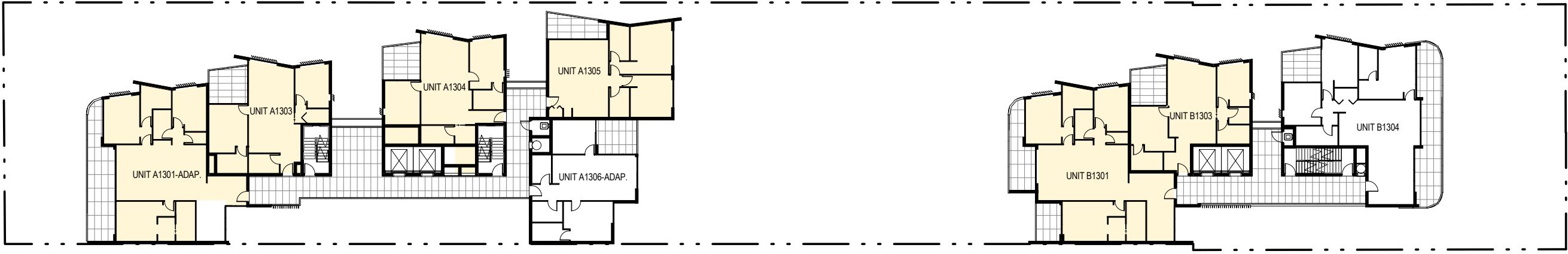
1 **LEVEL 10 - SOLAR**
1:400 @ A1



2 **LEVEL 11 - SOLAR**
1:400 @ A1



3 **LEVEL 12 - SOLAR**
1:400 @ A1



4 **LEVEL 13 - SOALR**
1:400 @ A1

CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -
SECTION 4A; SOLAR AND DAYLIGHT ACCESS

MINIMUM NUMBER OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES RECEIVING MINIMUM
2 HOURS DIRECT SUNLIGHT BETWEEN 9am - 3pm AT MID WINTER = 70%

	UNITS WITH MORE THAN 2 HOUR SOLAR ACCESS	TOTAL NUMBER OF UNITS
LEVEL 2	5	12
LEVEL 3	6	12
LEVEL 4	7	12
LEVEL 5	10	12
LEVEL 6	10	12
LEVEL 7	10	12
LEVEL 8	8	10
LEVEL 9	6	10
LEVEL 10	6	10
LEVEL 11	6	8
LEVEL 12	6	8
LEVEL 13	6	8
TOTAL	86	122

86 UNITS OUT OF 122 UNITS = 70.5% OF UNITS RECEIVE MORE THAN 2 HOURS SOLAR ACCESS.

(COMPLIES)

*REFER TO SUN'S EYE VIEWS ON DA-431 AND DA-432

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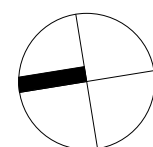
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DA-502 D

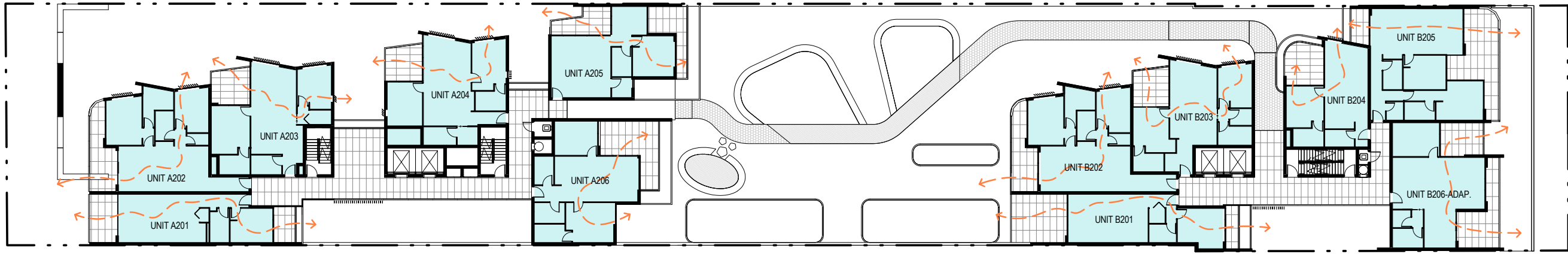
ISSUE

JOB NO.
PIZ1807

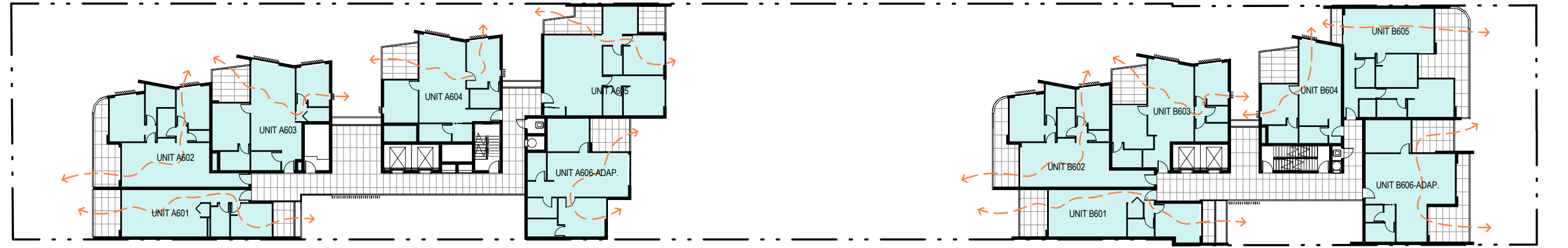
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FO SC 1:400@ A1 23.03.20

DRAWING TITLE
SEPP 65 - SOLAR ACCESS PLANS

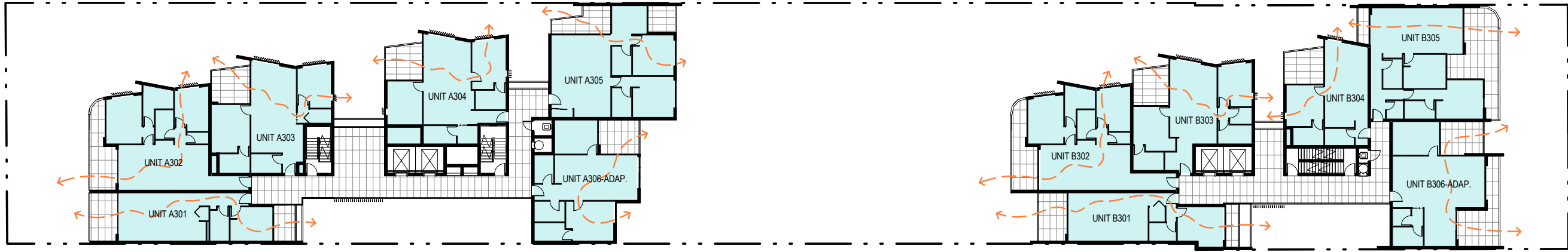




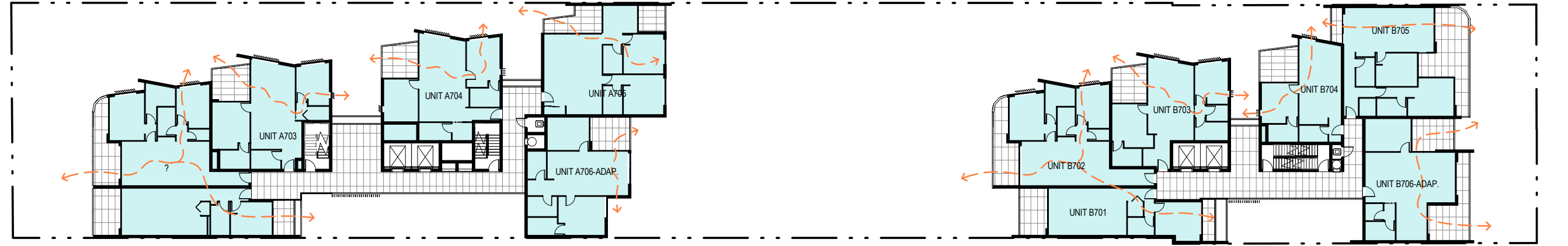
1 **LEVEL 2 - VENTILATION**
1 : 400 @ A1



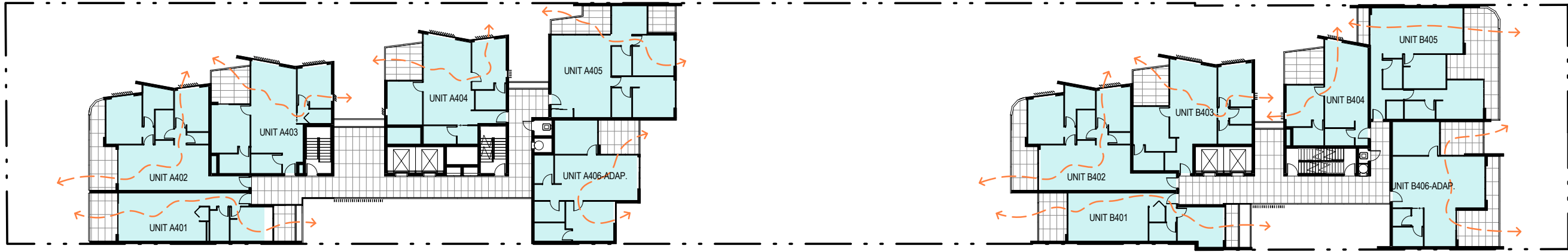
5 **LEVEL 6 - VENTILATION**
1 : 400 @ A1



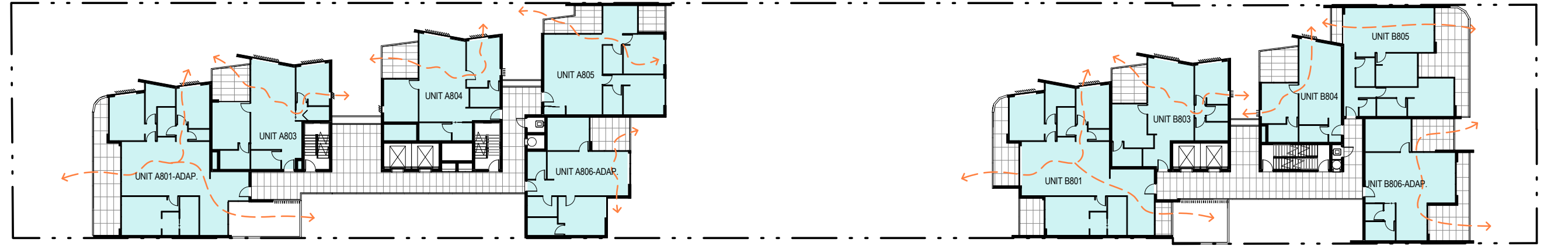
2 **LEVEL 3 - VENTILATION**
1 : 400 @ A1



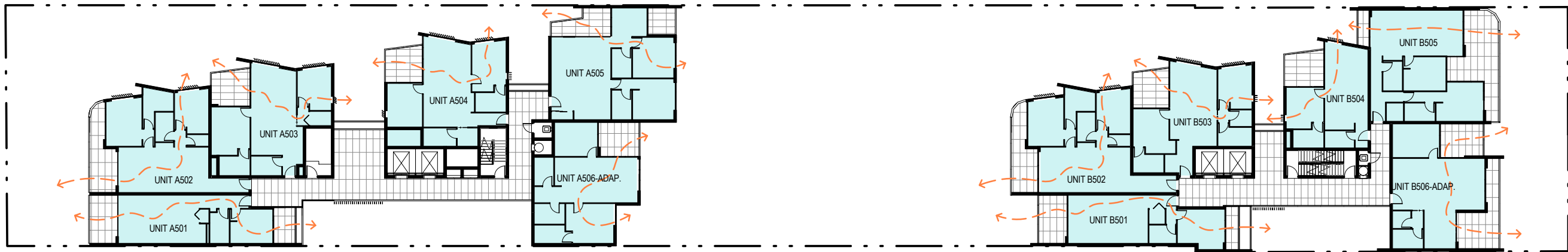
6 **LEVEL 7 - VENTILATION**
1 : 400 @ A1



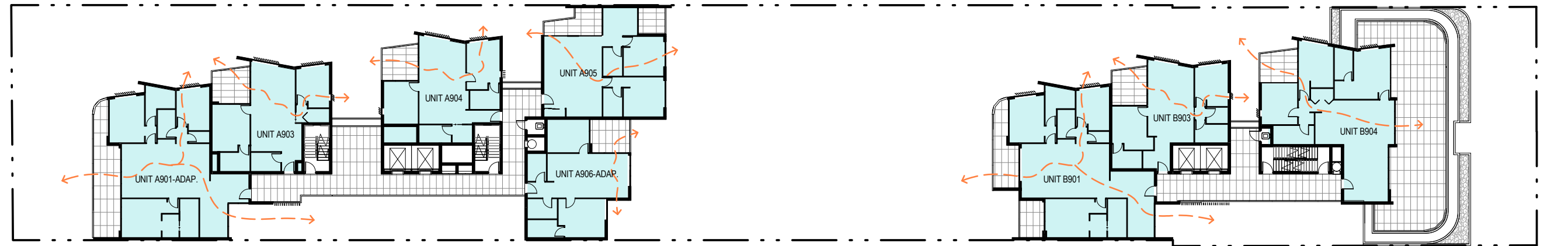
3 **LEVEL 4 - VENTILATION**
1 : 400 @ A1



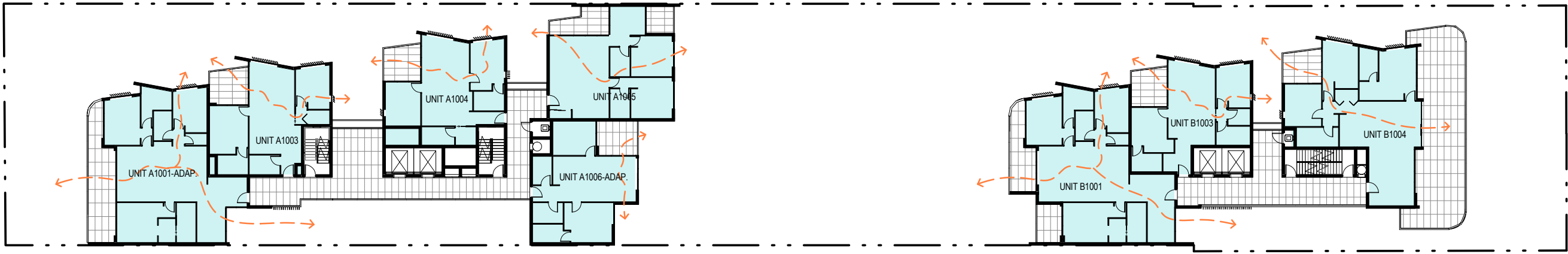
7 **LEVEL 8 - VENTILATION**
1 : 400 @ A1



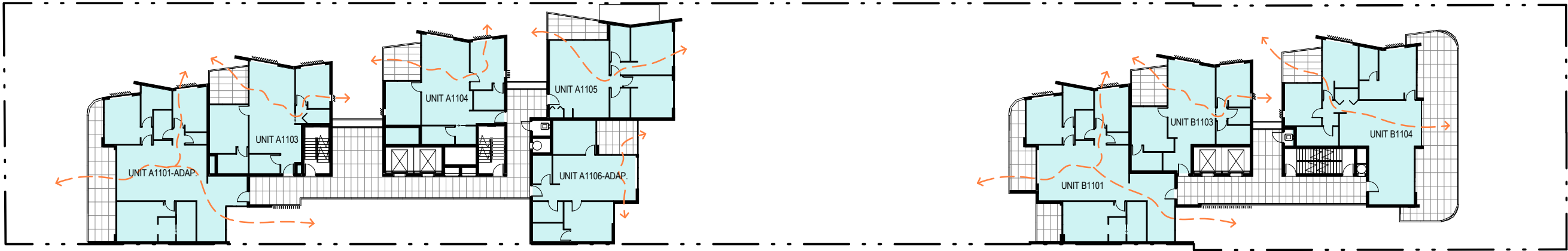
4 **LEVEL 5 - VENTILATION**
1 : 400 @ A1



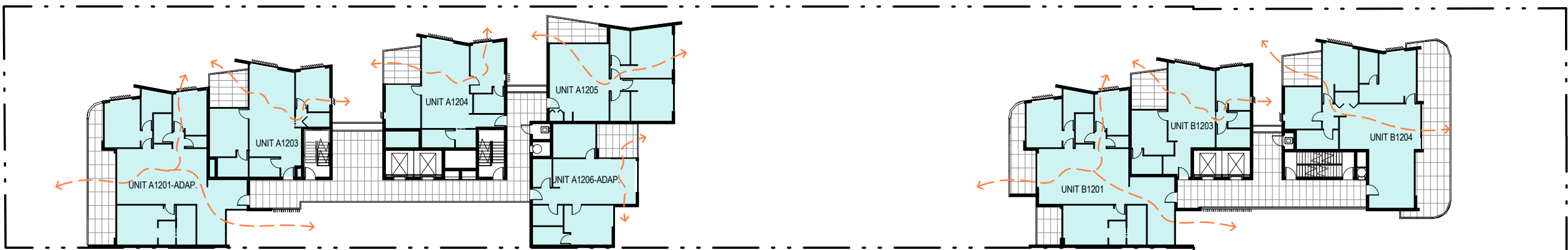
8 **LEVEL 9 - VENTILATION**
1 : 400 @ A1



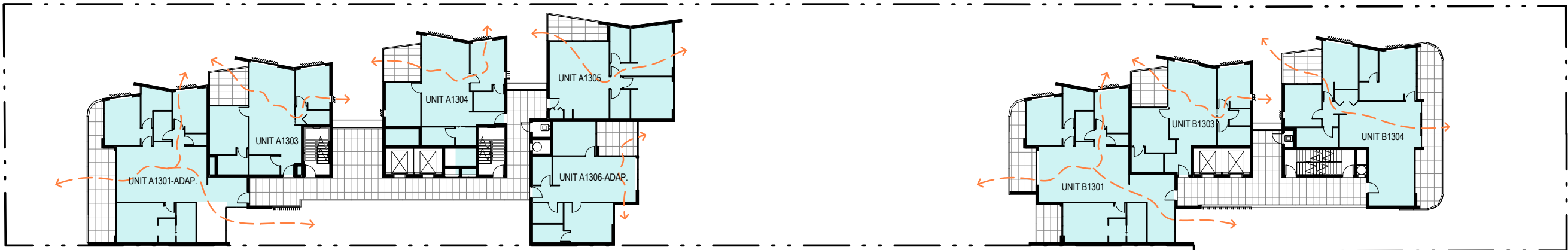
1 **LEVEL 10 - VENTIATION**
1 : 400 @ A1



2 **LEVEL 11 - VENTILATION**
1 : 400 @ A1



3 **LEVEL 12 - VENTILATION**
1 : 400 @ A1

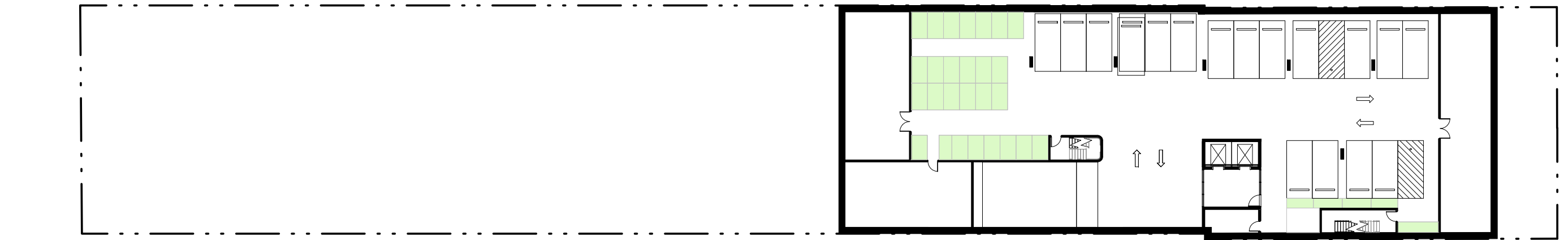


4 **LEVEL 13 - VENTILATION**
1 : 400 @ A1

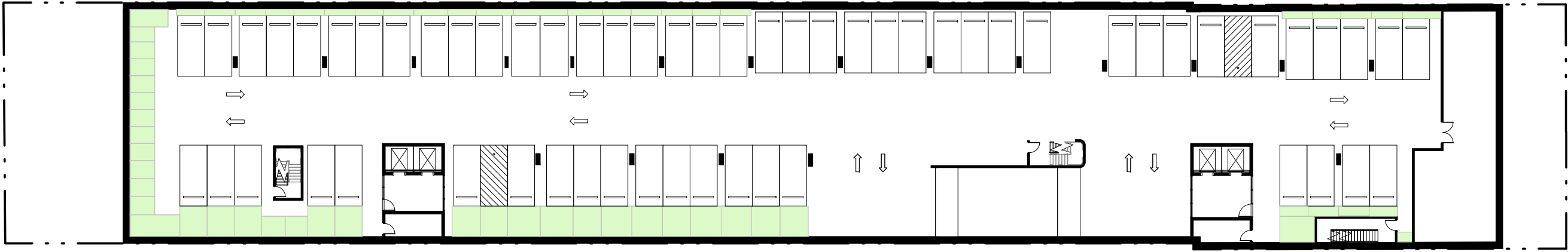
CALCULATIONS

**SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -
4B NATURAL VENTILATION:**

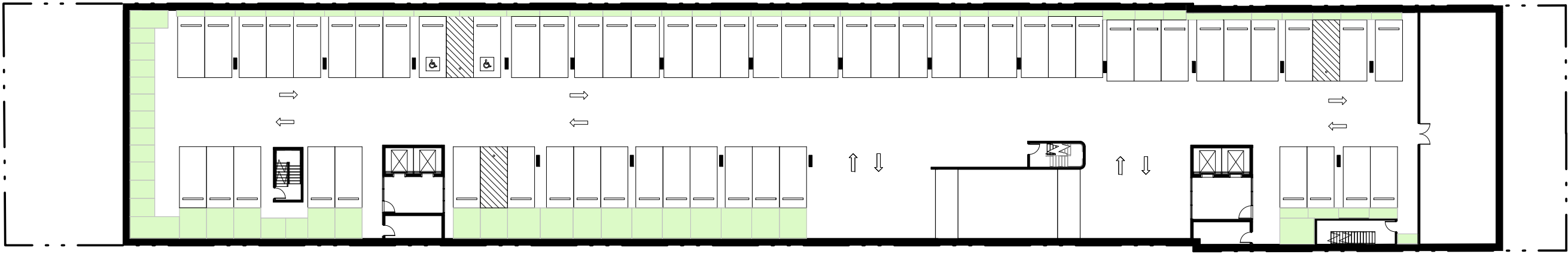
MINIMUM NUMBER OF APARTMENTS CROSS VENTILATED ON FIRST 9 STORIES	= 60%
TOTAL NUMBER OF UNITS	= 122
NUMBER OF UNITS WITH CROSS-VENTILATION	= 122
	= 100% (COMPLIES)



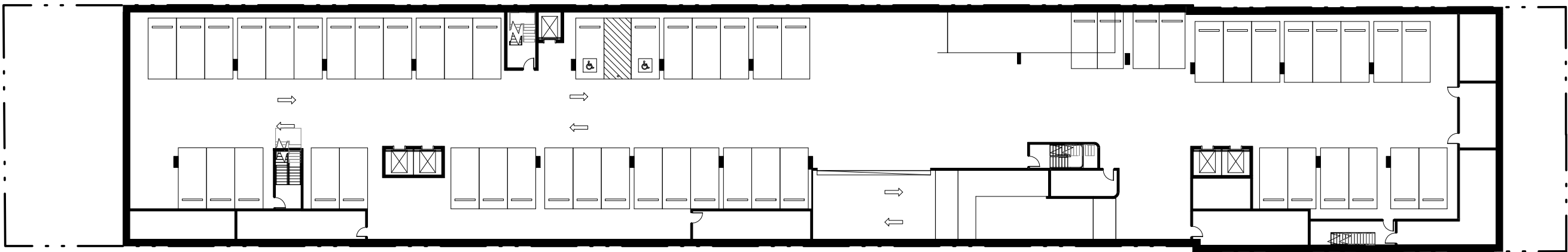
1 **BASEMENT 4**
1 : 400 @ A1



2 **BASEMENT 3**
1 : 400 @ A1



3 **BASEMENT 2**
1 : 400 @ A1



4 **BASEMENT 1**
1 : 400 @ A1

_STORAGE REPORTED IN APARTMENTS

Level	APT NUMBER	NUM BEDS	REPORTED STORAGE	MANDATED IN-APARTMENT STORAGE	COMPLIANCE
LEVEL 2	A201	1 Bed	4.53 m³	3.00 m³	YES
LEVEL 2	A202	2 Bed	6.31 m³	4.00 m³	YES
LEVEL 2	A203	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 2	A204	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 2	A206	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 2	A306	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 2	A405	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 2	B201	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 2	B202	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 2	B203	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 2	B204	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 2	B205	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 2	B206	2 Bed	4.48 m³	4.00 m³	YES
LEVEL 3	A301	1 Bed	3.45 m³	3.00 m³	YES
LEVEL 3	A302	2 Bed	6.31 m³	4.00 m³	YES
LEVEL 3	A303	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 3	A304	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 3	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 3	A306	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 3	B301	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 3	B302	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 3	B303	2 Bed	5.44 m³	4.00 m³	YES
LEVEL 3	B304	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 3	B305	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 3	B306	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 4	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 4	A401	1 Bed	4.53 m³	3.00 m³	YES
LEVEL 4	A402	2 Bed	6.31 m³	4.00 m³	YES
LEVEL 4	A403	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 4	A404	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 4	A406	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 4	B401	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 4	B402	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 4	B403	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 4	B404	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 4	B405	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 4	B406	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 5	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 5	A501	1 Bed	4.53 m³	3.00 m³	YES
LEVEL 5	A502	2 Bed	6.31 m³	4.00 m³	YES
LEVEL 5	A503	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 5	A504	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 5	A506	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 5	B501	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 5	B502	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 5	B503	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 5	B504	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 5	B505	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 5	B506	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 6	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 6	A601	1 Bed	4.53 m³	3.00 m³	YES
LEVEL 6	A602	2 Bed	6.31 m³	4.00 m³	YES
LEVEL 6	A603	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 6	A604	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 6	A606	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 6	B601	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 6	B602	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 6	B603	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 6	B604	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 6	B605	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 6	B606	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 7	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 7	A701	1 Bed	4.53 m³	3.00 m³	YES
LEVEL 7	A702	2 Bed	6.31 m³	4.00 m³	YES

_STORAGE REPORTED IN APARTMENTS

Level	APT NUMBER	NUM BEDS	REPORTED STORAGE	MANDATED IN-APARTMENT STORAGE	COMPLIANCE
LEVEL 7	A703	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 7	A704	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 7	A706	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 7	B701	1 Bed	3.56 m³	3.00 m³	YES
LEVEL 7	B702	2 Bed	10.17 m³	4.00 m³	YES
LEVEL 7	B703	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 7	B704	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 7	B705	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 7	B706	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 8	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 8	A801	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 8	A803	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 8	A804	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 8	A806	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 8	B801	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 8	B803	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 8	B804	1 Bed	4.84 m³	3.00 m³	YES
LEVEL 8	B805	2 Bed	7.58 m³	4.00 m³	YES
LEVEL 8	B806	1 Bed	4.48 m³	3.00 m³	YES
LEVEL 9	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 9	A901	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 9	A903	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 9	A904	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 9	A906	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 9	B901	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 9	B903	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 9	B1104	3 Bed	10.73 m³	5.00 m³	YES
LEVEL 10	A305	2 Bed	4.46 m³	4.00 m³	YES
LEVEL 10	A1001	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 10	A1003	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 10	A1004	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 10	A1006	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 10	B1001	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 10	B1003	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 10	B1104	3 Bed	10.73 m³	5.00 m³	YES
LEVEL 11	A1101	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 11	A1103	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 11	A1104	2 Bed	6.83 m³	4.00 m³	YES
LEVEL 11	A1105	2 Bed	4.04 m³	4.00 m³	YES
LEVEL 11	A1106	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 11	B1101	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 11	B1103	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 11	B1104	3 Bed	10.73 m³	5.00 m³	YES
LEVEL 12	A1105	2 Bed	4.04 m³	4.00 m³	YES
LEVEL 12	A1201	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 12	A1203	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 12	A1204	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 12	A1206	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 12	B1201	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 12	B1203	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 12	B1204	3 Bed	10.73 m³	5.00 m³	YES
LEVEL 13	A1105	2 Bed	4.04 m³	4.00 m³	YES
LEVEL 13	A1301	3 Bed	7.56 m³	5.00 m³	YES
LEVEL 13	A1303	2 Bed	5.39 m³	4.00 m³	YES
LEVEL 13	A1304	2 Bed	8.20 m³	4.00 m³	YES
LEVEL 13	A1306	2 Bed	4.06 m³	4.00 m³	YES
LEVEL 13	B1301	3 Bed	10.82 m³	5.00 m³	YES
LEVEL 13	B1303	2 Bed	6.46 m³	4.00 m³	YES
LEVEL 13	B1304	3 Bed	10.73 m³	5.00 m³	YES

ADJUSTED SCHEDULE AS PER
THE UNIT CHANGES ON
LEVELS 9 & 10 OF BUILDING B

STORAGE MANDATED BY APARTMENT BEDROOMS - AREA

Key Name	MANDATED IN-APARTMENT STORAGE	MANDATED TOTAL APARTMENT STORAGE
N/A	0.00 m²	0.00 m²
Studio	2.00 m²	4.00 m²
1 Bed	3.00 m²	6.00 m²
2 Bed	4.00 m²	8.00 m²
3 Bed	5.00 m²	10.00 m²

*AT LEAST 50% OF THE REQUIRED STORAGE IS
LOCATED WITHIN THE APARTMENT. THE REMAINING
STORAGE IS LOCATED IN THE BASEMENT.

- PRIVATE OPEN SPACE
- APARTMENT AREA STORAGE
- COMMUNAL OPEN SPACE

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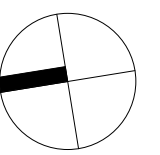
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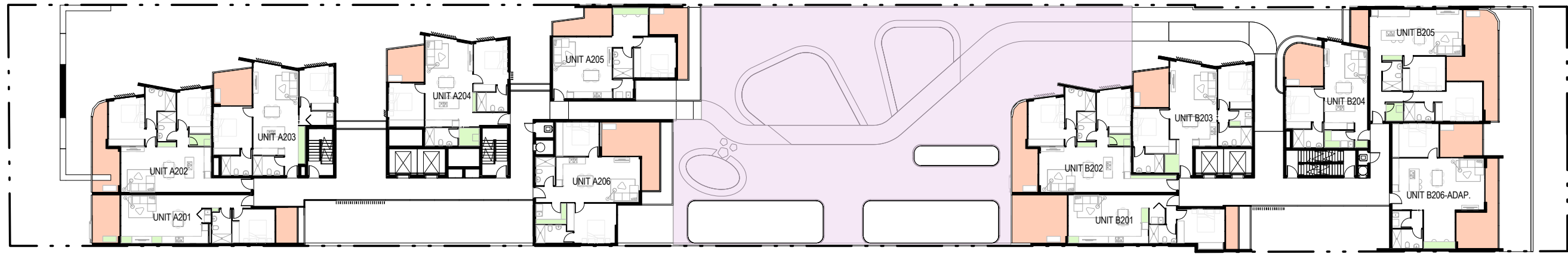
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DRAWING TITLE
**SEPP65 - STORAGE, PRIVATE &
COMMUNAL OPEN SPACE**

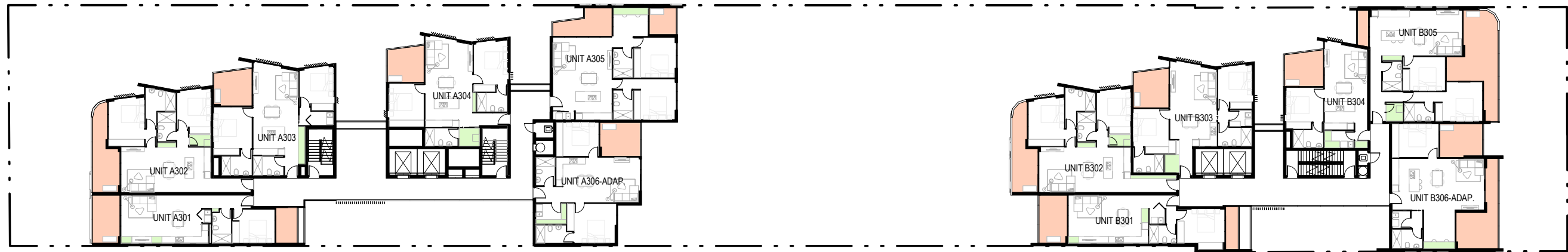
JOB NO.
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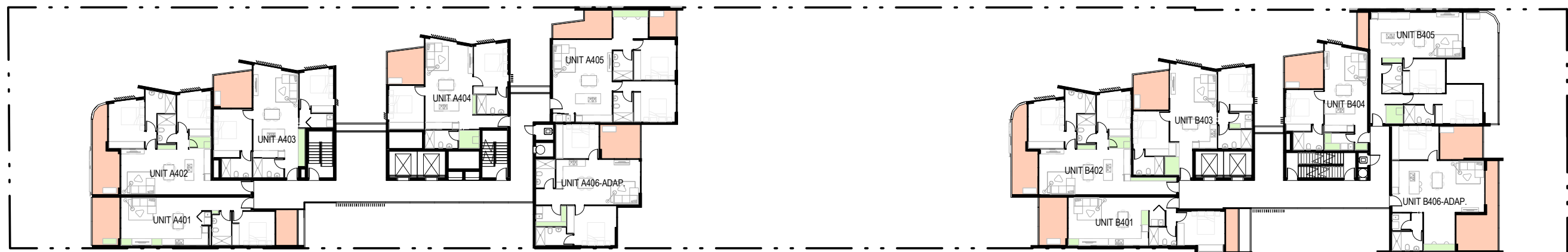




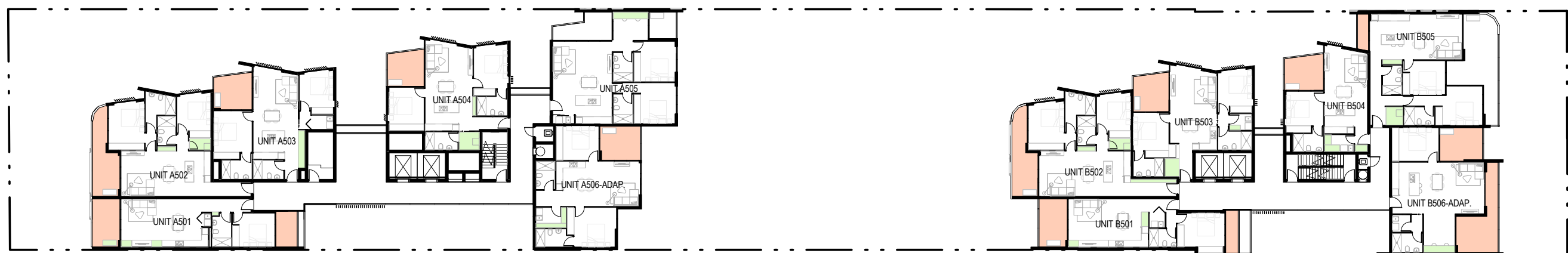
1 **LEVEL 2 - STORAGE AND P.O.S**
1:400 @ A1



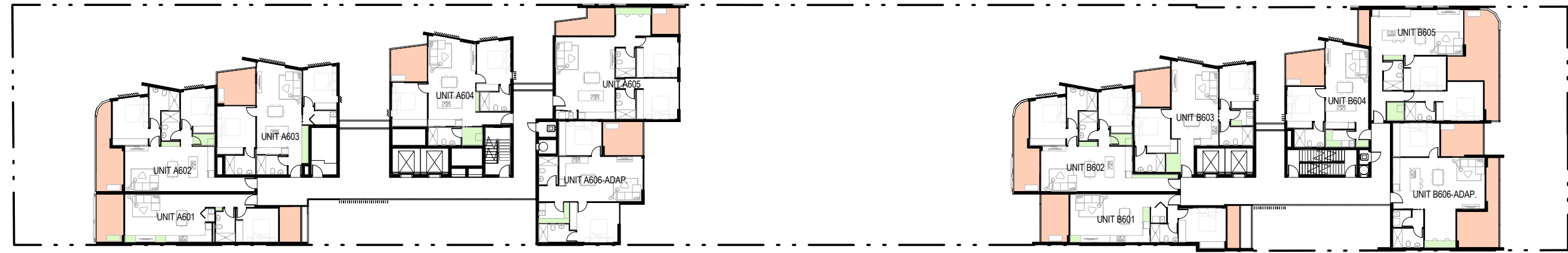
2 **LEVEL 3 - STORAGE AND P.O.S**
1:400 @ A1



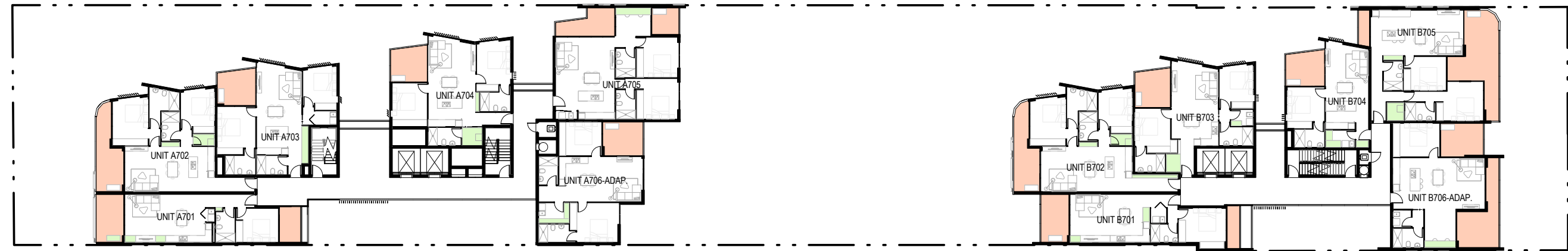
3 **LEVEL 4 - STORAGE AND P.O.S**
1:400 @ A1



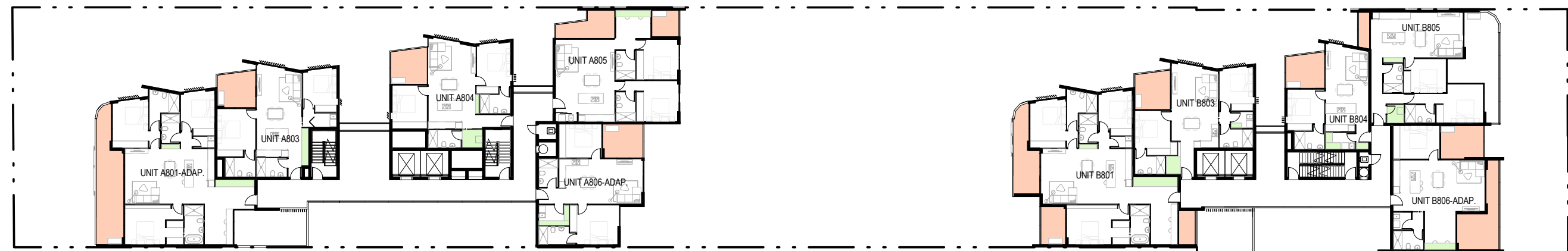
4 **LEVEL 5 - STORAGE AND P.O.S**
1:400 @ A1



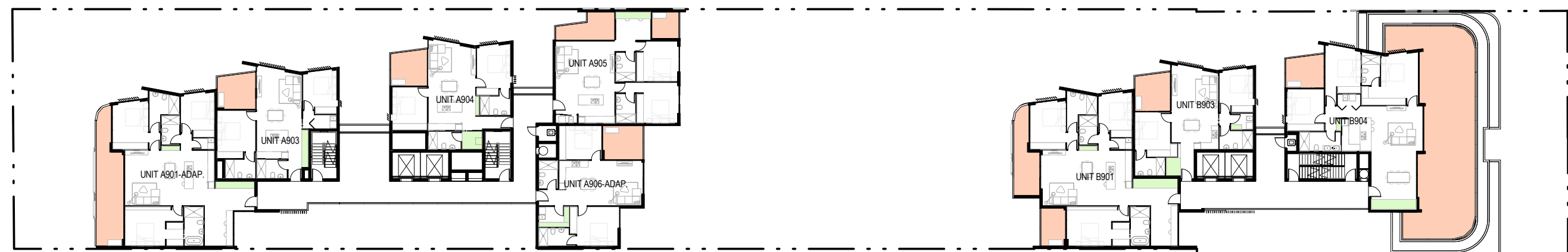
5 **LEVEL 6 - STORAGE AND P.O.S**
1:400 @ A1



6 **LEVEL 7 - STORAGE AND P.O.S**
1:400 @ A1



7 **LEVEL 8 - STORAGE AND P.O.S**
1:400 @ A1



8 **LEVEL 9 - STORAGE AND P.O.S**
1:400 @ A1

PRIVATE OPEN SPACE
APARTMENT AREA STORAGE
COMMUNAL OPEN SPACE

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STATUS DEVELOPMENT APPLICATION

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D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:800 @ A3 0 10m 20m
1:400 @ A1

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

CLIENT
DA VITO FERRO APARTMENTS
PTY LTD

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-506 D

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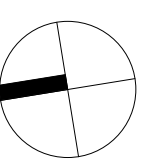
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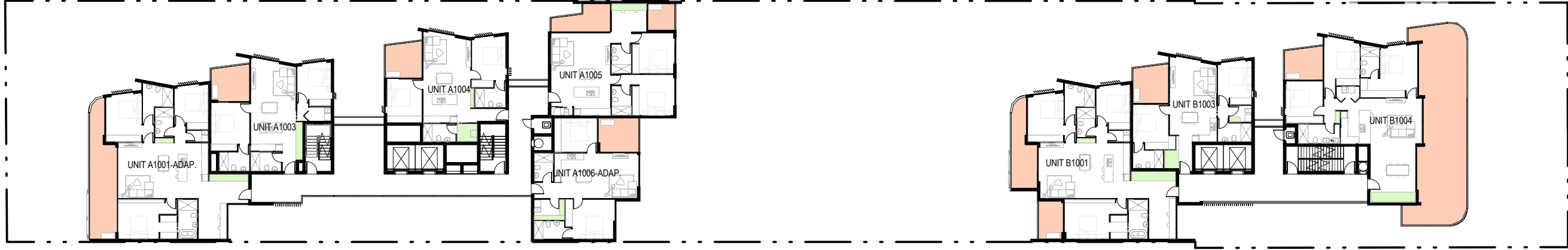
SCALE
AS SHOWN

DRAWING TITLE
SEPP65 - STORAGE, PRIVATE &
COMMUNAL OPEN SPACE

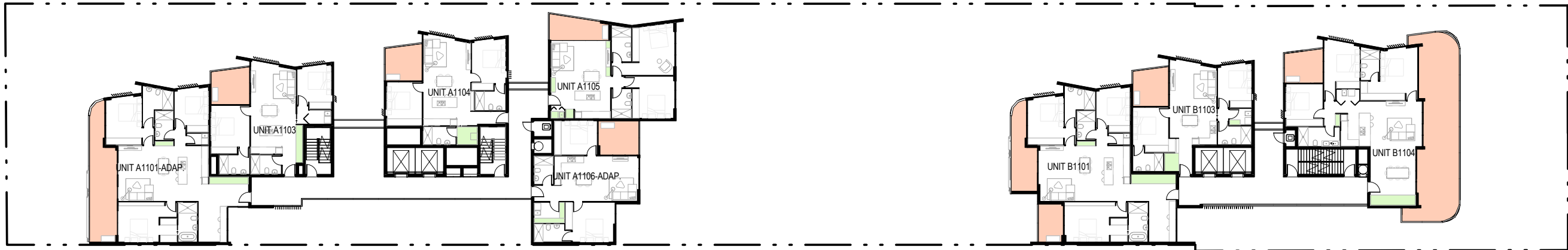
JOB NO.
PIZ1807

DATE
23.03.20

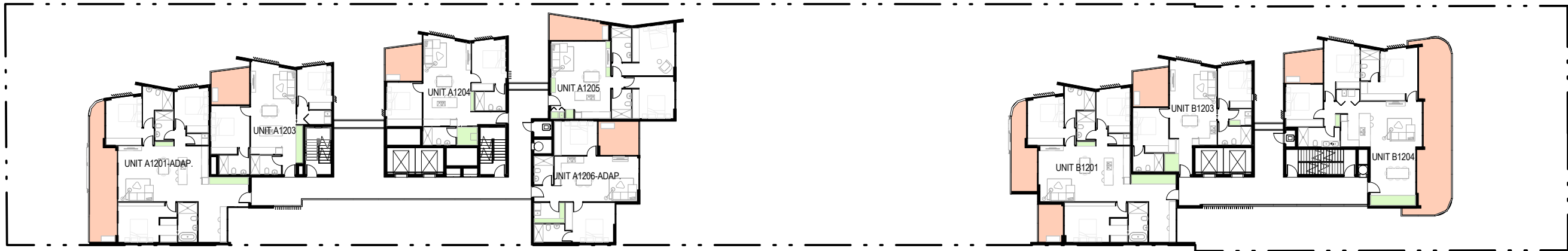




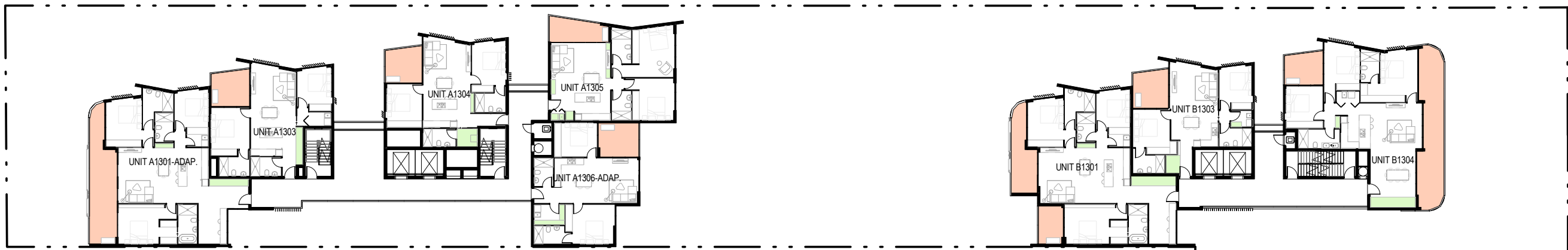
1 **LEVEL 10 - STORAGE AND P.O.S**
1 : 400 @ A1



2 **LEVEL 11 - STORAGE AND P.O.S**
1 : 400 @ A1



3 **LEVEL 12 - STORAGE AND P.O.S**
1 : 400 @ A1



4 **LEVEL 13 - STORAGE AND P.O.S**
1 : 400 @ A1



5 **ROOF**
1 : 400 @ A1

PRIVATE OPEN SPACE REPORTED IN APARTMENTS

EWTWT	APT NUMBER	Area	REQUIRED AREA	COMPLIANT
LEVEL 2	A201	16 m²	8m²	COMPLIES
LEVEL 2	A202	15 m²	10m²	COMPLIES
LEVEL 2	A203	11 m²	10m²	COMPLIES
LEVEL 2	A204	10 m²	10m²	COMPLIES
LEVEL 2	A205	22 m²		COMPLIES
LEVEL 2	A206	20 m²	8m²	COMPLIES
LEVEL 2	B201	26 m²	8m²	COMPLIES
LEVEL 2	B202	14 m²	10m²	COMPLIES
LEVEL 2	B203	10 m²	10m²	COMPLIES
LEVEL 2	B204	12 m²	8m²	COMPLIES
LEVEL 2	B205	32 m²	10m²	COMPLIES
LEVEL 2	B206	29 m²	8m²	COMPLIES
LEVEL 3	A301	16 m²	8m²	COMPLIES
LEVEL 3	A302	15 m²	10m²	COMPLIES
LEVEL 3	A303	11 m²	10m²	COMPLIES
LEVEL 3	A304	10 m²	10m²	COMPLIES
LEVEL 3	A305	16 m²	10m²	COMPLIES
LEVEL 3	A306	11 m²	10m²	COMPLIES
LEVEL 3	B301	15 m²	8m²	COMPLIES
LEVEL 3	B302	14 m²	10m²	COMPLIES
LEVEL 3	B303	10 m²	10m²	COMPLIES
LEVEL 3	B304	10 m²	10m²	COMPLIES
LEVEL 3	B305	30 m²	10m²	COMPLIES
LEVEL 3	B306	29 m²	8m²	COMPLIES
LEVEL 4	A401	16 m²	8m²	COMPLIES
LEVEL 4	A402	15 m²	10m²	COMPLIES
LEVEL 4	A403	11 m²	10m²	COMPLIES
LEVEL 4	A404	10 m²	10m²	COMPLIES
LEVEL 4	A405	16 m²	10m²	COMPLIES
LEVEL 4	A406	11 m²	10m²	COMPLIES
LEVEL 4	B401	15 m²	8m²	COMPLIES
LEVEL 4	B402	14 m²	10m²	COMPLIES
LEVEL 4	B403	10 m²	10m²	COMPLIES
LEVEL 4	B404	10 m²	8m²	COMPLIES
LEVEL 4	B405	3 m²	10m²	COMPLIES
LEVEL 4	B406	29 m²	8m²	COMPLIES
LEVEL 5	A501	16 m²	8m²	COMPLIES
LEVEL 5	A502	15 m²	10m²	COMPLIES
LEVEL 5	A503	11 m²	10m²	COMPLIES
LEVEL 5	A504	10 m²	10m²	COMPLIES
LEVEL 5	A505	11 m²	10m²	COMPLIES
LEVEL 5	B501	15 m²	8m²	COMPLIES
LEVEL 5	B502	14 m²	10m²	COMPLIES
LEVEL 5	B503	10 m²	10m²	COMPLIES
LEVEL 5	B504	10 m²	8m²	COMPLIES
LEVEL 5	B505	3 m²	10m²	COMPLIES
LEVEL 5	B506	29 m²	8m²	COMPLIES
LEVEL 6	A601	16 m²	8m²	COMPLIES
LEVEL 6	A602	15 m²	10m²	COMPLIES
LEVEL 6	A603	11 m²	10m²	COMPLIES
LEVEL 6	A604	10 m²	10m²	COMPLIES
LEVEL 6	A605	16 m²	10m²	COMPLIES
LEVEL 6	A606	11 m²	10m²	COMPLIES
LEVEL 6	B601	15 m²	8m²	COMPLIES
LEVEL 6	B602	14 m²	10m²	COMPLIES
LEVEL 6	B603	10 m²	10m²	COMPLIES
LEVEL 6	B604	10 m²	8m²	COMPLIES
LEVEL 6	B605	30 m²	10m²	COMPLIES
LEVEL 6	B606	29 m²	8m²	COMPLIES
LEVEL 7	A701	16 m²	8m²	COMPLIES
LEVEL 7	A702	15 m²	10m²	COMPLIES
LEVEL 7	A703	11 m²	10m²	COMPLIES
LEVEL 7	A704	10 m²	10m²	COMPLIES
LEVEL 7	A705	16 m²	10m²	COMPLIES
LEVEL 7	A706	11 m²	10m²	COMPLIES
LEVEL 7	B701	15 m²	8m²	COMPLIES
LEVEL 7	B702	14 m²	10m²	COMPLIES
LEVEL 7	B703	10 m²	10m²	COMPLIES
LEVEL 7	B704	10 m²	8m²	COMPLIES
LEVEL 7	B705	30 m²	10m²	COMPLIES
LEVEL 7	B706	29 m²	8m²	COMPLIES

PRIVATE OPEN SPACE REPORTED IN APARTMENTS

EWTWT	APT NUMBER	Area	REQUIRED AREA	COMPLIANT
LEVEL 8	A801	26 m²	12m²	COMPLIES
LEVEL 8	A803	11 m²	10m²	COMPLIES
LEVEL 8	A804	10 m²	10m²	COMPLIES
LEVEL 8	A805	16 m²	10m²	COMPLIES
LEVEL 8	A806	11 m²	10m²	COMPLIES
LEVEL 8	B801	26 m²	12m²	COMPLIES
LEVEL 8	B803	10 m²	10m²	COMPLIES
LEVEL 8	B804	10 m²	8m²	COMPLIES
LEVEL 8	B805	3 m²	10m²	COMPLIES
LEVEL 8	B806	29 m²	8m²	COMPLIES
LEVEL 9	A901	26 m²	12m²	COMPLIES
LEVEL 9	A903	11 m²	10m²	COMPLIES
LEVEL 9	A904	10 m²	10m²	COMPLIES
LEVEL 9	A905	16 m²	10m²	COMPLIES
LEVEL 9	A906	11 m²	10m²	COMPLIES
LEVEL 9	B901	22 m²	10m²	COMPLIES
LEVEL 9	B903	10 m²	10m²	COMPLIES
LEVEL 9	B904	115 m²	12m²	COMPLIES
LEVEL 10	A1001	26 m²	12m²	COMPLIES
LEVEL 10	A1003	11 m²	10m²	COMPLIES
LEVEL 10	A1004	10 m²	10m²	COMPLIES
LEVEL 10	A1005	16 m²	10m²	COMPLIES
LEVEL 10	A1006	11 m²	10m²	COMPLIES
LEVEL 10	B1001	22 m²	12m²	COMPLIES
LEVEL 10	B1003	10 m²	10m²	COMPLIES
LEVEL 10	B1004	87 m²		COMPLIES
LEVEL 11	A1101	26 m²	12m²	COMPLIES
LEVEL 11	A1103	11 m²	10m²	COMPLIES
LEVEL 11	A1104	10 m²	10m²	COMPLIES
LEVEL 11	A1105	10 m²	10m²	COMPLIES
LEVEL 11	A1106	11 m²	10m²	COMPLIES
LEVEL 11	B1101	22 m²	12m²	COMPLIES
LEVEL 11	B1103	10 m²	10m²	COMPLIES
LEVEL 11	B1104	71 m²	12m²	COMPLIES
LEVEL 12	A1201	26 m²	12m²	COMPLIES
LEVEL 12	A1203	11 m²	10m²	COMPLIES
LEVEL 12	A1204	10 m²	10m²	COMPLIES
LEVEL 12	A1205	10 m²	10m²	COMPLIES
LEVEL 12	A1206	11 m²	10m²	COMPLIES
LEVEL 12	B1201	22 m²	12m²	COMPLIES
LEVEL 12	B1203	10 m²	10m²	COMPLIES
LEVEL 12	B1204	54 m²		COMPLIES
LEVEL 13	A1301	26 m²	12m²	COMPLIES
LEVEL 13	A1303	11 m²	10m²	COMPLIES
LEVEL 13	A1304	10 m²	10m²	COMPLIES
LEVEL 13	A1305	10 m²	10m²	COMPLIES
LEVEL 13	A1306	11 m²	10m²	COMPLIES
LEVEL 13	B1301	22 m²	12m²	COMPLIES
LEVEL 13	B1303	10 m²	10m²	COMPLIES
LEVEL 13	B1304	40 m²	12m²	COMPLIES

ADJUSTED SCHEDULE AS PER
THE UNIT CHANGES ON
LEVELS 9 & 10 OF BUILDING B

COMMUNAL OPEN SPACE

LEVEL	SPACE	AREA
LEVEL 2	COMMUNAL	586.3 m²
ROOF	COMMUNAL	568.5 m²

ADJUSTED SCHEDULE AS PER THE
PODIUM AND ROOF LEVEL CHANGES

- PRIVATE OPEN SPACE
- APARTMENT AREA STORAGE
- COMMUNAL OPEN SPACE

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C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:800 @ A3	0	10m	20m
1:400 @ A1			

PROJECT
CARMELA & VITO APARTMENTS

23-25 CHURCH AVE
16-18 JOHN ST

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-507 D

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DRAWING TITLE
SEPP65 - STORAGE, PRIVATE & COMMUNAL OPEN SPACE

ISSUE

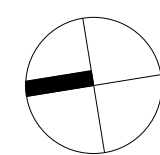
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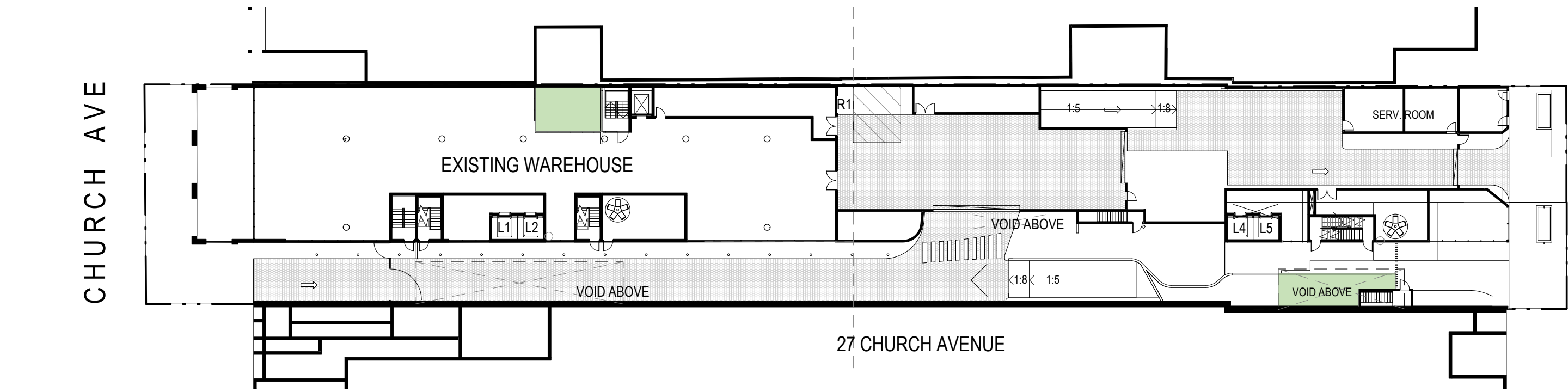
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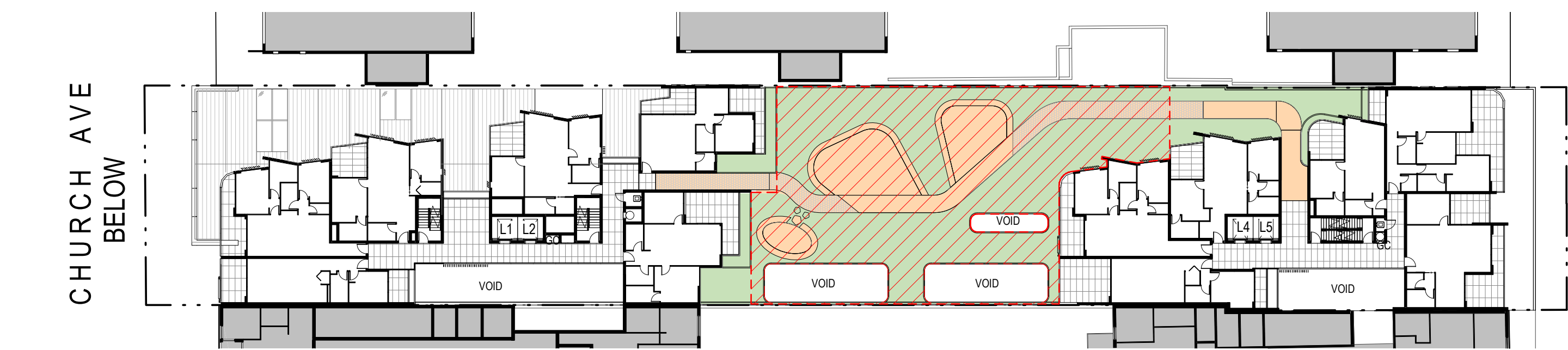
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DATE
23.03.20

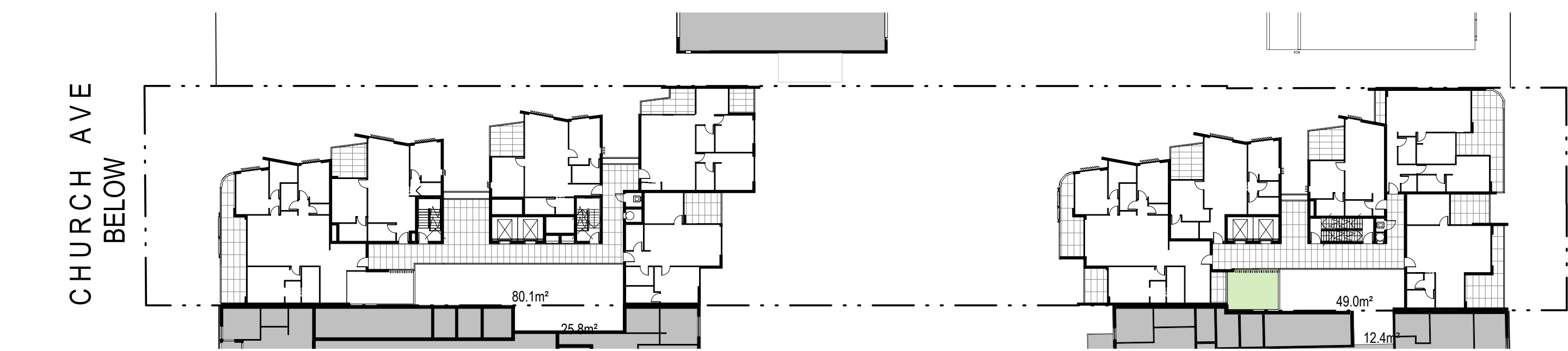




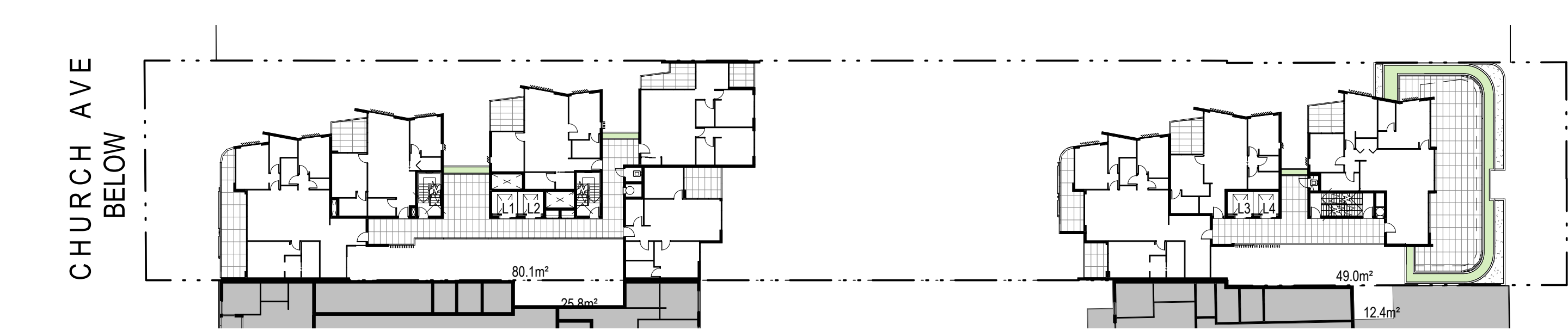
1 **LANDSCAPE GROUND LEVEL**
1:400 @ A1



2 **LANDSCAPE LEVEL 2**
1:400 @ A1



3 **LANDSCAPE LEVEL 8**
1:400 @ A1



10 **LANDSCAPE LEVEL 9**
1:400 @ A1

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**STATUS
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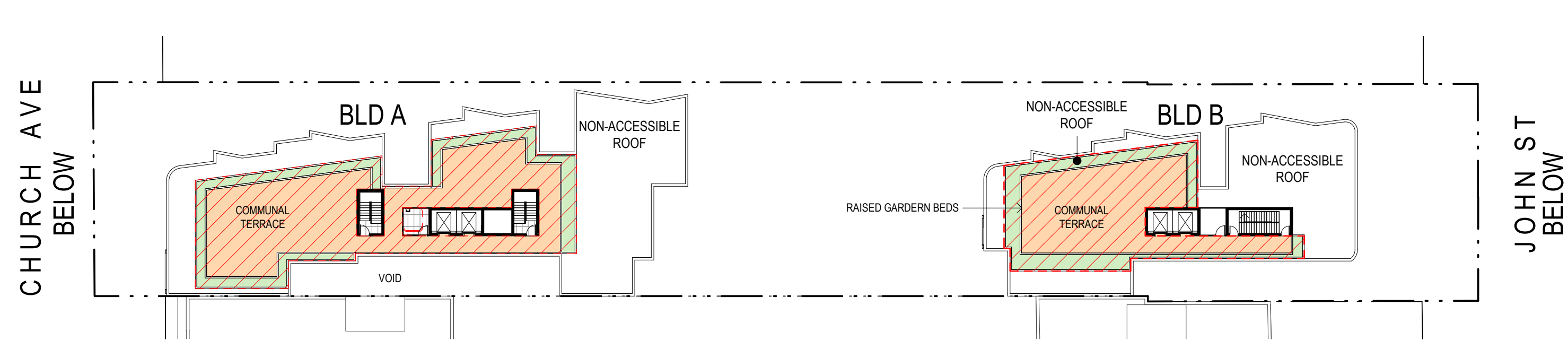
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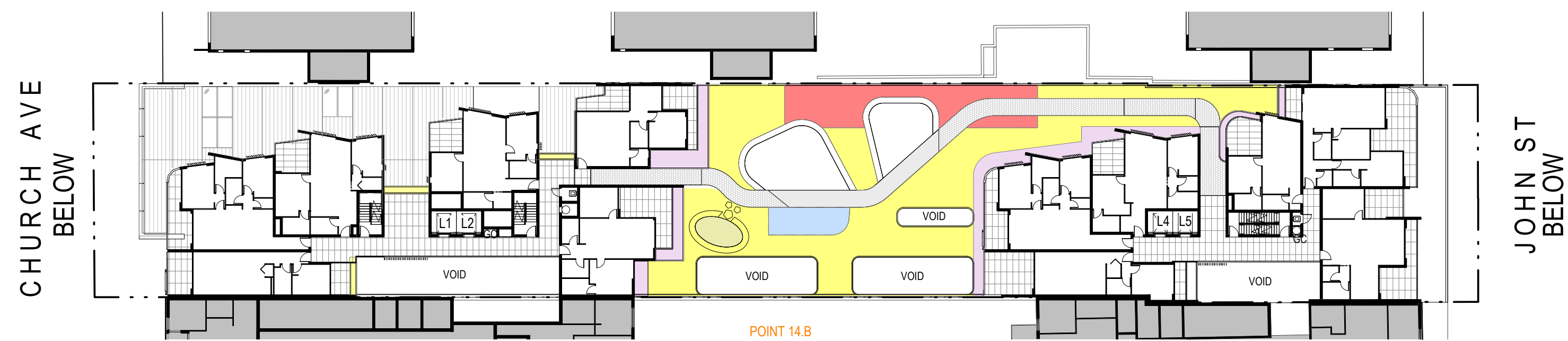
PURPOSE OF ISSUE

NOTES

1:800 @ A3 0 10m 20m
1:400 @ A1



5 **LANDSCAPE ROOF**
1:400 @ A1



9 **LANDSCAPE LEVEL 2 - PLANTER BOX DEPTHS**
1:400 @ A1

POINT 14.B
PLANTER DEPTHS HAVE BEEN INCREASED
TO PODIUM LANDSCAPED AREAS

LEGEND

- MIN 6m DEPTH
- MIN 2m DEPTH
- MIN 1.5 m DEPTH
- MIN 1m DEPTH

LEVEL	PROPOSED LANDSCAPE AREA
GROUND LEVEL	59.9 sqm
LEVEL 2	534.8 sqm
LEVEL 8	40.3 sqm
LEVEL 9	40.5 sqm
ROOF LEVEL	129.1 sqm

TOTAL 804.6 sqm - (30%)

ADJUSTED AREA AS PER THE
PODIUM AND ROOF LEVEL
CHANGES

LEVEL	PROPOSED HARD LANDSCAPE AREA
LEVEL 2	217.1 sqm
ROOF LEVEL	432.5 sqm

TOTAL 649.6 sqm - (24.9%)

ADJUSTED AREA AS PER THE
PODIUM AND ROOF LEVEL
CHANGES

LEVEL	COMMUNAL OPEN SPACE
LEVEL 2	586.3 sqm
ROOF LEVEL	568.5 sqm

TOTAL 1154.8 sqm - (44.3%)

ADJUSTED AREA AS PER THE
PODIUM AND ROOF LEVEL
CHANGES

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17219 (VIC), 3677 (QLD)

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DA-510

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LANDSCAPE AREA

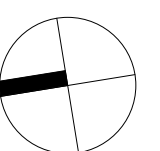
ISSUE
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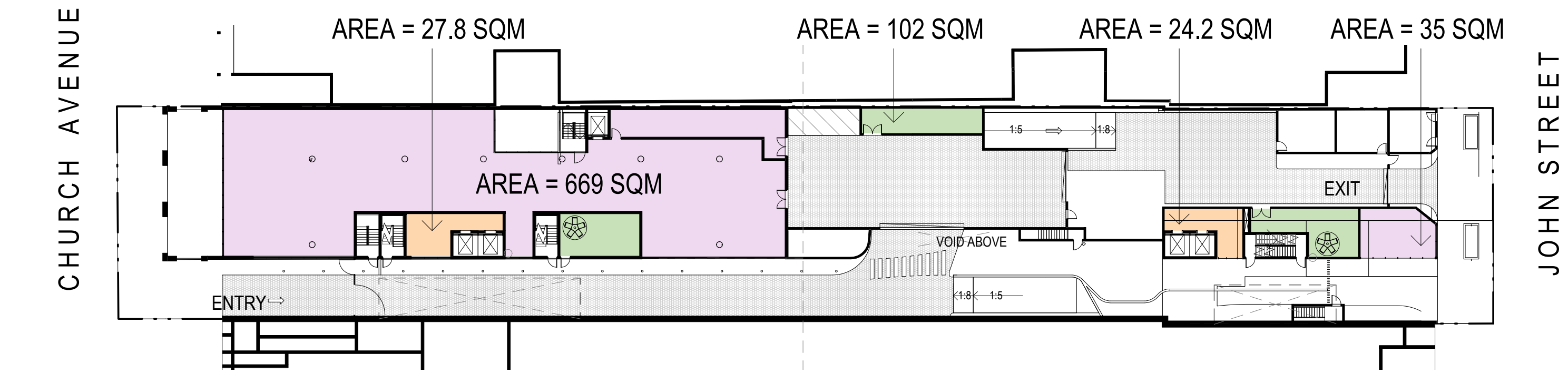
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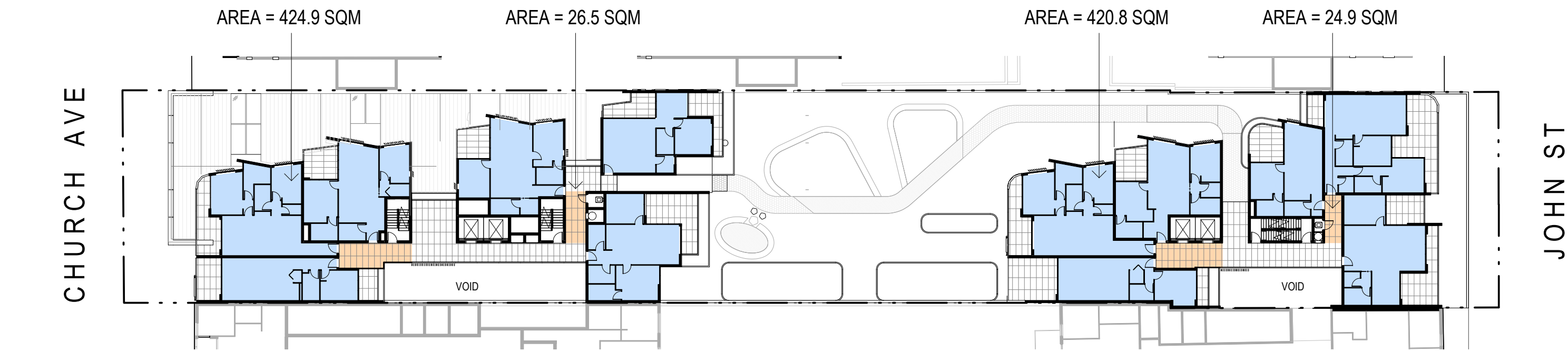
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PIZ1807

DATE
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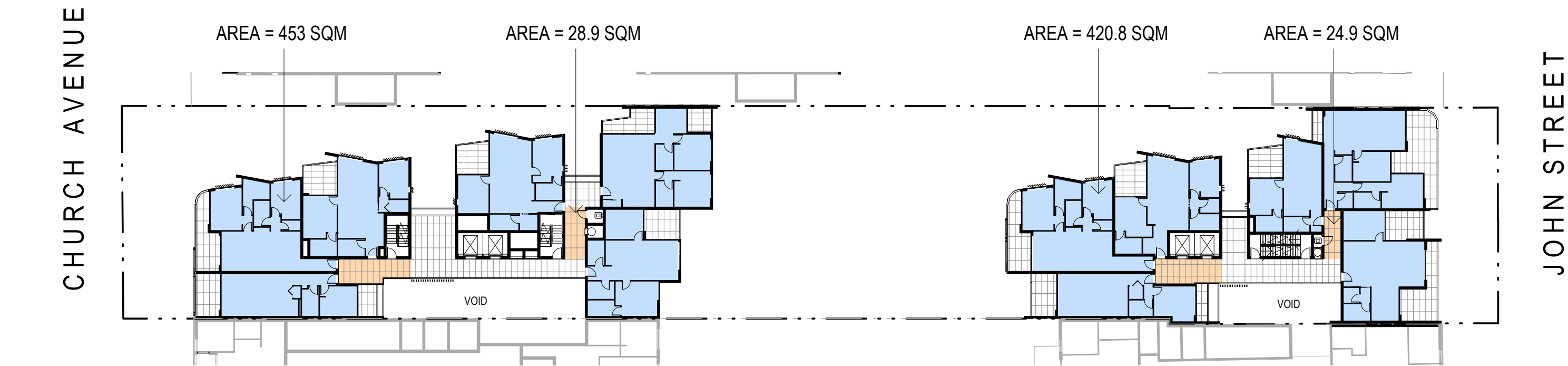




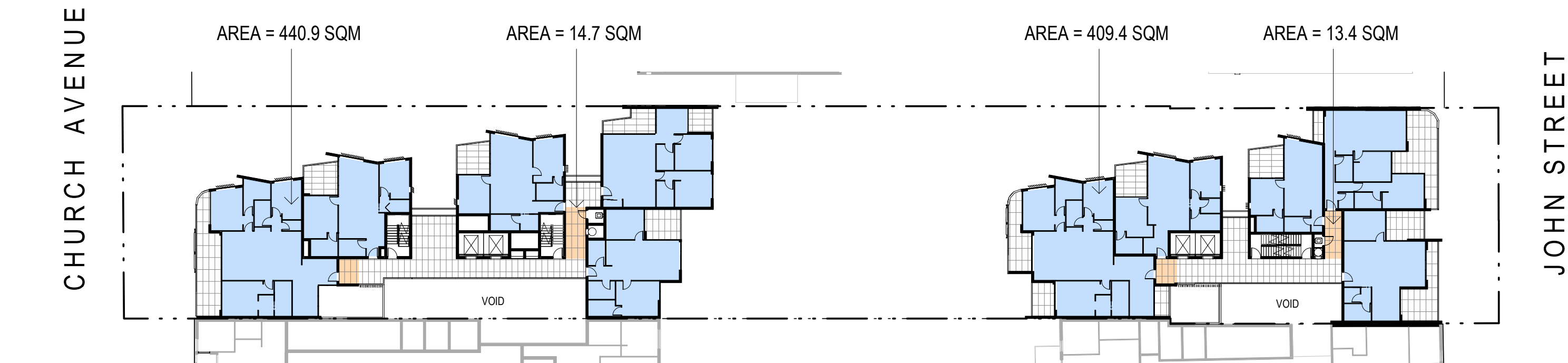
1 **GFA GROUND LEVEL**
1 : 400 @ A1



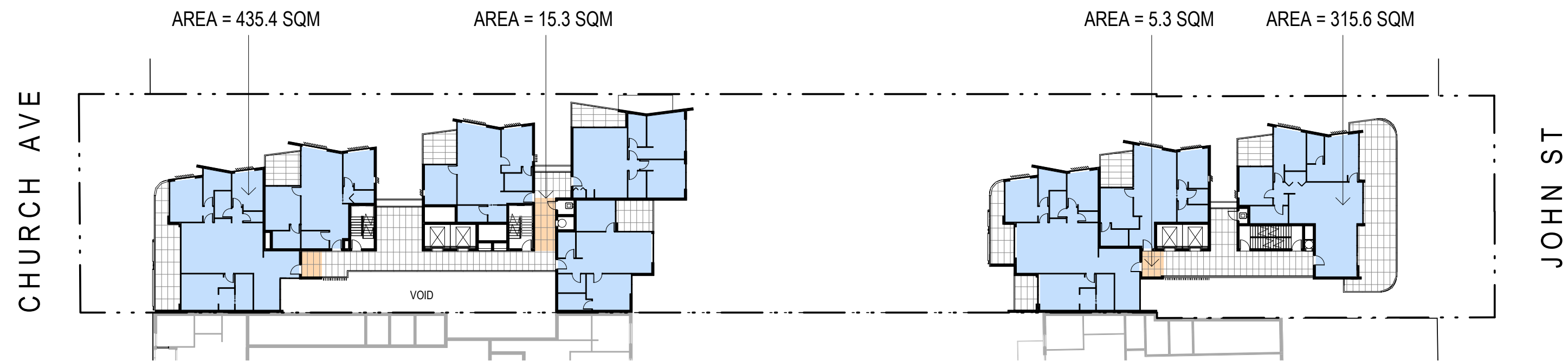
2 **GFA LEVEL 2**
1 : 400 @ A1



3 **GFA LEVEL 3-7**
1 : 400 @ A1



4 **LEVEL 8-10 FLOOR PLAN**
1 : 400 @ A1



5 **GFA LEVEL 11-13**
1 : 400 @ A1

ADG MINIMUM REQUIREMENTS

- 1 BED = 50 sqm
- 2 BED = 75 sqm (2 BATHROOM)
- 3 BED = 100 sqm (2 BATHROOM)

LEVEL	BUILDING A - GFA		BUILDING B - GFA		RETAIL
	RESIDENTIAL	CORRIDOR	RESIDENTIAL	CORRIDOR	
GROUND LEVEL	0 Sqm	27.8 Sqm	0 Sqm	22.2 Sqm	150.0 Sqm
LEVEL 2	400 Sqm	26.9 Sqm	375 Sqm	20.3 Sqm	0 Sqm
LEVEL 3-7 (5 LEVELS)	2,125 Sqm	134.5 Sqm	1,875 Sqm	101.5 Sqm	0 Sqm
LEVEL 8-10 (3 LEVELS)	1,200 Sqm	48 Sqm	1,050 Sqm	38.4 Sqm	0 Sqm
LEVEL 11-13 (3 LEVELS)	1,200 Sqm	48 Sqm	825 Sqm	18.9 Sqm	0 Sqm
TOTAL GFA	4,925 sqm +	285.2 sqm +	4,125 sqm +	201.3 sqm +	150.0 sqm

= 9,686.5 sqm

OUR PROPOSAL

- WE AIM TO PROVIDE UNITS WHICH ARE OVERSIZED COMPARED TO THE ADG MINIMUM REQUIREMENT AND PROVIDE IMPROVED AMENITY.

LEVEL	BUILDING A - GFA		BUILDING B - GFA		RETAIL	GARBAGE
	RESIDENTIAL	CORRIDOR	RESIDENTIAL	CORRIDOR		
GROUND LEVEL	0 Sqm	27.8 Sqm	0 Sqm	24.2 Sqm	704 Sqm	102 Sqm
LEVEL 2	424.9 Sqm	26.5 Sqm	420.8 Sqm	24.9 Sqm		
LEVEL 3-7 (5 LEVELS)	2,265 Sqm	144.5 Sqm	2,104 Sqm	124.5 Sqm		
LEVEL 8-10 (3 LEVELS)	1,322.7 Sqm	44.1 Sqm	1,040.6 Sqm	24 Sqm		
LEVEL 11-13 (3 LEVELS)	1,306.2 Sqm	45.9 Sqm	946.8 Sqm	15.9 Sqm		
TOTAL GFA =	5,318.8 sqm +	288.8 sqm +	4,512.2 sqm +	213.5 sqm +	704 sqm +	102 sqm +

= 11,139.3 sqm

POINT 7
ADJUSTED GFA
CALCULATIONS

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ISS	DATE	PURPOSE OF ISSUE
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NOTES

1:800 @ A3	0	10m	20m
1:400 @ A1			

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ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

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DA-550

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AS SHOWN

DRAWING TITLE
GFA CALCULATIONS

ISSUE
D

JOB NO.
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