



REGISTERED ARCHITECT: TONY LEUNG NSW 7133

SITE ONE

23-35 ATCHISON ST, ST LEONARDS

DA AMENDMENTS

JOB: A19043 | DATE: 09 NOVEMBER 2020

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LEVEL 3, 9 BARRACK STREET
SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT

Drawing Title			Project No.
DRAWING LIST			A19043
SCALE	Date	Drawing no:	ISSUE
	23.07.2020	A1.01	2

DEVELOPMENT SUMMARY

Site Area	2111.9 M² (Survey)					
Schedule of Units						
Level	Studio	1B	2B	3B	4B	Total
Level 1	-	1	2	-	-	3
Level 2	-	1	6	-	-	7
Level 3	-	1	7	-	-	8
Level 4	-	2	1	1	1	5
Level 5	1	2	3	1	-	7
Level 6	1	1	4	1	-	7
Level 7	1	1	4	1	-	7
Level 8	1	1	4	1	-	7
Level 9	1	1	4	1	-	7
Level 10	1	1	4	1	-	7
Level 11	1	1	4	1	-	7
Level 12	1	1	4	1	-	7
Level 13	1	1	4	1	-	7
Level 14	1	-	3	1	1	6
Level 15	1	-	3	1	1	6
Level 16	-	-	-	2	-	2
Total No. of Units	11	15	57	14	3	100
Unit Mix	11.0%	15.0%	57.0%	14.0%	3%	100.00%
Residential						
Carparking						
Unit Type	Quantity	Percentage	Maximum Parking Rate	Max. Car Spaces	Car Spaces Proposed	
Studio & 1B	26	26%	0.25 per unit	6.50	43	
2B	57	57%	0.5 per unit	28.50		
3B-4B	17	17.0%	0.5 per unit	8.50		
Total	100	100%		43.5	43	
Carwash bay	1					
Motorcycle Parking						
No. of Car Spaces	Max.Rate	Max. Motorcycle Parking		Proposed		
44	1 per 10 cars	4.4		4		
Bicycle Parking						
No. of Units	Minimum Bicycle Parking Rate		Required	Proposed		
100	1 per unit		100	100		
Visitor	1 per 10 units		10	10		
Total				110		
Non-Residential						
Carparking						
Location	Non-Residential GFA (m2)	Max. Car Spaces		Car Spaces Proposed		
Non-Residential	3167.85	17.6		17		
Total				17		
Motorcycle Parking						
No. of Car Spaces	Min.Rate	Min. Motorcycle Parking		Proposed		
24	1 per 10 cars	2.4		3		
Bicycle Parking						
No. of Units	Required			Proposed		
Non-Residential	57.0			57		
Total				57		

BASIX THERMAL COMFORT

Minimum Glazing Performance Requirements		
Performance	Description	Units
≤U5.7 SHGC 0.40 +/-10%	Single, tint	504 vertically up to 1304
≤U4.8 SHGC 0.43 +/-10%	Low-e, tint	206, 306
≤U4.8 SHGC 0.54 +/-10%	Low-e, light tint	406
		507 vertically up to 1507
		1602, 1602
≤U3.9 SHGC 0.54 +/-10%	Double, light tint	506 vertically up to 1506
≤U6.7 SHGC 0.54 +/-10%	Single, clear	All remaining units
Minimum Insulation Performance Requirements		
Construction Element	Additional Insulation	Units
Units with Exposed Ceilings	R1.00	101, 102, 103 301, 302
	R2.00	304, 306, 307, 308 1503 1601 & 1602
	3.00	305 1505
Units with Exposed Floors	R1.00	201, 202, 203, 204 401, 402, 403, 404, 405, 406 504 1601, 1602
External Walls	R2.5	Units 506 vertically up to 1506
	R1.5	To all remaining units
Internal Walls	As per Acoustic Specification	All
Floor Coverings	Tile to Wet Rooms Carpet to Bedrooms Timber to Remaining	
Ceilings	Plasterboard to concrete above	
BASIX		
Requirements as per BASIX report		



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BASIX THERMAL COMFORT			A19043
SCALE	Date	Drawing no:	ISSUE
	23.07.2020	A1.03	2



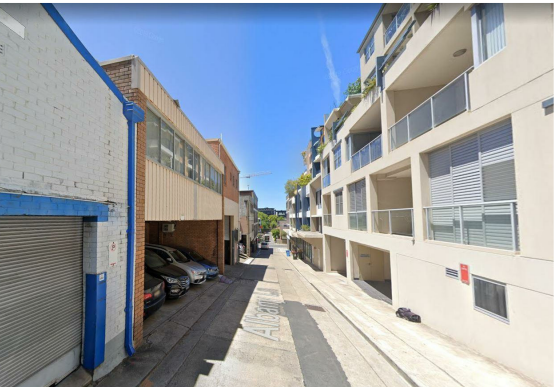
VIEW 1 : VIEW FROM OXLEY ST TOWARDS ATCHISON ST



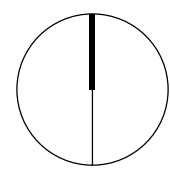
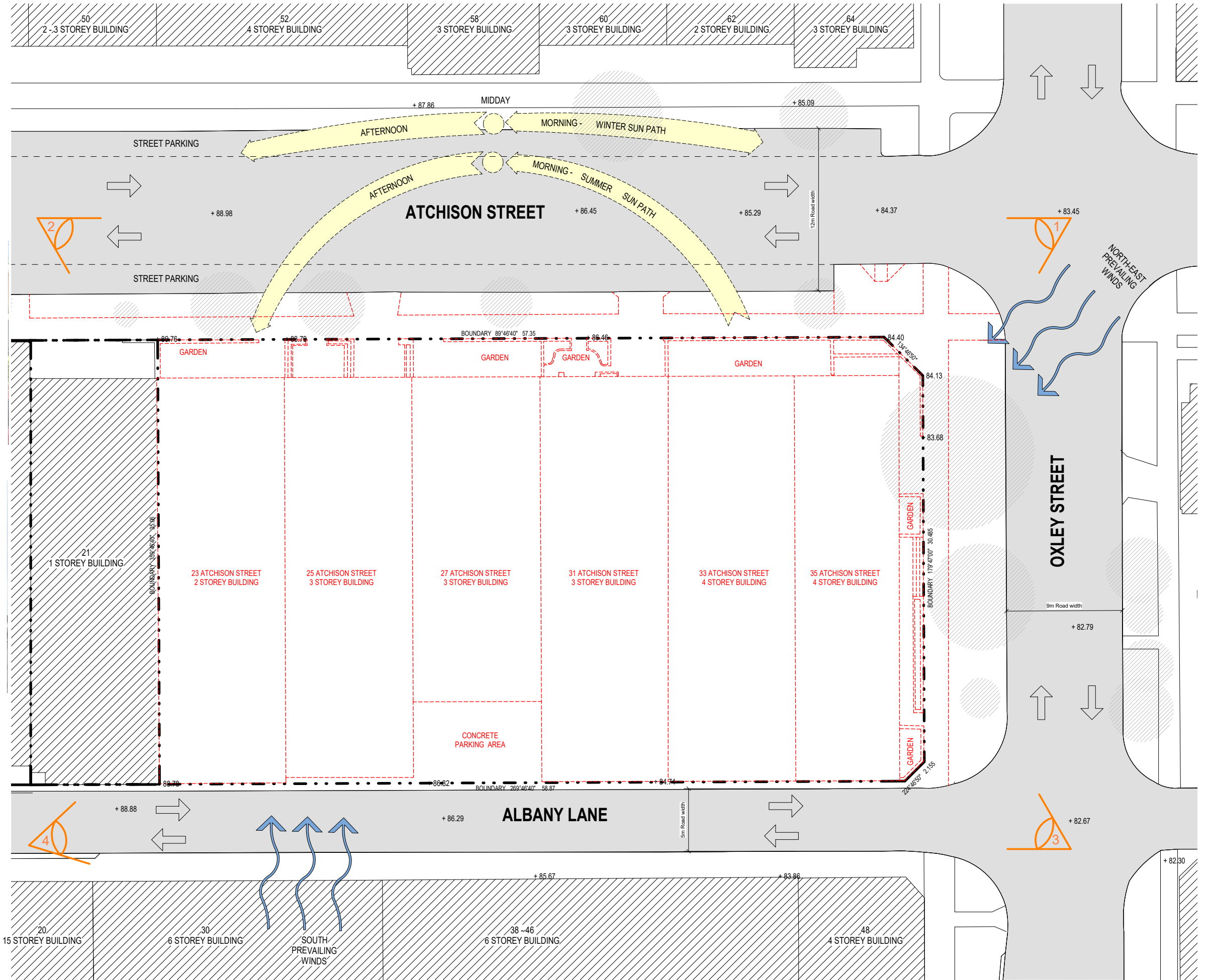
VIEW 2 : VIEW FROM ATCHISON ST TOWARDS OXLEY ST

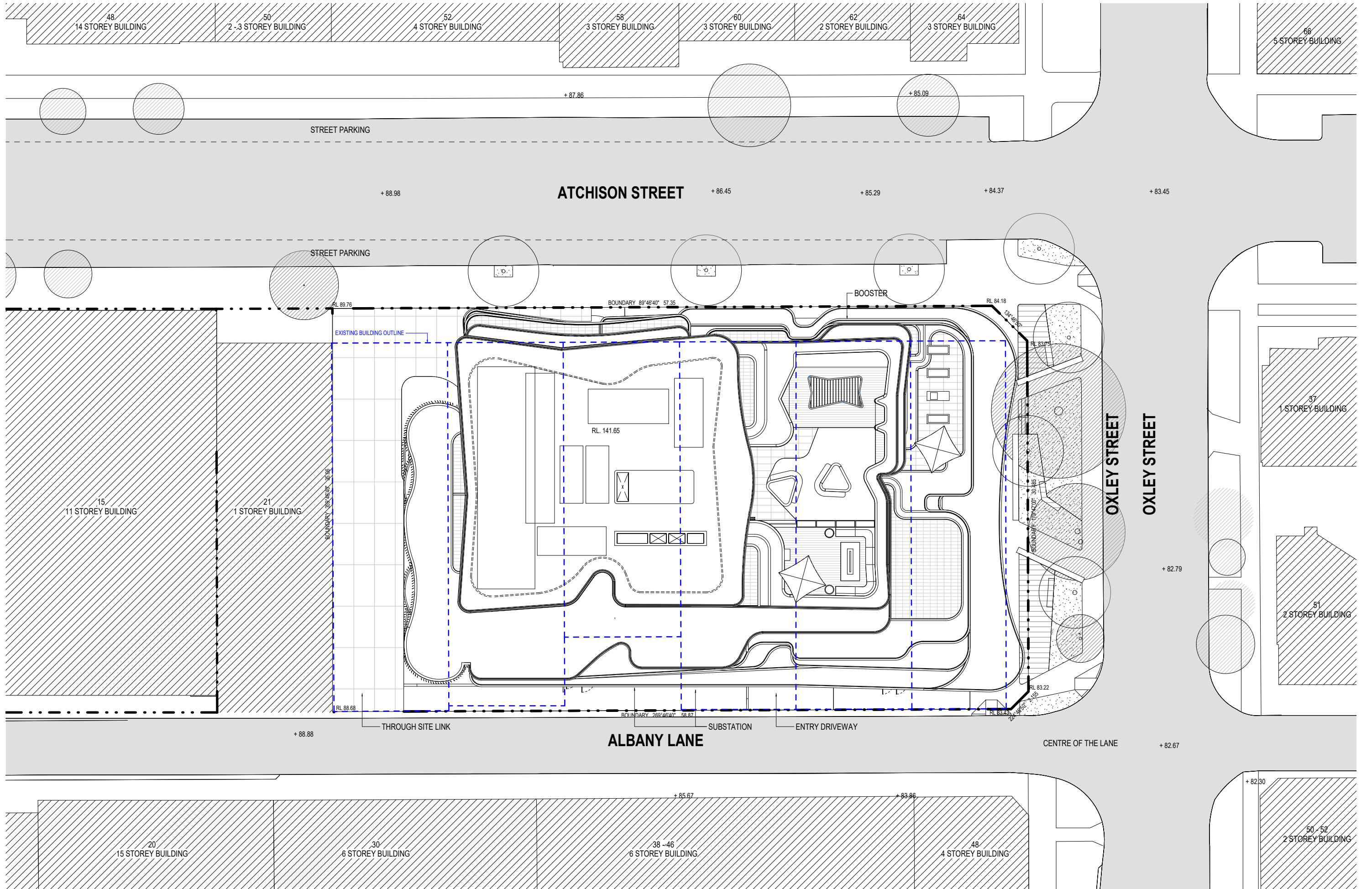


VIEW 3 : VIEW FROM OXLEY ST TOWARDS ALBANY LN



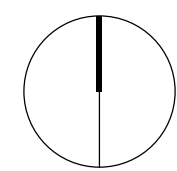
VIEW 4 : VIEW FROM ALBANY LN TOWARDS OXLEY ST



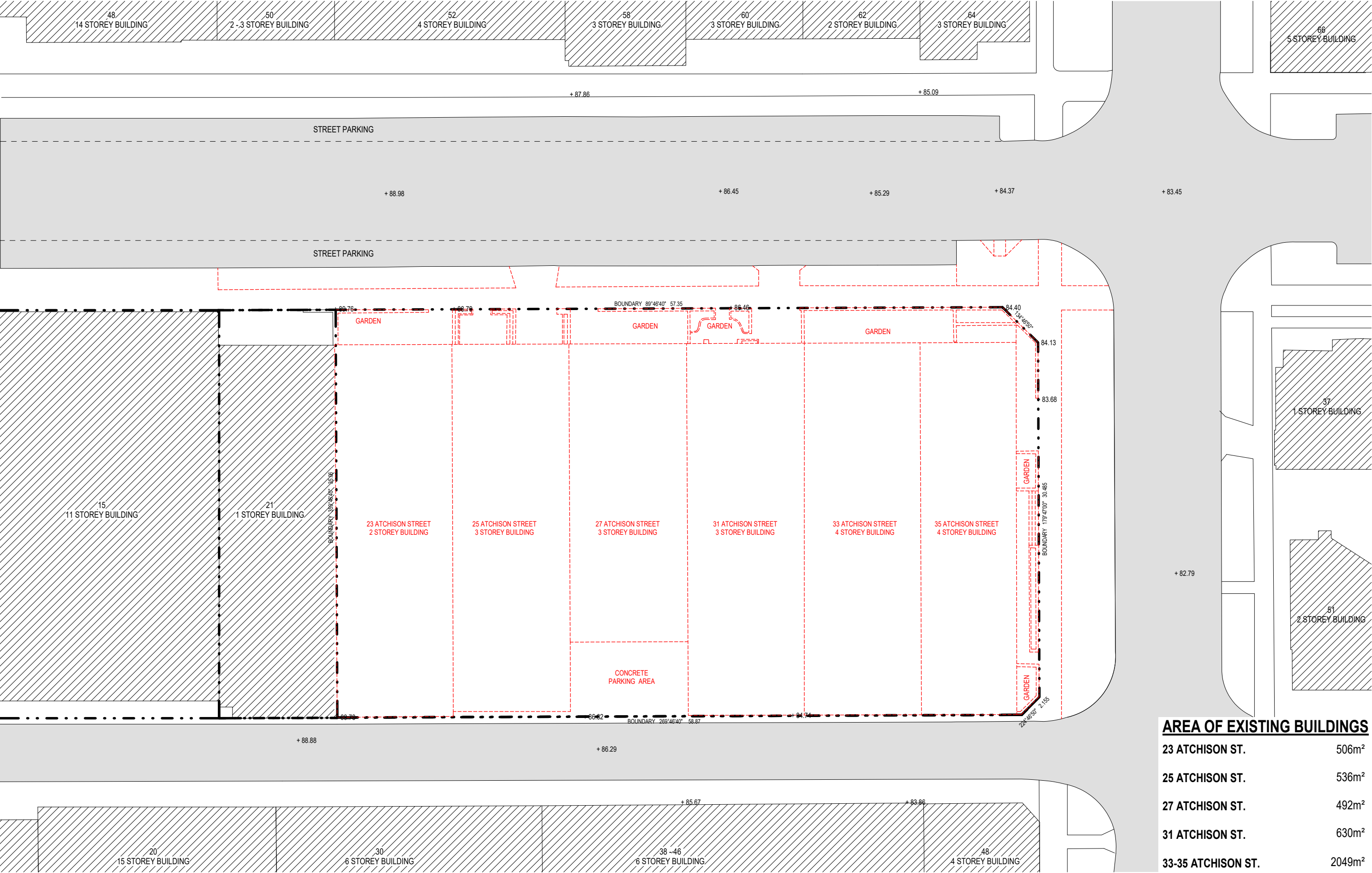


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Drawing Title SITE PLAN			Project No. A19043
SCALE 1 : 150 @ A1 1 : 300 @ A3	Date 23.07.2020	Drawing no: A2.02	ISSUE 2



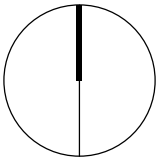
AREA OF EXISTING BUILDINGS

23 ATCHISON ST.	506m²
25 ATCHISON ST.	536m²
27 ATCHISON ST.	492m²
31 ATCHISON ST.	630m²
33-35 ATCHISON ST.	2049m²

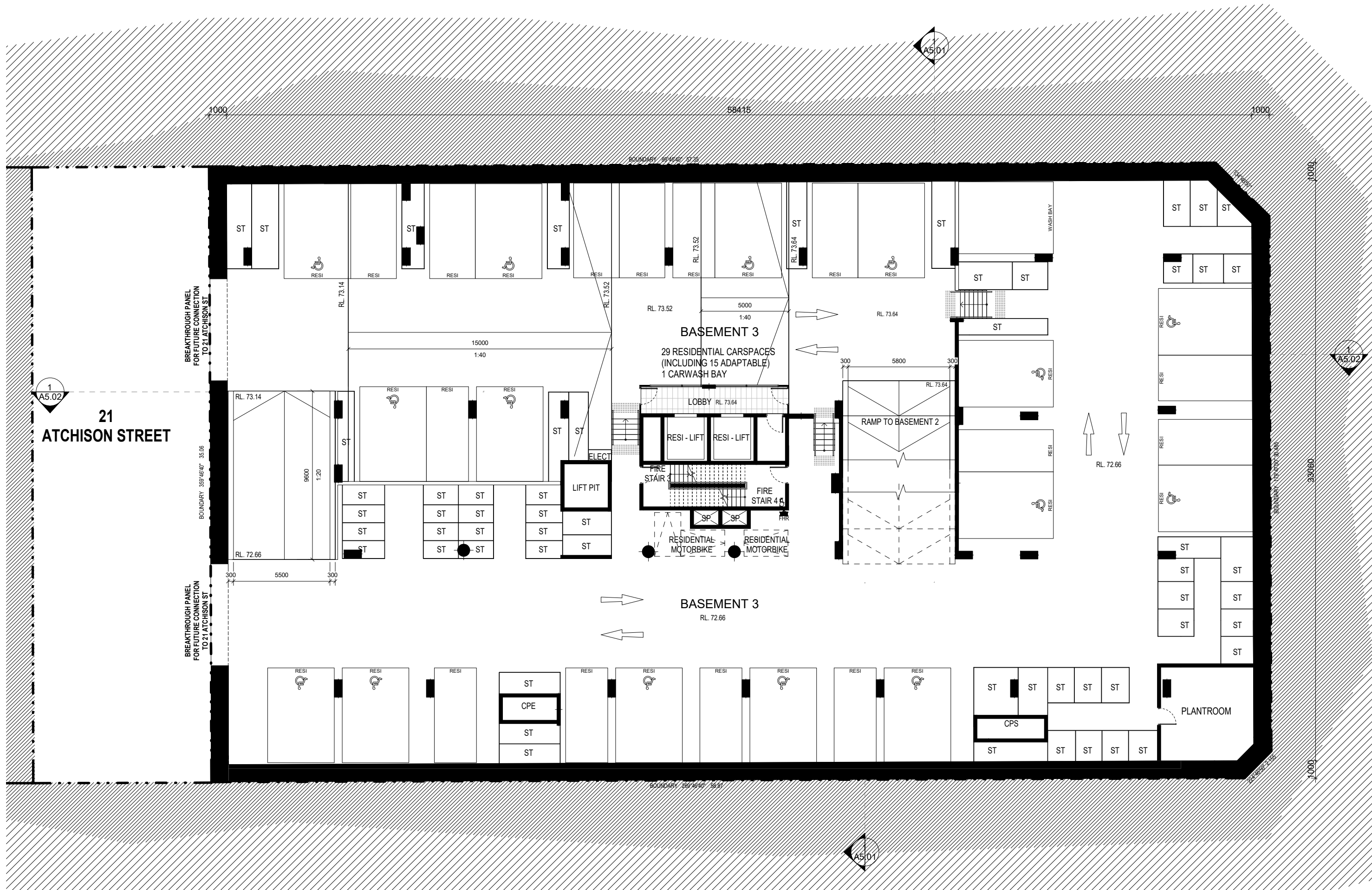
----- TO BE DEMOLISHED

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1	DA SUBMISSION	03/07/2020
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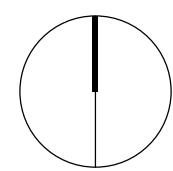


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SCALE As indicated @ A1 1 : 300 @ A3	Date 23.07.2020	Drawing no: A2.03	ISSUE 2

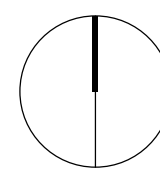
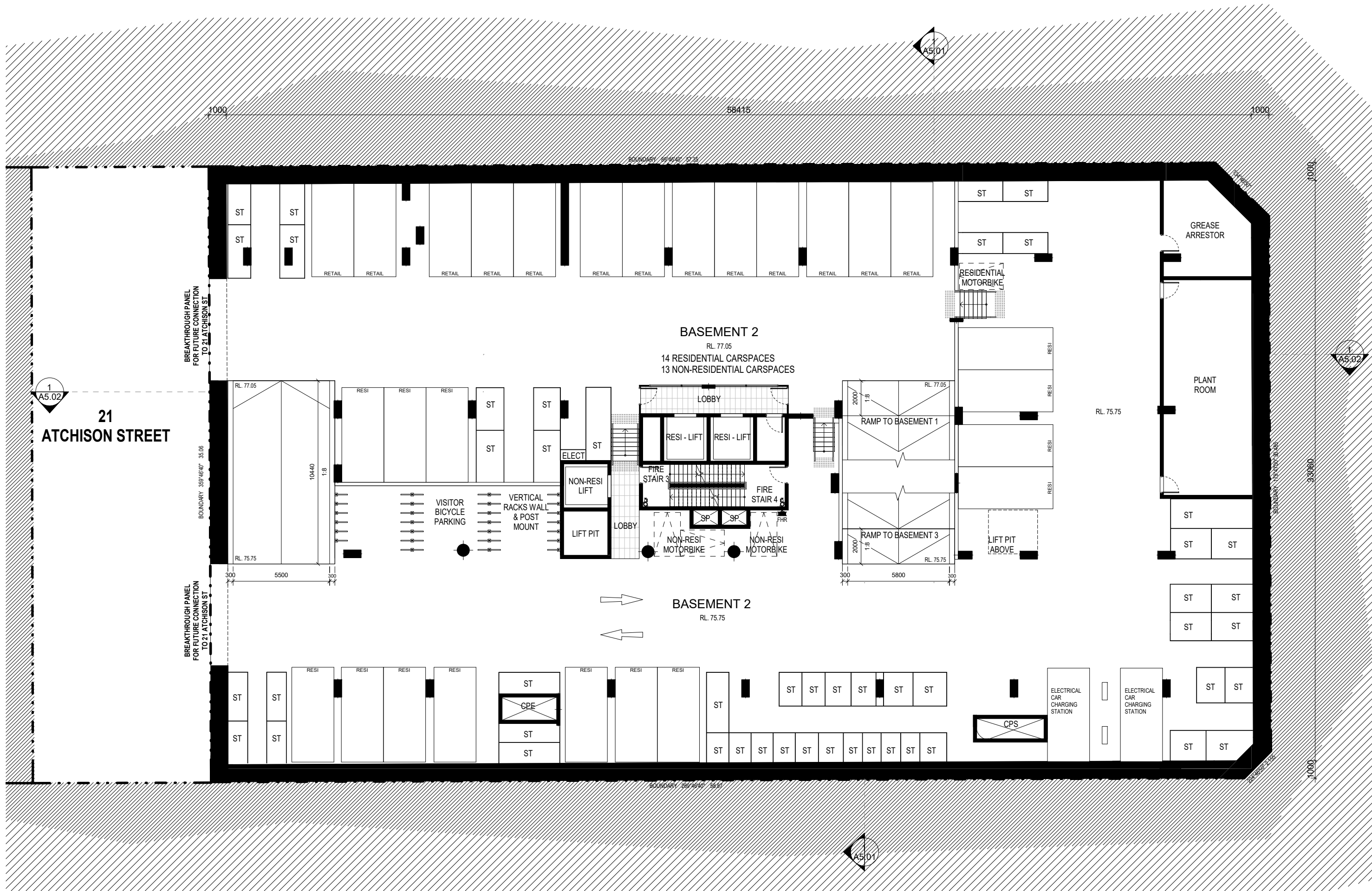


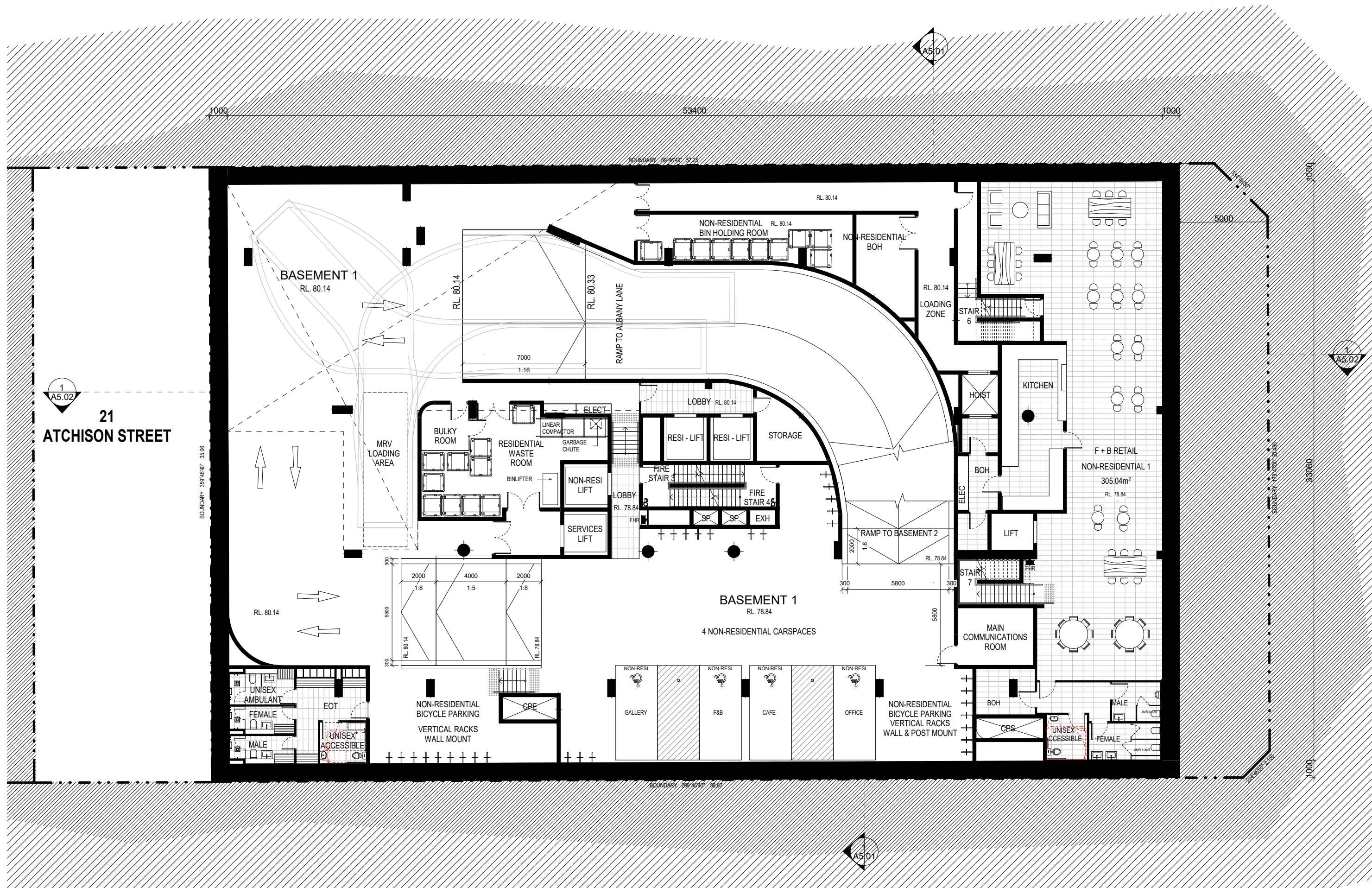
Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	RESPONSE TO DEP COMMENTS	30/09/2020
3	DA AMENDMENTS	09/11/2020

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Drawing Title BASEMENT 3			Project No. A19043
SCALE 1 : 100 @ A1 1 : 200 @ A3	Date 23.07.2020	Drawing no: A3.01	ISSUE 3

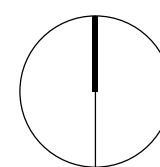




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1	DA SUBMISSION	03/07/2020
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Drawing Title
BASEMENT 1

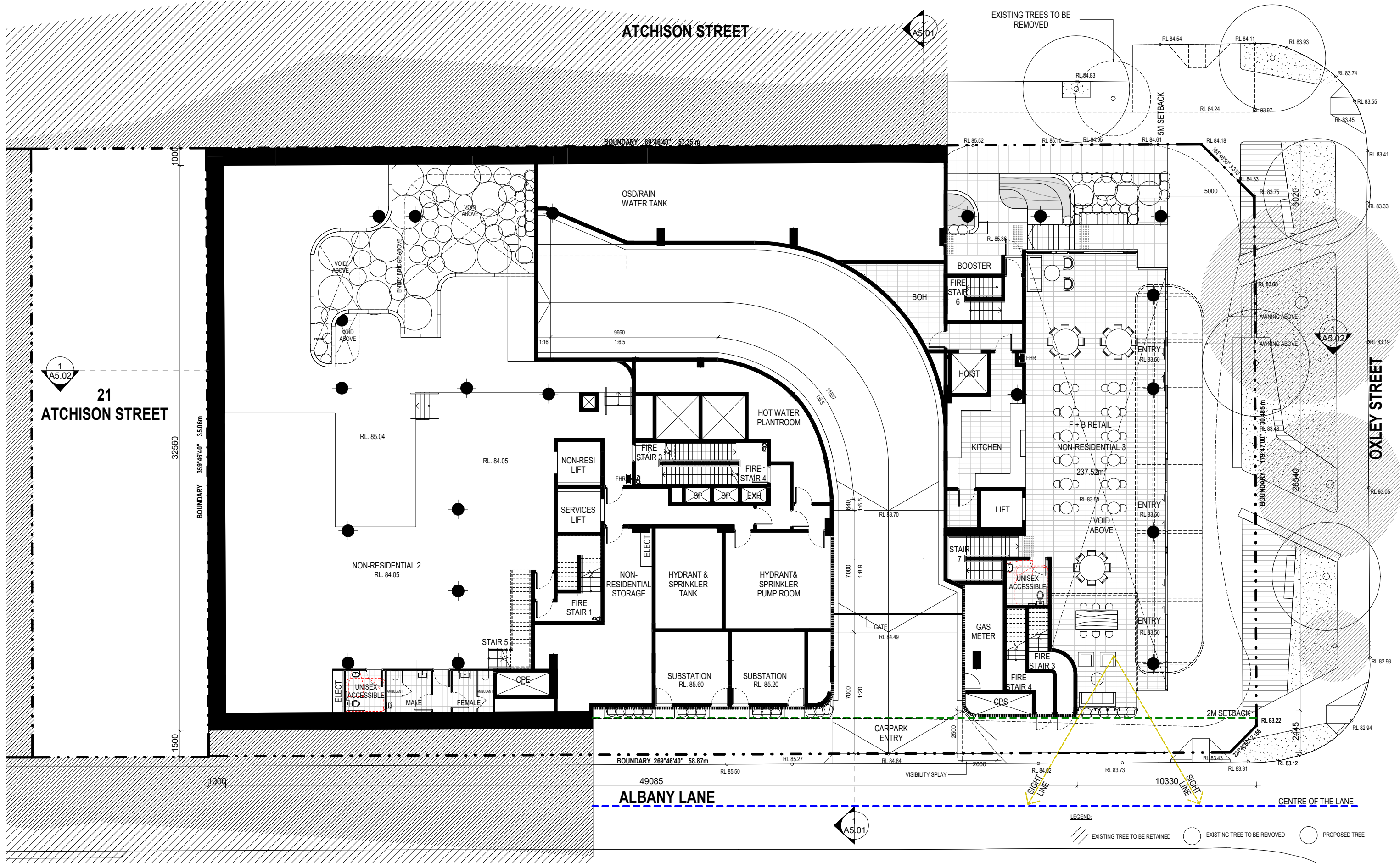
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1 : 200 @ A3

Date
23.07.2020

Drawing no:
A3.03

Project No.
A19043

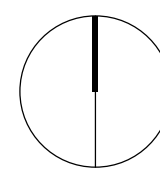
ISSUE
3



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Drawing Title
LOWER GROUND LEVEL

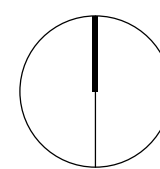
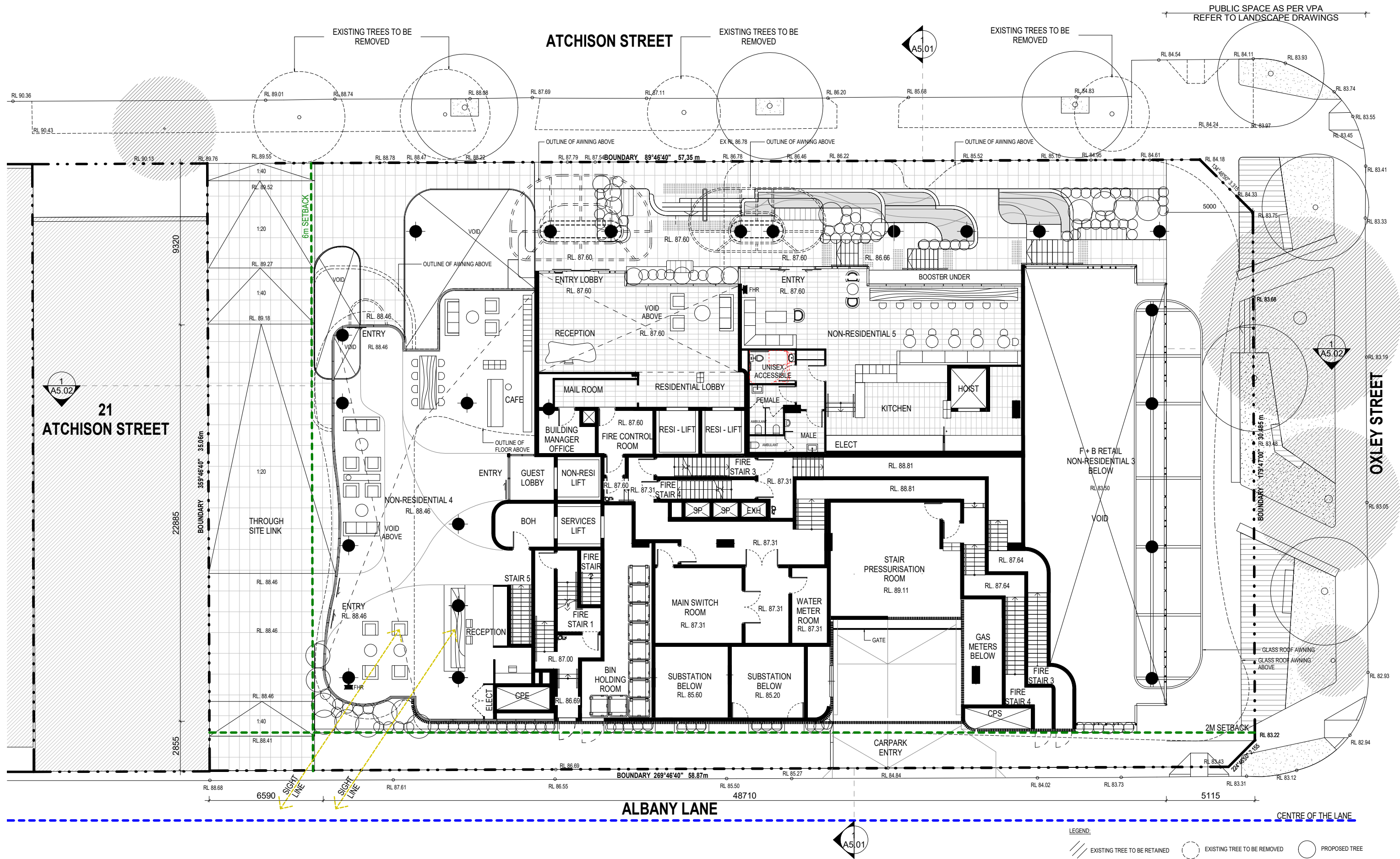
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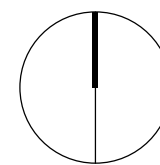
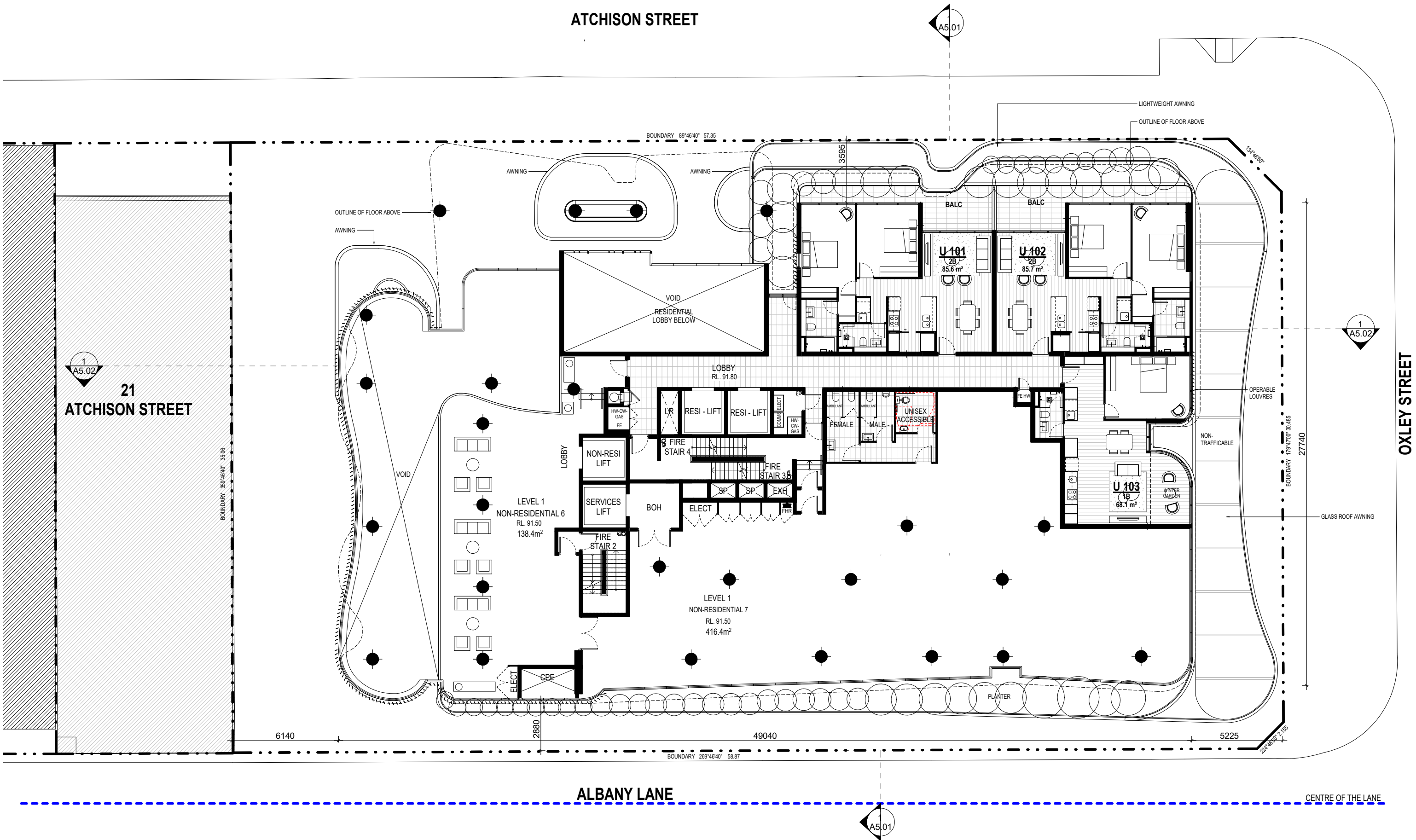
Date
23.07.2020

Drawing no:
A3.04

Project No.
A19043

ISSUE
3



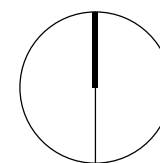




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1	DA SUBMISSION	03/07/2020
2	RESPONSE TO DEP COMMENTS	30/09/2020
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Drawing Title
LEVEL 2

SCALE
1 : 100 @ A1
1 : 200 @ A3

Date
23.07.2020

Drawing no:
A3.07

Project No.
A19043

ISSUE
3

ATCHISON STREET

A5.01

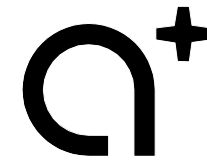
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A5.02

OXLEY STREET

21
ATCHISON STREET

ALBANY LANE

CENTRE OF THE LANE



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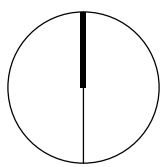
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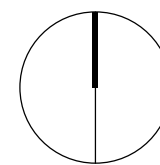
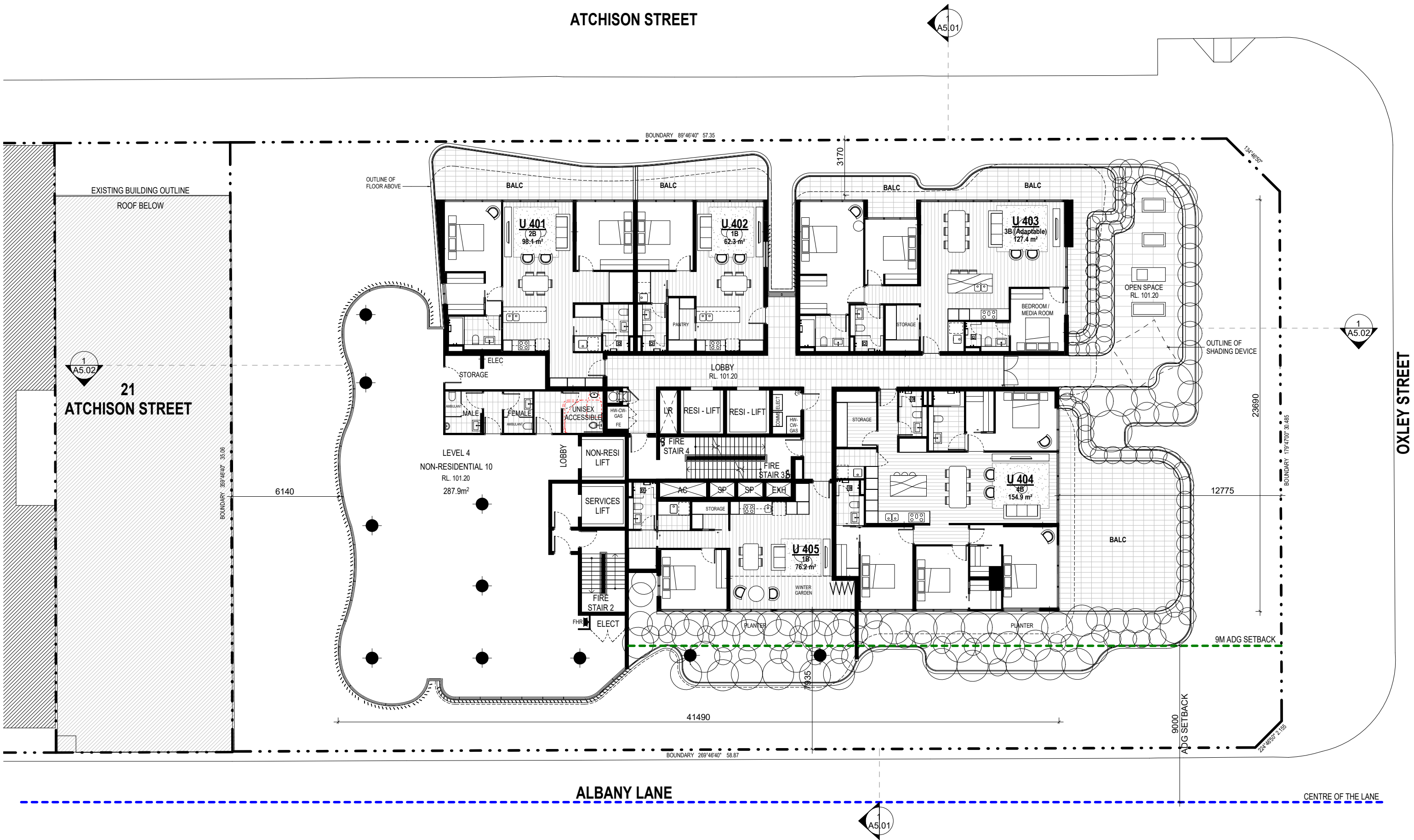
TWT



Drawing Title

LEVEL 3

SCALE	Date	Drawing no:	Project No.
1 : 100 @ A1 1 : 200 @ A3	23.07.2020	A3.08	A19043
			ISSUE
			3



ATCHISON STREET

A5.01

BOUNDARY 89°46'40" 57.35

134°46'50"

EXISTING BUILDING OUTLINE
ROOF BELOW

1
A5.02

21
ATCHISON STREET

BOUNDARY 89°46'40" 35.06

12365

PLANTER

BALC

U 501
2B (Livable)
80.9 m²

U 502
2B
81.5 m²

BALC

BALC

U 503
1B
51.0 m²

BALC

U 504
2B
84.8 m²

BALC

LOBBY
RL 104.40

LR

RESI - LIFT

RESI - LIFT

3 FIRE

STAIR 4

3 FIRE

STAIR 3

AC

SP

SP

EXH

U 507
1B+S
69.2 m²

BALC

LIFT

OVERRUN

LIFT

OVERRUN

HOME
OFFICE/FLEXI
ROOM

HOME
OFFICE/FLEXI
ROOM

U 506
ST
60.0 m²

WINTER
GARDEN

WV

U 505
3B (Livable & Adaptable)
118.3 m²

BALC

OUTLINE OF
FLOOR ABOVE

12M ADG SETBACK

12000
ADG SETBACK

BOUNDARY 179°47'00" 30.485

724°46'50" 2.155

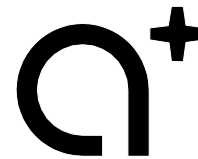
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A5.02

OXLEY STREET

ALBANY LANE

A5.01

CENTRE OF THE LANE



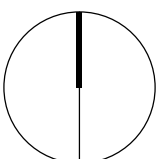
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Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT



Drawing Title
LEVEL 5

SCALE
1 : 100 @ A1
1 : 200 @ A3

Date
23.07.2020

Drawing no:
A3.10

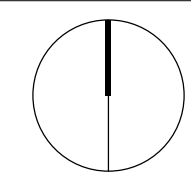
Project No.
A19043
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3



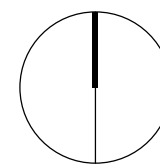
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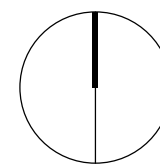
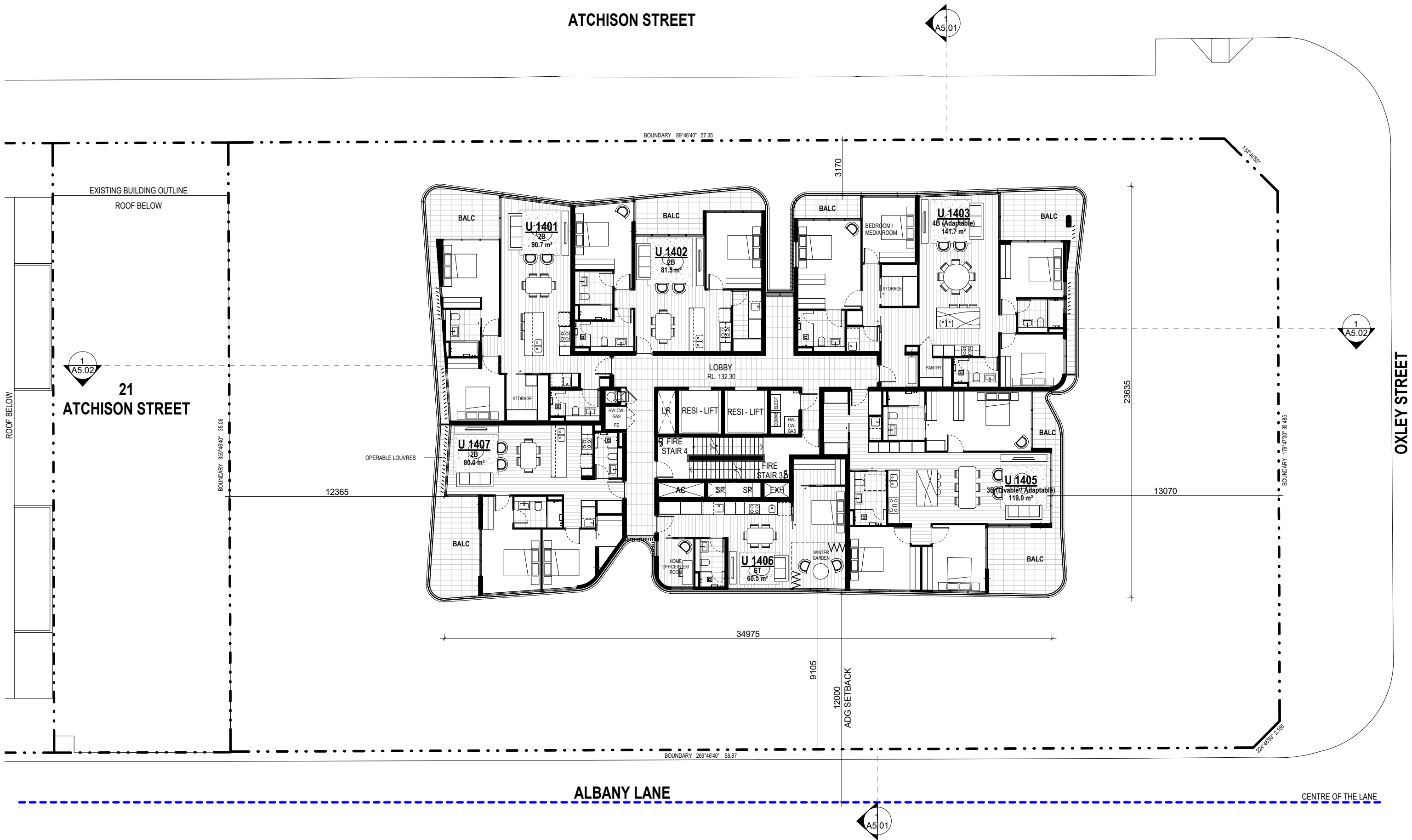


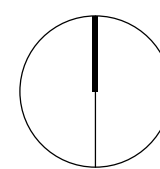
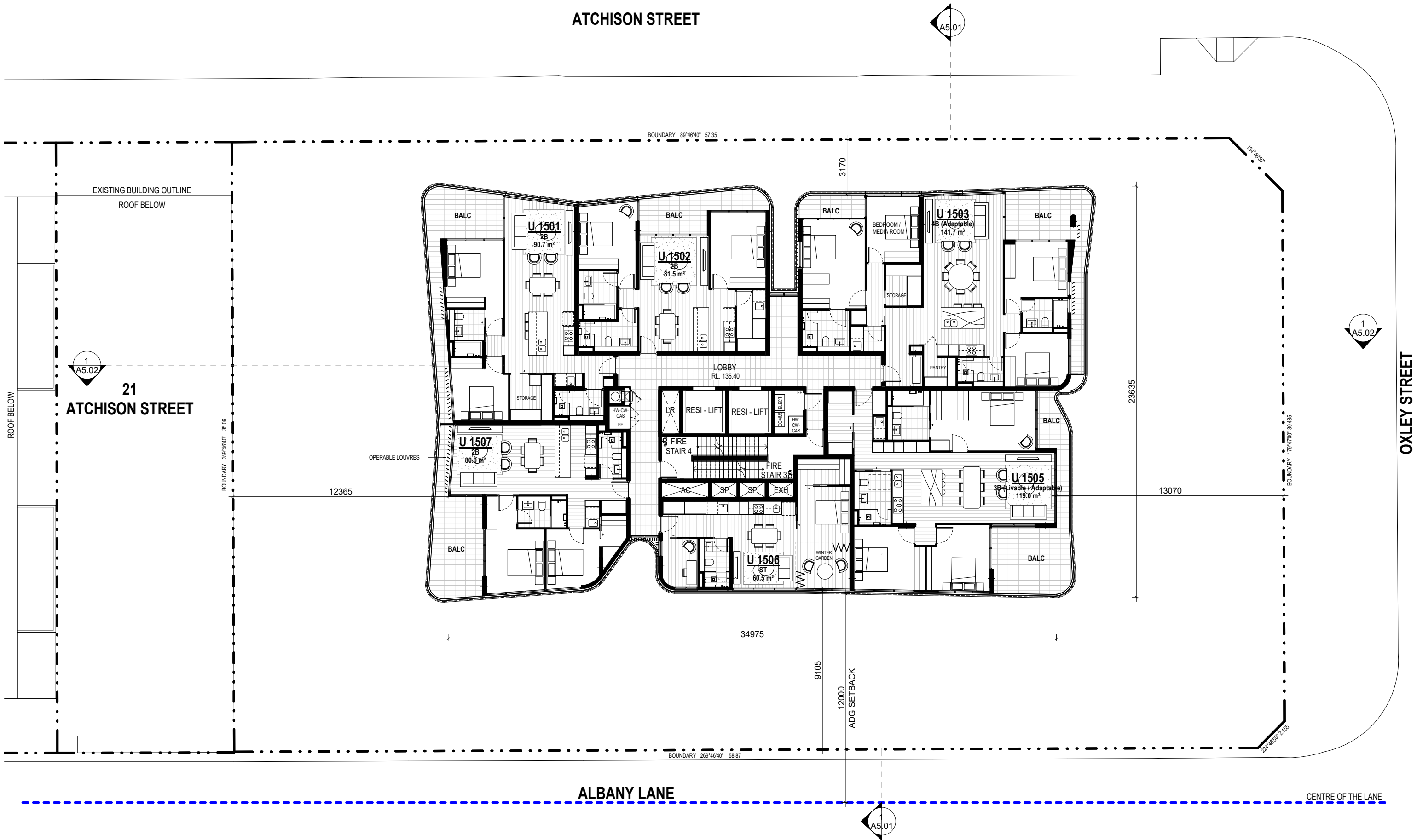
Drawing Title LEVEL 6 - 8			Project No. A19043
SCALE 1 : 100 @ A1 1 : 200 @ A3	Date 23.07.2020	Drawing no: A3.11	ISSUE 3

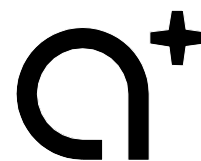
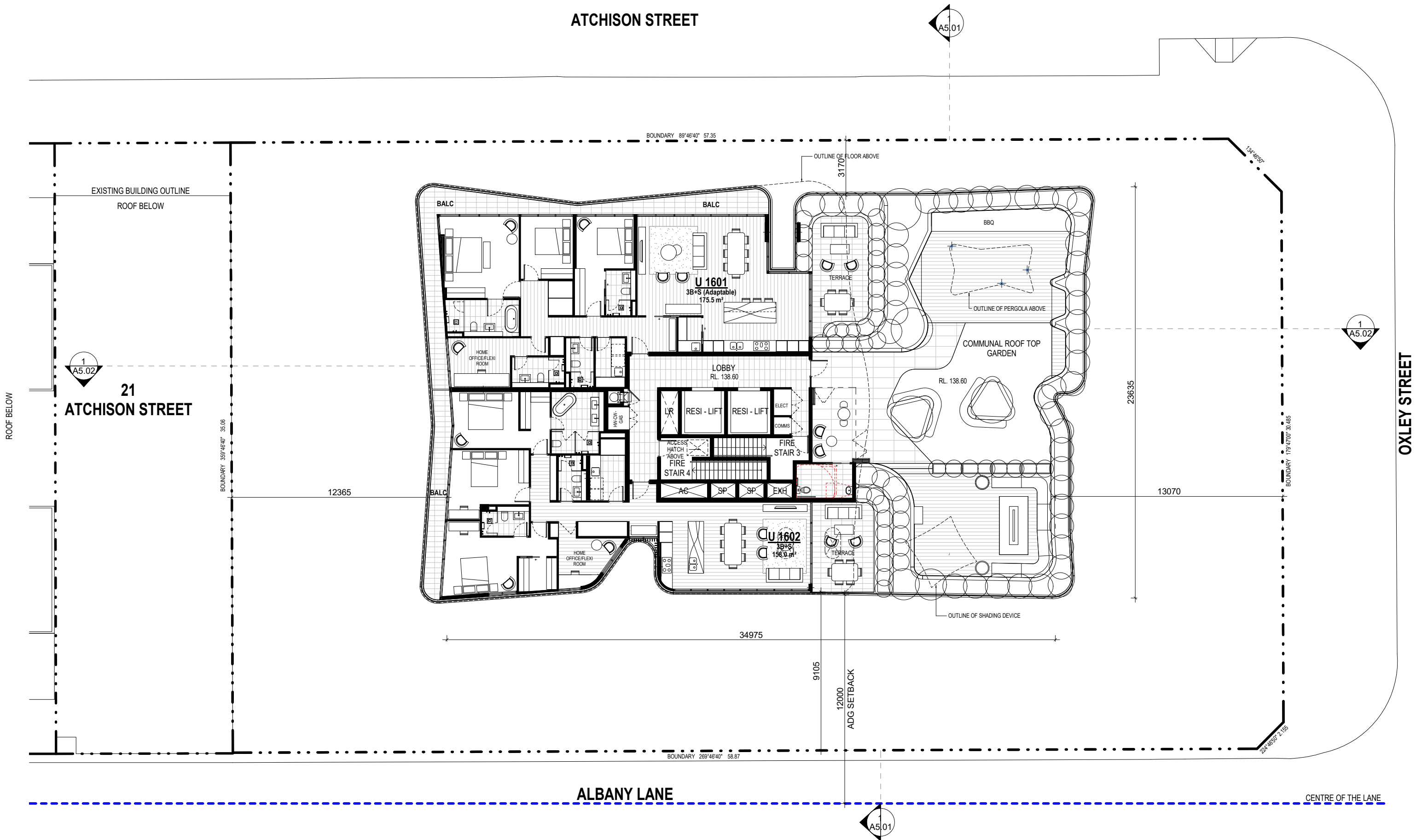












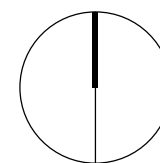
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Drawing Title
LEVEL 16

SCALE
1 : 100 @ A1
1 : 200 @ A3

Date
23.07.2020

Drawing no:
A3.17

Project No.
A19043

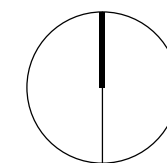
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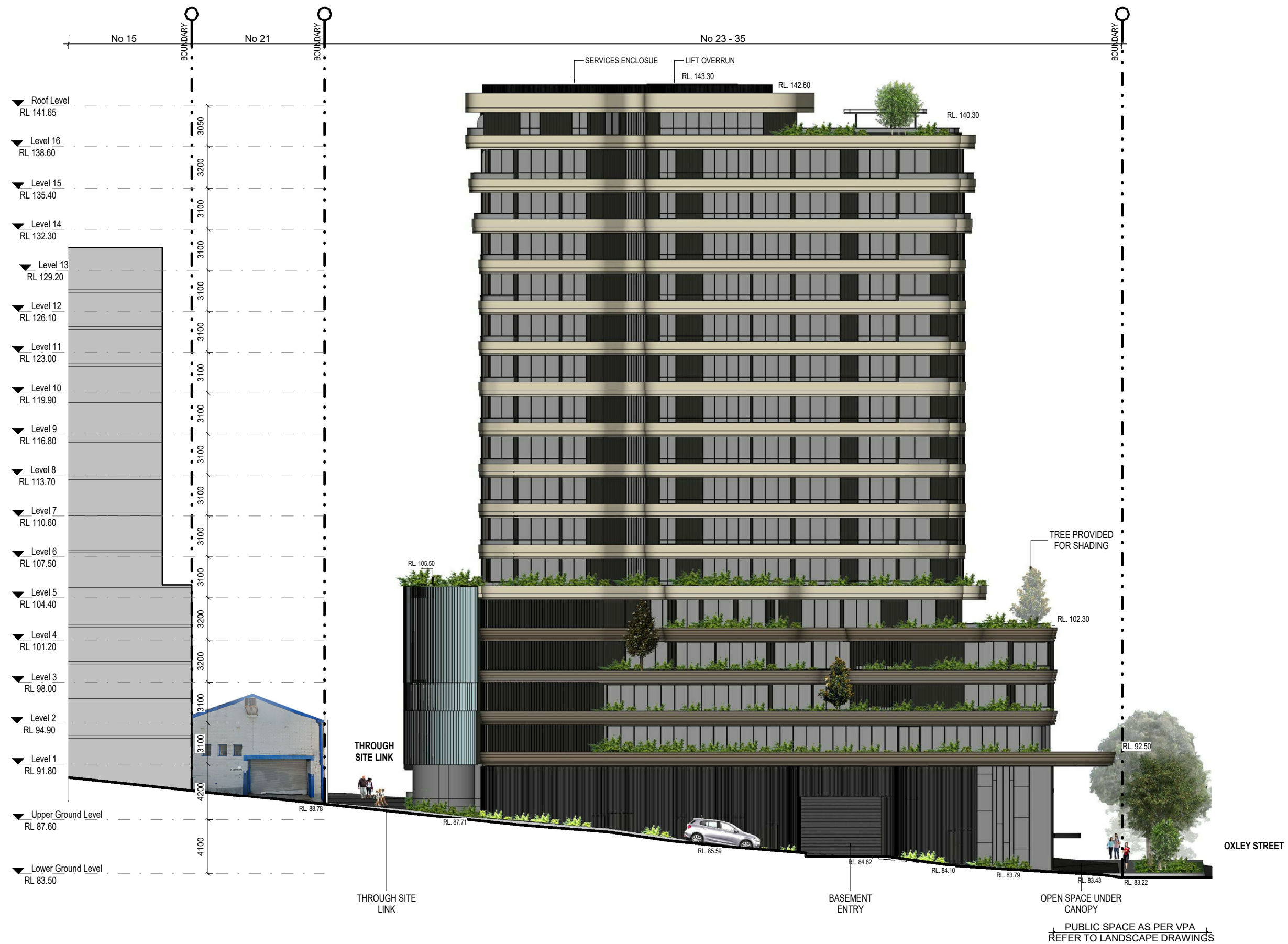
CENTRE OF THE LANE



Client Name
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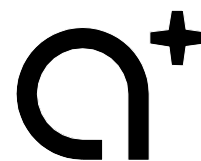


ISSUE



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1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Drawing Title SOUTH ELEVATION - ALBANY LANE		Project No. A19043
SCALE 1 : 150 @ A1 1 : 300 @ A3	Date 23.07.2020	Drawing no: A4.02
		ISSUE 2



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LEVEL 3, 9 BARRACK STREET
SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT

Drawing Title
EAST ELEVATION - OXLEY STREET

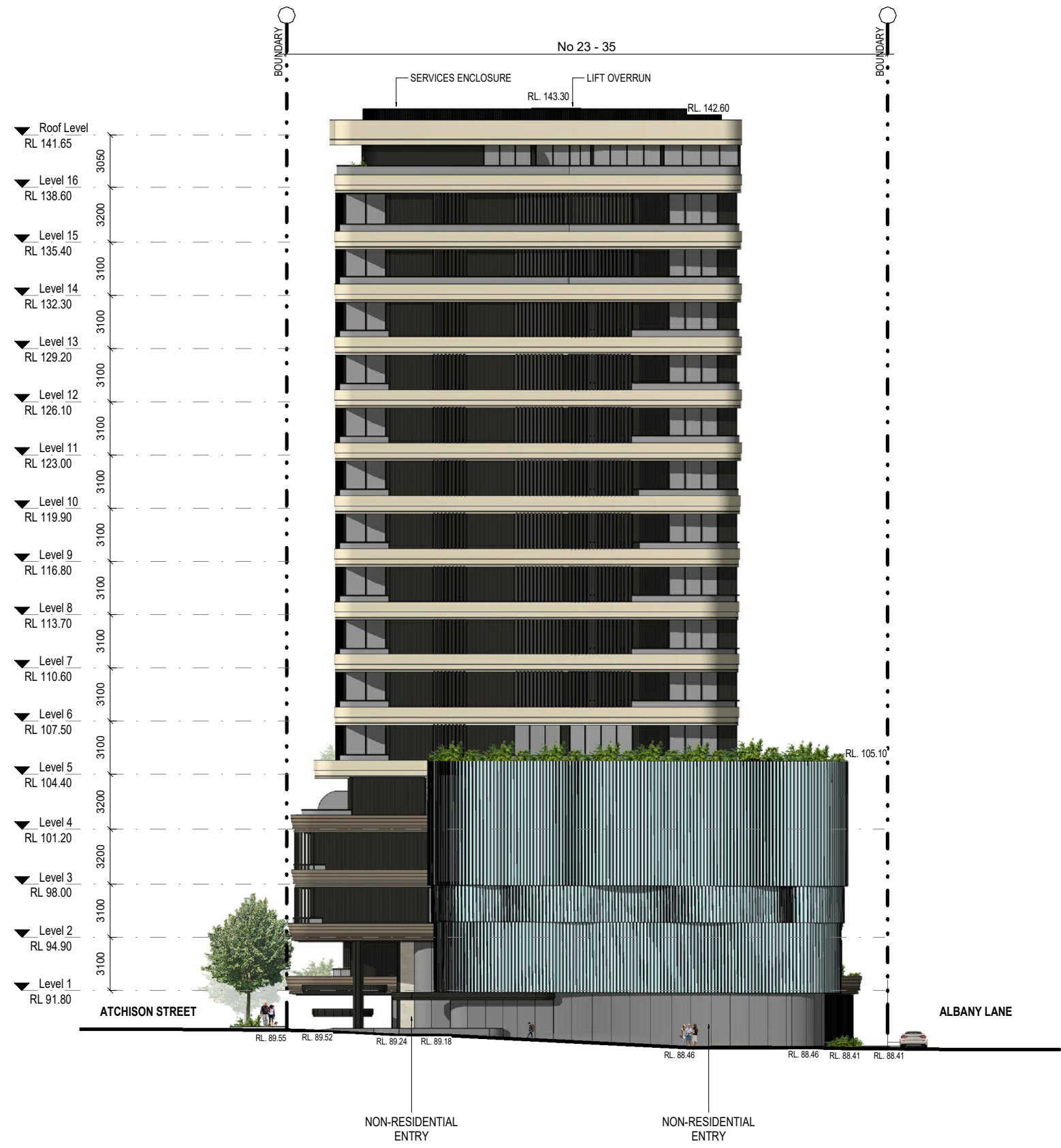
SCALE
1 : 150 @ A1
1 : 300 @ A3

Date
23.07.2020

Drawing no:
A4.03

Project No.
A19043

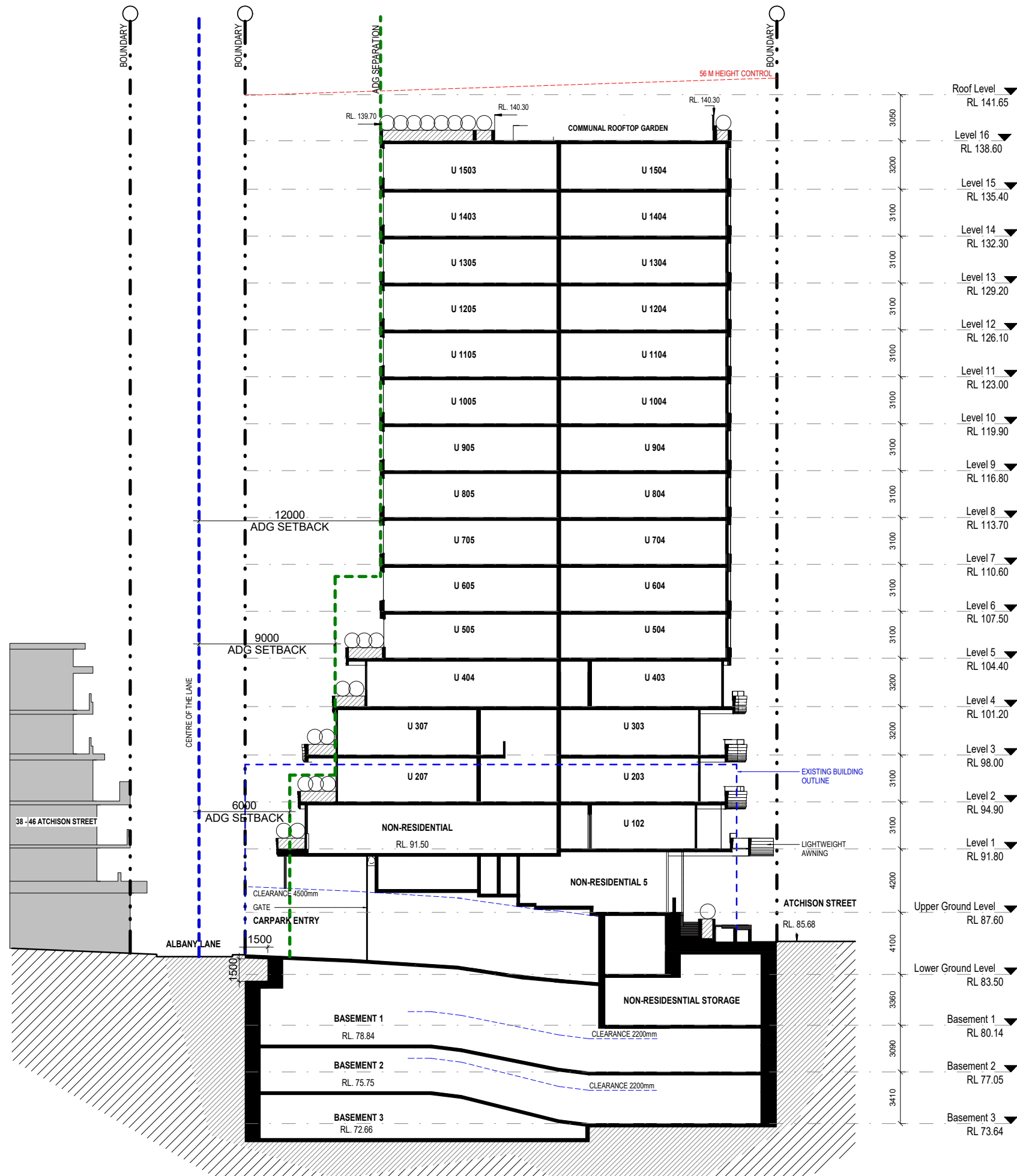
ISSUE
2



Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT

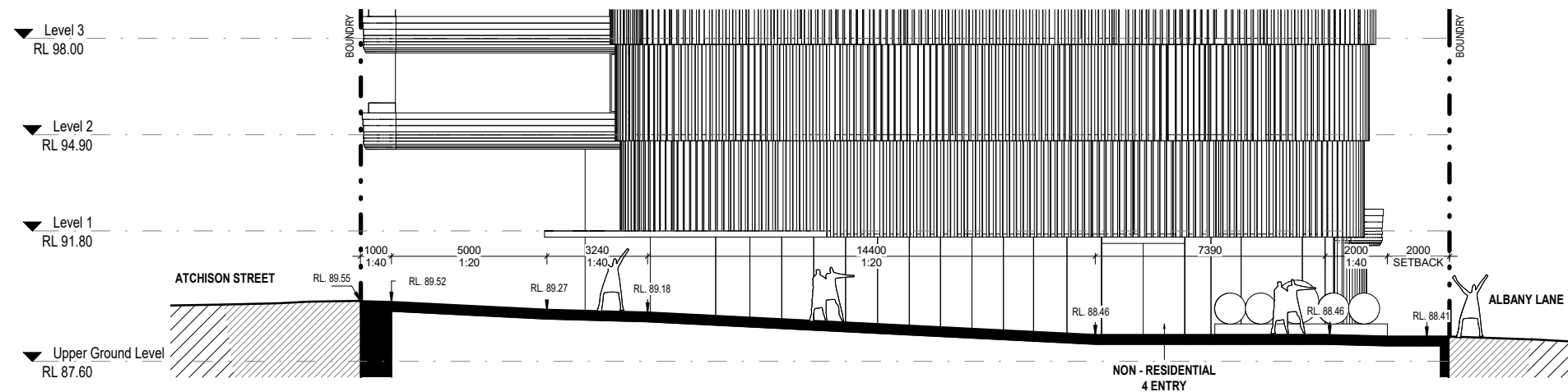
Drawing Title			Project No.
WEST ELEVATION - THROUGH SITE LINK			A19043
SCALE	Date	Drawing no:	ISSUE
1 : 150 @ A1 1 : 300 @ A3	23.07.2020	A4.04	2



Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

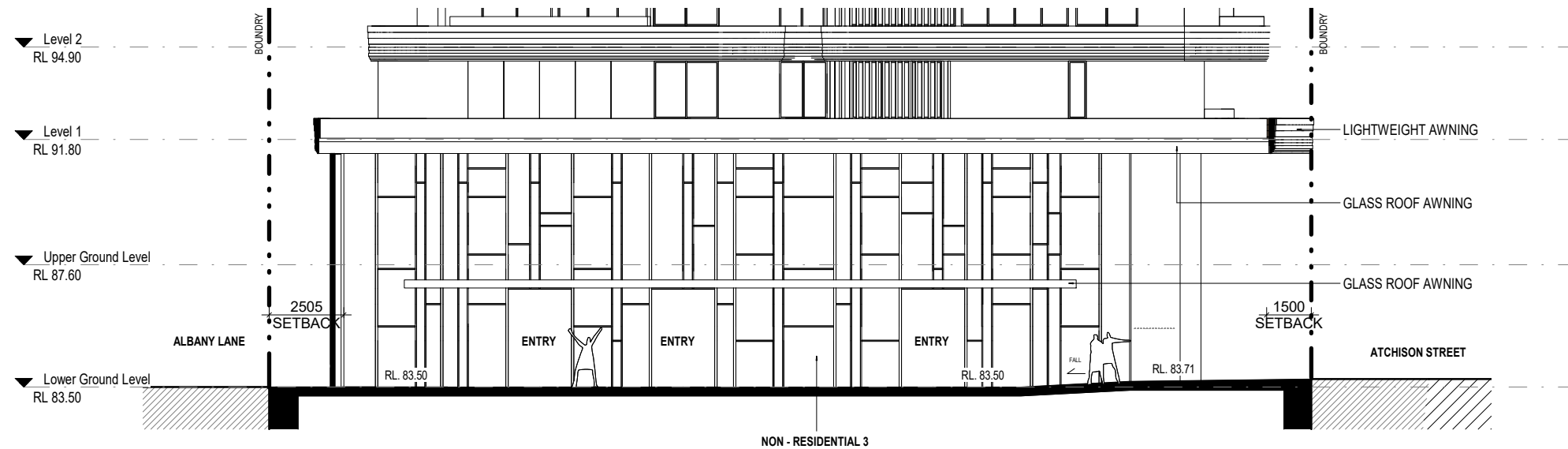
Project Name	SITE 1, 23 - 35 ATCHISON STREET
Client Name	TWT

Drawing Title	SECTION A-A	Project No.	A19043
SCALE	1 : 150 @ A1 1 : 300 @ A3	Date	23.07.2020
Drawing no:	A5.01	ISSUE	2



SECTION DD - THROUGH SITE LINK

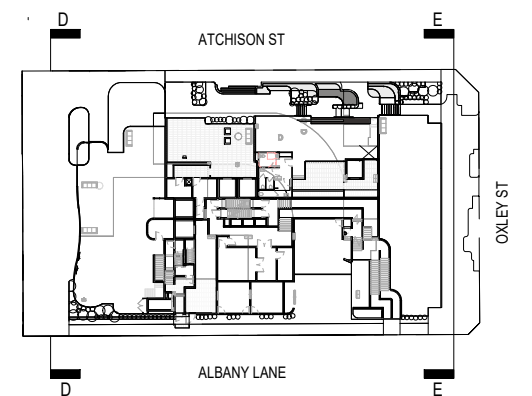
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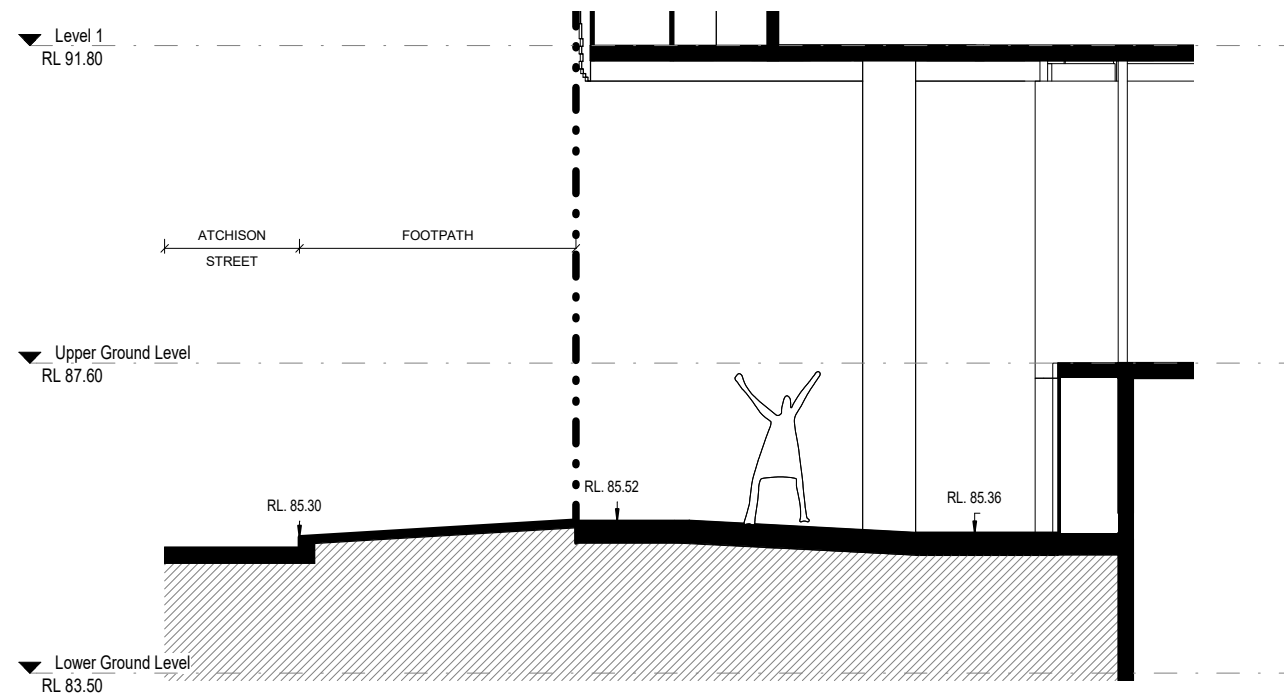


SECTION EE - OXLEY ST

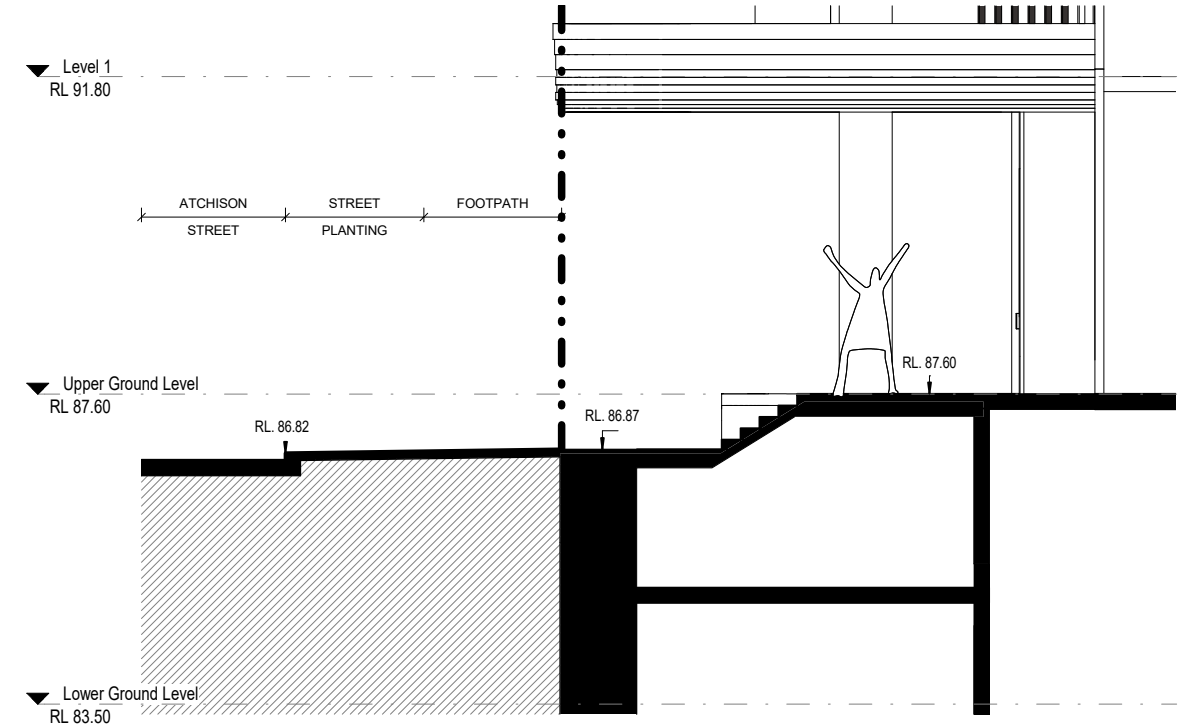
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KEY PLAN



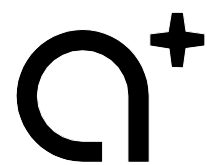
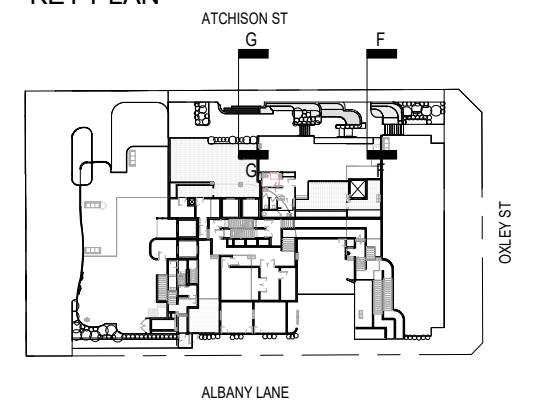


SECTION F - F



SECTION G - G

KEY PLAN



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Rev	Description	Date
1	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT

Drawing Title
SECTION F-F & G-G

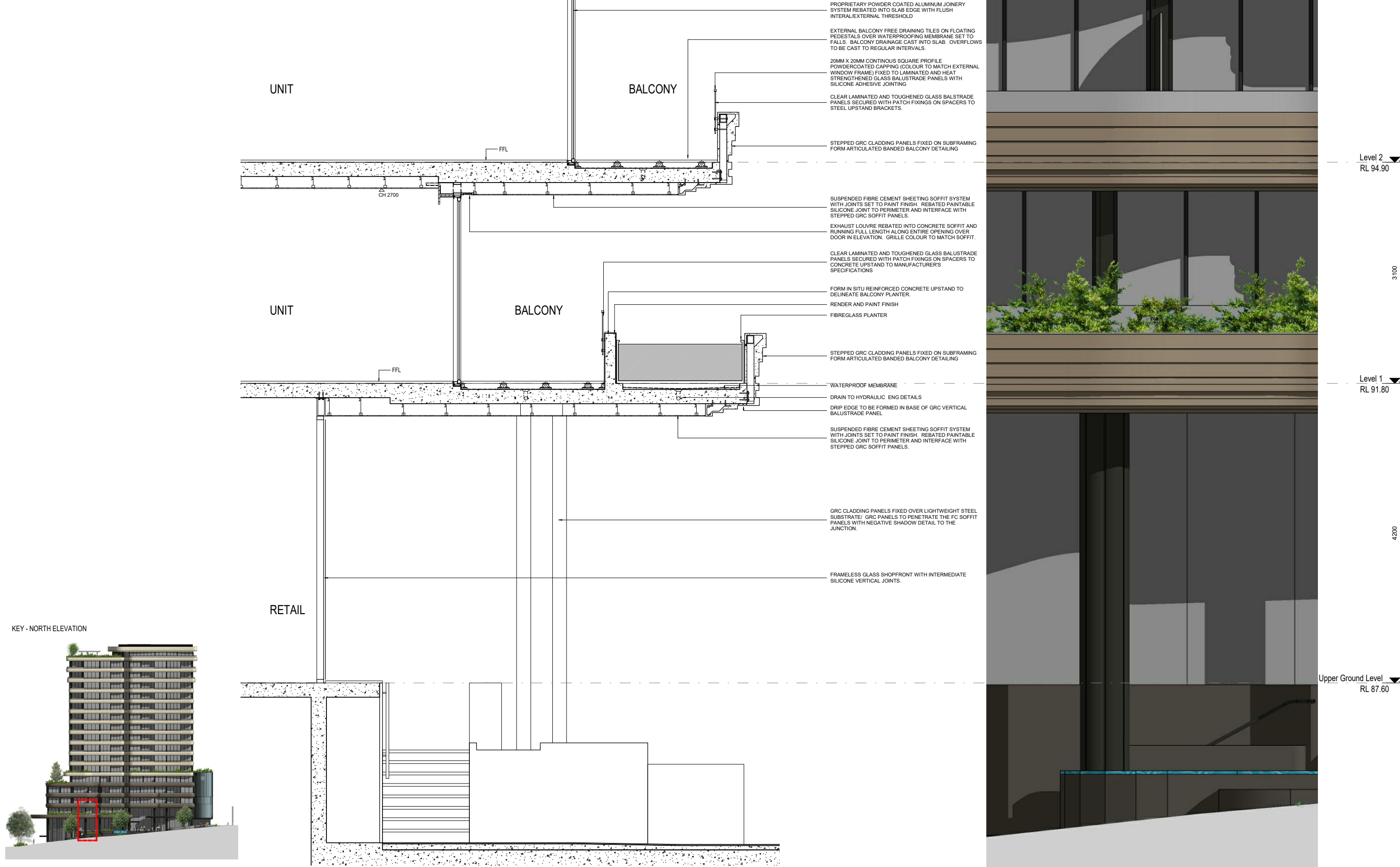
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Date
23.07.2020

Drawing no:
A5.05

Project No.
A19043

ISSUE
1



Rev	Description	Date
1	ADDITIONAL INFORMATION	11/09/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT

Drawing Title
DETAIL SECTION 1

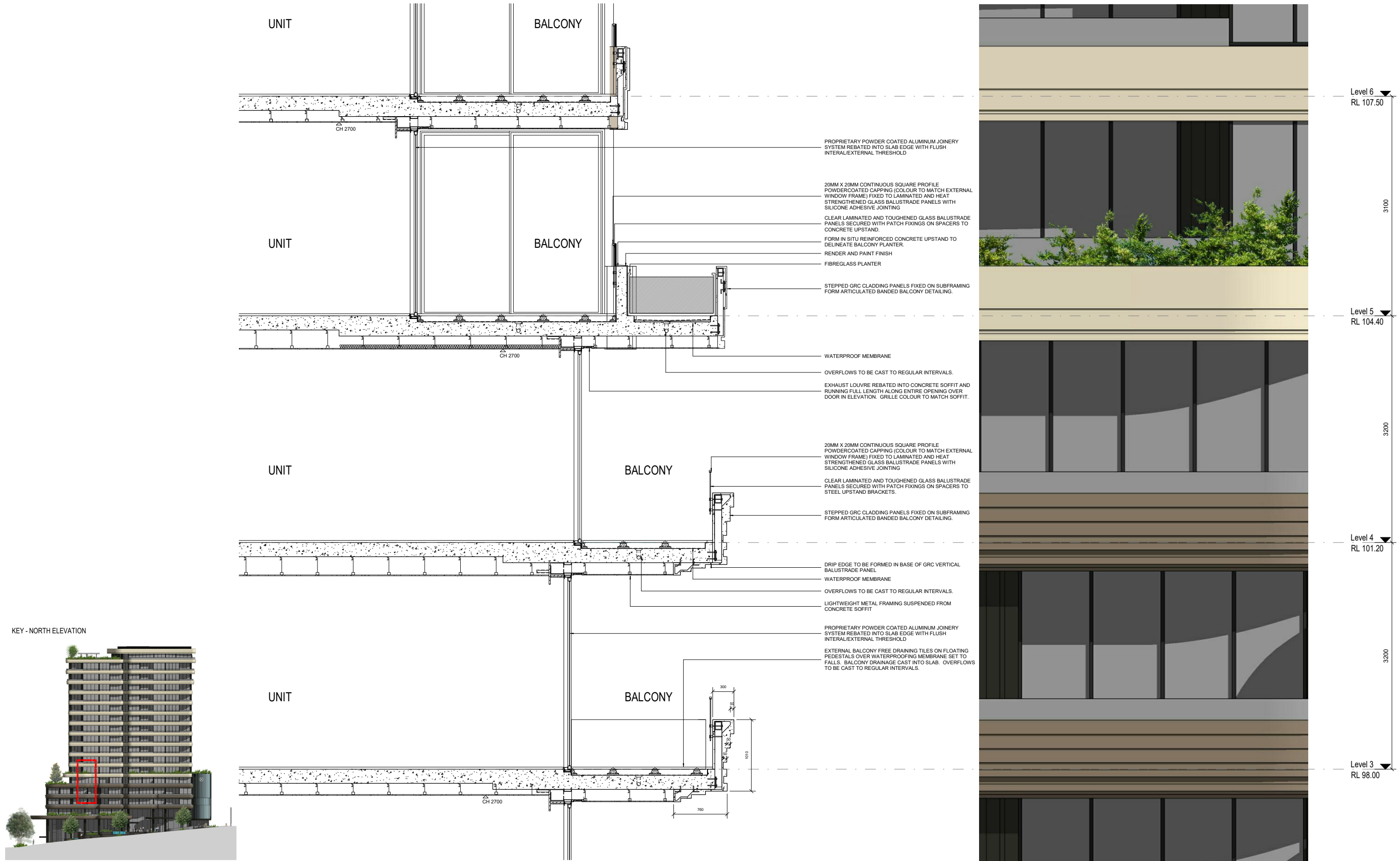
SCALE
1:25 @ A1

Date
23.07.2020

Drawing no:
A5.06

Project No.
A19043

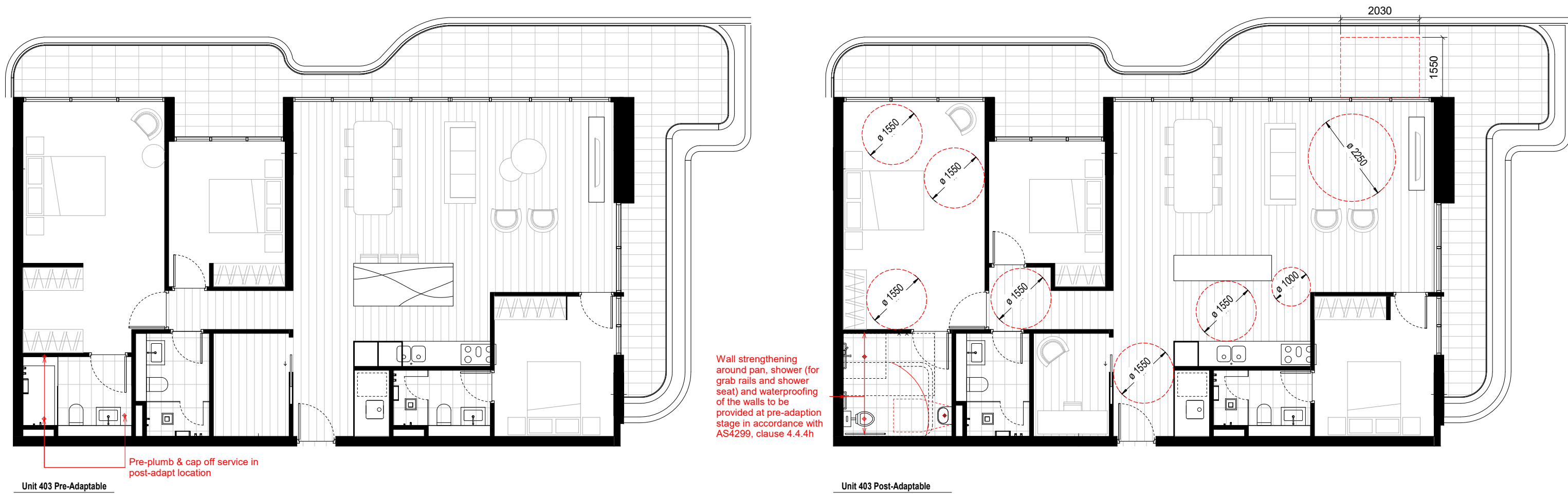
ISSUE
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Rev	Description	Date
1	ADDITIONAL INFORMATION	11/09/2020
2	DA AMENDMENTS	09/11/2020

Project Name	SITE 1, 23 - 35 ATCHISON STREET
Client Name	TWT

Drawing Title	DETAIL SECTION 2	Project No.	A19043
SCALE	1:25 @ A1	Date	23.07.2020
Drawing no:	A5.07	ISSUE	2



NUMBER	TYPE	LEVEL	ADAPTABLE UNIT
U 403	3B	LEVEL 4	ADAPTABLE
U 505	3B	LEVEL 5	ADAPTABLE
U 605	3B	LEVEL 6	ADAPTABLE
U 705	3B	LEVEL 7	ADAPTABLE
U 805	3B	LEVEL 8	ADAPTABLE
U 905	3B	LEVEL 9	ADAPTABLE
U 1005	3B	LEVEL 10	ADAPTABLE
U 1105	3B	LEVEL 11	ADAPTABLE
U 1205	3B	LEVEL 12	ADAPTABLE
U 1305	3B	LEVEL 13	ADAPTABLE
U 1403	4B	LEVEL 14	ADAPTABLE
U 1405	3B	LEVEL 14	ADAPTABLE
U 1503	4B	LEVEL 15	ADAPTABLE
U 1505	3B	LEVEL 15	ADAPTABLE
U 1601	3B	LEVEL 16	ADAPTABLE

NUMBER	TYPE	LEVEL	LIVABLE
U 501	2B	LEVEL 5	LIVABLE
U 505	3B	LEVEL 5	LIVABLE
U 601	2B	LEVEL 6	LIVABLE
U 605	3B	LEVEL 6	LIVABLE
U 701	2B	LEVEL 7	LIVABLE
U 705	3B	LEVEL 7	LIVABLE
U 801	2B	LEVEL 8	LIVABLE
U 805	3B	LEVEL 8	LIVABLE
U 901	2B	LEVEL 9	LIVABLE
U 905	3B	LEVEL 9	LIVABLE
U 1001	2B	LEVEL 10	LIVABLE
U 1005	3B	LEVEL 10	LIVABLE
U 1101	2B	LEVEL 11	LIVABLE
U 1105	3B	LEVEL 11	LIVABLE
U 1201	2B	LEVEL 12	LIVABLE
U 1205	3B	LEVEL 12	LIVABLE
U 1301	2B	LEVEL 13	LIVABLE
U 1305	3B	LEVEL 13	LIVABLE
U 1405	3B	LEVEL 14	LIVABLE
U 1505	3B	LEVEL 15	LIVABLE

LIVABLE UNITS

ADG REQUIREMENT: 20% OF UNITS
20 UNITS

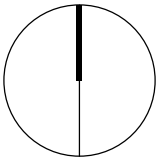
(ADAPTABLE UNITS ARE COUNTED TOWARDS LIVABLE HOUSING REQUIREMENTS)

PROPOSED 20% OF UNITS
20 UNITS
(COMPLIES)

ADAPTABLE UNITS

CLAUSE 1.2 - P5
NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

DCP REQUIREMENT 15% OF UNITS
15 UNITS
PROPOSED 15% OF UNITS
15 UNITS
(COMPLIES)

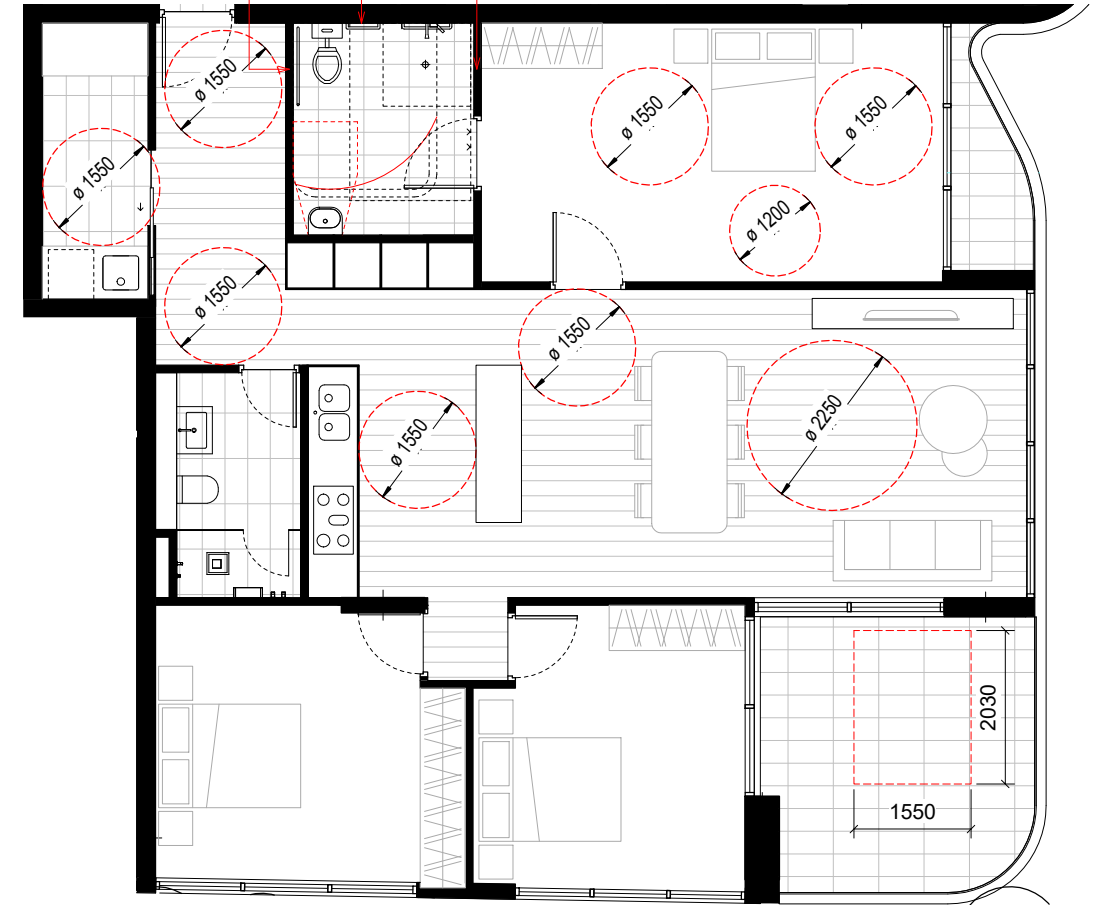


Pre-plumb & cap off service in post-adapt location



Unit 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505 Post-Adaptable

Wall strengthening around pan, shower (for grab rails and shower seat) and waterproofing of the walls to be provided at pre-adaption stage in accordance with AS4299, clause 4.4.4h



Unit 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505 Pre-Adaptable

NUMBER	TYPE	LEVEL	ADAPTABLE UNIT
U 403	3B	LEVEL 4	ADAPTABLE
U 505	3B	LEVEL 5	ADAPTABLE
U 605	3B	LEVEL 6	ADAPTABLE
U 705	3B	LEVEL 7	ADAPTABLE
U 805	3B	LEVEL 8	ADAPTABLE
U 905	3B	LEVEL 9	ADAPTABLE
U 1005	3B	LEVEL 10	ADAPTABLE
U 1105	3B	LEVEL 11	ADAPTABLE
U 1205	3B	LEVEL 12	ADAPTABLE
U 1305	3B	LEVEL 13	ADAPTABLE
U 1403	4B	LEVEL 14	ADAPTABLE
U 1405	3B	LEVEL 14	ADAPTABLE
U 1503	4B	LEVEL 15	ADAPTABLE
U 1505	3B	LEVEL 15	ADAPTABLE
U 1601	3B	LEVEL 16	ADAPTABLE

NUMBER	TYPE	LEVEL	LIVABLE
U 501	2B	LEVEL 5	LIVABLE
U 505	3B	LEVEL 5	LIVABLE
U 601	2B	LEVEL 6	LIVABLE
U 605	3B	LEVEL 6	LIVABLE
U 701	2B	LEVEL 7	LIVABLE
U 705	3B	LEVEL 7	LIVABLE
U 801	2B	LEVEL 8	LIVABLE
U 805	3B	LEVEL 8	LIVABLE
U 901	2B	LEVEL 9	LIVABLE
U 905	3B	LEVEL 9	LIVABLE
U 1001	2B	LEVEL 10	LIVABLE
U 1005	3B	LEVEL 10	LIVABLE
U 1101	2B	LEVEL 11	LIVABLE
U 1105	3B	LEVEL 11	LIVABLE
U 1201	2B	LEVEL 12	LIVABLE
U 1205	3B	LEVEL 12	LIVABLE
U 1301	2B	LEVEL 13	LIVABLE
U 1305	3B	LEVEL 13	LIVABLE
U 1405	3B	LEVEL 14	LIVABLE
U 1505	3B	LEVEL 15	LIVABLE

LIVABLE UNITS

ADG REQUIREMENT: 20% OF UNITS
20 UNITS

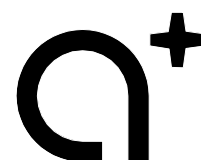
(ADAPTABLE UNITS ARE COUNTED TOWARDS LIVABLE HOUSING REQUIREMENTS)

PROPOSED 20% OF UNITS
20 UNITS
(COMPLIES)

ADAPTABLE UNITS

CLAUSE 1.2 - P5
NORTH SYDNEY DEVELOPMENT CONTROL PLAN
2013

DCP REQUIREMENT 15% OF UNITS
15 UNITS
PROPOSED 15% OF UNITS
15 UNITS
(COMPLIES)



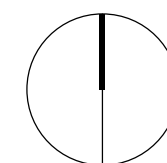
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Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT



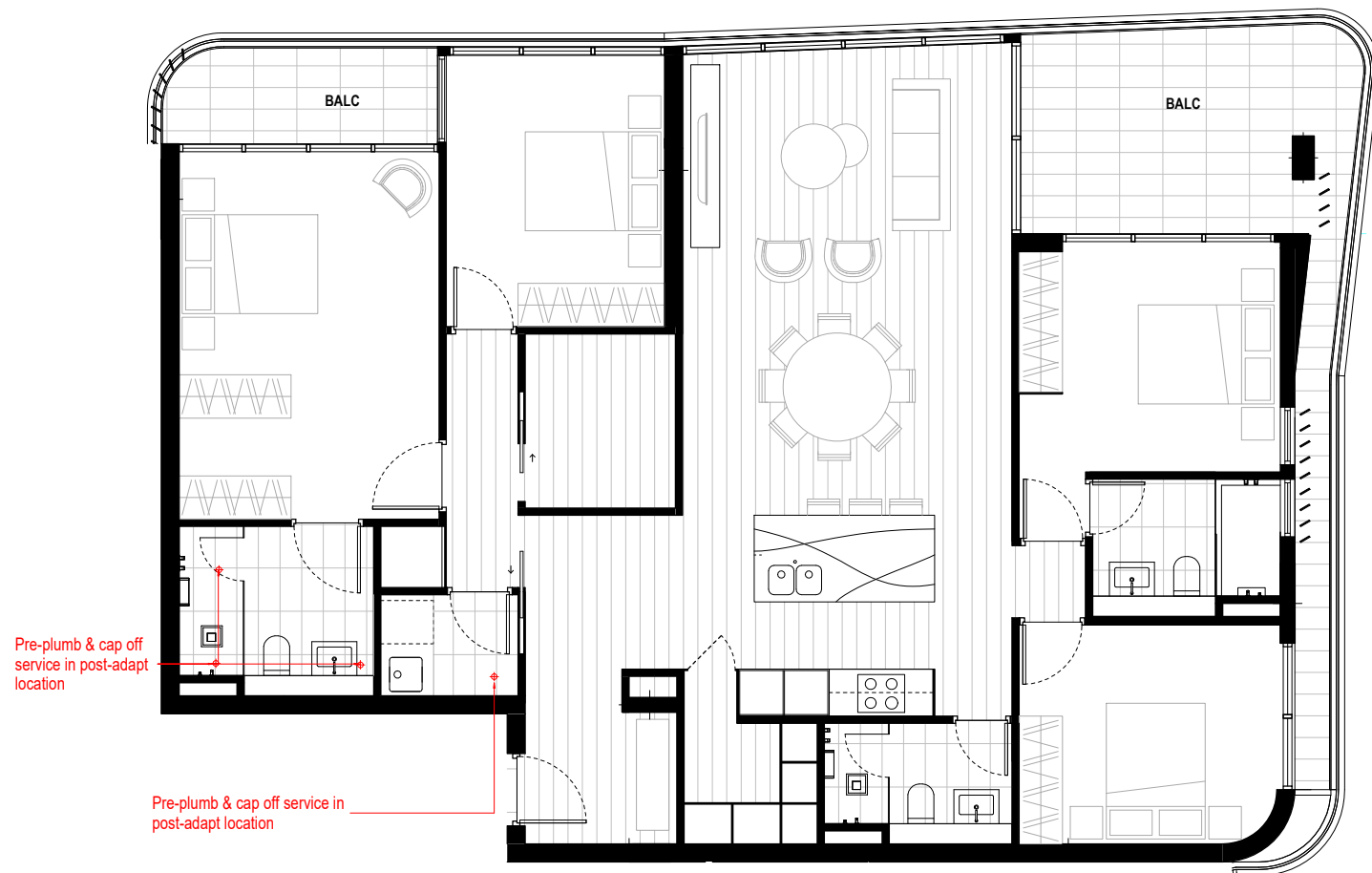
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PRE/POST ADAPTATION PLAN - TYPE 2

SCALE
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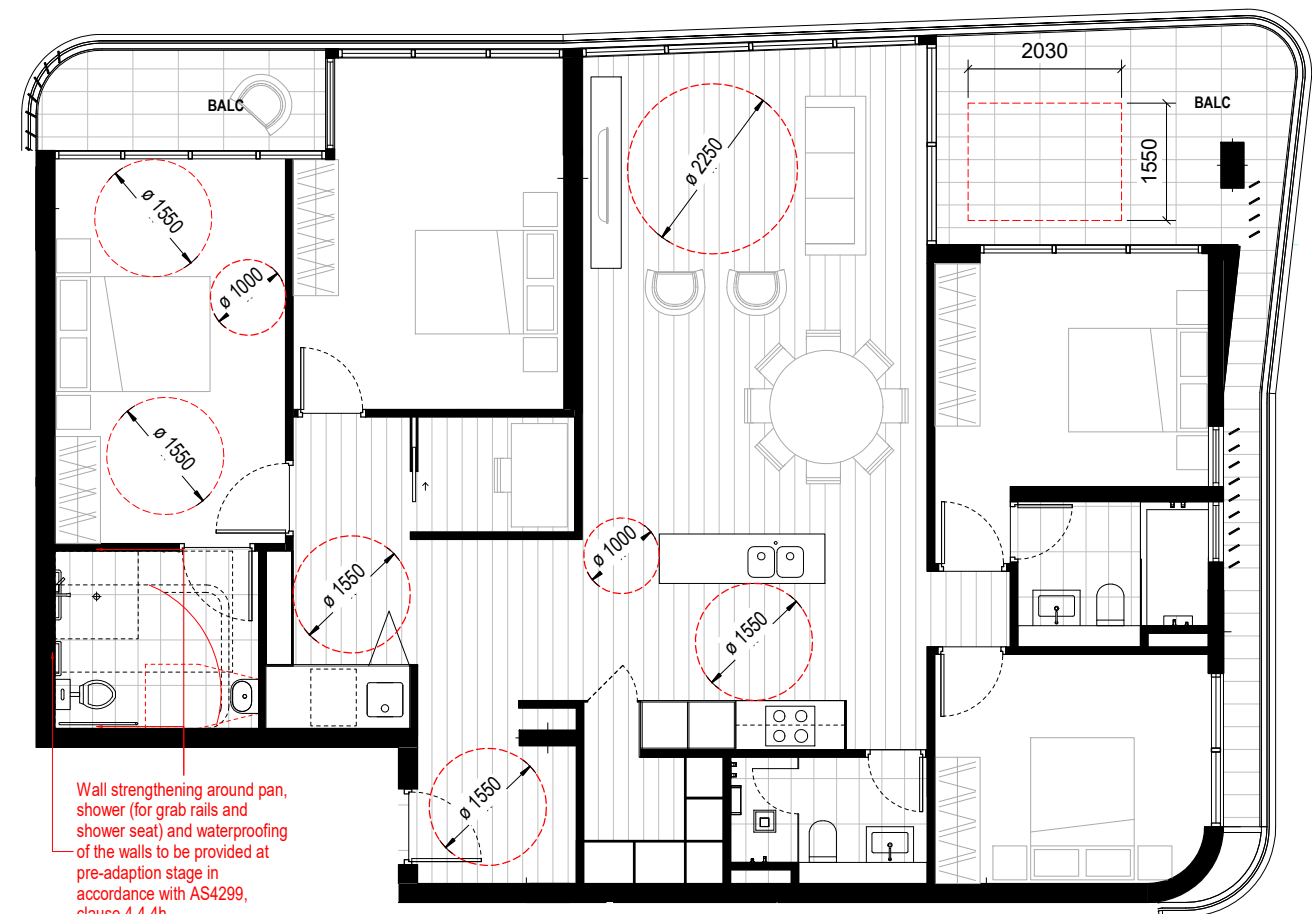
Date
23.07.2020

Drawing no:
A6.02

Project No.
A19043
ISSUE
2



Unit 1403, 1503 Pre-Adaptable



Unit 1403, 1503 Post-Adaptable

NUMBER	TYPE	LEVEL	ADAPTABLE UNIT
U 403	3B	LEVEL 4	ADAPTABLE
U 505	3B	LEVEL 5	ADAPTABLE
U 605	3B	LEVEL 6	ADAPTABLE
U 705	3B	LEVEL 7	ADAPTABLE
U 805	3B	LEVEL 8	ADAPTABLE
U 905	3B	LEVEL 9	ADAPTABLE
U 1005	3B	LEVEL 10	ADAPTABLE
U 1105	3B	LEVEL 11	ADAPTABLE
U 1205	3B	LEVEL 12	ADAPTABLE
U 1305	3B	LEVEL 13	ADAPTABLE
U 1403	4B	LEVEL 14	ADAPTABLE
U 1405	3B	LEVEL 14	ADAPTABLE
U 1503	4B	LEVEL 15	ADAPTABLE
U 1505	3B	LEVEL 15	ADAPTABLE
U 1601	3B	LEVEL 16	ADAPTABLE

NUMBER	TYPE	LEVEL	LIVABLE
U 501	2B	LEVEL 5	LIVABLE
U 505	3B	LEVEL 5	LIVABLE
U 601	2B	LEVEL 6	LIVABLE
U 605	3B	LEVEL 6	LIVABLE
U 701	2B	LEVEL 7	LIVABLE
U 705	3B	LEVEL 7	LIVABLE
U 801	2B	LEVEL 8	LIVABLE
U 805	3B	LEVEL 8	LIVABLE
U 901	2B	LEVEL 9	LIVABLE
U 905	3B	LEVEL 9	LIVABLE
U 1001	2B	LEVEL 10	LIVABLE
U 1005	3B	LEVEL 10	LIVABLE
U 1101	2B	LEVEL 11	LIVABLE
U 1105	3B	LEVEL 11	LIVABLE
U 1201	2B	LEVEL 12	LIVABLE
U 1205	3B	LEVEL 12	LIVABLE
U 1301	2B	LEVEL 13	LIVABLE
U 1305	3B	LEVEL 13	LIVABLE
U 1405	3B	LEVEL 14	LIVABLE
U 1505	3B	LEVEL 15	LIVABLE

LIVABLE UNITS

ADG REQUIREMENT: 20% OF UNITS
20 UNITS

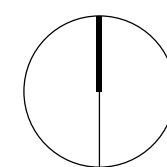
(ADAPTABLE UNITS ARE COUNTED TOWARDS LIVABLE HOUSING REQUIREMENTS)

PROPOSED 20% OF UNITS
20 UNITS
(COMPLIES)

ADAPTABLE UNITS

CLAUSE 1.2 - P5
NORTH SYDNEY DEVELOPMENT CONTROL PLAN
2013

DCP REQUIREMENT 15% OF UNITS
15 UNITS
PROPOSED 15% OF UNITS
15 UNITS
(COMPLIES)



Pre-plumb & cap off service in post-adapt location

Pre-plumb & cap off service in post-adapt location

Unit 1601 Pre-Adaptable

Wall strengthening around pan, shower (for grab rails and shower seat) and waterproofing of the walls to be provided at pre-adaption stage in accordance with AS4299, clause 4.4.4h

Unit 1601 Post-Adaptable

NUMBER	TYPE	LEVEL	ADAPTABLE UNIT
U 403	3B	LEVEL 4	ADAPTABLE
U 505	3B	LEVEL 5	ADAPTABLE
U 605	3B	LEVEL 6	ADAPTABLE
U 705	3B	LEVEL 7	ADAPTABLE
U 805	3B	LEVEL 8	ADAPTABLE
U 905	3B	LEVEL 9	ADAPTABLE
U 1005	3B	LEVEL 10	ADAPTABLE
U 1105	3B	LEVEL 11	ADAPTABLE
U 1205	3B	LEVEL 12	ADAPTABLE
U 1305	3B	LEVEL 13	ADAPTABLE
U 1403	4B	LEVEL 14	ADAPTABLE
U 1405	3B	LEVEL 14	ADAPTABLE
U 1503	4B	LEVEL 15	ADAPTABLE
U 1505	3B	LEVEL 15	ADAPTABLE
U 1601	3B	LEVEL 16	ADAPTABLE

NUMBER	TYPE	LEVEL	LIVABLE
U 503	2B	LEVEL 5	LIVABLE
U 505	3B	LEVEL 5	LIVABLE
U 603	2B	LEVEL 6	LIVABLE
U 605	3B	LEVEL 6	LIVABLE
U 703	2B	LEVEL 7	LIVABLE
U 705	3B	LEVEL 7	LIVABLE
U 803	2B	LEVEL 8	LIVABLE
U 805	3B	LEVEL 8	LIVABLE
U 903	2B	LEVEL 9	LIVABLE
U 905	3B	LEVEL 9	LIVABLE
U 1003	2B	LEVEL 10	LIVABLE
U 1005	3B	LEVEL 10	LIVABLE
U 1103	2B	LEVEL 11	LIVABLE
U 1105	3B	LEVEL 11	LIVABLE
U 1203	2B	LEVEL 12	LIVABLE
U 1205	3B	LEVEL 12	LIVABLE
U 1303	2B	LEVEL 13	LIVABLE
U 1305	3B	LEVEL 13	LIVABLE
U 1405	3B	LEVEL 14	LIVABLE
U 1505	3B	LEVEL 15	LIVABLE

LIVABLE UNITS

ADG REQUIREMENT: 20% OF UNITS
20 UNITS

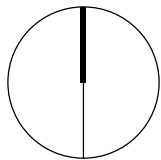
(ADAPTABLE UNITS ARE COUNTED TOWARDS LIVABLE HOUSING REQUIREMENTS)

PROPOSED 20% OF UNITS
20 UNITS
(COMPLIES)

ADAPTABLE UNITS

CLAUSE 1.2 - P5
NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

DCP REQUIREMENT 15% OF UNITS
15 UNITS
PROPOSED 15% OF UNITS
15 UNITS
(COMPLIES)





P1: RENDER FINISH
BRAND: DULUX
COLOUR: VINTAGE BEIGE



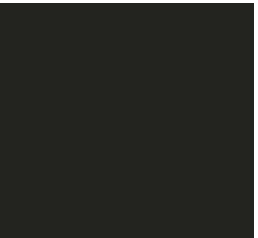
P2: RENDER FINISH
BRAND: DULUX
COLOUR: EARTHEN POT



P3: RENDER FINISH
BRAND: DULUX
COLOUR: LUCK



P4: POWDER COAT
BRAND: DULUX
COLOUR: BLUE RIDGE



P5: RENDER FINISH
BRAND: DULUX
COLOUR: BLACK



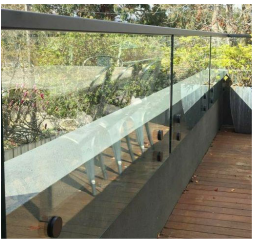
P6: POWDER COAT
BRAND: DULUX
COLOUR: MONUMENT



G1: SHOP FRONTAGE



G2: ALUMINIUM WINDOW



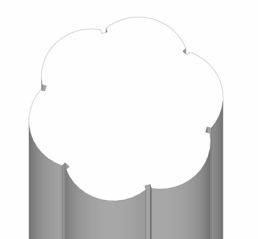
GB1: GLASS BALUSTRADE



GB2: GLASS BALUSTRADE



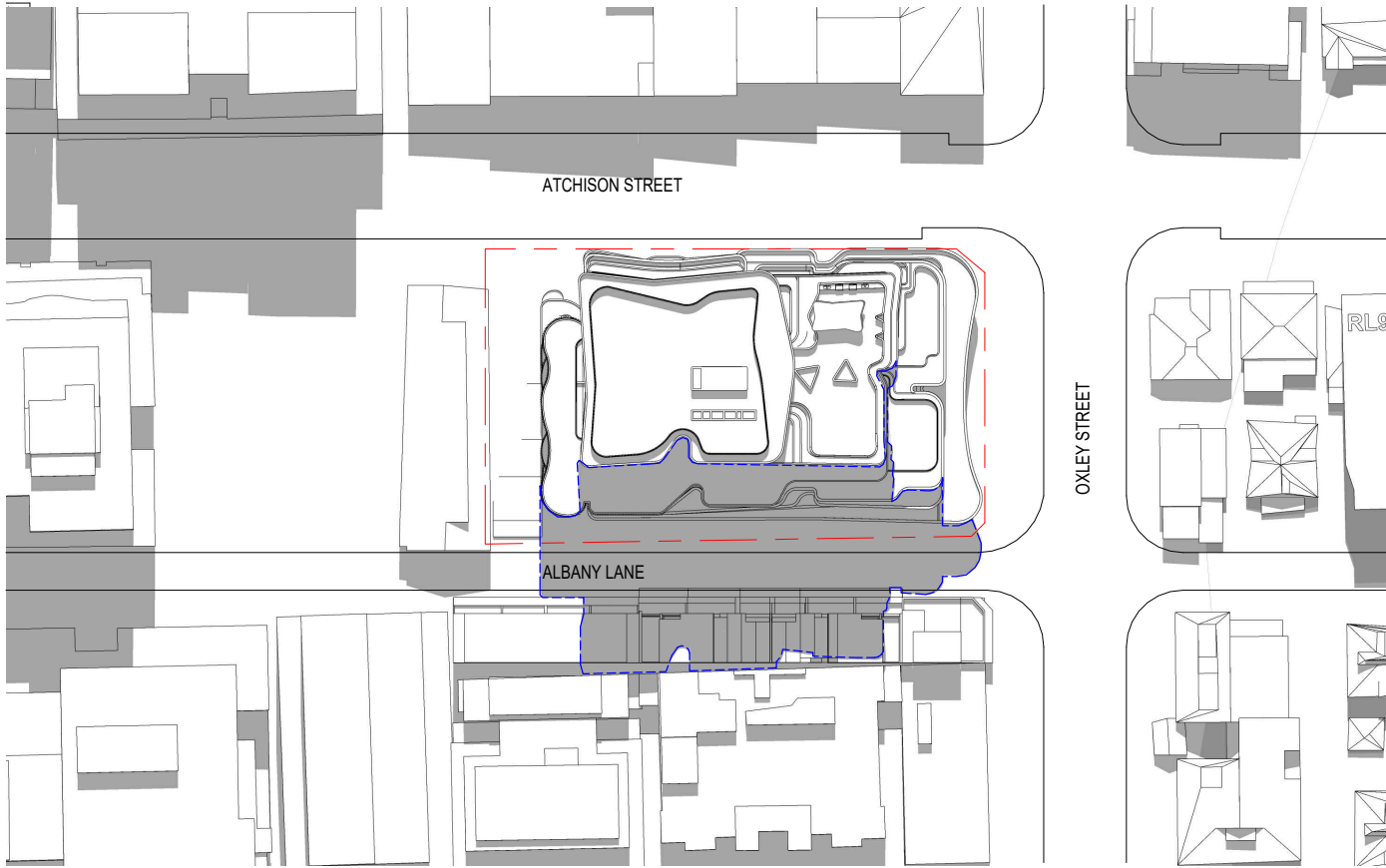
B1: GRC CLADDING



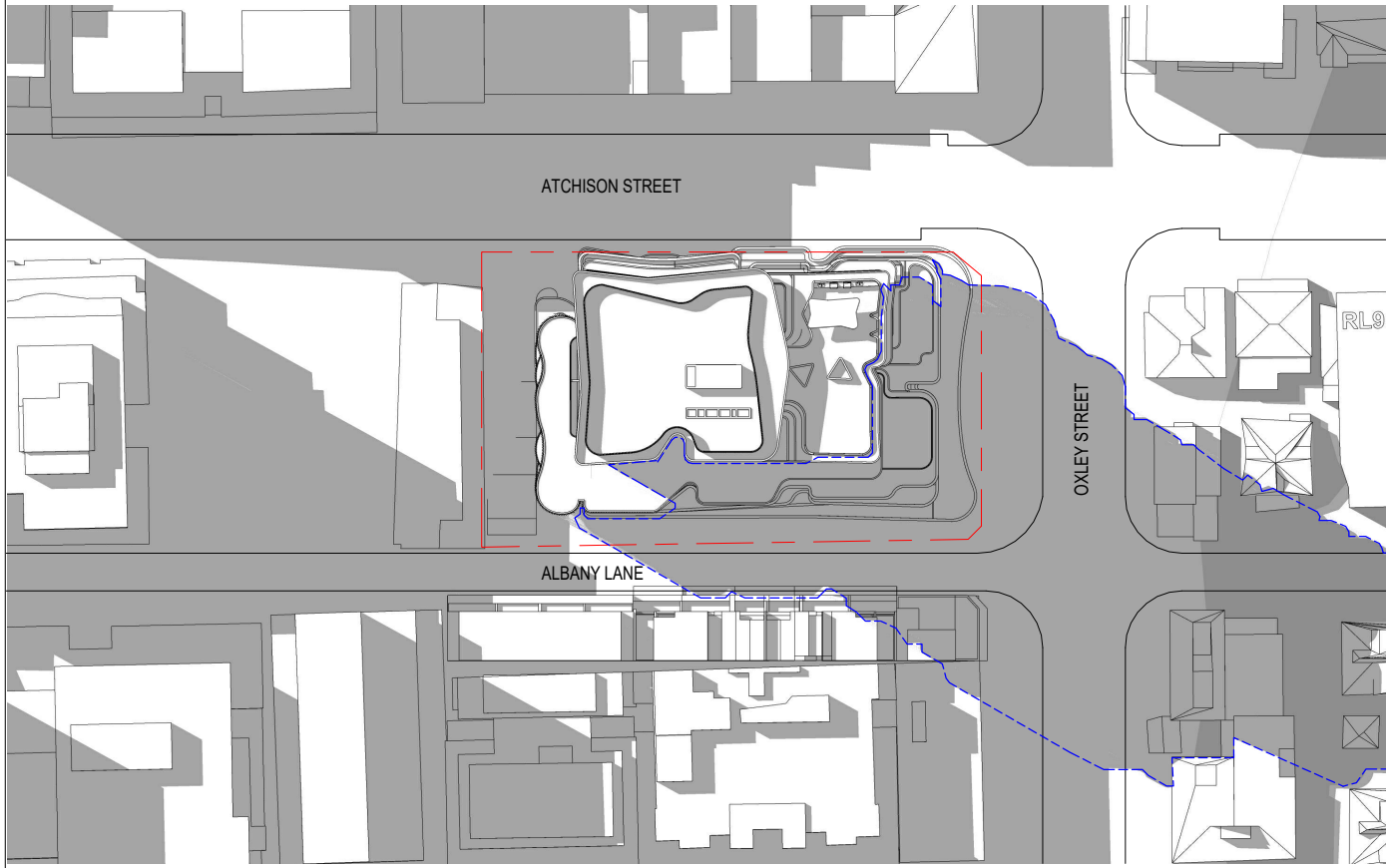
C1: COLUMN



21ST OF MARCH - 9AM



21ST OF MARCH - 12PM



21ST OF MARCH - 3PM

LEGEND

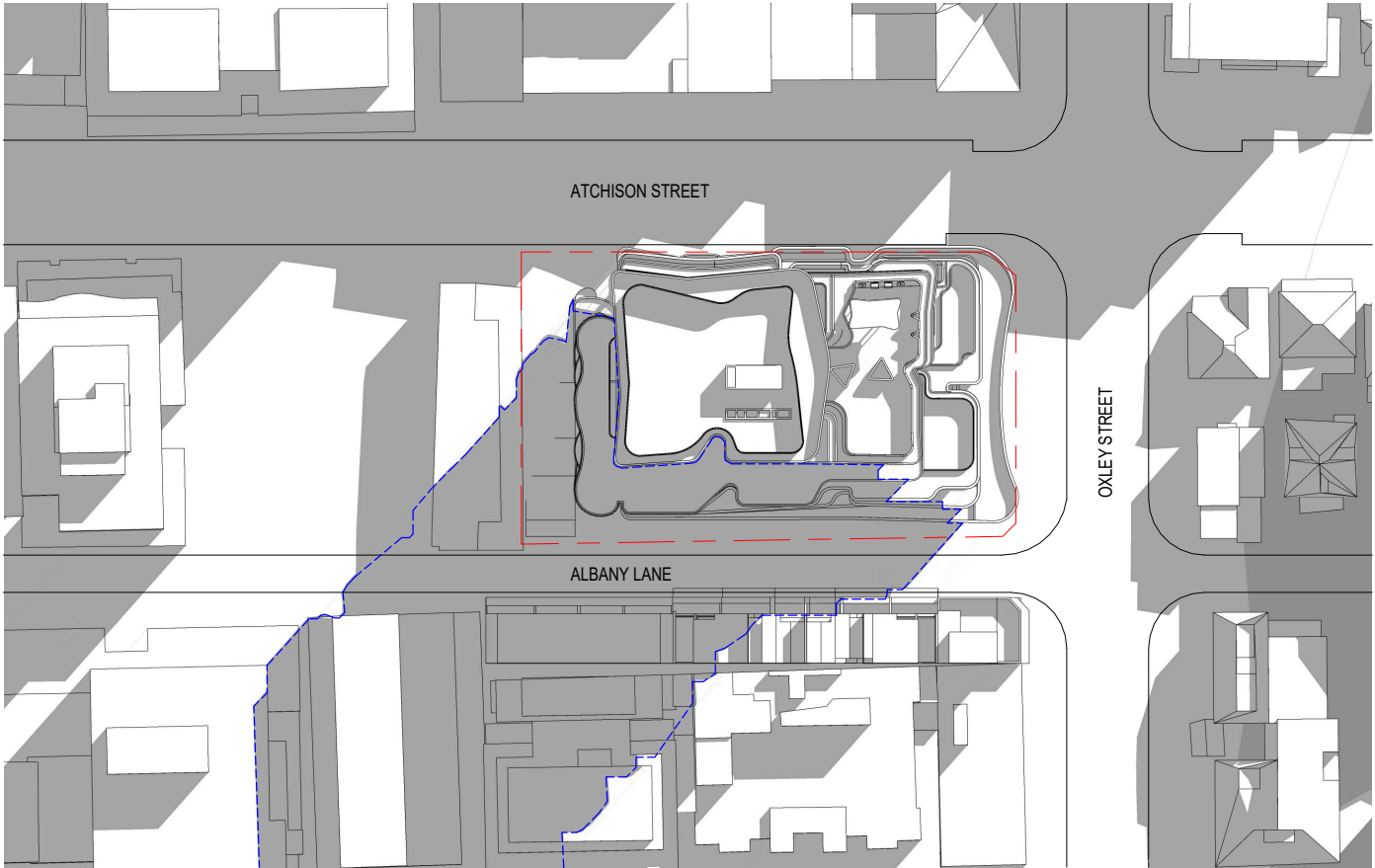
--- SUBJECT SITE

--- SHADOW OUTLINE

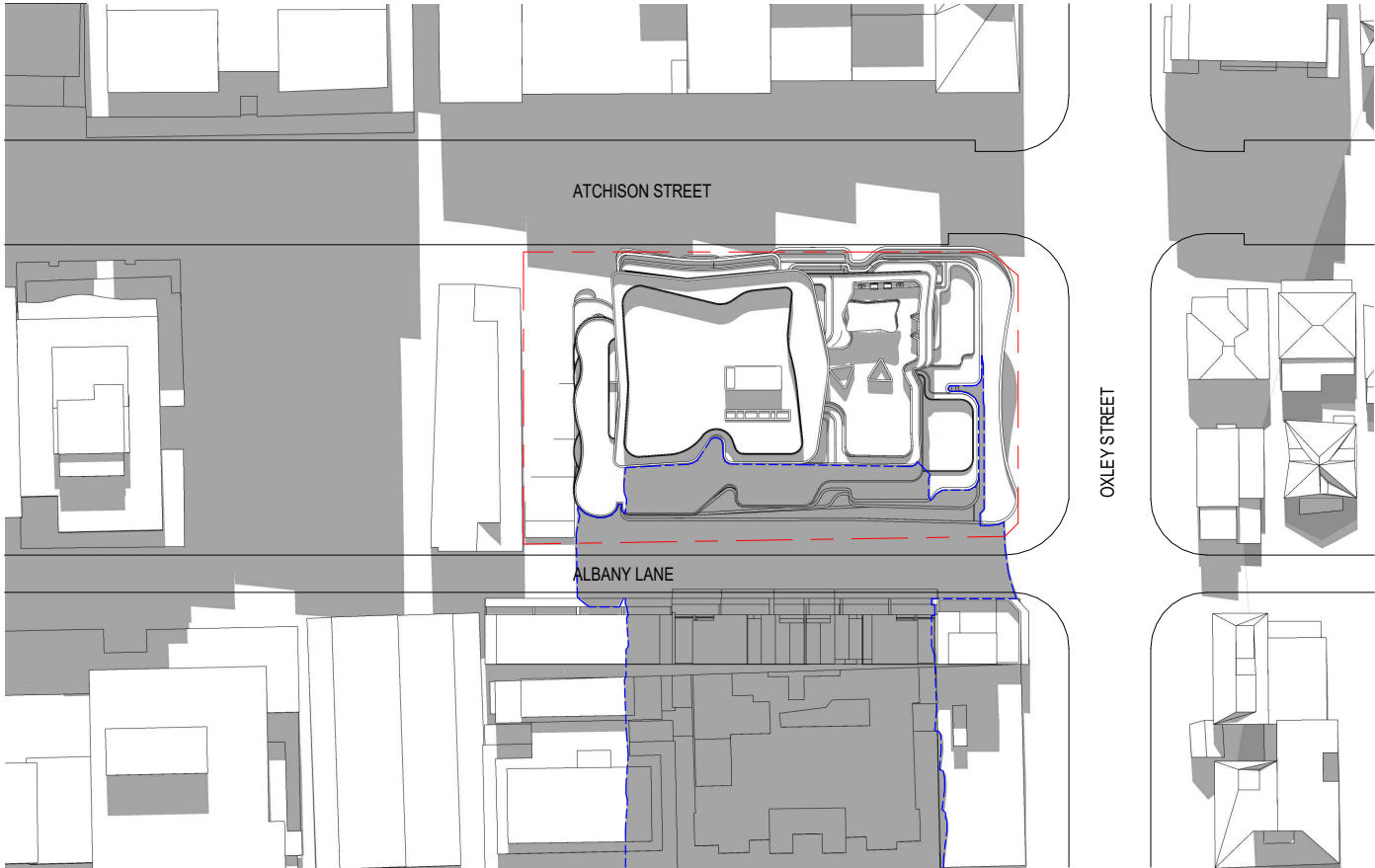
Rev	Description	Date
1	DA SUBMISSION	03/07/2020
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Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT

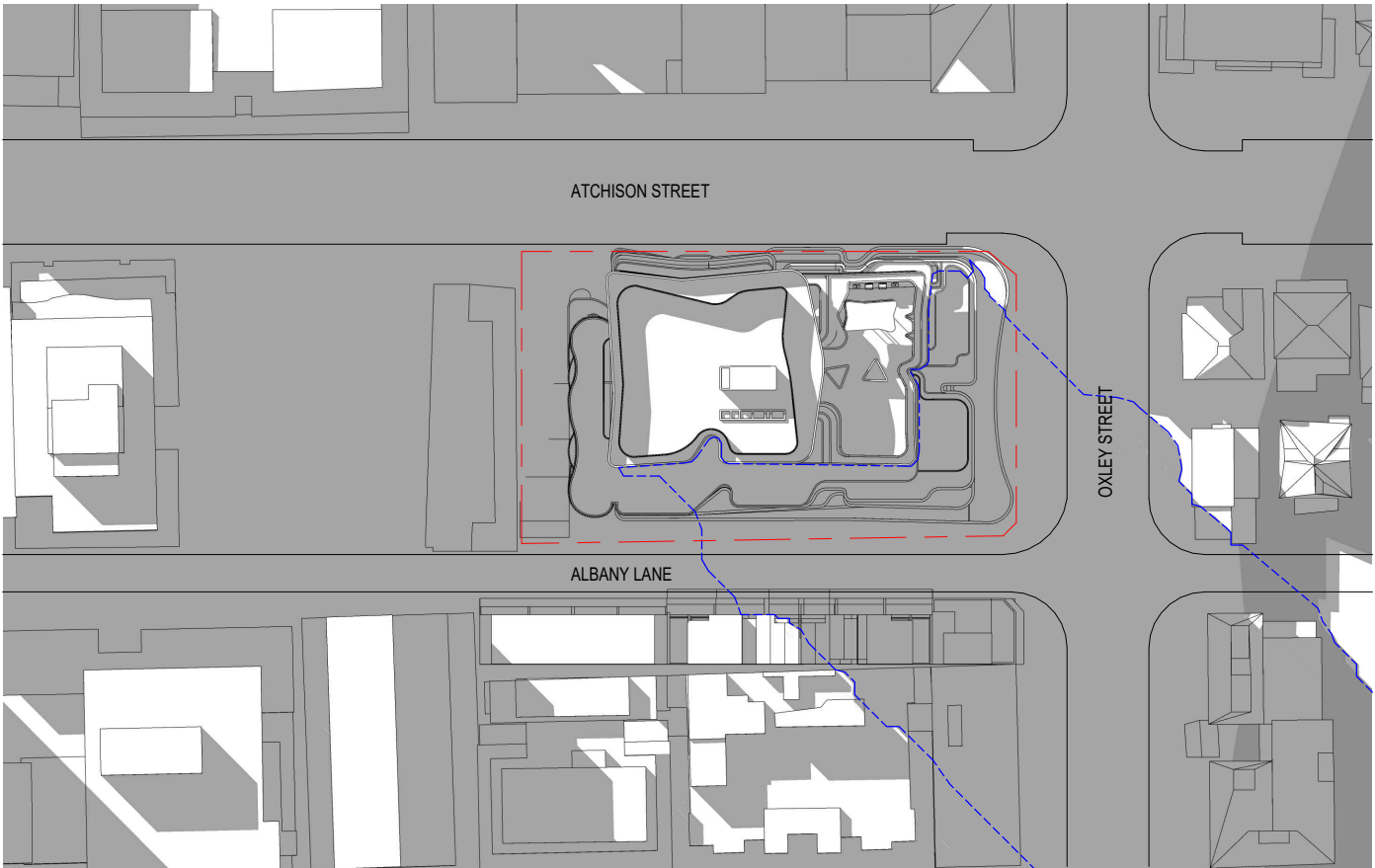
Drawing Title			Project No.
SHADOW DIAGRAM - 21st MARCH			A19043
SCALE	Date	Drawing no:	ISSUE
NTS	23.07.2020	A8.01	2



SHADOW DIAGRAM 21st JUNE 9AM



SHADOW DIAGRAM 21st JUNE 12PM



SHADOW DIAGRAM 21st JUNE 3PM

LEGEND

- SUBJECT SITE
- SHADOW OUTLINE

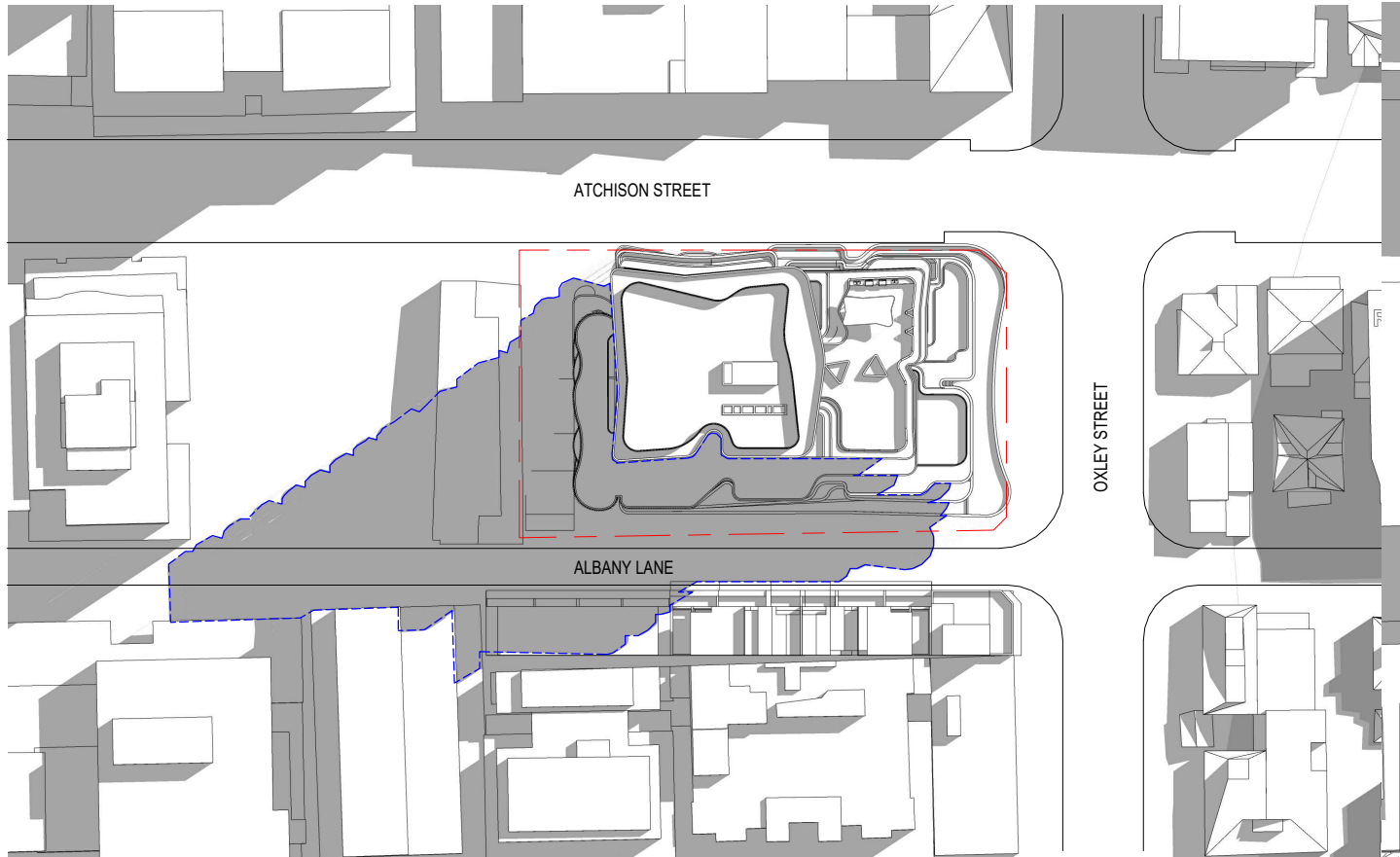


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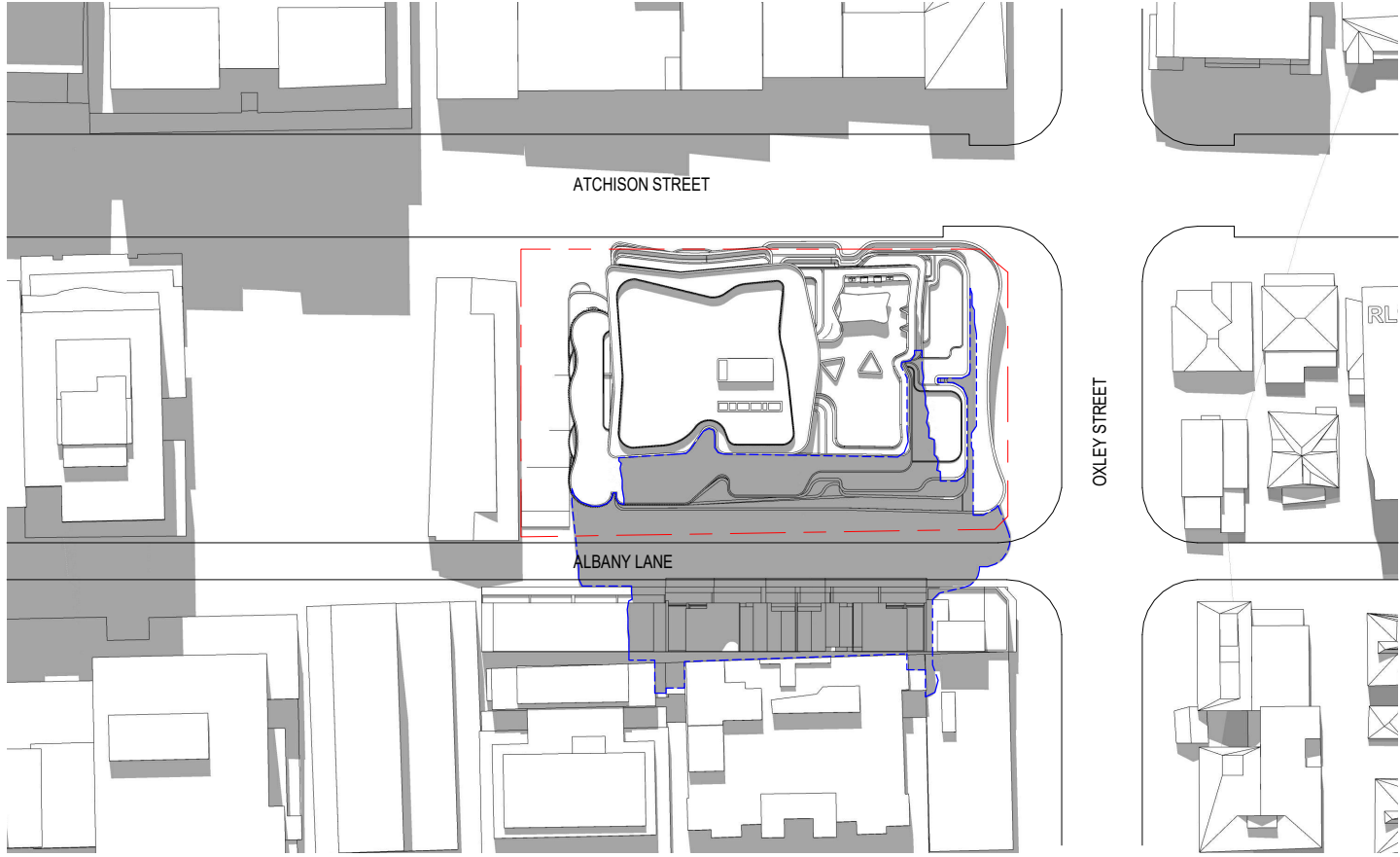
Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT

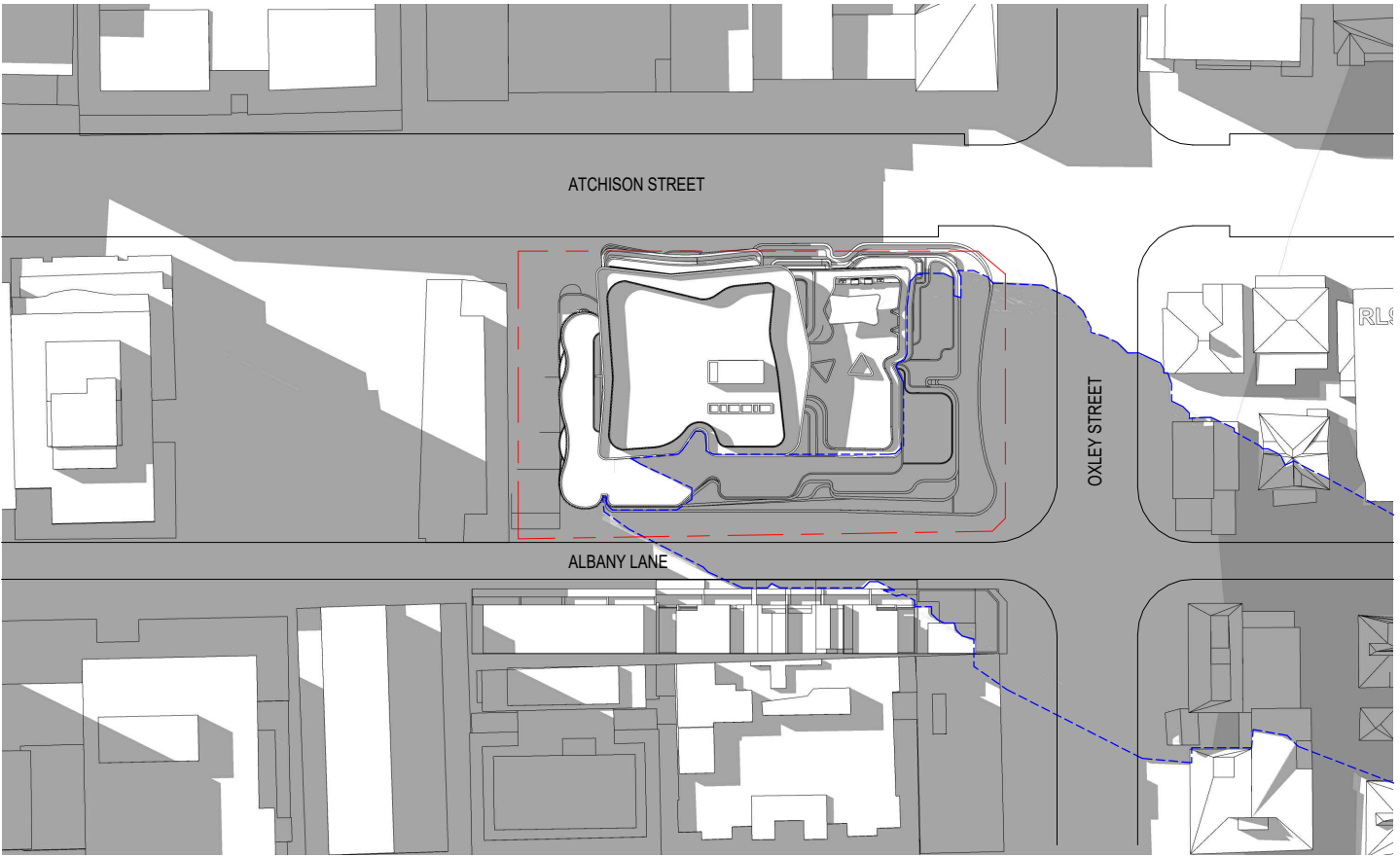
Drawing Title			Project No.
SHADOW DIAGRAM - 21st JUNE			A19043
SCALE	Date	Drawing no:	ISSUE
NTS	23.07.2020	A8.02	2



21ST OF SEPTEMBER - 9AM



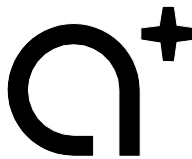
21ST OF SEPTEMBER - 12PM



21ST OF SEPTEMBER - 3PM

LEGEND

- SUBJECT SITE
- SHADOW OUTLINE



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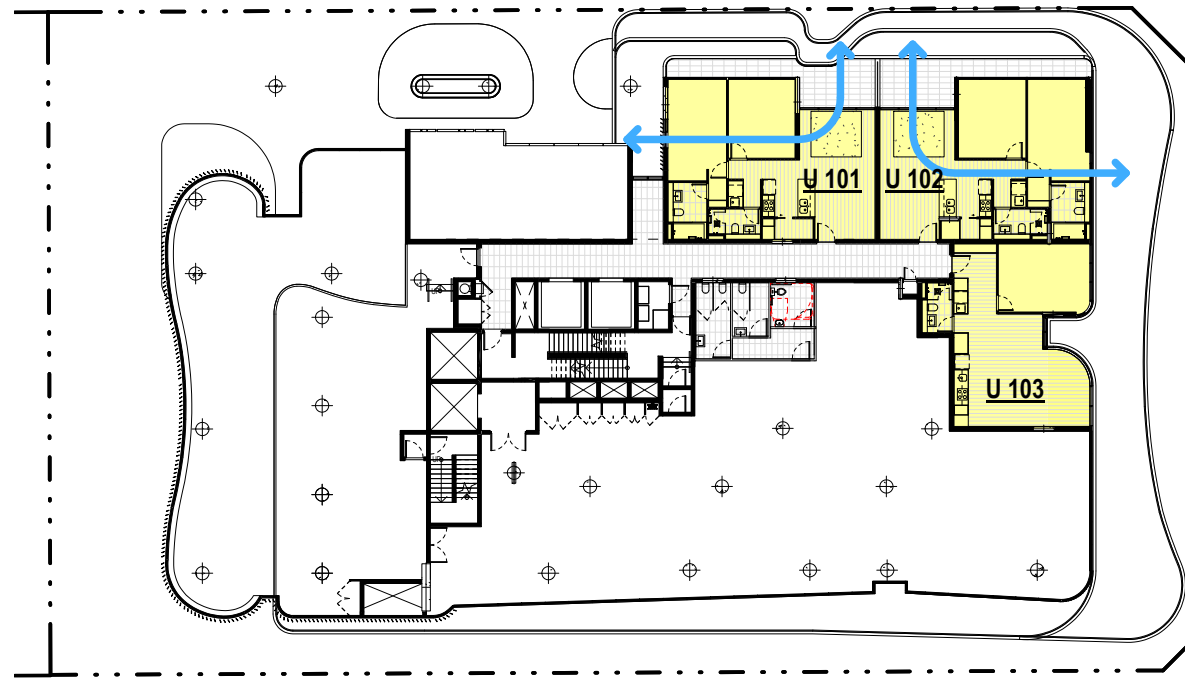
Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT

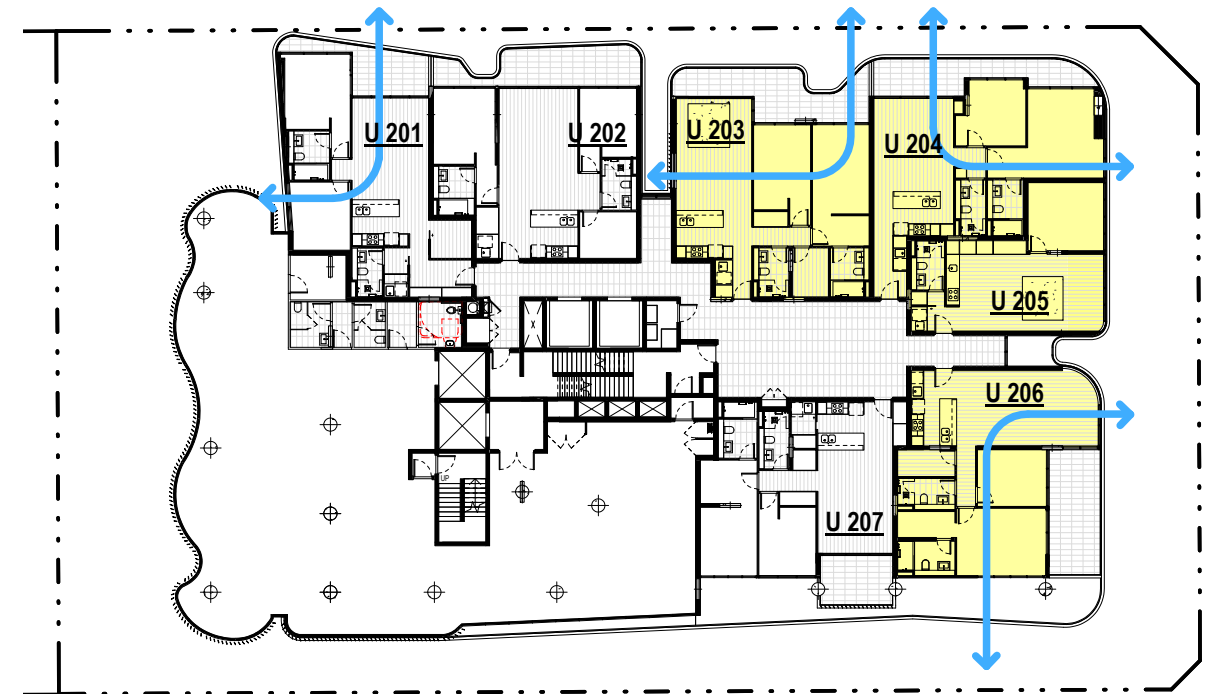
Drawing Title
SHADOW DIAGRAM - 21st SEPTEMBER

SCALE
NTS
Date
23.07.2020
Drawing no:
A8.03

Project No.
A19043
ISSUE
2



Level 1 Solar & Cross Ventilation Diagram



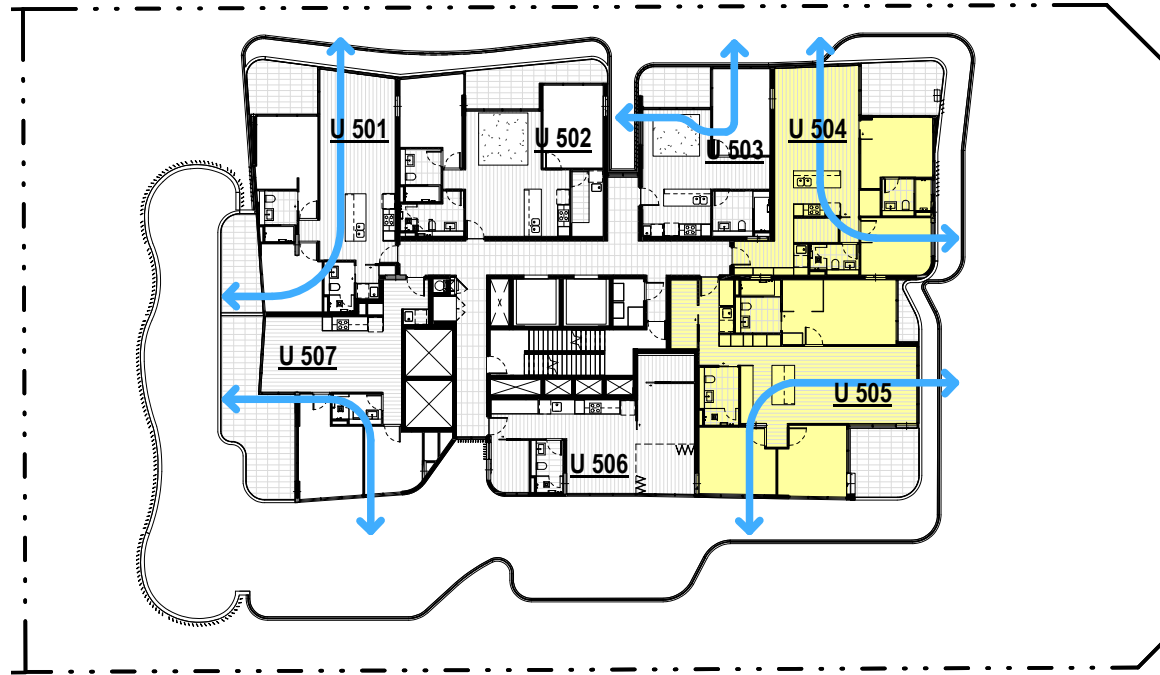
Level 2 Solar & Cross Ventilation Diagram



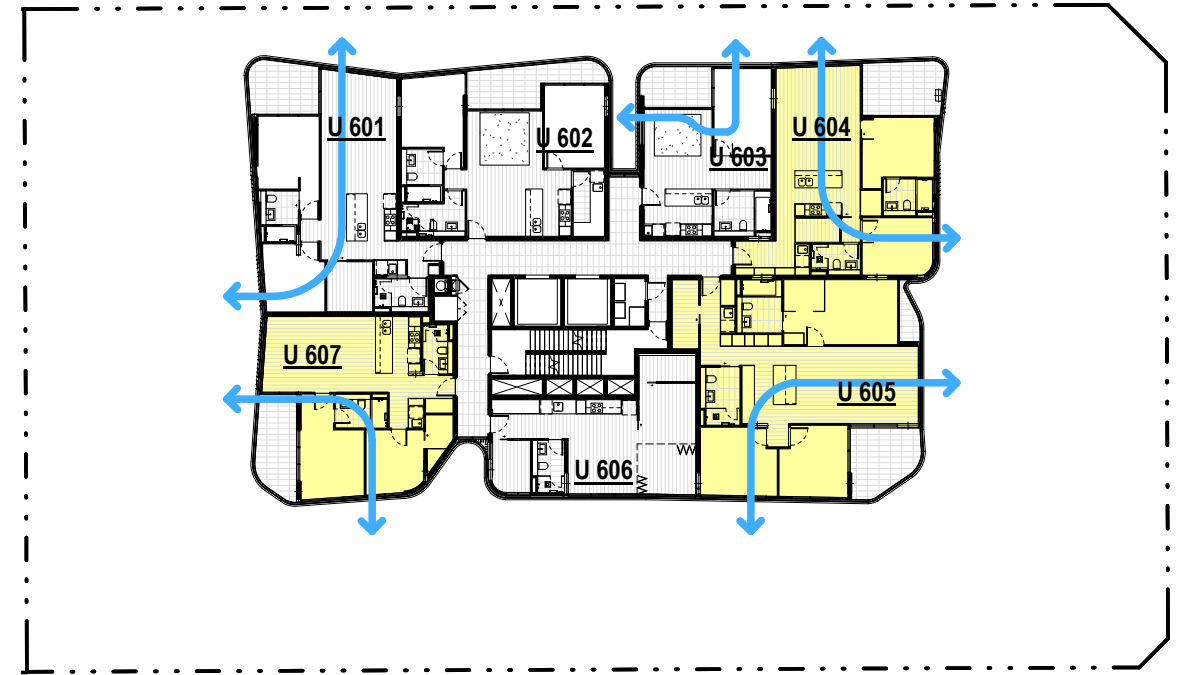
Level 3 Cross Ventilation Diagram



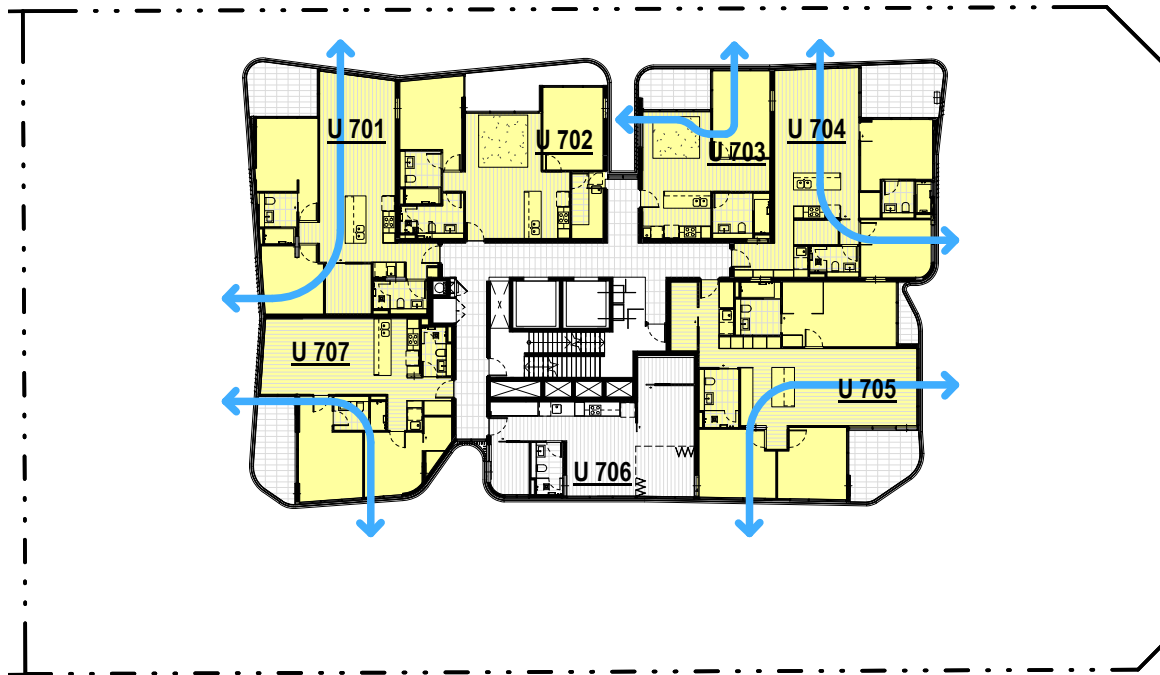
Level 4 Solar & Cross Ventilation Diagram



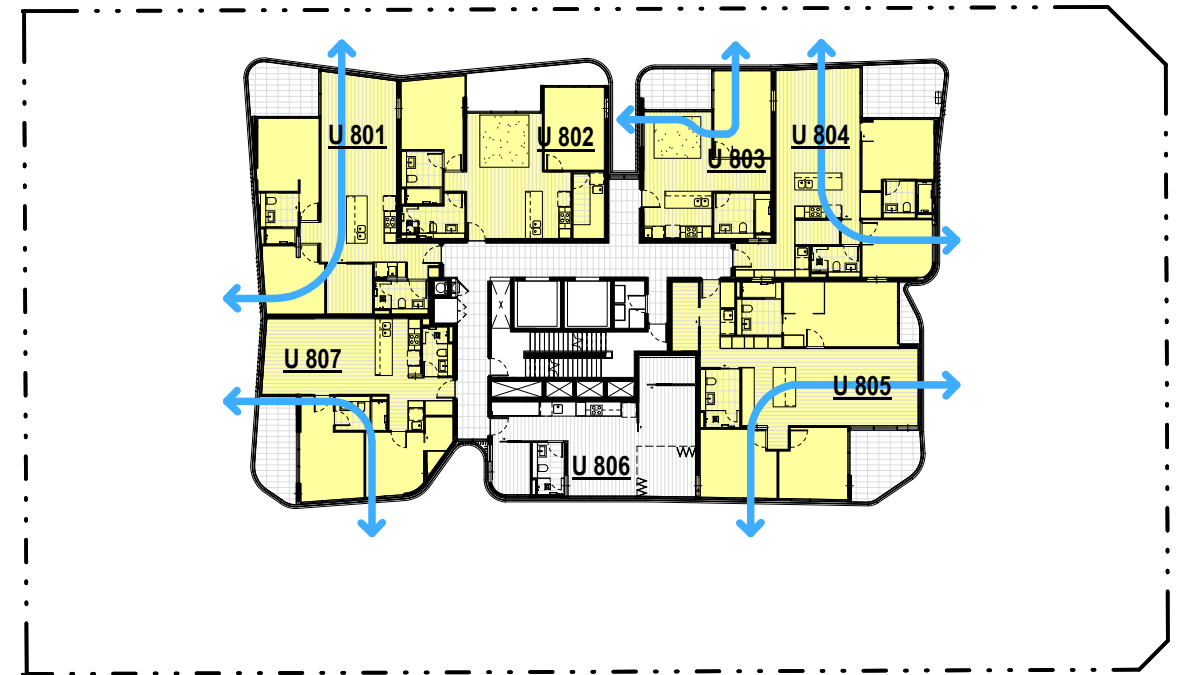
Level 5 Solar & Cross Ventilation Diagram



Level 6 Solar & Cross Ventilation Diagram



Level 7 Solar & Cross Ventilation Diagram



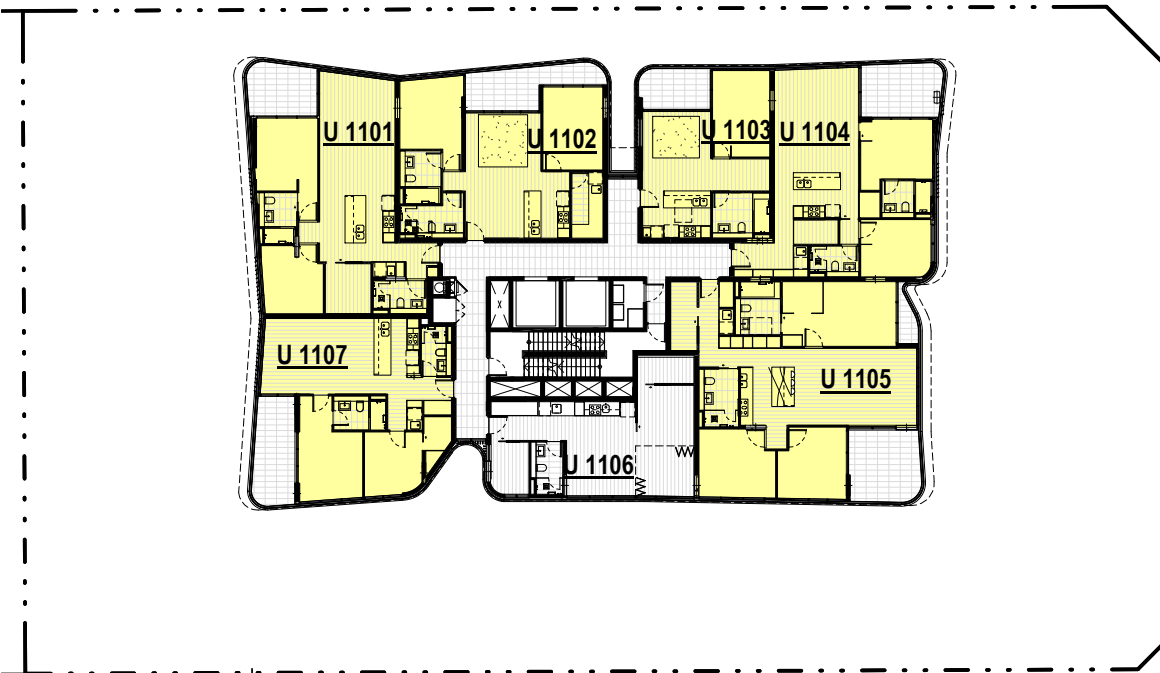
Level 8 Solar & Cross Ventilation Diagram



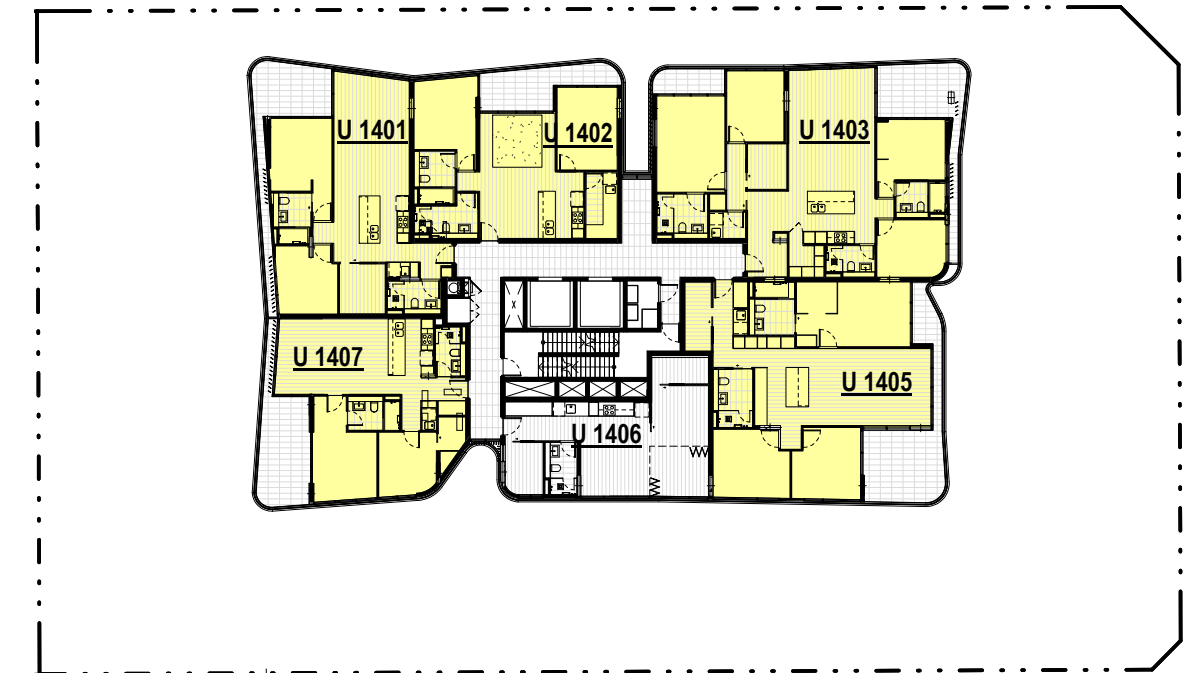
Level 9 Solar & Cross Ventilation Diagram



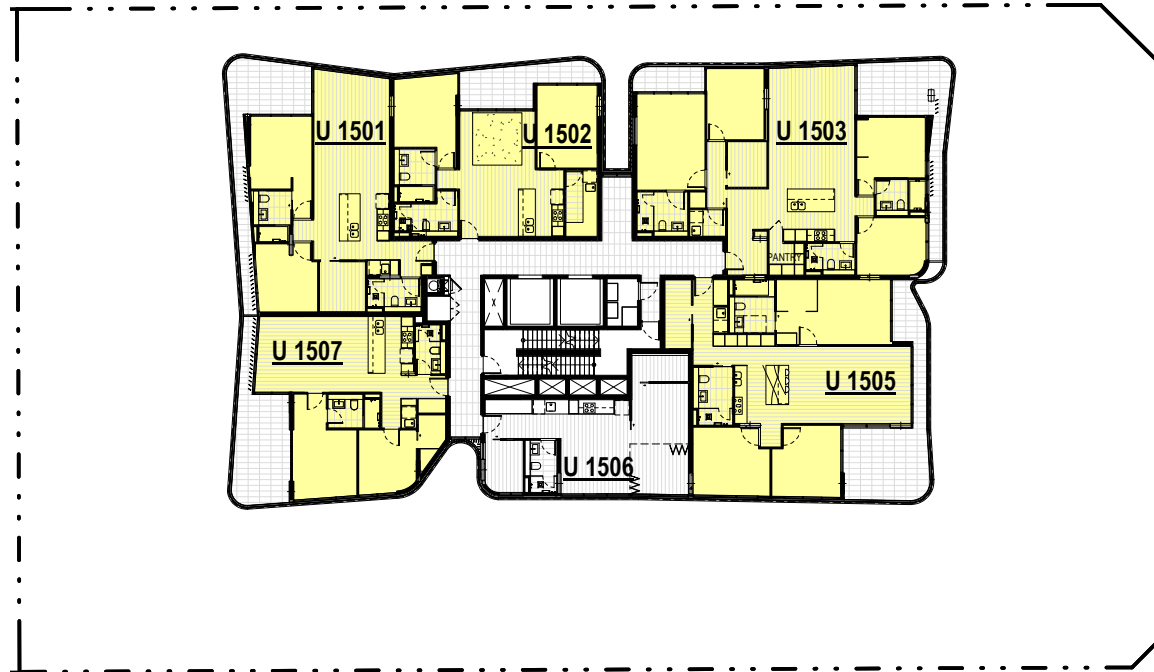
Level 10 Cross Ventilation Diagram



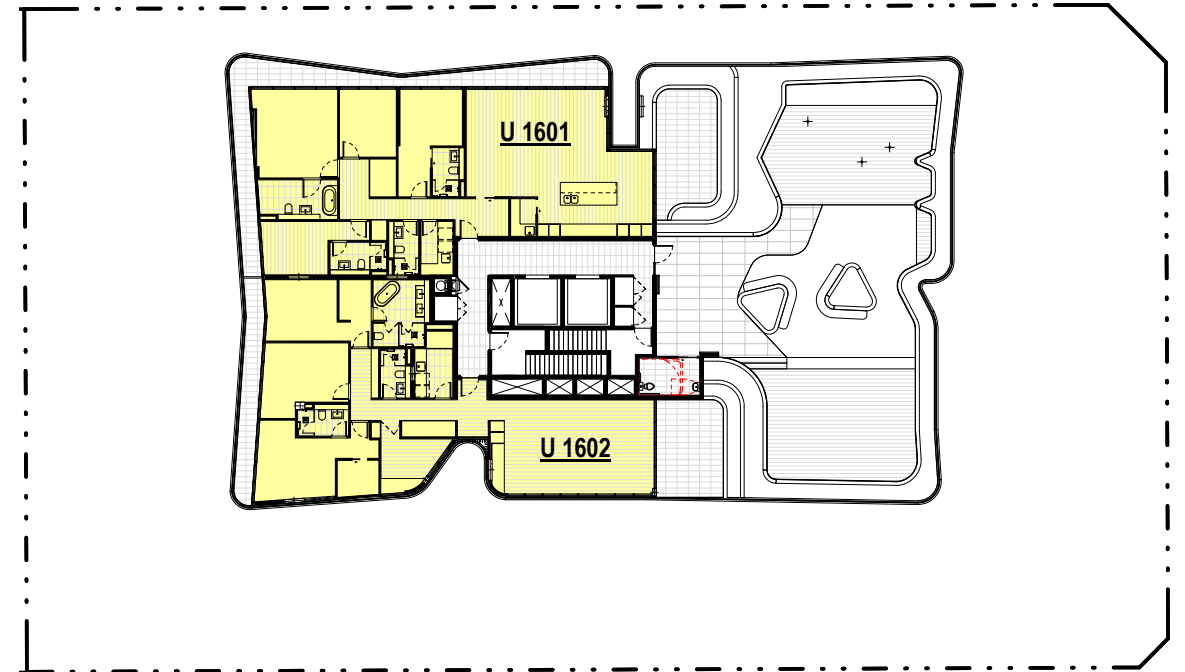
Level 11 - 13 Cross Ventilation Diagram



Level 14 Solar & Cross Ventilation Diagram



Level 15 Cross Ventilation Diagram



Level 16 Solar & Cross Ventilation Diagram



CROSS VENTILATION CALCULATION

OBJECTIVE 4B-1 APARTMENT DESIGN GUIDE

ALL HABITABLE ROOMS ARE NATURALLY VENTILATED

ADG REQUIREMENT (OBJ. 4B-3)
AT LEAST 60% OF UNITS IN THE FIRST NINE STOREYS
OF THE BUILDING SHOULD COMPLY WITH
REQUIREMENT

**34 OUT OF 51 UNITS ACHIEVE CROSS VENTILATION
(66.6%)**

(COMPLIES)



SOLAR ACCESS CALCULATION

OBJECTIVE 4A-1 APARTMENT DESIGN GUIDE

TO OPTIMIZE THE NUMBER OF APARTMENTS
RECEIVING SUNLIGHT TO HABITABLE ROOMS, PRIMARY
WINDOWS AND PRIVATE OPEN SPACE

ADG REQUIREMENT (OBJ. 4A-1)
AT LEAST 70% OF UNITS SHOULD COMPLY WITH
REQUIREMENT

**71 OUT OF 100 UNITS ACHIEVE MINIMUM 2HRS SOLAR
ACCESS (71.0%)**

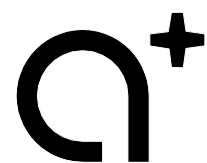
(COMPLIES)

SOLAR STUDY UNDER EXISTING CONDITIONS :

**84 OUT OF 100 UNITS ACHIEVE MINIMUM 2HRS SOLAR
ACCESS (84%)**

SOLAR STUDY UNDER STCN 2036 STRATEGY :

**71 OUT OF 100 UNITS ACHIEVE MINIMUM 2HRS SOLAR
ACCESS (71%)**



www.aplusdg.com.au

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LEVEL 3, 9 BARRACK STREET
SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT

Drawing Title
SOLAR & CROSS VENTILATION DIAGRAM

SCALE
NTS

Date
23.07.2020

Drawing no:
A9.04

Project No.
A19043

ISSUE
2



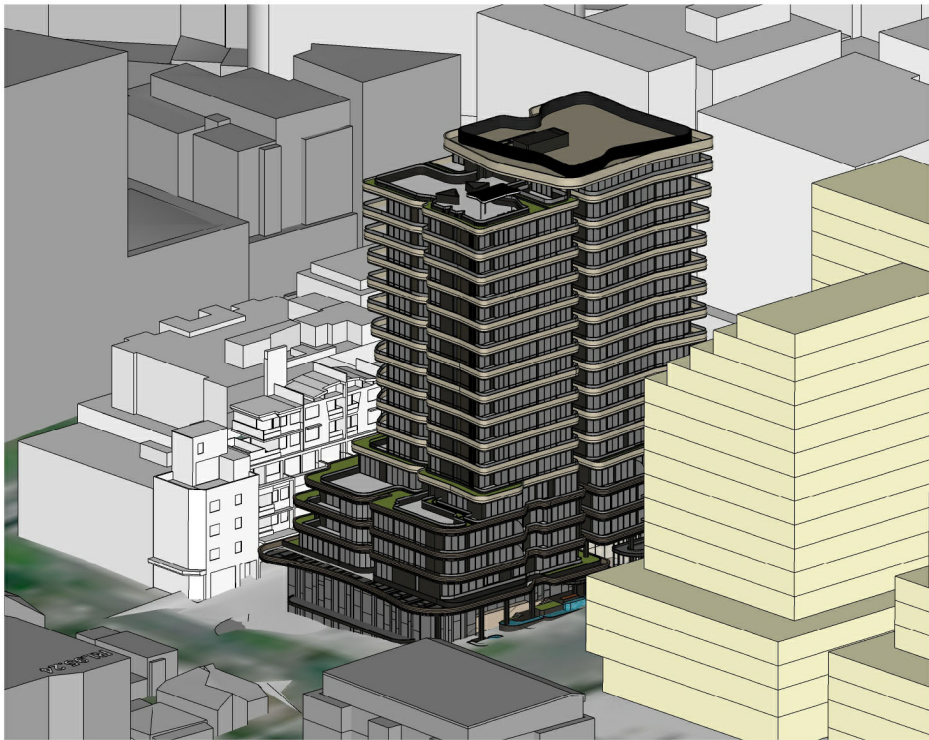
CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 9AM



CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 10AM



CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 11AM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 21ST OF JUNE - 9AM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 21ST OF JUNE - 10AM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 21ST OF JUNE - 11AM

LEGEND

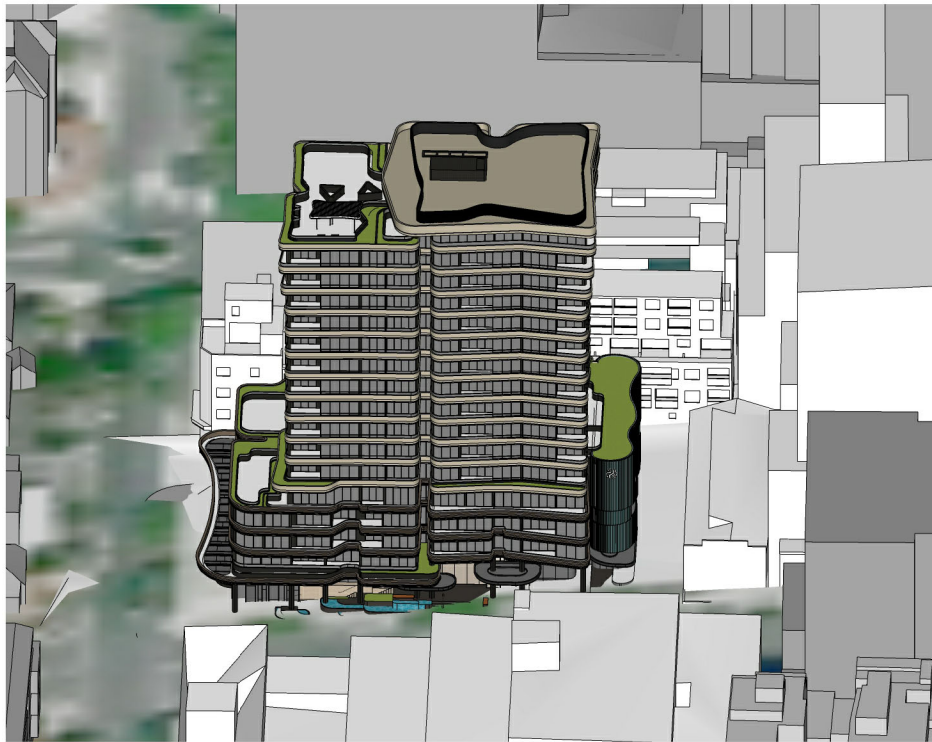
2036 ST LEONARDS STRATEGY BUILDING ENVELOPE

TOTAL

71.0 (UNITS ACHIEVE
MINIMUM 2HRS
SOLAR ACCESS)

PERCENTAGE

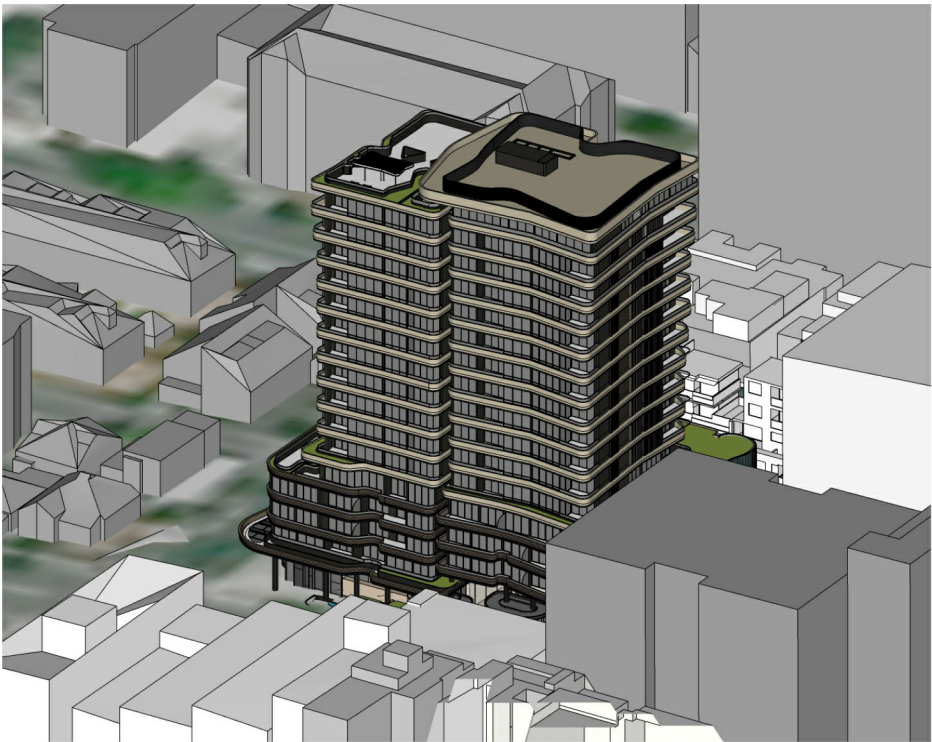
71.0%



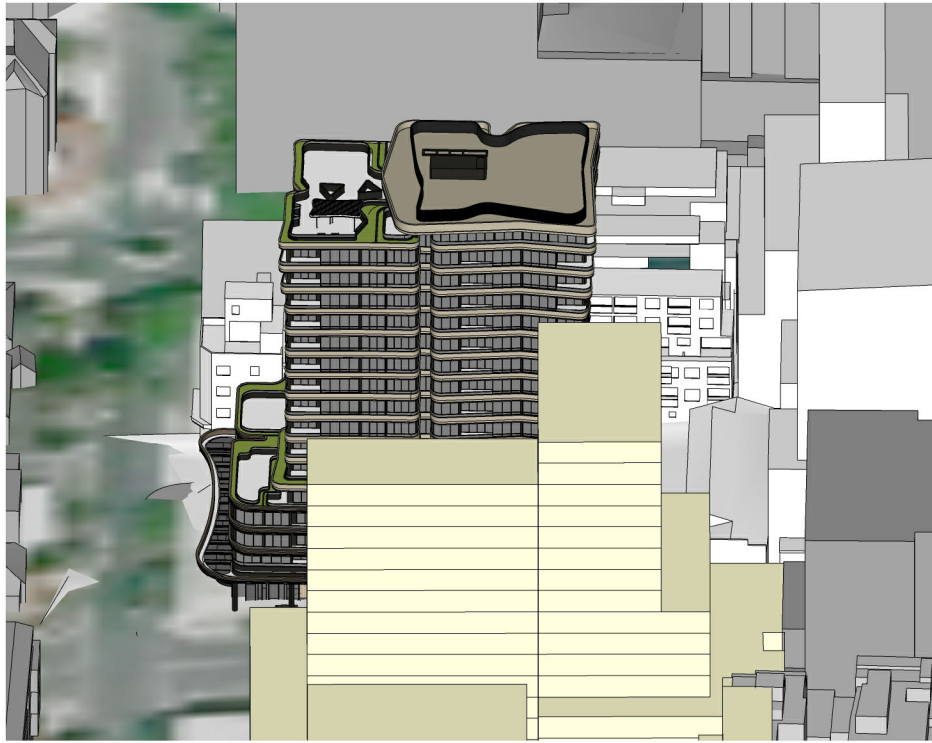
CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 12PM



CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 1PM



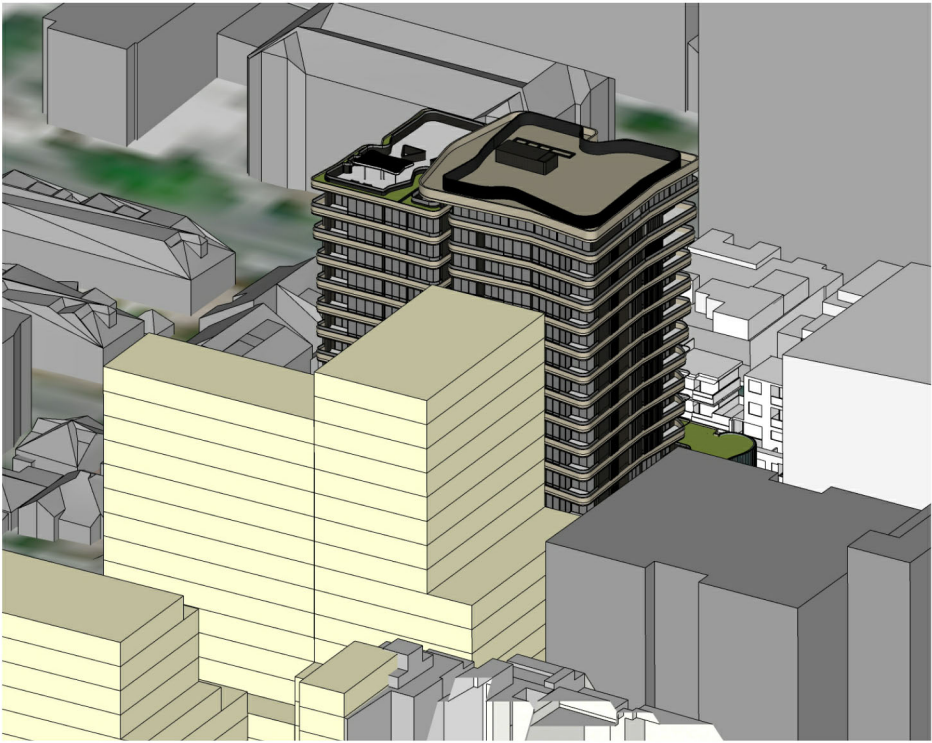
CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 2PM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 12PM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 1PM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 2PM

LEGEND
 2036 ST LEONARDS STRATEGY BUILDING ENVELOPE

TOTAL	71.0 (UNITS ACHIEVE MINIMUM 2HRS SOLAR ACCESS)
PERCENTAGE	71.0%

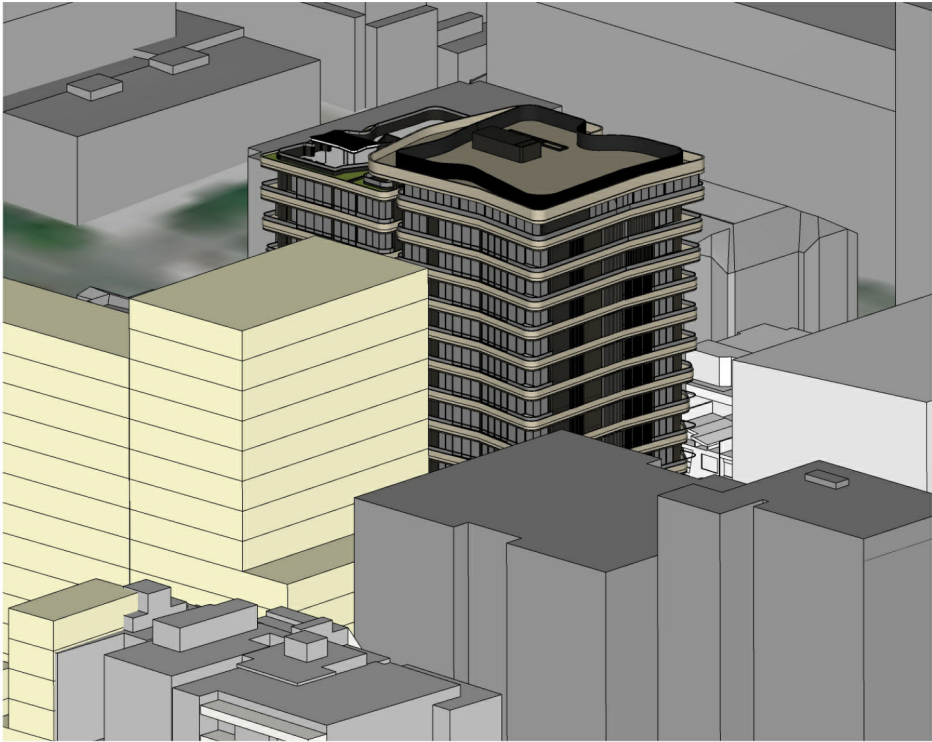
Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name	SITE 1, 23 - 35 ATCHISON STREET
Client Name	TWT

Drawing Title VIEWS FROM THE SUN			Project No. A19043
SCALE NTS	Date 23.07.2020	Drawing no: A9.06	ISSUE 2



CURRENT PROPOSAL UNDER EXISTING CONDITIONS - 21ST OF JUNE - 3PM



CURRENT PROPOSAL UNDER STCN 2036 STRATEGY - 3PM

SOLAR ACCESS		
UNIT NO.	LIVING & POS	UNIT ACHIEVES 2 HOURS
101	2H (9am - 11am)	YES
102	2H (9am - 11am)	YES
103	2H (9am - 11am)	YES
201	NIL	NO
202	0.5H (9am - 9:30am)	NO
203	2H (9am - 11am)	YES
204	3H (9am - 12pm)	YES
205	2H (9am - 11am)	YES
206	2H (9am - 11am)	YES
207	NIL	NO
301	NIL	NO
302	0.5H (9am - 9:30am)	NO
303	2H (9am - 11am)	YES
304	3H (9am - 12pm)	YES
305	2H (9am - 11am)	YES
306	2H (9am - 11am)	YES
307	NIL	NO
308	NIL	NO
401	NIL	NO
402	0.5H (9am - 9:30am)	NO
403	3H (9am - 12pm)	YES
404	2H (9am - 11am)	YES
405	NIL	NO
501	0.5H (2pm - 2:30pm)	NO
502	0.5H (9am - 9:30am)	NO
503	1.5H (9am - 10:30am)	NO
504	2.5H (9am - 11:30pm)	YES
505	2H (9am - 11am)	YES
506	NIL	NO
507	1H (1pm - 2pm)	NO

SOLAR ACCESS		
UNIT NO.	LIVING & POS	UNIT ACHIEVES 2 HOURS
1003	4H (9am - 1pm)	YES
1004	5H (9am - 2pm)	YES
1005	2H (9am - 11am)	YES
1006	NIL	NO
1007	2H (12:45 pm - 2:45 pm)	YES
1101	3H (9am - 12pm)	YES
1102	3H (9am - 12pm)	YES
1103	4H (9am - 1pm)	YES
1104	5H (9am - 2pm)	YES
1105	2H (9am - 11am)	YES
1106	NIL	NO
1107	2H (12:45 pm - 2:45 pm)	YES
1201	3H (9am - 12pm)	YES
1202	3H (9am - 12pm)	YES
1203	5H (9am - 2pm)	YES
1204	5H (9am - 2pm)	YES
1205	2H (9am - 11am)	YES
1206	NIL	NO
1207	2H (12:45 pm - 2:45 pm)	YES
1301	3H (9am - 12pm)	YES
1302	3H (9am - 12pm)	YES
1303	5H (9am - 2pm)	YES
1304	5H (9am - 2pm)	YES
1305	2H (9am - 11am)	YES

SOLAR ACCESS		
UNIT NO.	LIVING & POS	UNIT ACHIEVES 2 HOURS
601	0.5H (2pm - 2:30pm)	NO
602	0.5H (9am - 9:30am)	NO
603	1.5H (9am - 10:30am)	NO
604	2.5H (9am - 11:30pm)	YES
605	2H (9am - 11am)	YES
606	NIL	NO
607	1H (1pm - 2pm)	NO
701	3H (9am - 12pm)	YES
702	3H (9am - 12pm)	YES
703	4H (9am - 1pm)	YES
704	4H (9am - 1pm)	YES
705	2H (9am - 11am)	YES
706	NIL	NO
707	2H (12:45 pm - 2:45 pm)	YES
801	3H (9am - 12pm)	YES
802	3H (9am - 12pm)	YES
803	4H (9am - 1pm)	YES
804	4H (9am - 1pm)	YES
805	2H (9am - 11am)	YES
806	NIL	NO
807	2H (12:45 pm - 2:45 pm)	YES
901	3H (9am - 12pm)	YES
902	3H (9am - 12pm)	YES
903	4H (9am - 1pm)	YES
904	4H (9am - 1pm)	YES
905	2H (9am - 11am)	YES
906	NIL	NO
907	2H (12:45 pm - 2:45 pm)	YES
1001	3H (9am - 12pm)	YES
1002	3H (9am - 12pm)	YES

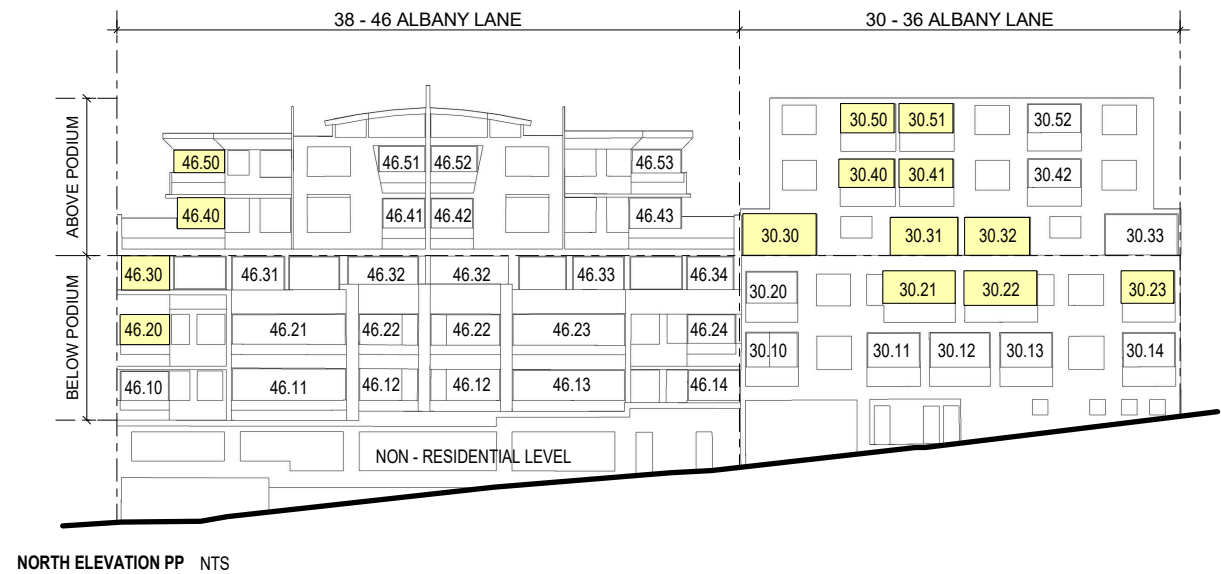
SOLAR ACCESS		
UNIT NO.	LIVING & POS	UNIT ACHIEVES 2 HOURS
1306	NIL	NO
1307	2H (12:45 pm - 2:45 pm)	YES
1401	6H (9am - 3pm)	YES
1402	6H (9am - 3pm)	YES
1403	6H (9am - 3pm)	YES
1405	2H (9am - 11am)	YES
1406	NIL	NO
1407	2H (1pm - 3pm)	YES
1501	6H (9am - 3pm)	YES
1502	6H (9am - 3pm)	YES
1503	6H (9am - 3pm)	YES
1505	2H (9am - 11am)	YES
1506	NIL	NO
1507	2H (1pm - 3pm)	YES
1601	6H (9am - 3pm)	YES
1602	6H (9am - 3pm)	YES

TOTAL	71.0 (UNITS ACHIEVE MINIMUM 2HRS SOLAR ACCESS)
PERCENTAGE	71.0%

LEGEND

2036 ST LEONARDS STRATEGY BUILDING ENVELOPE

SOLAR ANALYSIS PLANNING PROPOSAL



38 - 46 ALBANY LANE SOLAR ANALYSIS _ BELOW PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
46.10	0.5H	NO
46.11	0.25H	NO
46.12	0H	NO
46.13	0H	NO
46.14	0H	NO
46.20	2.75H	YES
46.21	1H	NO
46.22	0H	NO
46.23	0H	NO
46.24	0H	NO
46.30	2.75H	YES
46.31	1.5H	NO
46.32	1H	NO
46.33	0.5H	NO
46.34	1.5H	NO

30 - 36 ALBANY LANE SOLAR ANALYSIS _ BELOW PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
30.10	0H	NO
30.11	1.75H	NO
30.12	1.75H	NO
30.13	1.75H	NO
30.14	1.5H	NO
30.20	1H	NO
30.21	2H	YES
30.22	2H	YES
30.23	2H	YES

38 - 46 ALBANY LANE SOLAR ANALYSIS _ ABOVE PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
46.40	2.5H	YES
46.41	1H	NO
46.42	0.5H	NO
46.43	1.25H	NO
46.50	2.5H	YES
46.51	1H	NO
46.52	0.75H	NO
46.53	1.25H	NO

30 - 36 ALBANY LANE SOLAR ANALYSIS _ ABOVE PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
30.30	2H	YES
30.31	2H	YES
30.32	2H	YES
30.33	0H	NO
30.40	2H	YES
30.41	2H	YES
30.42	1.75H	NO
30.50	2H	YES
30.51	2H	YES
30.52	1.75H	NO

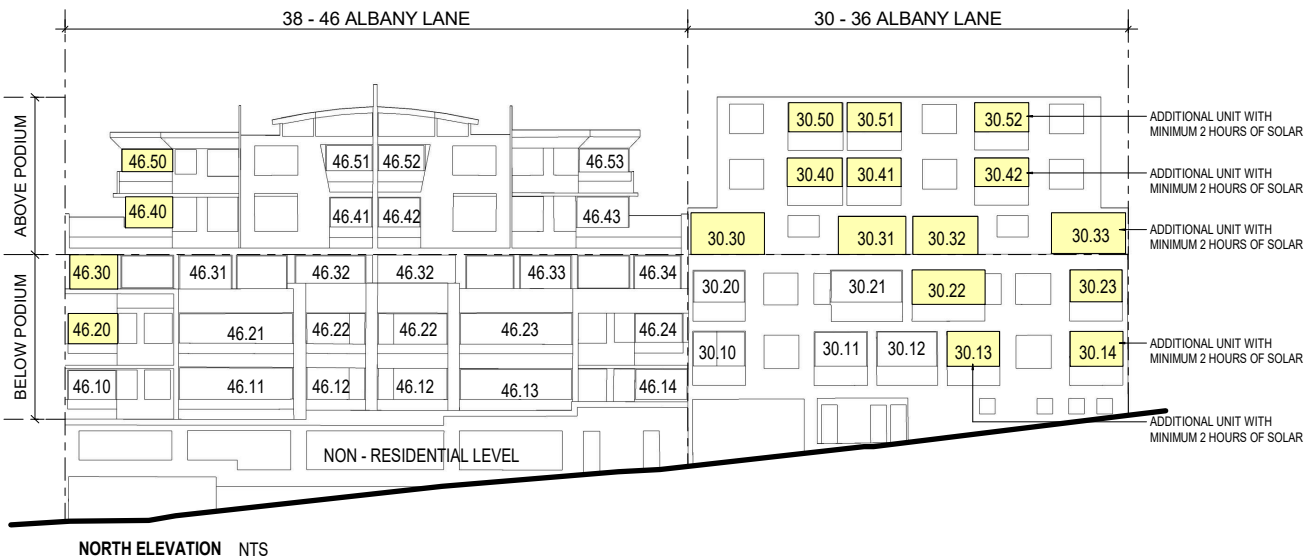
38 - 46 ALBANY & 30 - 36 ALBANY NORTH FACING APARTMENTS BELOW PODIUM -

A TOTAL OF 24 APARTMENTS ARE LOCATED IN THE PODIUM OVER LEVELS 1,2 & 3. 5 OF THESE APARTMENTS WILL RECEIVE A MINIMUM OF 2 HOURS SUNLIGHT BETWEEN 9AM - 3PM DURING THE MIDWINTER SOLSTICE.

NORTH FACING APARTMENTS ABOVE PODIUM

A TOTAL OF 18 NORTH - FACING APARTMENTS ARE LOCATED ABOVE THE PODIUM LEVEL. 9 OF THESE APARTMENTS WILL RECEIVE A MINIMUM OF 2 HOURS SUNLIGHT BETWEEN 9AM - 3PM DURING THE MIDWINTER SOLSTICE.

SOLAR ANALYSIS PROPOSED DA



38 - 46 ALBANY LANE SOLAR ANALYSIS _ BELOW PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
46.10	0.5H	NO
46.11	0.25H	NO
46.12	0H	NO
46.13	0H	NO
46.14	0H	NO
46.20	2H	YES
46.21	0.25H	NO
46.22	0H	NO
46.23	0H	NO
46.24	0H	NO
46.30	2.75H	YES
46.31	1.75H	NO
46.32	0.75H	NO
46.33	0H	NO
46.34	0H	NO

30 - 36 ALBANY LANE SOLAR ANALYSIS _ BELOW PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
30.10	0H	NO
30.11	0H	NO
30.12	1.5H	NO
30.13	2H	YES
30.14	2H	YES
30.20	0H	NO
30.21	1H	NO
30.22	2.25H	YES
30.23	2.25H	YES

38 - 46 ALBANY LANE SOLAR ANALYSIS _ ABOVE PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
46.40	2.25H	YES
46.41	1H	NO
46.42	0.5H	NO
46.43	0.75H	NO
46.50	2.25H	YES
46.51	1H	NO
46.52	0H	NO
46.53	0.75H	NO

30 - 36 ALBANY LANE SOLAR ANALYSIS _ ABOVE PODIUM		
UNIT NO.	SOLAR ACCESS HOURS	UNIT ACHIEVES 2H
30.30	2H	YES
30.31	2.25H	YES
30.32	2H	YES
30.33	3.5H	YES
30.40	2H	YES
30.41	2.25H	YES
30.42	2.25H	YES
30.50	2H	YES
30.51	2.25H	YES
30.52	2.25H	YES

A TOTAL OF 18 UNITS INCLUDING 4 ADDITIONAL UNITS ACHIEVE MINIMUM 2 HOURS OF SOLAR

38 - 46 ALBANY & 30 - 36 ALBANY NORTH FACING APARTMENTS BELOW PODIUM -

A TOTAL OF 24 APARTMENTS ARE LOCATED IN THE PODIUM OVER LEVELS 1,2 & 3. 6 OF THESE APARTMENTS WILL RECEIVE A MINIMUM OF 2 HOURS SUNLIGHT BETWEEN 9AM - 3PM DURING THE MIDWINTER SOLSTICE.

NORTH FACING APARTMENTS ABOVE PODIUM

A TOTAL OF 18 NORTH - FACING APARTMENTS ARE LOCATED ABOVE THE PODIUM LEVEL. 12 OF THESE APARTMENTS WILL RECEIVE A MINIMUM OF 2 HOURS SUNLIGHT BETWEEN 9AM - 3PM DURING THE MIDWINTER SOLSTICE.

LEGEND

ACHIEVES A MINIMUM OF 2 HOURS OF SUNLIGHT BETWEEN 9AM-3M DURING THE MIDWINTER SOLSTICE.

VIEW FROM THE SUN - PLANNING PROPOSAL

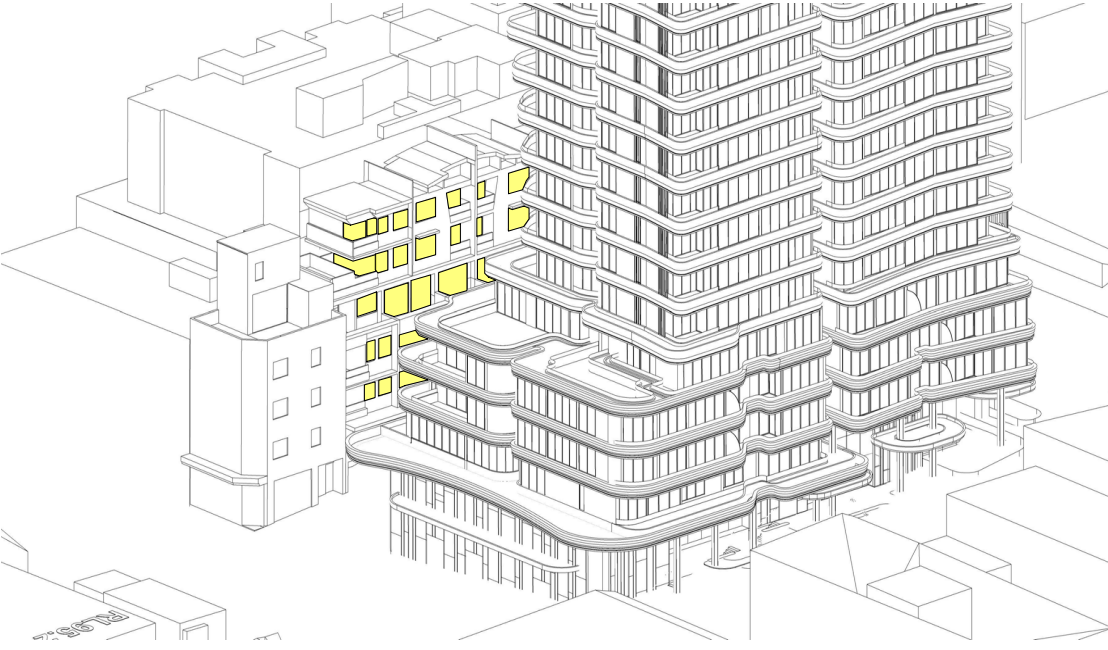


PLANNING PROPOSAL - 21ST OF JUNE - 9:00AM



PLANNING PROPOSAL - 21ST OF JUNE - 9:30AM

VIEW FROM THE SUN - PROPOSED DA

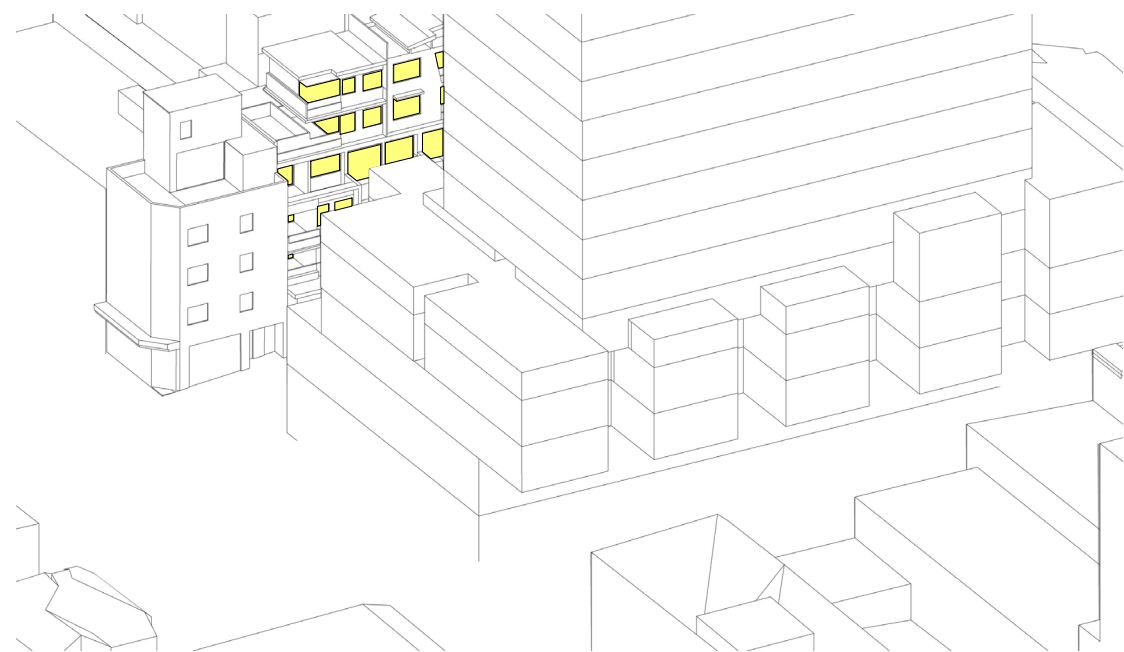


PROPOSED DA - 21ST OF JUNE - 9:00AM

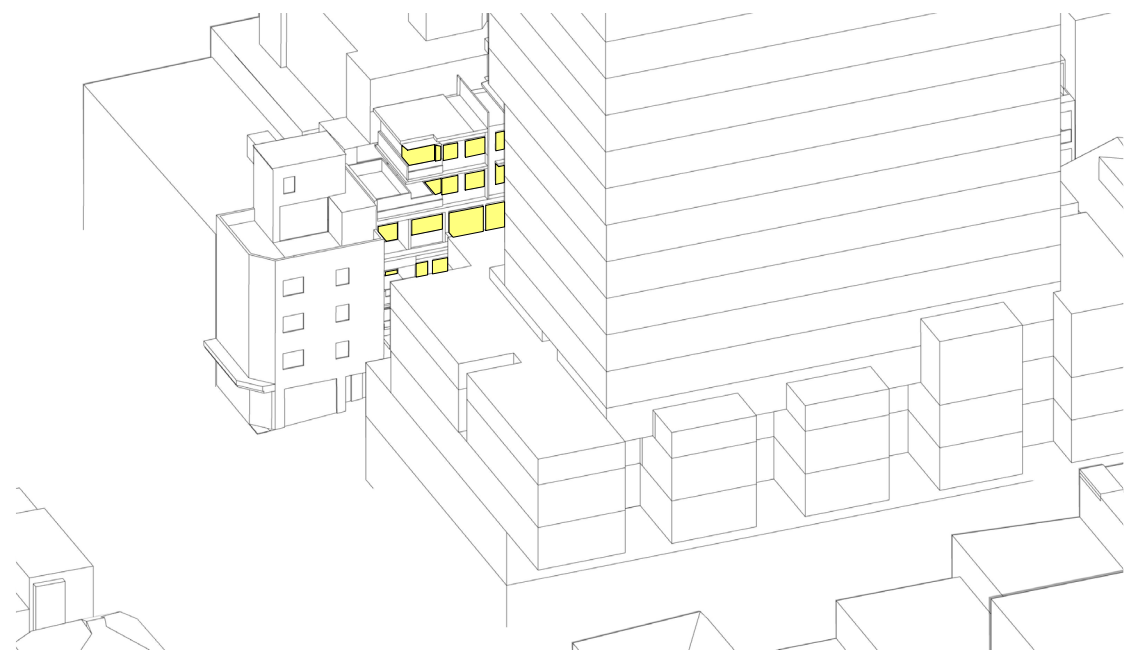


PROPOSED DA - 21ST OF JUNE - 9:30AM

VIEW FROM THE SUN - PLANNING PROPOSAL

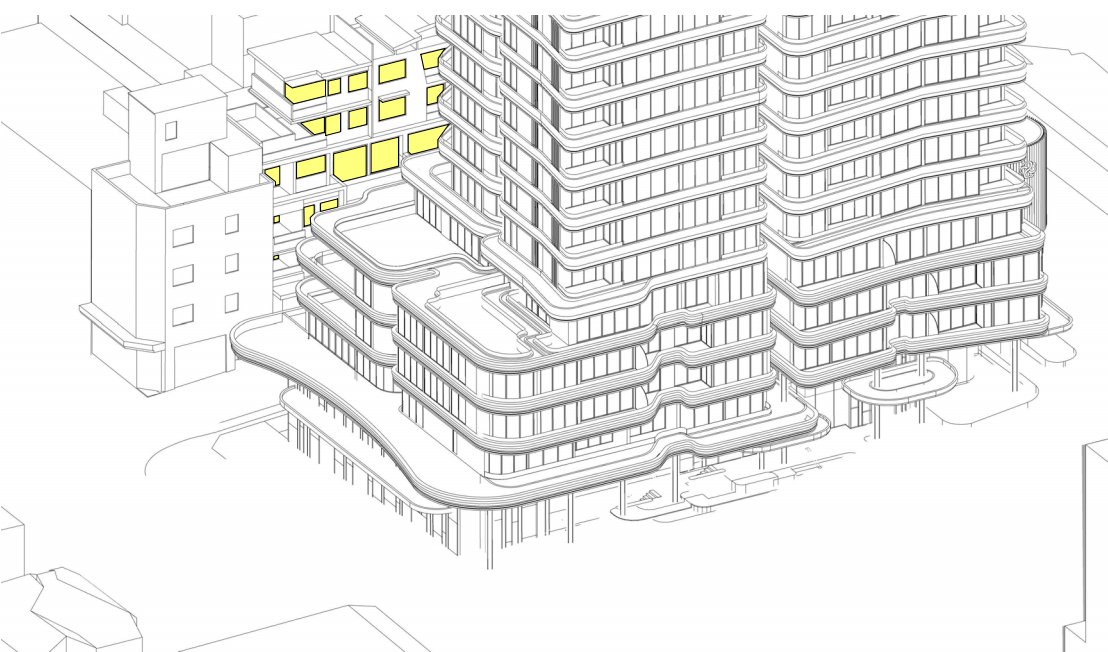


PLANNING PROPOSAL - 21ST OF JUNE - 10:00AM

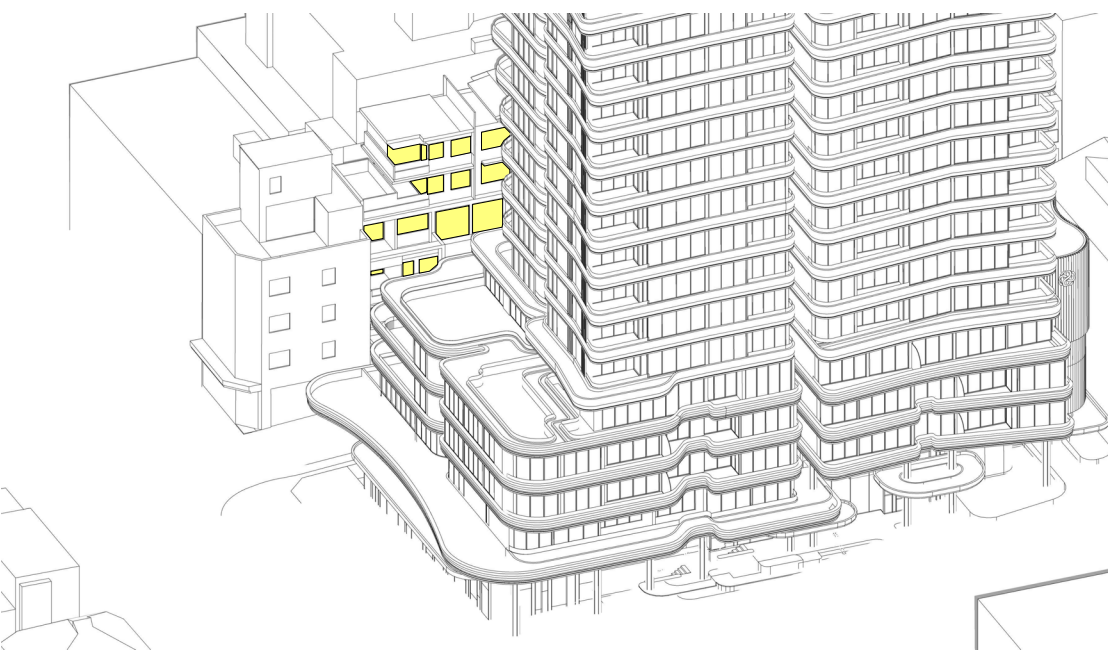


PLANNING PROPOSAL - 21ST OF JUNE - 10:30AM

VIEW FROM THE SUN - PROPOSED DA

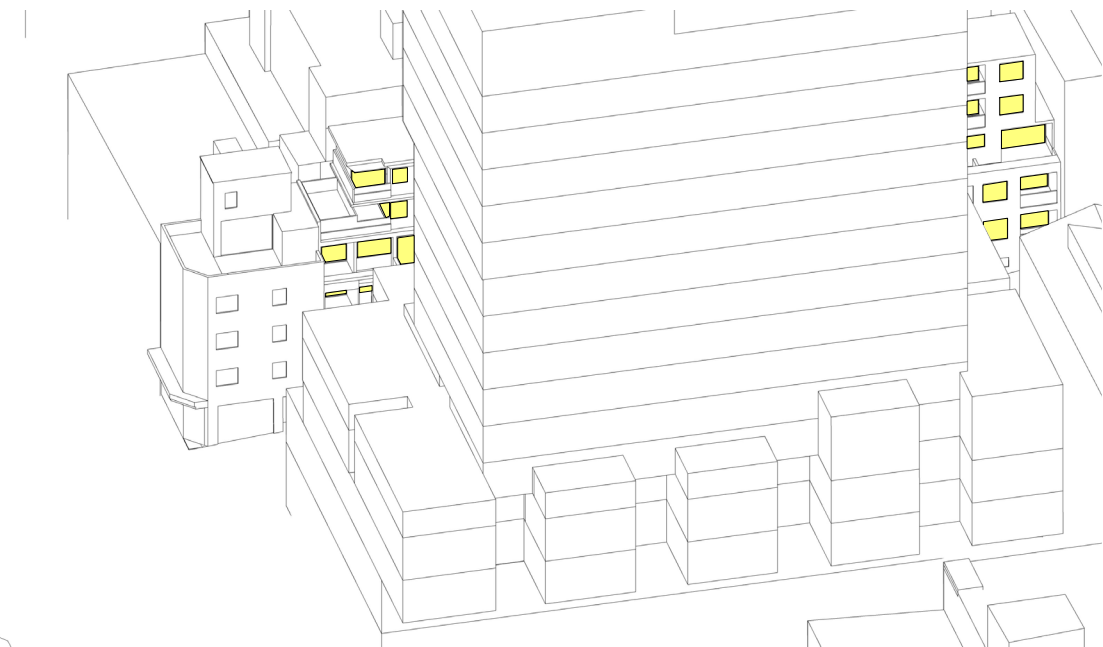


PROPOSED DA - 21ST OF JUNE - 10:00AM



PROPOSED DA - 21ST OF JUNE - 10:30AM

VIEW FROM THE SUN - PLANNING PROPOSAL

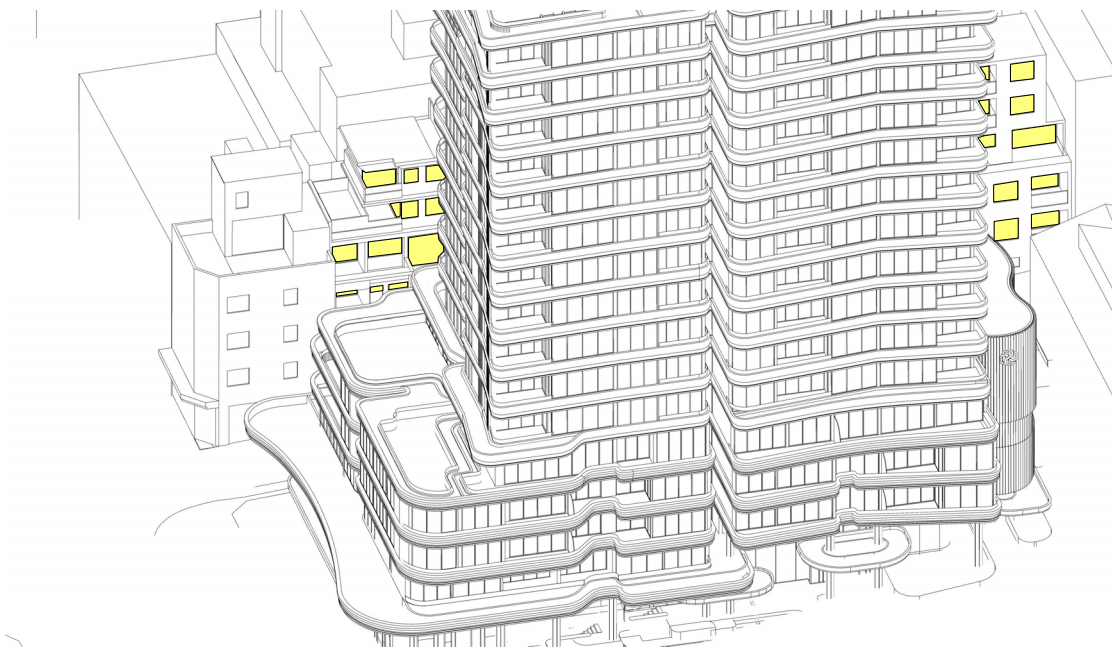


PLANNING PROPOSAL - 21ST OF JUNE - 11:00AM

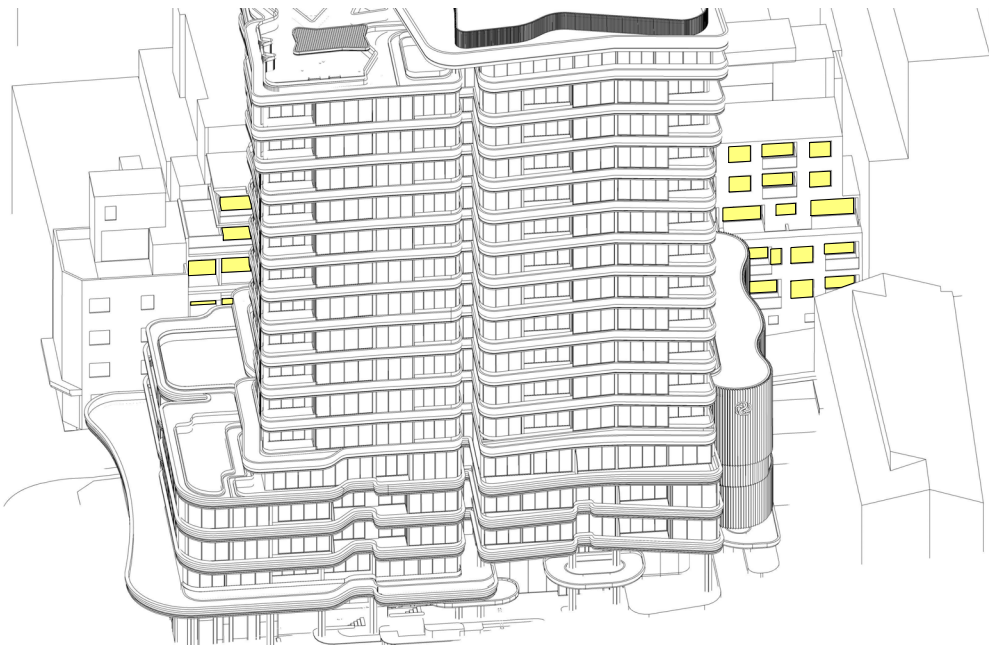


PLANNING PROPOSAL - 21ST OF JUNE - 11:30AM

VIEW FROM THE SUN - PROPOSED DA

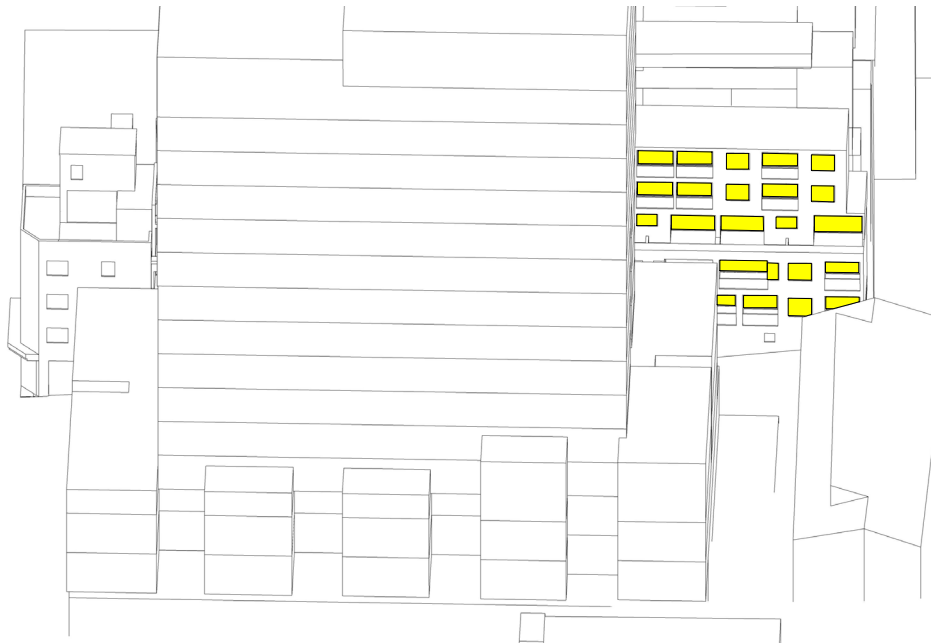


PROPOSED DA - 21ST OF JUNE - 11:00AM

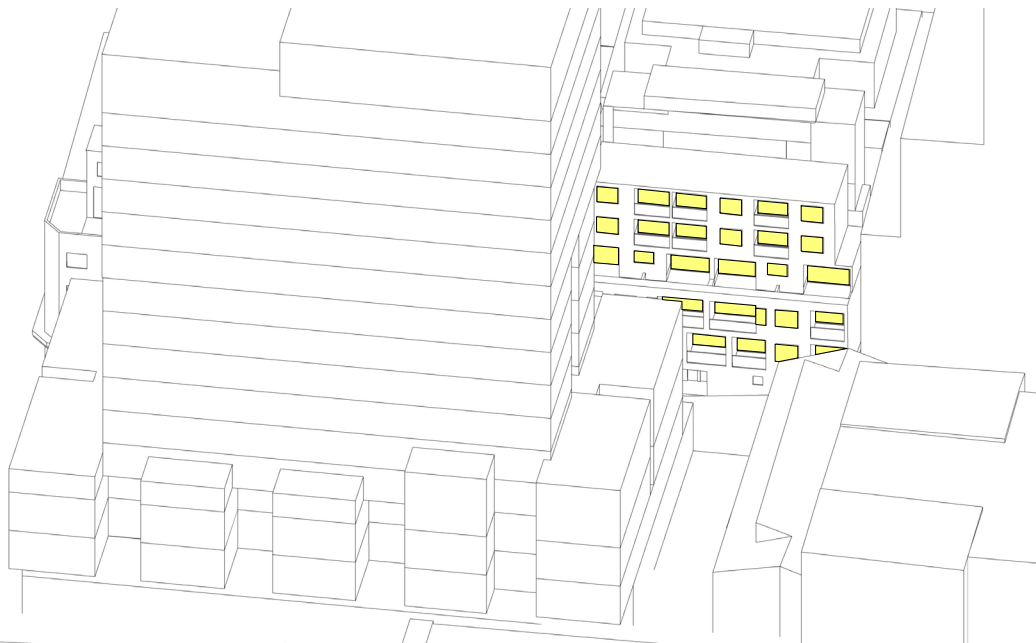


PROPOSED DA - 21ST OF JUNE - 11:30AM

VIEW FROM THE SUN - PLANNING PROPOSAL

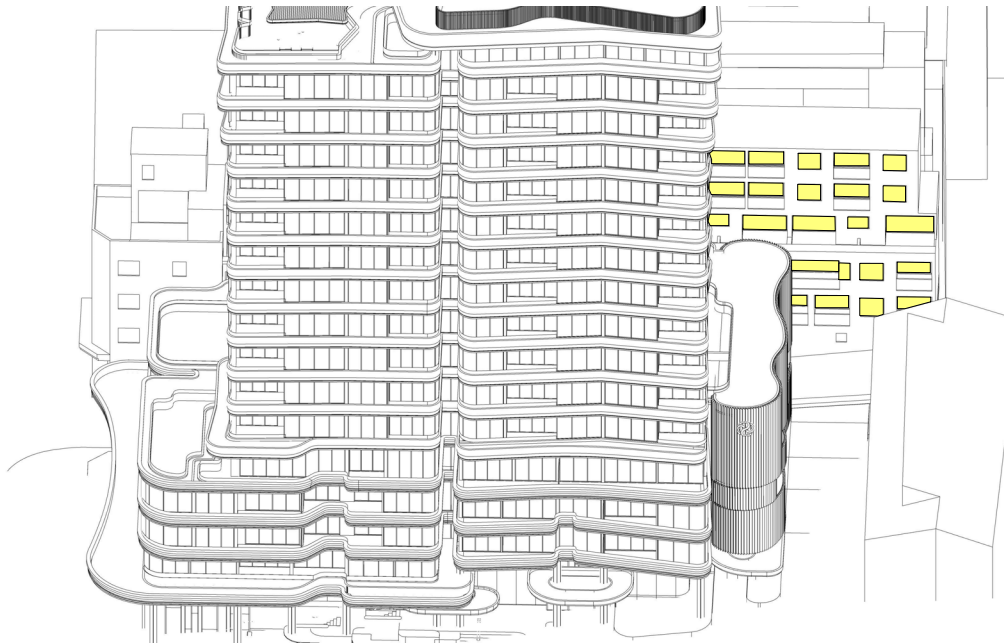


PLANNING PROPOSAL - 21ST OF JUNE - 12:00PM

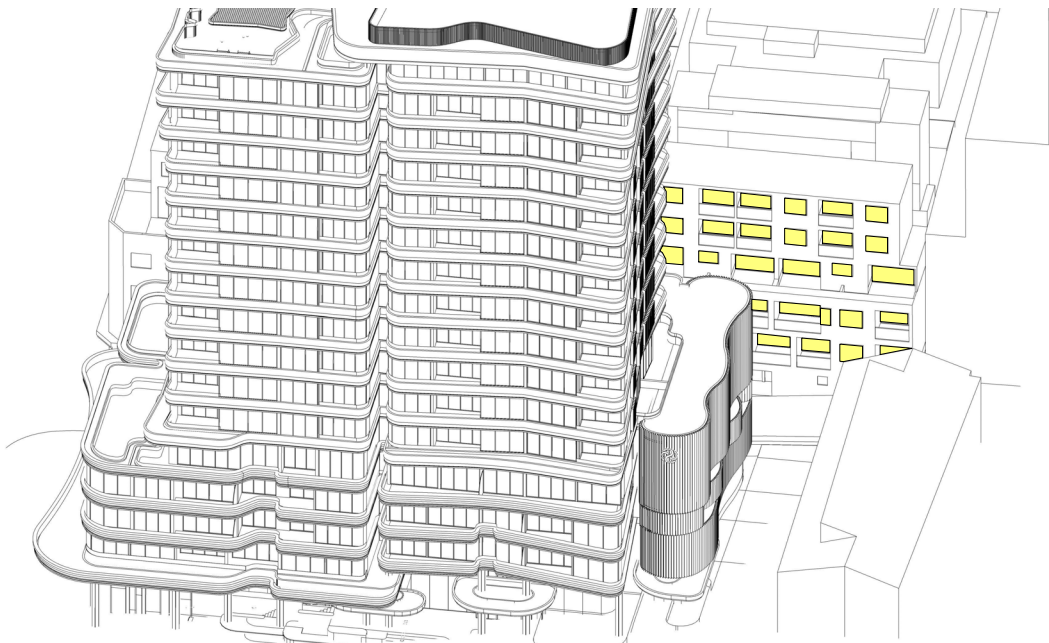


PLANNING PROPOSAL - 21ST OF JUNE - 12:30PM

VIEW FROM THE SUN - PROPOSED DA

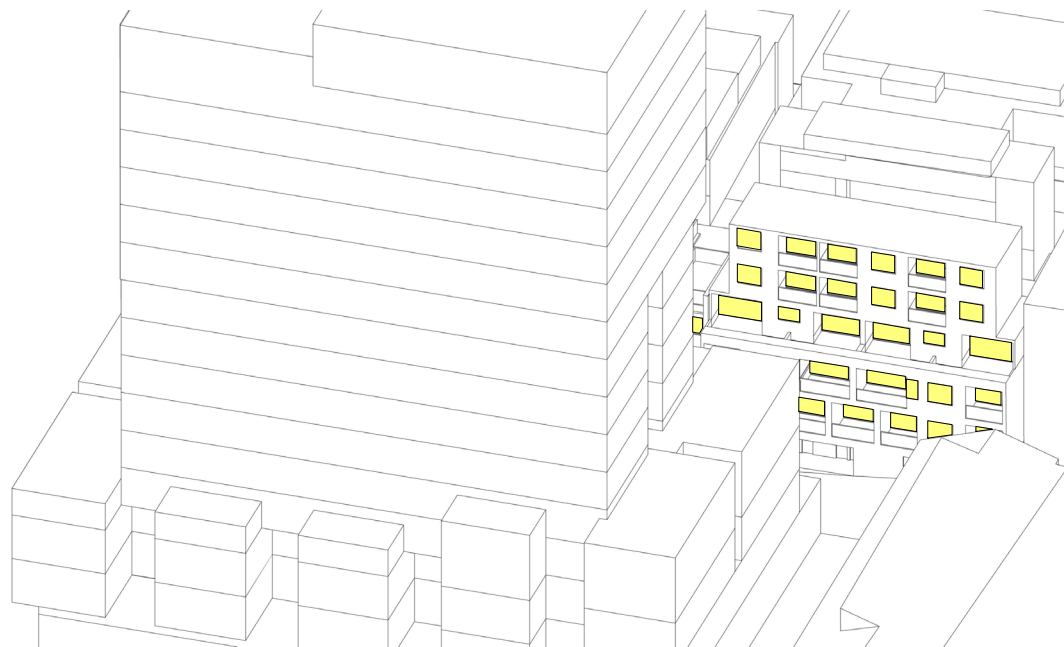


PROPOSED DA - 21ST OF JUNE - 12:00PM

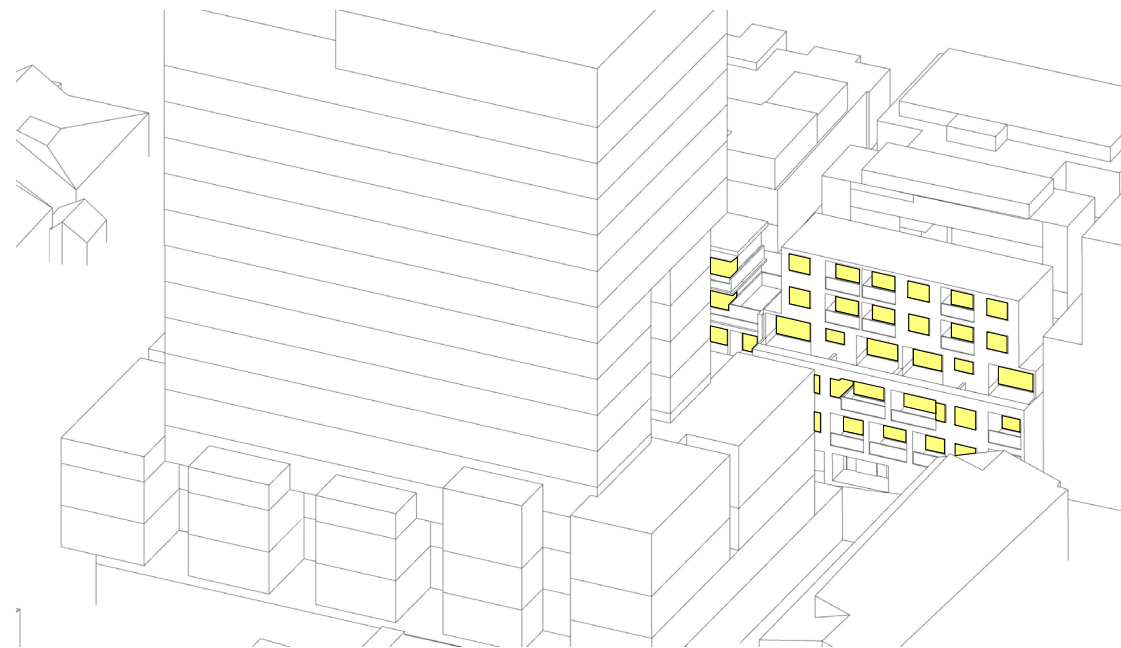


PROPOSED DA - 21ST OF JUNE - 12:30PM

VIEW FROM THE SUN - PLANNING PROPOSAL

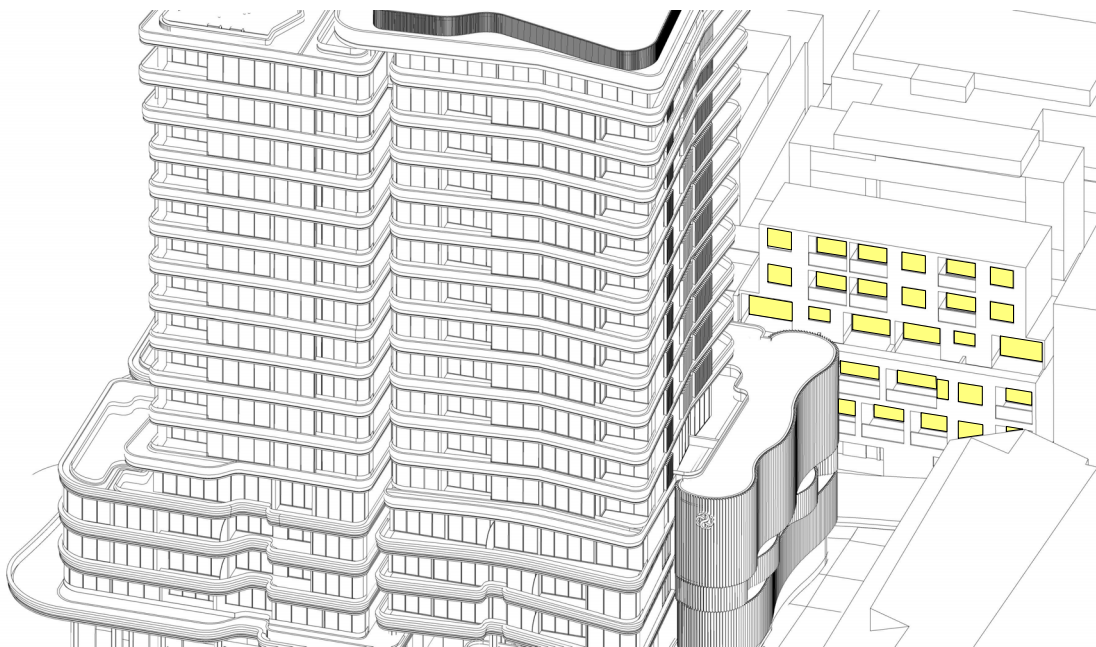


PLANNING PROPOSAL - 21ST OF JUNE - 1:00PM

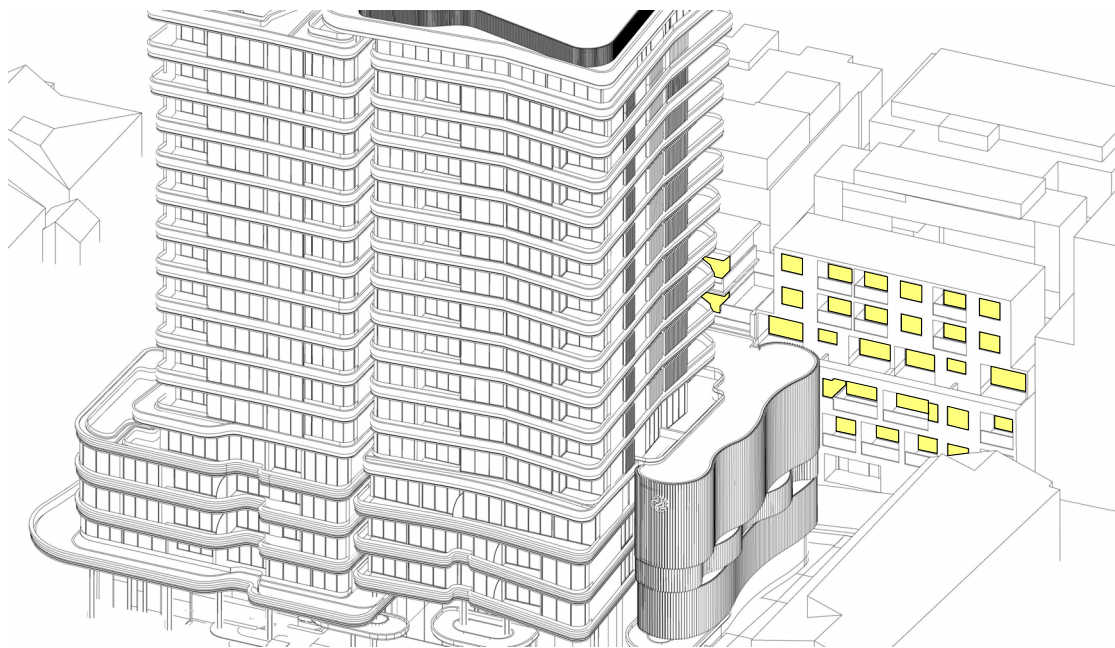


PLANNING PROPOSAL - 21ST OF JUNE - 1:30PM

VIEW FROM THE SUN - PROPOSED DA

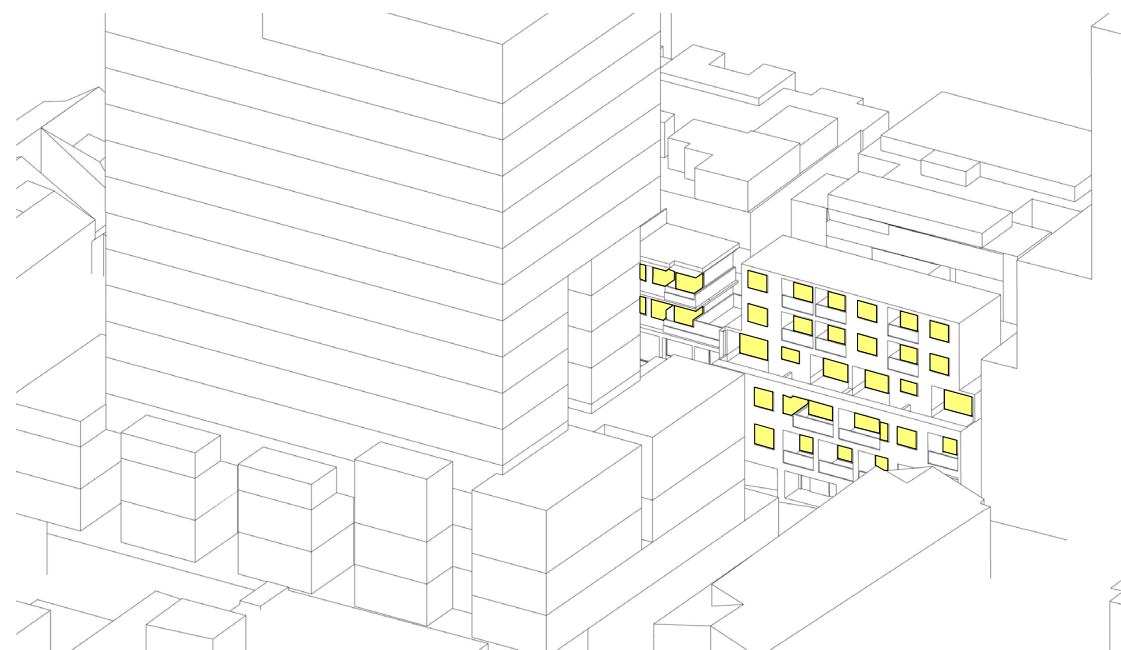


PROPOSED DA - 21ST OF JUNE - 1:00PM

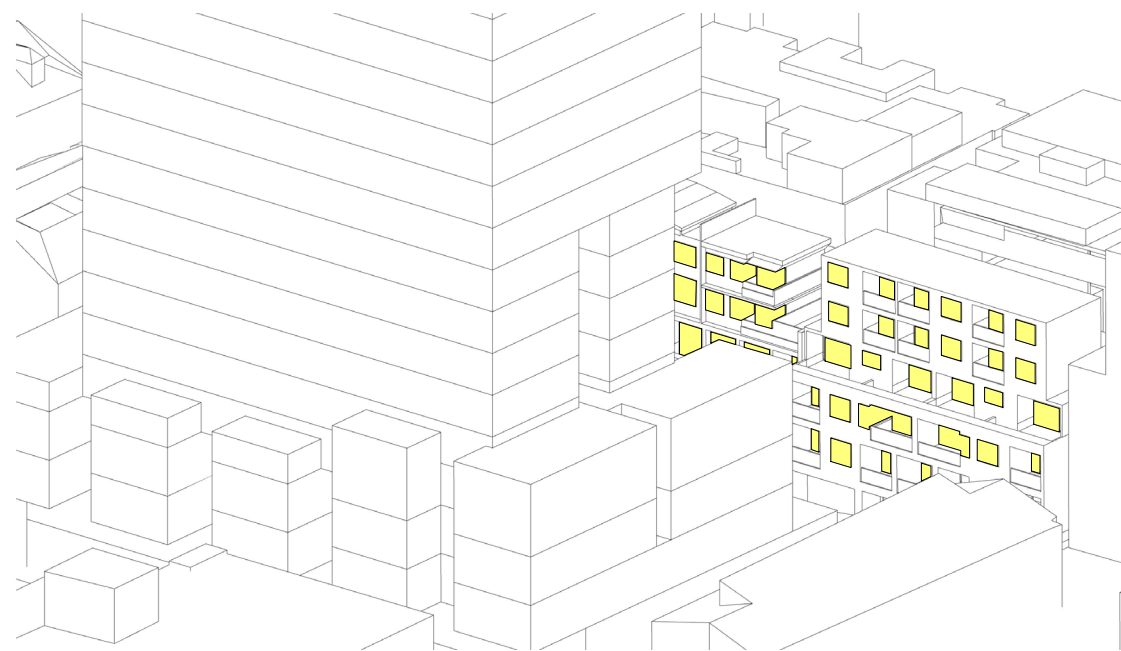


PROPOSED DA - 21ST OF JUNE - 1:30PM

VIEW FROM THE SUN - PLANNING PROPOSAL

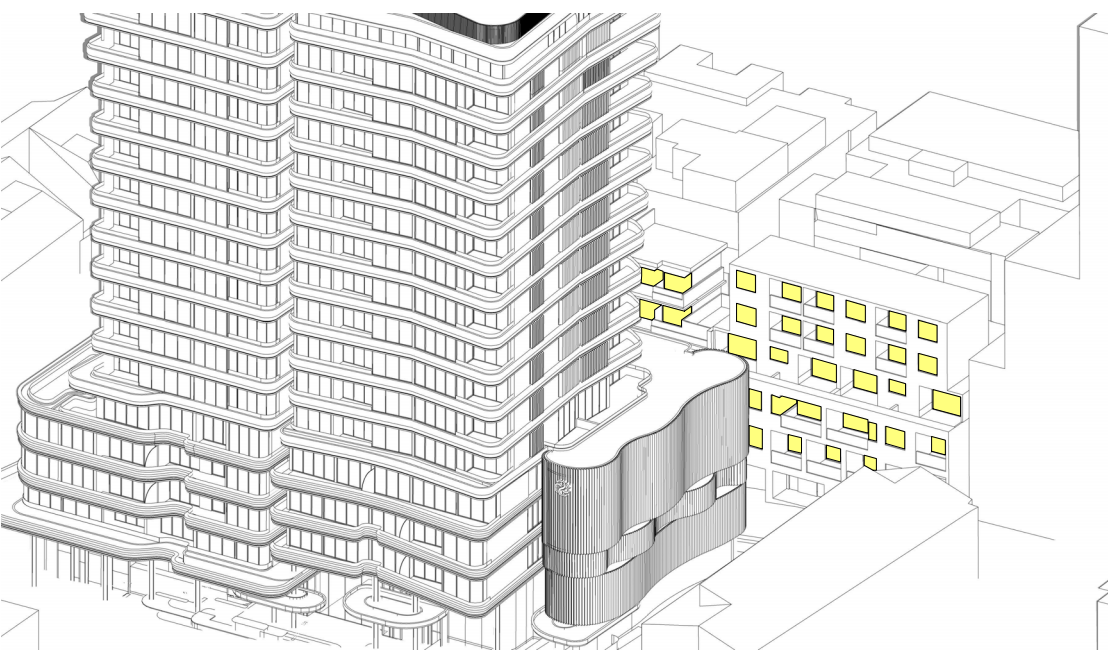


PLANNING PROPOSAL - 21ST OF JUNE - 2:00PM



PLANNING PROPOSAL - 21ST OF JUNE - 2:30PM

VIEW FROM THE SUN - PROPOSED DA

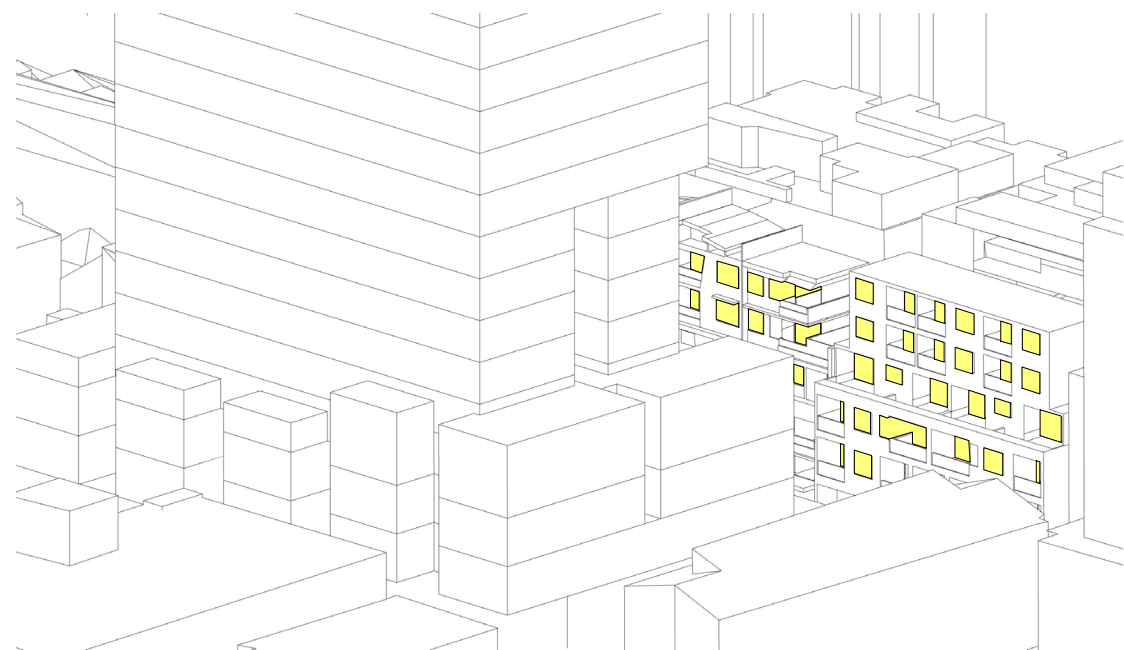


PROPOSED DA - 21ST OF JUNE - 2:00PM



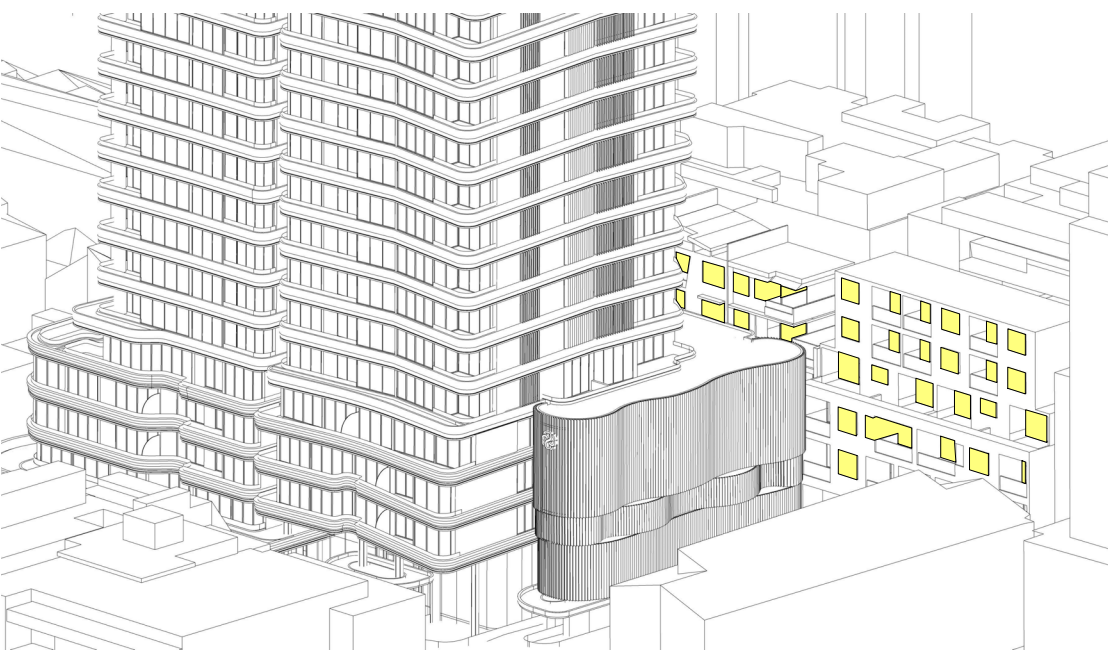
PROPOSED DA - 21ST OF JUNE - 2:30PM

VIEW FROM THE SUN - PLANNING PROPOSAL



PLANNING PROPOSAL - 21ST OF JUNE - 3:00PM

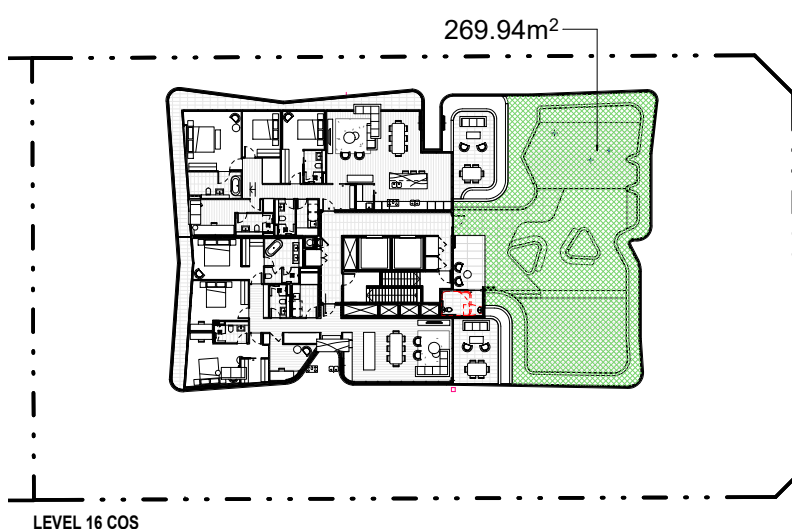
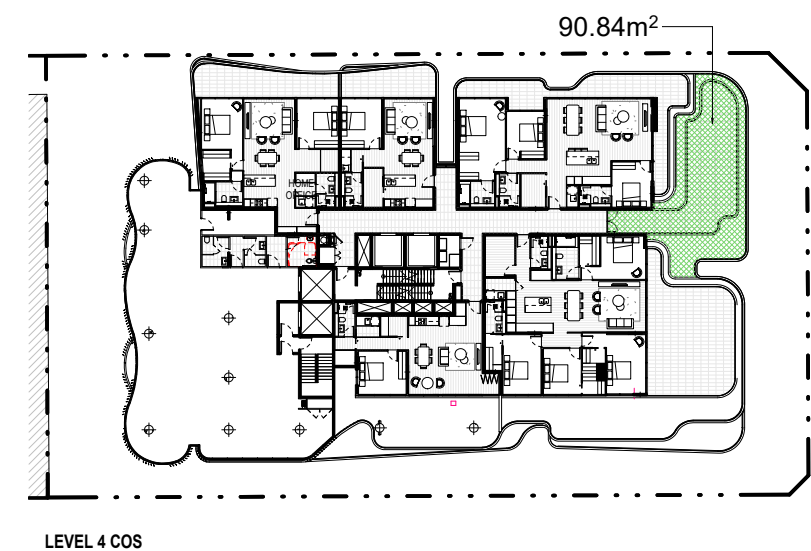
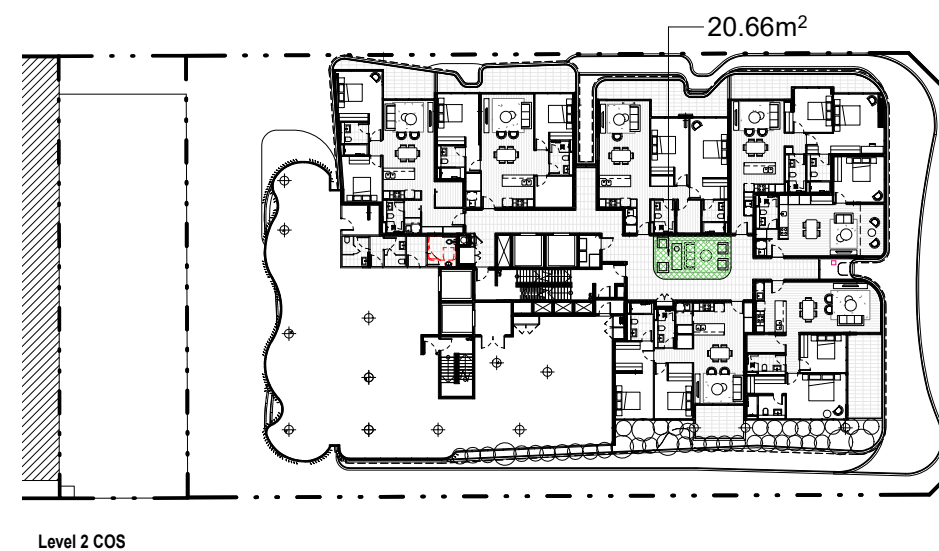
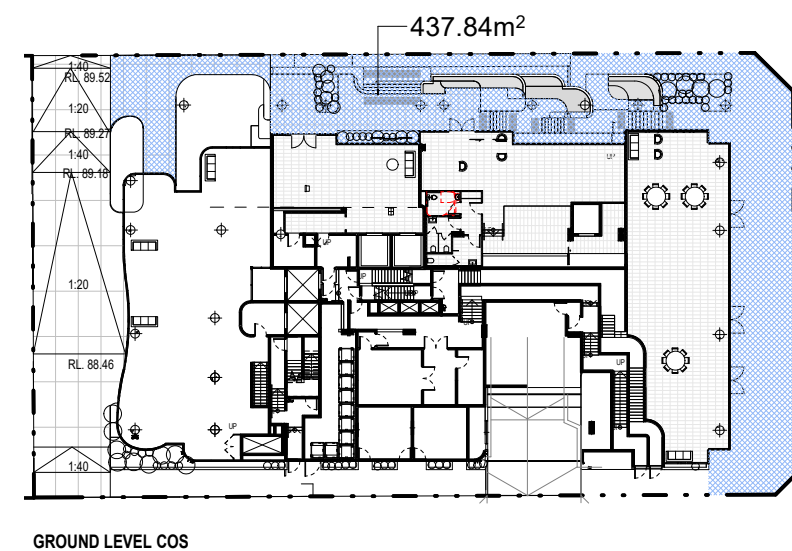
VIEW FROM THE SUN - PROPOSED DA



PROPOSED DA - 21ST OF JUNE - 3:00PM

LEGEND

SOLAR ACCESS BETWEEN 9AM-3M
DURING THE MIDWINTER SOLSTICE.



COMMUNAL OPEN SPACE

OBJECTIVE 3D-1 APARTMENT DESIGN GUIDE

AN ADEQUATE AREA OF COMMUNAL OPEN SPACE IS PROVIDED TO ENHANCE RESIDENTIAL AMENITY AND TO PROVIDE OPPORTUNITIES FOR LANDSCAPING

DESIGN CRITERIA

1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE
2. DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM

COMMUNAL OPEN SPACE

SITE AREA	2111.9m ²
ADG REQUIREMENT	25% SITE AREA 527.97 m ²



PROPOSED PRIVATE OPEN SPACE

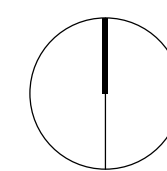


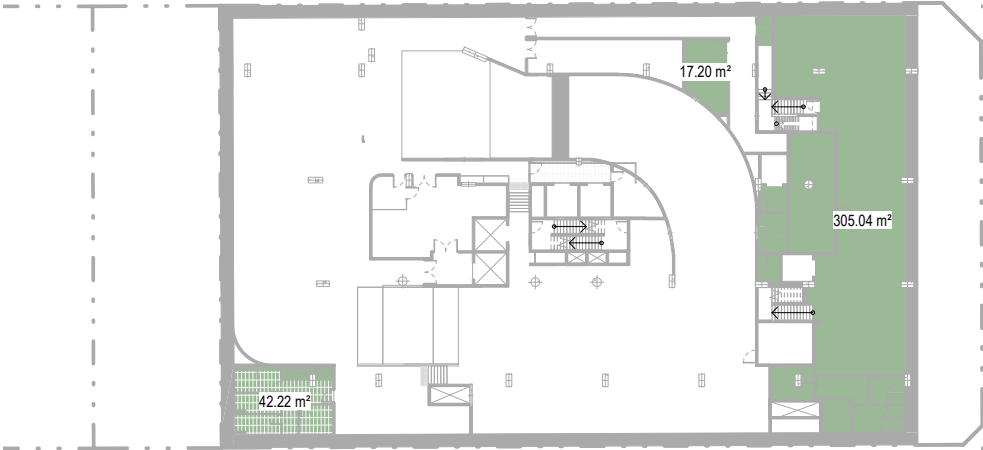
PROPOSED PUBLIC OPEN SPACE

GROUND FLOOR (PUBLIC OPEN SPACE)	437.84 m ²
LEVEL 2 (COMMUNAL OPEN SPACE)	20.66 m ²
LEVEL 4 (COMMUNAL OPEN SPACE)	90.84 m ²
ROOF (COMMUNAL OPEN SPACE)	269.94 m ²

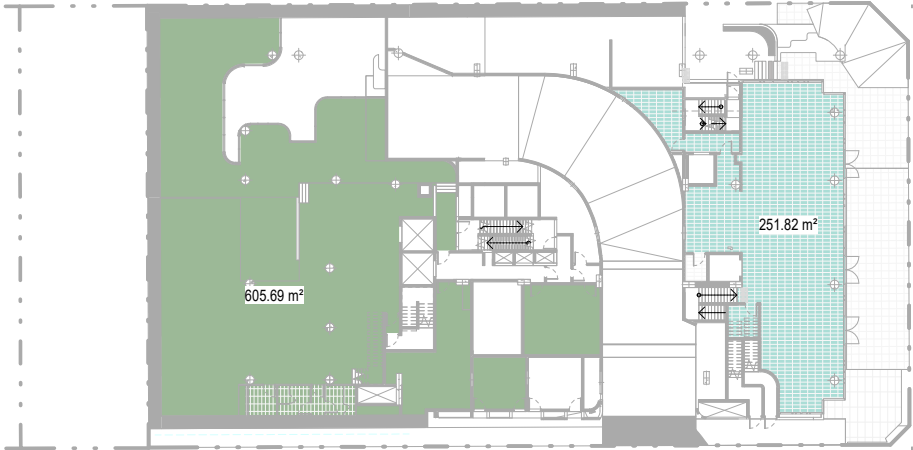
TOTAL **38.8% SITE AREA**
819.28m²

(COMPLIES)

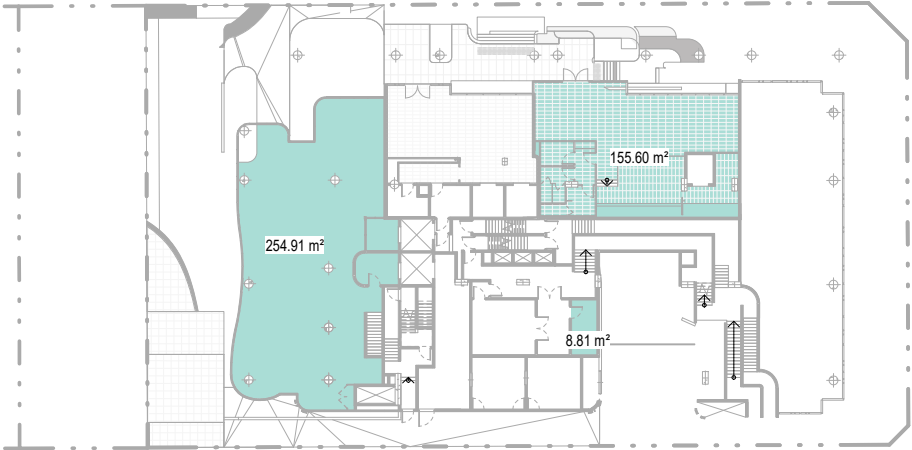




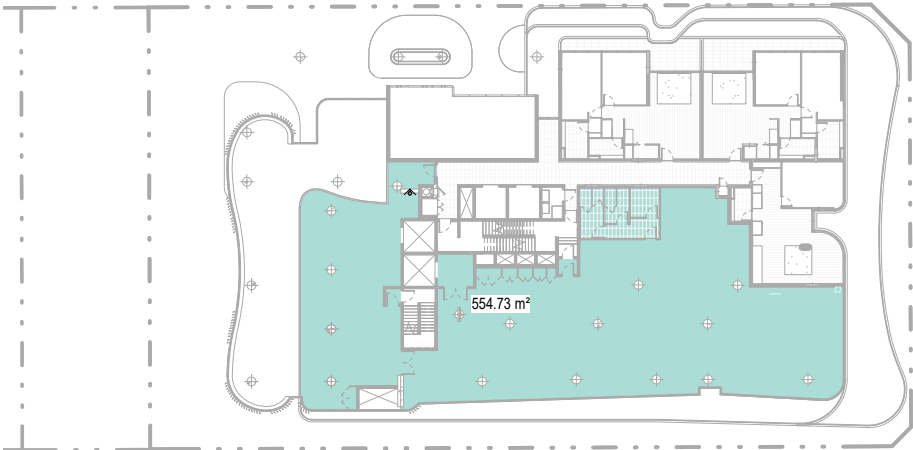
BASEMENT 1



LOWER GROUND LEVEL



UPPER GROUND LEVEL



LEVEL 1



LEVEL 2



LEVEL 3



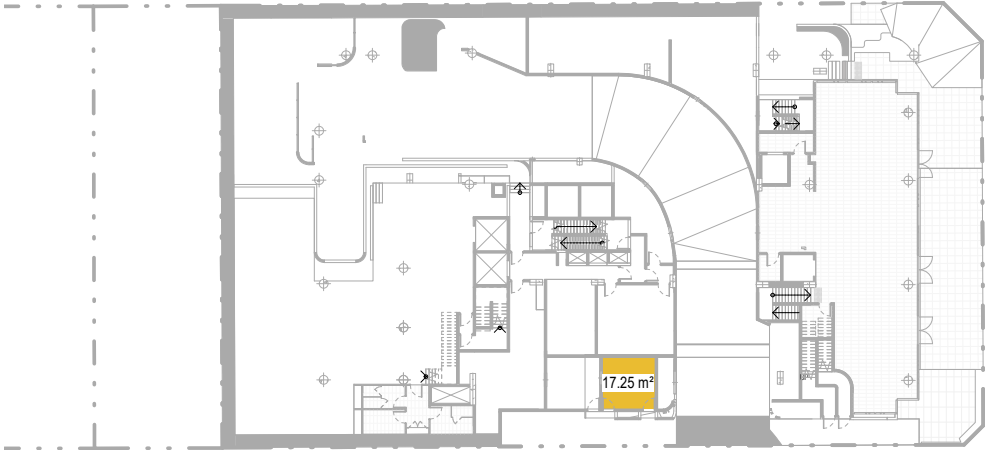
LEVEL 4

NON - RESIDENTIAL GFA CALCULATION	
Level	Area
Basement 1	364.46m ²
Lower Ground Level	857.51m ²
Upper Ground Level	419.32m ²
Level 1	554.74m ²
Level 2	400.58m ²
Level 3	283.4m ²
Level 4	287.87m ²
TOTAL	3 167.85 m ²

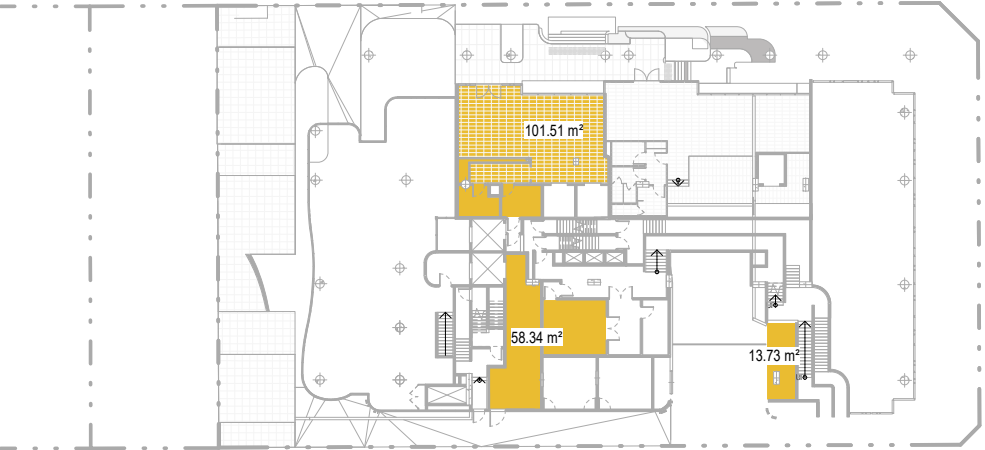
SITE AREA: 2111.9 m ²		
	GFA	FSR
NON- RESIDENTIAL - ABOVE GROUND	2 197.63m ²	1.04:1 m ²
NON- RESIDENTIAL - BELOW GROUND	970.22m ²	0.46:1 m ²
TOTAL	3 167.85 m ²	1.50:1 m ²

GFA LEGEND	
	NON - RESIDENTIAL BELOW GROUND
	NON - RESIDENTIAL ABOVE GROUND

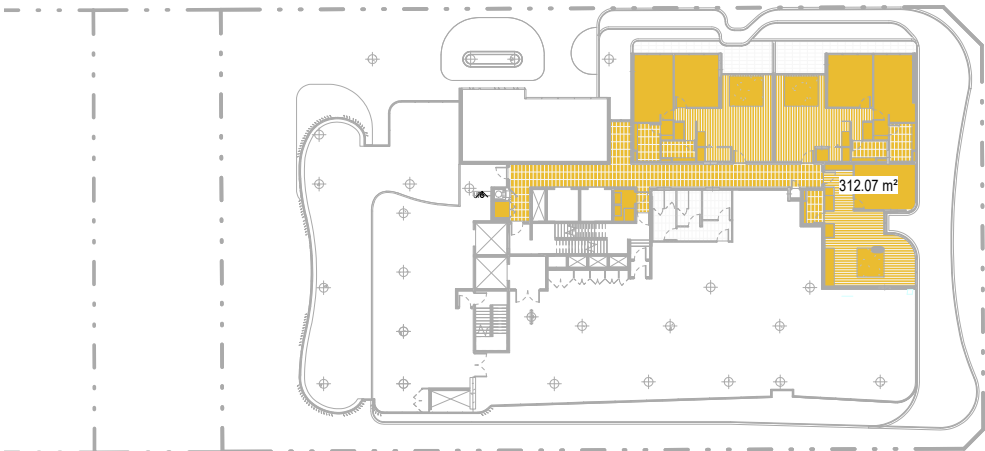
COMPLIES



LOWER GROUND LEVEL



UPPER GROUND LEVEL



LEVEL 1



LEVEL 2



LEVEL 3



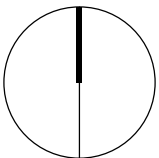
LEVEL 4



www.aplusedg.com.au
PH: 1300 388 789
LEVEL 3, 9 BARRACK STREET
SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

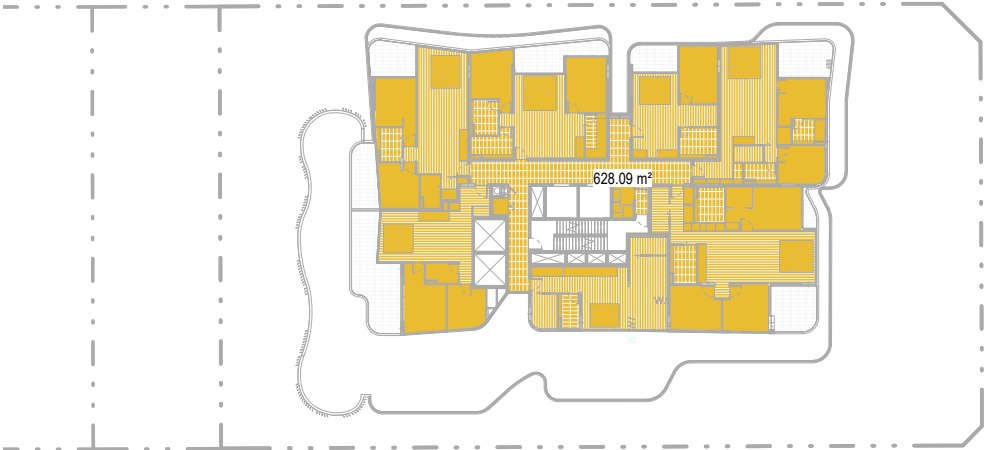
Project Name
SITE 1, 23 - 35 ATCHISON STREET
Client Name
TWT



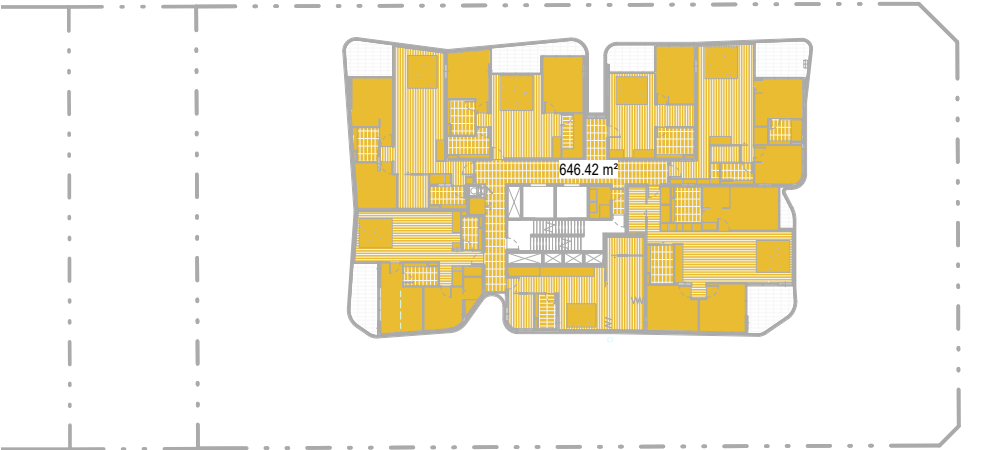
Drawing Title
RESIDENTIAL GFA CALCULATION

SCALE NTS	Date 23.07.2020	Drawing no: A11.02
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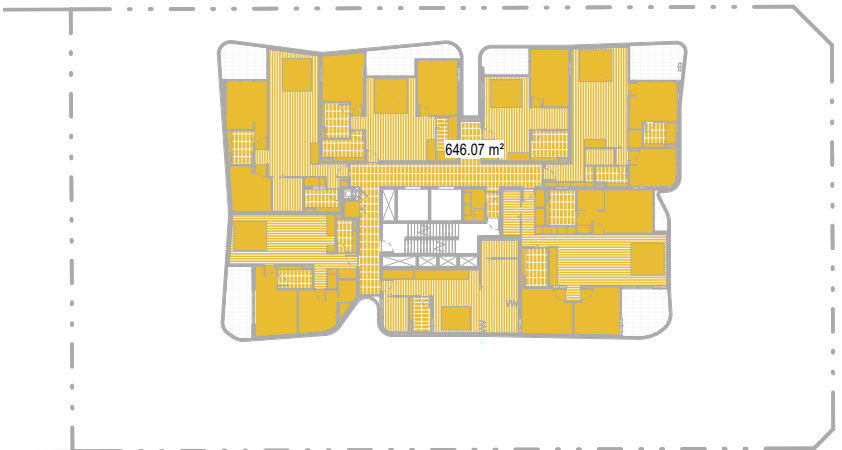
Project No.
A19043
ISSUE
2



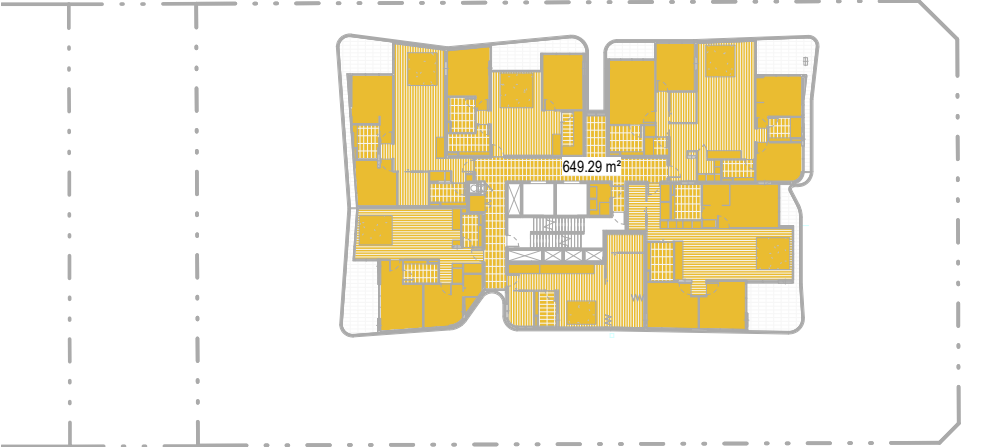
LEVEL 5



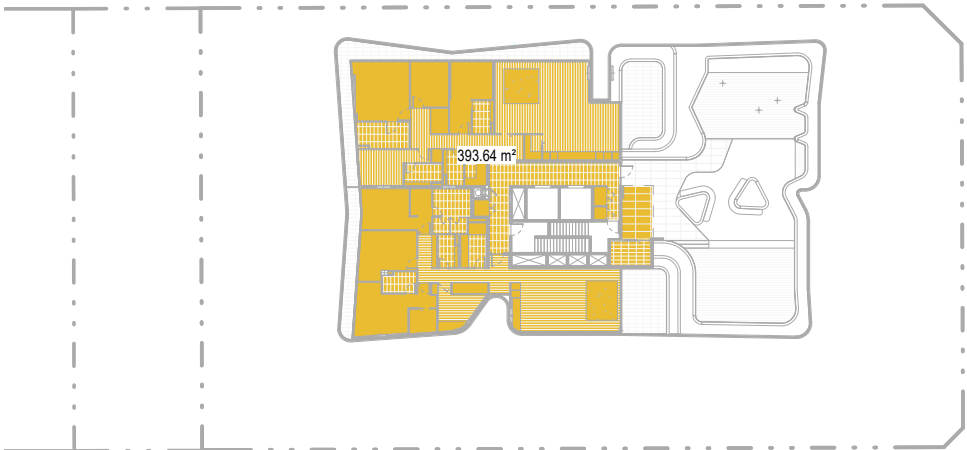
LEVEL 6-9 (TYPICAL)



LEVEL 10-13 (TYPICAL)



LEVEL 14 - 15 (TYPICAL)



LEVEL 16

RESIDENTIAL GFA CALCULATION	
LEVEL	AREA
Lower Ground Level	17.25 m ²
Upper Ground Level	173.58 m ²
Level 1	312.07 m ²
Level 2	724.1 m ²
Level 3	804.38 m ²
Level 4	605.63 m ²
Level 5	628.09 m ²
Level 6 - 9	646.42 m ²
Level 10 - 13	646.07 m ²
Level 14 - 15	649.29 m ²
Level 16	393.64 m ²
TOTAL	10 127.28 m ²

SITE AREA: 2111.9 m ²		
	GFA	FSR
RESIDENTIAL	10 127.28 m ²	4.80:1 m ²

GFA LEGEND

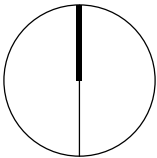
RESIDENTIAL

COMPLIES

Rev	Description	Date
1	DA SUBMISSION	03/07/2020
2	DA AMENDMENTS	09/11/2020

Project Name
SITE 1, 23 - 35 ATCHISON STREET

Client Name
TWT



Drawing Title
RESIDENTIAL GFA CALCULATION

SCALE NTS	Date 23.07.2020	Drawing no: A11.03
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Project No.
A19043

ISSUE
2

COMPLIANCE SUMMARY TABLE

Level	Unit Number	Unit Type		Internal Area (m2)	Min. Required POS (m2)	Proposed POS (m2)	Int. Storage (m3)	Adaptable / Livable *1	Cross Ventilation*2	Solar access*2
Level 1	U 101	2B		85.6	10	17	4 *4		Yes	Yes
Level 1	U 102	2B		85.7	10	18	4 *4		Yes	Yes
Level 1	U 103	1B		68.1	8	0 *3	7		No	Yes
Level 2	U 201	2B		86.8	10	10	10		Yes	No
Level 2	U 202	2B		90.7	10	17	14		No	No
Level 2	U 203	2B		93.4	10	21	10		Yes	Yes
Level 2	U 204	2B		84.2	10	18	4 *4		Yes	Yes
Level 2	U 205	1B		60.2	8	0 *3	4 *4		No	Yes
Level 2	U 206	2B		91.9	10	18	5 *4		Yes	Yes
Level 2	U 207	2B		86.2	10	10	13		No	No
Level 3	U 301	2B		86.8	10	10	10		Yes	No
Level 3	U 302	2B		90.7	10	19	14		No	No
Level 3	U 303	2B		93.3	10	21	10		Yes	No
Level 3	U 304	2B		84.3	10	18	4 *4		Yes	Yes
Level 3	U 305	1B		60.3	8	0 *3	4 *4		No	Yes
Level 3	U 306	2B		92	10	17	5 *4		Yes	Yes
Level 3	U 307	2B		86.2	10	10	13		No	No
Level 3	U 308	2B		87	10	0 *3	12		No	No
Level 4	U 401	2B		98.1	10	27	13		Yes	No
Level 4	U 402	1B		62.3	8	17	10		Yes	No
Level 4	U 403	3B		127.4	12	36	6 *4	Adaptable	Yes	Yes
Level 4	U 404	4B		154.9	12	63	13		Yes	Yes
Level 4	U 405	1B		76.2	8	0 *3	14		No	No
Level 5	U 501	2B		80.9	10	21	4 *4	Livable	Yes	No
Level 5	U 502	2B		81.5	10	13	5 *4		No	No
Level 5	U 503	1B		51.6	8	8	5 *4		Yes	No
Level 5	U 504	2B		84.8	10	12	12		Yes	Yes
Level 5	U 505	3B		118.3	12	14	7 *4	Livable / Adaptable	Yes	Yes
Level 5	U 506	ST		60	4	0 *3	6		No	No
Level 5	U 507	1B+S		69.2	8	27	4 *4		Yes	No
SUMMARY	100 UNITS	St 1B 2B 3B 4B	11 Units 15 Units 57 Units 14 Units 3 Units	—	Total Min. Required POS: 938m ²	Total Proposed POS: 1245m ² 32% OVER THE ADG REQUIREMENT	—	15 Adaptable Units (15%) 20 Livable Units (20%)	34 Cross Ventilated Units (66.6%)	71 Units acheive min 2 hrs of solar access (71.0%)
COMPLIANCE				As per ADG requirement, all internal areas comply	As per ADG requirement, all private open space's areas comply		As per ADG requirement, all storage areas comply	As per DCP requirement, adaptable units perentage comply. As per ADG requirement, the percentage of apartments incorporating Livable Housing Guideline's silver level universal design features comply.	The percentage of solar access and cross ventilation comply with ADG requirement.	

*(1) For futher detail refer to drawings A6.01/2/3/4 for adaptables units
*(2) For further detail refer to drawing A9.01 for solar access and ventilation diagrams.
*(3) Where units are not provided with a private open space, the size of the apartment has included the minimum private open space area into the internal area, in accordance with North Sydney DCP 2013 (1.4.13 - P2).
*(4) At least 50% of the required storage is provided within the apartment.

COMPLIANCE SUMMARY TABLE

Level	Unit Number	Unit Type		Internal Area (m2)	Min. Required POS (m2)	Proposed POS (m2)	Int. Storage (m3)	Adaptable / Livable *1	Cross Ventilation*2	Solar access*2
Level 6	U 601	2B		90.7	10	10	9	Livable	Yes	No
Level 6	U 602	2B		81.5	10	12	5*4		No	No
Level 6	U 603	1B		51.6	8	8	5*4		Yes	No
Level 6	U 604	2B		84.8	10	12	12		Yes	Yes
Level 6	U 605	3B		119.1	12	13	7*4	Livable / Adaptable	Yes	Yes
Level 6	U 606	ST		60.6	4	0*3	6		No	No
Level 6	U 607	2B		80.1	10	11	4*4		Yes	Yes
Level 7	U 701	2B		90.7	10	10	9	Livable	Yes	Yes
Level 7	U 702	2B		81.5	10	12	5*4		No	Yes
Level 7	U 703	1B		51.6	8	8	5*4		Yes	Yes
Level 7	U 704	2B		84.8	10	12	12		Yes	Yes
Level 7	U 705	3B		119	12	13	7*4	Livable / Adaptable	Yes	Yes
Level 7	U 706	ST		60.6	4	0*3	6		No	No
Level 7	U 707	2B		80.1	10	11	4*4		Yes	Yes
Level 8	U 801	2B		90.7	10	10	9	Livable	Yes	Yes
Level 8	U 802	2B		81.5	10	12	5*4		No	Yes
Level 8	U 803	1B		51.6	8	8	5*4		Yes	Yes
Level 8	U 804	2B		84.8	10	12	12		Yes	Yes
Level 8	U 805	3B		119	12	13	7*4	Livable / Adaptable	Yes	Yes
Level 8	U 806	ST		60.6	4	0*3	6		No	No
Level 8	U 807	2B		80.1	10	11	4*4		Yes	Yes
Level 9	U 901	2B		90.7	10	10	9	Livable		Yes
Level 9	U 902	2B		81.5	10	12	5*4			Yes
Level 9	U 903	1B		51.6	8	8	5*4			Yes
Level 9	U 904	2B		84.8	10	12	12			Yes
Level 9	U 905	3B		119	12	14	7*4	Livable / Adaptable		Yes
Level 9	U 906	ST		60.6	4	0*3	6			No
Level 9	U 907	2B		80.1	10	11	4*4			Yes
Level 10	U 1001	2B		90.7	10	10	9	Livable		Yes
Level 10	U 1002	2B		81.5	10	12	5*4			Yes
Level 10	U 1003	1B		51.6	8	8	5*4			Yes
Level 10	U 1004	2B		84.8	10	12	12			Yes
Level 10	U 1005	3B		119	12	15	7*4	Livable / Adaptable		Yes
Level 10	U 1006	ST		60.6	4	0*3	6			No
Level 10	U 1007	2B		80	10	12	4*4			Yes
SUMMARY	100 UNITS	St 1B 2B 3B 4B	11 Units 15 Units 57 Units 14 Units 3 Units	—	Total Min. Required POS: 938m²	Total Proposed POS: 1245m² 32% OVER THE ADG REQUIREMENT	—	15 Adaptable Units (15%) 20 Livable Units (20%)	34 Cross Ventilated Units (66.6%)	71 Units acheive min 2 hrs of solar access (71.0%)
COMPLIANCE				As per ADG requirement, all internal areas comply	As per ADG requirement, all private open space's areas comply		As per ADG requirement, all storage areas comply	As per DCP requirement, adaptable units perentage comply. As per ADG requirement, the percentage of apartments incorporating Livable Housing Guideline's silver level universal design features comply.	The percentage of solar access and cross ventilation comply with ADG requirement.	

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*(4) At least 50% of the required storage is provided within the apartment.

COMPLIANCE SUMMARY TABLE

Level	Unit Number	Unit Type		Internal Area (m2)	Min. Required POS (m2)	Proposed POS (m2)	Int. Storage (m3)	Adaptable / Livable *1	Cross Ventilation*2	Solar access*2
Level 11	U 1101	2B		90.7	10	10	9	Livable		Yes
Level 11	U 1102	2B		81.5	10	12	5 *4			Yes
Level 11	U 1103	1B		51.6	8	8	5 *4			Yes
Level 11	U 1104	2B		84.9	10	12	12			Yes
Level 11	U 1105	3B		119	12	16	7 *4	Livable / Adaptable		Yes
Level 11	U 1106	ST		60.6	4	0 *3	6			No
Level 11	U 1107	2B		80	10	12	4 *4			Yes
Level 12	U 1201	2B		90.7	10	10	9	Livable		Yes
Level 12	U 1202	2B		81.5	10	12	5 *4			Yes
Level 12	U 1203	1B		51.6	8	8	5 *4			Yes
Level 12	U 1204	2B		84.9	10	12	12			Yes
Level 12	U 1205	3B		119	12	16	7 *4	Livable / Adaptable		Yes
Level 12	U 1206	ST		60.6	4	0 *3	6			No
Level 12	U 1207	2B		80	10	12	4 *4			Yes
Level 13	U 1301	2B		90.7	10	10	9	Livable		Yes
Level 13	U 1302	2B		81.5	10	12	5 *4			Yes
Level 13	U 1303	1B		51.6	8	8	5 *4			Yes
Level 13	U 1304	2B		84.9	10	12	8			Yes
Level 13	U 1305	3B		119	12	16	7 *4	Livable / Adaptable		Yes
Level 13	U 1306	ST		60.6	4	0 *3	6			No
Level 13	U 1307	2B		80	10	12	4 *4			Yes
Level 14	U 1401	2B		90.7	10	12	9			Yes
Level 14	U 1402	2B		81.5	10	12	5 *4			Yes
Level 14	U 1403	4B		141.7	12	18	13	Adaptable		Yes
Level 14	U 1405	3B		119	12	19	7 *4	Livable / Adaptable		Yes
Level 14	U 1406	ST		60.5	4	0 *3	6			No
Level 14	U 1407	2B		80	10	15	4 *4			Yes
Level 15	U 1501	2B		90.7	10	12	9			Yes
Level 15	U 1502	2B		81.5	10	12	5 *4			Yes
Level 15	U 1503	4B		141.7	12	19	13	Adaptable		Yes
Level 15	U 1505	3B		119	12	21	7 *4	Livable / Adaptable		Yes
Level 15	U 1506	ST		60.5	4	0 *3	6			No
Level 15	U 1507	2B		80	10	17	4 *4			Yes
Level 16	U 1601	3B+S		175.5	12	44	15	Adaptable		Yes
Level 16	U 1602	3B+S		158	12	30	9 *4			Yes
SUMMARY	100 UNITS	St 1B 2B 3B 4B	11 Units 15 Units 57 Units 14 Units 3 Units	—	Total Min. Required POS: 938m ²	Total Proposed POS: 1245m ² 32% OVER THE ADG REQUIREMENT	—	15 Adaptable Units (15%) 20 Livable Units (20%)	34 Cross Ventilated Units (66.6%)	71 Units acheive min 2 hrs of solar access (71.0%)
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