

# S4.55 APPLICATION

S4.55 ISSUE

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I	ISSUED FOR COORDINATION	COX/KAA	25/07/2022
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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
Joni Appleby no. 6491  
Russell Lee no. 6367



**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenel NSW 2128, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/



Project No. 215092.01

Project SHEPHERDS BAY  
155 CHURCH STREET, RYDE

Drawing Title COVER SHEET

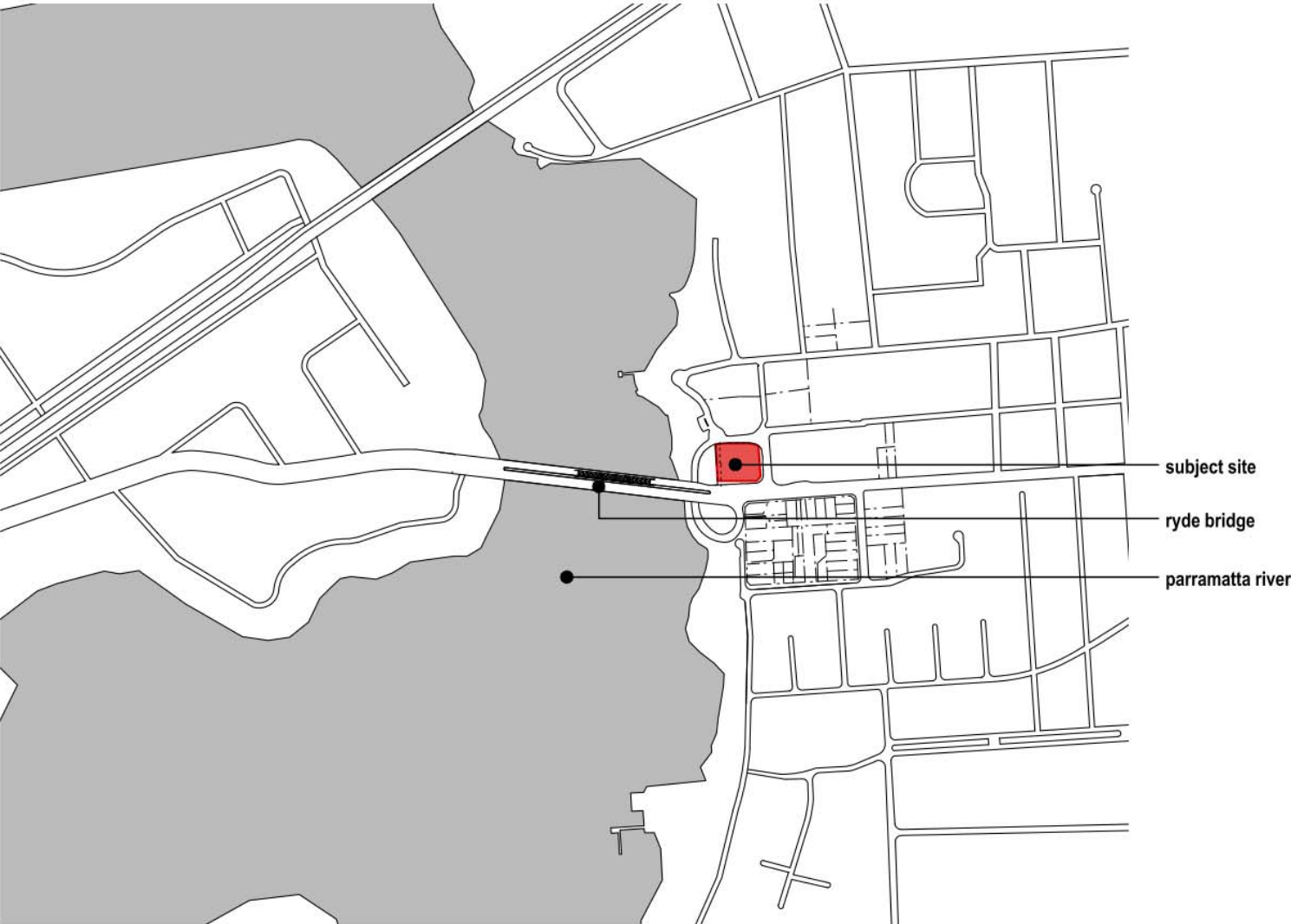
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Project Architect:	VAVC	Scale:	@ A2
Project Director:	JA	Date:	19/08/2022
Drawing Number:	DA 00	Revision:	J

DRAWING SCHEDULE

Sheet No.	Revision	Sheet Name
DA 00	J	COVER SHEET
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DA 07	K	BASEMENT 05
DA 08	J	BASEMENT 04
DA 09	J	BASEMENT 03
DA 10	J	BASEMENT 02
DA 11	P	BASEMENT 01
DA 12	Q	LOWER GROUND LEVEL
DA 13	R	GROUND LEVEL
DA 14	R	LEVEL 1
DA 15	R	LEVEL 2
DA 16	R	LEVEL 3
DA 17	R	LEVEL 4
DA 18	S	LEVEL 5
DA 19	S	LEVEL 6
DA 20	S	LEVEL 7
DA 21	S	LEVEL 8
DA 22	R	LEVEL 9
DA 23	R	LEVEL MEZZANINE
DA 24	Q	ROOF TERRACE
DA 24.1	Q	ROOF
DA 25	J	CHURCH ST ELEVATION
DA 26	J	WELL ST ELEVATION
DA 27	P	PARSONAGE ST ELEVATION
DA 28	P	WATERVIEW ST ELEVATION
DA 29	J	SECTION 01
DA 30	J	SECTION 02
DA 31	J	SECTION 03
DA 32	J	SECTION 04
DA 33	J	3D VIEWS
DA 34	J	3D VIEWS
DA 35	J	FINISHES - APPROVED DA
DA 35.1	B	FINISHES - PROPOSED
DA 36	J	FINISHES - APPROVED DA
DA 36.1	B	FINISHES - PROPOSED
DA 37	P	GFA SUMMARY
DA 37.1	B	GFA SUMMARY
DA 38	J	ADAPTABLE UNITS
DA 47	J	BASIX COMMITMENTS

LOCATION PLAN



DEVELOPMENT YIELD

This proposal is for a mixed use development comprising of:

<u>Residential</u> <u>(Level 5 - Mezzanine)</u>	APPROVED DA				PROPOSED				
	Unit Type	1 Bed	2 Bed	3 Bed	Total	1 Bed	2 Bed	3 Bed	Total
	Number Of Units	6	24	13	43	6	24	13	43
	Percentage of Yield	14%	56%	30%		14%	56%	30%	
<u>Serviced Apartments</u> <u>(Level 1 - Level 4)</u>	Unit Type	Studio	1 Bed	2 Bed	Total	Studio	1 Bed	2 Bed	Total
	Number of Units	33	25	14	72	37	31	16	84
	Percentage of Yield	46%	35%	19%		45%	36%	19%	
	Area	4004m <sup>2</sup>				4668m <sup>2</sup>			
<u>Commercial</u>	Area	690m <sup>2</sup>				No commercial proposed			
<u>Retail</u>	Area	3921m <sup>2</sup>				3941m <sup>2</sup>			
<u>Parking</u> (4 Levels of Basement Car Parking)	295 Total Car Parking Spaces	- 131 Commercial & Retail (5 accessible) - 47 Staff (3 accessible) - 48 Serviced Apartments (5 accessible) - 56 Residential (6 accessible) - 9 Visitors (2 accessible) - 1 Carwash Bay - 3 Carshare				- 132 Retail (5 accessible) - 38 Staff (3 accessible) - 56 Serviced Apartments (5 accessible) - 56 Residential (6 accessible) - 9 Visitors (2 accessible) - 1 Carwash Bay - 3 Carshare			
	81 Bicycle Spaces	- 35 Commercial & Retail - 24 Staff - 22 Residential				107 Bicycle Spaces - 43 Retail - 34 Staff - 30 Residential			
	6 Motorcycle Spaces					6 Motorcycle Spaces			

ACCOMMODATION SUMMARY

SERVICED APARTMENTS			RESIDENTIAL		
	UNIT TYPES	AREA		UNIT TYPES	AREA
UNIT 101A	2 BED DUAL KEY	58 m <sup>2</sup>	UNIT 501	2 BED	79 m <sup>2</sup>
UNIT 101B	STUDIO DUAL KEY	22 m <sup>2</sup>	UNIT 502	2 BED	75 m <sup>2</sup>
UNIT 102A	STUDIO DUAL KEY	24 m <sup>2</sup>	UNIT 503	1 BED - SS	52 m <sup>2</sup>
UNIT 102B	1 BED DUAL KEY	43 m <sup>2</sup>	UNIT 504	1 BED - SS	52 m <sup>2</sup>
UNIT 103A	1 BED DUAL KEY	43 m <sup>2</sup>	UNIT 505	3 BED	103 m <sup>2</sup>
UNIT 103B	STUDIO DUAL KEY	24 m <sup>2</sup>	UNIT 506	2 BED	83 m <sup>2</sup>
UNIT 104	STUDIO	27 m <sup>2</sup>	UNIT 507	1 BED ADAPTABLE	60 m <sup>2</sup>
UNIT 105A	2 BED DUAL KEY	66 m <sup>2</sup>	UNIT 508	1 BED	65 m <sup>2</sup>
UNIT 105B	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 509	2 BED	82 m <sup>2</sup>
UNIT 106A	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 510	2 BED	76 m <sup>2</sup>
UNIT 106B	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 511	2 BED	76 m <sup>2</sup>
UNIT 107	2 BED ACCESSIBLE	63 m <sup>2</sup>	UNIT 512	3 BED ADAPTABLE	120 m <sup>2</sup>
UNIT 108	2 BED	65 m <sup>2</sup>	UNIT 601	2 BED	79 m <sup>2</sup>
UNIT 109A	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 602	2 BED	75 m <sup>2</sup>
UNIT 109B	STUDIO DUAL KEY	21 m <sup>2</sup>	UNIT 603	3 BED	106 m <sup>2</sup>
UNIT 110A	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 604	3 BED	103 m <sup>2</sup>
UNIT 110B	STUDIO DUAL KEY	27 m <sup>2</sup>	UNIT 605	2 BED	82 m <sup>2</sup>
UNIT 111A	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 606	1 BED ADAPTABLE	60 m <sup>2</sup>
UNIT 111B	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 607	1 BED	65 m <sup>2</sup>
UNIT 112	1 BED ACCESS	58 m <sup>2</sup>	UNIT 608	2 BED	82 m <sup>2</sup>
UNIT 113	2 BED	79 m <sup>2</sup>	UNIT 609	2 BED	76 m <sup>2</sup>
UNIT 201A	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 610	2 BED	76 m <sup>2</sup>
UNIT 201B	STUDIO DUAL KEY	22 m <sup>2</sup>	UNIT 611	3 BED ADAPTABLE	120 m <sup>2</sup>
UNIT 202A	STUDIO DUAL KEY	27 m <sup>2</sup>	UNIT 701	2 BED	79 m <sup>2</sup>
UNIT 202B	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 702	2 BED	75 m <sup>2</sup>
UNIT 203A	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 703	3 BED	106 m <sup>2</sup>
UNIT 203B	STUDIO DUAL KEY	27 m <sup>2</sup>	UNIT 704	2 BED	76 m <sup>2</sup>
UNIT 204	STUDIO	31 m <sup>2</sup>	UNIT 705	2 BED	76 m <sup>2</sup>
UNIT 205A	2 BED DUAL KEY	66 m <sup>2</sup>	UNIT 706	3 BED ADAPTABLE	120 m <sup>2</sup>
UNIT 205B	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 801	2 BED	79 m <sup>2</sup>
UNIT 206A	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 802	2 BED	75 m <sup>2</sup>
UNIT 206B	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 803	3 BED	106 m <sup>2</sup>
UNIT 207	2 BED ACCESSIBLE	63 m <sup>2</sup>	UNIT 804	2 BED	76 m <sup>2</sup>
UNIT 208	2 BED	65 m <sup>2</sup>	UNIT 805	2 BED	76 m <sup>2</sup>
UNIT 209A	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 806	3 BED ADAPTABLE	120 m <sup>2</sup>
UNIT 209B	STUDIO DUAL KEY	20 m <sup>2</sup>	UNIT 901	3 BED	122 m <sup>2</sup>
UNIT 210A	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 902	3 BED	132 m <sup>2</sup>
UNIT 210B	STUDIO DUAL KEY	27 m <sup>2</sup>	UNIT 903	2 BED	85 m <sup>2</sup>
UNIT 211A	1 BED DUAL KEY	53 m <sup>2</sup>	UNIT 904	2 BED	86 m <sup>2</sup>
UNIT 211B	STUDIO DUAL KEY	28 m <sup>2</sup>	UNIT 905	3 BED	134 m <sup>2</sup>
UNIT 212	1 BED ADAPTABLE	58 m <sup>2</sup>	UNIT 906	3 BED	135 m <sup>2</sup>
UNIT 213	2 BED	79 m <sup>2</sup>	UNIT 907	2 BED	90 m <sup>2</sup>
UNIT 301A	1 BED DUAL KEY	47 m <sup>2</sup>	UNIT 908	2 BED	127 m <sup>2</sup>
UNIT 301B	STUDIO DUAL KEY	22 m <sup>2</sup>			
UNIT 302A	STUDIO DUAL KEY	27 m <sup>2</sup>			
UNIT 302B	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 303A	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 303B	STUDIO DUAL KEY	27 m <sup>2</sup>			
UNIT 304	STUDIO	31 m <sup>2</sup>			
UNIT 305A	2 BED DUAL KEY	66 m <sup>2</sup>			
UNIT 305B	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 306A	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 306B	1 BED DUAL KEY	52 m <sup>2</sup>			
UNIT 307	2 BED ACCESSIBLE	63 m <sup>2</sup>			
UNIT 308	2 BED	65 m <sup>2</sup>			
UNIT 309A	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 309B	STUDIO DUAL KEY	20 m <sup>2</sup>			
UNIT 310A	1 BED DUAL KEY	42 m <sup>2</sup>			
UNIT 310B	STUDIO DUAL KEY	24 m <sup>2</sup>			
UNIT 311A	1 BED DUAL KEY	42 m <sup>2</sup>			
UNIT 311B	STUDIO DUAL KEY	0 m <sup>2</sup>			
UNIT 312A	1 BED DUAL KEY	64 m <sup>2</sup>			
UNIT 312B	1 BED DUAL KEY	55 m <sup>2</sup>			
UNIT 401A	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 401B	STUDIO DUAL KEY	22 m <sup>2</sup>			
UNIT 402A	1 BED DUAL KEY	27 m <sup>2</sup>			
UNIT 402B	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 403A	STUDIO DUAL KEY	47 m <sup>2</sup>			
UNIT 403B	STUDIO DUAL KEY	27 m <sup>2</sup>			
UNIT 404	STUDIO	31 m <sup>2</sup>			
UNIT 405A	2 BED DUAL KEY	66 m <sup>2</sup>			
UNIT 405B	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 406A	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 406B	1 BED DUAL KEY	52 m <sup>2</sup>			
UNIT 407	2 BED ACCESSIBLE	63 m <sup>2</sup>			
UNIT 408	2 BED	65 m <sup>2</sup>			
UNIT 409A	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 409B	STUDIO DUAL KEY	20 m <sup>2</sup>			
UNIT 410A	1 BED DUAL KEY	47 m <sup>2</sup>			
UNIT 410B	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 411A	1 BED DUAL KEY	48 m <sup>2</sup>			
UNIT 411B	STUDIO DUAL KEY	28 m <sup>2</sup>			
UNIT 412A	STUDIO DUAL KEY ACCESSIBLE	29 m <sup>2</sup>			
UNIT 412B	2 BED DUAL KEY	73 m <sup>2</sup>			

BASIX COMMITMENTS

REFER TO PAGE DA 47 BASIX COMMITMENTS

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<b>Cox Architecture</b> 70 George Street, The Rocks Sydney, NSW 2000, Australia T + 61 2 9287 9599 F + 61 2 9264 5844 www.coxarchitecture.com.au	
<b>Nominated Architects</b> Joni Appleby no. 6491 Russell Lee no. 6367	



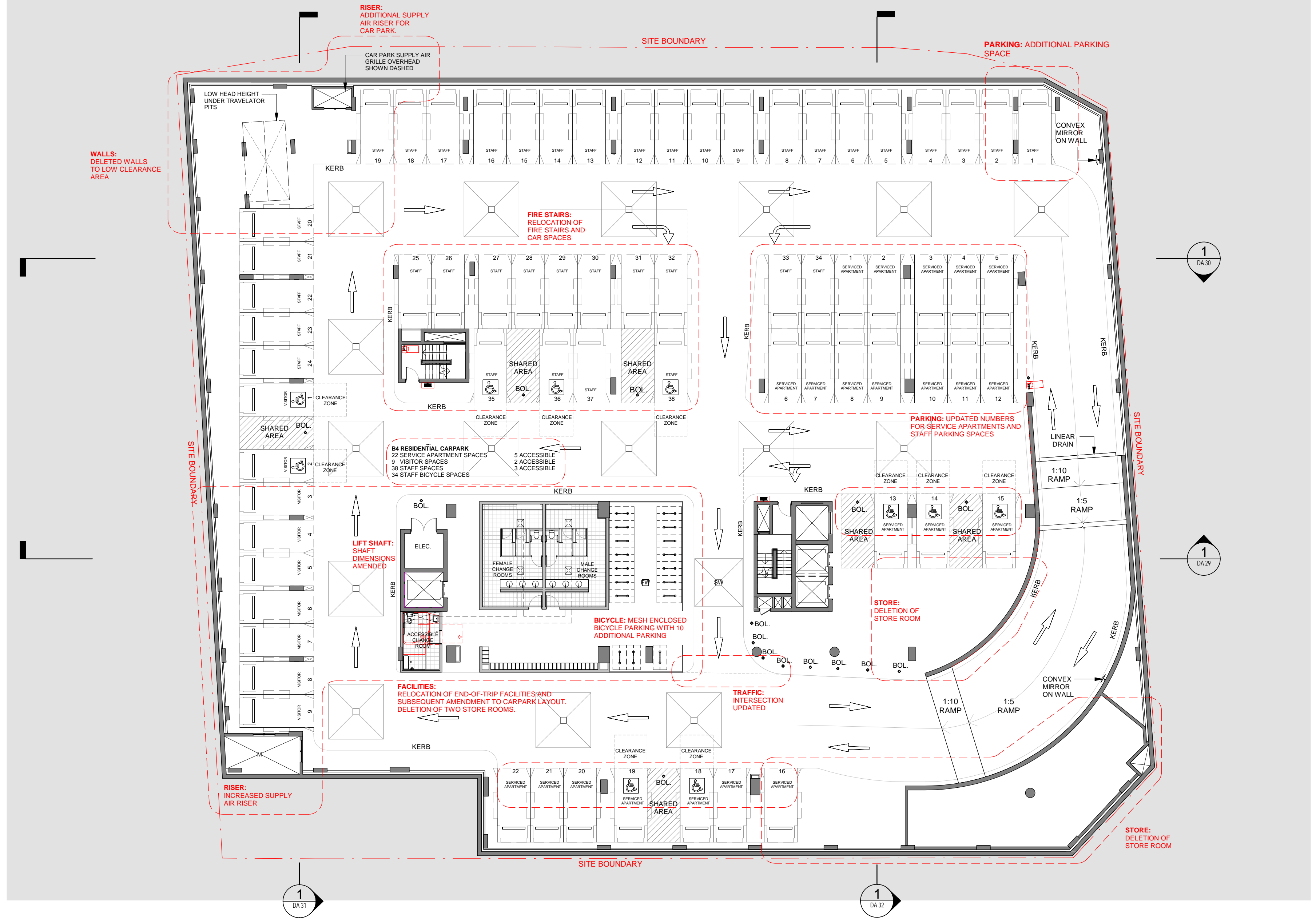
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INTRODUCTION	
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Revision:	
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Cox Architecture  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

Nominated Architects  
Jed Appleby no. 6491  
Russell Lee no. 6367

COX

Kennedy Associates Architects  
Level 3, 1 Booth Street,  
Avenel NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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Client  
**HOLDMARK**

Project No. 215092.01

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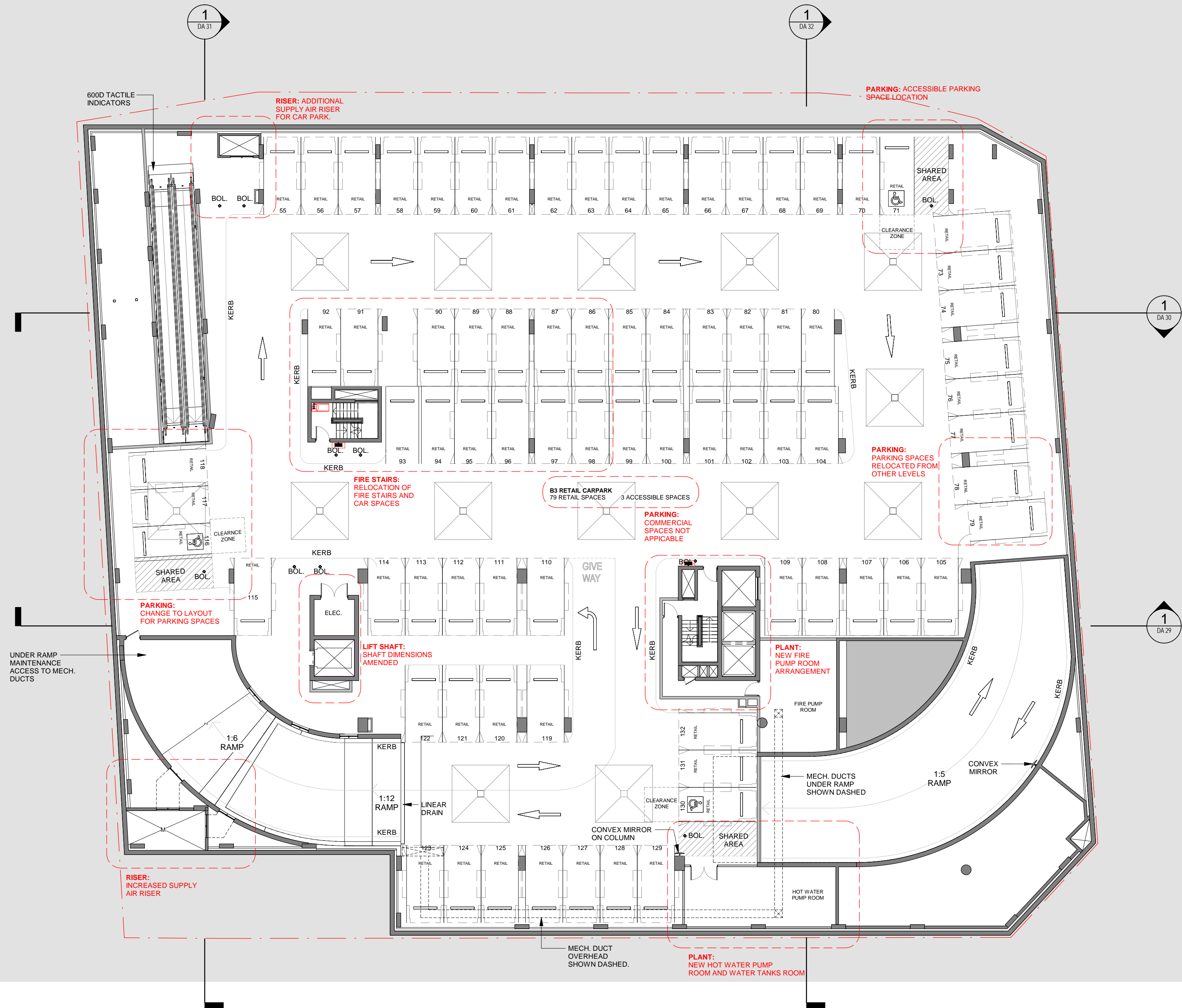
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Cox Architecture

70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

Nominated Architects  
Architect No. 6491  
Registered No. 6367

COX

Kennedy Associates Architects

Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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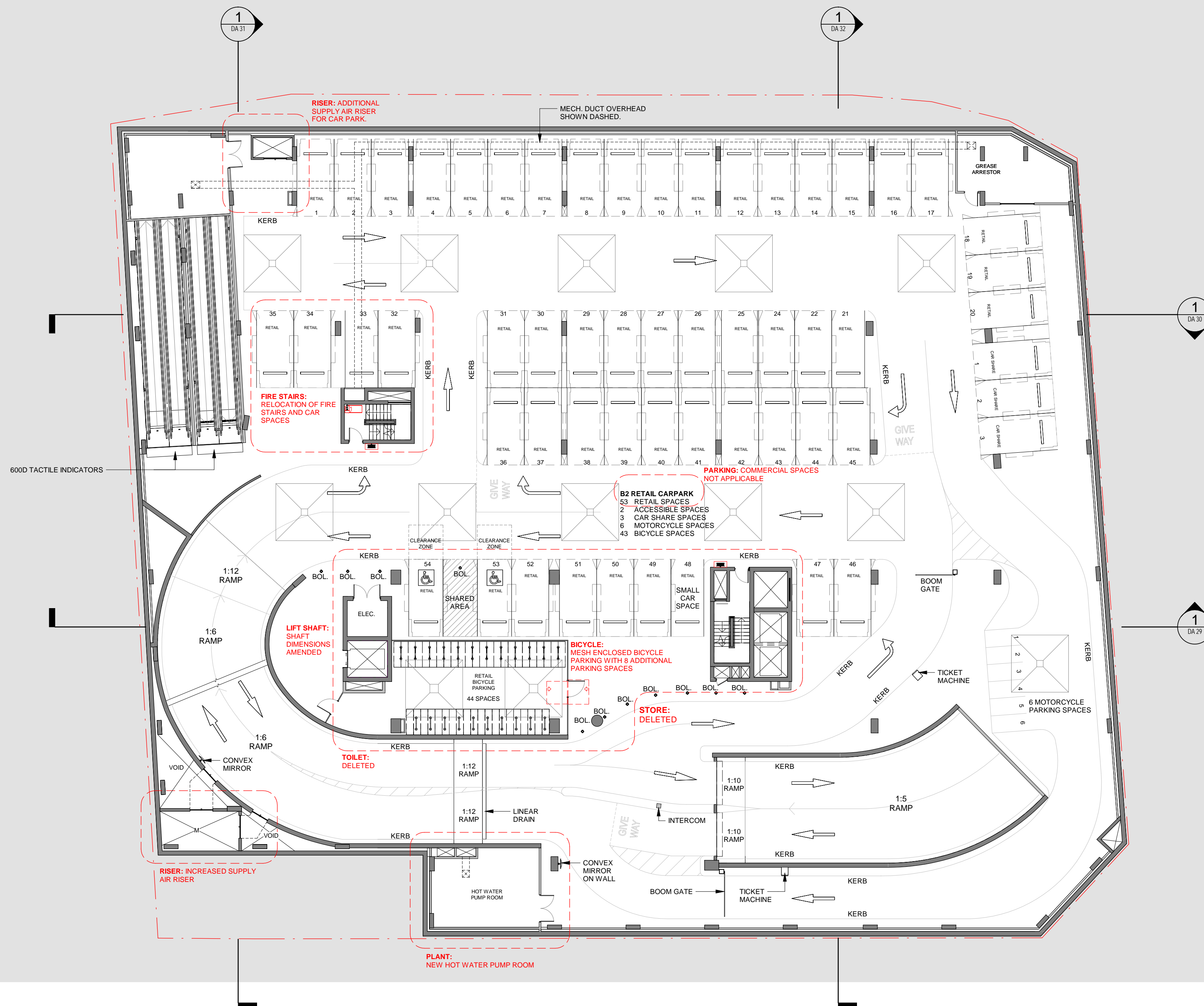
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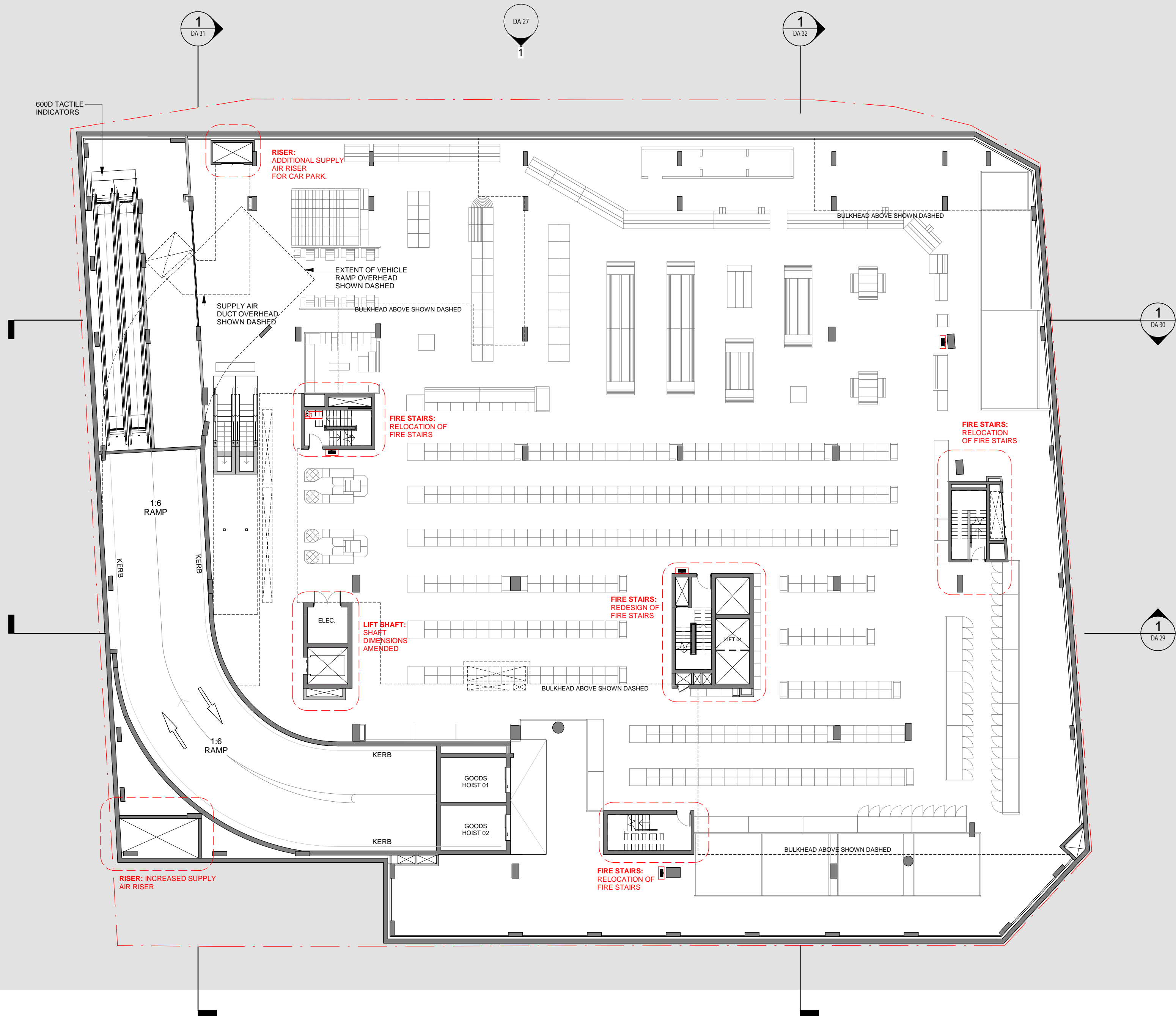
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70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
Jodi Appleby no. 6361  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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**Project No.**  
215092.01

**Project**  
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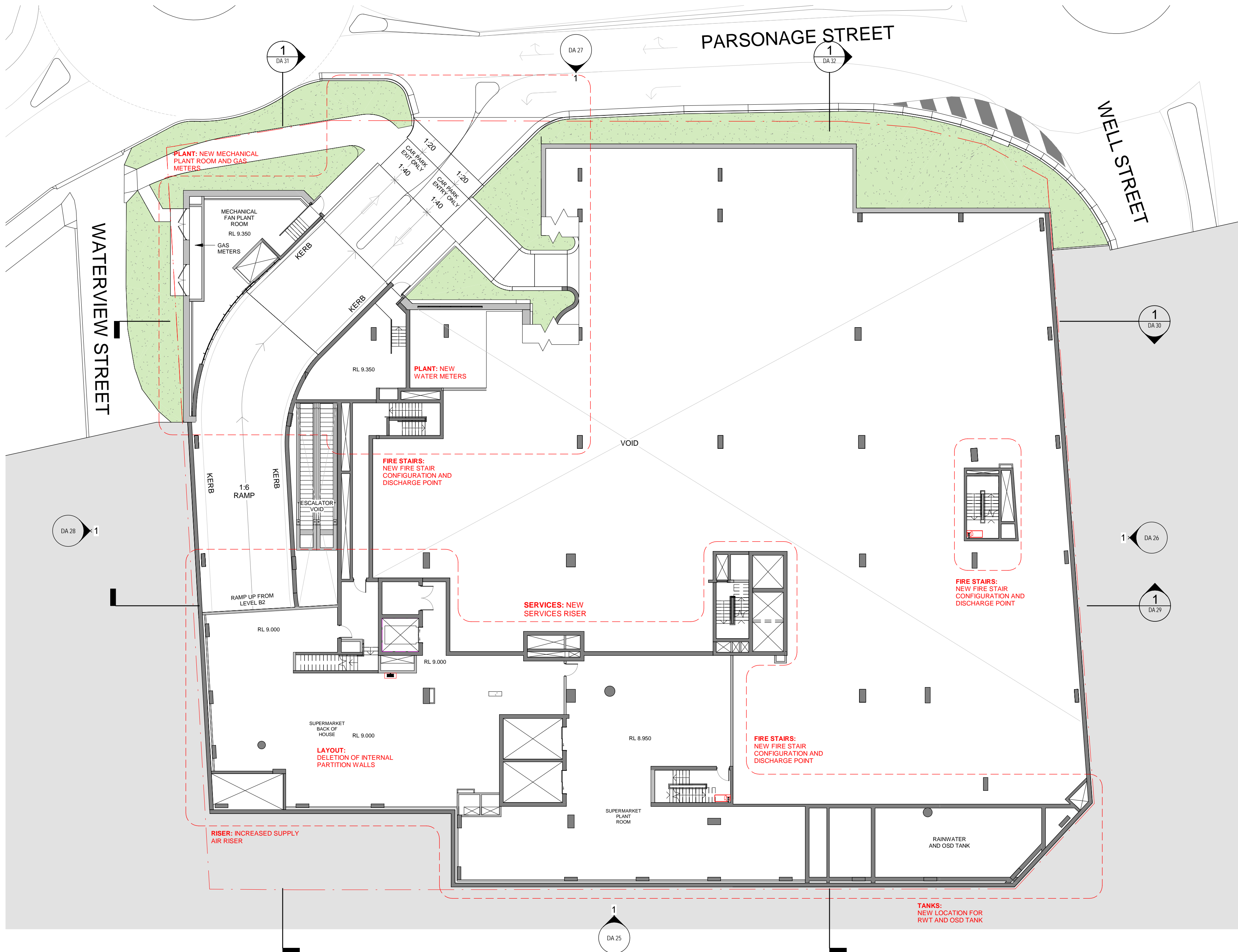
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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9284 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
John Appleby no. 6491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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Project No. 215092.01

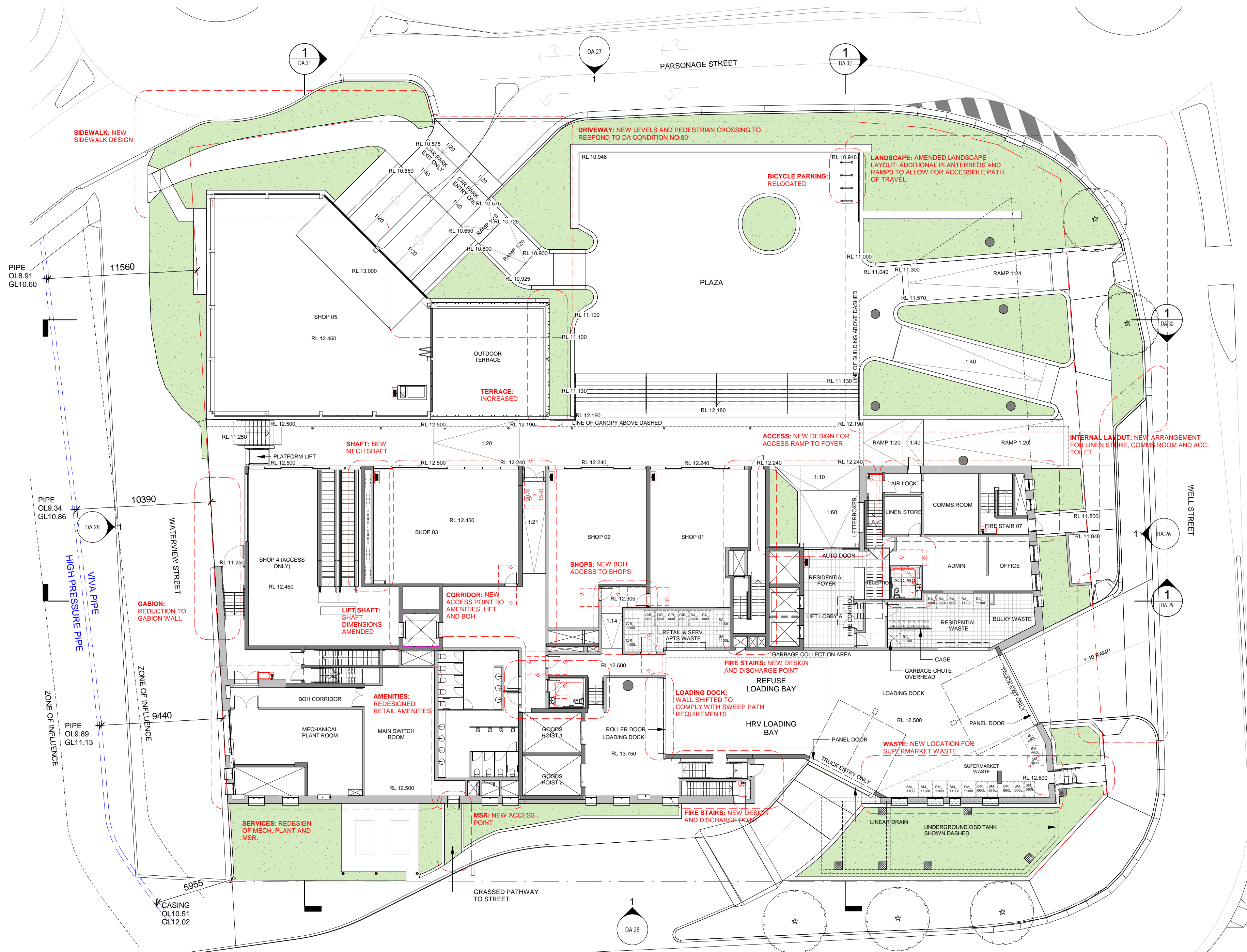
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155 CHURCH STREET, RYDE

Drawing Title  
LOWER GROUND LEVEL

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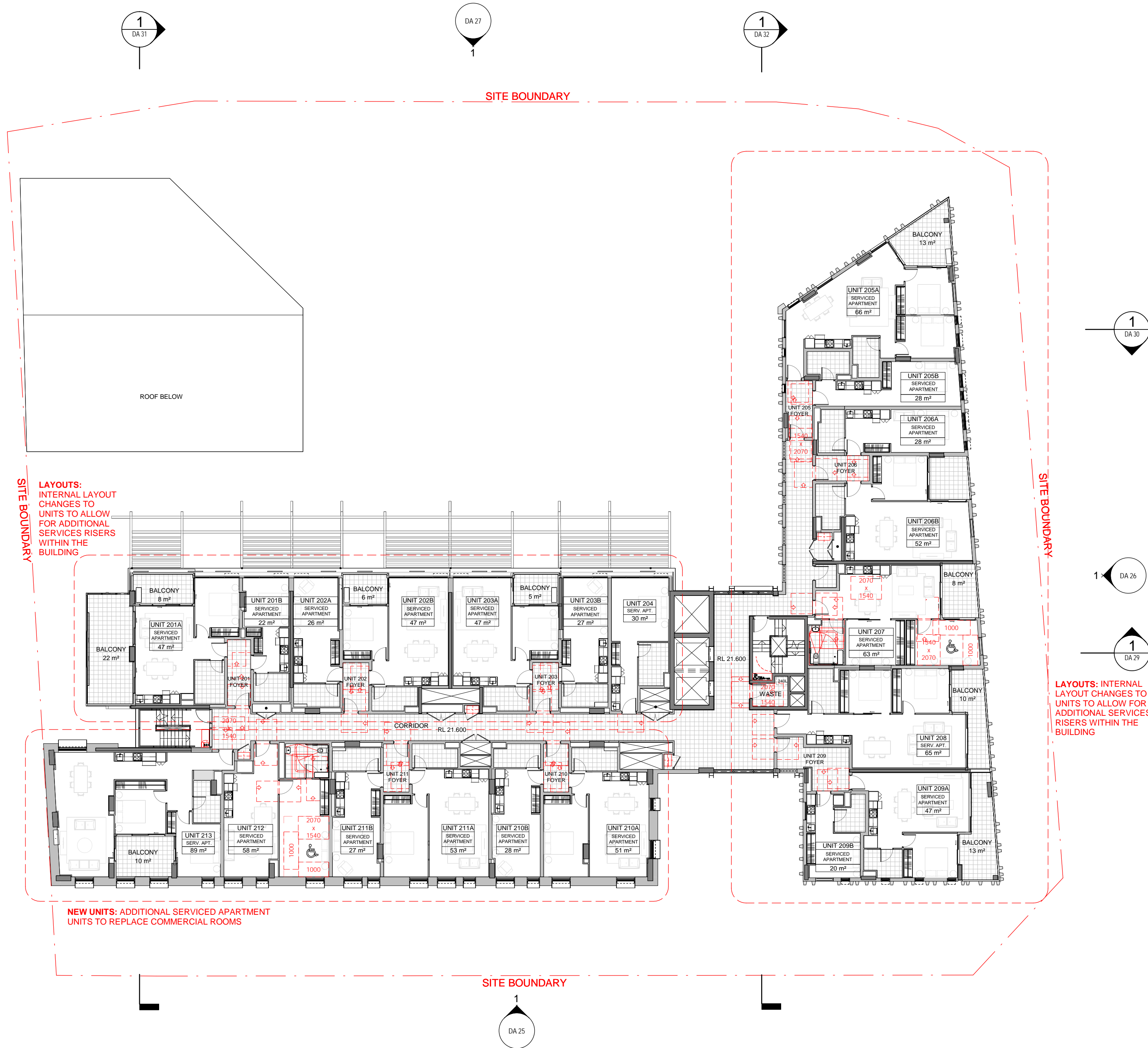
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**Cox Architecture**  
70 George Street, The Rocks  
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T + 61 2 9287 5599  
F + 61 2 9264 5844  
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**Nominated Architects**  
Jodi Appleby no. 6491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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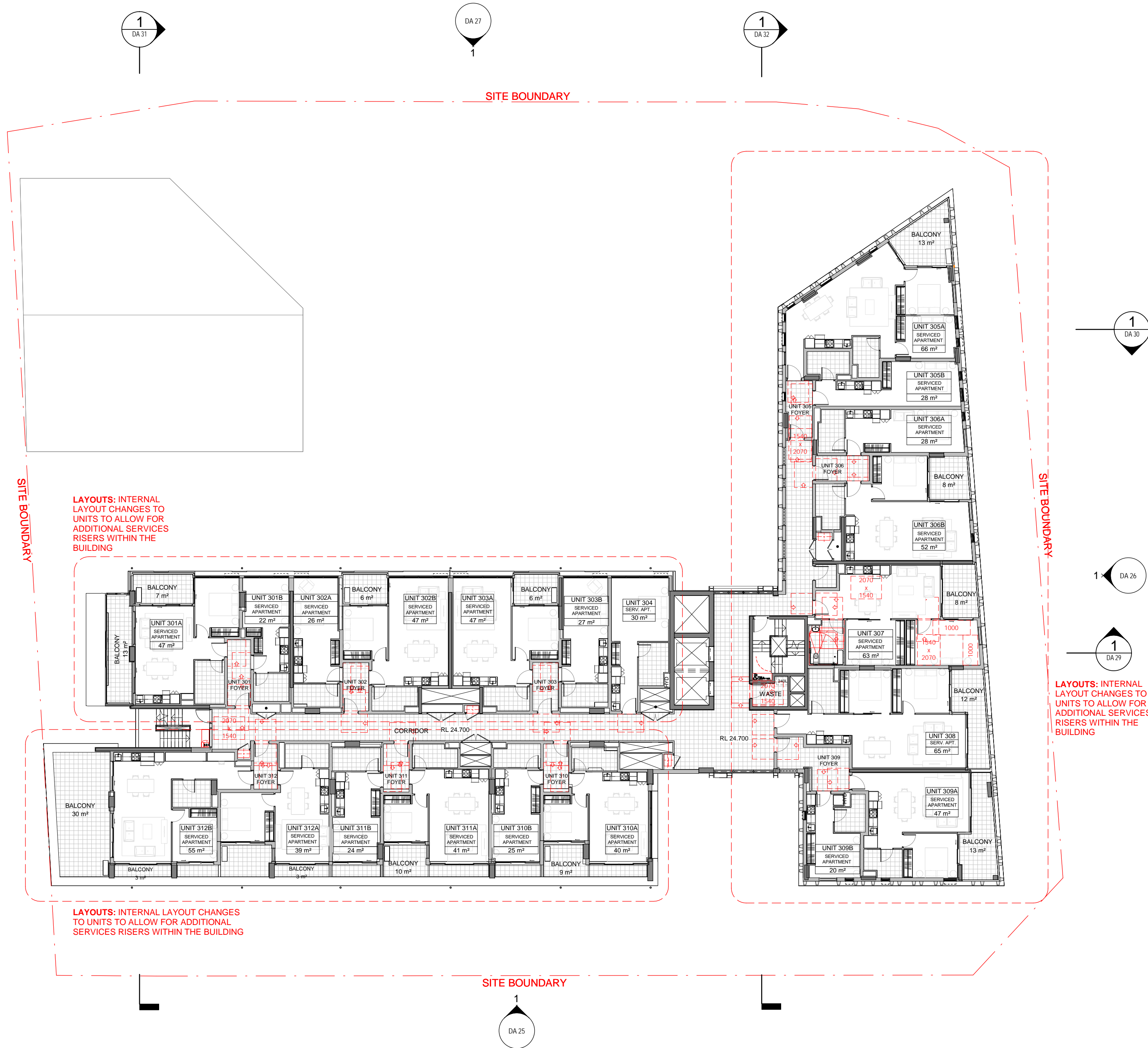
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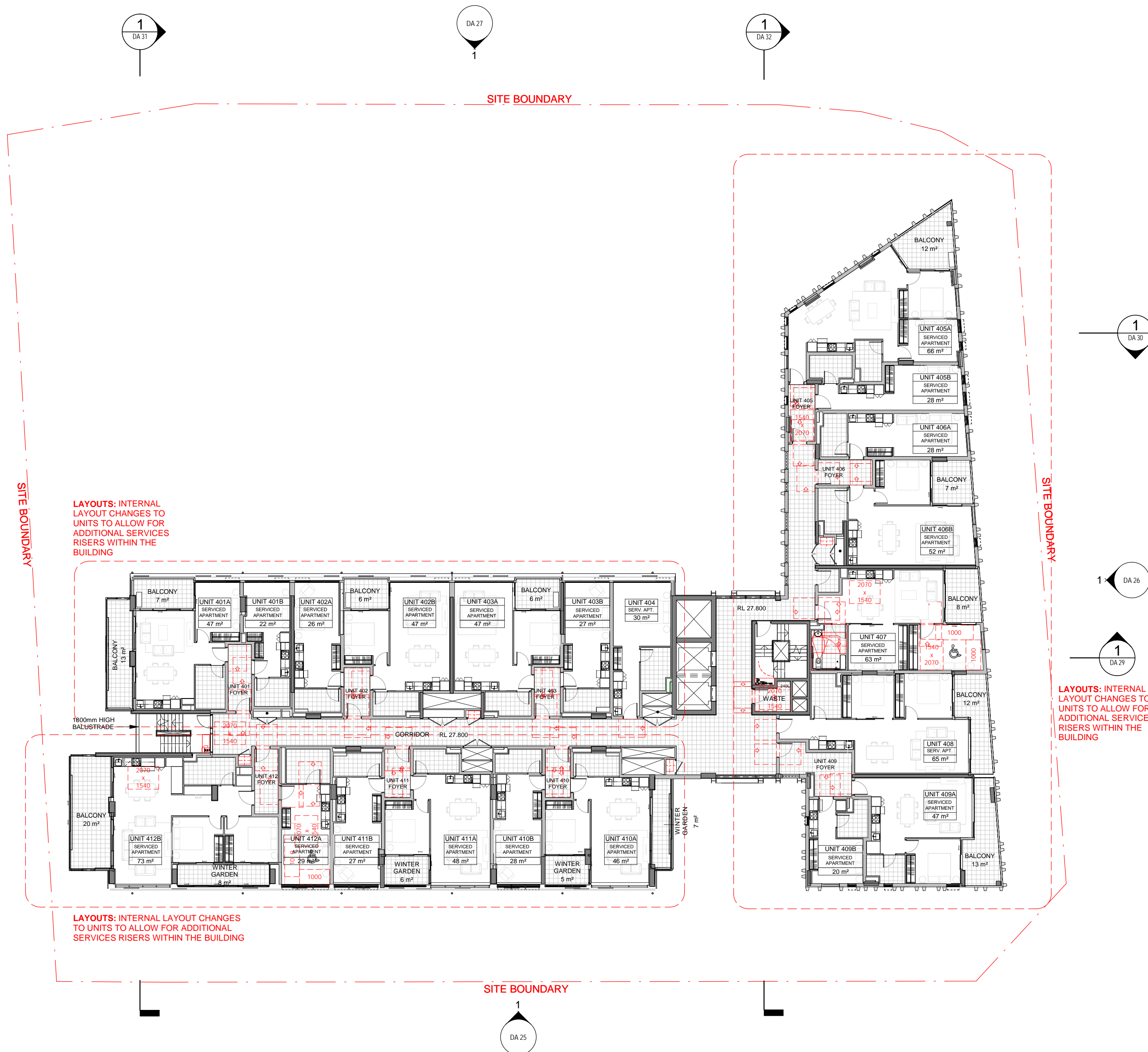
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LEVEL 2

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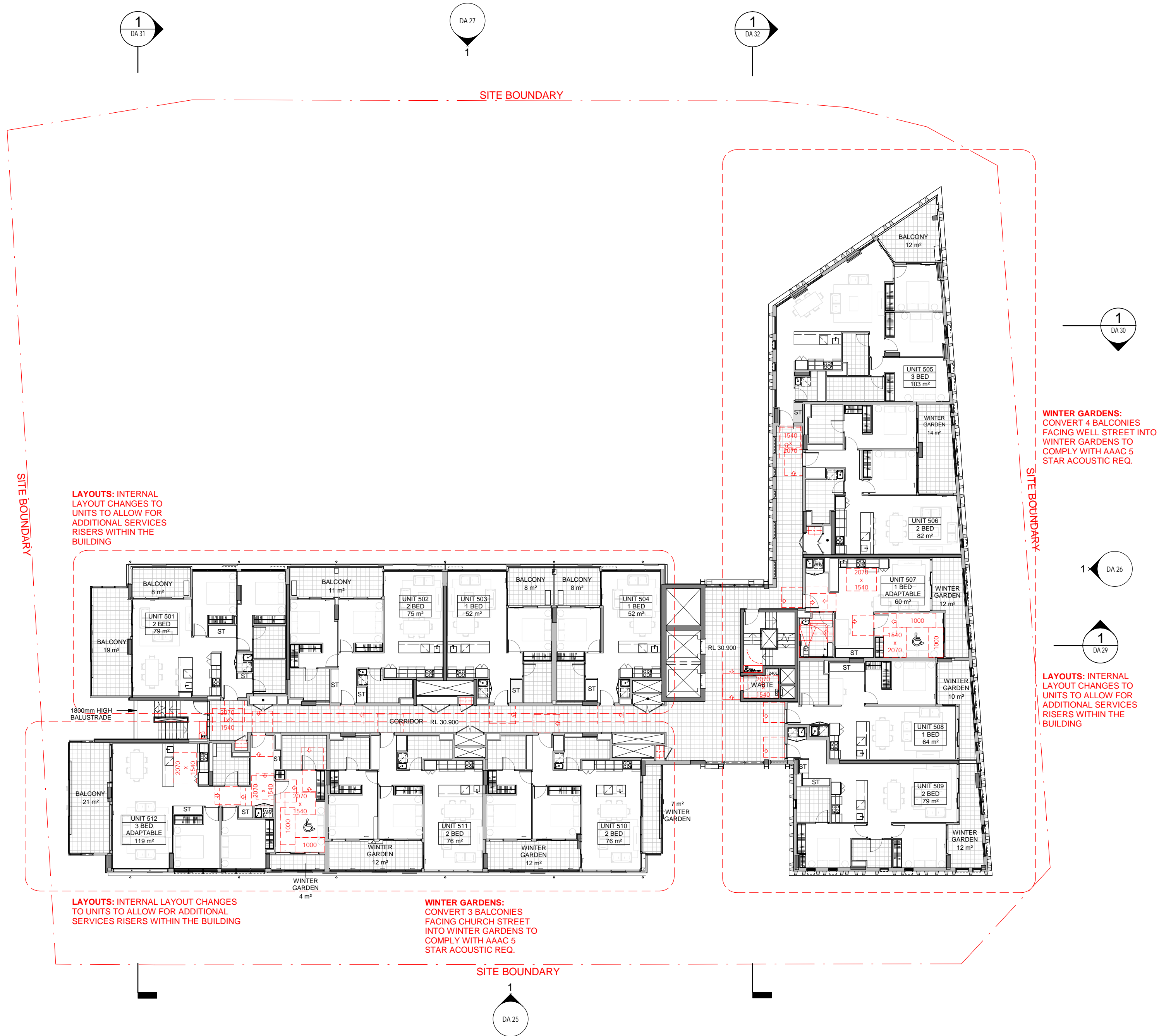
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NOTE:  
SS - SILVER STANDARD



**WINTER GARDENS:**  
CONVERT 4 BALCONIES  
FACING WELL STREET INTO  
WINTER GARDENS TO  
COMPLY WITH AAAC 5  
STAR ACOUSTIC REQ.

**LAYOUTS: INTERNAL  
LAYOUT CHANGES TO  
UNITS TO ALLOW FOR  
ADDITIONAL SERVICES  
RISERS WITHIN THE  
BUILDING**

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SERVICES RISERS WITHIN THE BUILDING**

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CONVERT 3 BALCONIES  
FACING CHURCH STREET  
INTO WINTER GARDENS TO  
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F + 61 2 9264 5844  
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Russell Lee no. 6367

COX

Kennedy Associates Architects

Level 3, 1 Booth Street,  
Avenel NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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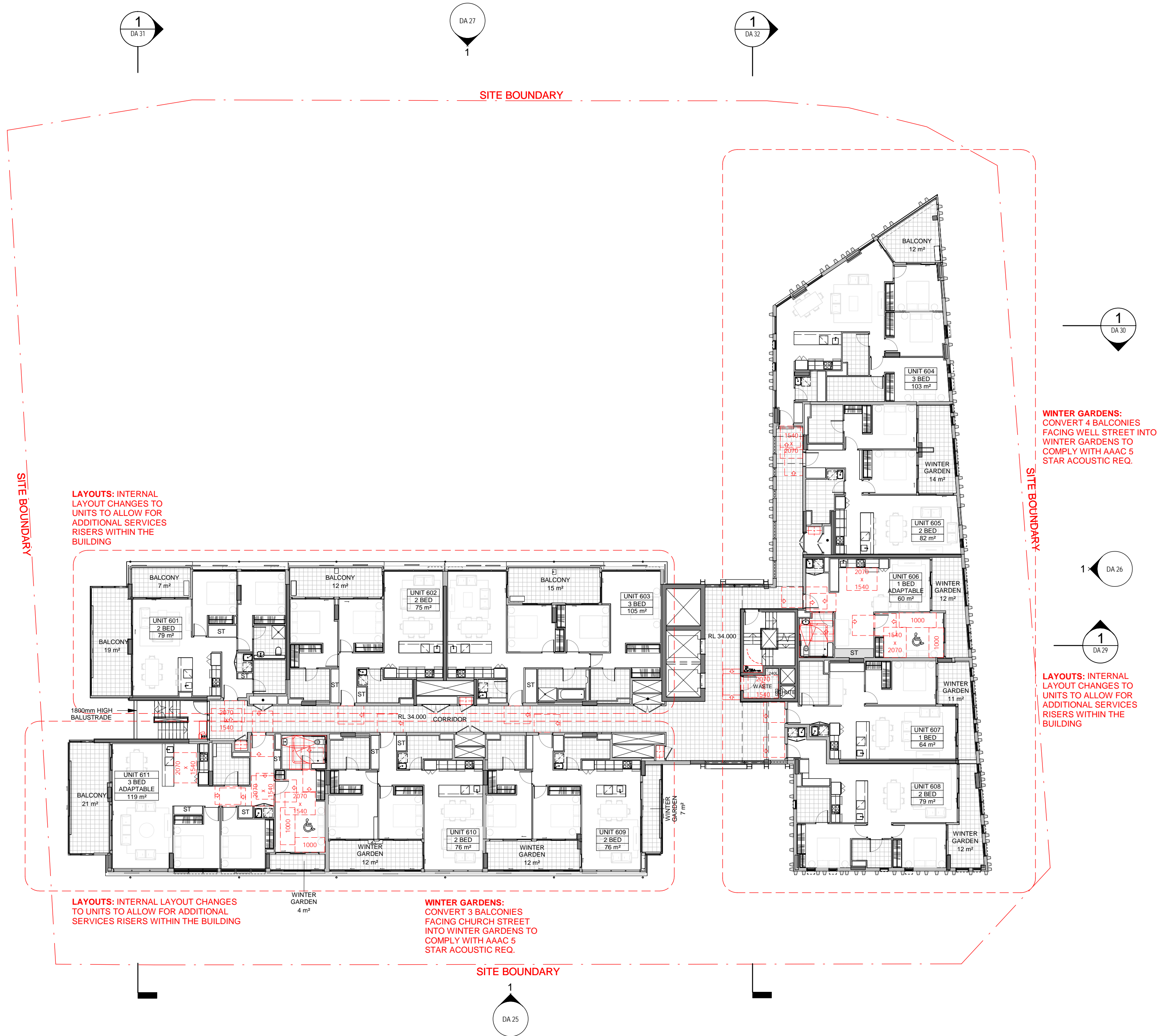
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Drawing Title LEVEL 5

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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
John Appleby 0491  
Russell Lee 04367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenel NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/



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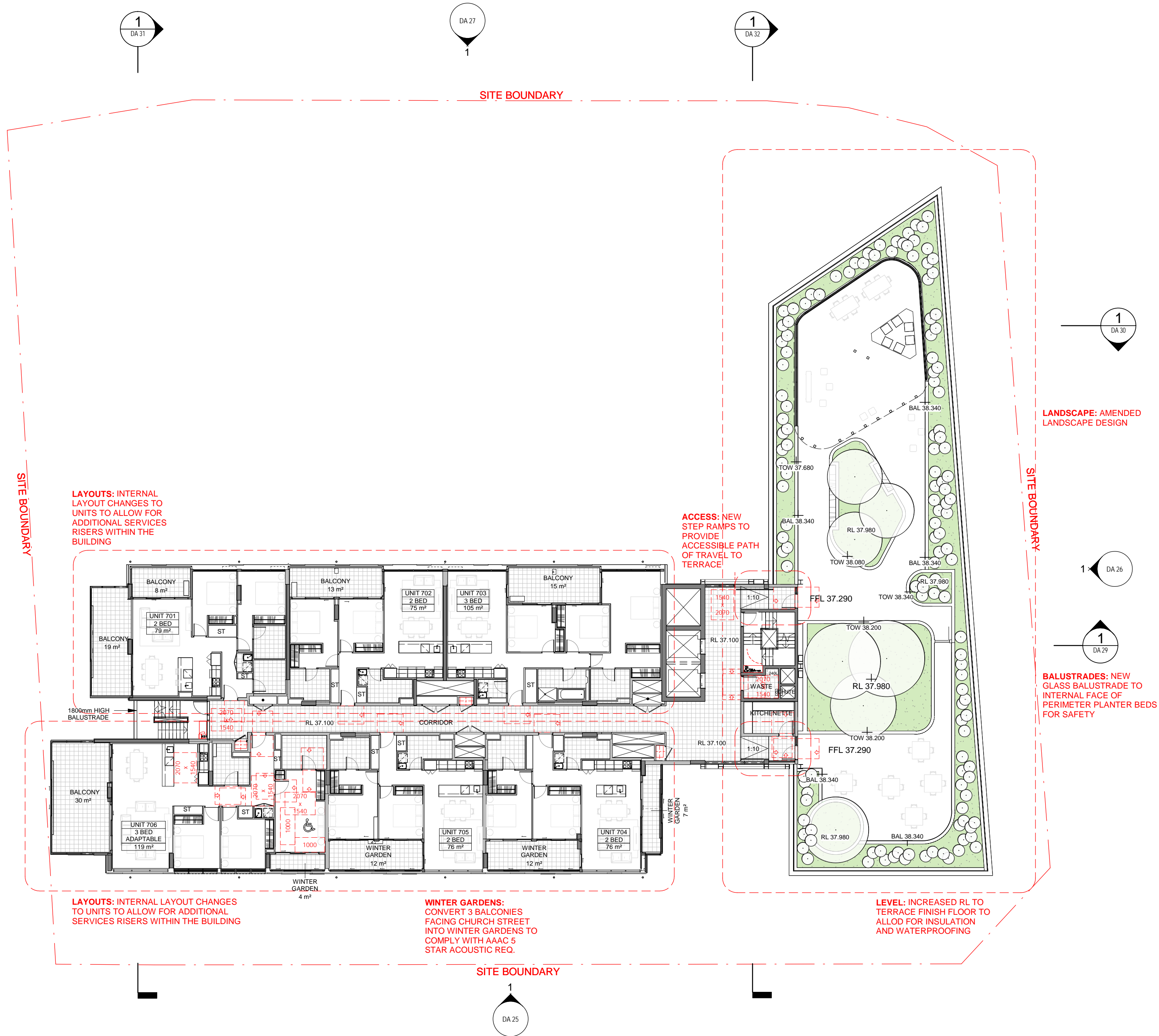
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**Project** SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title** LEVEL 6

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Co-ordinated:	CT	Drawn:	JC
Project Architect:	WAVC	Scale:	1:200 @ A2
Project Director:	JA	Date:	12/12/2022
Drawing Number:	DA 19	Revision:	S



Cox Architecture

70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

Nominated Architects  
Jodi Appleby no. 6491  
Russell Lee no. 6367

COX

Kennedy Associates Architects

Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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Client

HOLDMARK

Project No. 215092.01

Project SHEPHERDS BAY  
155 CHURCH STREET, RYDE

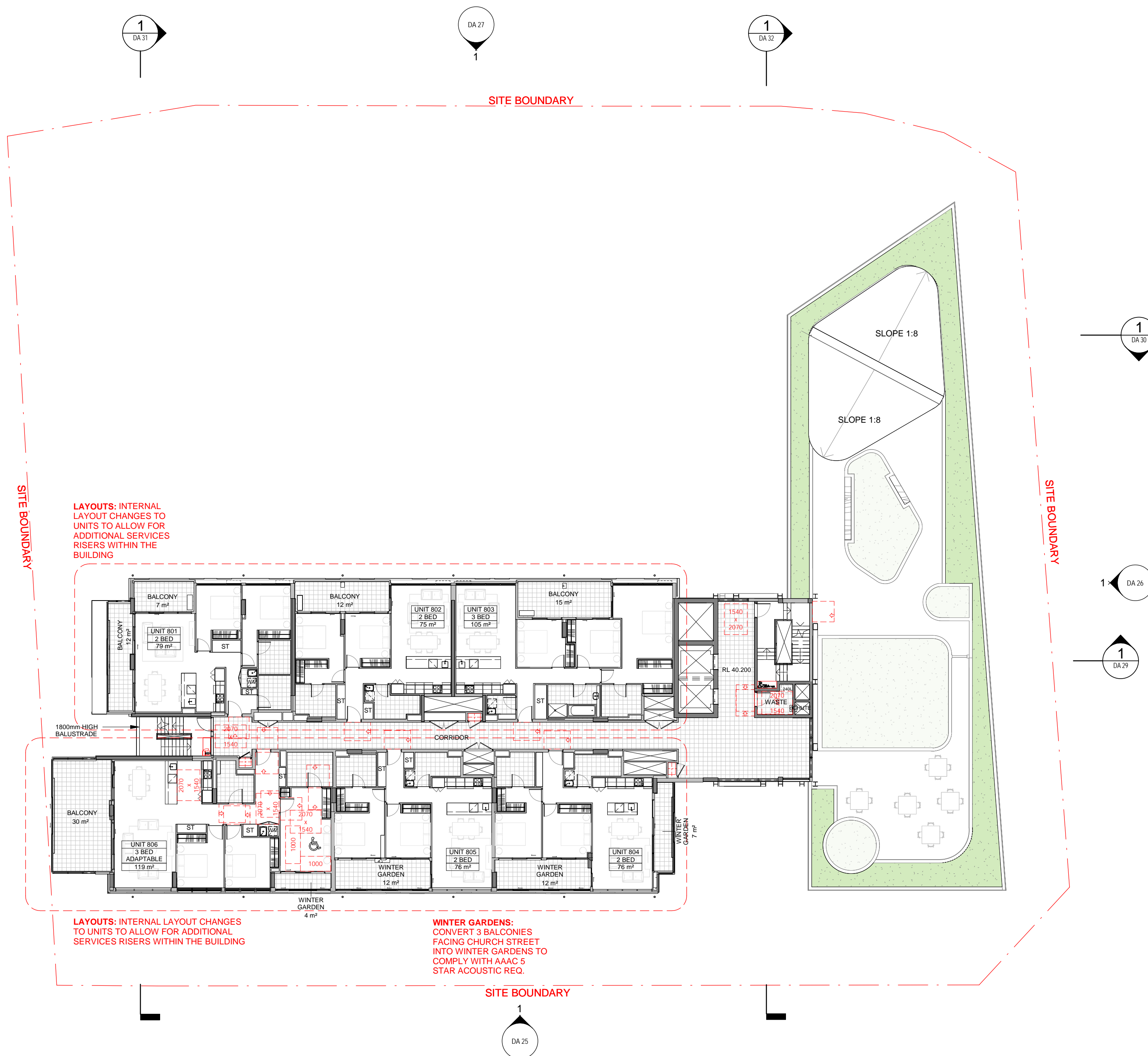
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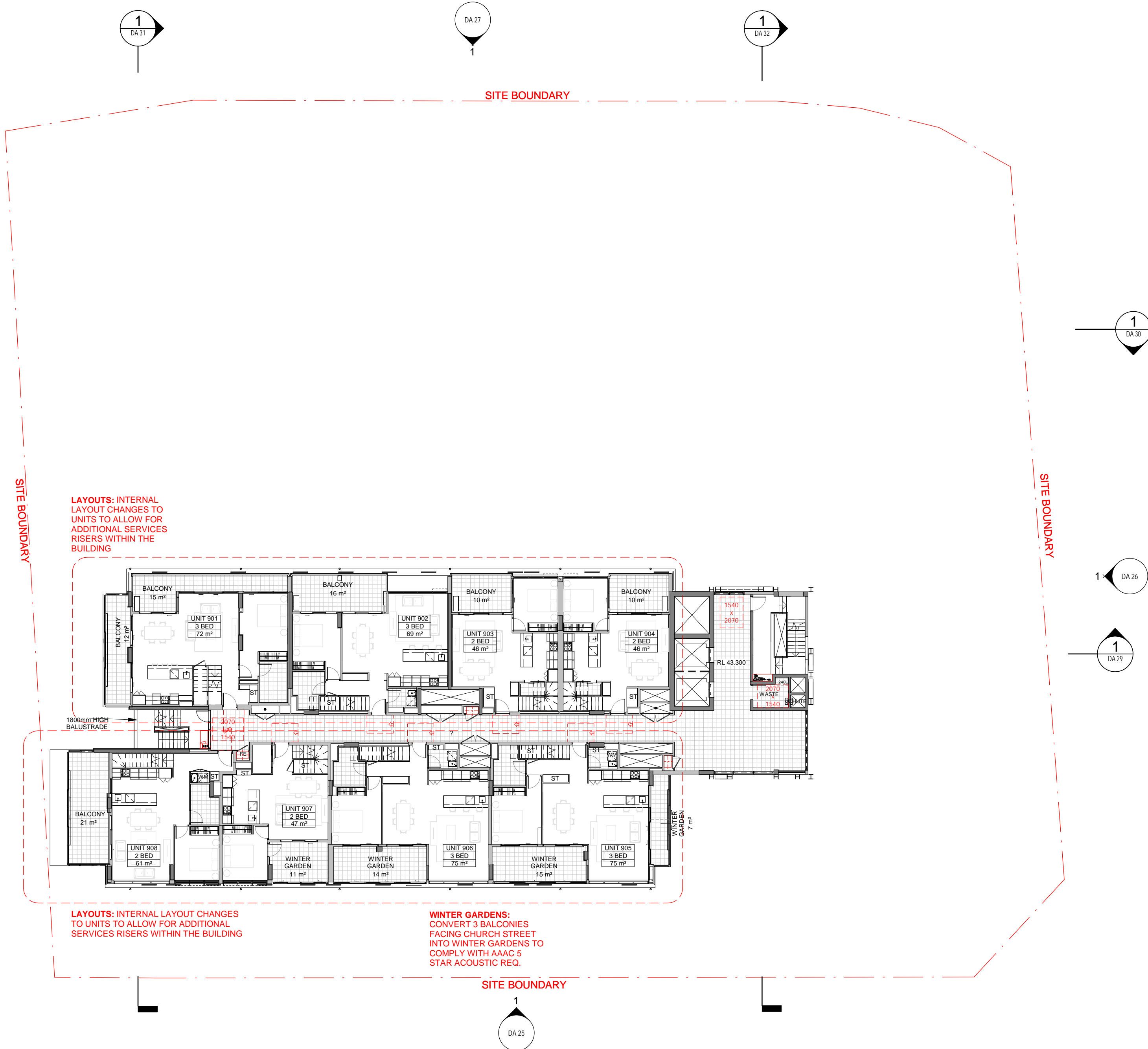
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Co-ordinated:	CT	Drawn:	JC
Project Architect:	WAVC	Scale:	1:200 @ A2
Project Director:	JA	Date:	12/12/2022
Drawing Number:	DA 20	Revision:	S

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F + 61 2 9264 5844  
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**Nominated Architects**  
John Appleby no. 5491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelville NSW 2038, Australia  
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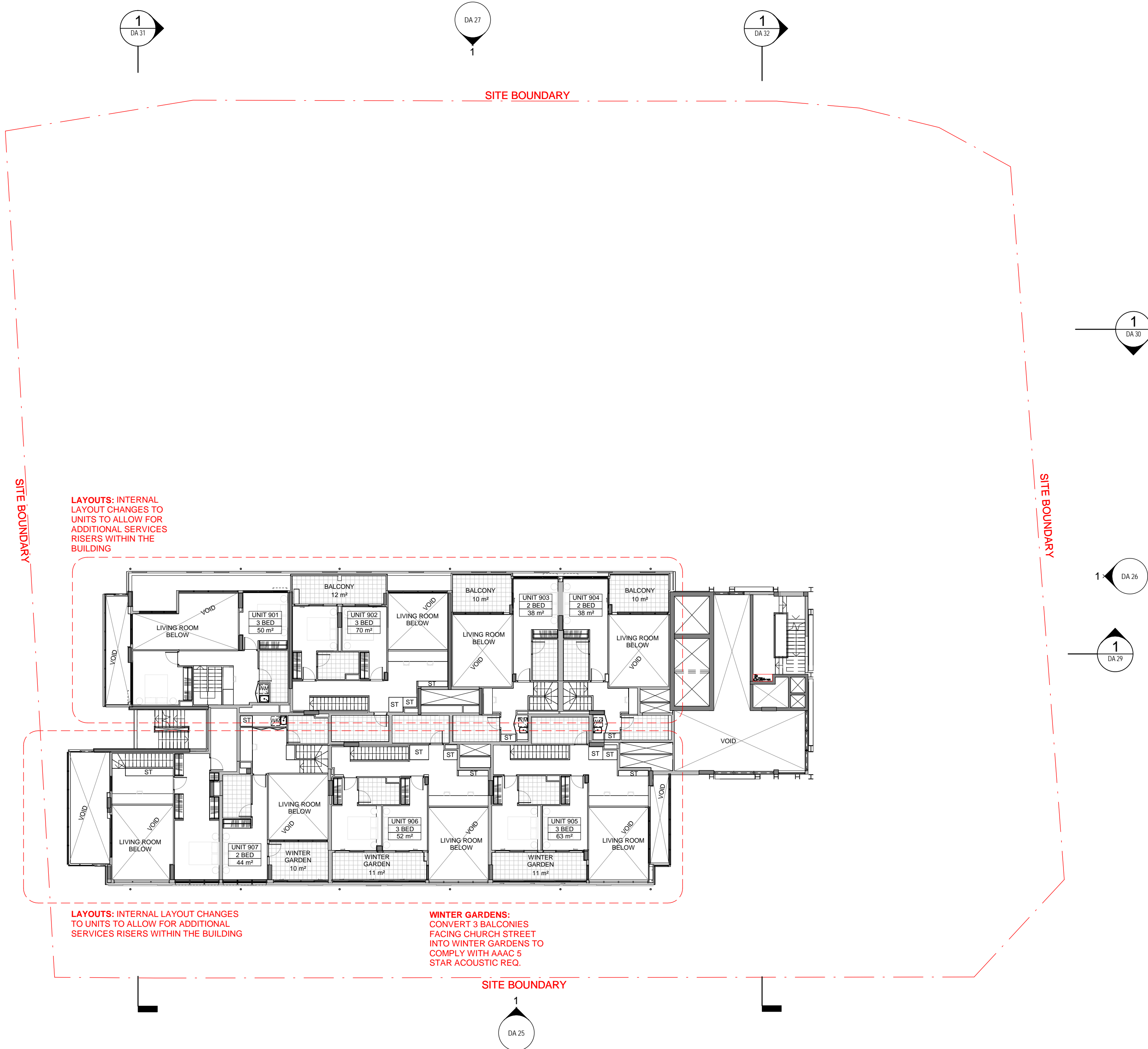
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Project  
SHEPHERDS BAY  
155 CHURCH STREET, RYDE

Drawing Title  
LEVEL 9

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Co-ordinated:	CT	Drawn:	JC
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Project Director:	JA	Date:	12/12/2022
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T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
John Appleby 6491  
Russell Lee 6367



**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenel NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/



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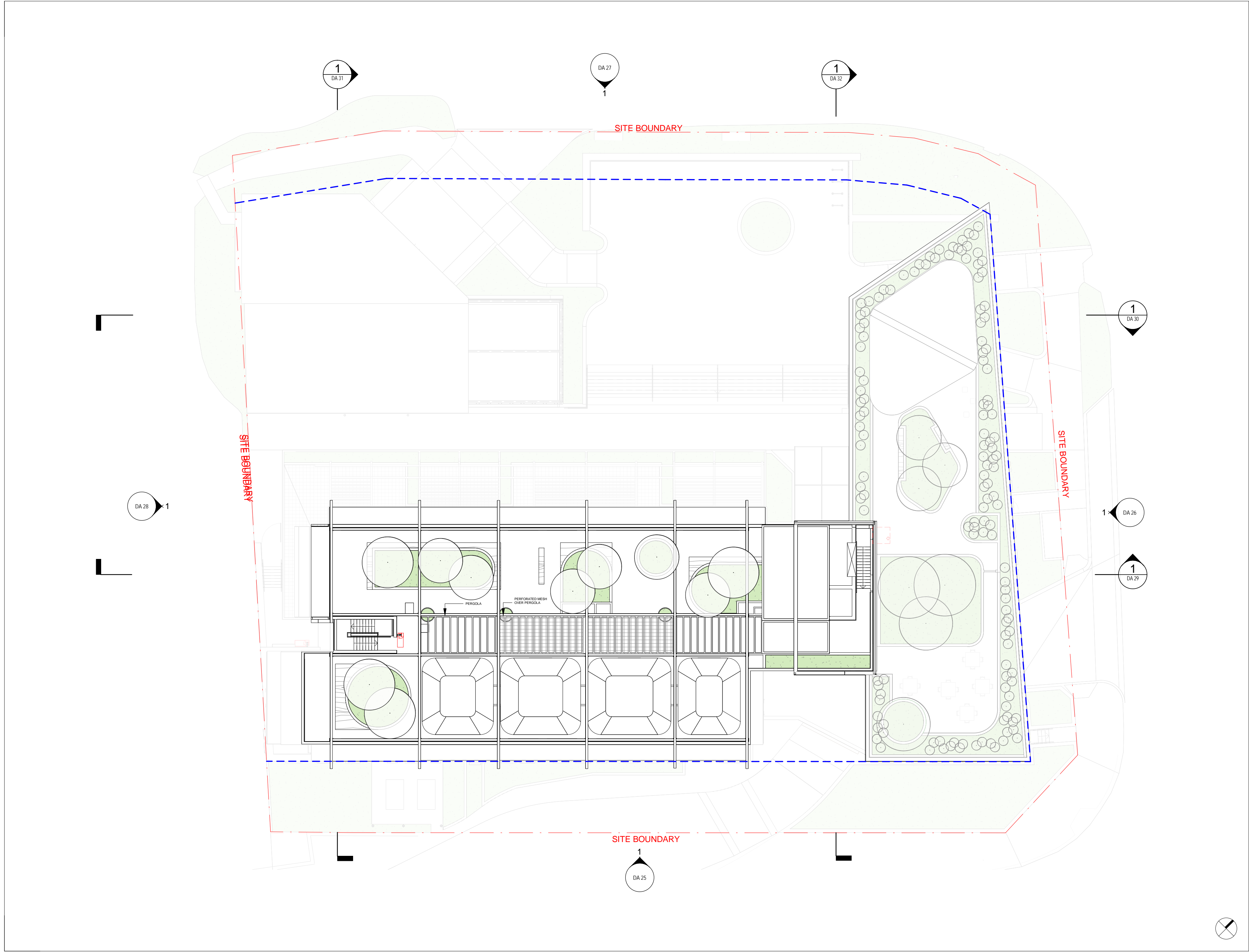
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155 CHURCH STREET, RYDE

Drawing Title  
LEVEL MEZZANINE

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Project Architect:	VAVC	Scale:	1:200 @ A2
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T + 61 2 9287 5599  
F + 61 2 9264 5844  
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**Nominated Architects**  
Jodi Appleby 0491  
Russell Lee 04367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenel NSW 2128, Australia  
T + 61 2 9557 6466  
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**Project No.** 215092.01

**Project** SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title** ROOF

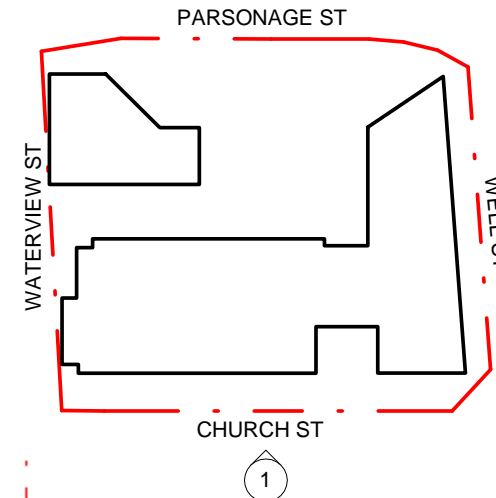
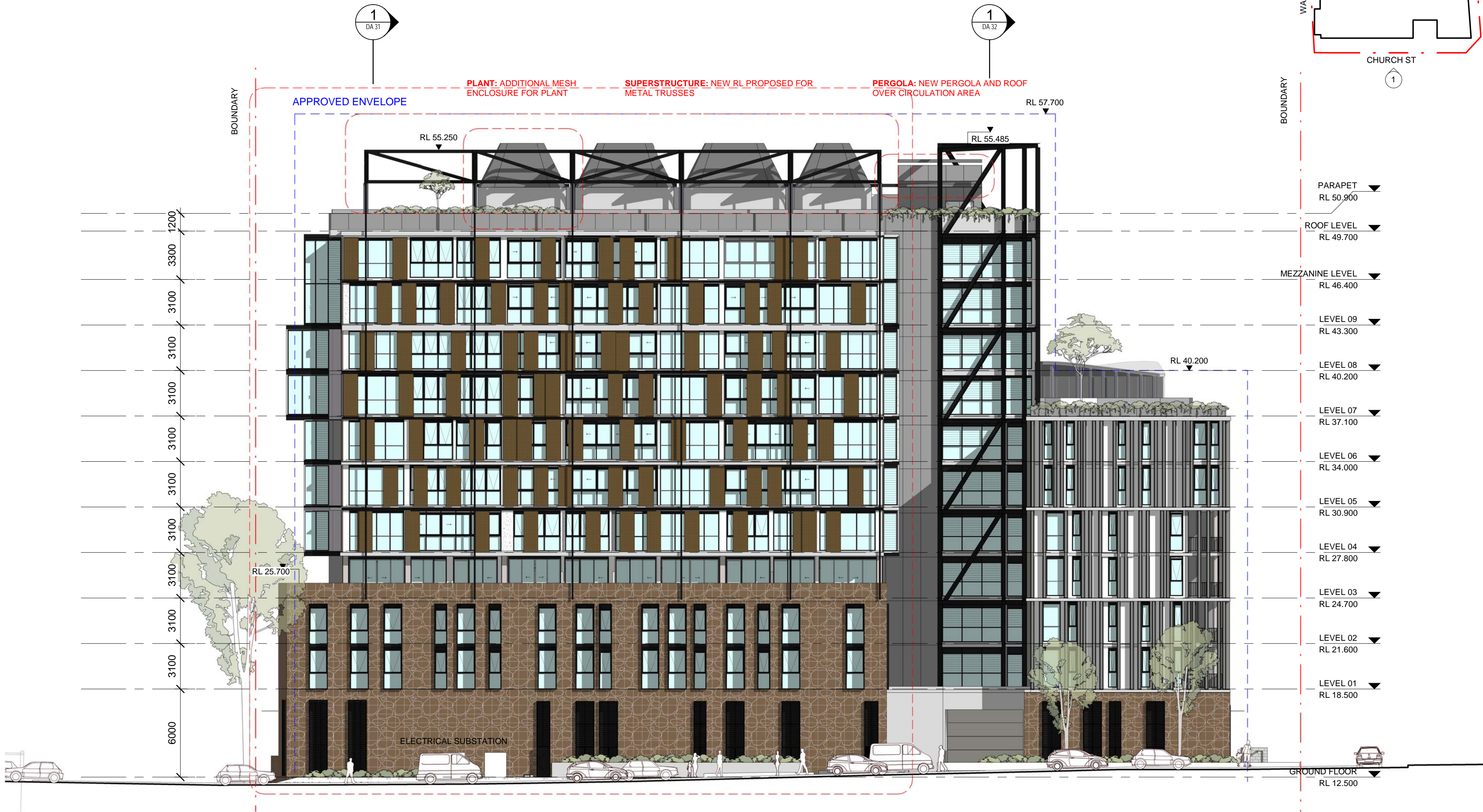
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- BOUNDARY
- PARAPET  
RL 50.900
- ROOF LEVEL  
RL 49.700
- MEZZANINE LEVEL  
RL 46.400
- LEVEL 09  
RL 43.300
- LEVEL 08  
RL 40.200
- LEVEL 07  
RL 37.100
- LEVEL 06  
RL 34.000
- LEVEL 05  
RL 30.900
- LEVEL 04  
RL 27.800
- LEVEL 03  
RL 24.700
- LEVEL 02  
RL 21.600
- LEVEL 01  
RL 18.500
- GROUND FLOOR  
RL 12.500

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H	ISSUED FOR INFORMATION	COXKAA	12/05/2021
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Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

COX

Kennedy Associates Architects  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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Project No.  
215092.01

Project  
SHEPHERDS BAY  
155 CHURCH STREET, RYDE

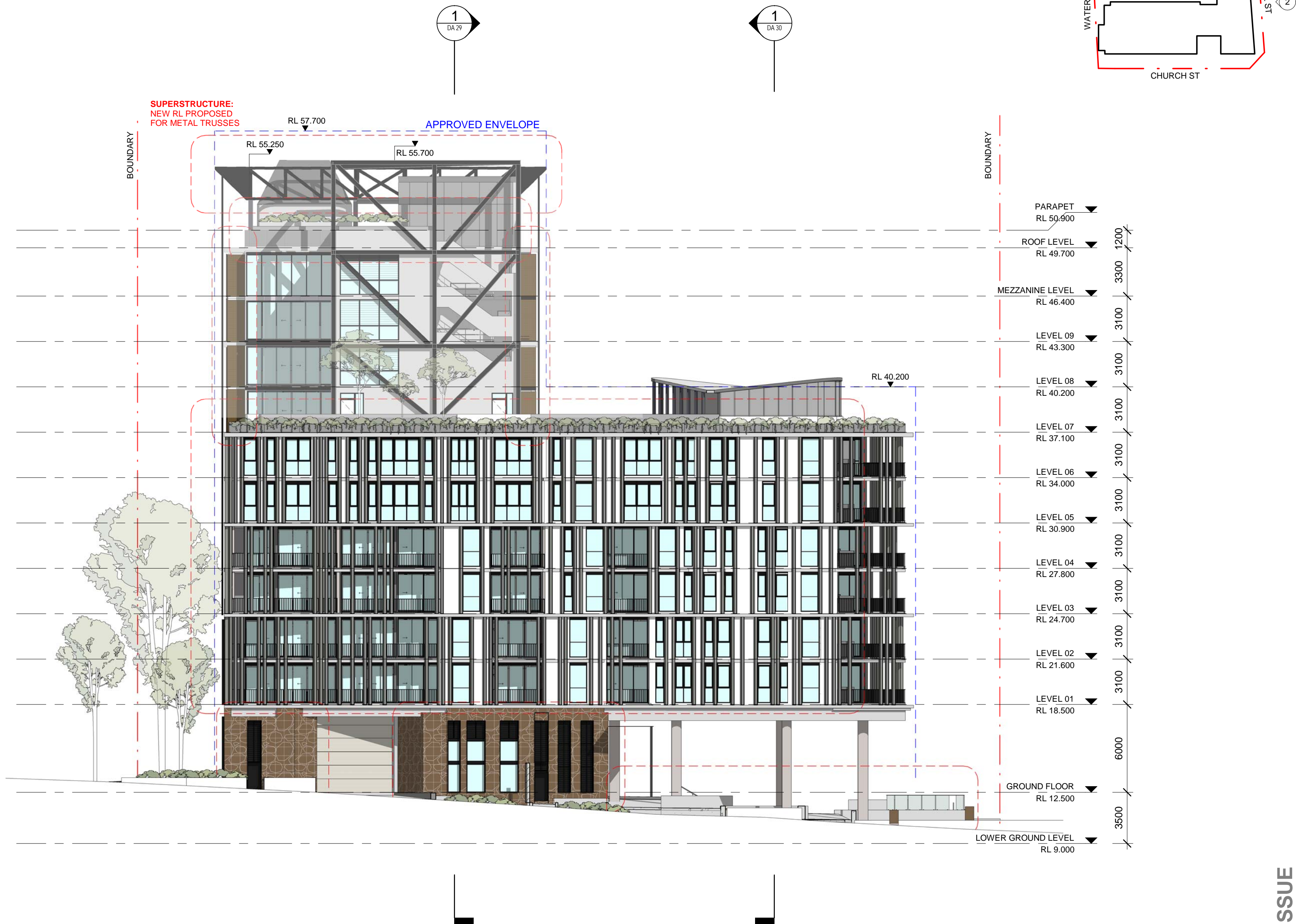
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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
Joni Appleby no. 6491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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WELL ST ELEVATION

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DA 26

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70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
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**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenel NSW 2038, Australia  
T + 61 2 9557 6466  
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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
Jodi Appleby no. 6491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
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**Project**  
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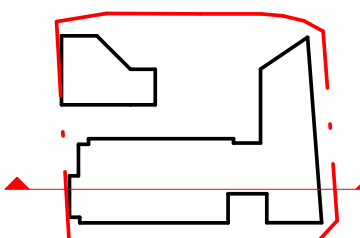
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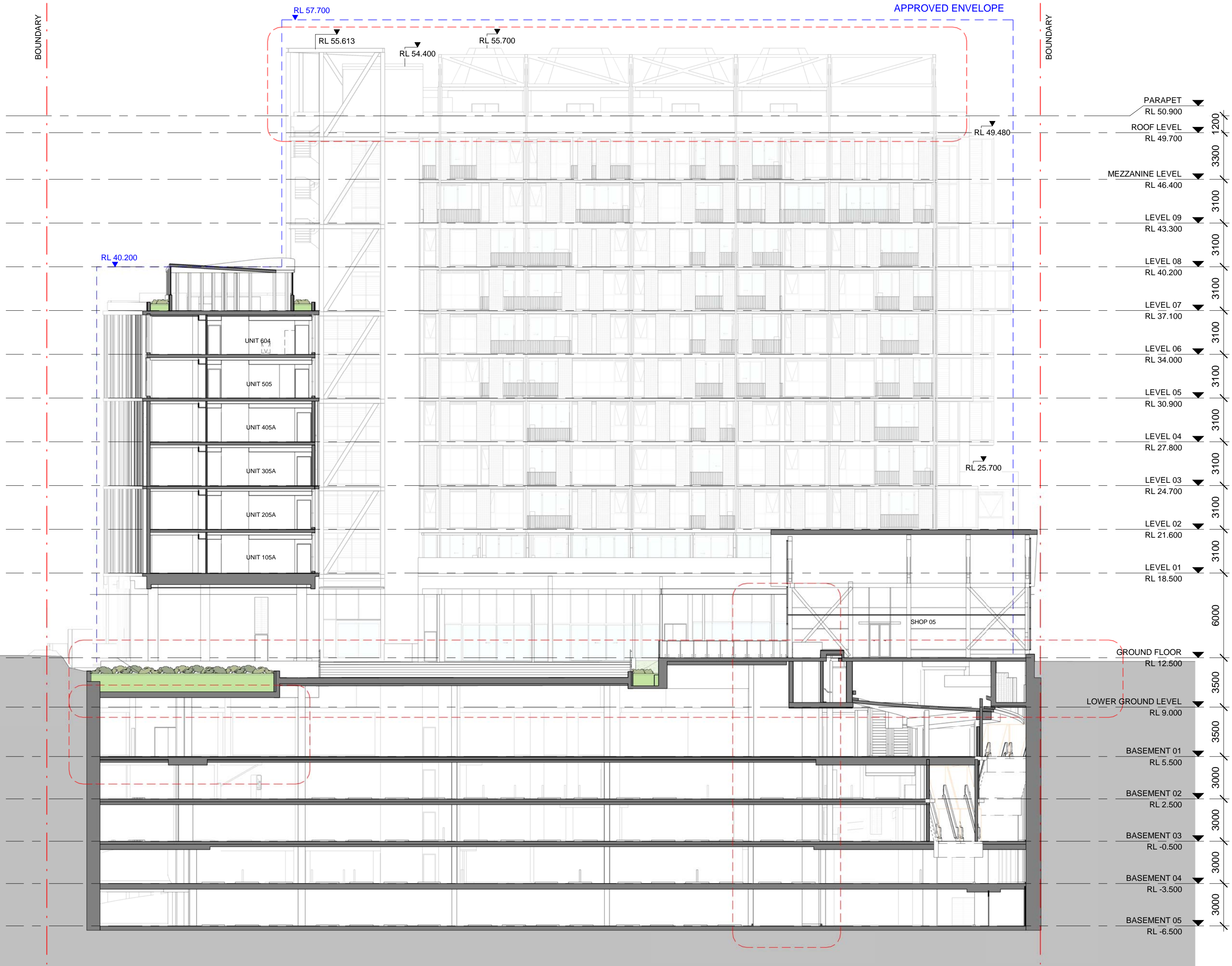
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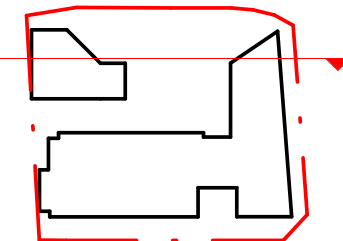
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Nominated Architects  
Architect No. 4491  
Ruralist Licence No. 6367



#### Kennedy Associates Architects

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http://kennedyassociates.com.au/



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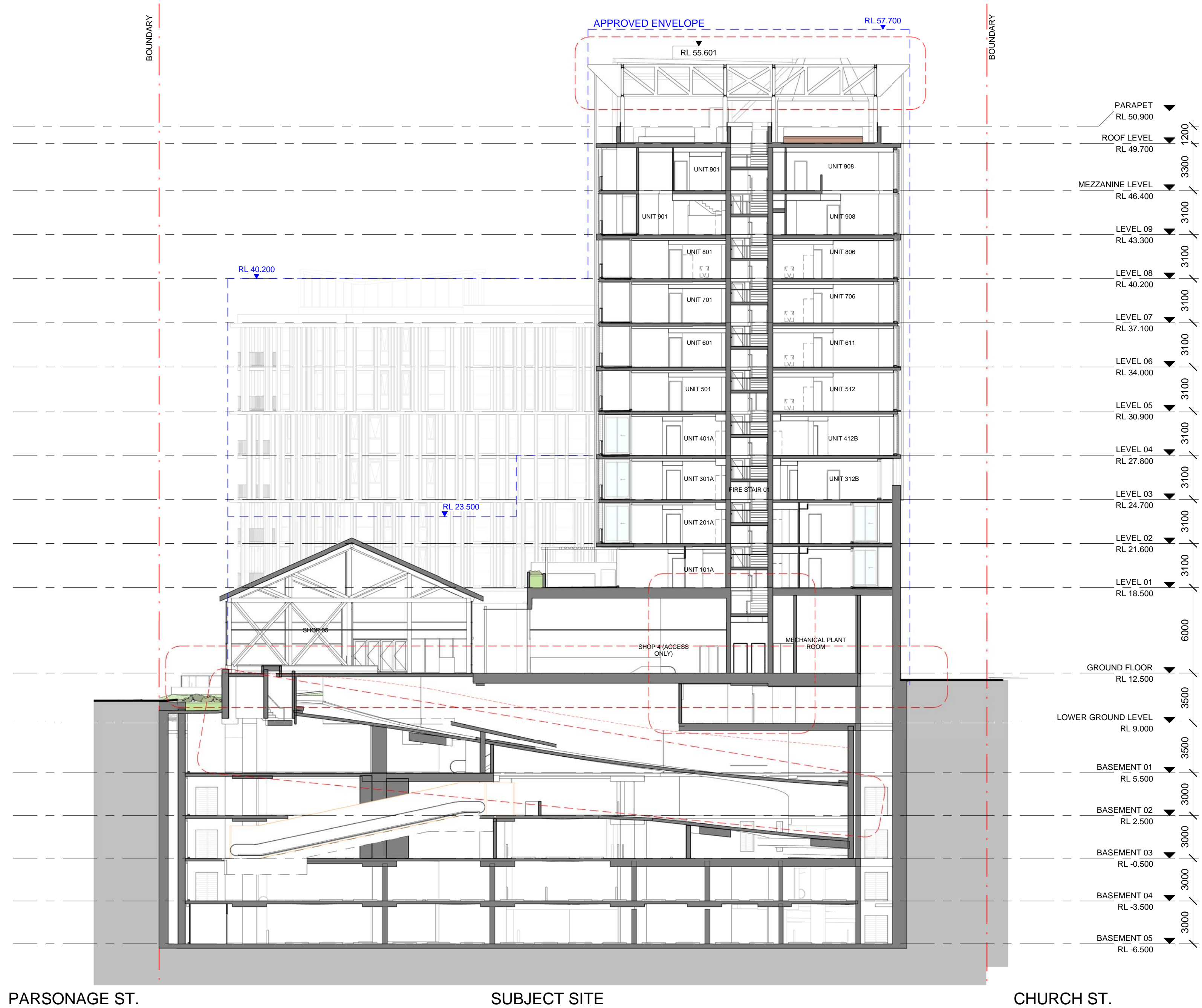
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155 CHURCH STREET, RYDE

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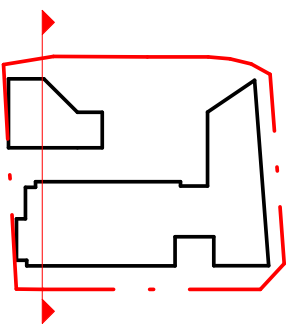
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Nominated Architects  
Joint Appt. no. 6491  
Rustel Lic no. 6367

COX

Kennedy Associates Architects

Level 3, 1, Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
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Drawing Title

SECTION 03

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Scale:

Project Director:

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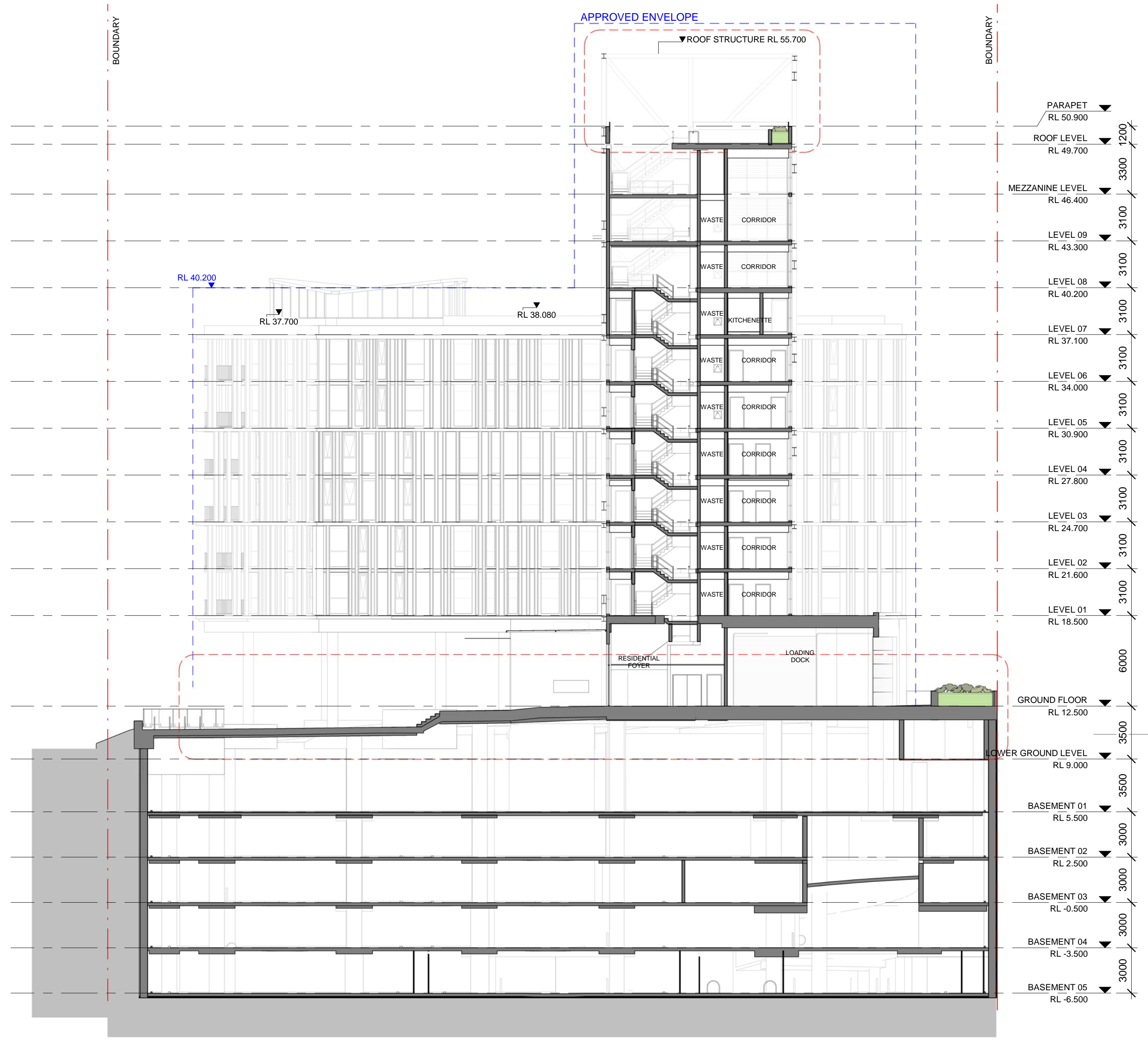
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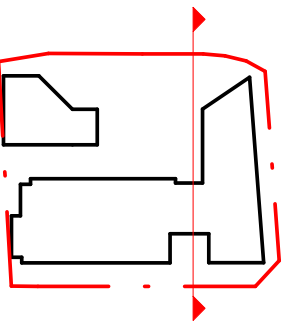
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**Nominated Architects**  
Jodi Appleby no. 6491  
Russell Lee no. 6367

**COX**

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Avenelide NSW 2038, Australia  
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**Project** SHEPHERDS BAY  
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**Drawing Title** SECTION 04

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Cox Architecture  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

Nominated Architects  
Jen Appleby 6491  
Russell Lee 6367

COX

Kennedy Associates Architects  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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Drawing Title  
3D VIEWS

Document Control Status:  
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Co-ordinated:	IC	Drawn:	JBA
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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
John Appleby no. 5491  
Russell Lee no. 6367

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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**Project** SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title** 3D VIEWS

**Document Control Status:** S4.55 ISSUE

Co-ordinated:	IC	Drawn:	JBA
Project Architect:	WAVC	Scale:	@ A2
Project Director:	JA	Date:	19/08/2022
Drawing Number:	DA 34	Revision:	J

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**Gabion Wall**  
Stainless Steel Mesh/Sandstone



**Off Form Concrete**  
Class 2



**GRC Cladding**  
Mid Grey Finish



**Perforated Screen**  
Bronze Metallic Anodised Aluminium



**Structural Frame**  
Structural Frame



**Metal Balustrades + Trim**  
Deep Grey Powder Coated Steel/Aluminium



**Window Frames**  
Deep Grey Powder Coated Aluminium



**Awning**  
Mid Grey Powder Coated Steel



**Fire Stairs Balustrade**  
Mid Grey Powder Coated Steel



**Wall**  
Concrete Painted Render



**Metal Structure**  
Mid Grey Powder Coated Steel



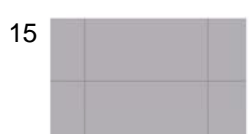
**Water Tank**  
Mid Grey Powder Coated Steel



**Roof Plant Room**  
Mid Grey Powder Coated Steel Mesh



**Glass Balustrade**



**Pre Finish FC Cladding**  
Concrete Painted Render

**Materials Palette**

Project materials shall be similar or equal to selections itemised above

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70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**Nominated Architects**

COX

**Kennedy Associates Architects**

Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

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HOLDMARK

**Project No.**

215092.01

**Project**

SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title**

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**Project Architect:**

**Scale:**

As indicated @ A2

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19/08/2022

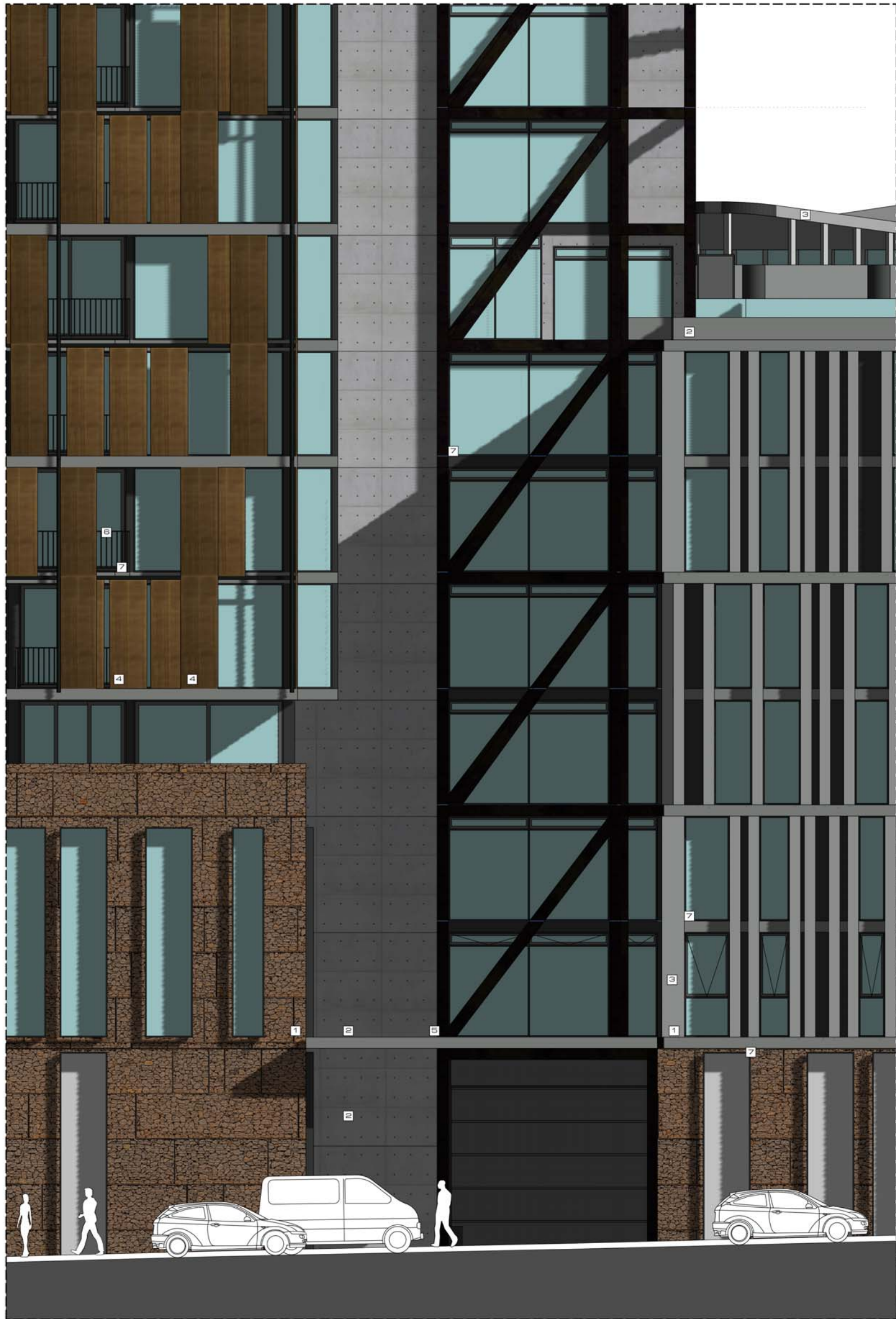
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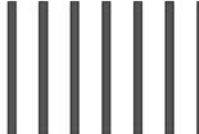

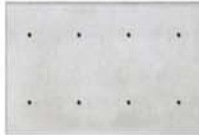
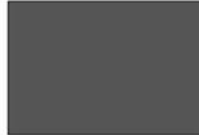



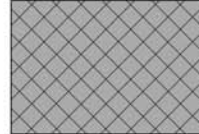





**Revision:**

DA 35.1

B





<b>1</b>		<b>gabion wall</b> stain steel mesh / sandstone	<b>6</b>		<b>metal balustrades + trim</b> deep grey powder coated steel/aluminium	<b>11</b>		<b>metal structure</b> mid grey powder coated steel
<b>2</b>		<b>off form concrete</b>	<b>7</b>		<b>window frames</b> deep grey powder coated aluminium	<b>12</b>		<b>water tank</b> mid grey powder coated steel
<b>3</b>		<b>metal cladding</b> mid grey powder coated steel	<b>8</b>		<b>awning</b> mid grey powder coated steel	<b>13</b>		<b>chiller box</b> mid grey powder coated steel mesh
<b>4</b>		<b>louvres</b> bronze metallic anodised aluminium	<b>9</b>		<b>fire stairs balustrade</b> mid grey powder coated steel	<b>14</b>		<b>sandstone</b> recycled sandstone
<b>5</b>		<b>structural frame</b> black powder coated steel/aluminium	<b>10</b>		<b>wall</b> deep grey painted render	<b>materials palette</b> project materials shall be similar or equal to selections itemised above		

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**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**COX**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

**KENNEDY ASSOCIATES ARCHITECTS**

**Client**  
**HOLDMARK**

**Project No.**  
215092.01

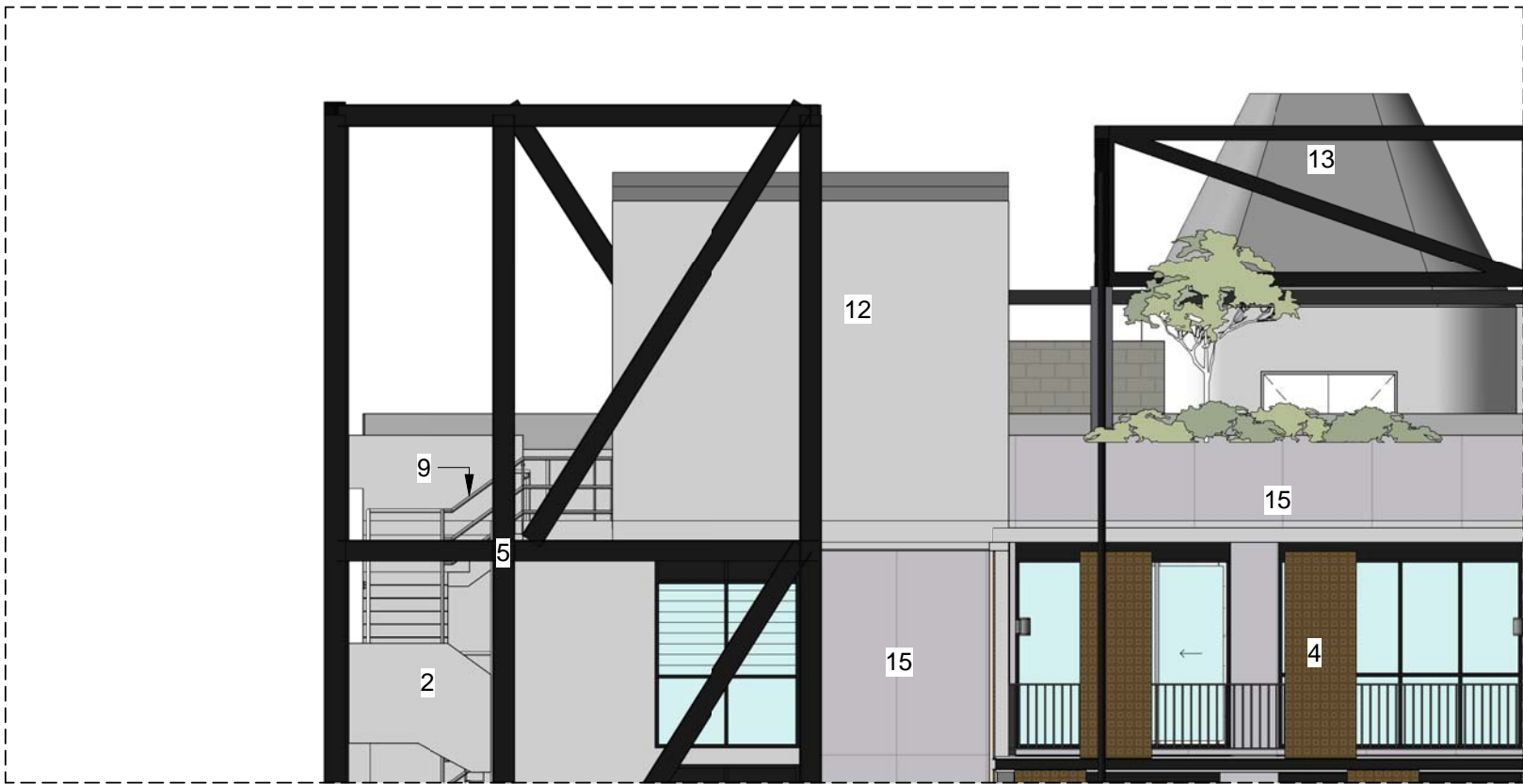
**Project**  
SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title**  
FINISHES - APPROVED DA

**Document Control Status:**  
S4.55 ISSUE

Co-ordinated:	IC	Drawn:	IC
Project Architect:	VAVC	Scale:	@ A2
Project Director:	JA	Date:	19/08/2022
Drawing Number:	DA 35	Revision:	J





**Gabion Wall**  
Stainless Steel Mesh/Sandstone



**Off Form Concrete**  
Class 2



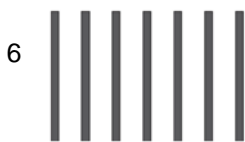
**GRC Cladding**  
Mid Grey Finish



**Perforated Screen**  
Bronze Metallic Anodised Aluminium



**Structural Frame**  
Structural Frame



**Metal Balustrades + Trim**  
Deep Grey Powder Coated Steel/Aluminium



**Window Frames**  
Deep Grey Powder Coated Aluminium



**Awning**  
Mid Grey Powder Coated Steel



**Fire Stairs Balustrade**  
Mid Grey Powder Coated Steel



**Wall**  
Concrete Painted Render



**Metal Structure**  
Mid Grey Powder Coated Steel



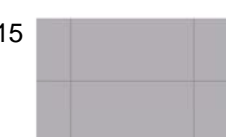
**Water Tank**  
Mid Grey Powder Coated Steel



**Roof Plant Room**  
Mid Grey Powder Coated Steel Mesh



**Glass Balustrade**



**Pre Finish FC Cladding**  
Concrete Painted Render

**Materials Palette**

Project materials shall be similar or equal to selections itemised above

S4.55 ISSUE

**Cox Architecture**

70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9257 5599  
F + 61 2 9254 5844  
www.coxarchitecture.com.au

**Nominated Architects**

COX

**Kennedy Associates Architects**

Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

KENNEDY  
ASSOCIATES  
ARCHITECTS

**Client**

HOLDMARK

**Project No.**

215092.01

**Project**

SHEPHERDS BAY  
155 CHURCH STREET, RYDE

**Drawing Title**

FINISHES - PROPOSED

**Document Control Status:**

S4.55 ISSUE

**Co-ordinated:**

**Drawn:**

IC

IC

**Project Architect:**

Scale: As indicated @ A2

VAVC

**Project Director:**

Date: 19/08/2022

JA

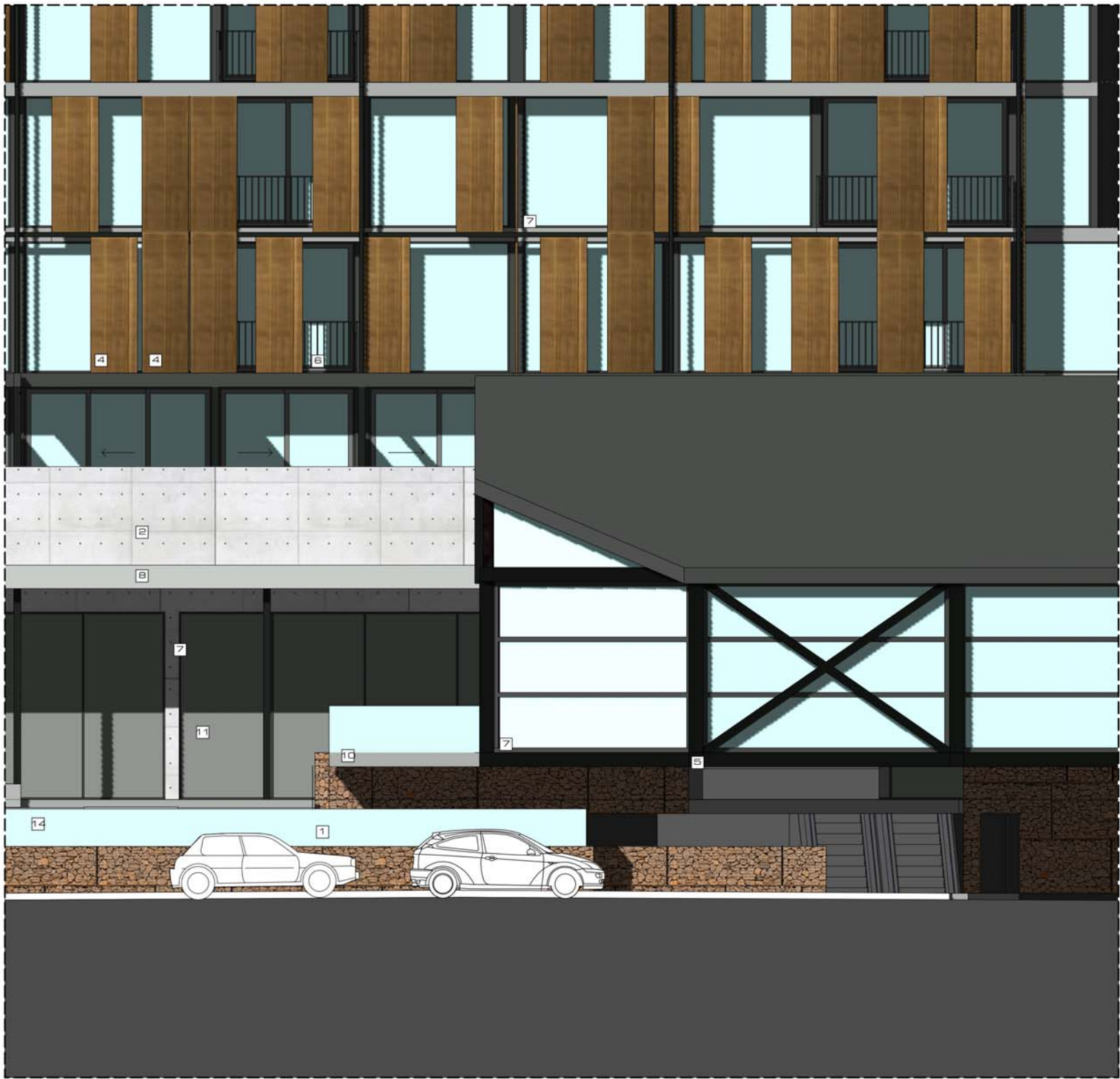
**Drawing Number:**

Revision:

DA 36.1

B





**gabion wall**  
stain steel mesh / sandstone



**off form concrete**



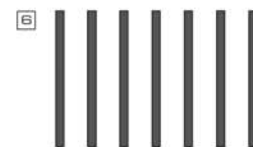
**metal cladding**  
mid grey powder coated steel



**louvres**  
bronze metallic anodised aluminium



**structural frame**  
black powder coated steel/aluminium



**metal balustrades + trim**  
deep grey powder coated steel/aluminium



**window frames**  
deep grey powder coated aluminium



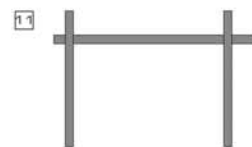
**awning**  
mid grey powder coated steel



**fire stairs balaustrade**  
mid grey powder coated steel



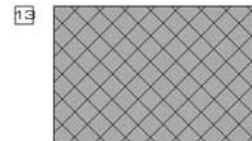
**wall**  
deep grey painted render



**metal structure**  
mid grey powder coated steel



**water tank**  
mid grey powder coated steel



**chiller box**  
mid grey powder coated steel mesh



**sandstone**  
recycled sandstone

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

S4.55 ISSUE



Rev	Description	By	Date
H	FOR APPROVAL	COK/KAA	12/05/2021
I	S4.55 RESUBMISSION	COK/KAA	25/07/2022
J	S4.55 SUBMISSION ISSUE	COK/KAA	19/08/2022

**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 9599  
F + 61 2 9264 5844  
www.coxarchitecture.com.au

**C O X**

**Kennedy Associates Architects**  
Level 3, 1 Booth Street,  
Avenelide NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

**KENNEDY ASSOCIATES ARCHITECTS**

**Client**  
**HOLDMARK**

**Project No.**  
215092.01

**Project**  
SHEPHERDS BAY  
155 CHURCH STREET, RYDE




**Drawing Title**  
FINISHES - APPROVED DA

**Document Control Status:**  
S4.55 ISSUE

Co-ordinated:	IC	Drawn:	IC
Project Architect:	VAVC	Scale:	@ A2
Project Director:	JA	Date:	19/08/2022
Drawing Number:	DA 36	Revision:	J



<u>Level</u>		
MEZZANINE LEVEL	GFA RESIDENTIAL	431 m²
LEVEL 09	GFA RESIDENTIAL	692 m²
LEVEL 08	GFA RESIDENTIAL	711 m²
LEVEL 07	GFA RESIDENTIAL	716 m²
LEVEL 06	GFA RESIDENTIAL	1198 m²
LEVEL 05	GFA RESIDENTIAL	1197 m²
GROUND FLOOR	GFA RESIDENTIAL	30 m²
LEVEL 04	GFA SERVICED APARTMENTS	1160 m²
LEVEL 03	GFA SERVICED APARTMENTS	1094 m²
LEVEL 02	GFA SERVICED APARTMENTS	1181 m²
LEVEL 01	GFA SERVICED APARTMENTS	1171 m²
GROUND FLOOR	GFA SERVICED APARTMENTS	69 m²
GROUND FLOOR	GFA RETAIL	739 m²
LOWER GROUND LEVEL	GFA RETAIL	275 m²
BASEMENT 01	GFA RETAIL	2927 m²
Grand total		13591 m²

 GFA RESIDENTIAL  
 GFA RETAIL  
 GFA SERVICED APARTMENTS

GFA RESIDENTIAL	4975 m²
GFA SERVICED APARTMENTS	4675 m²
GFA RETAIL	3941 m²
Grand total	13591 m²

70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9267 9599  
F + 61 2 9264 5844  
[www.coxarchitecture.com.au](http://www.coxarchitecture.com.au)

**Nominated Architects**  
Joe Agius no. 649  
Russell Lee no. 696

COX

Level 3, 1 Booth Street,  
Annandale NSW 2038, Australia  
T + 61 2 9557 6466  
<http://kennedyassociates.com.au>

KENNEDY  
ASSOCIATES  
ARCHITECTS

Client



**HOLDMARK**

Project No. \_\_\_\_\_

215092.01

Project

SHEPHERDS BAY  
155 CHURCH STREET, RYDE

Drawing Title

## GFA SUMMARY

**Document Control Status:**

#### S4.55 SUBMISSION

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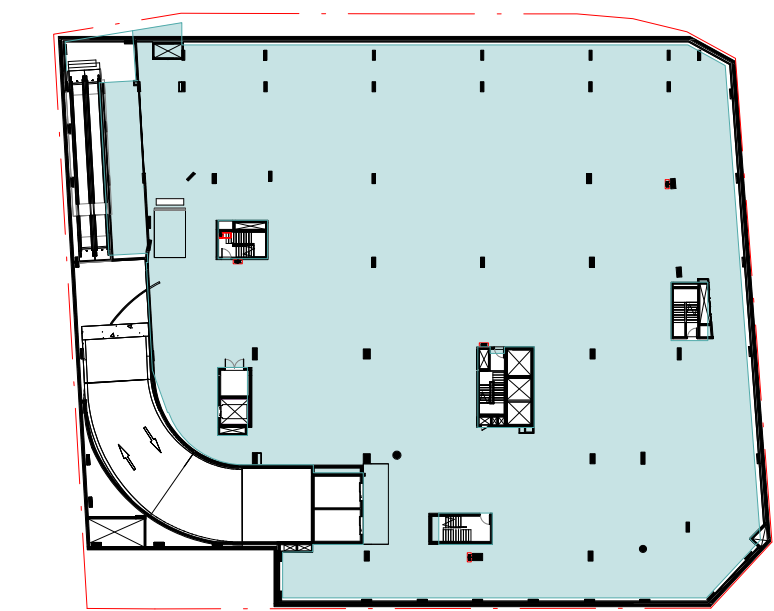
Co-ordinated:	IC	Drawn:	JB
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Project Architect: VAVC Scale: 1 : 750 @ A1

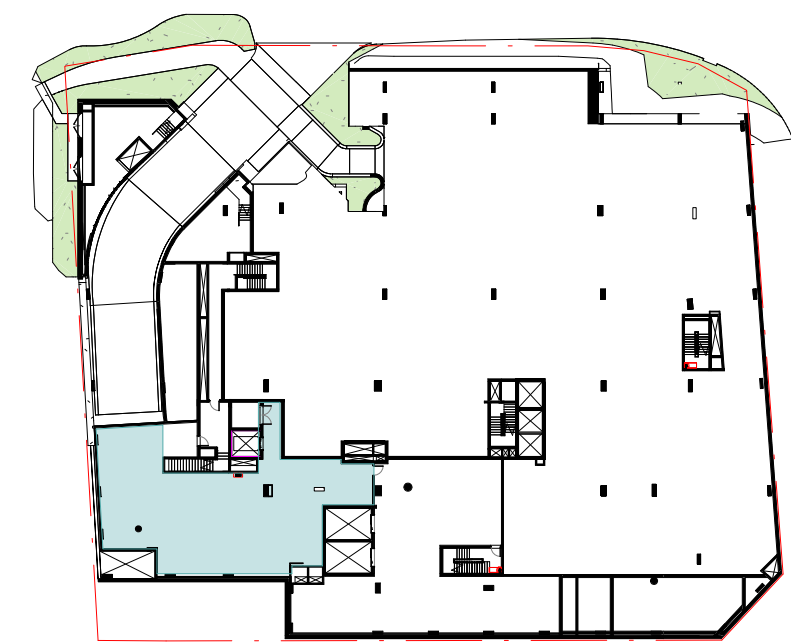
Project Director: JA Date: 12/12/2022

Drawing Number: DA 37.1 Revision: B

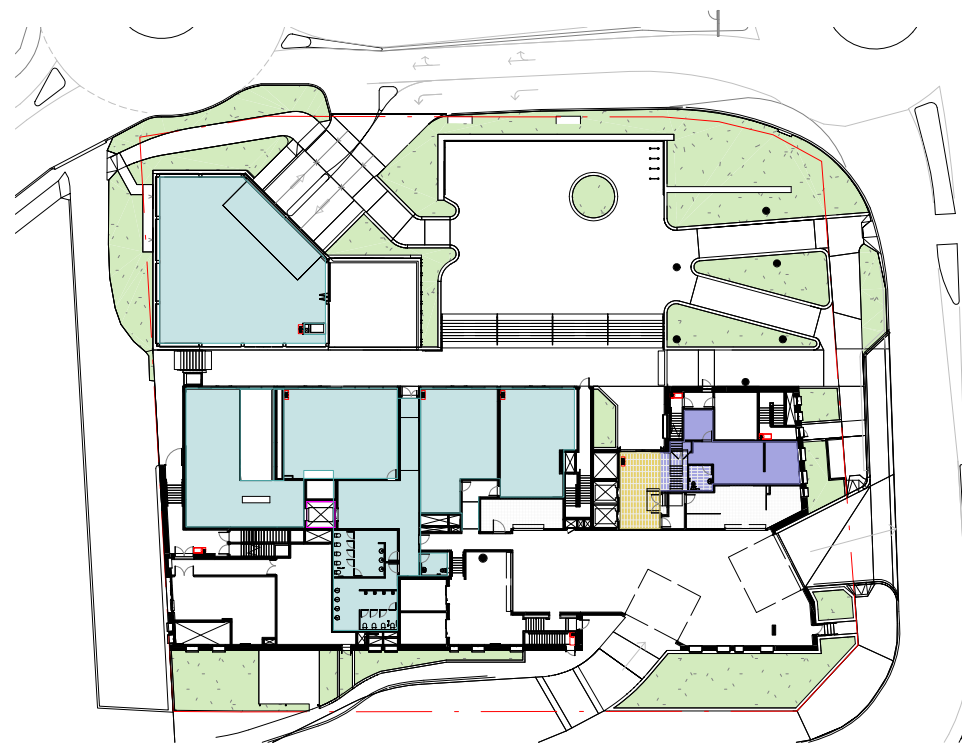




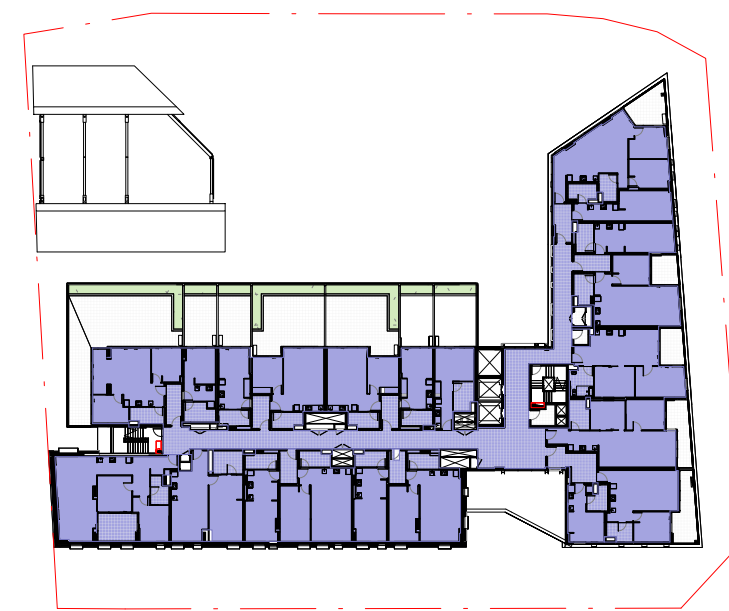
1 BASEMENT 01 SUPERMARKET  
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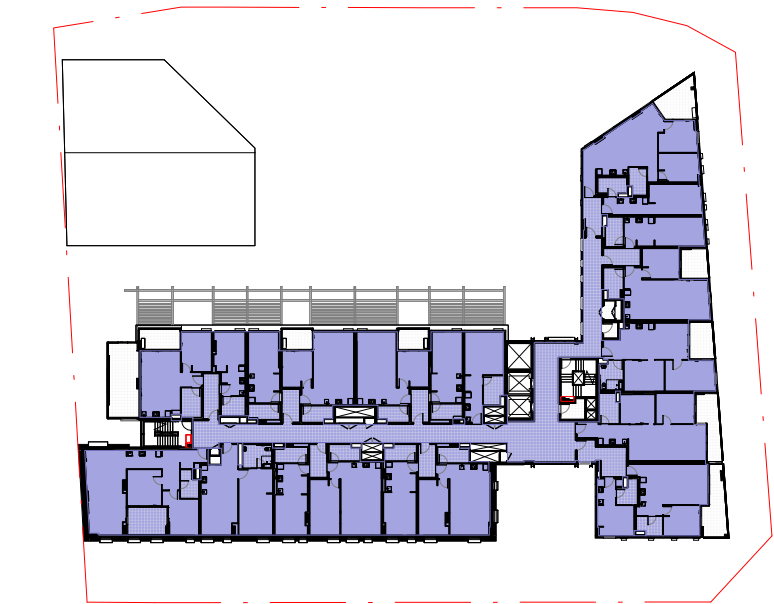
2 LOWER GROUND  
SCALE 1 : 750



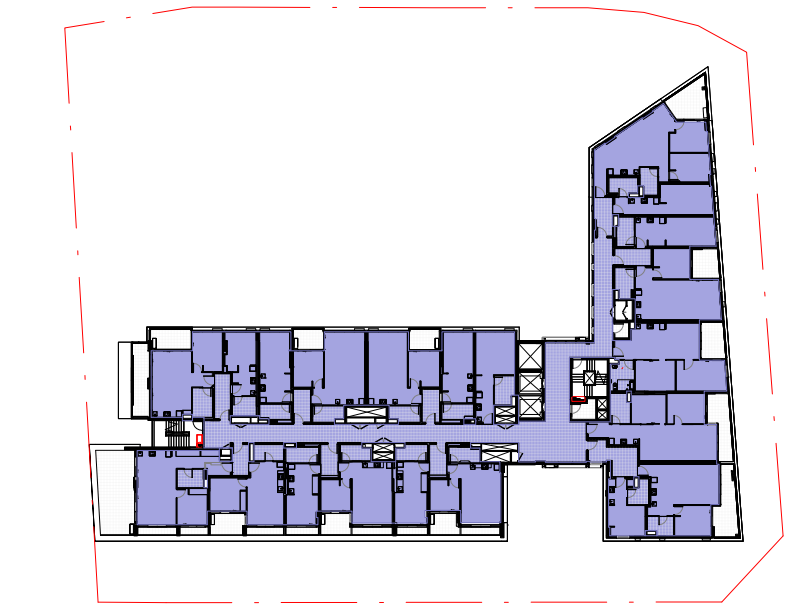
3 GROUND FLOOR  
SCALE 1 : 750



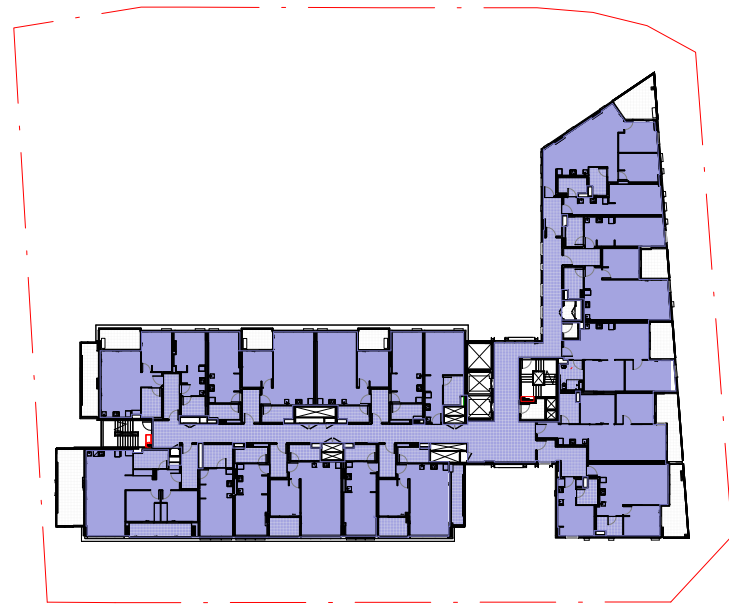
4 LEVEL 1  
SCALE 1 : 750



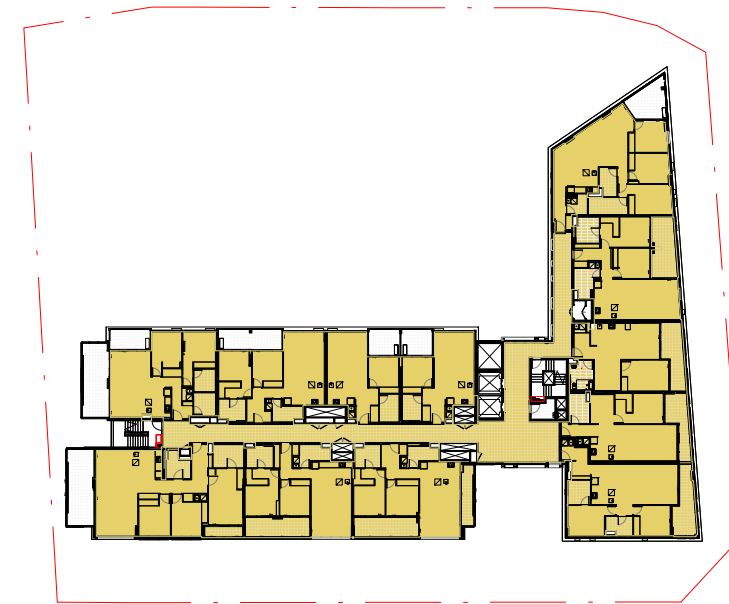
5 LEVEL 2  
SCALE 1 : 750



6 LEVEL 3  
SCALE 1 : 750



7 LEVEL 4  
SCALE 1 : 750



8 LEVEL 5  
SCALE 1 : 750

#### DA GROSS FLOOR AREA (PER LEVEL)

Level		
MEZZANINE LEVEL	GFA RESIDENTIAL	431 m <sup>2</sup>
LEVEL 09	GFA RESIDENTIAL	692 m <sup>2</sup>
LEVEL 08	GFA RESIDENTIAL	711 m <sup>2</sup>
LEVEL 07	GFA RESIDENTIAL	716 m <sup>2</sup>
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GROUND FLOOR	GFA RETAIL	739 m <sup>2</sup>
LOWER GROUND LEVEL	GFA RETAIL	275 m <sup>2</sup>
BASEMENT 01	GFA RETAIL	2927 m <sup>2</sup>
Grand total		13591 m <sup>2</sup>

GFA RESIDENTIAL  
GFA RETAIL  
GFA SERVICED APARTMENTS

GFA RESIDENTIAL	4975 m <sup>2</sup>
GFA SERVICED APARTMENTS	4675 m <sup>2</sup>
GFA RETAIL	3941 m <sup>2</sup>
Grand total	13591 m <sup>2</sup>

#### DA GROSS FLOOR AREA

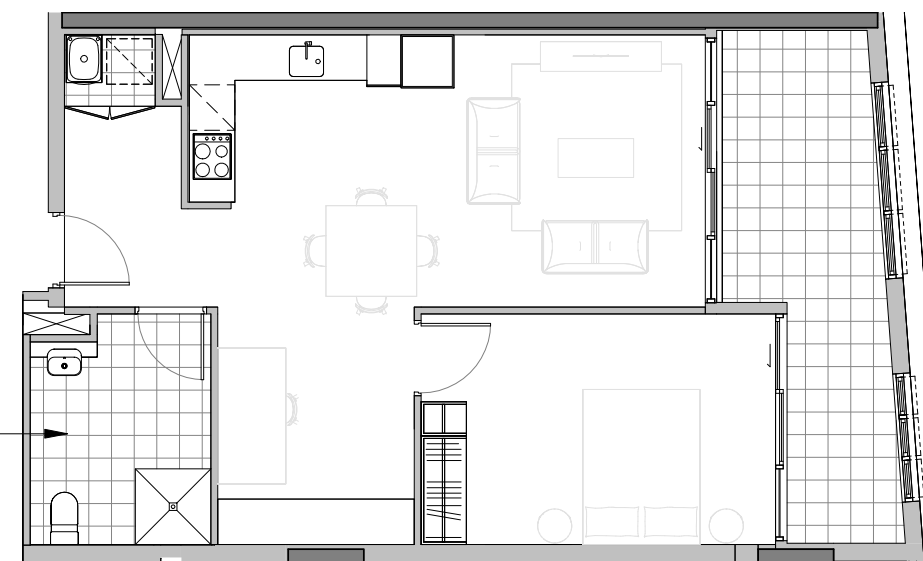


Project

SHEPHERDS BA  
155 CHURCH STREET, RYD

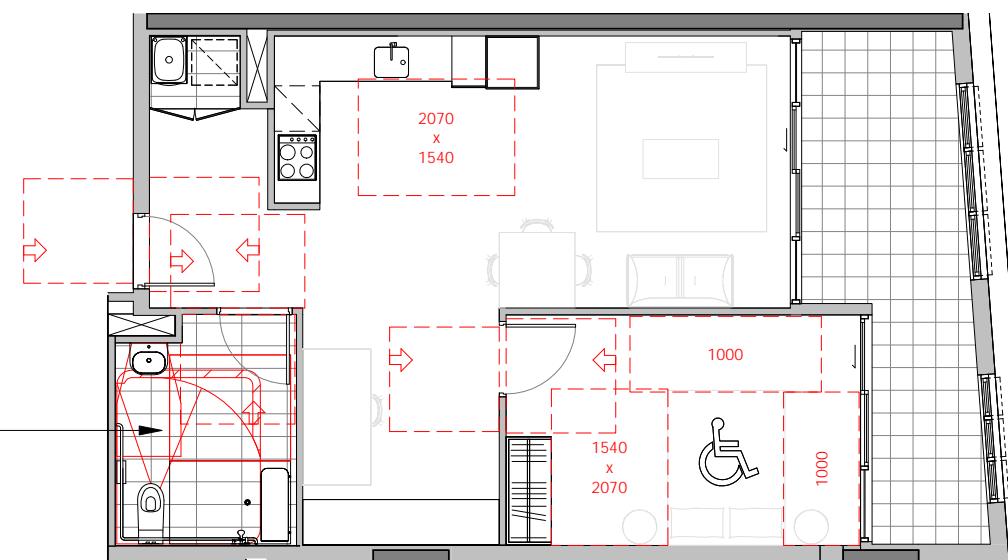
Document Control Status:

S4.55 ISSUE



**PRE-ADAPTATION**  
UNITS 511, 611, 706 & 806

REPLACE SHOWER, WC &  
BASIN TO FIXTURES TO SUIT



**POST-ADAPTATION**  
UNITS 511, 611, 706 & 806

**\$4.55 ISSUE**





Environmental Sustainability and Energy Efficiency Report  
155 Church Street Ryde

To achieve these scores, the following materials and construction systems were proposed:

Thermal Comfort Items	Thermal Comfort Details
External Walls 1 – main walls	Hebel and plasterboard, with R2.5 added
External Walls 2 –balc. with slider	FC and plasterboard, with R2.5 added
External Walls 3 – conc, columns	Concrete and plasterboard, with R1.7 added
External Walls 4 – podium on south	Gabion wall as shown + concrete wall and PB with R2.5 added
External Wall Colour	Medium walls as default
Unit Wall next to hall/lobby	Plasterboard and 75mm Hebel, with R1.7 acoustic added
Party walls 1	Plasterboard and 75mm Hebel, with R1.7 acoustic added
Party walls 2	Concrete and plasterboard
Walls next to lifts	Concrete and plasterboard
Walls next to stairs	Concrete and plasterboard
Internal Walls in Units	Plasterboard on Studs
Floor Finishes	Tiles (wet areas), carpet bedrooms and carpet living/dining/hall
External Floors	Concrete with shops, car park or air below (as per sections)
External Floor Insul. (a)	None (except as required above car parks)
External Floor Insul. (b)	R1.5 added for subfloors (cantilevered above air or basement)
External Ceiling/Roofs (a)	Plasterboard-lined concrete, with R3.5 under roof slabs
External Ceiling/Roofs (b)	Plasterboard-lined concrete, with R2.5 under balconies/terraces
Roof Colour	Light roof colour
Internal Ceilings	Plasterboard below concrete
Windows 1 (all but windows 2)	Aluminium frames and single, clear glass
Windows - U-value	≤ 6.7
Windows - SHGC	0.70 ± 5% except 0.57 ± 5% for hinged/awning
Windows 2 (if listed to the right)	Aluminium frames and double-glazing, clear glass
Windows - U-value	≤ 3.1 for all but ≤ 3.1 for hinged doors/windows
Windows - SHGC	0.49 ± 5% for all but 0.39 ± 5% for hinged doors/windows
Skylights	N/A
Window Shading	Sliding screens on balconies/winter gardens (others are fixed)
Exhaust Fans	All with dampers to stop infiltration
Weather Stripping	All external doors and windows
Notes: Lights near Insulation	LED downlights (sealed LEDs, so generic 150 holes assumed in insul.)
Notes: Exhaust fans near Insul.	Fans in all wet areas (sealed so generic holes assumed in insul.)
Notes: winter gardens	NOT heated/cooled so are treated as balconies (with shading)

December 2022

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Environmental Sustainability and Energy Efficiency Report  
155 Church Street Ryde

Fridges	3 stars for all – MEPS energy
Vented fridge spaces	No
Clothes washers - MEPS	4 star for all – MEPS energy
Dishwashers – MEPS	3.5 star for all – MEPS energy
Clothes dryers – MEPS	3.5 star for all – MEPS energy
Photovoltaic Solar Power	No
Building management system (BMS)	No
Active power factor correction (PFC)	No
Hot Water (residential)	Central gas-fired storage (>R1, usually 45mm, ringmain/supply riser)
Lifts	Gearless traction with VVVF motors
Car Park Ventilation	100% mechanical supply/exhaust, CO monitors with variable speed fans
Plant / Storerooms Ventilation	Mechanical supply - continuous
Switch rooms Ventilation	Mechanical supply - thermostatic sensors
Garbage room Ventilation	Mechanical exhaust - continuous
Hall Ventilation	Natural air only (no mech supply)
Lobby Ventilation	Mechanical supply - continuous
Fire stair Ventilation	Natural air only (Except in fire mode)
Manager Office and Admin Ventilation	AC with timers or BMS
Car Park Lights	LEDs with zoned switches + motion sensors
Lift Lights	LEDs, connected to call buttons
Garbage room Lights	LEDs, motion sensors
Plant, switch, storerooms Lights	LEDs, manual on/off
Hall and Lobby Lights	LEDs + motion sensors + zoned switches
Fire Stair Lights	LEDs, motion sensors
Manager Offices Lights	LEDs, manual on/off

December 2022

Page 7



Environmental Sustainability and Energy Efficiency Report  
155 Church Street Ryde

BASIX Summary

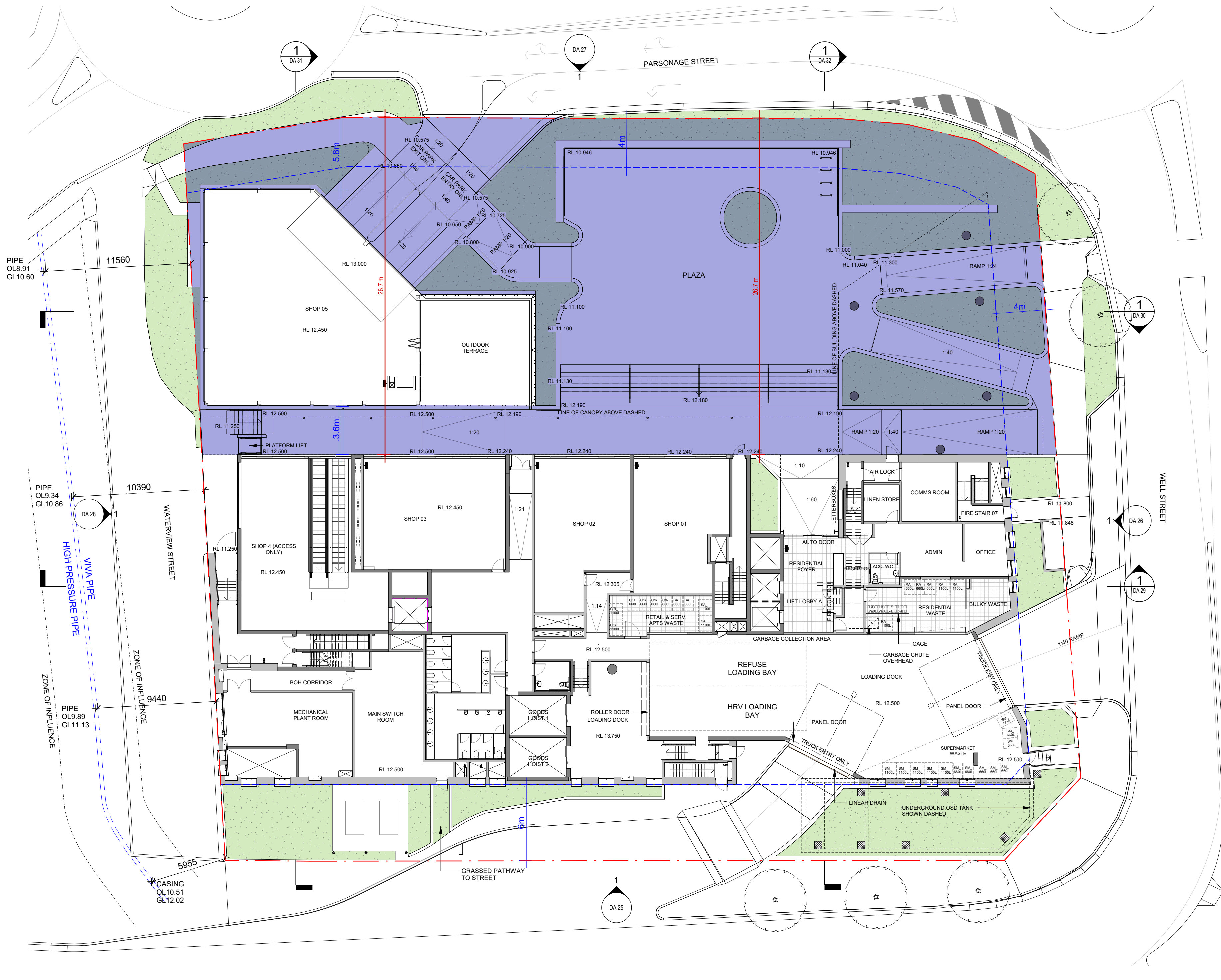
The BASIX scores achieved were 34/25 for energy and 50/40 for water. To achieve these BASIX scores the following initiatives were proposed:

BASIX SPECIFICATIONS	
BASIX Water Item	Proposed for Development
Rainwater Tank	9kL collected from >700m2 - Water used for irrigation
Sprinklers	Yes - carparks & buildings (sprinkler "test-water" re-used in closed system)
Showers	6.0 L/min > FLOW ≤ 7.5 L/min (i.e. mid-efficiency 3 star)
Toilets	4 star, or better
Taps - Kitchens and Bathrooms	5 star, or better
Dishwashers - WELS	4.5 star (serviced apartments) + 5.0 star (ADG apartments) – WELS water
Clothes washers - WELS	4.5 star for all – WELS water
Pools and Spas	None
Plants	900 m2 max. for planting (50% of planting area is "one-drop" /locally indig.)
BASIX Energy Item	Proposed for Development
Kitchen Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Bathroom Exhaust	Fan to façade/roof - interlocked to light
Heating for Dwellings	Type 1 – Condenser units on balconies –VRV heat pump type with multiple indoor units. 4* new rating (not zoned, so bed/night AC can be used at same time) Type 2 – Central AC system VRV heat recovery – This system is used for Apartments with Wintergarden (not zoned, so bed/night AC can be used at same time)
Cooling for Dwellings	Type 1 – Condenser units on balconies –VRV heat pump type with multiple indoor units. 4* new rating (not zoned, so bed/night AC can be used at same time) Type 2 – Central AC system VRV heat recovery – This system is used for Apartments with Wintergarden (not zoned, so bed/night AC can be used at same time)
Lighting for Rooms (units)	LEDs or CFLs for ≥80% fittings each room (all dedicated)
Clothes lines	NO Indoor or sheltered lines (>12m, e.g. on balcony, line over bath, etc)
Cooking	Induction cooktop & electric oven

December 2022

Page 6





Rev	Description	By	Date
B	ISSUED FOR APPROVAL	COXKAA	18/06/2021
C	ISSUED FOR S4.55 SUBMISSION	COXKAA	12/12/2022

**Cox Architecture**  
70 George Street, The Rocks  
Sydney, NSW 2000, Australia  
T + 61 2 9287 5599  
F + 61 2 9284 5844  
www.coxarchitecture.com.au

**Nominated Architects**  
John Appleby 0491  
Russell Lee 04387

**COX**

**Kennedy Associates Architects**  
Level 3, 1 South Street,  
Arenville NSW 2038, Australia  
T + 61 2 9557 6466  
http://kennedyassociates.com.au/

**KENNEDY ASSOCIATES ARCHITECTS**

Client  
**HOLDMARK**

Project No. 215092.01

Project  
**SHEPHERDS BAY**  
155 CHURCH STREET, RYDE

Drawing Title  
**EASEMENT PLAN**

Document Control Status:  
**S4.55 SUBMISSION**

Co-ordinated:	CT	Drawn:	JC
Project Architect:	VA/VC	Scale:	1:200 @ A2
Project Director:	JA	Date:	12/12/2022
Drawing Number:	DA 49	Revision:	C

PLOT TEMPLATE DATE: 20/06/2021 13:22 PM