

PROPOSED LINDFIELD
MIXED USE DEVELOPMENT

6.3

Average star rating

NATIONWIDEHOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0004005920

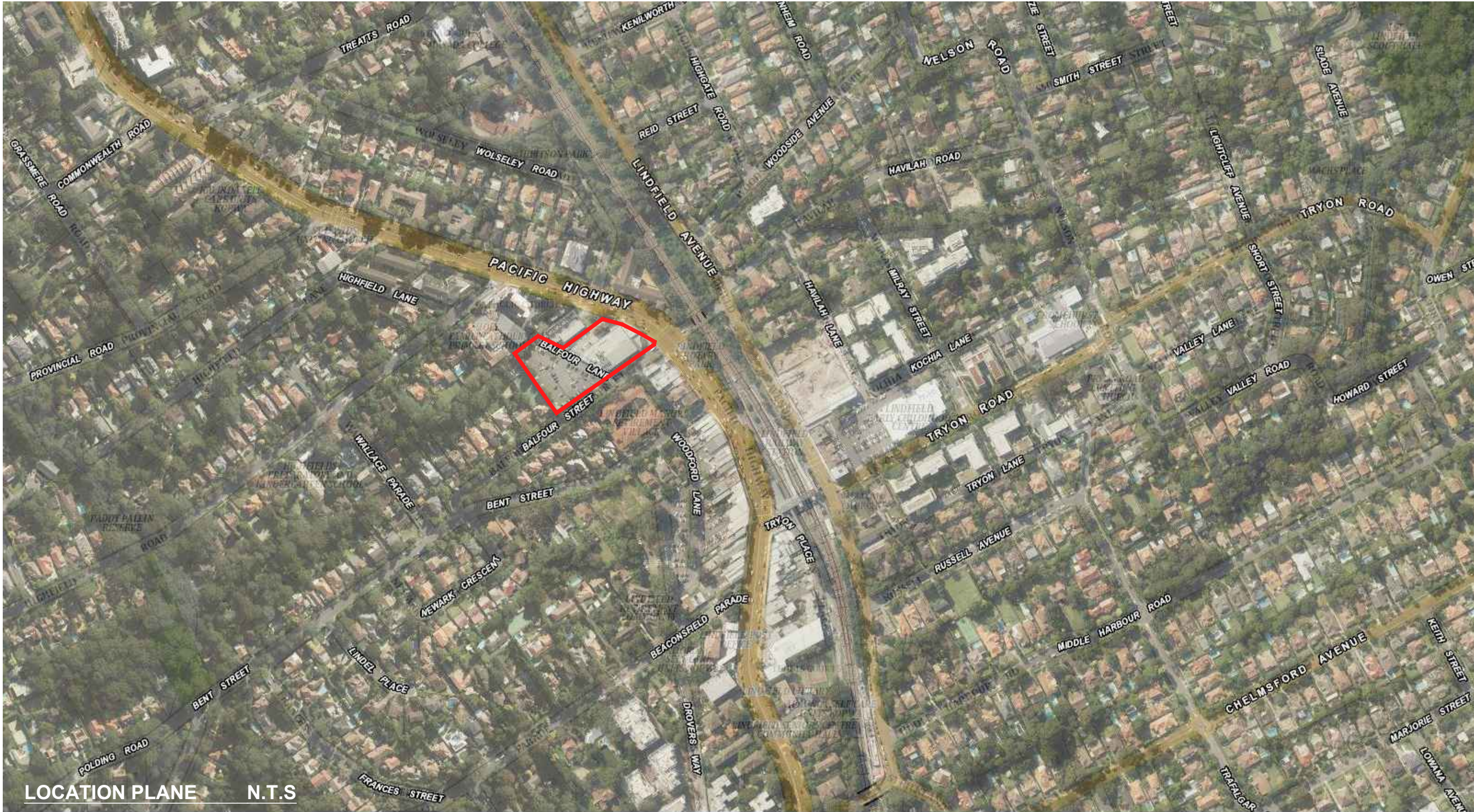
Assessor Name: Horatio Cai

Accreditation no.: VIC/BDV/18/1849

Certificate date: 08 July 2019

Dwelling Address: 376-384 Pacific Highway
Lindfield, NSW 2070





LOCATION PLANE N.T.S

DRAWING LIST

- DA-00-1COVER SHEET + LOCATION PLAN
- DA-01-1PROPOSED BASEMENT PLAN
- DA-01-2PROPOSED LOWER GROUND 2 PLAN
- DA-01-3PROPOSED LOWER GROUND 1 PLAN
- DA-01-4PROPOSED GROUND PLAN
- DA-01-5PROPOSED LEVEL 1 PLAN
- DA-01-6PROPOSED LEVEL 2 PLAN
- DA-01-7PROPOSED LEVEL 3 PLAN
- DA-01-8PROPOSED LEVEL 4 PLAN
- DA-01-9PROPOSED ROOF PLAN
- DA-01-10SIGNAGE PLAN
- DA-02-1PROPOSED ELEVATIONS - SHEET 1
- DA-02-2PROPOSED ELEVATIONS - SHEET 2
- DA-02-3PROPOSED ELEVATIONS - SHEET 3
- DA-03-1PROPOSED SECTIONS - SHEET 1
- DA-03-2PROPOSED SECTIONS - SHEET 2
- DA-03-3PROPOSED SECTIONS - SHEET 3
- DA-04-1SECTION DETAILS - SHEET 1
- DA-04-2SECTION DETAILS - SHEET 2
- DA-04-3SECTION DETAILS - SHEET 3
- DA-04-4SECTION DETAILS - SHEET 4
- DA-04-5ACOUSTIC LOUVRE DETAIL
- EX-01EXISTING SITE PLAN
- DM-01PROPOSED DEMOLITION PLAN
- SA-01SITE ANALYSIS PLAN - SHEET 1
- SA-02SITE ANALYSIS PLAN - SHEET 2
- SD-01SUN (SHADOW) DIAGRAMS - SHEET 1
- SD-02SUN (SHADOW) DIAGRAMS - SHEET 2
- ST-01-ASTAGING PLANS - 01A - SHEET 1
- ST-01-BSTAGING PLANS - 01B - SHEET 2
- ST-02STAGING PLANS - 2 - SHEET 3
- HT-01HEIGHT DEMONSTRATION PLAN
- DA-GFAGFA PLANS - LOWER GROUND
2 TO LEVEL 4 (7 SHEETS)

ISSUE

DATE

AMENDMENT

DA1

18-05-19

ISSUED FOR DA

DA2

28-01-19

RESPONSE TO COUNCIL RFI

DA3

11-06-19

WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

DA3

08-07-19

WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

architect
christiansen**obrien**architects

client

coles

GROUP PROPERTY DEVELOPMENTS

6 GIFFNOCK AVENUE MACQUARIE PARK, NSW 2113

PROPOSED MIXED USE REDEVELOPMENT
OF EXISTING COLES SUPERMARKET SITE
COVER SHEET
LOCATION PLAN



WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

0246810m

SCALE 1:200

SCALE1:200 @A1

DATE29/01/19

DRWNJG

DA4

REV

DA-00-01

DRG

6.3

Average star rating

NATIONWIDE

HOUSE

UNDER RATING SCHEME

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Assessor Name: Horatio Cai

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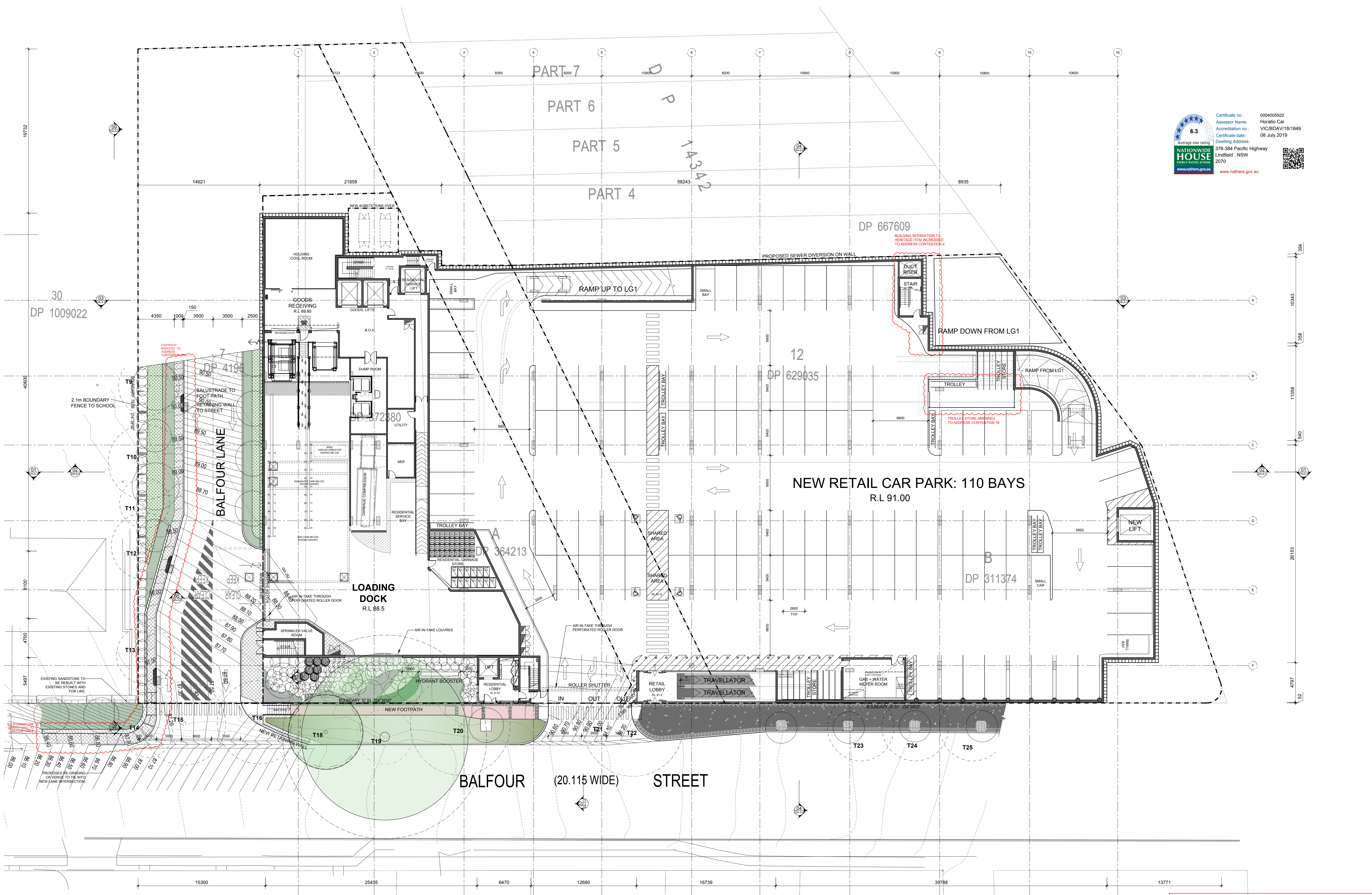
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Dwelling Address: 376-384 Pacific Highway

Lindfield, NSW

2070

www.nathers.gov.au



EXISTING
PRIMARY SCHOOL

EXISTING BRICK
SUBSTATION

NEW COLES
SUPERMARKET

4563.9m² GFA
(INCLUDING LIQUORLAND + COFFEE)
R.L 97.00



WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

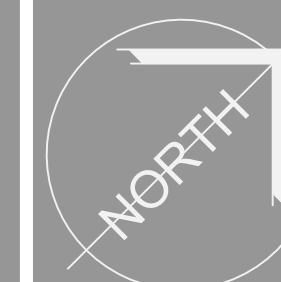
DA5 REV

0 2 4 6 8 10m
SCALE 1:200
SCALE 1:200 @A1
DATE 11/06/19
DRWN JG
DA-01-4 DRG

architect
christiansenobrienarchitects

client
coles GROUP
PROPERTY DEVELOPMENTS
6 GIFFNOCK AVENUE MACQUARIE PARK, NSW 2113

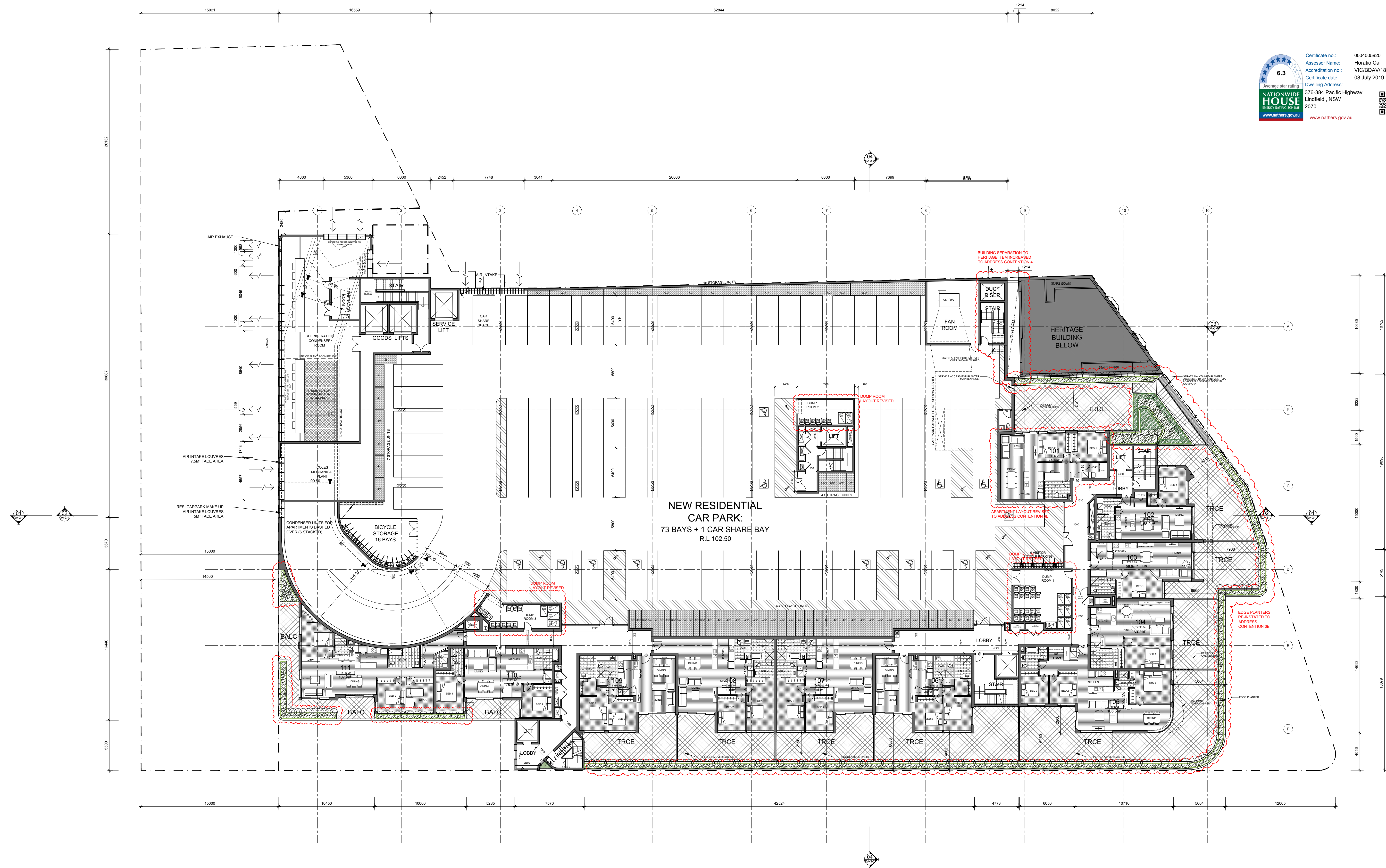
PROPOSED MIXED USE REDEVELOPMENT
OF EXISTING COLES SUPERMARKET SITE
UPPER GROUND
FLOOR PLAN

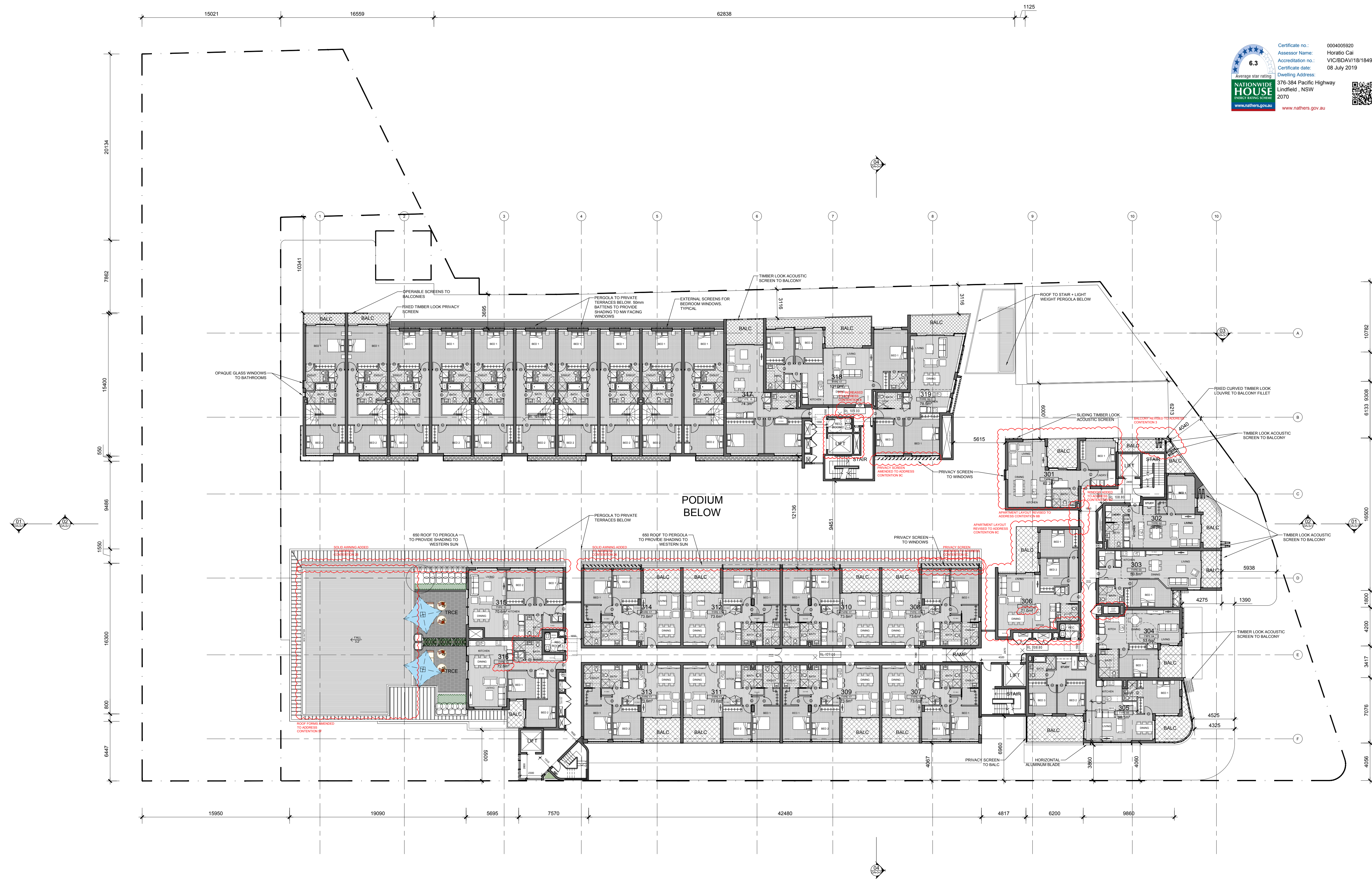


ISSUE	DATE	AMENDMENT
DAT	18-05-18	ISSUED FOR DA
DAT	18-05-18	AMENDMENT FOR DA
DAT	28-01-19	RESPONSE TO COUNCIL
DAT	11-06-19	WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION
DAT	04-07-19	WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

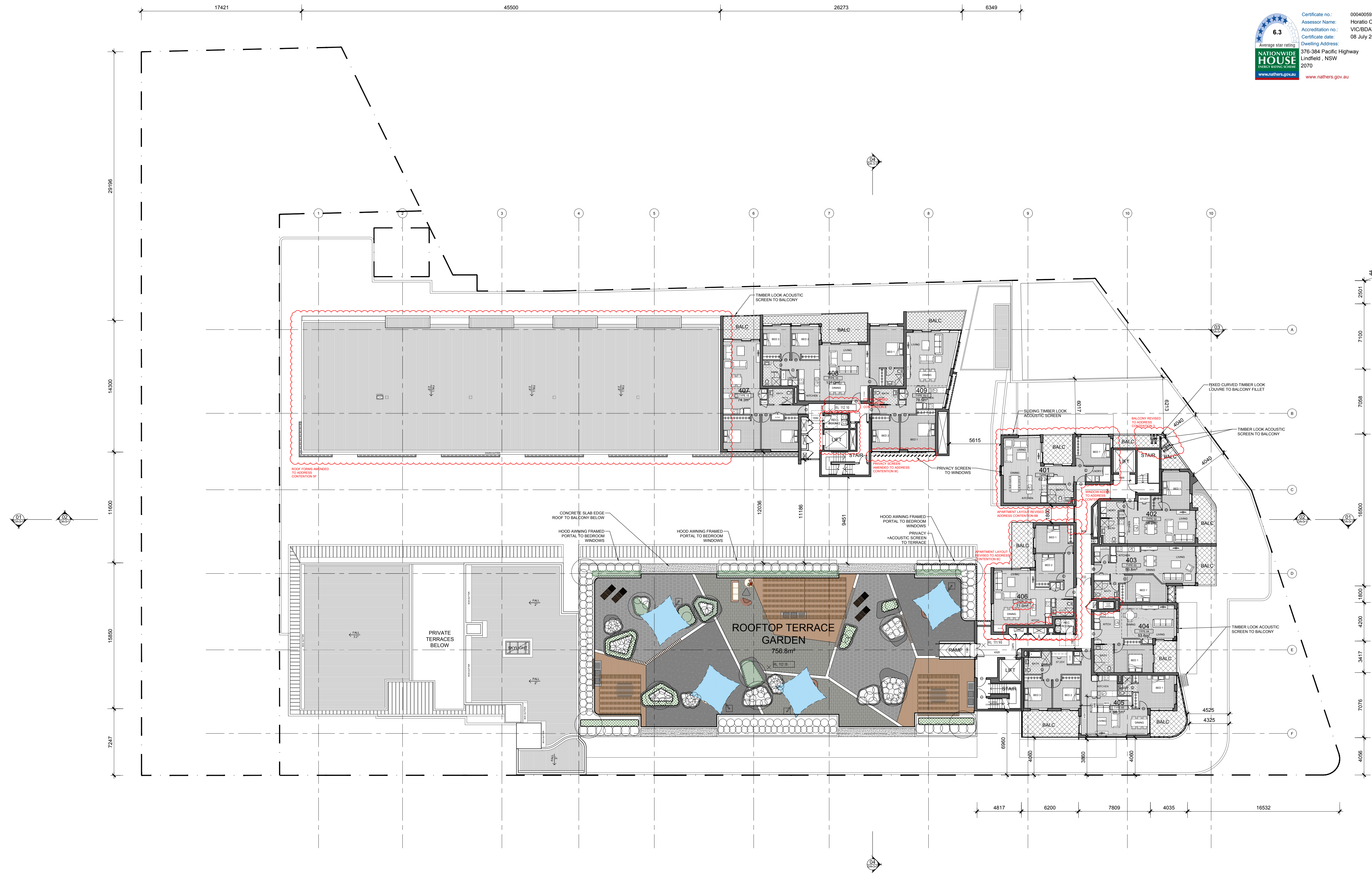


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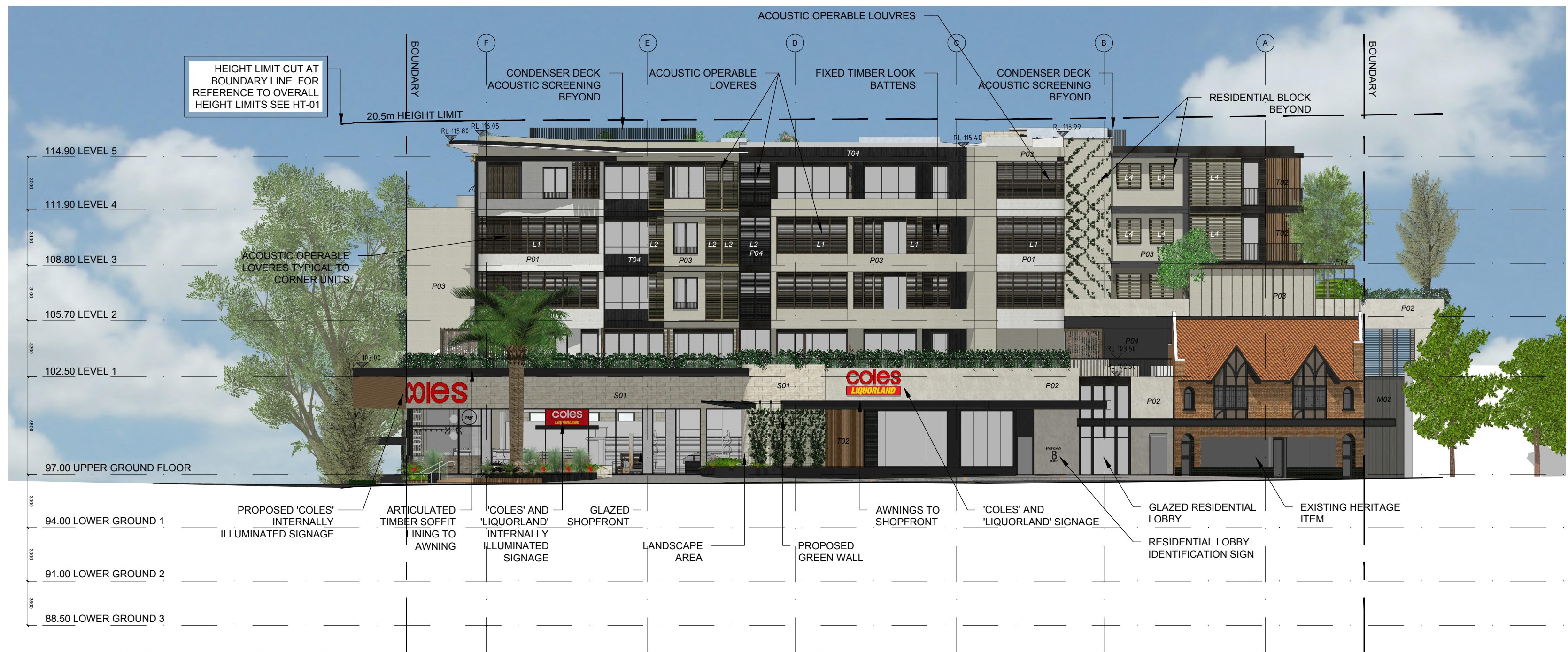
WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION



WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION



DA3 REV
DA-01-9 DRG



FINISHES LEGEND

(REFER TO DRAWING DA-2/3 FOR DETAILS)

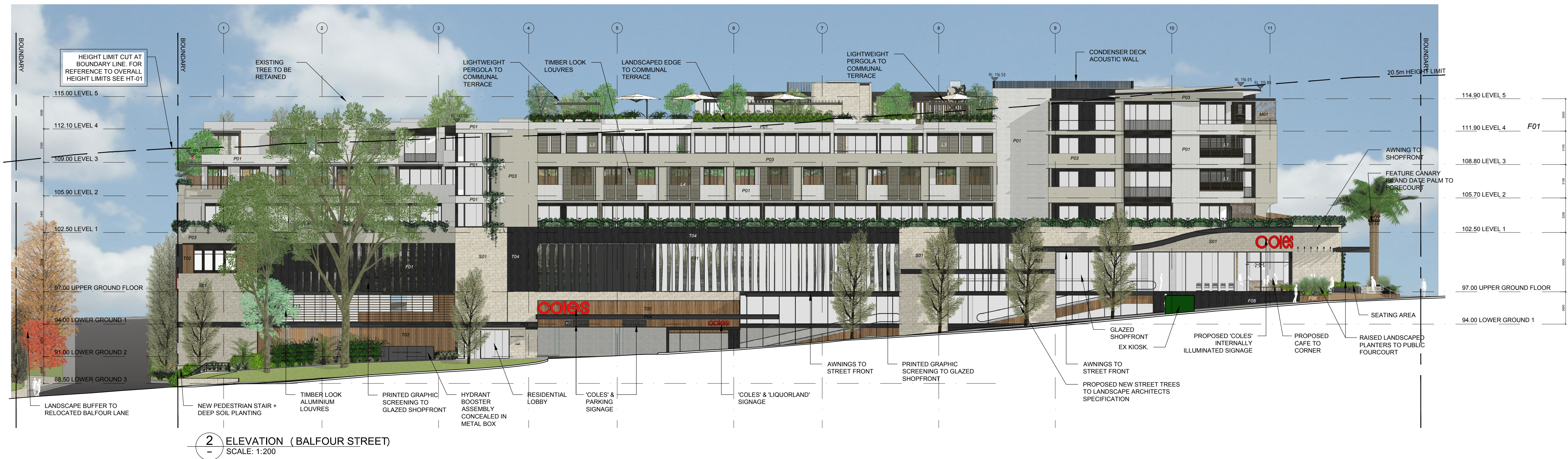
- P01 DULUX - SUMMER QUATER
P02 DULUX - CENTURY MIST
P03 DULUX - GREY ENCOUNTER
P04 DULUX - DOMINO

- T01 KNOTWOOD - DRIFTWOOD
T02 KNOTWOOD - AUSTRALIAN CEDAR
T03 KNOTWOOD - KWILA
T04 SELEKTA - AFRICAN EBONY

- S01 SANDSTONE - HONED FINISH

- M01 CUSTOMISED PERFORATED STEEL PANEL WITH TREE CANOPY PATTERN
M02 ZINC METAL CLADDING

- F01 PRINTED GRAPHIC SCREEN
F02 PAINTED WALL GRAPHIC



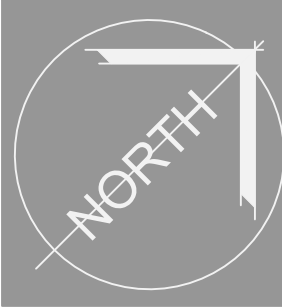
WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

ISSUE	DATE	AMENDMENT
DA1	18-05-19	ISSUED FOR DA
DA2	25-01-19	RESPONSE TO COUNCIL RPI
DA3	29-01-19	RESPONSE TO COUNCIL RPI
DA4	11-06-19	WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION
DA5	04-07-19	WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

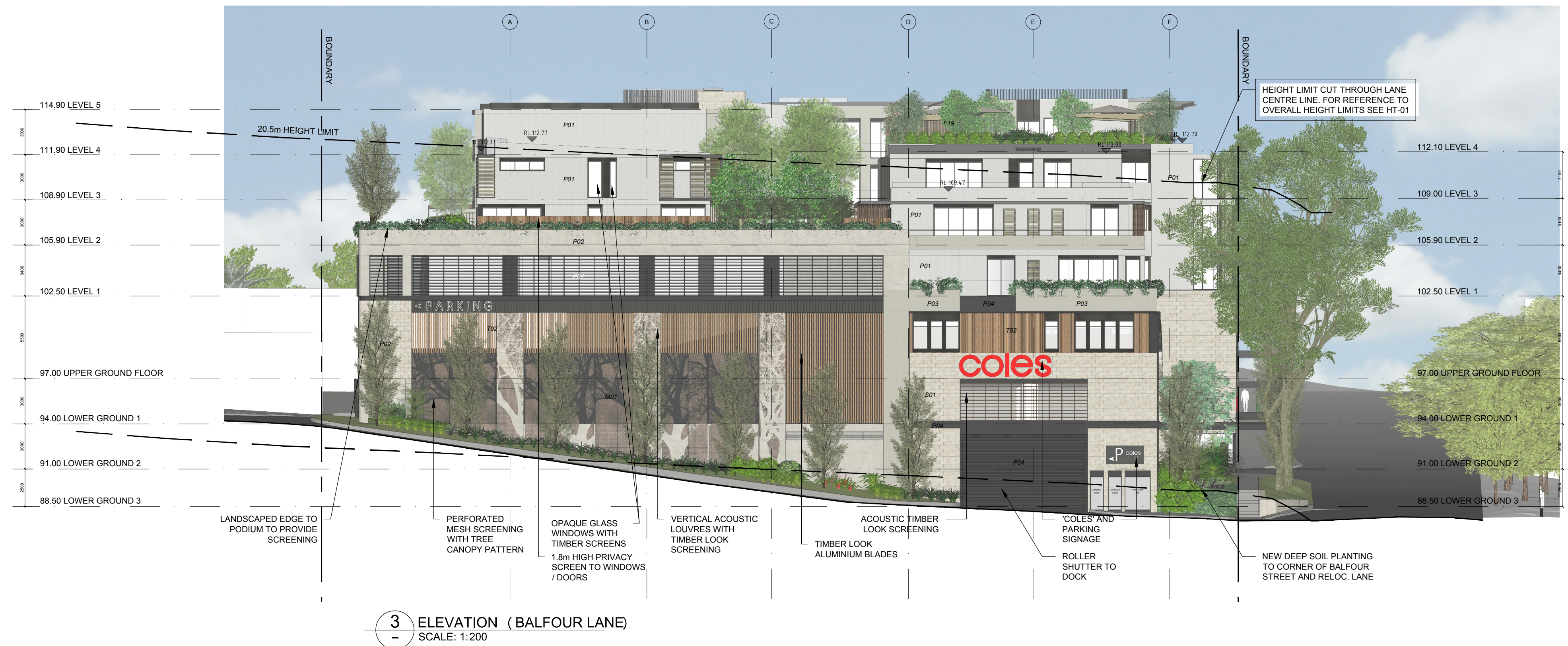
architect
christiansenobrienarchitects



PROPOSED MIXED USE REDEVELOPMENT
OF EXISTING COLES SUPERMARKET SITE
ELEVATIONS - SHEET 1

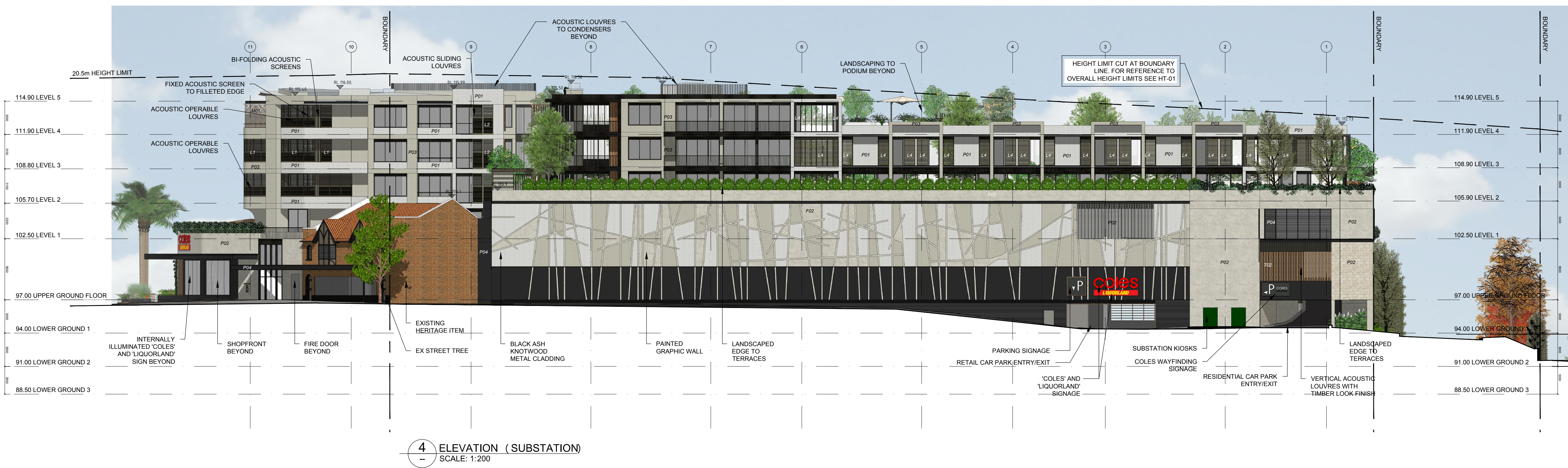


0	2	4	6	8	10m
SCALE 1:200					
SCALE	1:200 @A1				
DATE	29/01/19				
DRWN	JG, JW				
DA5 REV					
DA-02-1 DRG					



FINISHES LEGEND
(REFER TO DRAWING DA-2-3 FOR DETAILS)

- P01 DULUX - SUMMER QUATER
P02 DULUX - CENTURY MIST
P03 DULUX - GREY ENCOUNTER
P04 DULUX - DOMINO
- T01 KNOTWOOD - DRIFTWOOD
T02 KNOTWOOD - AUSTRALIAN CEDAR
T03 KNOTWOOD - KWILA
T04 SELEKTA - AFRICAN EBONY
- S01 SANDSTONE - HONED FINISH
- M01 CUSTOMISED PERFORATED STEEL PANEL WITH TREE CANOPY PATTERN
M02 ZINC METAL CLADDING
- F01 PRINTED GRAPHIC SCREEN
F02 PAINTED WALL GRAPHIC

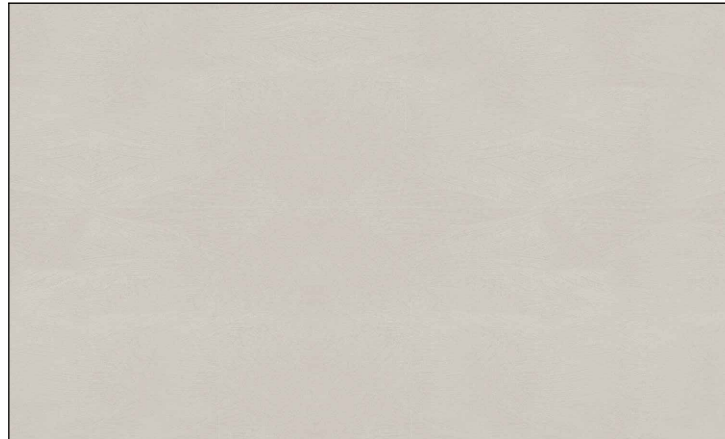


EXTERNAL FINISHES SHEDULE

PAINT



P01 PAINT FINISH - TEXTURED
ARCA SAND - SUMMER QUATER



P02 PAINT FINISH - TEXTURED
DULUX TUSCAN - CENTURY MIST

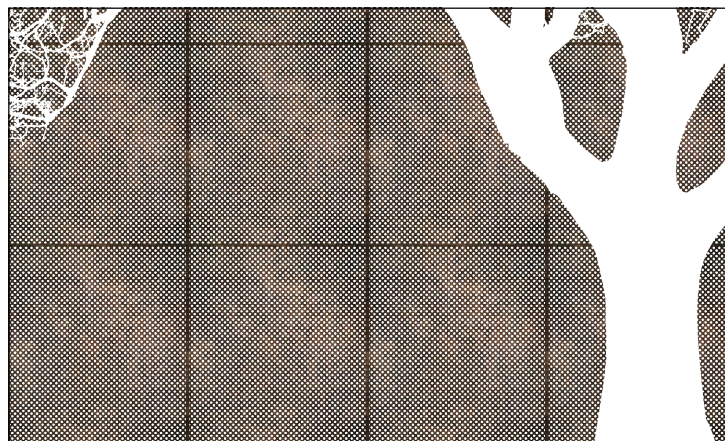


P03 PAINT FINISH - TEXTURED
DULUX TUSCAN - GREY ENCOUNTER



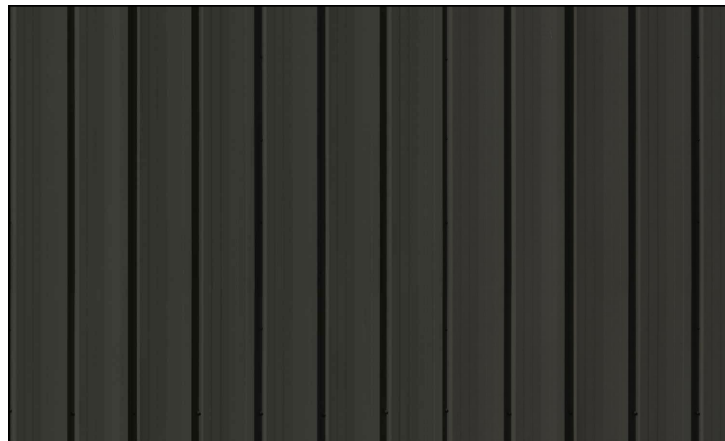
P04 PAINT FINISH -
DULUX DOMINO GR10

METAL



CUSTOMIZED PERFORATED
MESH SCREENING WITH TREE
CANOPY PATTERN

M01 PERFORATED MESH
SCREENING WITH FEATURE
STENCILED IMPRESSION



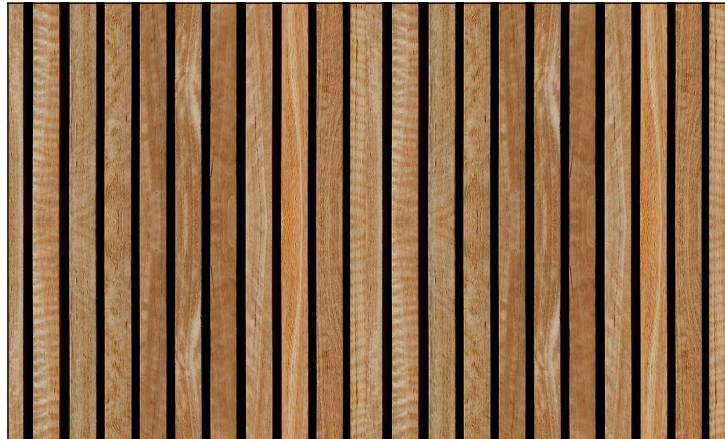
M02 FEATURE ZINC METAL WALL
CLADDING

- ZINC METAL CLADDING -
VM ZINC ANTHRA.
- STRIKING MATT BLACK
VELVETY TEXTURE,
SIMILAR TO CHARCOAL.
 - SINGLE LOCK STANDING
SEAM SYSTEM

TIMBER



T01 TIMBER LOOK SCREEN.
DRIFTWOOD FINISH



T02 VERTICAL TIMBER
BATTEN FINISH



T03 TIMBER LOOK SCREEN + FIXED
VERTICAL LOUVRES



T04 VERTICAL ALUMINIUM WALL
CLADDING WITH TIMBER
FINISH

- KNOTWOOD VERTICAL
SCREEN SYSTEM
- SLAT SIZE: 50mm X 50mm
BLADE
 - POST SIZE: 50mm X 50mm
 - 'DRIFTWOOD' FINISH

- KNOTWOOD TIMBER FINISH
ALUMINIUM BATTENS -
50x20mm. 10mm SPACING.
TYPICAL.

- FIXED ACOUSTIC LOUVRES.
100x200mm BATS @ 300mm
CENTRES

- KNOTWOOD VERTICAL
SCREEN SYSTEM
- SLAT SIZE: 50mm X 50mm
BLADE
 - POST SIZE: 50mm X 50mm
 - 'KWILA' COLOUR

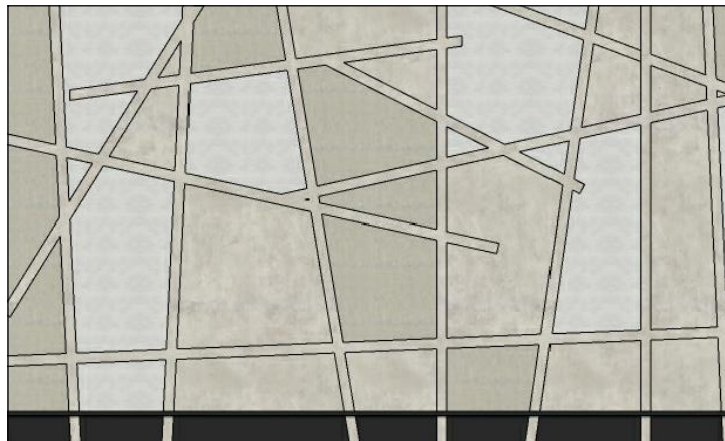
- ALU SELEKTA ALUMINIUM
WALL CLADDING
- AFRICAN EBONY TIMBER
LOOK FINISH

OTHER



F01 CUSTOMIZED PRINTED
GRAPHIC SCREENING

- PRINTED GRAPHIC
SCREENING SIMILAR TO THE
IMAGE
(FINAL IMAGE TO BE
CONFIRMED)



F02 PAINTED WALL GRAPHIC

- CUSTOMIZED PAINTED WALL
GRAPHIC
- DULUX TUSCAN
CENTURY MIST
 - DULUX SUMMER
QUATER
 - DULUX DOMINO

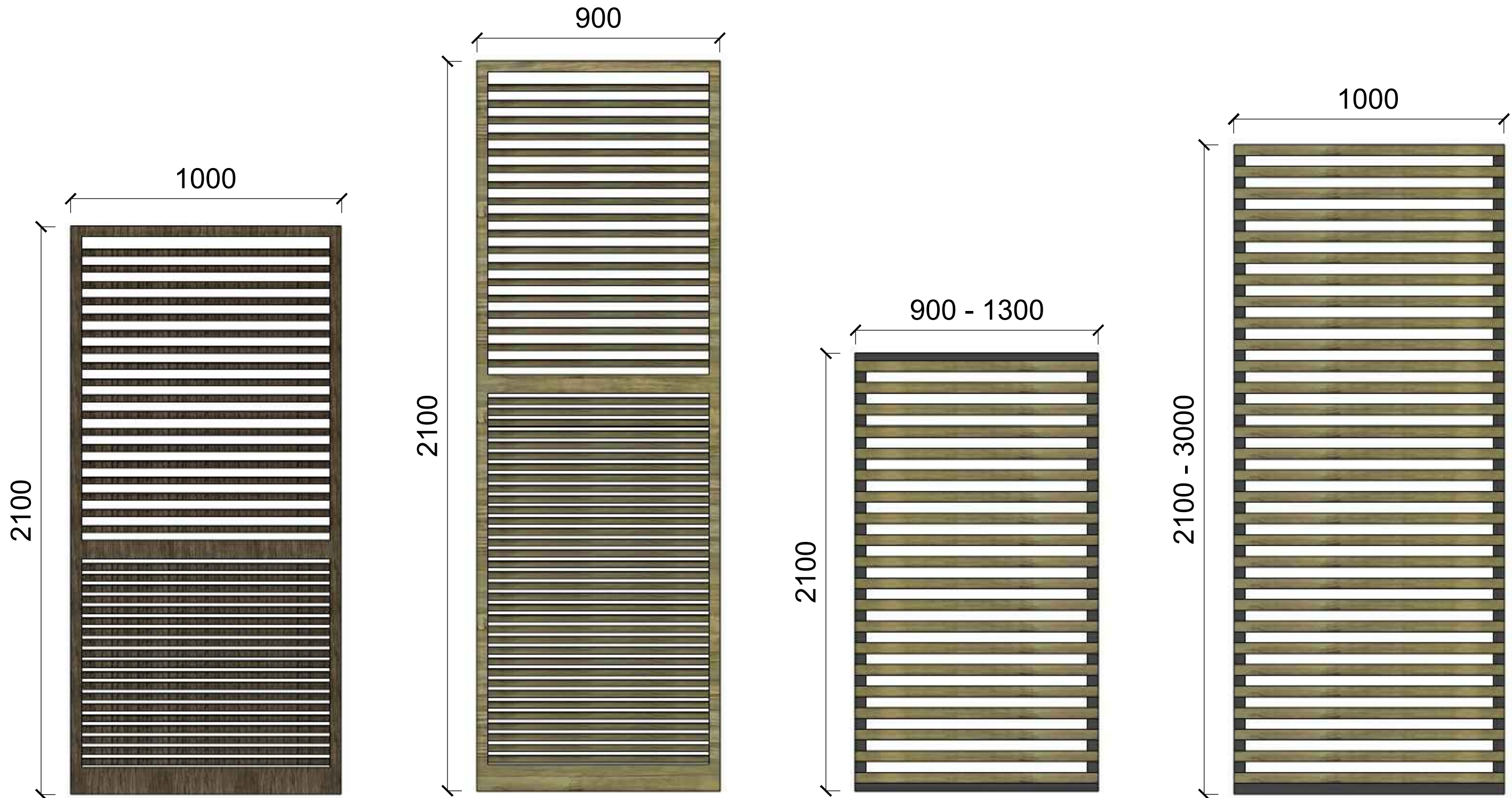
STONE



S01 SANDSTONE VENEER WALL
CLADDING

- SANDSTONE TILES -
BENNELONG SANDSTONE
800x400x20mm
HONED FINISH.

EXTERNAL LOUVRE SCHEDULE



L1
TYPE 1

OPERABLE ACOUSTIC LOUVRE

HALF HEIGHT

OPERABLE ALUMINIUM LOUVRE WITH
OPERABLE LOUVRE BLADES
TIMBER LOOK FINISH - T03

REFER TO DA-04-6 FOR DETAILS

L2
TYPE 2

OPERABLE ACOUSTIC LOUVRE

FULL HEIGHT

OPERABLE ALUMINIUM LOUVRE WITH
OPERABLE LOUVRE BLADES
FINISH 1 - TIMBER LOOK FINISH - T01
FINISH 2 - DULUX DOMINO - P04

REFER TO DA-04-6 FOR DETAILS

L3
TYPE 3

OPERABLE LOUVRE

HALF HEIGHT

OPERABLE ALUMINIUM LOUVRE WITH
FIXED HORIZONTAL SLATS
TIMBER LOOK FINISH - T01

L4
TYPE 3

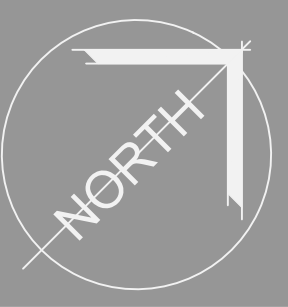
OPERABLE LOUVRE

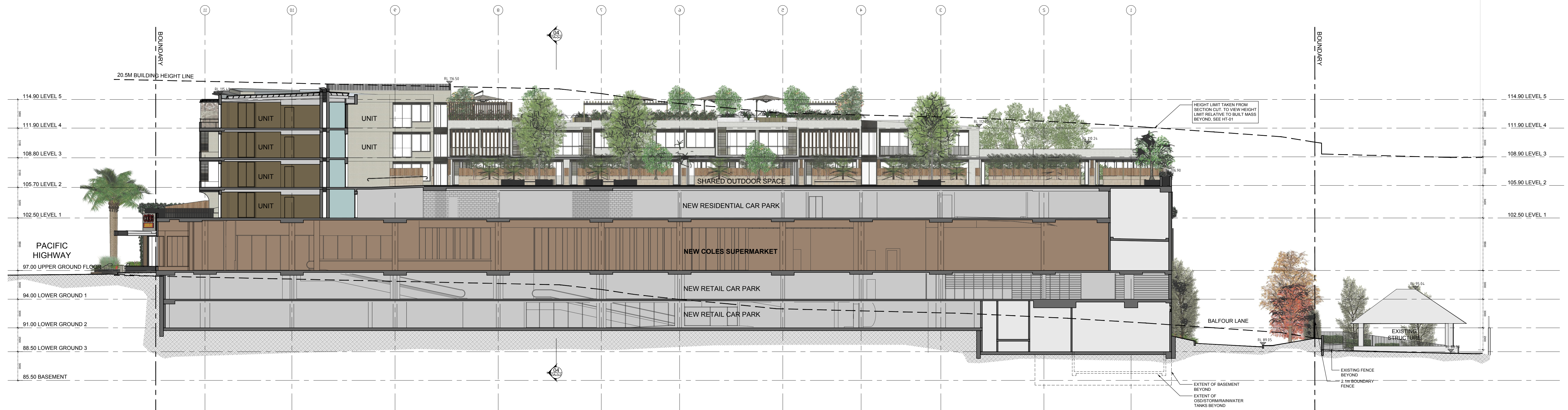
FULL HEIGHT

OPERABLE ALUMINIUM LOUVRE WITH
FIXED HORIZONTAL SLATS
TIMBER LOOK FINISH - T01



WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION





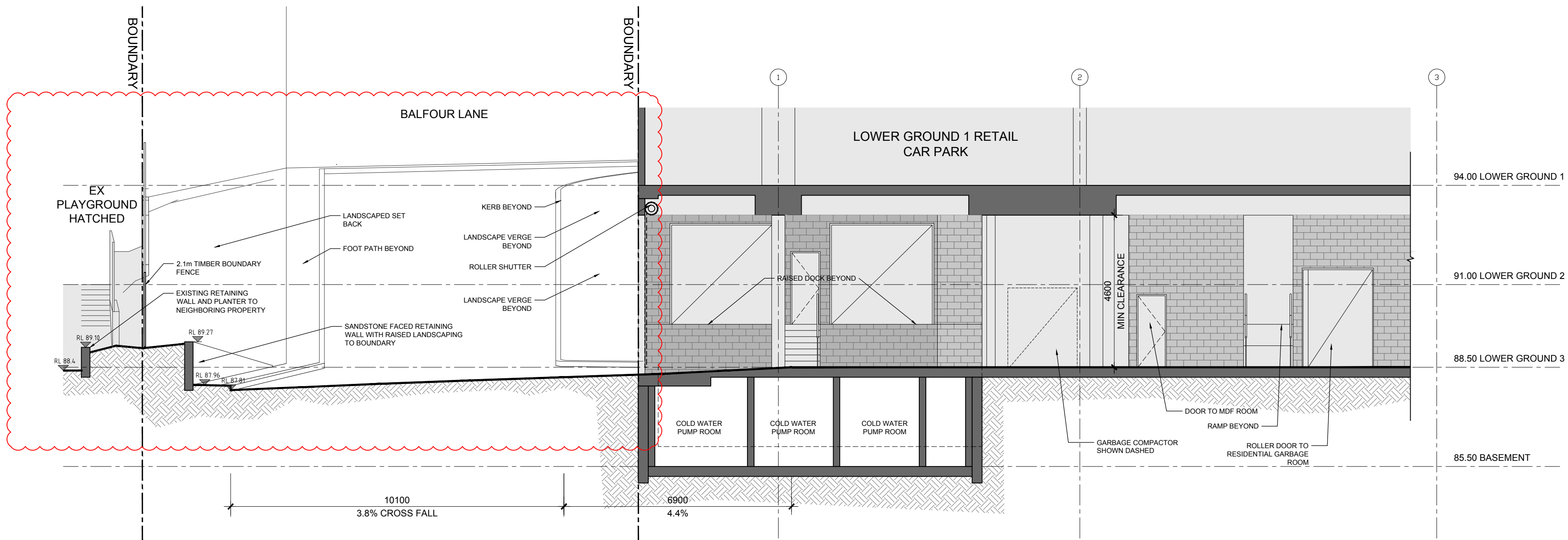
1 SECTION 1
SCALE: 1:200

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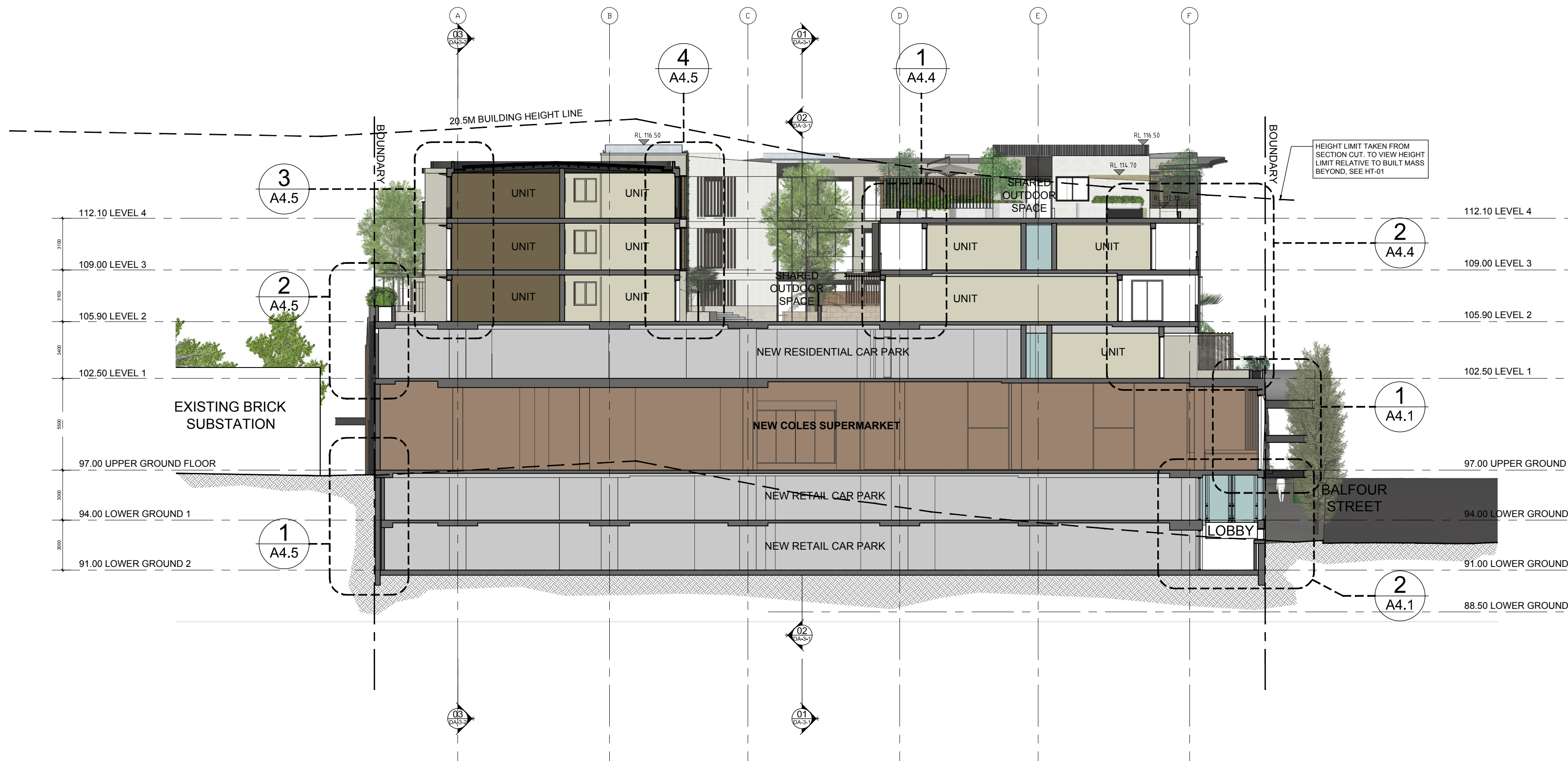
6.3
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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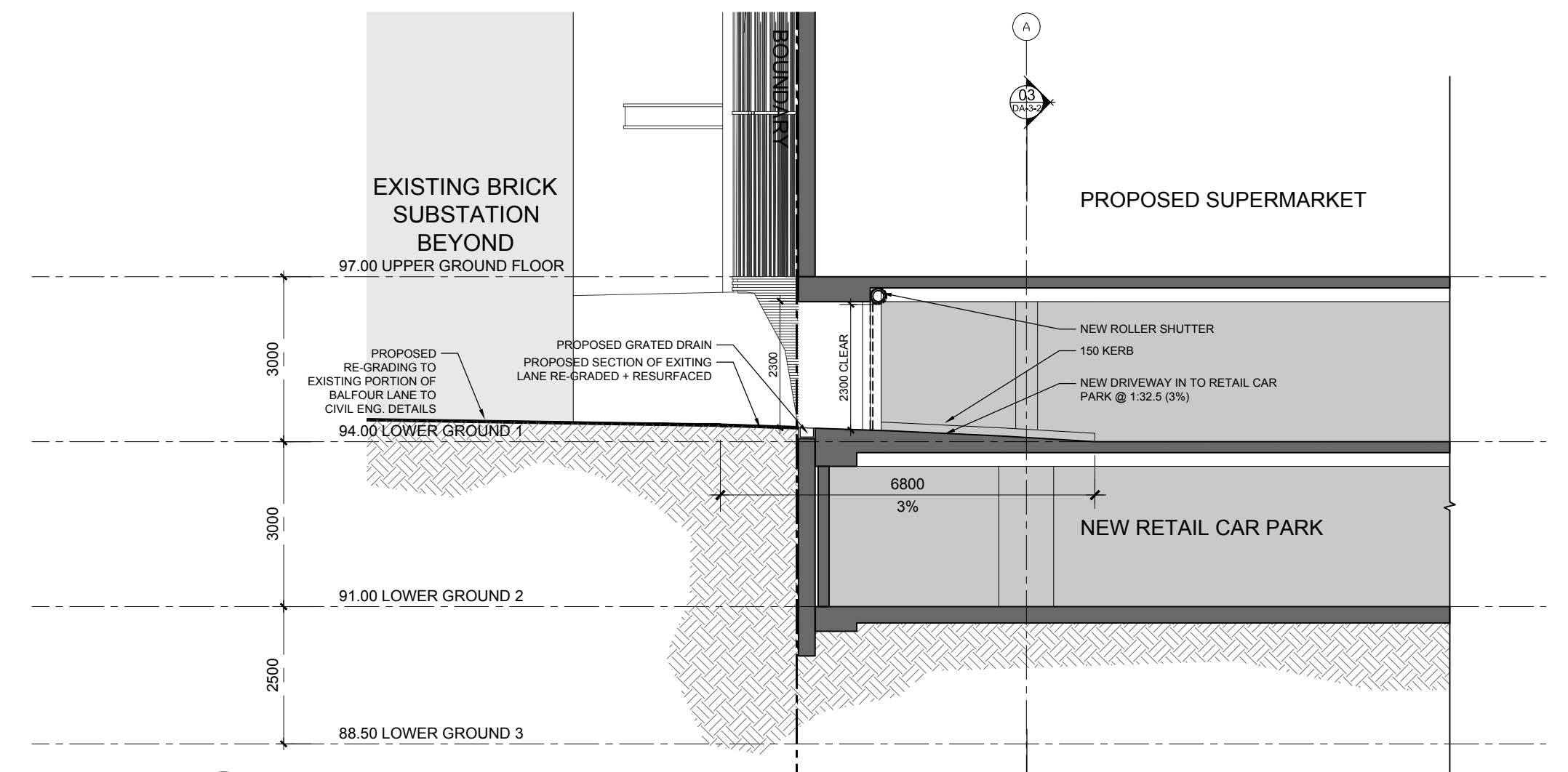
2 SECTION 2
SCALE: 1:200



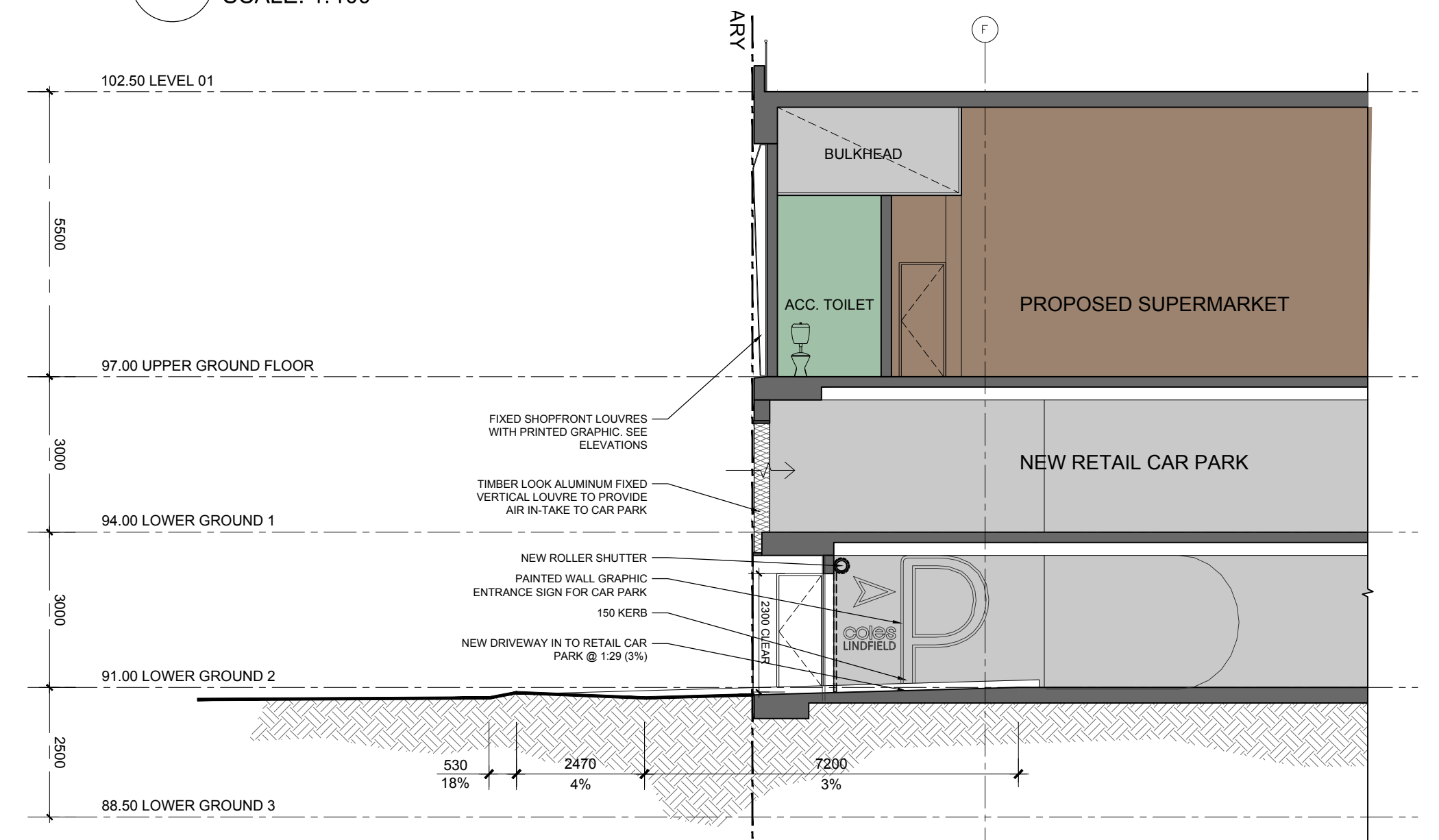
5 LOWER GROUND 2 CAR PARK DRIVEWAY
SCALE: 1:100



4 SECTION 4
SCALE: 1:200



6 LOWER GROUND 1 CAR PARK DRIVEWAY
SCALE: 1:100

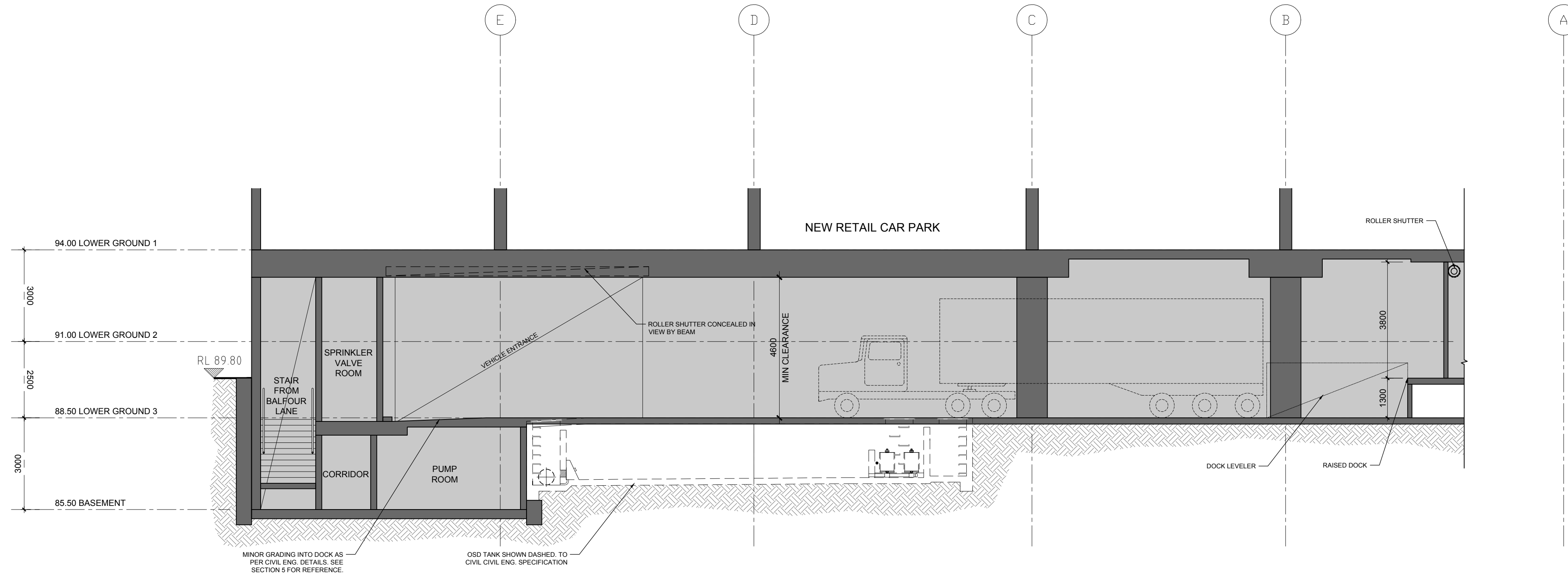


7 LOADING DOCK DRIVEWAY
SCALE: 1:100

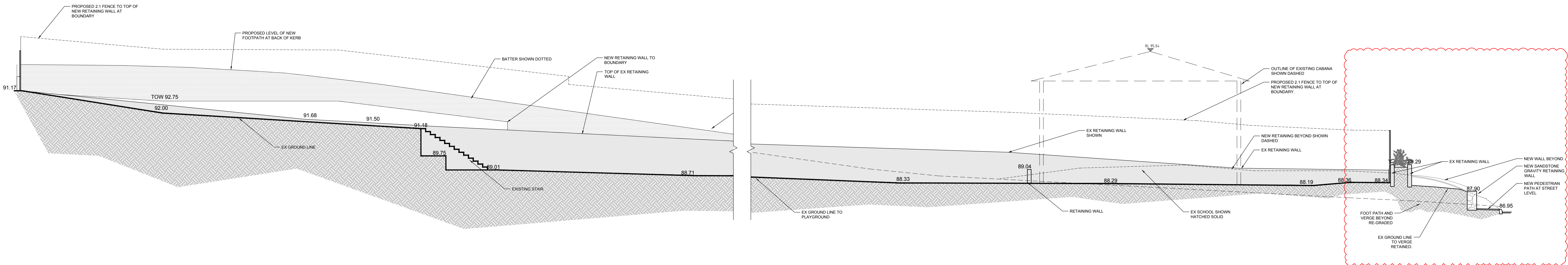


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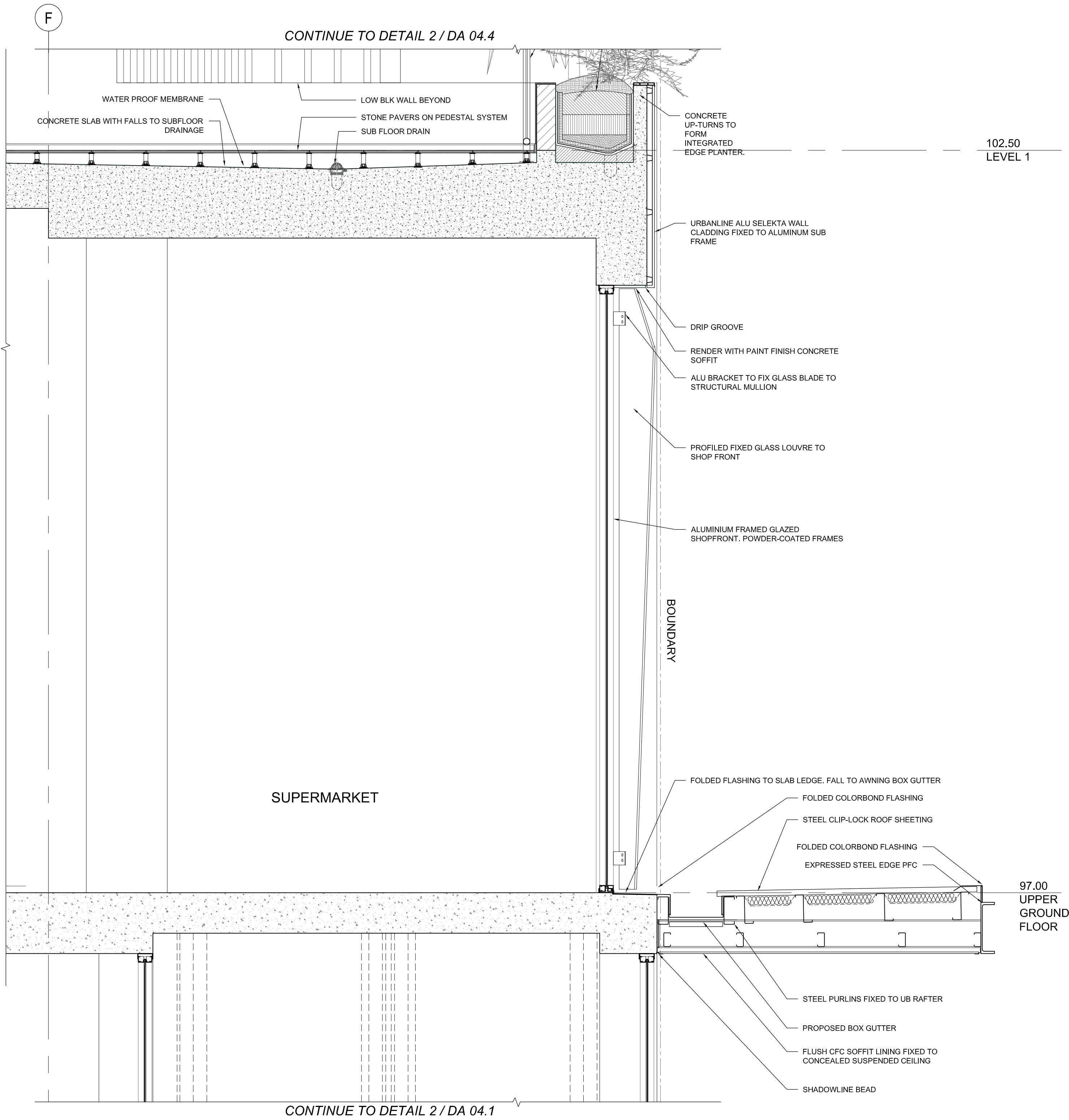




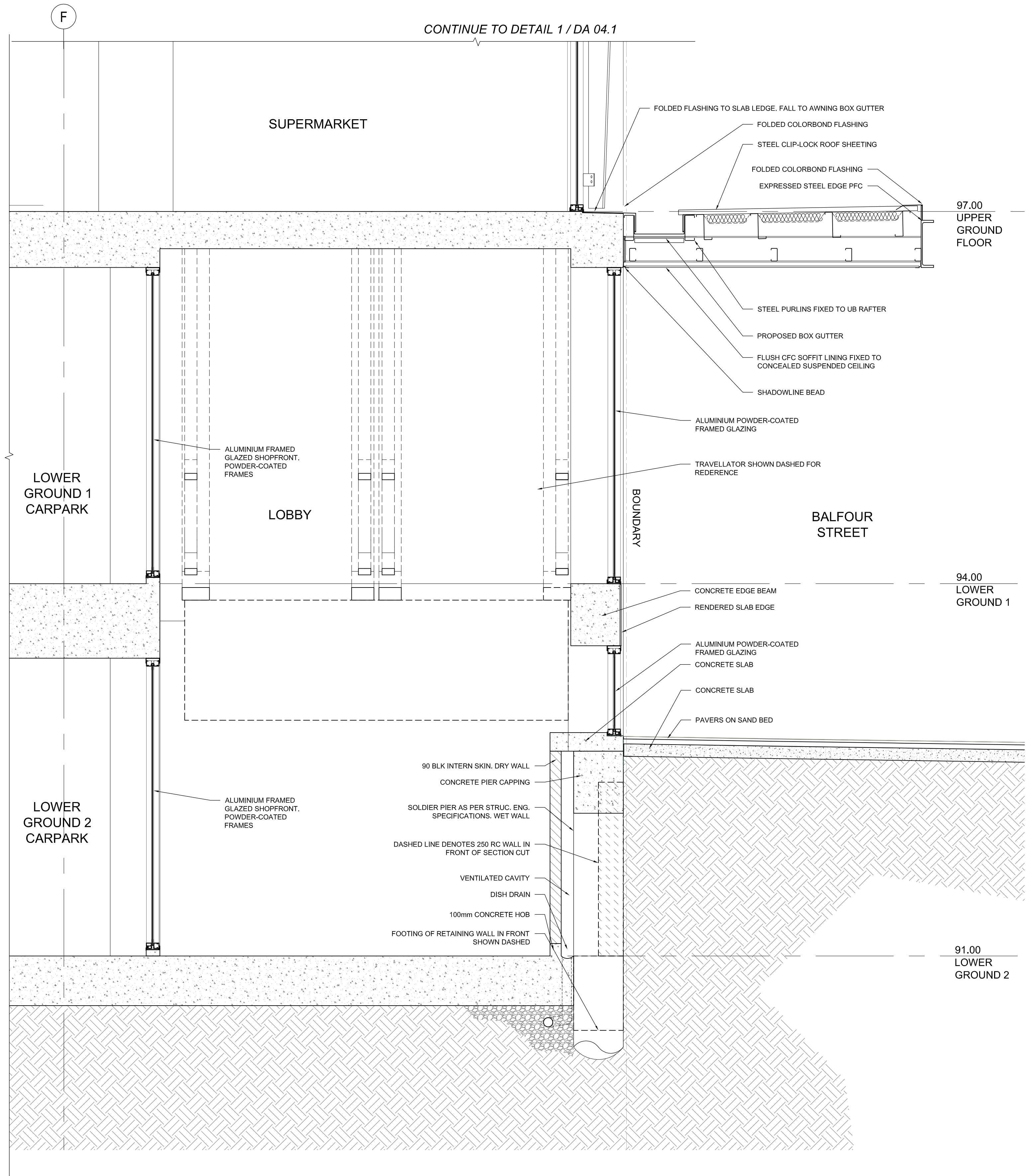
08 SECTION 8 - LOADING DOCK LONG SECTION
SCALE: 1:100



9 SECTION 9 - PROPOSED BALFOUR LANE BOUNDARY SECTION
SCALE: 1:100



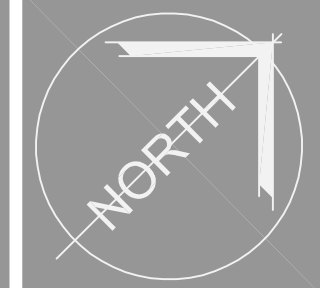
1 SECTION - SUPERMARKET FACADE/
BALFOUR ST.
4/DA3.2 SCALE: 1:20

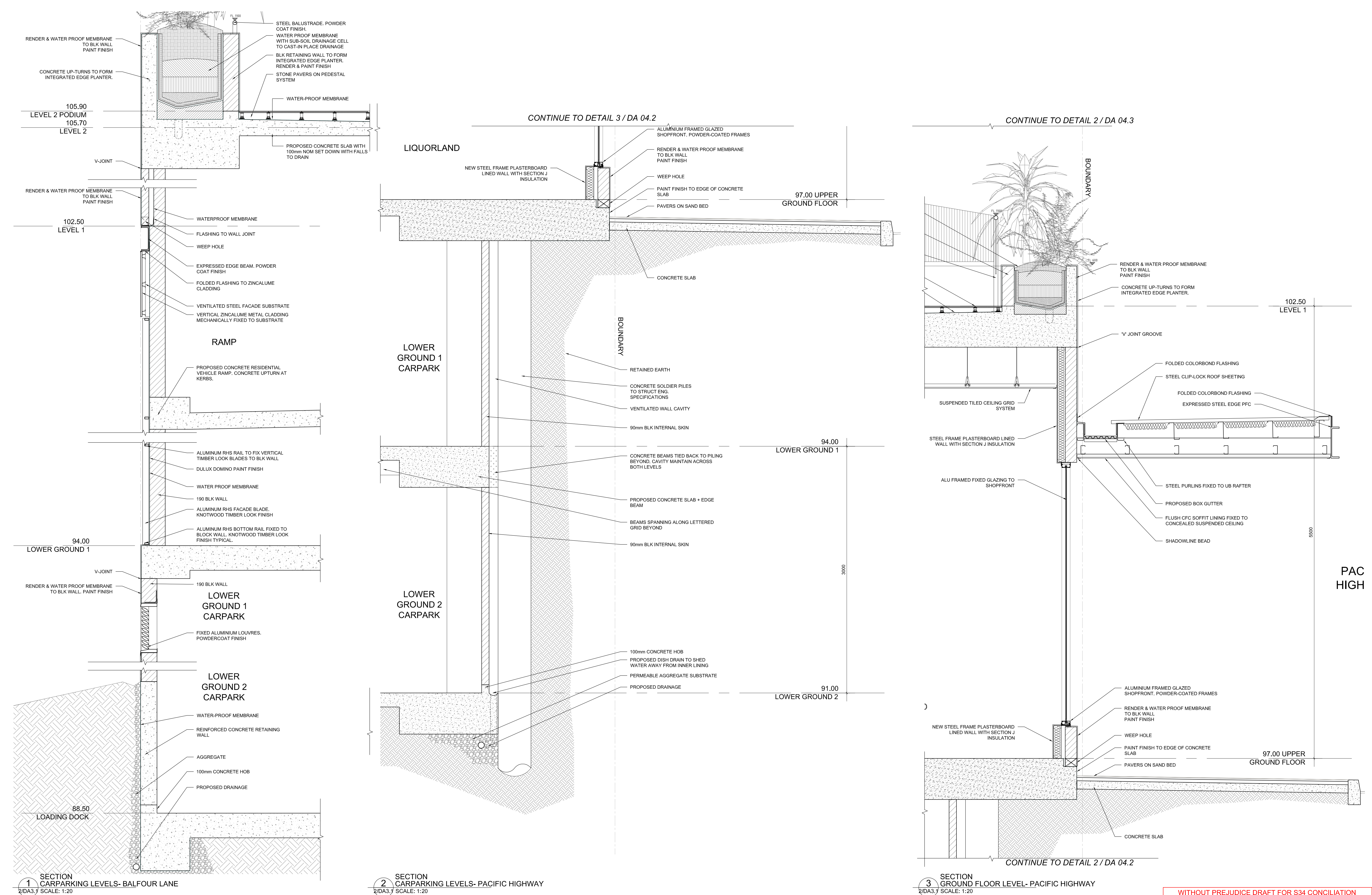


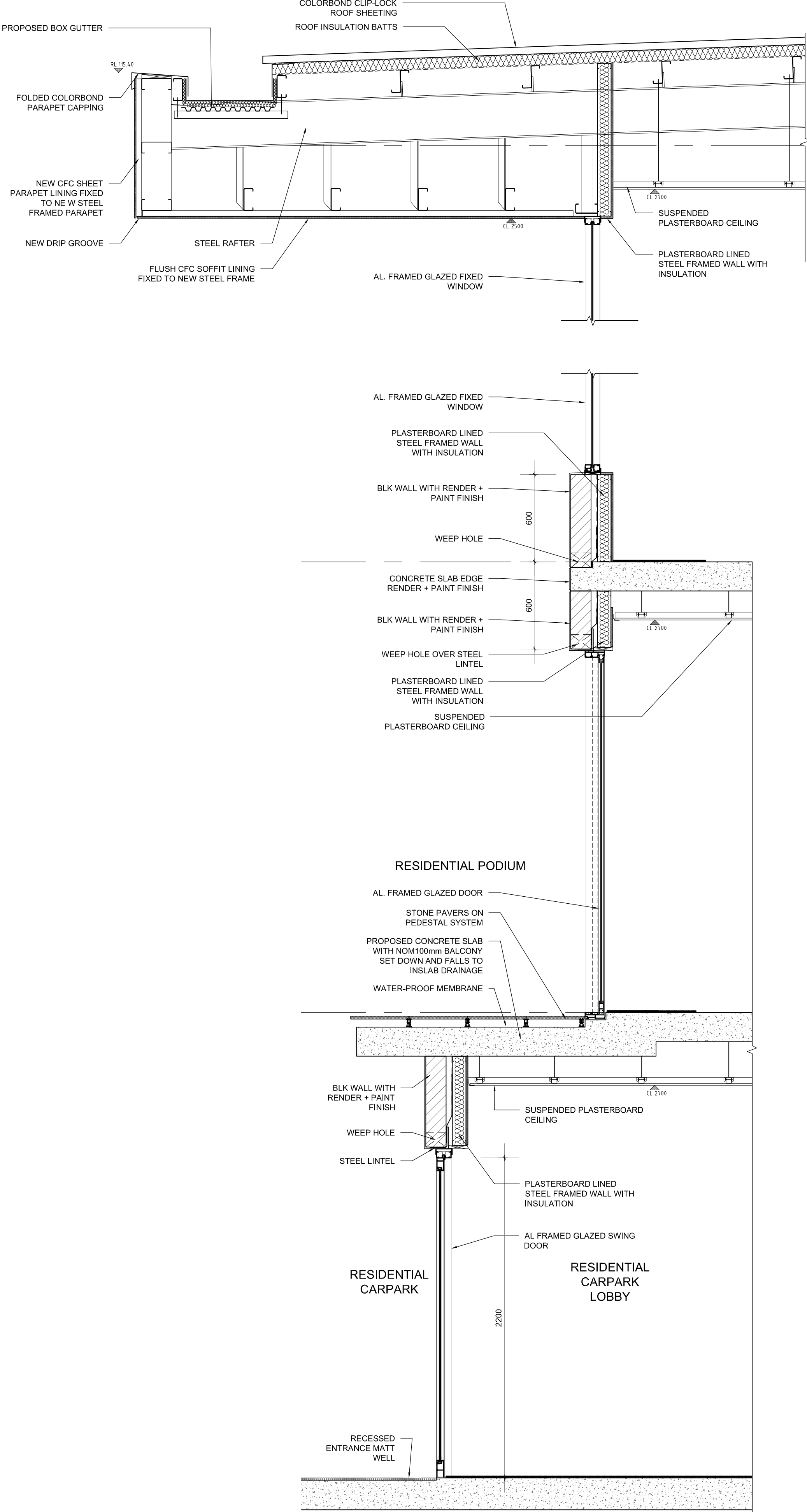
2 SECTION - TRAVELLATOR LOBBY
BALFOUR ST.
4/DA3.2 SCALE: 1:20

WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION

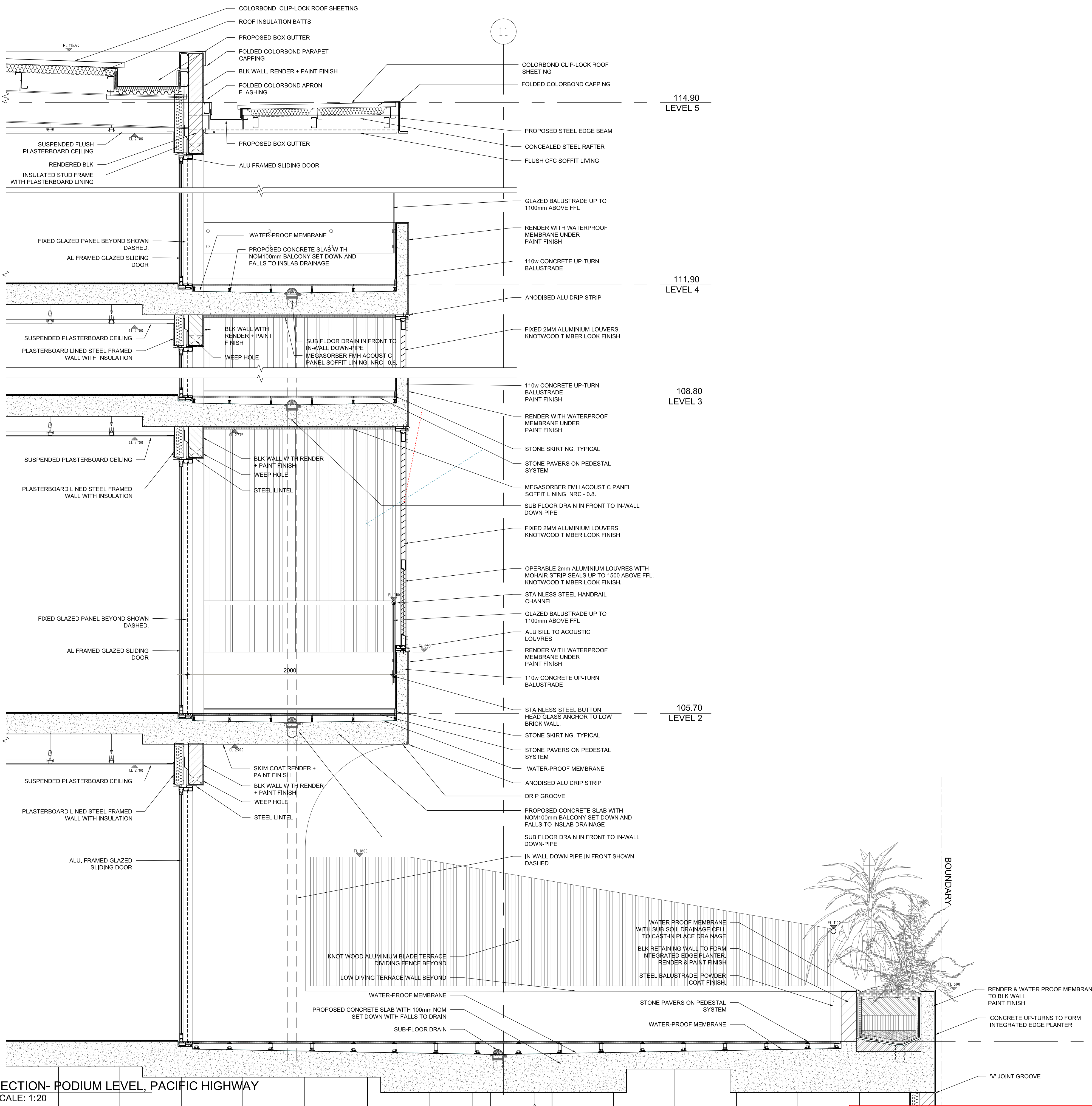
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SCALE 1:20
SCALE 1:20 @A1
DATE 28/05/19
DRWN JG, JW
DA1
DA-04-1
REV
DRG







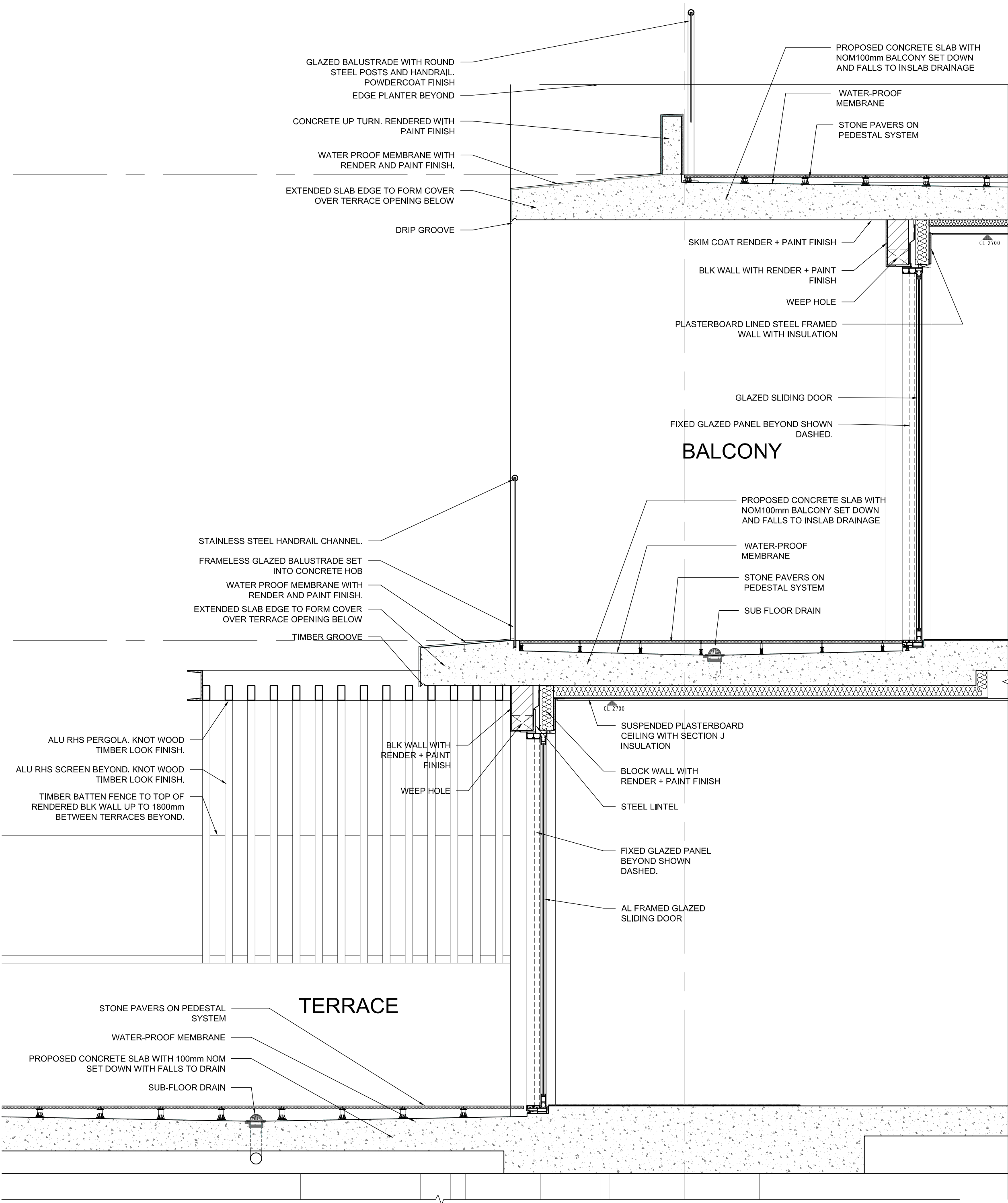
1 SECTION- PODIUM LEVEL
2/DA3.1 SCALE: 1:20



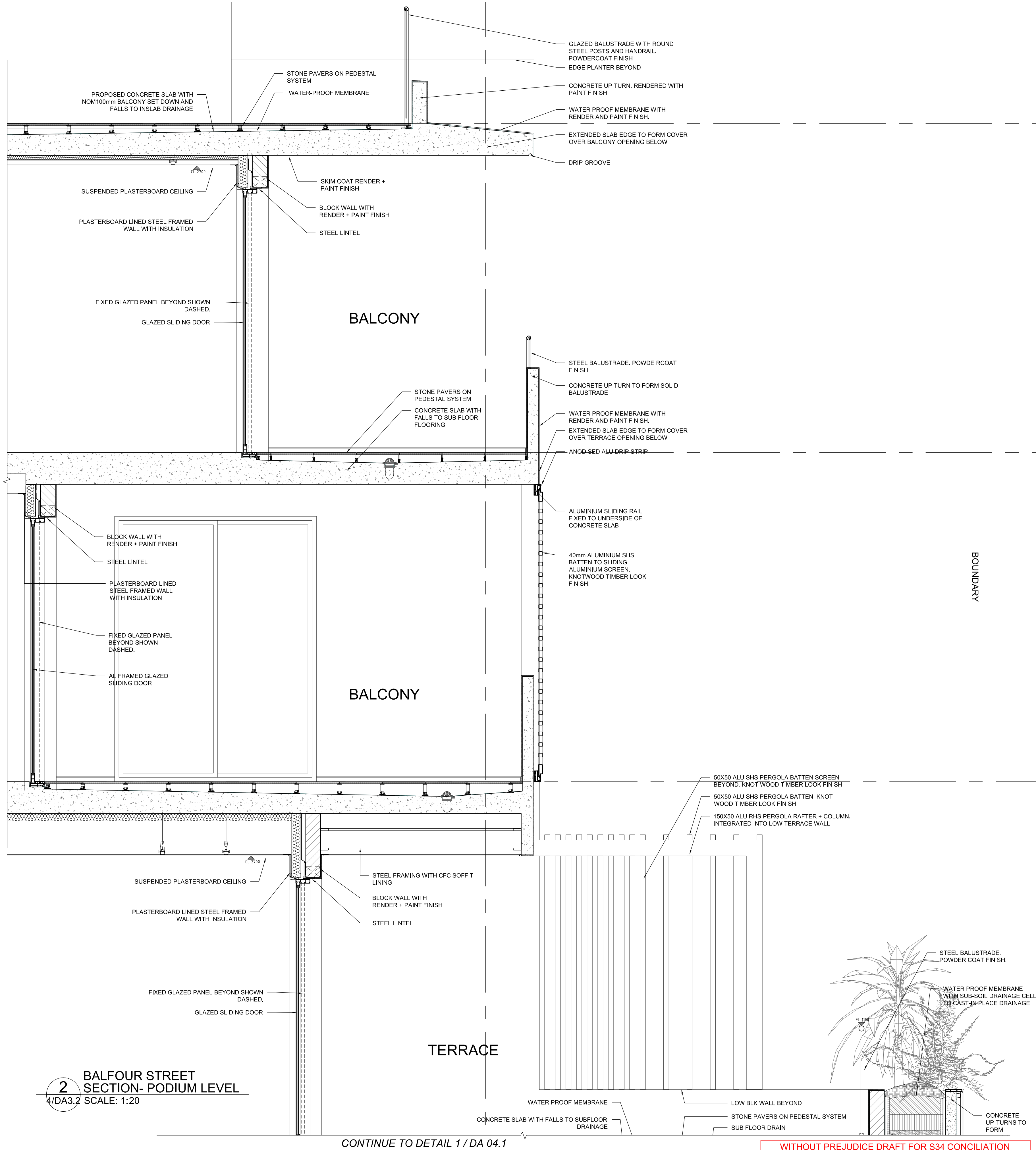
2 SECTION- PODIUM LEVEL, PACIFIC HIGHWAY
2/DA3.1 SCALE: 1:20

CONTINUE TO DETAIL 3 / DA 04.2

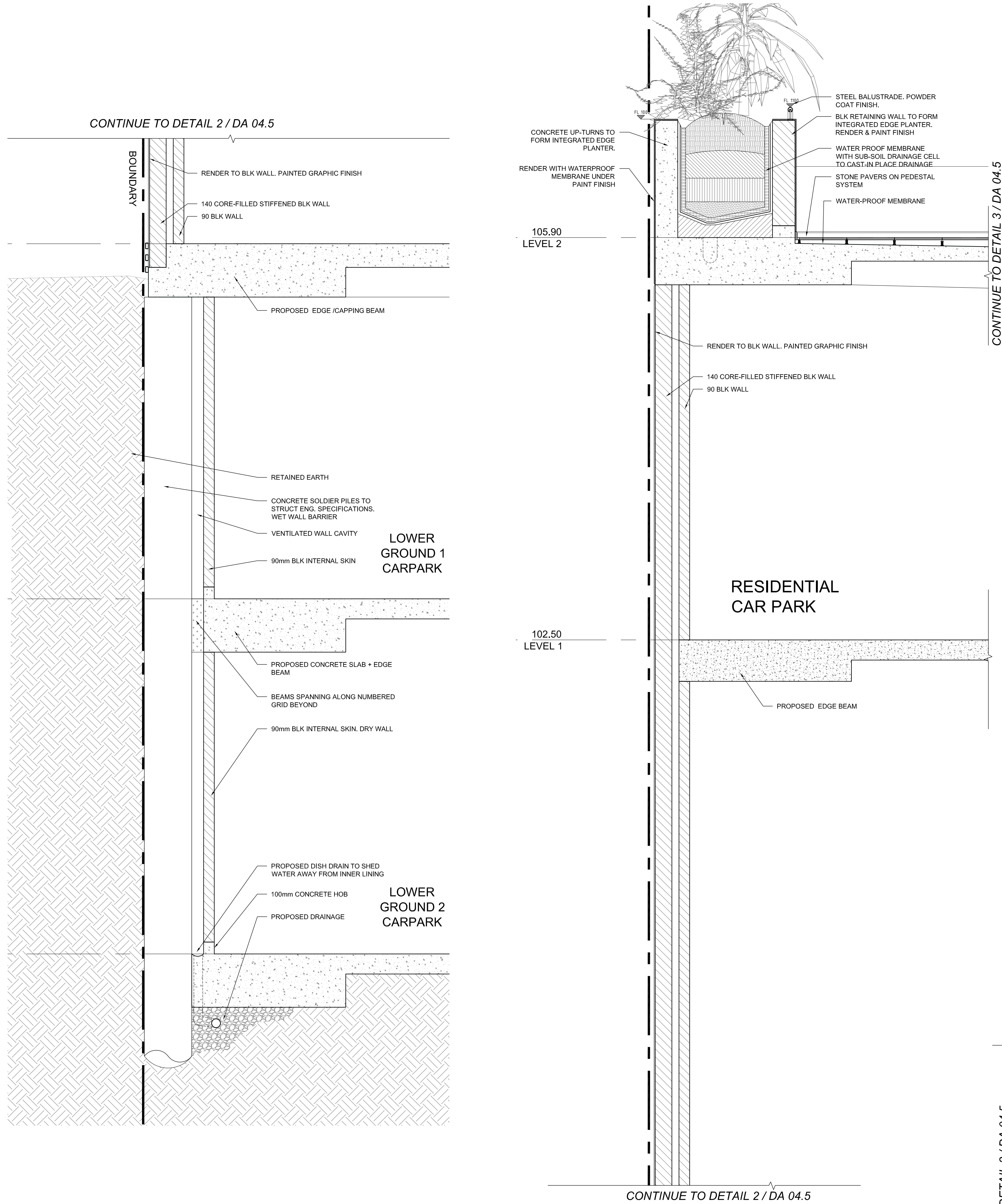
WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION



1 SECTION- PODIUM LEVEL
4/DA3.2 SCALE: 1:20

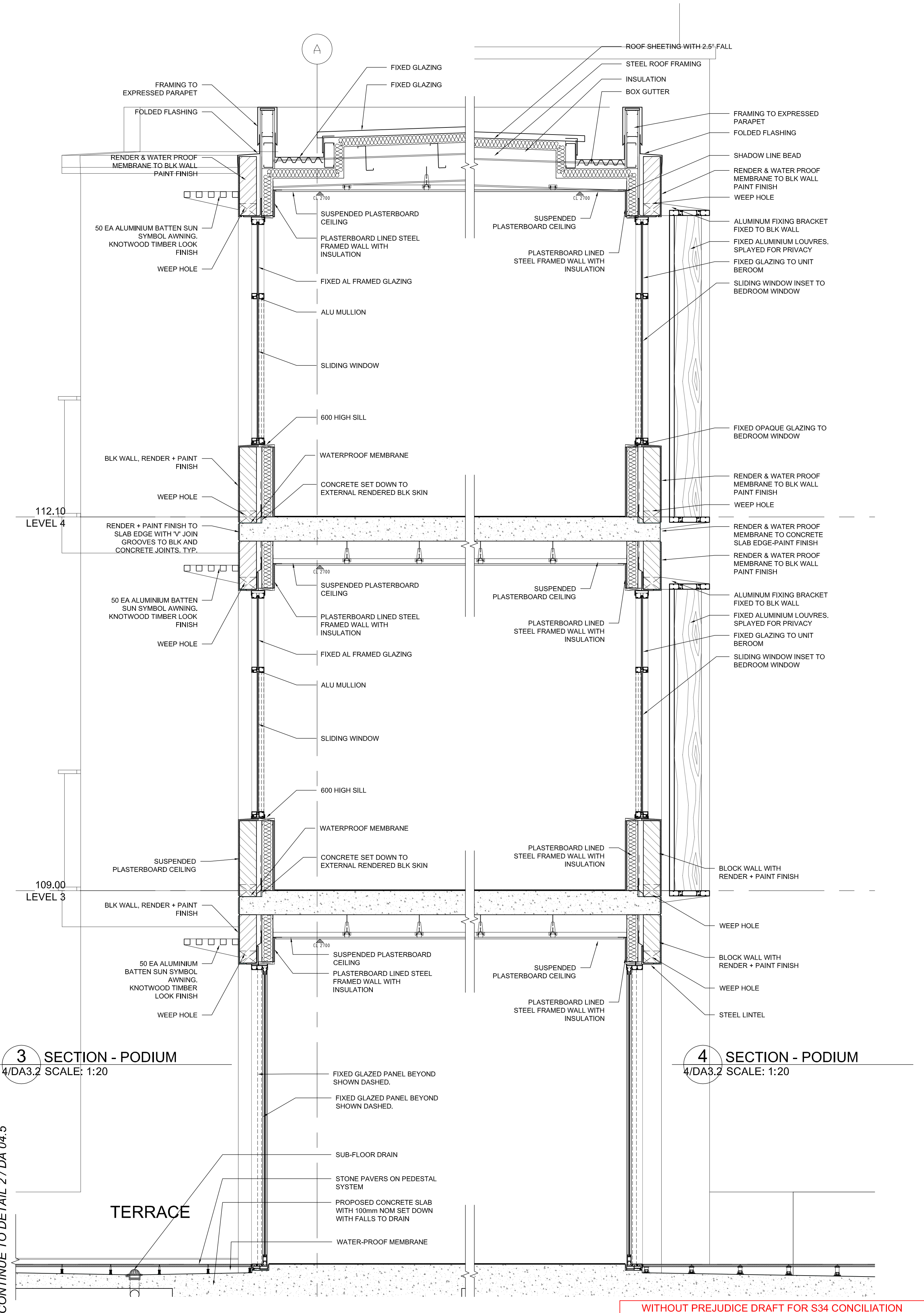


2 BALFOUR STREET
SECTION- PODIUM LEVEL
4/DA3.2 SCALE: 1:20



1 SECTION - WALL FACING SUBSTATION
4/DA3.2 SCALE: 1:20

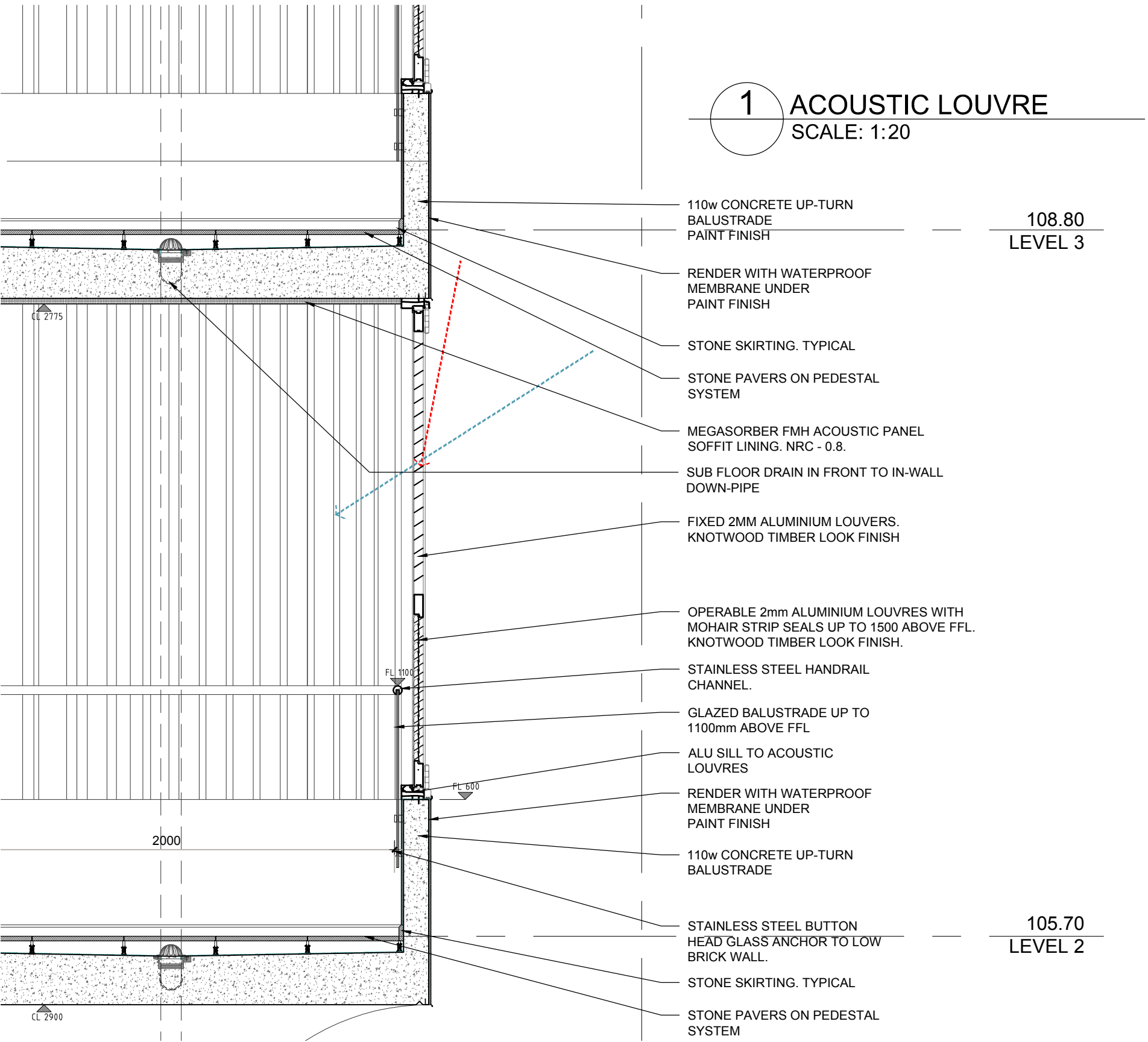
2 SECTION - WALL FACING SUBSTATION
4/DA3.2 SCALE: 1:20



3 SECTION - PODIUM
4/DA3.2 SCALE: 1:20

4 SECTION - PODIUM
4/DA3.2 SCALE: 1:20

WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION



ACOUSTIC LOUVRE DEMONSTRATION:

The above images demonstrate the performance of the proposed facade screens/ acoustic louvres to the Pacific highway frontage.

The louvres have been designed to consider noise reduction, air flow and solar access to enable the greatest possible amenity to the private spaces impacted by noise from the highway.

The screens are aluminium, with a timber look finish. They sit atop a 600mm solid balustrade in a sealed bi-fold track. The screen is divided into 2 segments. the first segments consists of operable louvres up to a height of 1500mm above the finished floor level. These louvres are 2mm Solid aluminium (also timber look) which are able to be entirely closed, enabling a solid sound barrier to form up to 1500 high. The louvres will be sealed with an acoustic rated gasket.

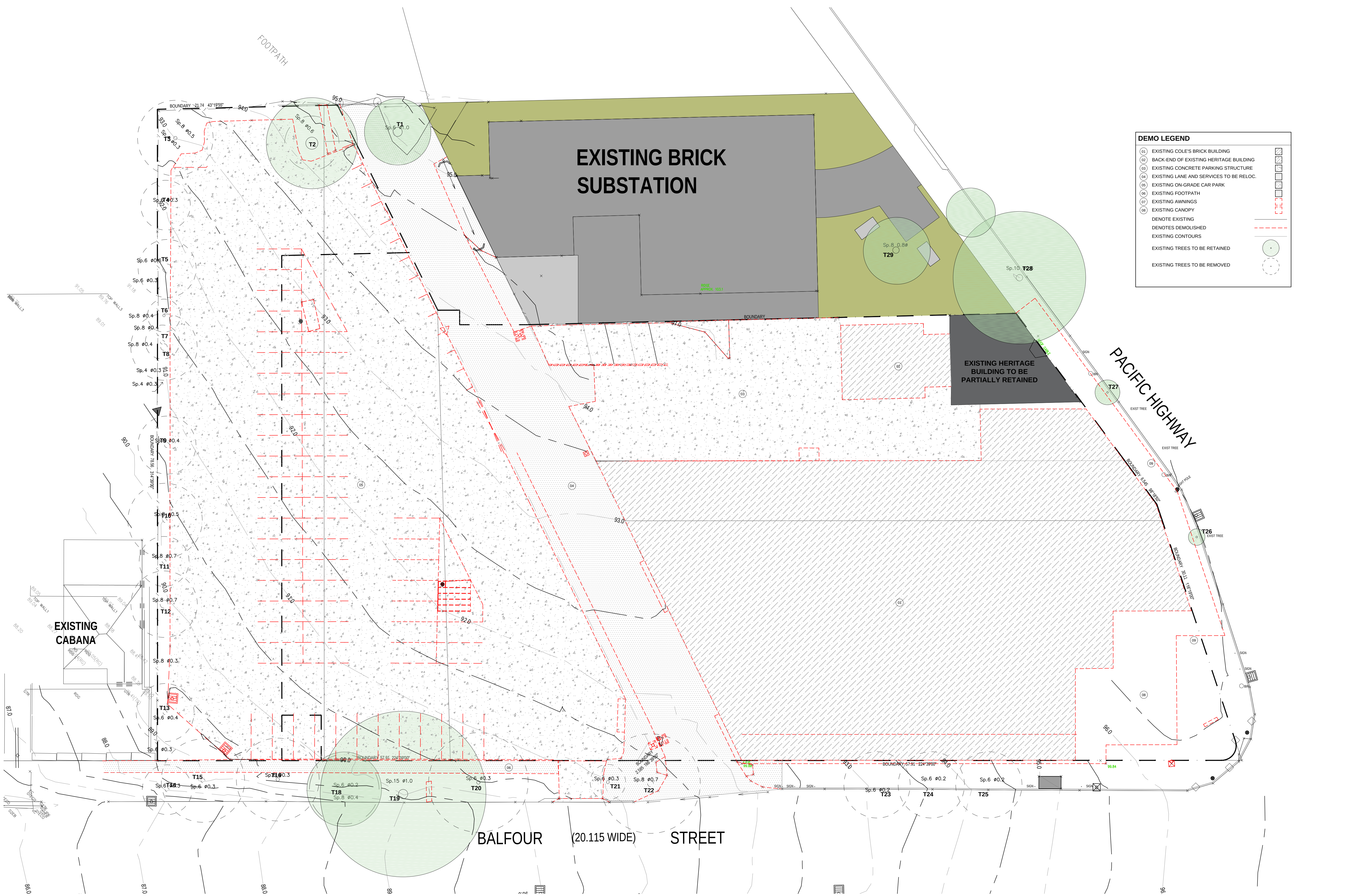
The second segment of the screen consists of fixed aluminium louvres (also timber look at 2mm thick) at a fixed angle of 32.5°. Spaced at 60mm centres, these louvres enable air flow and solar access to the balcony and unit event when the lower segments is closed.

The images above demonstrate solar access to corner units on the winter solstice between 9am and 12pm (times identified by wintech in which these units receive solar access). As seen, the extent of the shadow is not impacted by the presence of the loucres, demonstrating solar access even when closed.

FINISHES

All screens are finished with an applied *Knotwood* timber look finish. See DA-03-3 - External finishes schedule for the louvre schedule which nominates finishes for different screens used through the proposal.

WITHOUT PREJUDICE DRAFT FOR S34 CONCILIATION



DEMO LEGEND

- EXISTING COLE'S BRICK BUILDING
- BACK-END OF EXISTING HERITAGE BUILDING
- EXISTING CONCRETE PARKING STRUCTURE
- EXISTING LANE AND SERVICES TO BE RELOC.
- EXISTING ON-GRADE CAR PARK
- EXISTING FOOTPATH
- EXISTING AWNINGS
- EXISTING CANOPY
- DENOTE EXISTING
- DENOTES DEMOLISHED
- EXISTING CONTOURS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED