

Setback Analysis

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

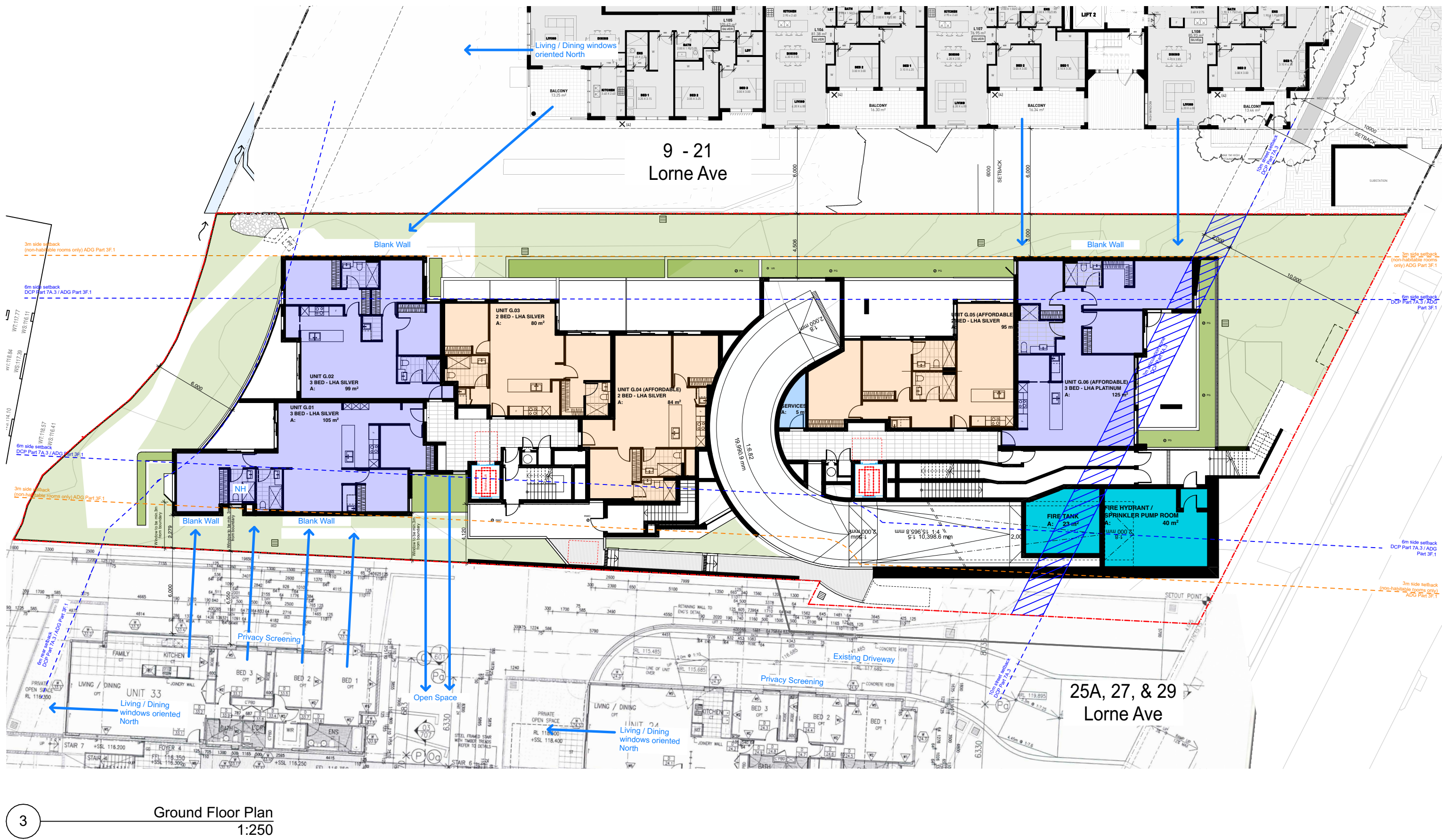
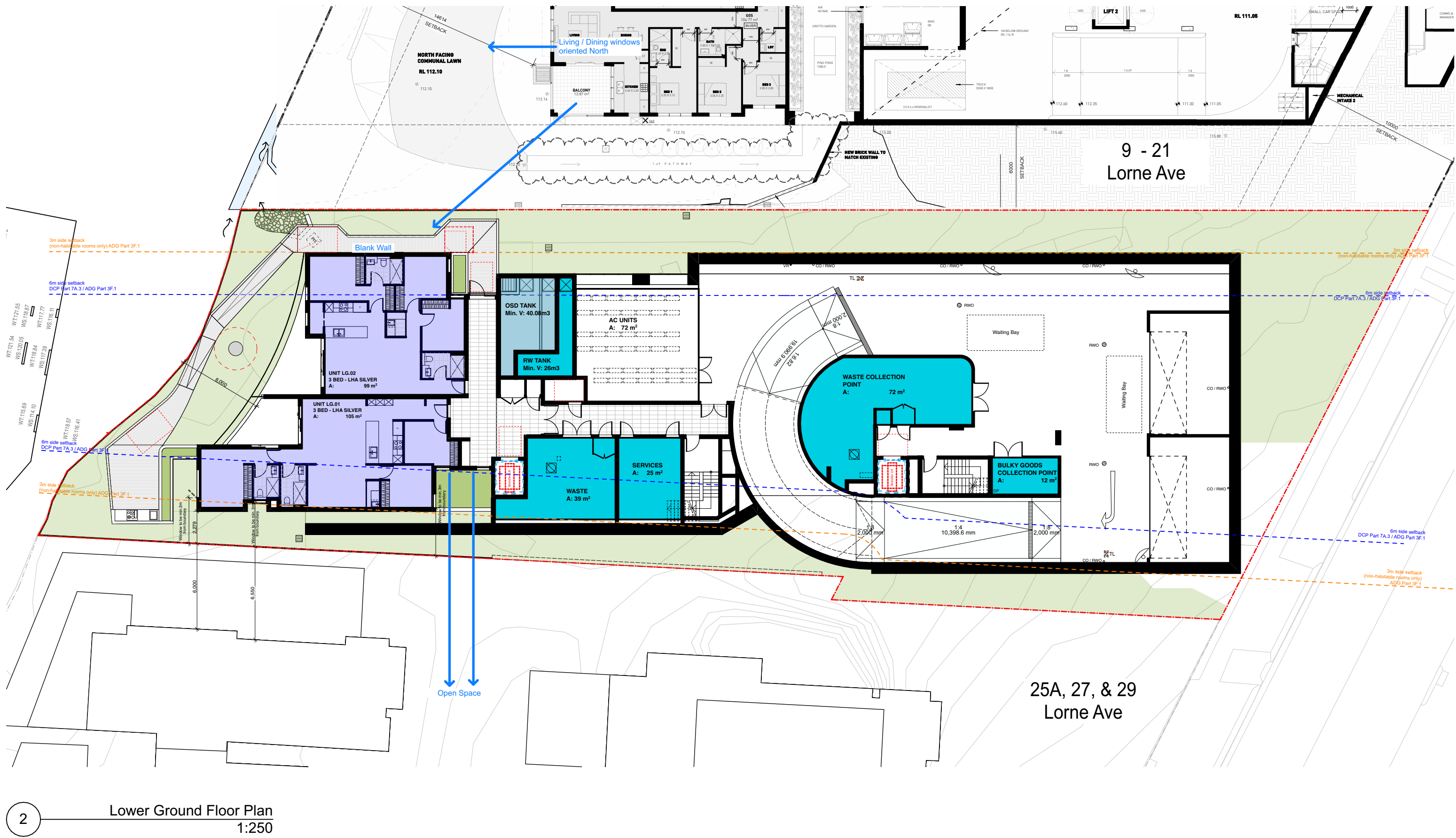
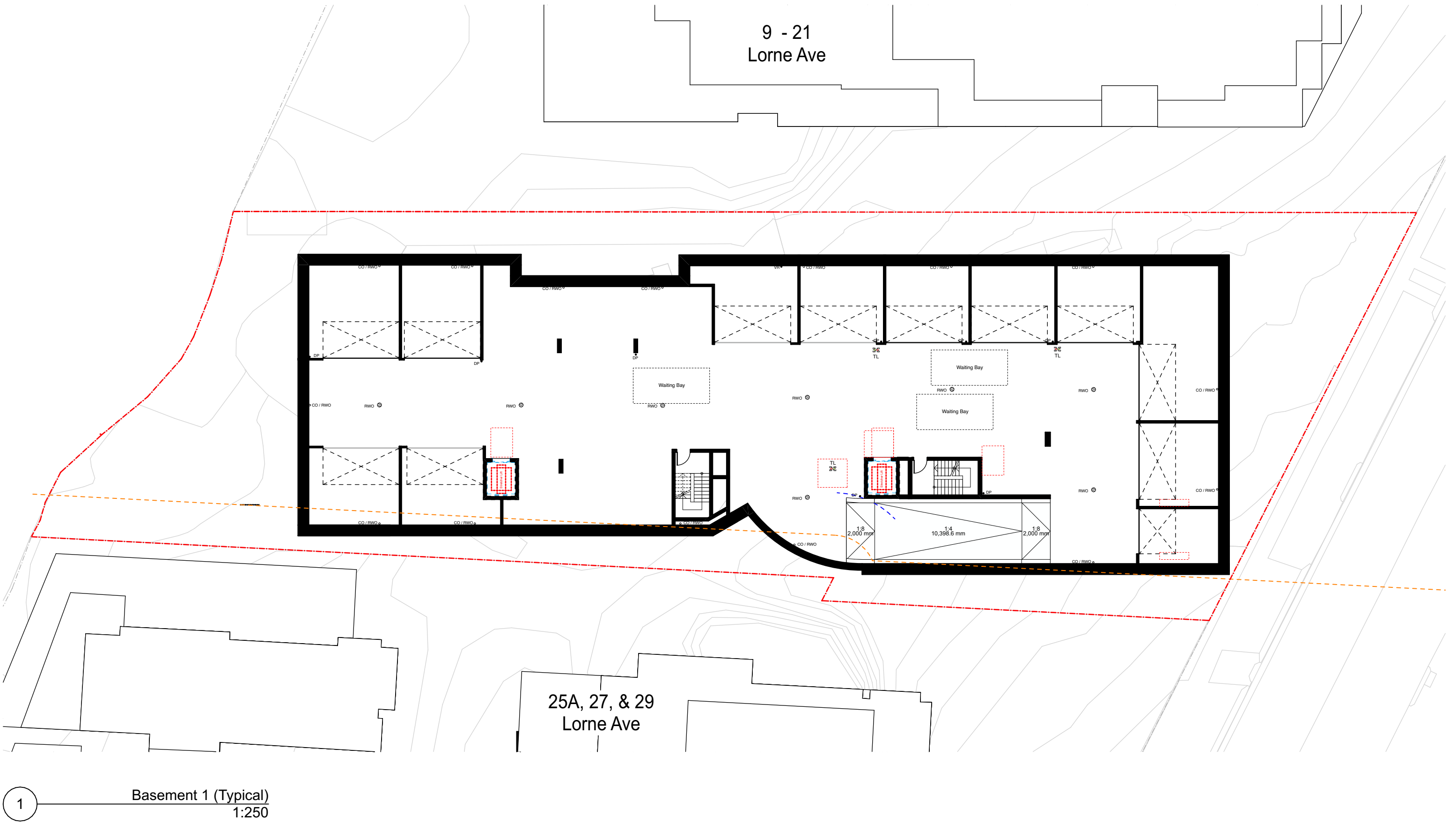
Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

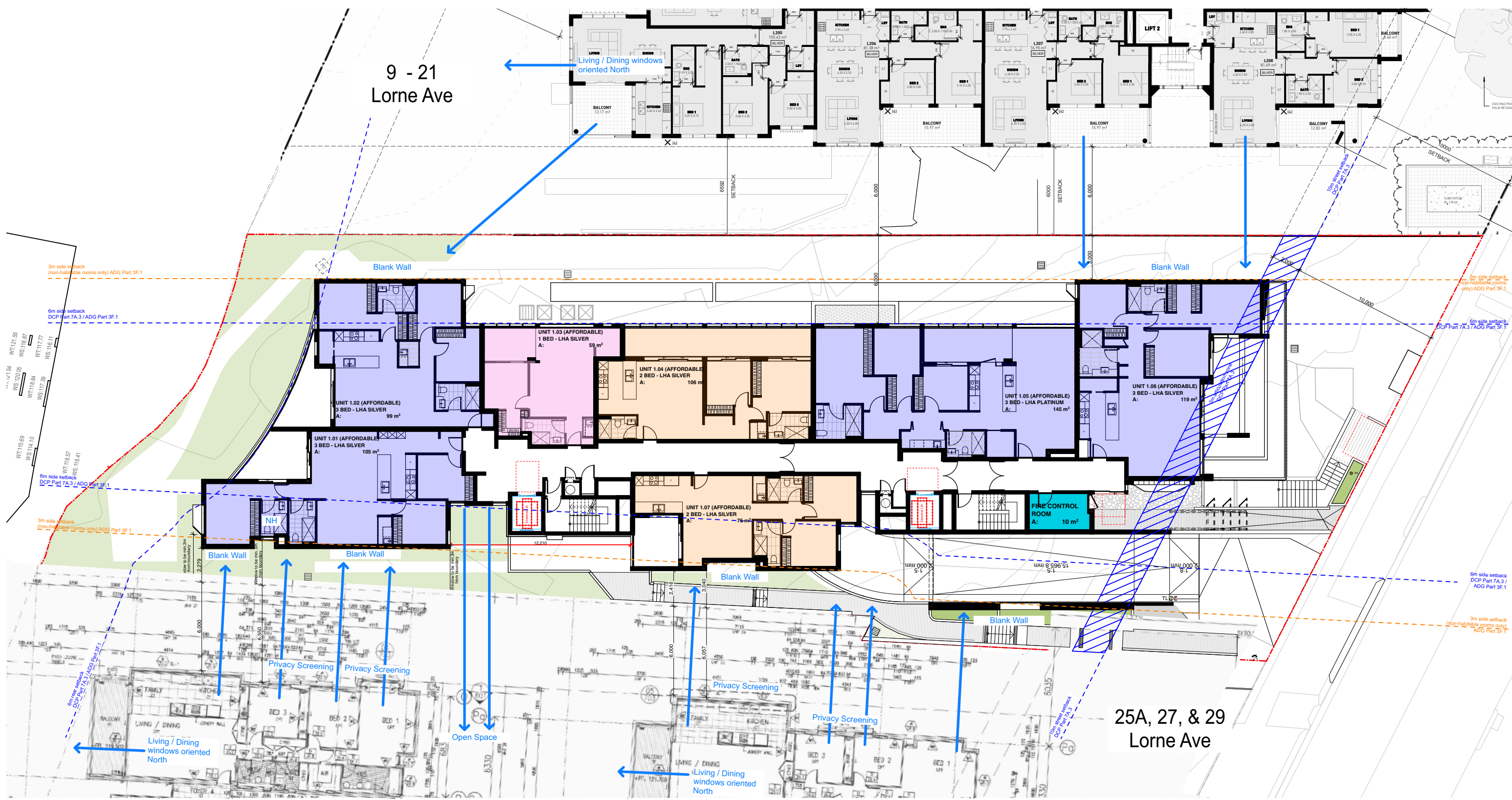
Source: Apartment Design Guide, Part 3F Visual Privacy

As outlined in the Apartment Design Guideline Part 3F 'Visual Privacy', objective 3F-1, there must be sufficient "separation between windows and balconies" to "ensure visual privacy is achieved".

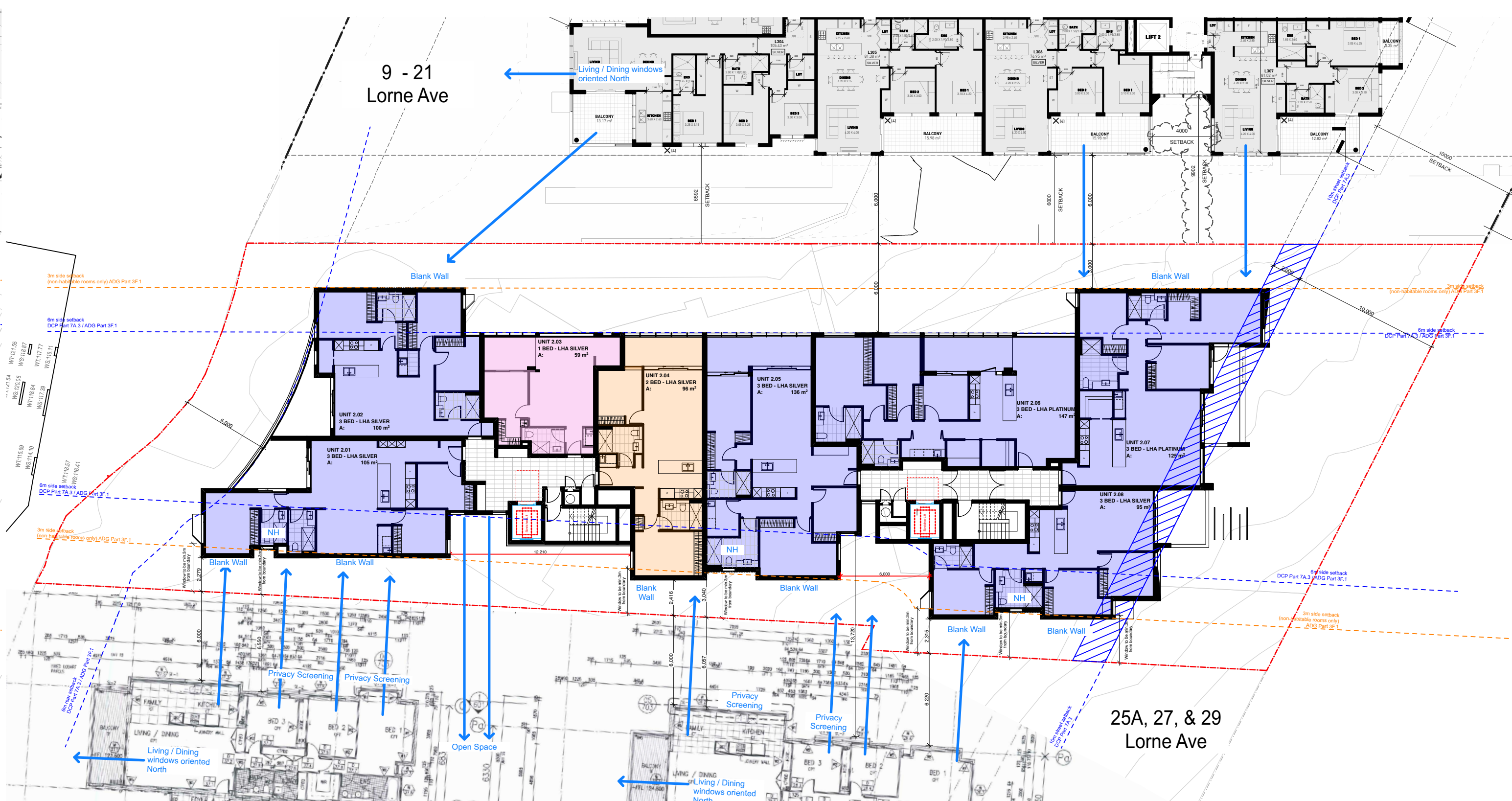
The proposal has been designed to achieve the separation distances between habitable room windows and balconies, as well as non-habitable room windows, as prescribed by the ADG.

All windows and balconies comply with the separation distances, in alignment with the objective of visual privacy. In some instances, blank walls on the Eastern and Western facades will protrude beyond the given setbacks, as they will not impede on the visual privacy of others. In other cases, windows within the East and West side setbacks which appear beyond the setback line, are intentionally oriented North or South to prevent overlooking onto neighbouring habitable rooms.

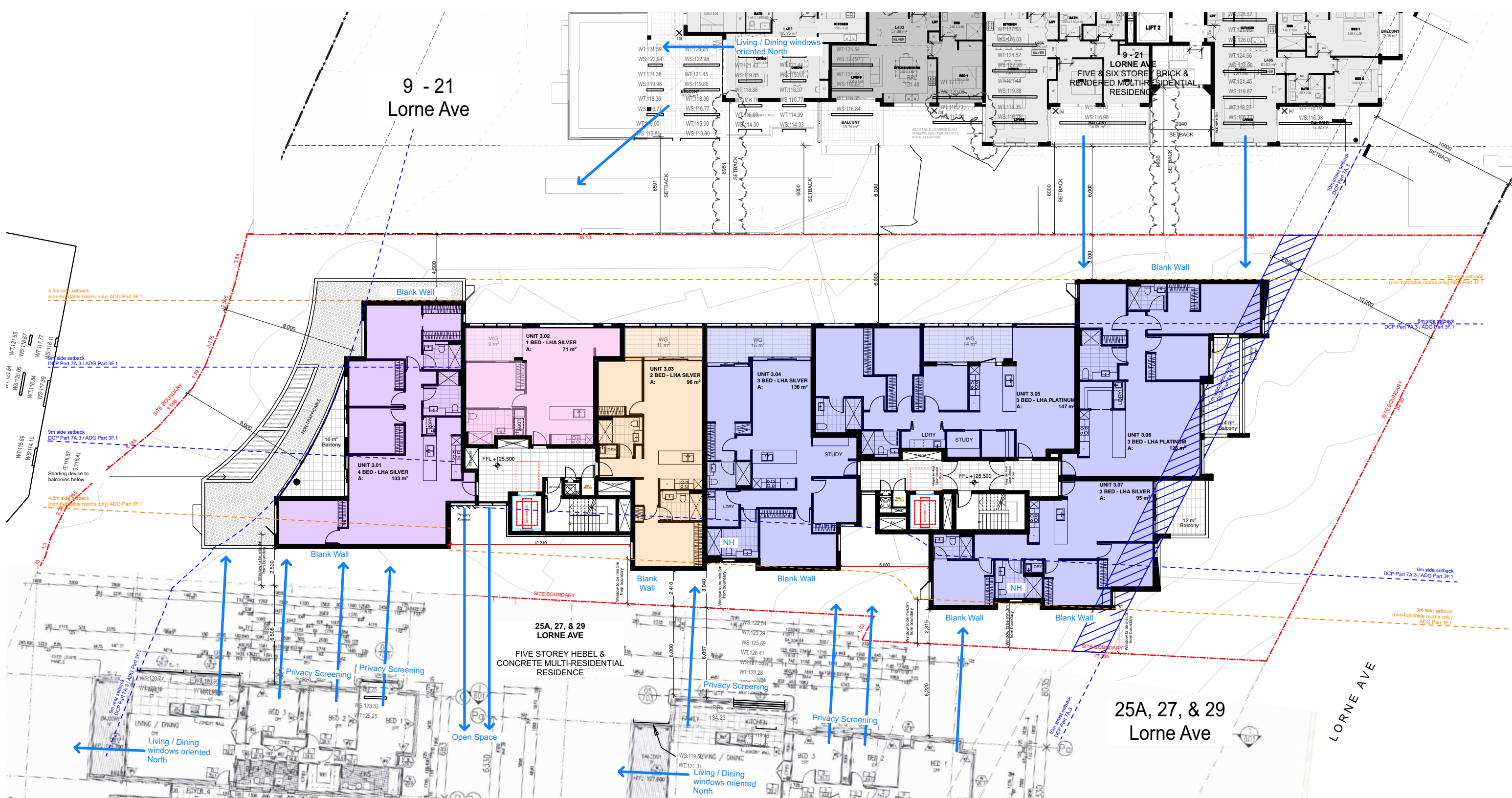




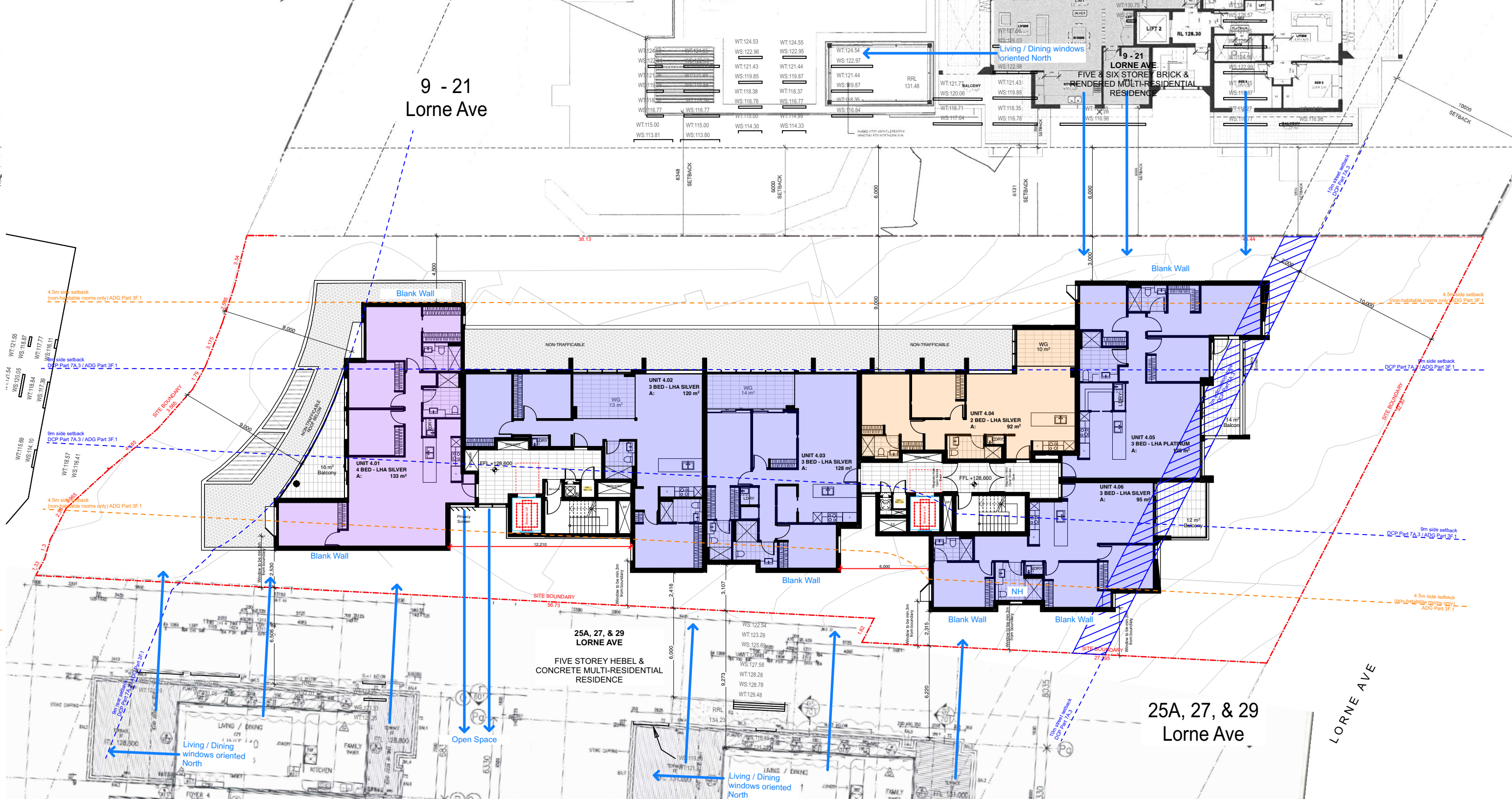
1 Level 01 Floor Plan
1:250



2 Level 02 Floor Plan
1:250



3 Level 03 Floor Plan
1:250



4 Level 04 Floor Plan
1:250

General Notes

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Nominated Architect (NSW) - John Baker 3552

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Accreditation for the construction industry

Accreditation No. 316302024-316302025

Accreditation Name: Padraig Healy

Accreditation Number: 101026

Accreditation Signature: Padraig Healy

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Accreditation Signature: Padraig Healy

Certificate No. 0011815810

Assessor name: Padraig Healy

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Valid from: 01/01/2024 to: 31/03/2025

Rev

Date

Issue

P1

14/3/2025

Issue for Coordination

A.

14/3/2025

Issue for DA

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Scale at A1

1:250

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

Status

JG, JB

Not for Construction

Drawing

Architectural Analysis: Setbacks

Sheet 2

Project No.

24024

Revision

A.

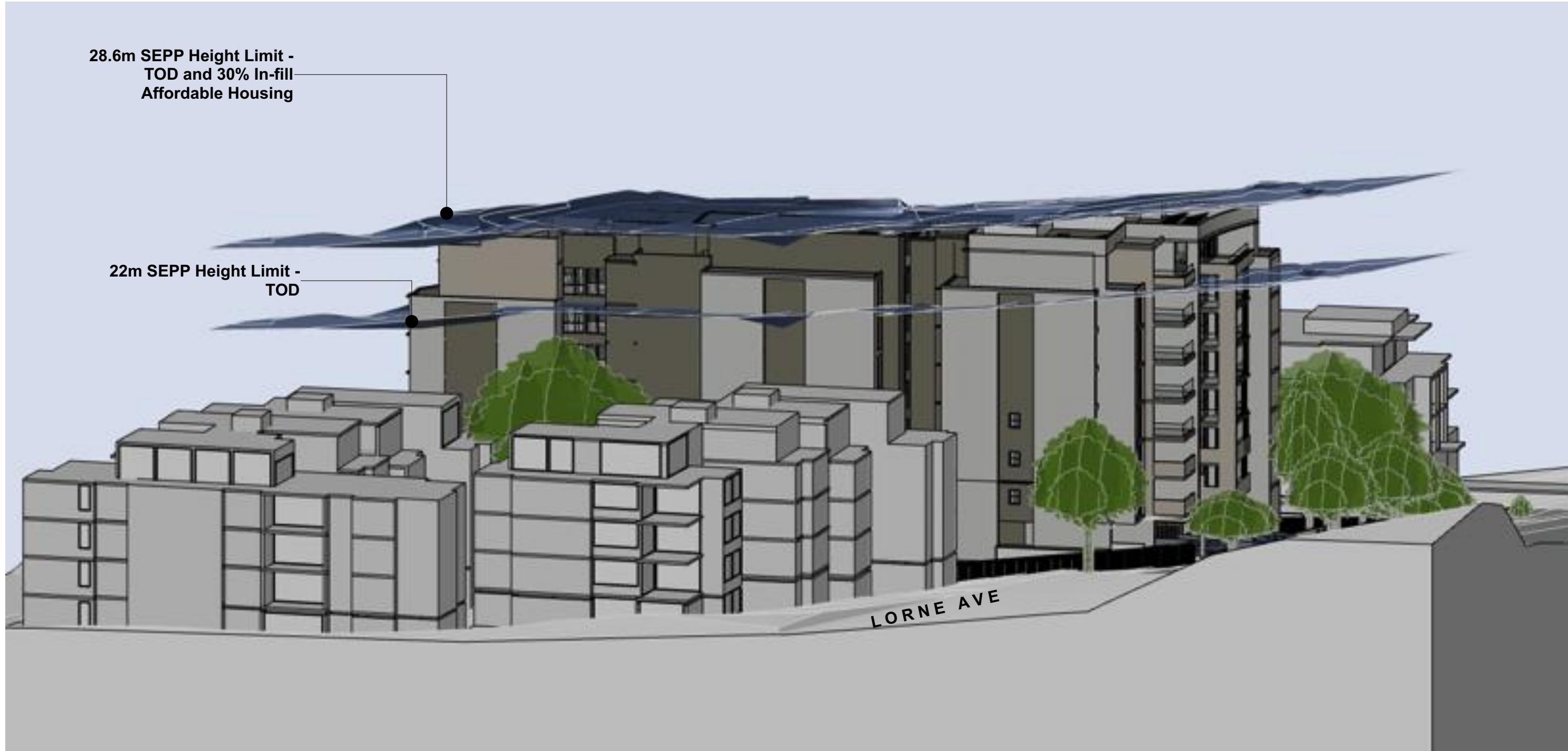
Drawing No.

DA 021

Height Plane Analysis



2 Height Plane (28.6m) - North Perspective



1 Height Plane (28.6m) - South Perspective

NOTE: Zero encroachment into 28.6m Housing SEPP height plane (applying TOD and 30% In-fill Affordable Housing).



3 South-East Perspective 2

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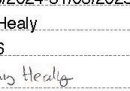
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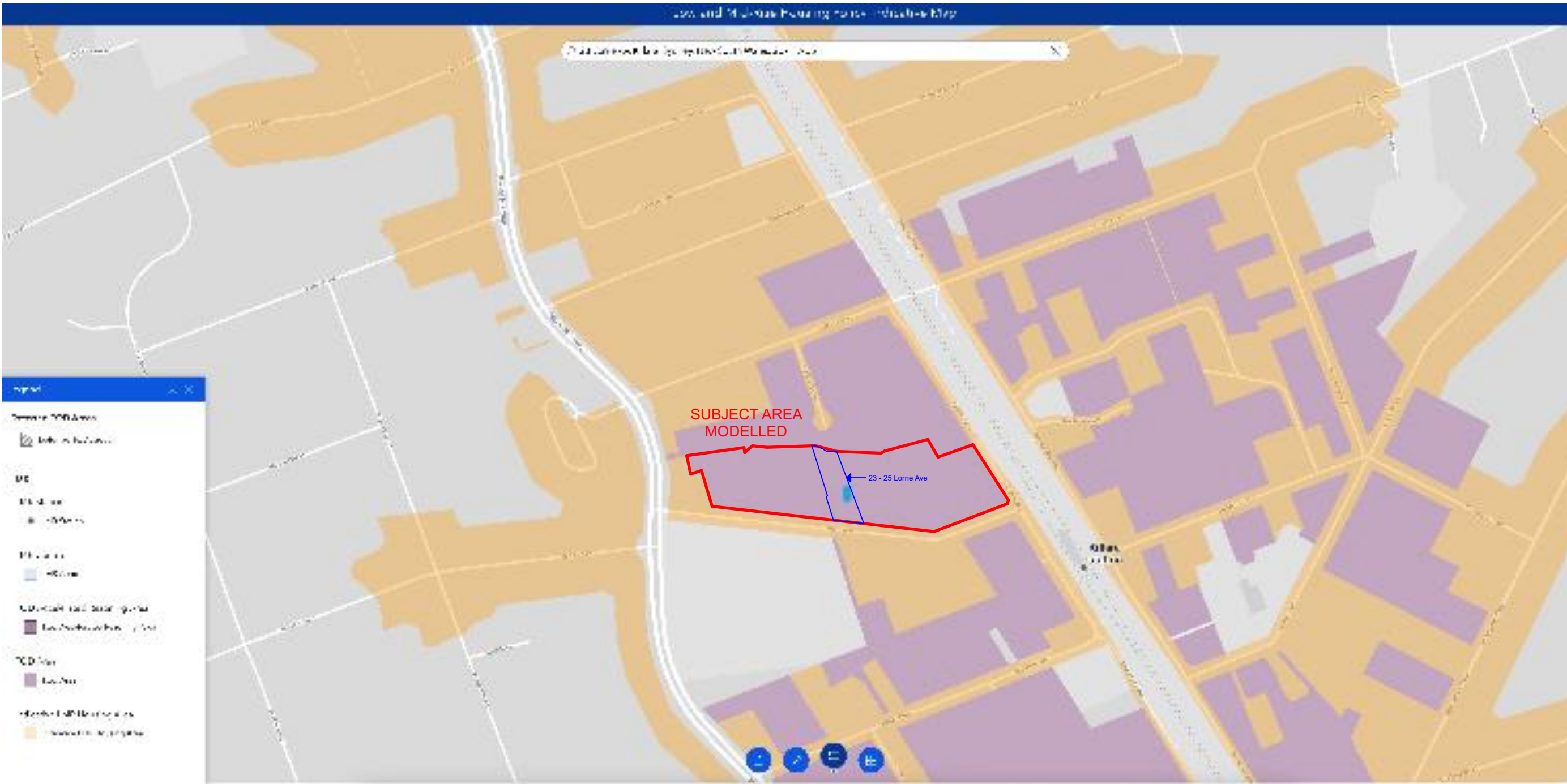
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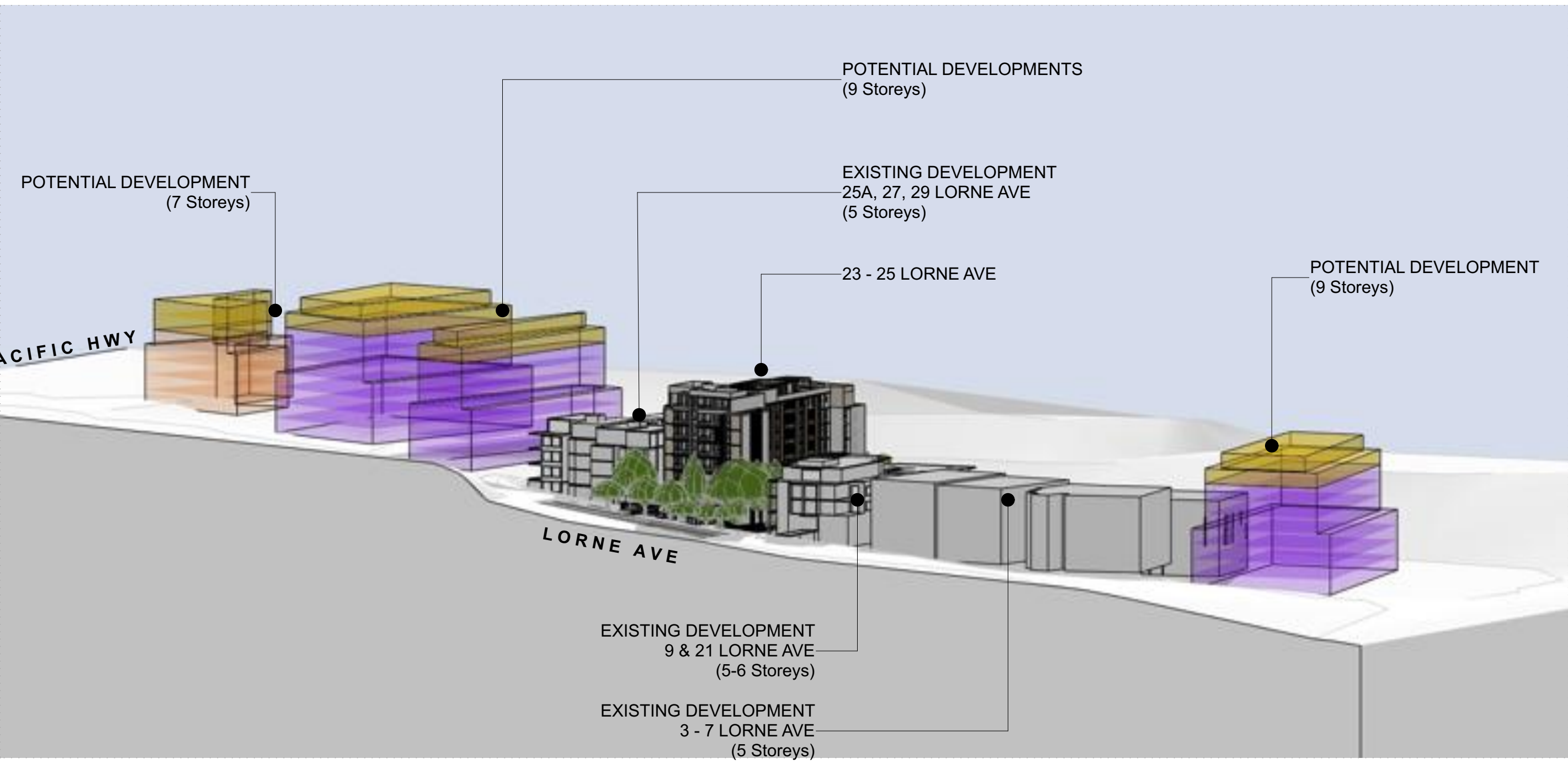
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Architectural Analysis: Future Character of the Area

Low-Mid Rise Housing (LMR) and Transport Oriented Development (TOD) Policies



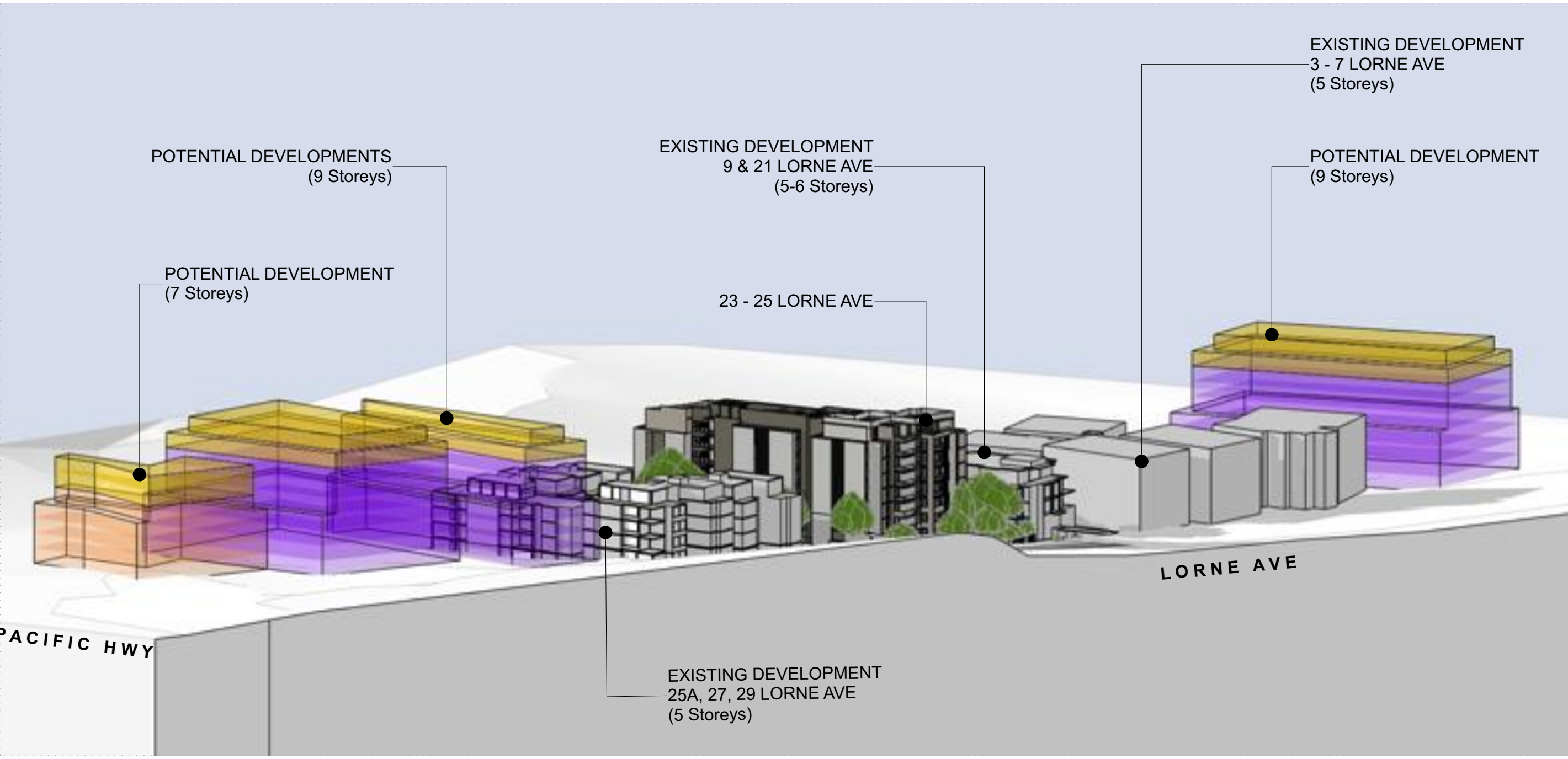
1 TOD and Indicative LMR Housing Area Map



2 Future Character Site Massing 1

Site Massing Legend:

- Indicative LMR Housing Policy
- TOD Policy
- 30% Affordable In-Fill Housing SEPP



3 Future Character Site Massing 2

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Print Date

North

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Project Address

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Status

LC, AL

JG, JB

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Drawing

Architectural Analysis: Future Character of the Area

Project No.

Revision

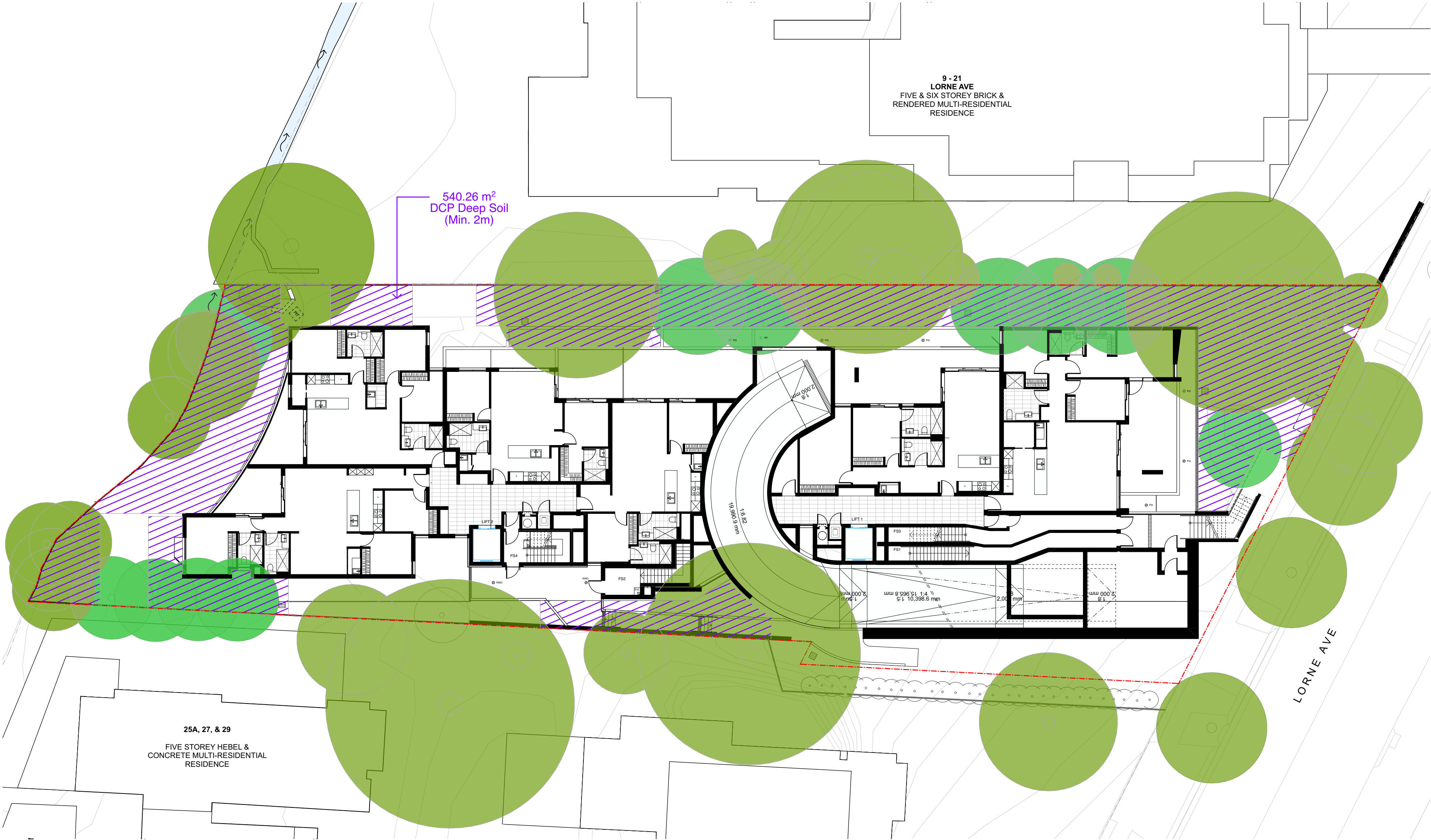
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24024

A.

DA 025

Architectural Analysis: Tree Canopy Coverage



1 Ground Floor Plan - Tree Canopy Diagram
1:200

- LEGEND
- SITE BOUNDARY
 - EXISTING RETAINED TREE CANOPY
 - PROPOSED TREE CANOPY
 - DCP REQUIRED DEEP SOIL
Min. 2m wide



2 South Elevation - Tree Canopy Diagram
1:200

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Drawing

Architectural Analysis: Tree Canopy Coverage

Project No.

Revision

Drawing No.

24024

A.

DA 026

Architectural Analysis:

Sustainability Initiatives



MATERIALITY

High-performance, strong, yet low-maintenance materials are specified to extend the lifespan of the building and reduce its environmental footprint. The Australian-made façade technology - Autoclaved Aerated Concrete (AAC), combined with other traditional materials such as brick veneer. As a result of its aerated structure, AAC is lighter than concrete and masonry while still providing excellent structural strength, acoustic performance, thermal efficiency, and fire resistance. AAC helps the building to meet its energy efficiency targets, contains less embodied energy and reduces construction waste.

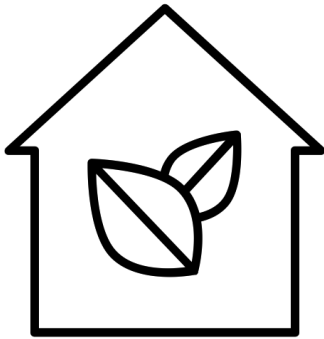
source: hebel.com.au



RAINWATER IRRIGATION

Water efficiency is a key aspect of the proposal. Landscaping and hydraulic design strategies have been considered to maximise water efficiency throughout the development. A rainwater tank is proposed for the irrigation of the landscaped. The landscaping features a high percentage of low consumption endemic and native plants.

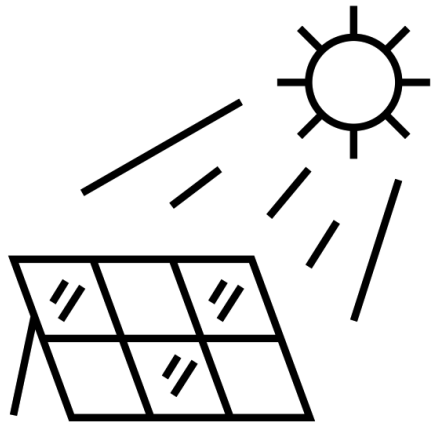
icon: tezar tantular - Noun Project



NATHERS STAR RATING

The strategies outlined above contribute to an above average Nathers rating. The proposal will use water-saving fixtures and fittings, as well as energy-efficient lighting powered by a renewable source of energy (solar), reducing the water and energy loads. Passive design considerations further reduce the need for mechanical heating and cooling while contributing to thermal comfort. Low-maintenance landscaping and indigenous planting minimise water usage and complement the existing landscape conditions.

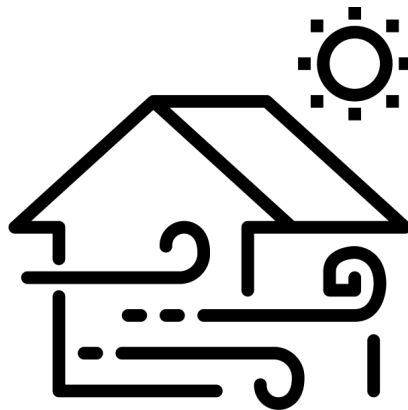
icon: Made - Noun Project



RENEWABLE ENERGY

A solar panel system has been proposed on the roof level to provide an alternative renewable source of energy. The solar panel arrangement faces an ideal North orientation to provide enough electricity for the lighting and power of the common areas and amenities, as well as the electric vehicle charging stations.

icon: Viral faisalovers - Noun Project

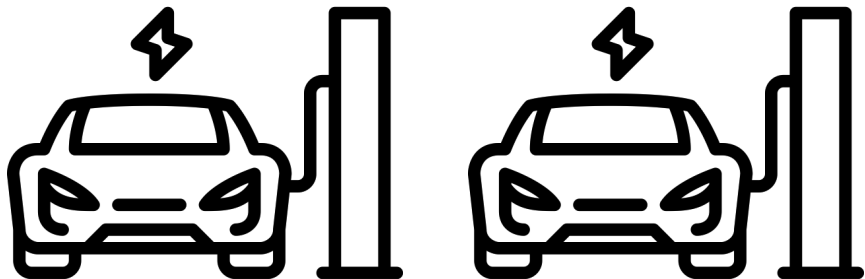


PASSIVE DESIGN

Many units are designed to have either a corner position or along an East-West axis, allowing for natural cross-ventilation. This strategy has reduced the need for mechanical ventilation during hot days.

The planning of the units allows for many of the apartments on a typical floor plate to be orientated towards the North and East, with minimal windows towards the West. These North—East facing apartments are recessed behind their balconies or winter gardens, shielding them from the harsh Summer sun, while allowing Winter daylight to penetrate the living spaces.

icon: tulpahn - Noun Project



ELECTRIC CHARGING STATIONS

Electric Vehicle Charging Stations are proposed for residents' exclusive use, embracing the imminent take-off of this clean technology and future-proofing the development. EVs produce zero emissions and can also save the average Australian driver around \$1600 per year in fuel costs.

source: electricvehiclecouncil.com.au
icon: Berkah Icon - Noun Project

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ABSASustainability Australia

Architectural Analysis: Sustainability Initiatives

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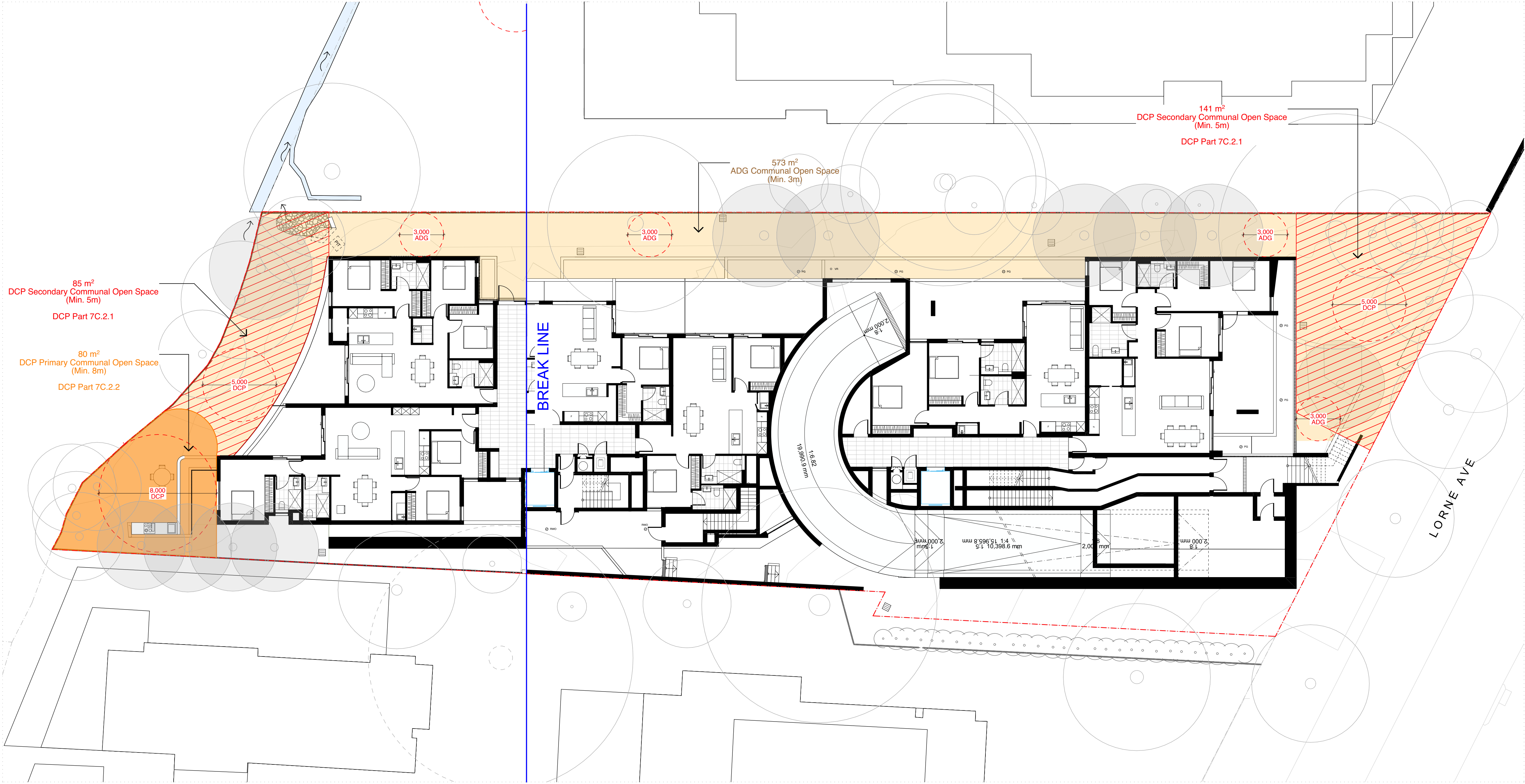
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Architectural Analysis



1 Lower Ground - Communal Open Space
1:150

2 Ground - Level 01 Communal Open Space
1:150

Site Calculations:

Site Design		
Communal Open Space	Required (m2)	
	ADG Required: (Objective 3D-1, 25% of site area at min. 3m wide)	Proposed (m2)
	537.85	573

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LEGEND	
---	SITE BOUNDARY
	ADG REQUIRED COMMUNAL OPEN SPACE Min. 3m wide
	DCP REQUIRED PRINCIPAL COMMUNAL OPEN SPACE Min. 80m2 Min. 8m wide
	DCP REQUIRED SECONDARY COMMUNAL OPEN SPACE Min. 5m wide

Client		
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Architect		
BKA Architecture		
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North	Scale at A1 1:150
Status	Drawn
Not for Construction	LC, AL
Print Date	Checked
31/3/2025	JG
Project	
23-25 Lorne Avenue Killara NSW 2071 Australia	

Drawing		
Communal Open Space		
Project No.	Revision	Drawing No.
24024	A.	DA 010

Development Application: Multi-Unit Residential Development

23-25 Lorne Ave, Killara



Artist Impression - View from Lorne Avenue



Location Map - NTS

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DA Drawings List		
No.	Name	Scale
DA 000	Cover Sheet	NTS
DA 001	Design Intent	NTS
DA 002	Site Calculations	
DA 003	ADG Compliance	NTS
DA 004	Site Images	1:500
DA 005	Site Analysis	1:250
DA 006	Demolition Plan	1:150
DA 007	Excavation Plan	1:150
DA 008	Site Plan	1:250
DA 009	Deep Soil Plan	1:150
DA 010	Communal Open Space	1:150
DA 011	Landscaped Area	1:150, 1:400
DA 012	Landform	NTS
DA 020	Architectural Analysis: Setbacks Sheet 1	1:250
DA 021	Architectural Analysis: Setbacks Sheet 2	1:250
DA 023	Architectural Analysis: Setbacks Sheet 3	1:250
DA 024	Architectural Analysis: Height Plane	1:100
DA 025	Architectural Analysis: Future Character of the Area	NTS
DA 026	Architectural Analysis: Tree Canopy Coverage	1:200
DA 027	Architectural Analysis: Sustainability Initiatives	NTS
DA 028	Architectural Analysis: Typical Floor Plan	1:100
DA 090	Basement 3 Floor Plan	1:100
DA 091	Basement 2 Floor Plan	1:100
DA 092	Basement 1 Floor Plan	1:100
DA 093	Lower Ground Floor Plan	1:100
DA 093a	Lower Ground Floor Plan 1:150	1:150
DA 100	Ground Floor Plan	1:100
DA 100a	Ground Floor Plan 1:150	1:150
DA 101	Level 1 Floor Plan	1:100
DA 101a	Level 01 Floor Plan 1:150	1:150
DA 102	Level 2 Floor Plan	1:100
DA 103	Level 3 Floor Plan	1:100
DA 104	Level 4 Floor Plan	1:100
DA 105	Level 5 Floor Plan	1:100
DA 106	Level 6 Floor Plan	1:100
DA 107	Level 7 Floor Plan	1:100
DA 108	Level 8 Floor Plan	1:100
DA 109	Roof Plan	1:100
DA 200	South Elevation - Lorne Avenue	1:100
DA 201	North Elevation	1:100
DA 202	West Elevation	1:100
DA 203	East Elevation	1:100
DA 300	Longitudinal Section 1 - Lift Core & Fire Stairs	1:150
DA 301	Longitudinal Section 2 - Entry Ramp	1:150
DA 302	Longitudinal Section 3 - Pedestrian Bridge	1:150
DA 303	Longitudinal Section 4 - Ground Floor Apartment	1:50
DA 310	Transverse Section 1 - Entry Ramp & Lift Core	1:100
DA 311	Transverse Section 2 - Lift Core	1:100
DA 600	External Finishes Schedule	NTS
DA 700	Eye of the Sun Diagrams - 9am	1:100
DA 701	Eye of the Sun Diagrams - 10am	1:100
DA 702	Eye of the Sun Diagrams - 11am	1:100
DA 703	Eye of the Sun Diagrams - 12pm	1:100
DA 704	Eye of the Sun Diagrams - 1pm	1:100
DA 705	Eye of the Sun Diagrams - 2pm	1:100
DA 706	Eye of the Sun Diagrams - 3pm	1:100
DA 710	Shadow Diagrams 1	1:500
DA 711	Shadow Diagrams 2	1:500
DA 712	Shadow Diagrams 3	1:500
DA 800	Photomontage	NTS

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CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR
CONSTRUCTION

Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

— . — . — . SITE BOUNDARY

 ADG REQUIRED DEEP SOIL

Min. 7% of site area
Min. 6m wide

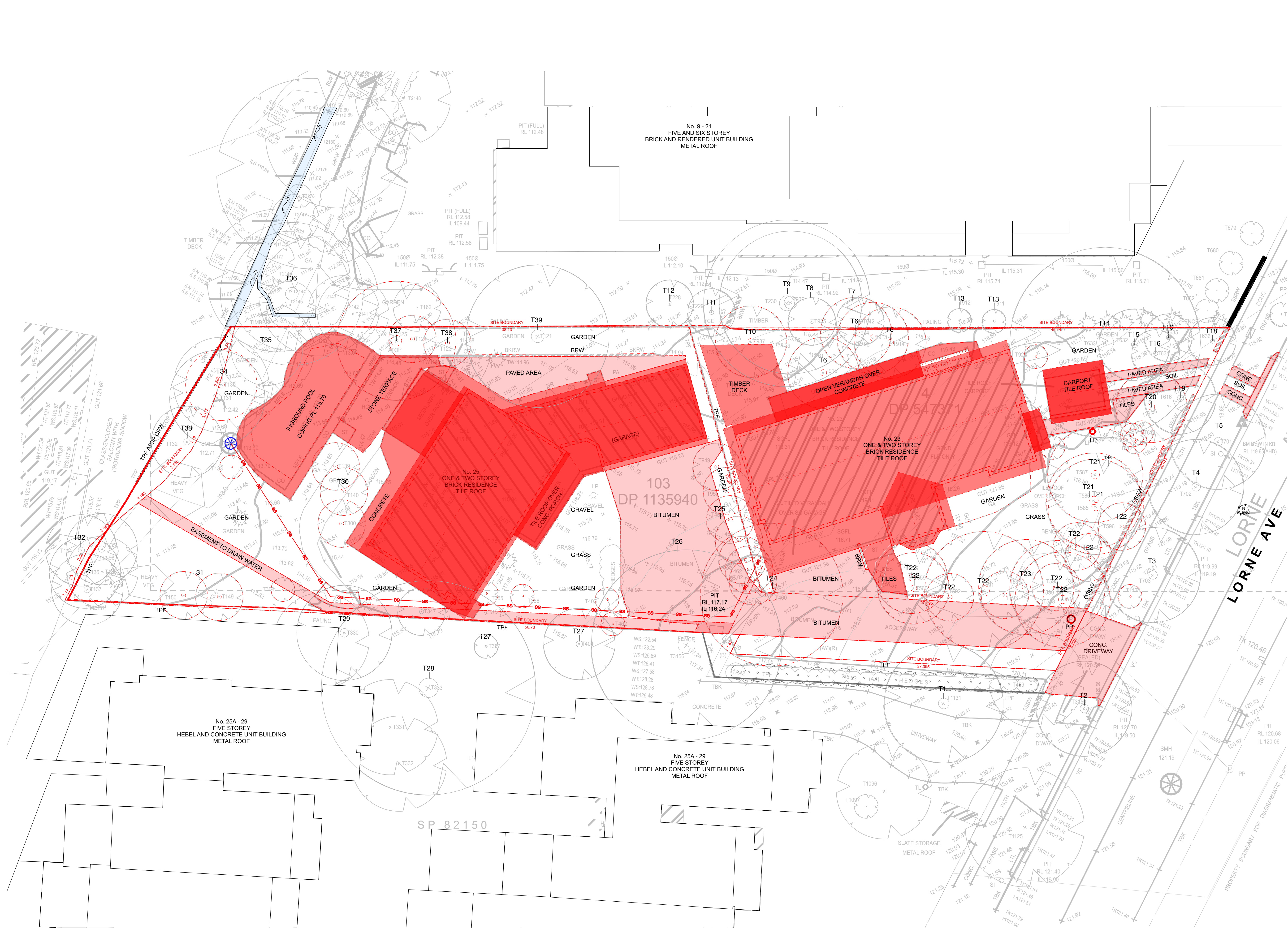
 DCP REQUIRED DEEP SOIL

Min. 2m wide

Project No.	Revision	Drawing No.
24024	A.	DA 009



Site Design		
	Required (m2)	Proposed (m2)
Deep soil	ADG Required: (Objective 3E-1, 7% of site area at min. 6m wide)	217
	150.542	
	DCP Required: (00% of site area at min. 3m wide)	540
	1,075.3	
	Housing SEPP Required: (15% of site area at min. 3m wide)	475
	322.59	



General Notes
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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

LEGEND	
	SITE BOUNDARY
	EXISTING TO BE DEMOLISHED
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
0.00	EXISTING LEVELS

Client
BWSLD Killara

Architect
BKA Architecture
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North

Scale at A1
1:150

Status
Not for Construction
Drawn
LC, AL

Print Date
31/3/2025
Checked
JG

Project
23-25 Lorne Avenue Killara NSW
2071 Australia

Drawing
Demolition Plan

Project No.	Revision	Drawing No.
24024	A.	DA 006

— . — SITE BOUNDARY

EW01	MASONRY RAINSCREEN CLADDING SYSTEM
EW02	RENDERED COLOUR - OFF-WHITE
EW03	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - LIGHT GREY
EW04	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - BROWN
EW05	AUTOCURED AERATED CONCRETE OR CONCRETE
	STONE-LOOKING CLADDING
EW06	PERFORATED METAL CLADDING
EW07	TIMBER-LOOK ALUMINIUM BATTENS AND PRIVACY
	SCREENS ON LIGHT-WEIGHT SUBSTRATE
EW08	ALUMINIUM - BRONZE COLOUR
BAL01	CLEAR GLASS
BAL02	MASONRY RAINSCREEN CLADDING SYSTEM
BAL03	PARTIAL CLEAR GLASS, PARTIAL MASONRY CLADDING

25A, 27 & 29
LORNE AVE
FIVE STOREY
MULTI RESIDENTIAL RESIDENCE

SUBJECT SITE

9 - 21
LORNE AVE
FIVE AND SIX STOREY MULTI
RESIDENTIAL RESIDENCE



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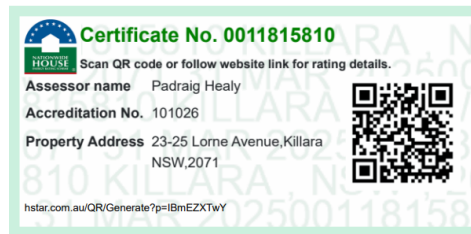
All dimensions are in millimetres unless stated otherwise.

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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
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Scale at A1
1:100

Print Date
14/3/2025

Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

Checked	Status
JG, JB	Not for Construction

Drawing

South Elevation - Lorne Avenue

Project No. **24024** Revision **A.** Drawing No. **DA 200**

LEGEND

- - - SITE BOUNDARY

ABBREVIATIONS

EW01	MASONRY RAINSCREEN CLADDING SYSTEM
EW02	RENDERED COLOUR - OFF-WHITE
	AUTOCLAVED AERATED CONCRETE OR CONCRETE
EW03	RENDERED COLOUR - LIGHT GREY
	AUTOCLAVED AERATED CONCRETE OR CONCRETE
EW04	RENDERED COLOUR - BROWN
	AUTOCLAVED AERATED CONCRETE OR CONCRETE
EW05	STONE-LOOKING CLADDING
EW06	PERFORATED METAL CLADDING
EW07	TIMBER-LOOK ALUMINIUM BATTENS AND PRIVACY
	SCREENS ON LIGHT-WEIGHT SUBSTRATE
EW08	ALUMINIUM - BRONZE COLOUR
BAL01	CLEAR GLASS
BAL02	MASONRY RAINSCREEN CLADDING SYSTEM
BAL03	PARTIAL CLEAR GLASS, PARTIAL MASONRY CLADDING

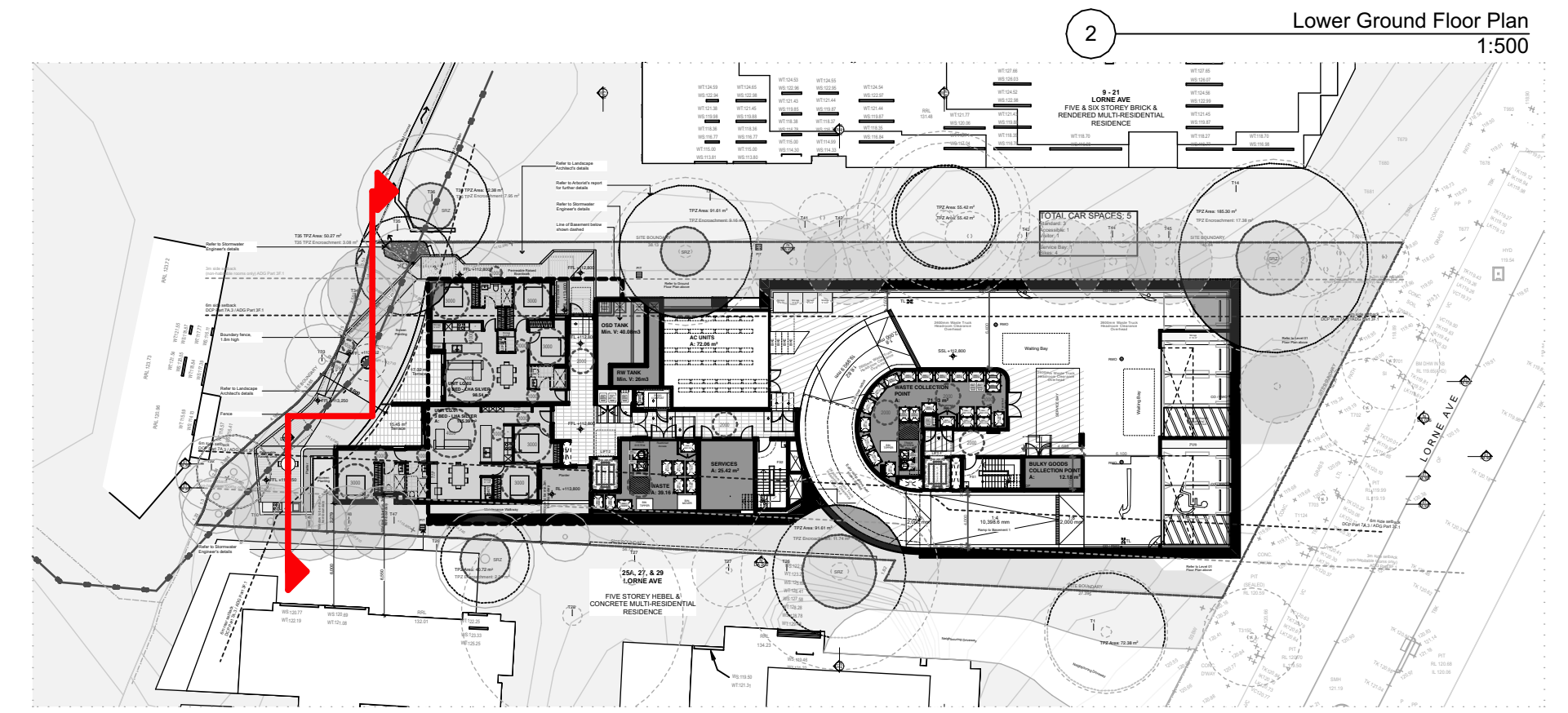
9 - 21
LORNE AVE
FIVE AND SIX STOREY MULTI RESIDENTIAL
RESIDENCE

▼RL 144,100 Roof	▼FCL 143,700 Living / Bed
▼RL 141,000 Level 08	▼FCL 140,600 Living / Bed
▼RL 137,900 Level 07	▼FCL 137,500 Living / Bed
▼RL 134,800 Level 06	▼FCL 134,400 Living / Bed
▼RL 131,700 Level 05	▼FCL 131,300 Living / Bed
▼RL 128,600 Level 04	▼FCL 128,200 Living / Bed
▼RL 125,500 Level 03	▼FCL 125,100 Living / Bed
▼RL 122,400 Level 02	▼FCL 122,000 Living / Bed
▼RL 119,300 Level 01	▼FCL 118,900 Living / Bed
▼RL 116,200 Ground Level	▼FCL 115,800 Living / Bed
▼RL 112,800 Lower Ground	
▼RL 109,700 Basement 1	

SITE BOUNDARY

SUBJECT SITE

SITE BOUNDARY

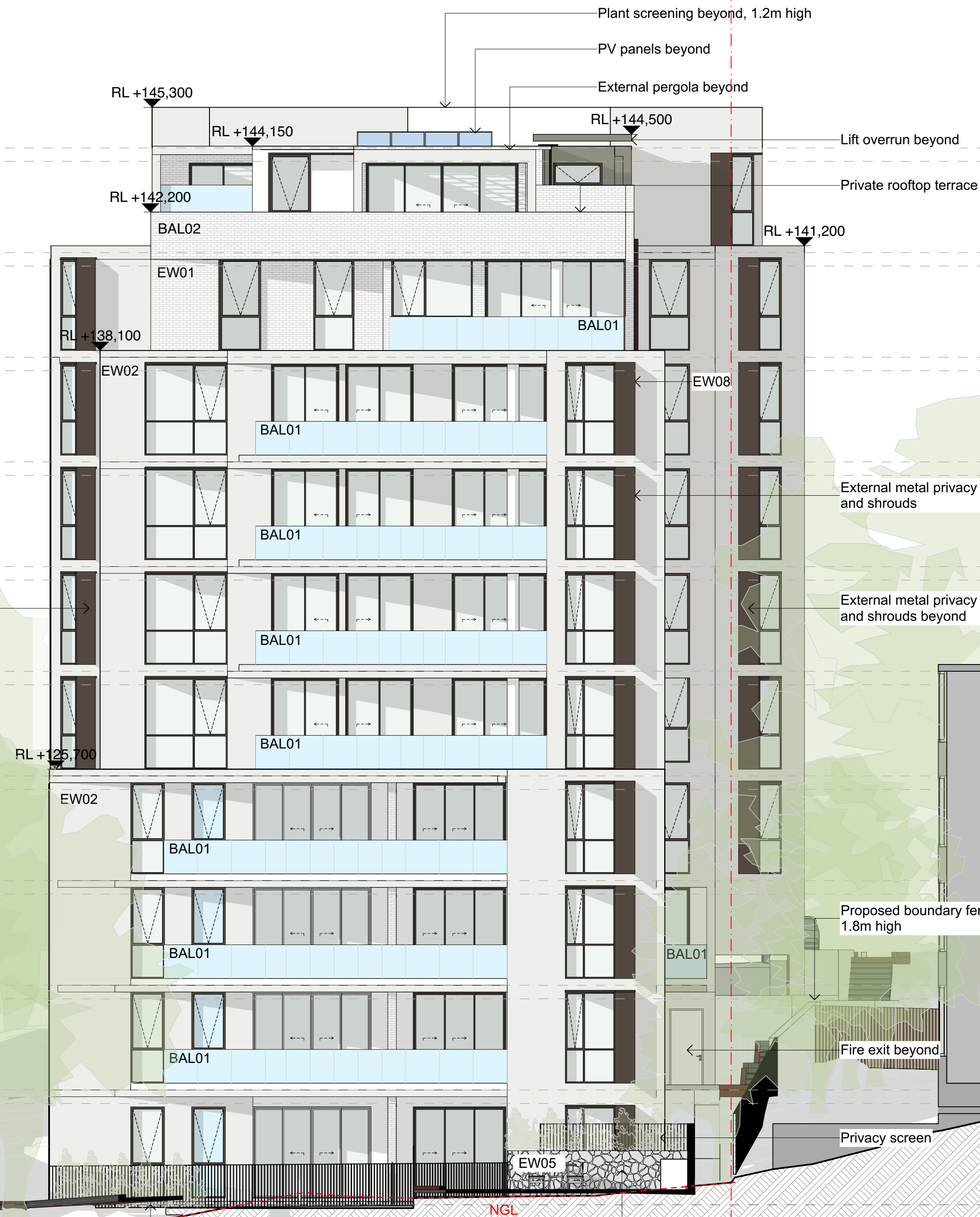


25A, 27 & 29
LORNE AVE
FIVE STOREY
MULTI RESIDENTIAL RESIDENCE

External metal privacy awnings and shrouds beyond

Proposed boundary fence, 1.8m high

Raised permeable boardwalk as accessible pedestrian path to principal communal open space

Plant screening beyond, 1.2m high
PV panels beyond
External pergola beyond
Lift overrun beyond
Private rooftop terrace

External metal privacy awnings and shrouds

External metal privacy awnings and shrouds beyond

Proposed boundary fence, 1.8m high

Fire exit beyond

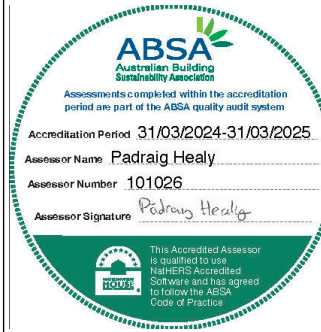
Privacy screen

Principal communal open space

General Notes

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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
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NSW 2480
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Scale at A1
1:100
Print Date
14/3/2025

North
Drawn
LC, AL

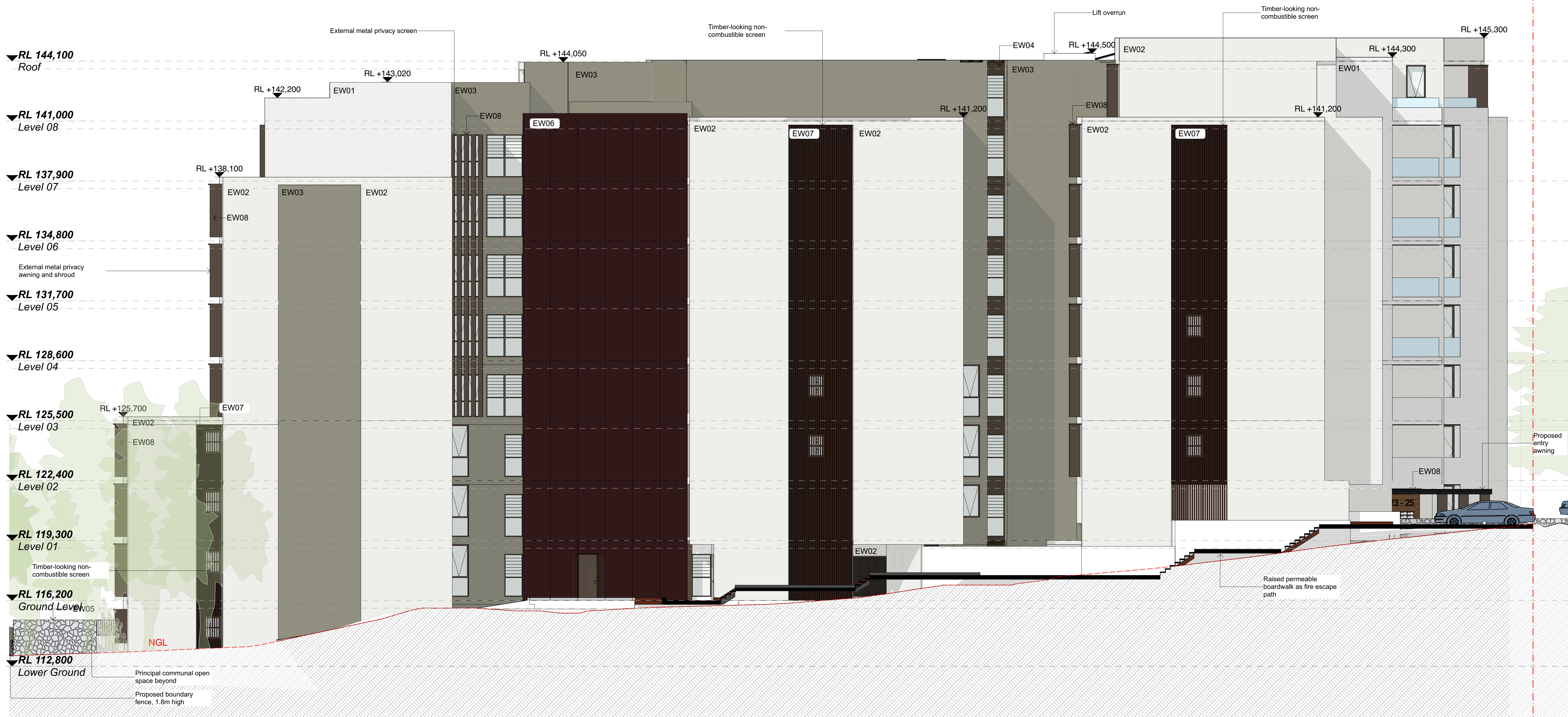
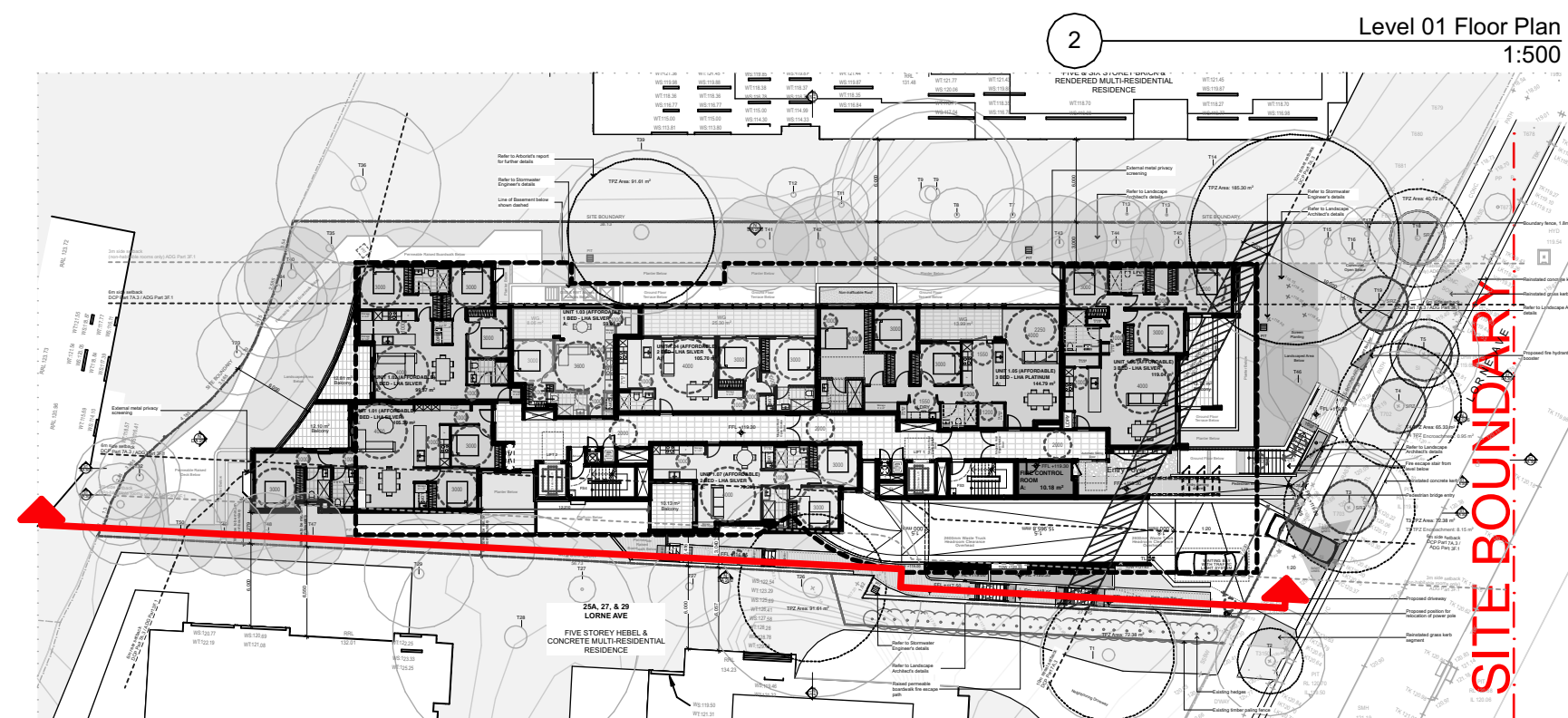
Project Address
23-25 Lorne Ave, Killara, NSW
Checked
JG, JB
Status
Not for Construction

Drawing
North Elevation
Project No.
24024
Revision
A.
Drawing No.
DA 201

— . — SITE BOUNDARY

EW01	MASONRY RAINSCREEN CLADDING SYSTEM
EW02	RENDERED COLOUR - OFF-WHITE
EW03	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - LIGHT GREY
EW04	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - BROWN
EW05	AUTOCURED AERATED CONCRETE OR CONCRETE
	STONE-LOOKING CLADDING
EW06	PERFORATED METAL CLADDING
EW07	TIMBER-LOOK ALUMINIUM BATTENS AND PRIVACY
	SCREENS ON LIGHT-WEIGHT SUBSTRATE
EW08	ALUMINIUM - BRONZE COLOUR
BAL01	CLEAR GLASS
BAL02	MASONRY RAINSCREEN CLADDING SYSTEM
BAL03	PARTIAL CLEAR GLASS, PARTIAL MASONRY CLADDING

SUBJECT SITE



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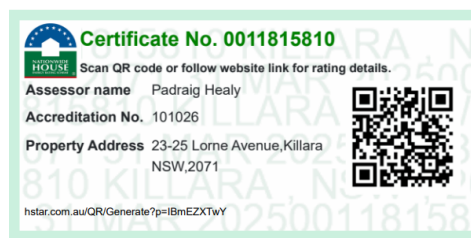
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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

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Scale at A1
1:100

Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

Checked	Status
JG, JB	Not for Construction

Drawing
West Elevation

Project No. **24024** Revision **A.** Drawing No. **DA 202**

LEGEND

— . — SITE BOUNDARY

ABBREVIATIONS

EW01	MASONRY RAINSCREEN CLADDING SYSTEM
EW02	RENDERED COLOUR - OFF-WHITE
EW03	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - LIGHT GREY
EW04	AUTOCURED AERATED CONCRETE OR CONCRETE
	RENDERED COLOUR - BROWN
EW05	AUTOCURED AERATED CONCRETE OR CONCRETE
	STONE-LOOKING CLADDING
EW06	PERFORATED METAL CLADDING
EW07	TIMBER-LOOK ALUMINIUM BATTENS AND PRIVACY
	SCREENS ON LIGHT-WEIGHT SUBSTRATE
EW08	ALUMINIUM - BRONZE COLOUR
BAL01	CLEAR GLASS
BAL02	MASONRY RAINSCREEN CLADDING SYSTEM
BAL03	PARTIAL CLEAR GLASS, PARTIAL MASONRY CLADDING

External metal privacy

—Plant screening, 1.2m high

—PV panels

☐ Lift overrun beyond

- External metal privacy awning and shroud

- Private rooftop terrace

▼ RL 144,100
Roof

▼ **RL 141,000**
Level 08

▼ **RL 137,900**
Level 07

▼ **RL 134,800**
Level 06

▼ **RL 131,700**
Level 05

▼ **RL 128,600**
Level 04

▼ **RL 125,500**
Level 03

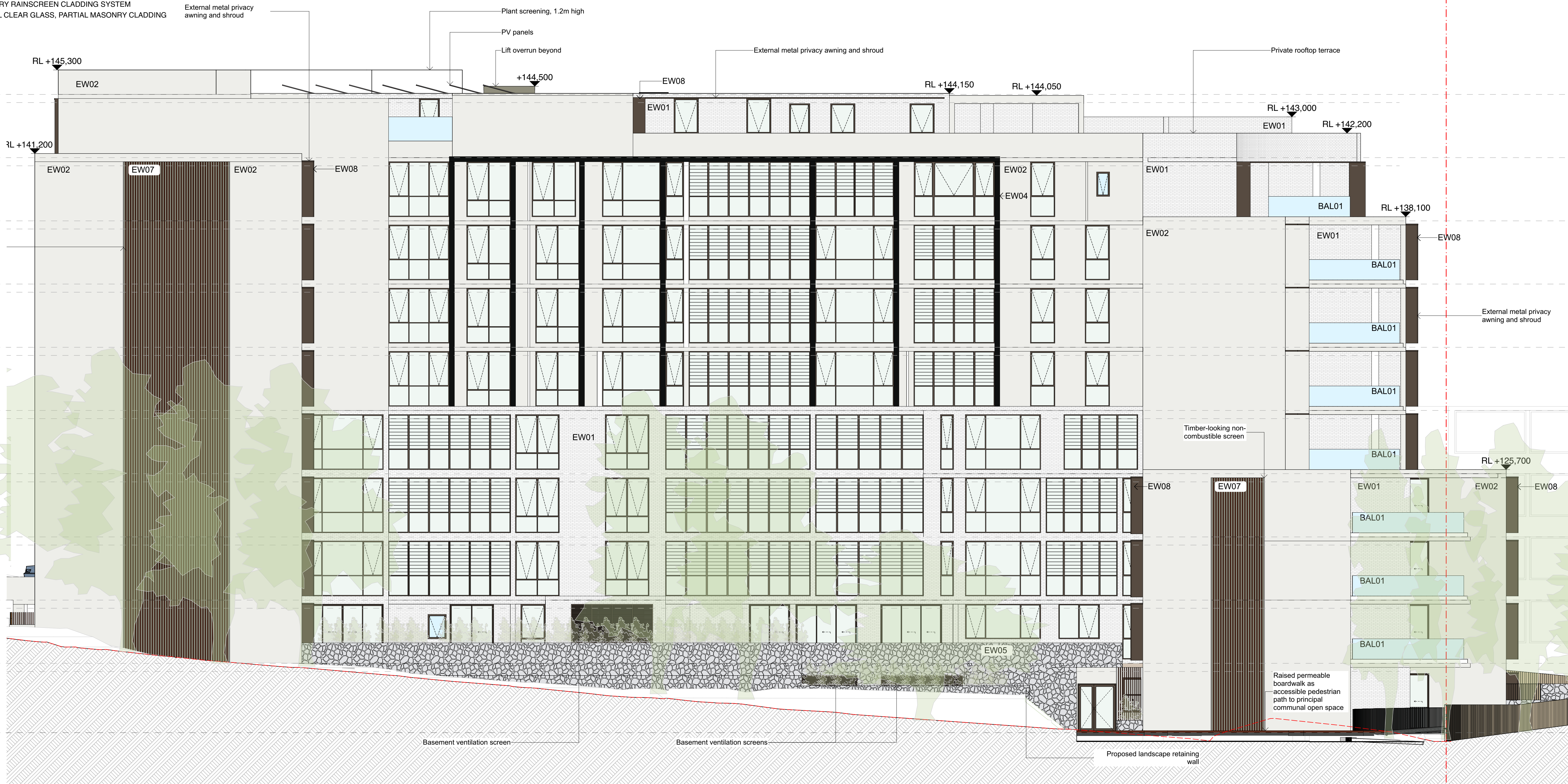
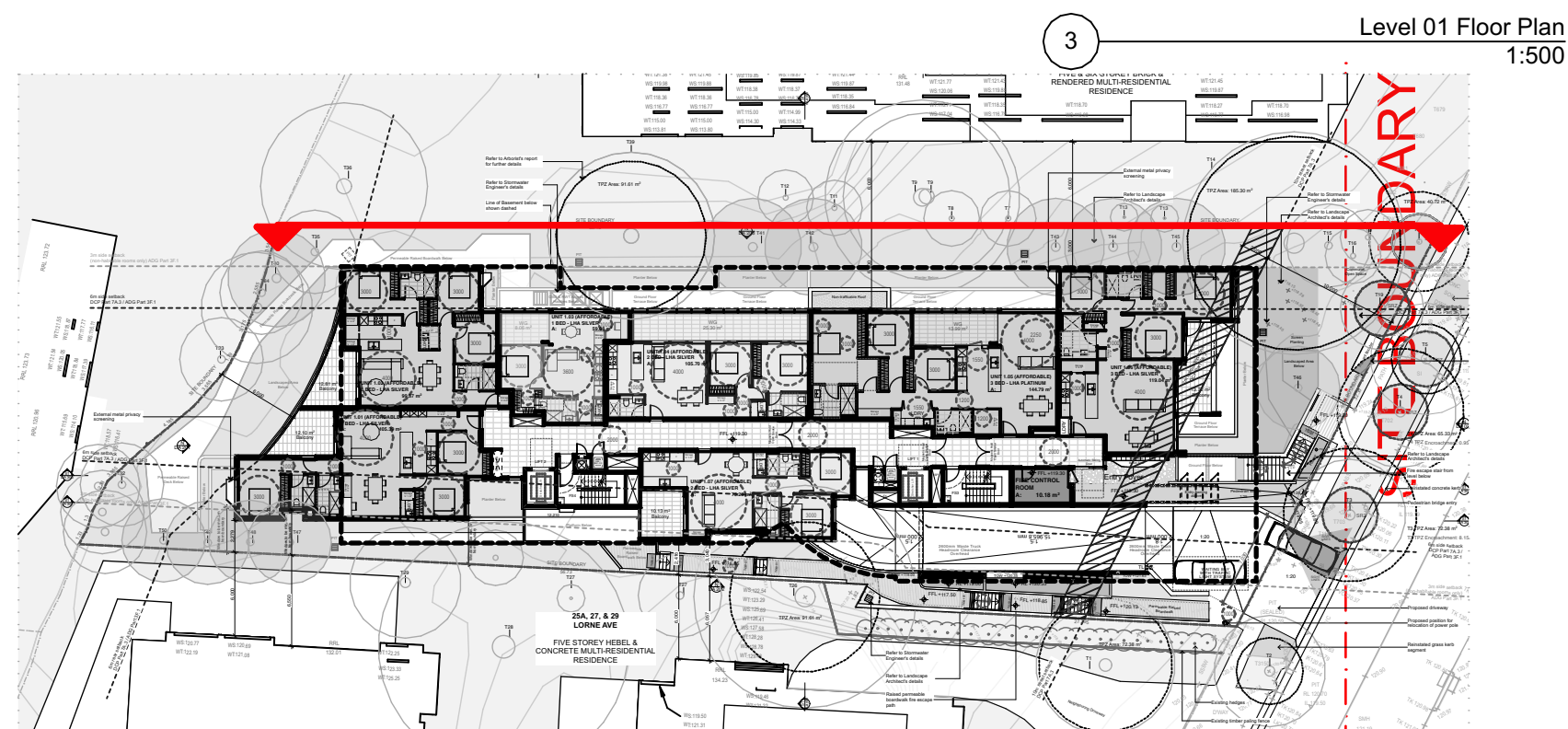
▼ **RL 122,400**
Level 02

▼ **RL 119,300**
Level 01

▼ **RL 116,200**
Ground Level

▼ **RL 112,800**

SUBJECT SITE



General Notes

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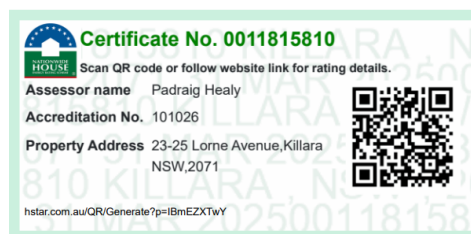
All architectural, drawings are to be read in conjunction with the relevant consultant documents.

Drawings and levels are to be checked and verified on site prior to the commencement of work, show drawings or fabrication of any component. Prior all discrepancies to the Architect.

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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
BWSLD Killara Pty Ltd

Architect

BAKKEBACH KAY ARCHITECTURE

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NSW 2018

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Scale at A1

1:10

Print Date
14/3/2025

North

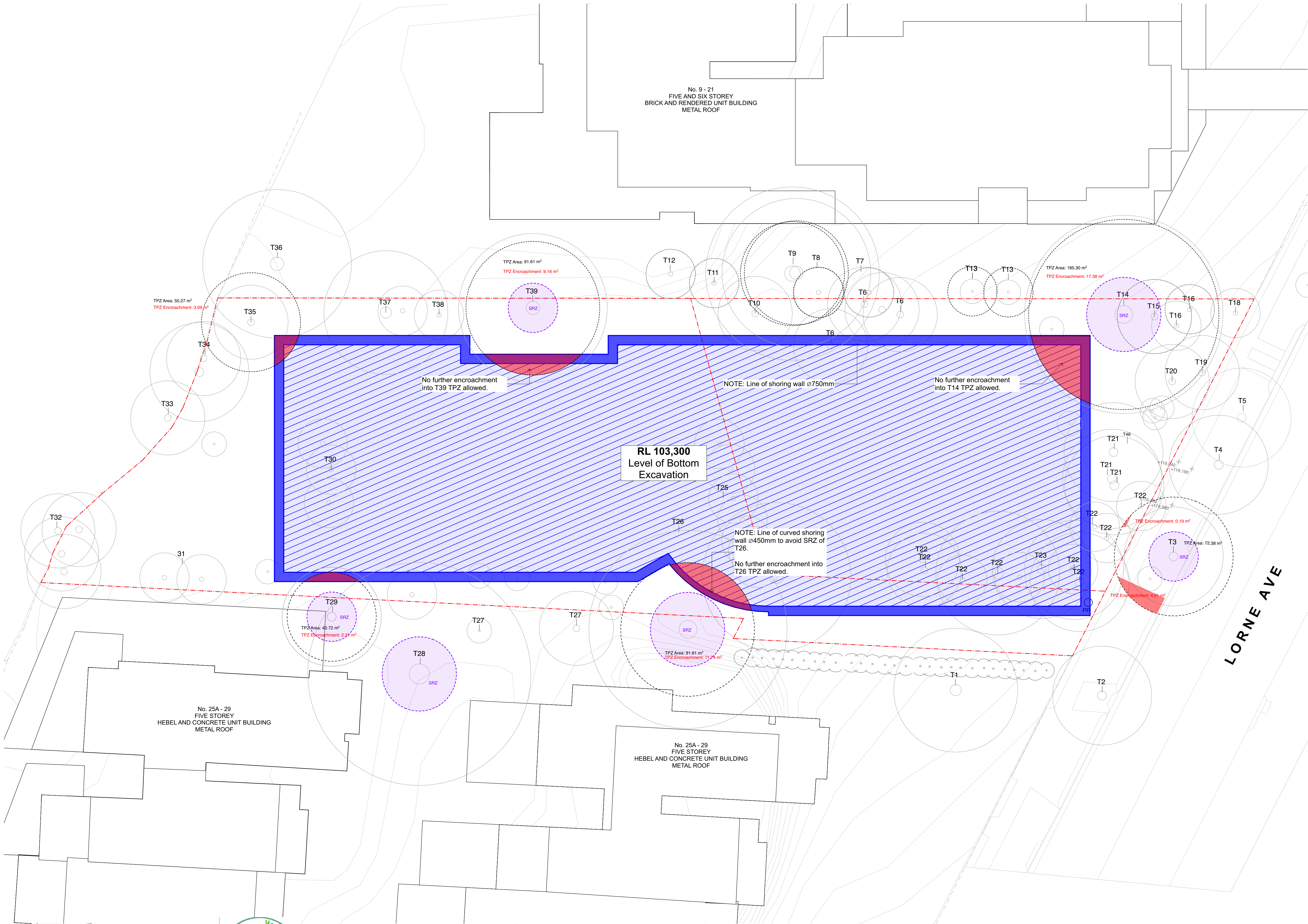
Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

Checked	Status
JG, JB	Not for Construction

Drawing
East Elevation

Project No.	Revision	Drawing No.
24024	A.	DA 203



General Notes
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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

LEGEND

- SITE BOUNDARY
- LINE OF SHORING WALL
- PROPOSED EXCAVATION
- TREE PROTECTION ZONE ENCROACHMENT
- EXISTING TREES
- TREE PROTECTION ZONE

Client
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Architect
BKA Architecture

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North
Scale at A1
1:150

Status
Not for Construction

Drawn
LC, AL

Print Date
14/3/2025

Checked
JG

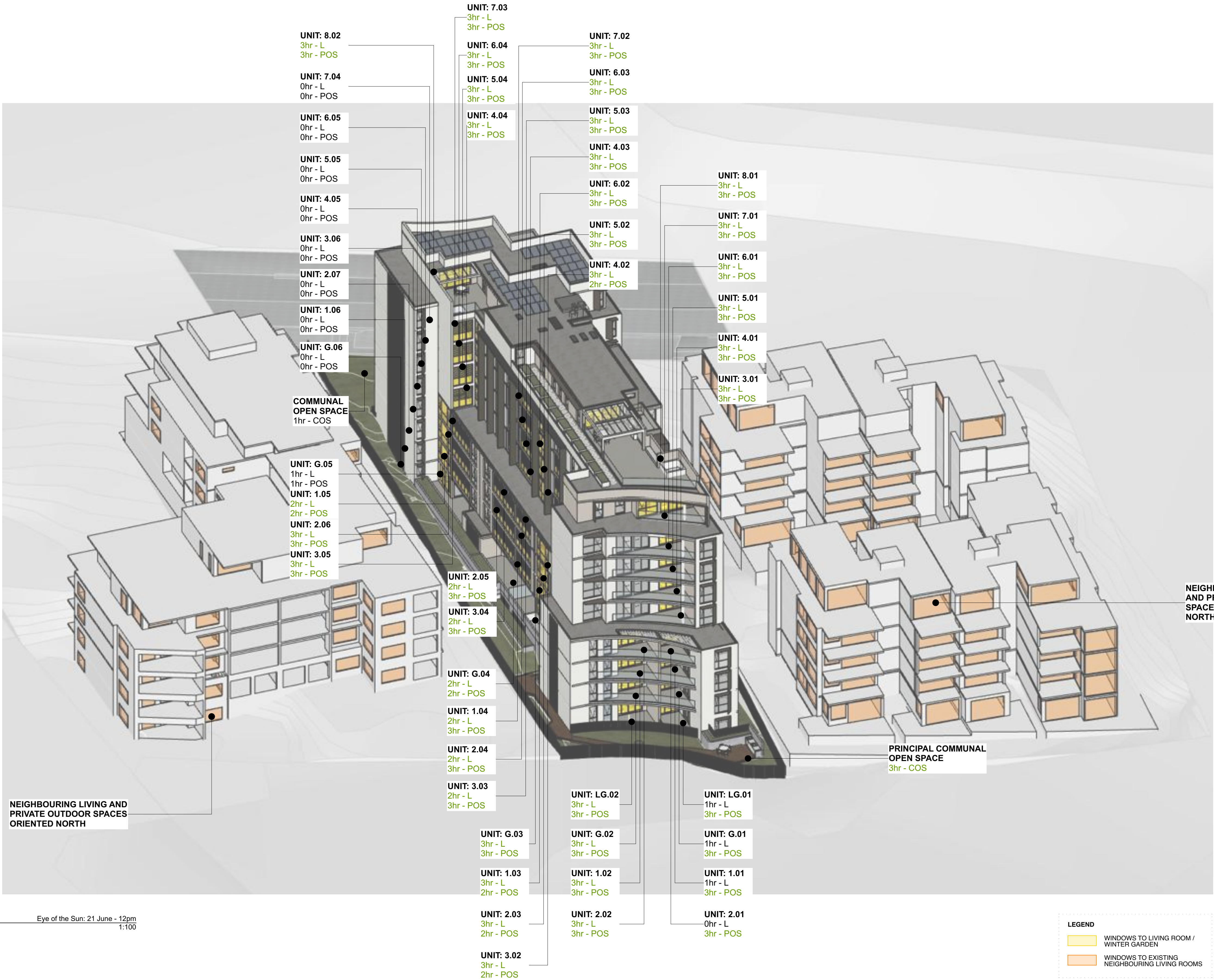
Project
23-25 Lorne Avenue Killara NSW
2071 Australia

Drawing
Excavation Plan

Project No.
24024

Revision
A.

Drawing No.
DA 007



General Notes

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Nominated Architect (NSW) - John Baker 3552

ABSA

Architectural Board of South Australia

Accredited Architect

Accreditation No. 3163/2024-3163/2025

Assessor Name: Patricia Healy

Assessor Number: 101026

Assessor Signature: Patricia Healy

Certificate No. 0011815810

Accredited Architect

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Valid until: 31/03/2025

Scan QR Code or follow website link for further details

QR Code

Rev

Date

Issue

P1

14/3/2025

Issue for Coordination

A.

14/3/2025

Issue for DA

Client

BWSLD Killara Pty Ltd

Architect

BKA Architecture

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Scale at A1

1:100

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Eye of the Sun Diagrams - 12pm

Project No.

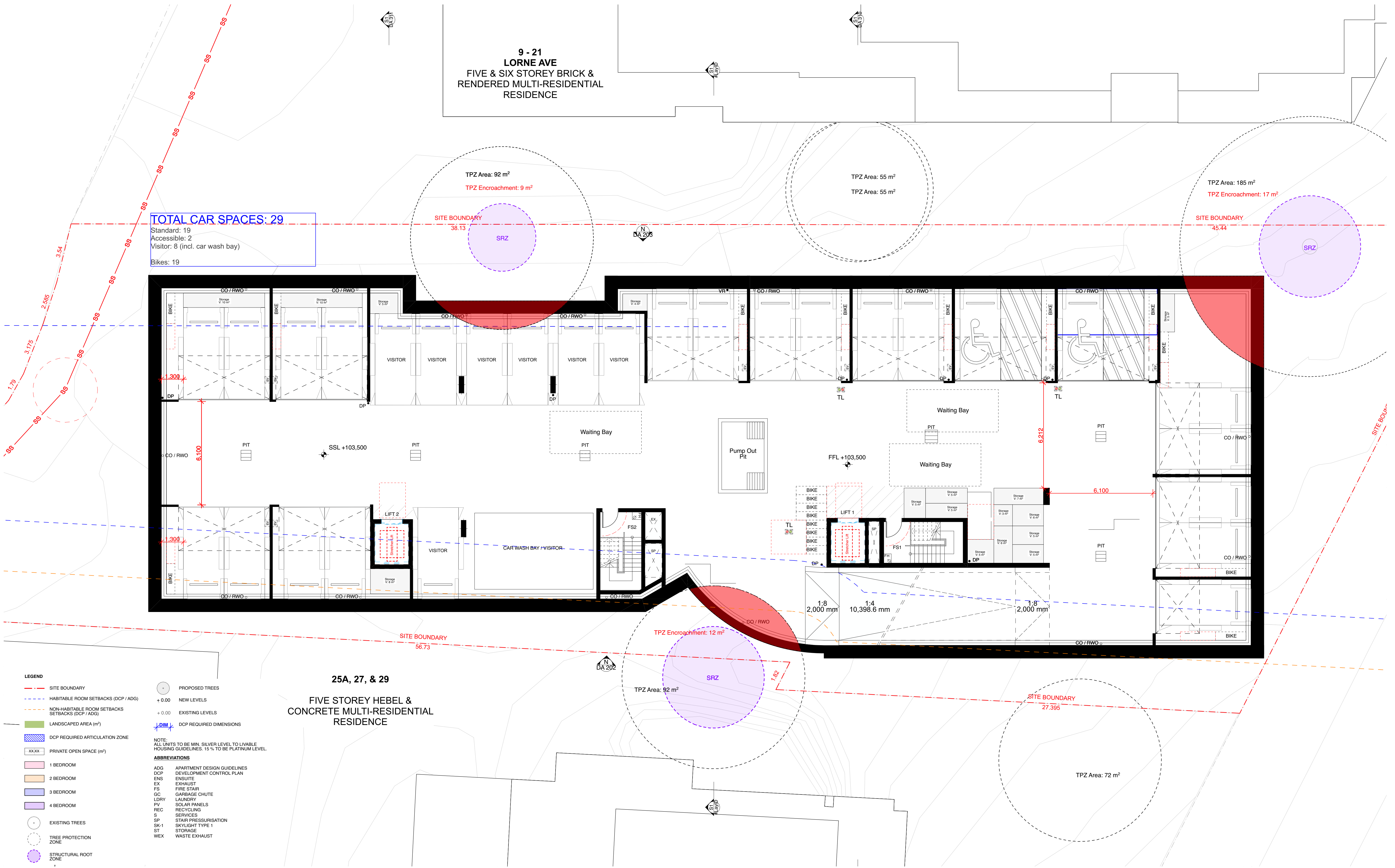
24024

Revision

A.

Drawing No.

DA 703



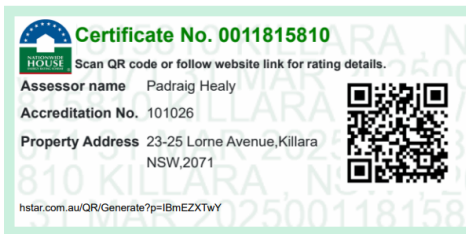
- LEGEND**
- SITE BOUNDARY
 - HABITABLE ROOM SETBACKS (DCP / ADG)
 - NON-HABITABLE ROOM SETBACKS (DCP / ADG)
 - LANDSCAPED AREA (m²)
 - DCP REQUIRED ARTICULATION ZONE
 - PRIVATE OPEN SPACE (m²)
 - PROPOSED TREES
 - NEW LEVELS
 - EXISTING LEVELS
 - DCP REQUIRED DIMENSIONS
- NOTE:**
ALL UNITS TO BE MIN. SILVER LEVEL TO LIVABLE HOUSING GUIDELINES 1% TO BE PLATINUM LEVEL.
- ABBREVIATIONS**
- | | |
|------|-----------------------------|
| ADG | APARTMENT DESIGN GUIDELINES |
| DCP | DEVELOPMENT CONTROL PLAN |
| ENS | ENSUITE |
| EX | EXHAUST |
| FS | FIRE STAIR |
| GC | GARBAGE CHUTE |
| LDRY | LAUNDRY |
| PV | SOLAR PANELS |
| REC | RECYCLING |
| S | SERVICES |
| SP | STAIR PRESSURISATION |
| SK-1 | SKYLIGHT TYPE 1 |
| ST | STORAGE |
| WEX | WASTE EXHAUST |

General Notes

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Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
BWSLD Killara Pty Ltd

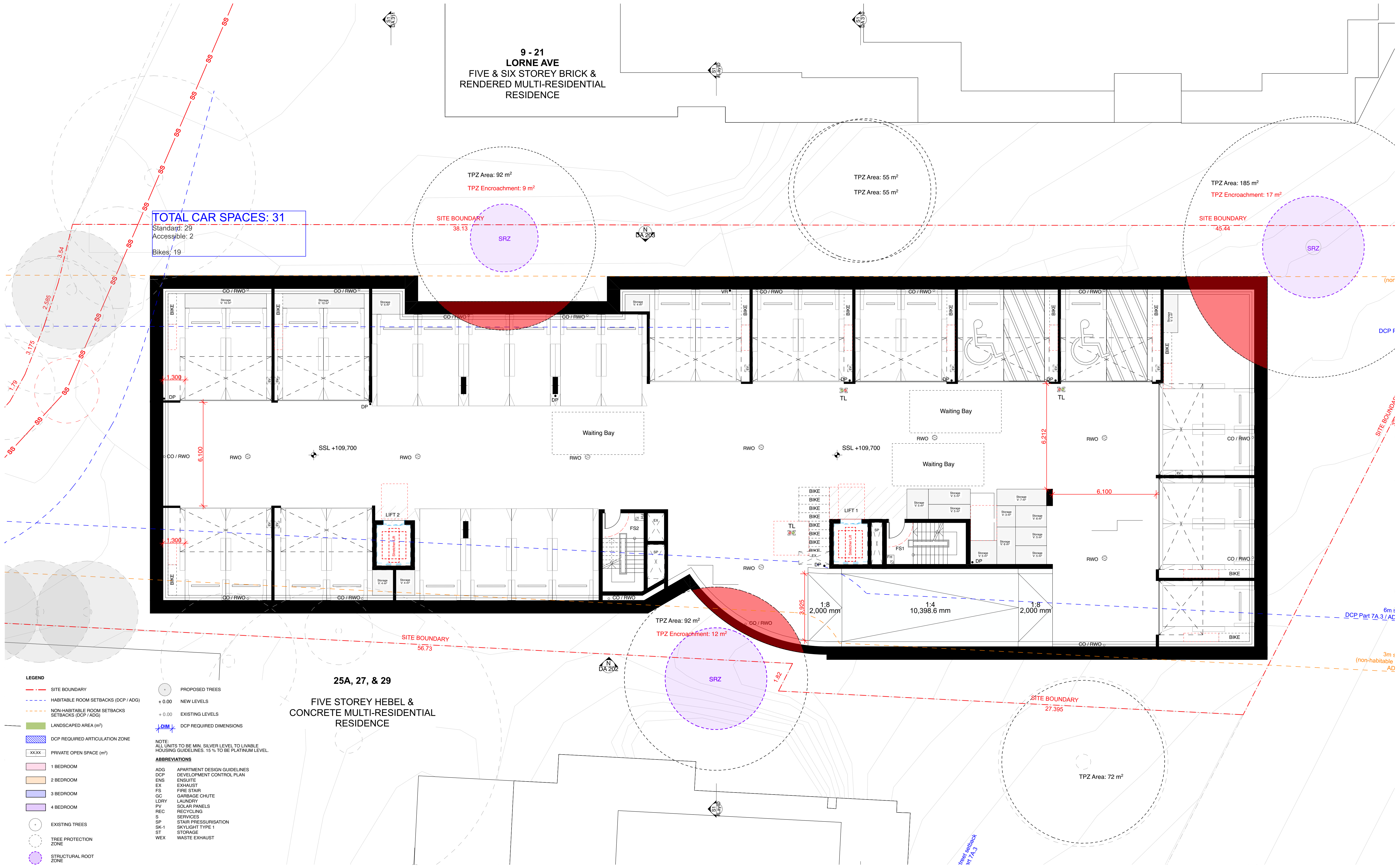
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Clunes,
NSW 2480
W: www.bka.com.au

Scale at A1
1:100
Print Date
14/3/2025

North
Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW
Checked
JG, JB
Status
Not for Construction

Drawing
Basement 3 Floor Plan
Project No.
24024
Revision
A.
Drawing No.
DA 090



LEGEND

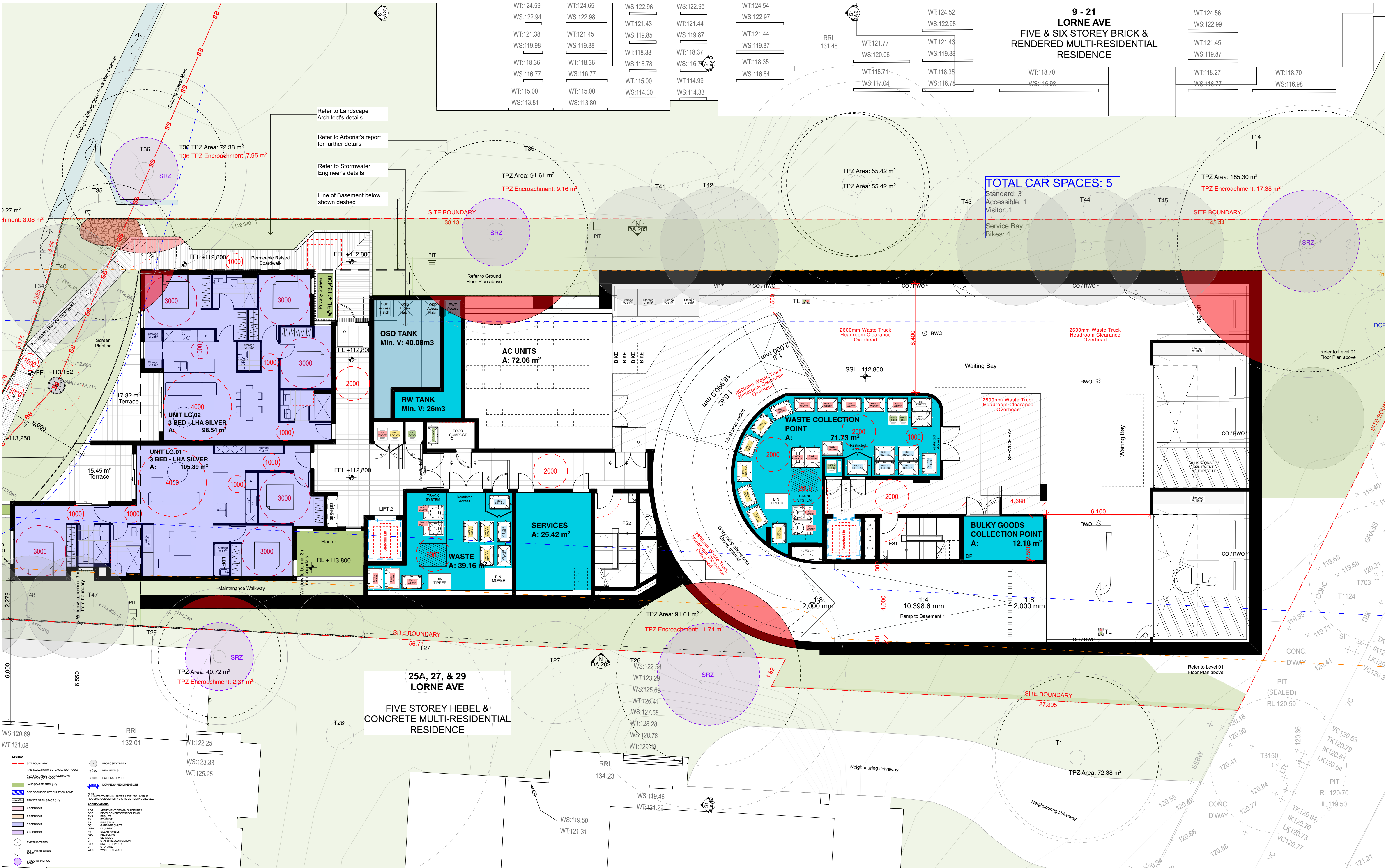
- SITE BOUNDARY
- HABITABLE ROOM SETBACKS (DCP / ADG)
- NON-HABITABLE ROOM SETBACKS (DCP / ADG)
- LANDSCAPED AREA (m²)
- DCP REQUIRED ARTICULATION ZONE
- PRIVATE OPEN SPACE (m²)
- PROPOSED TREES
- NEW LEVELS
- EXISTING LEVELS
- DCP REQUIRED DIMENSIONS

NOTE:
ALL UNITS TO BE MIN. SILVER LEVEL TO LIVABLE HOUSING GUIDELINES. 1% TO BE PLATINUM LEVEL.

ABBREVIATIONS

ADG	APARTMENT DESIGN GUIDELINES
DCP	DEVELOPMENT CONTROL PLAN
ENS	ENSUITE
EX	EXHAUST
FS	FIRE STAIR
GC	GARBAGE CHUTE
LDRY	LAUNDRY
PV	SOLAR PANELS
REC	RECYCLING
S	SERVICES
SP	STAIR PRESSURISATION
SK-1	SKYLIGHT TYPE 1
ST	STORAGE
WEX	WASTE EXHAUST

General Notes DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION. All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. Nominated Architect (NSW) - John Baker 3552	 ABSA Accredited Professional Accreditation No. 316302024-316302025 Accreditation Name: Padraig Healy Accreditation No. 101026 Accreditation Signature: Padraig Healy	 Certificate No. 0011815810 Accreditation Name: Padraig Healy Accreditation No. 101026 Property Address: 23-25 Lorne Avenue, Killara, NSW 2071	<table><tr><td>Rev</td><td>Date</td><td>Issue</td></tr><tr><td>P1</td><td>14/3/2025</td><td>Issue for Coordination</td></tr><tr><td>A.</td><td>14/3/2025</td><td>Issue for DA</td></tr></table>	Rev	Date	Issue	P1	14/3/2025	Issue for Coordination	A.	14/3/2025	Issue for DA	Client BWSLD Killara Pty Ltd	Architect BKA Architecture SYDNEY Suite 104, 77 Dunning Ave, Rosebery, NSW 2018 NEWCASTLE Suite 4, 19 Bolton St, Newcastle, NSW 2300 NORTH COAST 39-41 Main Street, Clunes, NSW 2480 T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au	Scale at A1 1:100 Print Date 14/3/2025	North Drawn LC, AL	Project Address 23-25 Lorne Ave, Killara, NSW Checked JG, JB Status Not for Construction	Drawing Basement 1 Floor Plan Project No. 24024 Revision A. Drawing No. DA 092
Rev	Date	Issue																
P1	14/3/2025	Issue for Coordination																
A.	14/3/2025	Issue for DA																



General Notes

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Nominated Architect (NSW) - John Baker 3552

ABSA

Accreditation No. 3163/2024-3163/2025

Accreditation Name: Padraig Healy

Accreditation Number: 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Certificate No. 0011815810

Accreditation Name: Padraig Healy

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Rev P1

Date 14/3/2025

Issue for Coordination

Issue for DA

Client

BWSLD Killara Pty Ltd

Architect

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Scale at A1

1:100

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Lower Ground Floor Plan

Project No.

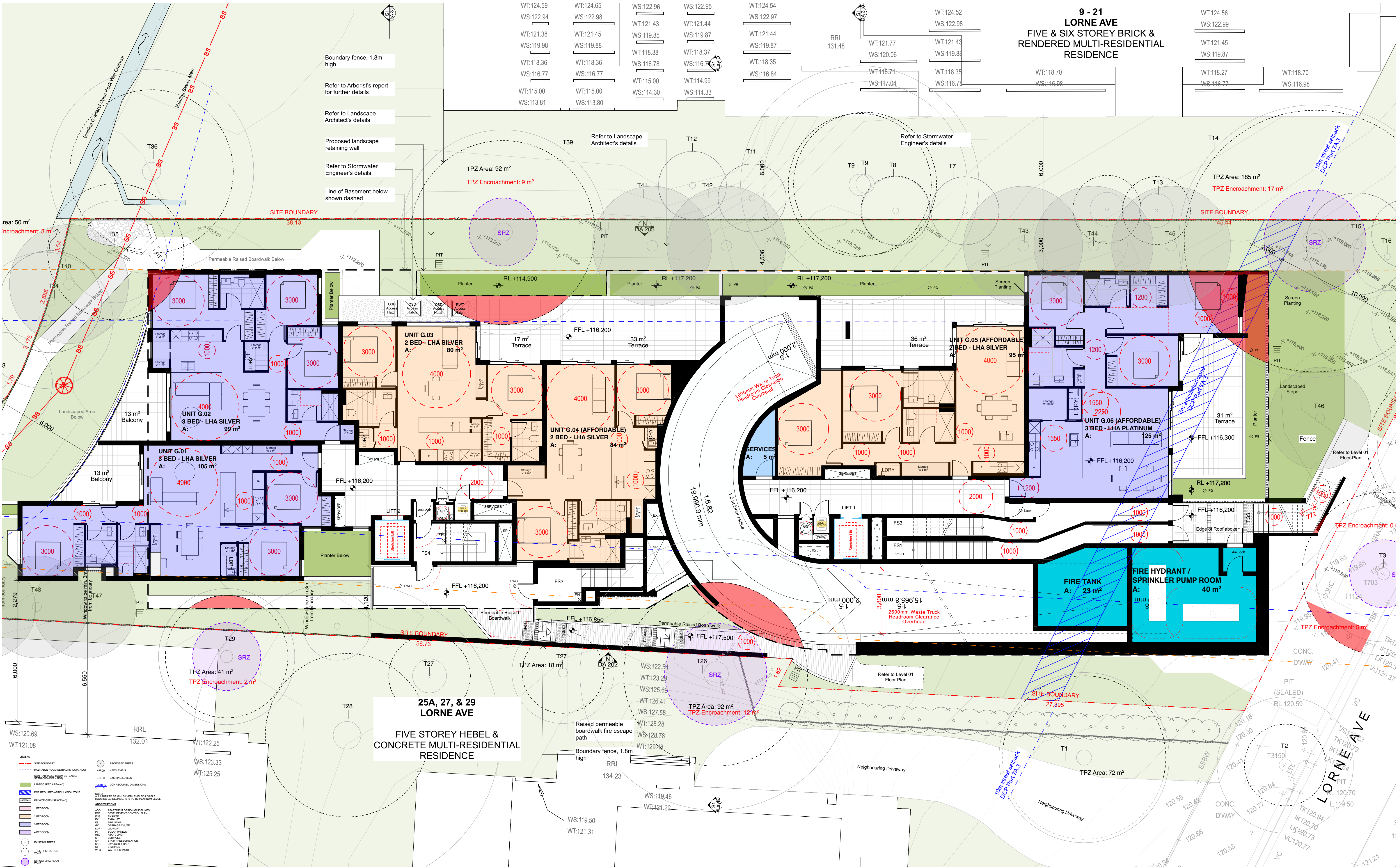
24024

Revision

A.

Drawing No.

DA 093



General Notes

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Nominated Architect (NSW) - John Baker 3552

ABSA

Accreditation No. 316302024-316302025

Accreditation Name: Padraig Healy

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Certificate No. 0011815810

Accreditation Name: Padraig Healy

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Rev P1

Date 14/3/2025

Issue for Coordination

Issue for DA

Client

BWSLD Killara Pty Ltd

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BKA Architecture

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Scale at A1

1:100

Print Date

14/3/2025

North

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked JG, JB

Status Not for Construction

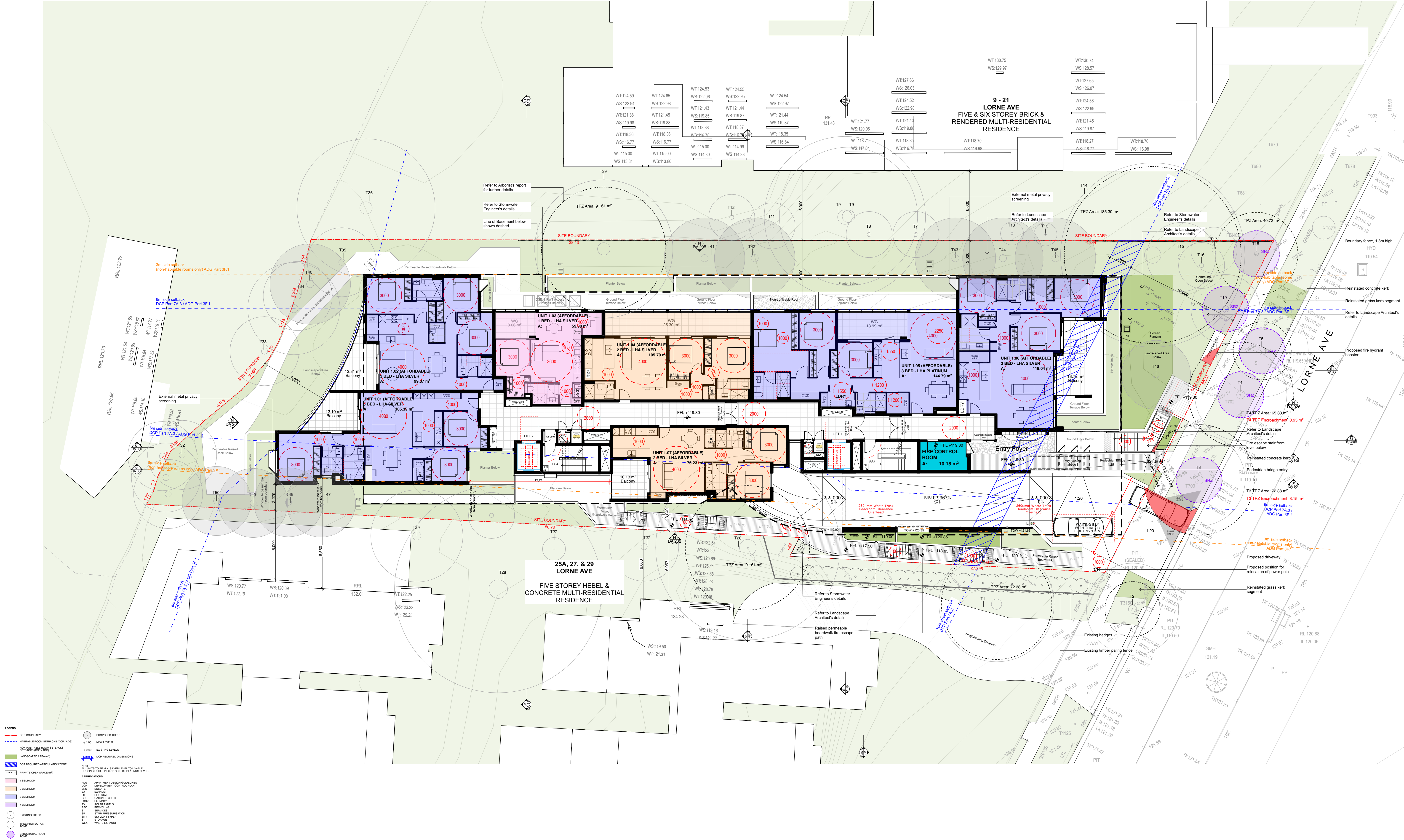
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Ground Floor Plan

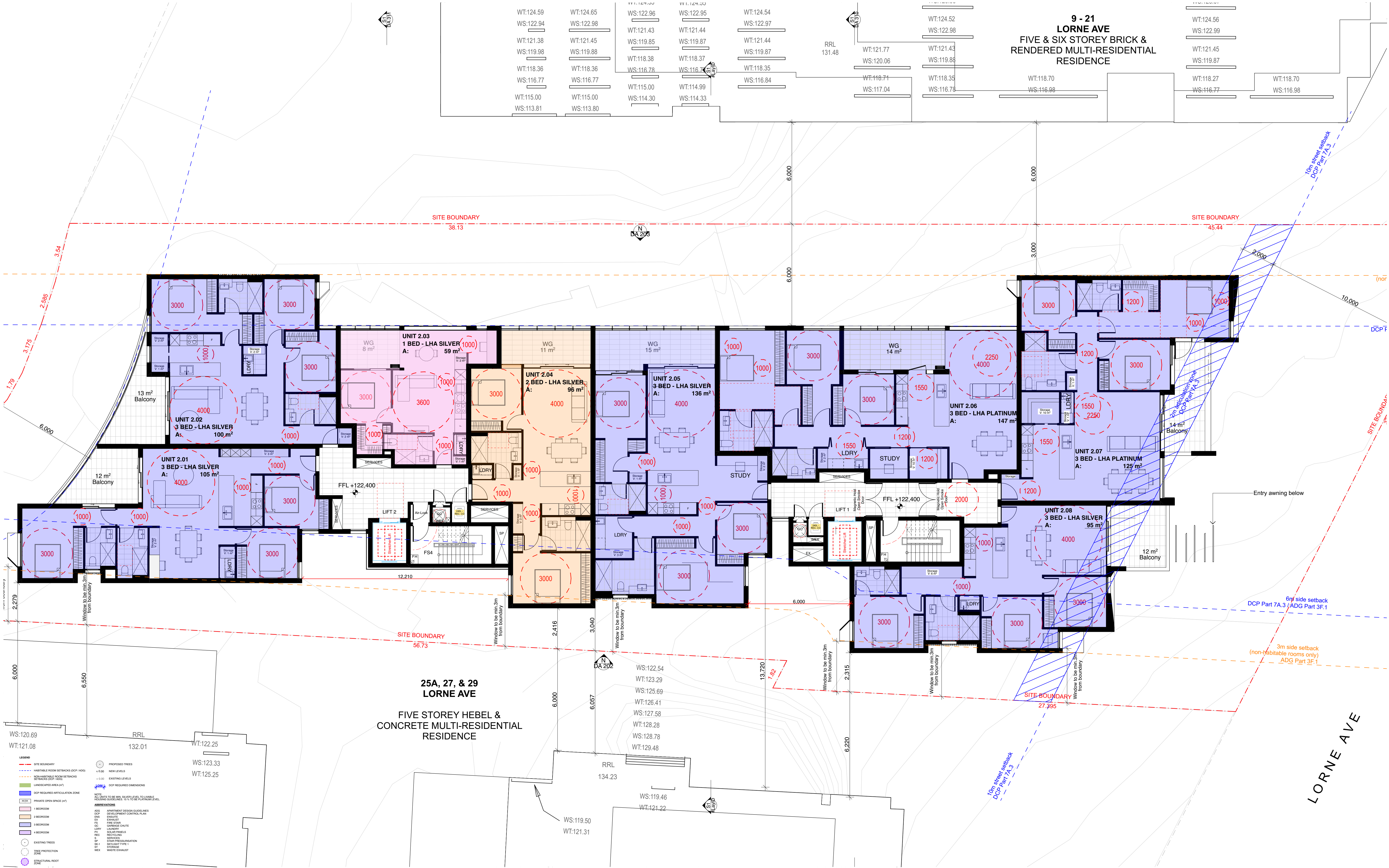
Project No. **24024**

Revision **A.**

Drawing No. **DA 100**



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General Notes

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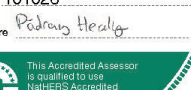
All dimensions are in millimetres unless stated otherwise.

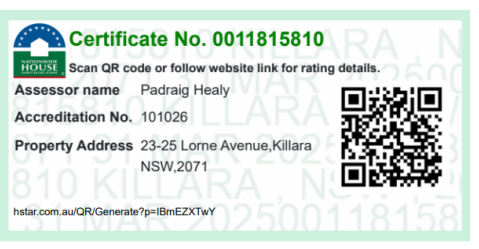
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Nominated Architect (NSW) - John Baker 3552



ABSA
Architectural Board of South Australia
Accreditation No. 3163/2024-3163/2025
Accreditation Period: 31/03/2024-31/03/2025
Accreditation Number: 101026
Accreditation Signature: 



Certificate No. 0011815810
Accreditation No. 0011815810
Property Address: 23-25 Lorne Avenue, Killara, NSW 2071
Valid until: 31/03/2025

Rev P1 A.	Date 14/3/2025 14/3/2025	Issue Issue for Coordination Issue for DA
-----------------	--------------------------------	---

Client

BWSLD Killara Pty Ltd

Architect

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Scale at A1

1:100

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Level 2 Floor Plan

Project No.

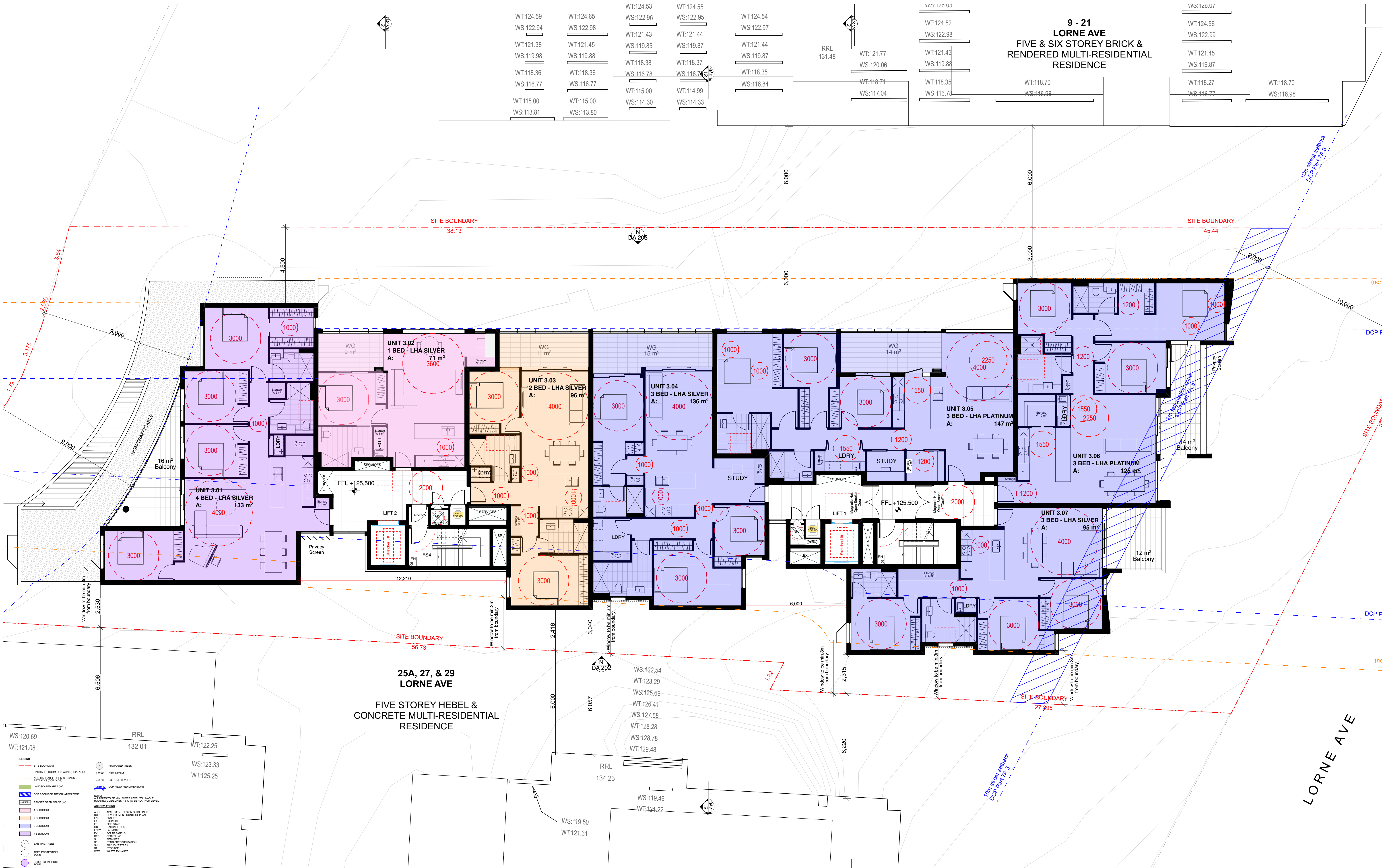
24024

Revision

A.

Drawing No.

DA 102



General Notes

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Nominated Architect (NSW) - John Baker 3552

ABSAR

Accreditation No. 316302024-316302025

Accreditation Name: Padraig Healy

Accreditation Number: 101026

Accreditation Signature: Padraig Healy

Certificate No. 0011815810

Accreditation Name: Padraig Healy

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client

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W: www.bka.com.au

Scale at A1

1:100

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Level 3 Floor Plan

Project No.

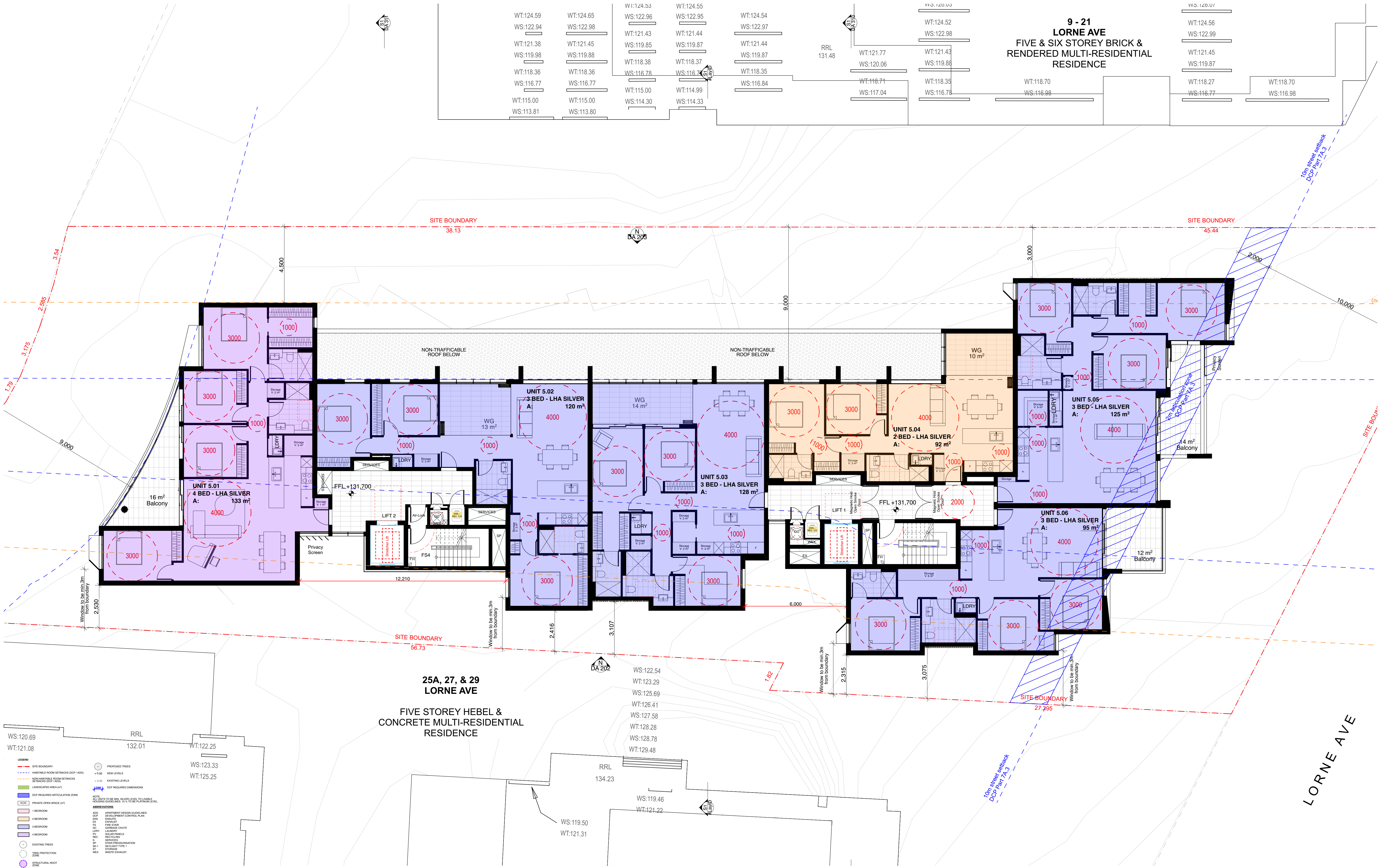
24024

Revision

A.

Drawing No.

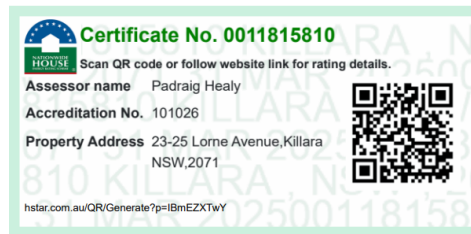
DA 103



General Notes

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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
BWSLD Killara Pty Ltd

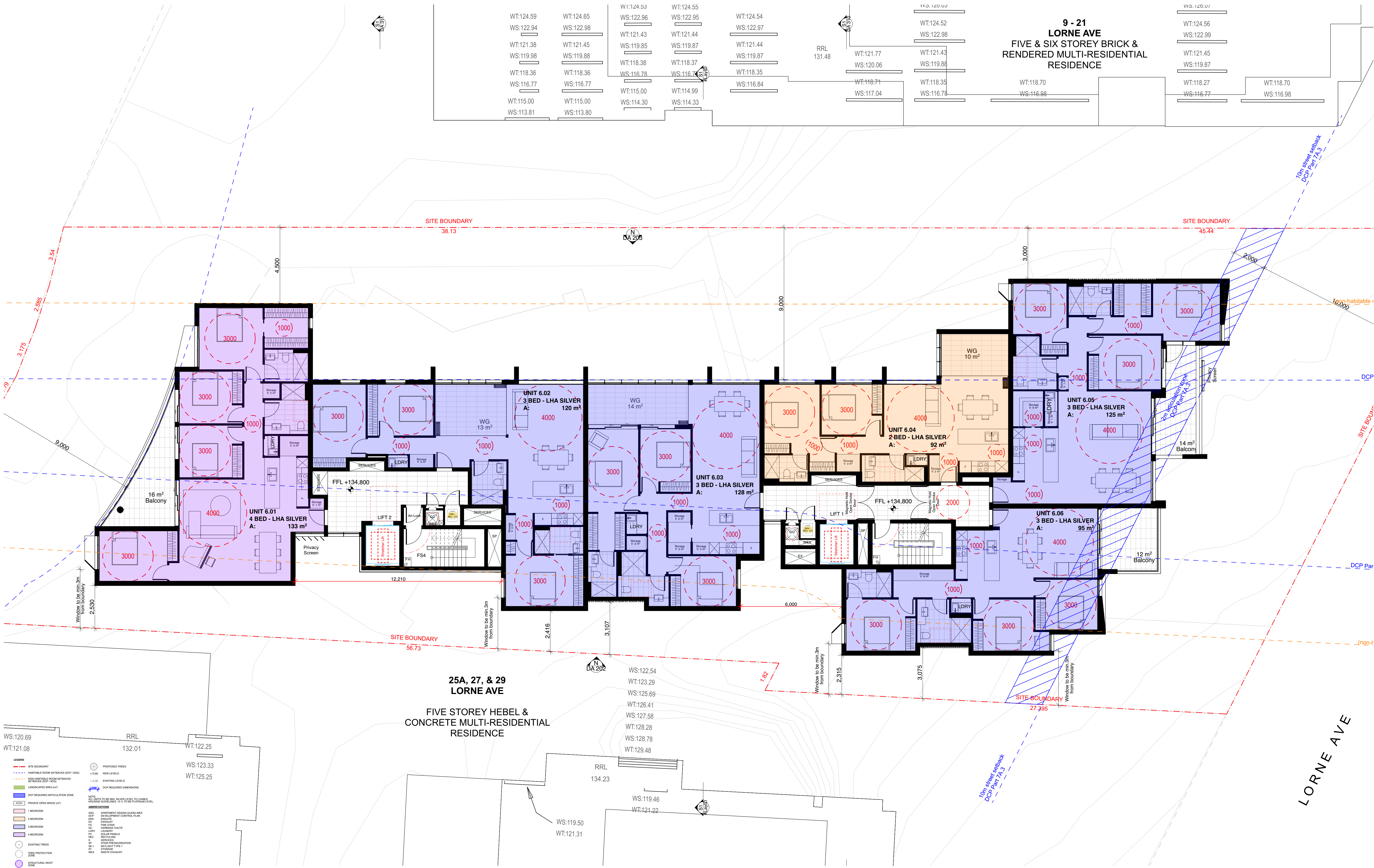
Architect
BKA Architecture
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NORTH COAST 39-41 Main Street, Clunes, NSW 2480
T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au

Scale at A1
1:100
Print Date
14/3/2025

North
Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW
Checked
JG, JB
Status
Not for Construction

Drawing	Project No.	Revision	Drawing No.
Level 5 Floor Plan	24024	A.	DA 105



General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

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Nominated Architect (NSW) - John Baker 3552

ABSA

Architectural Board of South Australia

Accreditation No. 3163/2024-3163/2025

Accreditation Period: 31/03/2024-31/03/2025

Accreditation Name: Patricia Healy

Accreditation Number: 101026

Accreditation Signature: Patricia Healy

Certificate No. 0011815810

Accreditation No. 101026

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071

Valid until: 31/03/2025

Rev

Date

Issue

Issue for Coordination

Issue for DA

Client

BWSLD Killara Pty Ltd

Architect

BKA Architecture

Sydney Suite 104, 77 Dunning Ave, Rosebery, NSW 2018

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North Coast 39-41 Main Street, Clunes, NSW 2480

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Scale at A1

1:100

Print Date

14/3/2025

North

Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Level 6 Floor Plan

Project No.

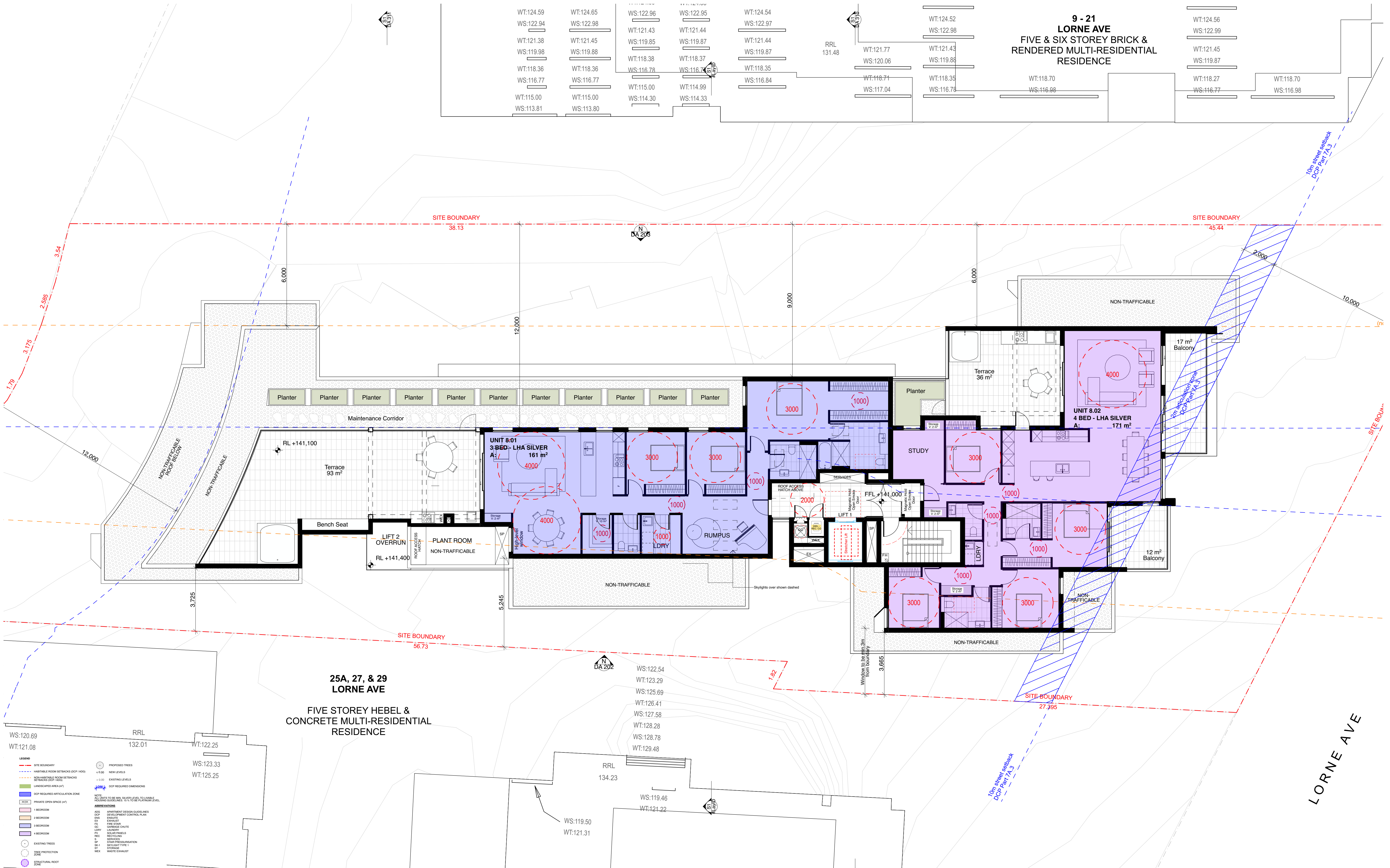
24024

Revision

A.

Drawing No.

DA 106



General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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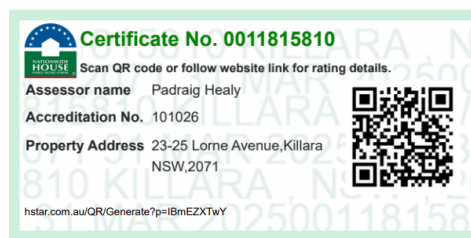
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Architectural Board of South Australia
Accredited Architect
Accreditation No. 3163/2024-3163/2025
Member Name: Padraig Healy
Member Number: 101026
Member Signature: *Padraig Healy*



Certificate No. 0011815810
Scan QR code or follow website link for rating details.
Accreditation No. 101026
Property Address: 23-25 Lorne Avenue, Killara, NSW 2071
Valid from: 14/03/2024 to: 14/03/2025

Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
BWSLD Killara Pty Ltd

Architect
BKA Architecture
SYDNEY
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NSW 2018
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E: bka@bka.com.au

NORTH COAST
39-41 Main Street
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Scale at A1
1:100

Print Date
14/3/2025

North


Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

Checked
JG, JB

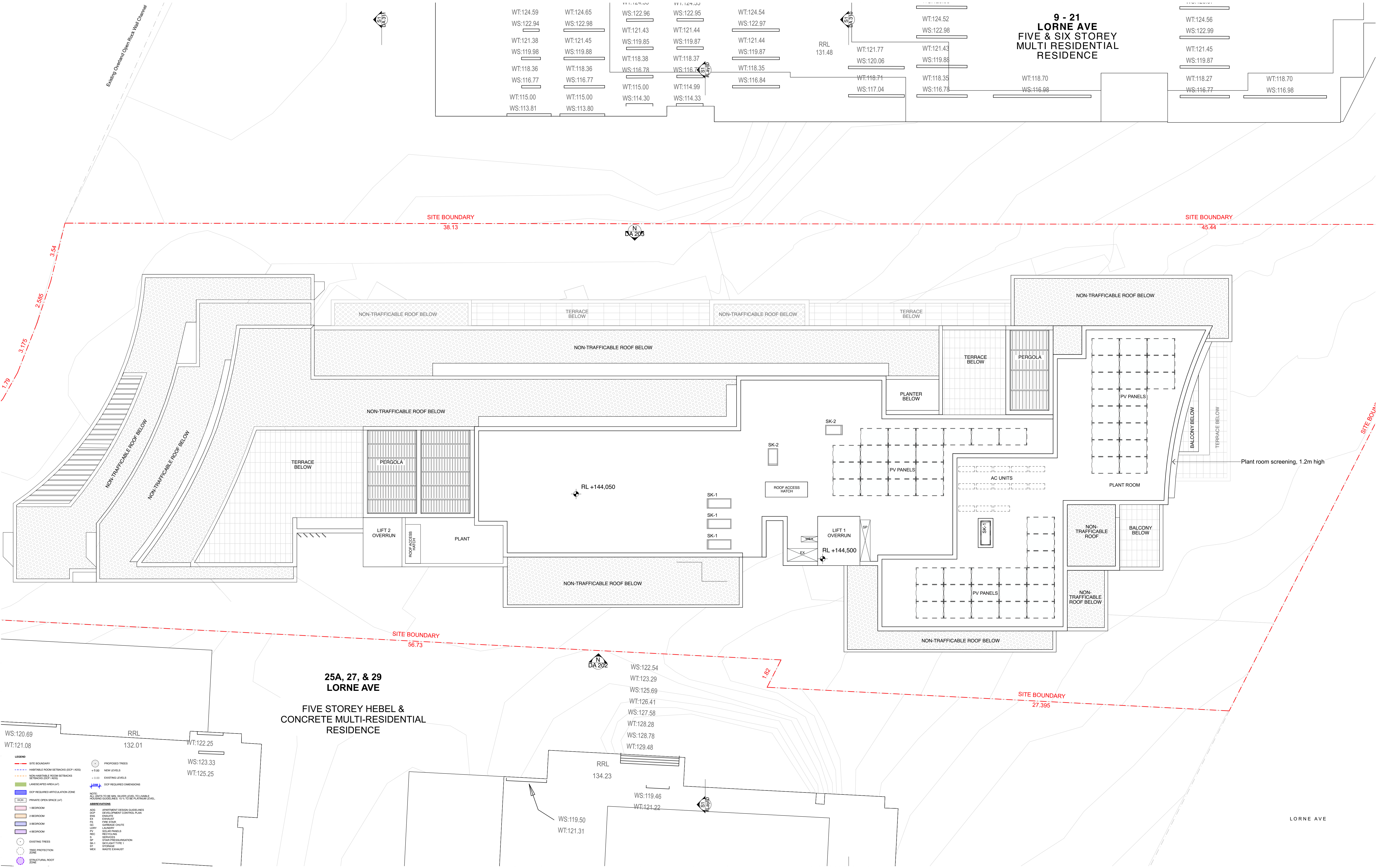
Status
Not for Construction

Drawing
Level 8 Floor Plan

Project No.
24024

Revision
A.

Drawing No.
DA 108



General Notes

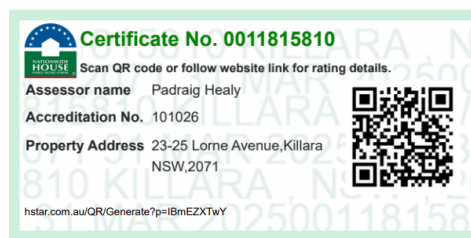
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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client

BWSLD Killara Pty Ltd

Architect

BKA Architecture

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Rosebery,
NSW 2018

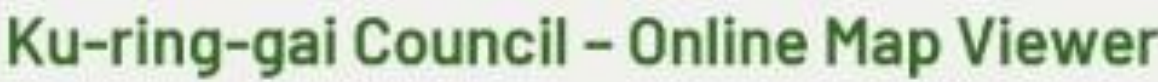
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Scale at A1	North	Project Address	Drawing
1:100		23-25 Lorne Ave, Killara, NSW	Roof Plan
Print Date	Drawn	Checked	Status
14/3/2025	LC, AL	JG, JB	Not for Construction

Project No.	Revision	Drawing No.
24024	A.	DA 109



23 Lorne Avenue KILLARA NSW 2071

Maps

Places of Interest

Selection

Measure

Print

StreetView

On Exhibition

Development Applications

Useful Links

This is a topographic map showing a hilly landscape with green contour lines. A red boundary outlines a specific area of interest. The map includes various labels: 'AVE' (Avenue) appears twice, '33', '31', '20', '130', '125', '16', '14', '10', '8', '6', '3-7', '2-4', '1', '115', '110', '30', '32', '34', '25A-29', '25', '23', '9', and '8'. A small inset in the bottom right corner shows an 'Aerial Photo'.

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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Nominated Architect (NSW) - John Baker 3552.



P1

A.

14/3/2025

14/3/2025

Issue for Coordination
Issue for DA

BWSLD Killara Pty Ltd

BKA Architecture

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Scale at A1

Print Date
14/3/2025

North



Drawn
LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked
JG, JB

Status

Not for Construction

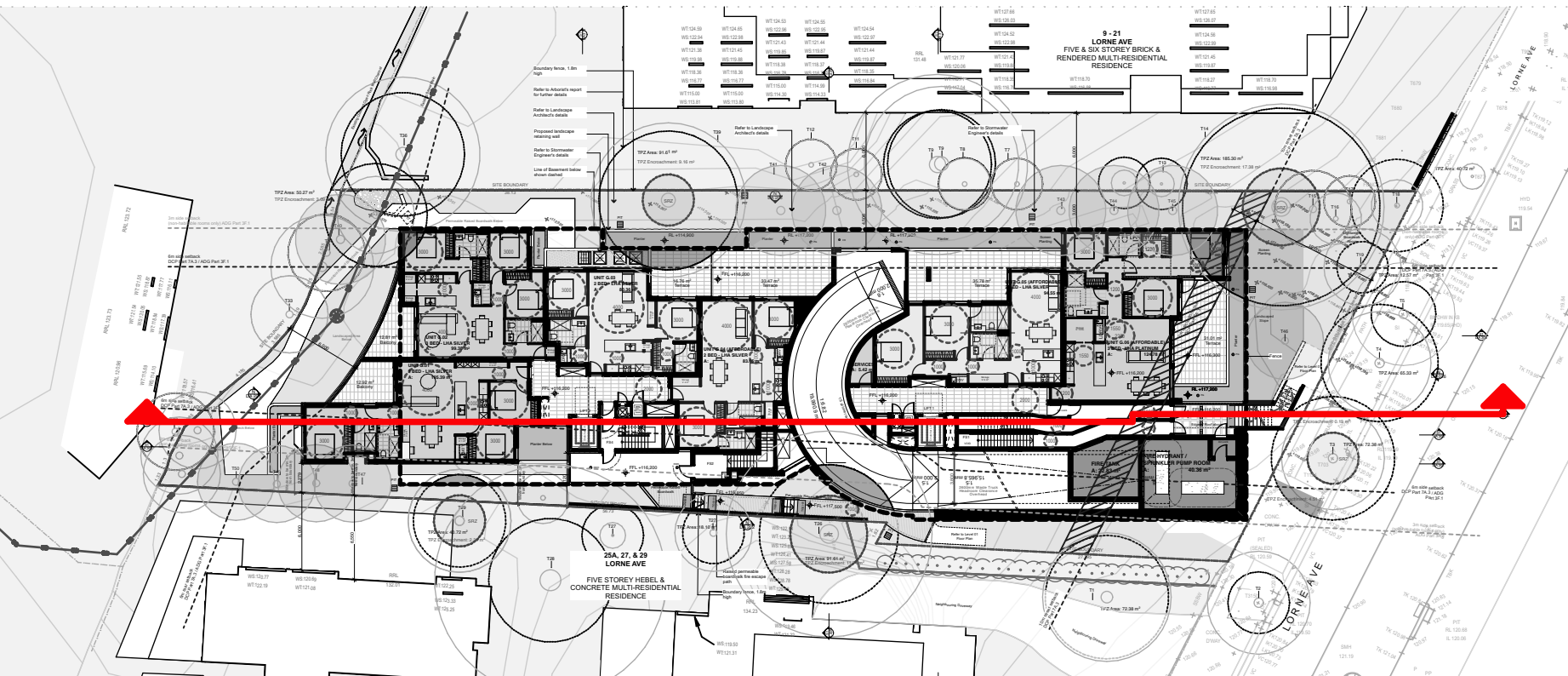
Drawing

Landform

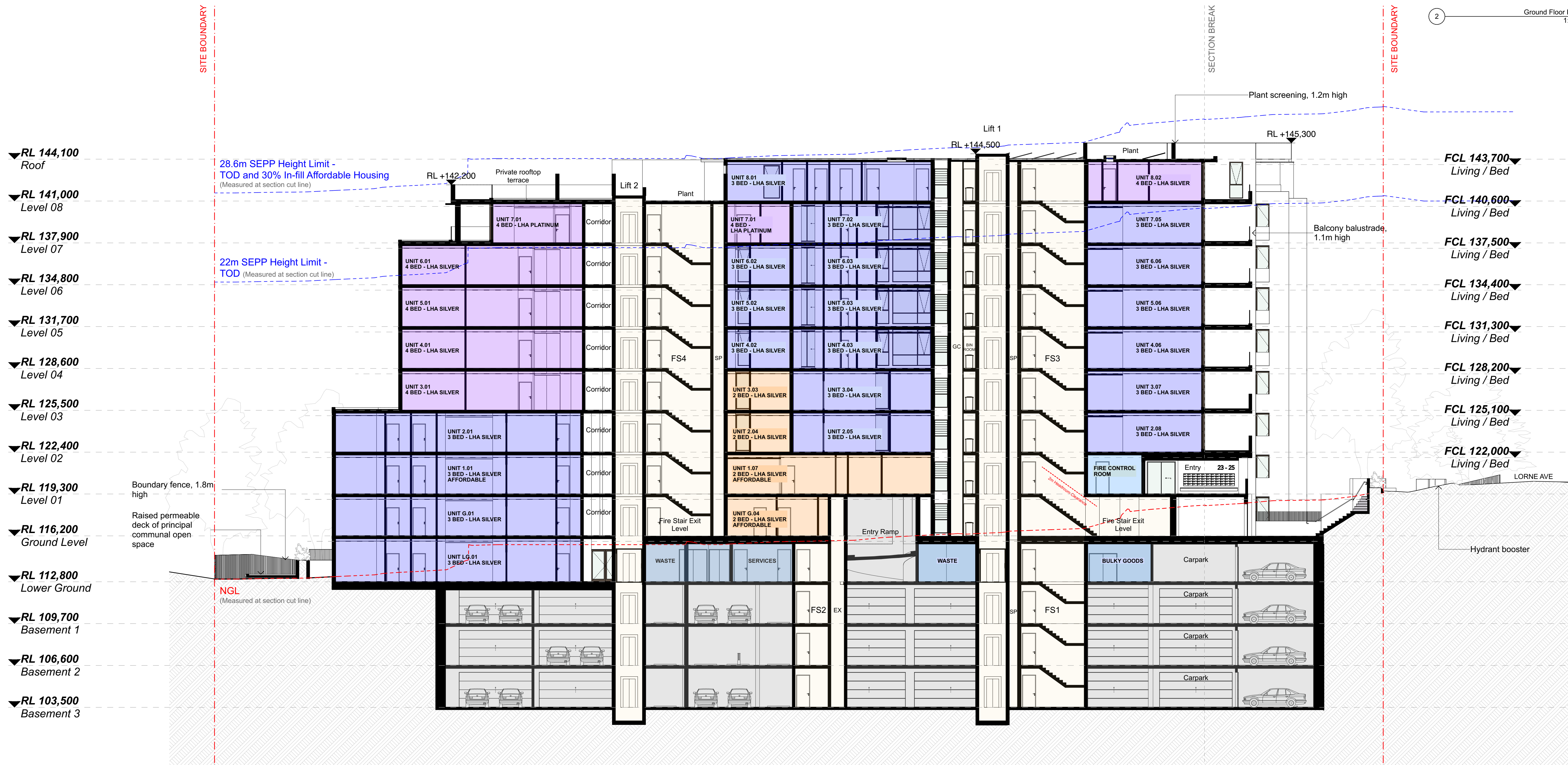
Project No.
24024

Revision
A.

Drawing No.
DA 012



2 Ground Floor Plan
1:500



General Notes

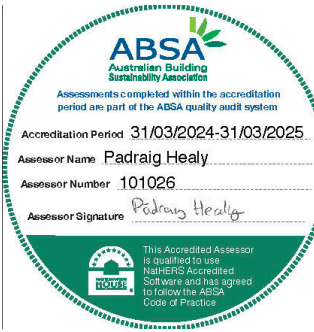
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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
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Scale at A1
1:150

Print Date
14/3/2025

North

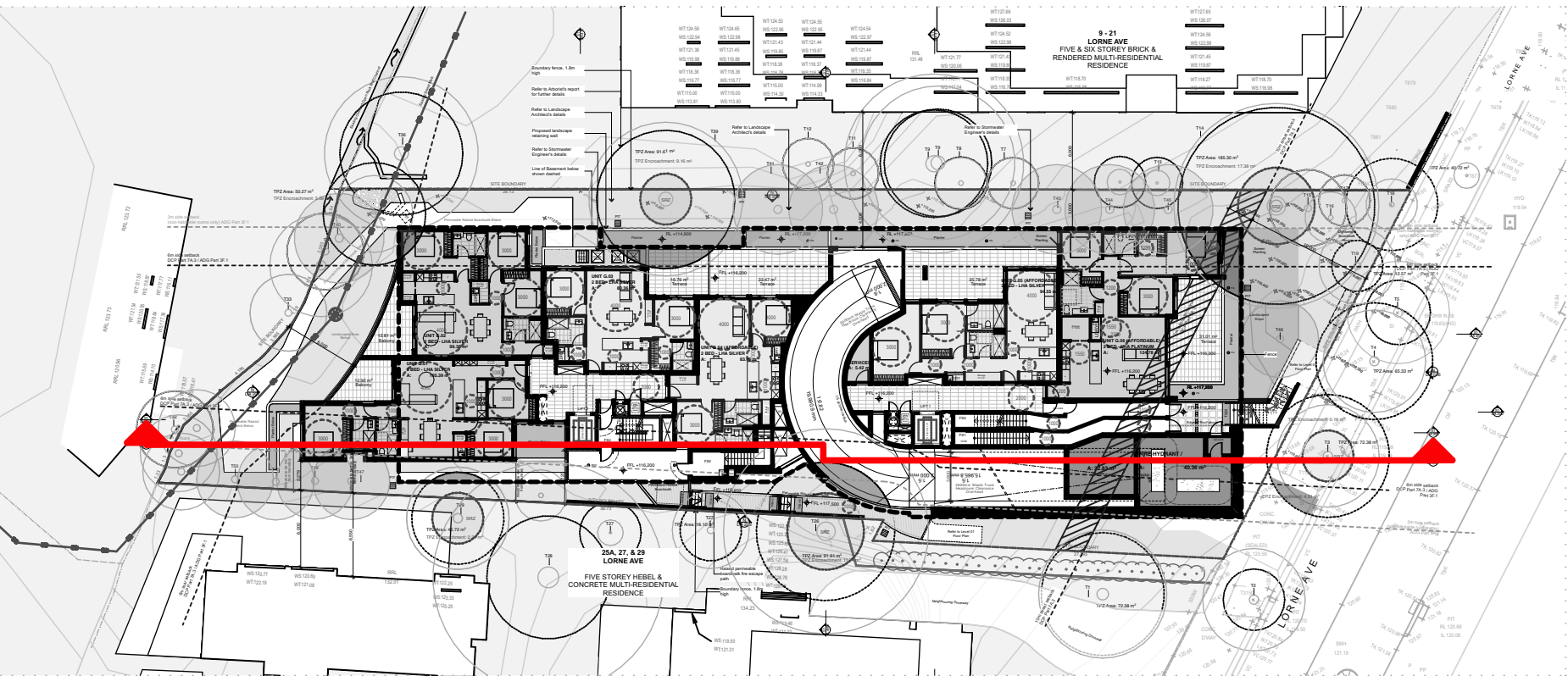
Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

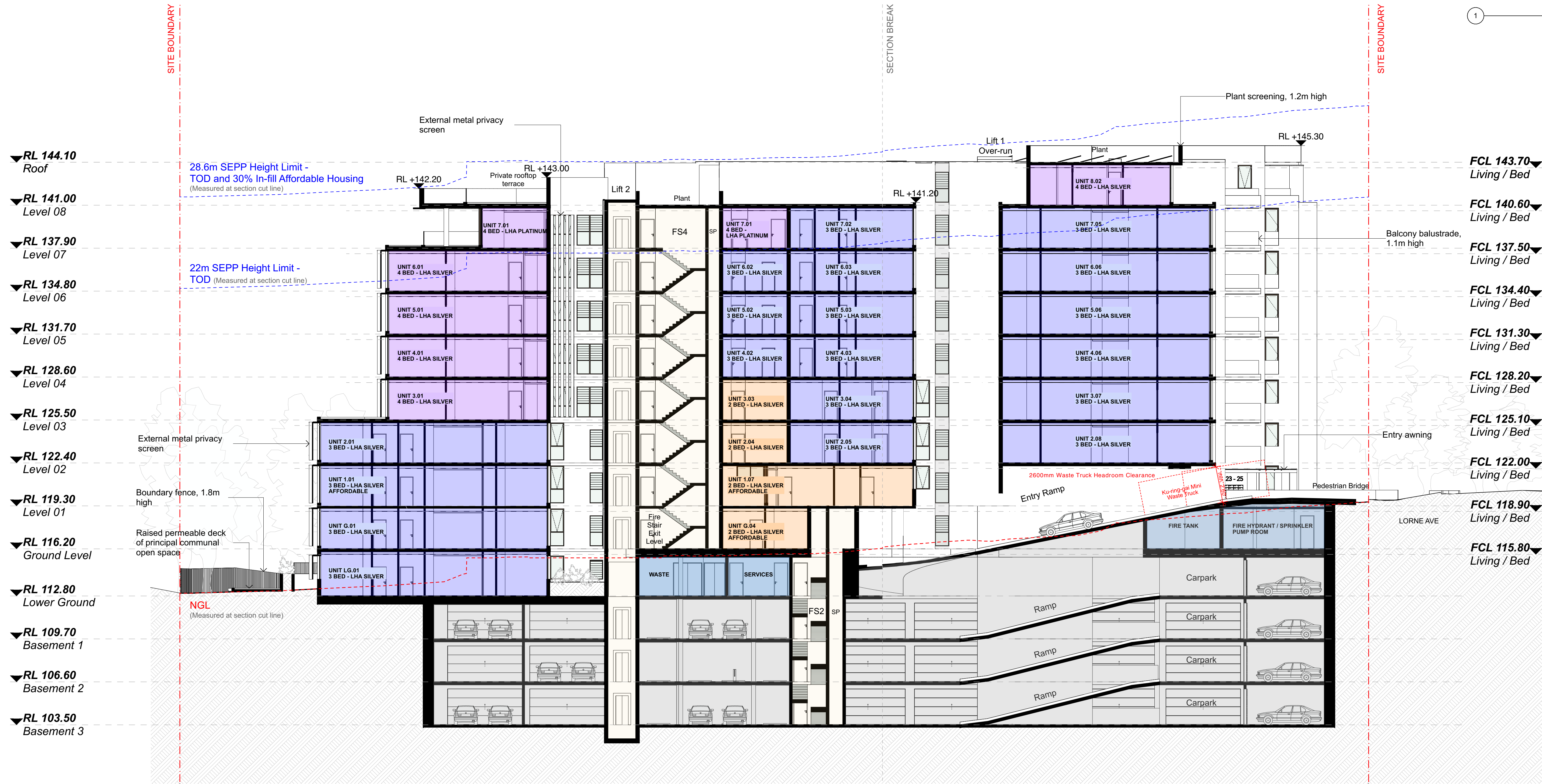
Checked	Status
JG, JB	Not for Construction

Drawing
Longitudinal Section 1 - Lift Core & Fire Stairs

Project No.	Revision	Drawing No.
24024	A.	DA 300



1 Ground Floor Plan
1:500



General Notes

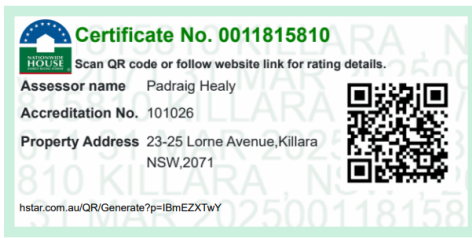
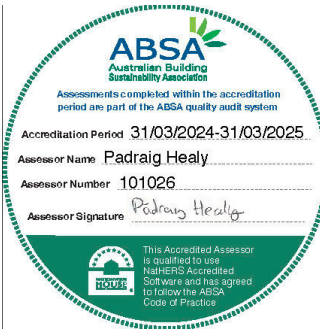
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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
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Scale at A1
1:150

Print Date
14/3/2025

North

Drawn
LC, AL

Project Address
23-25 Lorne Ave, Killara, NSW

Checked
JG, JB

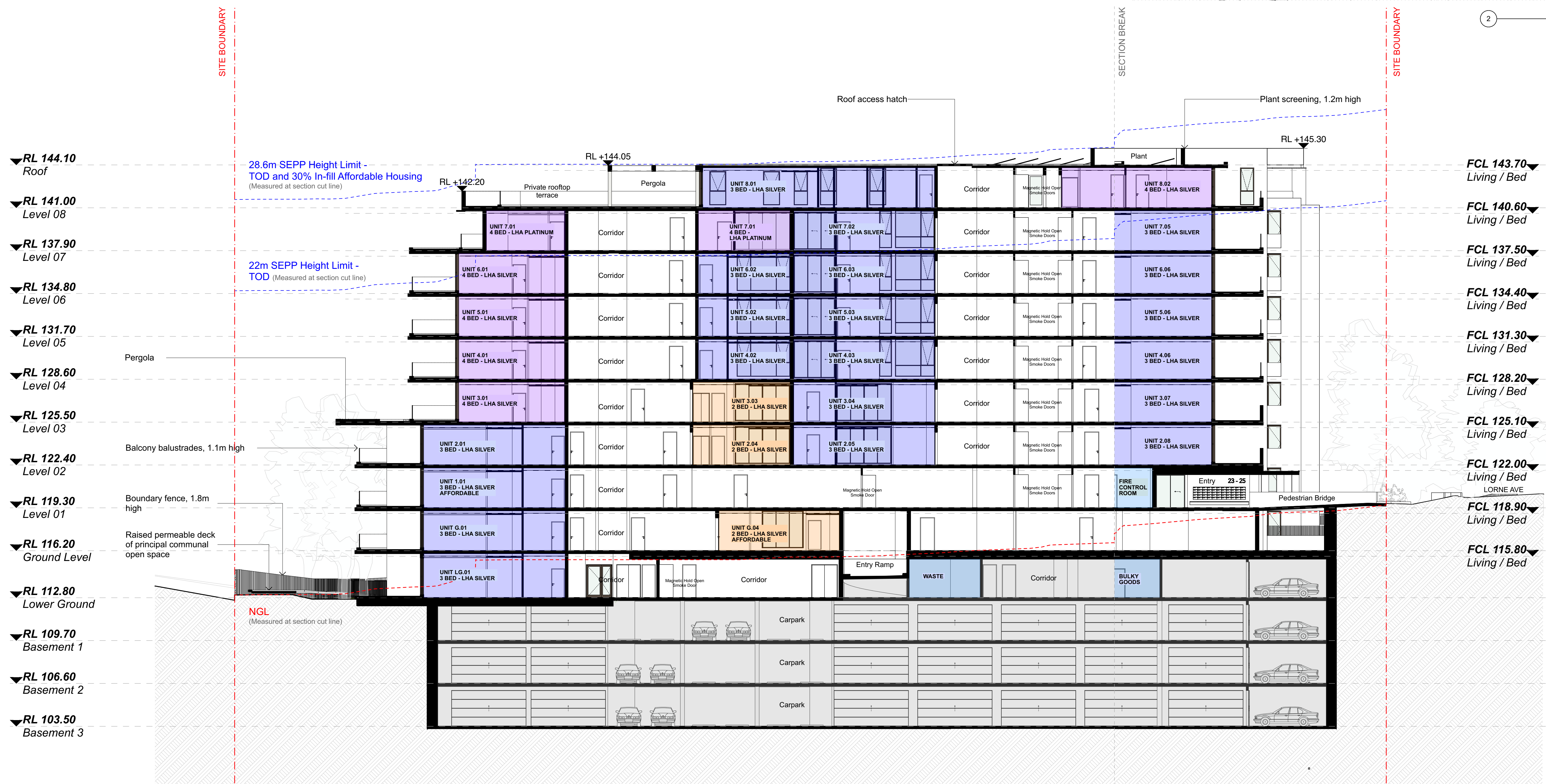
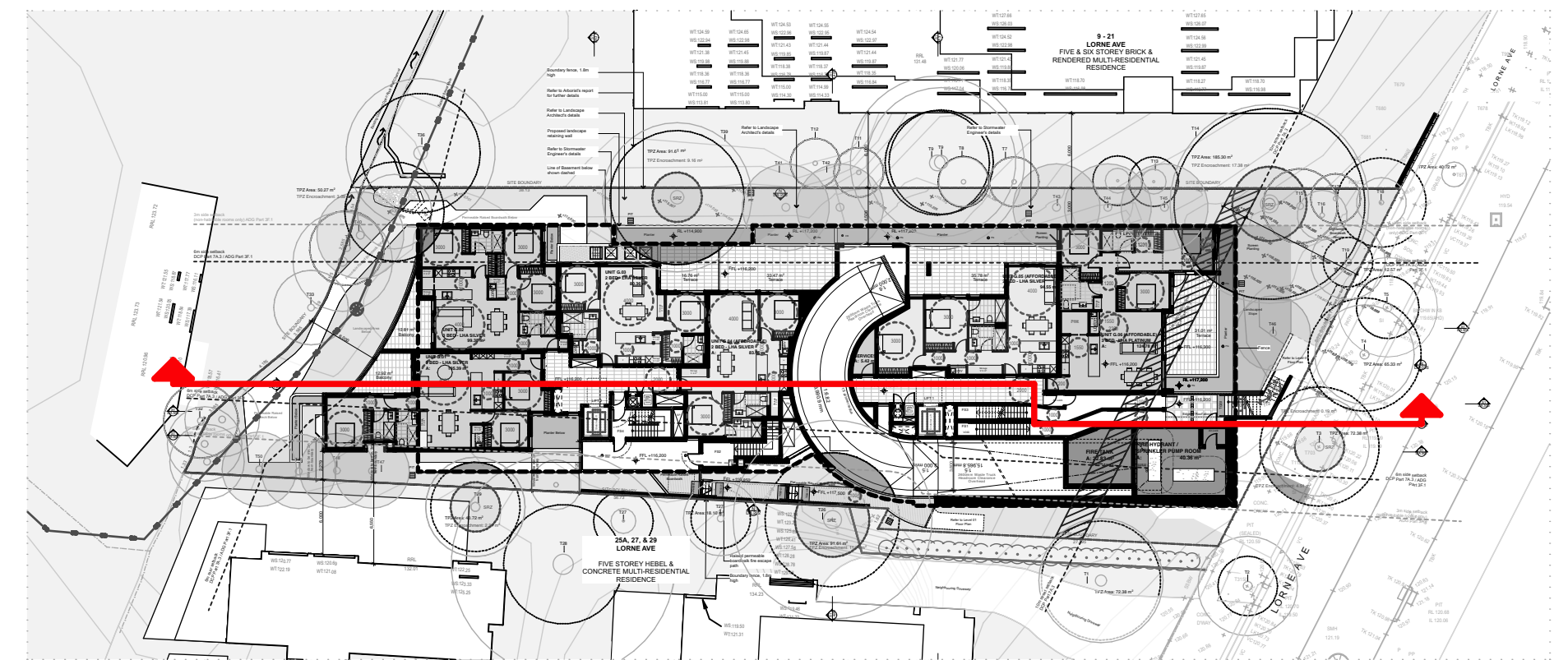
Status
Not for Construction

Drawing
Longitudinal Section 2 - Entry Ramp

Project No.
24024

Revision
A.

Drawing No.
DA 301



General Notes

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Nominated Architect (NSW) - John Baker 3552



Rev	Date	Issue
P1	14/3/2025	Issue for Coordination
A.	14/3/2025	Issue for DA

Client
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Architect

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Scale at A1
1:150

Print Date
14/3/2025



Drawn
LC, AL

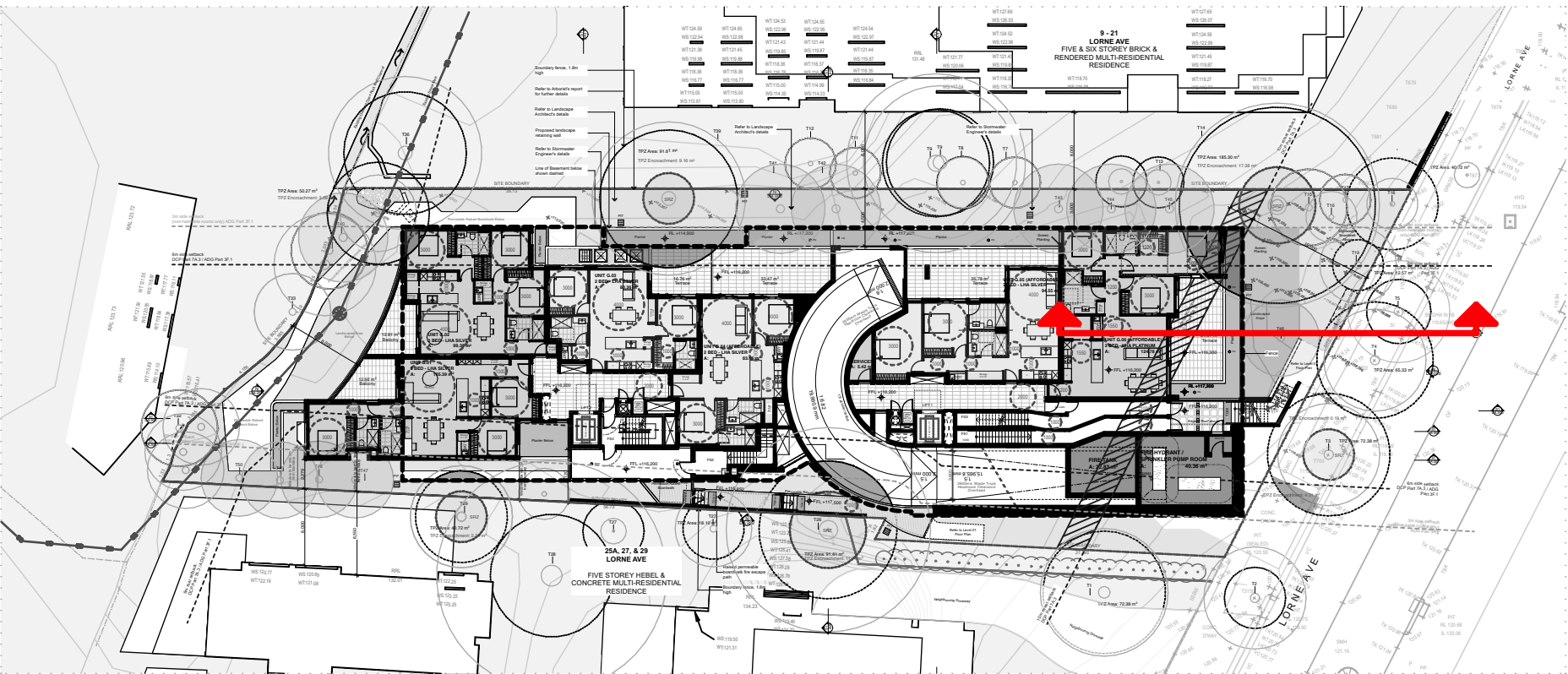
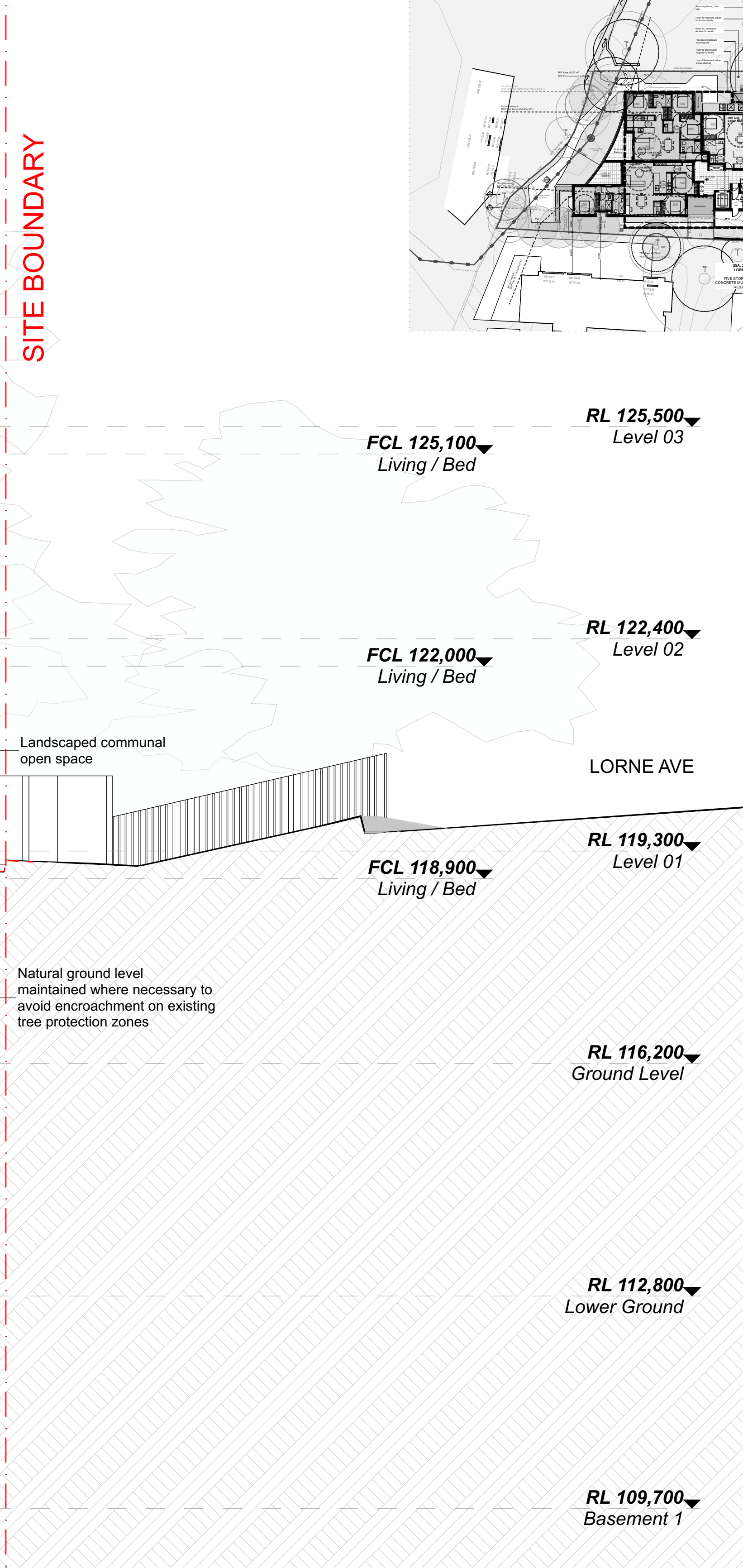
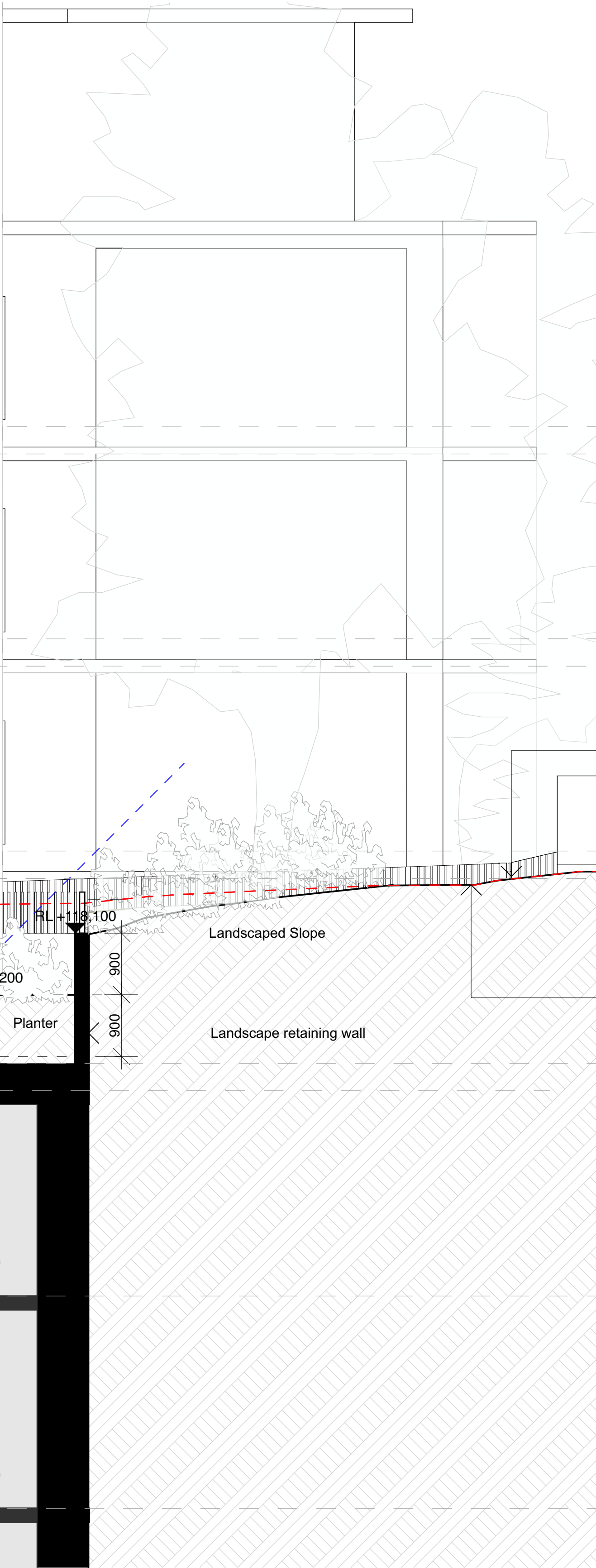
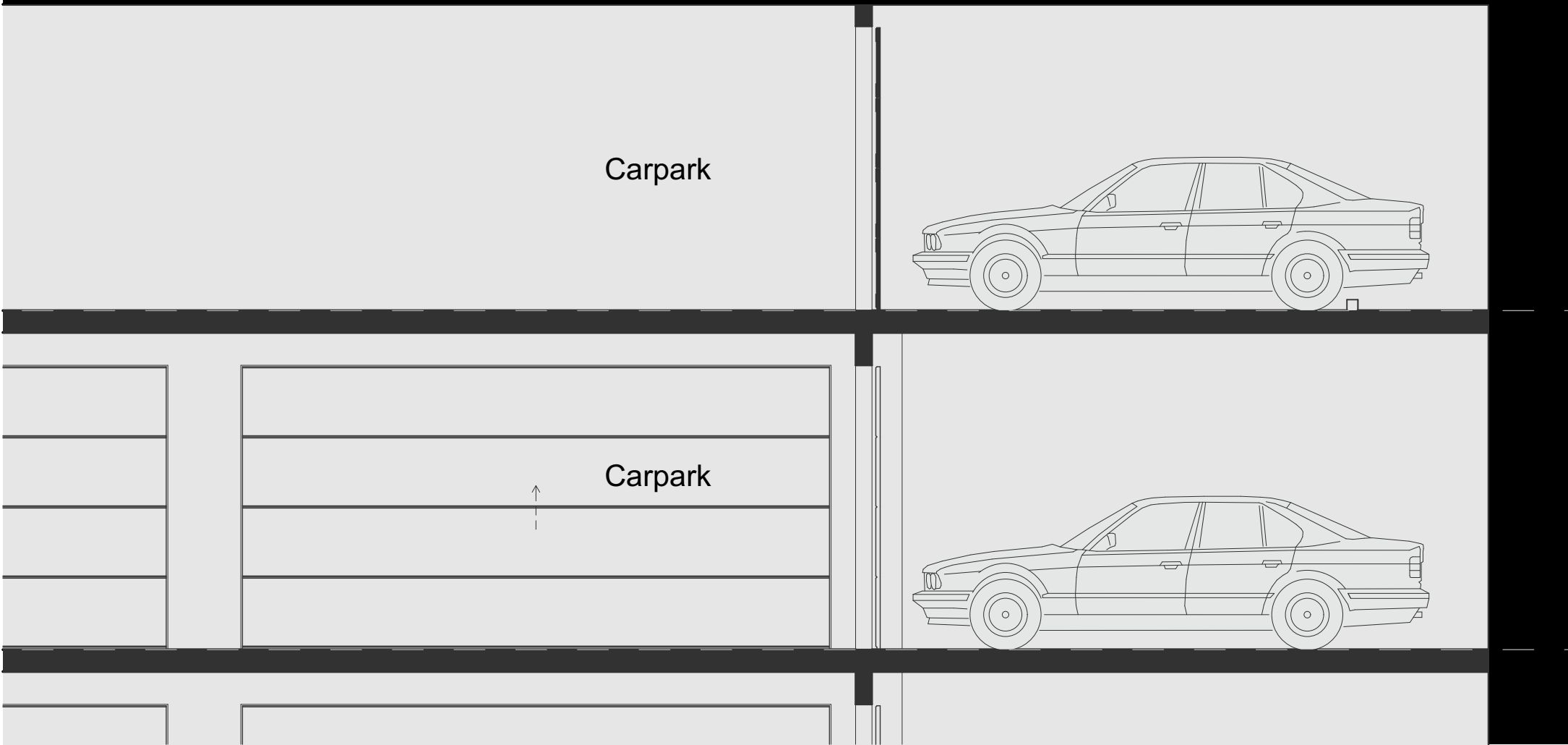
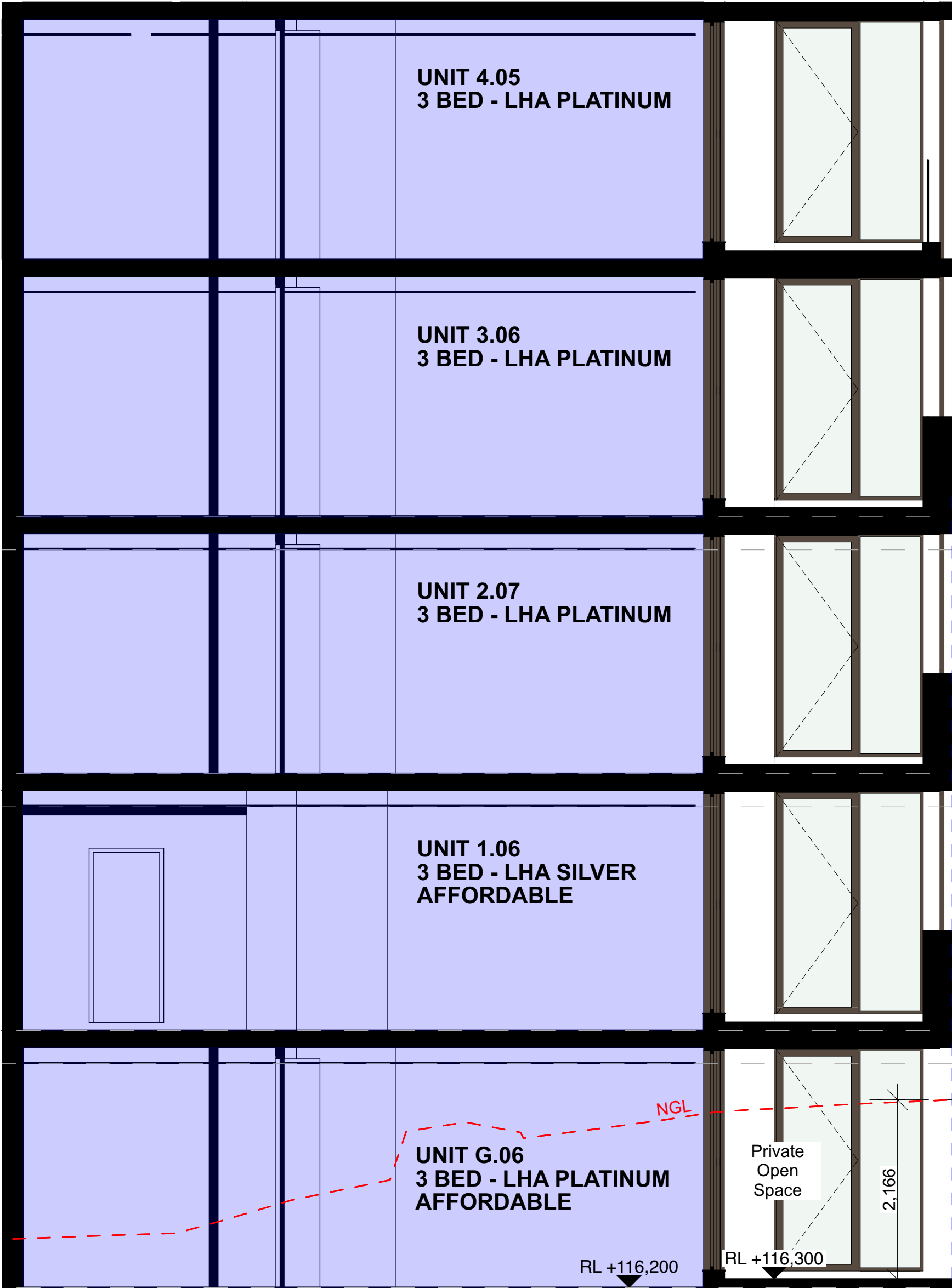
Project Address
23-25 Lorne Ave, Killara, NSW

Checked	Status
JG, JB	Not for Construction

Drawing

Longitudinal Section 3 - Pedestrian Bridge

Project No.	Revision	Drawing No.
24024	A.	DA 302



2 Ground Floor Plan
1:500

1 Longitudinal Section - Ground Floor Unit
1:50

General Notes

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Nominated Architect (NSW) - John Baker 3552

ABSA

Architectural Board of South Australia

Architectural Practitioner

Address as certified within the accreditation period on and after the 01/01/2025 until next review

Accreditation Period: 31/03/2024-31/03/2025

Assessor Name: Patricia Healy

Assessor Number: 101026

Assessment Signature: 

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071



ABSA

Architectural Board of South Australia

Architectural Practitioner

Address as certified within the accreditation period on and after the 01/01/2025 until next review

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Assessor Name: Patricia Healy

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Assessment Signature: 

Property Address: 23-25 Lorne Avenue, Killara, NSW 2071



Rev

P1

A.

Date

14/3/2025

14/3/2025

Issue

Issue for Coordination

Issue for DA

Client

BWSLD Killara Pty Ltd

Architect

BKA Architecture

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Scale at A1

1:50

Print Date

14/3/2025

North



Drawn

LC, AL

Project Address

23-25 Lorne Ave, Killara, NSW

Checked

JG, JB

Status

Not for Construction

Drawing

Longitudinal Section 4 - Ground Floor Apartment

Project No.

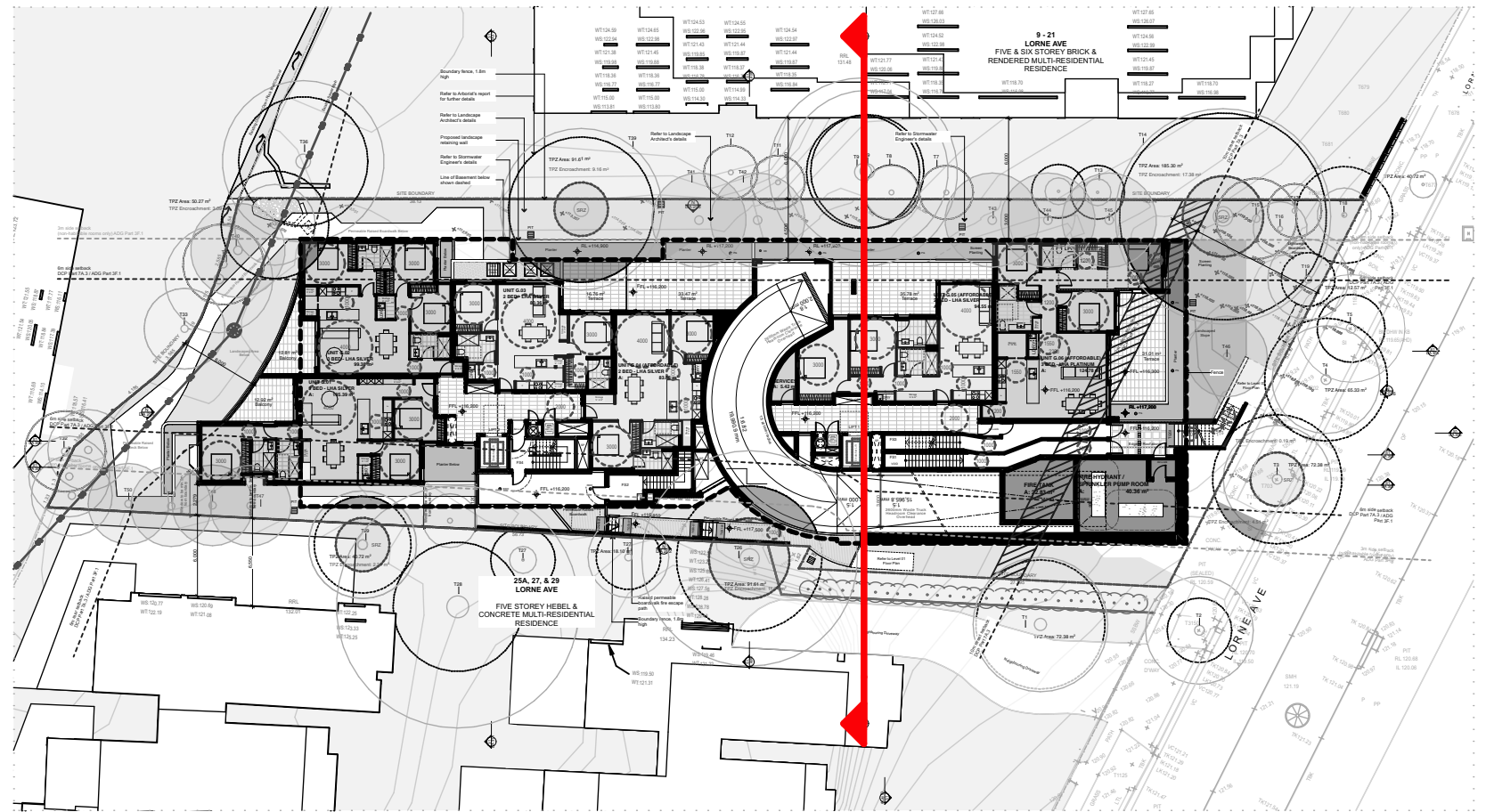
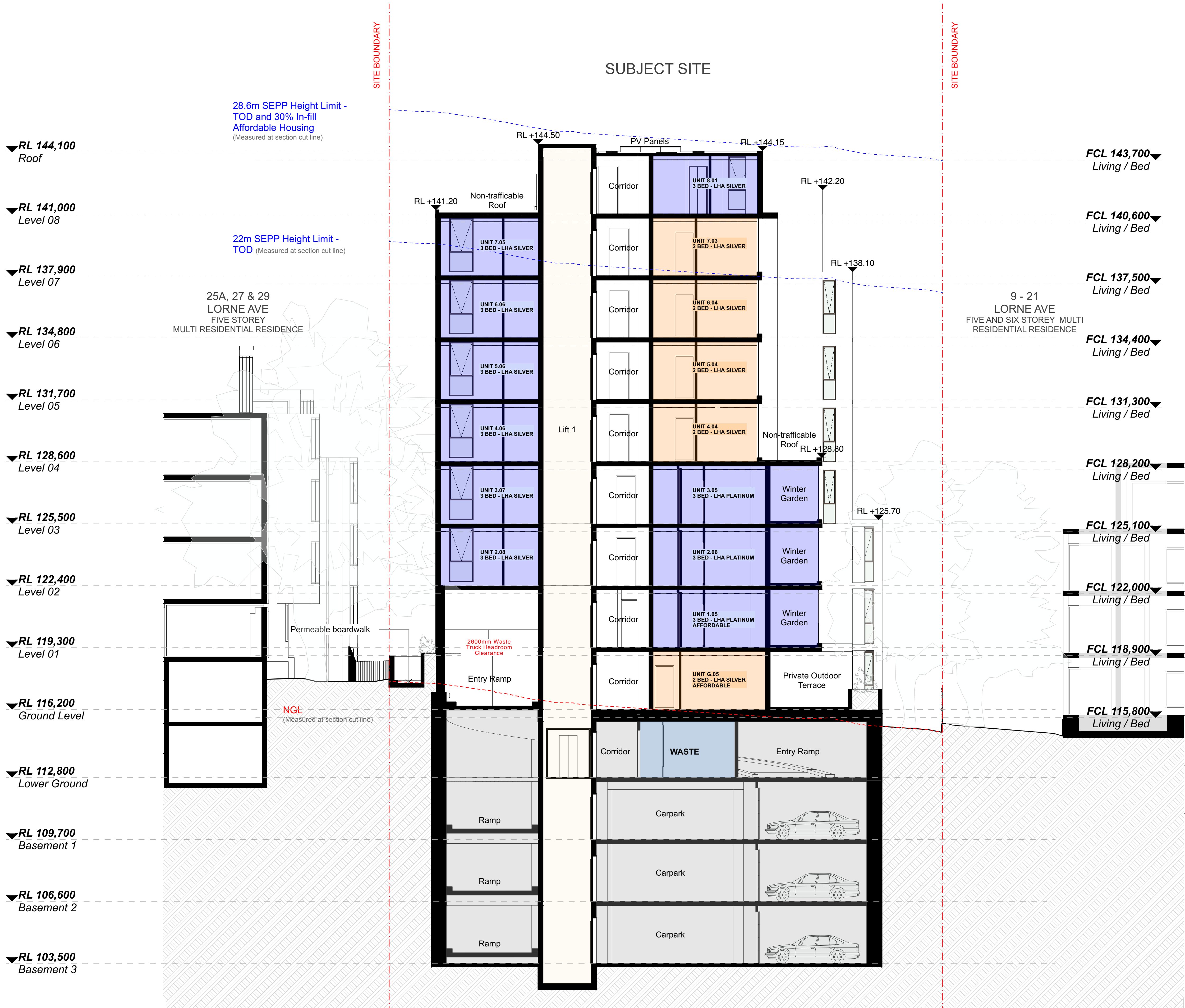
24024

Revision

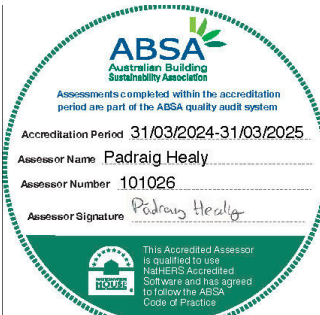
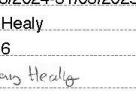
A.

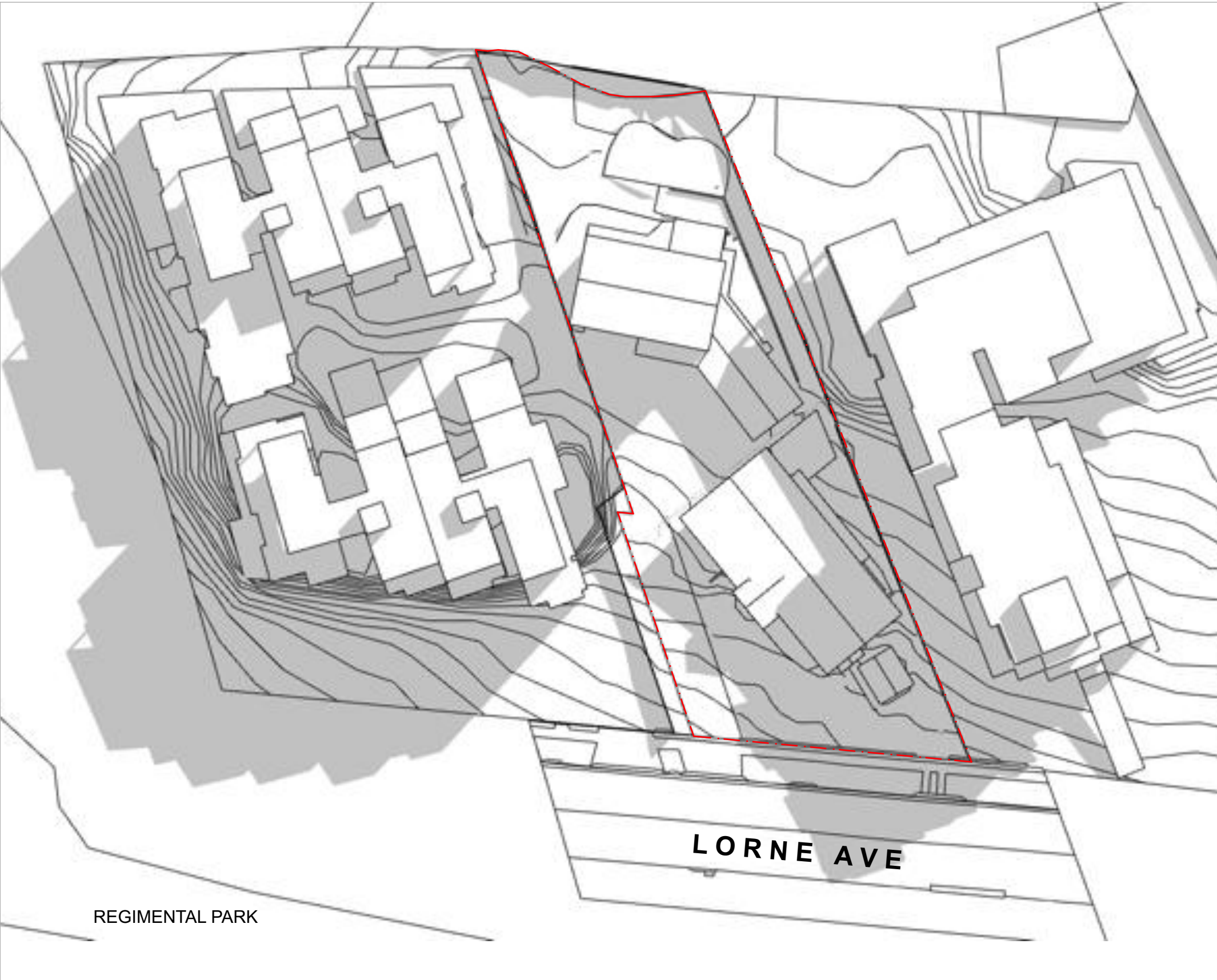
Drawing No.

DA 303



2 Ground Floor Plan 1:500

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Rev	Date	Issue											
P1	14/3/2025	Issue for Coordination											
A.	14/3/2025	Issue for DA											



1 Existing Shadows 21 June - 9am



2 Existing Shadows 21 June - 10am



3 Existing Shadows 21 June - 11am



4 Proposed Shadows 21 June - 9am

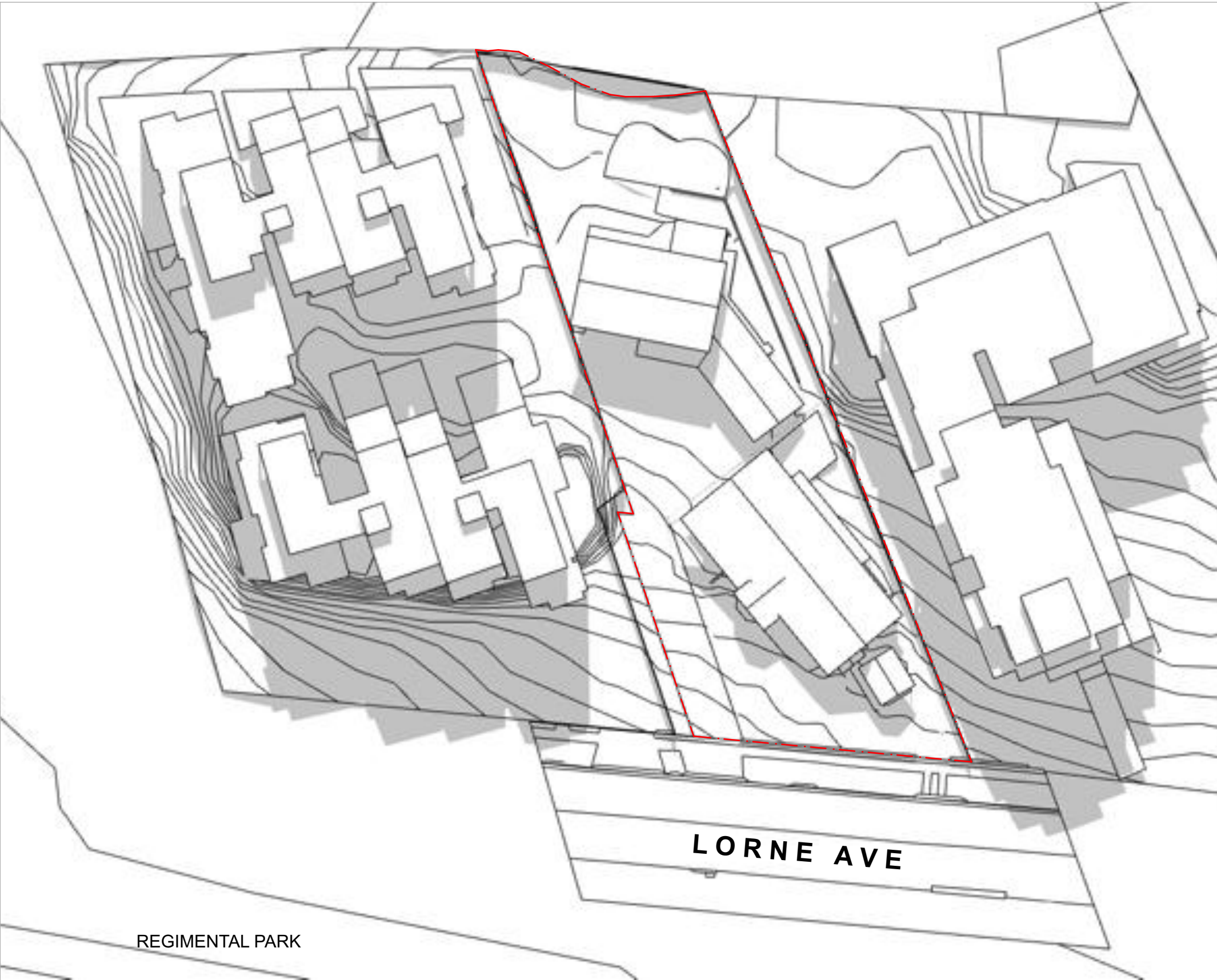


5 Proposed Shadows 21 June - 10am



6 Proposed Shadows 21 June - 11am

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1 Existing Shadows 21 June - 12pm



2 Existing Shadows 21 June - 1pm



3 Existing Shadows 21 June - 2pm



4 Proposed Shadows 21 June - 12pm



5 Proposed Shadows 21 June - 1pm



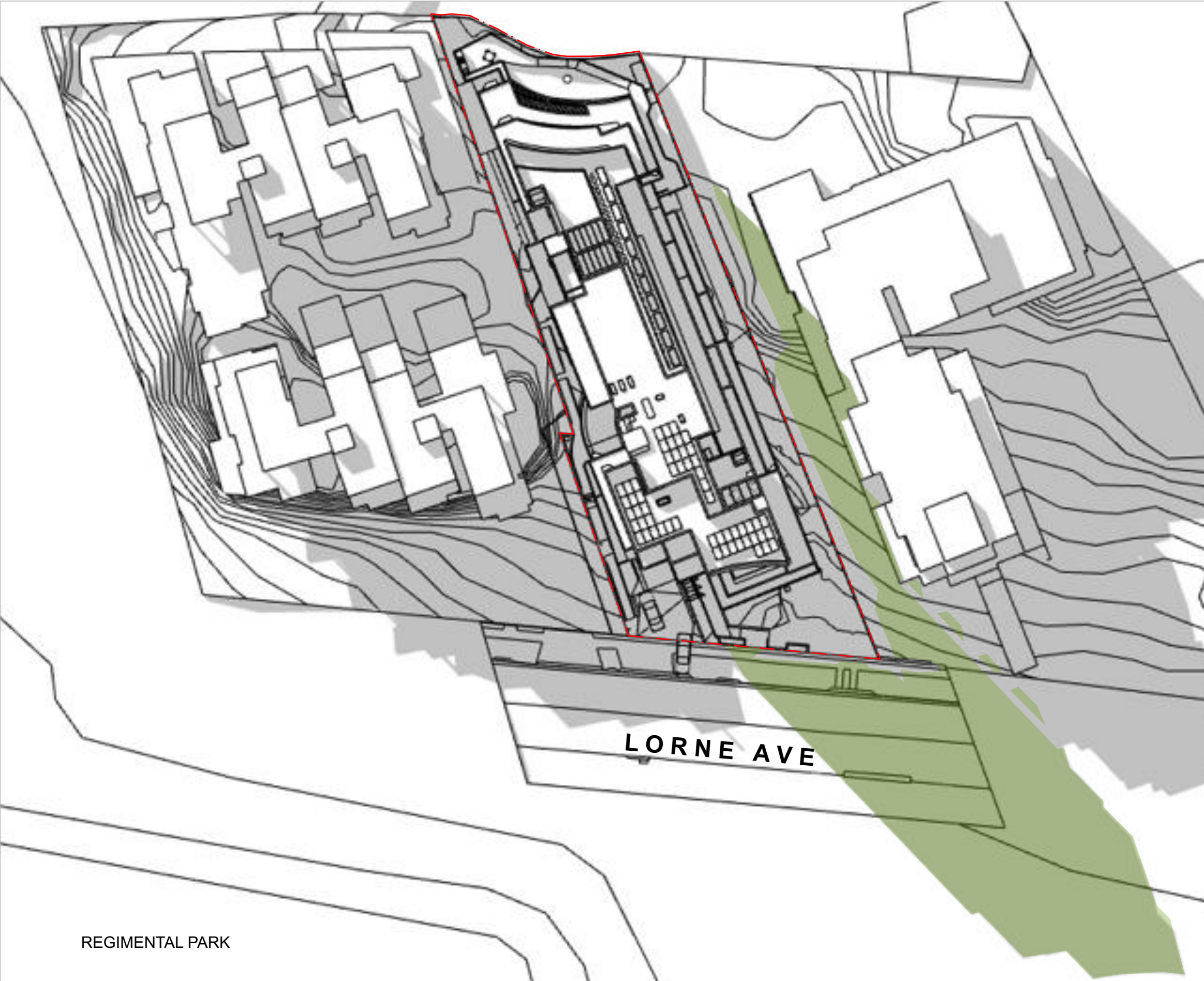
6 Proposed Shadows 21 June - 2pm



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1 Existing Shadows 21 June - 3pm



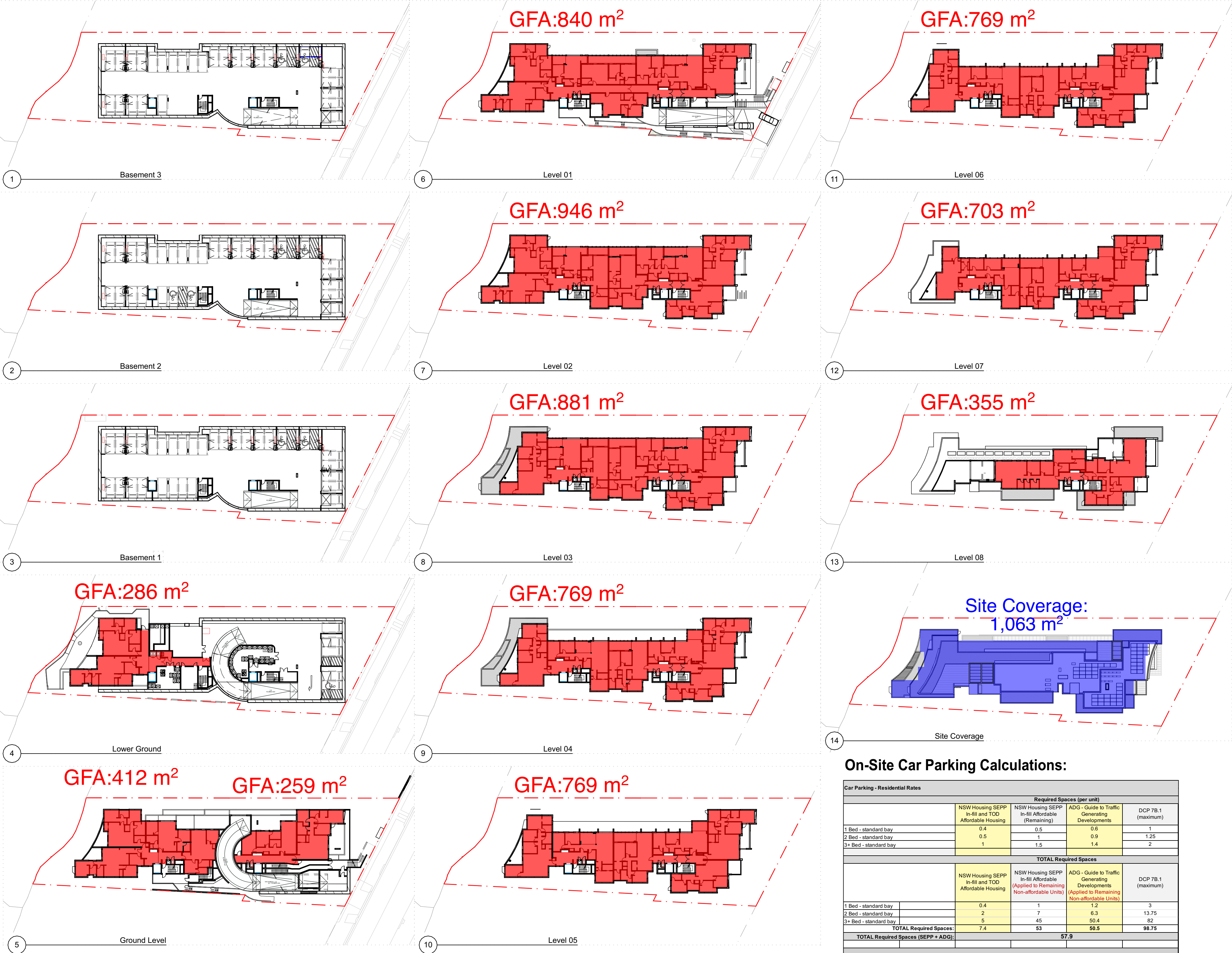
2 Proposed Shadows 21 June - 3pm

NCC2022 NatHERS Thermal Performance Specification - Killara				
External Walls	Insulation	Colour	Type	Comments
	R2.7 with R0.2 thermal break	Light - SA <0.475	Brick Cladding	Throughout, as per elevations. Modelled as metal clad (EW01)
	R2.7	Light - SA <0.475	AAC steel stud frame panel	Throughout, as per elevations (EW02)
	R2.7	Light - SA <0.475	Tilt up concrete	Throughout, as per elevations (EW02)
	R2.7	Medium - SA <0.475 <0.70	Tilt up concrete	Throughout, as per elevations (EW03)
	R2.7	Medium - SA <0.475 <0.70	AAC steel stud frame panel	Throughout, as per elevations (EW03)
	R2.7	Dark - SA >0.70	FC Cladding	Throughout, as per elevations (EW07)
Internal Walls	Insulation	Type		Comments
	None	Plasterboard stud, steel frame		Internally inside units
	None	AAC/ Hebel, steel frame plasterboard		Party walls between units
	None	Concrete, steel frame plasterboard		Shared wall with stair/lift/duct
	R2.7	Concrete block, lined		Shared wall with carparking
	R2.7	AAC/ Hebel, steel frame plasterboard		Shared wall with lobby/corridor
Floor	Insulation	Type		Comments
	None	Slab on Ground		part of LG units
	R2.5	Suspended concrete floor		Above basement/ unconditioned space
Floor covering	Bedrooms: Carpet		Wet areas: Tile	Kitchen/living/entry: Parquetry
Ceiling	Insulation	Type		Comments
	None	Plasterboard		Floor with unit above
	R3.2 foil insulaiton (K10)	Plasterboard		Exposed ceiling of level 8 units
Roof	Insulation	Colour	Type	Comments
	None	Light - SA <0.475	Concrete with waterproofing membrane	All exposed roof throughout (unvented cavity)
Ceiling fans	Size		Location	
	na		na	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED downlights throughout		Sealed exhaust fan in kitchen and all wet areas	
Glazing	U-Value	SHGC	Opening type	Comments
	4.1 or less	0.52 (+/-5%)	Fixed, double hung windows, sliding doors	e.g., Double glazed clear Aluminium frame All units except those specifically listed below.
		0.47 (+/-5%)	Awning windows and Bifold Door	
	5.4 or less	0.49 (+/-5%)	Awning windows and Bifold Door	e.g., Single glazed clear Aluminium frame for units: LG.01, LG.02, G.01, G.02, G.03, G.04, 1.01, 1.02, 2.01, 2.02, 2.03, 3.01, 2.04, 3.01, 3.02, 3.02, 3.03
		0.58 (+/-5%)	Fixed, double hung, louvre windows, sliding doors	
Skylight/Roof window	U-Value	SHGC	Opening type	Comments
	4.2 or less	0.72 (+/- 5%)	Fixed	e.g. Double glazed clear Aluminium frame



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GFA Diagrams



Waste Calculations:

Waste	DCP Required	Proposed
Waste (garbage)	1 x 240L MB per 2 units	27.5
Co-mingled recycling of glass, steel and aluminium cans and plastic etc	1 x 240L MGB per 4 units	13.75
Recycling of paper and cardboard	1 x 240L MGB per 4 units	13.75
Bulky Waste	12sqm (50+ dwellings)	23
Green Waste	Optional	2

Site Design Calculations:

Site Design:	Required (m2)	Proposed (m2)
Deep soil	ADG Required: (Objective 3E-1, 7% of site area at min. 6m wide)	217
	DCP Required: (20% of site area at min. 2m wide)	540
	Housing SEPP Required: (15% of site area at min. 2m wide)	475
Communal Open Space	ADG Required: (Objective 3D-1, 20% of site area at min. 3m wide)	573
Landscape Area	Affordable In-fill Housing SEPP: (30% of site area)	801

GFA Calculations:

Site Area	No. 23 (Lot 4 DP547371)	834.6 m2	
	No. 25 (Lot 103 DP1135940)	1316 m2	
	TOTAL	2150.6 m2	
Ku-ring-gai Local Environmental Plan 2015			
Note: Overruled by SEPP controls			
LEP Zoning	R4 High Density Residential		
LEP Building Height	17.5m max.		
LEP FSR (max.)	1.3:1		
Lot Size	1200m2 minimum		
Housing SEPP - Transport Oriented Development			
State Environmental Planning Policy (Housing) - Chapter 5 Transport Oriented Development (the Housing SEPP)			
Note: The amended planning controls apply within 400 m of 37 stations (including Killara Station) as of April 2024			
Building Height (max.)	22m - residential flat buildings		
FSR (max.)	2.5:1 (Buildings up to 6 storeys)		
Lot Size	No minimum		
Lot Width	Min. 21m (subject site complies)		
Affordable Housing	2% mandatory affordable housing contribution, delivered onsite and in perpetuity for developments with a minimum Gross Floor Area of 2000 m2		
Housing SEPP - Development for affordable housing			
State Environmental Planning Policy (Housing) - Part 2 Development for affordable housing			
Note: Part 15C.2 "Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division."			
FSR Part 2, Division 1 In-fill affordable housing	16.1. The maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30% (i.e. an FSR of 2.5:1 + 30% = 3.25:1)		
	16.2. The minimum affordable housing component, which must be at least 10%, is calculated as follows— affordable housing = additional FSR (as a percentage) + 2		
Building Height Part 2, Division 1 In-fill affordable housing	17.1. The maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1). (i.e. a max. building height of 22 + 30% = 28.6m or 9 storeys)		
	18.3 The minimum affordable housing component, which must be at least 10%, is calculated as follows— affordable housing = additional building height (as a percentage) + 2		
GFA Calculations (m2) approx.			
	TOD + Affordable In-fill 30% (9 storeys)		
Basement 3	0		
Basement 2	0		
Basement 1	0		
Lower Ground	286		
Ground Floor	671		
Level 1	840		
Level 2	946		
Level 3	881		
Level 4	769		
Level 5	769		
Level 6	769		
Level 7	703		
Level 8	355		
Roof	0		
TOTAL GFA	6989		
TOTAL FSR (x:1)	3.25		
% Variation	0%		
Apartment Mix	Proposed Yield	%	DCP Compliant (y/n)
1 Bed	3	5%	y
2 Bed	11	20%	y
3 Bed	35	64%	y
4 Bed	6	11%	y
TOTAL UNITS	55		
	2% Mandatory Affordable Housing (TOD) In perpetuity	15% In-fill Affordable Housing Released in 15 years	
Total GFA (m2):	6989		
2% of GFA to become affordable housing (m2):	139.78	15% of additional GFA to become affordable housing (m2):	1048.35
Total GFA (m2) towards Affordable Housing:		1188.13	

Livable Housing Design Calculations:

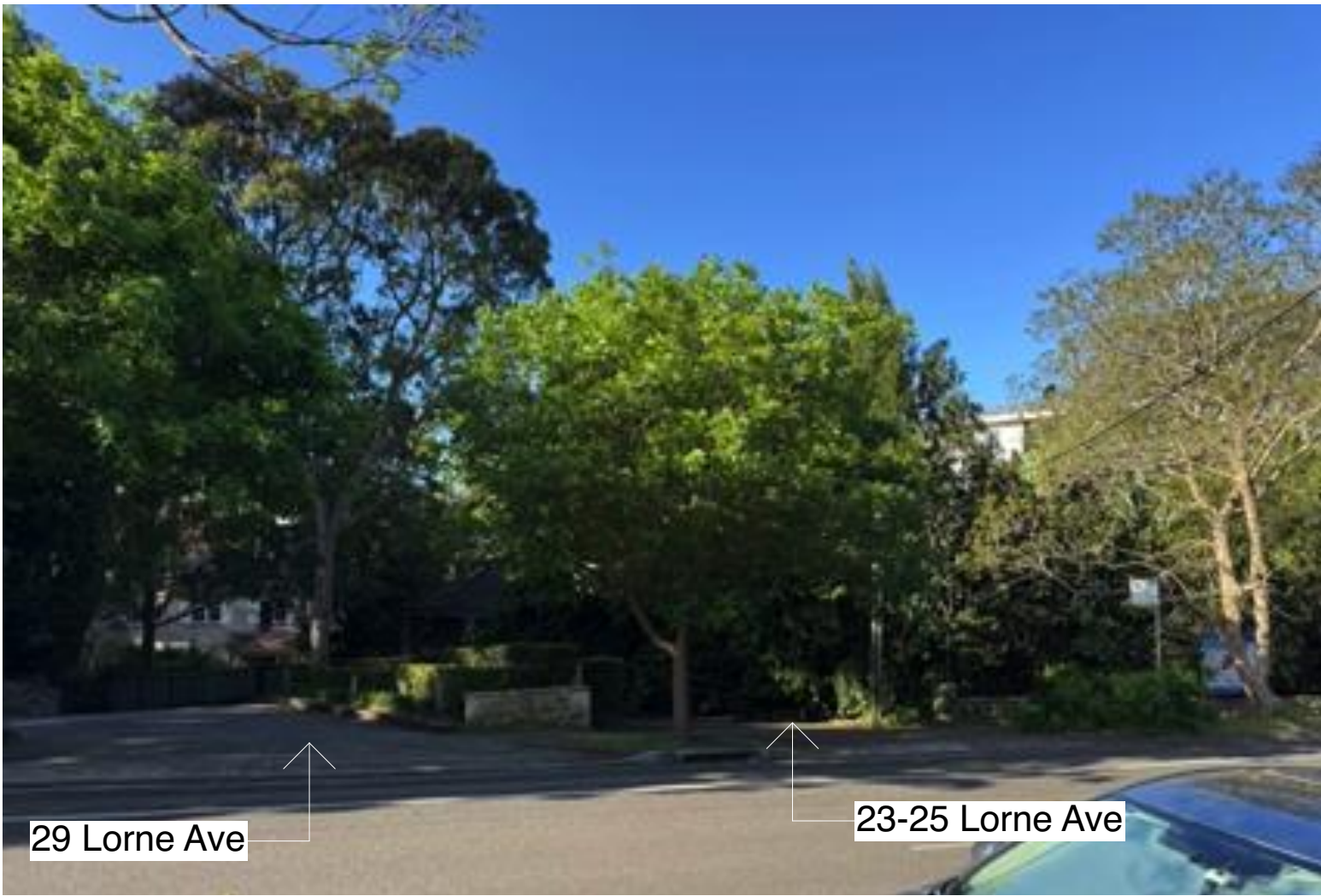
Apartment Type DCP Requirements	Required No. of Units	Proposed No. of Units
Silver Level Livable* - 100% of units	55	55
Platinum Level Livable* - 15% of units	8.25	8

* under the Livable Housing Design Guidelines

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1. View of subject site



2. View of subject site



3. View of existing driveway



4. View of existing driveway towards No. 25 Lorne Ave



5. View of No. 25A, 27 and 29 Lorne Ave



6. View of No. 25A, 27 and 29 Lorne Ave



9. View of No. 9-21 Lorne Ave



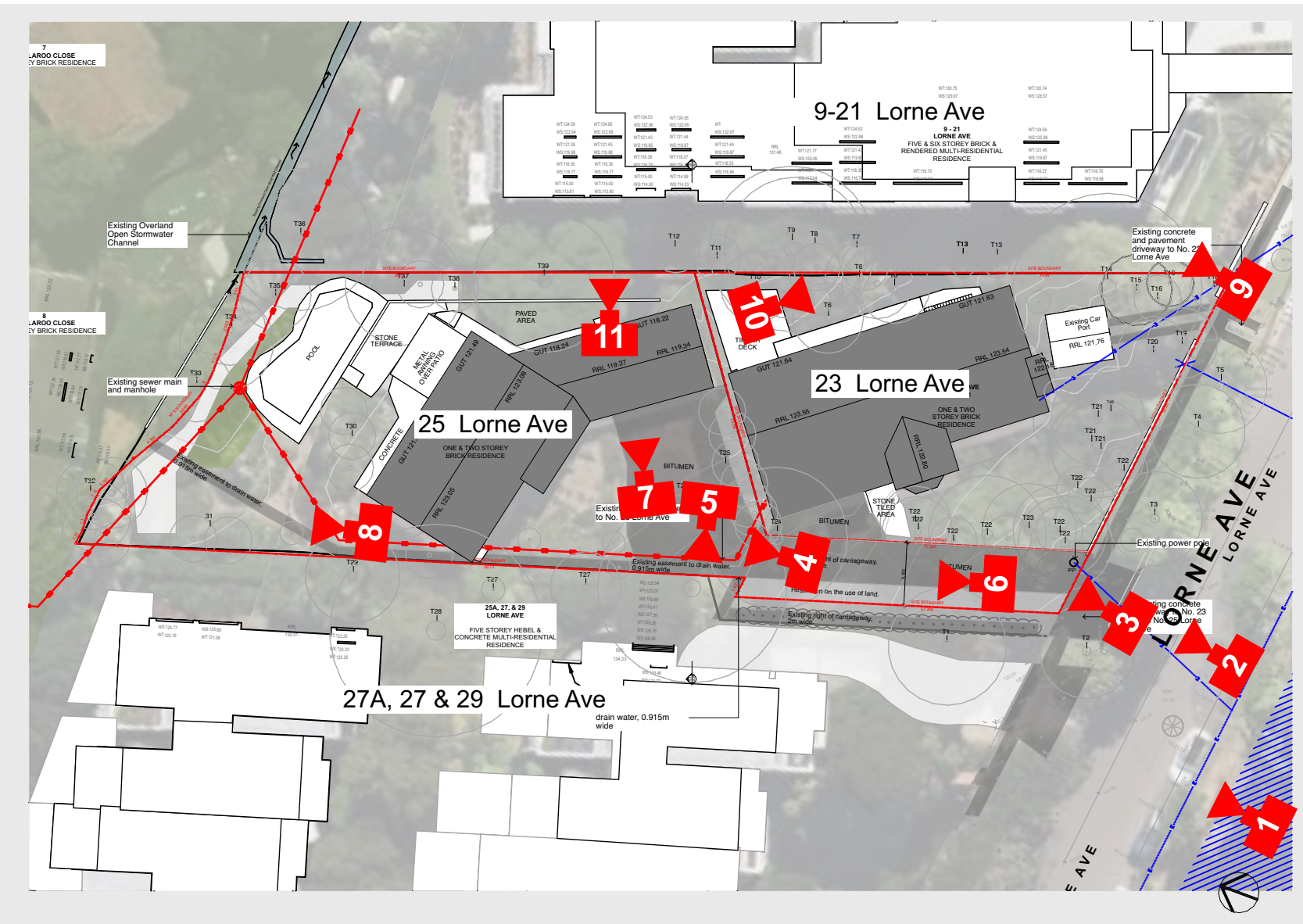
7. View of No. 25 Lorne Ave



8. View towards rear of site



11. View of No. 9-21 Lorne Ave



Key Plan



10. View of No. 23 Lorne Ave

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