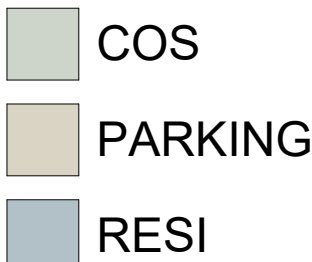




2 **Ground Floor**
1 : 250



1 **Basement 3**
1 : 250



3 Level 1-3 (Typical)
1 : 250

Grand total: 11

Grand total: 13

7 22/09/202

LINDFIELD ESTATE PTY LTD

RESIDENTIAL FLAT BUILDING DEVELOPMENT

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

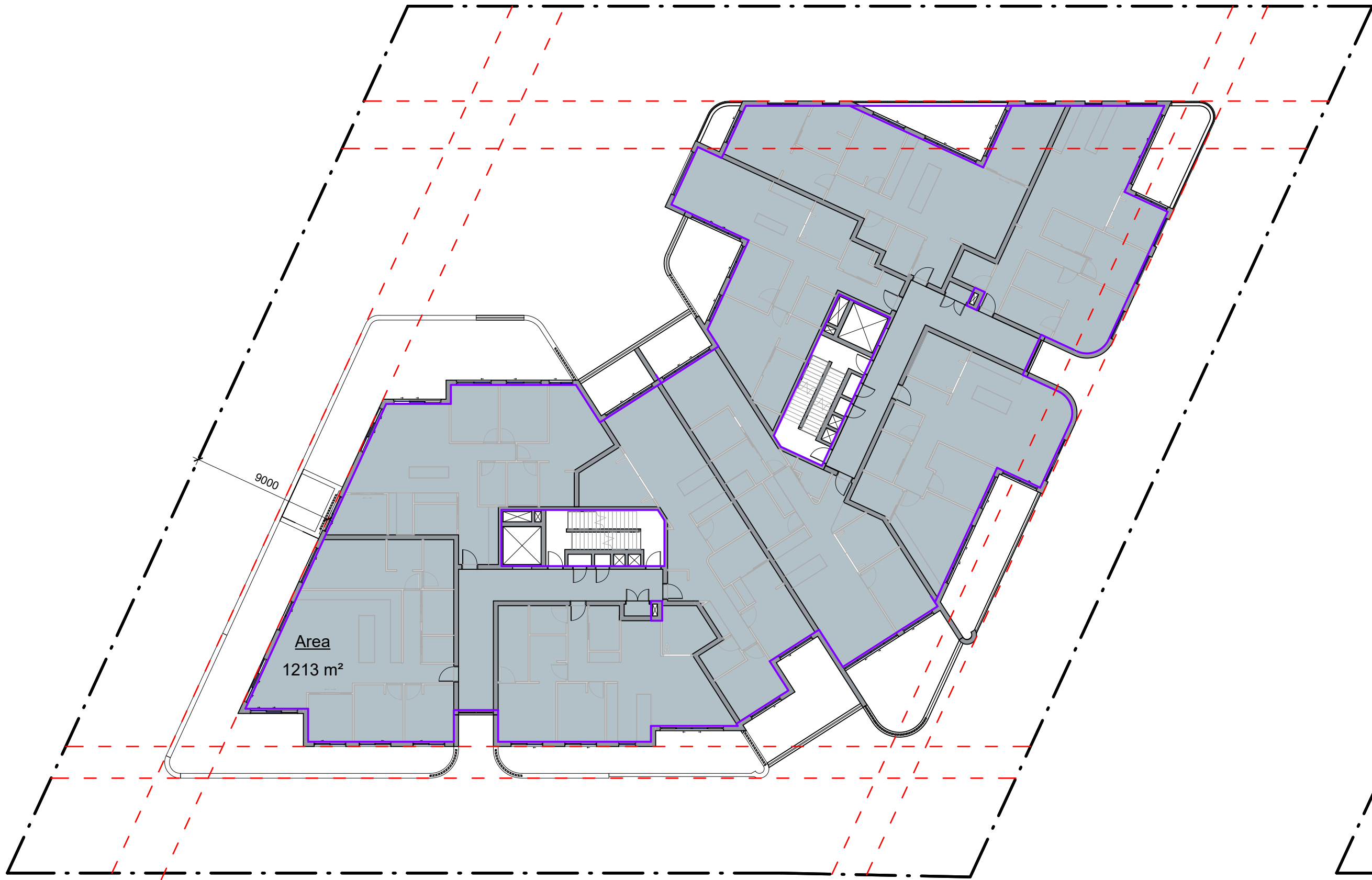
DRAWING TITLE

FSR Compliance

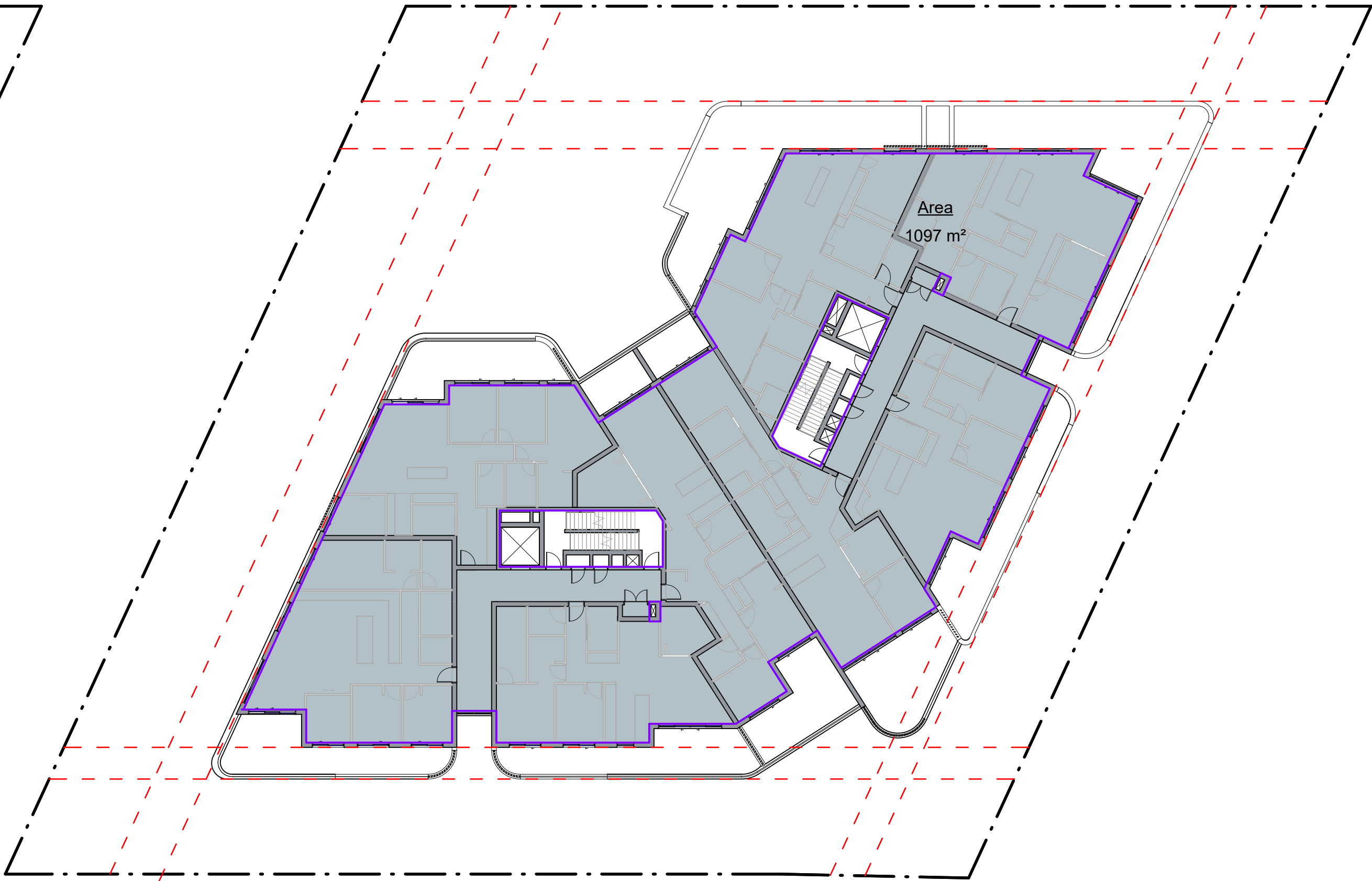
ITEM 1.13

AR 007

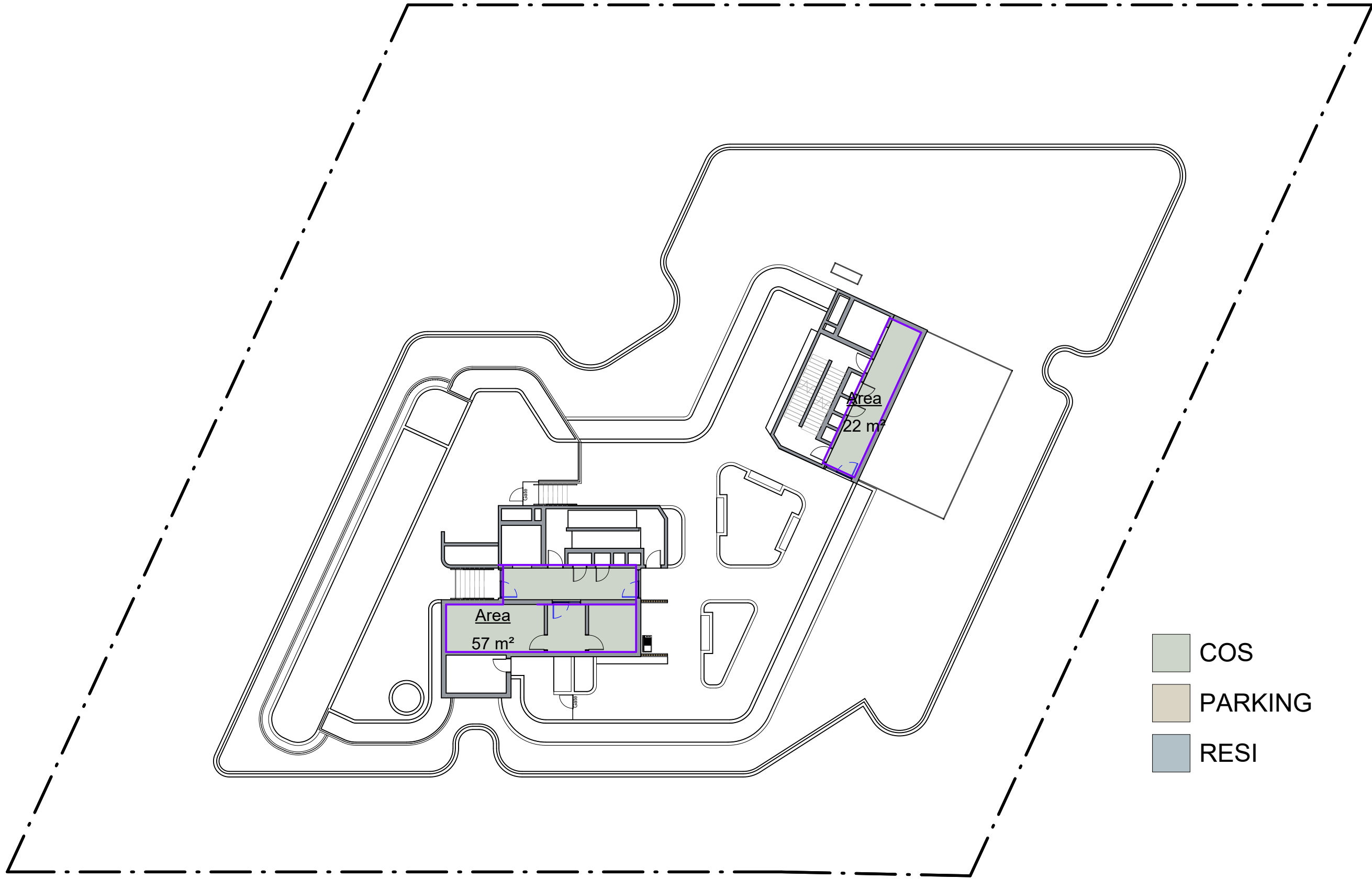
7



1 Level 4
1 : 250



2 Level 5-6 (Typical)
1 : 250



3 Level 7-8 (Typical)
1 : 250

Residential Area Schedule			
Site Area	Level	Area	FSR to 1
3340	Ground Floor	884.95 m ²	0.26
		884.95 m ²	0.26
3340	Level 1	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 2	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 3	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 4	1213.47 m ²	0.36
		1213.47 m ²	0.36
3340	Level 5	1097.10 m ²	0.33
		1097.10 m ²	0.33
3340	Level 6	1097.10 m ²	0.33
		1097.10 m ²	0.33
3340	Roof Terrace	79.17 m ²	0.02
		79.17 m ²	0.02
Grand total: 11		8341.24 m ²	2.50

Basement Area Schedule (Clause 4.6)			
Site Area	Level	Area	FSR to 1
3340	Basement 3	291.83 m ²	0.09
		291.83 m ²	0.09
3340	Ground Floor	884.95 m ²	0.26
		884.95 m ²	0.26
3340	Level 1	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 2	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 3	1323.15 m ²	0.40
		1323.15 m ²	0.40
3340	Level 4	1213.47 m ²	0.36
		1213.47 m ²	0.36
3340	Level 5	1097.10 m ²	0.33
		1097.10 m ²	0.33
3340	Level 6	1097.10 m ²	0.33
		1097.10 m ²	0.33
3340	Roof Terrace	79.17 m ²	0.02
		79.17 m ²	0.02
Grand total: 13		8633.06 m ²	2.58

REVISION			
NO.	DATE	DESCRIPTION	BY
1	29/07/2025	COUNCIL RFI UPDATE	CG
2	13/08/2024	ISSUED FOR INFORMATION	CG
3	22/08/2025	ISSUED FOR REVIEW	MM
4	04/09/2025	ISSUED FOR INFORMATION	CG
5	12/09/2025	DRAFT DA SET	CG
6	22/09/2025	DEVELOPMENT APPLICATION	CG

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LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION

RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

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DRAWING TITLE

FSR Compliance

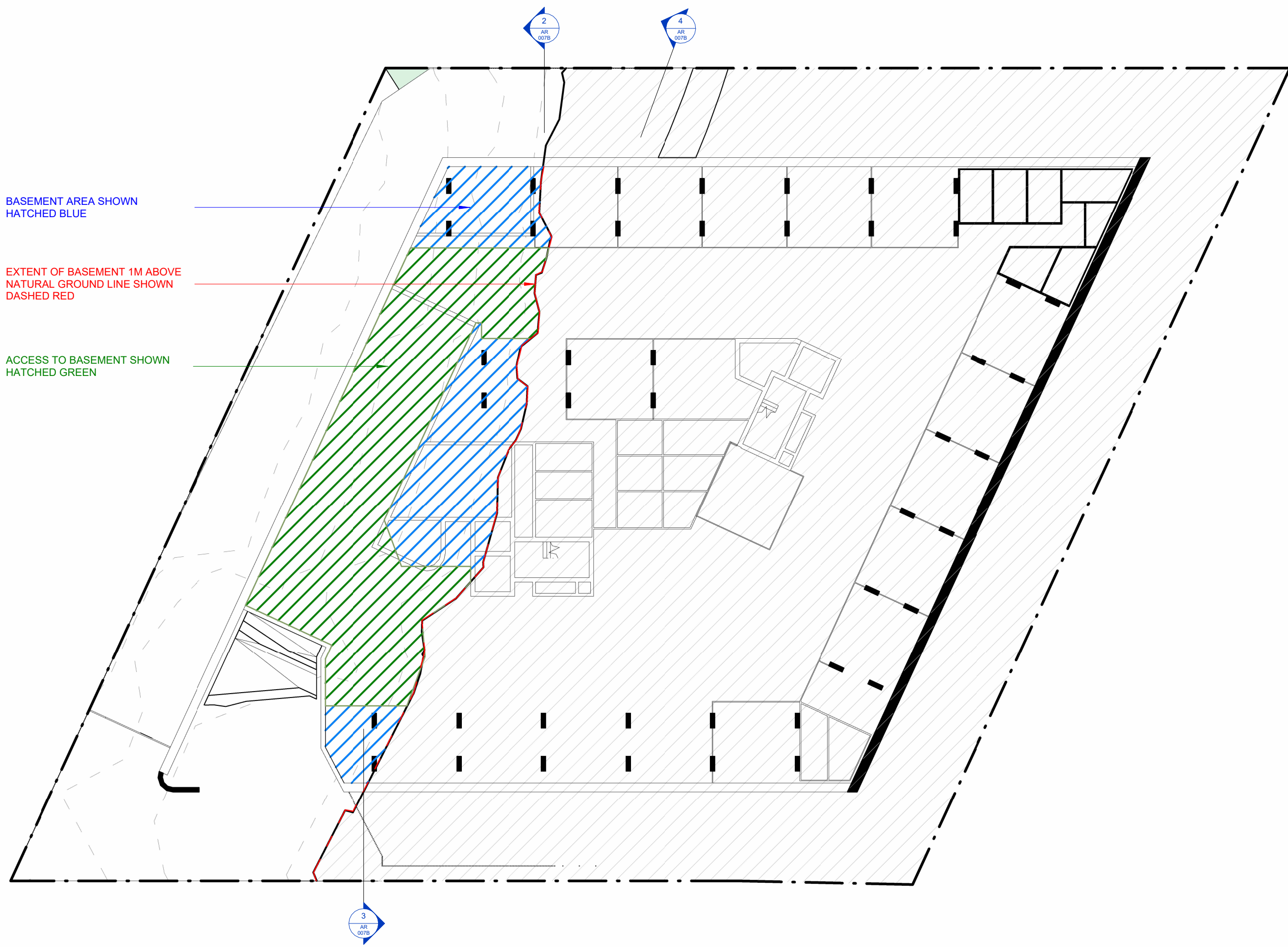
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22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 250	A1	2503	
DRAWING NO.			REVISION NO.

AR 007A

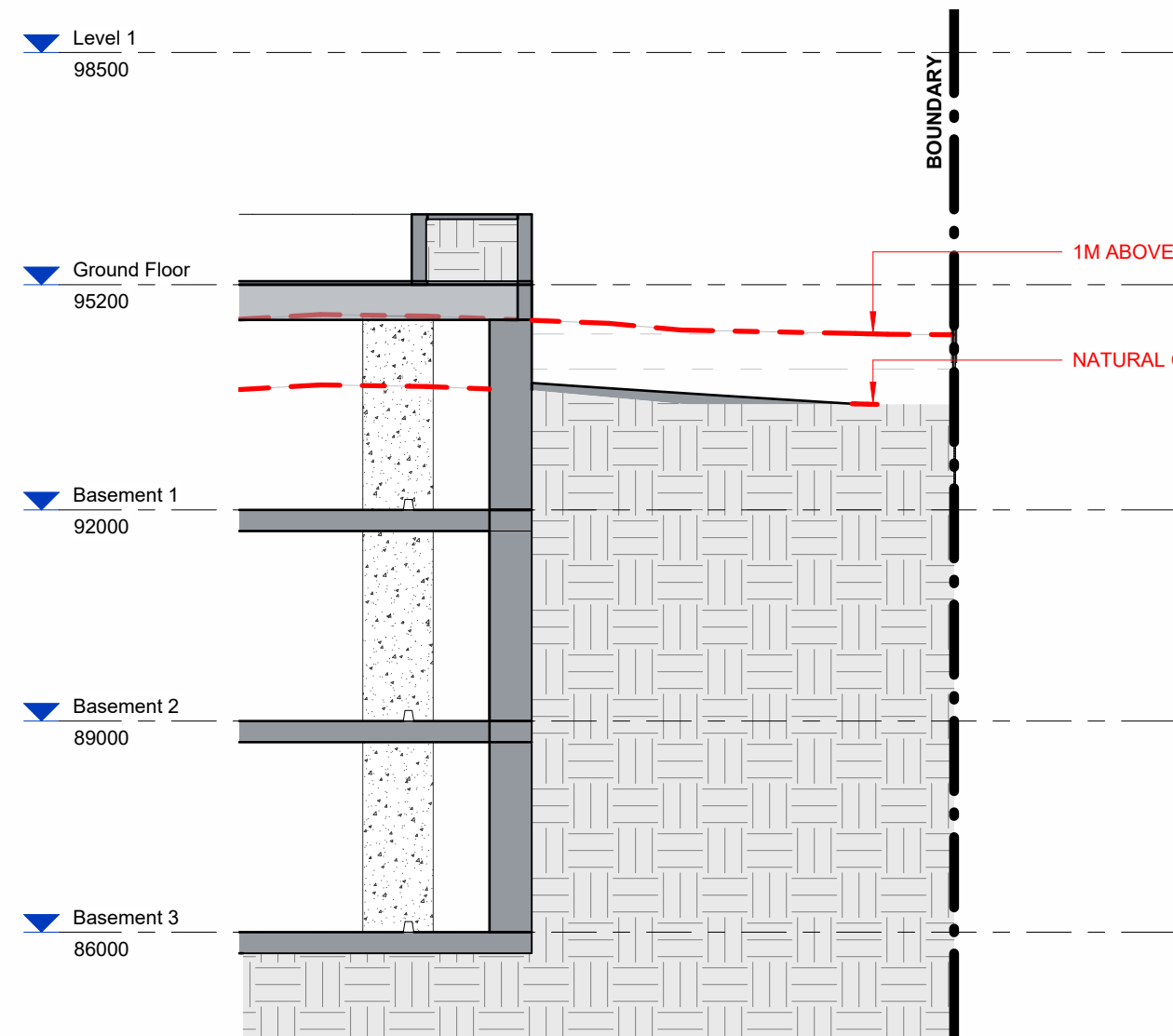
6

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Nominated Architect - Maxine Mouawad
NSW Registration No. 10860

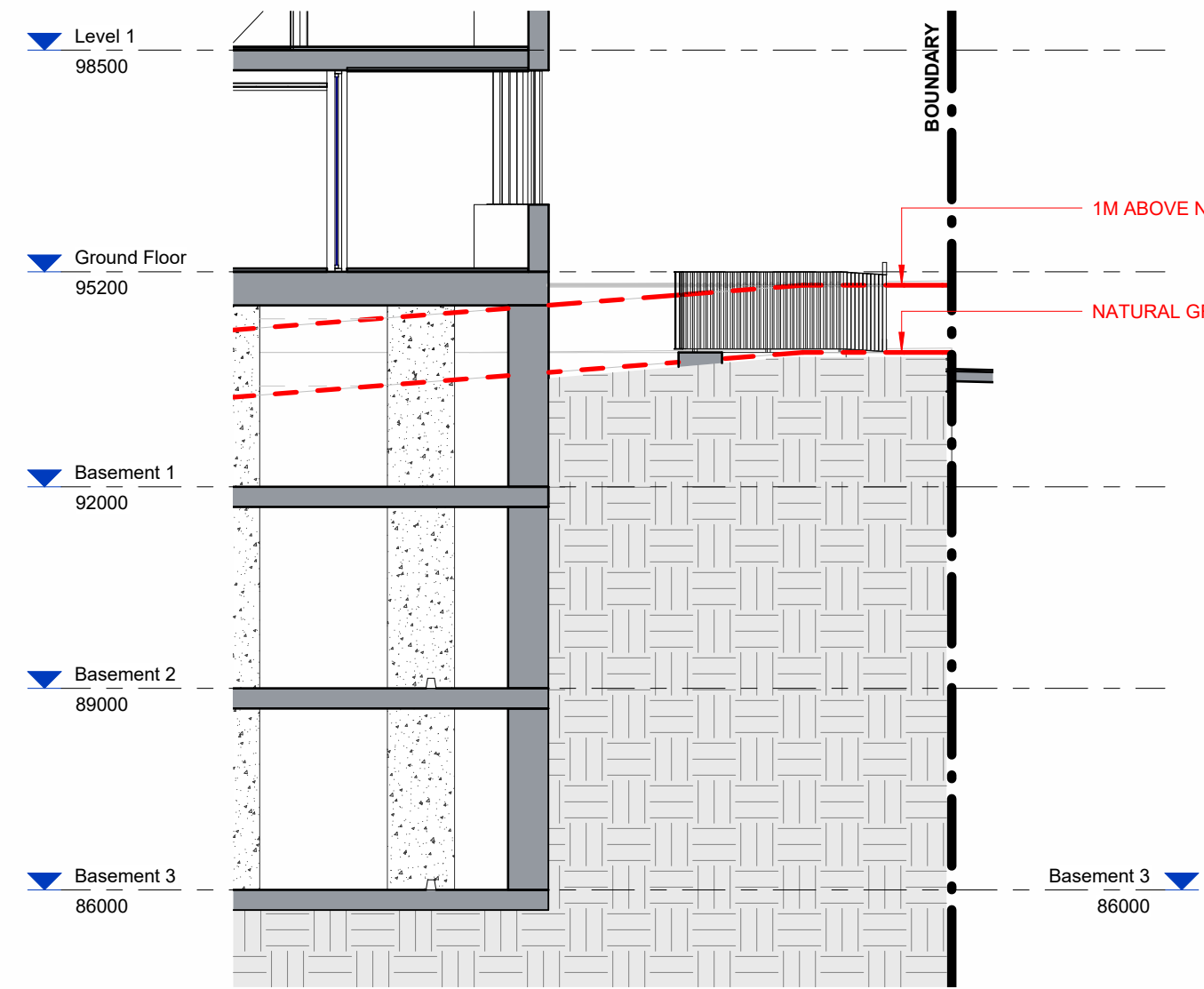




1 Basement Concept Plan
1 : 250



2 Basement Section West - NGL + 1m Height
1 : 100



3 Basement Section South - NGL + 1m Height
1 : 100

REVISION			
NO.	DATE	DESCRIPTION	BY
1	08/08/2024	ISSUED FOR INFORMATION	MM
2	12/09/2025	DRAFT DA SET	CG
3	22/09/2025	DEVELOPMENT APPLICATION	CG

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DRAWING TITLE

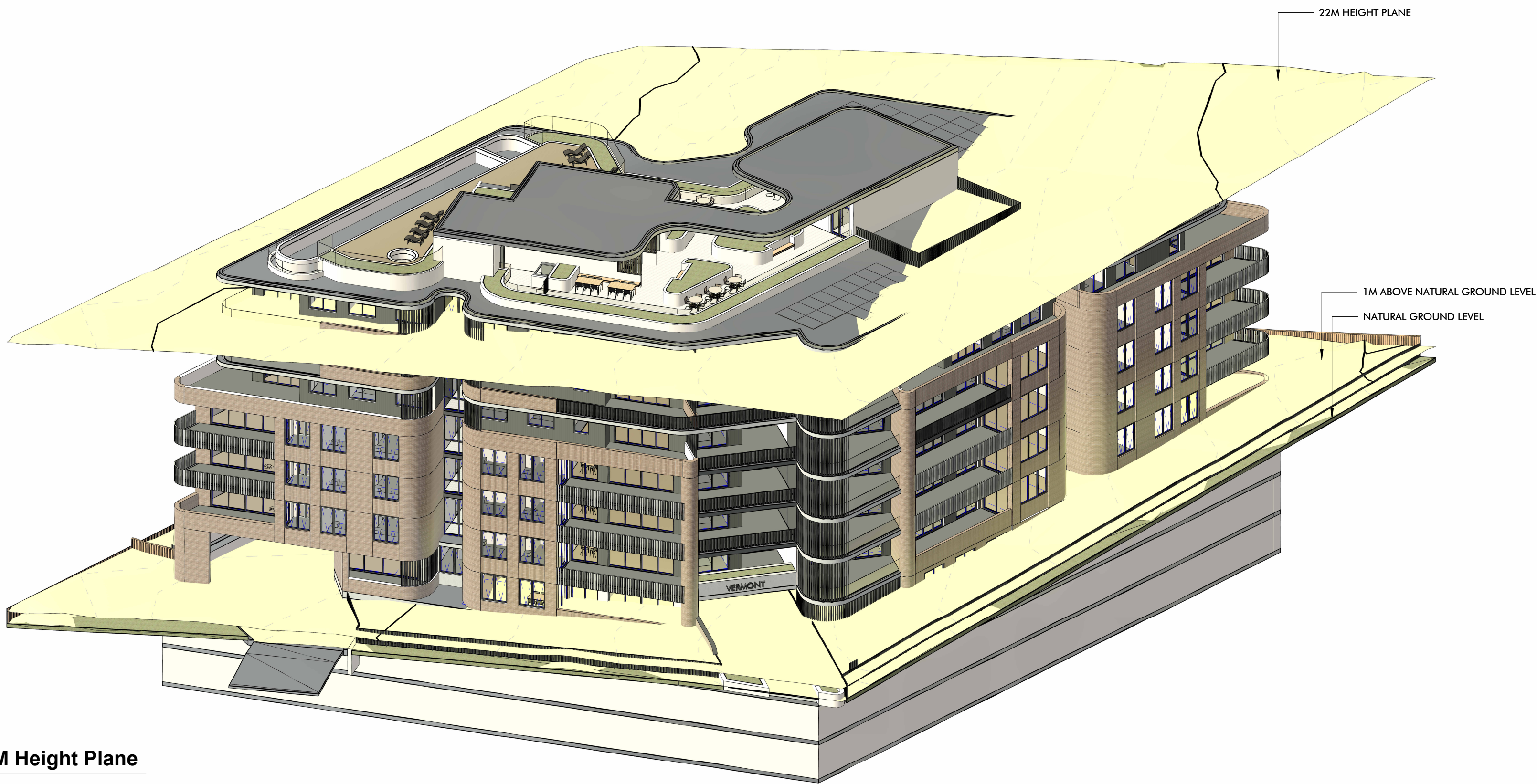
Basement 1m Height Above NGL

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	Author	Approver	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.			REVISION NO.

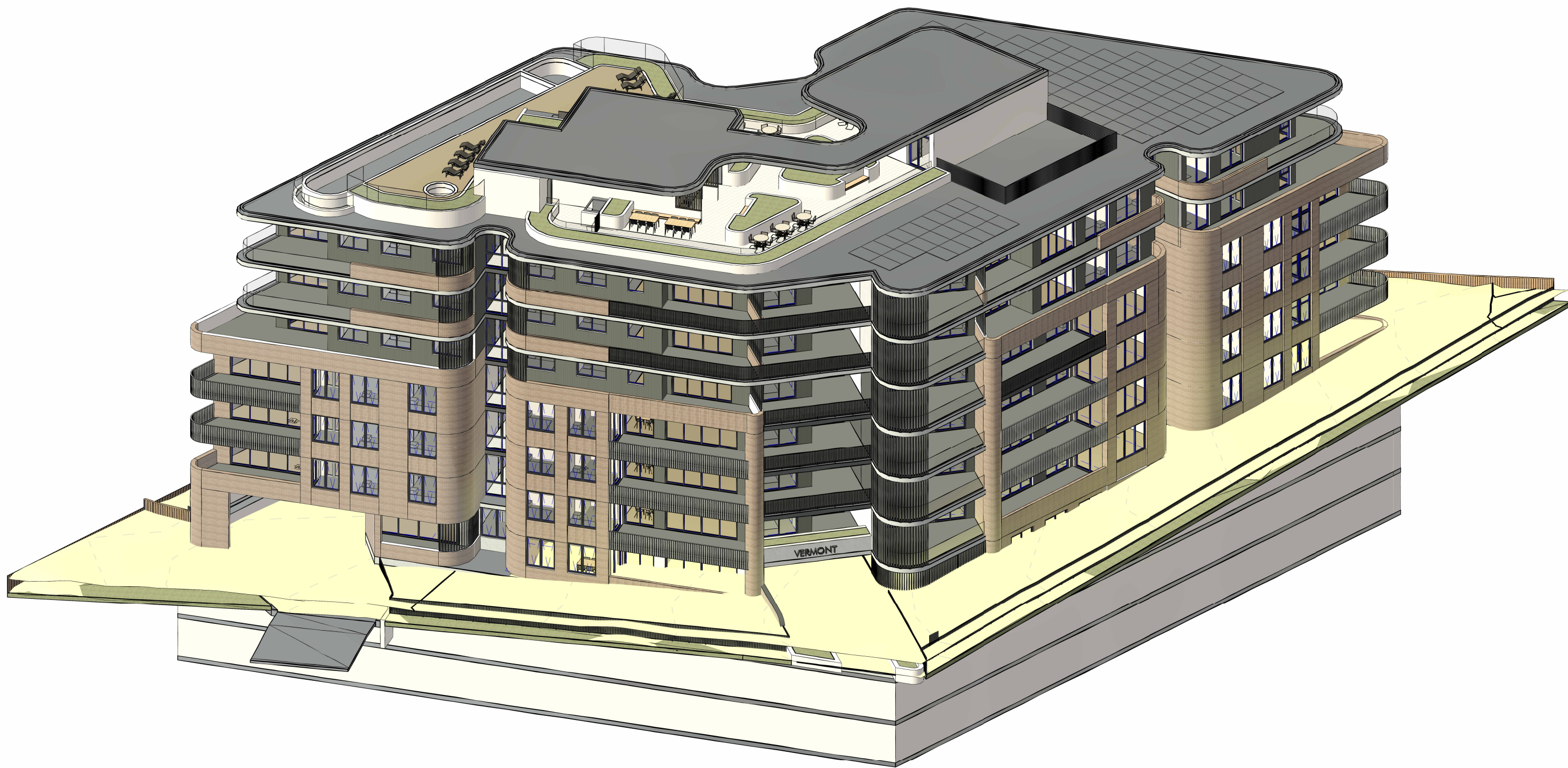
AR 007B

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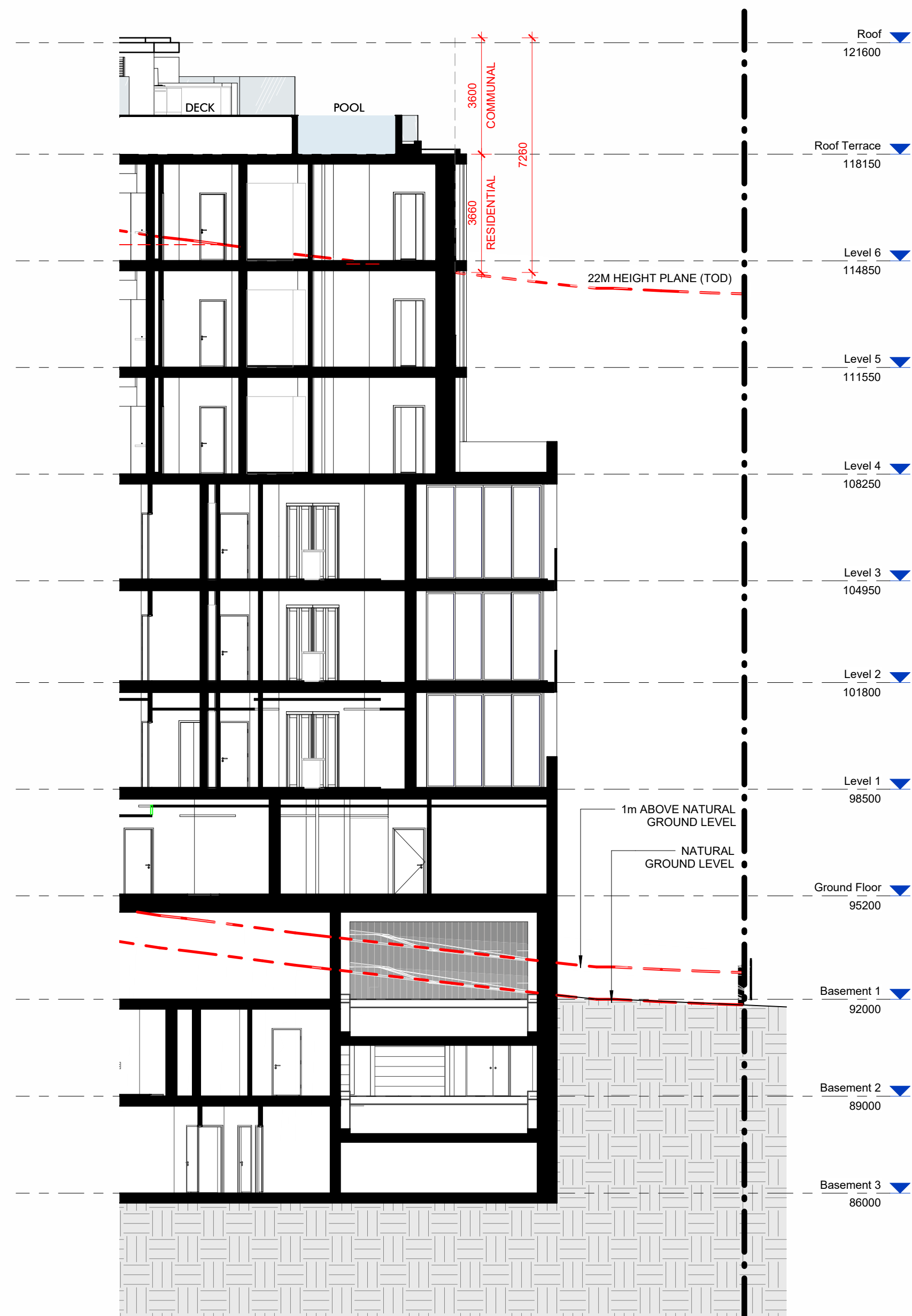
4 Basement Long Section - NGL + 1m Height
1 : 100



2 22M Height Plane



1 3D View 1



3 Height Plane - Section 01 (South)
1 : 125

REVISION			
NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
B	28/03/2025	ISSUED FOR COORDINATION	CG
C	07/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION.	MM
4	07/08/2024	ISSUED FOR INFORMATION	MM
5	01/09/2025	ISSUED FOR INFORMATION	CG
6	12/09/2025	DRAFT DA SET	CG
7	22/09/2025	DEVELOPMENT APPLICATION	CG

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SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

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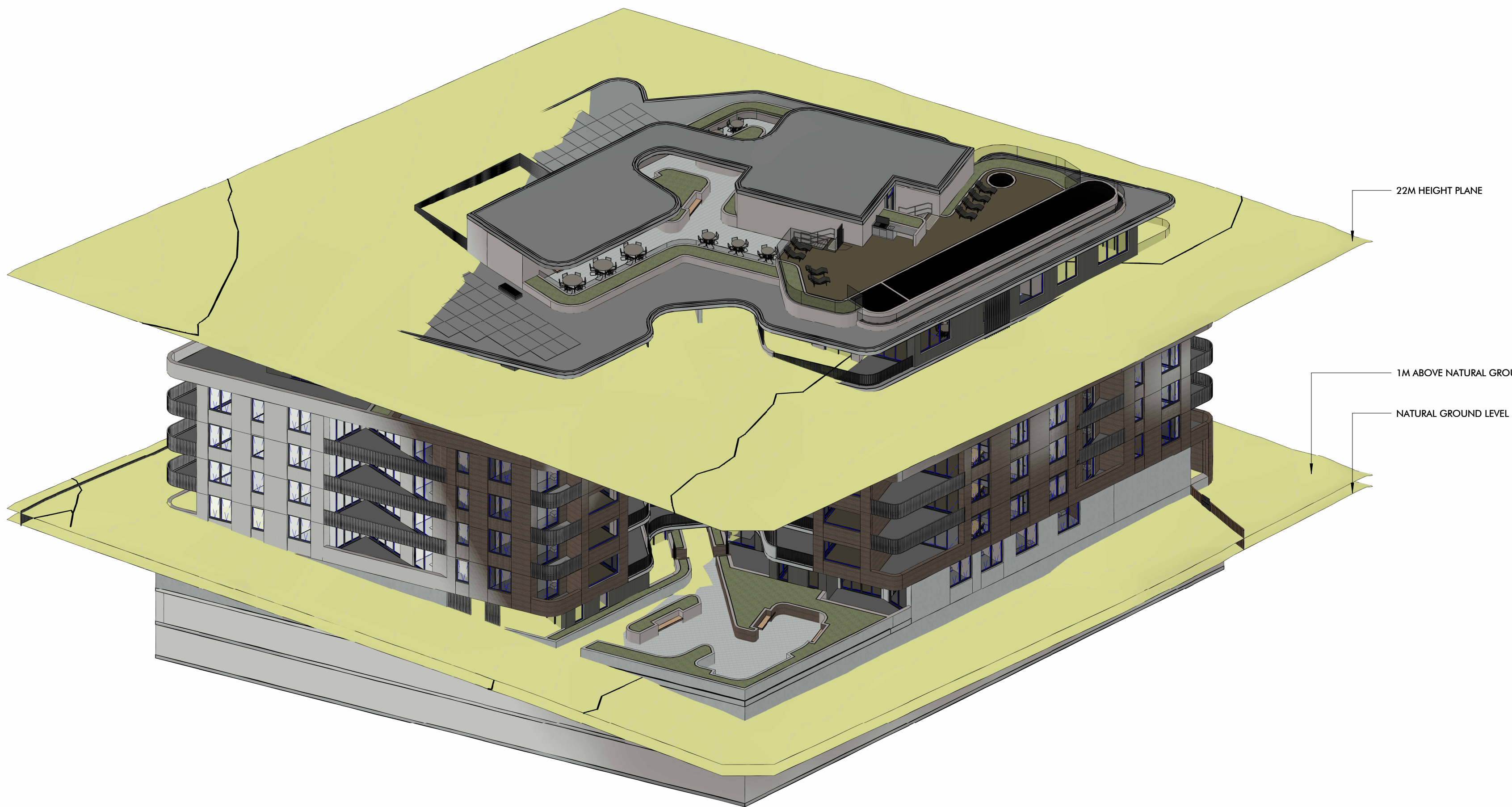
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DRAWING TITLE

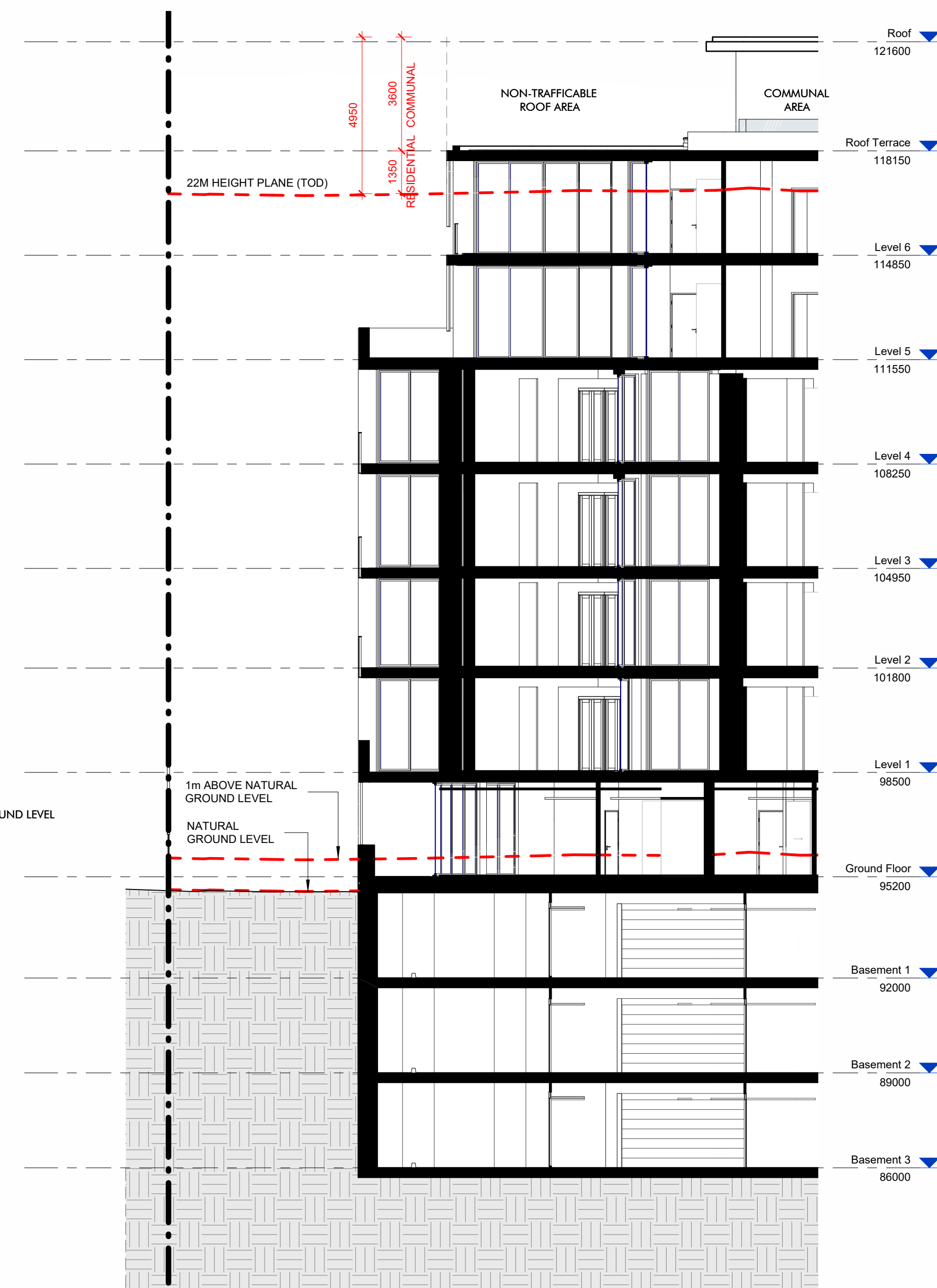
LEP Height Compliance

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 125	A1	2503	
DRAWING NO.			REVISION NO.

AR 008 7



1 22M Height Plane (West)



2 Height Plane - Section 02 (North)
1 : 125

REVISION			
NO.	DATE	DESCRIPTION	BY
1	12/09/2025	DRAFT DA SET	CG
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DRAWING TITLE
LEP Height Compliance

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SCALE	SHEET SIZE	PROJECT NO.	
1 : 125	A1	2503	
DRAWING NO.			REVISION NO.

AR 008A 2

LANDSCAPE AREA COMPLIANCE

LEVEL	AREA	SITE AREA	LANDSCAPE AREA ACHIEVED (%)
Ground Floor	1029.15 m²	3340 m²	30.81%
Ground Floor	155.51 m²	3340 m²	4.66%
Ground Floor	5.55 m²	3340 m²	0.17%
Ground Floor	5.24 m²	3340 m²	0.16%
Ground Floor	7.53 m²	3340 m²	0.23%
Ground Floor	7.62 m²	3340 m²	0.23%
Ground Floor	13.93 m²	3340 m²	0.42%
Ground Floor	67.09 m²	3340 m²	2.01%
Ground Floor	8.92 m²	3340 m²	0.27%
Ground Floor	6.45 m²	3340 m²	0.19%
	1306.99 m²		39.13%
TOTAL AREA	1306.99 m²		39.13%

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NOTES



1 Landscape Area_Ground Floor
1 : 250

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Landscape Compliance

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22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 250	A1	2503	
DRAWING NO.		REVISION NO.	

AR 009

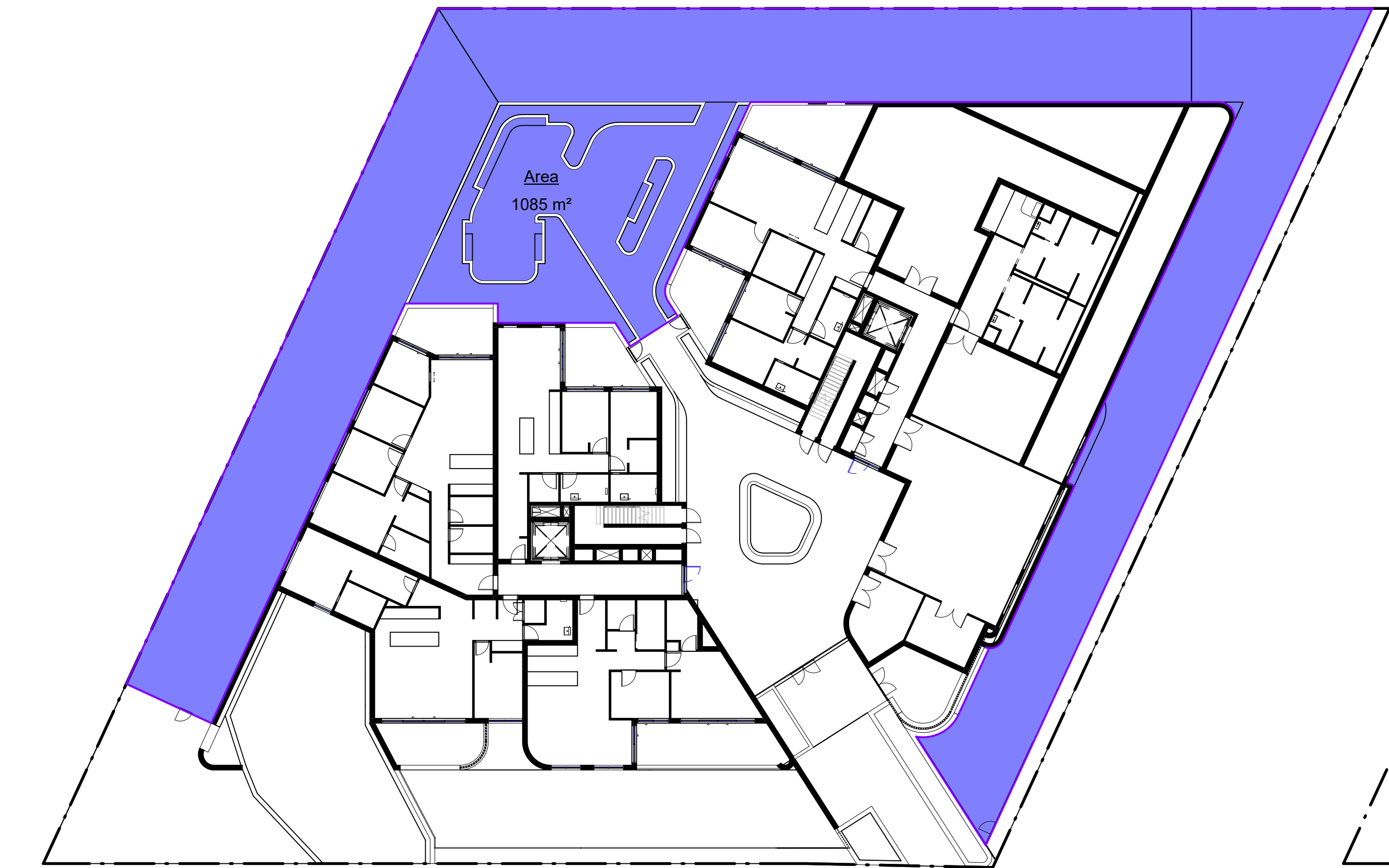
4

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Nominated Architect - Maxine Mouawad
NSW Registration No. 10860

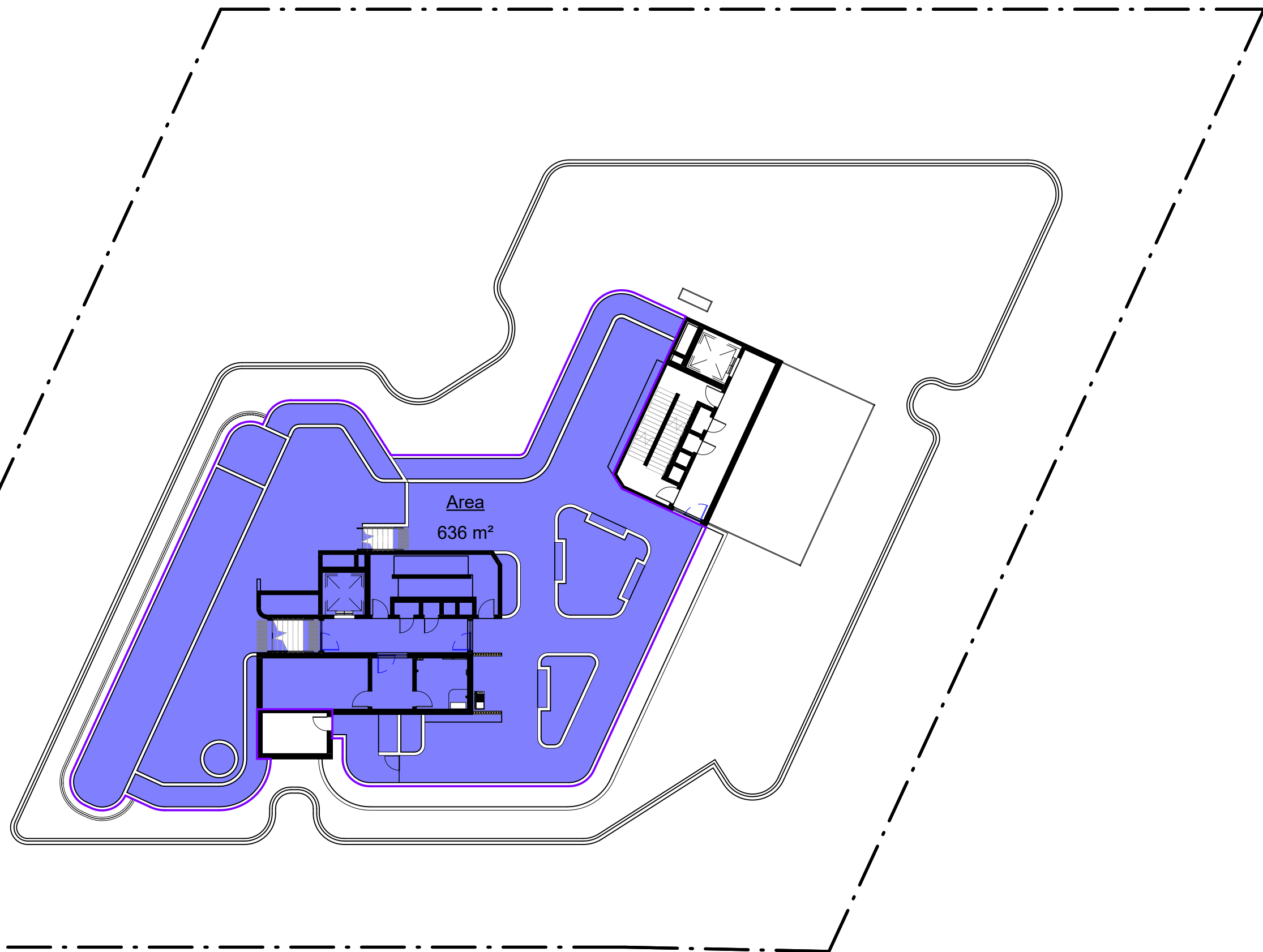




1 Deep Soil Zone - Ground Floor & Level 1
1 : 250



2 Common Open Space - Ground Floor/Level 1
1 : 250



3 Common Open Space - Roof Terrace
1 : 250

ITEM 2.1

DEEP SOIL COMPLIANCE

AREA WIDTH	LEVEL	AREA	SITE AREA	DEEP SOIL AREA ACHIEVED (%)
Area <6M	Ground Floor	130 m²	3340	3.88%
Area <6M	Ground Floor	24 m²	3340	0.72%
		154 m²		4.60%
Area >6M	Ground Floor	898 m²	3340	26.89%
Area >6M	Ground Floor	85 m²	3340	2.55%
		983 m²		29.44%
TOTAL AREA		1137 m²		34.04%

COMMON OPEN SPACE COMPLIANCE

LEVEL	AREA	SITE AREA	COMMON OPEN SPACE REQUIREMENT (m2)
Ground Floor	1085 m²	3340 m²	835
Roof Terrace	636 m²	3340 m²	835
	1722 m²		
TOTAL AREA	1722 m²		

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NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
B	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

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RESIDENTIAL FLAT BUILDING
DEVELOPMENT

PROJECT ADDRESS

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

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DRAWING TITLE

Deep Soil & C.O.S Compliance

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 250	A1	2503	
DRAWING NO.			REVISION NO.

AR 010

4

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MX

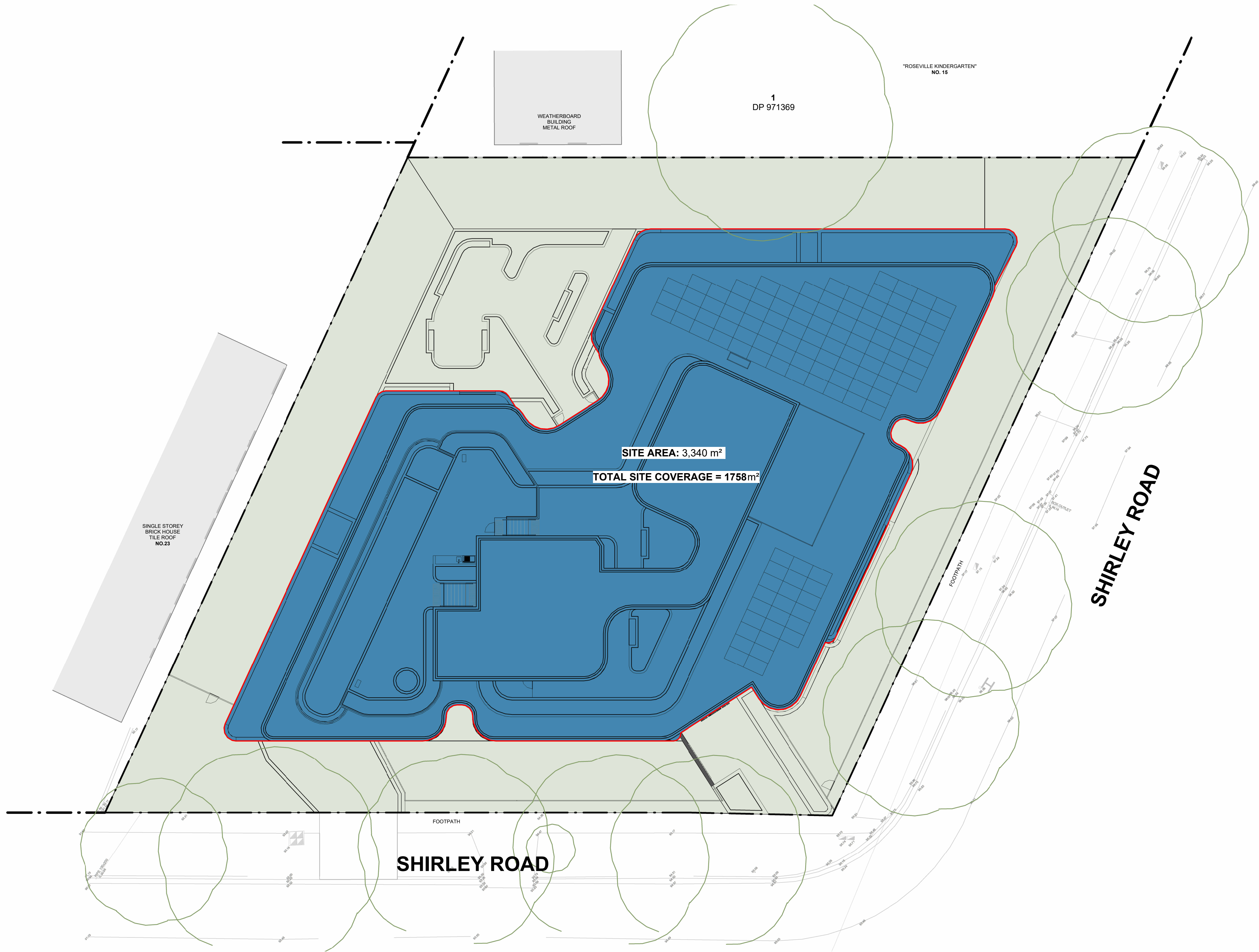
LEGEND:

SITE AREA: 3,340 m²

DCP - MAXIMUM SITE COVERAGE = 30%

SITE COVERAGE: 1002 m² (30%)

PROPOSED SITE COVERAGE: 1758 m² (53%)



1 Site Coverage
1 : 200

REVISION			
NO.	DATE	DESCRIPTION	BY
1	29/07/2025	COUNCIL RFI UPDATE	CG
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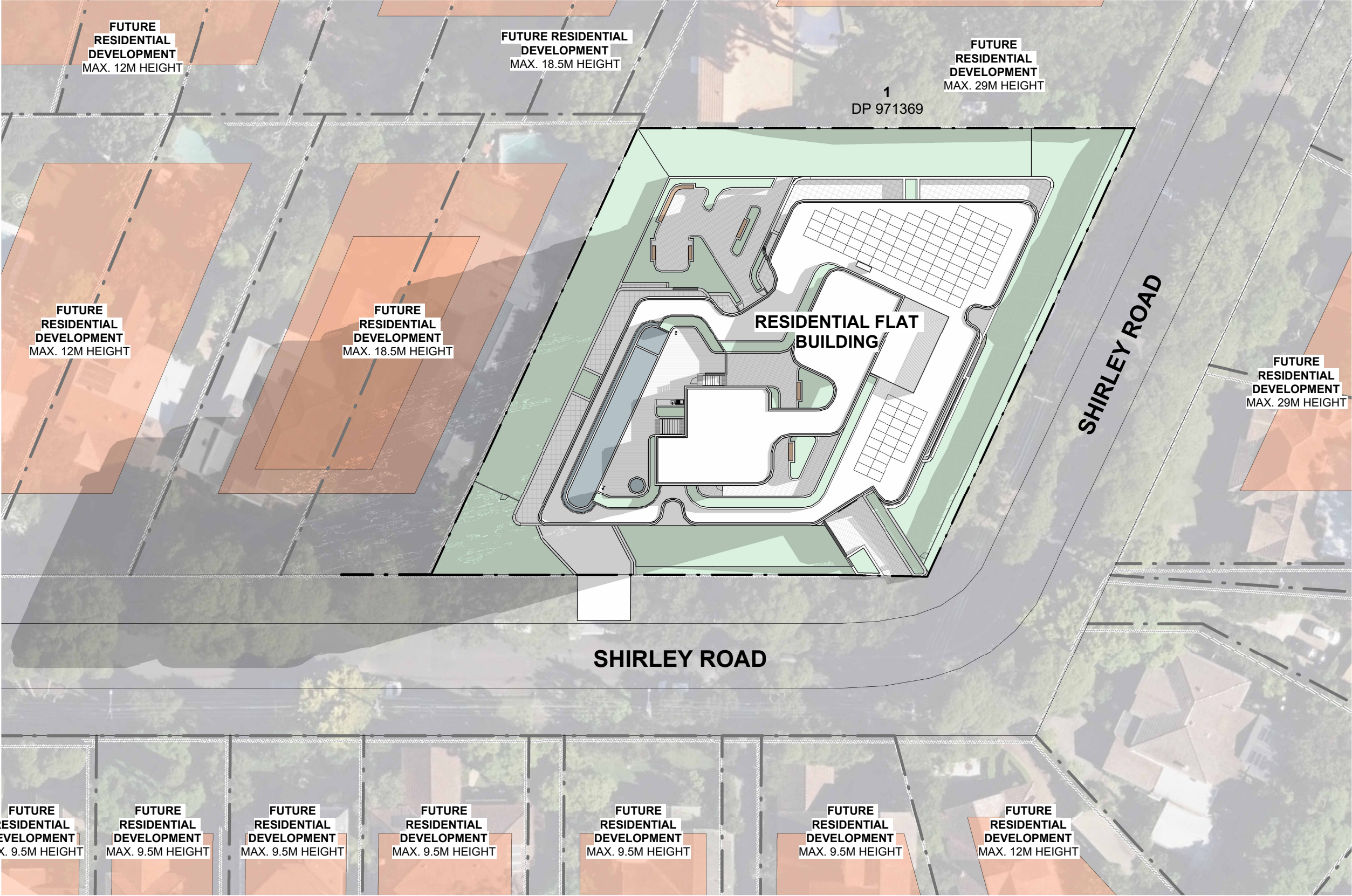
STATUS

FOR APPROVAL

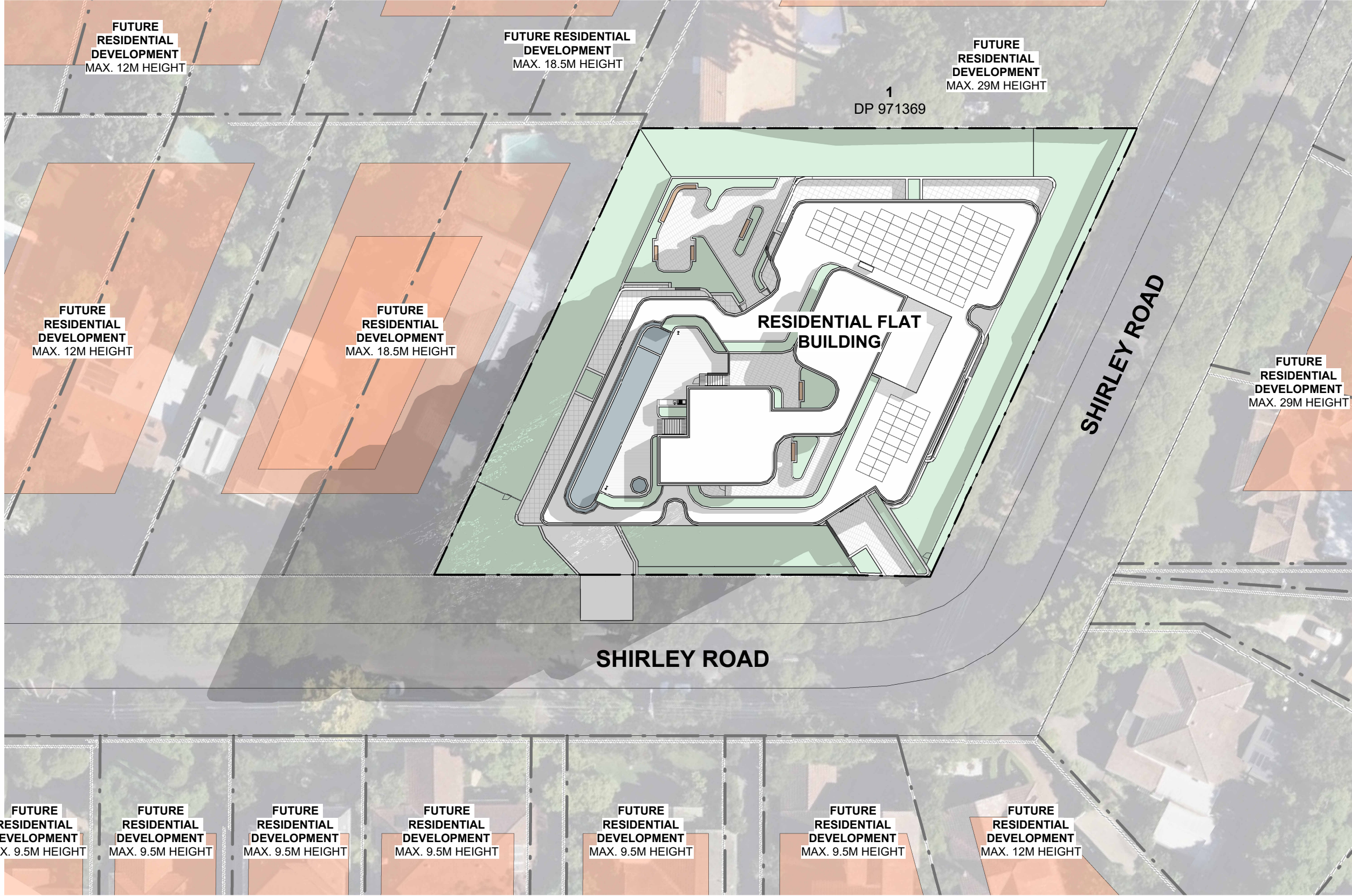
NOT FOR CONSTRUCTION

DRAWING TITLE			
Site Coverage			
DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.	REVISION NO.		

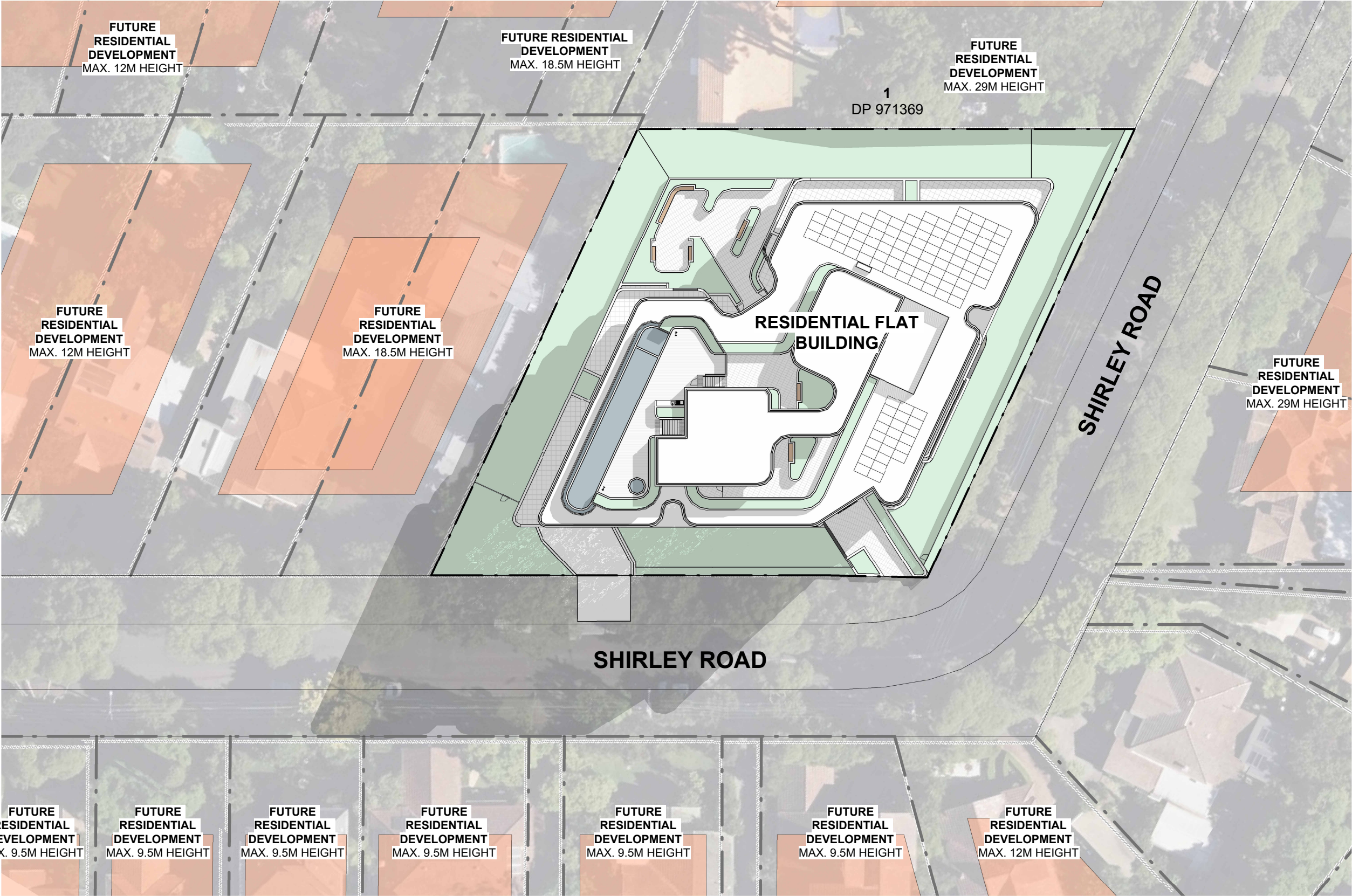
AR 014 3



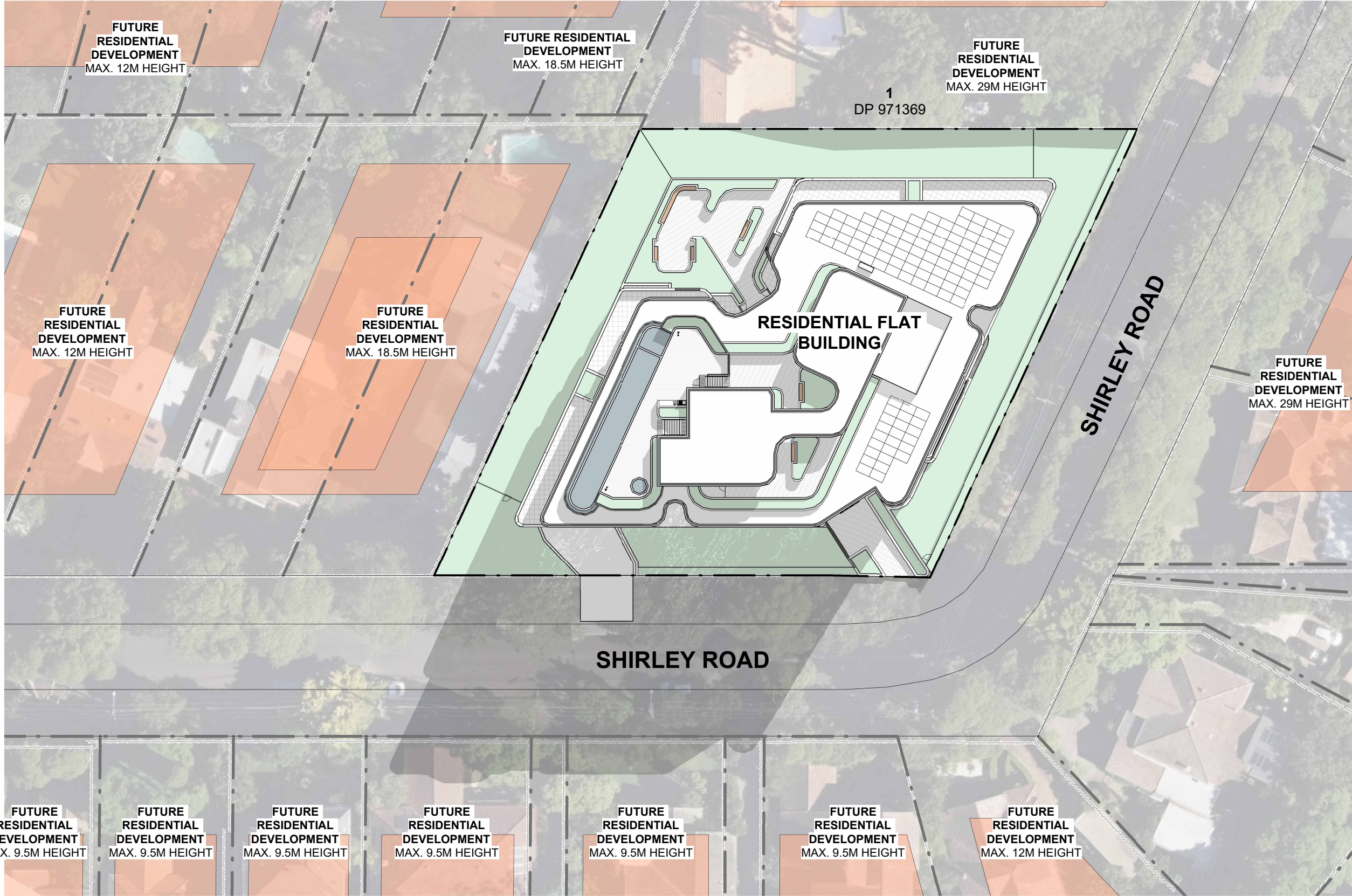
1 Shadow Diagram - 22 June - 9.00am
1 : 500



2 Shadow Diagram - 22 June - 10.00am
1 : 500



3 Shadow Diagram - 22 June - 11.00am
1 : 500



4 Shadow Diagram - 22 June - 12.00pm
1 : 500

REVISION			
NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
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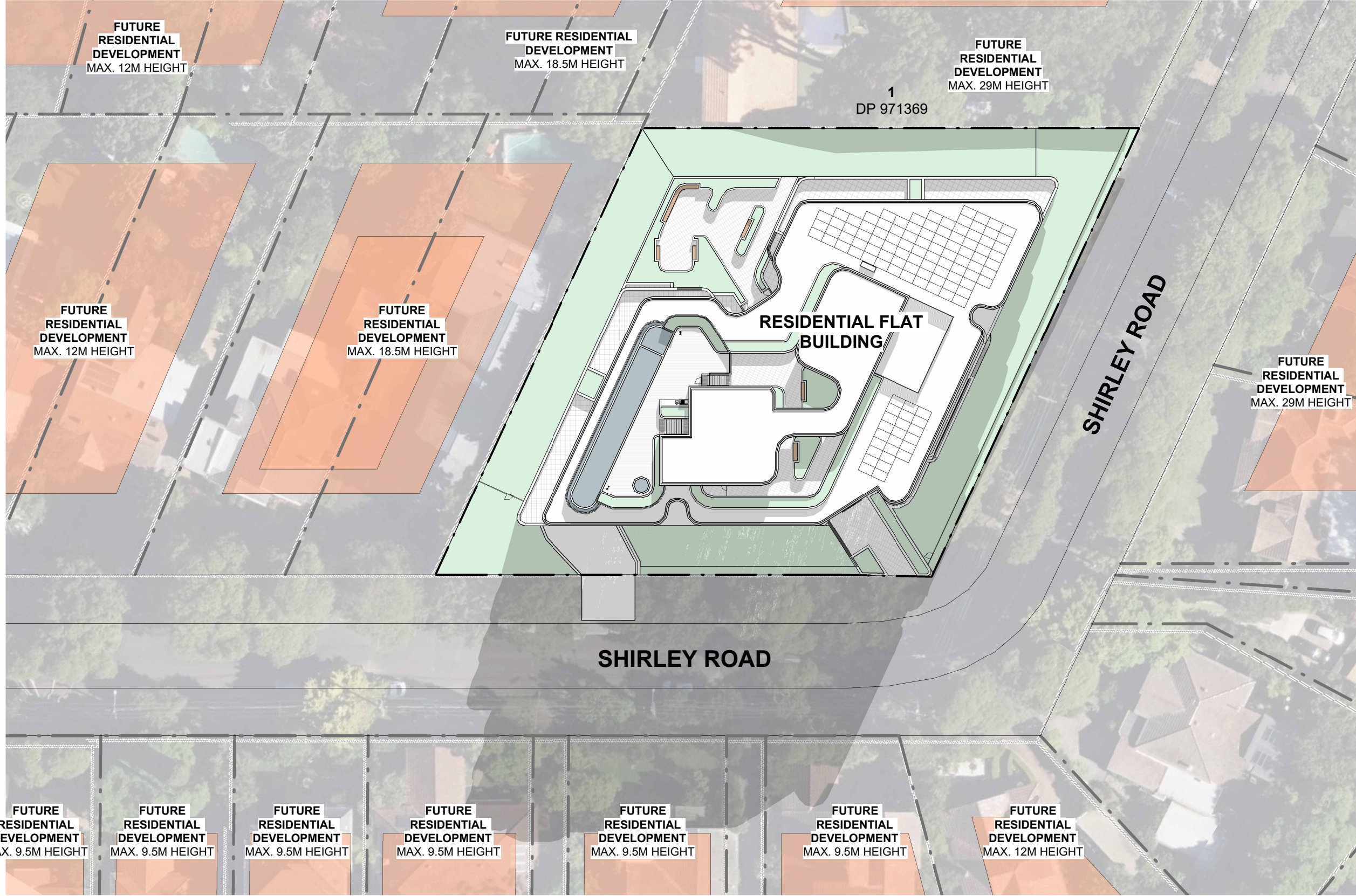
NOT FOR CONSTRUCTION

DRAWING TITLE

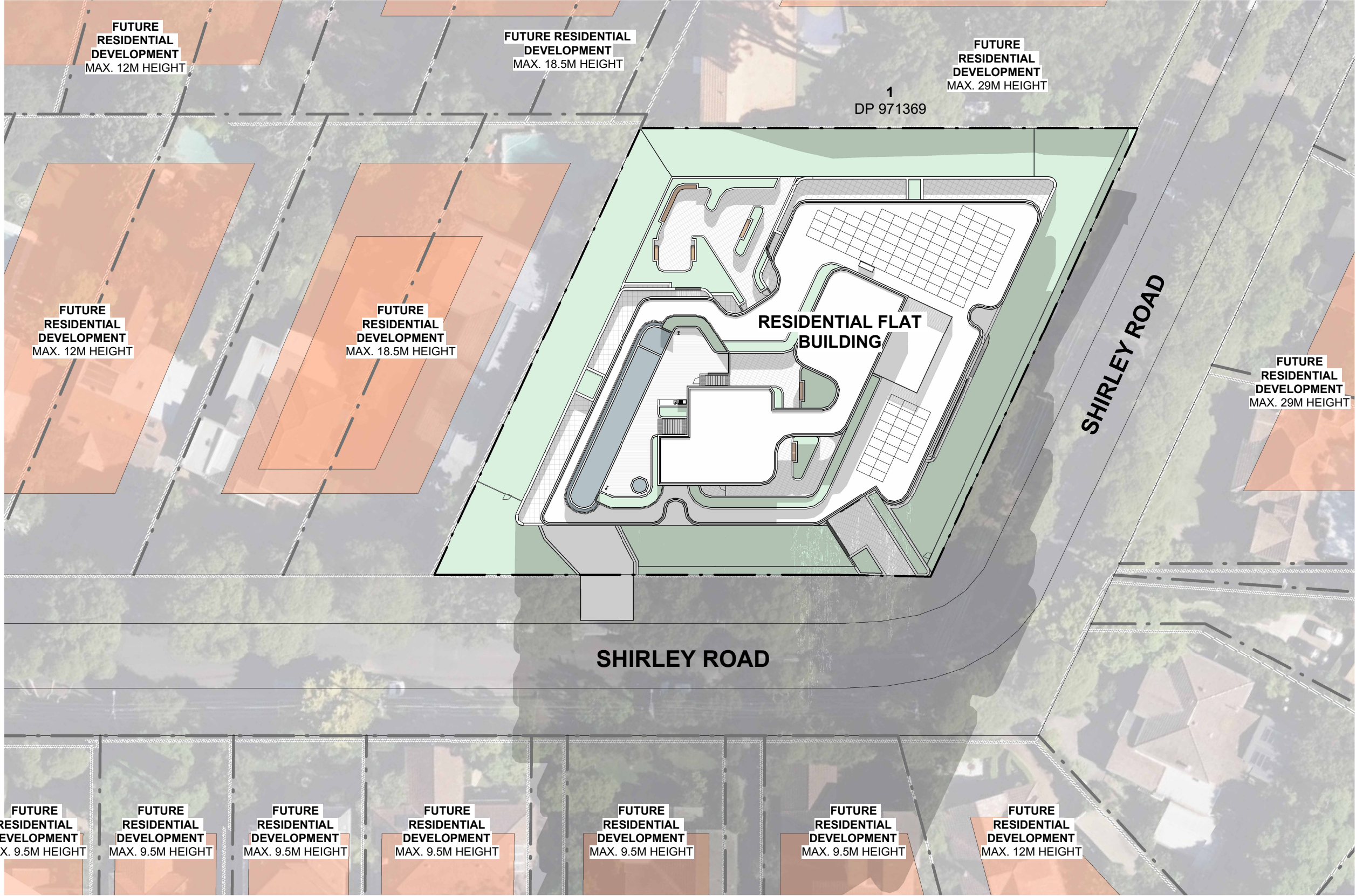
Shadow Diagrams - Winter
(0900-1200)

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 500	A1	2503	
DRAWING NO.			REVISION NO.

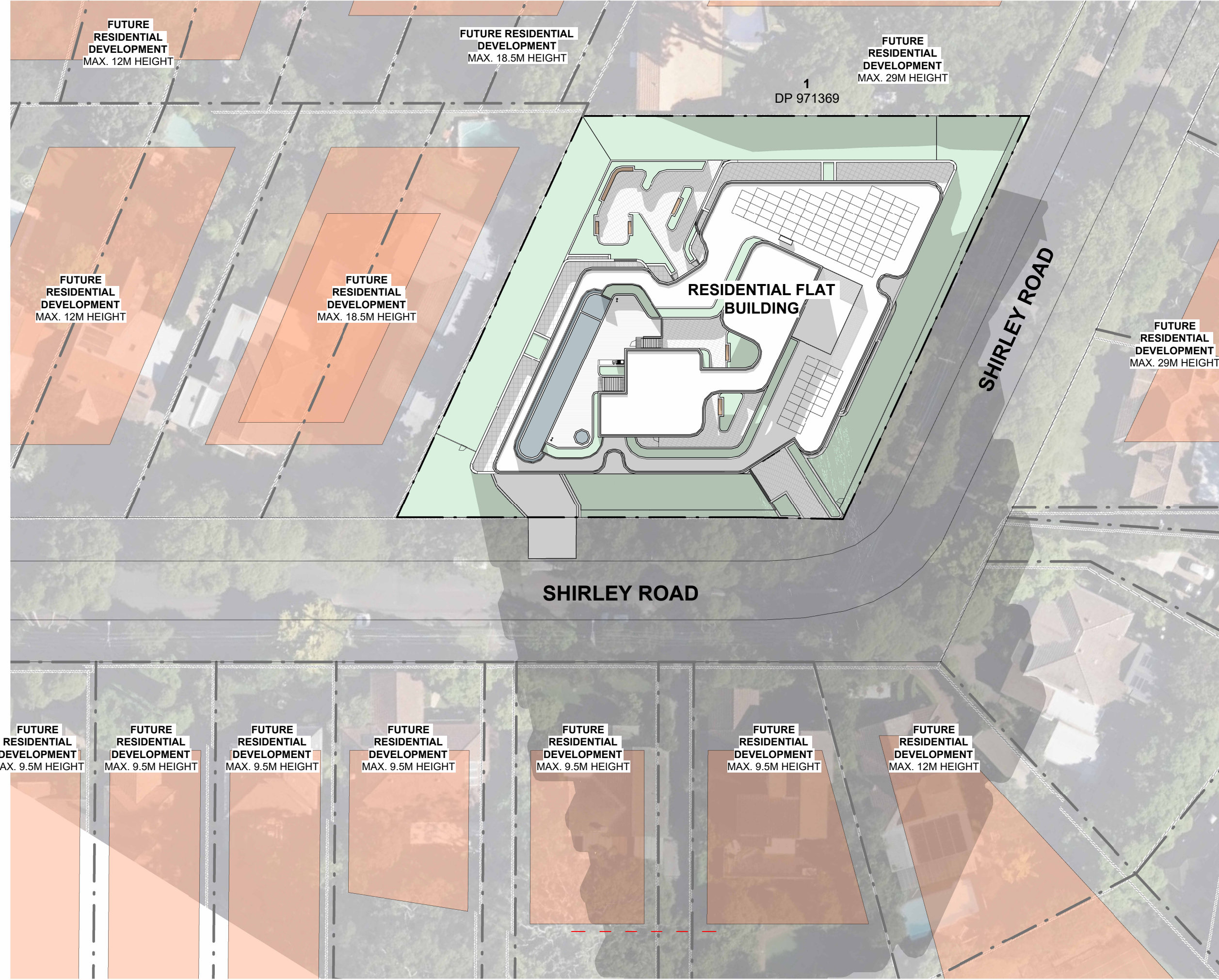
AR 021 4



1 Shadow Diagram - 22 June - 13.00pm
1 : 500



2 Shadow Diagram - 22 June - 14.00pm
1 : 500



3 Shadow Diagram - 22 June - 15.00pm
1 : 500

REVISION			
NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
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Shadow Diagrams - Winter
(1300-1500)

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 500	A1	2503	
DRAWING NO.			REVISION NO.

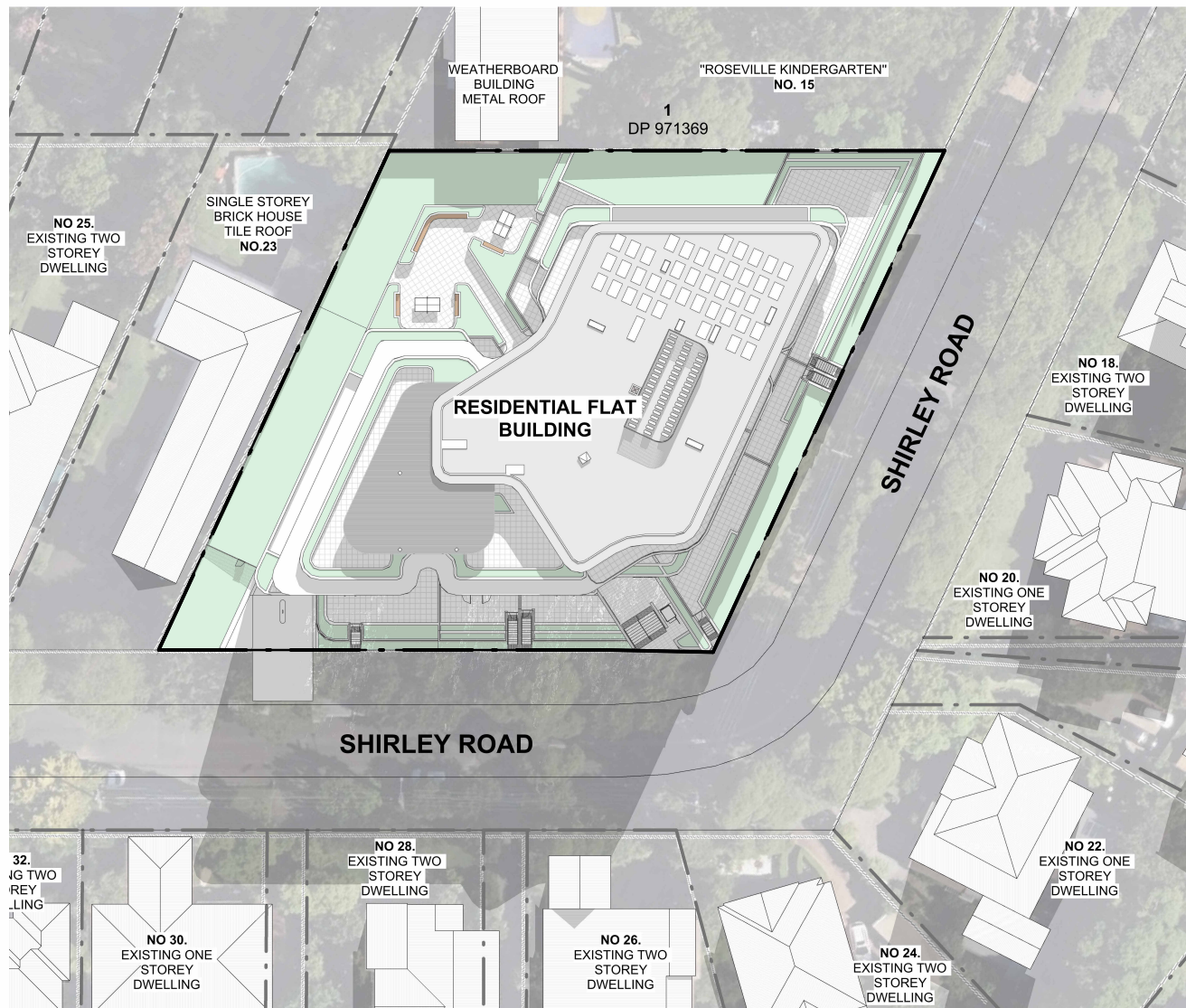
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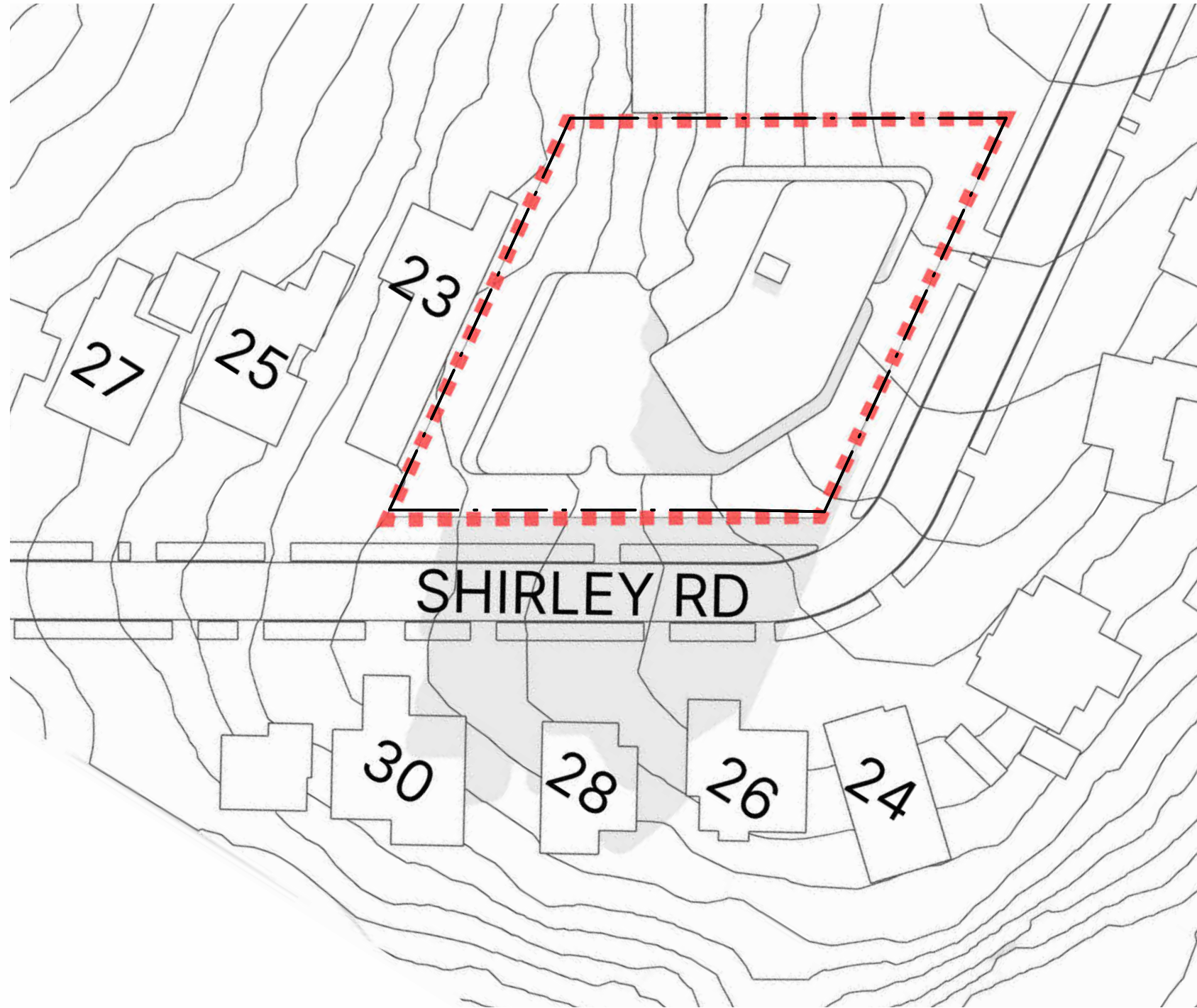
MX ARCHITECTS
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t: +61 4 24 335 007
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Nominated Architect - Maxine Mouawad
NSW Registration No. 10860



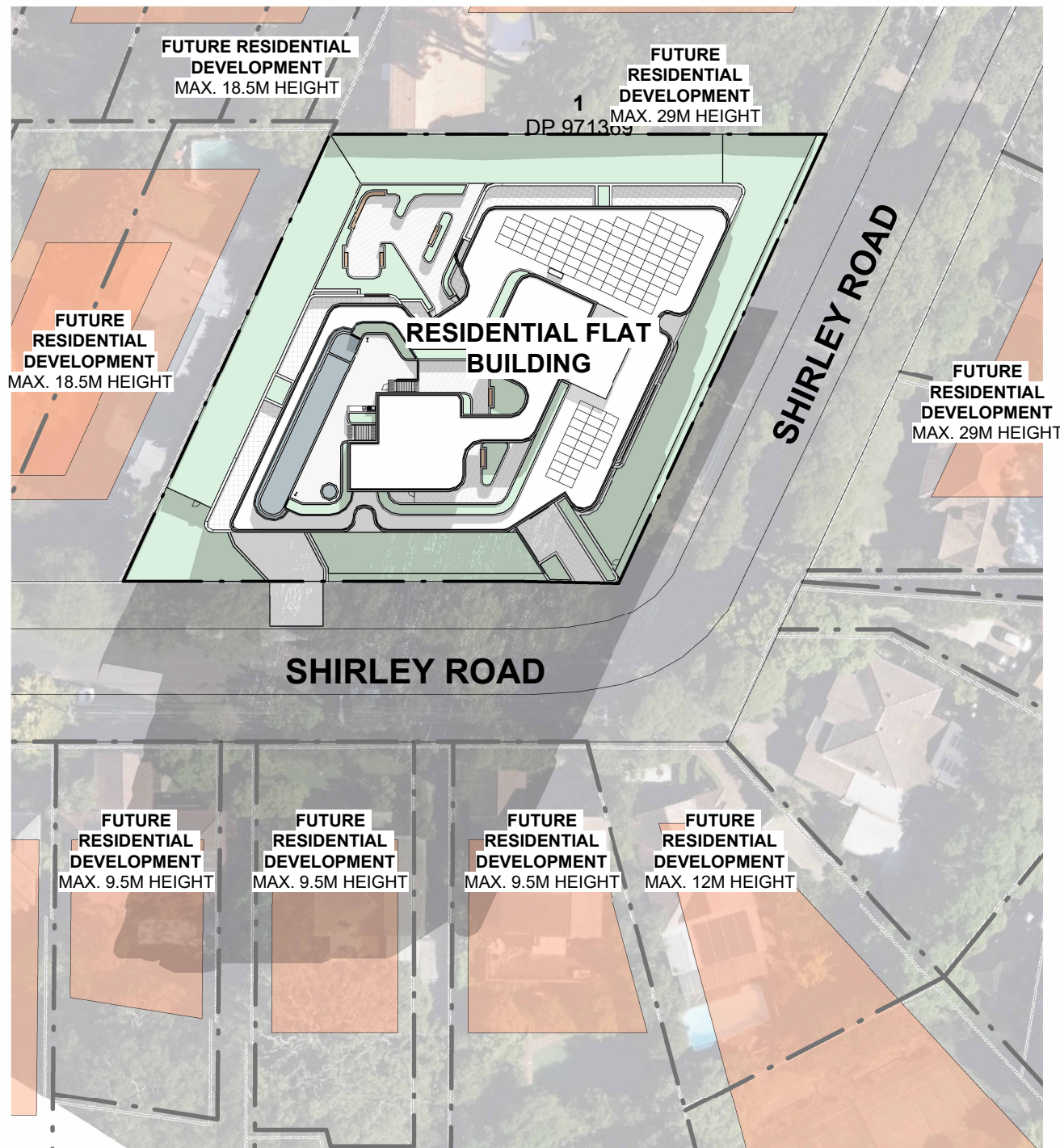
1A Shadow Diagram - 22 June - 13.00pm (DA)
1 : 750



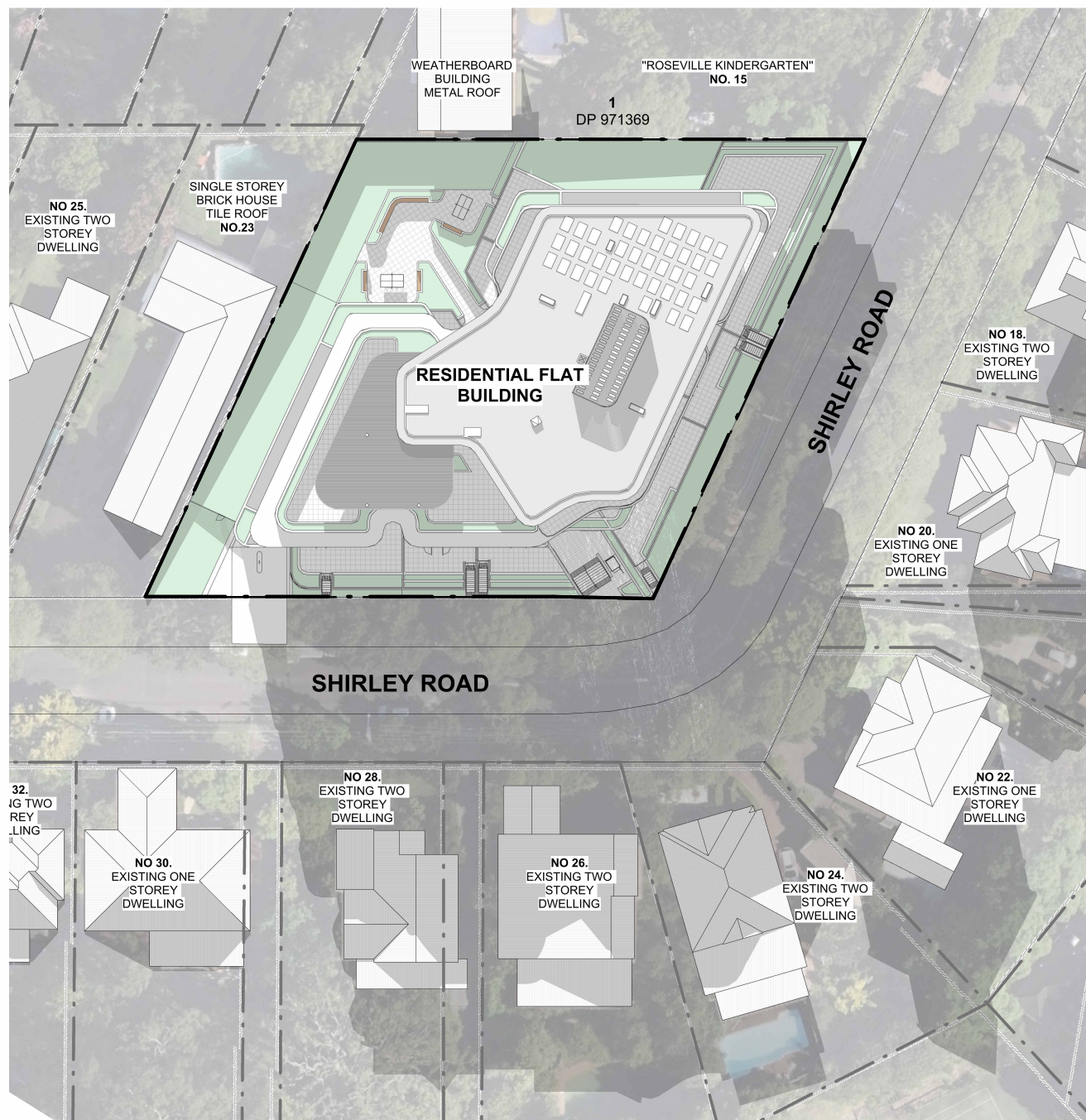
1B Shadow Diagram - 22 June - 13.00pm (SSD)
1 : 750



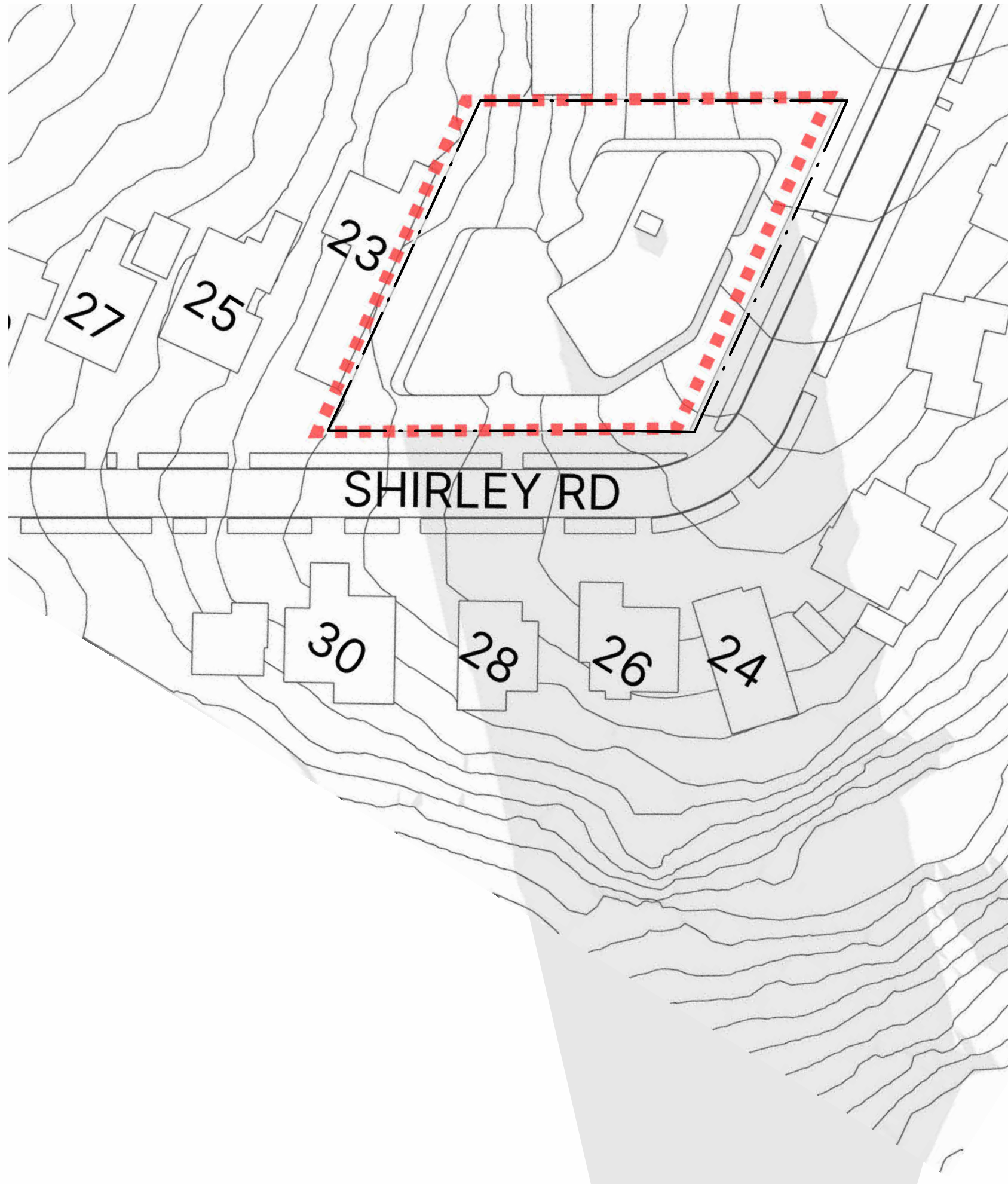
1C Shadow Diagram - 22 June - 13.00pm (RFI)
1 : 750



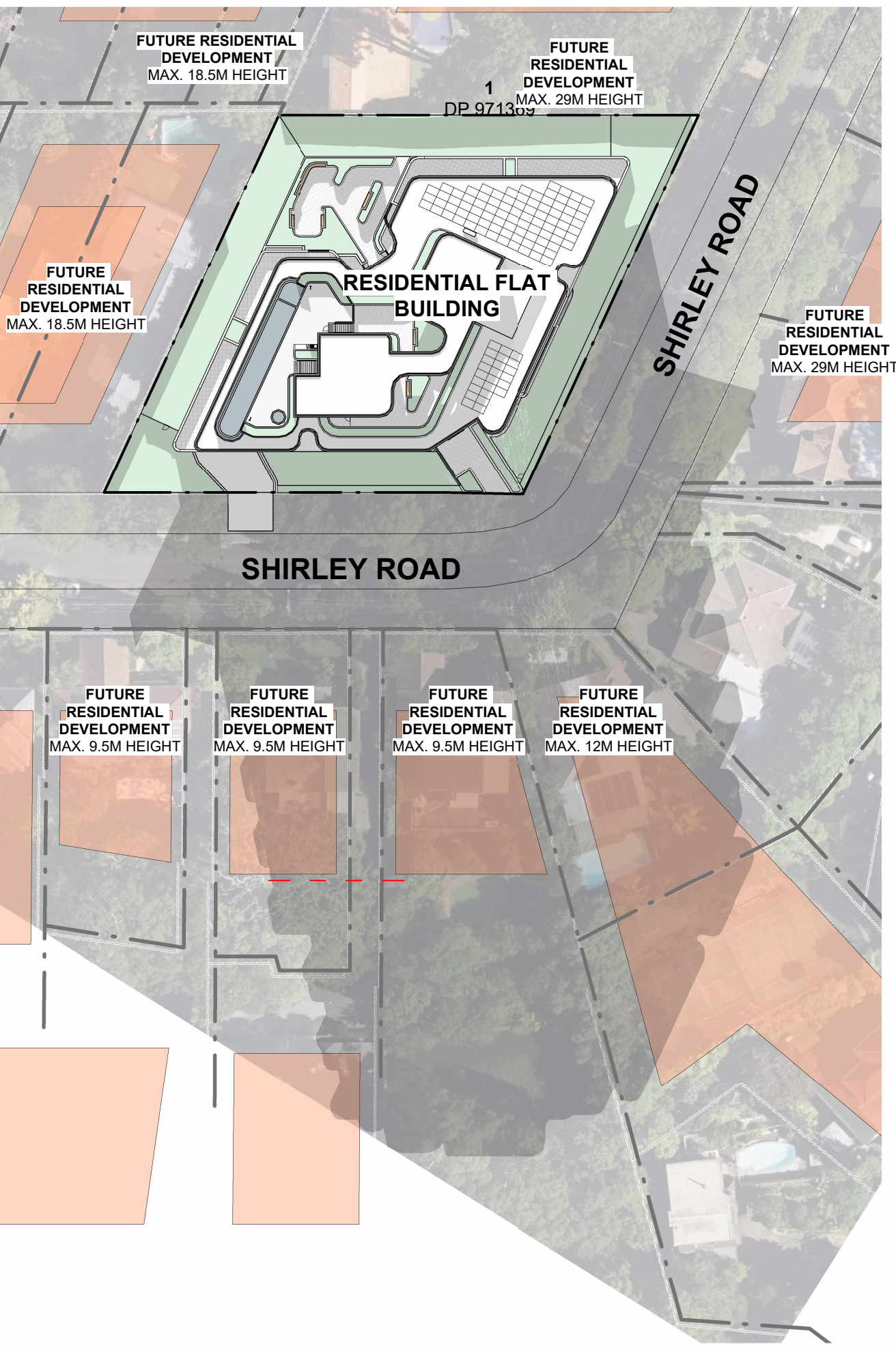
3A Shadow Diagram - 22 June - 15.00pm (DA)
1 : 750



3B Shadow Diagram - 22 June - 15.00pm (SSD)
1 : 750



3C Shadow Diagram - 22 June - 15.00pm (RFI)
1 : 750



REVISION			
NO.	DATE	DESCRIPTION	BY
1	29/07/2025	COUNCIL RFI UPDATE	CG
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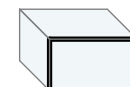
DRAWING TITLE

Shadow Comparison Diagrams - 21 June, 1pm

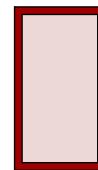
DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 750	A1	2503	
DRAWING NO.			REVISION NO.

AR 024 3

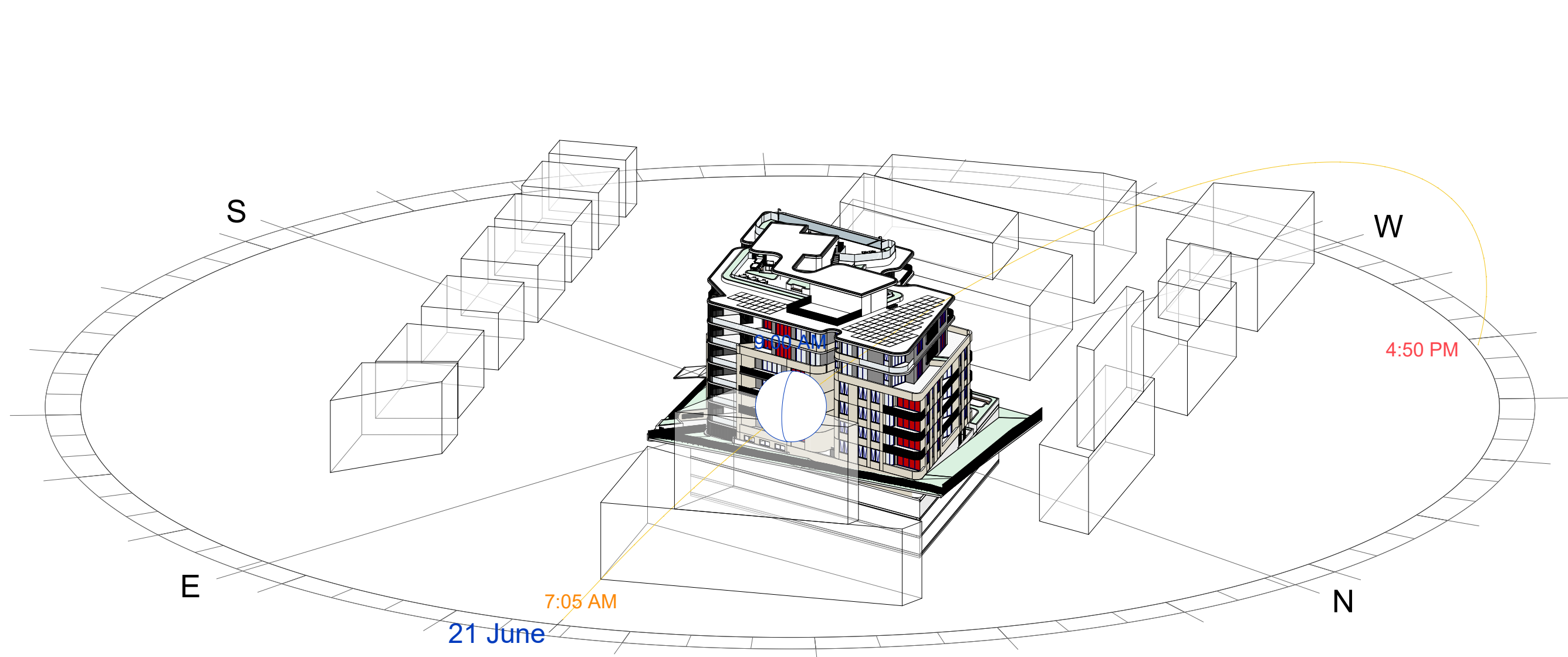
LEGEND:



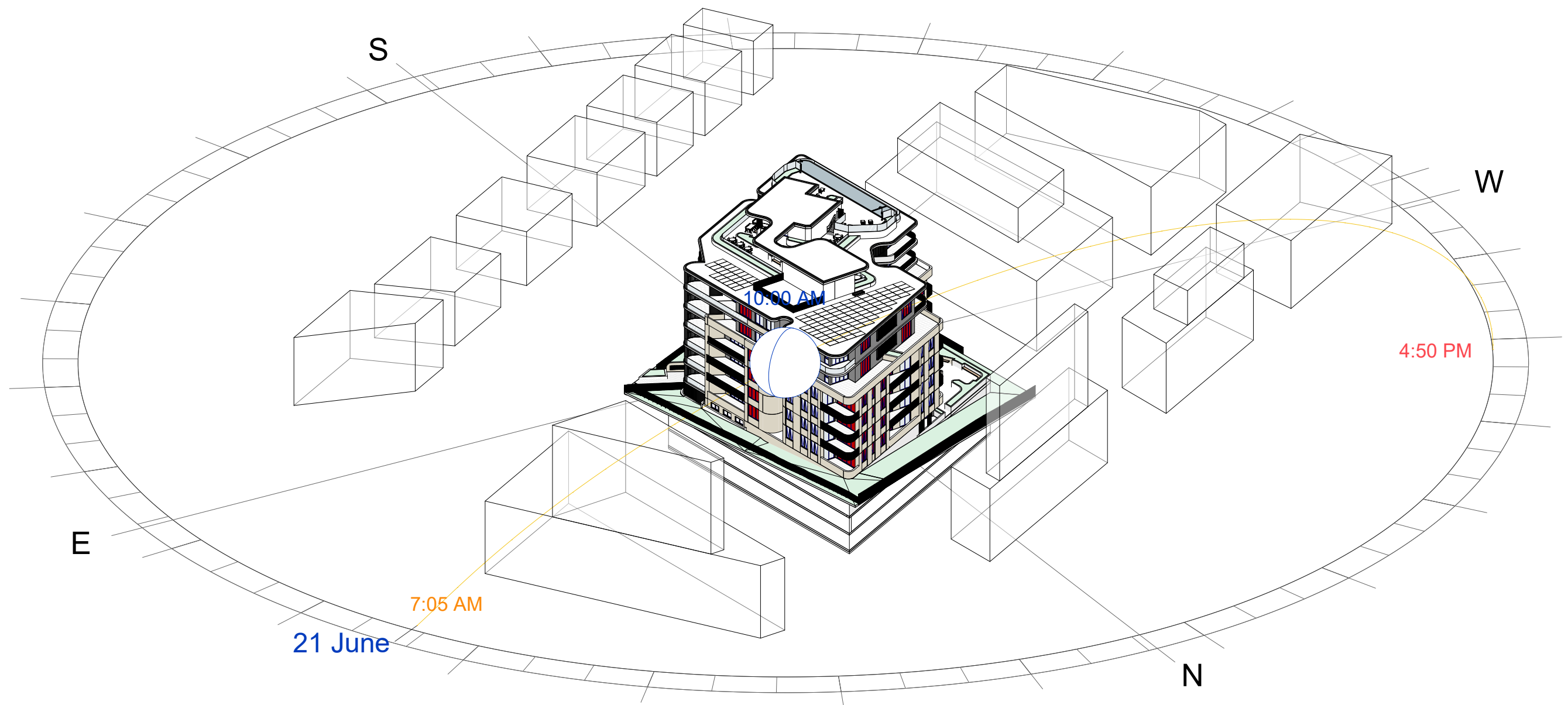
FUTURE MASSING



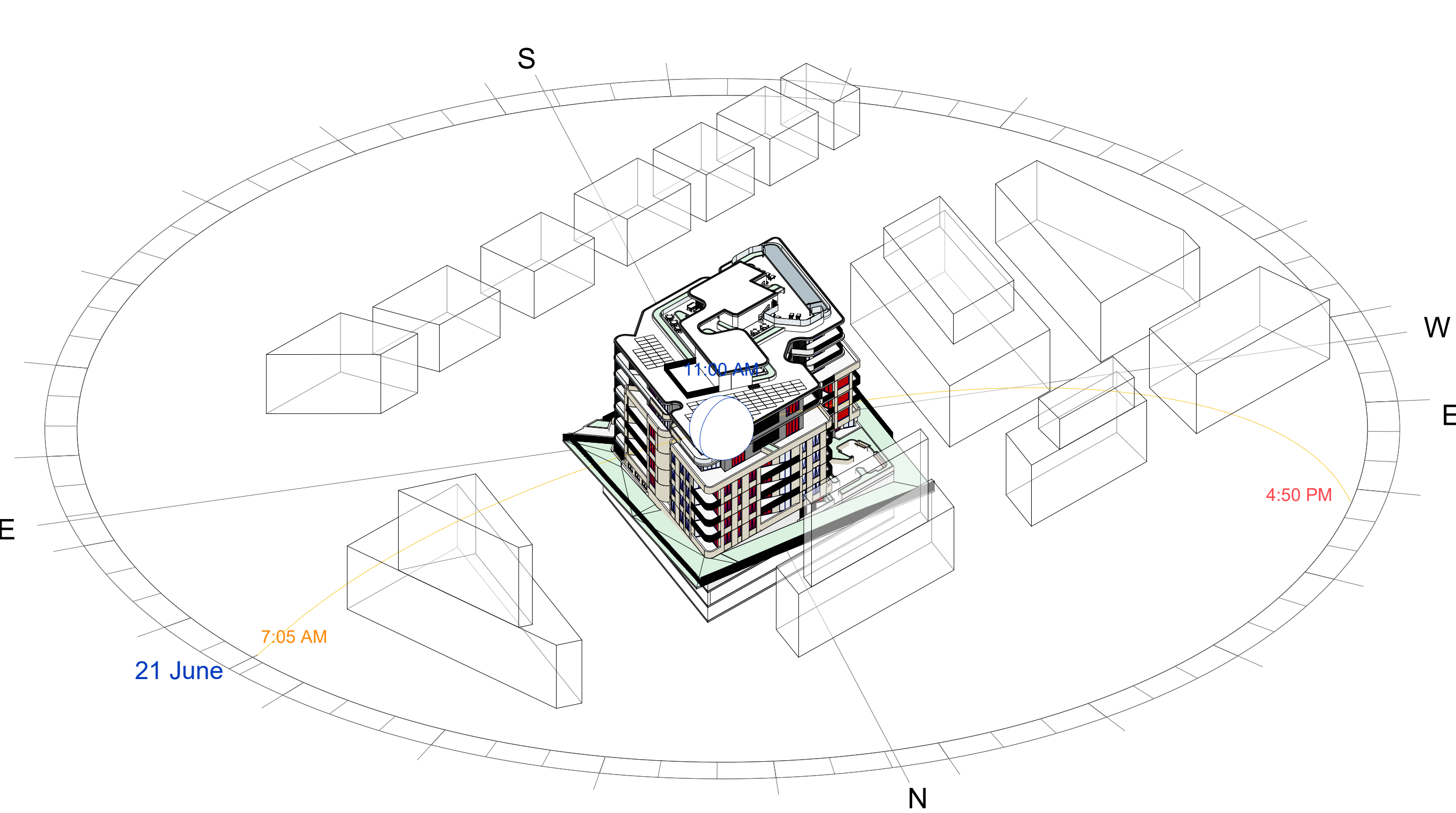
LIVING ROOM GLAZING
ACHIEVING SOLAR



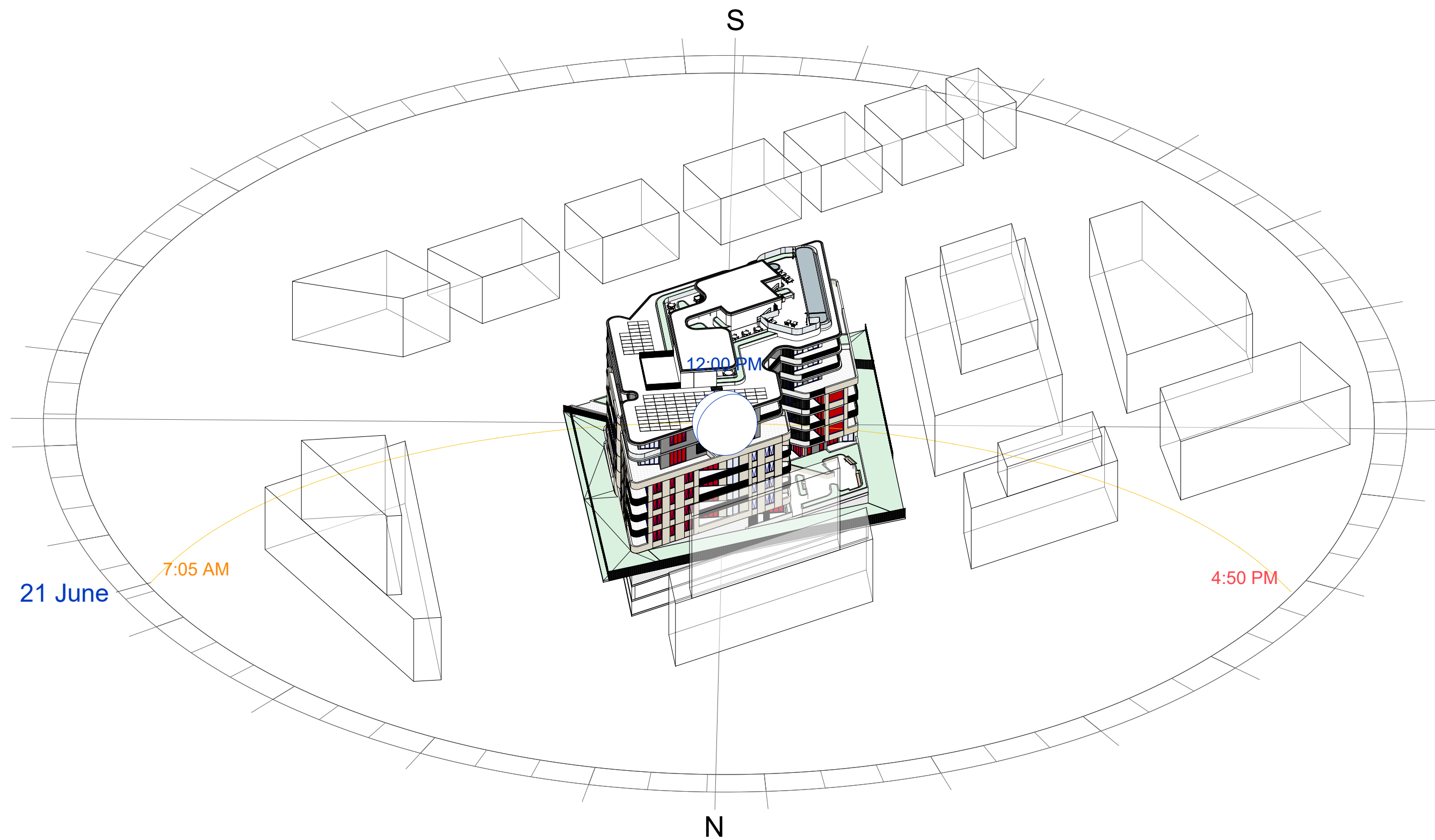
1 21 June - 9.00am



2 21 June - 10.00am



3 21 June - 11.00am



4 21 June - 12.00pm

REVISION			
NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION

RESIDENTIAL FLAT BUILDING
DEVELOPMENT

PROJECT ADDRESS

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE

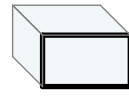
Sun Path Diagrams - Winter
(0900-1200)

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 50	A1	2503	
DRAWING NO.			REVISION NO.

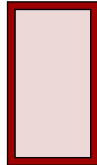
AR 025

4

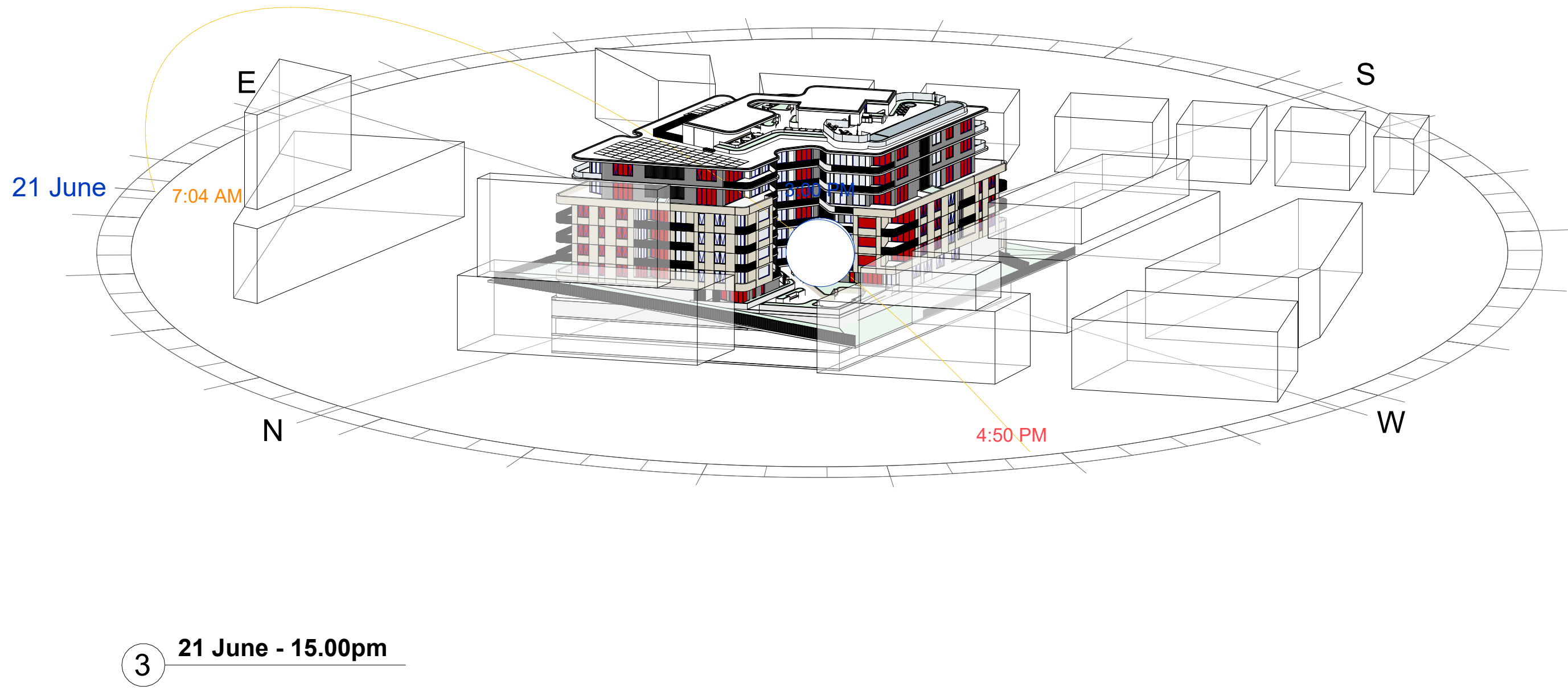
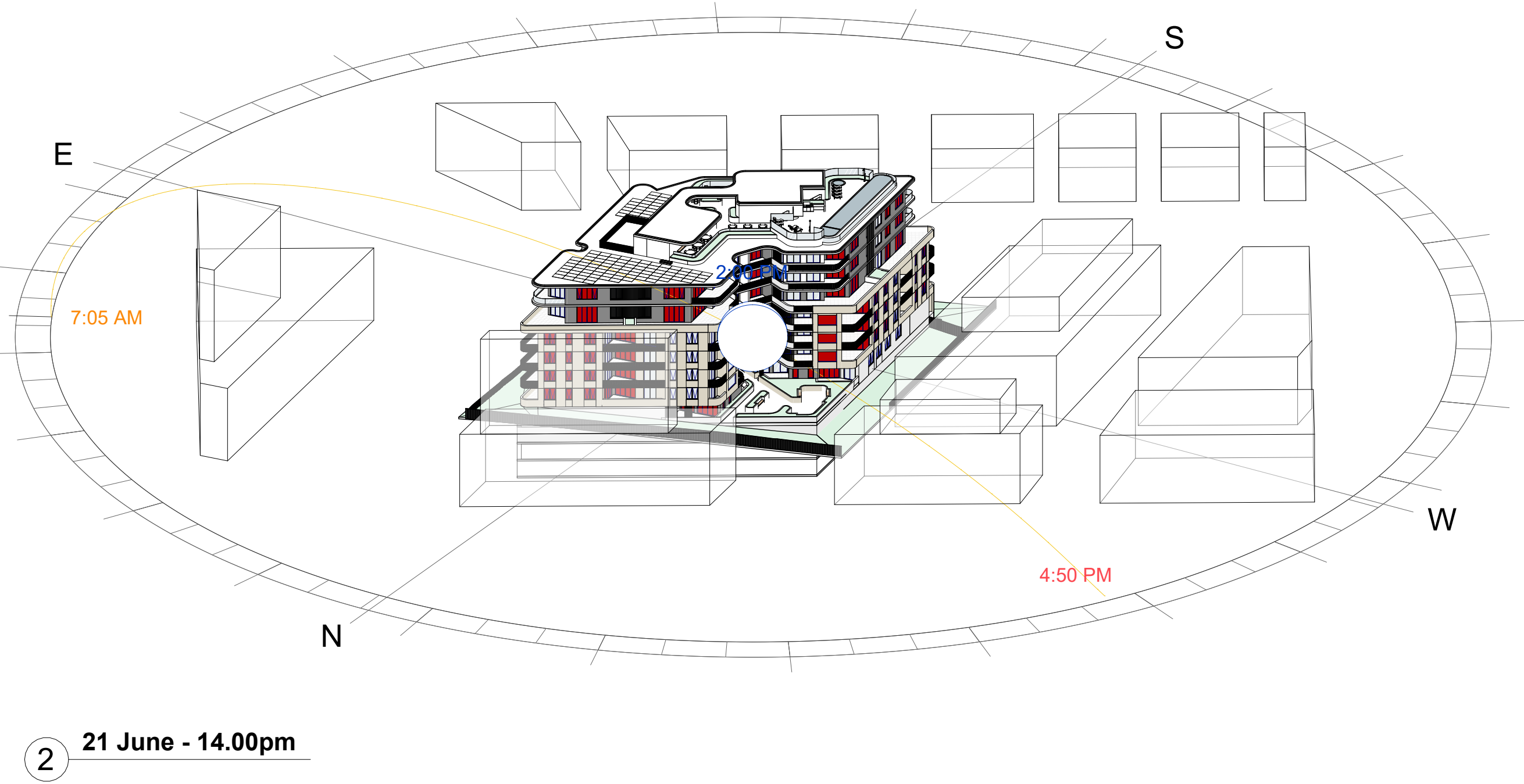
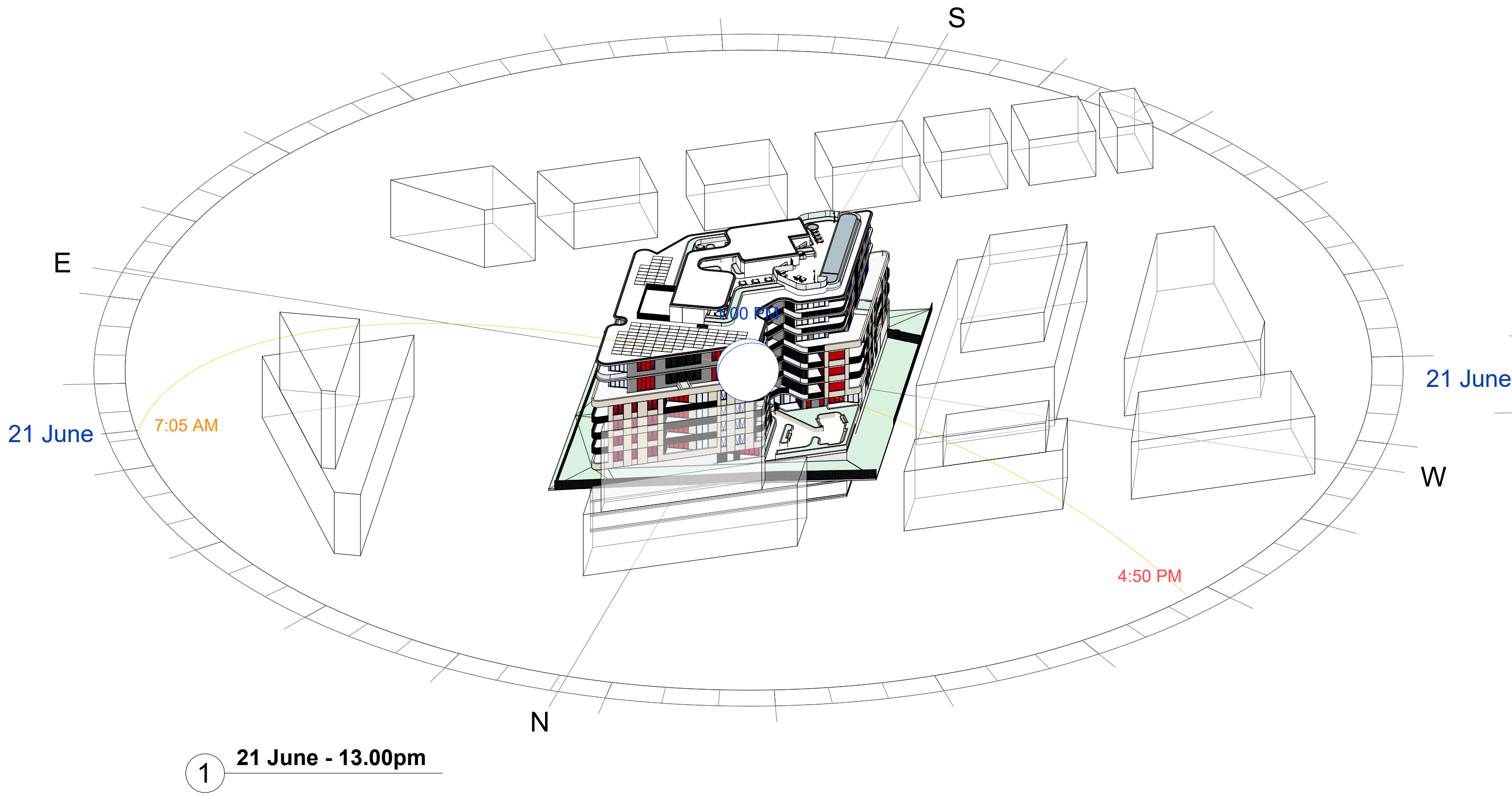
LEGEND:



FUTURE MASSING



LIVING ROOM GLAZING
ACHIEVING SOLAR



REVISION			
NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION

RESIDENTIAL FLAT BUILDING
DEVELOPMENT

PROJECT ADDRESS

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE

Sun Path Diagrams - Winter
(1300-1500)

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 50	A1	2503	
DRAWING NO.			REVISION NO.

AR 026

4