

5-9 CROYDON ST LAKEMBA

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DA 600	3D CROYDON ST
DA 601	3D LANEWAY
DA 602	3D JUBILEE PARK

November 2021		BSA Reference: 14858	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer to building A & C		R2.0	
Lightweight to building B		R2.0	
75mm AAC to walls adjacent to lobbies		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Plasterboard + studs + 75mm AAC + studs + Plasterboard (party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	
Concrete		Any	
Floor Construction		Covering	
Concrete		As drawn	
		R2.0 to floors adjacent to carpark to unit B15 only	
Windows		Glass and frame type	U Value SHGC Range Area sq m
Performance glazing Type A		4.80	0.46 - 0.56
Performance glazing Type B		4.80	0.53 - 0.65
		To units:	
		B15, B26, B36, B46 & B56	
ALM-001-01A Aluminium A SG Clear		6.70	0.51 - 0.63 all other units UNO
ALM-002-01A Aluminium B SG Clear		6.70	0.63 - 0.77 all other units UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type	U Value SHGC Area sq m
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			



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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION
A	DA Issue
B	Amended DA
C	Amended DA

DATE	DRAWN	CHECKED	APPROVED
07/10/2020			
29/11/2021			
16/05/2022			

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE DRAWING SCHEDULE

DWG NO DA 000

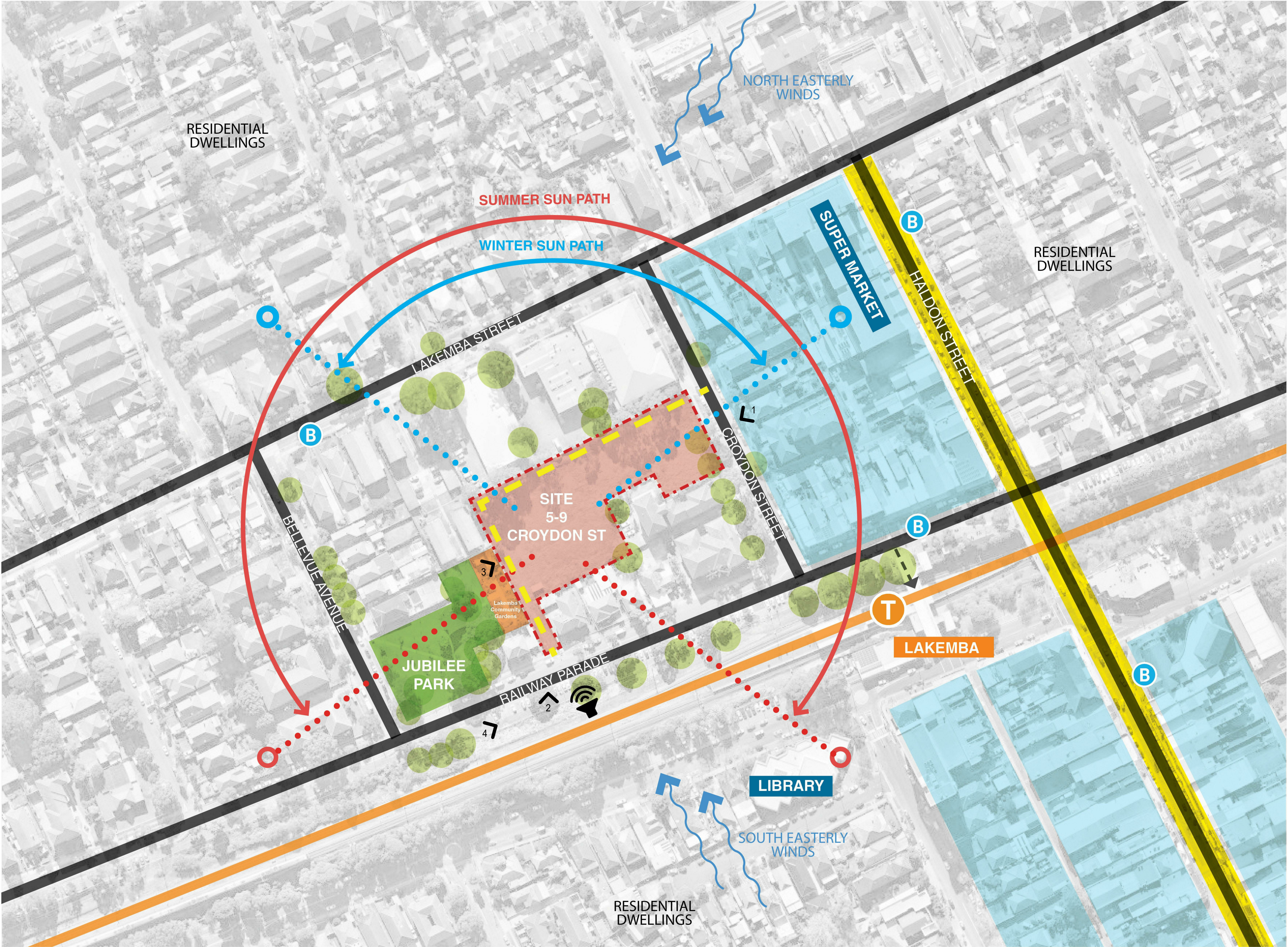
REV C

SCALE BAR



- TRAIN LINE
- T

LAKEMBA STATION
- MAIN STREET
- JUBILEE PARK
- LAKEMBA TOWN CENTRE
- PREVAILING WINDS
- LANEWAY



1. VIEW FROM CROYDON ST



2. VIEW FROM RAILWAY PARADE



3. VIEW FROM JUBILEE PARK



4. VIEW ALONG RAILWAY PARADE

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CLIENT **Eloura Holdings**

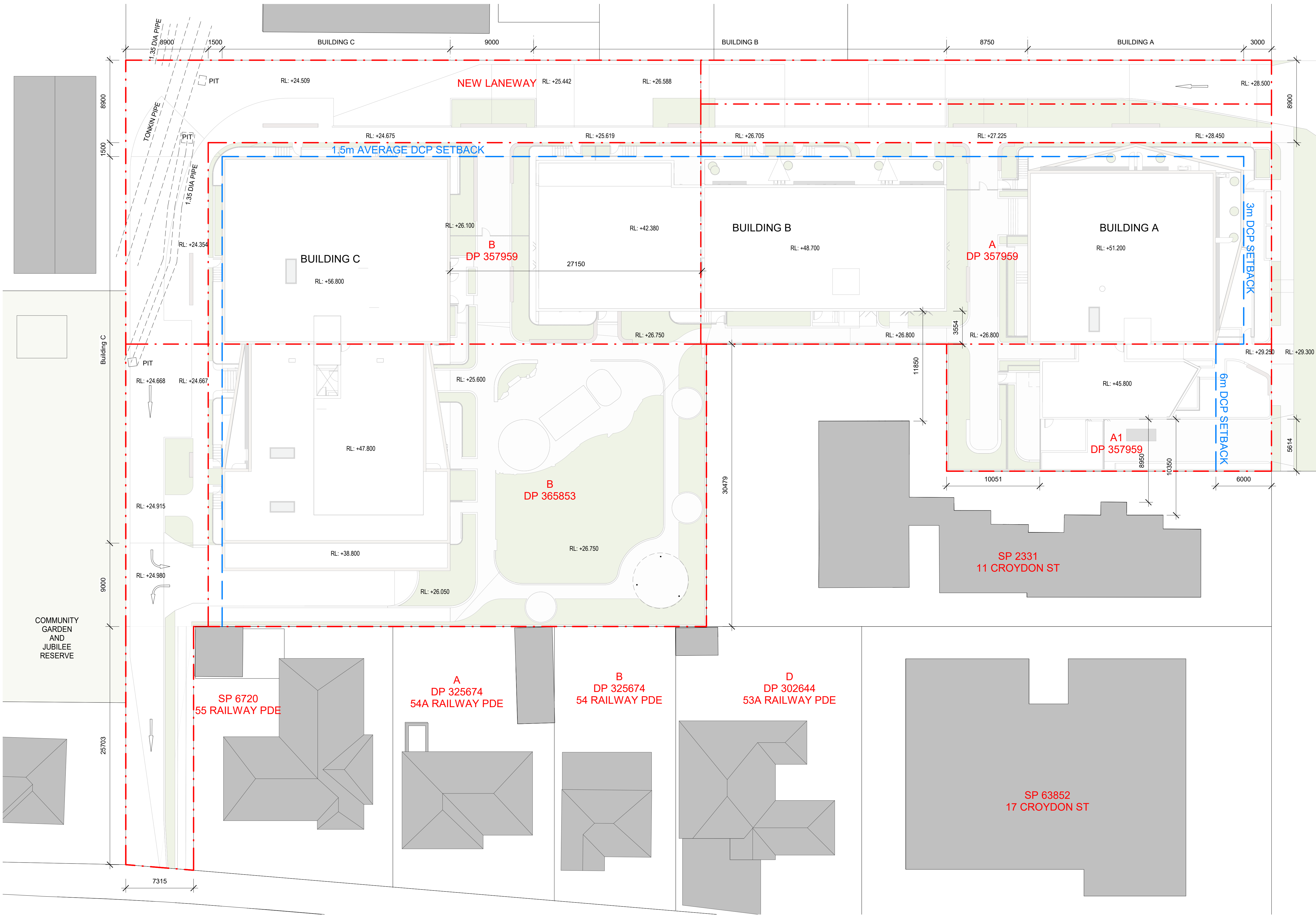
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SCALE

DRAWING TITLE **LOCATION PLAN & SITE ANALYSIS**

DWG NO **DA 001**

REV **C**



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LEGEND

— · — SITE BOUNDARY AND LOT BOUNDARY
— — DCP SETBACK

REV

A DA Issue
B Amended DA
C Amended DA

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PROJECT TITLE

5-9 Croydon Street Lakemba

CLIENT

Eloura Holdings

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-

SCALE

1 : 200 @ A1

DRAWING TITLE

SITE PLAN

DWG NO

DA 002



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STATUS -

SCALE

DRAWING TITLE GFA CALCULATION

DWG NO DA 010

REV C





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STATUS **-**

SCALE

DRAWING TITLE **SOLAR ACCESS DIAGRAMS**

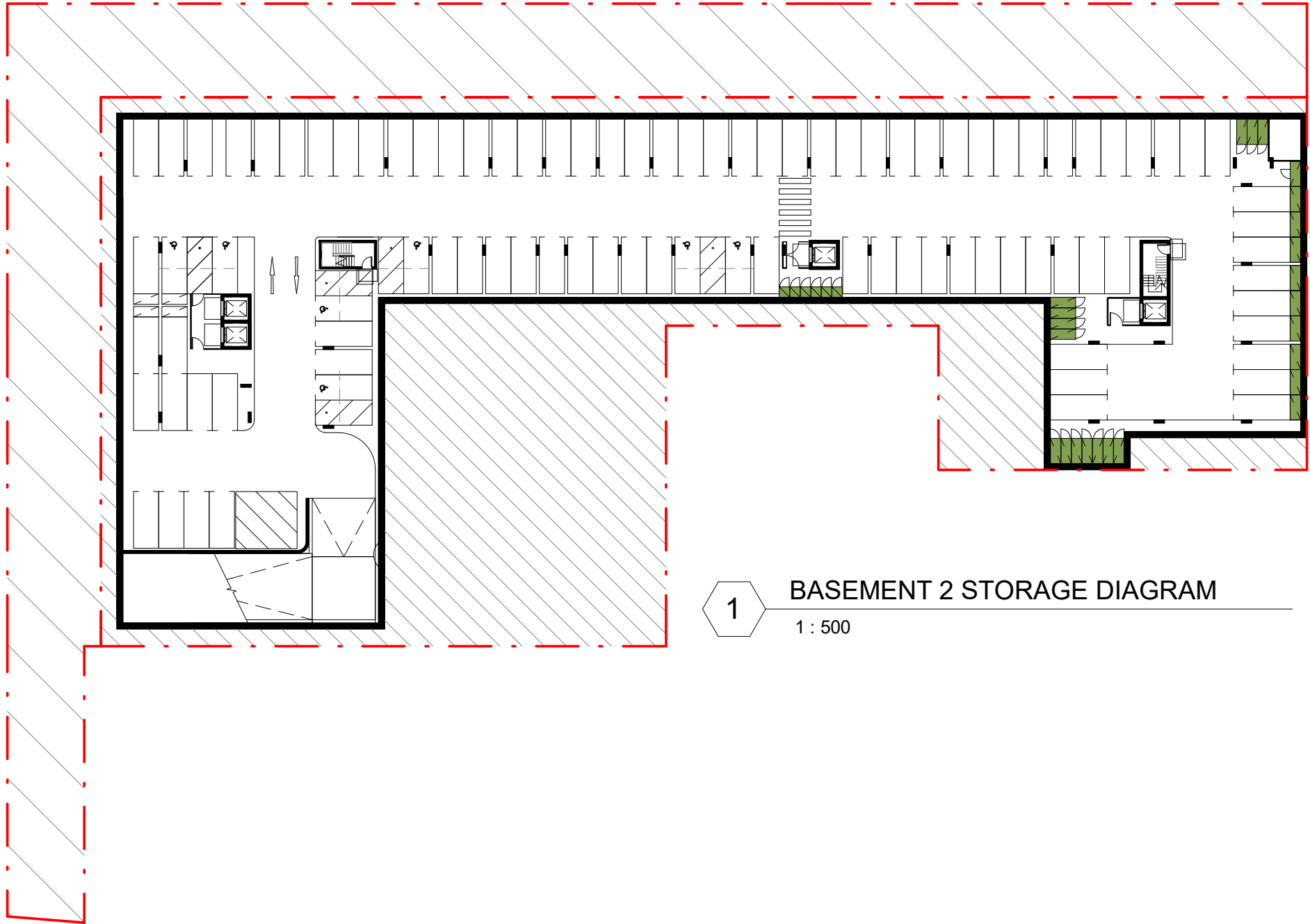
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REV **C**

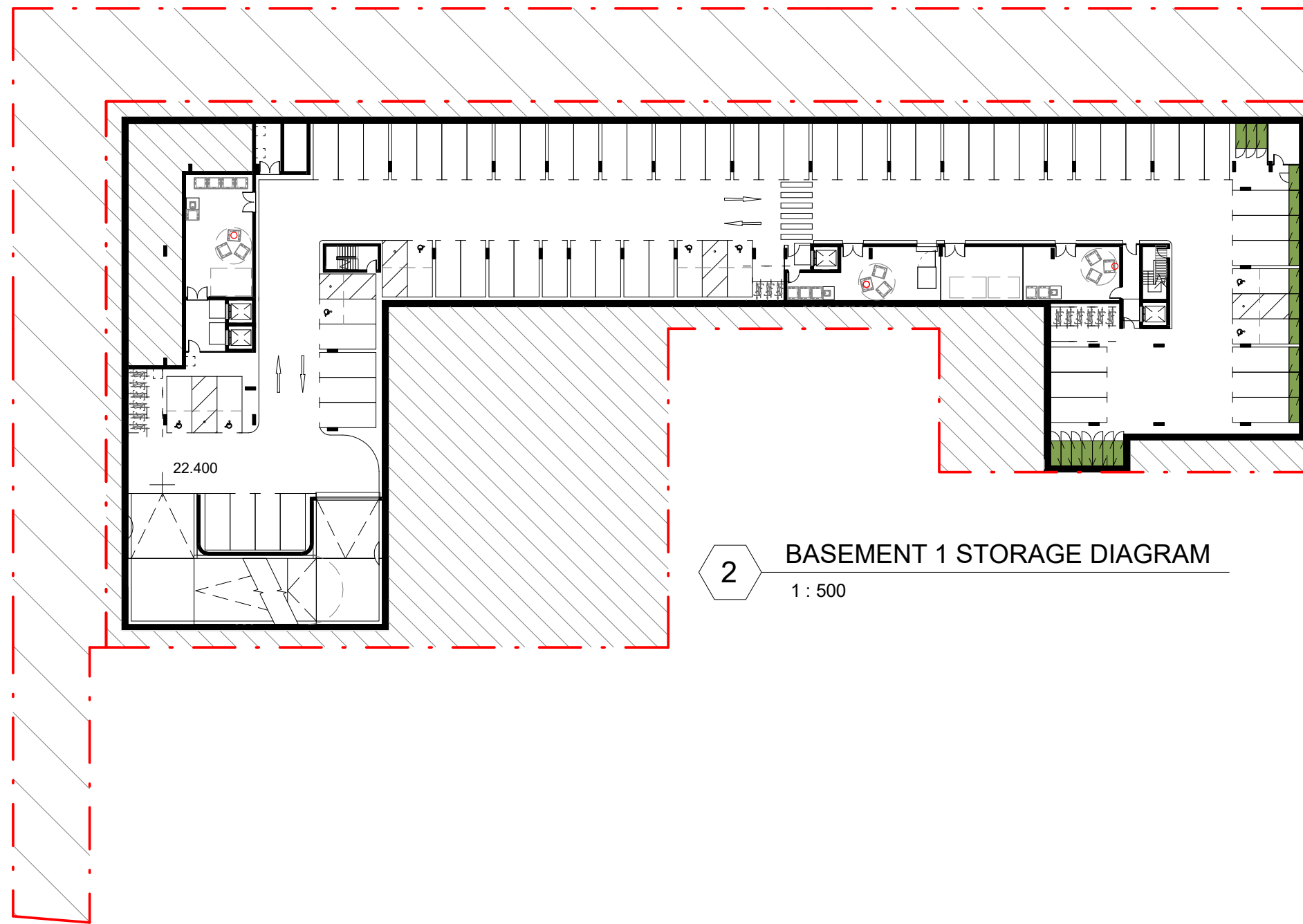
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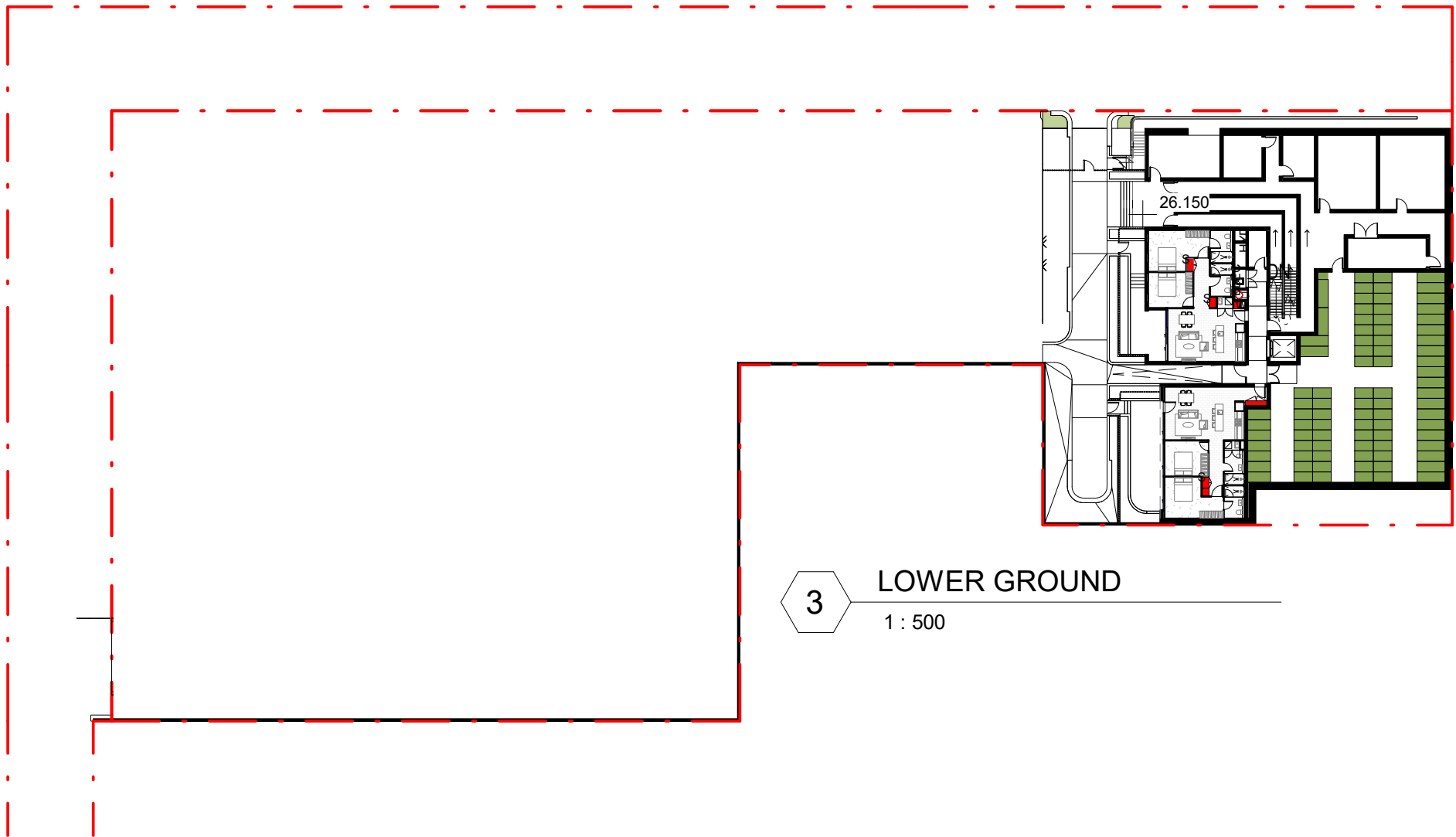




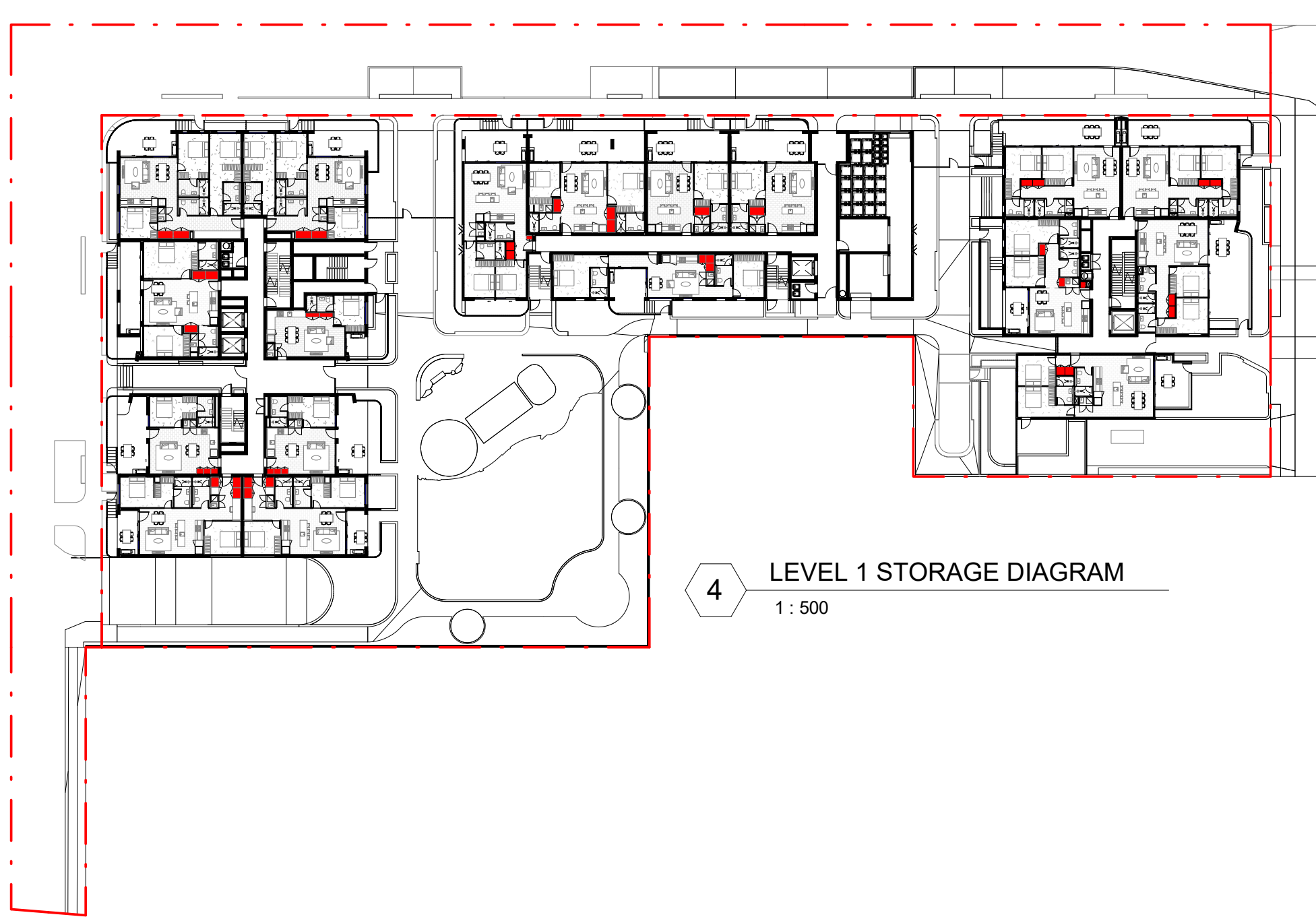
1 BASEMENT 2 STORAGE DIAGRAM
1 : 500



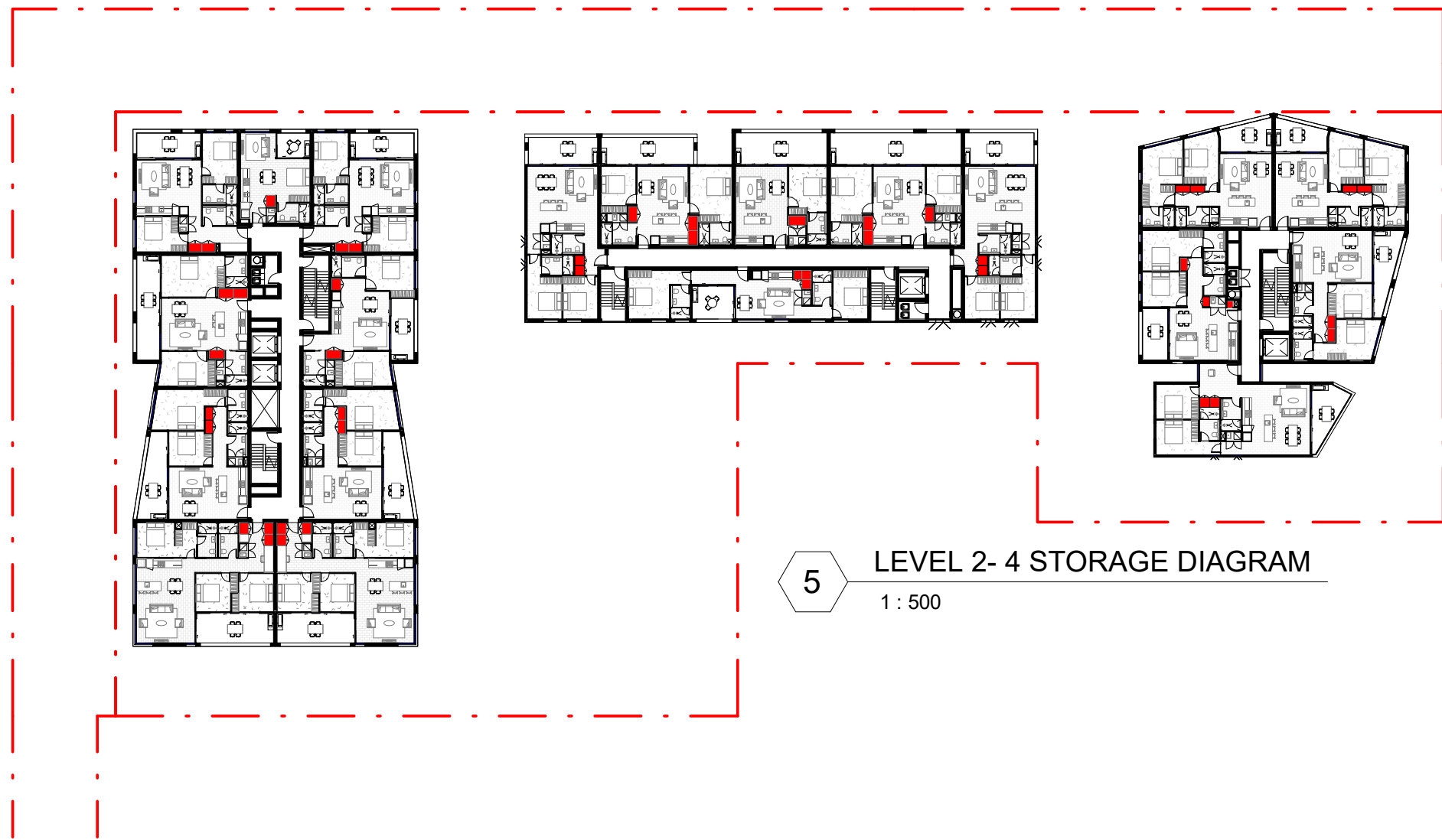
2 BASEMENT 1 STORAGE DIAGRAM
1 : 500



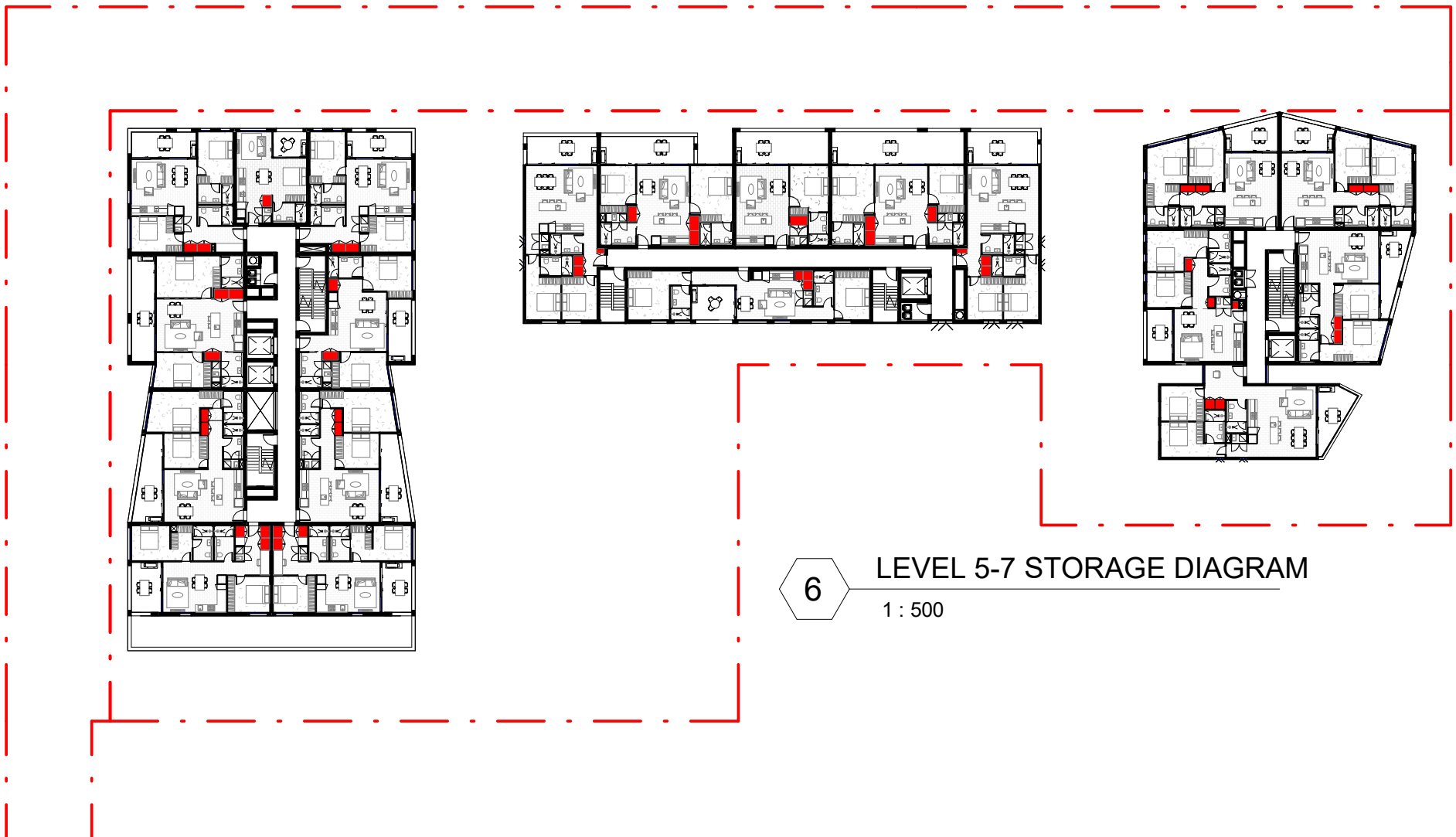
3 LOWER GROUND
1 : 500



4 LEVEL 1 STORAGE DIAGRAM
1 : 500



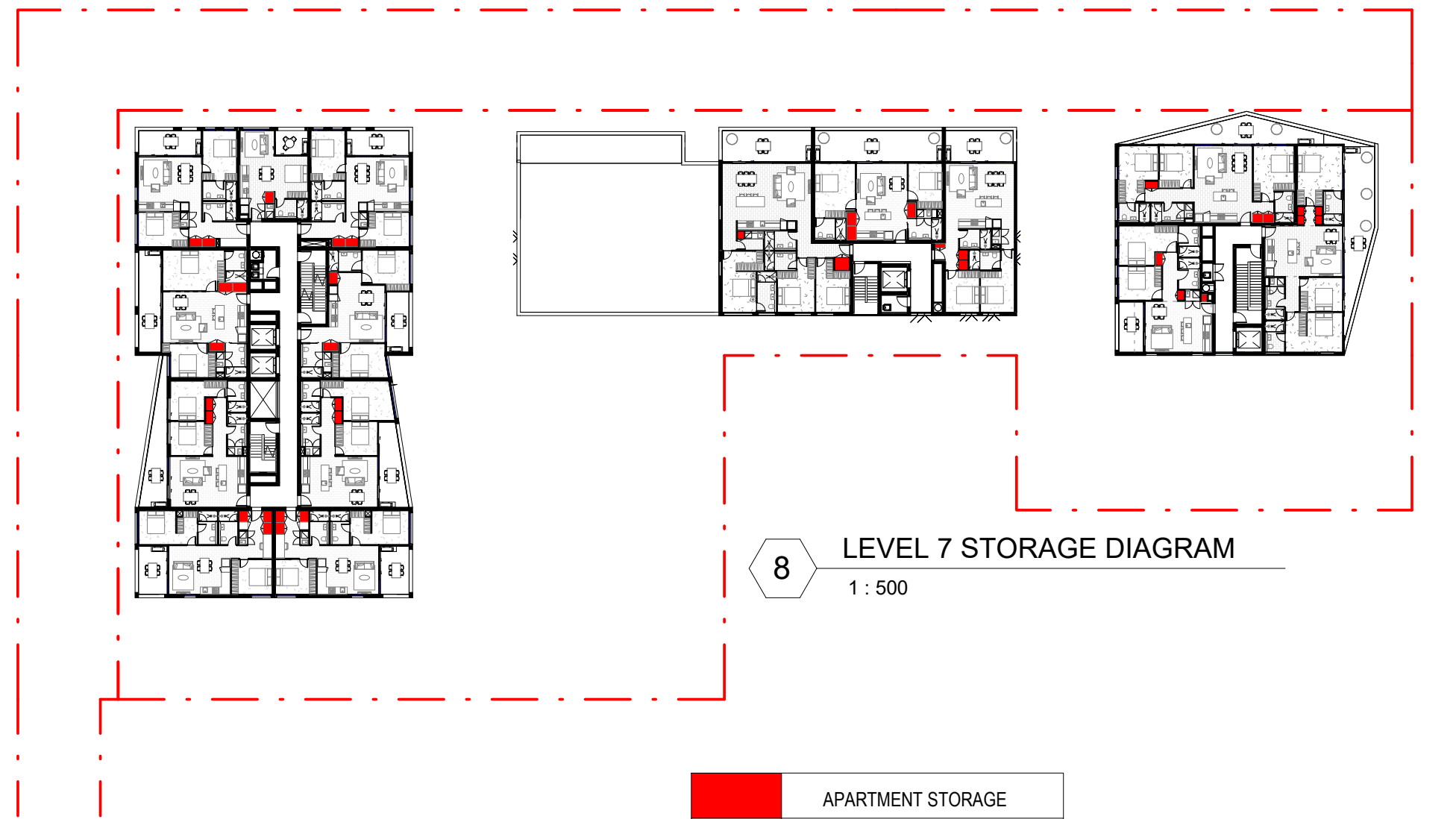
5 LEVEL 2-4 STORAGE DIAGRAM
1 : 500



6 LEVEL 5-7 STORAGE DIAGRAM
1 : 500



7 LEVEL 6 STORAGE DIAGRAM
1 : 500



8 LEVEL 7 STORAGE DIAGRAM
1 : 500

	APARTMENT STORAGE
	BASEMENT STORAGE

Apartment Storage			
APARTMENT TYPE	TOTAL STORAGE	STORAGE IN BASEMENT	STORAGE IN UNIT

1A			
1B	6.00 m³	3.00 m³	3.00 m³
1C	6.00 m³	3.00 m³	3.00 m³
1D	6.00 m³	3.00 m³	3.00 m³
1E	6.00 m³	0.00 m³	6.00 m³
2A	8.00 m³	4.00 m³	4.00 m³
2B	8.00 m³	4.00 m³	4.00 m³
2C	8.00 m³	4.00 m³	4.00 m³
2D	8.00 m³	4.00 m³	4.00 m³
2E	8.00 m³	4.00 m³	4.00 m³
2F	8.00 m³	4.00 m³	4.00 m³
2G	8.00 m³	4.00 m³	4.00 m³
2H	8.00 m³	0.00 m³	8.00 m³
2I	8.00 m³	4.00 m³	4.00 m³
2J	8.00 m³	4.00 m³	4.00 m³
3A	10.00 m³	5.00 m³	5.00 m³
3B	10.00 m³	5.00 m³	5.00 m³
3C	10.00 m³	5.00 m³	5.00 m³
3D	10.00 m³	5.00 m³	5.00 m³
3E	10.00 m³	5.00 m³	5.00 m³



9 LEVEL 8-10 STORAGE DIAGRAM
1 : 500

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PROJECT TITLE **5-9 Croydon Street Lakemba**

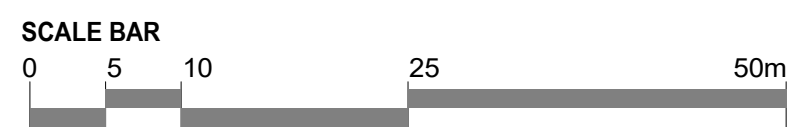
CLIENT **Eloura Holdings**

STATUS **-**

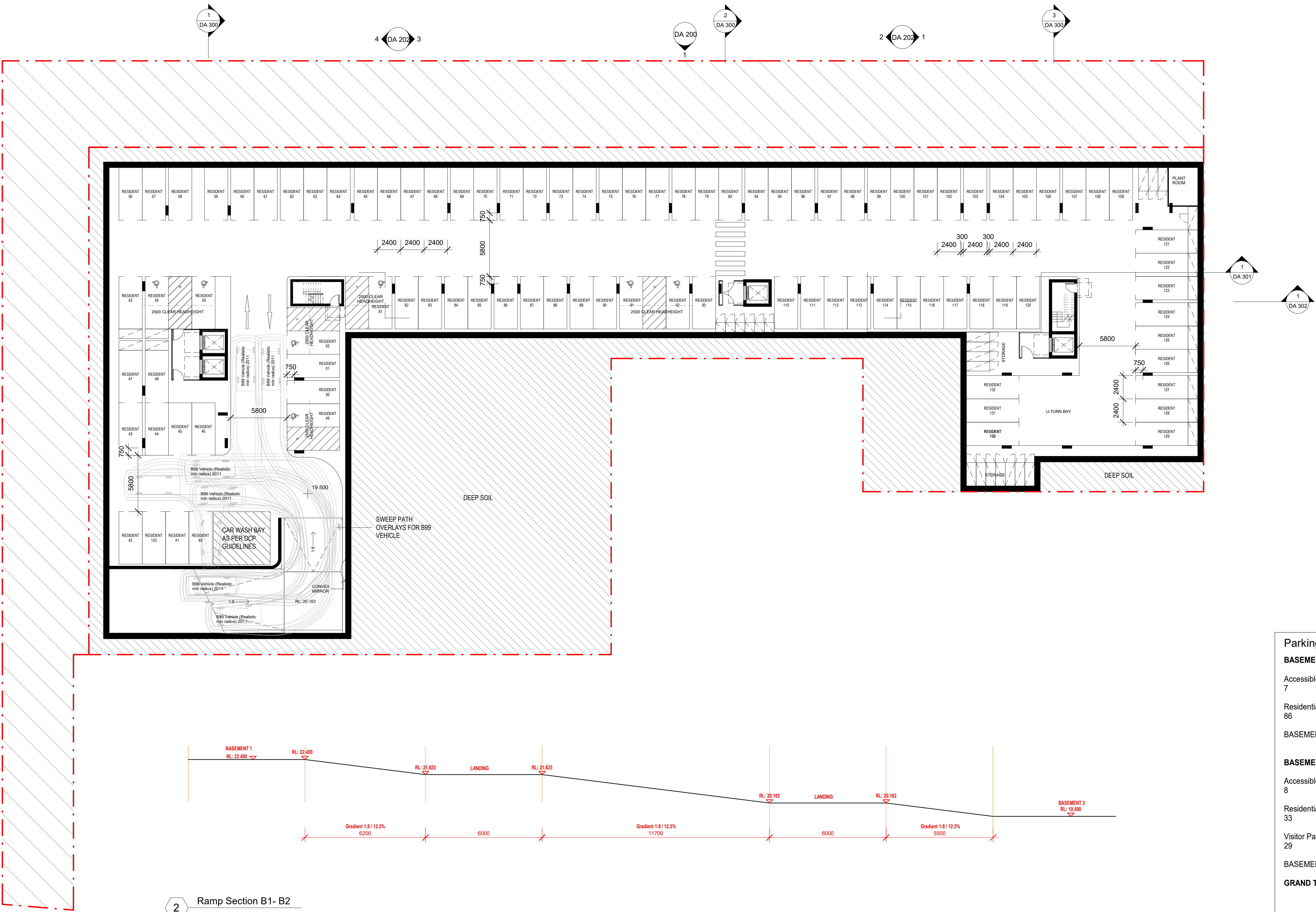
SCALE

DRAWING TITLE **STORAGE DIAGRAM**

DWG NO **DA 013**



REV **C**



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PROJECT TITLE
5-9 Croydon Street Lakemba

CLIENT
Eloura Holdings

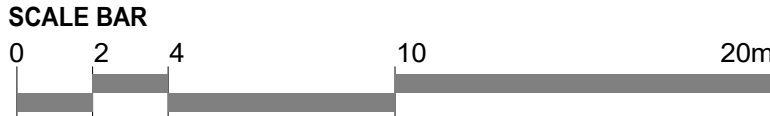
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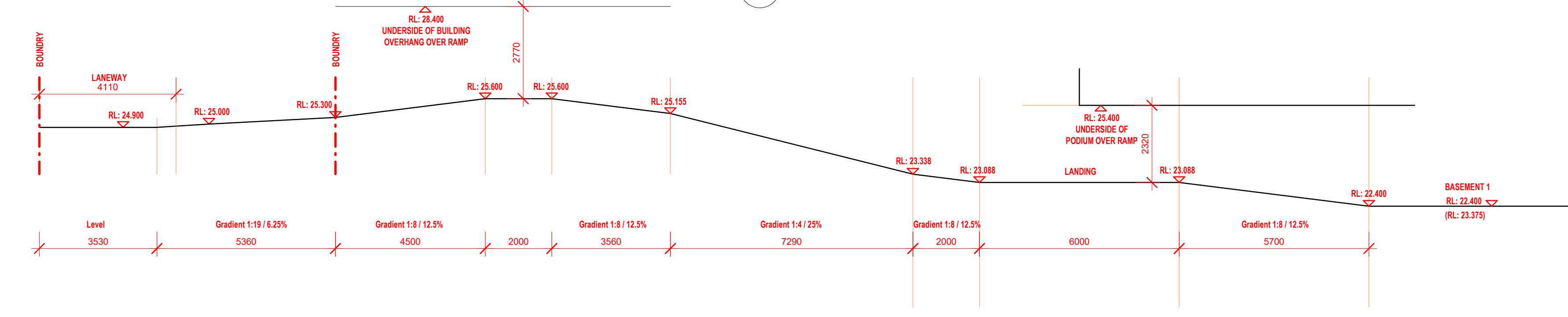
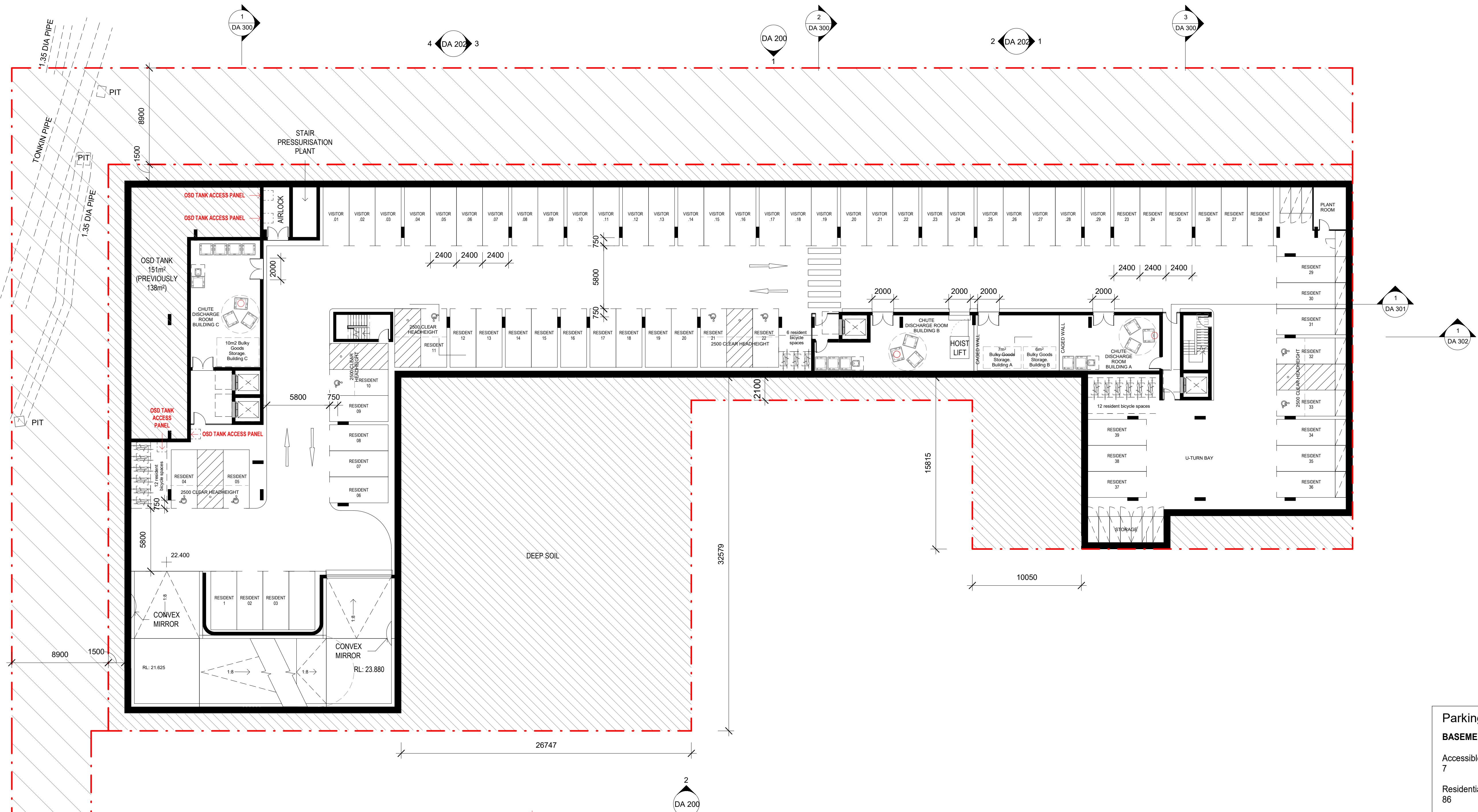
SCALE
As indicated @ A1

DRAWING TITLE
BASEMENT 2

DWG NO
DA 100

REV C



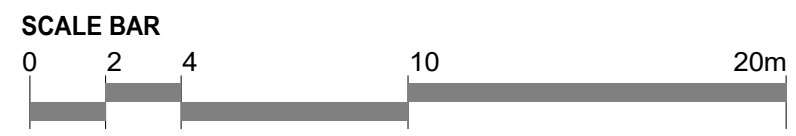


2 Ramp Section GF- B1
1 : 100

Parking Schedule	
BASEMENT 2	
Accessible Parking	7
Residential Parking	86
BASEMENT 2 TOTAL: 93	
BASEMENT 1	
Accessible Parking	8
Residential Parking	33
Visitor Parking	29
BASEMENT 1 TOTAL: 70	
GRAND TOTAL: 163	

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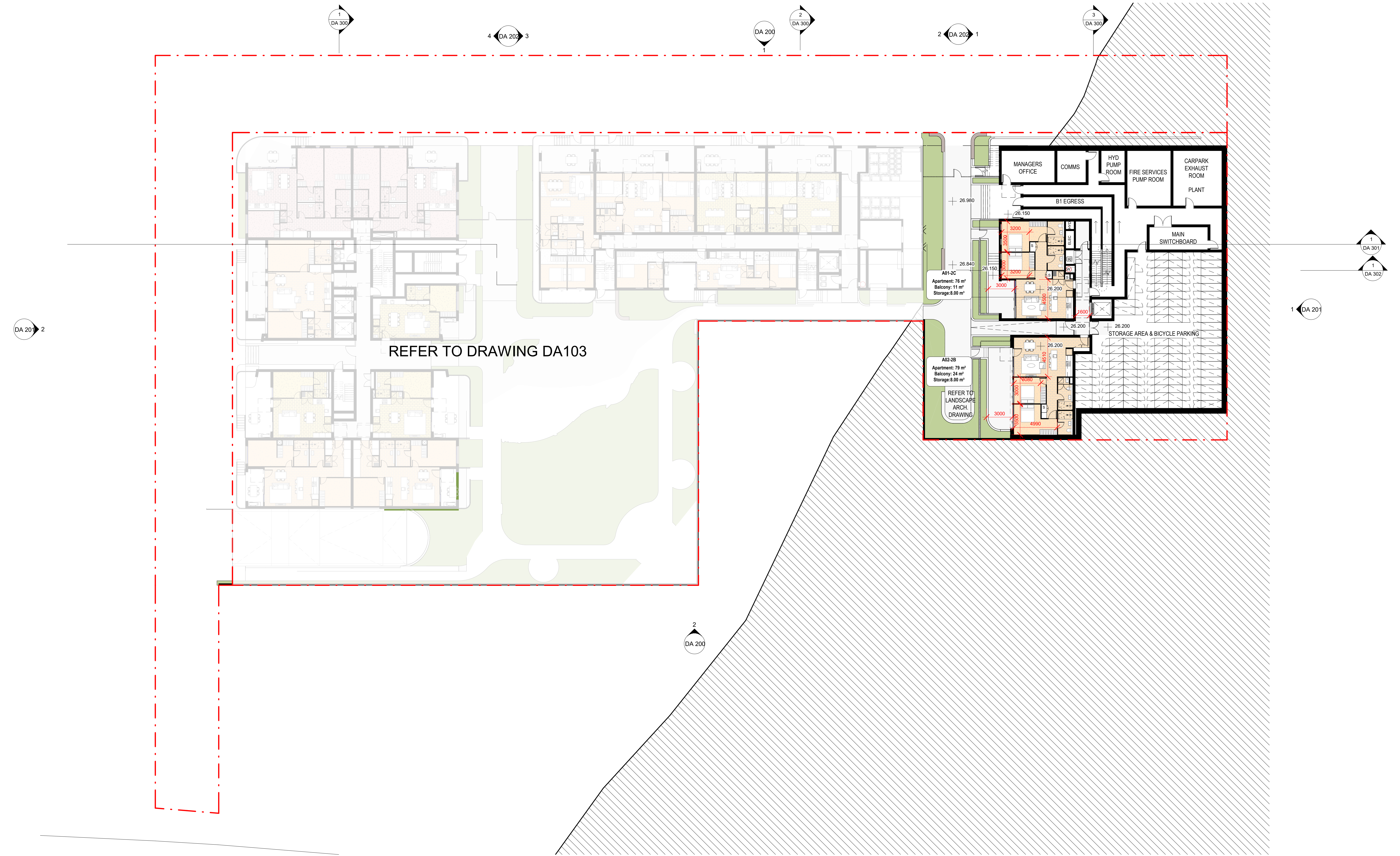
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CLIENT	Eloura Holdings
STATUS	-
SCALE	As indicated @ A1
DRAWING TITLE	BASEMENT 1
DWG NO	DA 101



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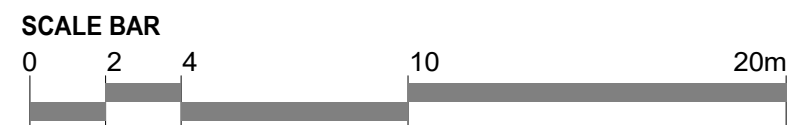
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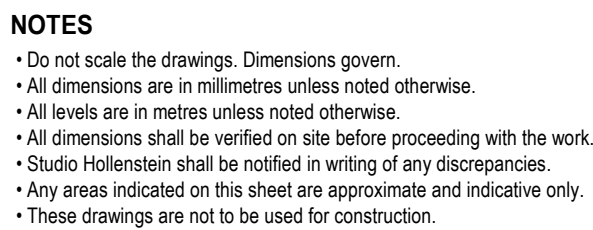
SCALE 1 : 200 @ A1

DRAWING TITLE PLAN - LOWER GROUND

DWG NO DA 102

REV C





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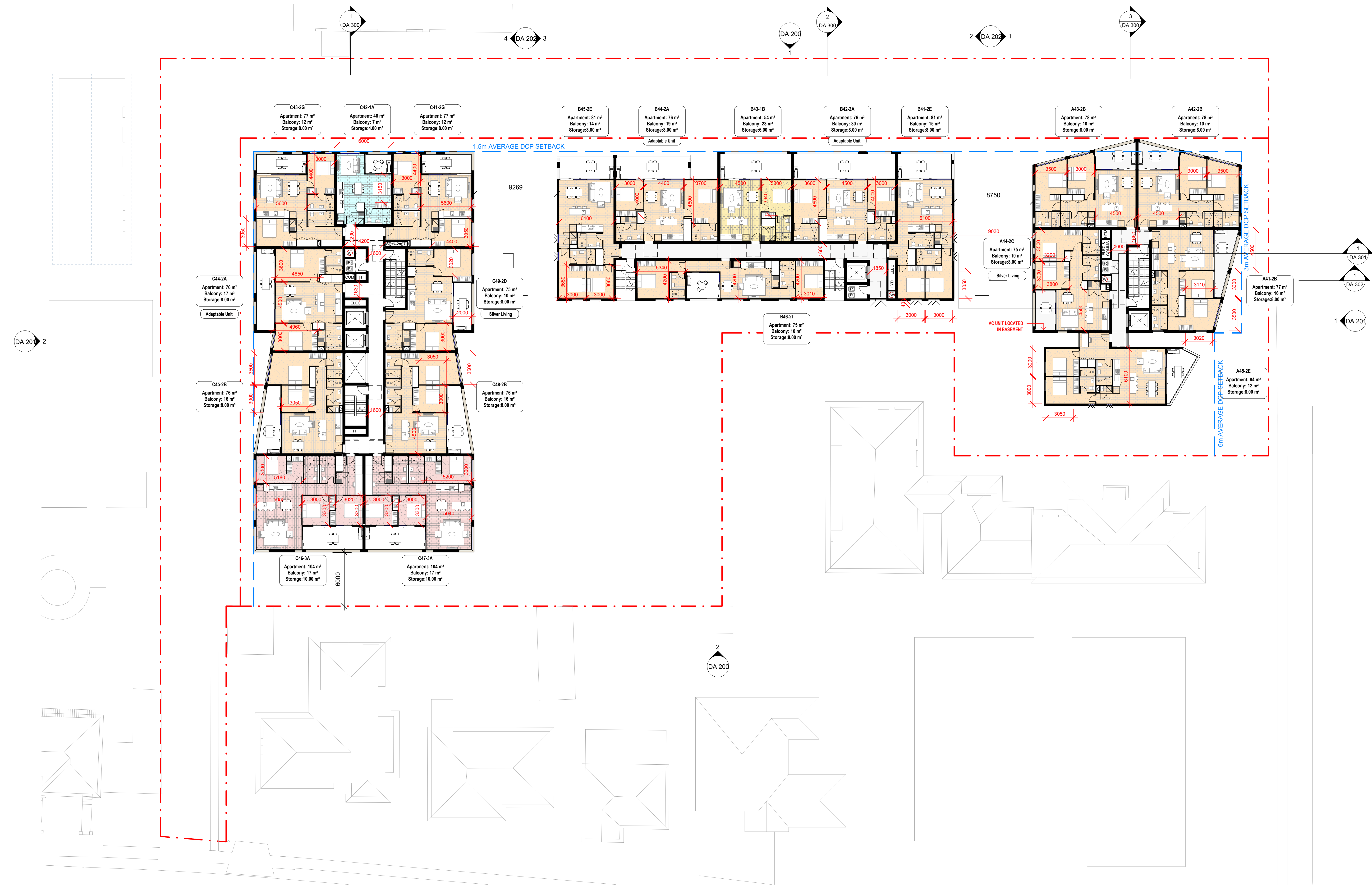
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PROJECT TITLE	5-9 Croydon Street Lakemba
CLIENT	Eloura Holdings
STATUS	-
SCALE	1 : 200 @ A1
DRAWING TITLE	PLAN - LEVEL 1
DWG NO	DA 103

REV C



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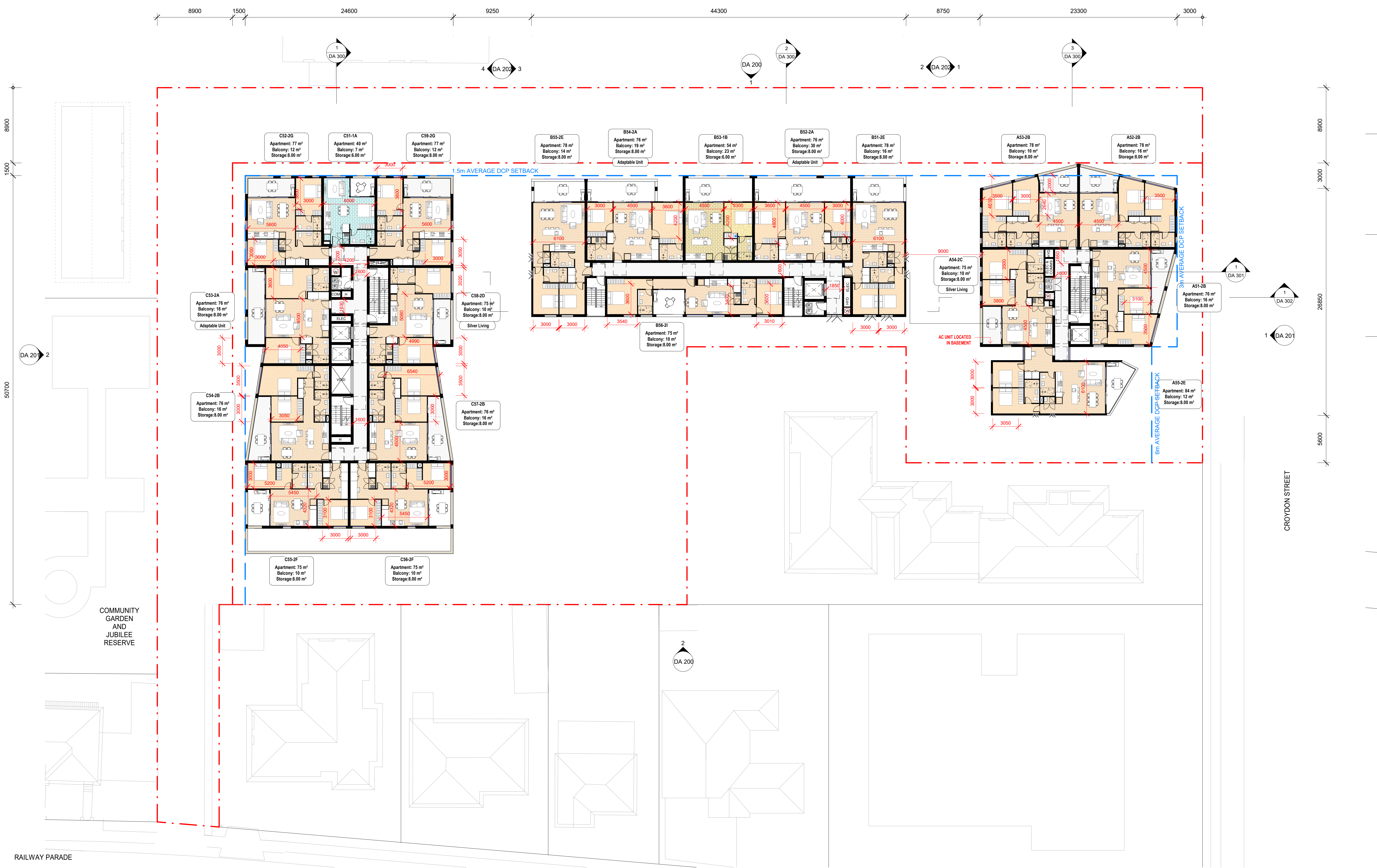
STATUS -

SCALE 1 : 200 @ A1

DRAWING TITLE PLAN - LEVEL 2-4 (TYPICAL)

DWG NO DA 104

REV C



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16/05/2022			

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MATTHEW PULLINGER ARCHITECT

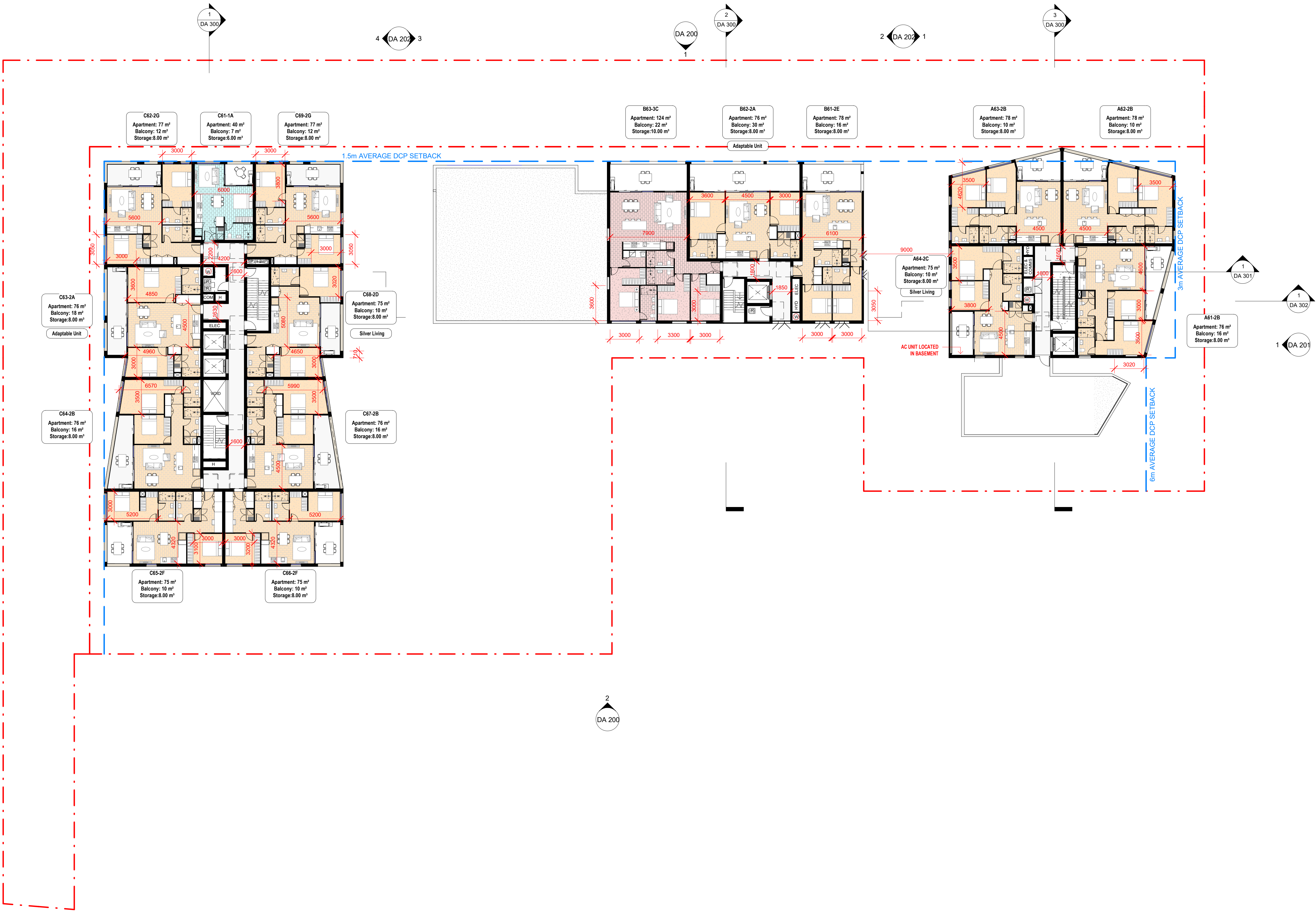
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PROJECT TITLE	5-9 Croydon Street Lakemba
CLIENT	Eloura Holdings
STATUS	-
SCALE	1 : 200 @ A1
DRAWING TITLE	PLAN - LEVEL 5
DWG NO	DA 106



REV C



NOTES

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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION
A	DA Issue
B	Amended DA
C	Amended DA

DATE	DRAWN	CHECKED	APPROVED
07/10/2020			
29/11/2021			
16/05/2022			

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PROJECT TITLE 5-9 Croydon Street Lakemba

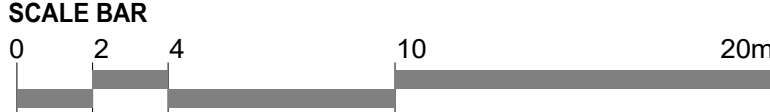
CLIENT Eloura Holdings

STATUS -

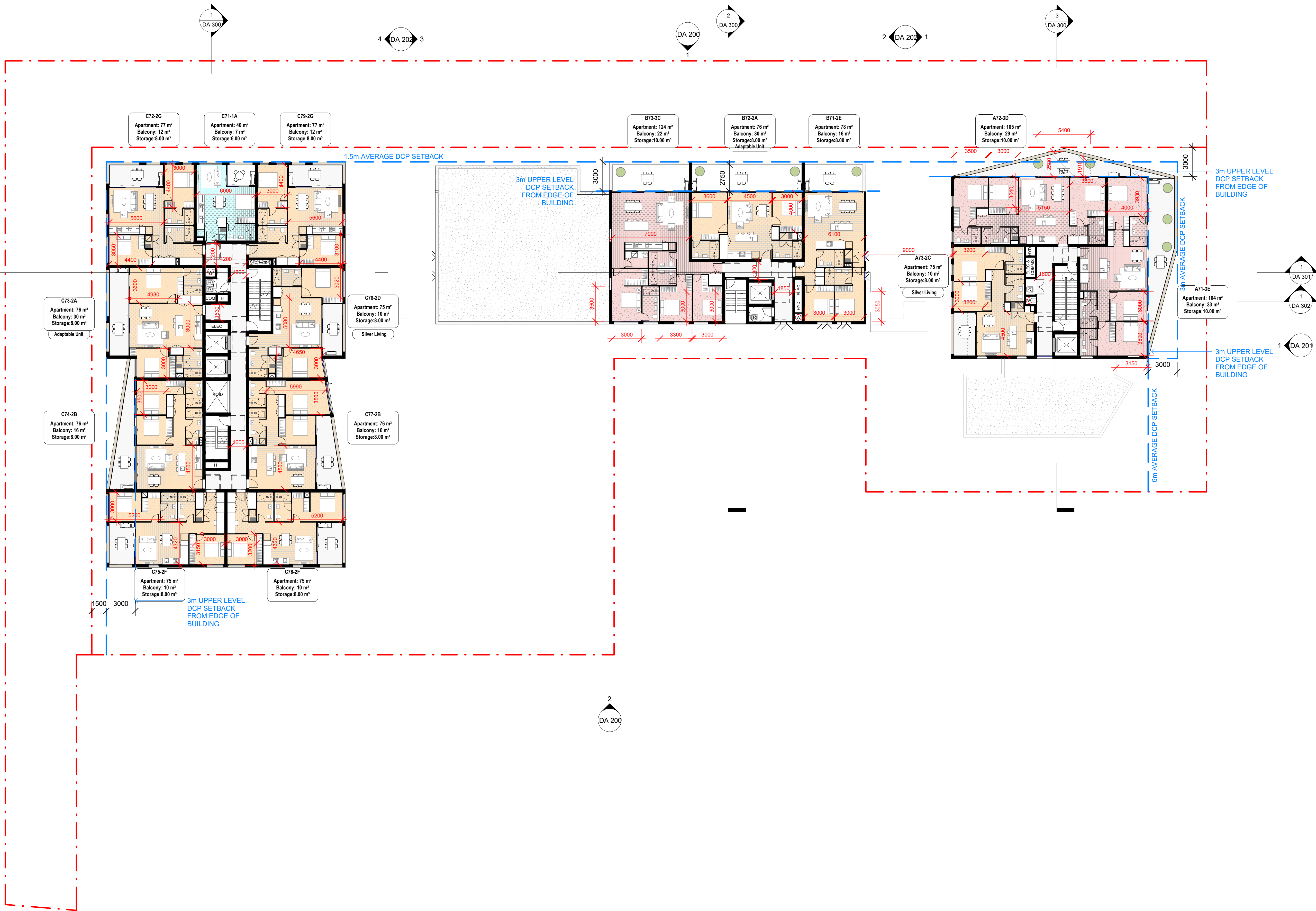
SCALE 1 : 200 @ A1

DRAWING TITLE PLAN - LEVEL 6

DWG NO DA 107



REV C



NOTES

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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION
A	DA Issue
B	Amended DA
C	Amended DA

DATE	DRAWN	CHECKED	APPROVED
07/10/2020			
29/11/2021			
16/05/2022			

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PROJECT TITLE 5-9 Croydon Street Lakemba

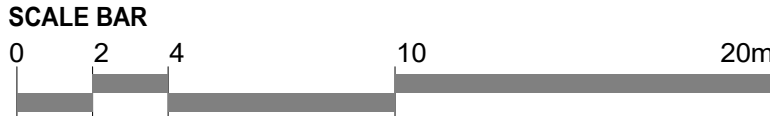
CLIENT Eloura Holdings

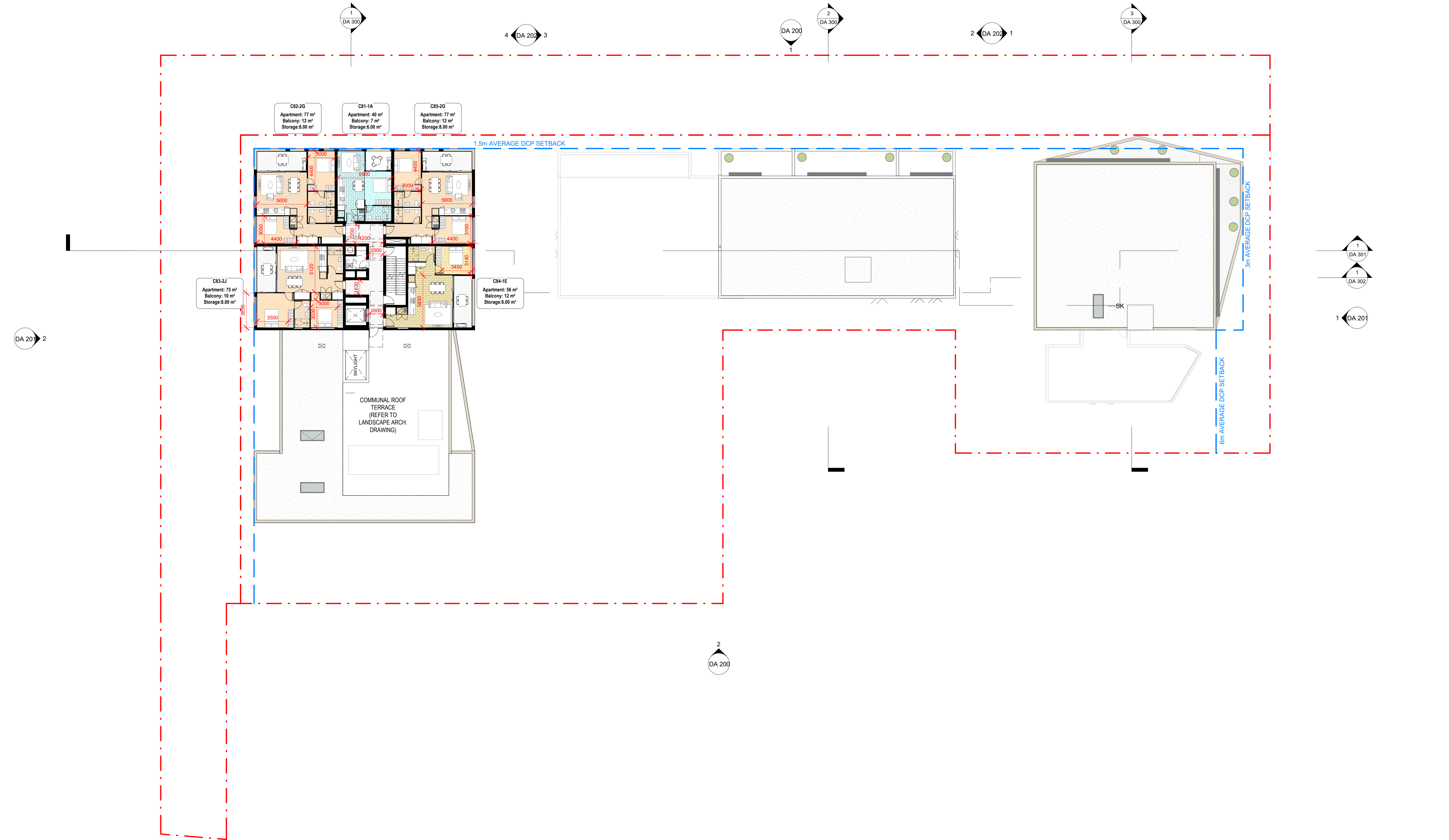
STATUS -

SCALE 1 : 200 @ A1

DRAWING TITLE PLAN - LEVEL 7

DWG NO DA 108





NOTES

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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
A	DA Issue	07/10/2020			
B	Amended DA	29/11/2021			
C	Amended DA	16/05/2022			

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PROJECT TITLE 5-9 Croydon Street Lakemba

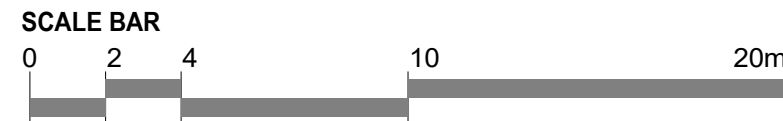
CLIENT Eloura Holdings

STATUS -

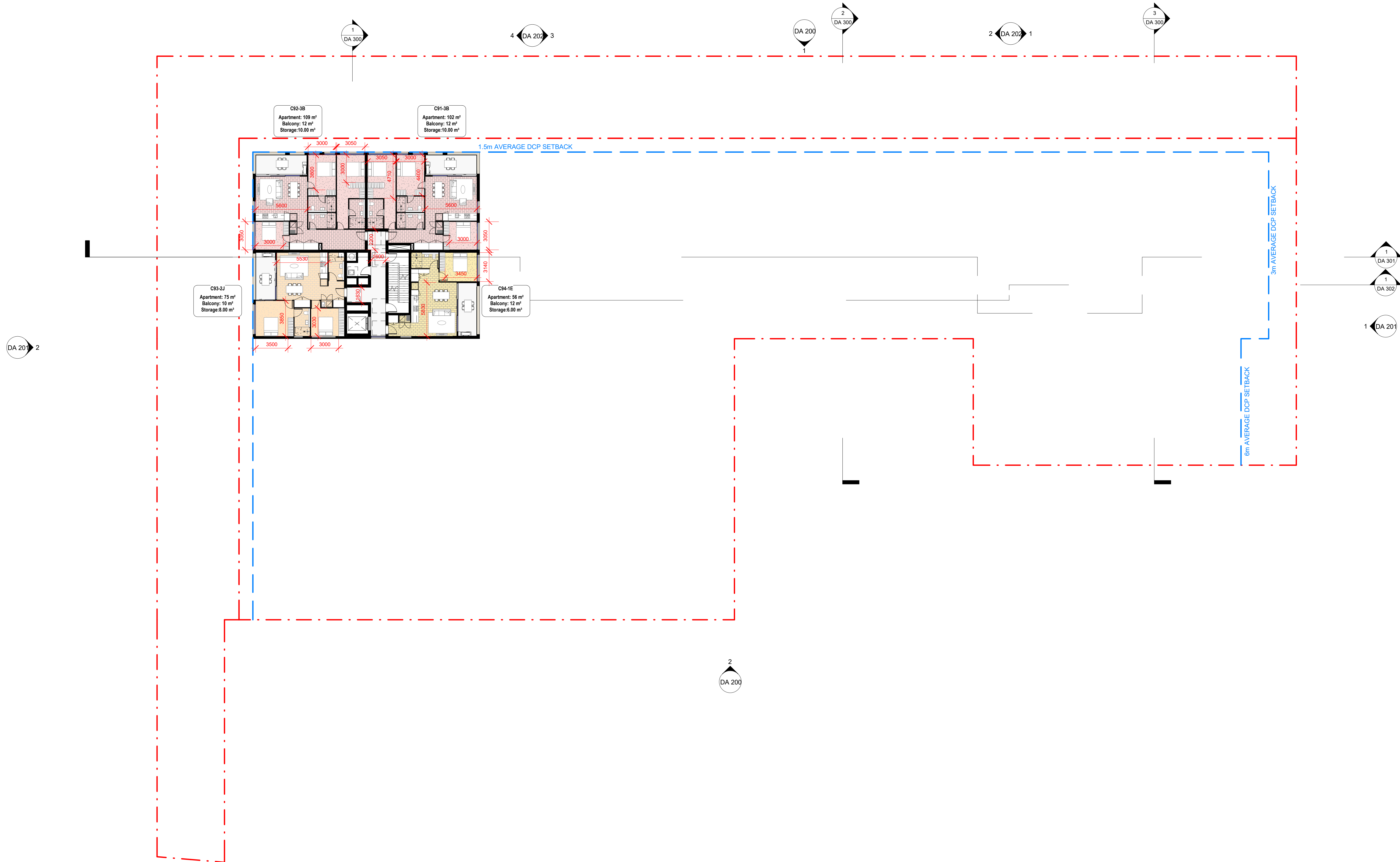
SCALE 1 : 200 @ A1

DRAWING TITLE PLAN - LEVEL 8

DWG NO DA 109



REV **C**



NOTES

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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION
A	DA Issue
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C	Amended DA

DATE	DRAWN	CHECKED	APPROVED
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29/11/2021			
16/05/2022			

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

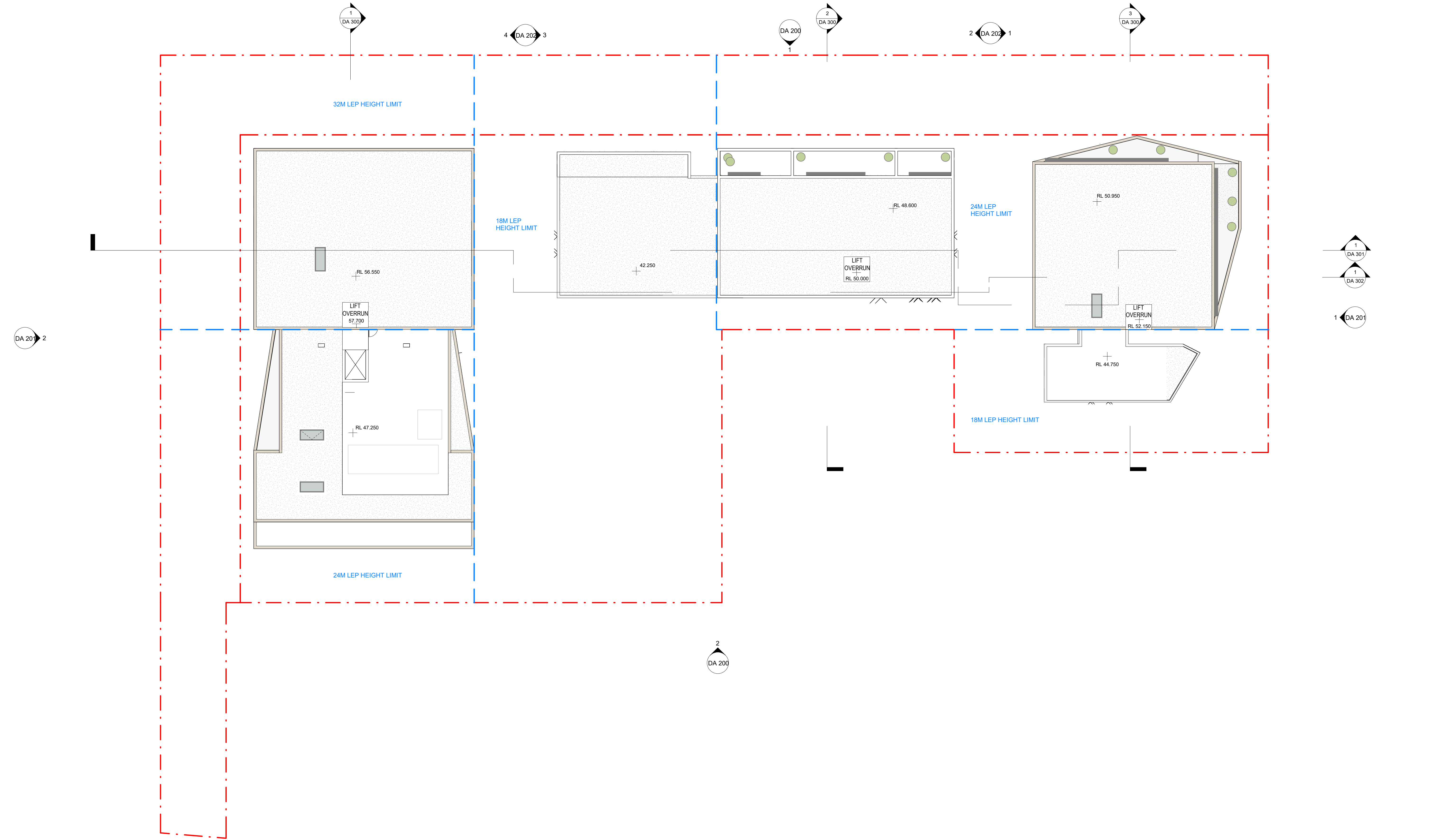
SCALE

DRAWING TITLE PLAN 9-10 (TYPICAL)

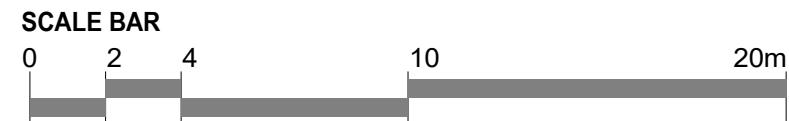
DWG NO DA 110



REV C



- NOTES**
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KEYPLAN

CLIENT

LEGEND

REV	DESCRIPTION
A	DA Issue
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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE 1 : 200 @ A1

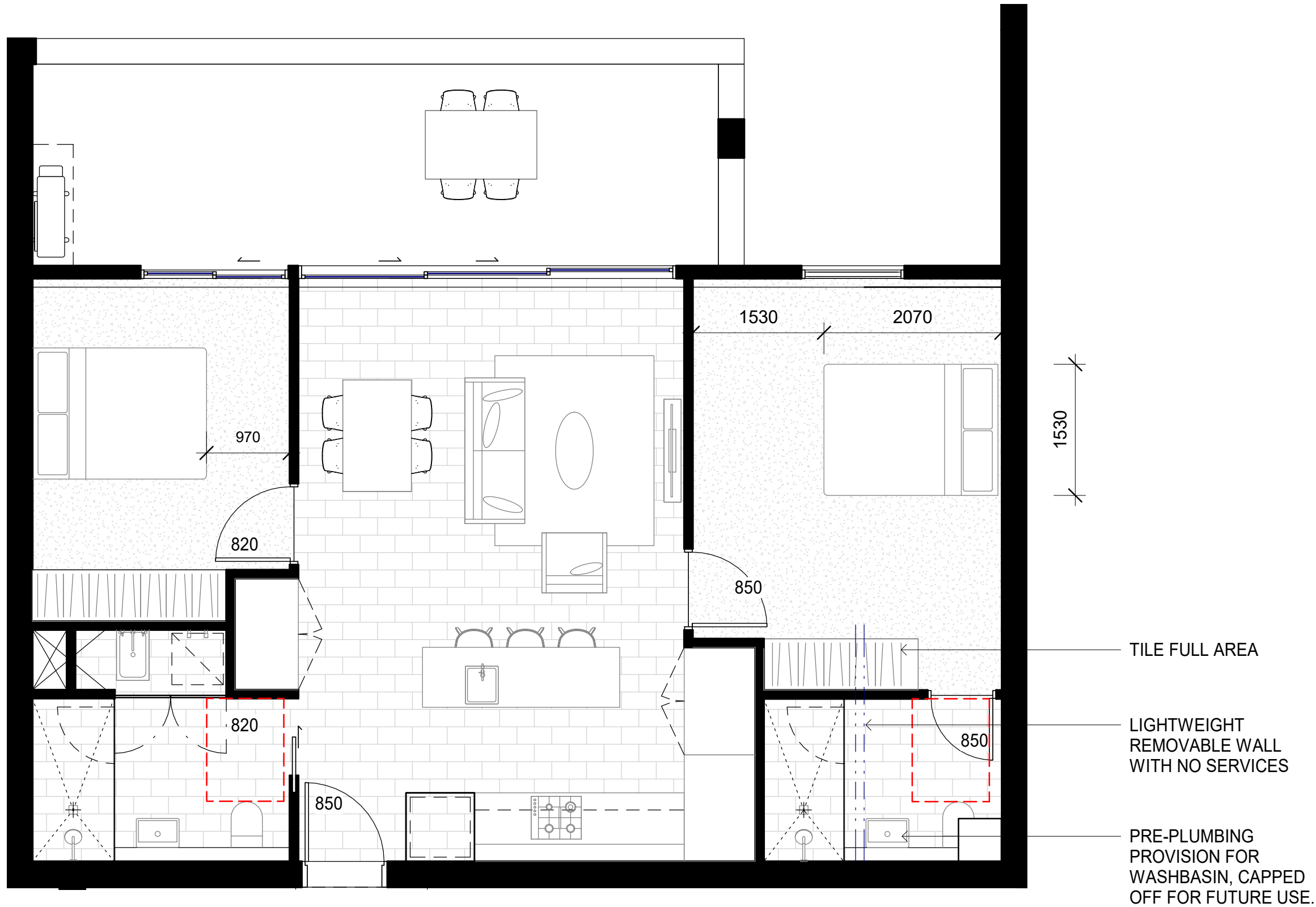
DRAWING TITLE PLAN - ROOF

DWG NO DA 111

REV **C**

2 BEDROOM ADAPTABLE APARTMENT
Type 2A - Pre-Adapted and Silver Level LHA
Apartment = 75.6m²
Balcony = 30m²

ADAPTABLE UNIT NUMBERS
B13, B22, B24, B32, B34, B42, B44,
B52, B54, C13, C24, C34, C44, C53,
C63, C73



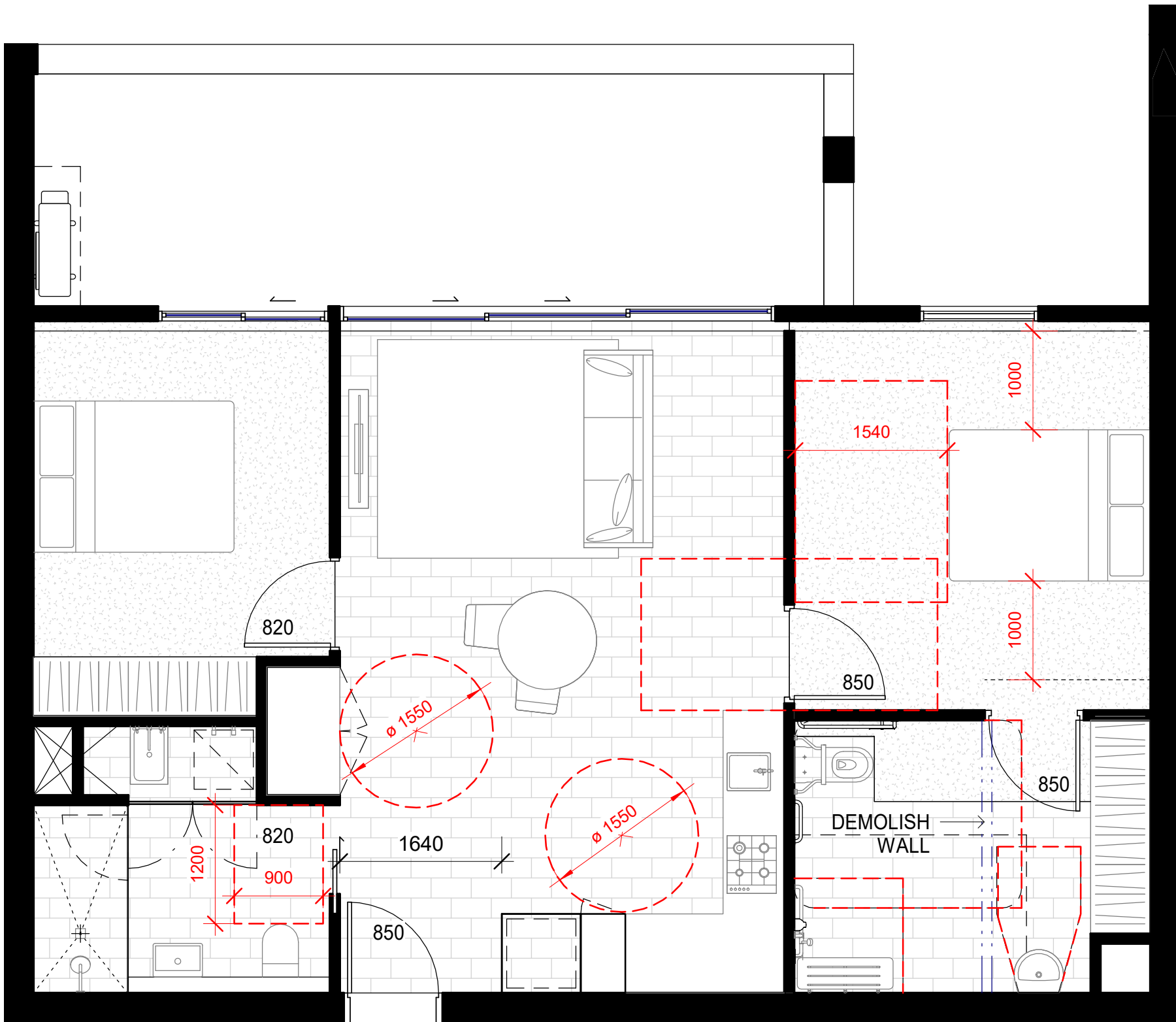
1 TYPICAL ADAPTABLE UNIT PLAN PRE-ADAPTED - 2 BED / 2 BATH - CENTAL LIVING ROOM - 75sqm NSA
1 : 50

NOTES:
SLAB SETDOWNS PROVIDED TO WET AREAS TO ENSURE FLUSH FLOOR FINISH TRANSITIONS.

THE ABOVE LAYOUT IS DESIGNED TO COUNT TOWARDS BOTH AN ADAPTABLE & SILVER LEVEL APARMTENTS.
THERE ARE 34 ADAPTABLE & SILVER LEVEL APARTMENTS ACROSS THE PROJECT. THIS IS APPROXIMATELY 22% OF THE TOTAL.
SEPP 65 COMPLIANCE REQUIRES 20% - SILVER LEVEL UNITS. CANTERBURY COUNCIL DCP REQUIRES 10%.

850 INDICATES 850mm CLEAR OPENING DOORS
820 INDICATES 820mm CLEAR OPENING DOORS

2 BEDROOM ADAPTABLE APARTMENT
Type 2A - Post-Adapted
Apartment = 75.6m²
Balcony = 30m²



2 TYPICAL ADAPTABLE UNIT PLAN POST-ADAPTED - 2 BED / 2 BATH - CENTAL LIVING ROOM - 75sqm NSA
1 : 50

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KEYPLAN

CLIENT

LEGEND

REV
A DA Issue
B Amended DA
C Amended DA

DESCRIPTION
DA Issue
Amended DA
Amended DA

DATE
07/10/2020
29/11/2021
16/05/2022

DRAWN
CHECKED
APPROVED

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE ADAPTABLE UNIT TYPES

DWG NO DA 150

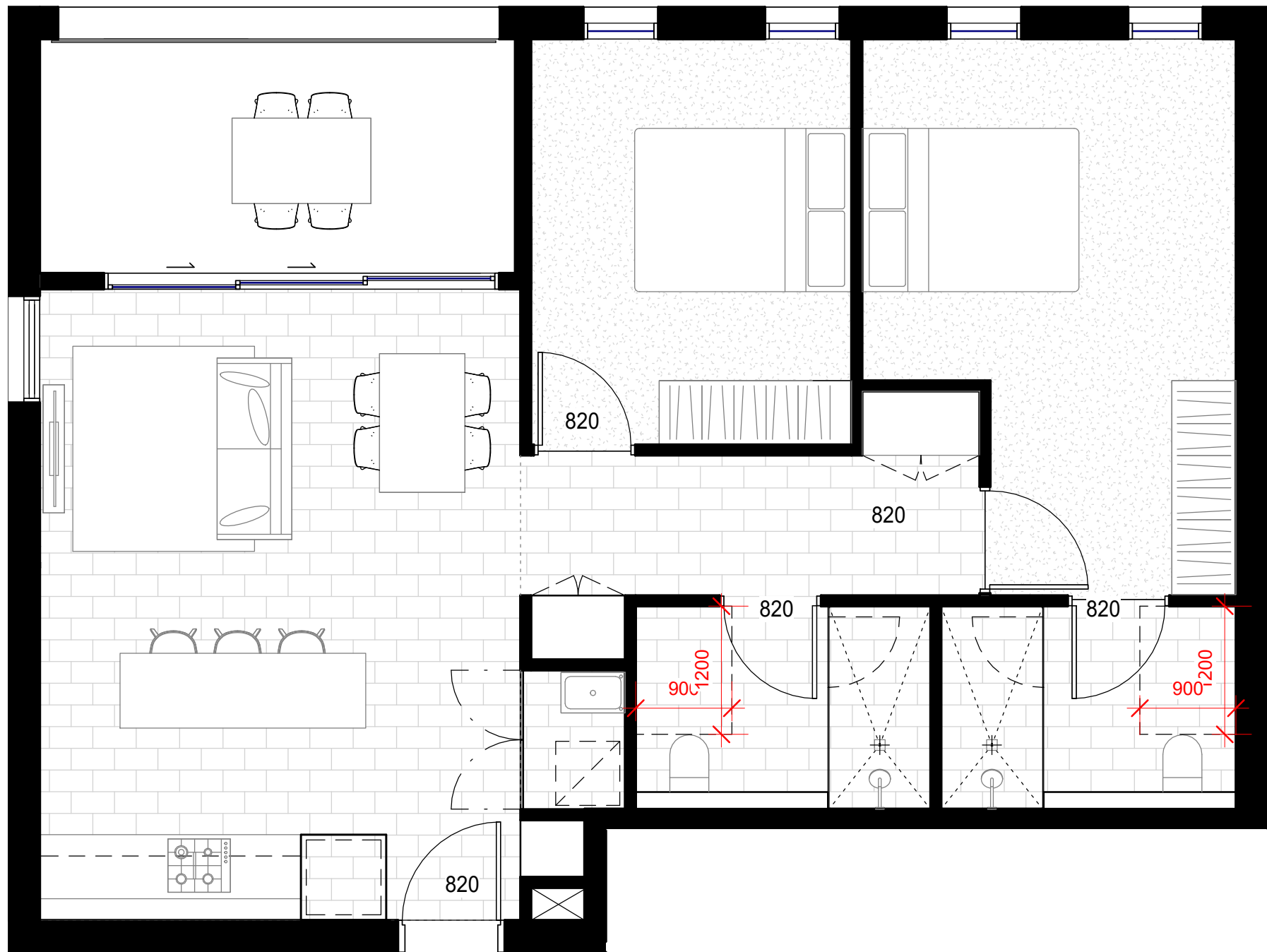
REV C

2 BEDROOM APARTMENT

Type 2C - Silver Living
Apartment = 76.5m²
Balcony = 12.5m²

SILVER LIVING UNIT NUMBERS

A01, A14, A24, A34, A44, A54,
A64, A74



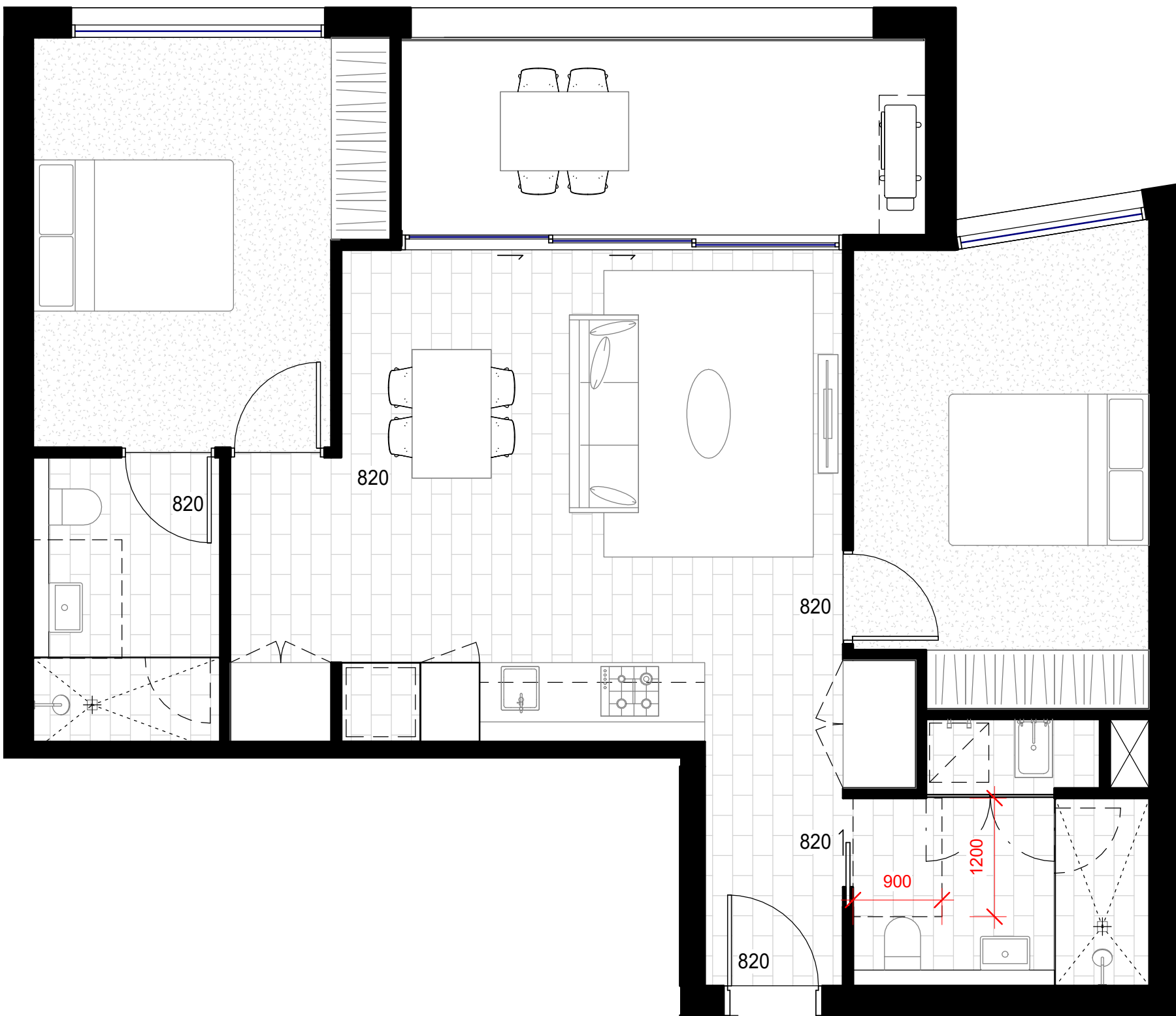
1 TYPICAL SILVER LIVING UNIT PLAN - 2C - 76sqm GFA
1 : 50

2 BEDROOM APARTMENT

Type 2D - Silver Living
Apartment = 77m²
Balcony = 12m²

SILVER LIVING UNIT NUMBERS

C29, C39, C49, C58, C68, C78



2 TYPICAL SILVER LIVING UNIT PLAN - 2D - 2 BED - 77sqm GFA
1 : 50

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REV

DESCRIPTION
A DA Issue
B Amended DA
C Amended DA

DATE

07/10/2020
29/11/2021
16/05/2022

DRAWN

CHECKED

APPROVED

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE SILVER LIVING UNIT TYPES

DWG NO DA 151

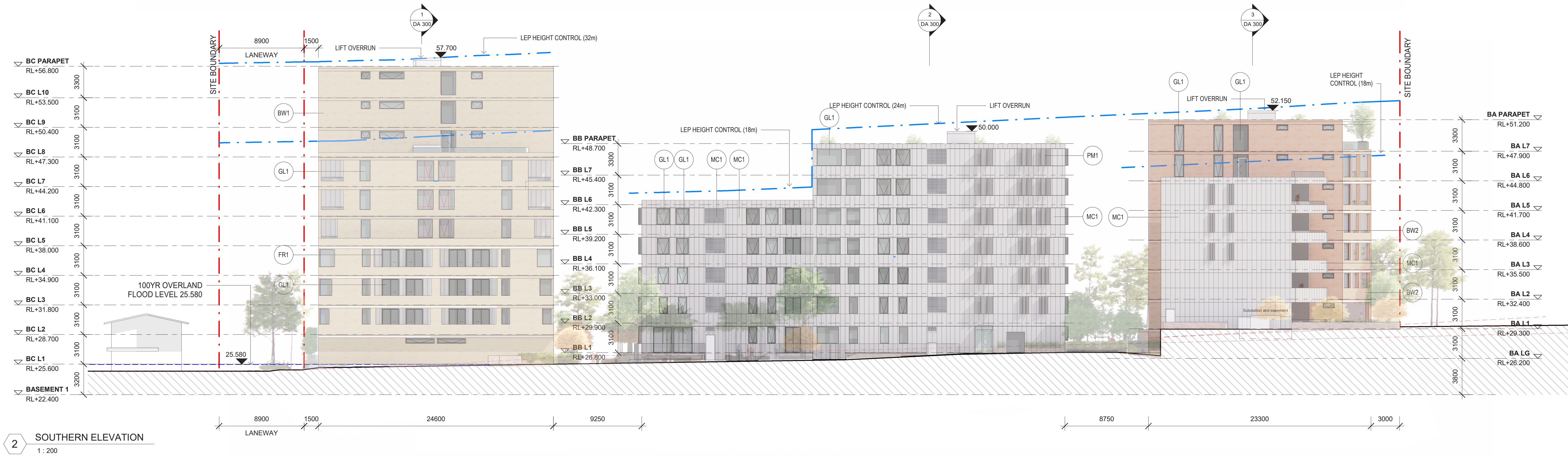
SCALE BAR



REV C



1 NORTHERN ELEVATION
1 : 200



2 SOUTHERN ELEVATION
1 : 200

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KEYPLAN

CLIENT

LEGEND

- | | | | |
|-----|------------------------------|-----|--|
| MC1 | PROFILED GREY METAL CLADDING | MC2 | PREFINISHED GREY PANEL |
| BW1 | BRICK LIGHT, WARM COLOUR | FR1 | WINDOW GLAZING (WITH CLEAR ANODISED ALUMINIUM FRAMING) |
| PM1 | GREY METAL | GL1 | GLASS |

REV

- | | |
|---|------------|
| A | DA Issue |
| B | Amended DA |
| C | Amended DA |

DATE

- | |
|------------|
| 07/10/2020 |
| 29/11/2021 |
| 16/05/2022 |

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CHECKED

APPROVED

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PROJECT TITLE

5-9 Croydon Street Lakemba

CLIENT

Eloura Holdings

STATUS

-

SCALE

1 : 200 @ A1

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DWG NO

DA 200

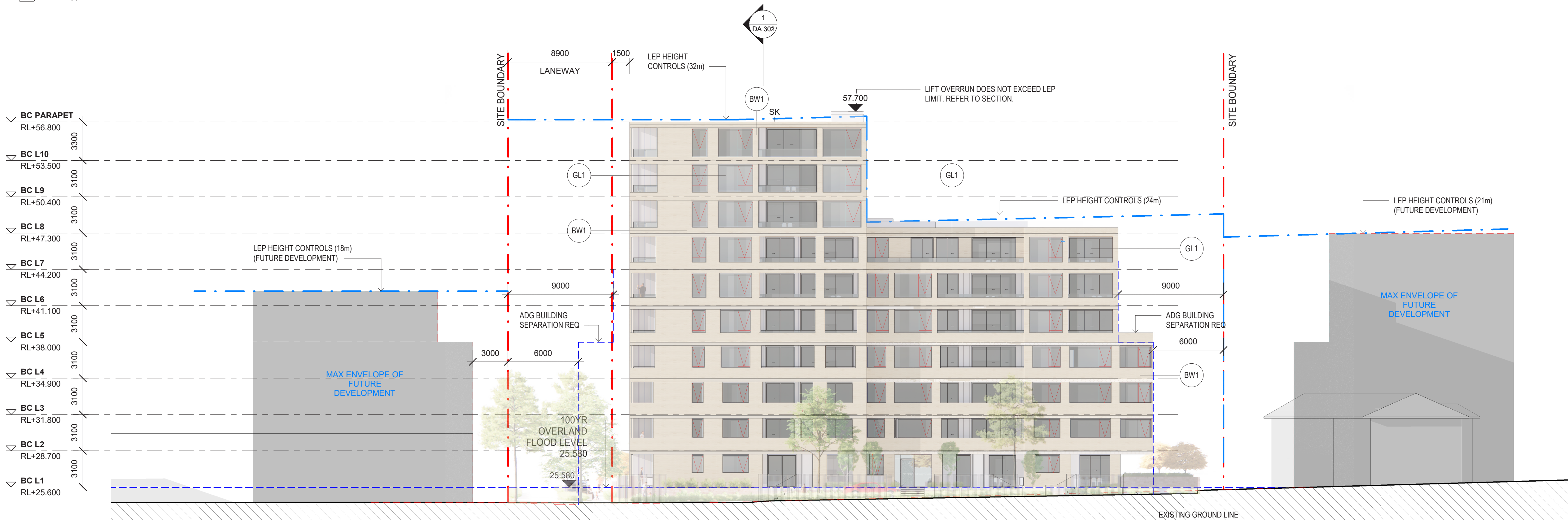
REV

C





1 EASTERN ELEVATION - BUILDING A
1 : 200



2 WESTERN ELEVATION - BUILDING C
1 : 200

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KEYPLAN

CLIENT

LEGEND

- | | | | |
|-----|------------------------------|-----|--|
| MC1 | PROFILED GREY METAL CLADDING | MC2 | PREFINISHED GREY PANEL |
| BW1 | BRICK LIGHT, WARM COLOUR | FR1 | WINDOW GLAZING (WITH CLEAR ANODISED ALUMINIUM FRAMING) |
| PM1 | GREY METAL | GL1 | GLASS |

REV

- | | |
|---|------------|
| A | DA Issue |
| B | Amended DA |
| C | Amended DA |

DATE

- | |
|------------|
| 07/10/2020 |
| 29/11/2021 |
| 16/05/2022 |

DRAWN

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PROJECT TITLE

5-9 Croydon Street Lakemba

CLIENT

Eloura Holdings

STATUS

-

SCALE

DRAWING TITLE

EAST AND WEST ELEVATIONS

DWG NO

DA 201

SCALE BAR

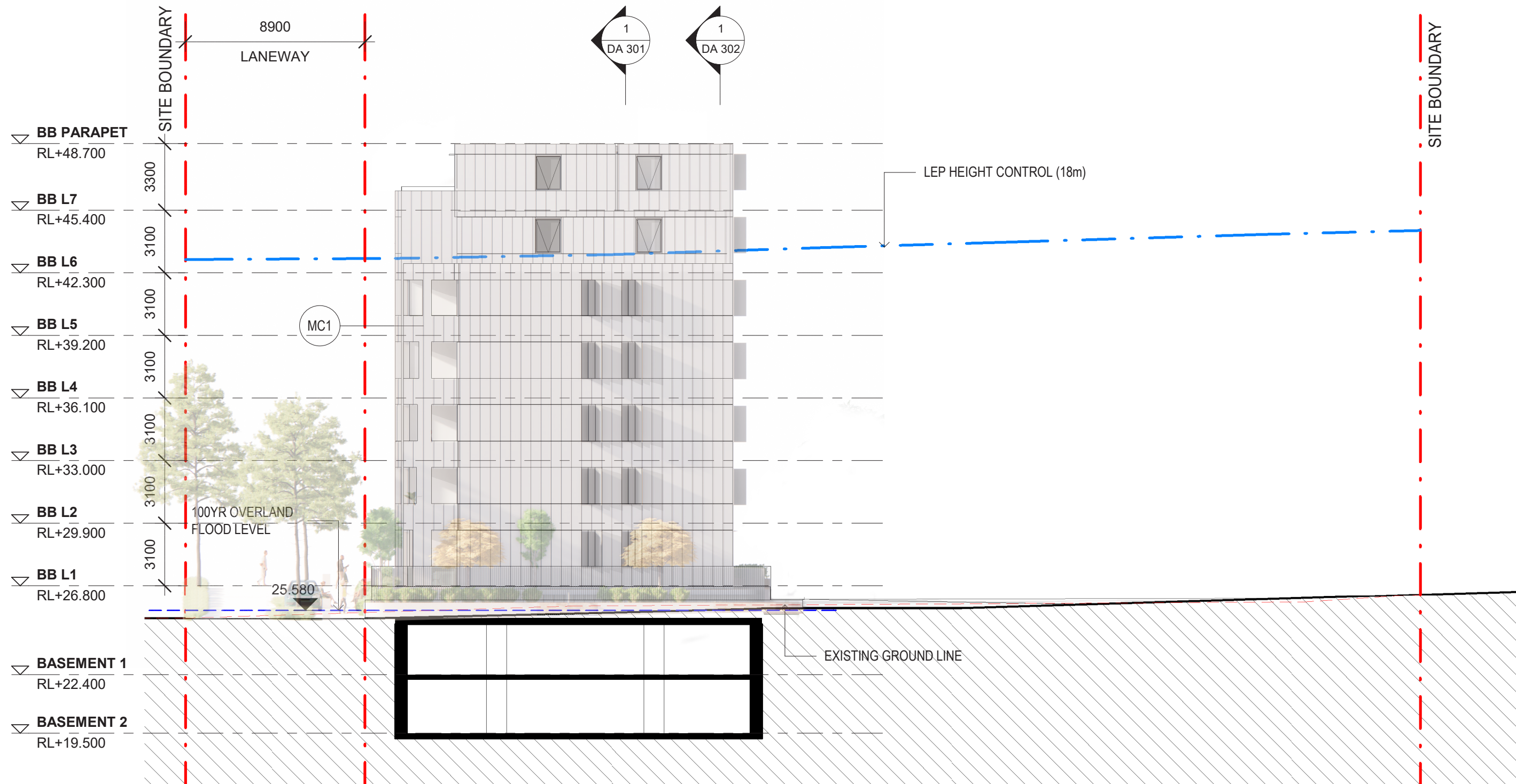


REV

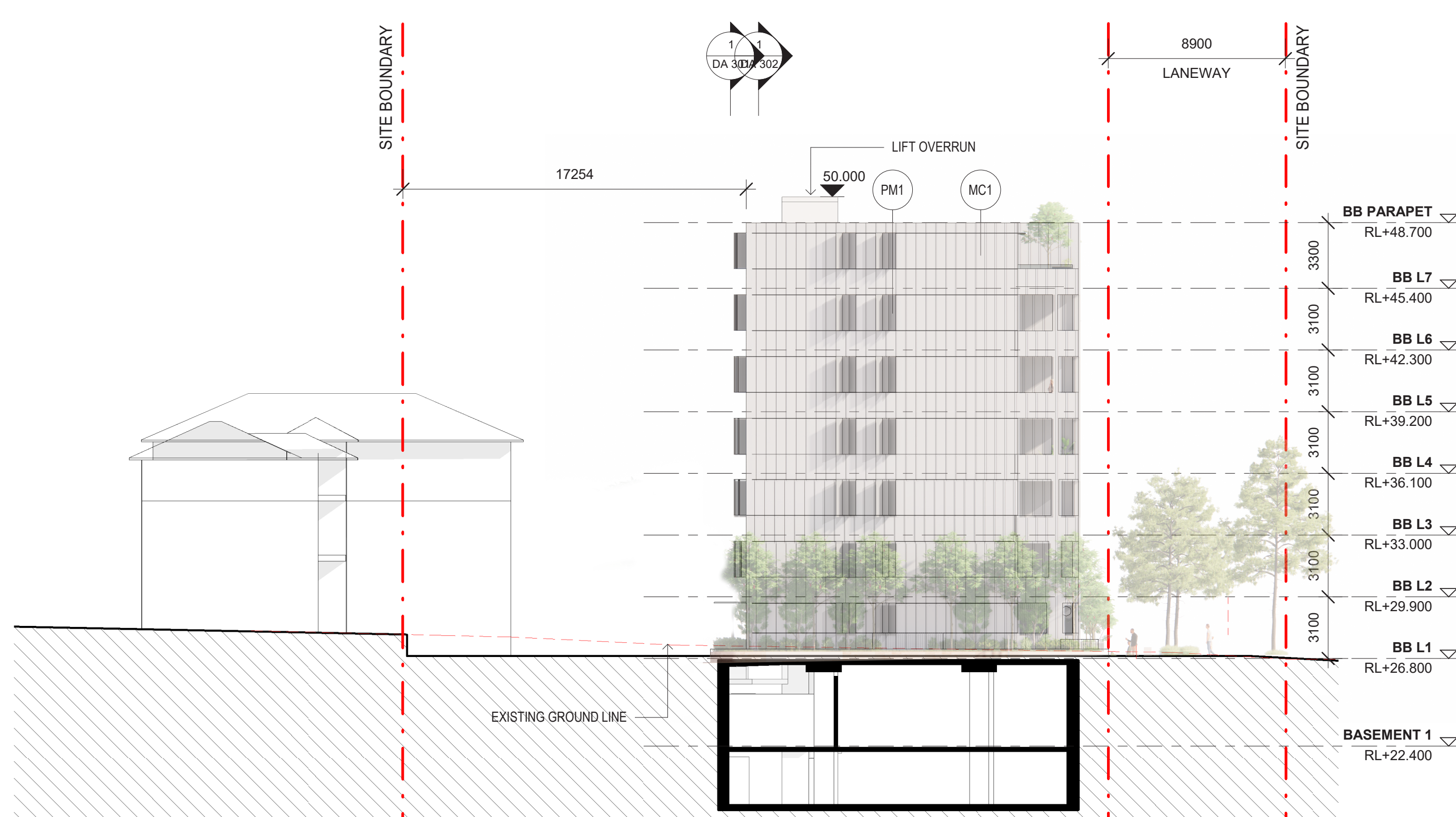
C



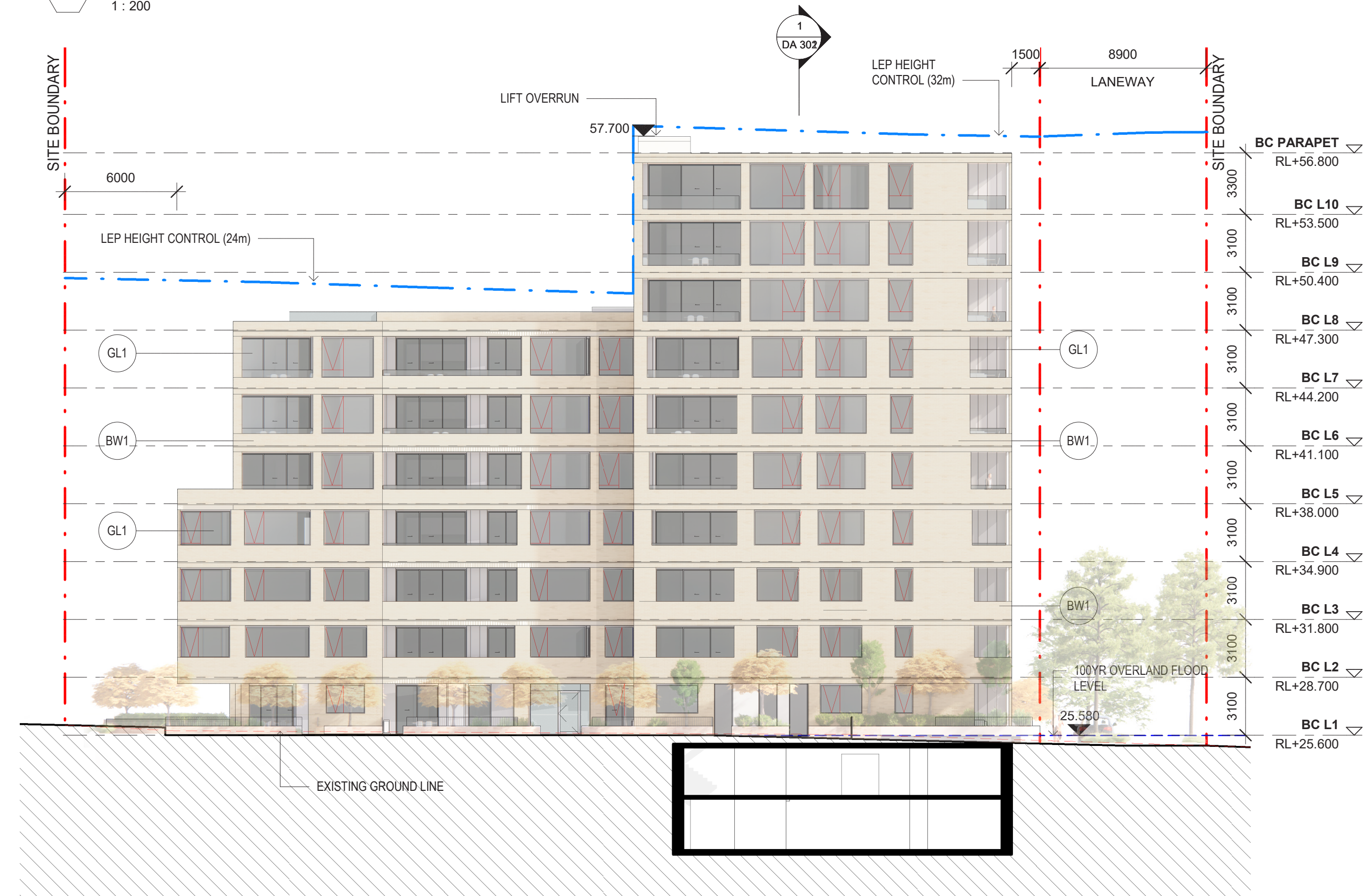
1 WESTERN ELEVATION - BUILDING A
1 : 200



2 WESTERN ELEVATION - BUILDING B
1 : 200



4 EASTERN ELEVATION - BUILDING B
1 : 200



3 EASTERN ELEVATION - BUILDING C
1 : 200

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KEYPLAN

CLIENT

LEGEND

- | | | | |
|-----|------------------------------|-----|--|
| MC1 | PROFILED GREY METAL CLADDING | MC2 | PREFINISHED GREY PANEL |
| BW1 | BRICK LIGHT, WARM COLOUR | FR1 | WINDOW GLAZING (WITH CLEAR ANODISED ALUMINIUM FRAMING) |
| PM1 | GREY METAL | GL1 | GLASS |

REV

- | | |
|---|------------|
| A | DA Issue |
| B | Amended DA |
| C | Amended DA |

DESCRIPTION

DATE

- | |
|------------|
| 07/10/2020 |
| 29/11/2021 |
| 16/05/2022 |

DRAWN

CHECKED

APPROVED

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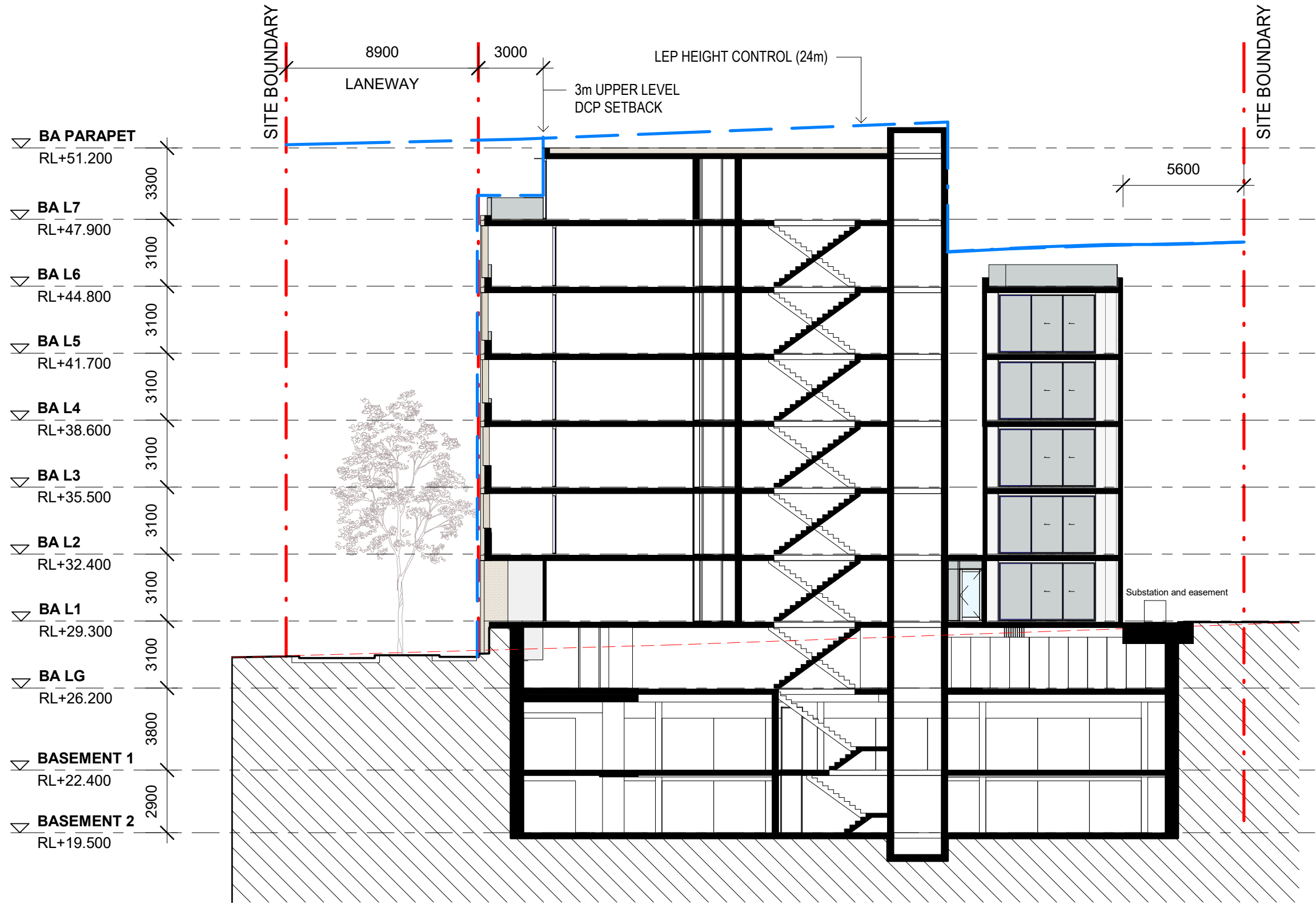
Studio Hollenstein
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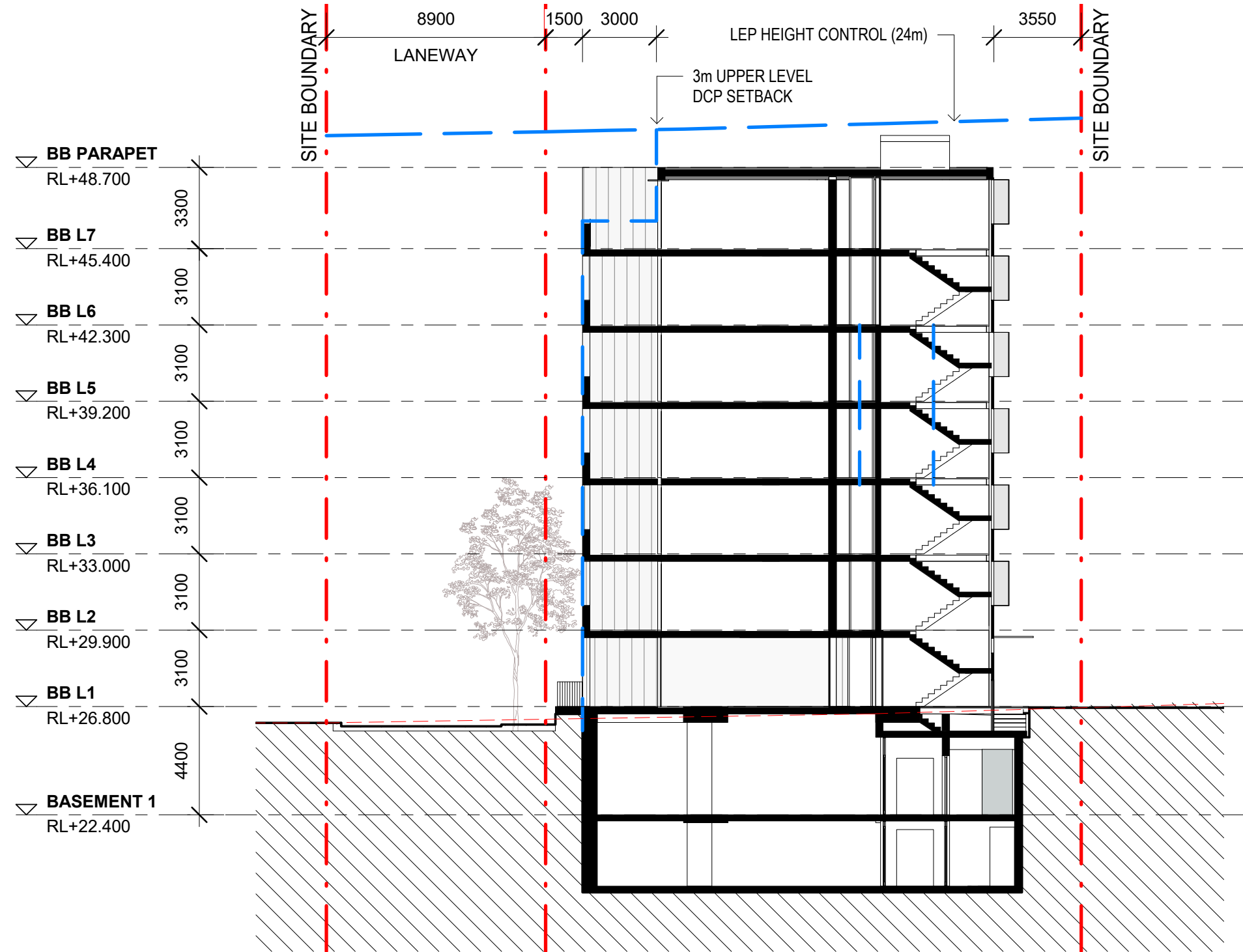
PROJECT TITLE

5-9 Croydon Street Lakemba
CLIENT Eloura Holdings
STATUS -
SCALE 1 : 200 @ A1
DRAWING TITLE EAST AND WEST ELEVATIONS
DWG NO DA 202

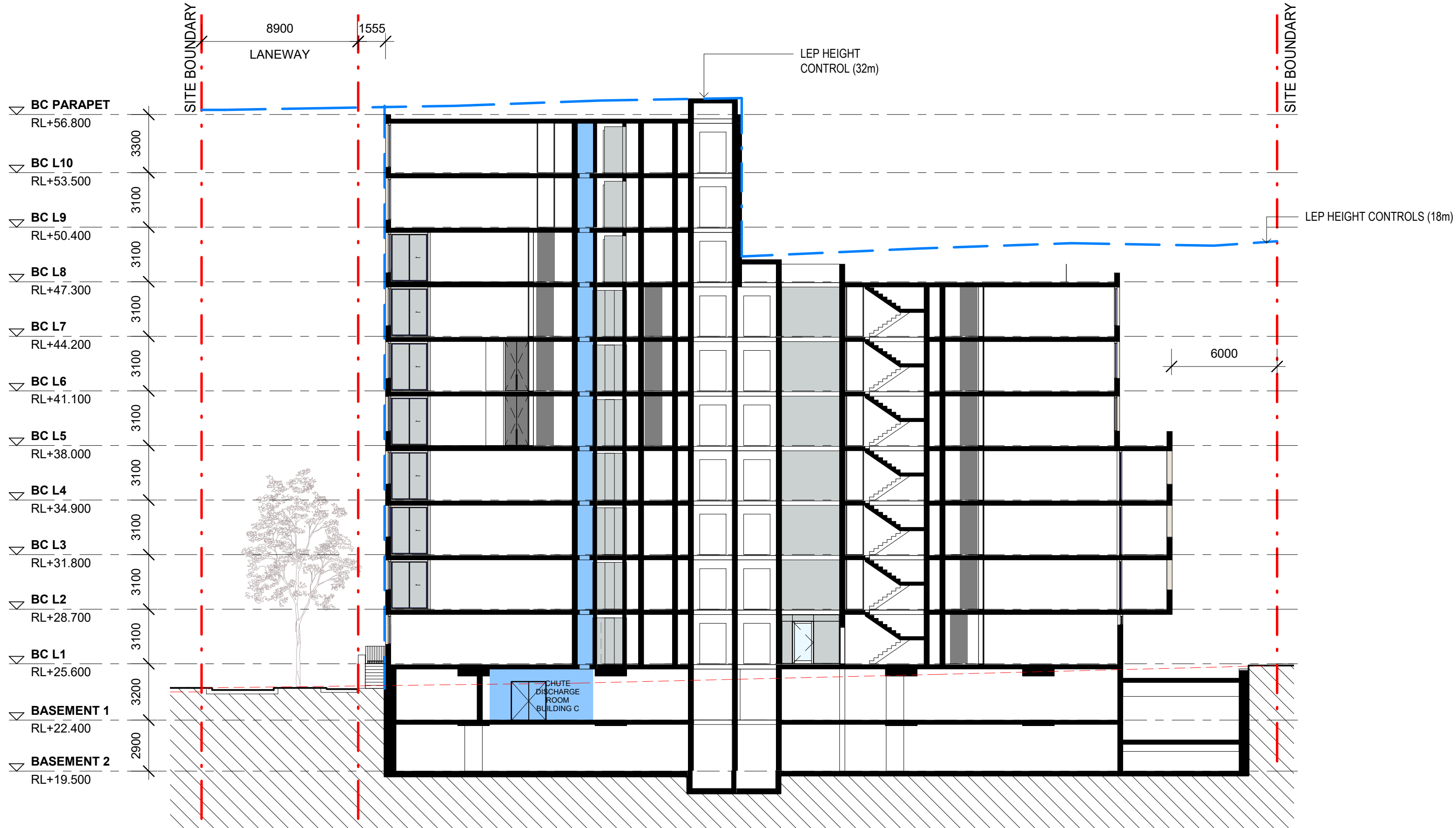




3 SECTION A
1 : 200



2 SECTION B
1 : 200



1 SECTION C
1 : 200

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE 1 : 200 @ A1

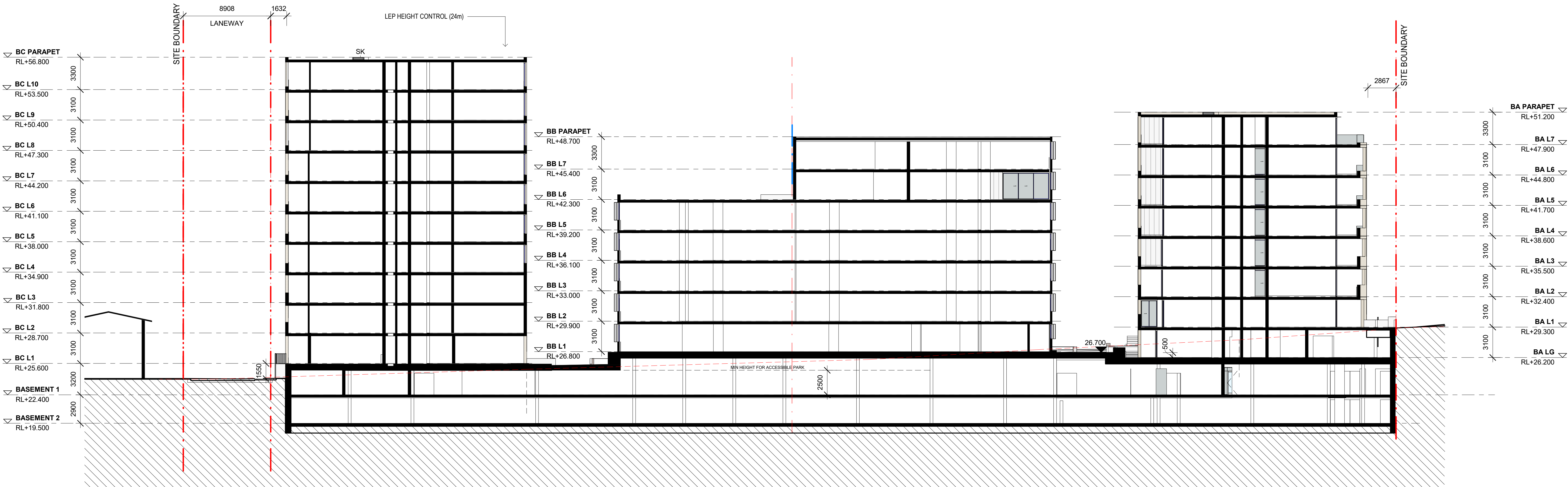
DRAWING TITLE SECTIONS

DWG NO DA 300

SCALE BAR

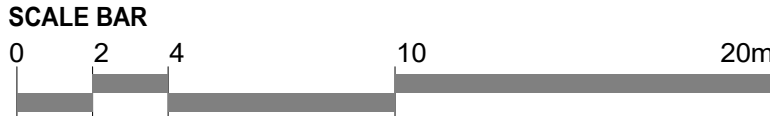


REV C



1 SECTION D
1 : 200

- NOTES
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16/05/2022			

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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

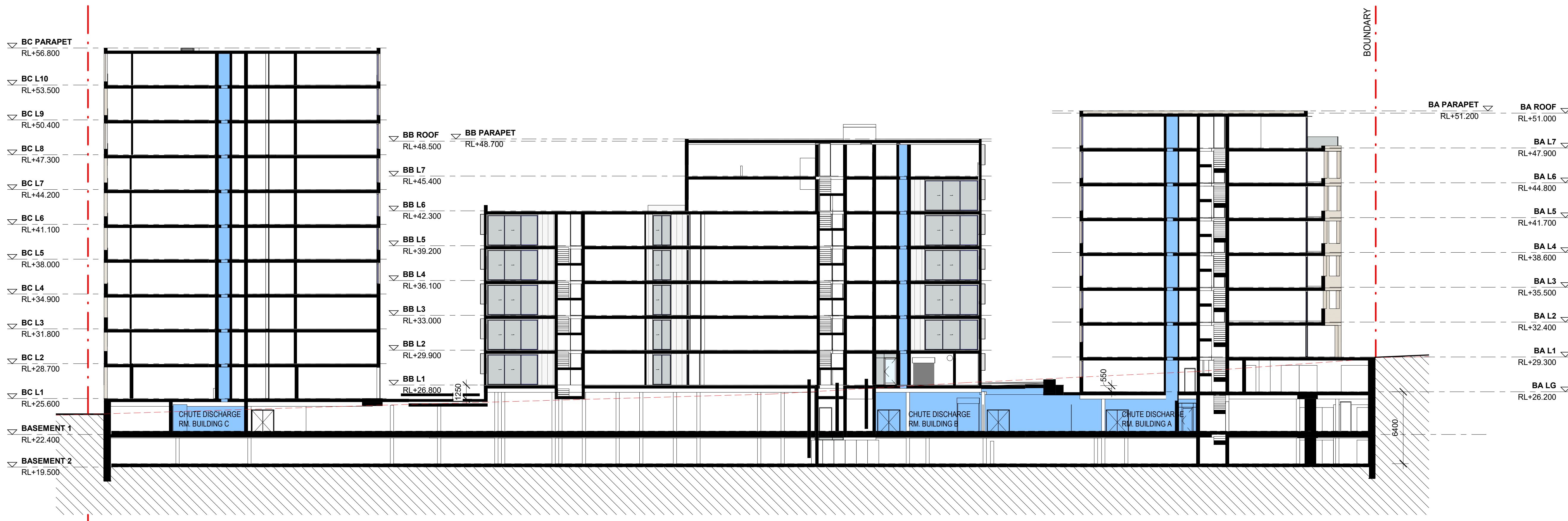
STATUS **-**

SCALE **1 : 200 @ A1**

DRAWING TITLE **SECTIONS**

DWG NO **DA 301**

REV **C**



1 300 - SECTION F
1 : 200

NOTES

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KEYPLAN

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LEGEND

REV

REV	DESCRIPTION
A	DA Issue
B	Amended DA
C	Amended DA

DATE

07/10/2020
29/11/2021
16/05/2022

DRAWN

CHECKED

APPROVED

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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

STATUS **-**

SCALE

DRAWING TITLE **SECTIONS**

DWG NO **DA 302**

SCALE BAR

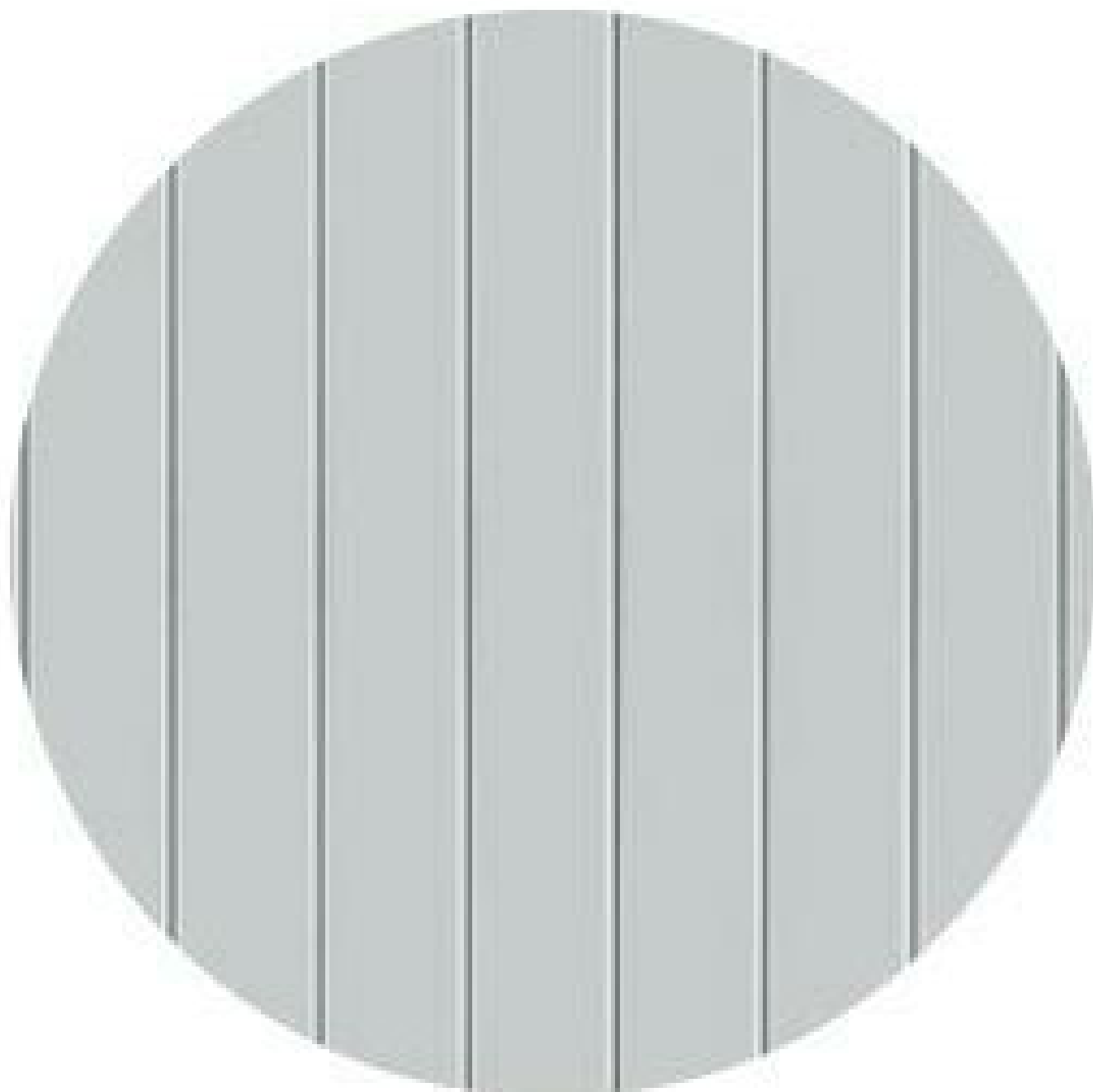


REV **C**



BW1

Light, warm coloured brickwork with painted concrete slab edges where required (Paint to match the brickwork)



MC1

Profiled grey metal cladding



MC2

Prefinished grey panel



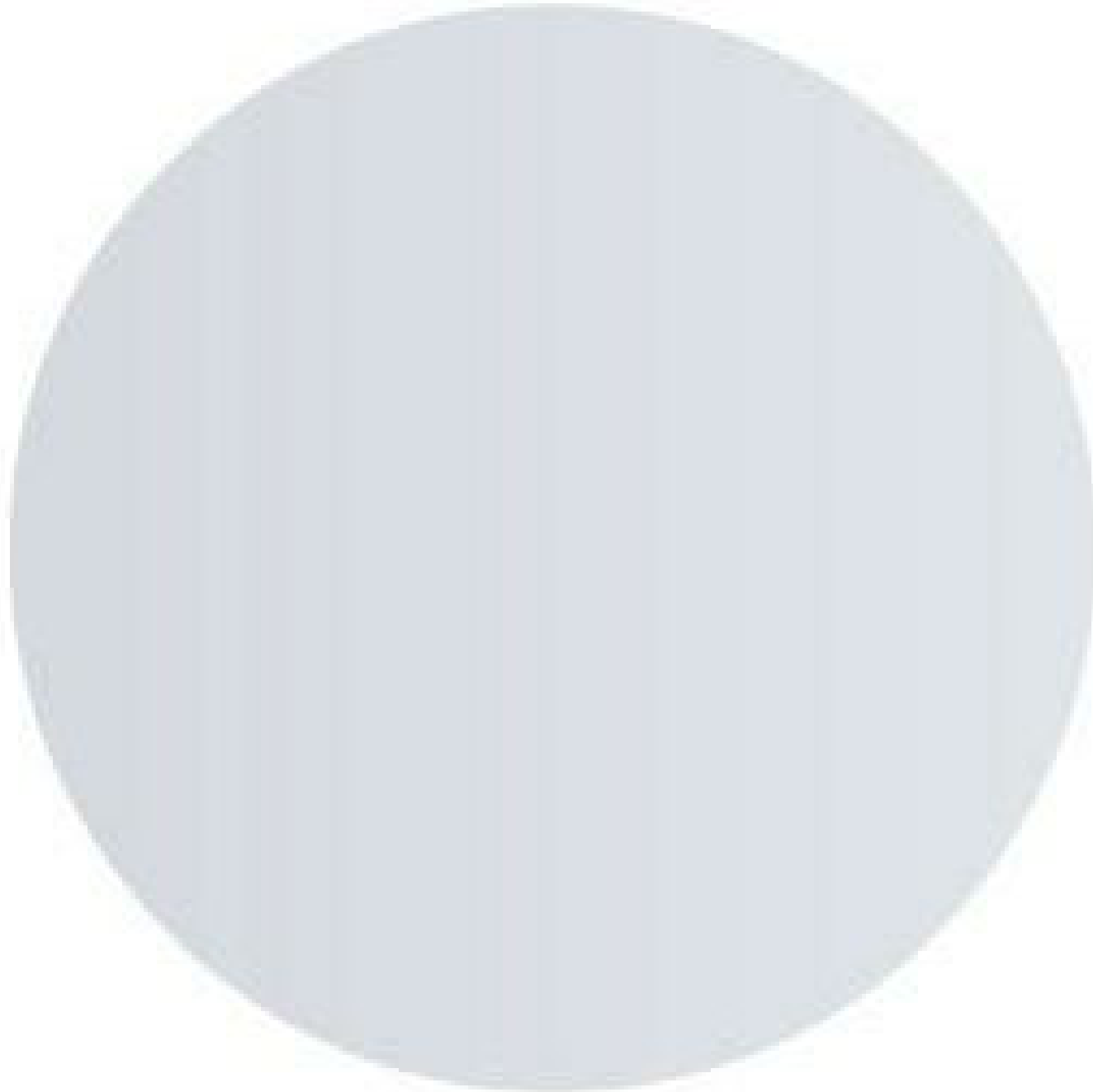
FR1

Window glazing (with clear anodised aluminium framing)



BW2

Light, warm coloured brickwork with painted concrete slab edges where required (Paint to match the brickwork)



PM1

Grey metal



GL1

Glass

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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

STATUS **-**

SCALE

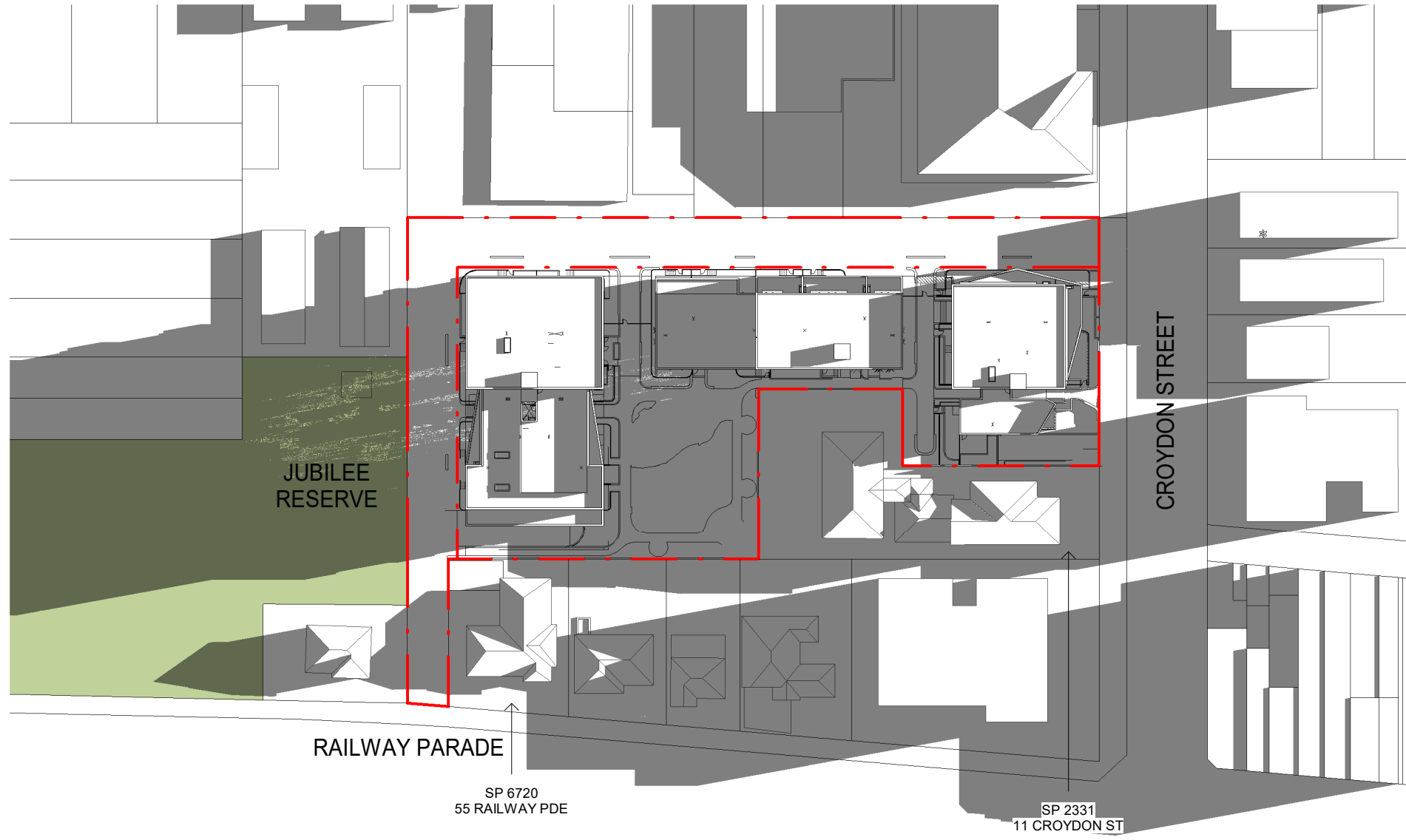
DRAWING TITLE **MATERIALS AND FINISHES**

DWG NO **DA 400**

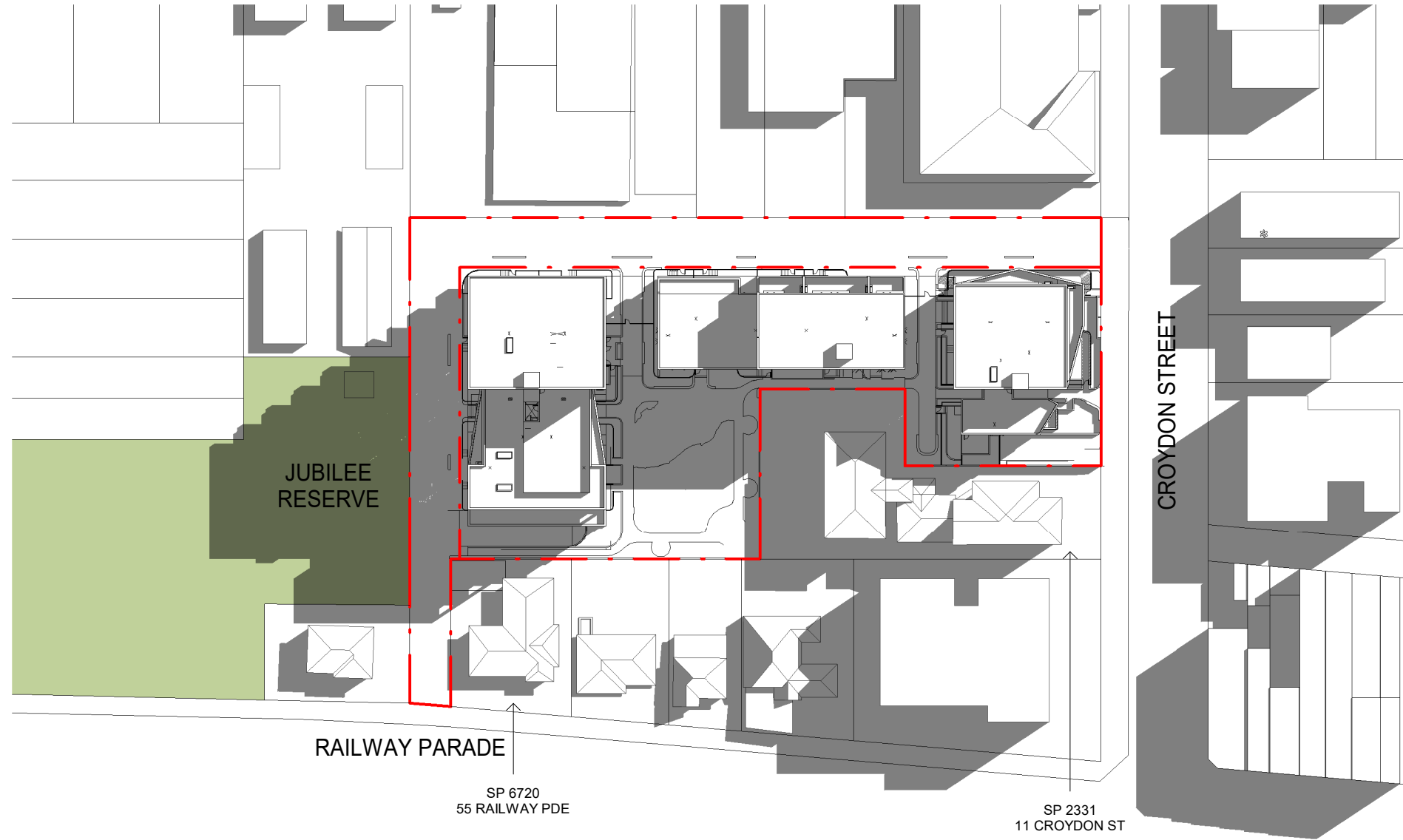
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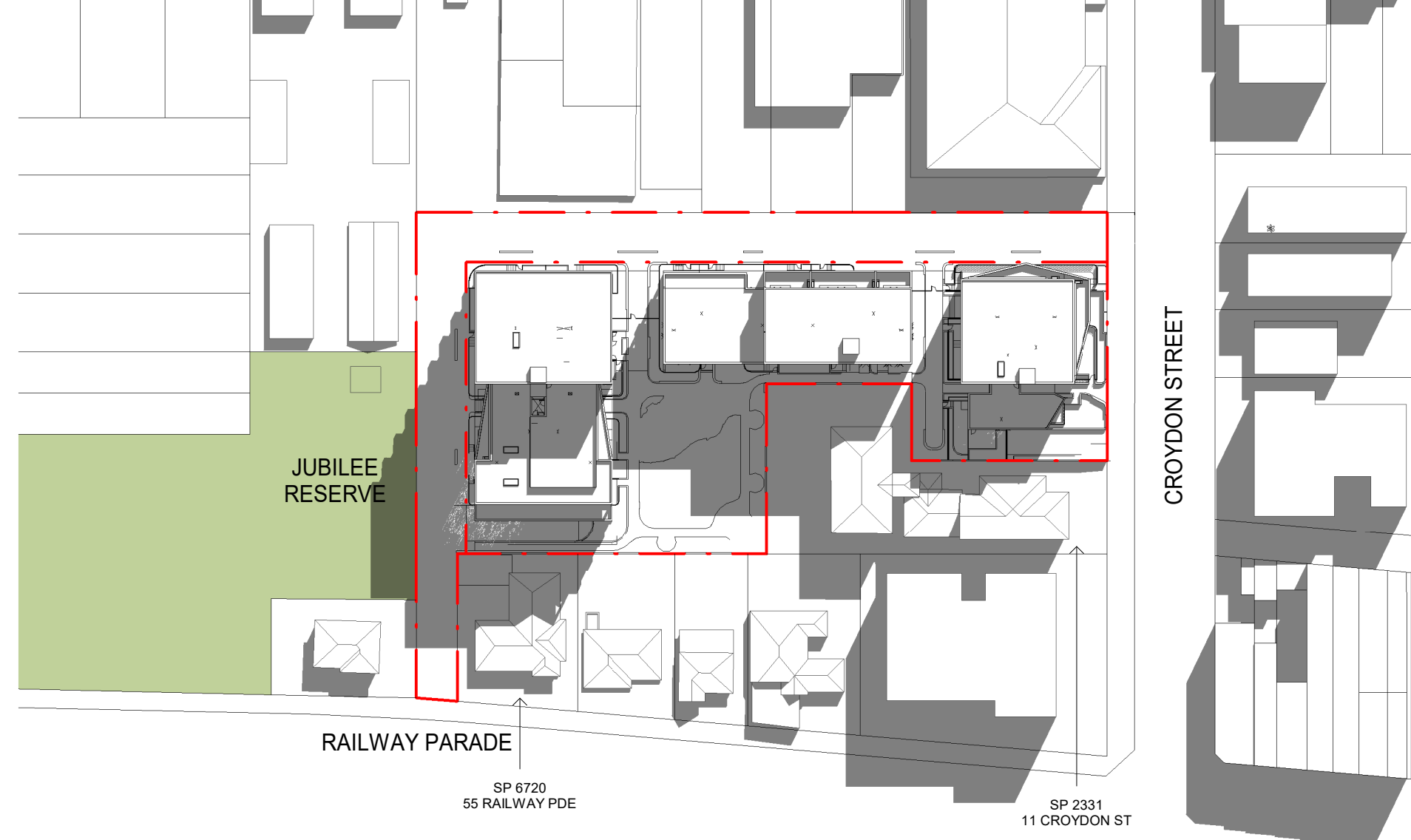
REV **C**



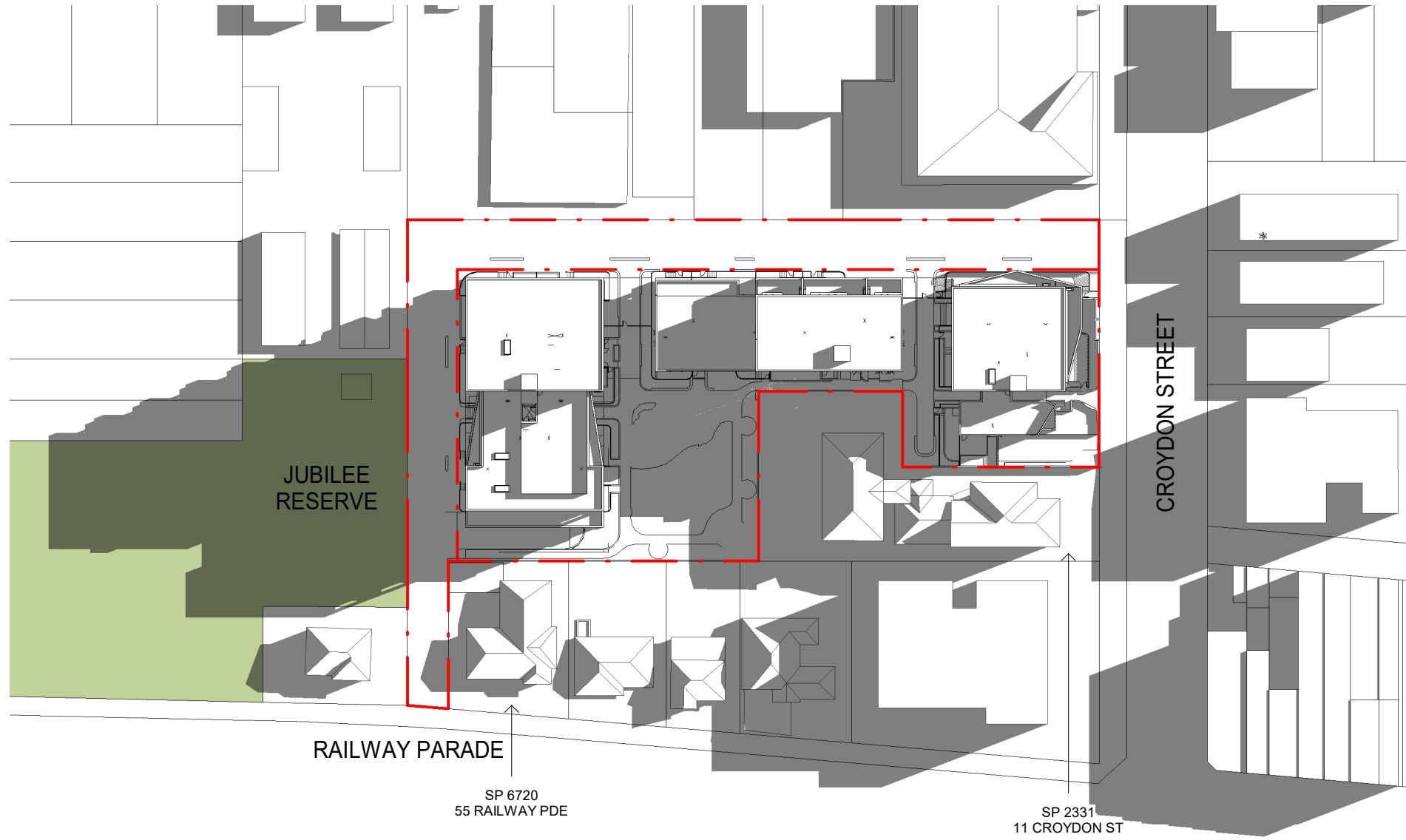
1 21ST JUNE 8AM
1 : 1000



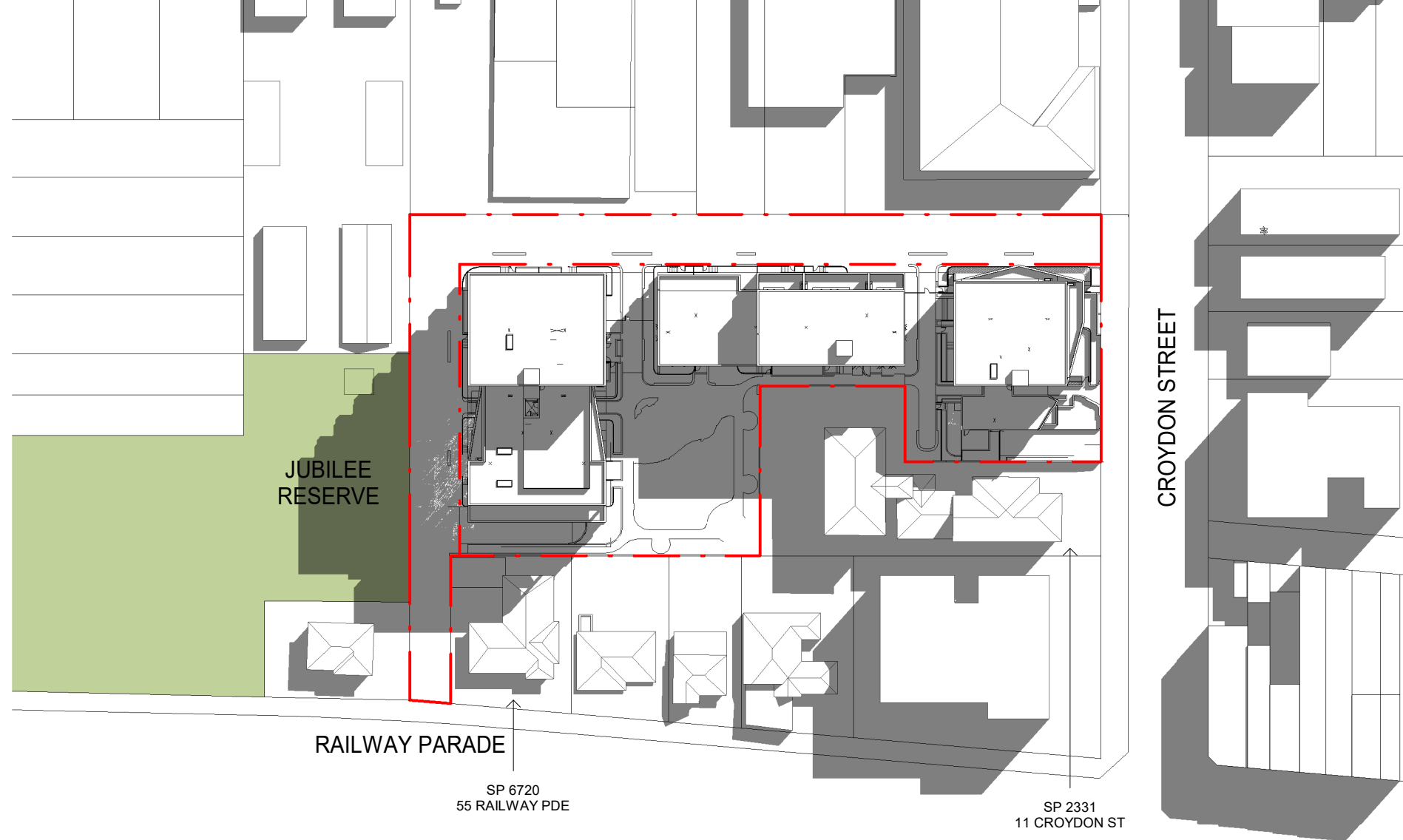
3 21ST JUNE 10AM
1 : 1000



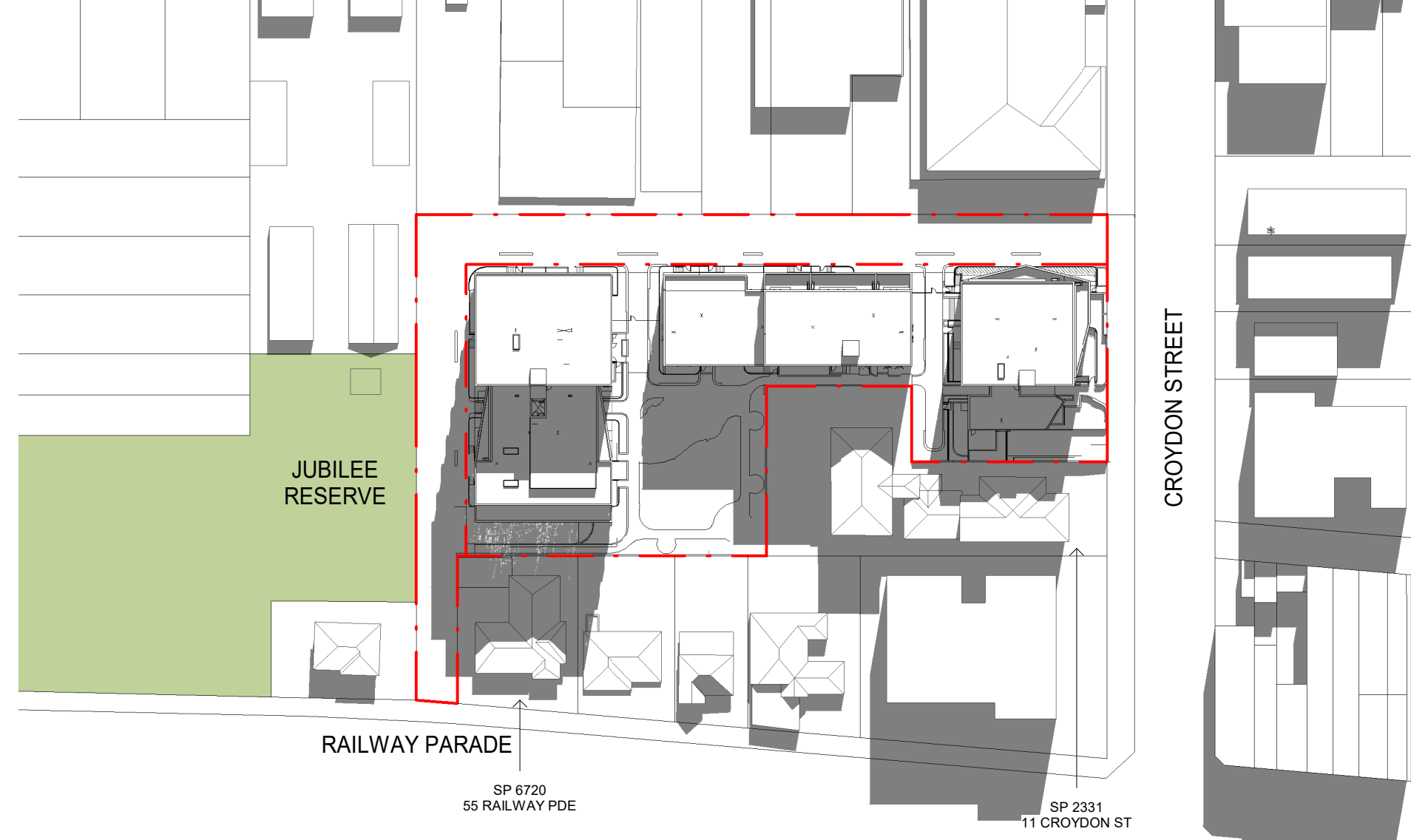
5 21ST JUNE 12PM
1 : 1000



2 21ST JUNE 9AM
1 : 1000



4 21ST JUNE 11AM
1 : 1000



6 21ST JUNE 1PM
1 : 1000

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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

STATUS **-**

SCALE

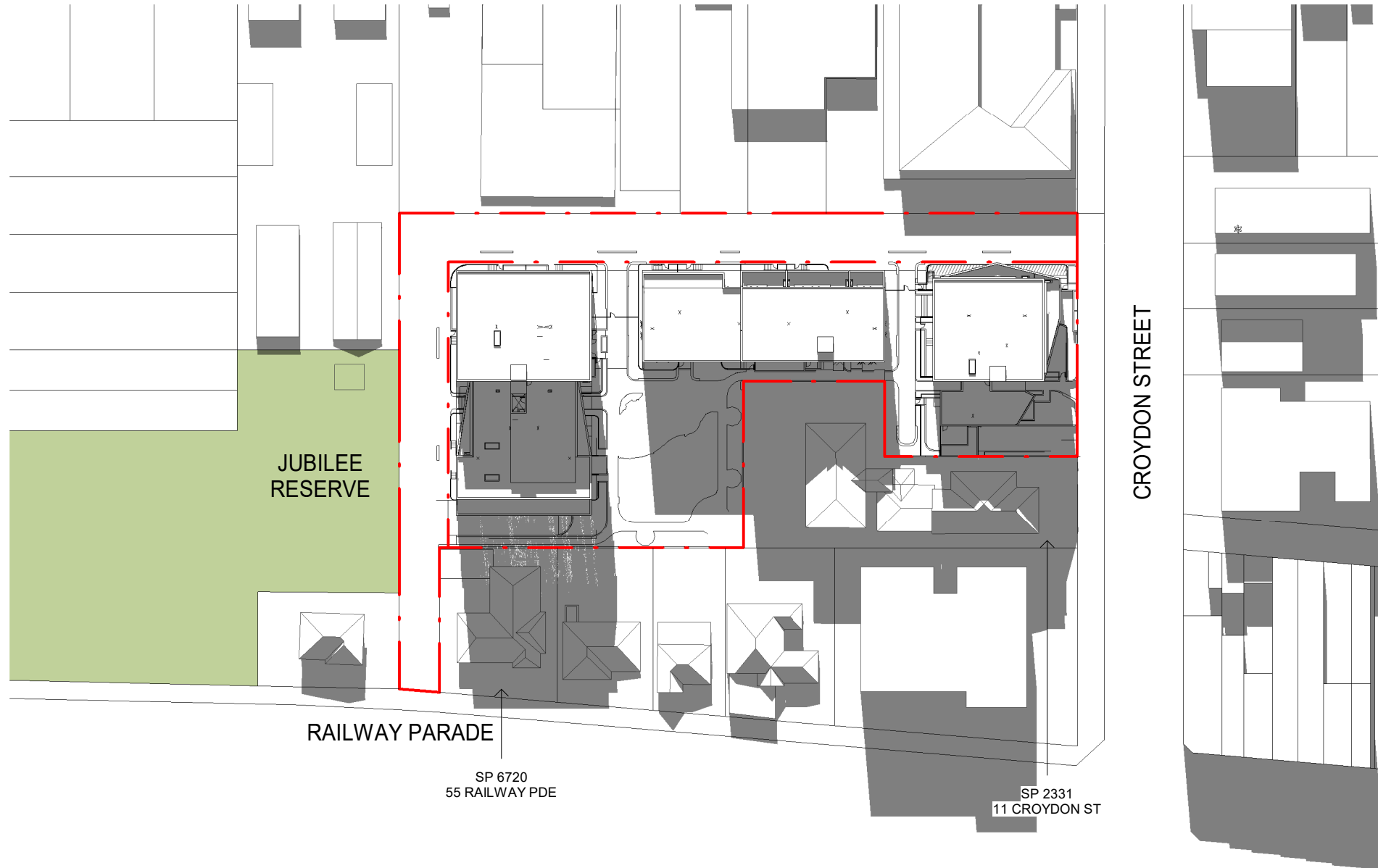
DRAWING TITLE **SHADOW DIAGRAMS - PLAN VIEW**

DWG NO **DA 500**

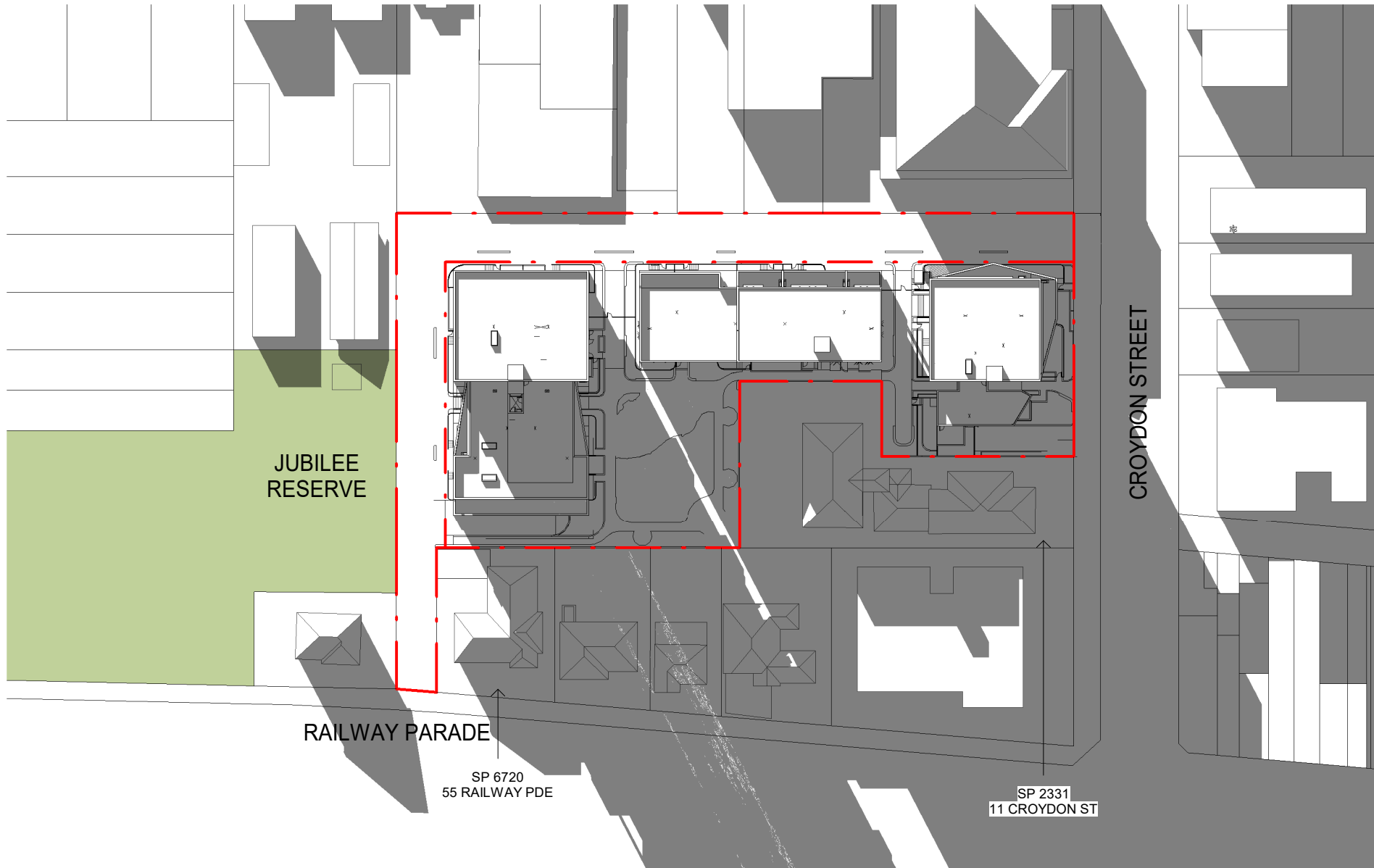
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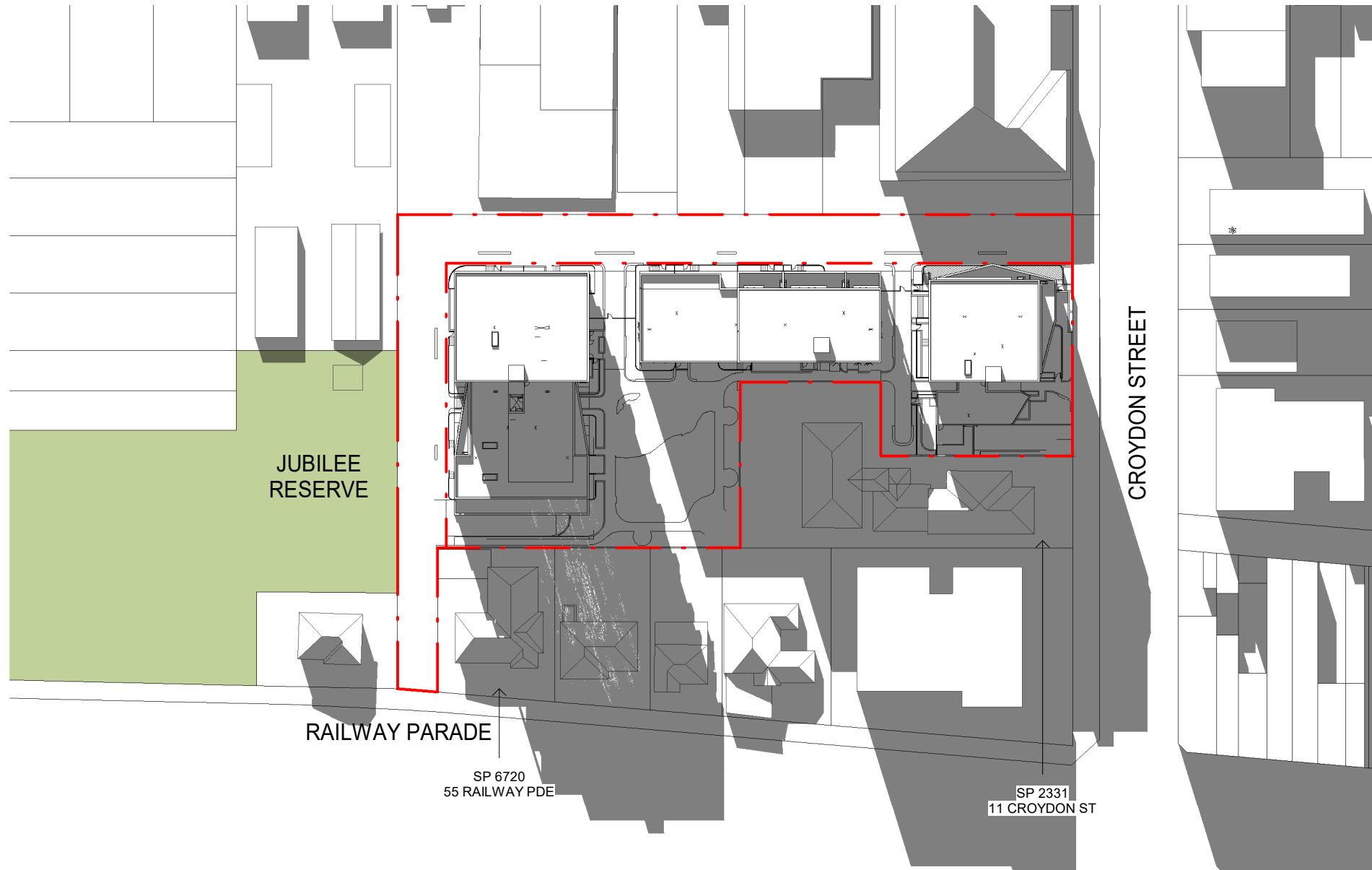
REV **C**



7 21ST JUNE 2PM
1 : 1000



9 21ST JUNE 4PM
1 : 1000



8 21ST JUNE 3PM
1 : 1000

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE SHADOW DIAGRAMS - PLAN VIEW

DWG NO DA 501

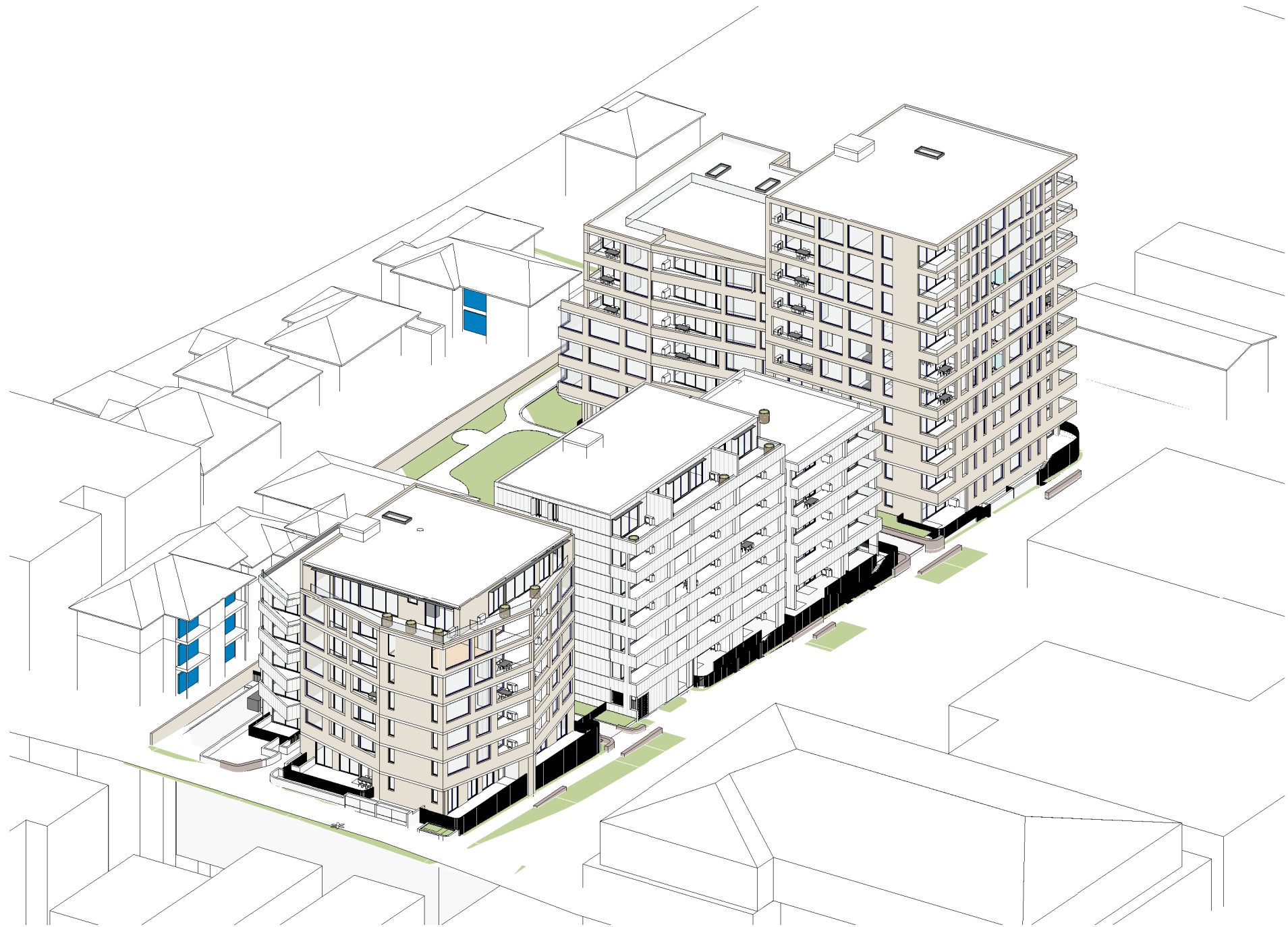
SCALE BAR



REV C



1 Solar Study - June 21 - 8am



3 Solar Study - June 21 - 10am



5 Solar Study - June 21 - 12pm



2 Solar Study - June 21 - 9am



4 Solar Study - June 21 - 11am



6 Solar Study - June 21 - 1pm

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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE SHADOW DIAGRAMS - AXO

DWG NO DA 510

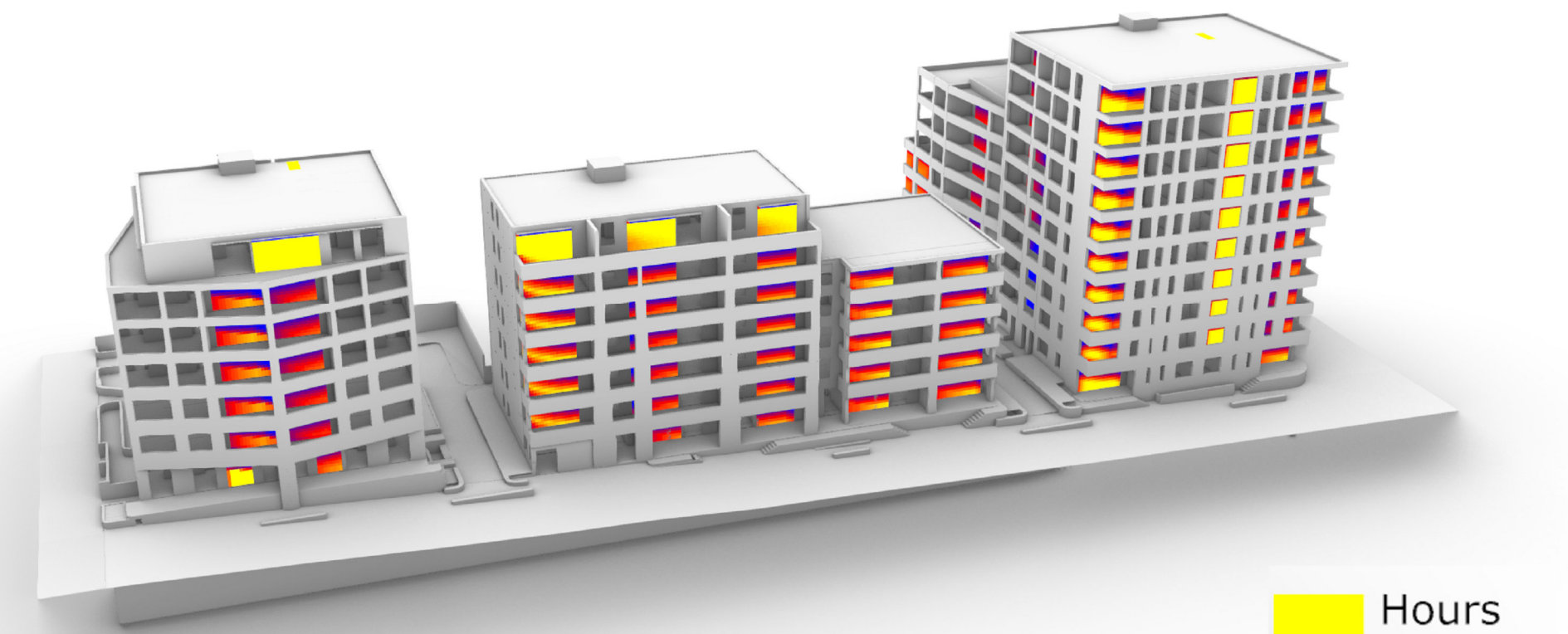
REV C



7 Solar Study - June 21 - 2pm



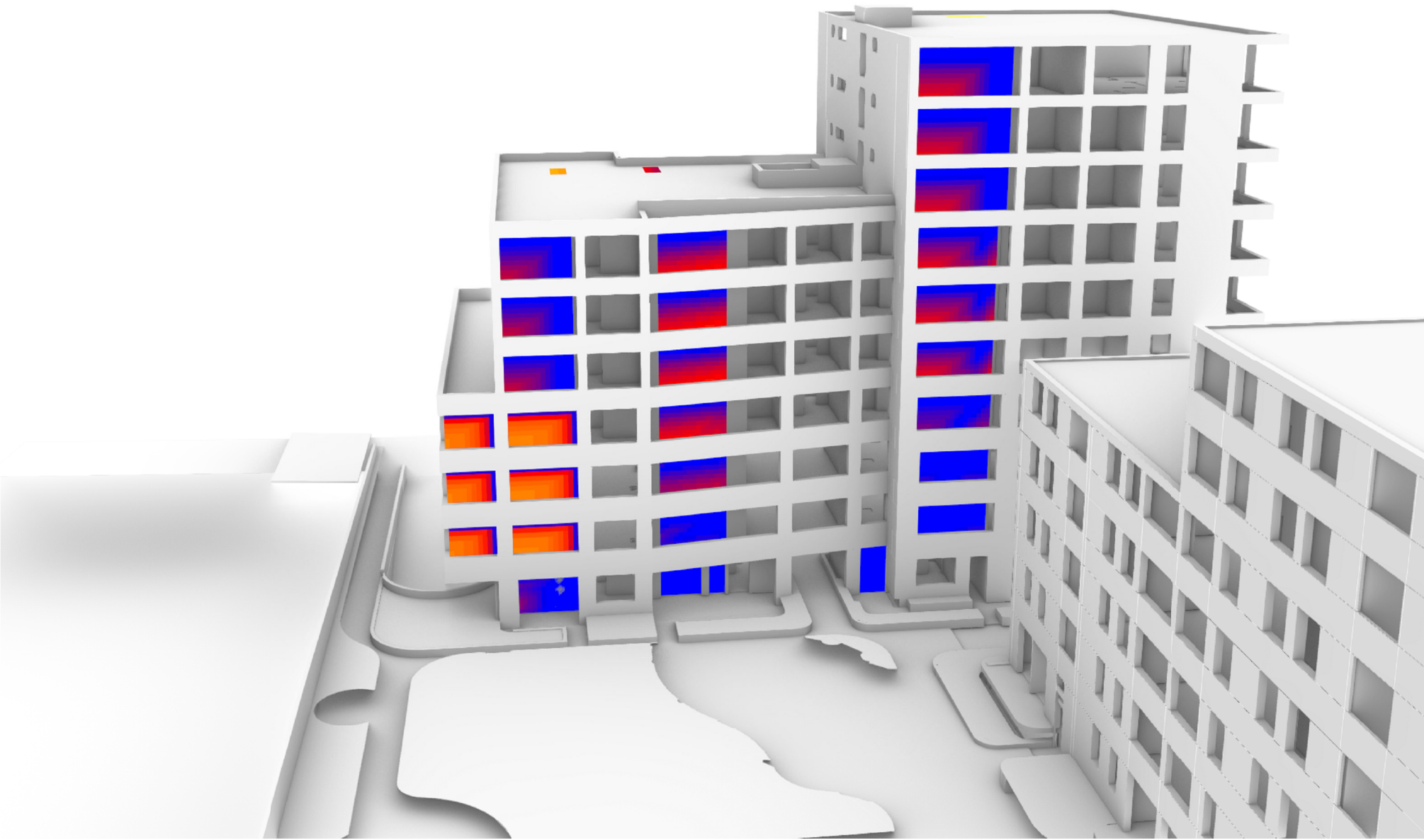
9 Solar Study - June 21 - 4pm



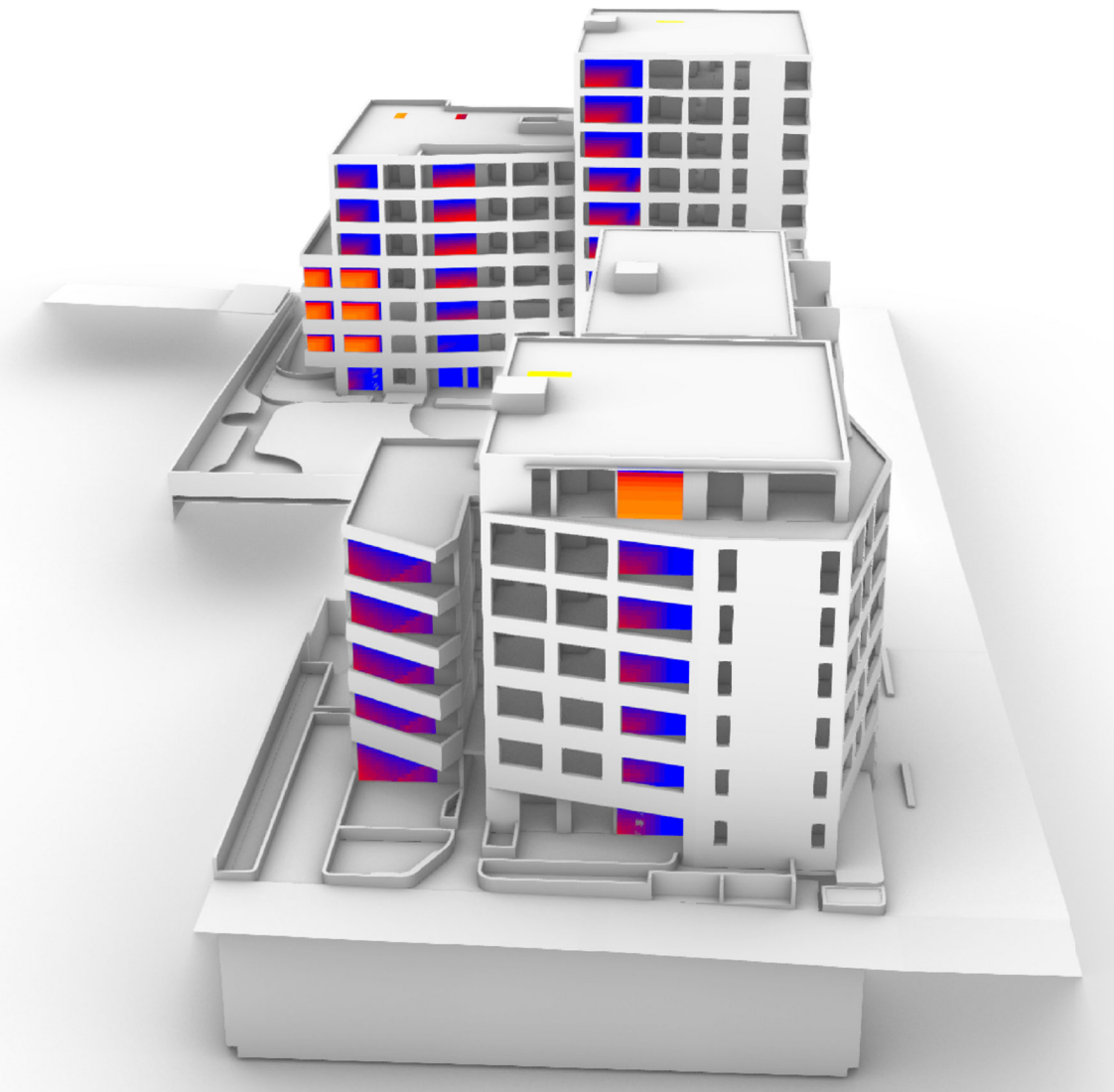
SOLAR ANALYSIS VIEW TOWARDS NORTH FACADE OF LANEWAYS



8 Solar Study - June 21 - 3pm



SOLAR ANALYSIS VIEW TOWARDS EAST FACADE OF BUILDING C



SOLAR ANALYSIS VIEW TOWARDS EAST FACADE OF BUILDING A



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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

STATUS **-**

SCALE

DRAWING TITLE **SHADOW DIAGRAMS - AXO**

DWG NO **DA 511**

REV **C**

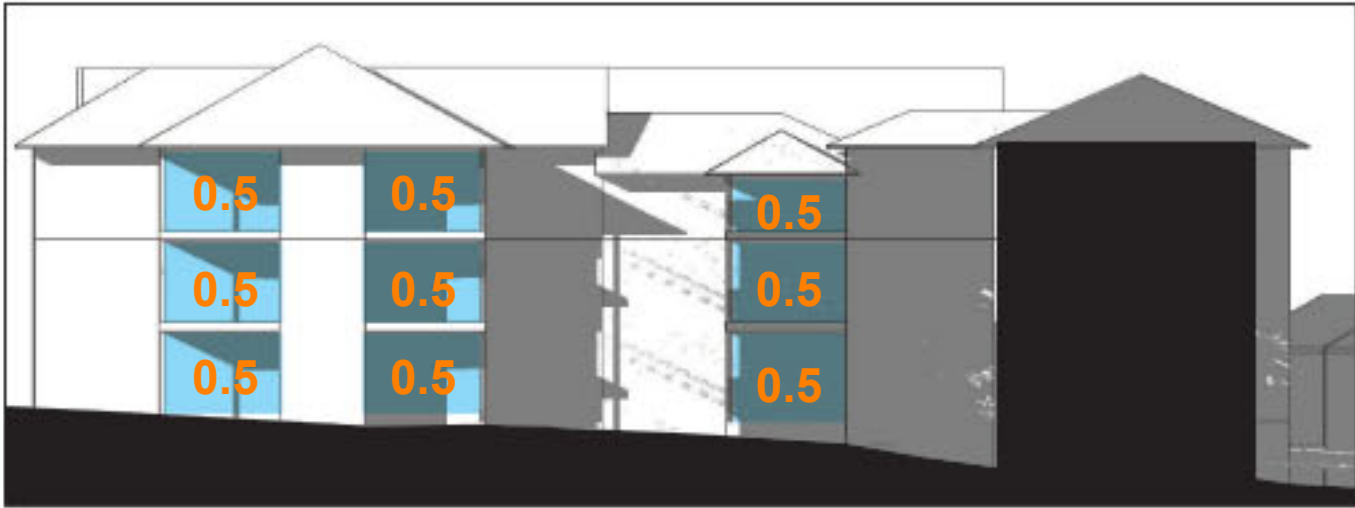
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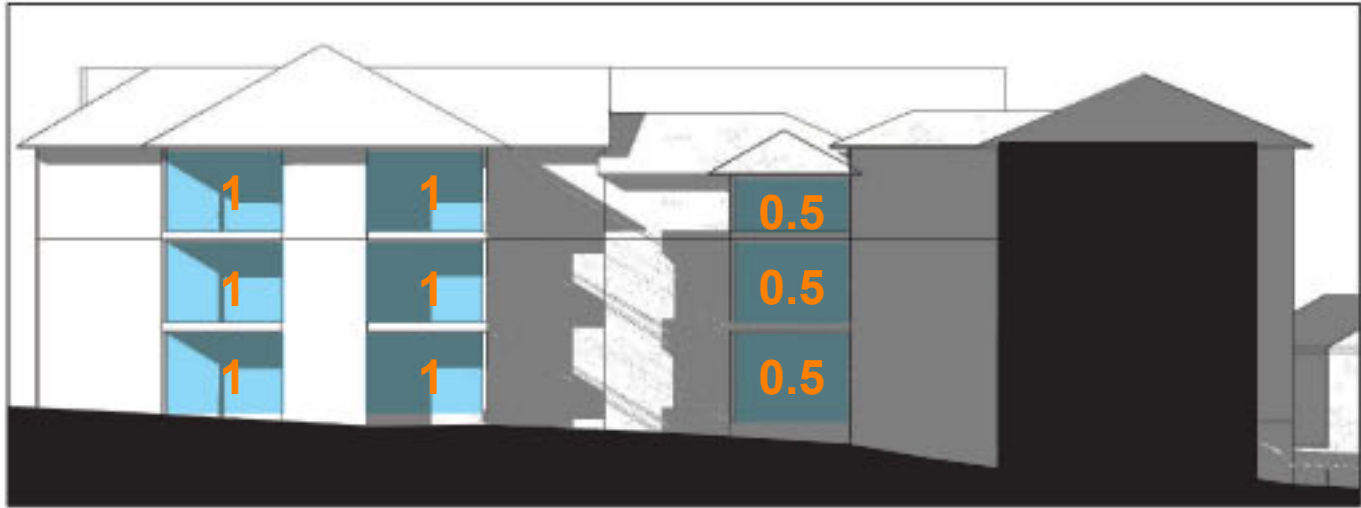
11 CROYDON ST SOLAR ACCESS - 21 JUNE



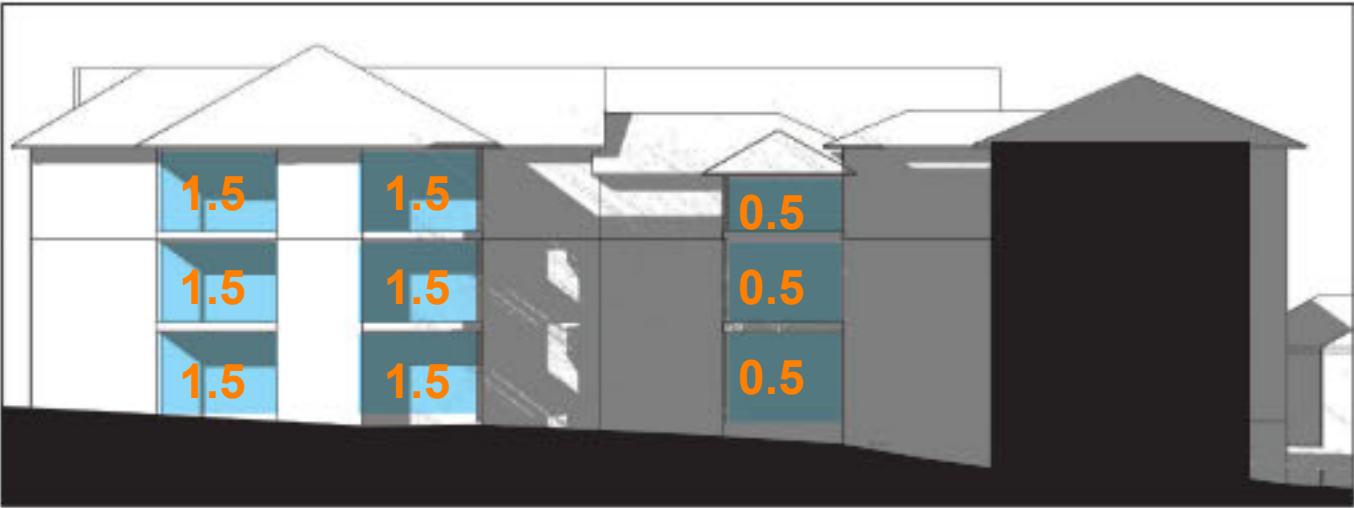
9.00am



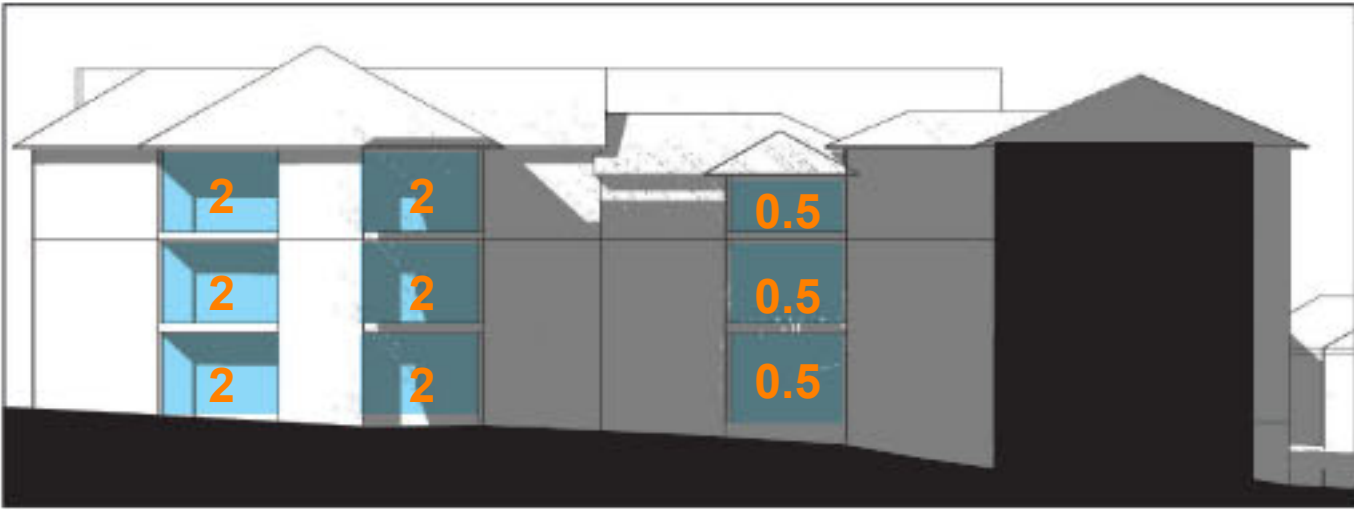
9.30am



10.00am



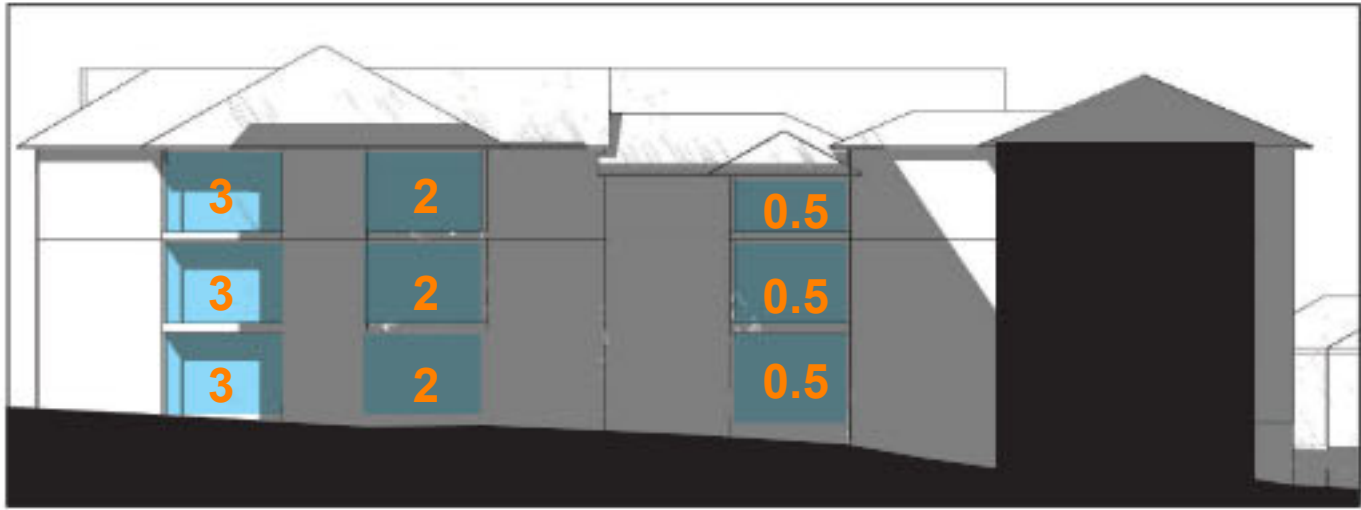
10.30am



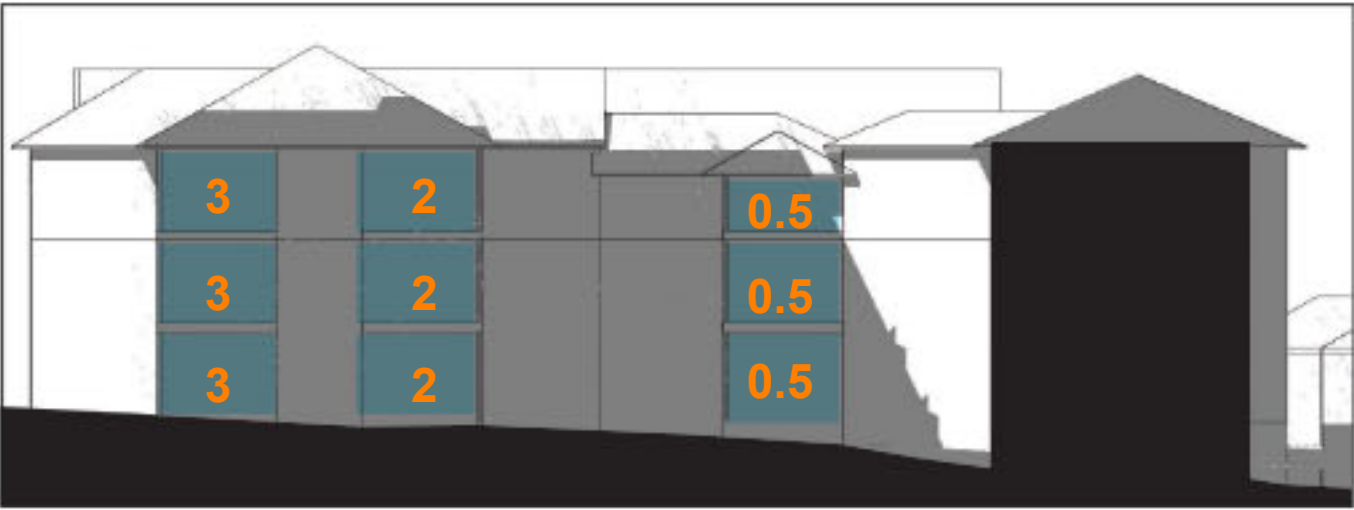
11.00am



11.30am



12.00pm



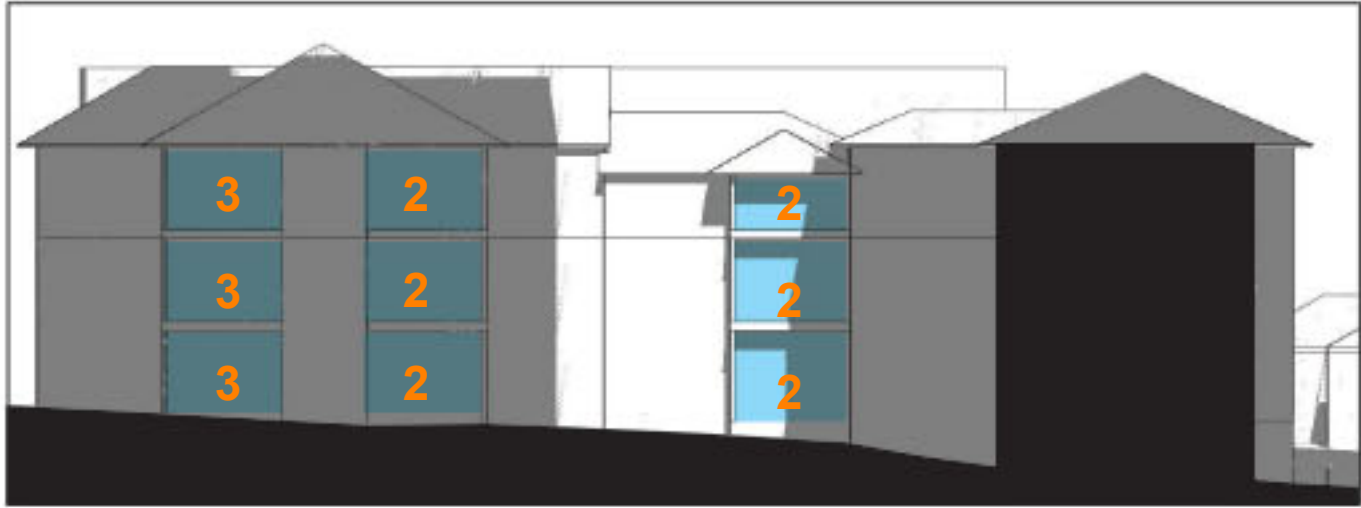
12.30pm



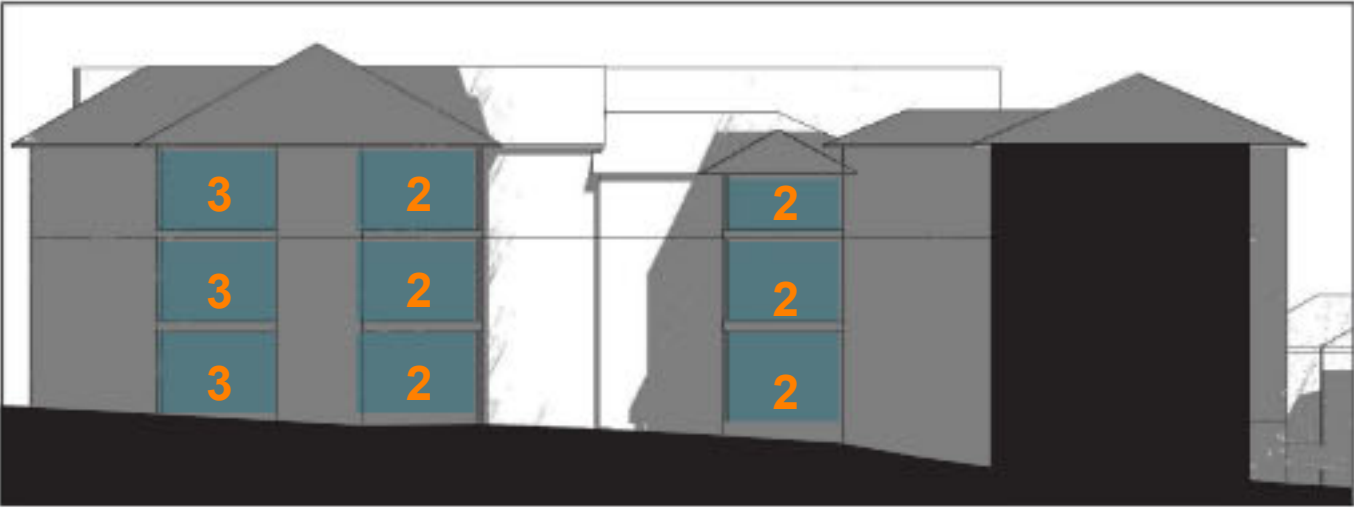
1.00pm



1.30pm



2.00pm



2.30pm



3.00pm

NOTE:
Detailed solar analysis of the impacts of the development upon 11 Croydon Street.
Shown above in 0.5 hour intervals.
Apartment living room windows highlighted in blue for clarity.
Units achieve min 2hrs between 9am-3pm in winter.

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PROJECT TITLE **5-9 Croydon Street Lakemba**

CLIENT **Eloura Holdings**

STATUS **-**

SCALE

DRAWING TITLE **11 CROYDON ST SOLAR STUDY**

DWG NO **DA 512**

REV **C**



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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE 3D CROYDON ST

DWG NO DA 600

REV C



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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

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DRAWING TITLE 3D LANEWAY

DWG NO DA 601

REV C



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PROJECT TITLE 5-9 Croydon Street Lakemba

CLIENT Eloura Holdings

STATUS -

SCALE

DRAWING TITLE 3D JUBILEE PARK

DWG NO DA 602

REV **C**