



Development Application for a Mixed Use Development
35 - 43 Flindres Street, Wollongong NSW., Australia
September 15 , 2021

35-43 FLINDERS ST. WOLLONGONG				
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A900	CRANE LOCATION	A	15-9-2021	DEVELOPMENT APPLICATION

ISSUE	AMENDMENT	DATE
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LEGEND

A WOOD
WOD
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ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.0m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR



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DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

COVER SHEET

DRAWING NUMBER

A000

DRAWING ISSUE

@ A1

92% to 8%

B6 ZONE ENTERPRISE CORRIDOR
MAX FSR: CLAUSE 4.4A

LEP MAX RESIDENTIAL: 2.5:1
LEP MAX COMMERCIAL: 3.0:1

BASED ON A 92% TO 8%:
3.0X 8 /100 + 2.5 X 92/100
0.24 + 2.3
MAX FSR = 2.54:1

2.54 X 6403m2 = 16,263.62m2
MAX GFA COMMERCIAL = 1301m2
MAX GFA RESIDENTIAL = 14,954m2

achieved 16,255 m2

GFA COMMERCIAL	
Level	Area
GF	498 m²
GF	607 m²
GF	10 m²
GF	5 m²
GF	12 m²
GF	10 m²
GF	27 m²
GF	20 m²
GF	35 m²
GF	44 m²
GF	33 m²
	1301 m²

GFA RESIDENTIAL		
Level	Area	Use
GF	72 m²	RESI CORRIDORS
GF-EAST	173 m²	RESI CORRIDORS
GF-EAST	2026 m²	RESIDENTIAL
LEVEL 1 EAST	173 m²	RESI CORRIDORS
LEVEL 1 EAST	2026 m²	RESIDENTIAL
LEVEL 2 EAST	173 m²	RESI CORRIDORS
LEVEL 2 EAST	2026 m²	RESIDENTIAL
LEVEL 3 EAST	168 m²	RESI CORRIDORS
LEVEL 3 EAST	1958 m²	RESIDENTIAL
LEVEL 4 EAST	157 m²	RESI CORRIDORS
LEVEL 4 EAST	1774 m²	RESIDENTIAL
LEVEL 5 EAST	157 m²	RESI CORRIDORS
LEVEL 5 EAST	1774 m²	RESIDENTIAL
LEVEL 6 EAST	87 m²	RESI CORRIDORS
LEVEL 6 EAST	1350 m²	RESIDENTIAL
LEVEL 7 EAST	87 m²	RESI CORRIDORS
LEVEL 7 EAST	771 m²	RESIDENTIAL
	14954 m²	

UNIT MIX		
Name	Count	
1B	55	27.3%
2B	142	70.6%
3B	4	1.9%
Grand total: 201		

ADAPTABLE UNITS REQUIRES = 10% OF TOTAL APARTMENTS
10% OF 201 UNITS = 20 UNITS

ADAPTABLE / LIVABLE UNITS		
Number	Name	Count
110	1B	1
124	1B	1
126	1B	1
210	1B	1
224	1B	1
226	1B	1
310	1B	1
324	1B	1
326	1B	1
410	2B	1
418	1B	1
421	1B	1
423	1B	1
510	2B	1
518	1B	1
521	1B	1
523	1B	1
618	1B	1
621	1B	1
623	1B	1
G10	1B	1
TOTAL		21

LIVABLE UNITS REQUIRES = 20% OF TOTAL APARTMENTS
20% OF 201 UNITS = 40 UNITS
20 ADAPTABLE / LIVABLE + 22 LIVABLE = 42 APARTMENTS

LIVABLE UNITS		
Number	Name	Count
104	1B	1
204	1B	1
304	1B	1
404	1B	1
407	1B	1
408	2B	1
409	3B	1
504	1B	1
507	1B	1
508	2B	1
509	3B	1
604	1B	1
607	1B	1
608	2B	1
609	3B	1
704	1B	1
707	1B	1
708	2B	1
709	3B	1
G04	1B	1
TOTAL		20

PARKING SPACES REQUIRED

- 55 X **1B** UNITS X 0.6 = 33 SPACES
- 142 X **2B** UNITS X 0.9 = 127.8 SPACES
- 4 X **3B** UNITS X 1.4 = 5.6 SPACES
- 201 UNITS / 10 = 20.1 ACCESSIBLE SPACES
- TOTAL RESIDENTIAL REQUIRED: **167 SPACES**

- 201 UNITS / 5 = 40.2 VISITOR SPACES
- 1301m2 RETAIL / 60 = RETAIL 21.6 SPACES

total parking spaces required =230
total parking spaces provided =230

RESIDENTIAL PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 2	RESIDENTIAL	84
BASEMENT 1	RESIDENTIAL	62
BASEMENT 1	RESIDENTIAL ADAPTABLE	21
		167

VISITORS PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 1	VISITOR	40
BASEMENT 1	VISITOR ACCESSIBLE	1
		41

RETAIL PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 1	COMMERCIAL	6
GF	COMMERCIAL	15
GF	COMMERCIAL ACCESSIBLE	1
		22

BICYCLE PARKING SPACES REQUIRED

- RESIDENTIAL:** 1 SPACE PER EVERY 3 UNITS
201 / 3 = 67 SPACES REQUIRED.
- VISITORS:** 1 SPACE PER EVERY 12 UNITS
201 / 12 = 16.7 SPACES REQUIRED.
- RETAIL:** GFA / 200
1301m2 / 200 = 6.5 SPACES REQUIRED.

BICYCLE PARKING	
Racks	
RESIDENTIAL	
70	
RETAIL	
14	
VISITORS	
21	

MOTORCYCLE PARKING SPACES REQUIRED

- RESIDENTIAL:** 1 SPACE PER EVERY 15 UNITS
201 / 15 = 13.4 SPACES REQUIRED.
- RETAIL:** 1 SPACE PER EVERY 25 RETAIL CAR PARK SPACE
21.6 / 25 = 0.86 SPACES REQUIRED.

MOTOCYCLE PARKING	
Count	
RESIDENTIAL	
14	
RETAIL	
1	

CROSS VENTILATION

68.6% OF APARTMENTS ARE NATURALLY
CROSS VENTILATED IN THE BUILDING

CROSS VENTILATION		
Level	CROSS VENTILATED	Count
GF-EAST	YES	9
LEVEL 1	YES	10
LEVEL 1 EAST	YES	9
Level 2	YES	10
LEVEL 2 EAST	YES	9
Level 3	YES	10
LEVEL 3 EAST	YES	9
Level 4	YES	10
LEVEL 4 EAST	YES	9
Level 5	YES	10
LEVEL 5 EAST	YES	9
Level 6	YES	10
LEVEL 6 EAST	YES	9
LEVEL 7	YES	6
LEVEL 7 EAST	YES	9
CORSS VENTILATED UNITS		138 = 68.6%

SOLAR AND DAYLIGHT ACCESS

LIVING ROOMS AND PRIVATE OPEN SPACES
OF AT LEAST 70% OF APARTMENTS IN A
BUILDING SHALL RECEIVE A MINIMUM OF 2
HOURS DIRECT SUNLIGHT BETWEEN 9AM AND
3PM AT MID WINTER.
DEVELOPMENT ACHIEVES A MINIMUM OF 50%
DIRECT SUNLIGHT TO THE PRINCIPAL USABLE
PART OF THE COMMUNAL OPEN SPACE FOR A
MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3
PM ON 21 JUNE (MID WINTER)

A MAXIMUM OF 15% OF APARTMENTS IN A
BUILDING RECEIVE NO DIRECT SUNLIGHT
BETWEEN 9 AM AND 3 PM AT
MID WINTER

**156 APARTMENTS RECEIVE AT LEAST 2 HOURS
OF DIRECT SUNLIGHT UPON THE BALCONIES AND
LIVING ROOMS BETWEEN 9AM AND 3PM ON JUNE 21.
140 APARTMENTS = 77% OF THE TOTAL APARTMENTS.**

**AT LEAST 50% OF THE USABLE COMMUNAL OPEN SPACE
RECEIVES 2 HOURS OF DIRECT SUNLIGHT**

**14 APARTMENTS DON'T RECEIVE DIRECT SUNLIGHT
BETWEEN 9AM AND 3PM ON JUNE 21.
14 APARTMENTS = 6.9%**

DEEP SOIL REQUIRED = 7% OF 6403m2 = 448.21m2

DEEP SOIL PROVIDED	
Type	Area
DEEP SOIL	450 m²

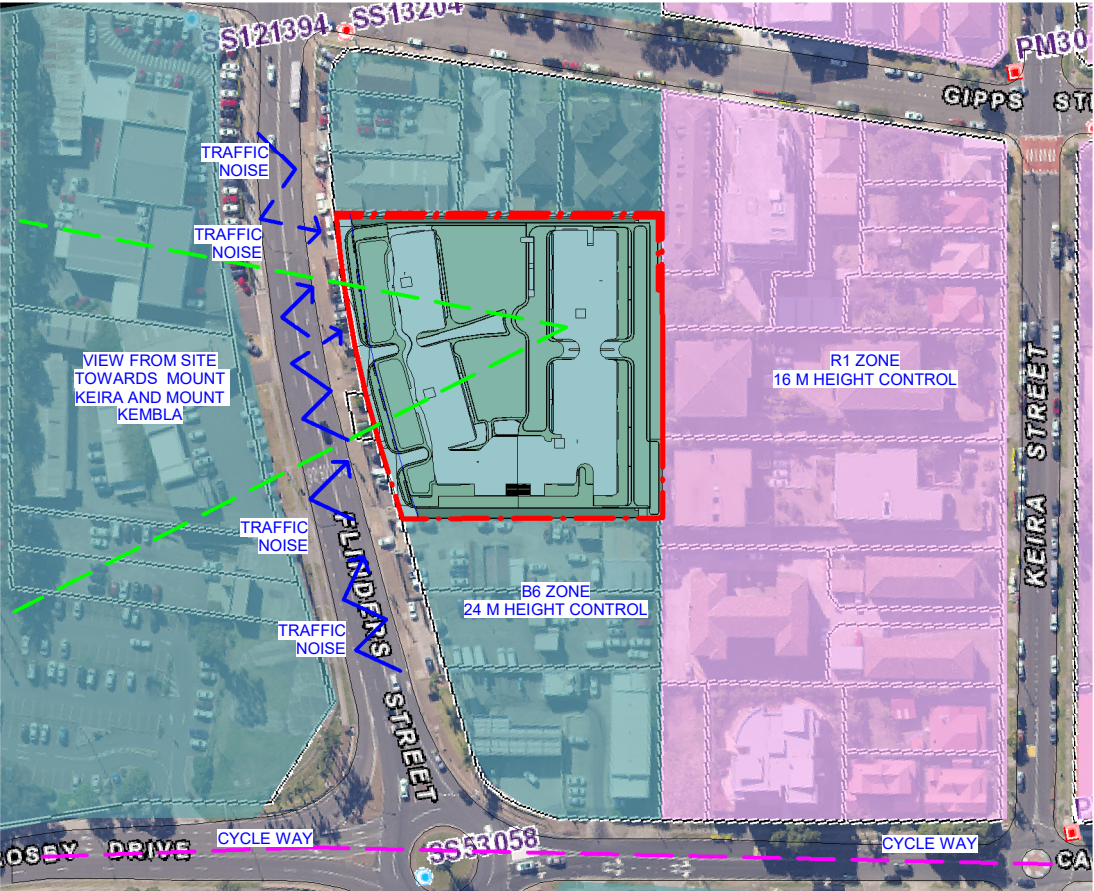
**COMMUNAL OPEN SPACE (C.O.S) REQUIRED = 25% OF
6403m2 = 1,600.75m2**

C.O.S PROVIDED	
Level	Area
GF-EAST	607 m²
LEVEL 1	862 m²
LEVEL 7	367 m²
TOTAL PROVIDED	1836 m²

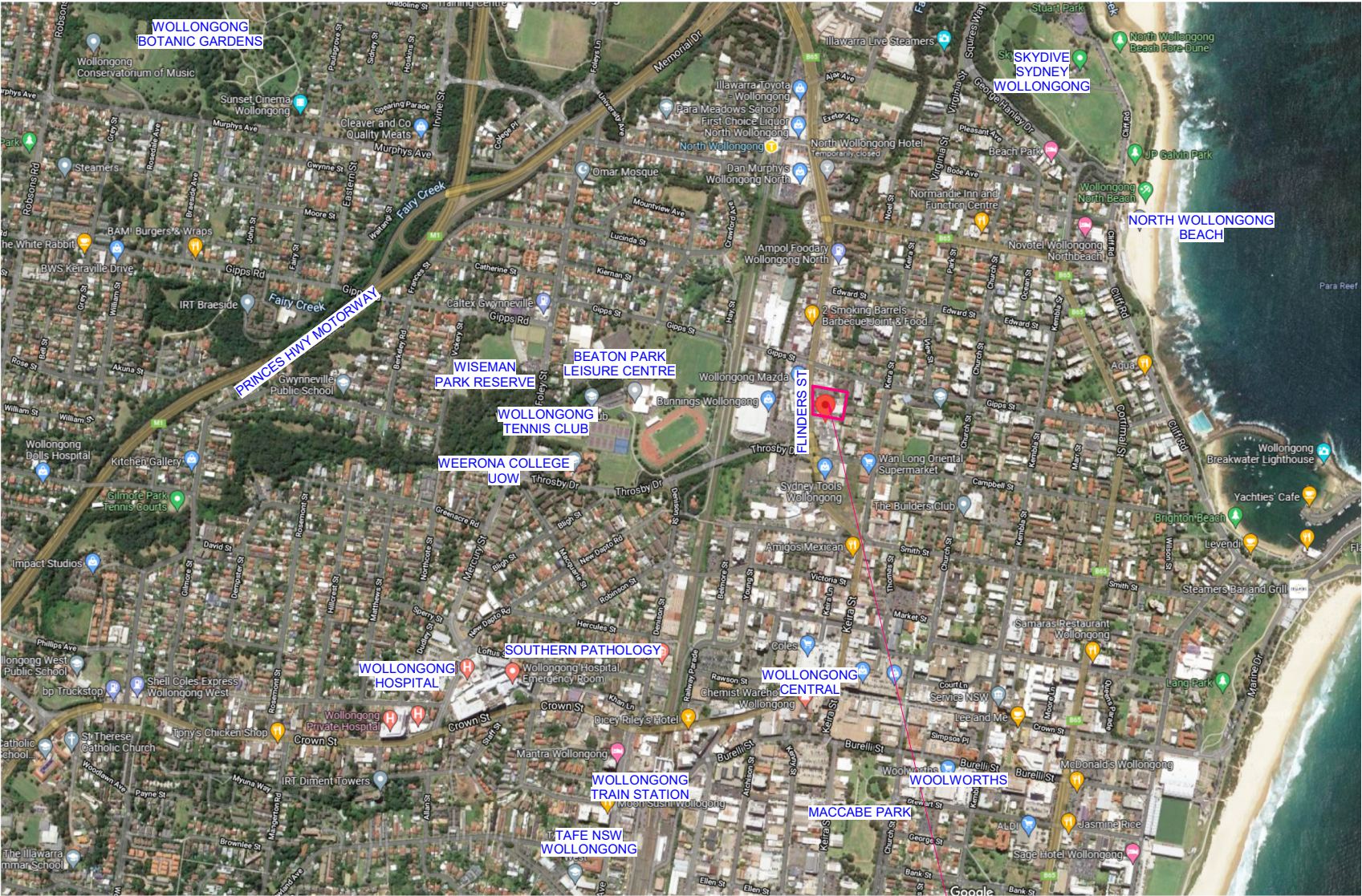
ISSUE	AMENDMENT	DATE	LEGEND		DATE	PROJECT
A	DEVELOPMENT APPLICATION	15-9-2021	LEGEND			35-43 FLINDERS STREET
			A WOOD WOOD 1 S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY	1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR
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			CHECKED GO'D		DRAWING TITLE	
			DRAWN AC /GO'D		DRAWING NUMBER	
			DRAWING SCALE		DRAWING ISSUE	
			@ A1		A	



SITE PLAN
1 : 1200



LOCAL CONTEXT PLAN
1 : 1000



SITE LOCATION PLAN
Not to scale



LOCAL CONTOUR PLAN
Not to scale

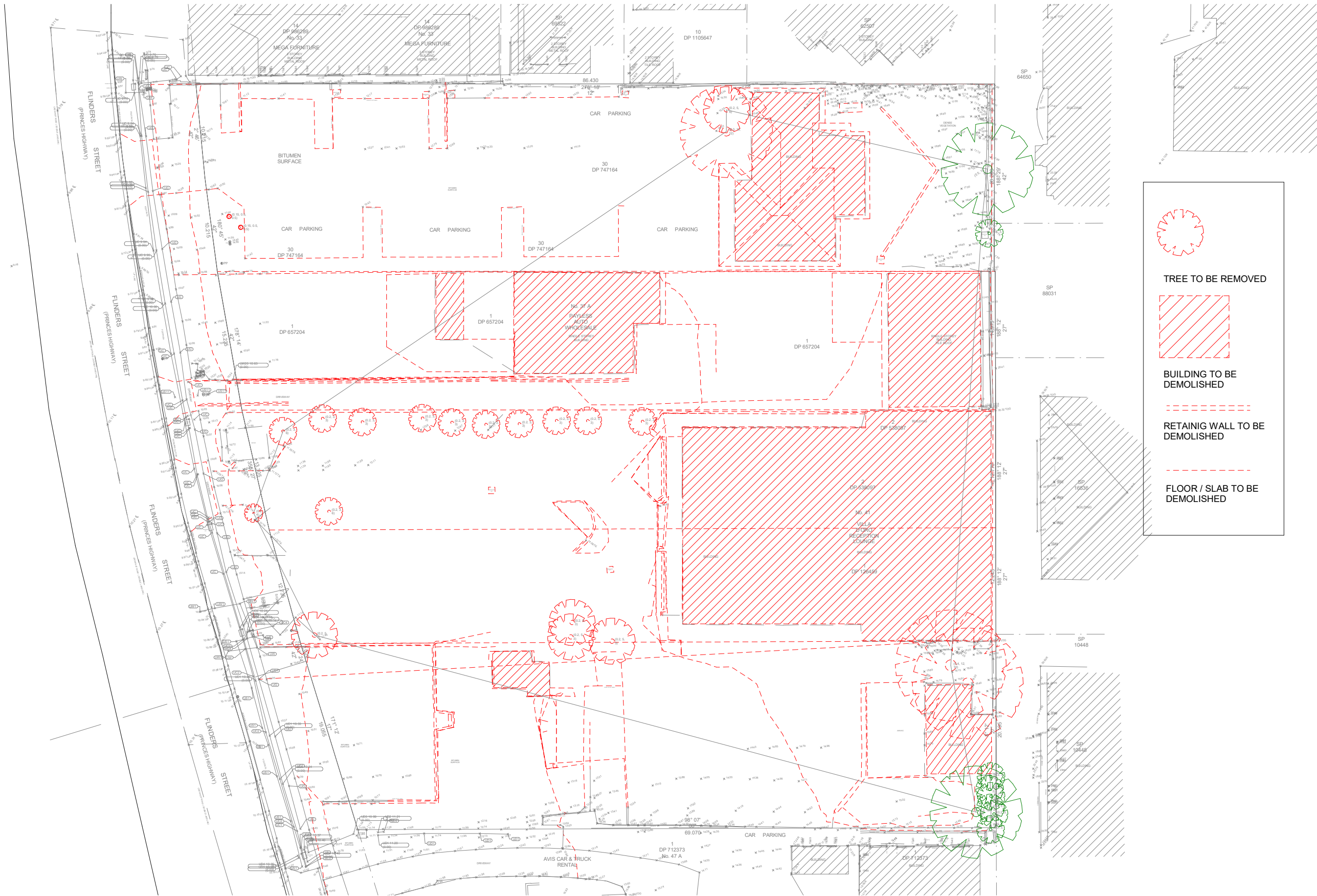
ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY
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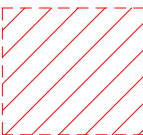
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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	LOCATION PLAN
DRAWN AC /GO'D	DRAWING NUMBER	A002
DRAWING SCALE As indicated	DRAWING ISSUE	A



TREE TO BE REMOVED



BUILDING TO BE DEMOLISHED

RETAINING WALL TO BE DEMOLISHED

FLOOR / SLAB TO BE DEMOLISHED

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOD
WOD 1
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LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.0m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

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DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

DEMOLITION

DRAWING NUMBER

A003

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D DRAWN AC /GO'D DRAWING SCALE 1:5	DRAWING TITLE DRAWING NUMBER DRAWING ISSUE	SURVEY A004 A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

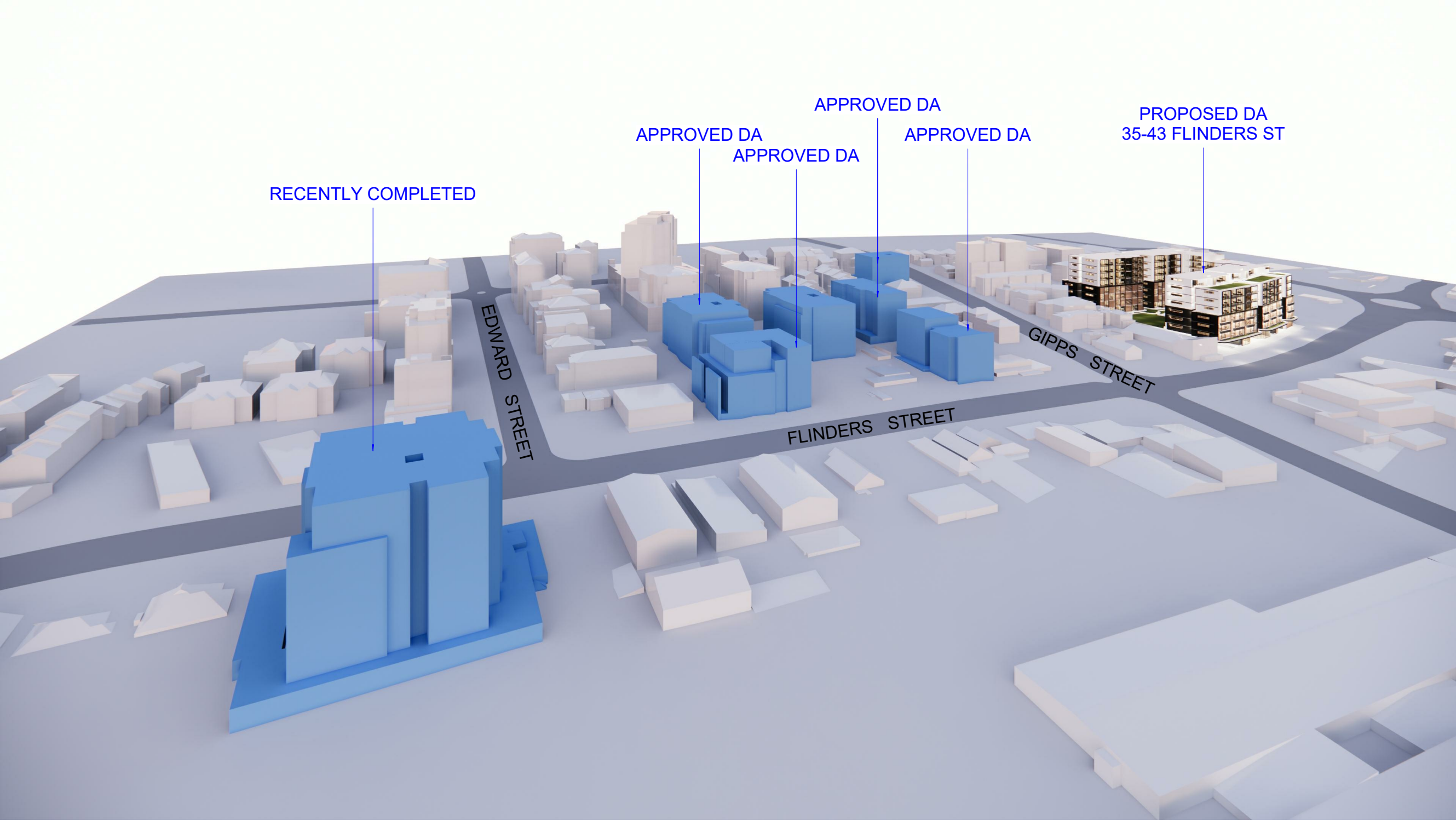
LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	CHECKED	GO'D	DRAWN	AC /GO'D	DRAWING SCALE	1 : 200	@ A1

PROJECT	35-43 FLINDERS STREET
DRAWING TITLE	SITE CONTEXT & SURVEY
DRAWING NUMBER	A005
DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	
A	OPENABLE AWNING WINDOW
WOD	OPENABLE AWNING WINDOW OVER ENTRY DOOR
WOD 1	OPENABLE AWNING WINDOW OVER ENTRY DOOR
S	SERVICES SHAFT
LHA	LIVABLE HOUSING
ADAPT	ACCESSIBLE HOUSING
HR	HANDRAIL
B	BALCONY

LEGEND	
1B	ONE BEDROOM APARTMENT
2B	TWO BEDROOM APARTMENT
3B	THREE BEDROOM APARTMENT
POS	PRIVATE OPEN SPACE
COS	COMMON OPEN SPACE
PS	1.8m HIGH PRIVACY SCREEN
PW	1.0 m HIGH MASONRY WALL
SD	SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	CONTEXT STUDY 2
DRAWN AC /GO'D	DRAWING NUMBER	A006
DRAWING SCALE	DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

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OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
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LEGEND

1B
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DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

CONTEXT STUDY 3

DRAWING NUMBER

A007

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOD
WOD 1
S
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ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
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LEGEND

1B
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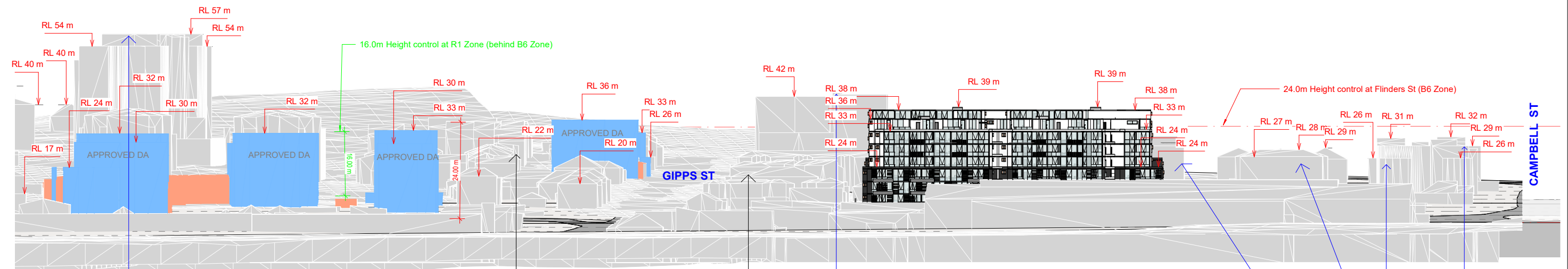
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PROJECT

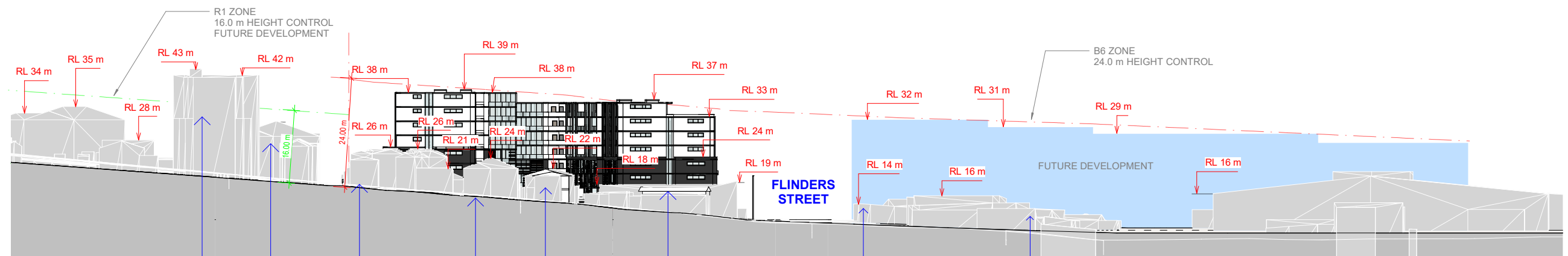
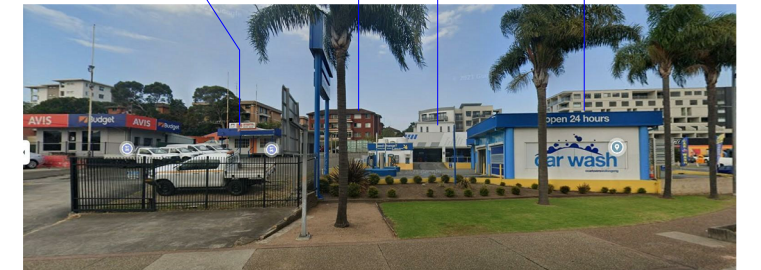
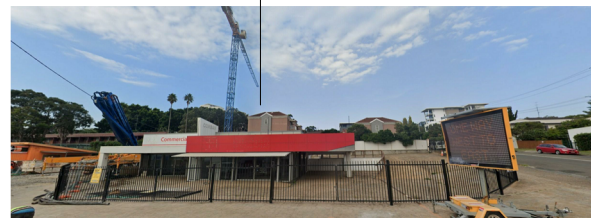
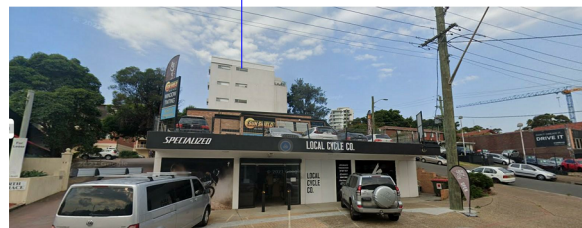
35-43 FLINDERS STREET

DRAWING TITLE
DRAWING NUMBER
DRAWING ISSUE

CONTEXT STUDY 4
A008
A



SECTION AT FLINDERS STREET
1 : 500



SECTION AT GIPP STREET
1 : 500



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

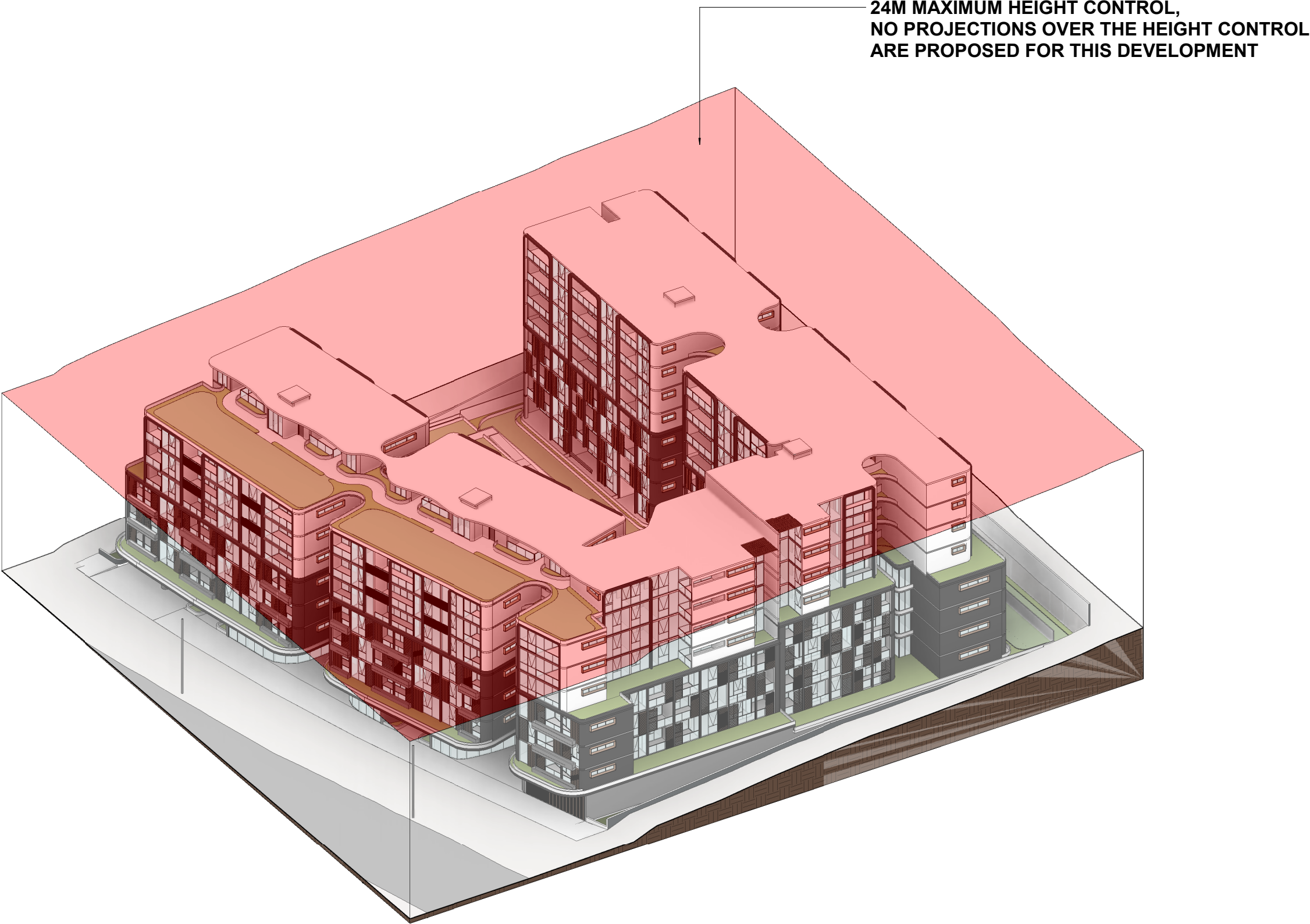
LEGEND	LEGEND
A WOD WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

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DATE	CHECKED	GO'D
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DRAWING SCALE	1 : 500	@ A1

PROJECT	DRAWING TITLE	DRAWING NUMBER	DRAWING ISSUE
35-43 FLINDERS STREET	CONTEXT SECTION	A009	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOD
WOD 1
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
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ACCESSIBLE HOUSING
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George O'Donovan NSW 6763

DATE

CHECKED GO'D
DRAWN AC /GO'D
DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE
DRAWING NUMBER
DRAWING ISSUE

MAXIMUM HEIGHT PLANE
A010
A



SHADOWS 9AM JUNE 21
1 : 1000



SHADOWS 11AM JUNE 21
1 : 1000



SHADOWS 10AM JUNE 21
1 : 1000



SHADOWS 12PM JUNE 21
1 : 1000

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOD
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 1000

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE SHADOWS DIAGRAMS 9AM TO 12PM

DRAWING NUMBER

A020

DRAWING ISSUE

A



SHADOWS 1PM JUNE 21

1 : 1000



SHADOWS 3PM JUNE 21

1 : 1000



SHADOWS 2PM JUNE 21

1 : 1000

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND		LEGEND	
A	WOD	1B	ONE BEDROOM APARTMENT
WOD	OPENABLE AWNING WINDOW OVER ENTRY DOOR	2B	TWO BEDROOM APARTMENT
S	OPENABLE AWNING WINDOW OVER ENTRY DOOR	3B	THREE BEDROOM APARTMENT
LHA	SERVICES SHAFT	POS	PRIVATE OPEN SPACE
ADAPT	LIVABLE HOUSING	COS	COMMON OPEN SPACE
HR	ACCESSIBLE HOUSING	PS	1.8m HIGH PRIVACY SCREEN
B	HANDRAIL	PW	1.0 m HIGH MASONRY WALL
	BALCONY	SD	SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	SHADOWS DIAGRAMS 1PM TO 3PM
DRAWN AC /GO'D	DRAWING NUMBER	A021
DRAWING SCALE 1 : 1000 @ A1	DRAWING ISSUE	A



- 55 X **1B** UNITS X 0.6 = 33 SPACES
 - 142 X **2B** UNITS X 0.9 = 127.8 SPACES
 - 4 X **3B** UNITS X 1.4 = 5.6 SPACES
 - 201 UNITS / 10 = 20.1 ACCESSIBLE SPACES
 - TOTAL RESIDENTIAL REQUIRED: **167 SPACES**
-
- 201 UNITS / 5 = 40.2 VISITOR SPACES
 - 1301m2 RETAIL / 60 = RETAIL 21.6 SPACES

total parking spaces required = 230
total parking spaces provided = 230

UNIT MIX		
Name	Count	

1B	55	27.3%
2B	142	70.6%
3B	4	1.9%

Grand total: 201

RESIDENTIAL PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 2	RESIDENTIAL	84
BASEMENT 1	RESIDENTIAL	62
BASEMENT 1	RESIDENTIAL ADAPTABLE	21
		167

VISITORS PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 1	VISITOR	40
BASEMENT 1	VISITOR ACCESSIBLE	1
		41

RETAIL PARKING PROVIDED		
Level	Type Comments	Count
BASEMENT 1	COMMERCIAL	6
GF	COMMERCIAL	15
GF	COMMERCIAL ACCESSIBLE	1
		22

BICYCLE PARKING SPACES REQUIRED

- **RESIDENTIAL:** 1 SPACE PER EVERY 3 UNITS
201 / 3 = 67 SPACES REQUIRED.
- **VISITORS:** 1 SPACE PER EVERY 12 UNITS
201 / 12 = 16.7 SPACES REQUIRED.
- **RETAIL:** GFA / 200
1301m² / 200 = 6.5 SPACES REQUIRED.

BICYCLE PARKING	
	Racks
RESIDENTIAL	
70	
RETAIL	
14	
VISITORS	
21	

MOTORCYCLE PARKING SPACES REQUIRED

- **RESIDENTIAL:** 1 SPACE PER EVERY 15 UNITS
201 / 15 = 13.4 SPACES REQUIRED.
- **RETAIL:** 1 SPACE PER EVERY 25 RETAIL CAR PARK SPACE
21.6 / 25 = 0.86 SPACES REQUIRED.

MOTORCYCLE PARKING	
	Count
RESIDENTIAL	
14	
RETAIL	
1	

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND		LEGEND	
A	OPENABLE AWNING WINDOW	1B	ONE BEDROOM APARTMENT
W	OPENABLE AWNING WINDOW OVER ENTRY DOOR	2B	TWO BEDROOM APARTMENT
WOD	OPENABLE AWNING WINDOW OVER ENTRY DOOR	3B	THREE BEDROOM APARTMENT
WOD 1	SERVICE SHUTTLE	PO	PRIVATE OPEN SPACE
LHA	LIVABLE HOUSING	COS	COMMON OPEN SPACE
ADAPT	ACCESSIBLE HOUSING	PS	1.8m HIGH PRIVACY SCREEN
R	HANDRAIL	PW	1.0 m HIGH MASONRY WALL
B	BALCONY	SD	SLIDING DOOR

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DATE _____

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

BASEMENT 1

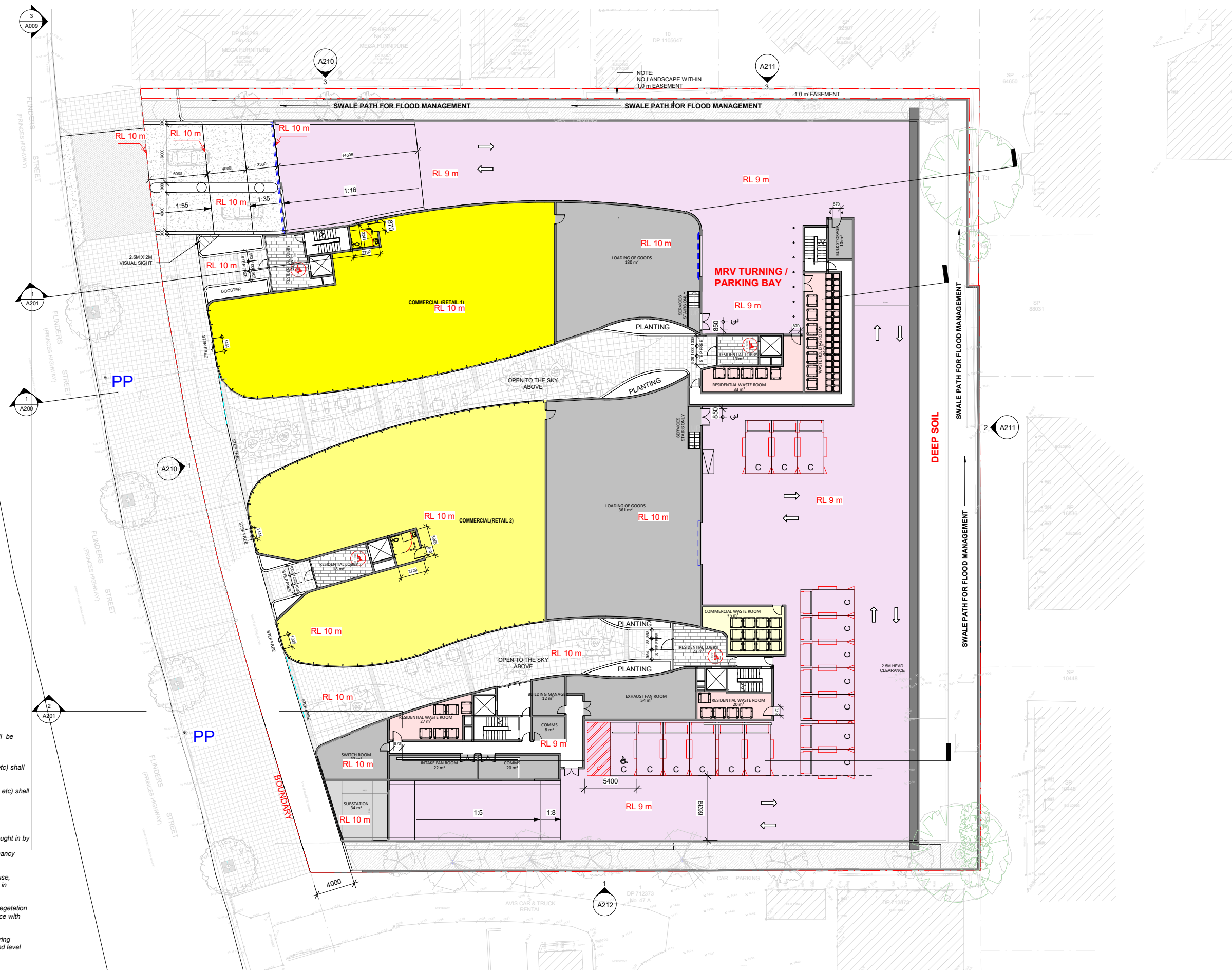
DRAWING NUMBER

A101

DRAWING ISSUE

A





Environmental initiatives in relation to the commercial component on Ground level

a) The following water saving measures shall be incorporated into non-residential building.

Water (shower heads, taps, toilets, urinals etc) shall be 3.5 stars or better rated.

i) Appliances (dishwashers, clothes washers etc) shall be 3.5 stars or better rated with respect to water use efficiency.

These requirements will be achieved for the replacement of appliances, appliances not installed at construction or bought in by occupants following construction, shall be part of the tenancy agreements.

ii) Stormwater runoff control, capture and reuse, including water quality management shall be in accordance with Council's guidelines.

iii) water efficient plants and/or, indigenous vegetation shall be used for the landscape in accordance with Council's recommendations.

iv) Non-potable water shall be used for watering gardens and landscape features at the ground level



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.5m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	GROUND LEVEL EAST
DRAWN AC /GO'D	DRAWING NUMBER	A103
DRAWING SCALE 1 : 200	DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD WOOD S LHA ADAPT HR B	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR
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DATE	PROJECT	DRAWING TITLE	DRAWING NUMBER
CHECKED GO'D DRAWN AC /GO'D DRAWING SCALE 1 : 200	35-43 FLINDERS STREET	LEVEL 1	A104
		DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND
1B 2B 3B POS COS PS PW SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE	PROJECT	DRAWING TITLE	DRAWING NUMBER	DRAWING ISSUE
CHECKED GO'D DRAWN AC /GO'D DRAWING SCALE 1 : 200	35-43 FLINDERS STREET	LEVEL 2	A105	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND
1B 2B 3B POS COS PS PW SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE	CHECKED	GO'D	DRAWN	AC /GO'D	DRAWING SCALE	1 : 200	@ A1

PROJECT	35-43 FLINDERS STREET	DRAWING TITLE	LEVEL 3
		DRAWING NUMBER	A106
		DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	CHECKED	GO'D	DRAWN	AC /GO'D	DRAWING SCALE	1 : 200	@ A1

PROJECT	35-43 FLINDERS STREET	DRAWING TITLE	LEVEL 4
		DRAWING NUMBER	A107
		DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND
A
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND
1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

LEVEL 5

DRAWING NUMBER

A108

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD WOOD 1 S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

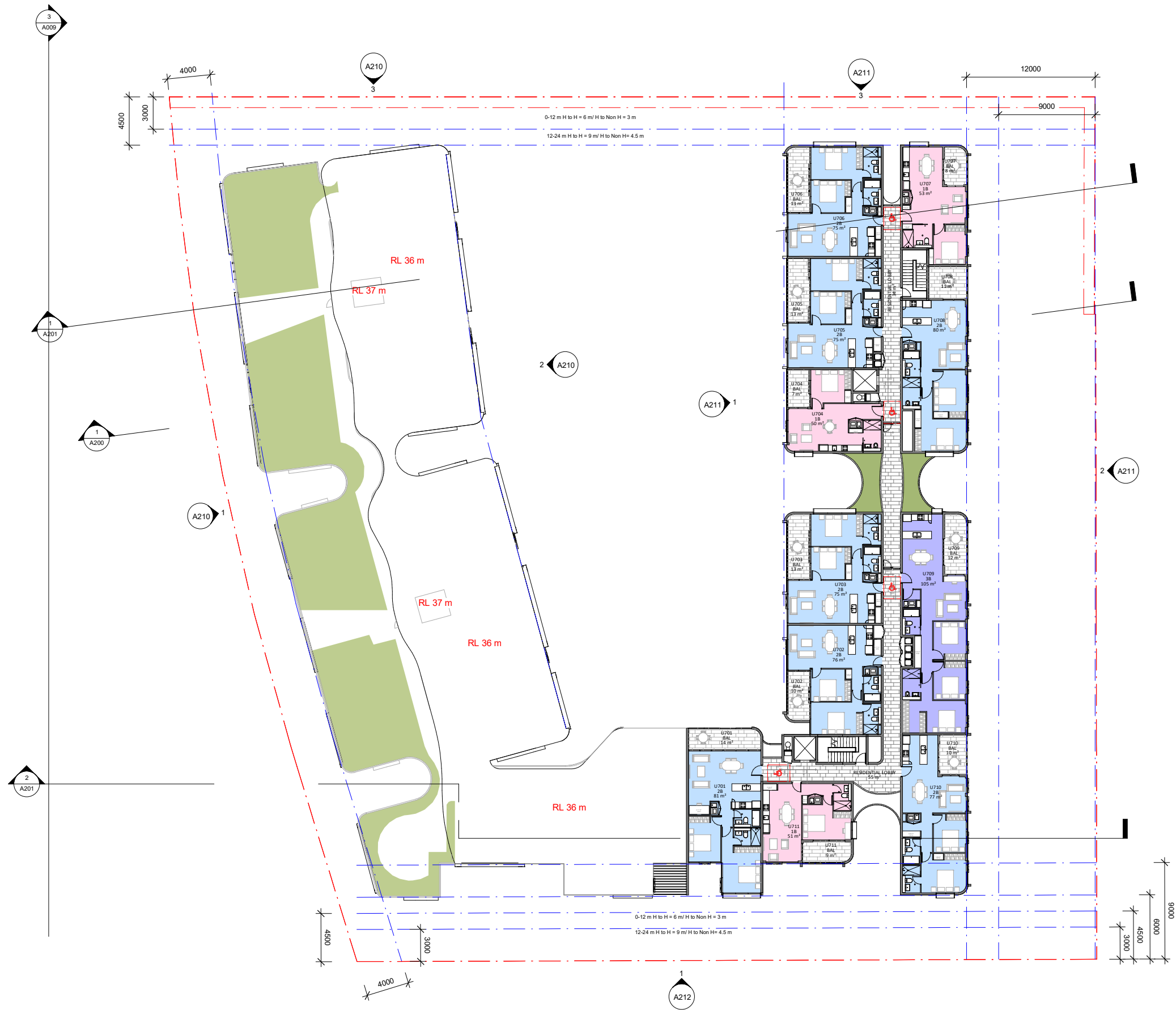
LEGEND
1B 2B 3B POS COS PS PW SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	LEVEL 6
DRAWN AC /GO'D	DRAWING NUMBER	A109
DRAWING SCALE 1 : 200 @ A1	DRAWING ISSUE	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

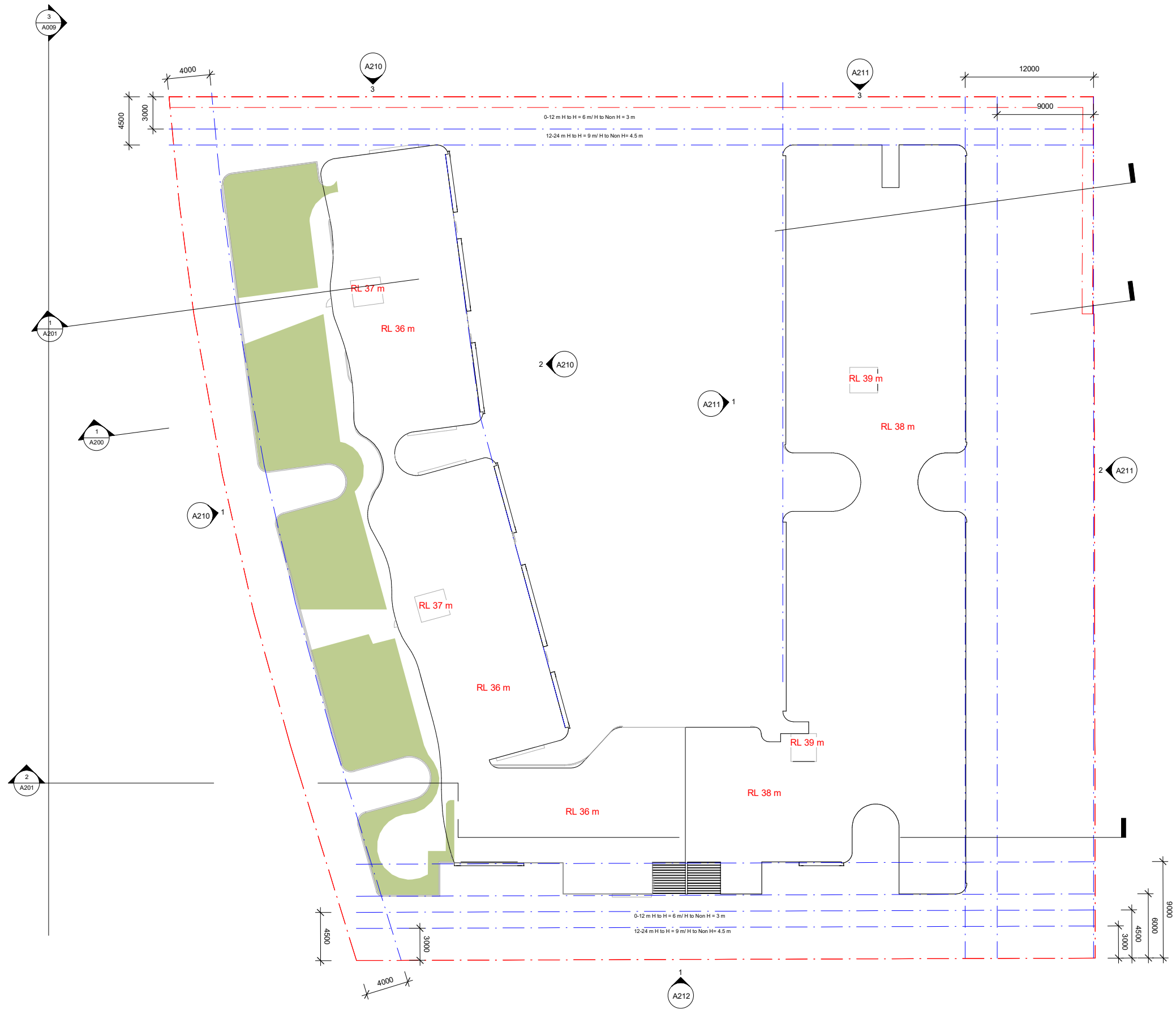
LEGEND	LEGEND
A WOOD WOOD 1 S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	PROJECT	DRAWING TITLE	DRAWING NUMBER	DRAWING ISSUE
CHECKED GO'D DRAWN AC /GO'D DRAWING SCALE 1 : 200	35-43 FLINDERS STREET	LEVEL 7	A110	A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND
A WOOD
WOD 1
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND
1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

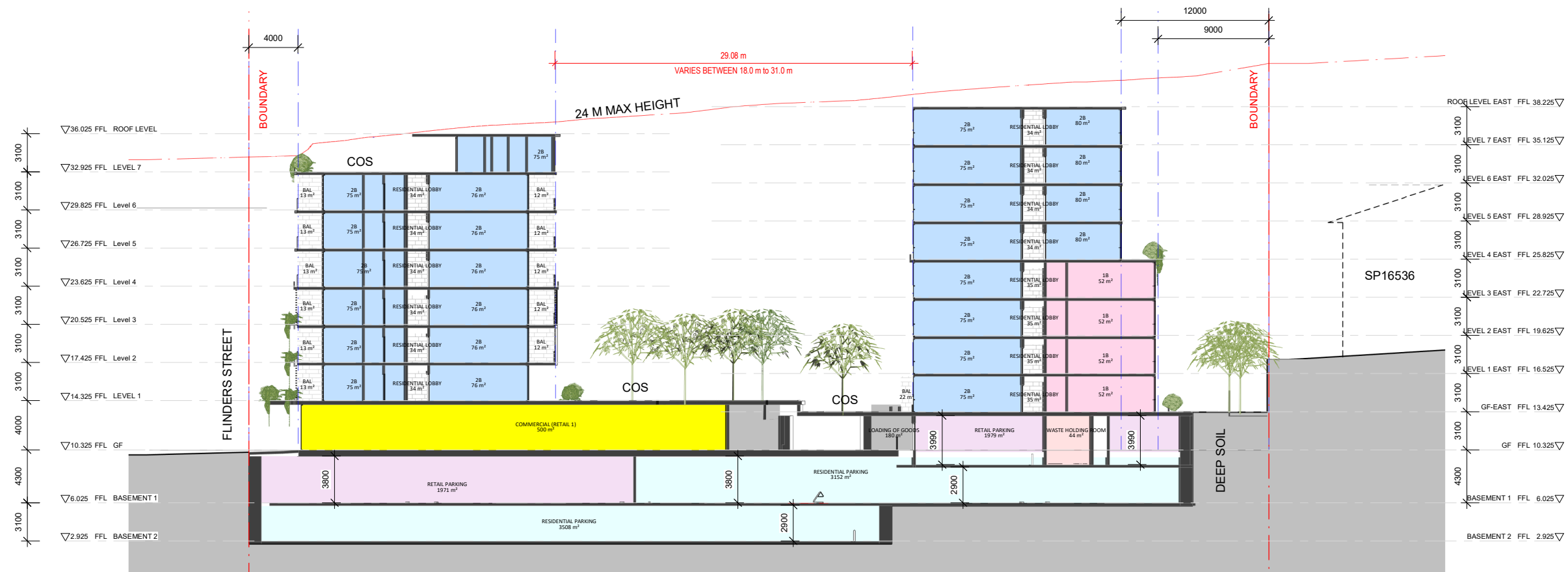
ROOF LEVEL

DRAWING NUMBER

A111

DRAWING ISSUE

A



Section 1

1 : 200

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND
A WOOD
WOOD 1
S LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND
1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

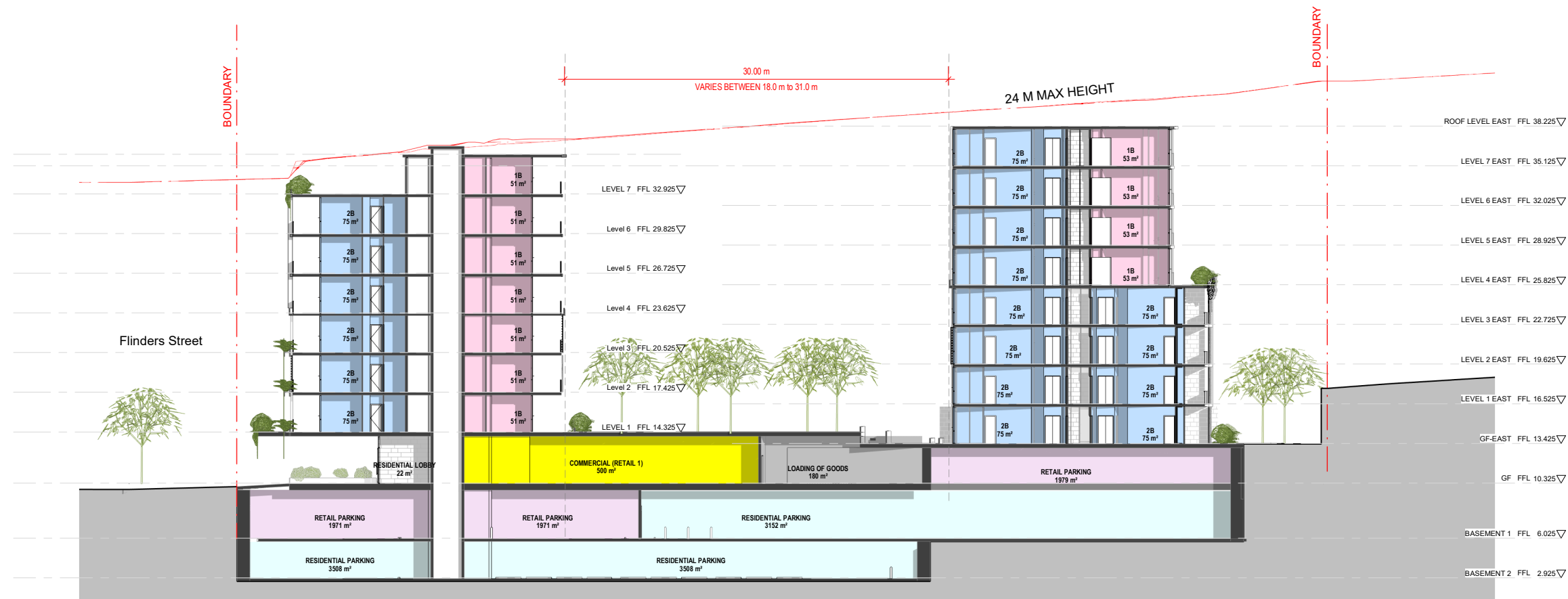
SECTION 1

DRAWING NUMBER

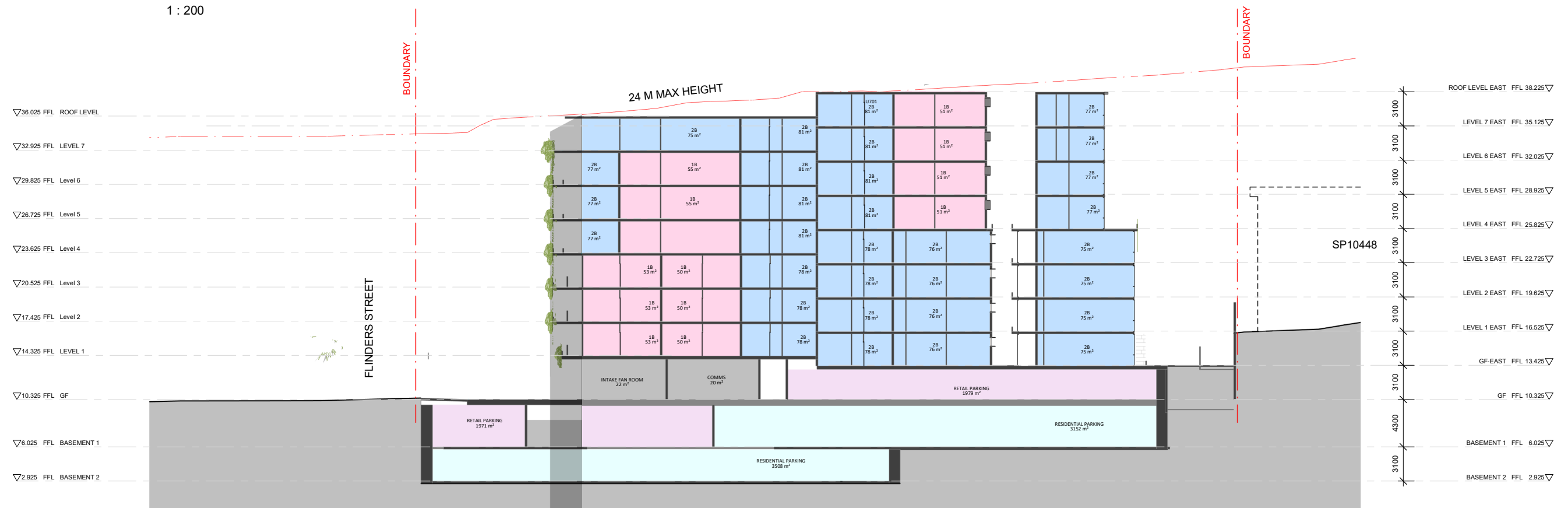
A200

DRAWING ISSUE

A



Section 4
1 : 200



Section 5
1 : 200

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD WOO 1 S LHA ADAPT HR B	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.0m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	PROJECT
CHECKED GO'D DRAWN AC /GO'D DRAWING SCALE 1 : 200	35-43 FLINDERS STREET
	DRAWING TITLE SECTION 2
	DRAWING NUMBER A201
	DRAWING ISSUE A



WEST WING WEST ELEVATION
1 : 200



WEST WING NORTH ELEVATION
1 : 200



WEST WING EAST ELEVATION
1 : 200

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A	WOOD	OPENABLE AWNING WINDOW
WOD	WOOD 1	OPENABLE AWNING WINDOW OVER ENTRY DOOR
S	LHA	SERVICES SHAFT
ADAPT	HR	LIVABLE HOUSING ACCESSIBLE HOUSING
B	B	HANDRAIL BALCONY

LEGEND

1B	ONE BEDROOM APARTMENT
2B	TWO BEDROOM APARTMENT
3B	THREE BEDROOM APARTMENT
POS	PRIVATE OPEN SPACE
COS	COMMON OPEN SPACE
PS	1.8m HIGH PRIVACY SCREEN
PW	1.0 m HIGH MASONRY WALL
SD	SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 200

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

WEST WING ELEVATIONS

DRAWING NUMBER

A210

DRAWING ISSUE

A



EAST WING WEST ELEVATION
1 : 200



EAST WING NORTH ELEVATION
1 : 200



EAST WING EAST ELEVATION
1 : 200

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOD WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	EAST WING ELEVATIONS
DRAWN AC /GO'D	DRAWING NUMBER	A211
DRAWING SCALE 1 : 200 @ A1	DRAWING ISSUE	A



SOUTH WING SOUTH ELEVATION
1 : 200

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND		LEGEND	
A	OPENABLE AWNING WINDOW	1B	ONE BEDROOM APARTMENT
WOD	OPENABLE AWNING WINDOW OVER ENTRY DOOR	2B	TWO BEDROOM APARTMENT
WOD 1	OPENABLE AWNING WINDOW OVER ENTRY DOOR	3B	THREE BEDROOM APARTMENT
S	SERVICES SHAFT	POS	PRIVATE OPEN SPACE
LHA	LIVABLE HOUSING	COS	COMMON OPEN SPACE
ADAPT	ACCESSIBLE HOUSING	PS	1.8m HIGH PRIVACY SCREEN
HR	HANDRAIL	PW	1.0 m HIGH MASONRY WALL
B	BALCONY	SD	SLIDING DOOR

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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	SOUTH WING ELEVATIONS
DRAWN AC /GO'D	DRAWING NUMBER	A212
DRAWING SCALE 1 : 200 @ A1	DRAWING ISSUE	A



Date:	21/06/2021 GMT 10	
coordinates:	-34.4182215, 150.8928448	
location:	-34.41822150, 150.89284480	
hour	Elevation	Azimuth
07:02:41	-0.833°	61.8
8:00:00	9.14°	53.2
9:00:00	18.33°	42.6
10:00:00	25.7°	30.1
11:00:00	30.52°	15.5
12:00:00	32.14°	359.5
13:00:00	30.31°	343.5
14:00:00	25.32°	329.0
15:00:00	17.83°	316.6
16:00:00	8.55°	306.
16:53:45	-0.833°	298.1



DIRECT SUN LIGHT ACCESS LEGEND

- 0 0 hour of sunlight
- 1 1 hour of sunlight
- 2 2 hours of sunlight
- 3 3 hours of sunlight
- 4 4 hours of sunlight
- 5 5 hours of sunlight
- 6 6 hours of sunlight
- 7 7 hours of sunlight



SUN VIEW 1PM



SUN VIEW 3PM



SUN VIEW 2PM

Date:	21/06/2021 GMT10	
coordinates:	-34.4182215, 150.8928448	
location:	-34.41822150,150.89284480	
hour	Elevation	Azimuth
07:02:41	-0.833°	61.82°
8:00:00	9.14°	53.23°
9:00:00	18.33°	42.69°
10:00:00	25.7°	30.14°
11:00:00	30.52°	15.52°
12:00:00	32.14°	359.52°
13:00:00	30.31°	343.56°
14:00:00	25.32°	329.05°
15:00:00	17.83°	316.63°
16:00:00	8.55°	306.2°
16:53:45	-0.833°	298.18°

DIRECT SUN LIGHT ACCESS LEGEND

- 0 0 hour of sunlight
- 1 1 hour of sunlight
- 2 2 hours of sunlight
- 3 3 hours of sunlight
- 4 4 hours of sunlight
- 5 5 hours of sunlight
- 6 6 hours of sunlight
- 7 7 hours of sunlight

SOLAR AND DAYLIGHT ACCESS
LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING SHALL RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.
DEVELOPMENT ACHIEVES A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER

156 APARTMENTS RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT UPON THE BALCONIES AND LIVING ROOMS BETWEEN 9AM AND 3PM ON JUNE 21.
140 APARTMENTS = 77% OF THE TOTAL APARTMENTS.

AT LEAST 50% OF THE USABLE COMMUNAL OPEN SPACE RECEIVES 2 HOURS OF DIRECT SUNLIGHT

14 APARTMENTS DON'T RECEIVE DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON JUNE 21.
14 APARTMENTS = 6.9%

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	1B 2B 3B POS COS PS PW SD
OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.0m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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Nominated Registered Architect
George O'Donovan NSW 6763

DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	SUN VIEWS
DRAWN AC /GO'D	DRAWING NUMBER	A401
DRAWING SCALE 1:1	DRAWING ISSUE	A



GF CROSS VENTILATION
1 : 500



LEVEL 1 CROSS VENTILATION
1 : 500



LEVEL 2 CROSS VENTILATION
1 : 500



LEVEL 3 CROSS VENTILATION
1 : 500



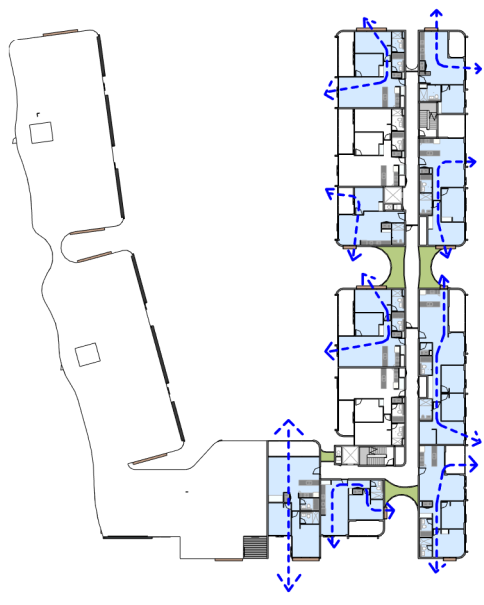
LEVEL 4 CROSS VENTILATION
1 : 500



LEVEL 5 CROSS VENTILATION
1 : 500



LEVEL 6 CROSS VENTILATION
1 : 500



LEVEL 7 CROSS VENTILATION
1 : 500

CROSS VENTILATION
68.6% OF APARTMENTS ARE NATURALLY
CROSS VENTILATED IN THE BUILDING

CROSS VENTILATION		
Level	CROSS VENTILATED	Count
GF-EAST	YES	9
LEVEL 1	YES	10
LEVEL 1 EAST	YES	9
Level 2	YES	10
LEVEL 2 EAST	YES	9
Level 3	YES	10
LEVEL 3 EAST	YES	9
Level 4	YES	10
LEVEL 4 EAST	YES	9
Level 5	YES	10
LEVEL 5 EAST	YES	9
Level 6	YES	10
LEVEL 6 EAST	YES	9
LEVEL 7	YES	6
LEVEL 7 EAST	YES	9
CORSS VENTILATED UNITS		138 = 68.6%

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOOD
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 500

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

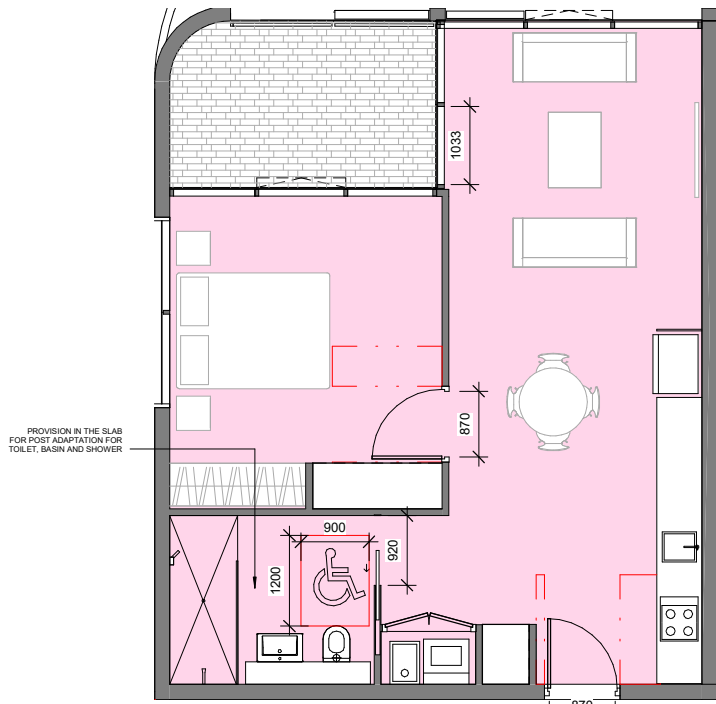
CROSS VENTILATION

DRAWING NUMBER

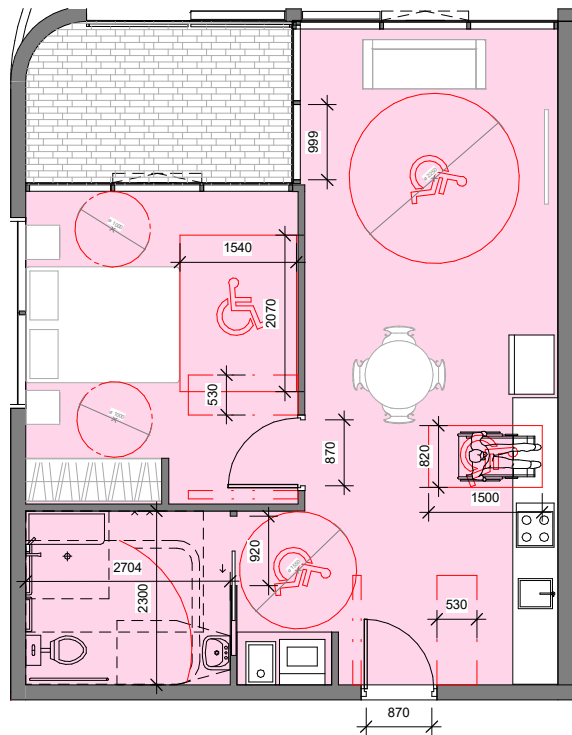
A410

DRAWING ISSUE

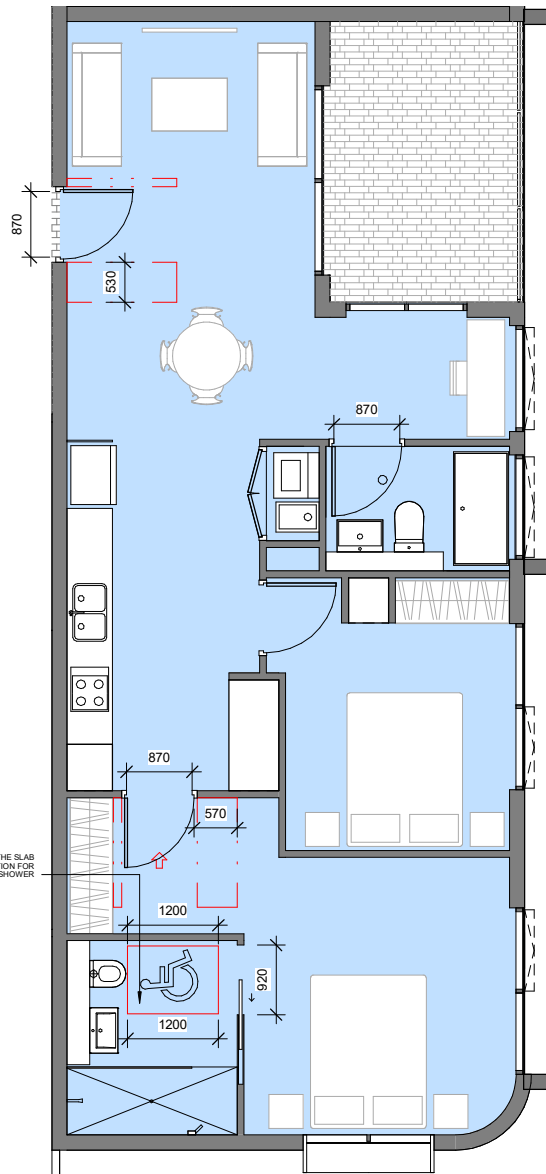
A



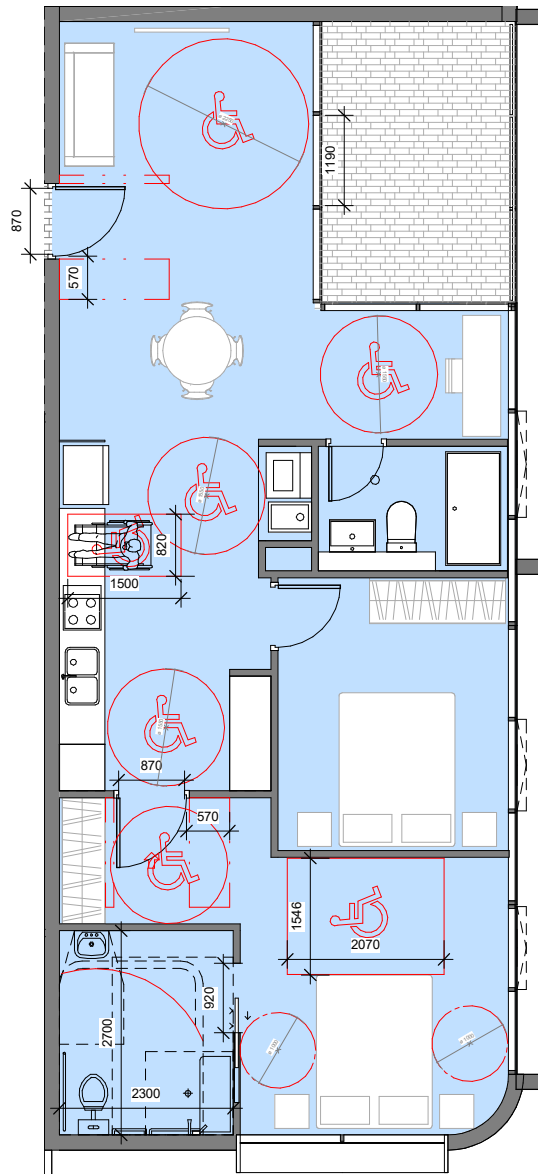
1 PRE-ADAPTABLE/LIVABLE TYPE 1
1 : 50 UNITS: G10, 110,124, 126, 210, 224, 226, 310, 324, 326, 418, 421, 423, 518, 521, 523, 618, 621, 623



2 POST-ADAPTABLE/LIVABLE TYPE 1
1 : 50 UNITS: G10, 110,124, 126, 210, 224, 226, 310, 324, 326, 418, 421, 423, 518, 521, 523, 618, 621, 623



3 PRE-ADAPTABLE/LIVABLE TYPE 2
1 : 50



4 POST-ADAPTABLE TYPE 2
1 : 50 UNITS: 410 & 510

ADAPTABLE / LIVABLE UNITS		
Number	Name	Count
110	1B	1
124	1B	1
126	1B	1
210	1B	1
224	1B	1
226	1B	1
310	1B	1
324	1B	1
326	1B	1
410	2B	1
418	1B	1
421	1B	1
423	1B	1
510	2B	1
518	1B	1
521	1B	1
523	1B	1
618	1B	1
621	1B	1
623	1B	1
G10	1B	1
TOTAL		21

- All Doors -**
Except for non-accessible sanitary facilities, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulaons spaces as per AS1428.12009.
When using sliding doors, flush transition is required so provide fully recessed floor tracks. Also all sliding doors to have 50mm minimum available to latch side of the sliding door to enable access to door handle.
- All fully glazed doors to have glazing strips. The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
- All doorways to have a minimum luminance contrast of 30% provided between, Door leaf and door jamb or Door leaf and adjacent wall or Architrave and wall or Door leaf and architrave or Door jamb and adjacent wall. The minimum width of the luminance contrast to be 50mm.
- Door hardware requirements**
- D shaped door handles to be used, located at 900-1100mm above FFL
- Clearance between the handle and the back plate or the door face at the center grip secon of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle
- Floor or ground surfaces**
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. Abutment of surfaces is to have a smooth transition (this includes door thresholds of accessible sanitary facilities). Construcion tolerances to be +/- 3mm vertical or +/- 5mm (provided the edges have a bevelled or rounded edge). Grates (if used in the accessible path of travel) are required to comply with AS1428.1.
- Accessible Car parking**
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M to be at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors
- Central bollard in shared space at 800/- 50mm from entry point
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit)
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces
- Non-trafficked area of the shared space to have marking strips at 45°, 150200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- The pavement marking shall have the appropriate slip resistance for the locaon.
- Slip resistance**
- Slip resistance to be as per BCA Table D2.14 when tested in accordance with AS4586.
- All wet areas / outdoor areas associated with Adaptable units to be slip resistant as per AS3661/ AS4586.
- Refer to guide HB 197 for details in regards to compliance requirements.
- Accessible toilets**
- The Accessible toilet to be constructed as per requirements of AS1428.12009.
Setout of pan to be 800/- 10mm from rear wall and the c/l of pan is to be 450-460mm from side wall. Top of seat of WC pan is to be 460-480mm above FFL.
- The top of the washbasin is to be between 800-830mm above FFL. Water taps to be lever or sensor with 50mm clear from any surface
- Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background
- Backrest to be 150-200mm height, 350-400mm width and 120-150mm above the seat at an angle of 95°-100° back from seat hinge
- Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area
- Top of toilet paper dispenser is to be located maximum of 700mm above FFL and maximum of 300mm from edge of pan
- Grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270° arc, are to be provided to rear and side wall (90° or 30°/45°). Horizontal component to be 800-810mm above FFL. Fastenings and construcion of grabrails to be capable to withstand 1100N of force.
- Mirror to start from 900mm above FFL, II minimum of 1850mm above FFL
- Clothes hanging device to be at height of 1200-1350mm above FFL and at least 500mm from any internal corner
- Shelf to be 300-400mm length and 120-150mm wide and located 900/1000mm above FFL
- Soap and paper towel dispensers where provided, to be installed with height of the operave component between 900-1100mm above FFL and no closer than 500mm from an internal corner.
- Door to the Accessible toilet requires AS1428.1 compliant door circulaon spaces. When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin.
- Adaptable and Livable units**
- All adaptable units to be constructed as per requirements of AS4299 as listed in the Access report by Access Link Consulting to Class C level
- Note that flush transition is required to all flooring in the unit, which means that recessed floor slabs will be required to wet areas.
- All passageways in these units are required to provide 1M clear passageways when measured from skirting to skirting.
- All doorways to provide for 820mm clear opening space as a minimum. The main entry doorway doorway to main adaptable bathroom and main adaptable bedroom to provide for 850mm clear opening space.
- At least 1 hobless shower to be provided. At least 1 toilet to have WC in the corner with a clear space of 900x1200 in front of the pan and a side wall reinforced.

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND
A WOOD
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
COMMON OPEN SPACE
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

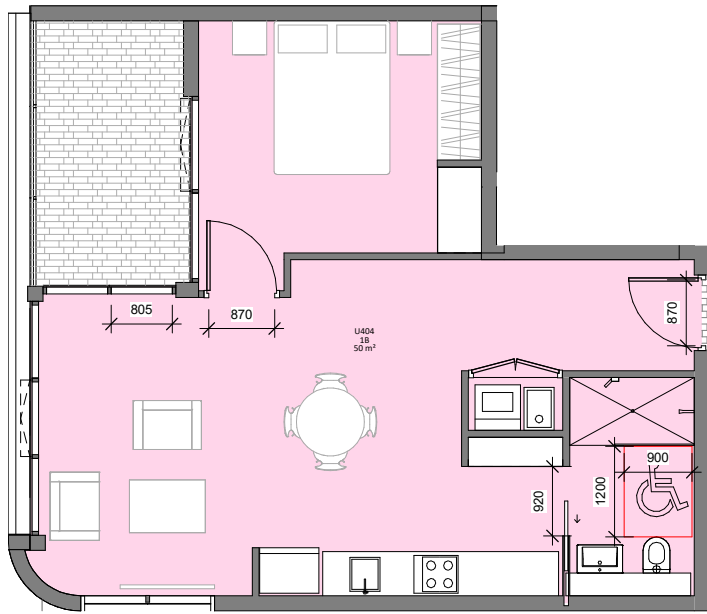
LEGEND
1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

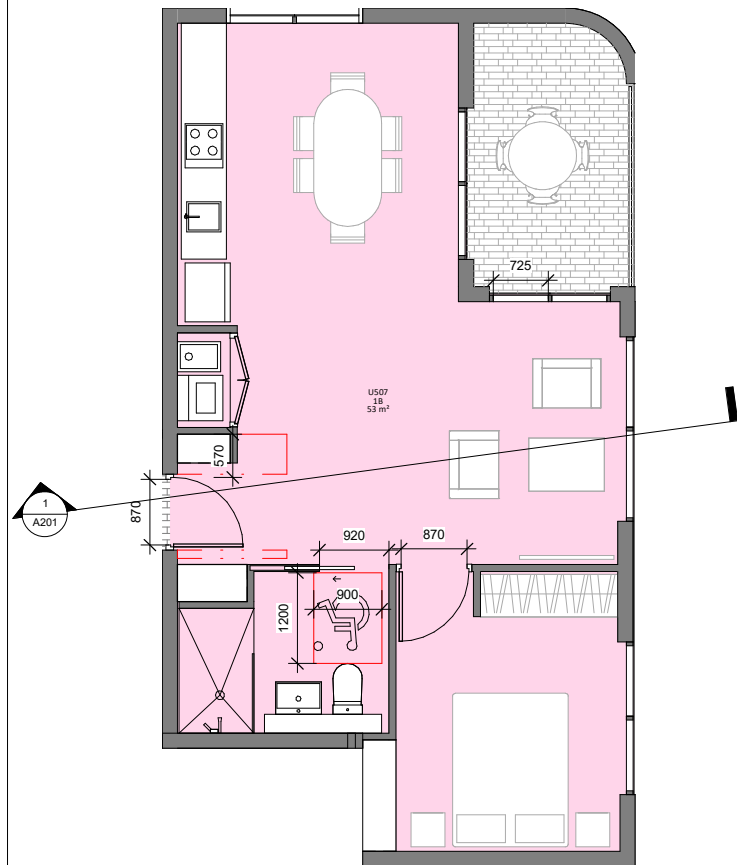
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T +612 8199 1144
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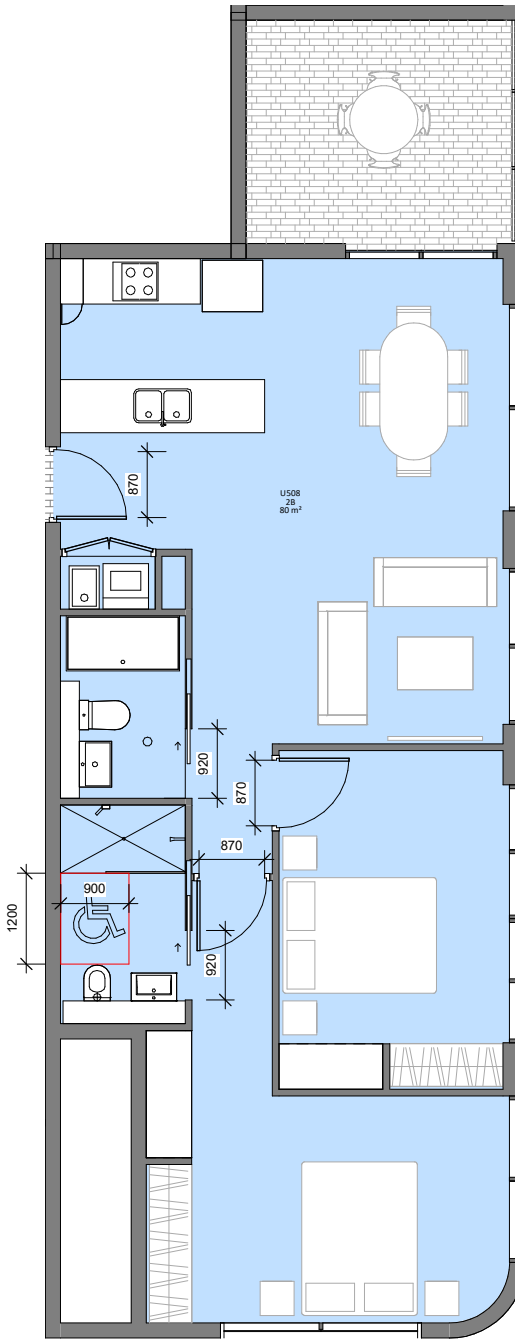
DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	ADAPTABLE / LIVABLE UNITS
DRAWN AC /GO'D	DRAWING NUMBER	A501
DRAWING SCALE 1 : 50	DRAWING ISSUE	A



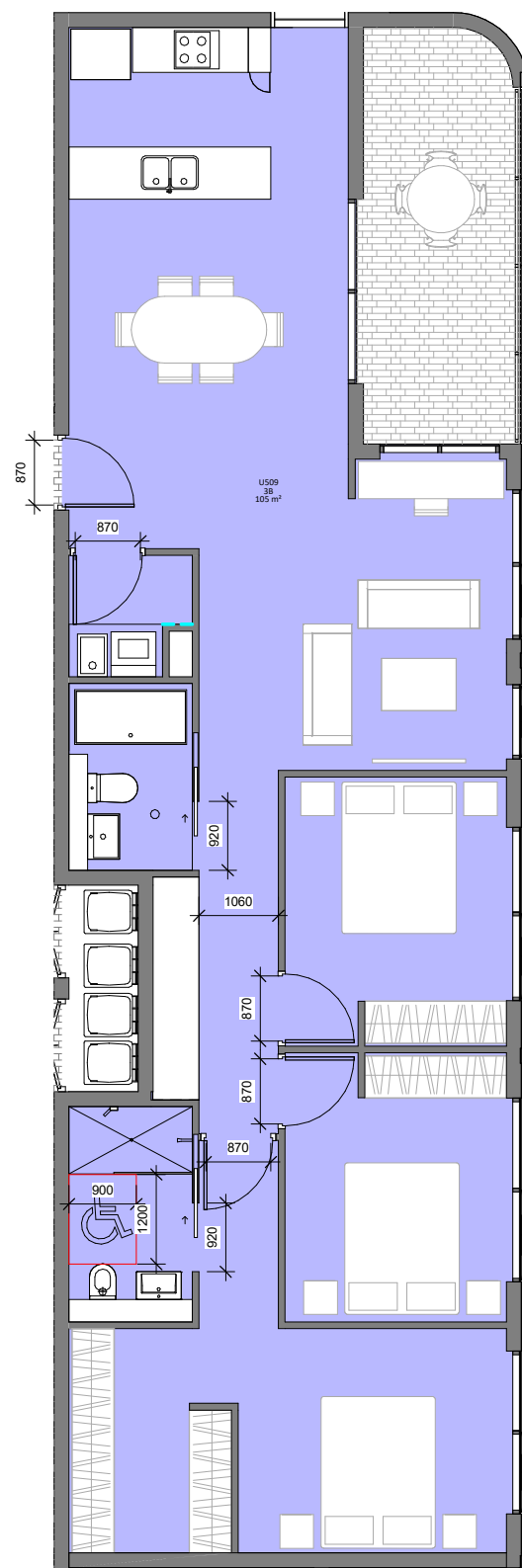
1 LIVABLE TYPE 1
1 : 50 UNITS: G04,104, 204, 304, 404, 504, 604, 704



2 LIVABLE TYPE 2
1 : 50 UNITS: 407, 507, 607, 707



3 LIVABLE TYPE 3
1 : 50 UNITS: 408, 508, 608, 708.



4 LIVABLE TYPE 4
1 : 50 UNITS: 409, 509, 609, 709.

LIVABLE UNITS		
Number	Name	Count
104	1B	1
204	1B	1
304	1B	1
404	1B	1
407	1B	1
408	2B	1
409	3B	1
504	1B	1
507	1B	1
508	2B	1
509	3B	1
604	1B	1
607	1B	1
608	2B	1
609	3B	1
704	1B	1
707	1B	1
708	2B	1
709	3B	1
G04	1B	1
TOTAL		20

- All Doors -**
Except for non-accessible sanitary facilities, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door clearances spaces as per AS1428.1:2009.
When using sliding doors, flush transition is required so provide fully recessed floor tracks. Also all sliding doors to have 510mm minimum available to latch side of the sliding door to enable access to door handle.
- All fully glazed doors to have glazing strips. The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
- All doorways to have a minimum luminance contrast of 30% provided between Door leaf and door jamb or Door leaf and adjacent wall or Architrave and wall or Door leaf and architrave or Door jamb and adjacent wall. The minimum width of the luminance contrast to be 50mm.
- Door hardware requirements**
- D shaped door handles to be used, located at 900-1100mm above FFL
- Clearance between the handle and the back plate or the door face at the center grip section of the handle to be between 35-45mm with a minimum of 20mm turn at the end of the handle
- Floor or ground surfaces**
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. Abutment of surfaces is to have a smooth transition (this includes door thresholds of accessible sanitary facilities). Construction tolerances to be +/- 3mm vertical or +/- 5mm (provided the edges have a bevelled or rounded edge). Grates (if used in the accessible path of travel) are required to comply with AS1428.1.
- Accessible Car parking**
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M to be at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors
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- Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces
- Non-trafficked area of the shared space to have marking strips at 45°, 150200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- The pavement marking shall have the appropriate slip resistance for the location.
- Slip resistance**
- Slip resistance to be as per BCA Table D2.14 when tested in accordance with AS4586.
- All wet areas / outdoor areas associated with Adaptable units to be slip resistant as per AS3661/ AS4586.
- Refer to guide HB 197 for details in regards to compliance requirements.
- Accessible toilets**
- The Accessible toilet to be constructed as per requirements of AS1428.1:2009. Setout of pan to be 800+/-10mm from rear wall and the c/l of pan is to be 450-460mm from side wall. Top of seat of WC pan is to be 460-480mm above FFL
- The top of the washbasin is to be between 800-830mm above FFL. Water taps to be lever or sensor with 50mm clear from any surface
- Seat to be full round, take 150kg weight and provide 30% luminance contrast to the background
- Backrest to be 150-200mm height, 350-400mm width and 120-150mm above the seat at an angle of 95°-100° back from seat hinge
- Flushing control to be proud of surface and located between 600-1100mm above FFL at back or side wall, clear of grabrail area
- Top of toilet paper dispenser is to be located maximum of 700mm above FFL and maximum of 300mm from edge of pan
- Grabrails, 30-40mm diameter, placed 50-60mm clearance from wall, with no obstructions to top 270° arc, are to be provided to rear and side wall (90° or 30°/45°). Horizontal component to be 800-810mm above FFL. Fastenings and construction of grabrails to be capable to withstand 1100N of force.
- Mirror to start from 900mm above FFL, II minimum of 1850mm above FFL
- Clothes hanging device to be at height of 1200-1350mm above FFL and at least 500mm from any internal corner
- Shelf to be 300-400mm length and 120-150mm wide and located 900-1000mm above FFL
- Soap and paper towel dispensers where provided, to be installed with height of the operable component between 900-1100mm above FFL and no closer than 500mm from an internal corner.
- Door to the Accessible toilet requires AS1428.1 compliant door clearances spaces. When door swings next to the washbasin a clear 300mm is required between the door swing and the washbasin.
- Adaptable and Livable units**
- All adaptable units to be constructed as per requirements of AS4299 as listed in the Access report by Access Link Consulting to Class C level.
- Note that flush transition is required to all flooring in the unit, which means that recessed floor slabs will be required to wet areas.
- All passageways in these units are required to provide 1M clear passageways when measured from skirting to skirting.
- All doorways to provide for 820mm clear opening space as a minimum. The main entry doorway doorway to main adaptable bathroom and main adaptable bedroom to provide for 850mm clear opening space.
- At least 1 hobless shower to be provided. At least 1 toilet to have WC in the corner with a clear space of 900x1200 in front of the pan and a side wall reinforced.

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND
A WOOD
WOOD 1
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND
1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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George O'Donovan NSW 6763



DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 50

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

LIVABLE UNITS

DRAWING NUMBER

A503

DRAWING ISSUE

A



2 GF
1 : 500



1 GF-EAST
1 : 500



3 LEVEL 1 EAST
1 : 500



4 LEVEL 2 EAST
1 : 500



5 LEVEL 3 EAST
1 : 500



6 LEVEL 4 EAST
1 : 500



7 LEVEL 5 EAST
1 : 500



8 LEVEL 6 EAST
1 : 500

GFA RESIDENTIAL			GFA COMMERCIAL	
Level	Area	Use	Level	Area
GF	72 m²	RESI CORRIDORS	GF	498 m²
GF-EAST	173 m²	RESI CORRIDORS	GF	607 m²
GF-EAST	2026 m²	RESIDENTIAL	GF	10 m²
LEVEL 1 EAST	173 m²	RESI CORRIDORS	GF	5 m²
LEVEL 1 EAST	2026 m²	RESIDENTIAL	GF	12 m²
LEVEL 2 EAST	173 m²	RESI CORRIDORS	GF	10 m²
LEVEL 2 EAST	2026 m²	RESIDENTIAL	GF	27 m²
LEVEL 3 EAST	168 m²	RESI CORRIDORS	GF	20 m²
LEVEL 3 EAST	1958 m²	RESIDENTIAL	GF	35 m²
LEVEL 4 EAST	157 m²	RESI CORRIDORS	GF	44 m²
LEVEL 4 EAST	1774 m²	RESIDENTIAL	GF	33 m²
LEVEL 5 EAST	157 m²	RESI CORRIDORS		1301 m²
LEVEL 5 EAST	1774 m²	RESIDENTIAL		
LEVEL 6 EAST	87 m²	RESI CORRIDORS		
LEVEL 6 EAST	1350 m²	RESIDENTIAL		
LEVEL 7 EAST	87 m²	RESI CORRIDORS		
LEVEL 7 EAST	771 m²	RESIDENTIAL		
14954 m²				

92% to 8%

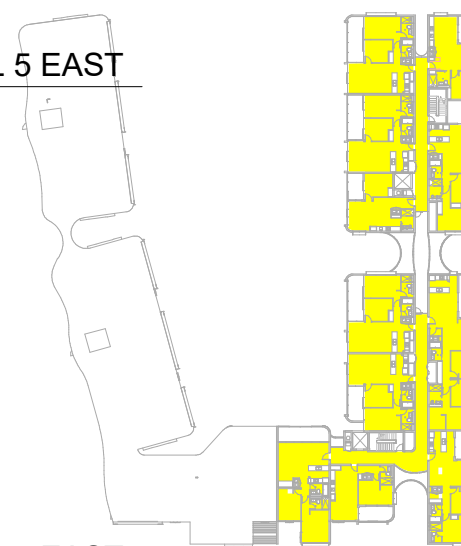
B6 ZONE ENTERPRISE CORRIDOR
MAX FSR: CLAUSE 4.4A

LEP MAX RESIDENTIAL: 2.5:1
LEP MAX COMMERCIAL: 3.0:1

BASED ON A 92% TO 8%:
3.0X 8/100 + 2.5 X 92/100
0.24 + 2.3
MAX FSR = 2.54:1

2.54 X 6403m² = 16,263.62m²
MAX GFA COMMERCIAL = 1301m²
MAX GFA RESIDENTIAL = 14,954m²

achieved 16,255 m²



9 LEVEL 7 EAST
1 : 500

ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A WOOD
S LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
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1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DATE

CHECKED GO'D
DRAWN AC /GO'D
DRAWING SCALE 1 : 500

PROJECT

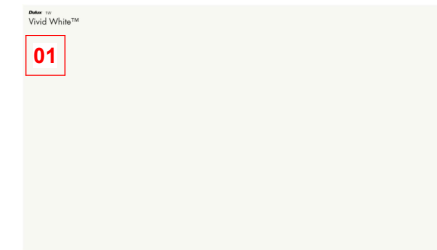
DRAWING TITLE
DRAWING NUMBER
DRAWING ISSUE

35-43 FLINDERS STREET

GFA

A600

A



RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX VIVID WHITE



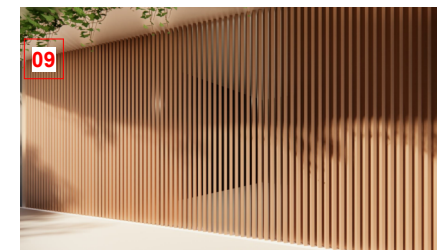
RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX TIMELESS GREY



ALUMINIUM FRAMED GLASS BALUSTRADES, BLACK SATIN



RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX KLAVIER



ALUMINIUM VERTICAL LOUVRES, DULUX POWDER COATED STONE BEIGE SCYLLA



STRUCTURALLY GLAZED STOREFRONT



NON-COMBUSTIBLE ALUMINIUM CLADDING, BLACK SATIN



ALUMINIUM FRAMED GLASS DOOR AND WINDOWS, BLACK SATIN



ALUMINIUM SUN LOUVRES, DULUX POWDER COATED STONE BEIGE SCYLLA



ALUMINIUM HORIZONTAL SHUTTERS, DULUX POWDER COATED STONE BEIGE SCYLLA



RENDERED AND PAINTED MASONRY WALL, DULUX HAVANA



ALUMINIUM WINDOW SHROUDS, DULUX POWDER COATED STONE BEIGE SCYLLA



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A WOD
WOOD T
S
LHA
ADAPT
HR
B
OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
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BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD
ONE BEDROOM APARTMENT
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1.8m HIGH PRIVACY SCREEN
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DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1:1

@ A1

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

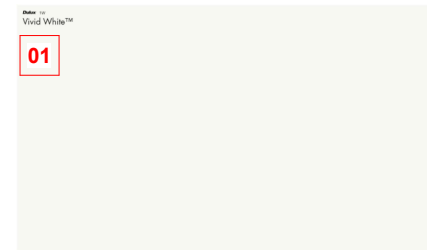
FACADE FINISHES

DRAWING NUMBER

A700

DRAWING ISSUE

A



RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX VIVID WHITE



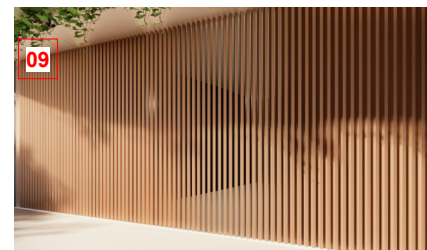
RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX TIMELESS GREY



ALUMINIUM FRAMED GLASS BALUSTRADES, BLACK SATIN



RENDERED AND PAINTED MASONRY WALL / SLAB EDGE, DULUX KLAVER



ALUMINIUM VERTICAL LOUVRES, DULUX POWDER COATED STONE BEIGE SCYLLA



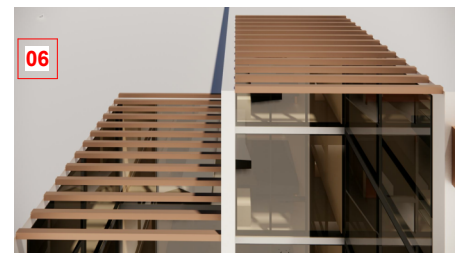
STRUCTURALLY GLAZED STOREFRONT



NON-COMBUSTIBLE ALUMINIUM CLADDING, BLACK SATIN



ALUMINIUM FRAMED GLASS DOOR AND WINDOWS, BLACK SATIN



ALUMINIUM SUN LOUVRES, DULUX POWDER COATED STONE BEIGE SCYLLA



ALUMINIUM HORIZONTAL SHUTTERS, DULUX POWDER COATED STONE BEIGE SCYLLA



RENDERED AND PAINTED MASONRY WALL, DULUX HAVANA



ALUMINIUM WINDOW SHROUDS, DULUX POWDER COATED STONE BEIGE SCYLLA



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A WOD
WOD 1
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

LEVEL
ARCHITECTURAL DIVISION
T +612 8199 1144
www.level33.com.au
Nominated Registered Architect
George O'Donovan NSW 6763

DATE

CHECKED GO'D

DRAWN AC /GO'D

DRAWING SCALE 1 : 1

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

FACADE FINISHES

DRAWING NUMBER

A701

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOOD
WOOD 1
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DRAWN AC /GO'D
DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

3D VIEW SOUTH WEST

DRAWING NUMBER

A800

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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DRAWN AC /GO'D

DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

3D VIEW NORTH WEST

DRAWING NUMBER

A801

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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ARCHITECTURAL DIVISION
T. +612 8199 1144
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DATE

CHECKED GO'D
DRAWN AC /GO'D
DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

3D VIEW SOUTH EAST

DRAWING NUMBER

A802

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND

A
WOD
WOOD
S
LHA
ADAPT
HR
B

OPENABLE AWNING WINDOW
OPENABLE AWNING WINDOW OVER ENTRY DOOR
SERVICES SHAFT
LIVABLE HOUSING
ACCESSIBLE HOUSING
HANDRAIL
BALCONY

LEGEND

1B
2B
3B
POS
COS
PS
PW
SD

ONE BEDROOM APARTMENT
TWO BEDROOM APARTMENT
THREE BEDROOM APARTMENT
PRIVATE OPEN SPACE
COMMON OPEN SPACE
1.8m HIGH PRIVACY SCREEN
1.0 m HIGH MASONRY WALL
SLIDING DOOR

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T. +612 8199 1144
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DATE

CHECKED GO'D
DRAWN AC /GO'D

DRAWING SCALE

PROJECT

35-43 FLINDERS STREET

DRAWING TITLE

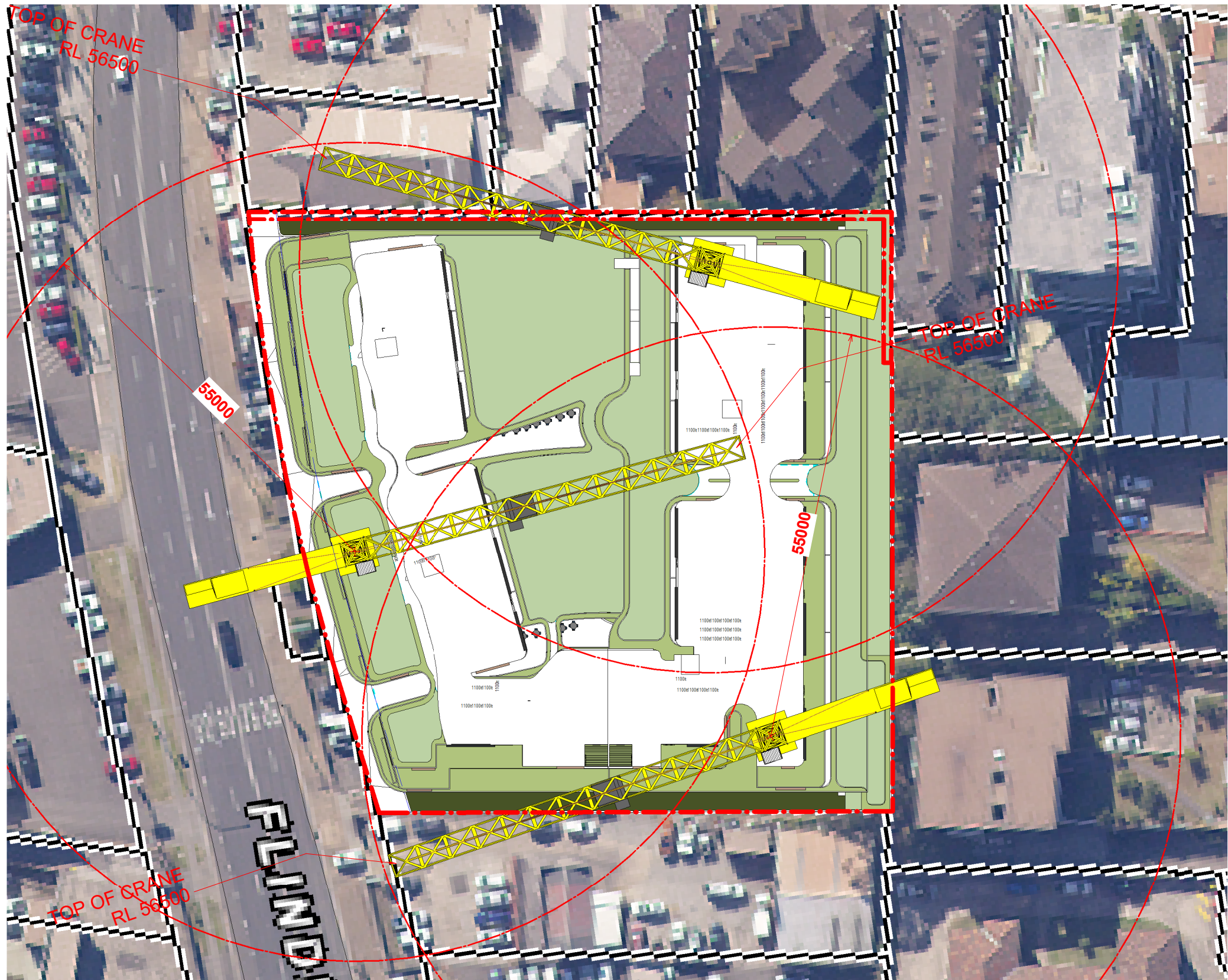
3D VIEW SOUTH EAST

DRAWING NUMBER

A803

DRAWING ISSUE

A



ISSUE	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	15-9-2021

LEGEND	LEGEND
A WOOD S LHA ADAPT HR B	OPENABLE AWNING WINDOW OPENABLE AWNING WINDOW OVER ENTRY DOOR SERVICES SHAFT LIVABLE HOUSING ACCESSIBLE HOUSING HANDRAIL BALCONY

LEGEND	LEGEND
1B 2B 3B POS COS PS PW SD	ONE BEDROOM APARTMENT TWO BEDROOM APARTMENT THREE BEDROOM APARTMENT PRIVATE OPEN SPACE COMMON OPEN SPACE 1.8m HIGH PRIVACY SCREEN 1.0 m HIGH MASONRY WALL SLIDING DOOR

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ARCHITECTURAL DIVISION
T +612 8199 1144
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Nominated Registered Architect
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DATE	PROJECT	35-43 FLINDERS STREET
CHECKED GO'D	DRAWING TITLE	CRANE LOCATION
DRAWN AC /GO'D	DRAWING NUMBER	A900
DRAWING SCALE 1 : 300	DRAWING ISSUE	A