Completed
37-41 Charles Street

Under Construction
33 - 35 Charles Street

Future consolidated development
27 - 31 Charles Street

Proposed Development

MILL ROAD

41-43 Mill Rd

Constructed
21 Charles St or
420 Macquarie St
(Block B)

24m BUILDING HEIGHT LIMIT

BOUNDARY

C H A R L E S S T R E E T

Charles Street

BOUNDARY

48,830

F.F.L 48,800
F.C.L 48,600
200 ROOF
2,400
F.F.L 46,200
F.C.L 45,900
300
LEVEL 07 2,700
F.F.L 43,200
F.C.L 42,800
400
LEVEL 06 2,700
F.F.L 40,100
F.C.L 39,700
400
LEVEL 05 2,700
F.F.L 37,000
F.C.L 36,600
400
LEVEL 04 2,700
F.F.L 33,900
F.C.L 33,500
400
LEVEL 03 2,700
F.F.L 30,800
F.C.L 30,400
400
LEVEL 02 2,700
F.F.L 27,700
F.C.L 27,300
400
LEVEL 01 2,700
F.F.L 24,600
F.C.L 24,300
300
GROUND 2,700
F.F.L 21,600
F.C.L 21,200
400

24m max height

18,021

9,000

23,300

21,800

Proposal (23-25 Charles St)

24m HEIGHT LIMIT

46,600 RL 46.60

45,450 RC CONCRETE ROOF

LIFT OVERRUN

RL 45.45

BOUNDARY

POWDERCOATED ALUMINIUM BALUSTRADE WITH OPAQUE GLASS INFILL PANELS

'AFS' WALL SYSTEM WITH PAINTED FINISH

RENDERED & PAINTED MASONRY BALUSTRADE

POWDERCOATED ALUMINIUM DOORS AND WINDOWS

POWDERCOATED ALUMINIUM SLATS

Ø23.00 Ø23.00 Ø23.50 Ø23.50 Ø24.00 Ø24.05 Ø24.26

SHOTBLAST BLOCKWORK

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

LANE

DA Approved (26-30 Mill Rd)

M i l l R o a d

All work to be carried out in accordance with BCA, All Council conditions.
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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water top flow regulators, dual flush toilets & cisterns A compliant hot water systems with minimum green house score of 3.5 stars are to be used in the development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

REV	DATE	DRAWING DESCRIPTION
2	21/07/20	REVISED CONCEPT BASED ON DRP AND PRE DA COMMENTS

ISSUE

IDRAFT ARCHITECTS
Nominated Architect Adrian Winton NSW Architects Registration Board 6347
02 9648 9848 | www.idraft.com.au | PO Box 427, Merrylands NSW 2160

project:
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community Housing

council
Liverpool City Council

drawing title:
Mill Rd. Streetscape

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100, 1:250

date:
10/12/2020

job #:
28705

dwg #:
2005

23-25 Charles Street, Liverpool