23-25 CHARLES STREET,LIVERPOOL
PROPOSED RESIDENTIAL FLAT BULIDING

CALCULATIONS

SITE DETAILS
23-25 Charles Street,
Liverpool
Lot 1 & 2 - DP 500066

Site Area 802m²

COMPLIANCE

CATEGORY	REQUIREMENT	PROPOSAL
Zoning	R4 Residential High Density	
FSR - **INCL. AHSEPP**	1.5:1+0.5:1 = 2:1 GFA 1604m²	1,596m2
Max Height	24m	8 Storeys
Communal Open Space	25% min, 200m²	218m2, (27%) (Incl. Community Room)
Landscaping	30% min, 240m²	355m2, (44%)
Deep Soil	15% min, 120.3m²	310m2, (39%)
Parking		
	1 / 1BR Unit (0.4 per unit)	
	2 / 2BR Unit (0.5 per unit)	
	Visitor n/a under AHSEPP	
	= 11 Spaces REQ	11 Resident Spaces provided
	Bicycles Spaces REQ 14	15 Bicycles Spaces provided
Solar Access	70% of units, 16.8 Units	100%, 24 Units
Natural Ventilation	60% of units, 14.4 Units	100%, 24 Units

GROSS FLOOR AREA	
LEVEL	AREA (m2)
LEVEL G	30
LEVEL 1	289
LEVEL 2	289
LEVEL 3	289
LEVEL 6	176
LEVEL 4	176
LEVEL 5	176
LEVEL 7	170

TOTAL GFA
AREA (m2)
1,596

UNIT BREAKDOWN	
UNIT TYPE	QUANTITY
1 Bed	12
2 Bed	11

TOTAL UNITS
QUANTITY
23

UNIT RATING	
RATING	QUANTITY
PLATINUM	11
SILVER	12

ADG - COS	
NAME	AREA (m2)
Communal Open Space	199
Communal Room	19

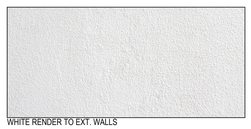
ADG - LANDSCAPE	
NAME	AREA (m2)
Landscaping	352

ADG - DEEP SOIL	
NAME	AREA (m2)
Deep Soil	307

MATERIALS & FINISHES SCHEDULE

CEMINTEL CLADDING TO EXT. WALL & FEATURE BLADE WALL

FACEBRICK - PGH - SANDSTOCKS BALMAIN TO EXT. WALLS


WHITE RENDER TO EXT. WALLS

COLORBOND WOODLAND GREY - METAL DECK ROOF & COLUMNS

COLORBOND NIGHT SKY - WINDOW & DOOR FRAMES

CONTENTS	
PAGE NO.	DRAWING DESCRIPTION
0000	Perspective
0001	Perspective
0002	Calculations
0003	Basix Commitments
0004	Building Separation Context - Up to 4 Storeys
0005	Building Separation Context - Up to 8 Storeys
0006	Site Analysis
0007	Demolition Plan
0008	Sedimentation Control Plan
0009	Site Zones
0010	Site Plan
1001	Subfloor Plan
1002	Ground Floor Plan
1003	Level 1 Plan
1004	Level 2 Plan
1005	Level 3 Plan
1006	Level 4 Plan
1007	Level 5 Plan
1008	Level 6 Plan
1009	Level 7 Plan
1010	Level 8 Plan
1011	Roof Plan
2001	North Elevation
2002	South Elevation
2003	East Elevation
2004	West Elevation
2005	Mill Rd. Streetscape
3001	Section A-A & B-B
3002	Section B & Driveway Section
4001	Window & Door Schedule
4002	Adaptation Details Typical L1 - L3
4003	Adaptation Details Typical L4 - L6
4004	Adaptation Details Typical L7
4005	Solar Diargrams
4006	Cross Ventilation Diagrams
4007	Shadow Diagram
4008	Consolidated Plans - Mill Road
4009	Details
4010	Dimensioned Typical Floor Plan
4011	Strata Subdivision Plan

UNIT SCHEDULE				
UNIT	UNIT TYPE	AREA (m2)	LEVEL	RATING
Unit 01	2 Bed	71	L1	PLATINUM
Unit 02	1 Bed	50	L1	SILVER
Unit 03	2 Bed	71	L1	PLATINUM
Unit 04	2 Bed	71	L1	PLATINUM
Unit 05	2 Bed	71	L2	PLATINUM
Unit 06	1 Bed	50	L2	SILVER
Unit 07	2 Bed	71	L2	PLATINUM
Unit 08	2 Bed	71	L2	PLATINUM
Unit 09	2 Bed	71	L3	PLATINUM
Unit 10	1 Bed	50	L3	SILVER
Unit 11	2 Bed	71	L3	PLATINUM
Unit 12	2 Bed	71	L3	PLATINUM
Unit 13	1 Bed	54	L4	SILVER
Unit 14	1 Bed	51	L4	SILVER
Unit 15	1 Bed	50	L4	SILVER
Unit 16	1 Bed	54	L5	SILVER
Unit 17	1 Bed	51	L5	SILVER
Unit 18	1 Bed	50	L5	SILVER
Unit 19	1 Bed	54	L6	SILVER
Unit 20	1 Bed	51	L6	SILVER
Unit 21	1 Bed	50	L6	SILVER
Unit 22	2 Bed	76	L7	PLATINUM
Unit 23	2 Bed	78	L7	PLATINUM

AFFORDABLE HOUSING UNITS

POS SCHEDULE	
UNIT	AREA (m2)
Unit 01	14
Unit 02	8
Unit 03	17
Unit 04	15
Unit 05	14
Unit 06	8
Unit 07	17
Unit 08	15
Unit 09	14
Unit 10	8
Unit 11	17
Unit 12	15
Unit 13	8
Unit 14	8
Unit 15	10
Unit 16	8
Unit 17	9
Unit 18	11
Unit 19	8
Unit 20	9
Unit 21	11
Unit 22	10
Unit 23	22

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

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

IDRAFT ARCHITECTS
Nominated Architect
Adriaan Winton NSW Architects Registration Board 5347
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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:
Calculations

designed + drawn:
M.Trinh & P.Revollar

issue/Stage:
DA - ISSUE A

paper/scale:
A2/

date:
10/12/2020

job #: **28705** dwg #: **0002**

23-25 Charles Street, Liverpool