DEVELOPMENT APPLICATION

new residential development at

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

A	11/11/19	issue for DA submission

1846 – DA 00 A

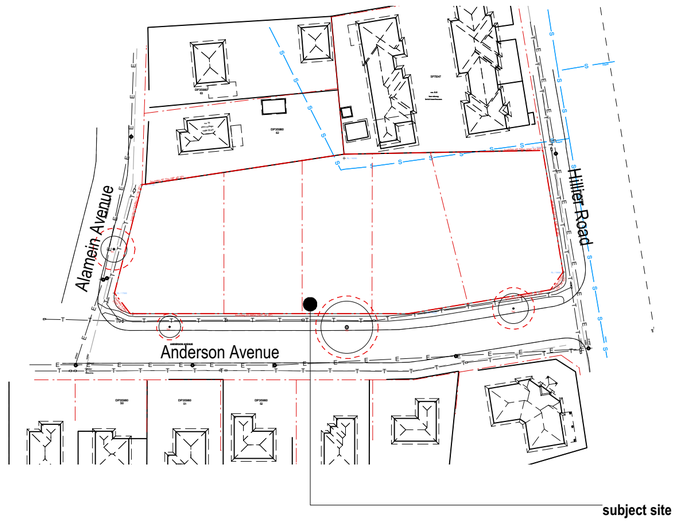
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

1846 - 191115 AN.vwx

DRAWING SCHEDULE

Dwg No.	Title
DA 00	cover page
DA 01	introduction
DA 02	site analysis - location plan
DA 03	site analysis - site plan
DA 04	design analysis
DA 05	demolition plan
DA 06	proposed site plan
DA 07	proposed level -02
DA 08	proposed level -01
DA 09	proposed level 00
DA 10	proposed level 01
DA 11	proposed level 02
DA 12	proposed level 03
DA 13	proposed level 04
DA 14	proposed roof level
DA 15	anderson avenue elevation
DA 16	alamein avenue elevation
DA 17	hillier street elevation
DA 18	north elevation
DA 19	long section a
DA 20	cross section b
DA 21	cross section c
DA 22	cross section d
DA 23	building massing
DA 24	building height plane
DA 26	summary of area counts
DA 27	summary of GFA calculations affordable
DA 28	summary of GFA calculations
DA 29	summary of ADG cross ventilation
DA 30	summary of ADG solar access 1
DA 31	summary of ADG solar access
DA 32	ADG solar - views from the sun June 21st
DA 33	summary of Net Area calculations
DA 34	shadow analysis plans - winter solstice

LOCATION PLAN



PROJECT SUMMARY

	1B	2B	3B	total	cross vent	solar access	no sun
BUILDING A							
level 00	1	3	0	4	3	4	4
level 01	0	4	0	4	3	4	4
level 02	0	4	0	4	3	4	4
level 03	0	4	0	4	3	4	4
level 04	0	4	0	4	3	4	4
	1	19	0	20	15	20	20
BUILDING B							
level 00	3	1	1	5	6	4	4
level 01	3	1	1	5	6	4	4
level 02	3	1	1	5	6	4	4
level 03	2	1	1	4	4	4	3
level 04	2	1	1	4	2	2	3
	13	5	5	23	24	18	18
BUILDING C							
level 00	1	3	0	4	3	3	4
level 01	0	4	0	4	3	3	4
level 02	0	4	0	4	3	3	4
level 03	0	4	0	4	3	3	4
level 04	0	4	0	4	3	3	4
	1	19	0	20	15	15	20
TOTAL	**15**	**43**	**5**	**63**	**54**	**53**	**58**
	23.8%	68.3%	7.9%		85.7%	84.1%	92.1%

PROJECT DESCRIPTION

The site is located at 1-9 Anderson Avenue, Liverpool.
The site has an 95m long frontage to Anderson Avenue, a 25m frontage to Alamein Avenue and a 28m frontage to Hillier Road.
The existing site consists of 4 single-storey dwellings and a vacant lot. The site has a combined area of approximately 3347 m2.
The site lies within an R4 Residential zone.

The project proposes :

- demolition of all buildings on site and construction of an apartment building with basement car parking.
- the project will provide affordable and social housing within the residential mix of apratments

DEVELOPMENT YIELD

The proposed development will provide:

Parking
basement carparking - 78

Residential

Total Units = **63** - 1 bed units 15 (23.8%)
5 levels residential - 2 bed units 43 (68.3%)
- 3 bed units 5 (7.9%)

Accessible Units - 5 units (8.0%)

ACCOMMODATION SUMMARY

Unit Number	Unit Type	Net Area	Internal Storage	Balcony Number	Net Area
Level 00					
U01	2 bed	75.22 sq m	9 cu m	POS 01	26 sq m
U02	2 bed	70.2 sq m	9.5 cu m	POS 02	17.22 sq m
U03	1 bed	50.22 sq m	8 cu m	POS 03	20.75 sq m
U04	2 bed	77.4 sq m	9 cu m	POS 04	15.17 sq m
U05	3 bed	95.06 sq m	13 cu m	POS 05	17.48 sq m
U06	1 bed	50.25 sq m	8 cu m	POS 06	20 sq m
U07	1 bed	51.01 sq m	9.5 cu m	POS 07	21.88 sq m
U08	2 bed	77.4 sq m	9 cu m	POS 08	19.35 sq m
U09	2 bed	77.4 sq m	9 cu m	POS 09	17.2 sq m
U10	1 bed	51.01 sq m	8 cu m	POS 10	19 sq m
U11	2 bed	72.79 sq m	9.5 cu m	POS 11	20.16 sq m
U12	2 bed	75.03 sq m	9 cu m	POS 12	27.41 sq m
U20	1 bed	50.01 sq m	8 cu m	POS 20	20.15 sq m
Level 01					
U13	2 bed	75.22 sq m	9 m3	B13	13.13 sq m
U14	2 bed	70.2 sq m	9.5 m3	B14	10 sq m
U15	2 bed	75.05 sq m	13 m3	B15	10 sq m
U16	2 bed	77.4 sq m	9 m3	B16	10 sq m
U17	3 bed	95.06 sq m	13 m3	B17	16.35 sq m
U18	1 bed	50.25 sq m	8 m3	B18	8 sq m
U19	1 bed	51.01 sq m	9.5 m3	B19	8 sq m
U21	2 bed	77.4 sq m	9 m3	B21	10 sq m
U22	2 bed	77.4 sq m	9 m3	B22	10 sq m
U23	2 bed	76.04 sq m	10 m3	B23	10 sq m
U24	2 bed	76.05 sq m	9.5 m3	B24	8.66 sq m
U25	2 bed	75.07 sq m	9 m3	B25	12.97 sq m
U33	1 bed	50.01 sq m	8 m3	B33	8 sq m
Level 02					
U26	2 bed	75.22 sq m	9 m3	B26	13.13 sq m
U27	2 bed	70.2 sq m	9.5 m3	B27	10 sq m
U28	2 bed	75.05 sq m	13 m3	B28	10 sq m
U29	2 bed	77.4 sq m	9 m3	B29	10 sq m
U30	3 bed	95.06 sq m	13 m3	B30	16.35 sq m
U31	1 bed	50.25 sq m	8 m3	B31	8 sq m
U32	1 bed	51.01 sq m	9.5 m3	B32	8 sq m
U34	2 bed	77.4 sq m	9 m3	B34	10 sq m
U35	2 bed	77.4 sq m	9 m3	B35	10 sq m
U36	2 bed	76.04 sq m	10 m3	B36	10 sq m
U37	2 bed	76.05 sq m	9.5 m3	B37	8.66 sq m
U38	2 bed	75.07 sq m	9 m3	B38	12.97 sq m
U46	1 bed	50.01 sq m	8 m3	B46	8 sq m

Unit Number	Unit Type	Net Area	Internal Storage	Balcony Number	Net Area
Level 03					
U39	2 bed	75.22 sq m	9 m3	B39	13.13 sq m
U40	2 bed	70.2 sq m	9.5 m3	B40	10 sq m
U41	2 bed	75.05 sq m	13 m3	B41	10 sq m
U42	2 bed	77.4 sq m	9 m3	B42	10 sq m
U43	3 bed	95.06 sq m	13 m3	B43	16.35 sq m
U44	1 bed	50.25 sq m	8 m3	B44	8 sq m
U45	1 bed	51.01 sq m	9.5 m3	B45	8 sq m
U47	2 bed	78.5 sq m	10 m3	B47	16.3 sq m
U48	2 bed	77.4 sq m	9 m3	B48	10 sq m
U49	2 bed	76.04 sq m	10 m3	B49	10 sq m
U50	2 bed	76.05 sq m	9.5 m3	B50	8.66 sq m
U51	2 bed	75.07 sq m	9 m3	B51	12.97 sq m
Level 04					
U52	2 bed	75.22 sq m	9 m3	B52	13.13 sq m
U53	2 bed	70.2 sq m	9.5 m3	B53	10 sq m
U54	2 bed	75.05 sq m	13 m3	B54	10 sq m
U55	2 bed	77.4 sq m	9 m3	B55	10 sq m
U56	3 bed	95.06 sq m	13 m3	B56	16.35 sq m
U57	1 bed	50.25 sq m	8 m3	B57	8 sq m
U58	1 bed	51.01 sq m	9.5 m3	B58	8 sq m
U59	2 bed	78.5 sq m	10 m3	B59	16.3 sq m
U60	2 bed	77.4 sq m	9 m3	B60	10 sq m
U61	2 bed	76.04 sq m	10 m3	B61	10 sq m
U62	2 bed	76.05 sq m	9.5 m3	B62	9.01 sq m
U63	2 bed	75.03 sq m	9 m3	B63	12.97 sq m

introduction

new residential development at

B 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 01 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

site analysis - location plan

new residential development at

A 11/11/19 issue for DA submission

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

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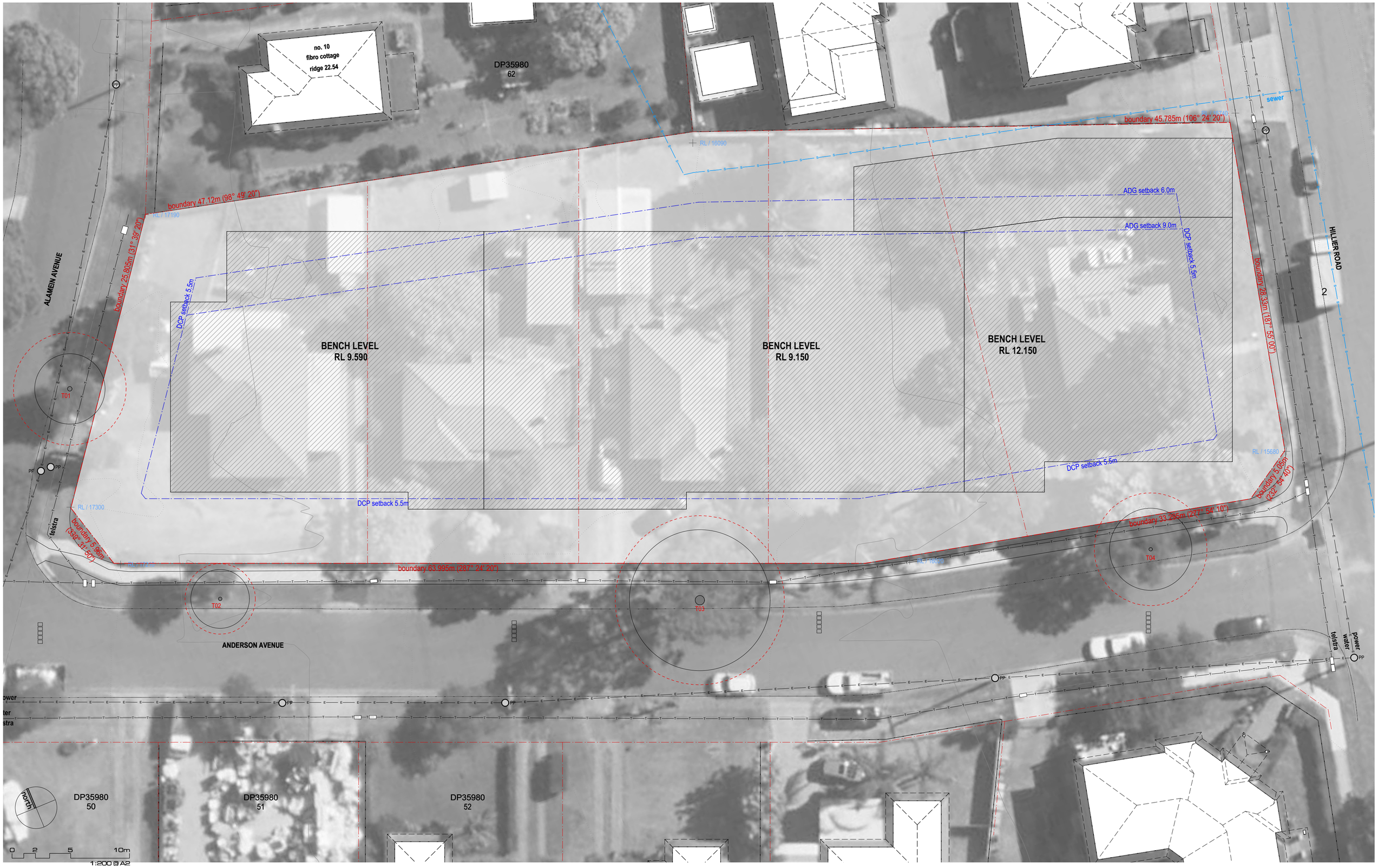

site analysis - site plan

new residential development at

A 11/11/19 issue for DA submission

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 03 A

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design analysis

new residential development at

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1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

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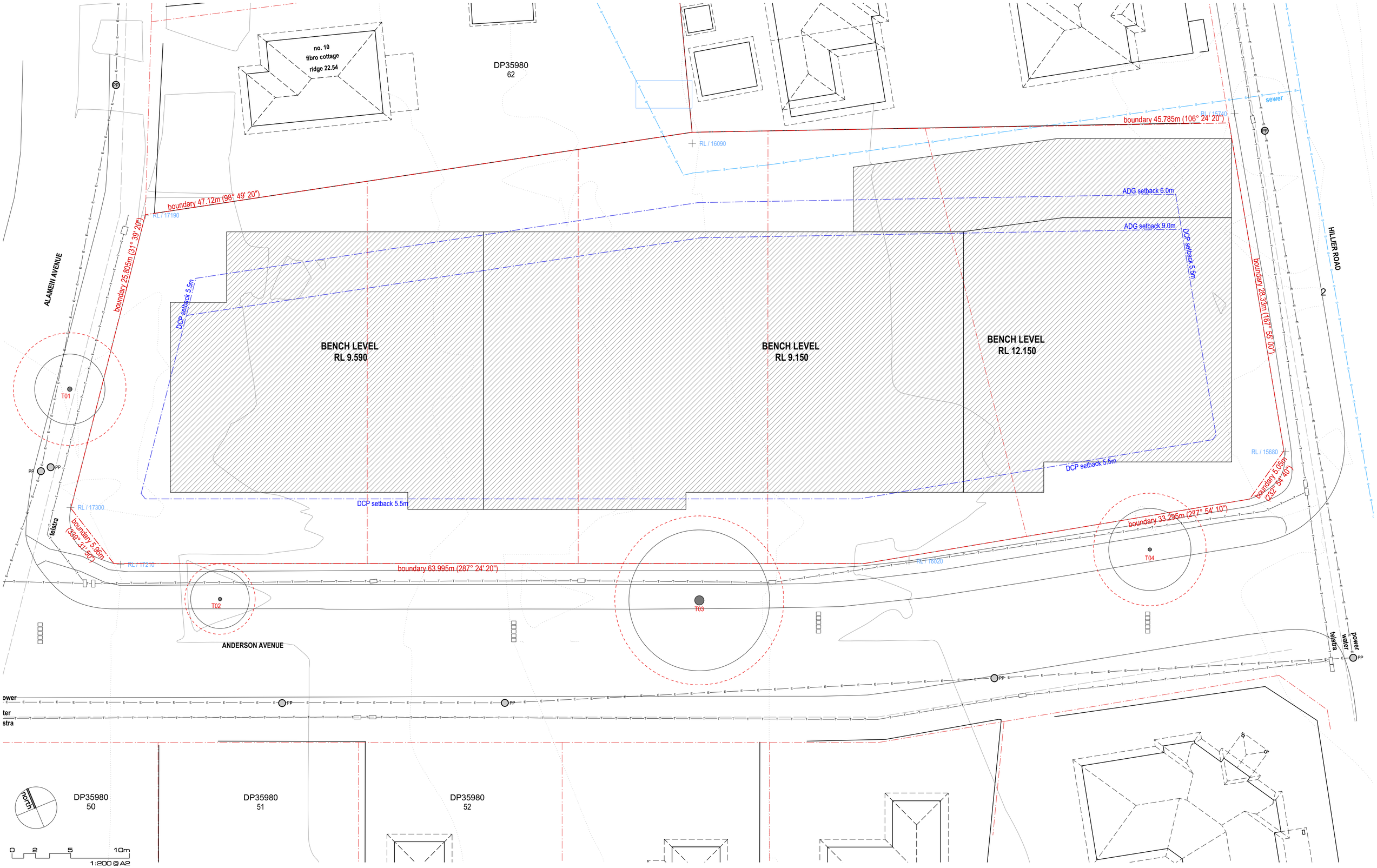

demolition plan

new residential development at

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1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 05 A

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proposed site plan

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

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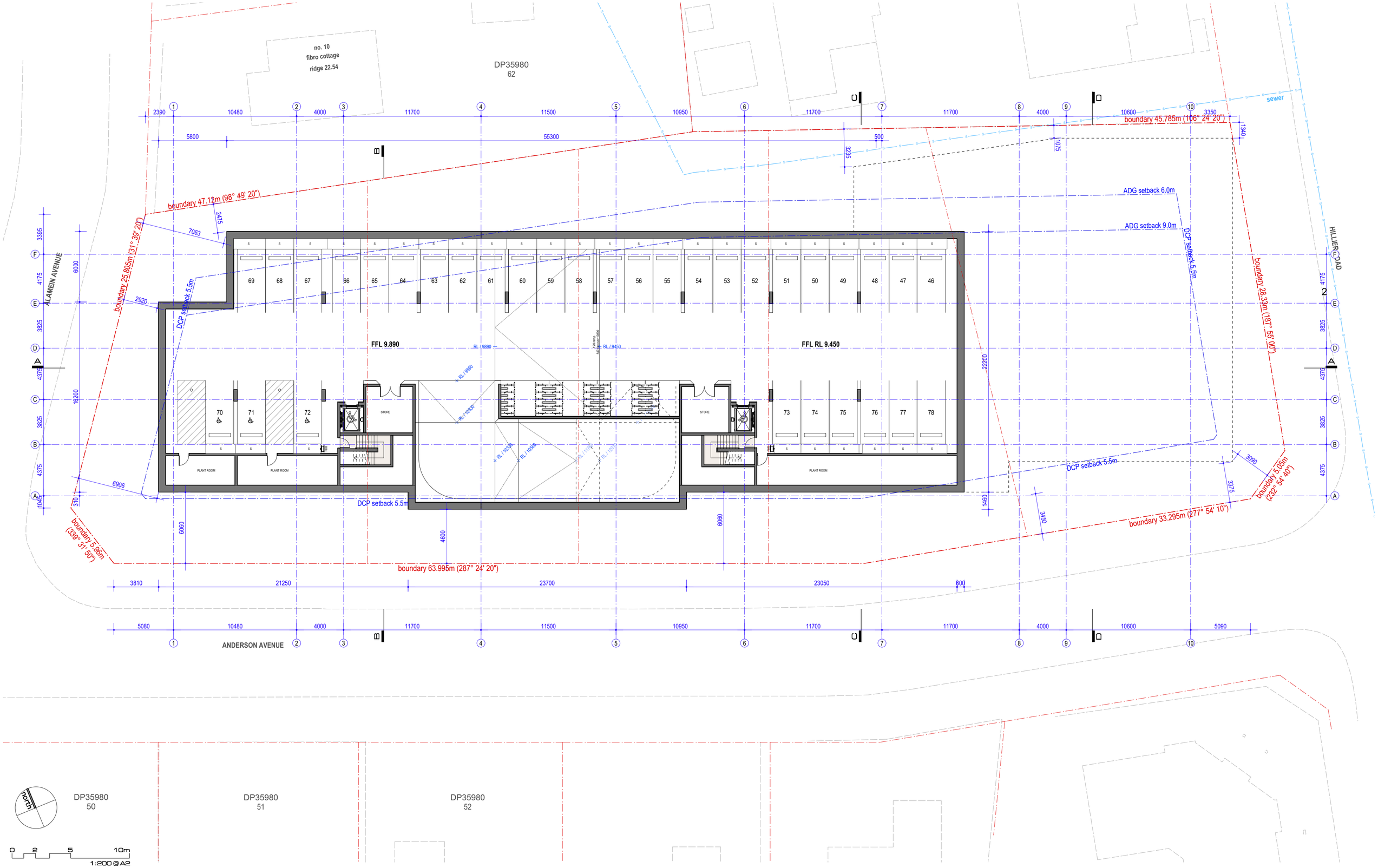

proposed level -02

new residential development at

B 8/1/20 Issue for DA submission

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 07 B

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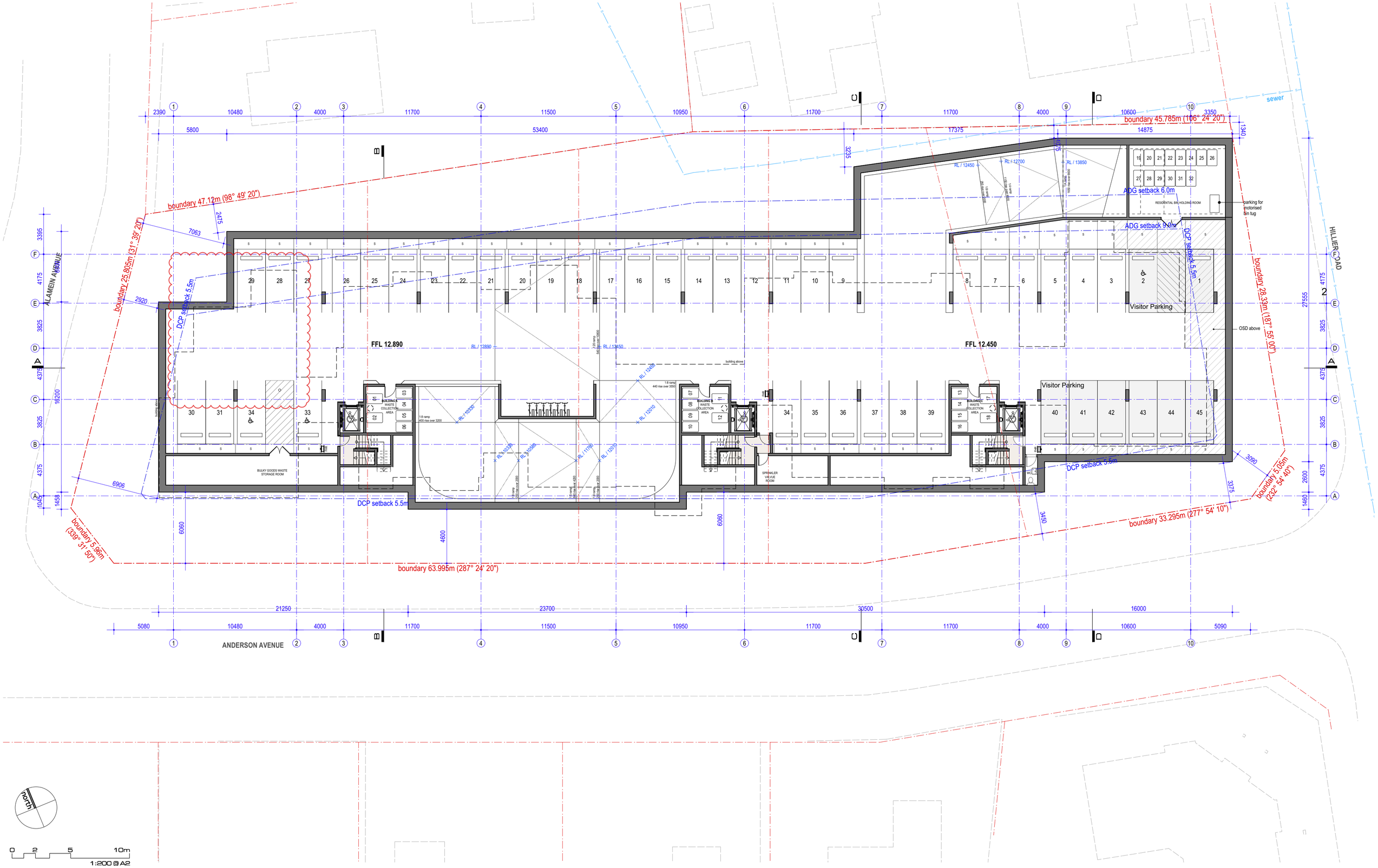

proposed level -01

new residential development at

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1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 08 C

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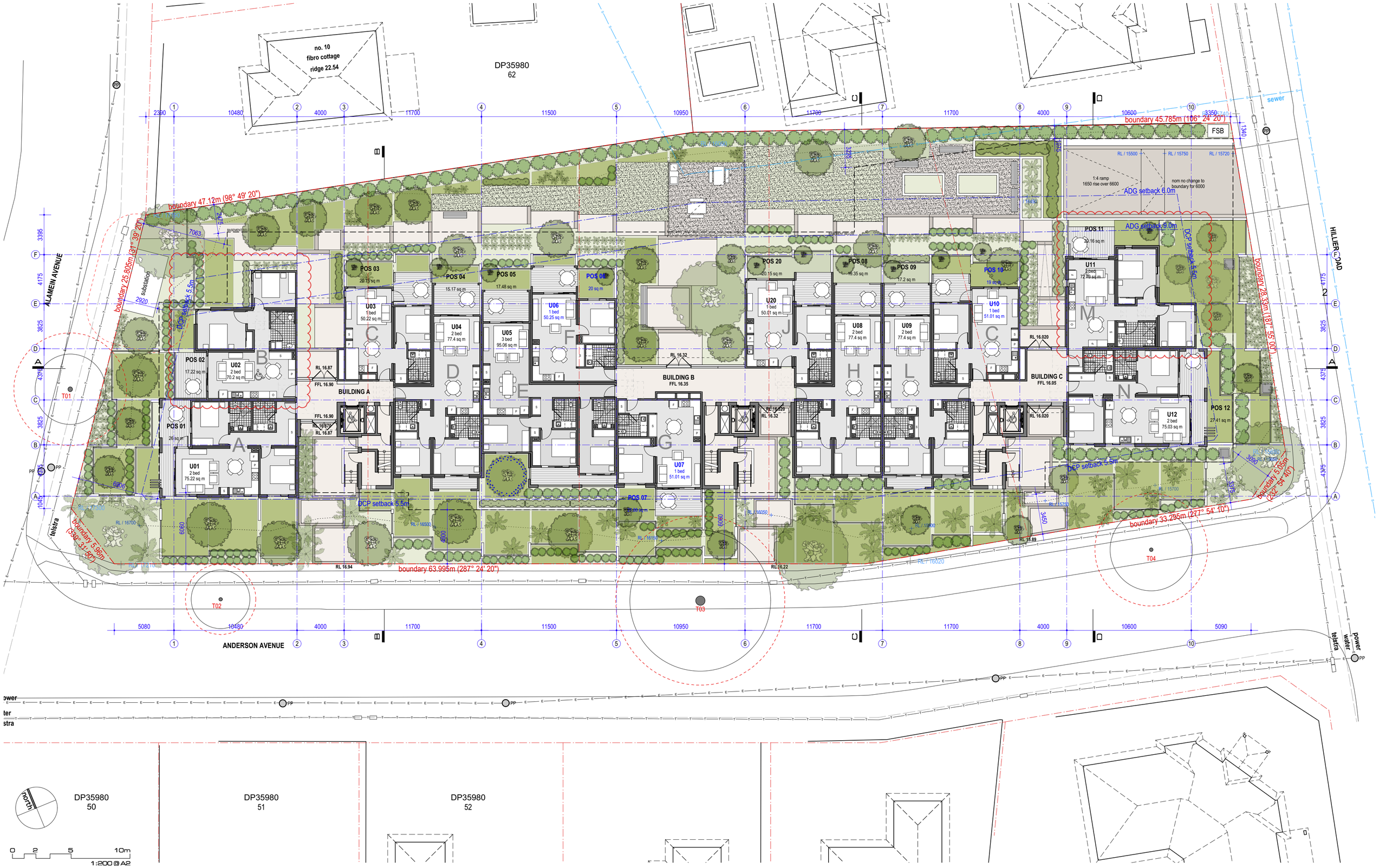

proposed level 00

new residential development at

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1846 – DA 09 C

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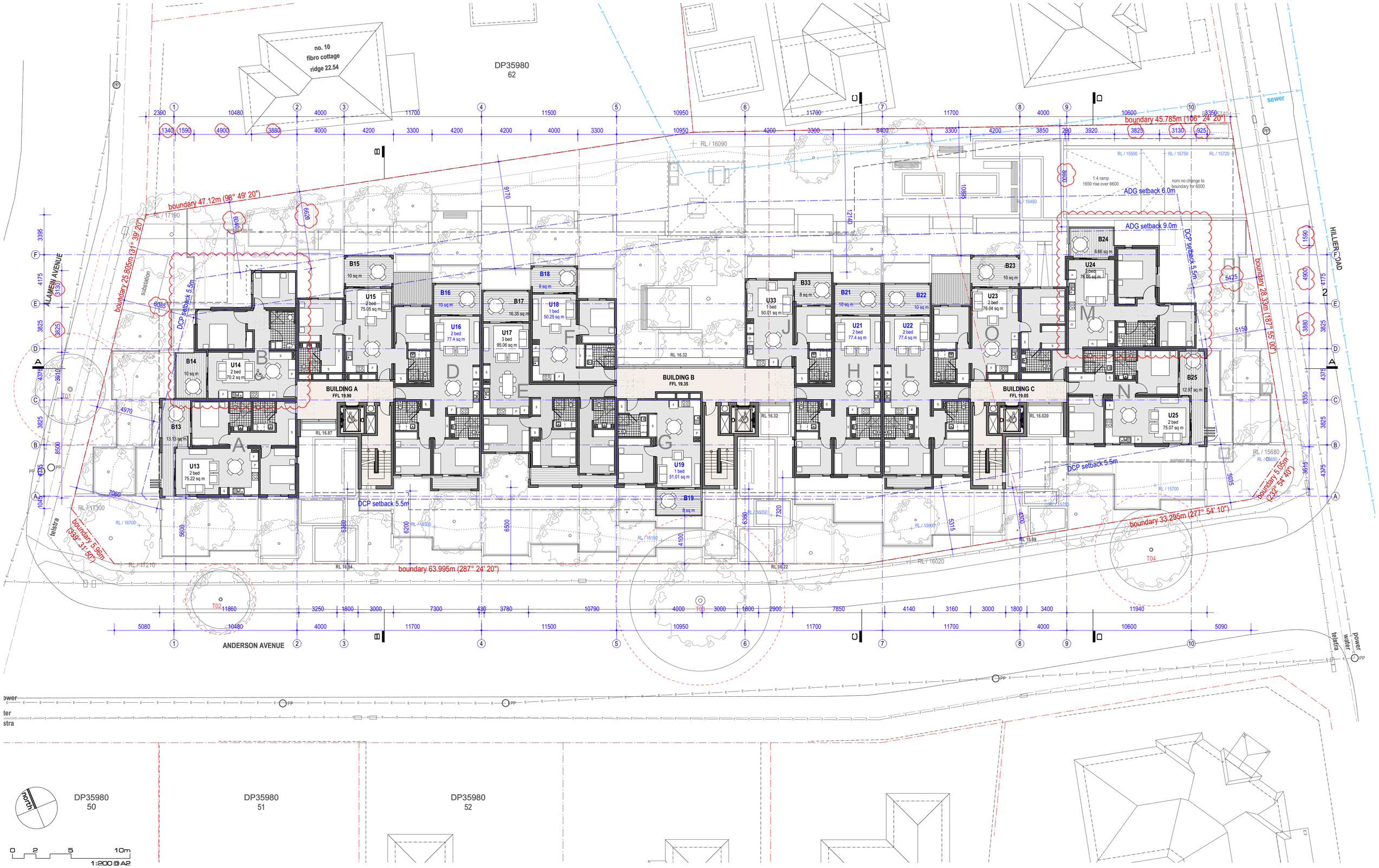

proposed level 01

new residential development at

C	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 10 C

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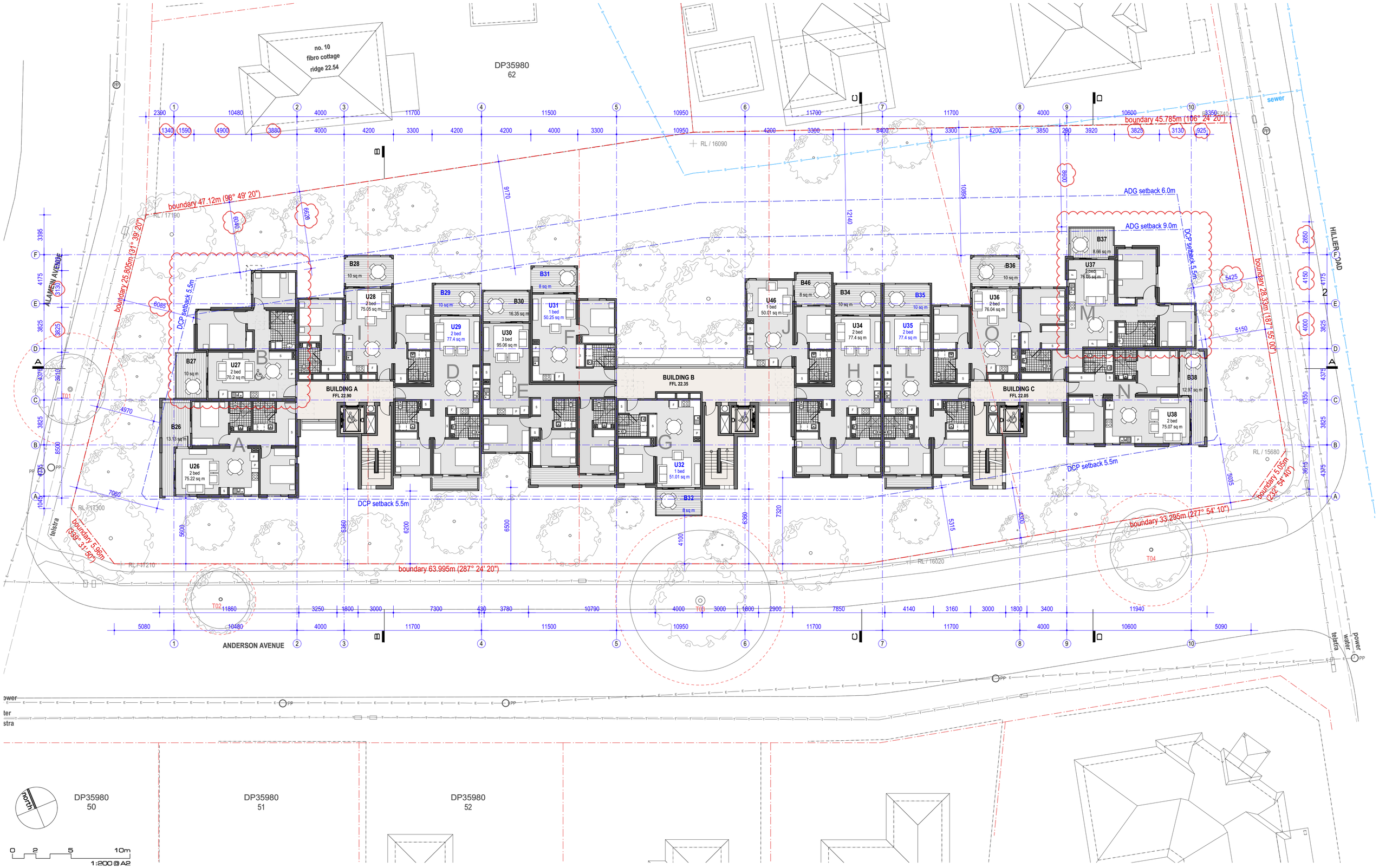

proposed level 02

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

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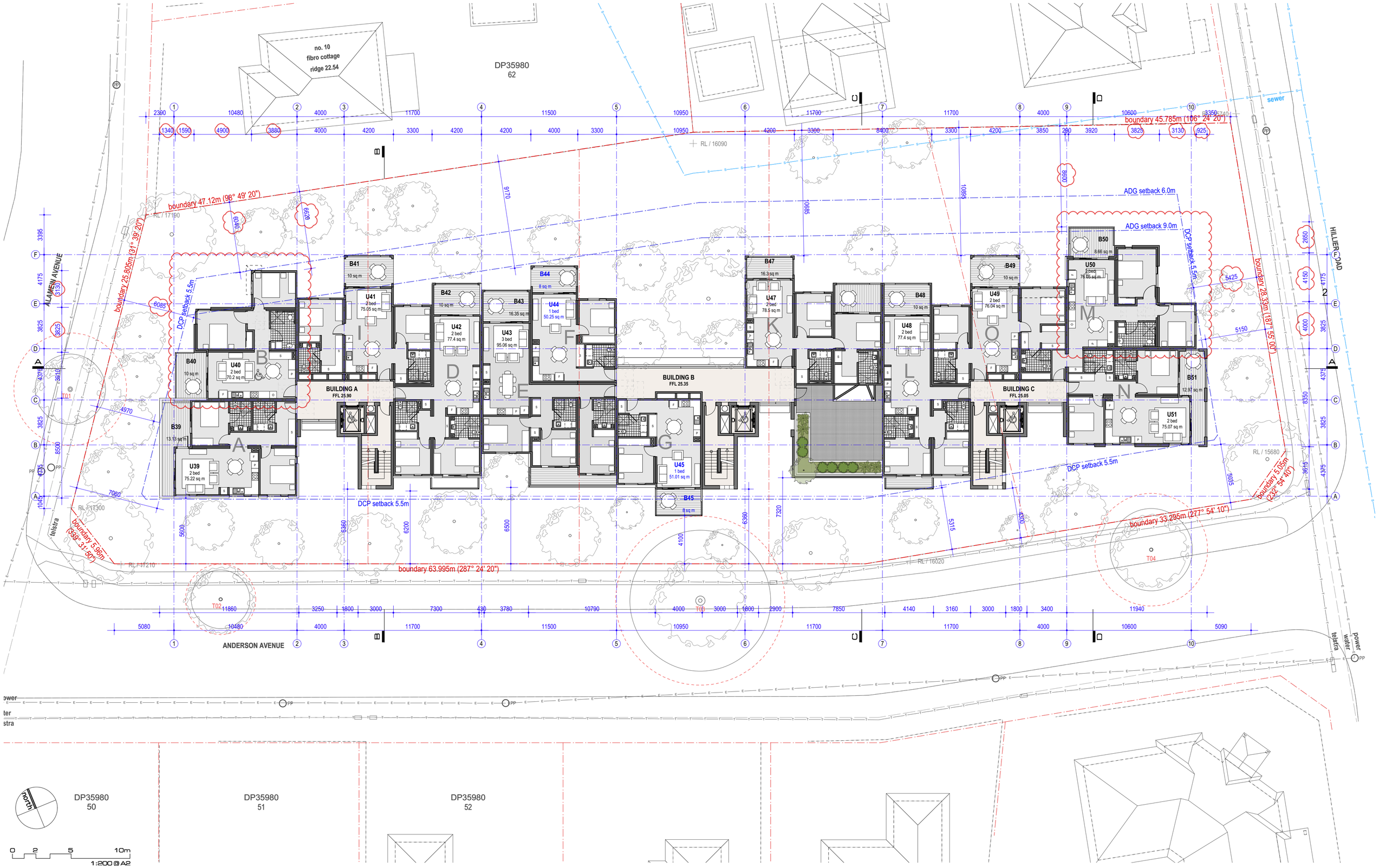

proposed level 03

new residential development at

C 20/5/20 AMENDED DAS SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 12 C

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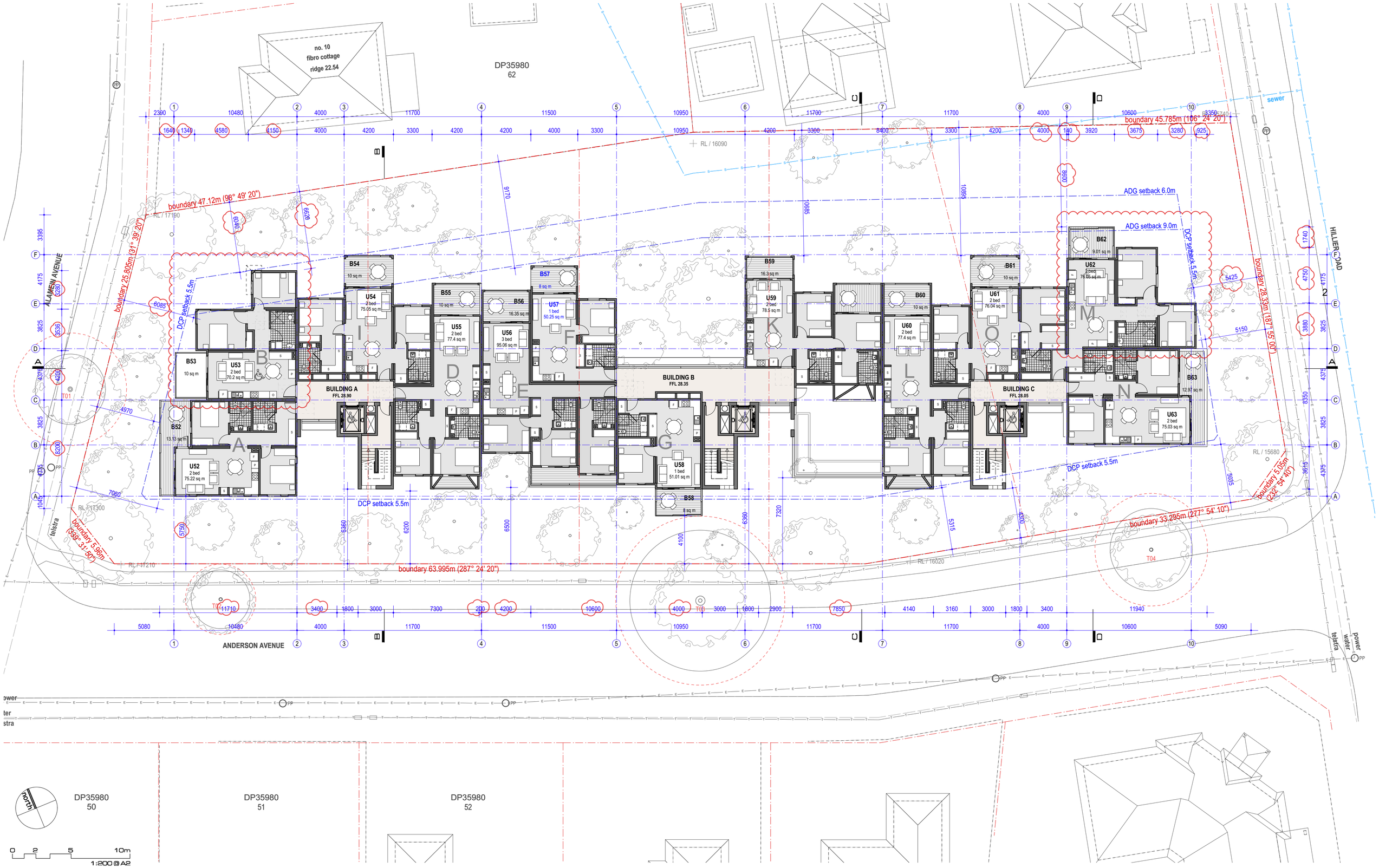

proposed level 04

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 13 C

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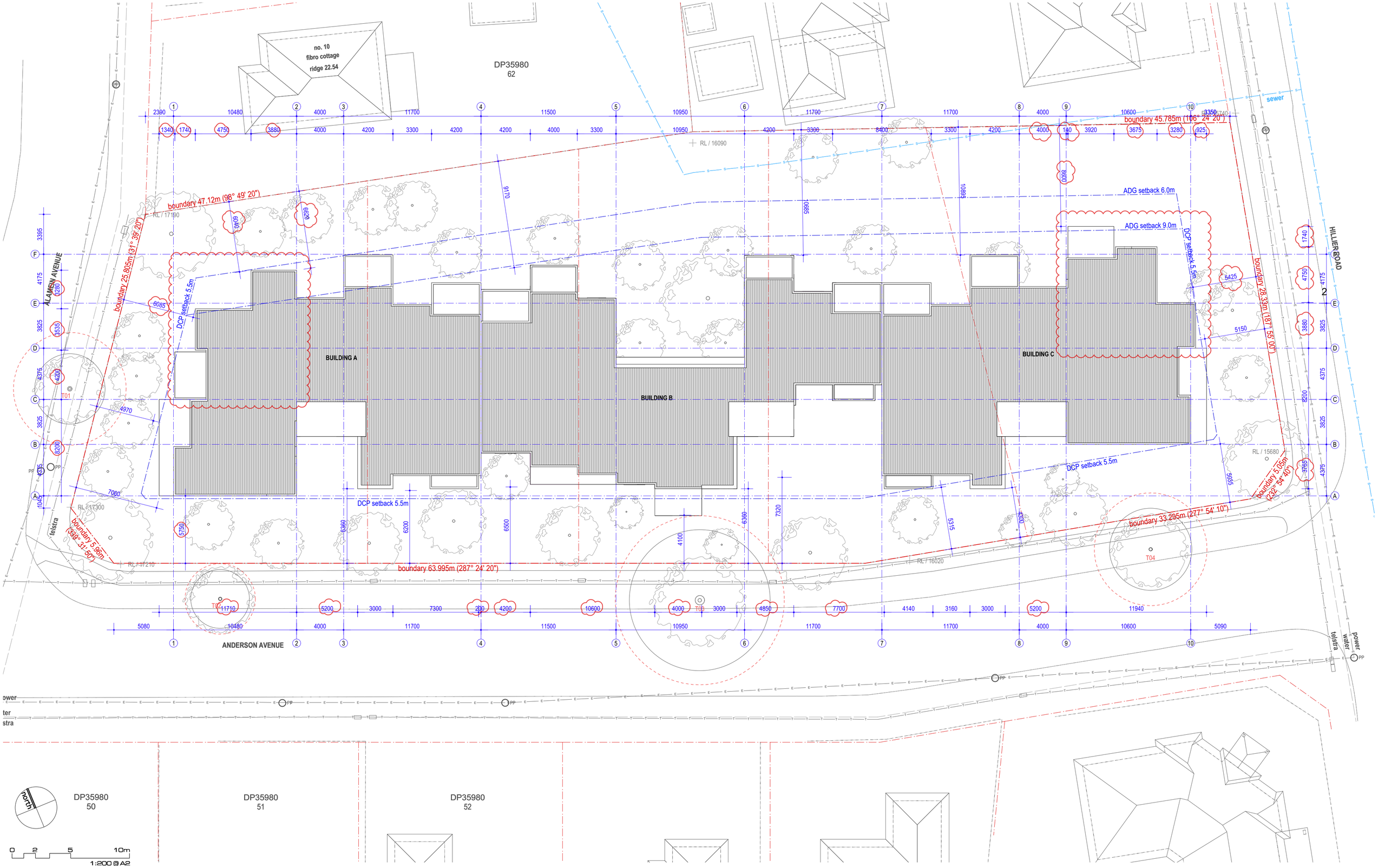

proposed roof level

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 14 C

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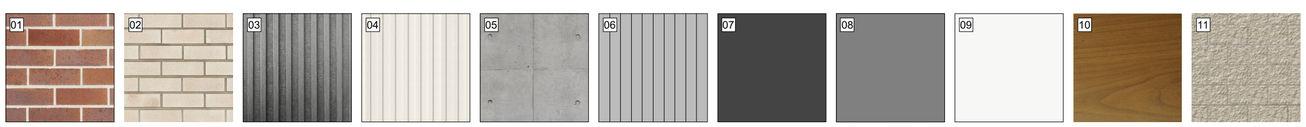

FACEBRICK 01 :
PGH
Smooth
'Black and Tan'

FACEBRICK 02 :
PGH
Hinterlands
Thredbo

SOLID CLADDING 01:
EQUITONE
LT20
Raw Grey

SOLID CLADDING 02:
EQUITONE
LT90
White

OFF FORM CONCRETE:
Natural finish

Roof Sheet:
Prefinished Metal Roof Sheeting
'Shale Grey'

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES:
Colorbond
'Monument'

HANDRAIL / SCREENS / FENCES 01:
Colorbond
'Windspray'

HANDRAIL / SCREENS / FENCES 02:
Colorbond
'Surfmist'

POWDERCOATED ALUMINIUM:
Allwood Woodgrain
'Spotted Gum'

RETAINING WALL / FENCE:
Concrete Blockwall
Austral GB split face
'Limestone'

0 2 5 10m
1:200 @ A2

anderson avenue elevation

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 15 C

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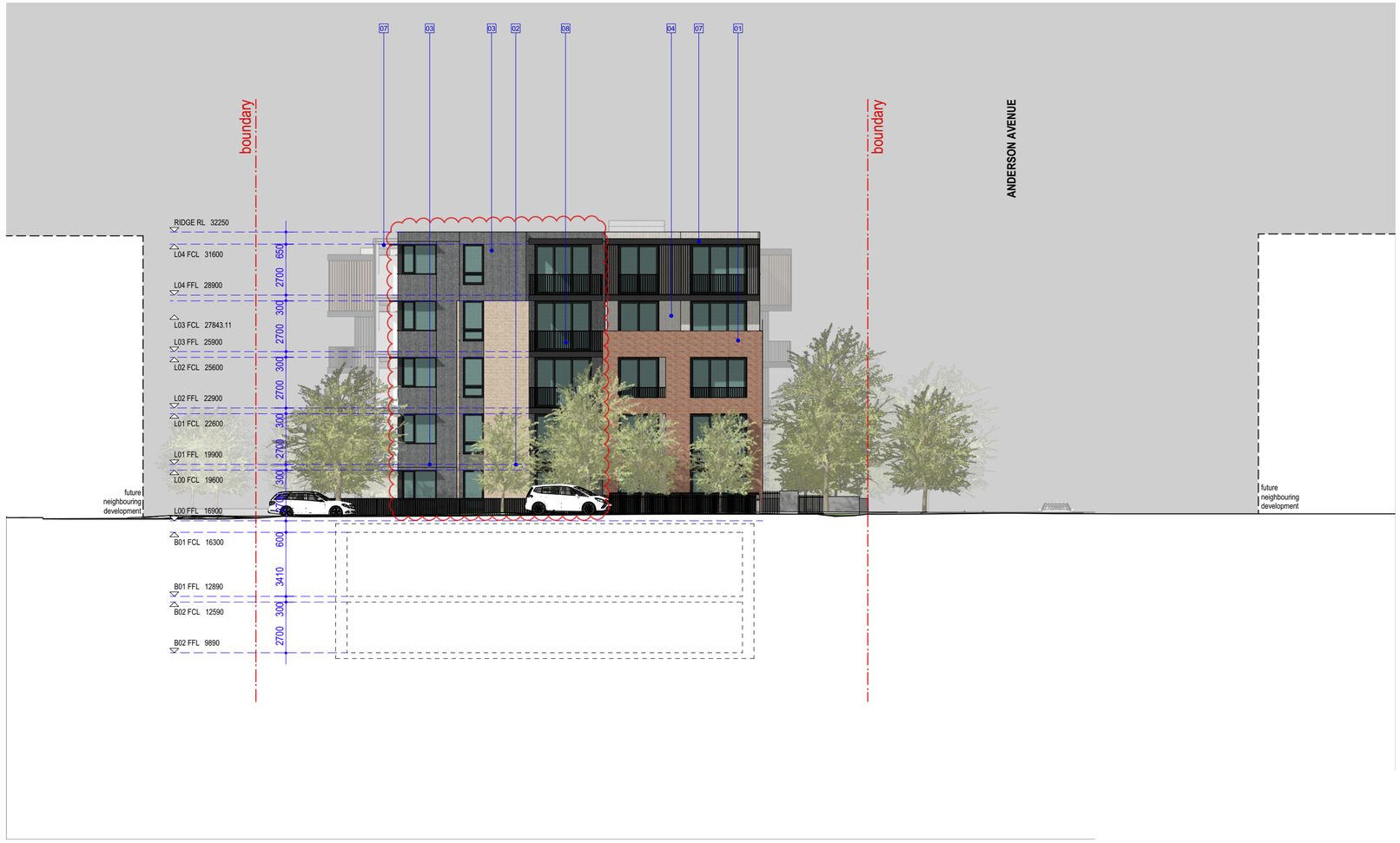

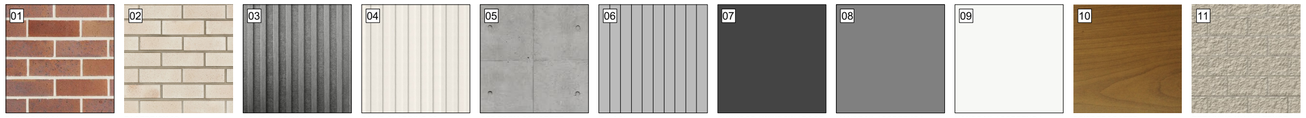

FACEBRICK 01 :
PGH
Smooth
'Black and Tan'

FACEBRICK 02 :
PGH
Hinterlands
Thredbo

SOLID CLADDING 01:
EQUITONE
LT20
Raw Grey

SOLID CLADDING 02:
EQUITONE
LT90
White

OFF FORM CONCRETE:
Natural finish

Roof Sheet:
Prefinished Metal Roof Sheeting
'Shale Grey'

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES:
Colorbond
'Monument'

HANDRAIL / SCREENS / FENCES 01:
Colorbond
'Windspray'

HANDRAIL / SCREENS / FENCES 02:
Colorbond
'Surfmist'

POWDERCOATED ALUMINIUM:
Allwood Woodgrain
'Spotted Gum'

RETAINING WALL / FENCE:
Concrete Blockwall
Austral GB split face
'Limestone'

0 2 5 10m
1:200 @ A2

alamein avenue elevation

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 16 C

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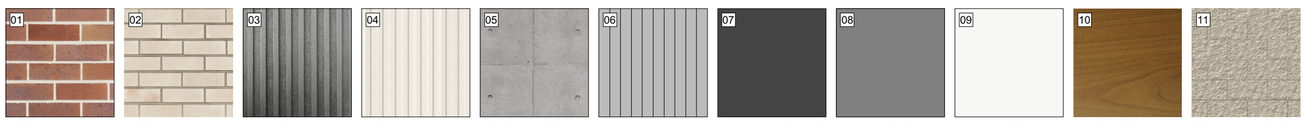

01 **FACEBRICK 01 :** PGH Smooth *'Black and Tan'*

02 **FACEBRICK 02 :** PGH Hinterlands Thredbo

03 **SOLID CLADDING 01:** EQUITONE LT20 Raw Grey

04 **SOLID CLADDING 02:** EQUITONE LT90 White

05 **OFF FORM CONCRETE:** Natural finish

06 **Roof Sheet:** Prefinished Metal Roof Sheeting *'Shale Grey'*

07 **SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES:** Colorbond *'Monument'*

08 **HANDRAIL / SCREENS / FENCES 01:** Colorbond *'Windspray'*

09 **HANDRAIL / SCREENS / FENCES 02:** Colorbond *'Surfmist'*

10 **POWDERCOATED ALUMINIUM:** Aliwood Woodgrain *'Spotted Gum'*

11 **RETAINING WALL / FENCE:** Concrete Blockwall Austral GB split face *'Limestone'*

0 2 5 10m
1:200 @ A2

hillier street elevation

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 17 C

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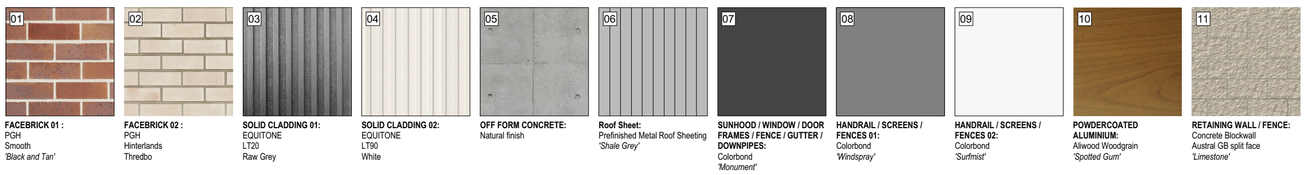

FACEBRICK 01 : PGH Smooth *'Black and Tan'*

FACEBRICK 02 : PGH Hinterlands Thredbo

SOLID CLADDING 01: EQUITONE LT20 Raw Grey

SOLID CLADDING 02: EQUITONE LT90 White

OFF FORM CONCRETE: Natural finish

Roof Sheet: Prefinished Metal Roof Sheeting *'Shale Grey'*

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES: Colorbond *'Monument'*

HANDRAIL / SCREENS / FENCES 01: Colorbond *'Windspray'*

HANDRAIL / SCREENS / FENCES 02: Colorbond *'Surfmist'*

POWDERCOATED ALUMINIUM: Allwood Woodgrain *'Spotted Gum'*

RETAINING WALL / FENCE: Concrete Blockwall Austral GB split face *'Limestone'*

0 2 5 10m
1:200 @ A2

north elevation

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 18 C

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

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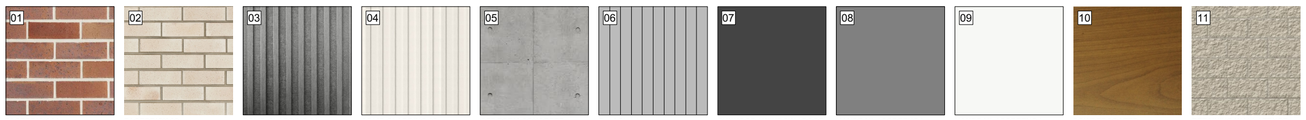

01 **FACEBRICK 01 :** PGH Smooth *'Black and Tan'*

02 **FACEBRICK 02 :** PGH Hinterlands Threedbo

03 **SOLID CLADDING 01:** EQUITONE LT20 Raw Grey

04 **SOLID CLADDING 02:** EQUITONE LT90 White

05 **OFF FORM CONCRETE:** Natural finish

06 **Roof Sheet:** Prefinished Metal Roof Sheeting *'Shale Grey'*

07 **SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES:** Colorbond *'Monument'*

08 **HANDRAIL / SCREENS / FENCES 01:** Colorbond *'Windspray'*

09 **HANDRAIL / SCREENS / FENCES 02:** Colorbond *'Surfmist'*

10 **POWDERCOATED ALUMINIUM:** Allwood Woodgrain *'Spotted Gum'*

11 **RETAINING WALL / FENCE:** Concrete Blockwall Austral GB split face *'Limestone'*

0 2 5 10m
1:200 @ A2

long section a

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 19 C

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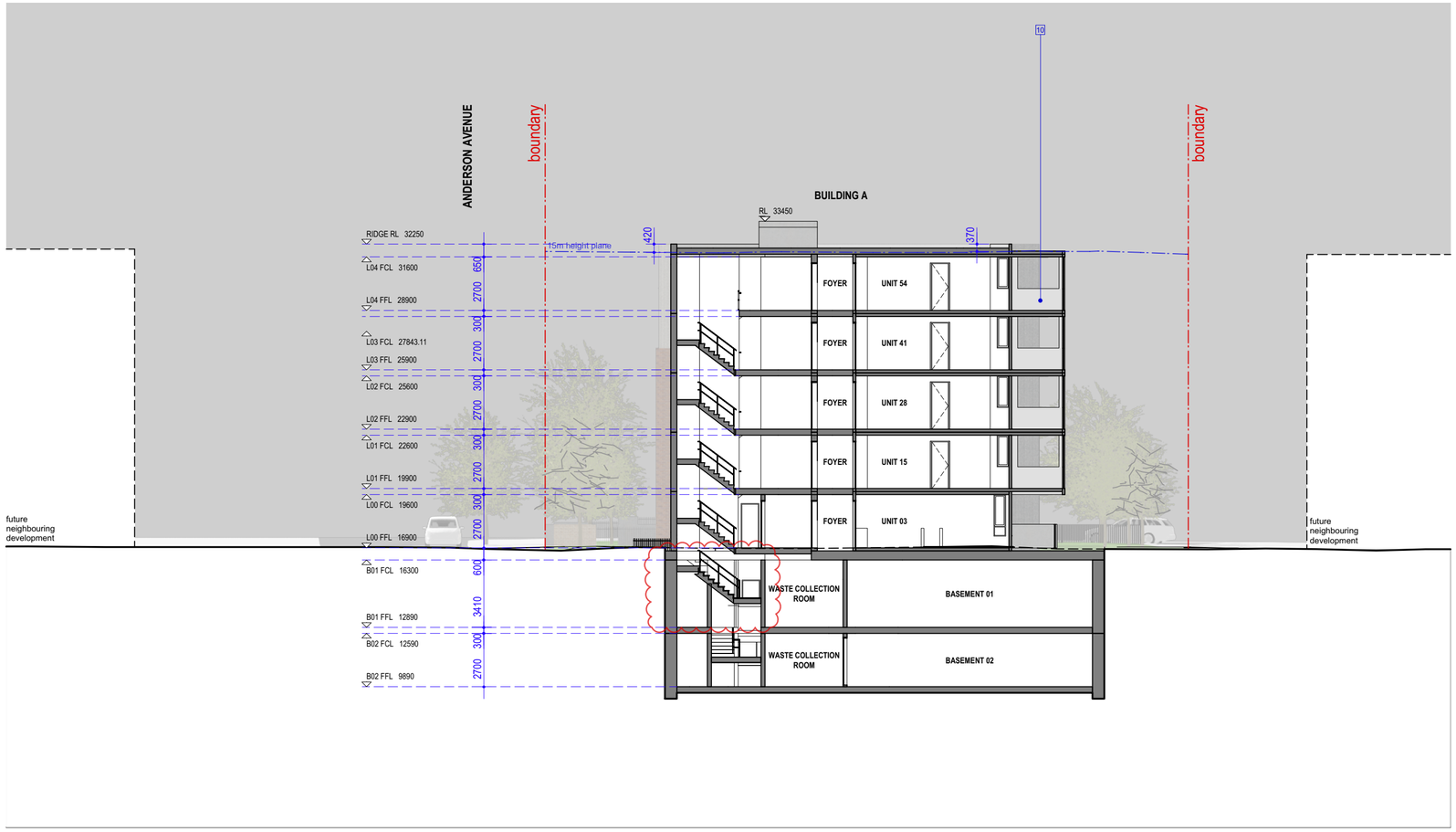

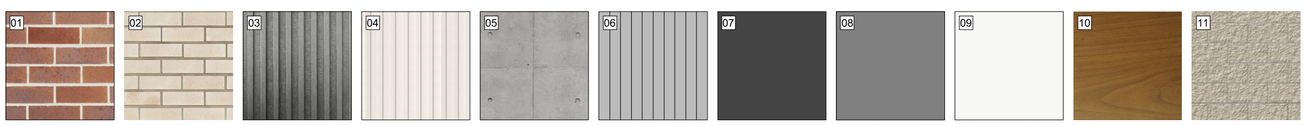

FACEBRICK 01 : PGH Smooth *'Black and Tan'*

FACEBRICK 02 : PGH Hinterlands Thredbo

SOLID CLADDING 01: EQUITONE LT20 Raw Grey

SOLID CLADDING 02: EQUITONE LT90 White

OFF FORM CONCRETE: Natural finish

Roof Sheet: Prefinished Metal Roof Sheeting *'Shale Grey'*

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES: Colorbond *'Monument'*

HANDRAIL / SCREENS / FENCES 01: Colorbond *'Windspray'*

HANDRAIL / SCREENS / FENCES 02: Colorbond *'Surfmist'*

POWDERCOATED ALUMINIUM: Allwood Woodgrain *'Spotted Gum'*

RETAINING WALL / FENCE: Concrete Blockwall Austral GB split face *'Limestone'*

0 2 5 10m
1:200 @ A2

cross section b

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 20 C

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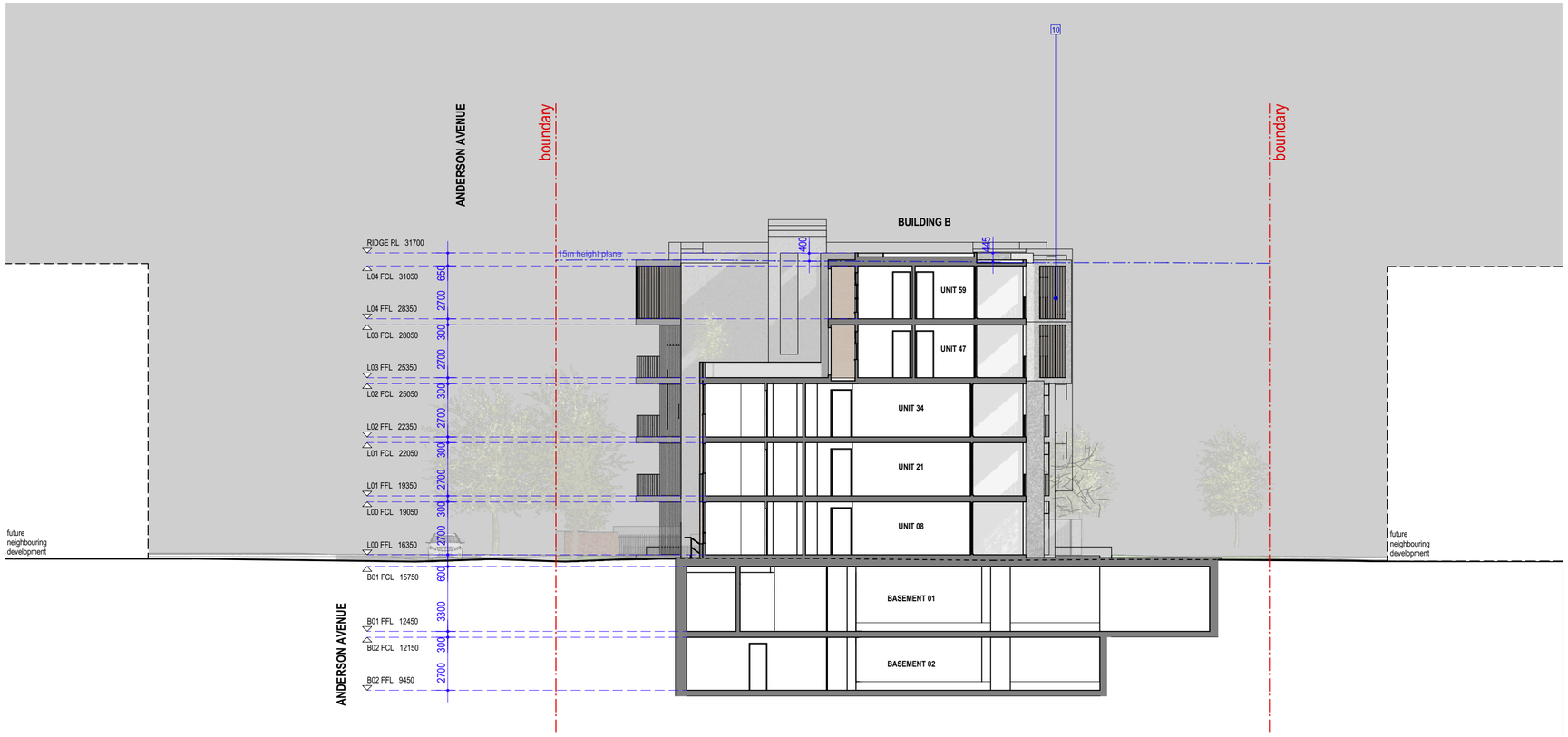

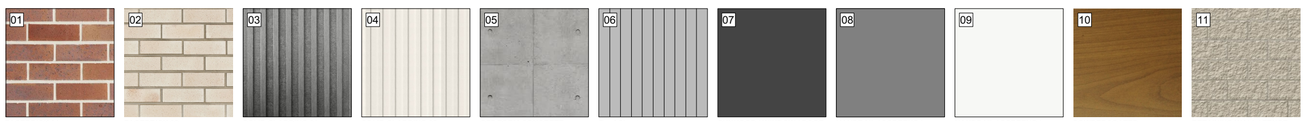

FACEBRICK 01 :
PGH
Smooth
'Black and Tan'

FACEBRICK 02 :
PGH
Hinterlands
Thredbo

SOLID CLADDING 01:
EQUITONE
LT20
Raw Grey

SOLID CLADDING 02:
EQUITONE
LT90
White

OFF FORM CONCRETE:
Natural finish

Roof Sheet:
Prefinished Metal Roof Sheeting
'Shale Grey'

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES:
Colorbond
'Monument'

HANDRAIL / SCREENS / FENCES 01:
Colorbond
'Windspray'

HANDRAIL / SCREENS / FENCES 02:
Colorbond
'Surfmist'

POWDERCOATED ALUMINIUM:
Allwood Woodgrain
'Spotted Gum'

RETAINING WALL / FENCE:
Concrete Blockwall
Austral GB split face
'Limestone'

0 2 5 10m
1:200 @ A2

cross section c

new residential development at

B 8/1/20 Issue for DA submission

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 21 B

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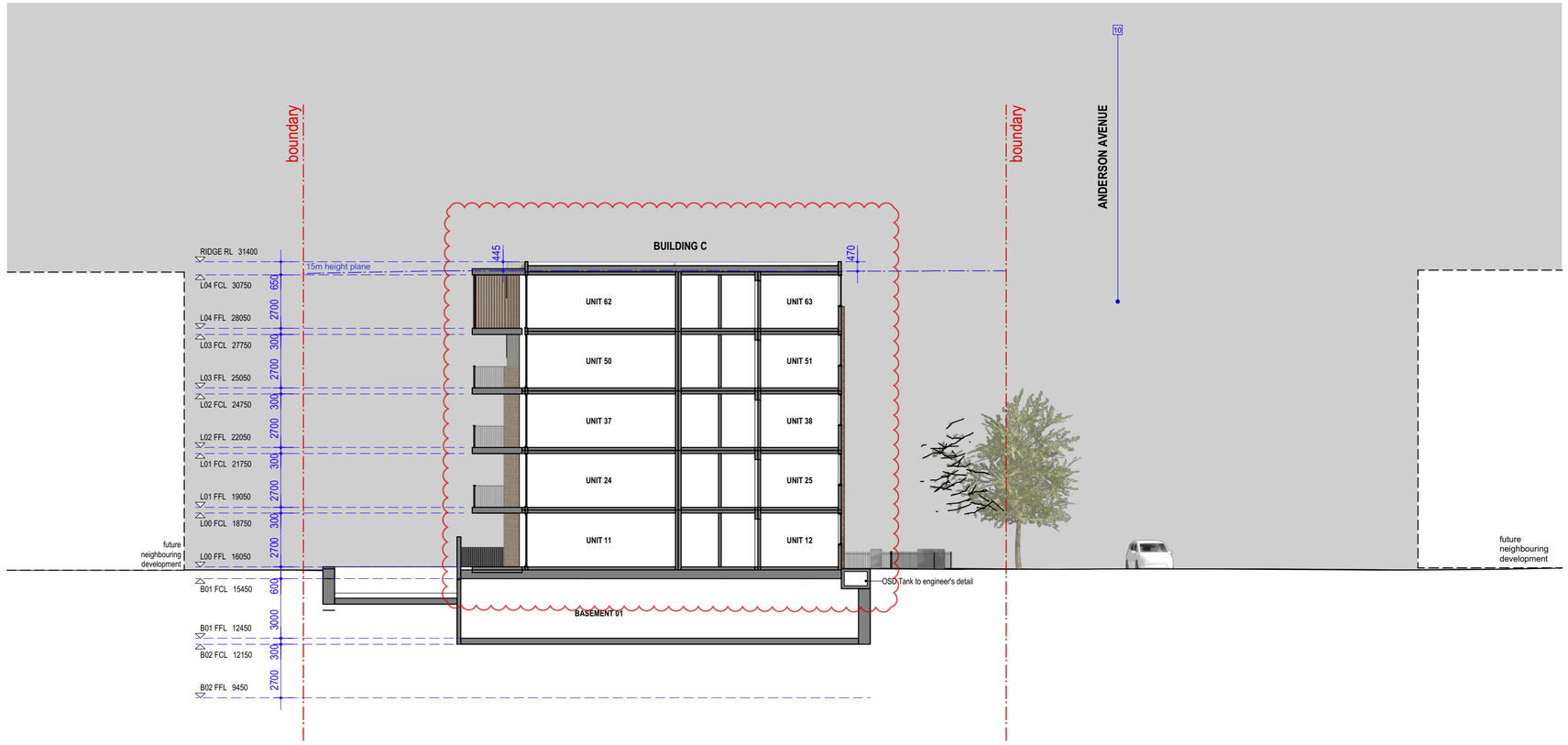

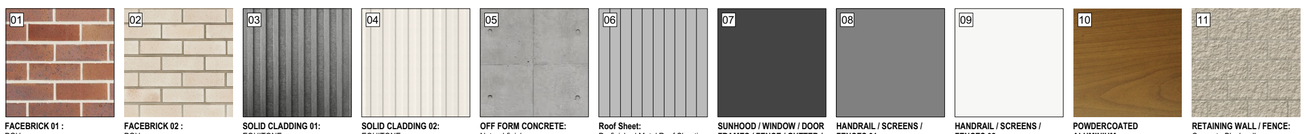

FACEBRICK 01 : PGH Smooth *'Black and Tan'*

FACEBRICK 02 : PGH Hinterlands Thredbo

SOLID CLADDING 01: EQUITONE LT20 Raw Grey

SOLID CLADDING 02: EQUITONE LT90 White

OFF FORM CONCRETE: Natural finish

Roof Sheet: Prefinished Metal Roof Sheeting *'Shale Grey'*

SUNHOOD / WINDOW / DOOR FRAMES / FENCE / GUTTER / DOWNPIPES: Colorbond *'Monument'*

HANDRAIL / SCREENS / FENCES 01: Colorbond *'Windspray'*

HANDRAIL / SCREENS / FENCES 02: Colorbond *'Surfmist'*

POWDERCOATED ALUMINIUM: Allwood Woodgrain *'Spotted Gum'*

RETAINING WALL / FENCE: Concrete Blockwall Austral GB split face *'Limestone'*

0 2 5 10m

1:200 @ A2

cross section d

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 22 C

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building massing

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 23 C

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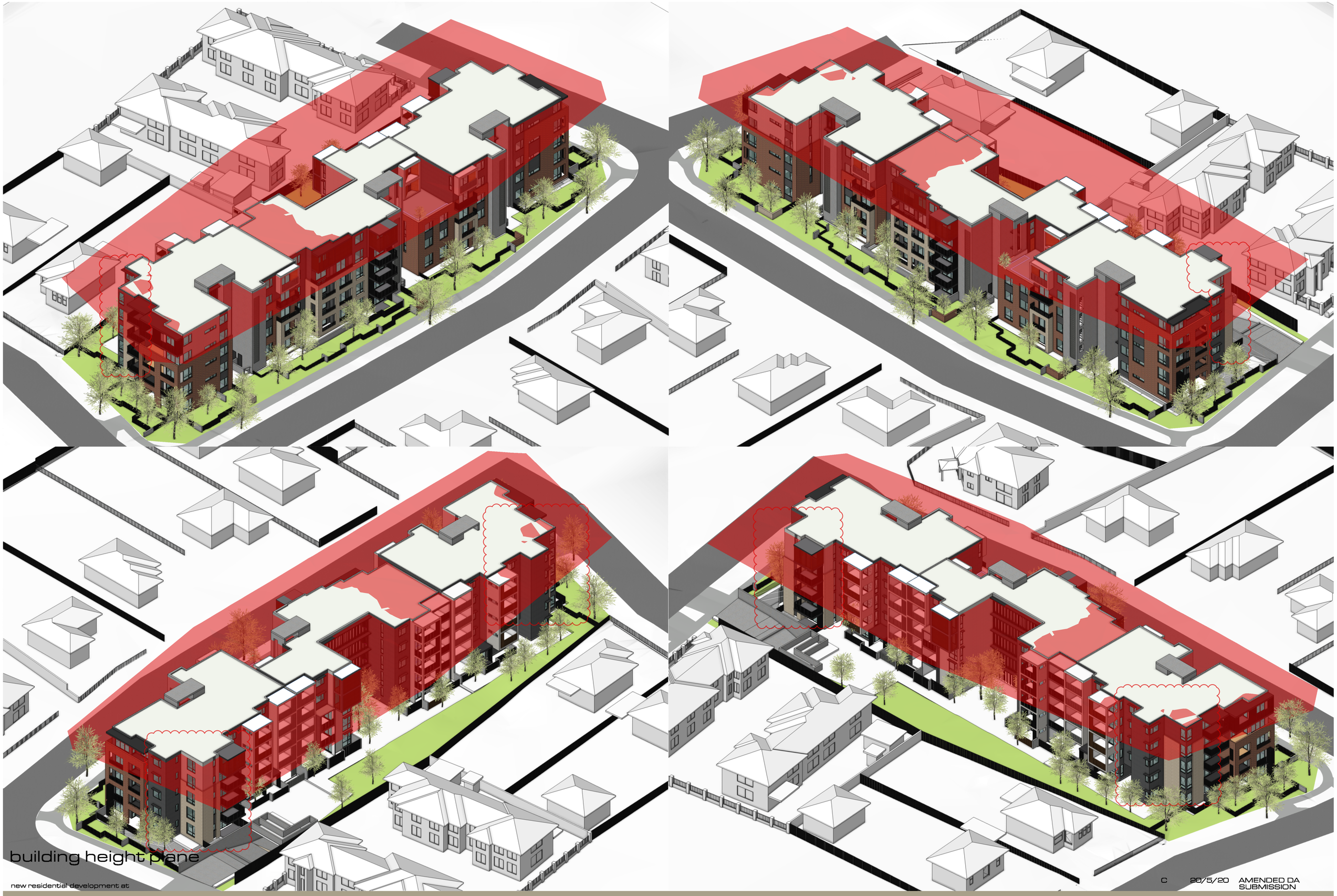

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 24 C

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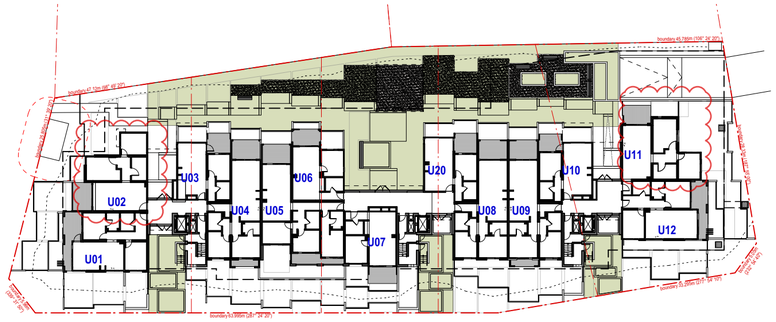
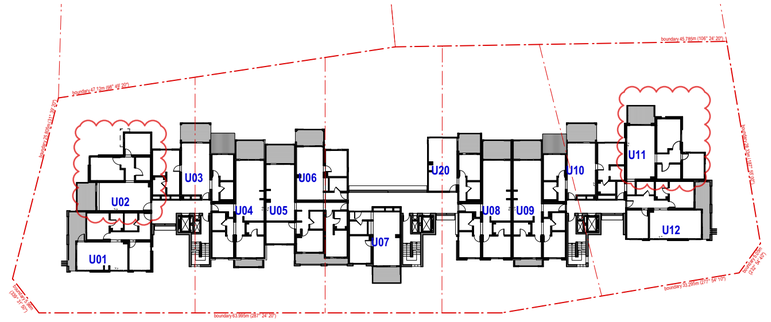
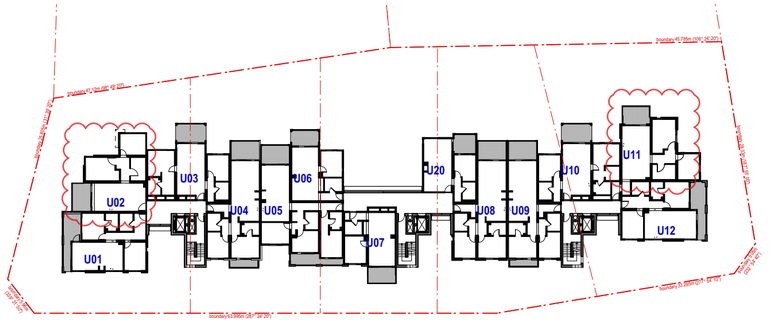
DEEP SOIL AREA



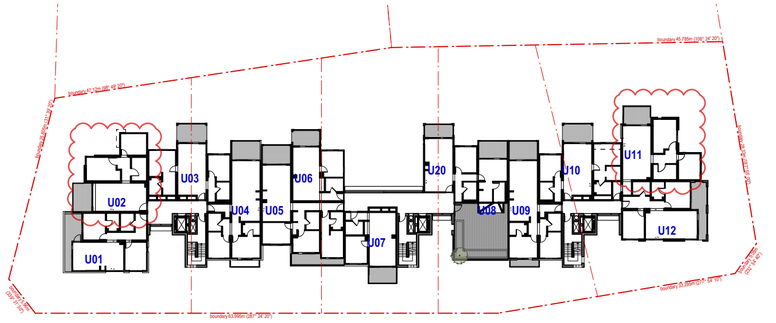
COMMUNAL OPEN SPACE - LEVEL 00



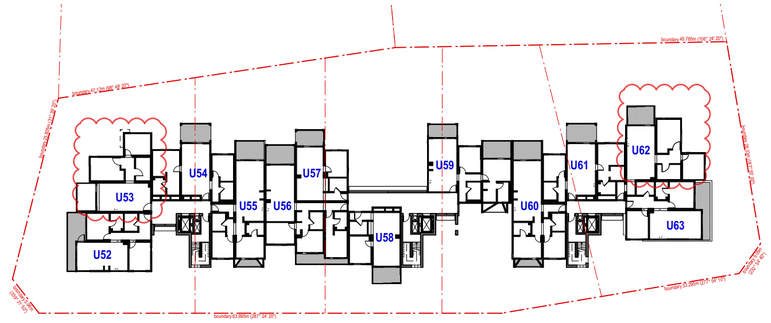
COMMUNAL OPEN SPACE - LEVEL 01



COMMUNAL OPEN SPACE - LEVEL 02



COMMUNAL OPEN SPACE - LEVEL 03



COMMUNAL OPEN SPACE - LEVEL 04

AREA CALCULATION

deep soil

communal open space

Site Area (sq m)	3347.6						
	Required			Proposed			Compliance
Deep Soil Zone	7 %	of site area	234 sq m	7.3 %	of site area	246 sq m	complies
Communal Open Space	25 %	of site area	837 sq m	27.6 %	of site area	923 sq m	complies

north

0 10 20 40m

1:600 @ A2

summary of area counts

new residential development at

C 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 26 C

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

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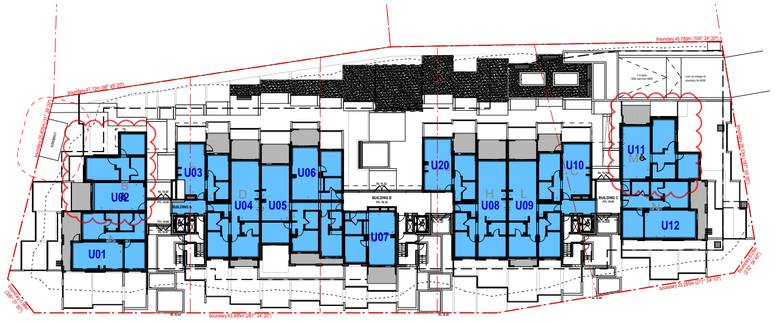
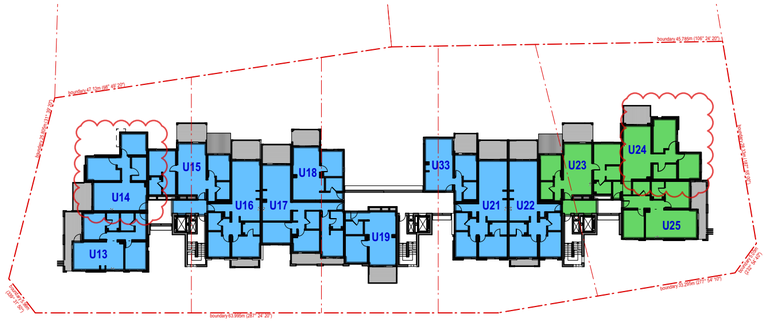


LEVEL 00



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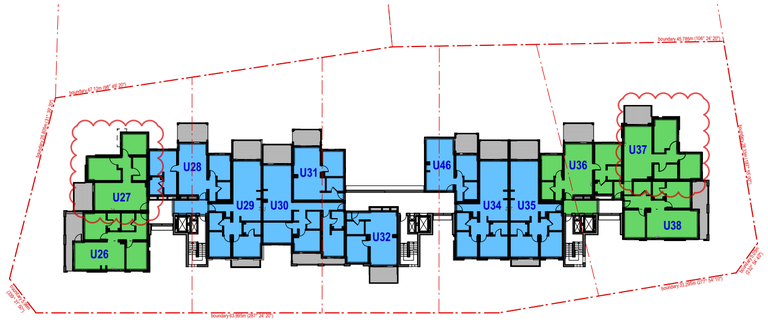

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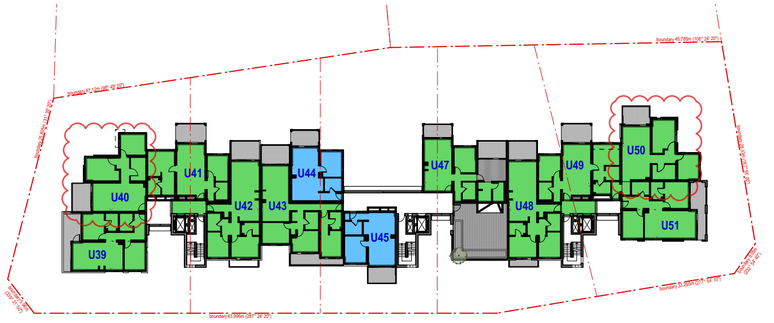

LEVEL 03

LEVEL 04

AREA CALCULATION

Gross floor area general

Gross floor area affordable

	GFA General (sq m)	GFA Affordable (sq m)	compliance
Total	2329	2419	
	49.1%	50.9%	
	1 x1 Bed	14 x1 Bed	
	26 x2 Bed	17 x2 Bed	
	2 x3 Bed	3 x3 Bed	
	29 Units	34 Units	

0 10 20 40m

1:600 @ A2

summary of GFA calculations affordable

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 27 B

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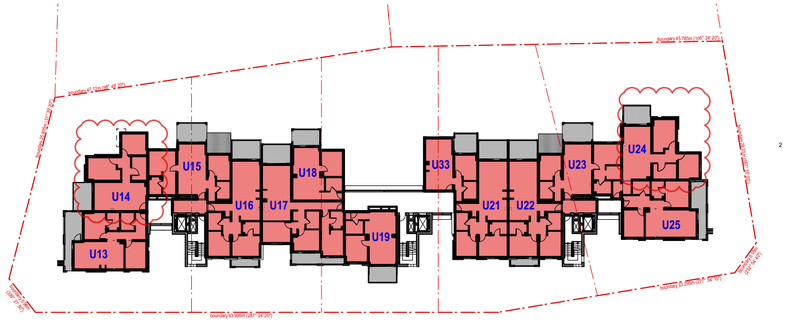
LEVEL 00



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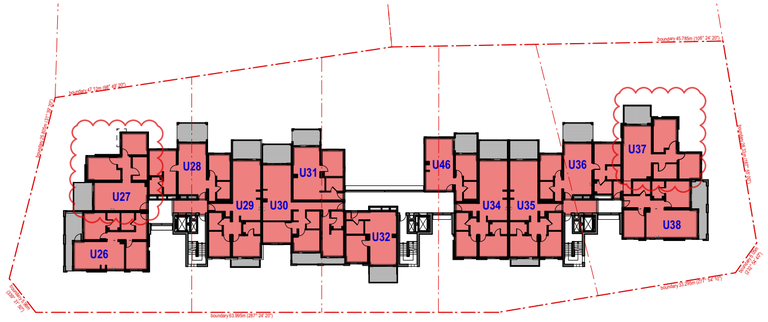

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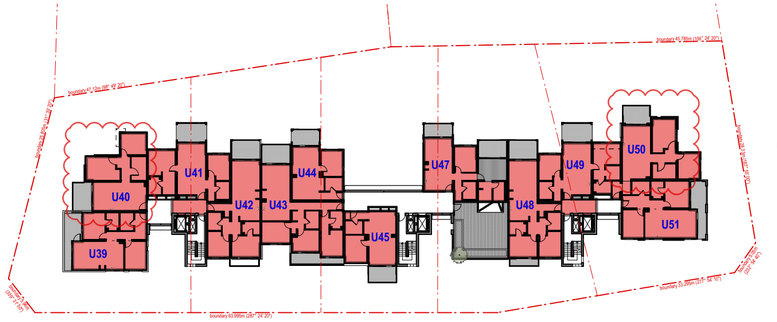

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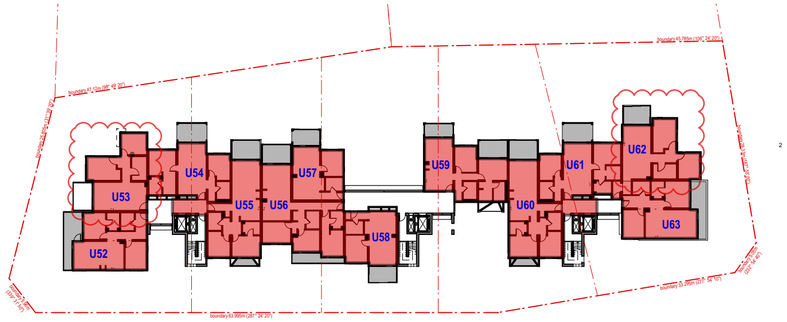


LEVEL 04

AREA CALCULATION

Gross floor area

Site Area (sq m)	3348		
	FSR	GFA (sq m)	compliance
Level 00		953	
Level 01		983	
Level 02		983	
Level 03		928	
Level 04		928	
Total Permissible	1.50:1	5021	
Total Proposed	**1.43:1**	**4775**	**complies**

0 10 20 40m
1:600 @ A2

summary of GFA calculations

new residential development at

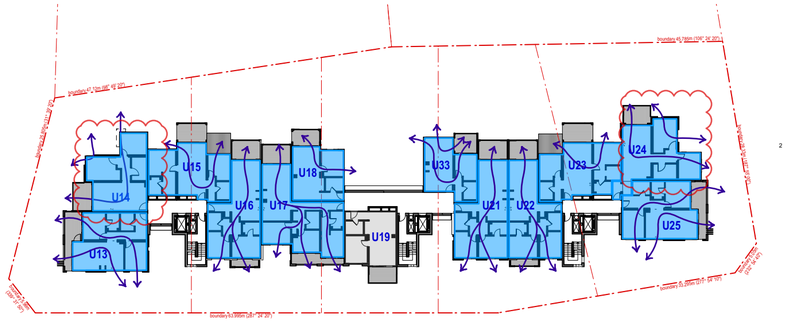
B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 28 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

LEVEL 00



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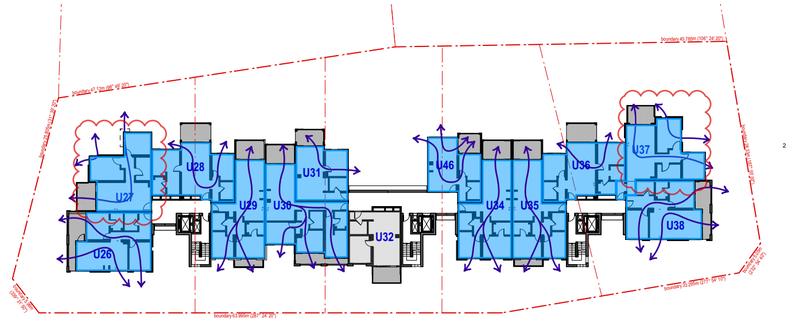

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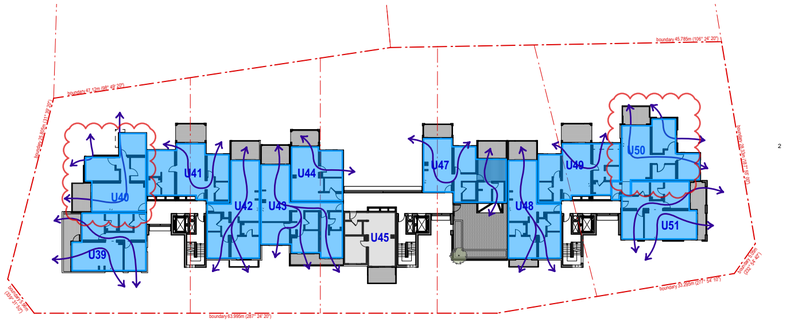

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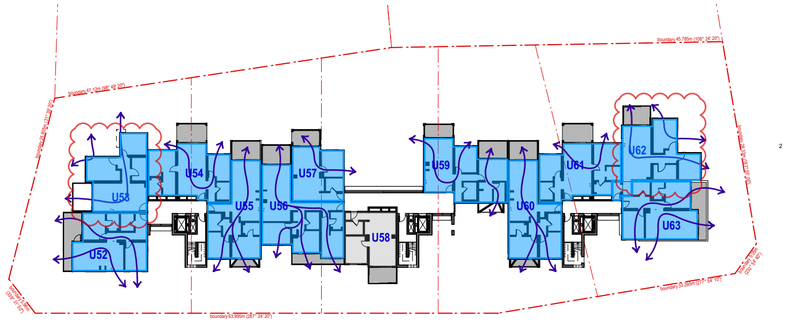

LEVEL 04

ADG CROSS VENT SUMMARY

57	units achieve cross-ventilation =	**89.1%**

indicates units not cross ventilated

Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates	Unit Number	Cross ventilates
Level 00		**Level 01**		**Level 02**		**Level 03**		**Level 04**	
U01	yes	U13	yes	U26	yes	U39	yes	U52	yes
U02	yes	U14	yes	U27	yes	U40	yes	U53	yes
U03	yes	U15	yes	U28	yes	U41	yes	U54	yes
U04	yes	U16	yes	U29	yes	U42	yes	U55	yes
U05	yes	U17	yes	U30	yes	U43	yes	U56	yes
U06	yes	U18	yes	U31	yes	U44	yes	U57	yes
U07	no	U19	no	U32	no	U45	no	U58	no
U08	yes	U21	yes	U34	yes	U47	yes	U59	yes
U09	yes	U22	yes	U35	yes	U48	yes	U60	yes
U10	no	U23	yes	U36	yes	U49	yes	U61	yes
U11	yes	U24	yes	U37	yes	U50	yes	U62	yes
U12	yes	U25	yes	U38	yes	U51	yes	U63	yes
U20	yes	U33	yes	U46	yes				

north

0 10 20 40m

1:600 @ A2

summary of ADG cross ventilation

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 29 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

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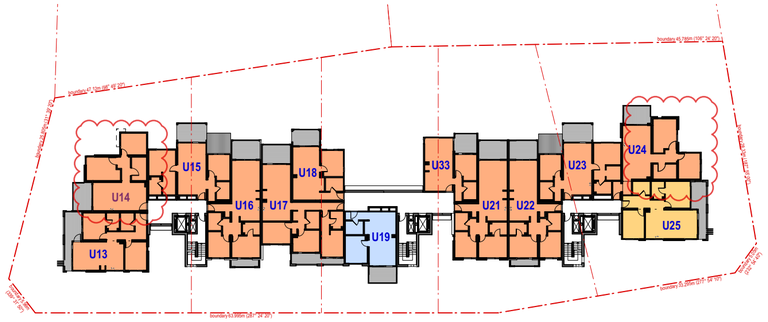
LEVEL 00



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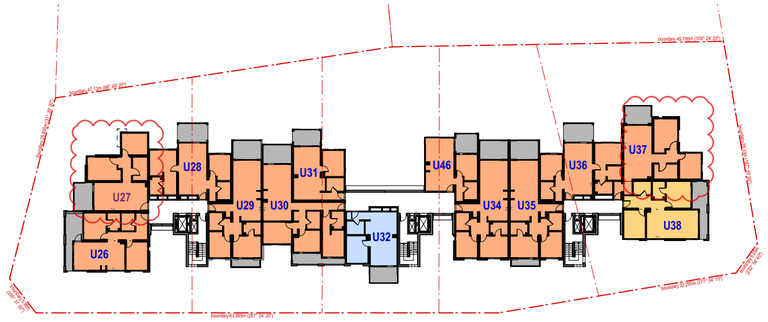

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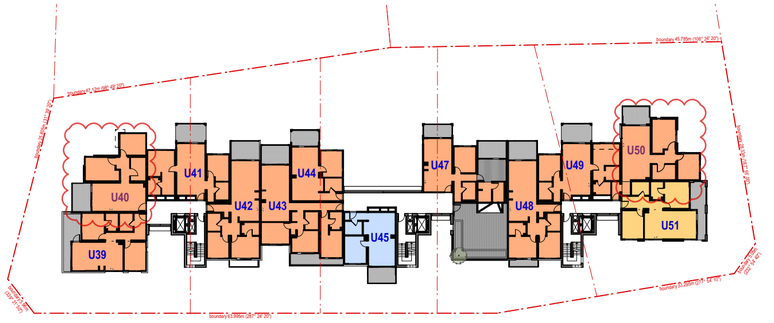

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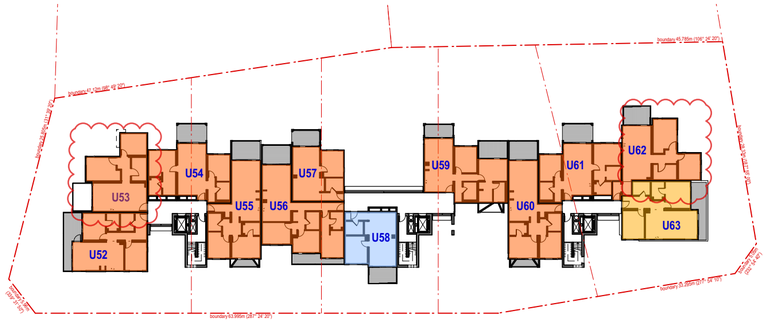

LEVEL 04

ADG SOLAR ACCESS SUMMARY

indicates units that achieve min. 2hrs solar access between 9am-3pm on 21 June

indicates units that receive sun (<2hrs) between 9am-3pm on 21 June

no sun

Unit Number	min. 2 hrs. sun	no sun	Unit Number	min. 2 hrs. sun	no sun	Unit Number	min. 2 hrs. sun	no sun	Unit Number	min. 2 hrs. sun	no sun	Unit Number	min. 2 hrs. sun	no sun
Level 00			**Level 01**			**Level 02**			**Level 03**			**Level 04**		
U01	yes	no	U13	yes	no	U26	yes	no	U39	yes	no	U52	yes	no
U02	yes	no	U14	yes	no	U27	yes	no	U40	yes	no	U53	yes	no
U03	yes	no	U15	yes	no	U28	yes	no	U41	yes	no	U54	yes	no
U04	yes	no	U16	yes	no	U29	yes	no	U42	yes	no	U55	yes	no
U05	yes	no	U17	yes	no	U30	yes	no	U43	yes	no	U56	yes	no
U06	yes	no	U18	yes	no	U31	yes	no	U44	yes	no	U57	yes	no
U07	no	yes	U19	no	yes	U32	no	yes	U45	no	yes	U58	no	yes
U08	yes	no	U21	yes	no	U34	yes	no	U47	yes	no	U59	yes	no
U09	yes	no	U22	yes	no	U35	yes	no	U48	yes	no	U60	yes	no
U10	yes	no	U23	yes	no	U36	yes	no	U49	yes	no	U61	yes	no
U11	yes	no	U24	yes	no	U37	yes	no	U50	yes	no	U62	yes	no
U12	no	no	U25	no	no	U38	no	no	U51	no	no	U63	no	no
U20	yes	no	U33	yes	no	U46	yes	no						

0 10 20 40m

1:600 @ A2

summary of ADG solar access 1

new residential development at

B 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 30 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

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LEVEL 00

UNIT NUMBER	UNIT 01	UNIT 02	UNIT 03	UNIT 04	UNIT 05	UNIT 06	UNIT 07	UNIT 20	UNIT 08	UNIT 09	UNIT 10	UNIT 11	UNIT 12
9 am to 10 am													
10 am to 11 am													
11 am to 12 pm													
12 pm to 1 pm													
1 pm to 2 pm													
2 pm to 3 pm													

LEVEL 01

UNIT NUMBER	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 33	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25
9 am to 10 am													
10 am to 11 am													
11 am to 12 pm													
12 pm to 1 pm													
1 pm to 2 pm													
2 pm to 3 pm													

LEVEL 02

UNIT NUMBER	UNIT 26	UNIT 27	UNIT 28	UNIT 29	UNIT 30	UNIT 31	UNIT 32	UNIT 46	UNIT 34	UNIT 35	UNIT 36	UNIT 37	UNIT 38
9 am to 10 am													
10 am to 11 am													
11 am to 12 pm													
12 pm to 1 pm													
1 pm to 2 pm													
2 pm to 3 pm													

LEVEL 03

UNIT NUMBER	UNIT 39	UNIT 40	UNIT 41	UNIT 42	UNIT 43	UNIT 44	UNIT 45	UNIT 47	UNIT 48	UNIT 49	UNIT 50	UNIT 51	
9 am to 10 am													
10 am to 11 am													
11 am to 12 pm													
12 pm to 1 pm													
1 pm to 2 pm													
2 pm to 3 pm													

LEVEL 04

UNIT NUMBER	UNIT 52	UNIT 53	UNIT 54	UNIT 55	UNIT 56	UNIT 57	UNIT 58	UNIT 59	UNIT 60	UNIT 61	UNIT 62	UNIT 63	
9 am to 10 am													
10 am to 11 am													
11 am to 12 pm													
12 pm to 1 pm													
1 pm to 2 pm													
2 pm to 3 pm													

bold outline indicates units that are affordable rental housing

orange shading indicates solar access for the full hour

light yellow shading indicates solar access for part of the hour or only to private open space

53 units achieve 2hrs solar access between 9am-3pm on 21 June

= **82.8%**

29 Affordable Rental Housing units achieve 3hrs solar access between 9am-3pm on 21 June

= **85.3%**

5 units receive no direct sunlight between 9am-3pm on 21 june

= **7.8%**

summary of ADG solar access

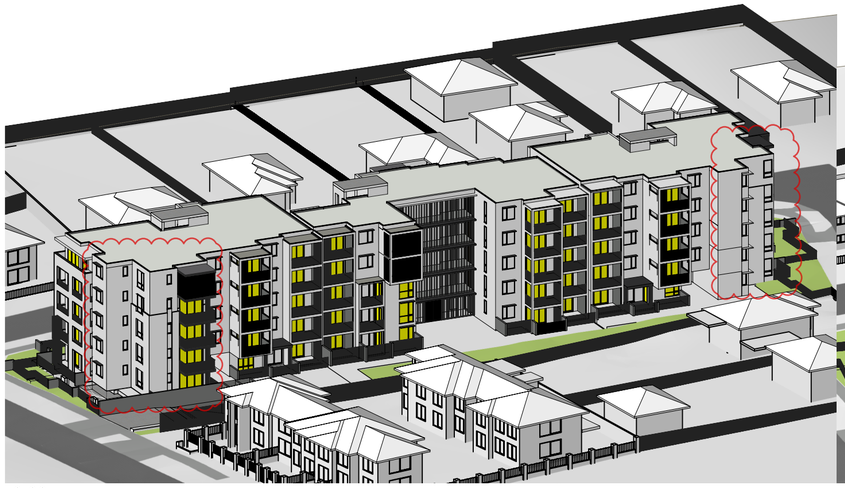
new residential development at

A 11/11/19 issue for DA submission

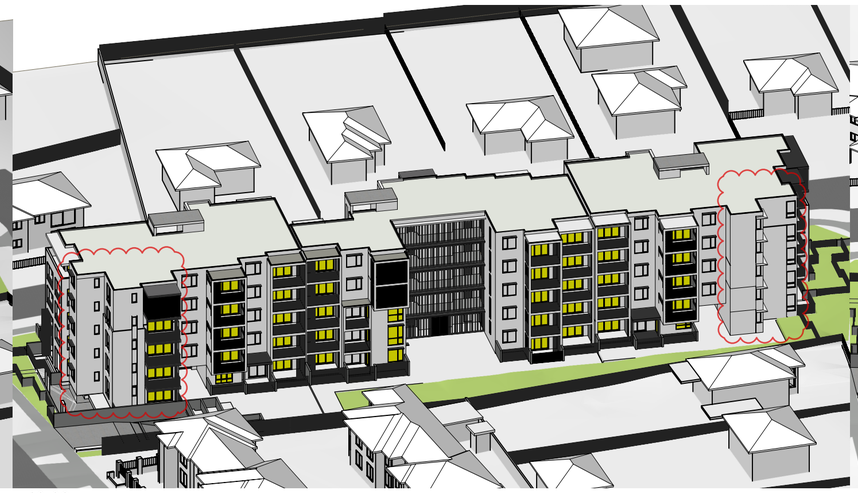
1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 31 A

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

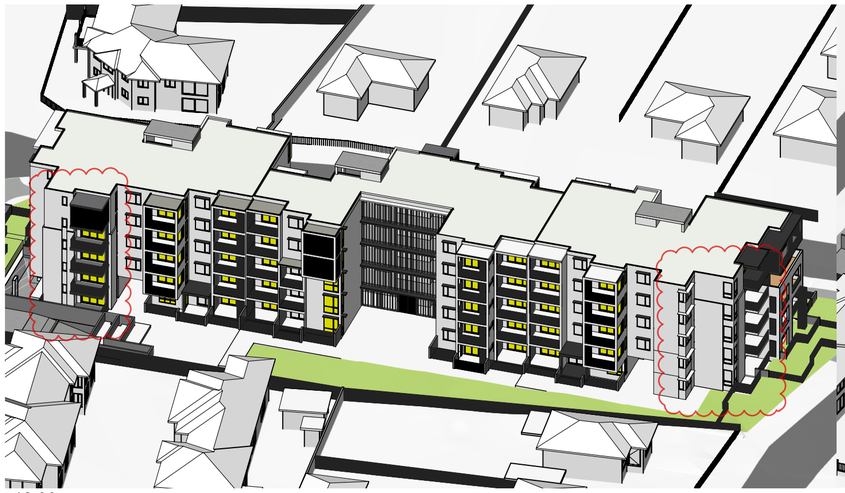


9.00am

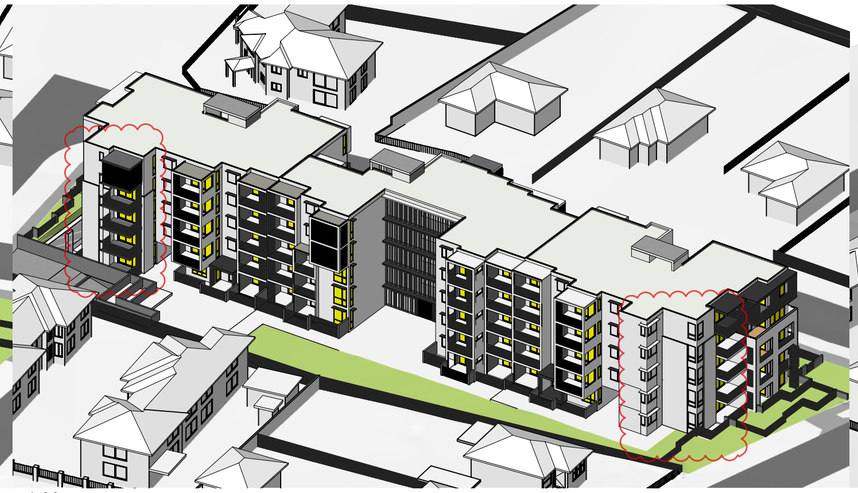


10.00am

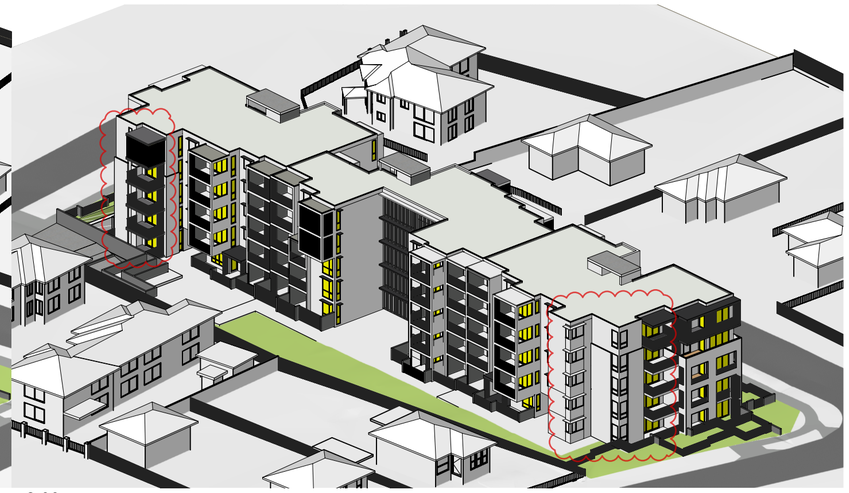
11.00am



12.00pm



1.00pm



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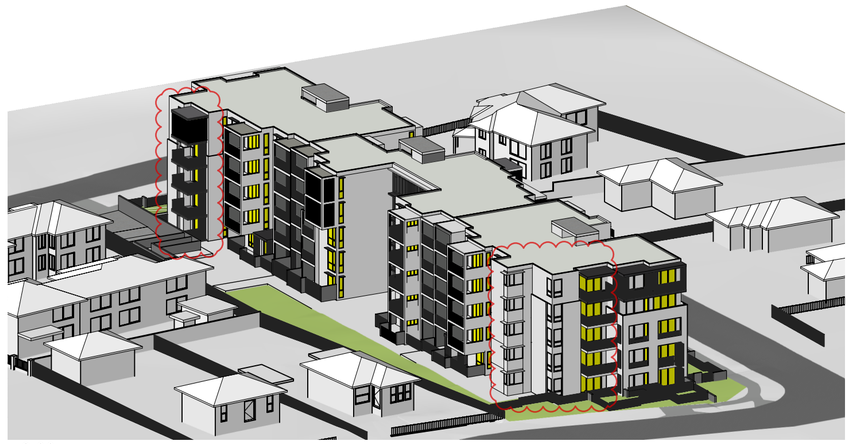

3.00pm

ADG solar - views from the sun June 21 st

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 32 B

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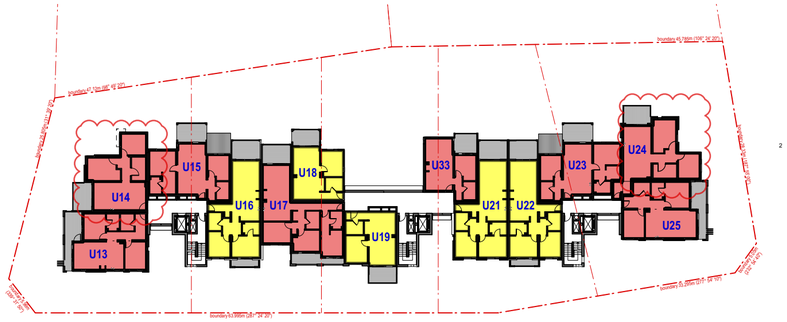
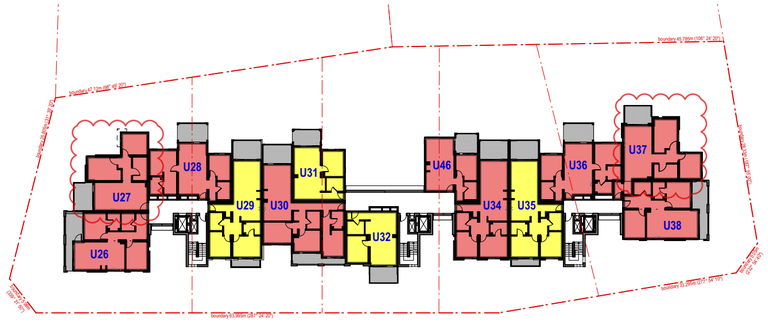
LEVEL 00



LEVEL 01



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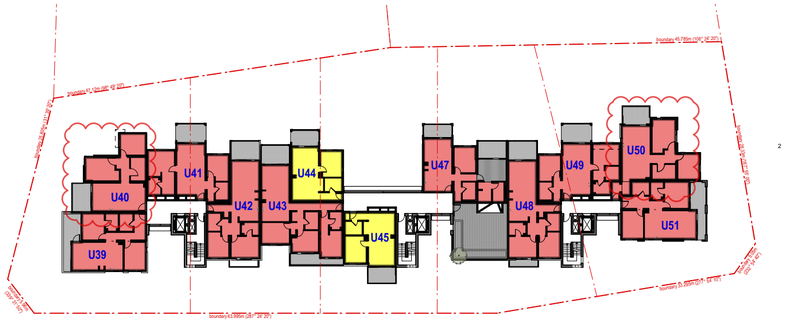
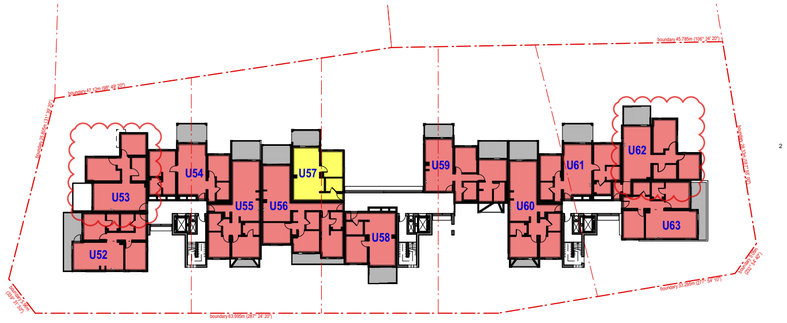


LEVEL 03



LEVEL 04

AREA CALCULATION

Net floor area BlueCHP

Net floor area FACS

	Net FACS (social)	Net BlueCHP (sq m)
Level 00	152	719
Level 01	411	593
Level 02	256	670
Level 03	101	776
Level 04	50	827
Total Proposed	**971**	**3585**

summary of Net Area calculations

new residential development at

B 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

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09.00am

12.00pm

03.00pm

shadow analysis plans - winter solstice

new residential development at

B 20/5/20 AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – DA 34 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

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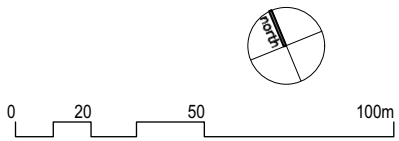

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proposed site plan

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 1 2 El Alamein Avenue LIVERPOOL

1846 – N01 B

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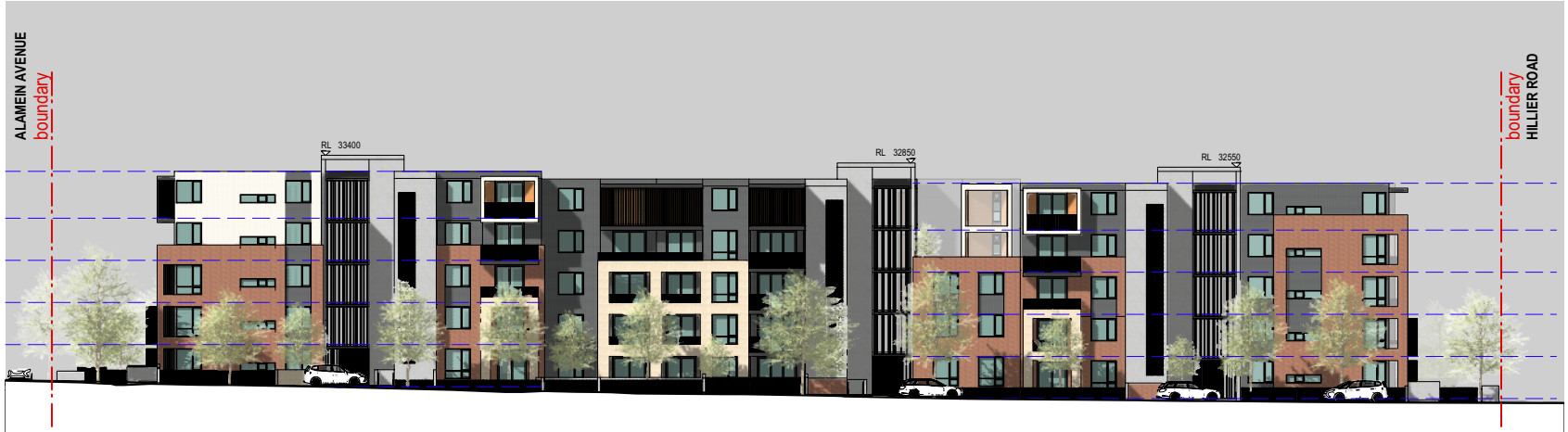
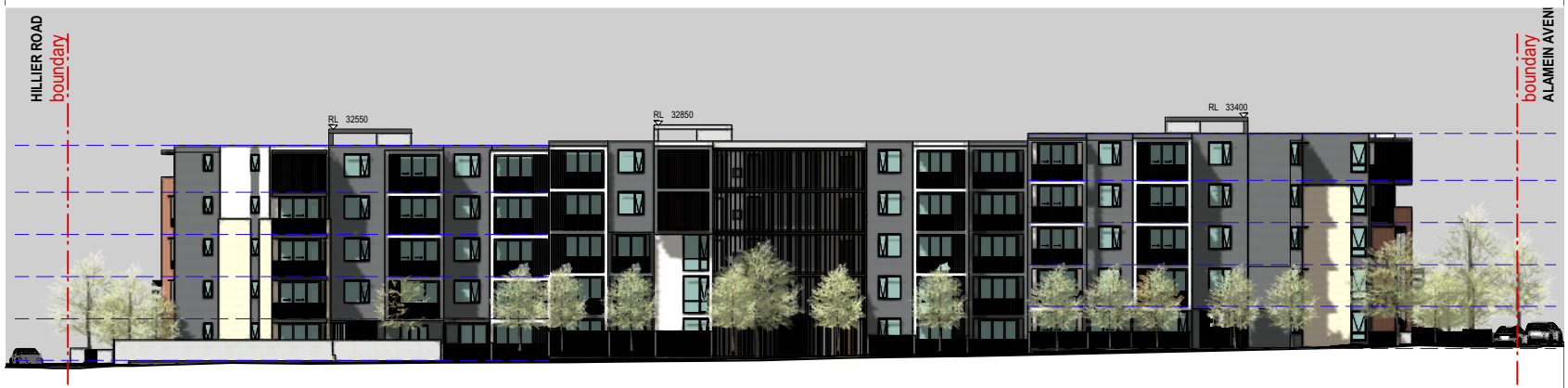


Anderson Avenue Elevation



North Elevation

0 20 50 100m

1:500 @ A4

proposed elevations

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 1 2 El Alamein Avenue LIVERPOOL

1846 – N02 B

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Alamein Avenue Elevation

Hillier Street Elevation

0 20 50 100m

1:500 @ A4

proposed elevations

new residential development at

B	20/5/20	AMENDED DA SUBMISSION

1-7 Anderson Avenue and 12 El Alamein Avenue LIVERPOOL

1846 – N03 B

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - anthony nolan - registration no. 6773

1846 - 200521 PL.vwx