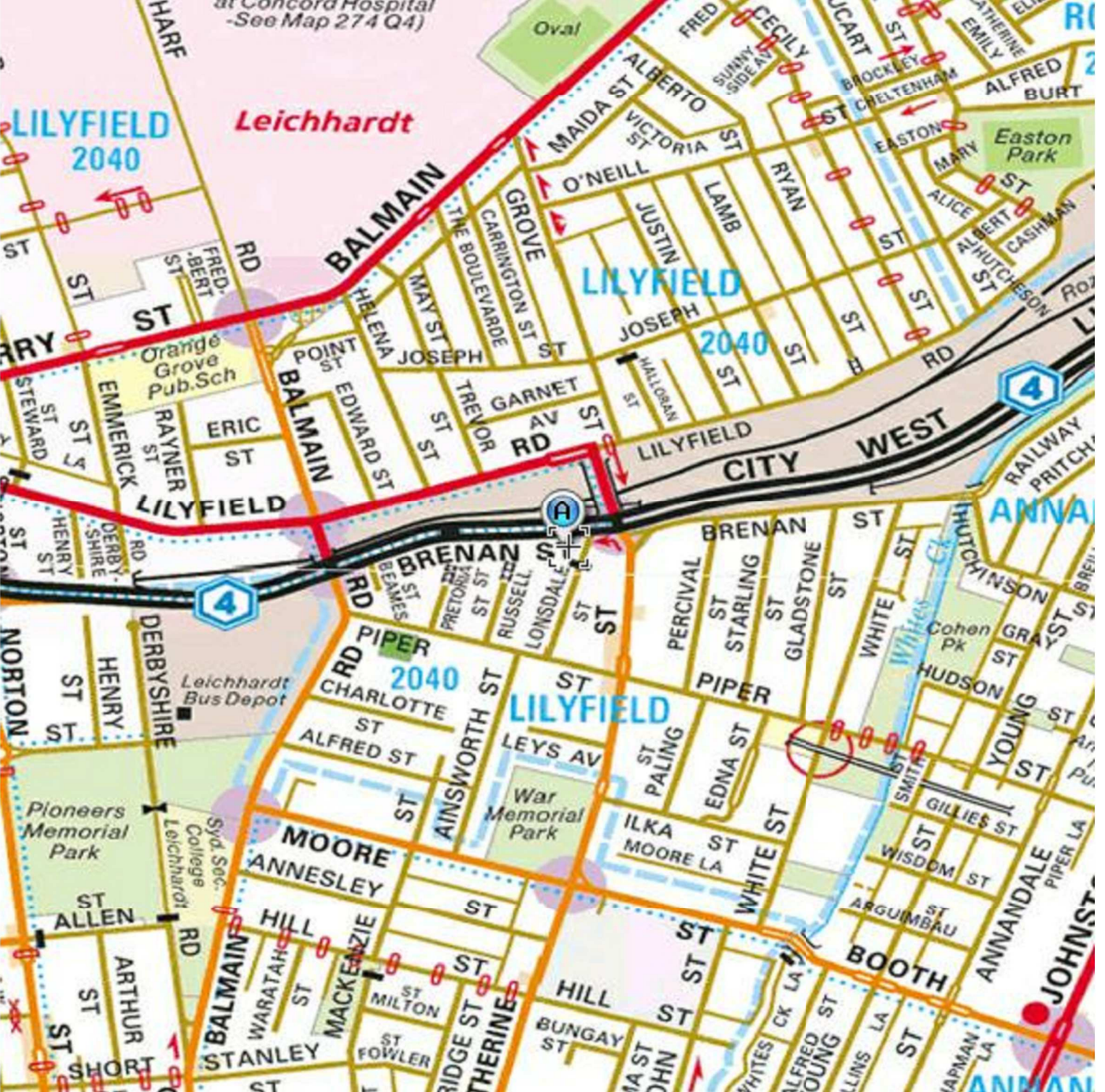


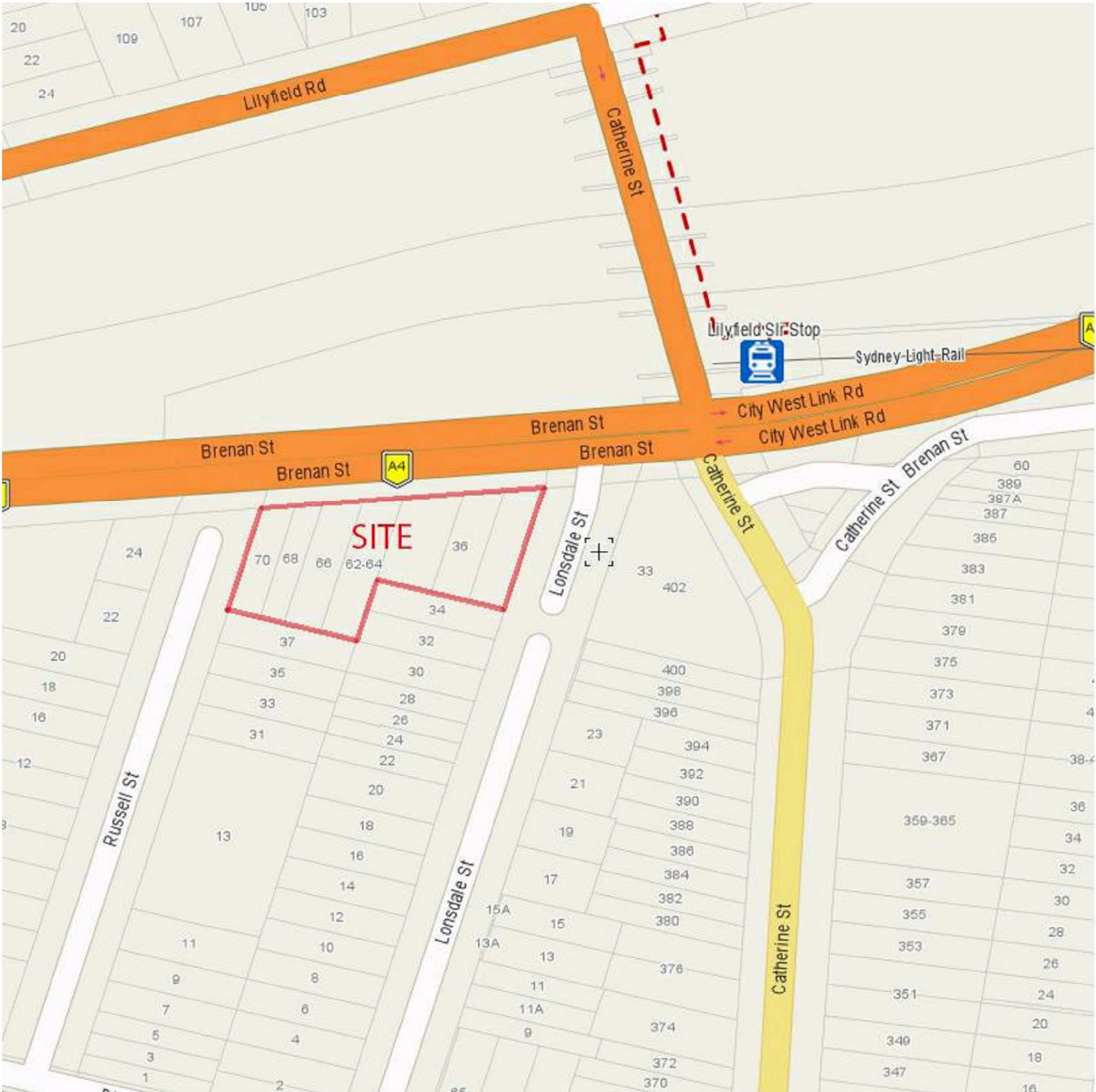


# RESIDENTIAL DEVELOPMENT

## LONSDALE STREET & BRENAN STREET, LILYFIELD



STREET DIRECTORY (www.street-directory.com.au)



STREET DIRECTORY (www.street-directory.com.au)



AERIAL PHOTOGRAPH (maps.six.nsw.gov.au)



AERIAL PHOTOGRAPH - 1943(maps.six.nsw.gov.au)



Artist Impression

	BED 1	BED 2	BED 3	TOTAL
GROUND FLOOR	3	3	2	8
	37.5%	37.5%	25%	
FIRST FLOOR	4	5	2	11
	36.3%	45.5%	18.2%	
SECOND FLOOR	3	6	2	11
	27.3%	54.5%	18.2%	
THIRD FLOOR	2	4	1	7
	28.6%	57.1%	14.3%	
FOURTH FLOOR	0	4	1	5
	-	80%	10%	

TOTAL NUMBER OF UNITS (INCLUDING 1 BED, 2 BED & 3 BED)= 42 ≈100%

TOTAL NUMBER OF 1 BED UNITS= 12 = 28.6% OF TOTAL UNITS

TOTAL NUMBER OF 2 BED UNITS= 22 = 52.4% OF TOTAL UNITS

TOTAL NUMBER OF 3 BED UNITS= 8 = 19.0% OF TOTAL UNITS

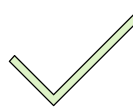
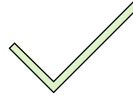
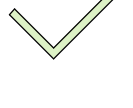





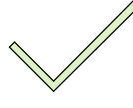
### ARCHITECTURAL DRAWINGS

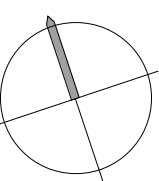
Project#	DWG#	TITLE	SCALE	ISSUE	DATE
1919	00	COVER PAGE		4	03/20
	01	ADG COMPLIANCE SUMMARY		2	03/20
	02	SITE ANALYSIS PLAN		4	03/20
	03	BASEMENT TWO PLAN			
	04	BASEMENT ONE PLAN		2	03/20
	05	GROUND FLOOR PLAN		4	03/20
	06	FIRST FLOOR PLAN		4	03/20
	07	SECOND FLOOR PLAN		4	03/20
	08	THIRD FLOOR PLAN		4	03/20
	09	FOURTH FLOOR PLAN		4	03/20
	10	ROOF PLAN		4	03/20
	11	ELEVATIONS		4	03/20
	12	SECTIONS		3	03/20
	13	DIAGRAM - GFA		2	03/20
	14	DIAGRAM - SOLAR ACCESS			
	15	DIAGRAM- LANDSCAPE & COVERAGE		2	01/20
	16	DIAGRAM- SHADOW ANALYSIS 1 OF 4		2	03/20
	17	DIAGRAM- SHADOW ANALYSIS 2 OF 4		2	03/20
	18	DIAGRAM- SHADOW ANALYSIS 3 OF 4		2	03/20
	19	DIAGRAM- SHADOW ANALYSIS 4 OF 4		2	03/20
	20	DIAGRAM- COMMUNAL OPEN SPACE		3	03/20
	21	DIAGRAM- CROSS VENTILATION		2	01/20
	22	FINISHES SCHEDULE			
	23	WINDOW AND DOOR SCHEDULE			
	24	ADAPTABLE HOUSING			
	25	PERSPECTIVES		3	03/20
	26	EXISTING HOUSE SHADOW DIAGRAM		1	01/20
	27	DIAGRAM- PRIVATE OPEN SPACE		1	03/20



03 SITTING	OBJECTIVES	DESIGN CRITERIA	PROPOSED	COMPLIANCE
------------	------------	-----------------	----------	------------

3D Communal and public open space	3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space has a minimum area equal to 25% of the site	36.4%													
3E Deep soil zones	3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	7% of the site area	27%													
3F Visual privacy	3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	<table><tr><td>Building height</td><td>habitable rooms &amp; balconies</td><td>Non-habitable rooms</td></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height	habitable rooms & balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	COMPLIES	
Building height	habitable rooms & balconies	Non-habitable rooms														
Up to 12m (4 storeys)	6m	3m														
Up to 25m (5-8 storeys)	9m	4.5m														
Over 25m (9+ storeys)	12m	6m														
3J Bicycle and car parking	3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Within 800m to rail station or light rail stop, car parking needs in Guide to Traffic Generating Developments apply	60m													
04 DESIGNING																
4A Solar and daylight access	4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter	88%													
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter		12%													
4B Natural ventilation	4B-1 All habitable rooms are naturally ventilated 4B-2 The layout and design of single aspect apartments maximises natural ventilation 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	67%													
4C Ceiling heights	4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Habitable rooms 2.7m Non-habitable rooms 2.4m	2.7m 2.4m													
4D Apartment size and layout	4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<table><tr><td>Dwelling type</td><td>Min. size</td></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1br</td><td>50m²</td></tr><tr><td>2br</td><td>70m²</td></tr><tr><td>3br</td><td>90m²</td></tr></table>	Dwelling type	Min. size	Studio	35m²	1br	50m²	2br	70m²	3br	90m²	CAN COMPLY			
		Dwelling type	Min. size													
Studio	35m²															
1br	50m²															
2br	70m²															
3br	90m²															
		additional bathroom 5m² 4 <sup>th</sup> bedroom and further bathroom – extra 12m²														

OBJECTIVES	DESIGN CRITERIA	PROPOSED	COMPLIANCE																
	Every habitable room must have a window in an external wall A total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	COMPLIES																	
4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	CAN COMPLY																	
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	CAN COMPLY																	
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	<div>Bedrooms have minimum area of<table border="1"><tr><th>Bedroom type</th><th>Min. area</th><th>Min. dim.</th></tr><tr><td>Master bedroom</td><td>10m<sup>2</sup></td><td>3m</td></tr><tr><td>other bedroom</td><td>9m<sup>2</sup></td><td>3m</td></tr><tr><td colspan="3">(both measurement excluding wardrobe space)</td></tr></table><div>Living rooms or combined living/dining rooms have a minimum width of:<table border="1"><tr><th>Studio &amp; 1 br</th><th>3.6m</th></tr><tr><th>2br &amp; 3 br</th><th>4m</th></tr></table></div></div>	Bedroom type	Min. area	Min. dim.	Master bedroom	10m <sup>2</sup>	3m	other bedroom	9m <sup>2</sup>	3m	(both measurement excluding wardrobe space)			Studio & 1 br	3.6m	2br & 3 br	4m	COMPLIES	
Bedroom type	Min. area	Min. dim.																	
Master bedroom	10m <sup>2</sup>	3m																	
other bedroom	9m <sup>2</sup>	3m																	
(both measurement excluding wardrobe space)																			
Studio & 1 br	3.6m																		
2br & 3 br	4m																		
		COMPLIES																	
4E Private open space and balconies	4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<table border="1"><tr><th>Dwelling type</th><th>Min. POS area</th><th>Min. POS area</th></tr><tr><td>Studio</td><td>4m<sup>2</sup></td><td>-</td></tr><tr><td>1br</td><td>8m<sup>2</sup></td><td>2m</td></tr><tr><td>2br</td><td>10m<sup>2</sup></td><td>2m</td></tr><tr><td>3br</td><td>12m<sup>2</sup></td><td>2.4m</td></tr></table> <div>The min balcony depth to be counted as contributing to balcony is 1m</div>	Dwelling type	Min. POS area	Min. POS area	Studio	4m <sup>2</sup>	-	1br	8m <sup>2</sup>	2m	2br	10m <sup>2</sup>	2m	3br	12m <sup>2</sup>	2.4m	COMPLIES	
Dwelling type	Min. POS area	Min. POS area																	
Studio	4m <sup>2</sup>	-																	
1br	8m <sup>2</sup>	2m																	
2br	10m <sup>2</sup>	2m																	
3br	12m <sup>2</sup>	2.4m																	
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	COMPLIES																	
4F Common circulation and spaces	4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is 8	2 CORES																
4G Storage	4G-1 Adequate, well designed storage is provided in each apartment	<div>Minimum volume requirement for storage<table border="1"><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m<sup>3</sup></td></tr><tr><td>1br</td><td>6m<sup>3</sup></td></tr><tr><td>2br</td><td>8m<sup>3</sup></td></tr><tr><td>3br</td><td>10m<sup>3</sup></td></tr></table><div>At least 50% of storage within the apartment</div></div>	Dwelling type	Storage size volume	Studio	4m <sup>3</sup>	1br	6m <sup>3</sup>	2br	8m <sup>3</sup>	3br	10m <sup>3</sup>	CAN COMPLY						
Dwelling type	Storage size volume																		
Studio	4m <sup>3</sup>																		
1br	6m <sup>3</sup>																		
2br	8m <sup>3</sup>																		
3br	10m <sup>3</sup>																		



## A1 ORIGINAL SIZE

[illegible]

Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**

Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**

Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

**HYDRAULIC ENGINEER**

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail [jsabbouh@rmjengineer.com.au](mailto:jsabbouh@rmjengineer.com.au)

**LANDSCAPE DESIGN**

Consultant    CONZEPT LANDSCAPE ARCHITECTS  
Address      101/506 MILLERS STREET, CAMMERAY  
                    2062  
Phone        (02) 9922 5312  
e-mail        rob@concept.net.au

**BASIX/ SECTION J**

Consultant	PARTNERS ENERGY
Address	P.O. BOX 185 ALSTONEVILLE 2477
Phone	0421 381 005
e-mail	david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

ADG COMPLIANCE SUMMARY

Date:		Drawing No.	
Scale: 1 : 1@A1	1:0@A3	01	
Project No.	1919		
Drawn/Checked			

# PRELIMINARY



LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Base data 14/10/2013 © Land and Property Information (LPI)

Maximum Floor Space Ratio (n:1)

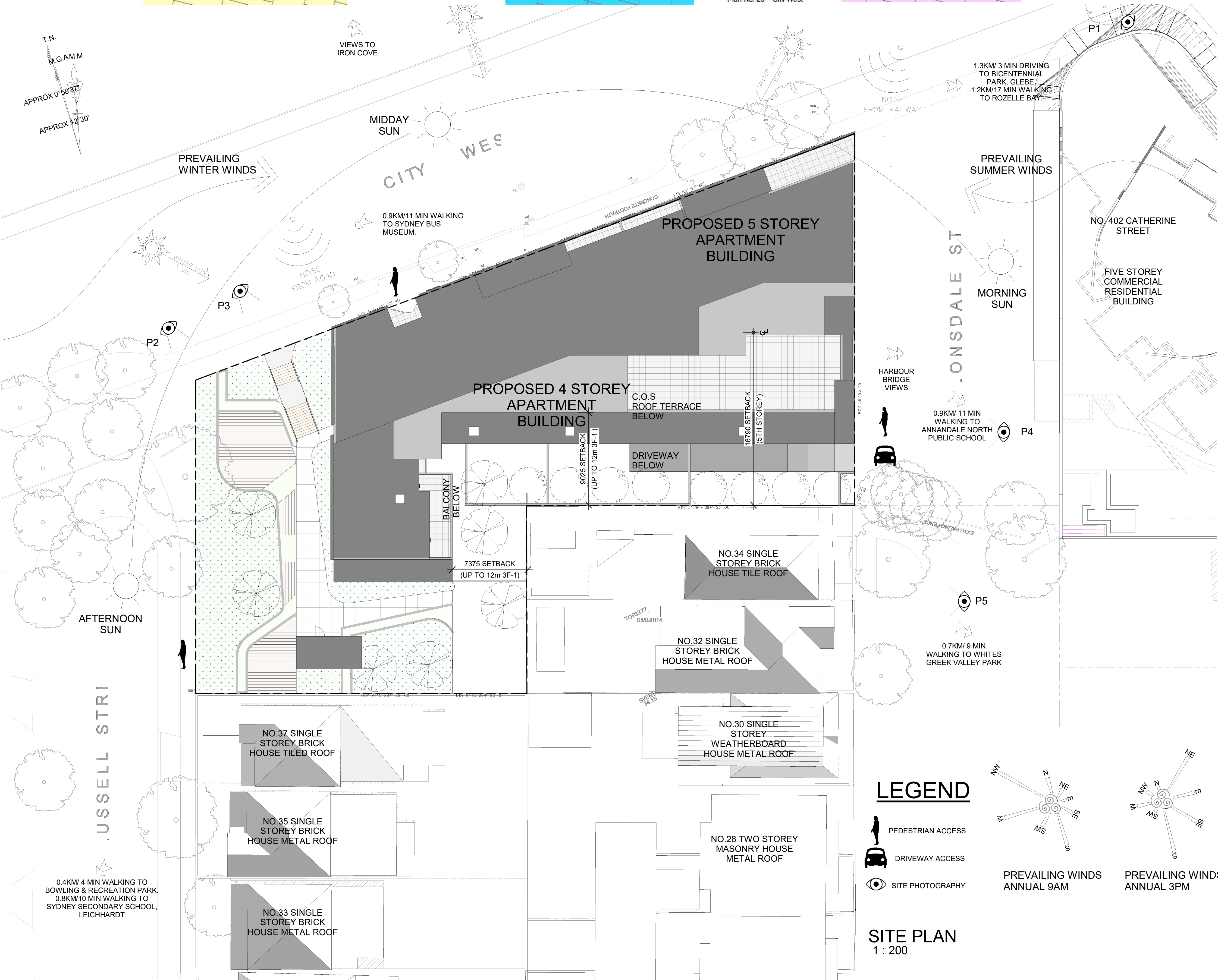
- D 0.5
- F 0.6
- H 0.7
- N 1.0
- T 2.15
- AREA1 Refer to clause 4.4 A

Cadastre

Base data 19/08/2014 © Land and Property Information (LPI)

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
- IN2 Light Industrial
- R1 General Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- DM Deferred Matter
- SREP Sydney Regional Environmental Plan No. 26 – City West



LEGEND

PEDESTRIAN ACCESS

DRIVEWAY ACCESS

SITE PHOTOGRAPHY

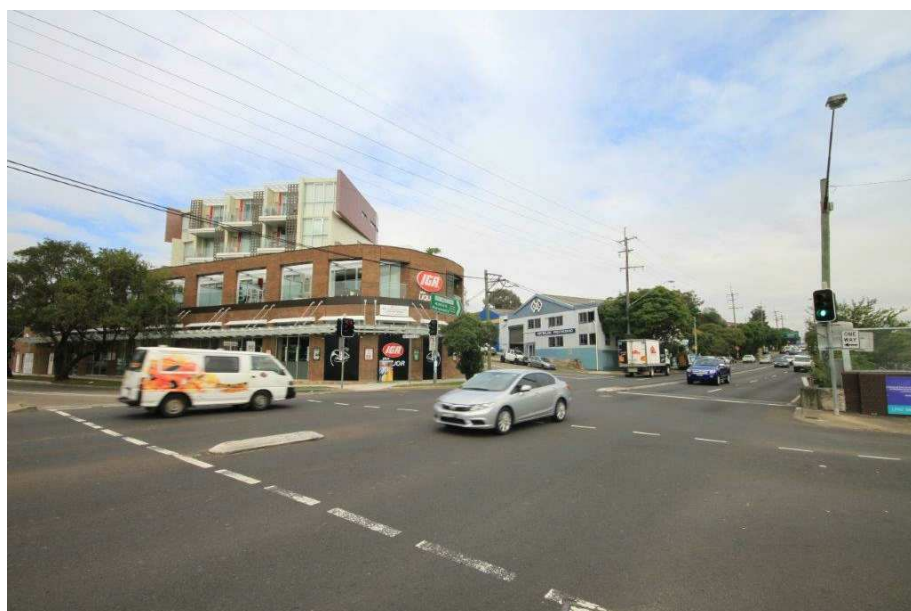
PREVAILING WINDS ANNUAL 9AM

PREVAILING WINDS ANNUAL 3PM

SITE PLAN  
1 : 200



P1 PHOTOGRAPH OF LILYFIELD LIGHT RAIL STATION



P1 PHOTOGRAPH OF THE SITE TAKEN FROM CITY WEST LINK ROAD / BRENNAN STREET



P2 PHOTOGRAPH OF 68-70 BRENNAN STREET



P3 PHOTOGRAPH OF 64-66 BRENNAN STREET

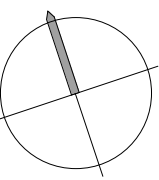


P4 PHOTOGRAPH OF LONSDALE STREET



P5 PHOTOGRAPH OF 32-34 LONSDALE STREET

**DEREK RATHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN:61613174020  
info@derekraithby.com.au Architect #7469  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RATHBY REG. 7469 COPYRIGHT DRA(AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	03/20	RFI SUBMISSION	AL
3	01/20	COUNCIL SUBMISSION	AL
2	12/19	FOR CLIENT	AL
1	11/19	FOR DISCUSSION	AL

Client: **JRNN PTY LTD**  
C/O DEREK RATHBY ARCHITECTURE

STRUCTURAL ENGINEER  
Consultant: **RAFELETOS ZANUTTINI ENGINEERS**  
Address: LVL 2, 103 VANESSA STREET, SYDNEY  
Phone: (02) 9554 9311  
e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER  
Consultant: **ACOR CONSULTANTS (CC)**  
Address: 58 HILLS STREET, GOSFORD 2250  
Phone: (02) 4323 3499  
e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER  
Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**  
Address: STREET, BELMORE NSW 2192  
Phone: (02) 8540 3461  
e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN  
Consultant: **CONCEPT LANDSCAPE ARCHITECTS**  
Address: 101/506 MILLERS STREET, CAMMERAY 2062  
Phone: (02) 9922 5312  
e-mail: rob@concept.net.au

BASIX/ SECTION J  
Consultant: **PARTNERS ENERGY**  
Address: P.O. BOX 185 ALSTONEVILLE 2477  
Phone: 0421 381 005  
e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE  
**SITE ANALYSIS PLAN**

Date: Drawing No.  
Scale: As indicated@A1 1:0@A3  
Project No. 1919  
Drawn/Checked

PRELIMINARY

02



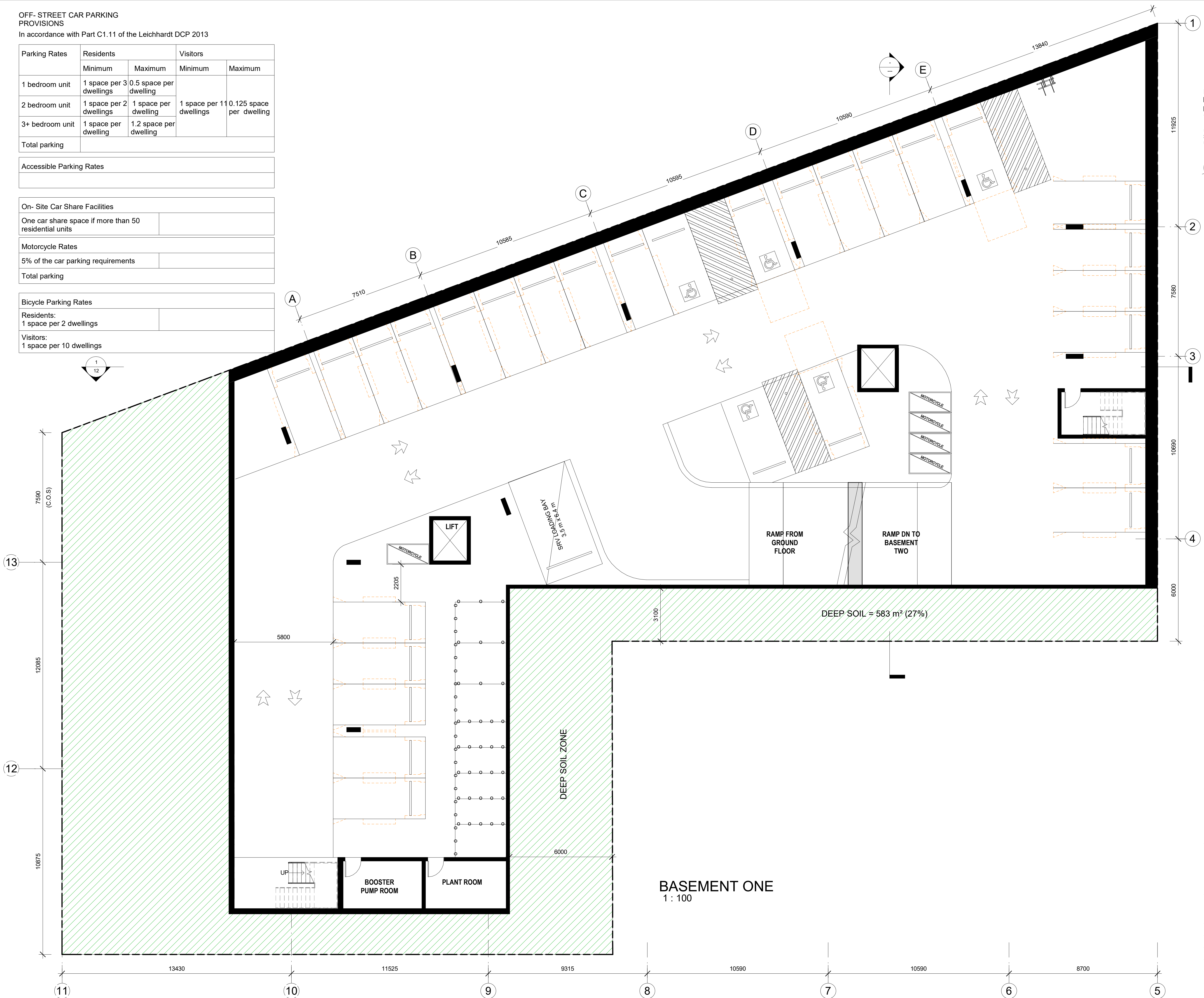
OFF- STREET CAR PARKING  
PROVISIONS  
In accordance with Part C1.11 of the Leichhardt DCP 2013

Parking Rates	Residents		Visitors	
	Minimum	Maximum	Minimum	Maximum
1 bedroom unit	1 space per 3 dwellings	0.5 space per dwelling	1 space per 11 dwellings	0.125 space per dwelling
2 bedroom unit	1 space per 2 dwellings	1 space per dwelling		
3+ bedroom unit	1 space per dwelling	1.2 space per dwelling		
Total parking				

Accessible Parking Rates

On- Site Car Share Facilities	
One car share space if more than 50 residential units	
Motorcycle Rates	
5% of the car parking requirements	
Total parking	

Bicycle Parking Rates	
Residents: 1 space per 2 dwellings	
Visitors: 1 space per 10 dwellings	



**DEREK RATHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN:61613174020  
info@derekraithby.com.au Architect #7469  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF  
WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RATHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



Rev.	Date	Description	By
2	03/20	RFI SUBMISSION	AL
1	11/19	FOR DISCUSSION	AL

Client: **JRNN PTY LTD**  
C/O DEREK RATHBY  
ARCHITECTURE

STRUCTURAL ENGINEER  
Consultant: **RAFELETOS ZANUTTINI ENGINEERS**  
Address: LVL 2, 103 VANESSA STREET, SYDNEY  
Phone: (02) 9554 9311  
e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER  
Consultant: **ACOR CONSULTANTS (CC)**  
Address: 58 HILLS STREET, GOSFORD 2250  
Phone: (02) 4323 3499  
e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER  
Consultant: **RMJ ENGINEERS 7 RING**  
Address: STREET, BELMORE NSW 2192  
Phone: (02) 8540 3461  
e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN  
Consultant: **CONZEPT LANDSCAPE ARCHITECTS**  
Address: 101/506 MILLERS STREET, CAMMERAY  
2062  
Phone: (02) 9922 5312  
e-mail: rob@conzept.net.au

BASIX/ SECTION J  
Consultant: **PARTNERS ENERGY**  
Address: P.O. BOX 165 ALSTONEVILLE 2477  
Phone: 0421 381 005  
e-mail: david@partnersenergy.com.au

Project:  
**RESIDENTIAL DEVELOPMENT**  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE  
**BASEMENT ONE PLAN**

Date: 1:100@A1 1:200@A3  
Drawing No. **04**  
Project No. 1919  
Drawn/Checked  
**PRELIMINARY**



UNIT MIX (GF)	
BEDROOMS	Unit Mix

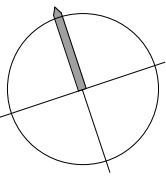
1	20%
2	40%
3	40%

GROUND FLOOR  
8

COMPLIANCE TABLE - GROUND FLOOR			
Name	PROPOSED AREA	SEPP65 Solar Access	SEP65 Cross Ventilation
U1	99 m²	Yes	Yes
U2	66 m²	Yes	No
U3	95 m²	No	No
U4	50 m²	No	Yes
U5	50 m²	Yes	Yes
U6	75 m²	Yes	Yes
U7	75 m²	Yes	No
U8	75 m²	Yes	No



**DEREK RAITHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN:61613174020  
info@derekraithby.com.au Architect #7469  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT NOMINATED ARCHITECT  
DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	03/20	RFI SUBMISSION	AL
3	01/20	COUNCIL SUBMISSION	AL
2	12/19	FOR CLIENT	AL
1	11/19	FOR DISCUSSION	AL

Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant: **RAFELETOS ZANUTTINI ENGINEERS**  
Address: LVL 2, 103 VANESSA STREET, SYDNEY  
Phone: (02) 9554 9311  
e-mail: admin@rafzan.com.au

**HYDRAULIC ENGINEER**  
Consultant: **ACOR CONSULTANTS (CC)**  
Address: 58 HILLS STREET, GOSFORD 2250  
Phone: (02) 4323 3499  
e-mail: RHamilton@acor.com.au

**MECHANICAL ENGINEER**  
Consultant: **RMJ ENGINEERS 7 RING STREET, BELMORE NSW 2192**  
Phone: (02) 8540 3461  
e-mail: jsabbouh@rmjengineer.com.au

**LANDSCAPE DESIGN**  
Consultant: **CONCEPT LANDSCAPE ARCHITECTS**  
Address: 101/506 MILLERS STREET, CAMMERAY 2062  
Phone: (02) 9922 5312  
e-mail: rob@concept.net.au

**BASIX/ SECTION J**  
Consultant: **PARTNERS ENERGY**  
Address: P.O. BOX 165 ALSTONEVILLE 2477  
Phone: 0421 381 005  
e-mail: david@partnersenergy.com.au

**RESIDENTIAL DEVELOPMENT**  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE  
**GROUND FLOOR PLAN**

Date: \_\_\_\_\_ Drawing No. **05**  
Scale: 1 : 100@A1 1:200@A3  
Project No. **1919**  
Drawn/Checked \_\_\_\_\_

PRELIMINARY





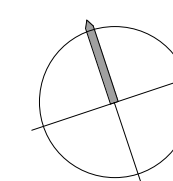
1	20%
2	50%
3	30%

LEVEL ONE  
11

COMPLIANCE TABLE - FIRST FLOOR			
Name	PROPOSED AREA	SEPP65_Solar Access	SEPP65_Cross Ventilation
U9	100 m <sup>2</sup>	Yes	Yes
U10	66 m <sup>2</sup>	Yes	No
U11	58 m <sup>2</sup>	Yes	Yes
U12	75 m <sup>2</sup>	No	No
U13	75 m <sup>2</sup>	No	No
U14	50 m <sup>2</sup>	No	Yes
U15	110 m <sup>2</sup>	Yes	Yes
U16	50 m <sup>2</sup>	Yes	Yes
U17	75 m <sup>2</sup>	Yes	Yes
U18	75 m <sup>2</sup>	Yes	No
U19	75 m <sup>2</sup>	Yes	No



**DEREK RATHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN: 6161317402  
info@derekraithby.com.au Architect #746  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO COMPLETION UNLESS OTHERWISE SPECIFIED.  
WORK REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RATHBY REG: 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

[illegible]

Client: **JRNN PTY LTD**  
C/O DEREK RATHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**  
Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**  
Consultant **RMJ ENGINEERS 7 RING**  
Address **STREET, BELMORE NSW 2192**  
Phone **(02) 8540 3461**  
e-mail **jsabbouh@rmjengineer.com.au**

**LANDSCAPE DESIGN**  
Consultant **CONCEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET, CAMMERAY**  
**2062**  
Phone **(02) 9922 5312**  
e-mail **rob@concept.net.au**

**BASIX/ SECTION J**  
 Consultant **PARTNERS ENERGY**  
 Address **P.O. BOX 185 ALSTONEVILLE 2477**  
 Phone **0421 381 005**  
 e-mail **david@partnersenergy.com.au**

Project:  
RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

FIRST FLOOR PLAN

Date: \_\_\_\_\_

Scale: 1 : 100@A1      1:200@A3

Project No.                      1919

Drawn/Checked \_\_\_\_\_

Drawing No.                      06

PRELIMINARY



UNIT MIX (SF)	
BEDROOMS	Unit Mix
1	15%
2	70%
3	15%

LEVEL TWO  
11

COMPLIANCE TABLE - SECOND FLOOR			
Name	PROPOSED AREA	SEPP65_Solar Access	SEP65_Cross Ventilation
U20	100 m <sup>2</sup>	Yes	Yes
U21	66 m <sup>2</sup>	Yes	No
U22	81 m <sup>2</sup>	Yes	Yes
U23	75 m <sup>2</sup>	No	No
U24	75 m <sup>2</sup>	No	No
U25	50 m <sup>2</sup>	No	Yes
U26	97 m <sup>2</sup>	Yes	Yes
U27	50 m <sup>2</sup>	Yes	Yes
U28	75 m <sup>2</sup>	Yes	Yes
U29	75 m <sup>2</sup>	Yes	No
U30	75 m <sup>2</sup>	Yes	No



**DEREK RAITHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN:61613174020  
info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD

A1 ORIGINAL SIZE

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

11925

7580

10890

6000 SETBACK

Client:

JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant RAFELETOS ZANUTTINI ENGINEERS  
Address LVL 2, 103 VANESSA STREET, SYDNEY

Phone (02) 9554 9311  
e-mail admin@rafzan.com.au

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062

Phone (02) 9922 5312  
e-mail rob@conzept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 165 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

SECOND FLOOR PLAN

Date: 1 : 100@A1 1:200@A3

Project No. 1919

Drawn/Checked

PRELIMINARY

Drawing No. 07

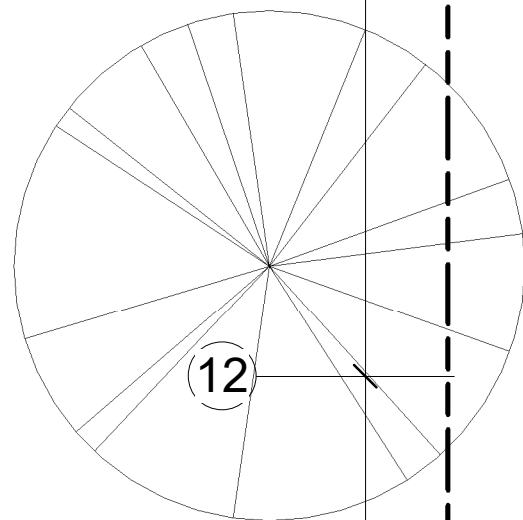
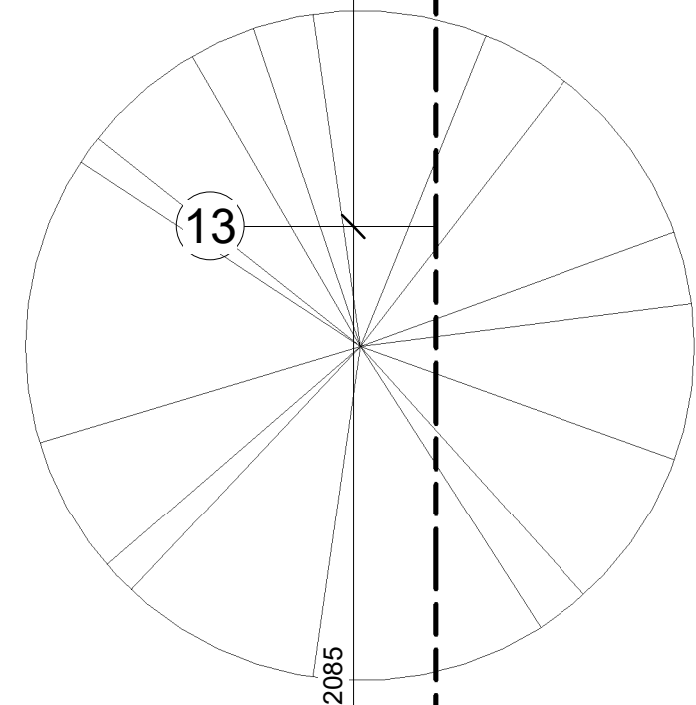
11925



1	15%
2	62%
3	23%

LEVEL THREE  
7

U31	100 m <sup>2</sup>	Yes	Yes
U32	66 m <sup>2</sup>	Yes	Yes
U33	54 m <sup>2</sup>	No	Yes
U34	70 m <sup>2</sup>	Yes	Yes
U35	75 m <sup>2</sup>	Yes	Yes
U36	75 m <sup>2</sup>	Yes	Yes
U37	75 m <sup>2</sup>	Yes	Yes

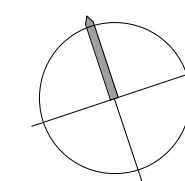


LEVEL THREE  
1 : 100



**DEREK RATHBY ARCHITECTURE**  
**LEVEL 2, 57 RENWICK STREET,**  
**LEICHHARDT NSW 2040**  
**T: (02) 9518 3563 ABN: 61613174020**  
**info@derekraithby.com.au Architect #7469**

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK. REPLY ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
 DEREK RATHBY REG. 7469 COPYRIGHT DIA (AUS) PTY LTD



A1 ORIGINAL SIZE

[illegible]

Client:

JRNN PTY LTD  
C/O DEREK RATHBY  
ARCHITECTURE

STRUCTURAL ENGINEER

Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**

Phone (02) 9554 9311  
e-mail [admin@rafzan.com.au](mailto:admin@rafzan.com.au)

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

MECHANICAL ENGINEER

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail [isabbouh@rmienengineer.com.au](mailto:isabbouh@rmienengineer.com.au)

LANDSCAPE DESIGN

Consultant CONZEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY

Phone 2062  
(02) 9922 5312  
e-mail rob@concept.net.au

BASIX/ SECTION J

Consultant PARTNERS ENERGY  
Address P.O. BOX 185 ALSTONEVILLE 2477

Phone 0421 381 005  
e-mail david@partnersenergy.com.au

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

### THIRD FLOOR PLAN

Date: \_\_\_\_\_

Scale: 1 : 100@A1    1:200@A3

Project No. 1010

Project No. 1919

Drawn/Checked

---

PRELIMINARY

Drawing No.

08

PRELIMINARY



UNIT MIX (4F)	
BEDROOMS	Unit Mix

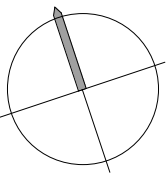
2	73%
3	27%

LEVEL FOUR  
5

COMPLIANCE TABLE - FOURTH FLOOR			
Name	PROPOSED AREA	SEPP65_Solar Access	SEP65_Cross Ventilation
U38	89 m <sup>2</sup>	Yes	Yes
U39	75 m <sup>2</sup>	Yes	Yes
U40	75 m <sup>2</sup>	Yes	Yes
U41	75 m <sup>2</sup>	Yes	Yes
U42	114 m <sup>2</sup>	Yes	Yes



**DEREK RAITHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN:61613174020  
info@derekraithby.com.au Architect #7469  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF  
WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
4	03/20	RFI SUBMISSION	AL
3	01/20	COUNCIL SUBMISSION	AL
2	12/19	FOR CLIENT	AL
1	11/19	FOR DISCUSSION	AL

Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant: **RAFELETOS ZANUTTINI ENGINEERS**  
Address: LVL 2, 103 VANESSA STREET, SYDNEY  
Phone: (02) 9554 9311  
e-mail: admin@rafzan.com.au

**HYDRAULIC ENGINEER**  
Consultant: **ACOR CONSULTANTS (CC)**  
Address: 58 HILLS STREET, GOSFORD 2250  
Phone: (02) 4323 3499  
e-mail: RHamilton@acor.com.au

**MECHANICAL ENGINEER**  
Consultant: **RMJ ENGINEERS 7 RING**  
Address: STREET, BELMORE NSW 2192  
Phone: (02) 8540 3461  
e-mail: jsabbouh@rmjengineer.com.au

**LANDSCAPE DESIGN**  
Consultant: **CONZEPT LANDSCAPE ARCHITECTS**  
Address: 101/506 MILLERS STREET, CAMMERAY  
2062  
Phone: (02) 9922 5312  
e-mail: rob@conzept.net.au

**BASIX/ SECTION J**  
Consultant: **PARTNERS ENERGY**  
Address: P.O. BOX 165 ALSTONEVILLE 2477  
Phone: 0421 381 005  
e-mail: david@partnersenergy.com.au

Project:  
**RESIDENTIAL DEVELOPMENT**  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE  
**FOURTH FLOOR PLAN**

Date: \_\_\_\_\_ Drawing No. **09**  
Scale: 1 : 100@A1 1:200@A3  
Project No. **1919**  
Drawn/Checked \_\_\_\_\_

PRELIMINARY



LEVEL FOUR  
1 : 100





A circle with a shaded sector representing  $\frac{1}{4}$  of the circle.

.....

[illegible]

Client: JRNN PTY LTD  
C/O DEREK RAITHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**  
Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

---

HYDRAULIC ENGINEER

Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250

Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**

---

Consultant    **RMJ ENGINEERS 7 RING**  
Address       **STREET, BELMORE NSW 2192**

Phone        **(02) 8540 3461**  
e-mail        **jsabbouh@rmjengineer.com.au**

LANDSCAPE DESIGN

---

Consultant	CONCEPT LANDSCAPE ARCHITECTS
Address	101/506 MILLERS STREET, CAMMERAY
	2062
Phone	(02) 9922 5312
e-mail	rob@concept.net.au

**BASIX/ SECTION J**

Consultant	PARTNERS ENERGY
Address	P.O. BOX 185 ALSTONEVILLE 2477
Phone	0421 381 005
e-mail	david@partnersenergy.com.au

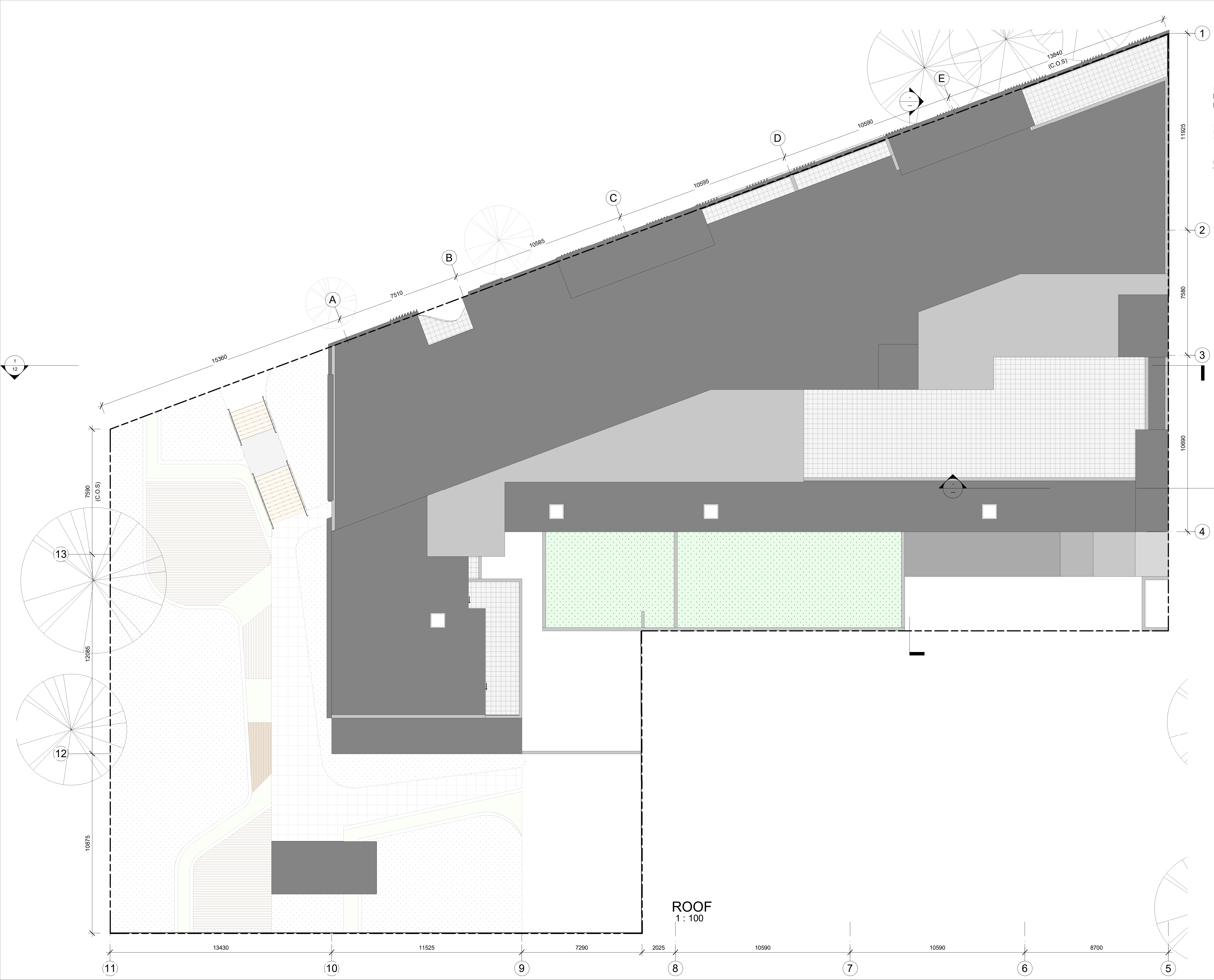
Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

ROOF PLAN

Date:		Drawing No.
Scale: 1 : 100@A1	1:200@A3	10
Project No.	1919	
Drawn/Checked		
PRELIMINARY		












Architectural section drawing of a building, showing multiple levels and a central vertical line indicating the maximum building height permissible in accordance with Panel's Planning Assessment Report.

The drawing includes the following labels and dimensions:

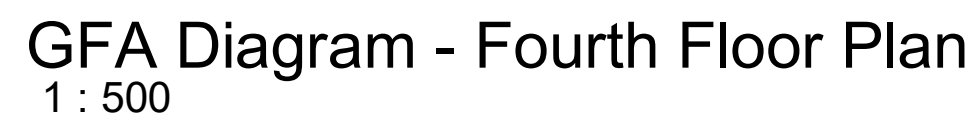
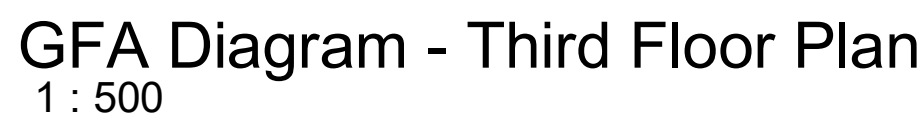
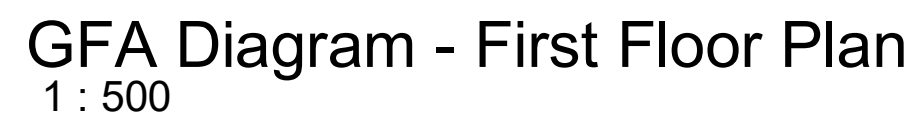
- Vertical Levels (Right Side):**
  - ROOF 32000
  - LEVEL FOUR 28900
  - LEVEL THREE 25800
  - LEVEL TWO 22700
  - LEVEL ONE 19600
  - GROUND FLOOR 16500
  - BASEMENT ONE 13500
  - BASEMENT TWO 10500
- Room Labels and Areas:**
  - U11: 58 m²
  - U22: 81 m²
  - U6: 75 m²
  - U17: 75 m²
  - U28: 75 m²
  - U35: 75 m²
  - U39: 75 m²
  - U5: 50 m²
  - U16: 50 m²
  - U27: 50 m²
  - U34: 70 m²
  - U38: 89 m²
  - BAL 8 m² (multiple locations)
- Other Labels:**
  - MAX BUILDING HEIGHT PERMISSIBLE IN ACCORDANCE WITH PANEL'S PLANNING ASSESSMENT REPORT
  - CAR PARKING
  - BOUNDARY
  - RL. 33.200
- Horizontal Dimensions (Top):**
  - 8700
  - 10590
  - 10590
  - 9315
  - 11525
  - 13430
- Vertical Dimensions (Right Side):**
  - 3100
  - 3100
  - 3100
  - 3100
  - 3100
  - 3000
  - 3000

[illegible]

DRAWING TITLE		SECTIONS
Date: _____ Scale: 1:100@A1      1:200@A3 Project No.      1919	Drawing No. <div style="font-size: 48pt; text-align: center; margin-top: 10px;">12</div>	
Drawn/Checked		







**GROSS FLOOR AREA**  
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Client: JRNN PTY LTD  
C/O DEREK RAITBY  
ARCHITECTURE

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**LANDSCAPE DESIGN**

Consultant **CONCEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET,CAMMERAY**  
**2062**  
Phone **(02) 9922 5312**  
e-mail **rob@concept.net.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE	
DIAGRAM - GFA	
Date:	Drawing No.
Scale: As indicated@A1 1:0:@A3	13
Project No. 1919	
Drawn/Checked	
PRELIMINARY	

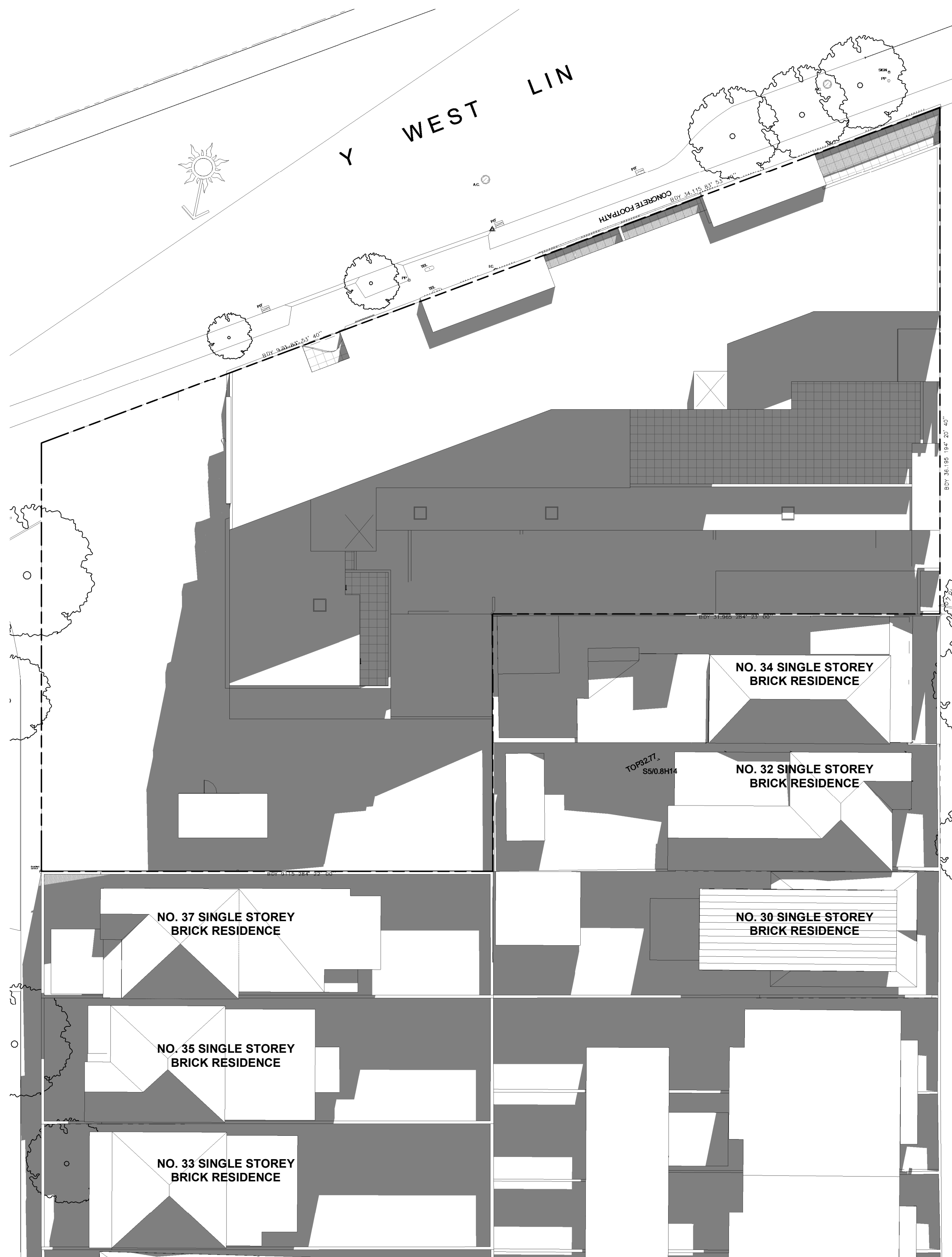
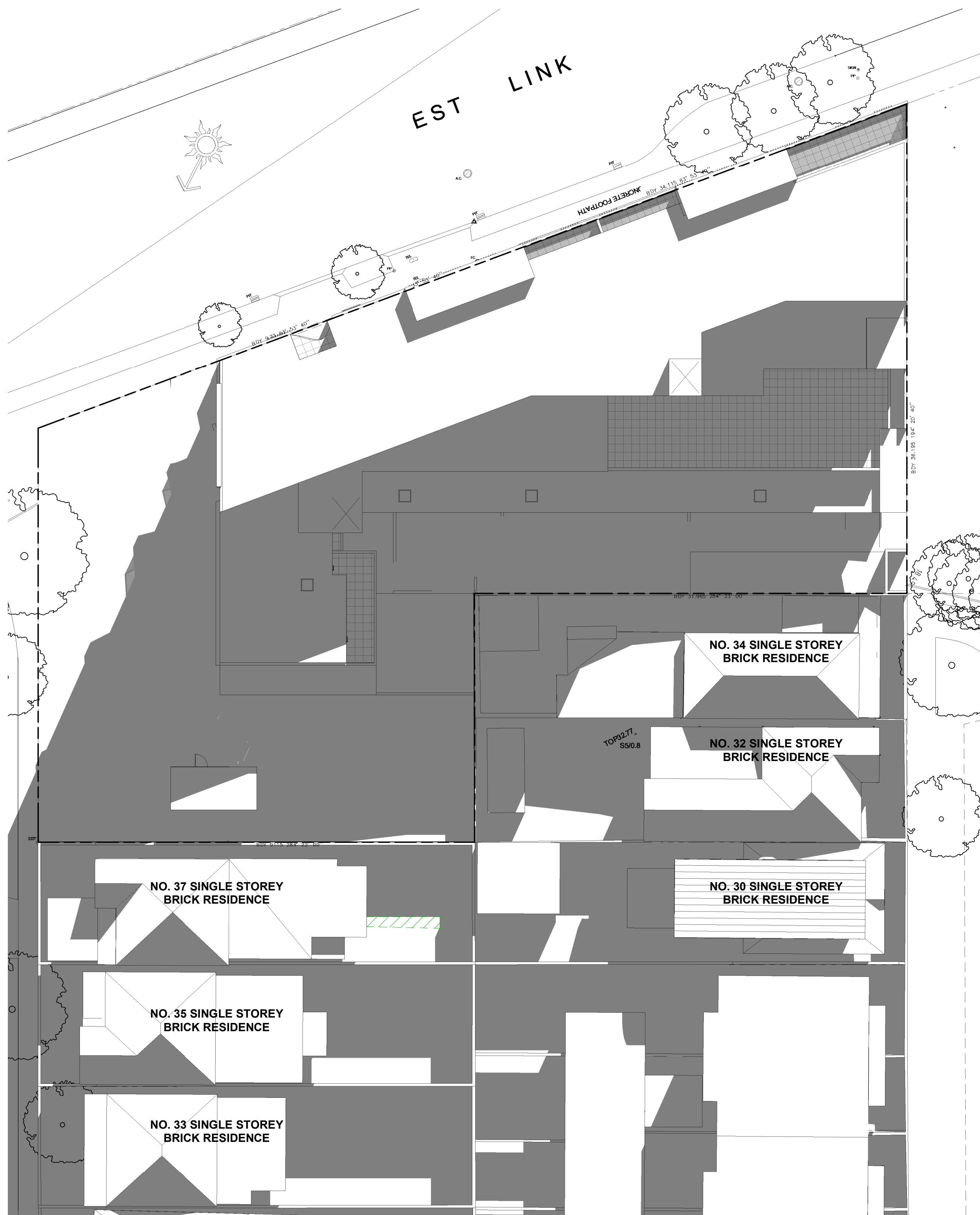





- (1) The objectives of this clause are as follows—
  - (a) to provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents,
  - (b) to maintain and encourage a landscaped corridor between adjoining properties,
  - (c) to ensure that development promotes the desired future character of the neighbourhood,
  - (d) to encourage ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water,
  - (e) to control site density,
  - (f) to limit building footprints to ensure that adequate provision is made for landscaped areas and private open space.
- (2) This clause applies to development for the purpose of residential accommodation on land in Zone R1 General Residential.
- (3) Development consent must not be granted to development to which this clause applies unless—
  - (a) the development includes landscaped area that comprises at least—
    - (i) where the lot size is equal to or less than 235 square metres—15% of the site area, or
    - (ii) where the lot size is greater than 235 square metres—20% of the site area, and
  - (b) the site coverage does not exceed 60% of the site area.
- (4) For the purposes of subclause (3)—
  - (a) the site area is to be calculated under clause 4.5 (3), and
  - (b) any area that—
    - (i) has a length or a width of less than 1 metre, or
    - (ii) is greater than 500mm above ground level (existing),is not to be included in calculating the proportion of landscaped area, and
  - (c) any deck or balcony or the like (whether enclosed or unenclosed) is not to be included in calculating the site coverage if—
    - (i) it is 2.4 metres or more above ground level (existing), as measured from the underside of the structure and the area below the structure is able to be landscaped or used for recreational purposes, or
    - (ii) the finished floor level is 500mm or less above ground level (existing).

AREA CALCULATION - SITE COVERAGE				
SITE AREA	SITE COVERAGE AREA	%	DCP REQ.	
2145 m <sup>2</sup>	1008 m <sup>2</sup>	47%	60%	PASS





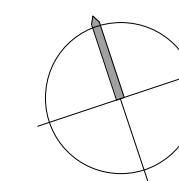
LEGEND:

- 
- ADDITIONAL SHADOW CAST
- REDUCTION IN SHADOW CAST
- EXISTING SHADOW CAST



**DEREK RATHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN: 61613174020  
info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF  
WORK. REPLY ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RATHBY REG. 7469 COPYRIGHT DIA (AUS) PTY LTD

[illegible]

Client: **JRNN PTY LTD**  
C/O DEREK RATHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**  
Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**  
Consultant **RMJ ENGINEERS 7 RING**  
Address **STREET, BELMORE NSW 2192**  
Phone **(02) 8540 3461**  
e-mail **jsabbouh@rmjengineer.com.au**

**LANDSCAPE DESIGN**  
Consultant **CONZEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET, CAMMERAY**  
**2062**  
Phone **(02) 9922 5312**  
e-mail **rob@conzept.net.au**

**BASIX/ SECTION J**

Consultant **PARTNERS ENERGY**  
Address **P.O. BOX 185 ALSTONEVILLE 2477**

Phone **0421 381 005**  
e-mail **david@partnersenergy.com.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

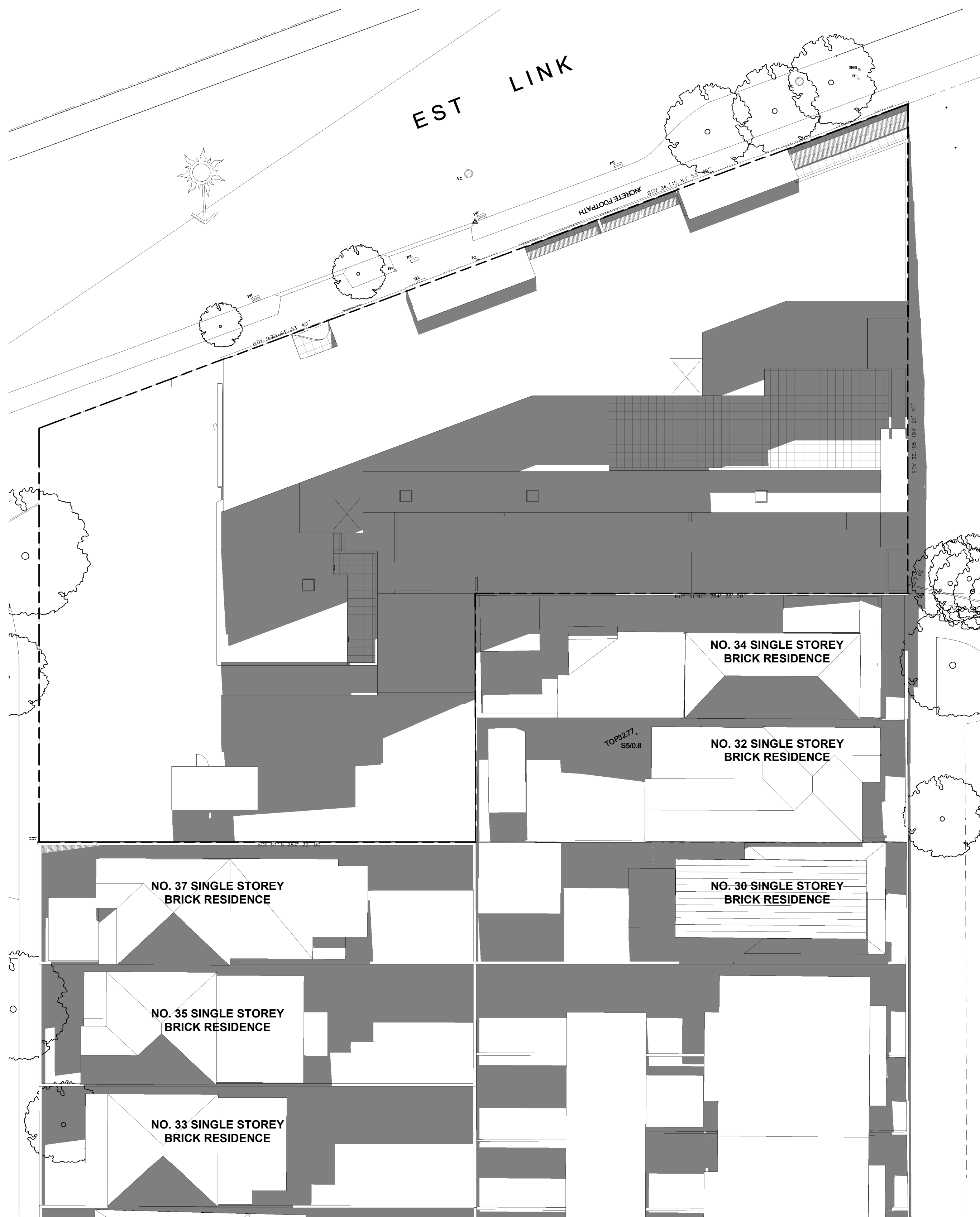
DRAWING TITLE

DIAGRAM- SHADOW ANALYSIS 1 OF 4

Date:	Drawing No.
Scale: As indicated@A1:400@A3	16
Project No. 1919	
Drawn/Checked	


PRELIMINARY





21ST JUNE SHADOW 11AM  
1 : 200

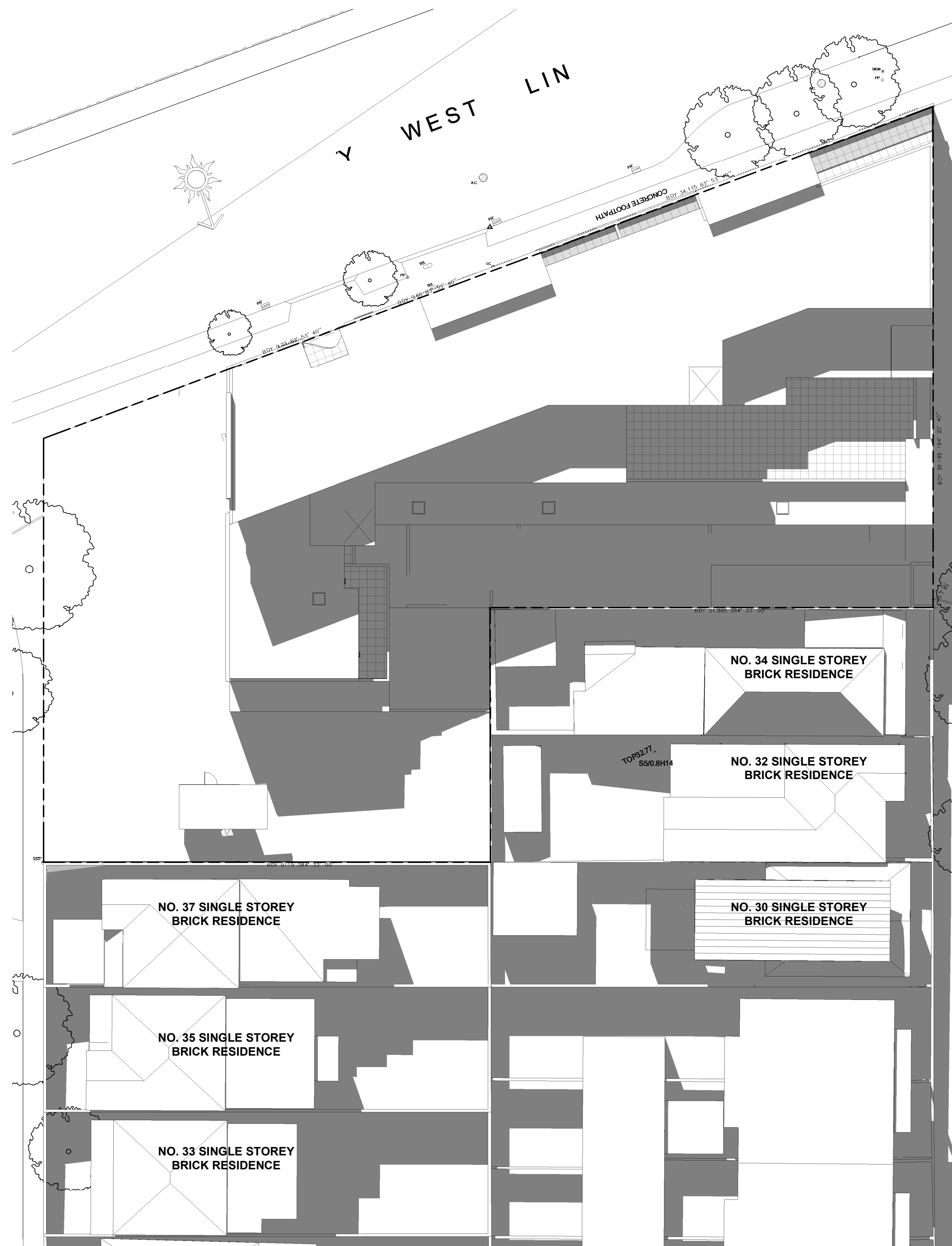
LEGEND:



ADDITIONAL SHADOW CAST

REDUCTION IN SHADOW CAST

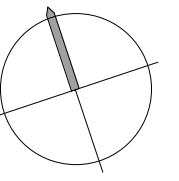
EXISTING SHADOW CAST



21ST JUNE SHADOW 12PM  
1 : 200



**DEREK RATHBAY ARCHITECTURE**  
**LEVEL 2, 57 RENWICK STREET,**  
**LEICHHARDT NSW 2040**  
**T: (02) 9518 3563 ABN: 61613174020**  
**info@derekraithby.com.au Architect #7469**  
 DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
 DIMENSIONS ARE TO BE COMPLETED ON SITE PRIOR TO COMMENCEMENT OF  
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
 DEREK RATHBAY REG. 7469 COPYRIGHT RADA (AUS) PTY LTD



A1 ORIGINAL SIZE

[illegible]

Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**  
Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**

Consultant RMJ ENGINEERS 7 RING  
Address STREET, BELMORE NSW 2192

Phone (02) 8540 3461  
e-mail jsabbouh@rmjengineer.com.au

**LANDSCAPE DESIGN**

Consultant CONCEPT LANDSCAPE ARCHITECTS  
Address 101/506 MILLERS STREET, CAMMERAY  
2062  
Phone (02) 9922 5312  
e-mail rob@concept.net.au

**BASIX/ SECTION J**

Consultant **PARTNERS ENERGY**  
Address **P.O. BOX 185 ALSTONEVILLE 2477**

Phone **0421 381 005**  
e-mail **david@partnersenergy.com.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

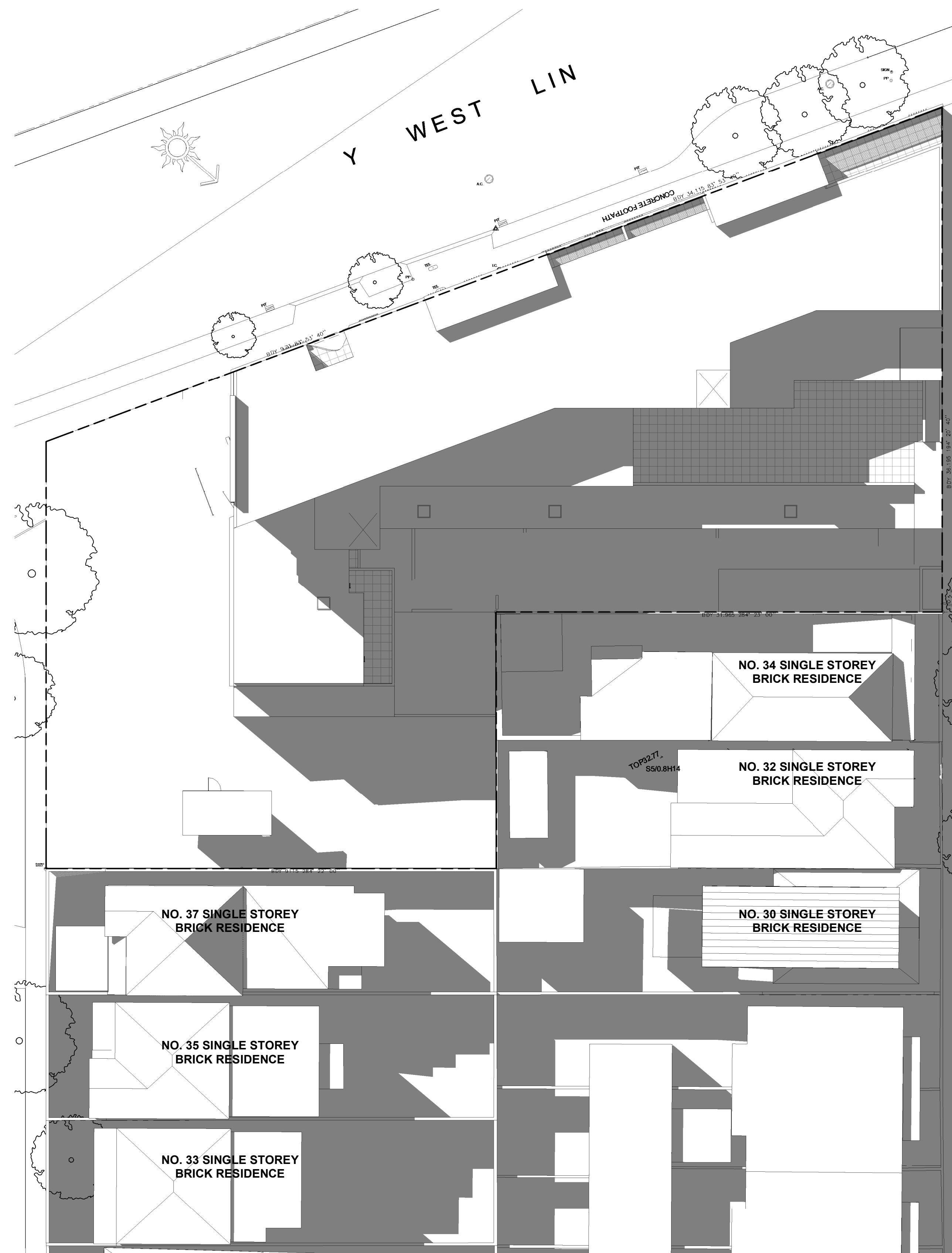
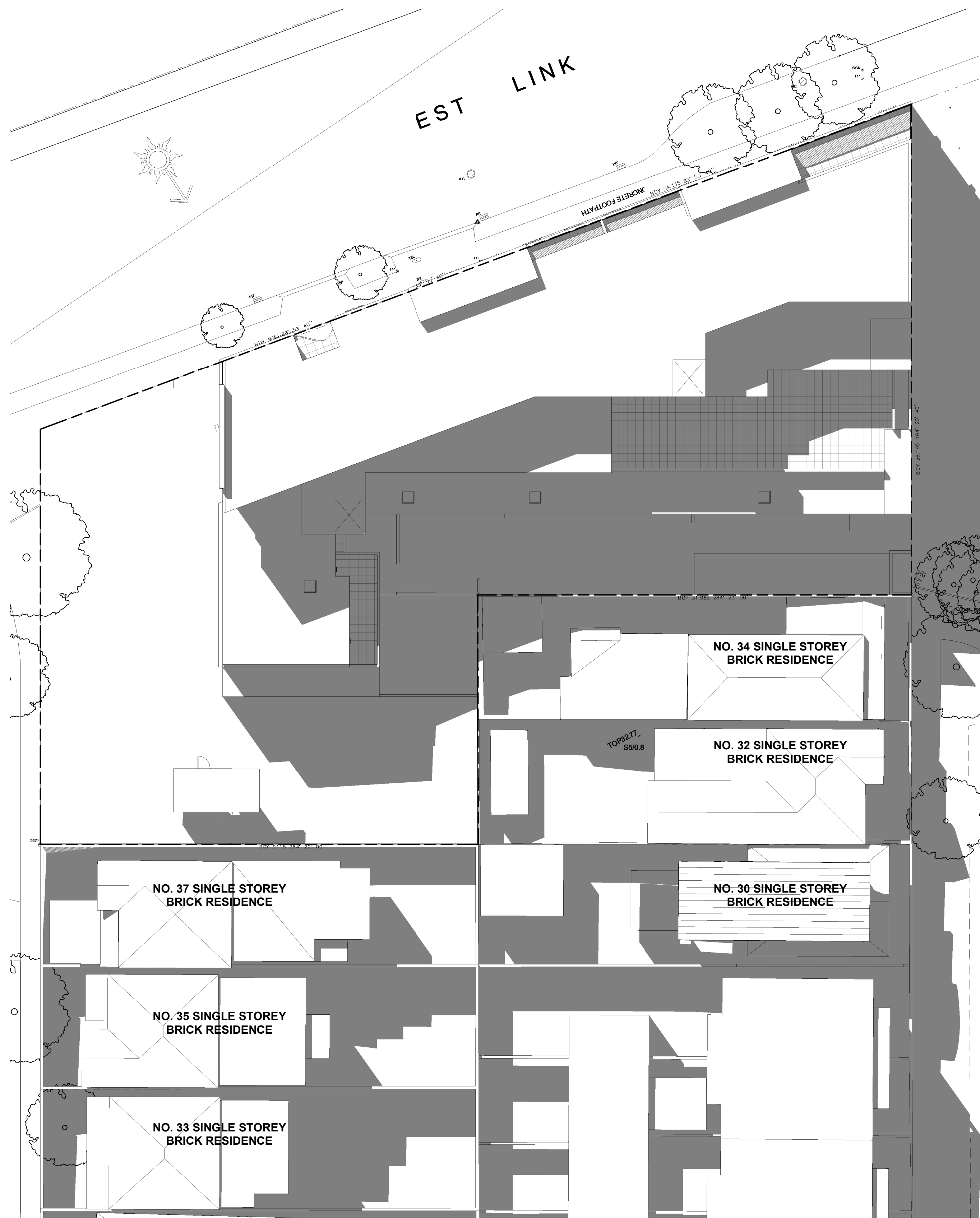
DRAWING TITLE

DIAGRAM- SHADOW ANALYSIS 2 OF 4

Date:	Drawing No.
Scale: As indicated@A1:400@A3	17
Project No. 1919	
Drawn/Checked	

PRELIMINARY





LEGEND:

- ADDITIONAL SHADOW CAST

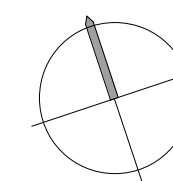
REDUCTION IN SHADOW CAST

EXISTING SHADOW CAST



**DEREK RAITHBY ARCHITECTURE**  
 LEVEL 2, 57 RENWICK STREET  
 LEICHHARDT NSW 2040  
 T: (02) 9518 3563 A.B.N: 61613174020  
 info@derekraithby.com.au Architect #7469

DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
 ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF  
 WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
 DEREK RAITHBY REG. 7469 COPYRIGHT DIA (AUS) PTY LTD.



A1 ORIGINAL SIZE

[illegible]

Client: JRNN PTY LTD  
C/O DEREK RATHBY  
ARCHITECTURE

**STRUCTURAL ENGINEER**  
Consultant **RAFELETOS ZANUTTINI ENGINEERS**  
Address **LVL 2, 103 VANESSA STREET, SYDNEY**  
Phone **(02) 9554 9311**  
e-mail **admin@rafzan.com.au**

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**MECHANICAL ENGINEER**  
Consultant **RMJ ENGINEERS 7 RING**  
Address **STREET, BELMORE NSW 2192**  
Phone **(02) 8540 3461**  
e-mail **jsabbouh@rmjengineer.com.au**

**LANDSCAPE DESIGN**

Consultant **CONCEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET,CAMMERAY  
2062**  
Phone **(02) 9922 5312**  
e-mail **rob@concept.net.au**

**BASIX/ SECTION J**

Consultant **PARTNERS ENERGY**  
Address **P.O. BOX 185 ALSTONEVILLE 2477**

Phone **0421 381 005**  
e-mail **david@partnersenergy.com.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE

DIAGRAM- SHADOW ANALYSIS 3 OF 4

Date: \_\_\_\_\_  
Scale: As indicated@A1:400@A3  
Project No. 1919  
Drawn/Checked \_\_\_\_\_

Drawing No.

18

PRELIMINARY





Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY  
ARCHITECTURE

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**LANDSCAPE DESIGN**

Consultant **CONCEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET,CAMMERAY**  
**2062**  
Phone **(02) 9922 5312**  
e-mail **rob@concept.net.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD


Date: \_\_\_\_\_ Drawing No. **19**

Scale: As indicated@A1:400@A3

Project No. **1919**

Drawn/Checked \_\_\_\_\_

PRELIMINARY

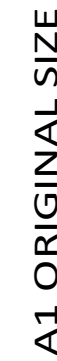
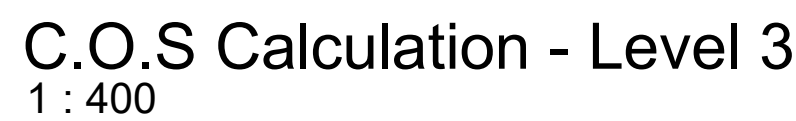
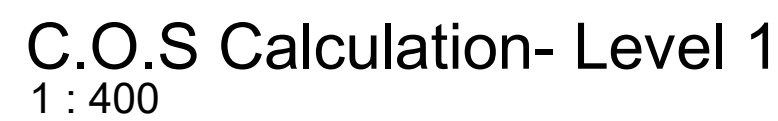


ADDITIONAL SHADOW CAST

REDUCTION IN SHADOW CAST

EXISTING SHADOW CAST

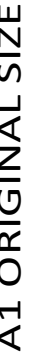




Date: \_\_\_\_\_  
Scale: As indicated@A1 1:0@A3  
Project No. 1919  
Drawn/Checked \_\_\_\_\_  
20  
\_\_\_\_\_

Figure 3E.4 Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone





Client: JRNN PTY LTD  
C/O DEREK RAITBY  
ARCHITECTURE

**HYDRAULIC ENGINEER**  
Consultant ACOR CONSULTANTS (CC)  
Address 58 HILLS STREET, GOSFORD 2250  
Phone (02) 4323 3499  
e-mail RHamilton@acor.com.au

**LANDSCAPE DESIGN**

Consultant **CONCEPT LANDSCAPE ARCHITECTS**  
Address **101/506 MILLERS STREET, CAMMERAY**  
**2062**  
Phone **(02) 9922 5312**  
e-mail **rob@concept.net.au**

Project:

RESIDENTIAL DEVELOPMENT  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

Date:		Drawing No.	
Scale: As indicated@A1 1:0@A3		21	
Project No.	1919		
Drawn/Checked			

PRELIMINARY

28

Figure 4B.8 The floor plan above demonstrates one approach for how five of a total of eight apartments achieve natural cross ventilation





An architectural rendering of a modern, multi-story residential or commercial building. The building features a complex, stepped design with multiple levels and setbacks. The facade is composed of dark, possibly black or dark grey, panels and sections of reddish-brown brick. Large, rectangular windows are distributed across the upper floors, some with dark frames and others with lighter frames. Balconies with dark railings are visible on several levels. The building is set against a plain white background, with a grey ground plane in the foreground. The overall style is contemporary and minimalist.

[illegible]

Date:		Drawing No.	
Scale: 1 : 10@A1	1:0@A3	25	
Project No.	1919		
Drawn/Checked			





**DEREK RAITHBY ARCHITECTURE**  
LEVEL 2, 57 RENWICK STREET,  
LEICHHARDT NSW 2040  
T: (02) 9518 3563 ABN: 61613174020  
info@derekraithby.com.au Architect #7469  
DO NOT SCALE OFF DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF  
WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. NOMINATED ARCHITECT  
DEREK RAITHBY REG. 7469 COPYRIGHT DRA (AUS) PTY LTD



A1 ORIGINAL SIZE

Rev.	Date	Description	By
1	03/20	RFI SUBMISSION	AL

Client: **JRNN PTY LTD**  
C/O DEREK RAITHBY  
ARCHITECTURE

STRUCTURAL ENGINEER  
Consultant: **RAFELETOS ZANUTTINI ENGINEERS**  
Address: LVL 2, 103 VANESSA STREET, SYDNEY  
Phone: (02) 9554 9311  
e-mail: admin@rafzan.com.au

HYDRAULIC ENGINEER  
Consultant: **ACOR CONSULTANTS (CC)**  
Address: 58 HILLS STREET, GOSFORD 2250  
Phone: (02) 4323 3499  
e-mail: RHamilton@acor.com.au

MECHANICAL ENGINEER  
Consultant: **RMJ ENGINEERS 7 RING**  
Address: STREET, BELMORE NSW 2192  
Phone: (02) 8540 3461  
e-mail: jsabbouh@rmjengineer.com.au

LANDSCAPE DESIGN  
Consultant: **CONCEPT LANDSCAPE ARCHITECTS**  
Address: 101/506 MILLERS STREET, CAMMERAY  
2062  
Phone: (02) 9922 5312  
e-mail: rob@concept.net.au

BASIX/ SECTION J  
Consultant: **PARTNERS ENERGY**  
Address: P.O. BOX 185 ALSTONEVILLE 2477  
Phone: 0421 381 005  
e-mail: david@partnersenergy.com.au

Project: **RESIDENTIAL DEVELOPMENT**  
36 LONSDALE STREET  
& 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE  
**PRIVATE OPEN SPACE**

Date: Drawing No.  
Scale: As indicated@A1 1:0@A3  
Project No. **1919**  
Drawn/Checked  
**PRELIMINARY**

AREA CALCULATION - PRIVATE OPEN SPACE				
UNIT No.	UNIT TYPE	CRITERIA (ADG)	AREA PROVIDED	
U1 BAL	3 Bed	12 m <sup>2</sup>	11 m <sup>2</sup>	FAIL
U2 BAL	1 Bed	8 m <sup>2</sup>	10 m <sup>2</sup>	PASS
U3 P.O.S	3 Bed	12 m <sup>2</sup>	97 m <sup>2</sup>	PASS
U4 P.O.S	1 Bed	8 m <sup>2</sup>	53 m <sup>2</sup>	PASS
U5 Bal	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U6 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U7 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U8 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U9 BAL	3 Bed	12 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U10 BAL	1 Bed	8 m <sup>2</sup>	10 m <sup>2</sup>	PASS
U11 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U12 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U13 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U14 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U15 P.O.S	3 Bed	12 m <sup>2</sup>	30 m <sup>2</sup>	PASS
U16 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U17 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U18 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U19 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U20 BAL	3 Bed	12 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U22 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U23 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U24 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U25 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U26 BAL	2 Bed	10 m <sup>2</sup>	19 m <sup>2</sup>	PASS
U27 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U28 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U29 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U30 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U31 BAL	3 Bed	12 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U32 BAL	1 Bed	8 m <sup>2</sup>	10 m <sup>2</sup>	PASS
U33 BAL	1 Bed	8 m <sup>2</sup>	8 m <sup>2</sup>	PASS
U34 BAL	2 Bed	10 m <sup>2</sup>	10 m <sup>2</sup>	PASS
U35 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U36 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U37 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U38 BAL	2 Bed	10 m <sup>2</sup>	14 m <sup>2</sup>	PASS
U39 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U40 BAL	2 Bed	10 m <sup>2</sup>	11 m <sup>2</sup>	PASS
U41 BAL	2 Bed	10 m <sup>2</sup>	12 m <sup>2</sup>	PASS
U42 BAL	3 Bed	12 m <sup>2</sup>	21 m <sup>2</sup>	PASS



Figure 4E.4 Building layout should maximise balcony use by allowing access from the main living area and a bedroom (where possible). Secondary balconies provide further amenity to apartment living and are best accessed off kitchens and laundries

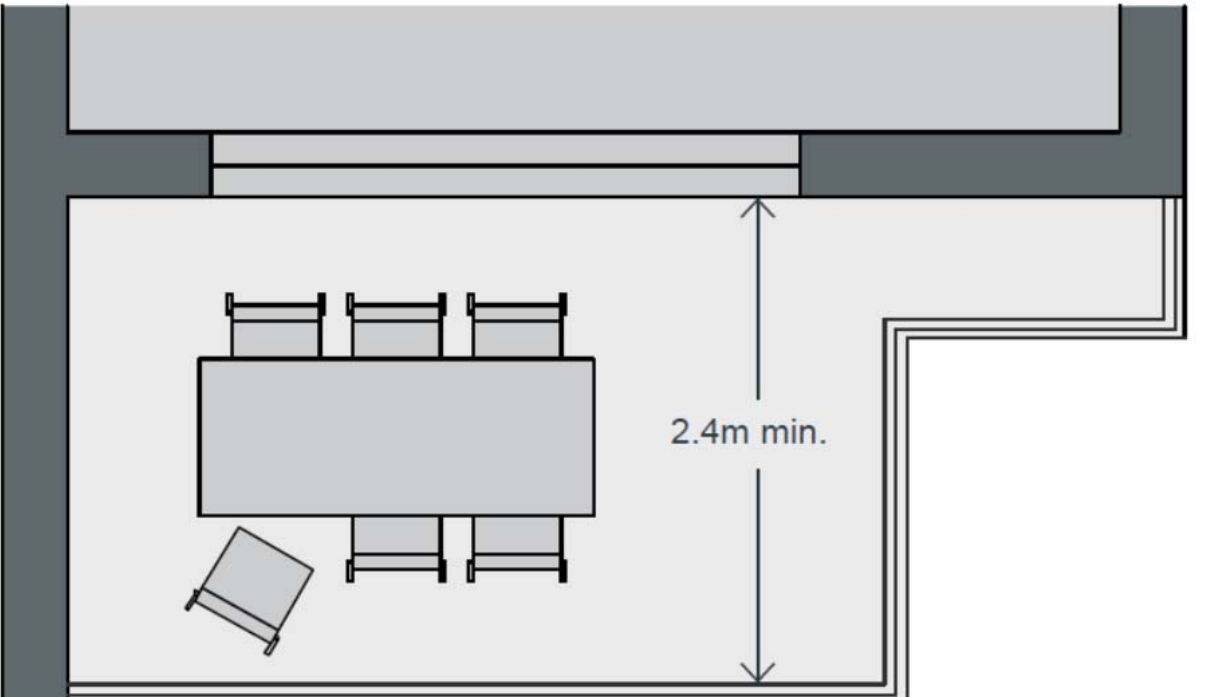
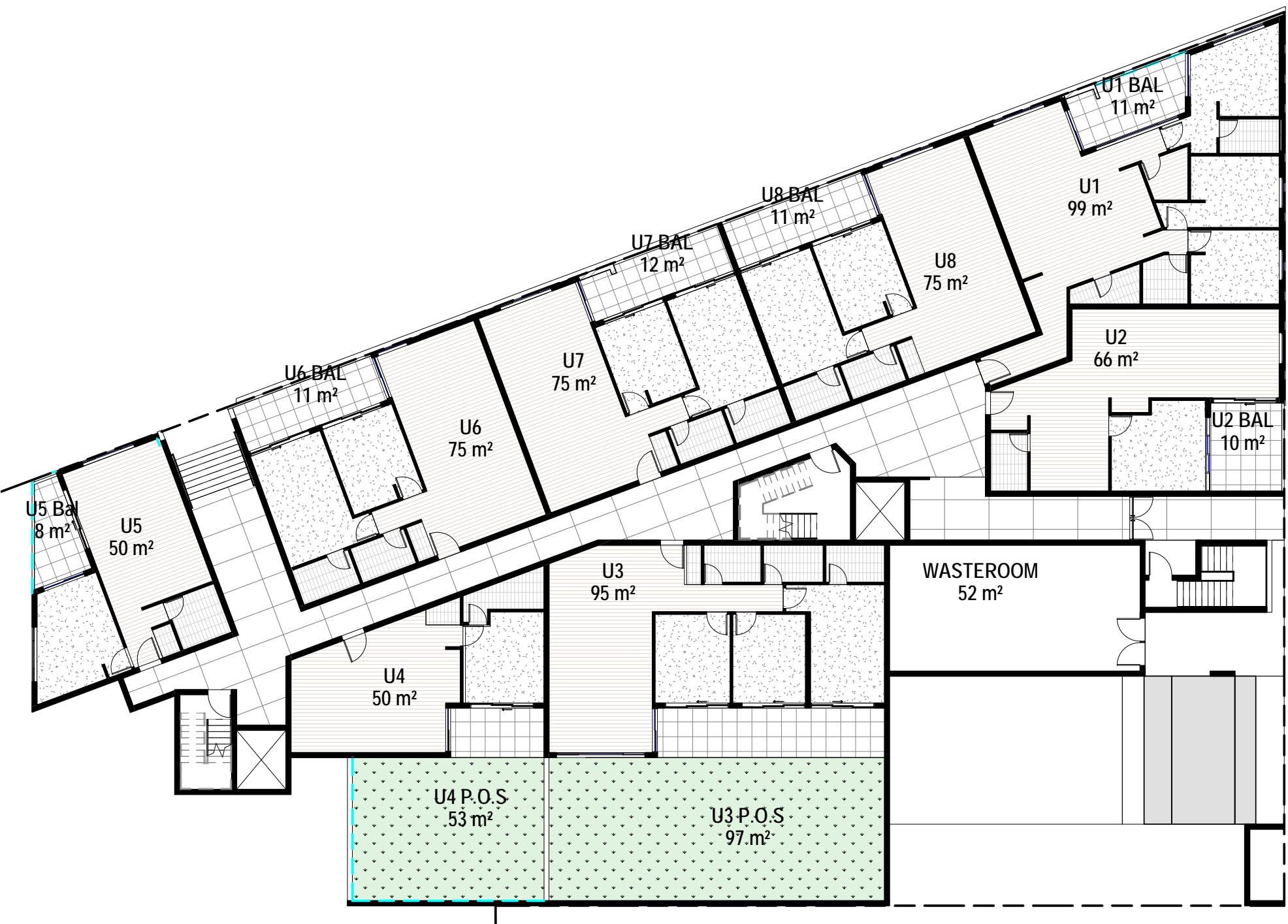


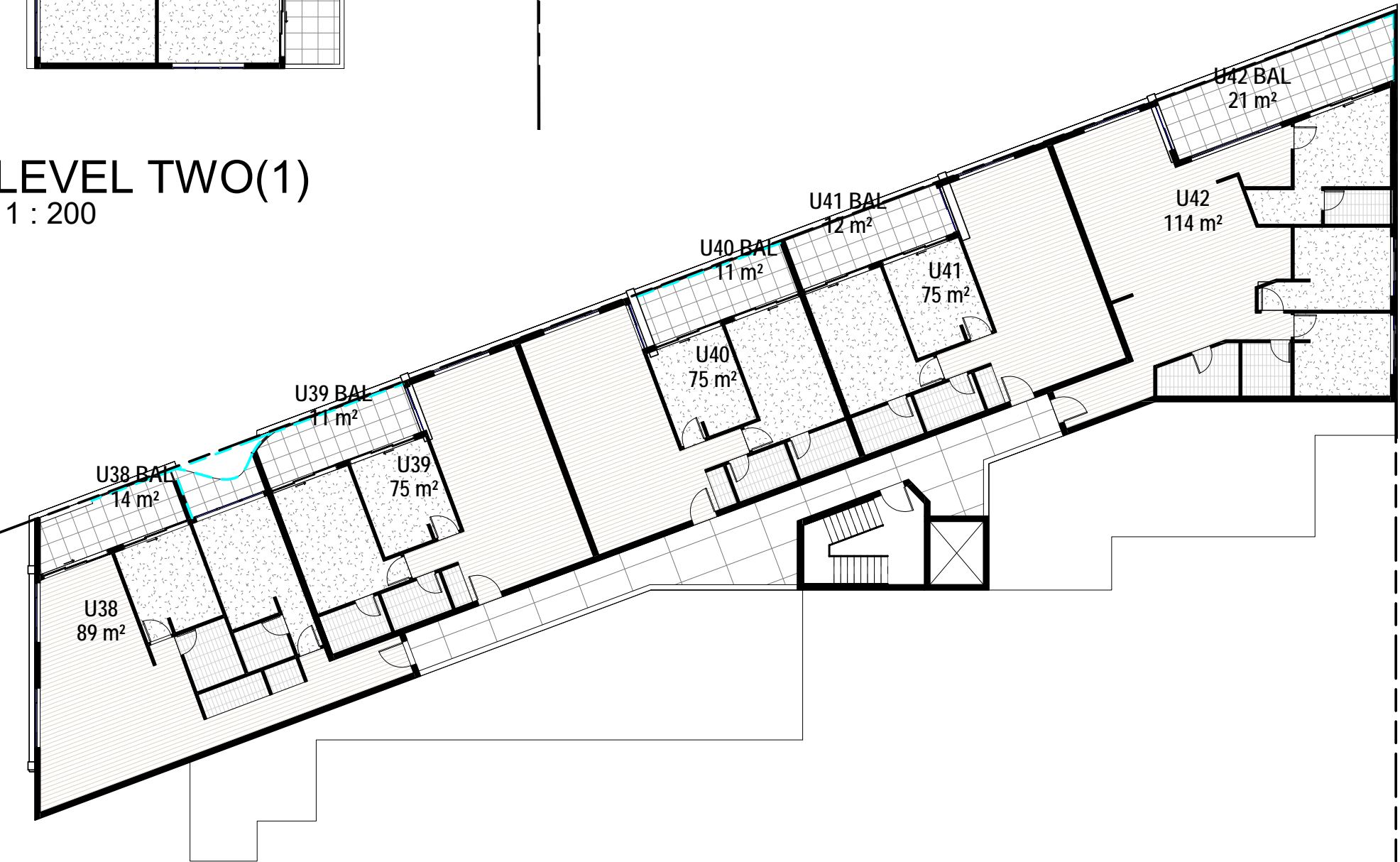
Figure 4E.3 Minimum balcony depths ensure that the balcony area is useable and can be easily accessed



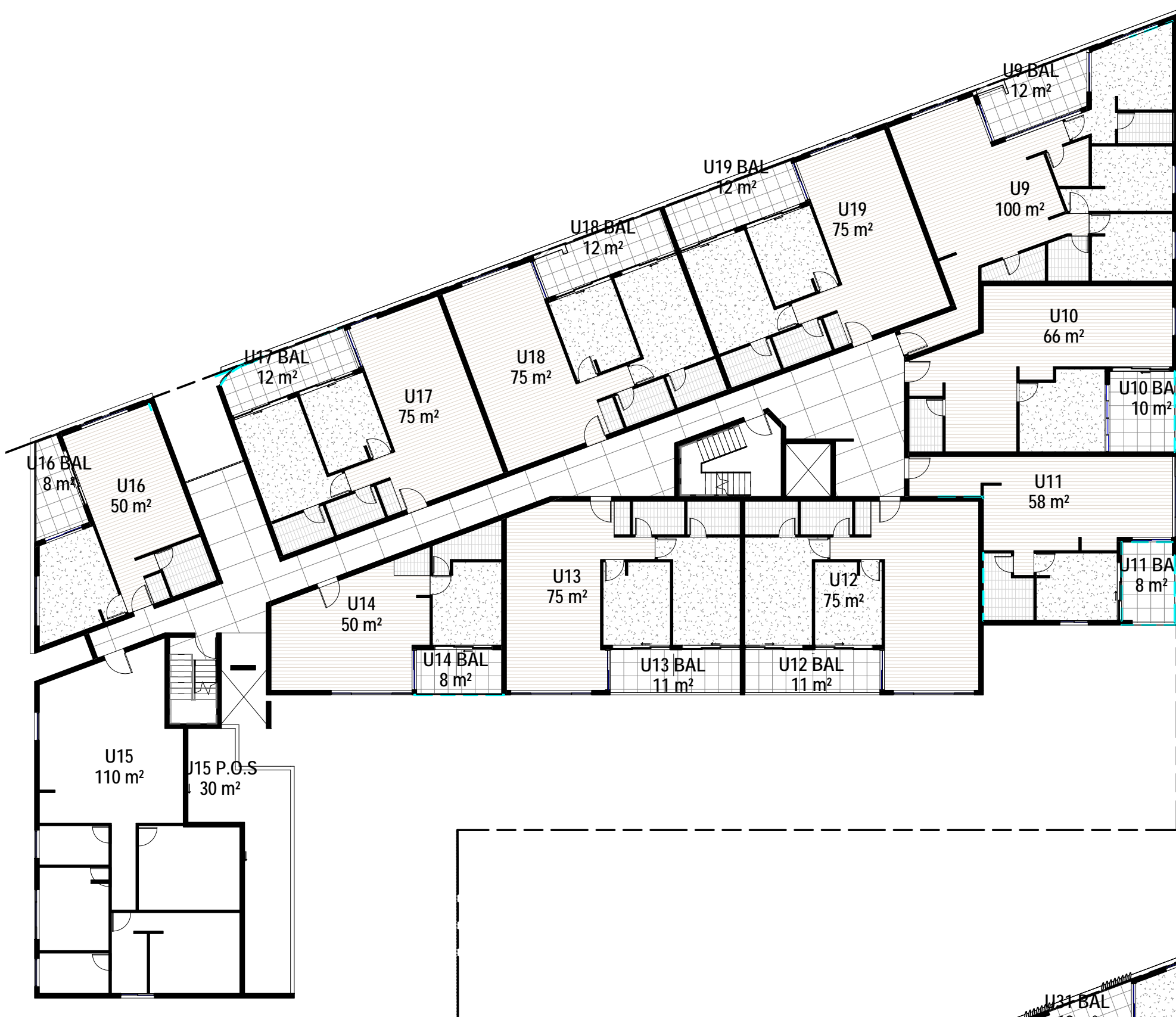
GROUND FLOOR  
1 : 200



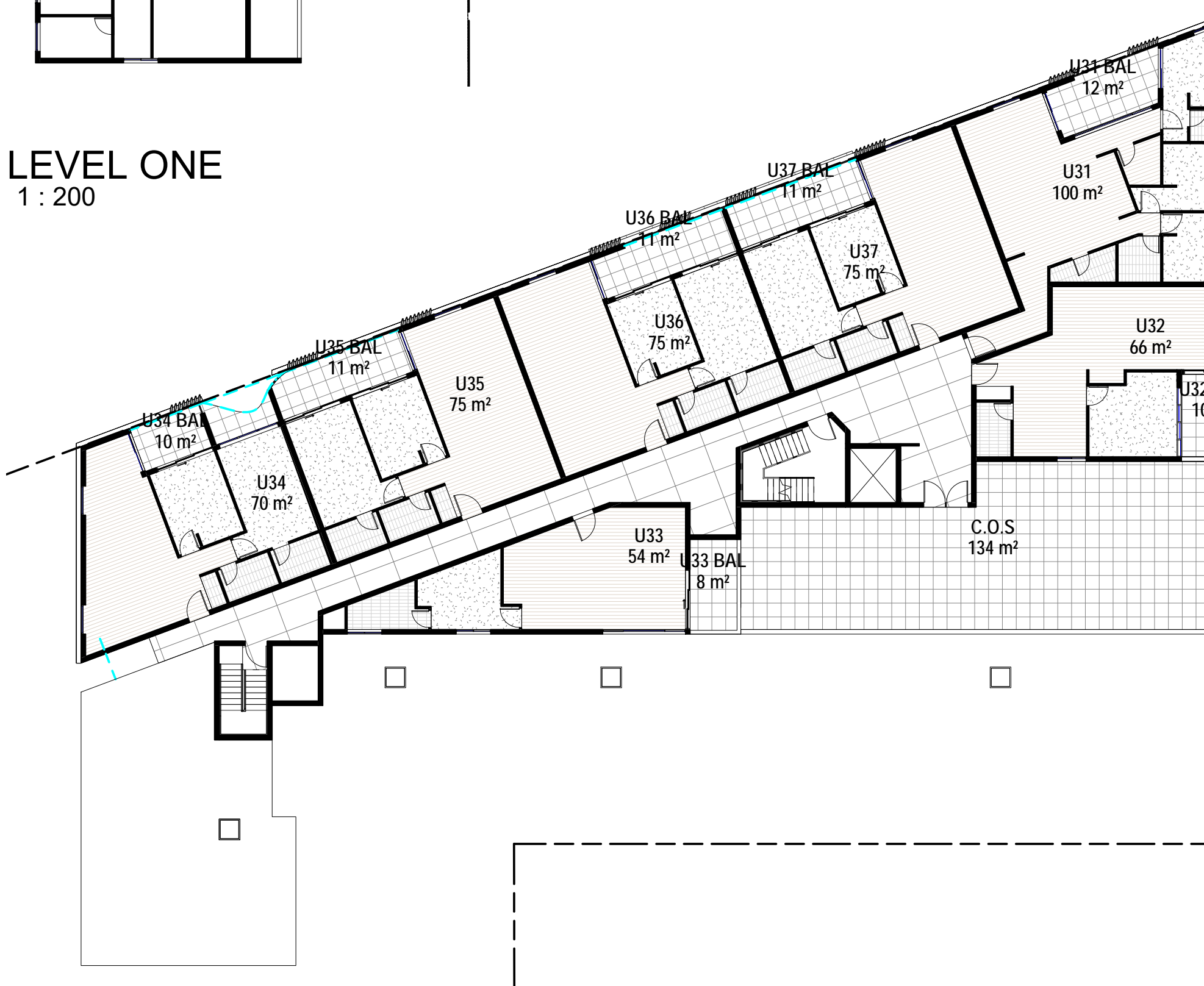
LEVEL TWO(1)  
1 : 200



LEVEL FOUR(1)  
1 : 200



LEVEL ONE  
1 : 200



LEVEL THREE  
1 : 200

**STATE ENVIRONMENTAL PLANNING POLICY 65 – APARTMENT DESIGN GUIDE**

**4E Private open space and balconies**

1.	4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<table><tr><th>Dwelling type</th><th>Min. POS area</th><th>Min. POS Depth</th></tr><tr><td>Studio</td><td>4m<sup>2</sup></td><td>-</td></tr><tr><td>1br</td><td>8m<sup>2</sup></td><td>2m</td></tr><tr><td>2br</td><td>10m<sup>2</sup></td><td>2m</td></tr><tr><td>3br</td><td>12m<sup>2</sup></td><td>2.4m</td></tr></table> <p>The min balcony depth to be counted as contributing to balcony is 1m</p>	Dwelling type	Min. POS area	Min. POS Depth	Studio	4m <sup>2</sup>	-	1br	8m <sup>2</sup>	2m	2br	10m <sup>2</sup>	2m	3br	12m <sup>2</sup>	2.4m
Dwelling type	Min. POS area	Min. POS Depth															
Studio	4m <sup>2</sup>	-															
1br	8m <sup>2</sup>	2m															
2br	10m <sup>2</sup>	2m															
3br	12m <sup>2</sup>	2.4m															
2.	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m																