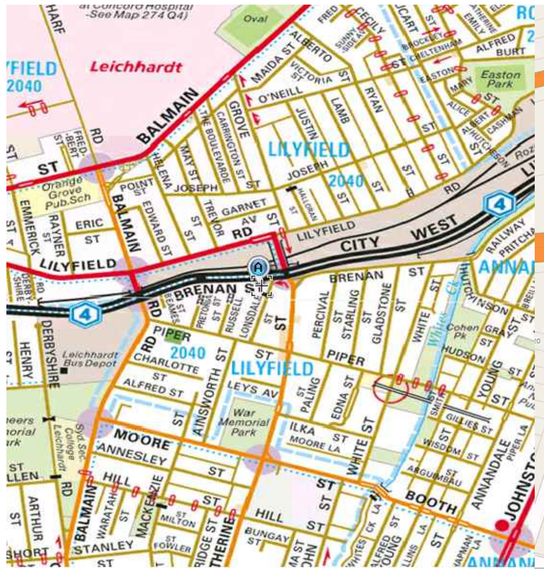
Attachment 6 – Proponent's Architectural Concept Plans

RESIDENTIAL DEVELOPMENT

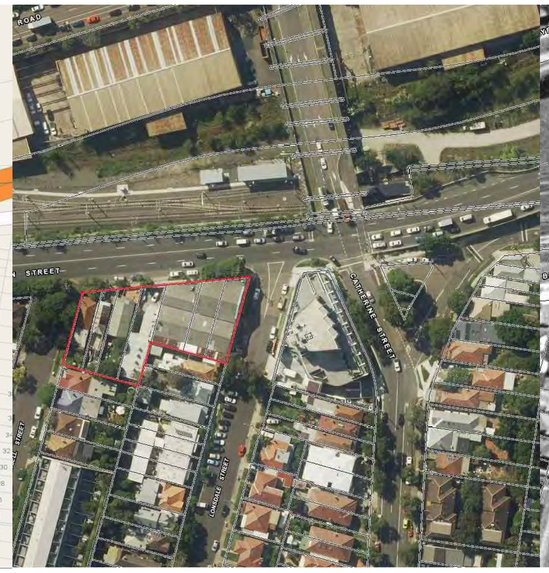
36 LONSDALE STREET & 64 - 70 BRENAN STREET

L I L Y F I E L D N S W



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)

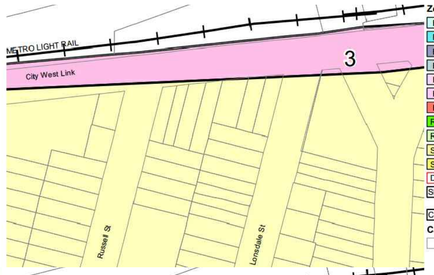
ARCHITECTURAL DRAWINGS

PROJECT#	DWG#	TITLE	SCALE	ISSUE	DATE
D1807					
	DA - 00	COVER SHEET	NTS @ A1	4	APR 2018
	DA - 01	SITE ANALYSIS PLAN	1:100 @ A1	4	APR 2018
	DA - 02	BASEMENT TWO PLAN	1:100 @ A1	4	APR 2018
	DA - 03	BASEMENT ONE PLAN	1:100 @ A1	4	APR 2018
	DA - 04	LOWER GROUND FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 05	GROUND FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 06	FIRST FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 07	SECOND FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 08	THIRD FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 09	FOURTH FLOOR PLAN	1:100 @ A1	4	APR 2018
	DA - 10	ROOF PLAN	1:100 @ A1	4	APR 2018
	DA - 11	NORTH AND EAST ELEVATIONS	1:100 @ A1	4	APR 2018
	DA - 12	SOUTH AND WEST ELEVATIONS	1:100 @ A1	4	APR 2018
	DA - 13	SECTION	1:100 @ A1	3	APR 2018
	DA - 14	DIAGRAM - GFA	1:300 @ A1	4	APR 2018
	DA - 15	DIAGRAM - SHADOW ANALYSIS	1:200 @ A1	3	APR 2018
	DA - 16	DIAGRAM - SHADOW ANALYSIS	1:200 @ A1	3	APR 2018
	DA - 17	DIAGRAM - SHADOW ANALYSIS	1:200 @ A1	2	APR 2018
	DA - 18	DIAGRAM - SHADOW ANALYSIS	1:200 @ A1	2	APR 2018
	DA - 19	DIAGRAM - CROSS VENTILATION	1:300 @ A1	4	APR 2018
	DA - 20	DIAGRAM - COMMUNAL OPEN SPACE	1:200 @ A1	4	APR 2018
	DA - 21	DIAGRAM - SOLAR ACCESS	NTS	4	APR 2018
	DA - 22	DIAGRAM - LANDSCAPE & COVERAGE	1:100 @ A1	4	APR 2018
	DA - 23	FINISHES SCHEDULE	NTS	4	APR 2018

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)

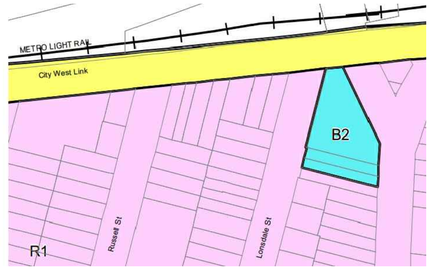


Zone

- 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
- CP Callan Park

Cadastre

Base data 12/08/2014 © Land and Property Information (LPI)

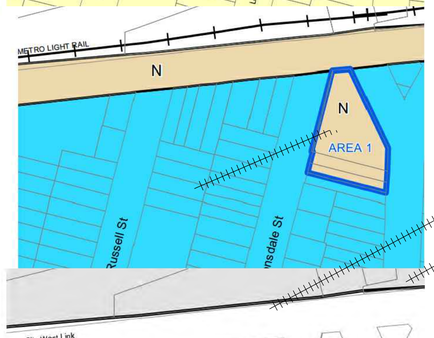


Maximum Floor Space Ratio (n:1)

- O 0.5
- F 0.6
- H 0.7
- N 1.0
- T 2.15
- AREA 1 Refer to clause 4.4 A

Cadastre

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



Heritage

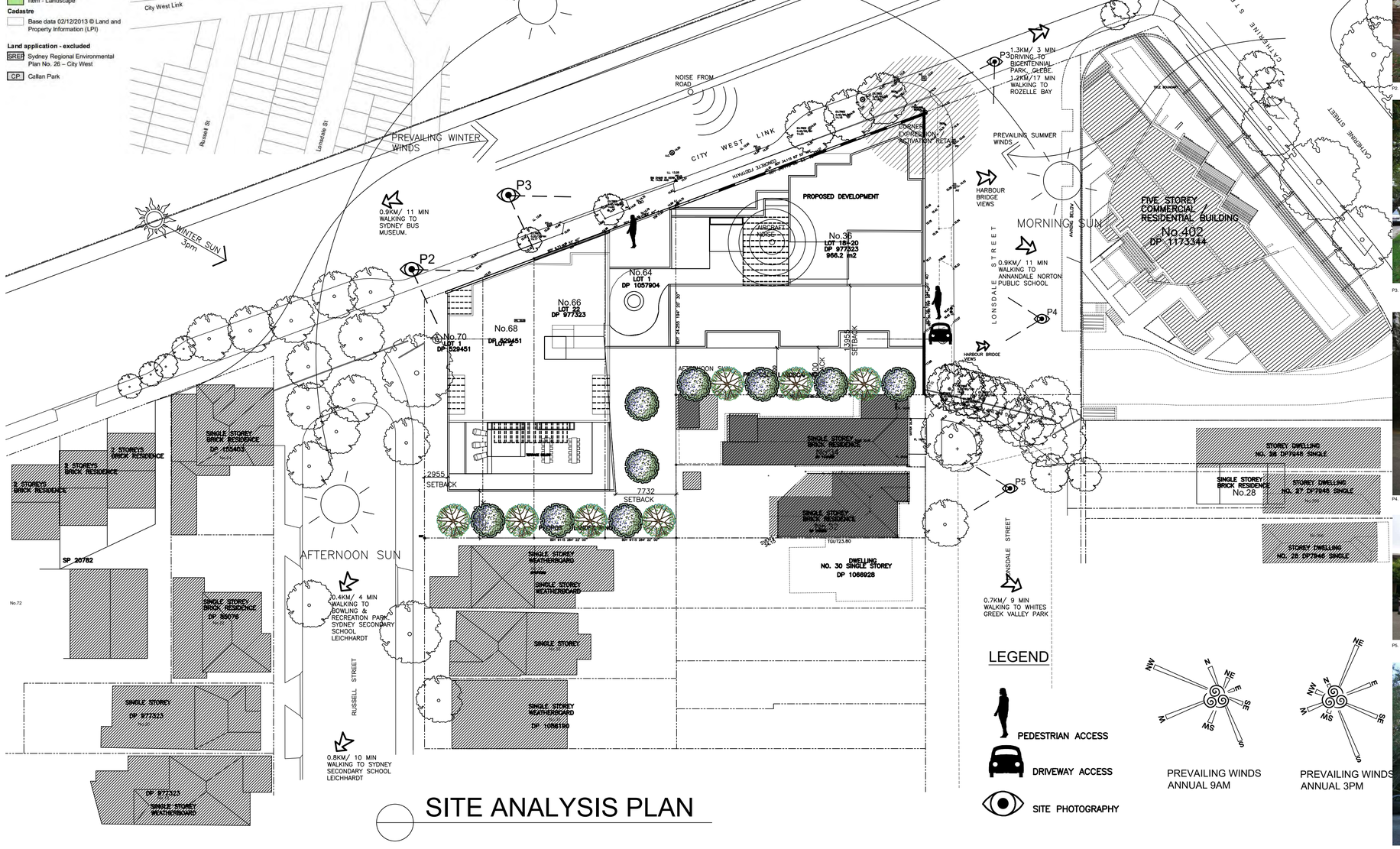
- Conservation Area - General
- Item - General
- Item - Archaeological
- Item - Landscape

Cadastre

Base data 02/12/2013 © Land and Property Information (LPI)

Land application - excluded

- SREP Sydney Regional Environmental Plan No. 26 – City West
- CP Callan Park



SITE ANALYSIS PLAN

LEGEND

- PEDESTRIAN ACCESS
- DRIVEWAY ACCESS
- SITE PHOTOGRAPHY

PREVAILING WINDS ANNUAL 9AM

PREVAILING WINDS ANNUAL 3PM

P1. PHOTOGRAPH OF LILYFIELD LIGHT RAIL STATION

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

P2. PHOTOGRAPH OF 68-70 BRENAN STREET

P3. PHOTOGRAPH OF 64-66 BRENAN STREET

P4. PHOTOGRAPH OF 36 LONSDALE STREET

P5. PHOTOGRAPH OF 32-34 LONSDALE STREET

P4. PHOTOGRAPH OF 99 LILYFIELD ROAD

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- CIRCULATION
- PRE-DA
- DA
- CC
- TENDER
- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

CLIENT

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STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

PROJECT

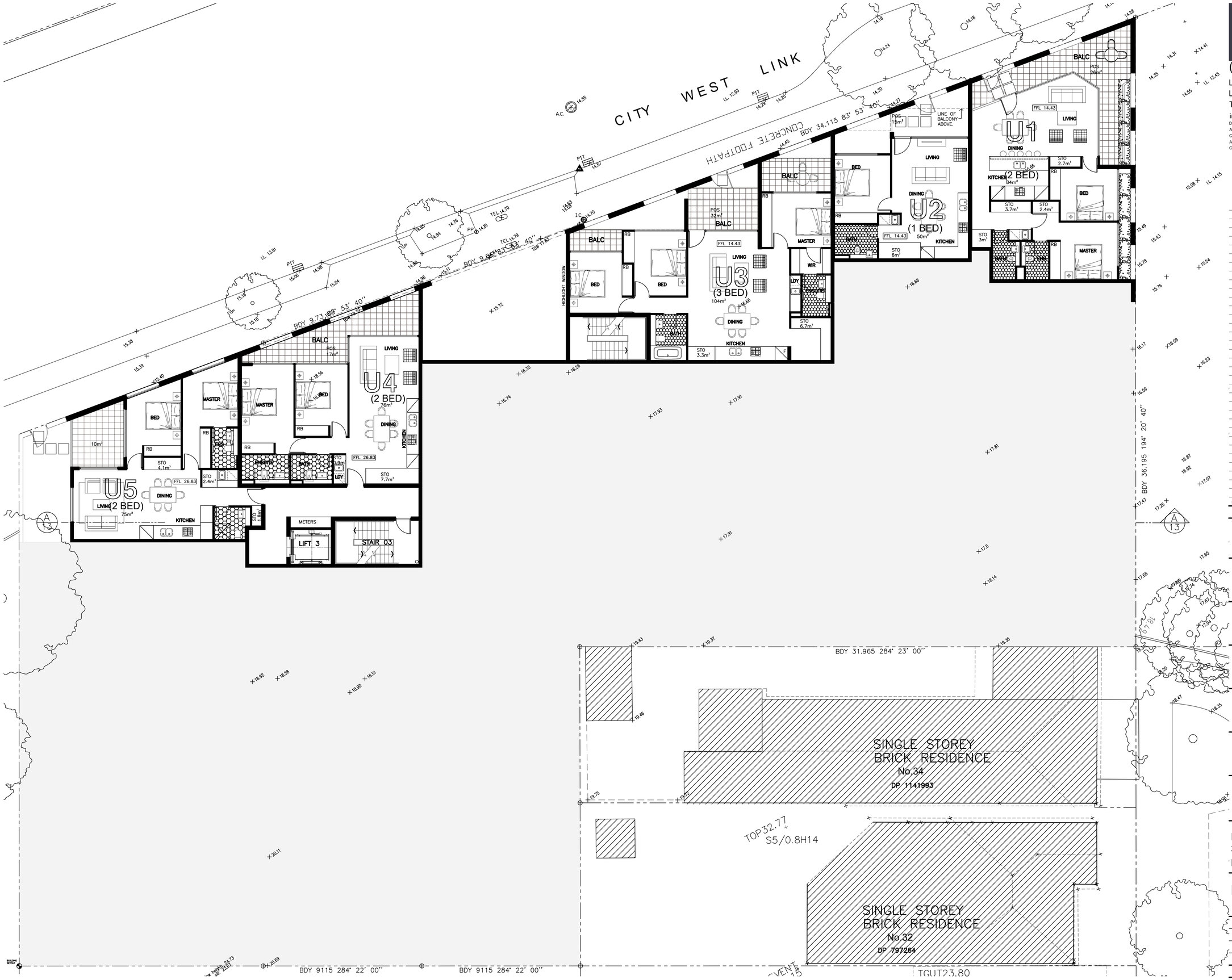
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE

SITE ANALYSIS PLAN

DATE	APR 2018	DRAWING No.
SCALE	1:300 @ A1	01
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	MAY 2018	AMENDED FOR CONSULTANT INPUT	AL
1	APR 2018	FOR COORDINATION	AL

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

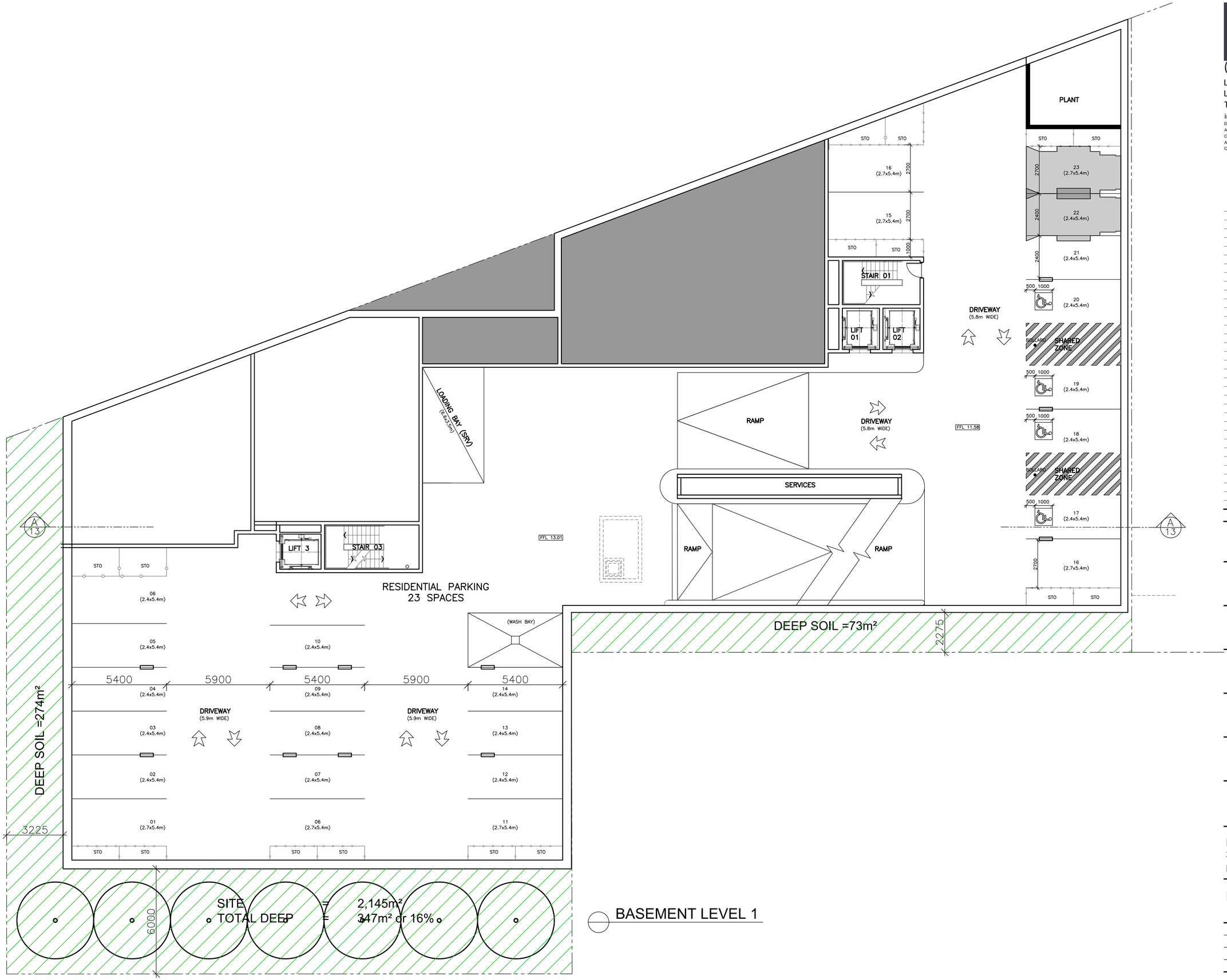
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
BASEMENT LEVEL 2

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 02

PRELIMINARY ONLY



BASEMENT LEVEL 1

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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	MAY 2018	AMENDED FOR CONSULTANT INPUT	AL
1	APR 2018	FOR COORDINATION	AL

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BASIX / SECTION J

ENVIRONMENTAL

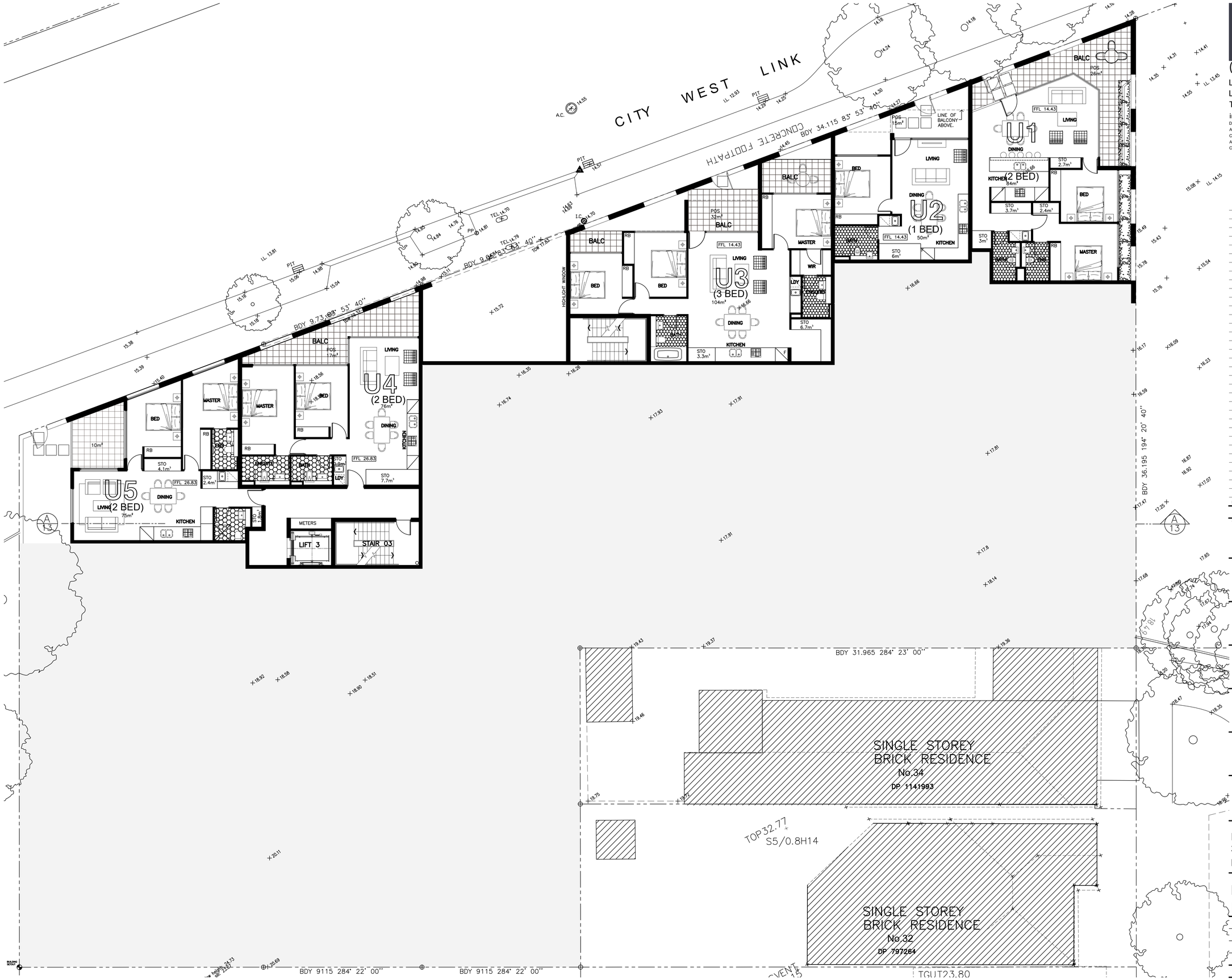
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
BASEMENT LEVEL 1

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 03

PRELIMINARY ONLY



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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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ENVIRONMENTAL

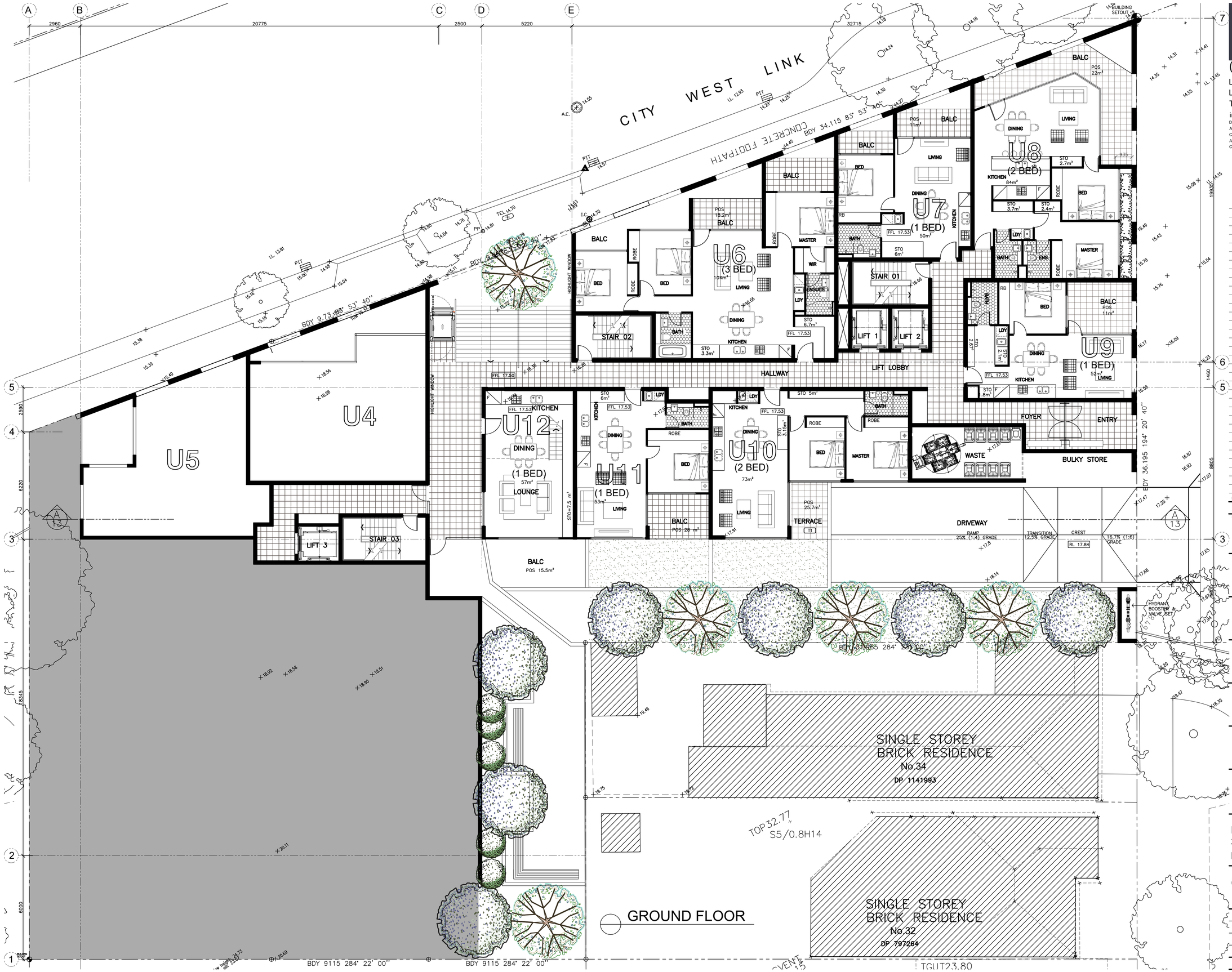
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
LOWER GROUND FLOOR PLAN

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 04

PRELIMINARY ONLY



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4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
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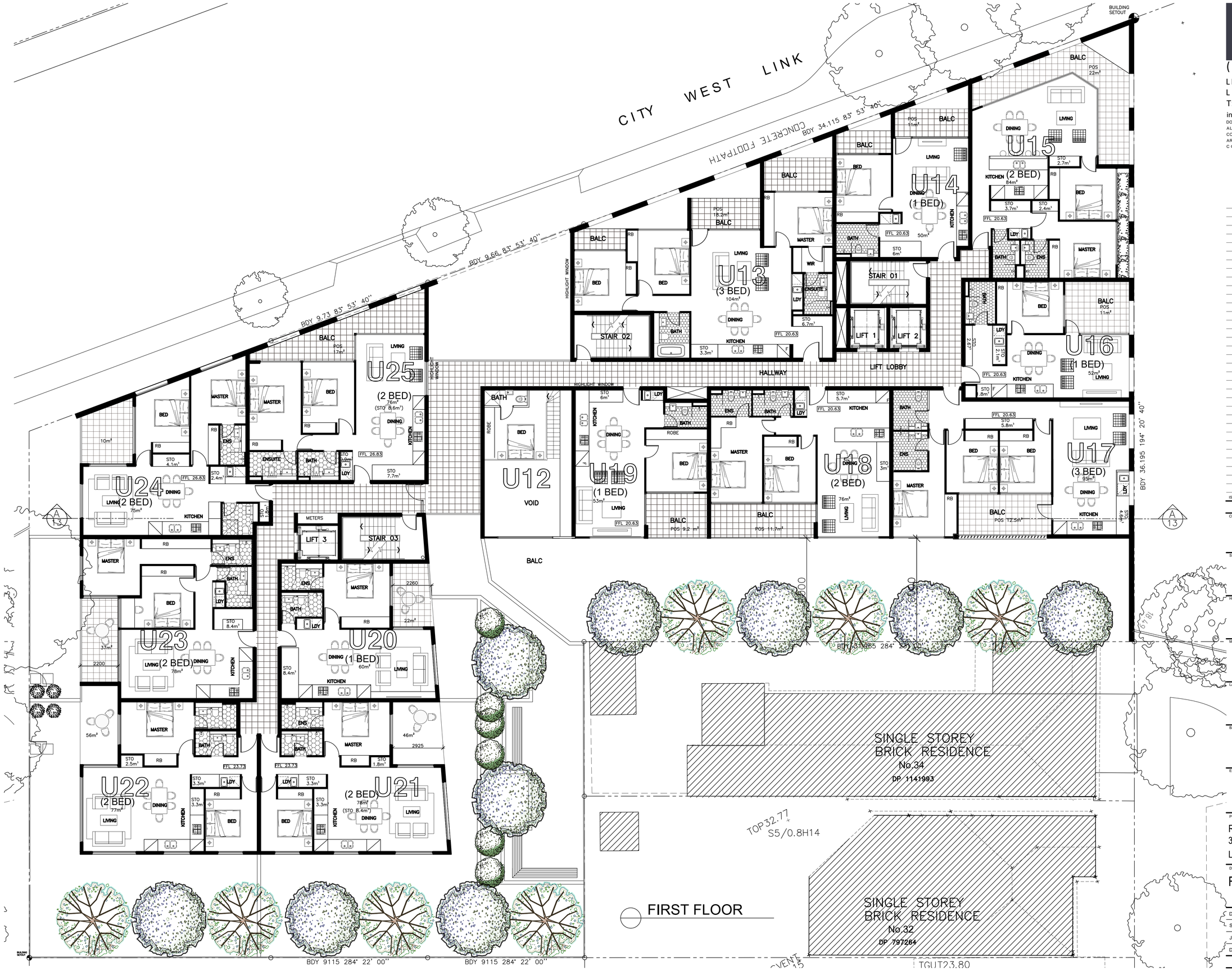
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
GROUND FLOOR PLAN

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 05

PRELIMINARY ONLY



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ISSUE	DATE	AMENDMENT	BY
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3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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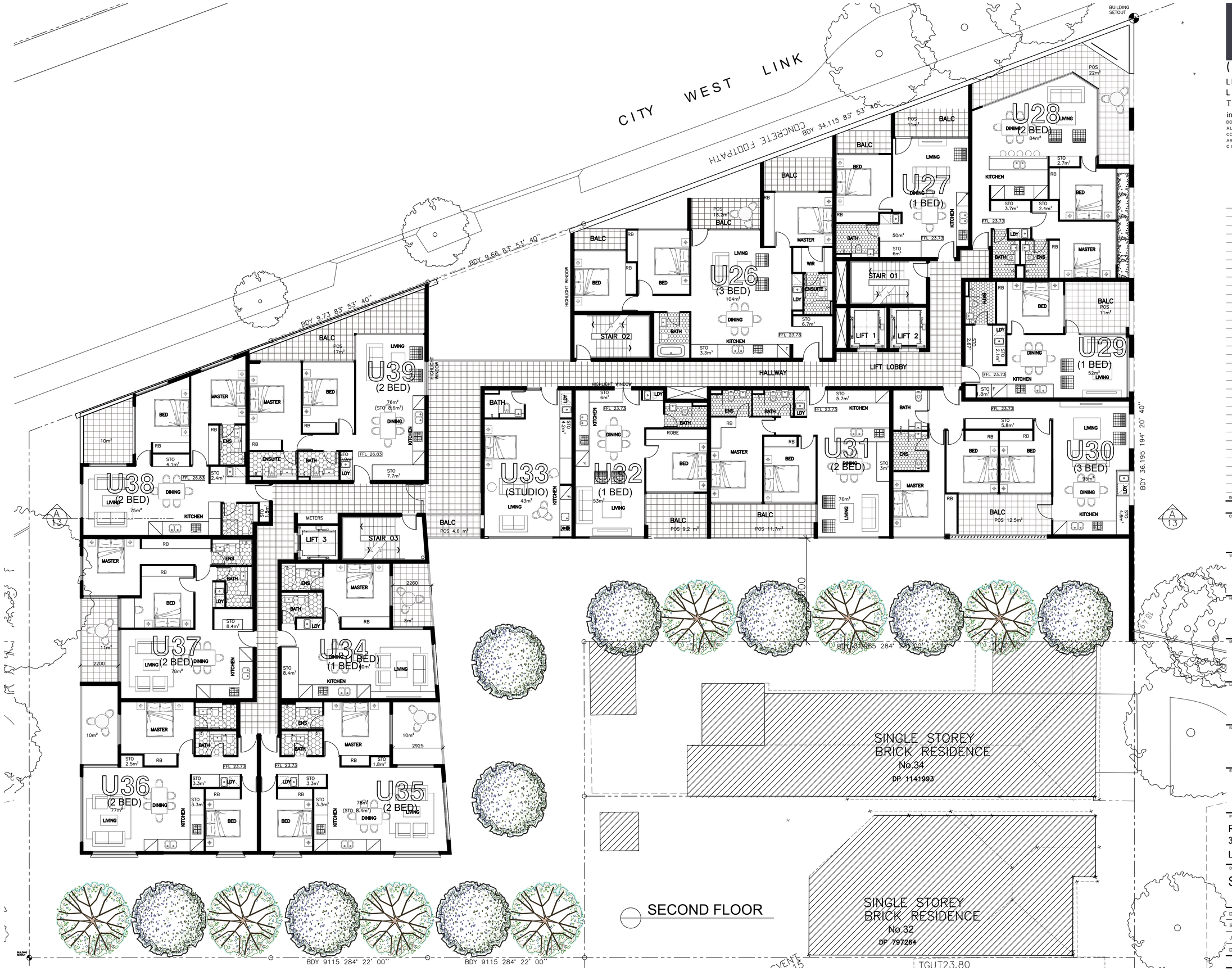
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
FIRST FLOOR PLAN

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	06
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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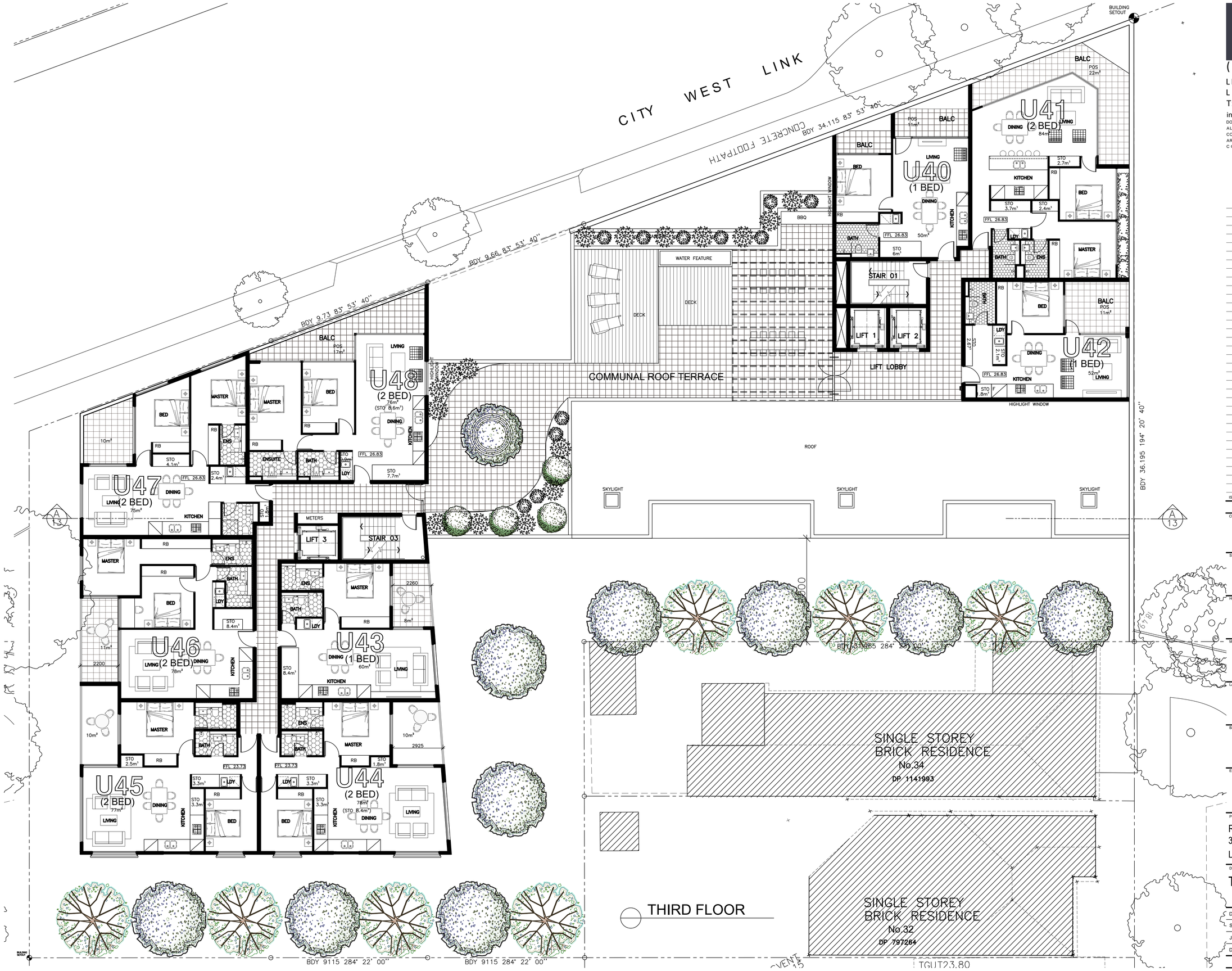
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
SECOND FLOOR PLAN

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 07

PRELIMINARY ONLY



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- TENDER
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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

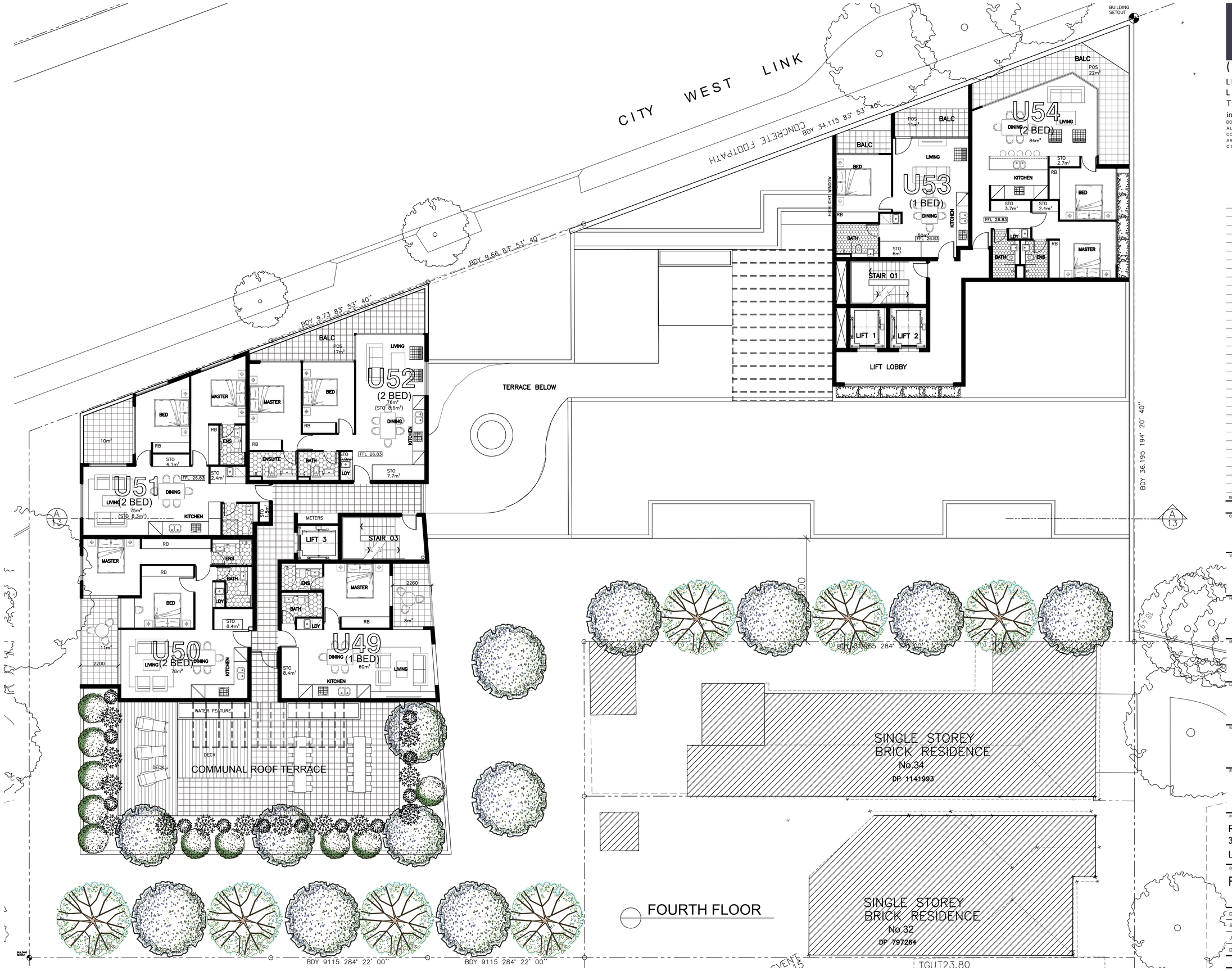
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
THIRD FLOOR PLAN

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	08
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



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- CC
- TENDER
- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

CLIENT
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STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

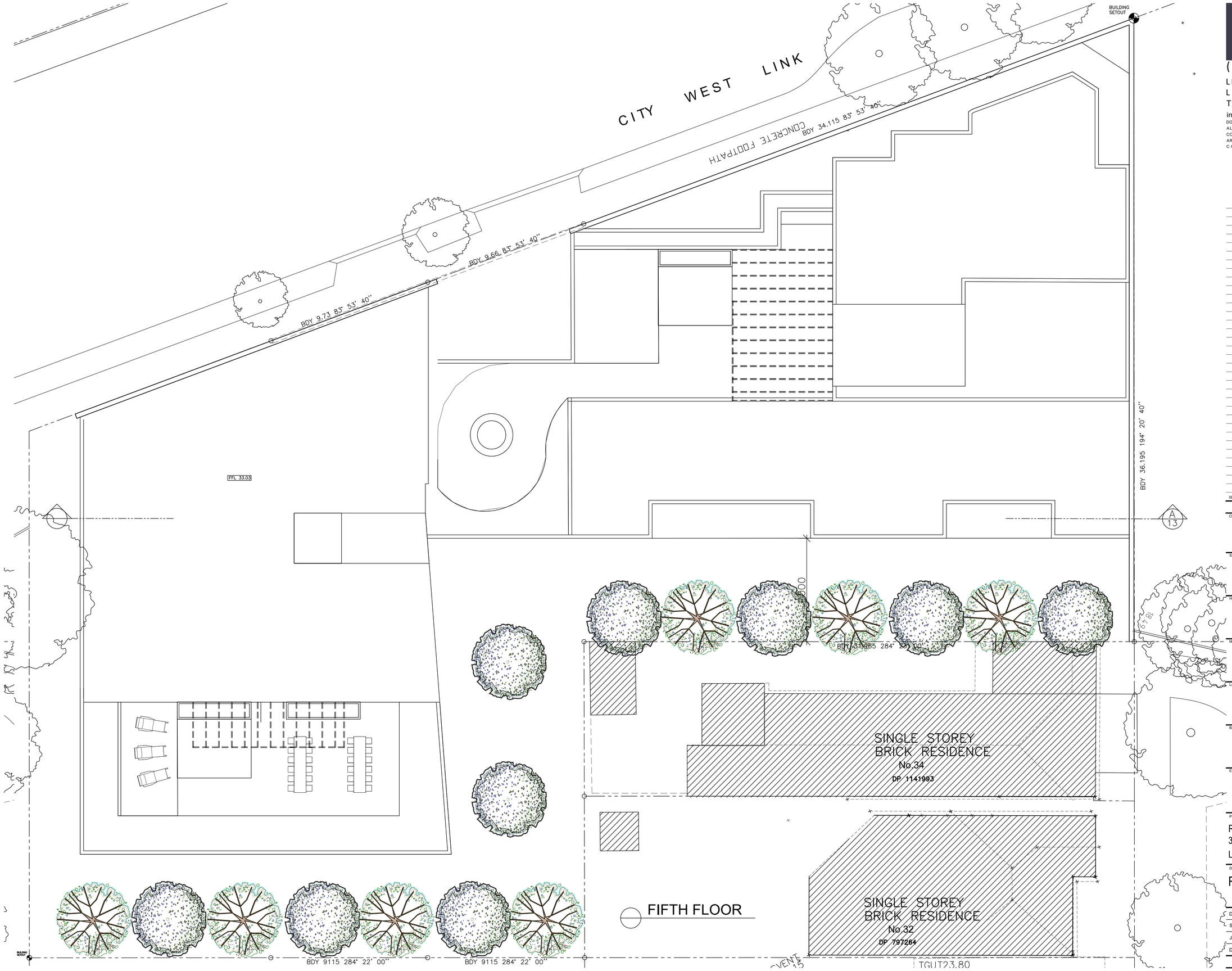
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
FOURTH FLOOR PLAN

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 09

PRELIMINARY ONLY



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- CIRCULATION
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- CC
- TENDER
- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
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3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
ROOF PLAN

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 10

PRELIMINARY ONLY

NORTH ELEVATION
CITY WEST LINK / BRENNAN

EAST ELEVATION
LONSDALE

(AUS) Pty Ltd
LEVEL 2, 57 RENWICK STREET,
LEICHHARDT NSW 2040
T: (02) 9518 3563 ABN: 61613174020
info@derekraithby.com.au Architect #7469

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- CIRCULATION
- PRE-DA
- DA
- CC
- TENDER
- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	AL
1	APR 2018	ISSUE TO CLIENT	AL

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HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

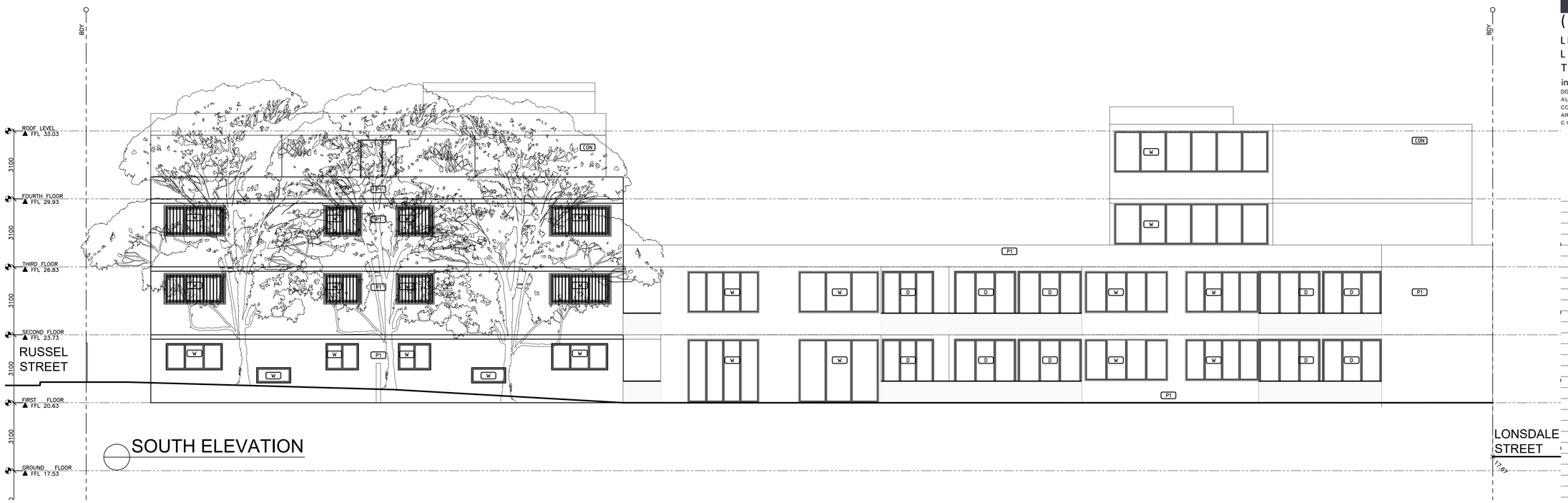
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
ELEVATIONS
NORTH AND EAST ELEVATIONS

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	11
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



SOUTH ELEVATION

WEST ELEVATION
RUSSELL STREET

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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	AL
1	APR 2018	ISSUE TO CLIENT	AL

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LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

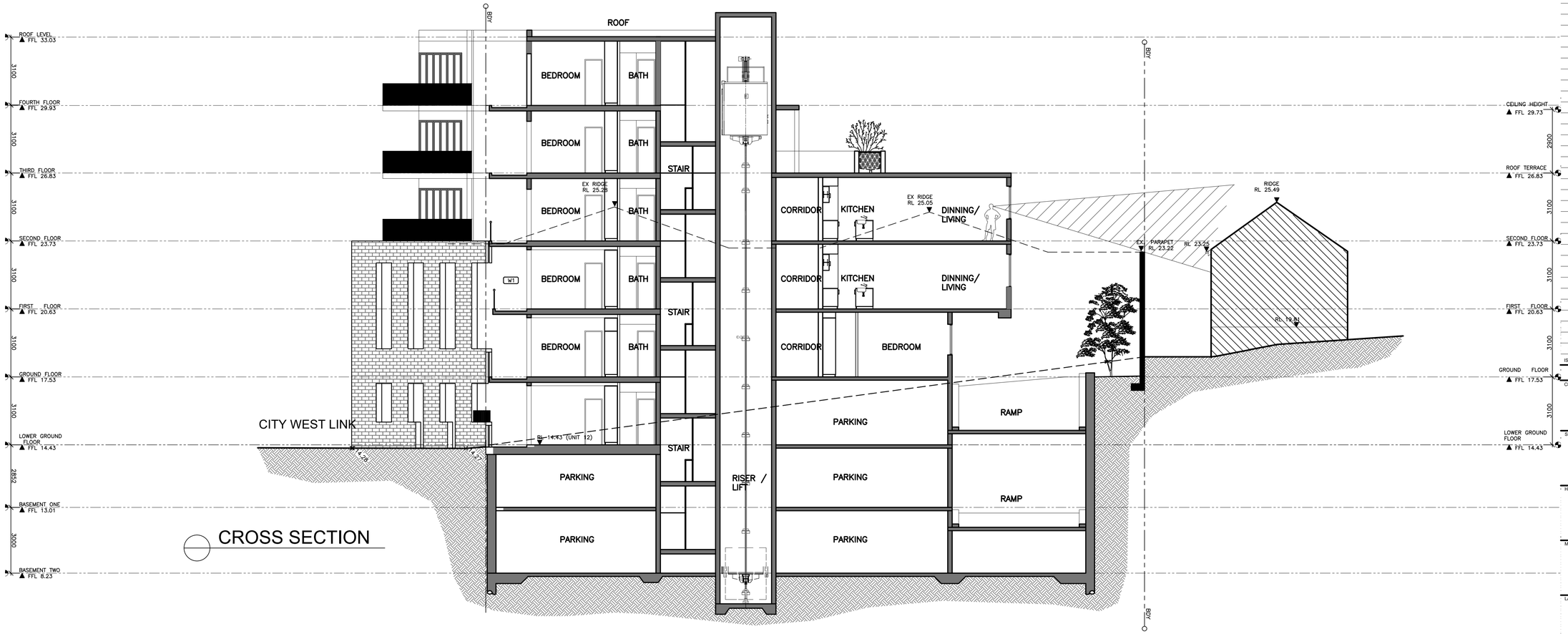
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
ELEVATIONS
SOUTH AND WEST ELEVATIONS

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

DRAWING No. 12

PRELIMINARY ONLY



CROSS SECTION

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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
3	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
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1	APR 2018	FOR COORDINATION	AL

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LANDSCAPE DESIGN

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ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
SECTION

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	13
JOB No.	D1807	
DRAWN BY	DR	

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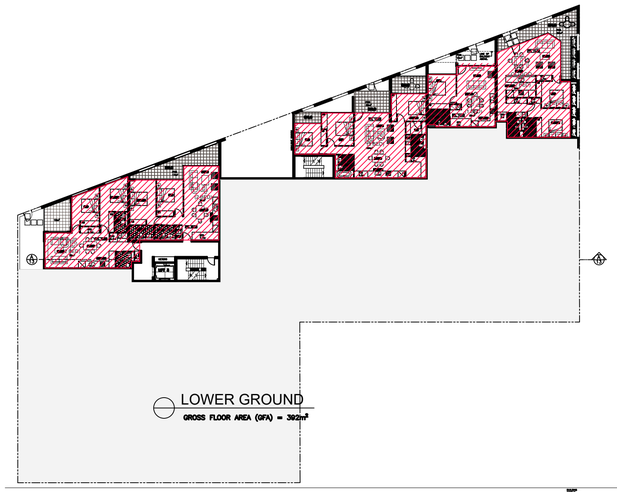
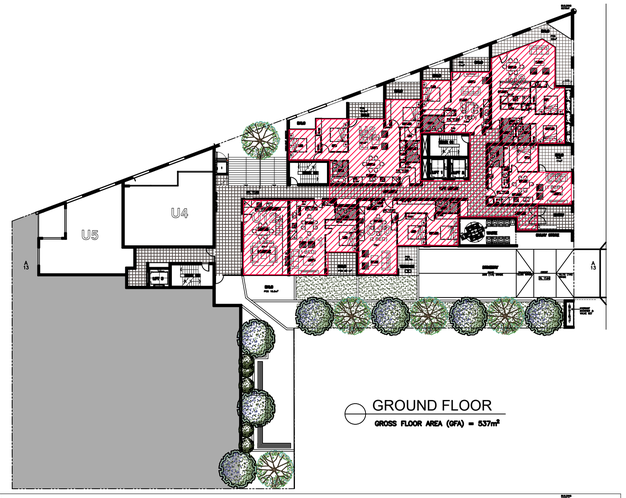
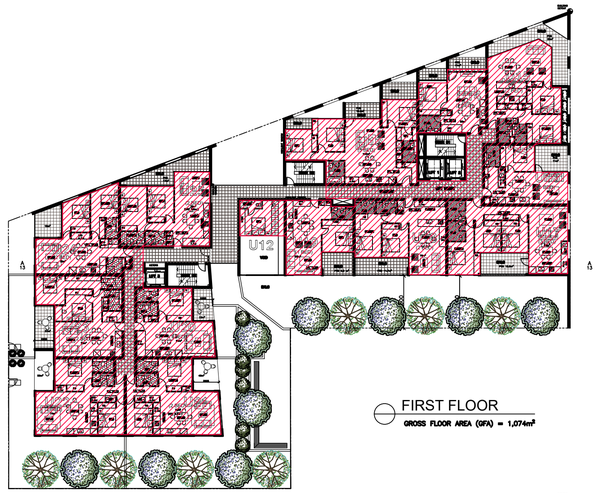


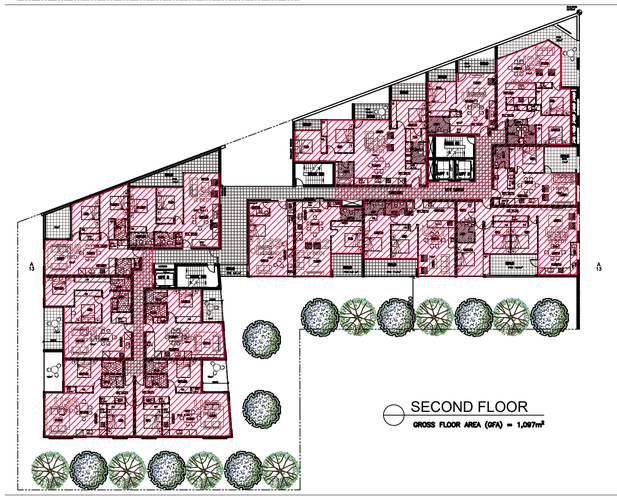
LOWER GROUND
GROSS FLOOR AREA (GFA) = 392m²



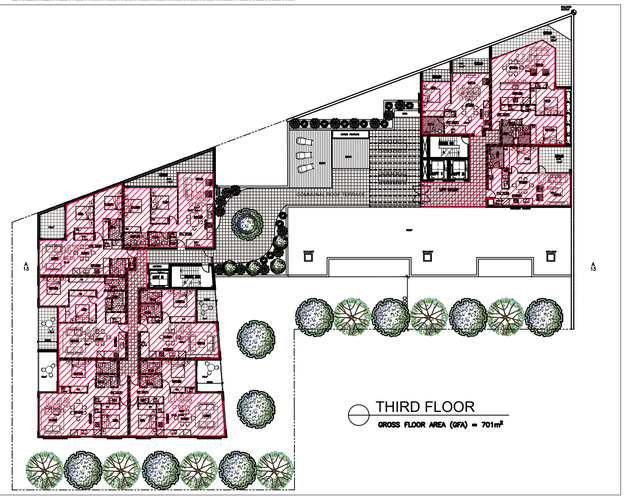
GROUND FLOOR
GROSS FLOOR AREA (GFA) = 537m²



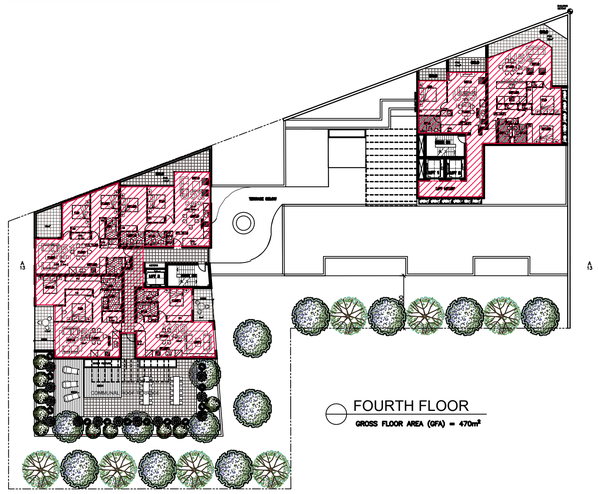
FIRST FLOOR
GROSS FLOOR AREA (GFA) = 1,074m²



SECOND FLOOR
GROSS FLOOR AREA (GFA) = 1,097m²



THIRD FLOOR
GROSS FLOOR AREA (GFA) = 701m²



FOURTH FLOOR
GROSS FLOOR AREA (GFA) = 470m²

GROSS FLOOR AREA

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.

CALCULATIONS

- LOWER GROUND = **392m²**
- GROUND FLOOR = **537m²**
- FIRST FLOOR = **1,074m²**
- SECOND FLOOR = **1,097m²**
- THIRD FLOOR = **701m²**
- FOURTH FLOOR = **470m²**

TOTAL = 4,271m²

SITE = **2,145m²**

FSR = 1.99:1

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A1 ORIGINAL SIZE

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2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

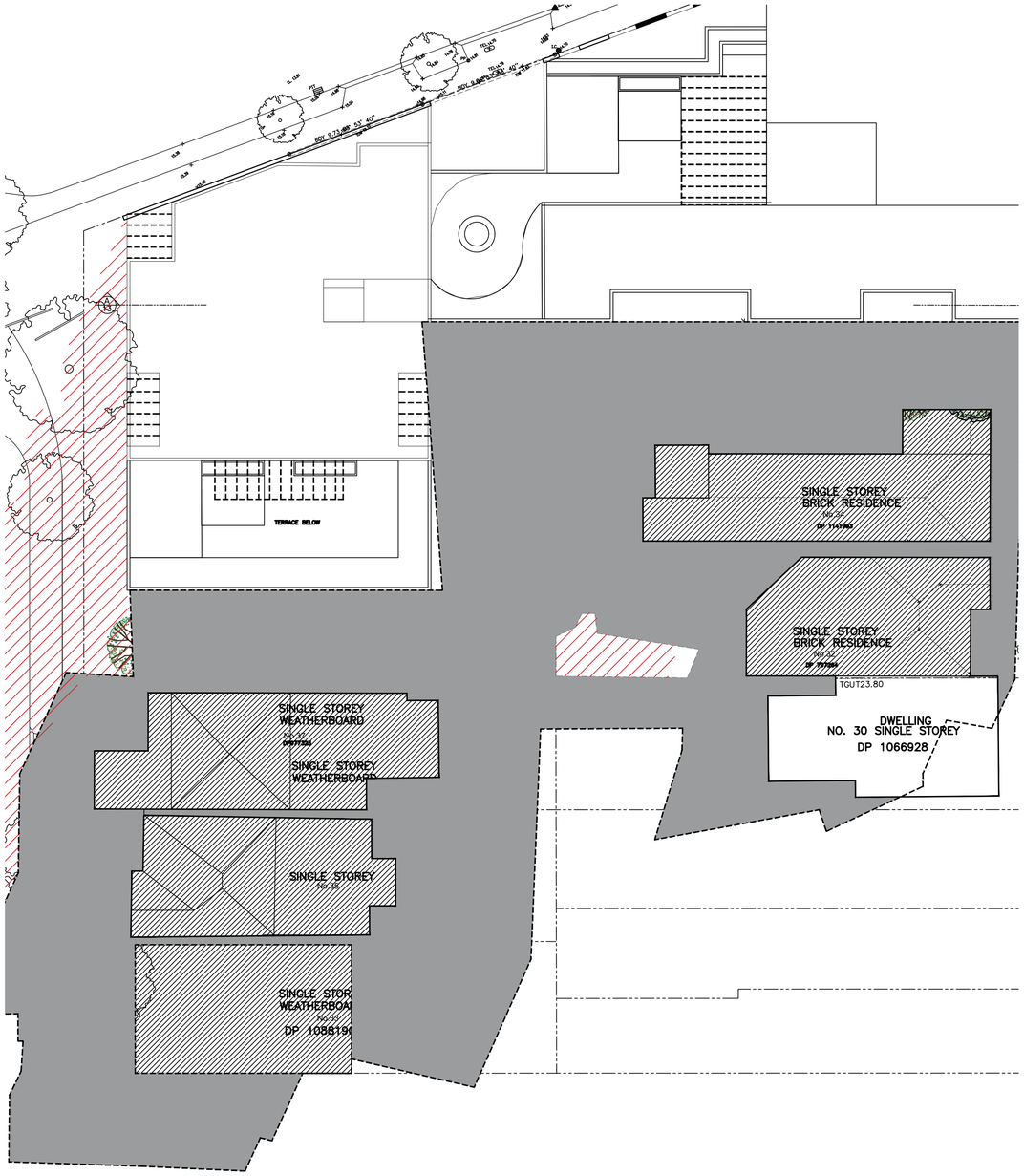
ENVIRONMENTAL

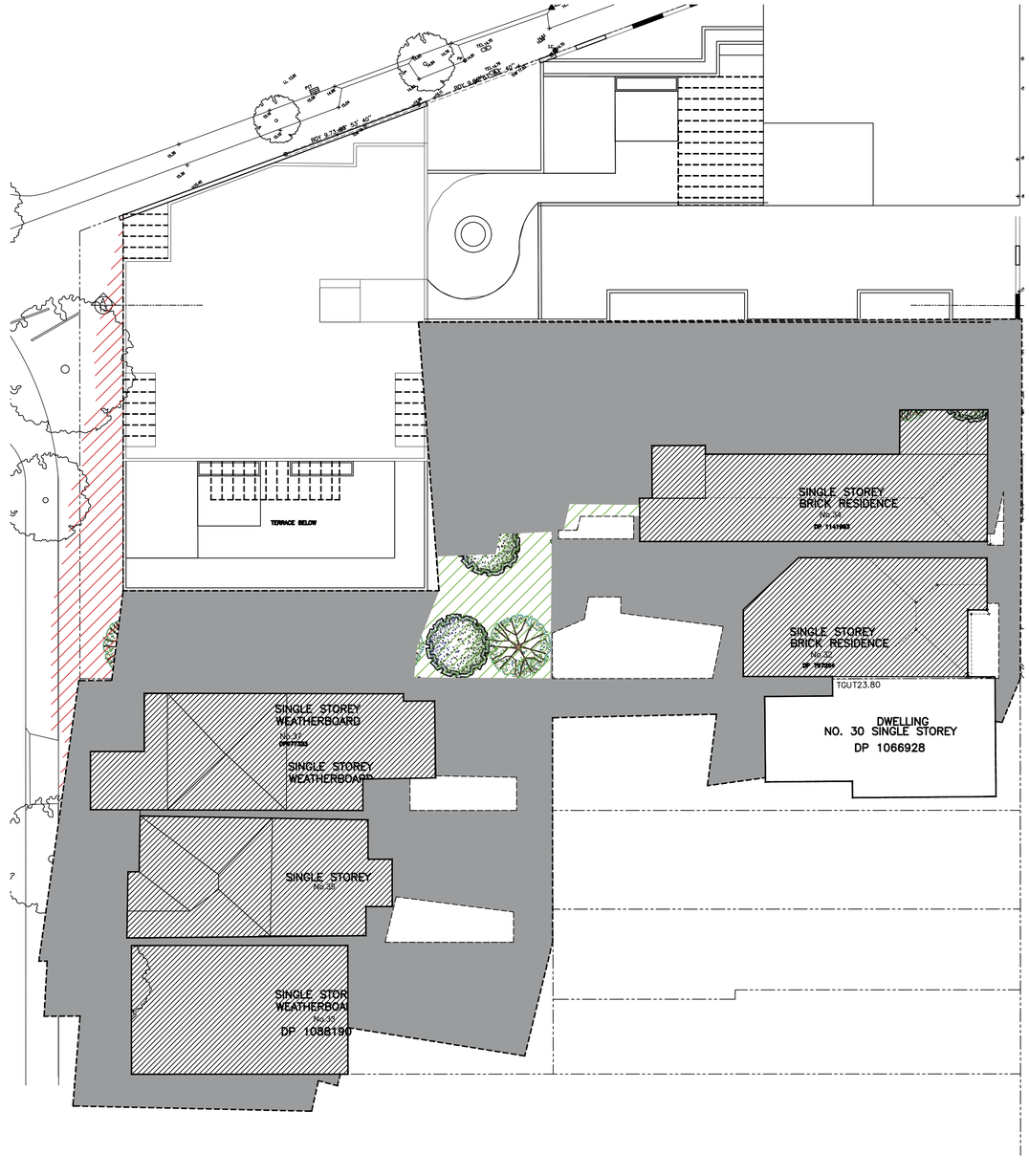
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM GFA

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	14
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY





L E G E N D

- ADDITIONAL SHADOW CAST
- REDUCTION IN SHADOW CAST
- SHADOW CAST
- EXTENT OF EXISTING SHADOW CAST

SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 9am

SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 10am

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1	APR 2018	ISSUE TO CLIENT	AL

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LANDSCAPE DESIGN

BASIX / SECTION J

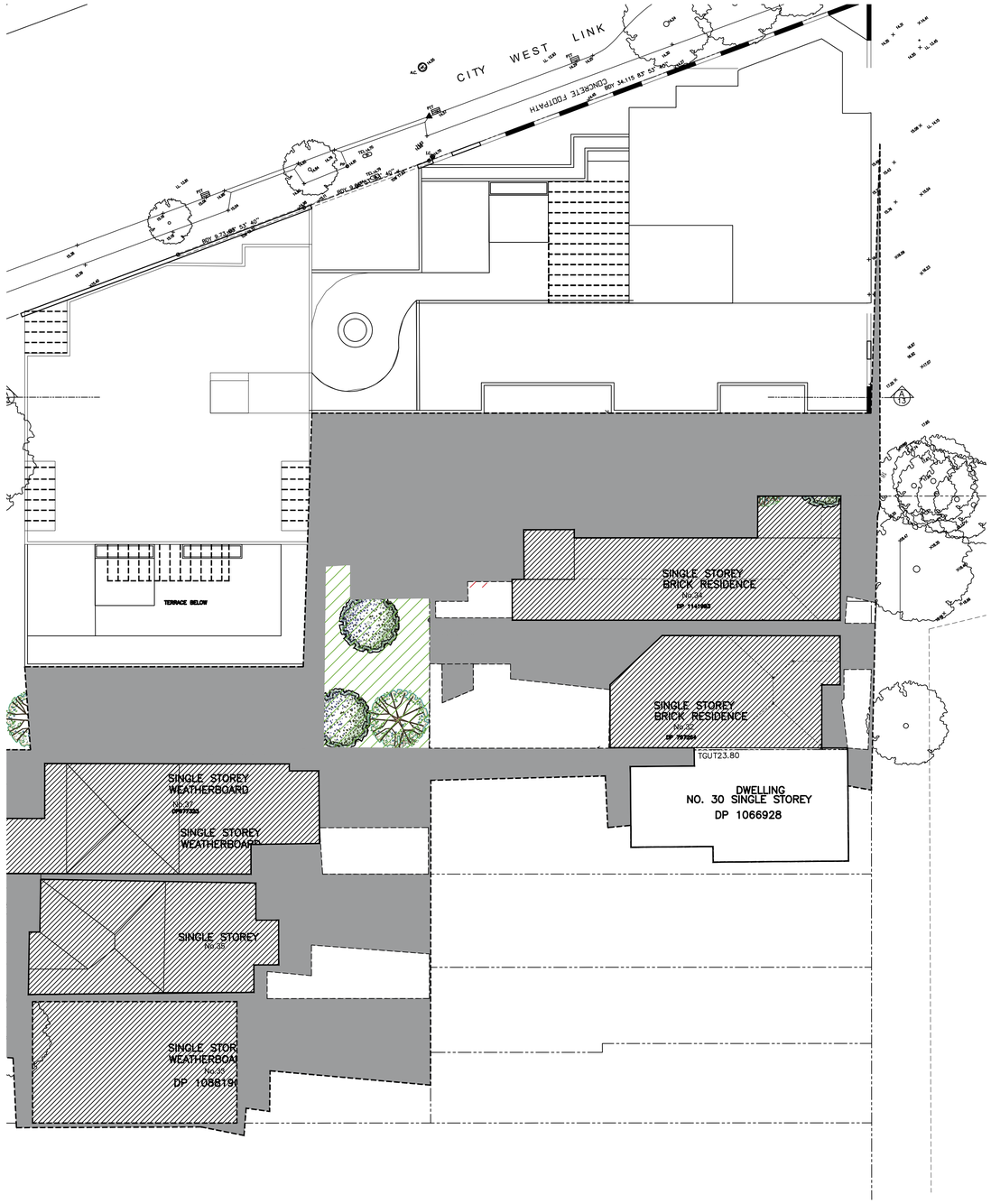
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
SHADOW ANALYSIS

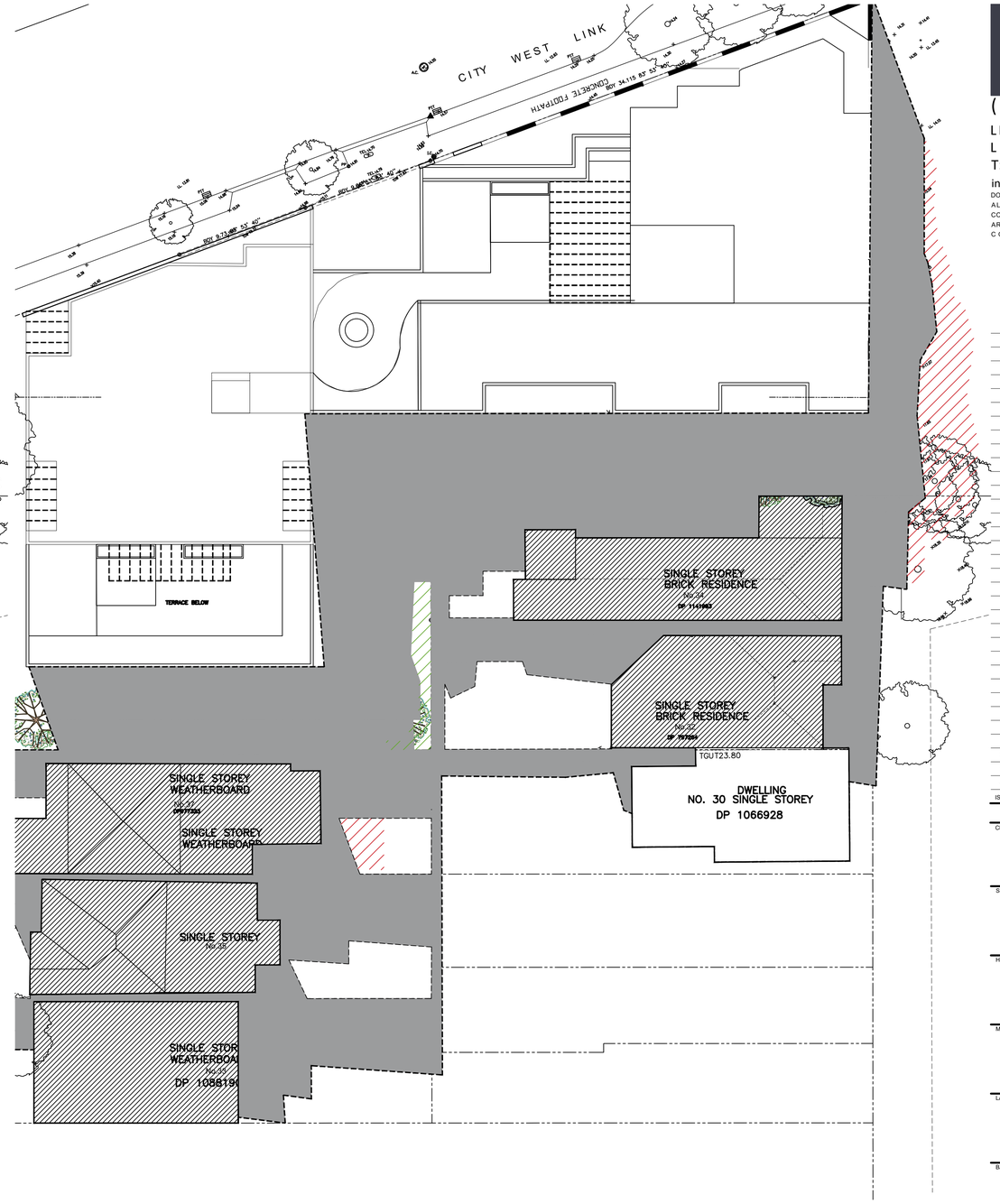
DATE	APR 2018	DRAWING No.
SCALE	1:200 @ A1	15
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 11am



SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 12noon

L E G E N D

- ADDITIONAL SHADOW CAST
- REDUCTION IN SHADOW CAST
- SHADOW CAST
- EXTENT OF EXISTING SHADOW CAST

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- ○ CC
- ○ TENDER
- ○ CONSTRUCTION
- ○ AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
3	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
2	JUNE 2018	COORDINATION ISSUE	DL
1	APR 2018	ISSUE TO CLIENT	AL

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

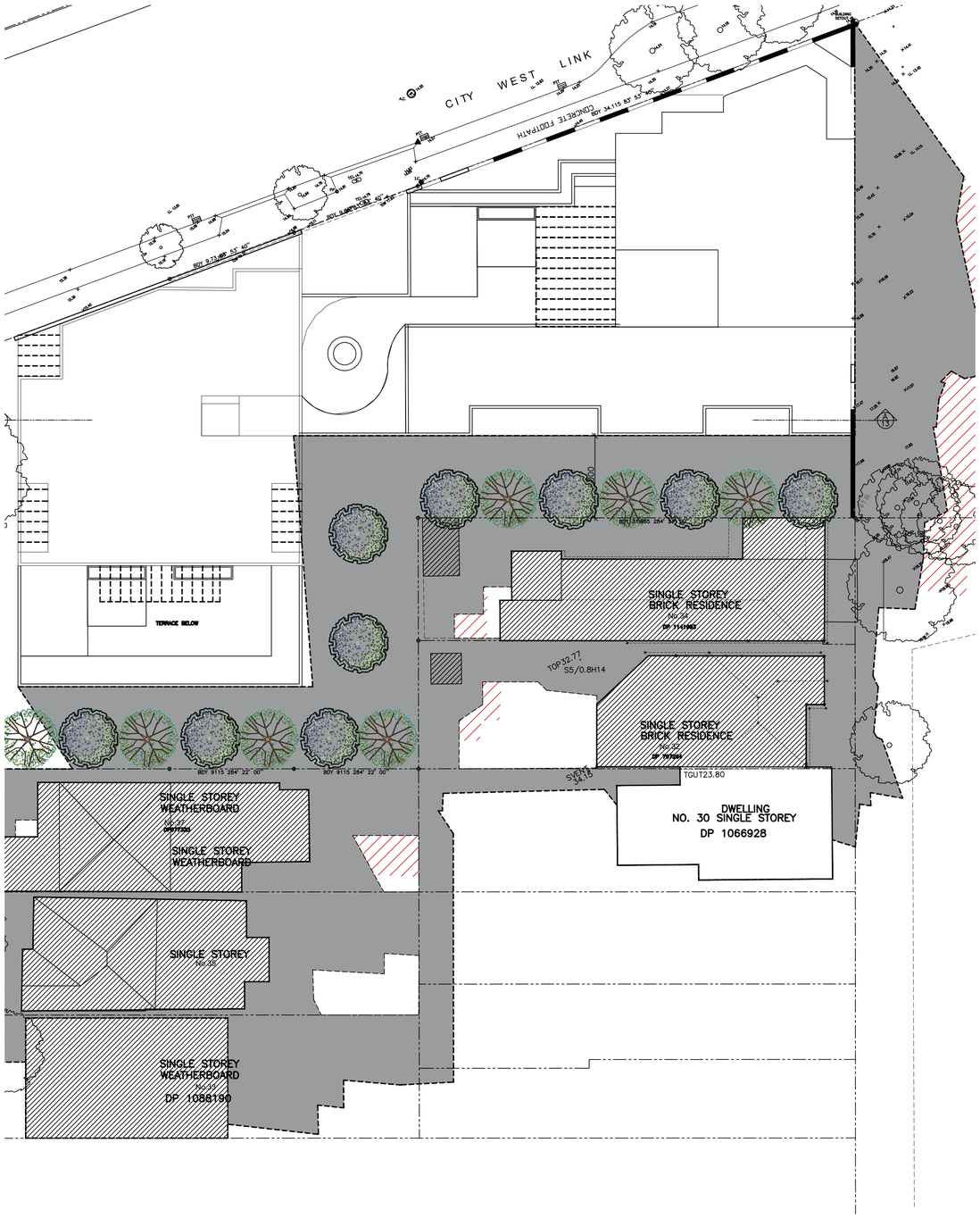
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
SHADOW ANALYSIS

DATE	APR 2018	DRAWING No.
SCALE	1:200 @ A1	16
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



LEGEND

- ADDITIONAL SHADOW CAST
- REDUCTION IN SHADOW CAST
- SHADOW CAST
- EXTENT OF EXISTING SHADOW CAST

SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 1pm

SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 2pm

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A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
2	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
1	JUNE 2018	COORDINATION ISSUE	DL

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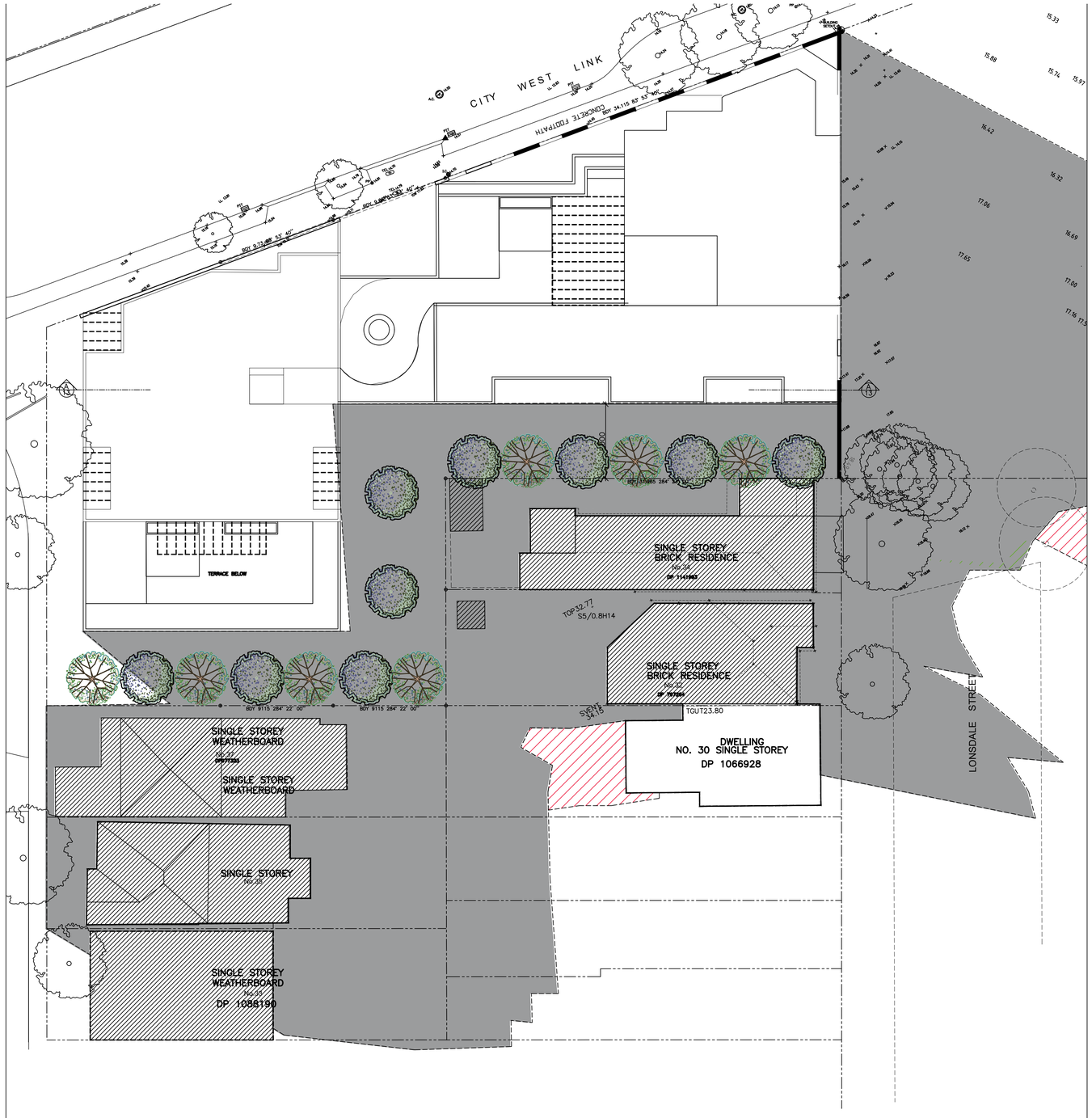
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
SHADOW ANALYSIS

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	17
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



LEGEND

- ADDITIONAL SHADOW CAST
- REDUCTION IN SHADOW CAST
- SHADOW CAST
- EXTENT OF EXISTING SHADOW CAST

SHADOW DIAGRAM - SPLIT TOWERS

21 JUNE 3pm

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- ○ AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
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1	JUNE 2018	COORDINATION ISSUE	DL

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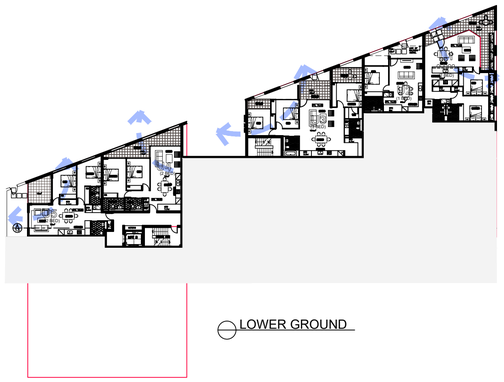
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

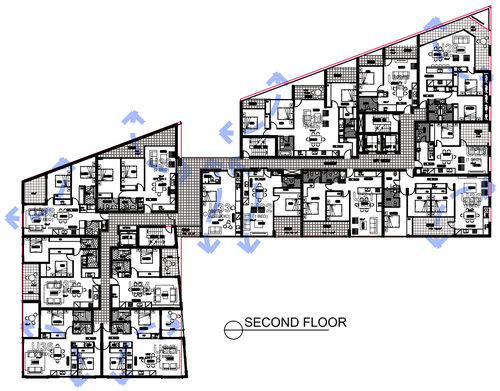
DRAWING TITLE
DIAGRAM
SHADOW ANALYSIS

DATE	APR 2018	DRAWING No.
SCALE	1:200 @ A1	18
JOB No.	D1807	
DRAWN BY	DR	

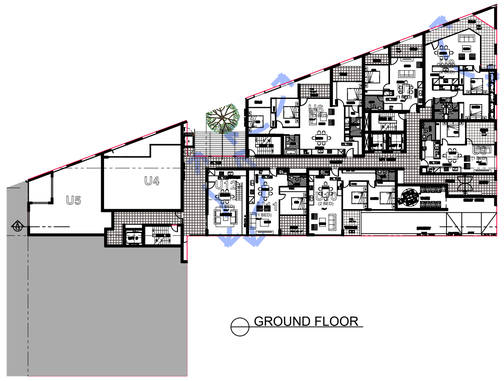
PRELIMINARY ONLY



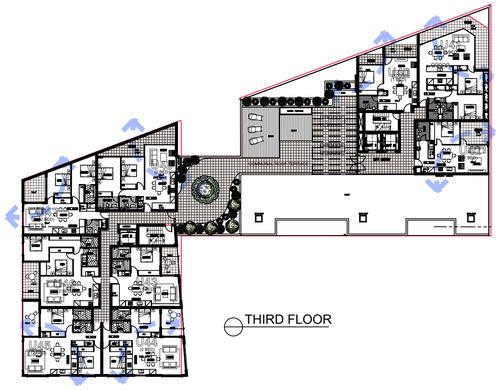
LOWER GROUND



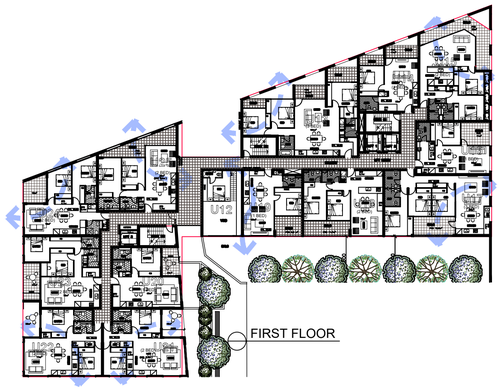
SECOND FLOOR



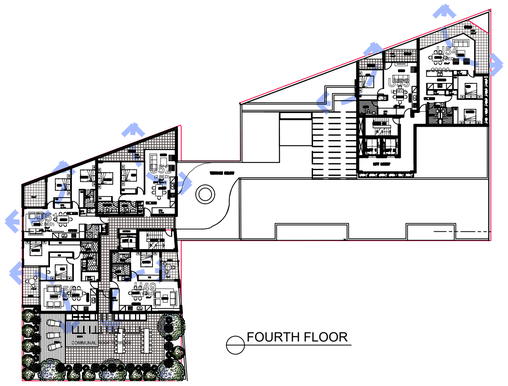
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



FOURTH FLOOR

CROSS VENTILATION

NUMBER OF UNITS WITH CROSS VENTILATION	38 OF 54
PERCENTAGE OF UNITS WITH CROSS VENTILATION	70%
SEPP 65 REQUIREMENT	60%

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PROJECT

RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

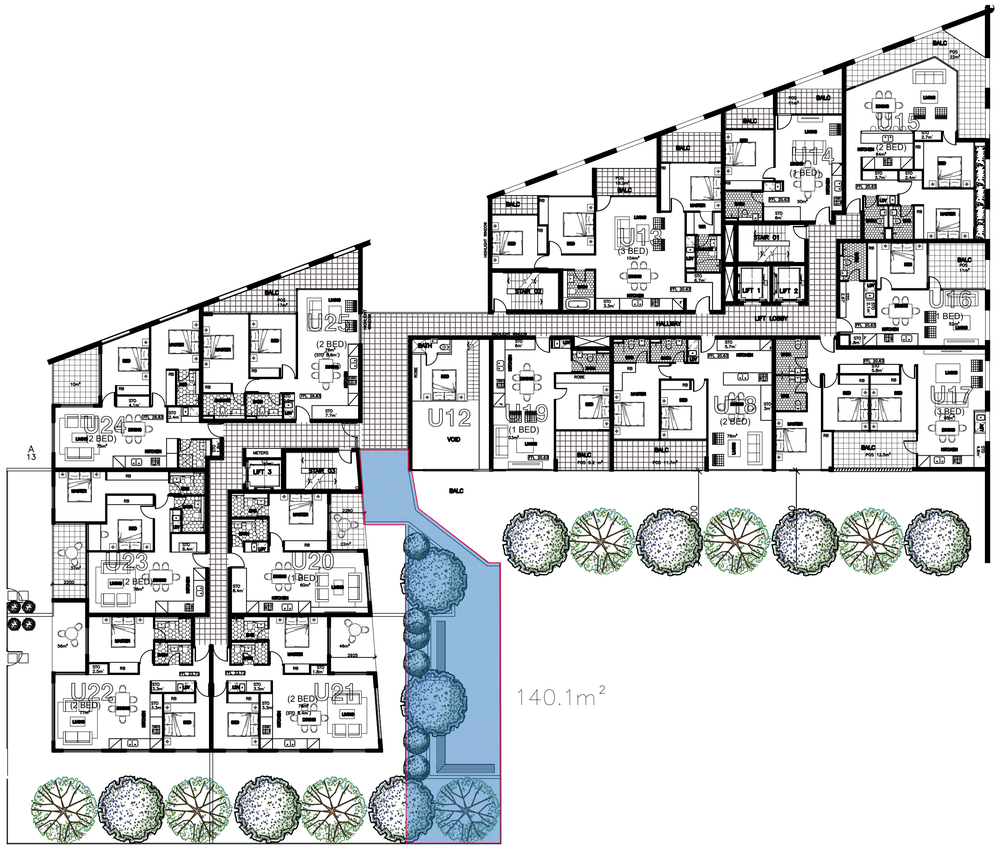
DRAWING TITLE

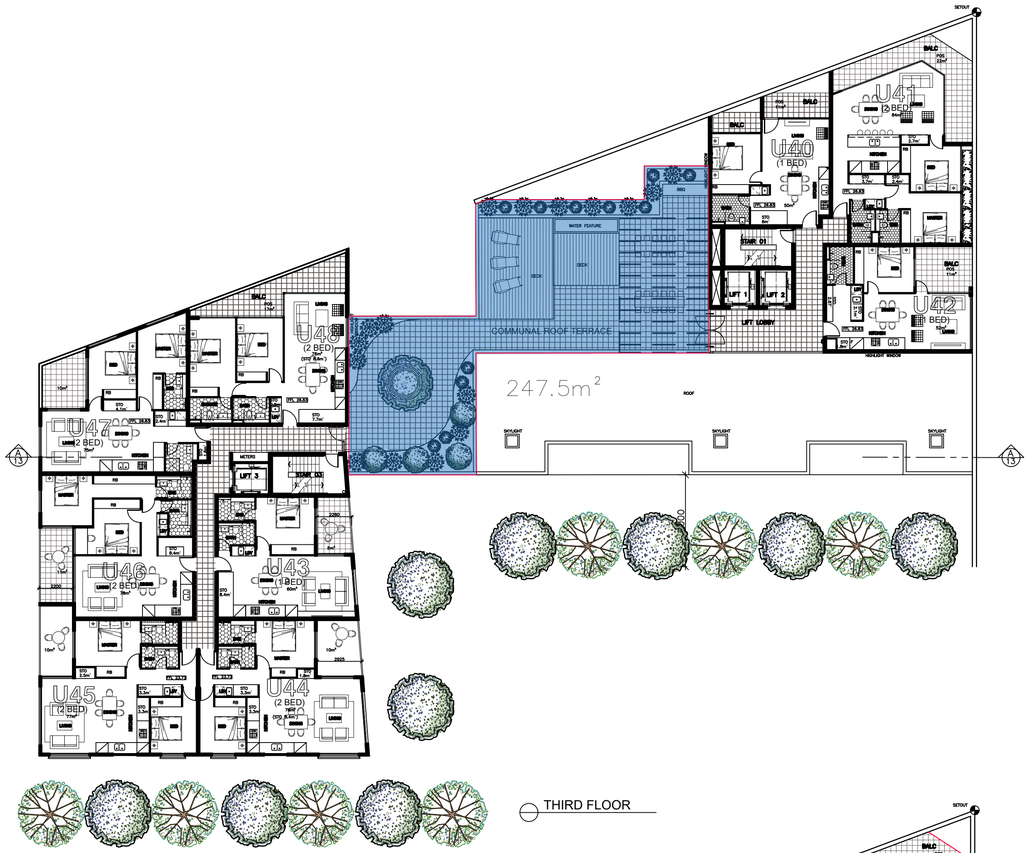
DIAGRAM
CROSS VENTILATION

DATE	APR 2018
SCALE	1:100 @ A1
JOB No.	D1807
DRAWN BY	DR

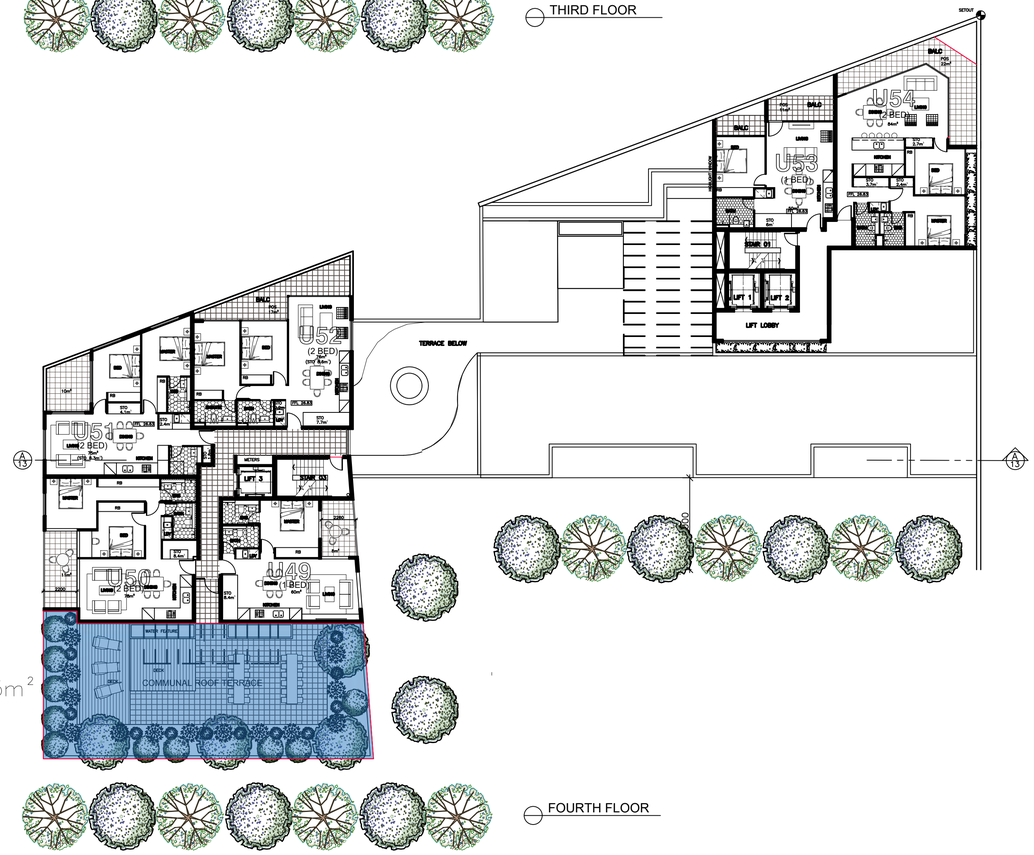
DRAWING No. 19

PRELIMINARY ONLY





THIRD FLOOR



FOURTH FLOOR

SITE AREA	=	2,145 m ²
APARTMENT DESIGN GUIDE Design Criteria - 25% OF SITE AREA	=	536.25 m ²
DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)		
PROPOSED COMMUNAL OPEN SPACE	=	577.1 m² (27%)

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- CIRCULATION
- PRE-DA
- DA
- CC
- TENDER
- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

CLIENT
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STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
CALCULATION- COS

DATE	APR 2018	DRAWING No.
SCALE	1:200 @ A1	20
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY

21 JUNE 09:00am

21 JUNE 09:30am

21 JUNE 10:00am

21 JUNE 10:30am

21 JUNE 11:00am

21 JUNE 11:30am

21 JUNE 12:00pm

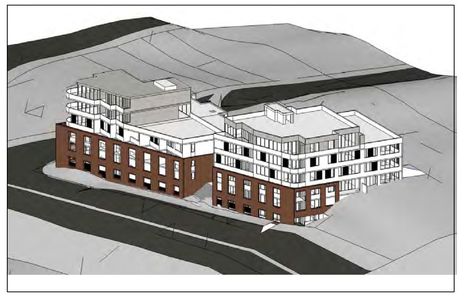
21 JUNE 12:30pm

21 JUNE 1:00pm

21 JUNE 1:30pm

21 JUNE 2:00pm

21 JUNE 2:30pm



21 JUNE 3:00pm

SOLAR ACCESS APARTMENTS

No.	8:30am-9:00am	9:00am-9:30am	9:30am-10:00am	10:00am-10:30am	10:30am-11:00am	11:00am-11:30am	11:30am-12:00pm	12:00pm-12:30pm	12:30pm-1:00pm	1:00pm-1:30pm	1:30pm- 2:00pm	2:00pm-2:30pm	2:30pm-3:00pm	TOTAL
U1	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U2	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U3	30min	30min	30min	30min	30min	30min	30min	30min	30min	0	0	0	0	4.5 hrs
U4	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U5	0	0	0	0	0	0	0	30min	30min	30min	30min	30min	30min	3 hrs
U6	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	0	0	0	5 hrs
U7	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	0	6 hrs
U8	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U9	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U13	0	0	30min	30min	30min	30min	30min	30min	30min	30min	0	0	0	4 hrs
U14	30min	30min	30min	30min	30min	30min	30min	30min	30min	0	0	0	0	4.5 hrs
U15	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U16	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U17	30min	30min	30min	30min	0	0	0	0	0	0	0	0	0	2 hrs
U18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U21	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U22	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	30min	4 hrs
U23	0	0	0	0	0	0	0	0	0	30min	30min	30min	30min	2 hrs
U24	0	0	0	0	0	0	0	0	30min	30min	30min	30min	30min	2.5 hrs
U25	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U26	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U27	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U28	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U29	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U30	30min	30min	30min	30min	0	0	0	0	0	0	0	0	0	2 hrs
U31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U34	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U35	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U36	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	30min	4 hrs
U37	0	0	0	0	0	0	0	0	0	30min	30min	30min	30min	2 hrs
U38	0	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U39	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U40	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U41	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U42	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U43	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U44	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U45	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	30min	4 hrs
U46	0	0	0	0	0	0	0	0	0	30min	30min	30min	30min	2 hrs
U47	0	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	3.5 hrs
U48	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U49	30min	30min	30min	30min	30min	0	0	0	0	0	0	0	0	2.5 hrs
U50	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U51	0	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	3.5 hrs
U52	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U53	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs
U54	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs

SOLAR ACCESS

42 APARTMENTS OUT OF 54 ACHIEVES AT LEAST 2 HOURS OF DIRECT SUN LIGHT

TOTAL	45 OF 54 UNITS
PERCENTAGE OF UNITS WITH SOLAR ACCESS	83.3%
SEPP 65 REQUIREMENT	70%

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- CONSTRUCTION
- AS-BUILT

A1 ORIGINAL SIZE

ISSUE	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
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2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

PROJECT

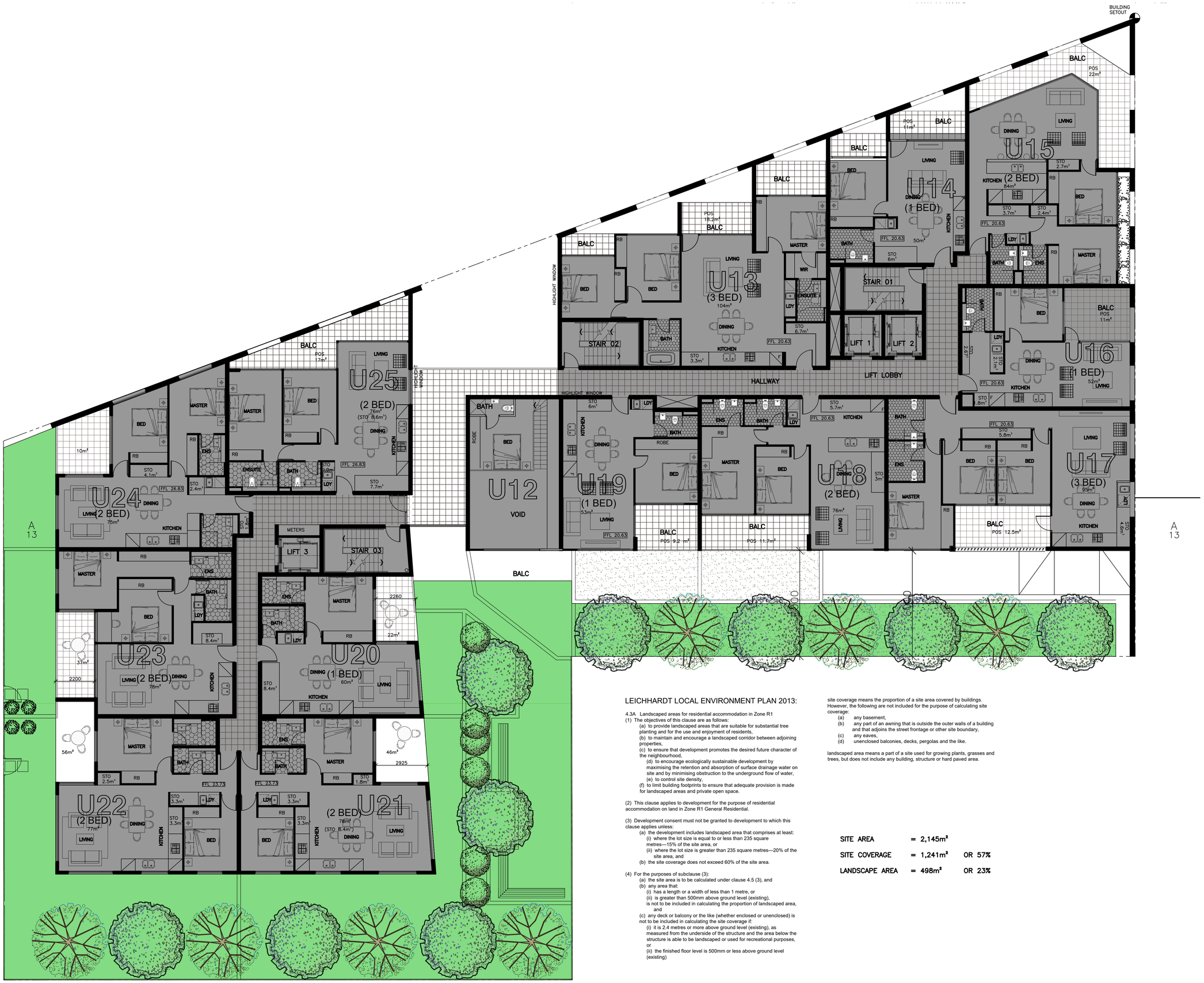
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE

DIAGRAM
SOLAR ACCESS

DATE	APR 2018	DRAWING No.
SCALE	NTS	21
JOB No.	D1807	
DRAWN BY	DR	

PRELIMINARY ONLY



LEICHHARDT LOCAL ENVIRONMENT PLAN 2013:

4.3A Landscaped areas for residential accommodation in Zone R1

(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)

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:
- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

SITE AREA	= 2,145m²		
SITE COVERAGE	= 1,241m²	OR 57%	
LANDSCAPE AREA	= 498m²	OR 23%	

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STRUCTURAL ENGINEER

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LANDSCAPE DESIGN

BASIX / SECTION J

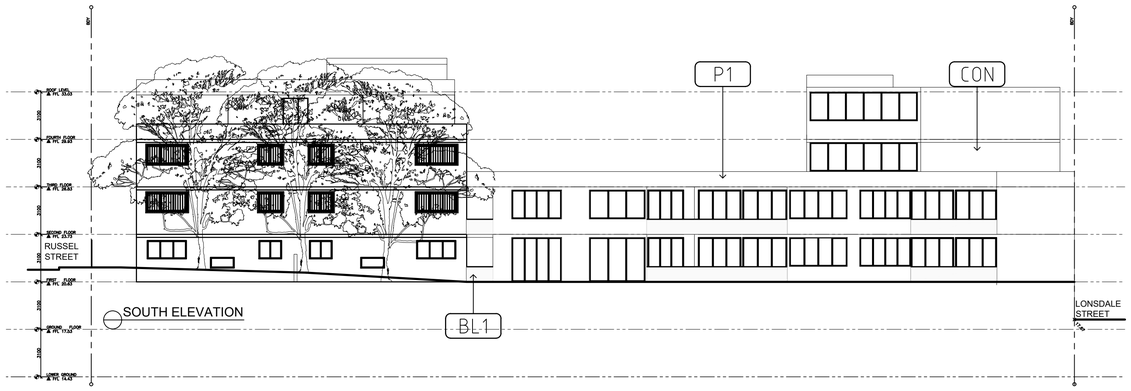
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

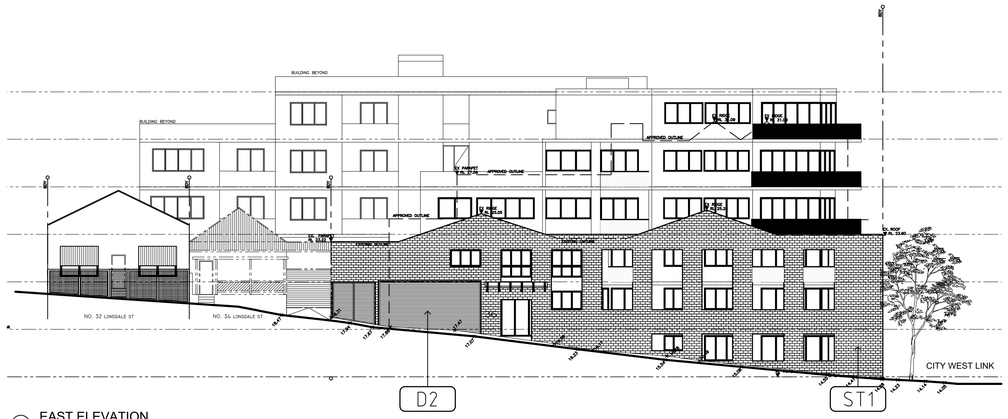
DRAWING TITLE
DIAGRAM
LANDSCAPE & COVERAGE

DATE	APR 2018	DRAWING No.
SCALE	1:100 @ A1	22
JOB No.	D1807	
DRAWN BY	DR	

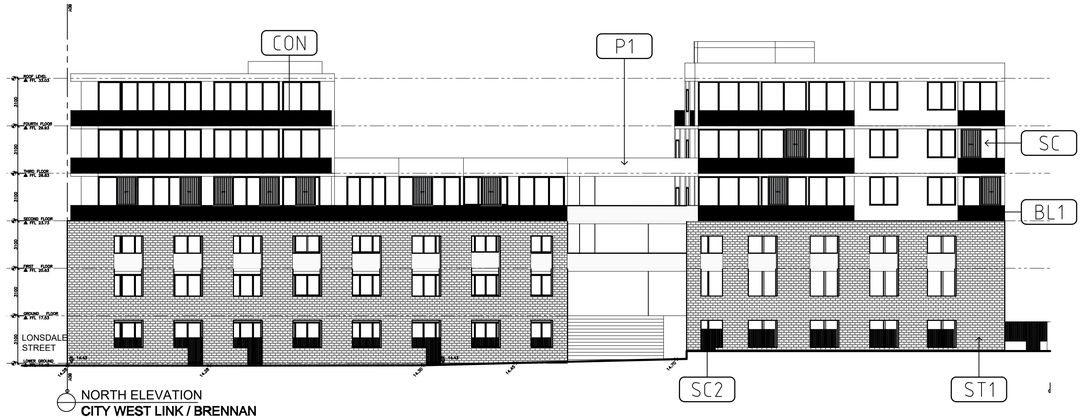
PRELIMINARY ONLY



SOUTH ELEVATION

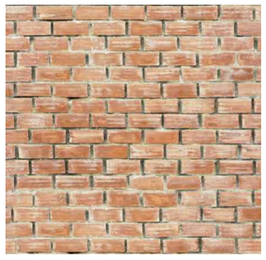


EAST ELEVATION
LONSDALE



NORTH ELEVATION
CITY WEST LINK / BRENNAN

WEST ELEVATION
RUSSELL STREET



WALLS – RETAIL:
BRICK
ST1

CEMENT RENDERED MASONRY. PAINT FINISH.
P1

CEMENT RENDERED MASONRY. PAINT FINISH.
P2

EXTERNAL FLOOR TILES: SKHEME PURE ROCK SOFT GREY MATT OR SIMILAR
T1

WINDOWS & DOORS FRAMING:
POWDERCOAT 'CHARCOAL'
W1 D1

METAL LOUVRE
LVR1

CARPARK GARAGE DOORS VENTILATED
D2

BALUSTRADE:
GLASS & STAINLESS STEEL
BL1

ENTRANCE:
TIMBER BATTENS
SC2

GUTTERS & DOWNPIPES:
COLORBOND 'SURFMIST'
SUR

EXTERNAL FINISHES

CONTRACTOR MAY SELECT SIMILAR FINISHES SUBJECT TO APPROVAL BY THE ARCHITECT.

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ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
FINISHES SCHEDULE

DATE	APR 2018	DRAWING No.
SCALE	NTS	23
JOB No.	D1807	
DRAWN BY	DR	

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