

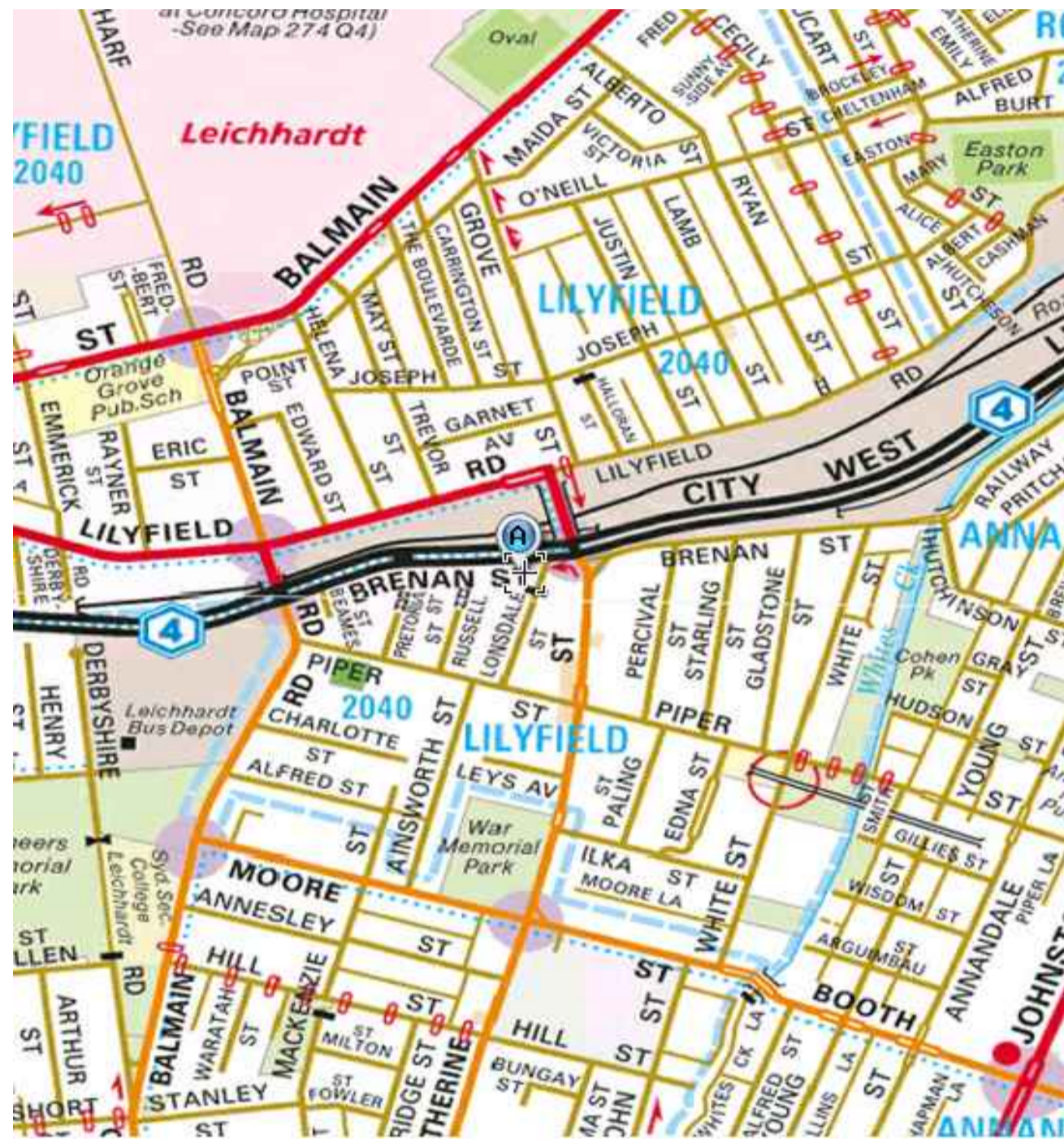


RESIDENTIAL DEVELOPMENT

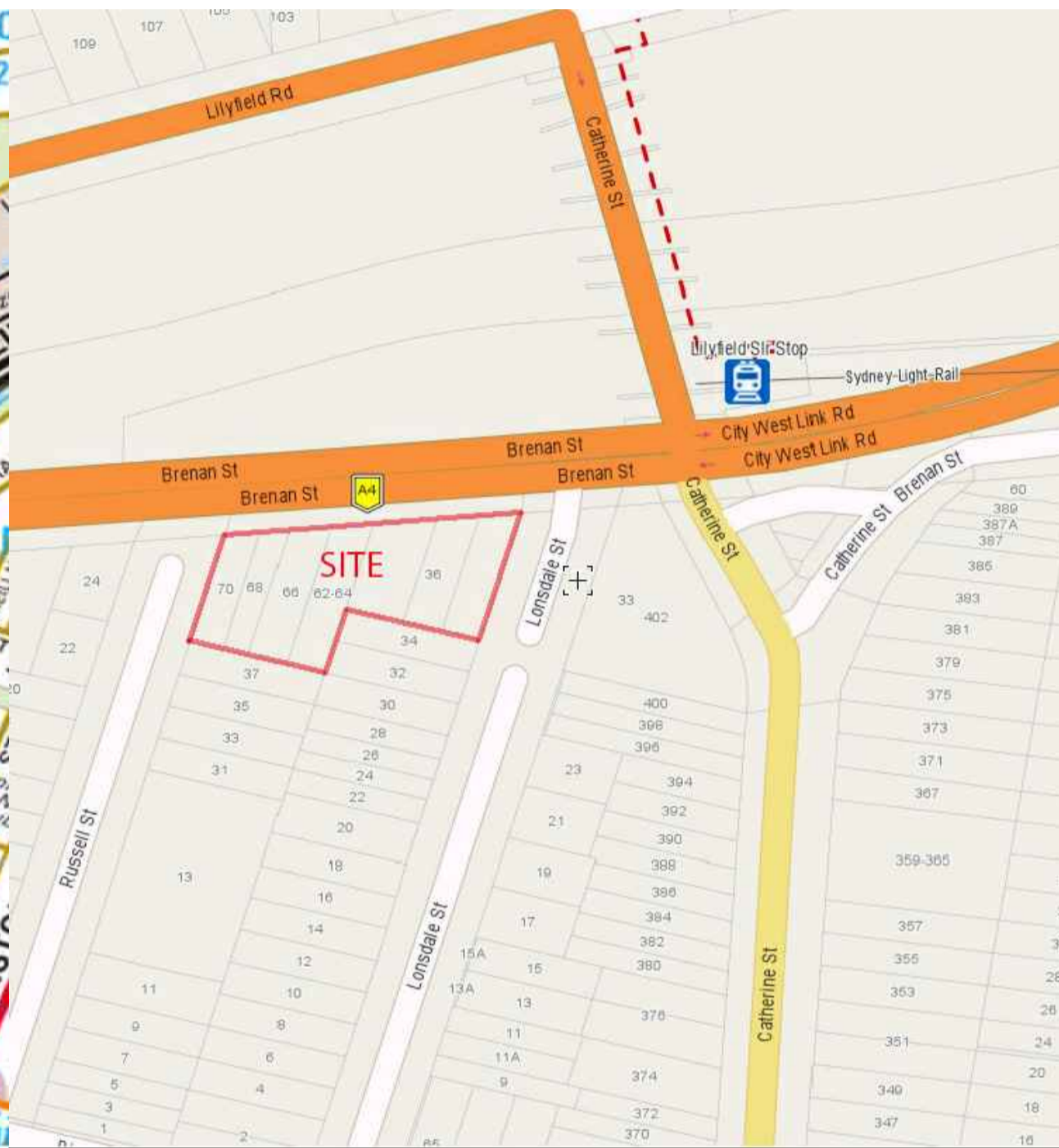
36 LONSDALE STREET & 64 - 70 BRENNAN STREET

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	4 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	3 APR 2018
	DA - 18	DIAGRAM - SHADOW ANALYSIS	1:200 @ A1	3 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)

Maximum Floor Space Ratio (n:1)

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

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

Heritage

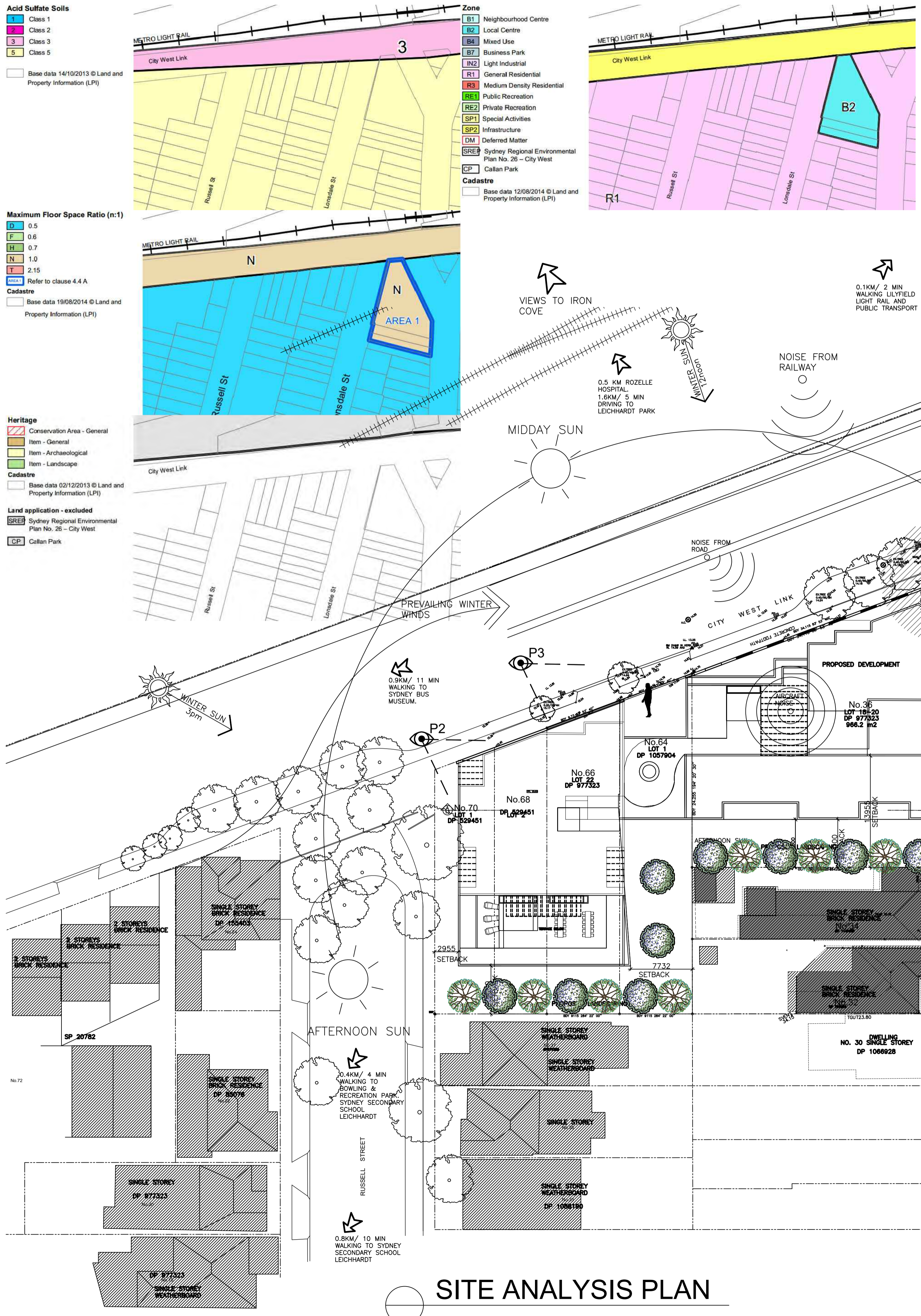
- Conservation Area - General
- Item - General
- Item - Archaeological
- Item - Landscape

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

Land application - excluded

- SRE1 Sydney Regional Environmental Plan No. 26 - City West
- CP Callan Park

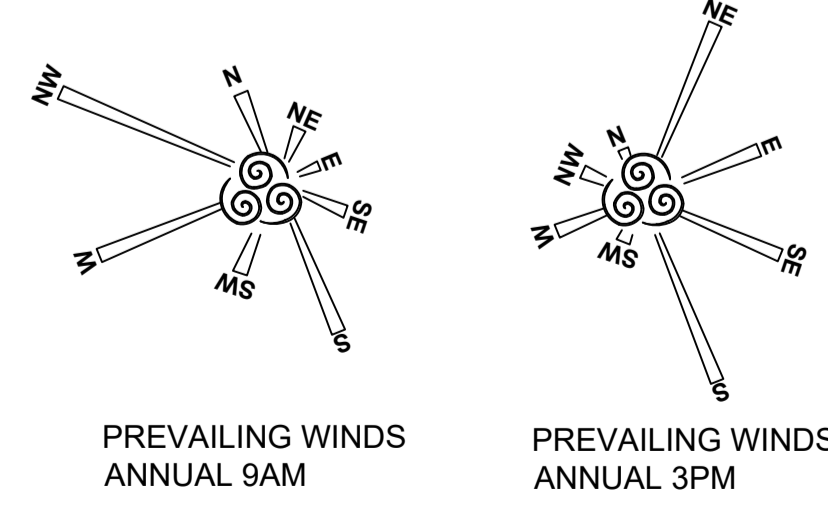
- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - IN2 Light Industrial
 - R1 General Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SPT Special Activities
 - SP2 Infrastructure
 - DM Deferred Matter
 - SRE1 Sydney Regional Environmental Plan No. 26 - City West
 - CP Callan Park
- Base data 13/08/2014 © Land and Property Information (LPI)



SITE ANALYSIS PLAN

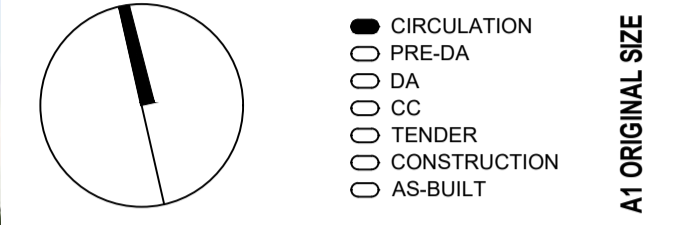
LEGEND

- PEDESTRIAN ACCESS
- DRIVEWAY ACCESS
- SITE PHOTOGRAPHY



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 info@derekraithby.com.au Architect #7469

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NO.	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
		ISSUE DATE	

CLIENT: **OZZY STATES PTY LTD**
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STRUCTURAL ENGINEER	
HYDRAULIC ENGINEER	
MECHANICAL ENGINEER	
LANDSCAPE DESIGN	
BASIS SECTION J	
ENVIRONMENTAL	
PROJECT	RESIDENTIAL DEVELOPMENT 36 LONSDALE STREET LILYFIELD, NSW
DRAWING TITLE	SITE ANALYSIS PLAN
DATE	APR 2018
SCALE	1:300 @ A1
JOB No.	D1807
DRAWN BY	DR
DRAWING No.	01

PRELIMINARY ONLY



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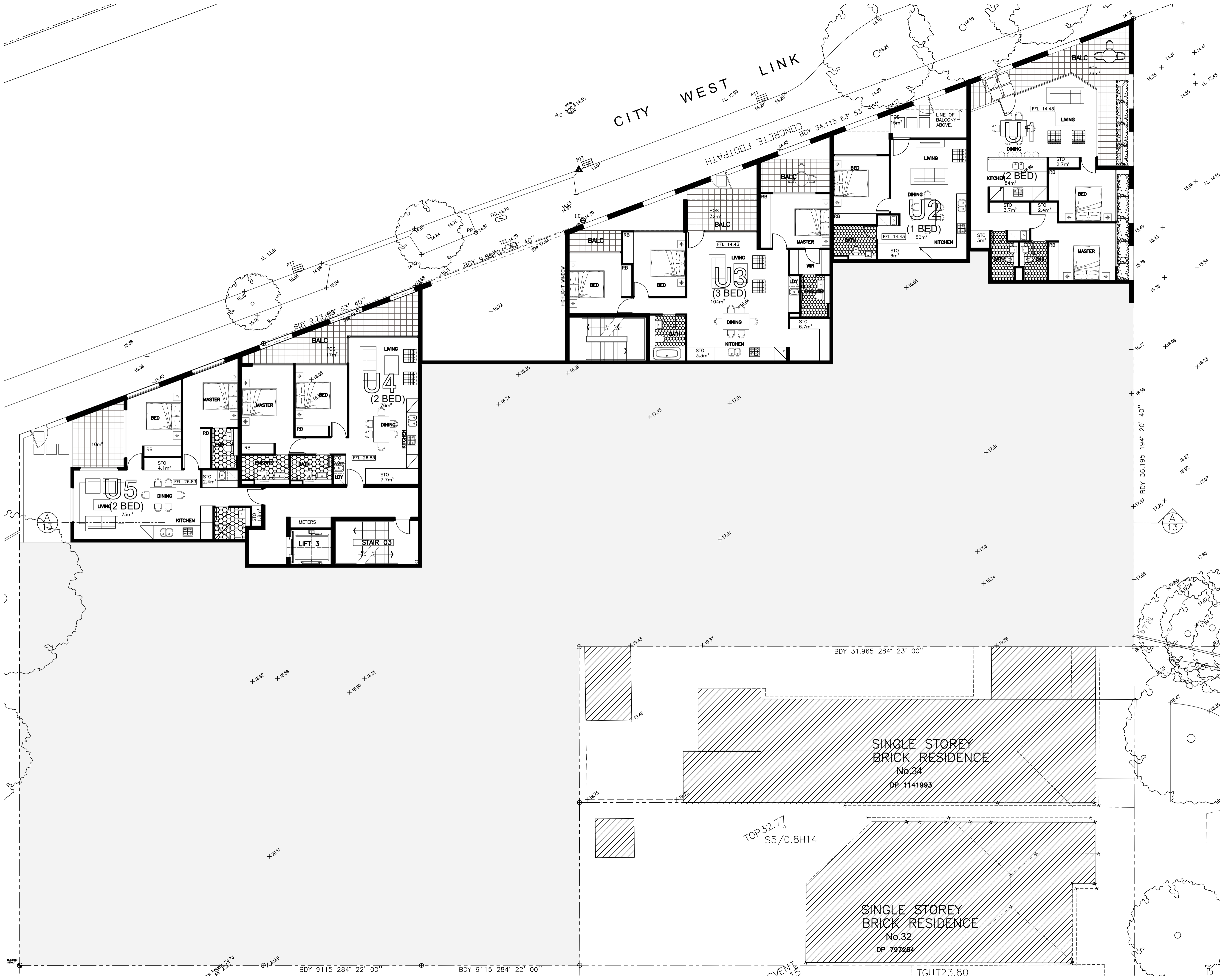
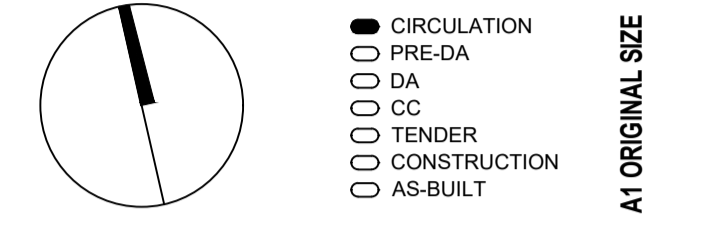


Table with 4 columns: Issue No., Date, Amendment, By. Includes a revision history table.

Table with 4 columns: Issue No., Date, Amendment, By. Includes a revision history table.

CLIENT
OZZY STATES PTY LTD
C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX SECTION J

ENVIRONMENTAL

PROJECT

RESIDENTIAL DEVELOPMENT

36 LONSDALE STREET

LILYFIELD, NSW

DRAWING TITLE

BASEMENT LEVEL 2

DATE APR 2018 DRAWING No.

SCALE 1:100 @ A1

JOB No. D1807

DRAWN BY DR

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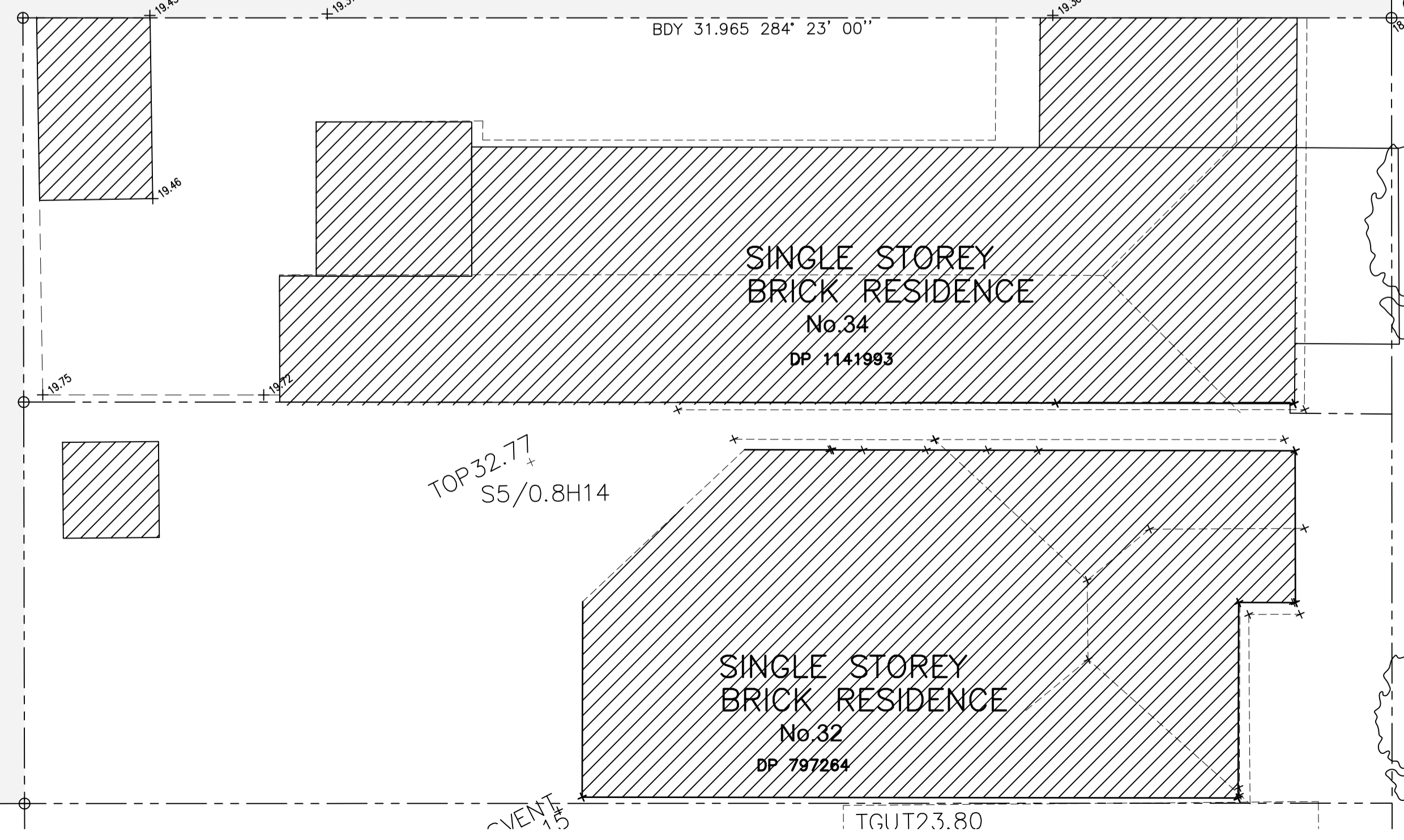
DATE APR 2018 DRAWING No.

SCALE 1:100 @ A1

JOB No. D1807

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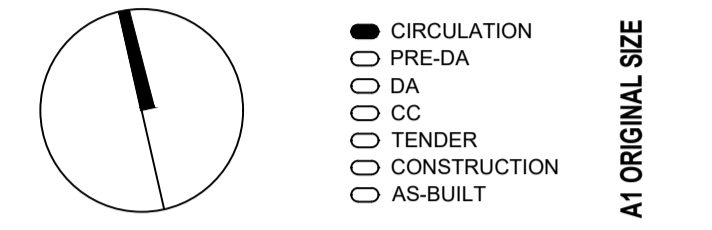




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STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

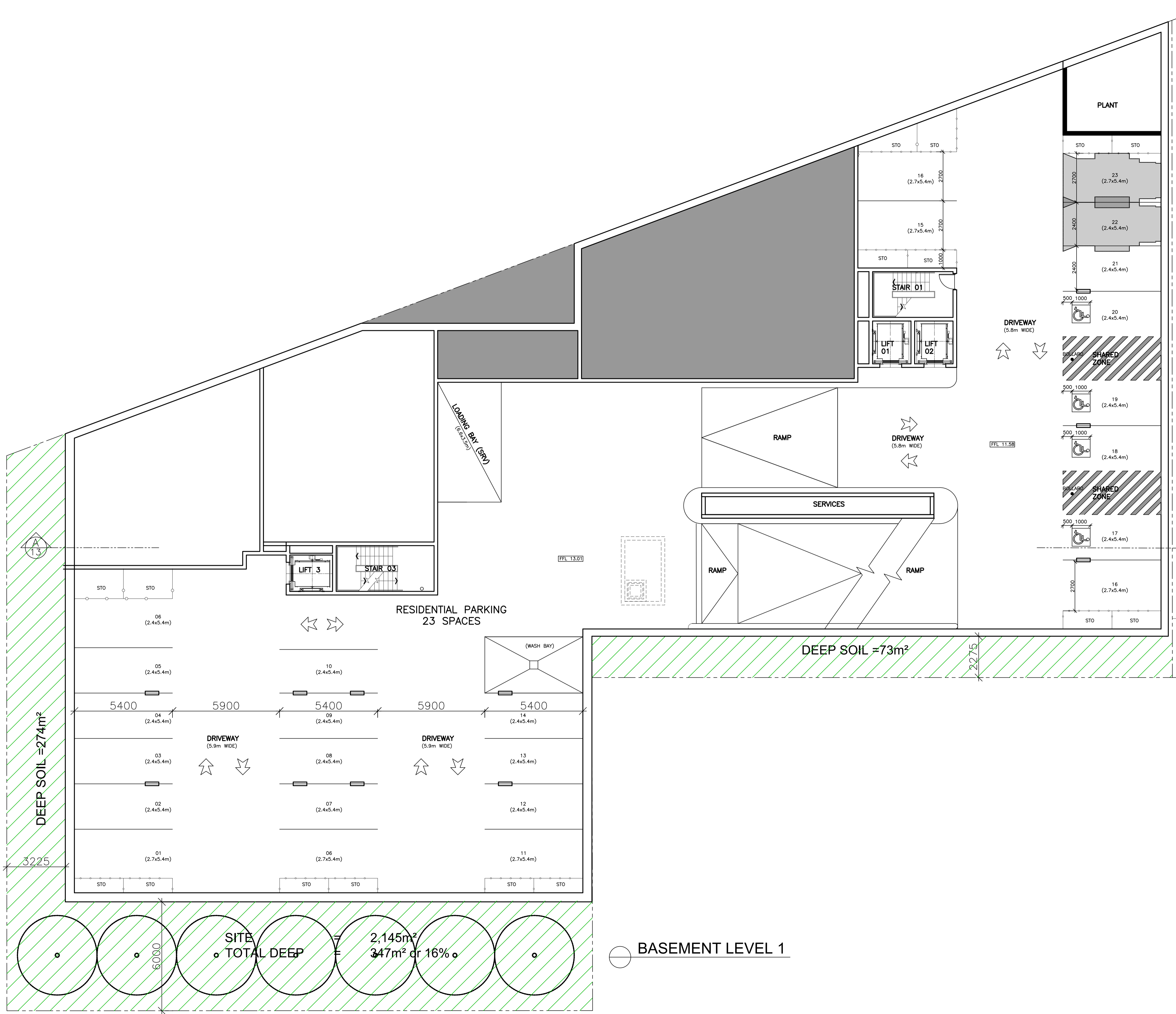
BASIX SECTION J

ENVIRONMENTAL

PROJECT: RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE: **BASEMENT LEVEL 1**

DATE: APR 2018 DRAWING No. 03
SCALE: 1:100 @ A1
JOB No. D1807
DRAWN BY DR
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BASEMENT LEVEL 1

SITE TOTAL DEEP = 2,145m²
347m² or 16%

DEEP SOIL = 274m²

DEEP SOIL = 73m²

RESIDENTIAL PARKING
23 SPACES

PLANT

DRIVEWAY
(5.8m WIDE)

DRIVEWAY
(5.8m WIDE)

SERVICES

RAMP

RAMP

RAMP

LOADING BAY (SRN)
(6.0x3.5)

STAIR 03

STAIR 01

LIFT 01

LIFT 02

LIFT 3

06
(2.4x5.4m)

05
(2.4x5.4m)

04
(2.4x5.4m)

03
(2.4x5.4m)

02
(2.4x5.4m)

01
(2.7x5.4m)

10
(2.4x5.4m)

09
(2.4x5.4m)

08
(2.4x5.4m)

07
(2.4x5.4m)

06
(2.7x5.4m)

(WASH BAY)

14
(2.4x5.4m)

13
(2.4x5.4m)

12
(2.4x5.4m)

11
(2.7x5.4m)

16
(2.7x5.4m)

15
(2.7x5.4m)

23
(2.7x5.4m)

22
(2.4x5.4m)

21
(2.4x5.4m)

20
(2.4x5.4m)

18
(2.4x5.4m)

18
(2.4x5.4m)

17
(2.4x5.4m)

16
(2.7x5.4m)

FFL 13.01

FFL 11.58

A 13

A 13

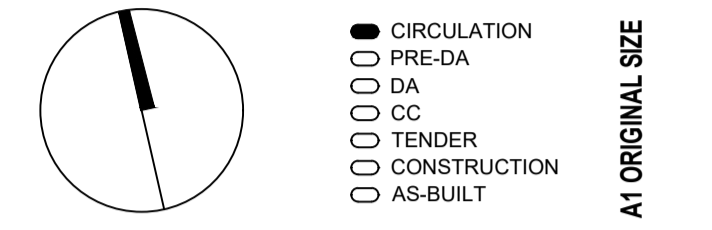
3225

6000



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NO.	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

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
OZZY STATES PTY LTD
 C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX SECTION J

ENVIRONMENTAL

PROJECT

RESIDENTIAL DEVELOPMENT

36 LONSDALE STREET

LILYFIELD, NSW

DRAWING TITLE

LOWER GROUND

FLOOR PLAN

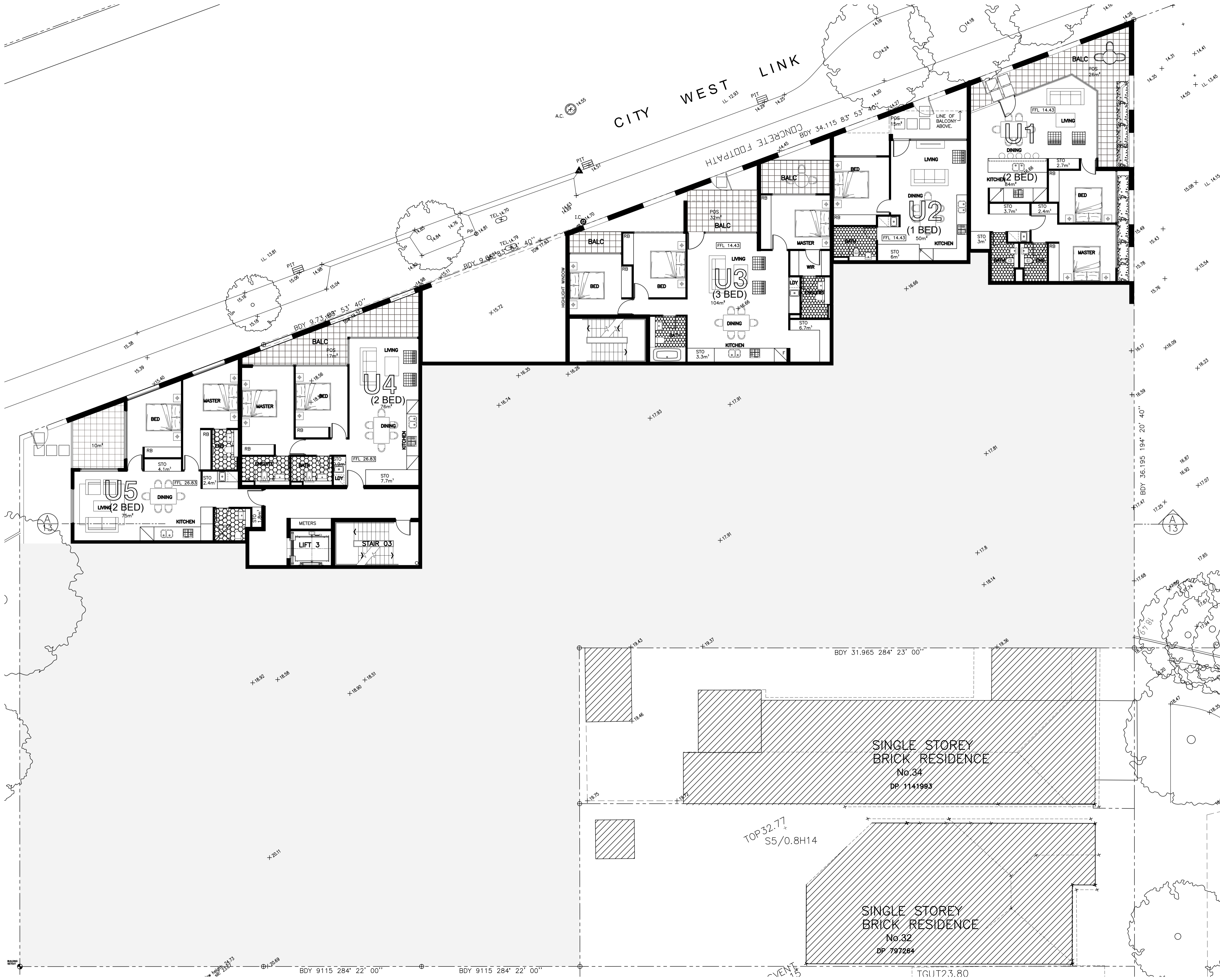
DATE APR 2018 DRAWING No.

SCALE 1:100 @ A1

JOB No. D1807

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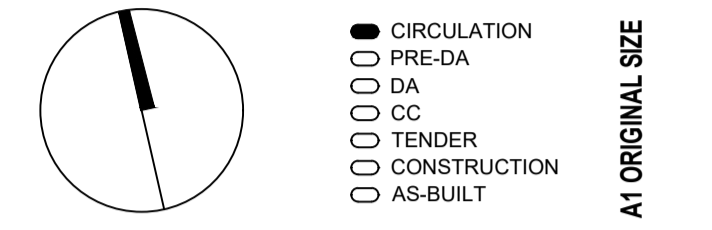


04



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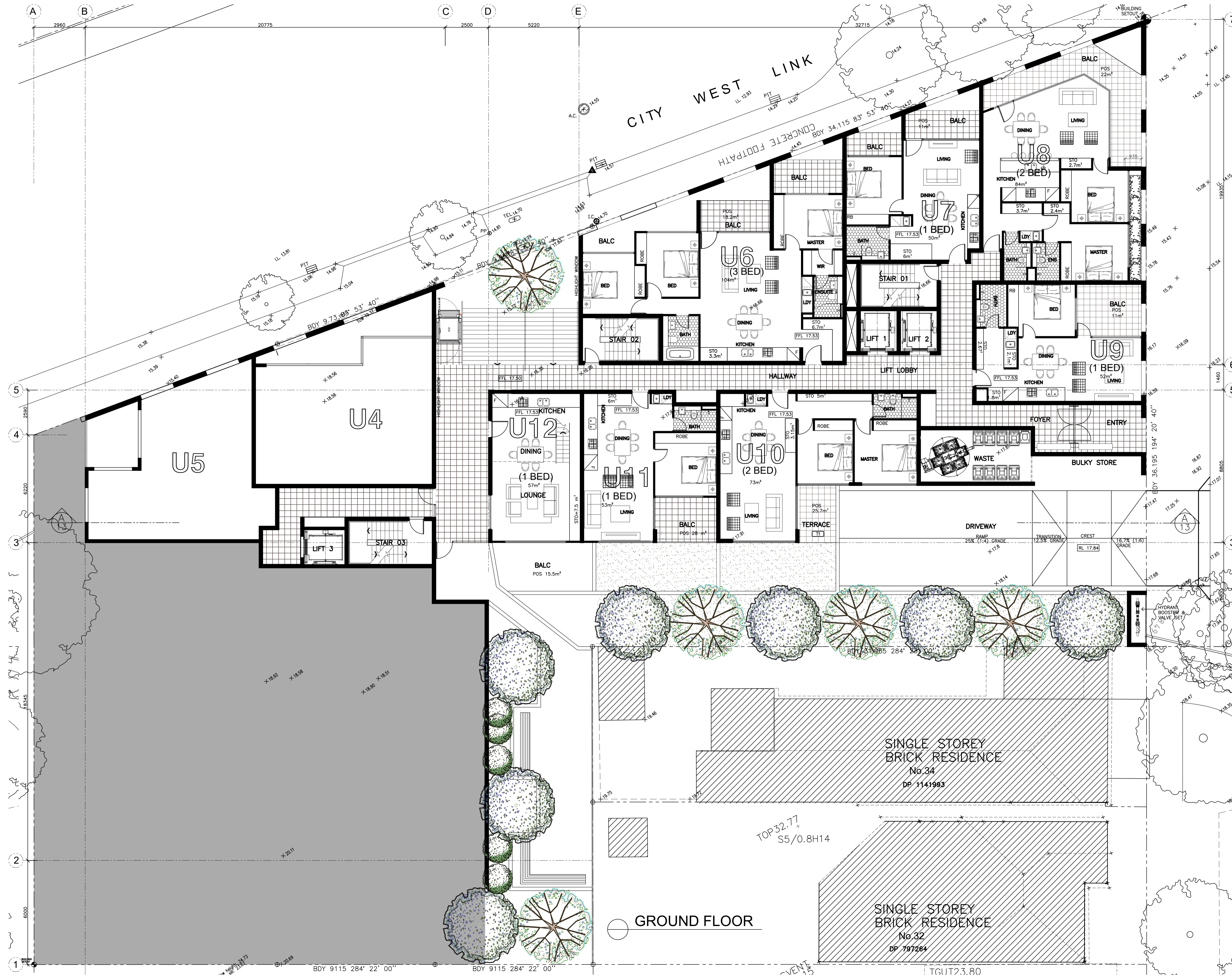


NO.	DATE	AMENDMENT	BY
4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
3	JUNE 2018	COORDINATION ISSUE	DL
2	APR 2018	FOR COORDINATION	DR
1	APR 2018	ISSUE TO CLIENT	DR

CLIENT	PROJECT
OZZY STATES PTY LTD	RESIDENTIAL DEVELOPMENT
C/O DEREK RAITHBY ARCHITECTURE	36 LONSDALE STREET

STRUCTURAL ENGINEER	
HYDRAULIC ENGINEER	
MECHANICAL ENGINEER	
LANDSCAPE DESIGN	
BASIX SECTION J	
ENVIRONMENTAL	

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



GROUND FLOOR

SINGLE STOREY
BRICK RESIDENCE
No. 34
DP 1141993

SINGLE STOREY
BRICK RESIDENCE
No. 32
DP 797264

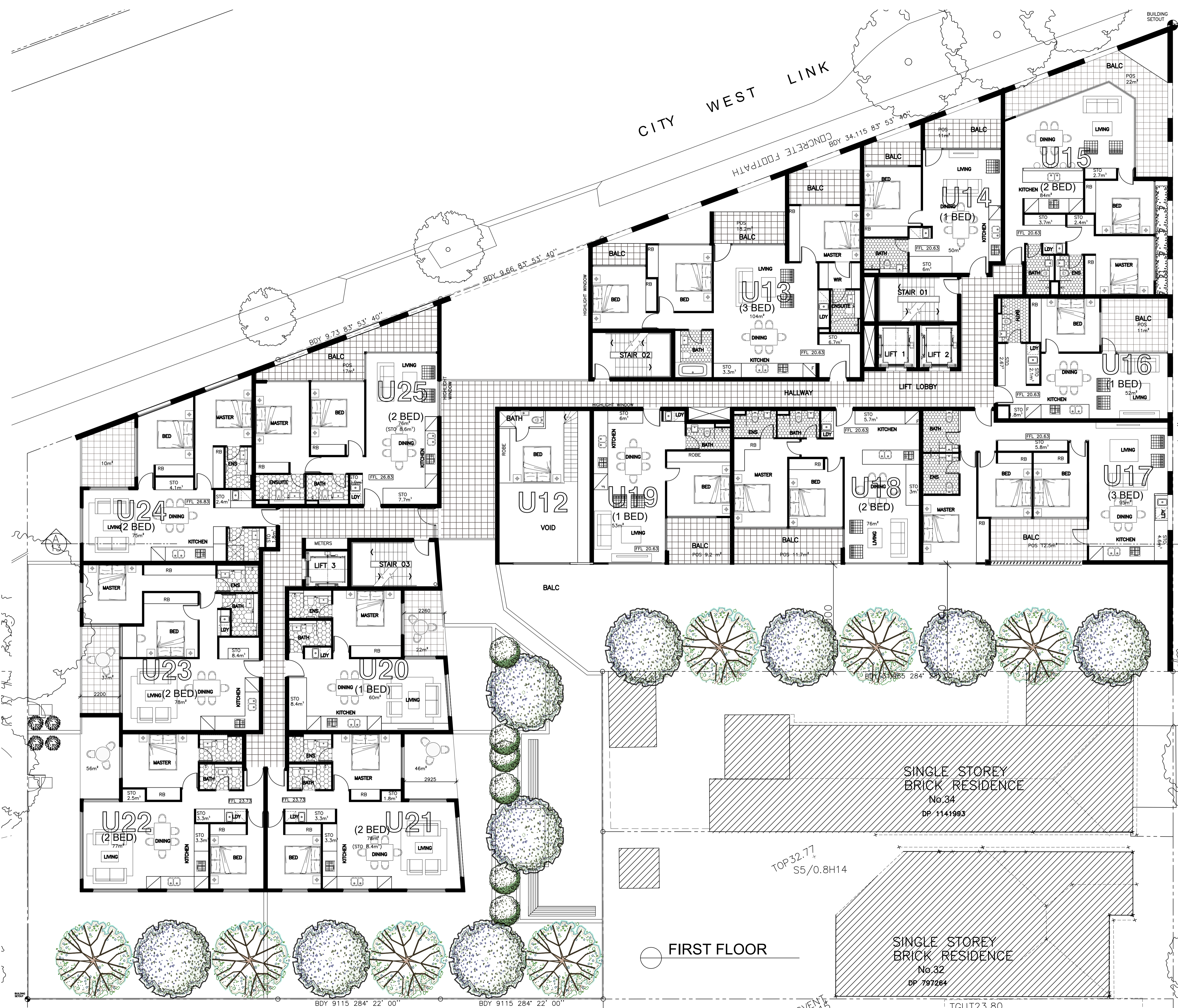
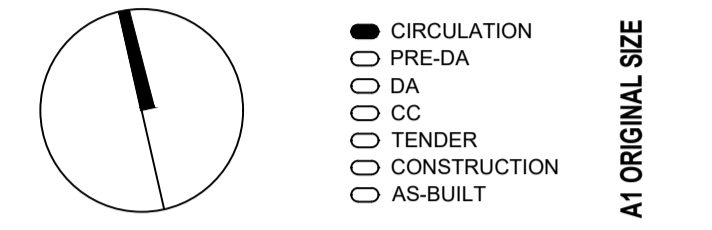
AT ORIGINAL SIZE



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

CLIENT
OZZY STATES PTY LTD
C/O DEREK RAITHBY ARCHITECTURE

- STRUCTURAL ENGINEER
- HYDRAULIC ENGINEER
- MECHANICAL ENGINEER
- LANDSCAPE DESIGN

BASIX SECTION J
ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
FIRST FLOOR PLAN

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

06

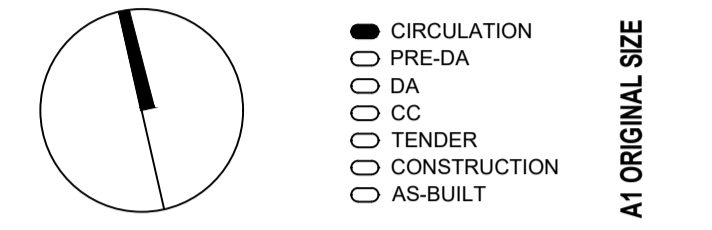
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CLIENT: **OZZY STATES PTY LTD**
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STRUCTURAL ENGINEER
HYDRAULIC ENGINEER
MECHANICAL ENGINEER
LANDSCAPE DESIGN

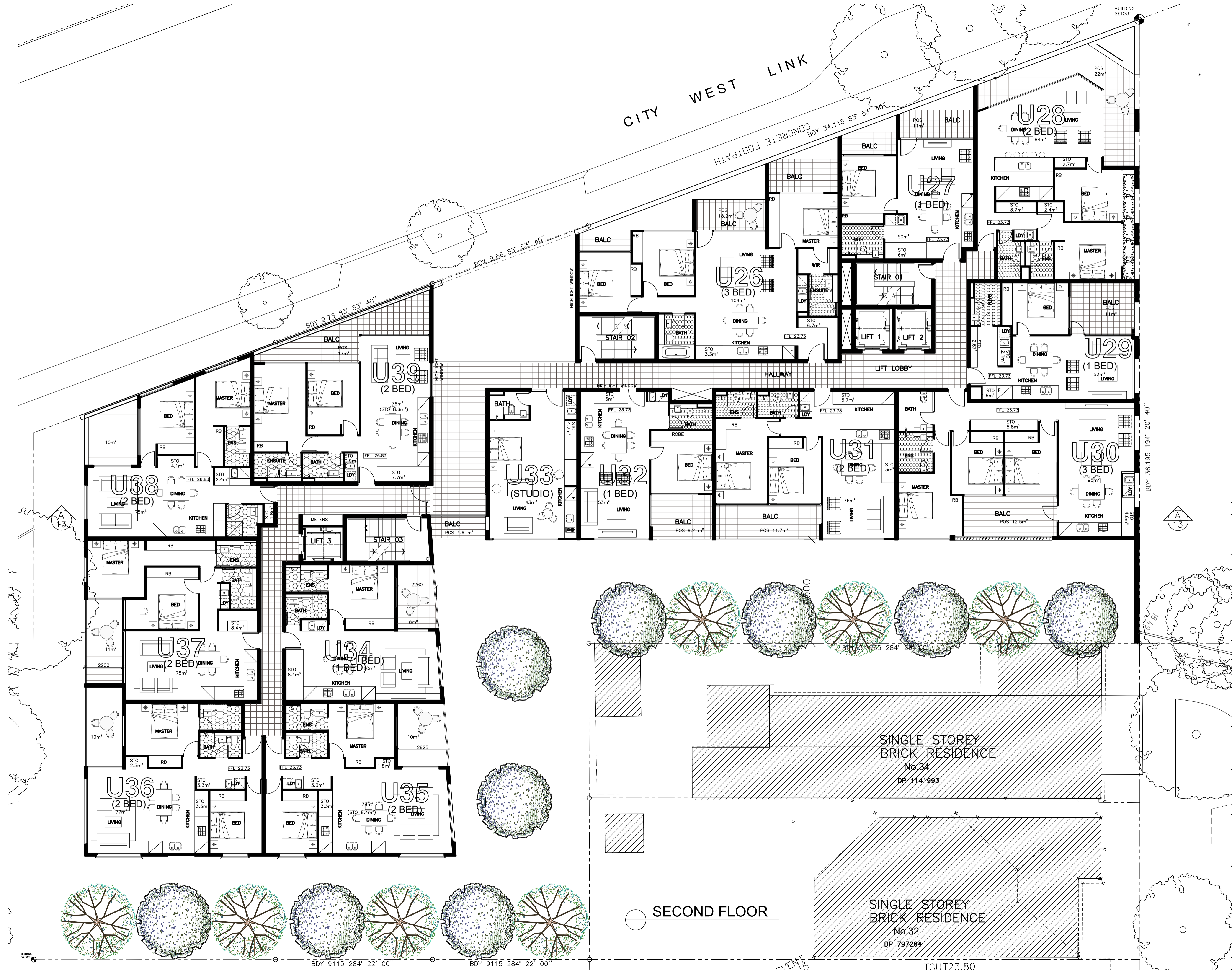
BASIX SECTION J
ENVIRONMENTAL

PROJECT: RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE: **SECOND FLOOR PLAN**

DATE: APR 2018 DRAWING No. 07
SCALE: 1:100 @ A1
JOB No. D1807
DRAWN BY DR

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SECOND FLOOR

SINGLE STOREY
BRICK RESIDENCE
No. 34
DP 1141993

SINGLE STOREY
BRICK RESIDENCE
No. 32
DP 797264



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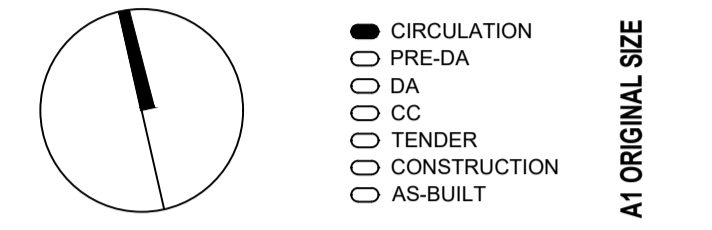


Table with 4 columns: ISSUE, DATE, AMENDMENT, BY. Contains revision history for the drawing.

Table with 4 columns: CLIENT, PROJECT, DATE, AMENDMENT, BY. Lists project details and client information.

CLIENT: **OZZY STATES PTY LTD**
C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIS SECTION J

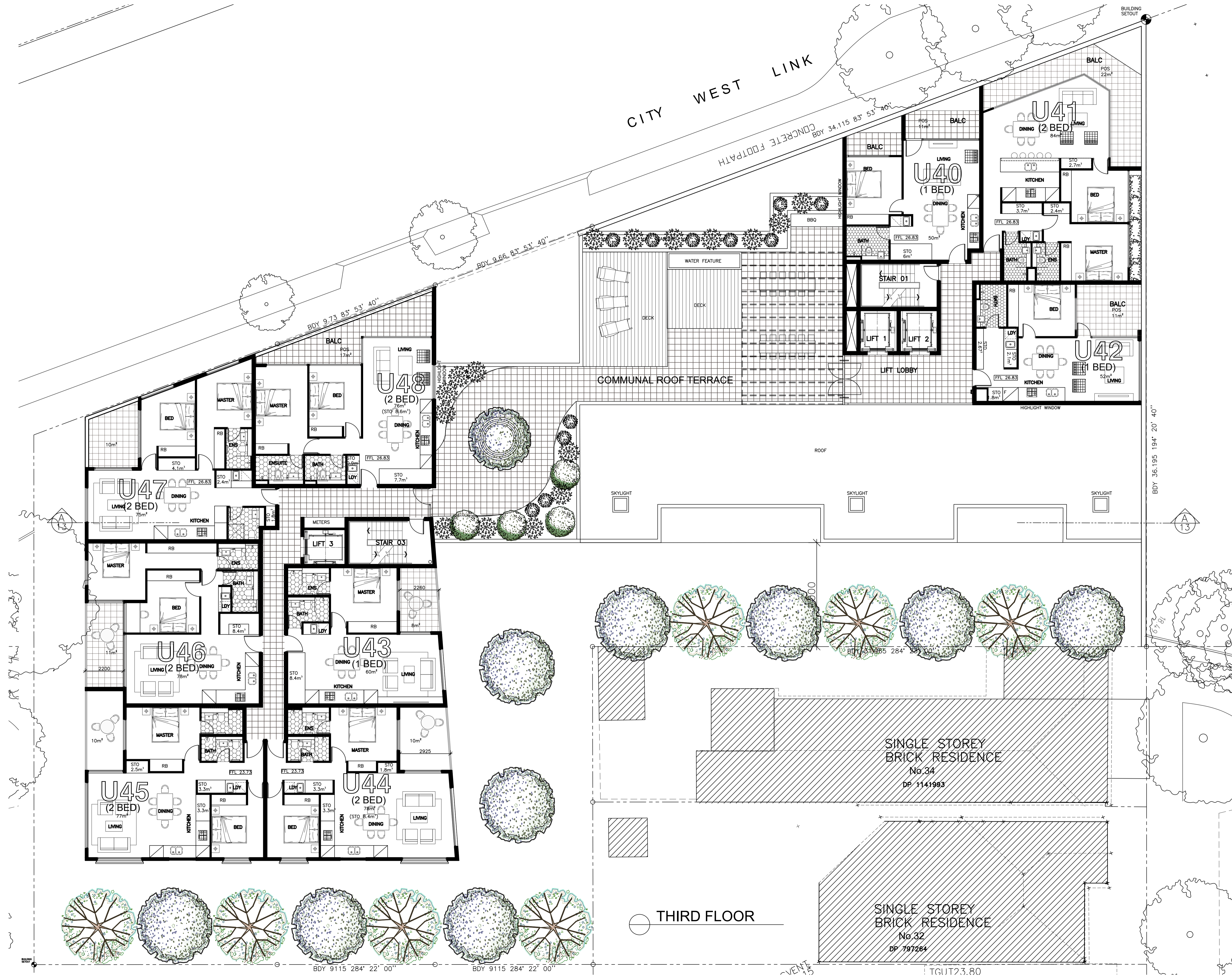
ENVIRONMENTAL

PROJECT: RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE: **THIRD FLOOR PLAN**

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

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THIRD FLOOR

SINGLE STOREY
BRICK RESIDENCE
No 34
DP 1141993

SINGLE STOREY
BRICK RESIDENCE
No 32
DP 797264



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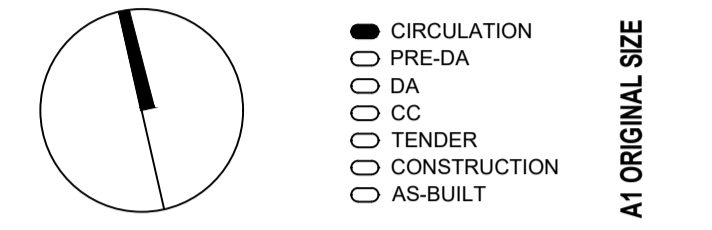


Table with 4 columns: Issue/Date, Amendment, By, and Description. Includes a revision table with columns for Issue, Date, Amendment, and By.

Table with 4 columns: Issue, Date, Amendment, and By. Contains revision entries for planning proposal amendment, coordination issue, and issue to client.

CLIENT: **OZZY STATES PTY LTD**
C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX SECTION J

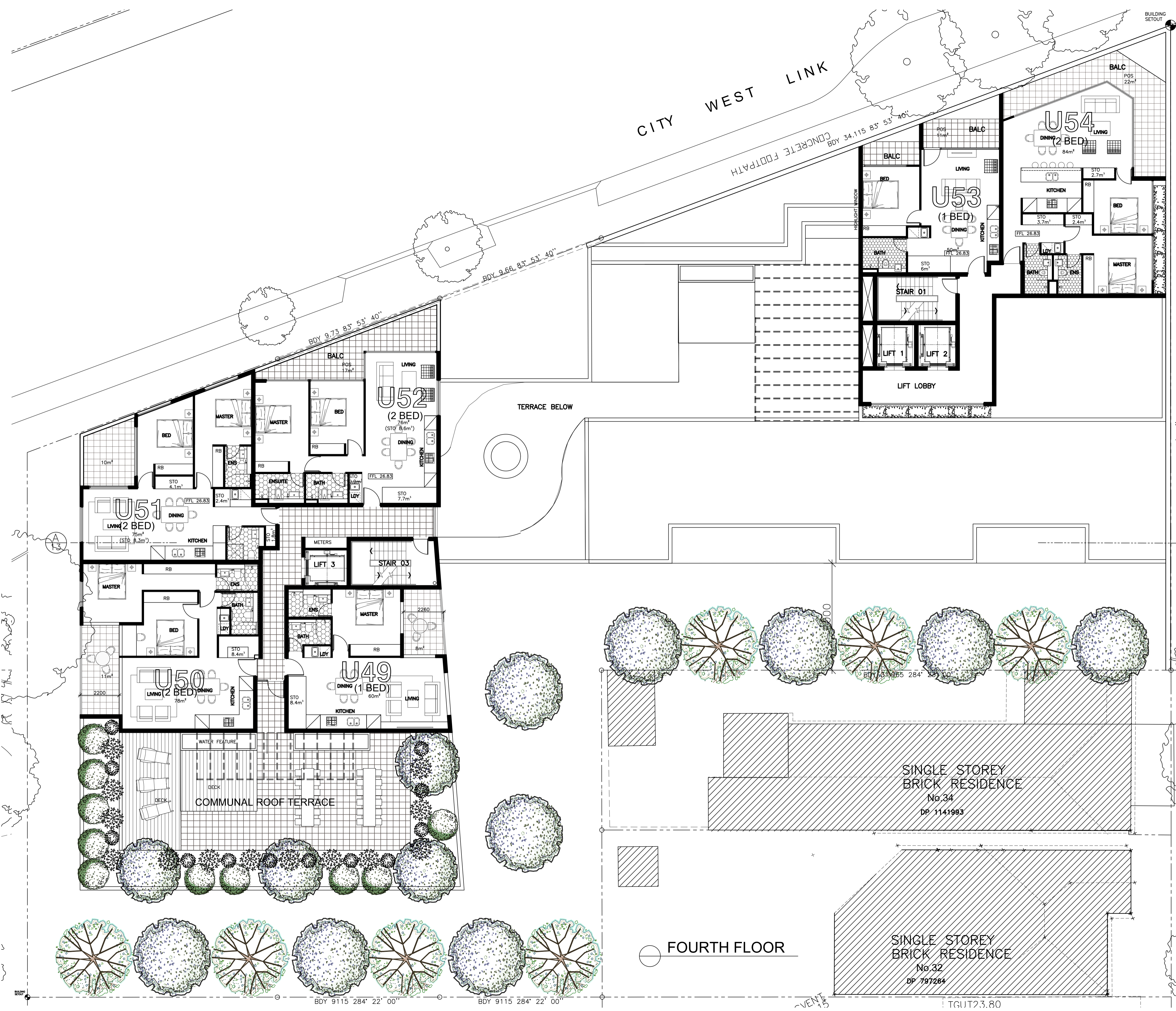
ENVIRONMENTAL

PROJECT: RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE: **FOURTH FLOOR PLAN**

DATE: APR 2018 DRAWING No. 09
SCALE: 1:100 @ A1
JOB No. D1807
DRAWN BY DR

PRELIMINARY ONLY



FOURTH FLOOR

SINGLE STOREY
BRICK RESIDENCE
No. 34
DP 1141993

SINGLE STOREY
BRICK RESIDENCE
No. 32
DP 797264

BDY 36.195 194' 20' 40"

BDY 9.73 83' 53' 40"
BDY 9.66 83' 53' 40"
BDY 34.115 83' 53' 40"

BDY 9115 284' 22' 00"
BDY 9115 284' 22' 00"

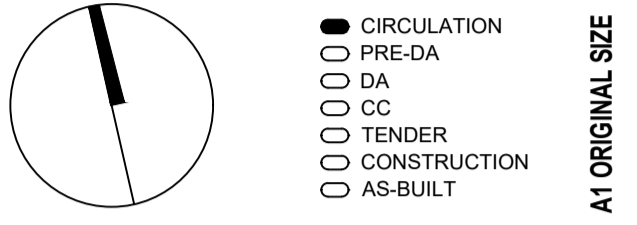
TGUT 23.80



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AT ORIGINAL SIZE

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Revision table with columns for Issue, Date, Amendment, and By. Issues 1-4 are listed with dates and descriptions.

CLIENT
OZZY STATES PTY LTD
C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX SECTION J

ENVIRONMENTAL

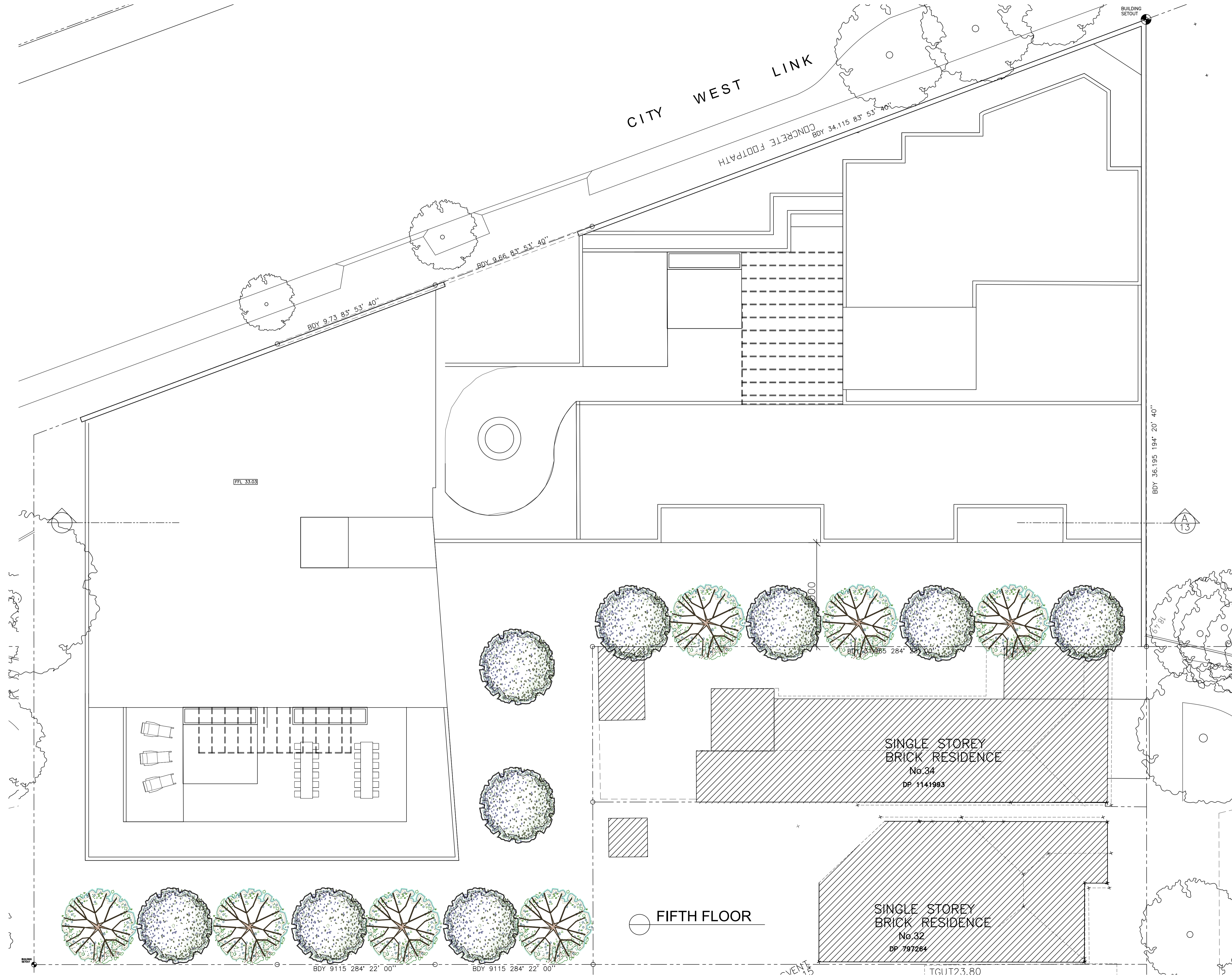
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
ROOF PLAN

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

10

PRELIMINARY ONLY



CITY WEST LINK
CONCRETE FOOTPATH
BDY 34.115 83° 53' 40"

BDY 9.73 83° 53' 40"
BDY 9.66 83° 53' 40"

BDY 36.195 194° 20' 40"

A 13

SINGLE STOREY
BRICK RESIDENCE
No. 34
DP 1141993

SINGLE STOREY
BRICK RESIDENCE
No. 32
DP 797264

FIFTH FLOOR

BDY 9115 284° 22' 00"
BDY 9115 284° 22' 00"

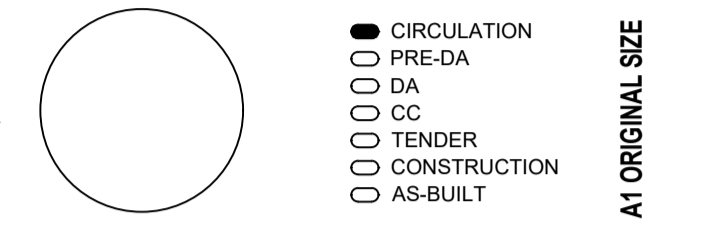
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NORTH ELEVATION
CITY WEST LINK / BRENNAN

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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
JOB No. D1807
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EAST ELEVATION
LONSDALE



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 - PRE-DA
 - DA
 - CC
 - TENDER
 - CONSTRUCTION
 - AS-BUILT
- AT ORIGINAL SIZE



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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

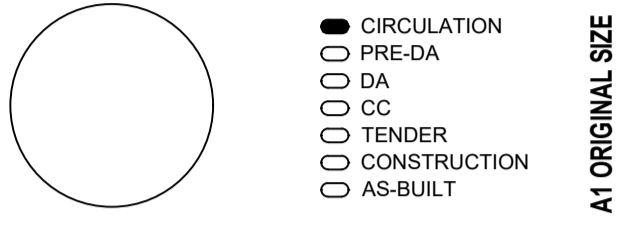
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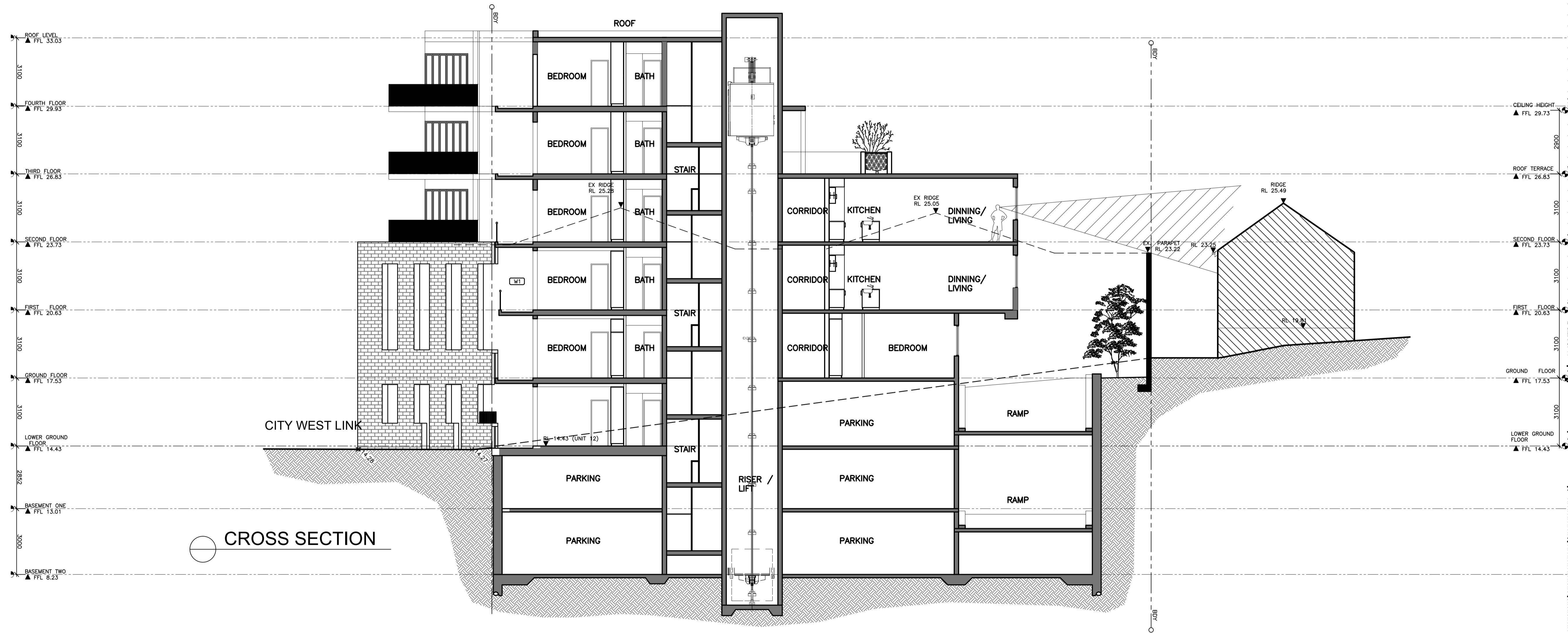
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CROSS SECTION

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MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

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		

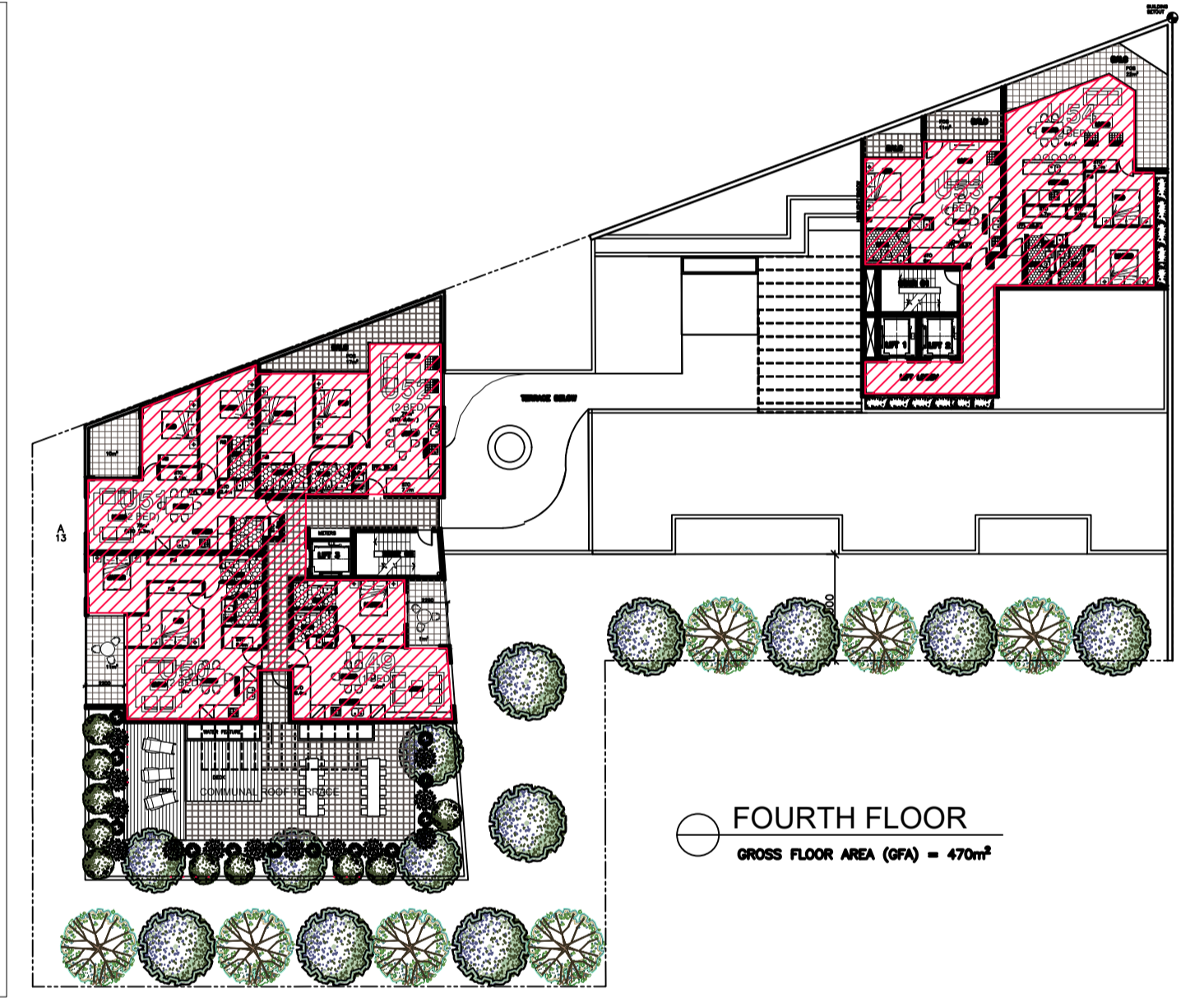
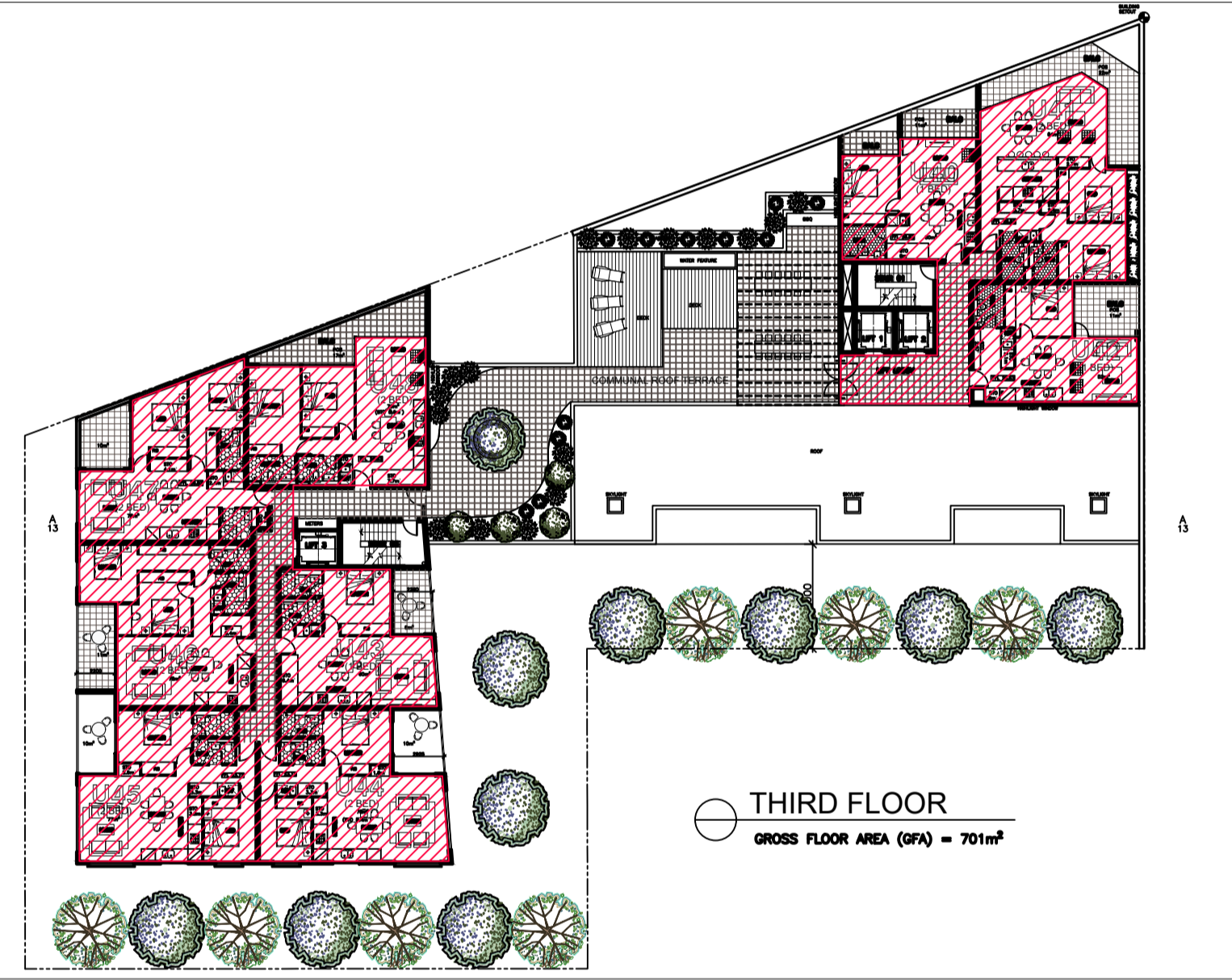
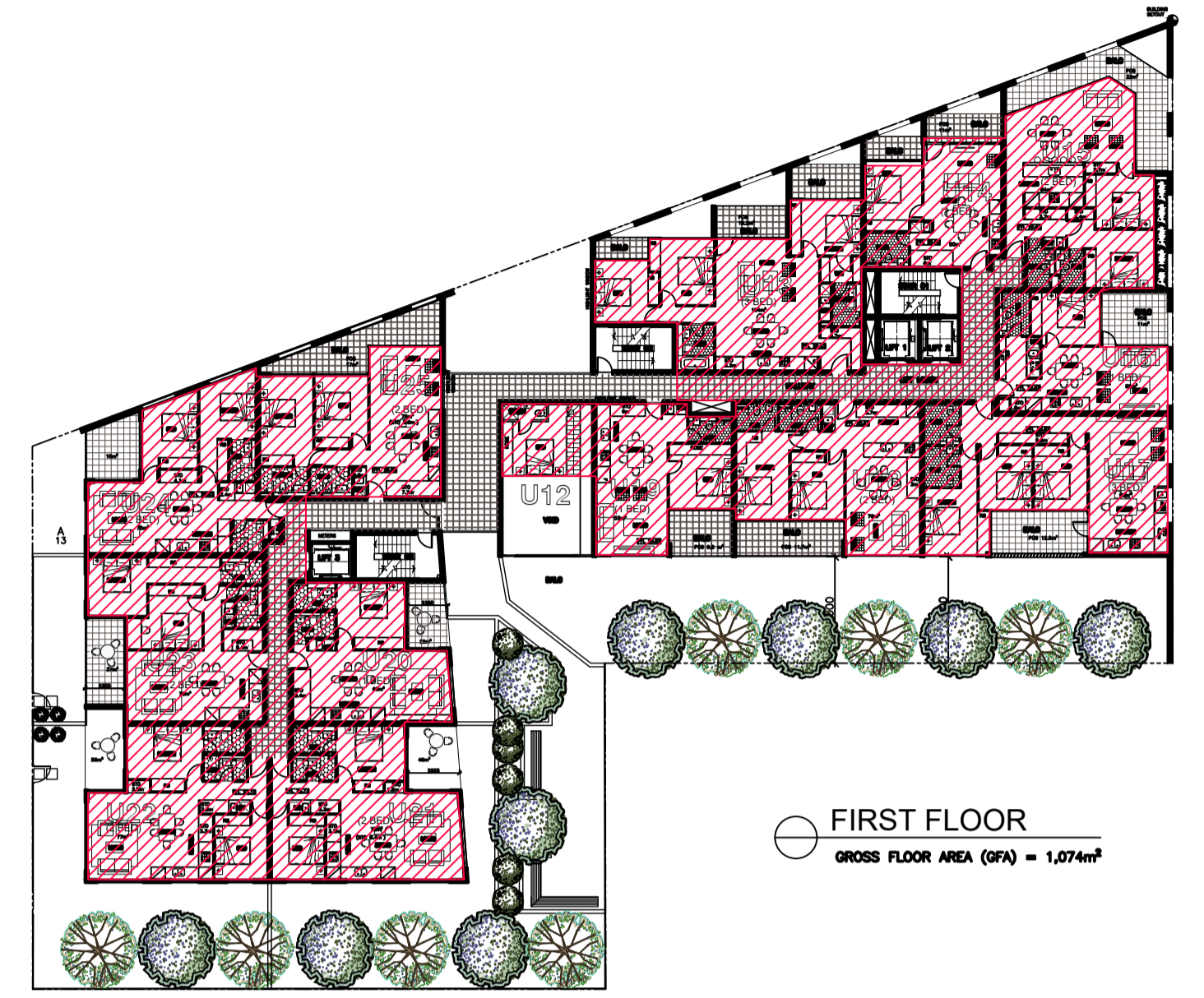
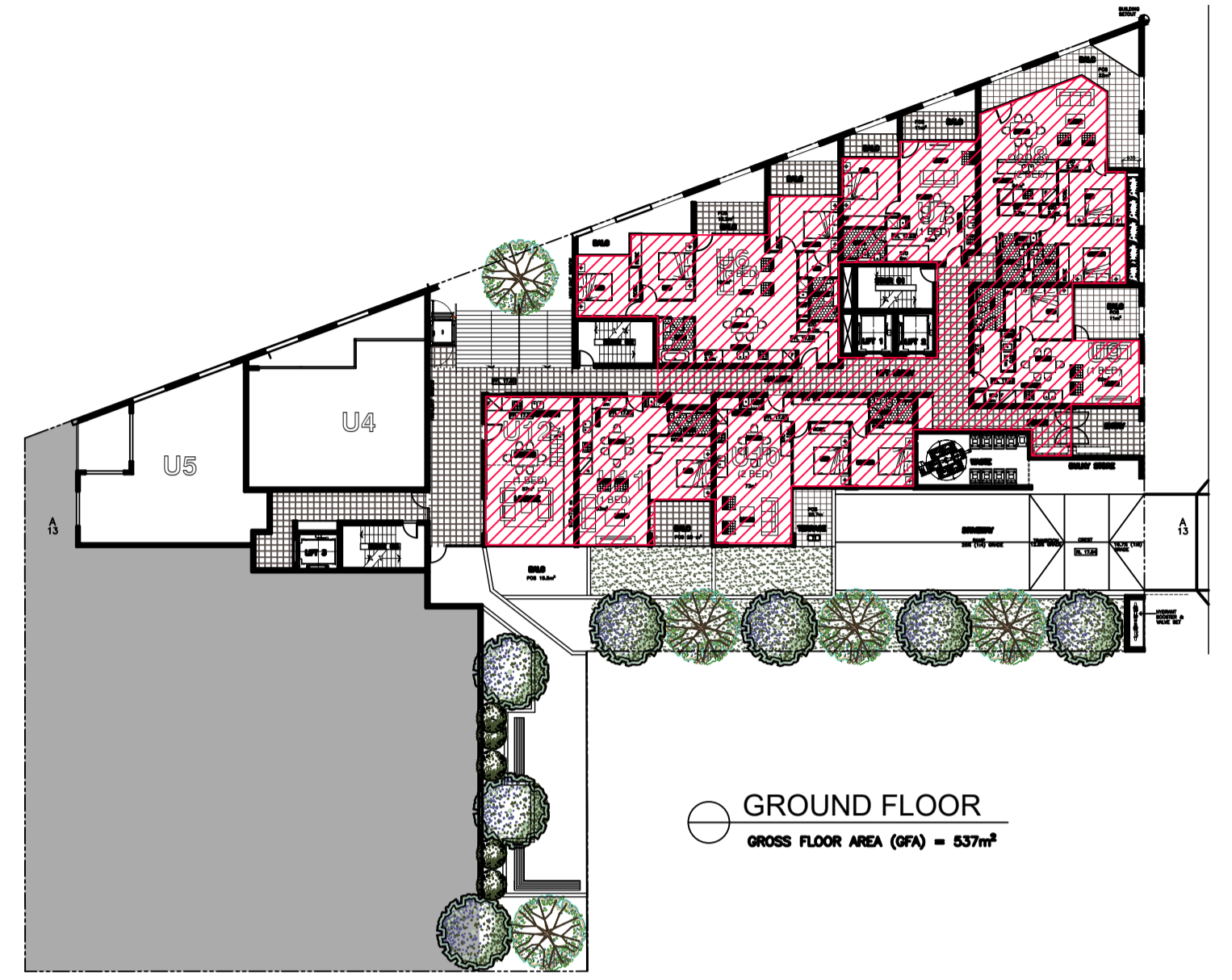
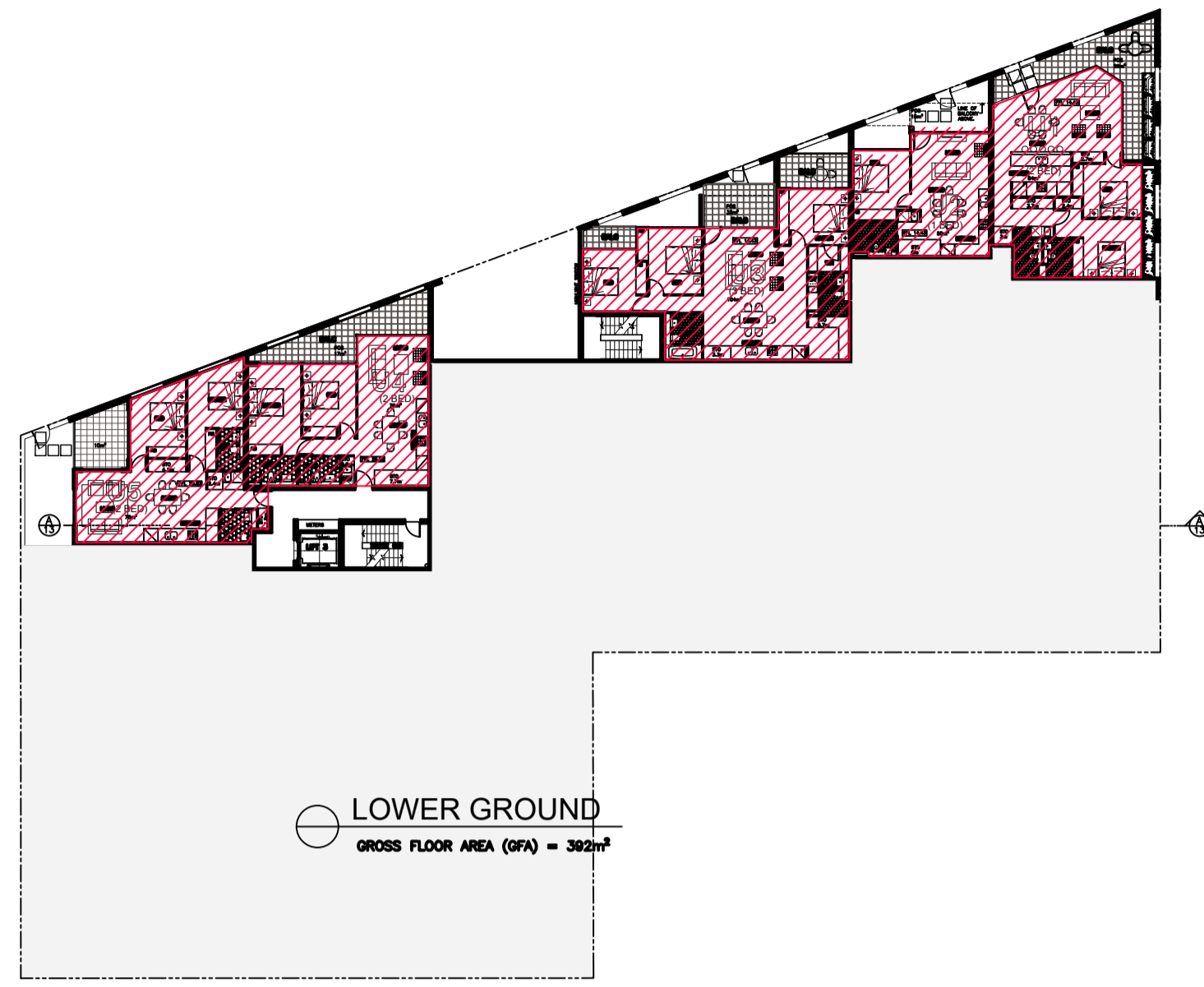
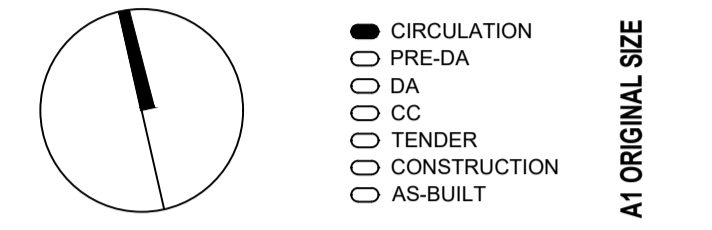
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GROSS FLOOR AREA
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height 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	= 392m ²
• GROUND FLOOR	= 537m ²
• FIRST FLOOR	= 1,074m ²
• SECOND FLOOR	= 1,097m ²
• THIRD FLOOR	= 701m ²
• FOURTH FLOOR	= 470m ²
TOTAL	= 4,271m ²
SITE	= 2,145m ²
FSR	= 1.99:1

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ISSUE	DATE	AMENDMENT	BY

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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	

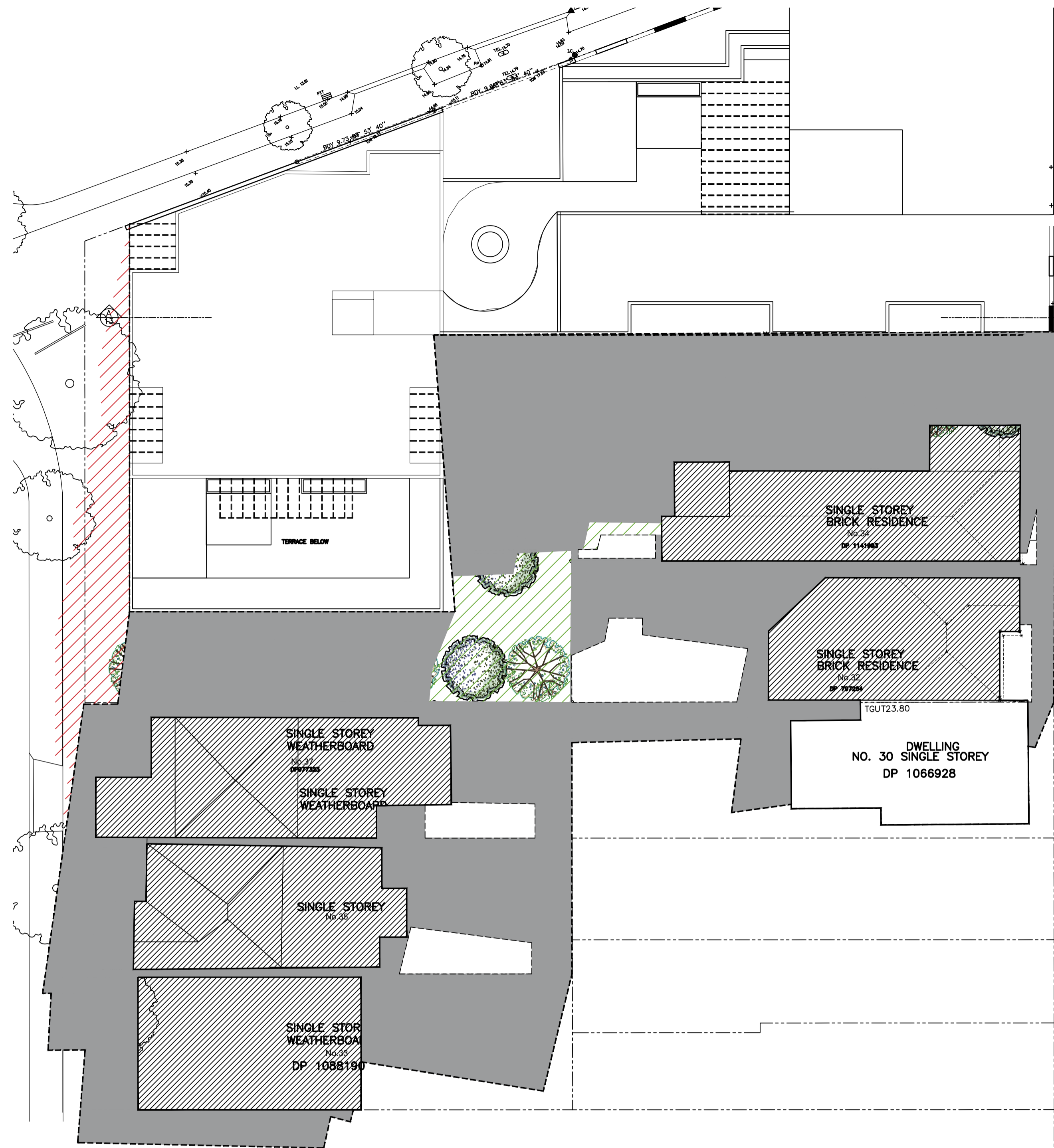
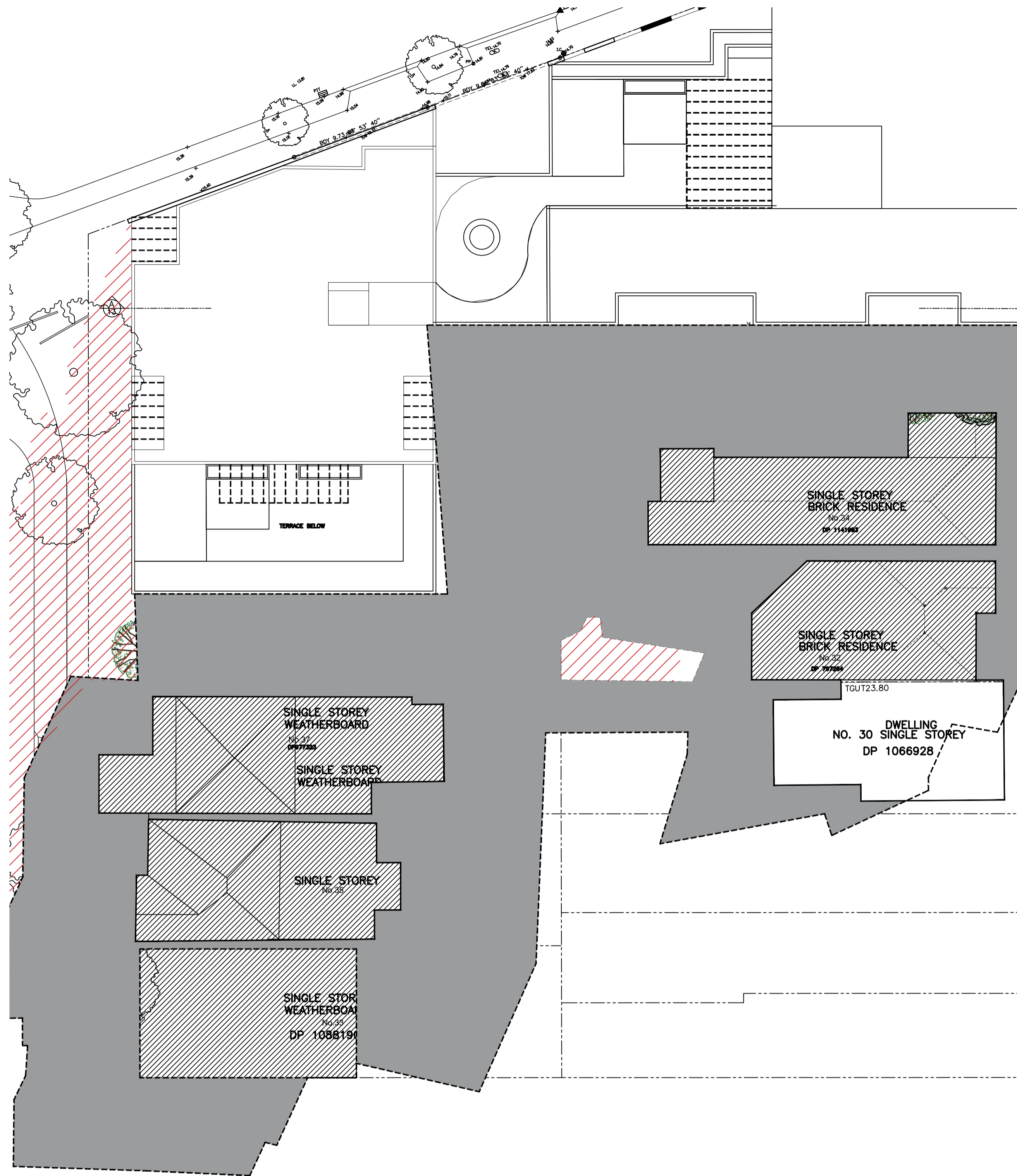
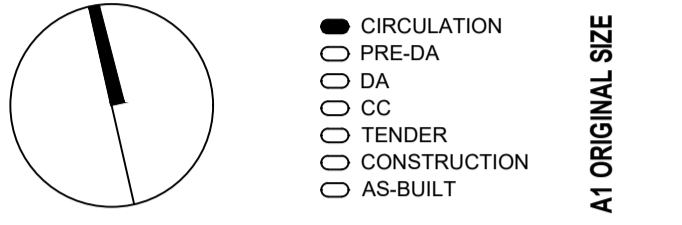
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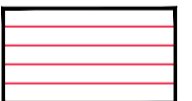


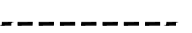
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LEGEND

-  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

3	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
2	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.	15
SCALE	1:200 @ A1		
JOB No.	D1807		
DRAWN BY	DR		

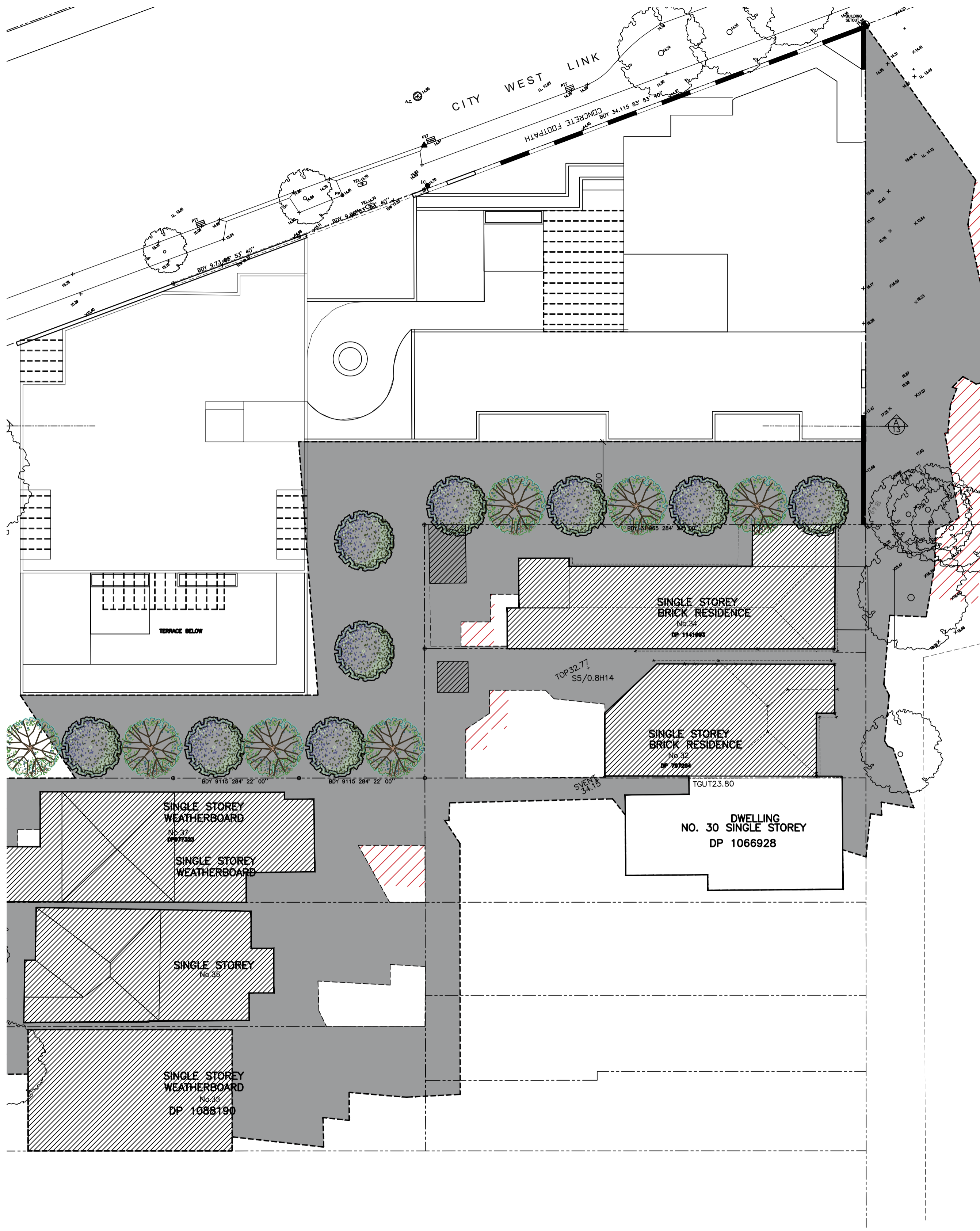
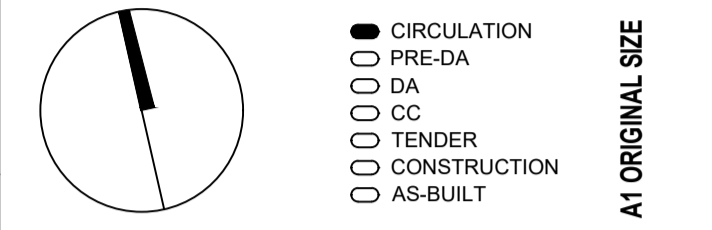
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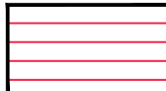


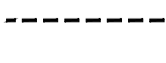
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LEGEND

-  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

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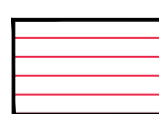
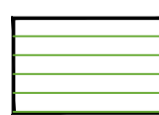

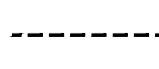
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
**DIAGRAM
SHADOW ANALYSIS**

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

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

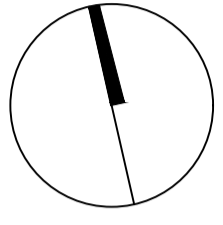
 **SHADOW DIAGRAM - SPLIT TOWERS**
21 JUNE 3pm










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

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ENVIRONMENTAL

PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
SHADOW ANALYSIS

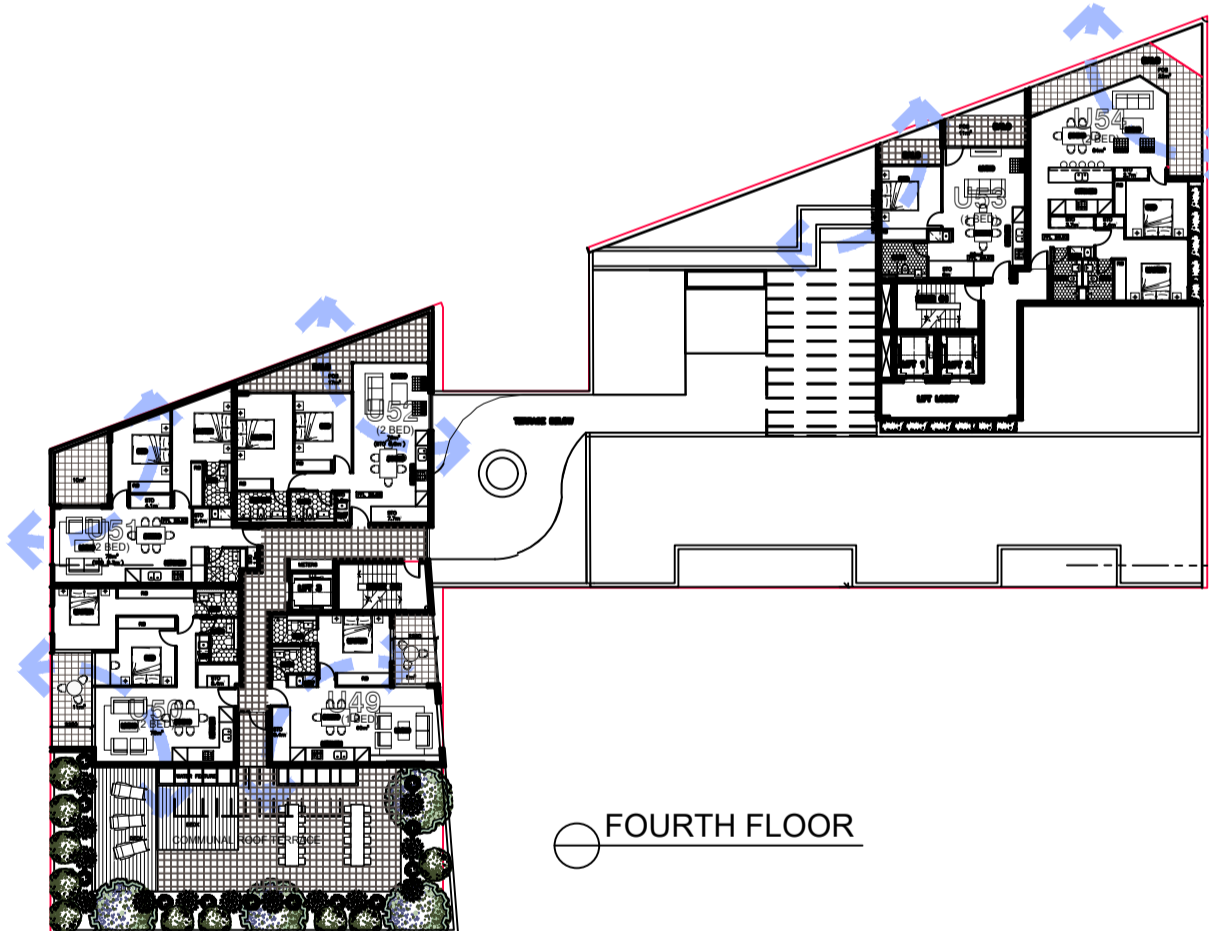
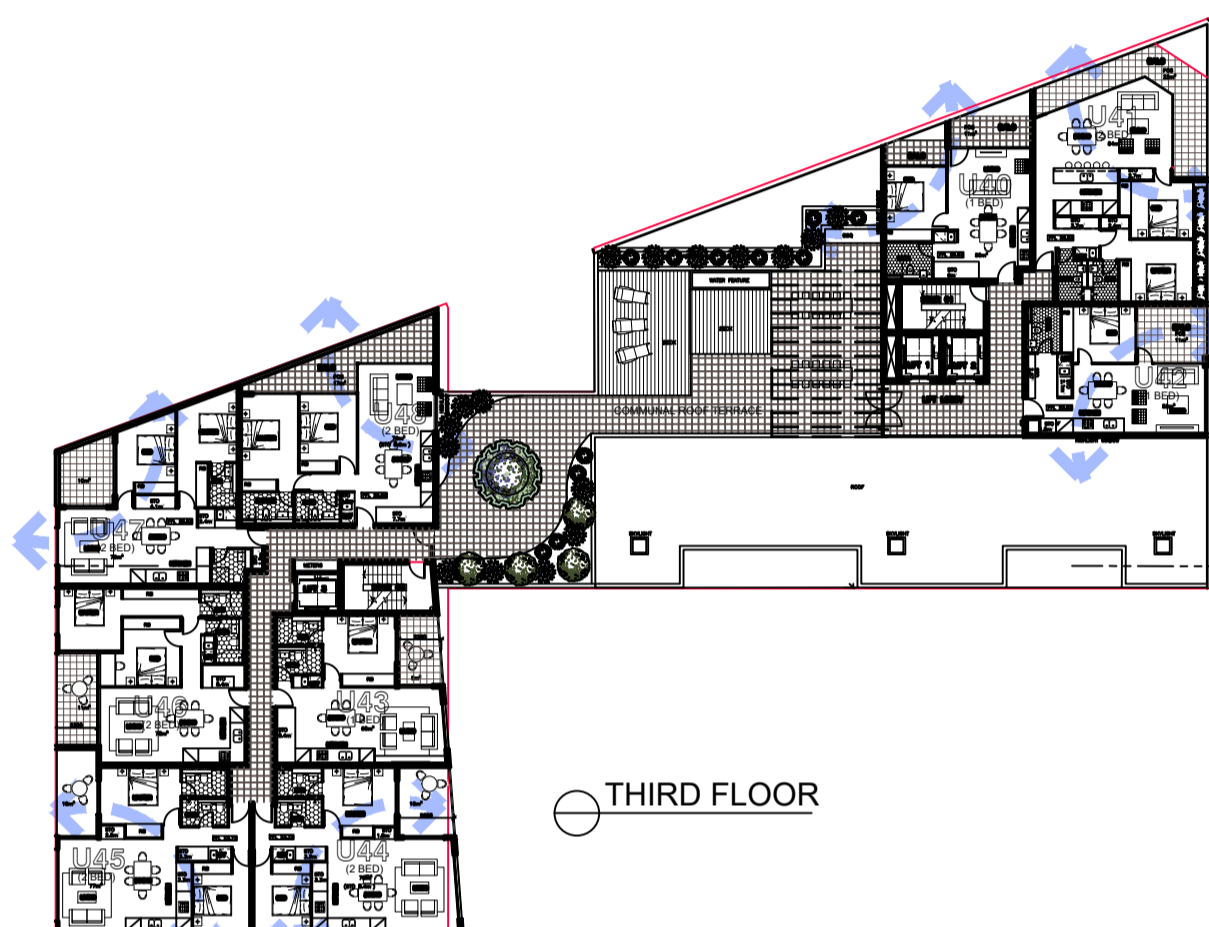
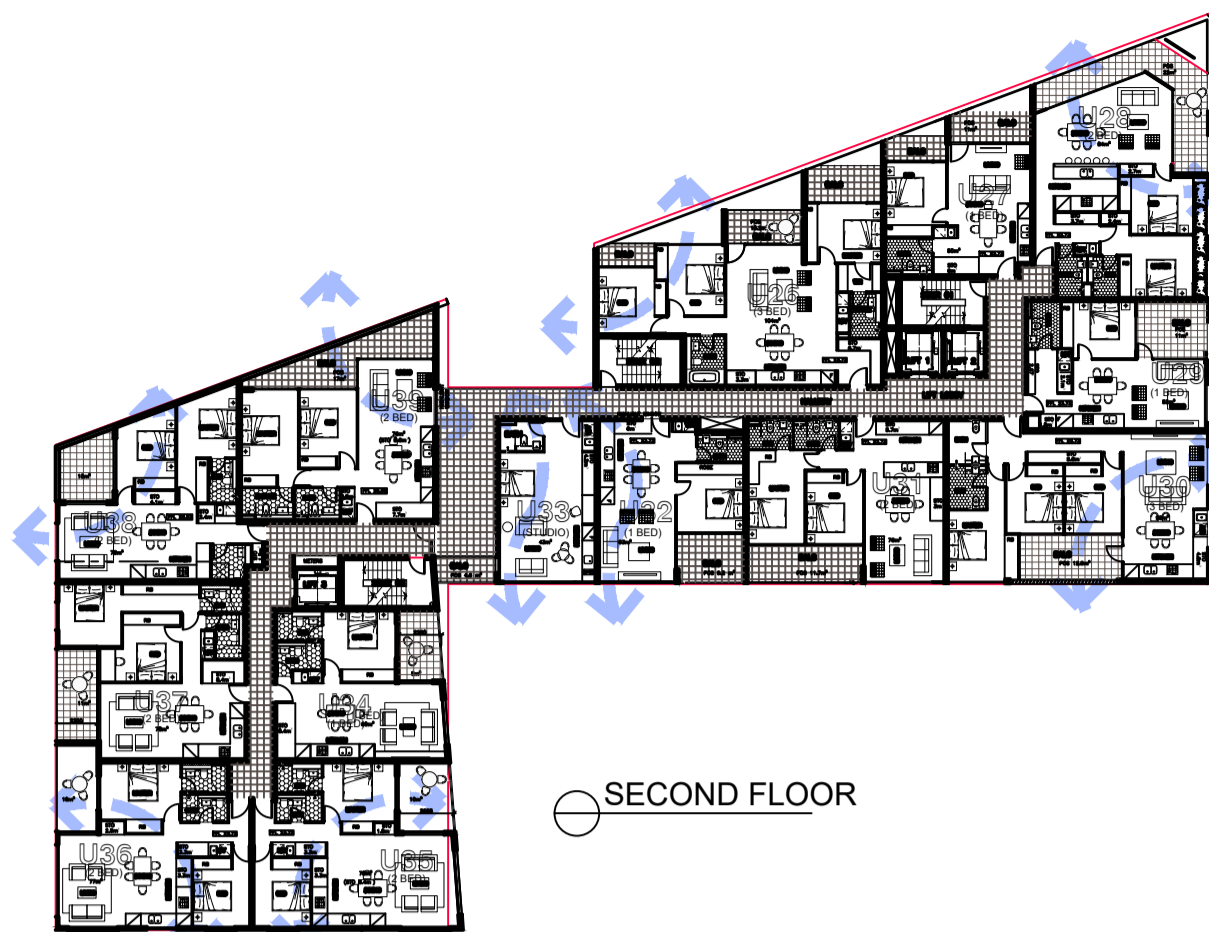
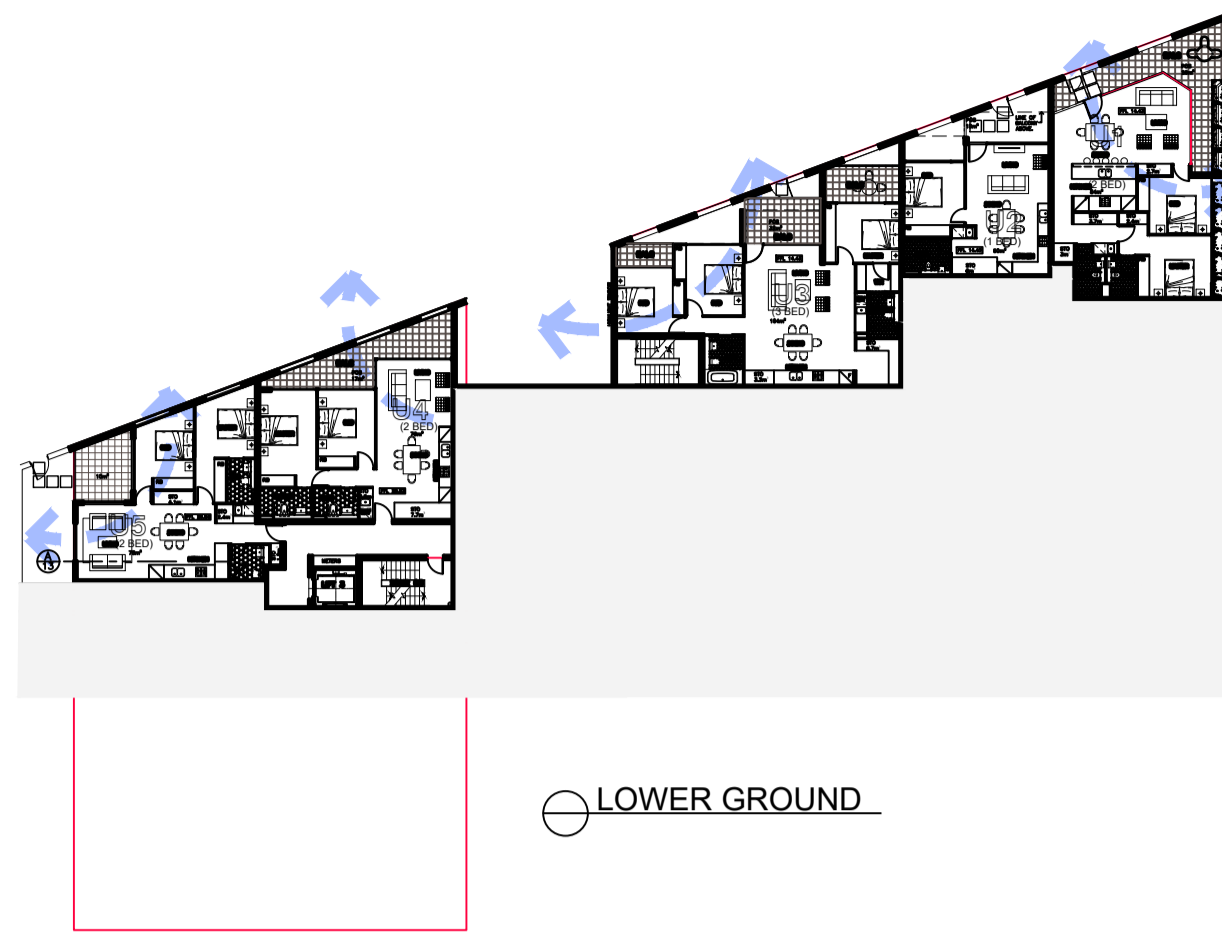
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SCALE 1:200 @ A1
JOB No. D1807
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CROSS VENTILATION

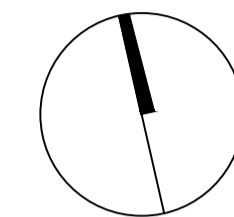
NUMBER OF UNITS WITH CROSS VENTILATION 38 OF 54
 PERCENTAGE OF UNITS WITH CROSS VENTILATION 70%
 SEPP 65 REQUIREMENT 60%



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 36 LONSDALE STREET
 LILYFIELD, NSW

DRAWING TITLE
DIAGRAM
CROSS VENTILATION

DATE APR 2018 DRAWING No.
 SCALE 1:100 @ A1
 JOB No. D1807
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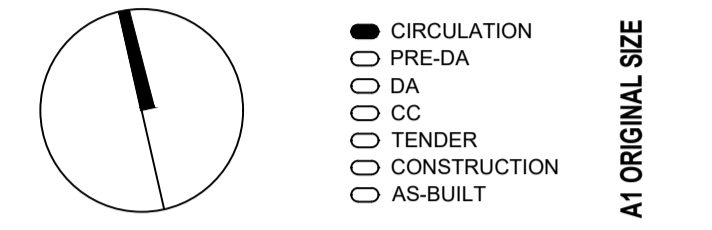
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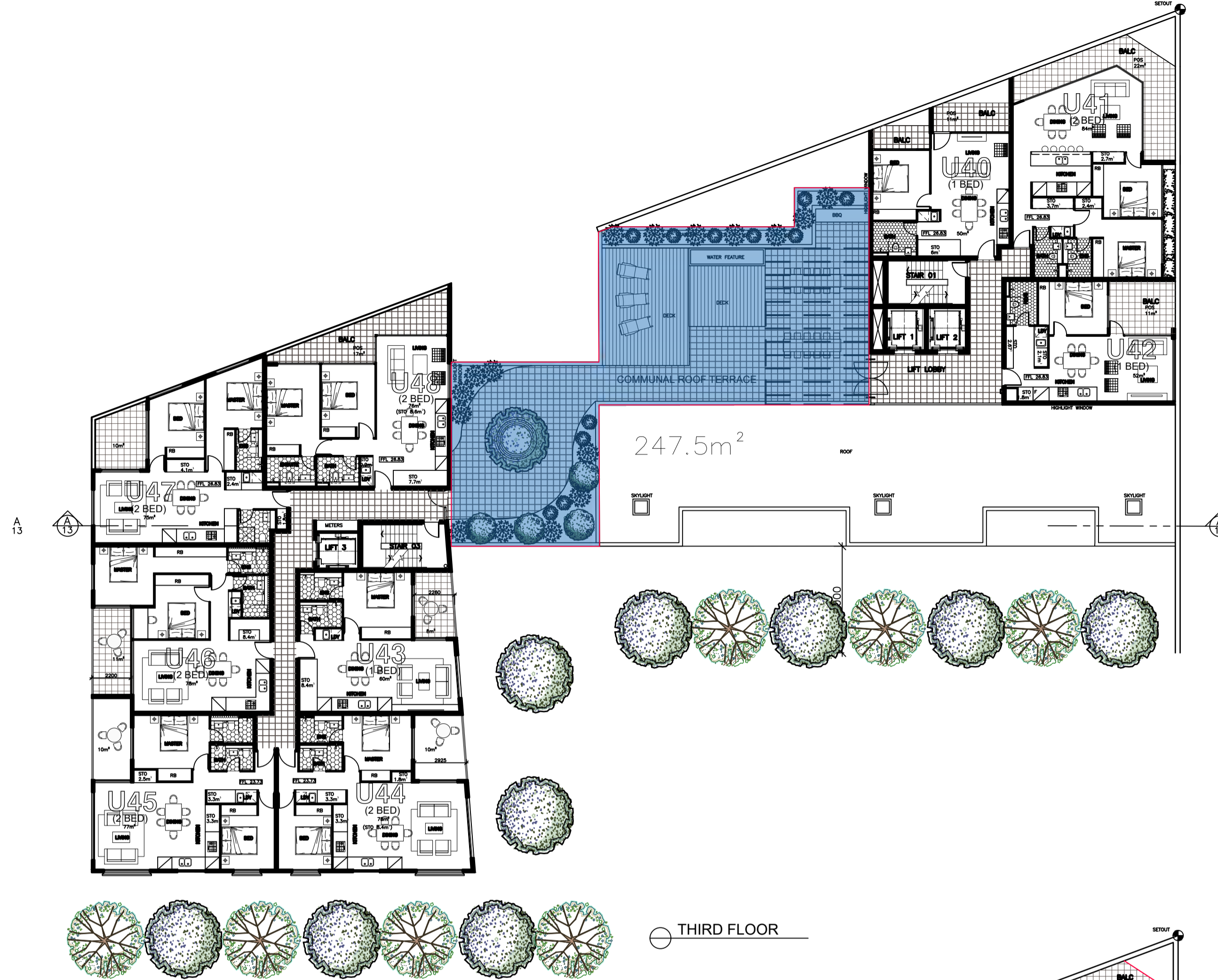
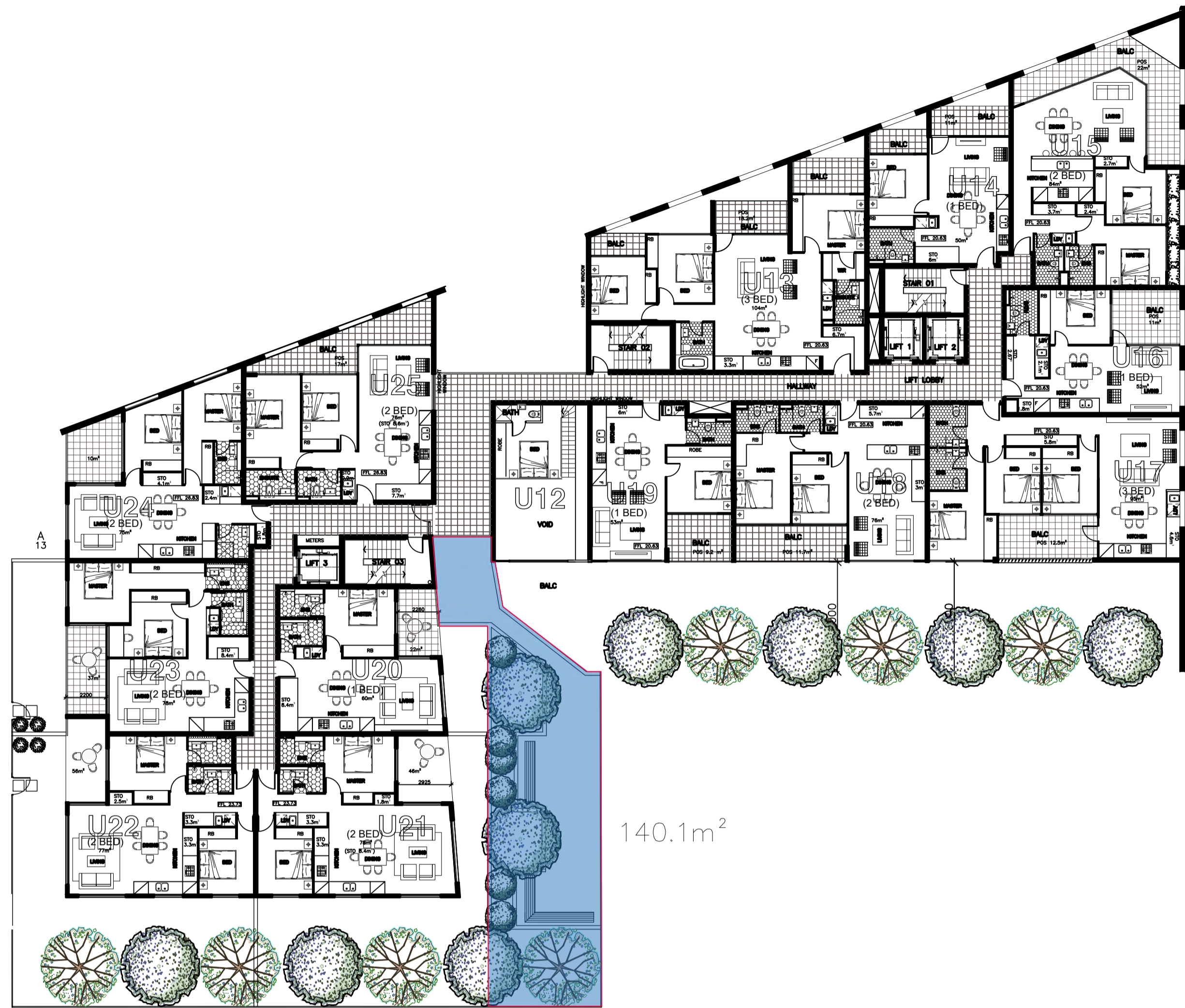
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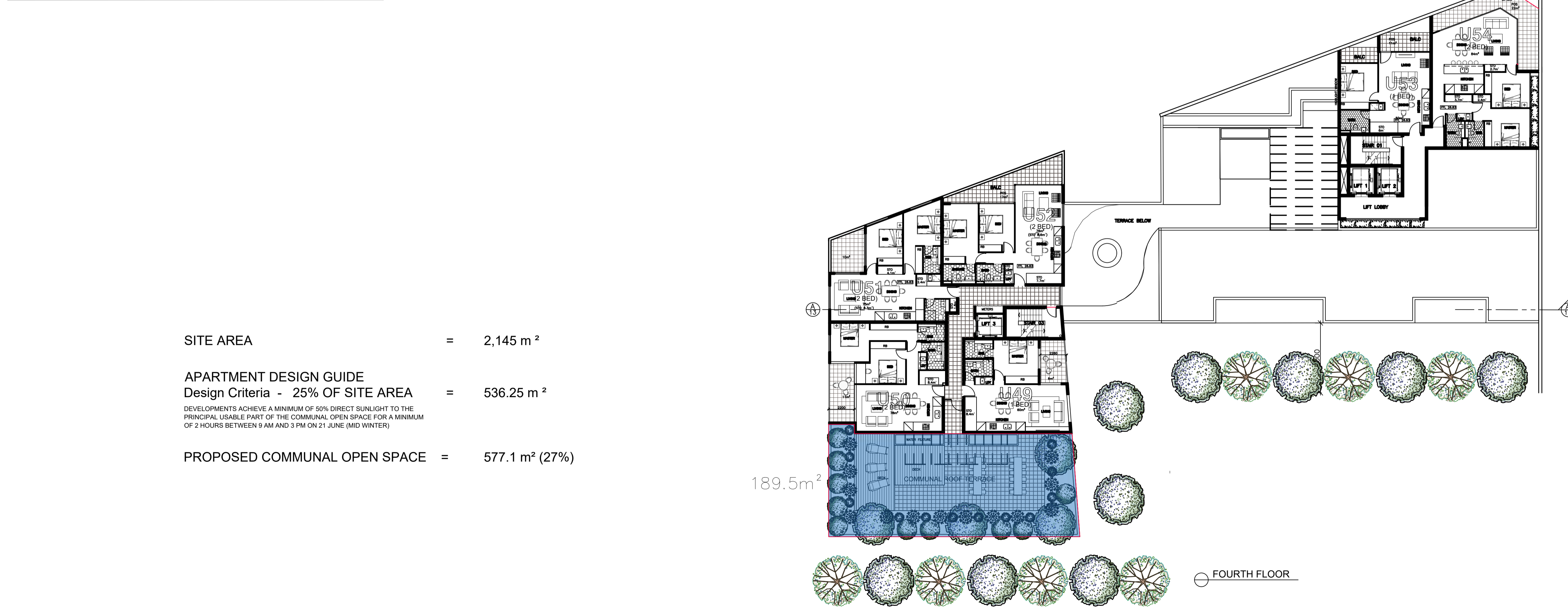
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AT ORIGINAL SIZE



THIRD FLOOR



FOURTH FLOOR

SITE AREA	=	2,145 m ²
APARTMENT DESIGN GUIDE Design Criteria - 25% OF SITE AREA	=	536.25 m ²
<small>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)</small>		
PROPOSED COMMUNAL OPEN SPACE	=	577.1 m ² (27%)

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36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
**DIAGRAM
CALCULATION-COS**

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

20

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



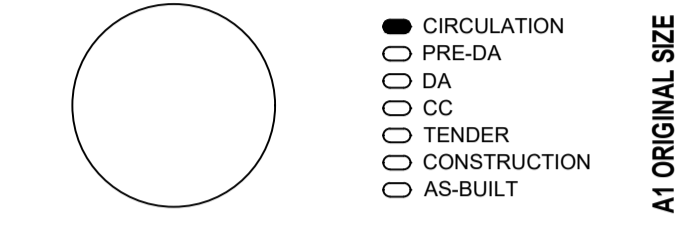
21 JUNE 2:30pm



21 JUNE 3:00pm

SOLAR ACCESS APARTMENTS															TOTAL
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		
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	30min	30min	30min	30min	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	0	0	0	0	0	0	3 hrs	
U6	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	5 hrs	
U7	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs	
U8	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs	
U9	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	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	0	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	4 hrs	
U14	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	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	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs	
U17	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	2.5 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	30min	30min	30min	30min	30min	30min	30min	30min	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	0	0	0	0	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	
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U30	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	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	30min	30min	30min	30min	30min	30min	30min	30min	2.5 hrs	
U35	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	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	0	0	0	0	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	
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U42	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	6.5 hrs	
U43	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	2.5 hrs	
U44	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	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	0	0	0	0	2.5 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	
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U50	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	30min	3.5 hrs	
U51	0	0	0	0	0	0	30min	30min	30min	30min	30min	30min	30min	6.5 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		TOTAL
42 APARTMENTS OUT OF 54 ACHIEVES AT LEAST 2 HOURS OF DIRECT SUN LIGHT	PERCENTAGE OF UNITS WITH SOLAR ACCESS	45 OF 54 UNITS
	SEPP 65 REQUIREMENT	83.3%
		70%



NO.	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	STRUCTURAL ENGINEER	HYDRAULIC ENGINEER	MECHANICAL ENGINEER	LANDSCAPE DESIGN	ENVIRONMENTAL
OZZY STATES PTY LTD C/O DEREK RAITBY ARCHITECTURE					

PROJECT	DRAWING TITLE	DATE	SCALE	JOB No.	DRAWN BY
RESIDENTIAL DEVELOPMENT 36 LONSDALE STREET LILYFIELD, NSW	DIAGRAM SOLAR ACCESS	APR 2018	NTS	21	DR

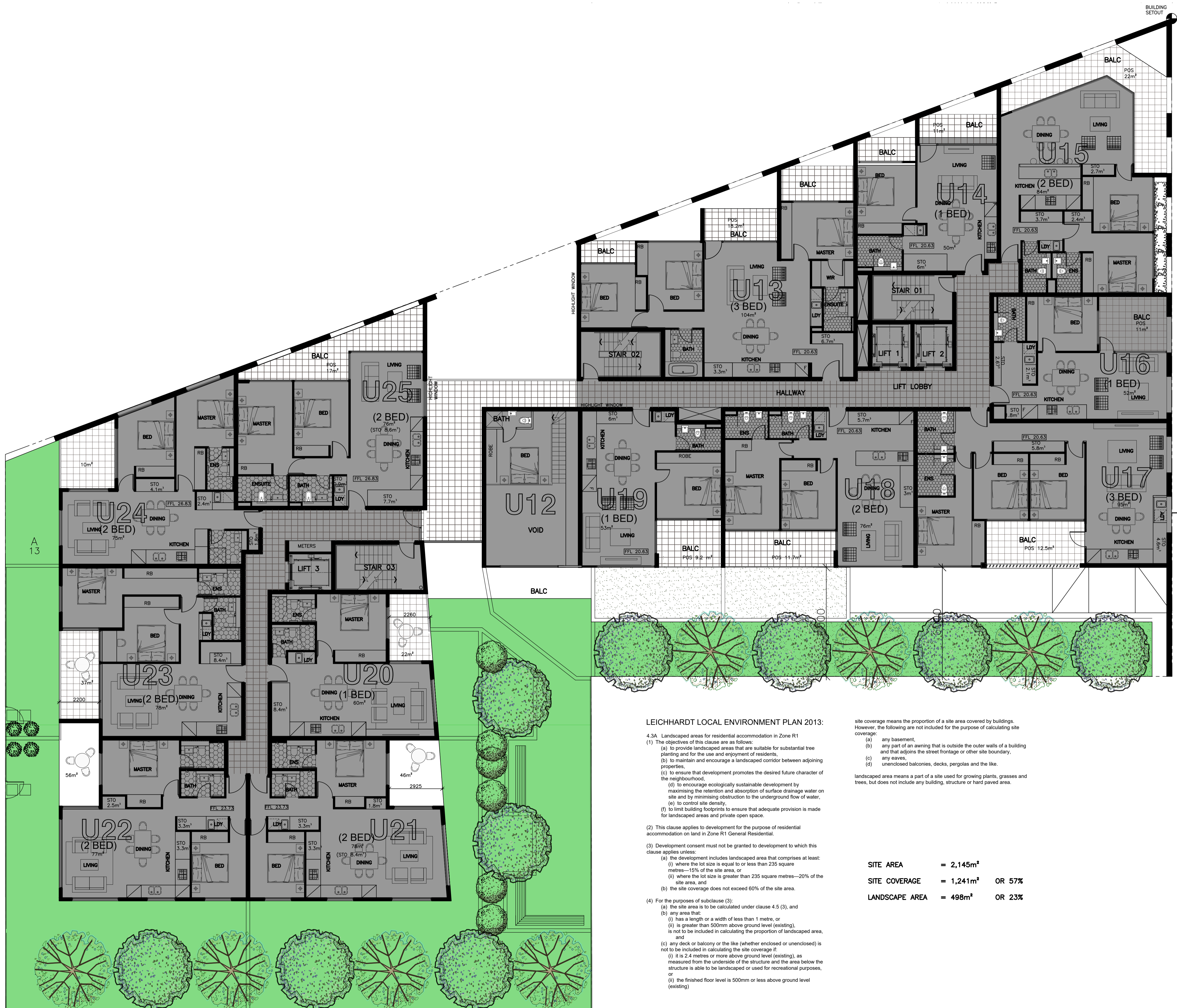
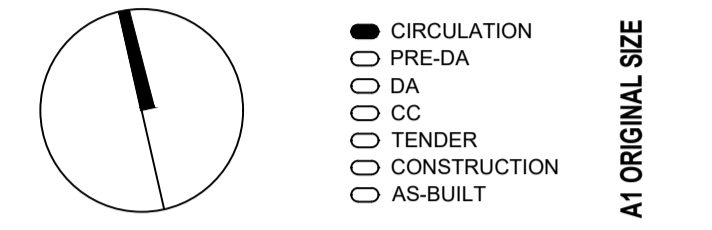
AT ORIGINAL SIZE



(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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ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO
COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE
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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, 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%

Revision table with columns for issue, date, amendment, and by.

CLIENT: OZZY STATES PTY LTD
C/O DEREK RAITHBY ARCHITECTURE

- STRUCTURAL ENGINEER
HYDRAULIC ENGINEER
MECHANICAL ENGINEER
LANDSCAPE DESIGN
BASIX SECTION J
ENVIRONMENTAL

PROJECT: RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DIAGRAM
LANDSCAPE & COVERAGE

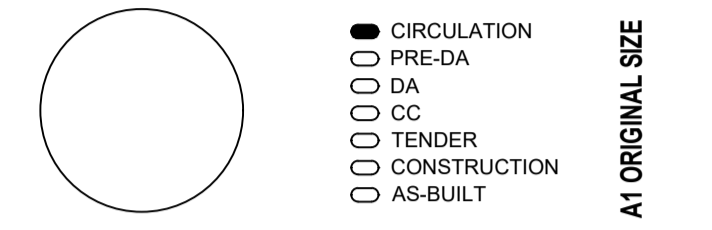
DATE: APR 2018 DRAWING No.
SCALE: 1:100 @ A1
JOB No. D1807
DRAWN BY DR
PRELIMINARY ONLY



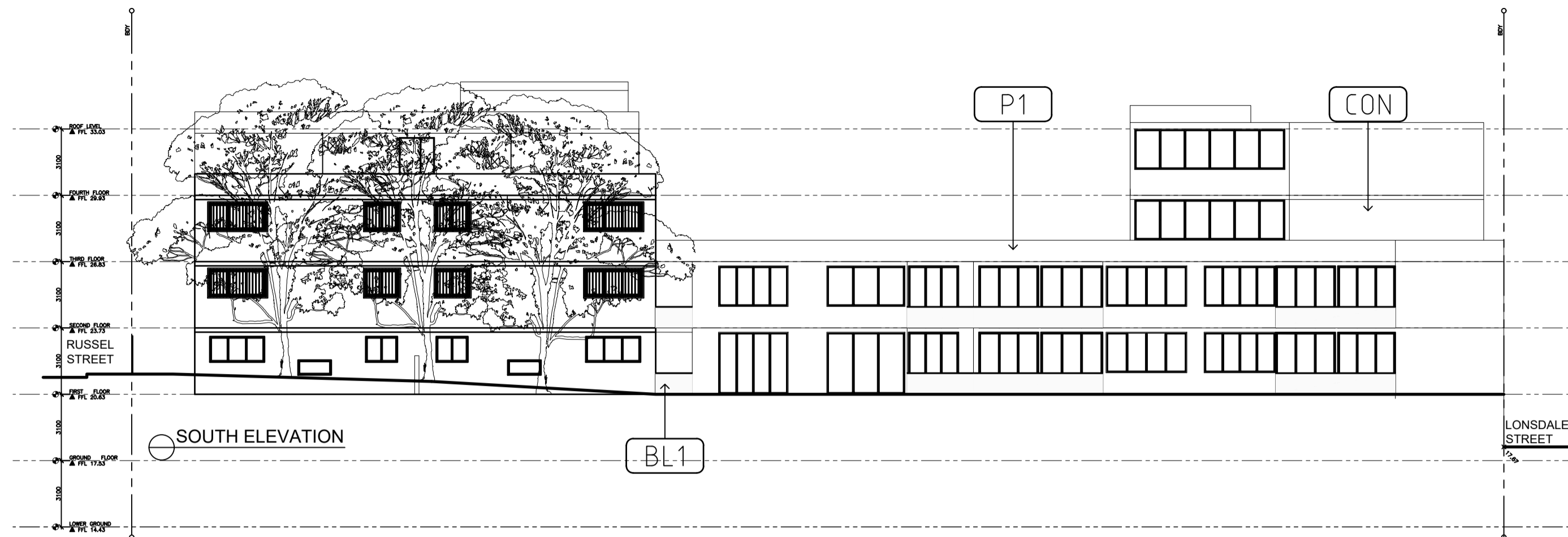
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AT ORIGINAL SIZE



4	NOV 2018	PLANNING PROPOSAL AMENDMENT	DL
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ISSUE	DATE	AMENDMENT	BY

CLIENT
OZZY STATES PTY LTD
C/O DEREK RAITHBY ARCHITECTURE

STRUCTURAL ENGINEER

HYDRAULIC ENGINEER

MECHANICAL ENGINEER

LANDSCAPE DESIGN

BASIX / SECTION J

ENVIRONMENTAL

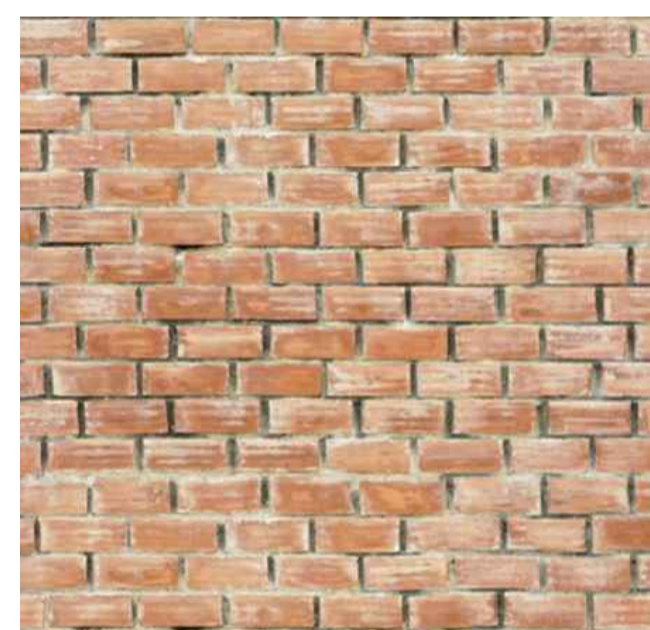
PROJECT
RESIDENTIAL DEVELOPMENT
36 LONSDALE STREET
LILYFIELD, NSW

DRAWING TITLE
**DIAGRAM
FINISHES SCHEDULE**

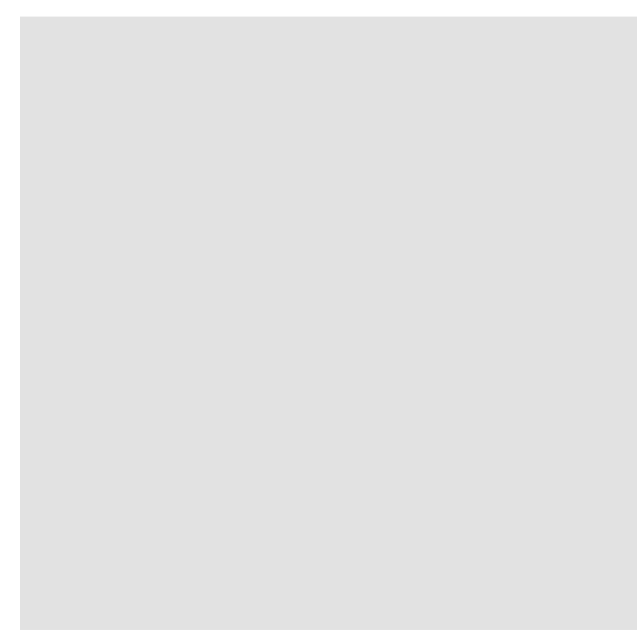
DATE APR 2018 DRAWING No.
SCALE NTS
JOB No. D1807
DRAWN BY DR

23

PRELIMINARY ONLY



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



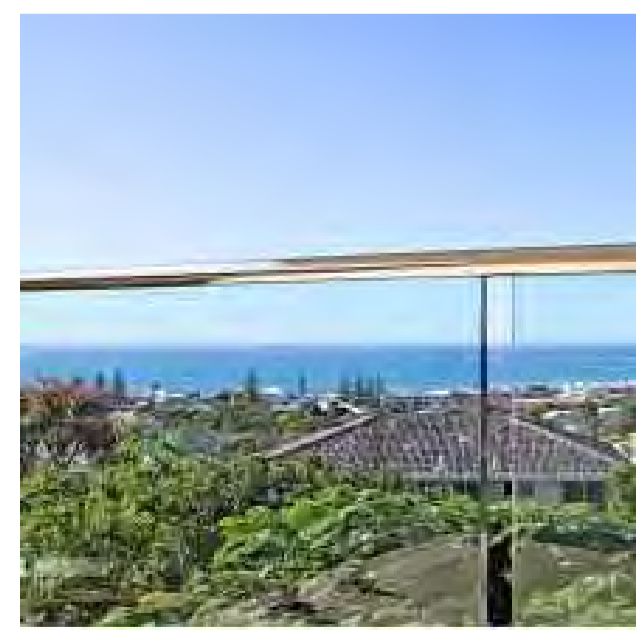
WINDOWS & DOORS FRAMING:
POWDERCOAT 'CHARCOAL'
W1 D1



METAL LOUVRE
LVR1



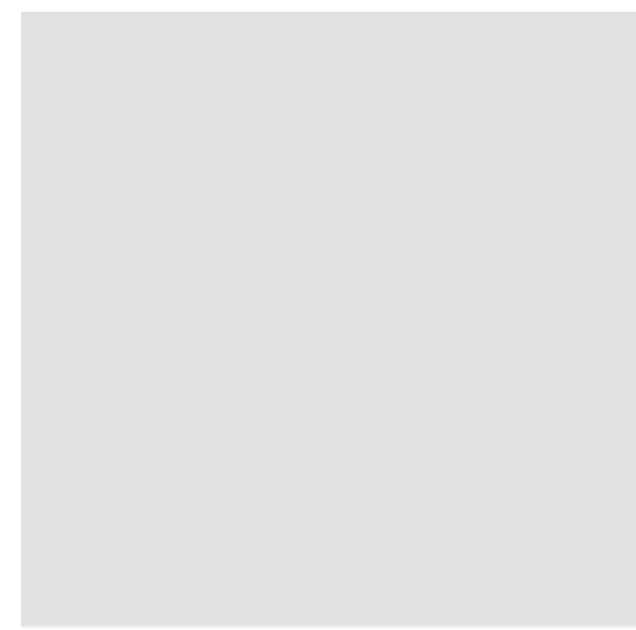
CARPARK GARAGE DOORS VENTILATED
D2



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.