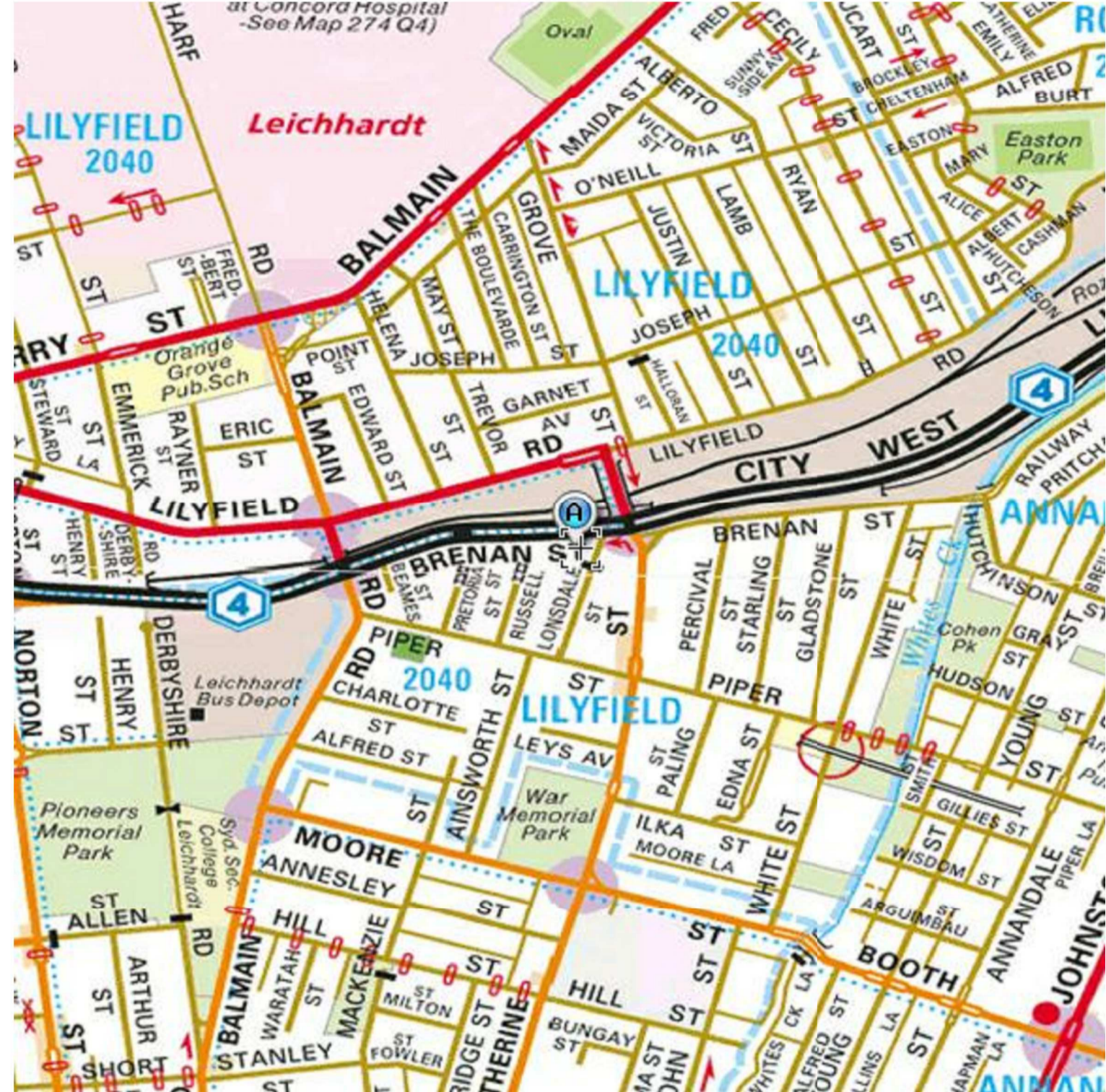
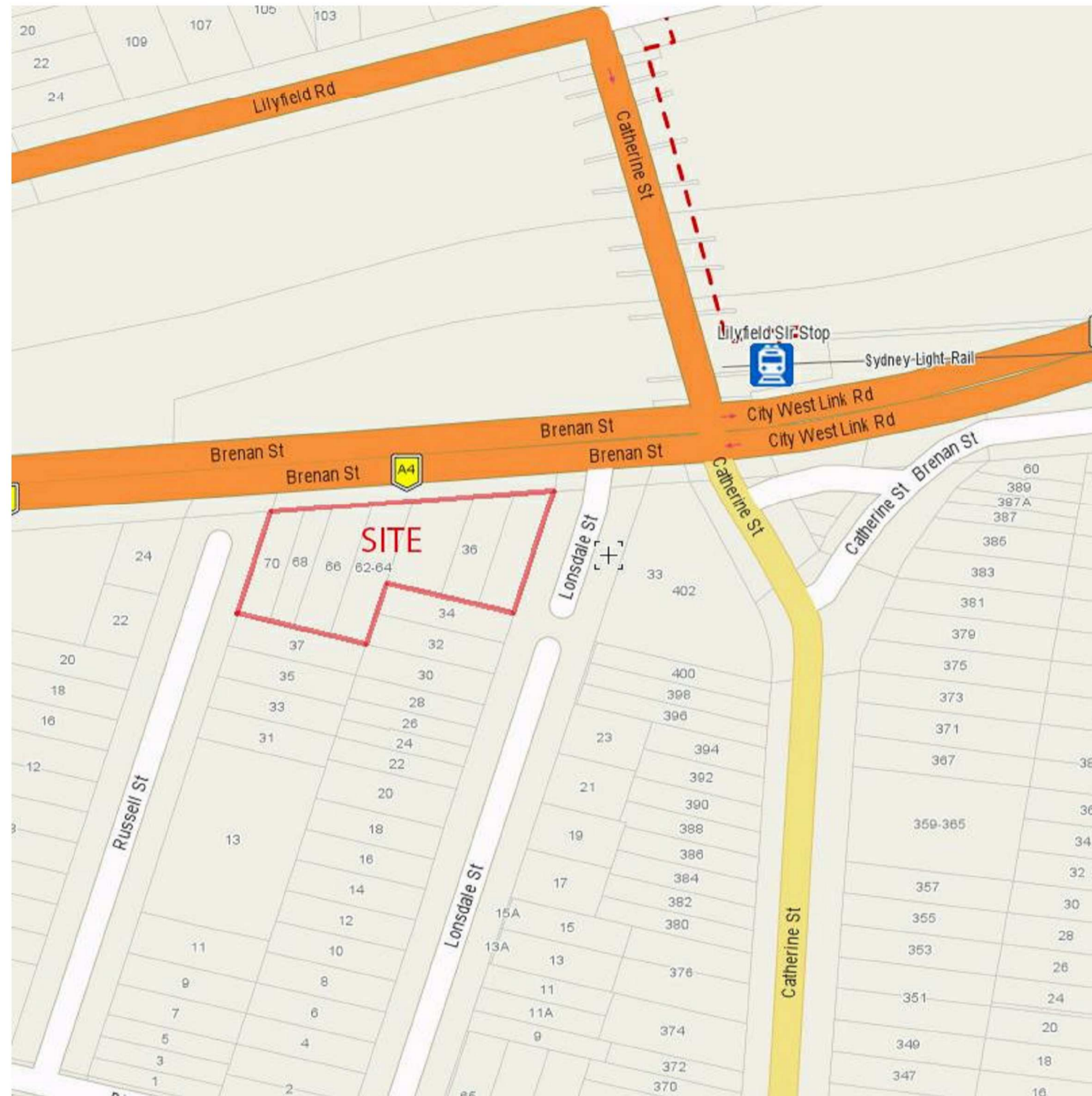




RESIDENTIAL DEVELOPMENT LONSDALE STREET & BRENNAN STREET, LILYFIELD



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
FIRST FLOOR	4	5	2	11
SECOND FLOOR	3	6	2	11
THIRD FLOOR	2	4	1	7
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	

STATE ENVIRONMENTAL PLANNING POLICY 65 – APARTMENT DESIGN GUIDE – COMPLIANCE TABLE

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 border="1"> <thead> <tr> <th>Building height</th> <th>habitable rooms & balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <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> </tbody> </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 border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min. size</th> </tr> </thead> <tbody> <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> </tbody> </table>	Dwelling type	Min. size	Studio	35m ²	1br	50m ²	2br	70m ²	3br	90m ²	CAN COMPLY	✓		
Dwelling type	Min. size															
Studio	35m ²															
1br	50m ²															
2br	70m ²															
3br	90m ²															
		additional bathroom 5m ² 4 th bedroom and further bathroom – extra 12m ²														

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	Bedrooms have minimum area of <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Min. area</th> <th>Min. dim.</th> </tr> </thead> <tbody> <tr> <td>Master bedroom</td> <td>10m²</td> <td>3m</td> </tr> <tr> <td>other bedroom</td> <td>9m²</td> <td>3m</td> </tr> </tbody> </table> Living rooms or combined living/dining rooms have a minimum width of: <table border="1"> <tbody> <tr> <td>Studio & 1 br</td> <td>3.6m</td> </tr> <tr> <td>2br & 3 br</td> <td>4m</td> </tr> </tbody> </table>	Bedroom type	Min. area	Min. dim.	Master bedroom	10m ²	3m	other bedroom	9m ²	3m	Studio & 1 br	3.6m	2br & 3 br	4m	COMPLIES	✓		
Bedroom type	Min. area	Min. dim.																
Master bedroom	10m ²	3m																
other bedroom	9m ²	3m																
Studio & 1 br	3.6m																	
2br & 3 br	4m																	
4E Private open space and balconies	4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min. POS area</th> <th>Min. POS area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1br</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2br</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3br</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> The min balcony depth to be counted as contributing to balcony is 1m	Dwelling type	Min. POS area	Min. POS area	Studio	4m ²	-	1br	8m ²	2m	2br	10m ²	2m	3br	12m ²	2.4m	COMPLIES	✓
Dwelling type	Min. POS area	Min. POS area																
Studio	4m ²	-																
1br	8m ²	2m																
2br	10m ²	2m																
3br	12m ²	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 15m ² 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	Minimum volume requirement for storage <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m³</td> </tr> <tr> <td>1br</td> <td>6m³</td> </tr> <tr> <td>2br</td> <td>8m³</td> </tr> <tr> <td>3br</td> <td>10m³</td> </tr> </tbody> </table>	Dwelling type	Storage size volume	Studio	4m ³	1br	6m ³	2br	8m ³	3br	10m ³	CAN COMPLY	✓				
Dwelling type	Storage size volume																	
Studio	4m ³																	
1br	6m ³																	
2br	8m ³																	
3br	10m ³																	
	At least 50% of storage within the apartment																	

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1	11/19	FOR DISCUSSION	AL

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

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e-mail: david@partnersenergy.com.au

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

A1 ORIGINAL SIZE

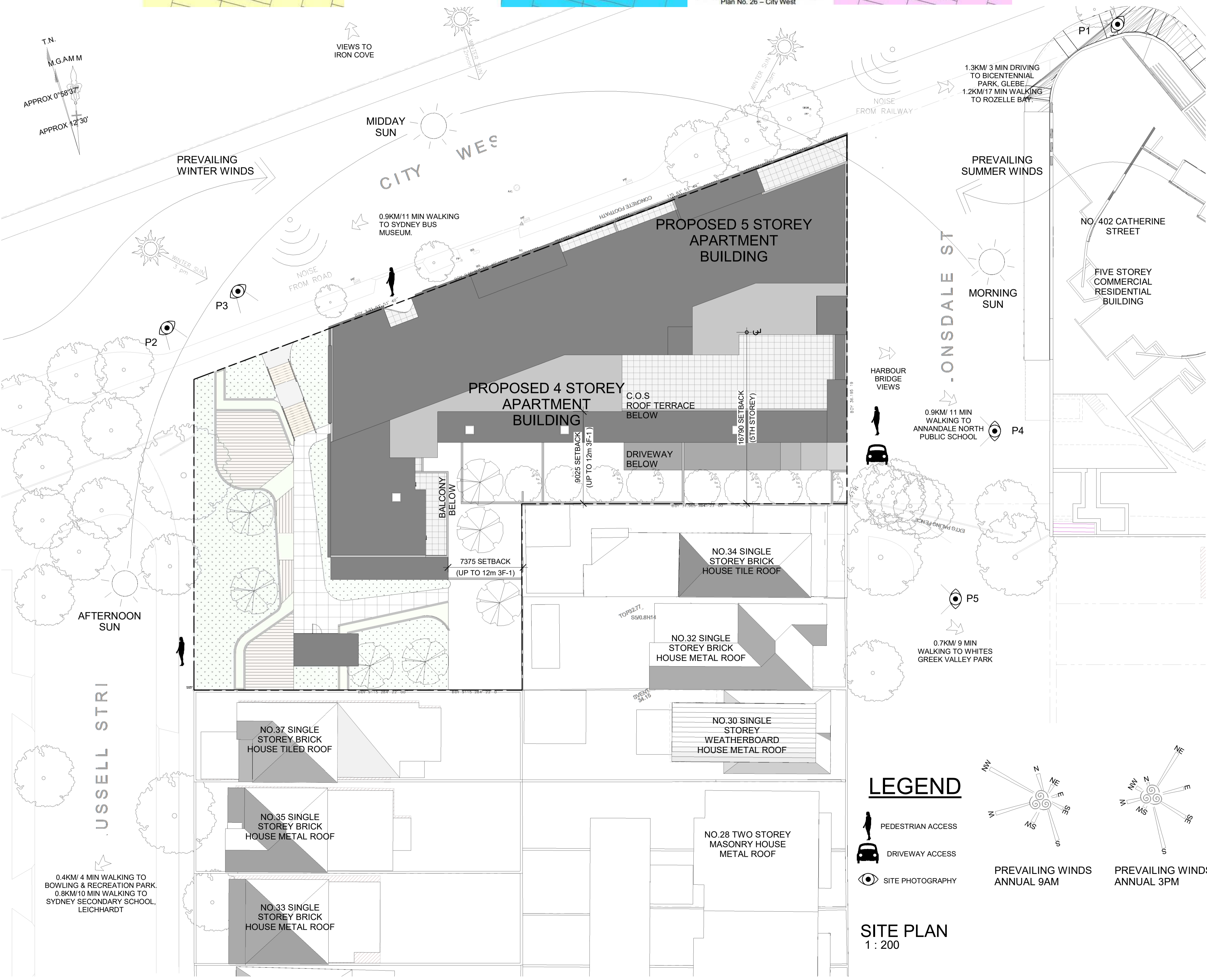
LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013

- 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)

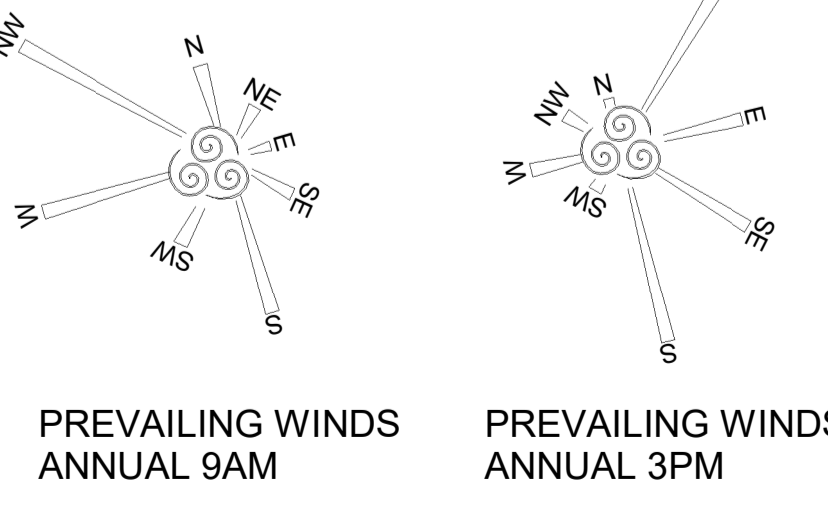
- Maximum Floor Space Ratio (n:1)**
- D 0.5
 - F 0.6
 - H 0.7
 - N 1.0
 - T 2.15
 - AREA1 Refer to clause 4.4 A
- Base data 19/08/2014 © Land and Property Information (LPI)

- 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



SITE PLAN
1 : 200



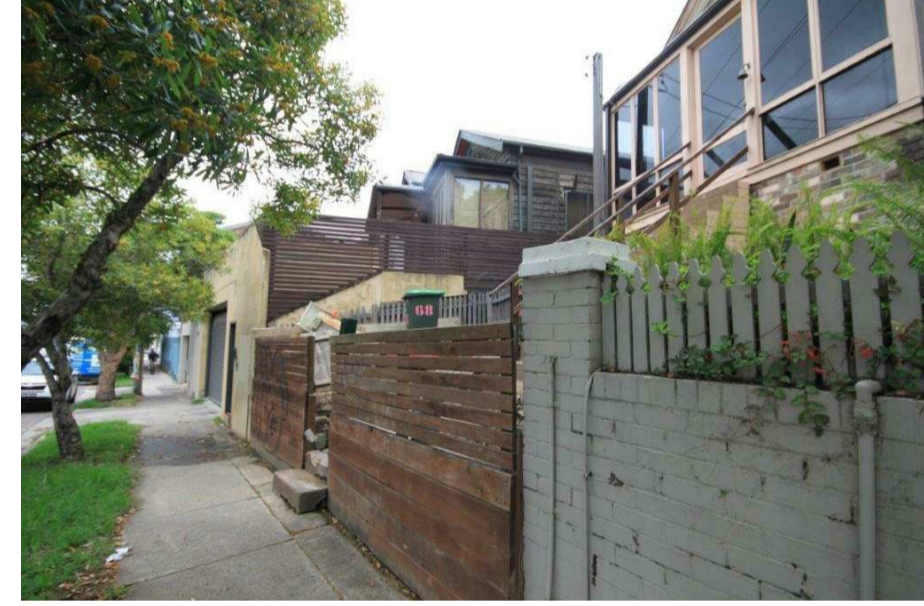
P1 PHOTOGRAPH OF LILYFIELD LIGHT RAIL STATION



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



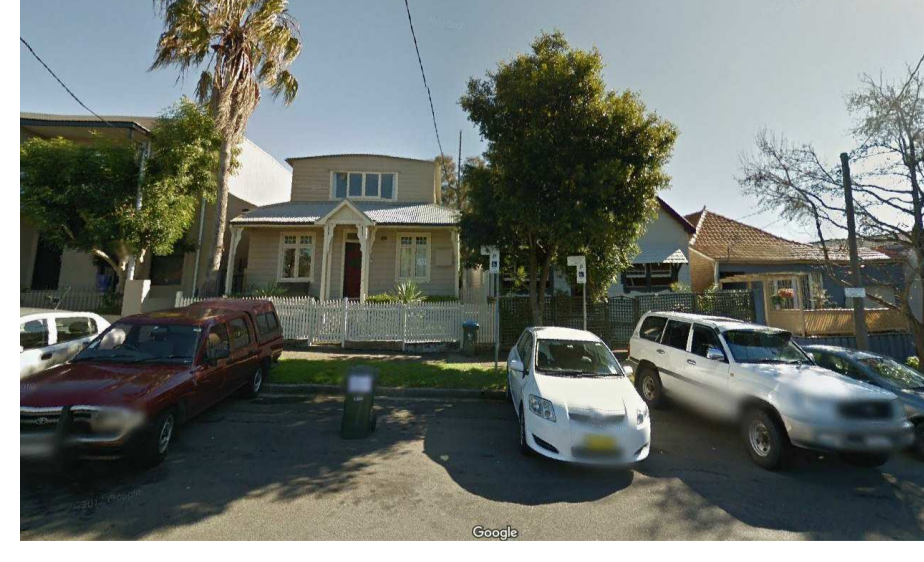
P2 PHOTOGRAPH OF 68-70 BRENNAN STREET



P3 PHOTOGRAPH OF 64-66 BRENNAN STREET



P4 PHOTOGRAPH OF LONSDALE STREET



P5 PHOTOGRAPH OF 32-34 LONSDALE STREET

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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 _____
02
PRELIMINARY

A1 ORIGINAL SIZE

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



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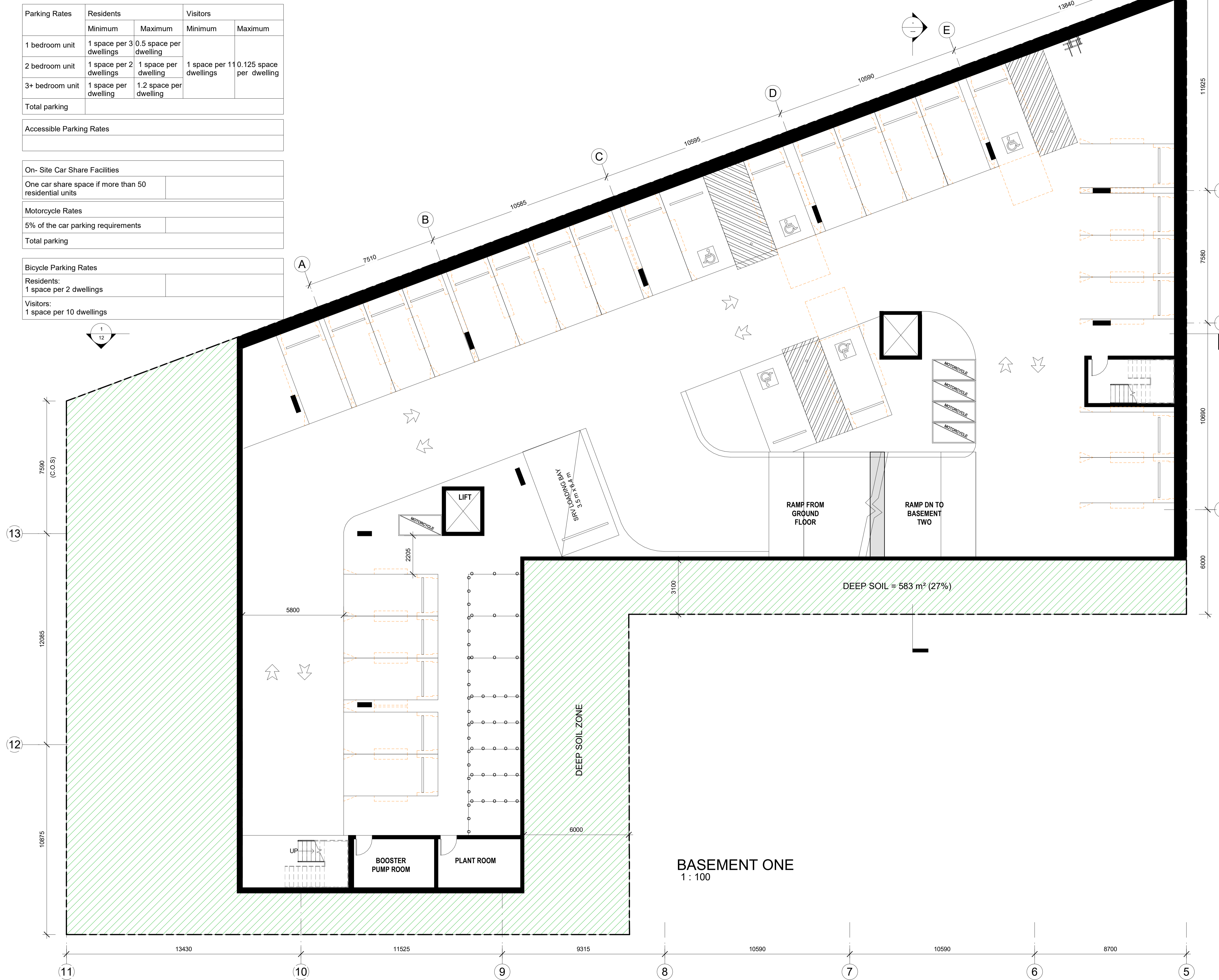
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Project: **RESIDENTIAL DEVELOPMENT**
36 LONSDALE STREET
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DRAWING TITLE
BASEMENT ONE PLAN

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



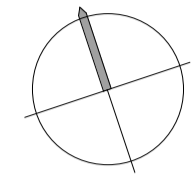
BASEMENT ONE
1 : 100

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 m ²	Yes	Yes
U2	66 m ²	Yes	No
U3	95 m ²	No	No
U4	50 m ²	No	Yes
U5	50 m ²	Yes	Yes
U6	75 m ²	Yes	Yes
U7	75 m ²	Yes	No
U8	75 m ²	Yes	No



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

DRAWING TITLE
GROUND FLOOR PLAN

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

GROUND FLOOR
 1 : 100

SINGLE STOF BRICK RESIL
 DP No.34

SINGLE STOF BRICK RESIL
 No.32
 DP 797264

TOP32.71
 S5/0.8

SETBACK
 6000

11 10 9 8 7 6 5
 13430 11525 7290 2025 10590 10590 8700
 SETBACK SVEN 34.7

UNIT MIX (FF)	
BEDROOMS	Unit Mix
1	20%
2	50%
3	30%

COMPLIANCE TABLE - FIRST FLOOR			
Name	PROPOSED AREA	SEPP65_Solar Access	SEP65_Cross Ventilation
U9	100 m ²	Yes	Yes
U10	66 m ²	Yes	No
U11	58 m ²	Yes	Yes
U12	75 m ²	No	No
U13	75 m ²	No	No
U14	50 m ²	No	Yes
U15	110 m ²	Yes	Yes
U16	50 m ²	Yes	Yes
U17	75 m ²	Yes	Yes
U18	75 m ²	Yes	No
U19	75 m ²	Yes	No

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

DRAWING TITLE
FIRST FLOOR PLAN

Date: _____ Drawing No. **06**
 Scale: 1: 100@A1 1:200@A3
 Project No. **1919**
 Drawn/Checked _____
PRELIMINARY



COMMUNAL OPEN SPACE CALCULATION	
FIRST FLOOR	649 m ² (30%)
LEVEL THREE	134 m ² (6%)
TOTAL AREA OF C.O.S	783 m ²
SITE AREA	2145 m ²
	36.5% (COMPLIES)

LEVEL ONE
 1: 100

A1 ORIGINAL SIZE

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 ²	Yes	Yes
U21	66 m ²	Yes	No
U22	81 m ²	Yes	Yes
U23	75 m ²	No	No
U24	75 m ²	No	No
U25	50 m ²	No	Yes
U26	97 m ²	Yes	Yes
U27	50 m ²	Yes	Yes
U28	75 m ²	Yes	Yes
U29	75 m ²	Yes	No
U30	75 m ²	Yes	No



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36 LONSDALE STREET
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DRAWING TITLE
SECOND FLOOR PLAN

Date: _____ Drawing No. **07**
Scale: 1:100@A1 1:200@A3
Project No. **1919**
Drawn/Checked _____

PRELIMINARY



LEVEL TWO
1:100

AL ORIGINAL SIZE

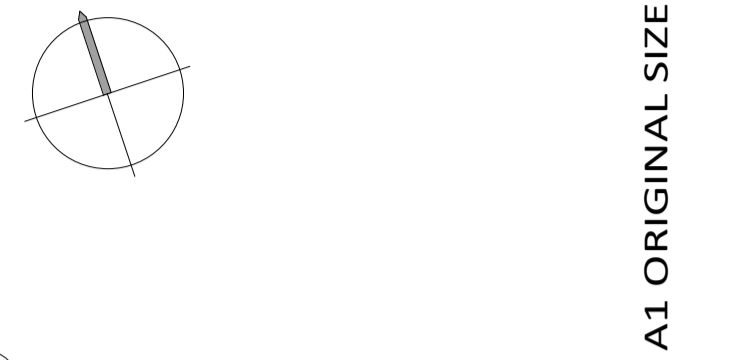
UNIT MIX (3F)	
BEDROOMS	Unit Mix
1	15%
2	62%
3	23%

LEVEL THREE
7

COMPLIANCE TABLE - THIRD FLOOR			
Name	PROPOSED AREA	SEPP65_Solar Access	SEP65_Cross Ventilation
U31	100 m ²	Yes	Yes
U32	66 m ²	Yes	Yes
U33	54 m ²	No	Yes
U34	70 m ²	Yes	Yes
U35	75 m ²	Yes	Yes
U36	75 m ²	Yes	Yes
U37	75 m ²	Yes	Yes



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DRAWING TITLE
THIRD FLOOR PLAN

Date: _____ Drawing No. **08**
 Scale: 1 : 100@A1 1:200@A3
 Project No. 1919
 Drawn/Checked _____

PRELIMINARY



LEVEL THREE
 1 : 100

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 ²	Yes	Yes
U39	75 m ²	Yes	Yes
U40	75 m ²	Yes	Yes
U41	75 m ²	Yes	Yes
U42	114 m ²	Yes	Yes



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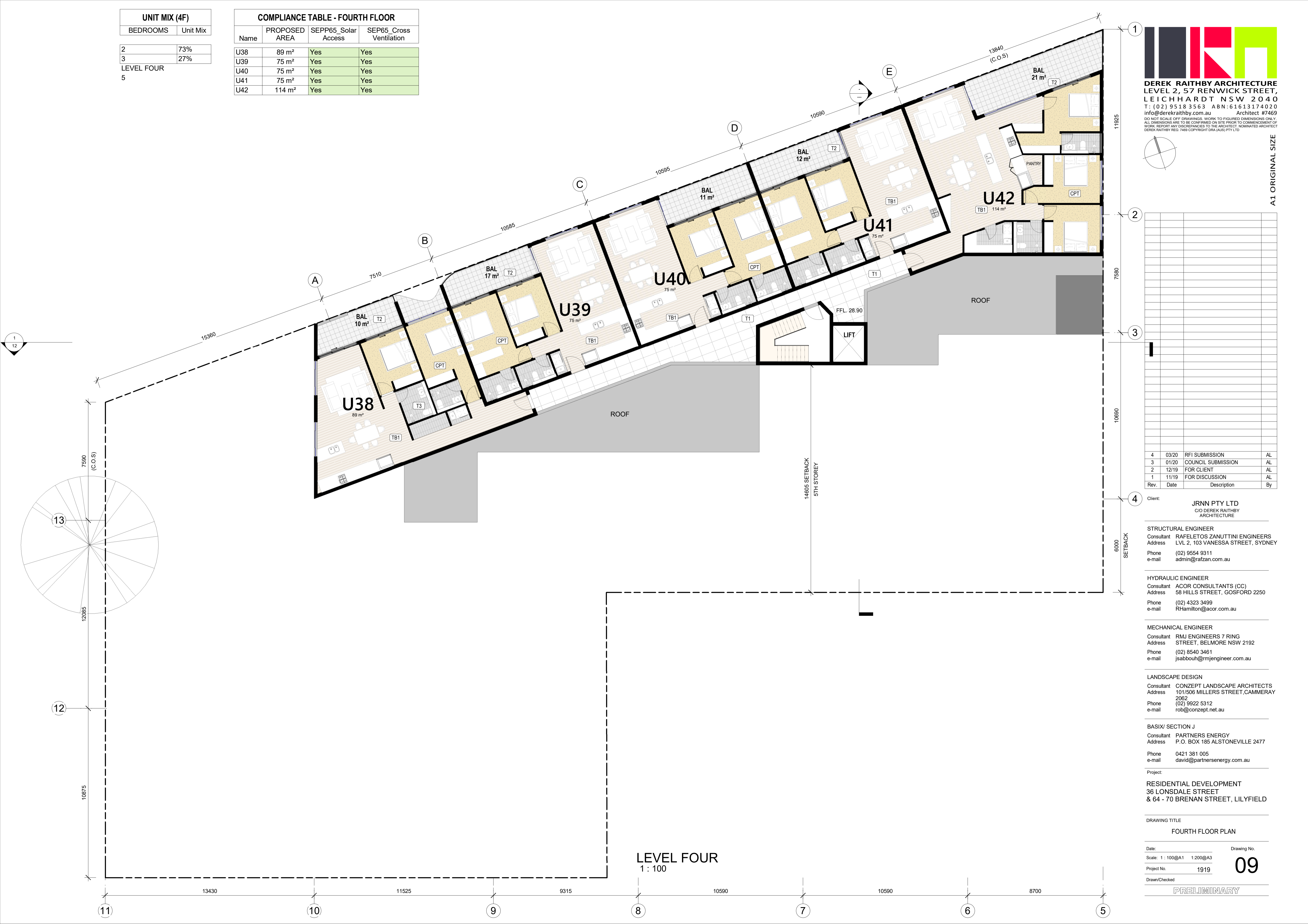
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DRAWING TITLE
FOURTH FLOOR PLAN

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Scale: 1 : 100@A1 1:200@A3	09
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Drawn/Checked	

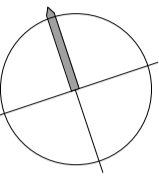
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LEVEL FOUR
 1 : 100



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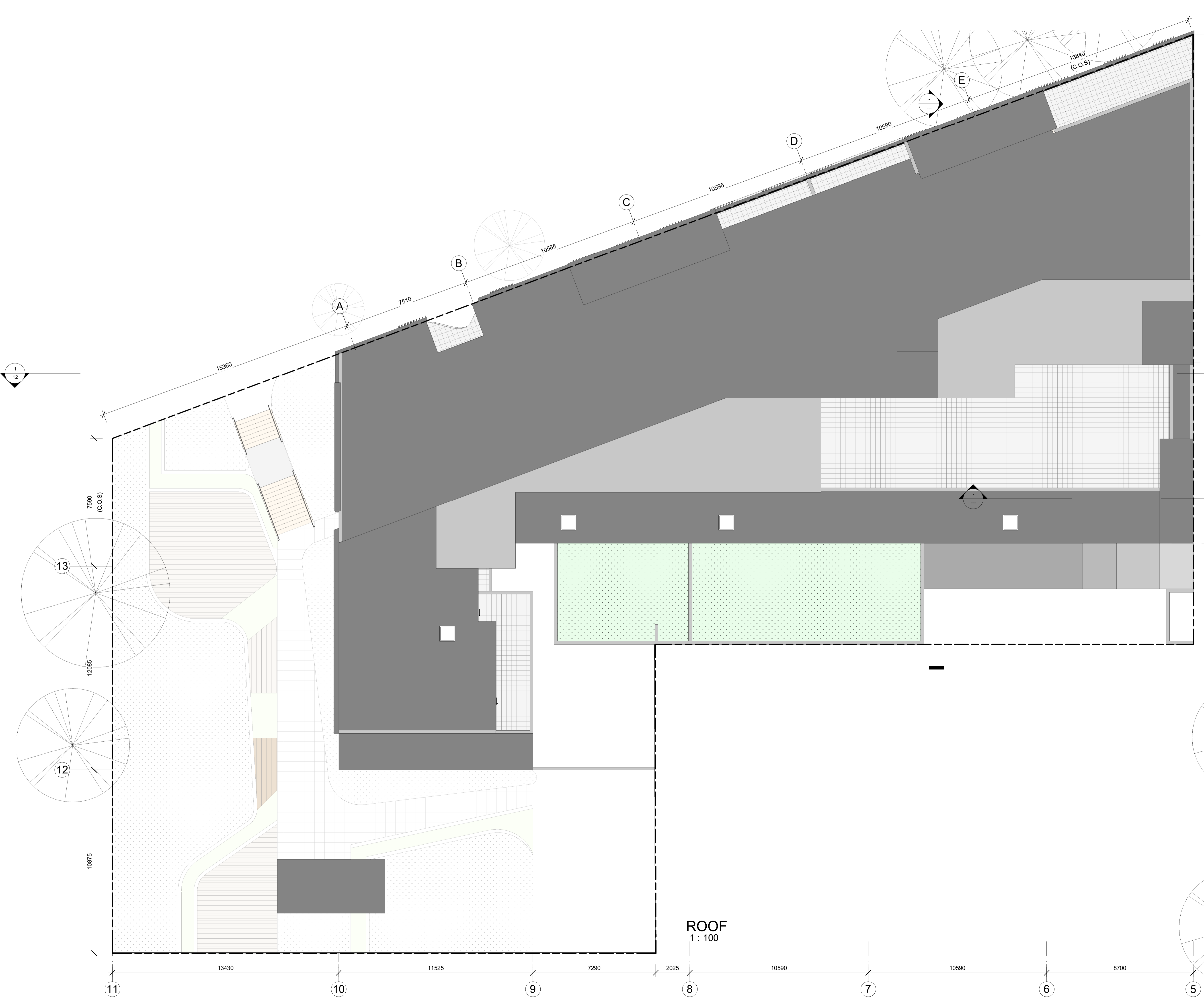
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DRAWING TITLE: **ROOF PLAN**

Date: _____ Drawing No. **10**
 Scale: 1:100@A1 1:200@A3
 Project No. **1919**
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ROOF
1:100

1
12

13

12

11

10

9

8

7

6

5

1

2

3

4

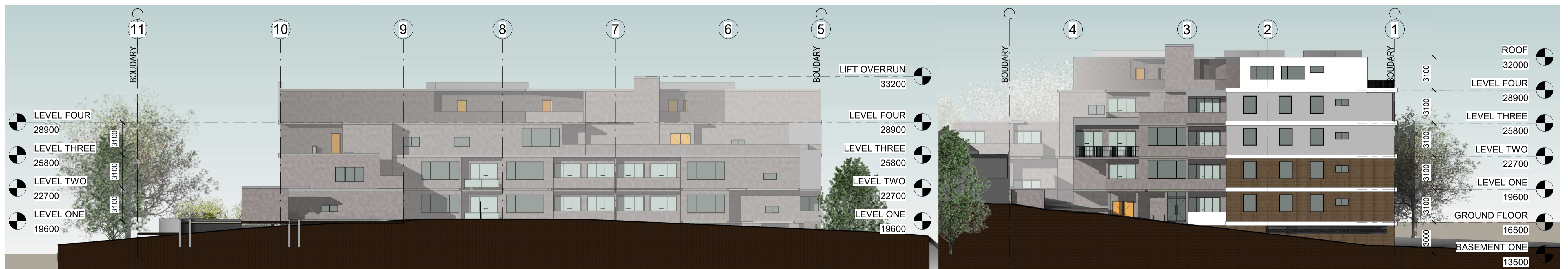


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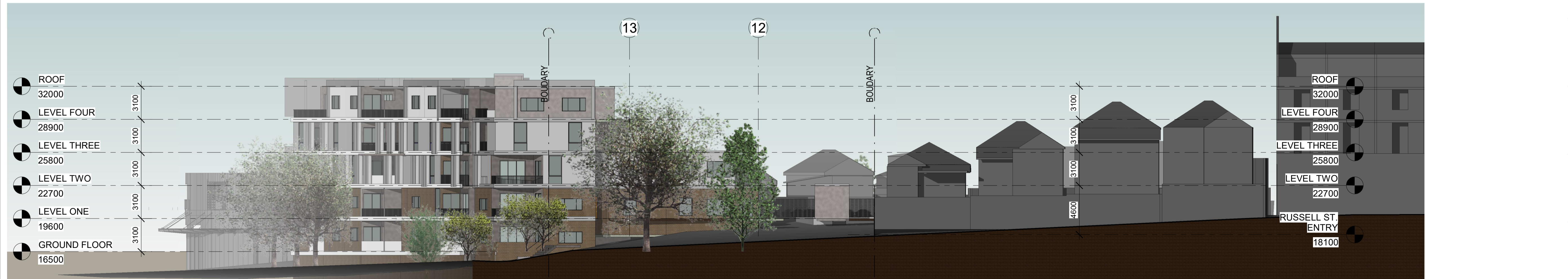


North Elevation
1 : 200



South Elevation
1 : 200

East Elevation
1 : 200



West Elevation
1 : 200

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DRAWING TITLE
ELEVATIONS

Date: _____ Drawing No. **11**

Scale: 1:200@A1 1:400@A3

Project No. **1919**

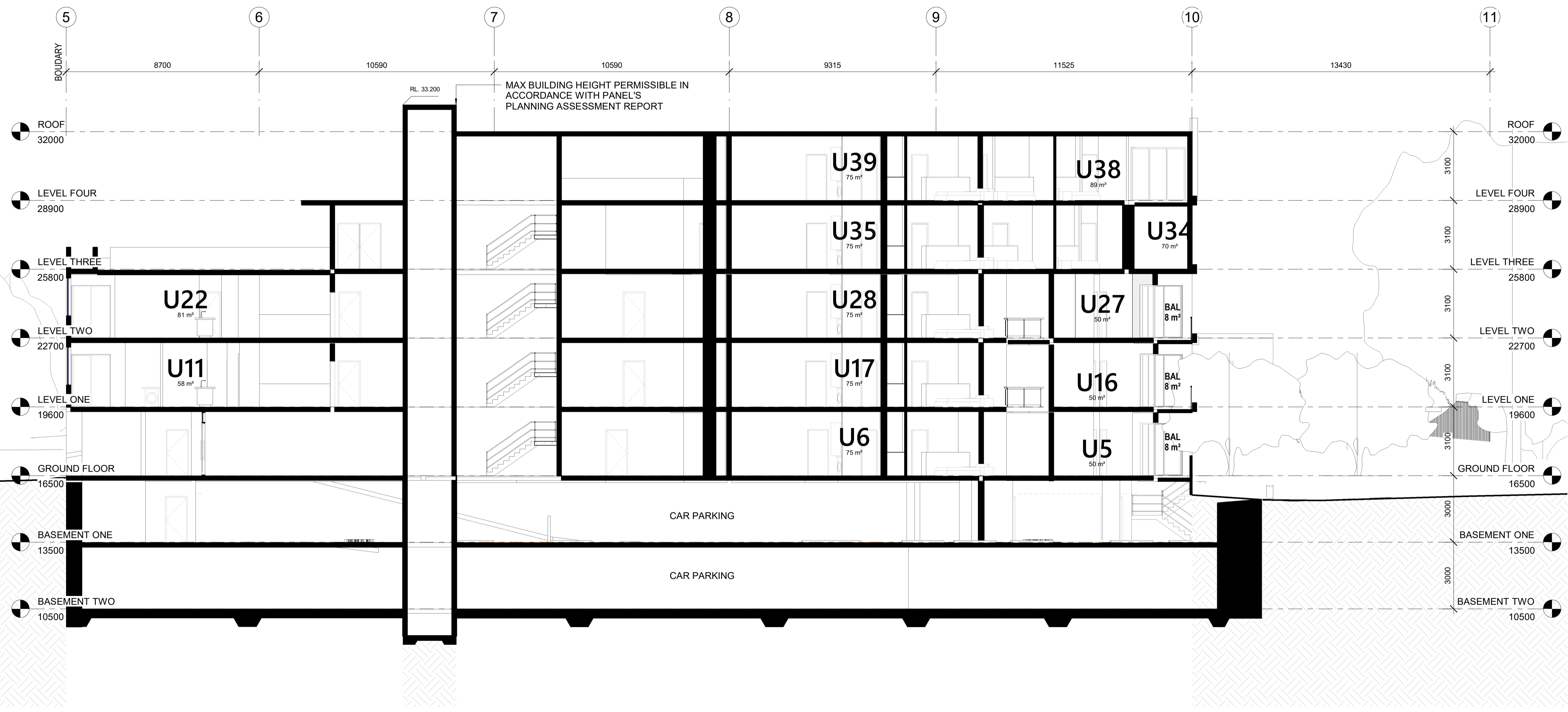
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SECTION AA
1 : 100

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DRAWING TITLE

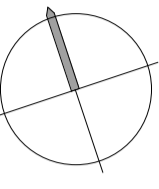
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Scale: 1:100@A1 1:200@A3	12
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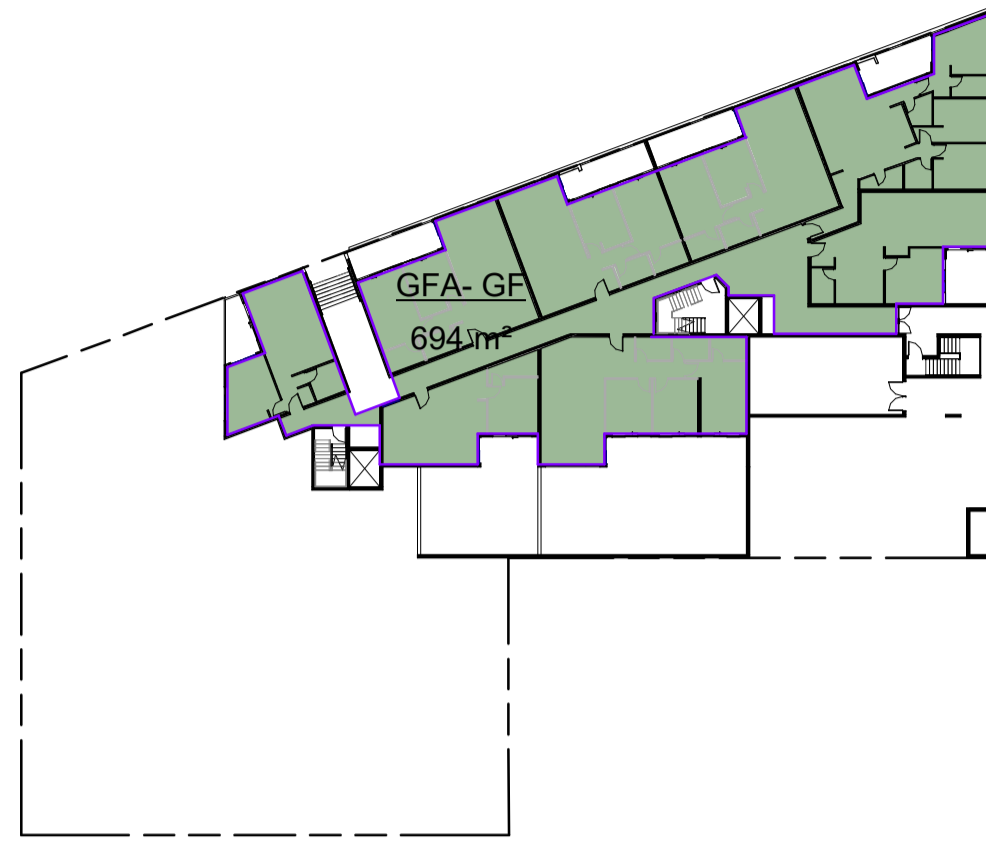
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DRAWING TITLE
DIAGRAM - GFA

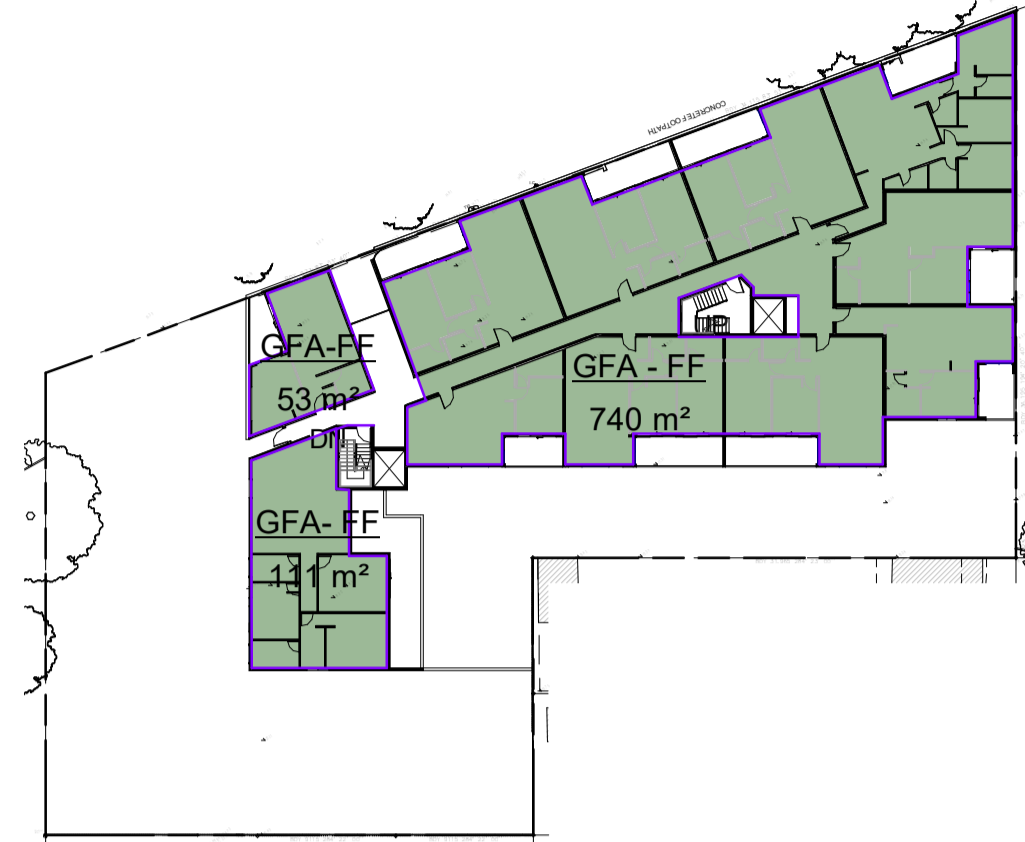
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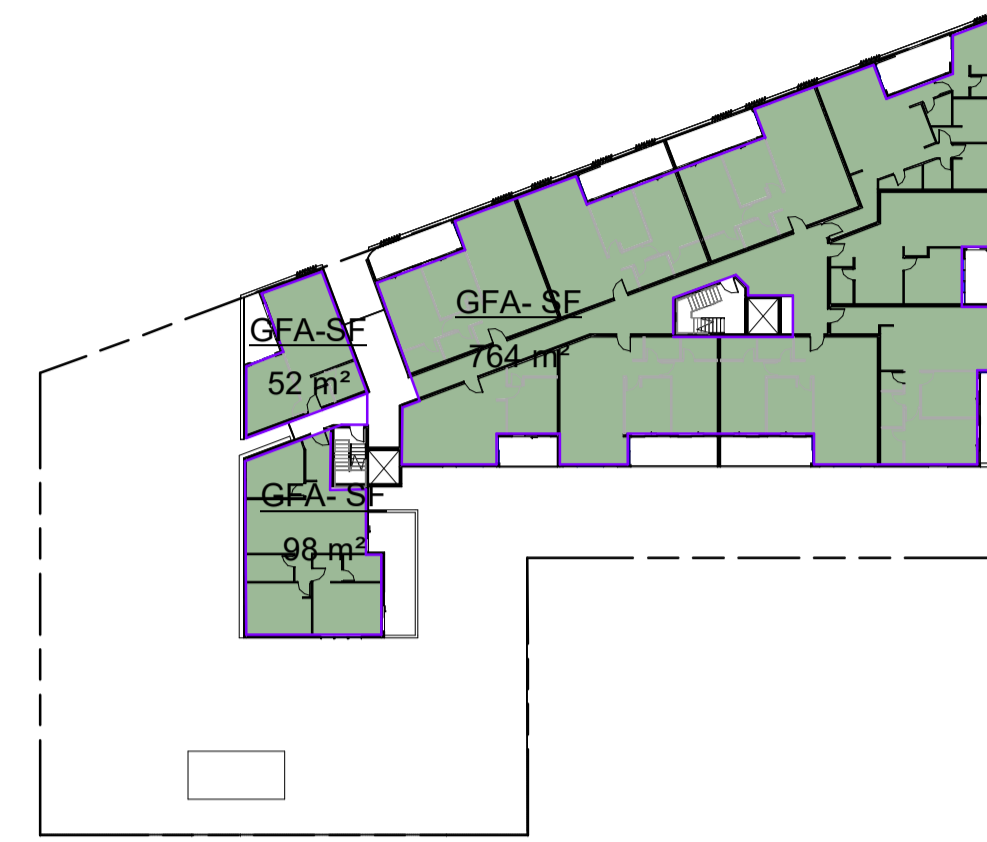
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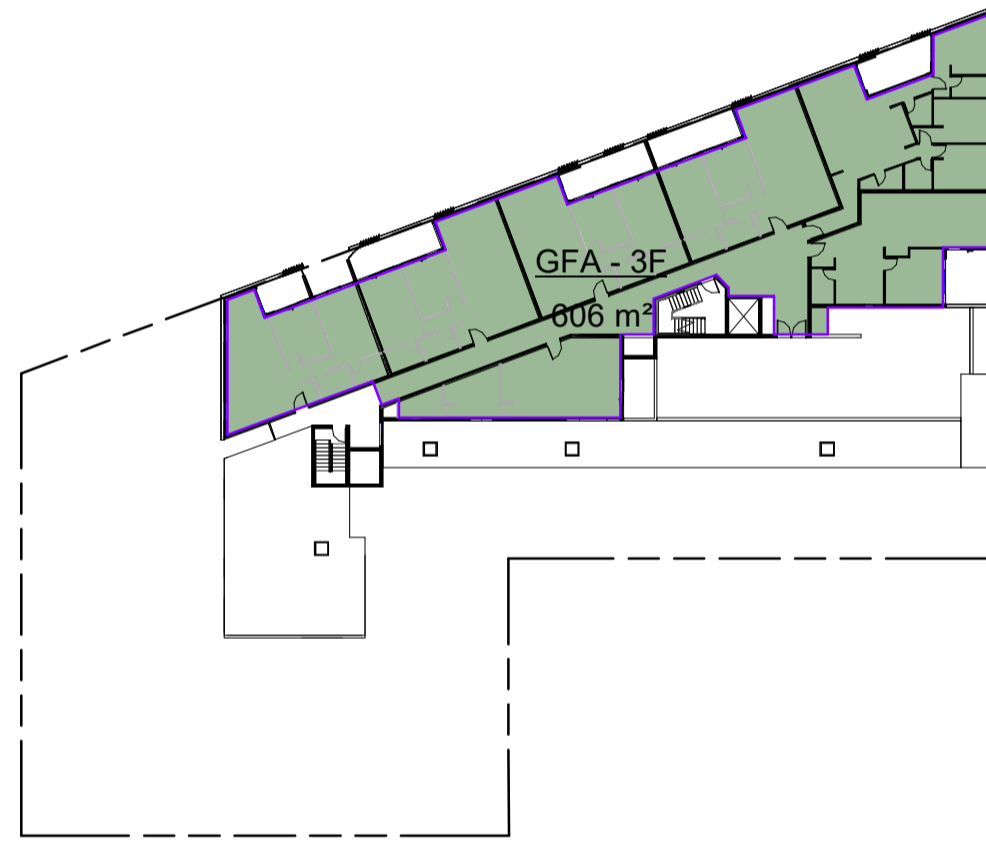
GFA Diagram - Ground Floor Plan
 1 : 500



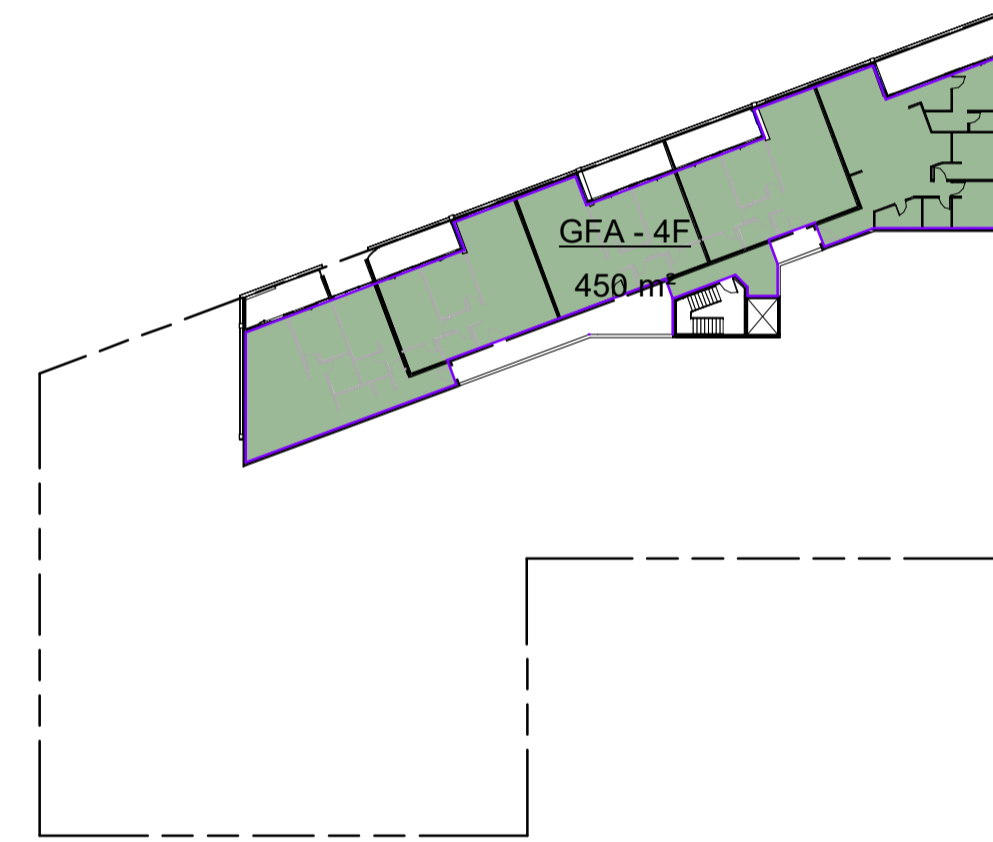
GFA Diagram - First Floor Plan
 1 : 500



GFA Diagram - Second Floor Plan
 1 : 500



GFA Diagram - Third Floor Plan
 1 : 500



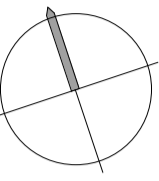
GFA Diagram - Fourth Floor Plan
 1 : 500

AREA CALCULATION - GROSS FLOOR AREA			
SITE AREA	TOTAL AREA	FSR	PROPOSED FSR
2145 m ²	3568 m ²	1.66	2.0

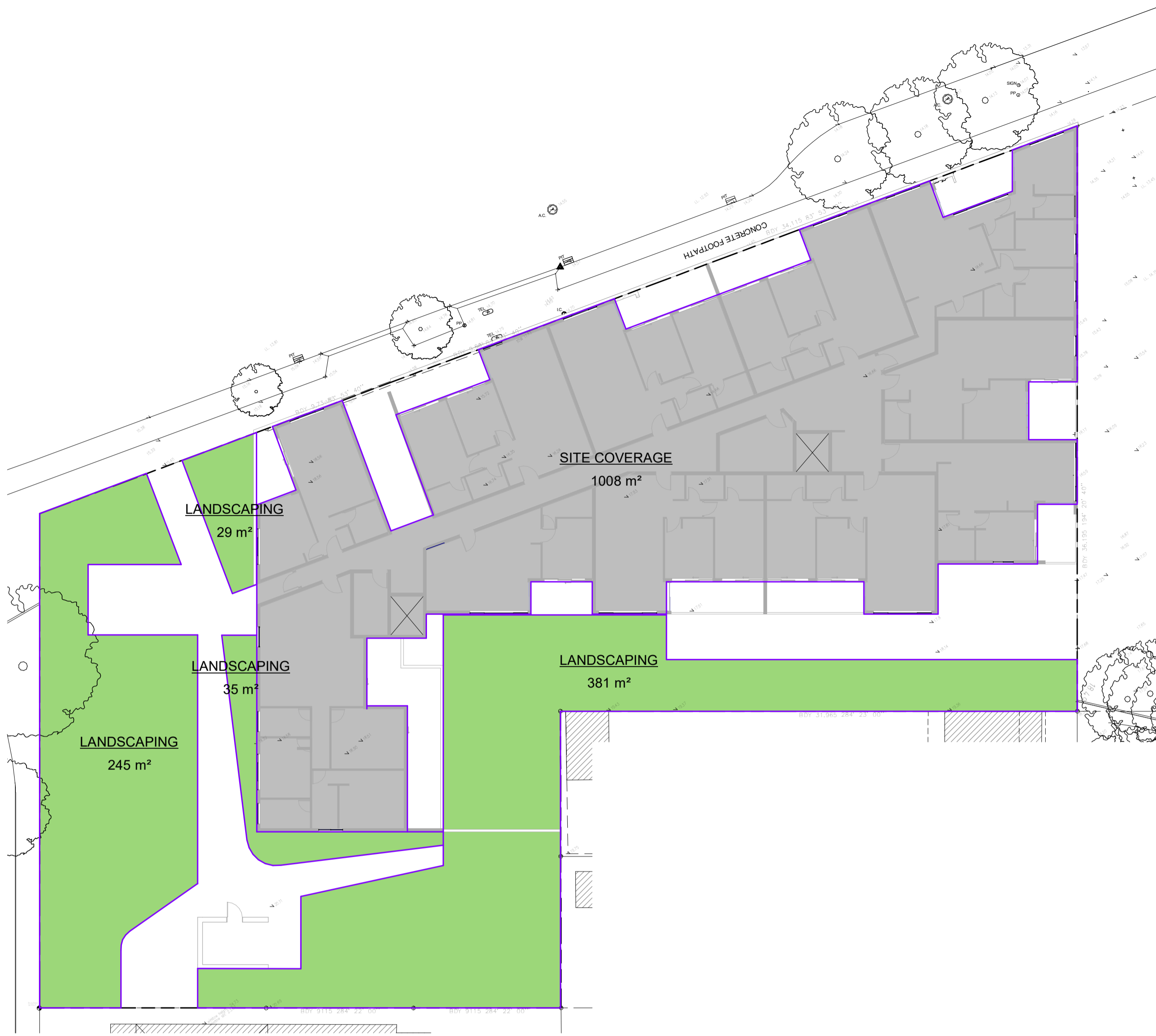
GROSS FLOOR AREA
 means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
 (a) the area of a mezzanine,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



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A1 ORIGINAL SIZE



Landscaping & Site Coverage Calculation - Level 1
 1 : 200

LEICHHARDT DEVELOPMENT CONTROL 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.

AREA CALCULATION - LANDSCAPE					
Name	SITE AREA	LANDSCAPE AREA	Total %	DCP REQ.	
LANDSCAPING	2145 m ²	690 m ²	32%	20%	PASS

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

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2	01/20	COUNCIL SUBMISSION	AL
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 Phone: 0421 381 005
 e-mail: david@partnersenergy.com.au

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

DRAWING TITLE
DIAGRAM- LANDSCAPE & COVERAGE

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

15

PRELIMINARY



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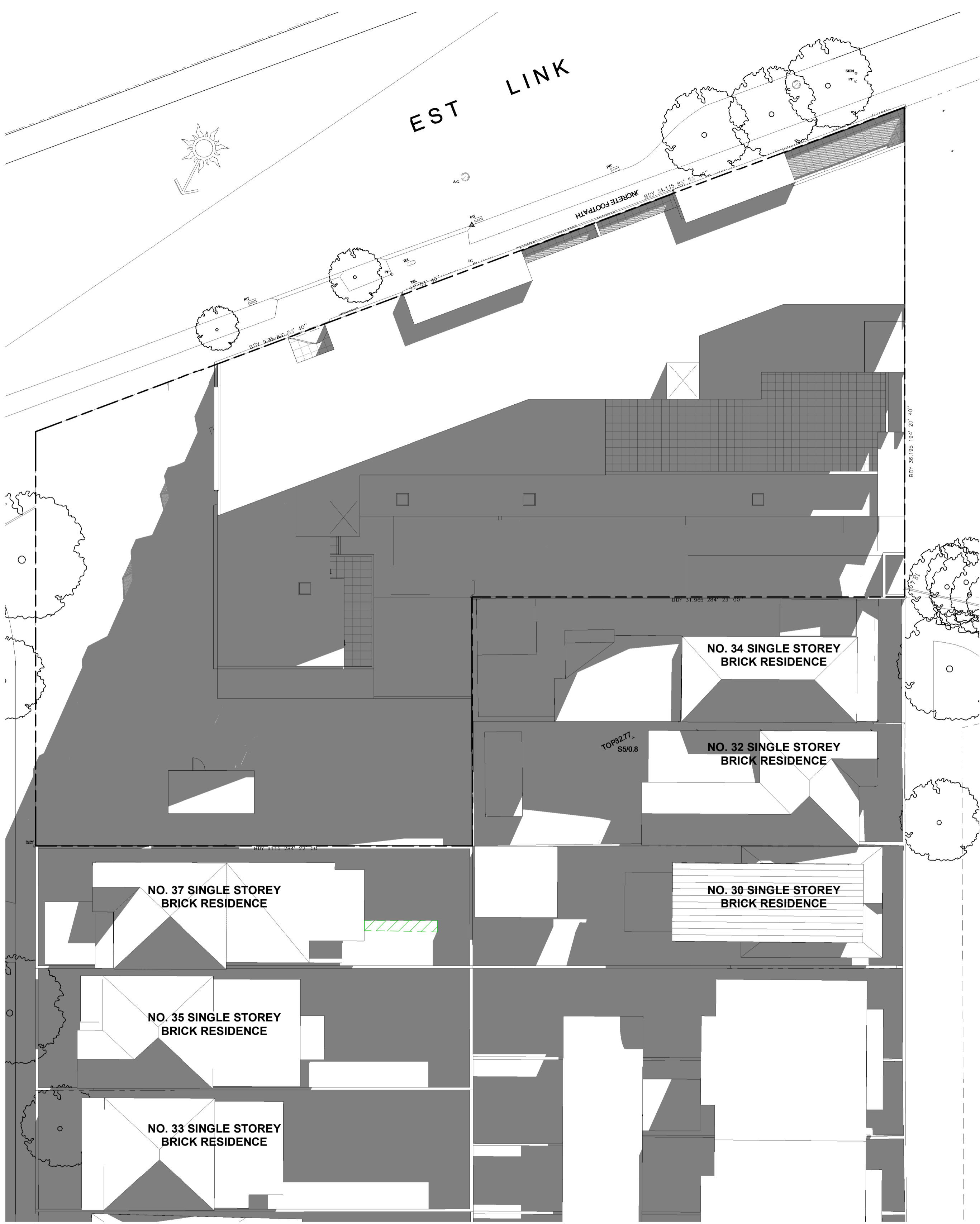
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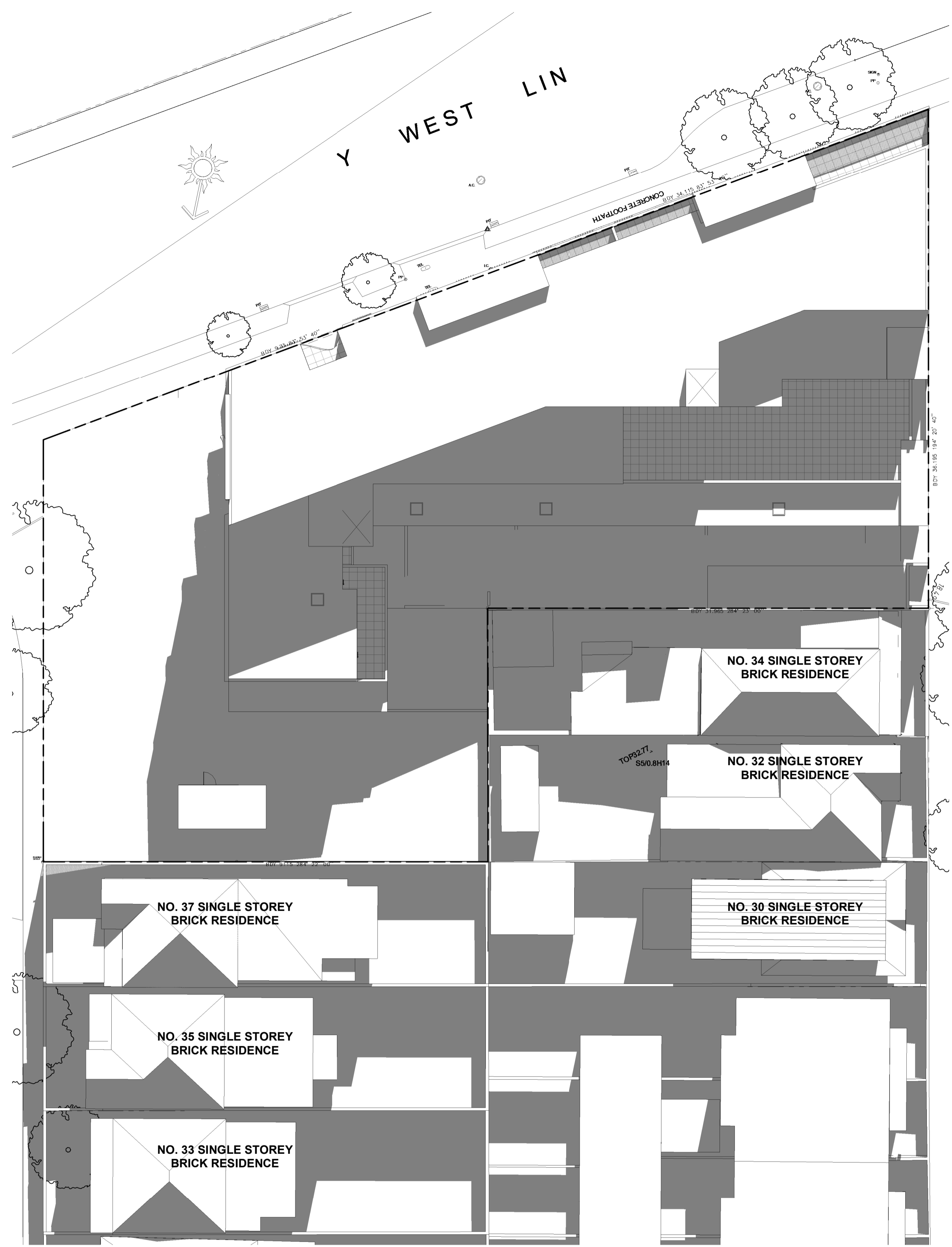
DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 1 OF 4

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



21ST JUNE SHADOW 9AM
 1 : 200

LEGEND:
 ADDITIONAL SHADOW CAST
 REDUCTION IN SHADOW CAST
 EXISTING SHADOW CAST



21ST JUNE SHADOW 10AM
 1 : 200



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1	11/19	FOR DISCUSSION	AL

Rev.	Date	Description	By

Rev.	Date	Description	By
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1	11/19	FOR DISCUSSION	AL

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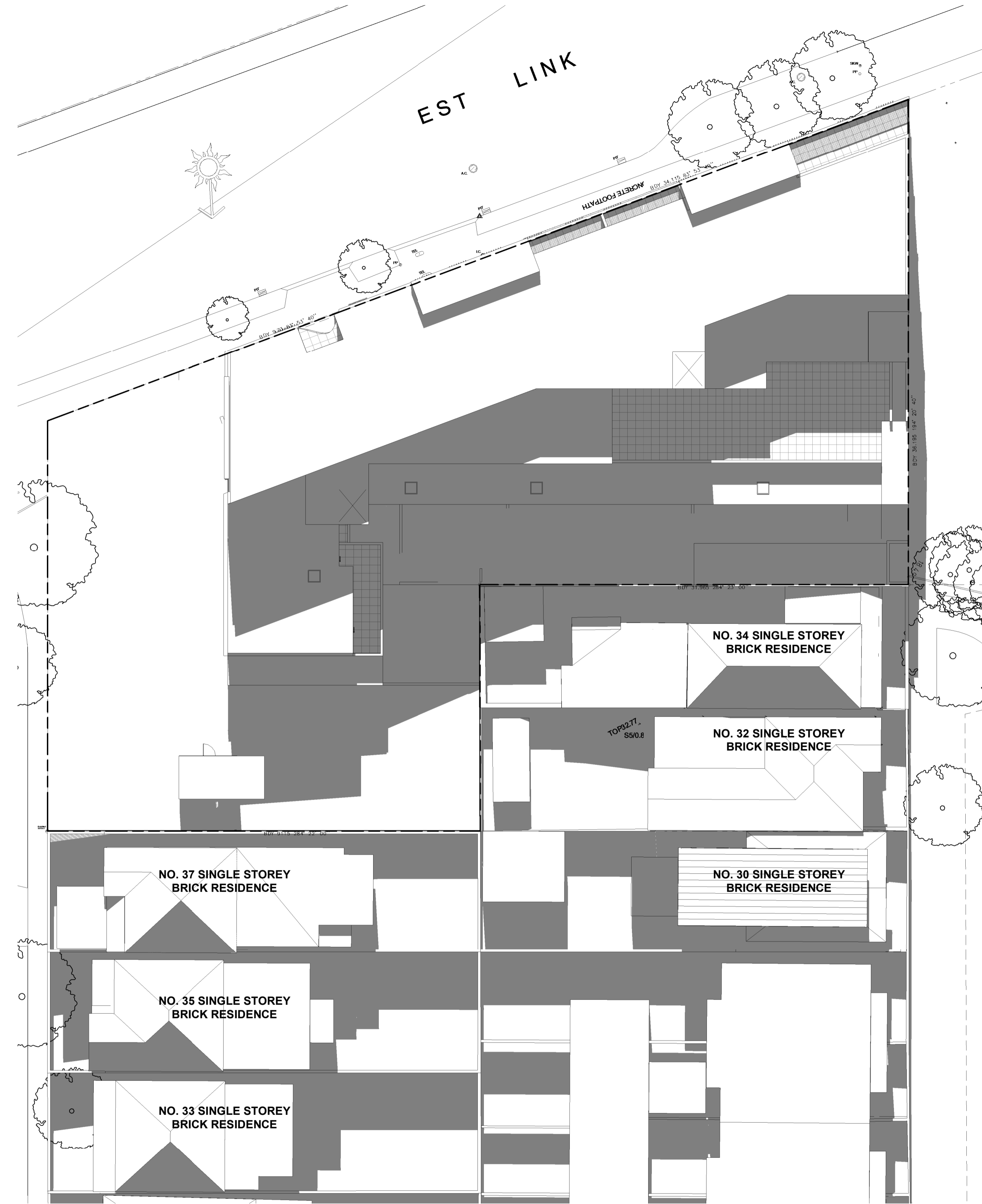
Project: **RESIDENTIAL DEVELOPMENT**
 36 LONSDALE STREET
 & 64 - 70 BRENNAN STREET, LILYFIELD

DRAWING TITLE: **DIAGRAM- SHADOW ANALYSIS 2 OF 4**

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

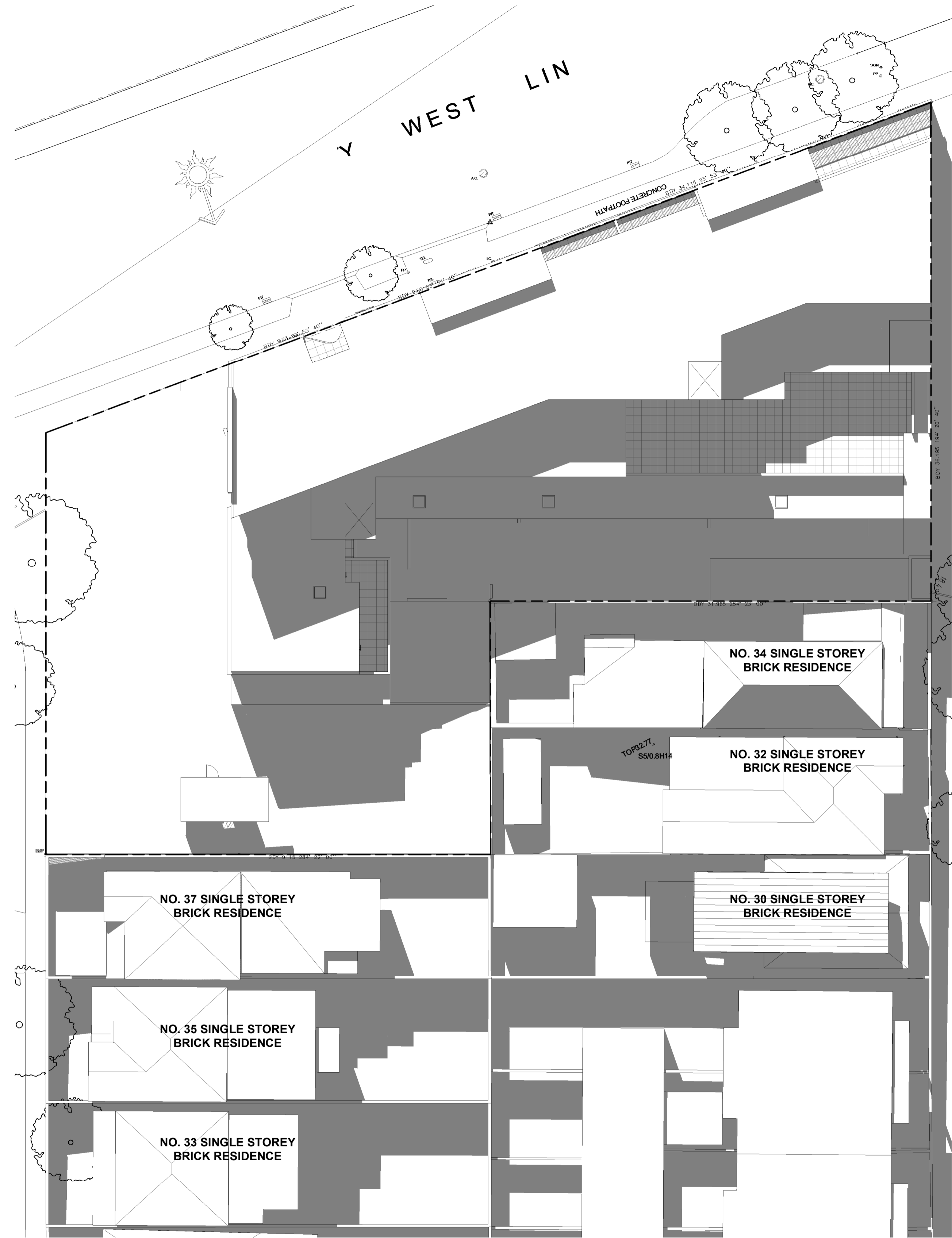
PRELIMINARY

A1 ORIGINAL SIZE



21ST JUNE SHADOW 11AM
 1 : 200

- LEGEND:**
- ADDITIONAL SHADOW CAST
 - REDUCTION IN SHADOW CAST
 - EXISTING SHADOW CAST



21ST JUNE SHADOW 12PM
 1 : 200



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A1 ORIGINAL SIZE

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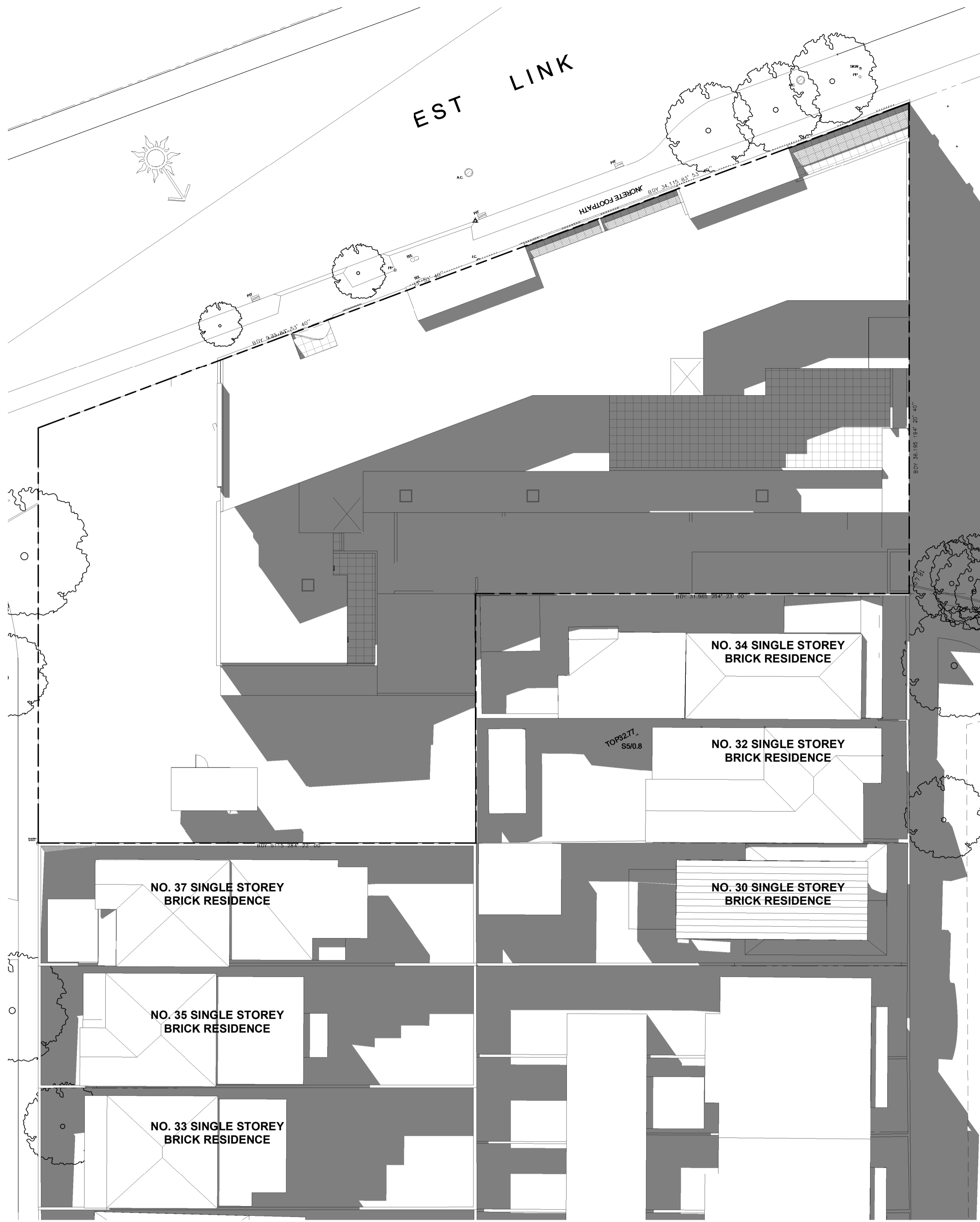
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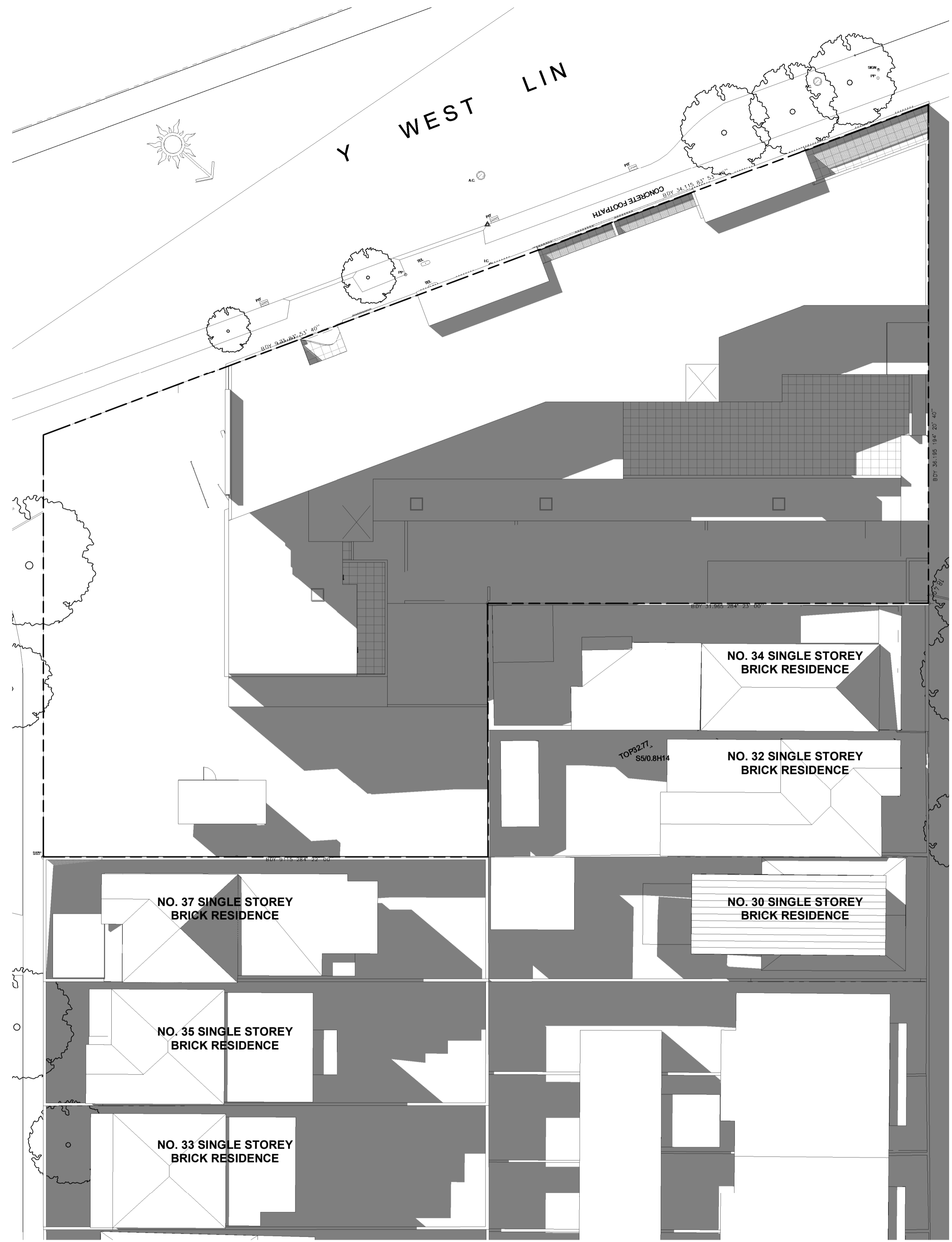
DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 3 OF 4

Date: _____ Drawing No. _____
 Scale: As indicated@A1:400@A3
 Project No. 1919 **18**
 Drawn/Checked _____
PRELIMINARY



21ST JUNE SHADOW 13PM
 1 : 200

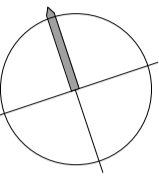
LEGEND:
 ADDITIONAL SHADOW CAST
 REDUCTION IN SHADOW CAST
 EXISTING SHADOW CAST



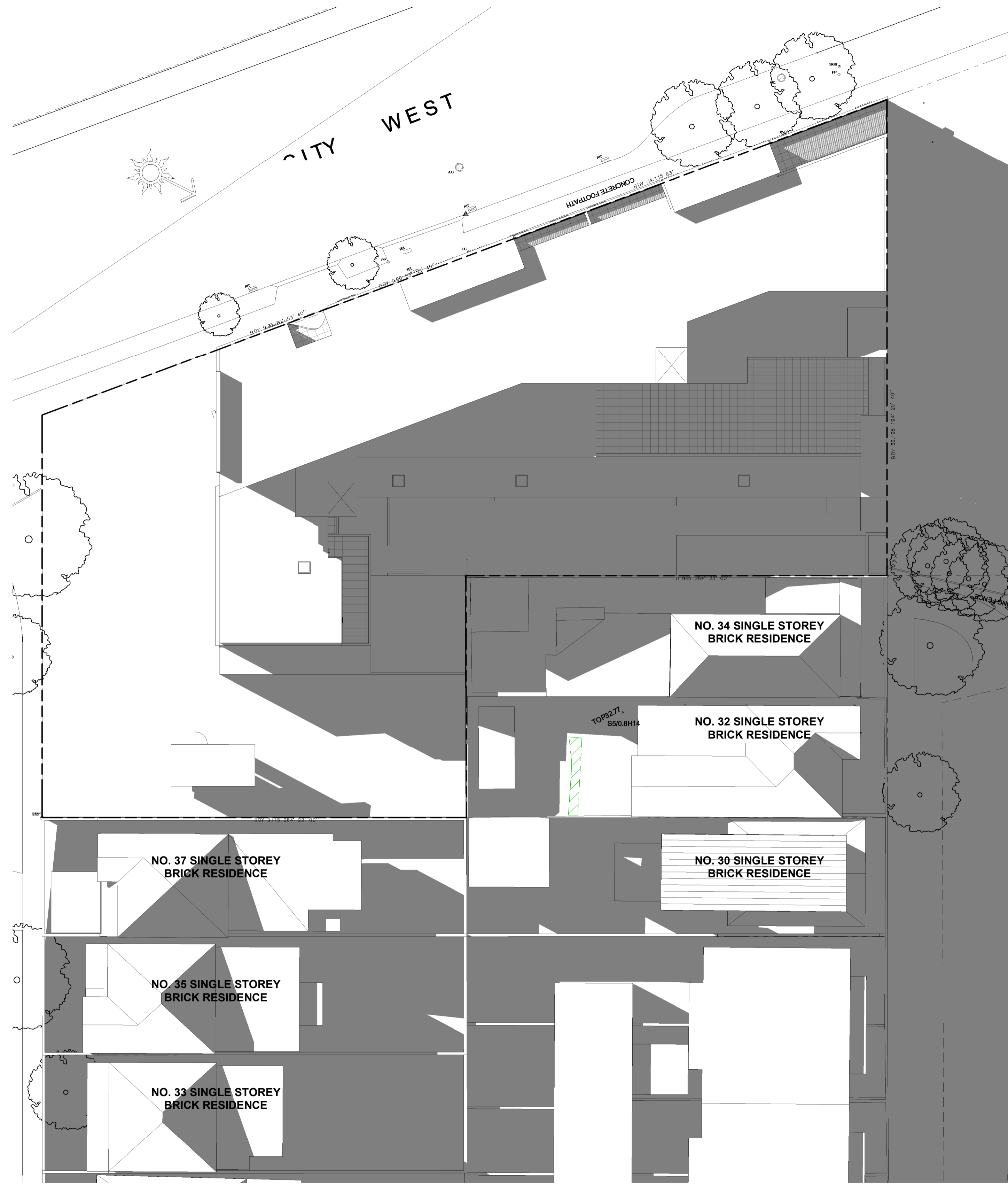
21ST JUNE SHADOW 14PM
 1 : 200



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A1 ORIGINAL SIZE



21ST JUNE SHADOW 15PM
 1 : 200

LEGEND:

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

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 & 64 - 70 BRENNAN STREET, LILYFIELD

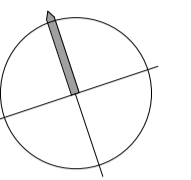
DRAWING TITLE
DIAGRAM- SHADOW ANALYSIS 4 OF 4

Date: _____ Drawing No. _____
 Scale: As indicated@A1:400@A3
 Project No. **1919** **19**
 Drawn/Checked _____

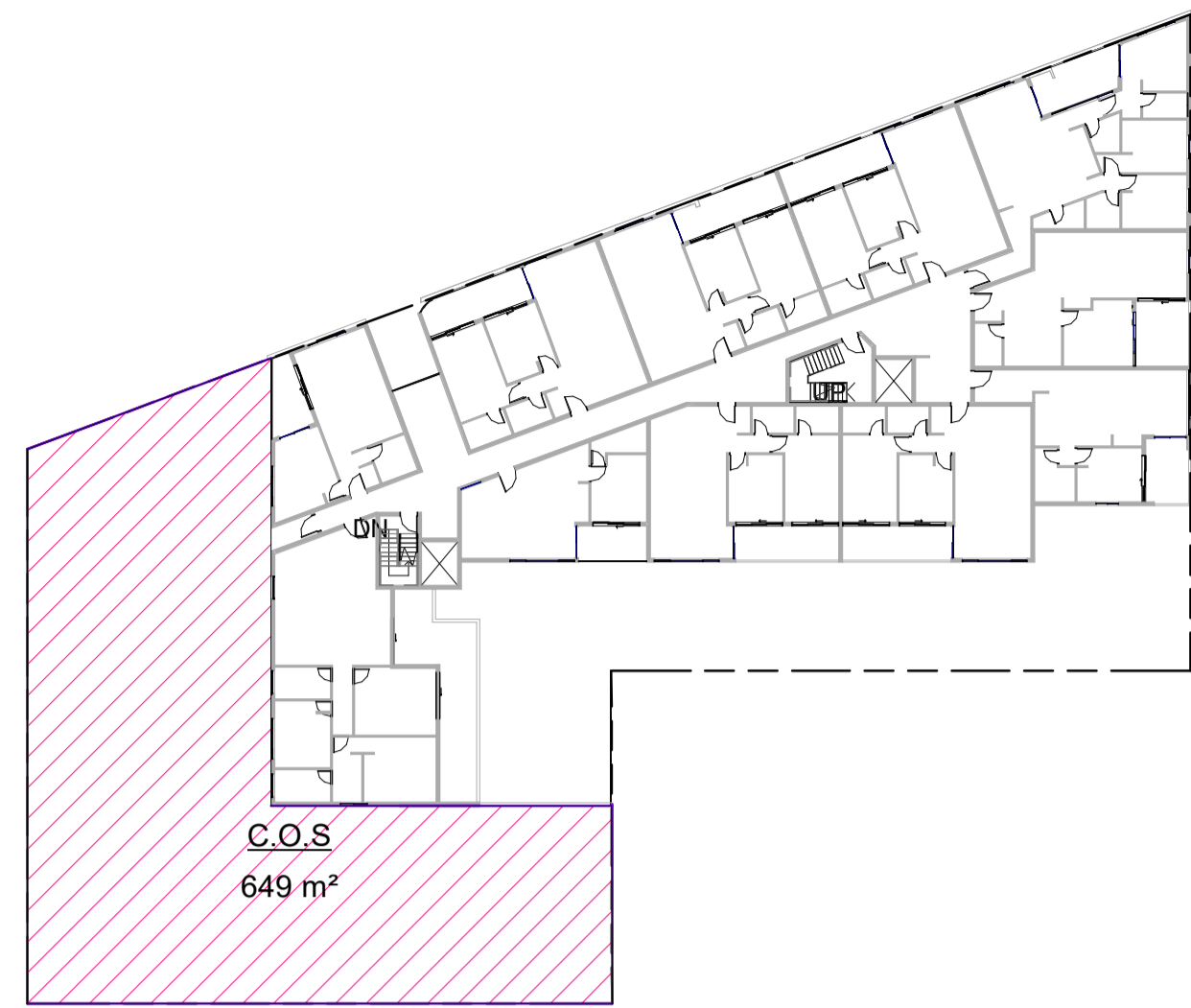
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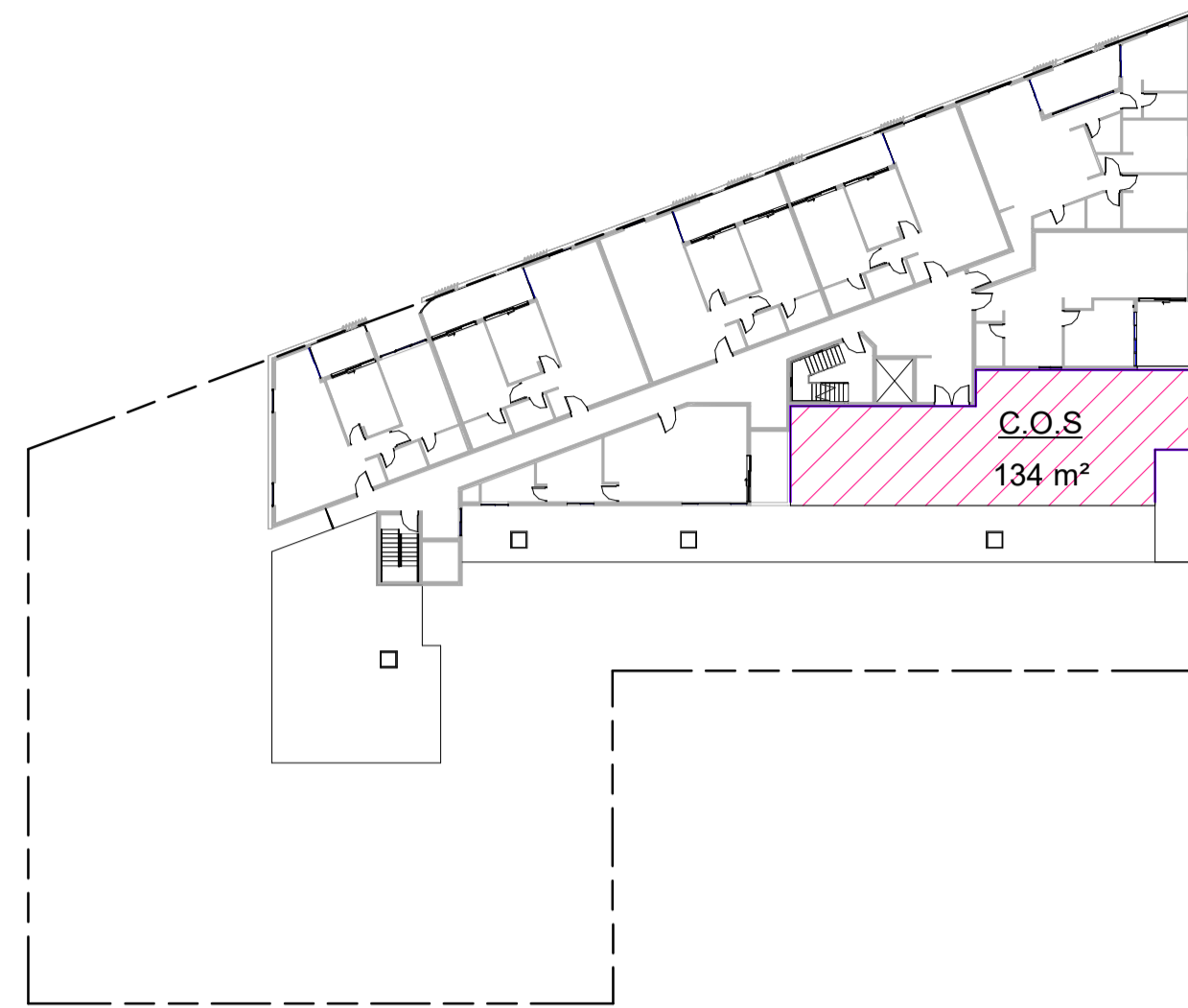
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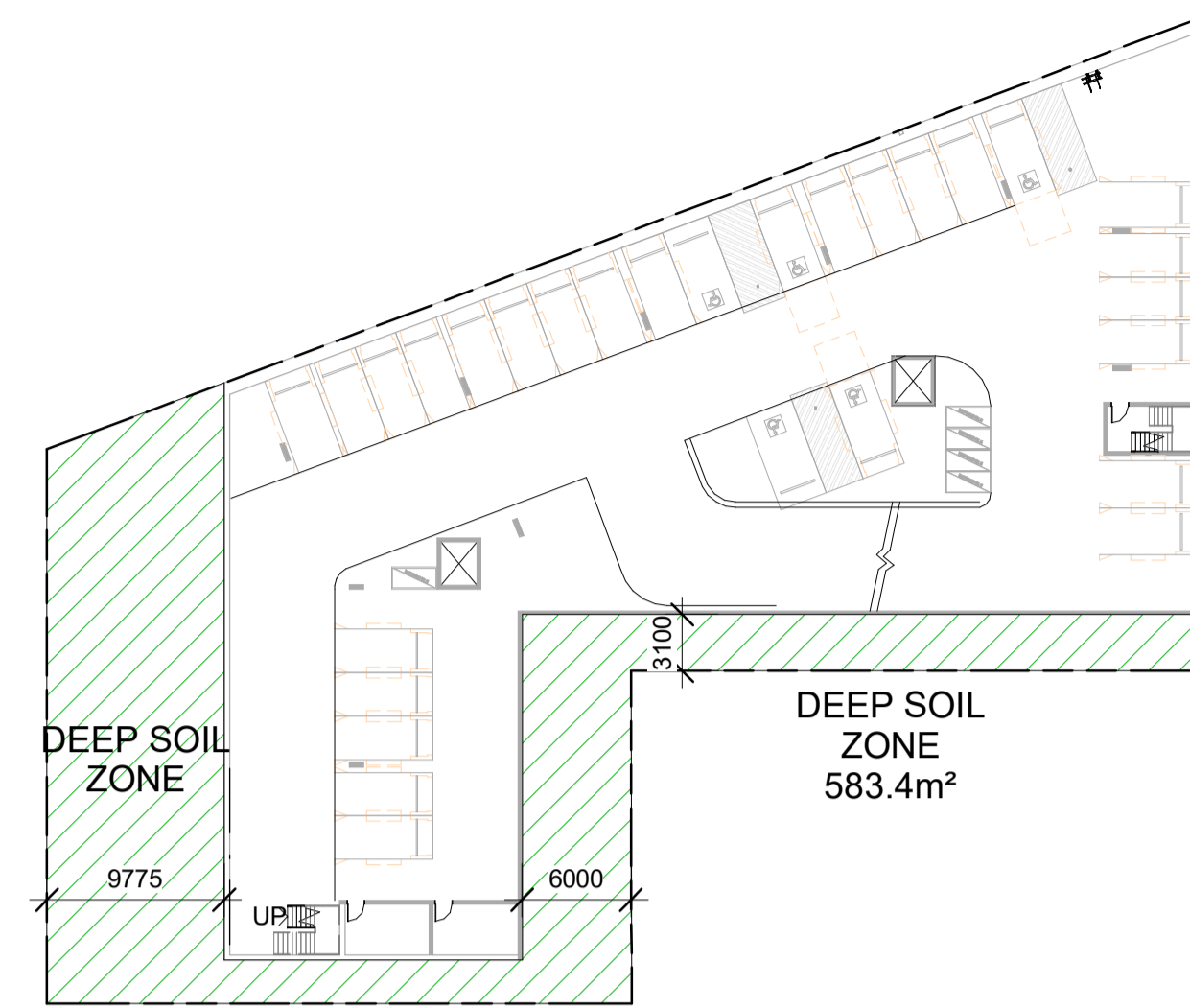
A1 ORIGINAL SIZE



C.O.S Calculation- Level 1
1 : 400



C.O.S Calculation - Level 3
1 : 400



Deep Soil Calculation
1 : 400

Apartment Design Guide

Objective 3D-1	COMPLIANCE
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	✓
Design criteria	
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	✓ (30%)
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)	✓ Refer to Drawing No.16-19
Design guidance	
Communal open space should be consolidated into a well designed, easily identified and usable area	✓
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	✓ Minimum 5.5 m (Level 3)
Communal open space should be co-located with deep soil areas	✓
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	✓ Allowing access from the street and common areas
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:	
<ul style="list-style-type: none"> provide communal spaces elsewhere such as a landscaped roof top terrace or a common room provide larger balconies or increased private open space for apartments demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	Not Applicable

AREA CALCULATION- COMMUNAL OPEN SPACE			
SITE AREA	LEVEL	AREA	%
2145 m ²	FIRST FLOOR	649 m ²	30%
	LEVEL THREE	134 m ²	6%
	TOTAL	783 m ²	36.5%

(COMPLIES)

AREA CALCULATION- DEEP SOIL AREA			
SITE AREA	ADG REQ. %	AREA	%
2145 m ²	15%	583.4 m ²	27%

(COMPLIES)

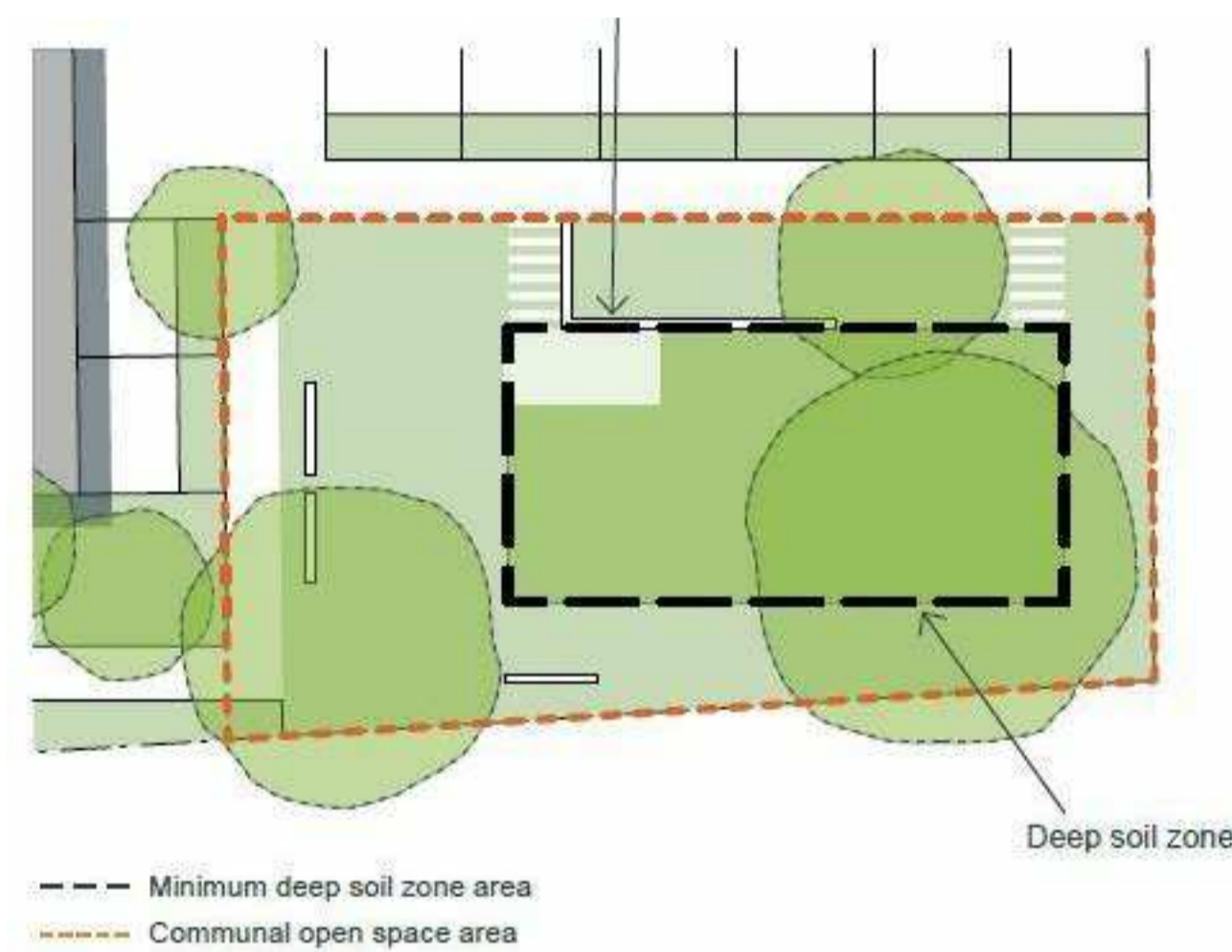


Figure 3E.4 Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone

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1	12/19	FOR CLIENT	AL

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RESIDENTIAL DEVELOPMENT
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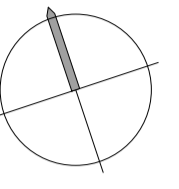
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DIAGRAM- COMMUNAL OPEN SPACE

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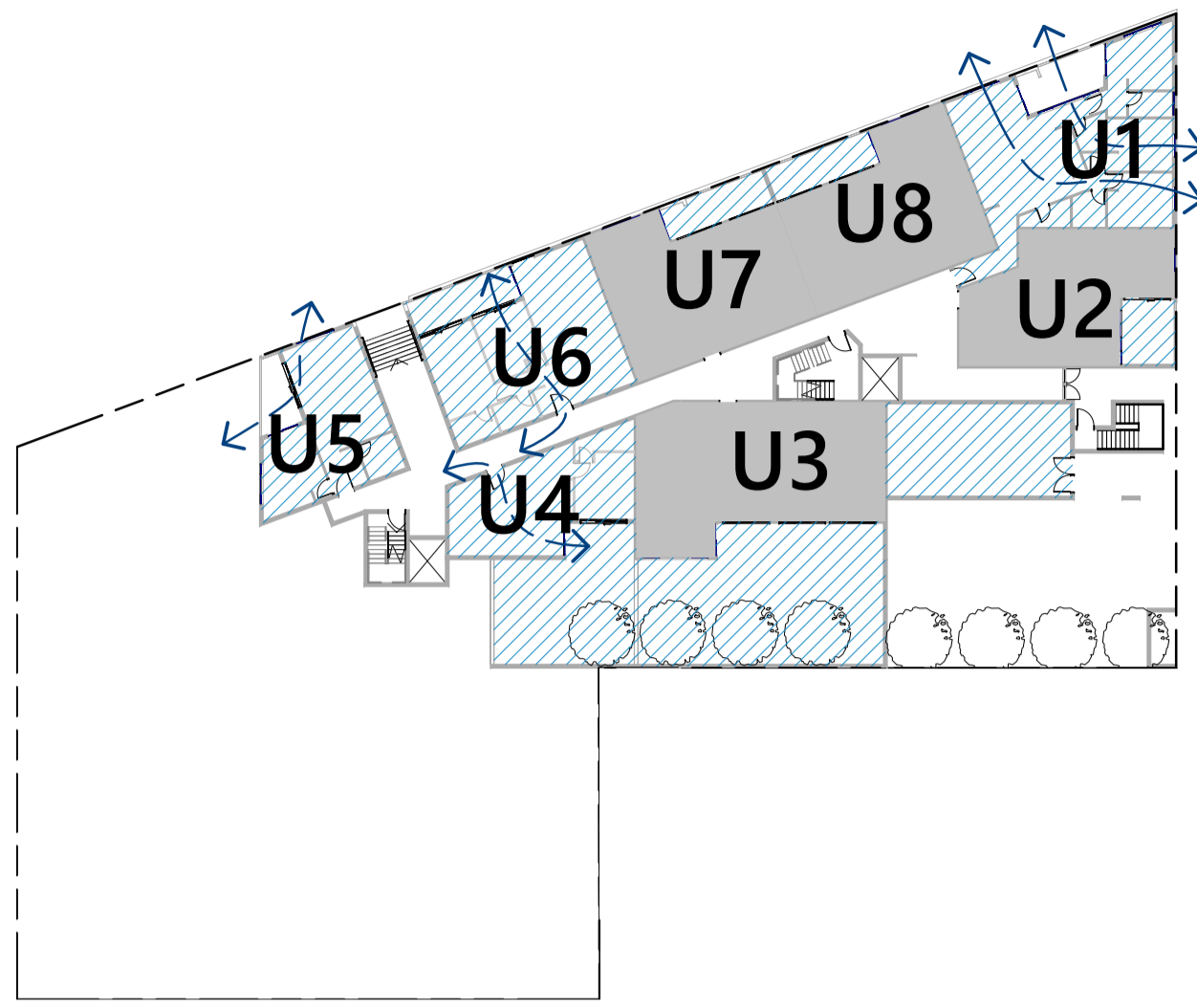
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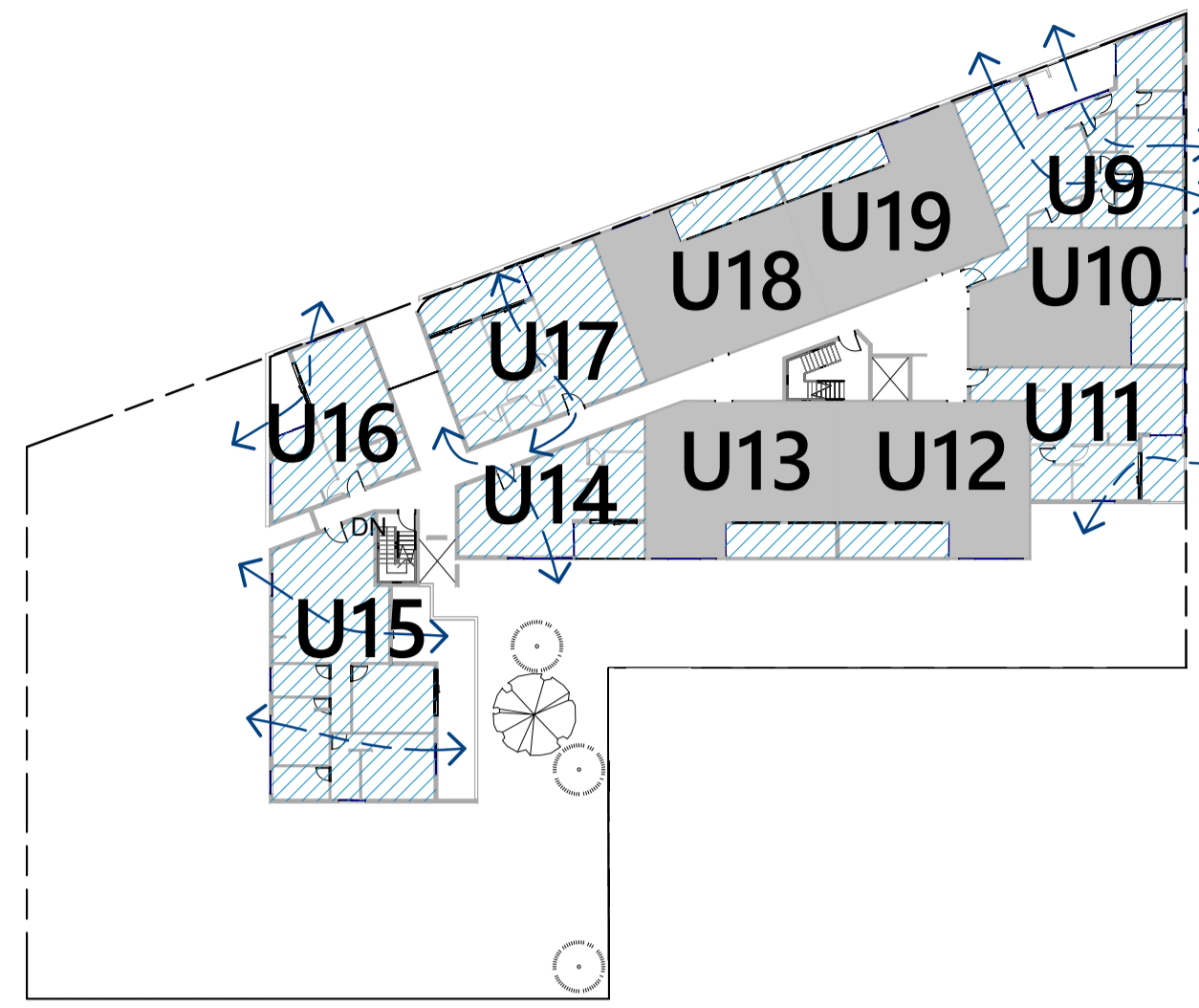
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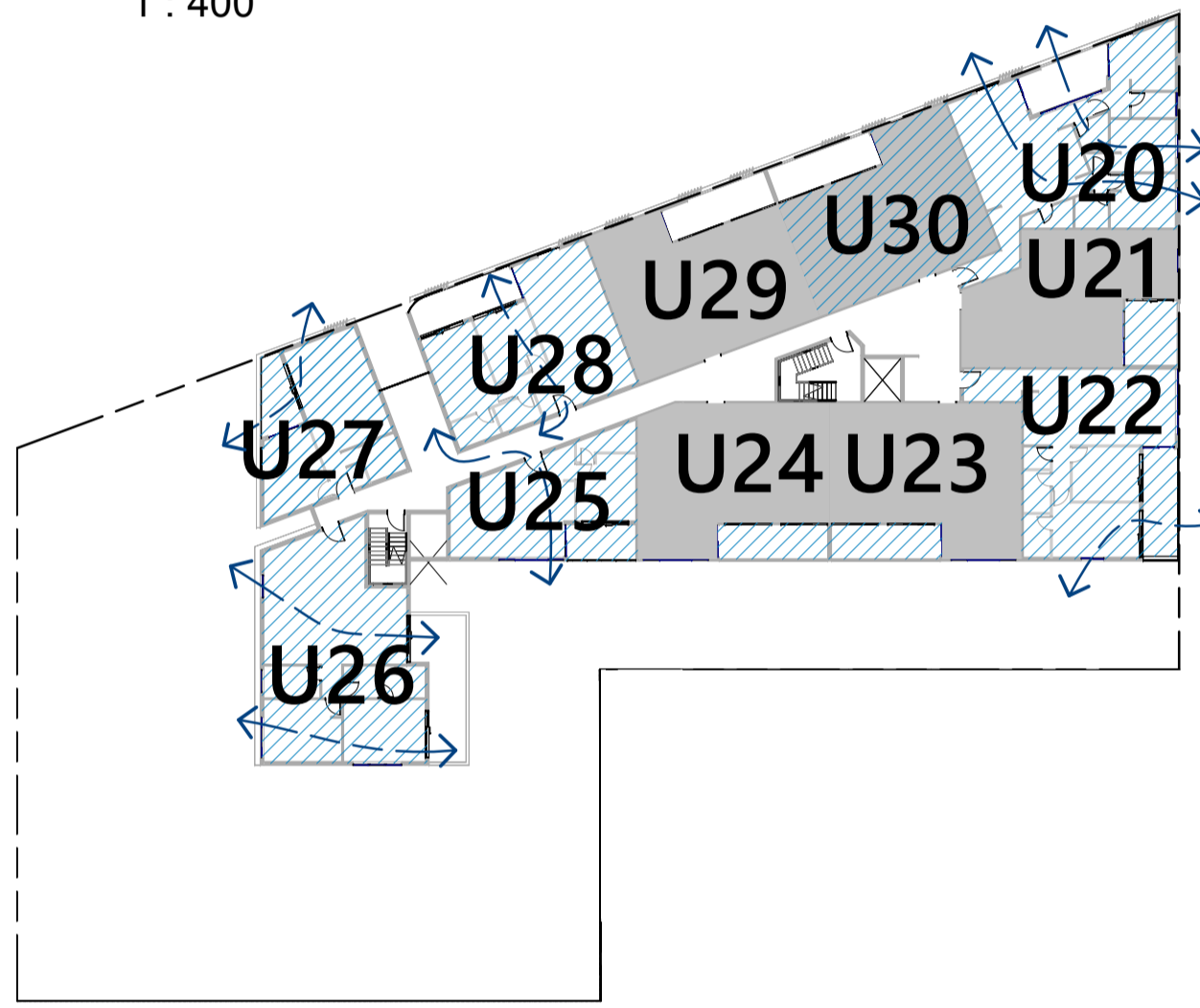
A1 ORIGINAL SIZE



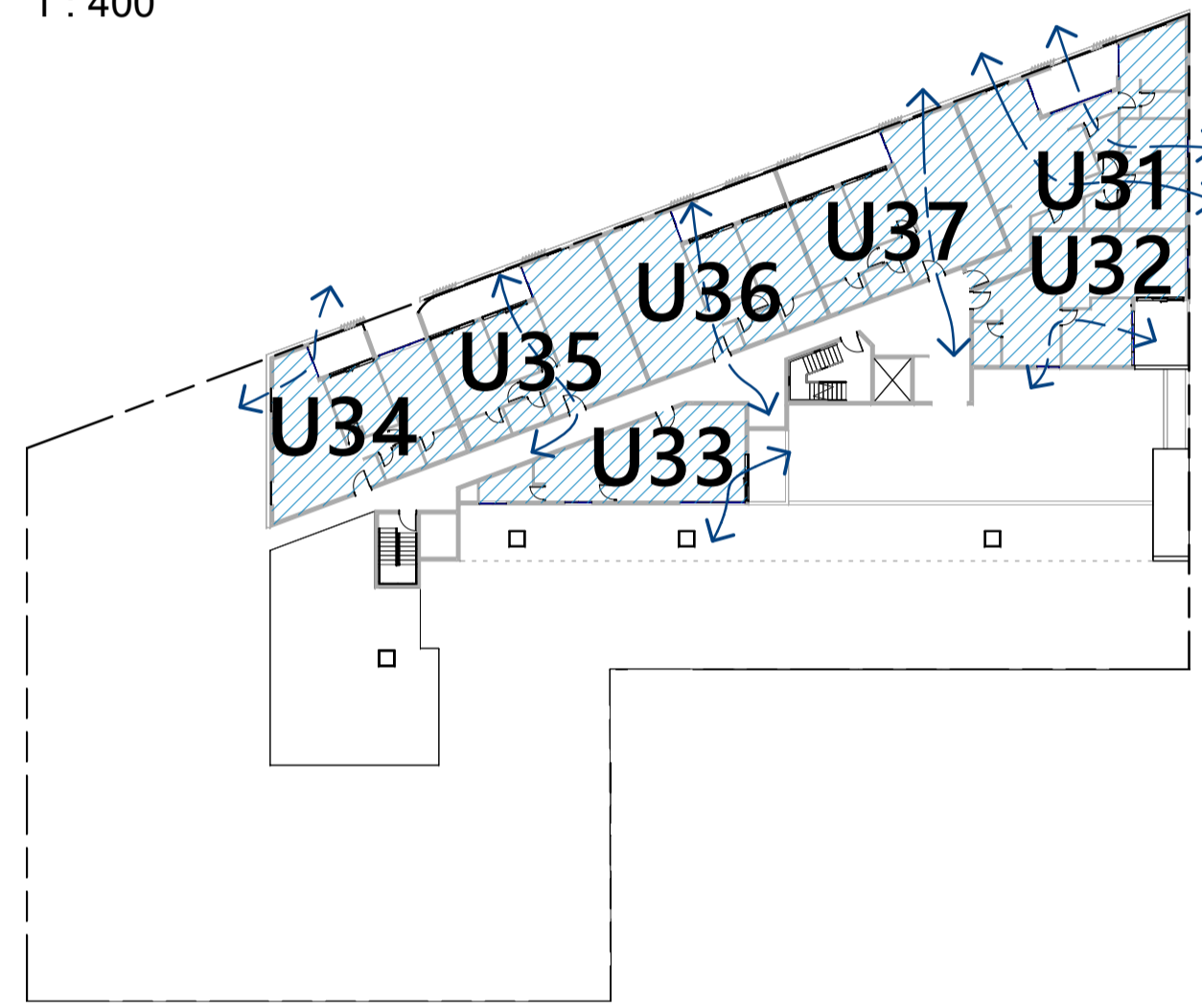
Ground Floor Cross Ventilation
1 : 400



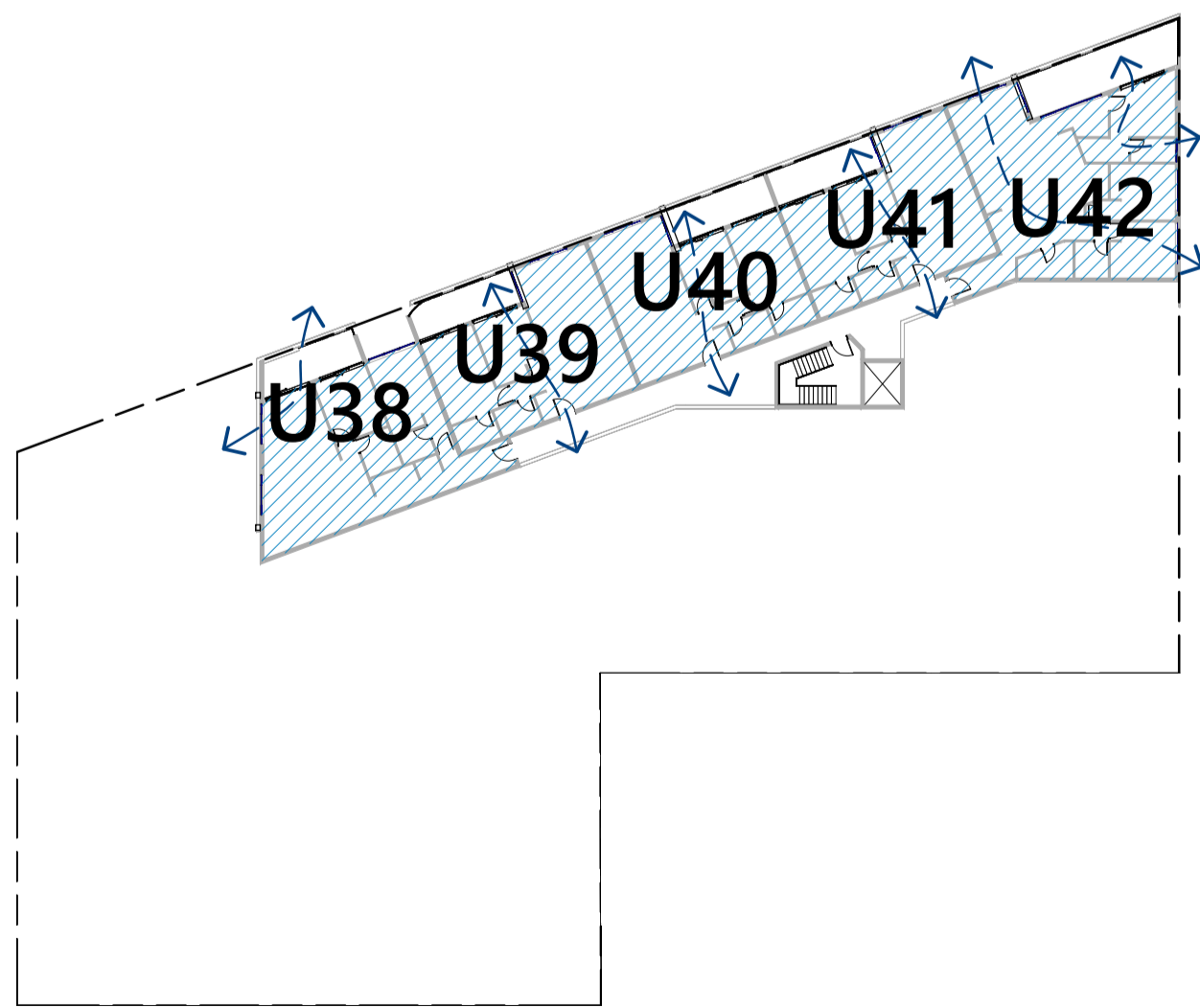
Level 1 Cross Ventilation
1 : 400



Level 2 Cross Ventilation
1 : 400



Level 3 Cross Ventilation
1 : 400



Level 4 Cross Ventilation
1 : 400

SEPP65 - CROSS VENTILATION

UNIT No.	UNIT TYPE	
U1	3 Bed	Yes
U4	1 Bed	Yes
U5	1 Bed	Yes
U6	2 Bed	Yes
U9	3 Bed	Yes
U11	1 Bed	Yes
U14	1 Bed	Yes
U15	2 Bed	Yes
U16	1 Bed	Yes
U17	2 Bed	Yes
U20	3 Bed	Yes
U22	2 Bed	Yes
U25	1 Bed	Yes
U26	2 Bed	Yes
U27	2 Bed	Yes
U28	2 Bed	Yes
U31	3 Bed	Yes
U32	1 Bed	Yes
U33	1 Bed	Yes
U34	2 Bed	Yes
U35	2 Bed	Yes
U36	2 Bed	Yes
U37	2 Bed	Yes
U38	2 Bed	Yes
U39	2 Bed	Yes
U40	2 Bed	Yes
U41	2 Bed	Yes
U42	3 Bed	Yes

28

SEPP65 - CROSS VENTILATION COMPLIANCE

UNITS	No. OF UNITS	PERCENTAGE	CRITEREA (SEPP)	PASS
28	42	67%	60%	1

APARTMENT DESIGN GUIDE

Objective 4B-3	COMPLIANCE
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	
Design criteria	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	✓ (67%)
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	✓
Design guidance	
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	✓
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	✓ Where possible
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	✓ Where possible
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	✓ Where possible

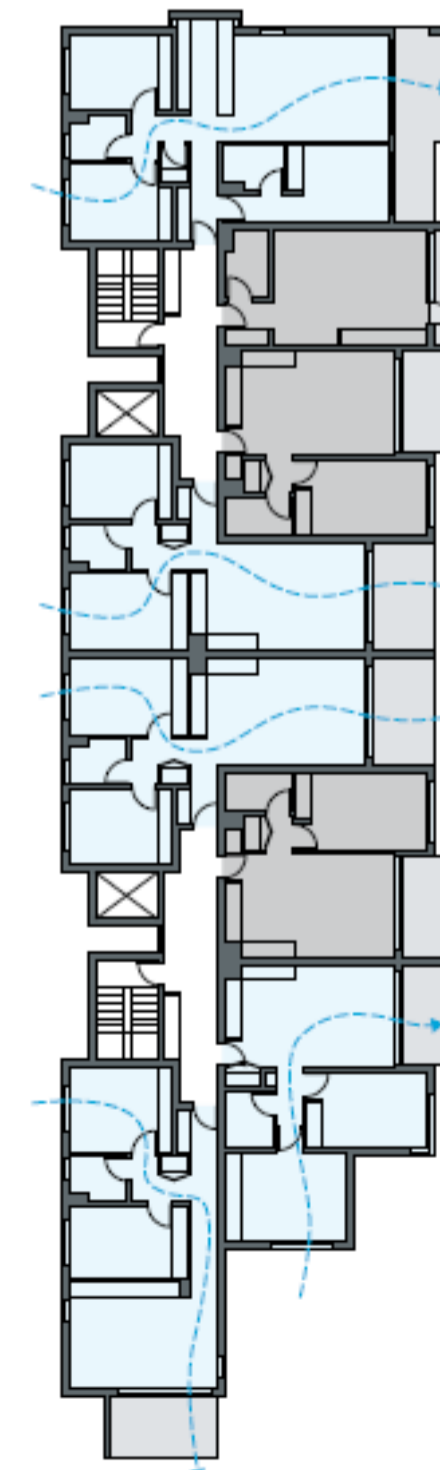


Figure 4B.4 The floor plan above demonstrates one approach for how five of a total of eight apartments achieve natural cross ventilation

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

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 C/O DEREK RAITHBY ARCHITECTURE

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

DRAWING TITLE
DIAGRAM- CROSS VENTILATION

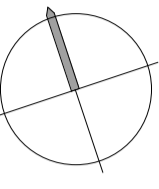
Date: _____ Drawing No. **21**
 Scale: As indicated@A1 1:0@A3
 Project No. **1919**
 Drawn/Checked _____

PRELIMINARY



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A1 ORIGINAL SIZE



3D View 1



3D View 2

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

Client: **JRNN PTY LTD**
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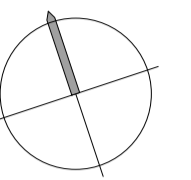
Project: **RESIDENTIAL DEVELOPMENT**
 36 LONSDALE STREET
 & 64 - 70 BRENAN STREET, LILYFIELD

DRAWING TITLE
PERSPECTIVES

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



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A1 ORIGINAL SIZE

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

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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

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

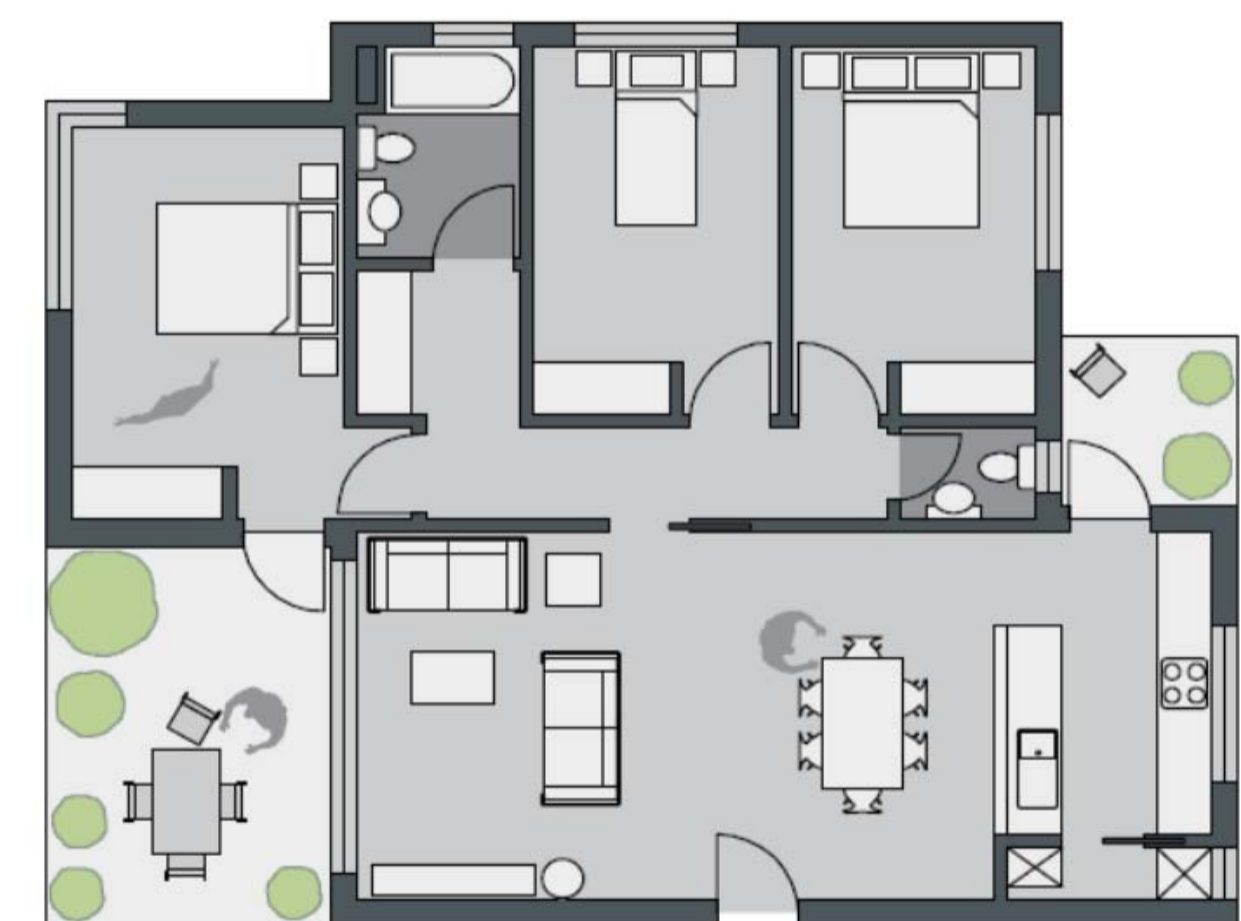


Figure 4E.4 Building layout should maximise balcony use by allowing access from the main living area and a bedroom (where possible). Secondary balconies provide further amenity to apartment living and are best accessed off kitchens and laundries

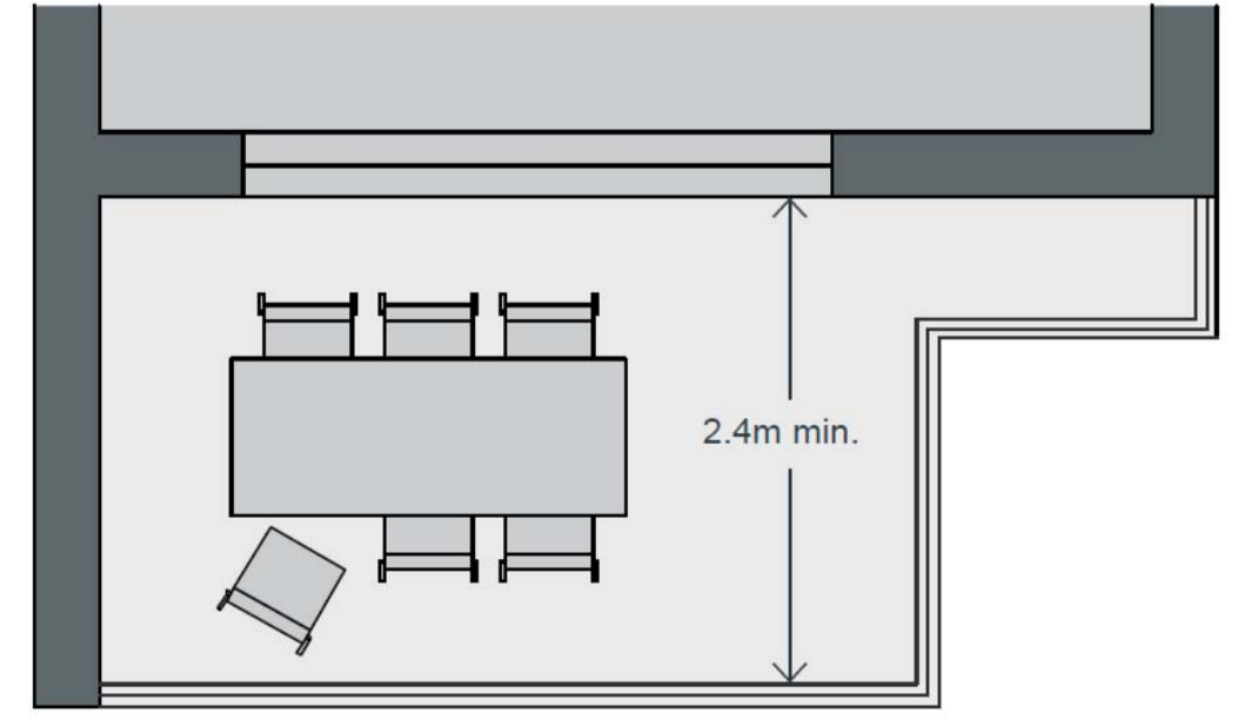


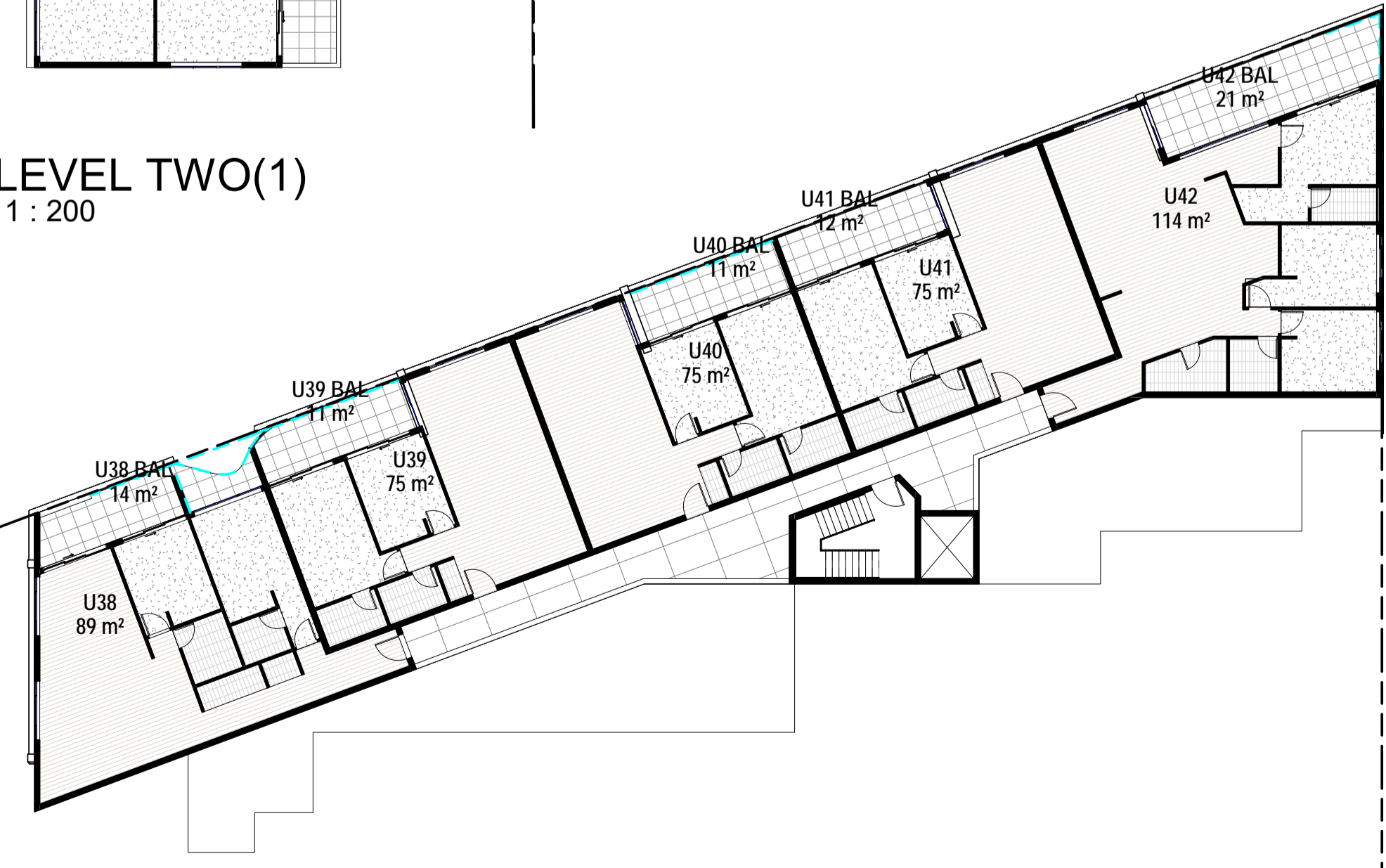
Figure 4E.3 Minimum balcony depths ensure that the balcony area is useable and can be easily accessed



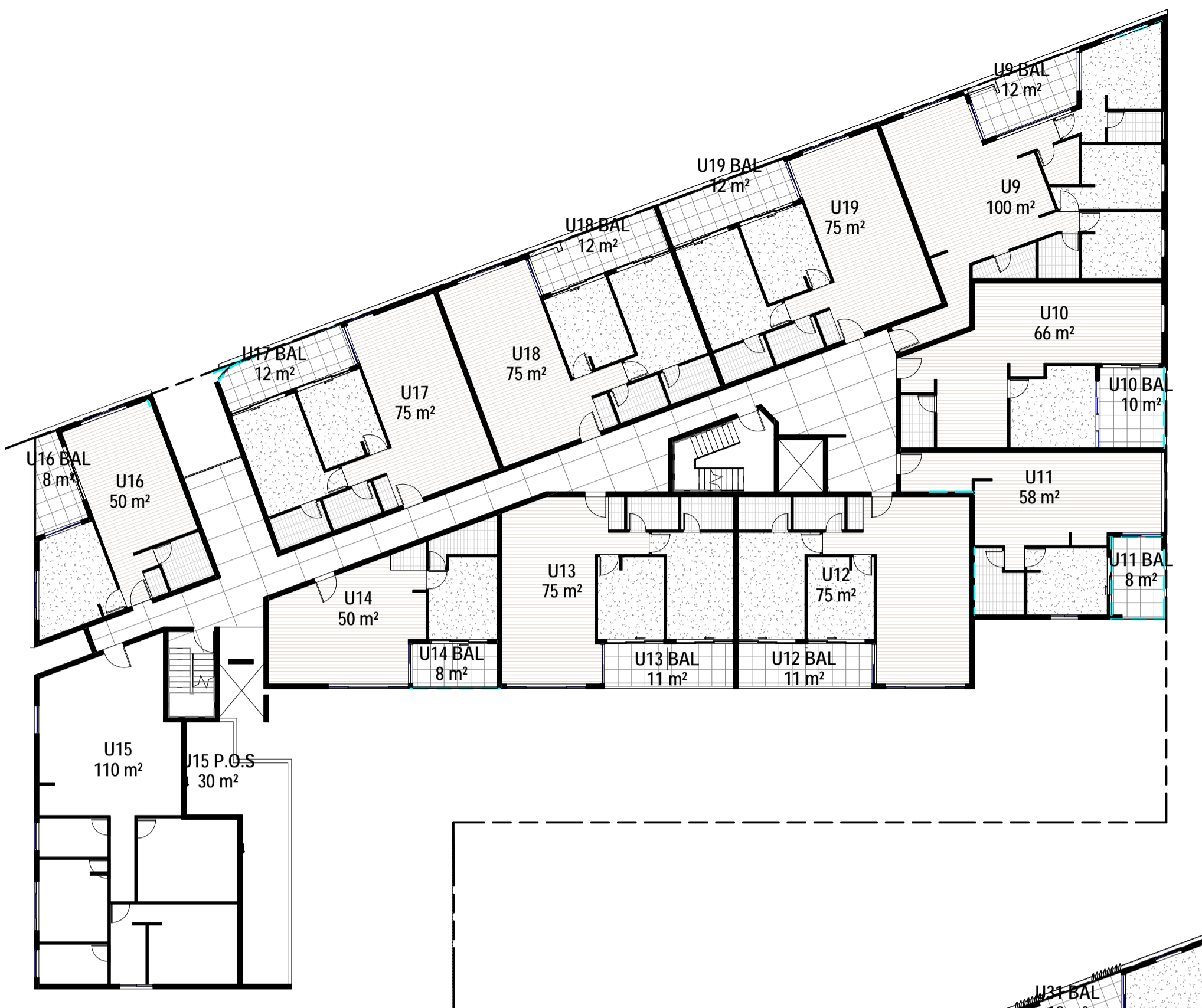
GROUND FLOOR
1 : 200



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 border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min. POS area</th> <th>Min. POS Depth</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1br</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2br</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3br</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </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 ²	-	1br	8m ²	2m	2br	10m ²	2m	3br	12m ²	2.4m
Dwelling type	Min. POS area	Min. POS Depth															
Studio	4m ²	-															
1br	8m ²	2m															
2br	10m ²	2m															
3br	12m ²	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 15m ² and a minimum depth of 3m																