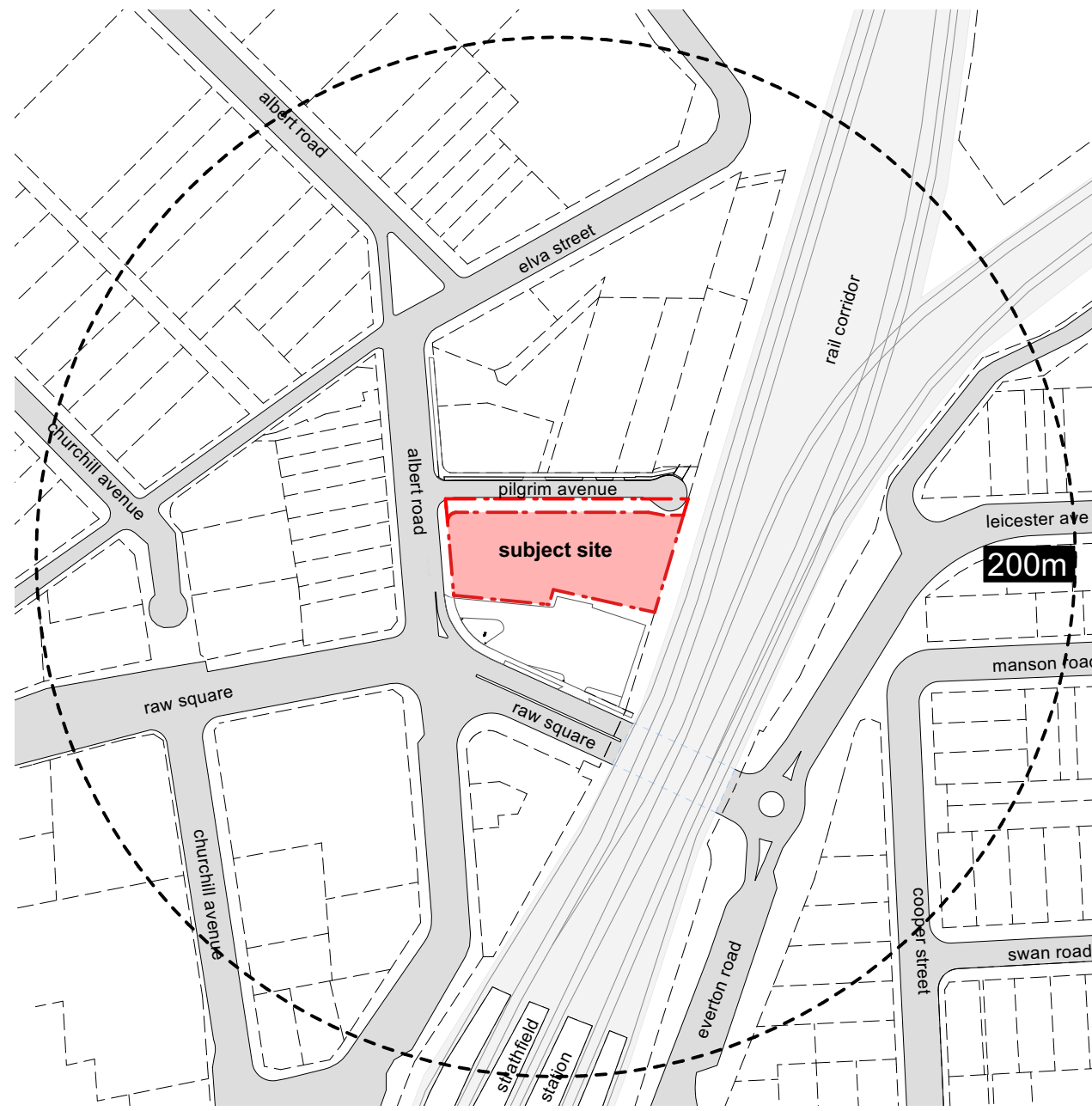


DRAWING SCHEDULE

dwg no.	title
2330 - DA 0000	COVER SHEET
2330 - DA 0001	INTRODUCTION
2330 - DA 0002	PERSPECTIVE VIEW 01
2330 - DA 0003	PERSPECTIVE VIEW 02
2330 - DA 0004	PERSPECTIVE VIEW 03
2330 - DA 0005	PERSPECTIVE VIEW 04
2330 - DA 0006	PERSPECTIVE VIEW 05
2330 - DA 0010	SITE ANALYSIS - LOCATION PLAN
2330 - DA 0011	SITE ANALYSIS - SITE PLAN
2330 - DA 0012	DESIGN ANALYSIS - SITE PLAN
2330 - DA 0050	DEMOLITION PLAN
2330 - DA 0093	BASEMENT 04
2330 - DA 0094	BASEMENT 03
2330 - DA 0095	BASEMENT 02
2330 - DA 0096	BASEMENT 01
2330 - DA 0101	LEVEL 00
2330 - DA 0102	LEVEL 01
2330 - DA 0103	LEVEL 02 - 03
2330 - DA 0104	LEVEL 04
2330 - DA 0105	LEVEL 05
2330 - DA 0106	LEVEL 06 - 19
2330 - DA 0110	ROOF
2330 - DA 0201	STREETSCAPE ELEVATION 01
2330 - DA 0202	STREETSCAPE ELEVATION 02
2330 - DA 0203	NW ELEVATION - PILGRIM AVENUE
2330 - DA 0204	SE ELEVATION - RAW SQUARE
2330 - DA 0205	SW ELEVATION - ALBERT ROAD
2330 - DA 0206	NE ELEVATION - RAIL CORRIDOR
2330 - DA 0207	PARTIAL ELEVATIONS
2330 - DA 0301	SECTION A-A
2330 - DA 0302	SECTION B-B
2330 - DA 0330	MATERIALS AND FINISHES SCHEDULE
2330 - DA 0351	SECTION B-B - DETAIL / DRIVEWAY
2330 - DA 0391	PERSPECTIVE VIEW 06 - RAMP
2330 - DA 0392	PERSPECTIVE VIEW 07 - BUILDING A ENTRY
2330 - DA 0393	PERSPECTIVE VIEW 08 - BUILDING P ENTRY
2330 - DA 0401	GFA
2330 - DA 0402	COMMUNAL SPACE
2330 - DA 0403	AFFORDABLE HOUSING
2330 - DA 0404	APARTMENT STORAGE LAYOUT 01 - PLANS
2330 - DA 0405	APARTMENT STORAGE LAYOUT 02 - SUMMARY
2330 - DA 0406	SOFT LANDSCAPED AREA
2330 - DA 0411	ACCOMMODATION - SUMMARY
2330 - DA 0431	CROSS VENTILATION
2330 - DA 0461	SOLAR ACCESS 01 - PLANS
2330 - DA 0462	SOLAR ACCESS 02 - SUMMARY
2330 - DA 0463	SOLAR ACCESS 03 - COMMUNAL OPEN SPACE
2330 - DA 0464	VIEWS FROM SUN 01
2330 - DA 0464A	VIEWS FROM SUN 01
2330 - DA 0465	VIEWS FROM SUN 02
2330 - DA 0465A	VIEWS FROM SUN 02
2330 - DA 0466	SHADOW ANALYSIS
2330 - DA 0471	ALBERT ROAD NATURAL VENTILATION PLENUMS
2330 - DA 0472	PLENUM DETAILS
2330 - DA 0473	PLENUM DETAILS
2330 - DA 0474	PLENUM DETAILS
2330 - DA 0501	ADAPTABLE UNIT - LAYOUTS 01
2330 - DA 0502	ADAPTABLE UNIT - LAYOUTS 02
2330 - DA 0511	UNIT LAYOUT TYPE - 1 BED
2330 - DA 0521	UNIT LAYOUT TYPE - 2 BED - (01)
2330 - DA 0522	UNIT LAYOUT TYPE - 2 BED - (02)
2330 - DA 0523	UNIT LAYOUT TYPE - 2 BED - (03)
2330 - DA 0531	UNIT LAYOUT TYPE - 3 BED
2330 - DA 0601	SITE MASSING 01
2330 - DA 0602	SITE MASSING 02
2330 - DA 0605	HEIGHT PLANE
2330 - DA 0651	CORRIDOR GFA CALCULATIONS
2330 - DA 0652	RAIL CORRIDOR AND WINTER GARDEN TREATMENTS
2330 - DA 0652.1	WINTER GARDEN ANTI THROW & VENTILATION COMPLIANCE
2330 - DA 0653	BUILDING SEPARATION

LOCATION PLAN



SITE DESCRIPTION

The site is located at 11-13 Albert Road and 2-6 Pilgrim Avenue, Strathfield. It is an amalgamation of 6 sites and has a combined area of **3,361.90m²** (by title). It is noted Lot 2 DP 862623 forms part of the street reserve and a site area of **2,868.8m²** has therefore been adopted for the purposes of development yield calculations

The site has an approximate 90m long frontage to Pilgrim Avenue and an approximate 32m long frontage to Albert Road. The site is adjacent to the rail line on the Northern side.

The existing site consists of 3 two-storey residential flat buildings & 2 single-storey residences. The site lies within an B4 mixed use zone.

DEVELOPMENT STATISTICS

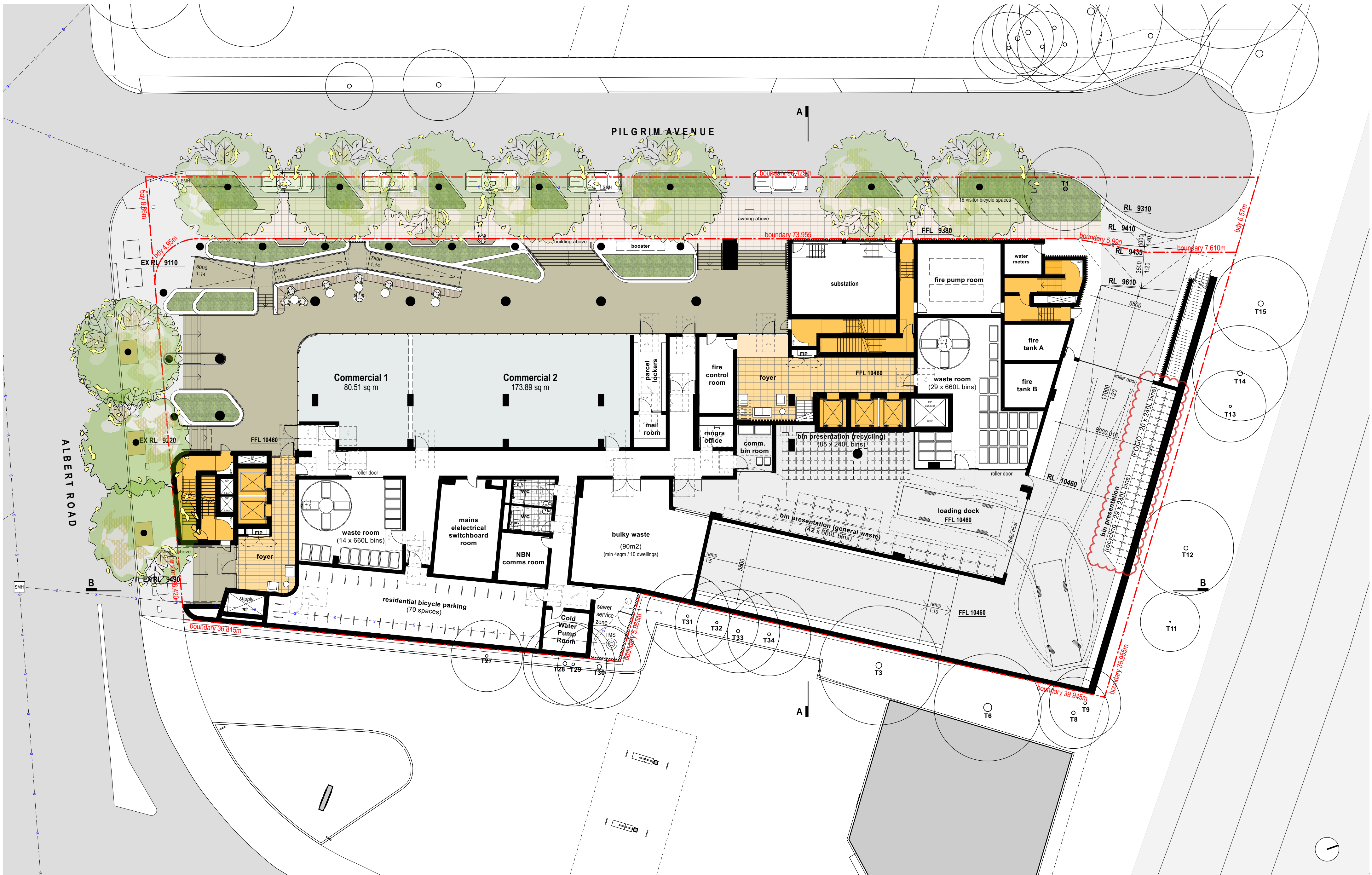
The proposed development will provide:

Category	Sub-category	Quantity	Percentage
Residential	total units	228	
	1 bed unit	57	25.0%
	2 bed unit	155	68.0%
	3 bed unit	16	7.0%
Building A	total units	81	35.5%
	total units	147	64.5%
Building P	total units	147	64.5%
	total units	35	15.4%
Adaptable	total units	35	15.4%
	total units	50	21.9%

Category	Sub-category	Quantity	Percentage
Commercial	total tenancies	2	254 m ²
	total car spaces	237	
	residential	195	incl. 35 accessible spaces
	visitor	25	incl. 3 accessible spaces
	commercial	17	incl. 2 accessible spaces
Communal Open Space	total	1619 m²	56% of site area
	level 1	899.95 m ²	
	level 2	613.31 m ²	
	level 3	105.62 m ²	
Communal Room	total	117 m²	
	level 1	61.8 m ²	
	level 4	55.5 m ²	

ACCOMMODATION SUMMARY

Unit Number	Unit Type	Unit Area	POS Area	Unit Number	Unit Type	Unit Area	POS Area	Unit Number	Unit Type	Unit Area	POS Area
Level 01				Level 08				Level 15			
Unit A013	2 bed	81.9 sqm	16.4 sqm	Unit A081	2 bed	80.3 sqm	28.7 sqm	Unit A151	2 bed	80.3 sqm	28.7 sqm
Unit A014	1 bed	53.9 sqm	10.5 sqm	Unit A082	1 bed	53.7 sqm	12.6 sqm	Unit A152	1 bed	53.7 sqm	12.6 sqm
Unit A015	2 bed	78.1 sqm	20.2 sqm	Unit A083	3 bed	104.1 sqm	31.6 sqm	Unit A153	3 bed	104.1 sqm	31.6 sqm
Unit A016	2 bed	78.1 sqm	20.2 sqm	Unit A084	2 bed	76.6 sqm	24.5 sqm	Unit A154	2 bed	76.6 sqm	24.5 sqm
Unit A017	2 bed	82.9 sqm	32.8 sqm	Unit P081	2 bed	87.5 sqm	18.7 sqm	Unit P151	2 bed	87.5 sqm	18.7 sqm
Unit P011	2 bed	79.5 sqm	16.4 sqm	Unit P082	2 bed	75.7 sqm	10.4 sqm	Unit P152	2 bed	75.7 sqm	10.4 sqm
Unit P012	2 bed	75.7 sqm	10.4 sqm	Unit P083	2 bed	75.6 sqm	10.5 sqm	Unit P153	2 bed	75.6 sqm	10.5 sqm
Unit P013	3 bed	89.3 sqm	21.9 sqm	Unit P084	2 bed	76.8 sqm	16.9 sqm	Unit P154	2 bed	76.8 sqm	16.9 sqm
Level 02				Level 09				Level 16			
Unit A021	2 bed	80.3 sqm	28.7 sqm	Unit A091	2 bed	80.3 sqm	28.7 sqm	Unit A161	2 bed	80.3 sqm	28.7 sqm
Unit A022	1 bed	57.7 sqm	19.9 sqm	Unit A092	1 bed	53.7 sqm	12.6 sqm	Unit A162	1 bed	53.7 sqm	12.6 sqm
Unit A023	2 bed	81.9 sqm	16.4 sqm	Unit A093	3 bed	104.1 sqm	31.6 sqm	Unit A163	3 bed	104.1 sqm	31.6 sqm
Unit A024	1 bed	53.9 sqm	10.5 sqm	Unit A094	2 bed	76.6 sqm	24.5 sqm	Unit A164	2 bed	76.6 sqm	24.5 sqm
Unit A025	2 bed	78.1 sqm	20.2 sqm	Unit P091	2 bed	87.5 sqm	18.7 sqm	Unit P161	2 bed	87.5 sqm	18.7 sqm
Unit A026	2 bed	78.1 sqm	20.2 sqm	Unit P092	2 bed	75.7 sqm	10.4 sqm	Unit P162	2 bed	75.7 sqm	10.4 sqm
Unit A027	2 bed	82.9 sqm	32.8 sqm	Unit P093	2 bed	75.6 sqm	10.5 sqm	Unit P163	2 bed	75.6 sqm	10.5 sqm
Unit P021	2 bed	79.5 sqm	16.4 sqm	Unit P094	2 bed	76.8 sqm	16.9 sqm	Unit P164	2 bed	76.8 sqm	16.9 sqm
Unit P022	2 bed	75.7 sqm	10.4 sqm	Unit P095	2 bed	80.8 sqm	22.6 sqm	Unit P165	2 bed	80.8 sqm	22.6 sqm
Unit P023	2 bed	75.6 sqm	10.5 sqm	Unit P096	1 bed	55.6 sqm	8.1 sqm	Unit P166	1 bed	55.6 sqm	8.1 sqm
Unit P024	2 bed	76.8 sqm	16.9 sqm	Unit P097	1 bed	55.6 sqm	8.1 sqm	Unit P167	1 bed	55.6 sqm	8.1 sqm
Unit P025	1 bed	61.9 sqm	9.4 sqm	Unit P098	2 bed	77.2 sqm	13.7 sqm	Unit P168	2 bed	77.2 sqm	13.7 sqm
Unit P026	1 bed	61.4 sqm	9.4 sqm	Level 10				Level 17			
Unit P027	2 bed	76.9 sqm	14.5 sqm	Unit A101	2 bed	80.3 sqm	28.7 sqm	Unit A171	2 bed	80.3 sqm	28.7 sqm
Unit P028	2 bed	77.2 sqm	13.7 sqm	Unit A102	1 bed	53.7 sqm	12.6 sqm	Unit A172	1 bed	53.7 sqm	12.6 sqm
Unit P029	2 bed	86.6 sqm	11.8 sqm	Unit A103	3 bed	104.1 sqm	31.6 sqm	Unit A173	3 bed	104.1 sqm	31.6 sqm
Level 03				Level 11				Level 18			
Unit A031	2 bed	80.3 sqm	28.7 sqm	Unit A111	2 bed	80.3 sqm	28.7 sqm	Unit A181	2 bed	80.3 sqm	28.7 sqm
Unit A032	1 bed	57.7 sqm	19.9 sqm	Unit A112	1 bed	53.7 sqm	12.6 sqm	Unit A182	1 bed	53.7 sqm	12.6 sqm
Unit A033	2 bed	81.9 sqm	16.4 sqm	Unit A113	3 bed	104.1 sqm	31.6 sqm	Unit A183	3 bed	104.1 sqm	31.6 sqm
Unit A034	1 bed	53.9 sqm	10.5 sqm	Unit A114	2 bed	76.6 sqm	24.5 sqm	Unit A184	2 bed	76.6 sqm	24.5 sqm
Unit A035	2 bed	78.1 sqm	20.2 sqm	Unit P111	2 bed	87.5 sqm	18.7 sqm	Unit P181	2 bed	87.5 sqm	18.7 sqm
Unit A036	2 bed	78.1 sqm	20.2 sqm	Unit P112	2 bed	75.7 sqm	10.4 sqm	Unit P182	2 bed	75.7 sqm	10.4 sqm
Unit A037	2 bed	82.9 sqm	32.8 sqm	Unit P113	2 bed	75.6 sqm	10.5 sqm	Unit P183	2 bed	75.6 sqm	10.5 sqm
Unit P031	2 bed	79.5 sqm	16.4 sqm	Unit P114	2 bed	76.8 sqm	16.9 sqm	Unit P184	2 bed	76.8 sqm	16.9 sqm
Unit P032	2 bed	75.7 sqm	10.4 sqm	Unit P115	2 bed	80.8 sqm	22.6 sqm	Unit P185	2 bed	80.8 sqm	22.6 sqm
Unit P033	2 bed	75.6 sqm	10.5 sqm	Unit P116	1 bed	55.6 sqm	8.1 sqm	Unit P186	1 bed	55.6 sqm	8.1 sqm
Unit P034	2 bed	76.8 sqm	16.9 sqm	Unit P117	1 bed	55.6 sqm	8.1 sqm	Unit P187	1 bed	55.6 sqm	8.1 sqm
Unit P035	1 bed	61.9 sqm	9.4 sqm	Unit P118	2 bed	77.2 sqm	13.7 sqm	Unit P188	2 bed	77.2 sqm	13.7 sqm
Unit P036	1 bed	61.4 sqm	9.4 sqm	Level 12				Level 19			
Unit P037	2 bed	76.9 sqm	14.5 sqm	Unit A121	2 bed	80.3 sqm	28.7 sqm	Unit A191	2 bed	80.3 sqm	28.7 sqm
Unit P038	2 bed	77.2 sqm	13.7 sqm	Unit A122	1 bed	53.7 sqm	12.6 sqm	Unit A192	1 bed	53.7 sqm	12.6 sqm
Unit P039	2 bed	86.6 sqm	11.8 sqm	Unit A123	3 bed	104.1 sqm	31.6 sqm	Unit A193	3 bed	104.1 sqm	31.6 sqm
Level 04				Level 13				Level 14			
Unit A041	2 bed	80.3 sqm	28.7 sqm	Unit A131	2 bed	80.3 sqm	28.7 sqm	Unit A141	2 bed	80.3 sqm	28.7 sqm
Unit A042	1 bed	53.7 sqm	12.6 sqm	Unit A132	1 bed	53.7 sqm	12.6 sqm	Unit A142	1 bed	53.7 sqm	12.6 sqm
Unit P042	2 bed	75.7 sqm	10.4 sqm	Unit A133	3 bed	104.1 sqm	31.6 sqm	Unit A143	3 bed	104.1 sqm	31.6 sqm
Unit P043	2 bed	75.6 sqm	10.5 sqm	Unit A134	2 bed	76.6 sqm	24.5 sqm	Unit A144	2 bed	76.6 sqm	24.5 sqm
Unit P044	2 bed	76.8 sqm	16.9 sqm	Unit P131	2 bed	87.5 sqm	18.7 sqm	Unit P141	2 bed	87.5 sqm	18.7 sqm
Unit P045	1 bed	61.9 sqm	9.4 sqm	Unit P132	2 bed	75.7 sqm	10.4 sqm	Unit P142	2 bed	75.7 sqm	10.4 sqm
Unit P046	1 bed	61.4 sqm	9.4 sqm	Unit P133	2 bed	75.6 sqm	10.5 sqm	Unit P143	2 bed	75.6 sqm	10.5 sqm
Unit P047	2 bed	76.9 sqm	14.5 sqm	Unit P134	2 bed	76.8 sqm	16.9 sqm	Unit P144	2 bed	76.8 sqm	16.9 sqm
Unit P048	2 bed	77.2 sqm	13.7 sqm	Unit P135	2 bed	80.8 sqm	22.6 sqm	Unit P145	2 bed	80.8 sqm	22.6 sqm
Unit P049	2 bed	86.6 sqm	11.8 sqm	Unit P136	1 bed	55.6 sqm	8.1 sqm	Unit P146	1 bed	55.6 sqm	8.1 sqm
Level 05				Level 14				Level 15			
Unit A051	2 bed	80.3 sqm	28.7 sqm	Unit A141	2 bed	80.3 sqm	28.7 sqm	Unit A151	2 bed	80.3 sqm	28.7 sqm
Unit A052	1 bed	53.7 sqm	12.6 sqm	Unit A142	1 bed	53.7 sqm	12.6 sqm	Unit A152	1 bed	53.7 sqm	12.6 sqm
Unit A053	3 bed	104.1 sqm	31.6 sqm	Unit A143	3 bed	104.1 sqm	31.6 sqm	Unit A153	3 bed	104.1 sqm	31.6 sqm
Unit A054	2 bed	76.6 sqm	24.5 sqm	Unit A144	2 bed	76.6 sqm	24.5 sqm	Unit A154	2 bed	76.6 sqm	24.5 sqm
Unit P052	2 bed	75.7 sqm	10.4 sqm	Unit P141	2 bed	87.5 sqm	18.7 sqm	Unit P151	2 bed	87.5 sqm	18.7 sqm
Unit P053	2 bed	75.6 sqm	10.5 sqm	Unit P142	2 bed	75.7 sqm	10.4 sqm	Unit P152	2 bed	75.7 sqm	10.4 sqm
Unit P054	2 bed	76.8 sqm	16.9 sqm	Unit P143	2 bed	75.6 sqm	10.5 sqm	Unit P153	2 bed	75.6 sqm	10.5 sqm
Unit P056	1 bed	55.6 sqm	8.1 sqm	Unit P144	2 bed	76.8 sqm	16.9 sqm	Unit P154	2 bed	76.8 sqm	16.9 sqm
Unit P057	1 bed	55.6 sqm	8.1 sqm	Unit P145	2 bed	80.8 sqm	22.6 sqm	Unit P155	2 bed	80.8 sqm	22.6 sqm
Unit P058	2 bed	77.2 sqm	13.7 sqm	Unit P146	1 bed	55.6 sqm	8.1 sqm	Unit P156	1 bed	55.6 sqm	8.1 sqm
Level 06				Level 15				Level 16			
Unit A061	2 bed	80.3 sqm	28.7 sqm	Unit A151	2 bed	80.3 sqm	28.7 sqm	Unit A161	2 bed	80.3 sqm	28.7 sqm
Unit A062	1 bed	53.7 sqm	12.6 sqm	Unit A152	1 bed	53.7 sqm	12.6 sqm	Unit A162	1 bed	53.7 sqm	12.6 sqm
Unit A063	3 bed	104.1 sqm	31.6 sqm	Unit A153	3 bed	104.1 sqm	31.6 sqm	Unit A163	3 bed	104.1 sqm	31.6 sqm
Unit A064	2 bed	76.6 sqm	24.5 sqm	Unit A154	2 bed	76.6 sqm	24.5 sqm	Unit A164	2 bed	7	



LEVEL 00



boundary

boundary

3 4 1 5 2

RL 79460 (Lift Overrun)

70.2m height plane

height plane at lift over run

RL 79460 (Lift Overrun)

54m height plane

RL 79460 (Lift Overrun)

FFL73560 (level 19)

5900

FFL 70360 (level 18)

3200

FFL 67160 (level 17)

3200

FFL 63960 (level 16)

3200

FFL 60760 (level 15)

3200

FFL 57560 (level 14)

3200

FFL 54360 (level 13)

3200

FFL 51160 (level 12)

3200

FFL 47960 (level 11)

3200

FFL 44760 (level 10)

3200

FFL 41560 (level 09)

3200

FFL 38360 (level 08)

3200

FFL 35160 (level 07)

3200

FFL 31960 (level 06)

3200

FFL 28760 (level 05)

3200

FFL 25560 (level 04)

3200

FFL 22360 (level 03)

3200

FFL 19160 (level 02)

3200

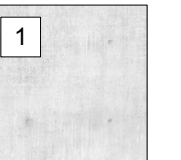
FFL 15960 (level 01)

3200

FFL 10460 (level 00)

5500

EXTERNAL FINISHES



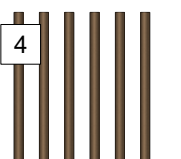
concrete off form finish colour - mid grey



metal cladding, powdercoated aluminium colour - mid bronze



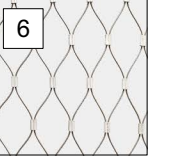
shading hoods, window & door framing powdercoated aluminium colour - mid bronze



battens & vertical fin screens aluminium battens and fins colour - mid bronze



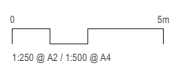
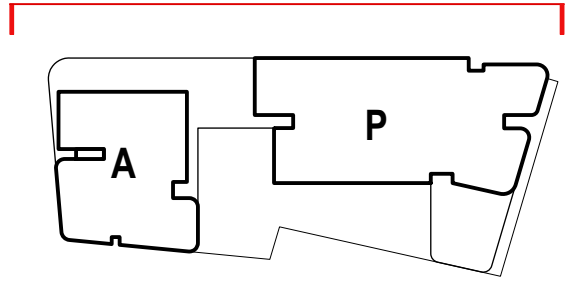
balustrades clear glass within powdercoated aluminium frame frame colour - mid bronze



screen cable wire mesh system stainless steel

materials palette project materials shall be similar or equal to selections itemised above

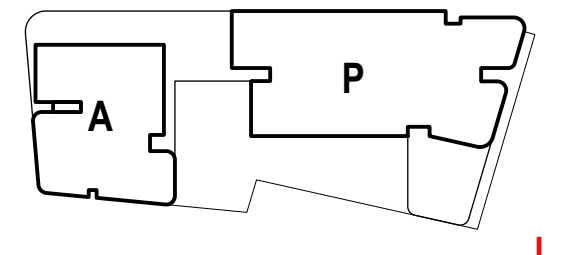
glass balustrade (1.8m effective height)



NW ELEVATION - PILGRIM AVENUE



Level	Height	Material / Finish
RL 79460 (Lift Overrun)	5900	1: concrete off form finish colour - mid grey
FFL 73560 (level 19)	3200	2: metal cladding, powdercoated aluminium colour - mid bronze
FFL 70360 (level 18)	3200	3: shading hoods, window & door framing powdercoated aluminium colour - mid bronze
FFL 67160 (level 17)	3200	4: battens & vertical fin screens aluminium battens and fins colour - mid bronze
FFL 63960 (level 16)	3200	5: balustrades clear glass within powdercoated aluminium frame frame colour - mid bronze
FFL 60760 (level 15)	3200	6: screen cable wire mesh system stainless steel
FFL 57560 (level 14)	3200	materials palette project materials shall be similar or equal to selections itemised above
FFL 54360 (level 13)	3200	
FFL 51160 (level 12)	3200	
FFL 47960 (level 11)	3200	
FFL 44760 (level 10)	3200	
FFL 41560 (level 09)	3200	
FFL 38360 (level 08)	3200	
FFL 35160 (level 07)	3200	
FFL 31960 (level 06)	3200	
FFL 28760 (level 05)	3200	
FFL 25560 (level 04)	3200	
FFL 22360 (level 03)	3200	
FFL 19160 (level 02)	3200	
FFL 15960 (level 01)	3200	
FFL 10460 (level 00)	5500	

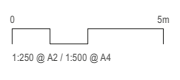
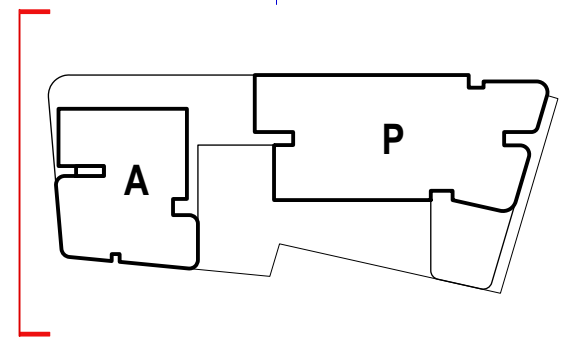


SE ELEVATION - RAW SQUARE

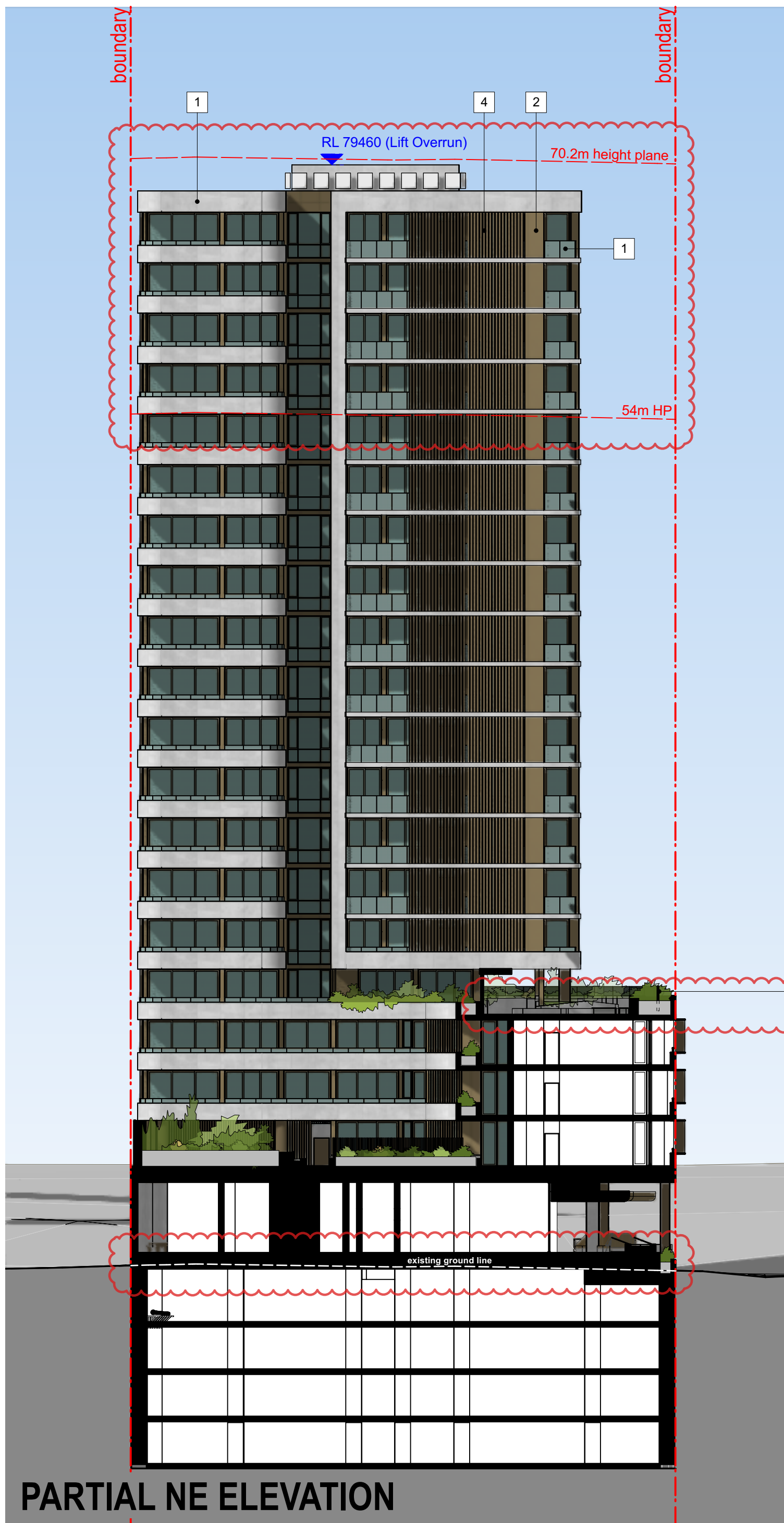


SW ELEVATION - ALBERT ROAD

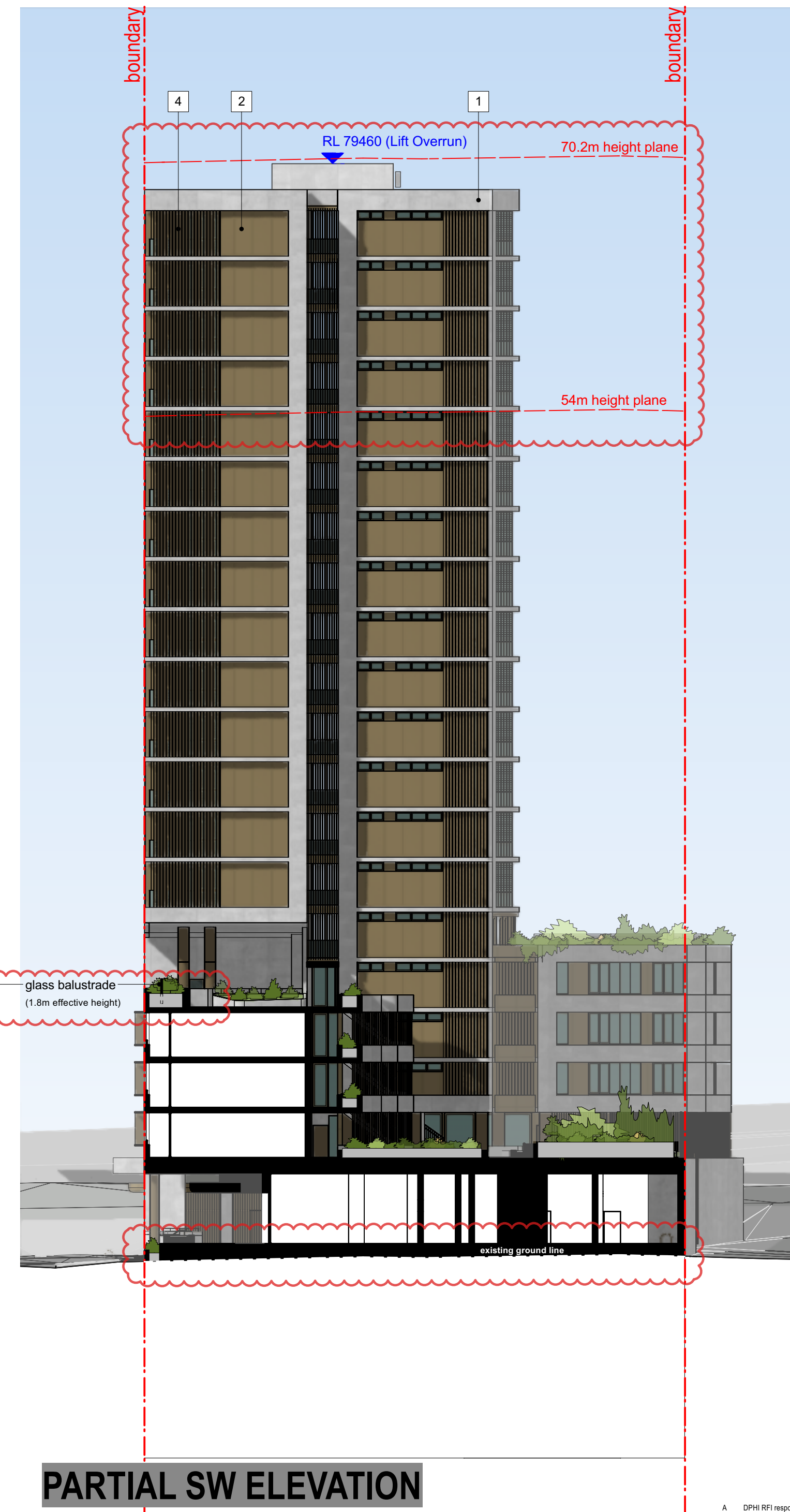
Level	Height	Material / Finish
RL 79460 (Lift Overrun)	5900	1
FFL73560 (level 19)	3200	concrete off form finish colour - mid grey
FFL 70360 (level 18)	3200	
FFL 67160 (level 17)	3200	
FFL 63960 (level 16)	3200	2
FFL 60760 (level 15)	3200	metal cladding, powdercoated aluminium colour - mid bronze
FFL 57560 (level 14)	3200	
FFL 54360 (level 13)	3200	3
FFL 51160 (level 12)	3200	shading hoods, window & door framing powdercoated aluminium colour - mid bronze
FFL 47960 (level 11)	3200	
FFL 44760 (level 10)	3200	4
FFL 41560 (level 09)	3200	battens & vertical fin screens aluminium battens and fins colour - mid bronze
FFL 38360 (level 08)	3200	
FFL 35160 (level 07)	3200	5
FFL 31960 (level 06)	3200	balustrades clear glass within powdercoated aluminium frame frame colour - mid bronze
FFL 28760 (level 05)	3200	
FFL 25560 (level 04)	3200	6
FFL 22360 (level 03)	3200	screen cable wire mesh system stainless steel
FFL 19160 (level 02)	3200	
FFL 15960 (level 01)	3200	
FFL 10460 (level 00)	5500	materials palette project materials shall be similar or equal to selections itemised above



- RL 79460 (Lift Overrun) 5900
- FFL 73560 (level 19) 3200
- FFL 70360 (level 18) 3200
- FFL 67160 (level 17) 3200
- FFL 63960 (level 16) 3200
- FFL 60760 (level 15) 3200
- FFL 57560 (level 14) 3200
- FFL 54360 (level 13) 3200
- FFL 51160 (level 12) 3200
- FFL 47960 (level 11) 3200
- FFL 44760 (level 10) 3200
- FFL 41560 (level 09) 3200
- FFL 38360 (level 08) 3200
- FFL 35160 (level 07) 3200
- FFL 31960 (level 06) 3200
- FFL 28760 (level 05) 3200
- FFL 25560 (level 04) 3200
- FFL 22360 (level 03) 3200
- FFL 19160 (level 02) 3200
- FFL 15960 (level 01) 3200
- FFL 10460 (level 00) 5500
- 6080 (level -01) 4380
- 3080 (level -02) 3000
- 80 (level -03) 3000
- 2920 (level -04) 3000

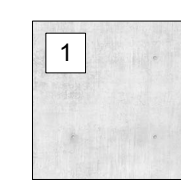


PARTIAL NE ELEVATION

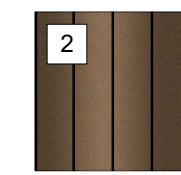


PARTIAL SW ELEVATION

EXTERNAL FINISHES



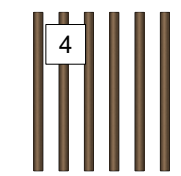
concrete
off form finish
colour - mid grey



metal cladding,
powdercoated aluminium
colour - mid bronze



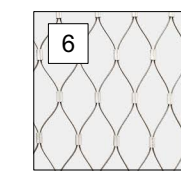
**shading hoods,
window & door framing**
powdercoated aluminium
colour - mid bronze



**battens &
vertical fin screens**
aluminium battens and fins
colour - mid bronze

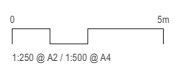
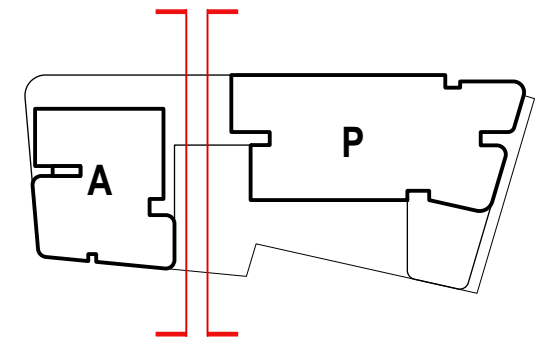


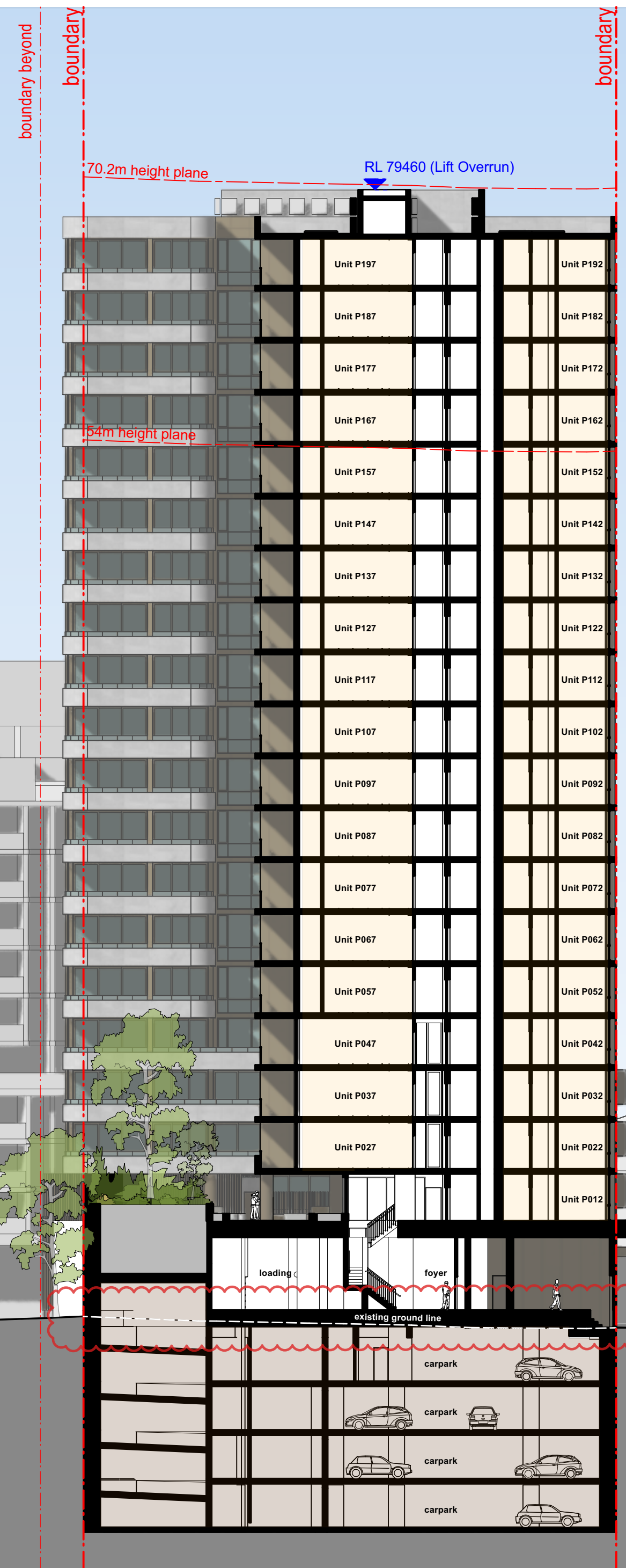
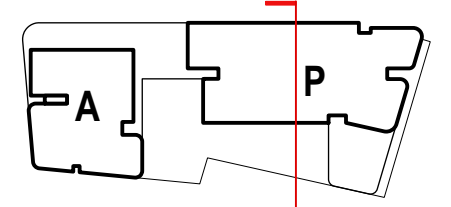
balustrades
clear glass within powdercoated
aluminium frame
frame colour - mid bronze



screen
cable wire mesh system
stainless steel

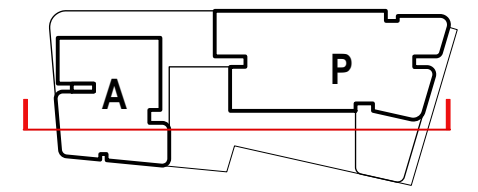
materials palette
project materials shall be
similar or equal to selections
itemised above





RL 79460 (Lift Overrun)	5900
FFL73560 (level 19)	5900
FFL 70360 (level 18)	3200
FFL 67160 (level 17)	3200
FFL 63960 (level 16)	3200
FFL 60760 (level 15)	3200
FFL 57560 (level 14)	3200
FFL 54360 (level 13)	3200
FFL 51160 (level 12)	3200
FFL 47960 (level 11)	3200
FFL 44760 (level 10)	3200
FFL 41560 (level 09)	3200
FFL 38360 (level 08)	3200
FFL 35160 (level 07)	3200
FFL 31960 (level 06)	3200
FFL 28760 (level 05)	3200
FFL 25560 (level 04)	3200
FFL 22360 (level 03)	3200
FFL 19160 (level 02)	3200
FFL 15960 (level 01)	3200
FFL 10460 (level 00)	5500
6080 (level -01)	4380
3080 (level -02)	3000
80 (level -03)	3000
-2920 (level -04)	3000

SECTION A-A



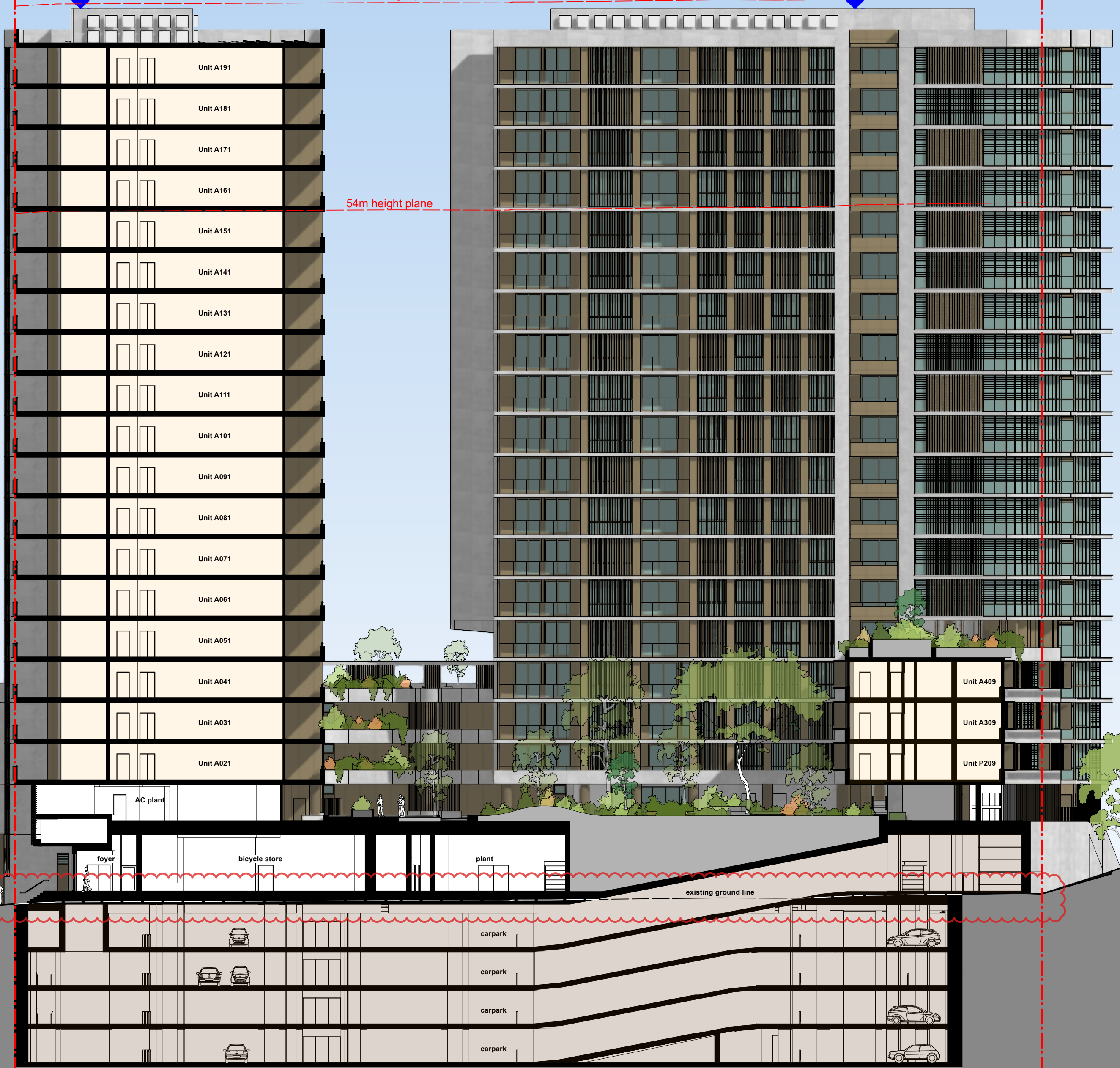
boundary beyond
boundary

boundary
boundary beyond

boundary beyond

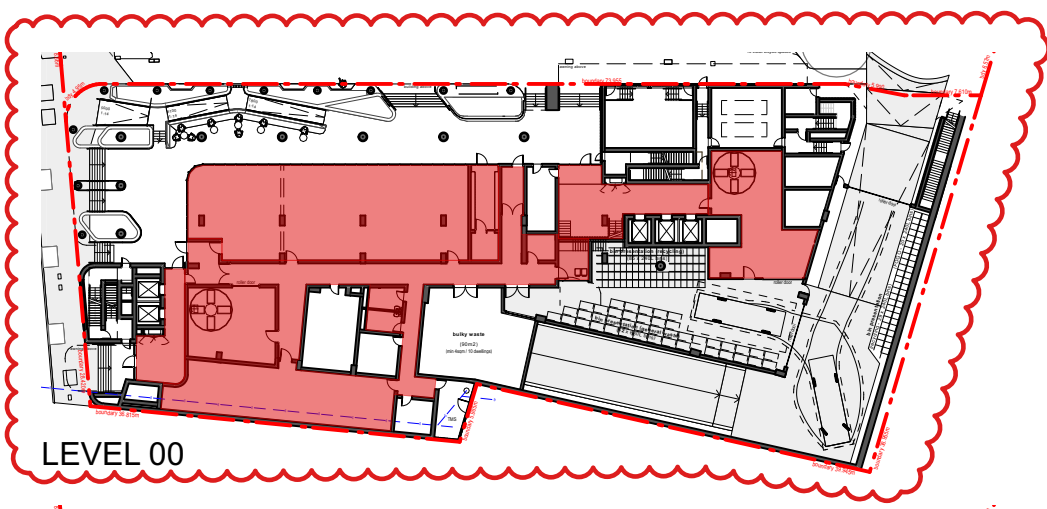
RL 79460 (Lift Overrun)

RL 79460 (Lift Overrun)

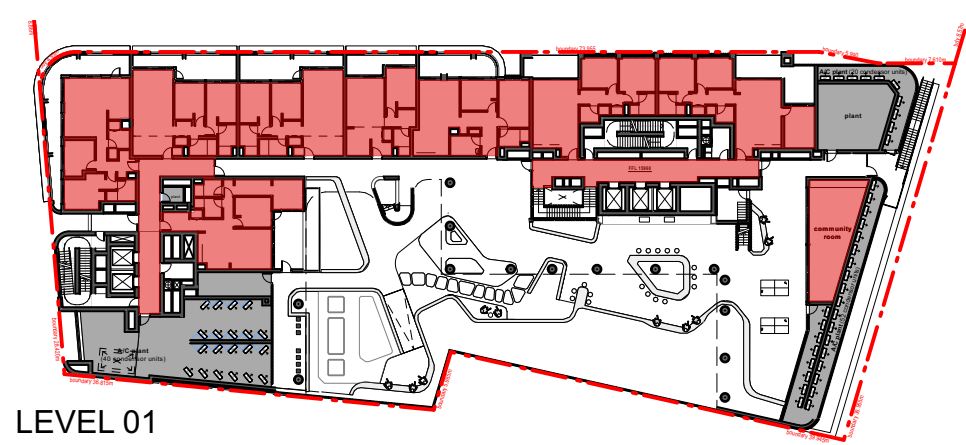


RL 79460 (Lift Overrun)	5900
FFL73560 (level 19)	5900
FFL 70360 (level 18)	3200
FFL 67160 (level 17)	3200
FFL 63960 (level 16)	3200
FFL 60760 (level 15)	3200
FFL 57560 (level 14)	3200
FFL 54360 (level 13)	3200
FFL 51160 (level 12)	3200
FFL 47960 (level 11)	3200
FFL 44760 (level 10)	3200
FFL 41560 (level 09)	3200
FFL 38360 (level 08)	3200
FFL 35160 (level 07)	3200
FFL 31960 (level 06)	3200
FFL 28760 (level 05)	3200
FFL 25560 (level 04)	3200
FFL 22360 (level 03)	3200
FFL 19160 (level 02)	3200
FFL 15960 (level 01)	3200
FFL 10460 (level 00)	5500
6080 (level -01)	4380
3080 (level -02)	3000
80 (level -03)	3000
-2920 (level -04)	3000

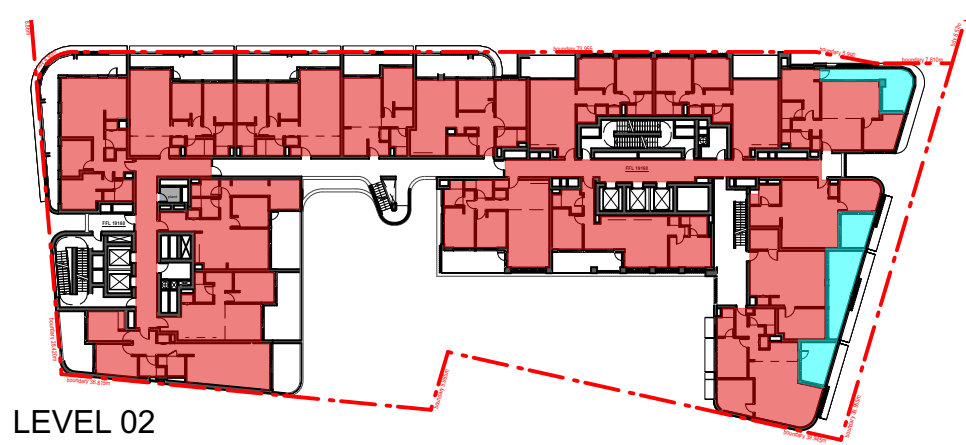
SECTION B-B



LEVEL 00



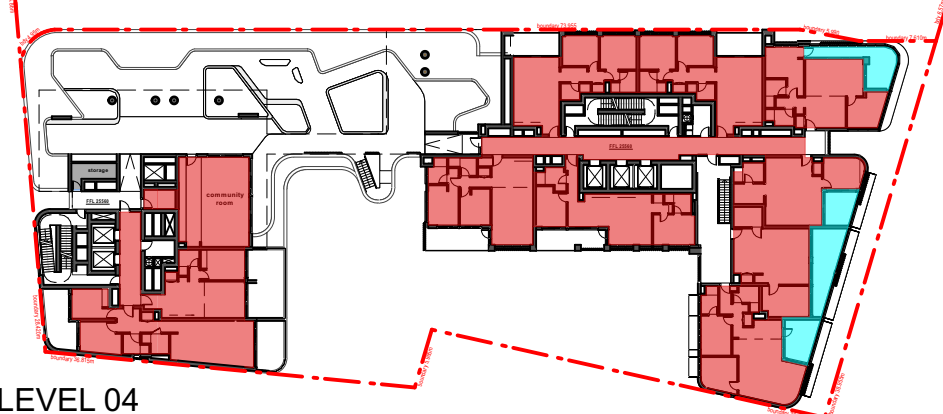
LEVEL 01



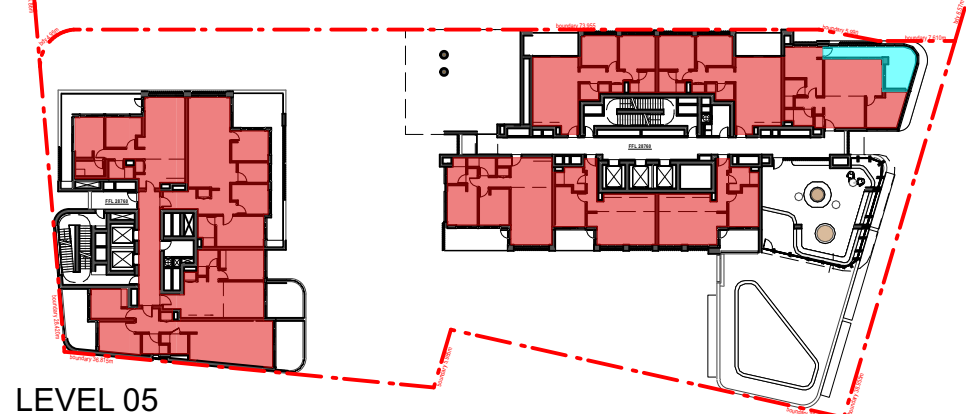
LEVEL 02



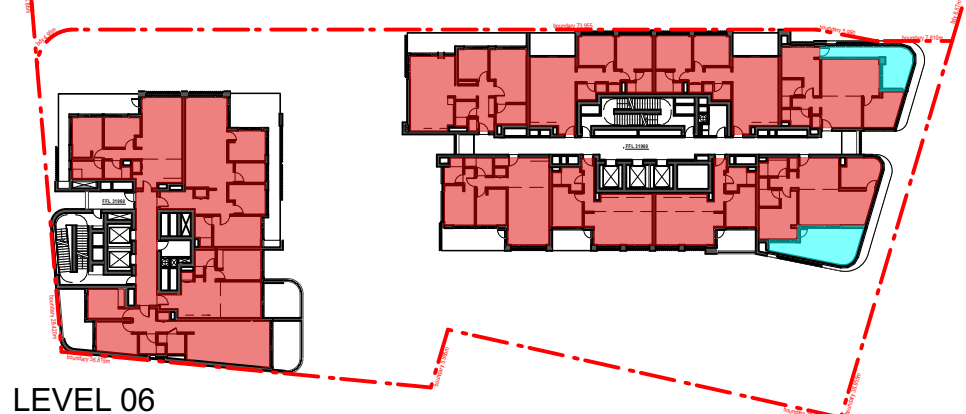
LEVEL 03



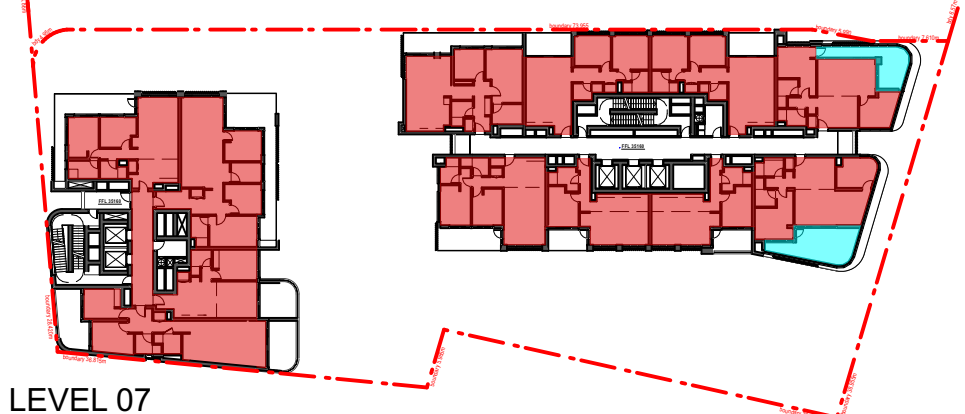
LEVEL 04



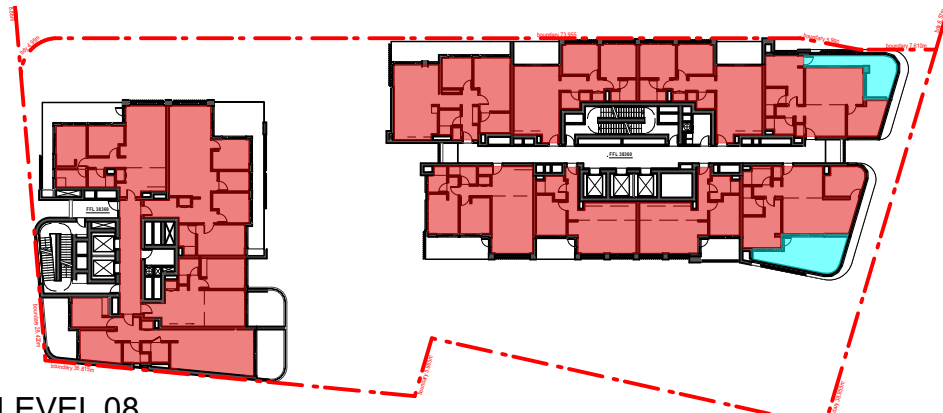
LEVEL 05



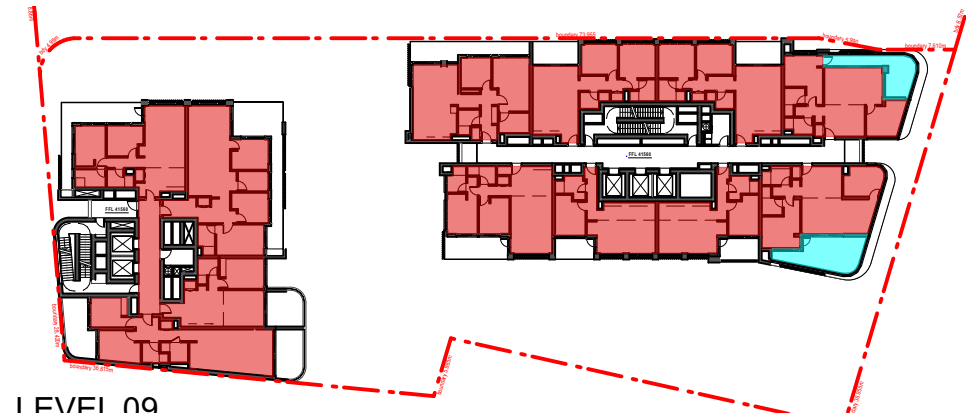
LEVEL 06



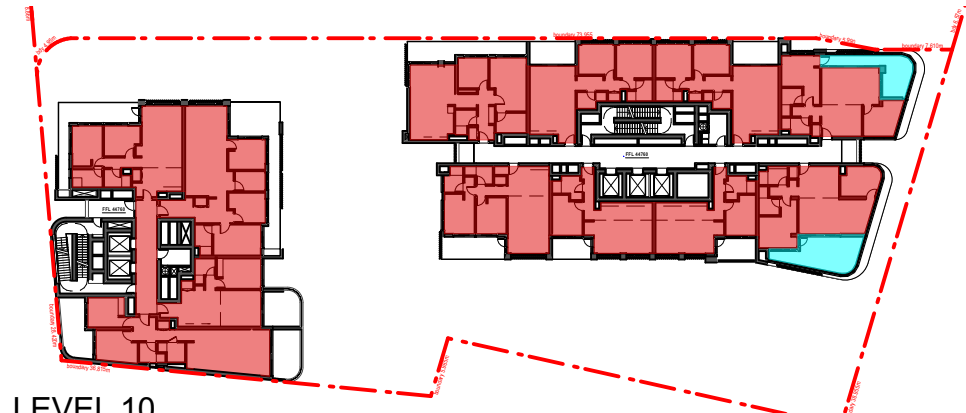
LEVEL 07



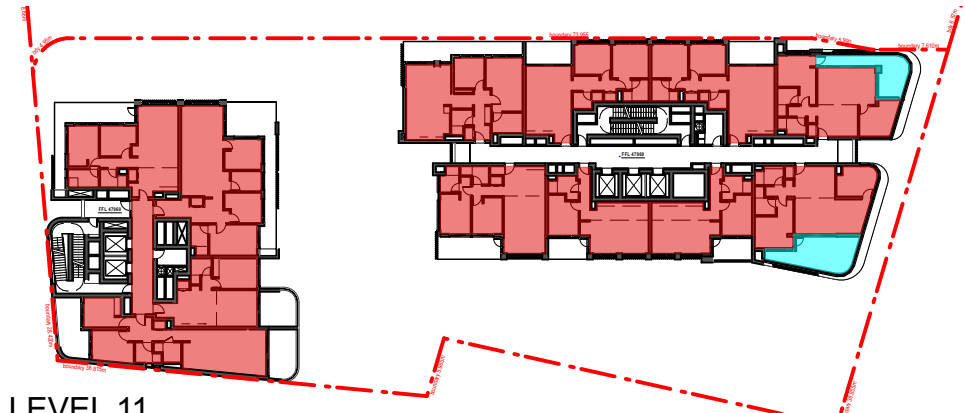
LEVEL 08



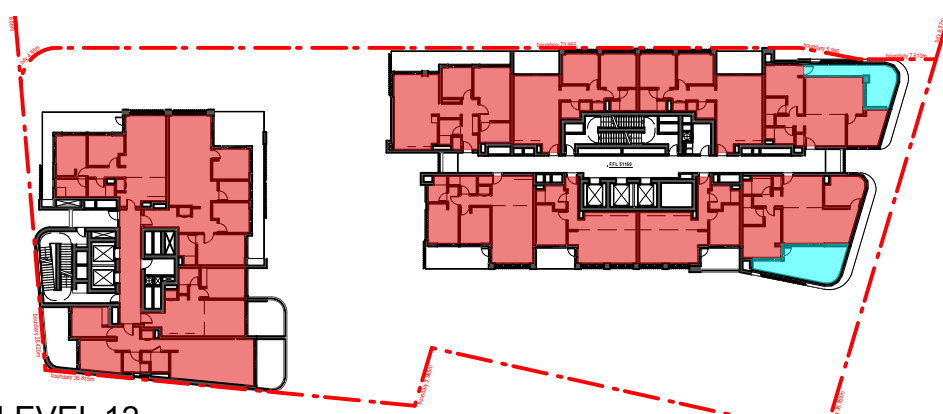
LEVEL 09



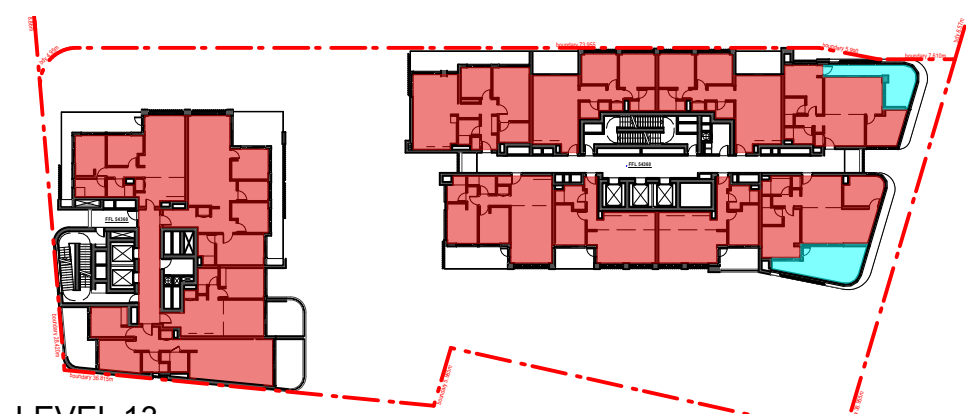
LEVEL 10



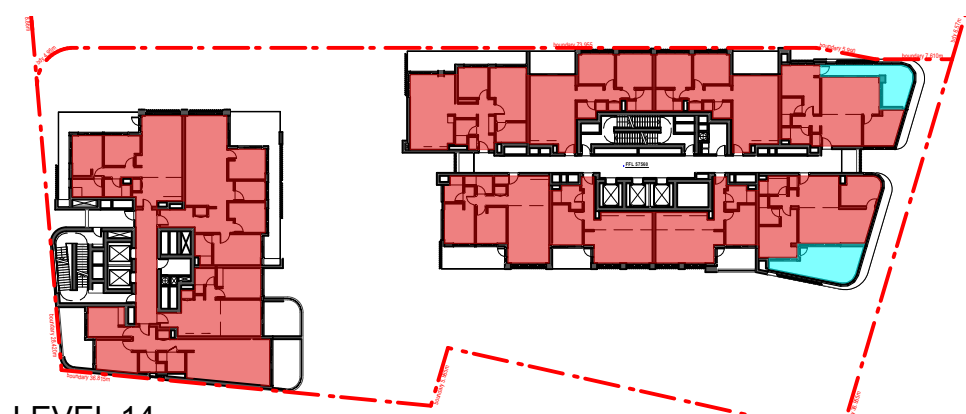
LEVEL 11



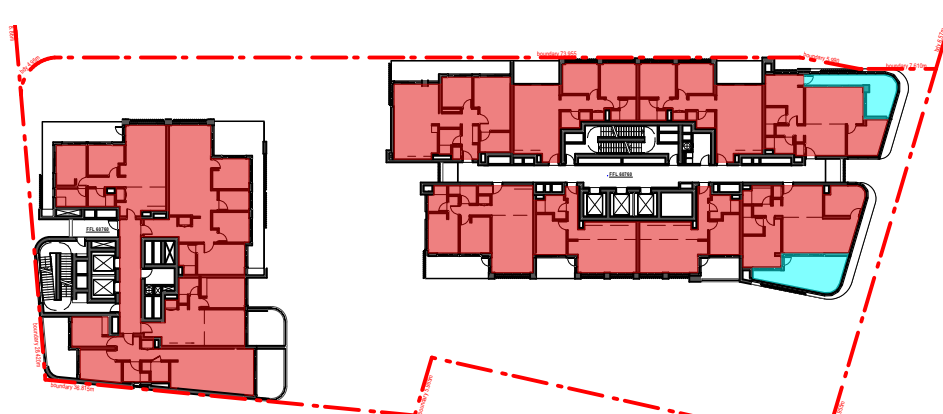
LEVEL 12



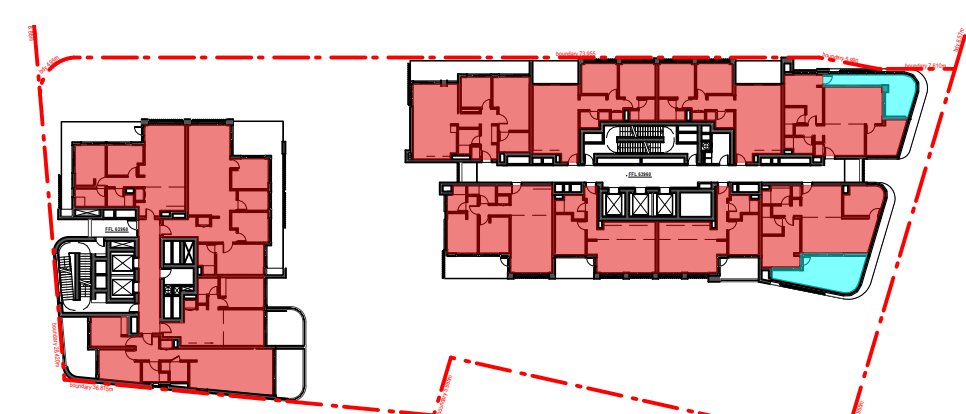
LEVEL 13



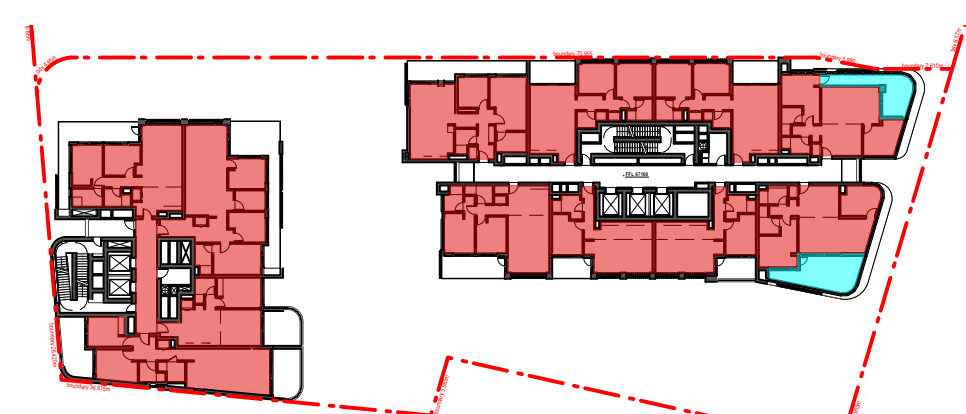
LEVEL 14



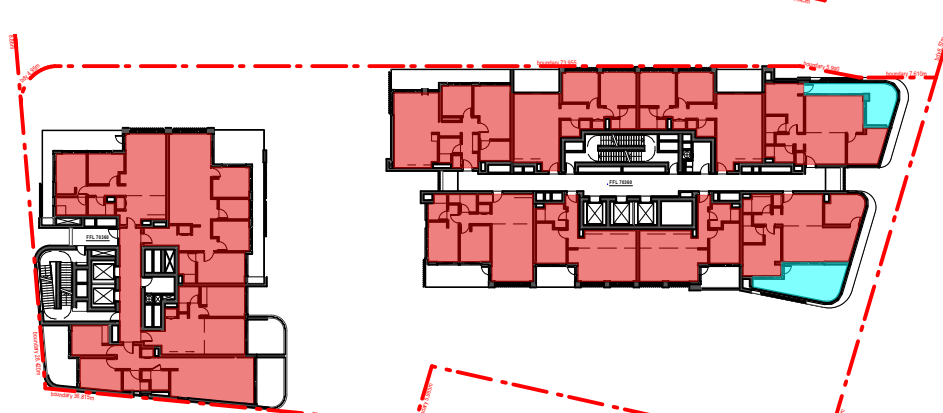
LEVEL 15



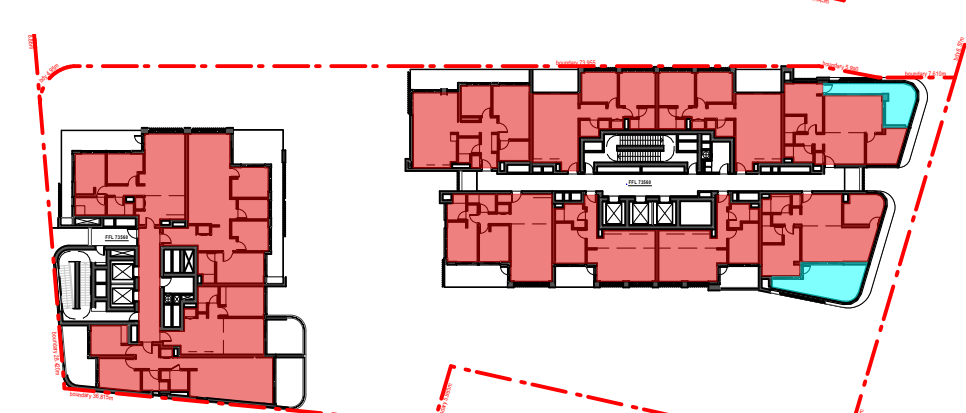
LEVEL 16



LEVEL 17



LEVEL 18

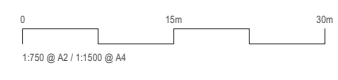


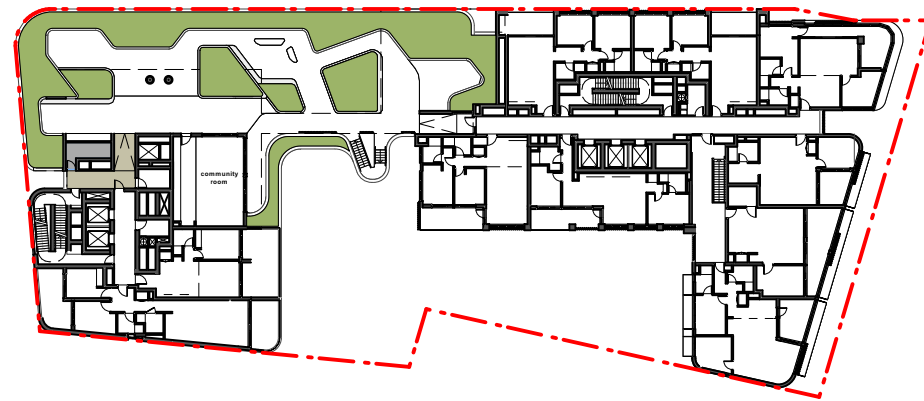
LEVEL 19

SITE AREA 2868 sqm
 FSR 5:1
 FSR + 30% 6.5
 Perm. GFA 18642 sqm

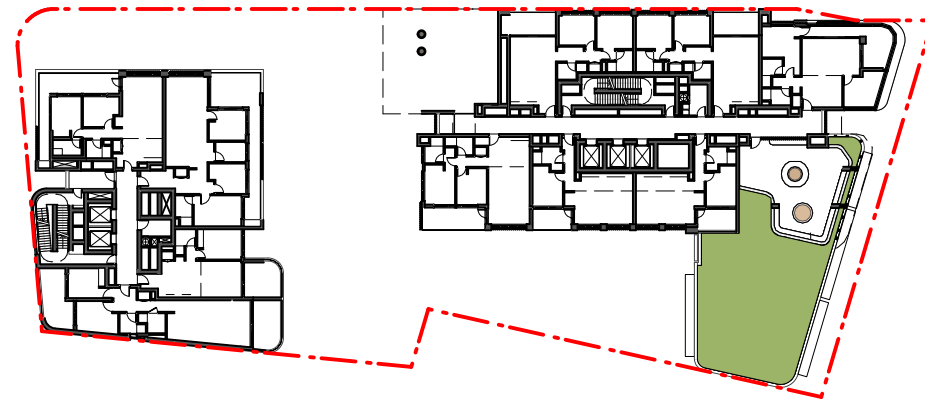
LEVEL	NSA	GFA	
		(excl. winter gardens)	(refer CL4.6)
LEVEL 0	254 sqm	864 sqm	0 sqm
LEVEL 1	620 sqm	775 sqm	0 sqm
LEVEL 2	1185 sqm	1322 sqm	70 sqm
LEVEL 3	1185 sqm	1322 sqm	70 sqm
LEVEL 4	726 sqm	893 sqm	70 sqm
LEVEL 5	731 sqm	768 sqm	20 sqm
LEVEL 6	900 sqm	940 sqm	46 sqm
LEVEL 7	900 sqm	940 sqm	46 sqm
LEVEL 8	900 sqm	940 sqm	46 sqm
LEVEL 9	900 sqm	940 sqm	46 sqm
LEVEL 10	900 sqm	940 sqm	46 sqm
LEVEL 11	900 sqm	940 sqm	46 sqm
LEVEL 12	900 sqm	940 sqm	46 sqm
LEVEL 13	900 sqm	940 sqm	46 sqm
LEVEL 14	900 sqm	940 sqm	46 sqm
LEVEL 15	900 sqm	940 sqm	46 sqm
LEVEL 16	900 sqm	940 sqm	46 sqm
LEVEL 17	900 sqm	940 sqm	46 sqm
LEVEL 18	900 sqm	940 sqm	46 sqm
LEVEL 19	900 sqm	940 sqm	46 sqm
subtotals			
commercial	254 sqm	864 sqm	
residential	17042 sqm	18238 sqm	
TOTAL	17297 sqm	19103 sqm	873 sqm
FSR		6.66:1	0.30:1

GFA

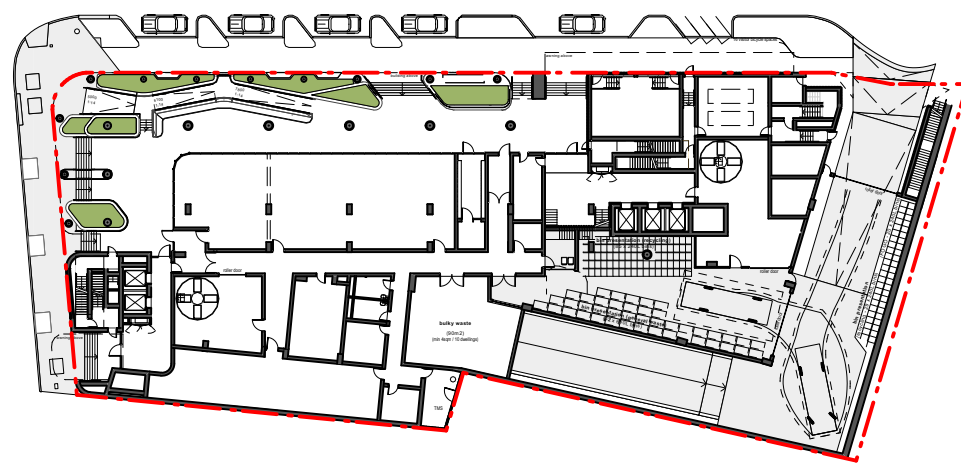




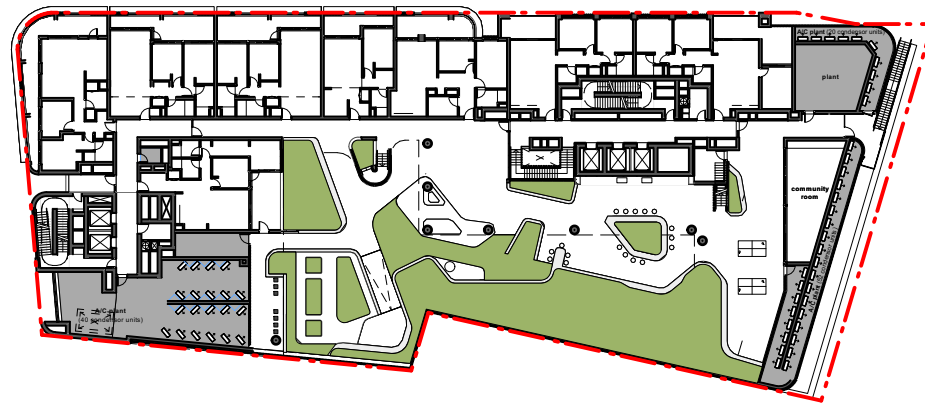
SOFT LANDSCAPE AREA - LEVEL 04
256m² soft landscaping on structures



SOFT LANDSCAPE AREA - LEVEL 05
180m² soft landscaping on structures



SOFT LANDSCAPE AREA - LEVEL 00
65m² soft landscaping on structures



SOFT LANDSCAPE AREA - LEVEL 01
380m² soft landscaping on structures

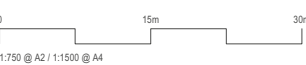
SITE AREA		2868.83 sq m (excluding verge lot)				
LANDSCAPE AREA	PLANNING INSTRUMENT	AREA REQUIRED	PROPOSED SOFT LANDSCAPED AREA	% (of site area)	COMPLIES	
LANDSCAPE AREA	HOUSING SEPP	30% of site area	level 0	65 sq m	31%	✓
			level 1	380 sq m		
			level 4	256 sq m		
			level 5	180 sq m		
			TOTAL (excl verge lot)	881 sq m		

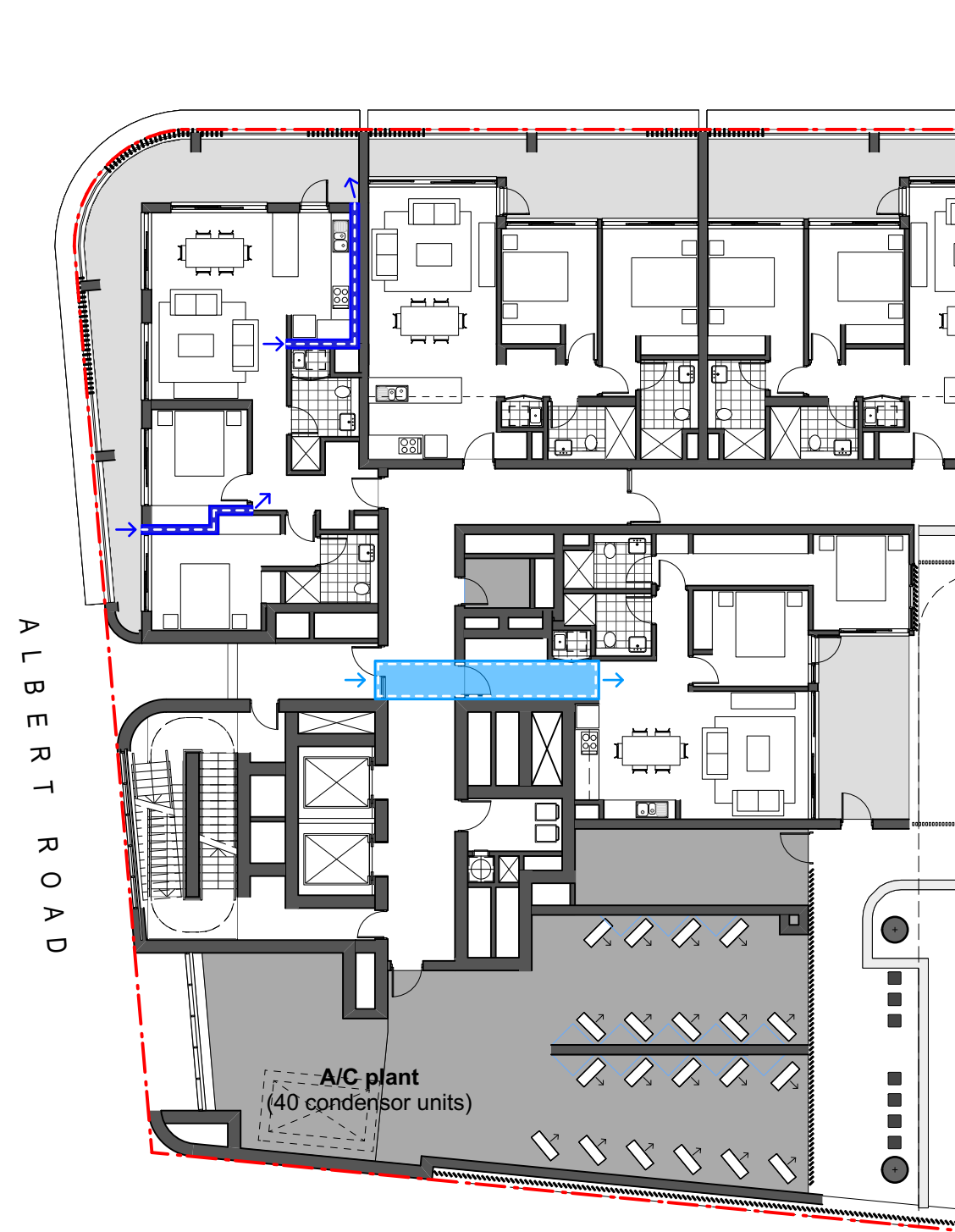
SOFT LANDSCAPE AREA

LEGEND

 SOFT LANDSCAPED AREA

SOFT LANDSCAPED AREA

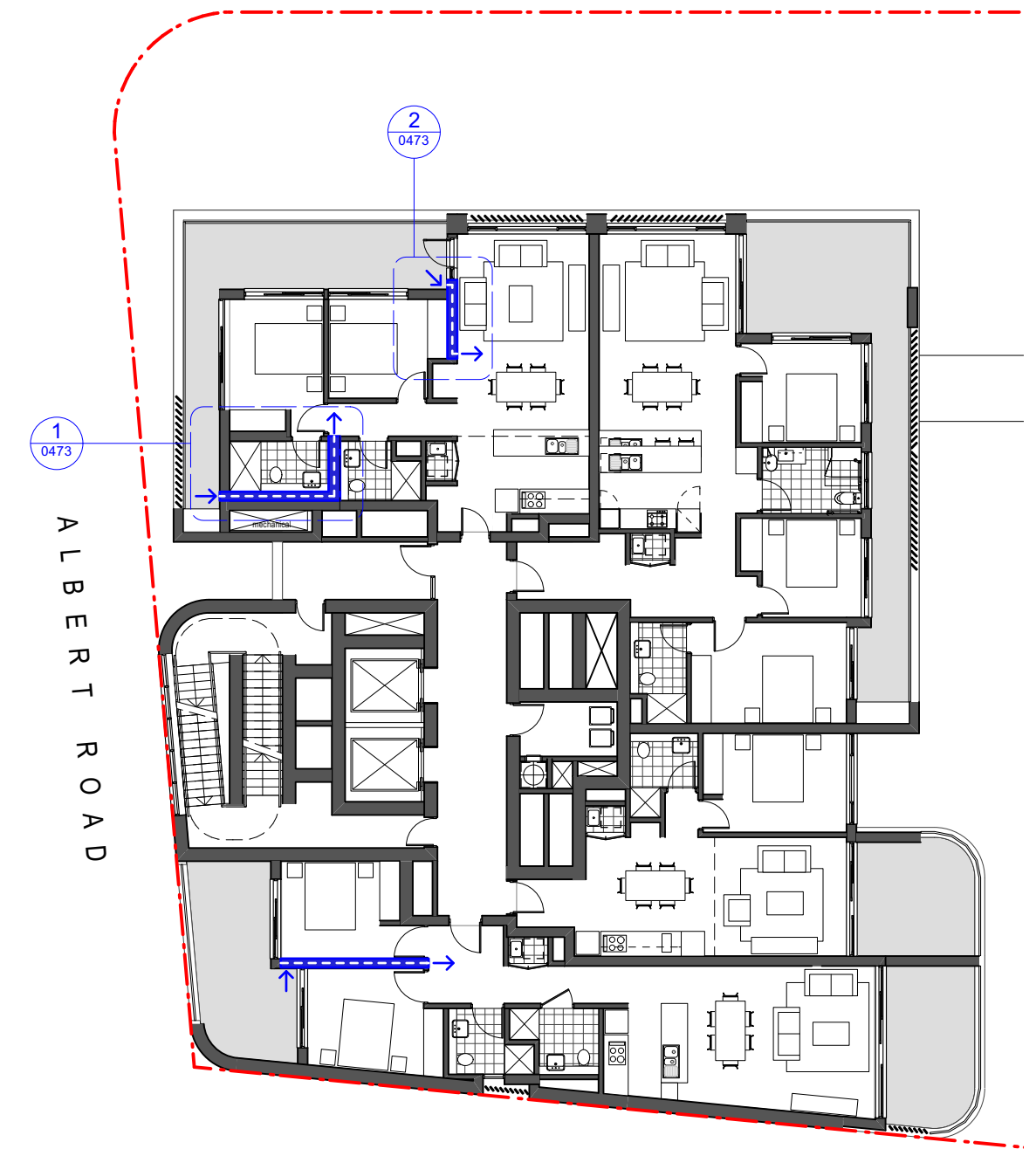




LEVEL 01



LEVEL 02-03



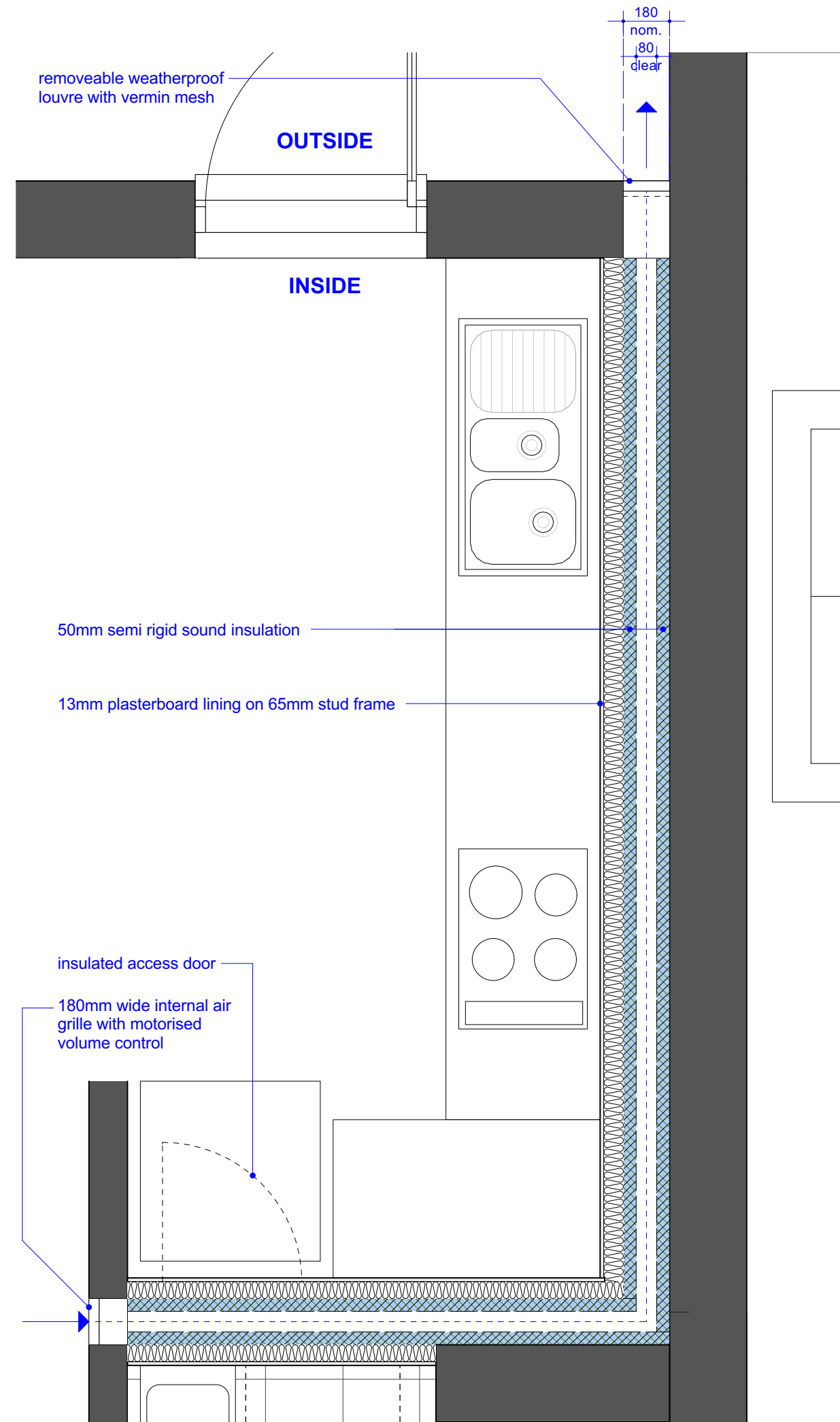
LEVEL 05

LEGEND

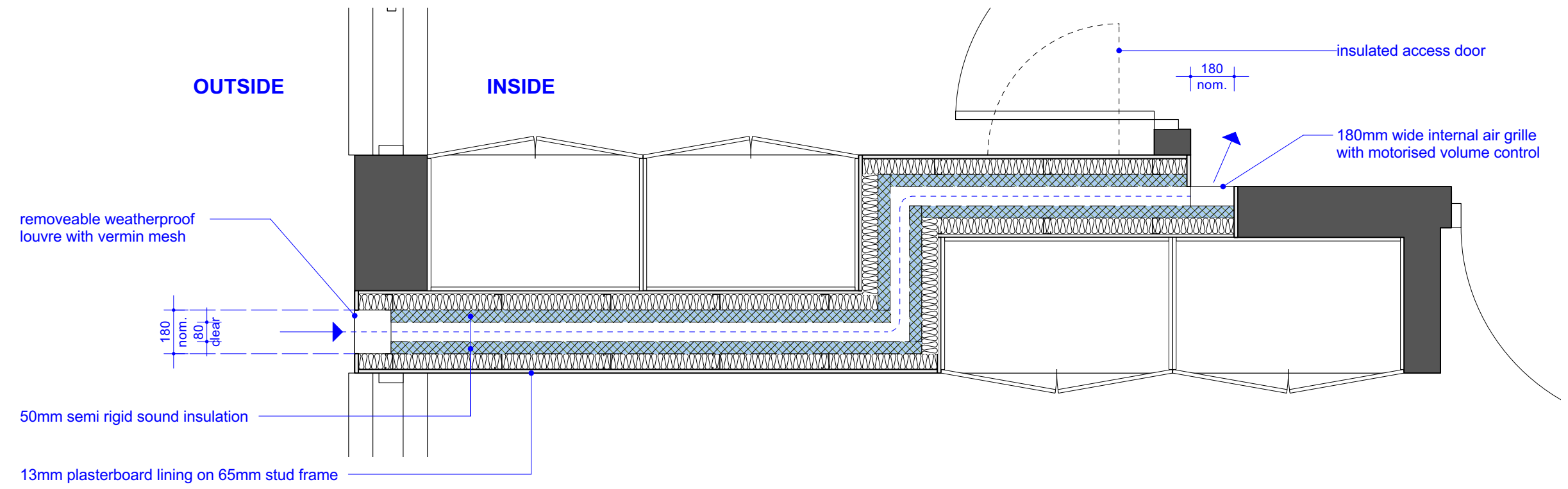
- Vertical Natural Ventilation Plenum
- Horizontal Natural Ventilation Plenum

ALBERT ROAD NATURAL VENTILATION PLENUMS

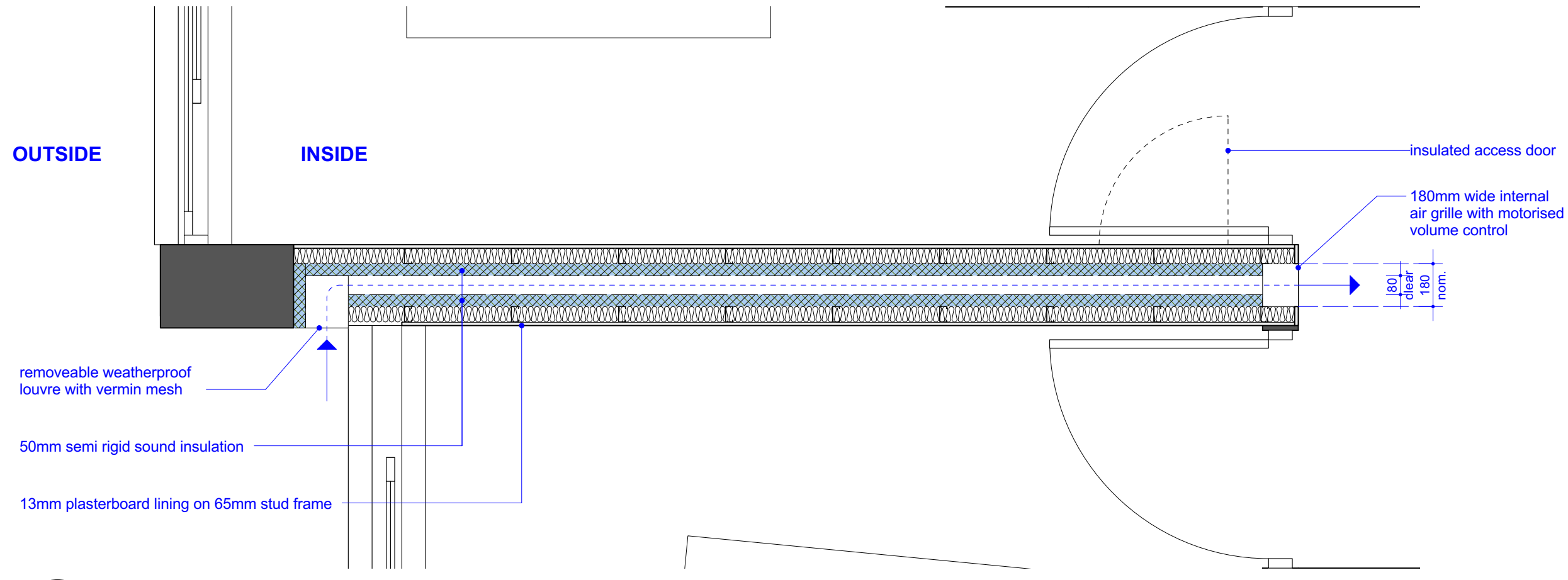




1 plan detail - plenum 01
1:20

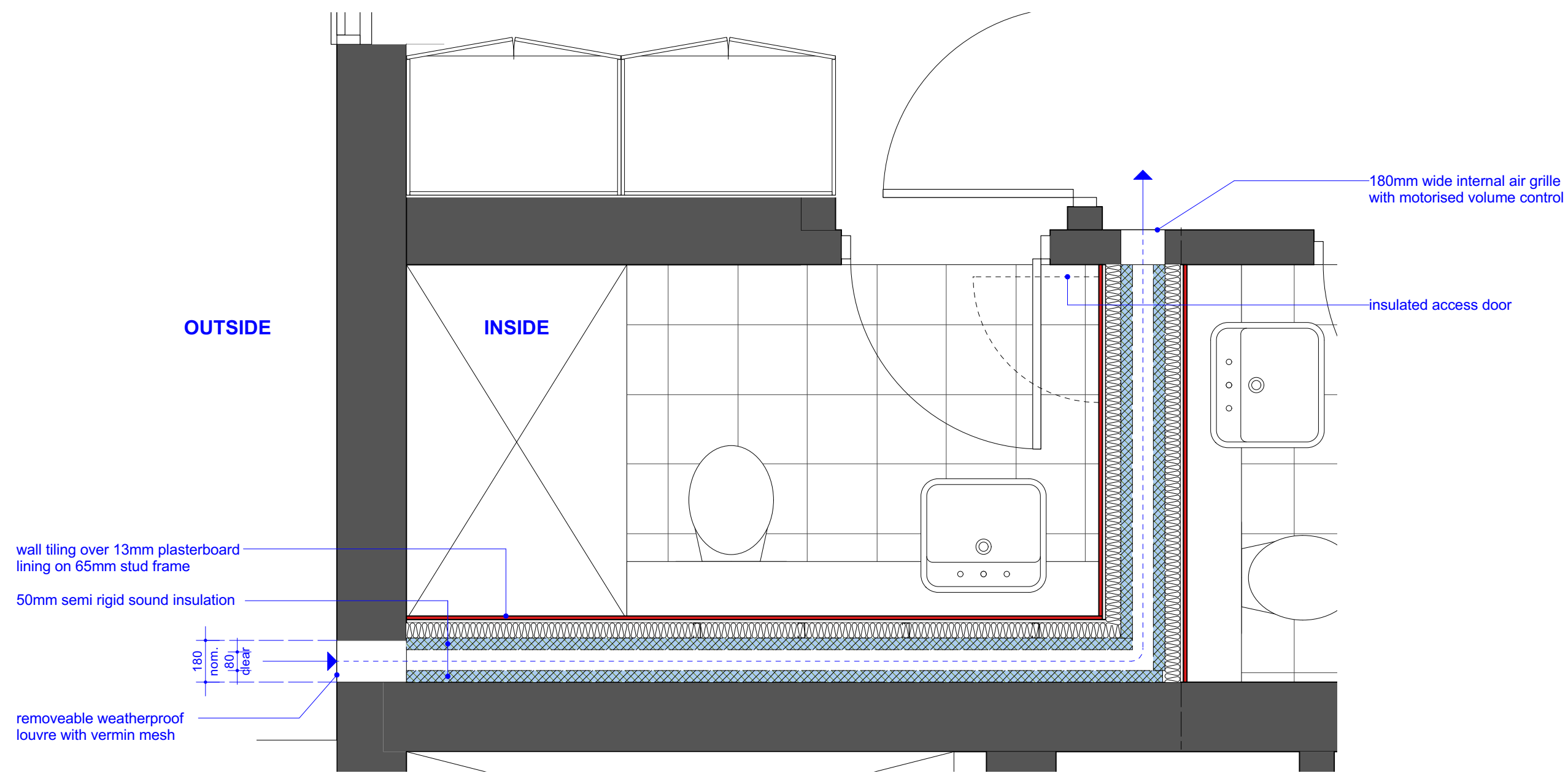


2 plan detail - plenum 02
1:20

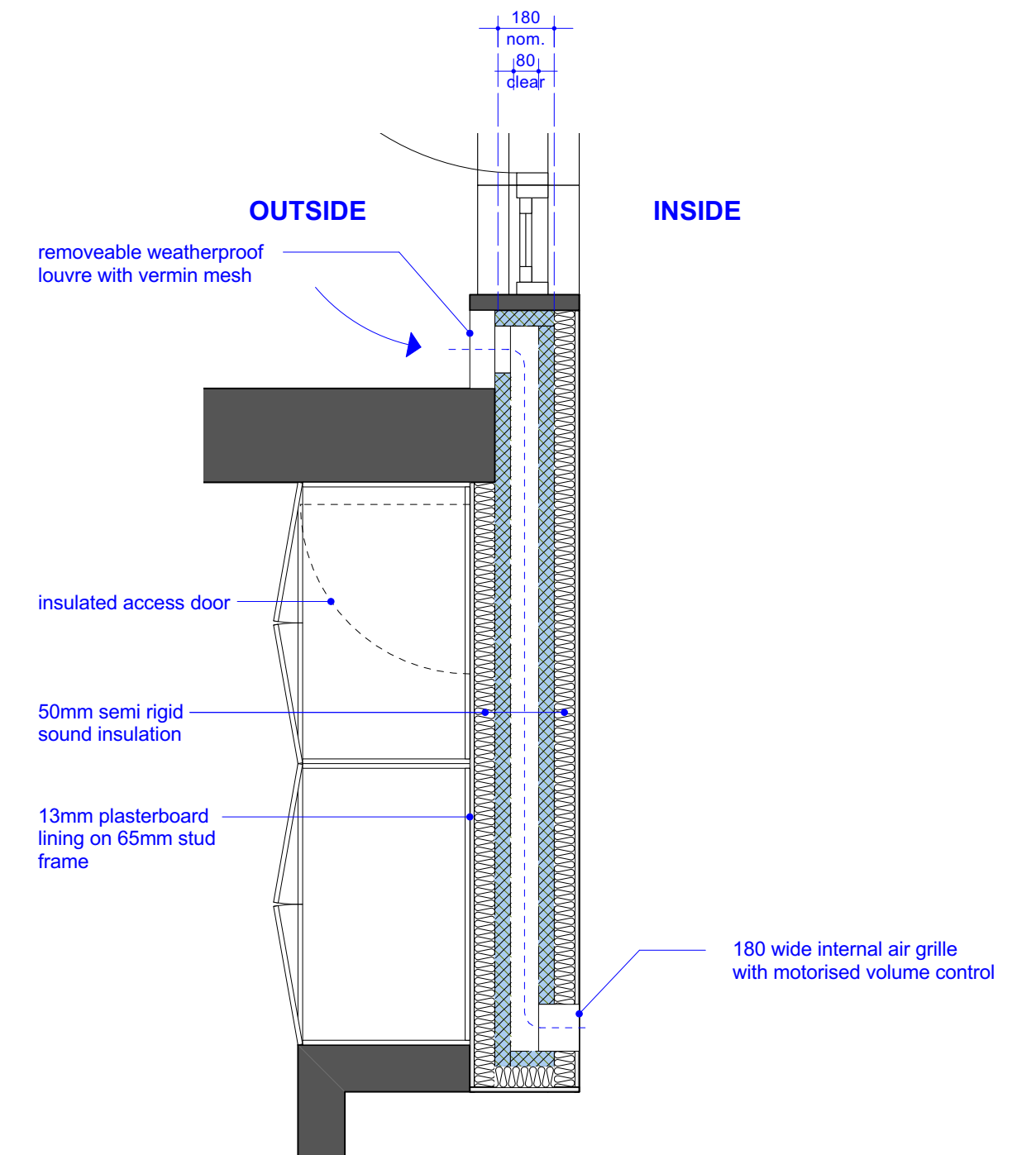


3 plan detail - plenum 03
1:20

PLENUM DETAILS



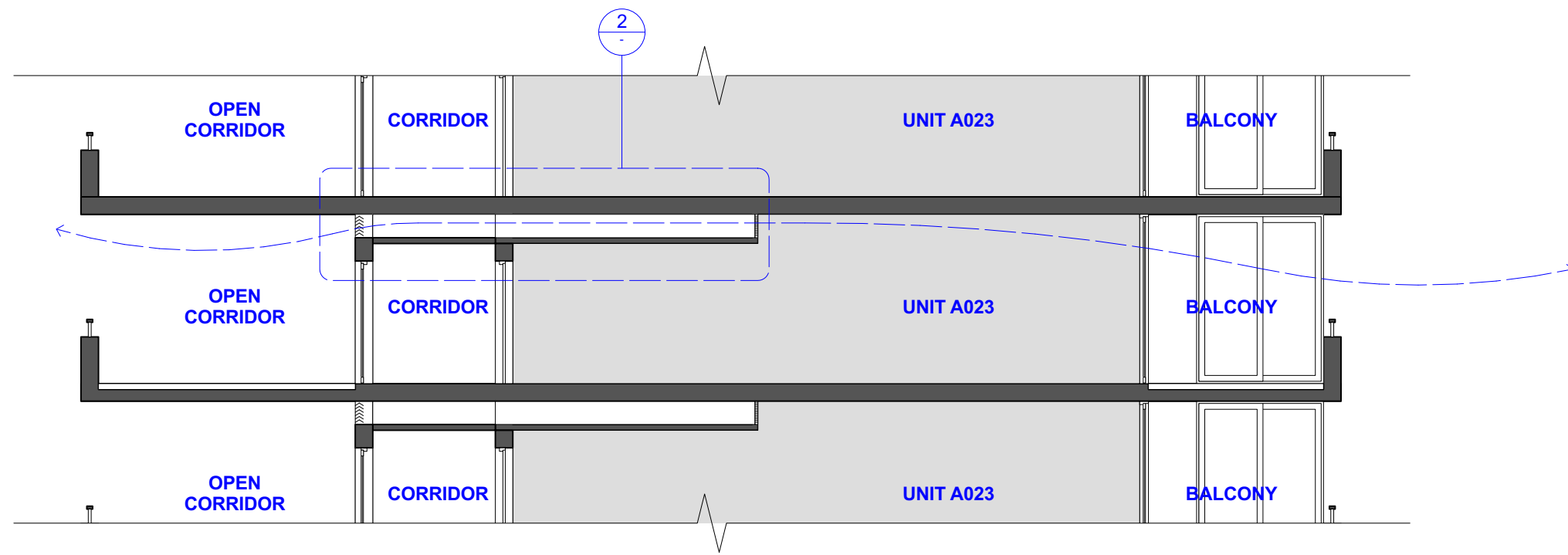
1 plan detail - plenum 04
1:20



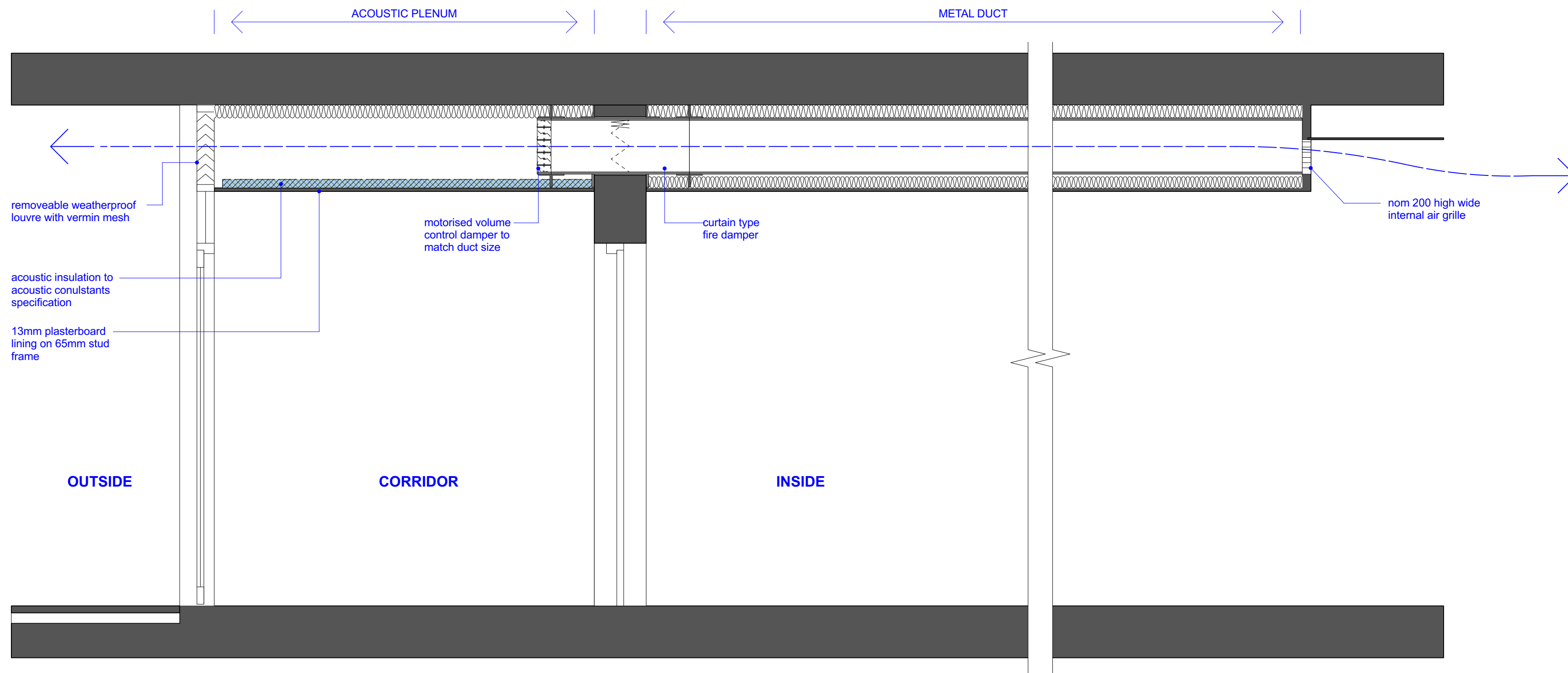
2 plan detail - plenum 05
1:20

PLENUM DETAILS



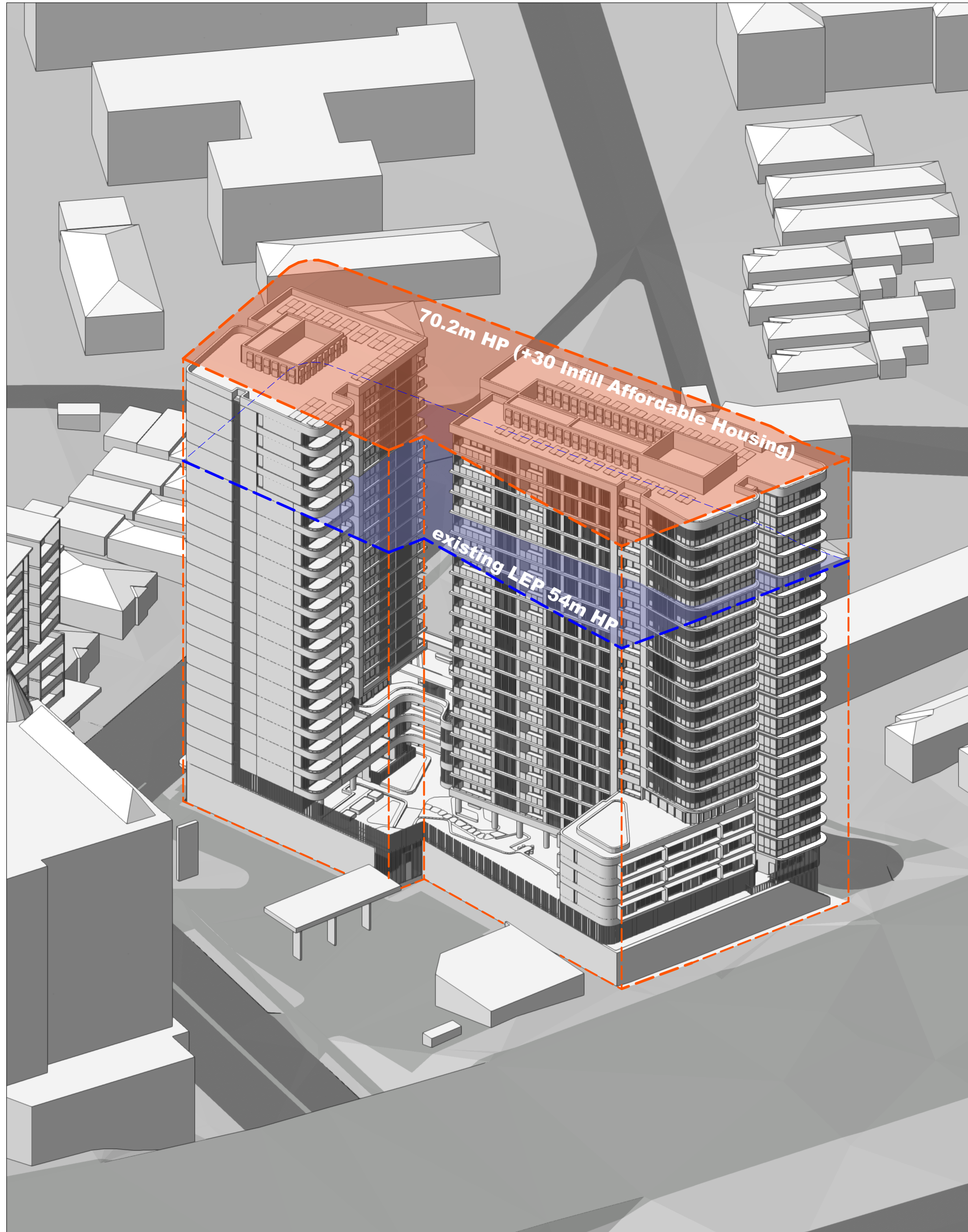


1 section detail
1:100



2 section detail - plenum detail 6
1:20

PLENUM DETAILS



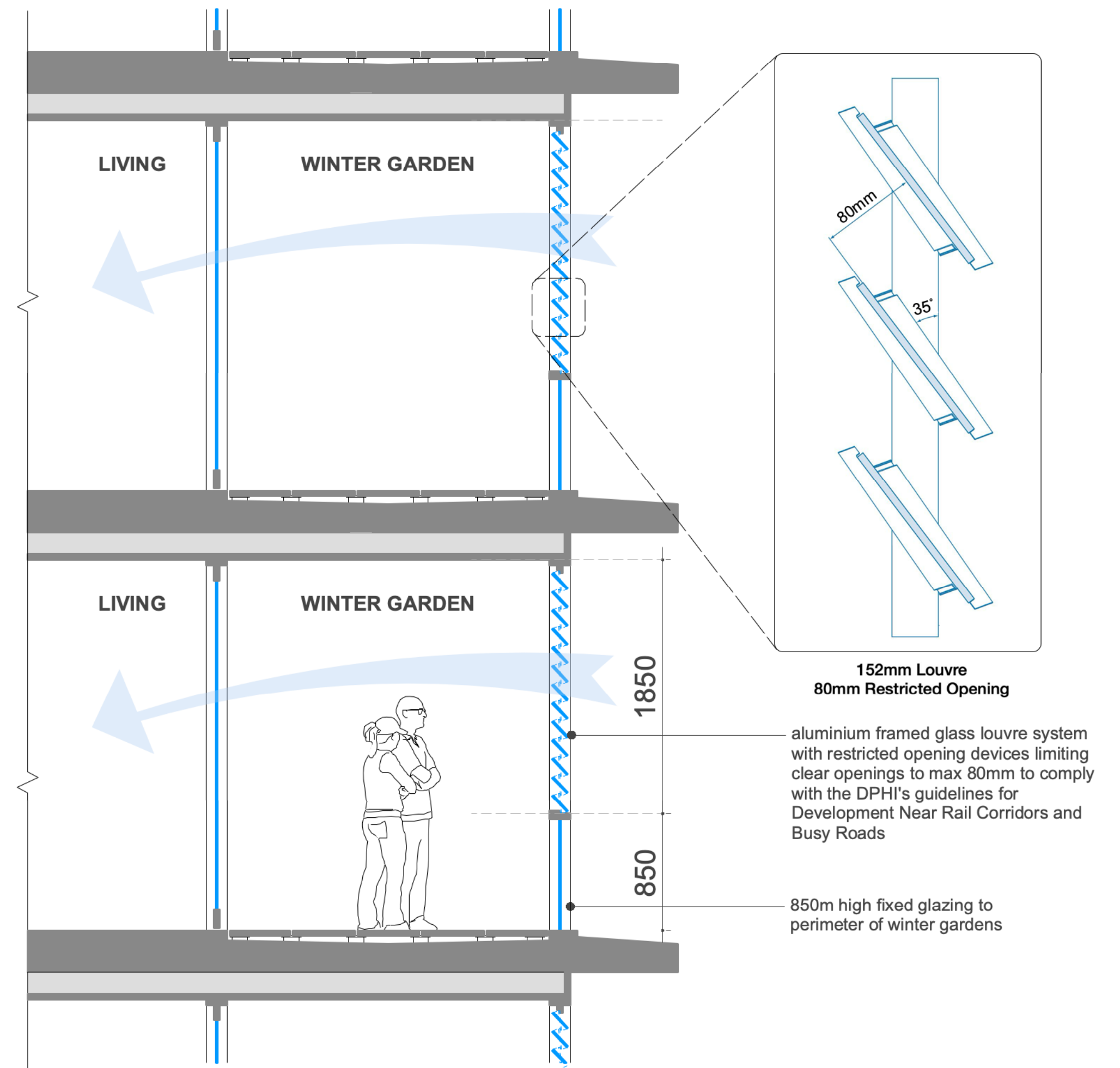
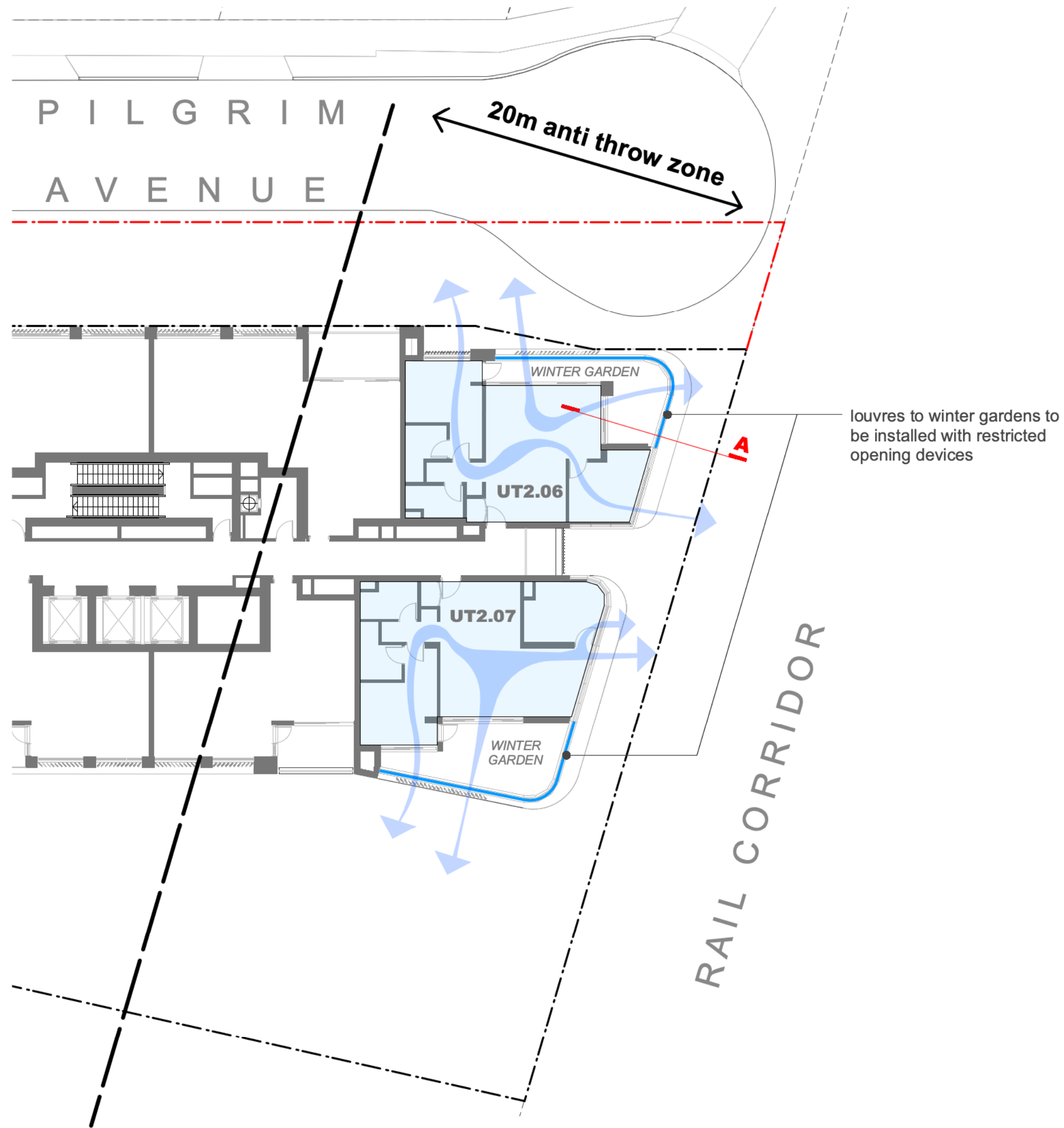
LEGEND

- ▬ LEP BASE HEIGHT PLANE - 54M
- ▬ +30% INFILL AFFORDABLE HOUSING BONUS HEIGHT PLANE - 70.2M

NOTE:

Proposed Buildings A and B are contained within the 70.2m height plane available under the Housing SEPP's Infill Affordable Housing Provisions - including lift overruns and roof top plants

HEIGHT PLANE



SECTION A DETAIL - WINTER GARDEN

NOTE

Winter gardens facing the railcorridor have been designed with operable louvres with restricted opening devices limiting openings to a maximum of 80mm.

Windtech, the Wind Consultant for the project, has advised that louvre openings of this dimension provide sufficient ventilation to enable cross ventilation through the apartments.

This approach ensures that passive ventilation and residential amenity are maintained while also satisfying the anti-throw requirements set out in the Development Near Rail Corridors and Busy Roads – Interim Guideline.

WINTER GARDEN ANTI THROW & VENTILATION COMPLIANCE