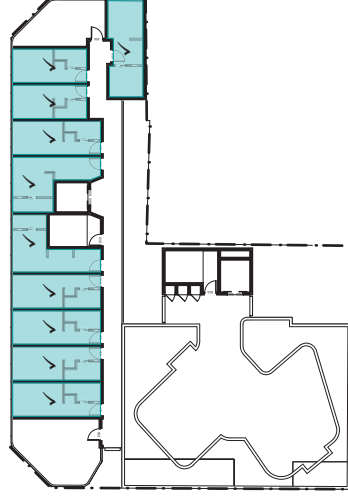
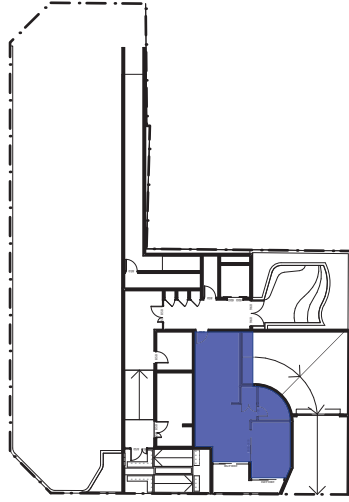




SOLAR ACCESS STUDY

☒ CROSS-VENTILATED

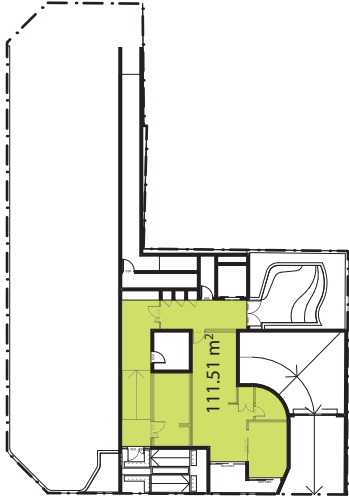
☐ NOT CROSS-VENTILATED

RESIDENTIAL

CROSS-VENTILATED: 8 (62%)
NOT CROSS-VENTILATED: 5 (38%)

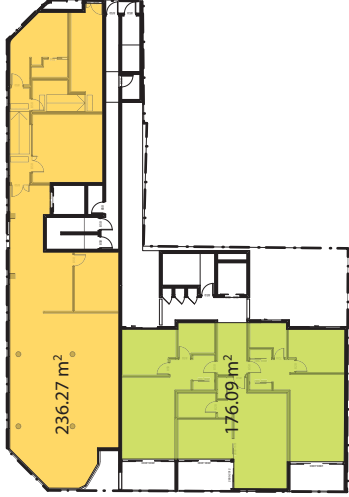
STUDENT ACCOMMODATION

CROSS-VENTILATED: 40 (100%)
NOT CROSS-VENTILATED: 0 (0%)



LOWER GROUND FLOOR
SCALE 1:400

RESIDENTIAL - 111.51 SQM
STUDENT ACCOMMODATION - nil



GROUND FLOOR
SCALE 1:400

RESIDENTIAL - 176.09 SQM
STUDENT ACCOMMODATION - 236.27 SQM



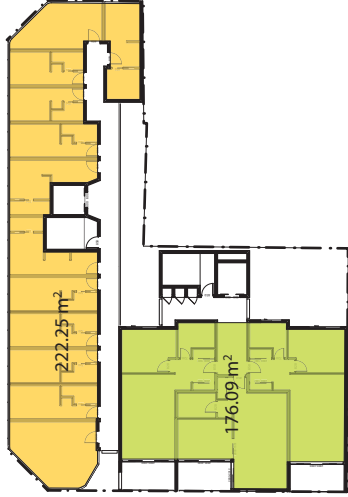
LEVEL 01
SCALE 1:400

RESIDENTIAL - 176.09 SQM
STUDENT ACCOMMODATION - 222.25 SQM



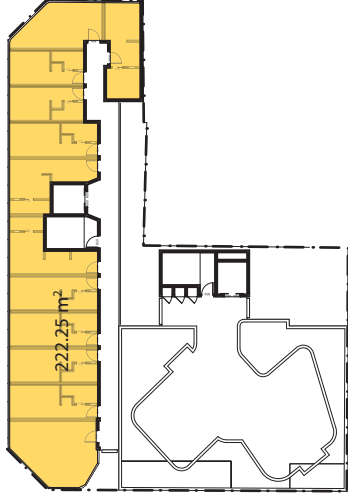
LEVEL 02
SCALE 1:400

RESIDENTIAL - 176.09 SQM
STUDENT ACCOMMODATION - 222.25 SQM



LEVEL 03
SCALE 1:400

RESIDENTIAL - 176.09 SQM
STUDENT ACCOMMODATION - 222.25 SQM



LEVEL 04
SCALE 1:400

RESIDENTIAL - nil
STUDENT ACCOMMODATION - 222.25 SQM

GFA CALCULATION

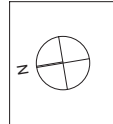
SITE AREA: 645.7 SQM
PERMISSIBLE FSR: 3:1
PERMISSIBLE GFA: 1937.1 SQM

RESIDENTIAL TOTAL: 815.87 SQM (1.26:1)
STUDENT ACCOMMODATION TOTAL: 1125.27 SQM (1.74:1)

TOTAL GFA: 1941.14 SQM
TOTAL FSR: 3.00:1

Issue	Date	Description
A	2023-11-14	FOR DA

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ACCESS
ACCESS SOLUTIONS
10/11/2023
HERITAGE
GHANIM BUILDINGS
10/11/2023

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTS
10/11/2023
LANDSCAPE ARCHITECTS
10/11/2023

ACoustic
ACOUSTIC LOGIC
10/11/2023
ACOUSTIC LOGIC
10/11/2023

STRUCTURAL
SOCE
10/11/2023
STRUCTURAL
10/11/2023

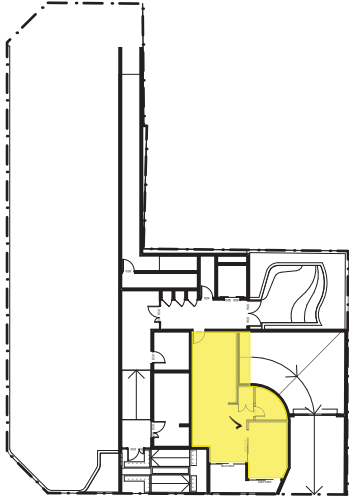
QUANTITY SURVEY
QUANTITY SURVEY
10/11/2023
QUANTITY SURVEY
10/11/2023

PLANNING
SUTHERLAND ASSOCIATES
10/11/2023
SUTHERLAND ASSOCIATES
10/11/2023

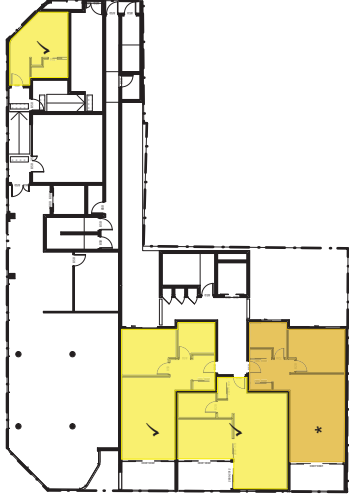
ARCHITECT
GHAZI ALI
10/11/2023
GHAZI ALI
10/11/2023

PROJECT
175-177 CLEVELAND ST
HIGH-QUALITY BUILDING PTY LTD
175-177 CLEVELAND ST
175-177 CLEVELAND ST

GFA CALCULATION
DA
A1150
24.13



LOWER GROUND FLOOR
SCALE 1:400



GROUND FLOOR
SCALE 1:400



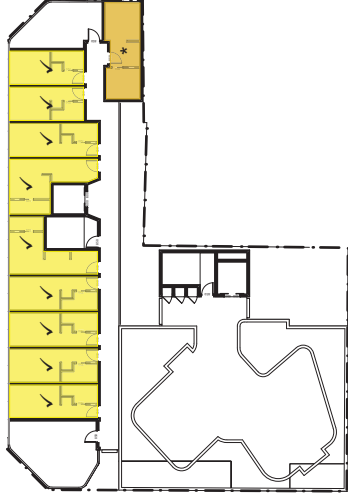
LEVEL 01
SCALE 1:400



LEVEL 02
SCALE 1:400



LEVEL 03
SCALE 1:400



LEVEL 04
SCALE 1:400

SOLAR ACCESS STUDY

- ✓ ≥ 3H SOLAR ACCESS
- + 2H SOLAR ACCESS
- NO SOLAR ACCESS

RESIDENTIAL

SOLAR ACCESS ≥ 3H SOLAR ACCESS: 10 (77%)
LIMITED SOLAR ACCESS @ 2 HRS: 3 (23%)
NO SOLAR ACCESS: 0 (0%)

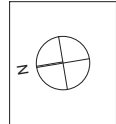
STUDENT ACCOMMODATION

SOLAR ACCESS ≥ 3H SOLAR ACCESS: 36 (90%)
LIMITED SOLAR ACCESS @ 2 HRS: 4 (10%)
NO SOLAR ACCESS: 0 (0%)

BASEMENT PLAN @ 1:200

Issue	Date	Description
A	2023/10/16	FOR DA

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ACCESS
ACCESS SOLUTIONS
10/11/2023
HERITAGE
GHAZI AL ALI
10/12/2023

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
10/12/2023

ACOUSTIC
ACOUSTIC LOGIC
10/12/2023

STRUCTURAL
STRUCTURAL
10/12/2023

QUANTITY SURVEY
QUANTITY SURVEY
10/12/2023

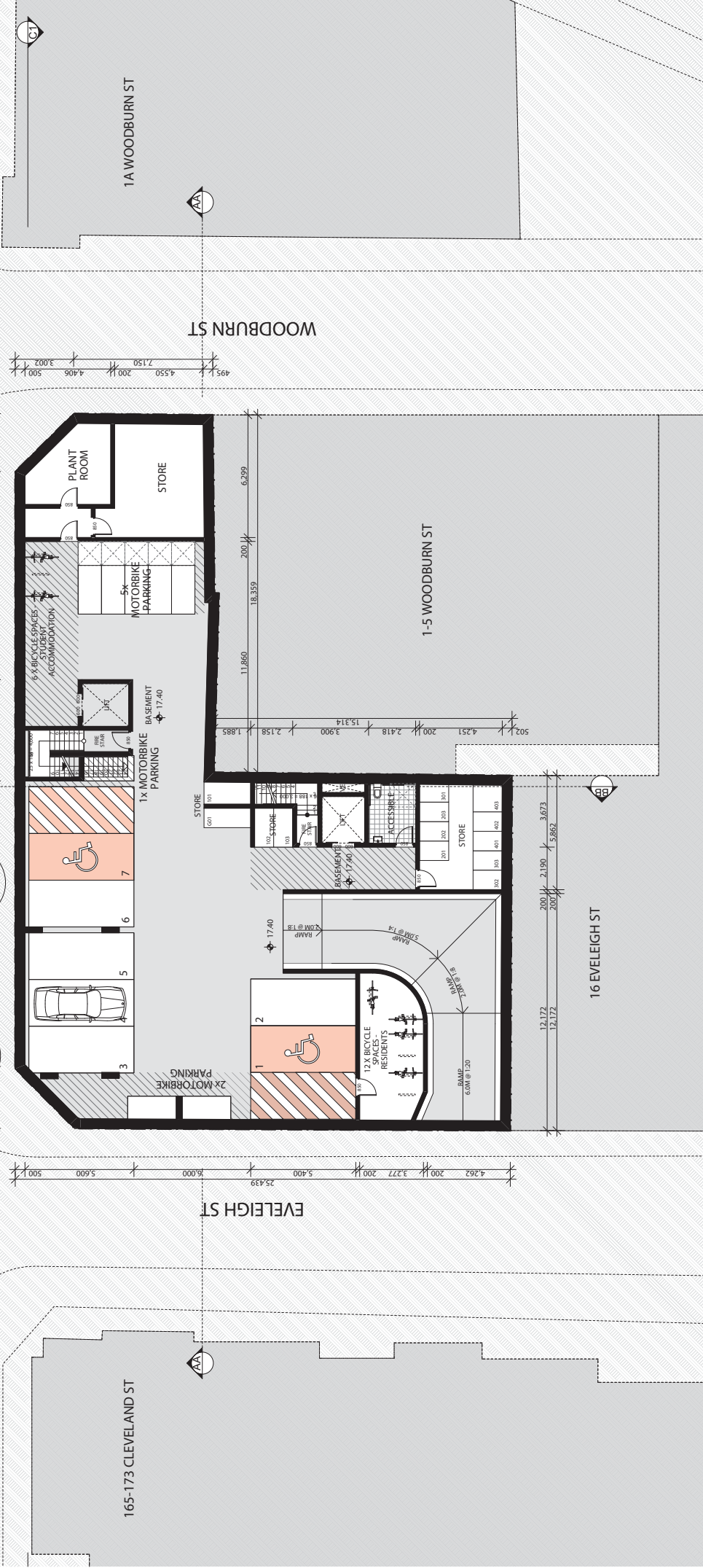
PLANNING
PLANNING
10/12/2023

ARCHITECT
GHAZI AL ALI
10/12/2023

PROJECT
175-177 CLEVELAND ST
HIGH-QUALITY BUILDING PTY LTD
1/800
21/09/2014
DA

PROJECT NAME
SOLAR ACCESS
STUDY
DA
A1150

- External Walls:** Concrete Block (190mm); air gap; plasterboard (uninsulated) - medium colour
- Internal Walls:**
- Within each unit: single skin brick; wet plaster both sides
 - Party wall between units: 2 layers of AAC 70mm with R1.0 between. Plasterboard lines both sides
- Windows:** Aluminium standard double-glazed; clear/12 Argon gap/low-e; U = 3.02; SHGC = 0.65
- Roof:** Concrete slab 150mm - Drained Tile walking surface - R2.5 insulation under slab - Slop. Ceiling under (medium colour)
- Ceiling:** Plasterboard - no insulation
- Floor Covering:** Ceramic tiles in wet areas & timber elsewhere



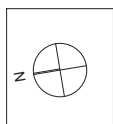
SCALE 1:200



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Issue	Date	Description
A	2023-11-08	DA

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ACCESS	ACCESS SOLUTIONS
HERITAGE	GHANIM HERITAGE

LANDSCAPE	LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT

ACOUSTIC	ACOUSTIC LOGIC
ACOUSTIC LOGIC	ACOUSTIC LOGIC

HYDRAULIC	SPACE
SPACE	SPACE

QUANTITY SURVEY	QUANTITY SURVEY
QUANTITY SURVEY	QUANTITY SURVEY

PLANNING	PLANNING
PLANNING	PLANNING

ARCHITECT	ARCHITECT
ARCHITECT	ARCHITECT

PROJECT	PROJECT
PROJECT	PROJECT

DATE	DATE
DATE	DATE

DATE	DATE
DATE	DATE

DATE	DATE
DATE	DATE

BASEMENT PLAN @ 1:200

