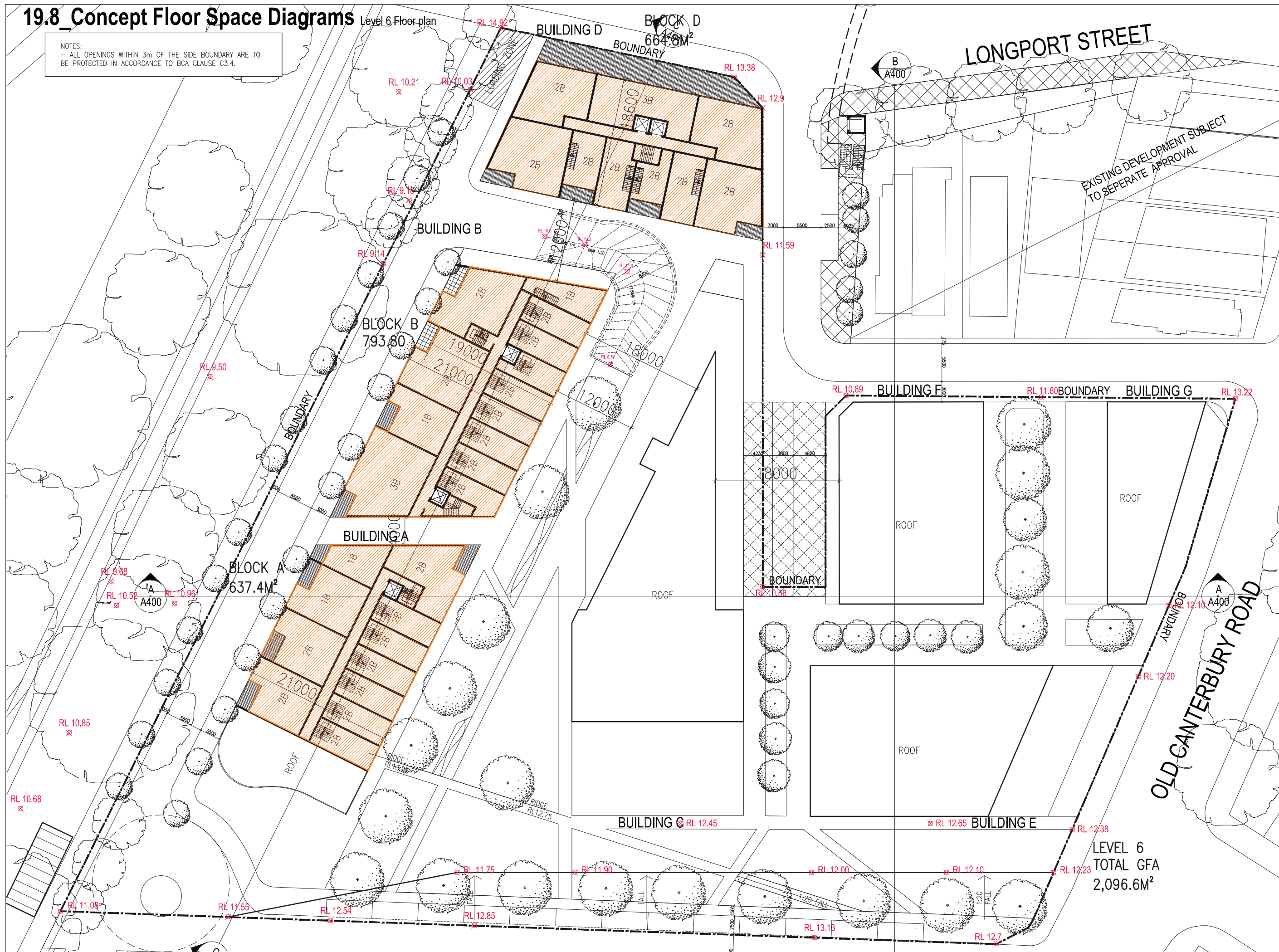


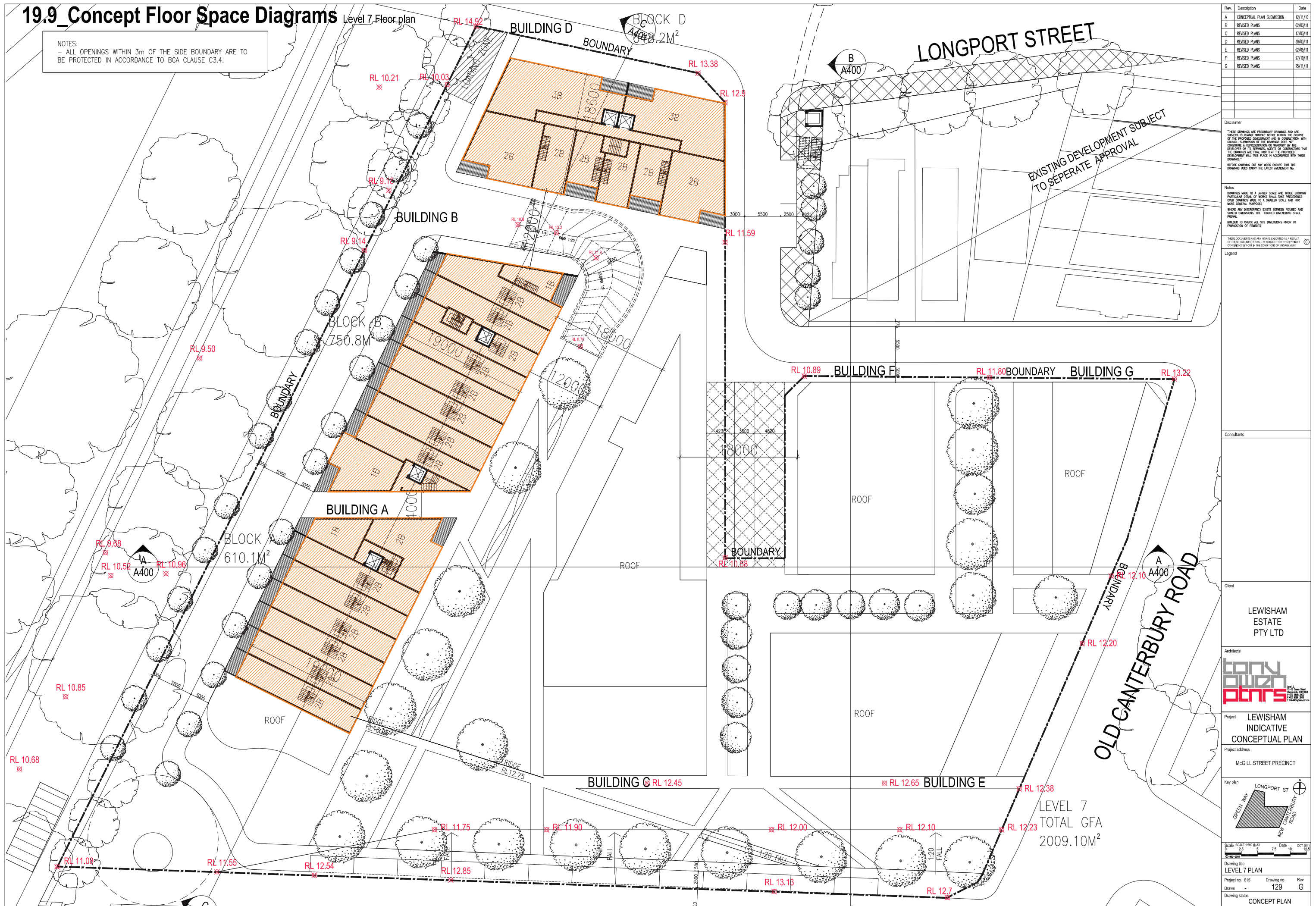
19.8_Concept Floor Space Diagrams

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.

[illegible]

19.9_Concept Floor Space Diagrams

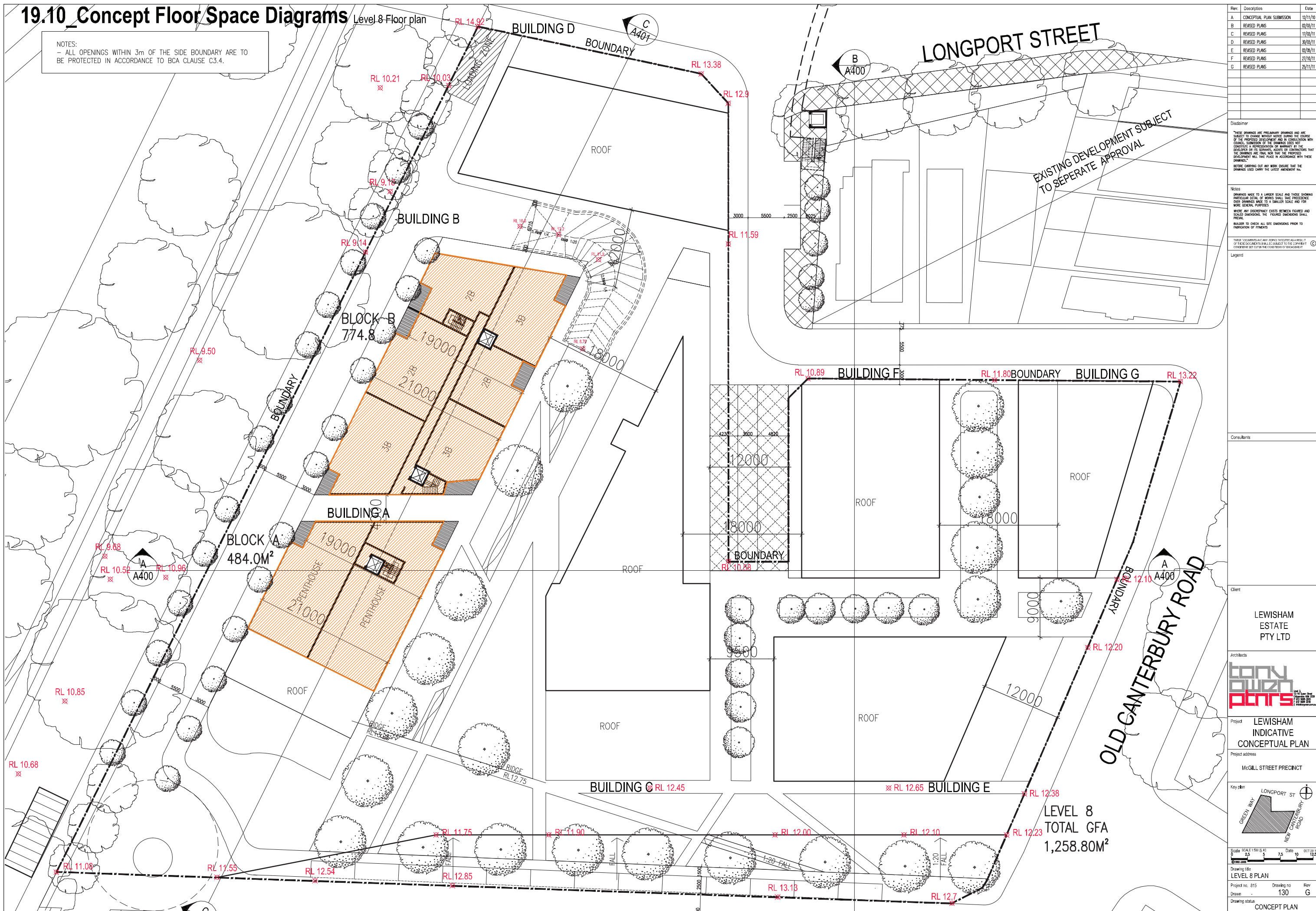
NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.



Item	Description	Date
A	CONCEPT PLAN SUBMISSION	12/11/10
B	REVISED PLANS	07/02/11
C	REVISED PLANS	17/03/11
D	REVISED PLANS	30/03/11
E	REVISED PLANS	02/05/11
F	REVISED PLANS	27/10/11
G	REVISED PLANS	25/11/11
<p>Disclaimer</p> <p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.</p>		
<p>Notes</p> <p>DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.</p> <p>BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS</p> <p>THESE DOCUMENTS AND ANY RECORDS EXISTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONTROLS SET OUT IN THE CODE OF PRACTICE FOR INFORMATION</p>		
<p>Legend</p>		
<p>Consultants</p>		
<p>Client</p> <p>LEWISHAM ESTATE PTY LTD</p>		
<p>Architects</p> <p>town planners</p> <p>100-102 Green Street Melbourne VIC 3004 T +61 3 9247 2000 F +61 3 9247 2005 E info@townplanners.com.au</p>		
<p>Project</p> <p>LEWISHAM INDICATIVE CONCEPTUAL PLAN</p>		
<p>Project address</p> <p>McGILL STREET PRECINCT</p>		
<p>Key plan</p> <p>Scale 1:500 @ A3 0 2.5 5 7.5 10 12.5 0-metre scale</p> <p>Date OCT 2011</p>		
<p>Drawing title</p> <p>LEVEL 7 PLAN</p>		
Project no.	815	Drawing no.
Drawn		129
Rev		G
<p>Drawing status</p> <p>CONCEPT PLAN</p>		

19.10_Concept Floor Space Diagrams

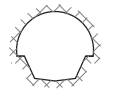
NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.

[illegible]

20.0 Survey Plan

NOTES

- BOUNDARY DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM THE DEPOSITED PLAN.
- RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.
- NO SERVICE SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE SERVICES WITHIN THE PROPERTY VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED.
- THIS DRAWING REMAINS THE COPYRIGHT OF STRATASURV P/L AND CANNOT BE REPRODUCED OR ALTERED WITHOUT PRIOR WRITTEN CONSENT.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN.
- KERB LEVELS ARE TOP OF KERB UNLESS OTHERWISE SHOWN.



TYPICAL TUNNEL PROFILE
(NOT TO SCALE)

LEGEND:

- SV SEWER VENT
- GAS METER
- WATER METER
- HYDRANT
- SIGNAL BOX
- STANDARD TELECOMMUNICATION PIT
- Ø- TRUNK Ø
- H- HEIGHT
- S- SPREAD
- POWER POLE
- TRAFFIC LIGHT
- SIGN POST
- BOLLARD
- GULLY PIT
- IL INVERT LEVEL RL
- OL OBVERT LEVEL RL
- TW12.36 TOP OF WALL RL

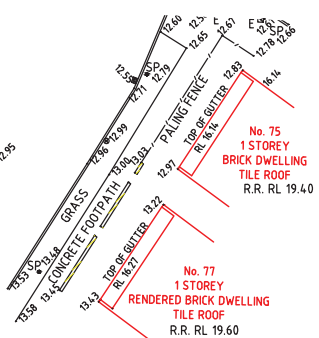
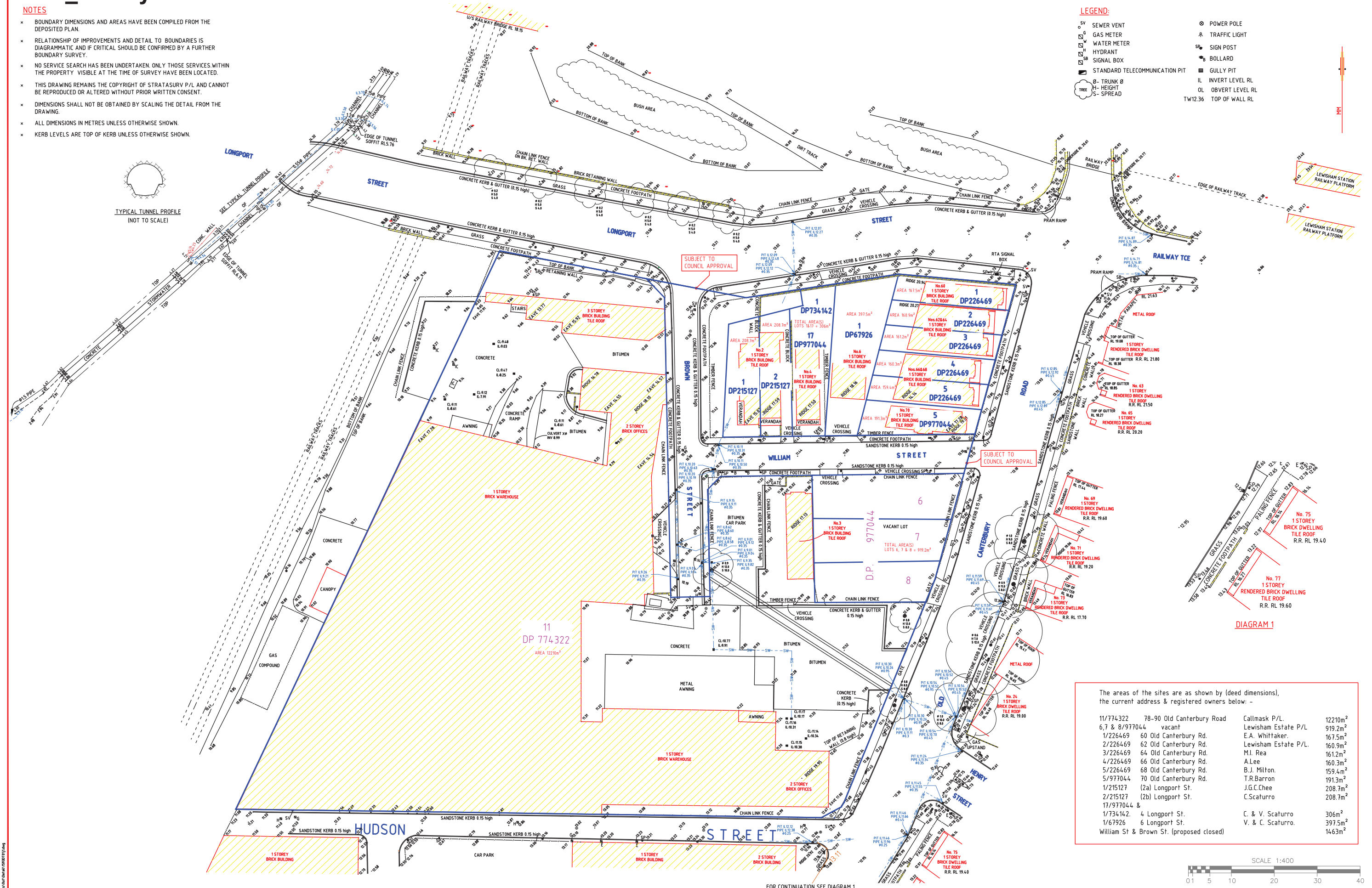
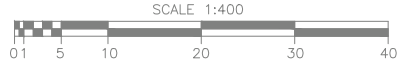


DIAGRAM 1

The areas of the sites are as shown by (deed dimensions), the current address & registered owners below: -

11/774322	78-90 Old Canterbury Road	Callmask P/L	12210m ²
6,7 & 8/977044	vacant	Lewisham Estate P/L	919.2m ²
1/226469	60 Old Canterbury Rd.	E.A. Whittaker	167.5m ²
2/226469	62 Old Canterbury Rd.	Lewisham Estate P/L	160.9m ²
3/226469	64 Old Canterbury Rd.	M.I. Rea	161.2m ²
4/226469	66 Old Canterbury Rd.	A. Lee	160.3m ²
5/226469	68 Old Canterbury Rd.	B.J. Milton	159.4m ²
5/977044	70 Old Canterbury Rd.	T.R. Barron	191.3m ²
1/215127	(2a) Longport St.	J.G.C. Chee	208.7m ²
2/215127	(2b) Longport St.	C. Scaturro	208.7m ²
17/977044 & 1/734142	4 Longport St.	C. & V. Scaturro	306m ²
1/67926	6 Longport St.	V. & C. Scaturro	397.5m ²
William St & Brown St. (proposed closed)			1463m ²



CLIENT DETAILS						DATE OF SURVEY		AUG.'03		PROJECT: 78-90 OLD CANTERBURY ROAD LEWISHAM	<div>STRATA SURV</div> <div>REGISTERED SURVEYORS DEVELOPMENT CONSTRUCTION STRATA</div> <div>Sydney · Melbourne · Brisbane · Dural · Tweed Coast TEL: 97151133 FAX: 97151144 EMAIL: surveyors@stratasurv.com.au</div>			DRAWING TITLE						
DEMAIN DEVELOPERS						ORIGIN OF RL'S		SSM 81797 RL:15.5						PLAN SHOWING DETAIL & LEVELS FOR LOTS 11DP 774322, 6-8 DP 977044						
						DATUM		AHD 2011												
						CONTOUR INTERVAL		N/A												
						CAD REF FILE:		1593DT01.dwg												
						J		15.11.11									ADDITIONAL DETAIL ADDED (STORMWATER CHANNEL)		N/A	
I		25.10.11		DATUM ACCURACY REVISED TO AHD VALUE 2011		N/A		WW		PS		DRAWING NUMBER 1593DT01 SHEET 1 OF 3			SCALE 1:400@A1			REVISION J		
H		18.06.10		DRAINAGE PIT LEVELS ADDED		JK		WW		PS										
G		04.06.09		ADJOINING ROOF DETAIL AND ELEVATIONS ADDED		JM		WW		PS										
REV		DATE		REVISION DETAILS		SURV		DWN		CHK										

Rev 15, 2011 - 5 pages - 1593DT01.dwg - 1593DT01.dwg - 1593DT01.dwg

21.0_ SEPP 65 Analysis – Lewisham Estate Concept Plan

This following report outlines the performance of the proposed Master Plan at Old Canterbury Road and Longport Street, Lewisham according to the points as set out in the Residential Flat Design Code as referenced under SEPP 65.

Building Types

1) Building Heights, Massing and Scale

Performance: The building heights have been determined through analysis of the site to be of a suitable scale in response to its context, view analysis, shadow studies, solar access, surrounding bulk and scale, topography and consultation with local council planners. See master plan document for details (12.5, 20.3). The building massing has been design with consideration of the surrounding urban fabric and the scale of the public domain and urban spaces. For example, the buildings along Old Canterbury road are 4 storeys with a 2 storeys setback to the street. Other buildings will include suitable setbacks at 4 storeys to create a predominant street wall podium at 4 storeys to define outdoor spaces and streets. The maximum height of 9 storeys corresponds to the McGill precinct master plan prepared by Marrickville Council.

2) Building Depth

Performance: The building blocks have been designed generally with a maximum of 18m internal width with additional balcony zone beyond to meet the requirements of the SEPP 65 guidelines. (20.11) In some other instances this dimension is 17m and in some instances it is greater than 18m. However, this only occurs where units are designed as cross-over cross ventilated units which therefore comply with the intent of the control to ensure units receive an acceptable level of natural ventilation and solar amenity.

3) Building Separation

Performance: Generally the block massing has been design in accordance within the SEPP 65 criteria. Buildings are generally 12m apart, greater than 4 storeys are to have a separation of 18m between living areas. Some buildings are closer when living areas face onto blank walls or non habitable spaces. Lower buildings have a building separation of 12m between living areas, with some building separations being 6m or less where non-habitable rooms or blank walls face each other. Typically parks, streets and public open spaces are used to provide separation between buildings. (See 12.11)

4) Street Setbacks

Performance: The criteria for the design or setbacks and streetscape is set out in section 20.3 of the master plan document. These sections set guidelines for setbacks to the public realm, private realm and streetscape building articulation zones. (12.12)

Site Design

5) Open Space

Performance: Following consultation with the local council and Department of Planning, the master plan has been designed to incorporate substantial public open space and park land. These parks have been located to maximise permeability and connectivity to the surrounding urban fabric and for maximum exposure for the unit blocks. This park is located wholly on the subject site. This allows the completed central park to occur I the first stage without relying on the amalgamation of other sites or lots.

The space is open to a further space oriented east west ensuring that the central green space is addressed by the greatest number of units.

6) Orientation

Performance: The master plan provides for a mixture of east-west and north-south facing unit clocks. This is in response to a range of urban design criteria including view sharing, solar access as well as to promote maximum connectivity of the surrounding urban fabric to the proposed greenways belt and public open space and connectivity to the existing street grid.

Unit Amenity

7) Natural Ventilation

Performance Criteria: 60% of units should be naturally cross ventilated.

Performance: The block massing plan allows for blocks of a suitable size and orientation' such that this criteria can be met with suitable detailed planning. The detailed conceptual planning in section 12 as well as the sepp 65 compliance analysis in section 20.1 demonstrate that a ration of 77.2% of units can achieve natural ventilation.

8) Sun Penetration

Performance Criteria: 70% of apartment living rooms should receive direct sun penetration for a minimum of 2 hours per day between 9 am and 3pm. A maximum 10% of apartments are to be south facing single aspect apartments.

Performance: The master plan provides for a mixture of east-west and north-south facing unit blocks. This is to achieve a suitable urban design outcome. Detailed conceptual floor plans have been prepared in section 16. A detailed analysis of its performances against the requirements of sepp 65 has been undertaken in section 20.2 as well as detailed elevation shadow studies (20.4). These studies demonstrate that a ration of 73% of units can achieve the required solar amenity.

9) Building Depth

Performance Criteria: Preferred maximum internal building depth should be 18m.

Performance: The building blocks have been designed generally with a maximum of 18m internal width with additional balcony zone beyond to meet the requirements of the SEPP 65 guidelines. (20.11) In some instances this dimension is 17m and in some instances it is greater than 18m. However, this only occurs where units are designed as cross-over cross ventilated units which therefore comply with the intent of the control to ensure units receive an acceptable level of natural ventilation and solar amenity.

10) Unit depth

Performance Criteria: The maximum internal unit depth for single aspect units should be 8m.

Performance: The detailed planning studies in section 16 show that single aspect units are 8m in depth. In some cases this increases to 10m. It is common that this block can be designed to ensure compliance with this control and therefor, it is assume that this criteria may be met.

11) Kitchens

Performance Criteria: 25% of kitchens to be naturally ventilated. The rear of kitchens to be maximum of 8m from glazing.

Performance: It is commonly accepted that this block configuration can be designed to ensure compliance with this control and therefor, it is assume that this criteria may be met with further study.

12) Unit sizes

Performance: It is assumed that the buildings will be designed to comply with minimum unit sizes. The density yield analysis has been calculated based on minimum unit areas.

13) Ceiling heights

Performance Criteria: The minimum ceiling height for living areas is 2700mm.

Performance: It is assumed that the buildings will be designed to comply with minimum ceiling heights. The building heights have been determined based on minimum ceiling heights.

14) Units off Corridors

Performance Criteria: The recommended maximum number of units addressing a single corridor is 8.

Performance: The buildings have generally been designed to be maximum of 40m in length. Typically this configuration ensures that the maximum number of units addressing a single corridor is 8. In some cases some corridors serve more than 8 units however, these are generally served by more than one core and with detailed development can be configured to ensure compliance with this control.

15) Balcony depth

Performance Criteria: The minimum depth of balconies is 2m.

Performance: The building massing and building setbacks and separations have been designed to allow for a minimum of 2m balconies within a balcony articulation zone.

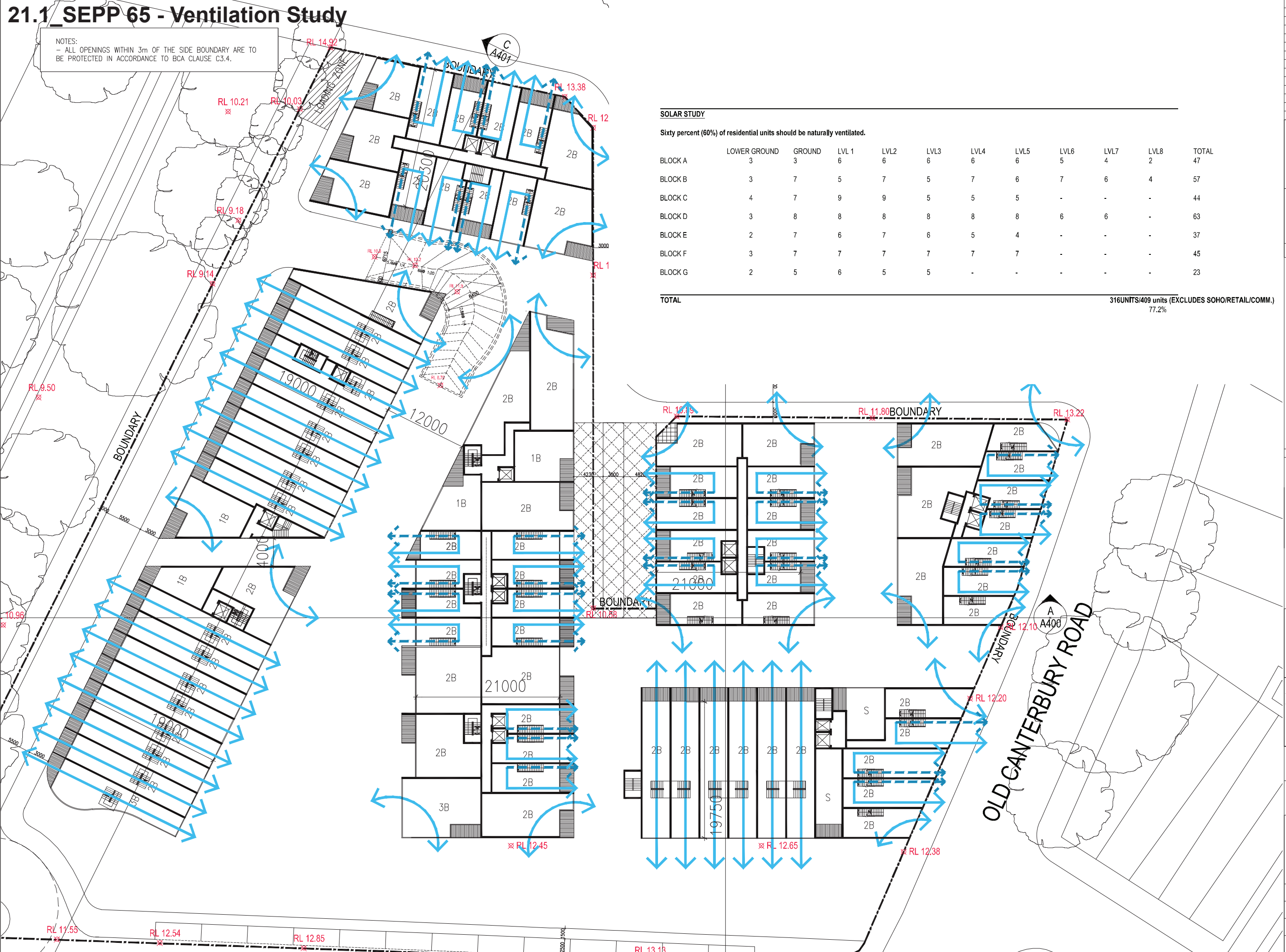
16) Storage

Performance Criteria: The minimum requirements for storage are set out in the design code.

Performance: It is assumed that all units will be design to meet the criteria of the minimum unit storage areas.

21.1_SEPP 65 - Ventilation Study

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.



SOLAR STUDY

Sixty percent (60%) of residential units should be naturally ventilated.

	LOWER GROUND	GROUND	LVL 1	LVL2	LVL3	LVL4	LVL5	LVL6	LVL7	LVL8	TOTAL
BLOCK A	3	3	6	6	6	6	6	5	4	2	47
BLOCK B	3	7	5	7	5	7	6	7	6	4	57
BLOCK C	4	7	9	9	5	5	5	-	-	-	44
BLOCK D	3	8	8	8	8	8	8	6	6	-	63
BLOCK E	2	7	6	7	6	5	4	-	-	-	37
BLOCK F	3	7	7	7	7	7	7	-	-	-	45
BLOCK G	2	5	6	5	5	-	-	-	-	-	23

TOTAL	316UNITS/409 units (EXCLUDES SOHO/RETAIL/COMM.) 77.2%
-------	--

Rev.	Description	Date
A	CONCEPTUAL PLAN SUBMISSION	12/11/10
B	REVISED PLANS	02/03/11
C	REVISED PLANS	14/03/11
D	REVISED PLANS	30/03/11
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G	REVISED PLANS	25/11/11

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Legend

Consultants

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12-18 Swan Street
Olympia NSW 2000
P 612 9550 2032
F 612 9550 2176
E info@conyowen.com.au

project LEWISHAM
INDICATIVE
CONCEPTUAL PLAN

McGILL STREET PRECINCT

SCALE 1:500 @ A3 Date OCT 2011

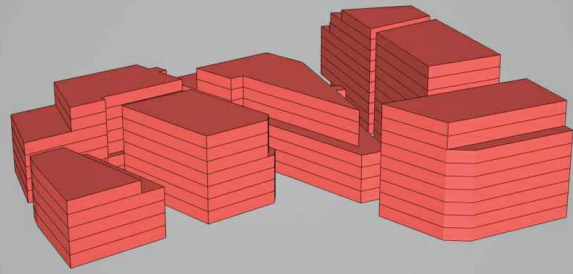
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- LEVEL 1 PLAN

Project no. 815	Drawing no	Rev
Drawn .	200	F

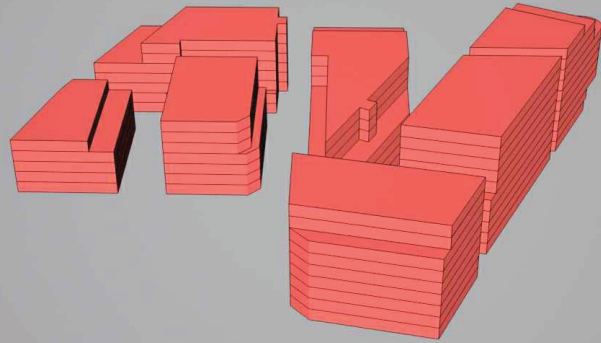
CONCEPT PLAN

21.2 SEPP 65 - Solar Access Study

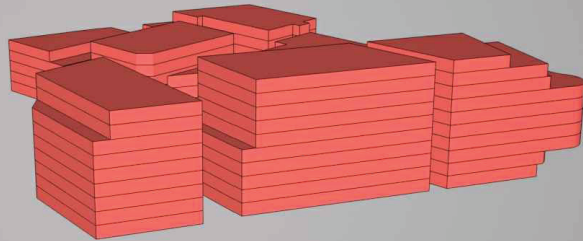
NOTES:
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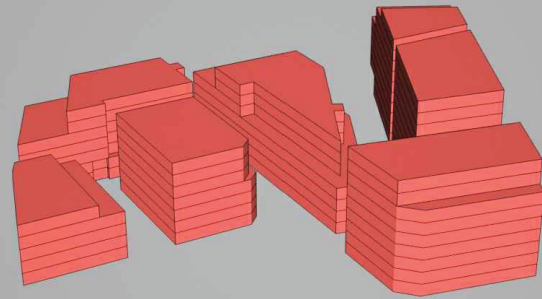
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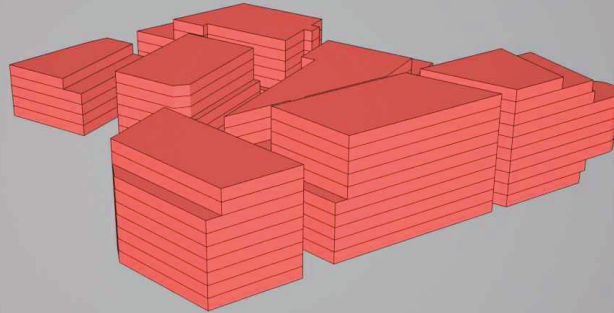
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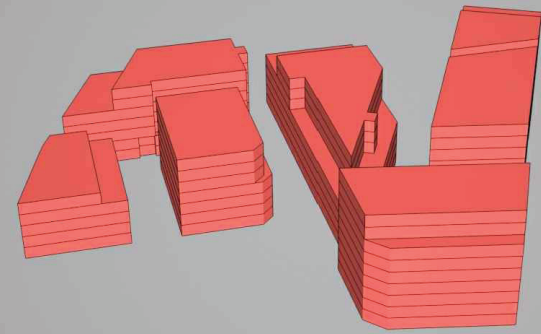
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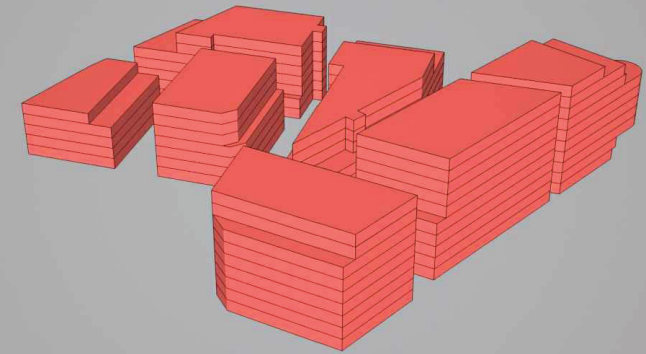
01 JUNE 10 AM



01 JUNE 1 PM



01 JUNE 11AM



01 JUNE 2 PM

SOLAR STUDY

SOLAR ACCESS TO BE MAINTAINED TO THE ALL LIVING AREAS FOR A MINIMUM PERIOD OF 3 HRS BETWEEN 9.00AM AND 3.00PM AT THE WINTER SOLSTICE

	LOWER GOUNRD	GROUND	LVL 1	LVL2	LVL3	LVL4	LVL5	LVL6	LVL7	LVL8	TOTAL
BLOCK A	3	2	9	5	9	5	9	3	7	2	49
BLOCK B	4	4	8	4	8	4	9	5	9	6	61
BLOCK C	3	3	4	5	10	8	9	-	-	-	42
BLOCK D	5	9	5	9	5	9	5	5	8	-	60
BLOCK E	2	3	3	4	9	3	7	-	-	-	31
BLOCK F	2	3	2	7	7	12	2	-	-	-	35
BLOCK G	4	3	3	3	7	-	-	-	-	-	20

TOTAL

298UNITS / 409 units (EXCLUDES SOHO/
RETAIL/COMM.)

73%

[illegible]

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Legend

Consultants

Client

LEWISHAM
ESTATE
PTY LTD

Architects



Project LEWISHAM
INDICATIVE
CONCEPTUAL PLAN

Project address

MCGILL STREET PRECINCT

Key plan

A key plan showing the site's location. The site is a shaded polygon bounded by Green Way to the west, Longport St to the north, and New Canterbury Road to the east. A north arrow is located in the top right corner.

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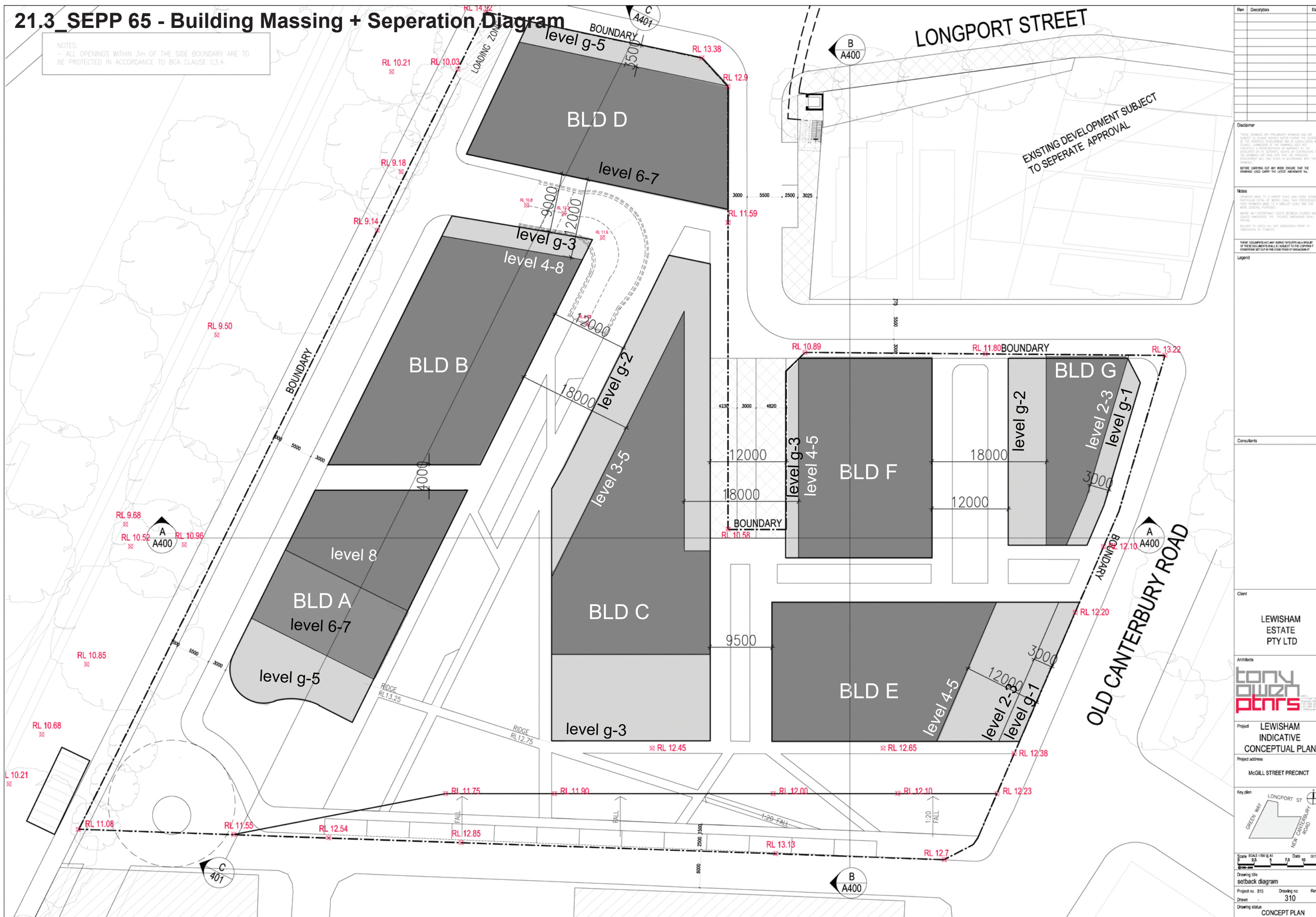
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21 JUNE WINTER SOLSTICE

Project no. 815	Drawing no	Rev
Drawn .	300	

Drawing status

CONCEPT PLAN

21.3_SEPP 65 - Building Massing + Seperation Diagram

[illegible]

21.4_Pedestrian Access Diagrams - Lower Ground Floor

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.



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Consultants

Client
LEWISHAM ESTATE PTY LTD

Architects
tony dunn ptncs

Project
LEWISHAM INDICATIVE CONCEPTUAL PLAN

Project address
MCGILL STREET PRECINCT

Key plan
LONGPORT ST
GREEN WAY
NEW CANTEBURY ROAD

Scale
SCALE 1:500 @ A1
0 2.5 5 7.5 10 12.5
Metres

Date
oct 2011

Drawing title
PEDESTRIAN LINK RETAIL LOWER GROUND PLAN

Project no.
815

Drawing no.
320

Rev
F

Drawing status
CONCEPT PLAN

