DEVELOPMENT APPLICATION 10 Bouvardia St Asquith NSW 2077



UN	UNIT BREAKDOWN					
	UNIT No.	BEDROOMS	AREA (m2)	UNIT STORE (m3)	POS (AREA m2)	
GR	OUND FLOOR					
	G01 (ADP/SLVR)	2 BED	80.34	4.00	19.55	
	G02	2 BED	90.50	7.00	17.42	
	G03	2 BED + STD	97.21	7.54	19.06	
FIR	ST FLOOR					
	101 (ADP/SLVR)	2 BED	80.34	4.00	15.71	
	102	2 BED	90.50	7.00	12.41	
	103	2 BED + STD	97.21	7.16	16.43	
SECOND FLOOR						
	201 (SLVR)	2 BED	80.34	4.00	15.71	
	202	2 BED	90.50	7.00	12.41	
	203	2 BED + STD	97.21	7.16	16.43	

						TO SEE STILL SEED TO TENENT HOME TO THE				
	UNIT No.	BEDROOMS	AREA (m2)	UNIT STORE (m3)	POS (AREA m2)	These are the specifications upon which the certified Nath-ERS assess valid complaines of the development with the National Construction of Pilly Life to demand and the STEP of SPICE certificate used on cycle Assessment Date: 11 12 7 2022 Assessment Date: 11 12 7 2022 Assessment Manual Basisi - Date Naturalisted Assessor DANN'T Thermal Modelling Software: HERRO 3.0.1.1 The Development: EC - 4591 - 10 Development: E	ode of Australia 2015 and 2019. In case of lated copy of these specifications. 12/1462 / MIEAust			
THI	RD FLOOR			, ,		Windows and Skylights				
	ND I LOOK					Description	Type		U Value	SHGC
	004	0.050	00.04	4.00	45.74	All awning windows of units 303, 401, 403 All other windows and plazed doors of units 303, 401, 403	Aluminium Frame Double Glazed Aluminium Frame Double Glazed		4.3	0.47
	301	2 BED	80.34	4.00	15.71	2 All other windows and glazed doors of units 303, 401, 403 3 All windows and plazed doors of units G01, 101, 201	Aluminium Frame Double Glazed Aluminium Frame Double Glazed		4.3	0.53
	001	2 020	00.01	1.00	10.7 1	4 All awning windows of units G03.402	Aluminium Frame Single Glazed		5.4	0.49
	202	2 DED	00.50	7.00	10 11	5 All other windows and glazed doors of units G03, 402	Aluminium Frame Single Glazed	Clear	5.4	0.58
	302	2 BED	90.50	7.00	12.41	6 All awning windows of all other units	Aluminium Frame Single Glazed		6.7	0.57
1						7 All other windows and glazed doors of all other units	Aluminium Frame Single Glazed		6.7	0.7
	303	2 BED + STD	97.21	7.16	16.43	Window and skylight U and SHGC values, it specified, are according to less than 10% higher or lower, than the U and SHGC values of the pro- SHGC value however this is overridden by BASIX Thermal Comfort Pro	NFRC. Alternate products or specificatio duct specified above. Note that the NatHE otocol to be 10%.	ons may be used if their U value ERS Technical Notes 2019 allow	is lower, and the SHI is only a 5% tolerano	GC value is se for the
FOL	JRTH FLOOR					External and Internal Walls				
	JIXIIII LOOK					Description	Construction Type	Insulation	Colour (Sola	ar Absorptanos
	101	0.000	75.50	440	07.04	1 All external walls of all units	Face Brick, Axon Cladding	R25	As per plans	
	401	2 BED	75.59	4.18	27.84	2 All internal walls of all units 3 All common area walls of all units	Plasterboard on Studs Hebel	None R 1.0	N/A N/A	
1						All common area wais or all units All nexts walls of all units	Hebel	None	N/A N/A	
	402	2 BED	82.44	4.70	12.43	The solar absorptance values are as per definition of Light, Medium an thermal comfort protocol 2017.	d Dark Colours in the thermal modelling s	software and the naming might of	offer according to the	BASIX
	403	1 BED + STD	68.54	3.01	16.44	Floors				
\vdash	100	. 525 0.5	00.0.	0.0.		Description	Construction Type	Insulation		Covering
						All floors of all units above basement carpark All floors of all other units	Concrete Concrete	R 2.5 None	As per plans As per plans	
						2 All 100's or all other units	Concrete	None	As per plans	
İ						Ceilings and Roofs				
						Description	Construction Type	Insulation	Colour (Sola	ar Absorptanos
1						1 All ceilings under roof of all units	Plasterboard	R3.5	NIA	
						2 All roofs	Metal Cladding	None	Medium (0.30 < 5	SA < 0.85)
						Ceiling penetration(s) as a result of installation of sealed recessed dow associated with this specifications schedule. If unsealed recessed down				

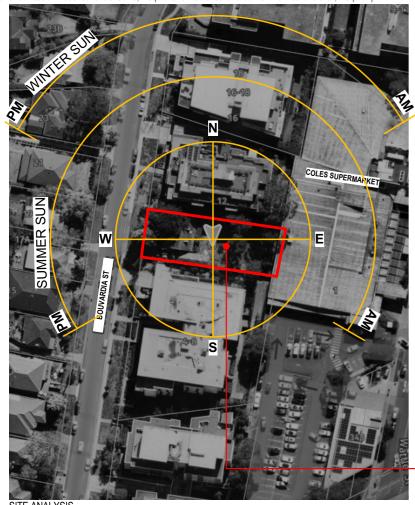
	DRAWING NAME	ISSUE	SCALE
A0000 GENERAL	. INFORMATION		
A0001	COVERPAGE	F	
A0002	SITE ANALYSIS	В	
A0002.1	SITE ANALYSIS 2	Α	
A0003	SITE PLAN	F	1:200
A0004	DEMOLITION PLAN	Α	1:200
A1000 GENERAL	. ARRANGEMENT PLAN		
A1001	BASEMENT PLAN	Е	1:200
A1002	GROUND FLOOR PLAN	F	1:200
A1003	FIRST FLOOR PLAN	Ε	1:200
A1004	SECOND FLOOR PLAN	Ε	1:200
A1005	THIRD FLOOR PLAN	Ε	1:200
A1006	FOURTH FLOOR PLAN	Ε	1:200
A1007	ROOF PLAN	Е	1:200
A2000 ELEVATIO	DNS		
A2001	NORTH ELEVATION	F	1:200
A2002	EAST ELEVATION	Ε	1:200
A2003	SOUTH ELEVATION	F	1:200
A2004	WEST ELEVATION	F	1:200
A2005	STREETSCAPE ELEVATION	F	1:200
A2100 SECTION	S		
A2101	SECTION A	F	1:200
A2102	SECTION B	D	1:200
A3000 ADDITION	IAL INFO		
A3001	GFA CALCULATIONS	F	1:200
A3002	LANDSCAPE CALCULATIONS	F	1:200
A3003	COMMUNAL OPEN SPACE	F	1:200
A3004	DEEP SOIL CALCULATIONS	F	1:200
A3005	BUILDING HEIGHT PLANE	F	
A3006	CROSS-VENT CALCULATIONS	F	
A3007	PRE - POST ADAPTABLE	В	1:100
A3008	SAMPLE BOARD	F	
A4000 SOLAR A	CCESS		
A4001	SOLAR ACCESS 9AM-11AM	F	
A4002	SOLAR ACCESS 12PM-2PM	F	
A4003	SOLAR ACCESS 3PM & ANALYSIS	F	
A4100 SHADOW	DIAGRAMS		
A4101	SHADOW DIAGRAMS 9AM-11AM	F	
A4102	SHADOW DIAGRAMS 12PM-1PM	F	
A4103	SHADOW DIAGRAMS 2PM-3PM	F	



4/3 THE POSTERN Castlecrag NSW 2068 Phone: (02) 9967 9966 www.mainternational.com.au info@mainternational.com.au Nominated Architect 1
ABN 76 091 107 201
ACN 091107201 LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

	AMENDMENTS					
	REV.	DESCRIPTION	BY	DATE		
	D	COUNCIL COMMENTS	J.E	09.08.2023		
ings, le or	E	COUNCIL COMMENTS	J.E	28.08.2023		
	F	COUNCIL COMMENTS	J.E	30.08.2023		

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW	COVE	RPAGE	
2077	J.E	SCALE:	DRAWING NO.:
PROJECT NO.	CHECKED BY	@A3	A0001



PACIFIC HIGHWAY B4 MIXED USE-RAILWAY CORRIDOR ASQUITH GOLF CLUB-PEATS FERRY ROAD -ASQUITH STATION ROFE PARK SITE LOCATION PLAN STOREY PARK PACIFIC MOTORWAY —

R2 LOW DENSITY RESIDENTIAE1 10 BOUVARDIA R4 HIGH DENSITY RESIDENTIAL RAILWAY CORRIDOR R3 MEDIUM DENSITY RESIDENTIAL

HORNSBY LEP 2013 ZONING MAP TILE 017

RE1 PUBLIC RECREATION



IMAGE 1: BOUVARDIA ST PERSPECTIVE LOOKING UP TOWARDS THE SITE



IMAGE 2: BOUVARDIA ST PERSPECTIVE LOOKING DOWN TOWARDS THE SITE



HORNSBY LEP 2013 HEIGHT MAP TILE 017





IMAGE 4: WATTLE ST PERSPECTIVE LOOKING TOWARDS THE REAR OF THE SITE



4/3 THE POSTERN Castlecrag NSW 2068 Phone: (02) 9967 9966 Fax: (02) 9967 9977 www.mainternational.com.au info@mainternational.com.au Nominated Architect 1
ABN 76 091 107 201
ACN 091107201

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

-10 BOUVARDIA ST-

	AMENDMENTS					
	REV.	DESCRIPTION	BY	DATE		
	Α	DA	J.E	15.12.2022		
ngs, e or	В	RFI	J.E	09.05.2023		

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW	
2077	,
PROJECT NO. 22/14	1

SITE A	ANALYS	ilS		-
J.E	SCALE:	DRAWING NO.:	ISSUE:	
CHECKED BY	@A3	A0002	В	

SITE LOCATION & DEVELOPMENT CONTROL

This proposed development is for 10 Bouvardia St, Asquith a 931.2sqm lot with a street frontage of 18.3m to Bouvardia St

Applicable Planning Controls Hornsby LEP 2013 Map Tile 017/017C

Acid Sulphate Soils : N/A Height of Building: 16.5m

FSR: N/A

Land Zoning: R4 High Density Residential

SURROUNDING BUILDINGS

The site is located on 10 Bouvardia St and is orientated facing West.

The site is situated between R4-zoned lots on the north and south side and E1-zoned lots on eastern side. 12-14 Bouvardia St on the northern side is a multi-storey residential brick building. 4-8 Bouvardia St on the southern side is a multi-storey residential building of varying material. 1-9A Wattle St on the eastern side is an industrial brick warehouse.

Asquith is approximately 30 kilometres North of Sydney CDB, approximately a 36-minute drive along Pacific Hwy and/or the M2 motorway. The Bus stop is 200m South, a 25 minute walk from the site. Asquith train station is 450m east, a 7 minute walk along Peats Ferry Rd. Several parks, shopping areas and schools are within walking distance to 10 Bouvardia St.

TRAFFIC ANALYSIS

Bouvardia St, Asquith is a peaceful and well-maintained residential street that typically experiences low to moderate levels of traffic. The street is not a major thoroughfare, which makes it a quiet and safe place to live.

Despite occasional increased traffic during peak hours and school drop-off and pick-up times, the street remains relatively calm and safe for both drivers and pedestrians. The street is a two-way road with a speed limit of 50 km/h, and its intersections with other residential streets are well-marked and designed for safe and easy navigation.

Furthermore, the street is conveniently located within easy reach of other main roads, such as Pacific Highway and Amor St, which provides quick and easy access to other parts of the region.

Environmental Factors:

The area has a moderate climate, and there are no known environmental factors that would significantly impact the property. However, as the site is located near the Ku-ring-gai Chase National Park.

VIEWS

The site is visible from the streetscape of Bouvardia St and the carpark of the Coles Warehouse on Wattle St. Views from the site are facing the neighbouring High density residential housing on Bouvardia St and the Coles industrial warehouse to the East. As a result, privacy screening are considered appropriate.

Due to the topography, the site does not have any elevated views from ground level or throughout the site. The proposed new development will add new skyline to the area.

WIDER CONTEXT PLAN







4/3 THE POSTERN Castlecrag NSW 2068 Phone: (02) 9967 9966

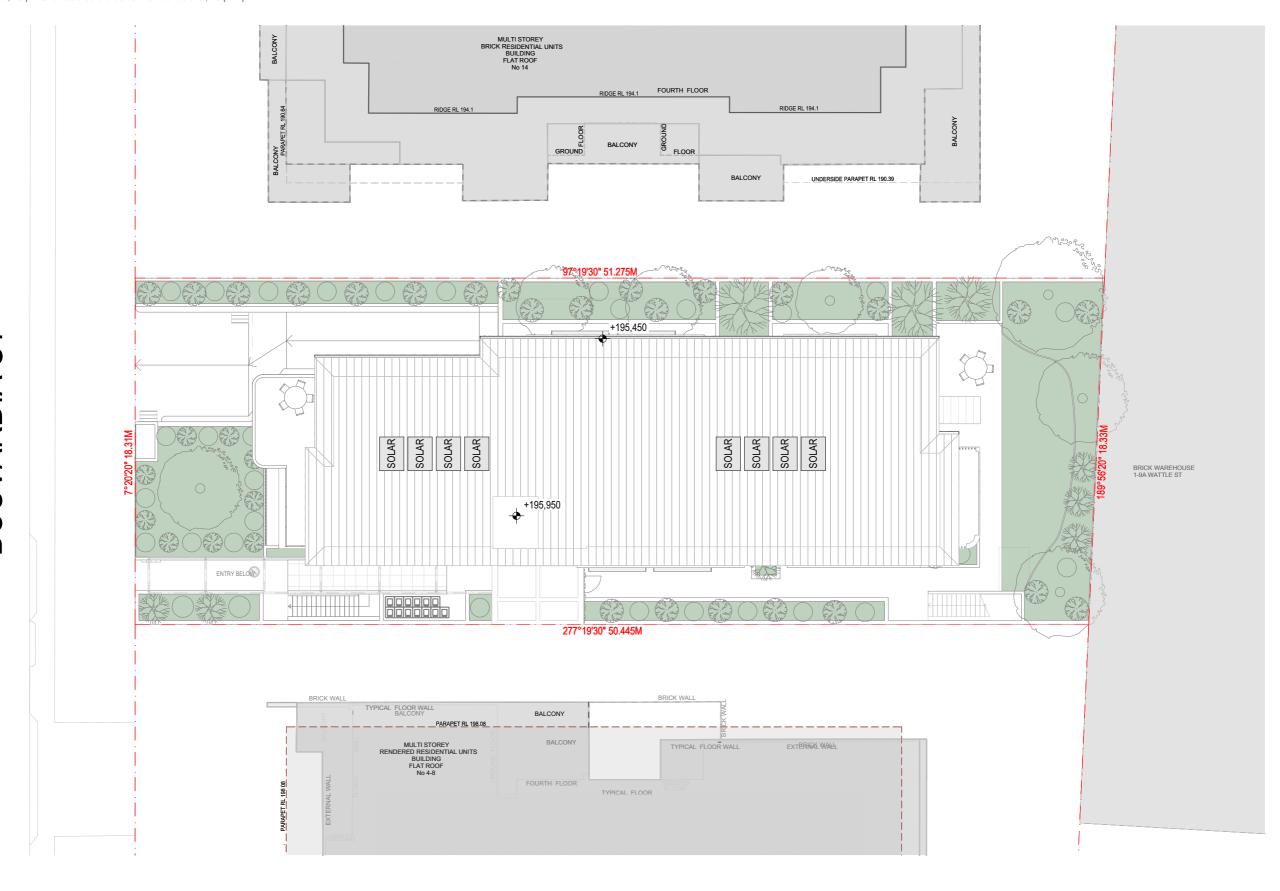
LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

AMENDMENTS					
REV.	DESCRIPTION	BY	DATE		
Α	RFI	J.E	09.05.2023		

RAILWAY LINE

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW	DRAWING: SITE ANALYSIS 2			
2077	J.E	SCALE:	DR	
PROJECT NO. 22/14	CHECKED BY D.M	@A3	Α	

A0002.1





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au info@mainternational.com.au ACN 961107231
ACN 9107231

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

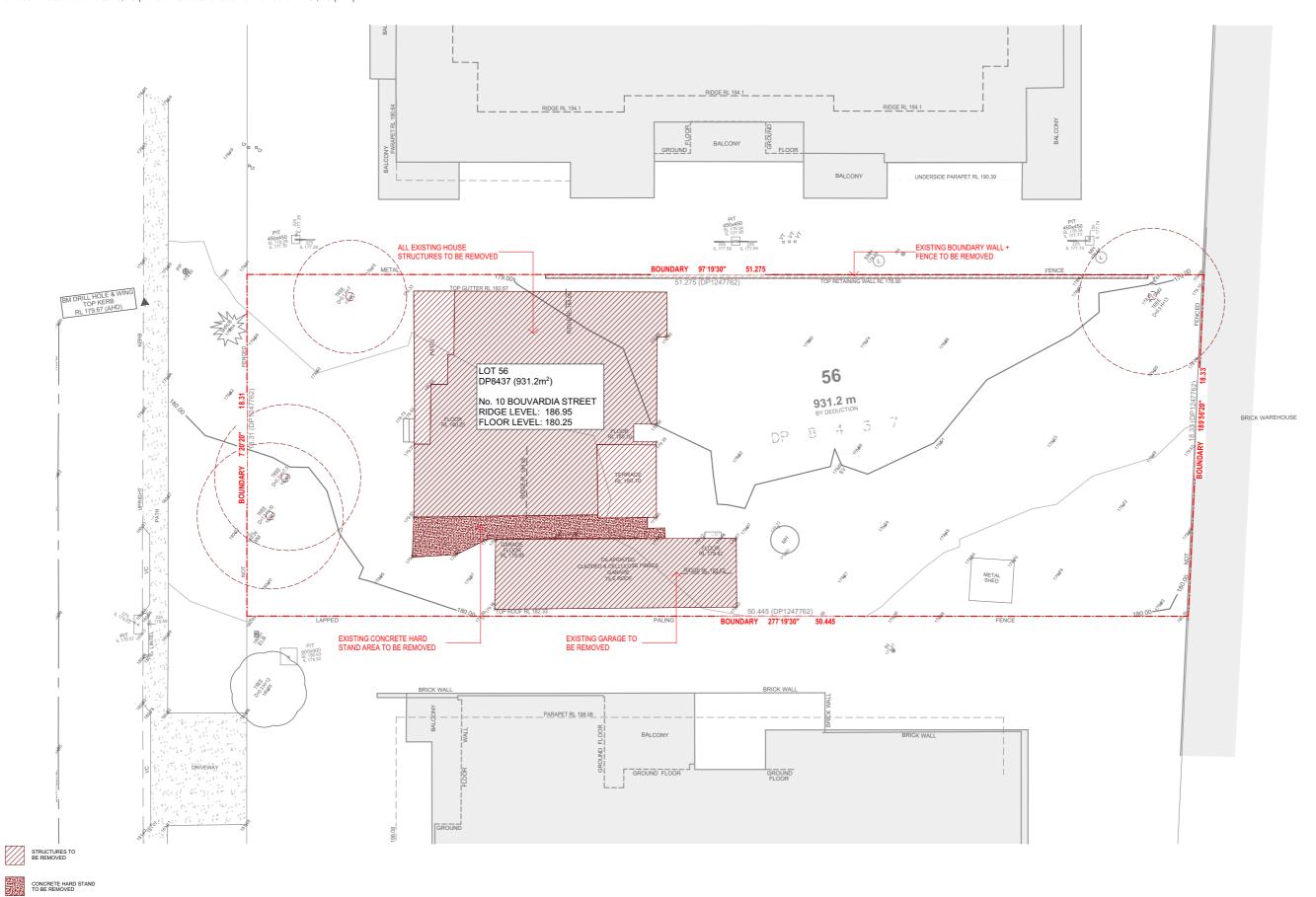
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMERICAN						
	REV.	DESCRIPTION	BY	DATE			
ngs, e or	D	COUNCIL COMMENTS	J.E	09.08.2023			
	E	COUNCIL COMMENTS	J.E	28.08.2023			
	F	COUNCIL COMMENTS	J.E	30.08.2023			



DRAWING:	PLAN		
J.E	SCALE:	DRAWING NO.:	ISSUE:
CHECKED BY D.M	1:200@A3	A0003	F





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
ACN 691072211
ACN 691072211

LEGEND

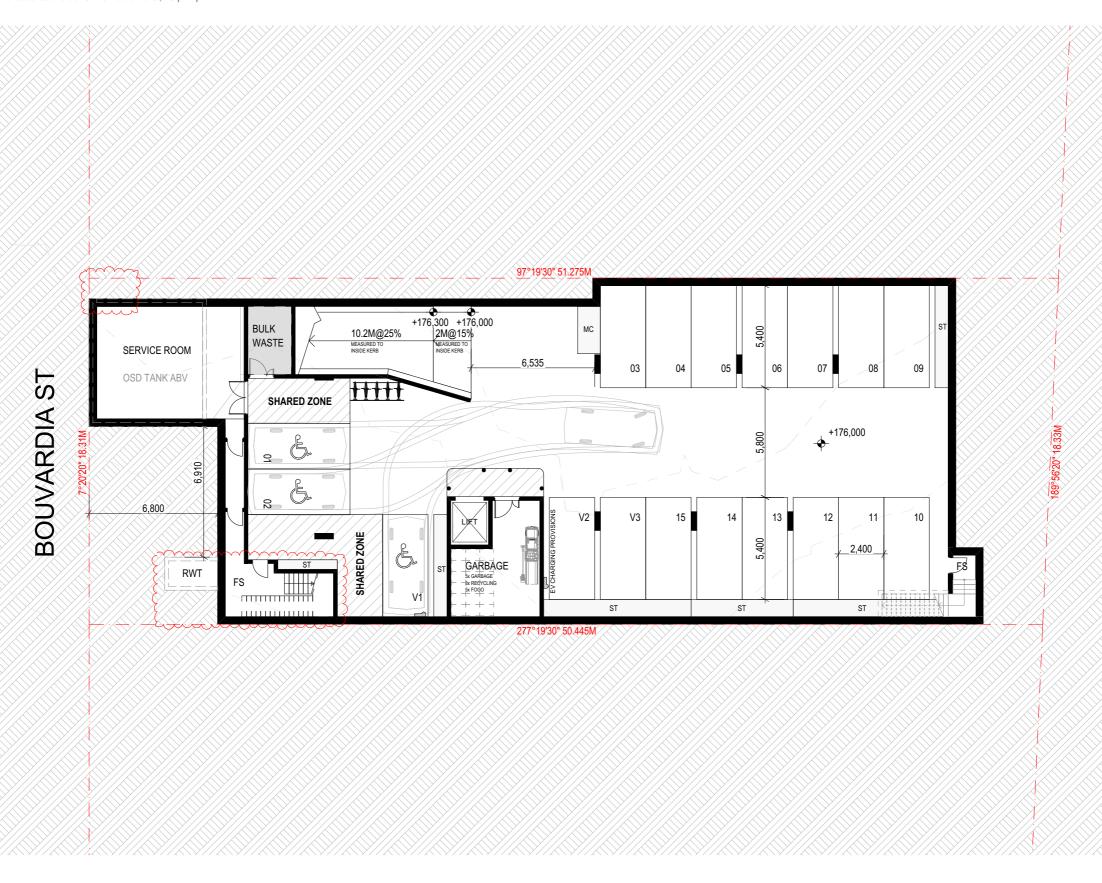
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

Mackenzie Architects International is the owner of the copyright that the property of the proper

,	REV.	DESCRIPTION	BY	DATE
	Α	DA	J.E	15.12.2022
vings, ole or				

PROJECT NORTH N

Т	DEMO	LITION P	PLAN	
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:
	CHECKED BY D.M	1:200@A3	A0004	Α





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au

LEGEND DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK	RE
COPYRIGHT	С
Mackenzie Architects International is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied in whole or	D

	AMENDMENTS			
אר	REV.	DESCRIPTION	BY	DATE
RK	С	COUNCIL COMMENTS	J.E	09.08.2023
rawings, vhole or	D	COUNCIL COMMENTS	J.E	28.08.2023
	E	COUNCIL COMMENTS	J.E	30.08.2023

PROJECT NORTH	

_				
Т	DRAWING: BASE	MENT PL	.AN	
	J.E CHECKED BY	SCALE: 1:200@A3	DRAWING NO.: A1001	ISSUE:





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
An 76 991 107 201
AN 76 1091 107 201
AN 76 1091 107 201
AN 76 1091 107 201

LEGEND

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

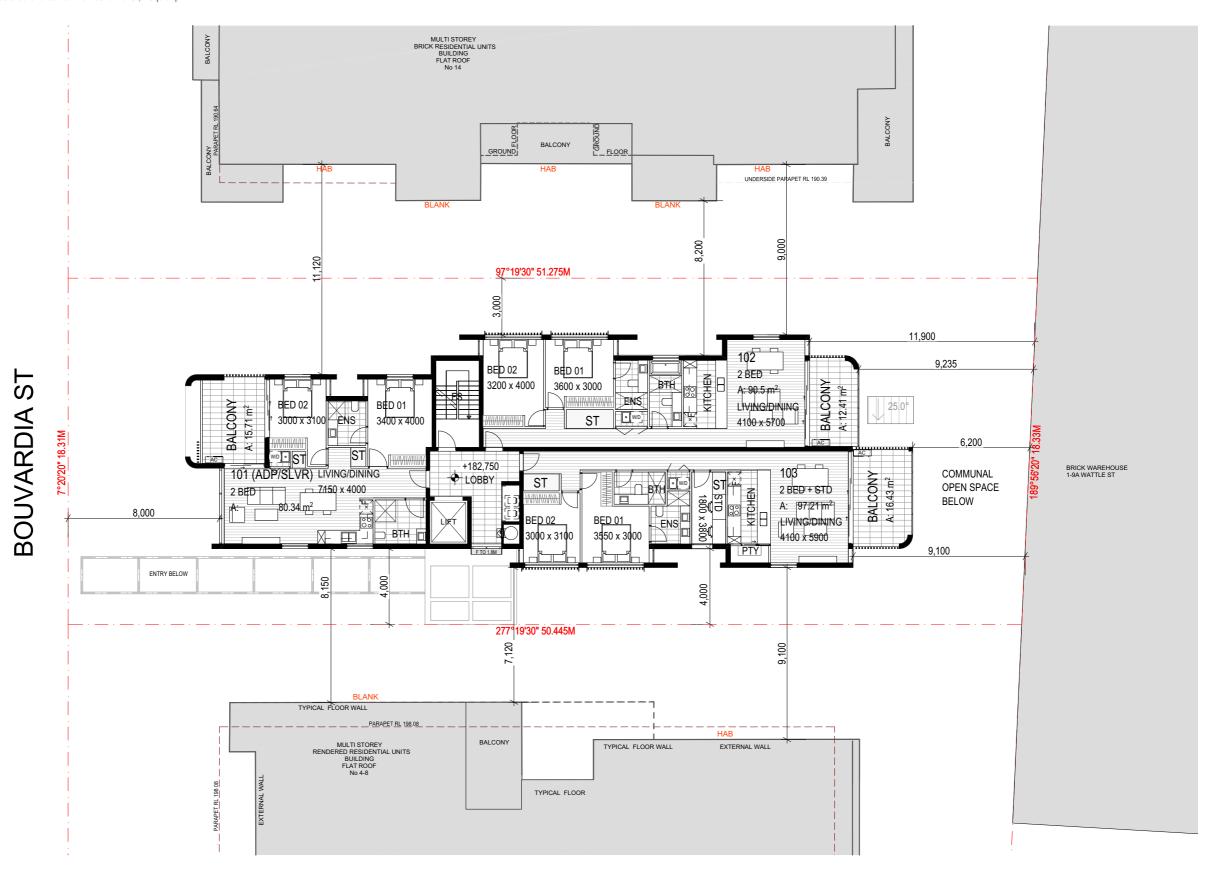
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these draw

אר	REV.	DESCRIPTION	BY	DATE
RK rawings, whole or	D	COUNCIL COMMENTS	J.E	09.08.2023
	E	COUNCIL COMMENTS	J.E	28.08.2023
	F	COUNCIL COMMENTS	J.E	30.08.2023



NT	GROU	IND FLO	OR PLAN	
	J.E	SCALE:	DRAWING NO.:	ISSUE:
	CHECKED BY D.M	1:200@A3	A1002	F





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
AN 76 691 107 201
ACN 6910207

1 2 3 4 5 TEACH TO THE PROPERTY OF THE PROPERTY OF THE PROPERTY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPPRIGHT

	REV.	DESCRIPTION	BY	DATE
	С	COUNCIL COMMENTS	J.E	19.06.2023
ngs, le or	D	COUNCIL COMMENTS	J.E	09.08.2023
	E	COUNCIL COMMENTS	J.E	28.08.2023

PROJECT NORTH N

T	DRAWING: FIRST	FLOOR	PLAN		
	J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY	1:200@A3	A1003	Е	





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au

0 1 2 3 4 5

LEGEND

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

COPYRIGHT

Medicine Architects International in the quarter of the contribute subscription in these density.

	REV.	DESCRIPTION	BY	DATE
	С	COUNCIL COMMENTS	J.E	19.06.2023
ngs, le or	D	COUNCIL COMMENTS	J.E	09.08.2023
	E	COUNCIL COMMENTS	J.E	28.08.2023

PROJECT NORTH N

Т	DRAWING: SECO	ND FLOO	OR PLAN	
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:
	CHECKED BY D.M	1:200@A3	A1004	E





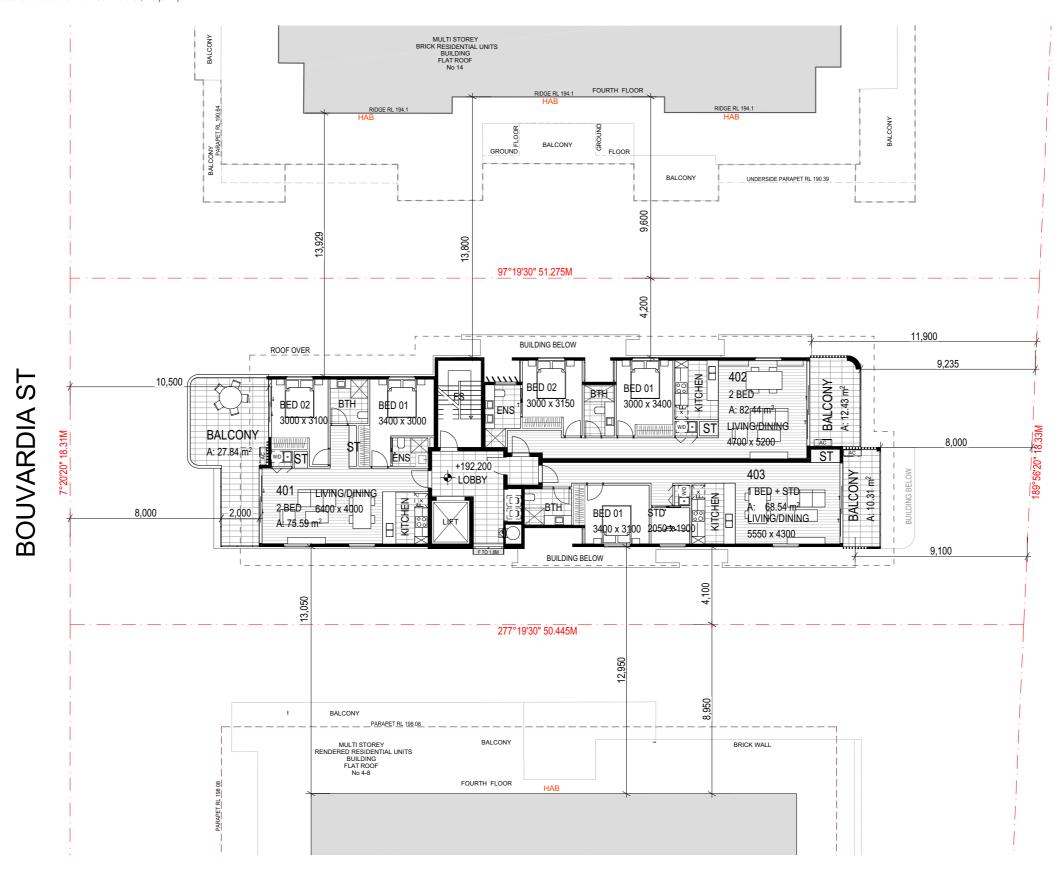
4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
AN 76 691 107 201
ACN 6910207

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

	AMENDMENTS					
,	REV.	DESCRIPTION	BY	DATE		
	С	COUNCIL COMMENTS	J.E	19.06.2023		
vings, ole or	D	COUNCIL COMMENTS	J.E	09.08.2023		
	E	COUNCIL COMMENTS	J.E	28.08.2023		

PROJECT NORTH N

Т	THIRD FLOOR PLAN					
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:		
	CHECKED BY D.M	1:200@A3	A1005	Е		





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au

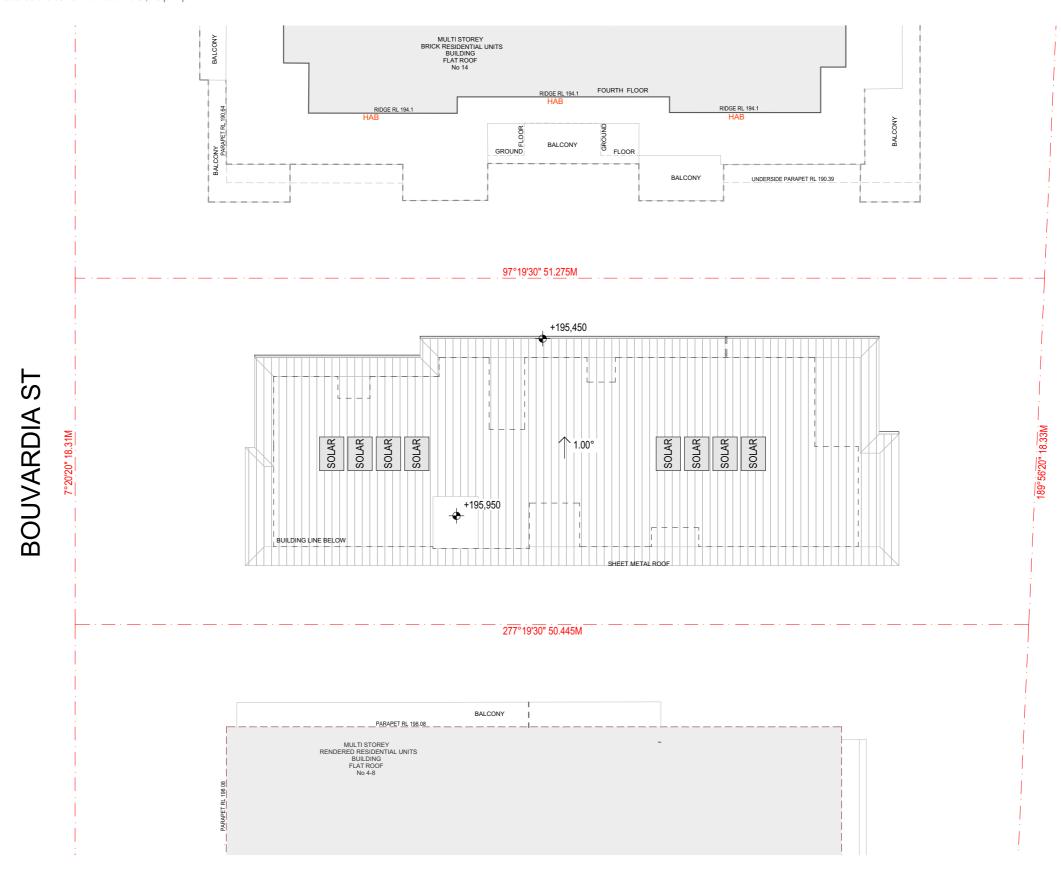
0 1 2 3 4 5 10

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
Mackenize Architects International is the owner of the copyright subsisting in these drawin

AMENDMENTS	AMENDMENTS				
REV.	DESCRIPTION	BY	DATE		
С	COUNCIL COMMENTS	J.E	19.06.2023		
D	COUNCIL COMMENTS	J.E	09.08.2023		
E	COUNCIL COMMENTS	J.E	28.08.2023		

PROJECT NORTH N

ΙT	FOURTH FLOOR PLAN				
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY D.M	1:200@A3	A1006	Е	





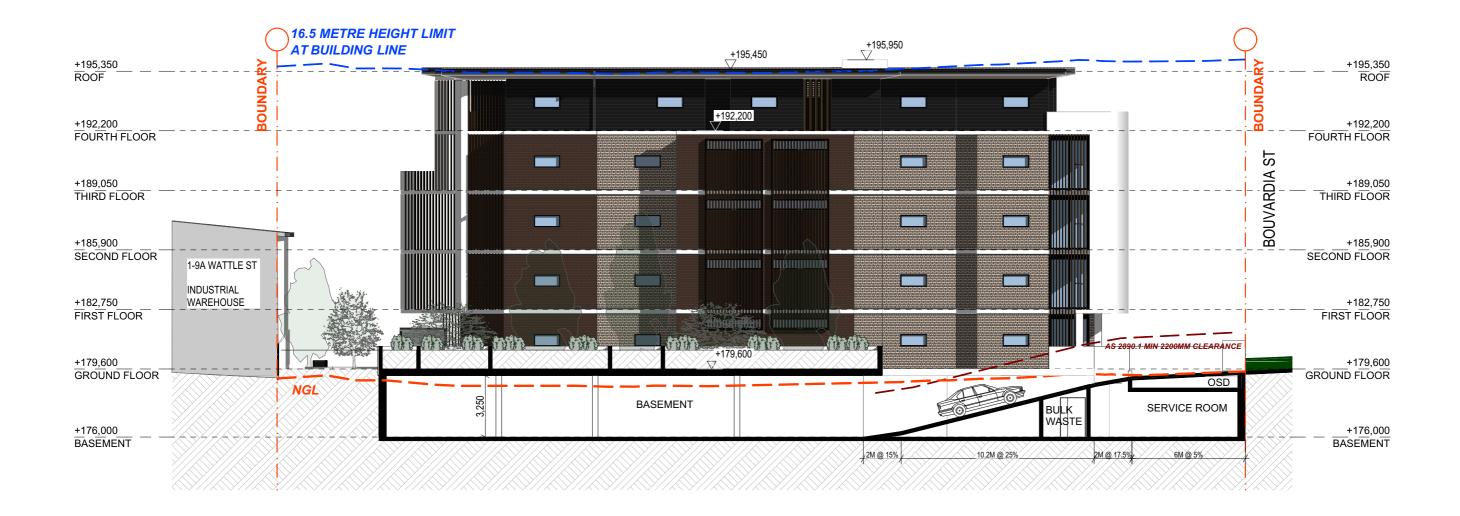
4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
ACN 691072211
ACN 691072211

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

REV.	DESCRIPTION	BY	DATE
С	COUNCIL COMMENTS	J.E	19.06.2023
D	COUNCIL COMMENTS	J.E	09.08.2023
E	COUNCIL COMMENTS	J.E	28.08.2023



ΙT	ROOF PLAN					
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:		
	CHECKED BY D.M	1:200@A3	A1007	Е		





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
AN 75 061 107 201
ACN 0611027

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMENDMENTS				
	REV.	DESCRIPTION	BY	DATE	
	С	COUNCIL COMMENTS	J.E	19.06.2023	
ngs, e or	D	COUNCIL COMMENTS	J.E	09.08.2023	
	E	COUNCIL COMMENTS	J.E	28.08.2023	

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW	NORTH ELEVATION				
2077	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:	
PROJECT NO. 22/14	CHECKED BY D.M	1:200@A3	A2001	F	





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
ACN 691070231

LEGEND

DO NOT SCALE DRAWINGS

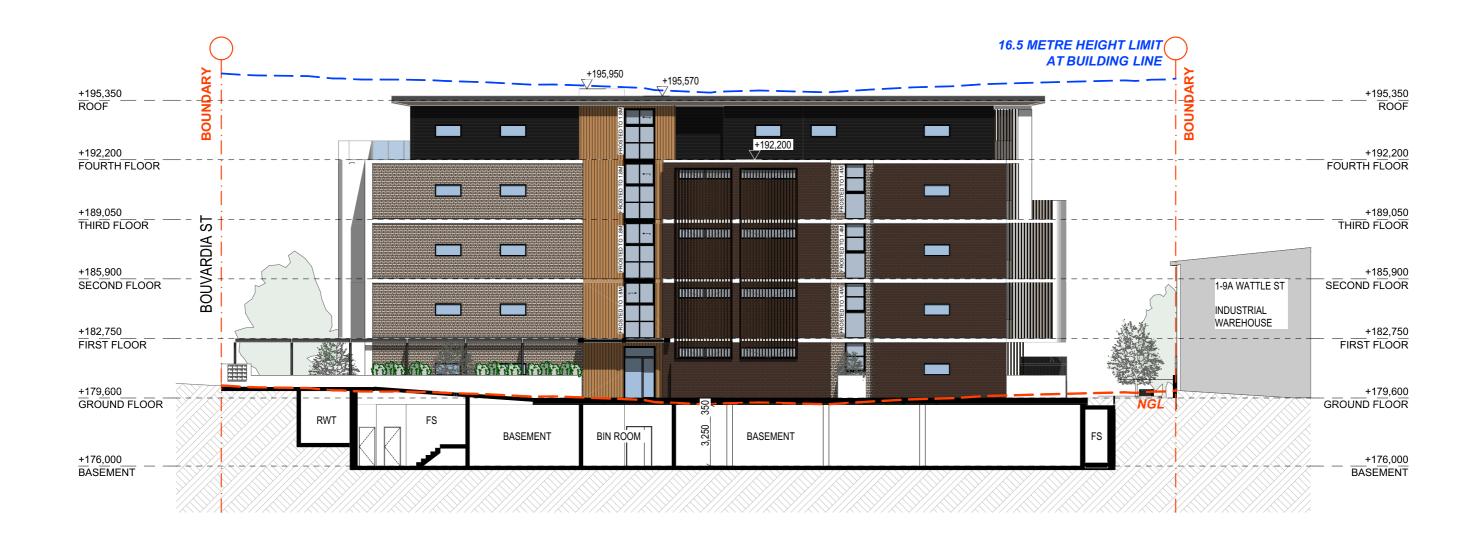
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

COPYRIGHT

Machinistra Architects International in the country of the constraint substition in these densiry

	AMENDMENTS			
	REV.	DESCRIPTION	BY	DATE
	С	COUNCIL COMMENTS	J.E	19.06.2023
gs, or	D	COUNCIL COMMENTS	J.E	09.08.2023
	E	COUNCIL COMMENTS	J.E	28.08.2023

•	DRAWING: EAST	ELEVAT	ION	
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:
	CHECKED BY D.M	1:200@A3	A2002	E





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
AN 75 061 107 201
ACN 0611027

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMENDMENTS				
	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
gs, or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW	SOUTH ELEVATION				
2077	J.E	SCALE:	DRAWING NO.:	ISSUE:	
PROJECT NO. 22/14	CHECKED BY D.M	1:200@A3	A2003	F	





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
ACN 691070231

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

	AMENDMENTS				
RK	REV.	DESCRIPTION	BY	DATE	
KIN	D	COUNCIL COMMENTS	J.E	09.08.2023	
rawings, whole or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
10 Bouvardia St Asquith NSW
2077

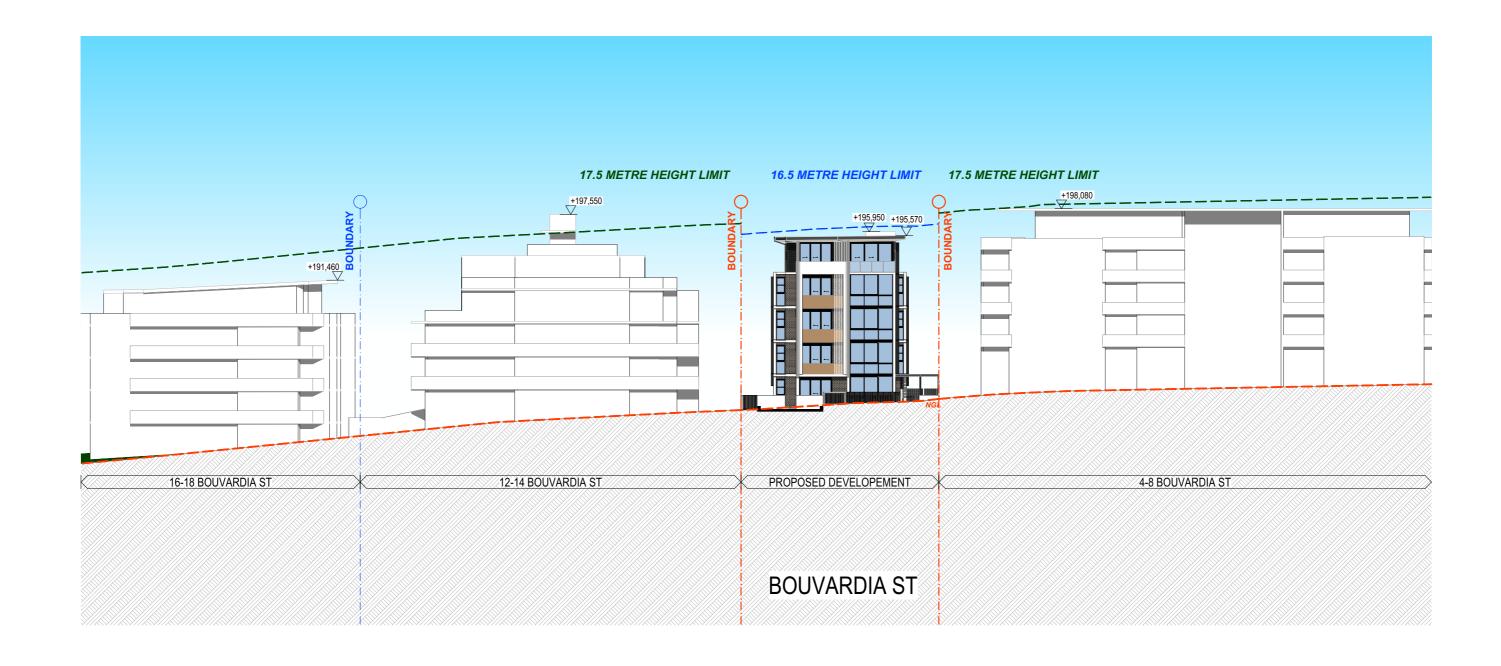
PROJECT NO.
22/14

DRAW

DRAW
J.E.

CHECKE
D.M.

Т	WEST ELEVATION				
	J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY	1:200@A3	A2004	F	



NOTE: ALL HEIGHT LIMITS MEASURED AT BUILDING LINE



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
Nominated Architect N ABN 7609 1107 231
ACN 961107231
ACN 961107231

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
Machanize Architects International is the owner of the copyright subsisting in these drawin

AMENDMENTS				
REV.	DESCRIPTION	BY	DATE	
D	COUNCIL COMMENTS	J.E	09.08.2023	
E	COUNCIL COMMENTS	J.E	28.08.2023	
F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077

PROJECT NO.
22/14

DRAWI
J.E.
CHECK
D.M

STREETSCAPE ELEVATION

DRAWN BY
J.E

CHECKED BY

DRAWING NO:

SCALE:

DRAWING NO:

SSUE:

A2005

F





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
Abn 76 091 107 201
ACN 991107201

0 1 2 3 4 5
LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
Machineria dentifiers international is the numer of the contribit subsisting in these drawing

AMERICATIO				
REV. DESCRIPTION		BY	DATE	
D	COUNCIL COMMENTS	J.E	09.08.2023	
E	COUNCIL COMMENTS	J.E	28.08.2023	
F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077

PROJECT NO.
22/14

DRAWING:
SECTION A

DRAWING:
SECTIO





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 997
www.mainternational.com.au
info@mainternational.com.au
ACN 091072211
ACN 091072211

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT
Mackenzie Architects International is the owner of the coordinat subsisting in these drawin

AMERIDMENTO				
REV.	DESCRIPTION		DATE	
В	RFI	J.E	09.05.2023	
С	COUNCIL COMMENTS	J.E	19.06.2023	
D	COUNCIL COMMENTS	J.E	28.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077

PROJECT NO.
22/14

DRAWING:
SECTION B

DRAWING:
SECTION B

DRAWING:
SECTION B

1:200@A3

SECTION B					
DRAWN BY					
J.E	SCALE:	DRAWING NO.:	ISSUE:		
CHECKED BY	1:200@A3	A2102	D		



TYPICAL FLOOR (G-L3)



GROSS FLOOR AREAS					
	AREA (m2)				
GROUND FLOOR					
	286.99				
FIRST FLOOR					
286.99					
SECOND FLOOR					
	286.99				
THIRD FLOOR					
	286.99				
FOURTH FLOOR					
	246.67				
	1,394.63 m²				
GFA AREAS MEASURED					

GFA CALCULATIONS	
SITE AREA	931.2m ²
PROPOSED GFA m²	1394.6m ²



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au info@mainternational.com.au ABM 76 091 107 201
ACN 091107201

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

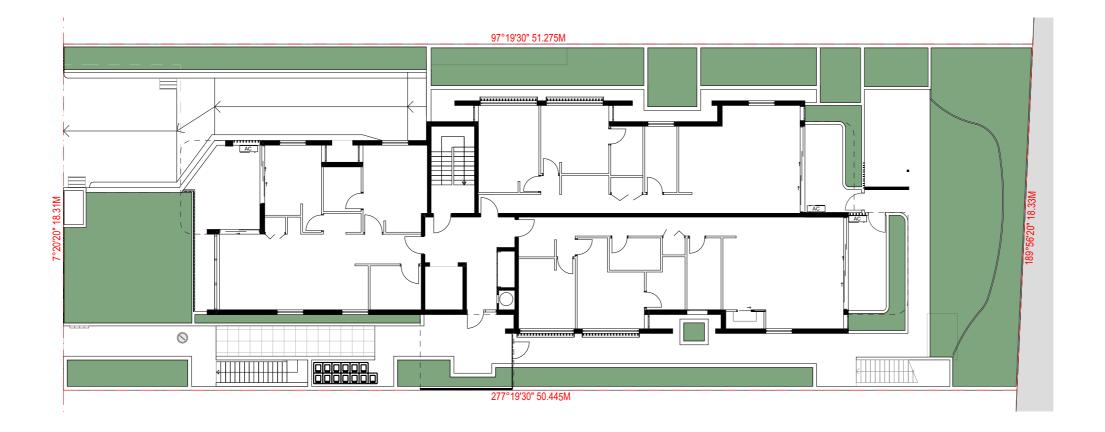
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMENDMENTS				
	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
ings, le or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

PROJECT NORTH N

Т	GFA CALCULATIONS				
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY D.M	1:200@A3	A3001	F	



LANDSCAPE AREAS			
AREA (m2)			
GROUND FLOOR	266.67		
266.67 m²			
AREAS MEASURED			

LANDSCAPE CALCULATIONS			
SITE AREA	931.2m ²		
PROPOSED LANDSCAPE %	28.6%		
PROPOSED LANDSCAPE m ²	266.7m ²		



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au

LEGEND

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

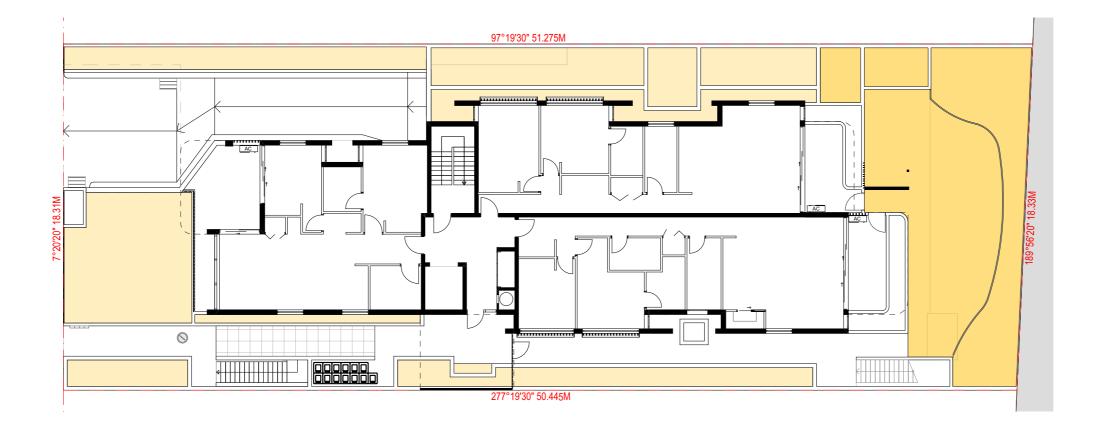
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMENDMENTS			
	REV.	DESCRIPTION	BY	DATE
	D	COUNCIL COMMENTS	J.E	09.08.2023
ngs, le or	E	COUNCIL COMMENTS	J.E	28.08.2023
	F	COUNCIL COMMENTS	J.E	30.08.2023

PROJECT NOR N

Т	LANDSCAPE CALCULATIONS				
	J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY D.M	1:200@A3	A3002	F	



PRINCIPLE COS AREAS		
AREA (m2)		
136.86		
136.86 m²		
AREAS MEASURED		

COS AREAS SECONDARY		
	AREA (m2)	
GROUND FLOOR	181.43	
	181.43 m²	
	GFA AREAS MEASURED	

COS CALCULATIONS	
SITE AREA	931.2m ²
ADG MINIMUM COS%	25%
ADG MINIMUM COS m ²	232.8m ²
PROPOSED COS m²	318.3m ²
PROPOSED COS %	34.2%



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
Nominated Architect No.
ABN 76 091 107 201
ACN 091107201

LEGEND

DO NOT SCALE DRAWINGS

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

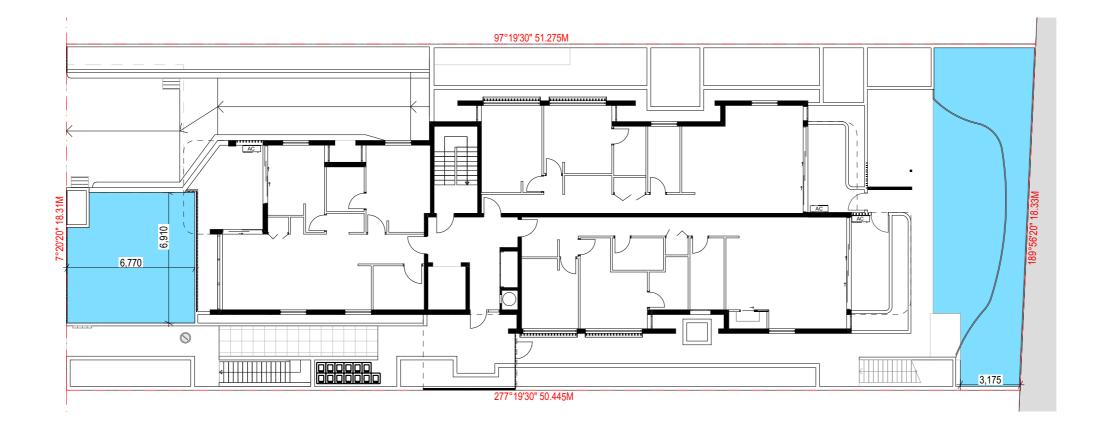
COPYRIGHT

Machineria deribitoris International is the numer of the contricted subsisision in these drawing

	AMENDMENTS				
,	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
vings, ole or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

PROJECT NOR

IT	DRAWING:	IUNAL O	PEN SPACE		-
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY D.M	1:200@A3	A3003	F	



SOIL AREAS
AREA (m2)
130.58
130.58 m ²
AREAS MEASURED

DEEP SOIL CALCULATIONS		
SITE AREA	931.2m ²	
ADG MINIMUM DEEP SOIL %	7%	
ADG MINIMUM DEEP SOIL m ²	65.2m ²	
PROPOSED DEEP SOIL m ²	130.6m ²	
PROPOSED DEEP SOIL %	14.3%	



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au

LEGEND

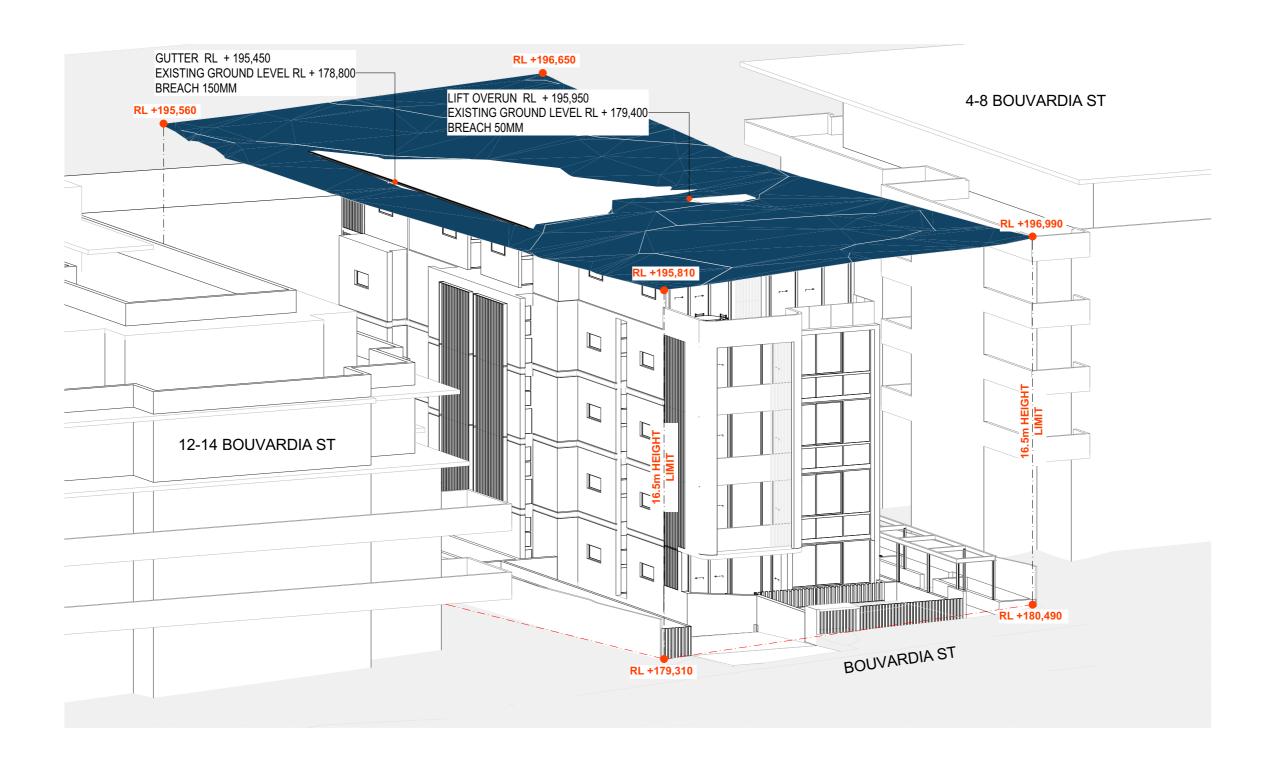
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawin

	AMENDMENTS			
,	REV.	DESCRIPTION	BY	DATE
`	D	COUNCIL COMMENTS	J.E	09.08.2023
wings, ole or	E	COUNCIL COMMENTS	J.E	28.08.2023
	F	COUNCIL COMMENTS	J.E	30.08.2023

PROJECT NOR N

۱T	DEEP	SOIL CA	LCULATION	IS
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:
	CHECKED BY D.M	1:200@A3	A3004	F





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9970
Fax: (02) 9967 9970
Fax: (02) 9967 9970
Am 7 609 197 291
ACN 09107291
ACN 09107291

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

COPPRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied in whole or part without prior written consent of Mackenzie Architects International.

AMENDMENTS					
	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
ngs, le or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077

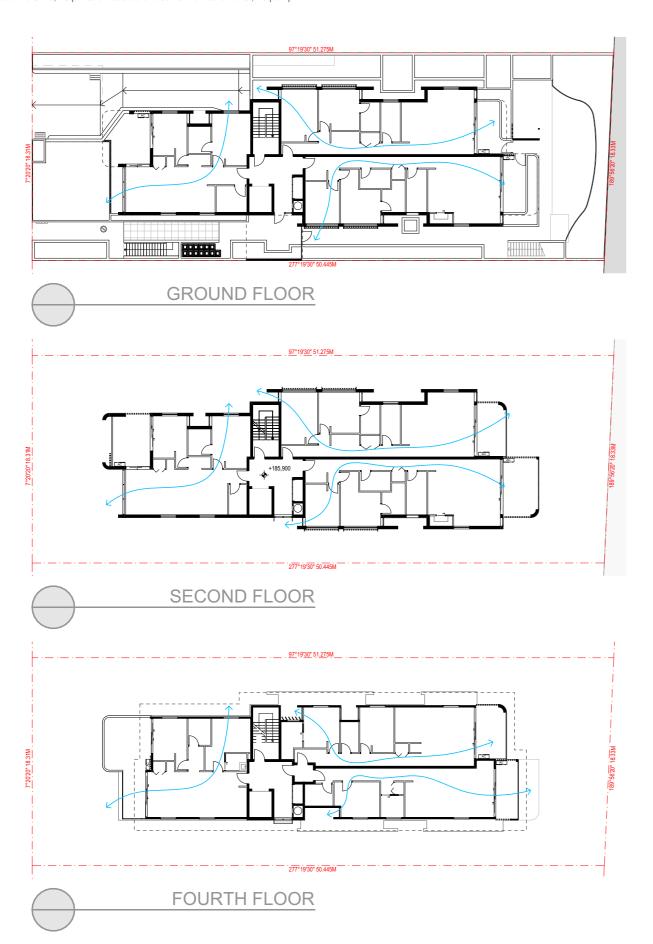
PROJECT NO.
22/14

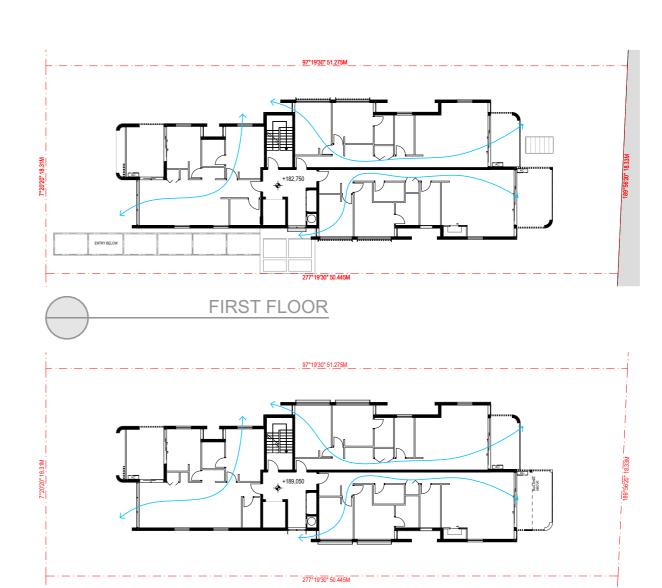
DRAI
J.E.
CHEC.
D.M.

DRAWING:
BUILDING HEIGHT PLANE

DRAWING BY
J.E
CHECKED BY
D.M

DRAWING NO:
DRA





CROSS VENTILATION ACCESS CALCULATIONS					
TOTAL NUMBER OF UNITS	15				
ADG REQUIRED UNITS WITH CROSS VENTILATION %	60 %				
ADG REQUIRED UNITS WITH CROSS VENTILATION	9				
PROPOSED UNITS WITH CROSS VENTILATION %	100 %				
PROPOSED UNITS WITH CROSS VENTILATION	15				

THIRD FLOOR



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9976
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
ACN 991072211
ACN 91072211

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

COPYRIGHT

Mackenzie Architects International is the owner of the copyright subsisting in these drawings plans, designs and specifications. They must not be used, reproduced or copied in whole opart without prior written consent of Mackenzie Architects International.

	AMENDMENTS			
,	REV.	DESCRIPTION	BY	DATE
`	D	COUNCIL COMMENTS	J.E	09.08.2023
vings, ole or	E	COUNCIL COMMENTS	J.E	28.08.2023
	F	COUNCIL COMMENTS	J.E	30.08.2023

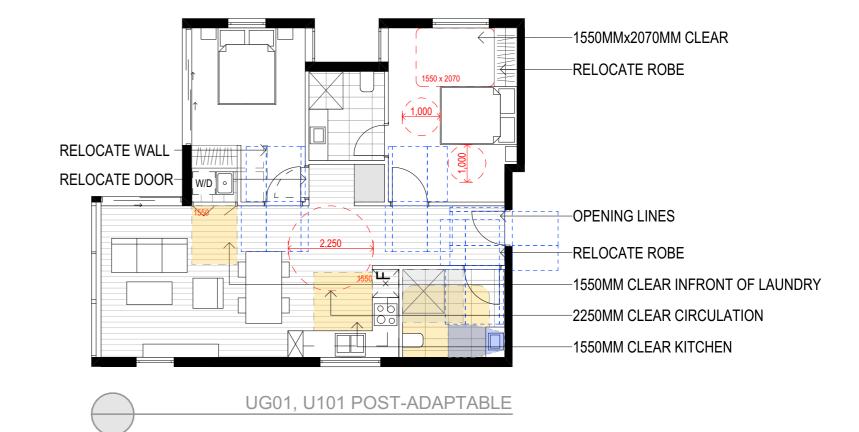


MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077
PROJECT NO.
22/14

Т	CROSS-VENT CALCULATIONS				
	DRAWN BY	SCALE:	DRAWING NO -	ICCI IE.	

A3006







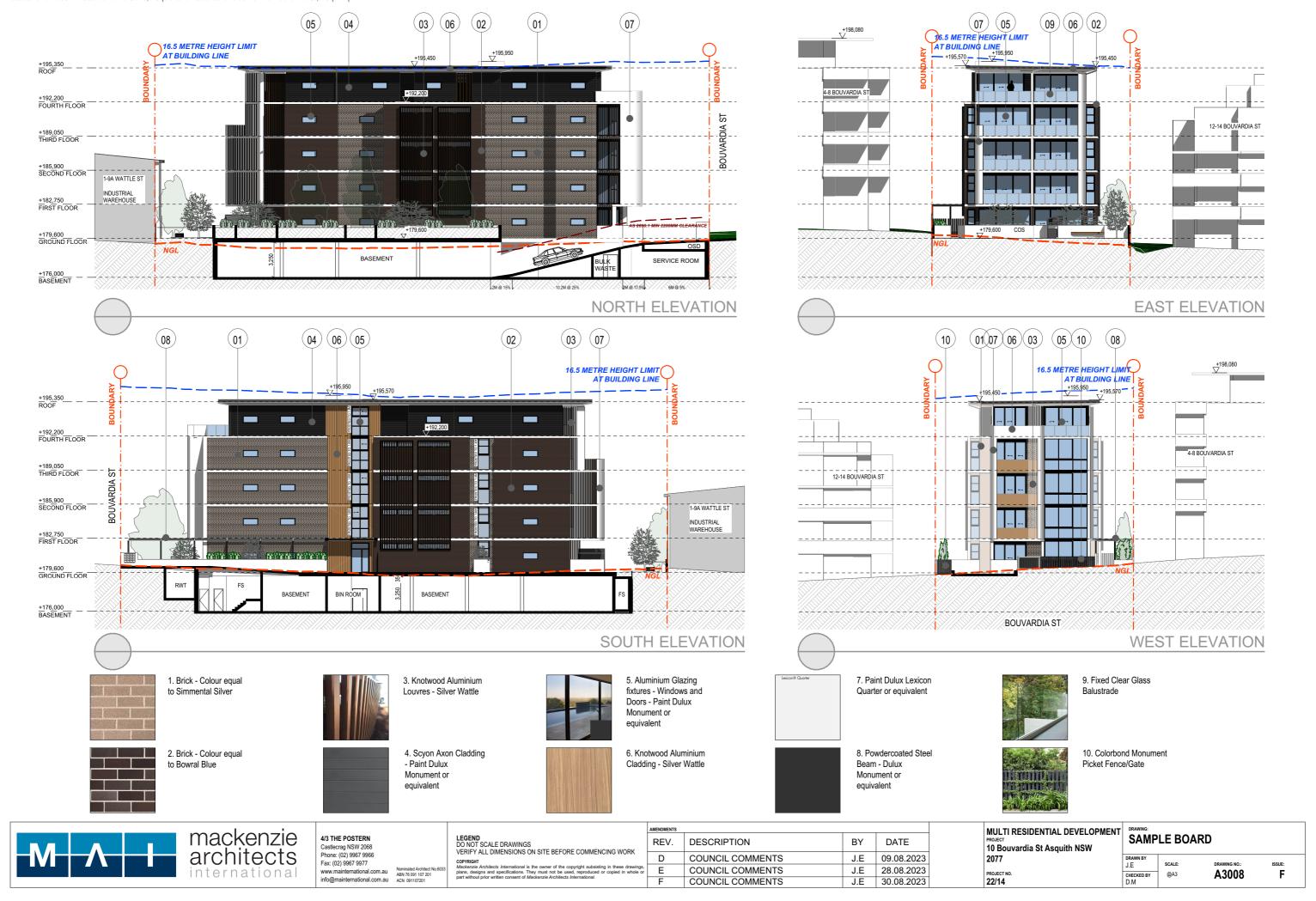
4/3 THE POSTERN Castlecrag NSW 2068 Phone: (02) 9967 9966 Fax: (02) 9967 9977 www.mainternational.com.au info@mainternational.com.au Nominated Architect ABN 76 091 107 201 ACN 091107201 LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

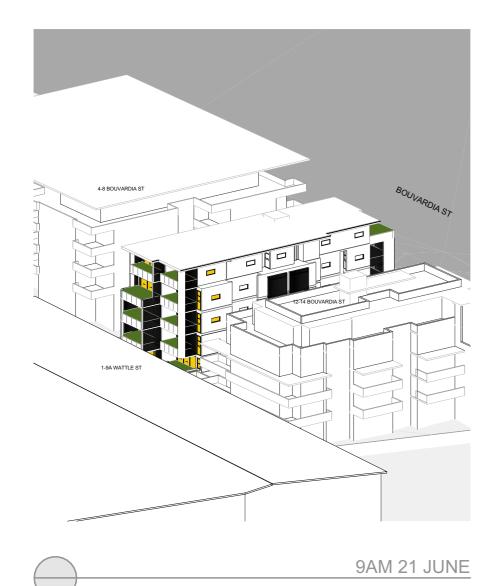
REV. DESCRIPTION BY 15.12.2022 Α DA J.E В RFI J.E 09.05.2023

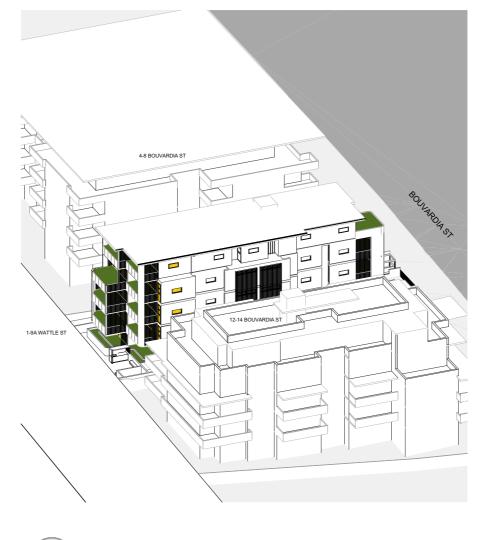
DATE

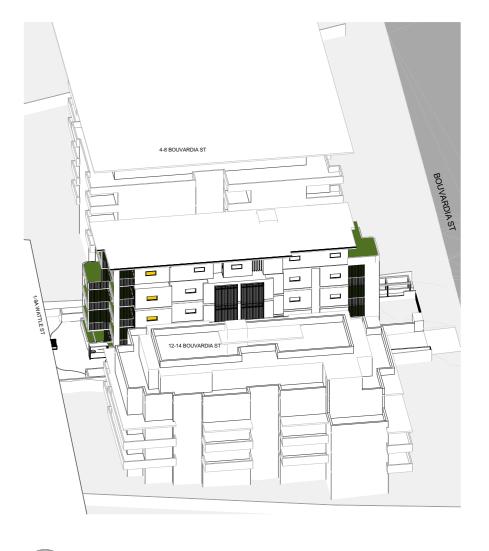
MULTI RESIDENTIAL DEVELOPMENT PROJECT
10 Bouvardia St Asquith NSW 2077 PROJECT NO. 22/14

PRE - POST ADAPTABLE ISSUE: A3007 1:100@A3









10AM 21 JUNE

11AM 21 JUNE

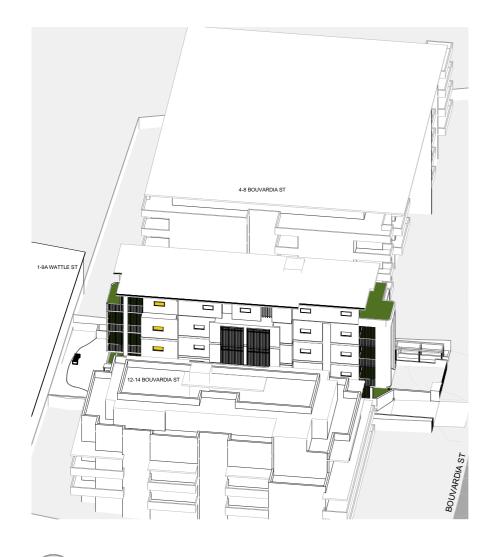


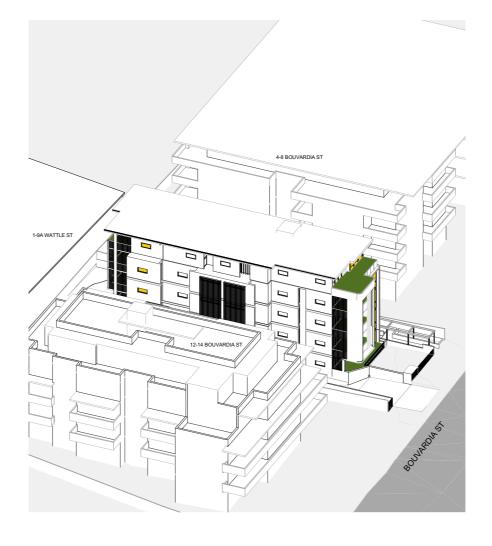


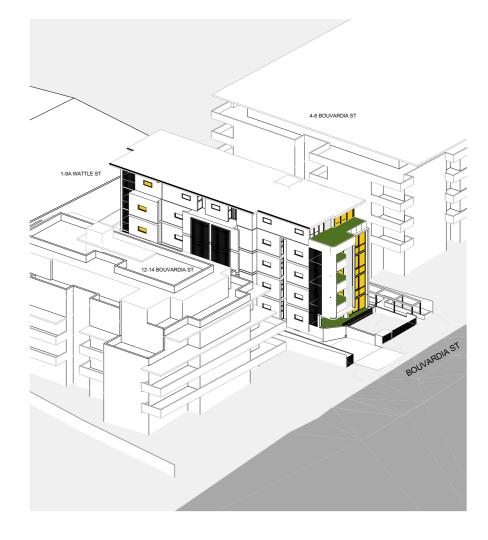
4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au info@mainternational.com.au AN 76 091 107 201
ACN 091107201

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

۱T	SOLA	R ACCE	ESS 9AM-11A	M	
	DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY D.M	@A3	A4001	F	







12PM 21 JUNE

1PM 21 JUNE

2PM 21 JUNE



SOLAR ACCESSED AT POS MEASURED AT 1M

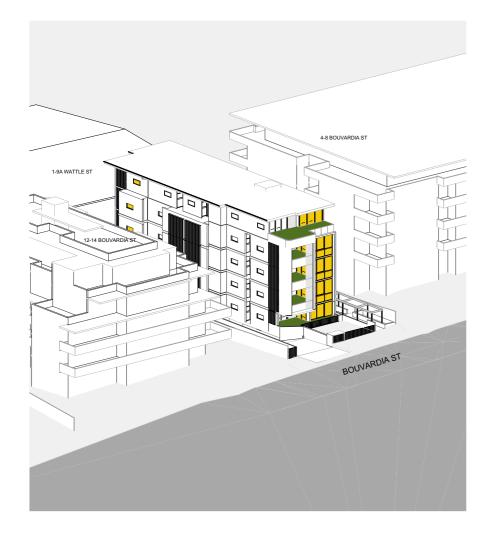


4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au info@mainternational.com.au ARN 76 091 107 201 ACN 091107201

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

AMERICATO					
	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
gs, or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

NT	SOLA	R ACCE	SS 12PM-2PI	И	
	J.E	SCALE:	DRAWING NO.:	ISSUE:	
	CHECKED BY	@A3	A4002	F	



3PM 21 JUNE

INTERNAL SOLAR LIVING ANALYSIS

ACCESSED SOLAR LIVING

	9 - 10	10 - 11	11-12	12-1	1-2	2-3	
G01							2
G02							1
G03							2
101							2
102							1
103							2
201							2
202							6
203							2
301							2
302							6
303							2
401							3
402							6
403							1

SOLAR ACCESS CALCULATIONS	
TOTAL NUMBER OF UNITS	15
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR	70 %
ACCESS TO LIVING AREAS %	
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR	11
ACCESS TO LIVING AREAS	
ADO MAY NI IMPERO OF UNITO MUTUANO COL AR ACCESSO	45.0/
ADG MAX NUMBERS OF UNITS WITH NO SOLAR ACCESS	15 %
%	
ADG MAX NUMBERS OF UNITS WITH NO SOLAR ACCESS	3
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS	80%
TO LIVING AREAS %	0070
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS	12
TO LIVING AREAS	
PROPOSED NUMBERS OF UNITS WITH NO SOLAR	7%
ACCESS %	
PROPOSED NUMBERS OF UNITS WITH NO SOLAR	1
ACCESS	

INTERNALSOLAR POS ANALYSIS

ACCESSED SOLAR POS

	9 - 10	10 - 11	11-12	12-1	1-2	2-3	
G01							3
G02							2
G03							3
101							4
102							4
103							4
201							5
202							5
203							4
301							5
302							5
303							4
401							6
402							5
403							2

SOLAR POS ACCESS CALCULATIONS	
TOTAL NUMBER OF UNITS	15
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO POS AREAS %	70 %
ADG REQUIRED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO POS AREAS	11
ADG MAX NUMBER OF UNITS WITH NO POS SOLAR ACCESS %	15 %
ADG MAX NUMBER OF UNITS WITH NO POS SOLAR ACCESS	3
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO POS AREAS %	100%
PROPOSED UNITS WITH 2+ HOURS OF SOLAR ACCESS TO POS AREAS	15
PROPOSED NUMBERS OF UNITS WITH NO POS SOLAR ACCESS %	0%
PROPOSED NUMBERS OF UNITS WITH NO POS SOLAR ACCESS	0





4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.maintemational.com.au info@maintemational.com.au ARN 76 091 107 201
ACN 091107201

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING
COPYRIGHT

	AMENDMENTS				
ADE COMMENCINO WORK	REV.	DESCRIPTION	BY	DATE	
RE COMMENCING WORK	D	COUNCIL COMMENTS	J.E	09.08.2023	
copyright subsisting in these drawings, used, reproduced or copied in whole or is international	E	COUNCIL COMMENTS	J.E	28.08.2023	
is international.	F	COUNCIL COMMENTS	J.E	30.08.2023	

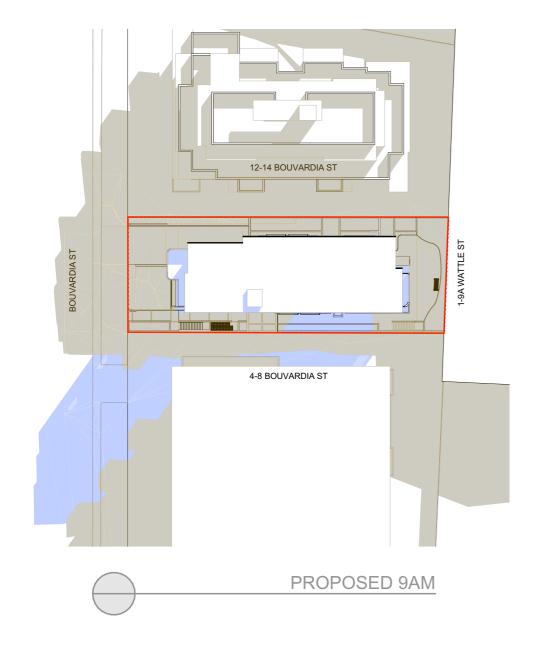
MULTI RESIDENTIAL DEVELOPMENT
10 Bouvardia St Asquith NSW
2077

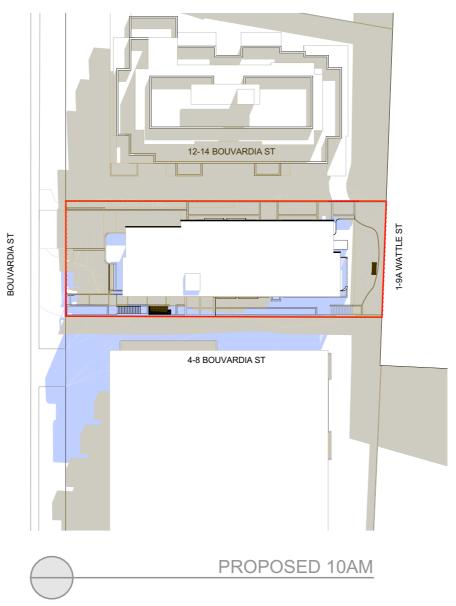
PROJECT NO.
22/14

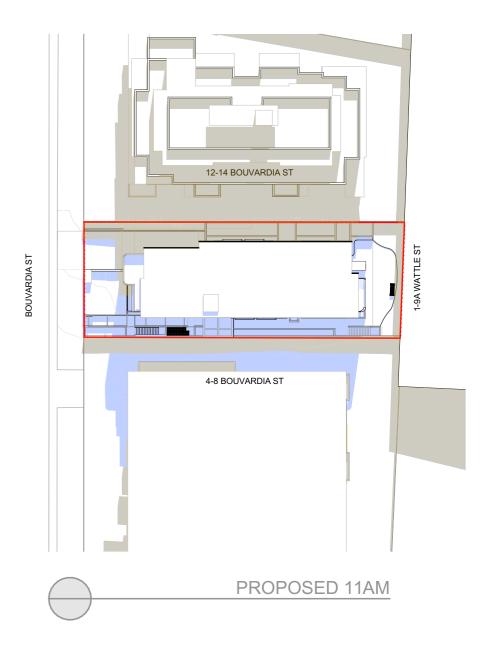
DRAWING:
SOLA
DRAWING:
DRAWING:
SOLA
DRAWING:
DRAWING:
SOLA
DRAWING:
DR

T DRAWING:
SOLAR ACCESS 3PM & ANALYSIS
DRAWINBY

A4003







EXISITNG SHADOWS

PROPOSED SHADOWS



4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 997
www.mainternational.com.au
info@mainternational.com.au
ACN 091072211
ACN 091072211

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

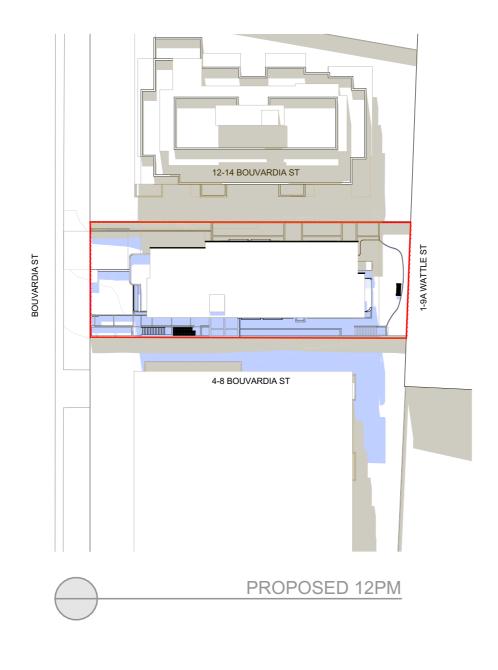
	AMENDMENTS							
,	REV.	DESCRIPTION	BY	DATE				
	D	COUNCIL COMMENTS	J.E	09.08.2023				
vings, ole or	E	COUNCIL COMMENTS	J.E	28.08.2023				
	F	COUNCIL COMMENTS	J.E	30.08.2023				

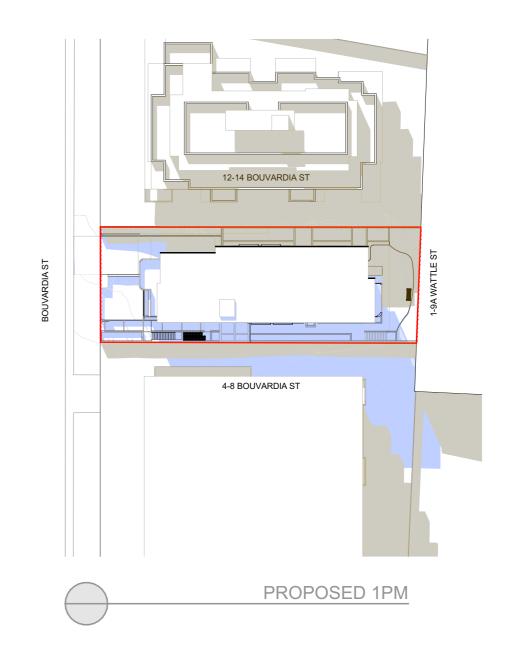
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
10 Bouvardia St Asquith NSW
2077
PROJECT NO.
22/14

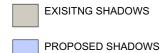
DRAWING:
SHADOW DIAGRAMS 9AM-11AM

DRAWN BY
J.E
CHECKED BY
D.M

DRAWING NO:
ISSUE:
A4101
F









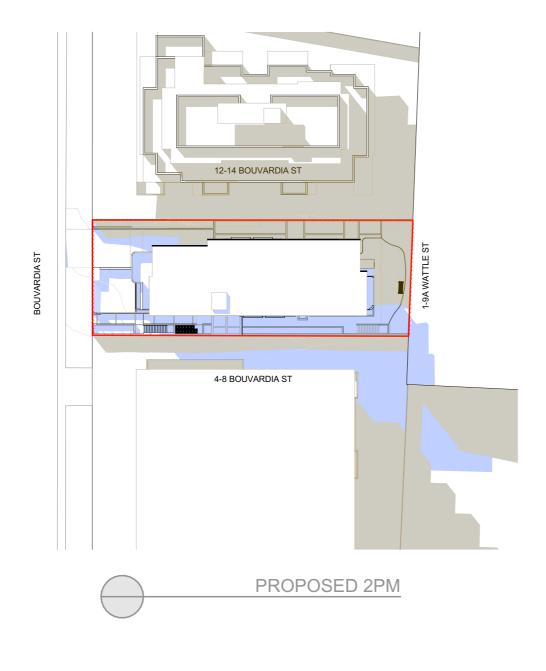
4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au info@mainternational.com.au ABN 76 091 107 201 ACN 091107201

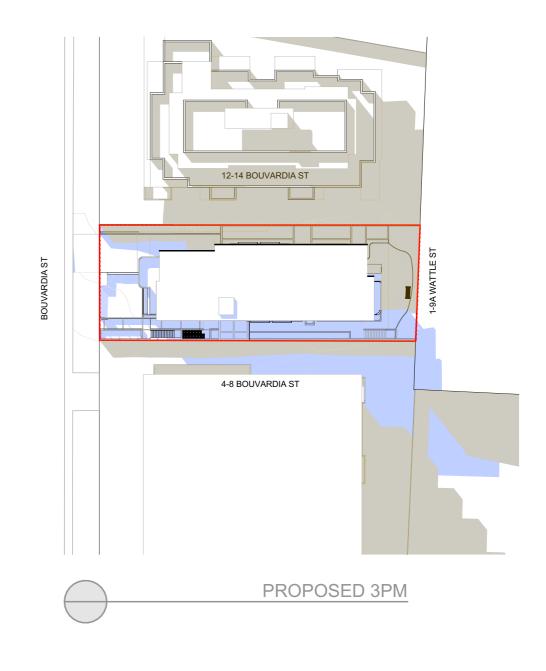
LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

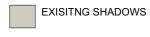
	AMENDMENTS			
	REV.	DESCRIPTION	BY	DATE
	D	COUNCIL COMMENTS	J.E	09.08.2023
gs, or	E	COUNCIL COMMENTS	J.E	28.08.2023
	F	COUNCIL COMMENTS	J.E	30.08.2023

MULTI RESIDENTIAL DEVELOPMENT PROJECT 10 Bouvardia St Asquith NSW 2077 PROJECT NO. 22/14

SHADOW DIAGRAMS 12PM-1PM DRAWN BY
J.E
CHECKED BY
D.M A4102







PROPOSED SHADOWS

MA	mackenzie architects
----	-------------------------

4/3 THE POSTERN
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mainternational.com.au
info@mainternational.com.au
Nominated Architect No.
ABN 76 091 107 201
ACN 091107201

LEGEND
DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT

	AMENDMENTS				
,	REV.	DESCRIPTION	BY	DATE	
	D	COUNCIL COMMENTS	J.E	09.08.2023	
vings, ole or	E	COUNCIL COMMENTS	J.E	28.08.2023	
	F	COUNCIL COMMENTS	J.E	30.08.2023	

MULTI RESIDENTIAL DEVELOPMENT
10 Bouvardia St Asquith NSW 2077
PROJECT NO. 22/14

SHADOW DIAGRAMS 2PM-3PM					
DRAWN BY J.E	SCALE:	DRAWING NO.:	ISSUE:		
CHECKED BY	@A3	A4103	F		