

WJK/WJK

25 May 2022

CITY OF CANADA BAY COUNCIL
1a Marlborough Street
DRUMMOYNE NSW 2047

Attn: Paul Dewar – Manager, Strategic Planning.

Dear Sir

RE: 160 Burwood Road – Bushells Factory Redevelopment (14050)
[Draft DCP Building Envelope Review]

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the mixed use apartment development stated above and I confirm that the design and building envelopes proposed in the Draft DCP can achieve the design quality principles set out in Schedule 1 Design quality principles of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

Specific assessment was undertaken for ADG 2F Building Separation, ADG 3F Visual Privacy, ADG 4A Solar and daylight Access, ADG 4B Natural ventilation, ADG 4J Noise and Pollution, and ADG Planting on Structures.

ADG 3D Communal and public open space

The proposal is able to achieve design criteria of 3D being the required minimum area equal to 25% of the site area and solar access for communal open space as defined in 3D-1 (2) of the ADG. This can be achieved through a combination of rooftop communal open space and ground level open space areas.

Yours faithfully
ALLEN JACK + COTTIER



Jim Koopman
Studio Director
Architect 6069

DIRECTORS & NOMINATED ARCHITECTS (NSW)

Michael Heenan 5264
Brian Mariotti 9451
John Whittingham 7030

CEO

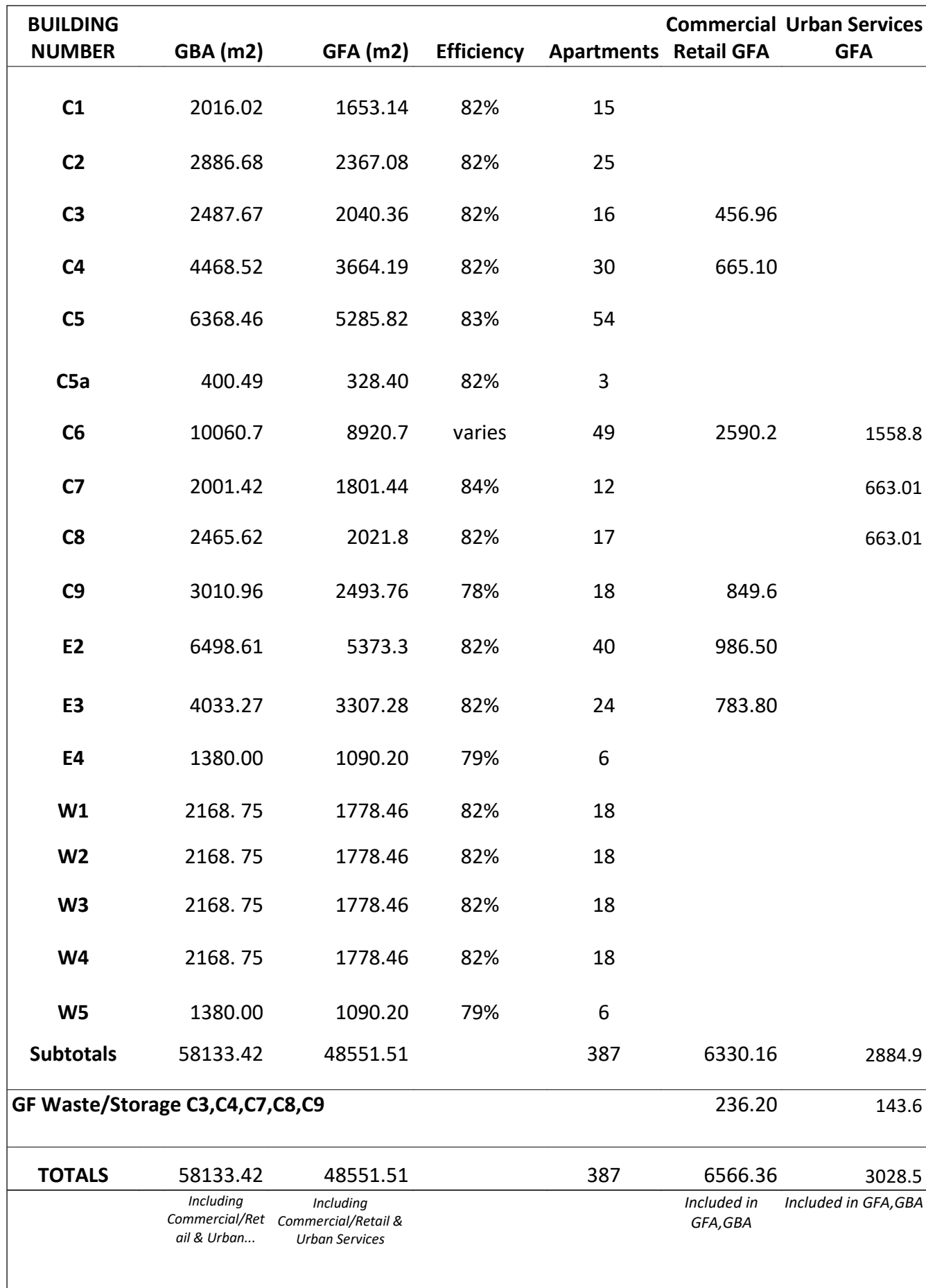
Michael Heenan

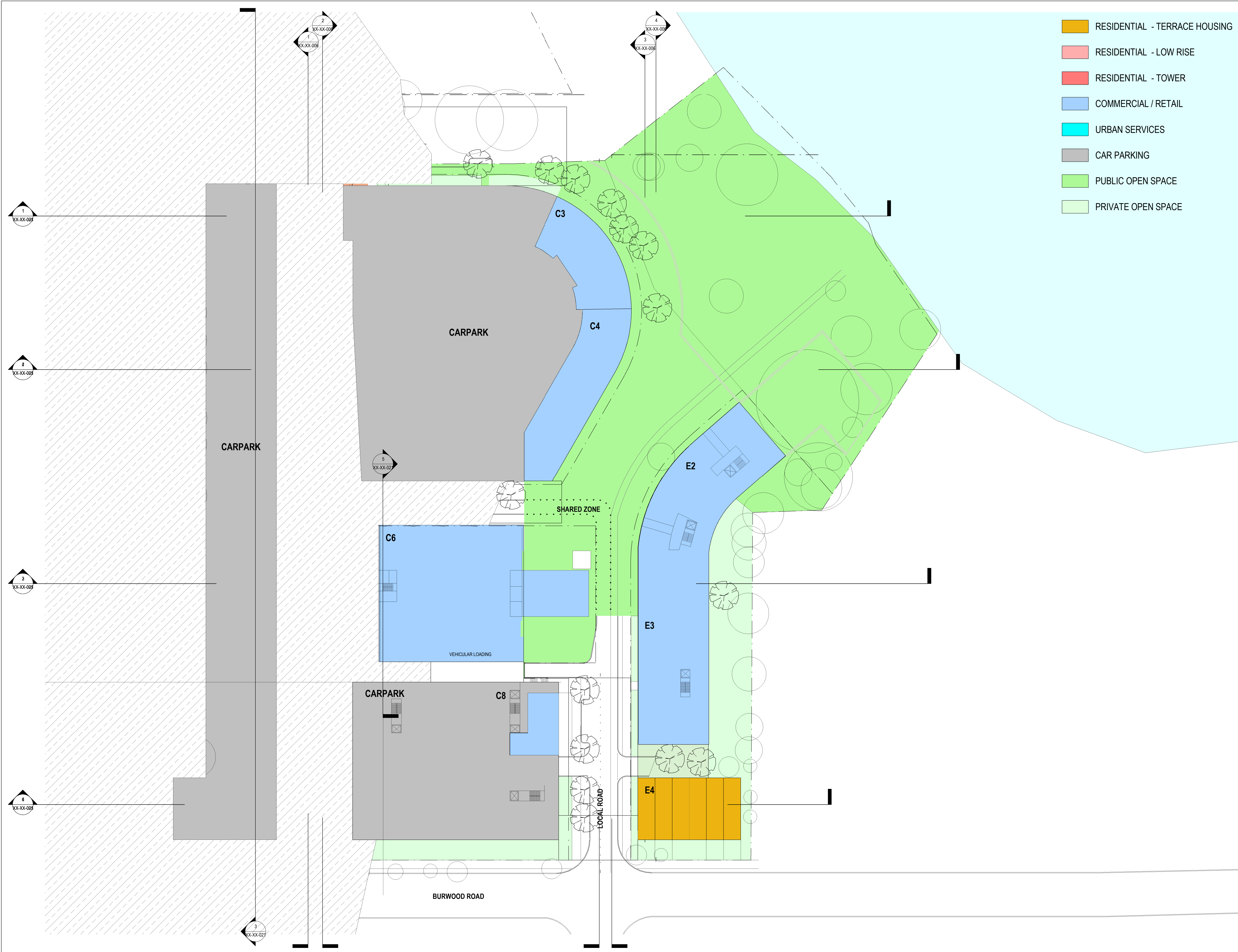
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ABN 53 003 782 250

25/05/2022 1:06:14 PM



- RESIDENTIAL - TERRACE HOUSING
- RESIDENTIAL - LOW RISE
- RESIDENTIAL - TOWER
- COMMERCIAL / RETAIL
- URBAN SERVICES
- CAR PARKING
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE



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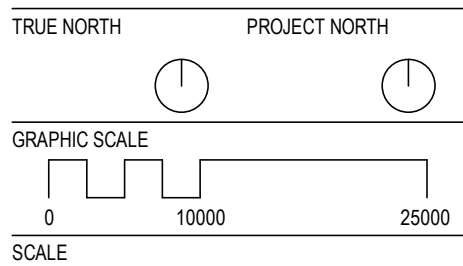
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FRESHFOODS

PROJECT

BUSHHELLS COFFEE FACTORY
160 BURWOOD RD, CONCORD. NSW
BVM PROJECT NUMBER

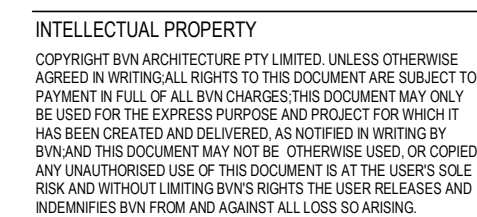
1504003
DRAWING KEY



As indicated@A1

DRAWING

L-00 PLAN
AR-XX-XX-003
ISSUE
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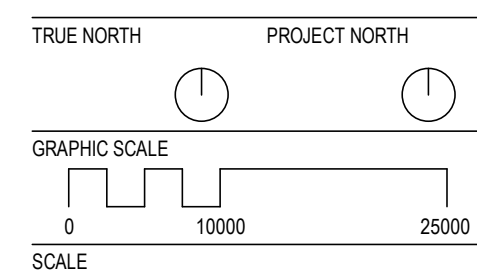
FRESHFOODS

PROJECT

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BVN PROJECT NUMBER

1504003

DRAWING KEY



As indicated@A1

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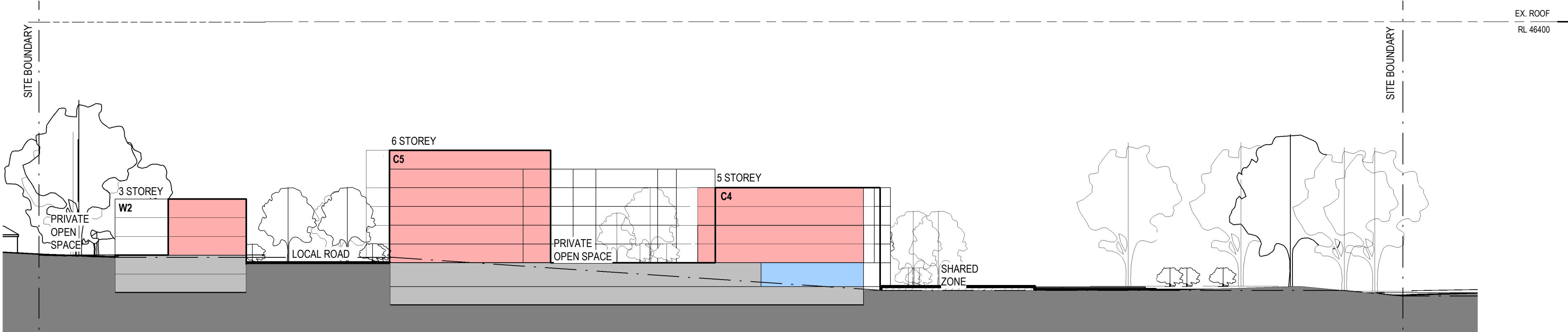
L-01 PLAN

AR-XX-XX-004

ISSUE

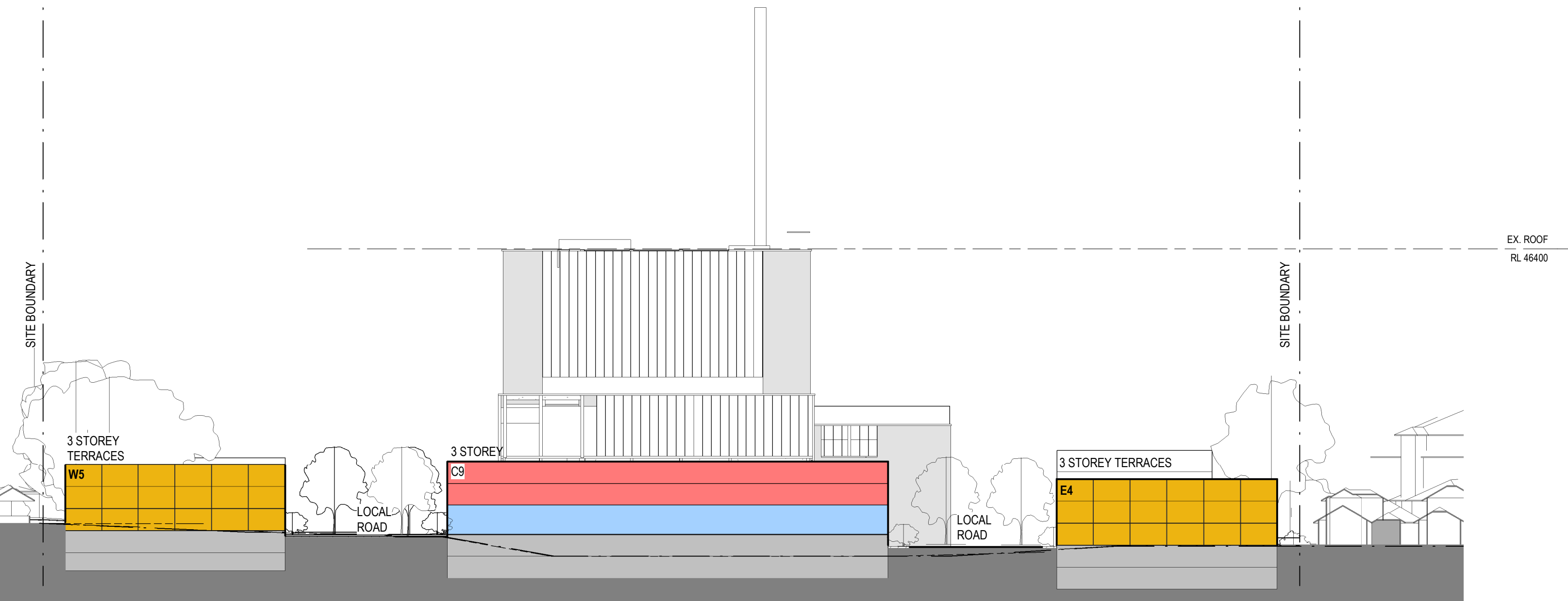
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1 SECTION 1
XX-XX-003 1: 500



3 SECTION 3
XX-XX-003 1: 500

4 SECTION 4
XX-XX-003 1: 500



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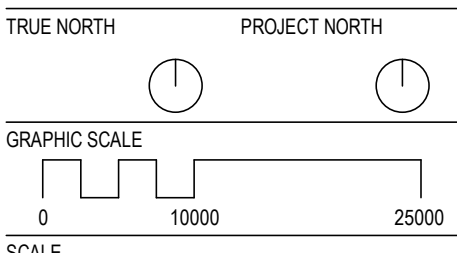
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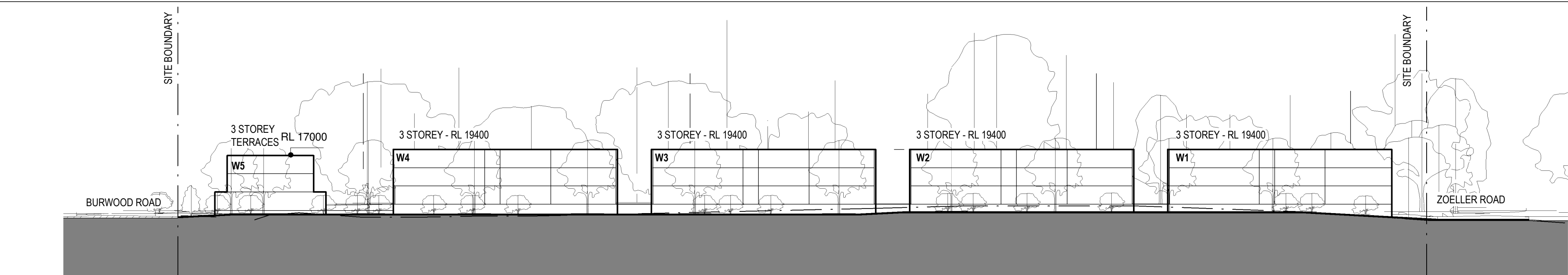
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SECTIONS
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ISSUE
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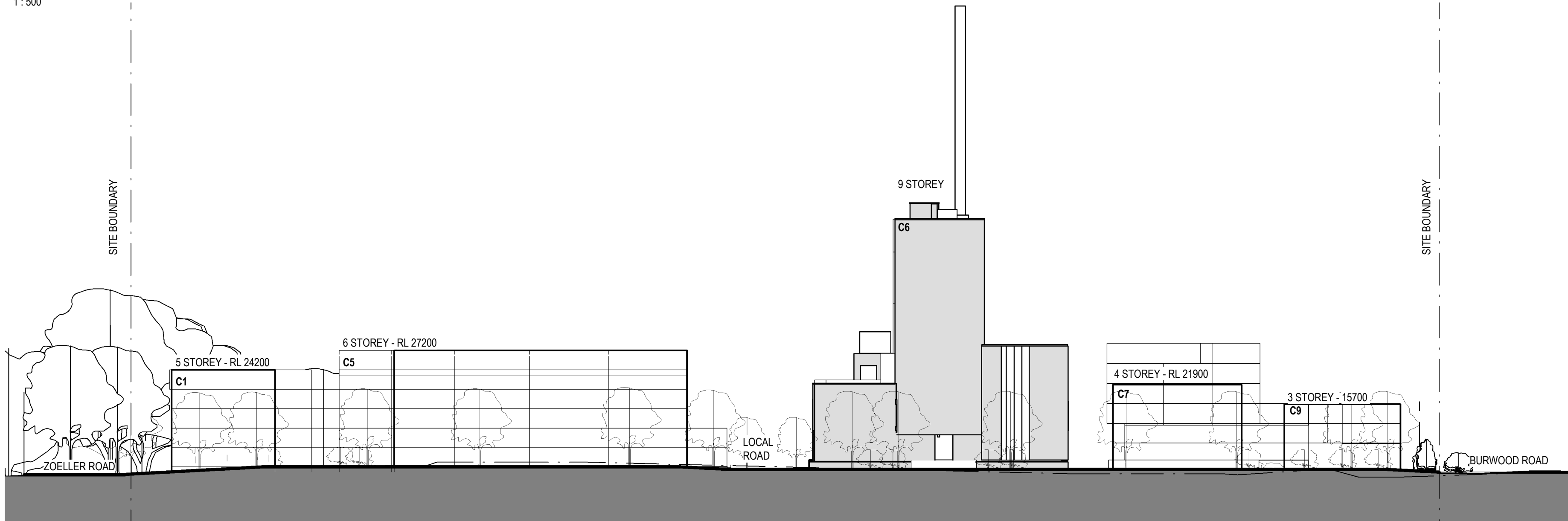
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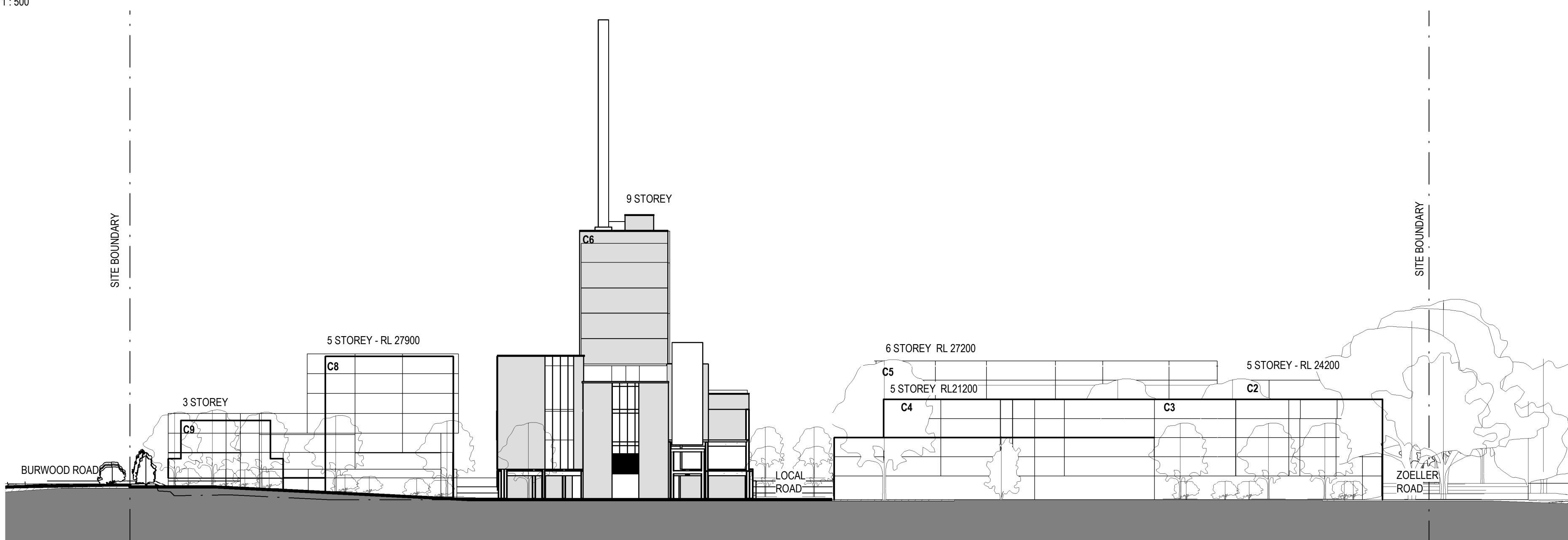
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1 ELEVATION 1
XX-XX-003 1: 500



2 ELEVATION 2
XX-XX-003 1: 500



3 ELEVATION 3
XX-XX-003 1: 500



4 ELEVATION 4
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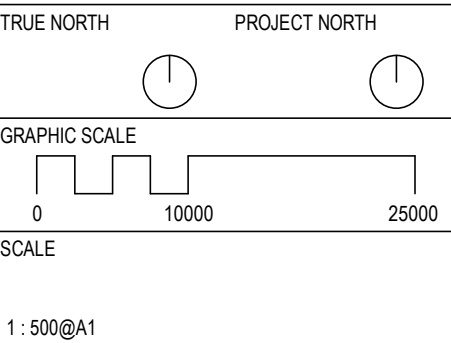
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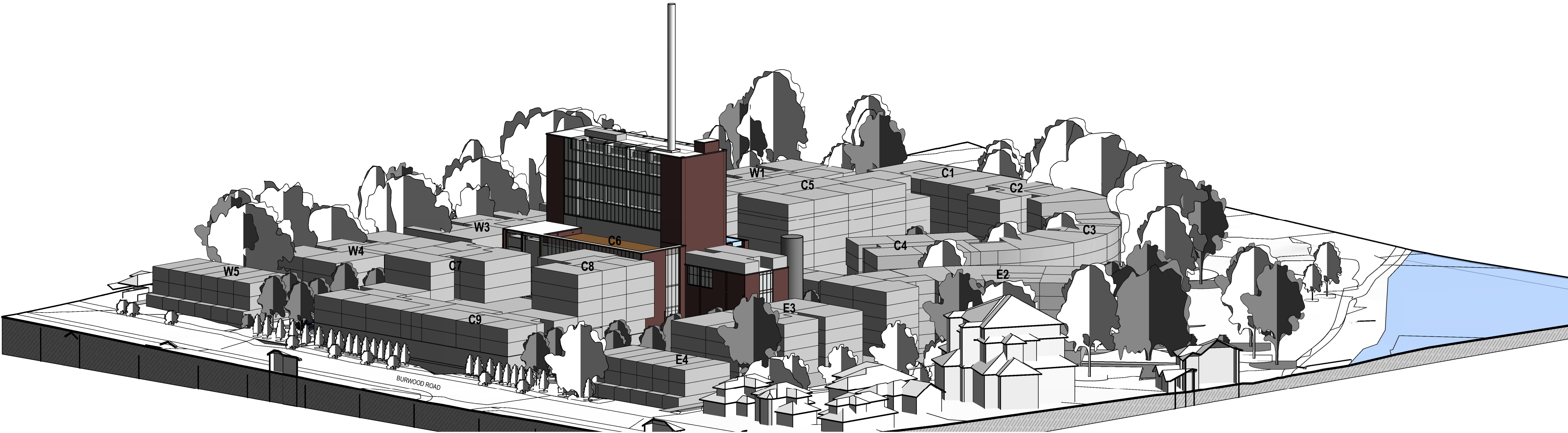
DRAWING

ELEVATIONS

AR-XX-XX-006

ISSUE

1



2 3D VIEW - SOUTH EAST



1 3D VIEW - NORTH EAST

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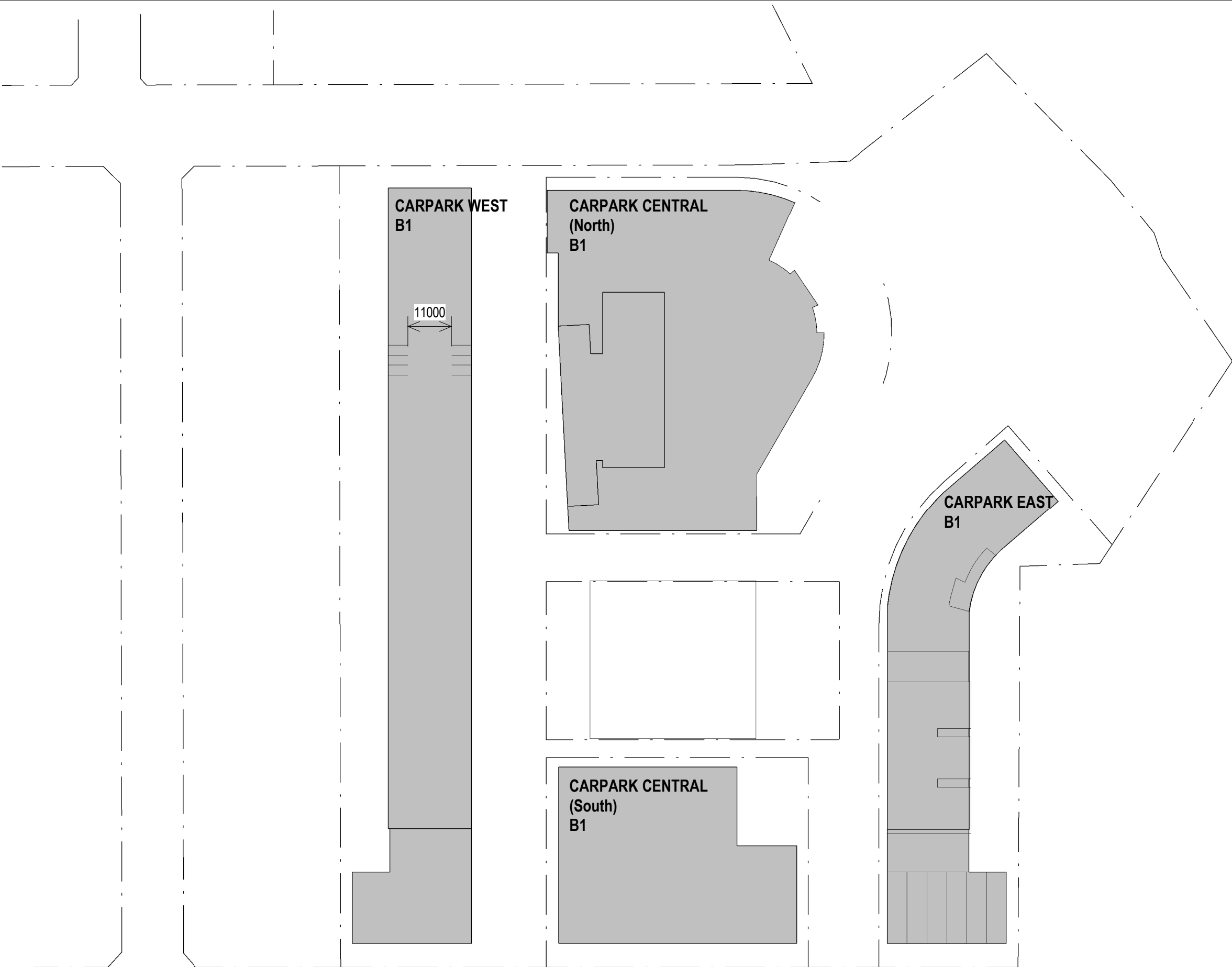
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GRAPHIC SCALE

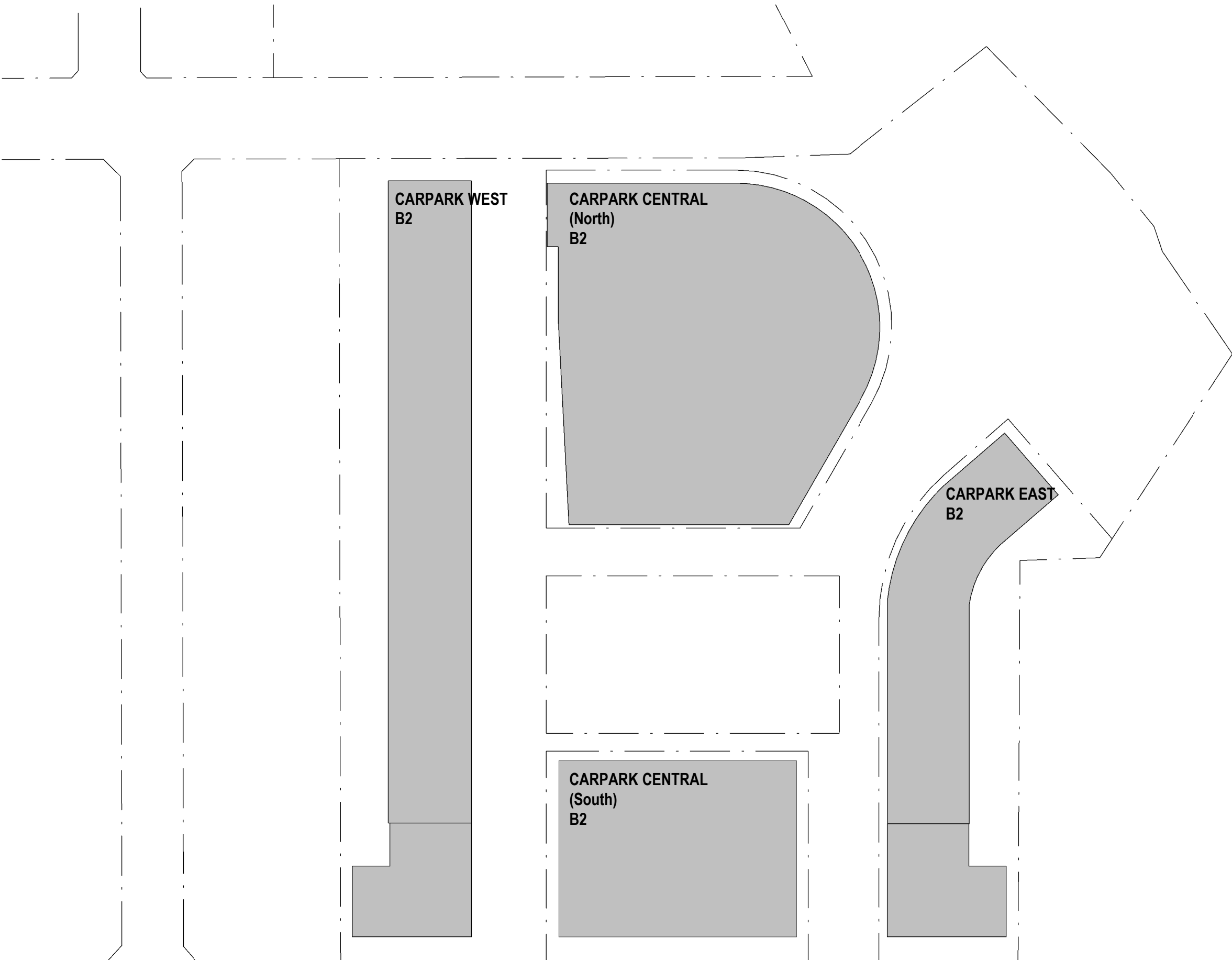
SCALE
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DRAWING

3D VIEWS
AR-XX-XX-007
ISSUE
1



1 CAR PARKING - LEVEL B1
1 : 1000



2 CARPARKING - LEVEL B2
1 : 1000

PARKING	GBA (m2)	Level	GBA (m2)	CARS @ 40m2	APARTMENTS	CARS / APARTMENT
CARPARK CENTRAL (North End)	4284	B1	CENTRAL	15656	391	228
CARPARK CENTRAL (North End)	6220	B2				
CARPARK CENTRAL (South End)	2476	B1				
CARPARK CENTRAL (South End)	2676	B2	EAST	5671	142	79
CARPARK EAST (North End)	2075	B1				
CARPARK EAST (North End)	2075	B2				
CARPARK EAST (South End)	760	B1	WEST	8336	208	86
CARPARK EAST (South End)	760	B2				
CARPARK WEST (North End)	3402	B1				
CARPARK WEST (North End)	3402	B2	WEST	8336	208	86
CARPARK WEST (South End)	766	B1				
CARPARK WEST (South End)	766	B2				
TOTALS	29662		29662	742	393	1.9



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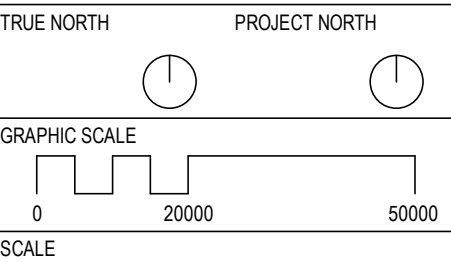
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CARPARK PLANS

AR-XX-XX-008

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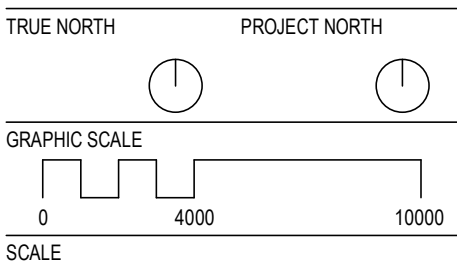
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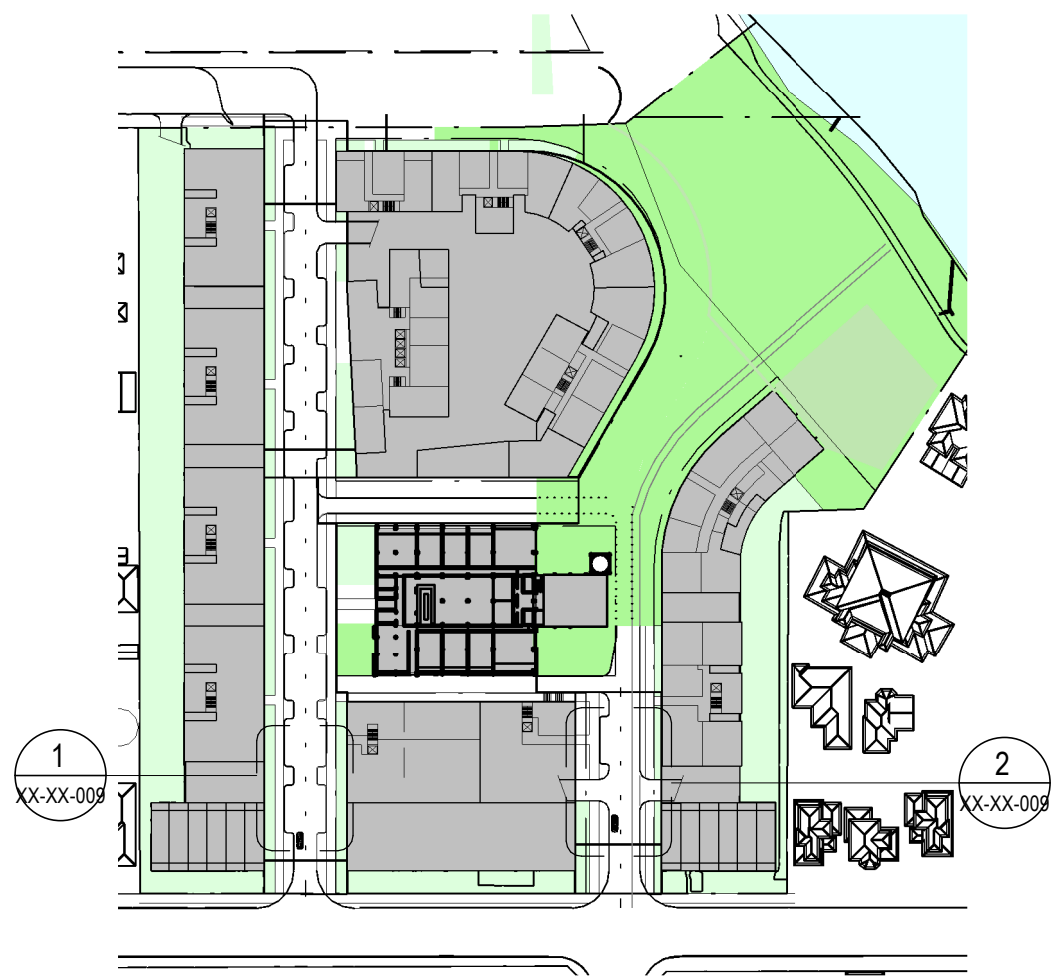


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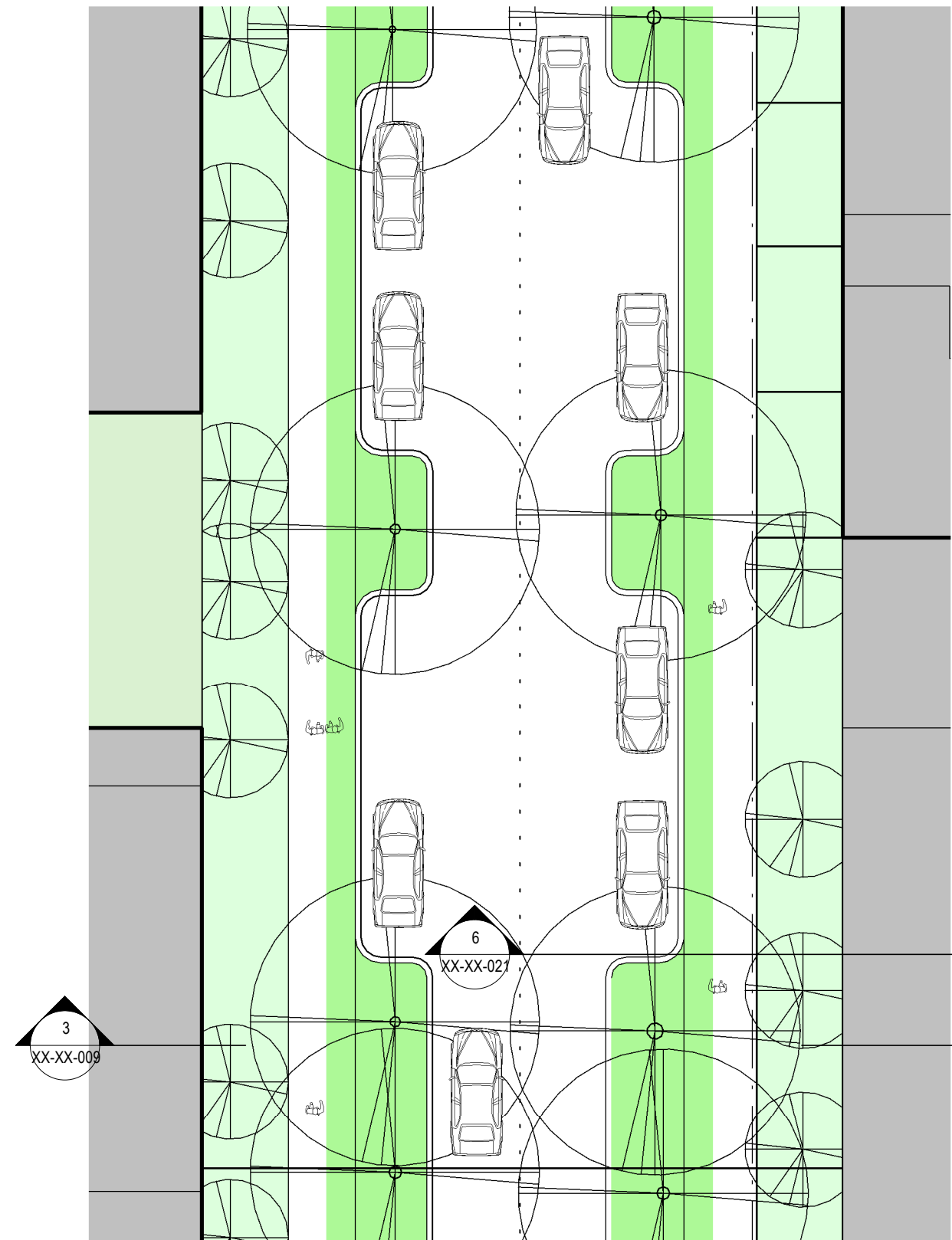
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ROADS

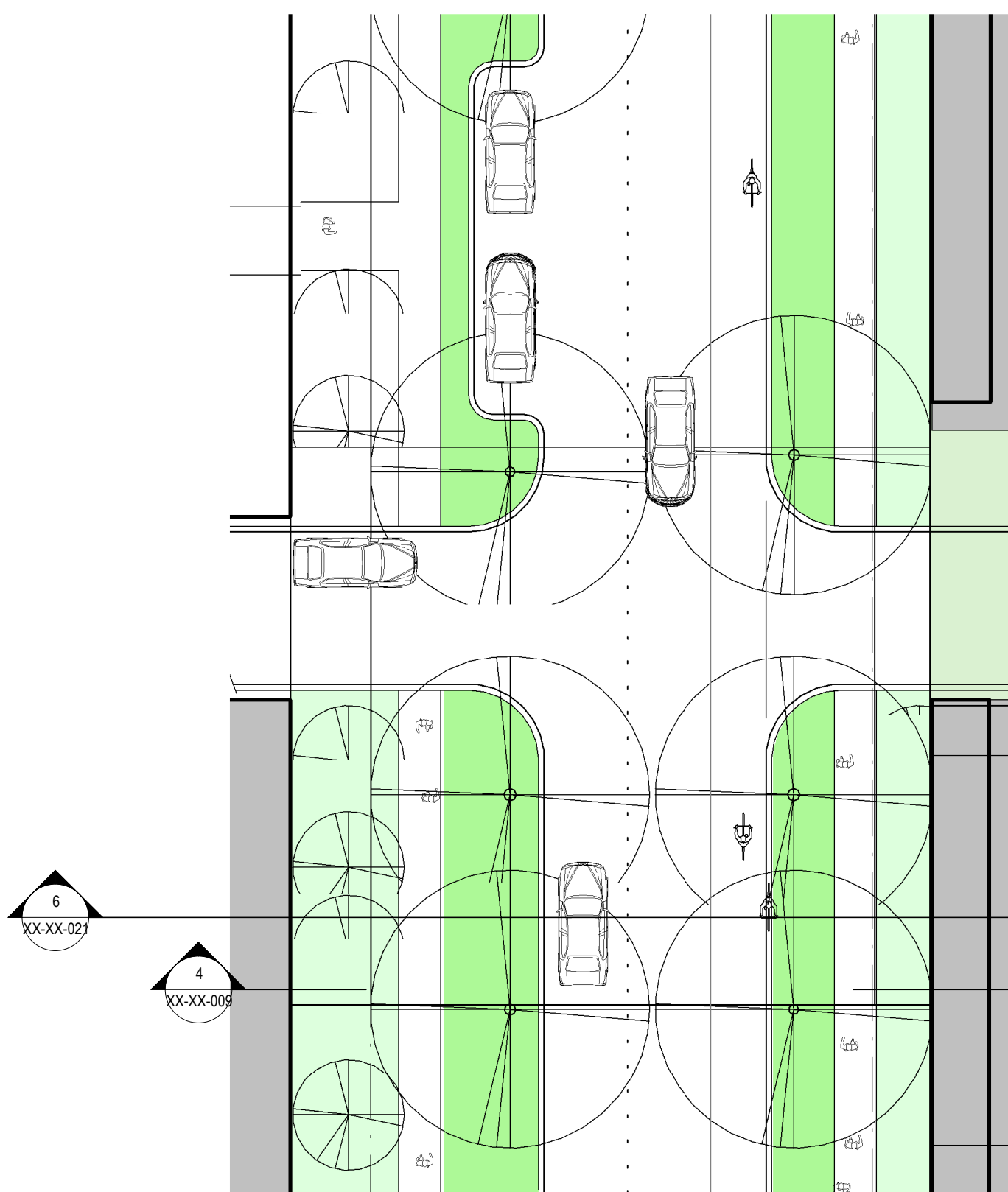
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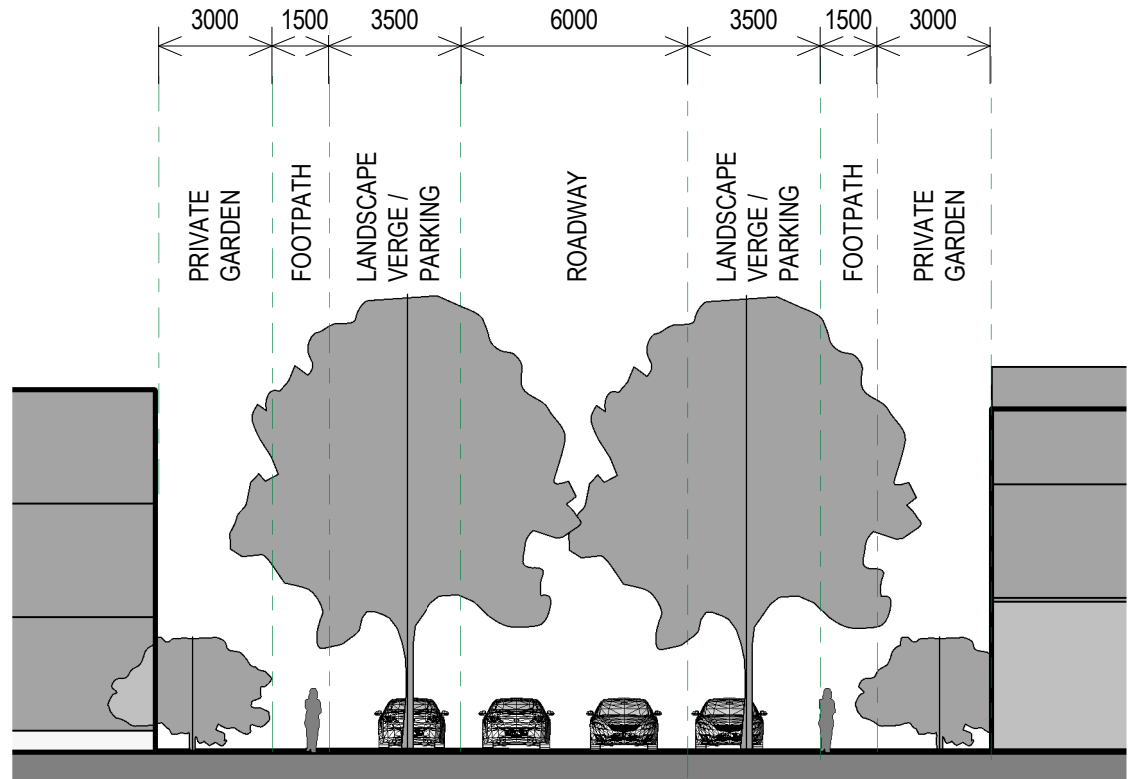
5 ROADS KEY PLAN
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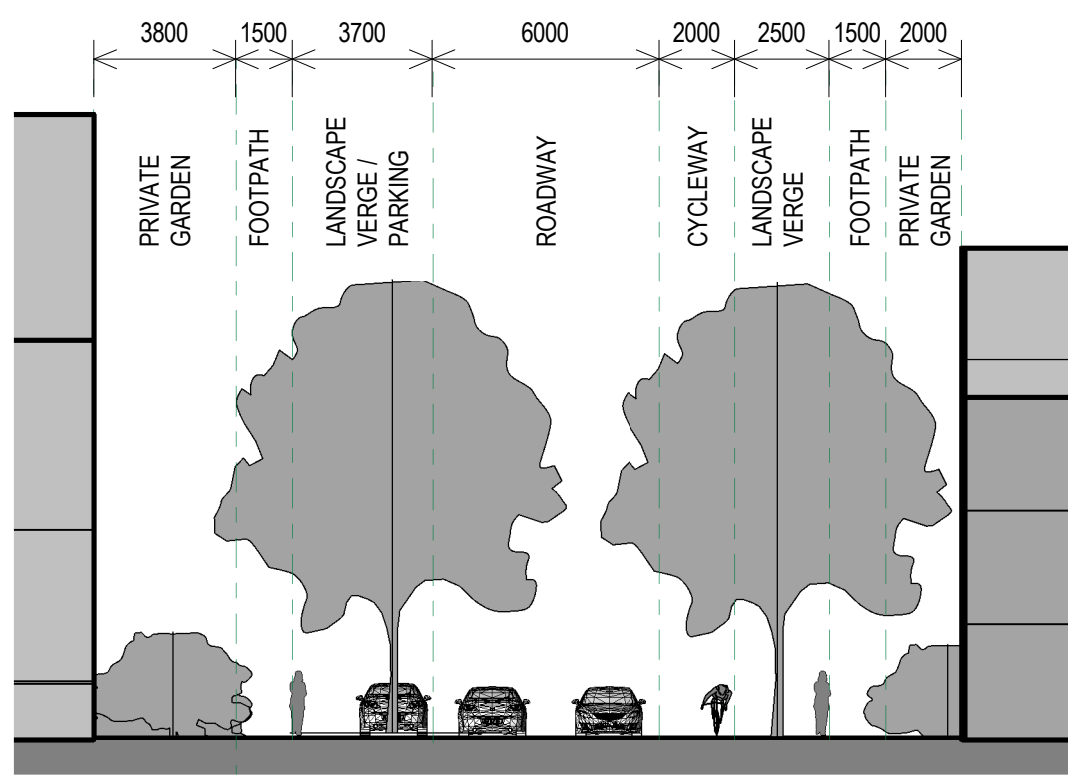
1 LOCAL ROAD - DETAIL PLAN 1
1 : 200



2 LOCAL ROAD - DETAIL PLAN 2
1 : 200



3 LOCAL ROAD - DETAIL SECTION 1
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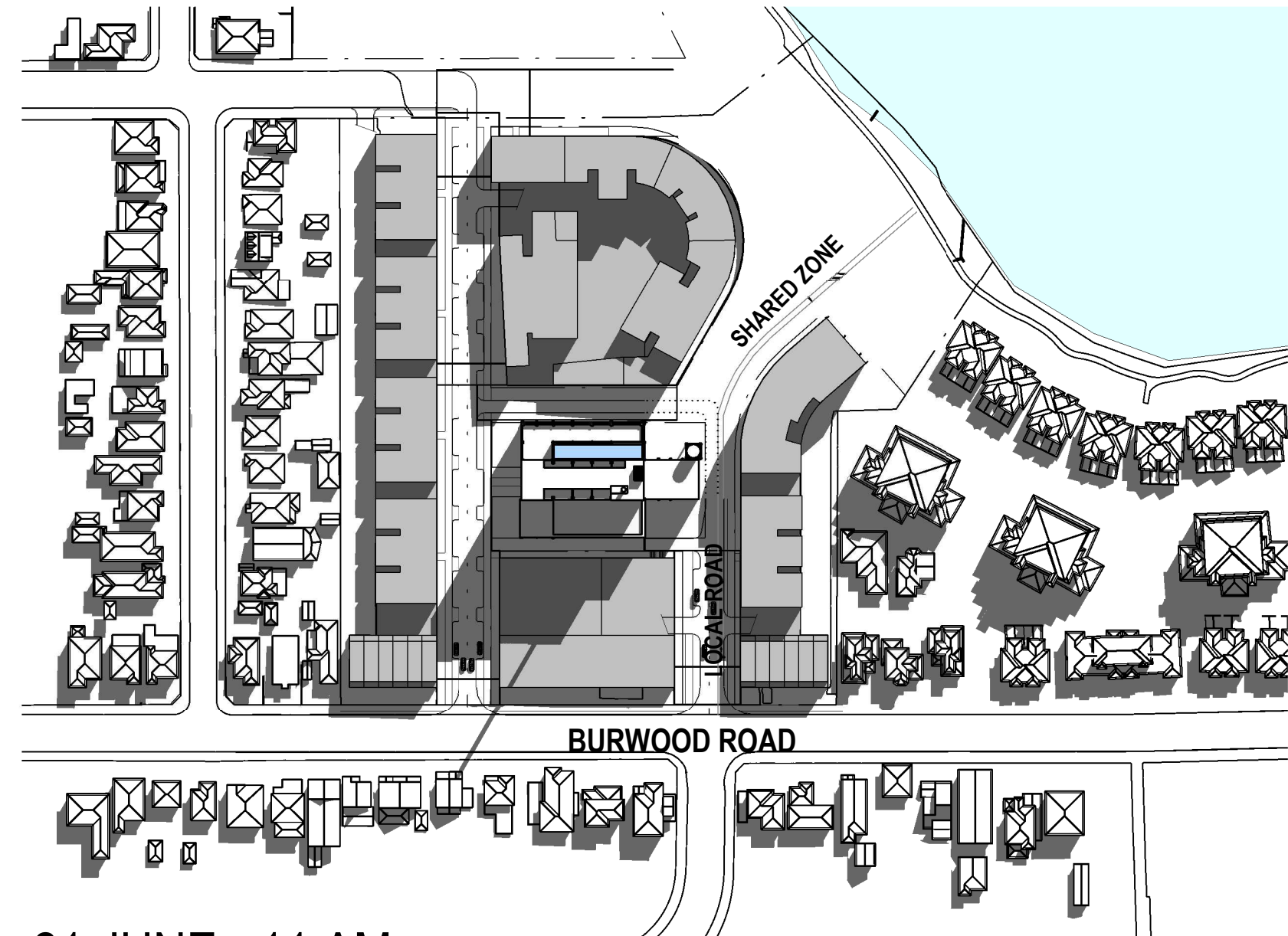
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21 JUNE - 9 AM



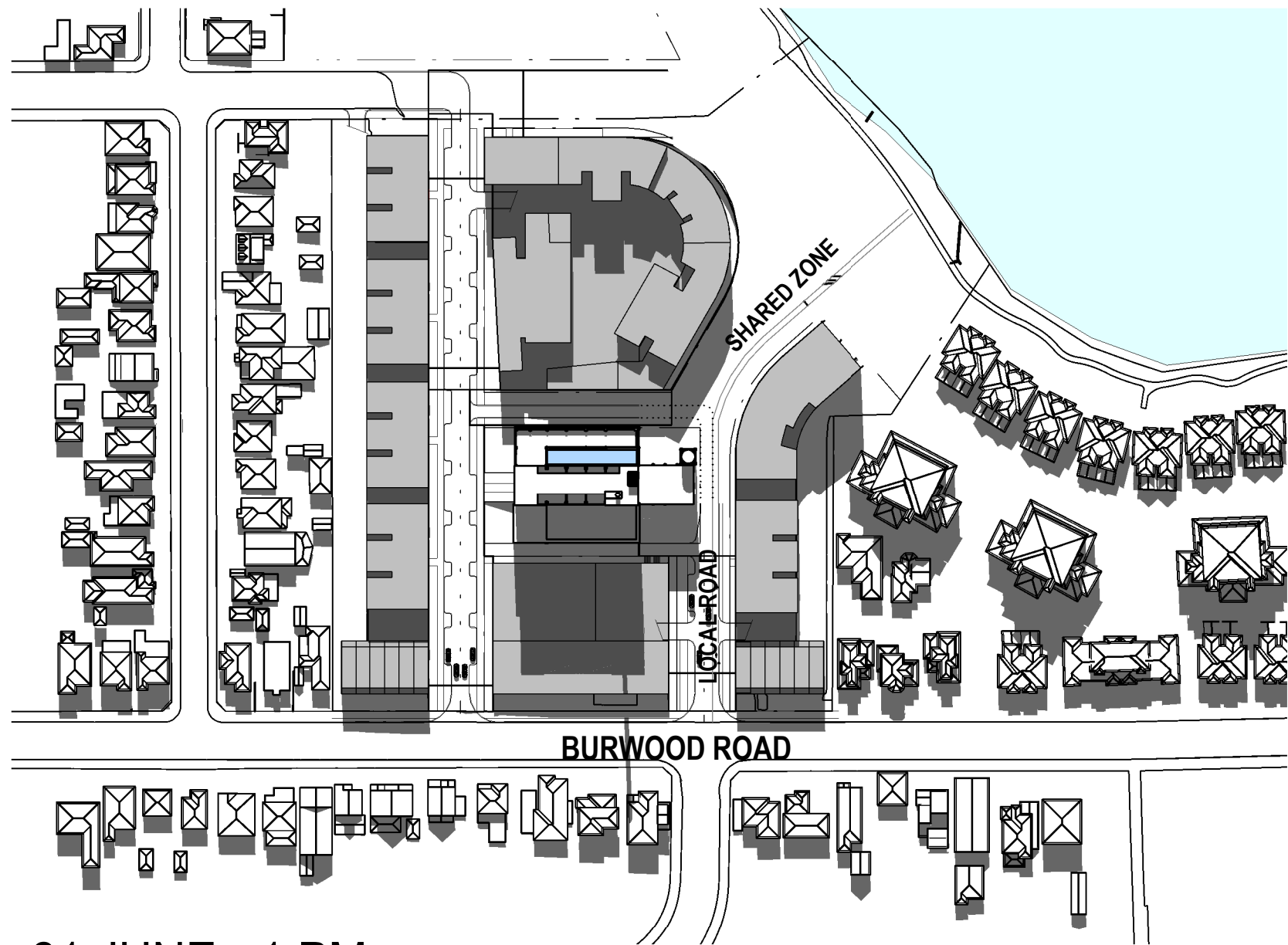
21 JUNE - 10 AM



21 JUNE - 11 AM



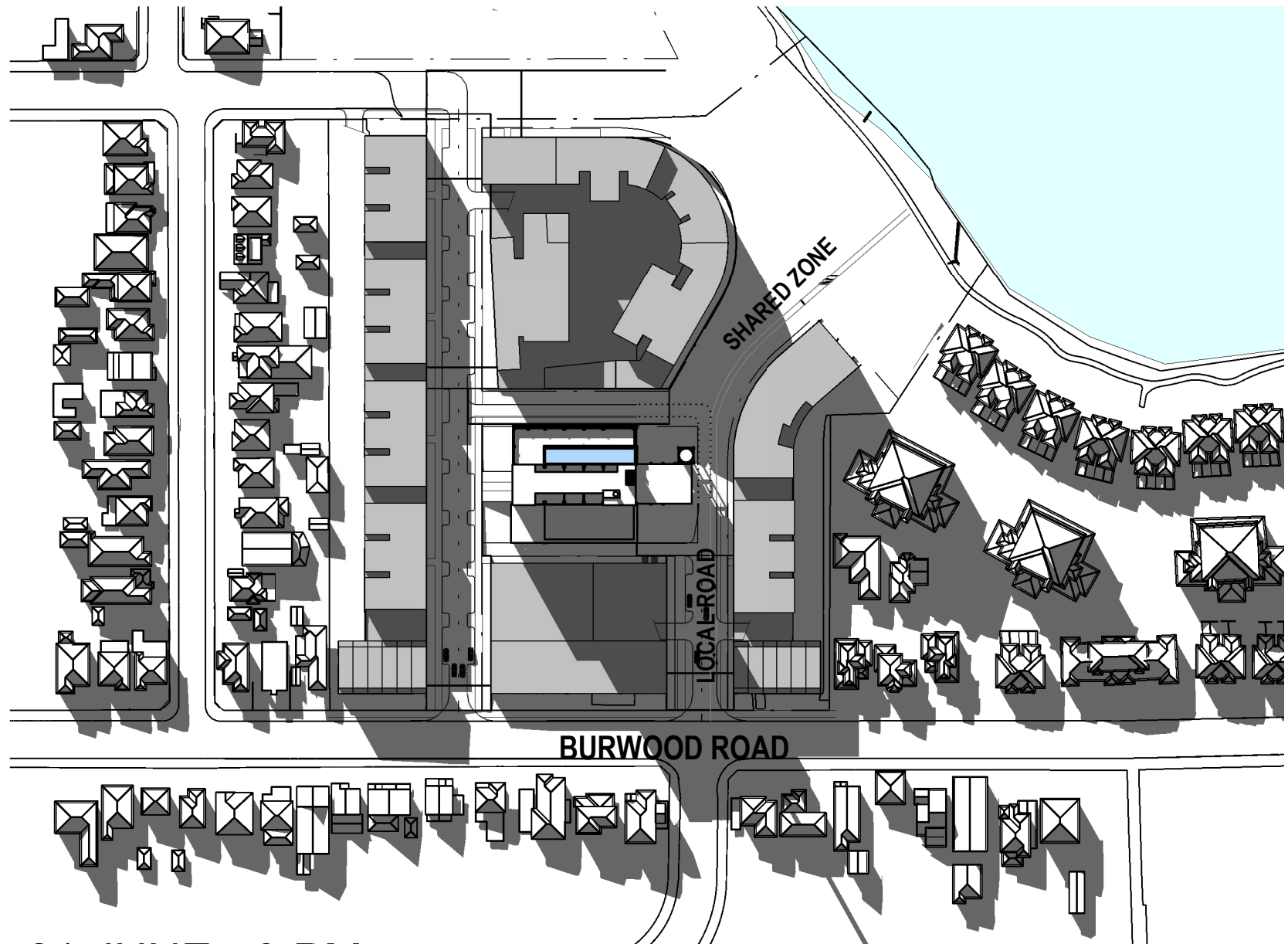
21 JUNE - 12 PM



21 JUNE - 1 PM



21 JUNE - 2 PM



21 JUNE - 3 PM



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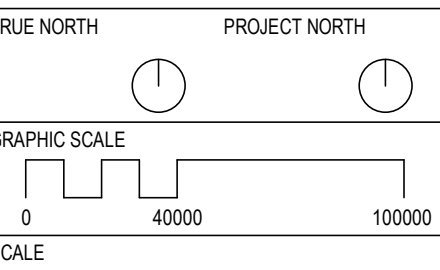
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FRESHFOODS

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1 : 2000@A1

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OVERSHADOW STUDIES ON
21 JUNE

AR-XX-XX-010	1
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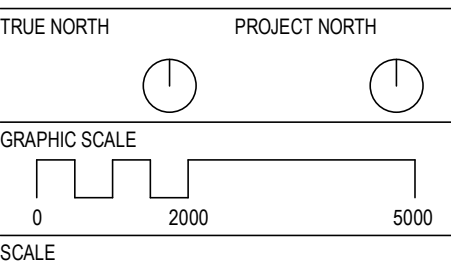
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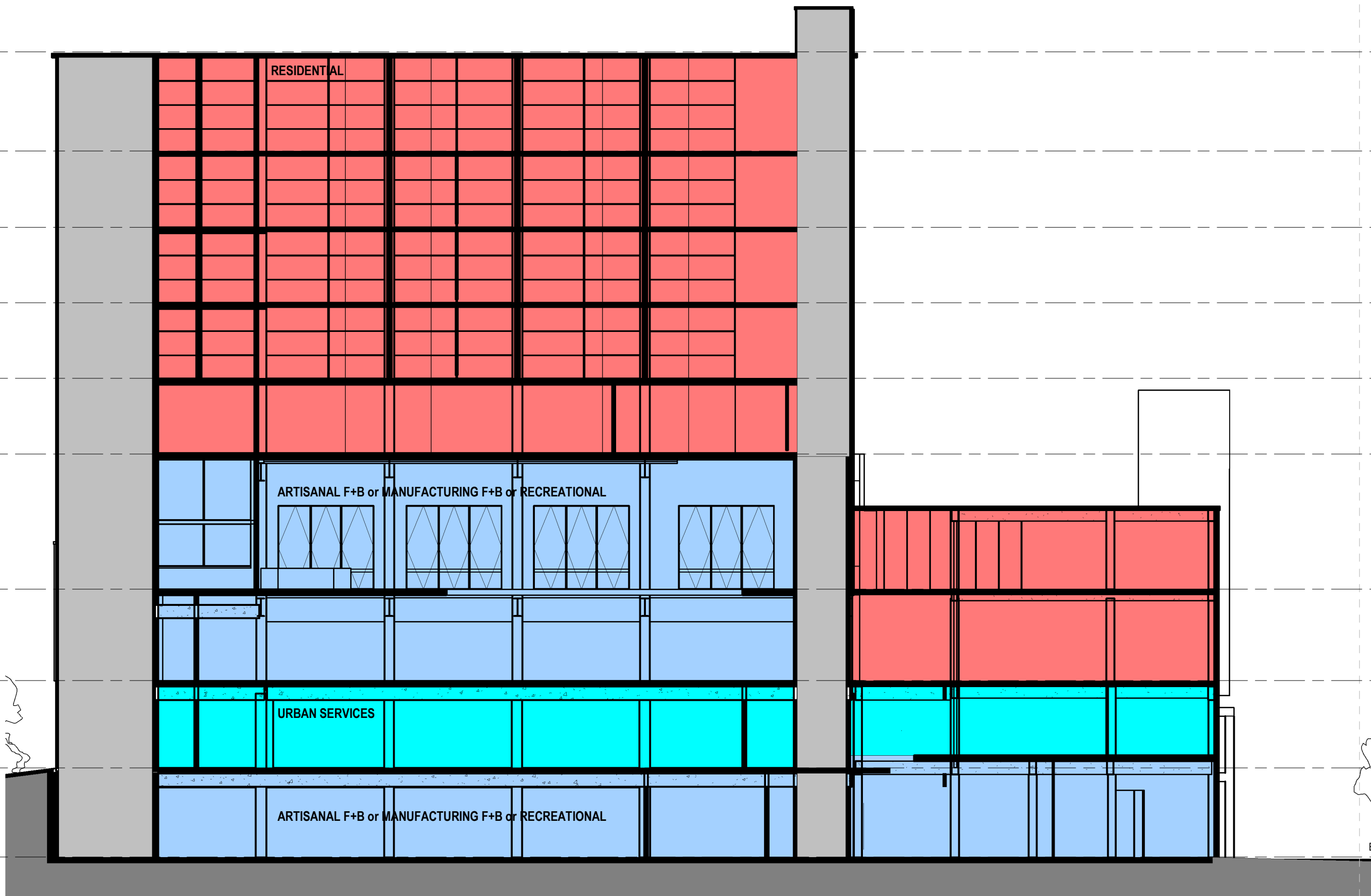
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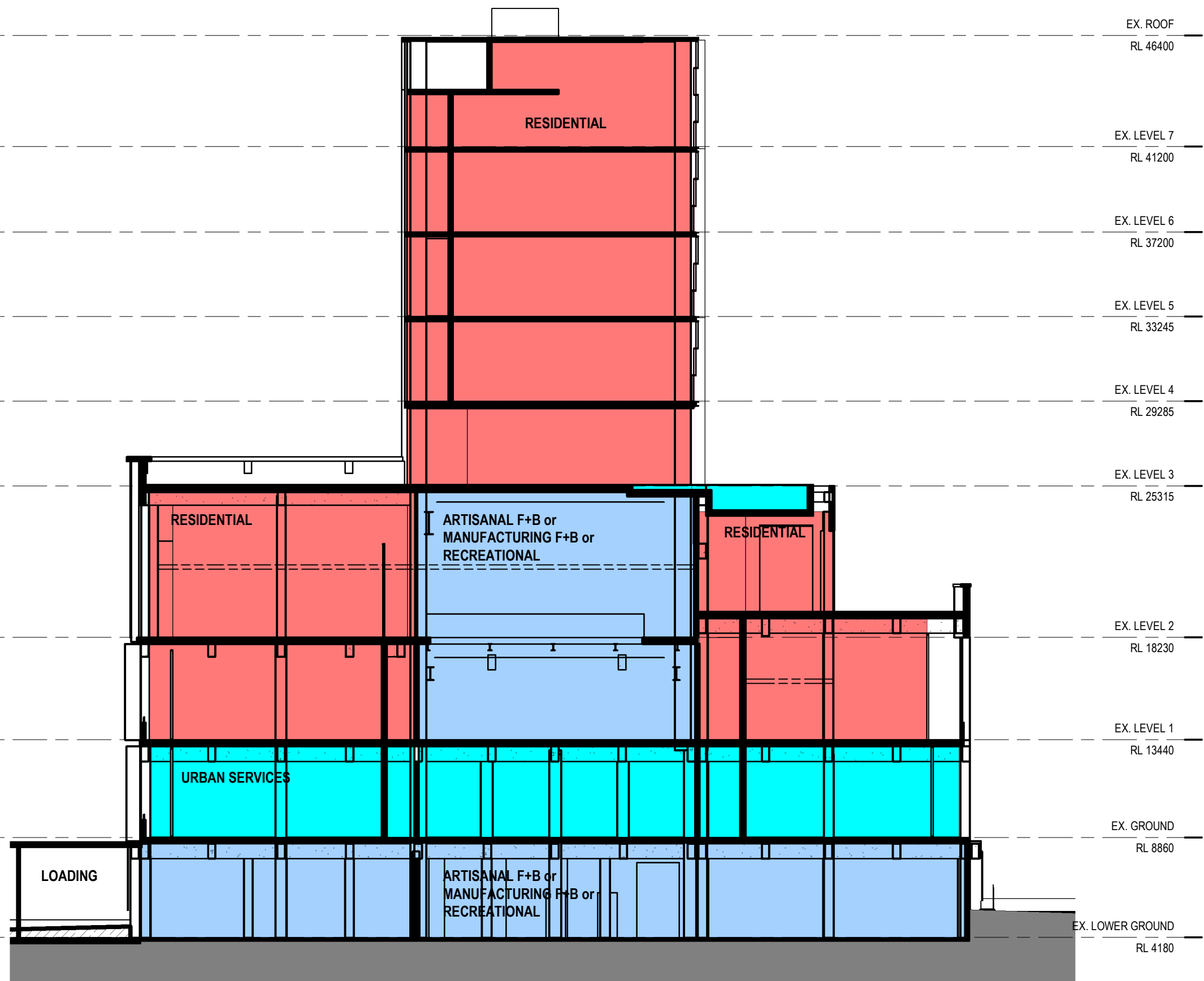
FACTORY BUILDING -
SECTIONS, PLANS

AR-XX-XX-011

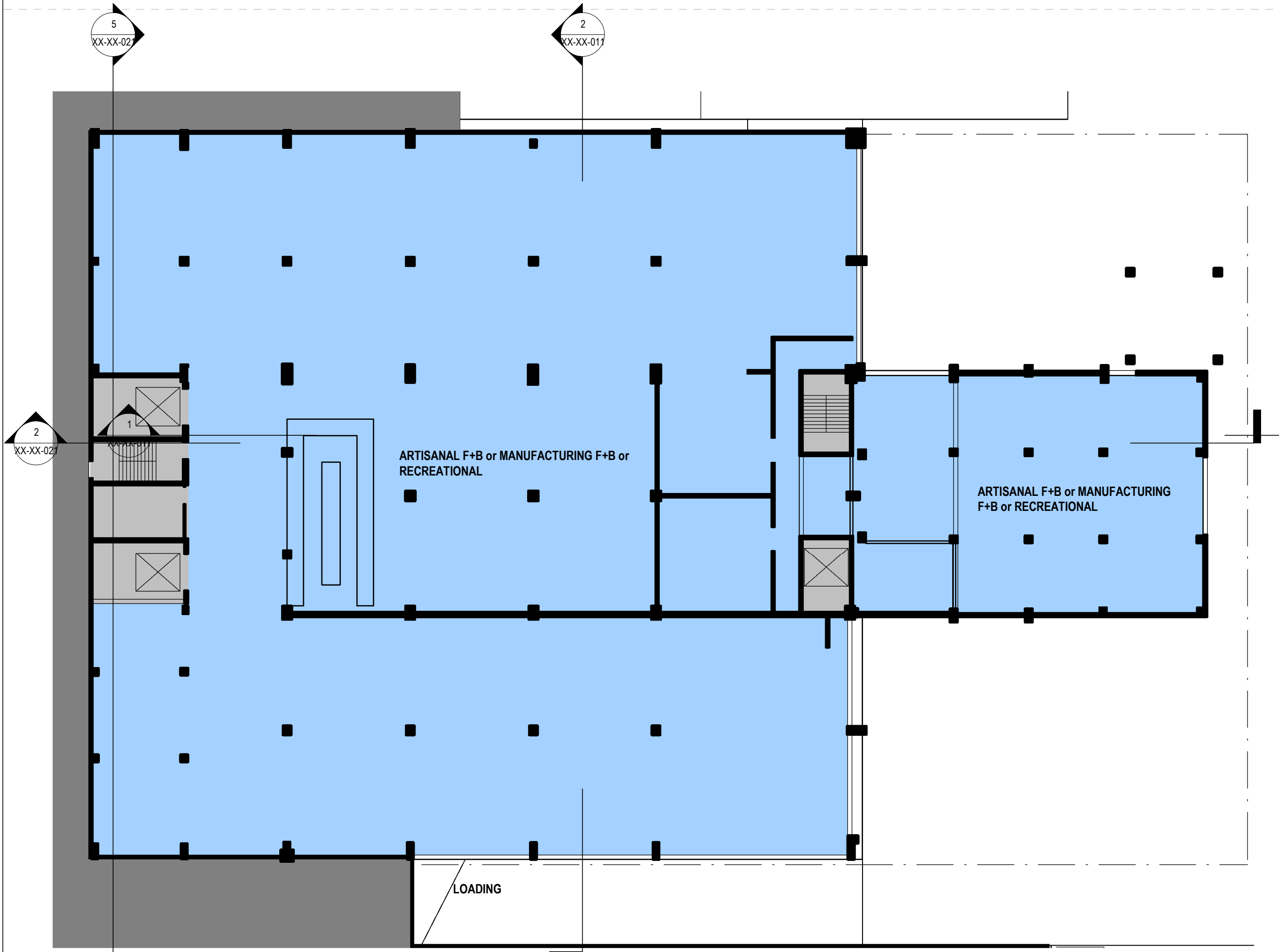
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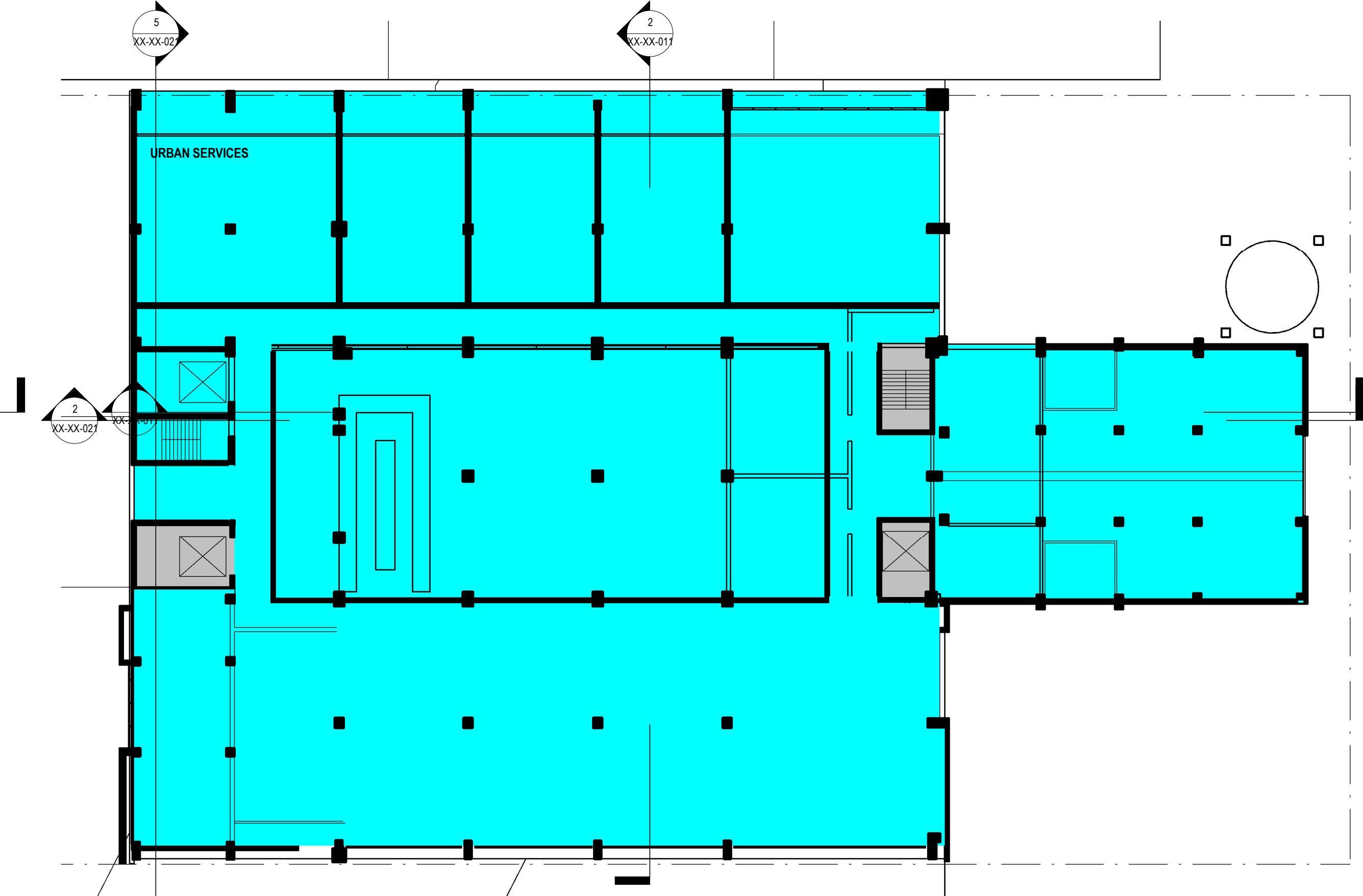
1 FACTORY BUILDINGS - SECTION 1
1 : 200



2 FACTORY - SHORT SECTION
1 : 200



3 LOWER GROUND FLOOR
1 : 200



4 UPPER GROUND FLOOR
1 : 200

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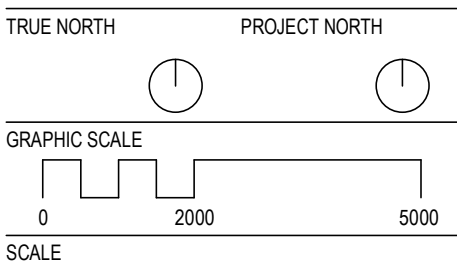
FRESHFOODS

PROJECT

BUSHLEYS COFFEE FACTORY
160 BURWOOD RD, CONCORD. NSW
BVN PROJECT NUMBER

1504003

DRAWING KEY



1 : 200@A1

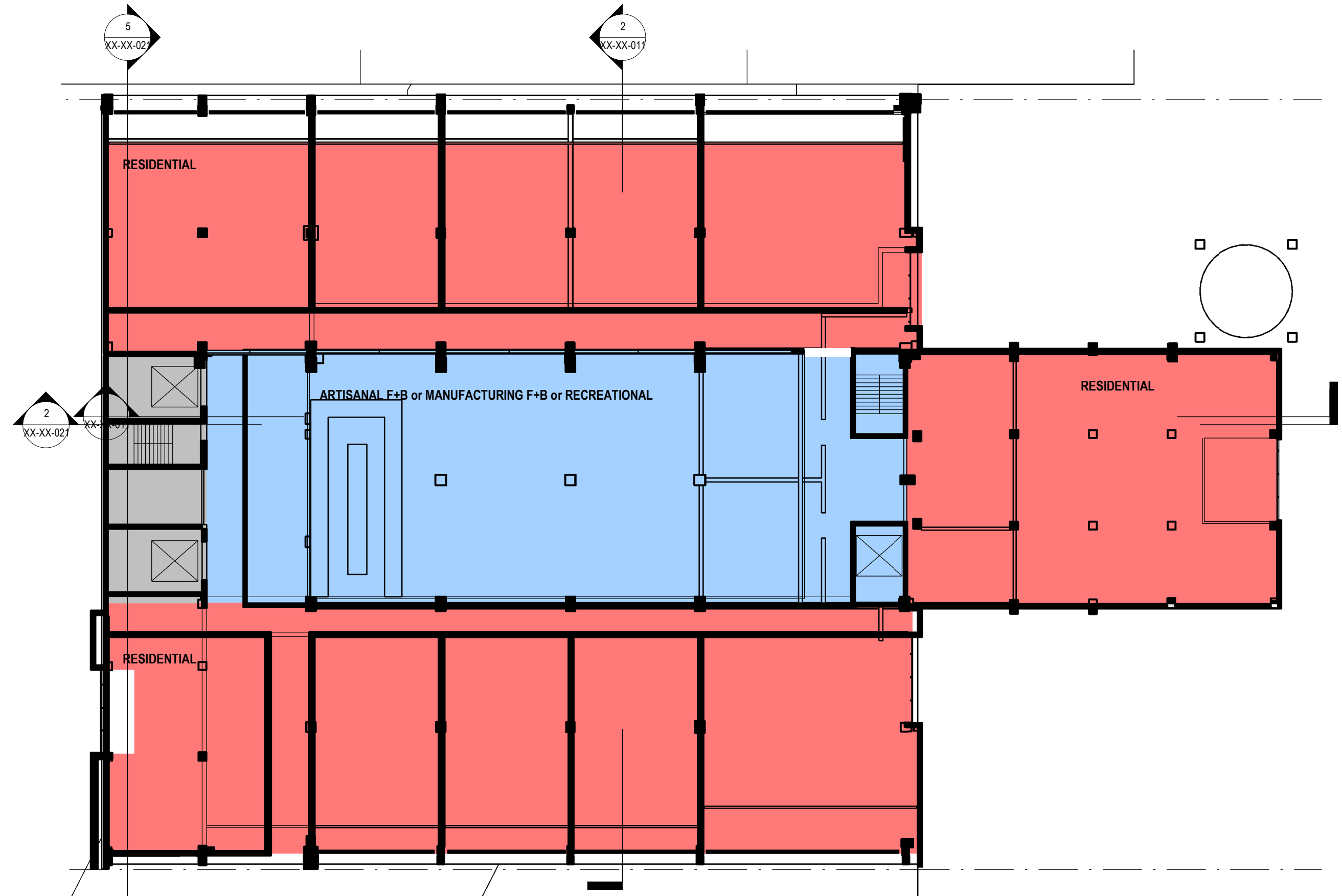
DRAWING

FACTORY BUILDING - PLANS

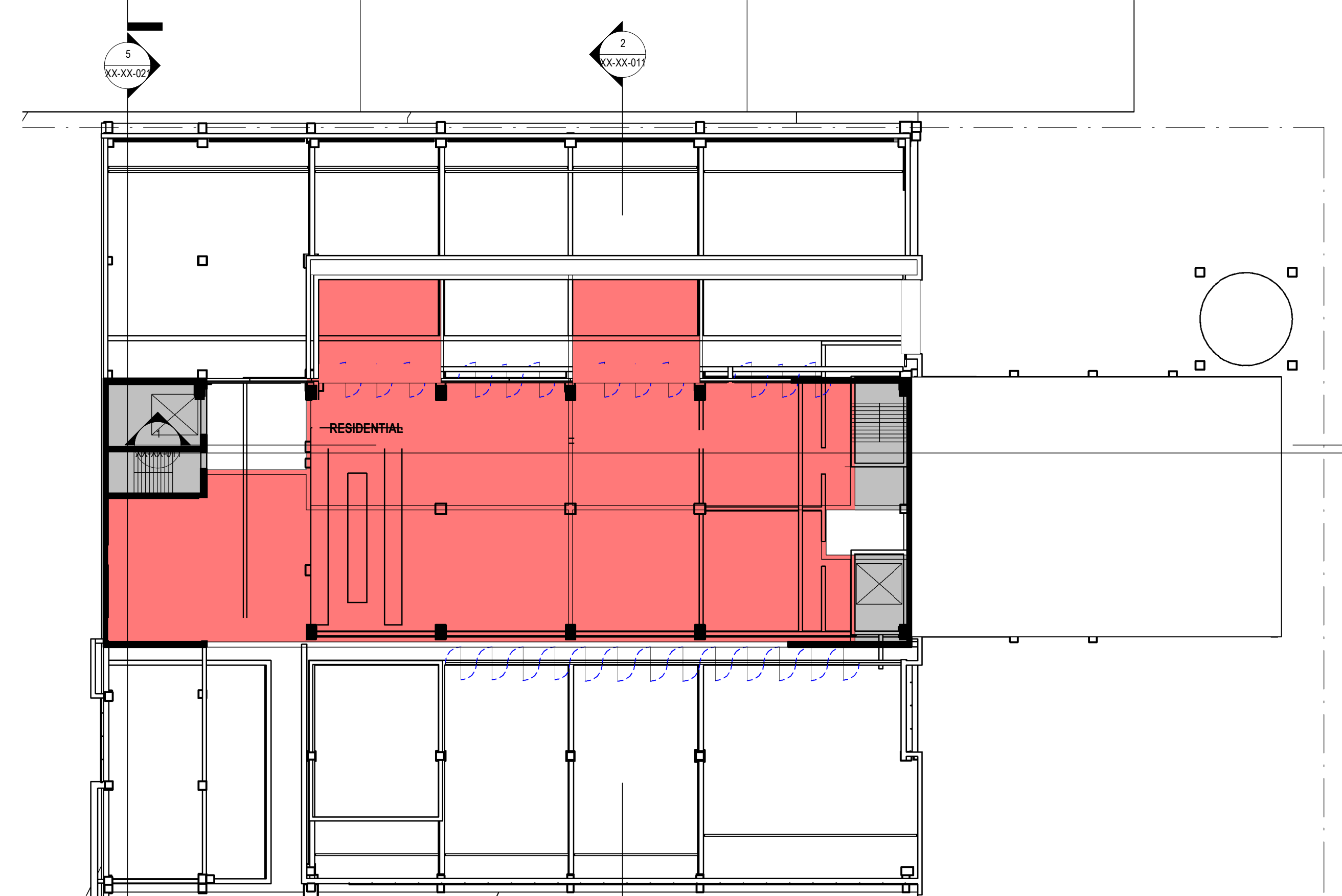
AR-XX-XX-012

ISSUE

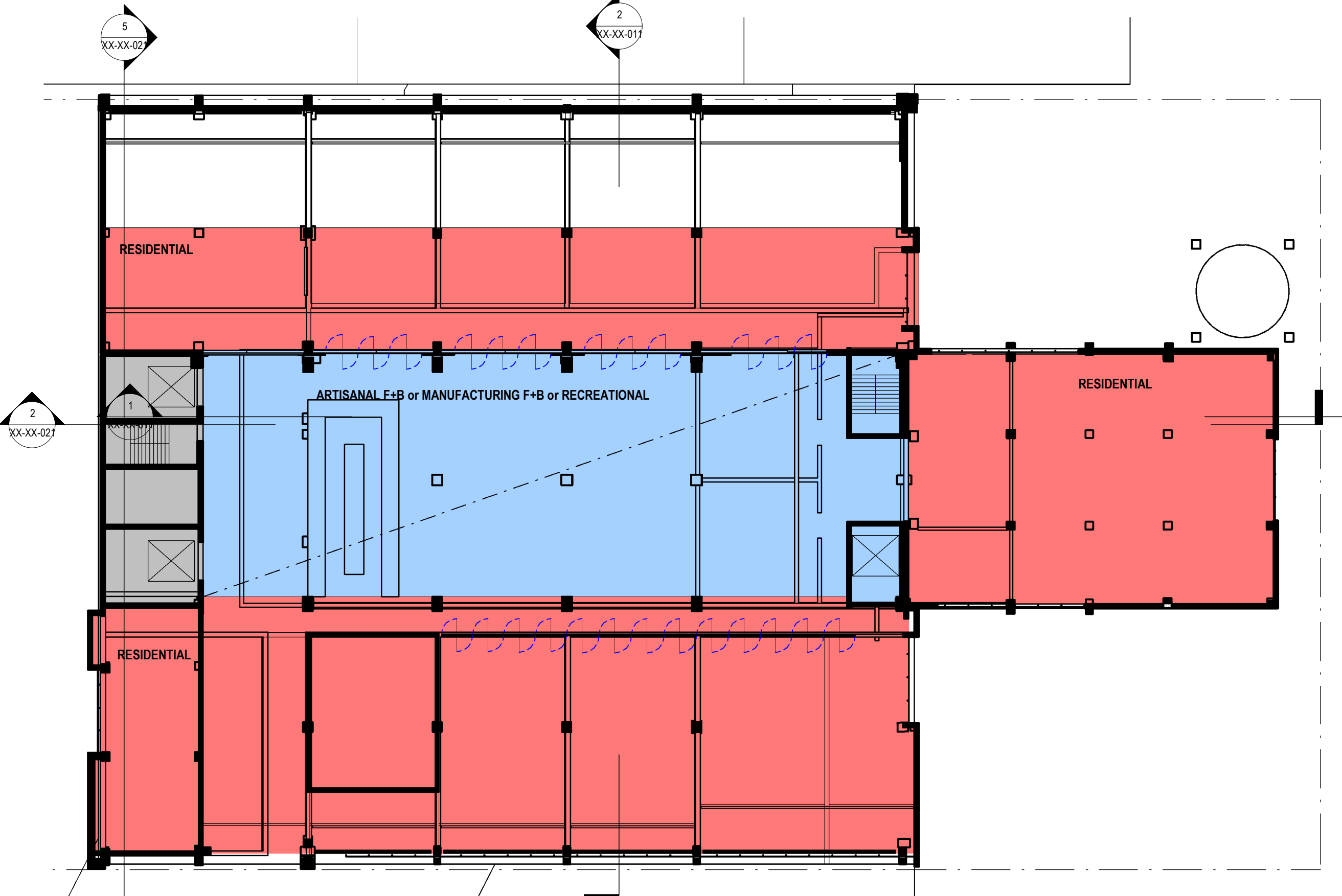
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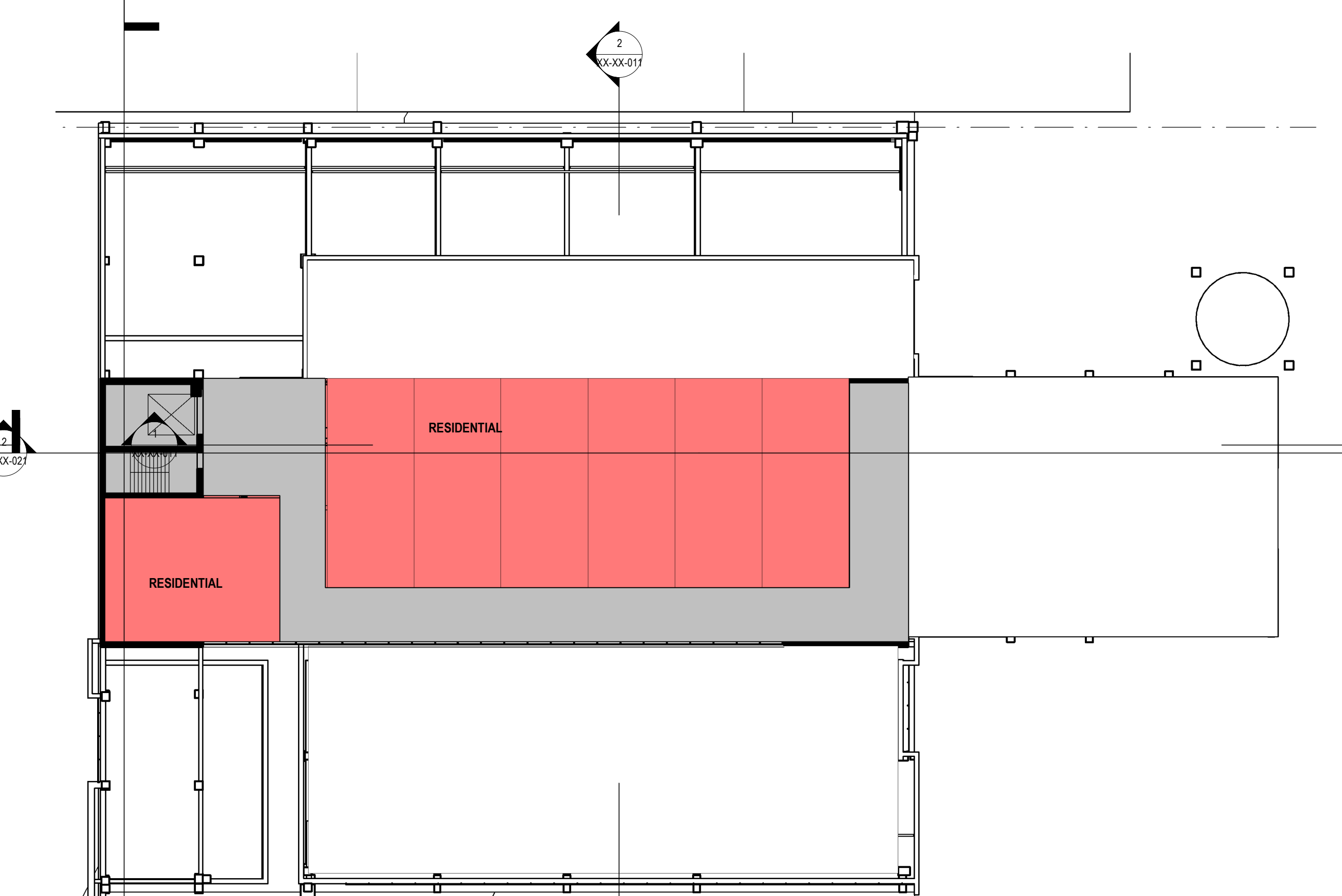
1 LEVEL 1
1 : 200



3 LEVEL 3
1 : 200



2 LEVEL 2
1 : 200



4 LEVELS 4-7
1 : 200

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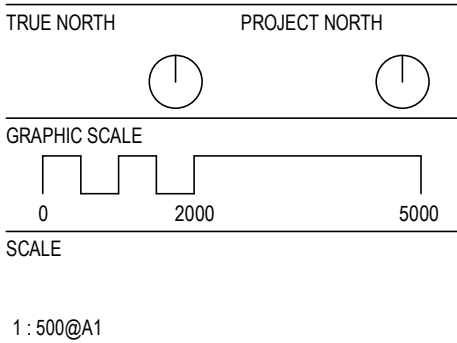
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FRESHFOODS

PROJECT

BUSHHELLS COFFEE FACTORY
160 BURWOOD RD, CONCORD. NSW
BVN PROJECT NUMBER

1504003
DRAWING KEY



DRAWING

PUBLIC DOMAIN PLAN

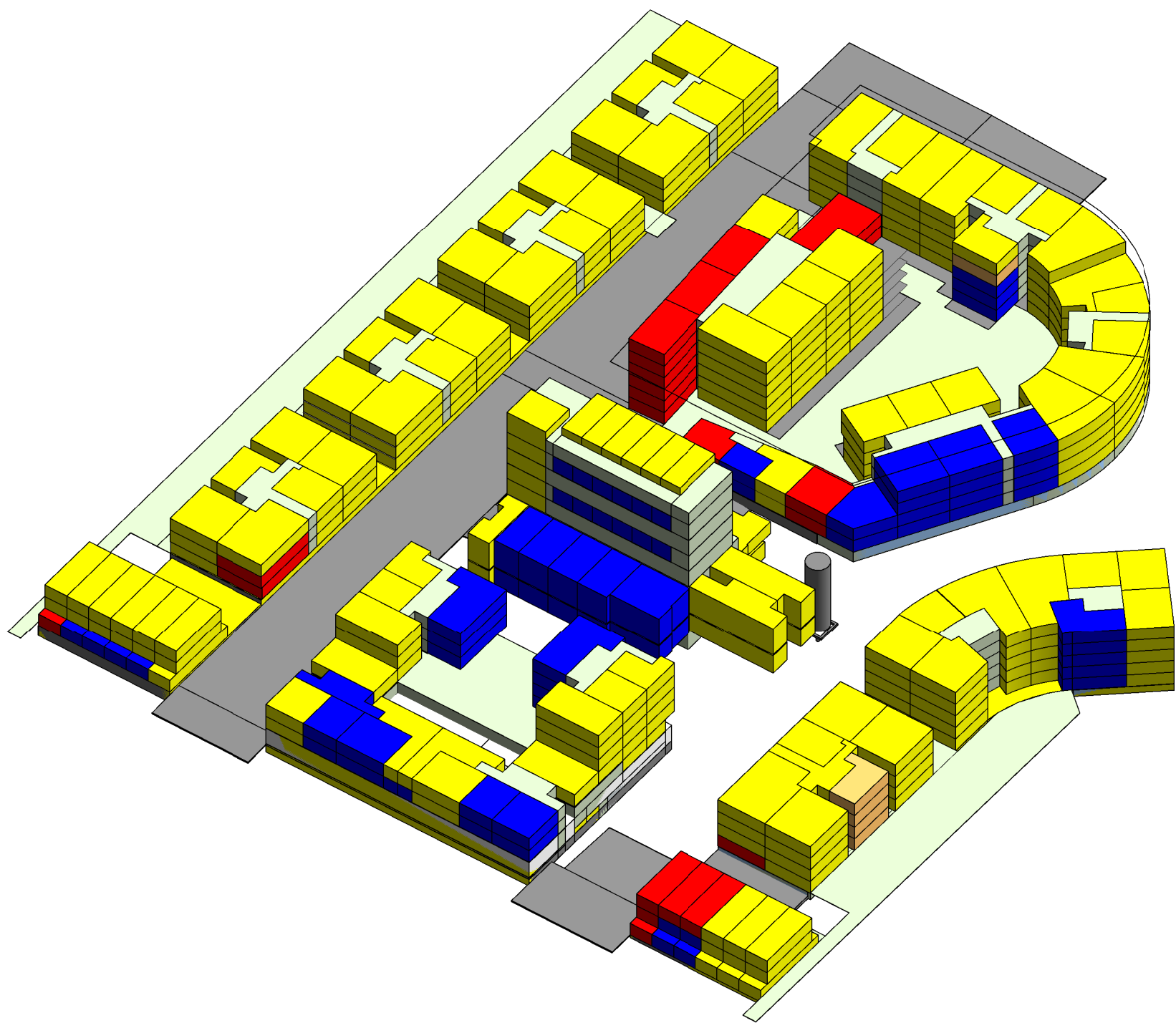
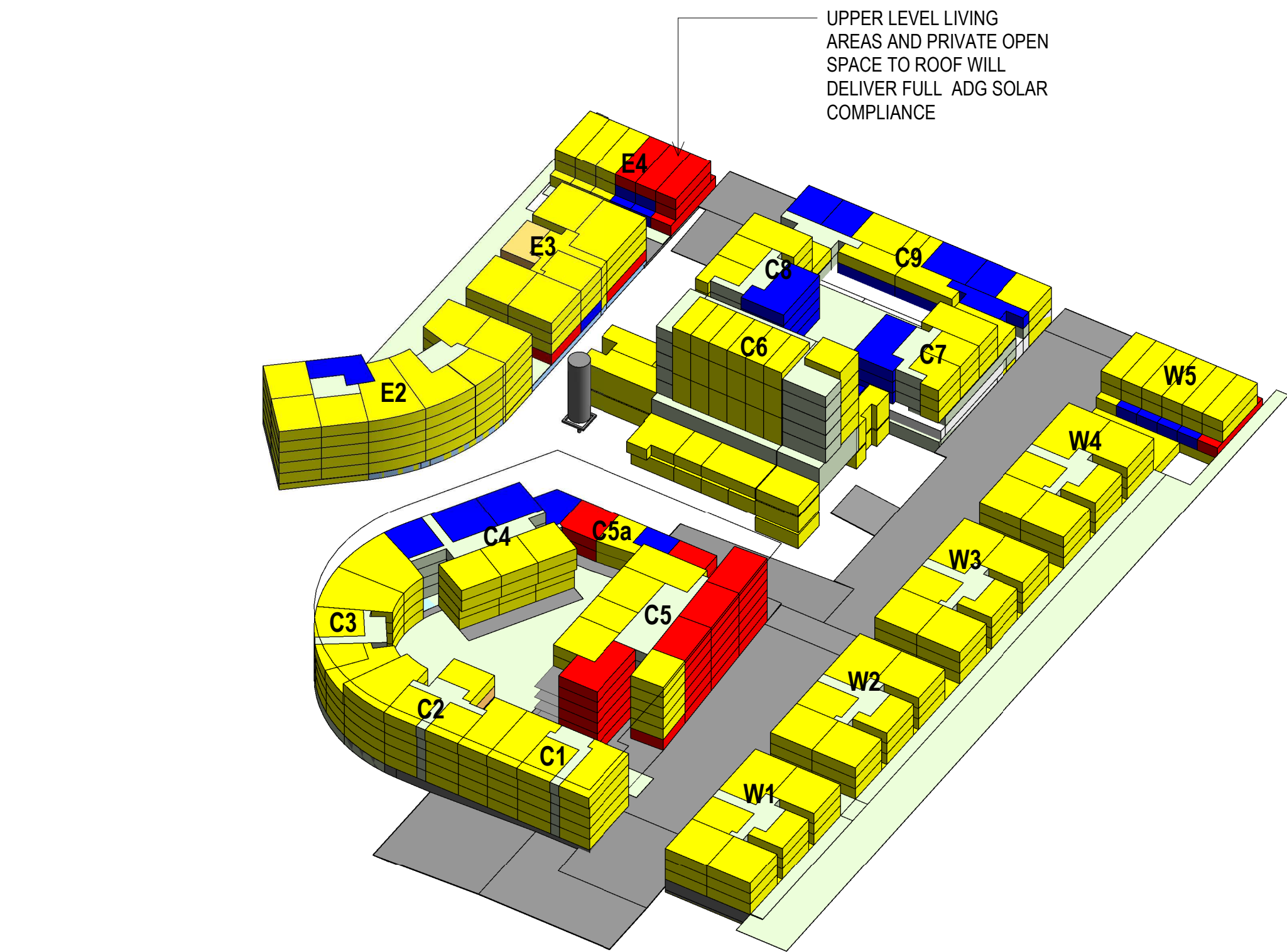
ISSUE	1
AR-XX-XX-013	

Publicly Owned Open Space
5900 m2

Privately Owned and Publicly Accessible
Public Domain
9,740 m2

NEW FORESHORE PARK

BURWOOD ROAD



Building name/level	Apartment No.	2 Hrs or More
W1 - W4		
L1	6	6
L2	6	6
L3	6	6
TOTAL	18	18
		100%

W5		
L1	6	6
L2		
L3		
TOTAL	6	6
		100%

C1		
L0	3	3
L1	3	3
L2	3	3
L3	3	3
L4	3	3
TOTAL	15	15
		100%

C2		
L0	5	4
L1	5	4
L2	5	4
L3	5	4
L4	5	5
TOTAL	25	21
		84%

C3		
L1	4	4
L2	4	4
L3	4	4
L4	4	4
TOTAL	16	16
		100%

C4		
L1	8	3
L2	8	3
L3	7	3
L4	7	3
TOTAL	30	12
		40%

C5		
L1	9	4
L2	9	6
L3	9	6
L4	9	6
L5	9	6
L6	9	6
TOTAL	54	34
		63%

C5a		
L0	3	1
L1		
L3	3	1
TOTAL		33%

C6		
UPPER GR	0	6
L1	13	2
L2	13	13
L3	7	2
L4	1	2
L5	7	2
L6	1	2
L7	7	2
TOTAL	49	31
		63%

C7		
L1	4	3
L2	4	3
L3	4	3
L4	4	3
TOTAL	12	9
		75%

C8		
L1	1	1
L2	4	3
L3	4	3
L4	4	3
L5	4	3
TOTAL	17	13
		76%

C9		
L1	10	4
L2	10	6
TOTAL	20	11
		55%

E2		
L1	8	7
L2	8	7
L3	8	7
L4	8	7
L5	8	7
TOTAL	40	35
		88%

E3		
L1	6	3
L2	6	6
L3	6	6
L4	6	6
TOTAL	24	21
		88%

E4		
L1	6	
L2		
L3		
TOTAL	6	6
		100%

LEGEND

- 0 HOURS
- BETWEEN 0 - 2 HOURS
- 2 HOURS OR MORE

- W1 - 5: 78/78 (100%)
- C1 - C5a: 100/143 (70.0%)
- C6: 35/49 (71%)
- C7 - C9: 33/47 (70.2%)
- E2 - E4: 60/70 (85.0%)

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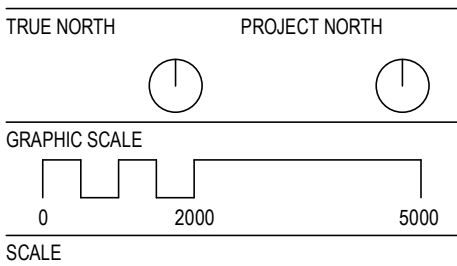
FRESHFOODS

PROJECT

BUSHHELLS COFFEE FACTORY
160 BURWOOD RD, CONCORD. NSW
BVN PROJECT NUMBER

1504003

DRAWING KEY



As indicated@A1

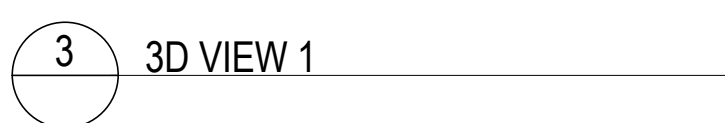
DRAWING

SUNLIGHT HOURS ANALYSIS
SHEET 2

AR-XX-XX-015

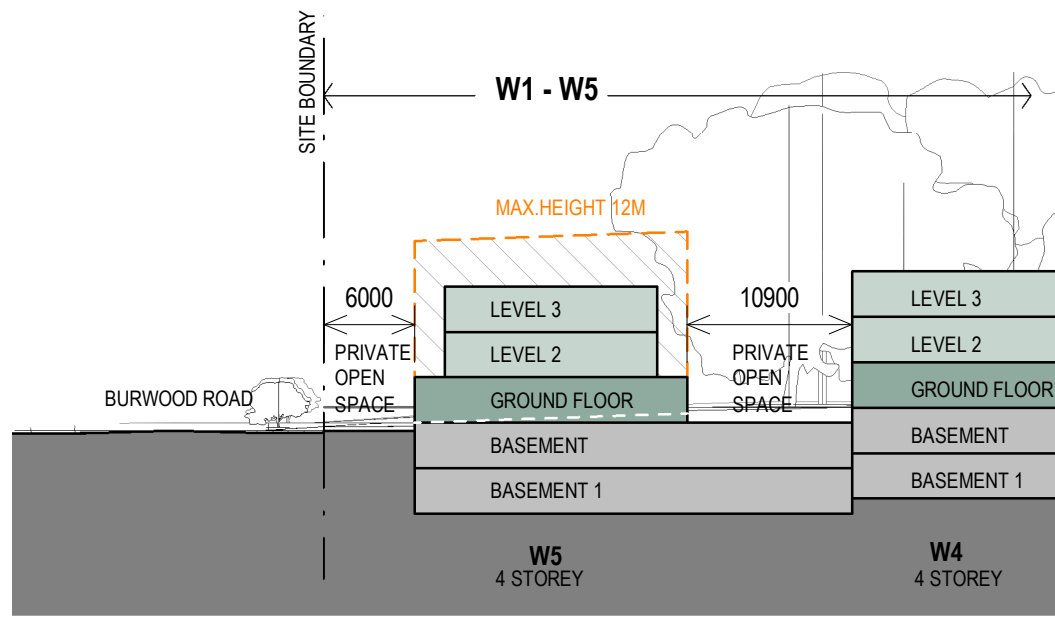
ISSUE

2

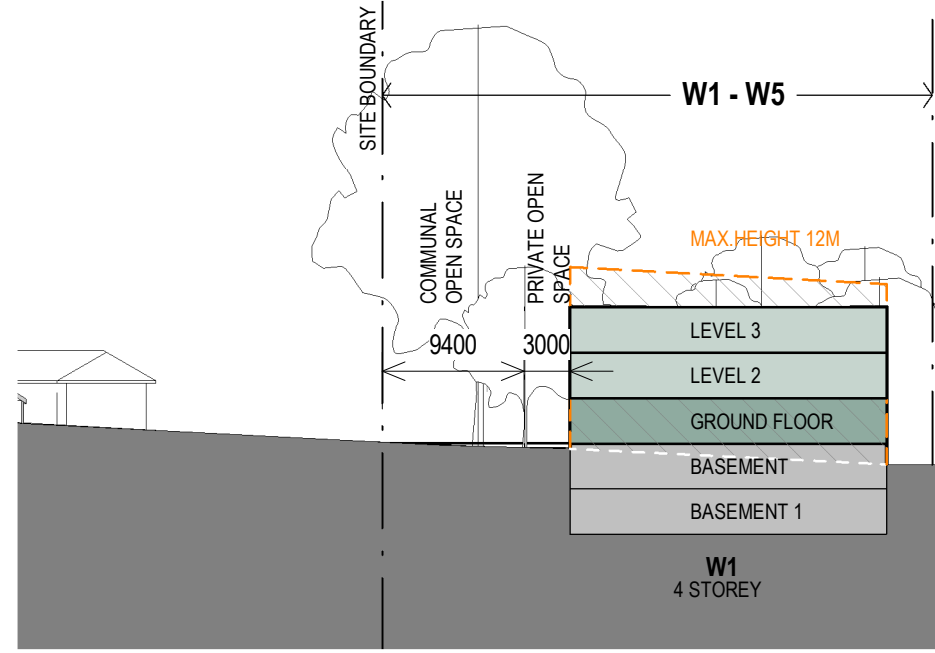


W5		
L1	6	
L2		
L3		
	6	6
TOTAL		100%

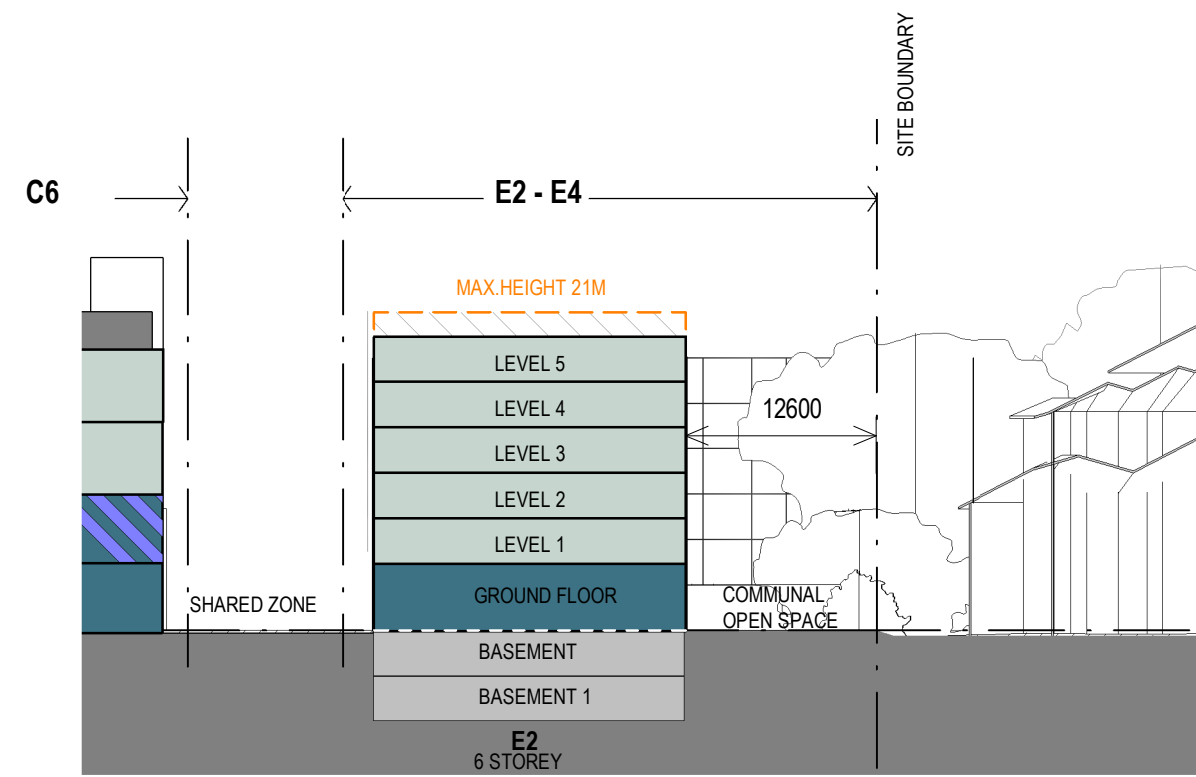
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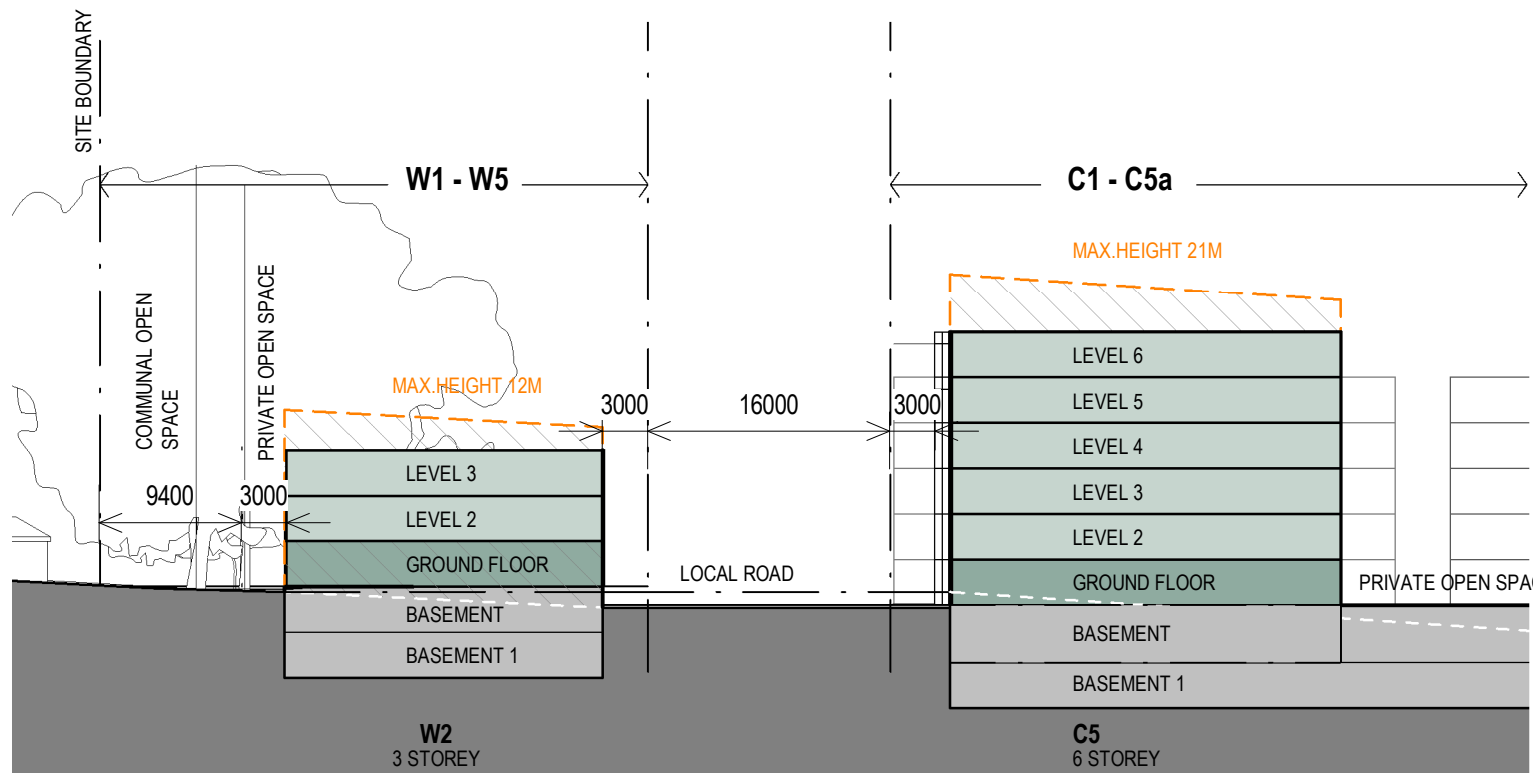
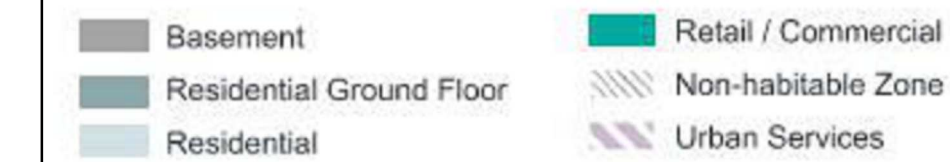
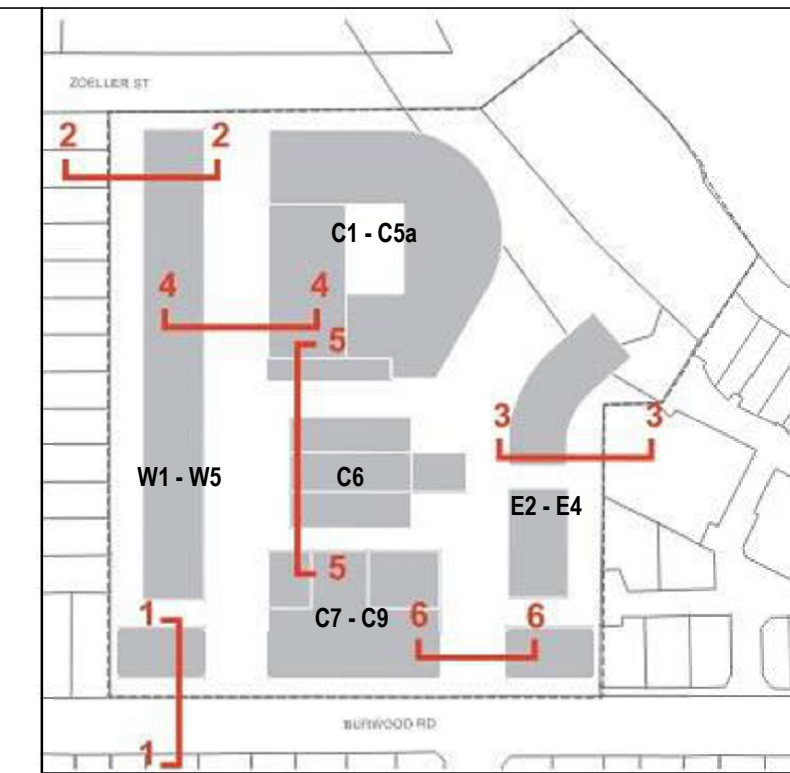
3 SECTION 1
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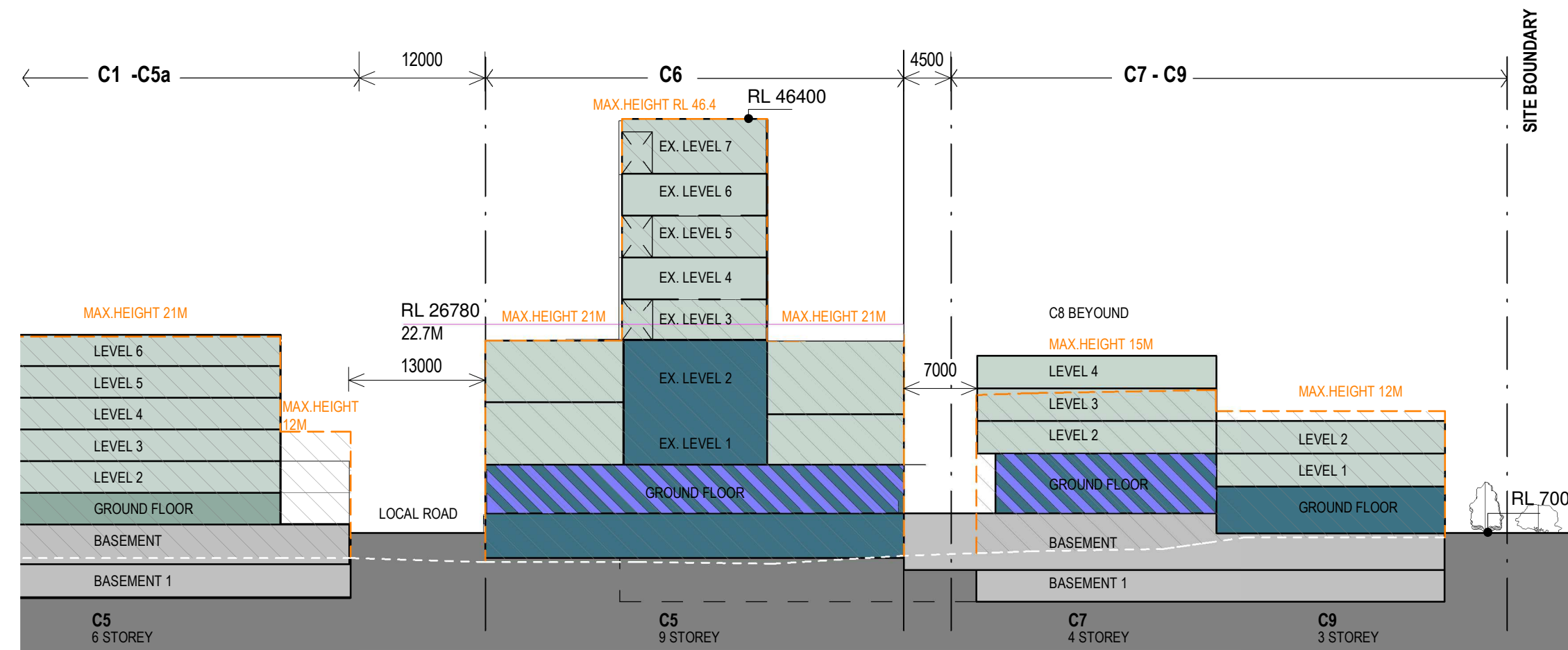
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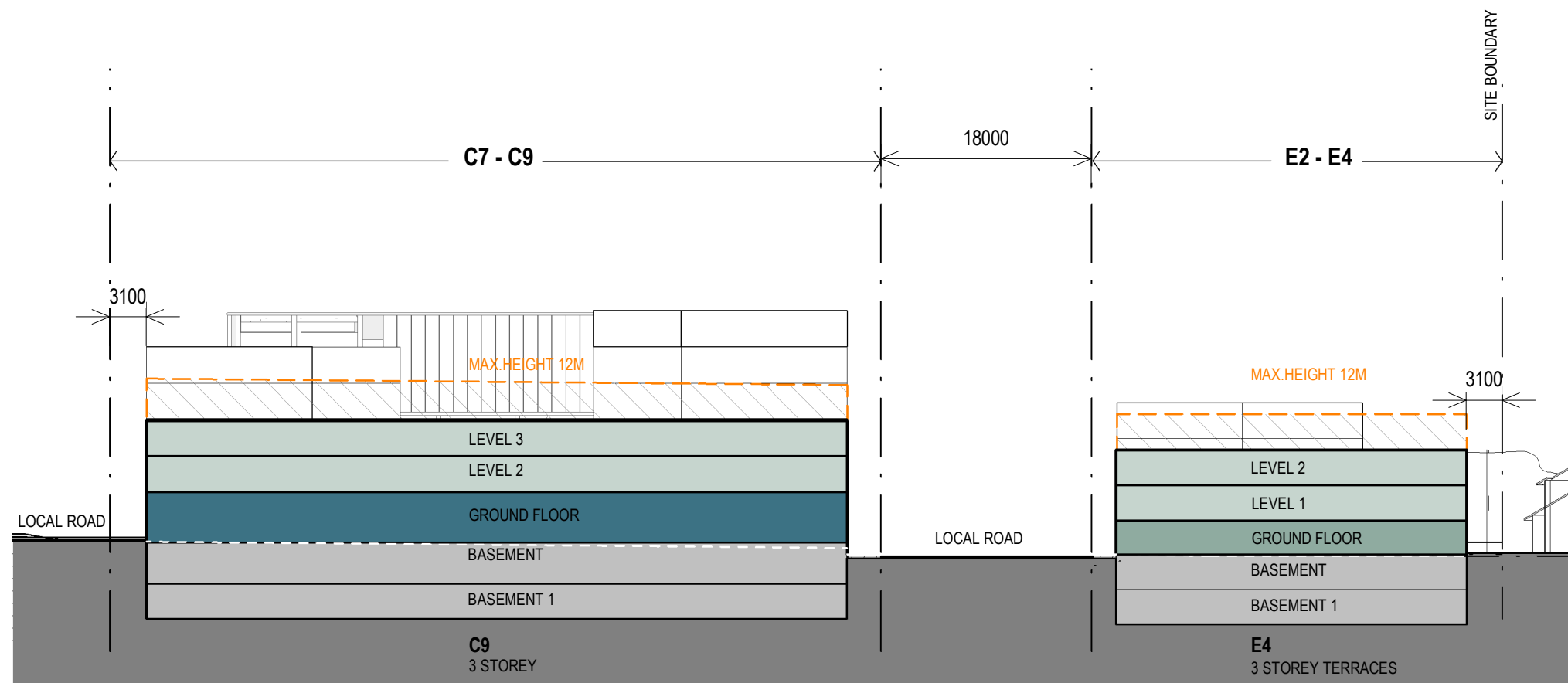
2 SECTION 3
XX-XX-002 1: 500



4 SECTION 4
XX-XX-01 1: 500



5 SECTION 5
XX-XX-01 1: 500



6 SECTION 6
XX-XX-002 1: 500

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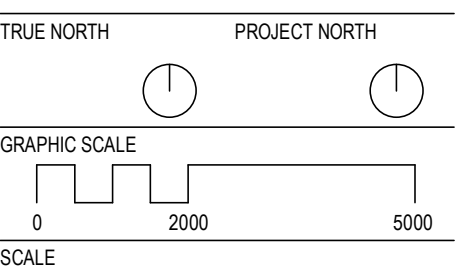
FRESHFOODS

PROJECT

BUSHILLS COFFEE FACTORY
160 BURWOOD RD, CONCORD, NSW
BVN PROJECT NUMBER

1504003

DRAWING KEY



1: 500@A1

DRAWING

CONTROL SECTIONS

AR-XX-XX-021	ISSUE
	2

LOT	AREA
C1-5	7035
C6	2945
C7-9	3500
E2-4	4730
W1-5	7330
Total	25540
SITE AREA	39440





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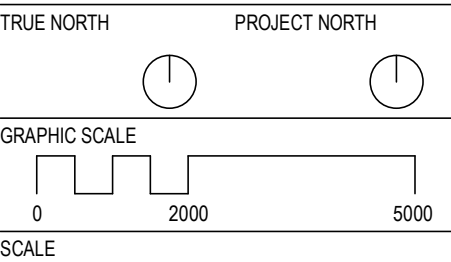
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FRESHFOODS

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COMMUNAL OPEN SPACE
DIAGRAM