MultiUnit Dwelling House & Affordable Housing

2-6 Martin St, Roselands NSW 2196 Australia

Alterations and additions to the development approved at Nos. 4-6 Martin Street to accommodate No. 2 Martin Street and the proposed four additional dwellings

Drawing List

ID	Layout Name	Scale
DA-000	Cover Page	
DA-010	Site Analysis Plan & Demolition Plan	1:100
DA-100	Ground Floor Plan	1:100
DA-101	First Floor Plan	1:100
DA-102	Roof Plan	1:100
DA-200	South & East Elevation	1:50
DA-201	North & West Elevations	
DA-210	Section A-A	
DA-220	Material Finishes	
DA-300	GFA Calculation	1:200
DA-301	Landscaped / Deep Soil Area	1:200
DA-310	Solar Study	
DA-311	Solar Study	
DA-320	Shadow Diagram	
DA-321	Shadow Diagram	
DA-400	Adaptable Unit Plan	

View from Martin Street

Consultants

1. Planning
Slattery Planning Group
Genevieve info@slatteryplanning.com.au

2. Surveyor:
Innovative Surveying Associates
Shiwen Li 0422 879 956 info@isagroups.com.au

3. Quantity Surveyor:
MBM
David Madden 02 9270 1000 dm@mbmpl.com.au

4. Traffic :
Genesis Traffic
Bernard Lo 0433 813 687 bernard@genesistraffic.com.au

5. Landscape Architect:
Lisound Landscape
Sarah Yan 0413 410 954 lisound2010@gmail.com

6. BCA/Access :
Design Right Consulting
Aleks Stojcevic 0405 295 978 aleks@designrc.com.au

0007984360 24 Aug 2022
Assessor Janis Bonnefin
Accreditation No. 10056
Address
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PROJECT	Terrace Houses
ADDRESS	2-6 Martin St, Roselands NSW 2196 Australia
CLIENT	Mr. De Ming Chen
DRAWING	Cover Page
PROJECT #	21061
DRAWN	JY
CHECKED	JK
DATE	15/8/22
SCALE @ A1	
DRAWING No.	DA-000
NORTH	
REV	A

0007984360 24 Aug 2022	0007982697 23 Aug 2022	0007982705 23 Aug 2022	0007982713 23 Aug 2022
Assessor Jamie Bonnefin	Assessor Jamie Bonnefin	Assessor Jamie Bonnefin	Assessor Jamie Bonnefin
Accreditation No. 10056	Accreditation No. 10056	Accreditation No. 10056	Accreditation No. 10056
Address 2 Martin Street , Roselands , NSW , 2196	Address Unit 1C, 2 Martin Street , Roselands , NSW , 2196	Address Unit 2C, 2 Martin Street , Roselands , NSW , 2196	Address Unit 3C, 2 Martin Street , Roselands , NSW , 2196
hstar.com.au	5.1 / 63.7	6.7 / 42.9	6.7 / 43.0
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Assessor Jamie Bonnefin
Accreditation No. 10056
Address Unit 4C, 2 Martin Street , Roselands , NSW , 2196
5.4 / 58.2
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PROJECT	Terrace Houses
ADDRESS	2-6 Martin St, Roselands NSW 2196 Australia
CLIENT	Mr. De Ming Chen
DRAWING	Ground Floor Plan
PROJECT #	21061
SCALE @ A1	1:100
DRAWN	JY
CHECKED	JK
DATE	15/8/22
DRAWING No.	DA-100
REV	A
NORTH	

1 First Floor Plan
1:100

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Assessor Jamie Bonnefin
Accreditation No. 10056
Address Unit 1C, 2 Martin Street , Roselands , NSW , 2196
5.1 — 63.7 MJ/m² — www.nathers.gov.au
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Assessor Jamie Bonnefin
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Address Unit 2C, 2 Martin Street , Roselands , NSW , 2196
6.7 — 42.9 MJ/m² — www.nathers.gov.au
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- Line of building below
- Existing structures to be demolished
- Boundary Lines
- Setback Lines

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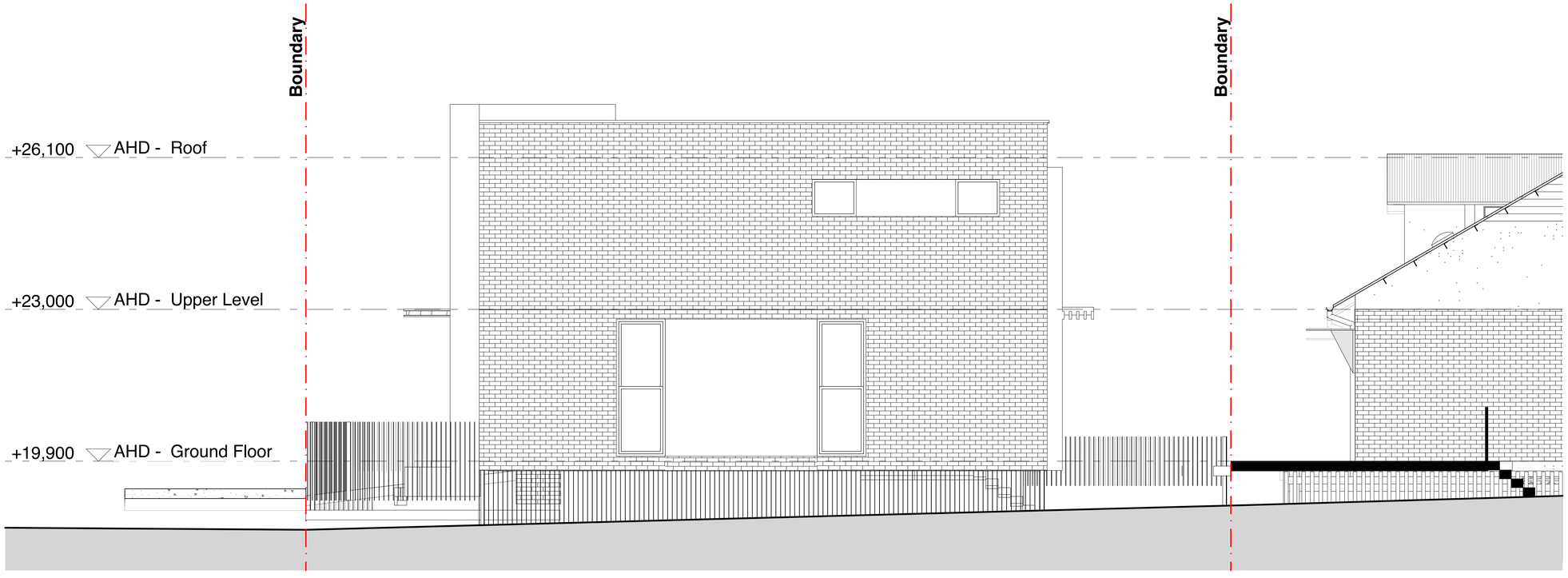
PROJECT: Terrace Houses
ADDRESS: 2-6 Martin St, Roselands NSW 2196 Australia
CLIENT: Mr. De Ming Chen
DRAWING: First Floor Plan

PROJECT #	21061
SCALE @ A1	1:100
DRAWN	JY
CHECKED	JK
DATE	15/8/22
DRAWING No.	DA-101
REV	A

South Elevation



East Elevation

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NSW 2479
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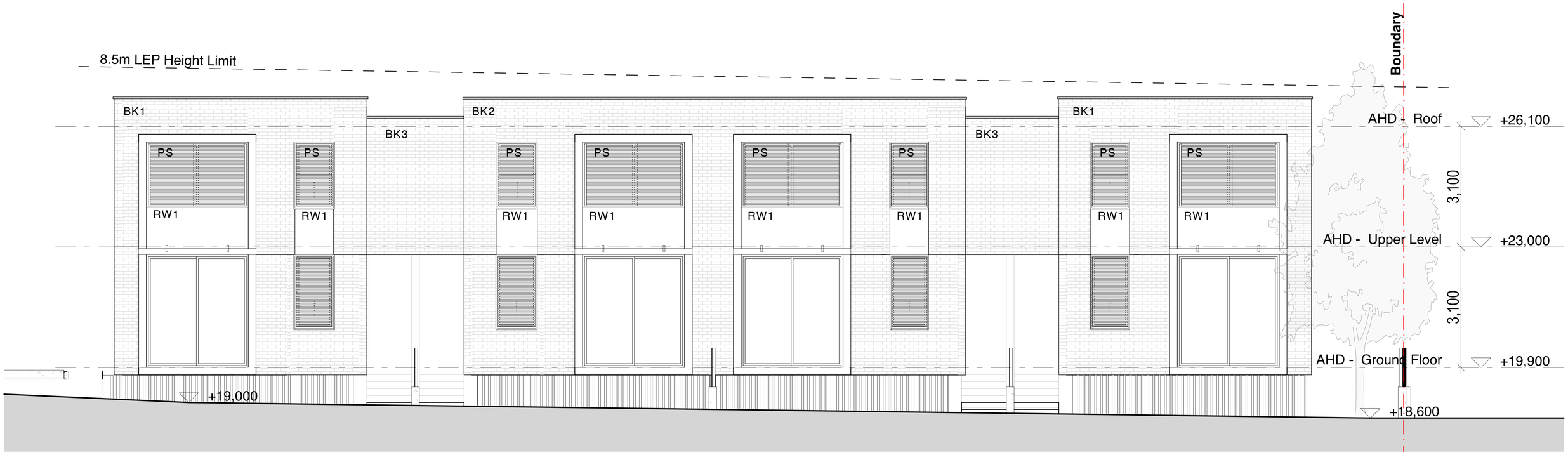
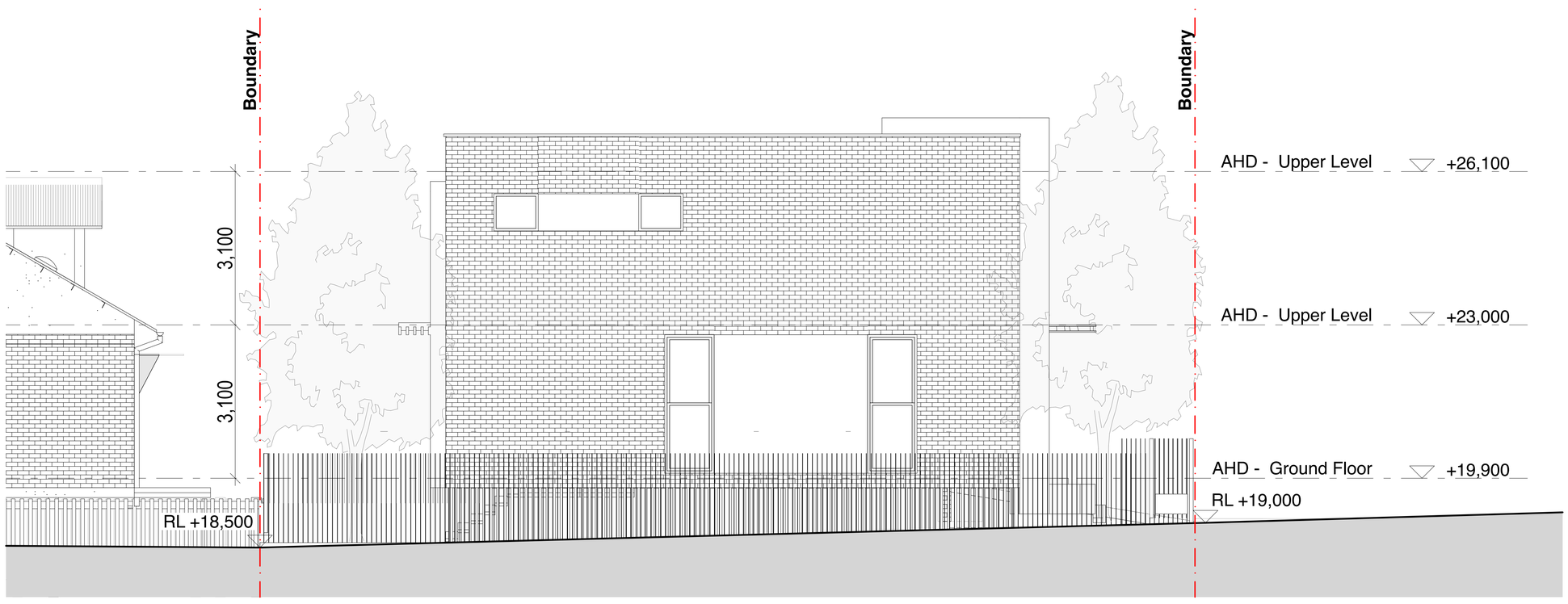
PROJECT
Terrace Houses
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia
CLIENT
Mr. De Ming Chen
DRAWING
South & East Elevation

PROJECT #	21061	SCALE @ A1	1:50
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	DA-200
NORTH		REV	A





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NSW 2479
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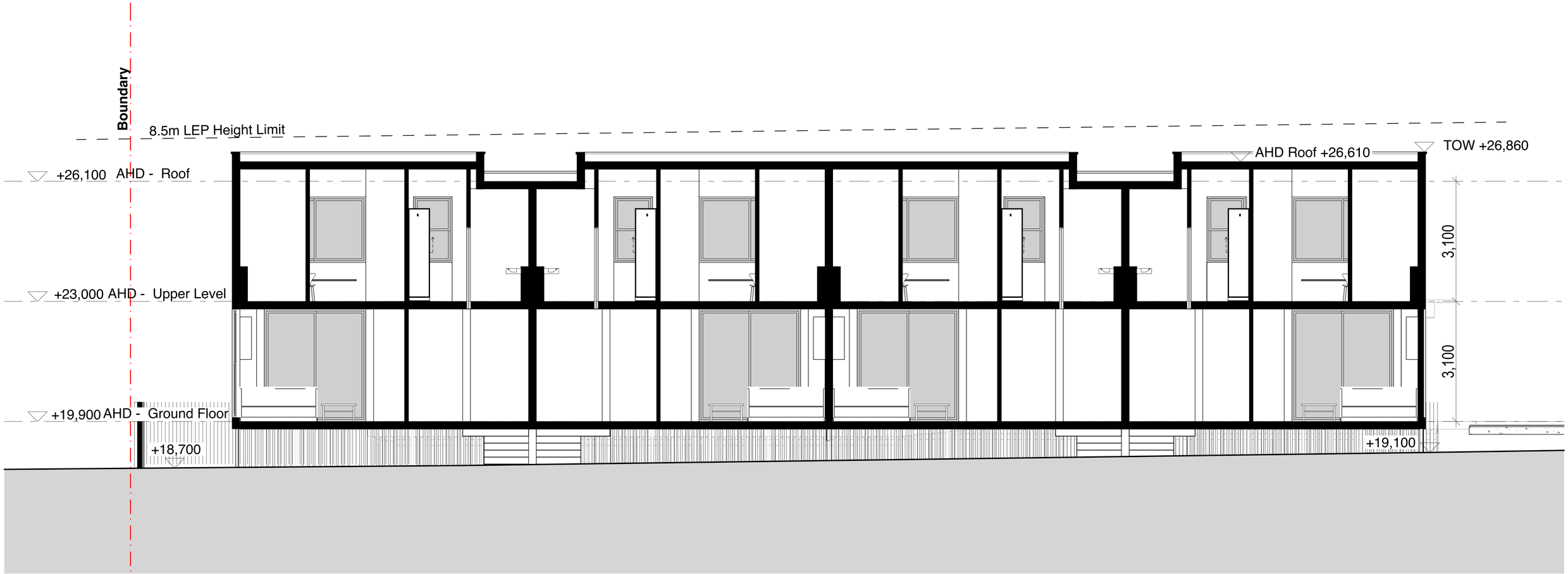
PROJECT
Terrace Houses
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia
CLIENT
Mr. De Ming Chen
DRAWING
North & West Elevations

PROJECT #	21061	SCALE @ A1	
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	DA-201
NORTH		REV	A



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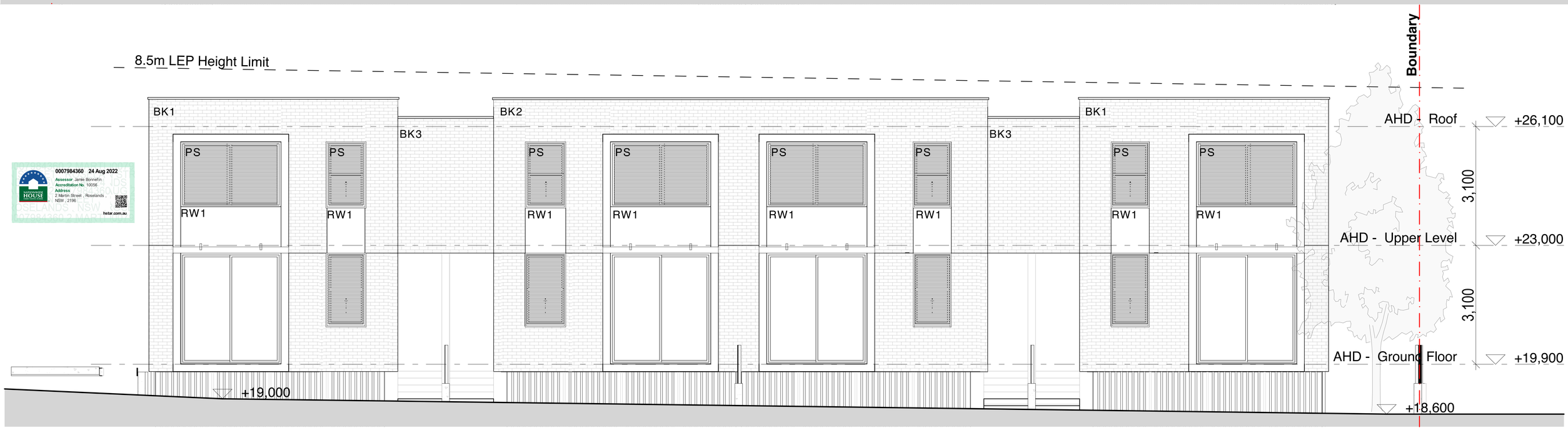
PROJECT
Terrace Houses
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia
CLIENT
Mr. De Ming Chen
DRAWING
Section A-A

PROJECT #	21061
DRAWN	JY
DATE	15/8/22
NORTH	
SCALE @ A1	
CHECKED	JK
DRAWING No.	DA-210
REV	A



BK1 - Panorama Snowfield Austral Bricks or Similar

BK2 - Murray Grey Austral Bricks or Similar

BK3 - Brahman Granite Austral Bricks or Similar

RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar

ST - Sandstone Planter Box

PS - Timber Appearance Privacy Screen

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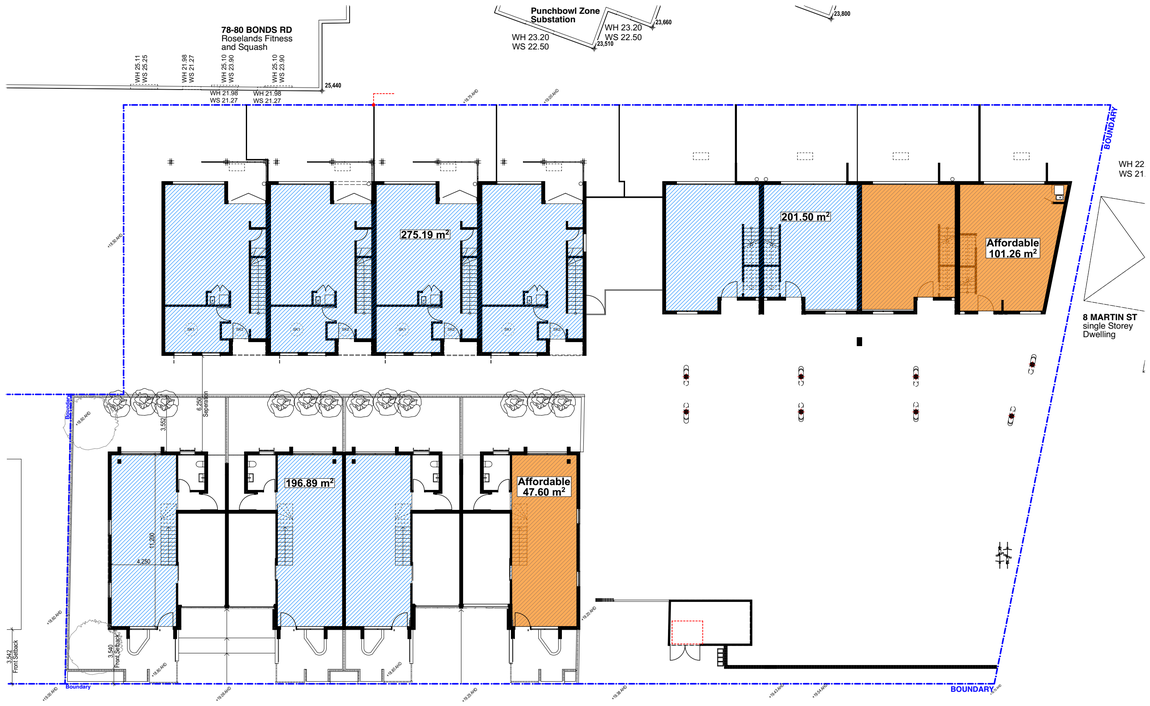
PROJECT
Terrace Houses
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia
CLIENT
Mr. De Ming Chen
DRAWING
Material Finishes

PROJECT #	21061
DRAWN	JY
DATE	15/8/22
NORTH	
SCALE @ A1	
CHECKED	JK
DRAWING No.	DA-220
REV	A



Gross Floor Area Affordable Unit Area

Site Area: 2360.4 sqm GFA Allowable 1581.47 sqm	
Element ID	Area
Level One_A	176.54
Level One_B	316.84
Level One_C	325.66
Level_GF_A	275.19
Level_GF_B	201.50
Level_GF_C	196.89
	1,492.62 m²

Affordable Unit Area	
Element ID	Area
Affordable B	101.26
Affordable B	155.49
Affordable C	47.60
Affordable C	79.46
	383.81 m²

Site Area : 2360.4 sqm
FSR Allowable: 0.5:1+0.25:1 = 0.75:1
FSR Proposed: 0.632:1
GFA Allowable: 1770.30 sqm
GFA Proposed: 1492.62 sqm

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BASIX Project Commitments — **BASIX Number: 1330349M**

Proposed: Multi Dwelling
Address: 2 Martin St, Roselands NSW 2196
Lot No / DP: 3/210492

Water

Fixtures		Specification
Shower head rating		4 star (> 4.5 but <= 6 L/min)
Toilet rating		3 star
Kitchen taps rating		3 star
Bathroom taps rating		3 star
Alternative water details		
Stormwater tank	Central	12,000L
Connected to: Garden and lawn areas		Yes
All toilets		No
Laundry		No

Thermal Comfort — **Accreditation Number: HERA 10056** — **NatHERS Number: 0007984360**

External walls		Requirements		
Brick veneer	Dwelling 1C and 4C	Light colour	R2.0	Bulk + Anti-glare foil
Brick veneer	Dwelling 2C and 3C	Medium colour	R2.0	Bulk + Anti-glare foil
Brick veneer	All dwellings	Dark colour	R2.0	Bulk + Anti-glare foil
Fibro cavity panel direct fix	All dwellings	Medium colour	R2.0	Bulk + Anti-glare foil

Internal walls		
Cavity wall, direct fix plasterboard		No insulation
Cavity wall, direct fix plasterboard	Walls shared with garage	R2.0 Bulk insulation
Partition walls		
Brick, plasterboard		No insulation
Ceiling		
External ceiling - Plasterboard		R4.0 Bulk insulation
Internal ceiling - Concrete, plasterboard		No insulation
Roof		
Corrugated iron		Light Colour (solar absorptance <0.475) R1.3 Bulk + Reflective side down, No air gap above (Anticon 55, 60mm)
Corrugated iron		Dark Colour (solar absorptance >0.70) R1.3 Bulk + Reflective side down, No air gap above (Anticon 55, 60mm)
Floors		
Concrete slab on ground		No insulation
Suspended concrete slab		No insulation
Windows		
Aluminium frame ALM-001-01		Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-002-01		Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Downlights		
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.
Lighting specification		Dwelling is rated with sealed downlights and sealed exhaust fans. Number of downlights have been modelled as per BASIX protocol downlight assumptions.
Overshadowing details		Adjoining units calculated into model calculations
Site		
Orientation of nominal north elevation		As shown on plans

Energy		
Hot water	Specification	Rating
Individual system	Gas instantaneous	3 star
Ventilation		
Bathroom, kitchen and laundry exhaust	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Cooling		
Individual systems - living areas	1-phase airconditioning	4 star
Individual systems - bedroom areas	1-phase airconditioning	4 star
Heating		
Individual systems - living areas	1-phase airconditioning	4 star
Individual systems - bedroom areas	1-phase airconditioning	4 star
Appliances		
Cooktop/oven	Gas cooktop & gas oven	
Ventilated fridge space	No	
Private outdoor clothes drying line	Yes	
Private Indoor or sheltered clothes drying line	No	

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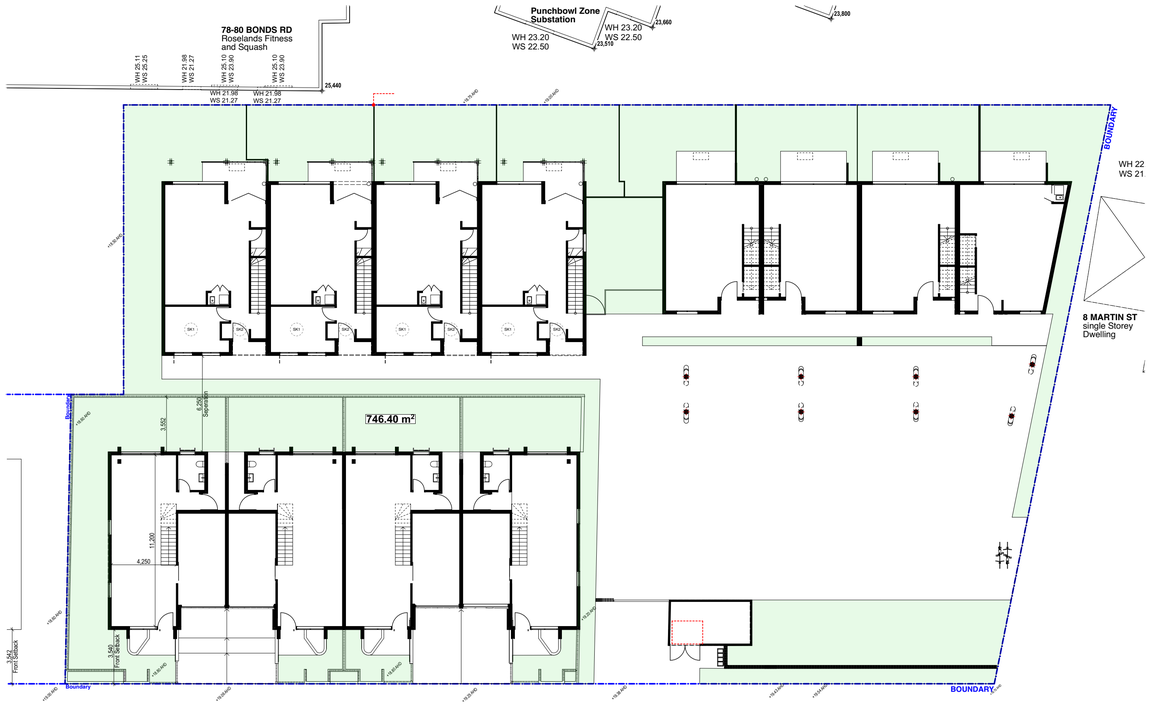
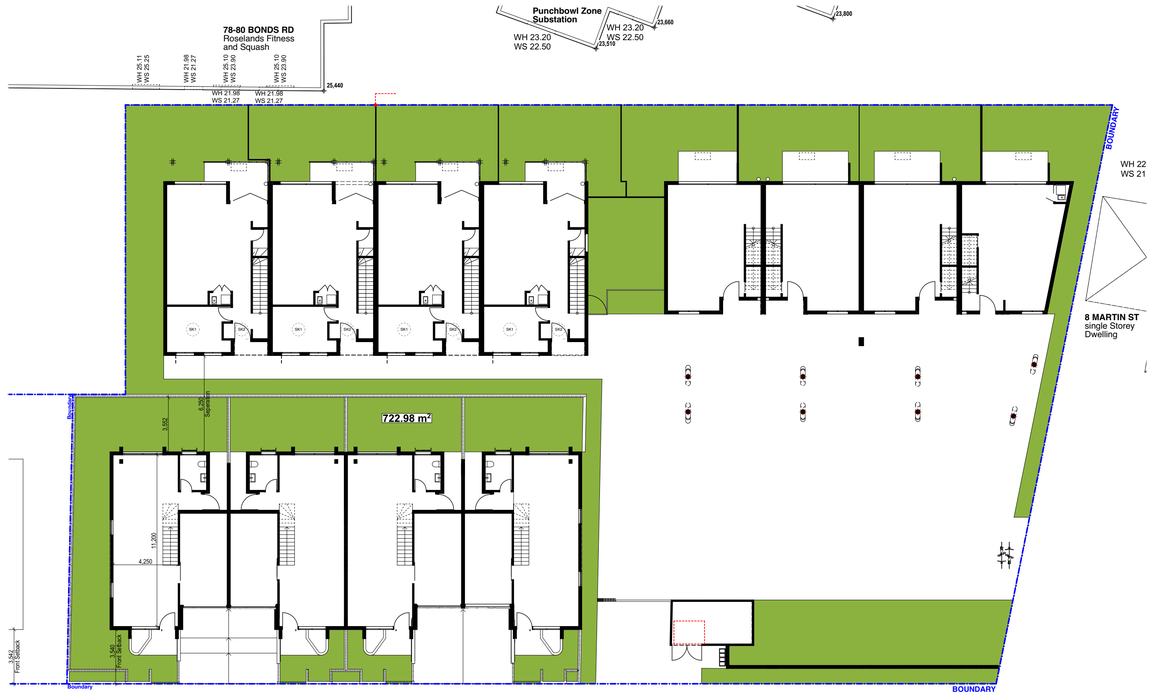
BYRON BAY Unit 1 10 Station St, Bangalow NSW 2479 T: +61 2 4926 5563

PROJECT: Terrace Houses
ADDRESS: 2-6 Martin St, Roselands NSW 2196 Australia
CLIENT: Mr. De Ming Chen
DRAWING: GFA Calculation

PROJECT #	21061
DRAWN	JY
DATE	15/8/22
SCALE @ A1	1:200
CHECKED	JK
DRAWING No.	DA-300
REV	A



Site Area : 2360.4 sqm
Landscaped Area Required: 708.12 sqm (30%)
Landscaped Area Proposed: 746.40 sqm (31%)



Site Area : 2360.4 sqm
Deep Soil Area Required: 354.06 sqm (15%)
Deep Soil Area Proposed: 722.98 sqm (30.6%)

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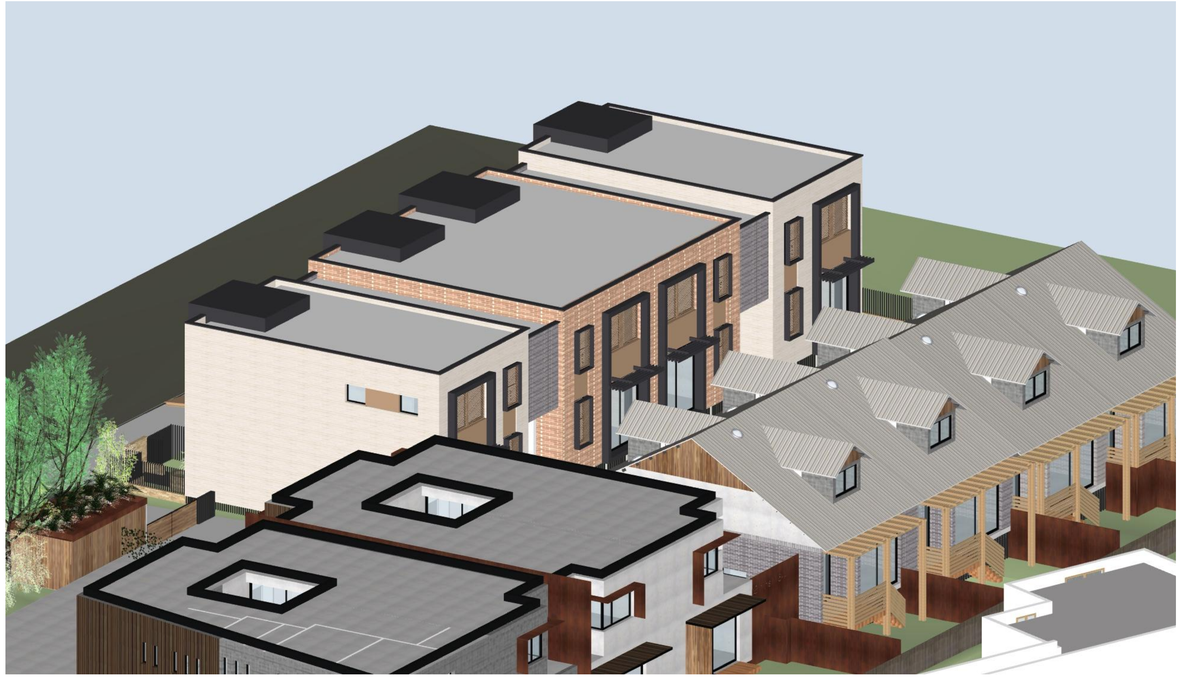
PROJECT
Terrace Houses
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia
CLIENT
Mr. De Ming Chen
DRAWING
Landscaped / Deep Soil Area

PROJECT #	21061	SCALE @ A1	1:200
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	
NORTH		DA-301	
		REV	A



June 21 - 09:00 A.M.

June 21 - 10:00 A.M.

June 21 - 11:00 A.M.

June 21 - 12:00 P.M.

0007984360 24 Aug 2022
Assessor Jamie Bonnefin
Accreditation No. 10056
Address
2 Martin Street , Roselands , NSW , 2196
hstar.com.au

FOR DA PURPOSES

CONSULTANT 01	CONSULTANT 04
CONSULTANT 02	CONSULTANT 05
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PROJECT
Terrace Houses

ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

CLIENT
Mr. De Ming Chen

DRAWING
Solar Study

PROJECT #	21061	SCALE @ A1	
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	
NORTH		DA-310	
		REV	A

June 21 - 01:00 P.M.

June 21 - 02:00 P.M.

June 21 - 03:00 P.M.

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PROJECT
Terrace Houses

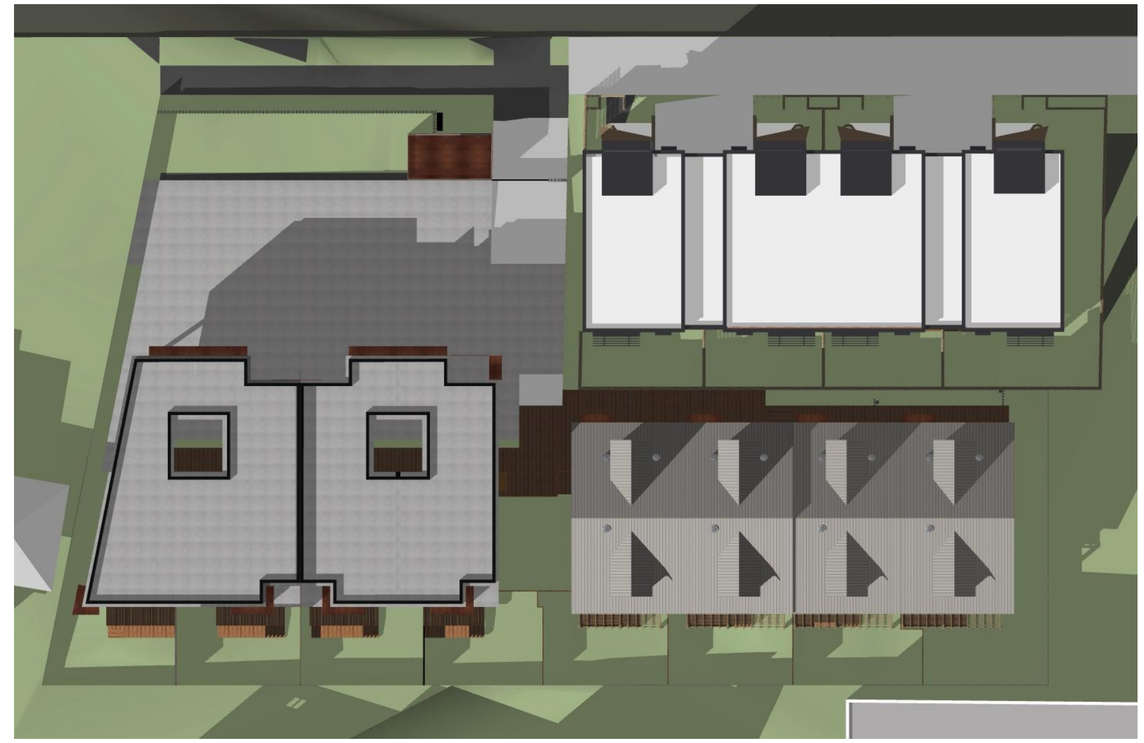
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

CLIENT
Mr. De Ming Chen

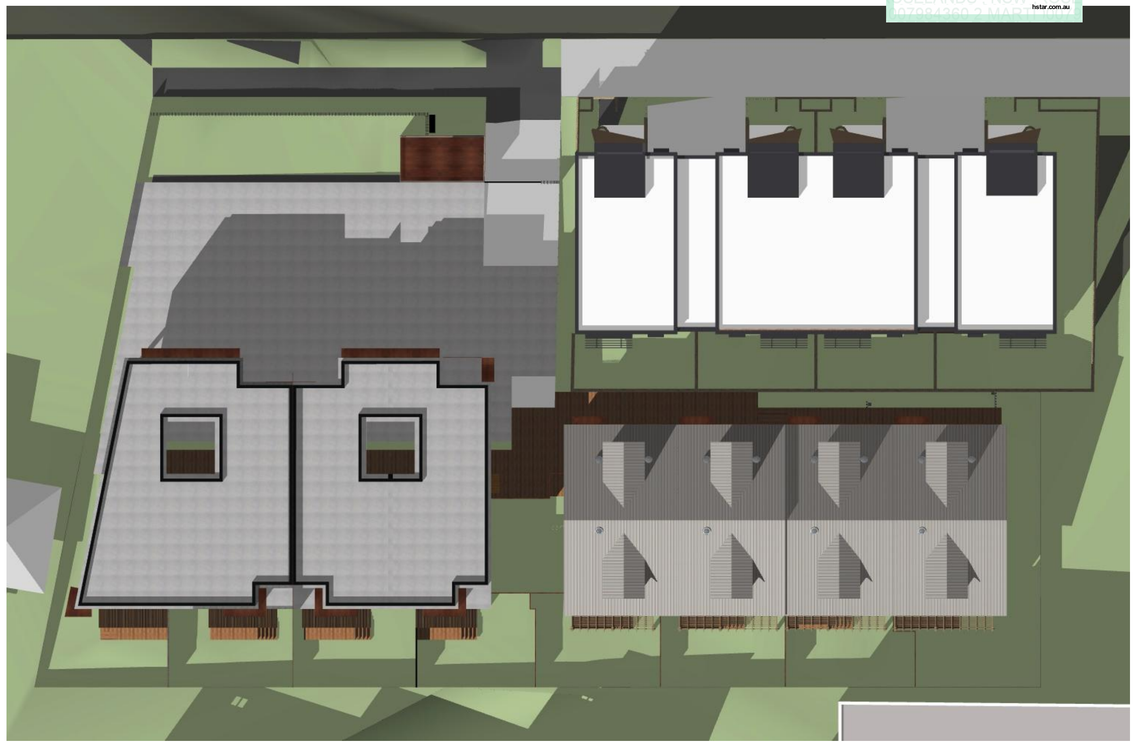
DRAWING
Solar Study

PROJECT #	21061	SCALE @ A1	
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	DA-311
NORTH		REV	A

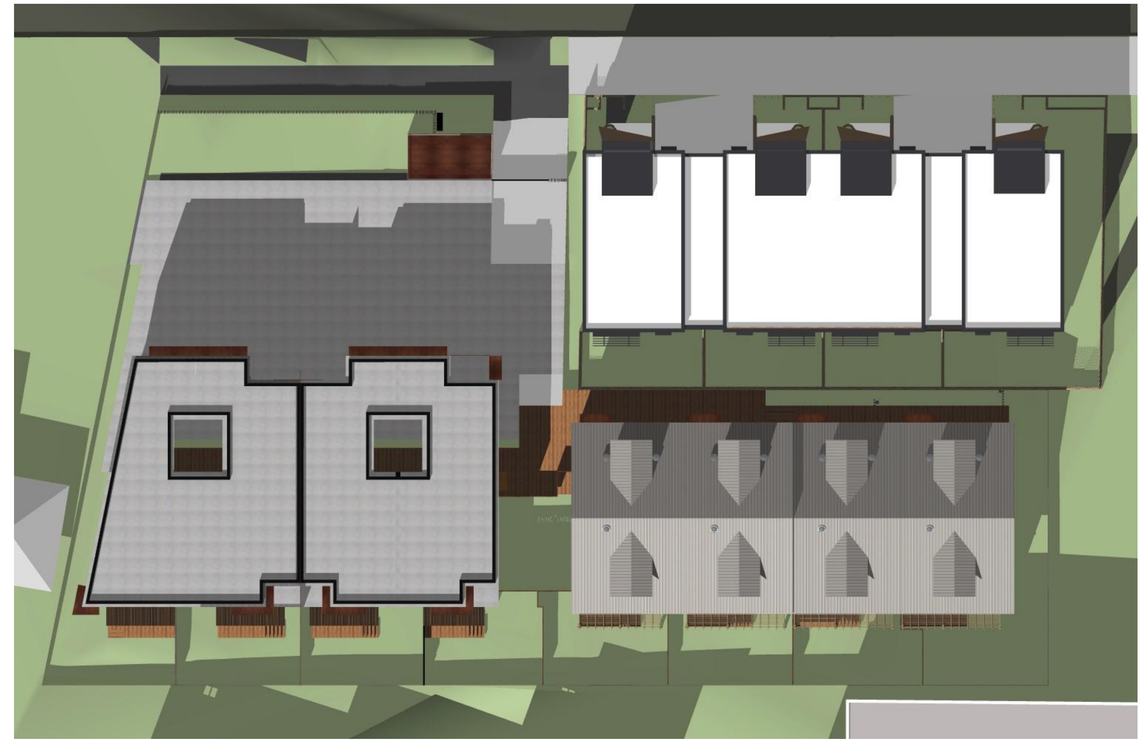
June 21 - 09:00 A.M.



June 21 - 10:00 A.M.



June 21 - 11:00 A.M.



June 21 - 12:00 P.M.

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Accreditation No. 10056
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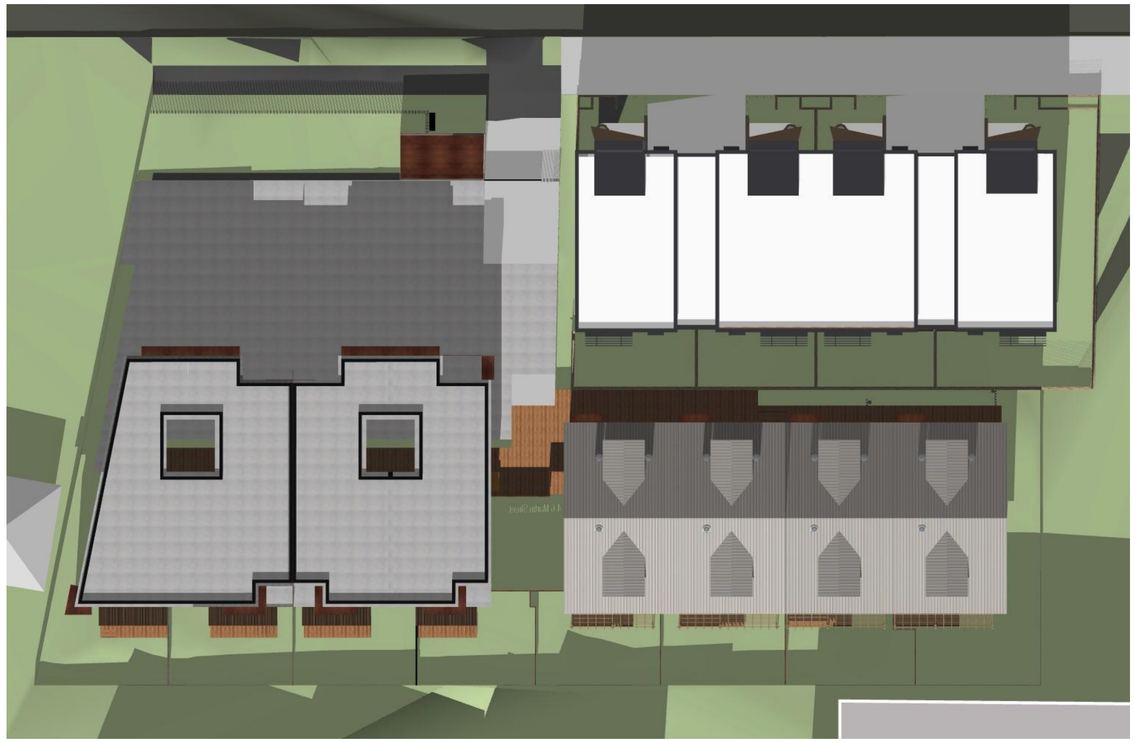
PROJECT
Terrace Houses

ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

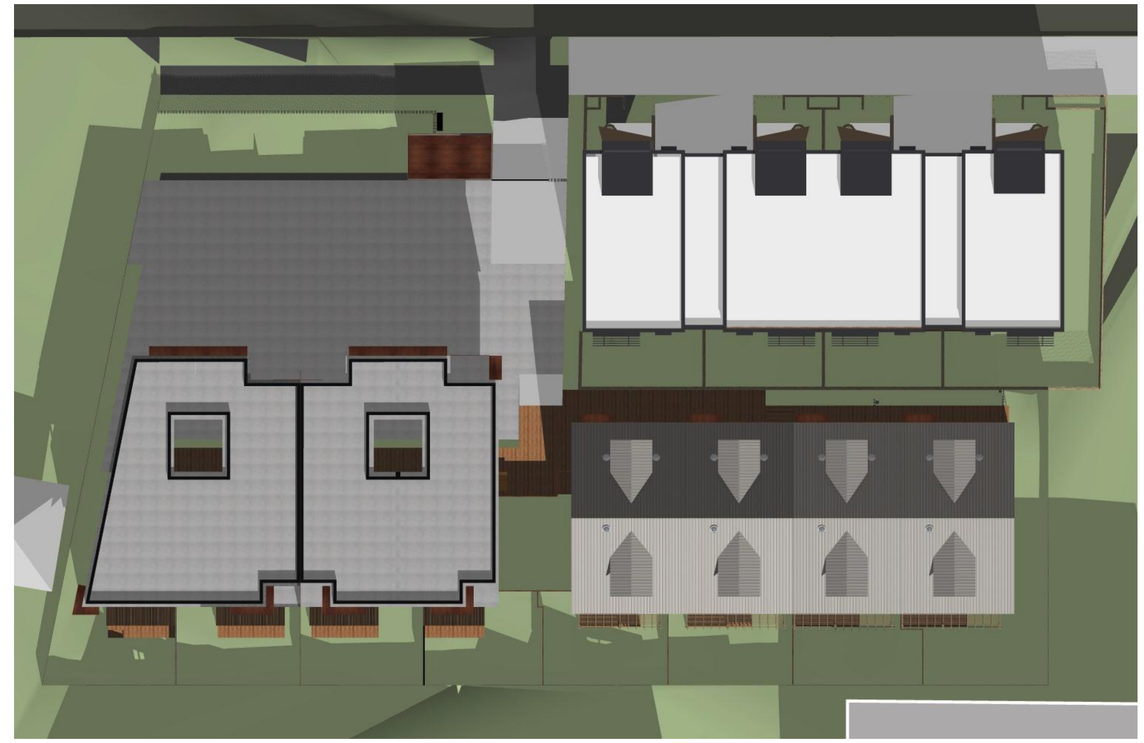
CLIENT
Mr. De Ming Chen

DRAWING
Shadow Diagram

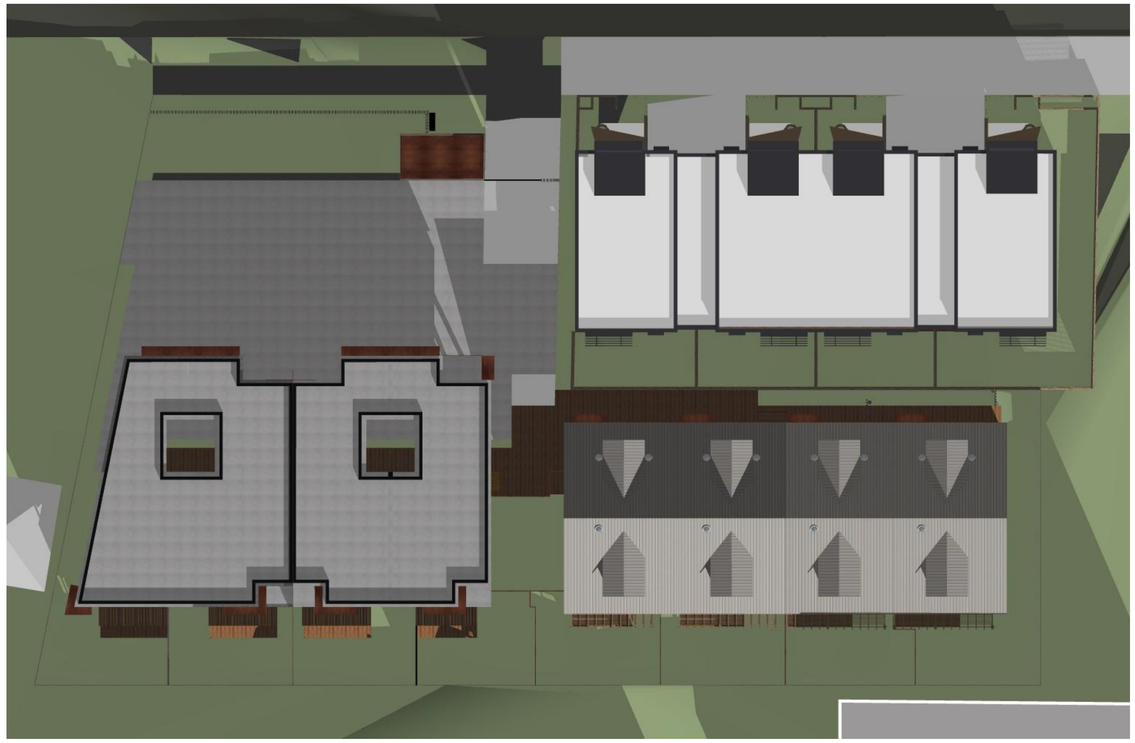
PROJECT #	21061	SCALE @ A1	
DRAWN	JY	CHECKED	JK
DATE	15/8/22	DRAWING No.	
NORTH		**DA-320**	
		REV	A



June 21 - 13:00 P.M.



June 21 - 14:00 P.M.



June 21 - 15:00 P.M.

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CONSULTANT 03	CONSULTANT 06

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PROJECT
Terrace Houses

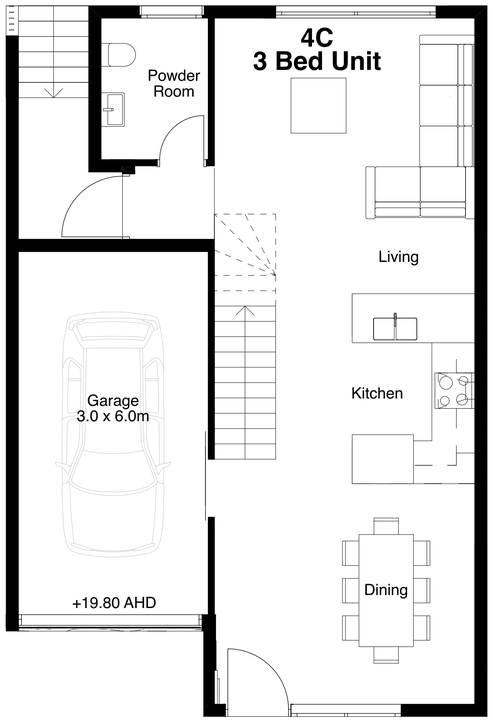
ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

CLIENT
Mr. De Ming Chen

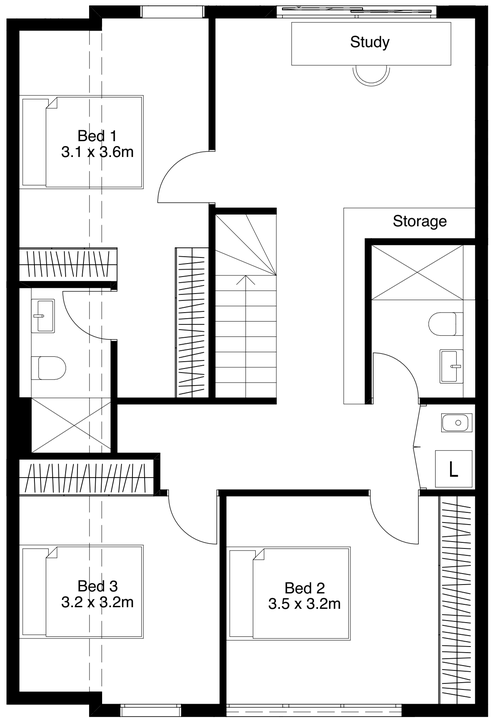
DRAWING
Shadow Diagram

PROJECT # 21061	SCALE @ A1
DRAWN JY	CHECKED JK
DATE 15/8/22	DRAWING No.
NORTH	DA-321
	REV A

Pre-Adapted Unit

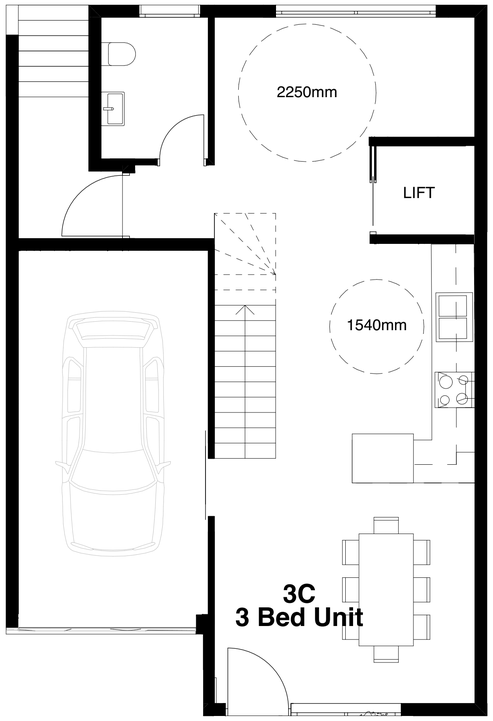


Ground Floor

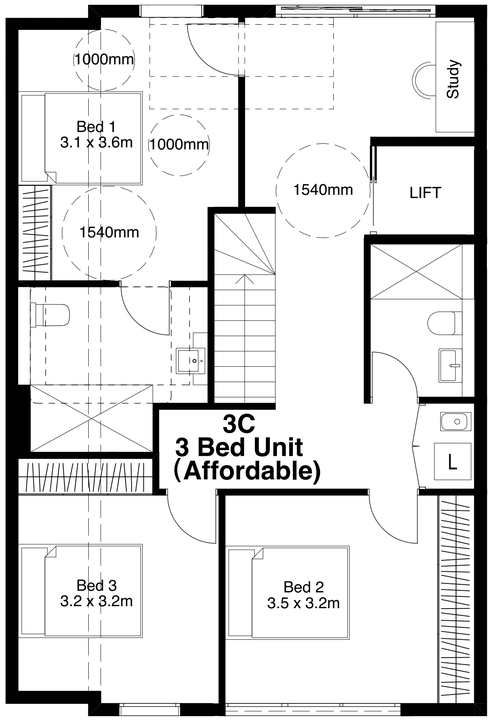


Level One

Adapted Unit



Ground Floor



Level One

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PROJECT	Terrace Houses
ADDRESS	2-6 Martin St, Roselands NSW 2196 Australia
CLIENT	Mr. De Ming Chen
DRAWING	Adaptable Unit Plan
PROJECT #	21061
DRAWN	JY
DATE	15/8/22
NORTH	
SCALE @ A1	
CHECKED	JK
DRAWING No.	DA-400
REV	A