

DRAWING SCHEDULE

A 0000 TITLE PAGE

A 1010 SITE PLAN

A 1055 AFFORDABEL RENTAL HOUSING

A 1201 GROUND FLOOR PLAN

A 1202 LEVEL 01

A 1203 LEVEL 02

A 1204 LEVEL 03

A 1205 ROOF PLAN

A 1500 ELEVATIONS

A 1501 ELEVATIONS

A 1600 MATERIAL SCHEDULE

A 1601 MATERIAL SCHEDULE

S4.55 LIST OF AMENDMENTS

FLOOR PLANS (GROUND & LEVEL 01 - 02)

01 - SOLID BALUSTRADE CHANGED TO GLASS BALUSTRADE.

ELEVATIONS

02 - CHANGE OF FACE BRICK FINISH TO RENDER AND
PAINT FINISH

MATERIAL SCHEDULE

02 - CHANGE FACE BRICK FINISH TO RENDER AND PAINT FINISH
03 - REMOVAL OF ALUCOBOND PRODUCT NAME AND
REPLACEMENT WITH NON-COMBUSTIBLE ALUMINIMUM
PANEL

AFFORDABLE RENTAL HOUSING (ARH)

04 - RE-ALLOCATION OF ARH UNITS AND CALCULATIONS

UNIT MIX

ST: 7
1 BED:2
2 BED: 27
3 BED: 2
UNITS TOTAL: 38

FSR

SITE AREA: 1900.80 SQM
PERMISSIBLE FSR: 1.0:1+0.5 BONUS
PERMISSIBLE GFA: 2851.20 SQM
GFA: 2841.96 SQM
TOTAL FSR: 1.49:1



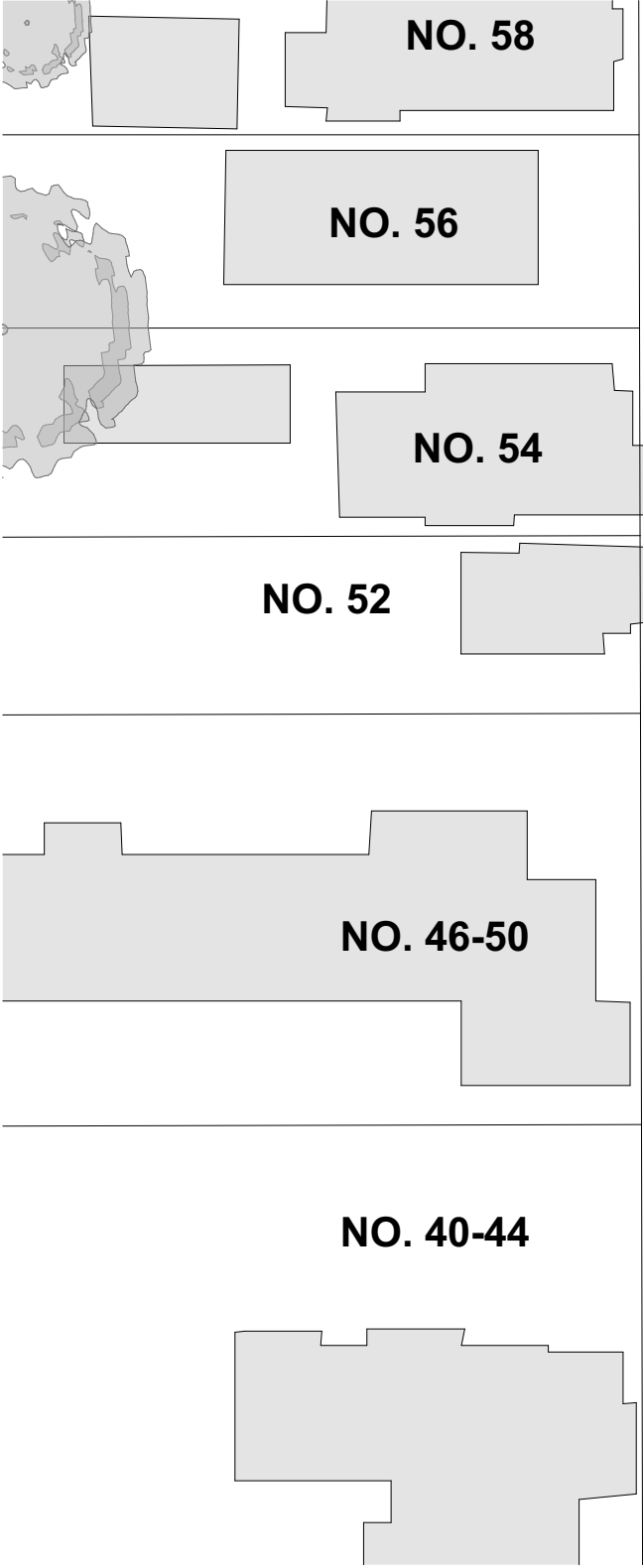
S4.55 - ISSUE A

39-41 CHERTSEY AVE
BANKSTOWN



GHAZI AL ALI
ARCHITECT
PTY LTD

T. +612 8065 1544 | E. office@ghazia.com
ACN: 67167131848
SUITE 21, 47-55 JOHN STREET, LEICHHARDT
NSW 2040



CHERTSEY AVENUE



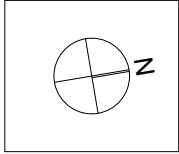
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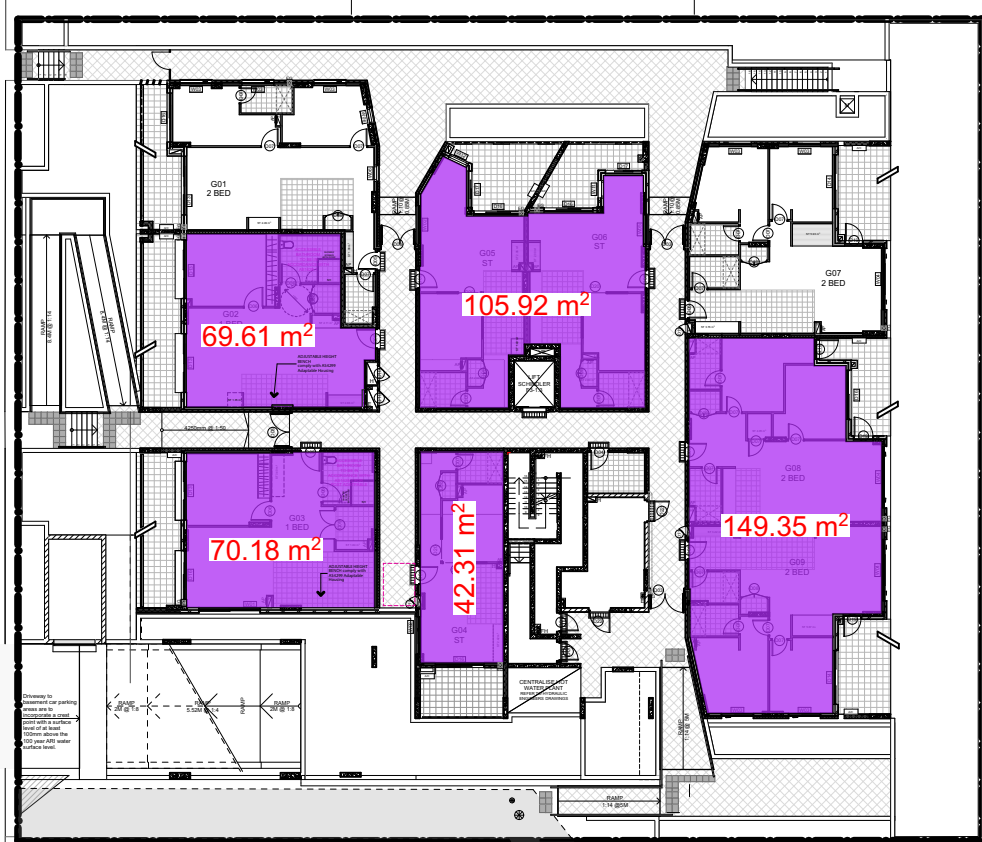
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UNIT 2/147-55 JOHN STREET, LEICHHARDT
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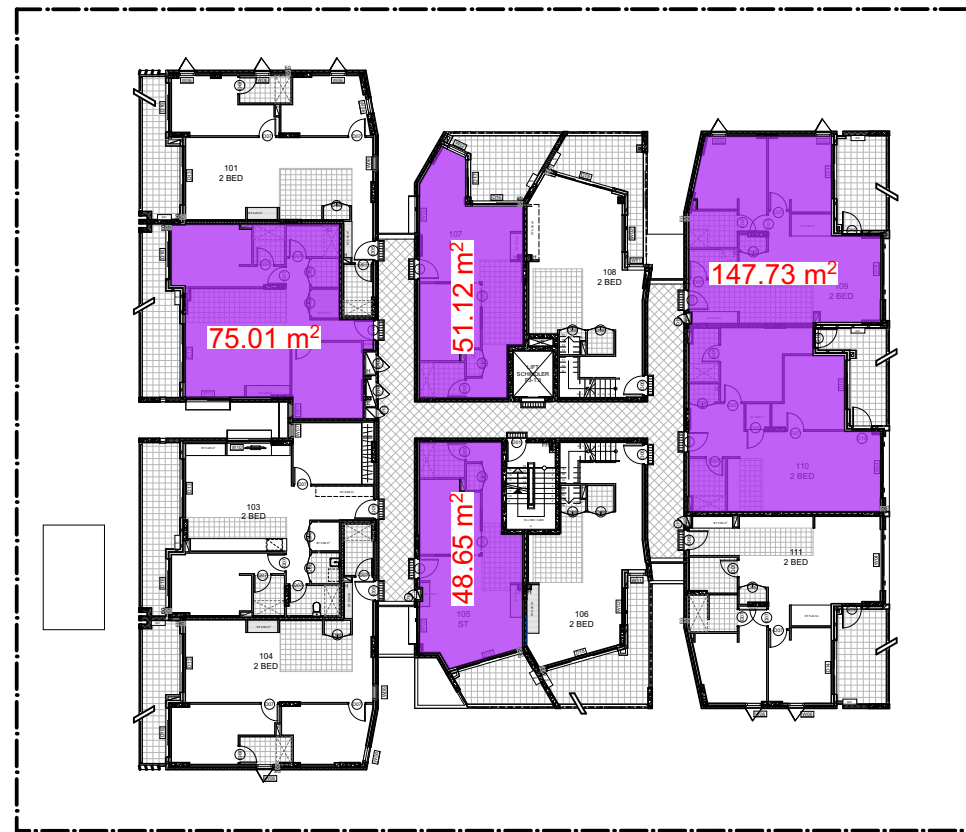
PROPOSED
DEVELOPMENT

DRAWING NAME SITE PLAN		PROJECT NUMBER 09.15
DRAWING NUMBER DA	A1010	
ISSUE A		



PROPOSED S4.55 ARH GFA: 437.37 SQM

GROUND FLOOR
SCALE: NTS



PROPOSED S4.55 ARH GFA: 322.51 SQM

LEVEL 01
SCALE: NTS



PROPOSED S4.55 ARH GFA: 627.14 SQM

LEVEL 02
SCALE: NTS



PROPOSED S4.55 ARH GFA: 73.92 SQM

LEVEL 03
SCALE: NTS

AFFORDABLE UNITS (ARH)

CALCULATIONS

DA APPROVED GFA: 2,841.96 SQM
DA APPROVED FSR: 1.49:1 (WITH 0.5 BOUNS)
DA APPROVED ARH GFA: 1,458.95 SQM

MINIMUM. REQUIRED ARH GFA: 1,420.98 SQM

GROUND FLOOR: 437.37 SQM
LEVEL 01: 322.51 SQM
LEVEL 02: 627.14 SQM
LEVEL 03: 73.92 SQM

S4.55 PROPOSED ARH
GFA: 1,460.94 SQM

04

PROPOSED S4.55 AMENDEMENTS

- REMOVAL OF UNIT G01, 103, 106, 108, 302 & 303 FROM ARH ALLOCATIONS
- ADDITION OF UNIT G09, 109, 201, 204, 207 & 209 TO ARH ALLOCATIONS

TOTAL ARH UNIT ALLOCATIONS: 22

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GROUND FLOOR @1:200

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**GROUND FLOOR
PLAN**
DRAWING NUMBER:
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AS PER DA APPROVAL

LEVEL 01 @1:200

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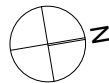
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LEVEL 02 @1:200

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LEVEL 03 @1:200

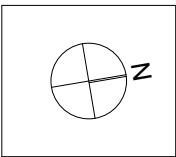
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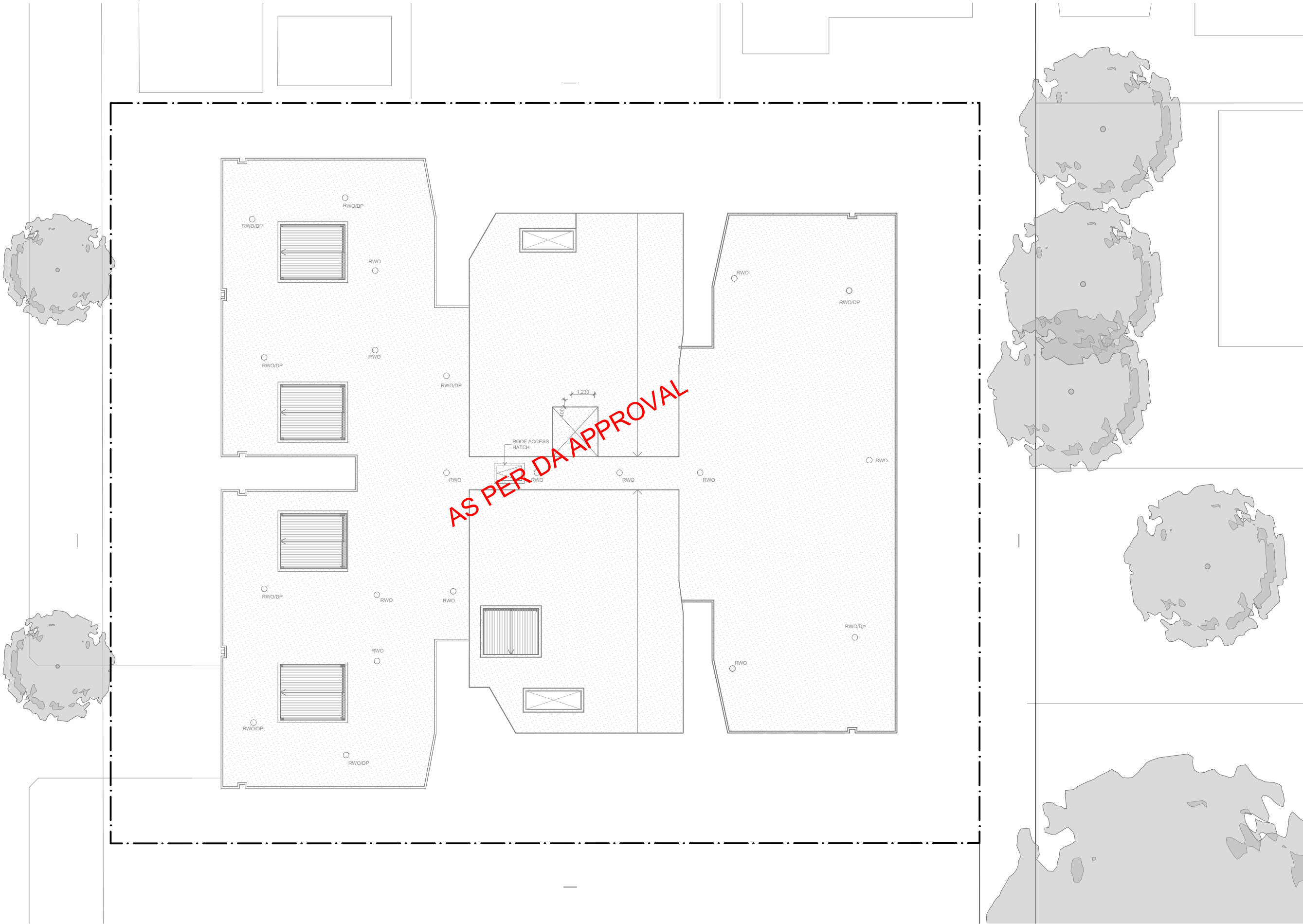
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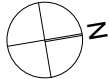
ROOF PLAN @1:200

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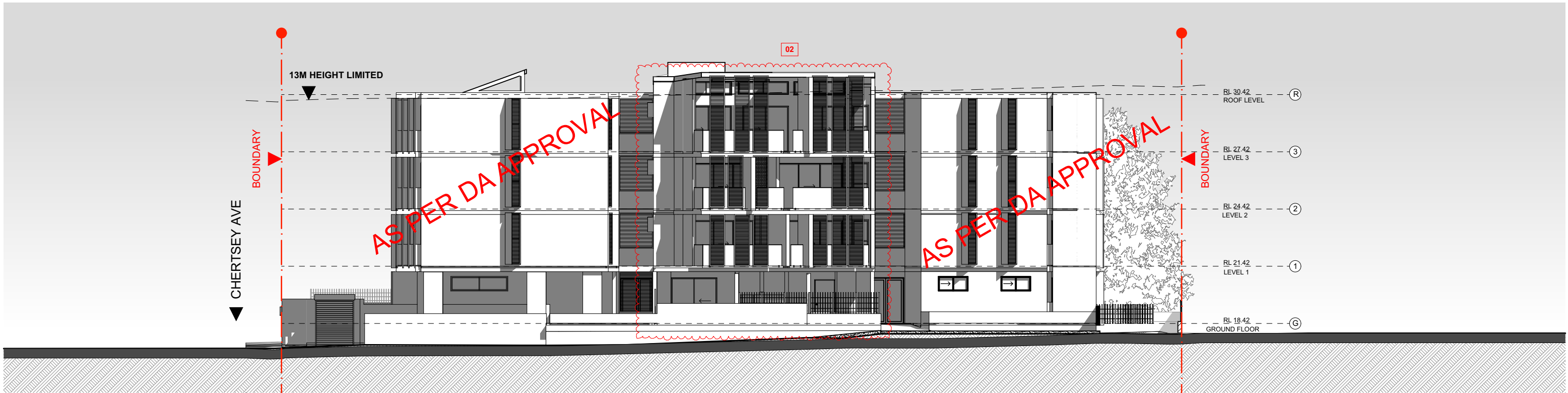
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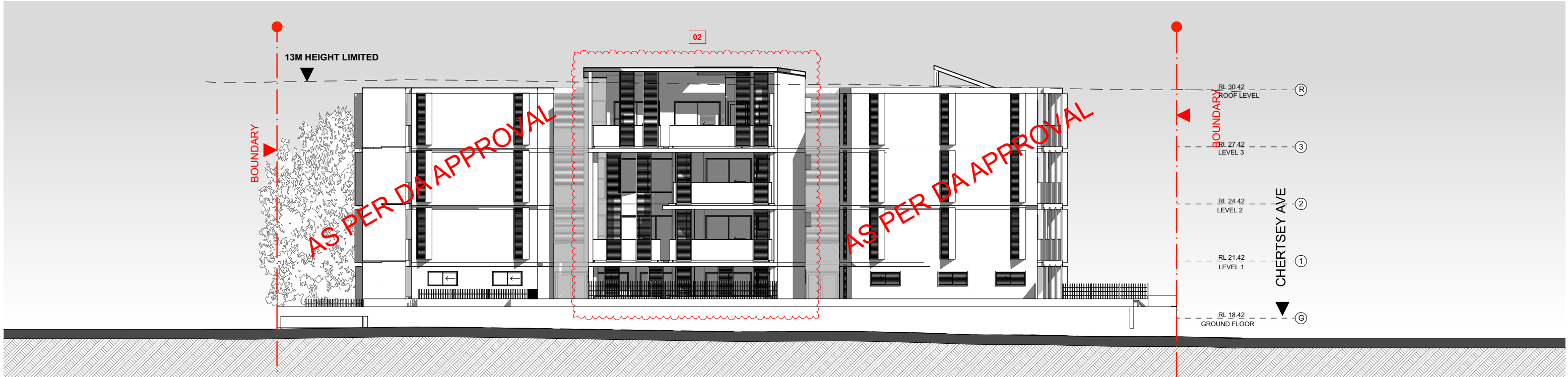
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EAST ELEVATION @1:200



WEST ELEVATION @1:200

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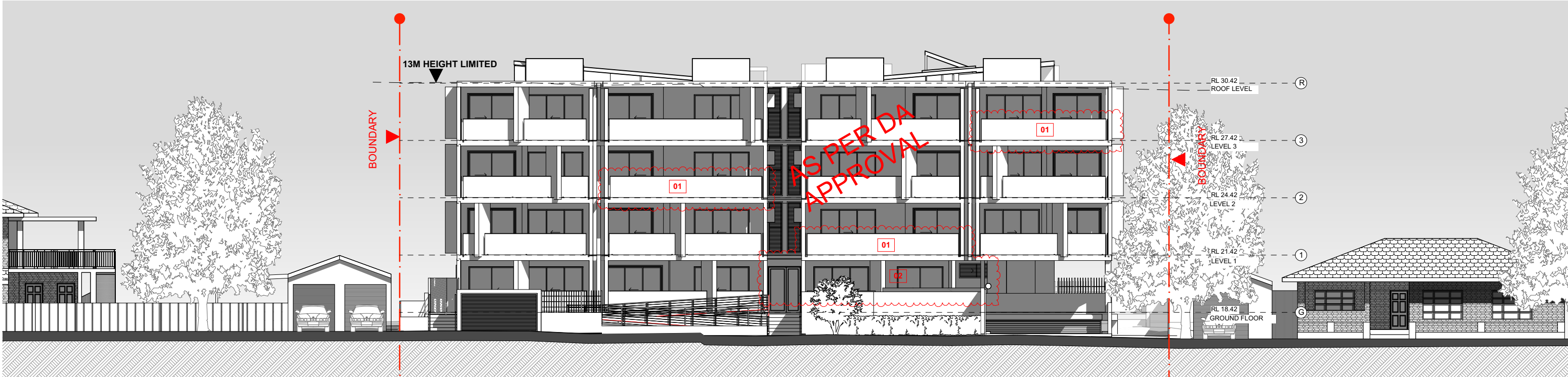
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A1500



SOUTH ELEVATION @1:200



NORTH ELEVATION @1:200

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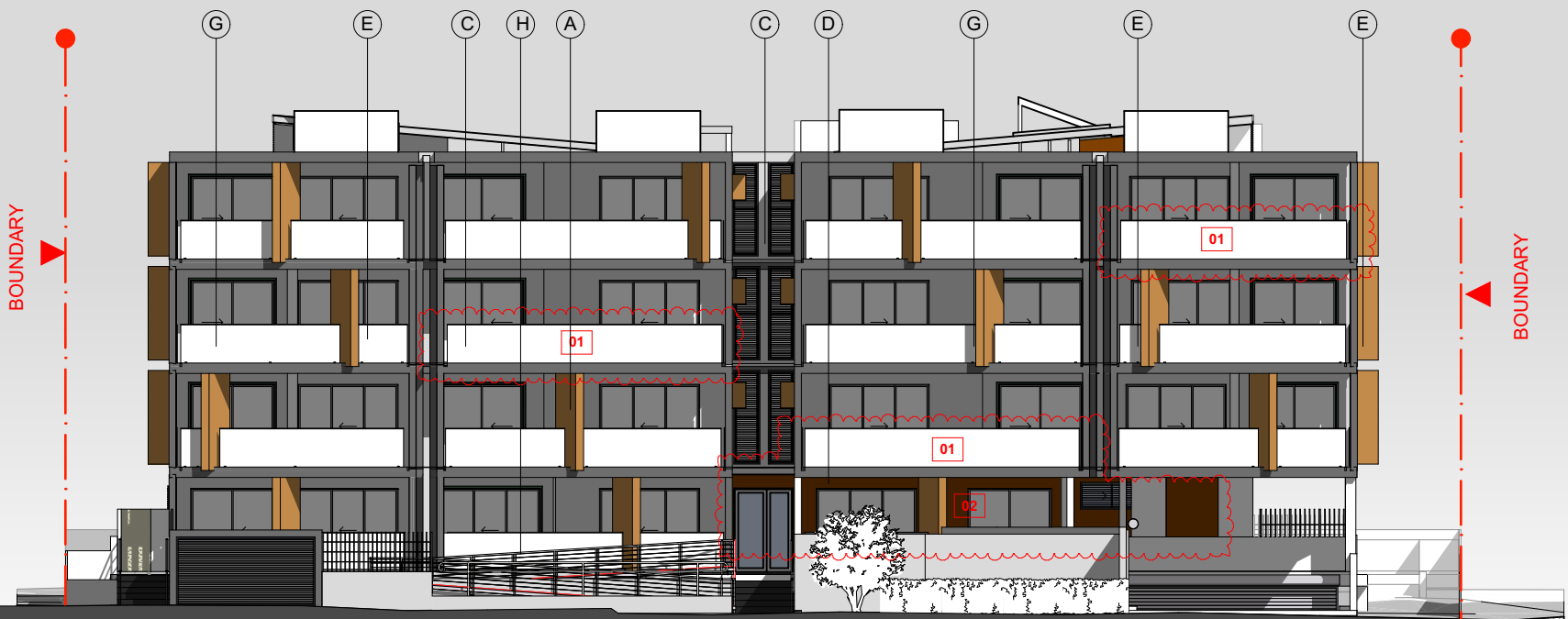
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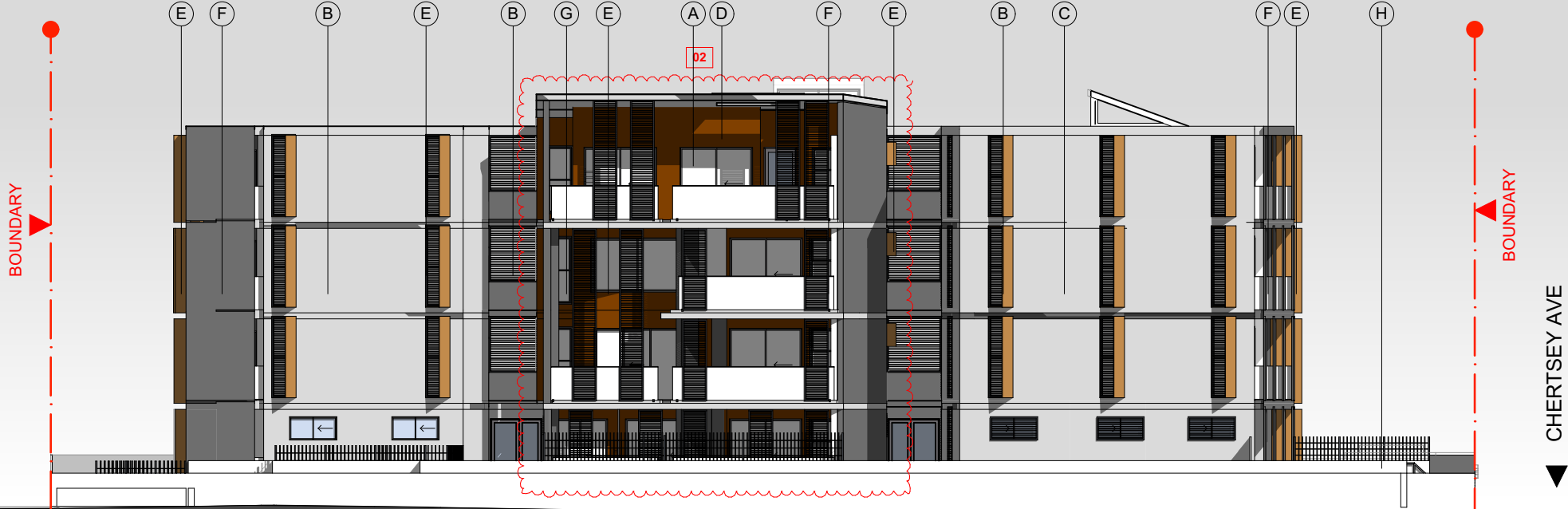
External Walls:
Cavity brick (reflective foil) - light and medium colour (refer to plans) -
SEE TABLE FOR EXCEPTIONS (Unit G04)

Internal Walls:
- Plasterboard on studs (no insulation required)
- Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus R1.0 insulation in centre
Windows: Aluminium standard double-glazed: clear/12 Argon gap/high solar gain low-e; U = 4.10; SHGC = 0.52
Roof: concrete tiled walking surface (medium colour) + no insulation -
SEE TABLE FOR EXCEPTIONS
Ceiling: Plasterboard + no Insulation.
Floor: Concrete slab: no insulation - **SEE TABLE FOR EXCEPTIONS (Ground floor units)**
Floor Covering: Ceramic tiles in wet areas and carpet elsewhere.
Wall Exhaust fans: must be sealed



SOUTH ELEVATION @1:200

Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor + R1.9 insulation in external wall
G05	R1.0 insulation in floor
G06	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
104	R1.0 insulation in floor
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof
307	R2.0 insulation in roof
308	R2.0 insulation in roof
309	R2.0 insulation in roof



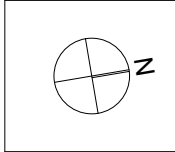
WEST ELEVATION @1:200

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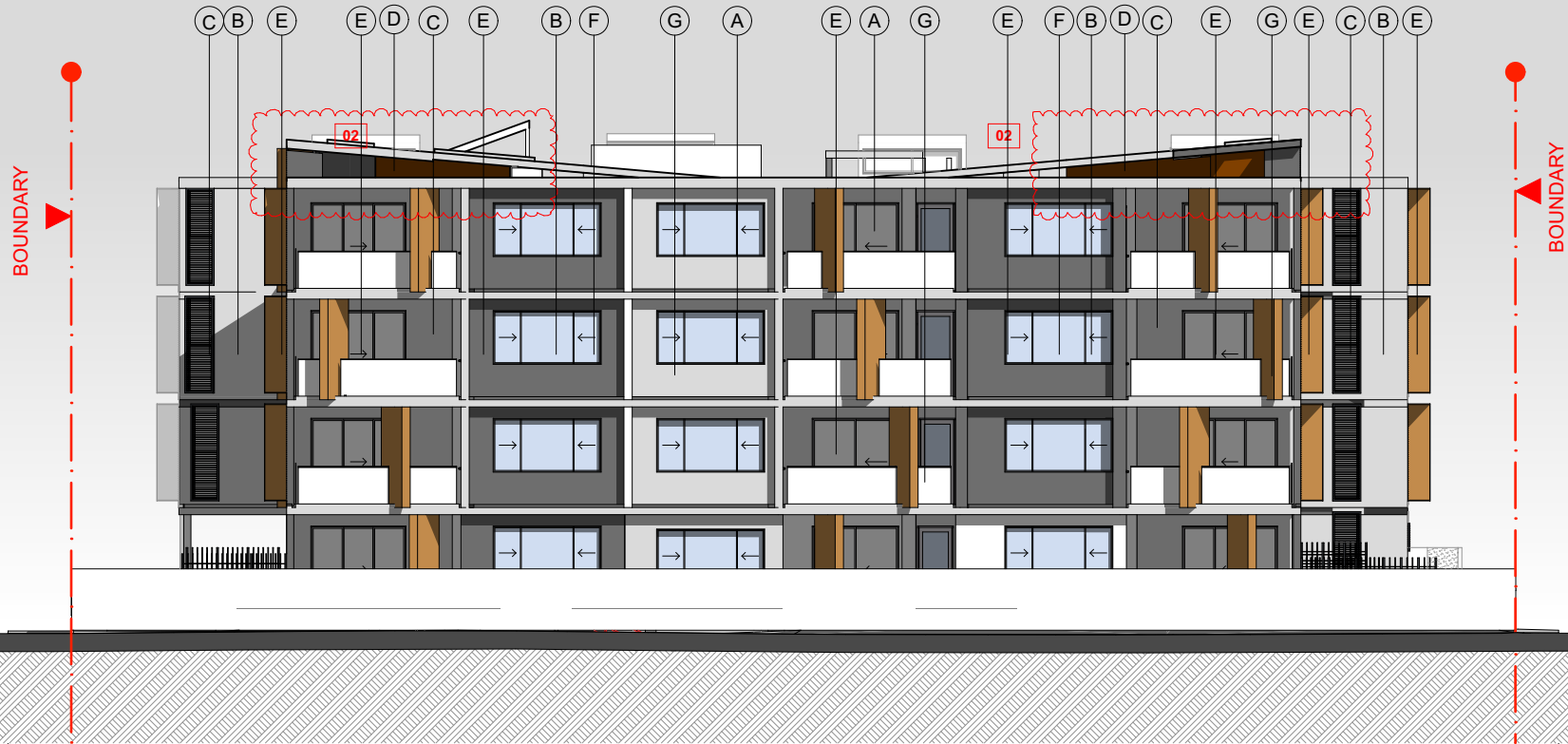
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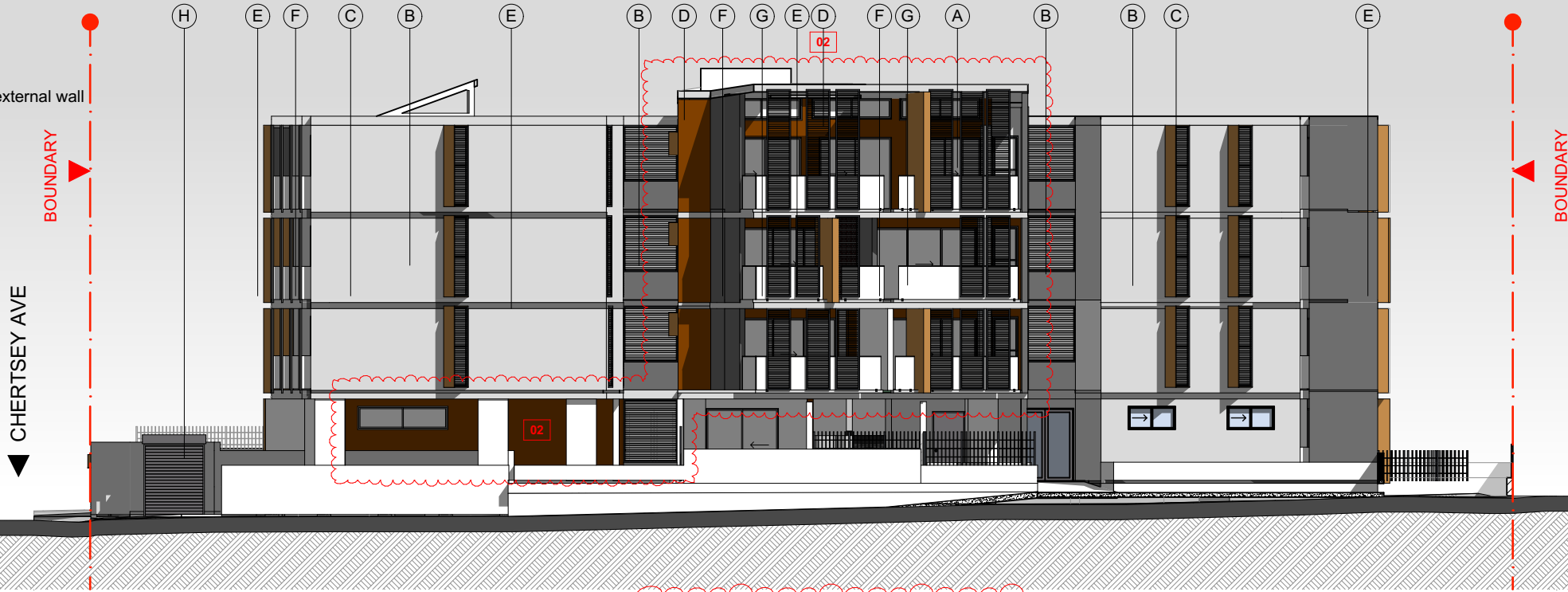
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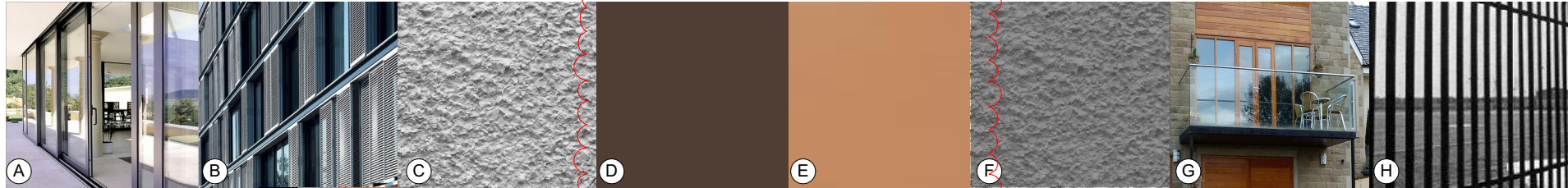


NORTH ELEVATION @1:200

Units	Additional Insulation
G01	R1.0 insulation in floor
G02	R1.0 insulation in floor
G03	R1.0 insulation in floor
G04	R1.0 insulation in floor + R1.9 insulation in external wall
G05	R1.0 insulation in floor
G06	R1.0 insulation in floor
G07	R1.0 insulation in floor
G08	R1.0 insulation in floor
G09	R1.0 insulation in floor
104	R1.0 insulation in floor
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof
307	R2.0 insulation in roof
308	R2.0 insulation in roof
309	R2.0 insulation in roof



EAST ELEVATION @1:200



A	ALUMINIUM FRAME SLIDING DOORS AND AWNING WINDOWS WITH DOUBLE GLAZED PILKINGTON LOW 'E' GLASS
B	NATURAL ALUMINIUM - FIXED LOUVERS / SHADE DEVICES TFD
C	RENDER WALL ROUGH_LIGHT GREY (R:209;G:209;B:209)
D	RENDER WALL - DULUX - CHOCOLATE SOFFULE OR SIMILAR
E	ALUMINIUM METAL PANEL (NON-COMBUSTIBLE) INDIANA COPPER OR SIMILAR
F	RENDER WALL ROUGH_DARK GREY
G	BALCONY GLASS FENCING
H	PALISADE FENCE

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