

DEVELOPMENT APPLICATION

118-120 HANNANS ROAD, NARWEE

6 X 2 BEDROOM 4 X 1 BEDROOM UNITS & 5 X 2 BEDROOM TOWNHOUSE

DRAWING SCHEDULE:

ARCHITECTURAL

SITE ANALYSIS / PRIVACY PLAN & DEMOLITION PLAN	_____ SHT 01 OF 12
GENERAL SITE PLAN	_____ SHT 02 OF 12
CARPARKING LEVEL & GROUND FLOOR TOWNHOUSE PLAN	_____ SHT 03 OF 12
GROUND FLOOR & FIRST FLOOR TOWNHOUSE PLAN	_____ SHT 04 OF 12
FIRST FLOOR PLAN	_____ SHT 05 OF 12
SECOND FLOOR PLAN	_____ SHT 06 OF 12
ROOF PLAN	_____ SHT 07 OF 12
ELEVATIONS 1	_____ SHT 08 OF 12
ELEVATIONS 2	_____ SHT 09 OF 12
SECTIONS	_____ SHT 10 OF 12
SHADOW DIAGRAMS	_____ SHT 11 OF 12
COLOUR SCHEDULE / PHOTOMONTAGE	_____ SHT 12 OF 12

SURVEY

DETAIL & CONTOUR PLAN	_____ SHT 01 OF 1
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HYDRAULIC

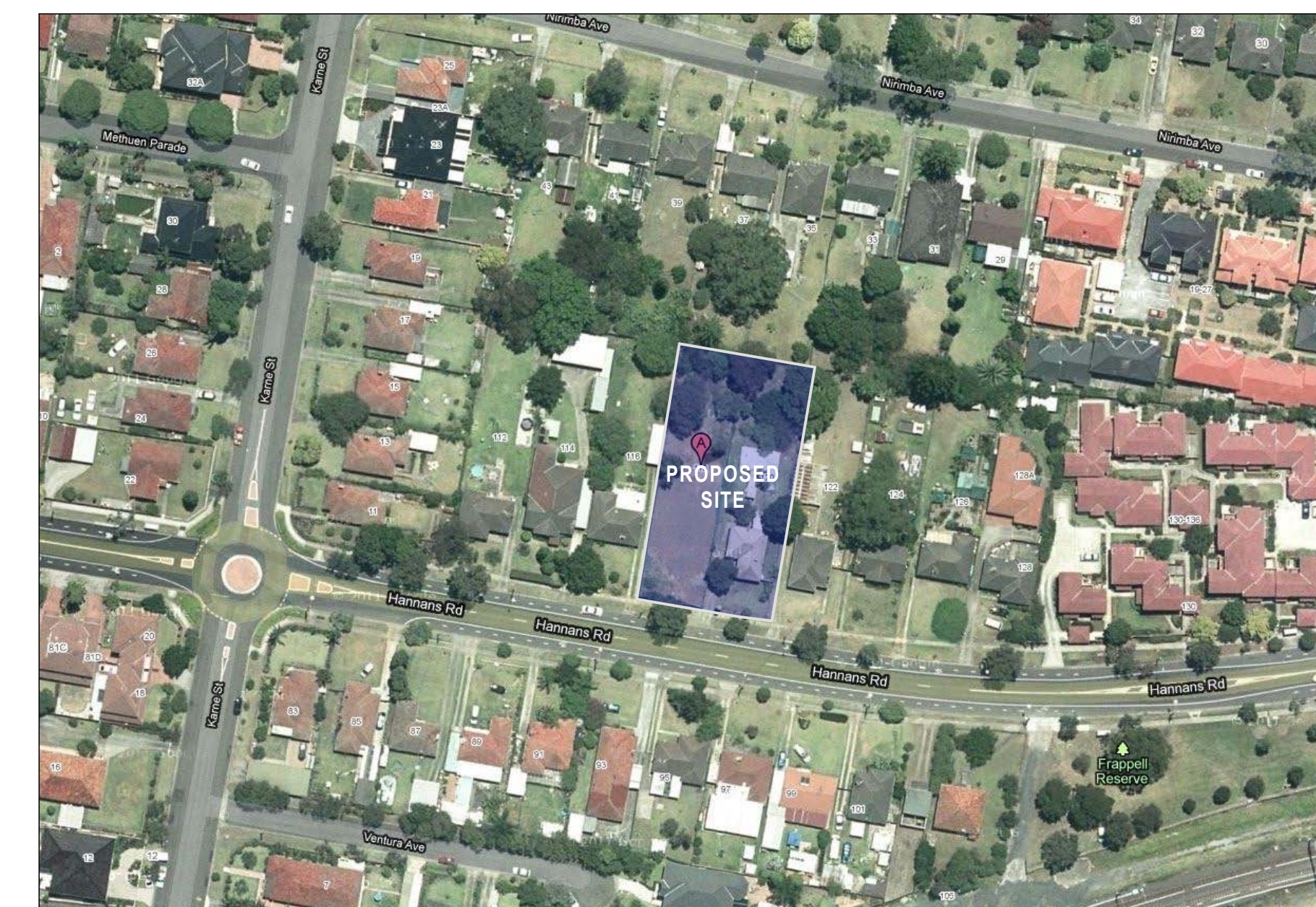
COVER SHEET & LOCALITY PLAN	_____ DA1.01
CONCEPT SEDIMENT & EROSION CONTROL PLAN	_____ DA2.01
CONCEPT STORMWATER MANAGEMENT PLAN	_____ DA3.01
STORMWATER EASEMENT AND SITE DISCHARGE PLAN	_____ DA3.02
ONSITE DETENTION TANK SECTION & DETAILS	_____ DA4.01

LANDSCAPE

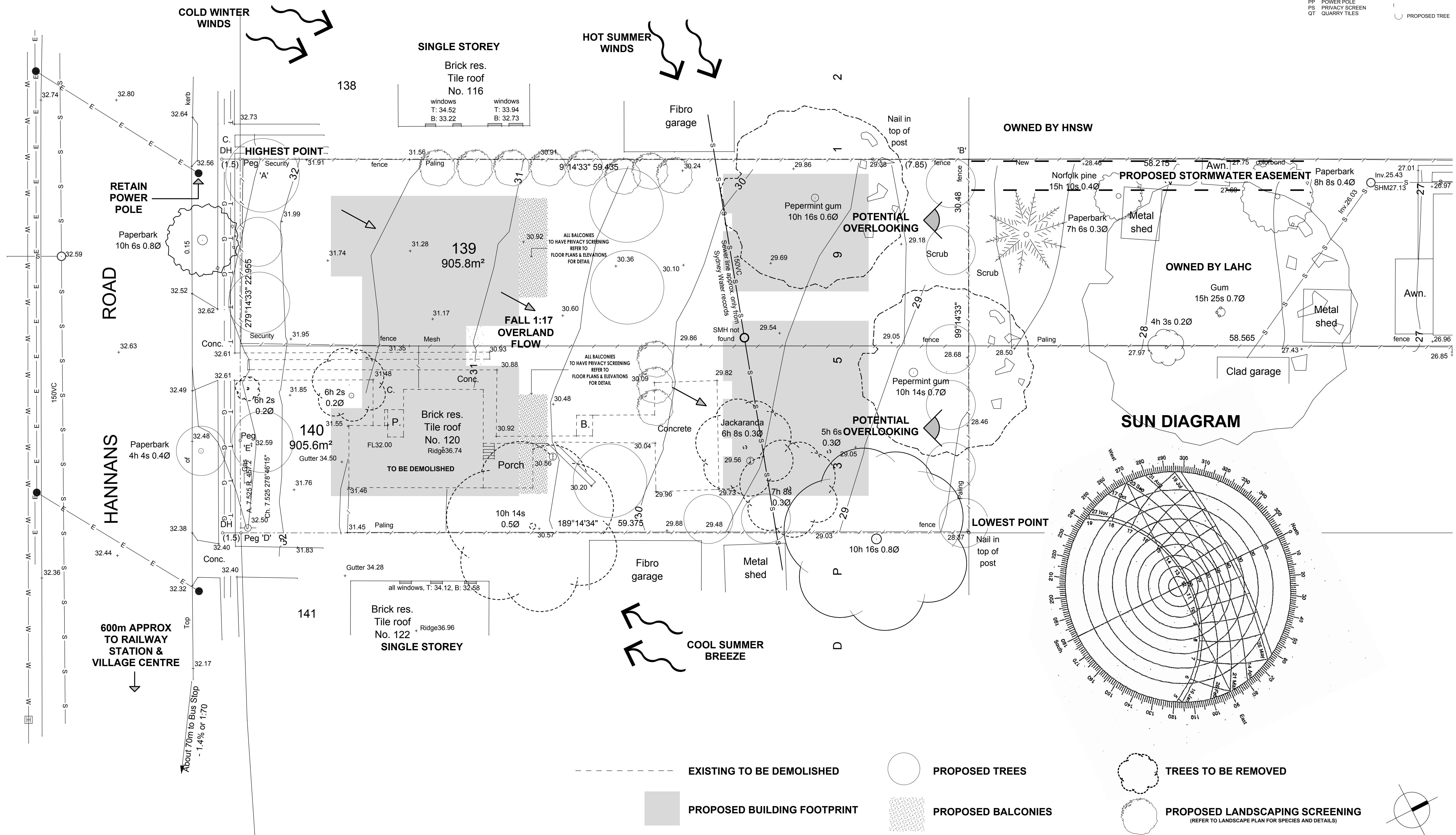
LANDSCAPE PLAN	_____ LA 01
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DEVELOPMENT DATA			
SITE AREA	1811.5		
NUMBER OF DWELLINGS	15		
UNIT	TYPE	BEDROOM	AREA M2
1	Unit GF	2	84
2	Unit GF	1	68
3	Unit GF	2	82
4	Unit FF	2	84
5	Unit FF	1	68
6	Unit FF	1	68
7	Unit FF	2	86
8	Unit SF	1	71
9	Unit SF	1	56
10	Unit SF	1	56
11	Unit SF	1	71
12	Townhouse	2	90
13	Townhouse	2	90
14	Townhouse	2	90
15	Townhouse	2	90
16	Townhouse	2	90
TOTAL GFA			1244

LOCATION PLAN:



FIGURES USED IN PROPOSAL ARE INDICATIVE ONLY



0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY

HANNANS ROAD

HANNANS ROAD



Family & Community Services
Land & Housing Corporation

LOCKED BAG 4001
ASHFIELD NSW BC1800
PHONE No (02) 8753 8000
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www.facs.nsw.gov.au

NOMINATED ARCHITECT:
GEOFFREY WILLIAM KNOX
P.KOKULERAJ
PETA BAKER

4544
7001
8177

REV	DATE	NOTATION/AMENDMENT
B	9/04/2014	INCREASED SITE SETBACKS FOLLOWING JPPR RECOMMENDATION
A	19/06/2013	DEVELOPMENT APPLICATION
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
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BUSINESS PARTNER:
FAMILY & COMMUNITY SERVICES
HOUSING NSW
SOUTH EAST NSW REGION DIVISION

PROJECT:
6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
& 5 X 2 BEDROOM TOWNHOUSE
at
118-120 HANNANS ROAD, NARWEE

TITLE:
GENERAL SITE PLAN

FILE:
BG0XM-DA-2014REVC.pln
P:\papl\da\da-revc\2014\BG0XM-DA-2014REVC.pln

PLOTTED:
9/04/2014
11:07 AM

STATUS: DEVELOPMENT APPLICATION			
DATE: 9/04/2014	SCALE: 1:100	PROJ: A.H	PROJECT NO: BG0XM
STAGE: SK	DRAWN: N.R	CHECKED: S.K	APPROVED:
TYPE: A	SHEET: 2 of 12	REV: B	

LEGEND	
C	CONCRETE
CC	COLOURED CONCRETE
CL	CLOTHES LINE
CO	COLORBOND
CF	1.8m COLORBOND FENCE
CP	CARPET
CT	CERAMIC TILES
FB	FACE BRICK
GD	GRADED DRAIN
HW	HOT WATER UNIT
L	LINEN CUPBOARD
LB	LETTER BOX
MB	METAL BALLUSTRADE
MC	METAL CLADDING
MF	METAL FENCE 1000h
MGL	NATURAL GROUND LINE
P	PANTRY
PP	POWER POLE
PS	PRIVACY SCREEN
QT	QUARRY TILES
RD	RENDER
REF	REFRIGERATOR
RW	RETAINING WALL
S	STORAGE
SP	STEEL POST
SS	SUN SHADING
T	LAUNDRY TUB
TF	TIMBER FENCE
WM	WASHING MACHINE
WO	WALL OVEN
WR	WARDROBE
✿	EXISTING TREE
■	STORMWATER PIT
±5.000	PROPOSED LEVEL
±5.000	EXISTING LEVEL
✿	EXISTING TREE TO BE REMOVED
○	PROPOSED TREE



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HANNANS ROAD

CROSSOVER
TO COUNCIL
REQUIREMENTS

Top



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Land & Housing Corporation

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BUSINESS PARTNER:
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HOUSING NSW
SOUTH EAST NSW REGION DIVISION

PROJECT:
**6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
& 5 X 2 BEDROOM TOWNHOUSE PLAN**
at
118-120 HANNANS ROAD, NARWEE

TITLE:
**CARPARKING LEVEL &
GROUND FLOOR TOWNHOUSE PLAN**

FILE:
BG0XM-DA-2014REV0.pln
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DATE:
9/04/2014

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1:100

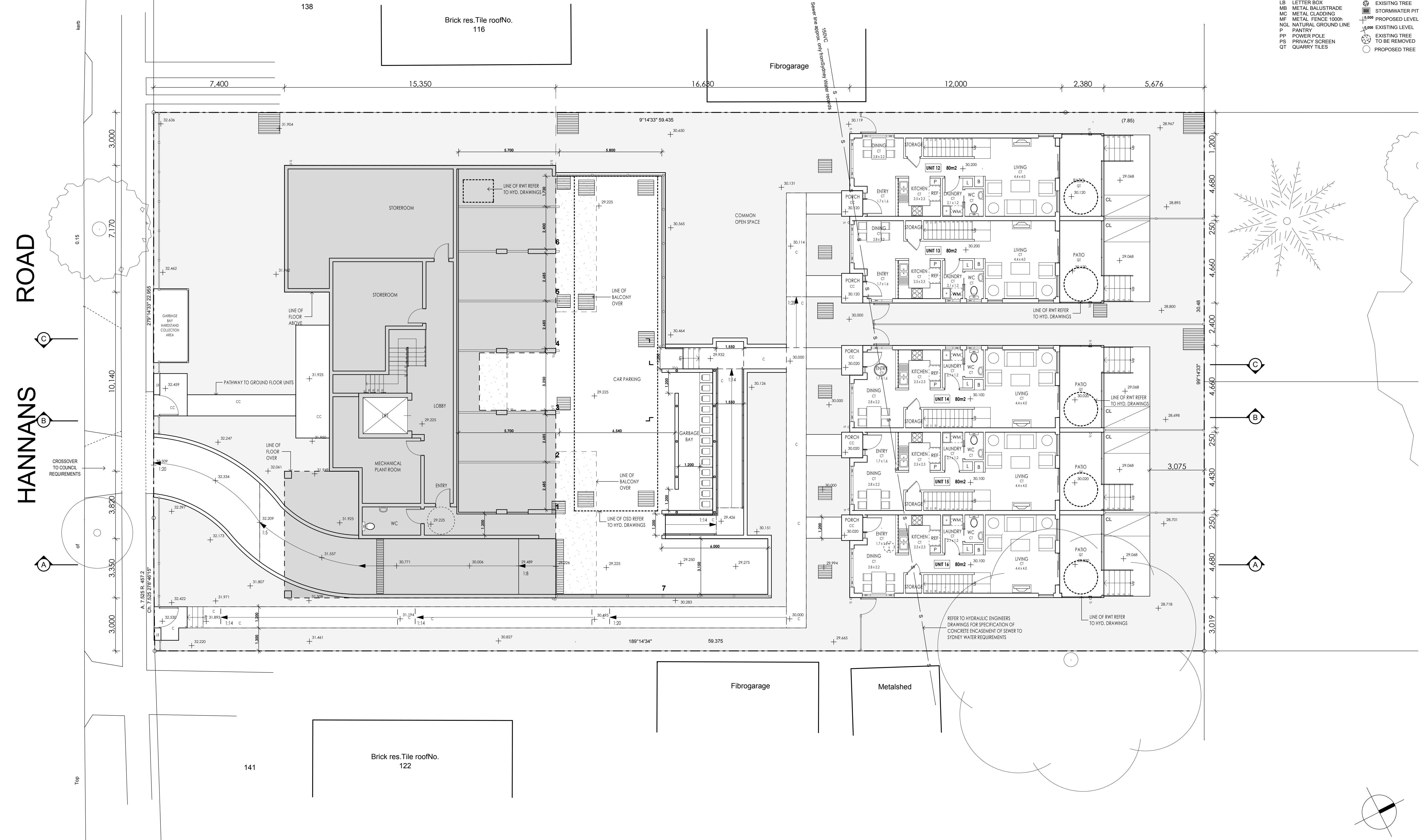
PROJ:
A.H

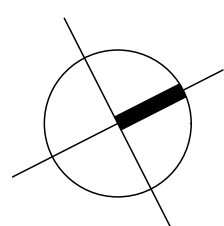
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BG0XM

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PROJ:	A.H
PROJECT NO:	BG0XM
SK:	N.R
CHECKED:	S.K
APPROVED:	
TYPE:	A
SHEET:	3 of 12
REV:	B

LEGEND

C	CONCRETE	RD	RENDER
CC	COLOURED CONCRETE	REF	REFRIGERATOR
CL	CLOTHES LINE	RW	RETAINING WALL
CO	COLORBOND	S	STORAGE
CF	1.8m COLORBOND FENCE	SP	STEEL POST
CP	CARPET	SS	SUN SHADING
CT	CERAMIC TILES	T	LAUNDRY TUB
FB	FACE BRICK	TF	TIMBER FENCE
GD	GRATED DRAIN	WM	WASHING MACHINE
HW	HOT WATER UNIT	WO	WALL OVEN
L	LINEN CUPBOARD	WR	WARDROBE
LB	LETTER BOX	XT	EXISTING TREE
MB	METAL BALLUSTRADE	STW	STORMWATER PIT
MC	METAL CLADDING	EL	EXISTING LEVEL
MF	METAL FENCE 1000h	PL	PROPOSED LEVEL
NGL	NATURAL GROUND LINE	PT	PROPOSED TREE
P	PANTRY		
PP	POWER POLE		
PS	PRIVACY SCREEN		
QT	QUARRY TILES		





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SOUTH EAST NSW REGION DIVISION

PROJECT:
6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
& 5 X 2 BEDROOM TOWNHOUSE
at
118-120 HANNANS ROAD, NARWEE

TITLE:
FIRST FLOOR PLAN

FILE:
BG0XM-DA-2014REVC.pln
P:\papl\da\da\papl\da\2011\BG0XM-DA-2014REVC.pln

PLOTTED: 9/04/2014
11:07 AM

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STAGE:	DRAWN:	CHECKED:	APPROVED:		
SK	N.R	S.K			
TYPE:	SHEET:	REV:			
A	5 of 12	B			

- LEGEND
- C CONCRETE
 - CC COLOURED CONCRETE
 - CL CLOTHES LINE
 - CO COLORBOND
 - CF 1.8m COLORBOND FENCE
 - CP CARPET
 - CT CERAMIC TILES
 - FB FACE BRICK
 - GD GRATED DRAIN
 - HW HOT WATER UNIT
 - L LINEN CUPBOARD
 - LB LETTER BOX
 - MB METAL BALUSTRADE
 - MC METAL CLADDING
 - MF METAL FENCE 1000h
 - NGL NATURAL GROUND LINE
 - P PANTRY
 - PP POWER POLE
 - PS PRIVACY SCREEN
 - QT QUARRY TILES
 - RD RENDER
 - REF REFRIGERATOR
 - RW RETAINING WALL
 - S STORAGE
 - SP STEEL POST
 - SS SUN SHADING
 - T LAUNDRY TUB
 - TF TIMBER FENCE
 - WM WASHING MACHINE
 - WO WALL OVEN
 - WR WARDROBE
 - EXISTING TREE
 - STORMWATER PIT
 - PROPOSED LEVEL
 - EXISTING LEVEL
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE



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PROJECT:
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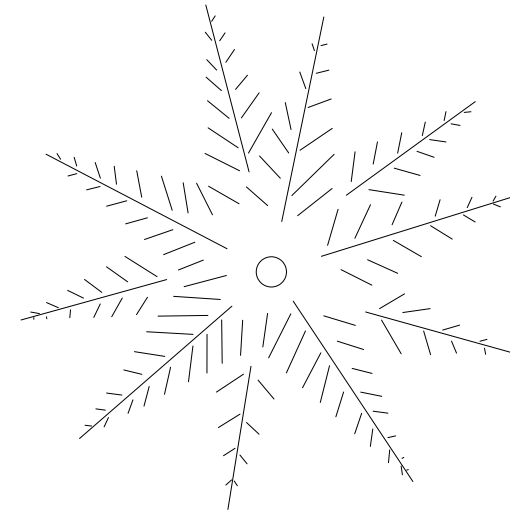
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SECOND FLOOR PLAN

FILE:
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PLOTTED: 9/04/2014
11:07 AM

STATUS: DEVELOPMENT APPLICATION					
DATE:	SCALE:	PROJ:	PROJECT No:		
9/04/2014	1:100	A.H	BG0XM		
STAGE:	DRAWN:	CHECKED:	APPROVED:		
SK	N.R	S.K			
TYPE:	SHEET:	REV:			
A	6 of 12	B			

- LEGEND
- C CONCRETE
 - CC COLOURED CONCRETE
 - CL CLOTHES LINE
 - CO COLORBOND
 - CF 1.8m COLORBOND FENCE
 - CP CARPET
 - CT CERAMIC TILES
 - FB FACE BRICK
 - GD GRATED DRAIN
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 - L LINEN CUPBOARD
 - LB LETTER BOX
 - MB METAL BALUSTRADE
 - MC METAL CLADDING
 - MF METAL FENCE 1000h
 - MGL NATURAL GROUND LINE
 - P PANTRY
 - PP POWER POLE
 - PS PRIVACY SCREEN
 - QT QUARRY TILES
 - RD RENDER
 - REF REFRIGERATOR
 - RW RETAINING WALL
 - S STORAGE
 - SP STEEL POST
 - SS SUN SHADING
 - T LAUNDRY TUB
 - TF TIMBER FENCE
 - WM WASHING MACHINE
 - WO WALL OVEN
 - WR WARDROBE
 - ✪ EXISTING TREE
 - ☐ STORMWATER PIT
 - 5.000 PROPOSED LEVEL
 - 5.000 EXISTING LEVEL
 - ✪ EXISTING TREE TO BE REMOVED
 - PROPOSED TREE



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HANNANS ROAD

138

Brick res.Tile roofNo.
116

Fibrogarage

9'14'33" 59.435

(7.85)

279'14'33" 22.955

A 7.525 R 457.2
Ch 7.525 279'46"15"

3' ROOF PITCH

6' ROOF PITCH

12' ROOF PITCH

12' ROOF PITCH

3' ROOF PITCH

7' ROOF PITCH

3' ROOF PITCH

7' ROOF PITCH

4' ROOF PITCH

12' ROOF PITCH

15' ROOF PITCH

15' ROOF PITCH

10' ROOF PITCH

15' ROOF PITCH

10' ROOF PITCH

15' ROOF PITCH

15' ROOF PITCH

10' ROOF PITCH

15' ROOF PITCH

15' ROOF PITCH

10' ROOF PITCH

15' ROOF PITCH

10' ROOF PITCH

15' ROOF PITCH

189'14'34"

59.375

30.48

99'14'33"

Fibrogarage

Metalshed

141

Brick res.Tile roofNo.
122

LEGEND

- | | | | |
|-----|----------------------|--------|-----------------------------|
| C | CONCRETE | RD | RENDER |
| CC | COLOURED CONCRETE | REF | REFRIGERATOR |
| CL | CLOTHES LINE | RW | RETAINING WALL |
| CO | COLORBOND | S | STORAGE |
| CF | 1.8m COLORBOND FENCE | SP | STEEL POST |
| CP | CARPET | SS | SUN SHADING |
| CT | CERAMIC TILES | T | LAUNDRY TUB |
| FB | FACE BRICK | TF | TIMBER FENCE |
| GD | GRATED DRAIN | WM | WASHING MACHINE |
| HW | HOT WATER UNIT | WO | WALL OVEN |
| L | LINEN CUPBOARD | WR | WARDROBE |
| LB | LETTER BOX | ✱ | EXISTING TREE |
| MB | METAL BALLUSTRADE | ☐ | STORMWATER PIT |
| MC | METAL CLADDING | ±5.000 | PROPOSED LEVEL |
| MF | METAL FENCE 1000h | ±0.000 | EXISTING LEVEL |
| MGL | NATURAL GROUND LINE | ✱ | EXISTING TREE TO BE REMOVED |
| P | PANTRY | ○ | PROPOSED TREE |
| PP | POWER POLE | | |
| PS | PRIVACY SCREEN | | |
| QT | QUARRY TILES | | |



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PROJECT ARCHITECT

LAND & HOUSING CORPORATION
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PROJECT MANAGER

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BUSINESS PARTNER:

FAMILY & COMMUNITY SERVICES
HOUSING NSW
SOUTH EAST NSW REGION DIVISION

PROJECT:

**6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
& 5 X 2 BEDROOM TOWNHOUSE**
at
118-120 HANNANS ROAD, NARWEE

TITLE:

ROOF PLAN

FILE:
BG0XM-DA-2014REVC.pln
U:\Project\Bosch\Bosch\Project\2011\BG0XM\Bosch\Drawings\BG0XM-DA-2014REVC.pln

PLOTTED: 9/04/2014
11:07 AM

STATUS: DEVELOPMENT APPLICATION

DATE: 9/04/2014	SCALE: 1:100	PROJ: A.H	PROJECT No: BG0XM
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STAGE: SK	DRAWN: N.R	CHECKED: S.K	APPROVED:
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TYPE: A	SHEET: 7 of 12	REV: B
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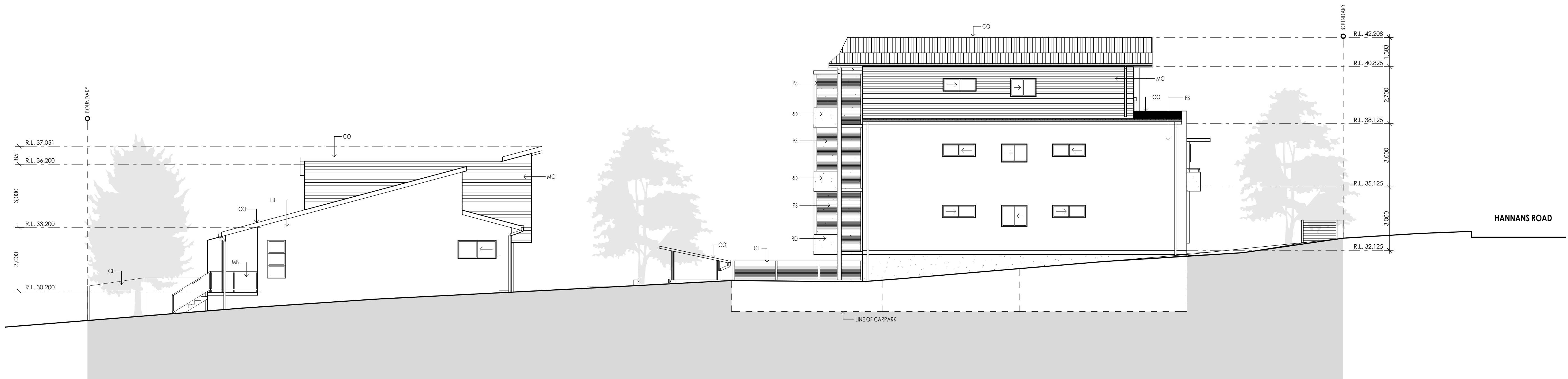
- LEGEND
- | | | | |
|-----|----------------------|-------|-----------------------------|
| C | CONCRETE | RD | RENDER |
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| PS | PRIVACY SCREEN | | |
| QT | QUARRY TILES | | |



HANNANS STREET SOUTH ELEVATION
1:100



SOUTHERN ELEVATION TOWNHOUSES
1:100



WESTERN ELEVATION
1:100



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6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
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at
118-120 HANNANS ROAD, NARWEE

TITLE:
ELEVATIONS 1

FILE:
BG0XM-DA-2014REVC.pln
G:\Project\BG0XM-DA-2014\BG0XM-DA-2014REVC.pln

PLOTTED:
9/04/2014
11:07 AM

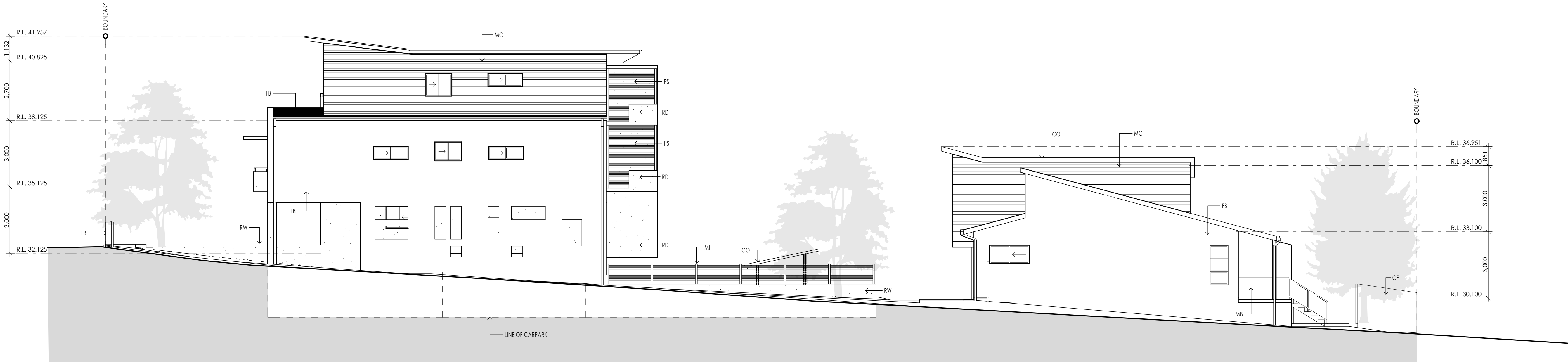
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TYPE: A	SHEET: 8 of 12	REV: B		

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- LEGEND**
- | | | | |
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| CP | CARPET | SS | SUN SHADING |
| CT | CERAMIC TILES | T | LAUNDRY TUB |
| FB | FACE BRICK | TF | TIMBER FENCE |
| GD | GRADED DRAIN | WM | WASHING MACHINE |
| HW | HOT WATER UNIT | WO | WALL OVEN |
| L | LINEN CUPBOARD | WR | WARDROBE |
| LB | LETTER BOX | ✱ | EXISTING TREE |
| MB | METAL BALUSTRADE | ■ | STORMWATER PIT |
| MC | METAL CLADDING | 5.000 | PROPOSED LEVEL |
| MF | METAL FENCE 1000h | 5.000 | EXISTING LEVEL |
| NGL | NATURAL GROUND LINE | ✱ | EXISTING TREE TO BE REMOVED |
| P | PANTRY | ○ | PROPOSED TREE |
| PP | POWER POLE | | |
| PS | PRIVACY SCREEN | | |
| QT | QUARRY TILES | | |



NORTHERN ELEVATION TOWNHOUSES
1:100



EASTERN ELEVATION
1:100



NORTHERN ELEVATION UNIT BLOCK
1:100



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Land & Housing Corporation

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NOMINATED ARCHITECT:
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PETA BAKER

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REV	DATE	NOTATION/AMENDMENT
B	9/04/2014	INCREASED SITE SETBACKS FOLLOWING JPPR RECOMMENDATION
A	19/06/2013	DEVELOPMENT APPLICATION
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BUSINESS PARTNER:
FAMILY & COMMUNITY SERVICES
HOUSING NSW
SOUTH EAST NSW REGION DIVISION

PROJECT:
**6 X 2 BEDROOM 4 X 1 BEDROOM UNITS
& 5 X 2 BEDROOM TOWNHOUSE**
at
118-120 HANNANS ROAD, NARWEE

TITLE:
ELEVATIONS 2

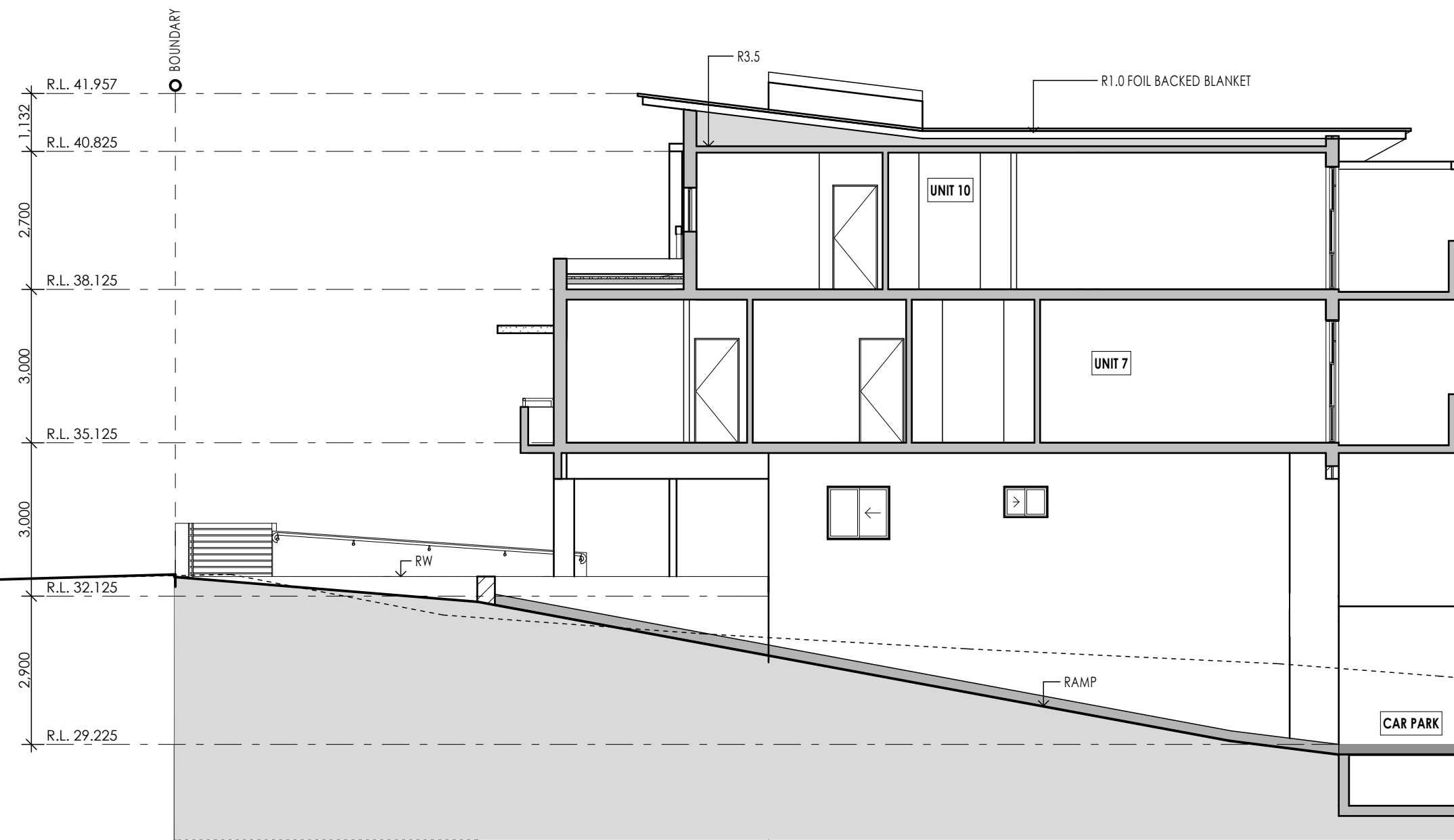
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STAGE: SK	DRAWN: N.R	CHECKED: S.K	APPROVED:
TYPE: A	SHEET: 9 of 12	REV: B	

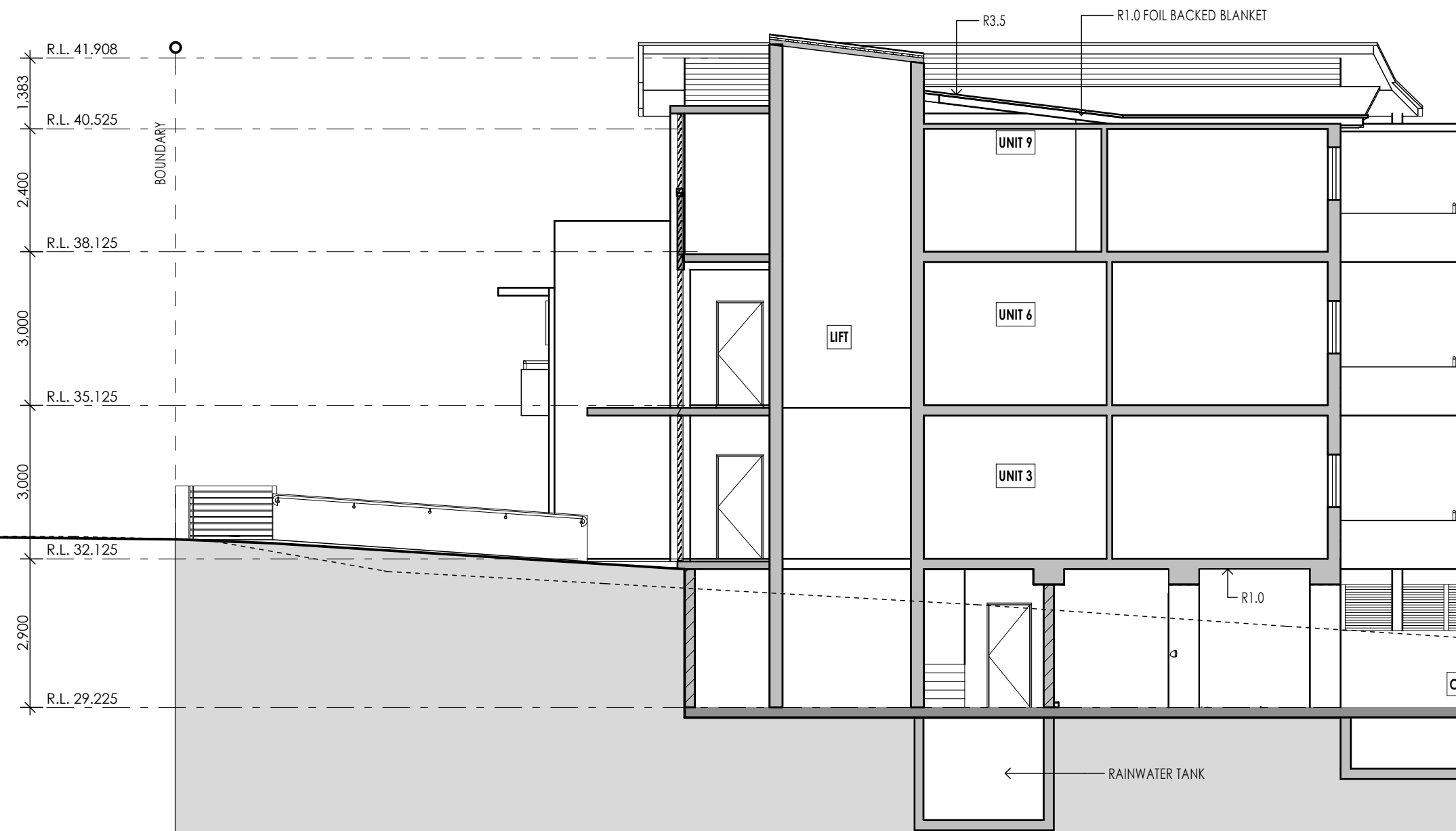
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PURPOSE ONLY

HANNANS
ROAD

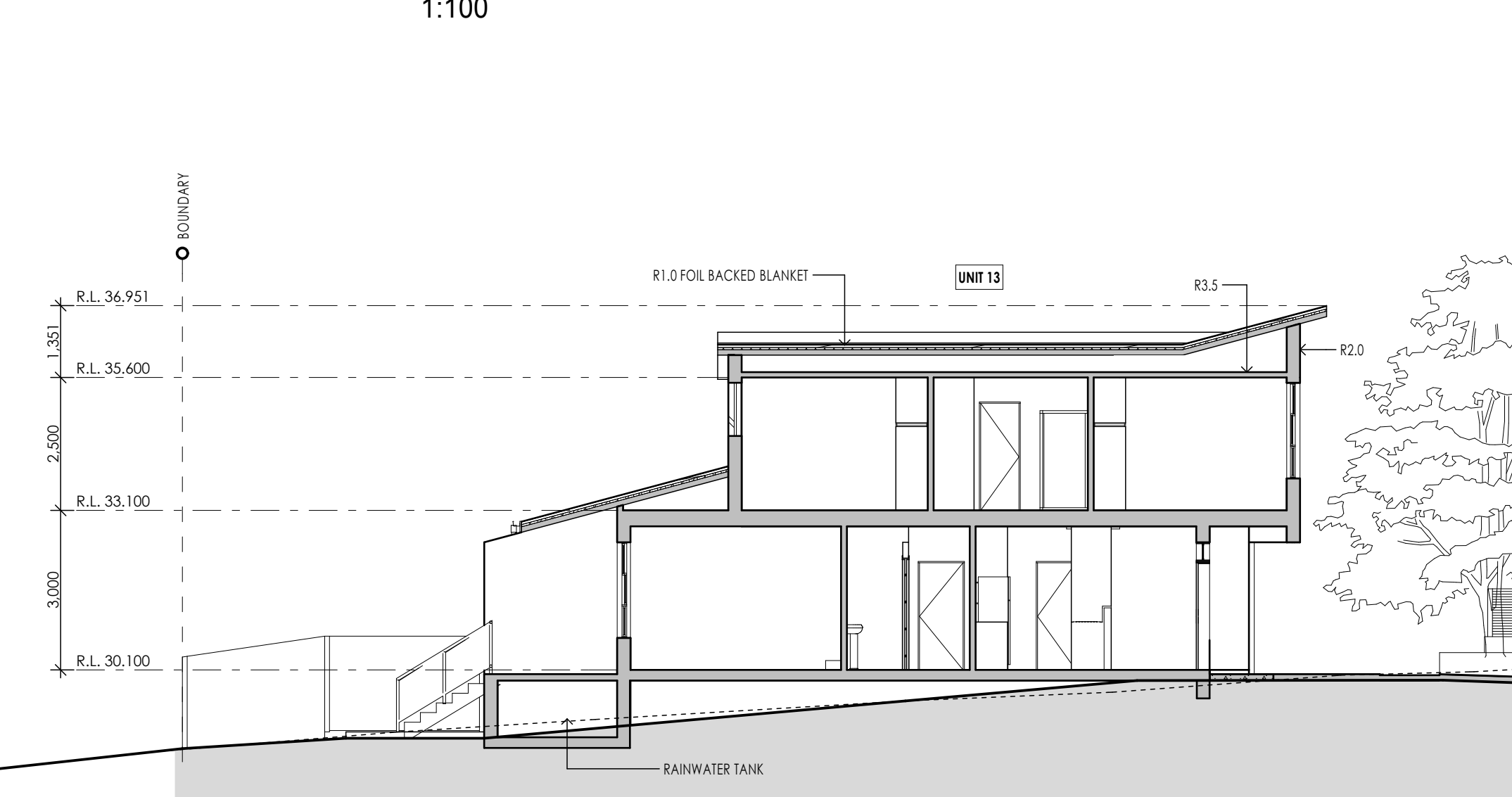


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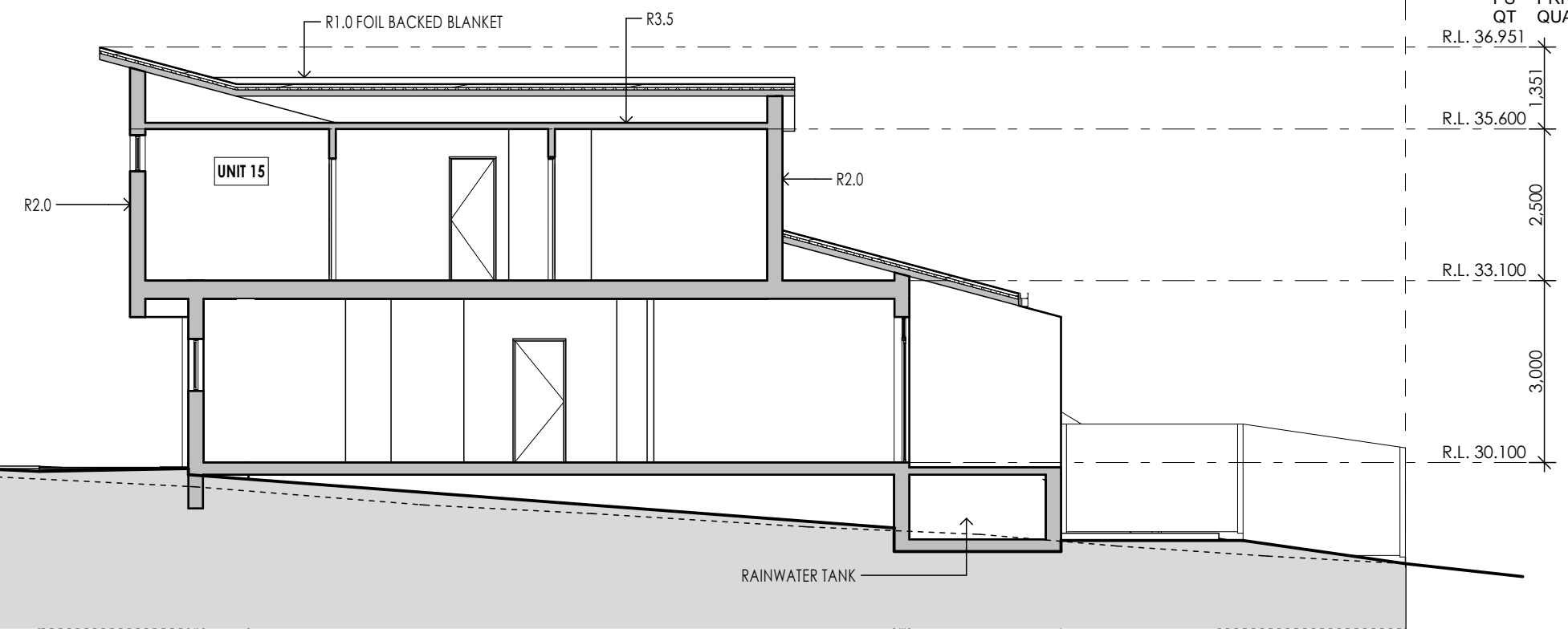
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ROAD



SECTION B
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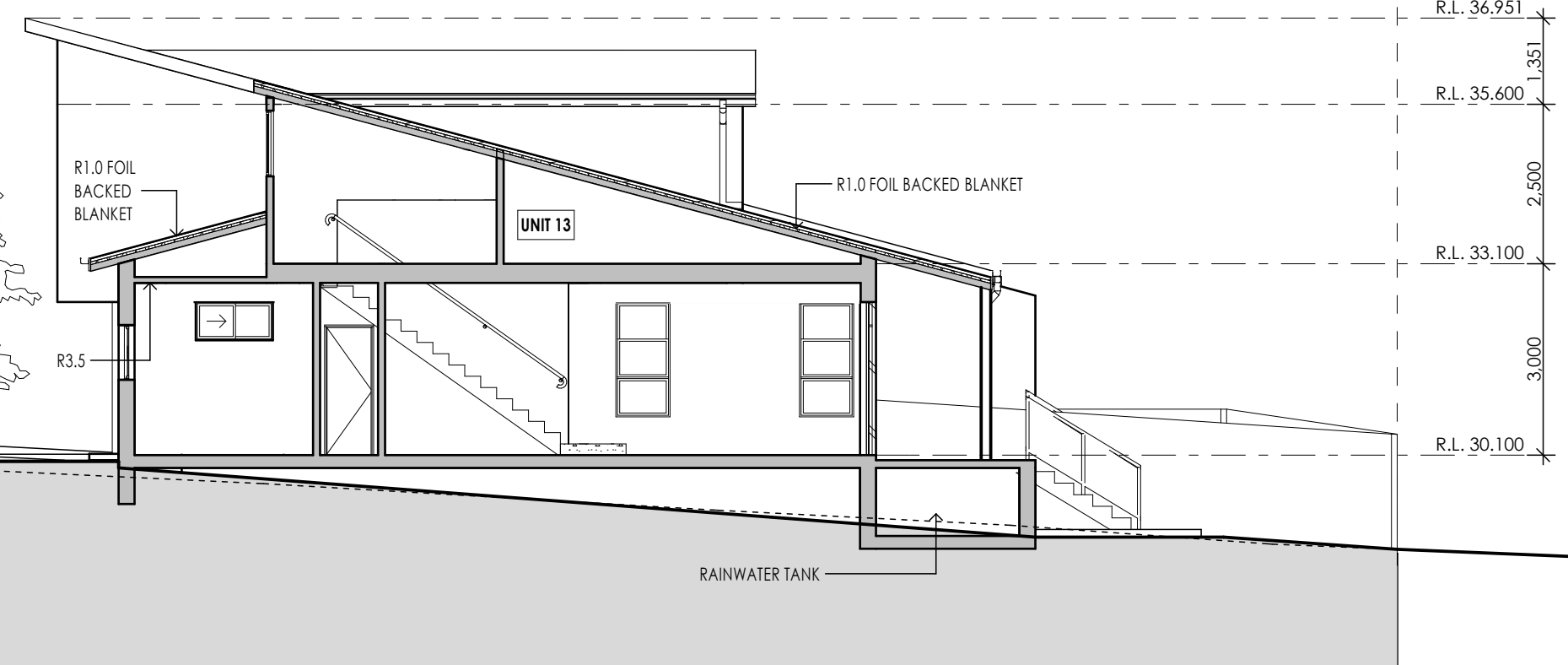


SECTION C
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BASIX COMMITMENTS

- 13mm foil backed polystyrene insulation (or equivalent) to all external cavity brick walls
- R2.0 insulation to brick veneer or metal clad external walls
- R3.5 ceiling insulation where roof directly above
- R1.0 subfloor insulation to units with exposed subfloors, ie Units 1, 2, 3 & 7 where carpark/ramp below
- Metal roof with R1.0 foil backed insulation blanket
- Aluminium framed clear glazing throughout, U-value=6.35, SHGC=0.77
- 5000L rainwater tank harvesting at least 150m² of unit building roof, used for toilet flushing in unit building
- 3000L rainwater tanks to each townhouse, used for garden irrigation and toilet flushing
- 4 star rated toilet suites, 5 star rated taps throughout
- 5 star instantaneous gas HWS to units, solar gas boosted HWS to townhouses
- Provide energy efficient lighting (LEDs, standard or compact fluores) throughout
- Gas cooktops & electric ovens throughout
- Provide a fixed indoor or sheltered clothes drying line to all units
- Provide a fixed outdoor clothes line (receives minimum 2hrs sunshine in winter) to all townhouses



HANNANS
ROAD

LEGEND	
C	CONCRETE
CC	COLOURED CONCRETE
CL	CLOTHES LINE
CO	COLORBOND
CF	1.8m COLORBOND FENCE
CP	CARPET
CT	CERAMIC TILES
FB	FACE BRICK
GD	GRADED DRAIN
HW	HOT WATER UNIT
WO	WALL OVEN
WR	WARDROBE
LB	LETTER BOX
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCE 1000h
MGL	NATURAL GROUND LINE
P	PANTRY
PP	POWER POLE
PS	PRIVACY SCREEN
QT	QUARRY TILES
RD	RENDER
REF	REFRIGERATOR
RW	RETAINING WALL
S	STORAGE
SP	STEEL POST
SS	SUN SHADING
T	LAUNDRY TUB
TF	TIMBER FENCE
WM	WASHING MACHINE
WO	WALL OVEN
WR	WARDROBE
ET	EXISTING TREE
STP	STORMWATER PIT
PL	PROPOSED LEVEL
EL	EXISTING LEVEL
RT	REMOVING TREE
PT	PROPOSED TREE



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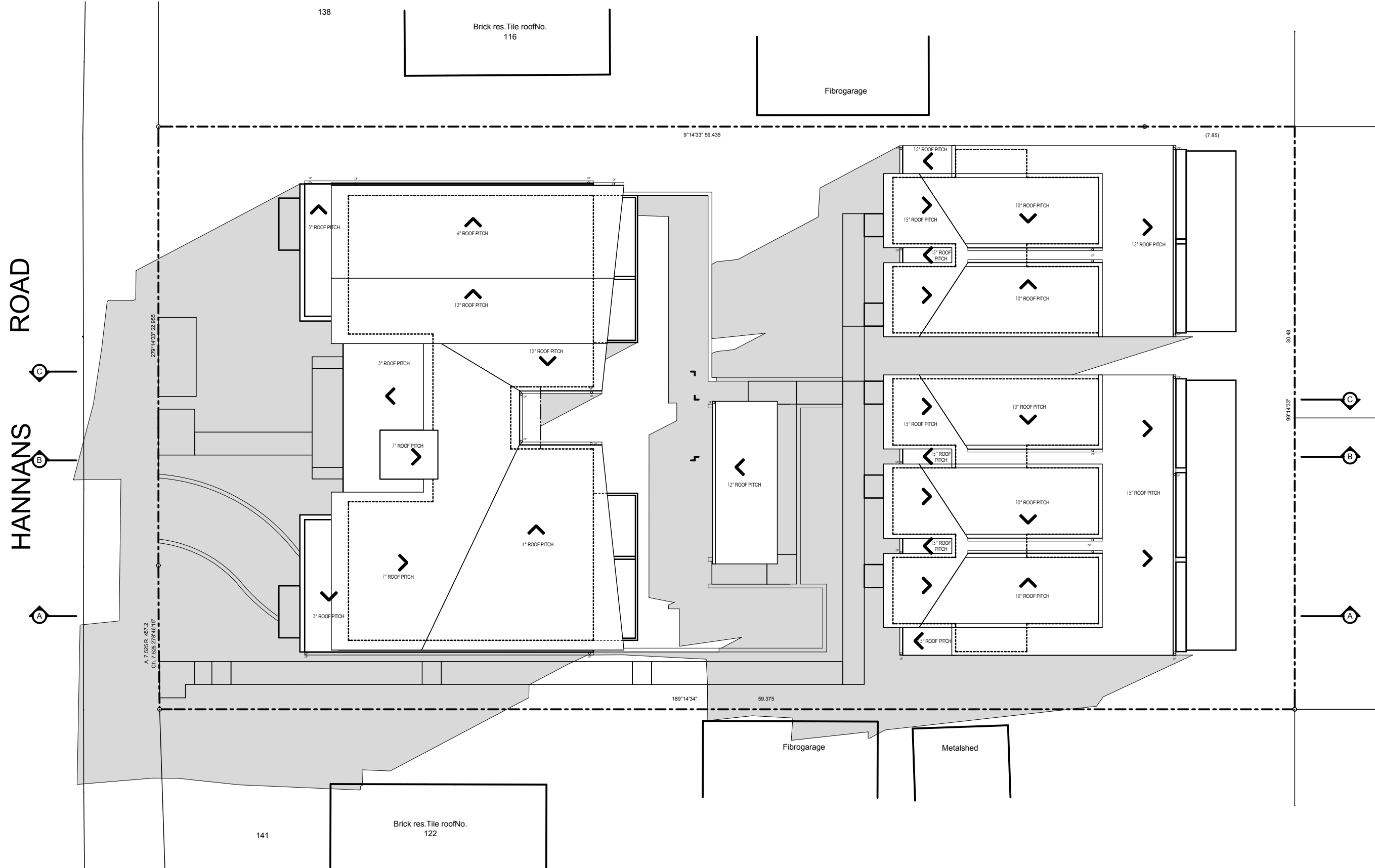
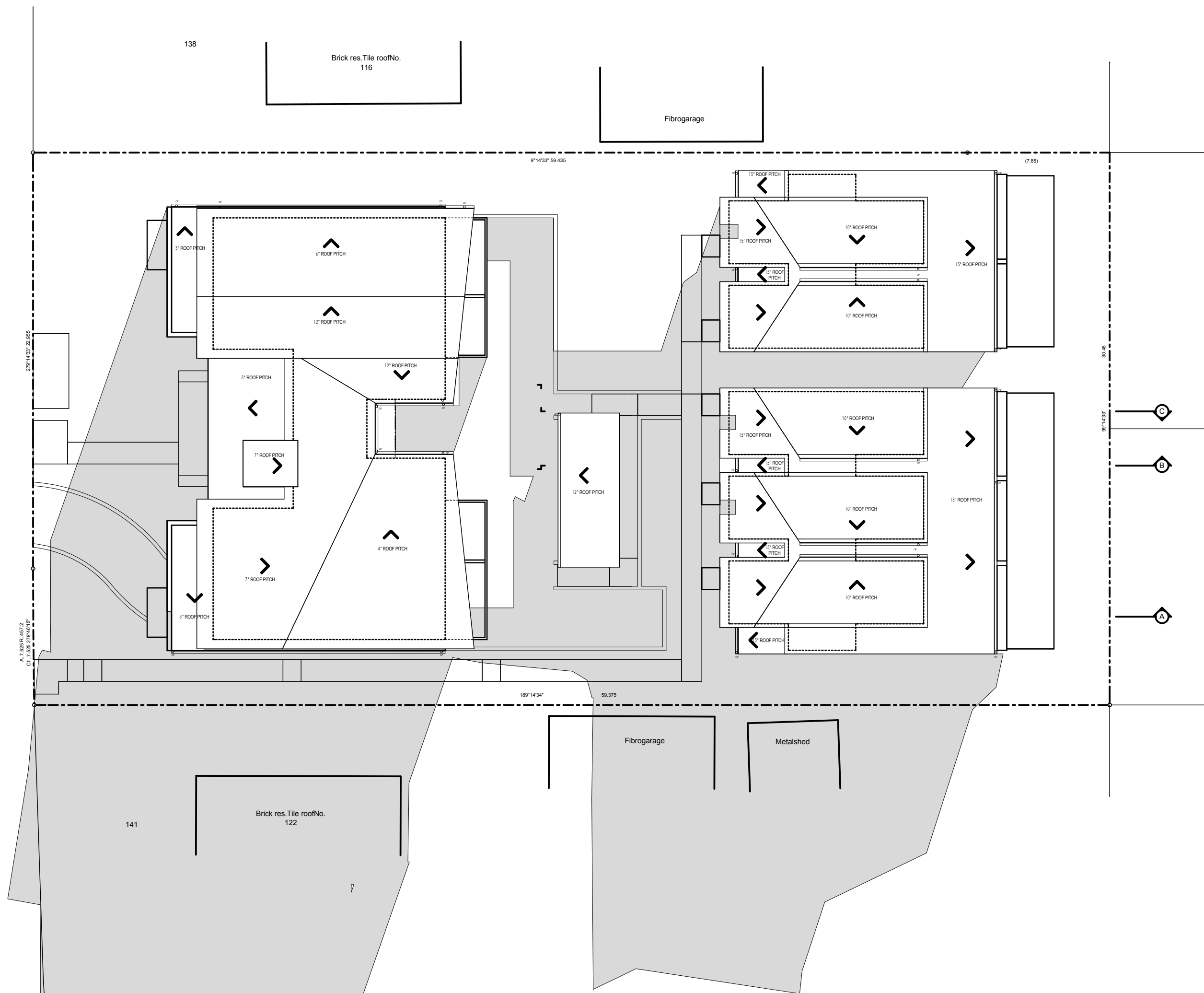
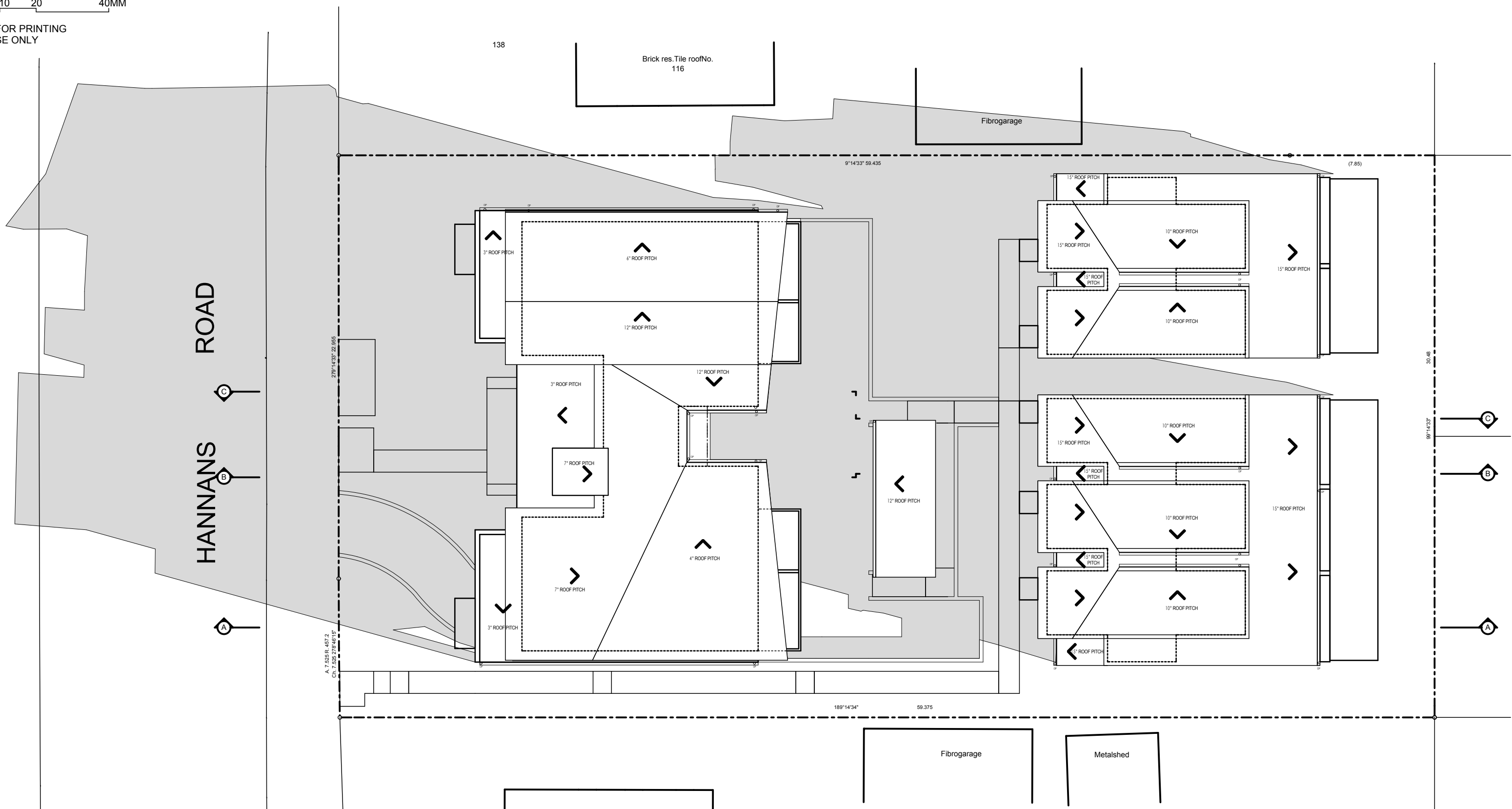
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DATE: 9/04/2014	SCALE: 1:100	PROJ: A.H	PROJECT NO: BG0XM
STAGE: SK	DRAWN: N.R	CHECKED: S.K	APPROVED:
TYPE: A	SHEET: 10 of 12	REV: B	

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TITLE:
SHADOW DIAGRAM

FILE:
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TYPE: A	SHEET: 11 of 12	REV: B	



HANNANS STREET ELEVATION / PHOTOMONTAGE



WESTERN ELEVATION



NORTHERN ELEVATION UNITS



NORTHERN ELEVATION TOWNHOUSES



SOUTHERN ELEVATION TOWNHOUSES

NOTE	MATERIAL	PROFILE	FINISH / MANUFACTURER	COLOUR
1		ROOF	COLORBOND CUSTOM ORB	SHALE GREY
2		FACE BRICK	BORAL ESCURA SMOOTH FACE	CHOC TAN
3		METAL CLADDING	ULTRA CLAD	CLASSIC CREAM
4		CEMENT RENDER	DULUX FLAT TEXTURE	OFF WHITE
5		RETAINING WALL	BORAL SPLIT FACE	ALABASTER

NOTE	MATERIAL	PROFILE	FINISH / MANUFACTURER	COLOUR
6		FENCE (1800mm)	POWDERCOATED COLORBOND	PAPERBARK
7		BALUSTRADE (1000mm)	POWDERCOATED ALUMINIUM	SHALE GREY
8		COLUMNS	POWDERCOATED STEEL	COLORBOND SHALE GREY
9		WINDOW FRAMES	ANODISED ALUMINIUM	NATURAL
10		METAL FENCE 1.0m HIGH	POWDERCOATED COLORBOND	SHALE GREY

NOTE	MATERIAL	PROFILE	FINISH / MANUFACTURER	COLOUR
11		PRIVACY SCREENING	POWDERCOATED COLORBOND	SHALE GREY
12		GUTTERS & FASCIAS	POWDERCOATED COLORBOND	SHALE GREY
13		SUN SHADING	POWDERCOATED COLORBOND	SHALE GREY
14		LIFT PANELS	POWDERCOATED METAL PANELS	SHALE GREY
15				



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TITLE:
COLOUR SCHEDULE

FILE:
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		STAGE: SK	DRAWN: N.R	CHECKED: S.K	APPROVED:
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