



PROPOSED UNITS DEVELOPMENT AT 26 SECOND AVENUE BLACKTOWN

SHEET LIST				
Sheet Number	Sheet Name	Current Revision	Revision Description	Revision Date
A0000	Cover Sheet	9	DA Update	02/05/17
A1000	Site Plan	4	DA Update	24/03/17
A1100	Shadow Diagrams	4	DA Update	24/03/17
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A2102	Level B4 General Arrangement Plan	10	DA Update	24/03/17
A2103	Level B3 General Arrangement Plan	10	DA Update	24/03/17
A2104	Level B2 General Arrangement Plan	12	DA Update	24/03/17
A2105	Level B1 General Arrangement Plan	13	DA Update	24/03/17
A2110	Level Ground General Arrangement Plan	16	DA Update	24/03/17
A2111	Level 01 General Arrangement Plan	10	DA Update	24/03/17
A2112	Level 02 General Arrangement Plan	10	DA Update	24/03/17
A2113	Level 03 General Arrangement Plan	6	DA Update	24/03/17
A2114	Level 04-11 General Arrangement Plan	6	DA Update	24/03/17
A2121	Level 12-21 General Arrangement Plan	10	DA Update	24/03/17
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A3500	Sections	4	DA Update	24/03/17
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A3600	Facade Details 1	3	Development Application	31/10/16
A3601	Facade Details 2	3	Development Application	31/10/16
A3602	Facade Details 3	3	Development Application	31/10/16
A3603	Facade Details 4	3	Development Application	31/10/16
A6101	Key Plan - Adaptable Apartments	2	Development Application	10/11/16
A9500	Materials and Finishes	3	Development Application	31/10/16

DEVELOPMENT SUMMARY	
GFA	
Residential	7779m ²
Retail (GF)	55m ²
Commercial (L1)	98m ²
Total	7932m²
FSR	
Site Area	998m ²
GFA	7932m ²
Total FSR	7.94:1
CAR PARKING	
Residential	86
Visitors	13
Retail	2
Commercial	2
Total	103
UNIT MIX	
	# / %
1 bed	30 / 33.3%
2 bed	60 / 66.6%
Total	90 / 100%

APARTMENT AREA SCHEDULE							
UNIT TYPE	BED No.	BATH No.	INTERNAL	EXTERNAL	TOTAL	*BALCONY	**STORAGE
Aa	2	2		22.70m ²	98.43m ²	22.70m ²	
Ab	2	2	75.73m ²	33.25m ²	108.98m ²	24.32m ²	6.12m ³
Ac	2	2		42.10m ²	117.83m ²	33.25m ²	
Ba	2	2		23.90m ²	99.80m ²	23.90m ²	
Bb	2	2	75.90m ²	34.52m ²	110.42m ²	25.16m ²	8.43m ³
Bc	2	2		43.88m ²	119.78m ²	34.51m ²	
Ca	2	2		24.55m ²	109.96m ²	24.55m ²	
Cb	2	2	85.41m ²	36.04m ²	121.45m ²	26.18m ²	9.01m ³
Cc	2	2		45.98m ²	131.39m ²	36.05m ²	
D	1	1	49.83m ²	15.83m ²	65.66m ²	15.83m ²	4.17m ³

* Balcony area with minimum 2.0m depth, excluding planters
 ** Storage volume within Apartment. Tagged 'S' on plan. Refer to Basement plans for external apartment storage.

COMMUNAL OPEN SPACE AREA SCHEDULE	
LEVEL	AREA
Level 1 Recreation Space	70m ²
Level 1 Landscaped Terrace	262m ²
Level 22 Landscaped Terrace	432m ²
Total Communal Area	764m²
Total Site Area	998m²
Percentage of Site Area	76.5%
DEEP SOIL	
Ground Floor	35m ²
Percentage of Site Area	3.5%
*Additional planting provided on balcony edges & building core	

UNIT TYPE	WINTER SOLSTICE SUNLIGHT SCHEDULE - (Sun to living rooms and private open spaces)														NATURAL VENTILATION				
	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	<9 Stories	>9 Stories
Aa																		Y	Y
Ab																		Y	Y
Ac																		Y	Y
Ba					P	P												N	Y
Bb					P	P												N	Y
Bc					P	P												N	Y
Ca					P	P												Y	Y
Cb					P	P												Y	Y
Cc					P	P												Y	Y
D					P	P												Y	Y

Total (min. 2 hrs 9am - 3pm) - (Dense Urban Area) All units - 100%
 *P = Sunlight to private open space (balcony) only for these hours
 74/90 = 82%

NATHERS Thermal Performance Specification			
Wall Type	Insulation	Colour	Comments
External Walls			
CFC Cladding	R1.5	Light - SA < 0.475	Throughout except as below
CFC Cladding	R2.7	Med - SA < 0.475 - 0.7	All south units
SA - Solar Absorbance			
Internal Walls			
Plasterboard on Stud	None		Internally in units
Multi Layer Plasterboard On Stud	None		Party walls
Multi Layer Plasterboard On Stud	R2.5		Shared walls with lobby
Floors			
Concrete	R1.9 Board		Suspended slab to outside or above plant room/toilet
Concrete	None		Unit/commercial/recreation space below
Ceilings			
Plasterboard	None		Throughout
Insulation loss due to downlights has not been modelled in this assessment. A sealed exhaust fan has been accounted for in each laundry, bathroom and ensuite.			
Roof			
Concrete	R4.0	Med - SA 0.475 - 0.7	Throughout
SA - Solar Absorbance			
Glazing			
Glazing & Frame Type	U-Value	SHGC	Comments
Single Clear Aluminium	6.7	0.57	Hopper
Single Clear Aluminium	6.7	0.7	All sliding and fixed glazing throughout except as below
Single Low E Clear Aluminium	5.4	0.58	All south units
Skylights			
Skylight Type	U-Value	SHGC	Comments
na	na	na	na

U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.

SCALE 1:1 @ A1 mm

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REV	DESCRIPTION	DATE	APPD
1	For Information	06/10/16	
2	Development Application	26/10/16	
3	Development Application	31/10/16	
4	Development Application	10/11/16	
5	Development Application	11/11/16	
6	Development Application	17/11/16	
7	Development Application	02/03/17	
8	DA Update	24/03/17	
9	DA Update	02/05/17	

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PROJECT
26 Second Avenue, Blacktown

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Merhis Blacktown Pty Ltd

DRAWING
Cover Sheet

PROJECT No: **15 323** STATUS: **SD**
 DRAWING No: **A0000** REV: **9** A1 SCALE: **1 : 1**

PRELIMINARY



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 SCALE 1:200 @ A1
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 1 For Information 06/10/16
 2 Development Application 26/10/16
 3 Development Application 31/10/16
 4 DA Update 24/03/17

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PROJECT
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DRAWING
 Site Plan

PROJECT No: 15 323 STATUS: SD
 DRAWING No: A1000 REV: 4 A1 SCALE: 1 : 200

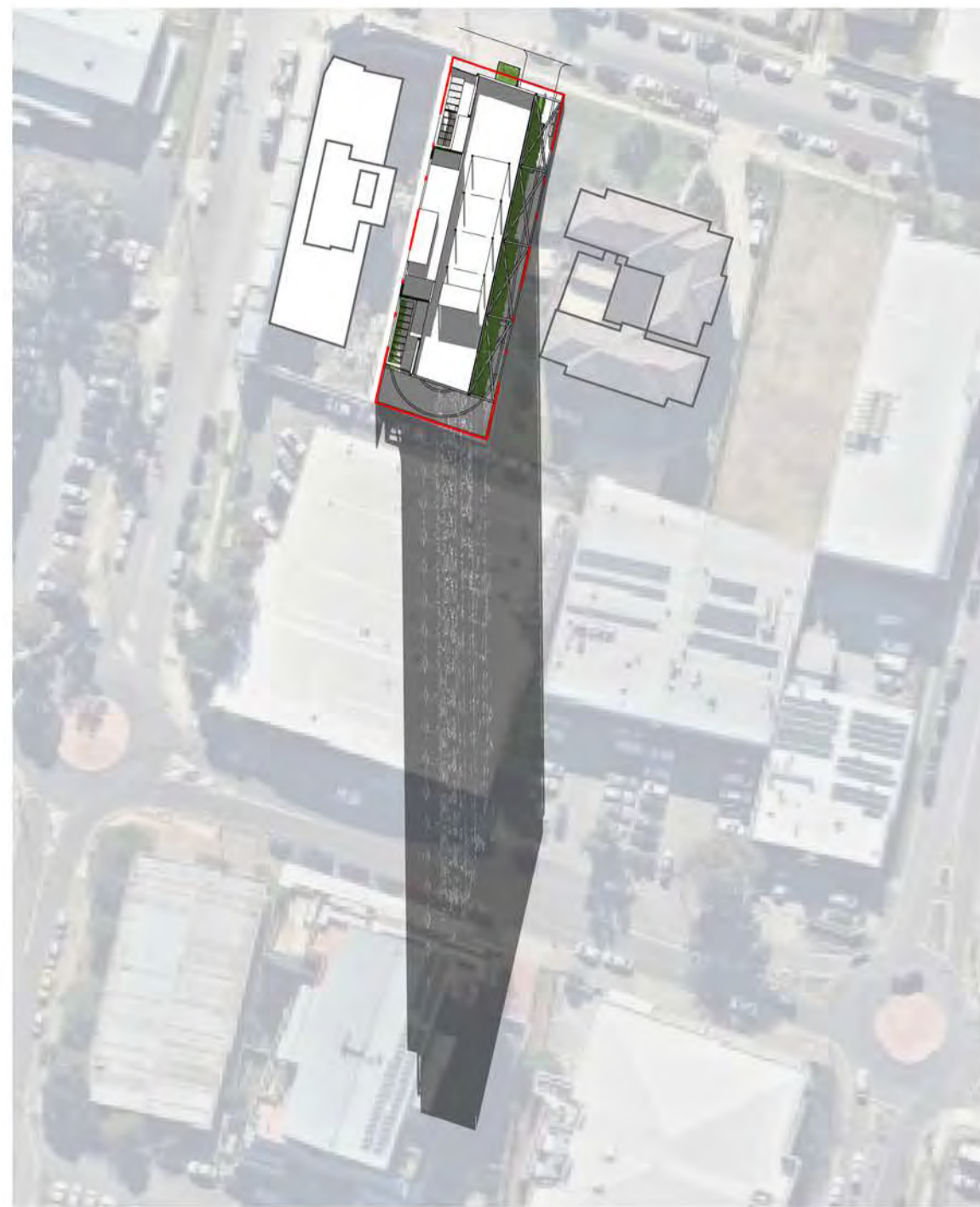
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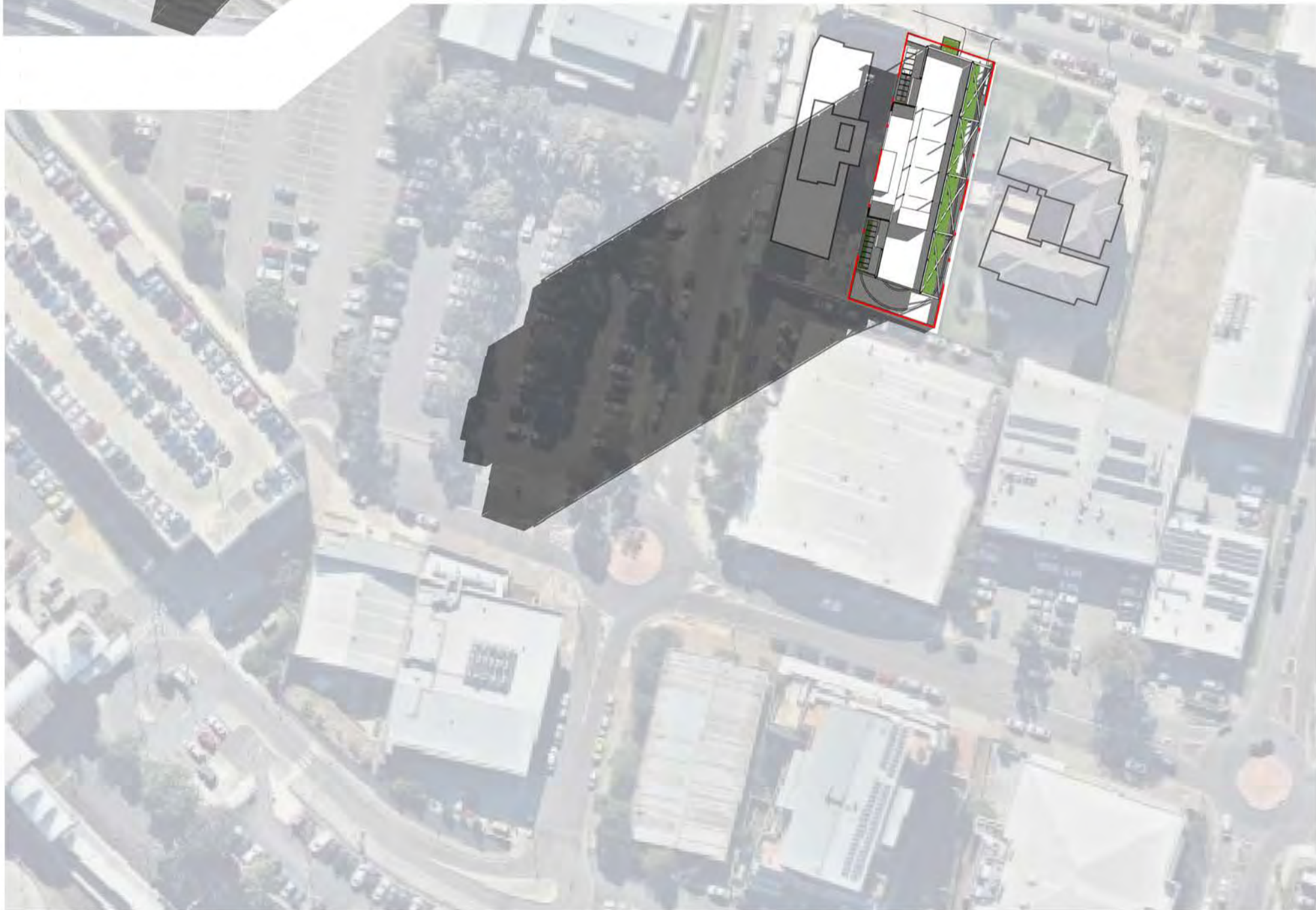
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3 Winter Solstice_June 21_3PM
 A3000 1:1000



4 Equinox_September 23_9AM
 A3000 1:1000



5 Equinox_September 23_12PM
 A3000 1:1000



6 Equinox_September 23_3PM
 A3000 1:1000



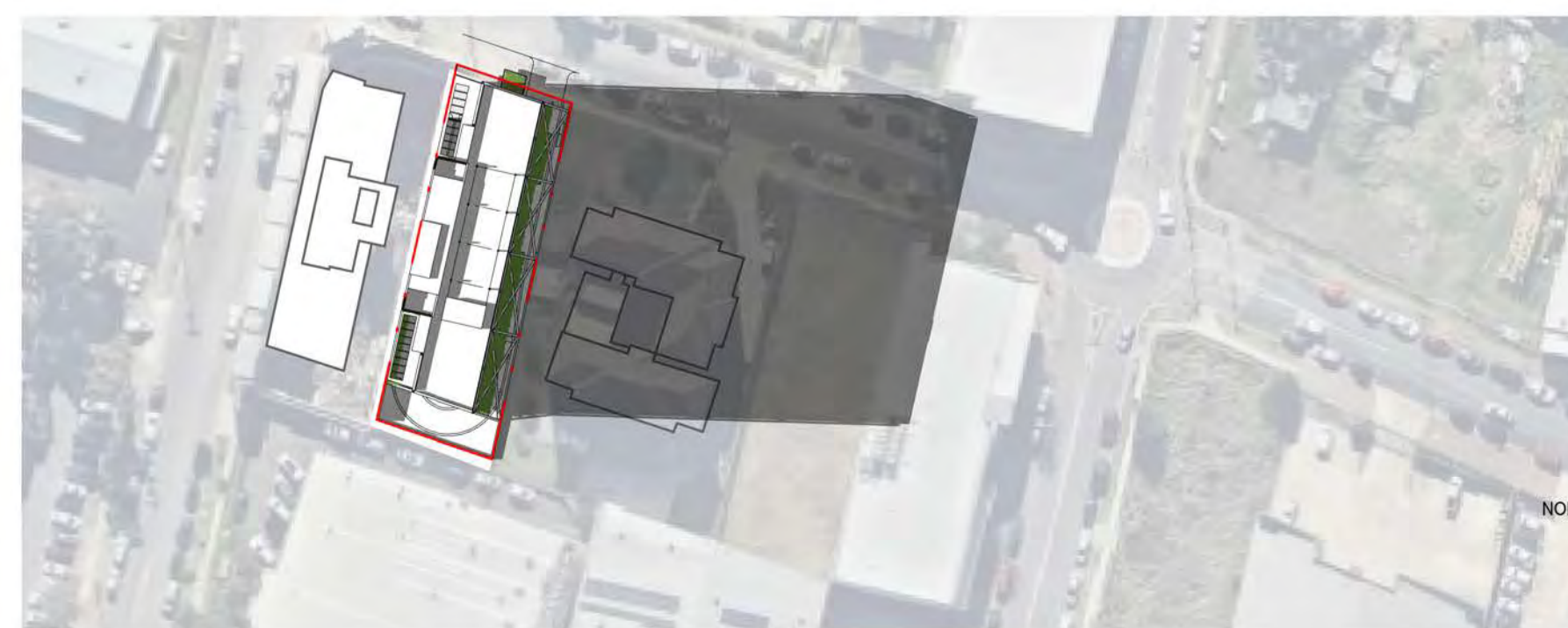
7 Summer Solstice_December 22_9AM
 A3000 1:1000



8 Summer Solstice_December 22_12PM
 A3000 1:1000



9 Summer Solstice_December 22_3PM
 A3000 1:1000



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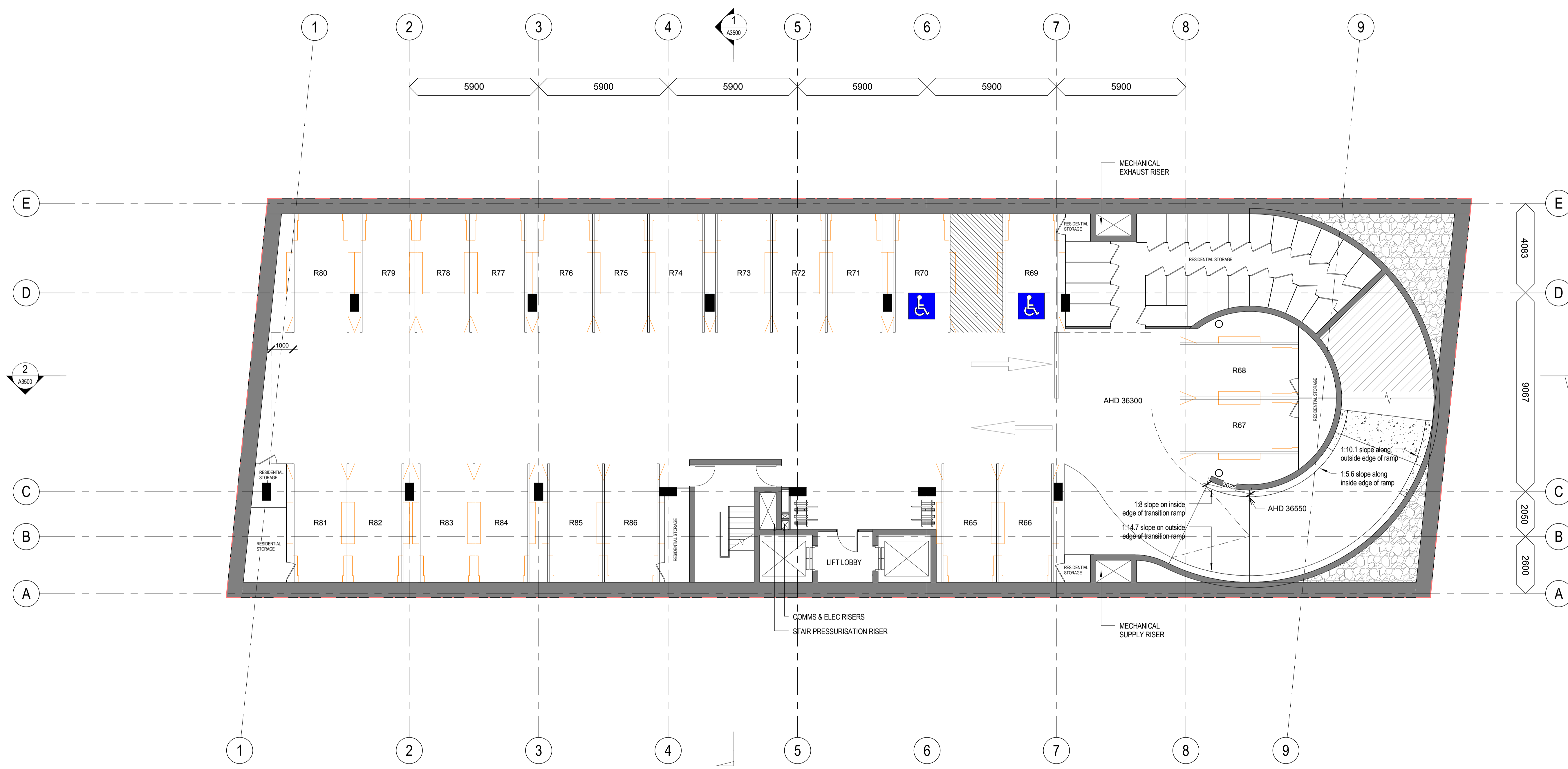
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DRAWING
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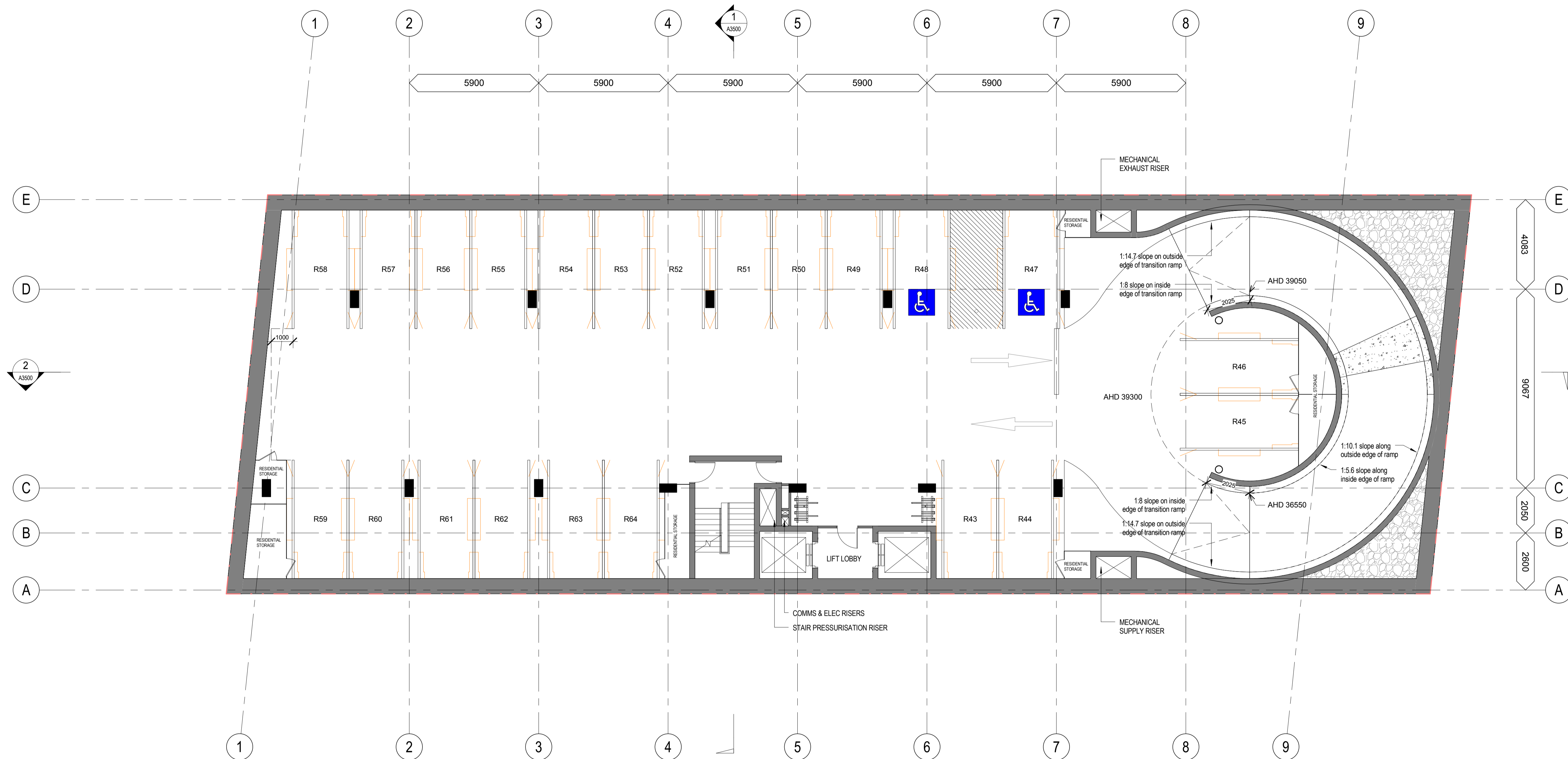
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DRAWING
 Level B5 General
 Arrangement Plan

NORTH
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 DRAWING No: A2101
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PRELIMINARY



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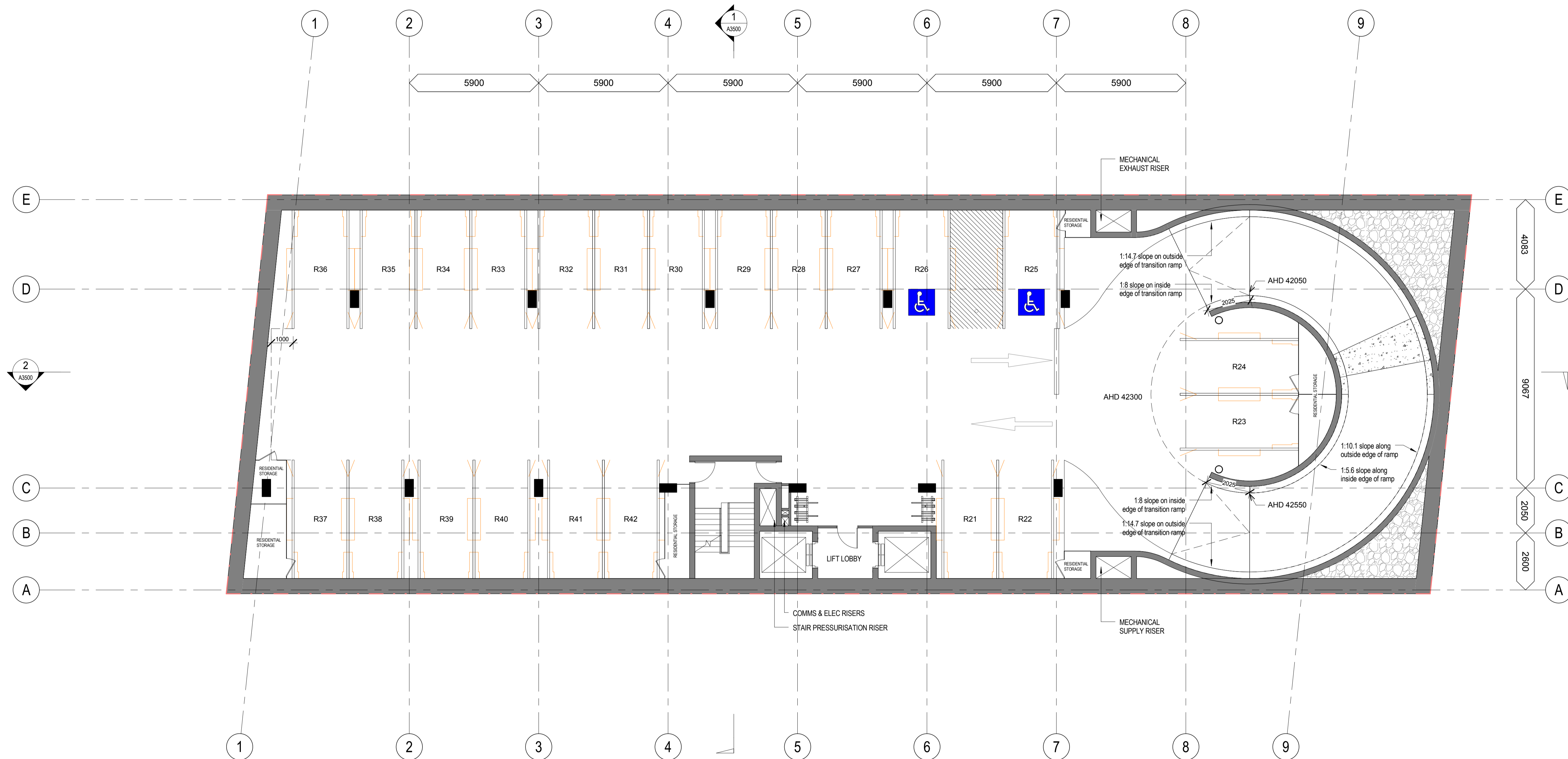
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DRAWING
 Level B4 General
 Arrangement Plan

PRELIMINARY

NORTH

PROJECT No:	15 323	STATUS	SD
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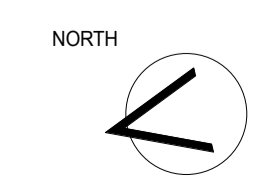
PROJECT
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DRAWING
 Level B3 General
 Arrangement Plan

PROJECT No: 15 323
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 STATUS: SD
 REV: 10
 A1 SCALE: 1 : 100

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SCALE 1:100 @ A1
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REV	DESCRIPTION	DATE	APPD
1	Schematic Design	04/05/16	
2	For Information	20/05/16	
3	For Information	08/06/16	
4	For Information	23/08/16	
5	For Information	20/08/16	
6	For Traffic Consultant	28/08/16	
7	For Information	06/10/16	
8	Development Application	20/10/16	
9	Development Application	31/10/16	
10	Development Application	10/11/16	
11	Development Application	13/11/16	
12	DA Update	24/03/17	



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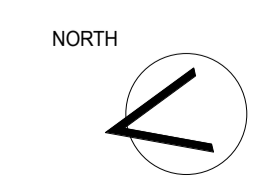
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DRAWING
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Arrangement Plan

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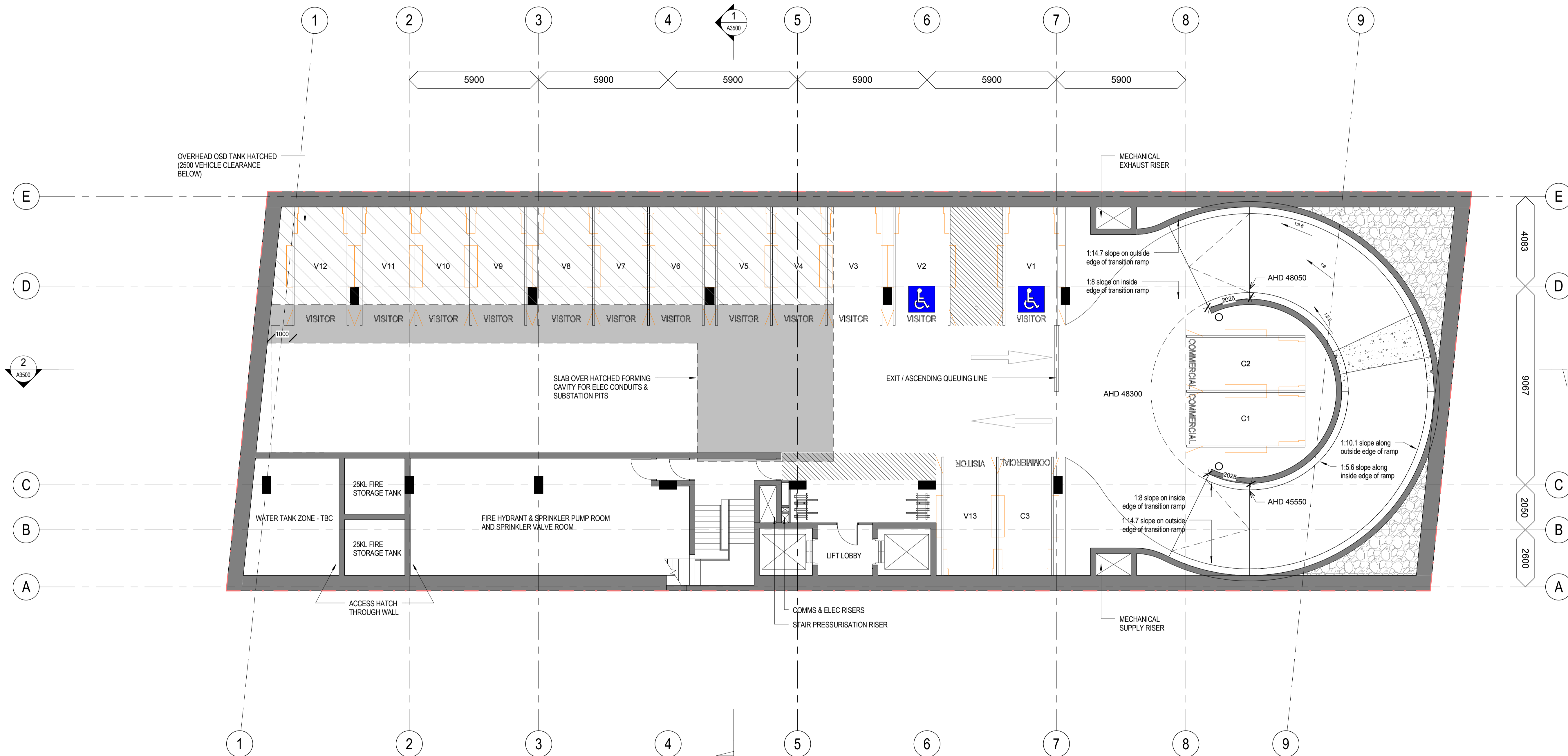
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12	Development Application	17/11/16	
13	DA Update	24/03/17	



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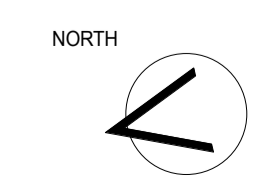
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DRAWING
**Level B1 General
Arrangement Plan**

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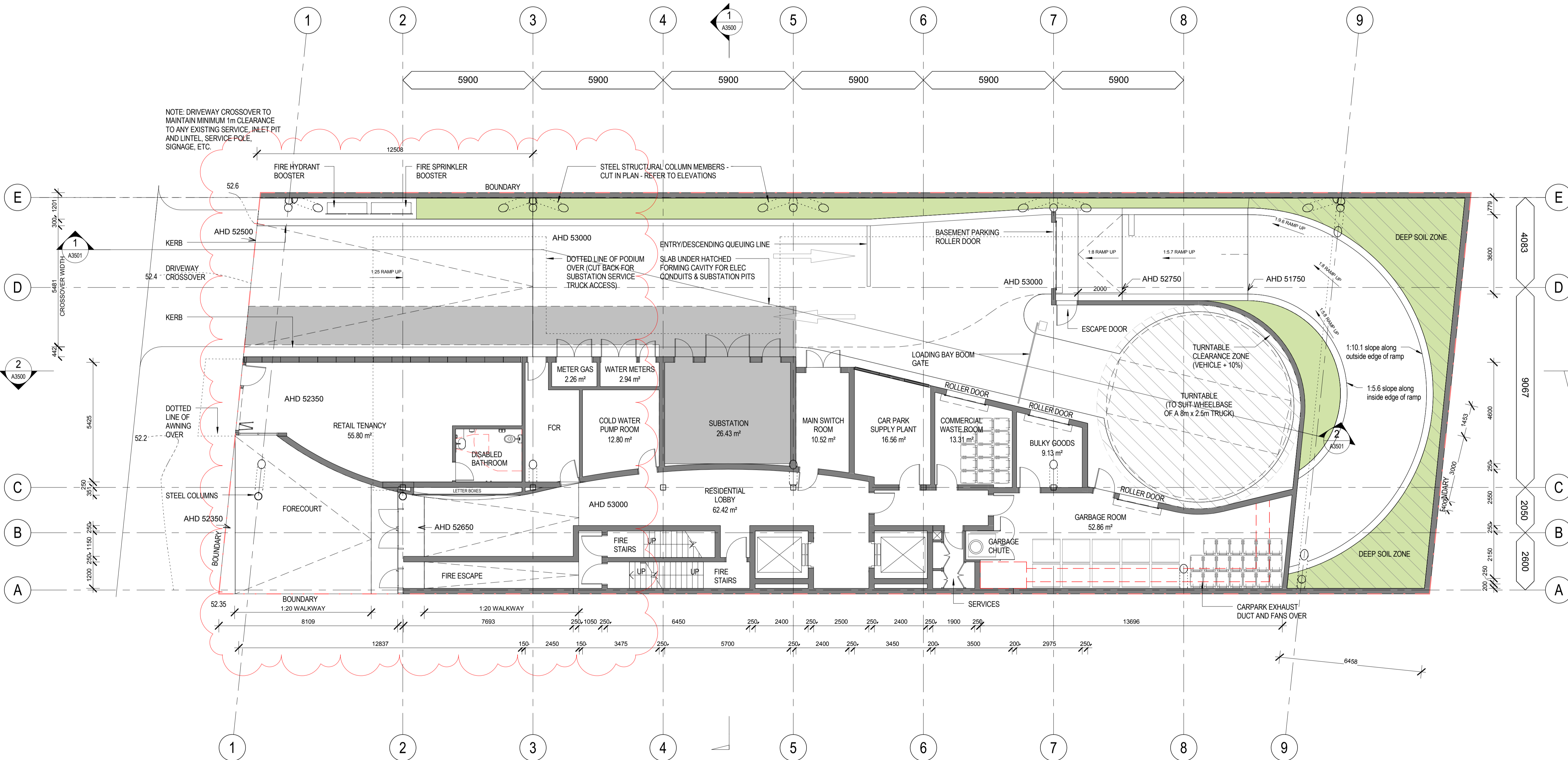
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REV	DESCRIPTION	DATE	APPD
1	Schematic Design	04/05/16	
2	Carpark Ramp Update	11/05/16	
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4	For Information	24/05/16	
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6	Waste Update	26/05/16	
7	For Information	08/06/16	
8	For Information	23/06/16	
9	For Information	26/06/16	
10	For Traffic Consultant	28/08/16	
11	For Information	06/10/16	
12	Development Application	26/10/16	
13	Development Application	31/10/16	
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15	Development Application	02/03/17	
16	DA Update	24/03/17	
17	Flood Level Amendments	21/08/17	



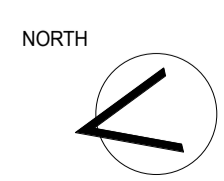
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DRAWING
 Level Ground General
 Arrangement Plan



PROJECT No: 15 323 SD
 DRAWING No: A2110 17
 STATUS
 REV: 17
 A1 SCALE
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SCALE 1:100 @ A1
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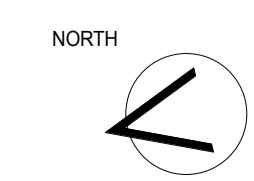
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DRAWING
Level 01 General
Arrangement Plan



PROJECT No: 15 323
DRAWING No: A2111

STATUS
SD
REV: 10

A1 SCALE
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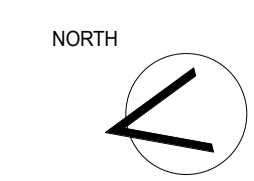
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DRAWING
 Level 02 General
 Arrangement Plan

PROJECT No: 15 323
 DRAWING No: A2112
 STATUS: SD
 REV: 10
 A1 SCALE: 1 : 100



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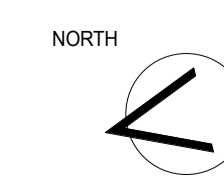
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DRAWING
 Level 03 General
 Arrangement Plan



PROJECT No: 15 323 SD
 DRAWING No: A2113 REV: 6 A1 SCALE: 1 : 100



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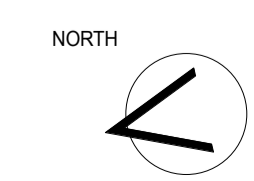
PROJECT
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DRAWING
 Level 04-11 General
 Arrangement Plan

PROJECT No: 15 323 SD
 DRAWING No: A2114 6 A1 SCALE 1 : 100

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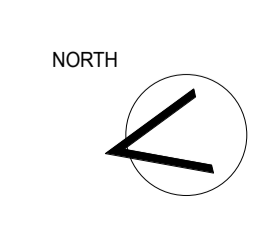
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DRAWING
 Level 12-21 General
 Arrangement Plan

PROJECT No: 15 323 SD
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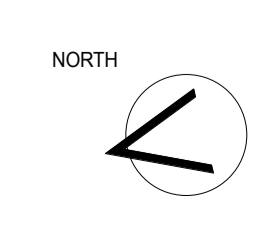
PROJECT
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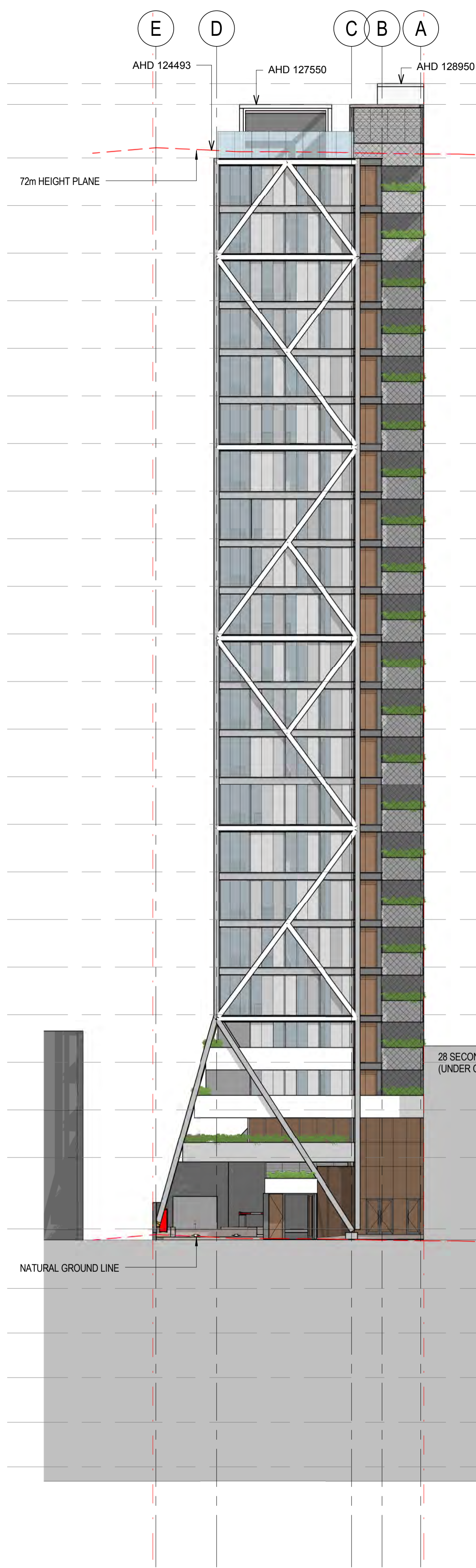
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PROJECT No: **15 323** STATUS: **SD**
 DRAWING No: **A2122** REV: **9** A1 SCALE: **1 : 100**

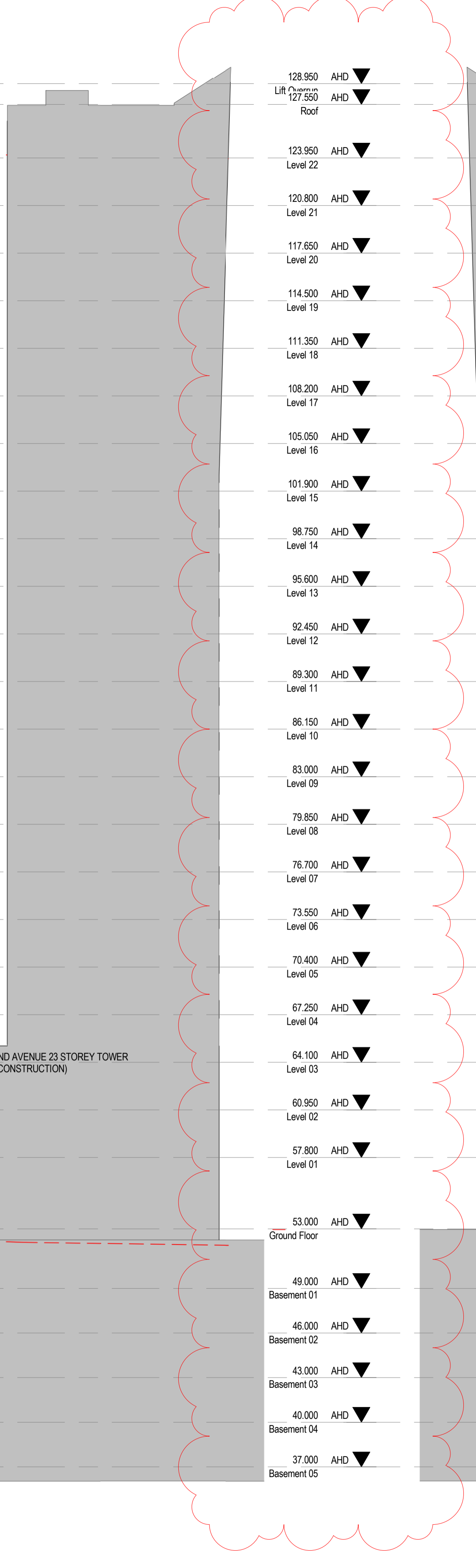
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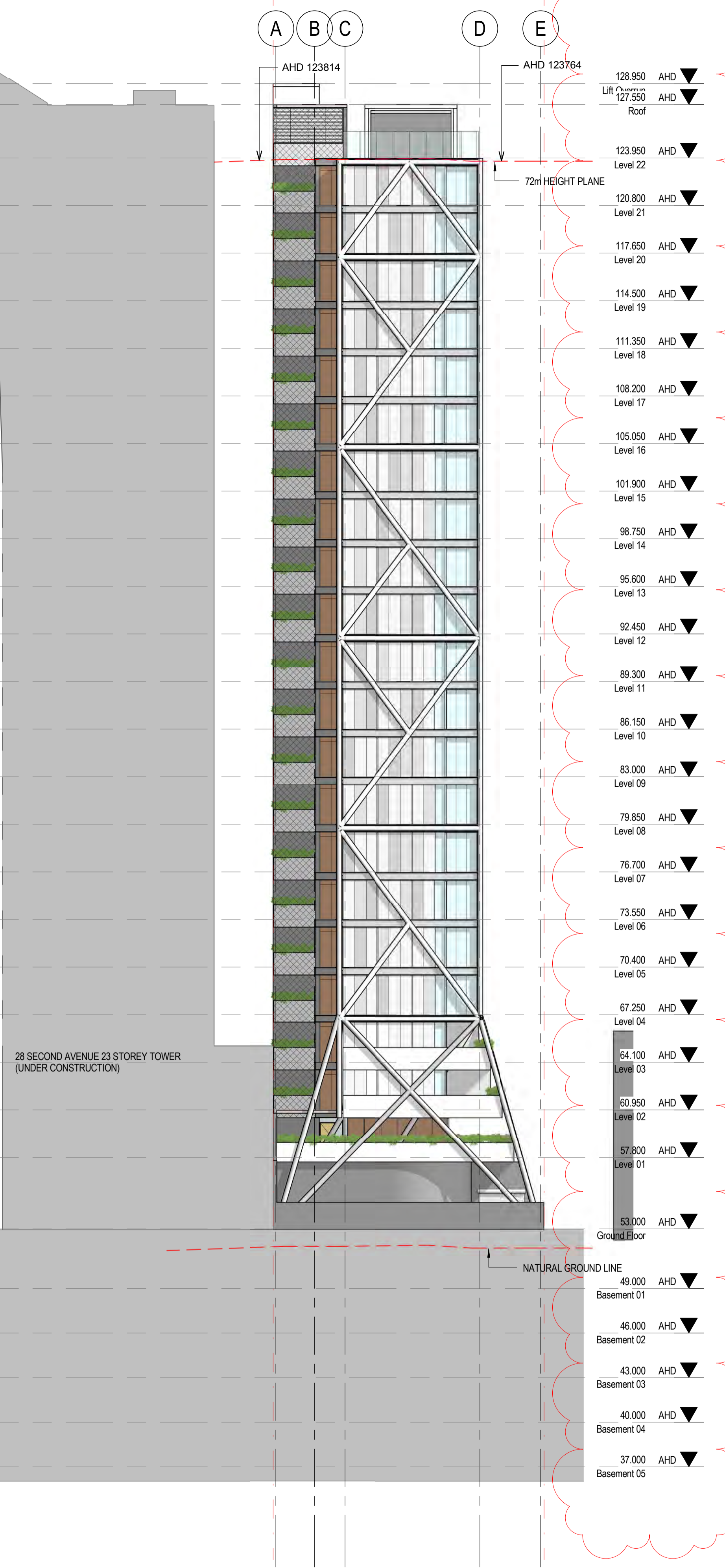
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1 North Elevation
1 : 200



2 South Elevation
1 : 200



SCALE 1:200 @ A1
m

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9	Flood Level Amendments	21/08/17	

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PROJECT
26 Second Avenue,
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DRAWING
North and South
Elevations

PROJECT No: 15 323
DRAWING No: A3000
STATUS: SD
REV: 9
A1 SCALE: 1 : 200

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SCALE 1:200 @A1
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7	Development Application	02/03/17	
8	DA Update	24/03/17	
9	DA Update	11/04/17	
10	Flood Level Amendments	21/08/17	

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PROJECT
**26 Second Avenue,
Blacktown**

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Merhis Blacktown Pty Ltd

DRAWING
**East and West
Elevations**

PROJECT No: **15 323** STATUS: **SD**
DRAWING No: **A3001** REV: **10** A1 SCALE: **1 : 200**

1 East Elevation
1 : 200

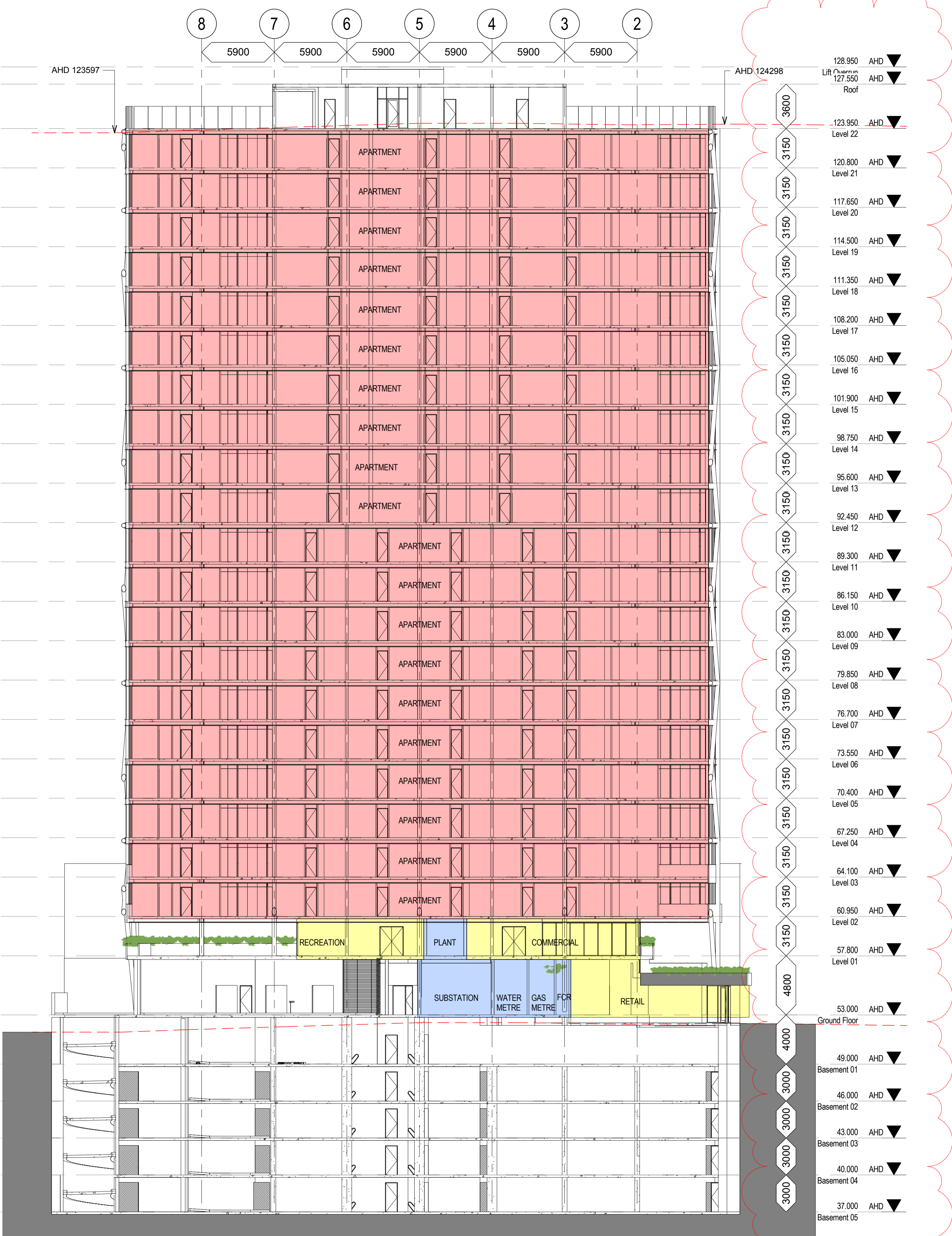
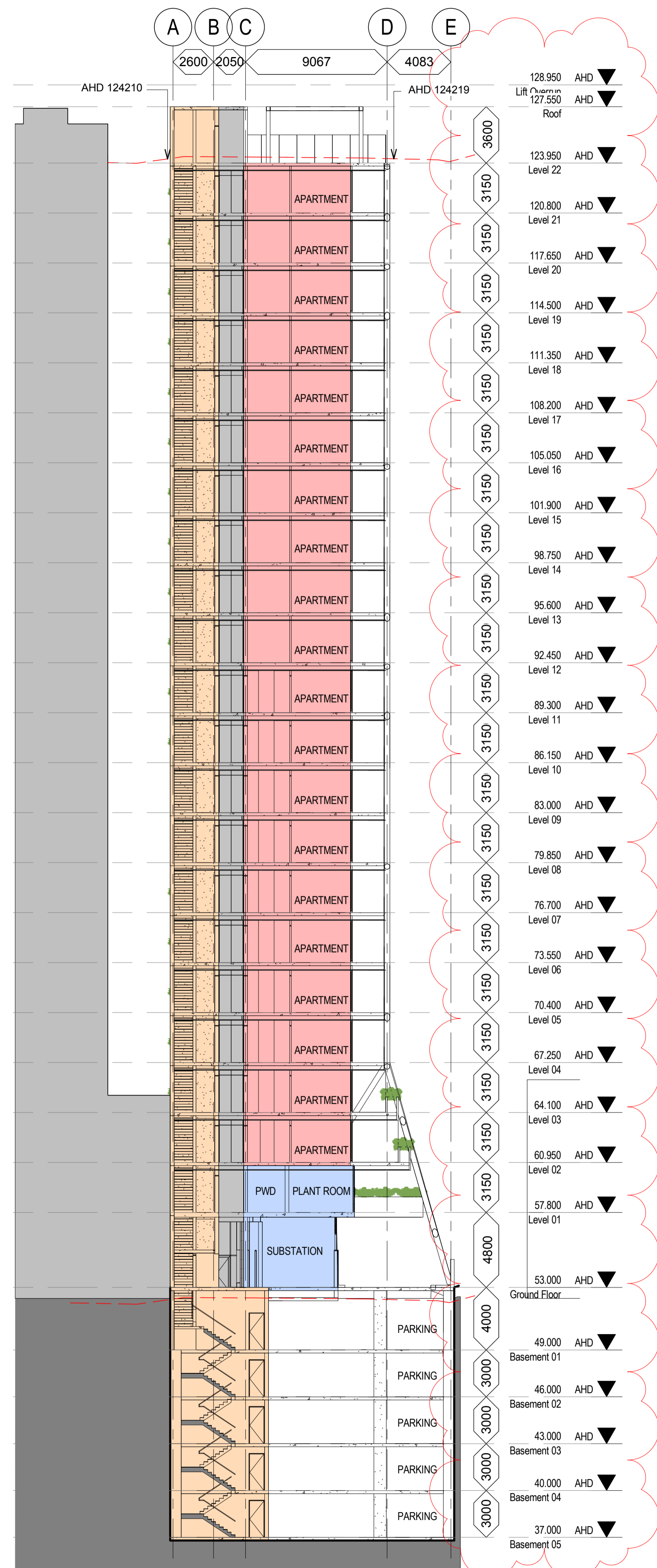
2 West Elevation
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**DO NOT SCALE
DRAWING**

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DO NOT SCALE
DRAWING

SCALE 1:1 @ A1
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REV. DESCRIPTION DATE APPD
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3 Development Application 31/10/16
4 DA Update 3/03/17
5 Flood Level Amendments 21/08/17



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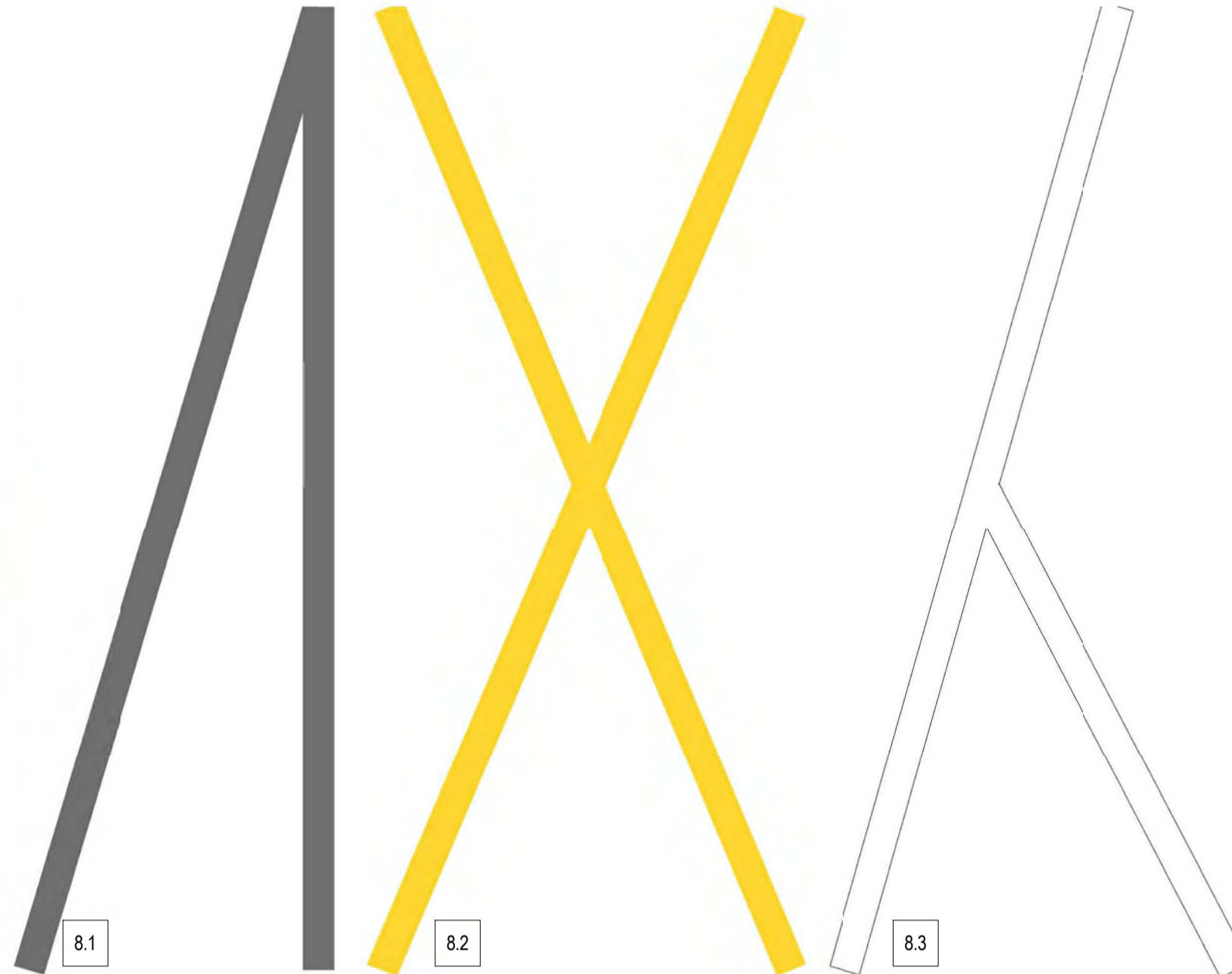
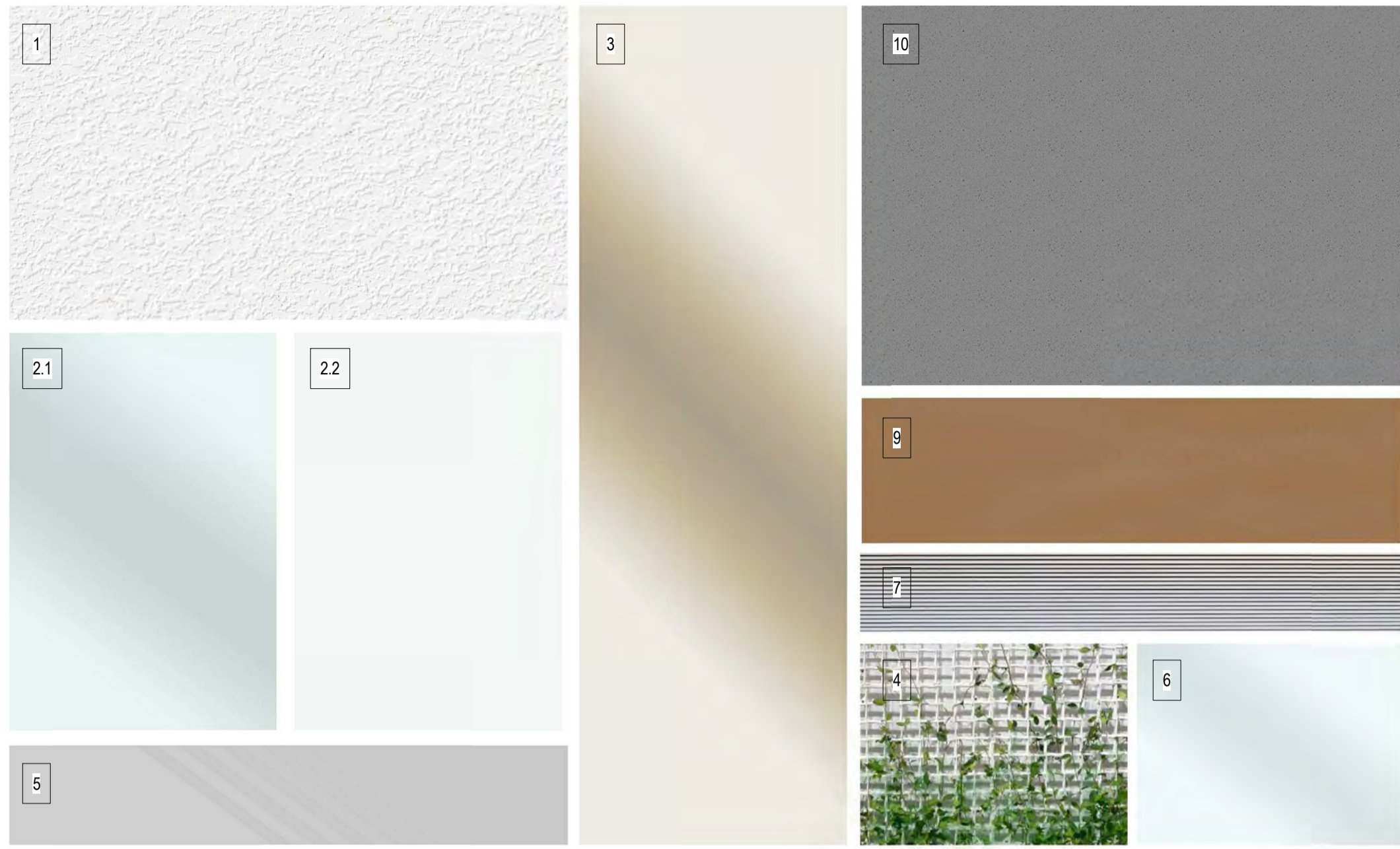
PROJECT
26 Second Avenue,
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DRAWING
Sections

PROJECT No: 15 323 STATUS: SD
DRAWING No: A3500 REV: 5 A1 SCALE: 1 : 200

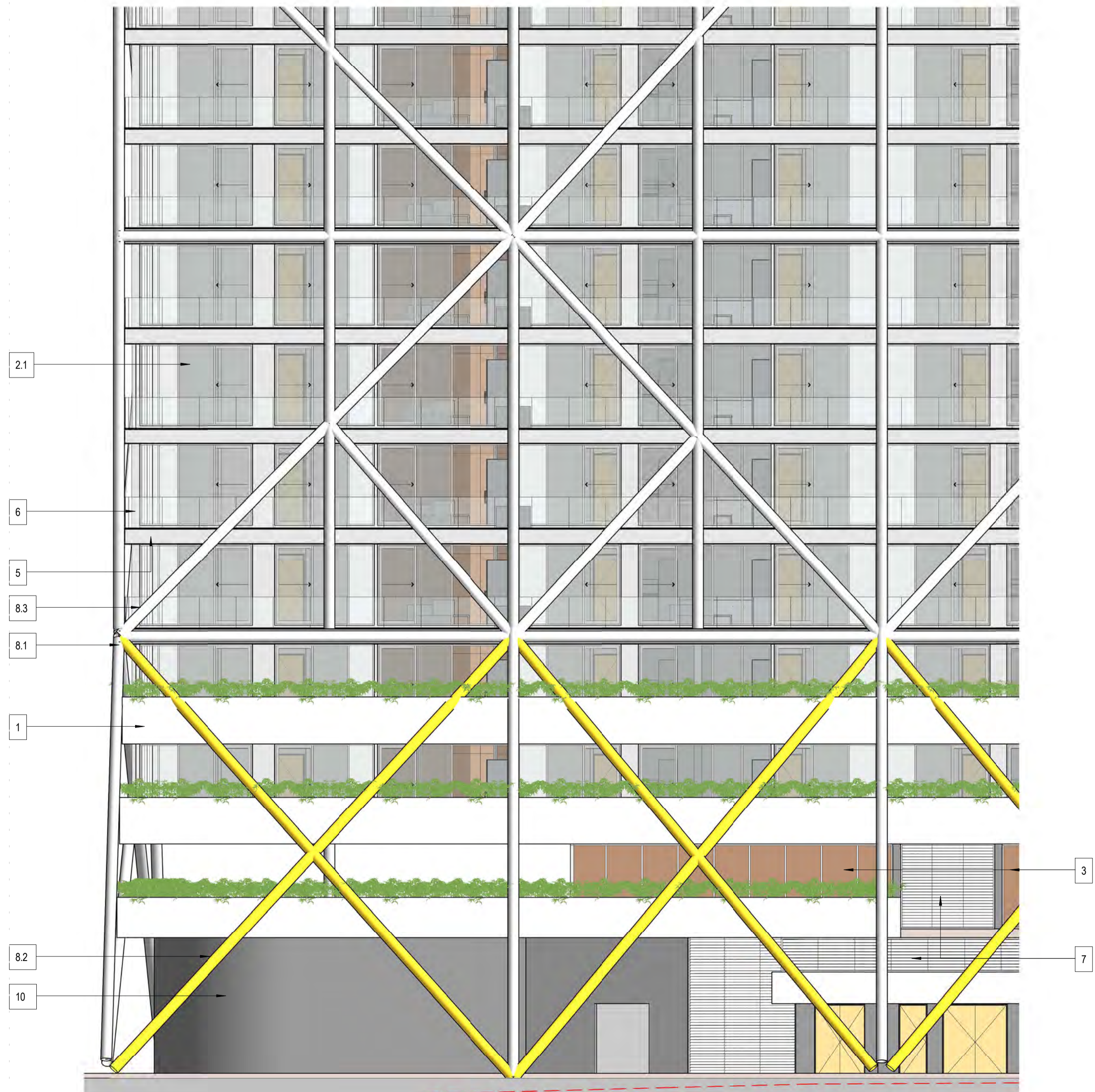
PRELIMINARY



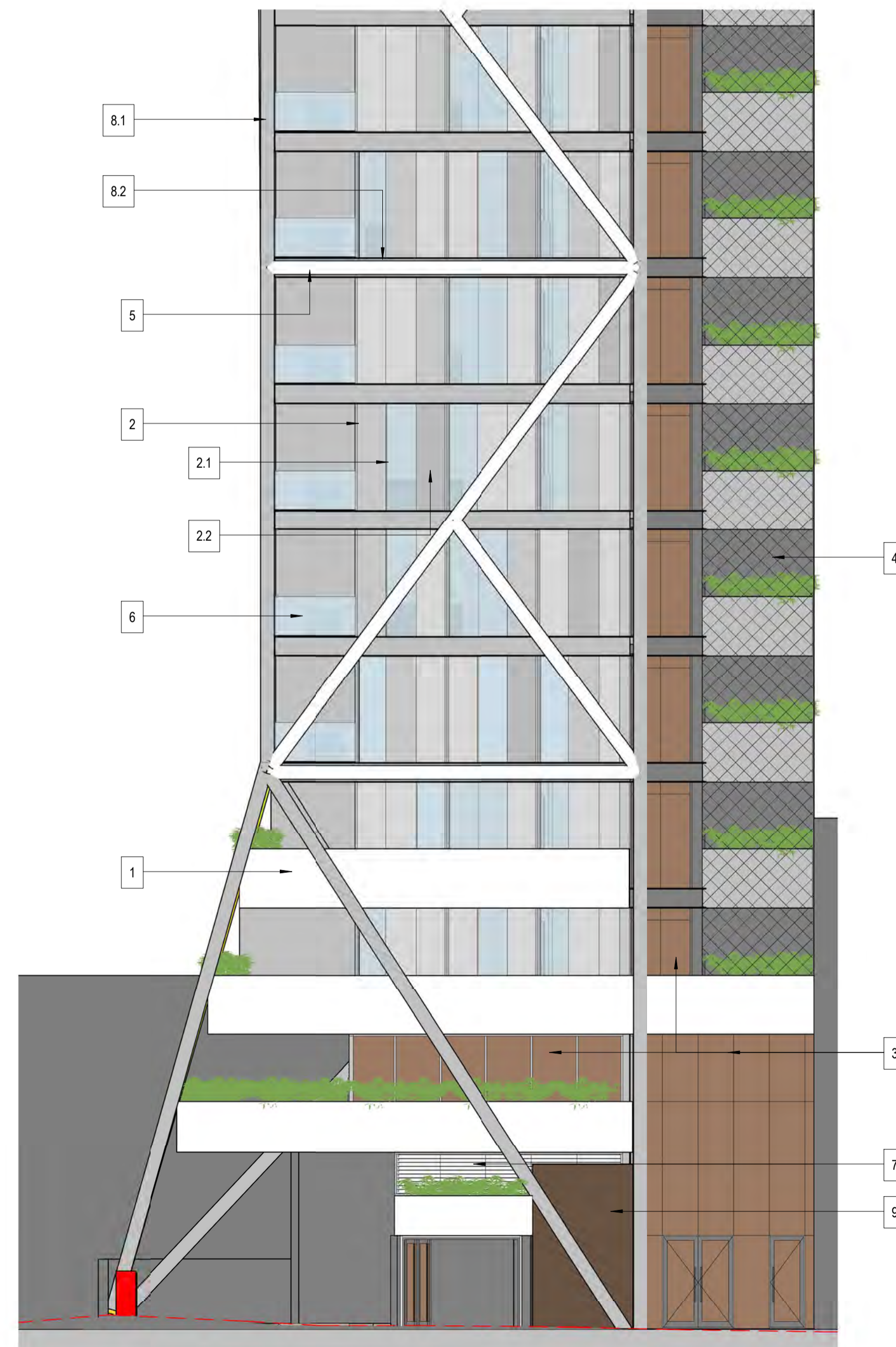
LEGEND - MATERIALS

1	PAINTED CONCRETE BALUSTRADE - WHITE
2	MODULAR FRAMED FACADE PANEL
2.1	GLAZING - LIGHT GREY/SILVER
2.2	CFC VITRAPANEL - THREE TONES OF GREY/SILVER
3	GLAZING - BRONZE
4	METAL SCREEN WALL - TRELLIS
5	STEEL FASCIA
6	FRAMELESS GLAZED UPSTAND
7	LOUVRES - DARK GREY
8	STEEL STRUCTURE
8.1	STEEL STRUCTURE - PAINTED DARK GREY
8.2	STEEL STRUCTURE - PAINTED WHITE
8.2	STEEL STRUCTURE - PAINTED YELLOW
9	PRECAST CONCRETE PANEL - RENDERED BROWN
10	PRECAST CONCRETE PANEL - RENDERED MID GREY

10 0 10 20 30 40 50
SCALE 1:1 @ A1 mm
© CONRAD GARGETT ANCHER MORTLOCK WOOLLEY
mail@conradgargett.com.au ABN 49 325 121 350
DO NOT SCALE DRAWING & VERIFY ALL DIMENSIONS AND LEVELS ON SITE
REV. DESCRIPTION DATE APPD
1 For Information 06/10/16
2 Development Application 26/10/16
3 Development Application 31/10/16



01 East Elevation - Materials and Finishes
1:100



1 North Elevation - Materials and Finishes
1:100

CONRAD GARGETT ANCHER MORTLOCK WOOLLEY

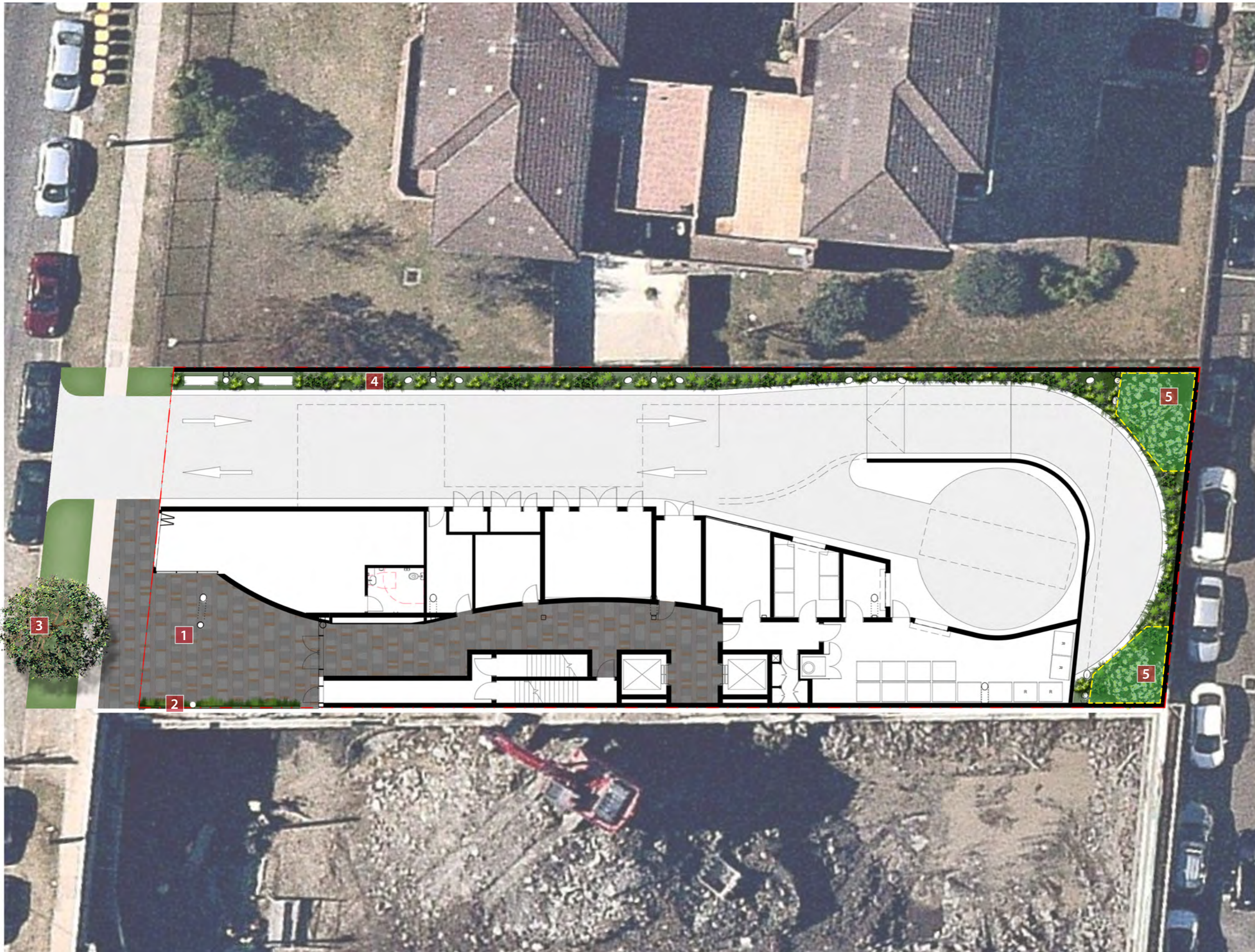
PROJECT
26 Second Avenue,
Blacktown

CLIENT
Merhis Blacktown Pty Ltd

DRAWING
Materials and Finishes

PRELIMINARY

PROJECT No: 15 323 SD
DRAWING No: A9500 REV: 3 A1 SCALE: 1:100

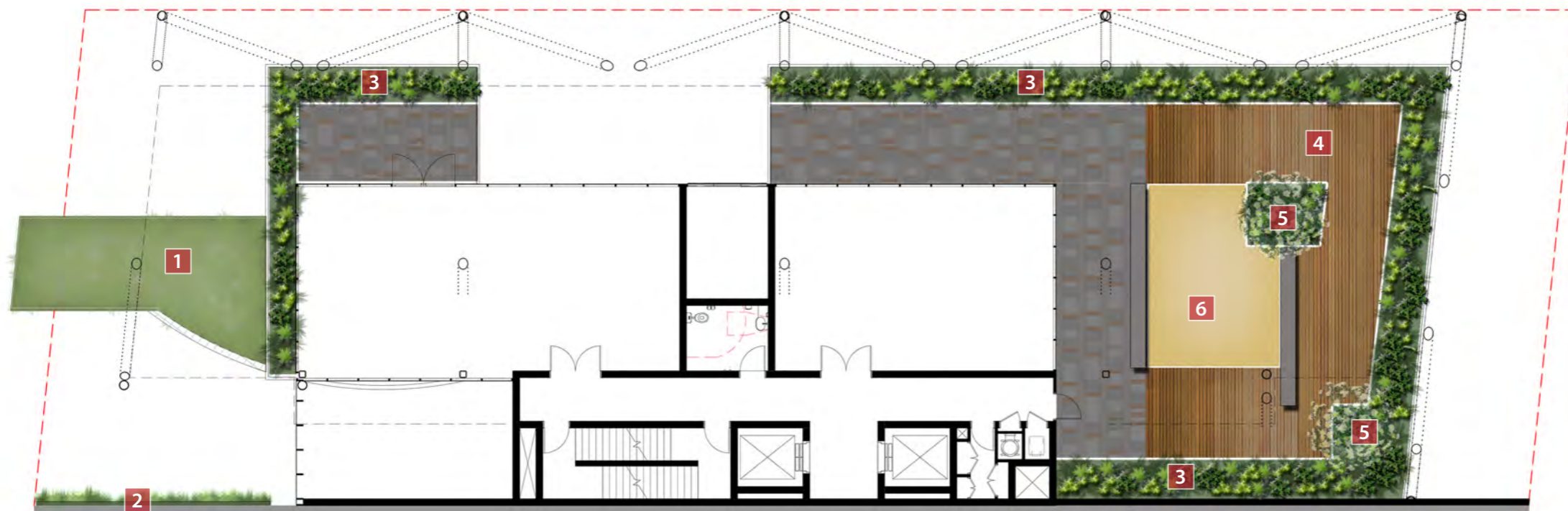


LEGEND

- 1 Accent Paving to Entry and Foyer
- 2 Green Wall Entry Statement
- 3 Street Tree to Second Avenue
- 4 Planters
- 5 Deep Root Planting Zone

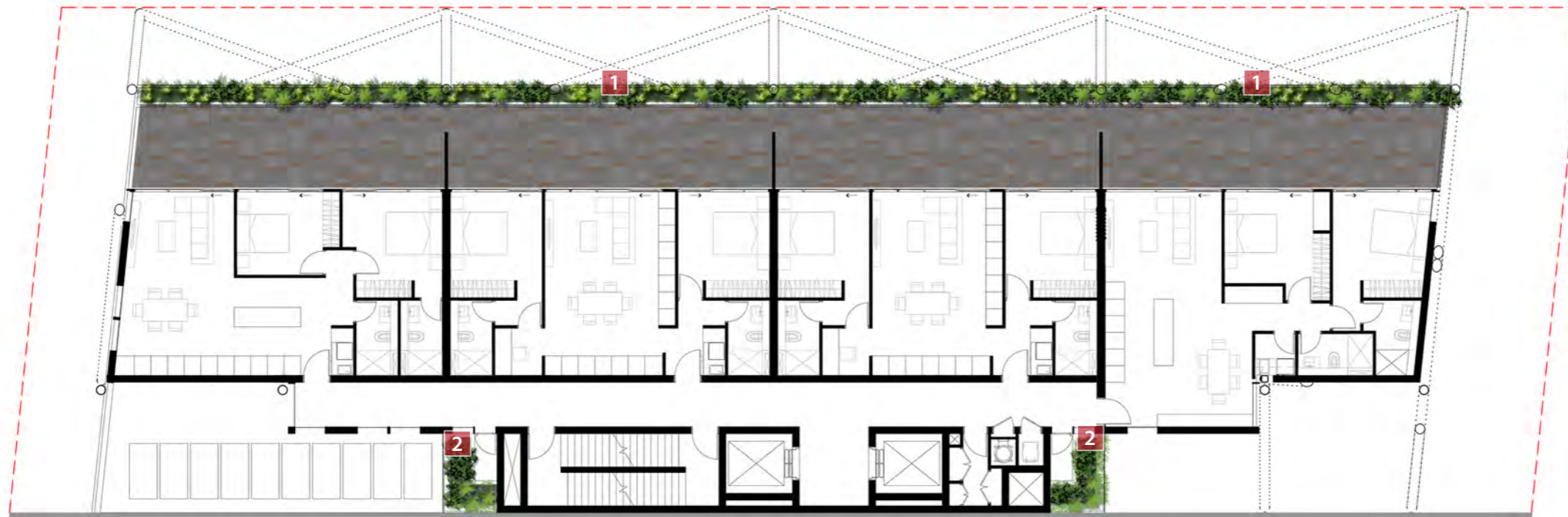
LEGEND

- 1 Green Roof
- 2 Green Wall from Ground Floor
- 3 Planters
- 4 Timber Decking as part of playground
- 5 Raised Planters
- 6 Open Deck or Sandpit as part of playground



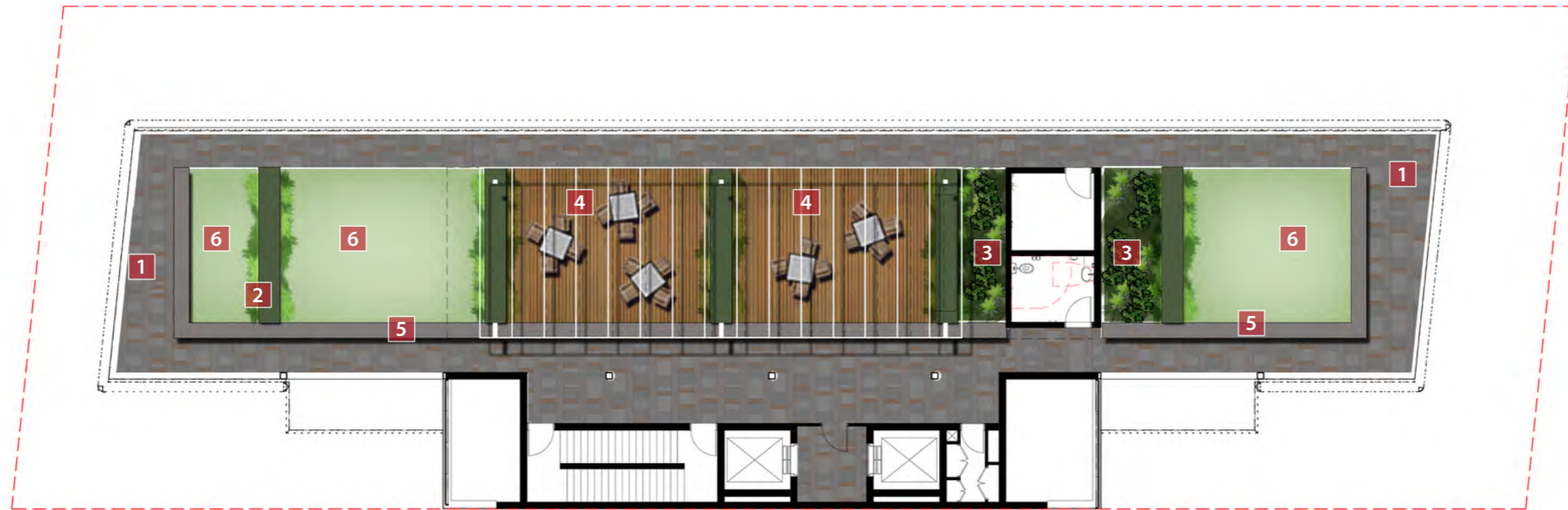
LEGEND

- 1** Planters
- 2** Planting every floor with Trellis



LEGEND

- 1 Perimeter pathway
- 2 Green Walls to create intimate spaces for recreation
- 3 Planters
- 4 Timber Decking with vine covered trellis over for filtered shade
- 5 Raised Seating Edge
- 6 Raised Lawn Areas



TREES



Tristaniopsis laurina 'Luscious'
WATER GUM [max. H 7m X W 4m]



Plumeria obtusa
FRANGIPANI [max. H 5m X W 3m]

SHRUBS



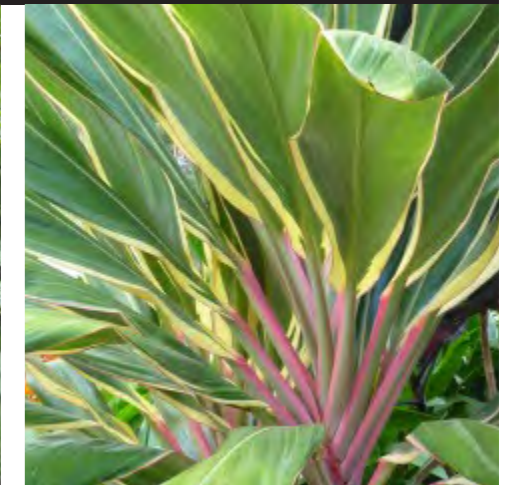
Alcantarea imperialis 'Green Form'
SUN BROMELIAD [max. H 1.5m X W 1.5m]



Zamia furfuracea
CARDBOARD CYCAD [max. H 2m X W 1.5m]

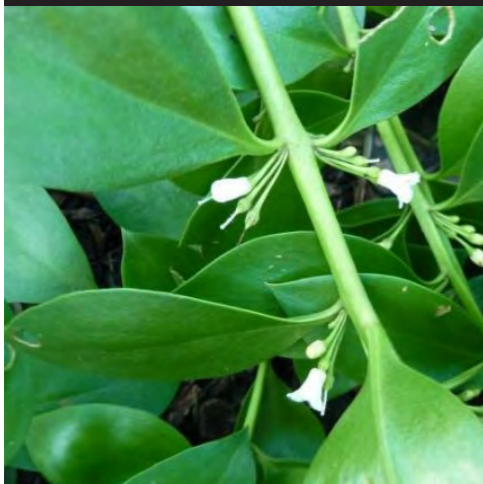


Rhaps excelsa
LADY FINGER PALM [max. H 3m X W 2m]



Cordyline fruticosa 'Pink Diamond'
CORDYLINE [max. H 3m X W 1m]

GROUNDCOVERS [max height <500mm]



Myoporum ellipticum
BROAD LEAF MYOPORUM



Liriope muscari
LILY TURF



Clivia miniata
CLIVIA



Aspidistra elatior
CAST IRON PLANT

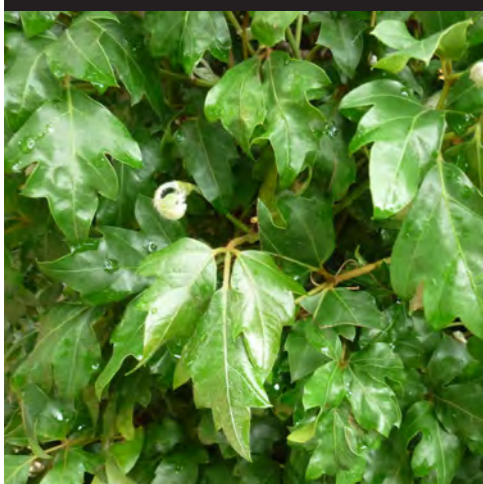


Neoregelia compacta
BROMELIAD



Casuarina glauca 'Cousin It'
COUSIN IT

VINES AND CLIMBERS



Cissus alata 'Ellen Danica'
ELLEN DANICA



Philodendron scandens
HEARTLEAF PHILODENDRON



Tecomanthe sp. 'Roaring Meg'
ROARING MEG

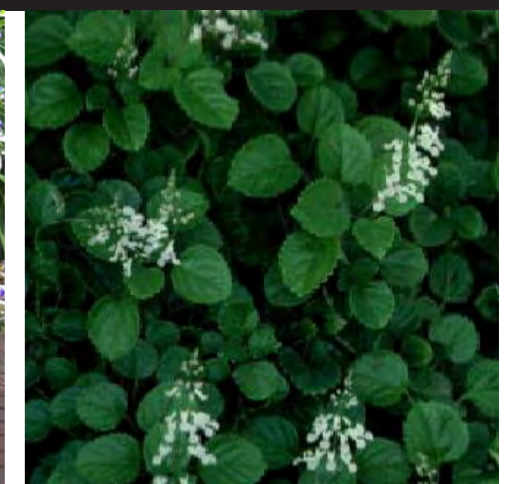
GREEN WALL



Rhipsalis sp.
MISTLETOE CACTI

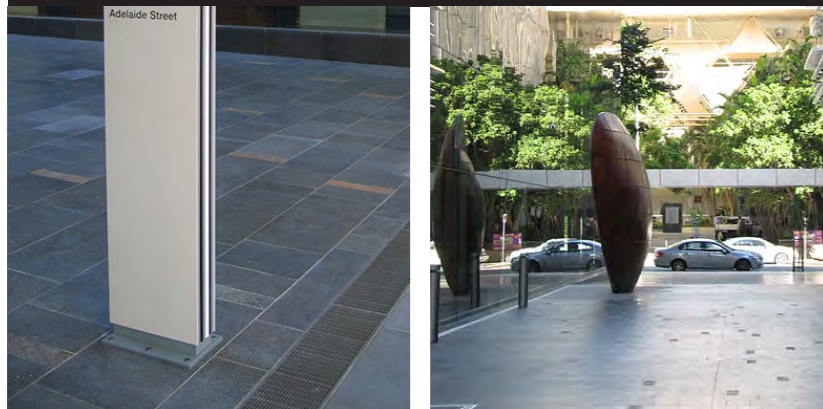


Neomarica gracilis
WALKING IRIS



Plectranthus australis
SWEDISH IVY

PAVING TREATMENT

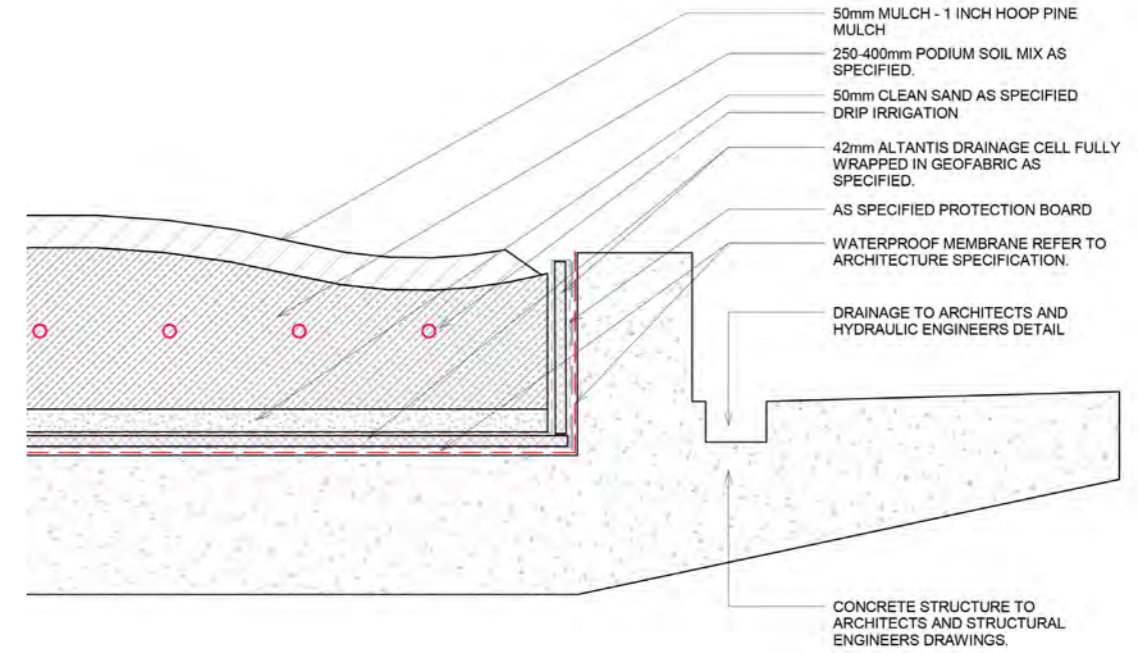


Bluestone paving with random split-faced porphyry inserts

GREEN ROOF

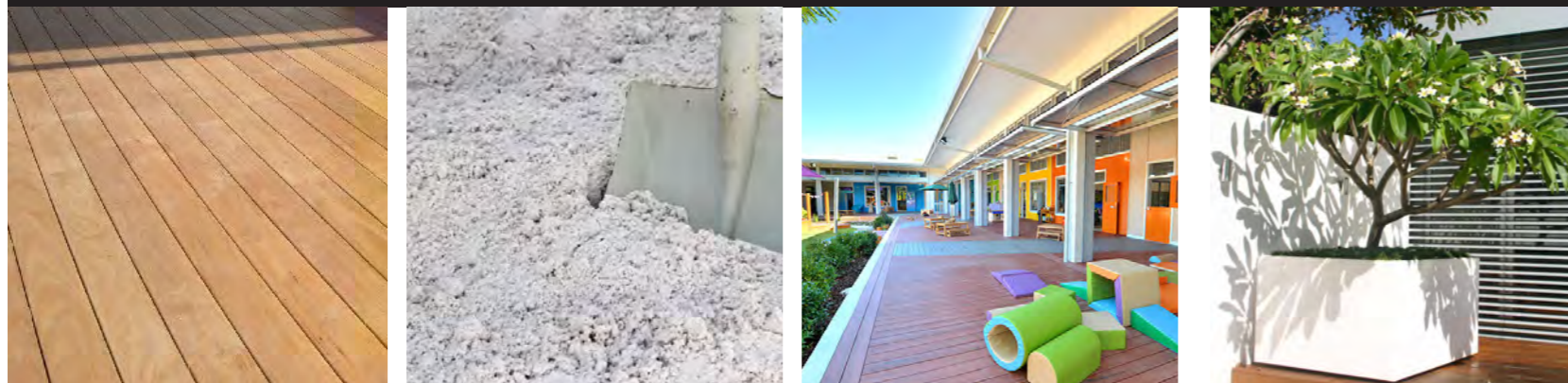


Character image of extensive green roof



GREEN ROOF - TYPICAL DETAIL

LEVEL 02 RECREATION AND PLAY AREA



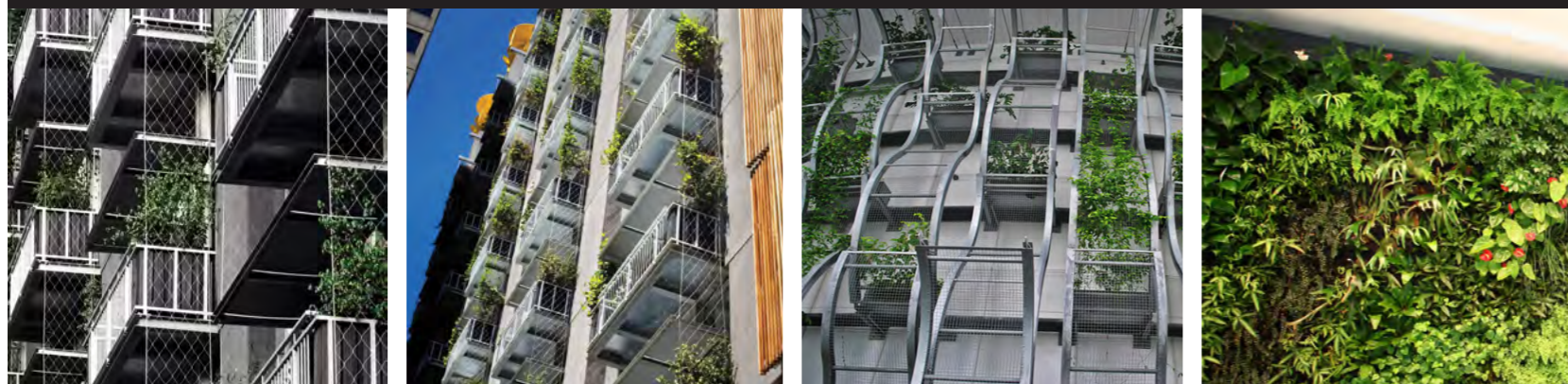
Timber decking

Sand as soft-fall in play area

Multi-functional deck space

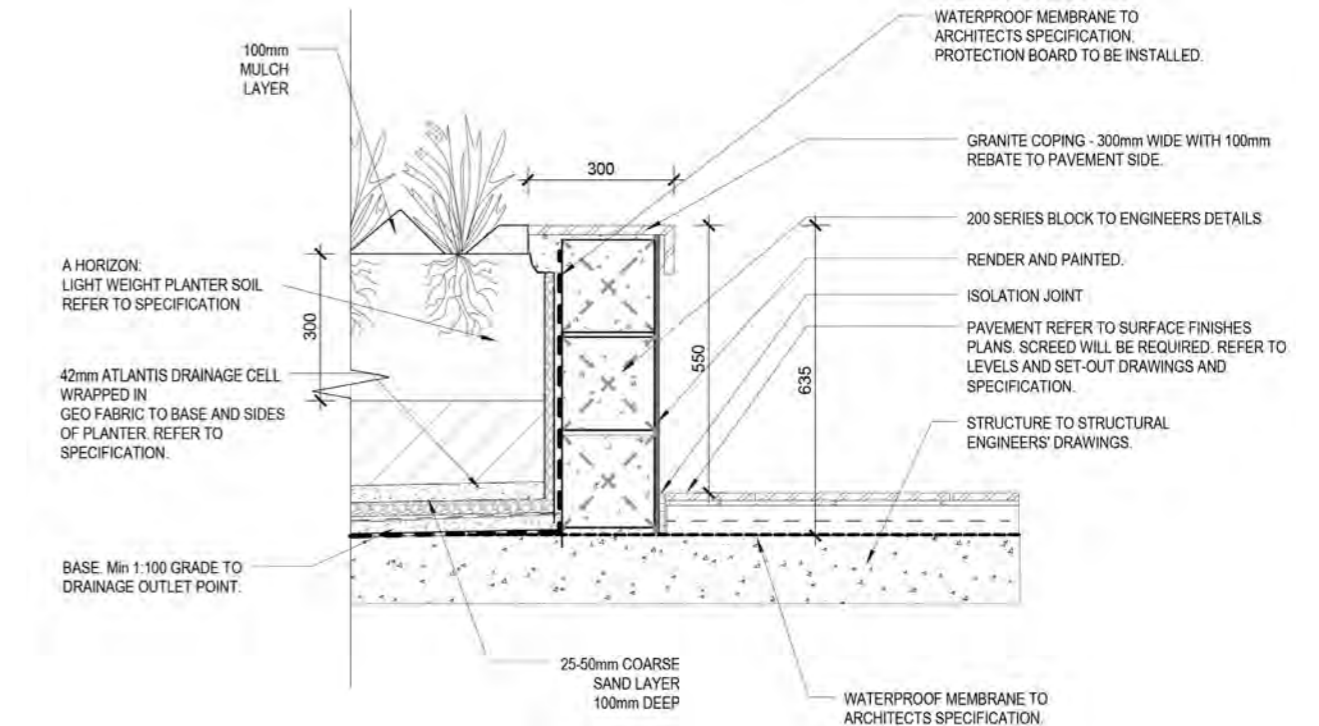
Raised Planters for Trees

CLIMBING TRELLIS / GREEN WALLS



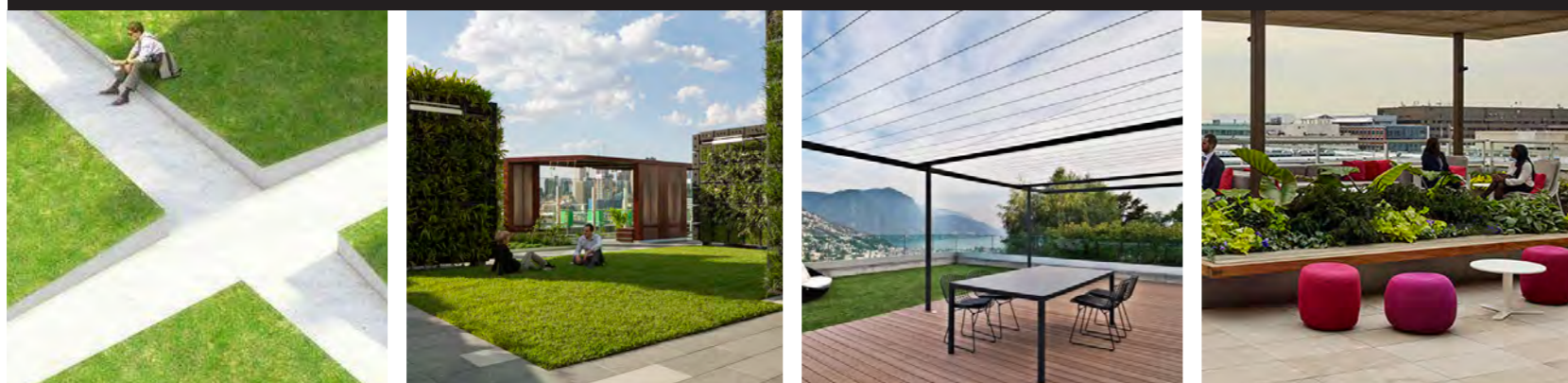
Character images of climbing structure on balcony

Character image of green wall



PODIUM PLANTING - TYPICAL DETAIL

LEVEL 22 ROOFTOP RECREATION AREA



Character image of raised turf areas

Character image of lawn and green walls

Character image of vine trellis

Character image of outdoor recreation