



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
A2101	Level B5 General Arrangement Plan	10	DA RFI Revision	22/08/17
A2102	Level B4 General Arrangement Plan	11	DA RFI Revision	22/08/17
A2103	Level B3 General Arrangement Plan	11	DA RFI Revision	22/08/17
A2104	Level B2 General Arrangement Plan	13	DA RFI Revision	22/08/17
A2105	Level B1 General Arrangement Plan	14	DA RFI Revision	22/08/17
A2110	Level Ground General Arrangement Plan	18	DA RFI Revision	22/08/17
A2111	Level 01 General Arrangement Plan	11	DA RFI Revision	22/08/17
A2112	Level 02 General Arrangement Plan	11	DA RFI Revision	22/08/17
A2113	Level 03 General Arrangement Plan	7	DA RFI Revision	22/08/17
A2114	Level 04-11 General Arrangement Plan	7	DA RFI Revision	22/08/17
A2121	Level 12-21 General Arrangement Plan	11	DA RFI Revision	22/08/17
A2122	Level 22 General Arrangement Plan	10	DA RFI Revision	22/08/17
A3000	North and South Elevations	10	DA RFI Revision	22/08/17
A3001	East and West Elevations	11	DA RFI Revision	22/08/17
A3500	Sections	5	Flood Level Amendments	21/08/17
A3501	Sections	2	DA Update	24/03/17
A3502	Section with Reduced Height	1	Flood Level Amendments	21/08/17
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	7773m ²
Retail (GF)	55m ²
Commercial (L1)	98m ²
Total	7932m ²

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
Aa	2	2		22.70m ²	96.43m ²	22.70m ²
Ab	2	2	75.73m ²	33.25m ²	108.98m ²	24.32m ²
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
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
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

* 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	764m ²
Total Site Area	998m ²
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	P											N	Y
Ca						P	P											Y	Y
Cb							P	P										Y	Y
Cc						P	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

NABERS Thermal Performance Specification			
Wall Type	Insulation	Colour	Comments
External Walls			
OFC Cladding	R1.5	Light - SA < 0.475	Throughout except as below
OFC 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			
Floor Type	Insulation		Comments
Concrete	R1.9 Board		Suspended slab to outside or above plant room/toilet
Concrete	None		Unit/commercial/recreation space below
Ceilings			
Ceiling Type	Insulation		Comments
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			
Roof Type	Insulation	Colour	Comments
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 Low E 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 a 10% of the above specified values.

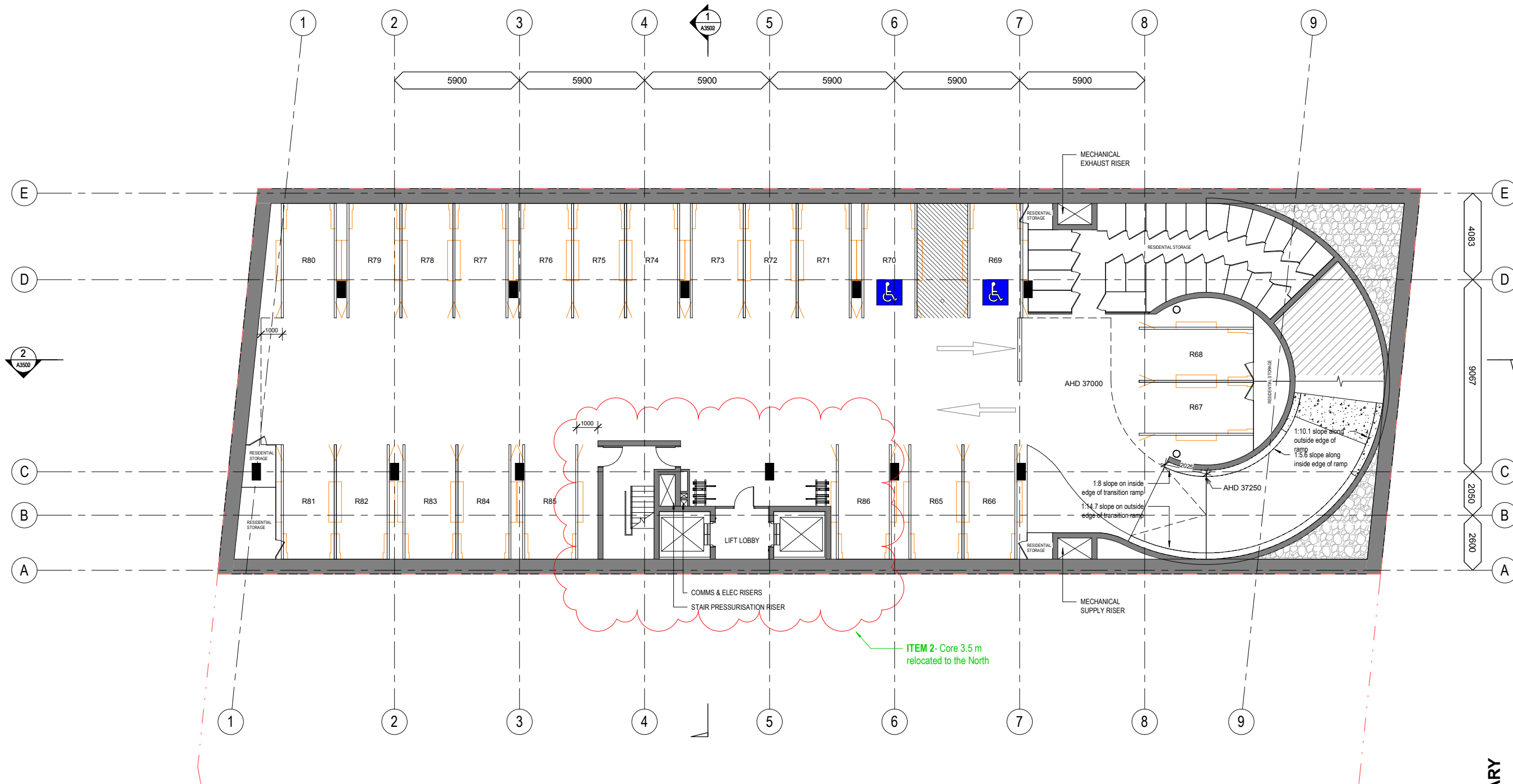
PRELIMINARY

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SCALE 1 @ A1

CONRAD GARGETT ANCHER MORTLOCK WOOLLEY
mail@conradgargett.com.au ABN 49 325 121 350

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2	For Information	08/05/16	
3	For Information	23/09/16	
4	For Information	26/09/16	
5	For Traffic Consultant	28/09/16	
6	For Information	06/10/16	
7	Development Application	28/10/16	
8	Development Application	31/10/16	
9	DA Update	24/03/17	
10	DA RFI Revision	22/08/17	



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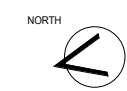
PROJECT
26 Second Avenue,
Blacktown

CLIENT
Merhis Blacktown Pty Ltd

DRAWING
Level B5 General
Arrangement Plan

PROJECT No: 15 323
DRAWING No: A2101

STATUS
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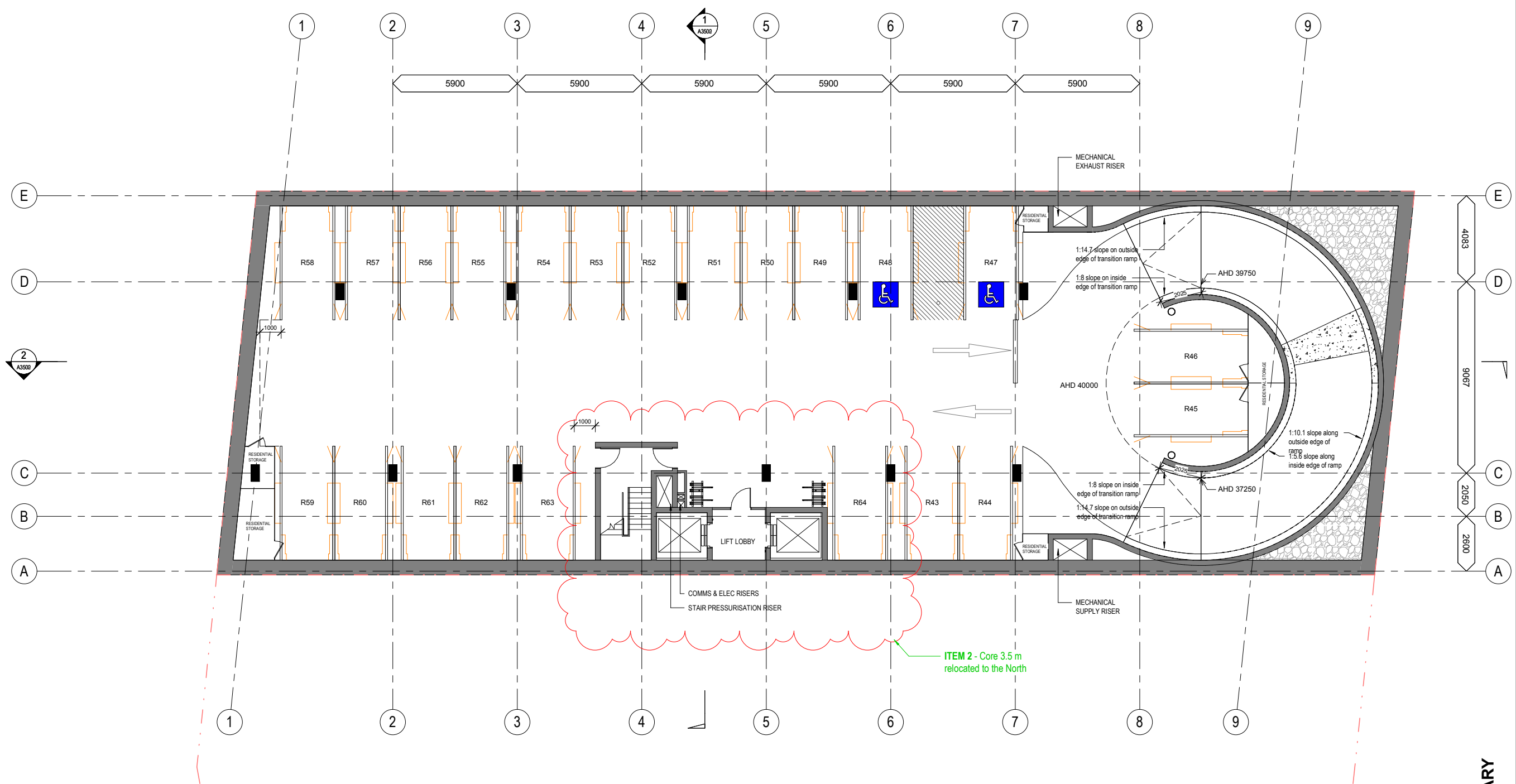


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REV	DESCRIPTION	DATE	APPD
1	Schematic Design	04/05/16	
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3	For Information	08/06/16	
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11	DA RFI Revision	22/08/17	



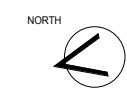
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DRAWING
**Level B4 General
Arrangement Plan**

PROJECT No: **15 323** STATUS: **SD**
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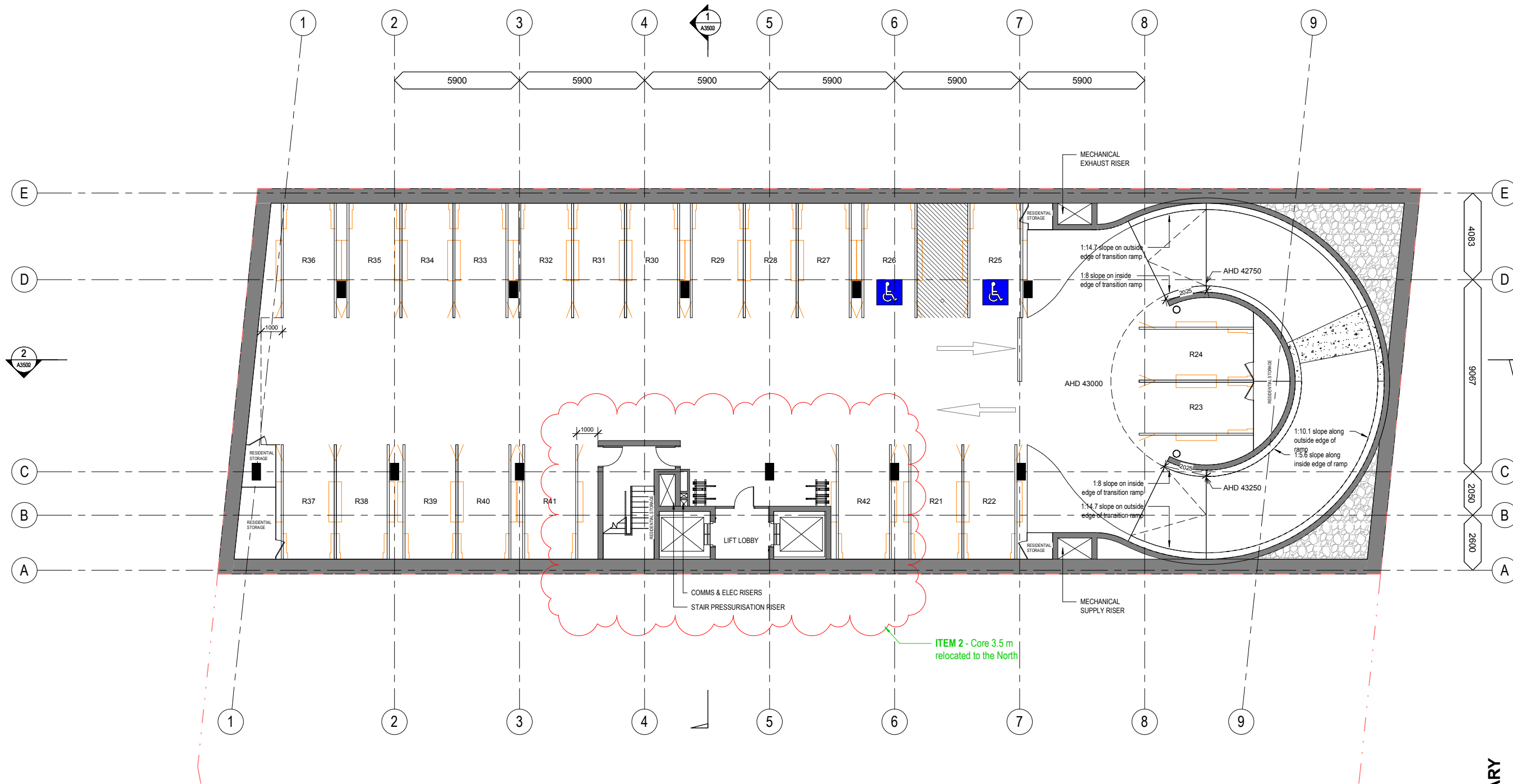


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11	DA RFI Revision	22/08/17	



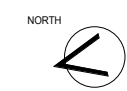
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DRAWING
Level B3 General
Arrangement Plan

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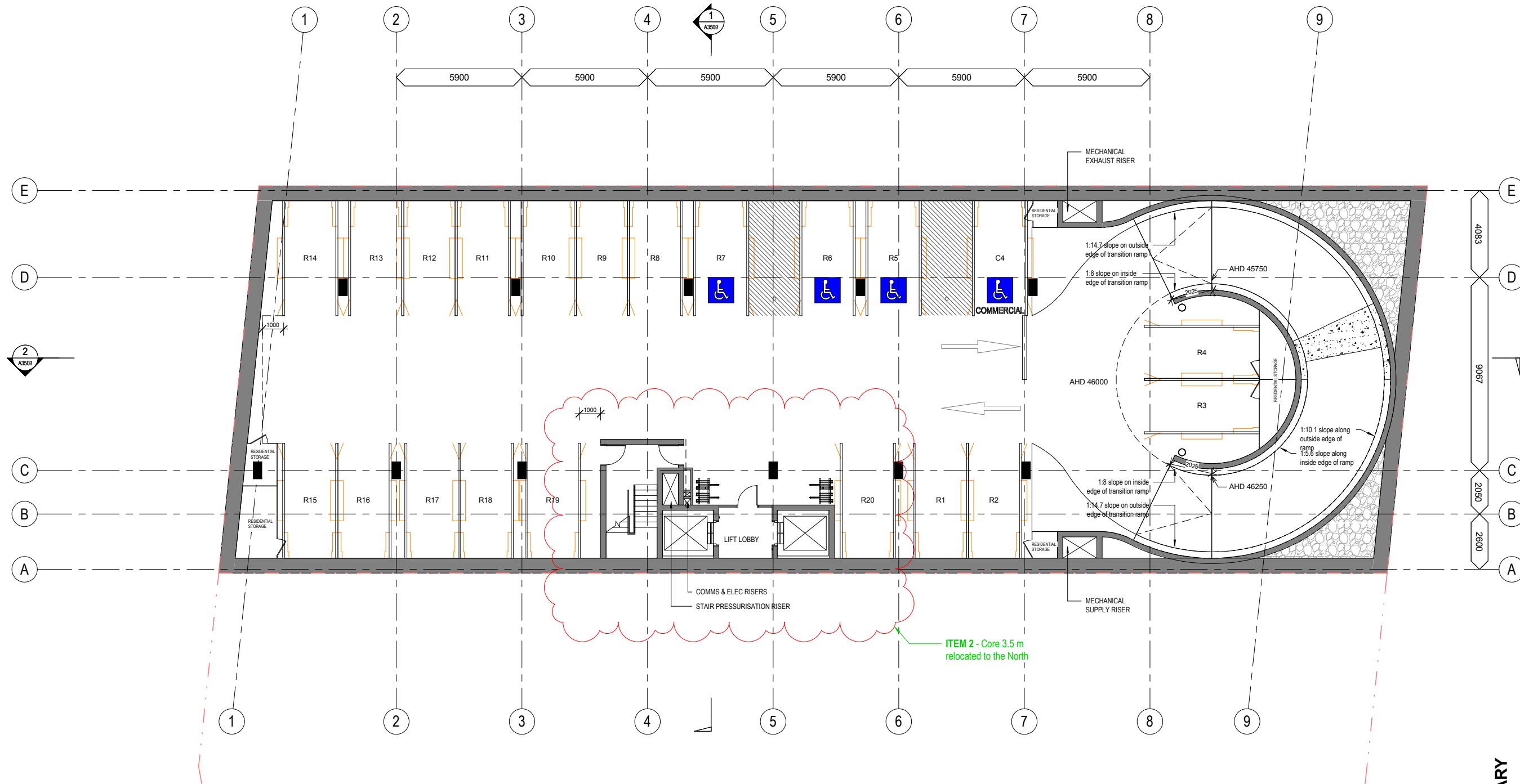


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8	Development Application	26/10/16	
9	Development Application	31/10/16	
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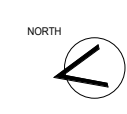


PROJECT
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DRAWING
Level B2 General
Arrangement Plan

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STATUS: SD
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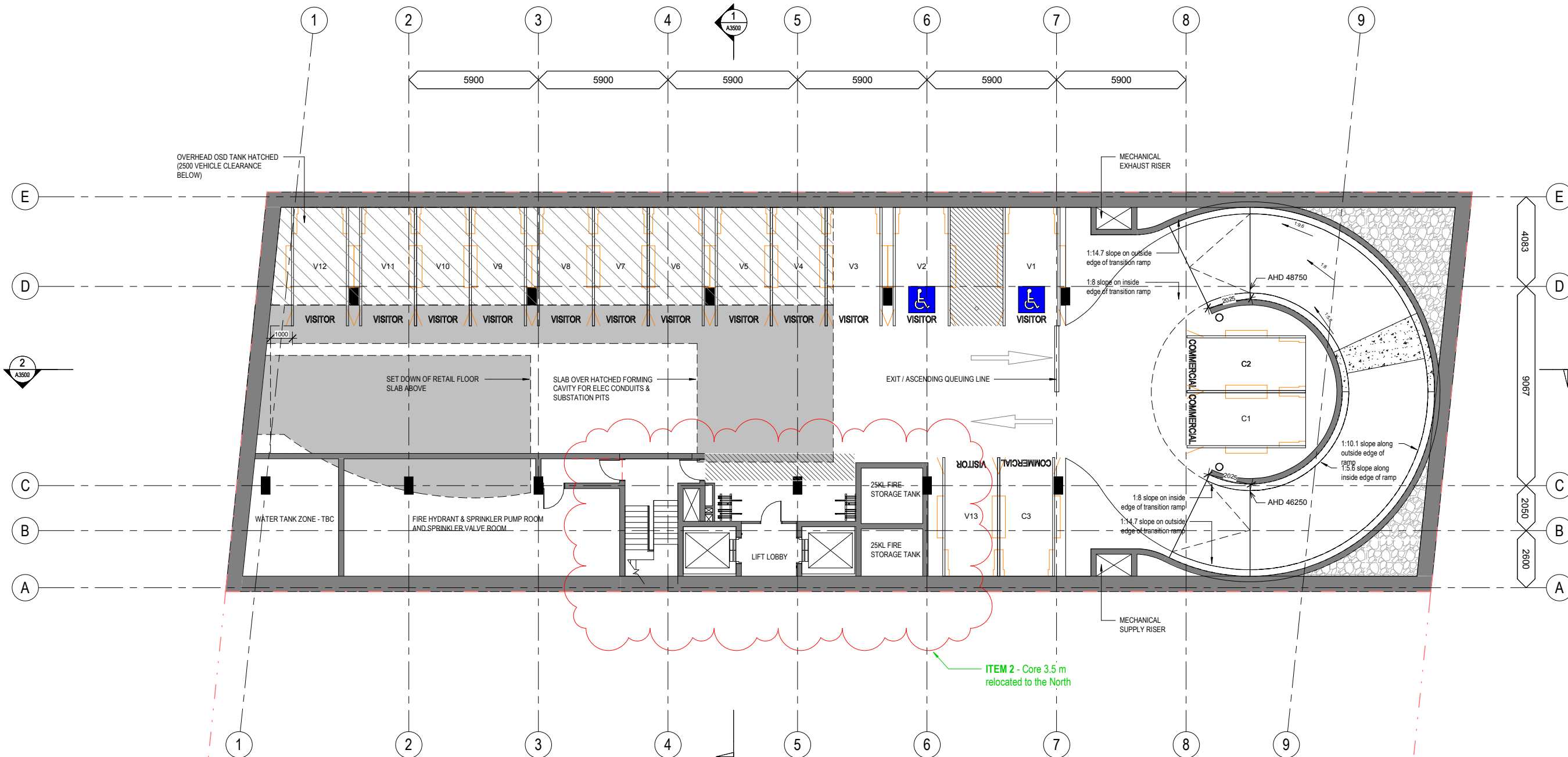


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REV. DESCRIPTION DATE APPD

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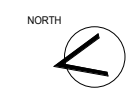
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DRAWING
Level B1 General
Arrangement Plan

PROJECT No: 15 323 STATUS: SD
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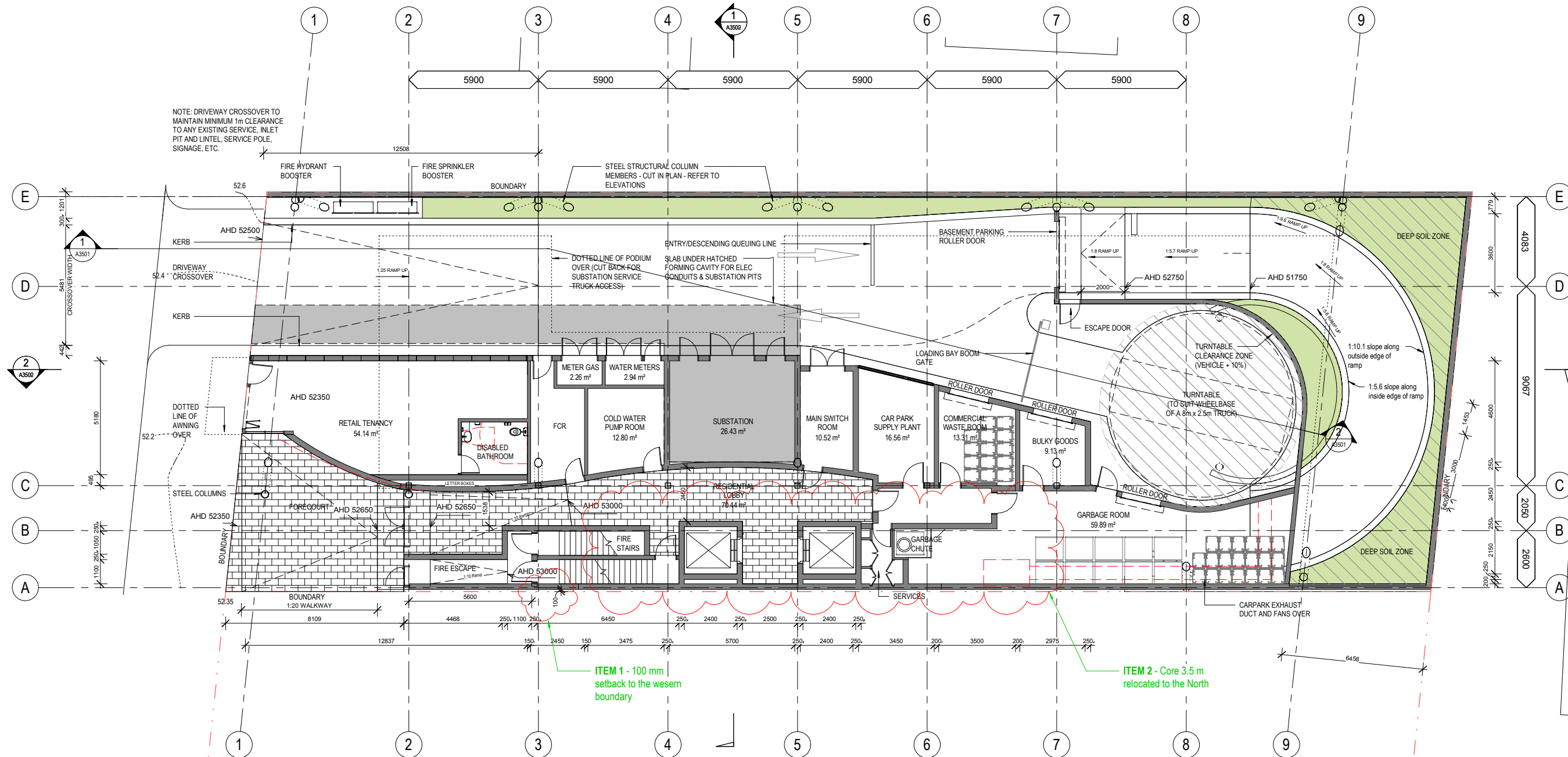


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13	Development Application	31/10/16	
14	Development Application	10/11/16	
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16	DA Update	24/03/17	
17	Flood Level Amendments	21/08/17	
18	DA RFI Revision	22/08/17	



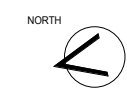
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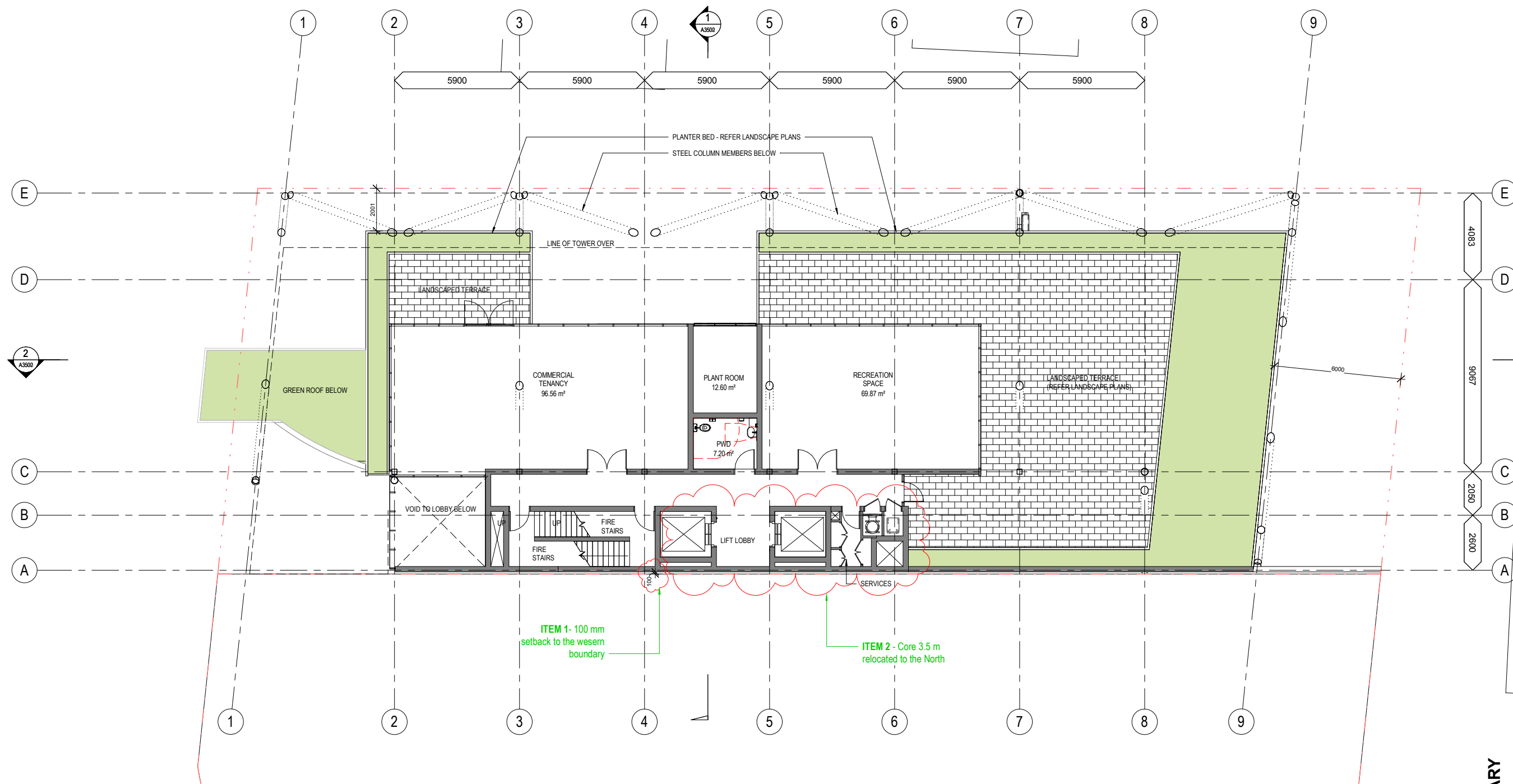
DRAWING
Level Ground General
Arrangement Plan

PROJECT No: 15 323
DRAWING No: A2110
STATUS: SD
REV: 18
A1 SCALE: 1 : 100



PRELIMINARY

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11	DA RFI Revision	22/08/17				



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PROJECT
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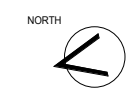
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DRAWING
Level 01 General
Arrangement Plan

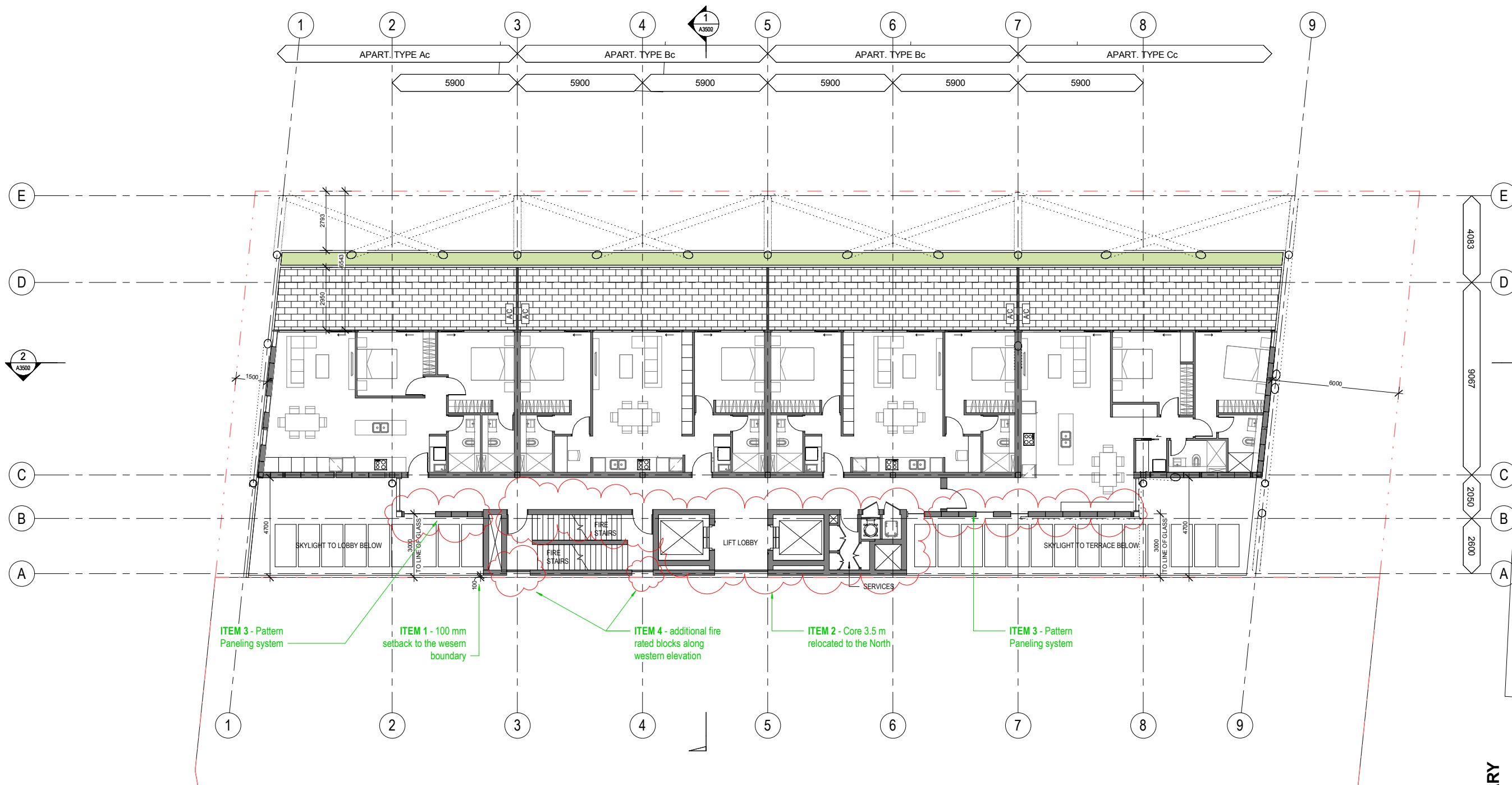
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DRAWING No: A2111

STATUS
SD
REV: 11

A1 SCALE
1 : 100



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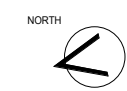
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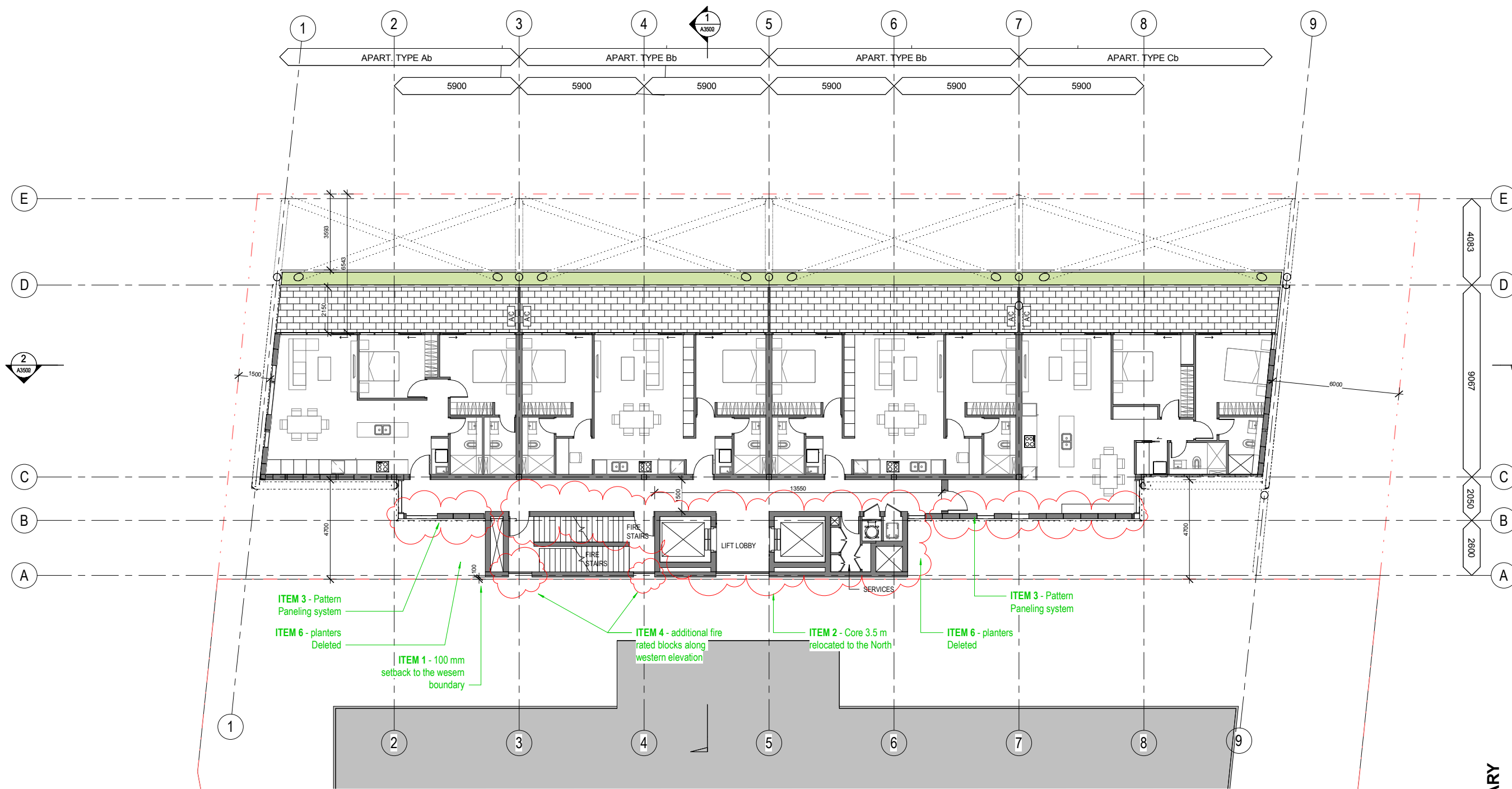
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DRAWING
Level 02 General
Arrangement Plan

PROJECT No: 15 323 STATUS: SD
DRAWING No: A2112 REV: 11 A1 SCALE: 1 : 100



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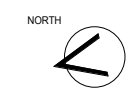
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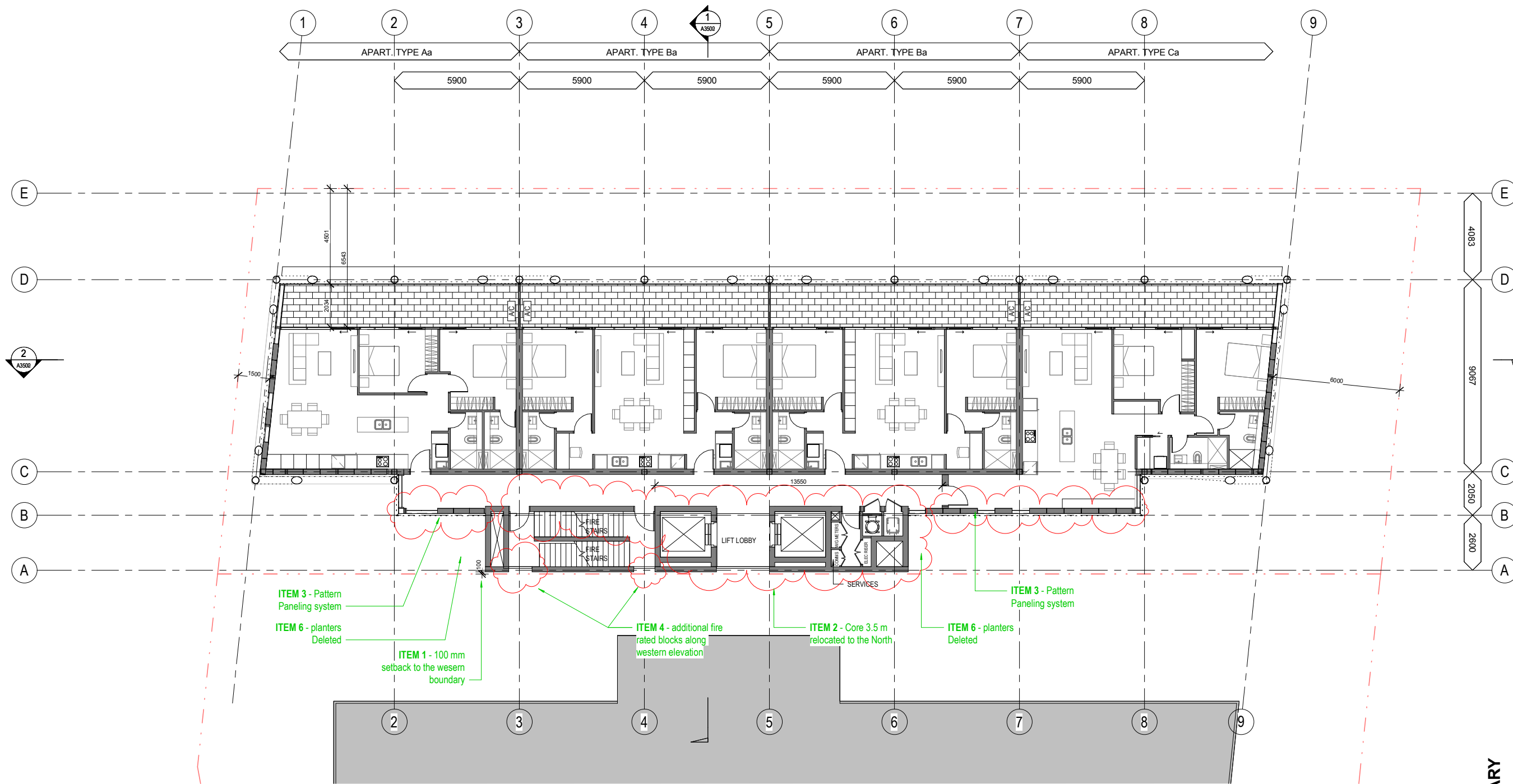
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DRAWING
 Level 03 General
 Arrangement Plan

PROJECT No: 15 323 SD
 DRAWING No: A2113 7 A1 SCALE 1 : 100

PRELIMINARY





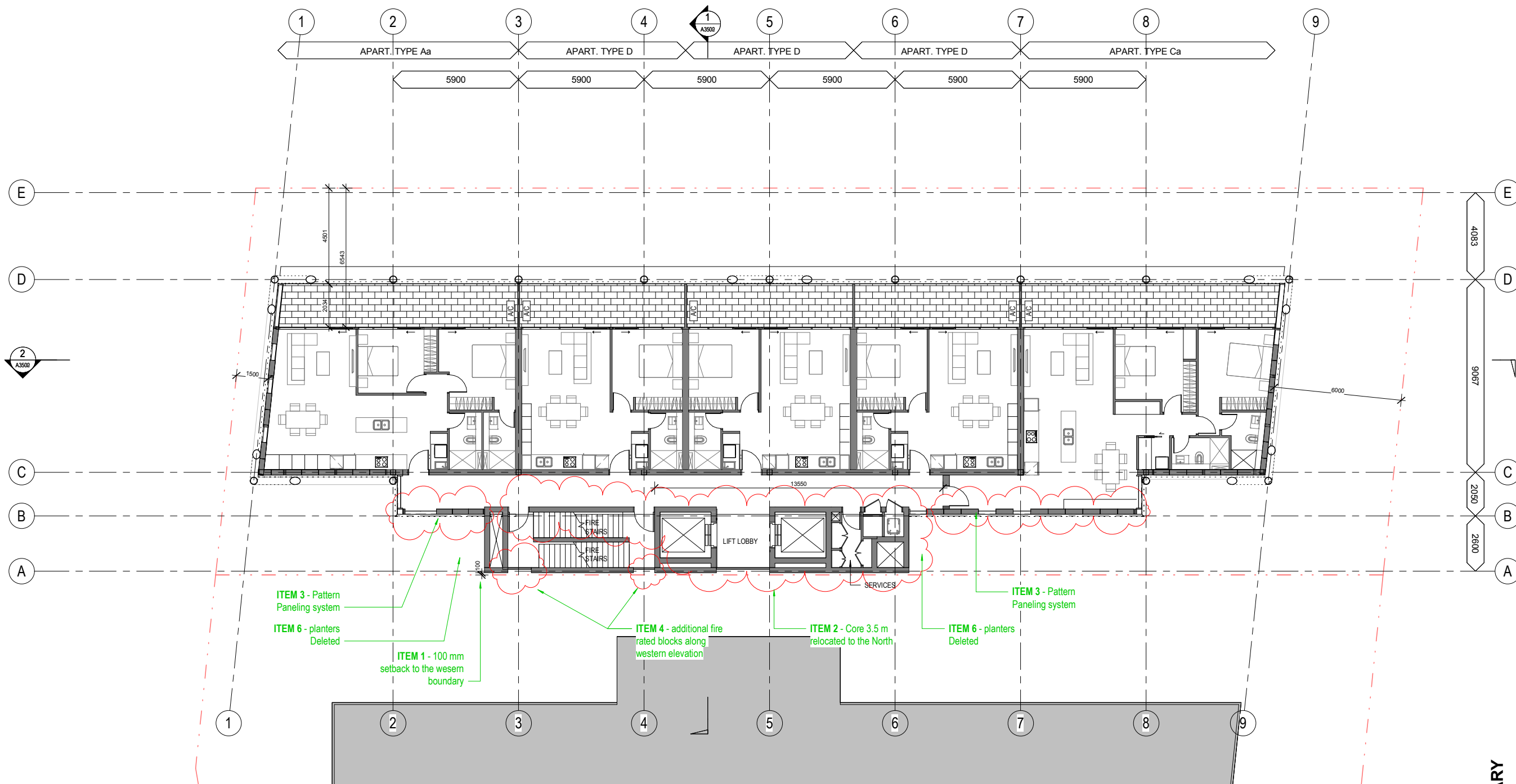
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PROJECT
 26 Second Avenue,
 Blacktown
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 DRAWING
 Level 04-11 General
 Arrangement Plan

PRELIMINARY

NORTH
 PROJECT No: 15 323 SD
 DRAWING No: A2114 7 A1 SCALE 1 : 100

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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	Schematic Design	04/05/16				
2	For Information	20/05/16				
3	Waste Update	24/05/16				
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11	DA RFI Revision	22/08/17				



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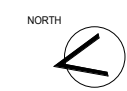
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26 Second Avenue,
Blacktown

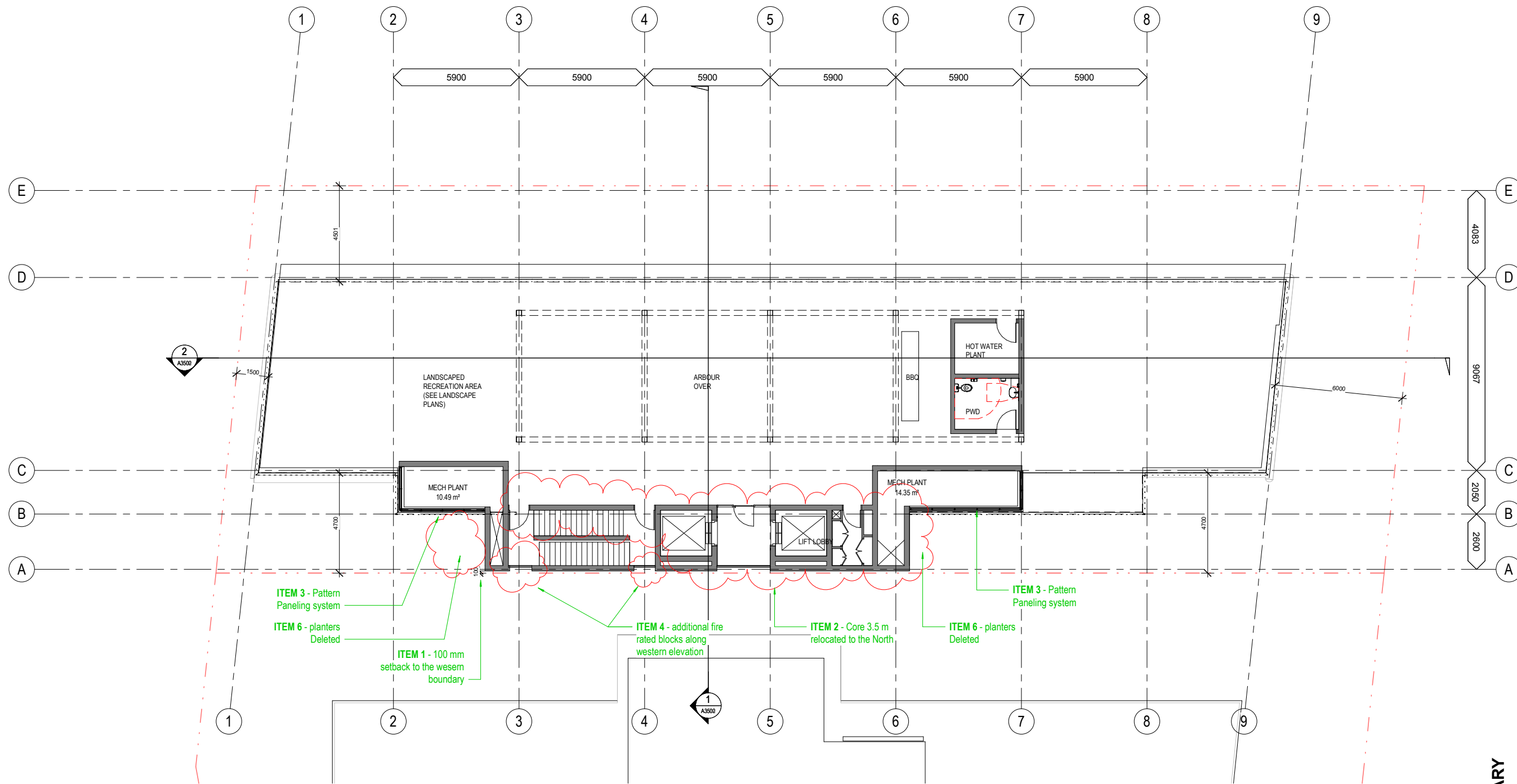
CLIENT
Merhis Blacktown Pty Ltd

DRAWING
Level 12-21 General
Arrangement Plan

PROJECT No: 15 323
DRAWING No: A2121
STATUS: SD
REV: 11
A1 SCALE: 1 : 100

PRELIMINARY





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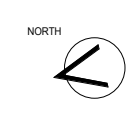
PROJECT
26 Second Avenue, Blacktown

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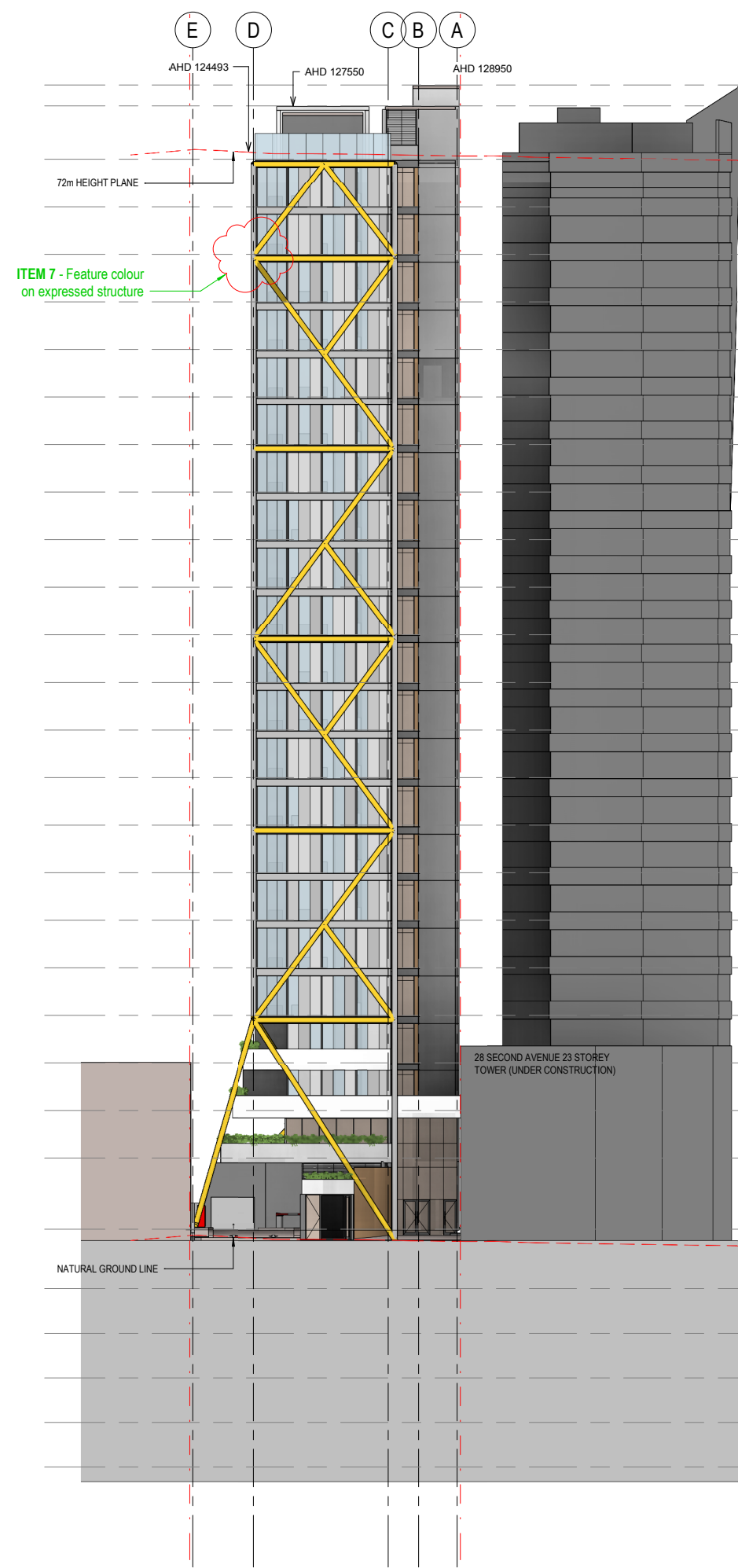
DRAWING
Level 22 General Arrangement Plan

PROJECT No: 15 323
 DRAWING No: A2122
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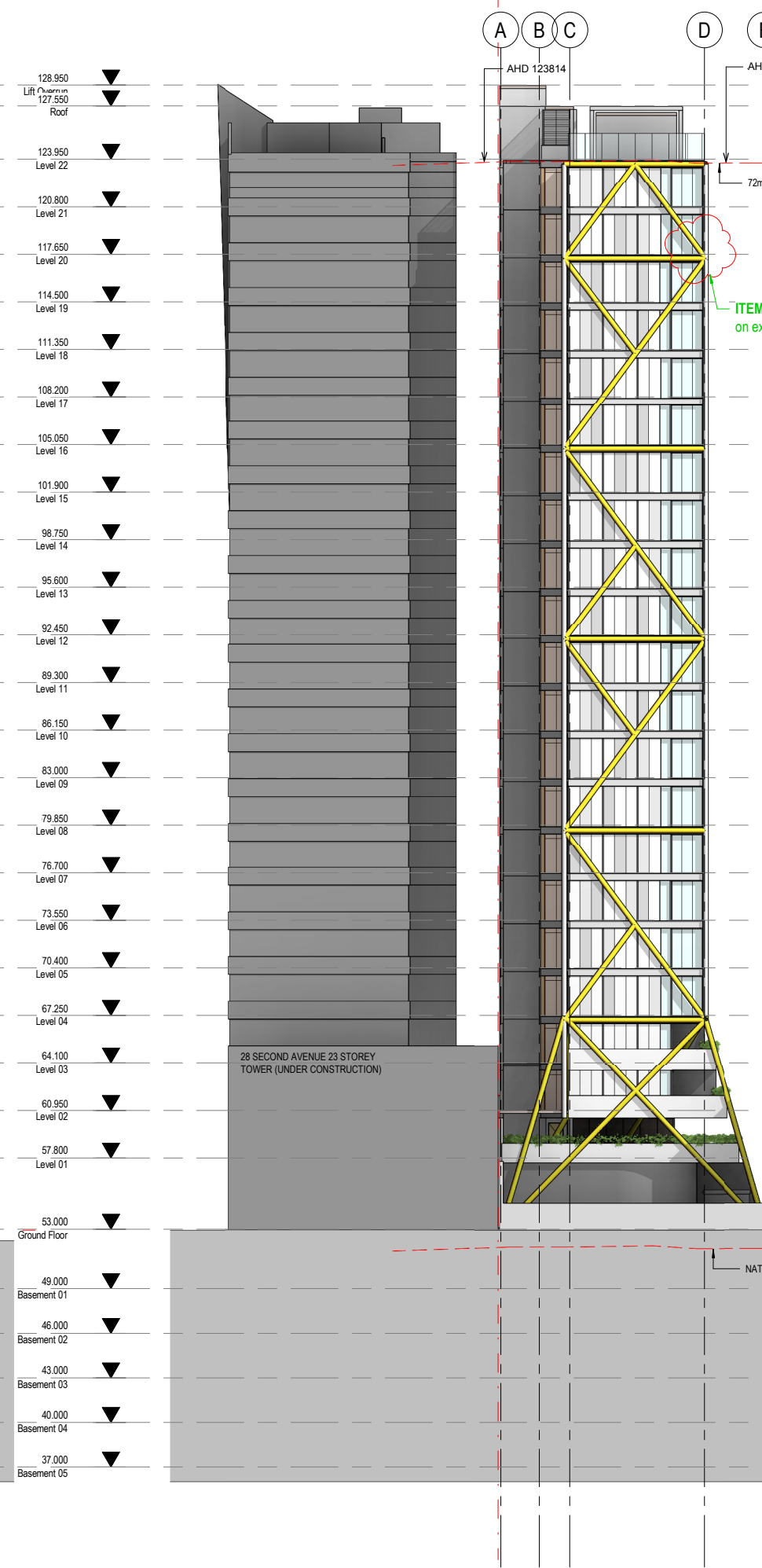
PRELIMINARY



DO NOT SCALE
DRAWING



1 North Elevation
1 : 200



2 South Elevation
1 : 200

128.950	▼	Lift (Lum in 127.550) Roof	128.950	▼	Lift (Lum in 127.550) Roof
123.950	▼	Level 22	123.950	▼	Level 22
120.800	▼	Level 21	120.800	▼	Level 21
117.650	▼	Level 20	117.650	▼	Level 20
114.500	▼	Level 19	114.500	▼	Level 19
111.350	▼	Level 18	111.350	▼	Level 18
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92.450	▼	Level 12	92.450	▼	Level 12
89.300	▼	Level 11	89.300	▼	Level 11
86.150	▼	Level 10	86.150	▼	Level 10
83.000	▼	Level 09	83.000	▼	Level 09
79.850	▼	Level 08	79.850	▼	Level 08
76.700	▼	Level 07	76.700	▼	Level 07
73.550	▼	Level 06	73.550	▼	Level 06
70.400	▼	Level 05	70.400	▼	Level 05
67.250	▼	Level 04	67.250	▼	Level 04
64.100	▼	Level 03	64.100	▼	Level 03
60.950	▼	Level 02	60.950	▼	Level 02
57.800	▼	Level 01	57.800	▼	Level 01
53.000	▼	Ground Floor	53.000	▼	Ground Floor
49.000	▼	Basement 01	49.000	▼	Basement 01
46.000	▼	Basement 02	46.000	▼	Basement 02
43.000	▼	Basement 03	43.000	▼	Basement 03
40.000	▼	Basement 04	40.000	▼	Basement 04
37.000	▼	Basement 05	37.000	▼	Basement 05

SCALE 200 @ A1
m

CONRAD GARGETT ANCHER MORTLOCK WOOLLEY
mail@conradgargett.com.au ABN 49 325 121 350
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REV	DESCRIPTION	DATE	APPD
1	Schematic Design	04/05/16	
2	For Information	08/09/16	
3	For Information	26/09/16	
4	For Information	06/10/16	
5	Development Application	26/10/16	
6	Development Application	31/10/16	
7	Development Application	02/03/17	
8	DA Update	24/03/17	
9	Flood Level Amendments	21/08/17	
10	DA RFI Revision	04/07/18	

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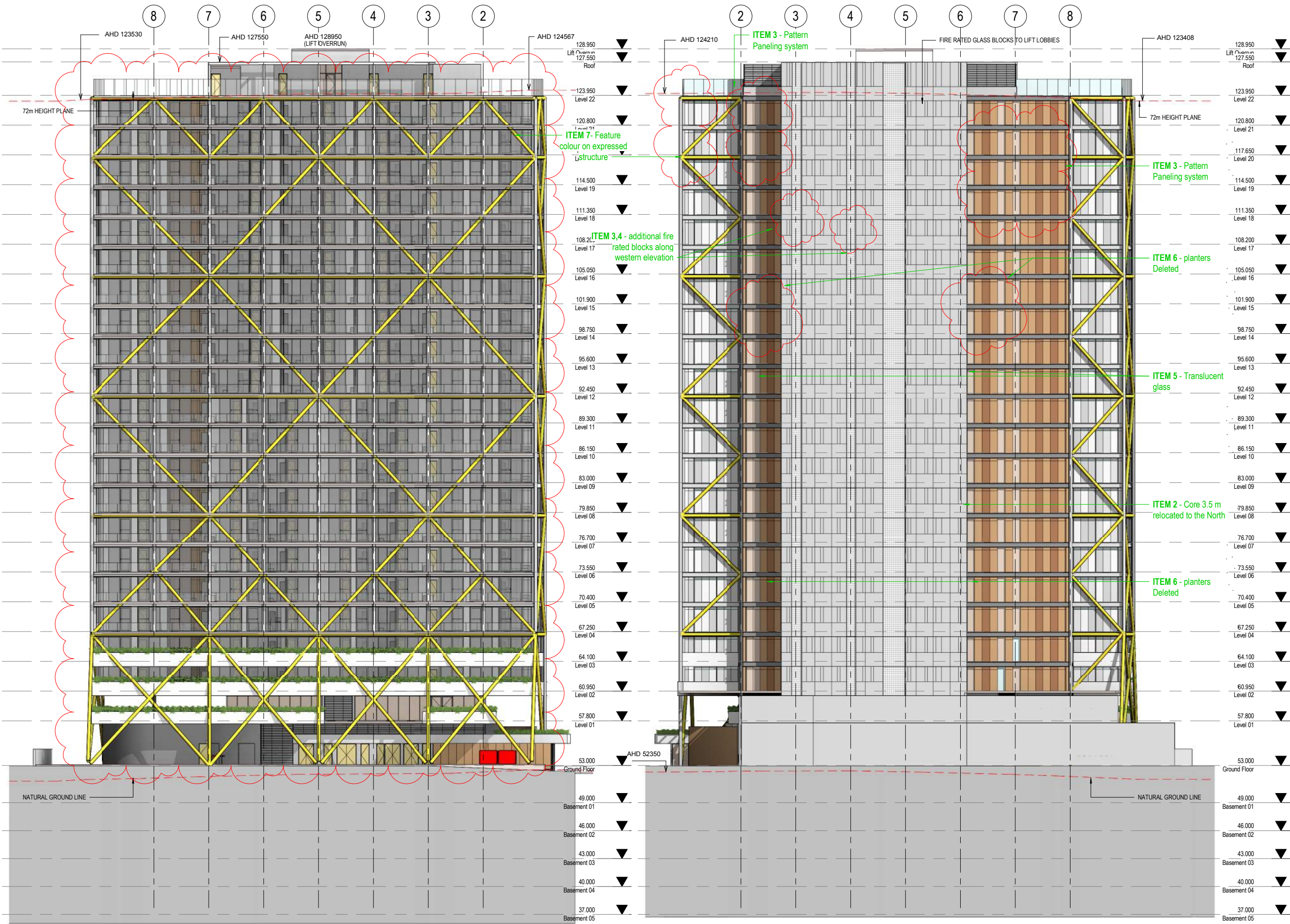
PROJECT
26 Second Avenue,
Blacktown

CLIENT
Merhis Blacktown Pty Ltd

PRELIMINARY

DRAWING
North and South
Elevations

PROJECT No:	15 323	STATUS	SD
DRAWING No:	A3000	REV:	10
		A1 SCALE	1 : 200



SCALE 200 @ A1
 m

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REV.	DESCRIPTION	DATE	APPD
1	Schematic Design	04/05/16	
2	For Information	08/09/16	
3	For Information	26/09/16	
4	For Information	06/10/16	
5	Development Application	26/10/16	
6	Development Application	31/10/16	
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	
11	DA RFI Revision	22/08/17	

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PROJECT
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DRAWING
 East and West
 Elevations

PROJECT No: 15 323
 DRAWING No: A3001
 STATUS: SD
 REV: 11
 A1 SCALE: 1:200

1 East Elevation
 1:200

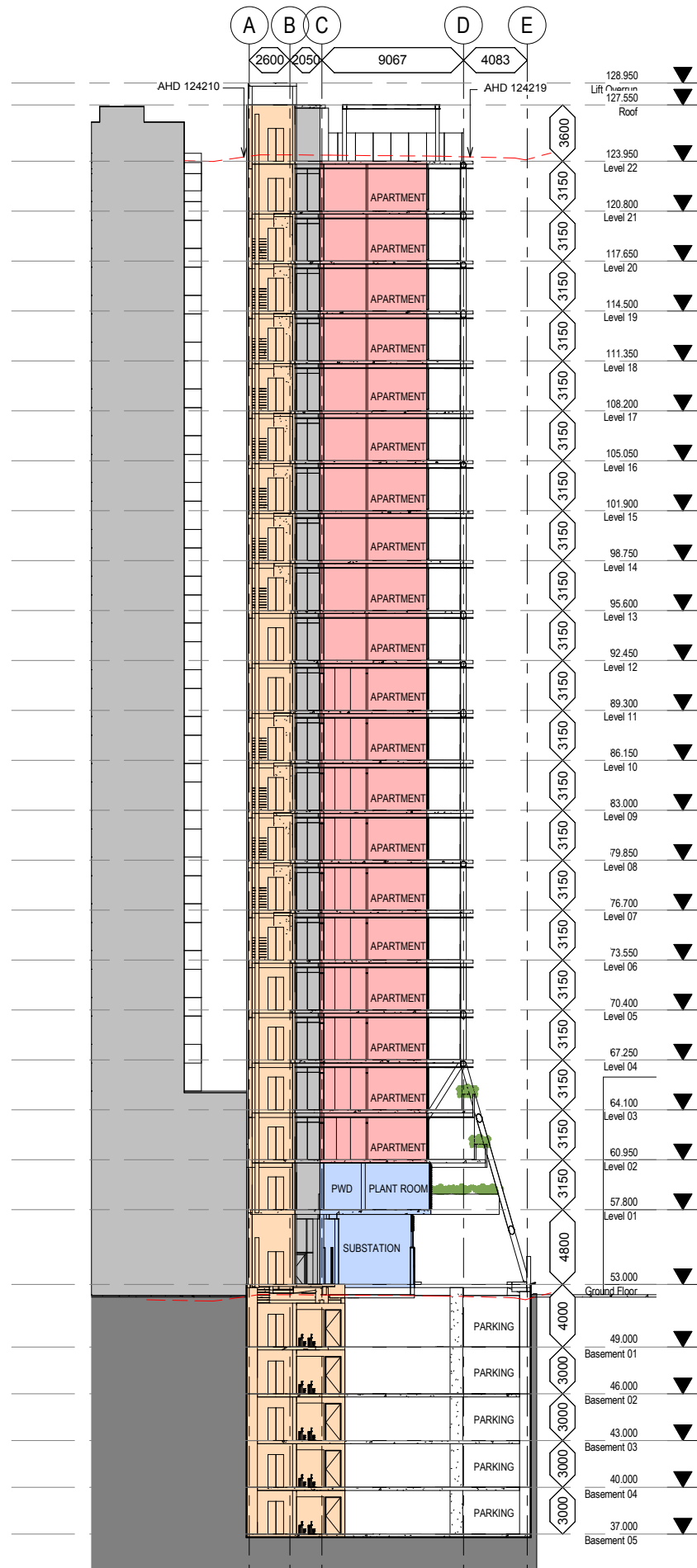
2 West Elevation
 1:200

DO NOT SCALE
 DRAWING

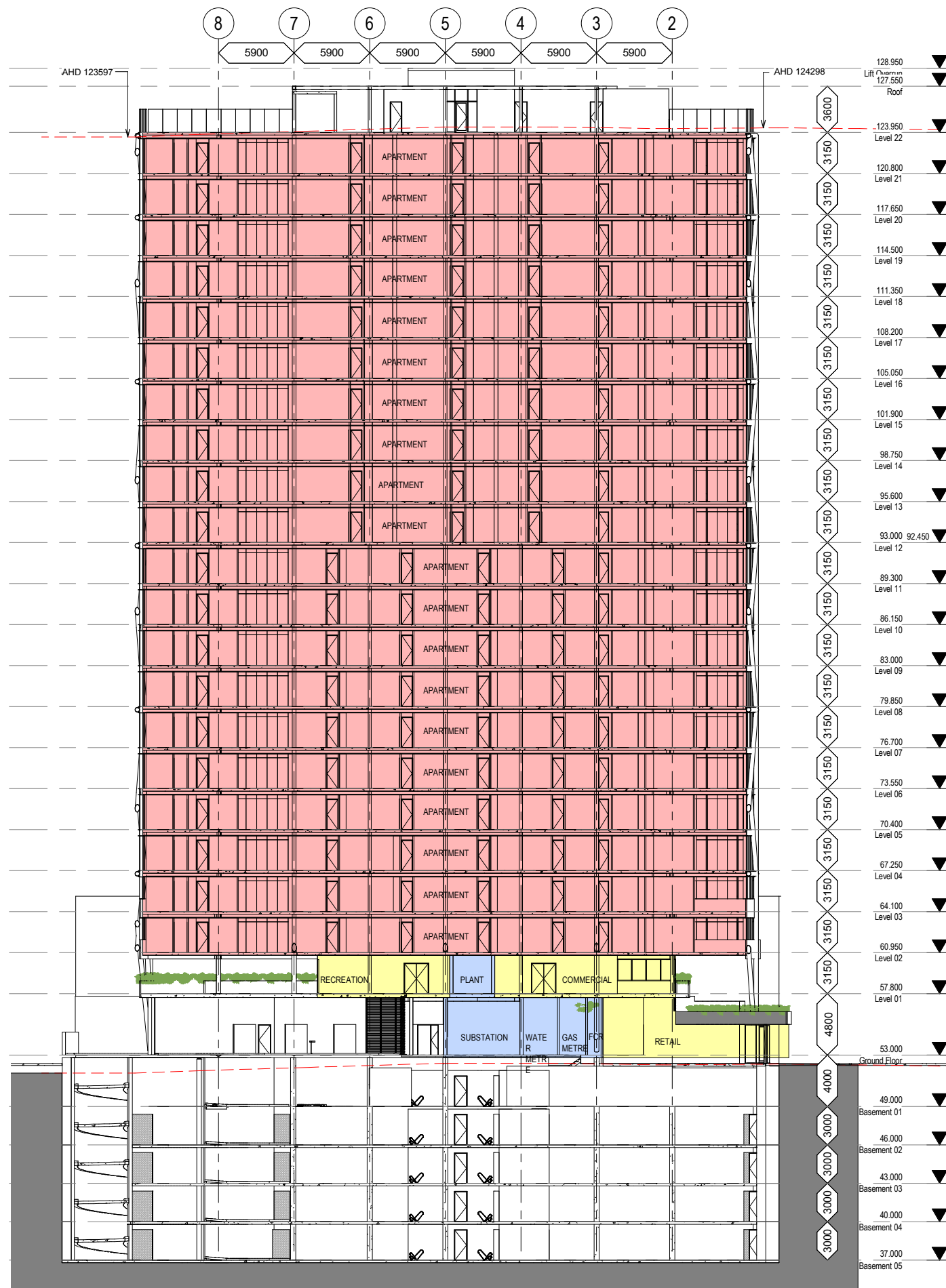
PRELIMINARY

DO NOT SCALE
DRAWING

SCALE 1 @ A1
mm
CONRAD GARGETT ANCHOR MORTLOCK WOOLLEY
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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
4 DA Update 24/03/17
5 Flood Level Amendments 2/09/17



1 Section 1
A2101 1 : 200



2 Section 2
A2101 1 : 200

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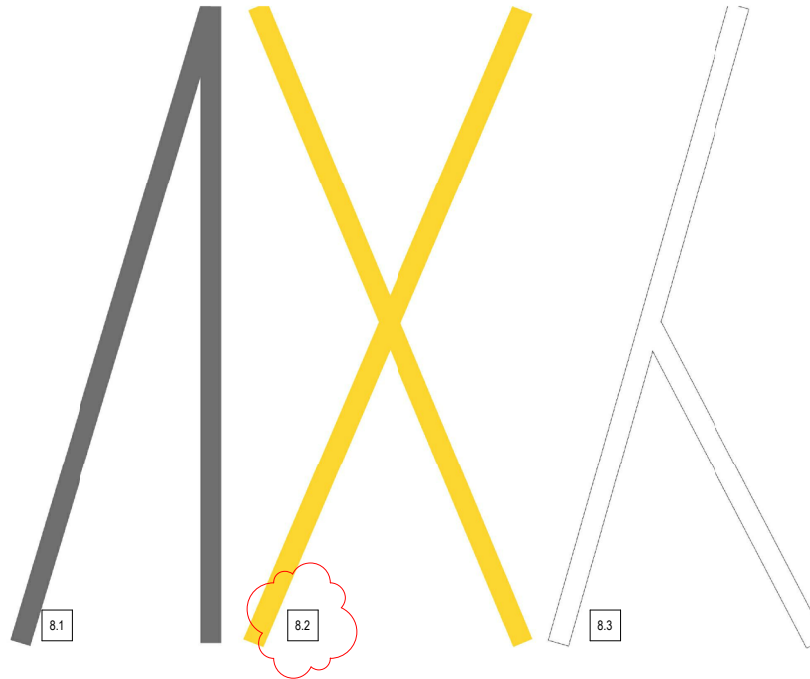
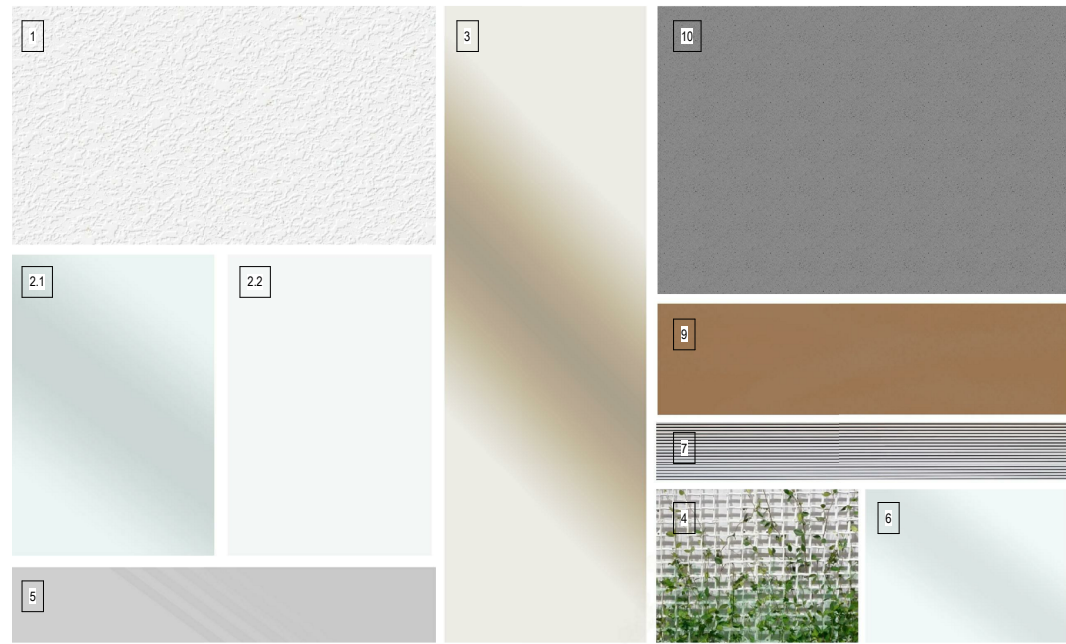
PROJECT
26 Second Avenue,
Blacktown

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DRAWING
Sections

PRELIMINARY

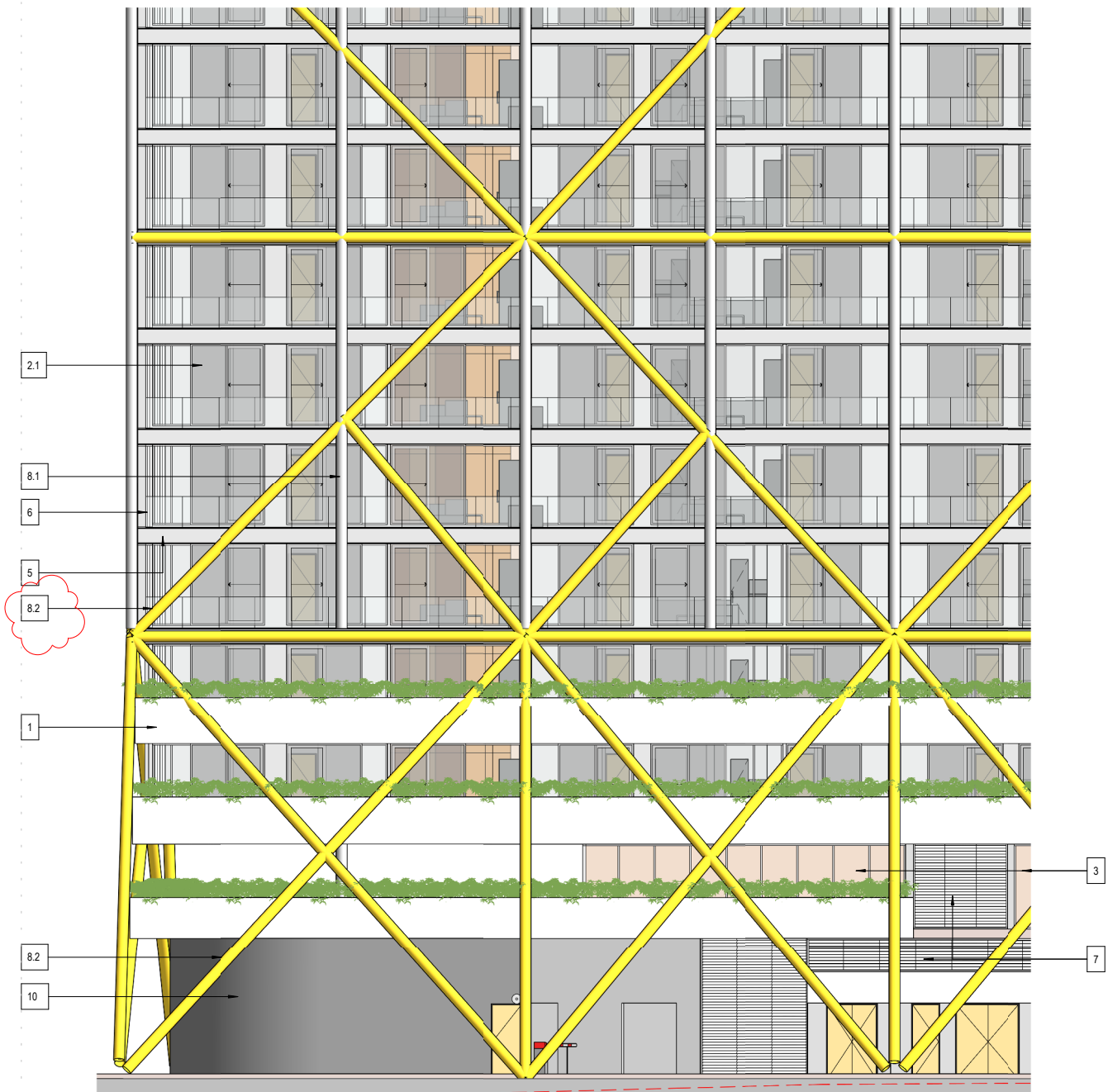
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DRAWING No: A3500 REV: 5 A1 SCALE: 1 : 200



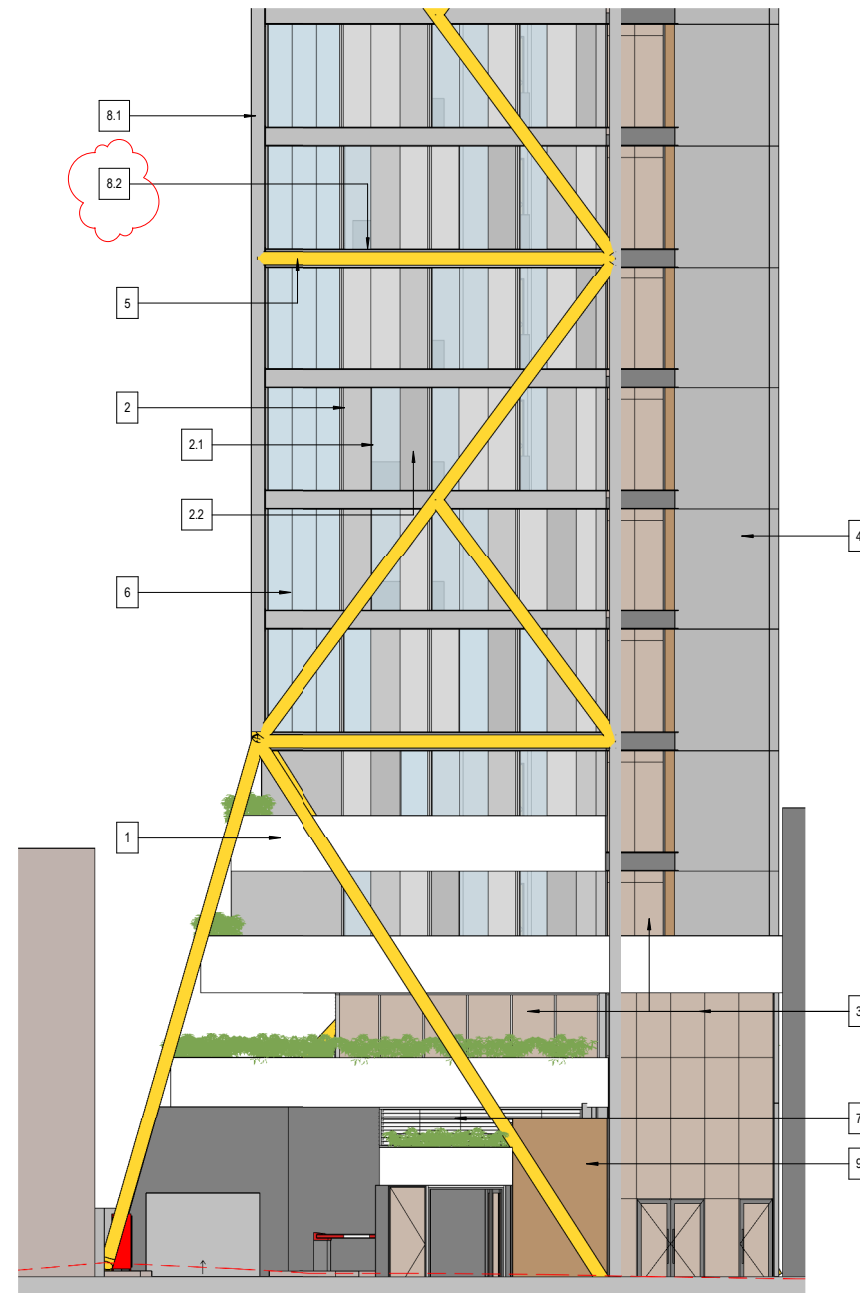
LEGEND - MATERIALS

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 - TRELIS
5	STEEL FASCIA
6	FRAMELESS GLAZED UPSTAND
7	LOUVRES - DARK GREY
8	STEEL STRUCTURE
8.1	STEEL STRUCTURE - PAINTED DARK GREY
8.3	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 @ A1 mm
CONRAD GARGETT ANCHOR MORTLOCK WOOLLEY
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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 DA RFI Revision 04/07/18



01 East Elevation - Materials and Finishes
1 : 100



1 North Elevation - Materials and Finishes
1 : 100

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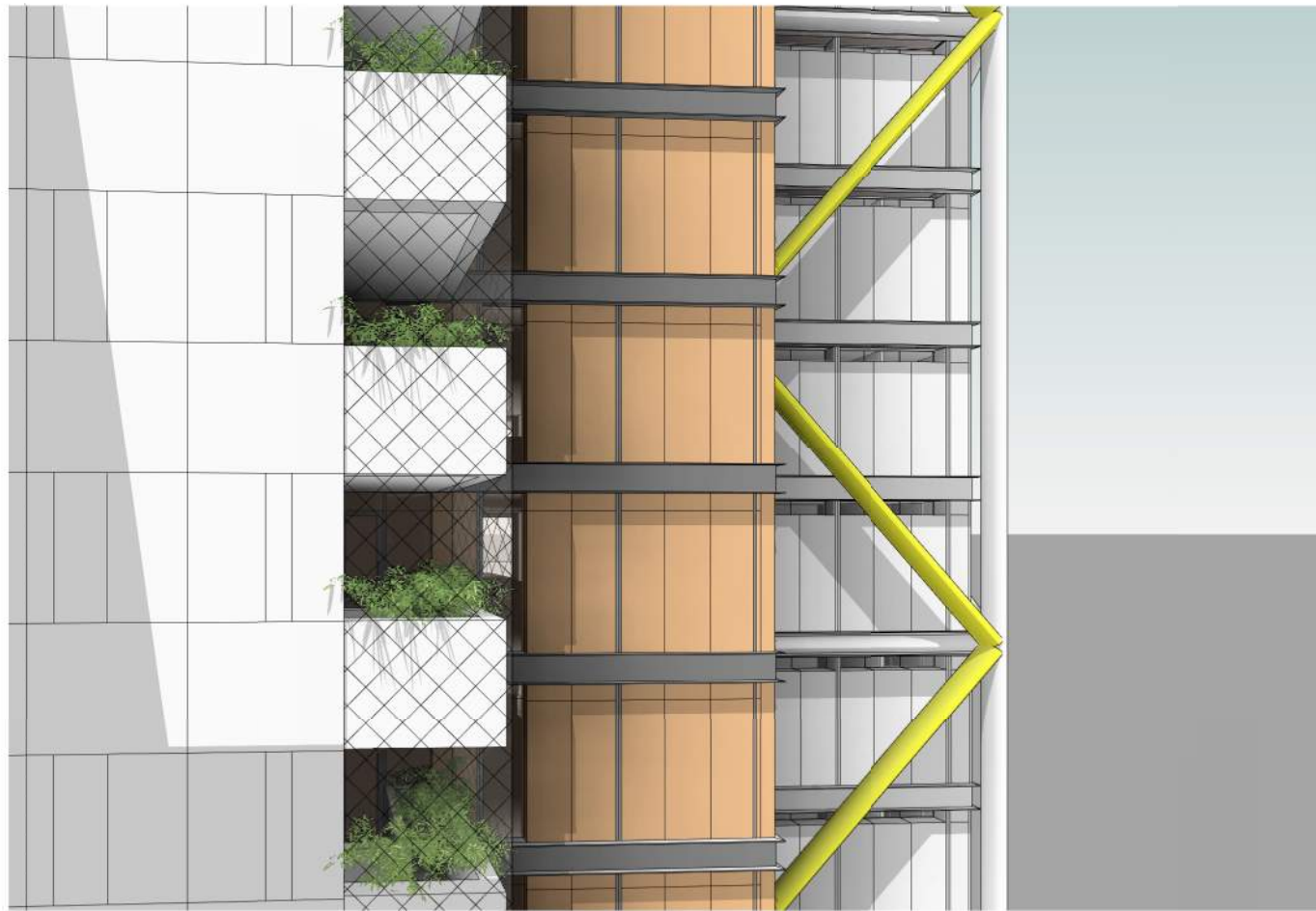
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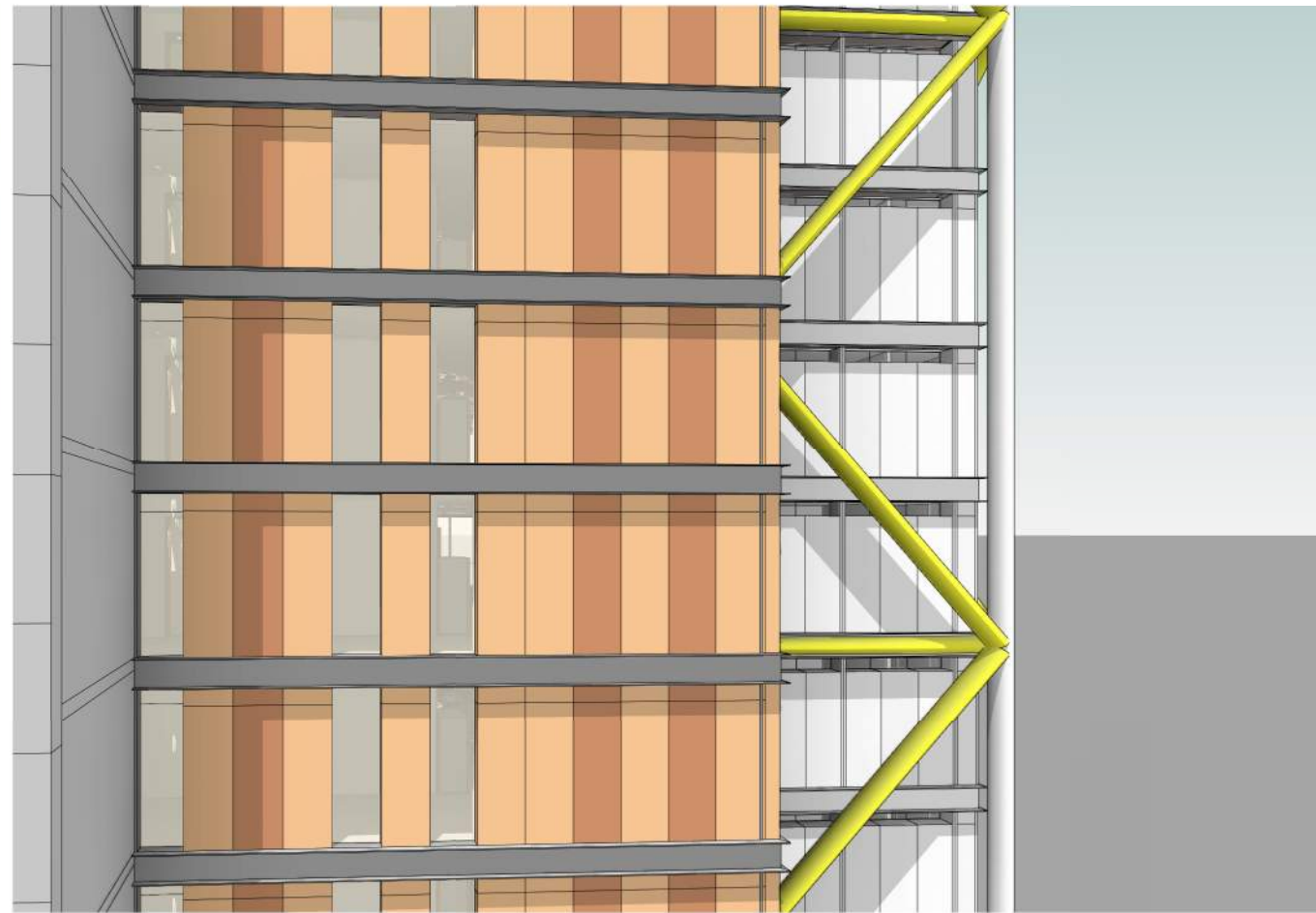
DRAWING
Materials and Finishes

PRELIMINARY

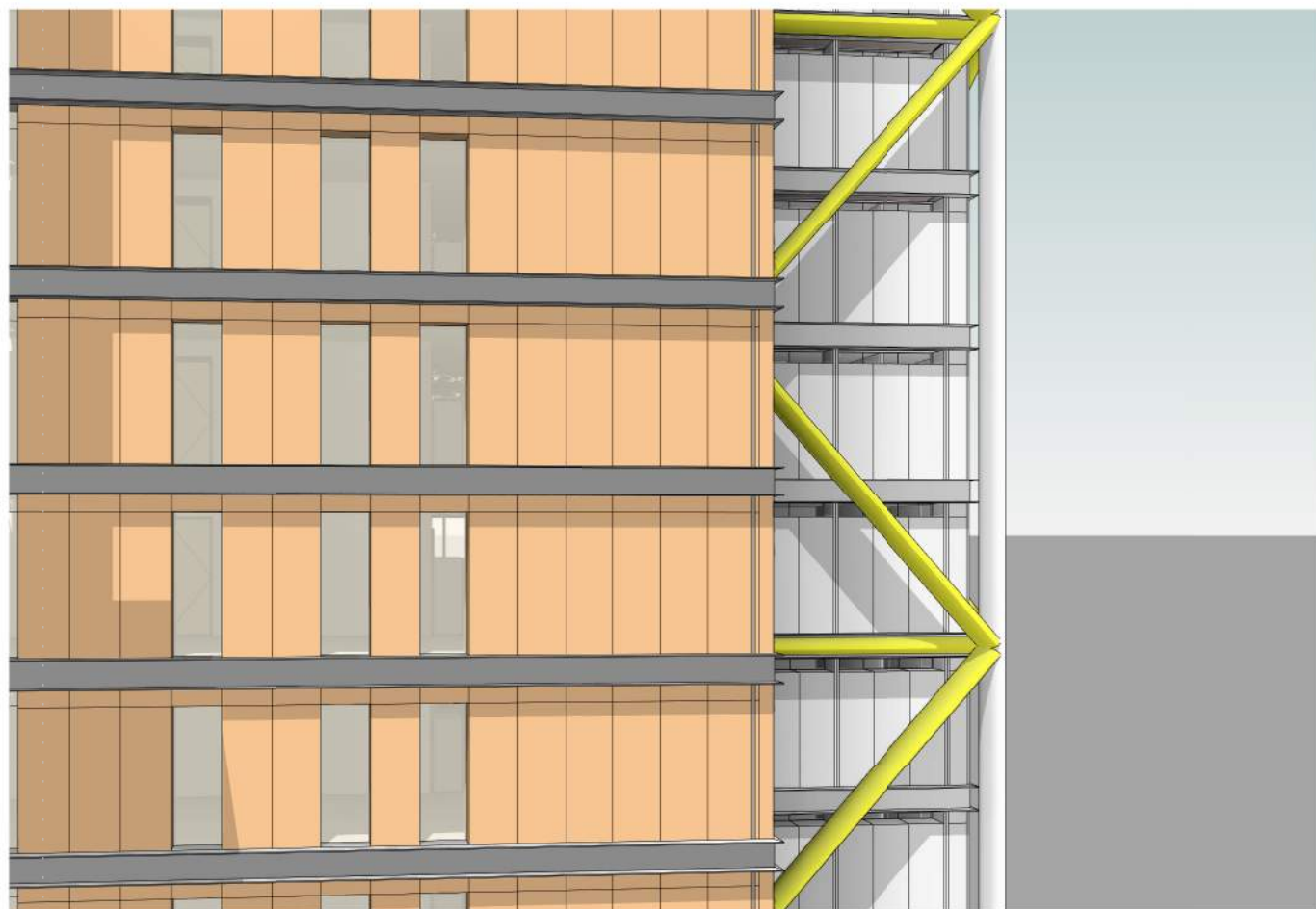
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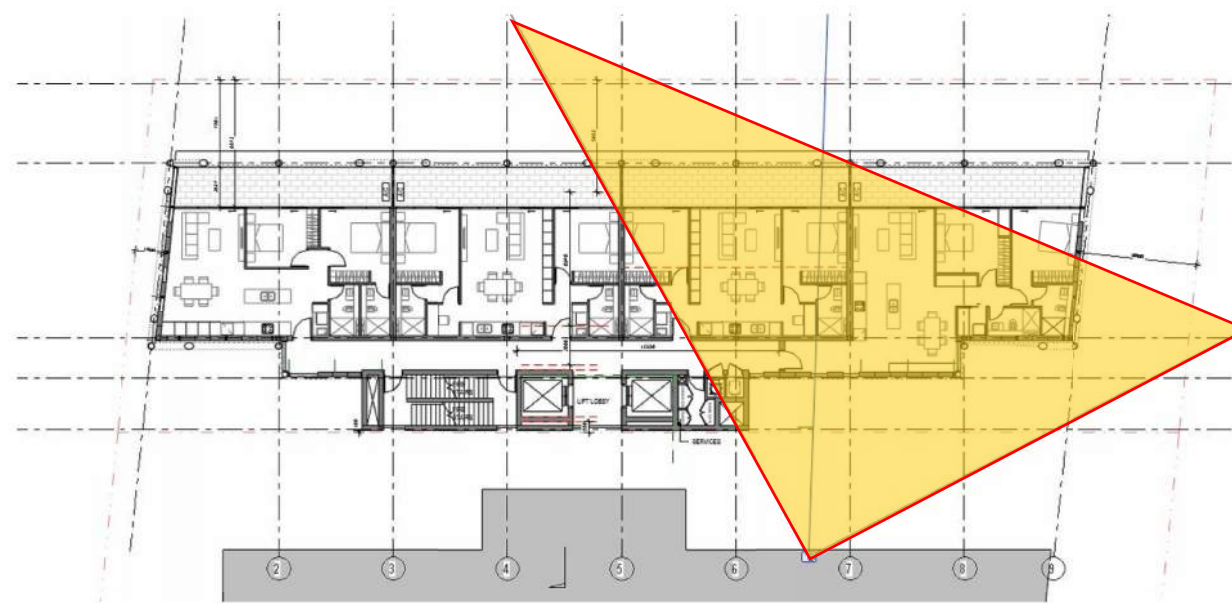
1 NB 02 - Current DA Option



2 NB 02 - Option 01
 ITEM 2- Core 3.5 m relocated to the North



3 NB 02 -Option 2
 ITEM 2- Core 6 m relocated to the North



KEY PLAN

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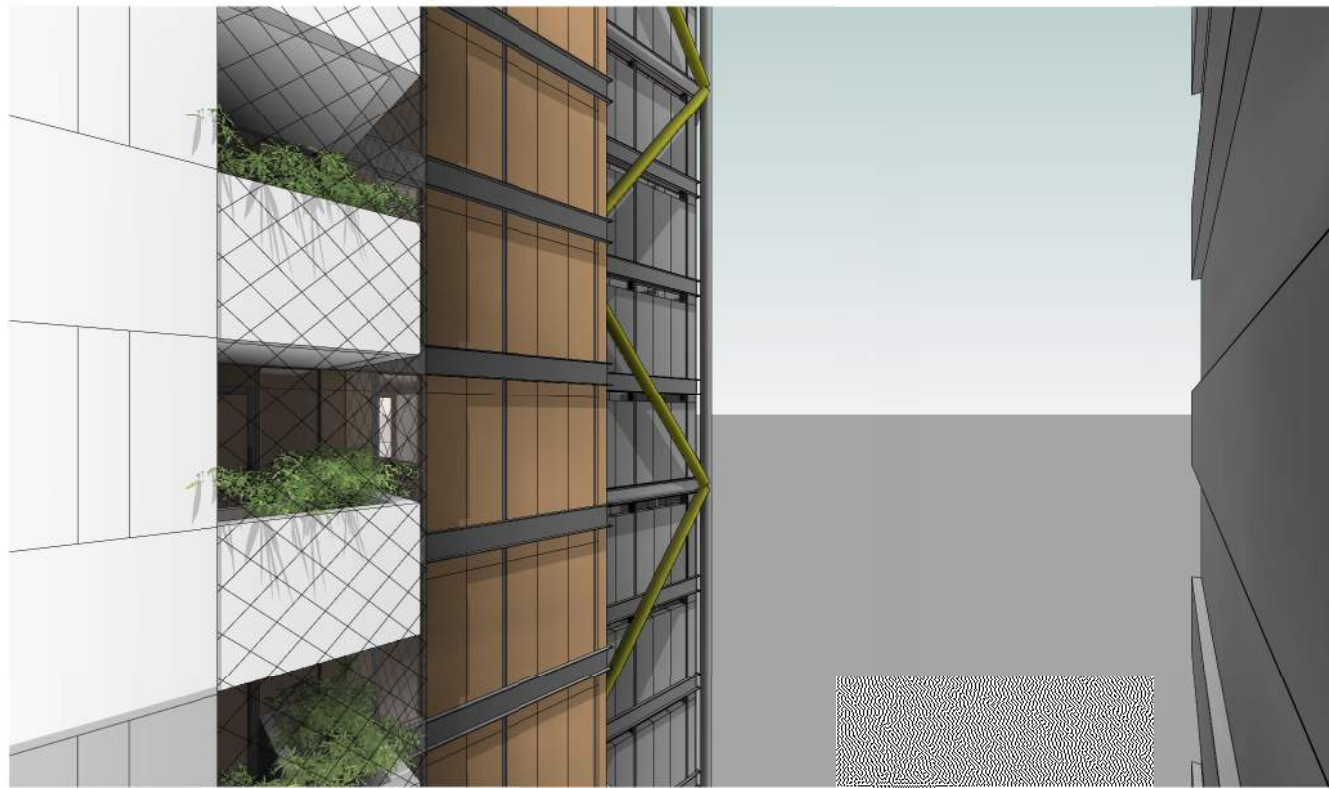
CLIENT
 Merhis Blacktown Pty Ltd

DRAWING
 Level 9-10 View 01

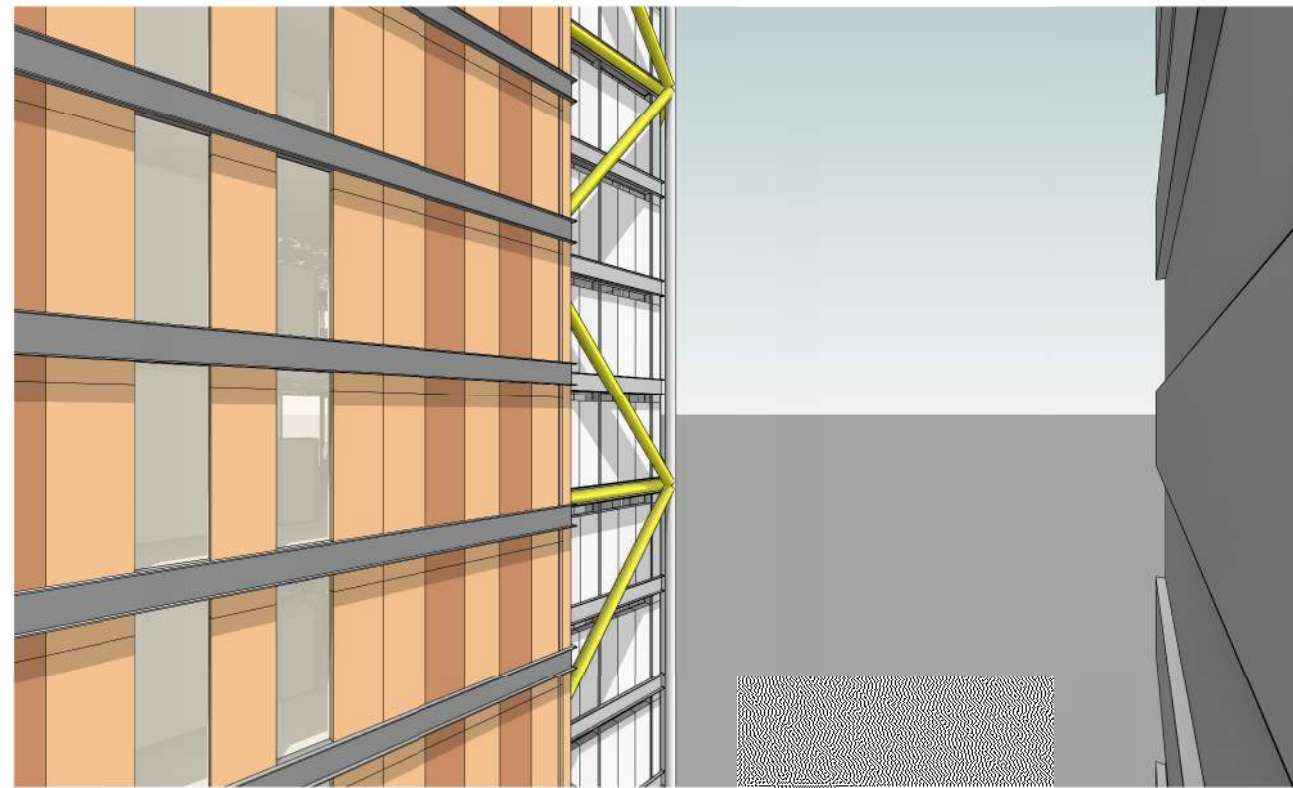
PROJECT No: 15 323 STATUS SD
 DRAWING No: A9900 REV: A1 SCALE

PRELIMINARY

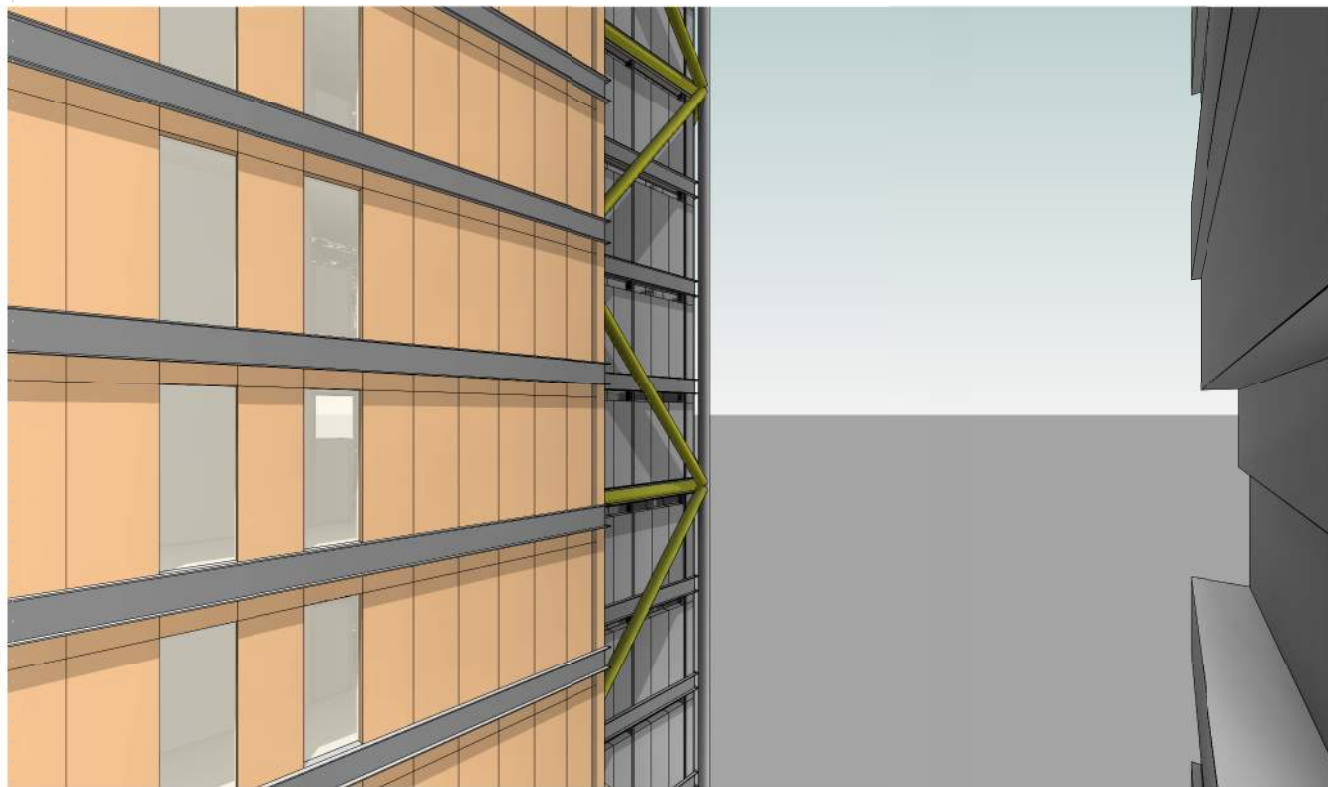




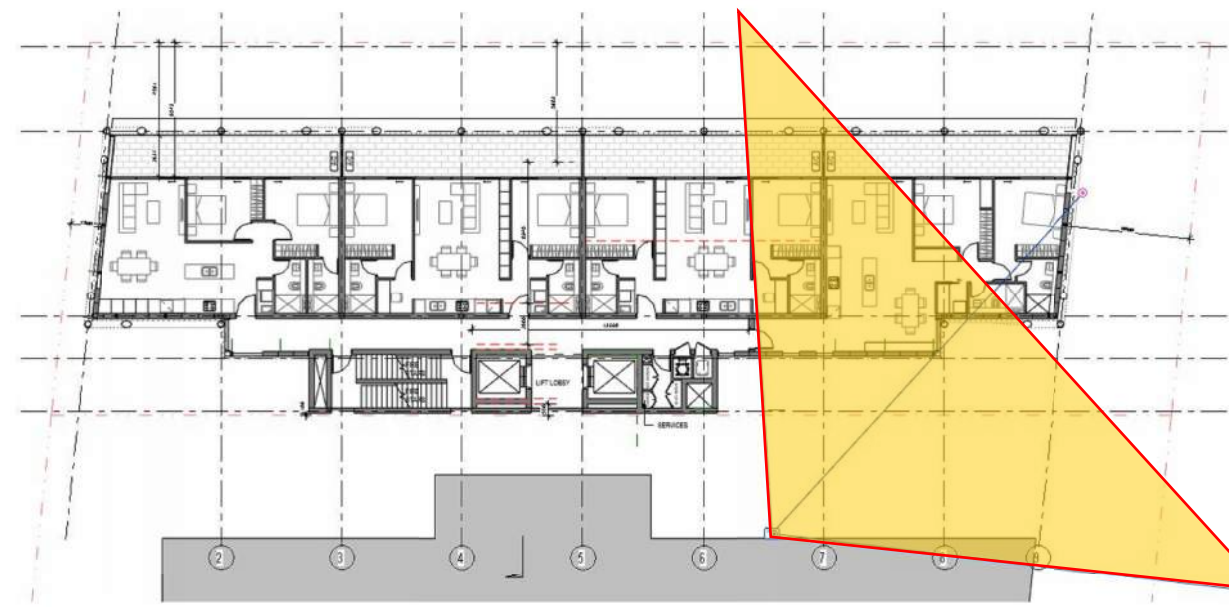
1 3D View - NB 01 - Option Current



2 3D View - NB 01 - Option 01
 ITEM 2- Core 3.5 m relocated to the North



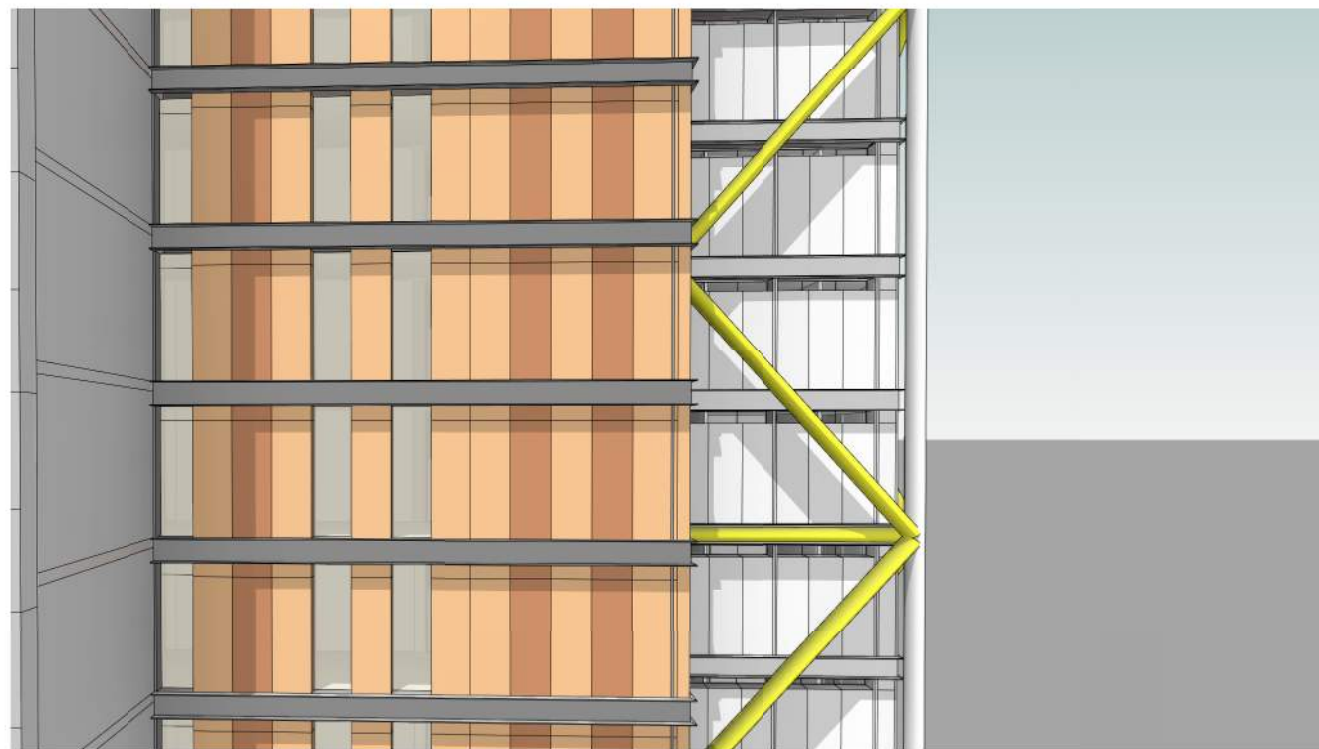
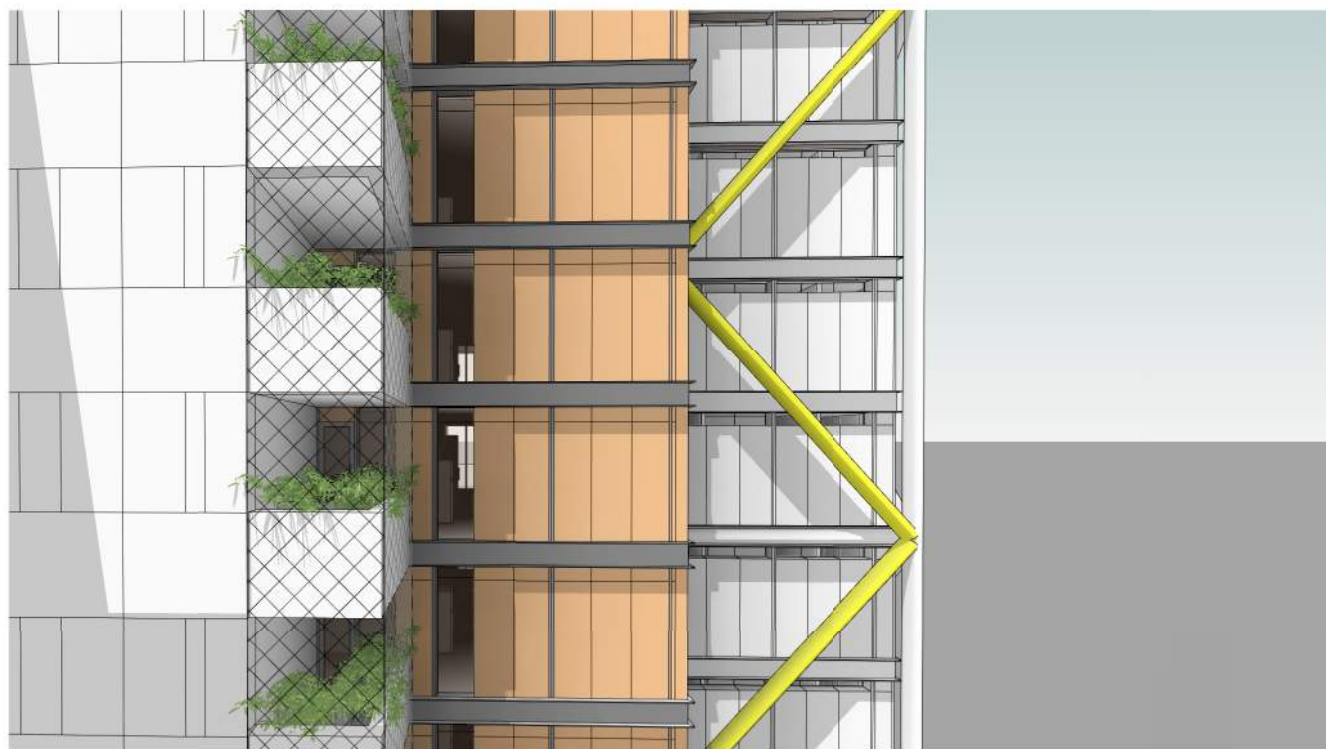
3 3D View - NB 01 - Option 2
 ITEM 2- Core 6 m relocated to the North



KEY PLAN

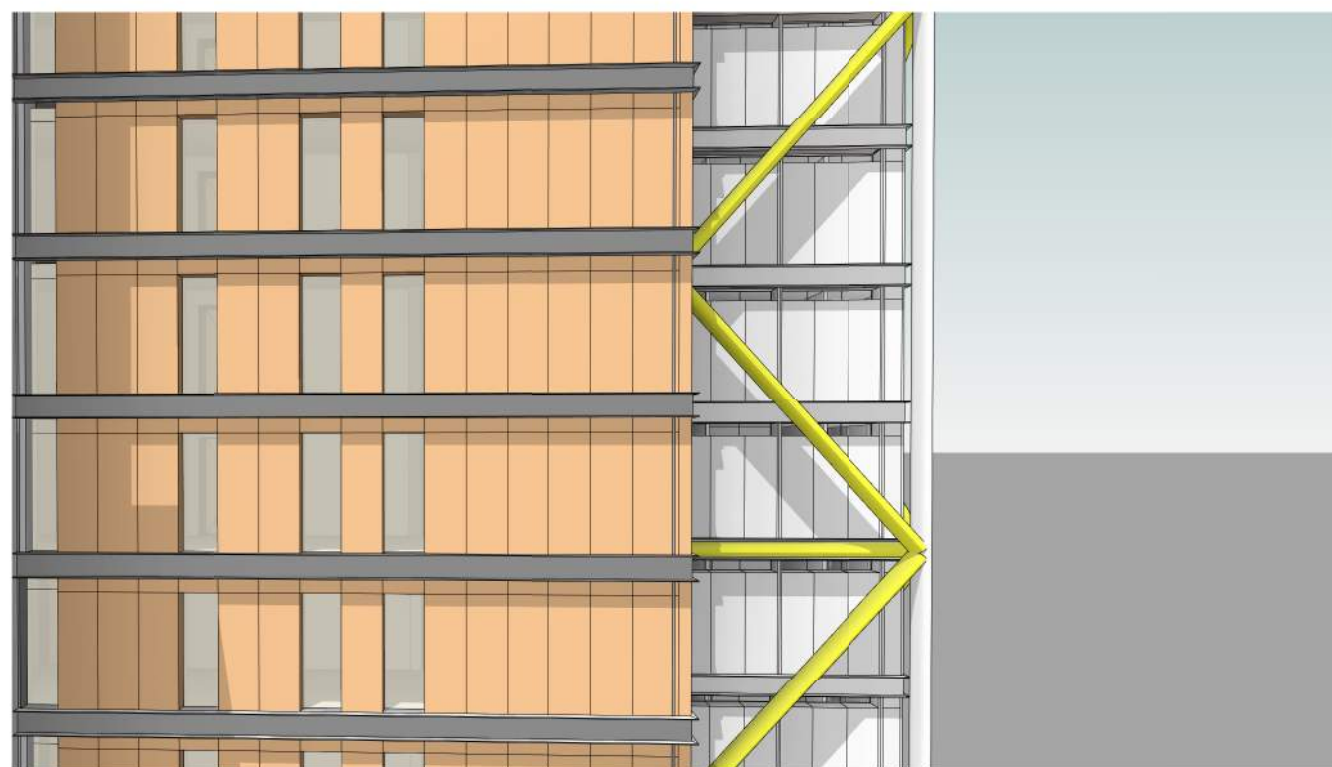


PRELIMINARY

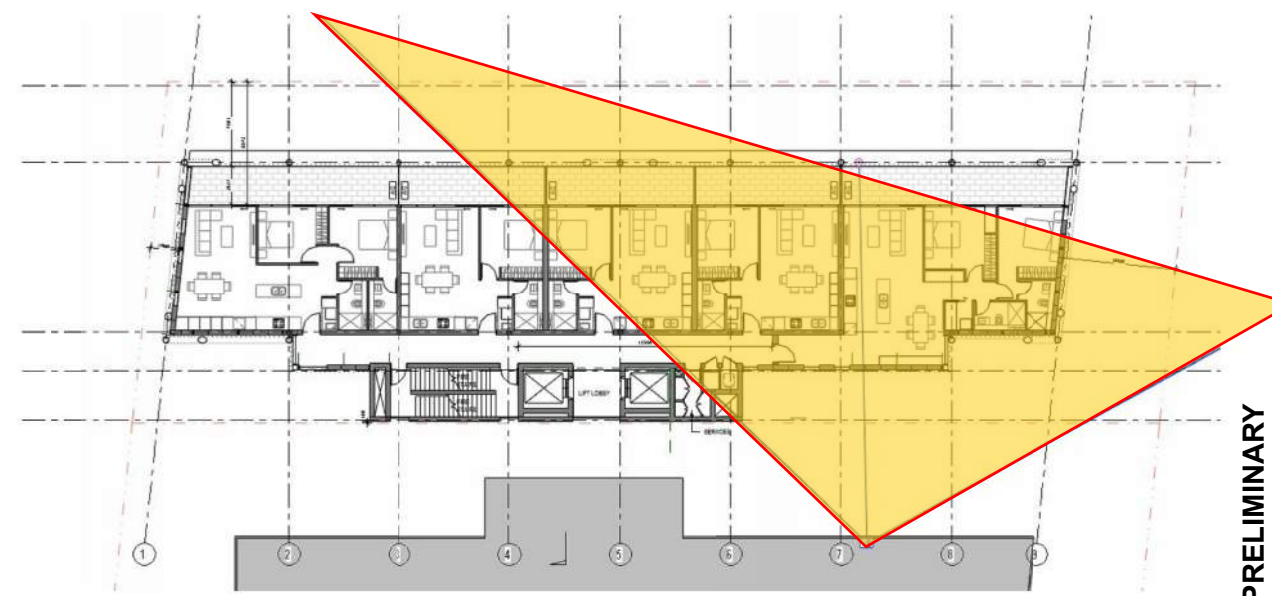


3 NB 02 -DA Option L11-23

1 NB 02 - Option 01 L11-23
 ITEM 2- Core 3.5 m relocated to the North



2 NB 02 - Option 02 L11-23
 ITEM 2- Core 6 m relocated to the North



KEY PLAN

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DRAWING
 Level 11-23 View03

PROJECT No: 15 323
 DRAWING No: A9902
 STATUS SD
 REV: A1 SCALE



PRELIMINARY