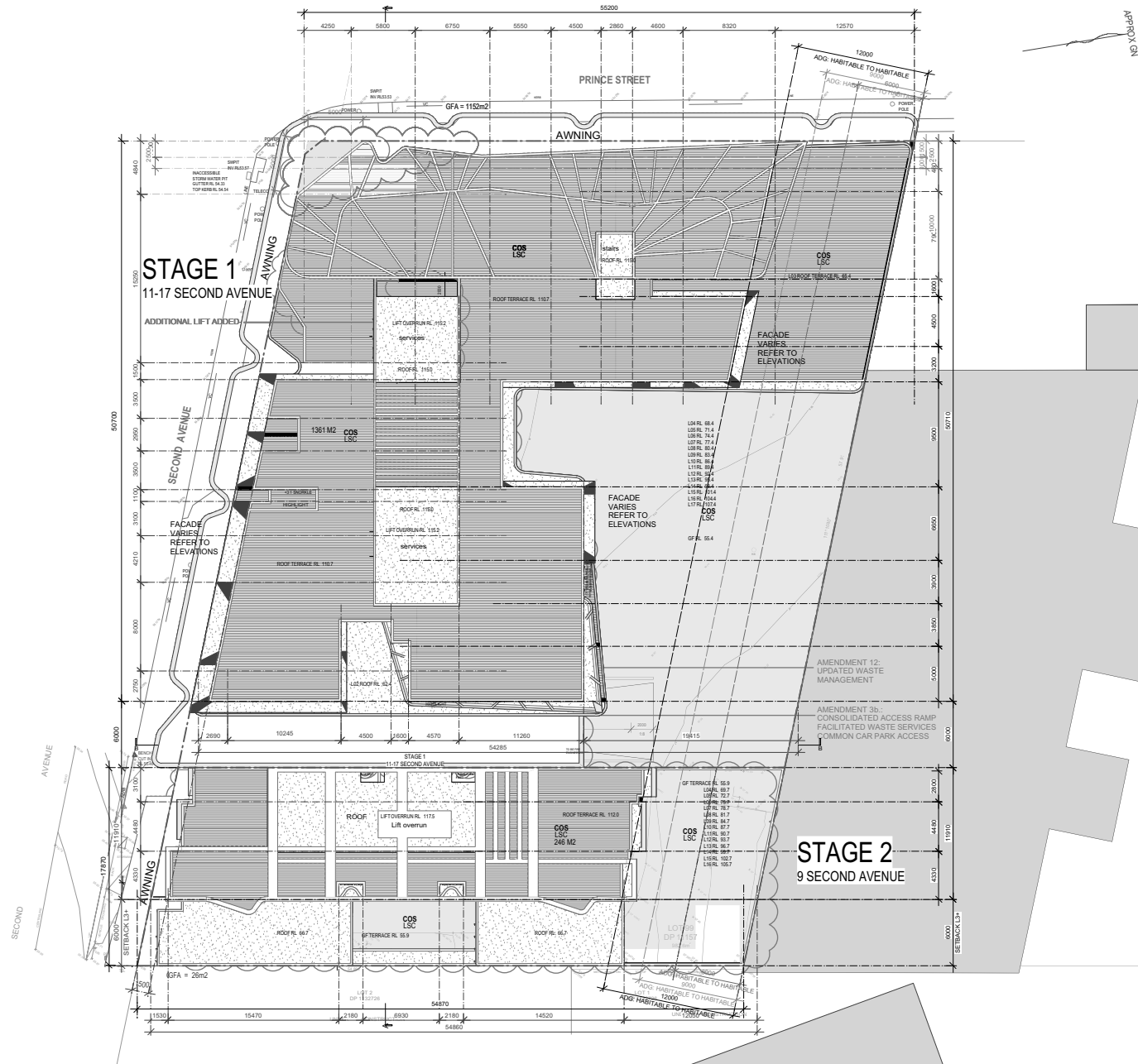




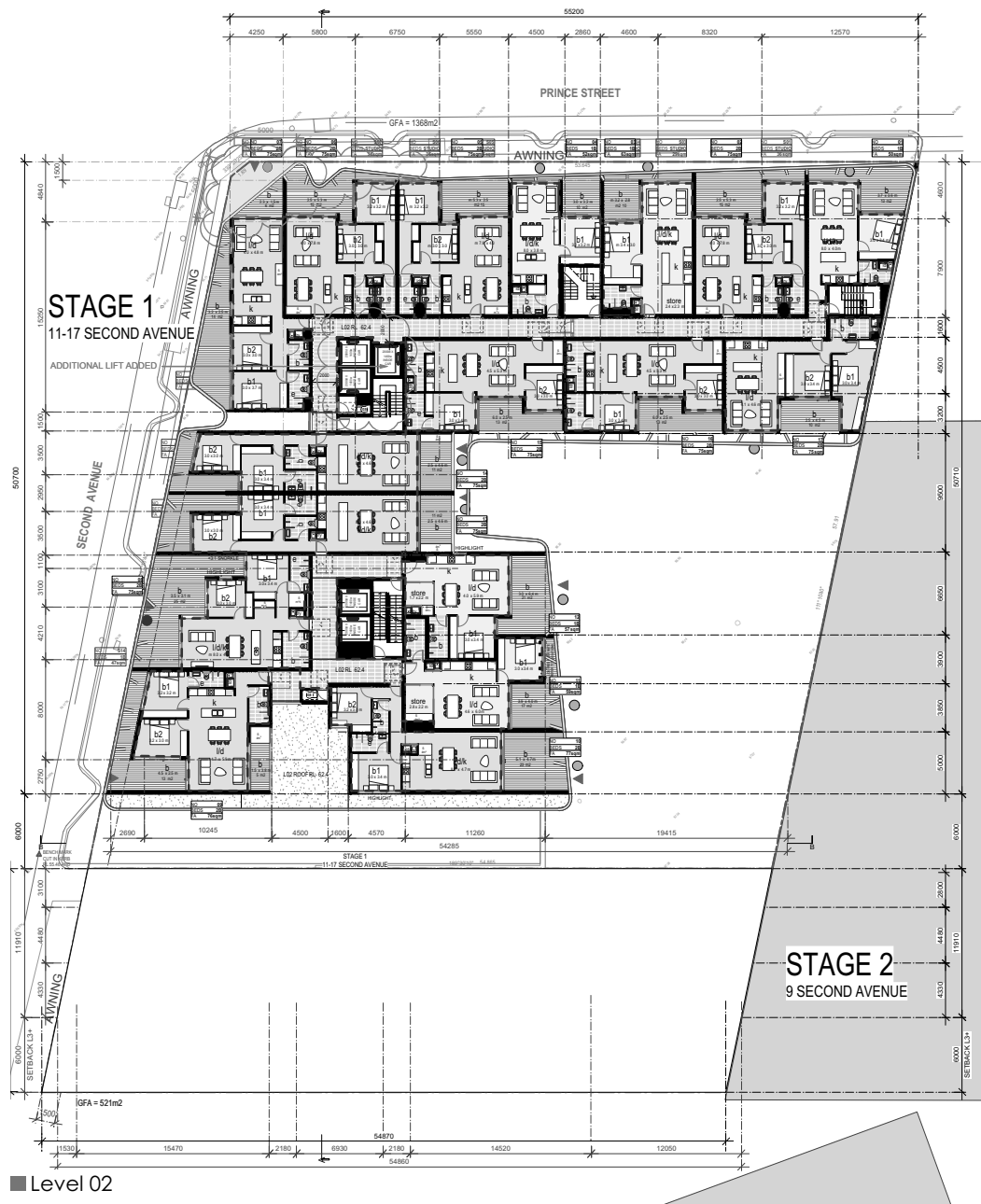
Drawing List						
Sheet No.	Sheet Name	Sheet Size	Scale	Issue	Date	
DA-00	COVER PAGE	A1	NTS @ 1:1	B	2/10/2016	
DA-01	PERSONAL TITLES	A1	NTS @ 1:1	A	14/03/16	
DA-02	CONTEXT PLAN	A1	1:1000 @ A1	A	14/03/16	
DA-03	SITE ANALYSIS, DEMOLITION PLAN	A1	1:200 @ 1:1	A	14/03/16	
DA-04	ROOF/SITE PLAN	A1	1:200 @ 1:1	B	2/10/2016	
DA-05	STAGE 1 BASEMENT 04/03/02_01	A1	1:200 @ A1	B	2/10/2016	
DA-06	STAGE 1600UNDFLOOR	A1	1:200 @ A1	B	2/10/2016	
DA-07	STAGE 1 LEVEL_01_02	A1	1:200 @ 1:1	B	2/10/2016	
DA-08	STAGE 1 LEVEL_03_04-17	A1	1:200 @ A1	B	2/10/2016	
DA-09	STAGE 1 SECTION	A1	1:200 @ 1:1	B	2/10/2016	
DA-10	STAGE 1 ELEVATION SOUTH WEST	A1	1:200 @ A1	B	2/10/2016	
DA-11	STAGE 1 ELEVATION EAST NORTH	A1	1:200 @ A1	B	14/03/16	
DA-12	STAGE 2 COVER PAGE	A1	NTS @ 1:1	B	2/10/2016	
DA-13	STAGE 2 BASEMENT - L02	A1	1:200 @ A1	B	2/10/2016	
DA-14	STAGE 2 PLANS L03-17_SECTION ADAPTABLE APT	A1	1:200 @ 1:1	A	14/03/16	
DA-15	STAGE 2 ELEVATIONS SOUTH EAST	A1	1:200 @ A1	B	2/10/2016	
DA-16	STAGE 2 ELEVATIONS NORTH WEST	A1	1:200 @ A1	B	2/10/2016	
DA-17	SHADOW DIAGRAM WINTER 09:00_12:00	A1	1:500 @ A1	A	14/03/16	
DA-18	SHADOW DIAGRAM WINTER 3PM	A1	1:500 @ 1:1	A	14/03/16	
DA-19	FAÇADE SECTIONS	A1	1:20 @ A1	B	14/03/16	
DA-20	FINISHES BOARD	A3	NTS @ A3	A	14/03/16	
DA-23	SOLAR ACCESS	A1	NTS	A	2/10/2016	

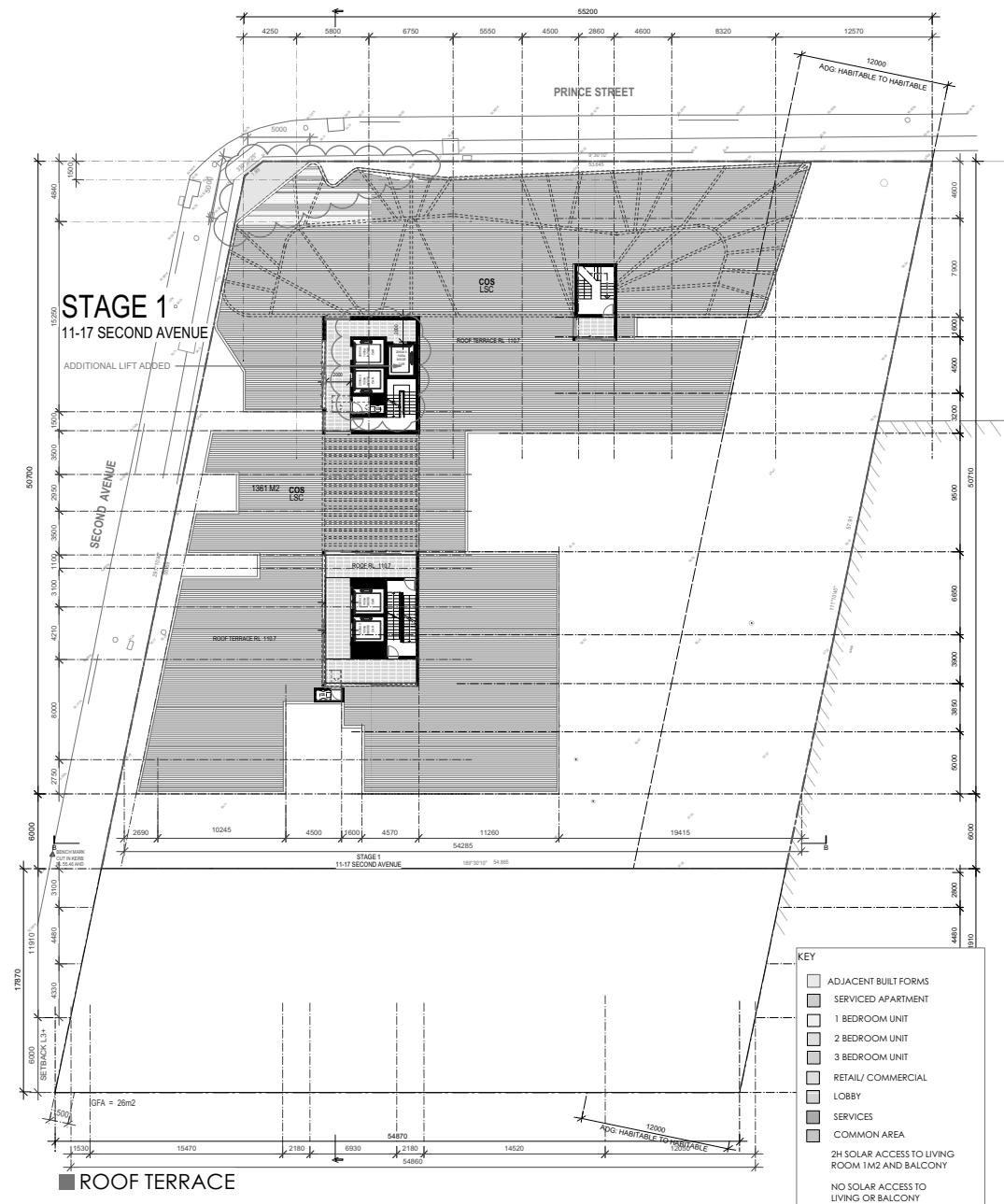
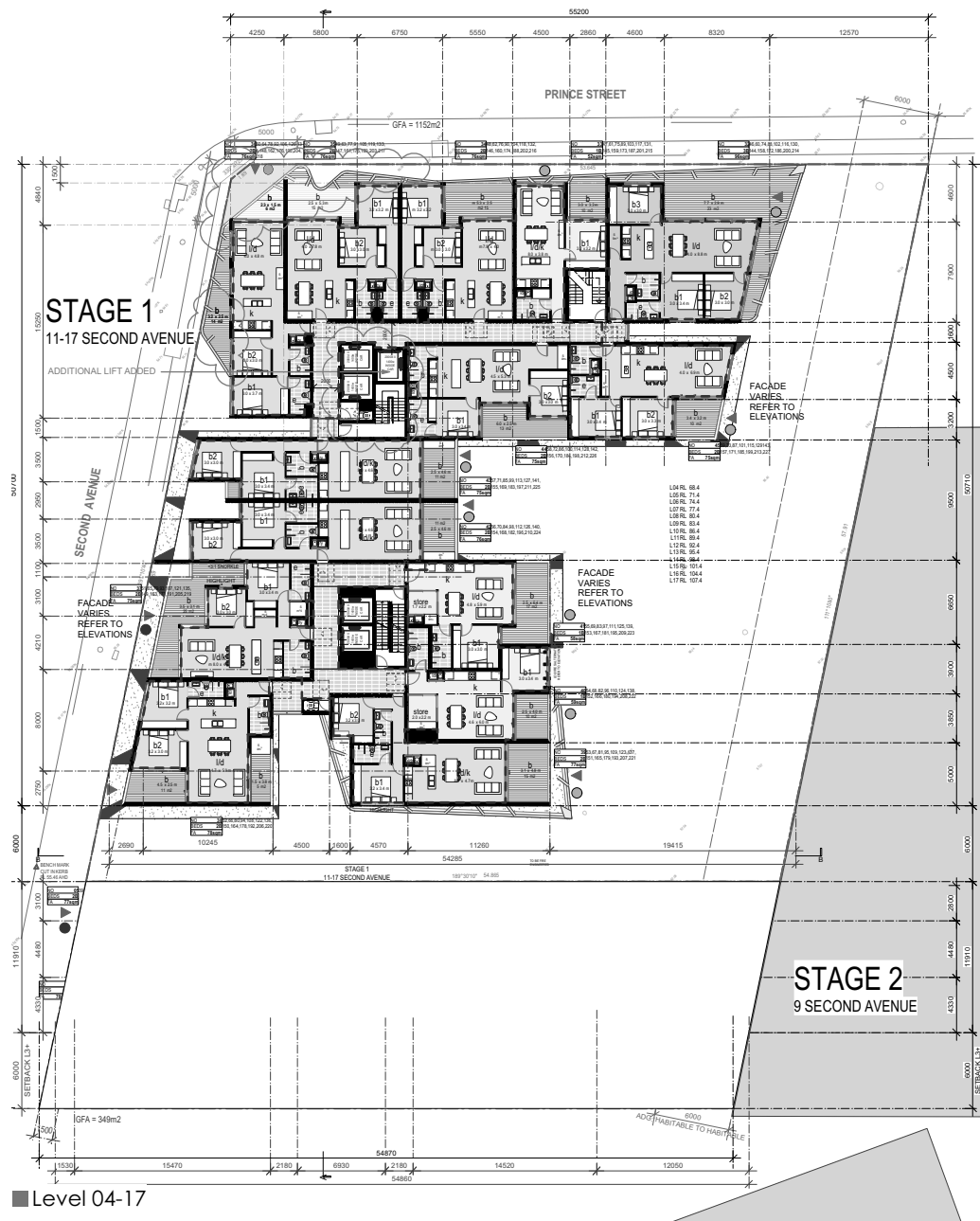
Waste Management - Residents							
Requirements							
main generation rate							
Garbage L/1000/week	240						
Recycling L/1000/week	80						
bin sizes							
Garbage bins (normal waste)	1100	cube					
Garbage bins (recycled waste)	240	cube					
Residential Stage 1							
Normal Waste (Cube)						Recycled Waste (Bin (Cube))	
bins	227						
No. of units x 110L/1000/week	54480			No. of units x 90L/1000/week	18000		
no. of garbage bins required	54480	1100		no. of recycling bins required	90000	240	
(weekly collection)				(fortnightly collection)			
	49.5	1100L bins required			151.3	240L bins required	
	90	1100L bins provided			152	240L bins provided	
Waste Management - Retail/ Commercial							
Requirements							
Period (Stage 1 and 2)							
Garbage L/10000/2day	720						
Recycling L/1000/2day	80						
Medical Centre (Stage 2)							
Garbage L/10000/2day	80						
Recycling L/1000/2day	27						
Stage 3							
Normal Waste						Recycled Waste	
bins	393.6	0.7					
Garbage generated x (281.1/1000)980 x	388.6			No. of recycling bins required	2798.7		
No. of garbage bins required x	3.00	1100L bins required			1.52	1100L bins required	
	4.00	1100L bins provided			3.00	1100L bins provided	

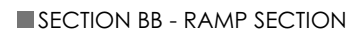
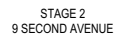
		Issue B Scale: NTS @ A1 Date: 21/06/16
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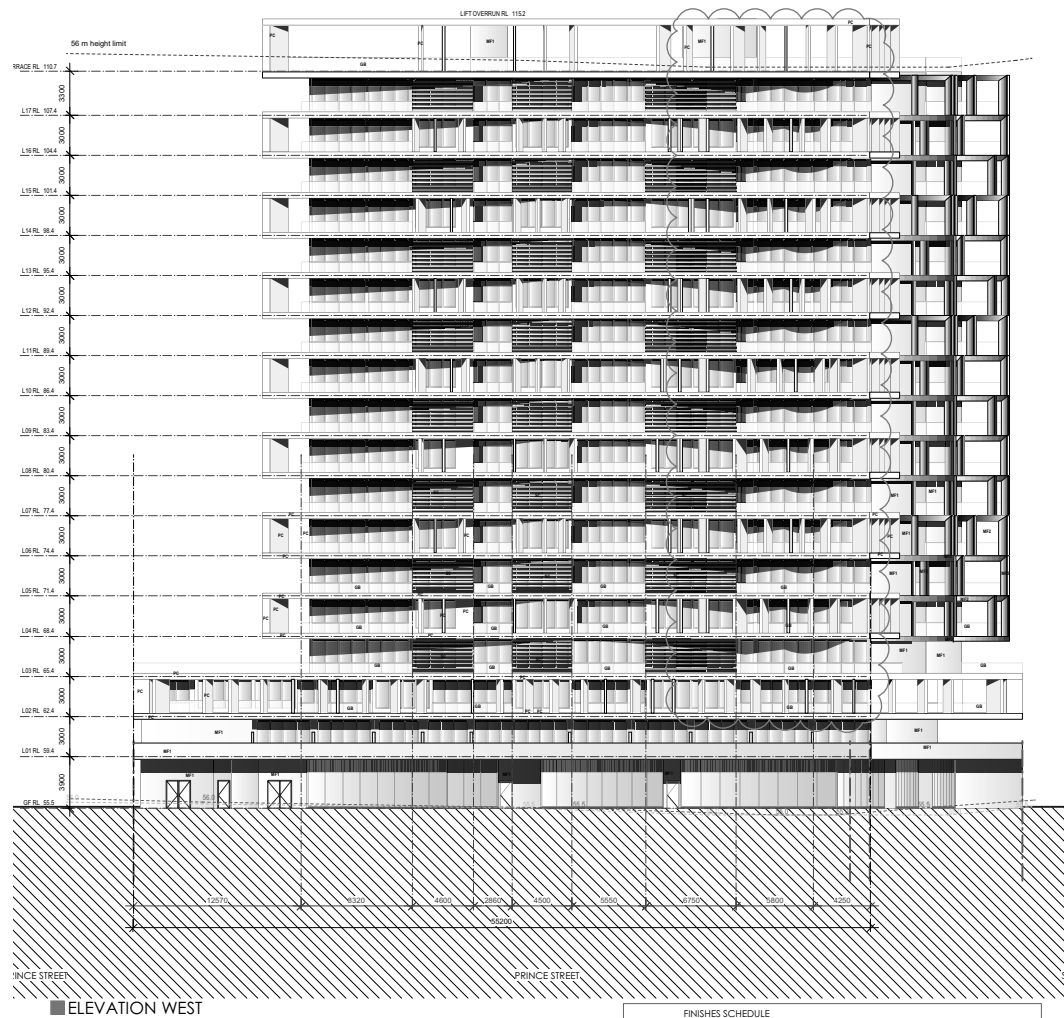
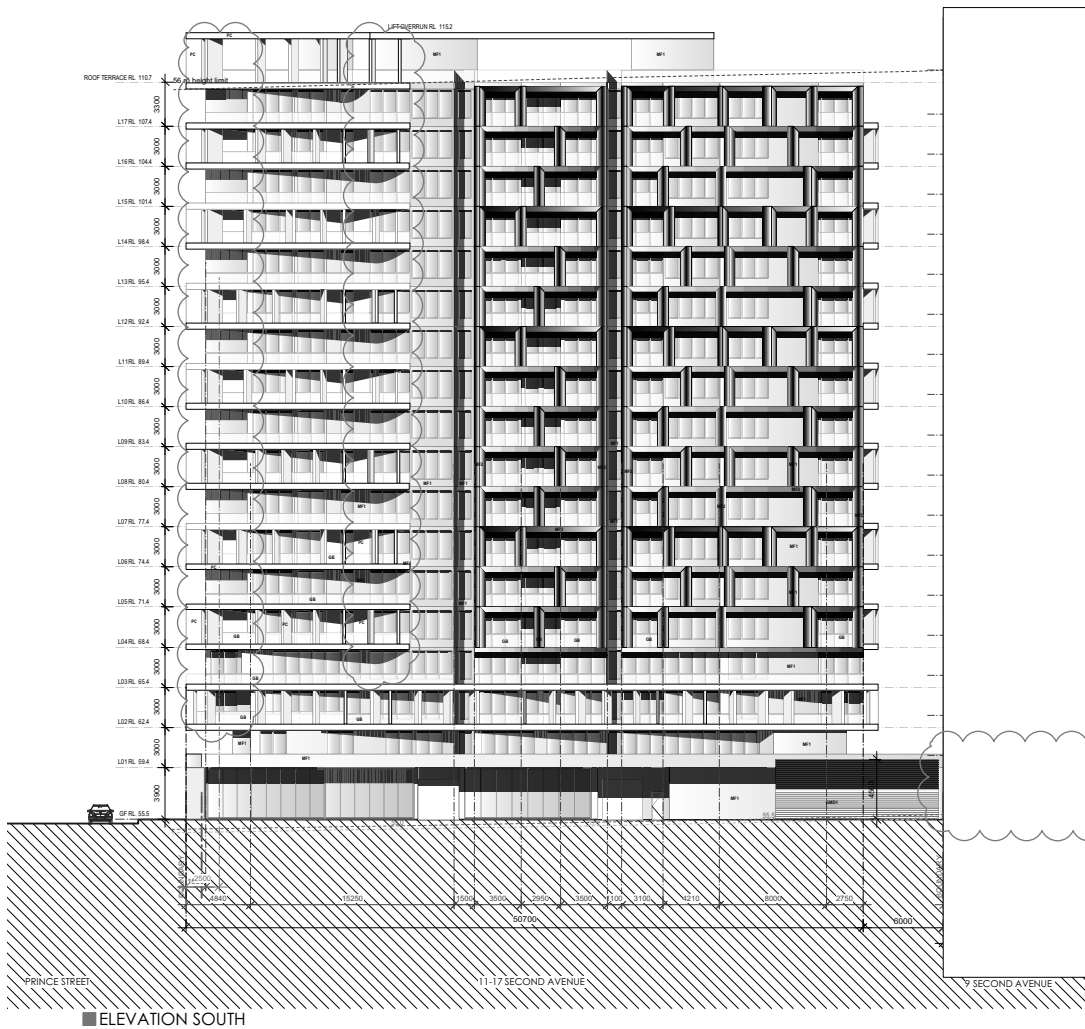








■ ADAPTABLE UNITS STAGE 1



FINISHES SCHEDULE	
PC	CEMENT RENDERED IN 'LEXICON QUARTER (WHITE)'
CF	CONCRETE FINISH IN LIGHT GREY
MF1	METAL FINISH IN ALU/COBOND 'ANNODISED LOOK C31' (BRONZE) OR EQU.
MF2	METAL FINISH IN ALU/COBOND 'ANNODISED LOOK C34' (DARK GREY) OR EQU.
MF3	METAL FINISH IN ALU/COBOND 'INDIANA COPPER' OR EQU.
SC	EXTERNAL SCREENS TO MATCH 'MF1'
GB	GLASS BALUSTRADE
GMD1	METAL DOOR FOR GARAGE TO MATCH 'MF1'
GMD2	METAL DOOR FOR GARAGE TO MATCH 'CF'
LSC	TO LANDSCAPE ARCHITECT'S DETAIL
COS	COMMUNAL OPEN SPACE

STAGE 2: 9 Second Avenue, Blacktown, NSW



■ PERSPECTIVE FROM SECOND AVE

Stage 2									
allowable floor			6.5	1	proposed FSR		6.5	1	
			6.387	m ²			6.387	m ²	
COS ADG	25%		246	m ²	proposed COS		246	m ²	
Yield GFA	STAGE 2: 9 Second Avenue								
	no. of storeys	m ² /floor	retail/ commercial m ²	serviced apartments	no. 1 bed units	no. 2 bed units	no. 3 bed units	no. adaptable	
GF	1	99	99						
U1	1	523	503						
U2	1	523	503						
U3 U16	14	349			0	4	0	6	
U7	1	324				1	2		
ROOF TERRACE	1	26							
sub total	17	6.387	1103	0	0	57	2	6	
percentage					0%	97%	3%	10%	
required percentage								10%	
					GFA	6.387	m ²		
					FSR	6.50			
					no. of units	59			

Stage 2				
Type	m2	No.	Min. rate	Provided
1 bedroom apartment		0	0.0	0
2 bedroom apartment		57	57.0	57
3 bedroom apartment		2	4.0	4
visitor spaces		59	11.8	12
retail < 200m2	99		3.0	3
commercial/medical	1002		34.4	35
		min residential permitted	110.2	110.0
adaptable resident car spaces (10% of total development)			5.9	6
adaptable visitor car spaces (10% of total visitor car spaces)			1.2	2
Type		No.	Min. rate	Provided
bike spaces		1/3 UNITS	19.7	20
		min residential permitted	19.7	20

Level	Apt. No.	No. of Levels	Beds	Floor Area (m2)	Orientation	min. 2 hr daylight (m2/bed)	min. 2 hr daylight (m2/bed)	Core circulation	adaptable
STAGE 2									
Level 03-17	1	15	28	51	1	0	1	1	1
	2	15	28	76	1	1	0	1	0
	3	15	28	64	N	1	0	1	0
	4	15	28	52	N	1	0	1	0
Level 17	57	1	38	95	1	0	0	1	1
	58	1	38	52	N	1	0	0	0
	59	1	28	76	N	1	0	0	0
sub total						47	15	63	18
100%		63		percentage		79%	38%	97%	20%
				min. compliance		70%		60%	10%
				max. compliance					

Storage STAGE 2				
	No. of apts	Required/m3	Total Required/m3	Provided/m3
1 bed	0	8	0	0
2 bed	57	10	570	570
3 bed	2	12	24	24
total	59		594	594

Bulky Storage				
	No. of Apts	Required/m2	proposed/m2	in Basement
Stage 1	227	4m2/40 units	22.7	23
Stage 2	59	4m2/40 units	5.9	6

Waste Management - Residential				
Requirements				
Waste generation rate				
Garbage L/unit/week	240			
Recycling L/unit/week	80			
Bin sizes				
Garbage bins (normal waste)	1100	litre		
Garbage bins (recycled waste)	240	litre		
Residential Stage 2				
Normal Waste (Chute)			Recycled Waste (No Chute)	
Units	59			
No. of units x 110L/unit/week	14580		No. of units x 90L/unit/week	4720
No. of garbage bins required (weekly collection)	14580	1100	No. of recycling bins required (fortnightly collection)	9440
	12.9	1100L Bins required		39.3
	13	1100L Bins provided		40
Stage 2 Ground Floor				
Normal Waste			Recycled Waste	
Retail	99	m2		
Garbage generated = (99/100)*880 =	881.4	L	No. of recycling bins required	787.8
No. of garbage bins required =	0.77	1100L Bins required		0.64
	1.00	1100L Bins provided		1.00
Stage 2 Level 01 + 2 Medical Centre				
Garbage generated = (1002/100)*880 =	881.6	L	No. of recycling bins required	787.8
No. of garbage bins required =	0.72	1100L Bins required		0.15
	1.00	1100L Bins provided		1.00

■ BASEMENT 05/04

■ BASEMENT 03

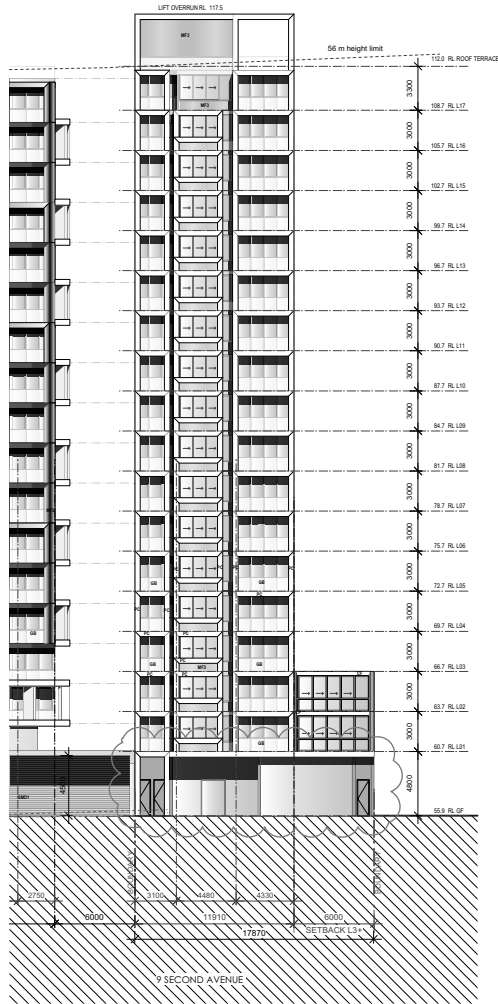
■ BASEMENT 02

■ BASEMENT 01

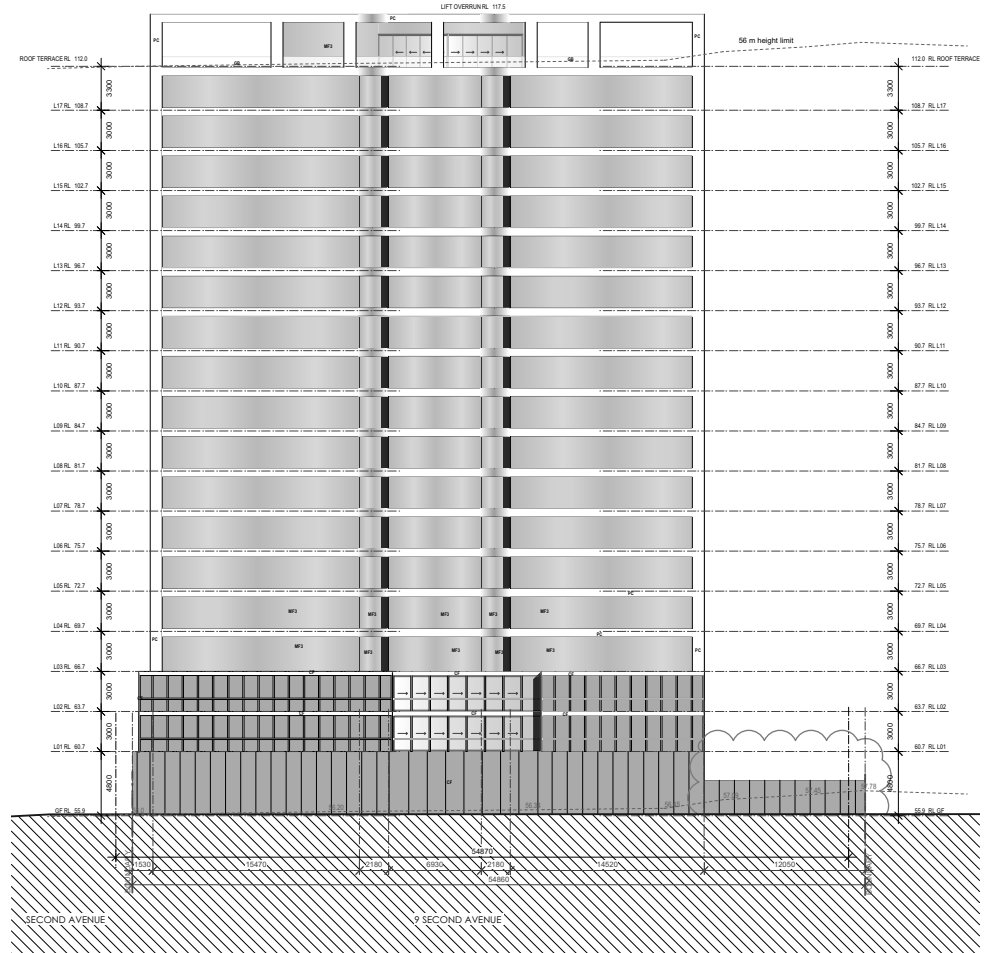
SITE AND ROOF PLAN

LEVEL 01

- KEY
- ☐ ADJACENT BUILT FORMS
 - ☒ SERVICED APARTMENT
 - ☐ 1 BEDROOM UNIT
 - ☐ 2 BEDROOM UNIT
 - ☐ 3 BEDROOM UNIT
 - ☐ RETAIL/ COMMERCIAL
 - ☐ LOBBY
 - ☒ SERVICES
 - ☐ COMMON AREA
- 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
- NO SOLAR ACCESS TO LIVING OR BALCONY
- CROSS VENTILATION

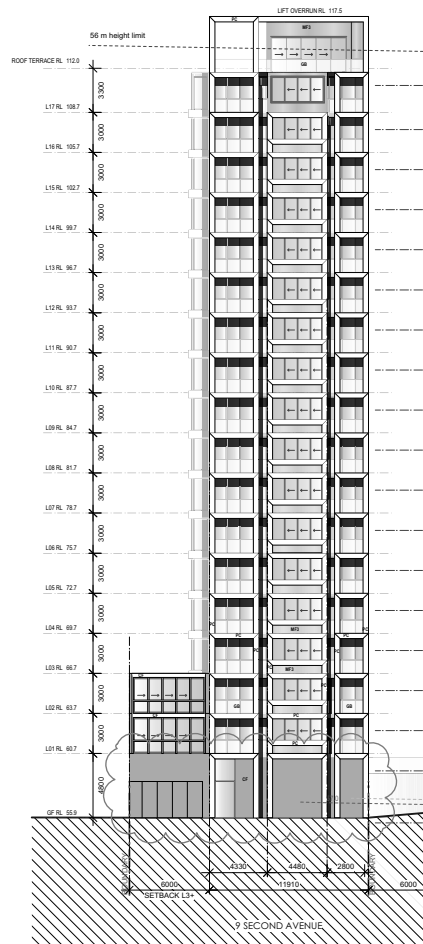


■ ELEVATION SOUTH - SECOND AVE

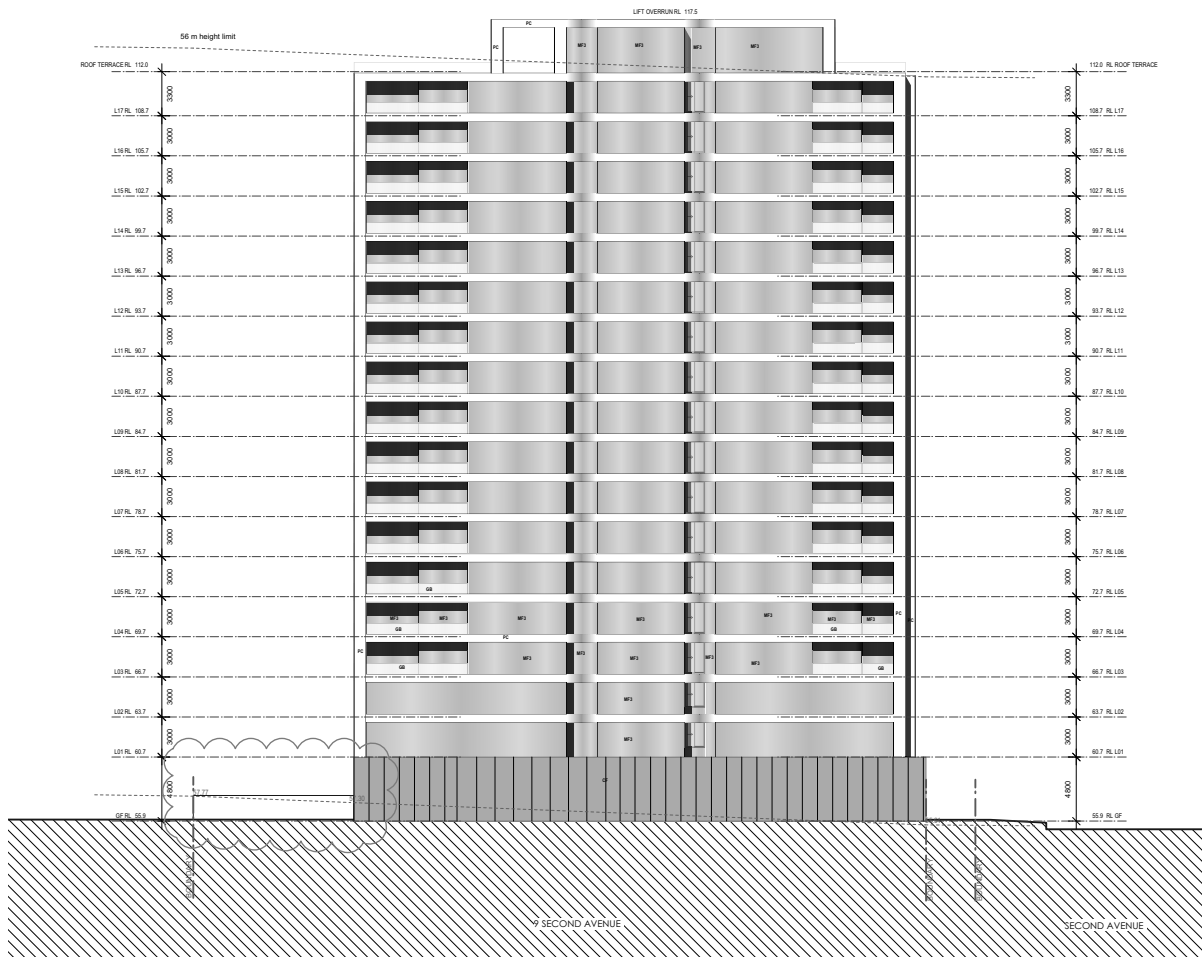


■ ELEVATION EAST

FINISHES SCHEDULE	
PC	CEMENT RENDERED IN 'LEXICON QUARTER (WHITE)'
CF	CONCRETE FINISH IN LIGHT GREY
MF1	METAL FINISH IN ALUCOBOND 'ANNODIZED LOOK C31' (BRONZE) OR EQU.
MF2	METAL FINISH IN ALUCOBOND 'ANNODIZED LOOK C34' (DARK GREY) OR EQU.
MF3	METAL FINISH IN ALUCOBOND 'INDIANA COPPER' OR EQU.
SC	EXTERNAL SCREENS TO MATCH 'MF1'
GB	GLASS BALUSTRADE
GMD1	METAL DOOR FOR GARAGE TO MATCH 'MF1'
GMD2	METAL DOOR FOR GARAGE TO MATCH 'CF'
LSC	TO LANDSCAPE ARCHITECT'S DETAIL
COS	COMMUNAL OPEN SPACE



■ ELEVATION NORTH

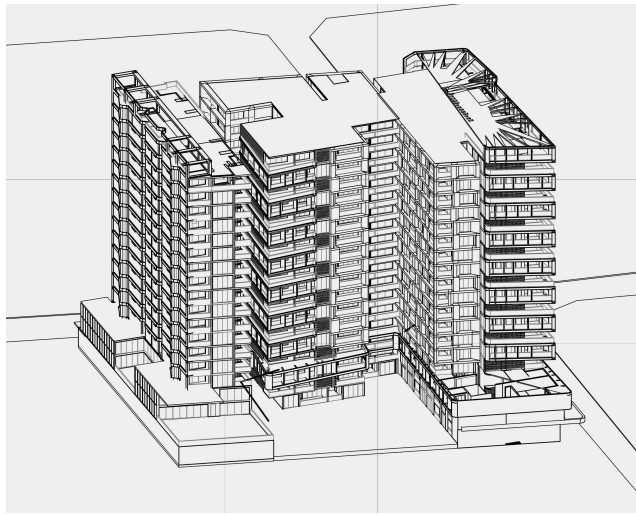


■ ELEVATION WEST

FINISHES SCHEDULE	
PC	CEMENT RENDERED IN 'LEXICON QUARTER (WHITE)'
CF	CONCRETE FINISH IN LIGHT GREY
MF1	METAL FINISH IN ALUCOBOND 'ANNODISED LOOK C31' (BRONZE) OR EQU.
MF2	METAL FINISH IN ALUCOBOND 'ANNODISED LOOK C34' (DARK GREY) OR EQU.
MF3	METAL FINISH IN ALUCOBOND 'INDIANA COPPER' OR EQU.
SC	EXTERNAL SCREENS TO MATCH 'MF1'
GB	GLASS BALUSTRADE
GMD1	METAL DOOR FOR GARAGE TO MATCH 'MF1'
GMD2	METAL DOOR FOR GARAGE TO MATCH 'CF'
LSC	TO LANDSCAPE ARCHITECT'S DETAIL
COS	COMMUNAL OPEN SPACE



■ 21/06 09:00



■ 21/06 10:00



■ 21/06 11:00



■ 21/06 12:00



■ 21/06 13:00



■ 21/06 14:00



■ 21/06 15:00