



8545
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
PROPOSED RESIDENTIAL DEVELOPMENT

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01. SITE AREA	-	5,034.00m ²	N/A
02. ZONE	R4	-	YES
03. BUILDING HEIGHT	MAX. 13 m	13 m	YES
04. FSR	1.5 : 1 7,551 m ²	1.45 : 1 7,275 m ²	YES
05. NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 11 2 BEDROOM = 69 3 BEDROOM = 7 TOTAL = 87	YES
06. CAR SPACE			
- 1 BEDROOM / STUDIO	0.5 per UNIT 11 UNIT = 5.5		
- 2 BEDROOM	1 per UNIT 69 UNIT = 69		
- 3 BEDROOM	1.5 per UNIT 7 UNIT = 10.5		
- VISITOR	0 per UNIT		
- CAR WASH BAY	87 x 0 = 0 0		
	CAR SPACES REQUIRED = 85	CAR SPACE PROVIDED = 99	YES
07. SOLAR ACCESS	70 %	70.11 % (61 OF 87 UNITS)	YES
08. CROSS VENTILATION	60 %	60.92 % (53 OF 87 UNITS)	YES
09. ADAPTABLE UNIT	3% OF 87 UNITS = 3 UNIT	3 UNIT	YES
10. DEEP SOIL ZONE	755.1 m ² (15 % OF SITE)	1,372 m ² (27.25 % OF SITE)	YES
11. LANDSCAPE	1,510.2 m ² (30 % OF SITE)	1,568.9 m ² (31.17 % OF SITE)	YES
12. COMMON OPEN SPACE	1,258.5 m ² (25 % OF SITE)	1,832.12 m ² (36.39 % OF SITE)	YES
13. SITE COVERAGE	2,517 m ² (50 % OF SITE)	2,041.4 m ² (40.55 % OF SITE)	YES

BASIX Specifications

25 - 29 Rookwood Road
Yagoona NSW 2199

BASIX Certificate:
855428M

The below specifications refer to all 87 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>7.5 but <= 9 L/min)
Toilets:	4 Star
Kitchen and Bathroom Taps:	4 Star
Dishwasher	4 Star

Energy Commitments

Hot Water System:	6 Star Gas Instantaneous
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars
Cooktop and Oven	Gas Cooktop/ Gas Oven

Please refer to BASIX report dated 22/09/2017 for detailed commitment requirements
Specifications - All 87 Dwellings

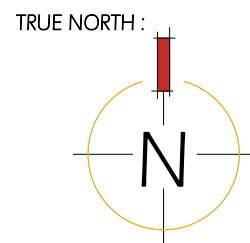
Building Elements	Material	Insulation Details
External Walls	Various refer to plans	R1
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R 2.5 Bulk Insulation Top Floor Units Block A,B,D R4 Bulk Insulation Top Floor Units Block C
Roof	Medium Colour	
Floors	Concrete slab on ground	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

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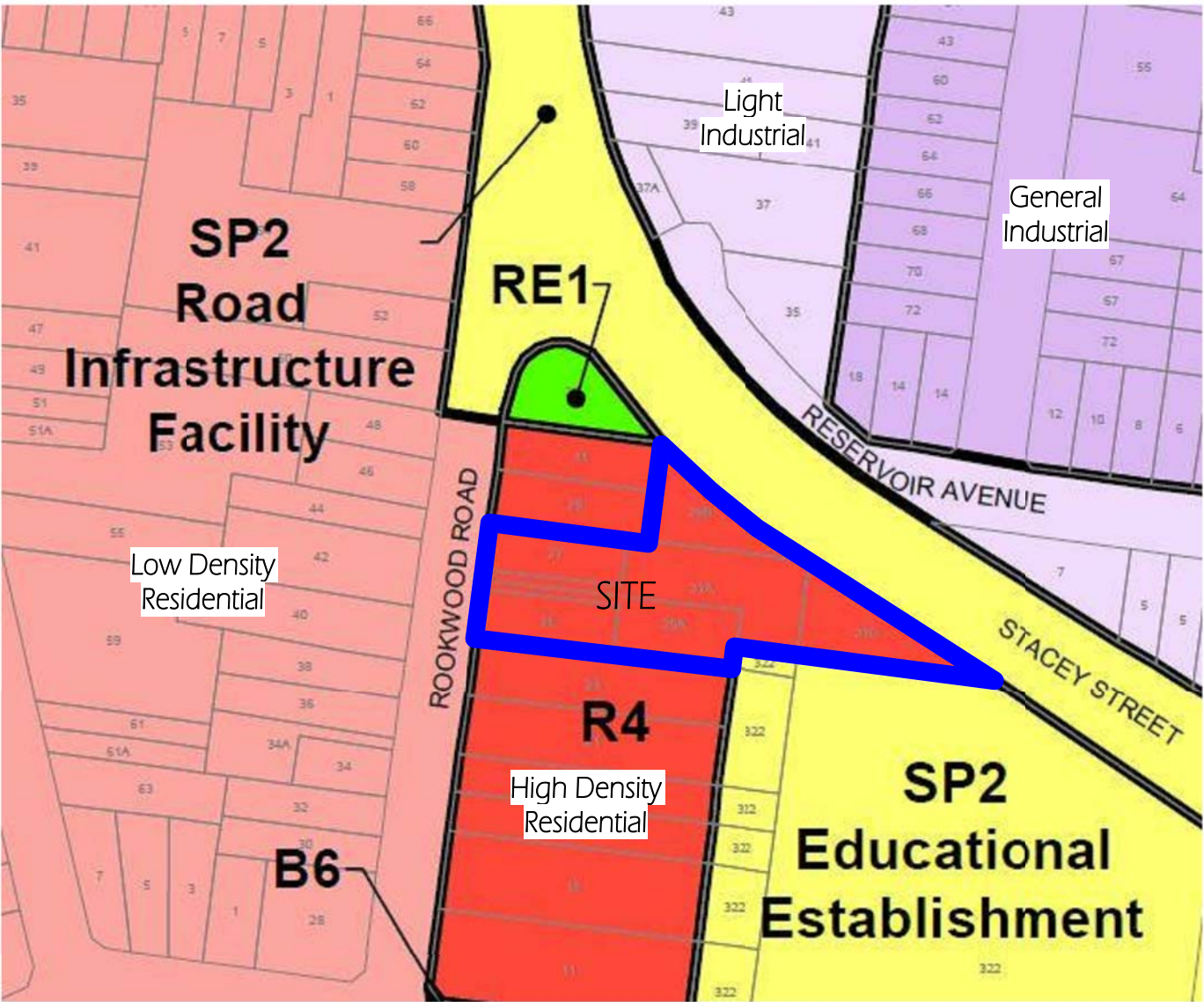
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C	Subject Site Address Amended	25/07/18	JA	JA
B	Request for Information	17/04/18	RL	JA
A	ISSUE FOR DA SUBMISSION	27/09/17	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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SITE LOCATION



LAND ZONING
R4 High Density Residential



Height of Building
Max. 13m

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7 Rowe Street
Eastwood, NSW 2122
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28 495 869 790 / abn

PROJECT STATUS :
Development Application

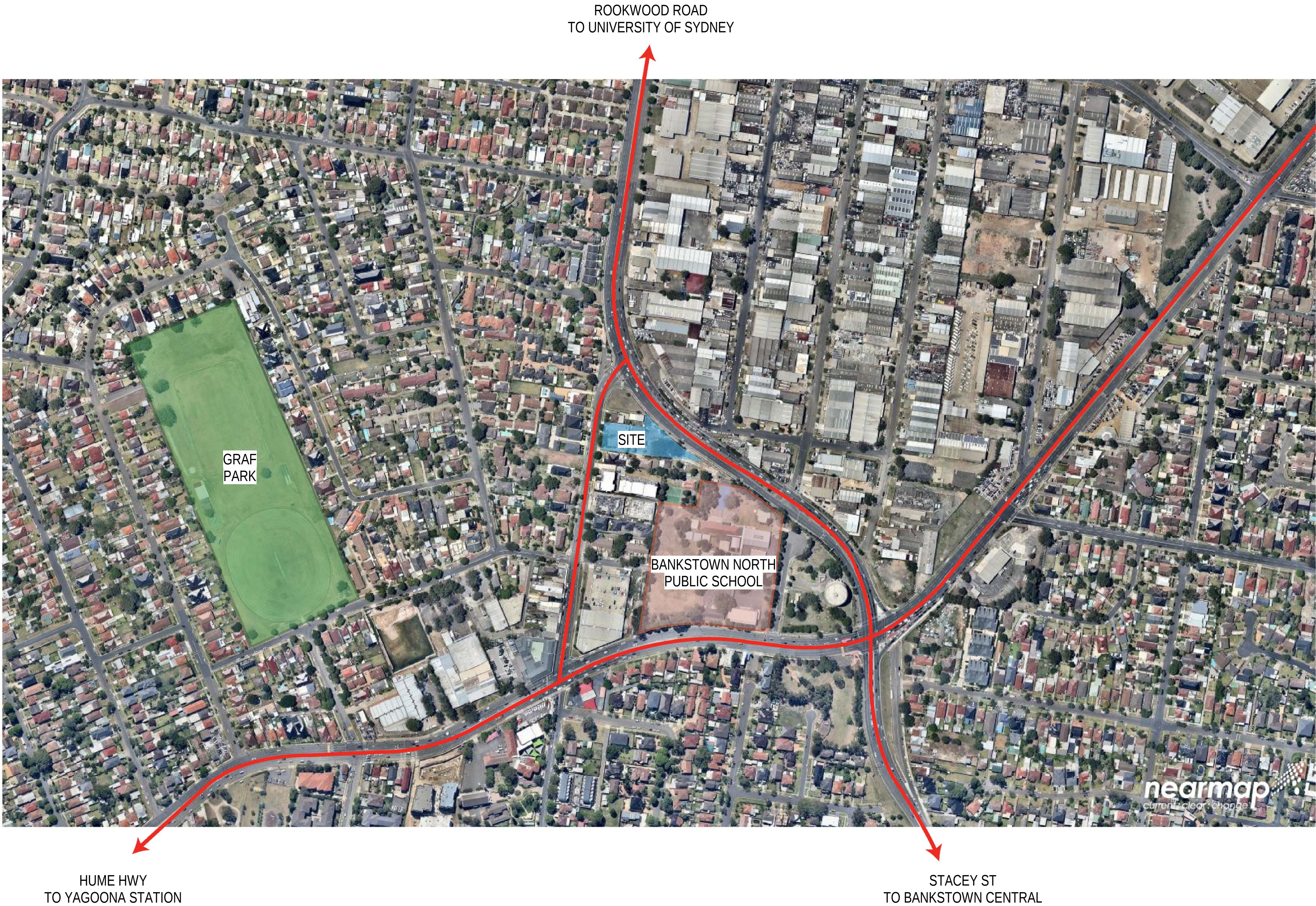
PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
LGA : CANTERBURY BANKSTOWN

SHEET TITLE:
DEVELOPMENT SUMMARY

8545
JOB No.

DA-001
DRAWING No.

C
ISSUE



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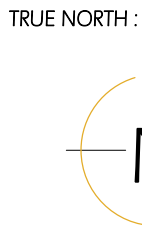
Subject Site Address Amended
ISSUE FOR DA SUBMISSION
AMENDMENT

25/07/18
27/09/17
DATE

JA
RL
DRAWN

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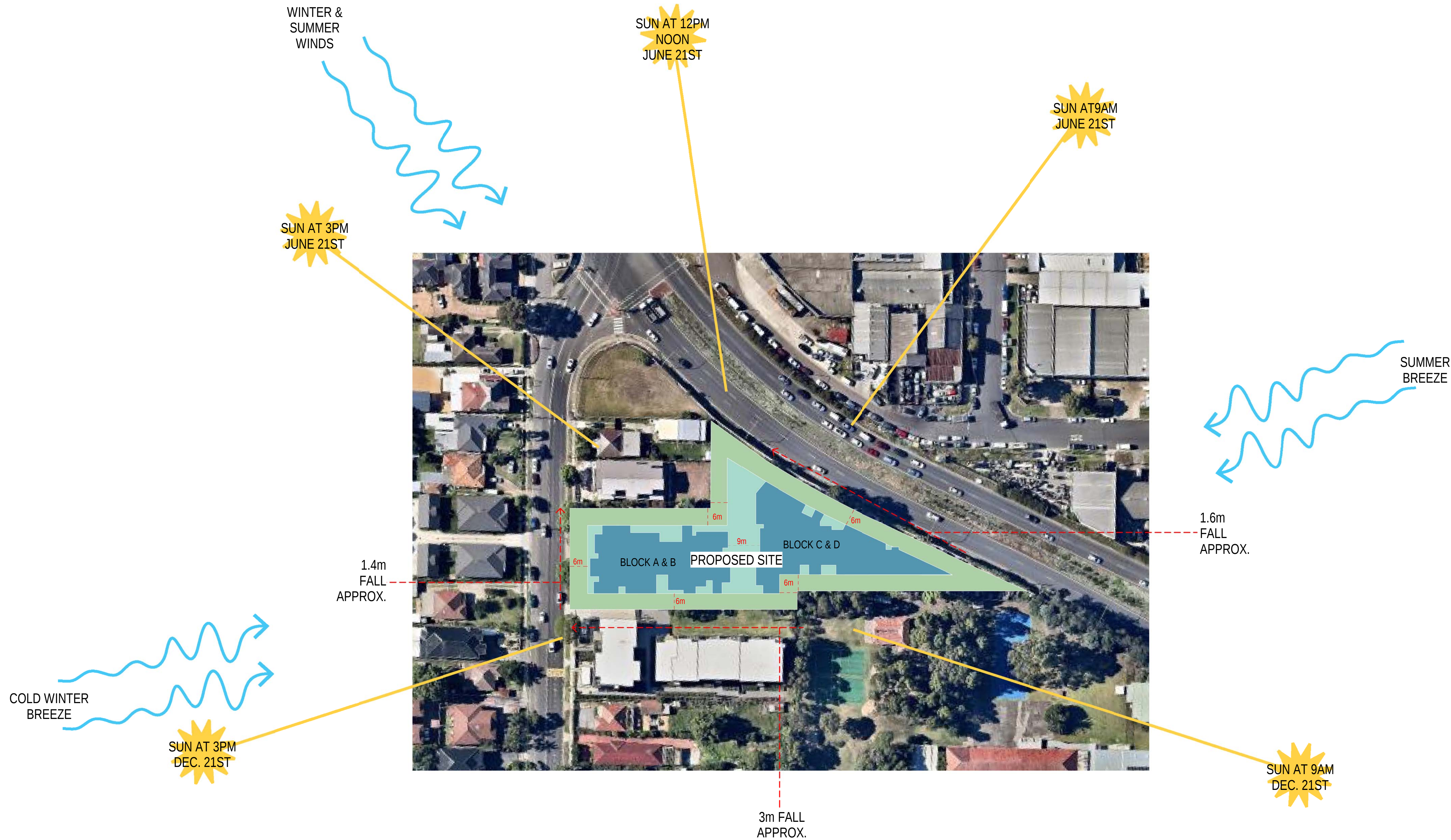
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PROPOSED RESIDENTIAL
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25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
LGA : CANTERBURY BANKSTOWN

SHEET TITLE:
LOCATION ANALYSIS

8545
JOB No.

DA-002
DRAWING No.

B
ISSUE

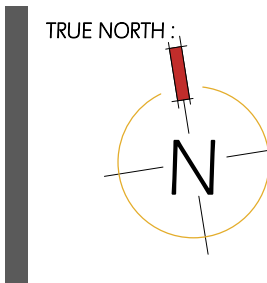


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B Subject Site Address Amended
A ISSUE FOR DA SUBMISSION
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25/07/18 JA JA
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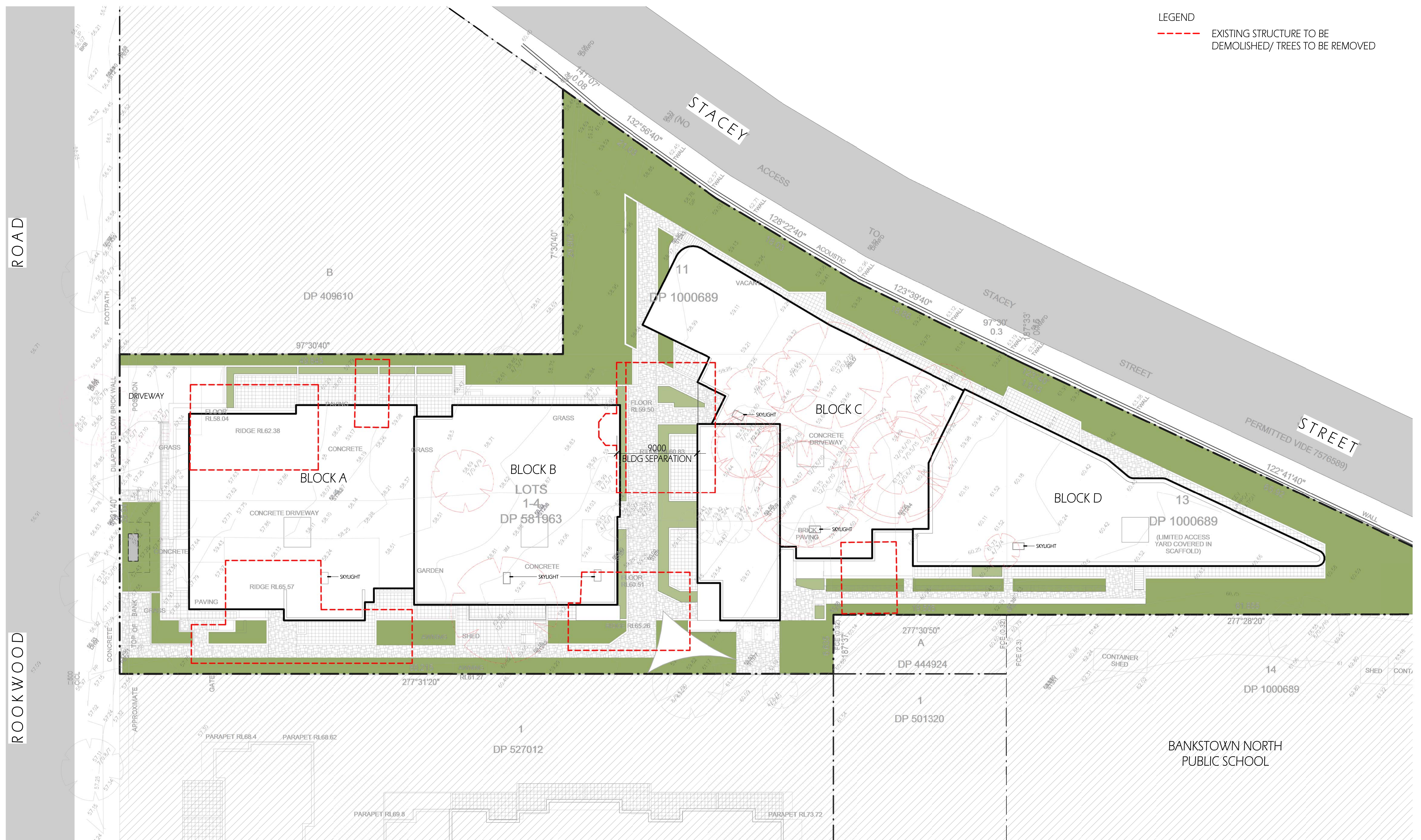
PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
LGA: CANTERBURY BANKSTOWN

SHEET TITLE:
SITE ANALYSIS

8545
JOB No.

DA-003
DRAWING No.

B
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SITE - ROOF PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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A ISSUE FOR DA SUBMISSION
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25/07/18	JA	JA
27/09/17	RL	JA
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TRUE NORTH :

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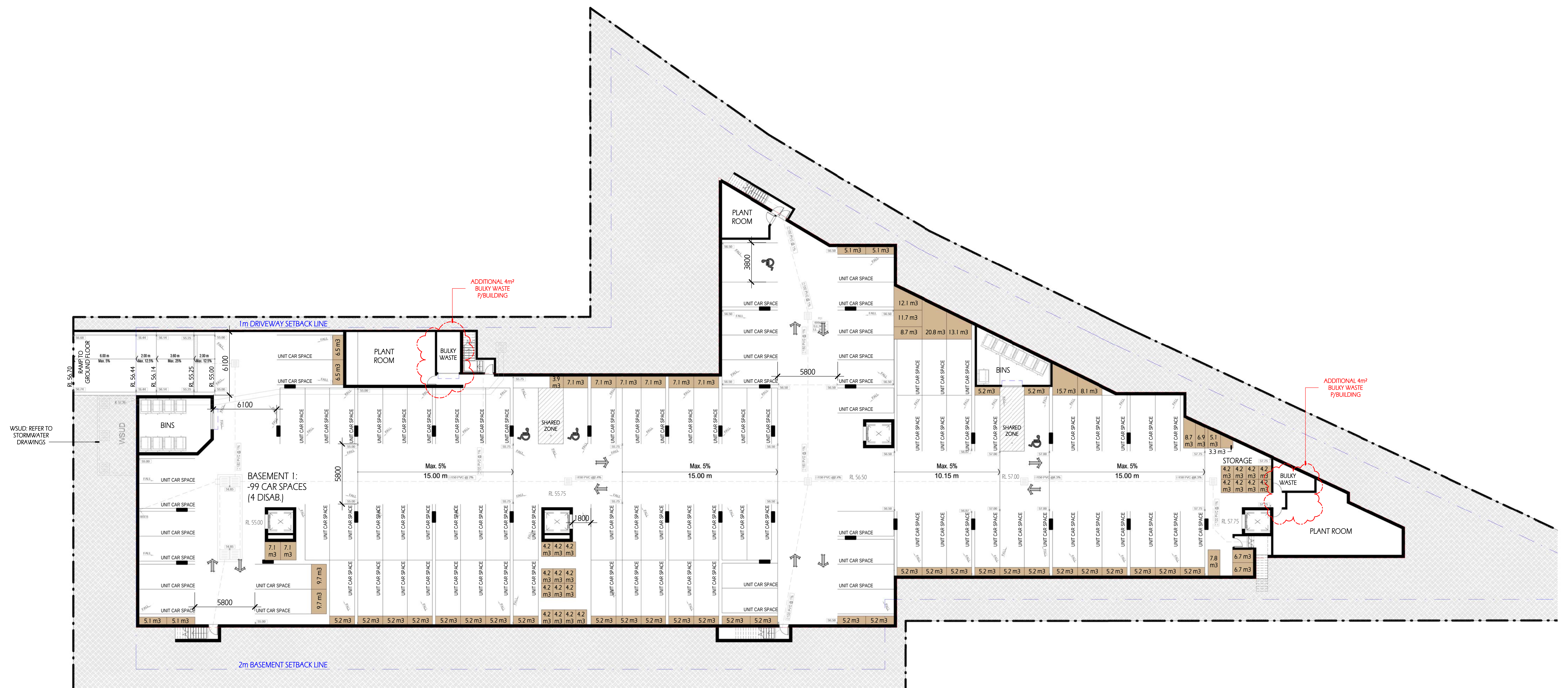
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application

PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199

LGA: CANTERBURY BANKSTOWN

SHEET TITLE:
SITE - ROOF - DEMOLITION
PLAN
1 : 200 @ A1 sheet
SCALE
8545 DA-004 B
JOB No. DRAWING No. ISSUE

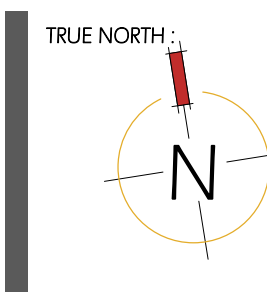


BASEMENT
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199

LGA: CANTERBURY BANKSTOWN

SHEET TITLE:
BASEMENT 1 PLAN

1 : 200 @ A1 sheet
SCALE
8545 DA-1
JOB No. DRAWING No.

DA-101
DRAWING No.

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JE

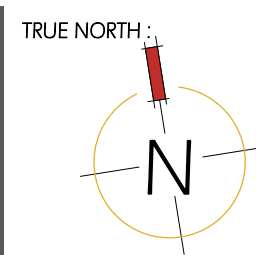


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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT NAME

PROPOSED RESIDENTIAL

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25-29B ROOKWOOD ROAD

YAGOONA, NSW 2199

LGA: CANTERBURY BANKSTOWN

SHEET TITLE:

GROUND FLOOR PLAN

1 : 200 @ A1 sheet

SCALE

8545

JOB No.

DA-102

DRAWING No.

C

ISSUE



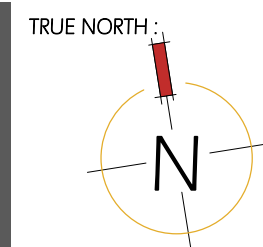
TYPICAL FLOOR LEVEL 1-2
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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LGA : CANTERBURY BANKSTOWN

SHEET TITLE:
TYPICAL FLOOR PLAN L1-L2
1 : 200 @ A1 sheet
SCALE
8545 DA-103 B
JOB No. DRAWING No. ISSUE



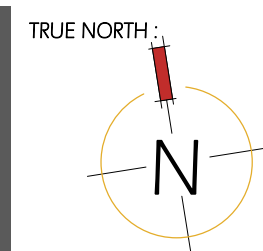
TYPICAL FLOOR LEVEL 3
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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B Subject Site Address Amended
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27/09/17
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25/07/18
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DATE
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LGA : CANTERBURY BANKSTOWN

SHEET TITLE:

L3 FLOOR PLAN

1 : 200 @ A1 sheet

SCALE

8545
JOB No.

DA-104
DRAWING No.

B
ISSUE



SOUTH ELEVATION - ALL LEVELS

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



NORTH ELEVATION

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



WEST ELEVATION

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



EAST ELEVATION

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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DEVELOPMENT

25-29B ROOKWOOD ROAD

YAGOONA, NSW 2199

LGA : CANTERBURY BANKSTOWN

SHEET TITLE:

ELEVATIONS

1 : 200 @ A1 sheet

SCALE

8545

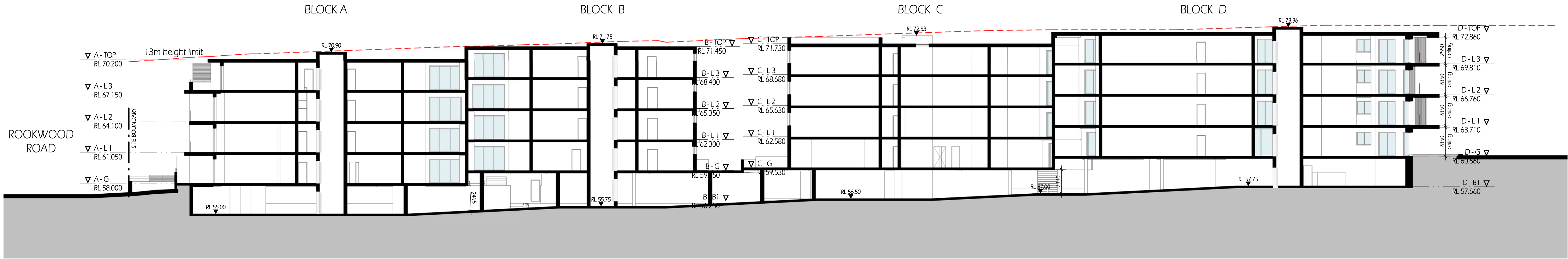
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DA-201

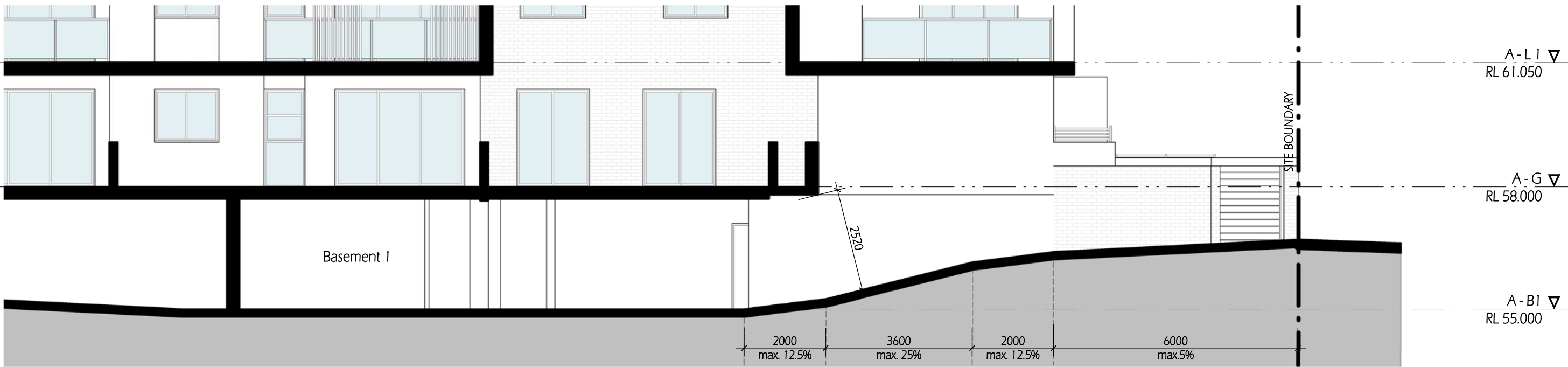
DRAWING No.

C

ISSUE



SECTION 1
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



DRIVEWAY RAMP SECTION
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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A ISSUE FOR DA SUBMISSION
ISSUE AMENDMENT

25/07/18 JA JA
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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LGA : CANTERBURY BANKSTOWN

SHEET TITLE:

SECTIONS

As indicated @ A1 sheet

SCALE

8545
JOB No.

DA-202
DRAWING No.

B
ISSUE



1
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - GREY
EAGLE - SN4E8

2
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - LEXICON
QUARTER - SW1E1

3
WALL - APPLIED
TEXTURED PAINT FINISH
DULUX - SETTLER - S37B3

4
WALL - FACE BRICK
AUSTRAL - URBAN ONE - CHIFFON

6
VERTICAL ALUMINIUM BATTEN SCREENS
COLOUR - POWDERCOATED - DARK GREY

7
WINDOW FRAME, RAILING
POWDERCOATED - DARK
GREY

8
GLASS -
SEMIFROSTED GLASS

9
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - RAKU - GR11

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25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
LGA : CANTERBURY BANKSTOWN

SHEET TITLE:
MATERIAL SCHEDULE
As indicated @ A1 sheet
SCALE
8545
JOB No.
DA-301
DRAWING No.
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Shadow diagram 22 June - 9AM



Shadow diagram 22 June - 10AM



Shadow diagram 22 June - 11AM



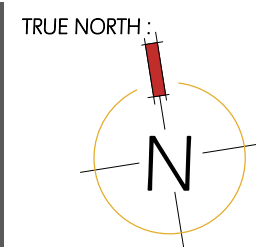
Shadow diagram 22 June - 12PM

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

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25-29B ROCKWOOD ROAD

YAGOONA, NSW 2199

LGA: CANTERBURY BANKSTOWN

SHEET TITLE:

SHADOWS DIAGRAMS

1 : 500 @ A1 sheet

SCALE

8545

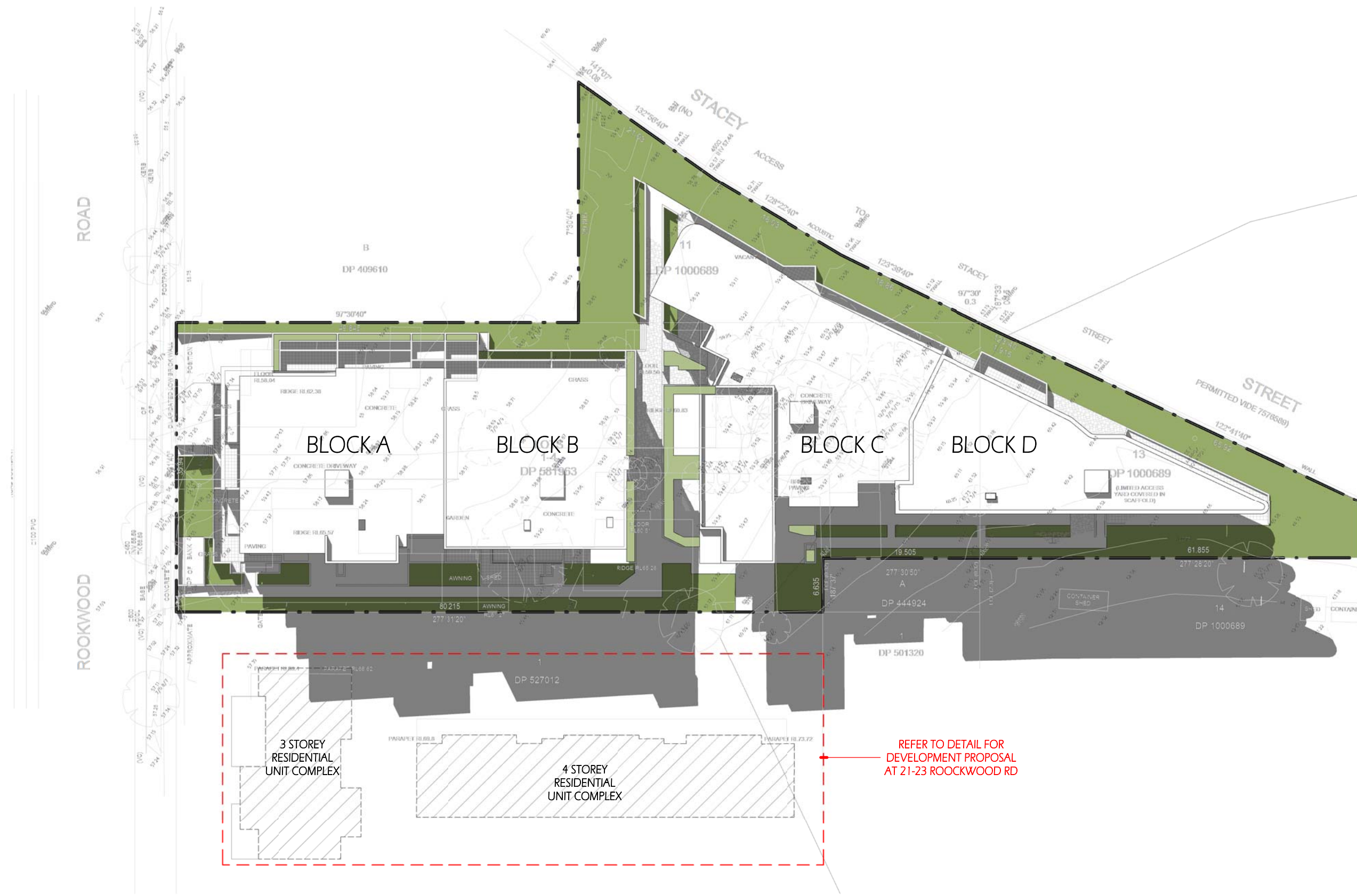
JOB No.

DA-302

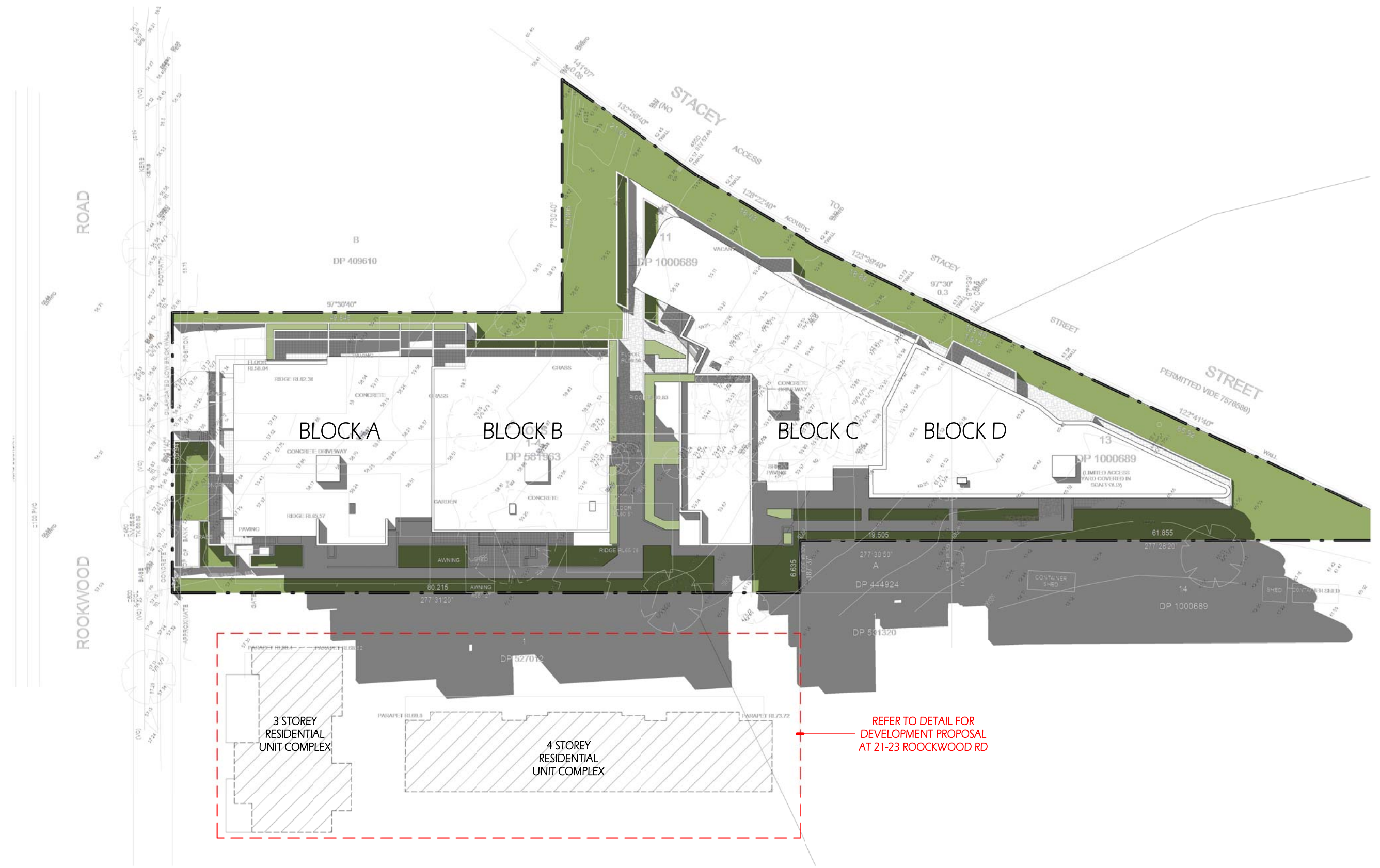
DRAWING No.

C

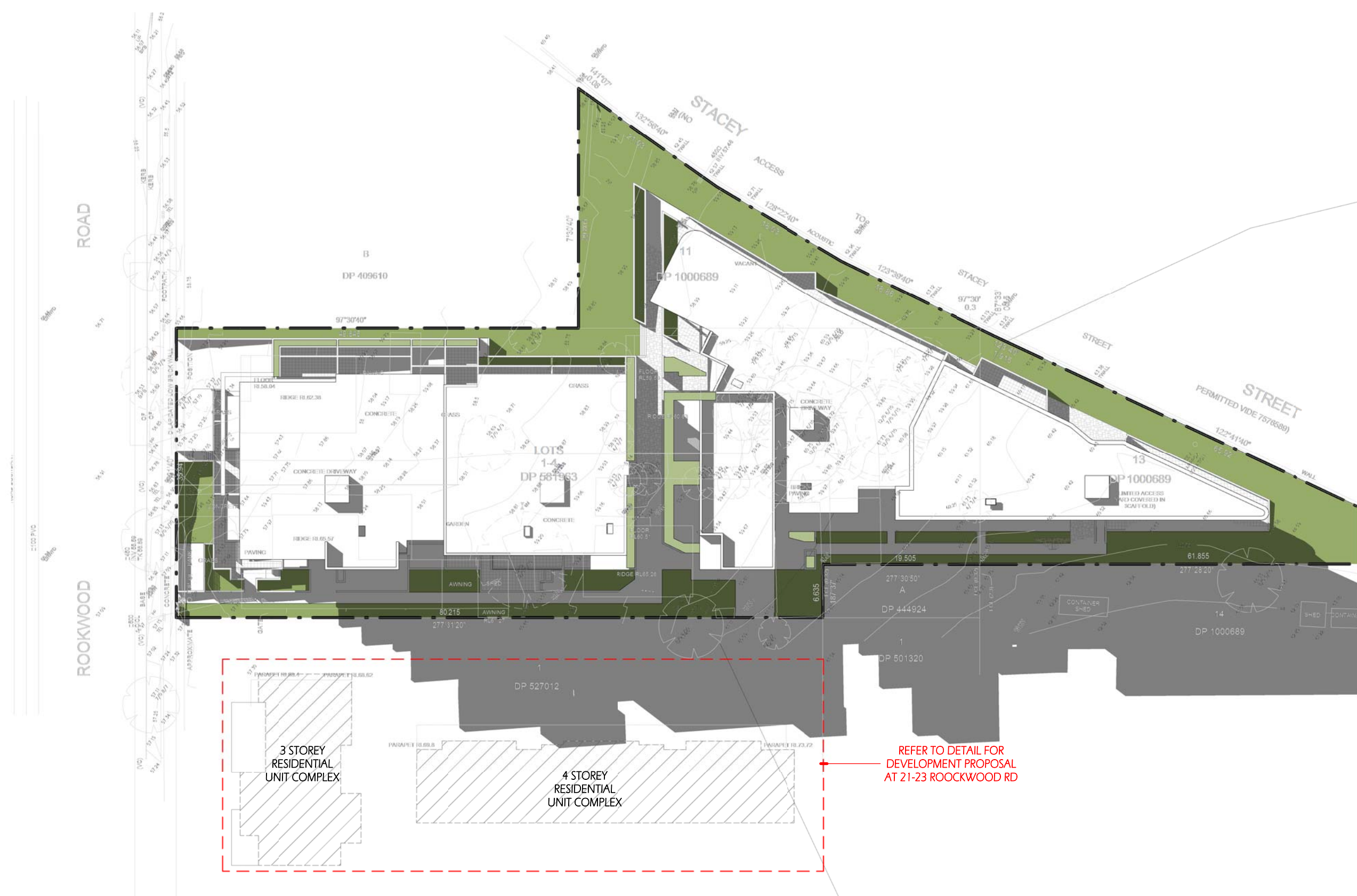
ISSUE



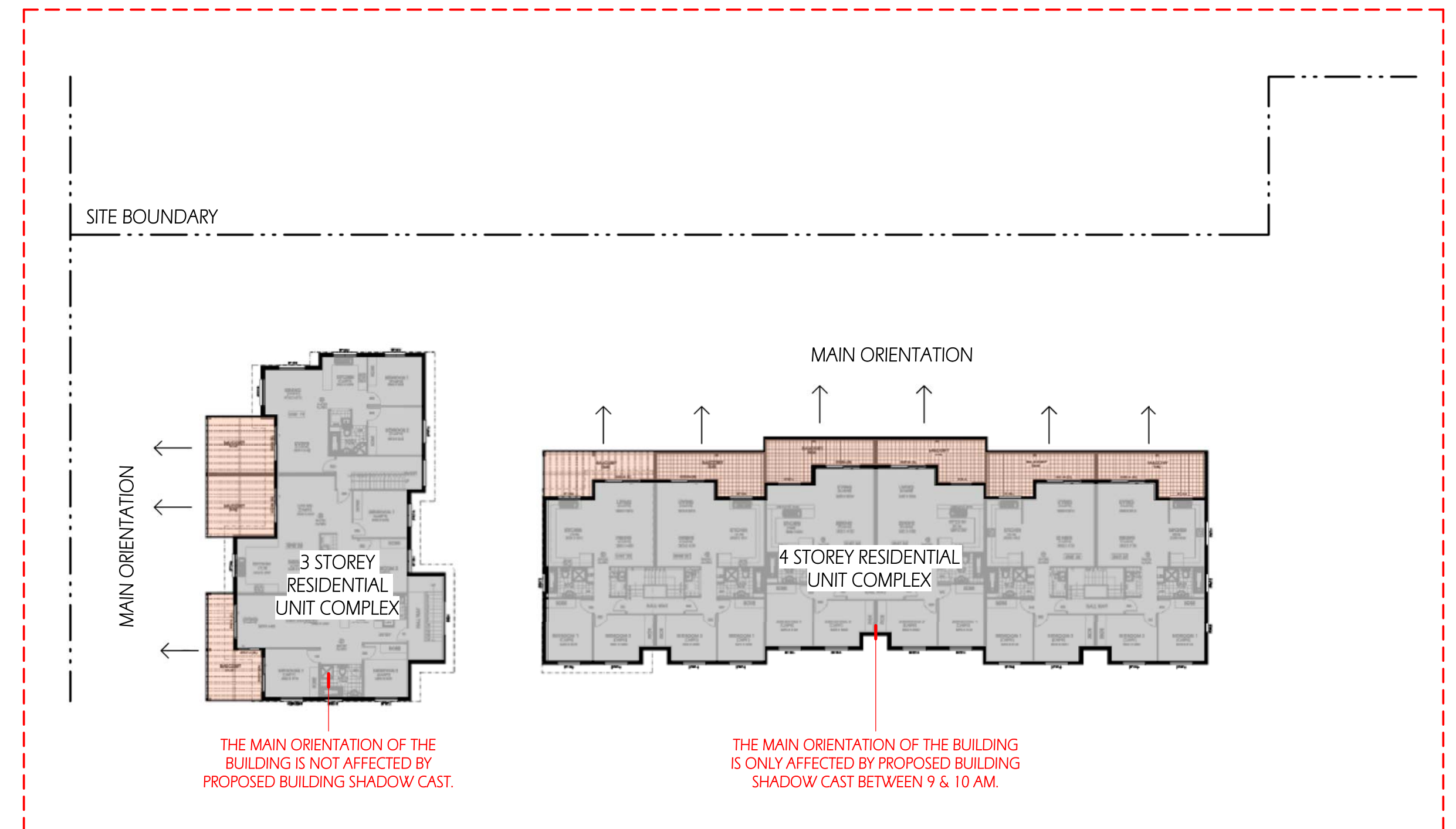
Shadow diagram 22 June - 1PM



Shadow diagram 22 June - 2PM



Shadow diagram 22 June - 3PM



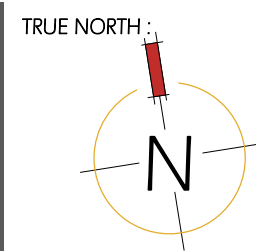
PROPOSED 3-4 STOREY RESIDENTIAL DEVELOPMENT AT 21-23 ROOKWOOD RD

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C	Subject Site Address Amended	25/07/18	JA	JA
B	Request for Information	17/04/18	RL	JA
A	ISSUE FOR DA SUBMISSION	27/09/17	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :

Development Application

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT NAME

PROPOSED RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199

LGA : CANTERBURY BANKSTOWN

SHEET TITLE:

SHADOW DIAGRAMS

As indicated @ A1 sheet

SCALE
8545
JOB No.

DA-303
DRAWING No.

C
ISSUE



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B	Subject Site Address Amended	25/07/18	JA	JA
A	ISSUE FOR DA SUBMISSION	27/09/17	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

PROJECT NAME

PROPOSED RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199

LGA : CANTERBURY BANKSTOWN

SHEET TITLE:

PERSPECTIVE 1

@ A1 sheet

SCALE

8545
JOB No.

DA-401
DRAWING No.

B
ISSUE