



design cubicle
ARCHITECTURAL SOLUTIONS
NOMINATED ARCHITECT: SAM MIN-HAN LU (#8842)

ARCHITECTURALS

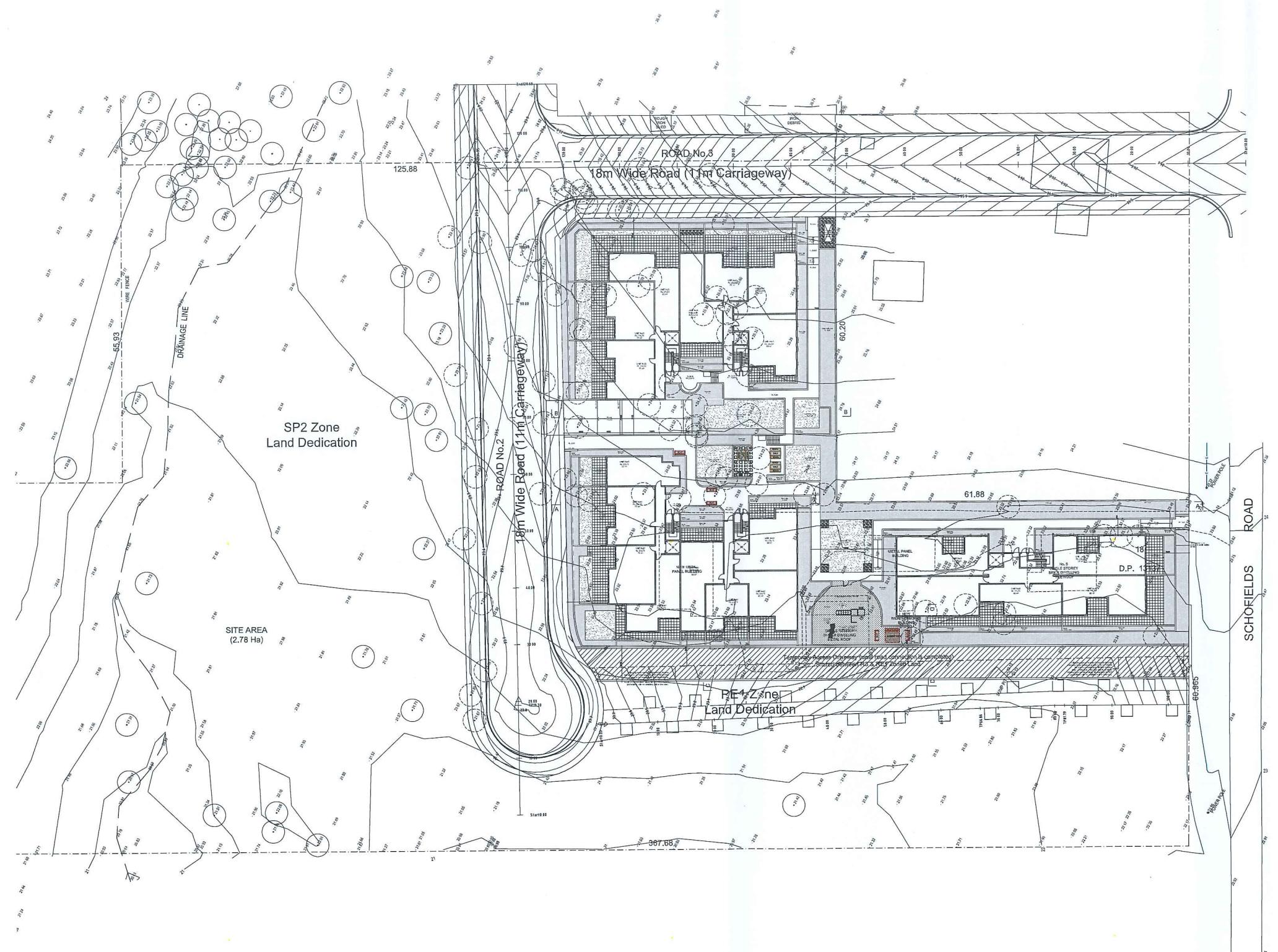
BASIX Commitments	
Water Commitments:	
*Planting	- Must plant indigenous or low water use species of vegetation throughout the area of land selected.
*Balances	- Must install 3 Star rating showerheads in all showers (>1.5 l/s, <6l/min).
	- Must install 4 Star rating toilet flushing system in each toilet.
	- Must install 5 Star rating taps in each kitchen.
	- Must install 5 Star rating taps in each bathroom.
	- Must install 3 Star rating dishwasher.
Energy Commitments:	
*Hotwater	- Must provide a gas instantaneous 5 Star system for each dwelling.
*Cooling/ Heating System	- Must install 5 Star rate 1-1 chase aircon/cooling (new rating) or higher to the living & bedroom areas of each dwelling.
*Ventilation	- Must provide ventilation systems for:- Each dwelling: individual fan, ducted to location on roof; Operation control: manual switch on/off. - Each kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off. - Each laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
	- Gas:
	- Must install gas cooktop and electric oven in the kitchen.
	- Must install 3 Star rating dishwasher.
	- Must provide indoor or sheltered clothes drying line.
Common Areas	
Water Commitments:	
*Fixtures	- Must install 4 Star rating toilet flushing system in common toilet.
	- Must install 5 Star rating taps.
Energy Commitments:	
*Ventilation	- Must install ventilation in:-
	- Basements: ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
	- Garbage room: ventilation exhaust only.
*Lighting	- Must install lighting in:-
	- Basement: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
	- Lift car: LED's; Efficiency measure: connected to lift call button.
	- Ground floor: compact fluorescent; Efficiency measure: manual on / manual off.
	- Ground floor lobbies and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
	- Public areas: compact fluorescent; Efficiency measure: manual on / manual off.
	- Bulky storage waste room: compact fluorescent; Efficiency measure: manual on / manual off.

DESIGN FACTS

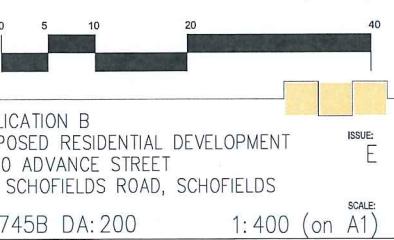
Site Area 1 (after SP2 / RE1 dedication)	8009.58 m ²
Site Area 2 (after SP2 / RE1 dedication & road deduction)	5509.32 m ²
	Required/Allowed
Total Built-up Area	9641.31 m ² (per Site Area 2)
FSR	1.75:1 (per Site Area 2)
Permissible Height	16m
	16.56m max. - Feature Roof
	16.16m max. - Lift Shaft
Site Coverage	2754.66 m ² (50% Site Area 2)
Primary Street Setback	6m
Secondary Street Setback	6m
Side Setback	6m
Rear Setback	6m
Car Spaces (Residential)	107.5
Car Spaces (Visitor)	20
Car Spaces (Total)	128
Bicycle spaces	33.33
Private Open Space	min. 10m ² /Unit
Communal Open Space	1377.33 m ² (25% Site Area 2)
Total Deep Soil Area	1482.69 m ² (26.91%)
Total Landscape Area	1652.80 m ² (30% Site Area 2)
Unit Breakdown	20 x One Bedroom 65 x Two Bedroom 14 x Three Bedroom 1 x Four Bedroom
Total Units	100 Residential Units

ARCHITECTURAL DRAWINGS		
Drawing number	Drawing Title	Drawing Scale on A1
DA:000	Cover Sheet	
UA:100	Site Analysis 1/2	1:7500
UA:101	Site Analysis 2/2	1:10000
DA:100	Applications A & B Location	1:525
	Plan	
DA:200	Overall Site Plan	1:400
DA:201	Site Plan	1:200
DA:202	Basement 2 Plan	1:200
DA:203	Basement 1 Plan	1:200
DA:204	Ground Floor Plan	1:200
DA:205	1st Floor Plan	1:200
DA:206	2nd-3rd Floor Plan	1:200
DA:207	4th Floor Plan	1:200
DA:208	Roof Plan	1:200
DA:300	Elevations 1/2	1:200
DA:301	Elevations 2/2	1:200
DA:302	Sections	1:200
DA:600	Shadow Diagrams 1/3	1:400
DA:601	Shadow Diagrams 2/3	1:400
DA:602	Shadow Diagrams 3/3	1:400
DA:700	Demolition Plan	1:400
DA:901	Proposal with RE1 Zone Overlay	1:250

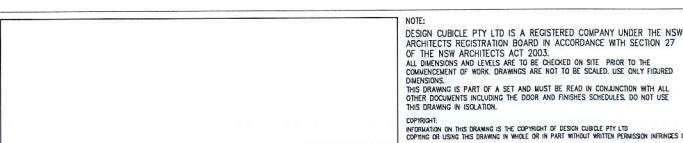
150745B - Application B - Proposed Residential Development at 10 Advance St & 5 Schofields Rd, Schofields



Overall Site Plan
Scale 1:400 (on A1)



E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB/MN
C	ADDITIONAL INFORMATION ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.08.2017	YP
B	ADDITIONAL INFORMATION ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 16.01.17	13.02.17	JPB
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB
ISSUE	AMENDMENT	DATE	DRAWN



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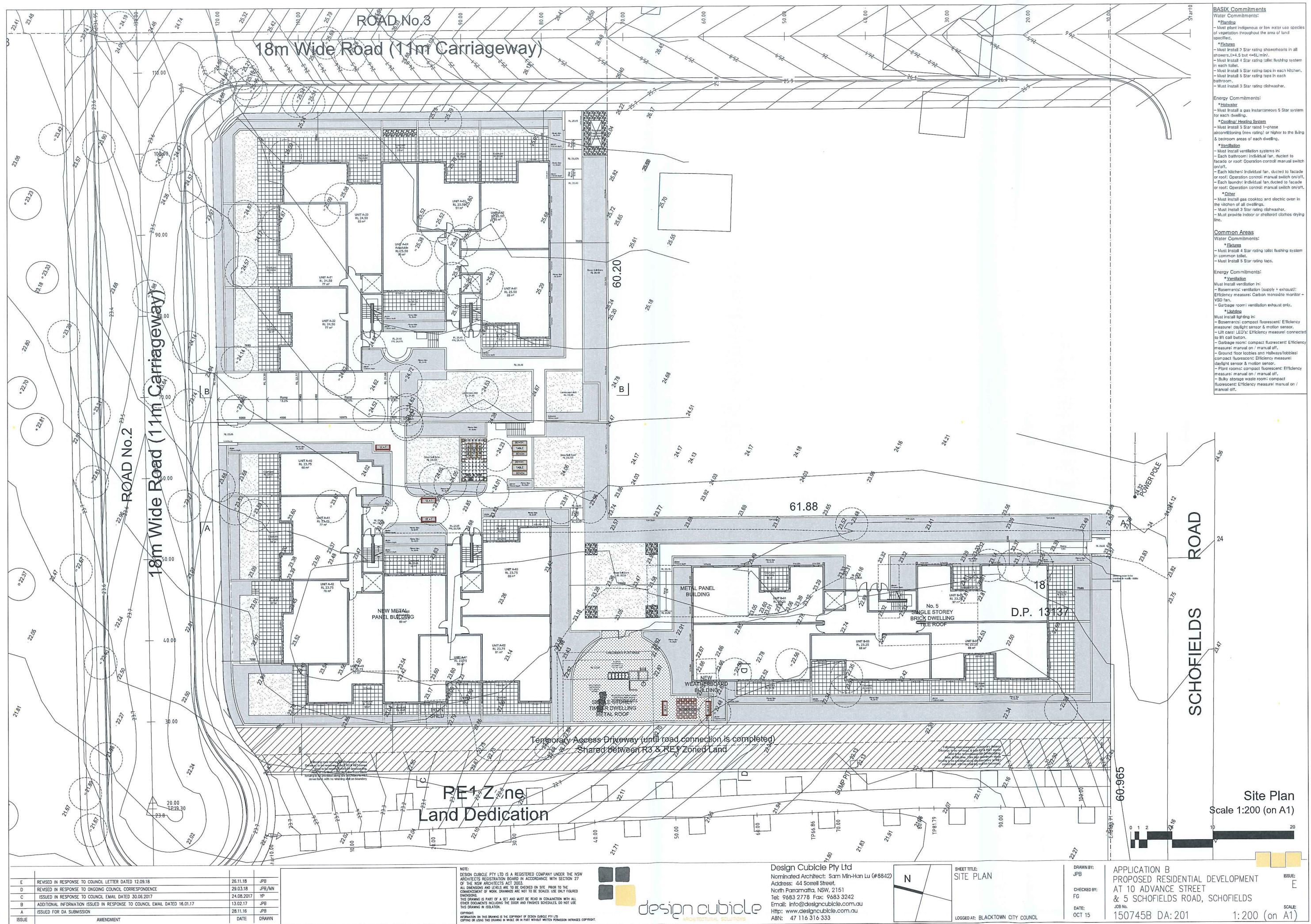
SHEET TITLE: OVERALL SITE PLAN
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LOGGED AT: BLACKTOWN CITY COUNCIL

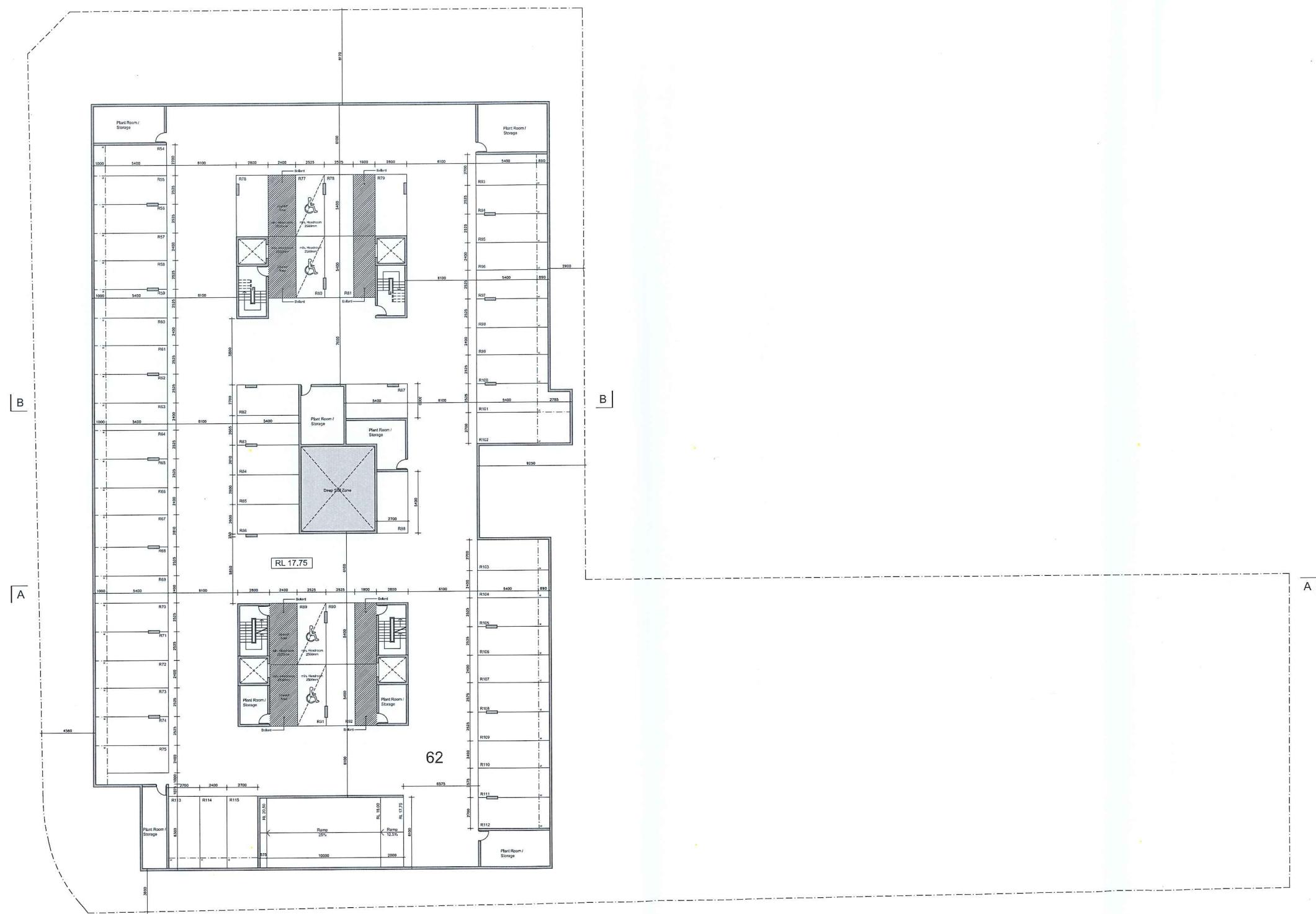
DRAWN BY:
JPB
CHECKED BY:
FG
DATE:
OCT 15
APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No.
150745B DA:200
SCALE:
1:400 (on A1)

BASIX Commitments
Water Commitments:
*Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.
*Fixtures
- Must install 5 Star rating showerheads in all showers, (1.5 but <=4L/min).
- Must install 5 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen, bathroom.
- Must install 3 Star rating dishwasher.

Energy Commitments:
*Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.
*Central Heating System
- Must install 5 Star rated 1-phase airconditioning (inverter rating) or higher to the living & bedroom areas of each dwelling.
*Ventilation
- Must install ventilation systems inc:
- Each bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof; Operation control: manual switch on/off.
*Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Must install 3 Star rating dishwasher.
- Must provide indoor or sheltered clothes drying line.

Common Areas
Water Commitments:
*Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 3 Star rating taps.
Energy Commitments:
*Ventilation
Must install ventilation Int:
- Basements: ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VCO monitor
- Garbage room: ventilation exhaust only.
*Lighting
Must install lighting Int:
- Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
- Lift cases: LED's: Efficiency measure: connected to lift car button.
- Ground floor lobbies and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
- Plasterboard: compact fluorescent: Efficiency measure: manual on / manual off.
- Bulk storage room: compact fluorescent: Efficiency measure: manual on / manual off.





Basement 2 Plan
Scale 1:200 (on A1)



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D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB/AM
C	ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.05.2017	YP
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB

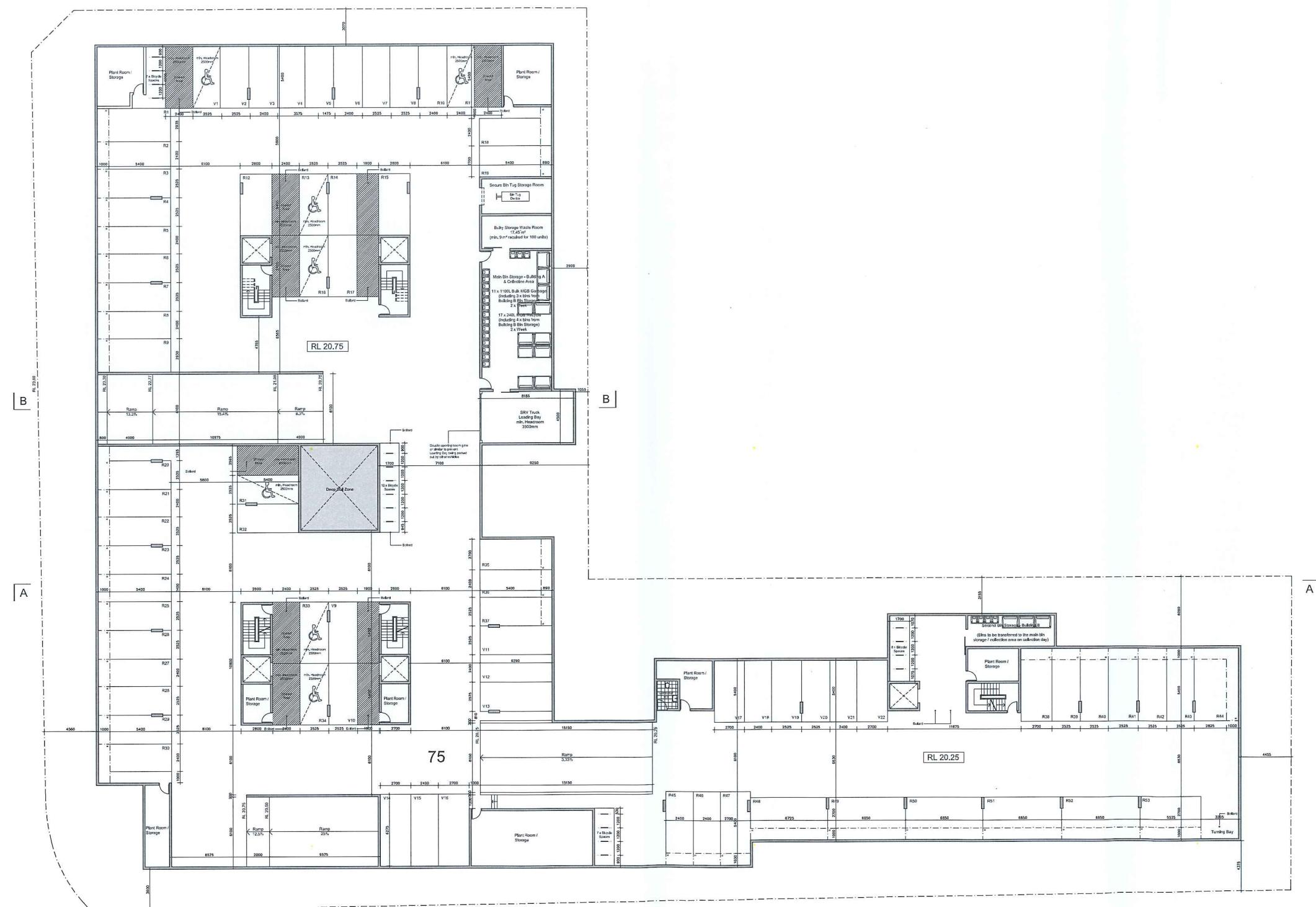
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BASIX Commitments
Water Commitments:
* **Plants**
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.
* **Showerheads**
- Must install 5 Star rating showerheads in all showers, (>1.5 but <=6L/min).
- Must install 5 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen, bathroom.
- Must install 3 Star rating dishwasher.

Energy Commitments:
* **Dwellings**
- Must install a gas instantaneous 5 Star system for each dwelling.
* **Central Heating Systems**
- Must install 3 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
* **Ventilation**
- Must install ventilation systems so:
- Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- **Other**
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Must install 3 Star rating dishwasher.
- Must provide indoor or sheltered clothes drying line.

Common Areas
Water Commitments:
* **Fixtures**
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 3 Star rating taps.

Energy Commitments:
* **Ventilation**
Must install ventilation Int:
- Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage room: ventilation exhaust only.
* **Lighting**
Must install lighting Int:
- Basements: compact fluorescent: Efficiency measure: day/night sensor & motion sensor.
- Lift cars: LED's: Efficiency measure: connected to lift call button.
- Ground floor lobbies and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
- Plant Room: compact fluorescent: Efficiency measure: manual on / manual off.
- Bulk storage waste room: compact fluorescent: Efficiency measure: manual on / manual off.

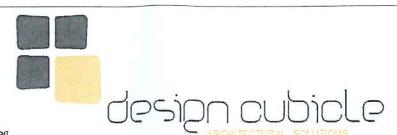


Basement 1 Plan
Scale 1:200 (on A1)



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E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB/MN
C	ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.05.2017	24.08.2017	YF
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB

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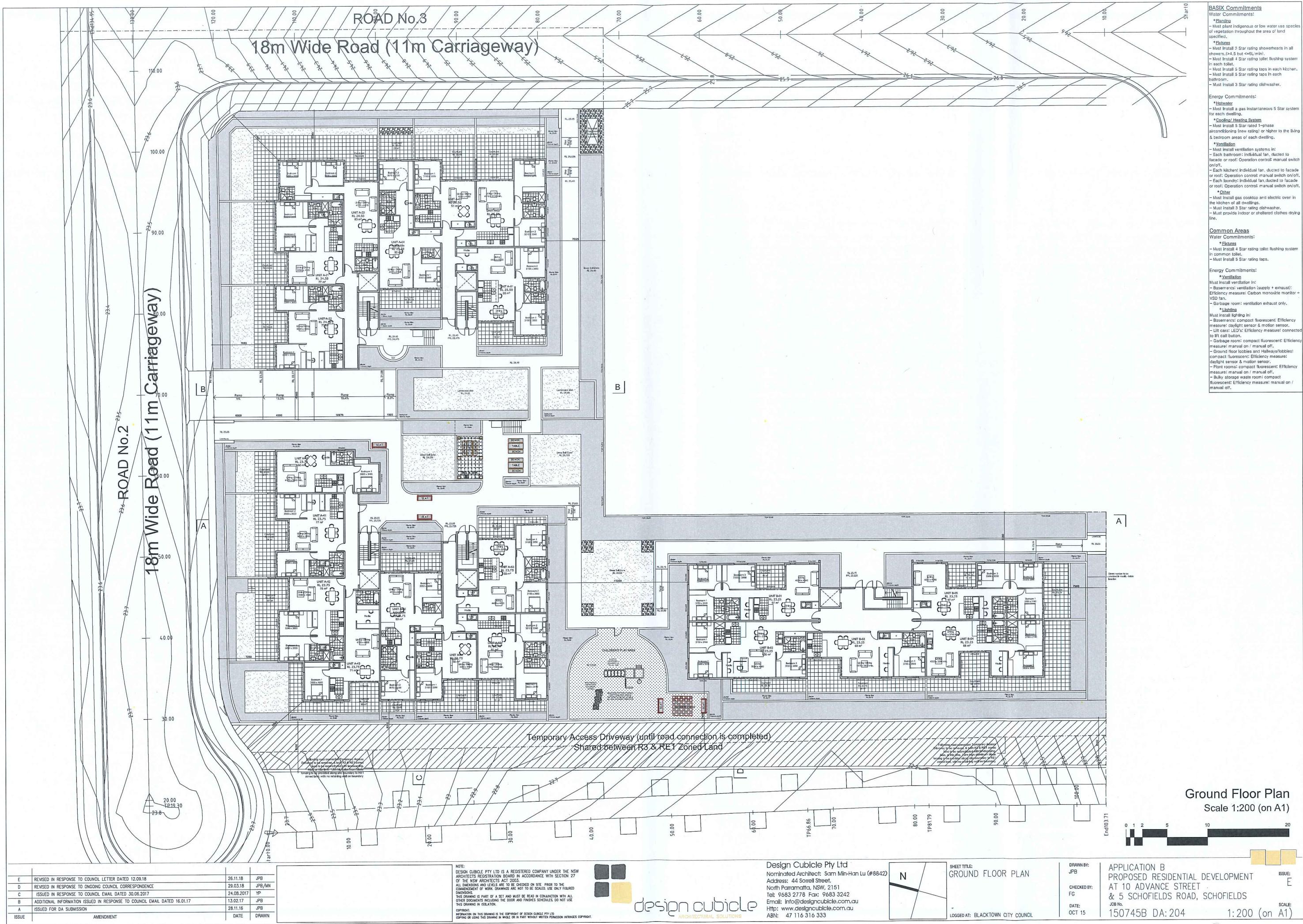


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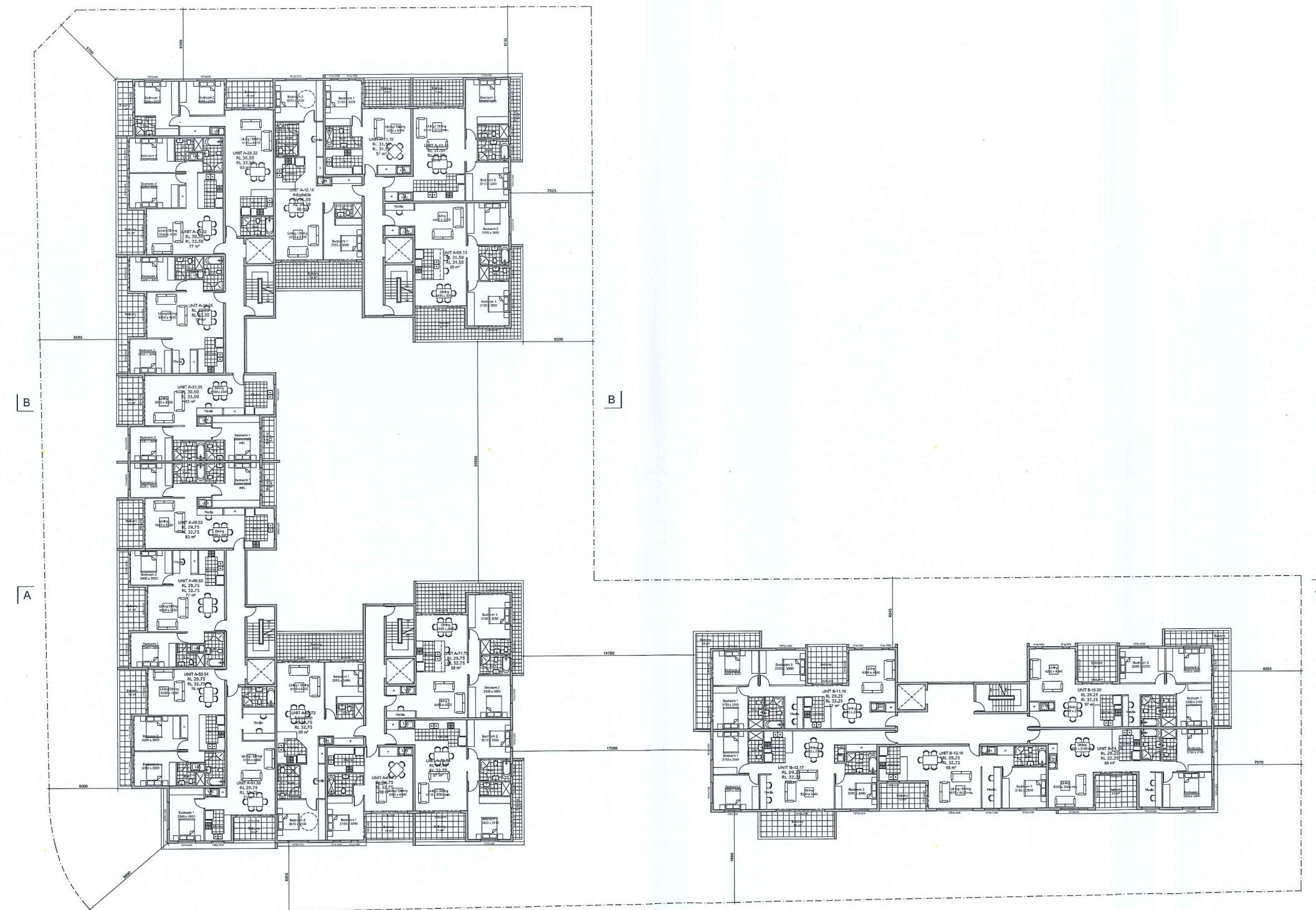
SHEET TITLE: BASEMENT 1 PLAN
DRAWN BY: JPB
CHECKED BY: FG
DATE: OCT 15
LOGGED AT: BLACKTOWN CITY COUNCIL

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No. 150745B DA: 203
SCALE: 1:200 (on A1)

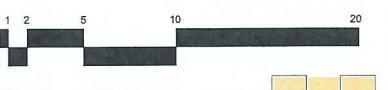
BASIX Commitments
Water Commitments:
* **Water**
- Must protect Indigenous or low water use species of vegetation throughout the area of land specified.
* **Fixtures**
- Must install 3 Star rating showerheads in all showers, >1.5 but <=6L/min.
- Must install 3 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen, bathroom.
- Must install 3 Star rating dishwasher.
Energy Commitments:
* **Water**
- Must install a gas instantaneous 5 Star system for each dwelling.
* **Cooling/ Heating System**
- Must install 3 Star rated 1-phase airconditioning (front loading) or higher to the living & bedroom areas of each dwelling.
* **Ventilation**
- Must install ventilation systems in:
- Each bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Must install 3 Star rating dishwasher.
- Must provide indoor or sheltered clothes drying line.
Common Areas
Water Commitments:
* **Water**
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 5 Star rating taps.
Energy Commitments:
* **Ventilation**
Must install ventilation inc:
- Basements: ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage room: ventilation exhaust only.
* **Lighting**
Must install lighting inc:
- Basements: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
- Up stairs: LED's; Efficiency measure: connected to light sensor.
- Garbage room: compact fluorescent; Efficiency measure: manual on / manual off.
- Ground floor lobbies and Home lobbies: compact fluorescent; Efficiency measure: daylight sensor & motion sensor.
- Plant rooms: compact fluorescent; Efficiency measure: manual on / manual off.
- Bulky storage waste room: compact fluorescent; Efficiency measure: manual on / manual off.







2nd - 3rd Floor Plan



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D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB/M
C	ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.08.2017	YP
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB
ISSUE	AMENDMENT	DATE	DRAWN

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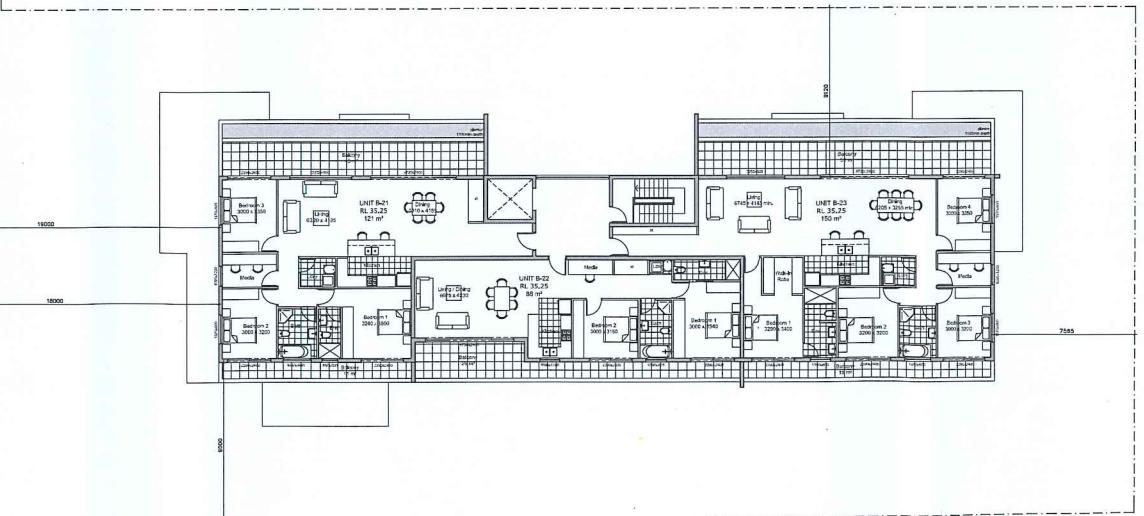
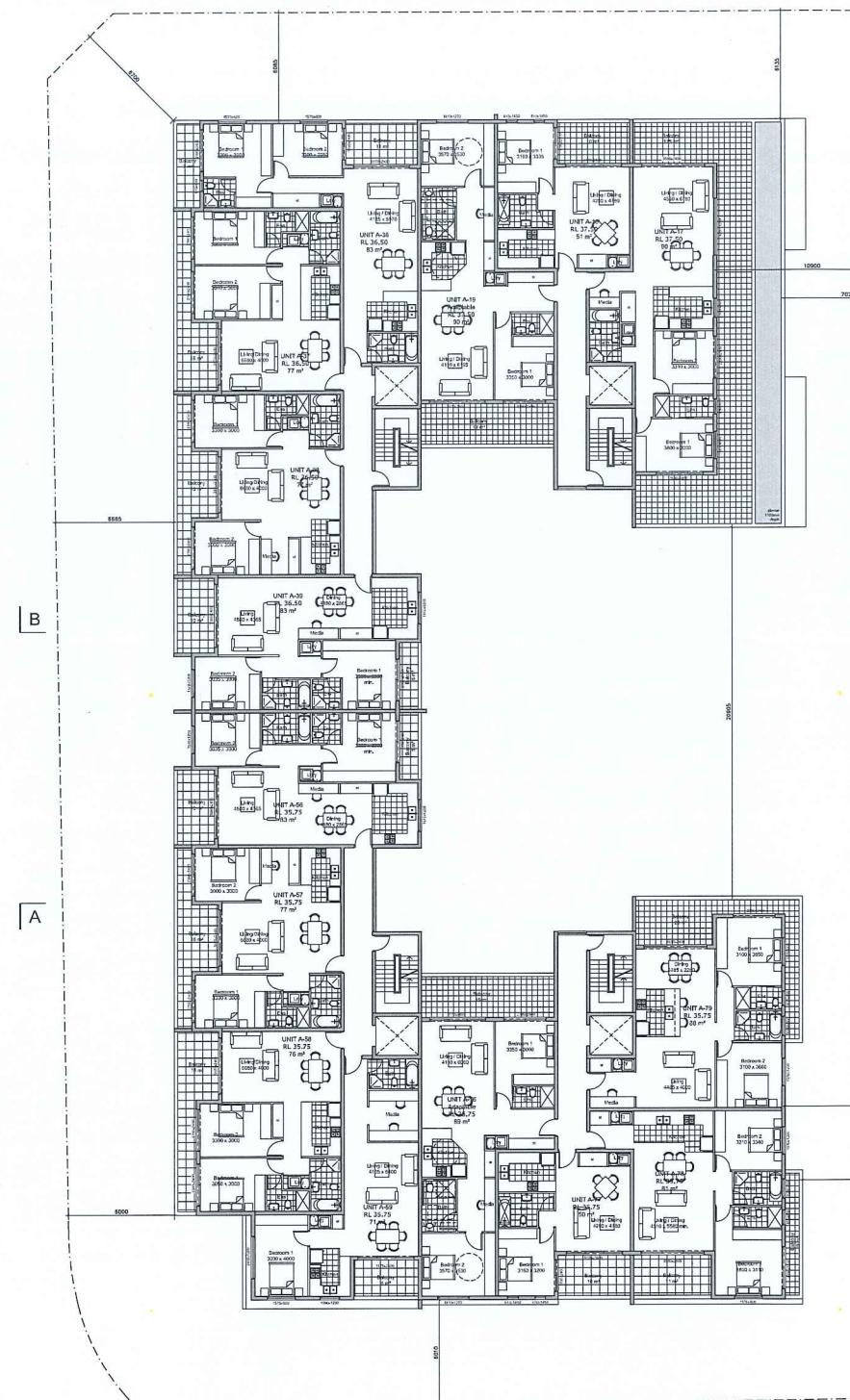
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SHEET TITLE:
2ND-3RD FLOOR PLAN

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No.
150745B DA: 206 1: 200 ()

ISSUE:
E
SCALE:
A1)



4th Floor Plan

1 2 5 10 20

LOCATION B
SED RESIDENTIAL DEVELOPMENT
ADVANCE STREET
SCHOFIELDS ROAD, SCHOFIELDS

ISSUE: E

45B DA: 207 1: 200 (on A1)

SCALE: 1:200

E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB
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ISSUE	AMENDMENT		DATE

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ABN: 47 116 316 333



SET TITLE:
1ST FLOOR PLAN

DRAWN BY:
JPB

CHECKED BY:
FG

DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD,
JOB No.
150745B DA: 207

DEVELOPMENT ISSUE:
SCHOFIELDS E
1:200 (on A1)

1