

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
Site 1, 59 Cudgegong Road, Rouse Hill					
These are the Specifications upon which the NatHERS Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.					
Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	6.70	0.57	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, clear	Aluminium	6.70	0.70	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Single glazed, low E High solar gain	Aluminium	5.40	0.58	See NatHERS glazing schedule for application
Default	Single glazed, low E Low solar gain	Aluminium	5.60	0.41	See NatHERS glazing schedule for application
Default	Double glazed, clear	Aluminium	4.80	0.59	See NatHERS glazing schedule for application
Default	Double glazed, low E High solar gain	Aluminium	4.30	0.53	See NatHERS glazing schedule for application
Skylights	Glass	Frame	U value	SHGC	Detail
External walls	Construction	Added Insulation		Detail	
Brick Veneer		R2.0		To floor levels: G, 1 and 6, 7	
Concrete (AFS)		R1.5		To floor levels: 2, 3, 4, 5	
Concrete (AFS)		R2.5		To unit: B02	
Internal walls	Construction	Added Insulation		Detail	
Plasterboard on studs		None		Within units	
Concrete (AFS)		None		Party/ common walls	
Concrete (AFS)		R1.0		To units: A59, A90 – internal walls adjoining stairwell	
Floors	Construction	Added Insulation		Covering	Detail
Concrete		None		Carpet generally; tiles wet areas	Generally
Concrete		R1.5		Carpet generally; tiles wet areas	To units: A01, A02, A16, A59, A60, A61, A65, A90, A91, A92, B01, B02, B03, B32, B33, B34
Ceilings	Construction	Added Insulation		Detail	
Plasterboard		None		Generally	
Plasterboard		R1.5		To ceilings below roof to units: A01, A02, A03, A60, A61, A92, B02, B03	
Plasterboard		R2.5		To all level 7 units	
Roof	Construction	Added Insulation		Detail	
Concrete		(refer to ceiling detail above)			
Metal deck		(refer to ceiling detail above)			
Other Requirements					
All exhaust fans and downlights (if installed) to be sealed to prevent air infiltration					



PERSPECTIVE

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	Current Revision
DA-A000	COVER PAGE	
DA-A001	SITE SUMMARY	E
DA-A100	SITE ANALYSIS	
DA-A101	SITE PLAN/NOTIFICATION	
DA-A200	BASEMENT PLAN LVL-1	E
DA-A201	BASEMENT PLAN LVL-2	C
DA-A202	GROUND FLOOR PLAN	E
DA-A203	LEVEL 1	E
DA-A204	LEVEL 2	E
DA-A205	LEVEL 3	E
DA-A206	LEVEL 4	E
DA-A207	LEVEL 5	E
DA-A208	LEVEL 6	E
DA-A209	LEVEL 7	E
DA-A210	ROOF PLAN	
DA-A300	ELEVATIONS	D
DA-A301	ELEVATIONS	D
DA-A302	SECTIONAL ELEVATIONS	D
DA-A303	SECTIONS	C
DA-A304	SECTIONS	
DA-A305	26.0M BUILDING HEIGHT PLANE	
DA-A400	TYPICAL FLOOR PLANS	C

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	Current Revision
DA-A500	PERSPECTIVES	
DA-A600	FSR CALCULATION DIAGRAM	D
DA-A601	SITE COVERAGE, LANDSCAPE DIAGRAM	D
DA-A602	COS Solar Access Diagrams	
DA-A603	SHADOW DIAGRAMS	C
DA-A604	SHADOW DIAGRAMS	C
DA-A605	SOLAR & CROSS VENTILATION DIAGRAMS	D
DA-A605.1	SOLAR & CROSS VENTILATION DIAGRAMS	D
DA-A605.2	3D VIEW TO SUN	
DA-A605.3	3D VIEW TO SUN	
DA-A605.4	3D VIEW TO SUN	
DA-A605.5	SOLAR STUDY	
DA-A605.6	SOLAR STUDY	
DA-A605.7	SOLAR STUDY	
DA-A605.8	SOLAR STUDY	
DA-A605.9	SOLAR STUDY	
DA-A605.10	SOLAR STUDY	
DA-A605.11	SOLAR STUDY	
DA-A700	FACADE DETAILS	C
DA-A800	UNIT SCHEDULES	D
DA-A900	STAGING PLANS	

PROPOSED RESIDENTIAL DEVELOPMENT
59 CUDGEGONG ROAD ROUSE HILL, NSW 2155

SITE 1

EXECUTIVE SUMMARY

	REQUIRED	PROPOSED
01. SITE AREA	-	DEVELOPABLE SITE AREA 8490.00m²
02. ZONE	R3	MEDIUM DENSITY
03. BUILDING HEIGHT	MAX. 26m	26m
04. FSR FSA	1.75:1 14,857.50m²	1.65:1 14,013.00
05. SITE COVERAGE	MAX. 4245.00m² (50% OF SITE)	4241.00m² 49.95% OF SITE
06. LANDSCAPE AREA MAXIMUM	2547.00m² 30% OF SITE	3039.90m² 35.81% OF SITE
07. DEEP SOIL ZONE	1273.50m² 15% OF SITE	1854.52m² 21.84% OF SITE
08.COMMUNAL OPEN SPACE	2122.50m² 25% OF SITE	2595.70m² 30.57% OF SITE
09. NUMBER OF UNITS		170 UNITS 35 1B 111 2B 24 3B
10. ADAPTABLE UNIT	10% 17.00	10% 17
VISITABLE-(Universal Housing Guidelines Silver Level) 20% 34 Units including Adaptable Units	10% 17.00	20% 34
11. CAR PARKING SPACES Car Parking Rates based on Council's DCP		
1 BEDROOM 1 / UNIT	35	35 SPACES
2 BEDROOM 1 / UNIT	111	111 SPACES
3 BEDROOM 1.5 / UNIT	36	36 SPACES
VISITOR 1 / 5 UNIT	34	34 SPACES
TOTAL	216	235 SPACES
ADAPTABLE	170(10%)	18 SPACES
BICYCLE 1 / 3 UNIT	56.66	57 SPACES
12. SOLAR ACCESS	70% 2 HRS	72.35% 123/170 UNITS
13. CROSS VENTILATION	60%	70.60% 120/170 UNITS

DEVELOPMENT YIELD

SITE AREA 8,490.00m²

BUILDING	A					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR	
7TH	4	8	2	14	1,122.26m²	
6TH	4	8	2	14	1,122.26m²	
5TH	4	8	2	14	1,122.26m²	
4TH	4	8	2	14	1,122.26m²	
3RD	4	8	2	14	1,122.26m²	
2ND	4	8	2	14	1,122.26m²	
1ST	3	8	2	13	1,054.00m²	
GROUND	1	4	6	11	1,150.64m²	
BASEMENT 1						
BASEMENT 2						
TOTAL	28	60	20	108	8,938.20m²	

BUILDING	B					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR	
7TH	1	7	0	8	630.24m²	
6TH	1	7	0	8	630.24m²	
5TH	1	7	0	8	630.24m²	
4TH	1	7	0	8	630.24m²	
3RD	1	7	0	8	630.24m²	
2ND	1	7	0	8	630.24m²	
1ST	1	7	0	8	630.24m²	
GROUND	0	2	4	6	663.10m²	
BASEMENT 1						
BASEMENT 2						
TOTAL	7	51	4	62	5,074.80m²	

TOTAL 35 111 24 170
20.59% 65.30% 14.11% 100%

TOTAL GROSS FLOOR AREA 14,013.00m²

F	12-10-18	Refer to notes as requested by council
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review
ISSUE	DATE	AMENDMENT



PROJECT STATUS:

DEVELOPMENT APPLICATION

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PROJECT :

RESIDENTIAL DEVELOPMENT

SITE ADDRESS:

59 CUDGEGONG ROAD, ROUSE HILL,NSW
2155

CLIENT:

The Wickwood Property Group Pty Ltd

SHEET TITLE:

SITE SUMMARY

DESIGN:
Designer

DRAWN:
Author

DATE:
JUNE 2016

SCALE:
AS SHOWN

ISSUE:

F

SHEET :

DA-A001



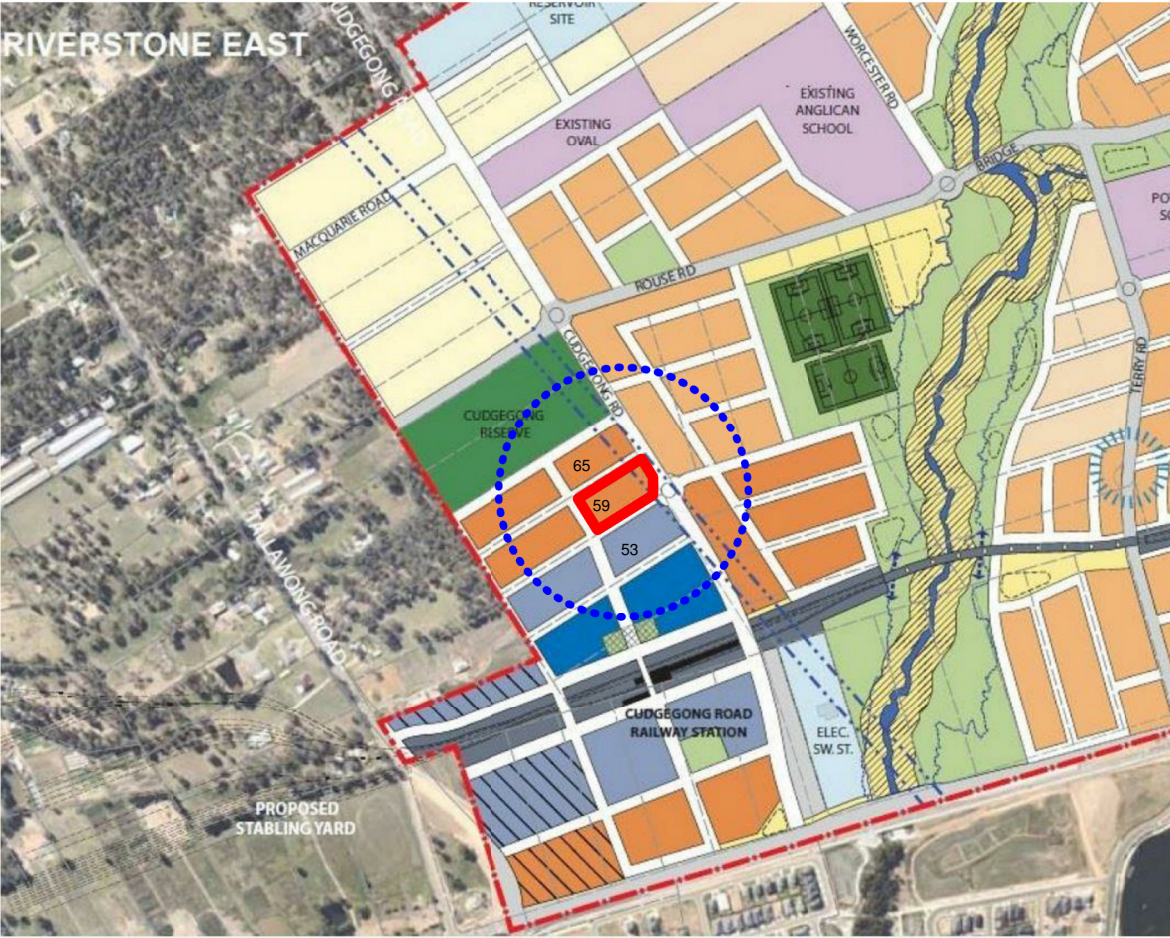
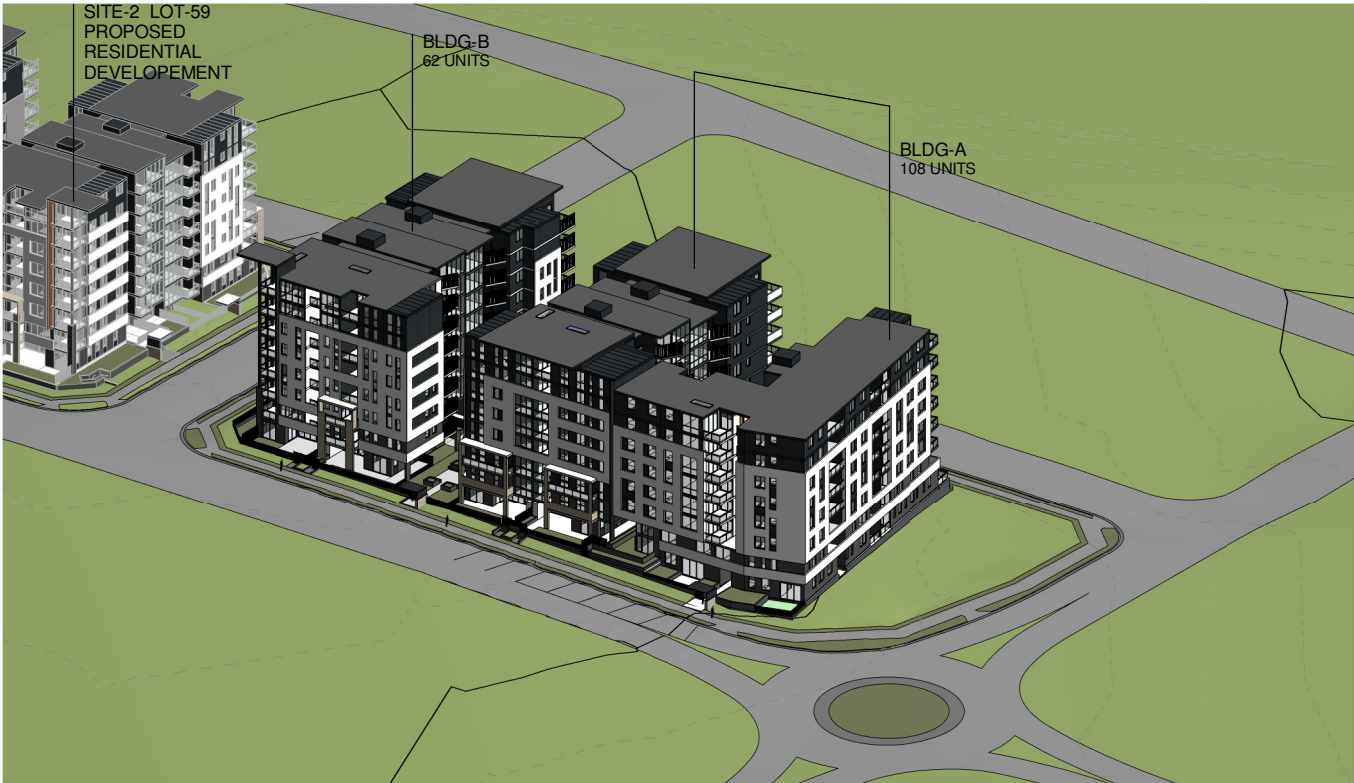
LOCATION MAP



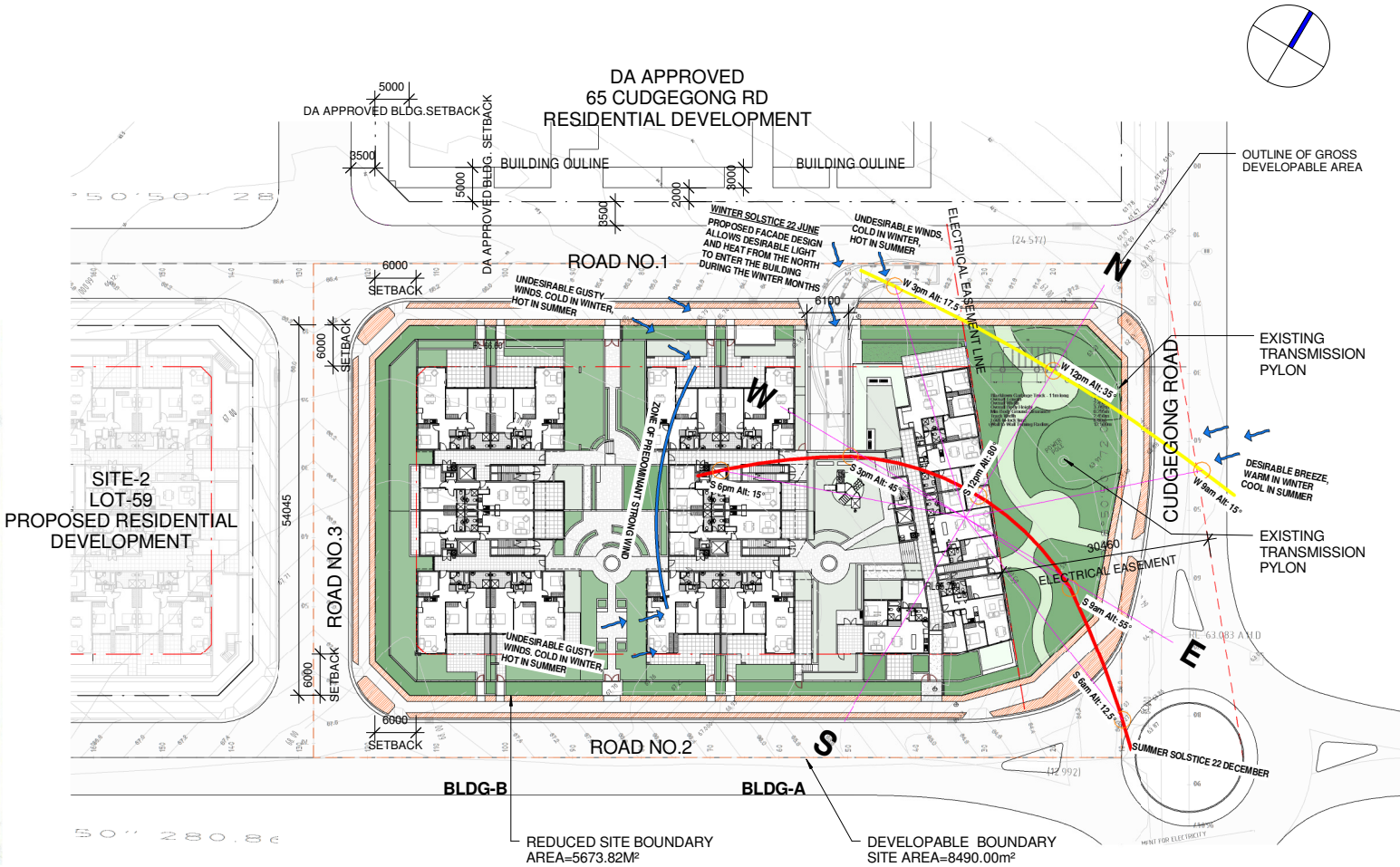
VIEW TO SITE FROM CUDGEGONG ROAD-1



VIEW TO SITE FROM CUDGEGONG ROAD-2

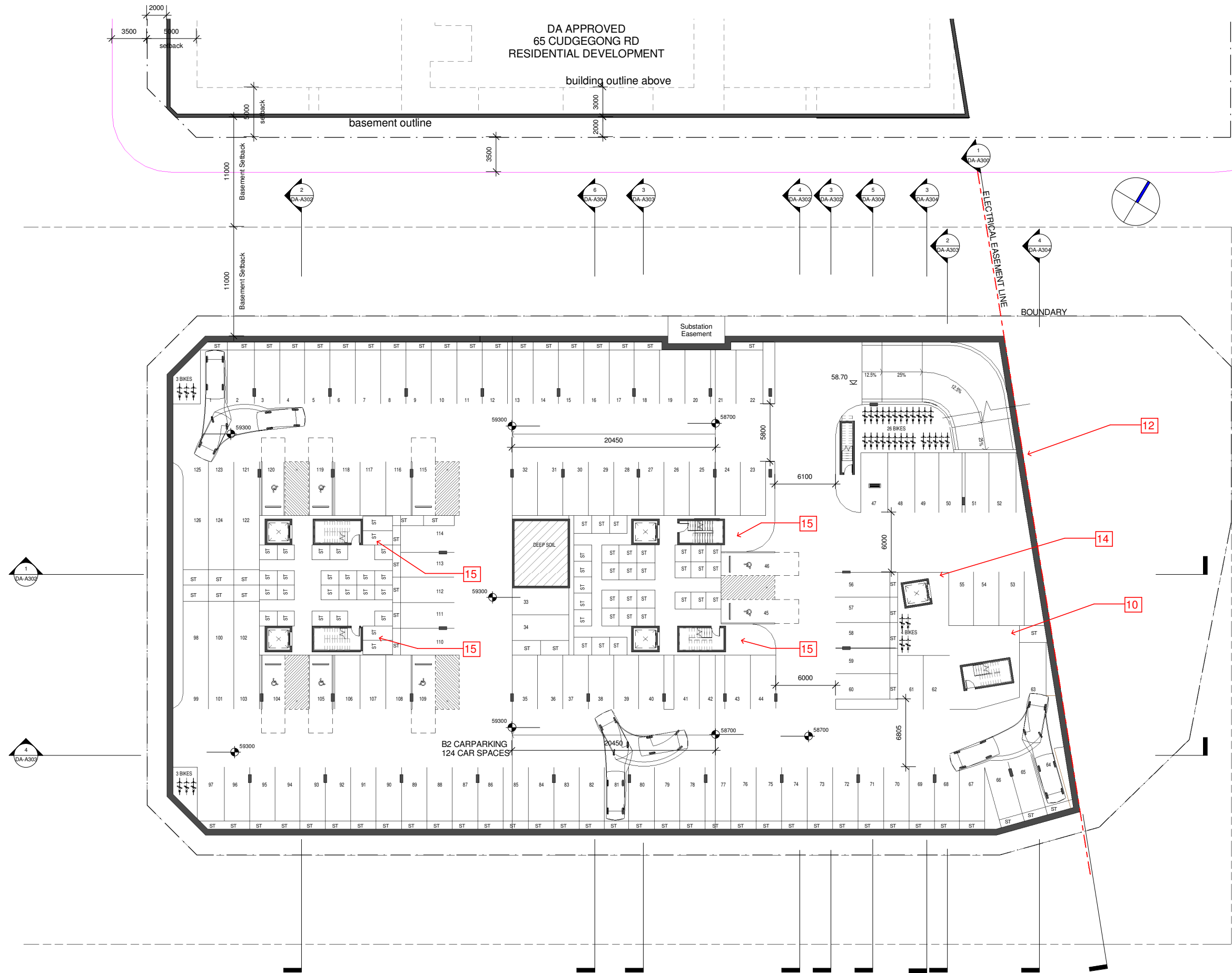


AREA 20 PRECINCT PLAN



SITE ANALYSIS

ISSUE	DATE	AMENDMENT
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A	20-01-17	DRAFT ISSUE- for consultants review



LIST OF CHANGES

- Notes:
1. Bin travel path with 1.5m wide provided at basement.
 2. Removable bollards and a no parking line mark noted.
 3. Truck sweep paths of 11.00m long council truck provided.
 4. Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
 5. Waste room access adjacent to the driveway ramp relocated.
 6. 1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
 7. Driveway ramp gradients adjusted.
 8. 240L recycling bins provided
 9. Access between bulky goods and waste bin room deleted.
 10. Fire stair relocated
 11. Lift relocated and Waste room and bulky storage adjusted.
 12. Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
 13. Waste room and bulky storage adjusted.
 14. Relocated lift core and car and bicycle parking adjusted.
 15. Fire stairs adjusted and relocated door access openings.
 16. Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated, access ramp added to access COS and redesigned of the unit layouts.
 17. Redesigned of unit layout A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
 18. Redesigned of unit layout B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
 19. Building A roof plan adjusted and roof overhang deleted.
 20. Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
 21. Adjusted unit layout B36,B40,B44,B48,B52,B56, and B60
 22. Adjusted layout-bulk storage and waste room
 23. Adjusted bin layout

TOTAL CAR SPACES 126
TOTAL BICYCLE SPACES 36

BASEMENT PLAN LVL-2

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

pens
Design Studio
ABN 47 814 248 580
noy santiago architect: 9958

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CAD Plans
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
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ABN 88 606 740 381

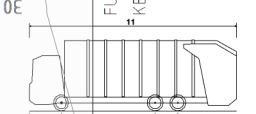
NOTES:
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2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE DRAINAGE PLAN DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



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CLIENT:
The Wickwood Property Group Pty Ltd

SHEET TITLE:
BASEMENT PLAN LVL-2
ISSUE:
E
SHEET :
DA-A201
DESIGN: NS
DRAWN: AJRSA
DATE: JUNE 2016
SCALE: AS SHOWN



own Garbage Truck - 11m long	
Length	11.000m
Width	2.450m
Body Height	3.742m
Body Ground Clearance	0.295m
Track	2.450m
o-lock time	6.00s
o Wall Turning Radius	12.500m

SUE:
F
HEET :
DA-A202

LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
- 3.Truck sweep paths of 11.00m long council truck provided.
- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
- 9.Access between bulky goods and waste bin room deleted.
10. Fire stair relocated
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- 12.Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
- 13.Waste room and bulky storage adjusted.
- 14.Relocated lift core and car and bicycle parking adjusted.
- 15.Fire stairs adjusted and relocated door access openings.
- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout
B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
- 19.Building A roof plan adjusted and roof overhang deleted.
- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

LEVEL-1

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



- 1 BED UNIT - 4 UNITS
- 2 BED UNIT - 15 UNITS
- 3 BED UNIT - 2 UNITS

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F	12-10-18	Refer to notes as requested by council
E	05-03-18	Refer to notes as requested by council
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7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
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PROJECT :
RESIDENTIAL DEVELOPMENT
SITE ADDRESS:
59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155
CLIENT:
The Wickwood Property Group Pty Ltd

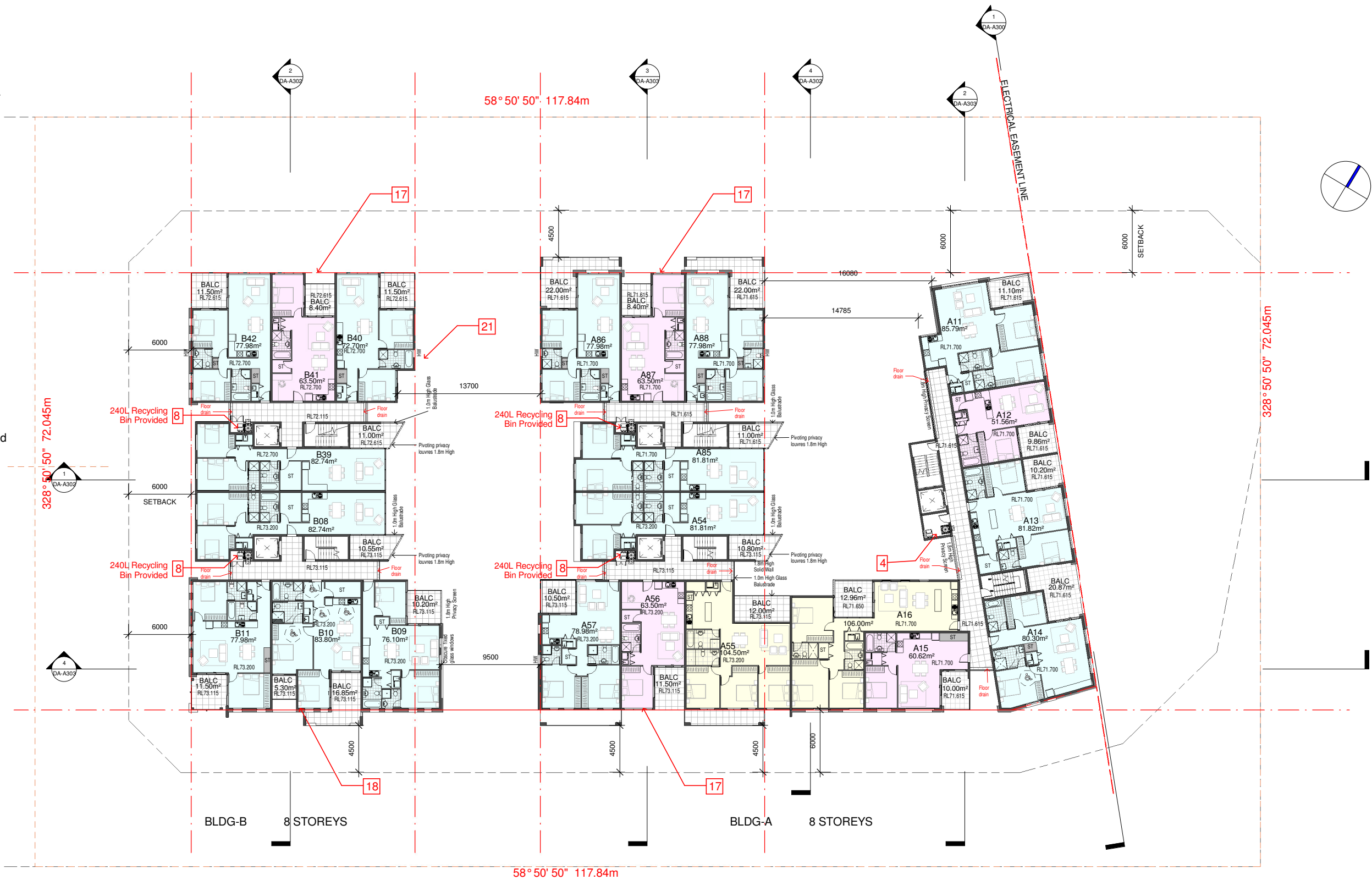
SHEET TITLE:
LEVEL 1
DESIGN:
NS
DRAWN:
AJRSA
DATE:
JUNE 2016
SCALE:
AS SHOWN

ISSUE:
F
SHEET :
DA-A203

LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
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- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
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B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
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- 21.Adjusted unit layout
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout



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

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F	12-10-18	Refer to notes as requested by council
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RESIDENTIAL DEVELOPMENT
SITE ADDRESS:
59 CUDGEGONG ROAD, ROUSE HILL,NSW
2155
CLIENT:
The Wickwood Property Group Pty Ltd

SHEET TITLE:
LEVEL 2
DESIGN:
NS
DRAWN:
AJRSA
DATE:
JUNE 2016
SCALE:
AS SHOWN

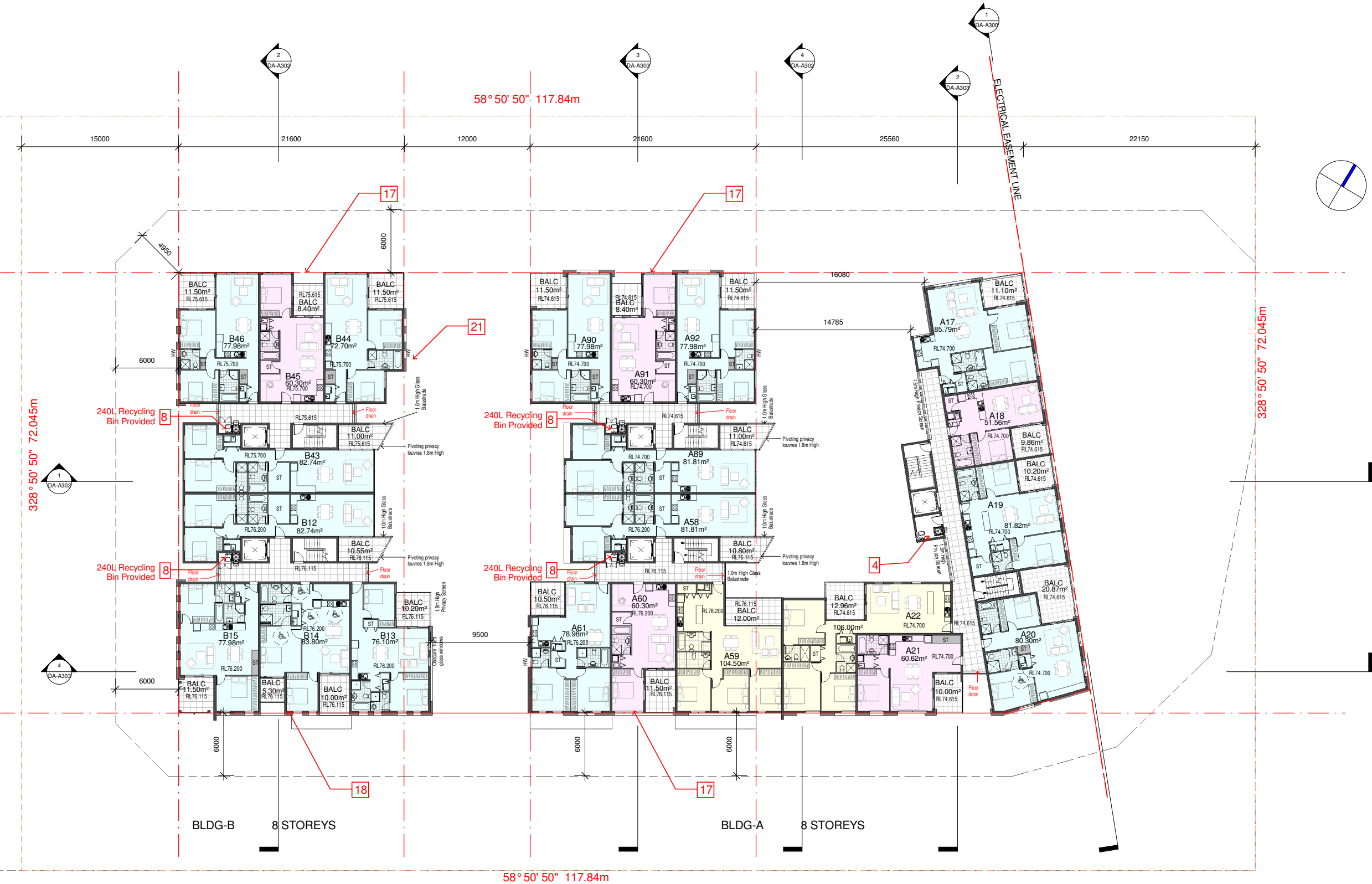
ISSUE:
F
SHEET :
DA-A204

LIST OF CHANGES

Notes:

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B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

LEVEL-3
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

ISSUE	DATE	AMENDMENT
F	12-10-18	Refer to notes as requested by council
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
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4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FINISHING CODE AS 1684.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE DRAINAGE PLAN DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



PROJECT STATUS:
DEVELOPMENT APPLICATION

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PROJECT :
RESIDENTIAL DEVELOPMENT
SITE ADDRESS:
59 CUDGEGONG ROAD, ROUSE HILL, NSW
2155
CLIENT:
The Wickwood Property Group Pty Ltd

SHEET TITLE:
LEVEL 3
DESIGN:
NS
DRAWN:
AJRSA
DATE:
JUNE 2016
SCALE:
AS SHOWN

ISSUE:
F
SHEET :
DA-A205

LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
- 3.Truck sweep paths of 11.00m long council truck provided.
- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
- 9.Access between bulky goods and waste bin room deleted.
10. Fire stair relocated
- 11.Lift relocated and Waste room and bulky storage adjusted.
- 12.Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
- 13.Waste room and bulky storage adjusted.
- 14.Relocated lift core and car and bicycle parking adjusted.
- 15.Fire stairs adjusted and relocated door access openings.
- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout
B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
- 19.Building A roof plan adjusted and roof overhang deleted.
- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

LEVEL-4

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



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

DATE	AMENDMENT
12-10-18	Refer to notes as requested by council
05-03-18	Refer to notes as requested by council
15-12-17	Refer to notes as requested by council
06-10-17	DRAFT ISSUE- for consultants review
20-01-17	DRAFT ISSUE- for consultants review
ISSUE	DATE

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE DRAINAGE PLAN DESIGNED BY THE STORMWATER ENGINEER.
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