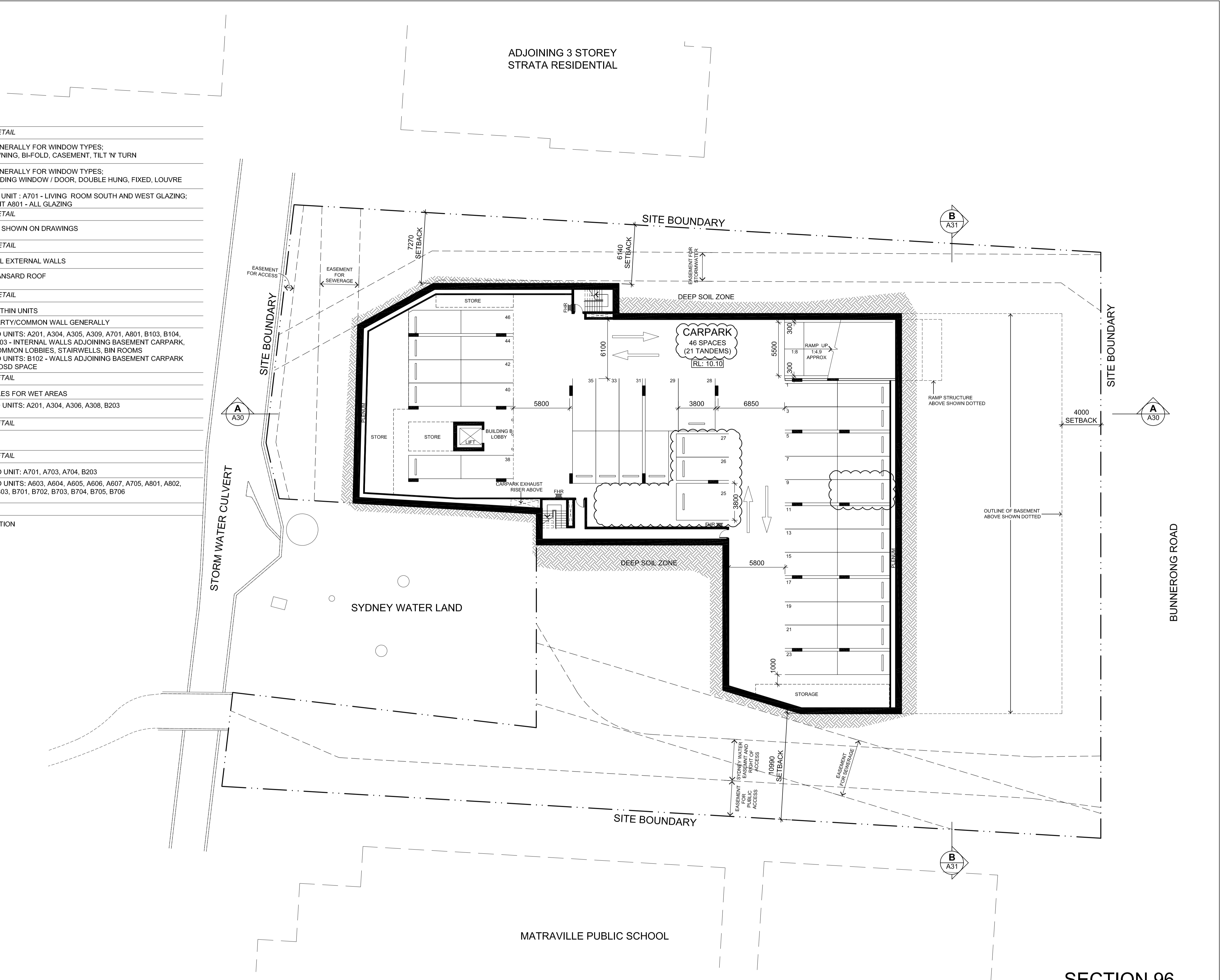


**BASIX THERMAL COMFORT ASSESSMENT
CONSTRUCTION SPECIFICATION AND MODIFICATION**

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	ALUMINIUM	5.60	0.41	TO UNIT : A701 - LIVING ROOM SOUTH AND WEST GLAZING; UNIT A801 - ALL GLAZING
SKYLIGHTS	GLASS	FRAME	U-VALUE	SHGC	DETAIL
DEFAULT	SINGLE GLAZED, CLEAR	ALUMINIUM	7.30	0.79	AS SHOWN ON DRAWINGS
EXTERNAL WALLS	CONSTRUCTION	ADDED INSULATION	DETAIL		
BRICK & HEBEL VENNER AS PER DRAWINGS		R2.0	ALL EXTERNAL WALLS		
FRAMED WITH STEEL CLADDING		R2.0	MANSARD ROOF		
INTERNAL WALLS	CONSTRUCTION	ADDED INSULATION	DETAIL		
PLASTERBOARD ON STUDS		NONE	WITHIN UNITS		
HEBEL		NONE	PARTY/Common WALL GENERALLY		
HEBEL		R2.0	TO UNITS: A201, A304, A305, A309, A701, A801, B103, B104, B203 - INTERNAL WALLS ADJOINING BASEMENT CARPARK, COMMON LOBBIES, STAIRWELLS, BIN ROOMS TO UNITS: B102 - WALLS ADJOINING BASEMENT CARPARK & OSD SPACE		
FLOORS	CONSTRUCTION	ADDED INSULATION	COVERING	DETAIL	
CONCRETE	NONE		TIMBER : LIVING; CARPET : BEDROOMS	TILES FOR WET AREAS	
CONCRETE	R1.0		TIMBER : LIVING; CARPET : BEDROOMS	TO UNITS: A201, A304, A306, A308, B203	
CEILING	CONSTRUCTION	ADDED INSULATION	DETAIL		
PLASTERBOARD	(SEE ROOF DETAIL BELOW)				
ROOF	CONSTRUCTION	ADDED INSULATION	DETAIL		
CONCRETE	R1.0		TO UNIT: A701, A703, A704, B203		
CONCRETE	R2.5		TO UNITS: A603, A604, A605, A606, A607, A705, A801, A802, A803, B701, B702, B703, B704, B705, B706		

OTHER REQUIREMENTS
ALL EXHAUST FANS AND DOWNLIGHTS (IF INSTALLED) TO BE SEALED TO PREVENT AIR-INFILTRATION

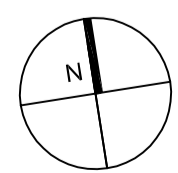


RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

BASEMENT 3 PLAN

SECTION 96



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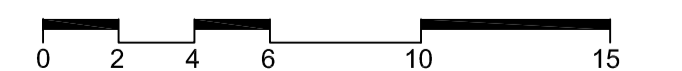
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DATE 10/11/2017
SCALE 1:200 @ A1



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0915 A02_A 07

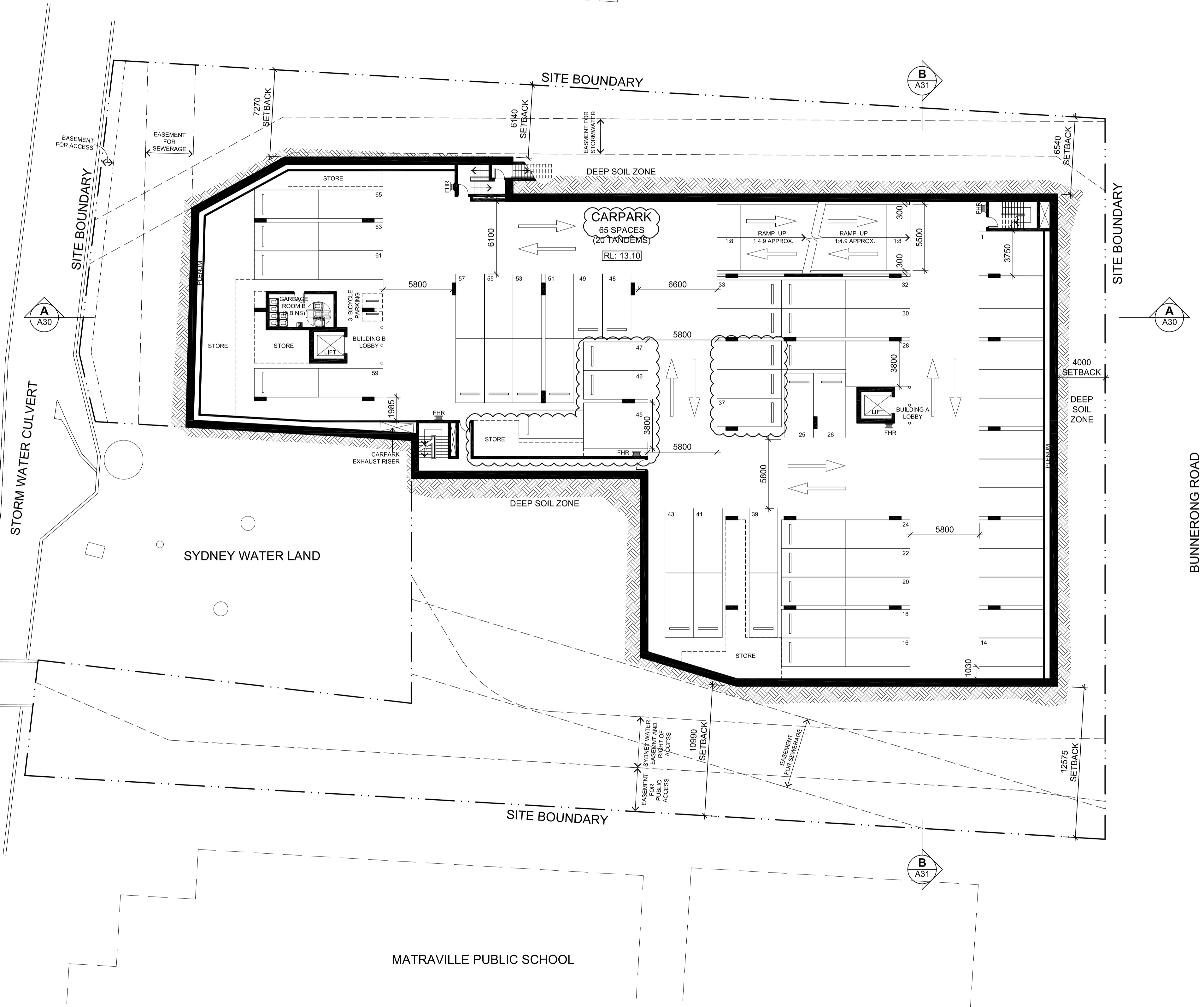
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A1

ADJOINING 3 STOREY STRATA RESIDENTIAL



RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

BASEMENT 2 PLAN

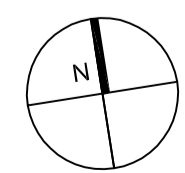
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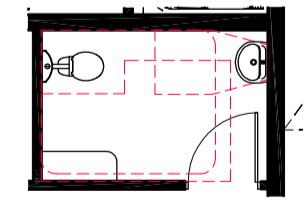
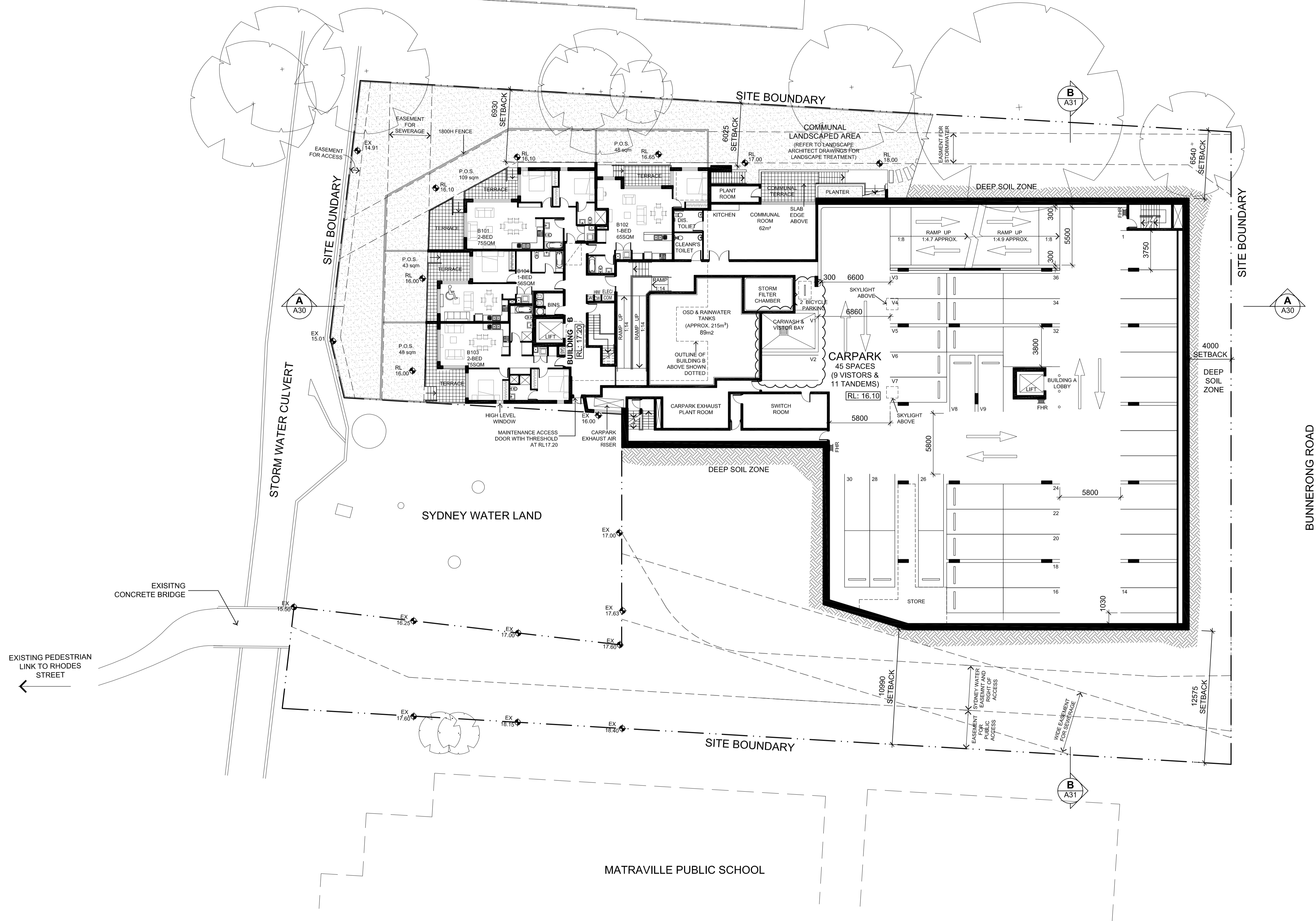
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A1

ADJOINING 3 STOREY STRATA RESIDENTIAL GARAGES



UNIT B104
ACCESSIBLE BATHROOM LAYOUT
SCALE 1:100

RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

BASEMENT 1 PLAN

SECTION 96

DATE 10/11/2017
SCALE 1:200 @ A1

PROJECT NO. DRAWING NO. ISSUE

0915 A03 13

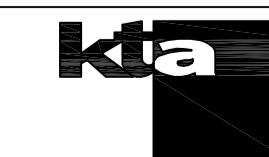
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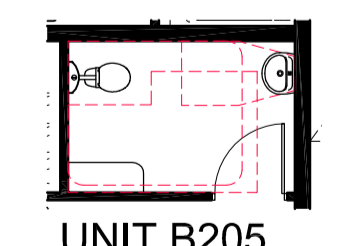
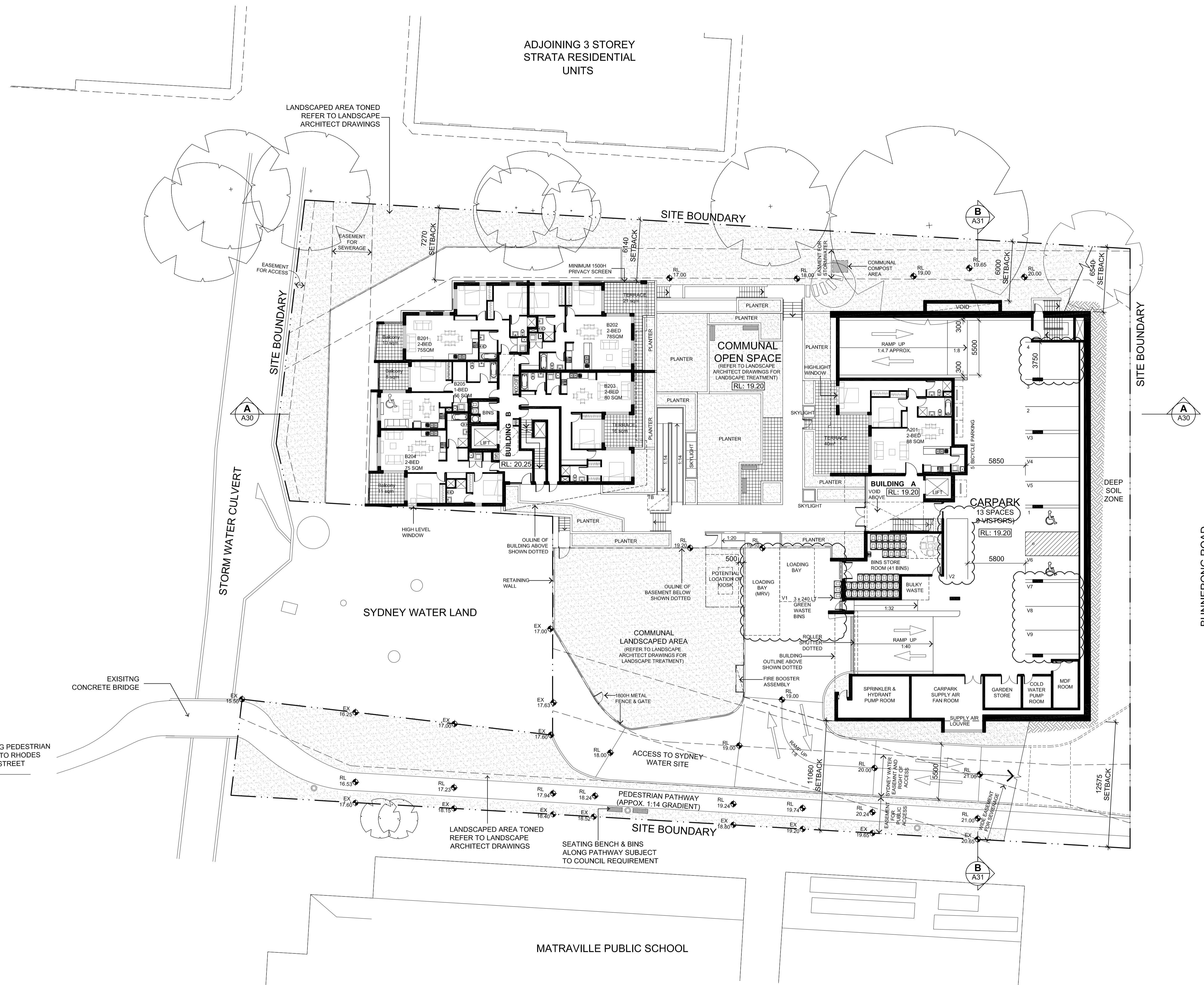
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A1



UNIT B205
ACCESSIBLE BATHROOM LAYOUT
SCALE 1:100

RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

LOWER GROUND LEVEL PLAN

PROPRIETOR
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100mm 200mm 300mm ON ORIGINAL

A1

Legend

- 1a - FACE BRICK TO MATCH PGH SMOOTH "MINERAL"
- 1b - FACE BRICK TO MATCH PGH METALLIC "PEWTER"
- 1c - FACE BRICK TO MATCH PGH NATURAL "MOON DUST"

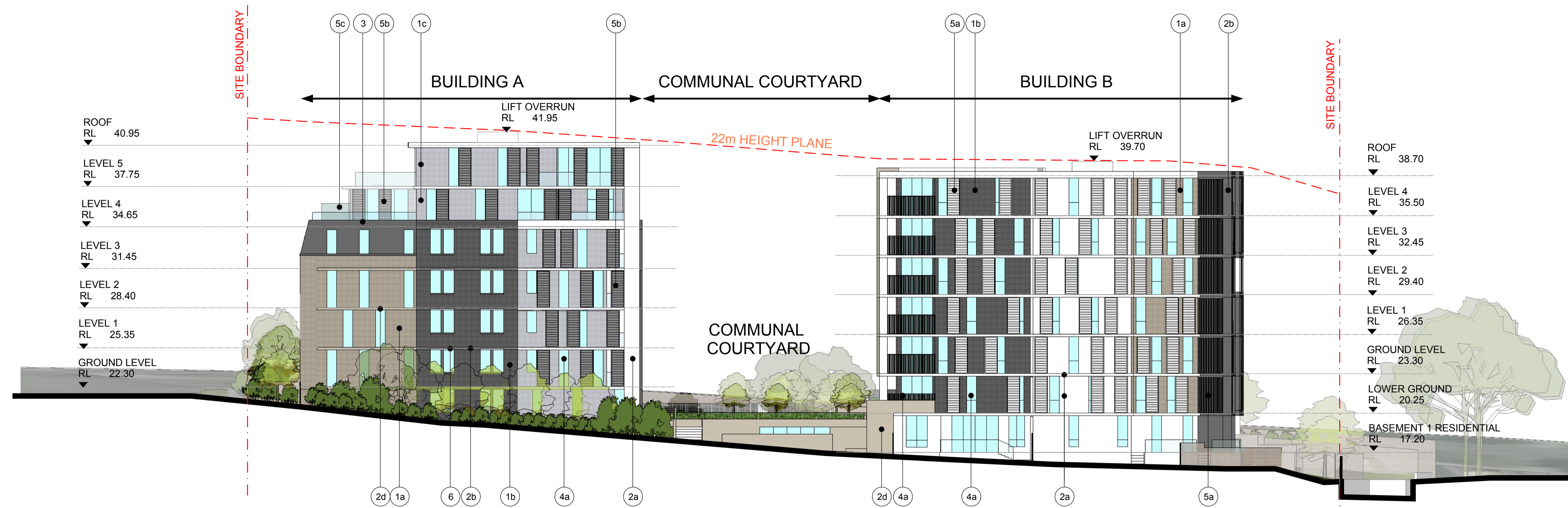
- 2a - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "LEXICON QUARTER" (PCWF4)
- 2b - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "TICKING" (PG1A7)
- 2c - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "ACCORD" (PG1A2)
- 2d - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "TOFFEE FINGERS" (P11B5)

- 3 - MANSARD ROOF - COLORBOND METALLIC STEEL "CELESTIAN"

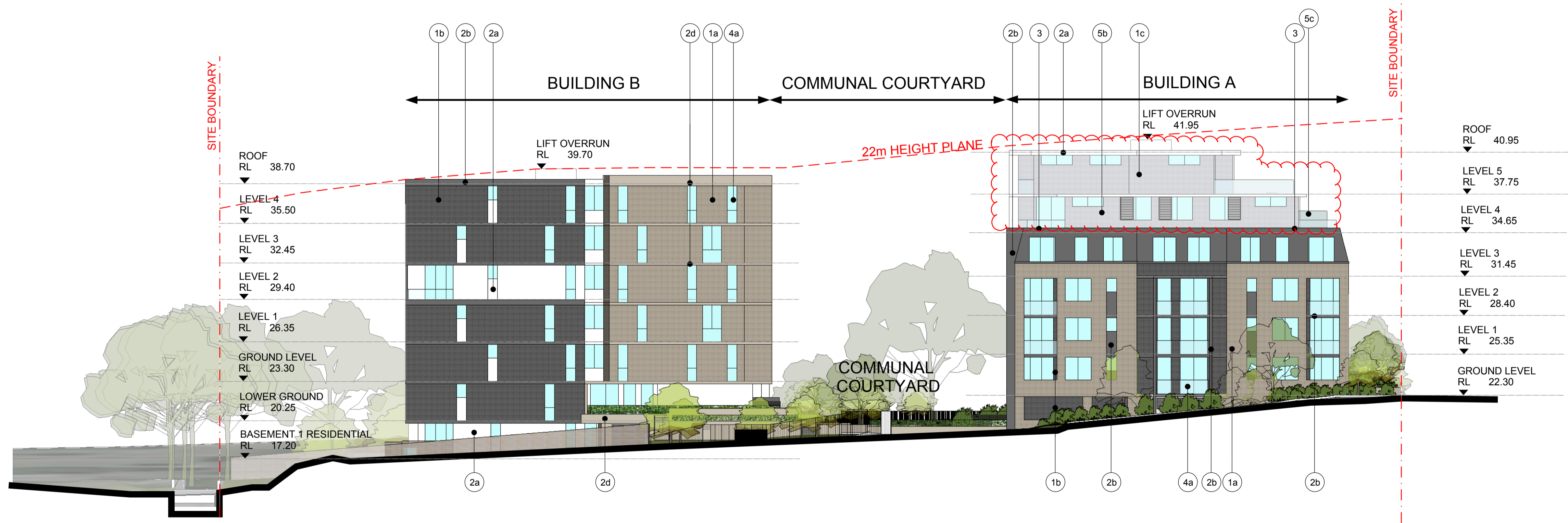
- 4a - ALUMINIUM WINDOW FRAMING /GLASS OR RAIL BALUSTRADE FRAMING - DULUX POWDERCOAT DURATEC "SILVER KINETIC" (9007160K)

- 5a - FIXED / OPERABLE LOUVERS - DULUX POWDERCOAT DURATEC "SILVER KINETIC" (9007160K)
- 5b - OPERABLE LOUVERS - DULUX POWDERCOAT DURATEC "PEWTER PEARL" (90088396)
- 5c - PRIVACY LAMINATED GLASS

- 6 - ALUMINIUM PERGOLA &SUNHOOD- DULUX POWDERCOAT DURATEC "PEWTER PEARL" (90088396)



1 NORTH ELEVATION



2 SOUTH ELEVATION

RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

PROPRIETOR
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ELEVATION 1

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Legend

- 1a - FACE BRICK TO MATCH PGH SMOOTH "MINERAL"
- 1b - FACE BRICK TO MATCH PGH METALLIC "PEWTER"
- 1c - FACE BRICK TO MATCH PGH NATURAL "MOON DUST"

- 2a - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "LEXICON QUARTER" (PCWF4)
- 2b - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "TICKING" (PG1A7)
- 2c - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "ACCORD" (PG1A2)
- 2d - PAINTED MASONRY / APPLIED PAINT FINISH - DULUX "TOFFEE FINGERS" (P11B5)

- 3 - MANSARD ROOF - COLORBOND METALLIC STEEL "CELESTIAN"

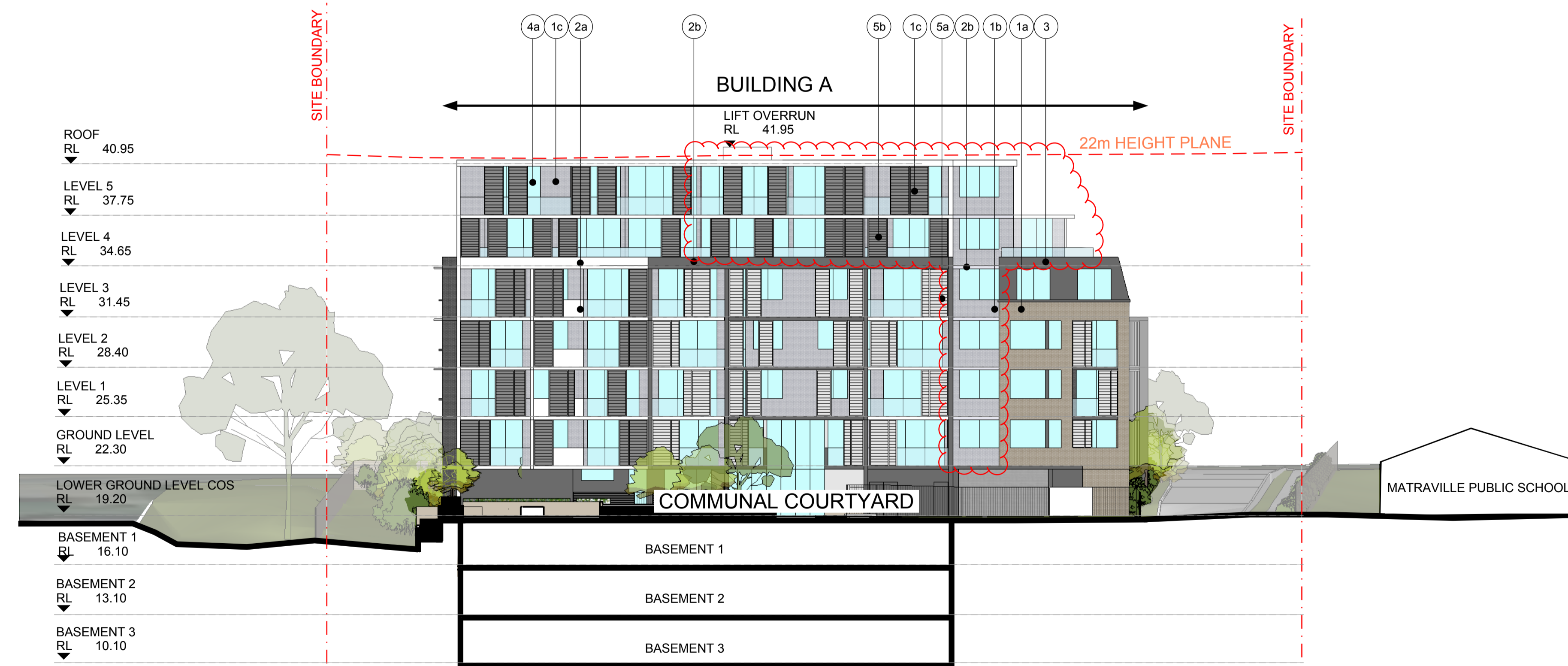
- 4a - ALUMINIUM WINDOW FRAMING /GLASS OR RAIL BALUSTRADE FRAMING - DULUX POWDERCOAT DURATEC "SILVER KINETIC" (9007160K)

- 5a - FIXED / OPERABLE LOUVERS - DULUX POWDERCOAT DURATEC "SILVER KINETIC" (9007160K)
- 5b - OPERABLE LOUVERS - DULUX POWDERCOAT DURATEC "PEWTER PEARL" (90088396)
- 5c - PRIVACY LAMINATED GLASS

- 6 - ALUMINIUM PERGOLA &SUNHOOD- DULUX POWDERCOAT DURATEC "PEWTER PEARL" (90088396)



1 BUILDING A EAST ELEVATION



2 BUILDING A WEST ELEVATION

RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

PROPRIETOR
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ELEVATION 2

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SECTION 96

DATE 27/04/2018
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0915 A21 12

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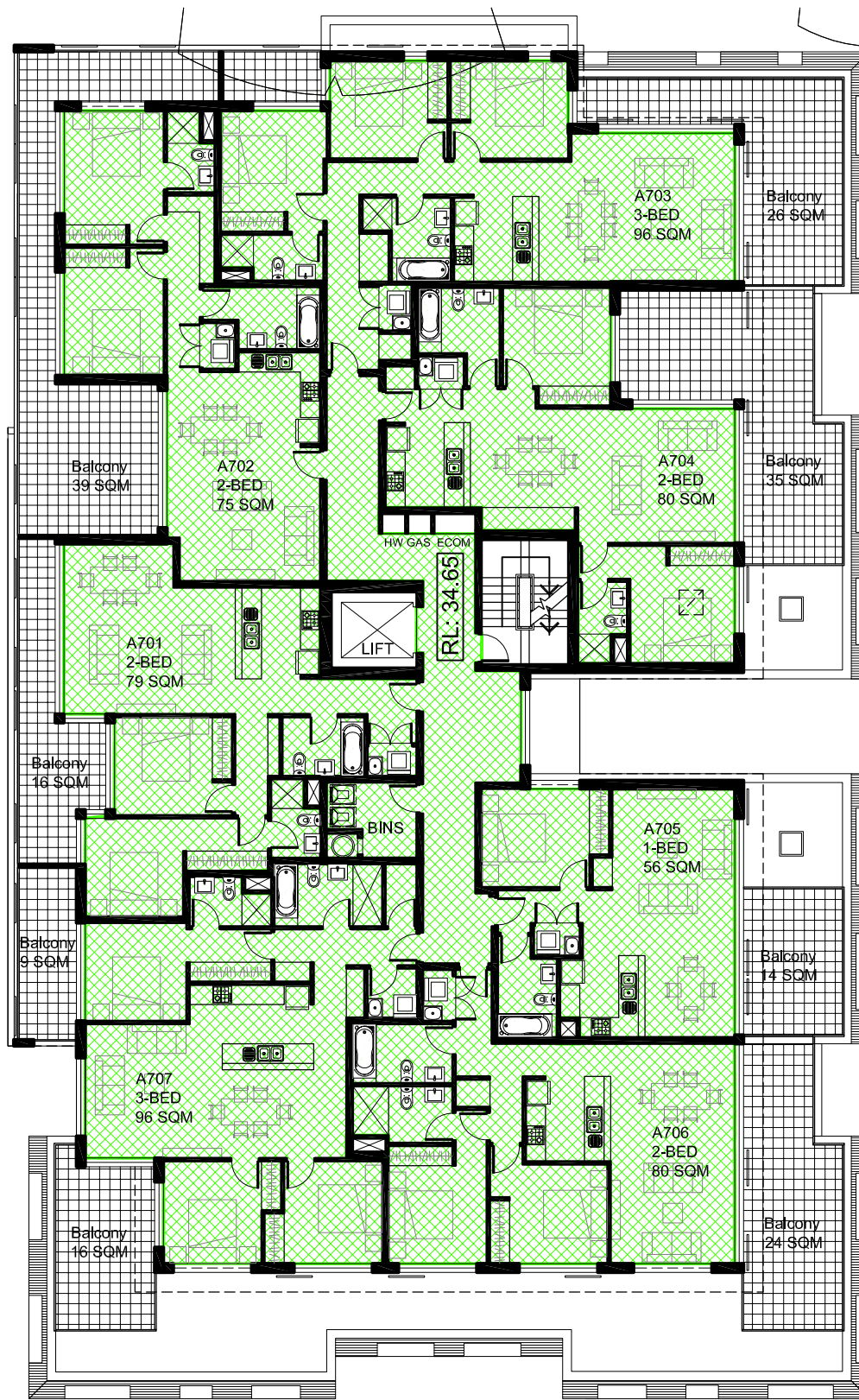
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RESIDENTIAL DEVELOPMENT
 278 BUNNERONG ROAD, HILLSDALE
 GFA AND FSR SUMMARY - 27 APRIL 2018

SITE AREA = 4,603 m²
 PERMITTED FSR (BLEP 2013) = 1.65 :1

FLOOR	G.F.A (m ²)		
	BUILDING A	BUILDING B	TOTAL
B1	-	406	406
LG	136	410	546
GL	764	437	1,201
1	825	437	1,262
2	825	437	1,262
3	803	437	1,240
4	626	437	1,063
5	417	-	417
TOTAL GFA =			7,397
PROPOSED FSR =			1.61

Note1: Changes in GFA as a result of proposed S96 amendments are highlight in bold and italic



BUILDING A LEVEL 4

■ GROSS FLOOR AREA (BLEP 2013) = 626 SQ.M

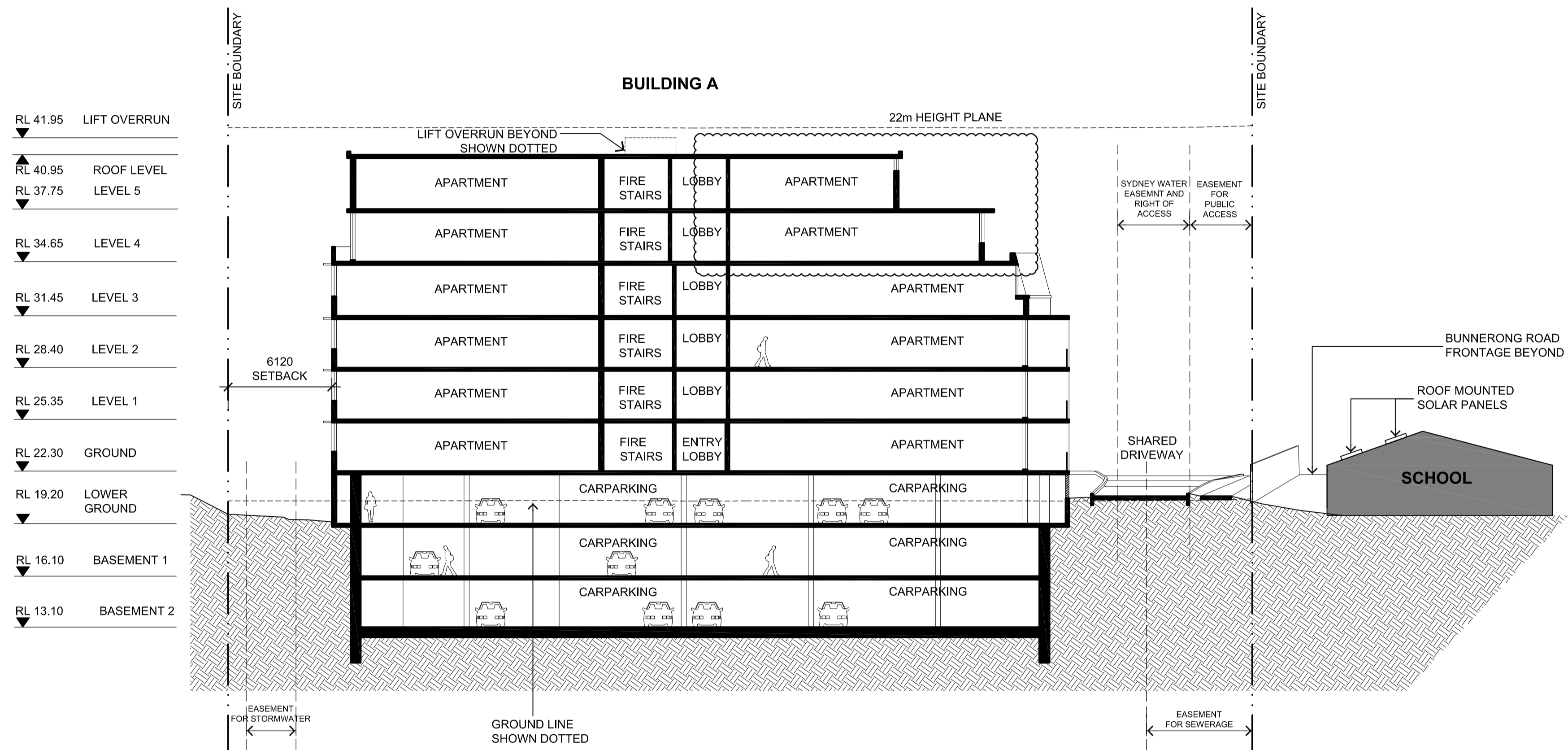


BUILDING A LEVEL 5

■ GROSS FLOOR AREA (BLEP 2013) = 417 SQ.M

SK171113-1-REV B
 G.F.A. DIAGRAM - LEVEL 4 & 5
 SCALE 1:200 @ A3 DATE: 27 APRIL 2018

PROPOSED RESIDENTIAL DEVELOPMENT
 AT 278 BUNNERONG ROAD, HILLSDALE



1 SECTION B-B

RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

SECTION B-B

SECTION 96

DATE 27/04/2018
SCALE 1:200 @ A1

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0915 A31 10

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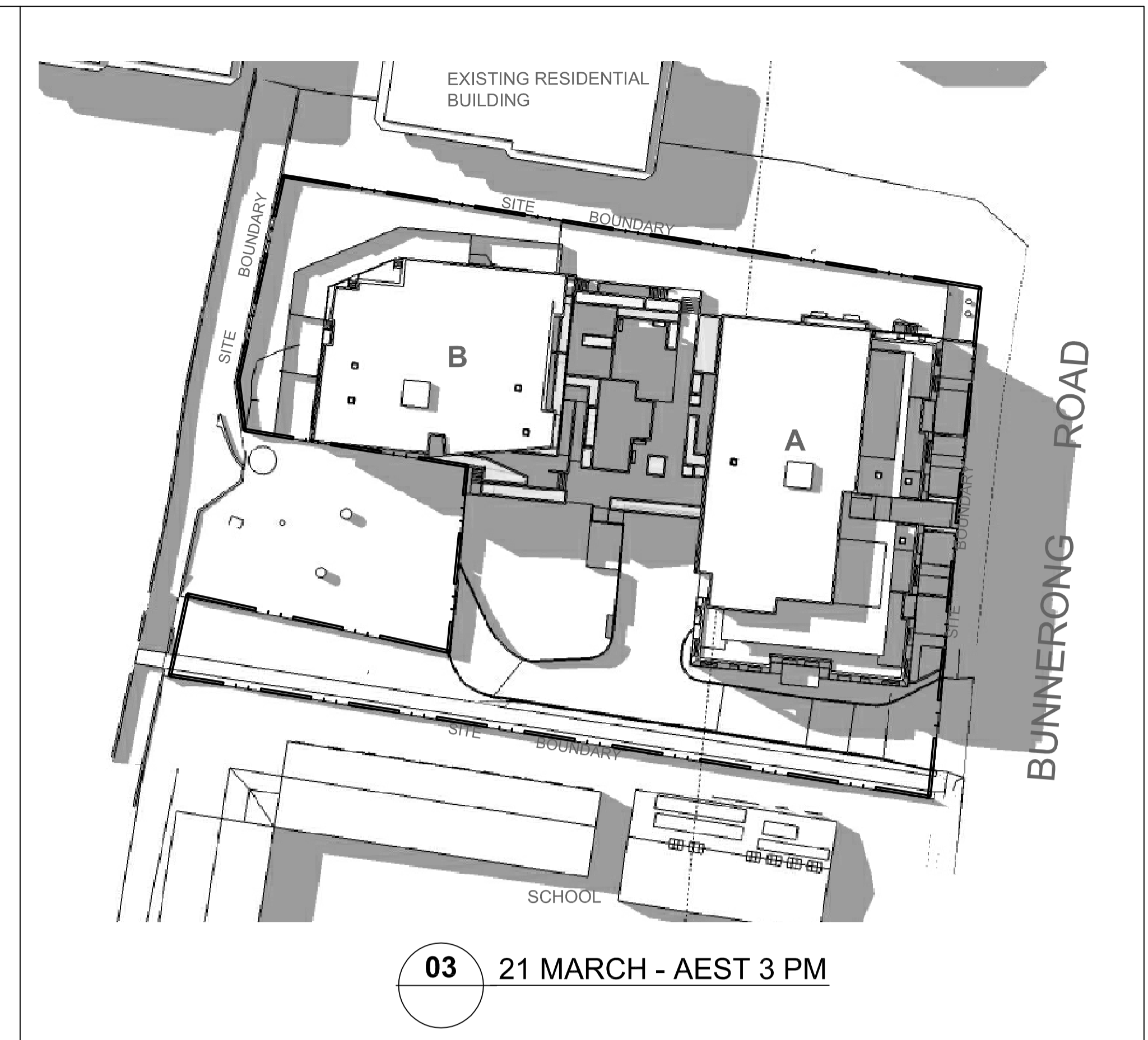
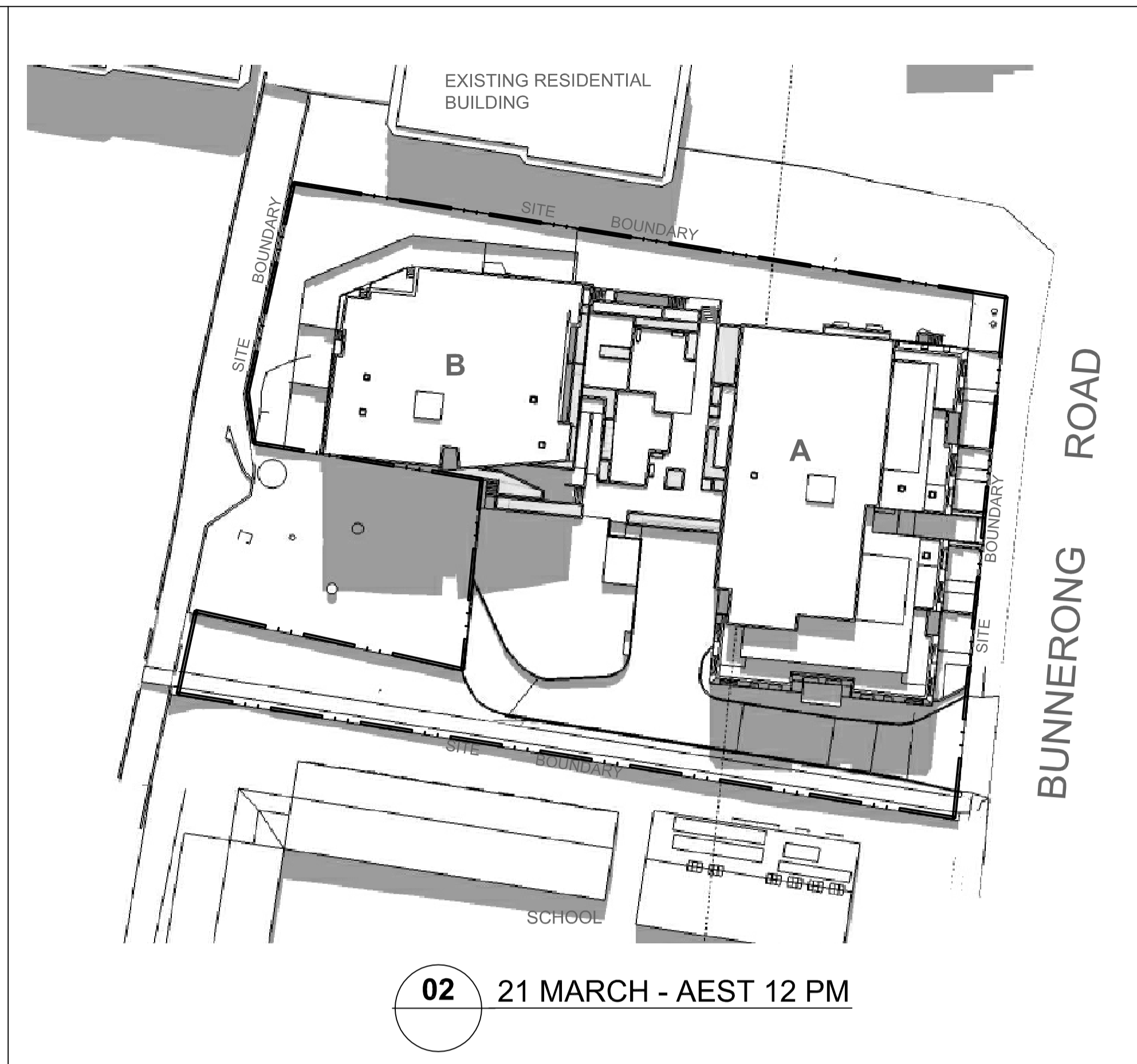
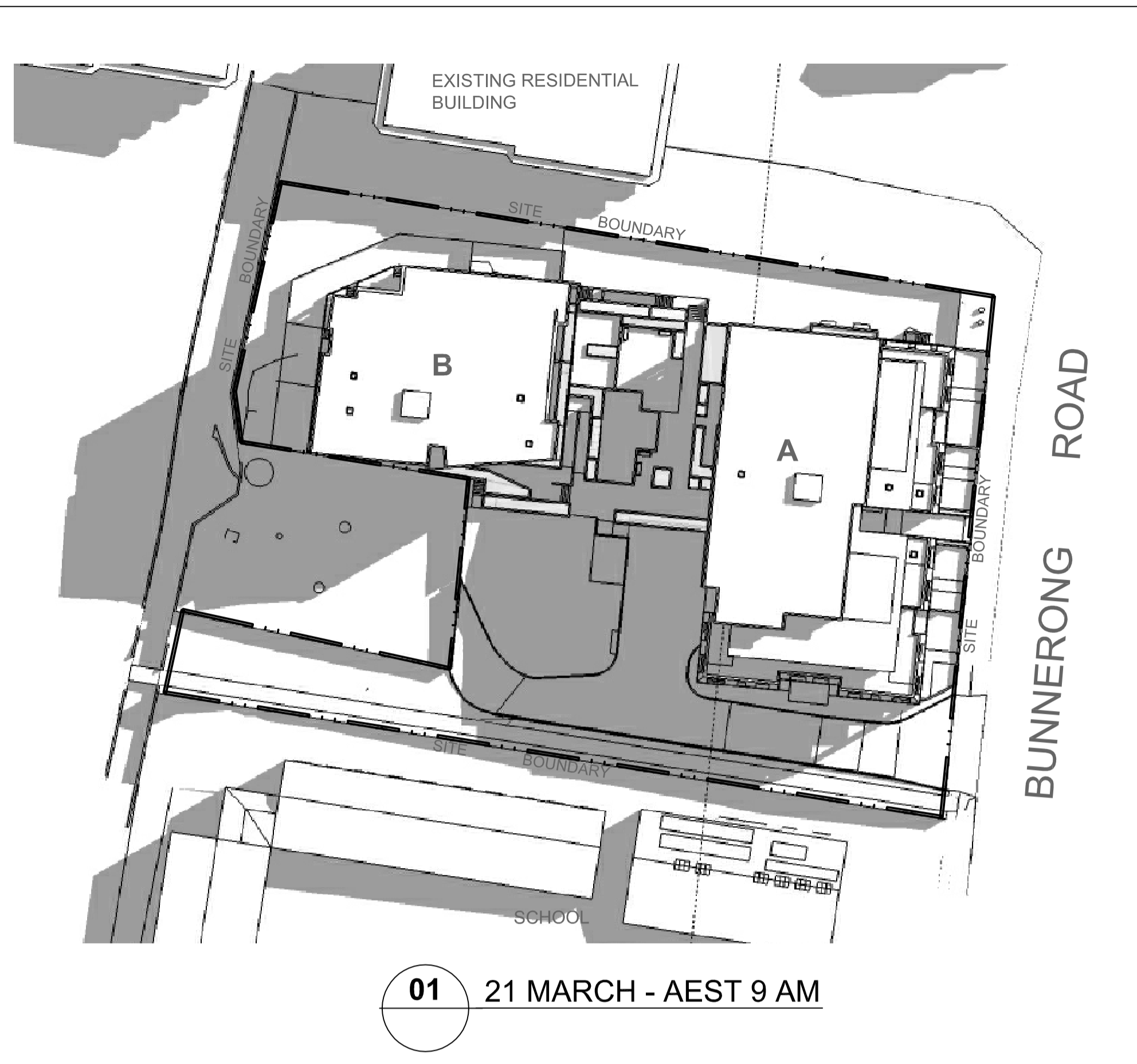
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100mm

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A1



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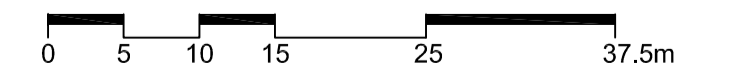
RESIDENTIAL DEVELOPMENT
278 BUNNERONG ROAD
HILLSDALE NSW 2036

SHADOW DIAGRAMS
EQUINOX

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SCALE 1:500



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0915	A40	12

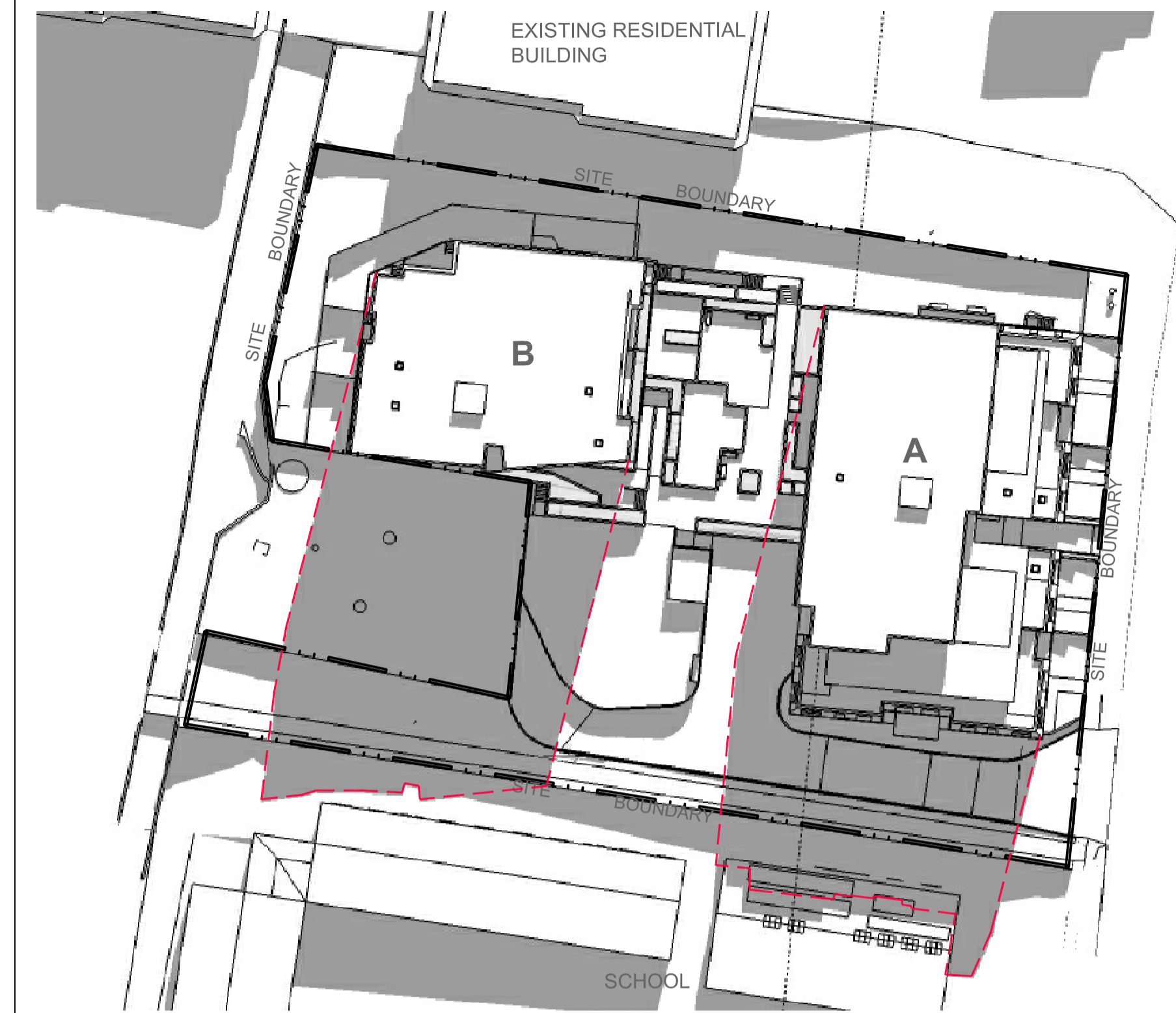
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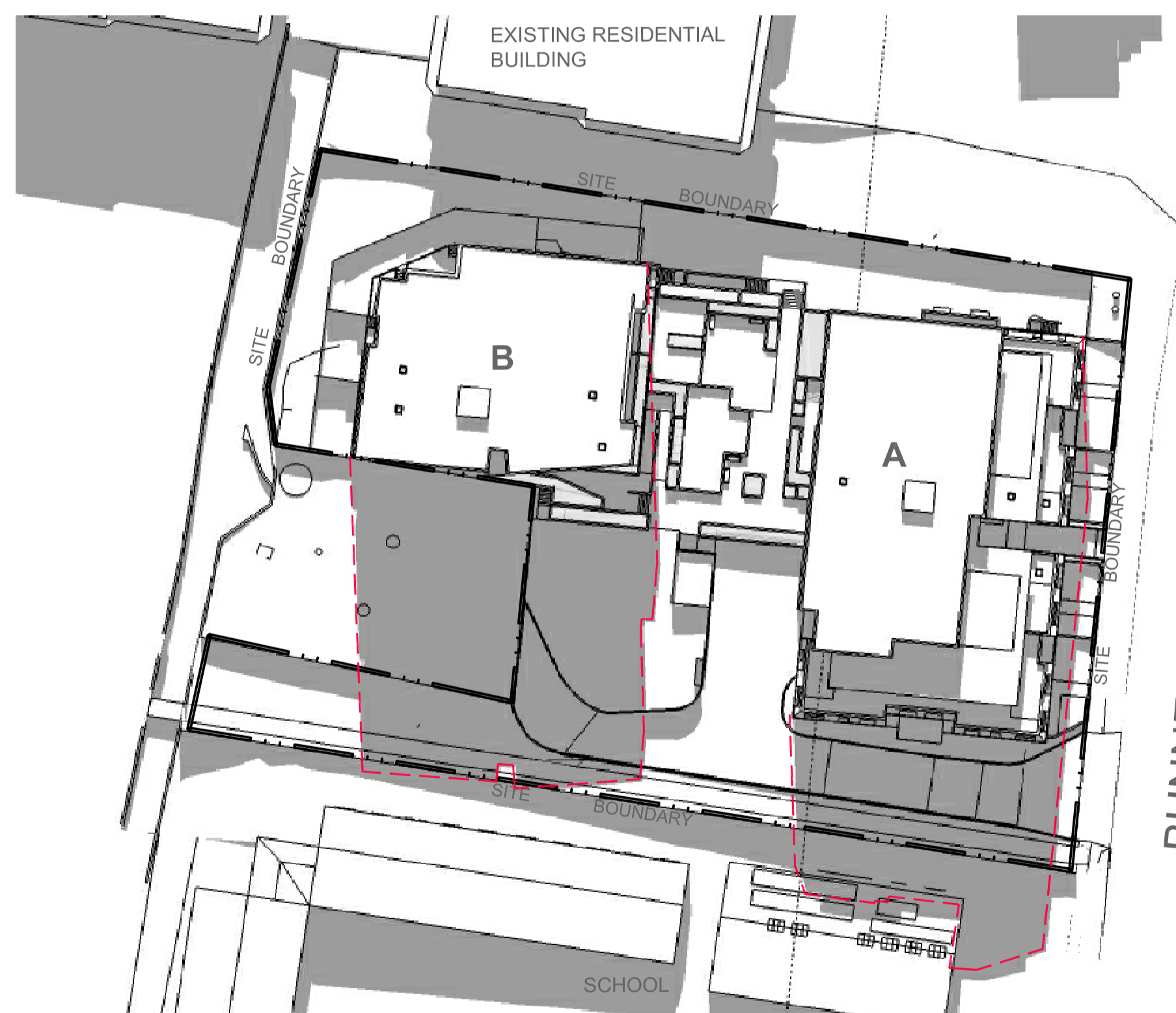
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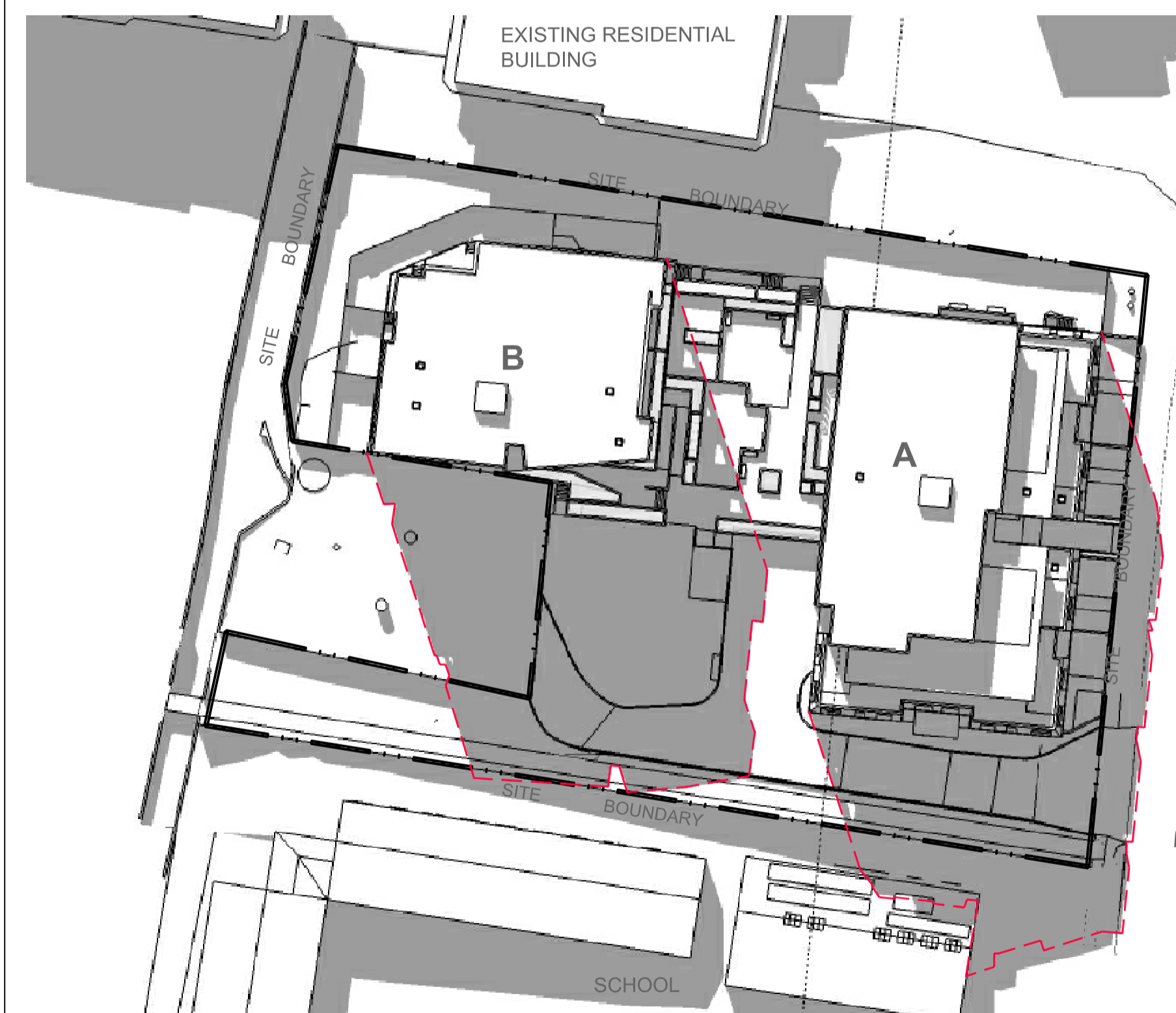
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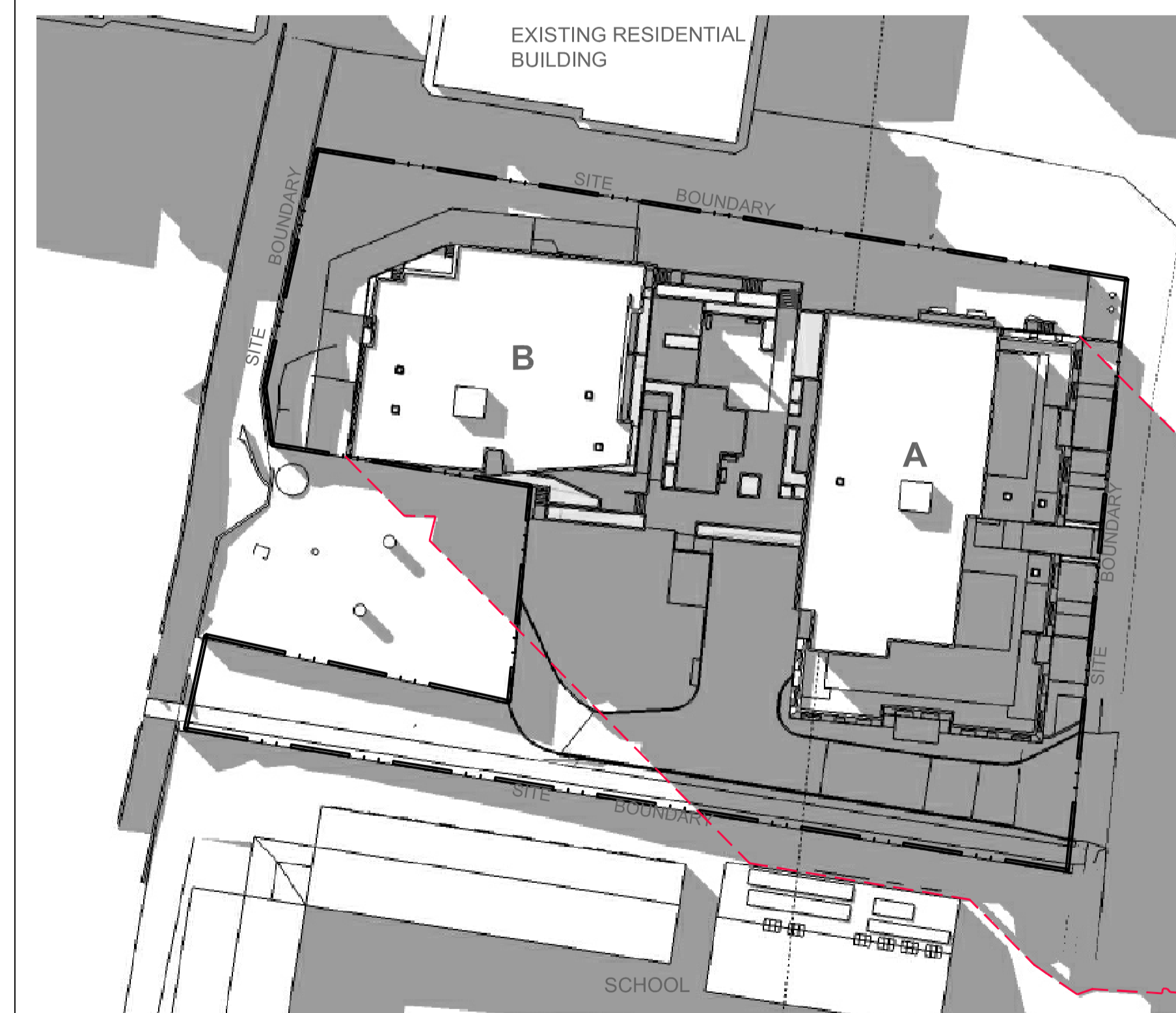
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04 21 JUNE - AEST 12 NOON

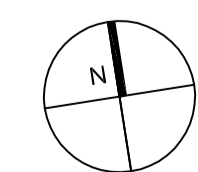


05 21 JUNE - AEST 1 PM



06 21 JUNE - AEST 3 PM

--- DASHED LINE ---
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RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
 HILLSDALE NSW 2036

SHADOW DIAGRAMS
 WINTER SOLSTICE

ARCHITECT

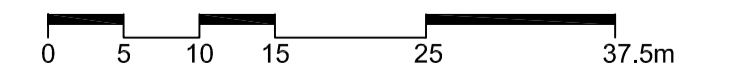


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SECTION 96

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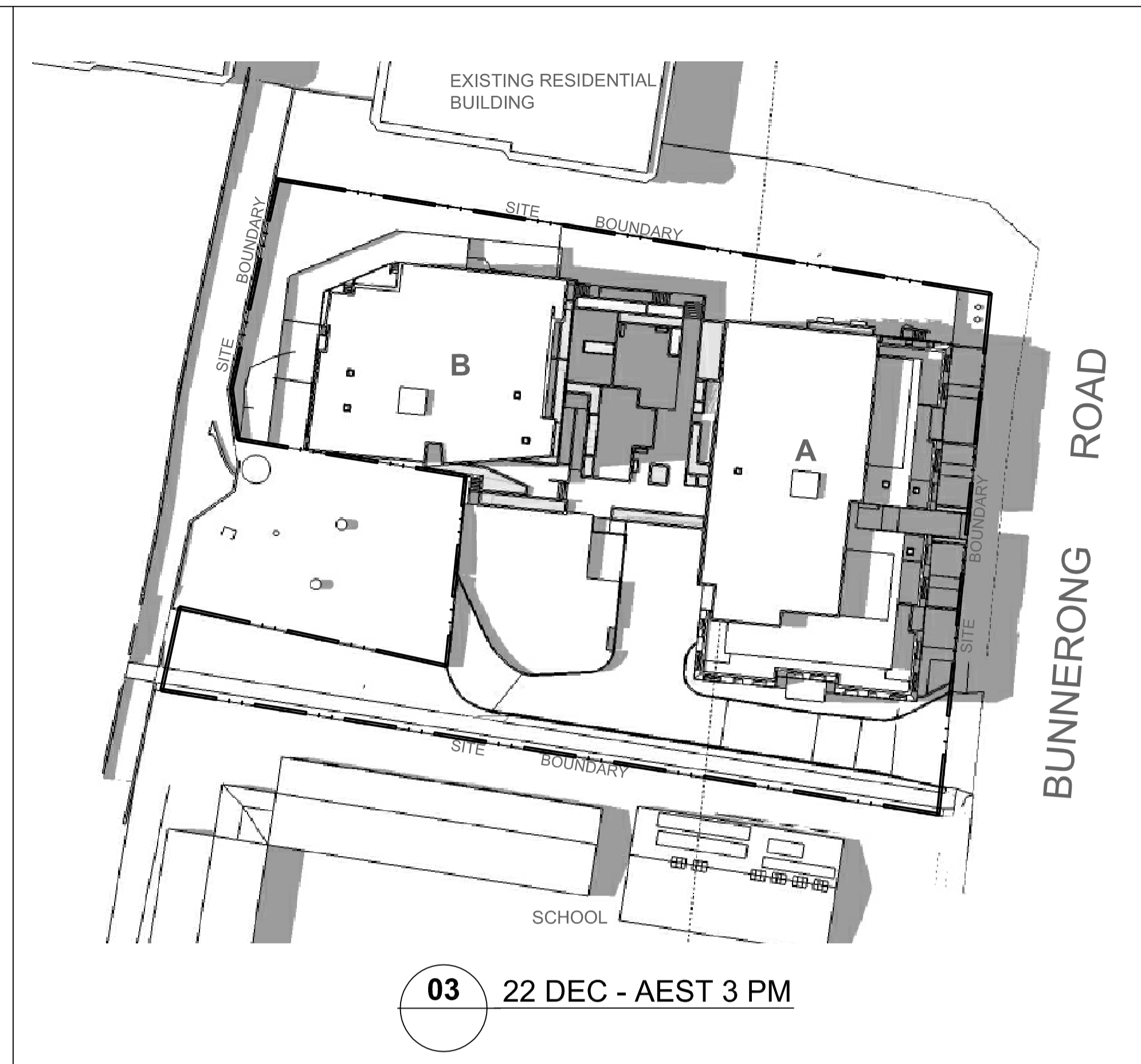
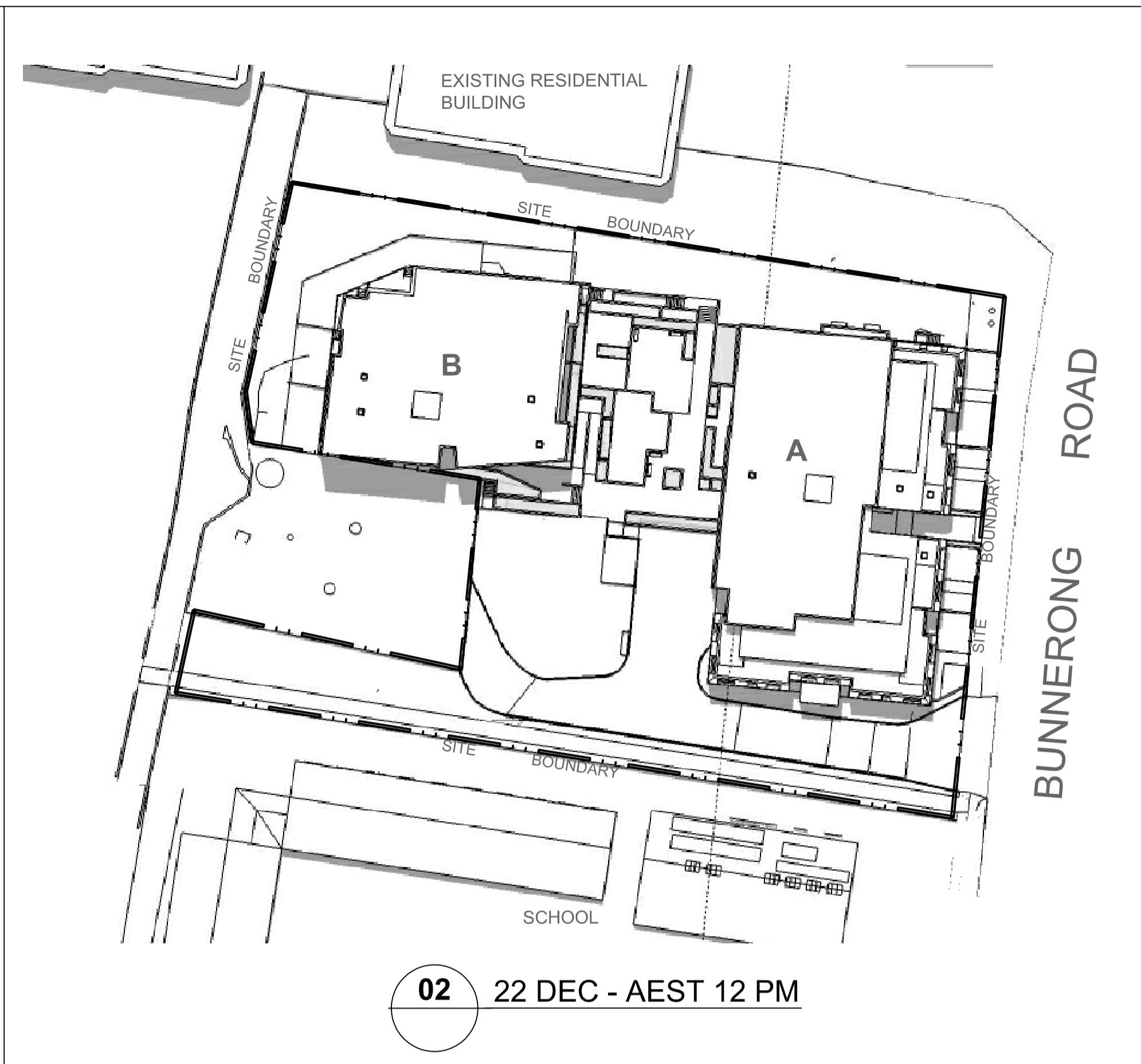
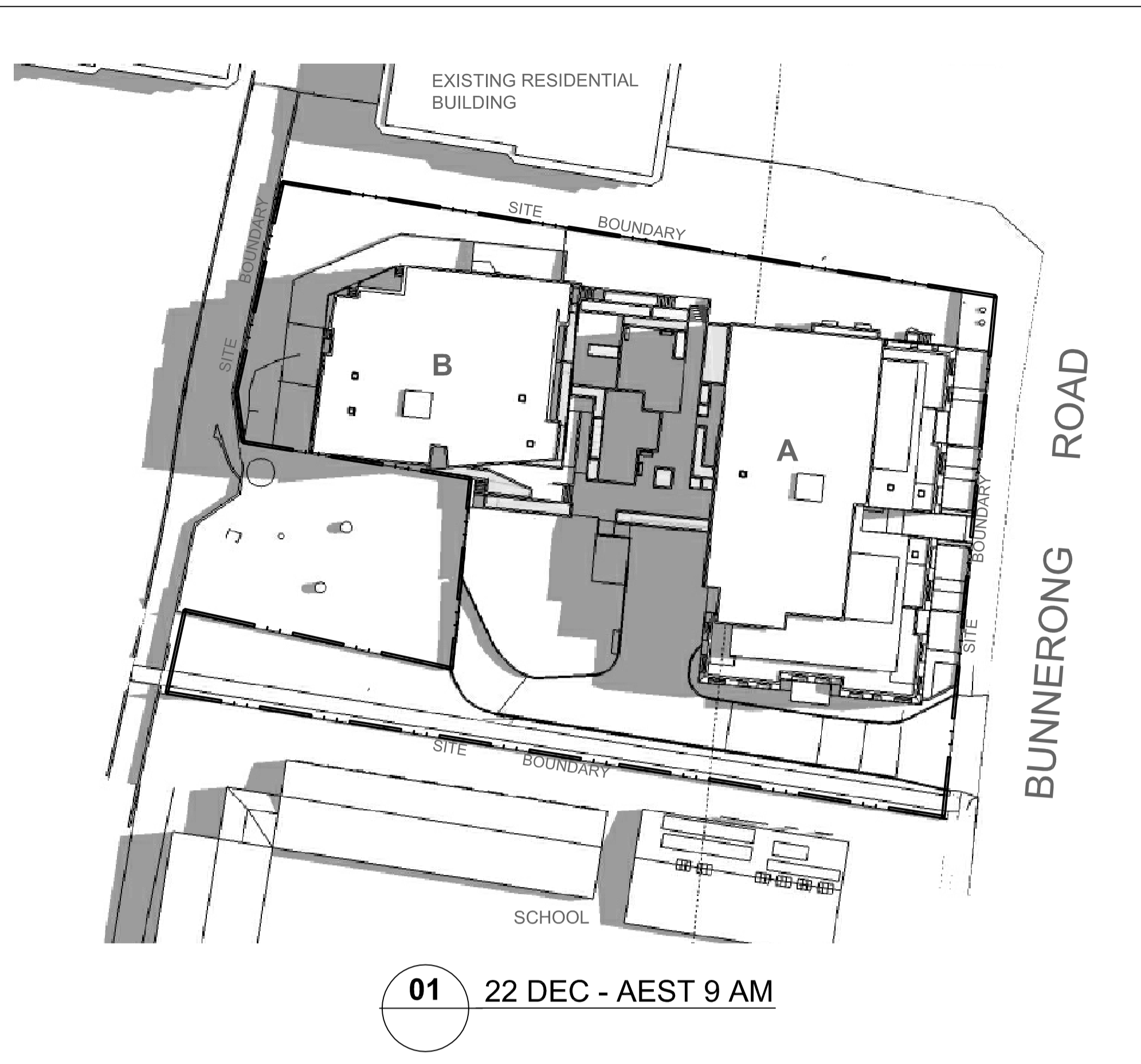
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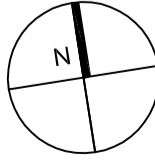
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--- **OUTLINE OF SHADOW PROJECTED BY
APPROVED S96 (DA14/318/02 DATED 24 OCT 2017)**

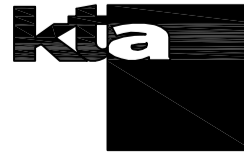
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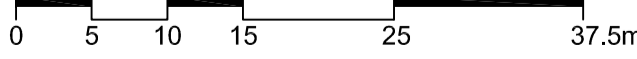
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RESIDENTIAL DEVELOPMENT
278 BUNNERONG ROAD
HILLSDALE NSW 2036

**SHADOW DIAGRAMS
SUMMER SOLSTICE**

ARCHITECT

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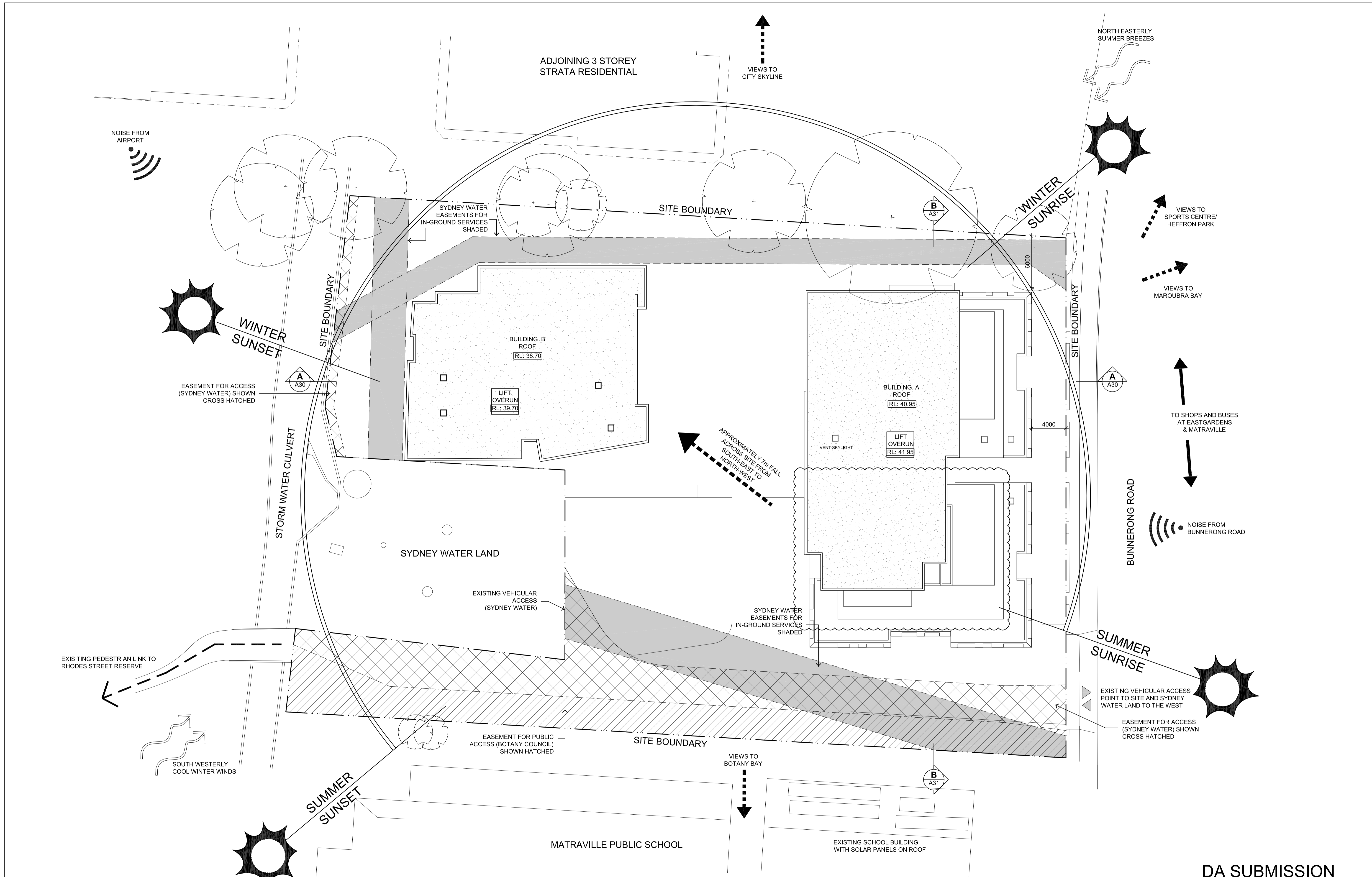
SECTION 96

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300mm ON ORIGINAL



RESIDENTIAL DEVELOPMENT

278 BUNNERONG ROAD
HILLSDALE NSW 2036

SITE & SITE ANALYSIS PLAN

PROPRIETOR
J B HILLSDALE PTY LTD

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DA SUBMISSION

DATE 21/12/2017
SCALE 1:200 @ A1



PROJECT NO. DRAWING NO. ISSUE

0915 A01 07

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100mm 200mm 300mm ON ORIGINAL