

DEVELOPMENT APPLICATION

28-32 SOMERSET ST KINGSWOOD



PROPOSED DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

COUNCIL: PENRITH
 SITE AREA: 1694 m²
 ZONING: B4 (MIXED USE)
 ALLOWABLE GFA: 5929 m²
 GFA: 4762 m²
 FSR: 2.81 :1 m²
 HEIGHT CONTROL: 21.6M

CARPARK SUMMARY

PARKING RATES AS OUTLINED IN THE PENRITH DCP:
 1 BED: 1 CAR/APARTMENT, 2 BED: 1 CAR/APARTMENT, 3 BED: 2 CARS/APARTMENT
 VISITORS: 1CAR/ 5 APARTMENTS, COMMERCIAL: 1/40m2

SUGGESTED BICYCLE PARKING RATES AS OF 'PLANNING GUIDLINES FOR WALKING AND CYCLING (REFER TO TRAFFIC ENGINEERS REPORT)
 BICYCLE SPACES 11-16 FOR (RESIDENTS), BICYCLE SPACES 3-6 FOR (VISITOR)

	REQUIRED	PROVIDED
CARPARK	73	74
BICYCLE	14-24	15

LANDSCAPE SUMMARY

DEEP SOIL PLANTING REQUIREMENTS: 10% OF TOTAL SITE AREA, EQUIVALENT TO 169SQ.M. (AS OF DCP)
 DEEP SOIL ZONES TO BE MINIMUM 6M WIDE

RATE REQUIRED BY PENRITH DCP = 10% OF SITE AREA
DEEP SOIL PLANTING REQUIRED 169m²
DEEP SOIL PLANTING PROVIDED 174m²

MAXIMUM SITE COVER REQUIRED TO BE 75% OF SITE, I.E. OPEN SPACE REQUIREMENT TO BE 25%.
 NOTE: OPEN SPACE CALCULATED BASED ON FOOTPRINT OF GROUND LEVEL, EXCLUDING PRIVATE BALCONIES AND INCLUSIVE OF DRIVEWAY UP TO LINE OF LEVEL 01 OVER.

RATE REQUIRED BY PENRITH DCP = 25% OF SITE AREA
AREA REQUIRED 424m²
AREA PROVIDED 530m²

DEVELOPMENT MIX

APARTMENT TYP	No.	MIX
1 BED	6	11%
1 BED + STUDY	6	11%
2 BED/2 BATH	39	72%
3 BED	3	6%

TOTAL APARTMENTS 54
COMMERCIAL TENANCY 184m2

ADAPTABLE SUMMARY

RATE REQUIRED BY PENRITH DCP = 10% OF DWELLINGS

No. REQUIRED	5.4 (10% OF 54)
No. PROVIDED	6
No. ACCESS CARS REQUIRED	5.4 (10% OF 54)
No. ACCESS CARS PROVIDED	6

	DWG. #	DRAWING TITLE	REV	DATE
CONTEXT AND ANALYSIS	DA0001	COVER	01	03/06/16
	DA0002	SITE PLAN	01	03/06/16
	DA0008	CONTEXTUAL ANALYSIS	01	03/06/16
	DA0009	SITE ANALYSIS	01	03/06/16
	DA0020	SURVEY / DEMOLITION PLAN	01	03/06/16
	PLANS	DA0098	BASEMENT 02	01
DA0099		BASEMENT 01	01	03/06/16
DA0100		GROUND FLOOR	01	03/06/16
DA0101		LEVEL 01	01	03/06/16
DA0102		LEVEL 02	01	03/06/16
DA0103		LEVEL 03	01	03/06/16
DA0104	LEVEL 04	01	03/06/16	
DA0105	LEVEL 05	01	03/06/16	
DA0106	ROOF	01	03/06/16	
ELEVATIONS	DA0200	NORTH ELEVATION	01	03/06/16
	DA0201	EAST ELEVATION	01	03/06/16
	DA0202	SOUTH ELEVATION	01	03/06/16
DA0203	WEST ELEVATION	01	03/06/16	
SECTIONS	DA0220	SECTION A-A	01	03/06/16
	DA0221	SECTION B-B	01	03/06/16
	DA0222	SECTION C-C	01	03/06/16
	DA0223	SECTION D-D	01	03/06/16
	ADAPTABLE UNITS	DA0240	ADAPTABLE UNITS	01
SUPPLEMENTAL DIAGRAMS	DA0245	CROSS VENTILATION	01	03/06/16
	DA0246	SOLAR ACCESS	01	03/06/16
	DA0247	SUN AND SHADOW STUDY	01	03/06/16
PERSPECTIVES	DA0350	PERSPECTIVE	01	03/06/16
	DA0351	PERSPECTIVE	01	03/06/16
	DA0352	PERSPECTIVE	01	03/06/16
	DA0353	PERSPECTIVE	01	03/06/16
	MATERIALS	DA0360	MATERIALS AND FINISHES SCHEDULE	01

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 732169M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Thursday, 16 June 2016

To be valid, this certificate must be lodged within 3 months of the date of issue.

Project summary

Project name 28-31 Somerset St, Kingswood
 Street address 28 Somerset Street Kingswood 2747
 Local Government Area Penrith City Council
 Plan type and plan number deposited 36728
 Lot no. 59
 Section no. -
 No. of residential flat buildings 1
 No. of units in residential flat buildings 54
 No. of multi-dwelling houses 0
 No. of single dwelling houses 0

Project score

Water 41 Target 40
 Thermal Comfort Pass Target Pass
 Energy 23 Target 20
Certificate Prepared by
 Name / Company Name: Inhabit Group
 ABN (if applicable): 77 136 869 942

BASIX Planning & Environment www.basix.nsw.gov.au
 Version: 2.3 / CASUARINA_2_38_3 Certificate No.: 732169M Thursday, 16 June 2016 page 1/18

Nationwide House Energy Rating Scheme* - Class 2 summary
 Certificate number: 0000392330 Certificate Date: 16 Jun 2016 Average Star Rating: 6.4

Assessor details
 Name: Samantha Anderson
 Organisation: Inhabit Group
 Email: samantha.anderson@inhabitgroup.com.au
 Phone: 02 8903 6333
 Declaration: Employed by designer of the building
 Software: AccuRate Sustainability V2.3.3.13 SP3
 AAO: ABSA

Dwelling details
 Street: 28-32 Somerset Street
 Suburb: Kingswood
 State: NSW
 Postcode: 2747

Summary of all dwellings

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000392330	001	25	24	49	7.3
0000392330	002	35	20	55	7.5
0000392330	003	35	24	59	7.3
0000392330	004	35	24	59	7.3
0000392330	005	40	20	60	7.5
0000392330	006	25	20	45	7.6
0000392330	007	30	31	61	6.9
0000392330	008	25	20	45	7.6
0000392330	009	25	20	45	7.6
0000392330	010	25	20	45	7.6
0000392330	011	25	20	45	7.6
0000392330	012	25	20	45	7.6
0000392330	013	25	20	45	7.6
0000392330	014	25	20	45	7.6
0000392330	015	25	20	45	7.6
0000392330	016	25	20	45	7.6
0000392330	017	25	20	45	7.6
0000392330	018	24	20	44	7.2
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0000392330	098	24	20	44	7.2
0000392330	099	24	20	44	7.2
0000392330	100	24	20	44	7.2

Certificate no.: 0000392330
Assessor Name: Samantha Anderson
Certificate no.: 60832
Certificate date: 16 June 2016
Dwelling Address: 28-32 Somerset Street Kingswood, NSW 2747

ABSA Class 2 Building Multi-Unit
 Validation Number: 1008036214
 Validation Date: 06/05/2016
 Assessor Name: Samantha Anderson
 Assessor Number: 60832
 Assessor Signature: [Signature]

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01					

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	Services Engineers	Structural Engineers
<input type="checkbox"/>	Medford Metropolis	<input type="checkbox"/>
<input type="checkbox"/>	Northrop	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>



PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
28-32 SOMERSET ST KINGSWOOD	COVER	NTS	03/06/2016	03/06/2016
			DRAWN	CHECKED
JOB NO.	DRAWING NO.	REVISION		
20072	DA0001	01		

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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>

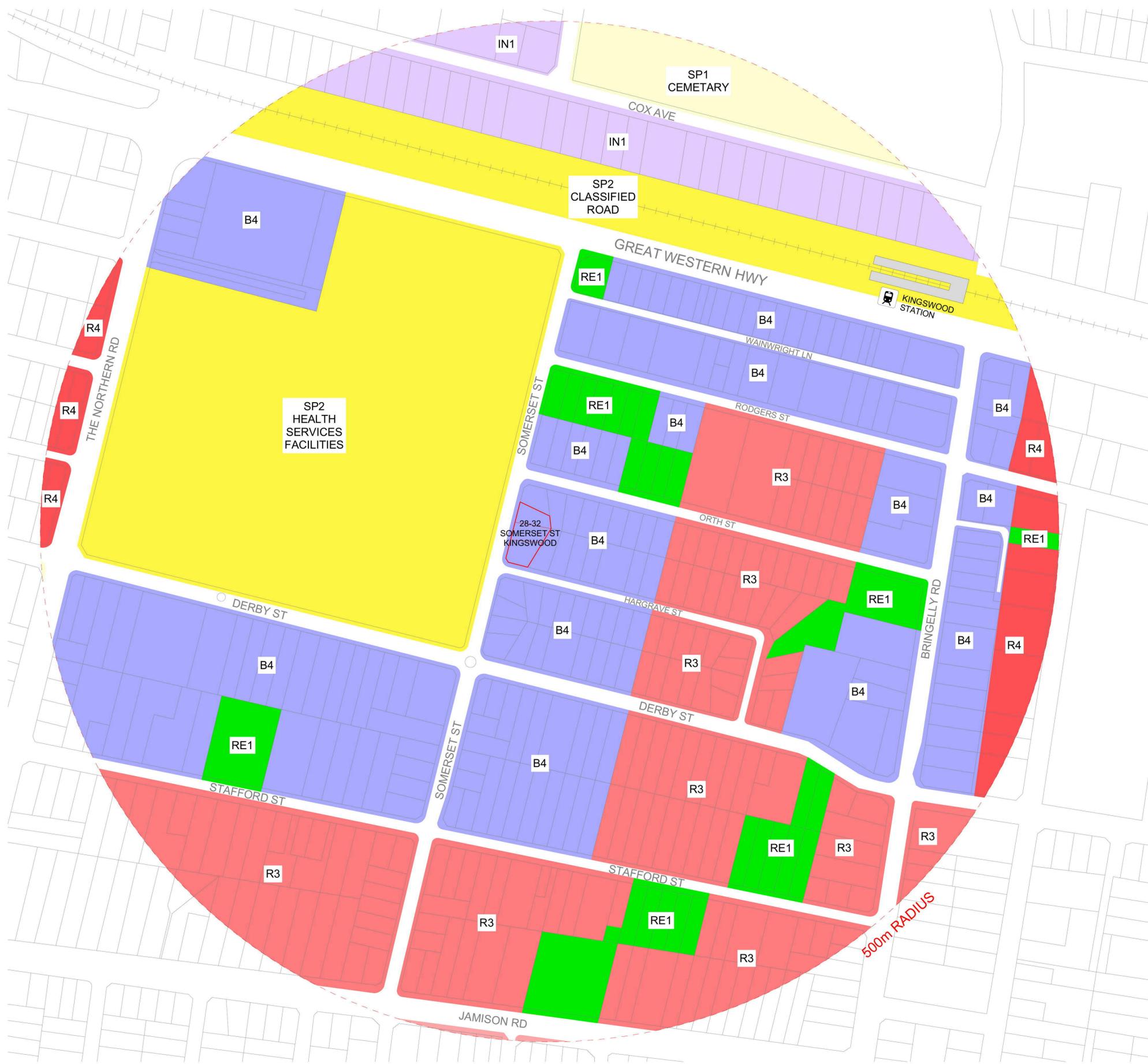


PROJECT
**28-32 SOMERSET ST
KINGSWOOD**

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	JOB NO.	DRAWING NO.	REVISION
1:2000 @A1	03/06/2016		20072	DA0002	01

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ZONING

- B4 MIXED USE
- IN1 GENERAL INDUSTRIAL
- R3 MEDIUM DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- RE1 PUBLIC RECREATION
- SP1 SPECIAL ACTIVITIES
- SP2 INFRASTRUCTURE

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

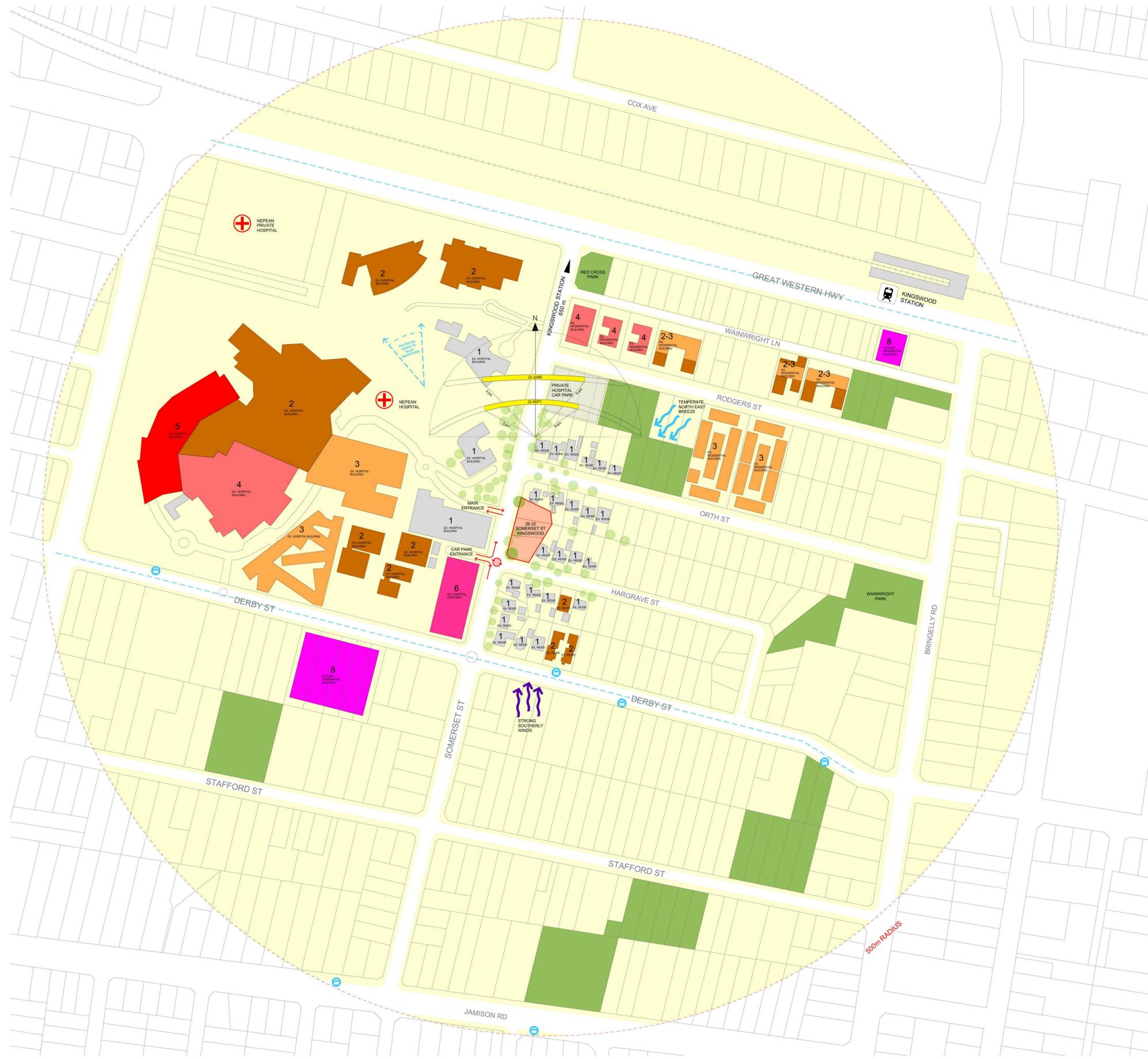
DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE CONTEXTUAL ANALYSIS
DATE 03/06/2016	PLOT DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0008
	REVISION 01

SCALE NTS	
DATE 03/06/2016	PLOT DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0008
	REVISION 01



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
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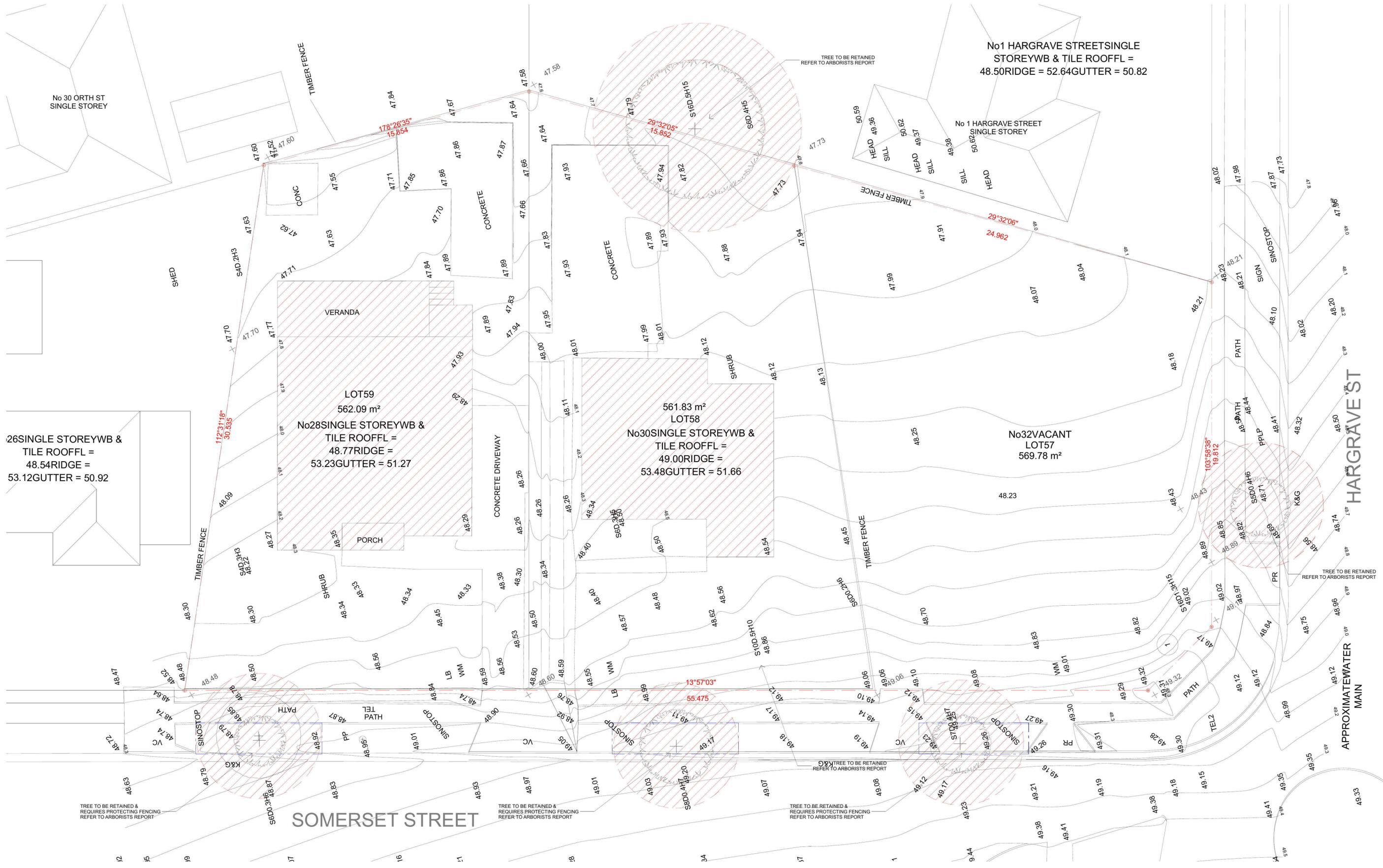


PROJECT
**28-32 SOMERSET ST
KINGSWOOD**

DRAWING TITLE
SITE ANALYSIS

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SCALE	DATE	DRAWN	JOB NO.	DRAWING NO.	REVISION
1:2000 @A1	03/06/2016		20072	DA0009	01



26 SINGLE STOREYWB & TILE ROOFL = 48.54
 RIDGE = 53.12
 GUTTER = 50.92

LOT 59
 562.09 m²
 No 28 SINGLE STOREYWB & TILE ROOFL = 48.77
 RIDGE = 53.23
 GUTTER = 51.27

LOT 58
 561.83 m²
 No 30 SINGLE STOREYWB & TILE ROOFL = 49.00
 RIDGE = 53.48
 GUTTER = 51.66

No 1 HARGRAVE STREET SINGLE STOREYWB & TILE ROOFL = 48.50
 RIDGE = 52.64
 GUTTER = 50.82

No 32 VACANT LOT 57
 569.78 m²

SOMERSET STREET

HARGRAVE STREET



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>

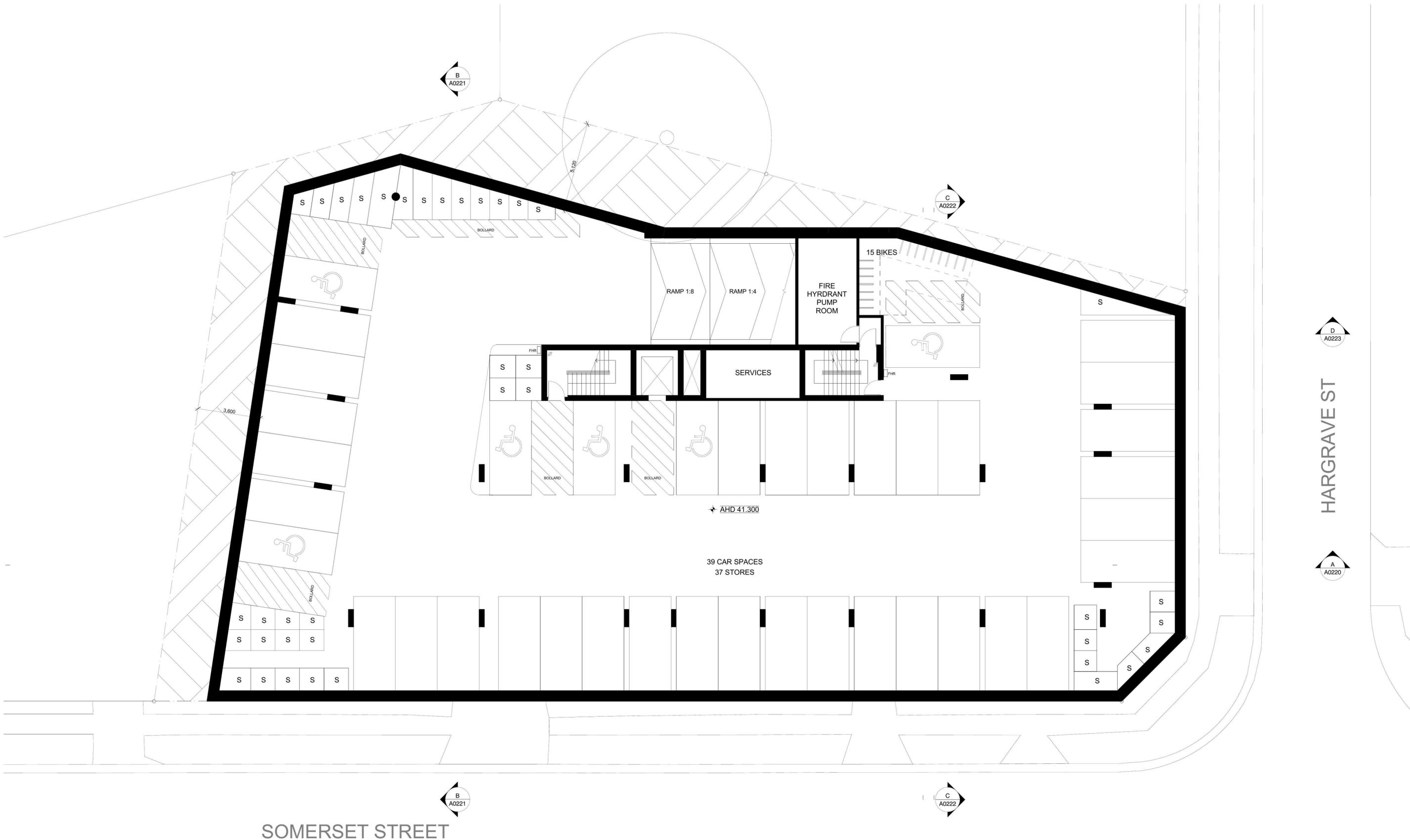


PROJECT
 28-32 SOMERSET ST
 KINGSWOOD

DRAWING TITLE
 SURVEY / DEMOLITION
 PLAN

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
1:100 @A1	03/06/2016			20072	DA0020	01

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SOMERSET STREET

HARGRAVE ST

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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>



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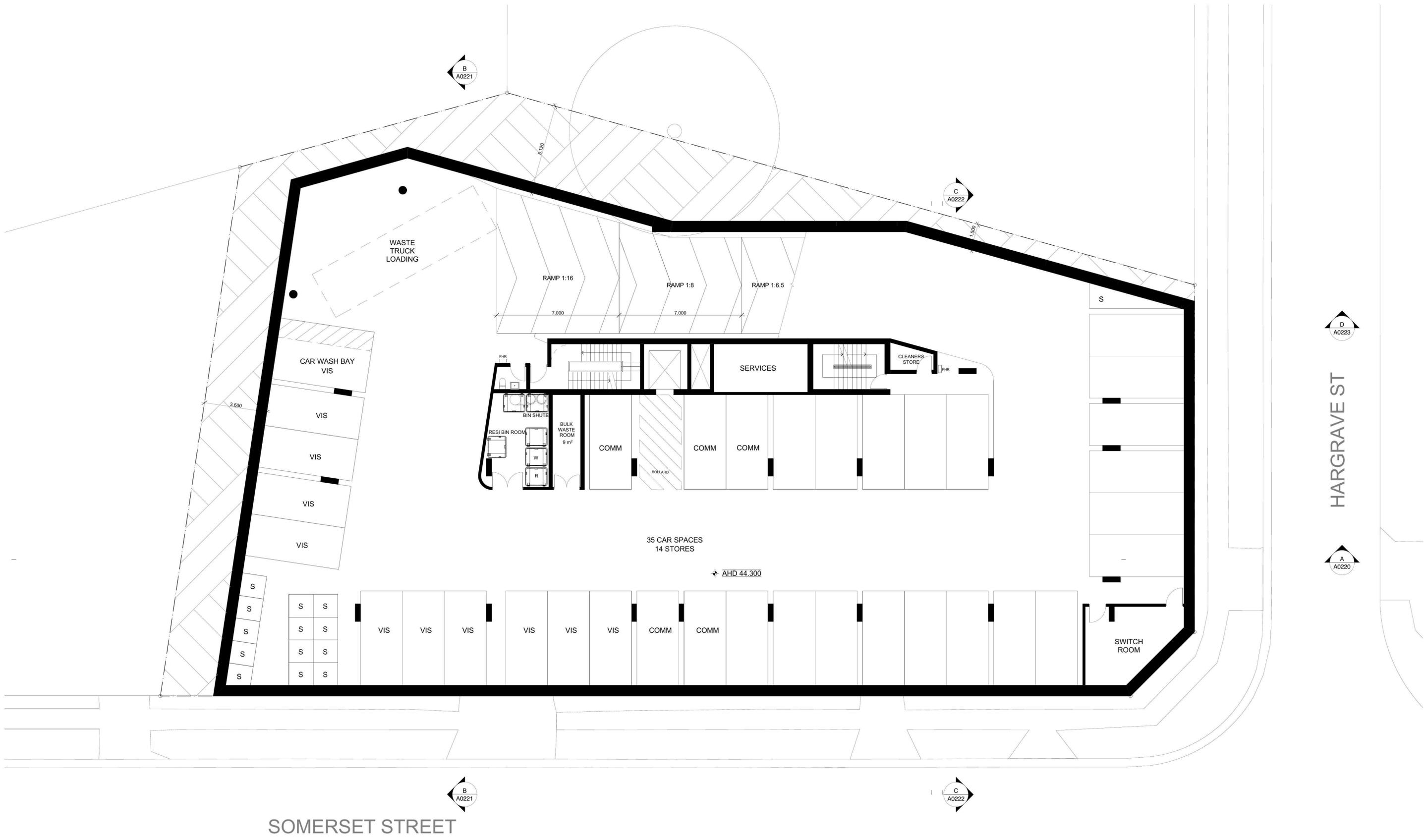
Sydney Melbourne Brisbane

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Sydney NSW 2000 Australia
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Plus Architecture Sydney Pty Ltd
ACN 600506303



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE BASEMENT 02
SCALE 1:100 @A1	DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0098
	REVISION 01



SOMERSET STREET

HARGRAVE ST

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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	<input type="checkbox"/>



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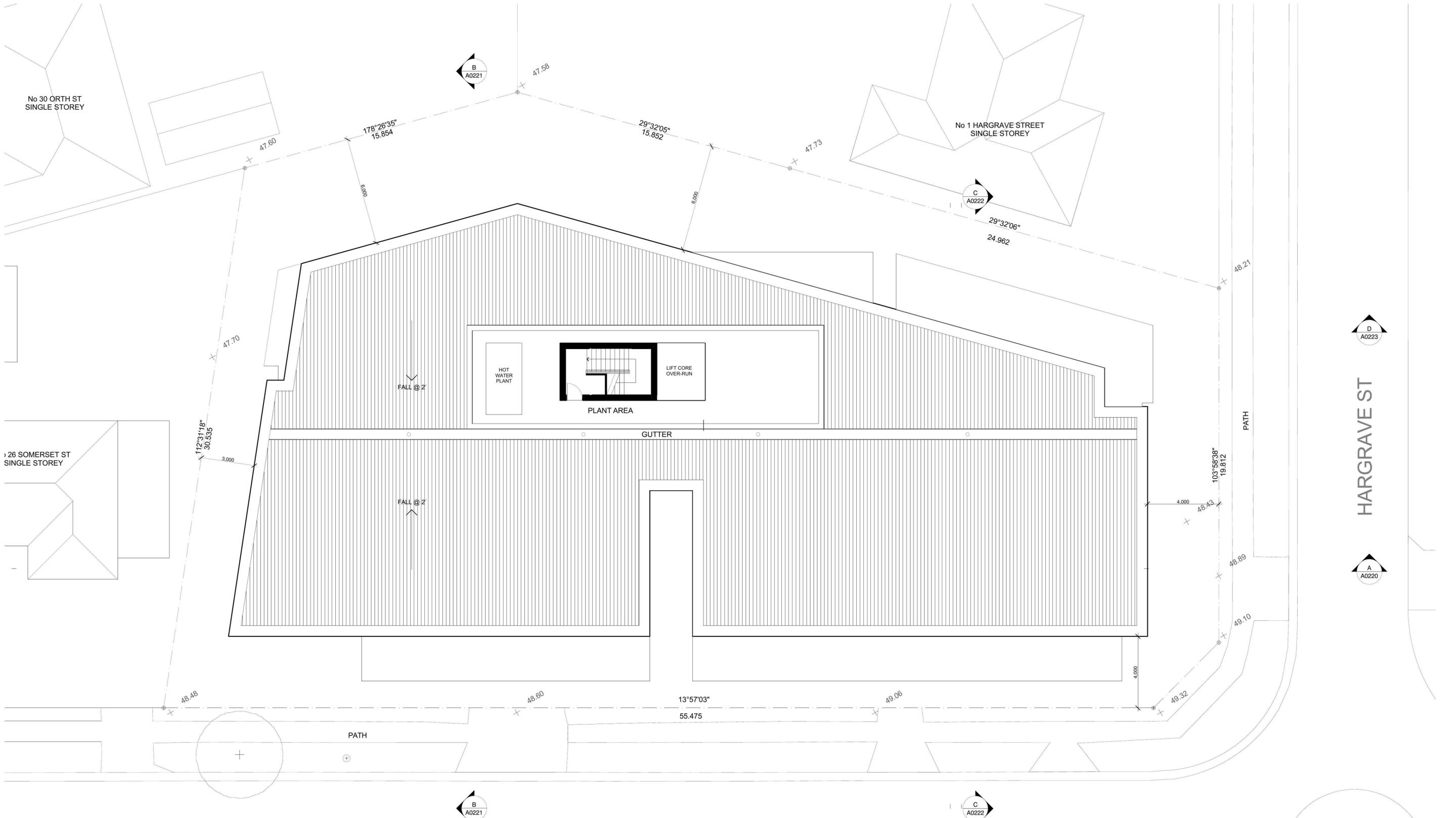
Sydney Melbourne Brisbane

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Sydney NSW 2000 Australia
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TELEPHONE +61 2 8623 7000
Plus Architecture Sydney Pty Ltd
ACN 600506303



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE BASEMENT 01
SCALE 1:100 @A1	DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0099
	REVISION 01



SOMERSET STREET

HARGRAVE ST

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE ROOF
SCALE 1:100 @A1	PLOT DATE 03/06/2016
DATE 03/06/2016	CHECKED PDS
DRAWN RM	JOB NO. 20072
DRAWING NO. DA0106	REVISION 01

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EXTERNAL MATERIALS



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE NORTH ELEVATION
SCALE 1:100, 1:1.57, 1:1.82, 1:0.30, 1:1.74, 1:1.20, 1:0.44 @A1	DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0200
	REVISION 01

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EXTERNAL MATERIALS



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE EAST ELEVATION
DATE 03/06/2016	PLOT DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0201
	REVISION 01

SCALE 1:100, 1:1.56, 1:1.82, 1:1.74, 1:1.20, 1:0.44, 1:0.30 @A1	
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0201
	REVISION 01



EXTERNAL MATERIALS



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT: 28-32 SOMERSET ST KINGSWOOD
 DRAWING TITLE: SOUTH ELEVATION
 SCALE: 1:5.14, 1:0.28, 1:4.44, 1:1.74, 1:0.53, 1:1.82, 1:1.00, 1:0.84, 1:1.20, 1:0.
 DATE: 08/06/2016
 DRAWN: RM
 CHECKED: PDS
 JOB NO.: 20072
 DRAWING NO.: DA0202
 REVISION: 01

DATE	REVISION	BY	CHK	NO.



EXTERNAL MATERIALS



DATE	REVISION	BY	CHK	NO.
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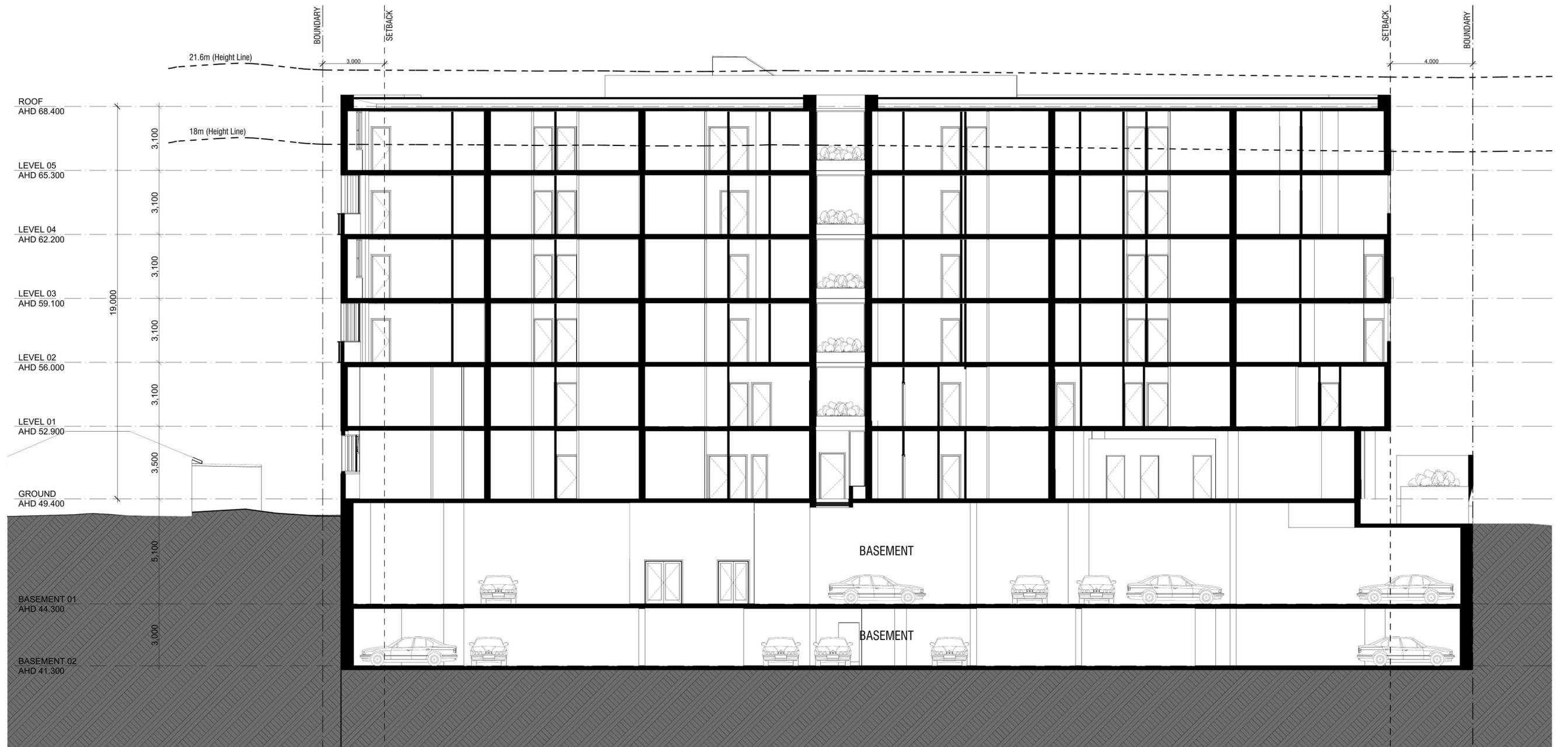
DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE WEST ELEVATION
DATE 08/06/2016	PLOT DATE 03/06/2016
DRAWN RM	CHECKED PDS
JOB NO. 20072	DRAWING NO. DA0203 01

SCALE 1:2.53, 1:100, 1:1.82, 1:1.74, 1:1.20, 1:0.44, 1:0.30, 1:1.57 @A1	
REVISION	



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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	<input type="checkbox"/>
	<input type="checkbox"/>



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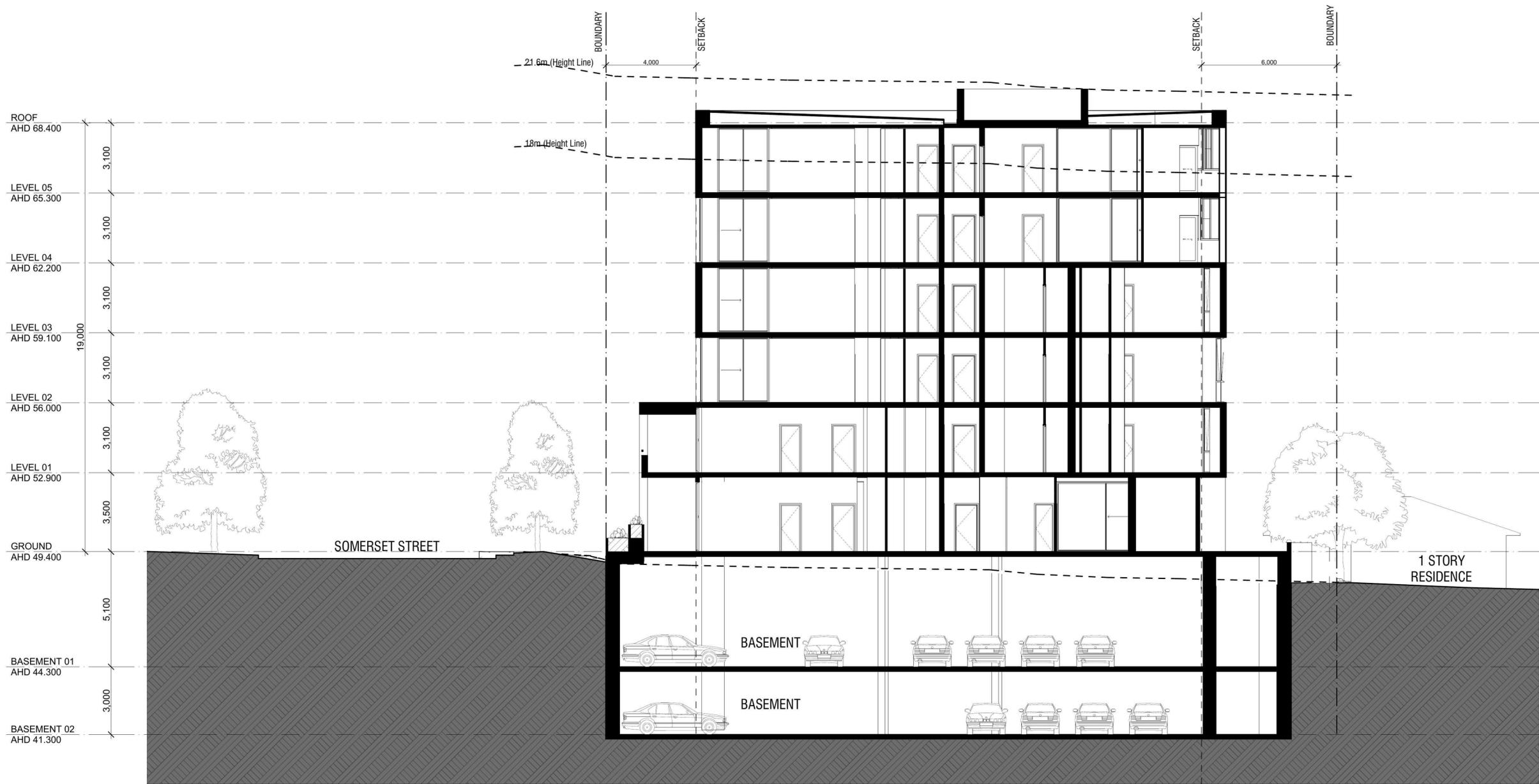


PROJECT
**28-32 SOMERSET ST
KINGSWOOD**

DRAWING TITLE
SECTION A-A

SCALE 1:100 @A1	PLOT DATE 03/06/2016	REVISION 01
DATE 03/06/2016	CHECKED PDS	
DRAWN RM	JOB NO. 20072	DRAWING NO. DA0220

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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

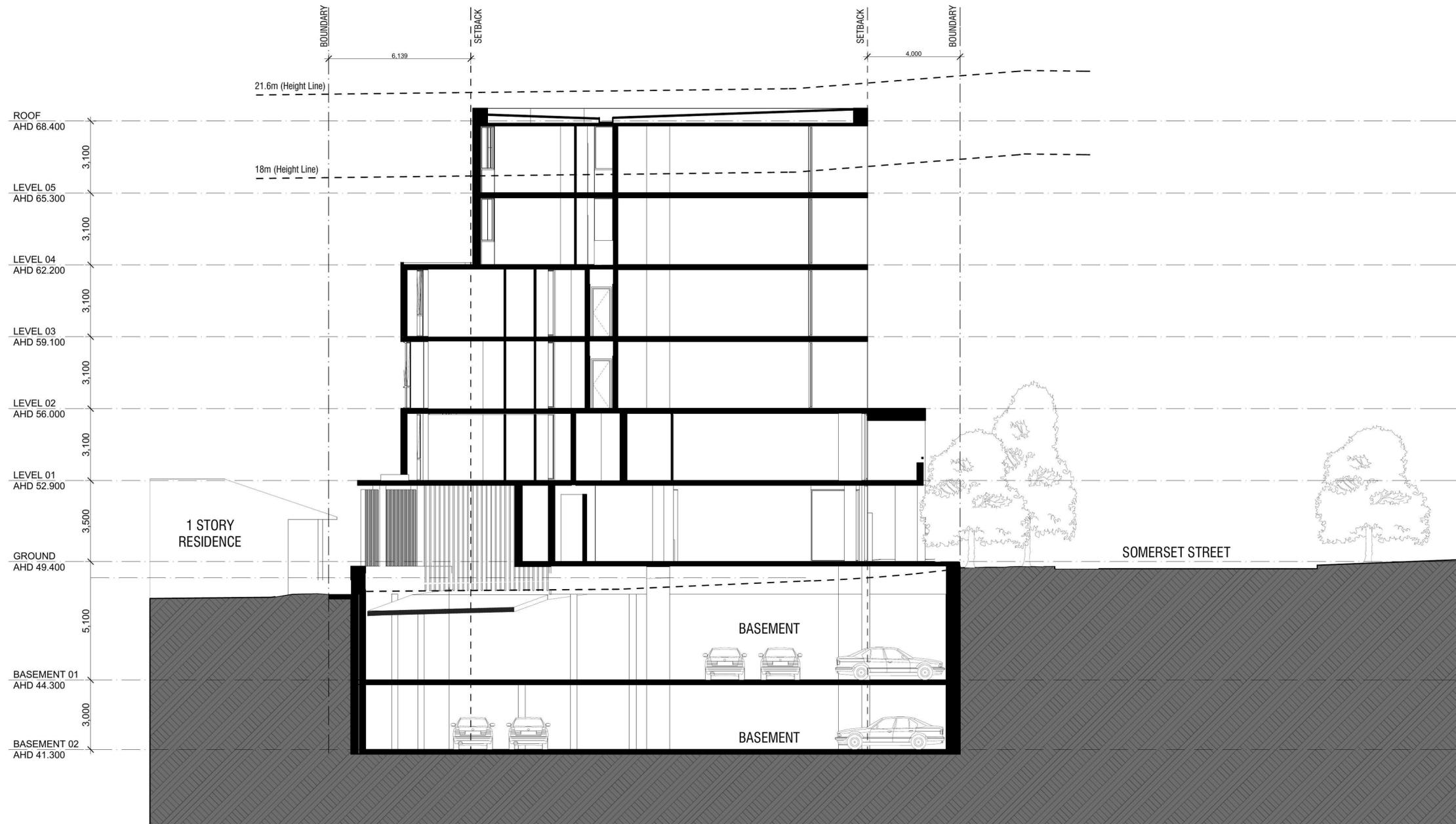
CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



plus architecture logo featuring a large black cross symbol above the word 'plus' in a bold, sans-serif font, with 'architecture' in a smaller font below it. Below the logo, the text reads: 'Sydney Melbourne Brisbane', 'Level 4, 66 Clarence Street Sydney NSW 2009 Australia', 'arch@plusarchitecture.com.au www.plusarchitecture.com.au', 'TELEPHONE +61 2 8623 7000', and 'Plus Architecture Sydney Pty Ltd ACN 600506303'.



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE SECTION B-B
SCALE 1:100 @A1	PLOT DATE 03/06/2016
DATE 03/06/2016	CHECKED PDS
DRAWN RM	JOB NO. 20072
	DRAWING NO. DA0221
	REVISION 01



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

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Structural Engineers	<input type="checkbox"/> Northrop
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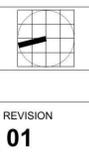
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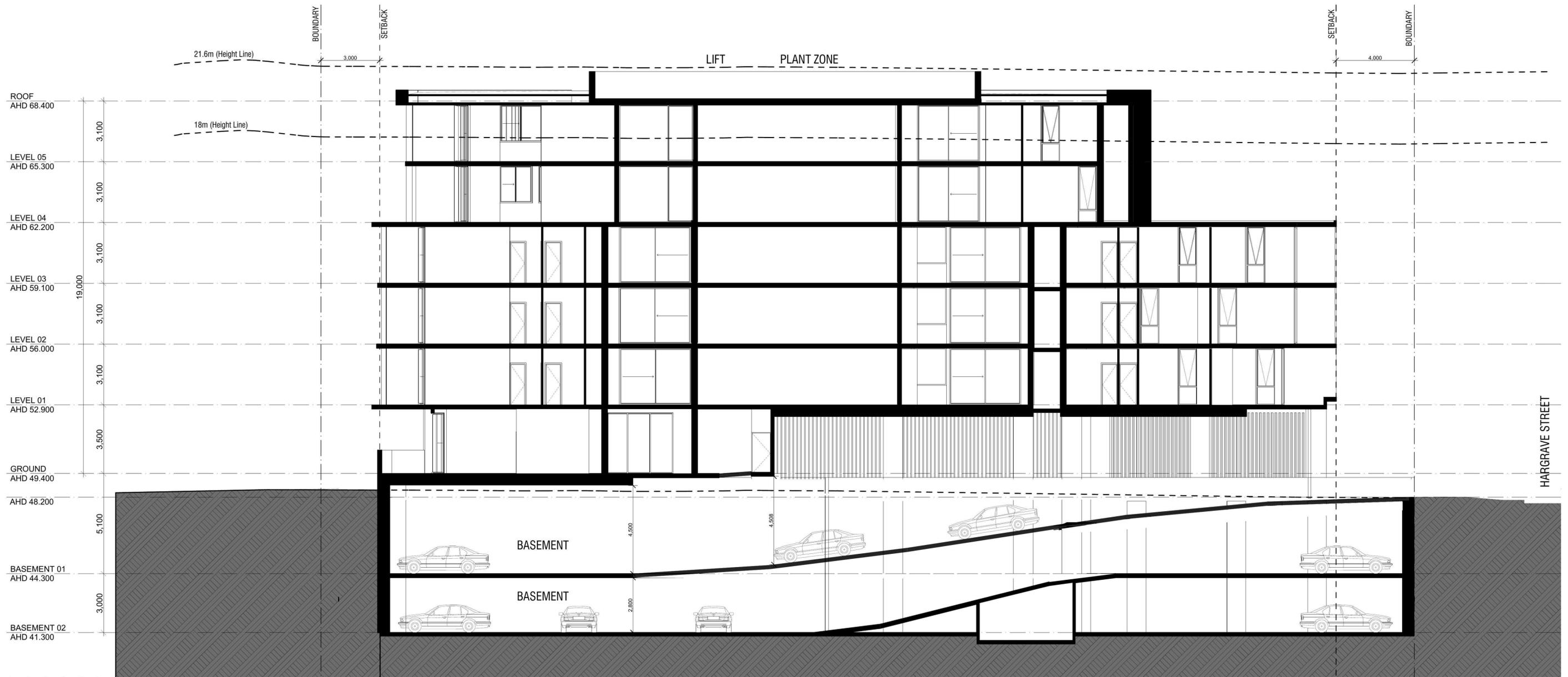
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PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE SECTION C-C
SCALE 1:100 @A1	PLOT DATE 03/06/2016
DATE 03/06/2016	CHECKED PDS
DRAWN RM	JOB NO. 20072
DRAWING NO. DA0222	REVISION 01





DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

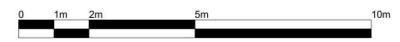
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Structural Engineers	<input type="checkbox"/> Northrop
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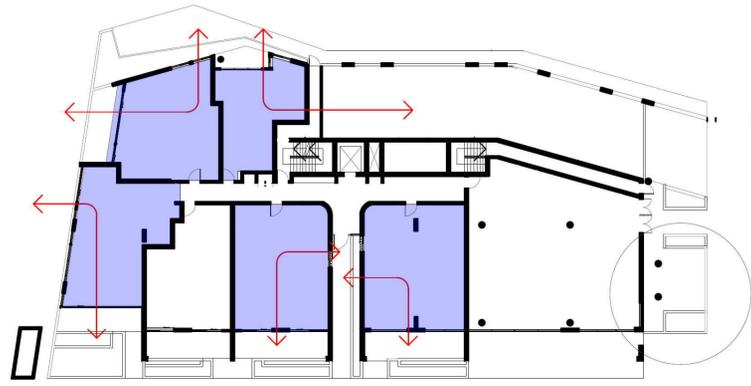
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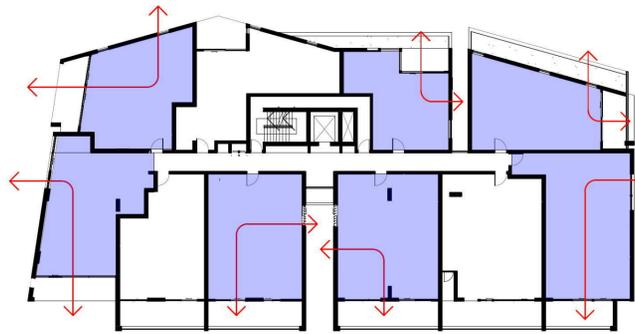
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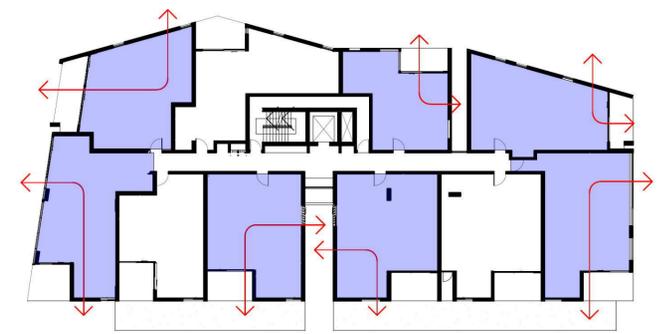
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SCALE 1:100 @A1	PLOT DATE 03/06/2016
DATE 03/06/2016	CHECKED
DRAWN	
JOB NO. 20072	DRAWING NO. DA0223
	REVISION 01



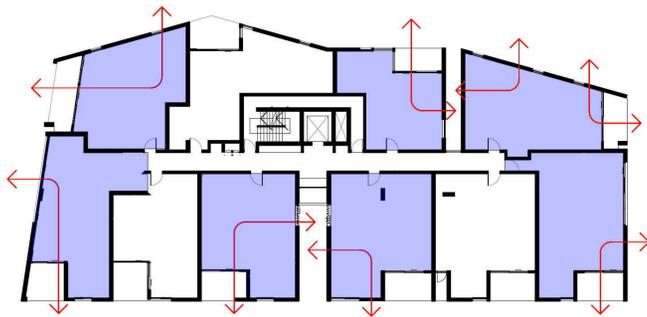
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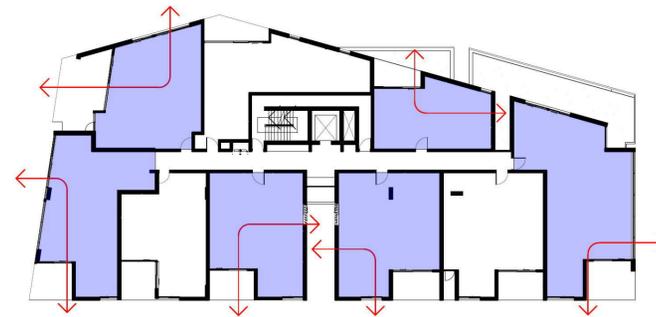
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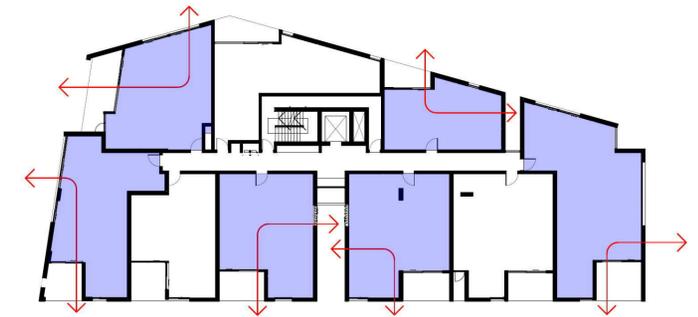
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

70% CROSS VENTILATION (38 OF 54)

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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
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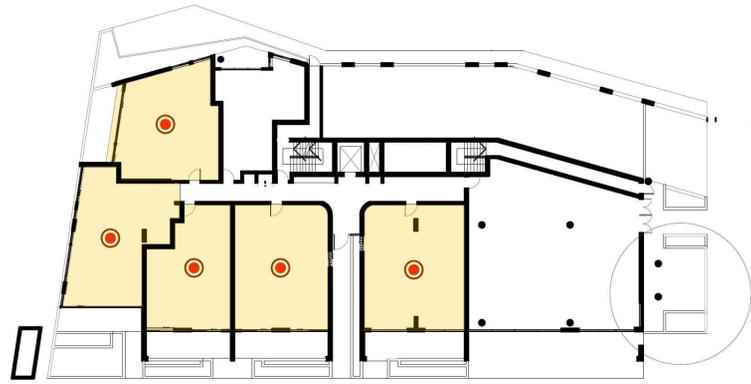
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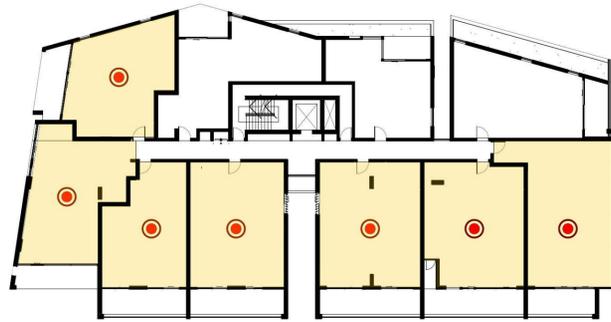
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PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE CROSS VENTILATION
SCALE NTS	
DATE 03/06/2016	PLOT DATE 03/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0245
	REVISION 01



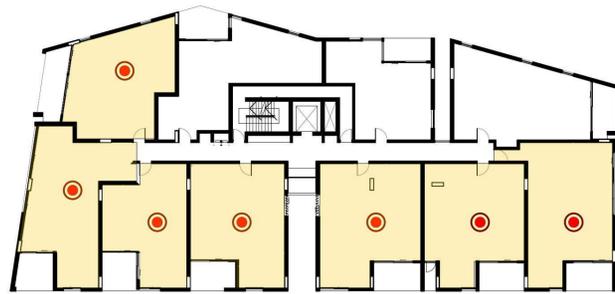
GROUND FLOOR



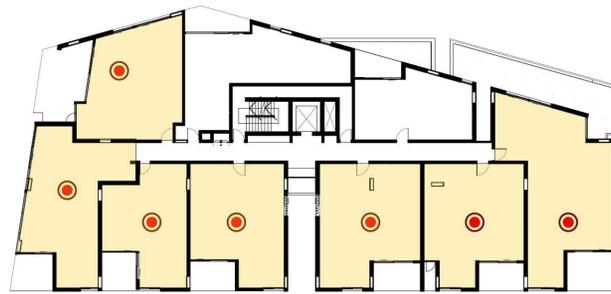
LEVEL 1



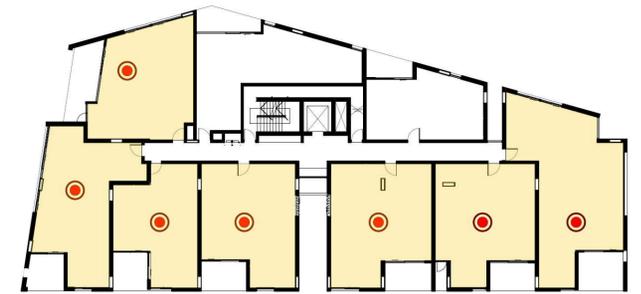
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

74% SOLAR ACCESS (40 OF 54)

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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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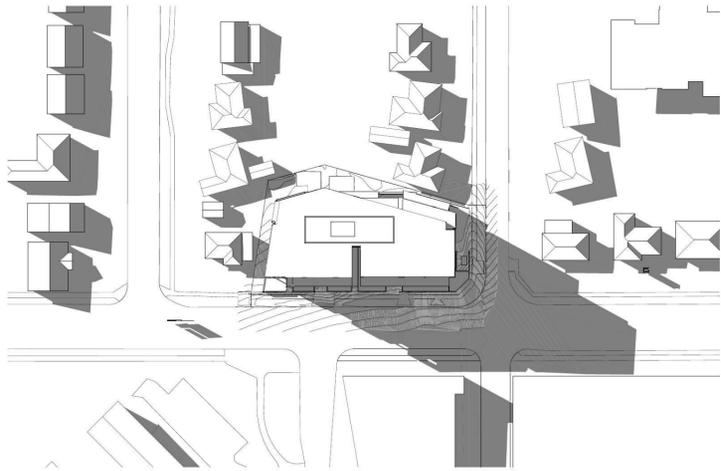
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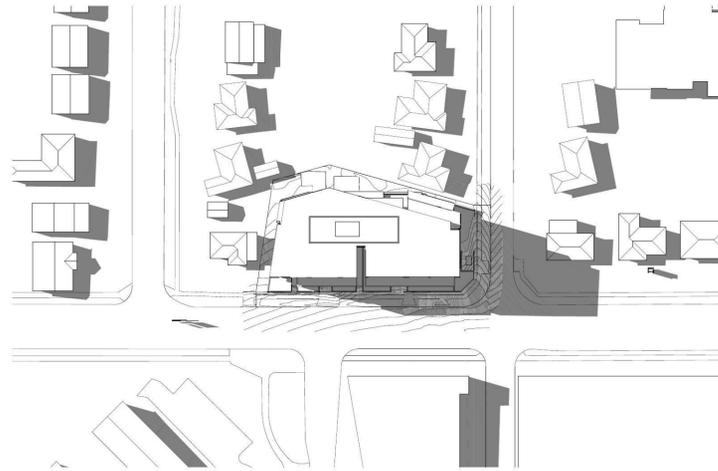
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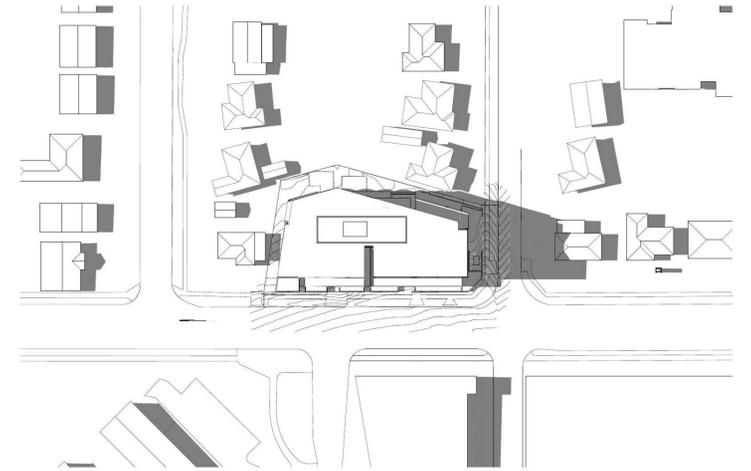
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DATE 03/06/2016		
DRAWN	CHECKED	
JOB NO. 20072	DRAWING NO. DA0246	REVISION 01



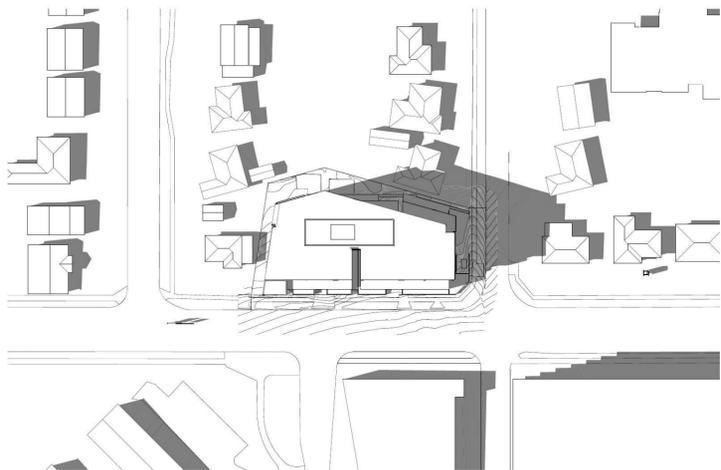
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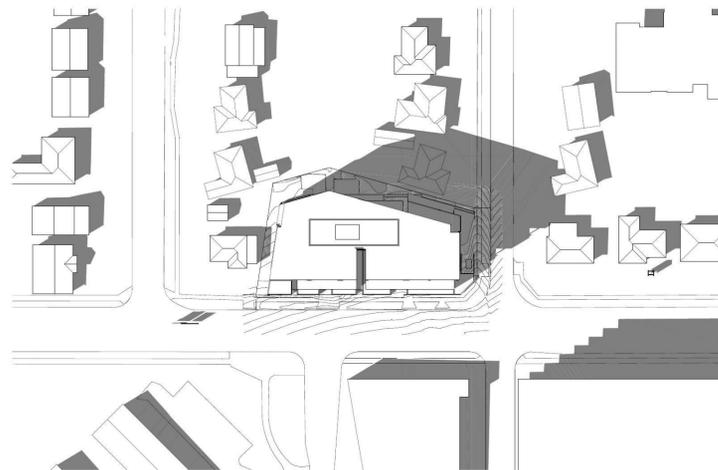
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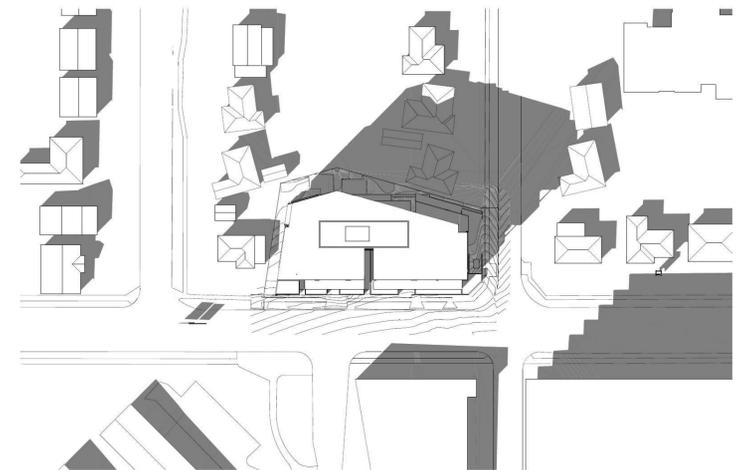
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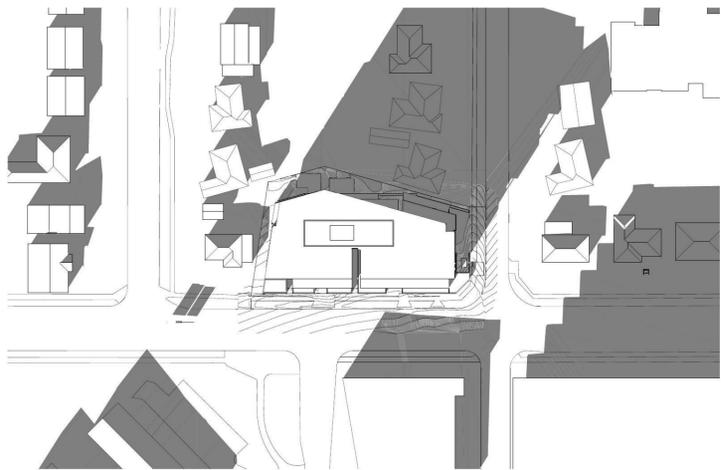
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22 JUNE 13:00



22 JUNE 14:00



22 JUNE 15:00

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01					

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>




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NTS	DA0247	01
DATE 03/06/2016	DRAWN	CHECKED
JOB NO. 20072		





DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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	<input type="checkbox"/>





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SCALE NTS	
DATE	PLOT DATE 10/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0350
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DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

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Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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SCALE	NTS	DATE	PLOT DATE
			10/06/2016
DRAWN		CHECKED	
JOB NO.	20072	DRAWING NO.	DA0351
		REVISION	01



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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20072		DA0352	
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SCALE	NTS	
DATE		
DRAWN		
JOB NO.	20072	
DRAWING NO.	DA0352	
REVISION	01	



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

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Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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SCALE NTS		
DATE	PLOT DATE 10/06/2016	
DRAWN	CHECKED	
JOB NO. 20072	DRAWING NO. DA0353	REVISION 01

28-32 SOMERSET STREET, KINGSWOOD

CONCEPT STORMWATER MANAGEMENT PLAN DEVELOPMENT APPLICATION



SOURCE : NEARMAP.COM.AU (©2015)

DRAWING SCHEDULE	
DRG No.	DRAWING TITLE
DA-C1.00	COVER SHEET, LOCALITY PLAN & DRAWING LIST
DA-C2.01	CONCEPT SEDIMENT & EROSION CONTROL PLAN
DA-C2.02	SEDIMENT & EROSION CONTROL DETAILS
DA-C3.01	CONCEPT STORMWATER MANAGEMENT PLAN
DA-C4.01	DRIVEWAY LONGITUDINAL SECTIONS
DA-C5.01	DETAILS SHEET

DRAWN: DESIGNED: M. CONDOU JOB MANAGER: A. DAVES VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	ISSUED FOR INFORMATION	JO		MC	07.06.16
2	ISSUED FOR DEVELOPMENT APPLICATION	JO		MC	09.06.16

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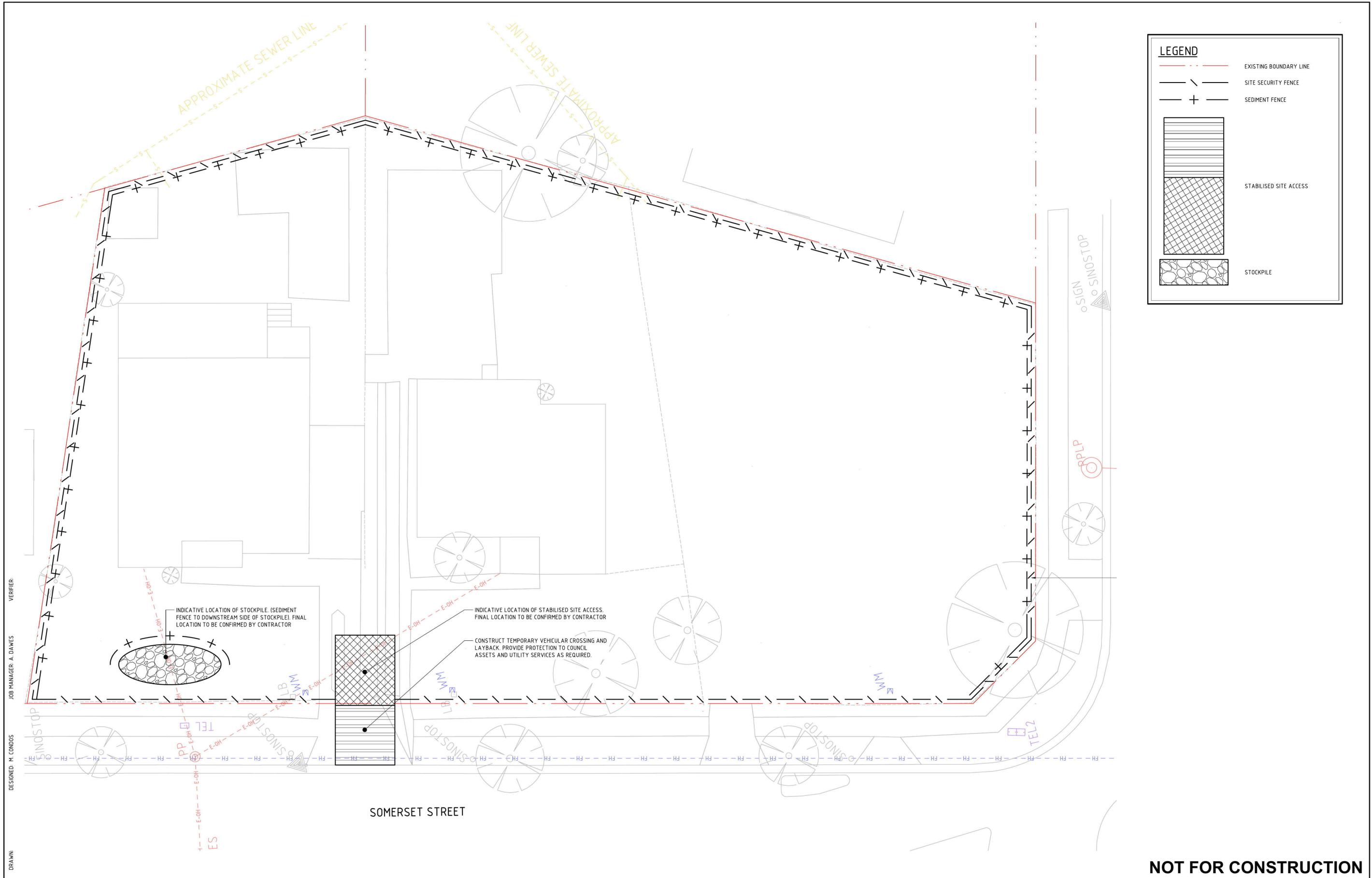
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PROJECT	28-32 SOMERSET STREET, KINGSWOOD
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DRAWING TITLE	DEVELOPEMENT APPLICATION COVER SHEET, LOCALITY PLAN & DRAWING LIST
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JOB NUMBER	151404
DRAWING NUMBER	DA-C1.00
REVISION	2
DRAWING SHEET SIZE = A1	



LEGEND

- EXISTING BOUNDARY LINE
- SITE SECURITY FENCE
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- STOCKPILE

DRAWN: M. CONDOS
 DESIGNED: M. CONDOS
 JOB MANAGER: A. DAVES
 VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
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2	ISSUED FOR DEVELOPMENT APPLICATION	JO		MC	09.06.16

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SCALE 1:100 @ A1

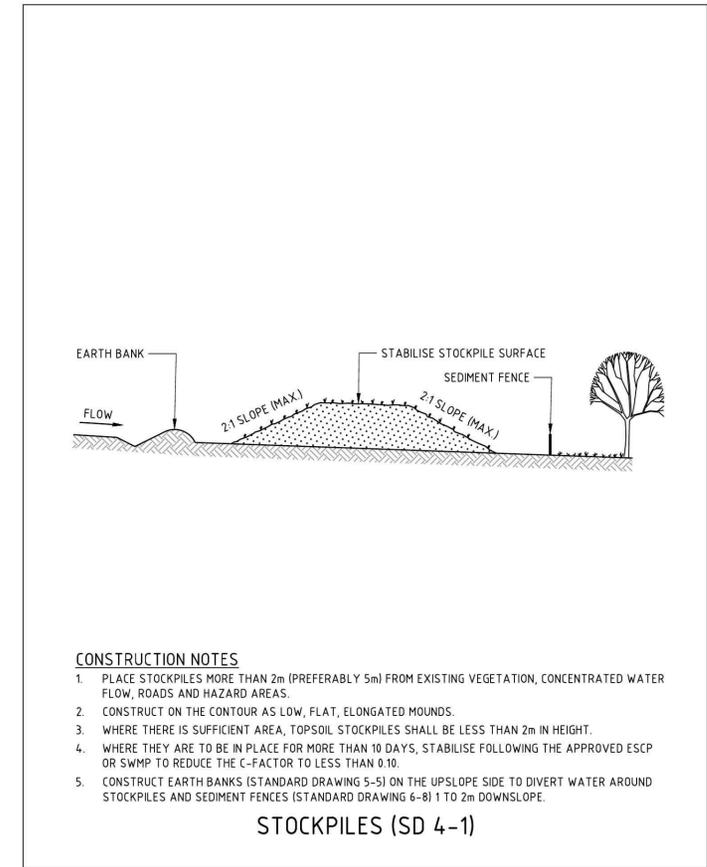
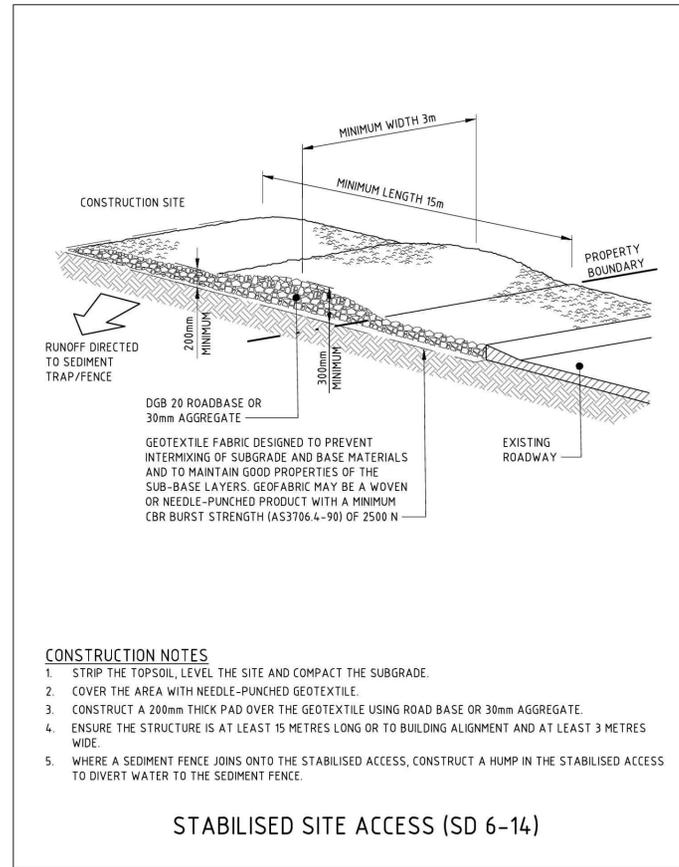
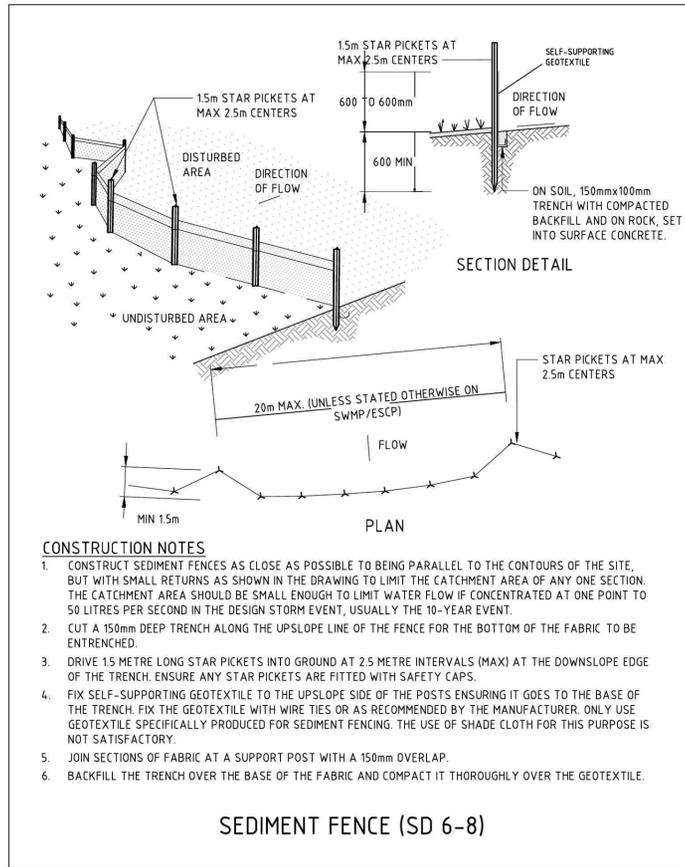
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PROJECT
28-32 SOMERSET STREET, KINGSWOOD

DRAWING TITLE
**DEVELOPMENT APPLICATION
CONCEPT SEDIMENT & EROSION CONTROL PLAN**

JOB NUMBER 151404	
DRAWING NUMBER DA-C2.01	REVISION 2
DRAWING SHEET SIZE = A1	



VERIFIER:

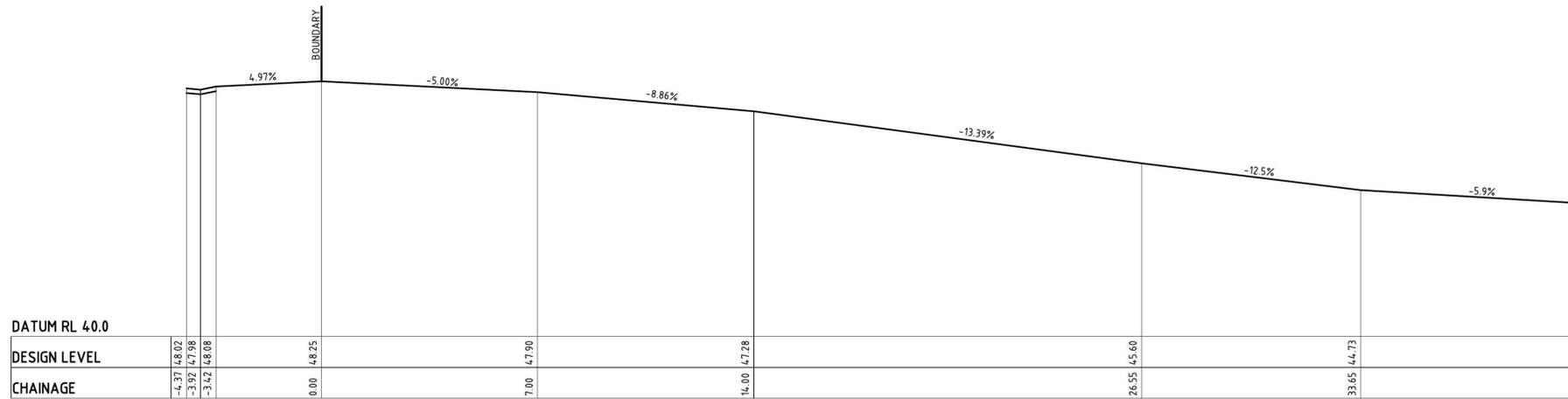
JOB MANAGER: A. DAVES

DESIGNED: M. CONDOS

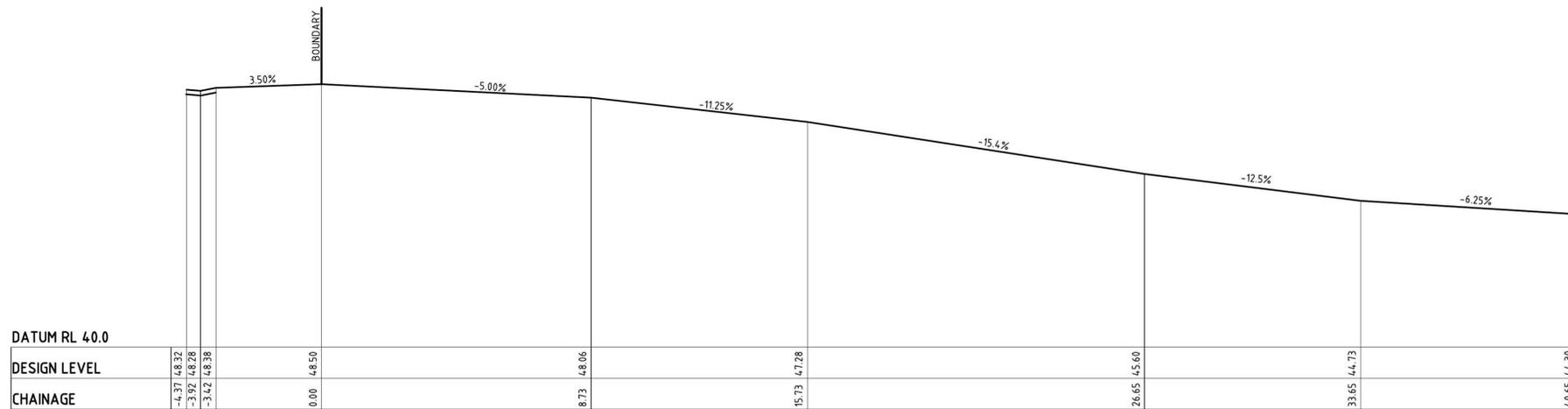
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER
1	ISSUED FOR INFORMATION	JO		MC	07.06.16	PURE PROJECTS			DEVELOPEMENT APPLICATION SEDIMENT & EROSION CONTROL DETAILS	151404
2	ISSUED FOR DEVELOPMENT APPLICATION	JO		MC	09.06.16					
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DRIVEWAY LONGITUDINAL SECTION 1



DRIVEWAY LONGITUDINAL SECTION 2

DRAWN: DESIGNED: M. CONDOCS JOB MANAGER: A. DAVIES VERIFIER:

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1	ISSUED FOR INFORMATION	JO		MC	07.06.16
2	ISSUED FOR DEVELOPMENT APPLICATION	JO		MC	09.06.16

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PURE PROJECTS

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SCALE 1:100 @ A1

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Sydney

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P.O. Box H171 Australia Square, NSW 1215
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
28-32 SOMERSET STREET, KINGSWOOD

DRAWING TITLE
DEVELOPEMENT APPLICATION DRIVEWAY LONGITUDINAL SECTIONS

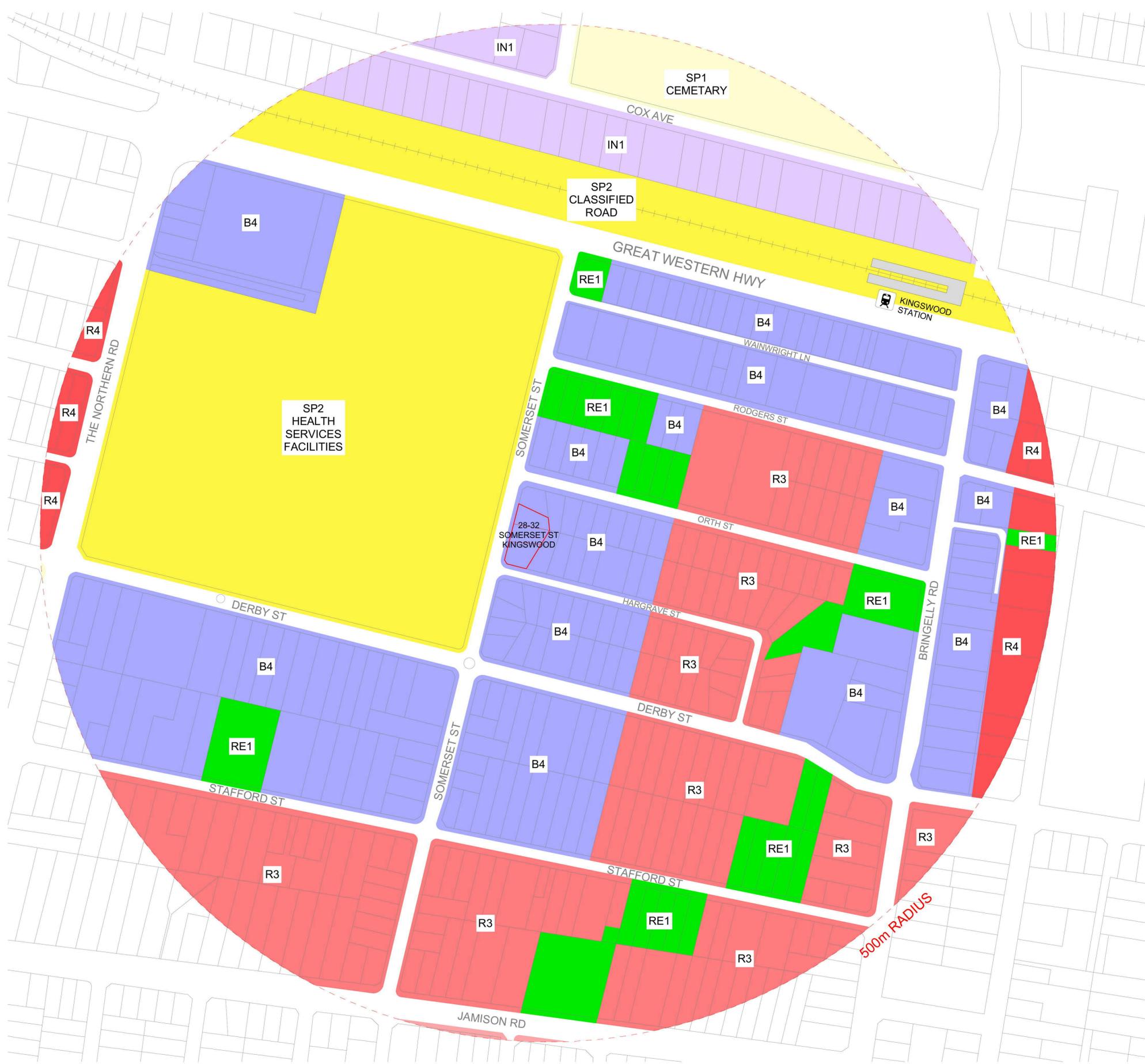
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DRAWING NUMBER DA-C4.01	REVISION 2
DRAWING SHEET SIZE = A1	



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 Assessor Name: Samantha Anderson
 Accreditation no.: 60832
 Certificate date: 16 June 2016
 Dwelling Address: 28-32 Somerset Street Kingswood, NSW 2747
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Component	Area	Notes	Rating
Roof
Walls
Floors
Windows
Doors
Services
Systems
Other



ZONING

- B4 MIXED USE
- IN1 GENERAL INDUSTRIAL
- R3 MEDIUM DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- RE1 PUBLIC RECREATION
- SP1 SPECIAL ACTIVITIES
- SP2 INFRASTRUCTURE

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

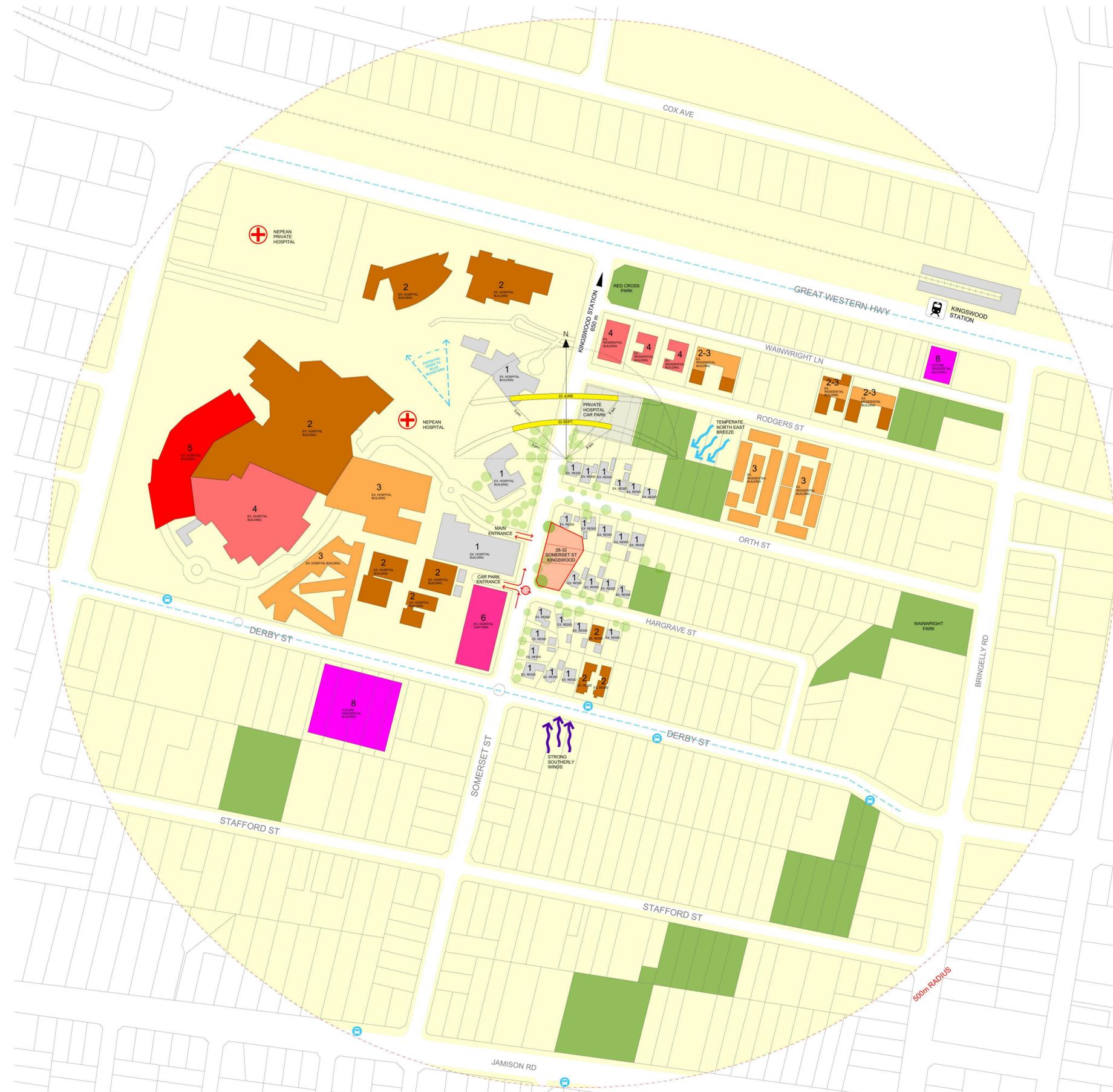
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Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE CONTEXTUAL ANALYSIS
SCALE NTS	DATE 4/06/2016
DRAWN	CHECKED
JOB NO. 20072	DRAWING NO. DA0008
	REVISION 01



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Component	Area	Star Rating	Notes
Building 1	EX HOSPITAL BUILDING	1	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 2	EX HOSPITAL BUILDING	2	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 3	EX HOSPITAL BUILDING	3	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 4	EX HOSPITAL BUILDING	4	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 5	EX HOSPITAL BUILDING	5	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 6	EX HOSPITAL BUILDING	6	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 7	EX HOSPITAL BUILDING	2-3	Low energy consumption, high thermal mass, high insulation, high ventilation.
Building 8	EX HOSPITAL BUILDING	8	Low energy consumption, high thermal mass, high insulation, high ventilation.

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

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CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>

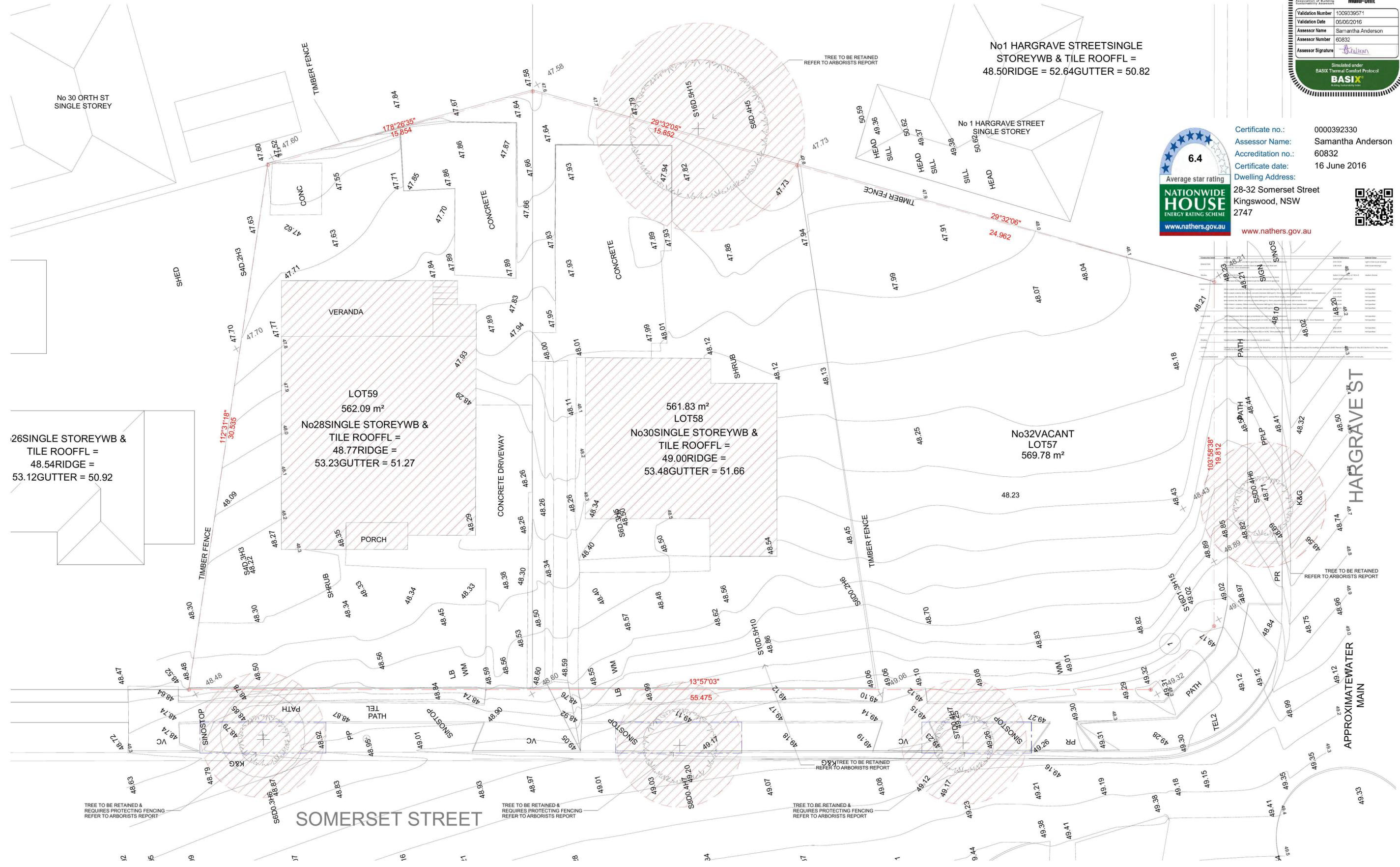


PROJECT: 28-32 SOMERSET ST KINGSWOOD
 DRAWING TITLE: SITE ANALYSIS
 SCALE: 1:2000 @A1
 DATE: 4/06/2016
 DRAWN:
 CHECKED:
 JOB NO.: 20072
 DRAWING NO.: DA0009
 REVISION: 01

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 28-32 Somerset Street
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26 SINGLE STOREYWB & TILE ROOFL =
 48.54 RIDGE =
 53.12 GUTTER = 50.92

LOT 59
 562.09 m²
 No 28 SINGLE STOREYWB & TILE ROOFL =
 48.77 RIDGE =
 53.23 GUTTER = 51.27

LOT 58
 561.83 m²
 No 30 SINGLE STOREYWB & TILE ROOFL =
 49.00 RIDGE =
 53.48 GUTTER = 51.66

No 32 VACANT LOT 57
 569.78 m²

No 1 HARGRAVE STREET SINGLE STOREYWB & TILE ROOFL =
 48.50 RIDGE = 52.64 GUTTER = 50.82

DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

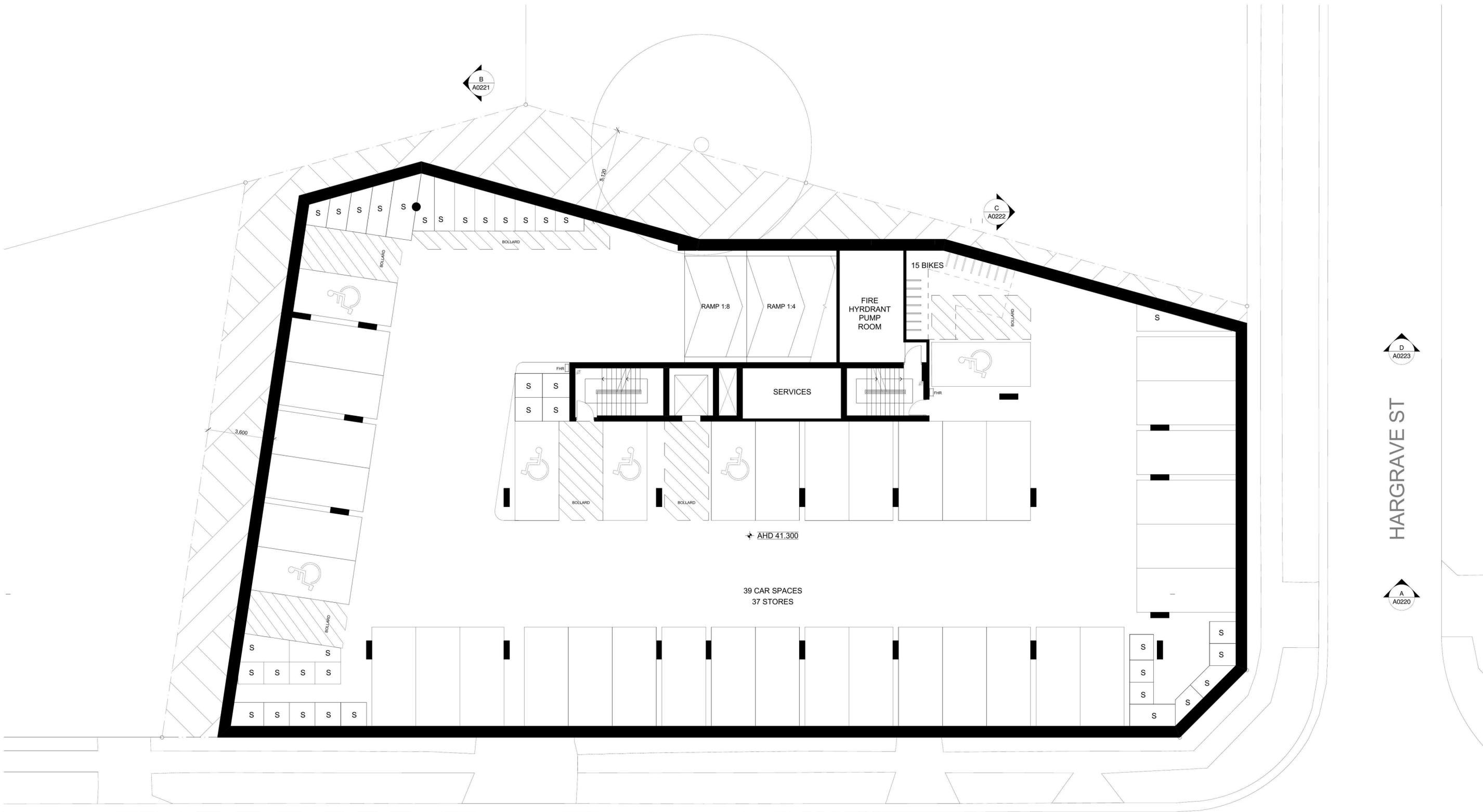
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CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT	DRAWING TITLE
28-32 SOMERSET ST KINGSWOOD	SURVEY / DEMOLITION PLAN

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
1:100 @A1	4/06/2016			20072	DA0020	01



SOMERSET STREET

Component	Model	Material	U-value	Notes
Roof	0.15m concrete slab	0.15m concrete slab	0.15	
Walls	0.2m brickwork	0.2m brickwork	0.2	
Floors	0.1m concrete slab	0.1m concrete slab	0.1	
Windows	Double glazed	Double glazed	0.5	
Doors	Insulated	Insulated	0.5	
Glazing	Double glazed	Double glazed	0.5	
Partitions	0.1m concrete slab	0.1m concrete slab	0.1	
Stairs	0.1m concrete slab	0.1m concrete slab	0.1	
Services	0.1m concrete slab	0.1m concrete slab	0.1	



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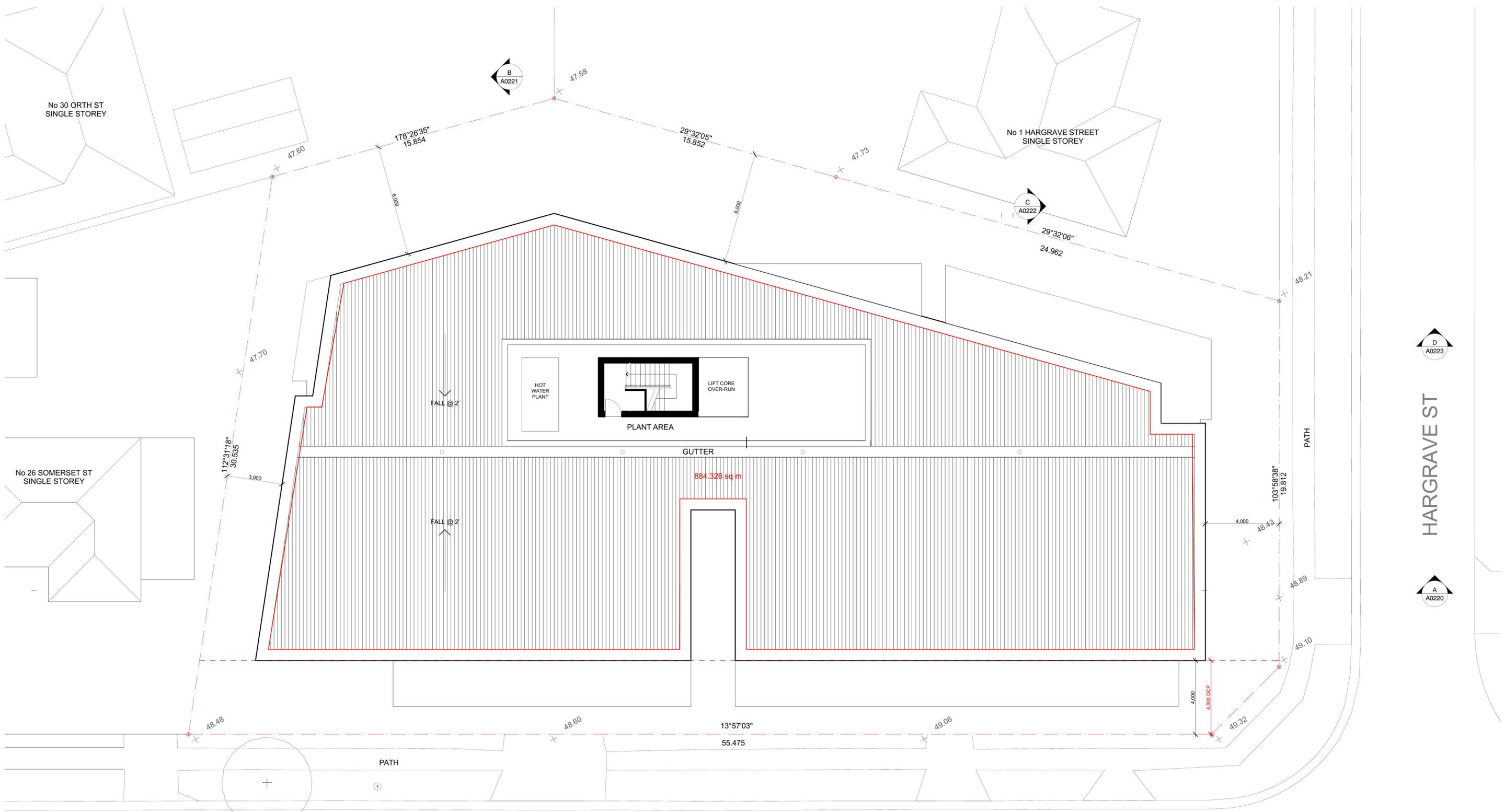
DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	NAME
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT	28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE	BASEMENT 02
SCALE	1:100 @A1	DATE	4/06/2016
DRAWN		CHECKED	
JOB NO.	20072	DRAWING NO.	DA0098
		REVISION	01



HARGRAVE ST

SOMERSET STREET



Component	Model	Material	Method	Notes
Roof	0.150	0.050	0.050	...
Wall	0.150	0.050	0.050	...
Floor	0.150	0.050	0.050	...
Window	0.150	0.050	0.050	...
Door	0.150	0.050	0.050	...
Glazing	0.150	0.050	0.050	...
Shading	0.150	0.050	0.050	...
Plant	0.150	0.050	0.050	...
Lighting	0.150	0.050	0.050	...
Internal	0.150	0.050	0.050	...
External	0.150	0.050	0.050	...
Soil	0.150	0.050	0.050	...
Vegetation	0.150	0.050	0.050	...
Wind	0.150	0.050	0.050	...
Thermal	0.150	0.050	0.050	...
Acoustic	0.150	0.050	0.050	...
Visual	0.150	0.050	0.050	...
Other	0.150	0.050	0.050	...



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ADG SETBACK SUMMARY		
BUILDING HEIGHT	HABITABLE AND BALC.	NON-HABITABLE
UP TO 12m (4 STOREYS)	6m	3m
UP TO 25m (5-8 STOREYS)	9m	4.5m

DATE	REVISION	BY	CHK	NO.
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CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT	DRAWING TITLE
28-32 SOMERSET ST KINGSWOOD	ROOF

SCALE	DATE	PLOT DATE
1:100 @A1	4/06/2016	4/06/2016

DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
RM	PDS	20072	DA0106	01

Component	Material	U-value	Weight
Roof	Concrete slab on steel joists with 100mm EPS insulation	0.15	150 kg/m²
Walls	200mm brickwork with 50mm EPS insulation	0.25	250 kg/m²
Floors	100mm concrete on steel joists with 50mm EPS insulation	0.15	150 kg/m²
Windows	Double glazed aluminium window with 16mm air gap	1.8	15 kg/m²
Doors	Double glazed aluminium door with 16mm air gap	2.5	25 kg/m²



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EXTERNAL MATERIALS



DATE	REVISION	BY	CHK	NO.
03.06.16	ISSUED FOR DA	RM	PDS	01

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CONSULTANTS	
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Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>

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 arch@plusarchitecture.com.au www.plusarchitecture.com.au
 TELEPHONE +61 2 8623 7000
 Plus Architecture Sydney Pty Ltd ACN 600506303

PROJECT	DRAWING TITLE	SCALE
28-32 SOMERSET ST KINGSWOOD	SOUTH ELEVATION	1:100 @A1
DATE	PLOT DATE	
08/12/2015	4/06/2016	
DRAWN	CHECKED	
RM	PDS	
JOB NO.	DRAWING NO.	REVISION
20072	DA0202	01



Item	Material	Brand/Supplier	Notes
1	Dark Facade Panel	AF2	Dark facade panel, 1200x2400mm, powder coated steel.
2	Applied Finish to Masonry - White	AF1	Applied finish to masonry, white, 1200x2400mm.
3	Applied Finish to Masonry - Dark	AF3	Applied finish to masonry, dark, 1200x2400mm.
4	Fins - Metal (Vertical)	F1	Fins - metal (vertical), 1200x2400mm, powder coated steel.
5	Metal Cladding Black	M1	Metal cladding black, 1200x2400mm, powder coated steel.



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03.06.16	ISSUED FOR DA	RM	PDS	01

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Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>



PROJECT 28-32 SOMERSET ST KINGSWOOD	DRAWING TITLE WEST ELEVATION
SCALE 1:100 @A1	DATE 08/12/2015
DRAWN RM	CHECKED PDS
JOB NO. 20072	DRAWING NO. DA0203 01

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Item	Description	Quantity	Unit	Value
1	Roof	1	m ²	1.00
2	Level 05	1	m ²	1.00
3	Level 04	1	m ²	1.00
4	Level 03	1	m ²	1.00
5	Level 02	1	m ²	1.00
6	Level 01	1	m ²	1.00
7	Basement 01	1	m ²	1.00
8	Basement 02	1	m ²	1.00
9	Ground Floor	1	m ²	1.00



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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

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Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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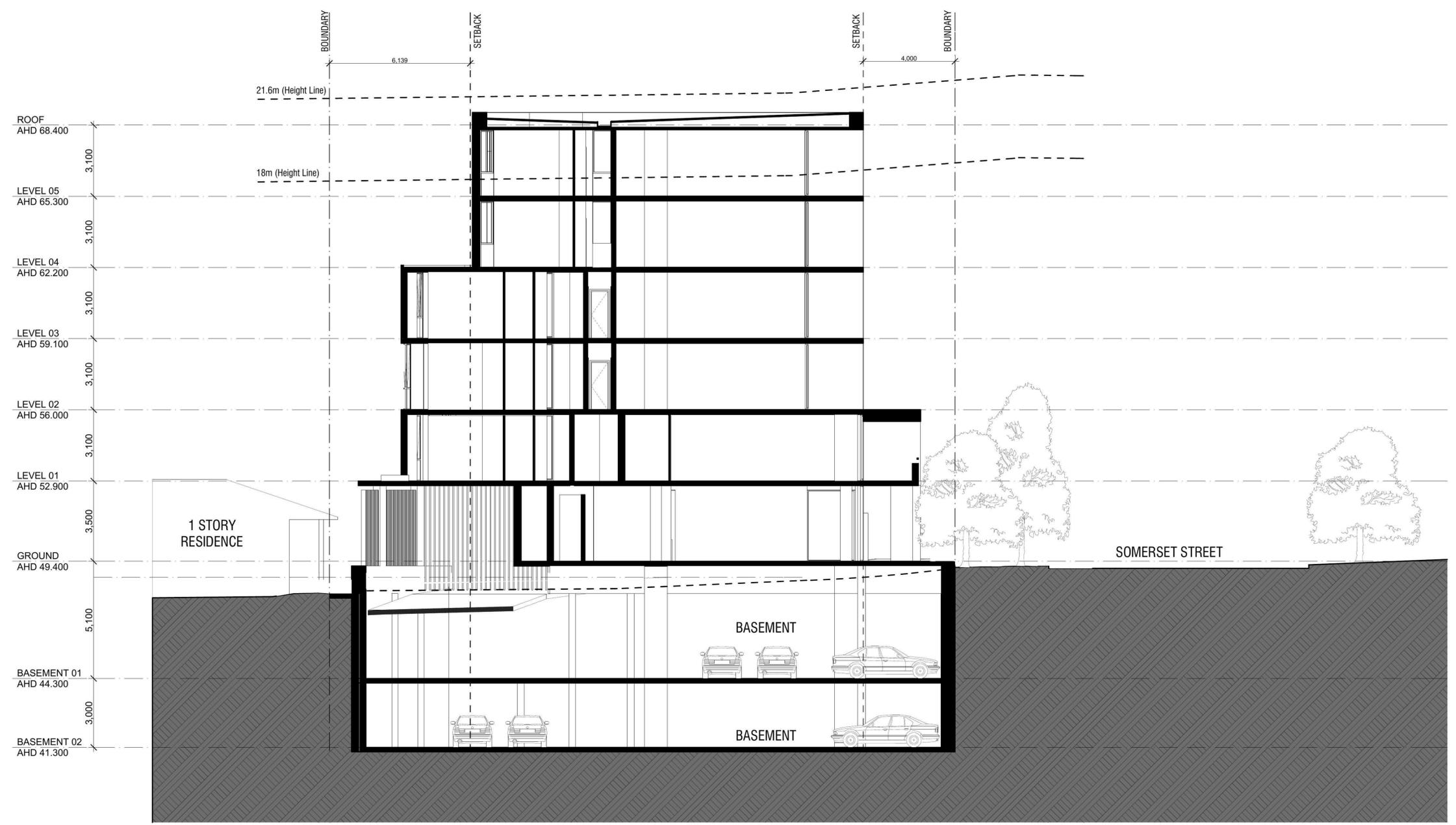
PROJECT	DRAWING TITLE
28-32 SOMERSET ST KINGSWOOD	SECTION A-A

SCALE	DATE	PLOT DATE	CHECKED	DRAWING NO.	REVISION
1:100 @A1	4/06/2016	4/06/2016	PDS	20072	DA0220 01

Section	Rating	Section Description	Section Title
Roof	6.0	Roof structure and insulation	Roof
Walls	6.0	External walls and insulation	Walls
Floors	6.0	Floor structure and insulation	Floors
Windows	6.0	Window structure and insulation	Windows
Doors	6.0	Door structure and insulation	Doors
Services	6.0	Service ducts and insulation	Services
Overall	6.4	Overall energy performance	Overall



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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Medland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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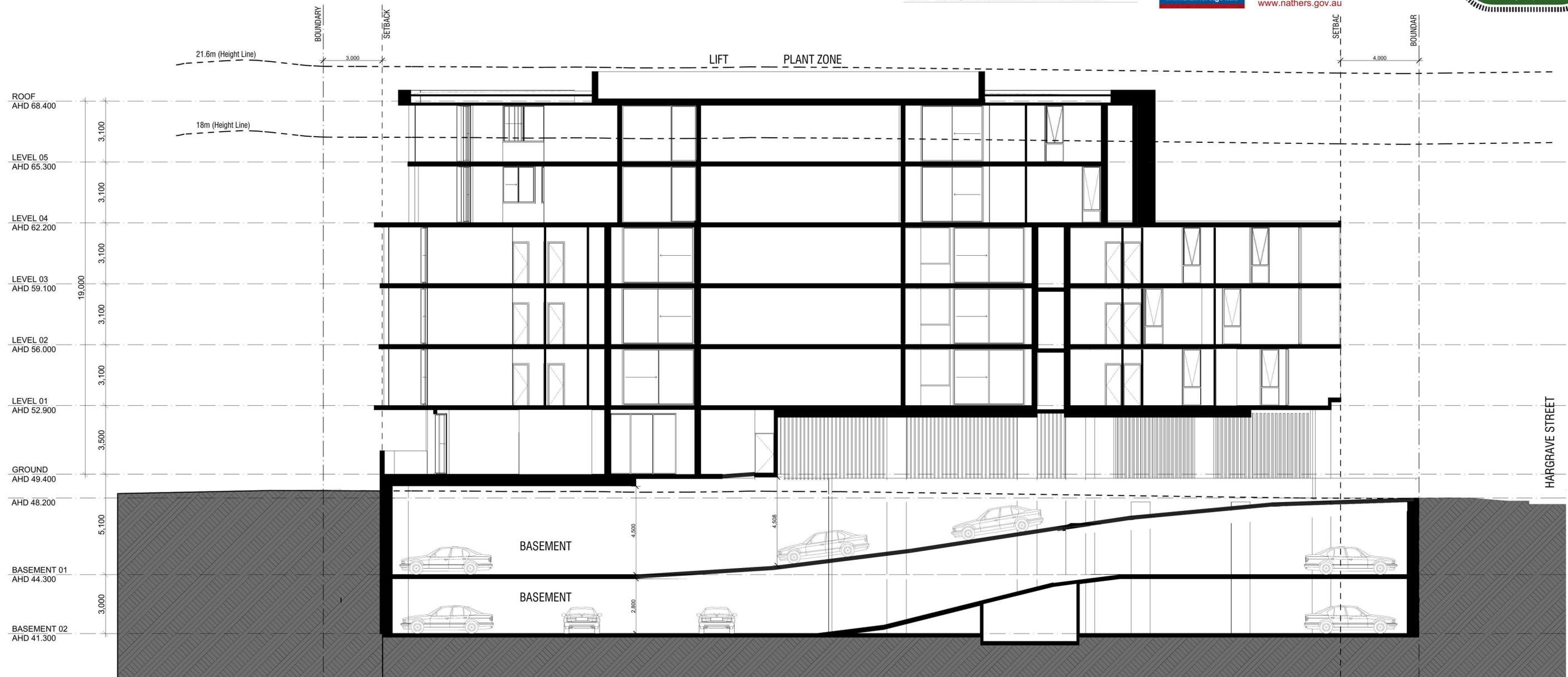
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SCALE 1:100 @A1	DATE 4/06/2016
DRAWN RM	CHECKED PDS
JOB NO. 20072	DRAWING NO. DA0222
	REVISION 01

Item	Rating	Notes	Assessment
Structure	6.4	Structure is well detailed and constructed in accordance with the relevant standards.	6.4
Services	6.4	Services are well detailed and constructed in accordance with the relevant standards.	6.4
Envelope	6.4	Envelope is well detailed and constructed in accordance with the relevant standards.	6.4
Systems	6.4	Systems are well detailed and constructed in accordance with the relevant standards.	6.4
Overall	6.4	Overall performance is well detailed and constructed in accordance with the relevant standards.	6.4



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03.06.16	ISSUED FOR DA	RM	PDS	01

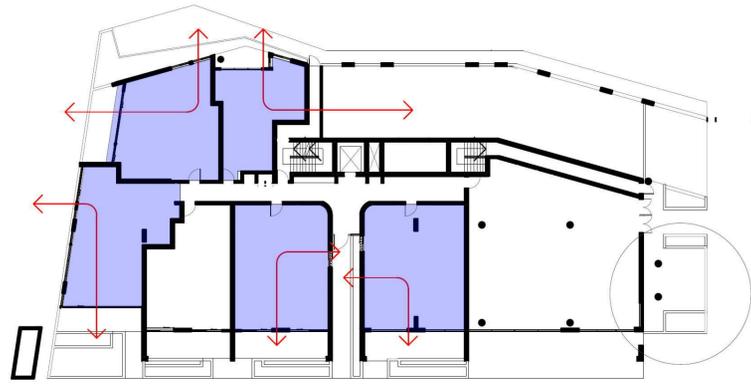
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CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
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	<input type="checkbox"/>

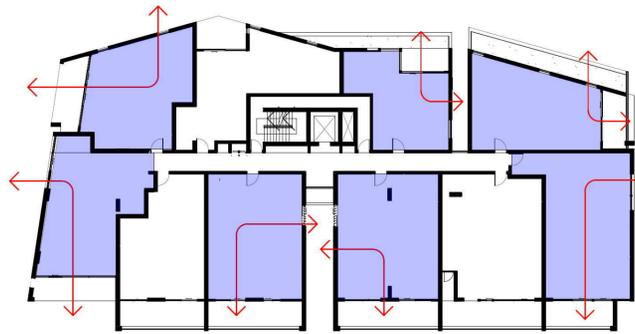


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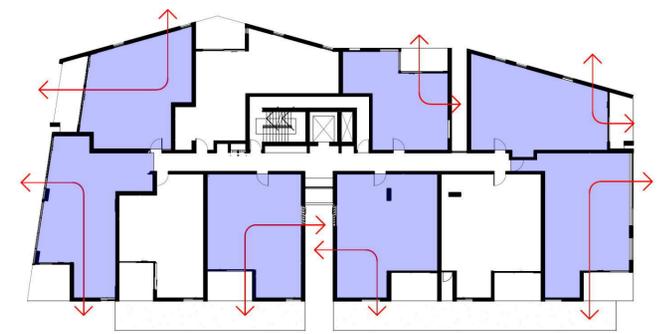
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DATE	CHECKED
DRAWN	
JOB NO. 20072	DRAWING NO. DA0223 01
	REVISION



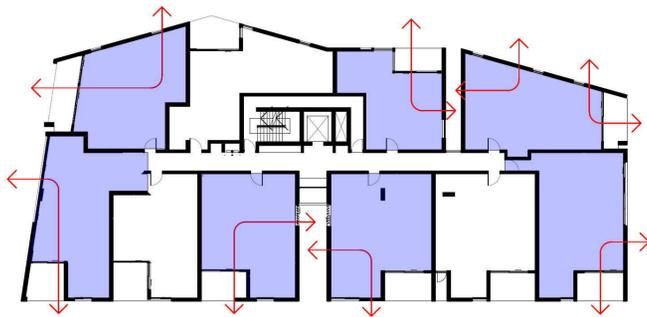
GROUND FLOOR



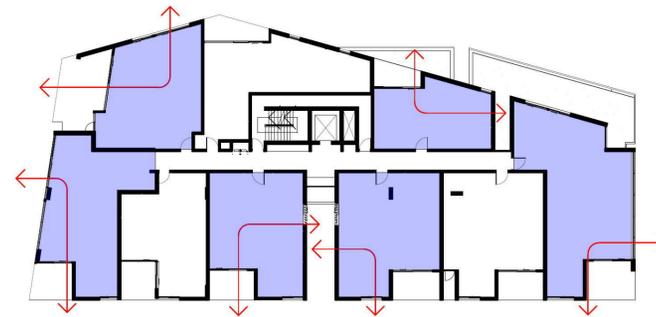
LEVEL 1



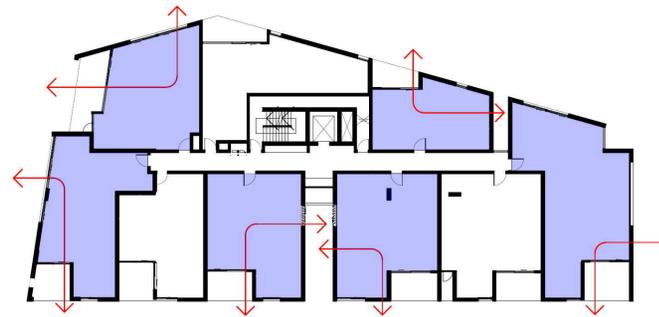
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

70% CROSS VENTILATION (38 OF 54)

Component	Material	Thermal Properties	U-value
Roof	Concrete roof with 100mm insulation	0.15 W/m²K	0.15
Walls	200mm brickwork with 50mm insulation	0.25 W/m²K	0.25
Floors	Concrete floor with 100mm insulation	0.15 W/m²K	0.15
Windows	Double glazed windows	1.5 W/m²K	1.5
Doors	Insulated doors	1.5 W/m²K	1.5



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03.06.16	ISSUED FOR DA	RM	PDS	01

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Services Engineers	<input type="checkbox"/> Midland Metropolis
Structural Engineers	<input type="checkbox"/> Northrop
	<input type="checkbox"/>
	<input type="checkbox"/>

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Sydney NSW 2009 Australia
arch@plusarchitecture.com.au

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TELEPHONE +61 2 8623 7000
Plus Architecture Sydney Pty Ltd
ACN 600506303

PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
28-32 SOMERSET ST KINGSWOOD	CROSS VENTILATION	NTS	4/06/2016	4/06/2016
JOB NO.	DRAWING NO.	REVISION	CHECKED	
20072	DA0245	01		

