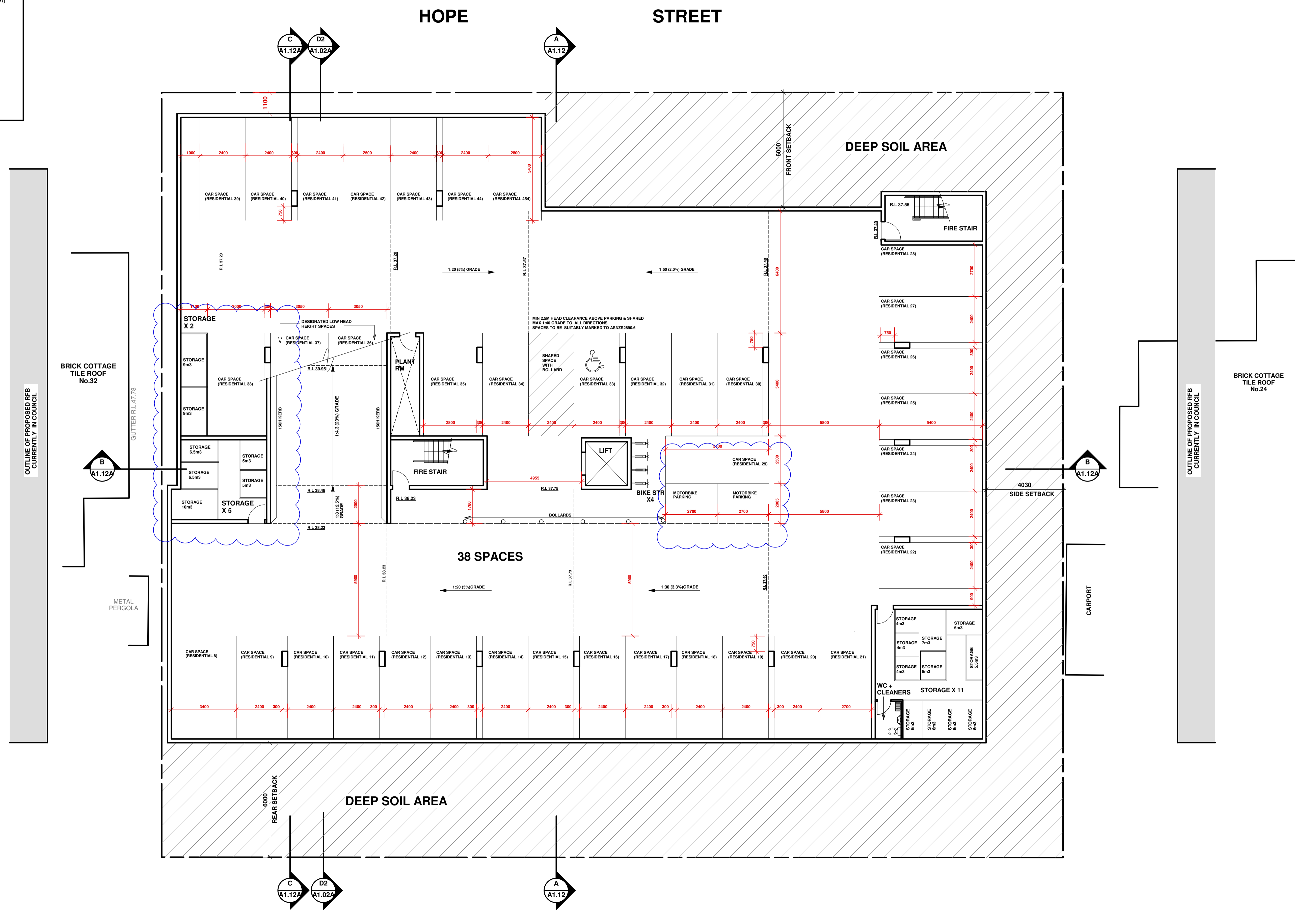


SITE CALCULATIONS	
SITE AREA:	1894.4sqm
LANDSCAPED/DEEP SOIL AREAS:	
LANDSCAPED AREA AT REAR:	488sqm
LANDSCAPED AREA AT FRONT:	195sqm
TOTAL LANDSCAPED AREA:	673sqm (35.5% OF TOTAL SITE AREA)
REQUIRED AREA:	663sqm (35% OF TOTAL SITE AREA)
GROUND FLOOR COMMUNAL:	
LEVEL 5 COMMUNAL:	380sqm(70sqm INTERNAL)
TOTAL COMMUNAL:	133sqm
TOTAL COMMUNAL:	513sqm (27% OF SITE AREA)
CAR PARKING:	
VISITOR:	8 (INCLUDES 1 WASHBAY)
RESIDENT:	45 (INCLUDES 4 ACCESSIBLE)
SERVICE VEHICLE:	1
MEDICAL SPACES:	7
TOTAL REQUIRED:	59
TOTAL PROVIDED:	61
BIKE PARKING:	12
MOTORBIKE PARKING:	2



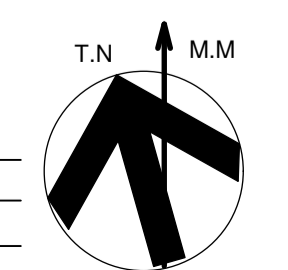
PROPOSED LOWER BASEMENT
Scale: 1:100

DATE	REV	AMENDMENTS
24.08.21	B	NEW DA ISSUE
01.06.20	A	DA ISSUE

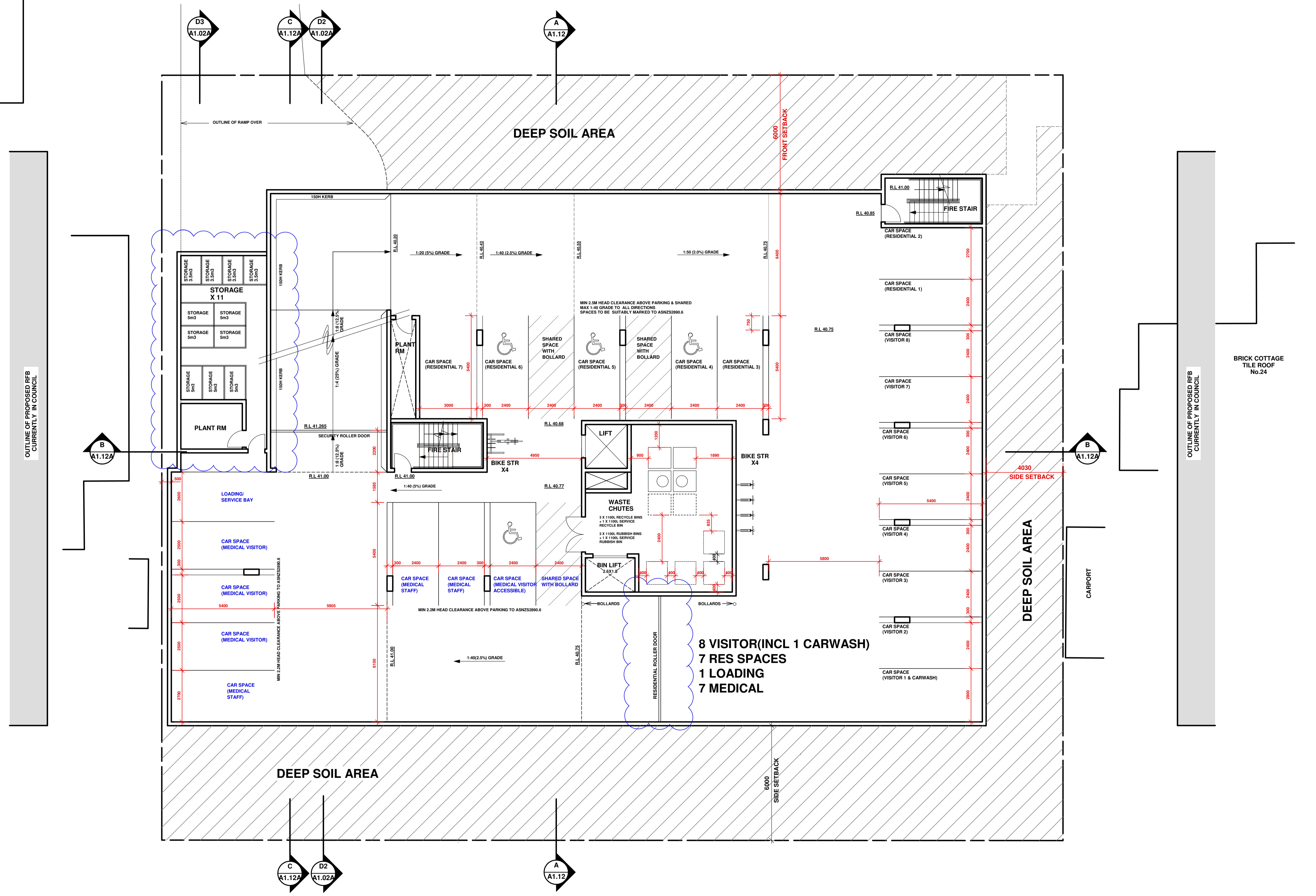
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- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORKS
- IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INSTRUCTED SURVEYORS, CONSULTANTS & DESIGNERS ALL STRUCTURAL ELEMENTS TO BE SUPPLIED IN CONFERENCE & ARE NOT TO BE USED FOR ANY OTHER PURPOSE EXCEPT THAT AUTHORISED BY
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 APPLICATION PREPARED BY: MARK MAKHOUL
 Shop 2, 15 Bransgrove St Wentworthville 2145,
 PO Box 705 Kings Langley NSW 2147
 Ph: 02 9687 0814 Mob: 0412 109 759
 E-mail: mark@build-design.com.au
 REGISTERED ARCHITECT ZACHARY HAU 9814

PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH
 TITLE: LOWER BASEMENT PLAN
 SCALE: A1 @ 1:100 DRAWN: MM
 PROJECT DATE: FEB 2020 CHECKED: ZH REV: B
 PROJECT No. 201727A DWG No. DA1.02



SITE CALCULATIONS	
SITE AREA:	1894.4sqm
LANDSCAPED/DEEP SOIL AREAS:	
LANDSCAPED AREA AT REAR:	488sqm
LANDSCAPED AREA AT FRONT:	195sqm
TOTAL LANDSCAPED AREA:	673sqm (35.5% OF TOTAL SITE AREA)
REQUIRED AREA:	663sqm (35% OF TOTAL SITE AREA)
GROUND FLOOR COMMUNAL:	380sqm(70sqm INTERNAL)
LEVEL 5 COMMUNAL:	133sqm
TOTAL COMMUNAL:	513sqm (27% OF SITE AREA)
CAR PARKING:	
VISITOR:	8 (INCLUDES 1 WASHBAY)
RESIDENT:	45 (INCLUDES 4 ACCESSIBLE)
SERVICE VEHICLE:	1
MEDICAL SPACES:	7
TOTAL REQUIRED:	59
TOTAL PROVIDED:	61
BIKE PARKING:	12
MOTORBIKE PARKING:	2



PROPOSED UPPER BASEMENT
Scale: 1:100

DATE	REV	AMENDMENTS
24.08.21	B	NEW DA ISSUE
01.06.20	A	DA ISSUE

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APPLICATION PREPARED BY: MARK MAKHOUL
Shop 2, 15 Bransgrove St Wentworthville 2145,
PO Box 795 Kings Langley NSW 2147
Ph: 02 9687 0814 Mob: 0412 109 759
E-mail: mark@build-design.com.au
REGISTERED ARCHITECT ZACHARY HAU 9814

PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH
TITLE: PROPOSED UPPER BASEMENT PLAN
SCALE: A1 @ 1:100 DRAWN: MM
PROJECT DATE: FEB 2020 CHECKED: ZH REV: B
PROJECT No. 201727A DWG No. DA1.01

T.N M.M.

SITE CALCULATIONS

SITE AREA: 1894.4sqm

LANDSCAPED/DEEP SOIL AREAS:
 LANDSCAPED AREA AT REAR: 488sqm
 LANDSCAPED AREA AT FRONT: 185sqm

TOTAL LANDSCAPED AREA: 673sqm (35.5% OF TOTAL SITE AREA)
 REQUIRED AREA: 663sqm (35% OF TOTAL SITE AREA)

GROUND FLOOR COMMUNAL: 402sqm(70sqm INTERNAL)
LEVEL 5 COMMUNAL: 133sqm
TOTAL COMMUNAL: 535sqm (28% OF SITE AREA)

CAR PARKING:
 VISITOR: 10 (INCLUDES 1 WASHBAY)
 RESIDENT: 50 (INCLUDES 4 ACCESSIBLE)
 SERVICE VEHICLE: 1
 TOTAL REQUIRED: 61
 TOTAL PROVIDED: 61
 BIKE PARKING: 12
 MOTORBIKE PARKING: 2

UNIT AREA BREAKDOWN

UNIT 1 - 80sqm (1 BED + STUDY) + 26sqm COURTYARD
 UNIT 2 - 67sqm (1 BED) + 23sqm COURTYARD
 UNIT 3 - 100sqm (2 BED) + 85sqm COURTYARD
 UNIT 4/11/20 - 93sqm (2 BED) + 18sqm BALC
 UNITS 5/12/21 - 57sqm (1 BED) + 11sqm BALC

UNITS 6/13/22 - 74sqm (2 BED) + 15sqm BALC
 UNITS 7 - 83sqm (2 BED) + 23sqm BALC
 UNITS 8 - 62sqm (1 BED) + 8sqm BALC
 UNITS 9 - 104sqm (2 BED) + 10sqm BALC
 UNITS 10 - 108sqm (2 BED) + 42sqm BALC

UNITS 14/23 - 86sqm (2 BED) + 23sqm BALC
 UNITS 15/24 - 55sqm (1 BED) + 8sqm BALC
 UNITS 16/25 - 99sqm (2 BED) + 11sqm BALC
 UNITS 17/26 - 89sqm (2 BED) + 16sqm BALC
 UNITS 18 - 75sqm (2 BED) + 16sqm BALC

UNITS 19 - 89sqm (2 BED) + 20sqm BALC

UNITS 27 - 57sqm (1 BED) + 16sqm BALC
 UNITS 28 - 110sqm (3 BED) + 20sqm BALC
 UNITS 29 - 110sqm (3 BED) + 20sqm BALC
 UNITS 30 - 58sqm (1 BED) + 15sqm BALC
 UNITS 31 - 97sqm (2 BED) + 26sqm BALC

UNITS 32 - 106sqm (3 BED) + 13sqm BALC
 UNITS 33 - 77sqm (2 BED) + 19sqm BALC
 UNITS 34 - 73sqm (1 BED + STUDY) + 9sqm BALC
 UNITS 35 - 60sqm (1 BED) + 20sqm BALC

UNITS 36 - 95sqm (2 BED) + 26sqm BALC
 UNITS 37 - 124sqm (3 BED) + 14sqm BALC
 UNITS 38 - 128sqm (3 BED) + 22sqm BALC

TOTAL 1 BEDS = 10
 TOTAL 1 BED + STUDY = 2
 TOTAL 2 BEDS = 21
 TOTAL 3 BEDS = 5
 TOTAL UNITS = 38

BASIX INCLUSIONS CERT 1106425M:

HOT WATER UNIT
 5.5 STAR GAS INSTANTANEOUS HOT WATER UNIT FOR EACH UNIT TO BEST LOCATION BY OTHERS.

WATER SAVING FITTINGS
 MIN 4 STAR SHOWER HEADS, WATER SAVING FITTINGS & DUAL FLUSH 4 STAR TOILETS ARE TO BE INSTALLED TO EACH UNIT.
 2.5 STAR DISHWASHER TO BE INSTALLED.

INSULATION
 R2.0 BATT INSULATION TO CEILINGS BELOW ROOF SLAB.
 R1.0EPS TO EXTERNAL AFS WALLS, L1-3 & 5 LOBBY & GARBAGE ROOM.
 R2.0EPS TO EXTERNAL AFS WALLS UNITS 10,19.
 R1.0 TO INTERNAL WALLS TO GROUND FLOOR LOBBY, STAIR WALLS & GARBAGE ROOM.
 R1.0EPS TO UPSIDE SLAB OVER CARPARK, GARBAGE BAY.
 R2.0 IN CEILINGS BELOW SLAB.

HEATING & COOLING
 1 PHASE DUCTED A/C WITH A 2.5 STAR RATING FOR COOLING & 3.0 STAR FOR HEATING WITH ZONING TO LIVING & BEDROOM AREAS FOR ALL UNITS.

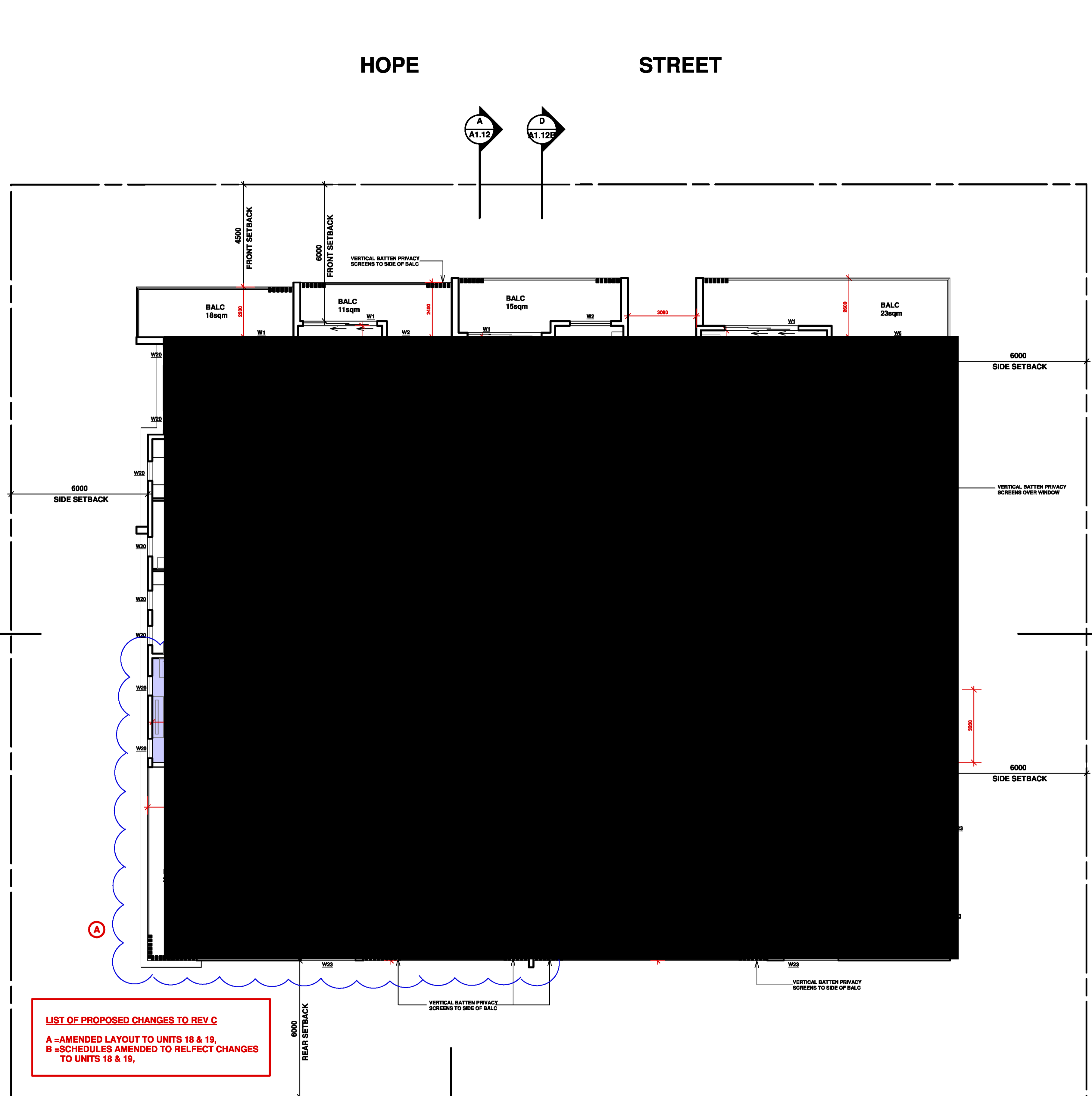
KITCHEN APPLIANCES
 GAS COOKTOP WITH ELECTRIC OVEN TO BE INSTALLED IN ALL KITCHENS.
 WELL VENTILATED FRIDGE SPACES.
 3.5 STAR DISHWASHER + 1.5 STAR CLOTHES DRYER.

VENTILATION
 ALL BATHROOMS, ENSUITES, LAUNDRY & KITCHEN ARE TO HAVE DUCTED MECHANICAL VENTILATION WITH MANUAL ON/OFF SWITCH.
 ALL FRIDGE SPACES TO BE WELL VENTILATED.

ARTIFICIAL & NATURAL LIGHTING
 PRIMARY TYPE OF LIGHTING TO BE LED OR FLUORESCENT TO ALL AREAS.
 NATURAL LIGHTING REQUIRED TO BATHROOMS/KITCHENS FOR EACH UNIT AS FOLLOWS,
 UNITS 7,14,23,25,37-1 BATHROOM
 UNITS 1,4,11,20-1 KITCHEN

PHOTOVOLTAIC (SOLAR PANEL) SUPPLY
 A PHOTOVOLTAIC SYSTEM TO BE INSTALLED WITH A CAPACITY TO GENERATE MIN 5.0KW.

WINDOWS & SKYLIGHTS
 WINDOWS TO BE ALUMINIUM FRAMED WITH Uw VALUE 6.70 & SHGCw 0.57 FOR AWNING WINDOWS, Uw VALUE 6.70 & SHGCw 0.70 FOR FIXED/SLIDING WINDOWS & DOUBLE HUNG UNIT TO HAVE Uw VALUE 4.8 & SHGCw 0.59, UNIT 18 TO HAVE Uw VALUE 5.4 & SHGCw 0.58, UNIT 19 TO HAVE Uw VALUE 4.1 & SHGCw 0.59, UNIT 37 TO HAVE Uw VALUE 5.4 & SHGCw 0.58 + Uw VALUE 5.4 & SHGCw 0.49 FOR AWNING WINDOWS IN ACCORDANCE WITH BASIX CERTIFICATE.
 SKYLIGHTS TO BE TIMBER FRAMED DOUBLE GLAZED LOW E ARGON FILLED Uw VALUE 2.8 & SHGCw 0.21 FOR UNIT 35.



LIST OF PROPOSED CHANGES TO REV C

A = AMENDED LAYOUT TO UNITS 18 & 19,
 B = SCHEDULES AMENDED TO REFLECT CHANGES TO UNITS 18 & 19,

ADG COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
BUILDING SEPARATION	6-12m	6-12m
LIVING ROOM WIDTH	MIN 3.6m 1BR, 4m 2+ BR	3.7m 1 BR, 4.3m 2+ BR
BEDROOM SIZE	MIN 9-10sqm MIN 3m CLEAR	MIN 11sqm + 3m
COMMUNAL OPEN SPACE 25% OF SITE AREA + 3m	473sqm	GROUND FLOOR 402sqm (332sqm + 70sqm) + MIN 3m 5TH FLOOR - 133sqm + MIN 3m TOTAL COMMUNAL AREA 535sqm
SOLAR ACCESS (2HR 9AM-3PM)	MIN 85% OF 38 UNITS = 32 UNITS	32 UNITS
LANDSCAPING	1 LARGE TREE OR 2 MEDIUM TREES + 80sqm	2 LARGE TREES + 10+ MEDIUM TREES + 373sqm
DEEP SOIL AREA 7% + 6m	133sqm	288sqm + 6m
PRIVATE OPEN SPACE- GROUND FLOOR	15sqm + 3m	MIN 23sqm + MIN 3m
PRIVATE OPEN SPACE- BALCONY	8-12sqm MIN 2-2.4m	10sqm + 2m
CROSS VENTILATION	60% OF 38 UNITS = 22.8 UNITS	25 UNITS
CEILING HEIGHTS	MIN 2700mm	MIN 2700mm
APARTMENT SIZE	STUDIO 35sqm, 1BR 50sqm, 2BR 70sqm, 3BR 90sqm	STUDIO 35sqm, 1BR MIN 50sqm, 2BR MIN 83sqm, 3BR MIN 115sqm
STORAGE	STUDIO 4m3, 1BR 6m3, 2BR 8m3, 3BR 10m3	STUDIO 4m3, 1BR 6m3, 2BR 8m3, 3BR 10m3



DATE	REV	AMENDMENTS
28.08.21	C	MOD 4.56 APPLICATION FOR CHANGES TO UNITS 18 & 19
11.11.20	B	UPDATED ISSUE AS CLOUDED
01.06.20	A	DA ISSUE

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BUILDING DESIGN & TECHNOLOGY Pty Ltd
 APPLICATION PREPARED BY: MARK MAXIMOU

BDT
 Shop 2, 15 Bransgrove St Wentworthville 2145,
 PO Box 796 Kings Langley NSW 2147
 Ph: 02 9687 0614 Mob: 0412 100 750
 E-mail: mark@bdt-design.com.au
 REGISTERED ARCHITECT (ACTING) 1100 9014

PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH

TITLE: PROPOSED PLAN LEVEL 2

SCALE: A1 @ 1:100 DRAWN: MM

PROJECT DATE: FEB 2020 CHECKED: ZH REV: C

PROJECT No. 201727A DWG No. DA1.05

