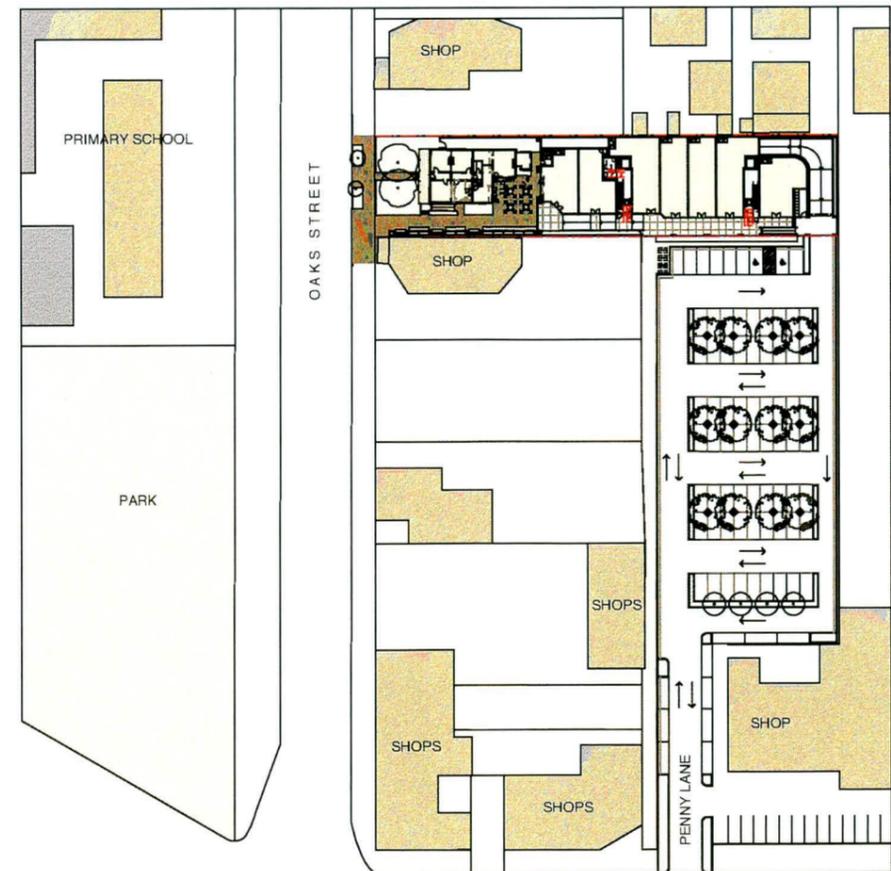


**Existing House at 27 Oaks St**  
 Verandah  
 - Existing verandah to be retained and made good as required  
 Front Section of House (4 rooms)  
 - Entry Hall + all rooms except existing Bathroom + Kitchen: existing fireplaces, doors, skirting, architraves + ceilings to be retained  
 - Existing Kitchen + Bathroom: to be stripped out and made good to match the other rooms  
 Rear Section of the House  
 - Rear wing to be partially demolished as indicated. Make good roof  
 New external walls to be rendered  
 - New external doors of Cafe to be timber framed with 500 wide awning roof over  
 - Modify internal layout for new Cafe + amenities and all finishes to be replaced

**SITE + GROUND FLOOR PLAN**



**LOCATION + CONTEXT PLAN**  
 SCALE 1:1000

**DEVELOPMENT SUMMARY**

<b>Site Area</b>	1,839 sqm
<b>GFA</b>	
Basement	0 sqm
Ground Floor	
- Extg House incl New Store	152 sqm
- New Building	632 sqm
<b>Level 1</b>	<b>640 sqm</b>
	1,424 sqm

<b>Accommodation Summary</b>	
Basement	Parking - See Summary below
Ground Floor	
- Existing House	Commercial 93 sqm
	Cafe incl New Store 59 sqm
- New Building	Commercial + Retail 603 sqm
Level 1	Residential Apartments 8 x 2 Bed Adaptable Apartments NA

Parking	Required	Provided
Commercial		
- Comm/Retail (715.2 sqm)	17.4 cars	0 cars
- Cafe (25 seats)	5 cars	0 cars
- Loading Bay	1 bay	On street
- Bicycle Parking	7 bicycles	7 bicycles
Residential		
- Residents	8 cars	8 cars
- Visitors	2 cars	2 cars

**BASIX NOTES + COMMITMENTS**

**General**  
 Construction to be in accordance with BASIX Certificate

**Water Commitments**

- Residential Units**  
 Fixtures to be:
- Showerheads: Minimum 3 star (>4.5 but <=6 l/min)
  - Toilet flushing system: Minimum 4 star
  - Kitchen Taps: Minimum 6 star
  - Bathroom Taps: Minimum 6 star
- Appliances to be:
- Dishwasher: Minimum 3 star

**Common Areas**

- Fixtures to be:
- Toilet flushing system: Minimum 4 star
  - Bathroom Taps: Minimum 6 star

**Energy Commitments**

- All Residential Units**  
 Hot Water: Gas instantaneous hot water 6 star rating  
 Bathroom ventilation: Fan ducted to façade or roof interlocked to light  
 Kitchen ventilation: Fan ducted to façade or roof with manual switch  
 Laundry ventilation: Fan ducted to façade or roof interlocked to light

**Artificial lighting**

- LED and/or fluorescent lights to all rooms
- Appliances**
- Gas cooktop + electric oven
  - Refrigerator space: well ventilated
  - Dishwasher: 4.5 star
  - Clothes dryer: 4 star
  - Clothes drying line: indoor or sheltered drying line

**Common Areas**

- Ventilation systems**
- Carpark: exhaust ventilation with Carbon Monoxide monitor + VSD fan
  - Residential Garbage Rm: exhaust ventilation only
  - Commercial Garbage Rm: exhaust ventilation only
  - Disabled Toilet: exhaust ventilation interlocked with light
  - Common Toilet: exhaust ventilation interlocked with light
  - Ground Floor Lobby: exhaust ventilation only
  - First floor Lobby: exhaust ventilation only

**Artificial lighting**

- Carpark: LED lighting with motion sensors
- Lift: LED light connected with lift call button
- Residential Garbage Rm: LED light with motion sensors
- Commercial Garbage Rm: LED light with motion sensors
- Disabled Toilet: LED light connected with motion sensors
- Common Toilet: LED light connected with motion sensors
- Ground Floor Lobby: LED light connected with motion sensors
- First floor Lobby: LED light connected with motion sensors

**Central energy systems**

- Lift: hydraulic lift

**Thermal Comfort**

- All Residential Units**  
 Construction to be in accordance with ABSA Certificate  
 Roof: 'Medium' colour colorbond metal with 55mm insulation blanket  
 Ceiling: Min R2.0 insulation. Downlights to be installed with approved non-ventilated covers so there are no gaps in the insulation  
 External walls: Cavity brick - no additional insulation  
 Floors: Concrete floor with tile - no additional insulation  
 Glazing:  
 • All glazing to units: U value=6.4, SHGC=0.59

E	Amended For Council	17.10.1
D	Supplementary information added as per Council letter, Accessible toilet and existing cafe seating amended	25.09.1
C	Boundary adjusted + Basement reduced	20.03.1
B	Minor amendments Development Application	12.03.1
A	Development Application	29.01.1



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Project **Commercial + Residential Development at 27 Oaks St, Thirlmere**

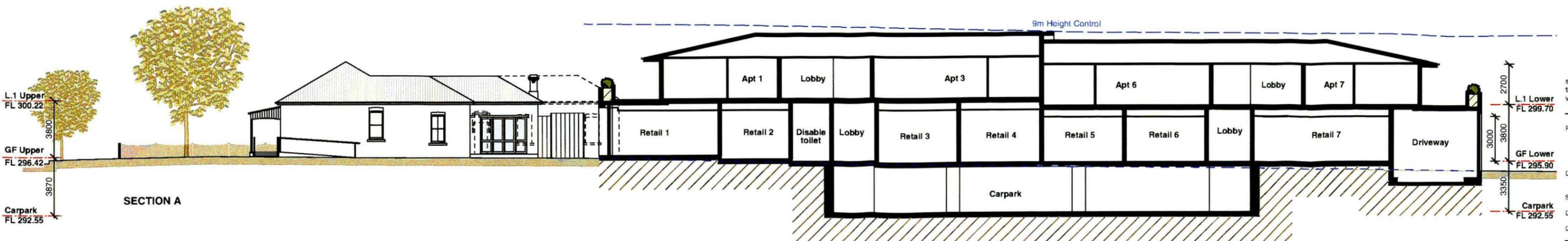
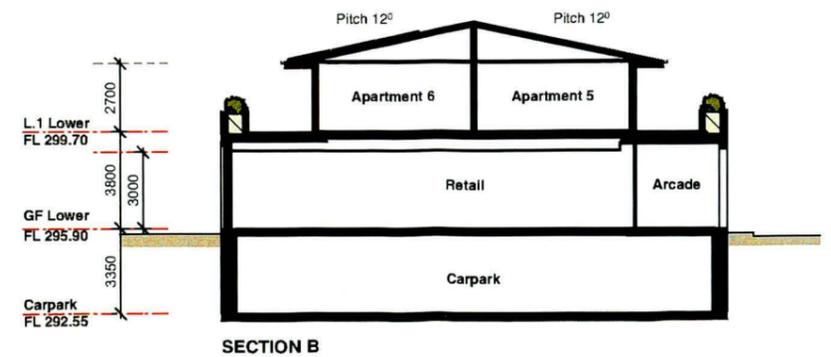
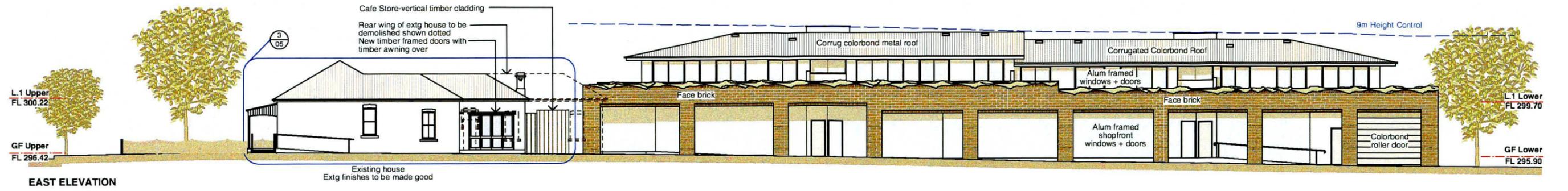
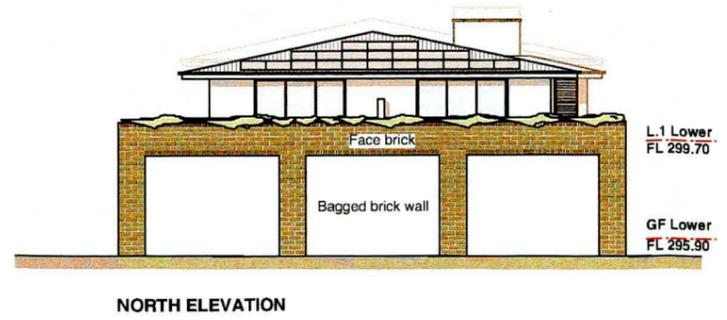
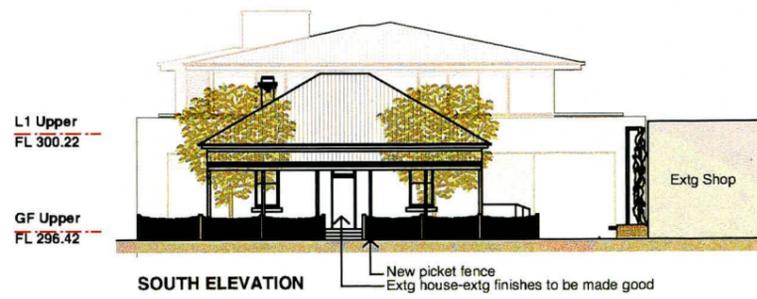
Dwg Title **Site Plan + GF Plan Location + Context Plan**

Scale 1:200 + 1:1,000 (A2)

Date May 2018

Dwg No 1728 / DA.02 Rev E

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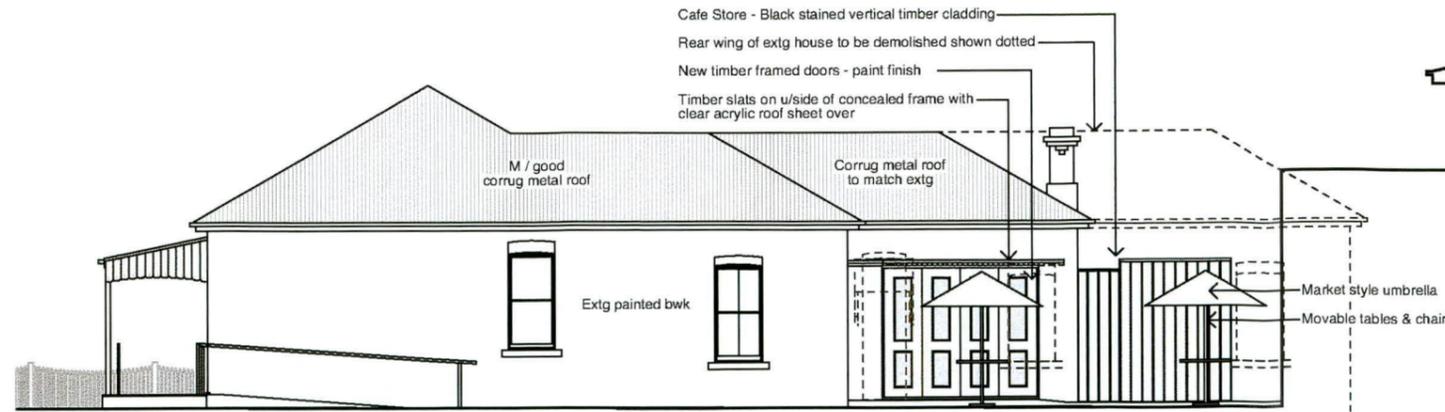
E	Amended For Council	17.10.17
D	Supplementary information added as per Council letter, Accessible toilet and seating, cafe seating amended	25.05.17
C	Boundary adjusted + Basement reduced	20.03.17
B	Minor amendments Development Application	12.03.17
A	Development Application	29.01.17
Revision Amendment		1



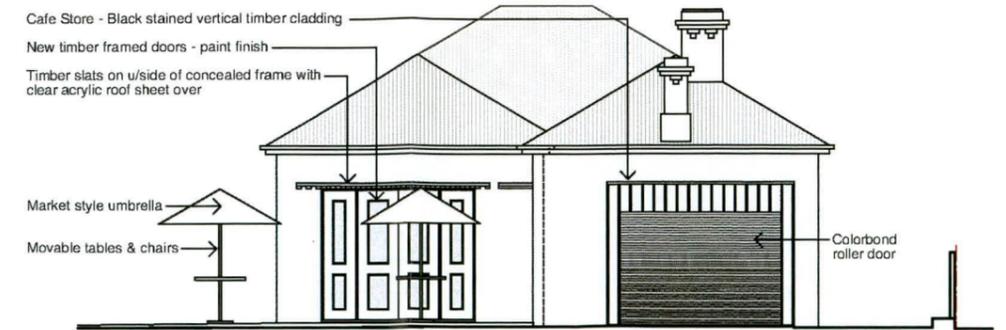
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Project **Commercial + Residential Development at 27 Oaks St, Thirlemere**  
 Dwg Title **Elevations + Sections**  
 Scale 1:200 (A2)  
 Date May 2018  
 Dwg No 1728 / DA.04 Rev E

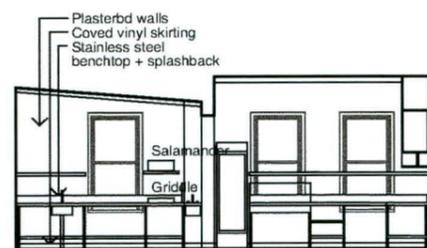
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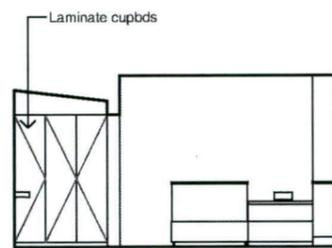
3 EAST ELEVATION



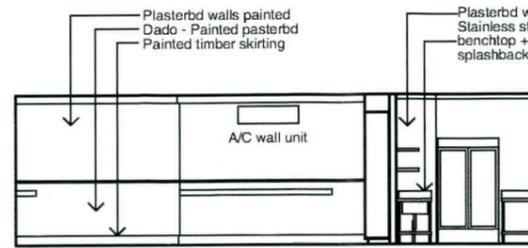
REAR ELEVATION OF CAFE



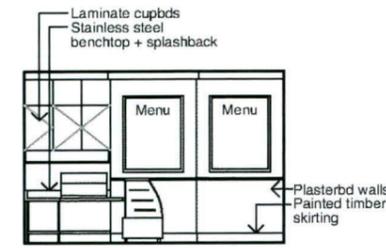
INTERNAL ELEVATION 1



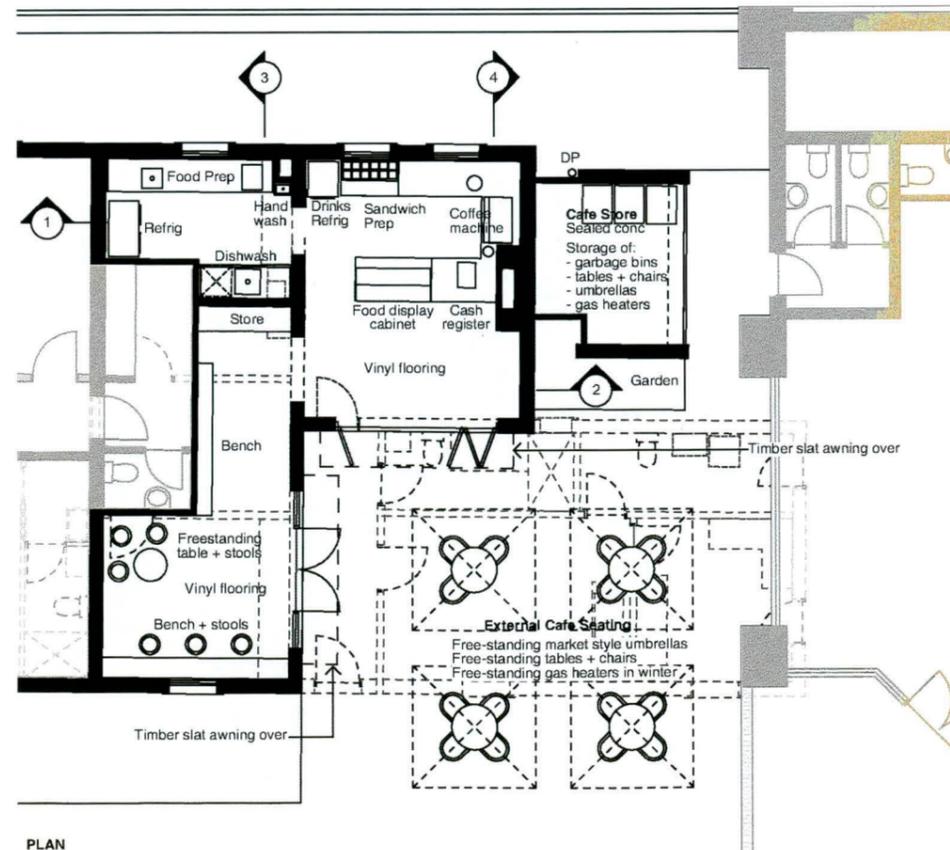
INTERNAL ELEVATION 2



INTERNAL ELEVATION 3

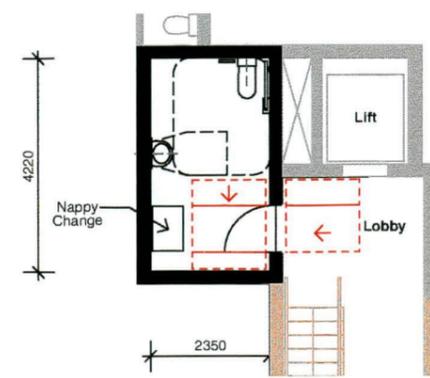


INTERNAL ELEVATION 4



PLAN

1 CAFE - DETAIL PLAN + ELEVATIONS



PLAN

2 ACCESSIBLE TOILET & NAPPY CHANGE FACILITY

B	Accessible toilet updated in accordance with Dwg DA.02 Rev E	17.10.1
A	Development Application Supplementary information	23.05.1
Revision Amendment		1



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Project: Commercial + Residential Development at 27 Oaks St, Thirlmere

Dwg Title: Cafe Detail & Accessible Toilet Detail

Scale: 1:100 (A2)

Date: May 2018

Dwg No: 1728 / DA.05 Rev B

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