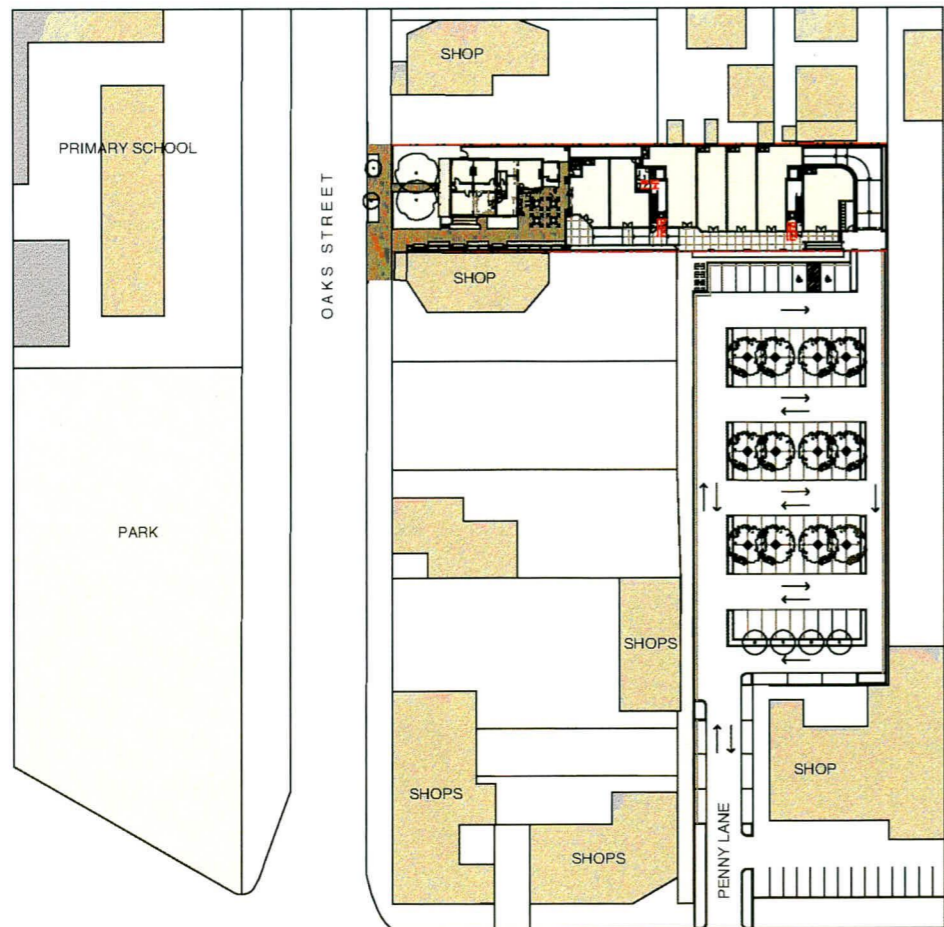


SITE + GROUND FLOOR PLAN



LOCATION + CONTEXT PLAN  
SCALE 1:1000

DEVELOPMENT SUMMARY			
Site Area		1,839 sqm	
GFA			
Basement		0 sqm	
Ground Floor			
- Extg House incl New Store		152 sqm	
- New Building		632 sqm	
Level 1		640 sqm	
		1,424 sqm	
Accommodation Summary			
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 y
- 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
Revision Amendment		1



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

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

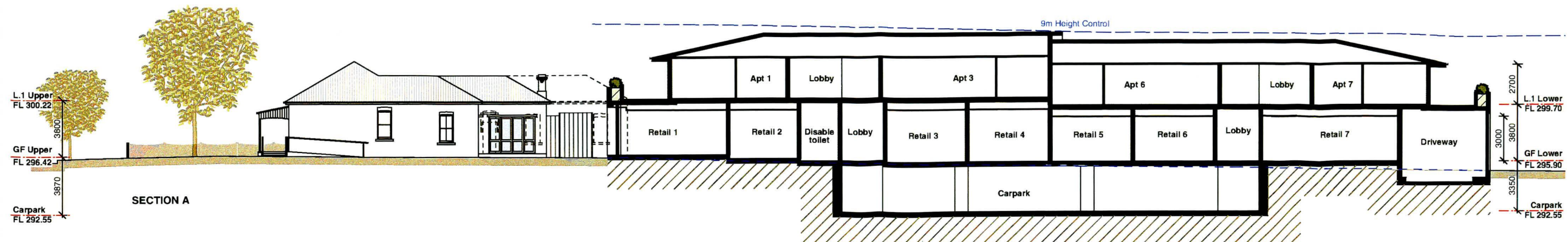
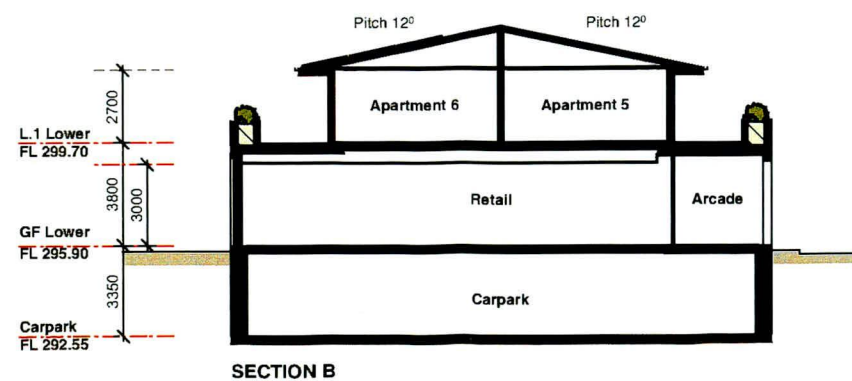
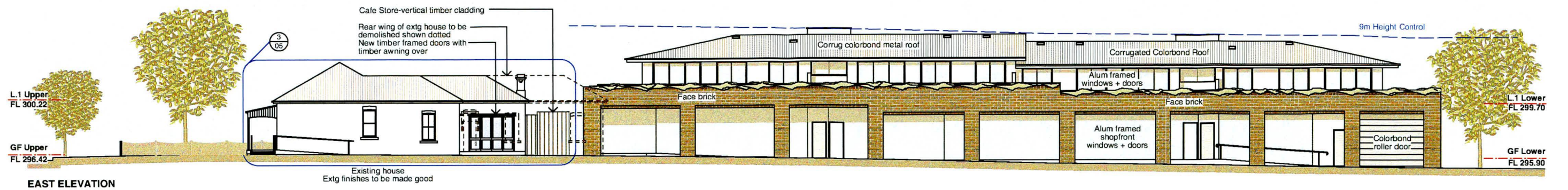
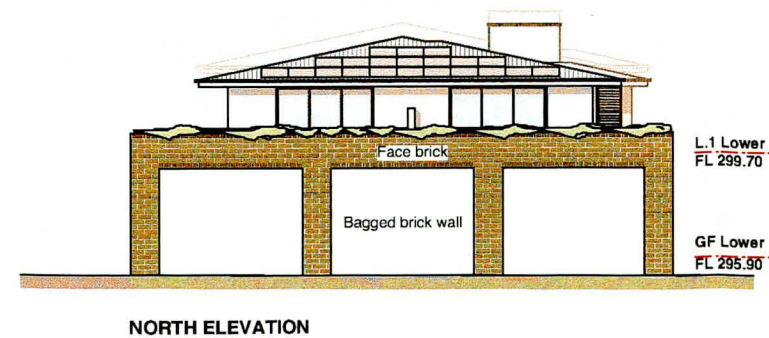
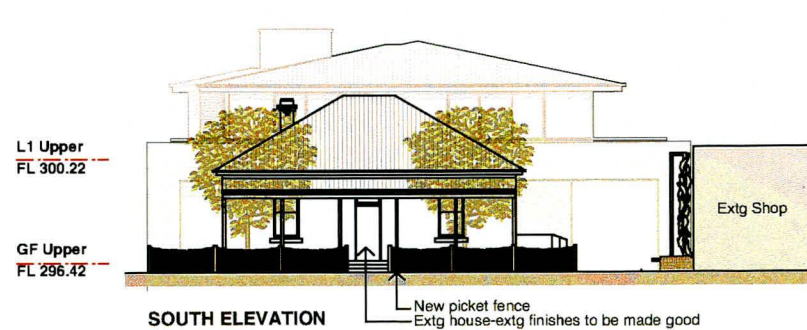
Scale  
**1:200 + 1:1,000 (A2)**

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 existing cafe existing 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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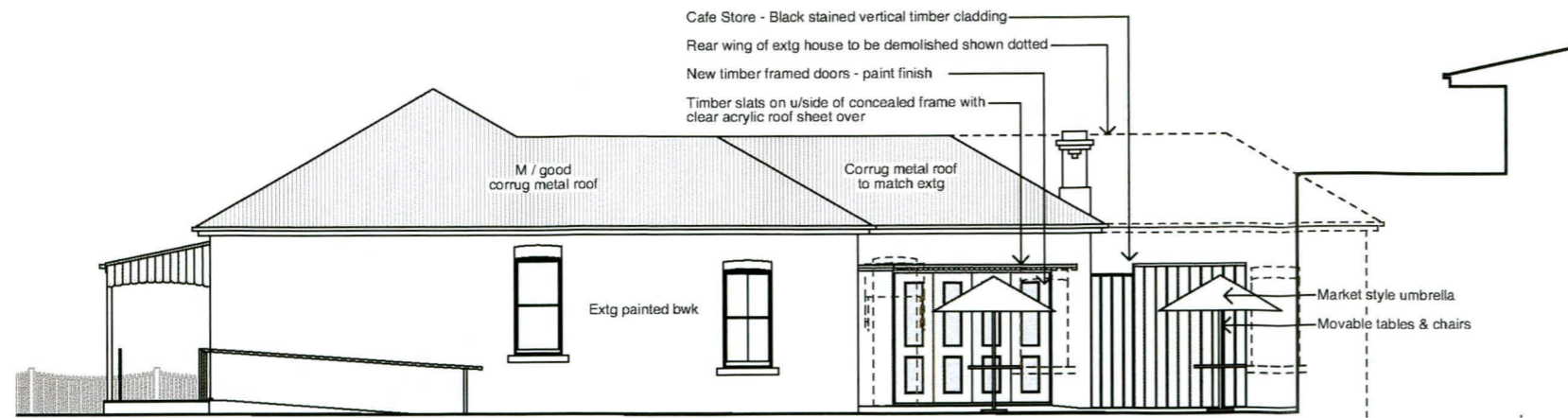
Dwg Title **Elevations + Sections**

Scale 1:200 (A2)

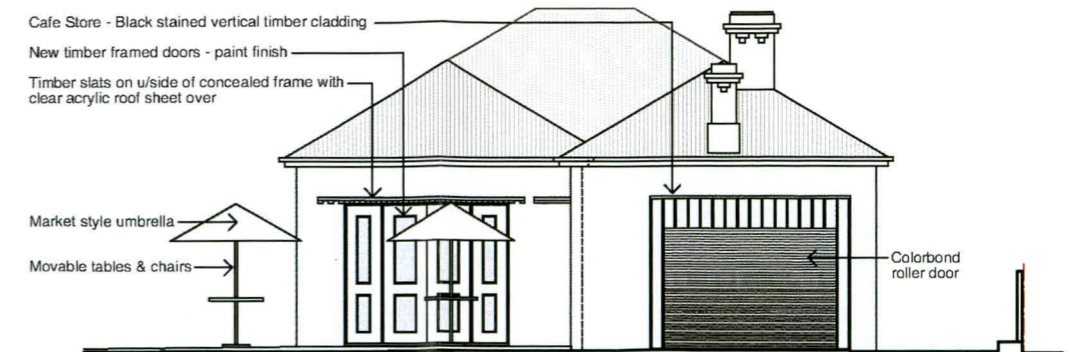
Date May 2018

Dwg No 1728 / DA.04 Rev E

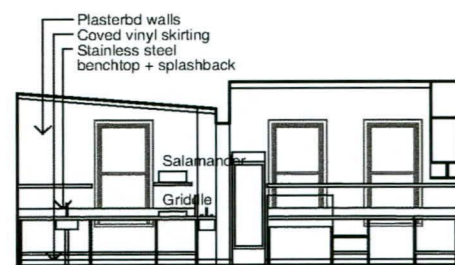
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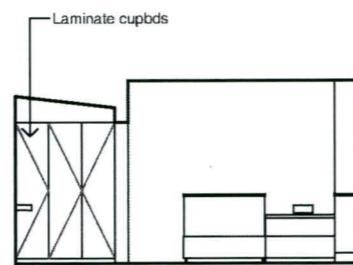
3 EAST ELEVATION



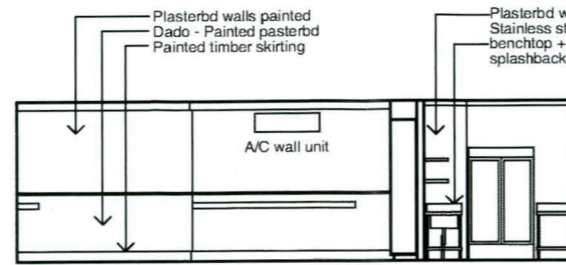
REAR ELEVATION OF CAFE



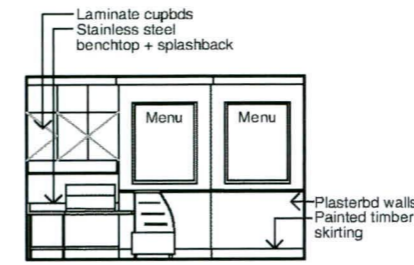
INTERNAL ELEVATION 1



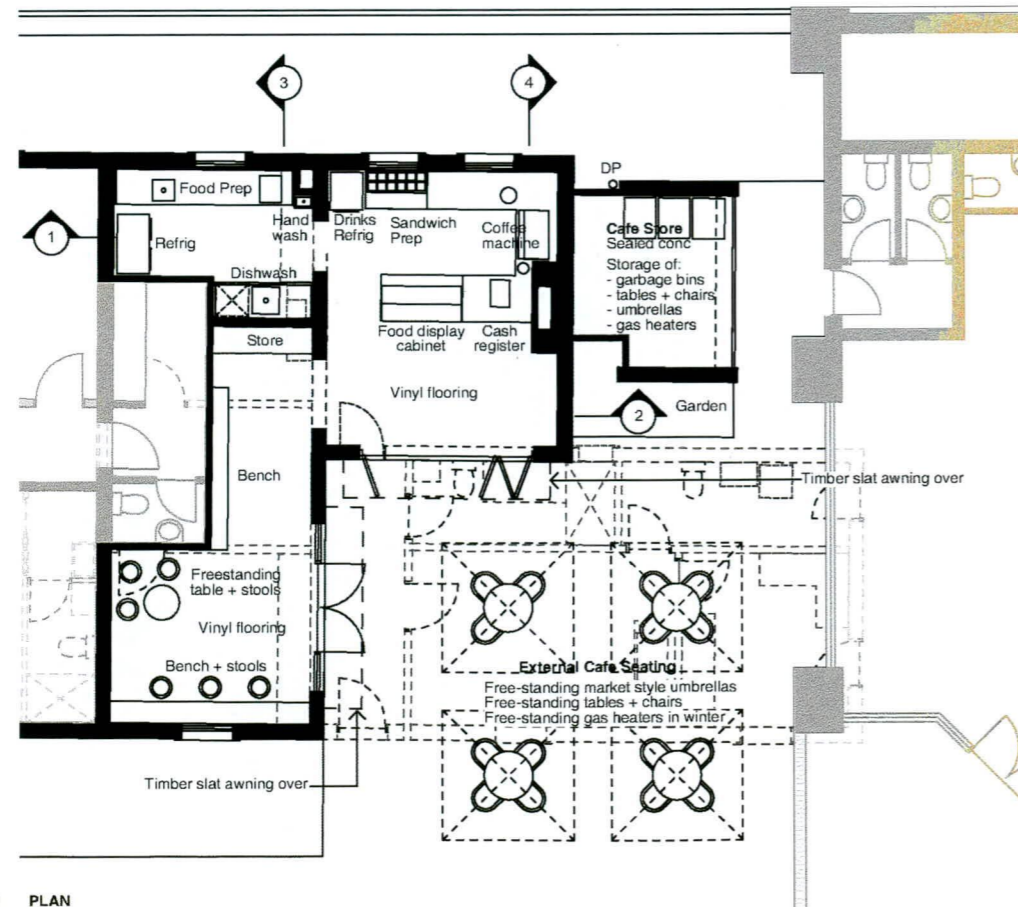
INTERNAL ELEVATION 2



INTERNAL ELEVATION 3

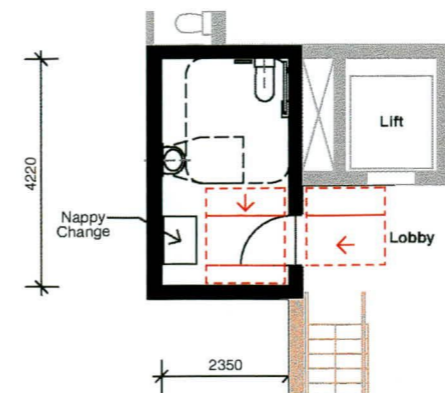


INTERNAL ELEVATION 4



PLAN

1 CAFE - DETAIL PLAN + ELEVATIONS



PLAN

2 ACCESSIBLE TOILET & NAPPY CHANGE FACILITY

Accessible toilet updated in accordance with Dwg DA.02 Rev E  
Development Application  
Supplementary information  
Revision Amendment

17.10.1

23.05.1

1



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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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