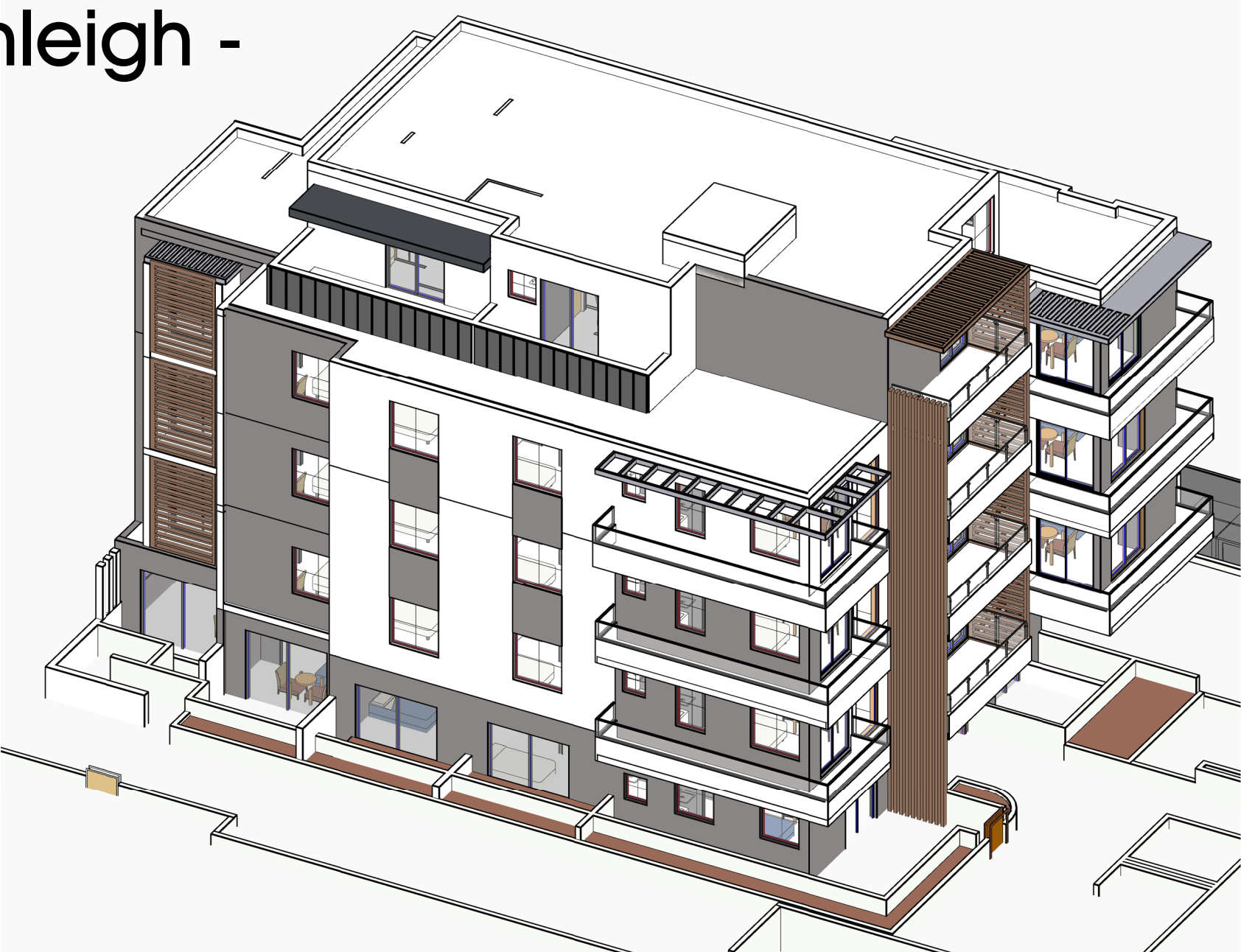


# 20 - 22 Bellevue Street, Thornleigh - Proposed Boarding House

DESIGN FACTS		
Site Area		1004 m²
	Required	Provided
Total Built-up Area		1292.4 m²
FSR		1.28 :1
Permissible Height	17.5m	17.5m max.
Primary Street Setback(Bellevue Street)	GF - Level 3 = 6m	GF - Level 3 = 8m / Level 4= 11m
Secondary Street Setback (Wood Street)	Level 4 = 9m	GF - Level 3 = 6m / Level 4= 9m
Side and rear Setback		6.0m (Rear) & 4.0m(Side)
Site coverage	329.9m² ( 50% Site Area)	260.0m² ( 39.0%)
Car Spaces	0.5 x 45 Units = 22.5 Spaces	Total = 23 Spaces
Bicycles	45 Units / 03 = 15.0	15
Motocycles	45 Units / 05 = 9	10
Accesible Car Spaces		5
Common Lounge		73.1m²
Communal Open Space	301.2 m2 (25.00%)	384.4 m2 (38.2%)
Total Landscape Area	-	428.5 m² ( 42.7%)
Total Deep Soil	-	301.2 m2 (30.0%)
Unit Breakdown		45 x Units ( 39 x Double (2) + 6 x Single (1) ) = 84 Lodgers)
Total Units		45 Units

## BASIX Commitments

Water Commitments: <b>*Planting</b> - Must plant indigenous or low water use species of vegetation throughout the area of land specified. <b>*Fixtures</b> - Must install 3 Star rating showerheads in all showers.(>6 but <=7.5L/min). - Must install 4 Star rating toilet flushing system in each toilet. - Must install 5 Star rating taps in each kitchen. - Must install 5 Star rating taps in each bathroom. - Must install 4 Star rating dishwasher. - Must install Central water tank Min. 1600L to collect run-off from at least 175m2 of roof area of buildings in the development and irrigation of 153m2 of common landscaped area on the site.	<b>*Ventilation</b> Must install ventilation systems in: - Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off. - Kitchen:individual fan, ducted to facade or roof; Operation control: manual switch on/off -Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off <b>*Lighting</b> - Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundry, all Courtyards.  <b>*Other</b> - Must install gas cooktop and electric oven in the kitchen of all dwellings. <b>Common Areas</b> Water Commitments: <b>*Fixtures</b> - Must install central water tank with at least 2500L to collect run-off from at least 50.0 square metres of roof area of buildings in the development  Energy Commitments: <b>*Lighting</b> Must install lighting in: -Car Park Area (No.1) : Ventilation (supply + exhaust, carbon monoxide monitor + VSD fan, fluorescent, time clock and motion sensors -Garage room (No.1) : ventilation exhaust only,fluorescent, motion sensors - Lift Car (No 1): Light-emmiting diode, Connected to Lift Call Button -Community Room(No.1): Light-emmiting diode, time clock and motion sensors -Plant or Service room (No.1): ventilation exhaust only, thermostatically controlled, fluorescent, manual on / manual off -Ground floor lobby type (No.1): Light-emmiting diode, Daylight Sensor and Motion Sensor -Hallway/Lobby (No.1): Light-emmiting diode, time clock and motion sensors
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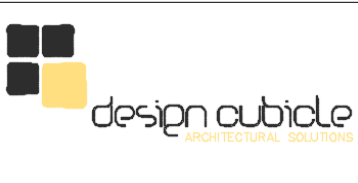
Drawing List		
Sheet Number	Sheet Name	Current Revision
DA000	Cover Page	K
DA100	Site Plan	K
DA101	Site Analysis 1 of 2	K
DA102	Site Analysis 2 of 2	K
DA200	Basement 01 Plan	K
DA201	Basement 02 Plan	K
DA202	Basement 03 Plan	K
DA203	Ground Floor Plan	K
DA204	Level 01 Plan	K

Drawing List		
Sheet Number	Sheet Name	Current Revision
DA205	Level 02 Plan	K
DA206	Level 03 Plan	K
DA207	Level 04 Plan	K
DA208	Roof Plan	K
DA300	Elevations 1 of 2	K
DA301	Elevations 2 of 2	K
DA302	Sections 1/2	K
DA303	Sections 2/2	K
DA304	Sections & Details 1/2	K
DA305	Sections & Details 2/2	K
DA 400	Shadow Diagrams - June 21st 9am	C
DA 401	Shadow Diagram - June 21st 10am - 11am	C
DA 402	Shadow Diagram - June 21st 1pm - 2pm	C
DA 403	Shadow Diagram - June 21st 12pm & 3pm	C
DA 500	Perspective	K

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated,access to backyard from Ground floor lobby has been provided.	05.06.20	FT
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT

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SHEET TITLE: Cover Page	
SHEET NO:	DA000
SCALE:	As indicated

DRAWN BY: MN
CHECKED BY: FG

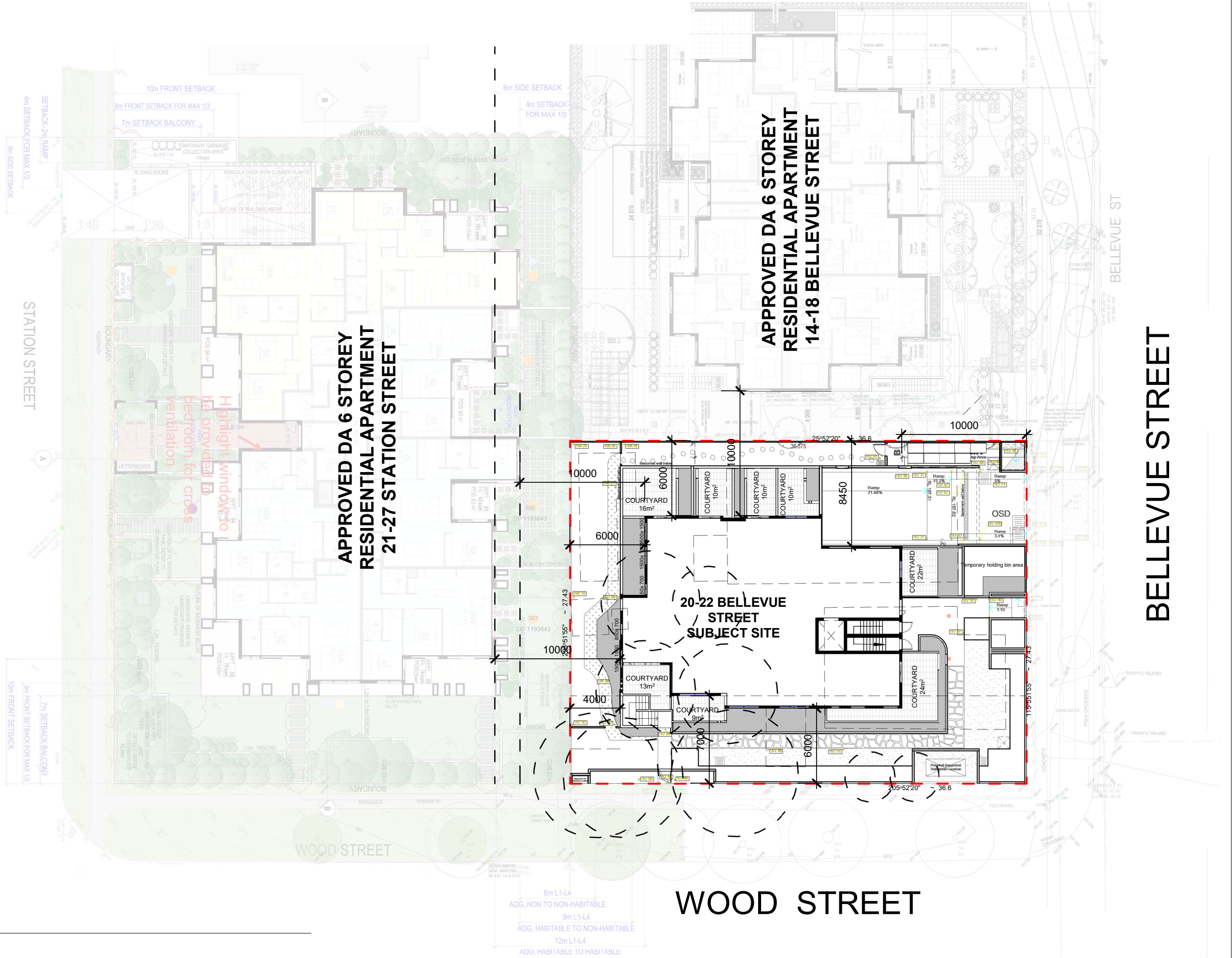
PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



LEGEND

- EXISTING TREES  
TO BE REMOVED

EXISTING STRUCTURE  
TO BE REMOVED



Site Plan

1 : 300

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
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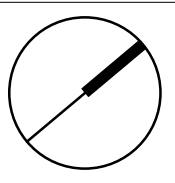
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SHEET TITLE: Site Plan	
SHEET NO:	DA100
SCALE:	As indicated

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



Open Space, Landform & Building Edge



- Legend:
- Open Spaces
  - Prevailing Wind north easterly- south westerly
  - Major Trees
  - Building Edge
  - Noise



1 - 20 Bellevue Street, Thornleigh - Subject site



2 - 22 Bellevue Street, Thornleigh - Subject site

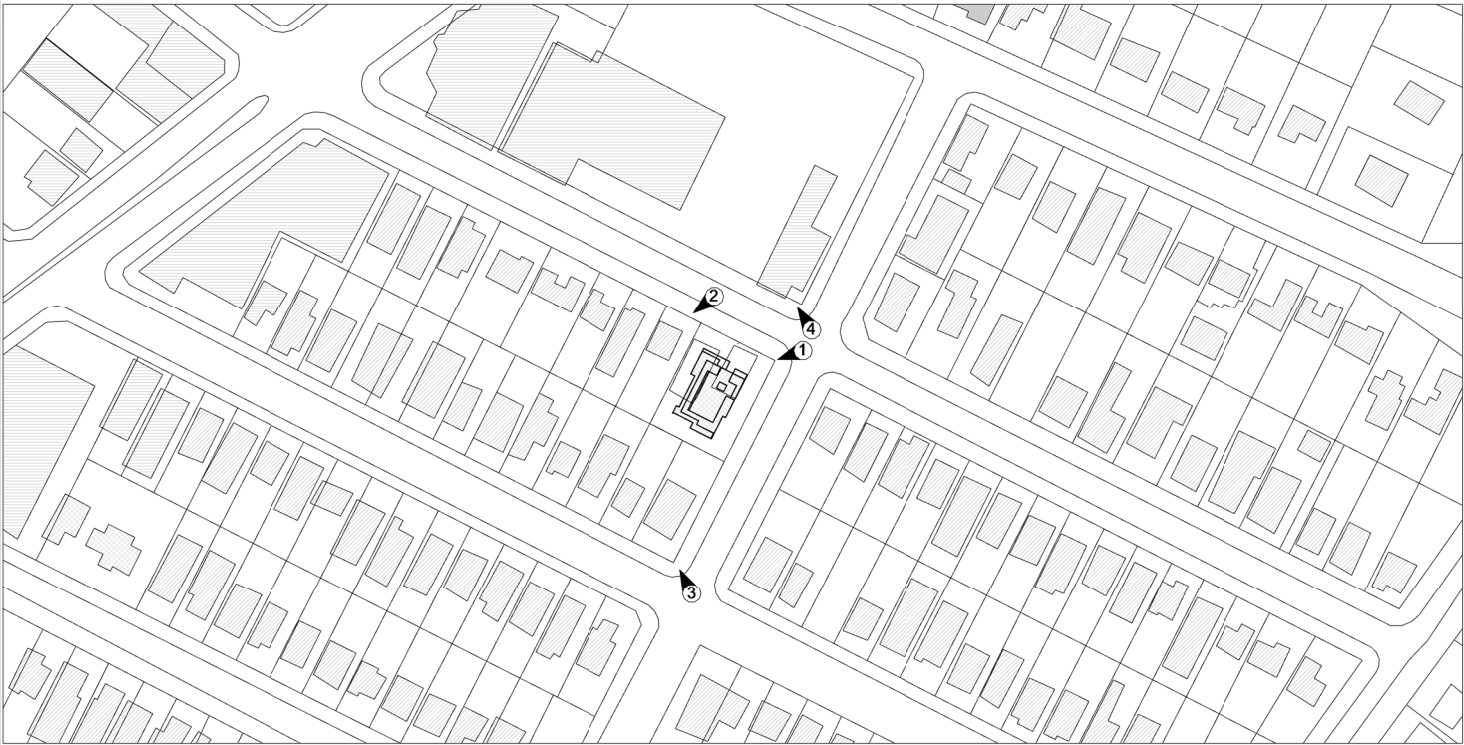


3 - 27 Wood Street, Thornleigh - Existing One Storey Dwelling

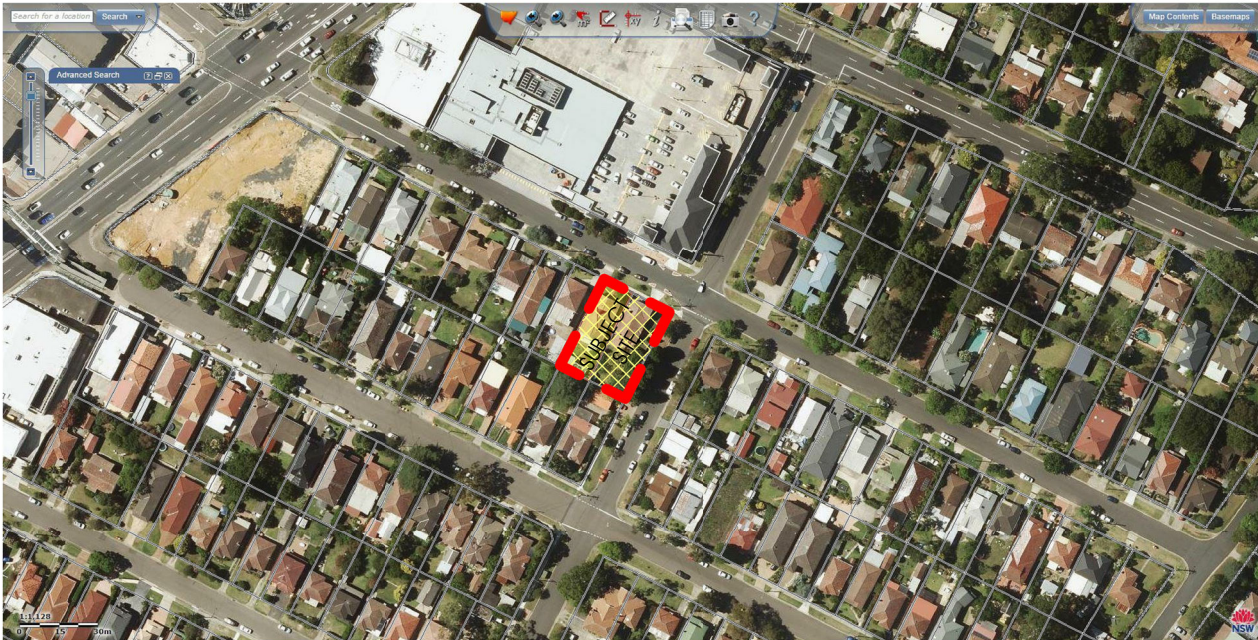


4 - 17 Bellevue Street, Thornleigh - Existing Three Storey Retail Complex

Building Use & Photo Location



- Legend:
- Single family Dwelling
  - Unit / Townhouse Dwelling
  - Retail / Commercial
  - Church
  - Train Station
  - View



Aerial View

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
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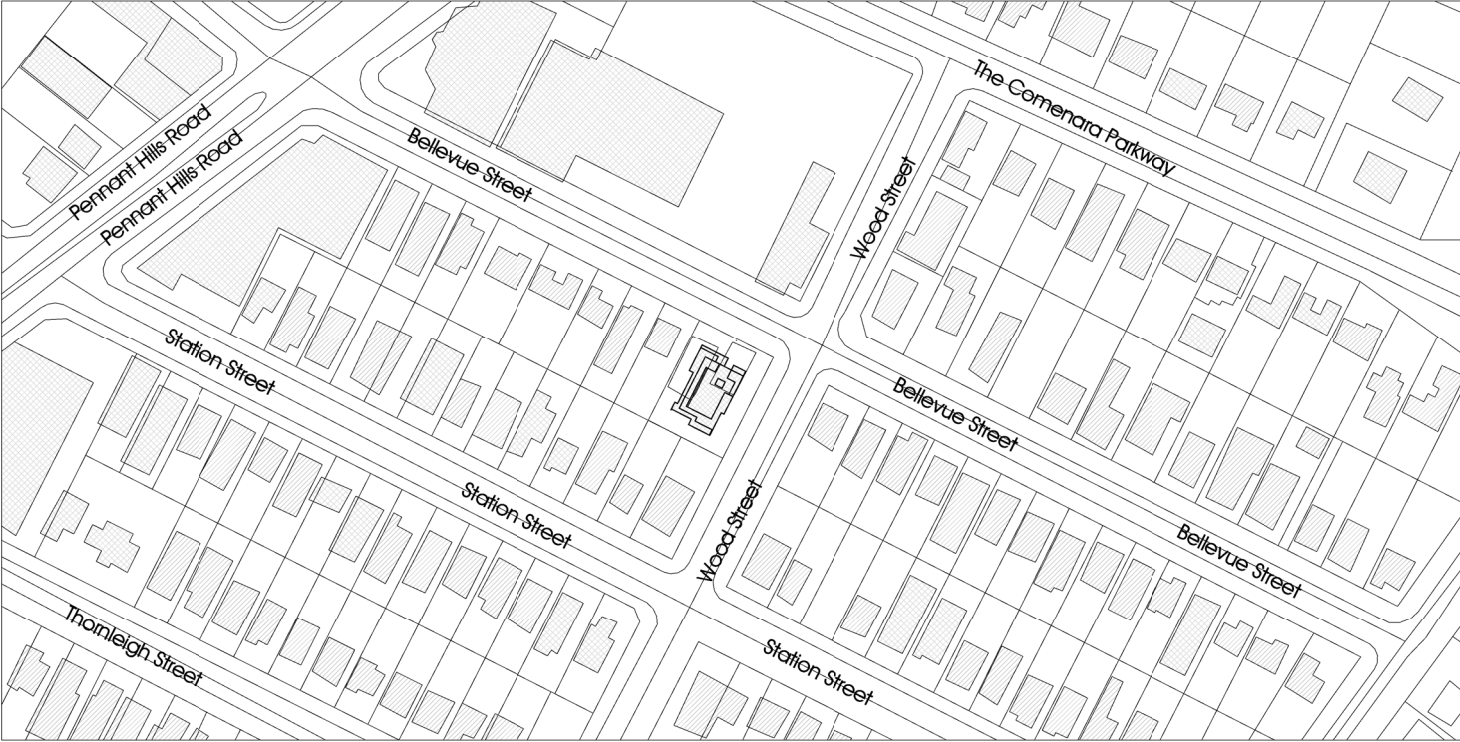
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SHEET NO:	DA101
SCALE:	As indicated

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	

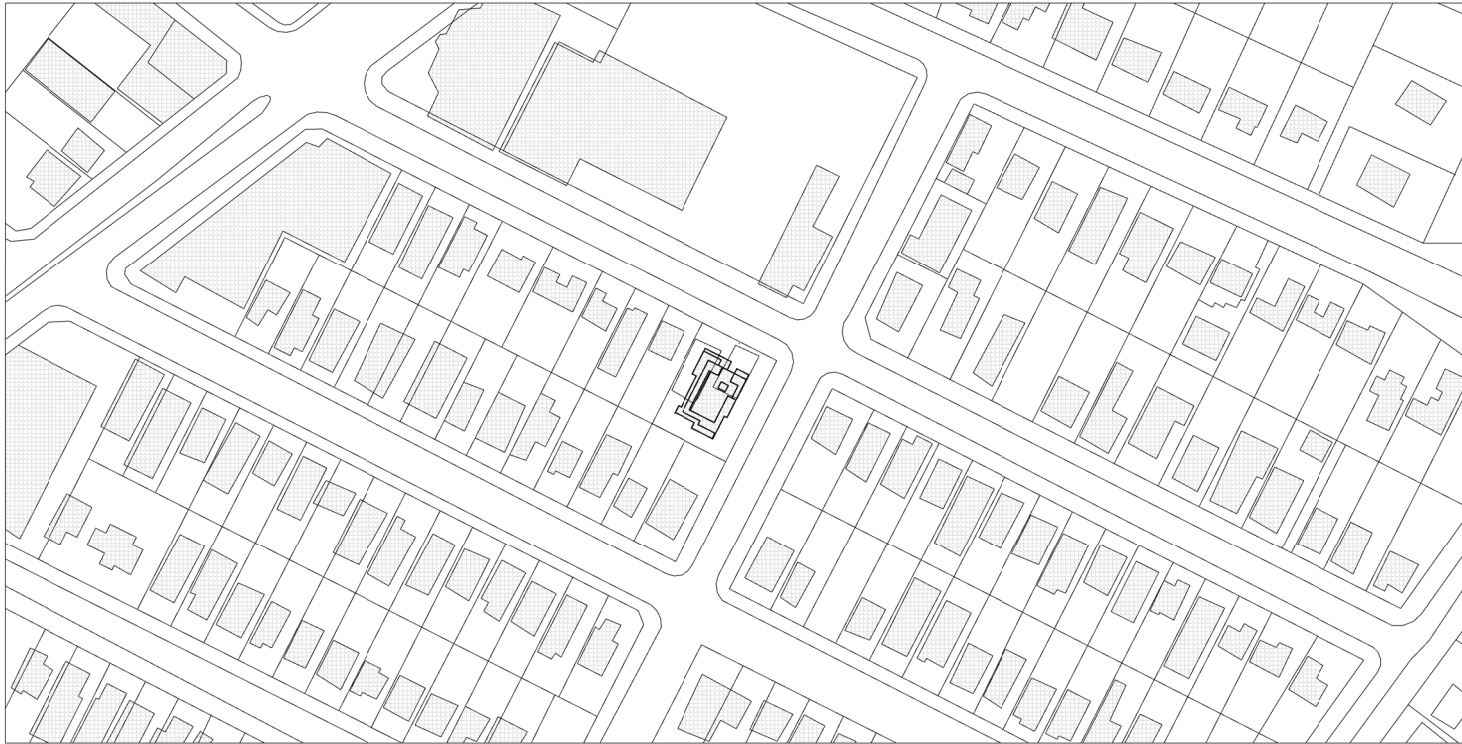


Circulation and Building Height



- Legend:
- Single Storey
  - Two to Three Storey
  - Four to Five Storey
  - Vehicular Circulation
  - Pedestrian Circulation

Figure Ground & Location



REVISIONS			
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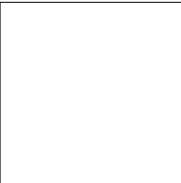
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SHEET TITLE: Site Analysis 2 of 2	
SHEET NO:	DA102
SCALE:	1 : 2500

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	

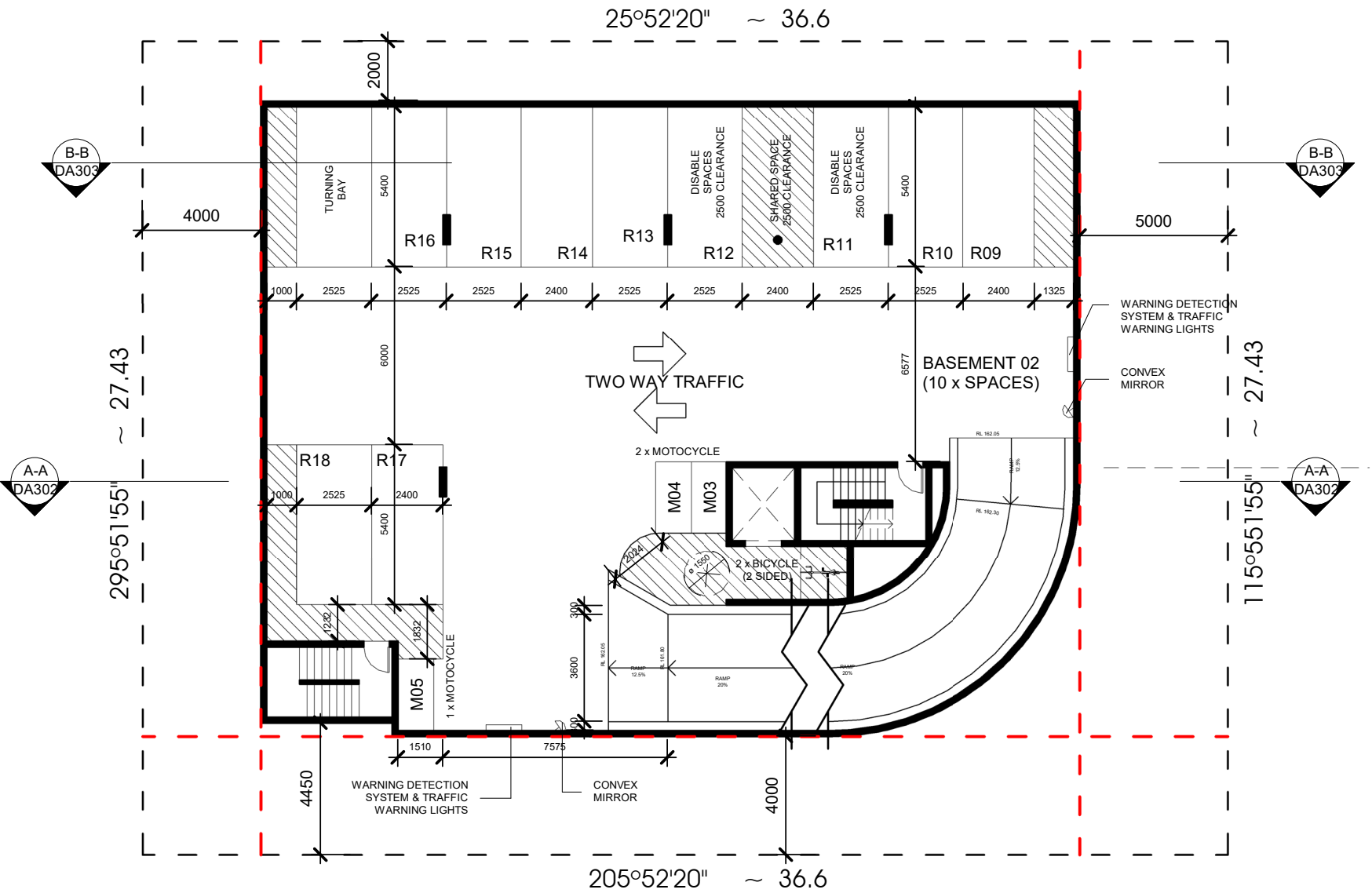






Basement O2

1 : 200

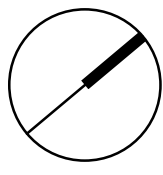


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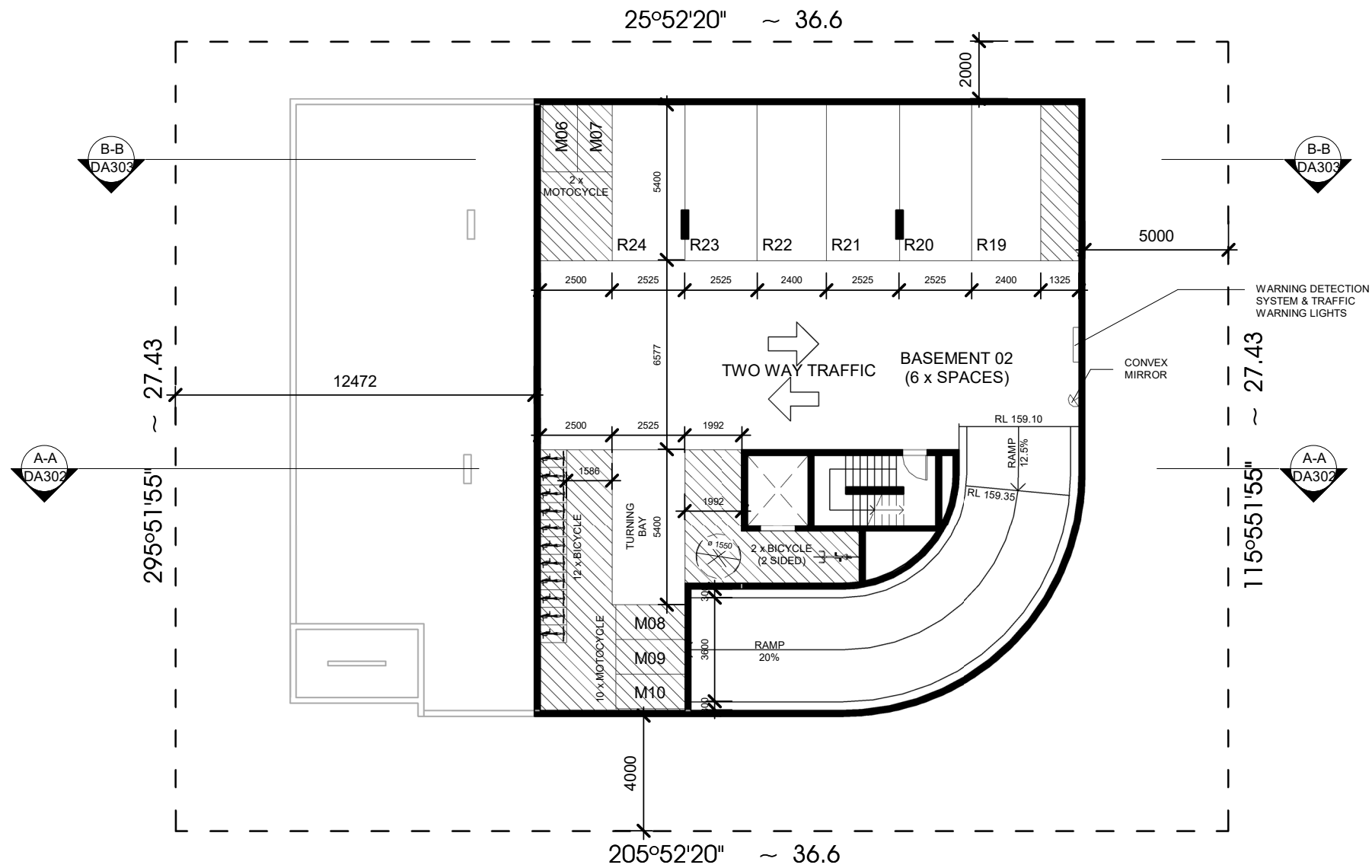


SHEET TITLE: Basement 02 Plan	
SHEET NO:	DA201
SCALE:	1 : 200

DRAWN BY: MN	CHECKED BY: FG
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PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





# Basement 03

1 : 200

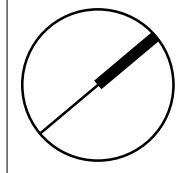
REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
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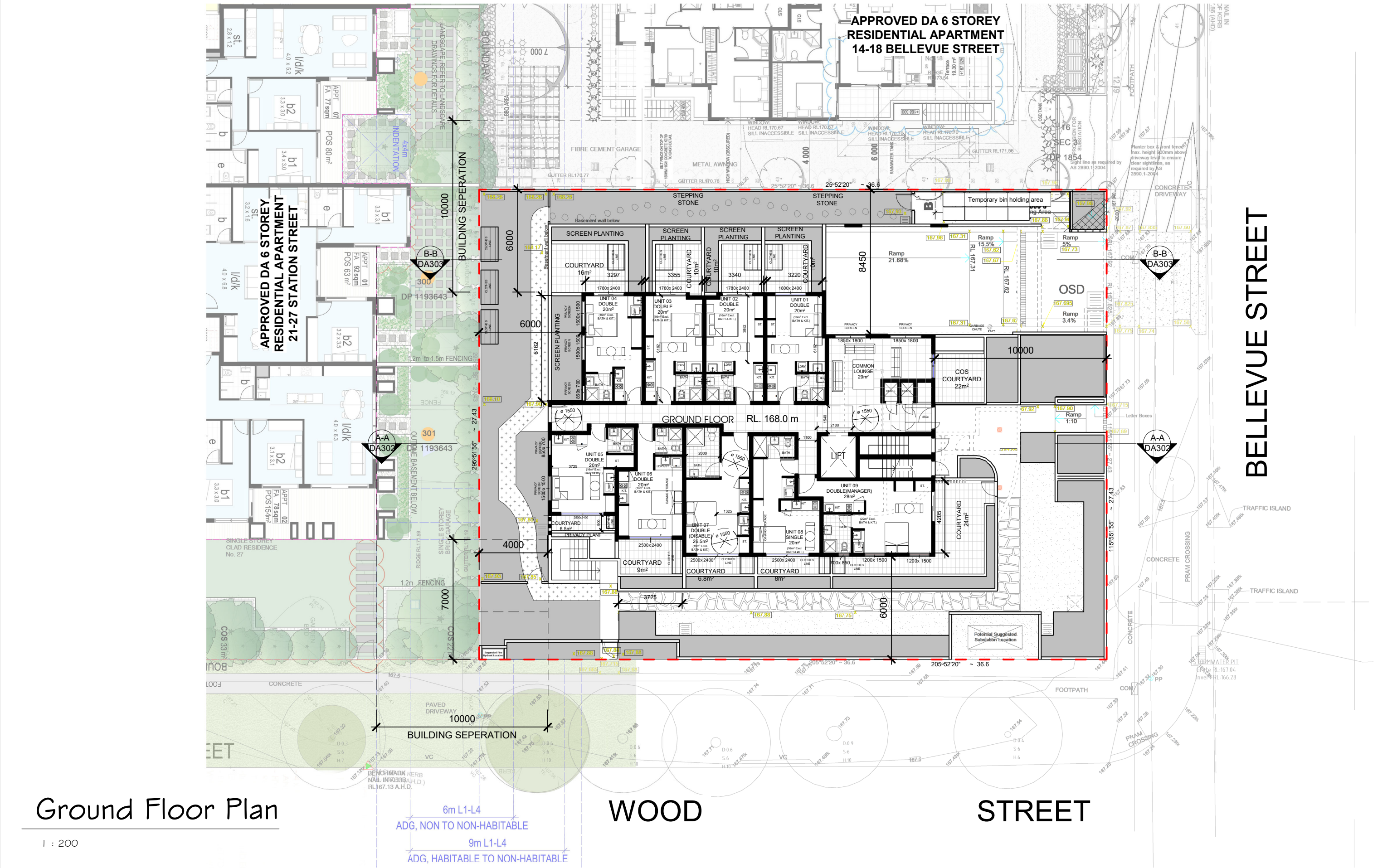


SHEET TITLE: Basement 03 Plan	
SHEET NO:	DA202
SCALE:	1 : 200

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





# Ground Floor Plan

1 : 200

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
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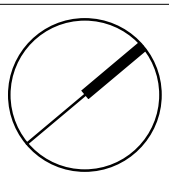
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SHEET TITLE: Ground Floor Plan	
SHEET NO:	DA203
SCALE:	1 : 200

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





Level 1 Plan

1 : 200

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
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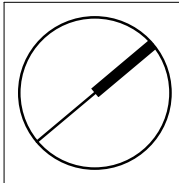
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SHEET TITLE: Level 01 Plan	
SHEET NO:	DA204
SCALE:	1 : 200

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





BELLEVUE STREET

# Level 2 - 3 Plan

1 : 200

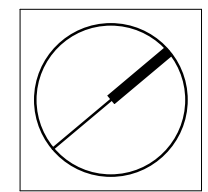
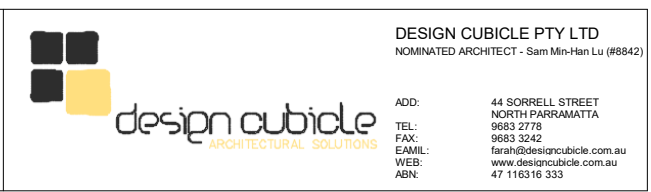
REVISIONS			
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47 116316 333

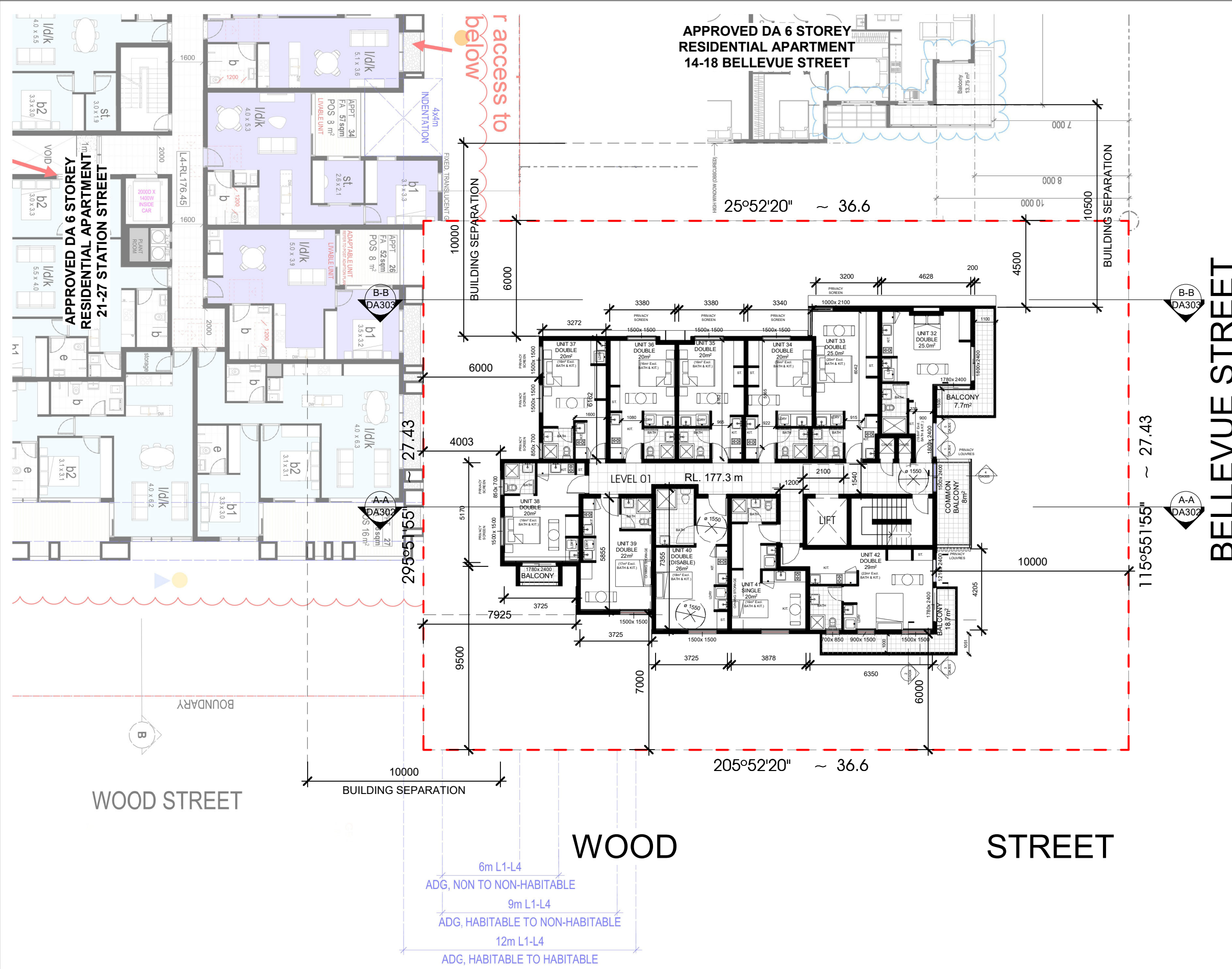


SHEET TITLE: Level 02 Plan	
SHEET NO:	DA205
SCALE:	1 : 200

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





BELLEVUE STREET

WOOD STREET

WOOD

STREET


Level 3

1 : 200

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated, access to backyard from Ground floor lobby has been provided.	05.06.20	FT
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT

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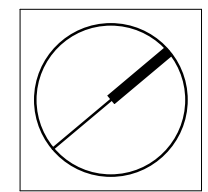
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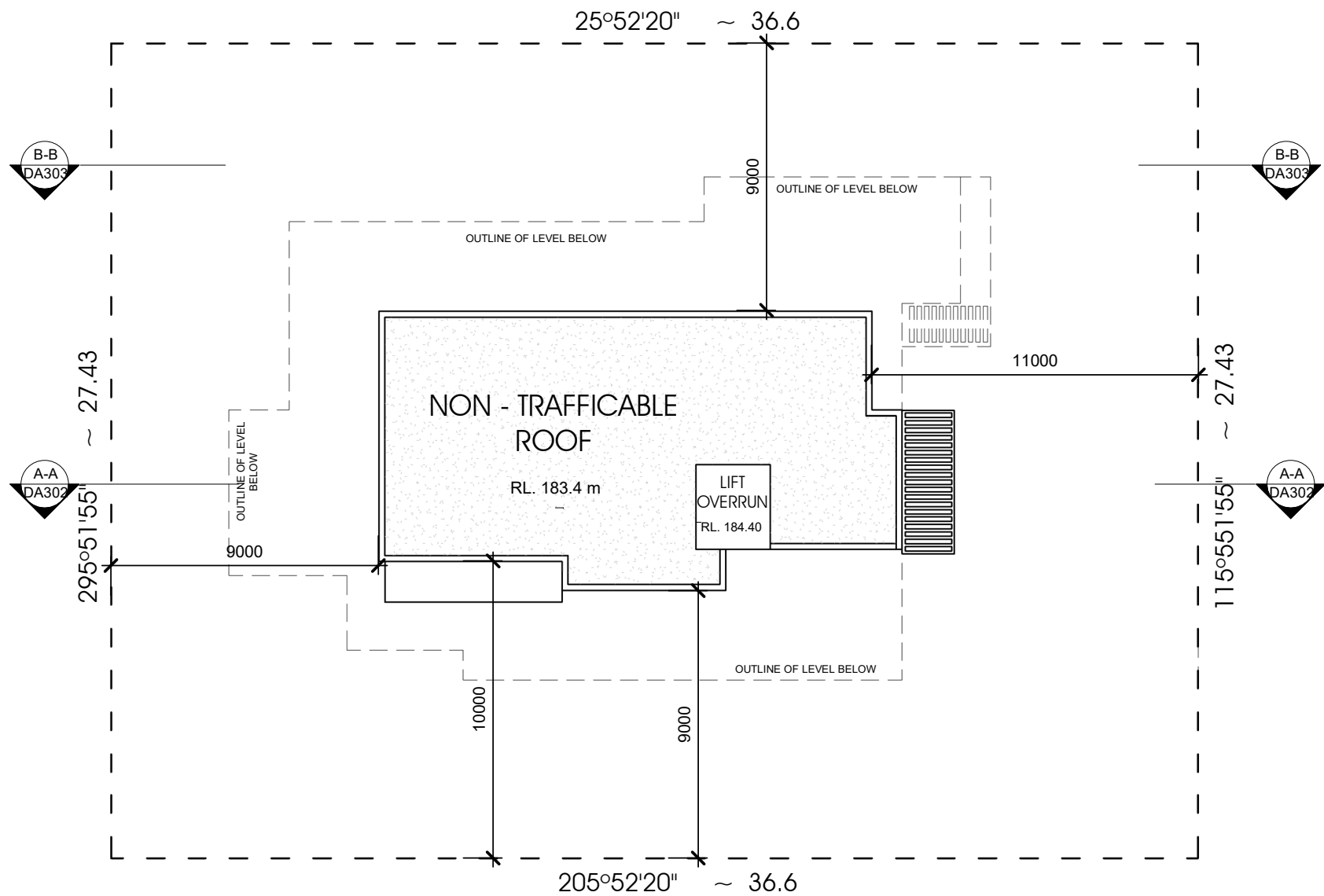
SHEET TITLE: Level 03 Plan	
SHEET NO:	DA206
SCALE:	1 : 200

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	







# Roof Plan

1 : 200

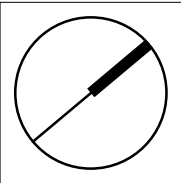
REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated,access to backyard from Ground floor lobby has been provided.	05.06.20	FT
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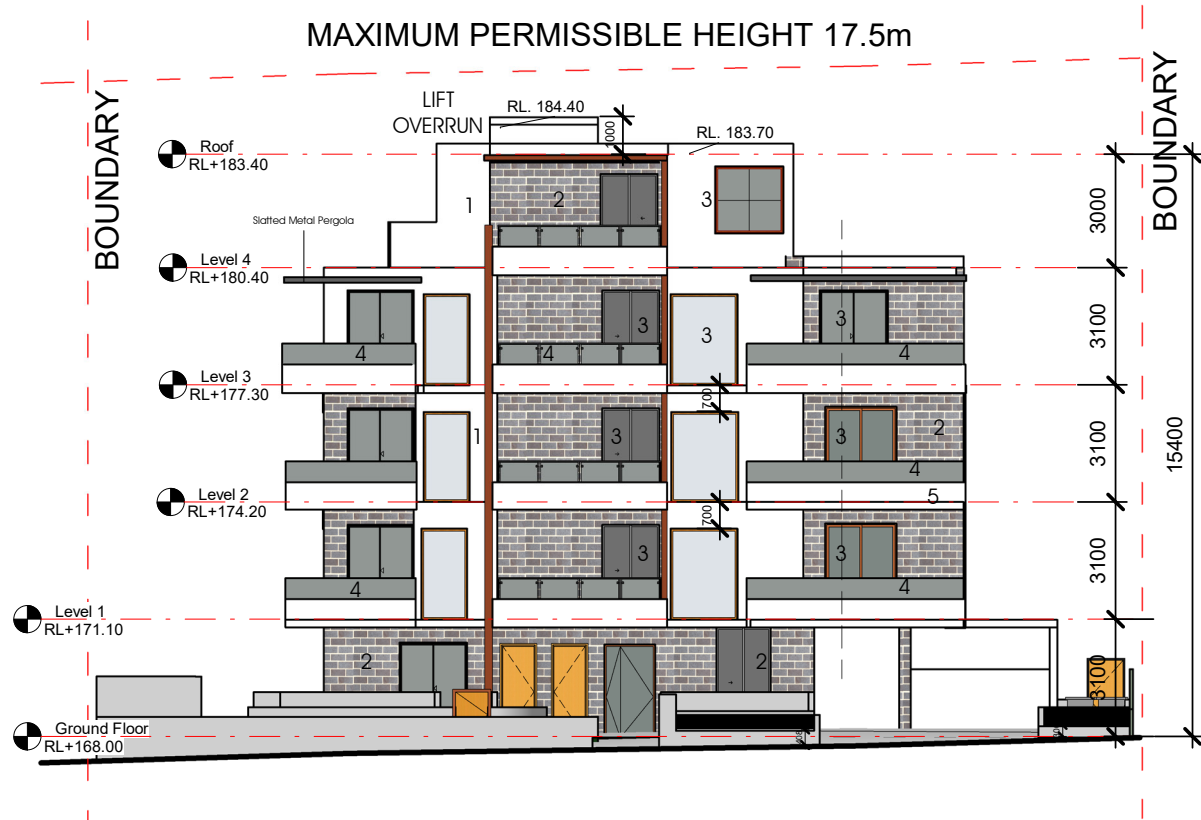
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SHEET TITLE: Roof Plan	
SHEET NO:	DA208
SCALE:	1 : 200

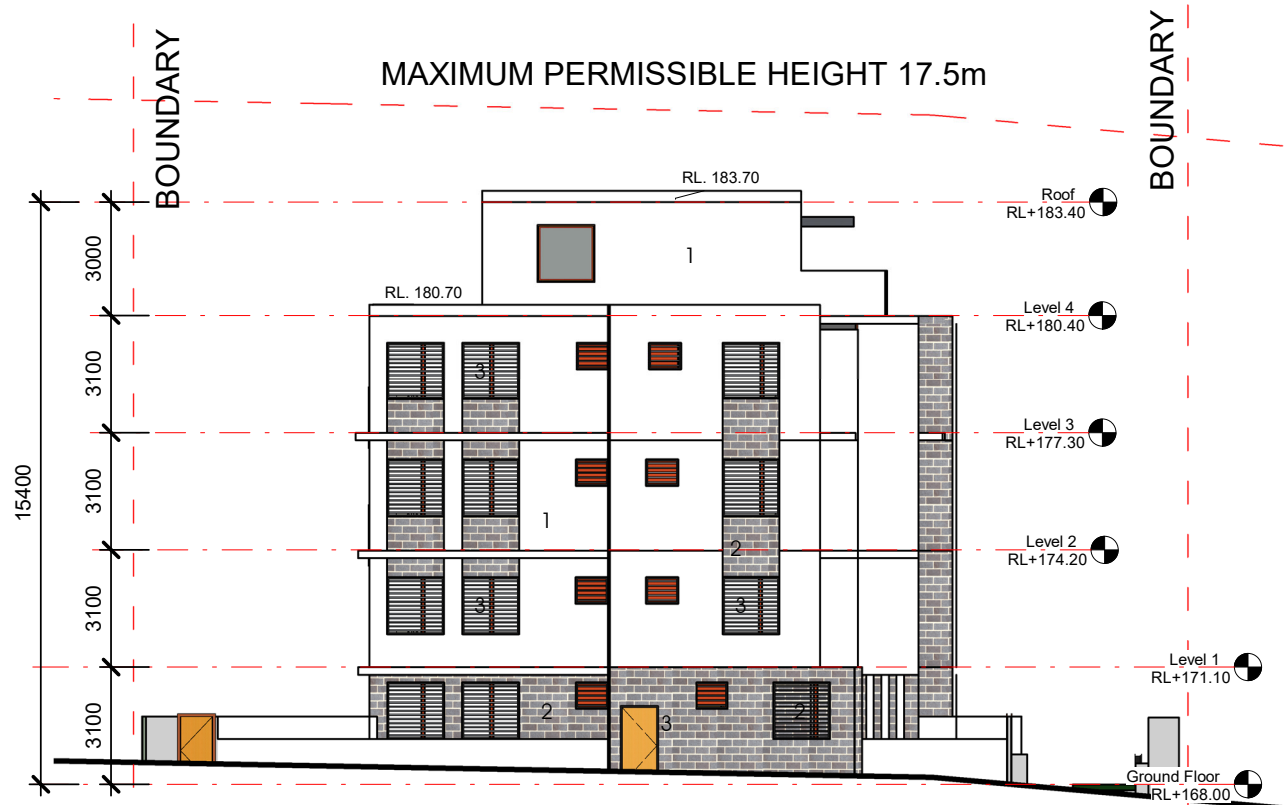
DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



North Elevation

1 : 200



South Elevation

1 : 200

## Legend - Schedule of Finishes



1 - DULUX - HALF LEXICON  
OR SIMILAR



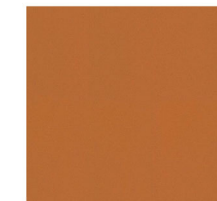
2 - PGH - METALLIC BLUE  
STEEL OR SIMILAR



3 - DULUX 'MONUMENT'  
FRAMED WINDOWS & SLIDING  
DOORS OR SIMILAR



4 - WHITE FRAME  
GLASS BALUSTRADE  
OR SIMILAR



5 - ALUCOBOND  
METALLIC COPPER OR  
SIMILAR



6 - VERTICAL &  
HORIZONTAL GREY  
ALUMINIUM  
LOUVRES OR SIMILAR

### REVISIONS

ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated, access to backyard from Ground floor lobby has been provided.	05.06.20	FT
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT

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SHEET TITLE:  
Elevations 1 of 2

SHEET NO: DA300  
SCALE: As indicated

DRAWN BY:  
MN

CHECKED BY:  
FG

PROJECT DETAIL:  
20-22 Bellevue Street, Thornleigh

JOB NO: 160748 DATE: JUNE 2007

LODGE AT: Hornsby Shire Council



Legend - Schedule of Finishes



1 - DULUX - HALF LEXICON OR SIMILAR



2 - PGH - METALLIC BLUE STEEL OR SIMILAR



3 - DULUX 'MONUMENT' FRAMED WINDOWS & SLIDING DOORS OR SIMILAR



4 - WHITE FRAME GLASS BALUSTRADE OR SIMILAR



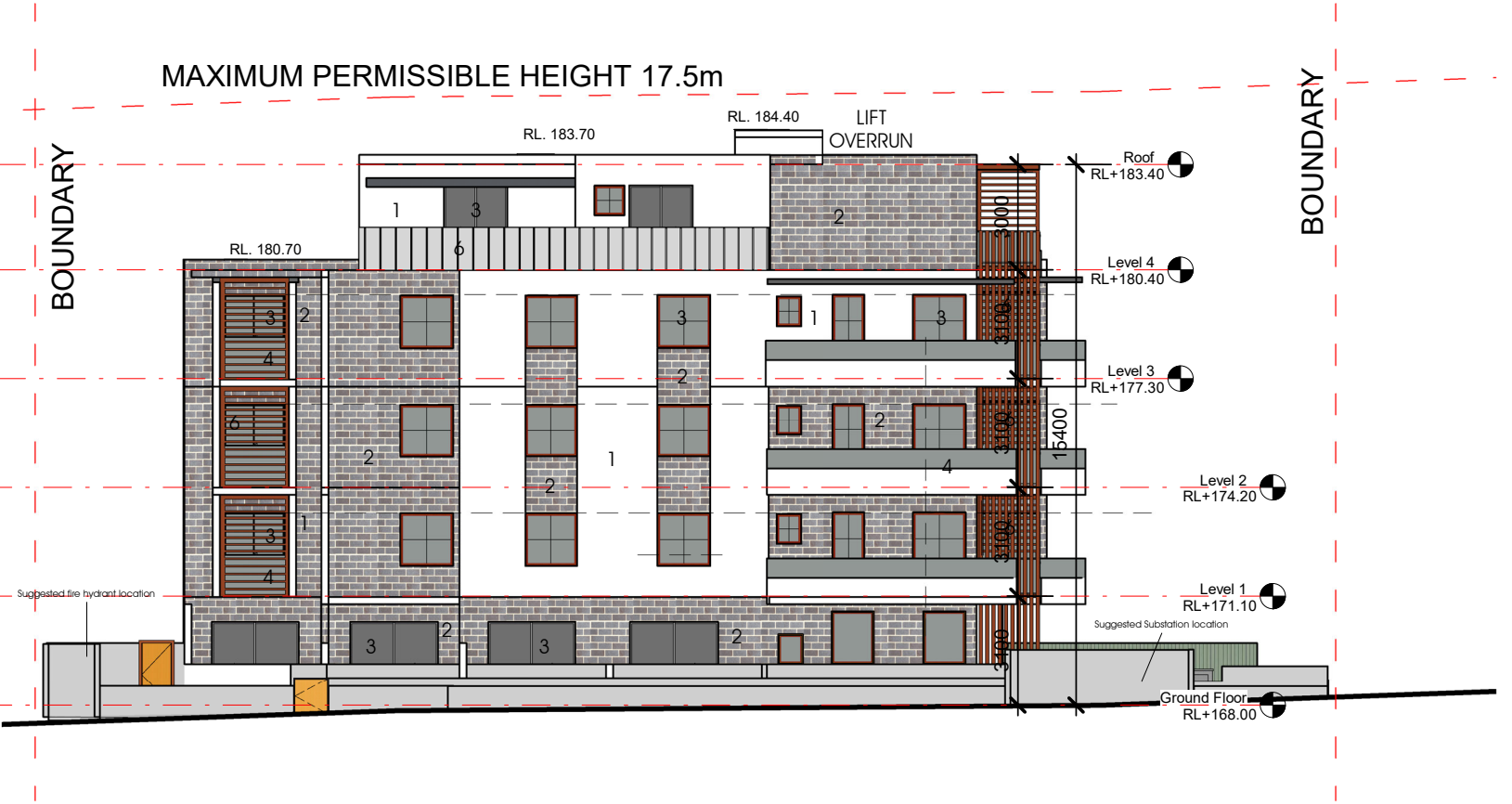
5 - ALUCOBOND METALLIC COPPER OR SIMILAR



6 - VERTICAL & HORIZONTAL GREY ALUMINIUM LOUVRES OR SIMILAR

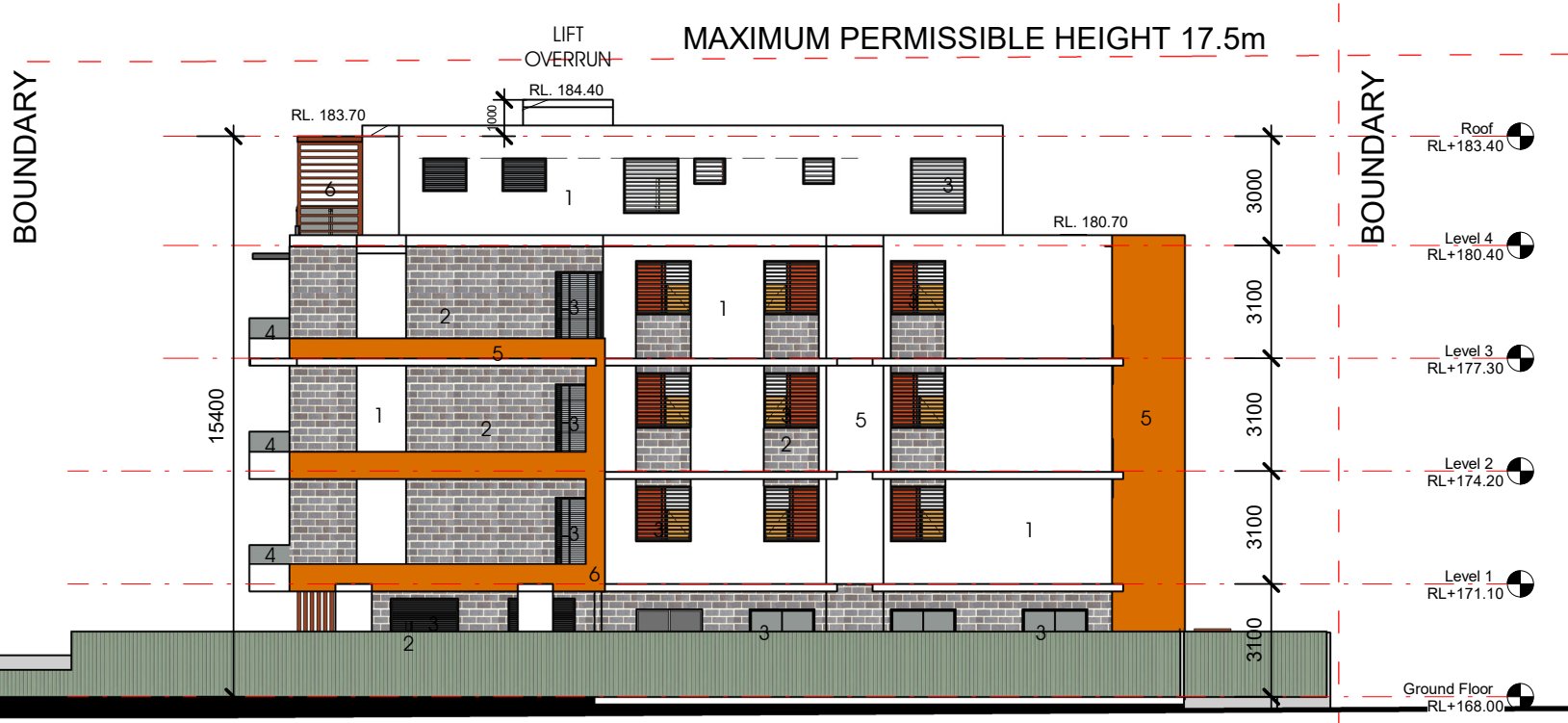
East Elevation

1 : 200



West Elevation

1 : 200



REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated, access to backyard from Ground floor lobby has been provided.	05.06.20	FT
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT

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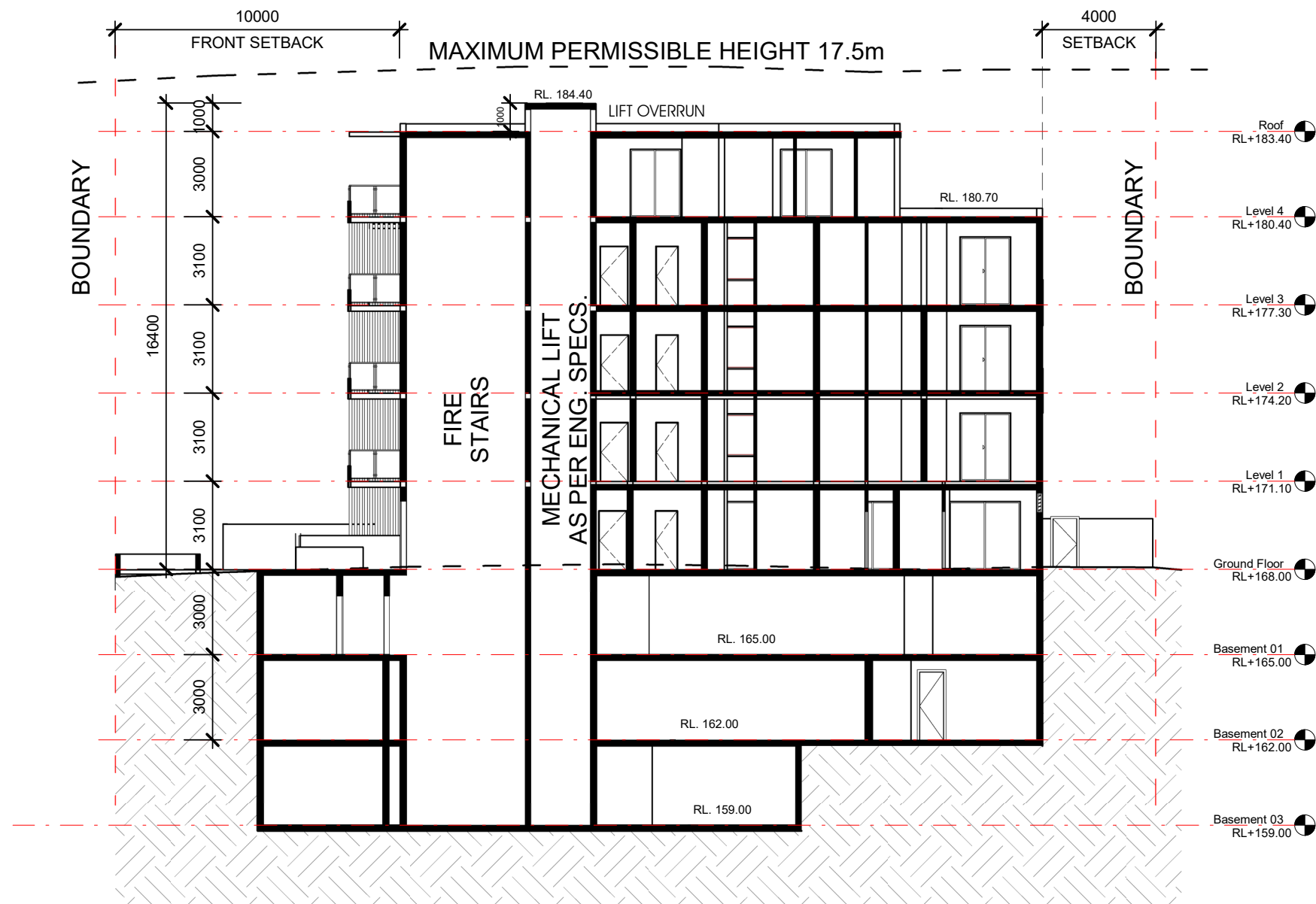
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SHEET TITLE: Elevations 2 of 2	
SHEET NO:	DA301
SCALE:	As indicated

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



## Section A - A

1 : 200

### REVISIONS

ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
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SHEET TITLE:  
Sections 1/2

SHEET NO: DA302  
SCALE: 1 : 200

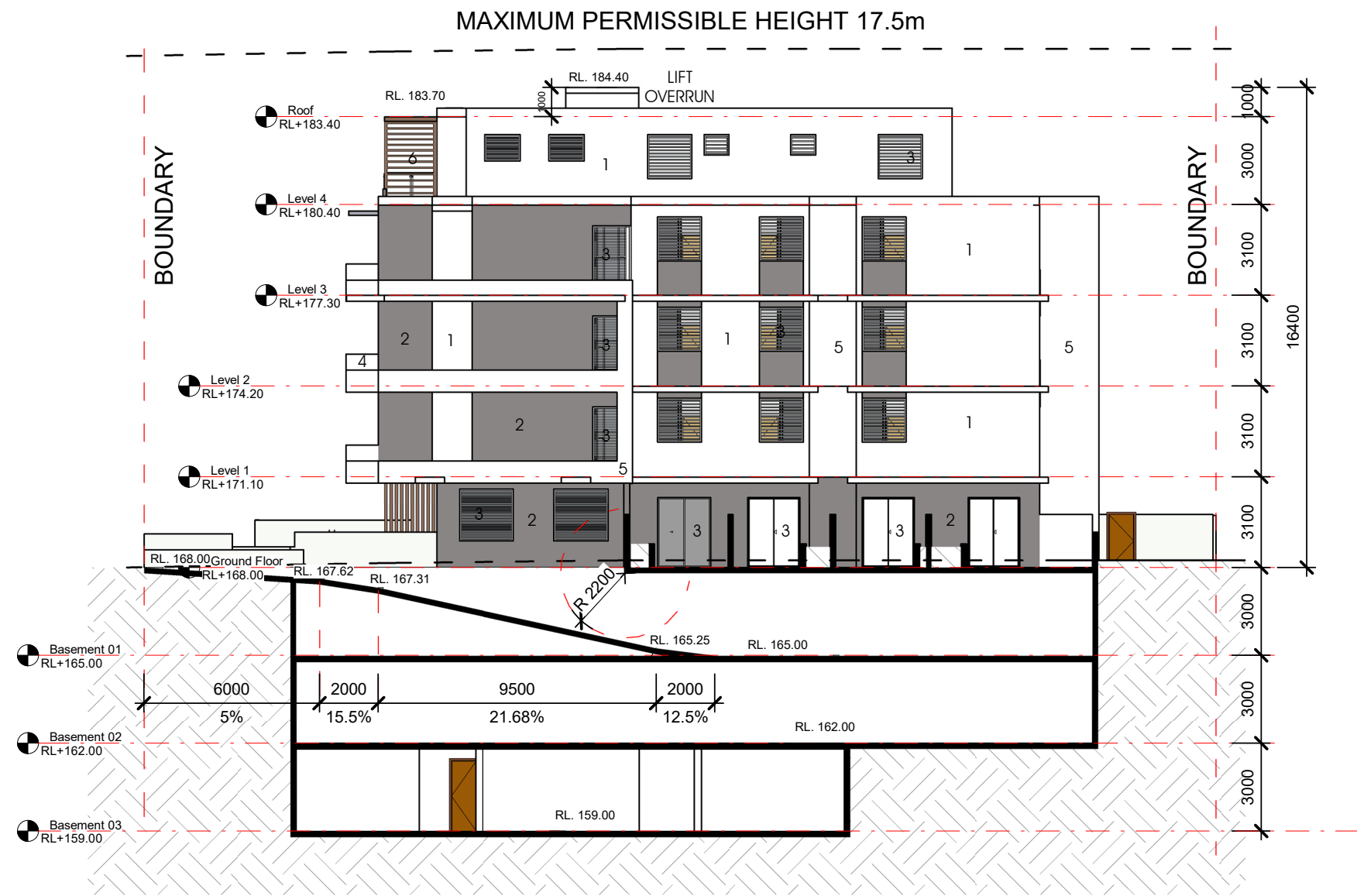
DRAWN BY:  
MN

CHECKED BY:  
FG

PROJECT DETAIL:  
20-22 Bellevue Street, Thornleigh

JOB NO: 160748 DATE: JUNE 2007  
LODGE AT: Hornsby Shire Council





Section B - B - Ramp

1 : 200



1 - DULUX - HALF LEXICON  
OR SIMILAR



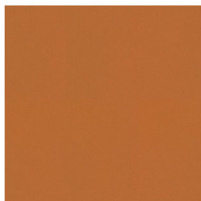
2 - PGH - METALLIC BLUE  
STEEL OR SIMILAR



3 - DULUX 'MONUMENT'  
FRAMED WINDOWS & SLIDING  
DOORS OR SIMILAR



4 - WHITE FRAME  
GLASS BALUSTRADE  
OR SIMILAR



5 - ALUCOBOND  
METALLIC COPPER OR  
SIMILAR



6 - VERTICAL &  
HORIZONTAL GREY  
ALUMINIUM  
LOUVRES OR SIMILAR

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
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I	Temporary bin holding area has been relocated	20.05.20	FT
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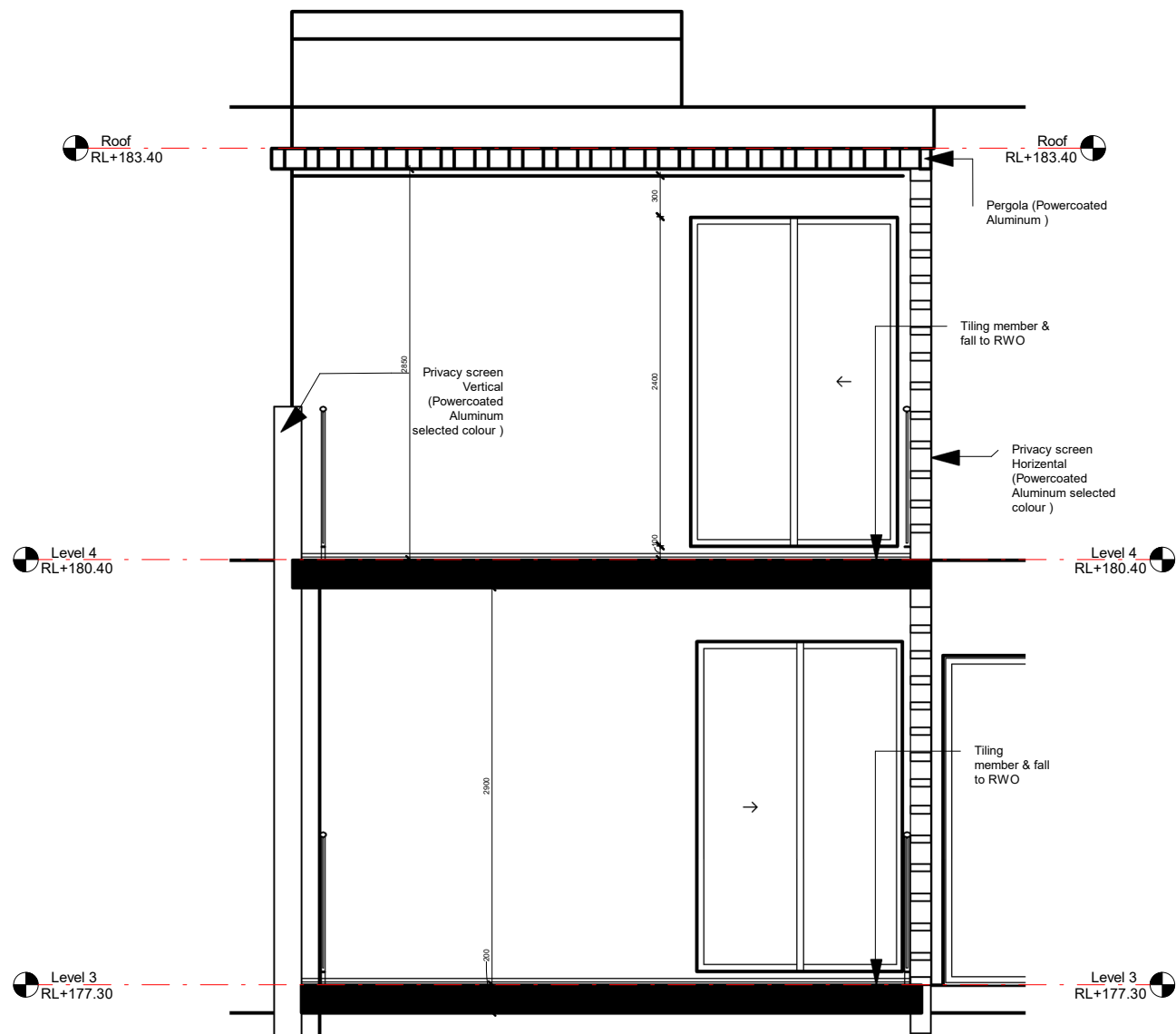


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SHEET TITLE: Sections 2/2	
SHEET NO:	DA303
SCALE:	As indicated

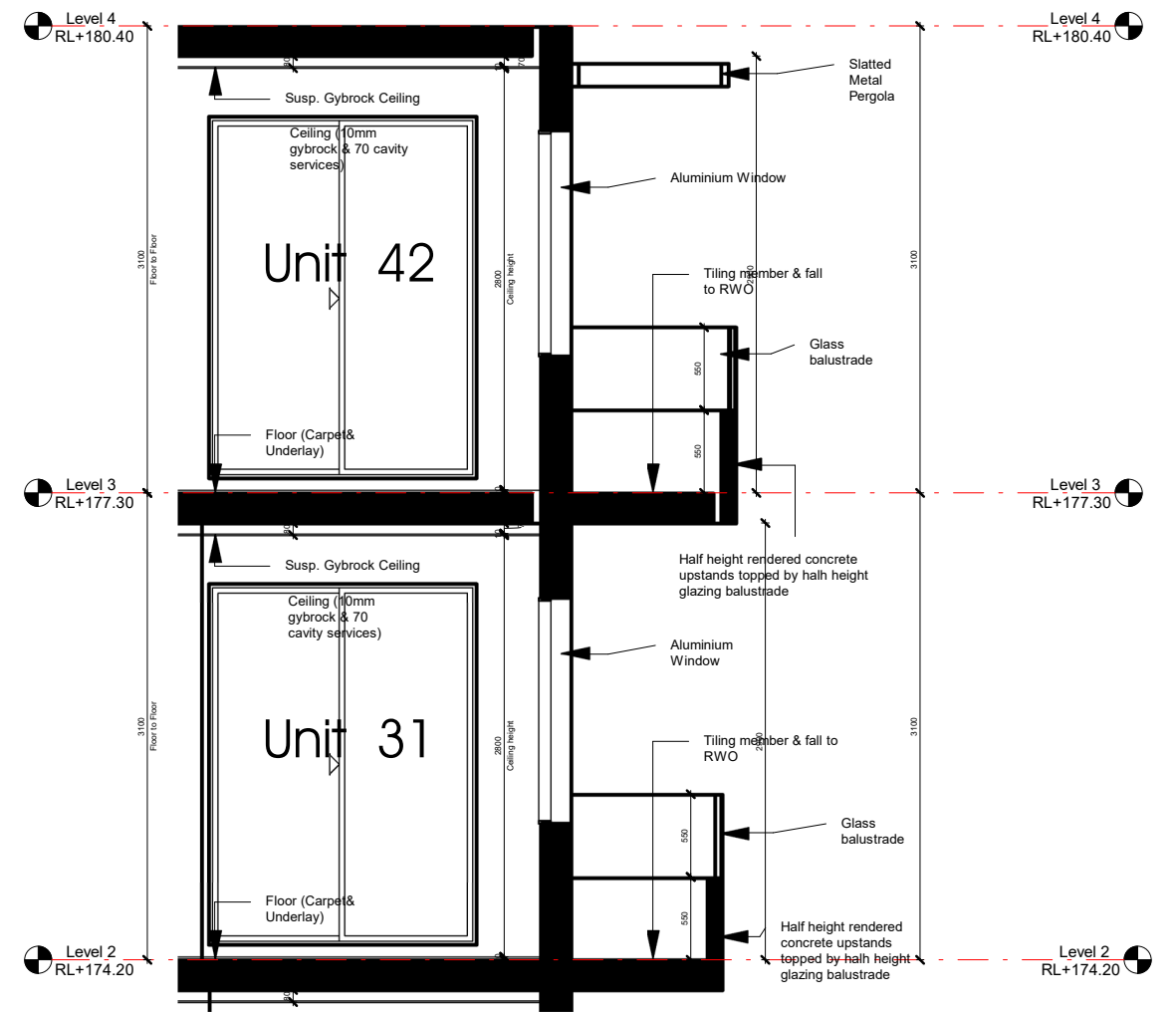
DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



## Detail Wall Section 1

1 : 50

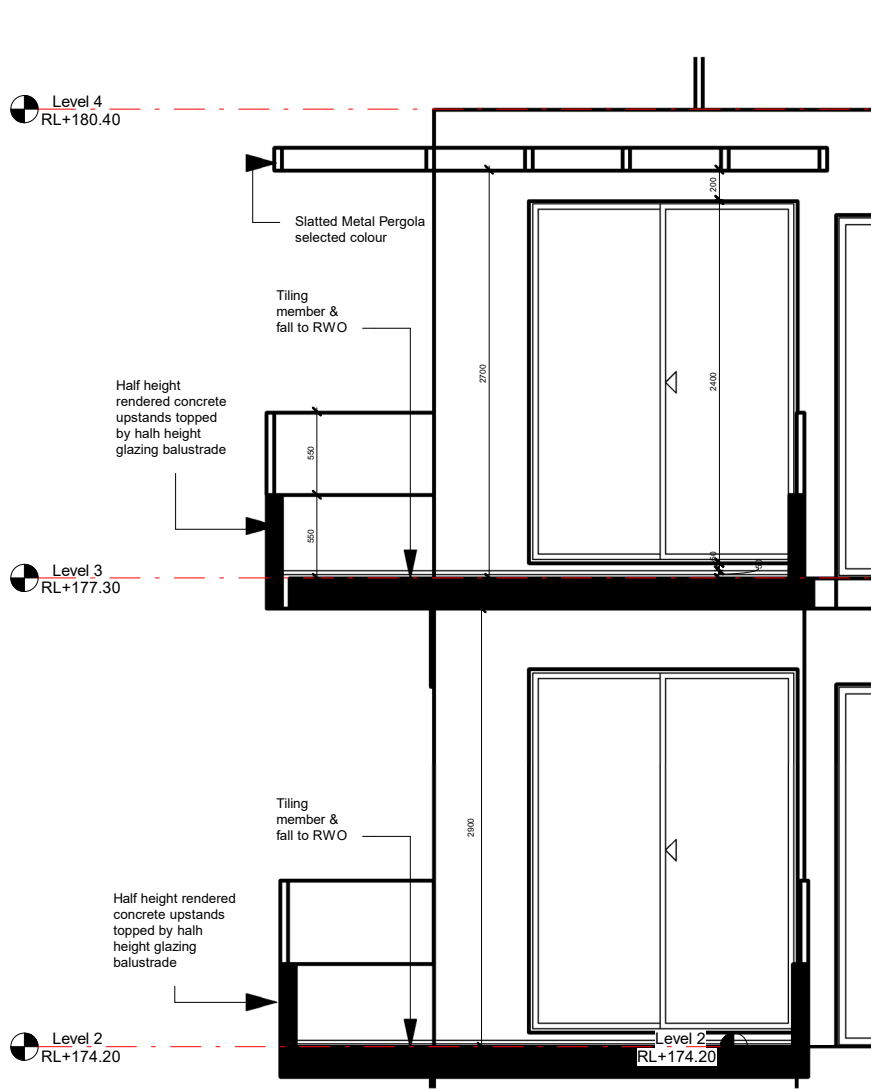


## Detail Wall Section 2

1 : 50

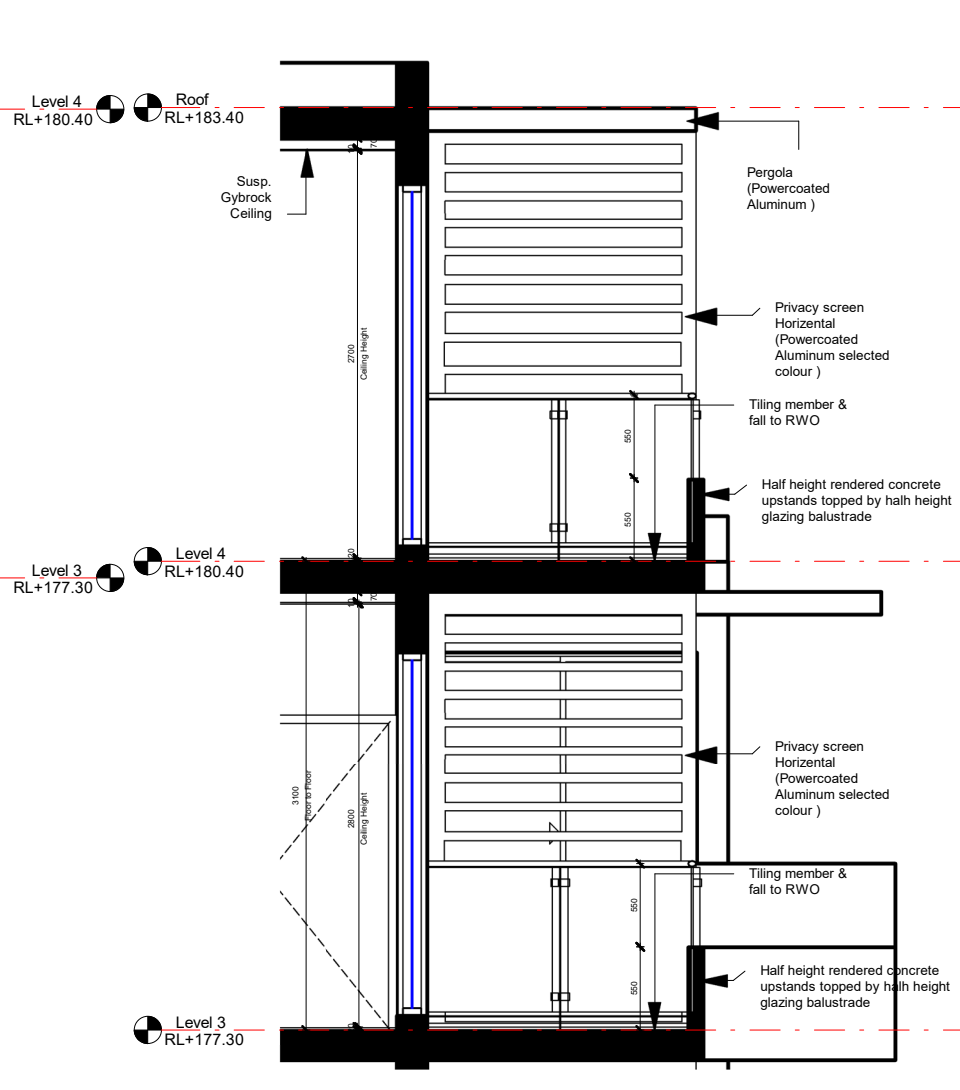
REVISIONS				DESIGN CUBICLE PTY LTD NOMINATED ARCHITECT - Sam Min-Han Lu (#8842)		SHEET TITLE: Sections & Details 1/2		DRAWN BY: FT		PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
ISSUE	DESCRIPTION	DATE	BY								
G	Unit areas have been revised	30.04.20	FT	<small>NOTE: DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.</small> <small>COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.</small>		<small>ADD:</small> <small>TEL:</small> 44 SORRELL STREET <small>FAX:</small> NORTH PARRAMATTA <small>E-MAIL:</small> 9653 2778 <small>WEB:</small> 9653 3242 <small>47 116316 333</small>		<small>CHECKED BY:</small> FG		<small>JOB NO:</small> 160748 <small>DATE:</small> JUNE 2007 <small>LODGE AT:</small> Hornsby Shire Council	
H	Unit areas have been revised	07.05.20	FT								
I	Temporary bin holding area has been relocated	20.05.20	FT								
J	Temporary bin holding area has been relocated, access to backyard from Ground floor lobby has been provided.	05.06.20	FT								
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT								
						<small>SHEET NO:</small> DA304 <small>SCALE:</small> 1 : 50					





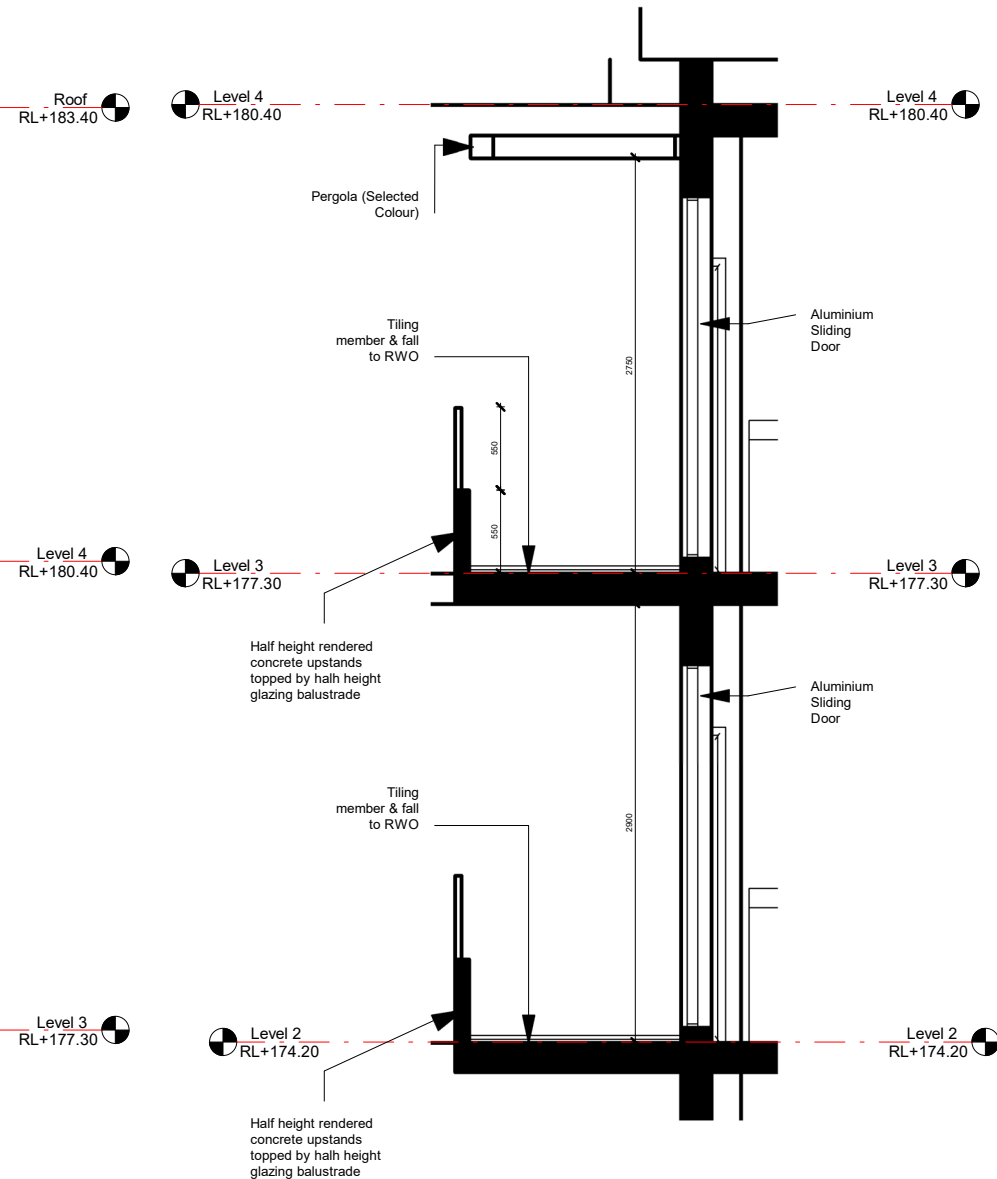
Detail Wall Section 3

1 : 50



Detail Wall Section 4

1 : 50



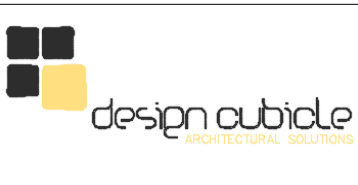
Detail Wall Section 5

1 : 50

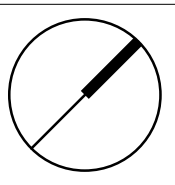
REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
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J	Temporary bin holding area has been relocated,access to backyard from Ground floor lobby has been provided.	05.06.20	FT
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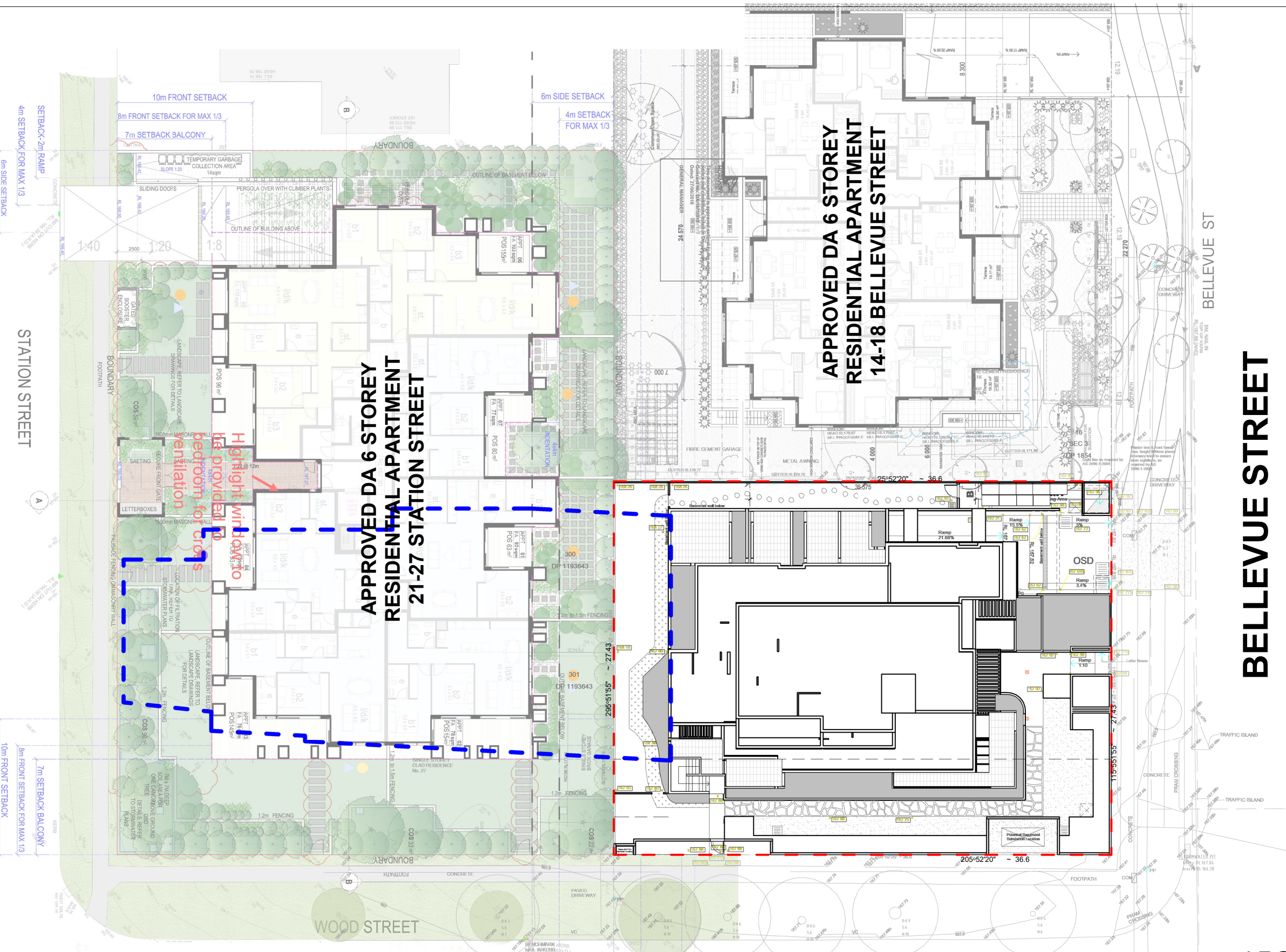
DESIGN CUBICLE PTY LTD  
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SHEET TITLE: Sections & Details 2/2	
SHEET NO:	DA305
SCALE:	1 : 50

DRAWN BY: Author
CHECKED BY: Checker

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	



June 21st 9am

1 : 300

BELLEVUE STREET


## LEGEND

--- OUTLINE OF PROPOSED SHADOW DIAGRAM

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for Client Discussion	29.03.2019	MN
B	Issued for DA Submission	04.09.2019	MN
C	Additional Information as per Council Letter Dated 27.11.2019	09.12.2019	MN

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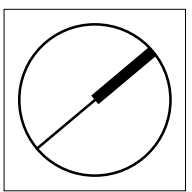


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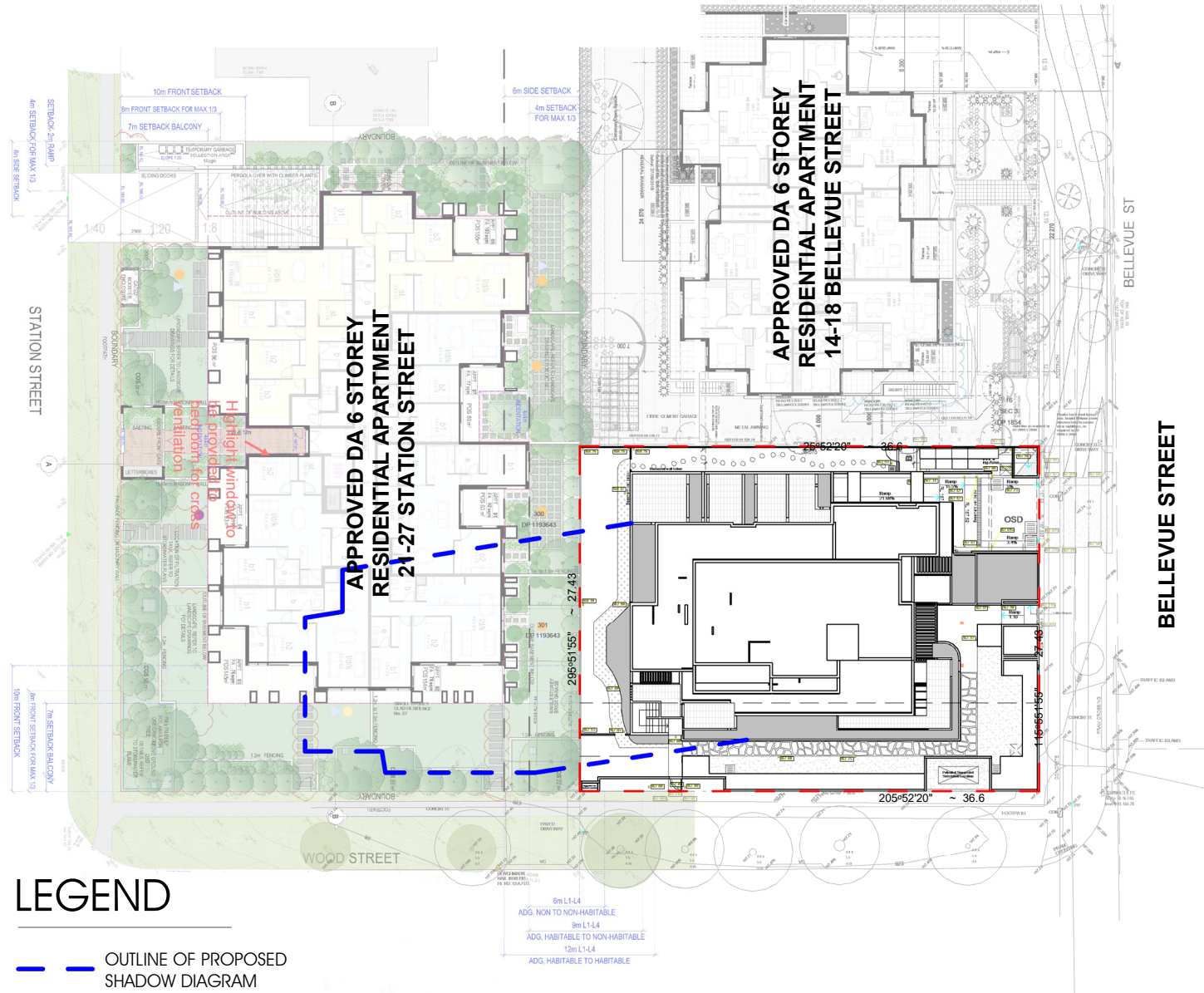


SHEET TITLE: Shadow Diagrams - June 21st 9am	
SHEET NO:	DA 400
SCALE:	1 : 300

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





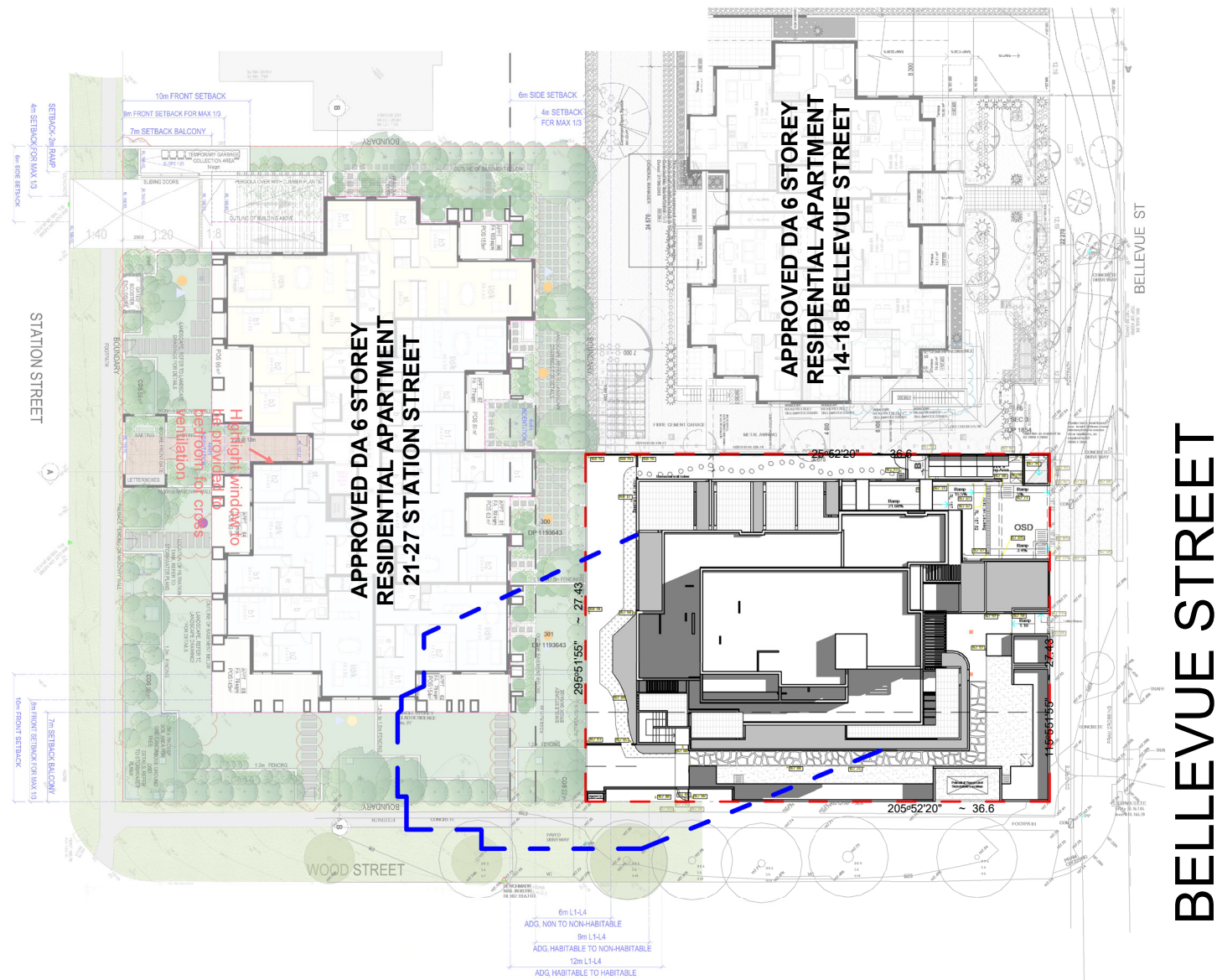
## LEGEND

— OUTLINE OF PROPOSED  
SHADOW DIAGRAM

6m L1-L4  
ADG. NON TO NON-HABITABLE  
9m L1-L4  
ADG. HABITABLE TO NON-HABITABLE  
12m L1-L4  
ADG. HABITABLE TO HABITABLE

June 21st 10am

1 : 500



WOOD

STREET

June 21st 11am

1 : 500

### REVISIONS

ISSUE	DESCRIPTION	DATE	BY
A	Issue for Client Discussion	29.03.2019	MN
B	Issued for DA Submission	04.09.2019	MN
C	Additional Information as per Council Letter Dated 27.11.2019	09.12.2019	MN

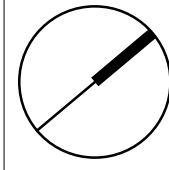
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SHEET TITLE:  
Shadow Diagram - June 21st 10am  
- 11am

SHEET NO: DA 401  
SCALE: 1 : 500

DRAWN BY:  
MN

CHECKED BY:  
FG

PROJECT DETAIL:  
20-22 Bellevue Street, Thornleigh

JOB NO: 160748 DATE: JUNE 2007  
LODGE AT: Hornsby Shire Council





1 : 500

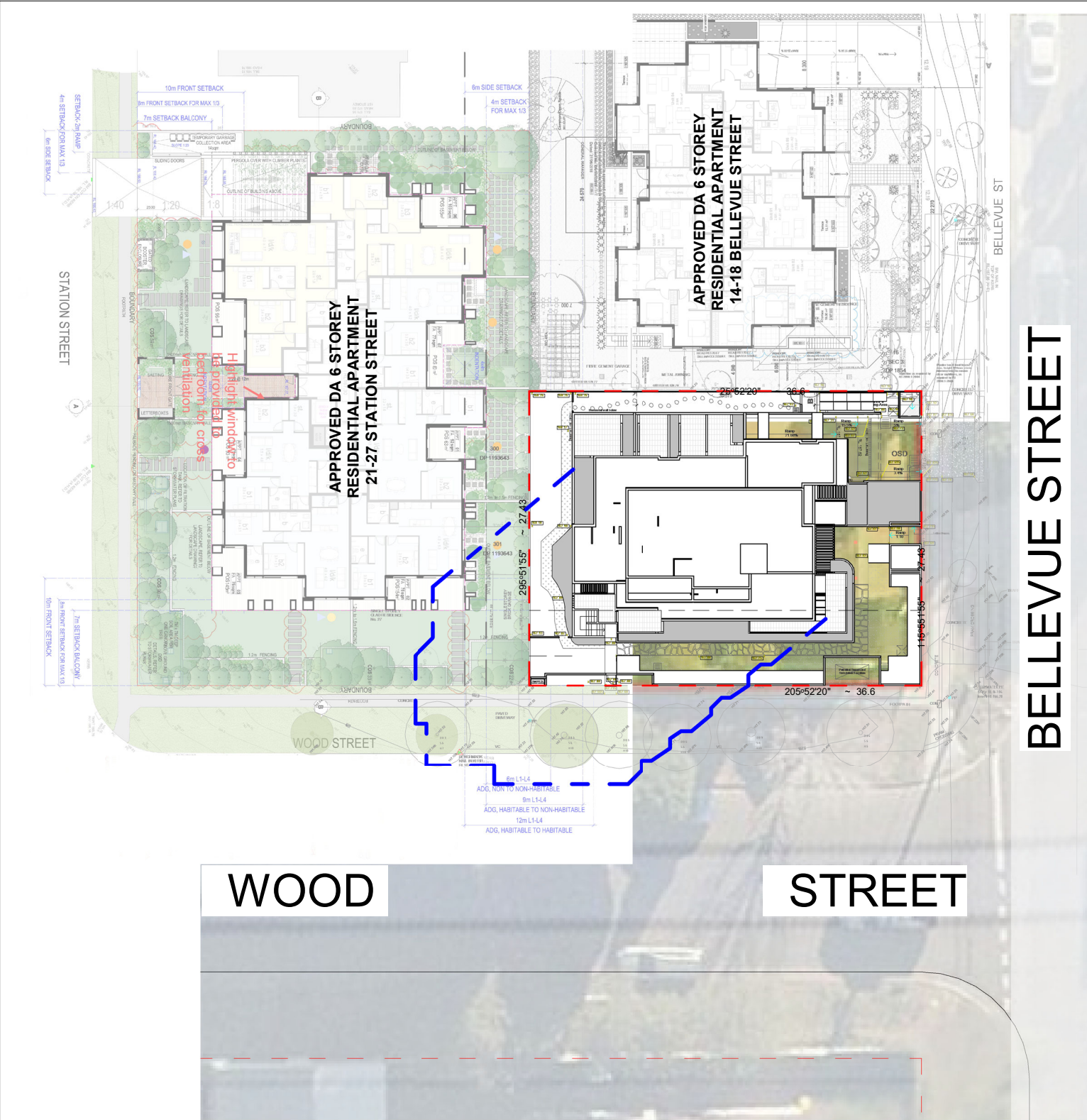


24 BELLEVUE STREET  
'EXISTING ONE STOREY  
DWELLING'

1 : 500

PROJECT DETAIL:	
20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	





WOOD

STREET

June 21st 12pm

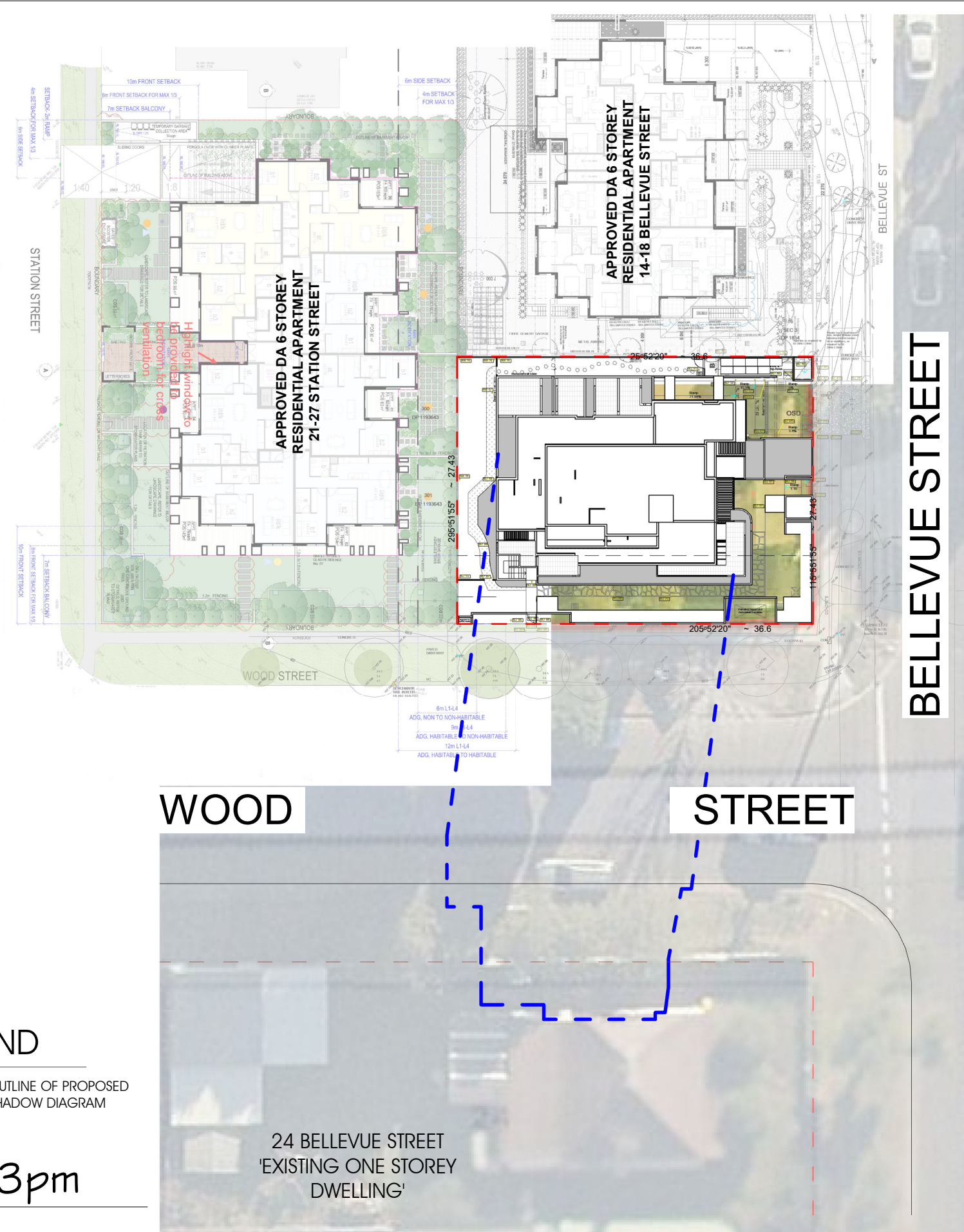
1 : 500

LEGEND

— — — — —  
OUTLINE OF PROPOSED  
SHADOW DIAGRAM

June 21st 3pm

1 : 500

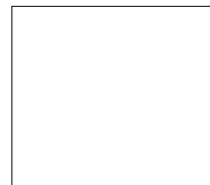


WOOD

STREET

24 BELLEVUE STREET  
'EXISTING ONE STOREY  
DWELLING'

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
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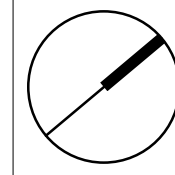
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SHEET TITLE:  
Shadow Diagram - June 21st 12pm  
& 3pm

SHEET NO:	DA 403
SCALE:	1 : 500

DRAWN BY:  
MN

CHECKED BY:  
FG

PROJECT DETAIL:  
20-22 Bellevue Street, Thornleigh

JOB NO: 160748	DATE: JUNE 2007
----------------	-----------------

LODGE AT: Hornsby Shire Council





Perspective 1



Perspective 2

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
G	Unit areas have been revised	30.04.20	FT
H	Unit areas have been revised	07.05.20	FT
I	Temporary bin holding area has been relocated	20.05.20	FT
J	Temporary bin holding area has been relocated,access to backyard from Ground floor lobby has been provided.	05.06.20	FT
K	Substation has been relocated & Fire Hydrant has been placed	24.06.20	FT

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SHEET TITLE: Perspective	
SHEET NO:	DA 500
SCALE:	

DRAWN BY: MN
CHECKED BY: FG

PROJECT DETAIL: 20-22 Bellevue Street, Thornleigh	
JOB NO: 160748	DATE: JUNE 2007
LODGE AT: Hornsby Shire Council	