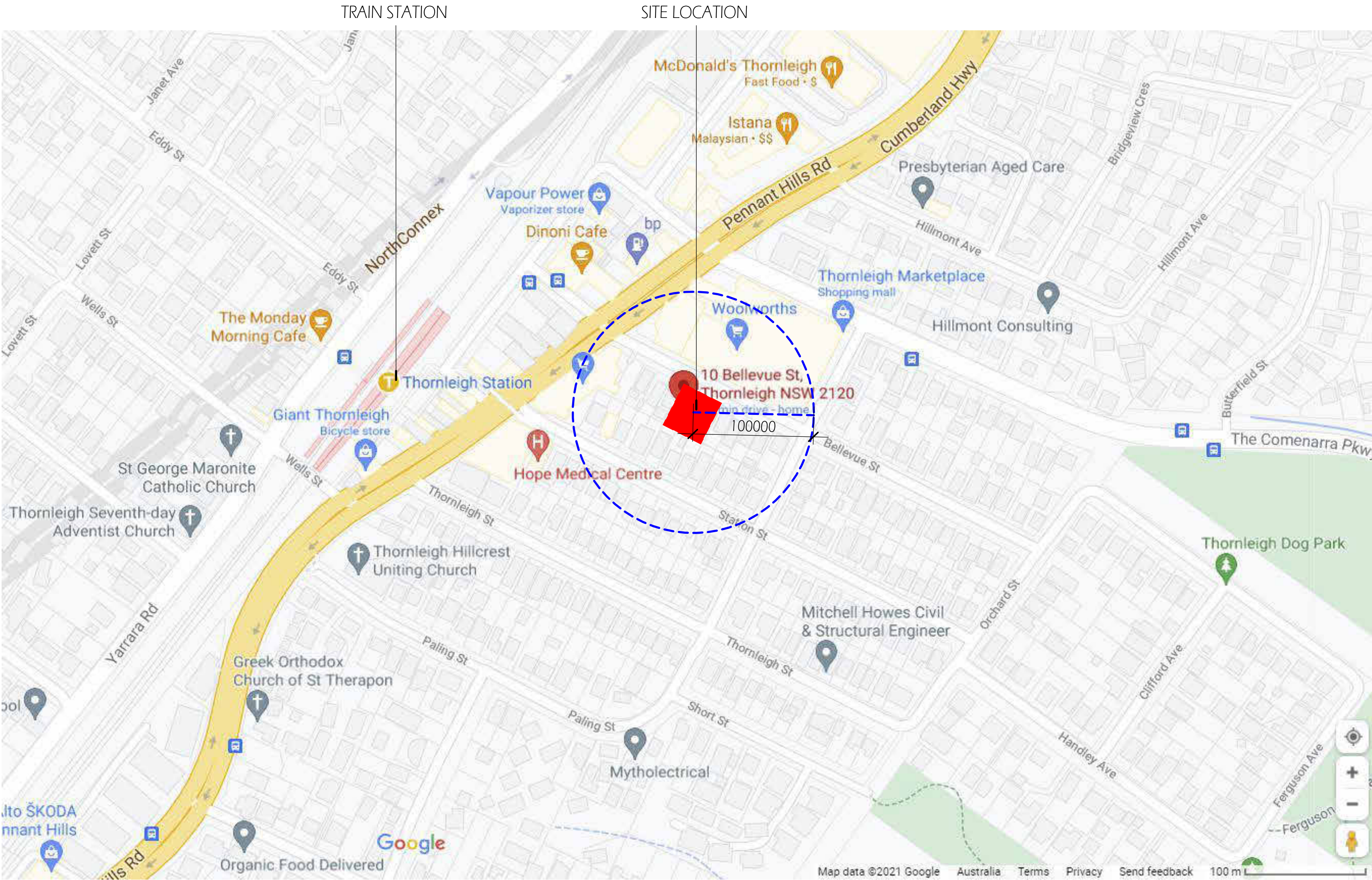


DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01. SITE AREA	-	1,327.80 m ²	N/A
02. ZONE	R4	-	YES
03. BUILDING HEIGHT	MAX. 16.5 m	16.5 m	YES
04. FSR	0 : 1 0 m ²	0 : 1 0 m ²	YES
05. NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 3 2 BEDROOM = 14 3 BEDROOM = 4 TOTAL = 21	YES
06. CAR SPACE			
- 1 BEDROOM / STUDIO	0.75 per UNIT 3 UNIT = 2.25		
- 2 BEDROOM	1 per UNIT 14 UNIT = 14		
- 3 BEDROOM	1.5 per UNIT 4 UNIT = 6		
- VISITOR	0.14 per UNIT 21 x 0.14 = 2.94		
- CAR WASH BAY	0		
	CAR SPACES REQUIRED = 26	CAR SPACE PROVIDED = 28	YES
07. SOLAR ACCESS	70 %	85.71 % (18 OF 21 UNITS)	YES
08. CROSS VENTILATION	60 %	85.71 % (18 OF 21 UNITS)	YES
09. ADAPTABLE UNIT	10% OF 21 UNITS = 3 UNIT	3 UNIT	YES
10. DEEP SOIL ZONE	132.78 m ² (10 % OF SITE)	182 m ² (13.71 % OF SITE)	YES
11. LANDSCAPE	398.34 m ² (30 % OF SITE)	580 m ² (43.68 % OF SITE)	YES
12. COMMON OPEN SPACE	331.95 m ² (25 % OF SITE)	335 m ² (25.23 % OF SITE)	YES



Location Map

1:2500 @A1
1:5000 @A3

Assessor Construction Summary

Issued for information only - refer to the NatHERS Certificate(s).

Project: Address: 10-12 Bellevue Street Thornleigh NSW 2120 File Ref: ZA55

Applicant: Name: Nick & Sons Constructions Pty Ltd Designer: Zhinar Architects Pty Ltd

Assessor: Name: David Gradwell Company: Gradwell Consulting
Address: PO Box 819 Bowral NSW 2576 Number: DMN/12/1451 | ACT2011220
Contact: 0408 964 139 Email: david@gradwellconsulting.com

Ext. Walls:	Construction	Insulation	Colour	Details
	Brick Veneer	R2.0 added	Medium	As per plans
	Metal Clad	R2.0 added	Dark	As per plans

Int. Walls:	Construction	Insulation	Details
	Shaftliner with Plasterboard	None	Intertency
	Concrete with Plasterboard	None	To stairs/lift
	Plasterboard on Stud	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R1.4 added	Where open below

Ceilings:	Construction	Insulation	Details
	Plasterboard	None	As per plans

Roof:	Construction	Insulation	Colour	Details
	Concrete	50mm PIR or equiv (R2.5)	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	ALM-001-01 A	Single Clear	Aluminium	6.7/0.57	Awning
Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70	Sliding

Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details

Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	25	Suburban	Ducted	Sealed LED - 1 per 2.5m ²	Bers Pro 4.4

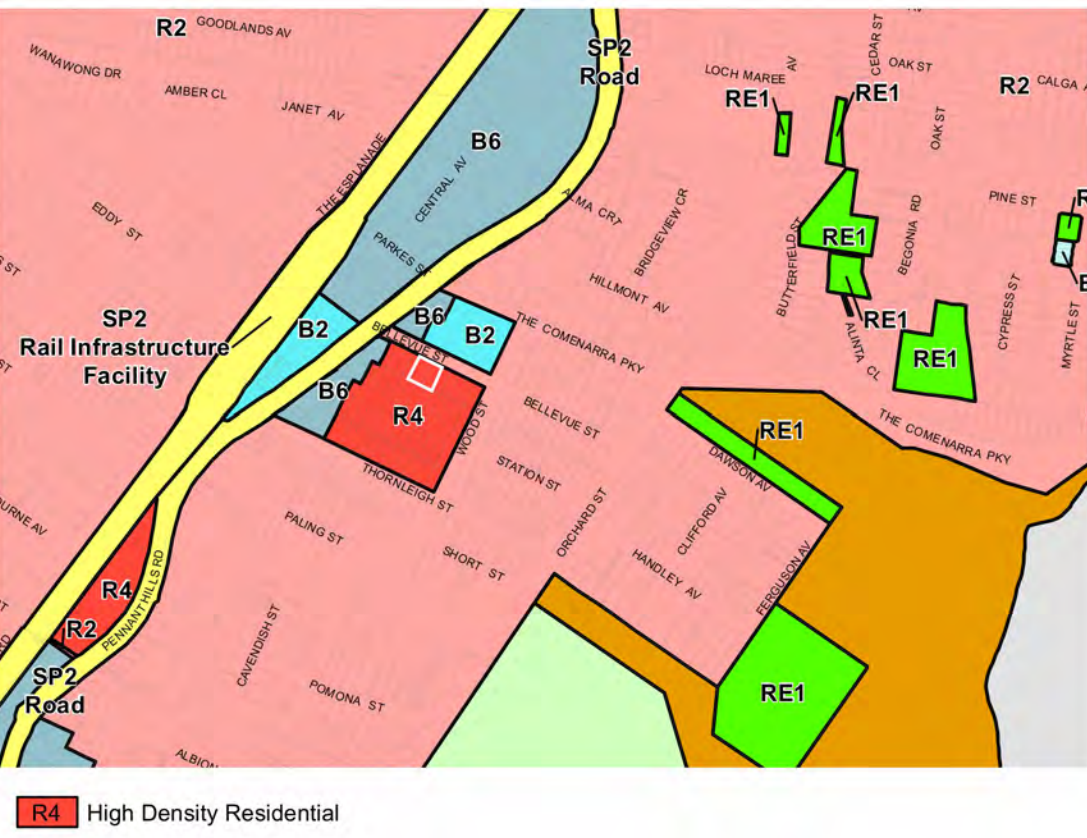
HEIGHT OF BUILDING



FSR



LAND ZONING



B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/K
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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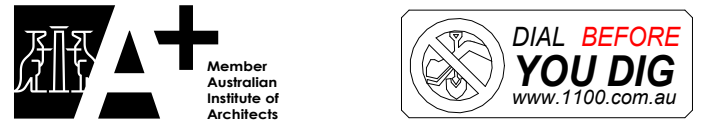
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



PROJECT STATUS :
Development Application

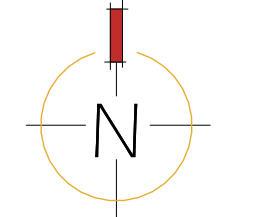
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

LGA: HORNSBY COUNCIL

TRUE NORTH

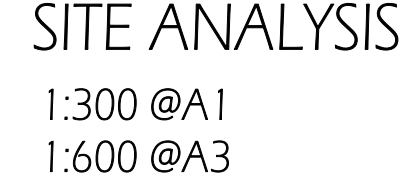


SHEET TITLE:
DEVELOPMENT SUMMARY

1 : 2500
SCALE @A1 SHEET

8736 DA 001
JOB No. DRAWING No.

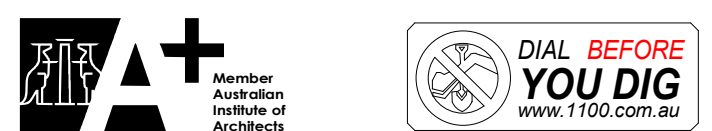
B
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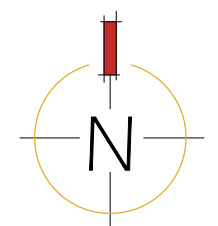
PROJECT STATUS :
Development Application

PRELIMINARY

PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH
LGA: HORNSBY COUNCIL
TRUE NORTH



SHEET TITLE:
SITE ANALYSIS 1

As indicated
SCALE @ A1 SHEET

8736 DA 002
JOB No. DRAWING No.

A
ISSUE



SITE CONTEXT

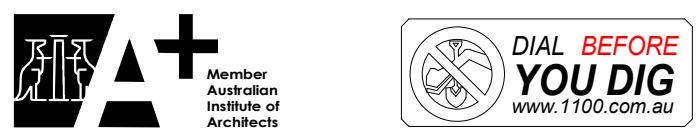
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PRELIMINARY

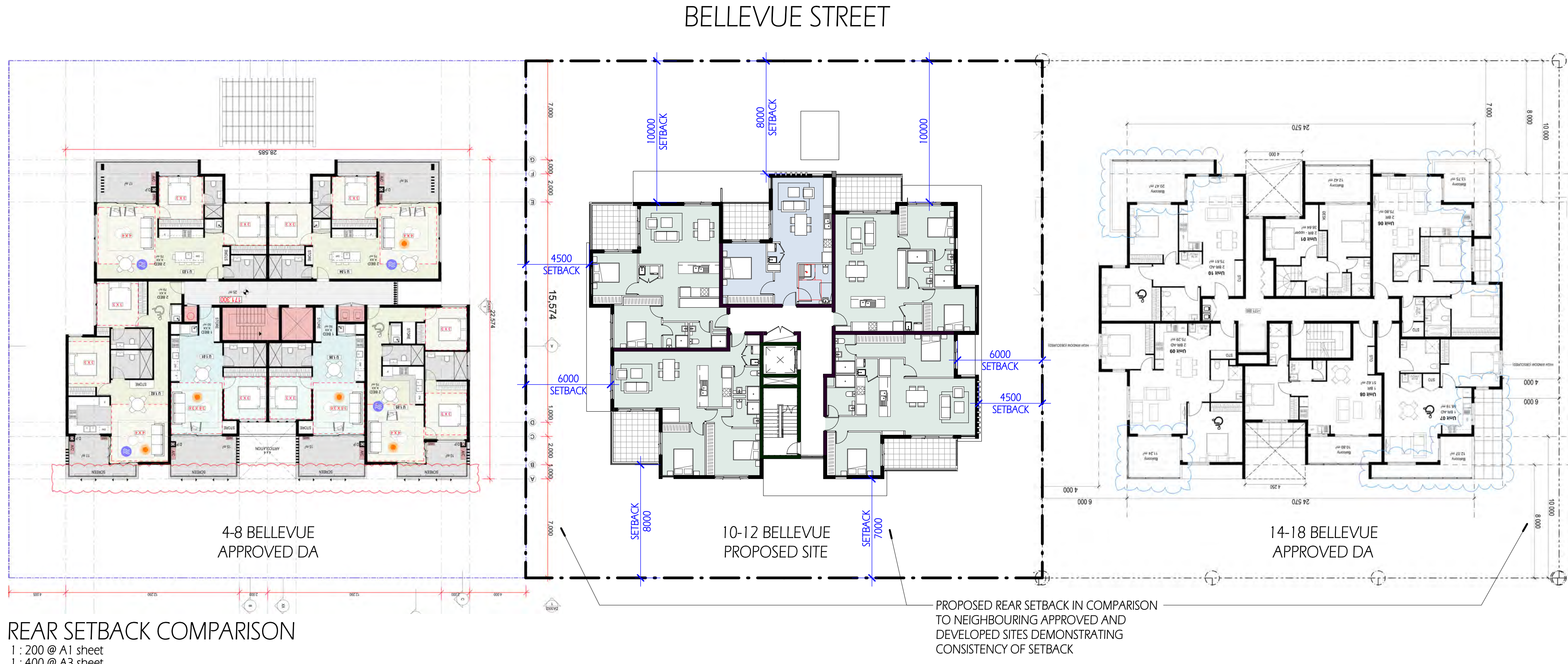
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Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH
LGA : HORNSBY COUNCIL
TRUE NORTH

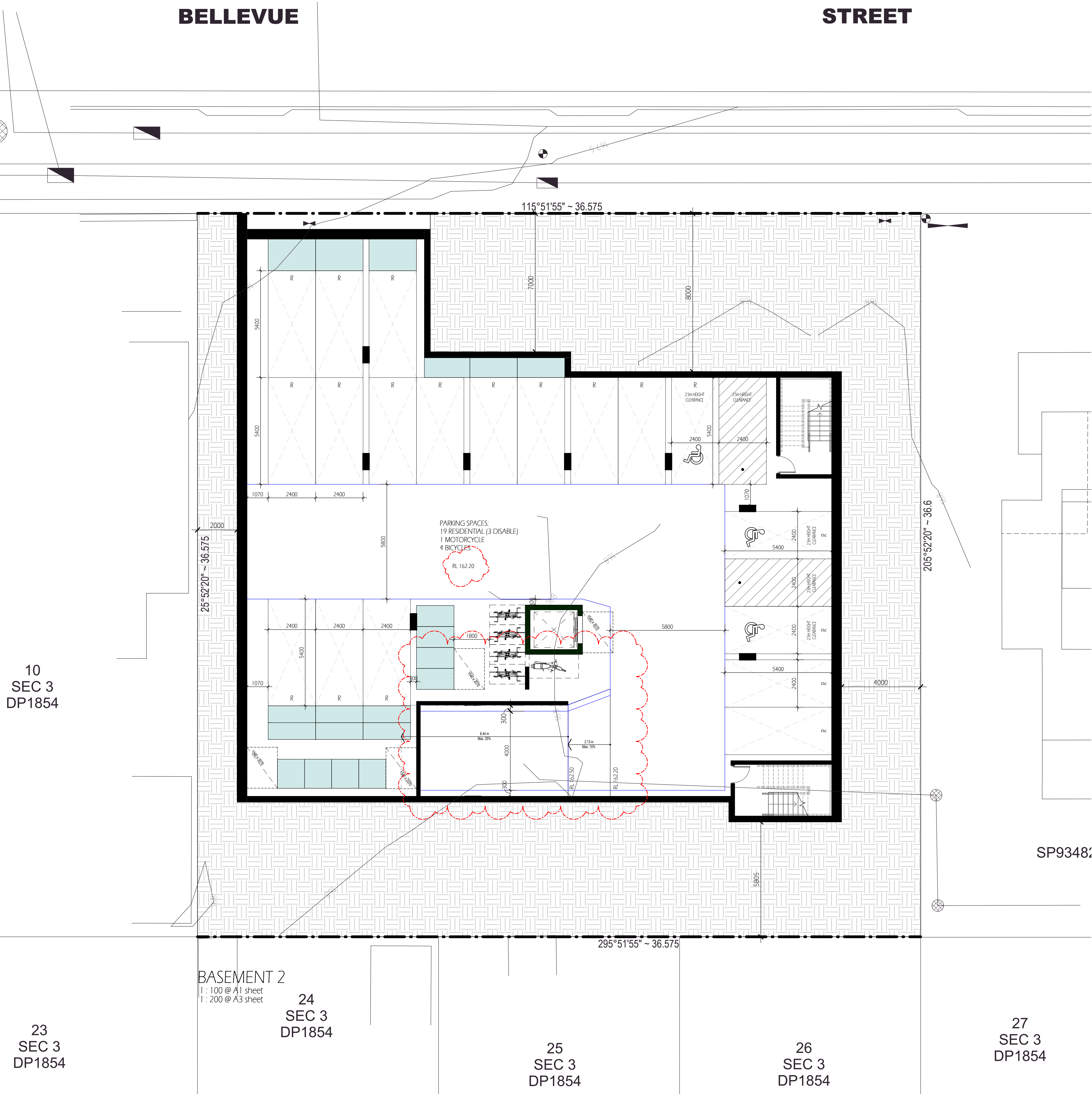
SHEET TITLE:
SITE ANALYSIS 2

As indicated
SCALE @ A1 SHEET
8736 DA 003
JOB No. DRAWING No.
A
ISSUE



REAR SETBACK COMPARISON
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

PROPOSED REAR SETBACK IN COMPARISON
TO NEIGHBOURING APPROVED AND
DEVELOPED SITES DEMONSTRATING
CONSISTENCY OF SETBACK



B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

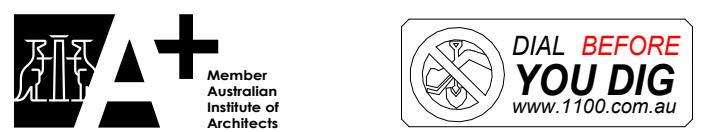
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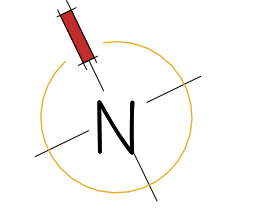
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

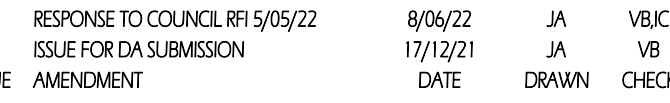
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SHEET TITLE:
BASEMENT 2

1 : 100
SCALE @A1 SHEET
8736
JOB No
DA 101
DRAWING No
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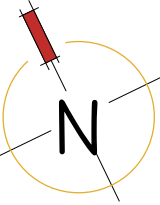


0-12 BELLEVUE STREET

HORN FIGHT

A: HORNSBY COUNCIL

DE NORTH

: 100
SCALE @ A1 SHEET

736 DA 102 B
B No. DRAWING No. ISSUE



D	RESPONSE TO COUNCIL RFI 11/08/22	11/08/22	JA	VB
C	ADJUSTMENT TO OSD BASIN	28/07/22	JA	VB
B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
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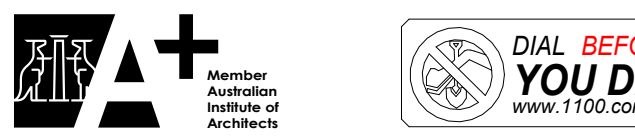
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PROJECT STATUS:
Development Application

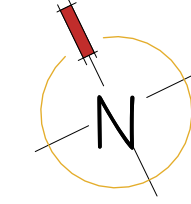
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

LGA: HORNSBY COUNCIL

TRUE NORTH



SHEET TITLE:
GROUND FLOOR

1 : 100

SCALE @A1 SHEET

8736

JOB NO

DA 103

DRAWING No

D

ISSUE

11/08/2022 11:41:40 AM



TYPICAL L1-L3
1: 100 @ A1 sheet
1: 200 @ A3 sheet

C	RESPONSE TO COUNCIL RFI 11/08/22	11/08/22	JA	VB
B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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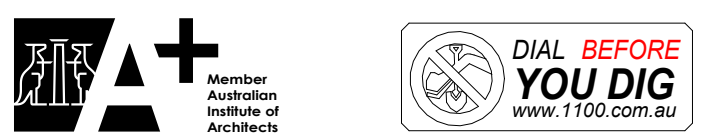
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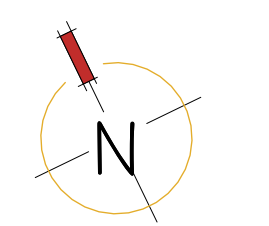
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

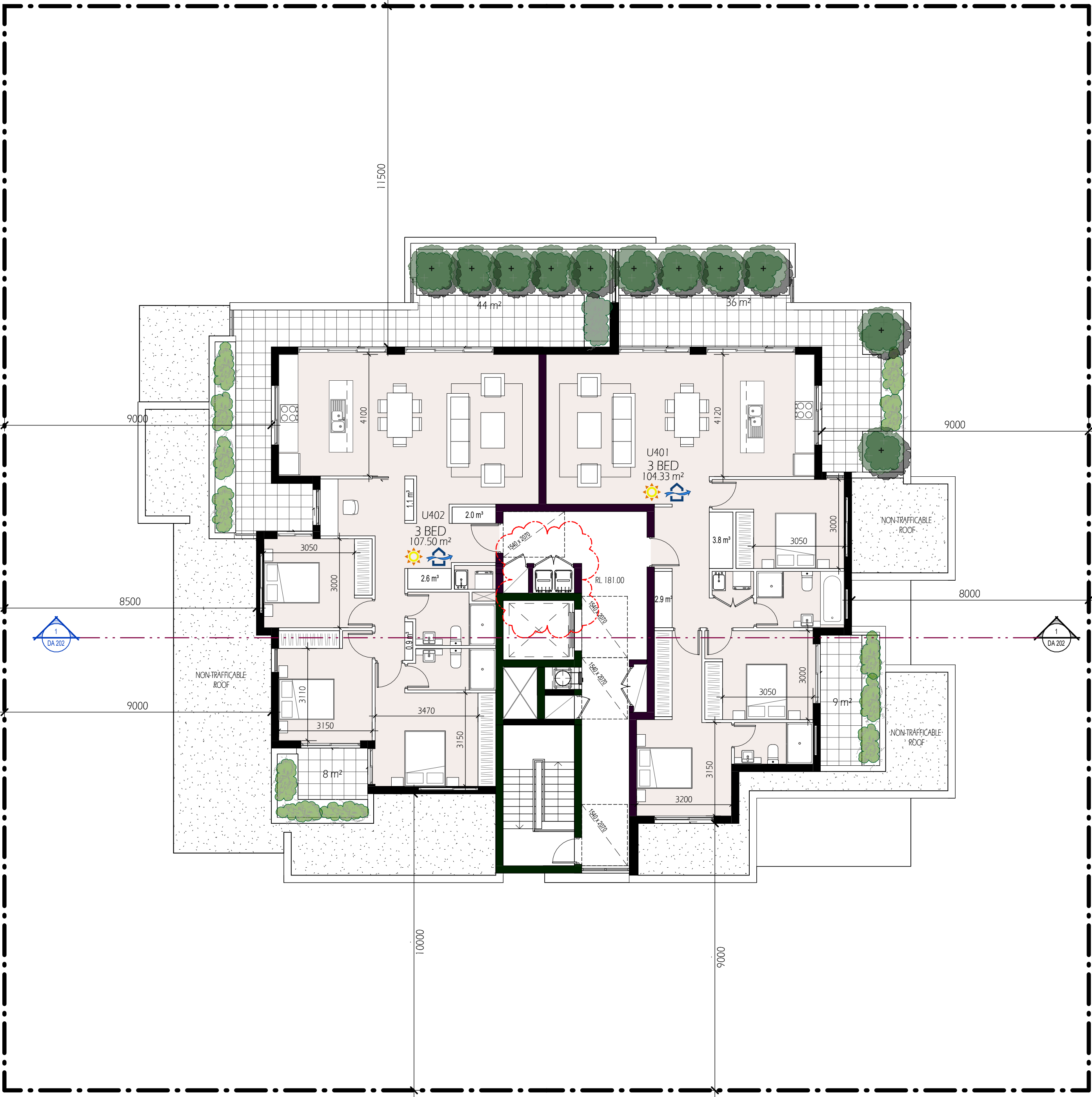
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TRUE NORTH



SHEET TITLE
TYPICAL L1-L3



LEVEL 4
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

- 1 BED
- 2 BED
- 3 BED

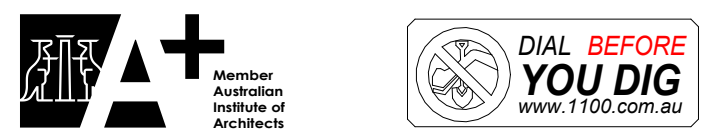
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B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
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Development Application

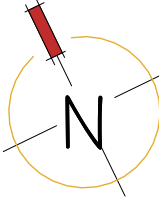
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

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TRUE NORTH



SHEET TITLE
LEVEL 4



BELLEVUE - NORTH 3D VIEW

B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/K
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

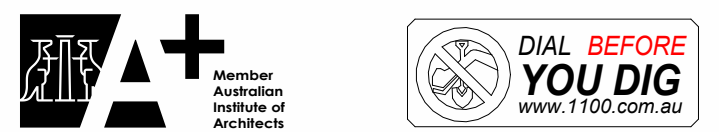
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PROJECT STATUS :
Development Application

PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

LGA : HORNSBY COUNCIL

TRUE NORTH

SHEET TITLE:
PERSPECTIVE 1



BELLEVUE - SOUTH 3D VIEW



ENTRY STRUCTURE

B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/K
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :
Development Application

PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

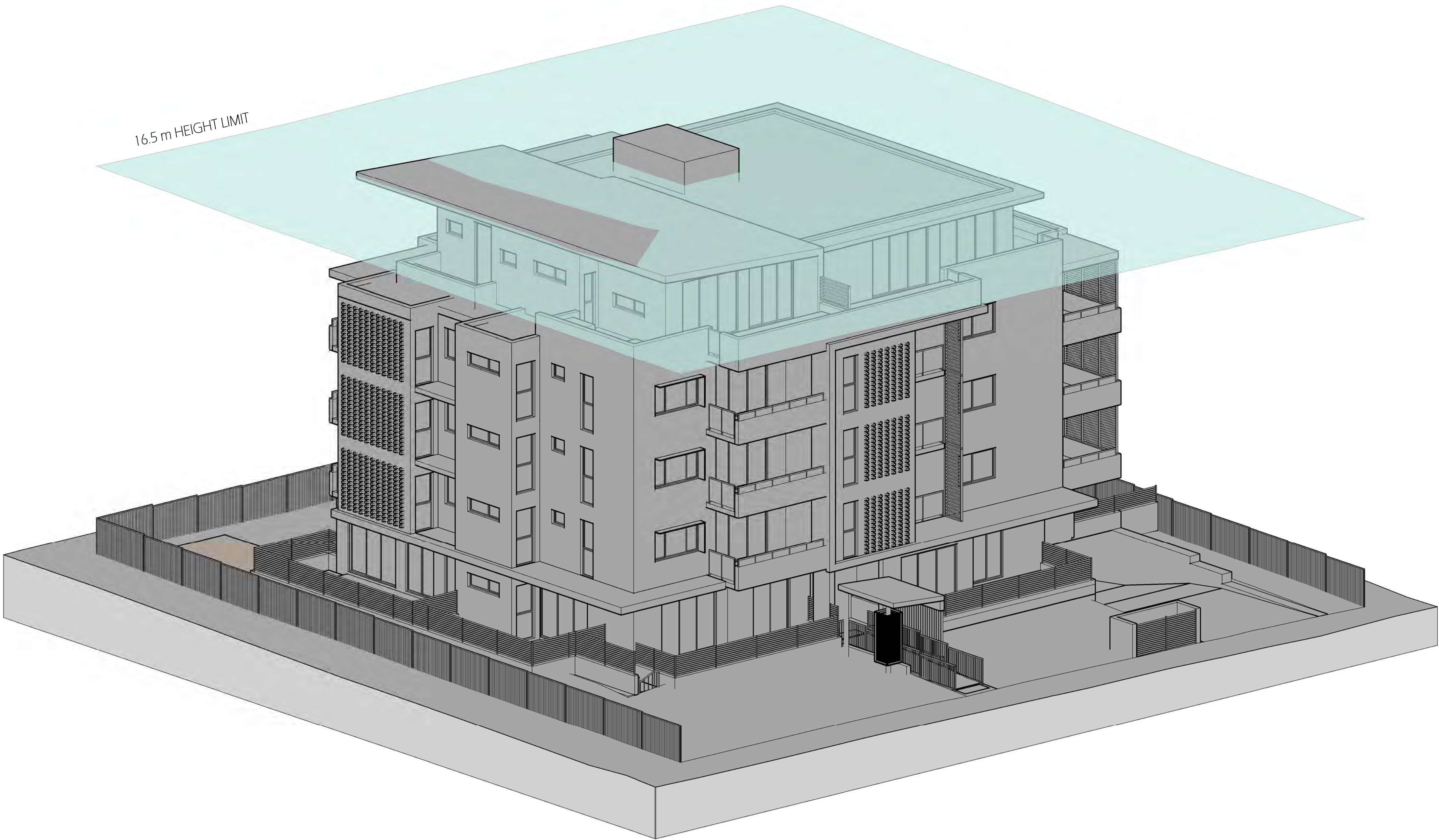
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TRUE NORTH

SHEET TITLE
PERSPECTIVE 2

As indicated
SCALE @A1 SHEET

8736 DA 402 B
JOB NO. DRAWING NO. ISSUE



B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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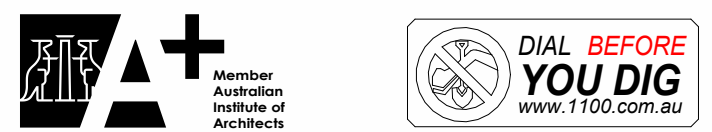
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PROJECT STATUS :
Development Application

PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

THORNLEIGH

LGA : HORNSBY COUNCIL

TRUE NORTH

SHEET TITLE
HEIGHT STUDY

UNIT SUMMARY & ADG COMPLIANCE
10-12 BELLEVUE STREET, THORNLEIGH. NSW 2120



LEVEL	NUMBER	TYPE	AREA (m²)	POS (m²)	UNIT		CROSS VENTILATION	SOLAR - 2HR	SOLAR NO DIRECT SOLAR	INTERNAL	STORAGE (m²)		TOTAL
					ADAPTABLE	LIVABLE					BASEMENT		
GROUND	001	2 BED	81.47	40.8			1	1		4.7	4		8.7
GROUND	002	2 BED	87.05	36			1	1		4.2	4		8.2
GROUND	003	3 BED	97.98	44			1	1		7.2	4		11.2
GROUND	004	3 BED	100.38	50			1	1		5.1	5		10.1

LEVEL 1	101	2 BED	76.31	11			1	1		4.7	4		8.7
LEVEL 1	102	2 BED	78.91	11			1			3.4	4		7.4
LEVEL 1	103	2 BED	76.61	11		1	1	1		4	4		8
LEVEL 1	104	2 BED	75.39	10			1	1		5	4		9
LEVEL 1	105	1 BED	52.73	9	1			1		4	4		8

LEVEL 2	201	2 BED	76.31	11			1	1		4.7	4		8.7
LEVEL 2	202	2 BED	78.91	11			1			3.4	4		7.4
LEVEL 2	203	2 BED	76.61	11		1	1	1		4	4		8
LEVEL 2	204	2 BED	75.39	10			1	1		5	4		9
LEVEL 2	205	1 BED	52.73	9	1			1		4	4		8

LEVEL 3	301	2 BED	76.31	11			1	1		4.7	4		8.7
LEVEL 3	302	2 BED	78.91	11			1			3.4	4		7.4
LEVEL 3	303	2 BED	76.61	11		1	1	1		4	4		8
LEVEL 3	304	2 BED	75.39	10			1	1		5	4		9
LEVEL 3	305	1 BED	52.73	9	1			1		4	4		8

LEVEL 4	401	3 BED	104.87	45		1	1	1		6.7	4		10.7
LEVEL 4	402	3 BED	107.5	50		1	1	1		6.6	4		10.6

TOTAL UNIT	21				3	5	18	18	0				
					14%	24%	86%	86%	0%				

B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/K
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



PROJECT STATUS :
Development Application

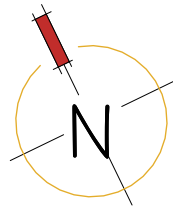
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

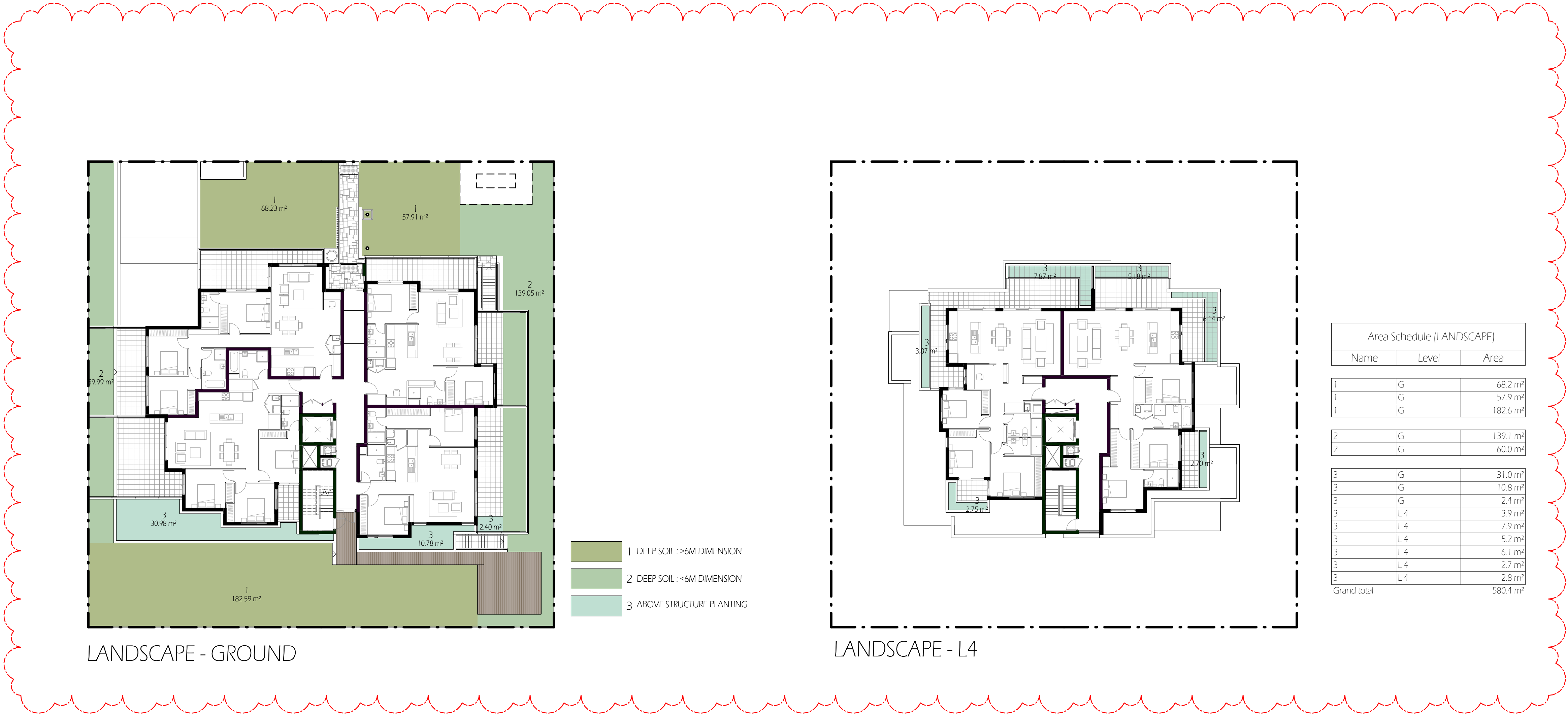
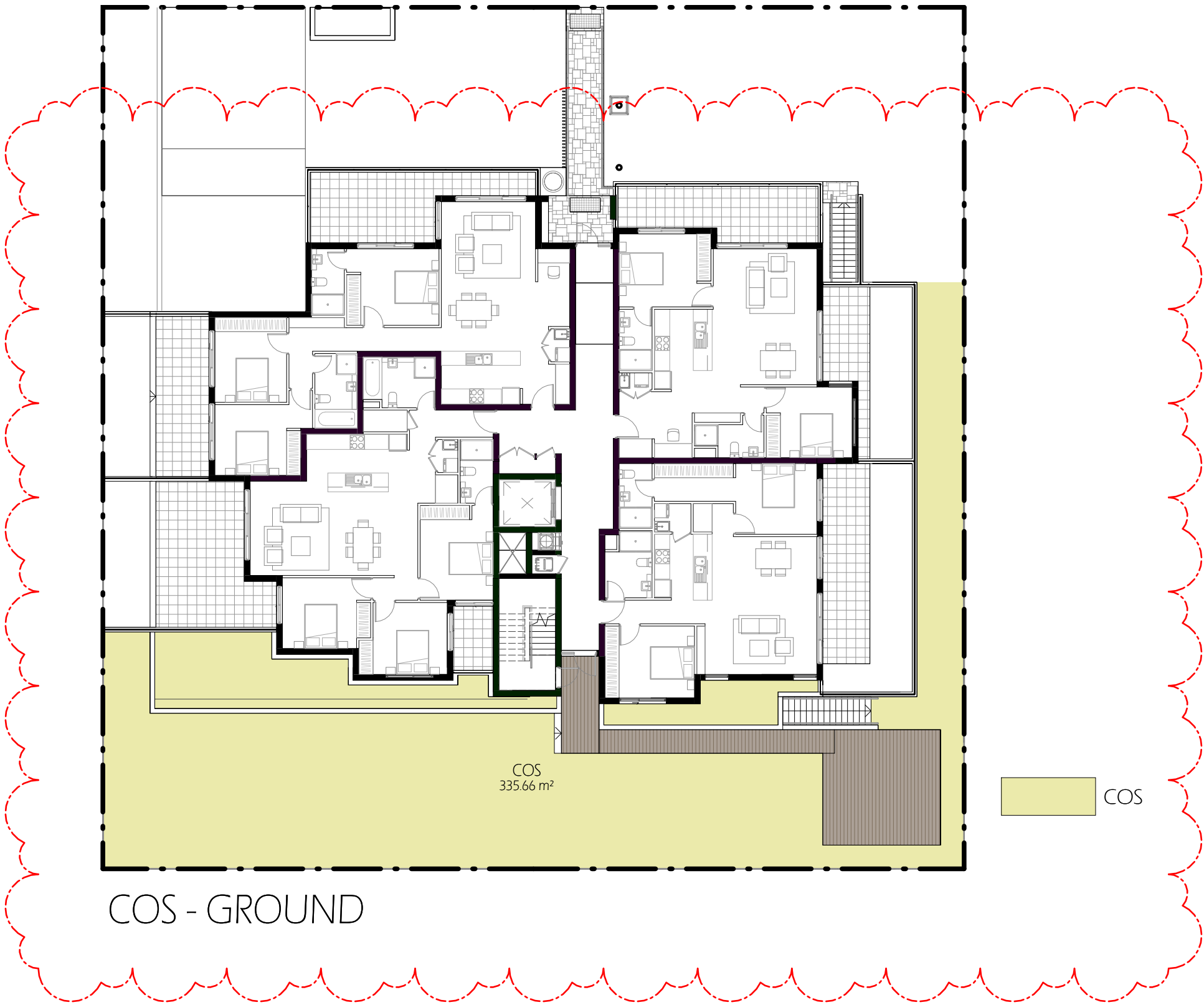
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LGA : HORNSBY COUNCIL

TRUE NORTH



SHEET TITLE
ADG COMPLIANCE TABLE



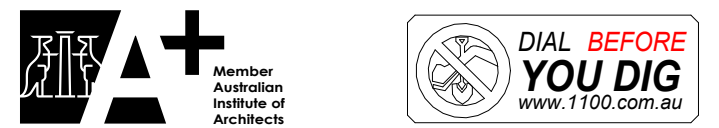
B	RESPONSE TO COUNCIL RFI 5/05/22	8/06/22	JA	VB/C
A	ISSUE FOR DA SUBMISSION	17/12/21	JA	VB
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :
Development Application

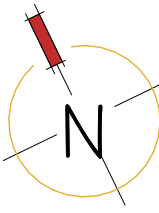
PROJECT NAME
Proposed Development

10-12 BELLEVUE STREET

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SHEET TITLE
AREA PLANS