

Attachment B1

Selected Drawings

24147 - RESIDENTIAL BTR

12-20 ROSEBERY AVE, ROSEBERY NSW 2018

PROJECT NAME: ROSEBERY BTR
PROJECT TYPE: RESIDENTIAL
PROJECT NUMBER: 24147

CLIENT:
CORIO PROJECTS

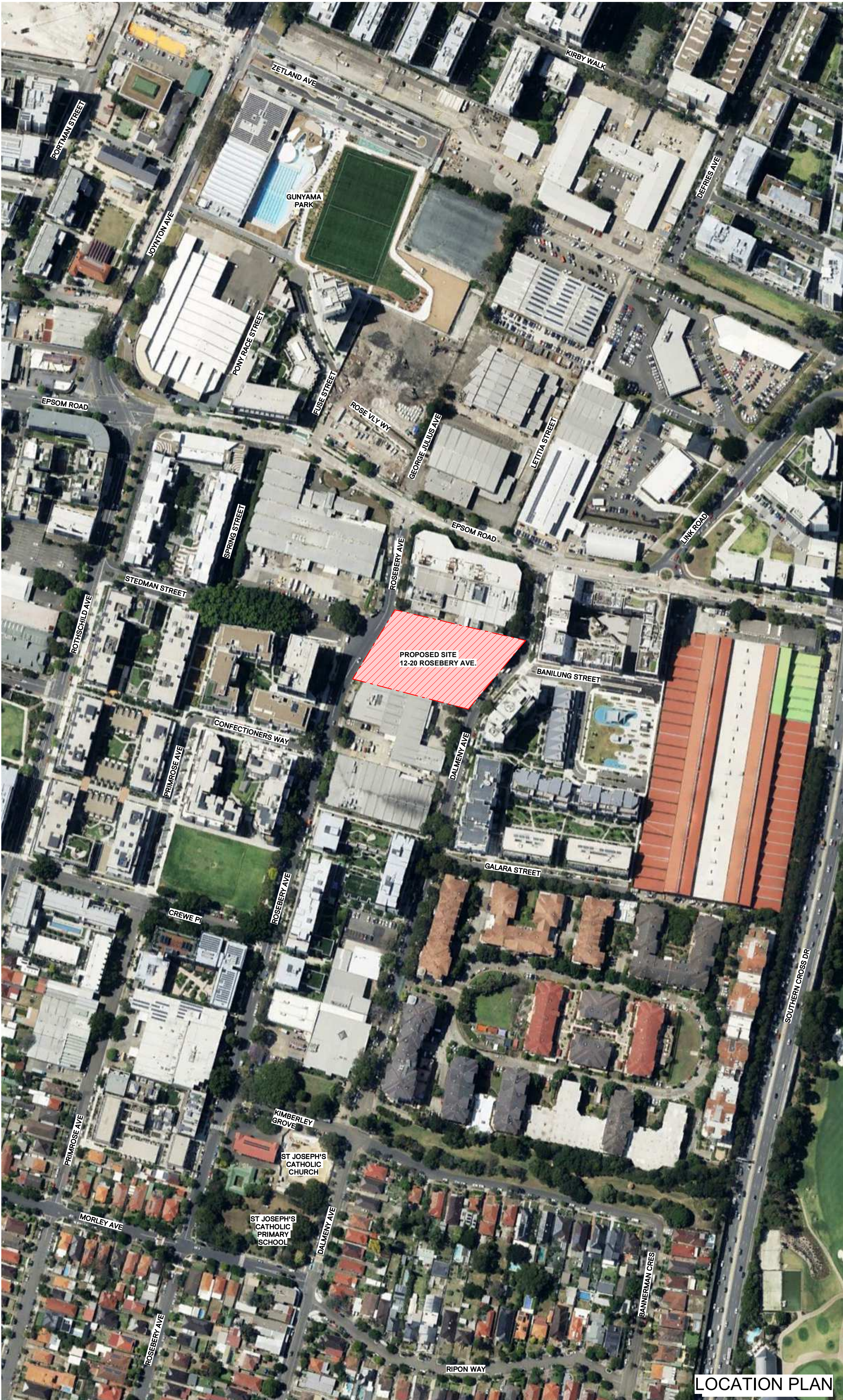
ISSUED FOR:
ISSUE FOR DEVELOPMENT APPLICATION

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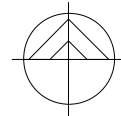


ARTIST IMPRESSION



LOCATION PLAN

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd ©
Nominated Architect: Greg Barnett (NSW ARB. 60592)



Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
B	AMENDED DA SUBMISSION - COUNCIL RFI	15/07/25

Issued For
DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERY RESIDENTIAL BTR

12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
COVER PAGE / LOCATION PLAN

Project No. 24147	Checked KM	Drawn TS
Scale @ A1 NTS	Drawing No. DA000	Revision B

PROJECT INFORMATION	
JOB REFERENCE	24147
LOCALITY/SUBURB	Rosebery
STREET ADDRESS	12 – 20 Rosebery Ave, Rosebery
LOT & DP	LOT 2 DP 229802
SITE INFORMATION	
SITE AREA (m2)	5343m ²
GFA MAXIMUM (m2)	11541 m ²
PROPOSED GFA	11526m ²

APARTMENT YIELD INFORMATION	
TOTAL NUMBER OF UNITS	143
TOTAL STUDIO UNITS	20
TOTAL 1 BED UNITS	53
TOTAL 2 BED UNITS	42
TOTAL 3 BED UNITS	28

CAR PARKING				
		Parking Rate	Quantum	No. of Spaces required
RESIDENTIAL MAXIMUMS (AS PER SYDNEY LEP)	Studio	0.4	20 apartments	8
	1 BED	0.5	53 Apartments	27
	2 BED	1	42 Apartments	42
	3/4 BED	1.2	28 Apartments	34
Visitor		See note below	143 units	16
TOTAL MAXIMUM CAR SPACES - 127				
TOTAL PROPOSED CAR SPACES – 94 car spaces (Incl. 20 Accessible spaces + 1 car share space)				

Visitor:

- For each dwelling up to 30 dwellings – 0.2 spaces, and
- For each dwelling than 30 up to 70 dwellings -0.125 spaces, and
- For each dwelling more than 70 dwellings 0.067 spaces

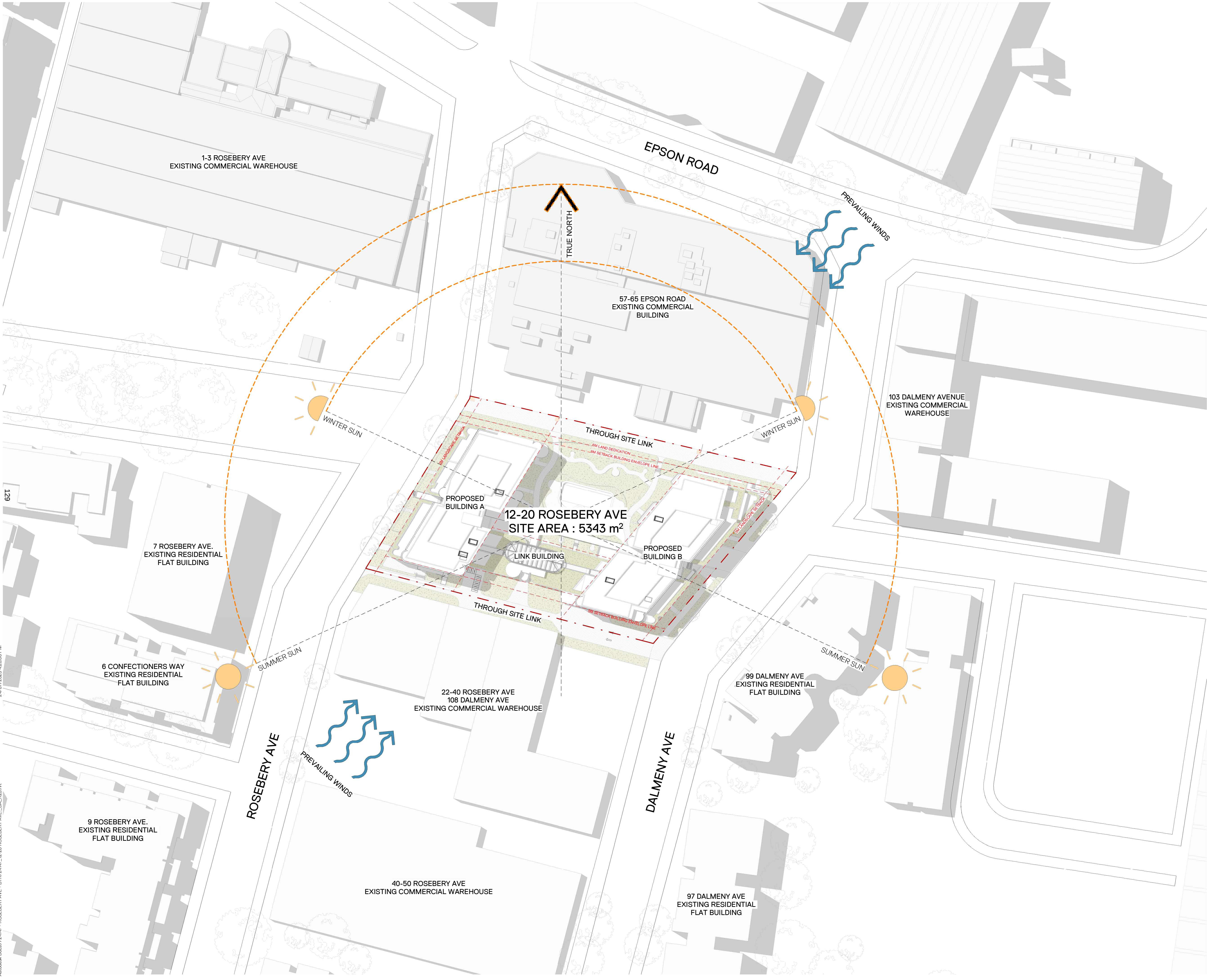
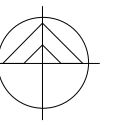
BICYCLE SPACES			
		DCP Bike Parking Rate	Quantum
	Residents	1/unit	143 units
	Visitors	1/10 units	14
TOTAL MIN. REQUIRED BICYCLE SPACES - 157			
TOTAL PROPOSED BICYCLE SPACE – 14 BICYCLE SPACES + 143 Bicycle storage within apartment basement storage area			
MOTORCYCLE SPACES			
REQUIRED: 1 FOR EVERY 10 CAR PARKING SPACES = Min. 9.5 motorcycle spaces required			
PROPOSED: 9 X Motorcycle spaces			
ACCESSIBLE CAR SPACE			
PROPOSED: 20 X Accessible car spaces			
CAR SHARE			
REQUIRED: 1 PER 90 CARS = 1 car share required			
PROPOSED = 1 X car share space			

APARTMENT UNIT YIELDS

	GFA	STUDIO	1 BED	2 BED 1B	2 BED 2B	3 BED	ADG SOLAR (2HRS)	NO SOLAR	CROSS VENT	Total UNIT
Roof										
Level 07	1222	1	7	1	2	4	15	0	11	15
Level 06	1237	1	6	1	3	4	11	1	11	15
Level 05	1396	2	7	2	4	3	11	3	13	18
Level 04	1550	4	7	3	3	4	13	4	15	21
Level 03	1562	3	8	3	4	3	14	4	15	21
Level 02	1562	4	9	3	4	2	15		15	22
Level 01	1558	4	8	1	6	2	14	4	16	21
Ground Level	1439	1	1	0	2	6	8	1	6	10
Basement 01										
Provided	11526	20	53	14	28	28	101	21	102	143
Provided										
TARGET	11541	15%	40%	8%	17%	20%	>70%	<15%	>60%	

COMPLIANCE TABLE					
CONTROL	REQUIRED	PROPOSED	COMPLIANCE		
Maximum FSR	2.16:1	2:15:1	YES		
Maximum Height	Central portion of site – Maximum 12m height The balance of the site – Maximum 29m	Maximum building height = 28.83m Maximum building height at central portion of site= 7.76m Maximum building height at central portion of site at lightweight pergola= 8.31	YES		
Maximum no. storeys	8 storeys inclusive of design excellence	8 storeys	YES		
Setbacks to public domain	3m landscape setback to Rosebery and Dalmeny Avenue 2m landscape setback to proposed street network – laneway and through site link to the north and south site.	Proposed 3m setback to Rosebery Ave & Dalmeny Ave Proposed 2m landscape setback to northern site along 6m land dedication	YES		
Deep Soil	10% of site area = 534 m ²	560m ² (10.4%)	YES		
Communal Open Space	25% of total site area = 1335.75m ²	Communal Area GF – 1177M ² Communal Area Level 1 – 300M ² TOTAL COMMUNAL OPEN SPACE = 1477 m ² (27.6%)	YES		
Street Frontage Height	Five (5) storeys on Rosebery Avenue and six (6) storeys on Dalmeny Avenue	5 storey street frontage on Rosebery Ave 6 storey street frontage on Dalmeny Avenue	YES		
Setback above street frontage height	4m	Proposal is setback an additional 4m from street frontage height	YES		
Setback between buildings on site	Building Height Up to 12m (4 storeys) Up to 25m (5-8m storeys) Over 25m (9+ storeys)	Habitable rooms and balconies 6m 9m 12m 6m 3m 4.5m 6m	Setback between buildings on site – minimum 28.4m	YES	
Solar Access	Min 70% of dwellings to receive min. 2hrs of sunlight to living rooms and private open spaces between 9am and 3pm in mid-winter. Max. 15% of dwellings have no direct sunlight between 9am and 3pm on 21 June.	70.6% of units receive a min. 2hrs of sunlight to living rooms and private open spaces between June 9am and 3pm mid-winter. 14.7% of units have no direct sunlight between 9am and 3pm on mid-winter	YES		
Natural Cross Ventilation	Min 60% of dwellings are naturally cross ventilated for first 9 storeys. Max. cross-over/cross-through apartment 18m.	71.3% of units are naturally cross ventilated	YES		
Minimum Internal Area	Studio 35 m ² 1 bedroom 50m ² 2 bedroom 70m ² 3 bedroom 90 m ² (Minimum additional 5 m ² for every additional bathroom within unit)	All units comply with the minimum unit areas	YES		
Adaptable Units	15% of total proposed units to be adaptable	Proposed 22 units to be adaptable (15.4% of total units)	YES		
Livable Housing Design LHA Silver	20% of total proposed units	Proposed 29 units to meet livable housing design LHA Silver standard (20.3% of total units)	YES		

APARTMENTS UNITS AREA							
UNIT NUMBER	LEVEL	DEPARTMENT	INTERNAL AREA	POS / BAL	Adaptable Compliance	2H Solar Compliance	Cross-ventilation Compliance
G.L (A)							
A.G.01	G.L (A)	3 BED	99 m²	15.00 m²	No	Yes	Yes
A.G.02	G.L (A)	3 BED	108 m²	15.00 m²	No	Yes	Yes
A.G.03	G.L (A)	1 BED	55 m²	34.00 m²	No	No	No
A.G.04	G.L (A)	2 BED	79 m²	15.00 m²	No	Yes	No
A.G.05	G.L (A)	3 BED	117 m²	15.00 m²	No	Yes	No
G.L (B)							
B.G.01	G.L (B)	3 BED	104 m²	16.00 m²	No	Yes	Yes
B.G.02	G.L (B)	3 BED	110 m²	17.00 m²	No	Yes	Yes
B.G.03	G.L (B)	3 BED	88 m²	15.00 m²	No	No	Yes
B.G.04	G.L (B)	STUDIO BED	35 m²	19.00 m²	No	Yes	Yes
B.G.05	G.L (B)	2 BED	85 m²	20.00 m²	No	Yes	No
L01 (A)							
A.1.01	L01 (A)	1 BED	57 m²	10.00 m²	No	Yes	Yes
A.1.02	L01 (A)	STUDIO BED	35 m²	4.00 m²	No	Yes	No
A.1.03	L01 (A)	2 BED	94 m²	12.00 m²	No	Yes	Yes
A.1.04	L01 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.1.05	L01 (A)	STUDIO BED	35 m²	15.00 m²	No	No	Yes
A.1.06	L01 (A)	2 BED	77 m²	26.00 m²	No	No	Yes
A.1.07	L01 (A)	2 BED	70 m²	10.00 m²	No	Yes	Yes
A.1.08	L01 (A)	STUDIO BED	35 m²	5.00 m²	No	Yes	No
A.1.09	L01 (A)	1 BED	52 m²	9.00 m²	No	Yes	Yes
A.1.10	L01 (A)	1 BED	58 m²	11.00 m²	Yes	Yes	Yes
A.1.11	L01 (A)	1 BED	58 m²	9.00 m²	Yes	Yes	No
L01 (B)							
B.1.01	L01 (B)	3 BED	103 m²	12.00 m²	No	Yes	Yes
B.1.02	L01 (B)	3 BED	106 m²	14.00 m²	No	Yes	Yes
B.1.03	L01 (B)	2 BED	87 m²	10.00 m²	No	No	No
B.1.04	L01 (B)	STUDIO BED	36 m²	4.00 m²	No	No	Yes
B.1.05	L01 (B)	1 BED	59 m²	9.00 m²	No	No	Yes
B.1.06	L01 (B)	2 BED	88 m²	10.00 m²	No	No	Yes
B.1.07	L01 (B)	2 BED	92 m²	30.00 m²	No	Yes	Yes
B.1.08	L01 (B)	1 BED	51 m²	15.00 m²	No	Yes	Yes
B.1.09	L01 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.1.10	L01 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L02 (A)							
A.2.01	L02 (A)	1 BED	57 m²	10.00 m²	No	Yes	Yes
A.2.02	L02 (A)	STUDIO BED	35 m²	4.00 m²	No	Yes	No
A.2.03	L02 (A)	2 BED	94 m²	12.00 m²	No	Yes	Yes
A.2.04	L02 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.2.05	L02 (A)	1 BED	53 m²	9.00 m²	No	No	No
A.2.06	L02 (A)	2 BED	70 m²	10.00 m²	No	No	Yes
A.2.07	L02 (A)	2 BED	70 m²	10.00 m²	No	Yes	Yes
A.2.08	L02 (A)	STUDIO BED	35 m²	5.00 m²	No	Yes	No
A.2.09	L02 (A)	1 BED	52 m²	9.00 m²	No	Yes	Yes
A.2.10	L02 (A)	1 BED	56 m²	11.00 m²	No	Yes	Yes
A.2.11	L02 (A)	1 BED	58 m²	9.00 m²	Yes	Yes	No
L02 (B)							
B.2.01	L02 (B)	3 BED	103 m²	12.00 m²	No	Yes	Yes
B.2.02	L02 (B)	3 BED	106 m²	14.00 m²	No	Yes	Yes
B.2.03	L02 (B)	2 BED	88 m²	10.00 m²	No	No	No
B.2.04	L02 (B)	STUDIO BED	36 m²	4.00 m²	No	No	Yes
B.2.05	L02 (B)	1 BED	59 m²	9.00 m²	No	No	Yes
B.2.06	L02 (B)	2 BED	72 m²	10.00 m²	No	No	Yes
B.2.07	L02 (B)	2 BED	76 m²	10.00 m²	No	Yes	Yes
B.2.08	L02 (B)	STUDIO BED	38 m²	6.00 m²	No	Yes	No
B.2.09	L02 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.2.10	L02 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.2.11	L02 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L03 (A)							
A.3.01	L03 (A)	3 BED	95 m²	12.00 m²	No	Yes	Yes
A.3.02	L03 (A)	3 BED	94 m²	12.00 m²	No	Yes	Yes
A.3.03	L03 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.3.04	L03 (A)	1 BED	53 m²	9.00 m²	No	No	No
A.3.05	L03 (A)	2 BED	70 m²	10.00 m²	No	No	Yes
A.3.06	L03 (A)	2 BED	70 m²	10.00 m²	No	Yes	Yes
A.3.07	L03 (A)	STUDIO BED	35 m²	5.00 m²	No	Yes	No
A.3.08	L03 (A)	1 BED	52 m²	9.00 m²	No	Yes	Yes
A.3.09	L03 (A)	1 BED	58 m²	11.00 m²	No	Yes	Yes
A.3.10	L03 (A)	1 BED	56 m²	9.00 m²	Yes	Yes	No
L03 (B)							
B.3.01	L03 (B)	3 BED	103 m²	12.00 m²	No	Yes	Yes
B.3.02	L03 (B)	3 BED	106 m²	14.00 m²	No	Yes	Yes
B.3.03	L03 (B)	2 BED	88 m²	10.00 m²	No	No	No
B.3.04	L03 (B)	STUDIO BED	36 m²	4.00 m²	No	No	Yes
B.3.05	L03 (B)	1 BED	59 m²	9.00 m²	No	No	Yes
B.3.06	L03 (B)	2 BED	72 m²	10.00 m²	No	Yes	Yes
B.3.07	L03 (B)	2 BED	77 m²	10.00 m²	No	Yes	Yes
B.3.08	L03 (B)	STUDIO BED	38 m²	6.00 m²	No	Yes	No
B.3.09	L03 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.3.10	L03 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.3.11	L03 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L04 (A)							
A.4.01	L04 (A)	3 BED	96 m²	12.00 m²	No	Yes	Yes
A.4.02	L04 (A)	3 BED	114 m²	12.00 m²	Yes	Yes	Yes
A.4.03	L04 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.4.04	L04 (A)	1 BED	53 m²	9.00 m²	No	No	No
A.4.05	L04 (A)	2 BED	70 m²	10.00 m²	No	No	Yes
A.4.06	L04 (A)	2 BED	70 m²	10.00 m²	No	Yes	Yes
A.4.07	L04 (A)	STUDIO BED	35 m²	5.00 m²	No	Yes	No
A.4.08	L04 (A)	1 BED	52 m²	9.00 m²	No	Yes	Yes
A.4.09	L04 (A)	1 BED	58 m²	11.00 m²	No	Yes	Yes
A.4.10	L04 (A)	STUDIO BED	35 m²	4.00 m²	No	Yes	No
L04 (B)							
B.4.01	L04 (B)	3 BED	101 m²	12.00 m²	No	Yes	Yes
B.4.02	L04 (B)	3 BED	104 m²	14.00 m²	No	Yes	Yes
B.4.03	L04 (B)	2 BED	88 m²	10.00 m²	No	Yes	No
B.4.04	L04 (B)	STUDIO BED	36 m²	4.00 m²	No	Yes	Yes
B.4.05	L04 (B)	1 BED	59 m²	9.00 m²	No	No	Yes
B.4.06	L04 (B)	2 BED	71 m²	10.00 m²	No	No	Yes
B.4.07	L04 (B)	2 BED	76 m²	10.00 m²	No	Yes	Yes
B.4.08	L04 (B)	STUDIO BED	38 m²	6.00 m²	No	Yes	No
B.4.09	L04 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.4.10	L04 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.4.11	L04 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L05 (A)							
A.5.01	L05 (A)	1 BED	53 m²	40.00 m²	No	Yes	Yes
A.5.02	L05 (A)	3 BED	111 m²	12.00 m²	Yes	Yes	Yes
A.5.03	L05 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.5.04	L05 (A)	1 BED	50 m²	9.00 m²	No	No	No
A.5.05	L05 (A)	2 BED	70 m²	10.00 m²	No	No	Yes
A.5.06	L05 (A)	3 BED	98 m²	66.00 m²	No	Yes	Yes
A.5.07	L05 (A)	1 BED	59 m²	39.00 m²	No	Yes	No
L05 (B)							
B.5.01	L05 (B)	2 BED	76 m²	12.00 m²	No	Yes	Yes
B.5.02	L05 (B)	3 BED	114 m²	19.00 m²	Yes	Yes	Yes
B.5.03	L05 (B)	2 BED	85 m²	10.00 m²	No	No	No
B.5.04	L05 (B)	STUDIO BED	36 m²	4.00 m²	No	No	Yes
B.5.05	L05 (B)	1 BED	59 m²	9.00 m²	No	No	Yes
B.5.06	L05 (B)	2 BED	71 m²	10.00 m²	No	No	Yes
B.5.07	L05 (B)	2 BED	76 m²	10.00 m²	No	Yes	Yes
B.5.08	L05 (B)	STUDIO BED	35 m²	6.00 m²	No	Yes	No
B.5.09	L05 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.5.10	L05 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.5.11	L05 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L06 (A)							
A.6.01	L06 (A)	1 BED	53 m²	8.00 m²	No	Yes	Yes
A.6.02	L06 (A)	3 BED	111 m²	12.00 m²	Yes	Yes	Yes
A.6.03	L06 (A)	2 BED	79 m²	10.00 m²	Yes	No	Yes
A.6.04	L06 (A)	1 BED	53 m²	9.00 m²	No	No	No
A.6.05	L06 (A)	2 BED	70 m²	10.00 m²	No	No	Yes
A.6.06	L06 (A)	3 BED	98 m²	12.00 m²	Yes	Yes	Yes
A.6.07	L06 (A)	1 BED	59 m²	8.00 m²	No	Yes	No
L06 (B)							
B.6.01	L06 (B)	3 BED	108 m²	12.00 m²	No	Yes	Yes
B.6.02	L06 (B)	3 BED	111 m²	57.00 m²	No	Yes	Yes
B.6.03	L06 (B)	2 BED	78 m²	33.00 m²	No	No	Yes
B.6.04	L06 (B)	2 BED	78 m²	10.00 m²	No	No	Yes
B.6.05	L06 (B)	STUDIO BED	38 m²	6.00 m²	No	Yes	No
B.6.06	L06 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.6.07	L06 (B)	1 BED	59 m²	12.00 m²	Yes	Yes	Yes
B.6.08	L06 (B)	1 BED	51 m²	8.00 m²	No	Yes	No
L07 (A)							
A.7.01	L07 (A)	1 BED	55 m²	8.00 m²	No	Yes	Yes
A.7.02	L07 (A)	3 BED	111 m²	12.00 m²	Yes	Yes	Yes
A.7.03	L07 (A)	2 BED	79 m²	10.00 m²	Yes	Yes	Yes
A.7.04	L07 (A)	1 BED	55 m²	9.00 m²	No	No	No
A.7.05	L07 (A)	2 BED	70 m²	10.00 m²	No	Yes	Yes
A.7.06	L07 (A)	2 BED	91 m²	12.00 m²	No	Yes	Yes
A.7.07	L07 (A)	3 BED	59 m²	8.00 m²	No	Yes	No
L07 (B)							
B.7.01	L07 (B)	3 BED	108 m²	12.00 m²	No	Yes	Yes
B.7.02	L07 (B)	2 BED	99 m²	12.00 m²	No	Yes	Yes
B.7.03	L07 (B)	1 BED	56 m²	9.00 m²	No	Yes	Yes
B.7.04	L07 (B)	3 BED	91 m²	12.00 m²	No	Yes	Yes
B.7.05	L07 (B)	STUDIO BED	37 m²	6.00 m²	No	Yes	No
B.7.06	L07 (B)	1 BED	51 m²	9.00 m²	No	Yes	Yes
B.7.07	L07 (B)	1 BED	59 m²	12.00 m²	No	Yes	Yes
B.7.08	L07 (B)	1 BED	51 m²	8.00 m²	No	No	No
Grand total: 143							
				9882 m²	15.4%	70.6%	71.5%



Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
B	AMENDED DA SUBMISSION - COUNCIL RF1	15/07/25

Issued For
DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale
0 5 10 15 20m
1:500

Project
ROSEBERY RESIDENTIAL BTR
12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
SITE PLAN

Project No. 24147	Checked KM	Drawn LR
Scale @ A1 1: 500	Drawing No. DA002	Revision B

NOTE:
SURVEY CONDUCTED BY FRANK M MANSON
& CO. PTY LTD
SURVEYORS ON 16/02/2023



Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
B	AMENDED DA SUBMISSION - COUNCIL RFI	15/07/25

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DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

0 2 4 6 8m

1:200

Project
ROSEBERY RESIDENTIAL BTR

12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
SURVEY PLAN

Project No. 24147		Checked KM	Drawn TS
Scale @ A1 1:200	Drawing No. DA003		Revision B



Issue	Description	Date
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B	AMENDED DA SUBMISSION - COUNCIL RF1	15/07/25

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DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERY RESIDENTIAL BTR

12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
PHOTOMONTAGE - ROSEBERY AVENUE

Project No. 24147	Checked KM	Drawn TS
Scale @ A1	Drawing No. DA004	Revision B



Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
B	AMENDED DA SUBMISSION - COUNCIL RF1	15/07/25

Issued For
DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERRY RESIDENTIAL BTR

12-20 ROSEBERRY AVENUE, ROSEBERRY, NSW 2018

Title
PHOTOMONTAGE - DALMENY AVENUE

Project No. 24147	Checked KM	Drawn TS
Scale @ A1	Drawing No. DA005	Revision B



Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
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Issued For
DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERY RESIDENTIAL BTR

12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
PHOTOMONTAGE - THRU SITE LINK

Project No. 24147	Checked KM	Drawn TS
Scale @ A1	Drawing No. DA006	Revision B

BASIX Energy

3.1 Energy

The following minimum standards will be required to comply with the BASIX targets for the project.

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised electric heat pump (air sourced) with a 2.5 < COP <= 3.0 and minimum R0.75 insulation to internal and external pipework
Cooking	Electric cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units living areas. Minimum EER ratings – Cooling 3.0-3.5 Heating 3.5-4.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual switch on/off Laundry: individual fan, ducted to façade or roof– Manual switch on/off Kitchen range hood: Individual fan, ducted to façade or roof – Manual switch on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.5 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	Calculated 23kW peak PV
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor with regenerative drive
Outdoor Swimming Pool	Pump is controlled by timer Electric heat pump, no specified pump type, no pool cover, no shade

Common area Ventilation & artificial lighting				
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Carpark	Ventilation (Supply + Exhaust)	Carbon monoxide monitor + VSD Fan	light-emitting diode	Zoned switching with motion sensors
Gym	Air conditioning System	Time clock or BMS controlled	light-emitting diode	Manual on / manual off
Switch Rooms	Ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / Manual off
Waste Rooms	Ventilation exhaust only	-	light-emitting diode	Motion sensors

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Waste Room – A	Ventilation exhaust only	-	light-emitting diode	Motion sensors
Music Room	Air conditioning system	Time clock or BMS controlled	light-emitting diode	Time clock and motion sensors
CP Exhaust Plant Room	Ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Pool Heat Pump	Ventilation Supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Fire Pump Room	Ventilation (Supply + exhaust)	Thermostatically controlled	light-emitting diode	Manual on / manual off
CW Pump	Ventilation Supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Pool Plant	Ventilation Supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
NPW Pump	Ventilation Supply only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Server & Comms	Air conditioning System	None i.e., continuous	light-emitting diode	Manual on / manual off
HW Heat Pumps	Ventilation exhaust only	Thermostatically controlled	light-emitting diode	Manual on / manual off
Fire stairs – Basement	No mechanical ventilation	-	light-emitting diode	Motion sensors
Fire stairs – A	No mechanical ventilation	-	light-emitting diode	Motion sensors
Fire stairs – B	No mechanical ventilation	-	light-emitting diode	Motion sensors
Storage	No Mechanical ventilation	-	light-emitting diode	Manual on / manual off
Reception/Cowork	Air conditioning system	Time clock or BMS controlled	light-emitting diode	Time clock and motion sensor
Mail Room	Air conditioning system	Time clock or BMS controlled	light-emitting diode	Daylight sensor and motion sensor
Hallway – A	Ventilation (supply + exhaust)	Time clock or BMS controlled	light-emitting diode	Time clock and motion sensor
Hallway – B	Ventilation (supply + exhaust)	Time clock or BMS controlled	light-emitting diode	Time clock and motion sensor
EOT	Air conditioning System	Time clock or BMS controlled	light-emitting diode	Motion sensors
Lifts	-	-	light-emitting diode	Connected to lift call button

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BASIX Thermal Comfort

4.1 Thermal Comfort

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	The following glazed elements are used throughout the development: <u>Fixed and Sliding Windows/Doors</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) <u>Awing and Casement Windows/Doors</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.47 (+/- 5%) The Level 07 of both building A & B plus unit B.4.06, unit B.5.06 & unit B.6.03 glazed elements are used throughout for apartment units <u>Fixed and Sliding Windows/Doors</u> Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) <u>Awing and Casement Windows/Doors</u> Total System U-Value = 3.10 (equal to or less than) Total System SHGC = 0.39 (+/- 5%) <u>Operable Skylight</u> Total System U-Value = 2.66 (equal to or less than) Total System SHGC = 0.24 (+/- 5%)
	Operability – max. available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. No thermal break considered for the metal stud frame for thermal bridging controls. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour
	Walls to Internal Corridors or Non-Conditioned Zones: Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. Refer to Appendix C insulation markups for locations of insulation and additional details.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R5.0 soffit slab insulation to high-risk apartments and added R4.0 soffit slab insulation to all apartments roofs and ceiling below balcony above/below concrete slab. Refer to Appendix C insulation markups for locations of insulation and additional details.
BASIX COMPLIANCE REPORT	
Medium or light colour.	
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs. Refer to Appendix C insulation markups for locations of insulation and additional details.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as "Sealed " and 1 per bathroom, 1 per laundry if available and 1 per kitchen. Downlights also have been modelled "sealed" and per NatHERS guideline Ceiling fans with 1200mm diameter have been modelled in following units Bedrooms: <u>All units</u> Bedroom & Living room A.G.03 A.1.04 A.2.04 A.3.05 A.4.01 A.4.03 A.4.05 A.5.03 A.5.05 A.5.06 A.6.01 A.6.03 A.6.05 A.6.06 A.7.01 A.7.03 A.7.05 A.7.06 A.7.07 B.G.03 B.1.04 B.1.07 B.2.06 B.2.11 B.3.04 B.3.06 B.4.06 B.5.04 B.5.05 B.5.06 B.6.02 B.6.03 B.7.01 B.7.02 B.7.03 B.7.04 B.7.07 B.7.08

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BASIX Water

5.1 Water

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 6 Star WELS Rated Kitchen Sink Taps: Minimum 6 Star WELS Rated
	Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 6 Star WELS Rated
Fixtures within common areas	
Fittings/Appliances within units	Clothes Washer: Not specified Dishwasher: 4.0 WELS Rated
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility Showers: Minimum 4 Star (> 6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 6 Star WELS Rated
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Outdoor Swimming Pool	Volume: 60,000 L The pool will not be shaded
Alternative Water	5,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 1,000 m². The rainwater collected shall be reused for ground and roof common landscape and lawn area irrigation. 1 carwash bay also considered.
Landscape	Common Area Lawn: 1,200 m2 Common Area Garden: 1,500 m2

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Issue	Description	Date
A	ISSUE FOR DA SUBMISSION	07/02/25
B	AMENDED DA SUBMISSION - COUNCIL RFI	15/07/25

Issued For DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERY RESIDENTIAL BTR

12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
BASIX COMMITMENTS

Project No. 24147	Checked KM	Drawn TS
Scale @ A1 NTS	Drawing No. DA007	Revision B

Issue	Description	Date
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DEVELOPMENT APPLICATION



Client
CORIO PROJECTS

Scale

Project
ROSEBERY RESIDENTIAL BTR
12-20 ROSEBERY AVENUE, ROSEBERY, NSW 2018

Title
EXISTING SITE & DEMOLITION PLAN

Project No. 24147	Checked KM	Drawn LR
Scale @ A1 1: 200	Drawing No. DA010	Revision B

