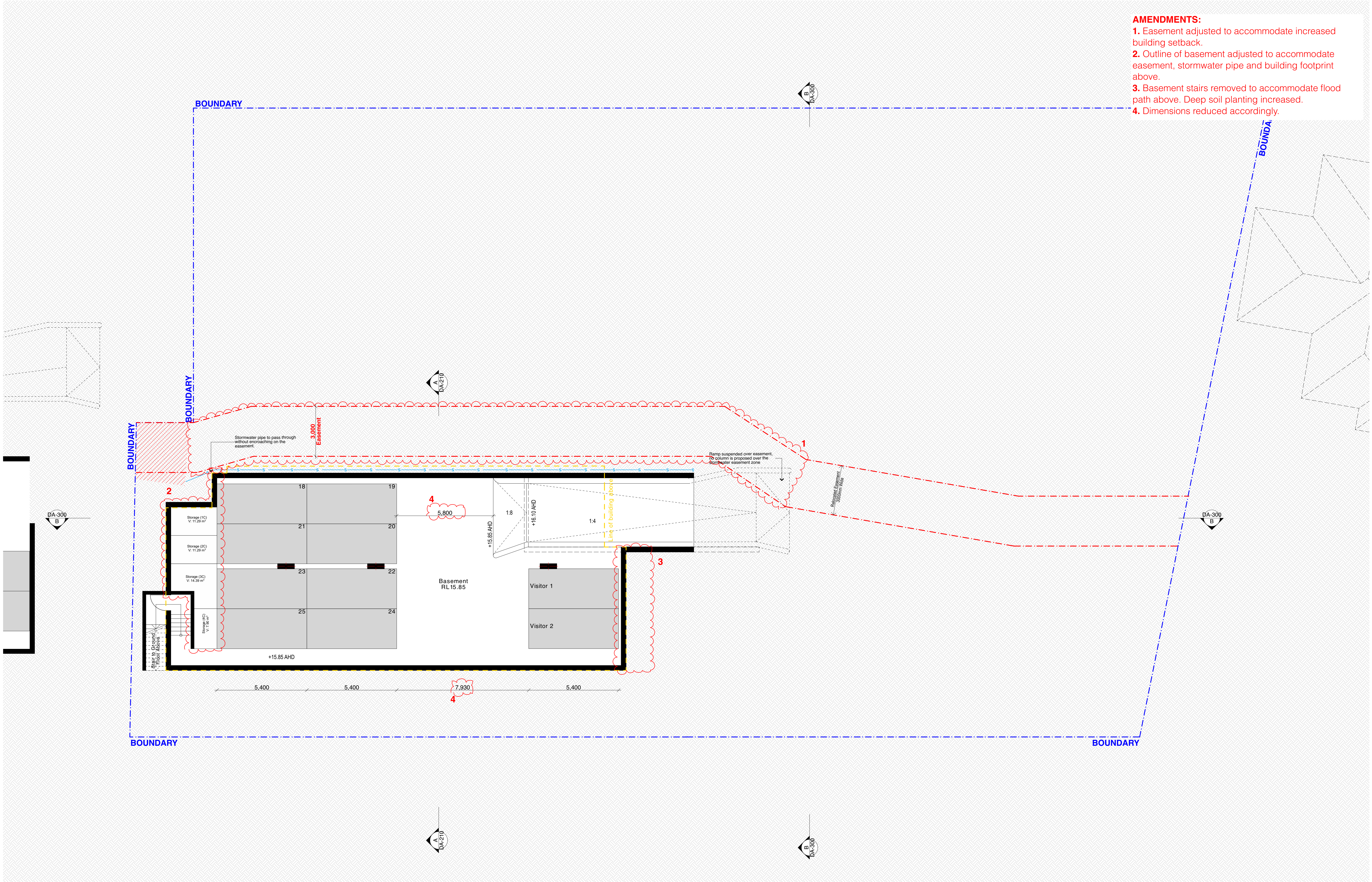




- AMENDMENTS:**
1. Easement adjusted to accommodate increased building setback.
 2. Outline of basement adjusted to accommodate easement, stormwater pipe and building footprint above.
 3. Basement stairs removed to accommodate flood path above. Deep soil planting increased.
 4. Dimensions reduced accordingly.

FOR DA PURPOSES		1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatteryplanning.com.au		4. Traffic Genesis Traffic Bernard Lo 0433 813 687 bernard@genesistraffic.com.au		DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION		ISSUE DATE REVISION		Legends BK1 - Panorama Snowfield, Austral Bricks or Similar BK2 - Murray Grey Austral Bricks or Similar BK3 - Brahman Granite Austral Bricks or Similar RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar RW2 - Render Wall - Namadi - SNAUG Dulux or Similar RW3 - Render Wall - Lexicon - Dulux SW1E3 or Similar MF - Metal Fence PS - Timber Appearance Privacy Screen ST - Sand Stone TS - Lightweight Timber Steps		BKA Architecture SYDNEY Suite 104, 77 Dunning Ave, Roseberry NSW 2018 NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300 NORTH COAST 39-41 Main St, Clunes NSW 2480		PROJECT Terrace Houses ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia CLIENT Mr. De Ming Chen DRAWING Basement Plan		PROJECT # 21061 SCALE @ A1 1:100 DRAWN JY / AT CHECKED JB DATE 29/1/2024 NORTH		DRAWING No. DA-010 REV F	
2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au		5. Landscape Architect: Lisound Landscapes Sarah Yan 0413 410 954 lisound2010@gmail.com		6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrc.com.au		FOR DA PURPOSES NOT FOR CONSTRUCTION		A 16/11/22 DA Submission B 06/03/23 RFI C 27/09/23 LEC D 08/11/23 LEC E 21/11/23 LEC F 29/01/24 Amended issue for LEC		BKA Architecture		PROJECT Terrace Houses ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia CLIENT Mr. De Ming Chen DRAWING Basement Plan		PROJECT # 21061 SCALE @ A1 1:100 DRAWN JY / AT CHECKED JB DATE 29/1/2024 NORTH		DRAWING No. DA-010 REV F			

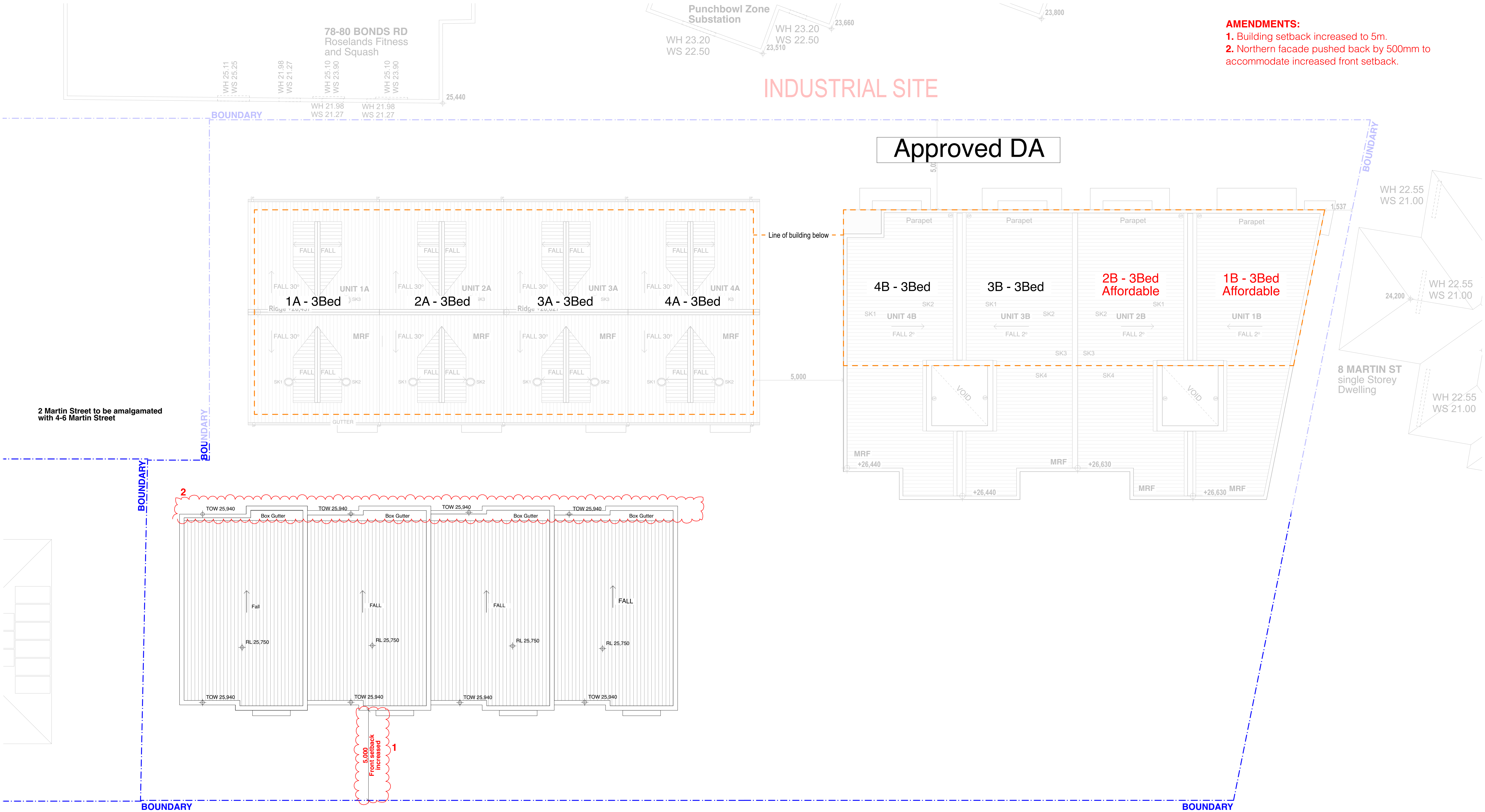


- AMENDMENTS:**
1. Building setback increased to 5m.
 2. Deep soil zone increased to 4m.
 3. Easement adjusted to accommodate increased building setback.
 4. Unit sizes amended accordingly.
 5. Privacy screens to 1C balcony included. Stairs slightly adjusted to avoid easement below.
 6. Pedestrian ramp to rear dwellings relocated.
 7. Raised planter box and basement stair 2 removed to allow for deep soil area and to accommodate flood path.
 8. Pathway adjusted to suit parking spaces.



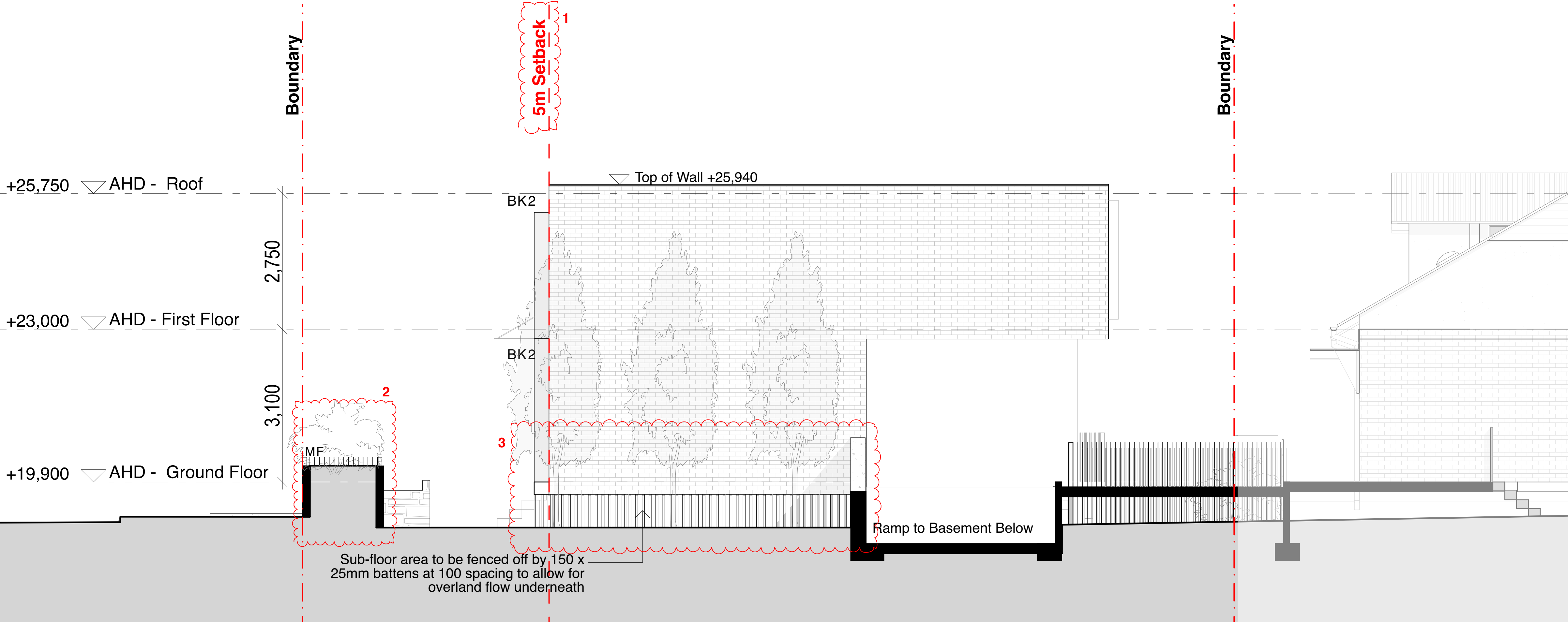
- AMENDMENTS:**
1. Building setback increased to 5m.
 2. Internal layout adjusted.
 3. Unit sizes amended accordingly.
 4. Northern facade pushed back by 500mm to accommodate increased front setback.

FOR DA PURPOSES			FOR DA PURPOSES NOT FOR CONSTRUCTION			DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION			ISSUE DATE REVISION			Legends			BKA Architecture			PROJECT Terrace Houses			PROJECT # 21061 SCALE @ A1 1:100		
1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatterypanning.com.au			4. Traffic Genesis Traffic Bernard Lo 0433 813 687 bernard@genesistraffic.com.au			A 16/11/22 DA Submission			BK1 - Panorama Snowfield, Austral Bricks or Similar			SYDNEY Suite 104, 77 Dunning Ave, Roseberry NSW 2018			NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300			NORTH COAST 39-41 Main St, Clunes, NSW 2480			DRAWN JY / AT		
2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au			5. Landscape Architect: Lisound Landscape Sarah Yan 0413 410 954 lisound2010@gmail.com			B 06/03/23 RFI			BK3 - Brahman Granite Austral Bricks or Similar			T +61 2 9318 9200 E. bka@bka.com.au W. www.bka.com.au			T +61 2 4926 5563 T +61 2 6687 2712			ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia			DATE 29/1/2024		
3. Quantity Surveyor: Arch-QS Rafael Szponielos 02 9586 4401 rafael@archi-qs.com.au			6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrc.com.au			C 27/09/23 LEC			RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar			CLIENT Mr. De Ming Chen			DRAWING First Floor Plan			CLIENT Mr. De Ming Chen			NORTH		
						D 08/11/23 LEC			RW2 - Render Wall - Namadi - SNK8 Dulux or Similar												DA-101		
						E 21/11/23 LEC			RW3 - Render Wall - Lexcon - Dulux SW153 or Similar												REV F		
						F 29/01/24 Amended Issue for LEC			MF - Metal Fence														
									PS - Timber Appearance Privacy Screen														
									ST - Sand Stone														
									TS - Lightweight Timber Steps														





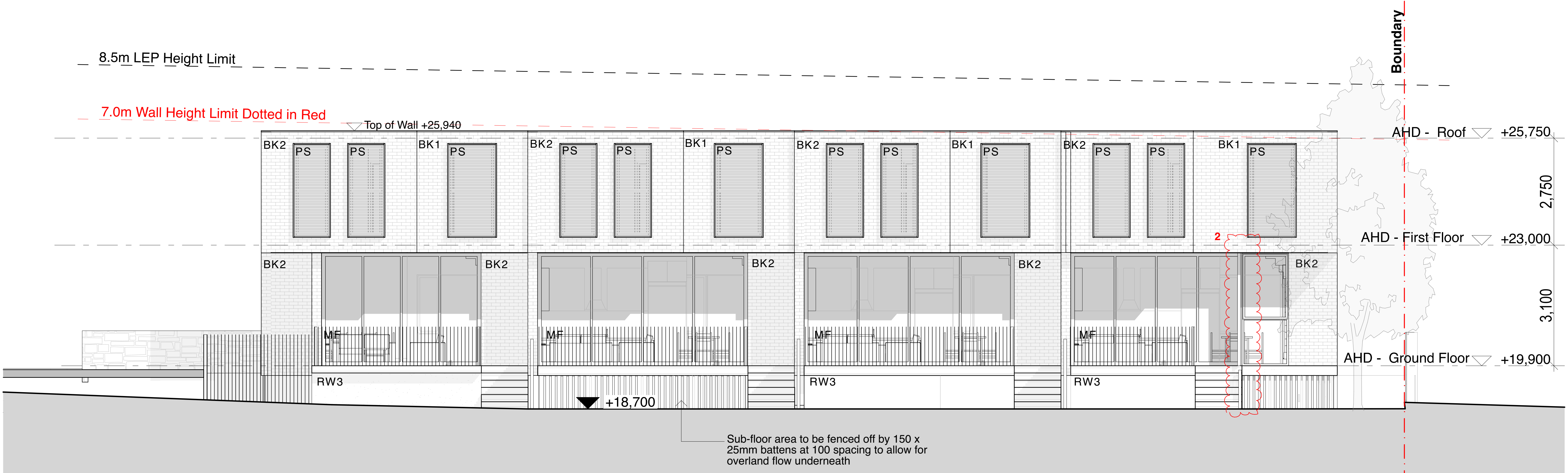
South Elevation



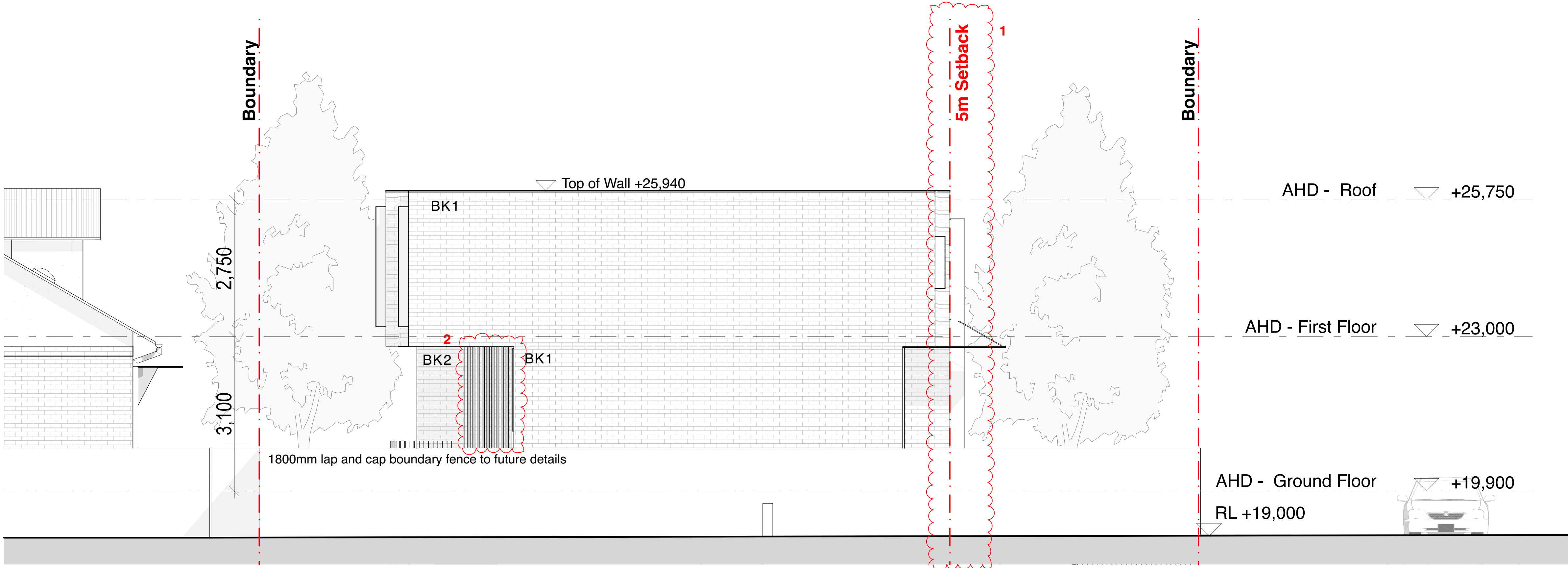
East Elevation

FOR DA PURPOSES		1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatterypanning.com.au		4. Traffic Genesis Traffic Bernard Lo 0433 813 687 bernard@genesistraffc.com.au		DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION		ISSUE DATE REVISION		Legends BK1 - Panorama Snowfield, Austral Bricks or Similar BK2 - Murray Grey Austral Bricks or Similar BK3 - Strathmore Granite Austral Bricks or Similar RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar RW2 - Render Wall - Namadi - SNK8 Dulux or Similar RW3 - Render Wall - Lexicon - Dulux SW1E3 or Similar MF - Metal Fence PS - Timber Appearance Privacy Screen ST - Sand Stone TS - Lightweight Timber Steps		BKA Architecture SYDNEY Suite 104, 77 Dunning Ave, Roseberry NSW 2018 NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300 NORTH COAST 39-41 Main St, Clunes, NSW 2450 T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au		PROJECT Terrace Houses ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia CLIENT Mr. De Ming Chen DRAWING South & East Elevation		PROJECT # 21061 SCALE @ A1 1:50 DRAWN JY / AT CHECKED JB DATE 29/1/2024 DRAWING No. DA-200 NORTH REV F	
2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au		5. Landscape Architect: Lisound Landscapes Sarah Yan 0413 410 954 lisound2010@gmail.com		6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrnc.com.au		FOR DA PURPOSES NOT FOR CONSTRUCTION		A 16/11/22 DA Submission B 06/03/23 RFI C 27/09/23 LEC D 08/11/23 LEC E 21/11/23 LEC F 29/01/24 Amended issue for LEC									

- AMENDMENTS:**
1. Building setback increased to 5m.
 2. Slatted privacy screen added to Unit 1C. Slats angled away from neighbouring property.



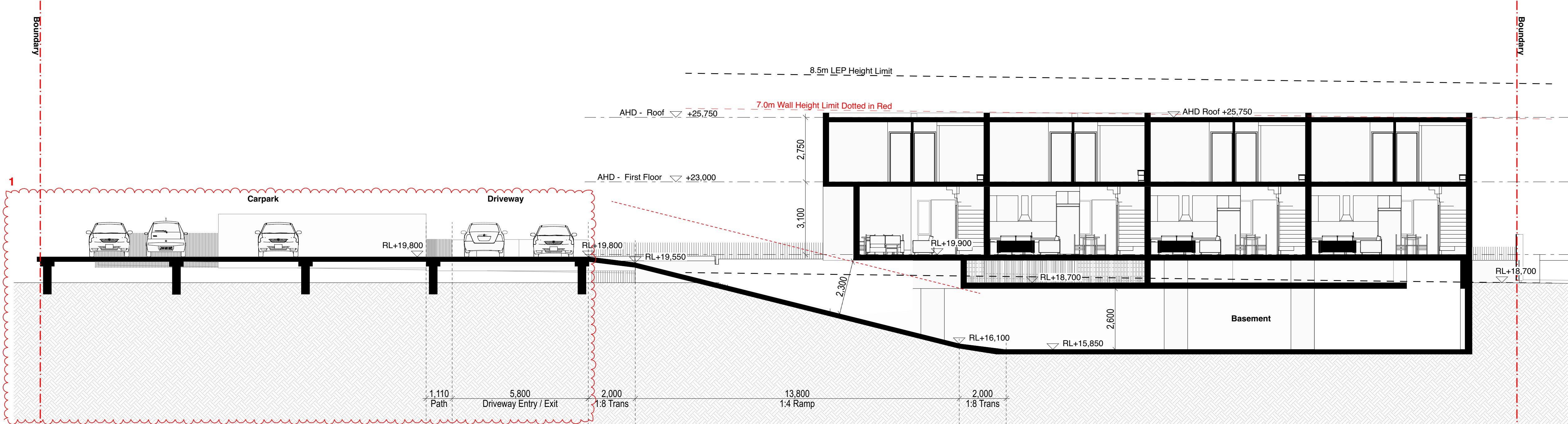
North Elevation



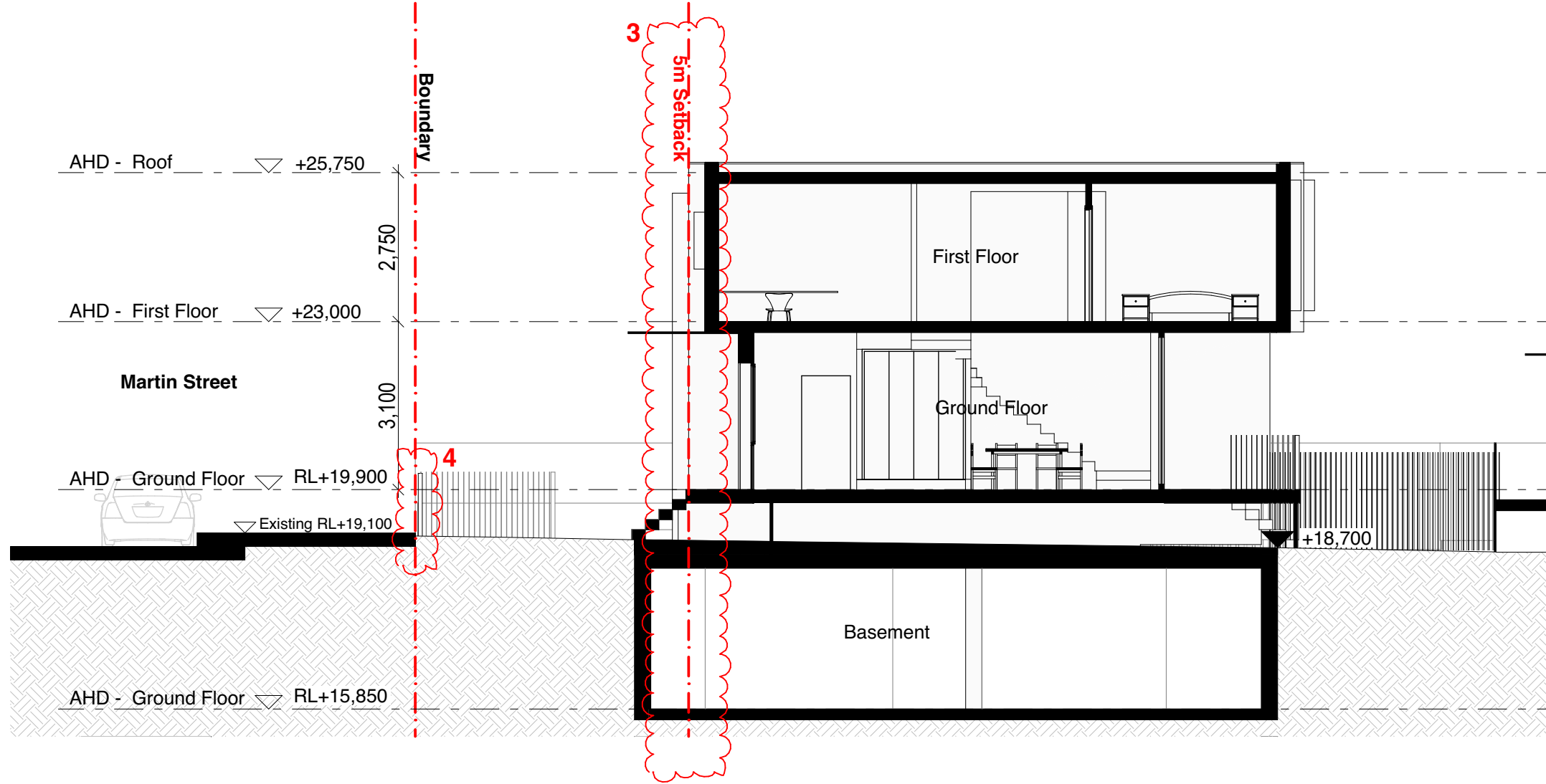
West Elevation

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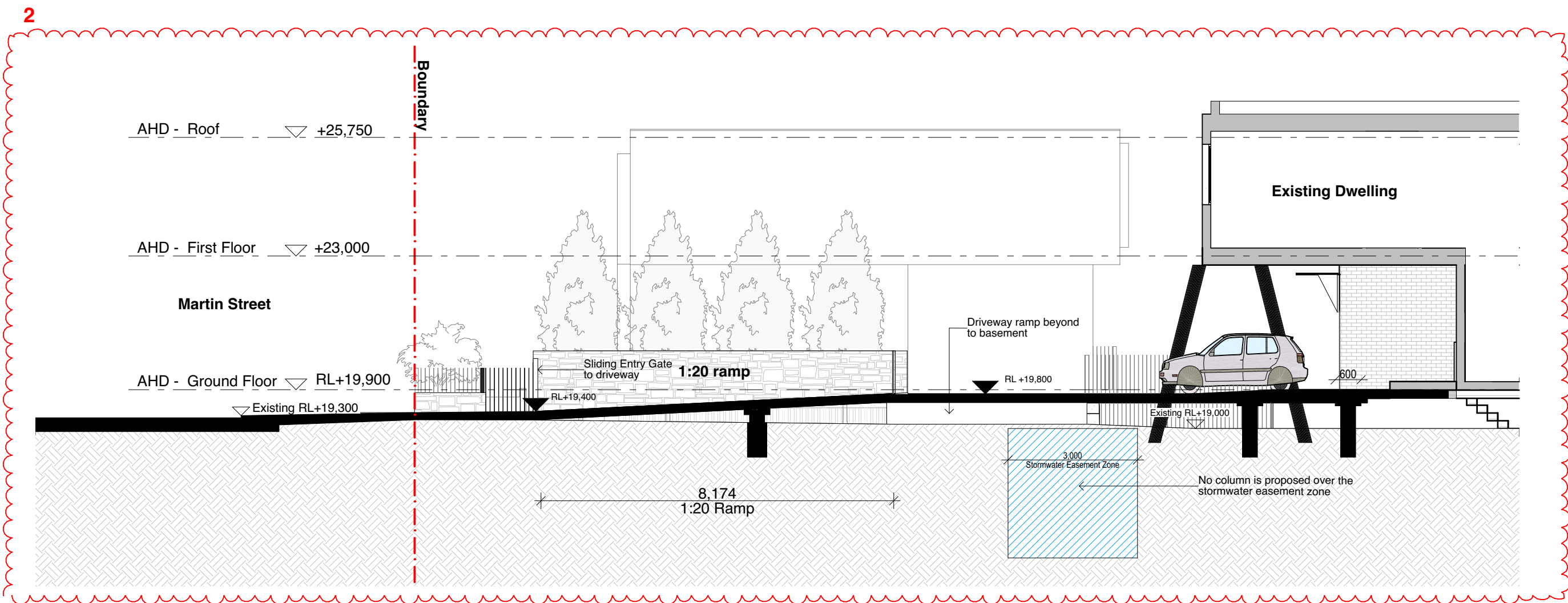
- AMENDMENTS:**
- 1. Additional information added to longitudinal section. Section includes driveway and carpark area.
 - 2. Section updated to show driveway crossing at boundary.
 - 3. Building setback increased to 5m.
 - 4. Front fence height amended to max 1.2m high.



Section A-A

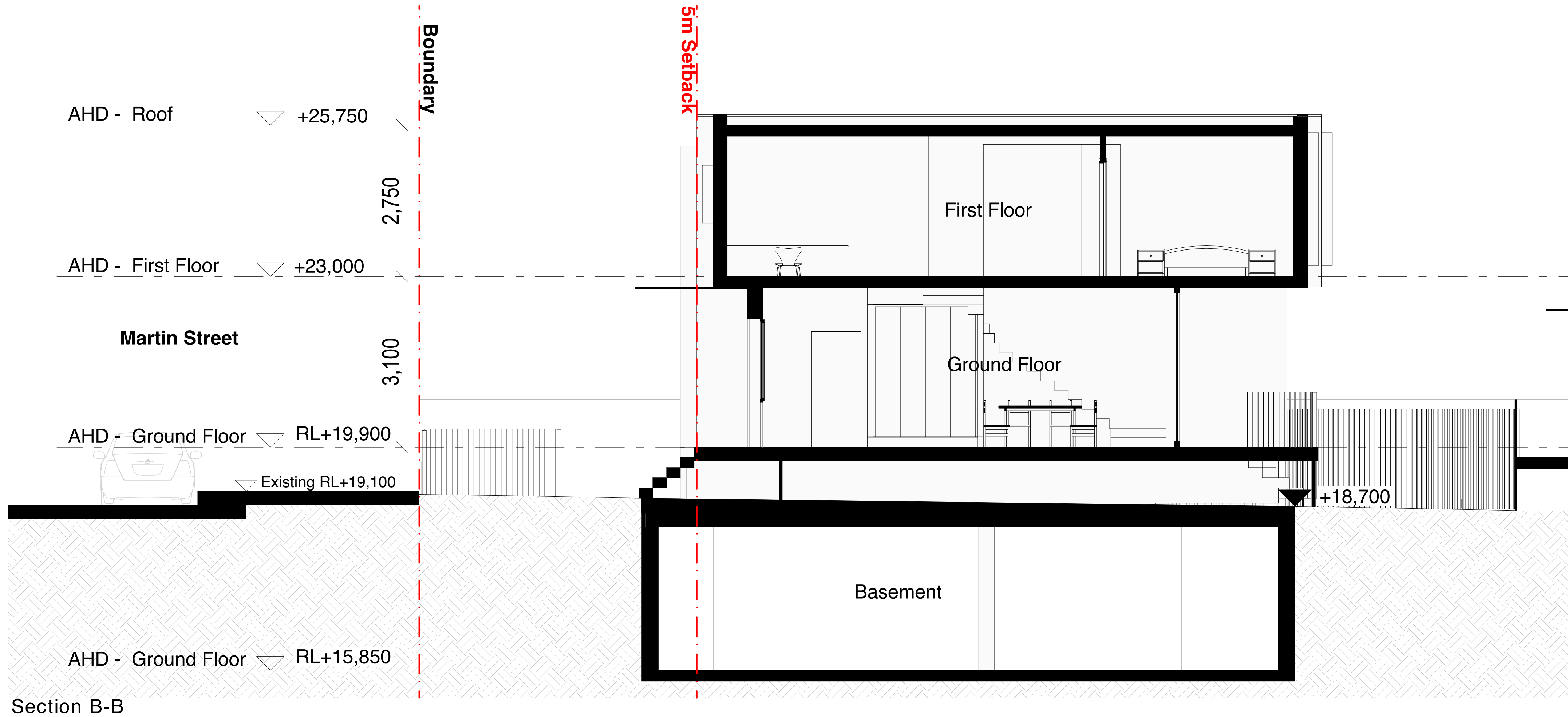


Section B-B

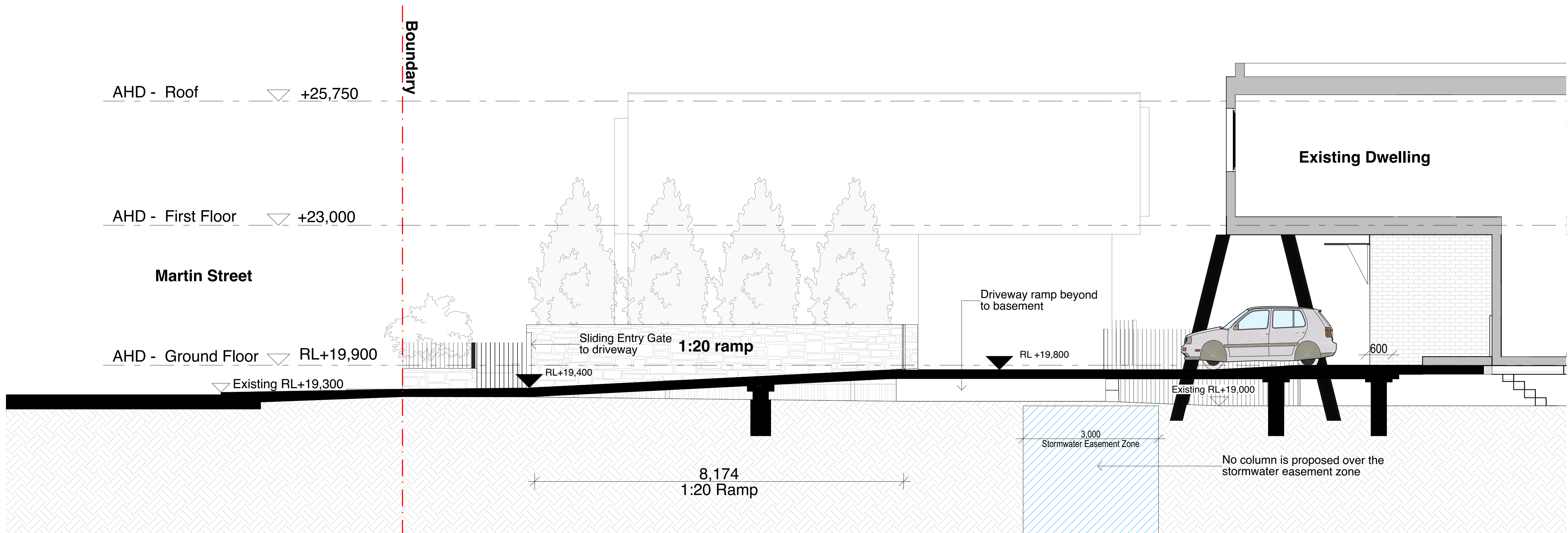


Section C-C

FOR DA PURPOSES		1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatteryplanning.com.au		4. Traffic Genesis Traffic Bernard Lo 0433 813 687 bernard@genestraffic.com.au		DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION		ISSUE DATE REVISION		Legends BK1 - Panorama Snowfield, Austral Bricks or Similar BK2 - Murray Grey Austral Bricks or Similar BK3 - Brahman Granite Austral Bricks or Similar RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar RW2 - Render Wall - Namadi - SN408 Dulux or Similar RW3 - Render Wall - Lexcon - Dulux SW153 or Similar MF - Metal Fence PS - Timber Appearance Privacy Screen ST - Sand Stone TS - Lightweight Timber Steps		BKA Architecture		PROJECT Terrace Houses	
2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au		5. Landscape Architect: Lisound Landscapes Sarah Yan 0413 410 954 lisound2010@gmail.com		6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrc.com.au		FOR DA PURPOSES NOT FOR CONSTRUCTION		A 16/11/22 DA Submission B 06/03/23 RFI C 27/09/23 LEC D 08/11/23 LEC E 21/11/23 LEC F 04/12/23 Additional Information for LEC G 29/01/24 Amended Issue for LEC		SYDNEY Suite 104, 77 Dunning Ave, Roseberry, NSW 2018 NEWCASTLE Suite 4, 19 Bolton St, Newcastle, NSW 2300 NORTH COAST 39-41 Main St, Clunes, NSW 2480		ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia		PROJECT # 21061 SCALE @ A1 1:100	
										T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au		CLIENT Mr. De Ming Chen		DRAWN Section A-A, B-B, C-C	
												REV G		DRAWING No. DA-210	

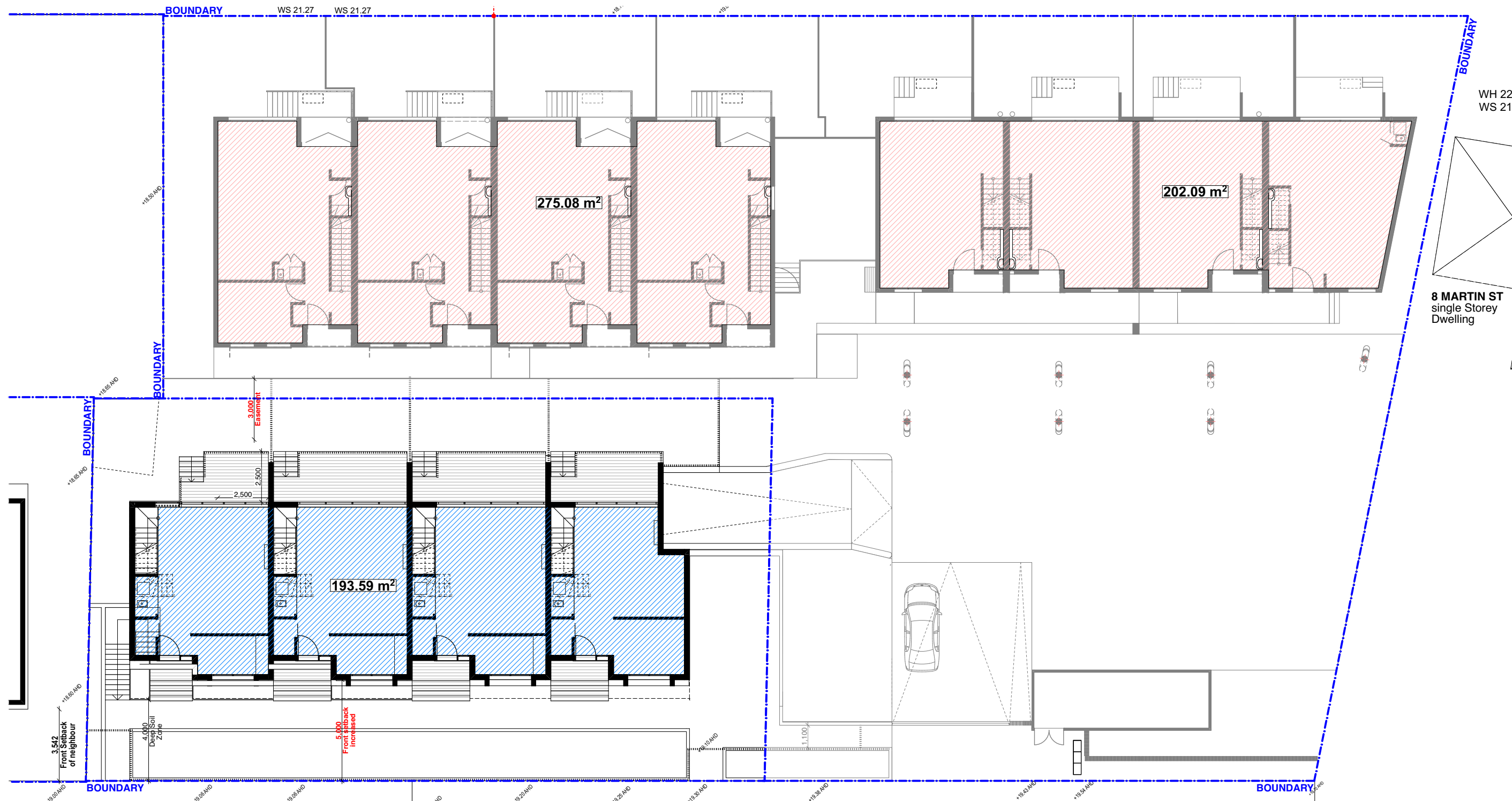


Section B-B

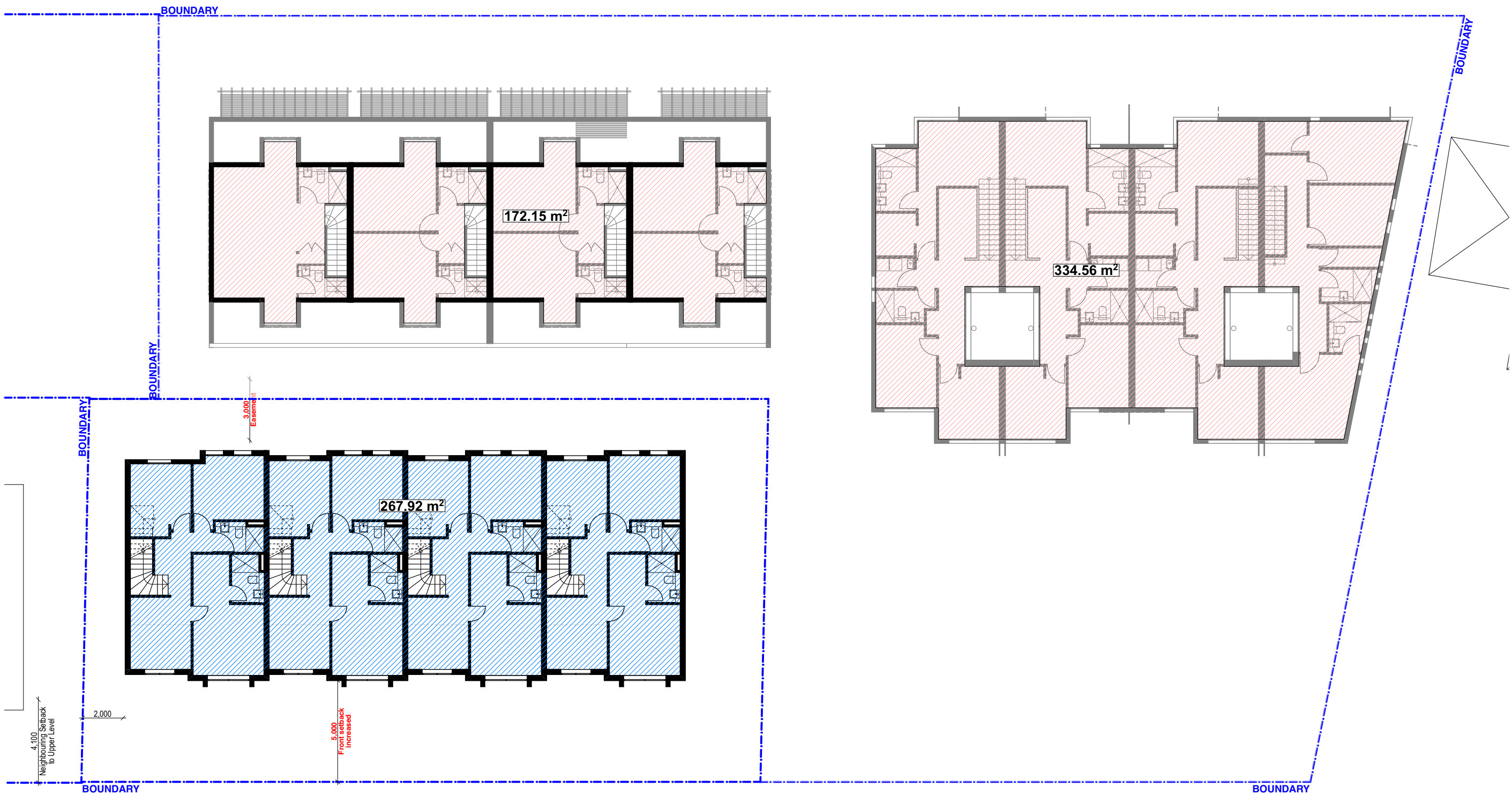


Section C-C

FOR DA PURPOSES		1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatterypanning.com.au 2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au 3. Quantity Surveyor: Arch-QS Rafael Bonzonelos 02 9586 4401 rafael@archi-qs.com.au		4. Traffic: Genesis Traffic Bernard Lo 0433 813 687 bernard@genestraffic.com.au 5. Landscape Architect: Lisound Landscapes Sarah Yan 0413 410 954 lisound2010@gmail.com 6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrc.com.au		DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. 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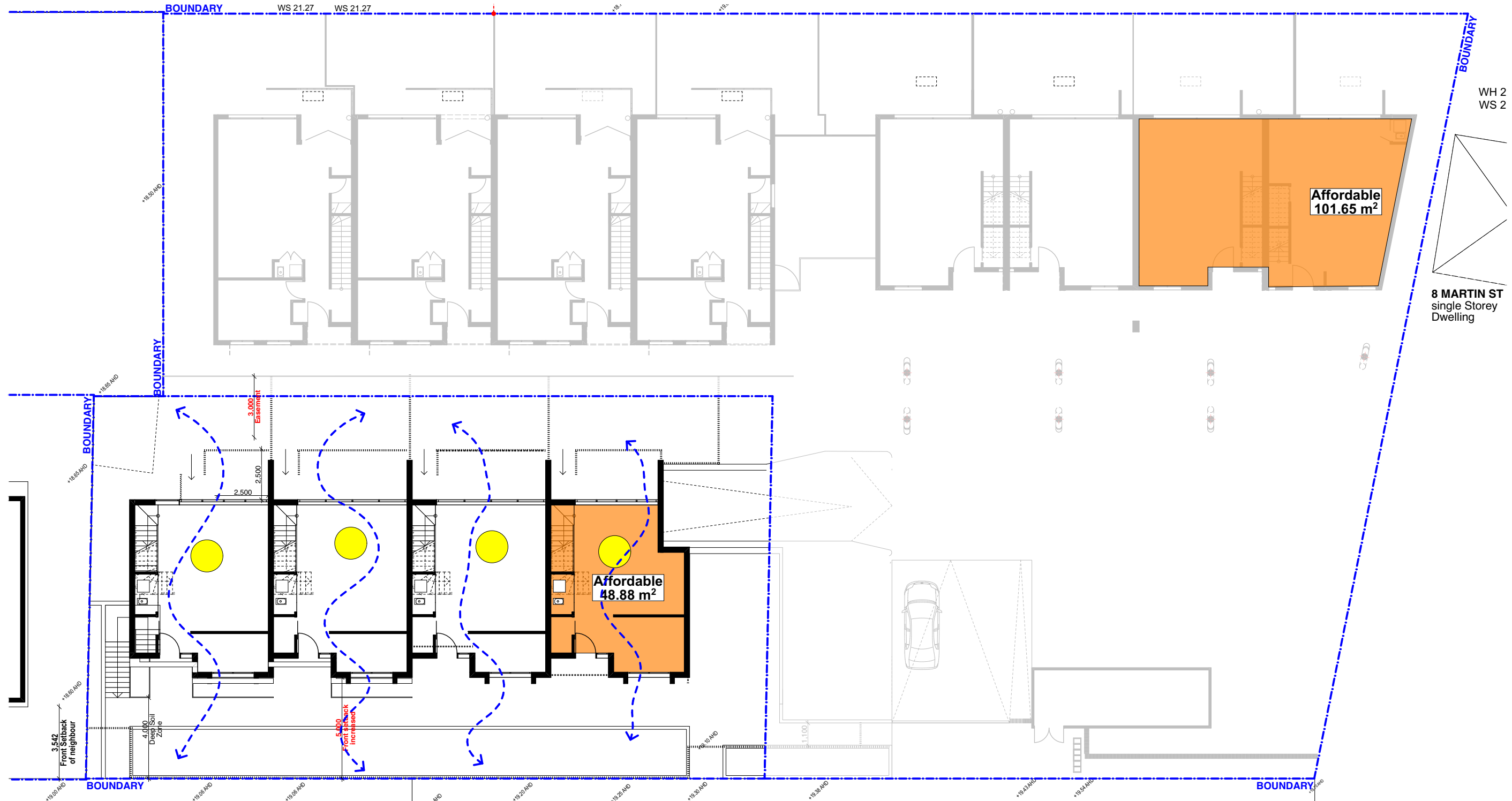


Ground Floor



First Floor

Gross Floor Area



Ground Floor



First Floor

Affordable Unit Area

100% of the terraces receive 3 hours of direct sun light between 9 a.m. and 3 p.m. at mid-winter

100% of the terraces achieve natural ventilation

Site Area: 2360.4 sqm (2-6 Martin Street, Roselands)	
Element ID	Area
(2) Level_GF_A	275.08
(2) Level_GF_B	202.09
(2) Level_GF_C	1.45
(2) Level_GF_C	3.84
(2) Level_GF_C	157.55
(2) Level_GF_C	193.59
Total GFA Proposed	172.15

Affordable Unit Area	
Element ID	Area
Affordable 1B & 2B GFL	101.65
Affordable 1B & 2B Level 1	155.49
Affordable 4C GFL	48.88
Affordable 4C Level 1	65.87
	371.89 m²

Site Area : 2360.4 sqm

FSR Allowable: 0.5:1 + 0.257:1 = 0.757:1

FSR Proposed: 0.61:1

GFA Proposed: 1445.84 sqm incl. 371.89 sqm of affordable housing (Dwellings 1B, 2B, 4C)

AMENDMENTS:

1. Calculations amended accordingly.

FOR DA PURPOSES

1. Planning
Slattery Planning Group
Genevieve Slattery 0402206923 info@slatterypanning.com.au

2. Surveyor:
Innovative Surveying Associates
Shiwen Li 0422 879 956 info@isagroups.com.au

3. Quantity Surveyor:
Arch-QS
Rafael Soponelos 02 9586 4401 rafael@archi-qs.com.au

4. Traffic:
Genesis Traffic
Bernard Lo 0433 813 687 bernard@genesistraff.com.au

5. Landscape Architect:
Lisound Landscape
Sarah Yan 0413 410 954 lisound2010@gmail.com

6. BCA:
Design Right Consulting
Aleks Stojcovic 0405 295 978 aleks@designrc.com.au

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Nominated Architects (NSW) - John Baker 3555

ISSUE	DATE	REVISION
A	16/11/22	DA Submission
B	06/03/23	RFI
C	27/09/23	LEC
D	08/11/23	LEC
E	21/11/23	LEC
F	29/01/24	Amended Issue for LEC

Legends

BK1 - Panorama Snowfield, Austral Bricks or Similar

BK2 - Murray Grey Austral Bricks or Similar

BK3 - Brahman Granite Austral Bricks or Similar

RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar

RW2 - Render Wall - Namadij - SN4GB Dulux or Similar

RW3 - Render Wall - Lexicon - Dulux SW1E3 or Similar

MF - Metal Fence

PS - Timber Appearance Privacy Screen

ST - Sand Stone

TS - Lightweight Timber Steps

BKA Architecture

SYDNEY Suite 104, 77 Dunning Ave, Rosebery NSW 2018
T: +61 2 9318 9200
E: bka@bka.com.au
W: www.bka.com.au

NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
T: +61 2 4926 5563
T: +61 2 6687 2712

NORTH COAST 39-41 Main St, Clunes, NSW 2450
T: +61 2 6687 2712

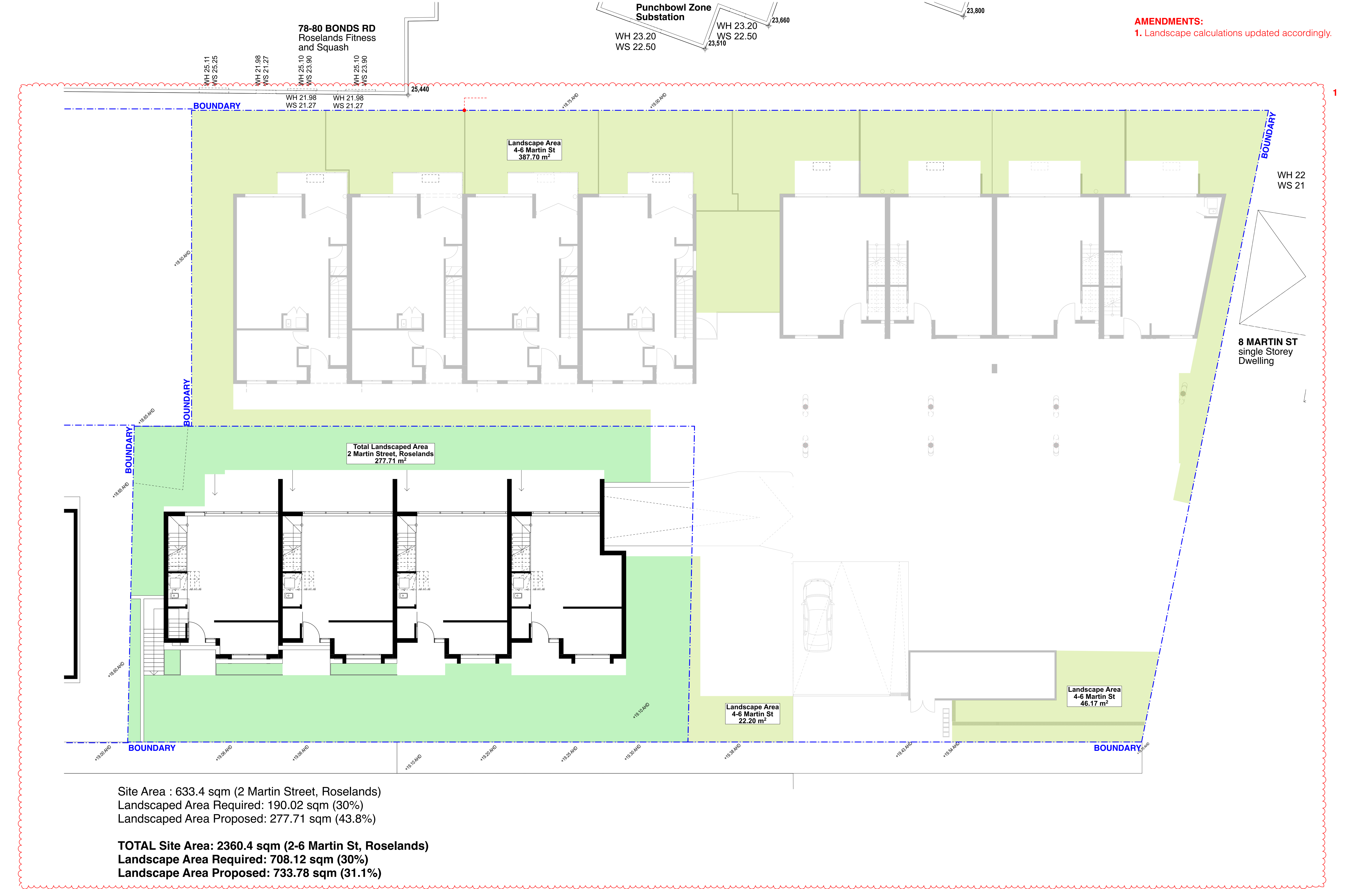
PROJECT
Terrace Houses

ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

CLIENT
Mr. De Ming Chen

DRAWING
GFA and Solar Diagrams

PROJECT #	21061	SCALE @ A1	1:200
DRAWN	JY / AT	CHECKED	JB
DATE	29/1/2024	DRAWING No.	DA-300
NORTH		REV	F



Site Area : 633.4 sqm (2 Martin Street, Roselands)
Landscaped Area Required: 190.02 sqm (30%)
Landscaped Area Proposed: 277.71 sqm (43.8%)

TOTAL Site Area: 2360.4 sqm (2-6 Martin St, Roselands)
Landscape Area Required: 708.12 sqm (30%)
Landscape Area Proposed: 733.78 sqm (31.1%)

FOR DA PURPOSES	1. Planning Slattery Planning Group Genevieve Slattery 0402206923 info@slatterypanning.com.au	4. Traffic Genesis Traffic Bernard Lo 0433 813 687 bernard@genestraffic.com.au	DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) John Baker 3552	ISSUE DATE REVISION A 16/11/22 DA Submission B 06/03/23 RFI C 27/09/23 LEC D 08/11/23 LEC E 21/11/23 LEC F 25/09/24 Amended Issue for LEC	Legends BK1 - Panorama Snowfield, Austral Bricks or Similar BK2 - Murray Grey Austral Bricks or Similar BK3 - Brahman Granite Austral Bricks or Similar RW1 - Render Wall - Cinnamon Sand - A 122 Dulux or Similar RW2 - Render Wall - Namadi - SNAIG Dulux or Similar RW3 - Render Wall - Lexcon - Dulux SW1E3 or Similar MF - Metal Fence PS - Timber Appearance Privacy Screen TS - Lightweight Timber Steps	BKA Architecture SYDNEY Suite 104, 77 Dunning Ave, Roseberry, NSW 2018 T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au NEWCASTLE Suite 4, 19 Bolton St, Newcastle, NSW 2300 T: +61 2 4926 5563 NORTH COAST 39-41 Main St, Clunes, NSW 2480 T: +61 2 6687 2712	PROJECT Terrace Houses	PROJECT # 21061 SCALE @ A1 1:100
	2. Surveyor: Innovative Surveying Associates Shiwen Li 0422 879 956 info@isagroups.com.au	5. Landscape Architect: Lisound Landscapes Sarah Yan 0413 410 954 lisound2010@gmail.com					ADDRESS 2-6 Martin St, Roselands NSW 2196 Australia	DRAWN JY / AT CHECKED JB
	3. Quantity Surveyor: Arch-QS Rafael Szorzonelos 02 9586 4401 rafael@archi-qs.com.au	6. BCA: Design Right Consulting Aleks Stojcevic 0405 295 978 aleks@designrc.com.au					CLIENT Mr. De Ming Chen	DATE 29/1/2024 DRAWING No. DA-330
							DRAWING Landscaped Area Calculation	REV F

78-80 BONDS RD
Roselands Fitness
and Squash

Punchbowl Zone
Substation

WH 23.20
WS 22.50

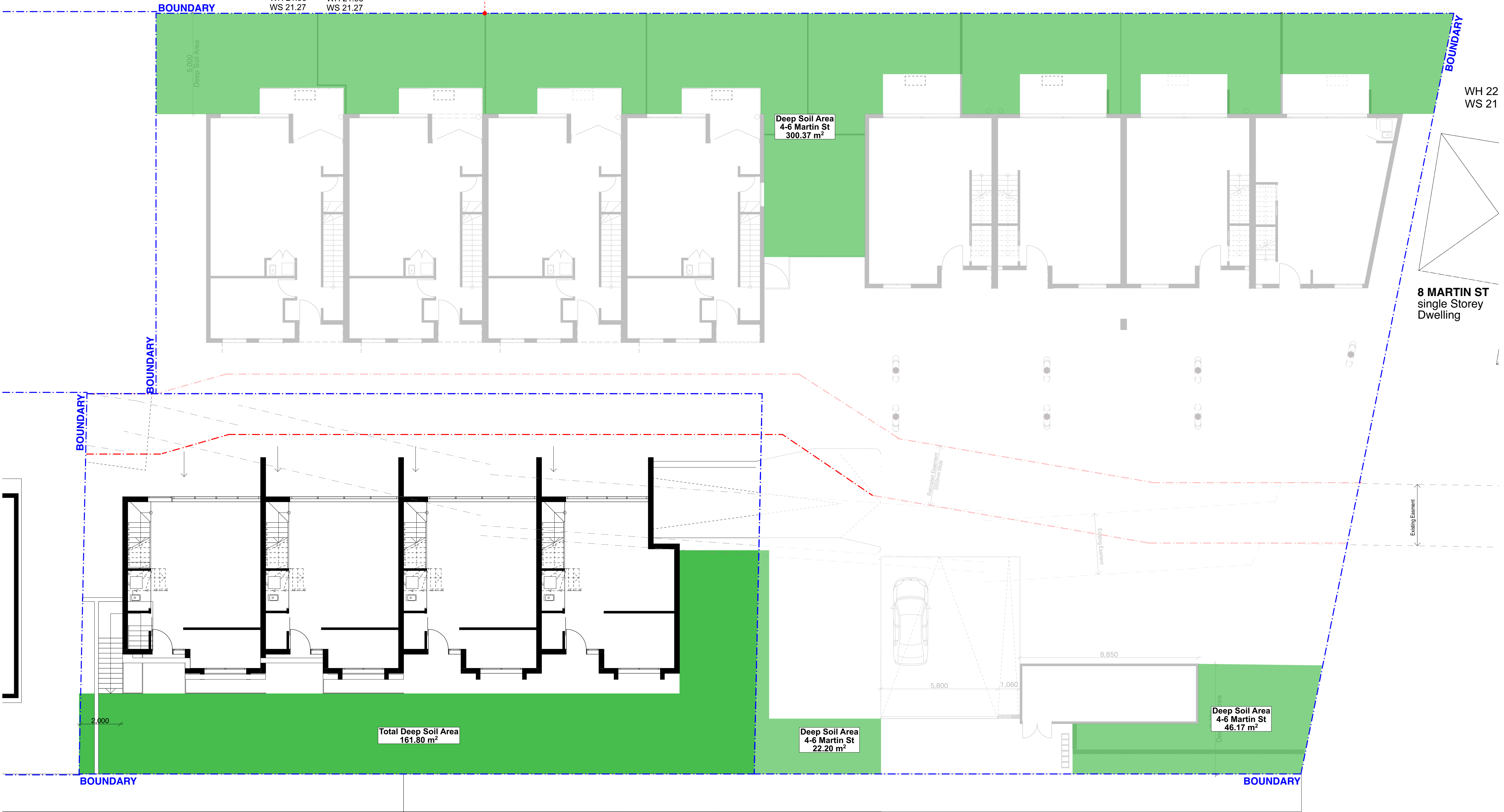
WH 23.20
WS 22.50

23,660

23,800

AMENDMENTS:

1. Deep Soil calculations updated accordingly.



Site Area : 633.4 sqm (2 Martin Street, Roselands)
Deep Soil Area Proposed: 161.8 sqm (25.6%)

TOTAL Site Area: 2360.4 sqm (2-6 Martin St, Roselands)
Deep Soil Area Proposed: 530.54 sqm (22.5%)

FOR DA PURPOSES

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Slattery Planning Group
Genevieve Slattery 042206923 info@slatterypanning.com.au

2. Surveyor:
Innovative Surveying Associates
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Rafael Szponielos 02 9586 4401 rafael@archi-qs.com.au

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Bernard Lo 0433 813 687 bernard@genestraffic.com.au

5. Landscape Architect:
Lsound Landscapes
Sarah Yan 0413 410 954 lisound2010@gmail.com

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Aleks Stojcevic 0405 295 978 aleks@designrc.com.au

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E: bka@bka.com.au
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PROJECT
Terrace Houses

ADDRESS
2-6 Martin St, Roselands NSW 2196 Australia

CLIENT
Mr. De Ming Chen

DRAWING
Deep Soil Area Calculation

PROJECT #	21061	SCALE @ A1	1:100
DRAWN	JY / AT	CHECKED	JB
DATE	29/1/2024	DRAWING No.	DA-331
NORTH		REV	F



INDUSTRIAL SITE

- AMENDMENTS TO 4-6 MARTIN ST
ORIGINAL APPROVED DA-84/2020:**
1. Entry driveway widened and pedestrian entry ramp relocated to eastern side of driveway.
 2. Bin room increased and shifted east to accommodate widened driveway. Landscape amended accordingly.
 3. Car spaces 10 and 11 relocated and visitor space included.
 4. Basement ramp to 2 Martin St included.
 5. Bicycles relocated.
 6. Pedestrian ramp to rear dwellings relocated.
 7. Easement relocated.

