



B ISSUE FOR COUNCIL 08/11/18 RL JA
A ISSUE FOR DA SUBMISSION 09/04/18 RL JA
ISSUE AMENDMENT DATE DRAWN CHECK
Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, tested for construction drawing not to be used for construction. All any graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 /p
+61 2 8893 8833 /f
www.zhinarchitects.com.au /w
28 495 869 790 /abn

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

PROJECT STATUS:
Development Application

PROJECT NAME
Proposed Residential Development

1-3 IRWIN PI &
5-7 BRANS GROVE St
WENTWORTHVILLE, NSW 2145

LGA: CUMBERLAND COUNCIL

TRUE NORTH

SHEET TITLE:
BASEMENT 1 PLAN

1 : 100 @ A1 sheet
SCALE

8580
JOB No.

DA-101
DRAWING No.

B
ISSUE

8/11/2018 14:51 PM

GROUND FLOOR PLAN

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

BRANGROVE ST.

PROPOSED MODIFICATIONS:
-1) TEMPORARY BIN STORAGE AREA OVER HARD SURFACE
-2) COMMON CORRIDORS AND INTERNAL LAYOUTS WERE REDESIGNED TO PROVIDE BETTER AMMENITY FOR FUTURE OCCUPANTS
-3) AMENDED P.O.S. ON UNIT 3 TO ACHIEVE MINIMUM DIMENSIONS & AREA

B ISSUE FOR COUNCIL/R 08/11/18 RL JA
A ISSUE FOR DA SUBMISSION 09/04/18 RL JA
ISSUE AMENDMENT DATE DRAWN CHECK
Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, issued for construction drawing not to be used for construction. All any graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhin Architects Pty Ltd

Suite 1, Level 2

2 Rowe Street

Eastwood NSW 2122

+61 2 8893 8888 /p

+61 2 8893 8833 /f

www.zhinarchitects.com.au /w

28 495 869 790 /abn

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

PROJECT STATUS:
Development Application

PROJECT NAME
Proposed Residential
Development

1-3 IRWIN PI &
5-7 BRANGROVE ST
WENTWORTHVILLE, NSW 2145

LGA: CUMBERLAND COUNCIL
TRUE NORTH

SHEET TITLE:
GROUND FLOOR PLAN

1 : 100 @ A1 sheet
SCALE

8580
JOB No.

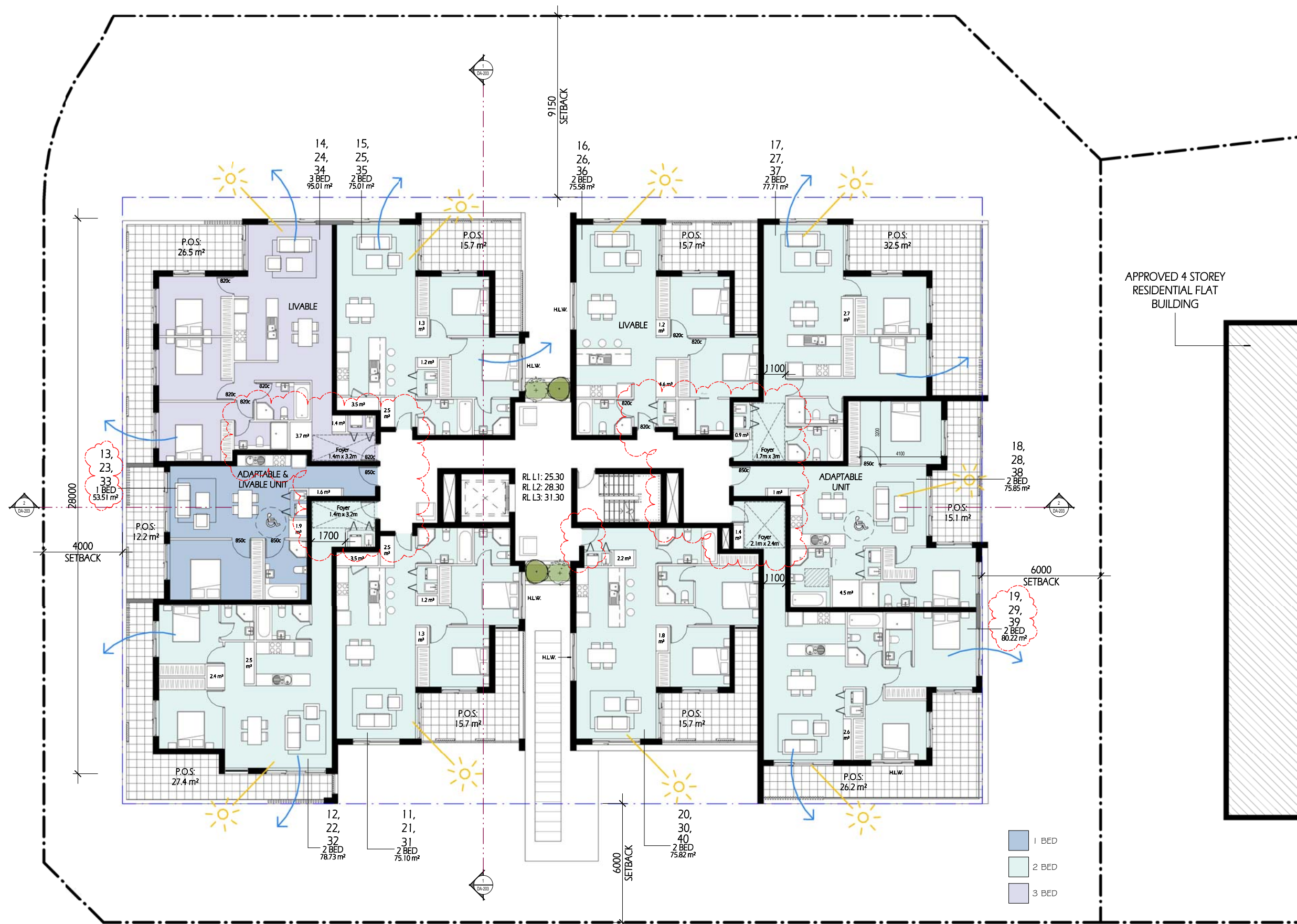
DA-102
DRAWING No.

B
ISSUE

8/11/2018 1:43:58 PM

IRWIN PLACE





TYPICAL FLOOR PLAN L1 - L3

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

APPROVED 4 STOREY
RESIDENTIAL FLAT
BUILDING

PROPOSED MODIFICATIONS:
-COMMON CORRIDORS AND INTERNAL
LAYOUTS WERE REDESIGNED TO PROVIDE
IMPROVED AMMENITY, BIGGER LOBBIES AND
BETTER ILLUMINATED CORRIDORS

B ISSUE FOR COUNCIL/RA 08/11/18 RL JA
A ISSUE FOR DA SUBMISSION 09/04/18 RL JA
ISSUE AMENDMENT DATE DRAWN CHECK
Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in
conjunction with information on first page. Check all dimensions and levels on site
before commencing work or ordering materials. All existing ground lines & trees
location are approximate, therefore to be verified on-site by the builder. Any
discrepancies to be verified back to Zhin Architects before proceeding. All
workmanship and materials shall comply with all relevant codes, ordinances, Australian
Standards, and manufacturers' instructions. Unless noted, issued for Construction
drawing not to be used for construction. All art & graphic representations are indicative
only. Information on this drawing is the copyright of Zhin Architects. Copying or
using this drawing in whole or part without written permission infringes copyright.

Zhin Architects Pty Ltd

Suite 1, Level 2

2 Rowe Street

Eastwood NSW 2122

+61 2 8893 8888 /p

+61 2 8893 8833 /f

www.zhin.com.au /w

28 495 869 790 /abn

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

PROJECT STATUS:

Development Application

PROJECT NAME

Proposed Residential
Development

1-3 IRWIN PI &
5-7 BRANS GROVE St

WENTWORTHVILLE, NSW 2145

LGA: CUMBERLAND COUNCIL

TRUE NORTH



SHEET TITLE:
TYPICAL FLOOR PLAN L1 - L3

1: 100 @ A1 sheet
SCALE

8580
JOB No.

DA-103
DRAWING No.

B
ISSUE

8/11/2018 1:44:02 PM



APPROVED 4 STOREY
RESIDENTIAL FLAT
BUILDING

PROPOSED MODIFICATIONS:
-COMMON CORRIDORS AND INTERNAL
LAYOUTS WERE REDESIGNED TO PROVIDE
IMPROVED AMMENITY, BIGGER LOBBIES AND
BETTER ILLUMINATED CORRIDORS
-PROPOSED SKYLIGHTS TO ACHIEVE CROSS
VENTILATION COMPLIANCE

B	ISSUE FOR COUNCIL	08/11/18	RL	JA
A	ISSUE FOR DA SUBMISSION	09/04/18	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhin Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, issued for construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhin Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 /p
+61 2 8893 8833 /f
www.zhinarch.com.au /w
28 495 869 790 /abn

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

PROJECT STATUS:
Development Application

PROJECT NAME
Proposed Residential
Development
1-3 IRWIN PI &
5-7 BRANS GROVE St
WENTWORTHVILLE, NSW 2145
LGA: CUMBERLAND COUNCIL
TRUE NORTH

SHEET TITLE:
L4 FLOOR PLAN

AREA CALCULATIONS FOR AFFORDABLE HOUSING

TOTAL SITE AREA: 2,395 m²

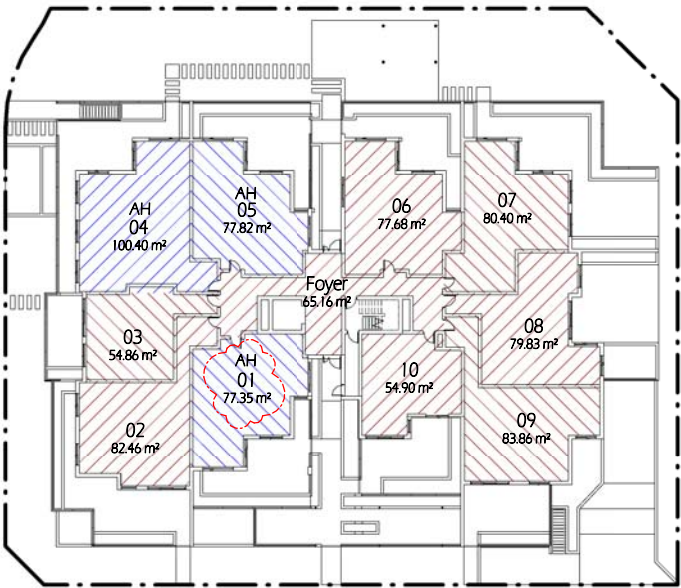
ALLOWABLE FSR:
-5 BRANSGROVE ST: 1.2
-1-3 IRWIN PI / 7 BRANSGROVE ST: 1.5

ALLOWABLE GFA:
-5 BRANSGROVE ST: 1.2 x 562.8 = 675.36 m²
-1-3 IRWIN PI / 7 BRANSGROVE ST: 1.5 x 1,832.2 = 2,748.30 m²
TOTAL: 3,423.66 m²

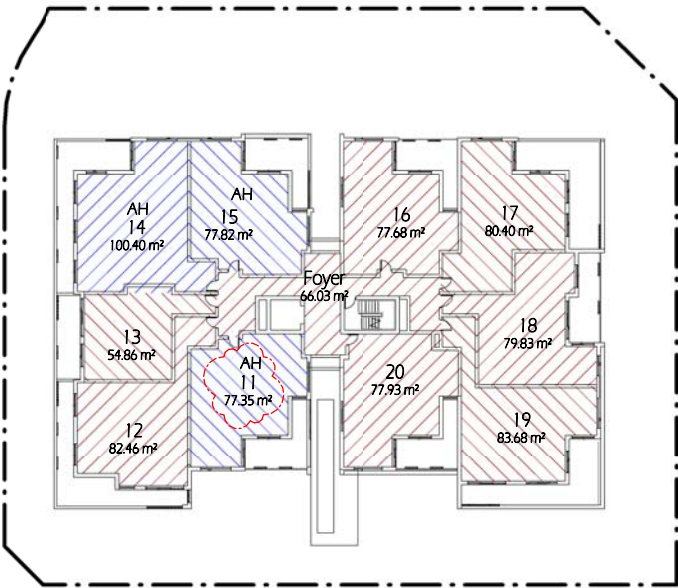
PROPOSED GFA: 4,022 m² (598 m² over)
EXTRA FSR CLAIMED: 598 m² / 2,395 m² = 0.249

AFFORDABLE HOUSING ALOCATION: 4,022x 24.9% = **1,002 m²**

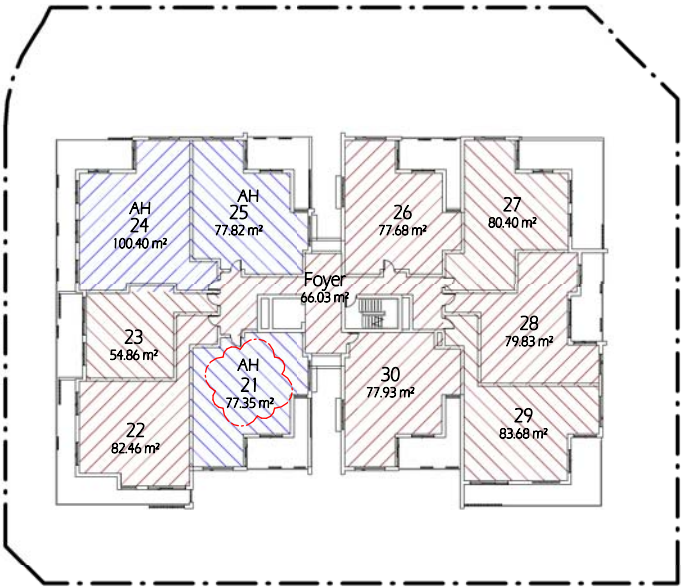
Area Schedule (AFFORDABLE)		
Name	Area	Comments
01	77.4 m²	AFFORDABLE
04	100.4 m²	AFFORDABLE
05	77.8 m²	AFFORDABLE
11	77.4 m²	AFFORDABLE
14	100.4 m²	AFFORDABLE
15	77.8 m²	AFFORDABLE
21	77.4 m²	AFFORDABLE
24	100.4 m²	AFFORDABLE
25	77.8 m²	AFFORDABLE
31	77.4 m²	AFFORDABLE
34	100.4 m²	AFFORDABLE
35	77.8 m²	AFFORDABLE
Grand total: 12 1022.3 m²		



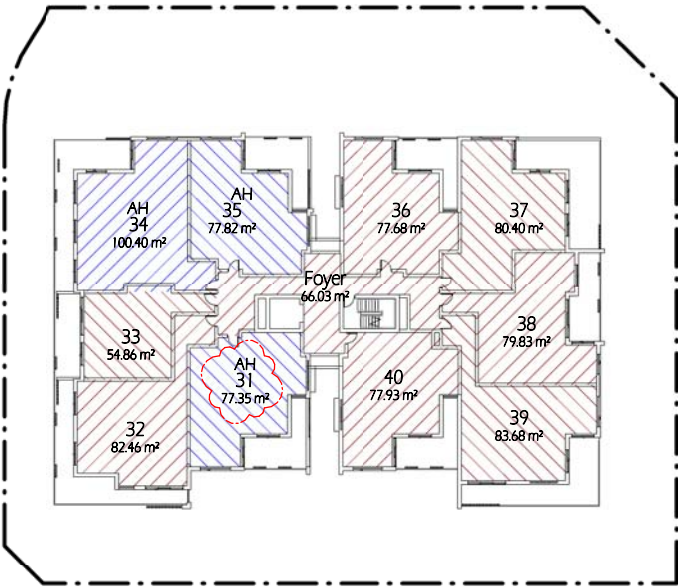
GROUND FLOOR PLAN



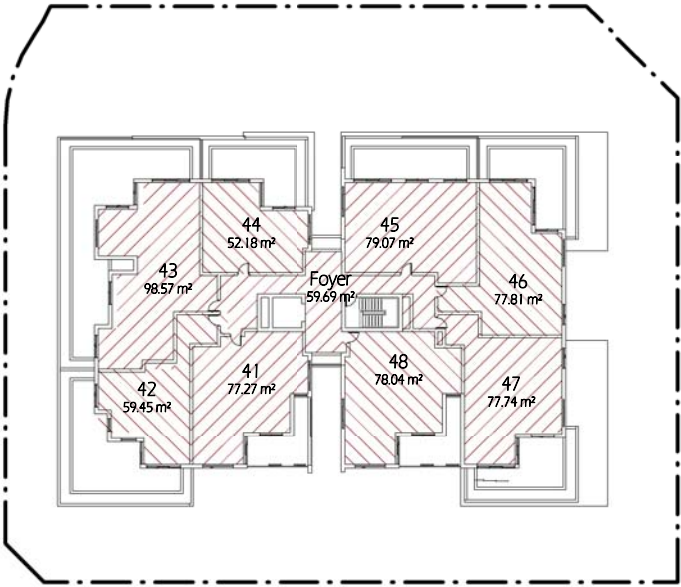
L 1 FLOOR PLAN



L 2 FLOOR PLAN



L 3 FLOOR PLAN



L 4 FLOOR PLAN

LEGEND:
- AH: AFFORDABLE HOUSING

PROPOSED MODIFICATIONS:
-AMENDED GFA & FSR CALCULATION
-AFFORDABLE HOUSING DESIGNATION AMENDED
TO COMPLY WITH NEW FSR CALCULATION

B	ISSUE FOR COUNCIL IRI	08/11/18	RL	JA
A	ISSUE FOR DA SUBMISSION	09/04/18	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

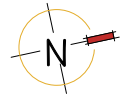
COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, tested for construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 /p
+61 2 8893 8833 /f
www.zhinar.com.au /w
28 495 869 790 /abn

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

PROJECT STATUS:
Development Application

PROJECT NAME
Proposed Residential
Development
1-3 IRWIN PI &
5-7 BRANSGROVE St
WENTWORTHVILLE, NSW 2145
LGA: CUMBERLAND COUNCIL
TRUE NORTH



SHEET TITLE:
AREA CALCULATIONS

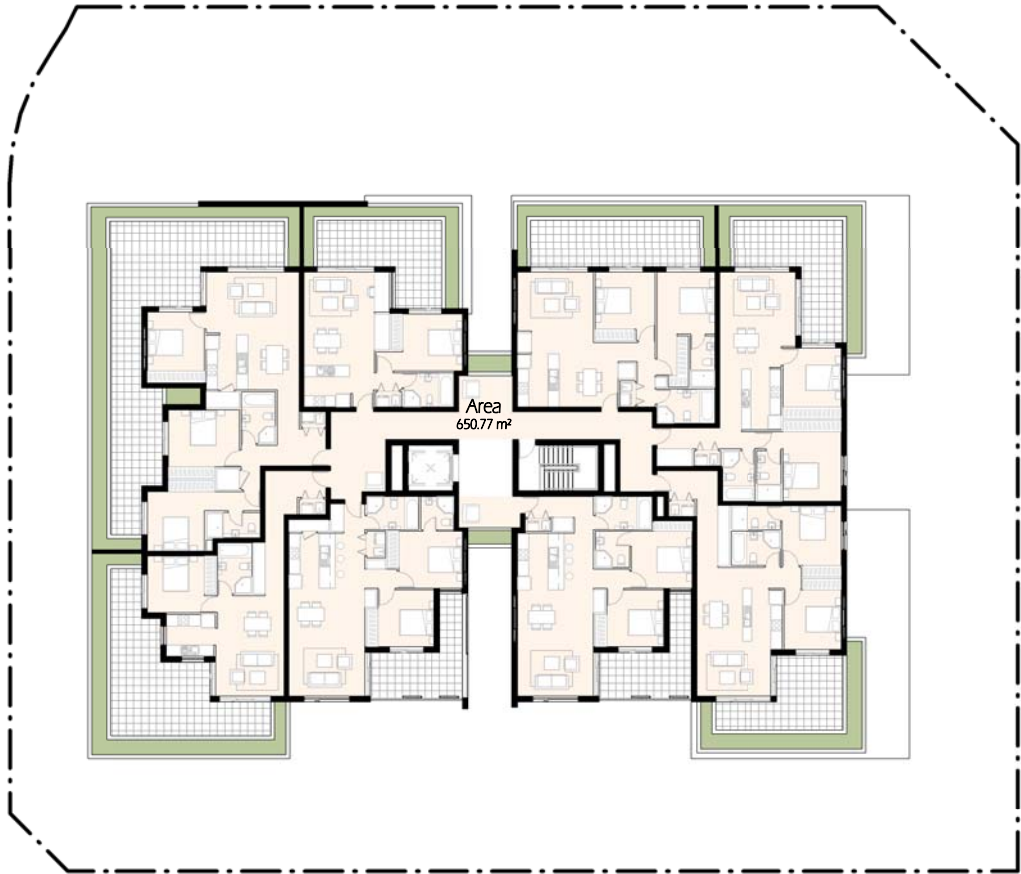
1 : 300 @ A1 sheet
SCALE
8580
JOB No.
DA-601
DRAWING No.
B
ISSUE



GROUND FLOOR PLAN
1 : 200



TYPICAL FLOOR PLAN L1 - L3
1 : 200



LEVEL 4 FLOOR PLAN
1 : 200



GROUND FLOOR PLAN
1 : 200

Area Schedule (FSR)		
Level	Area	FSR
G	824.9 m²	0.344414
L1	848.7 m²	0.354367
L2	848.7 m²	0.354367
L3	848.7 m²	0.354367
L4	650.8 m²	0.271719
Grand total: 5	4021.8 m²	1.679233

Area Schedule (COS)		
Name	Level	Area
Area	G	598.9 m²
G		598.9 m²
Grand total		598.9 m²

A	ISSUE FOR COUNCIL	08/11/18	R	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE :
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, issued for Construction drawing not to be used for construction. All air / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 /p
+61 2 8893 8833 /f
www.zhinar.com.au /w
28 495 869 790 /abn

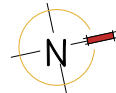
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application

PROJECT NAME
Proposed Residential
Development

1-3 IRWIN PI &
5-7 BRANS GROVE St
WENTWORTHVILLE, NSW 2145

LGA : CUMBERLAND COUNCIL
TRUE NORTH



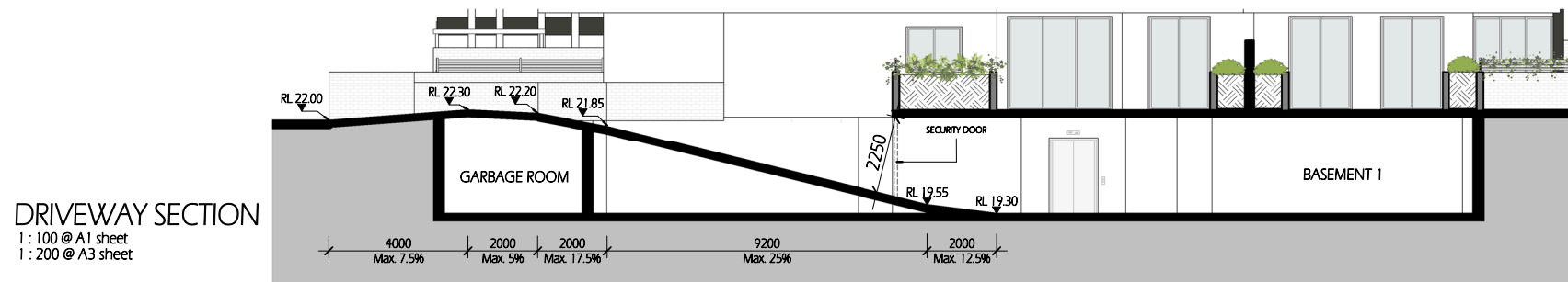
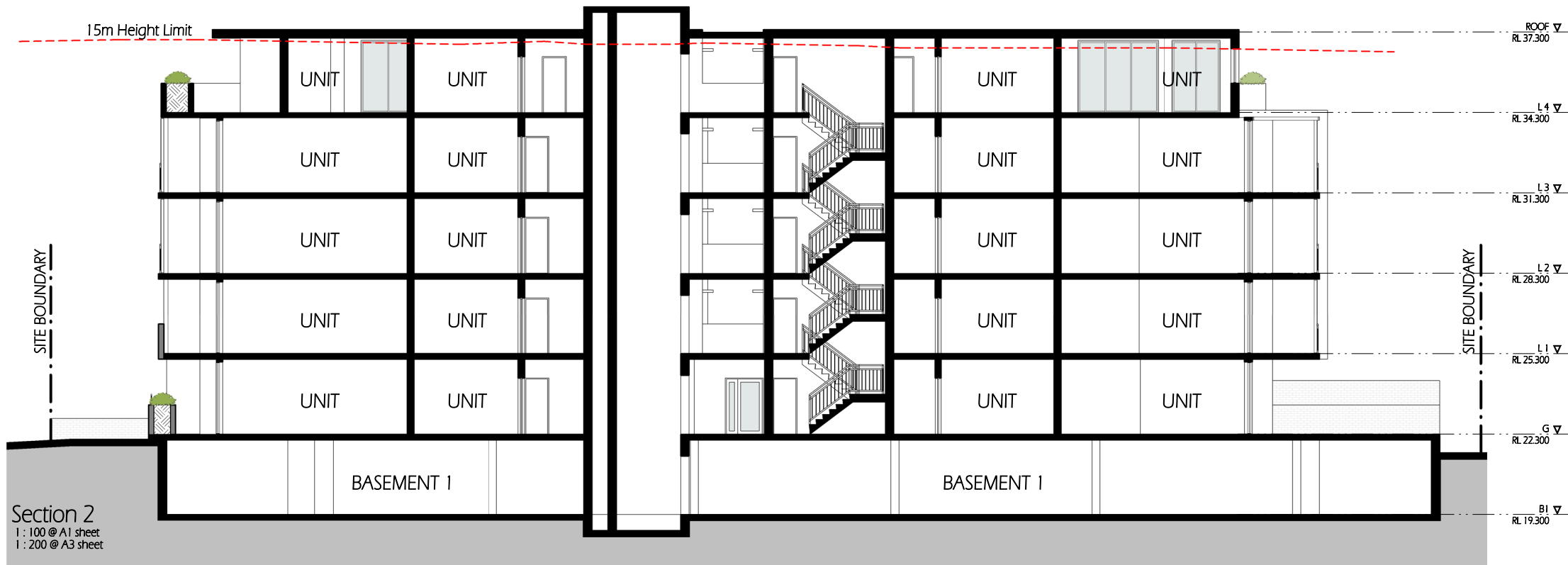
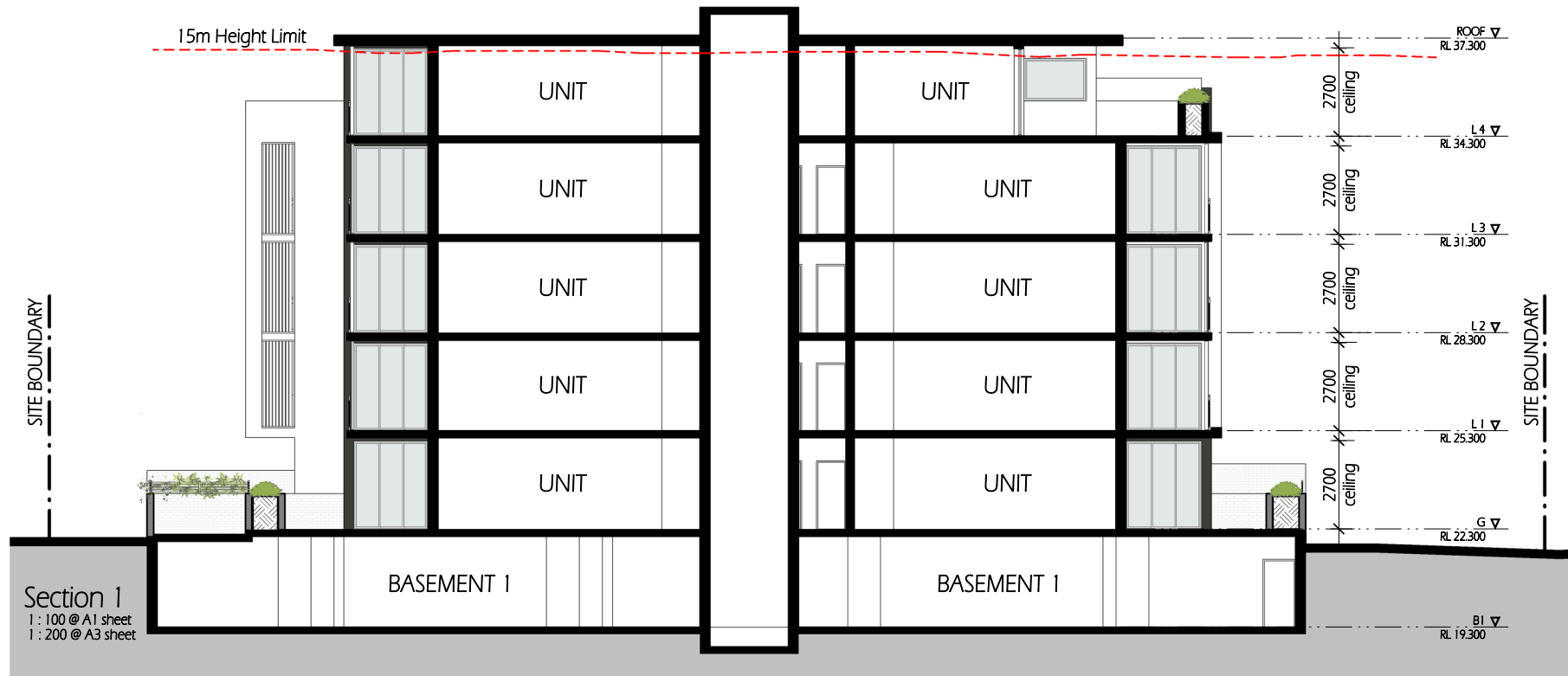
SHEET TITLE:
GFA & COS CALCULATIONS

1 : 200 @ A1 sheet
SCALE

8580
JOB No.

SP-01
DRAWING No.

A
ISSUE



A	ISSUE FOR DA SUBMISSION	09/04/18	RL	JA
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

COPYRIGHT & GENERAL NOTE:
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards, and manufacturers' instructions. Unless noted, issued for Construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122
+61 2 8893 8888 /p
+61 2 8893 8833 /f
www.zhinar.com.au /w
28 495 869 790 /abn

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

PROJECT STATUS:
Development Application

PROJECT NAME:
Proposed Residential Development

1-3 IRWIN PI &
5-7 BRANS GROVE St
WENTWORTHVILLE, NSW 2145

LGA: CUMBERLAND COUNCIL
TRUE NORTH

SHEET TITLE:
SECTIONS

1:100 @ A1 sheet
SCALE
8580
JOB No.
DA-203
DRAWING No.
A
ISSUE