

# Proposed residential flat building at 47-49 Park Road Rydalmere, Bluestone Projects P/L



## DESIGN INFORMATION:

**SITE AREA: 1388.0 m2**  
**STOREYS: BASEMENT PARKING AND GROUND-SECOND RESIDENTIAL**  
**HEIGHT: 11.5 m (permissible 11.0 m)**  
**RESIDENTIAL UNITS: 3 x 1-BEDROOM, 11 x 2 BEDROOM AND 4 X 3 BEDROOM = 18**  
**INCLUDING 2 ADAPTABLE UNITS:**

**690.86.0 m2 dedicated to affordable scheme (41.3%)**  
**Units 2,4,5,9,10,11,15,16 & 17**

**GROSS FLOOR AREA**  
**1669.7 m2**

**FSR 0.8:1 permissible**  
**1.2:1 proposed**  
**(40% of floor area affordable) 667.9m2**

**GROUND FLOOR LANDSCAPED AREA:**  
**417.72 m2 deep soil + 16.57 m2 planters = 434.92 m2 (31.3% of site area)**  
**COMMUNAL OPEN SPACE: 270.67 m2 GROUND 291.42 m2 ROOF**  
**TOTAL 562 m2**

**PARKING SPACES:**  
**CARS AND MOTORCYCLES BEING PARKED ON BASEMENT LEVEL:**  
**24 RESIDENT CARS SPACES AND 2 MOTORCYCLES**  
**2 PWD SPACES**  
**10 BICYCLES GROUND LEVEL STORAGE**

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE ) BASIX Certificate # 1206435M_02				
WATER	Feature	All shower heads	All toilets	All kitchen taps
	Rating	4 Star/4.5 Star/4.6/4.7/4.8/4.9/5.0	4 star	4 star
	Appliances	Dishwasher	Cloth Washer	
	Rating	4 star	Not specified	
	Common area	Taps	All toilets	Common kitchen taps
Alternate water source	Type	Not required	Roof area connected	Connections
	Type	Not required	Roof area connected	Connections
	Type	Not required	Roof area connected	Connections
ENERGY	Hot water	Type	Rating	
	Hot water	Individual, gas instantaneous	8 star	
	Mech. Ventilation	System	Operation Control	
	Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off	
	Kitchen	Indiv. fan, ducted to facade or roof	Manual Switch On/Off	
	Cooling System	Type	Living areas	Bed rooms
	Heating System	Type	Living areas	Bed rooms
	Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)		
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## BASIX<sup>®</sup>Certificate

Building Sustainability Index www.basix.nsw.gov.au

### Multi Dwelling

Certificate number: 1206435M\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

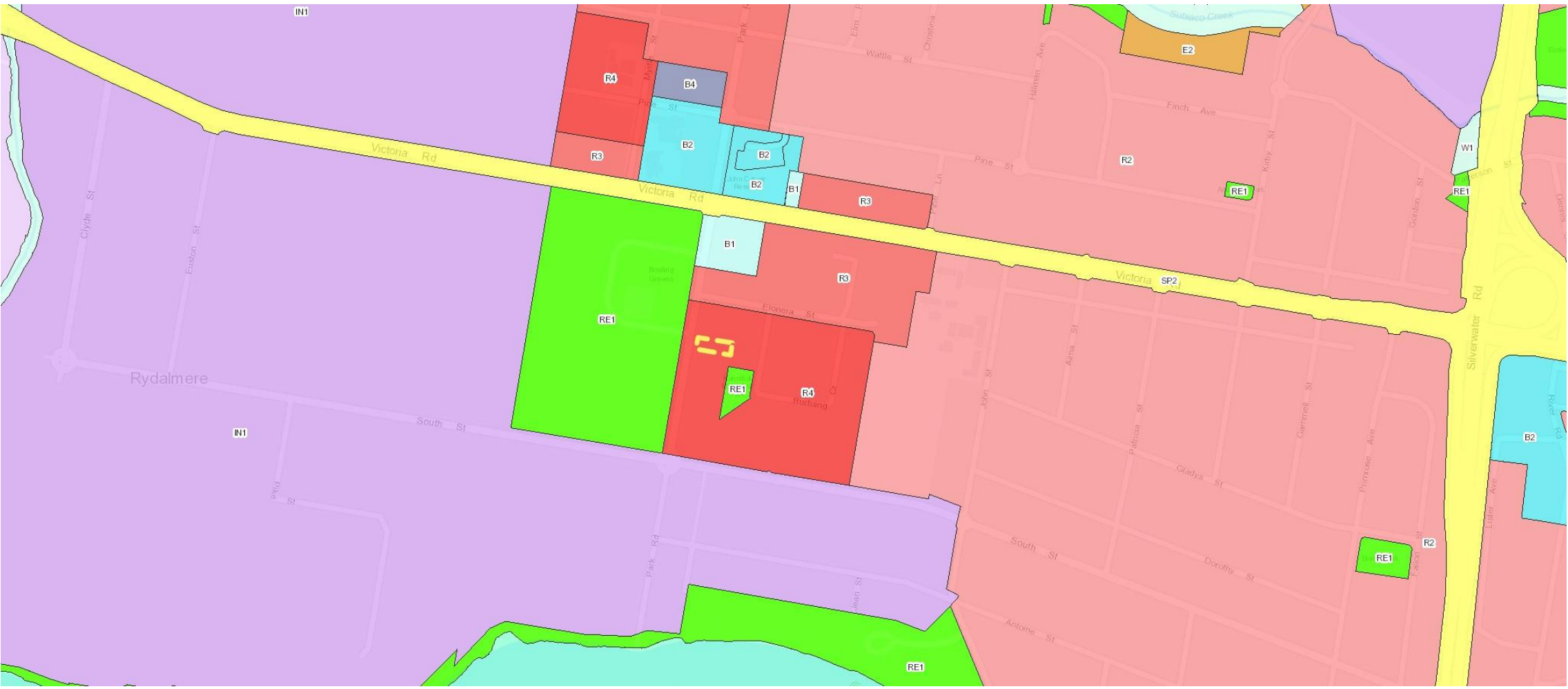
This certificate is a revision of certificate number 1206435M lodged with the consent authority or certifier on 31 May 2021 with application DA/544/2021.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary  
Date of issue: Thursday, 17 February 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.





Thermal Load & NABERS Spec			
Unit no.	Heating load (kW/m <sup>2</sup> )	Cooling load (kW/m <sup>2</sup> )	Star rating
Unit-1	17	22	5.5
Unit-2	19	25	5.4
Unit-3	18	24	5.3
Unit-4	13	22	5.4
Unit-5	15	23	5.3
Unit-6	19	25	5.4
Unit-7	13	20	5.7
Unit-8	15	21	5.4
Unit-9	14	22	5.5
Unit-10	15	20	5.6
Unit-11	11	21	5.5
Unit-12	15	22	5.4
Unit-13	18	24	5.3
Unit-14	40	26	5.3
Unit-15	19	25	5.2
Unit-16	14	23	5.3
Unit-17	15	16	5.2
Unit-18	40	25	5.3
Total	405	416	97.5
Average	22.5	23.1	5.4
Ceiling insulation: R2.0 for units with direct roof above			
External wall insulation: R1.0			
Roof type / colour			
Suspended Concrete: Medium colour			
RSA 0.475 - 0.7			
All External glazing			
ALUM 602-61 A: Aluminium 8 SG Clear			
U10.7 SHGC=0.78			
All External door & window to be weather sealed			
Exave / shading as per drawings			



**Zone R4 High Density Residential**  
**1 Objectives of zone**  
• To provide for the housing needs of the community within a high density residential environment.  
• To provide a variety of housing types within a high density residential environment.  
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.  
• To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.  
• To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.  
**2 Permitted without consent**  
Home occupations  
**3 Permitted with consent**  
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities  
**4 Prohibited**  
Pond-based aquaculture; Tank-based aquaculture; Any other development not specified in item 2 or 3

Project summary		
Project name	Development @ 47- 49 Park Road Rydal_02	
Street address	47-49 Park Road Rydalmere 2116	
Local Government Area	Parramatta City Council	
Plan type and plan number	deposited 16517	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	18	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 47	Target 45

<b>Certificate Prepared by</b>	
Name / Company Name:	EPS
ABN (if applicable):	16645179013

 <b>Energy Rating</b>		Certificate Number 0004256289
<input type="checkbox"/> single-dwelling rating	<b>5.4</b> stars	
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating <b>35.8</b> MJ/m <sup>2</sup>	
<i>If selected, data specified is the average across the entire development</i>	cooling <b>23.1</b> MJ/m <sup>2</sup>	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	10194	
Assessor Signature		Date 16/02/2022

**NOTE**  
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by designeffect architects Pty. Ltd. and is to be used only for work when authorised in writing by designeffect architects Pty. Ltd.  
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data unless noted otherwise. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
All documents here within are subject to Australian Copyright Laws.

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M. +61-413-775-555  
E. mail@designeffect.com  
nom. architect Vladimir Hripac #7353

a preliminary drawings	15/02/21
b issued for da application	01/06/21
c issued amended in response to design panel meeting	15/09/21
d front balconies recessed to building line	15/02/22

Drawn N.L.  
Project NO. 20-014  
Project Status DA  
Client Bluestone Projects P/L  
Site: 47-49 Park Road Rydalmere

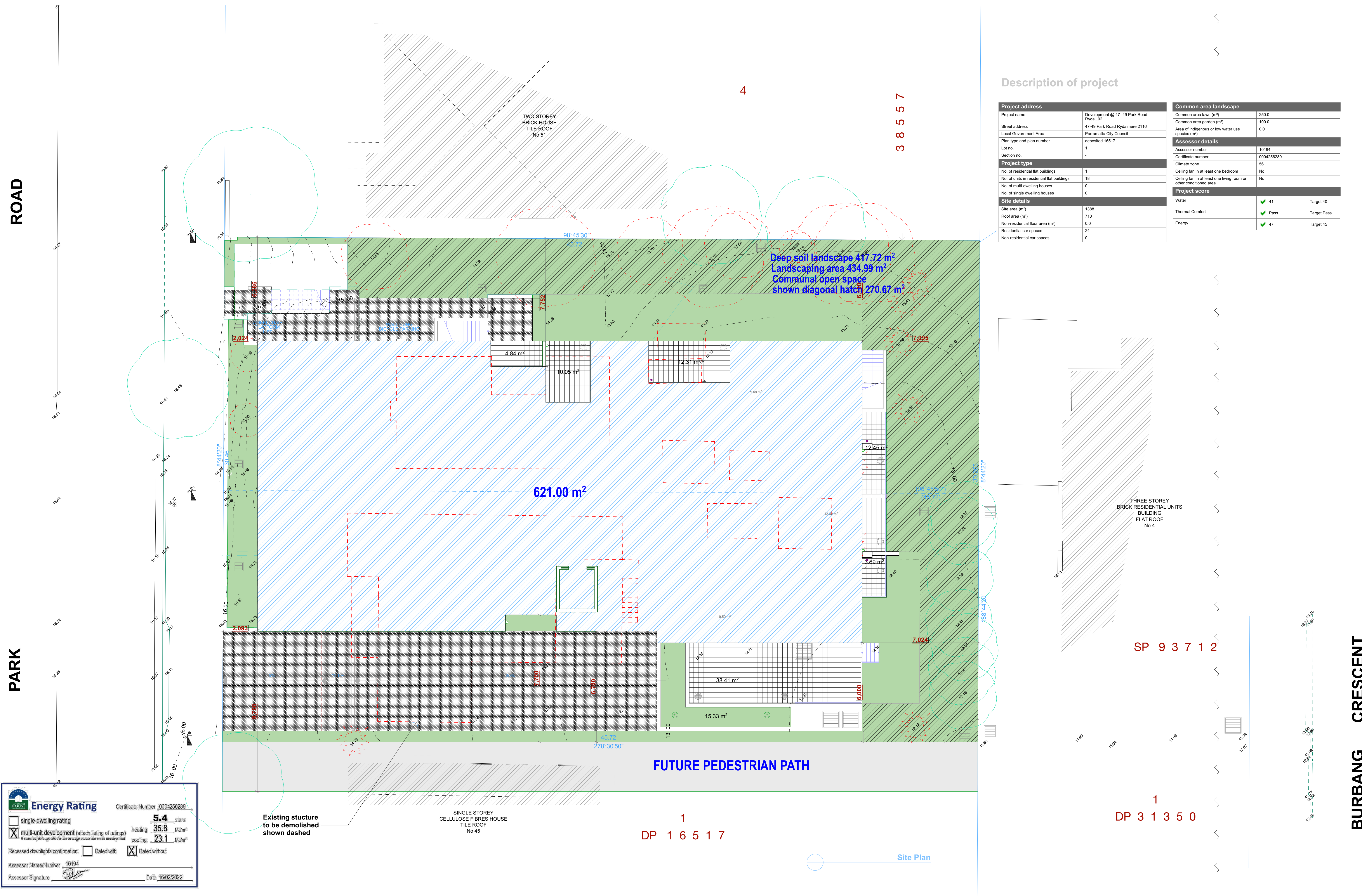
**DRAWING TITLE :**  
**Design Data**  
**PROJECT NAME :**  
**Rydalmere Holdings Pty. Ltd**

ISSUE:  
**d**  
DRAWING NO.  
**1**



# PARK

# BURBANG CRESCENT



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d	front balconies recessed to building line	15/02/22

Drawn	N.L.
Project NO.	20-014
Project Status	DA
Client Site:	Bluestone Projects P/L 47-49 Park Road Rydalmere

DRAWING TITLE : **Site Plan**

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PROJECT NAME : **Rydalmere Holdings Pty. Ltd**

ISSUE:  
**d**

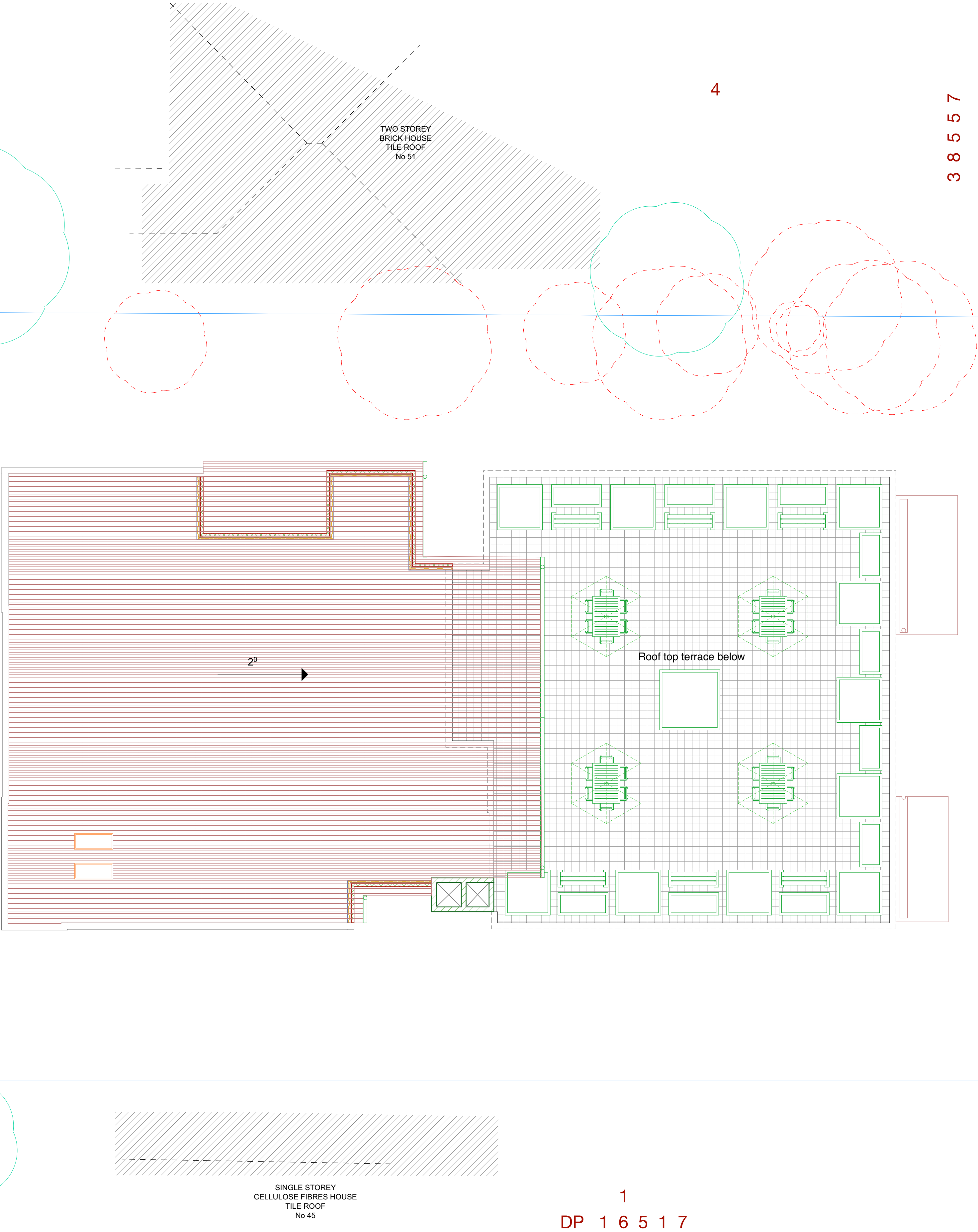
DRAWING NO.  
**3**




ROAD

PARK

4. Roof  
1:100



**Energy Rating**

Certificate Number 0004256289

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

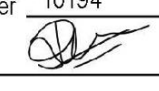
heating 5.4 stars

cooling 35.8 MJ/m<sup>2</sup>

cooling 23.1 MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 16/02/2022

1  
DP 3 1 3 5 0

SP 9 3 7 1 2

3 8 5 5 7

4

1  
DP 1 6 5 1 7

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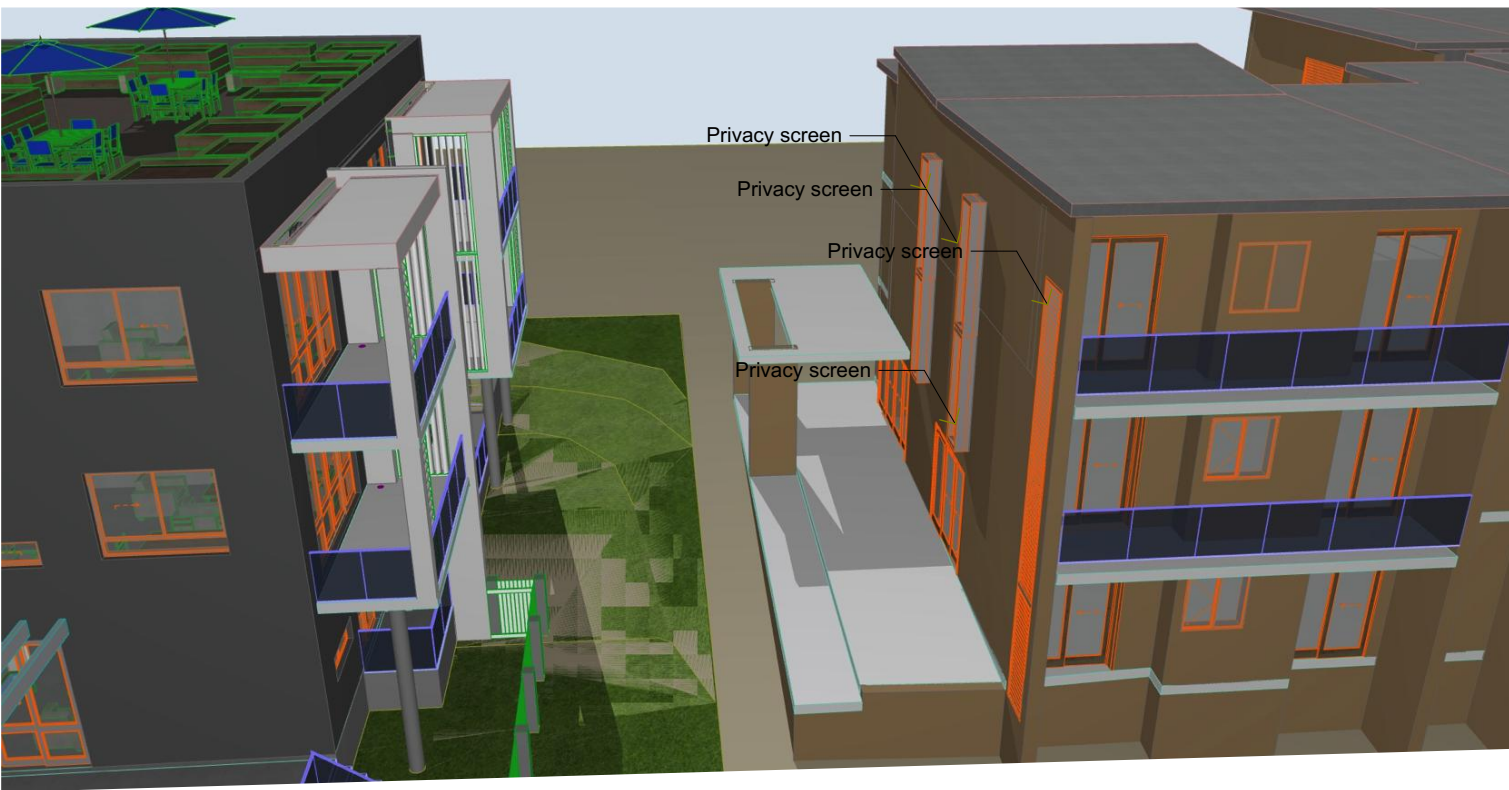
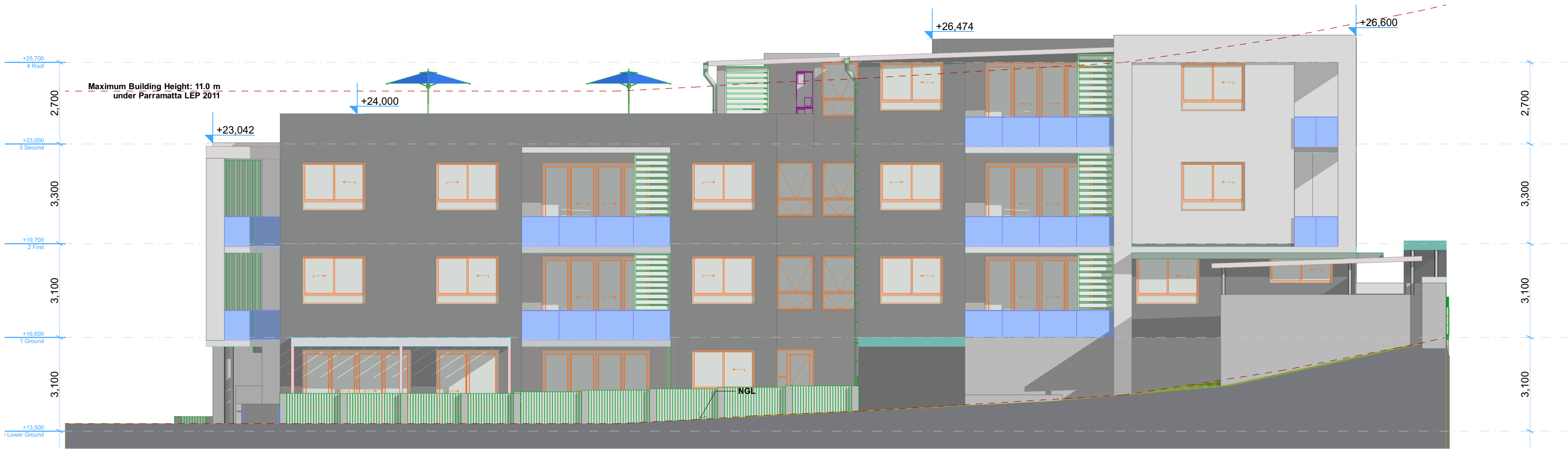
Drawn	N.L.
Project NO.	20-014
Project Status	DA
Client	Bluestone Projects P/L
Site:	47-49 Park Road Rydalmere

DRAWING TITLE :  
**Roof Plan**

PROJECT NAME :  
**Rydalmere Holdings Pty. Ltd**

ISSUE:  
**d**

DRAWING NO.  
**11**



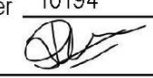
**Energy Rating** Certificate Number 0004256289

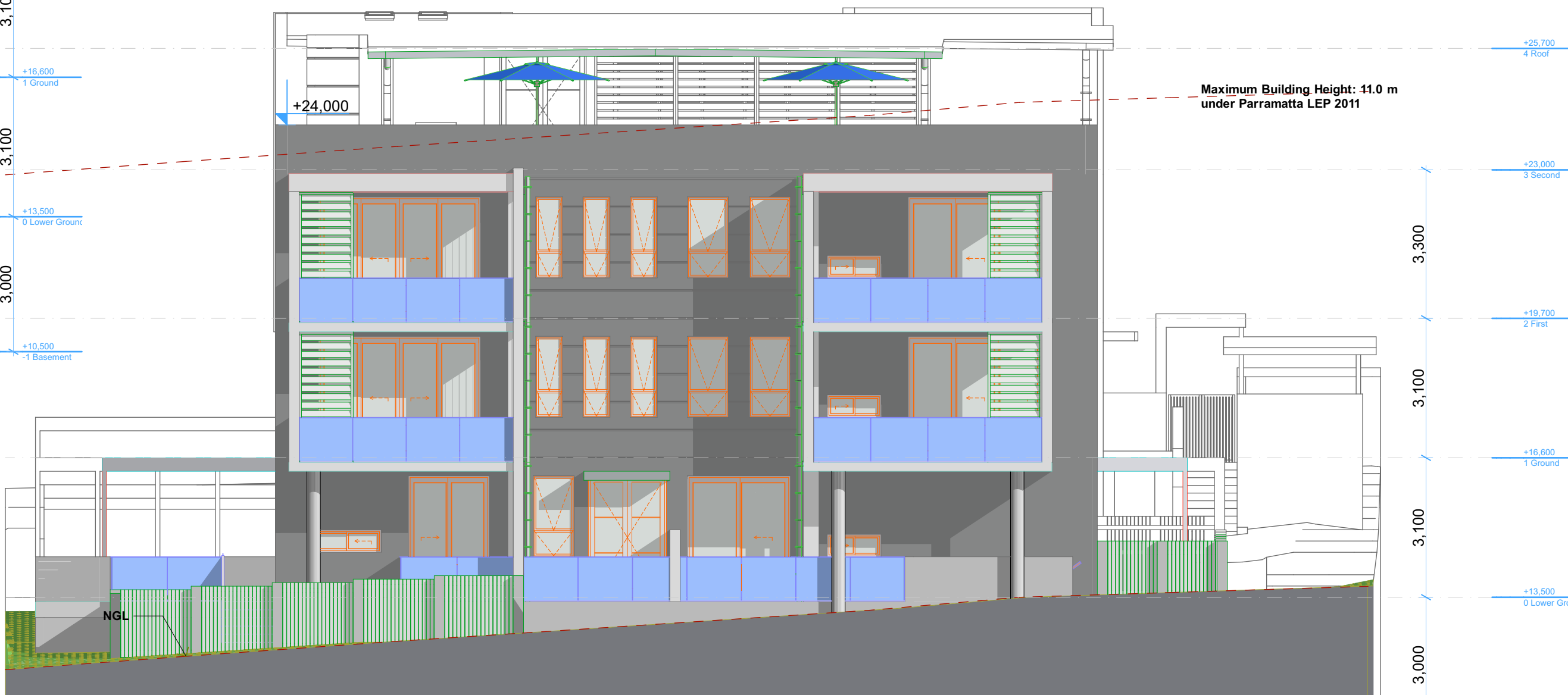
☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings) heating **35.8** MJ/m<sup>2</sup>  
cooling **23.1** MJ/m<sup>2</sup>  
*If selected, data specified is the average across the entire development*

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Assessor Signature  Date 16/02/2022







**Energy Rating**

Certificate Number 0004256289

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)  
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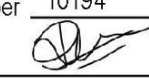
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