



Access Assessment Report

DA01 - Stage 1 – Lot 3003 in DP1184498 Thornton Central Village



Project:	DA01 - Stage 1 – Lot 3003 in DP1184498 Thornton Central Village
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1 EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed mixed-use apartment development DA01 - Stage 1 – Lot 3003 in DP1184498 Thornton Central Village, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 3 'Key Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions as applicable.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

The proposed mixed-use residential development can readily achieve compliance with Parts D3, E3.6 and F2.4 and Disability (Access to Premises) Standards 2010 and relevant Australian Standards (e.g. AS1428 series) and is currently appropriately documented for Development Application (DA) and provides opportunities of finer compliance refinement during subsequent detailed design development stages post-DA.

Item	Description	BCA Provision
Compliance Matters to be Addressed during Detailed Design Development Stages (post-DA)		
1.	Compliance Readily Achievable for DA All male and female ambulant toilets and adjacent unisex accessible sanitary compartments are spatially capable of accommodating required and relevant circulation spaces for compliance with AS1428.1-2009. Detailed set outs and selections of required sanitaryware, fixtures and fittings can readily be coordinated, detailed and addressed to comply with AS1428.1-2009 during subsequent detailed design development stages such as making one of the two unisex accessible toilet pans on basement level B1 and the ground floor into a left hand transfer pan to maintain an even balance of transfer options as per BCA F2.4(g).	F2.4(g)

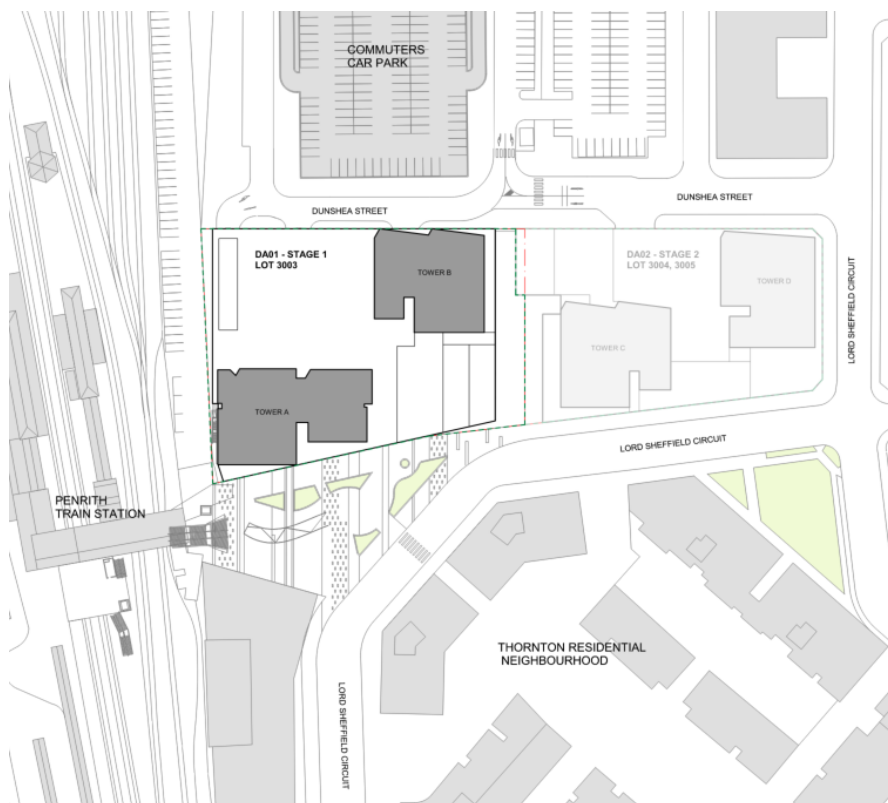
Note: The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements. Please refer to Annexure F – Mark Ups for further comments regarding finer details of compliance that can be refined during subsequent detailed design development stages, post-DA.

2 INTRODUCTION

2.1. Development Application 01 (DA01)

This Accessibility Report has been prepared to support a development application (DA) which seeks consent for the following development at 184 Lord Sheffield Circuit Penrith (Lot 3003 in DP1184498):

- Demolition of all existing site features and improvements;
- Construction and operation of a new mixed use development, comprising:
 - One storey basement, containing a total of 85 x retail car parking spaces, a click-and-collect facility, waste rooms, a retail lobby entry, plant rooms, and other ancillary back-of-house areas;
 - Five-storey podium comprising:
 - Retail tenancies, a mainline supermarket, residential and commercial lobby entries, a loading dock, vehicle access, and back-of-house areas at Ground Level;
 - A child care centre and medical facility at Level 01;
 - Shared car parking at Levels 01 – 04 (providing a total of 333 x residential car parking spaces, 35 x retail car parking spaces, and 2 x car wash bays);
 - A residential building (referred to as Tower A), with a maximum rise of 27 storeys (Level 05 – Level 31) containing a total of 241 x residential apartments;
 - A residential building (referred to as Tower B), with a maximum rise of 9 storeys (Level 05 – Level 13) containing a total of 75 x residential apartments;
- Creation of new east-west publicly accessible through-site link;
- New landscaping works and other public domain works; and
- Ancillary works, including site services and connections and stormwater infrastructure



Location and Site Plan Courtesy of Crone Architects

2.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) as intended to give certainty to meeting the building's design obligations under the Disability Discrimination Act 1992 (the DDA) in relation to those matters covered by the Premises Standards; and
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4; and
- > SEPP 65 and Apartment Design Guidelines relevant to benchmark provision of minimum 20% Silver Level Liveable Dwellings as per Liveable Housing Australia Design Guidelines; and
- > Penrith DCP 2014 Volume 1 Section 2.5.20; and
- > Adaptable Housing Code AS4299:1995 (AS4299) – As required by Development Consent; and
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

2.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, D (except Part D3) E (except Clause E3.6), F (except Clauses F2.4 and F2.9), G, H, I & J;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Penrith DCP 2014; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

2.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

2.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

2.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

- (a) The principal pedestrian of an existing building that contains a new part; and
- (b) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

3 KEY COMPLIANCE CONSIDERATION

3.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 2.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

3.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
2	From Ground Level up to Level 30	Residential sole occupancy units and associated areas
5	Level 01	Medical tenancy
6	Ground	Retail tenancies
7a	Basement 1	Carparking and Loading Dock Area
7b	Ground	Storage areas associated with the Loading Docks
9b	Level 01	Childcare Centre

3.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

3.4. Penrith DCP 2014 Volume 1 (Section 2.5.20)

Penrith DCP 2014 Volume 1 and specifically Section 2.5.20 of DCP deals with Accessibility and Adaptability of Residential Flat Buildings and requires the following:

- **Minimum 10% of all dwellings** or a minimum one dwelling, whichever is greater, must be **designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995)**, to be capable of adaptation for people with a disability or elderly residents.

Note: Above DCP requirement doesn't specify which Class it needs to meet (e.g. class A, B or C) in accordance with AS4299 series. As such the assumption is made that a minimum 10% Class C Adaptable Apartments provision is sufficient. Relevant planner to confirm sufficiency.

- Where possible, the mandatory adaptable dwellings shall be located on the ground floor.
- **Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.**

Note: Above DCP requirement is interpreted as 1 x car space required for each adaptable dwelling/apartment measuring min. 2.4m width x 5.4m length with an adjacent shared zone of equal dimension (compliant with AS2890.6-2009) or a standalone space of min. 3.8m wide x 6m length without an adjacent shared zone (compliant with AS4299-1995).

As best practice, it is recommended that adaptable dwellings are provided with standalone 3.8m width x 6m length car bays to prevent any possible ownership/strata issues regarding the "shared zones". These have been provided for at least 2 x adaptable dwelling car parking spaces as best practice.

There appears to be no specific requirement within DCP for residential flat buildings to be provided with accessible visitor car parking spaces for people with disabilities.

As best practice provision of accessible visitor car parking spaces is recommended (not mandatory) to mitigate possible risks of DDA complaints arising in the future.

3.5. Residential Sole Occupancy Units

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the SEPP 65 Apartment Design Guide, Penrith DCP 2014 Volume 1 Section 2.5.20, Livable Housing Australia's (LHA) Livable Housing Design Guidelines (LHDG) and AS4299-1995 Adaptable Housing:

Table 2. Residential Sole Occupancy Units

Unit Type	SOU's
Adaptable SOU's	From the Schedules Sheet 1 (DA-01-A-70565), for DA01 – Stage 1 a total of 316 x apartments (SOU's) are proposed out of which 32 x SOU's have been proposed to be readily capable of meeting Class C Adaptability (All Essential Features) design criteria as per AS4299-1995. This is a provision rate that is in excess of 10%, which can readily satisfy local council planning control of Penrith DCP 2014 Volume 1 Section 2.5.20, which requires a minimum 10% provision rate of adaptable SOU's. Please note that Class C adaptable SOUs can count towards Silver Level Livable SOU's as there are overlapping requirements where the Class C adaptability requirements are more onerous.
Livable SOU's	From the Schedules Sheet 1 (DA-01-A-70565), for DA01 – Stage 1 a total of 316 x apartments (SOU's) are proposed out of which 64 x SOU's have been proposed to be readily capable of meeting Silver Level design criteria of Livable Housing Australia Design Guidelines. This is a provision rate that is in excess of 20%, which can readily satisfy state government level planning control of State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development (SEPP 65), referencing Apartment Design Guideline (ADG), which requires a minimum benchmark provision of 20% of SOU's to be designed to meet Silver Level design criteria of Livable Housing Australia Design Guidelines (LHADG). This provision can be coupled with 32 x Class C adaptable SOU's to provide a generous amount of housing choices for the wider community (incl. people with disabilities).

Note: Adaptable SOU's can provide the dual purpose of adaptability and Liveable Housing design features. There are overlapping requirements between AS4299 series and LHADG silver level design criteria, where AS4299 requirements for adaptability are more onerous.

3.6. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 3. Areas Required to be Accessible

Area / Room	Description
{Class 2} Residential apartments and rooms or spaces for use in common by the residents (e.g. communal garbage chute rooms)	From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp. To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)
{Class 5, 6} Retail and commercial tenancies	To and within all areas normally used by the occupants.
{Class 7a} Car Parking Spaces	To and within any level containing accessible car parking spaces
{Class 9b} Childcare Centre	To and within all areas normally used by the occupants at the school / childcare centre.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

3.7. Livable Housing Australia Design Guidelines Requirements (LHADG)

The SEPP 65 ADG requires that residential apartment developments achieve a benchmark that at least 20% of the total apartments incorporate the LHADG silver level universal design features. The Annexure C of this Report includes an assessment against the relevant requirements of the LHADG.

From the architectural documentations provided such as DA-01-70563 (Rev. A) and DA-02-70564 (Rev. A), which represent the typical layouts of livable SOU's, each and all typical livable SOU's have been proposed to be readily capable of meeting Silver Level design criteria of Livable Housing Australia Design Guidelines.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

3.8. Adaptable Housing Standard Assessment Summary (AS4299-1995)

Penrith DCP 2014 Volume 1 Section 2.5.20 requires **Minimum 10% of all dwellings** or a minimum one dwelling, whichever is greater, must be **designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995)**, to be capable of adaptation for people with a disability or elderly residents.

From the architectural documentations provided such as DA-01-70561 (Rev. A) and DA-01-70562 (Rev. A), which represent the typical layouts of adaptable SOU's, each and all typical adaptable SOU's have been proposed to be readily capable of meeting Class C Adaptability (All Essential Features) design criteria as per AS4299-1995.

Note: This Standard does not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Reviewed Architectural Documentations

DA01 – Stage 1 Architectural Documentations Prepared by Crone Architects		
Drawing Number	Revision	Title
DA-01-00001	A	COVER SHEET
DA-01-10000	A	SURVEY PLAN
DA-01-10001	A	LOCATION AND SITE PLAN
DA-01-10509	A	PROPOSED FLOOR PLAN – LEVEL B1
DA-01-10510	A	PROPOSED FLOOR PLAN – GROUND FLOOR
DA-01-10511	A	PROPOSED FLOOR PLAN – LEVEL 01
DA-01-10512	A	PROPOSED FLOOR PLAN – LEVEL 02
DA-01-10513	A	PROPOSED FLOOR PLAN – LEVEL 03
DA-01-10514	A	PROPOSED FLOOR PLAN – LEVEL 04
DA-01-10515	A	PROPOSED FLOOR PLAN – LEVEL 05
DA-01-10516	A	PROPOSED FLOOR PLAN – LEVEL 06
DA-01-10517	A	PROPOSED FLOOR PLAN – LEVEL 07
DA-01-10518	A	PROPOSED FLOOR PLAN – LEVEL 08
DA-01-10519	A	PROPOSED FLOOR PLAN – LEVEL 09
DA-01-10520	A	PROPOSED FLOOR PLAN – LEVEL 10
DA-01-10521	A	PROPOSED FLOOR PLAN – LEVEL 11
DA-01-10522	A	PROPOSED FLOOR PLAN – LEVEL 12
DA-01-10523	A	PROPOSED FLOOR PLAN – LEVEL 13
DA-01-10524	A	PROPOSED FLOOR PLAN – LEVEL 14
DA-01-10525	A	PROPOSED FLOOR PLAN – LEVEL 15
DA-01-10526	A	PROPOSED FLOOR PLAN – LEVEL 16
DA-01-10527	A	PROPOSED FLOOR PLAN – LEVEL 17
DA-01-10528	A	PROPOSED FLOOR PLAN – LEVEL 18
DA-01-10529	A	PROPOSED FLOOR PLAN – LEVEL 19
DA-01-10530	A	PROPOSED FLOOR PLAN – LEVEL 20
DA-01-10531	A	PROPOSED FLOOR PLAN – LEVEL 21
DA-01-10532	A	PROPOSED FLOOR PLAN – LEVEL 22
DA-01-10533	A	PROPOSED FLOOR PLAN – LEVEL 23

DA01 – Stage 1 Architectural Documentations Prepared by Crone Architects		
Drawing Number	Revision	Title
DA-01-10534	A	PROPOSED FLOOR PLAN – LEVEL 24
DA-01-10535	A	PROPOSED FLOOR PLAN – LEVEL 25
DA-01-10536	A	PROPOSED FLOOR PLAN – LEVEL 26
DA-01-10537	A	PROPOSED FLOOR PLAN – LEVEL 27
DA-01-10538	A	PROPOSED FLOOR PLAN – LEVEL 28
DA-01-10539	A	PROPOSED FLOOR PLAN – LEVEL 29
DA-01-10540	A	PROPOSED FLOOR PLAN – LEVEL 30
DA-01-10541	A	PROPOSED FLOOR PLAN – LEVEL 31
DA-01-10542	A	PROPOSED FLOOR PLAN – ROOF
DA-01-31501	A	SECTION A
DA-01-31502	A	SECTION B
DA-01-31503	A	SECTION C
DA-01-31504	A	SECTION D
DA-01-70561	A	ADAPTABLE APARTMENTS – TA
DA-01-70562	A	ADAPTABLE APARTMENTS – TB
DA-01-70563	A	SILVER APARTMENTS
DA-01-70564	A	SILVER APARTMENTS
DA-01-70565	A	SCHEDULES SHEET 1
DA-01-70566	A	SCHEDULES SHEET 2

Annexure B - Premises Standards & BCA Assessment

Status Abbreviations

The abbreviations outlined below have been used under Status column in the following tables from page 17.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
CRA – Refer Annexure E	‘COMPLIANCE READILY ACHIEVABLE’ It is considered that finer details of compliance can be readily coordinated, detailed, and addressed during subsequent detailed design development stages, post-DA. This item is to be read in conjunction with the relevant Compliance Specification included within Annexure E of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Assessment Comments Abbreviations

The abbreviations outlined below have been used under Assessment Comments column in the following tables from page 17.

CAPT/s	Continuous Accessible Path/s of Travel / Accessway as defined in AS1428.1-2009
TGSI/s	Tactile Ground Surface Indicator/s
PWDs	People With Disabilities (incl. limited to people with mobility disabilities, people with dexterity and/or hearing and/or visual impairments)
UAT/s	Unisex Accessible Toilet/s
RH	Right Hand transfer
LH	Left Hand transfer
AMB/s	Ambulant sanitary compartment/toilet cubicle
ADPT/s	Adaptable Apartments/Dwellings
LIV/s	Liveable Apartments/Dwellings
LHDG/LHA	Liveable Housing Design Guidelines/Liveable Housing Australia
BOH/FOH	Back Of House / Front Of House

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 5. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
For D2.15 Thresholds and D2.17 Handrails of Fire-isolated Stairs, please refer to BCA Logic's separate BCA Assessment report.			
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	An accessway complying with AS1428.1 is required to the following: Class 2 – From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp. To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.) Class 5 & 6 – To and within all areas normally used by the occupants. Class 7 – To and within any level containing accessible carparking spaces.	CAPT's required by BCA D3.1 as per column on left can readily be provided for classes 2, 6, 6 and 7a components of the subject building development through coordinating finer details of compliance during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E
D3.2: Access to Buildings	(a) An accessway must be provided to a building required to accessible – (i) from the main points of a pedestrian entry at the allotment boundary; and	CAPT's to the proposed mixed-use residential building and parts of the proposed building can readily be provided through coordinating finer details of compliance	CRA – Refer Annexure E

	(ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (d) For the purposes of (c)— (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and	during subsequent detailed design development stages, post-DA such as external landscaping elements.	
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	(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		
D3.3: Parts of Buildings to be Accessible	> Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. The accessways must be provided with: > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.	Generally, the development can accommodate required wheelchair passing, turning spaces and door circulation spaces along required CAPTs throughout the proposed mixed-use residential building through coordinating finer details of compliance during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular	There are areas and rooms that can be exempt from access for people with disabilities under BCA D3.4, subject to certifier's concurrence. Such areas and rooms	Note

	purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)	that can be exempt include but not limited to the following: - Switch Rooms - Fire Control Rooms - Plant Rooms - Comms Room - Services Cupboards - Store rooms that store bulky objects/items/equipments that require proper manual handling procedures - Loading Dock Refer to Annexure F – Mark Ups for all areas and rooms that can be exempt under BCA D3.4 (subject to certifier's concurrence).	
D3.5: Accessible Car Parking	Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP. Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6. Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP or as a functional alternative). Refer to relevant adaptable housing assessment section in Annexure D. Note: Livable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.	From the architectural documentations provided: - SCHEDULES SHEET 1/DA-01-A-70565 (Rev. A) - PROPOSED FLOOR PLAN – LEVEL B1/DA-01-10509 (Rev. A) - PROPOSED FLOOR PLAN – LEVEL 01/DA-01-10511 (Rev. A) There are 6 x accessible retail/commercial car parking spaces distributed on basement level B1 and on level 1 out of total 114 x retail spaces proposed, which satisfies the minimum accessible car parking provision rate found in BCA Table D3.5 for class 6 retail part of the mixed-use residential building. It is to be noted there are no separate commercial parking spaces proposed. This 1 x accessible car space is spatially capable of compliance with AS2890.6-2009 on plan view. During subsequent detailed design development stages (post-DA), when coordinating services (e.g. ceiling	CRA – Refer Annexure E

		mounted/suspended cable trays, plumbing, sprinkler heads etc.) ensure: - from the vehicular entry point of the building, that there is a vehicular path of travel to this retail accessible car parking space which is continuously maintained with min. 2.2m head clearance for compliance with AS2890.6-2009. - min. 2.5m head clearance above the accessible/adaptable car space and the adjacent shared zone for compliance with AS2890.6-2009.	
D3.6: Signage	> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: ○ sanitary facility; and ○ any space with a hearing augmentation system; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) > Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying – > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained.	Yet to be provided with signage details as it is not critical for DA submission. This finer detail of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA	CRA – Refer Annexure E

	> Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.		
D3.7: Hearing Augmentation	(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (b) If a hearing augmentation system required by (a) is— (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or	Yet to be provided with details/confirmations as to which rooms and areas will be provided with in-built amplification systems other than one used only for emergency warning as it is not critical for DA submission. This finer detail of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

	(ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13. (d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, (e) other than a public address system used for emergency warning purposes only.		
D3.8: Tactile Indicators	(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—	There are multiple stairways that can be used for communication that will require provision of TGSIs. This finer detail of compliance can readily be coordinated, detailed and addressed to comply during	CRA – Refer Annexure E

	(i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b) (b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. Class 3 aged care, Class 9a & 9c not listed above TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated). Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.	subsequent detailed design development stages, post-DA.	
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	Wheelchair seating spaces are required in Class 9b assembly buildings (e.g. cinemas, theatres, etc.) spread evenly throughout with an accessway to / from them, compliant with AS1428.1.	Not applicable – there appears to be no fixed seating spaces.	N/A

D3.10: Swimming Pools	At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1.	Not applicable – there appears to be no swimming pools proposed for the development.	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Not applicable – there appears to be no ramps proposed for the development.	N/A
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	This finer detail of compliance requirement can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

Section E: Services and Equipment

Part E3 – Lift Installations

E3.0: Deemed-to-Satisfy Provisions	Informational		Noted
E3.6: Passenger Lifts	The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows: > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12.	There appears to be at least 7 x passenger lifts excluding 2 x additional services/goods lifts, proposed for DA01 Stage 1. Each passenger lift's indicative layout at this stage appears to be capable of accommodating the required min. 1400mm x 1600mm clear floor area. At subsequent detailed design development stages, post-DA please provide passenger lift compliance certificate from relevant lift manufacturer/supplier that confirms the selected lift product complies with BCA E3.6 and AS1735.12-1999.	CRA – Refer Annexure E

Section E: Services and Equipment

	> Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. Note: Platform lifts can be used up to 4m travel distance. Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)		
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and	The development has been proposed with the following sanitary compartments (excl. private sanitary compartments associated with individual resident apartments/SOU's): - B1; A bank of male and female End Of Trip sanitary facilities containing male and female	CRA – Refer Annexures E & F

Section F: Healthy and Amenity

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| <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p> | <p>shower cubicles and male and female ambulant toilet cubicles</p> <ul style="list-style-type: none"> - B1; One End Of Trip unisex accessible sanitary compartment containing a basin, a right hand transfer toilet pan and a shower, which is adjacent to the bank of male and female EOTFs mentioned above - GL; Retail bank of male and female sanitary facilities containing male and female ambulant toilet cubicles - B1; One retail unisex accessible sanitary compartment containing a basin and a right-hand transfer toilet pan, which is adjacent to the bank of male and female retail toilets mentioned above <p>All male and female ambulant toilets and adjacent unisex accessible sanitary compartments are spatially capable of accommodating required and relevant circulation spaces for compliance with AS1428.1-2009.</p> <p>Detailed set outs and selections of required sanitaryware, fixtures and fittings can readily be coordinated, detailed and addressed to comply with AS1428.1-2009 during subsequent detailed design development stages such as making one of the two unisex accessible toilet pans into a left hand transfer pan to maintain an even balance of transfer options as per BCA F2.4(g).</p> <p>Refer to Annexure F – Marked Plans for further comments.</p> |
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Annexure C - LHADG Assessment

Table 6. LHADG Assessment

The SEPP 65 Apartment Design Code requires that residential apartment developments achieve a benchmark that at least 20% of the total apartments incorporate the Liveable Housing Australia Design Guideline's (LHADG) silver level universal design features. The Annexure C of this Report includes an assessment against the relevant requirements of the LHADG.

Item	Design Element	Comment	Compliance
1.	Dwelling (SOU) Access		
	Silver Level (a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. (b) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. (c) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have; (i) No steps; (ii) An even, firm, slip resistant surface; (iii) A crossfall of not more than 1:40; (iv) A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. (d) The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: (i) Minimum dimensions of at least 3200 mm (width) x 5400mm (length); (ii) An even, firm and slip resistant surface; and	This requirement can readily be complied with as the all the apartments intended to be silver level livable dwellings are accessed from common residential corridors that are level without any steps or ramps. Finer details of compliance such as slip resistance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	(iii) A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). (e) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: (i) A maximum gradient of 1:10 (ii) A minimum clear width of 1000mm (please note: width should reflect the pathway width) (iii) A maximum length of 1900 mm (f) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp. Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.		
2.	Dwelling (SOU) Entrance		
	Silver Level (a) The dwelling should provide an entrance door with – (i) A minimum clear opening width of 820mm (see Figure 2(a)); (ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and (iii) Reasonable shelter from the weather. (b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.	From the architectural documentations reviewed: DA-01-70563 (Rev. A) and DA-01-70564 (Rev. A), compliance with this requirement can be readily achieved. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)). (d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.		
3.	Internal Doors and Corridors		
	Silver Level (a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: (i) A minimum clear opening width of 820mm (see Figure 2(a)); and (ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled). (b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009	From the architectural documentations reviewed: DA-01-70563 (Rev. A) and DA-01-70564 (Rev. A), compliance with this requirement can be readily achieved. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E
4.	Toilet		
	Silver Level (a) Dwellings should have a toilet on the ground (or entry) level that provides: (i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and (ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	From the architectural documentations reviewed: DA-01-70563 (Rev. A) and DA-01-70564 (Rev. A), compliance with this requirement can be readily achieved. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	(iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.		
5.	Shower		
	Silver Level (a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. (b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	From the architectural documentations reviewed: DA-01-70563 (Rev. A) and DA-01-70564 (Rev. A), compliance with this requirement can be readily achieved. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E
6.	Reinforcement of bathroom & toilet walls		
	Silver Level (a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. (b) The walls around the toilet are to be reinforced by installing: (i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or (ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). (c) The walls around the bath are to be reinforced by installing: (i) Noggings with a thickness of at least 25mm in accordance with Figure 7(a); or	From the architectural documentations reviewed: DA-01-70563 (Rev. A) and DA-01-70564 (Rev. A), compliance with this requirement can be readily achieved. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). (d) The walls around the hobless shower recess are to be reinforced by installing: (i) Noggins with a thickness of at least 25mm in accordance with Figure 8(a); or (ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).		
7.	Internal stairways		
	Silver Level (a) Stairways in dwellings must feature: (i) A continuous handrail on one side of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.	Not applicable – there are no internal stairways.	N/A
8.	Kitchen Space		
	Silver Level No requirements.	No requirements / not applicable.	N/A
9.	Laundry Space		
	Silver Level No requirements.	No requirements / not applicable.	N/A
10.	Ground (or entry level) bedroom space		
	Silver Level No requirements.	No requirements / not applicable.	N/A
11.	Switches and powerpoints		

Item	Design Element	Comment	Compliance
	Silver Level No requirements	No requirements / not applicable.	N/A
12.	Door and tap hardware		
	Silver Level No requirements.	No requirements / not applicable.	N/A
13.	Family/living room space		
	Silver Level No requirements.	No requirements / not applicable.	N/A
14.	Window sills		
	Silver Level No requirements.	No requirements / not applicable.	N/A
15.	Flooring		
	Silver Level No requirements.	No requirements / not applicable.	N/A

Annexure D - Adaptable Housing

Penrith DCP 2014 Volume 1 Section 2.5.20 requires **Minimum 10% of all dwellings** or a minimum one dwelling, whichever is greater, must be **designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995)**, to be capable of adaptation for people with a disability or elderly residents.

From the Schedules Sheet 1 (DA-01-A-70565), for DA01 – Stage 1 a total of 316 x apartments (SOU's) are proposed out of which 32 x SOU's have been proposed to be readily capable of meeting Class C Adaptability (All Essential Features) design criteria as per AS4299-1995.

This is a provision rate that is in excess of 10%, which can readily satisfy local council planning control of Penrith DCP 2014 Volume 1 Section 2.5.20, which requires a minimum 10% provision rate of adaptable SOU's.

Please note that Class C adaptable SOUs can count towards Silver Level Livable SOU's as there are overlapping requirements where the Class C adaptability requirements are more onerous.

Furthermore, from the architectural documentations provided such as DA-01-70561 (Rev. A) and DA-01-70562 (Rev. A), which represent the typical layouts of adaptable SOU's, each and all typical adaptable SOU's have been proposed to be readily capable of meeting Class C Adaptability (All Essential Features) design criteria as per AS4299-1995.

Note: This Standard does not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

Section 2.2(d) of AS4299-1995 allows further demolition of walls as part of adaptation, provided the walls being demolished are non-load bearing and free of electrical and plumbing services.

In addition to the above, BCA Logic is also of the professional opinion that any process of adaptation/modification that requires significant re-tiling and re-waterproofing or any other modifications that will void the warranty to existing waterproofing of pre-adaptation layout, can be contrary to the intents of adaptation found in Objectives and Performance Requirements Section 2 of AS4299-1995, that is to minimise costs and maximise ease and convenience of adaptation for the occupant.

Note: There are no set design solutions, but a huge variety of ways of adapting a design to meet these criteria is possible. Designers are encouraged to use imaginative design within these broad parameters.

Table 7. Class C Adaptable Dwelling/s Design Criteria

Item	Room/Item	Clause	Comment	Compliance
Drawings				
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer to Annexure F
Siting				
3.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	No street parking will be provided. An accessway (walkways and ramps) from the street frontage can be provided. Access will be provided from the basement carpark to all SOU's via a shared lift. The adaptable unit is provided with a private lift adjacent to the accessible carparking allocated to this unit.	CRA – Refer to Annexure F
Letterboxes in Estate Developments				
11.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided adjacent to the street entry.	CRA – Refer to Annexure F
Private Car Accommodation				
14.	Carparking space or garage min area 6.0x3.8m	3.7.2	No garages provided within this development rather basement car parking spaces have been provided on Basement B1 to Level 4 for adaptable unit residents as shown on relevant GA plans. A total of 32 x car spaces have been proposed for the 32 x adaptable SOU's. At least 2 x adaptable unit car spaces can each be a standalone 3.8m wide space. The remaining adaptable unit car spaces are proposed as accessible car spaces, which can be spatially compliant with AS2890.6-2009 each measuring minimum 2.4m wide x 5.4m long with an adjacent shared zone of equal dimension as a	CRA – Refer to Annexure F

Item	Room/Item	Clause	Comment	Compliance
			functional alternative to the standalone private garage space as required in AS4299-1995. During subsequent detailed design development stages (post-DA), the design and construction teams can readily coordinate car park services (e.g. ceiling mounted/suspended cable trays, plumbing, sprinkler heads etc.) to ensure: - from the vehicular entry point of the building, that there is a vehicular path of travel to this accessible/adaptable car parking space which is continuously maintained with min. 2.2m head clearance for compliance with AS2890.6-2009. - min. 2.5m head clearance above the accessible/adaptable car space and the adjacent shared zone for compliance with AS2890.6-2009.	
Accessible Entry				
20.	Accessible entry	4.3.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
21.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	CRA – Refer Annexure F
23.	Threshold to be low-level	4.3.2	Communal residential corridors appear to be level and no steeper than 1:40.	CRA – Refer Annexure F
24.	Landing to enable wheelchair manoeuvrability	4.3.2	The SOU's entry doors are internal to the building and sufficient level landing door circulations are proposed.	CRA – Refer Annexure F
25.	Accessible entry door to have 850mm minimum clearance	4.3.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
27.	Door lever handles and hardware to AS1428.1	4.3.4	This finer detail of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F

Item	Room/Item	Clause	Comment	Compliance
Interior: General				
32.	Internal doors to have 820mm min. clearance	4.3.3	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
33.	Internal corridors width of 1000mm min.	4.3.7	Compliance readily achievable as per DA-02-70561 (Rev. A), DA-02-70562 (Rev. A), DA-02-70563 (Rev. A) and DA-02-70564 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
34.	Provision for compliance with AS1428.1 for door approaches	4.3.7	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Living Room & Dining Room				
36.	Provision for circulation space of 2250mm min. diameter	4.7.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
38.	Telephone adjacent to GPO	4.7.4	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
41.	Potential illumination level min. 300Lux	4.1.0	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Kitchen				

Item	Room/Item	Clause	Comment	Compliance
42.	Minimum 1550mm clear between benches.	4.5.2	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
43.	Provision for circulation at doors to comply with AS1428.1	4.5.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
44.	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A). Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
45.	Refrigerator adjacent to work surface	4.5.5	To be updated post adaption, with no works required at pre-adaptation stage.	Note
46.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at pre-adaptation stage.	Note
47.	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at pre-adaptation stage.	Note
48.	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	Note
49.	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage.	Note
51.	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	Note
52.	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use.	Note

Item	Room/Item	Clause	Comment	Compliance
			To be updated post adaption, with no works required at this stage.	
53.	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
54.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	To be updated post adaption, with no works required at this stage.	Note
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
61.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided. Note: AS4586:2013/HB 198:2014 is satisfactory. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Main Bedroom				
62.	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
Bathroom				
75.	Provision for bathroom area to comply with AS1428.1	4.4.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F

Item	Room/Item	Clause	Comment	Compliance
76.	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
77.	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
78.	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Finer details of compliance to ensure entire bathroom to comply with AS3740 can be readily coordinated, addressed and detailed to comply during subsequent detailed design development stages (post-DA). Relevant waterproofing expert/consultant to note, action and confirm that this requirement has been implemented into relevant waterproofing specification/documentation. Please confirm if additional waterproofing consulting services are required at post-DA stages from BCA Logic.	CRA/FI – Refer Annexure F
79.	Recessed soap holder	4.4.4(f)	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
80.	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
82.	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
83.	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F

Item	Room/Item	Clause	Comment	Compliance
86.	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
88.	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
90.	Double GPO beside mirror	4.4.4(d)	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Toilet				
92.	Provision of either “visitable toilet” or accessible toilet	4.4.3	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
93.	Provision to comply with AS1428.1	4.4.1	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
94.	Location of WC pan at correct distance from fixed walls	4.4.3	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
95.	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
96.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Laundry				
98.	Circulation at doors to comply with AS 1428.1	4.8	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F

Item	Room/Item	Clause	Comment	Compliance
99.	Provision for adequate circulation space in front of or beside appliances (min. 1550mm clear diameter turning circle).	4.8	Compliance readily achievable as per DA-01-70561 (Rev. A), DA-01-70562 (Rev. A).	CRA – Refer Annexure F
100.	Provision for automatic washing machine	4.8(e)	Not applicable – automatic washing machine is to be provided by the occupant.	N/A
102.	Where clothes line is provided, an accessible path of travel to this	4.8(a)	Not applicable - clothes line is to be provided by the occupant.	N/A
105.	Double GPO	4.8(g)	Relevant electrical consultant to note, action and confirm that this requirement has been implement into relevant electrical specification/documentation. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
108.	Slip-resistant floor surface	4.9.1	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F
Door Locks				
110.	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Finer details of compliance can readily be coordinated, detailed and addressed to comply during subsequent detailed design development stages, post-DA.	CRA – Refer Annexure F

Annexure E - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6-2009.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

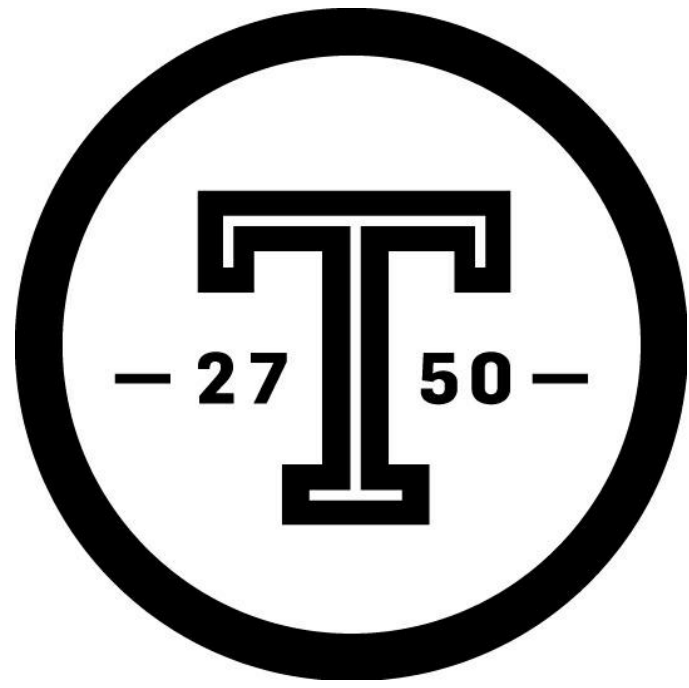
Adaptable Housing Units

22. All ground surfaces will be slip resistant to comply with HB197/AS4856.
23. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
24. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
25. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
26. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
27. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
28. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
29. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
30. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
31. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
32. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
33. The bathrooms will be waterproofed to comply with AS3740.
34. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
35. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
36. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
37. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
38. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
39. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
40. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
41. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
42. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

SEPP 65 – Livable Housing Australia Design Guidelines (LHADG)

43. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
44. Entrance door to have 1200x1200mm level landings.
45. “Ramped threshold” (Fig 1b of LHADG) allowed between 5-56mm height change.
46. Level & “step-free” entrance connected to the “safe and continuous pathway”.
47. Waterproofing and termite management at entry door (as per NCC).
48. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
49. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
50. Toilet to be on entry level (ground floor).
51. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).
52. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b) as detailed in LHADG.
53. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
54. Shower recess located in a room corner to enable the installation of grabrails.
55. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
56. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b) as detailed in LHADG.
57. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b) as detailed in LHADG.
58. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b) as detailed in LHADG.
59. A continuous stairway handrail where there is a rise of more than 1m.

Annexure F – Marked Plans



THORNTON CENTRAL VILLAGE



DA-01 - DRAWING SCHEDULE

SHEET NUMBER	SHEET NAME	REV	ISSUE DATE
000 GENERAL			
00001	COVER SHEET	A	17.11.2021
100 GENERAL			
10000	SURVEY PLAN	A	17.11.2021
10001	LOCATION AND SITE PLAN	A	17.11.2021
10002	SITE ANALYSIS	A	17.11.2021
101 PROPOSED FLOOR PLANS			
10509	PROPOSED FLOOR PLAN - LEVEL B1	A	17.11.2021
10510	PROPOSED FLOOR PLAN - GROUND FLOOR	A	17.11.2021
10511	PROPOSED FLOOR PLAN - LEVEL 01	A	17.11.2021
10512	PROPOSED FLOOR PLAN - LEVEL 02	A	17.11.2021
10513	PROPOSED FLOOR PLAN - LEVEL 03	A	17.11.2021
10514	PROPOSED FLOOR PLAN - LEVEL 04	A	17.11.2021
10515	PROPOSED FLOOR PLAN - LEVEL 05	A	17.11.2021
10516	PROPOSED FLOOR PLAN - LEVEL 06	A	17.11.2021
10517	PROPOSED FLOOR PLAN - LEVEL 07	A	17.11.2021
10518	PROPOSED FLOOR PLAN - LEVEL 08	A	17.11.2021
10519	PROPOSED FLOOR PLAN - LEVEL 09	A	17.11.2021
10520	PROPOSED FLOOR PLAN - LEVEL 10	A	17.11.2021
10521	PROPOSED FLOOR PLAN - LEVEL 11	A	17.11.2021
10522	PROPOSED FLOOR PLAN - LEVEL 12	A	17.11.2021
10523	PROPOSED FLOOR PLAN - LEVEL 13	A	17.11.2021
10524	PROPOSED FLOOR PLAN - LEVEL 14	A	17.11.2021
10525	PROPOSED FLOOR PLAN - LEVEL 15	A	17.11.2021
10526	PROPOSED FLOOR PLAN - LEVEL 16	A	17.11.2021
10527	PROPOSED FLOOR PLAN - LEVEL 17	A	17.11.2021
10528	PROPOSED FLOOR PLAN - LEVEL 18	A	17.11.2021
10529	PROPOSED FLOOR PLAN - LEVEL 19	A	17.11.2021
10530	PROPOSED FLOOR PLAN - LEVEL 20	A	17.11.2021
10531	PROPOSED FLOOR PLAN - LEVEL 21	A	17.11.2021
10532	PROPOSED FLOOR PLAN - LEVEL 22	A	17.11.2021
10533	PROPOSED FLOOR PLAN - LEVEL 23	A	17.11.2021
10534	PROPOSED FLOOR PLAN - LEVEL 24	A	17.11.2021
10535	PROPOSED FLOOR PLAN - LEVEL 25	A	17.11.2021
10536	PROPOSED FLOOR PLAN - LEVEL 26	A	17.11.2021
10537	PROPOSED FLOOR PLAN - LEVEL 27	A	17.11.2021
10538	PROPOSED FLOOR PLAN - LEVEL 28	A	17.11.2021
10539	PROPOSED FLOOR PLAN - LEVEL 29	A	17.11.2021
10540	PROPOSED FLOOR PLAN - LEVEL 30	A	17.11.2021
10541	PROPOSED FLOOR PLAN - LEVEL 31	A	17.11.2021
10542	PROPOSED FLOOR PLAN - ROOF	A	17.11.2021
215 PROPOSED ELEVATIONS			
21501	NORTH ELEVATION	A	17.11.2021
21502	SOUTH ELEVATION	A	17.11.2021
21503	EAST ELEVATION	A	17.11.2021
21504	WEST ELEVATION	A	17.11.2021
315 PROPOSED SECTIONS			
31501	SECTION A	A	17.11.2021
31502	SECTION B	A	17.11.2021
31503	SECTION C	A	17.11.2021
31504	SECTION D	A	17.11.2021
400 DETAILED ELEVATIONS & SECTIONS			
40001	ELEVATION & SECTION DETAILS - TOWER A	A	17.11.2021
40002	ELEVATION & SECTION DETAILS - TOWER B	A	17.11.2021
40003	ELEVATION & SECTION DETAILS - SHOPFRONTS	A	17.11.2021
40004	ELEVATION & SECTION DETAILS - SUPERMARKET	A	17.11.2021
40005	SHOPFRONTS MOODBOARD SHEET 1	A	17.11.2021
40006	SHOPFRONTS MOODBOARD SHEET 2	A	17.11.2021
705 DIAGRAMS			
70501	GFA SHEET 1	A	17.11.2021
70502	GFA SHEET 2	A	17.11.2021
70503	GFA SHEET 3	A	17.11.2021
70504	GFA SHEET 4	A	17.11.2021
70520	SHADOW ANALYSIS SHEET 1 - WINTER SOLSTICE	A	17.11.2021
70521	SHADOW ANALYSIS SHEET 2 - WINTER SOLSTICE	A	17.11.2021
70522	COMMUNAL OPEN SPACE	A	17.11.2021
70530	CROSS VENTILATION	A	17.11.2021
70540	SOLAR ACCESS SHEET 1	A	17.11.2021
70541	SOLAR ACCESS SHEET 2	A	17.11.2021
70542	SOLAR ACCESS SHEET 3	A	17.11.2021
70543	SOLAR ACCESS SHEET 4	A	17.11.2021
70544	VIEWS FROM SUN SHEET 1	A	17.11.2021
70545	VIEWS FROM SUN SHEET 2	A	17.11.2021
70561	ADAPTABLE APARTMENTS - TA	A	17.11.2021
70562	ADAPTABLE APARTMENTS - TB	A	17.11.2021
70563	SILVER APARTMENTS	A	17.11.2021
70564	SILVER APARTMENTS	A	17.11.2021
70565	SCHEDULES SHEET 1	A	17.11.2021
70566	SCHEDULES SHEET 2	A	17.11.2021
980 3D VIEWS			
98001	PERSPECTIVE SHEET 1	A	17.11.2021
98002	PERSPECTIVE SHEET 2	A	17.11.2021
98003	PERSPECTIVE SHEET 3	A	17.11.2021
Grand total: 75			

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Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 13
Date of Review: 19/11/2021

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BCA Refer to separate BCA assessment mark-ups and/or report prepared by our BCA Team Member - Matthew Kemp.	↓
ACCESS Call outmark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.	↓
ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

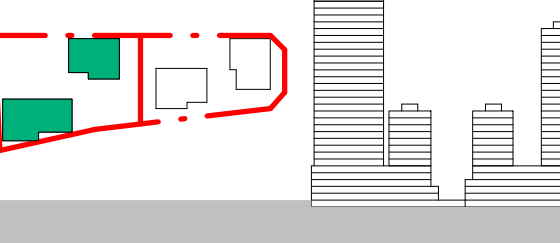
WASTE MANAGEMENT Elephant's Foot 44-48 Gibson Ave, Padstow NSW 2211	
WINDTECH REFLECTIVITY AND WIND Windtech 607 Forest Rd, Bexley NSW 2207	

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NOTES:

A 17.11.2021 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



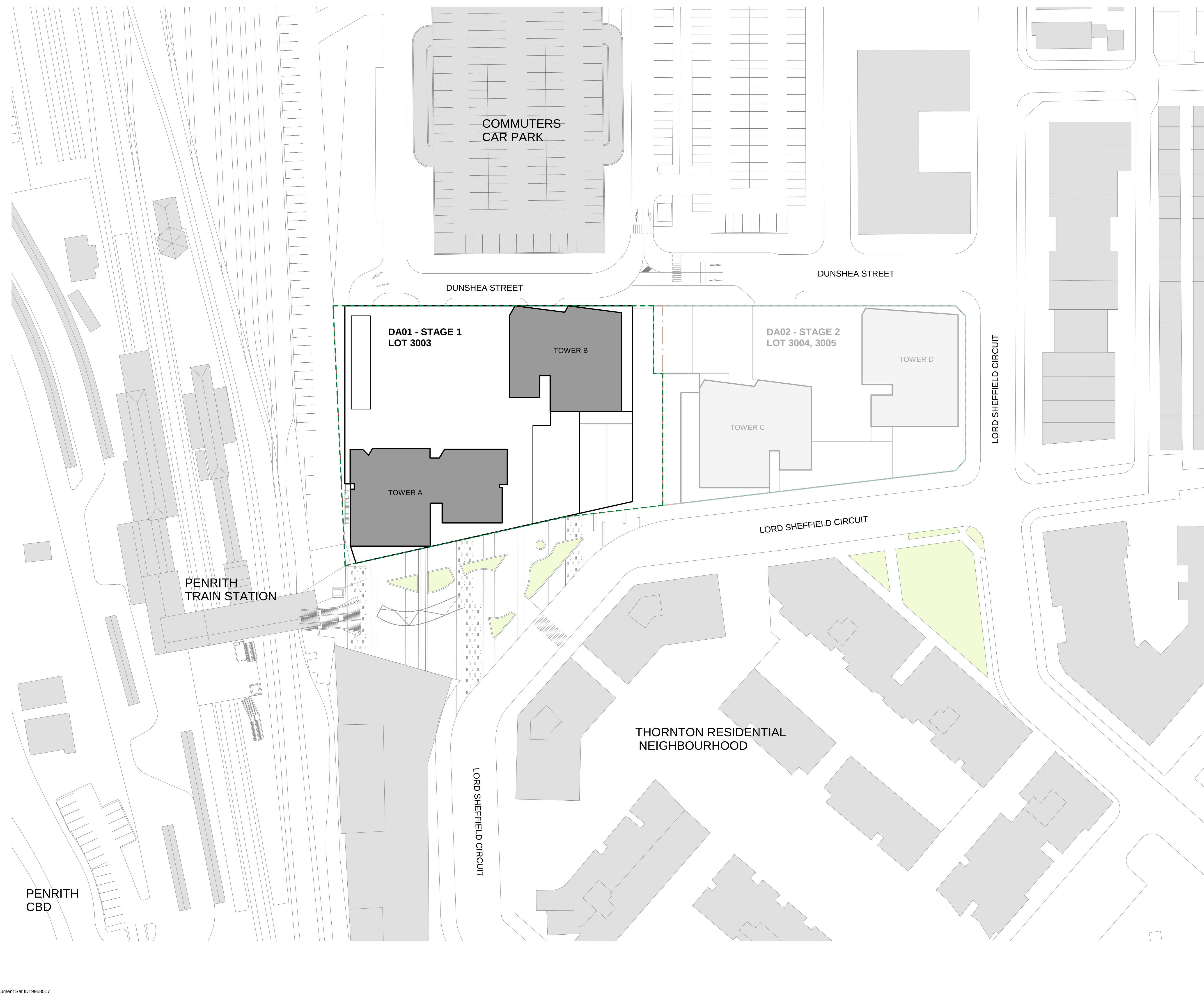
PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
COVER SHEET

SHEET STATUS:
FOR APPROVAL
DRAWING NUMBER:
DA-01-00001

CHECKED BY:
JV
REV:
A





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LEGEND

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ACCESS Call outmark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.	↓
ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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NSW 2211

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607 Forest Rd, Bexley NSW
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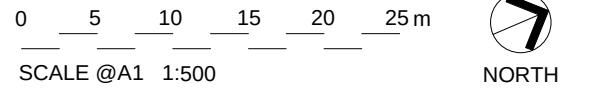
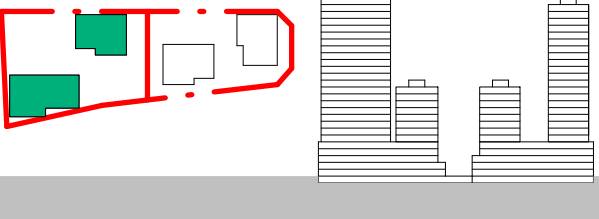
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



SCALE @A1 1:500 NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184,

192 and 41 Lord Sheffield Circuit Penrith NSW

2750)

DRAWING TITLE:

LOCATION AND SITE PLAN

SHEET STATUS: PRELIMINARY

DRAWING NUMBER: DA-01-10001

CHECKED BY: JV

REV: A

During DD (post-DA), when coordinating services (e.g. ceiling mounted/suspended cable trays, plumbing, sprinkler heads etc.) ensure:

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- min. 2.5m head clearance above all the accessible/adaptable car space and the adjacent shared zone for compliance with AS2890.6-2009.

CRONE
ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 19
Date of Review: 19/11/2021
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ACCESS
Call out mark-ups comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.

ENERGY
Not Applicable. Currently we are not engaged to provide this assessment.

FIRE
Not Applicable. Currently we are not engaged to provide this assessment.

WASTE MANAGEMENT
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44-48 Gibson Ave, Padstow
NSW 2211

WINDTECH
607 Forest Rd, Bexley NSW
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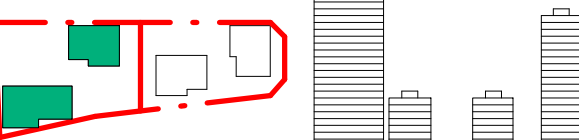
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN -
LEVEL B1

SHEET STATUS:
PRELIMINARY

DRAWING NUMBER:

DA-01-10509

CHECKED BY:
JV

REV:

A

FILE LOCATION: C:\Users\laura\Documents\CA3759_THRN_CRM_DA_1ATB_R19_210511_LVida\VEES6.rvt
18/11/2021 5:26:07 PM

During DD (post-DA), when coordinating services (e.g. ceiling mounted/suspended cable trays, plumbing, sprinkler heads etc.) ensure:

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CRONE ARCH TESTS

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Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113686, DA1
Owner: Jacone
Reviewed by: David Choe
Revision No.: 10
Date of Review: 19/11/2021

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BCA	Refer to separate BCA assessment mark-up and/or report prepared by our BCA Team Member - Matthew Kemp.
ACCESS	Call out mark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.
ENERGY	Not Applicable. Currently we are not engaged to provide this assessment.
FIRE	Not Applicable. Currently we are not engaged to provide this assessment.

WASTE MANAGEMENT	Elephant's Foot 44-48 Gibson Ave, Padstow NSW 2211
REFLECTIVITY AND WIND	Windtech 607 Forest Rd, Bexley NSW 2207

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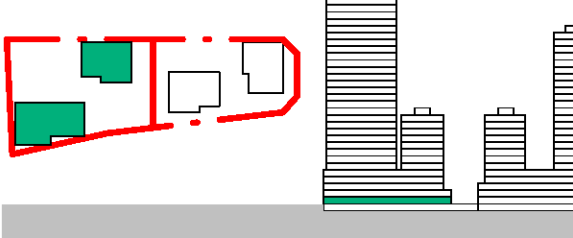
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184,

192 and 41 Lord Sheffield Circuit Penrith NSW

2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN -

GROUND FLOOR

SHEET STATUS:

PRELIMINARY

DRAWING NUMBER:

DA-01-10510

CHECKED BY:

JV

REV:

A

FILE LOCATION: C:\Users\laura\Documents\CA3759_THRN_CRA_DA_1ATB_018_210511_LVda\ME35.rvt
19/11/2021 5:28:30 PM

During DD (post-DA), when coordinating services (e.g. ceiling mounted/suspended cable trays, plumbing, sprinkler heads etc.) ensure:

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During subsequent detailed design development stages (post-DA) the external landscape paths and their set outs can be further developed to ensure compliant external door circulation space for the entry into the car park for compliance with AS1428.1-2009.

CRONE
ARCHITECTS
TESTS

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Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
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ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113686_DA1
Owner: Acme
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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NSW 2211

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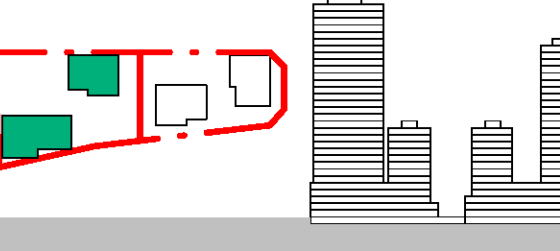
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:
CA3759

Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 05**

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-10515

CHECKED BY:
JV

REV:
A

FILE LOCATION: C:\Users\laura\Documents\CA3759_THRN_CRN_DA_TATB_R18_210515_LVDA05E35.rvt
18/11/2021 5:28:59 PM
A1



Core Reference No.: 113686_DA1
Owner: Acume
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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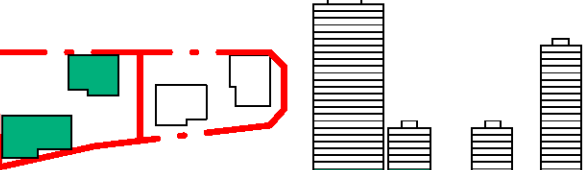
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PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

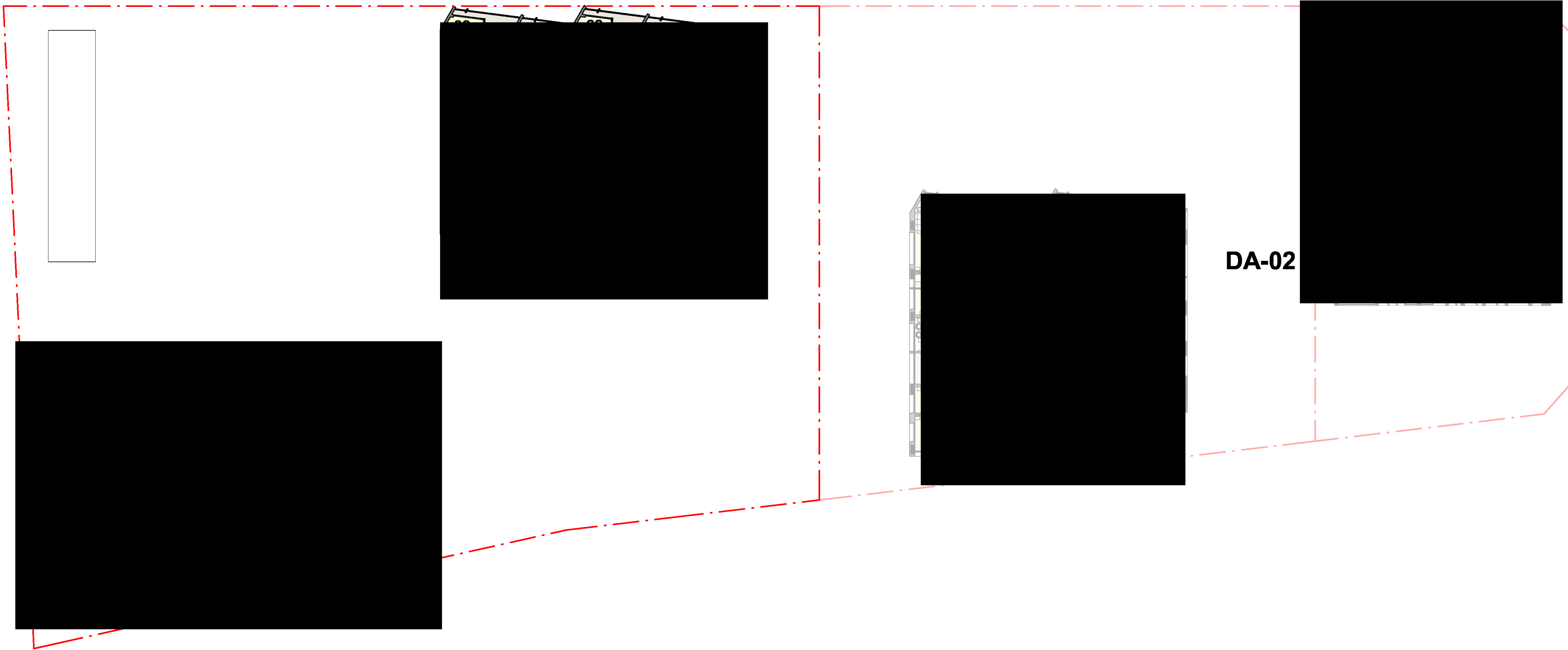
DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 06

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10516

REV:
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Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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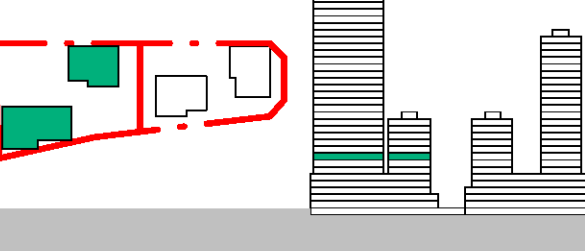
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KEY PLAN: KEY SECTION:



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SCALE @A1 1:300
NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 07

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10517	REV: A



Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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44-48 Gibson Ave, Padstow
NSW 2211

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Windtech
807 Forest Rd, Bexley NSW
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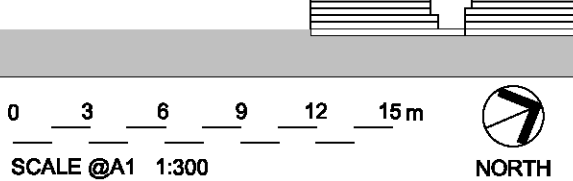
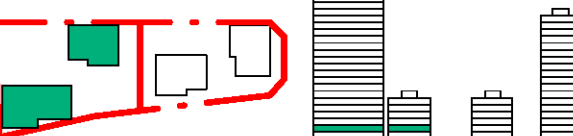
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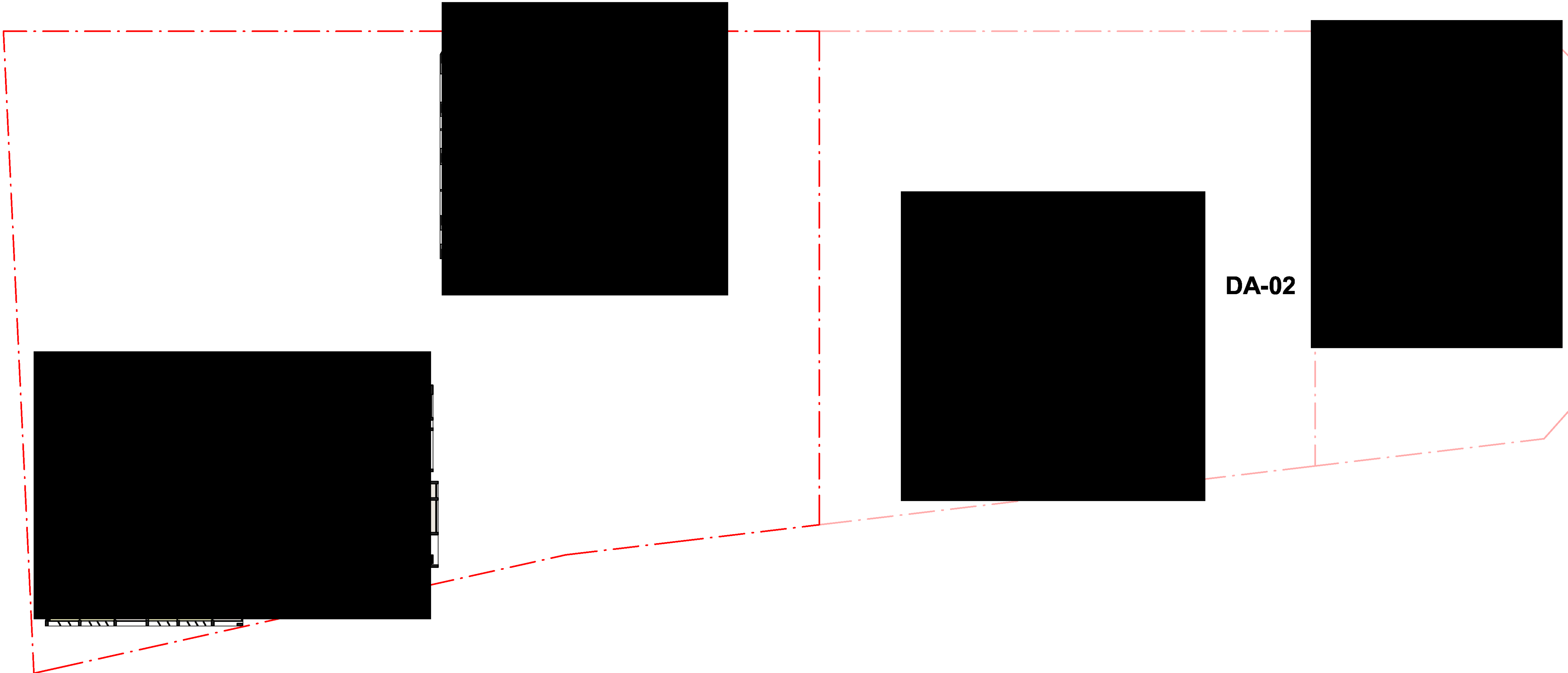


SCALE @A1 1:300 NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 08

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10518	REV: A





Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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LEGEND

BCA

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ACCESS

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ENERGY

Not Applicable. Currently we are not engaged to provide this assessment.

FIRE

Not Applicable. Currently we are not engaged to provide this assessment.



WASTE MANAGEMENT
Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211



REFLECTIVITY AND WIND
Windtech
807 Forest Rd, Bexley NSW
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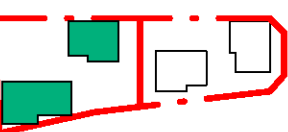
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A 17.11.2021 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date By Revision Notes

KEY PLAN:

KEY SECTION:



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SCALE @A1 1:300



PROJECT INFORMATION:

CA3759

Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN -
LEVEL 09

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-10519

CHECKED BY:
JV

REV:
A



Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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LEGEND	
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ACCESS Call out/mark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.	→
ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	→
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	→

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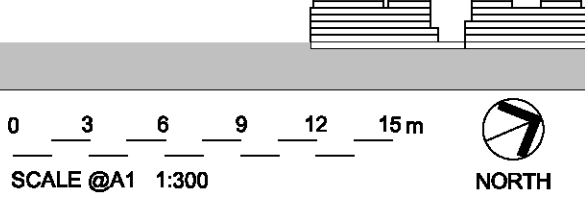
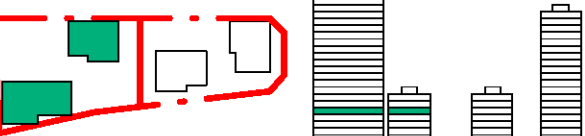
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KEY PLAN:	KEY SECTION:
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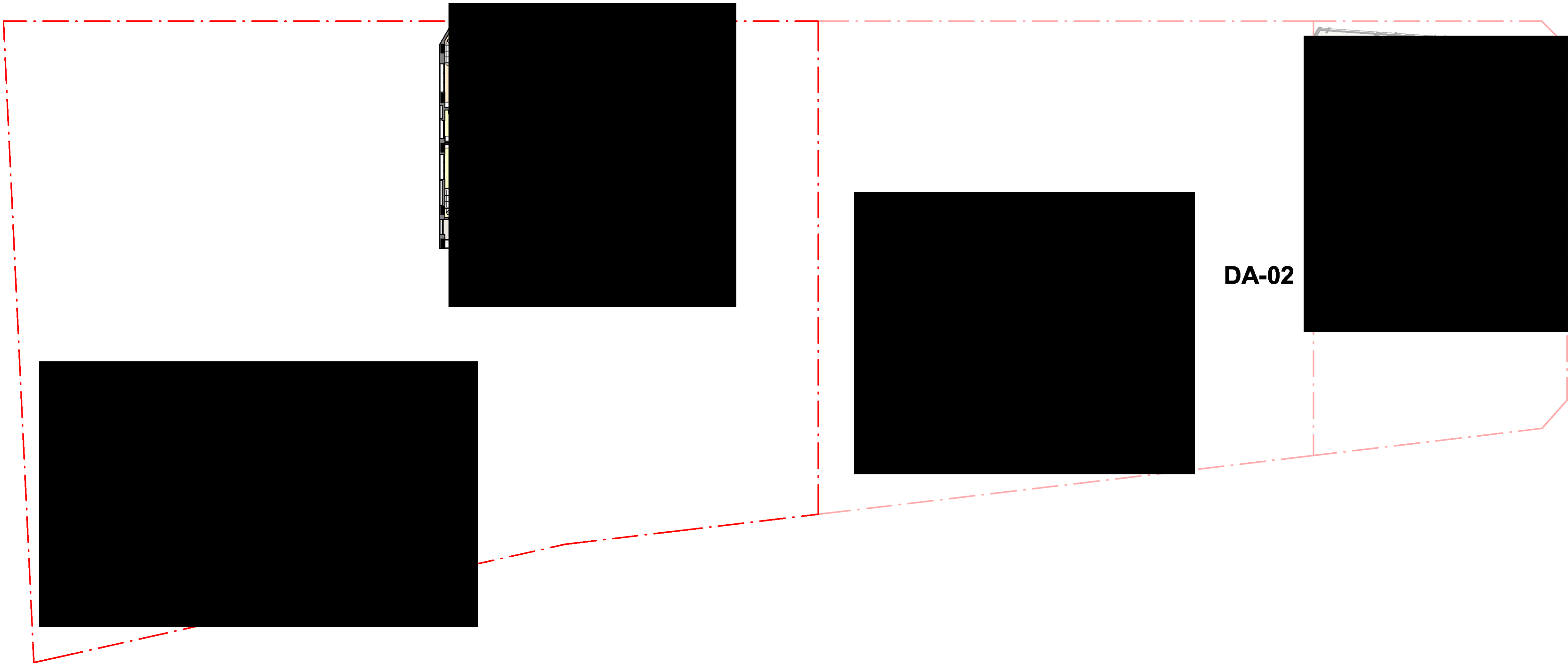


SCALE @A1 1:300 NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 10

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10520	REV: A



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ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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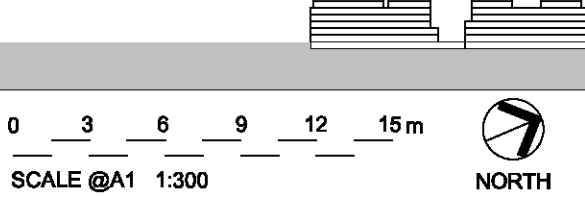
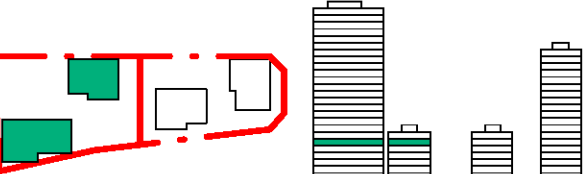
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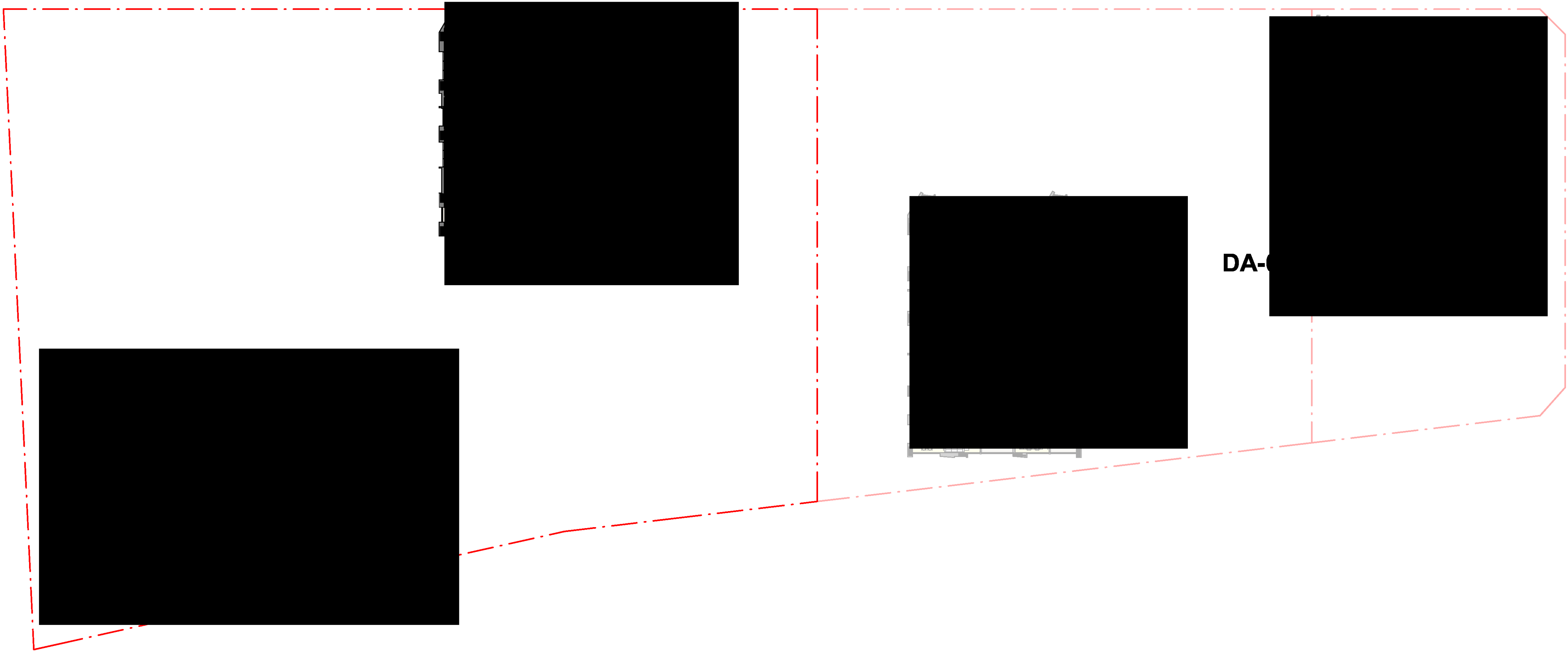
KEY PLAN: KEY SECTION:



PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 11

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10521	REV: A



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ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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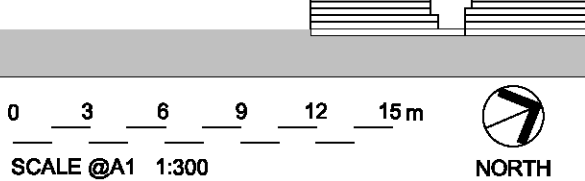
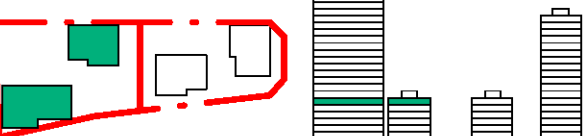
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PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN -
LEVEL 12

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-10522

CHECKED BY:
JV

REV:
A



Core Reference No.: 113686_DA1
Owner: Acume
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

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Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

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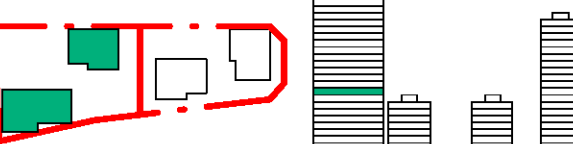
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0 3 6 9 12 15 m
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NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 14**

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-10524

CHECKED BY:
JV

REV:
A

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Nominated Architect: Greg Crone
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Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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- ACCESS**
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- ENERGY**
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- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

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Elephant's Foot
44-48 Gibson Ave, Padstow
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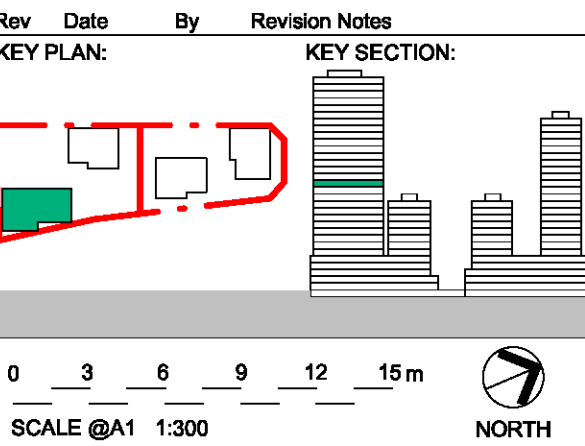
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Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 15

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10525	REV: A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Rev	Date	By	Revision Notes
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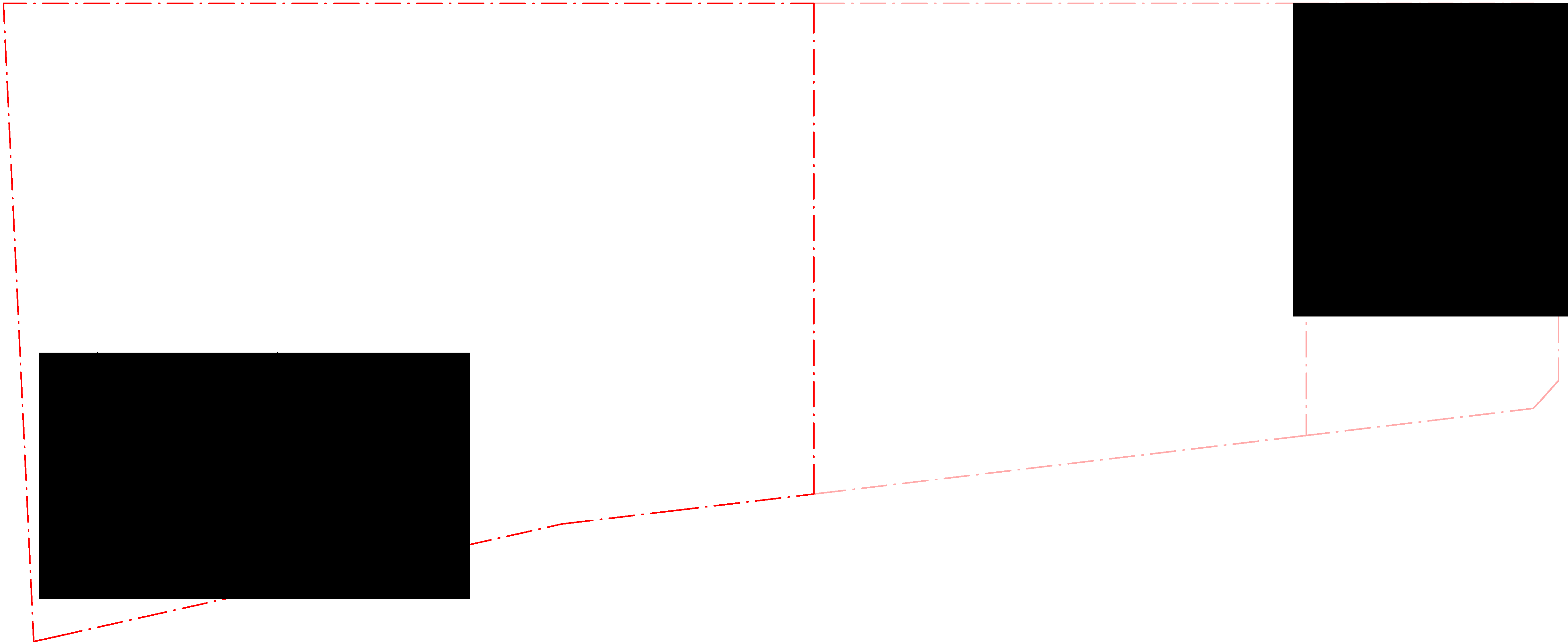
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SCALE @A1 1:300 NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 16

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10526	REV: A





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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

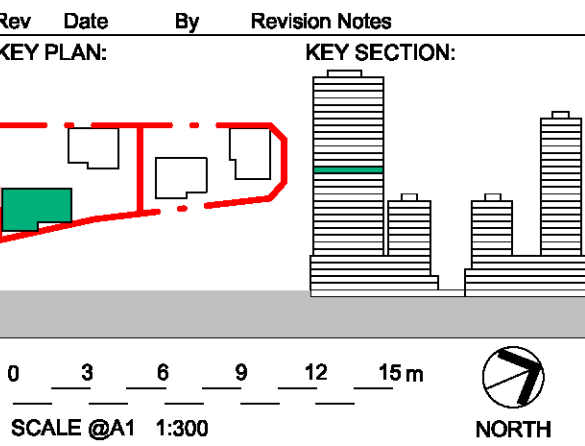
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)
DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 17

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10527	REV: A

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Fax: +61 2 8295 5301
ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

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Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

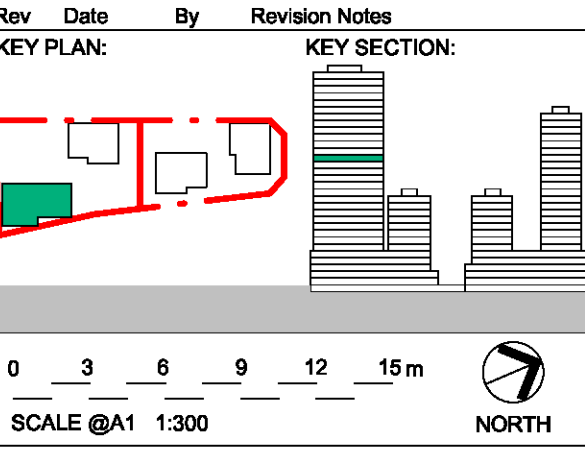
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CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 18

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10528

REV:
A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Division: Access
Reviewed by: David Choe
Revision No.: 10
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KEY PLAN: KEY SECTION:

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SCALE @A1 1:300
NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)
DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 19

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10529	REV: A

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Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Division: Access
Reviewed by: David Choe
Revision No.: 10
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- FIRE**
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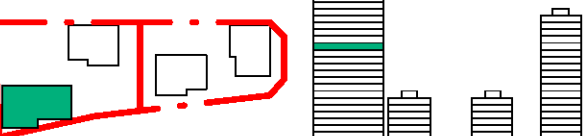
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KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 20**

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10530

REV:
A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
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Date of Review: 18/11/2021

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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NSW 2211

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KEY PLAN: KEY SECTION:

0 3 6 9 12 15 m
SCALE @A1 1:300 NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 21

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10531	REV: A

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18/11/2021 4:57:27 PM
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ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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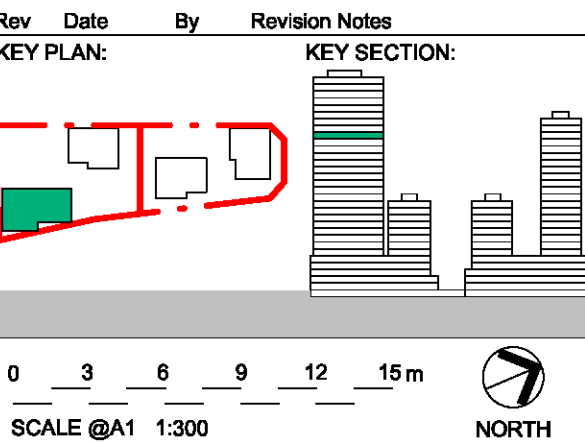
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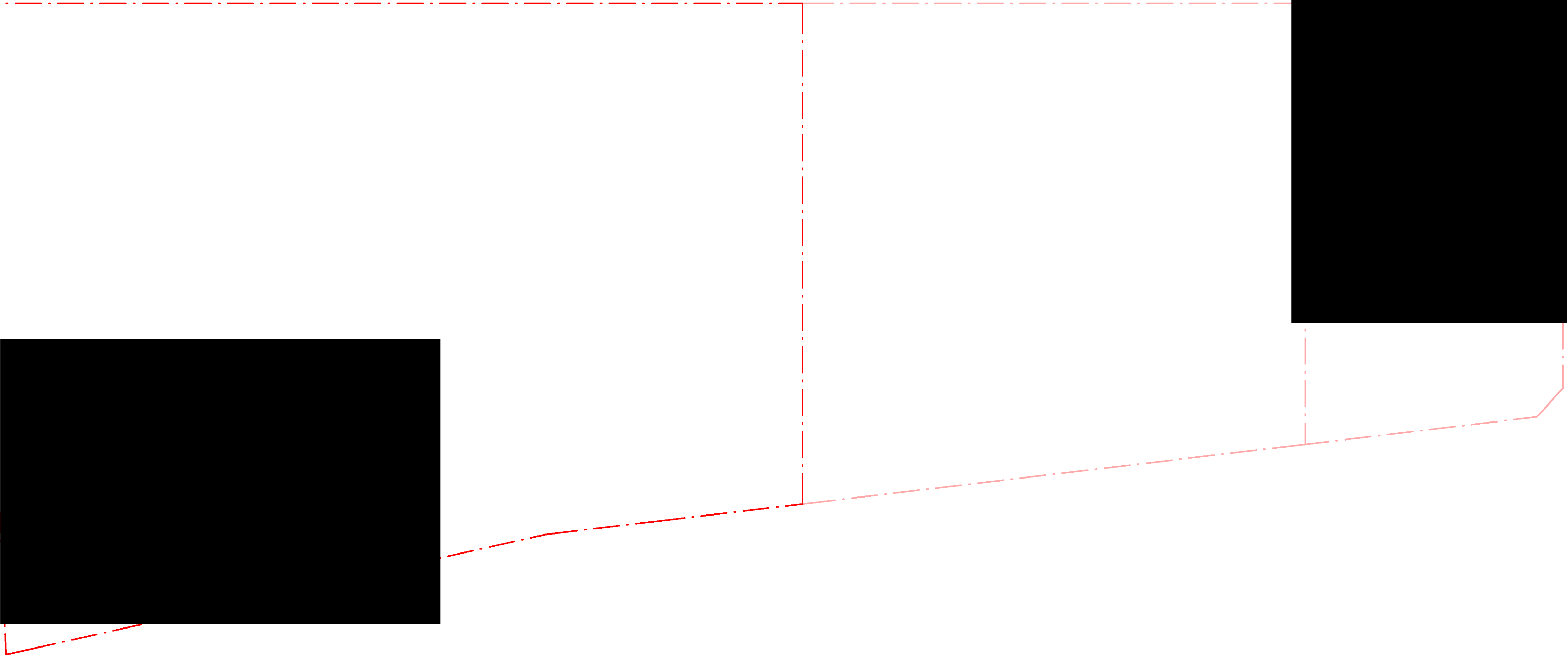
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 22

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10532	REV: A



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Nominated Architect: Greg Crone
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ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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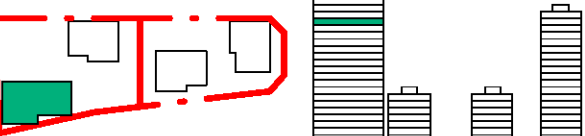
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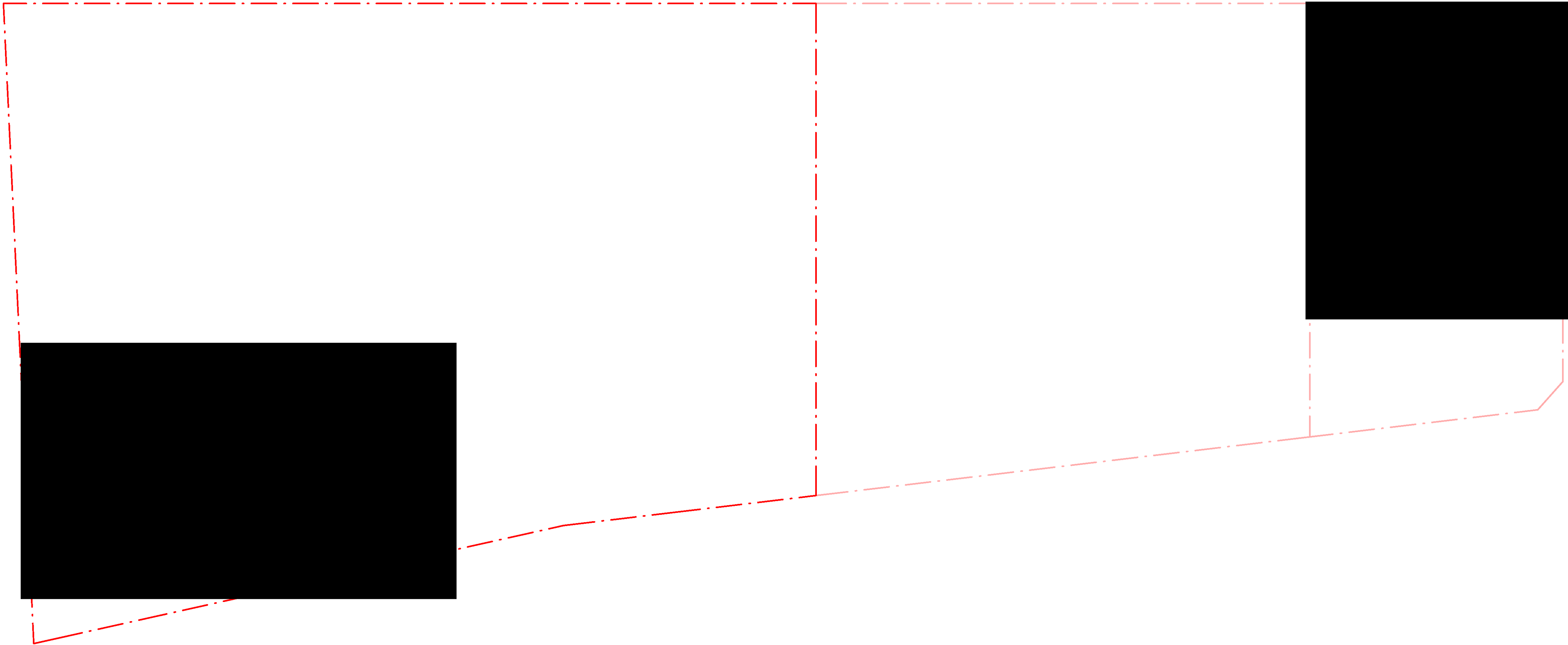
0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 23

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10533	REV: A



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- BCA**
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- ACCESS**
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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

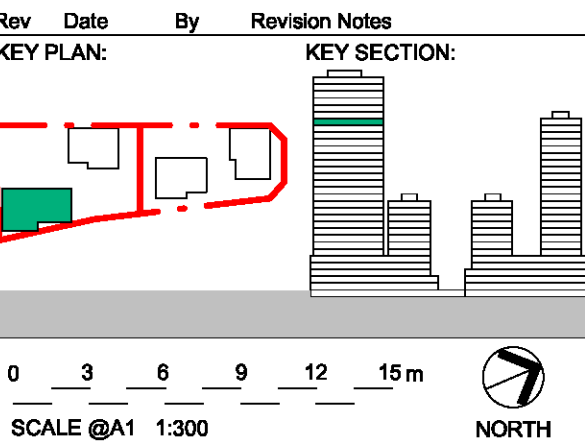


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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 24

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10534

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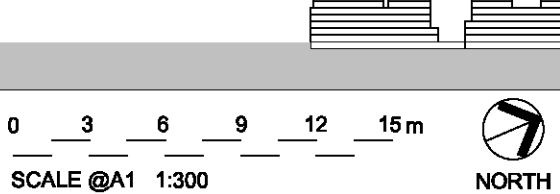
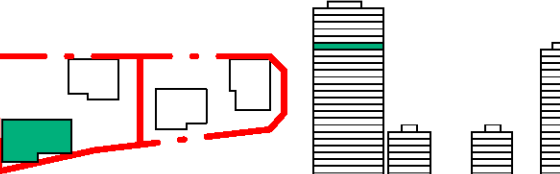
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PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

**PROPOSED FLOOR PLAN -
LEVEL 25**

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:

REV:
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DA-01-10535

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- NSW Reg. No. 3929

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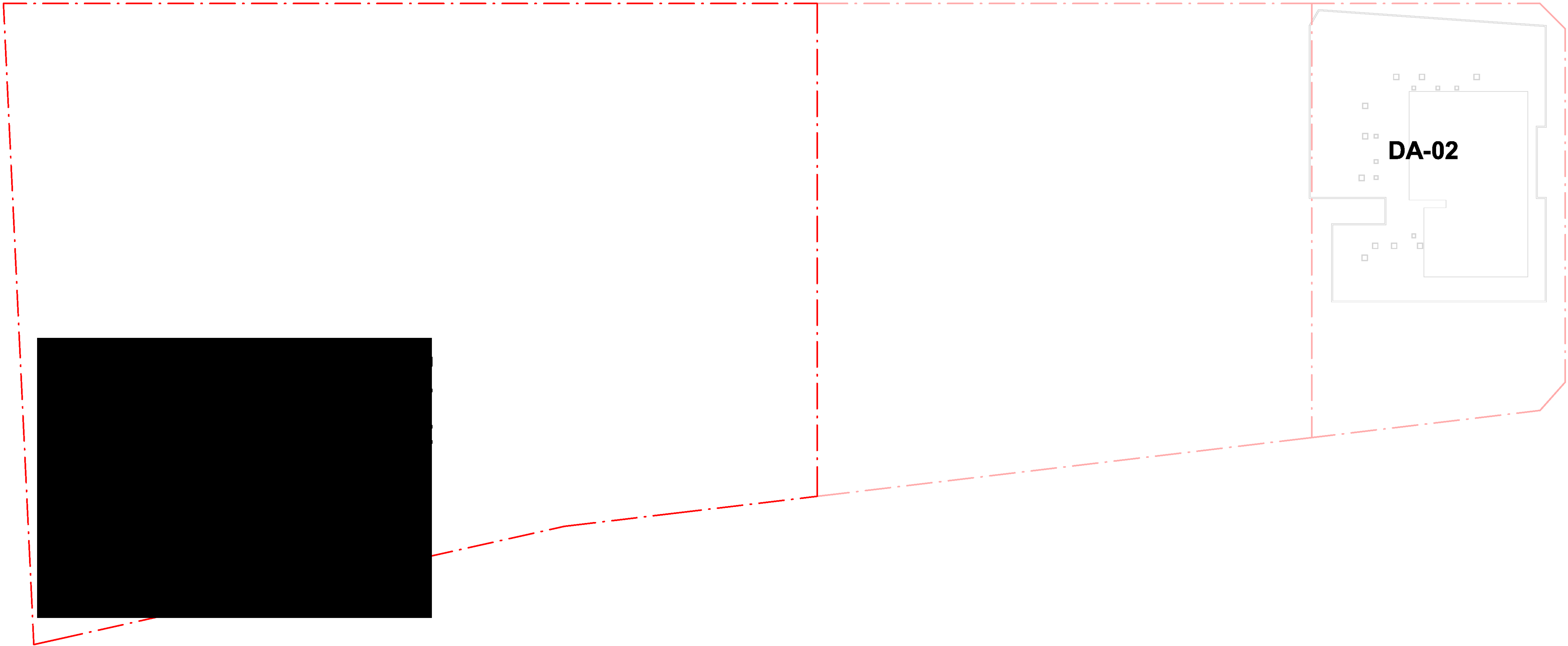
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KEY PLAN:			
KEY SECTION:			

0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 26

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10536	REV: A



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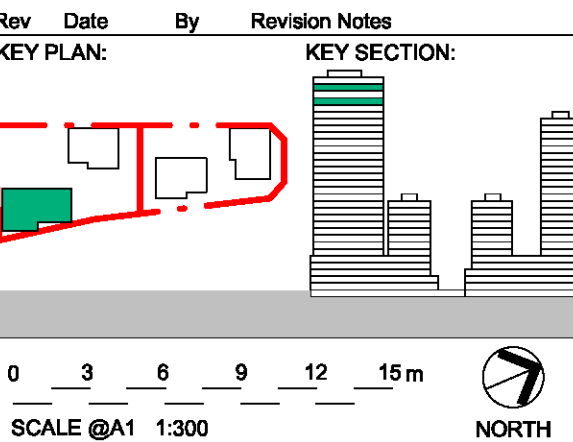
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PROJECT INFORMATION:
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Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 27**

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10537

REV:
A

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ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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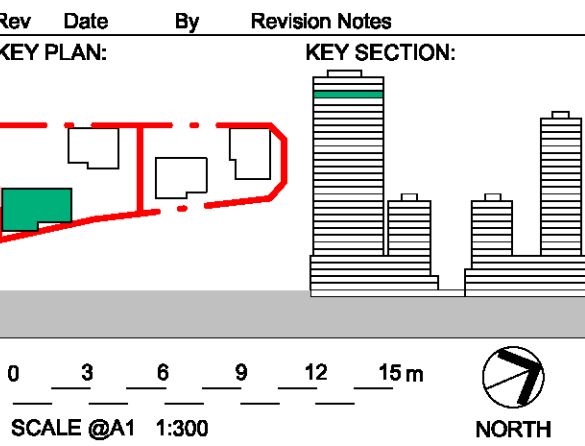
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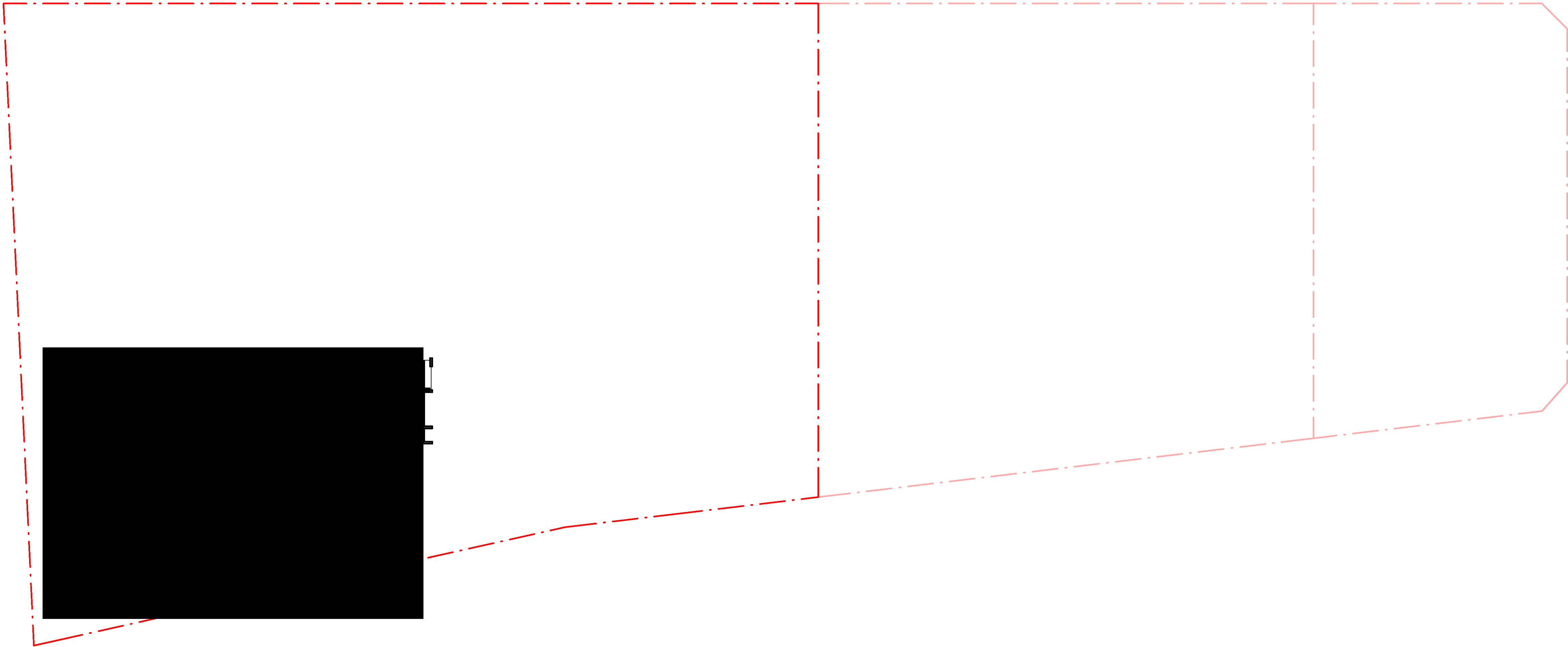
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 28

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10538	REV: A



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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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- ACCESS**
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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

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44-48 Gibson Ave, Padstow
NSW 2211

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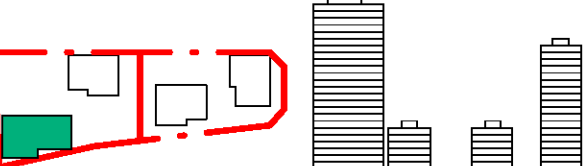
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A 17.11.2021 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 29

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10539

REV:
A



Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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LEGEND

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ACCESS Call out/mark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.	↓
ENERGY Not Applicable. Currently we are not engaged to provide this assessment.	↓
FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

WASTE MANAGEMENT
Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

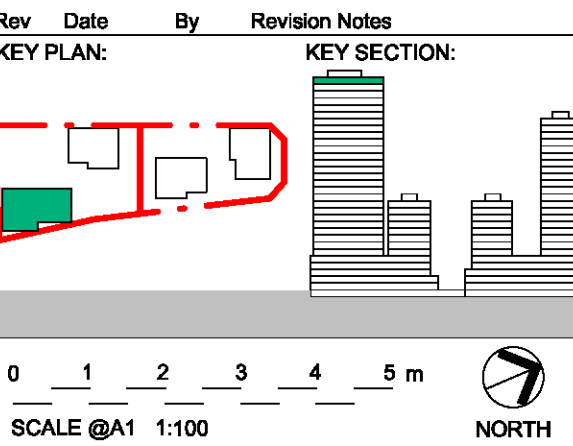
REFLECTIVITY AND WIND
Windtech
807 Forest Rd, Bexley NSW
2207

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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 30

SHEET STATUS: FOR APPROVAL	CHECKED BY: Checker
DRAWING NUMBER: DA-01-10540	REV: A



Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 03
Date of Review: 19/11/2021

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- ACCESS**
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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.

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Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

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Windtech
607 Forest Rd, Bexley NSW
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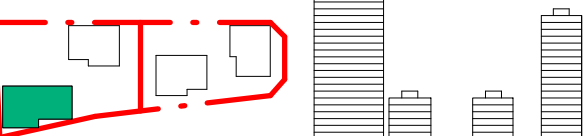
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 1 2 3 4 5 m
SCALE @A1 1:100
NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

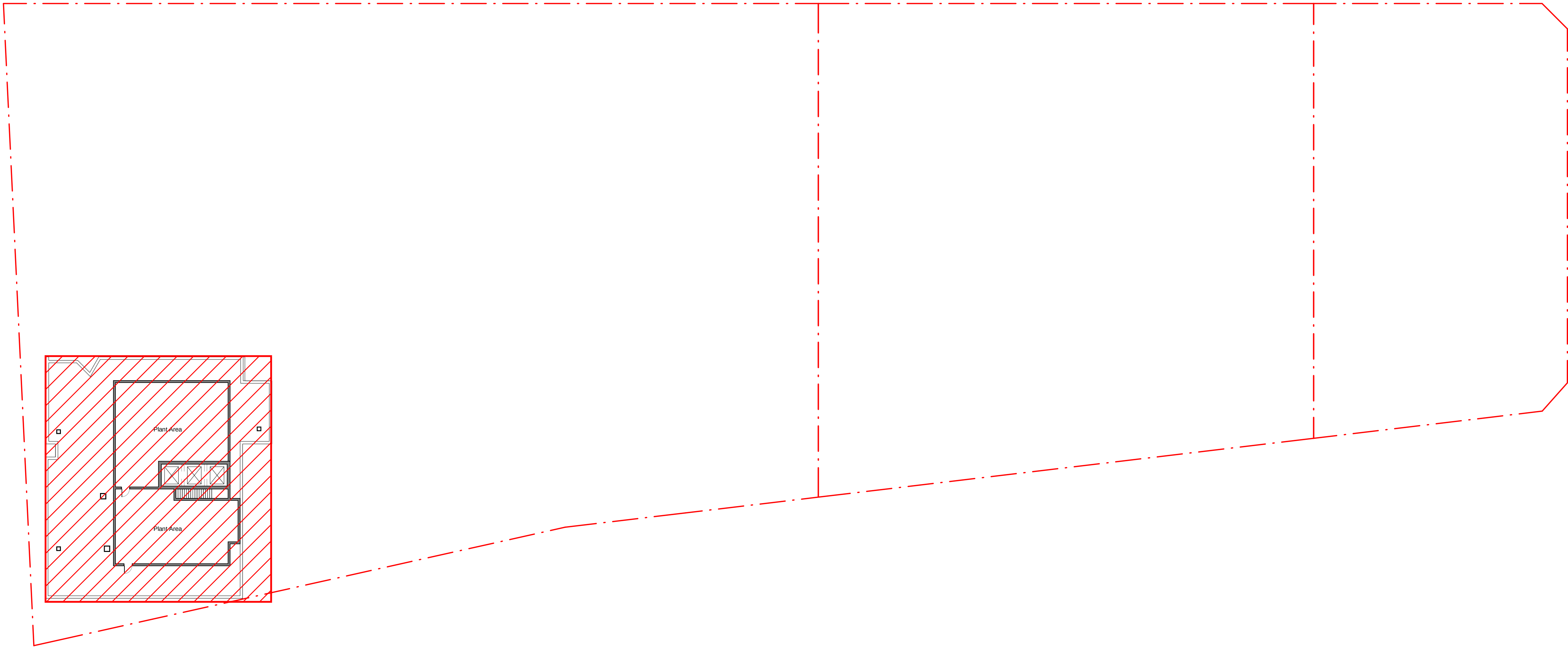
DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 31

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
Checker

DRAWING NUMBER:
DA-01-10541

REV:
A





Core Reference No.: 113686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 03
Date of Review: 19/11/2021

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- ENERGY**
Not Applicable. Currently we are not engaged to provide this assessment.
- FIRE**
Not Applicable. Currently we are not engaged to provide this assessment.



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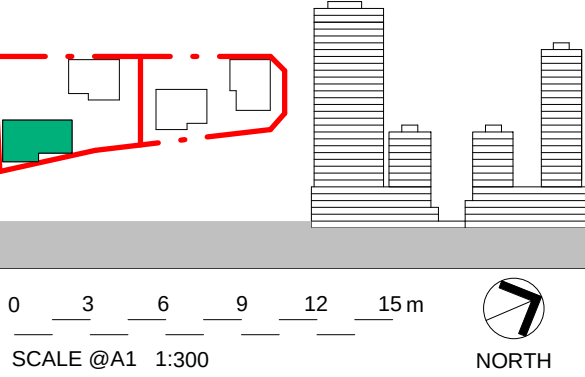
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



SCALE @A1 1:300

NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN - ROOF

SHEET STATUS:

FOR APPROVAL

DRAWING NUMBER:

DA-01-10542

CHECKED BY:

JV

REV:

A

CRONE
ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113686_DAI
Division: Access
Reviewed by: David Choe
Revision No.: 13
Date of Review: 19/11/2021

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

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44-48 Gibson Ave, Padstow
NSW 2211

REFLECTIVITY AND WIND
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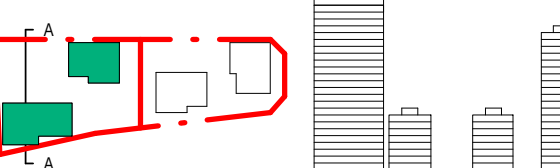
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KEY PLAN: KEY SECTION:



0 2 4 6 8 10 m
SCALE @A1 1:200

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

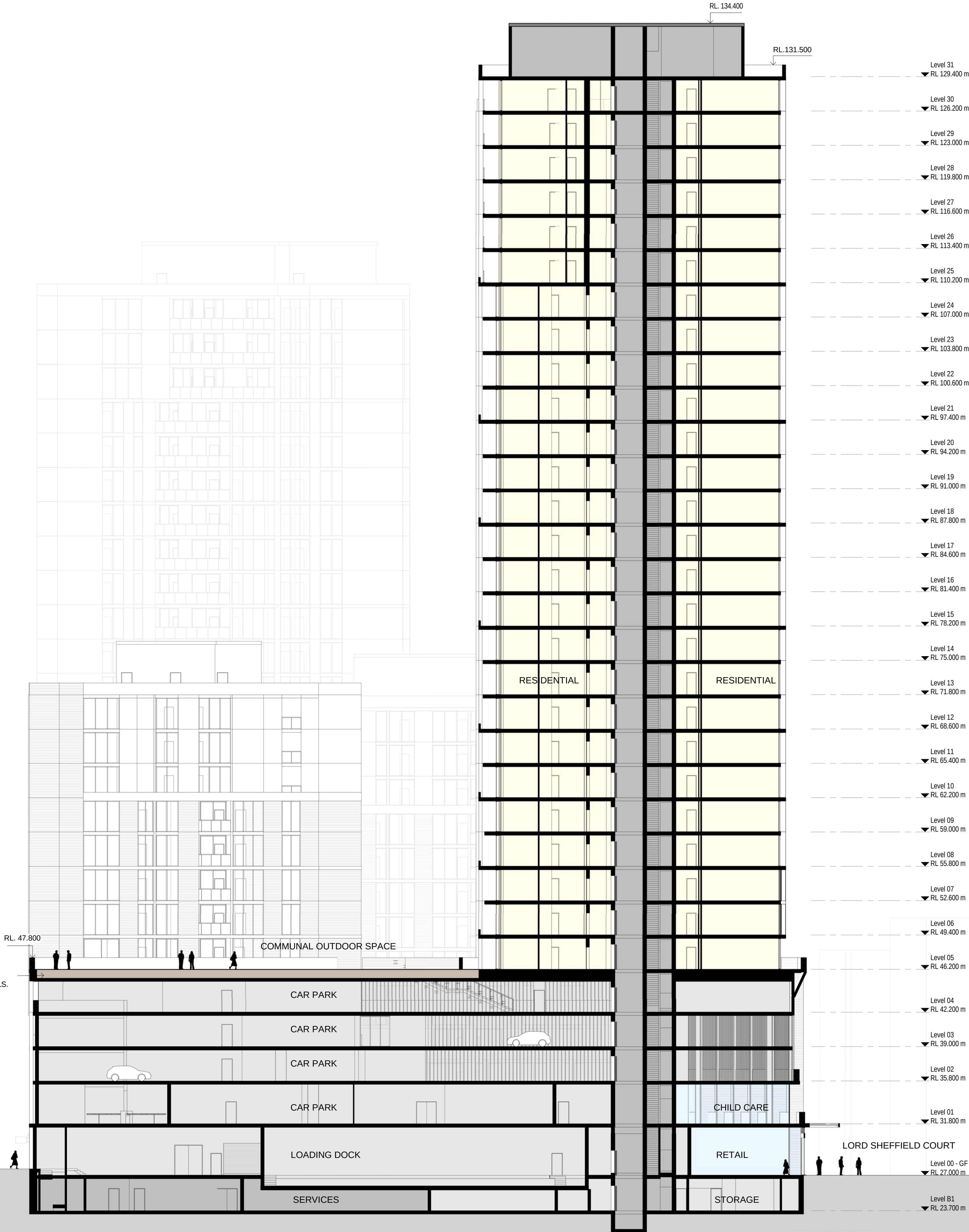
DRAWING TITLE:
SECTION A

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-31501

CHECKED BY:
JV

REV:
A



GARDEN BED SOIL. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND DETAILS.

DUNSHEA STREET

LORD SHEFFIELD COURT

CRONE
ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113688_DAI
Division: Access
Reviewed by: David Choe
Revision No.: 13
Date of Review: 19/11/2021

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ENERGY
Not Applicable. Currently we are not engaged to provide this assessment.

FIRE
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WASTE MANAGEMENT
Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

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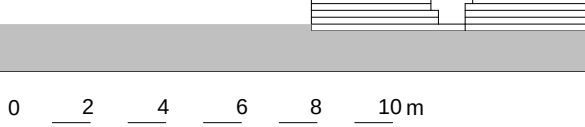
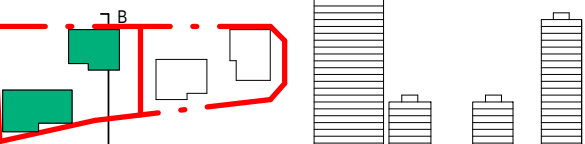
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



SCALE @A1 1:200

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

SECTION B

SHEET STATUS:

FOR APPROVAL

DRAWING NUMBER:

DA-01-31502

CHECKED BY:

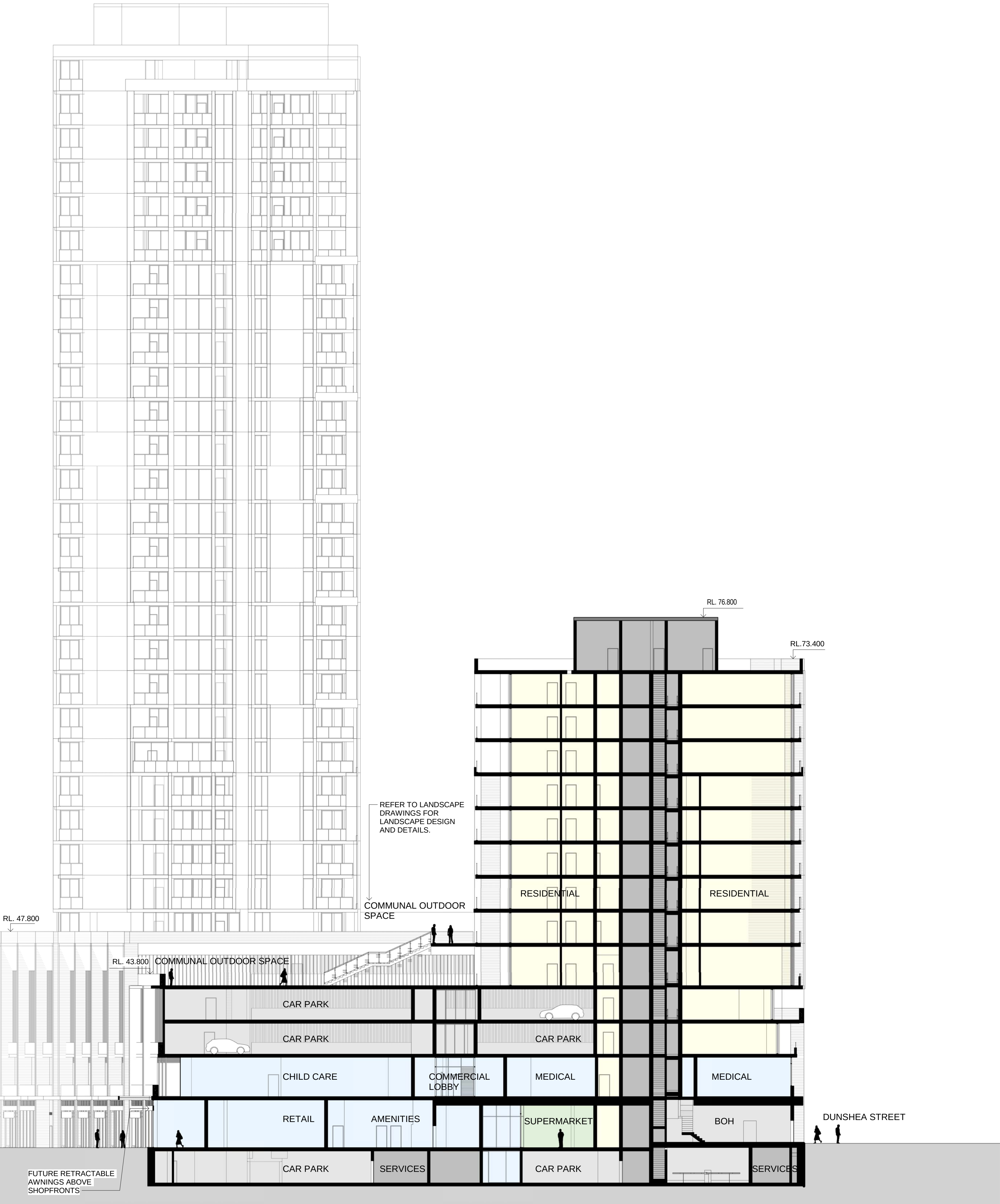
JV

REV:

A

FILE LOCATION: C:\Users\laura\Documents\CA3759_THRN_CRN_DA_TATB_R19_210511_Vida\VA0035.rvt 15/11/2021 11:19:09 PM A1

Level 31	RL 129.400 m ▼	
Level 30	RL 126.200 m ▼	
Level 29	RL 123.000 m ▼	
Level 28	RL 119.800 m ▼	
Level 27	RL 116.600 m ▼	
Level 26	RL 113.400 m ▼	
Level 25	RL 110.200 m ▼	
Level 24	RL 107.000 m ▼	
Level 23	RL 103.800 m ▼	
Level 22	RL 100.600 m ▼	
Level 21	RL 97.400 m ▼	
Level 20	RL 94.200 m ▼	
Level 19	RL 91.000 m ▼	
Level 18	RL 87.800 m ▼	
Level 17	RL 84.600 m ▼	
Level 16	RL 81.400 m ▼	
Level 15	RL 78.200 m ▼	
Level 14	RL 75.000 m ▼	
Level 13	RL 71.800 m ▼	
Level 12	RL 68.600 m ▼	
Level 11	RL 65.400 m ▼	
Level 10	RL 62.200 m ▼	
Level 09	RL 59.000 m ▼	
Level 08	RL 55.800 m ▼	
Level 07	RL 52.600 m ▼	
Level 06	RL 49.400 m ▼	
Level 05	RL 46.200 m ▼	
Level 04	RL 42.200 m ▼	
Level 03	RL 39.000 m ▼	
Level 02	RL 35.800 m ▼	
Level 01	RL 31.800 m ▼	
Level 00 - GF	RL 27.000 m ▼	
Level B1	RL 23.700 m ▼	



CRONE
ARCHITECTS

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Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



Core Reference No.: 113686_DAI
Division: Access
Reviewed by: David Choe
Revision No.: 13
Date of Review: 19/11/2021

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ACCESS	Call out mark-up comments within this blue box highlight access related issues that needs to be addressed and/or confirmed.
ENERGY	Not Applicable. Currently we are not engaged to provide this assessment.
FIRE	Not Applicable. Currently we are not engaged to provide this assessment.

WASTE MANAGEMENT
Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

REFLECTIVITY AND WIND
Windtech
607 Forest Rd, Bexley NSW
2207

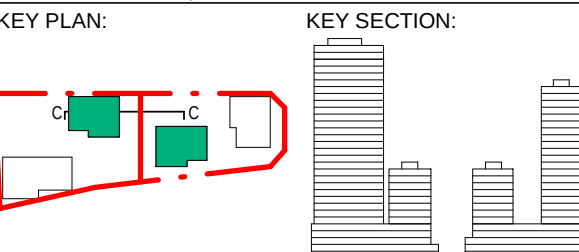
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A 17.11.2021 ISSUED FOR DEVELOPMENT APPLICATION

Rev	Date	By	Revision Notes
1	17.11.2021	CP	ISSUED FOR DEVELOPMENT APPLICATION



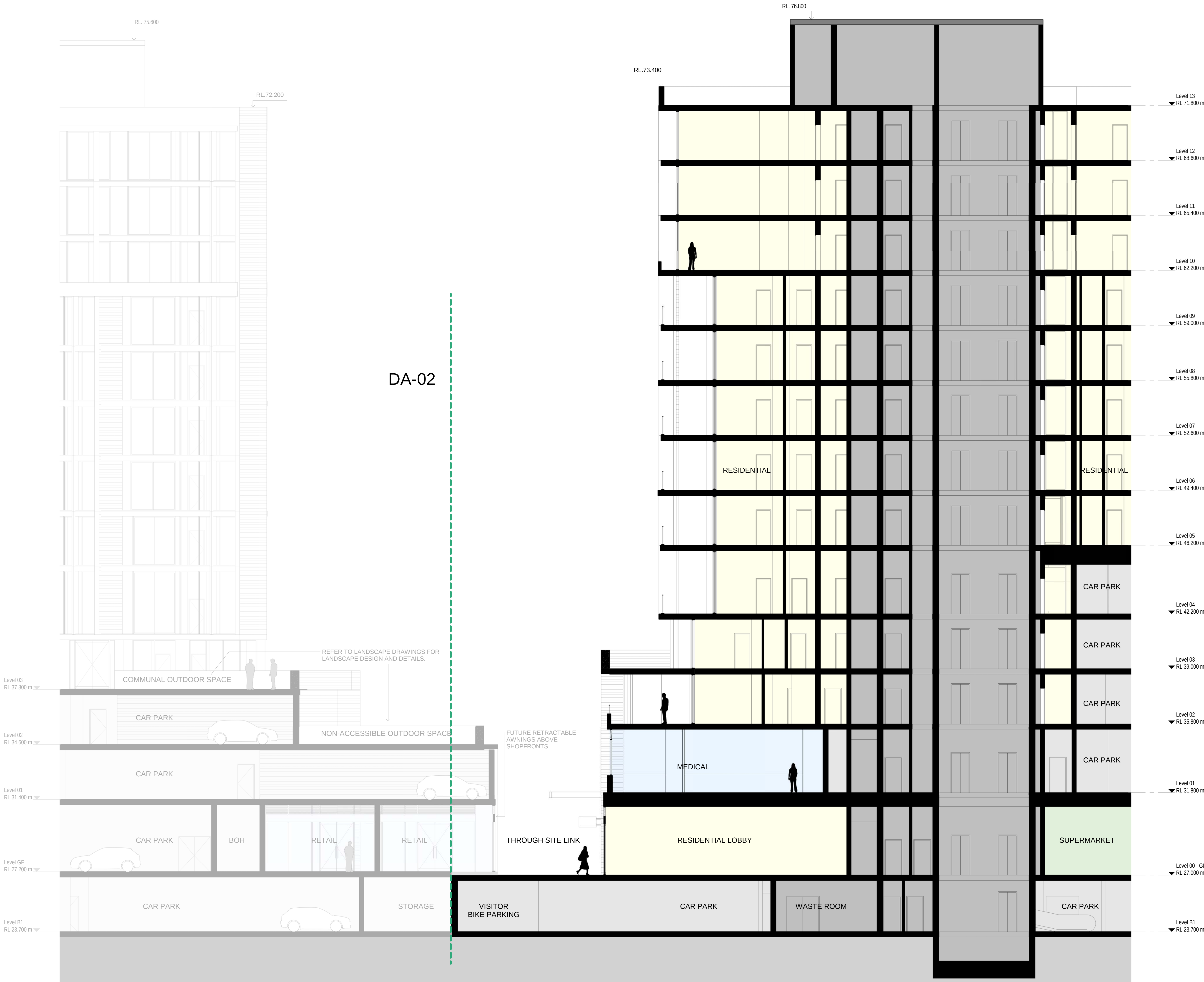
0 1 2 3 4 5 m

SCALE @A1 1:100

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
SECTION C

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-31503	REV: A



CRONE
ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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Core Reference No.: 113688_DAI
Division: Access
Reviewed by: David Choe
Revision No.: 13
Date of Review: 19/11/2021

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FIRE Not Applicable. Currently we are not engaged to provide this assessment.	↓

WASTE MANAGEMENT Elephant's Foot 44-48 Gibson Ave, Padstow NSW 2211	
REFLECTIVITY AND WIND Windtech 607 Forest Rd, Bexley NSW 2207	

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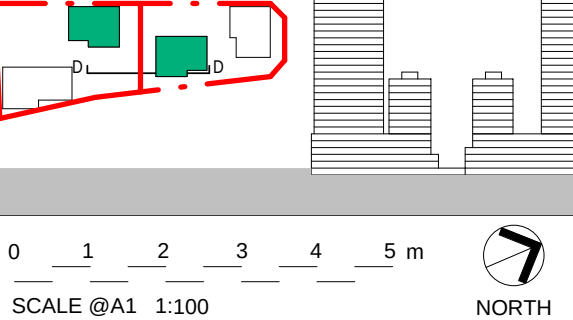
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



SCALE @A1 1:100 NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
SECTION D

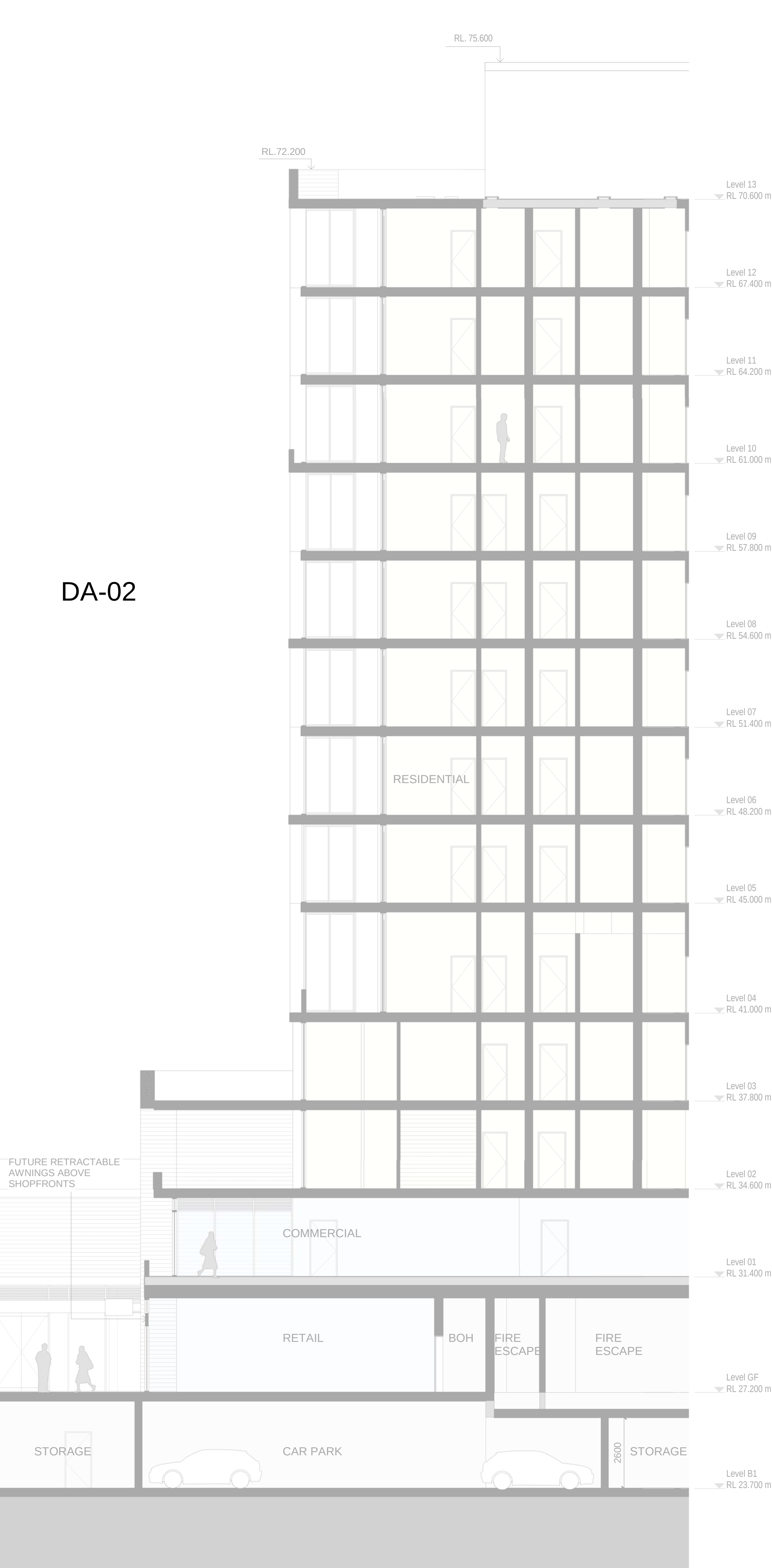
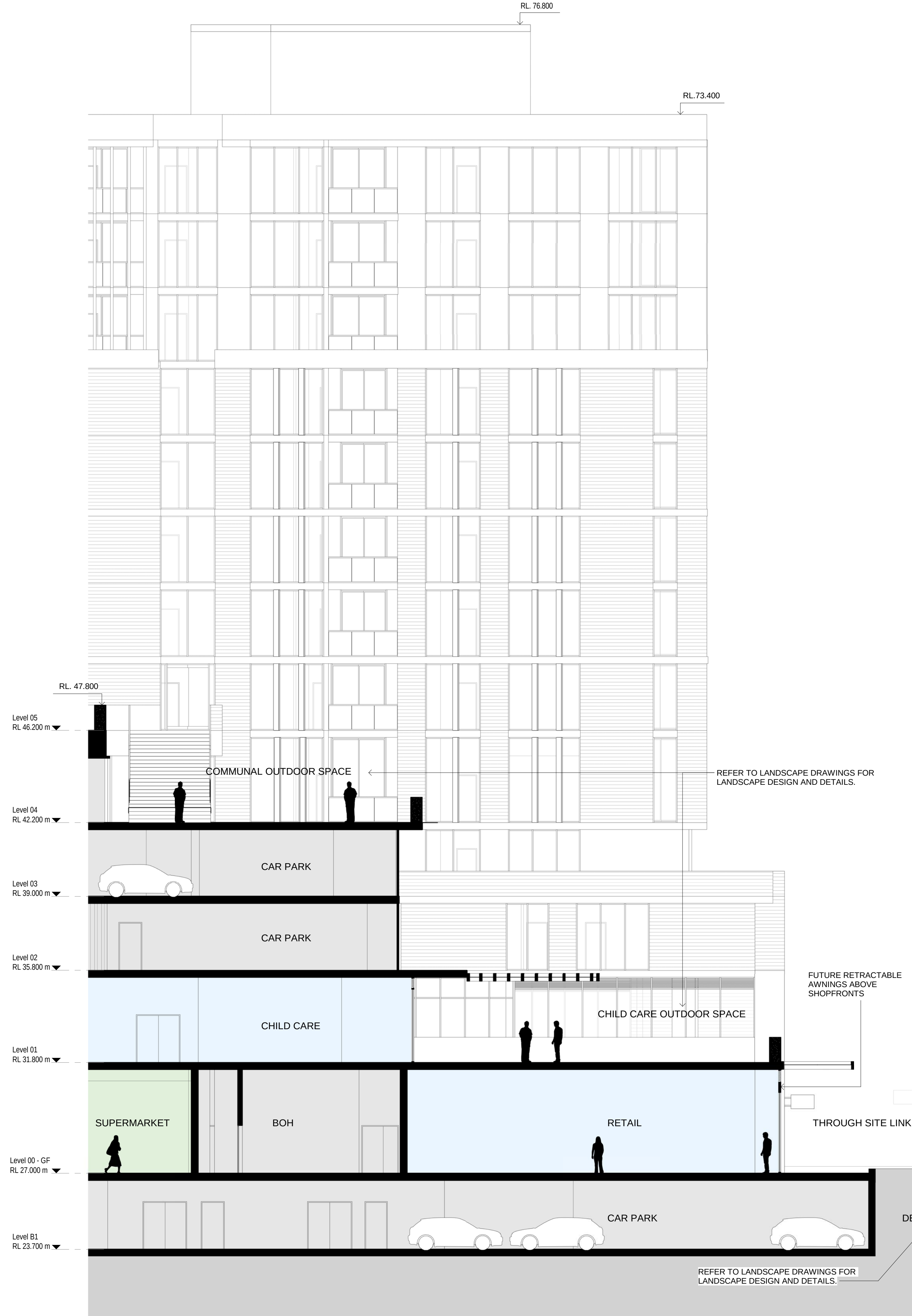
SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-31504

CHECKED BY:
JV

REV:
A

DA-02



Site Area	
Lots	Site Area m²
Total	11,029
3003	6,305
3004	3,234
3005	1,490

FSR Allowances	
Use Type	FSR allowed for Use
FSR Allowance	5:1

Project Summary																		
Thornton (DA-01 + DA-02)																		
Total Site Area (m²)	Total GFA (m²)	Total FSR	FSR		Non-Resi Area (m²)	Residential Area(m²)	Total Units	Unit Mix			Daylighting Compliance (≥ 2H)	Cross Ventilation	Adaptable Apartment	Silver Apartment	Car Spaces - DA-01		Car Spaces - DA-02	
			DA-01	DA-02				1 BED	2 BED	3 BED					Retail / Commercial	Residential	Retail / Commercial	Residential
11,029	55,145	5.00	5.00	5.00	5,569	49,576	553	30.7%	60.6%	8.7%	70.0%	60.5%	10.1%	20.3%	120	333	22	256

Communal Open Space Compliance

DA-01			DA-02		
Site Area (m²)	Communal Open Space (m²)	Percentage	Site Area (m²)	Communal Open Space (m²)	Percentage
6,305	2,725	43.2%	4,724	1,900	40.2%

DA-01 - Thornton Lot 3003 (Tower A+B)

Use	Levels	GFA m²	GFA m²	GFA m²	GFA m²
		Total	Retail	Tower A	Tower B
Roof	Roof				
Plant Room	Level 31				
	Level 30	480		480	
	Level 29	750		750	
	Level 28	750		750	
	Level 27	750		750	
	Level 26	750		750	
	Level 25	750		750	
	Level 24	785		785	
	Level 23	785		785	
	Level 22	785		785	
	Level 21	785		785	
	Level 20	785		785	
	Level 19	785		785	
	Level 18	785		785	
	Level 17	785		785	
	Level 16	785		785	
	Level 15	785		785	
	Level 14	785		785	
	Level 13	785		785	
	Level 12	1,417		785	632
	Level 11	1,417		785	632
	Level 10	1,427		795	632
	Level 09	1,455		801	654
	Level 08	1,455		801	654
	Level 07	1,455		801	654
	Level 06	1,455		801	654
	Level 05	1,465		805	660
Podium	Level 04	611			611
	Level 03	504			504
	Level 02	543			543
	Level 01	1,492	1,452		40
	Ground Floor	2,933	2,745	98	90
	Basement	246	246	0	0
	All Levels Total	31,525	4,443	20,122	6,960
		GFA m²	GFA m²	GFA m²	GFA m²
		Total	Total Retail	Total Tower A	Total Tower B

Levels	Studio	1 Bed	2 bed	3 Bed	Studio	1 Bed	2 bed	3 Bed	Total units	Cross Vent	Cross Vent	Sun Access	Sun Access	Adaptable Apartment	Silver Apartment
	Tower A	Tower A	Tower A	Tower A	Tower B	Tower B	Tower B	Tower B	Per Level	Tower A	Tower B	Tower A	Tower B	Tower A	Tower B
Roof															
Level 31															
Level 30	1	2	2	1					6			6			
Level 29	1	2	2	3					8			6			
Level 28	1	2	2	3					8			6			
Level 27	1	2	2	3					8			6			
Level 26	1	2	2	3					8			6			
Level 25	1	2	2	3					8			6			
Level 24	1	3	6						10			7			
Level 23	1	3	6						10			7			
Level 22	1	3	6						10			7			
Level 21	1	3	6						10			7			
Level 20	1	3	6						10			7			
Level 19	1	3	6						10			7			
Level 18	1	3	6						10			7	1	2	
Level 17	1	3	6						10			7	1	2	
Level 16	1	3	6						10			7	1	2	
Level 15	1	3	6						10			7	1	2	
Level 14	1	3	6						10			7	1	2	
Level 13	1	3	6						10			7	1	2	
Level 12	1	3	6						16			7	6	1	1
Level 11	1	3	6						16			7	4	1	1
Level 10	1	3	6						16			7	4	1	1
Level 09		2	6	1					17			6	6	2	3
Level 08		2	6	1					17	6	5	6	6	2	3
Level 07		2	6	1					17	6	5	5	6	2	3
Level 06		2	6	1					17	6	5	5	6	2	3
Level 05		3	5	1					17	6	5	4	6	1	2
Level 04									7						
Level 03									5						
Level 02									5						
Level 01									5						
Ground Floor															
All Levels Total	21	68	131	21	0	34	35	6	316	50		227		32	64
	Studio	1 Bed	2 bed	3 Bed	Studio	1 Bed	2 bed	3 Bed	Total units						
				241				75							
				Total Units Tower A				Total Units Tower B							
	Studio	1 Bed	2 bed	3 Bed	Studio	1 Bed	2 bed	3 Bed	Total units	Cross Vent		Sun Access (≥ 2H)		Adaptable Apartment	Silver Apartment
Percentage %	8.7%	28.2%	54.4%	8.7%	0.0%	45.3%	46.7%	8.0%	316	59%		72%		10%	20%

Total Unit Mix A & B			
	1 Bed	2 bed	3 Bed
Achieved Percentage %	38.9%	52.5%	8.5%

DA-01 - Carpark. Lot 3003 (Tower A+B)

	Level	Retail / Commercial		Residential		Tandems	Total Spaces Per Level
		Standard	Accessible	Standard	Accessible		
Carpark	Level 4			84	9	1	94
	Level 3			89	8	13	110
	Level 2			84	11	8	103
	Level 1	33	2	22	4		61
	Ground Floor						0
	Basement	81	4				85
	All Levels Total	114	6	279	32	22	453

DA-01 - Retail / Commercial GFA (m²)

Level	Commercial	Medical	Childcare	Supermarket	General Retail
Level 01	55	631	761		
Ground Floor	32			1,500	1,048
Basement				127	68
Total GFA m²	87	631	761	1,627	1,116
Total					4,222

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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ACCESS
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ENERGY
Not Applicable. Currently we are not engaged to provide this assessment.

FIRE
Not Applicable. Currently we are not engaged to provide this assessment.

WASTE MANAGEMENT
Elephant's Foot
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REFLECTIVITY AND WIND
Windtech
607 Forest Rd, Bexley NSW 2207

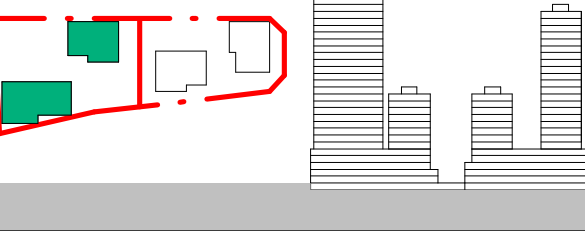
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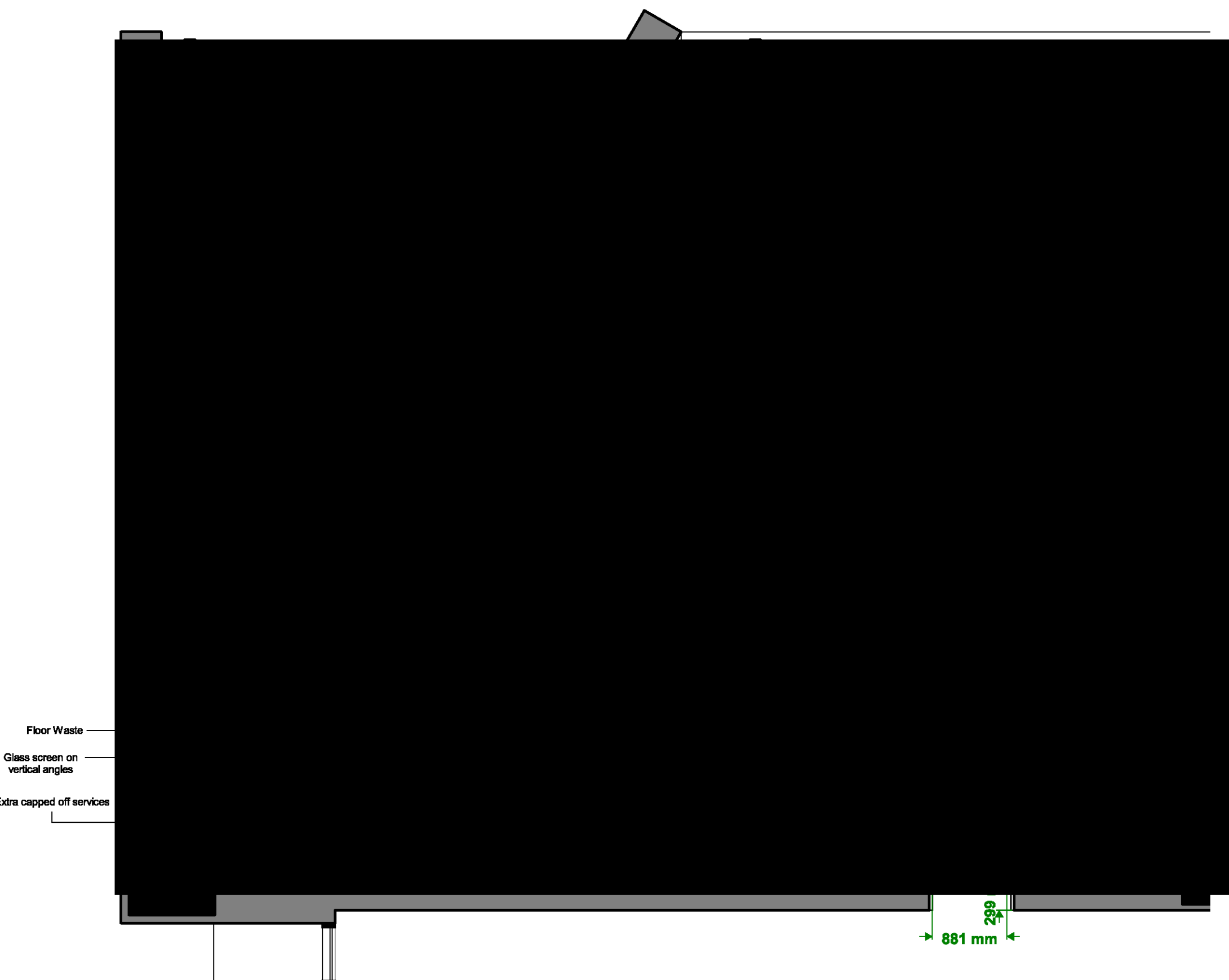
Rev Date By Revision Notes
KEY PLAN: KEY SECTION:



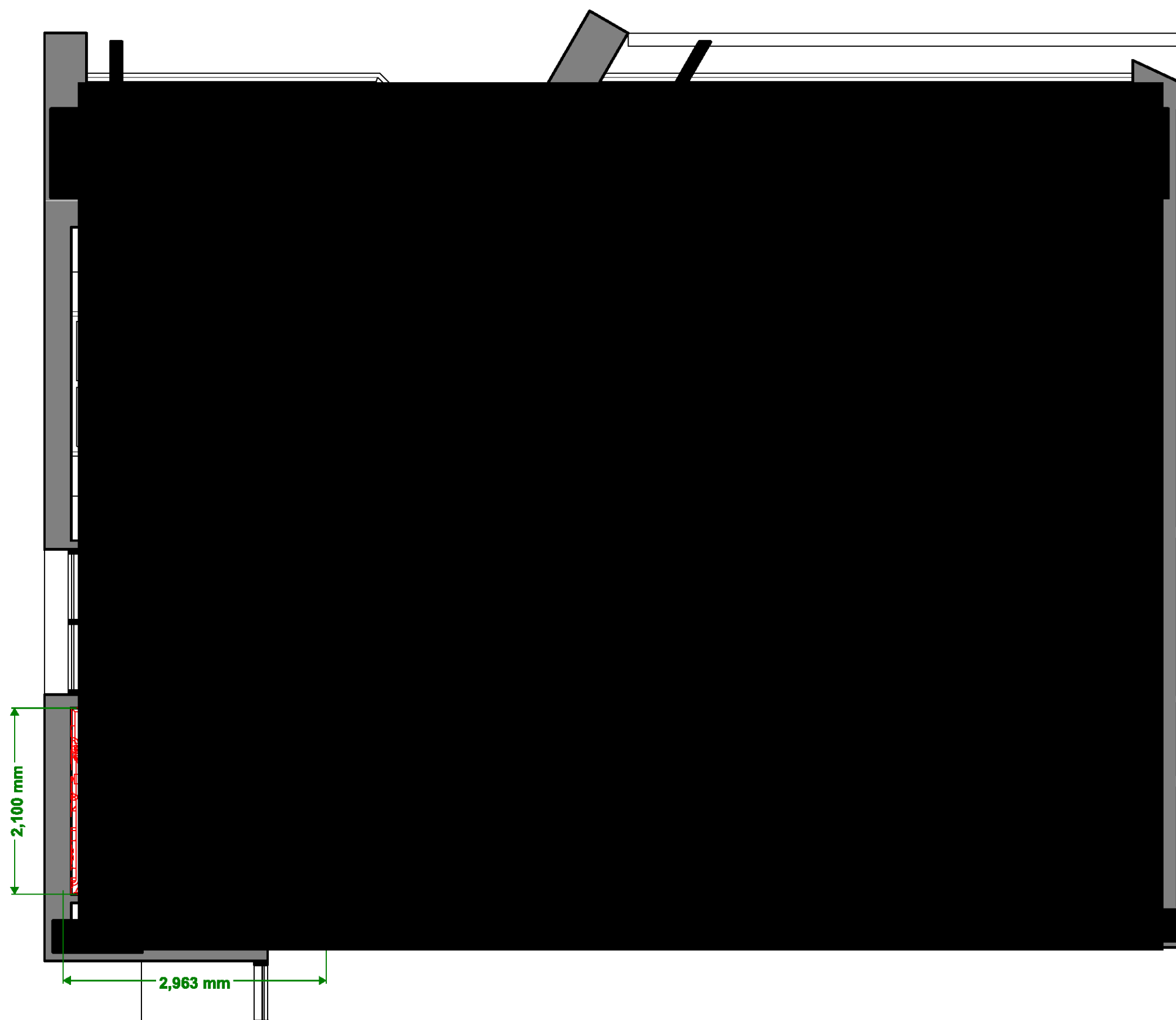
PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)
DRAWING TITLE:
SCHEDULES SHEET 1

SHEET STATUS:
FOR APPROVAL
DRAWING NUMBER:
DA-01-A-70565

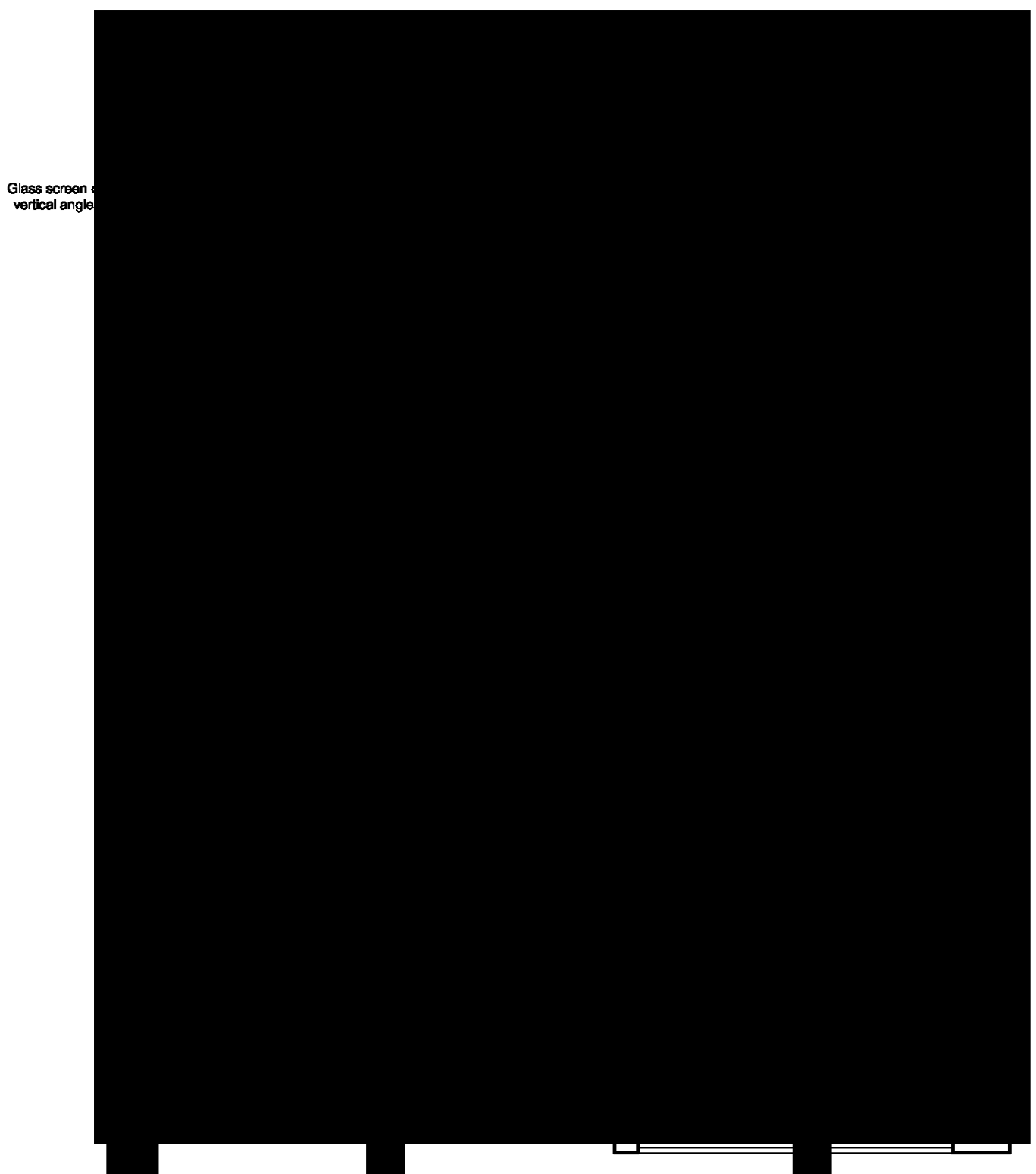
CHECKED BY:
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REV:
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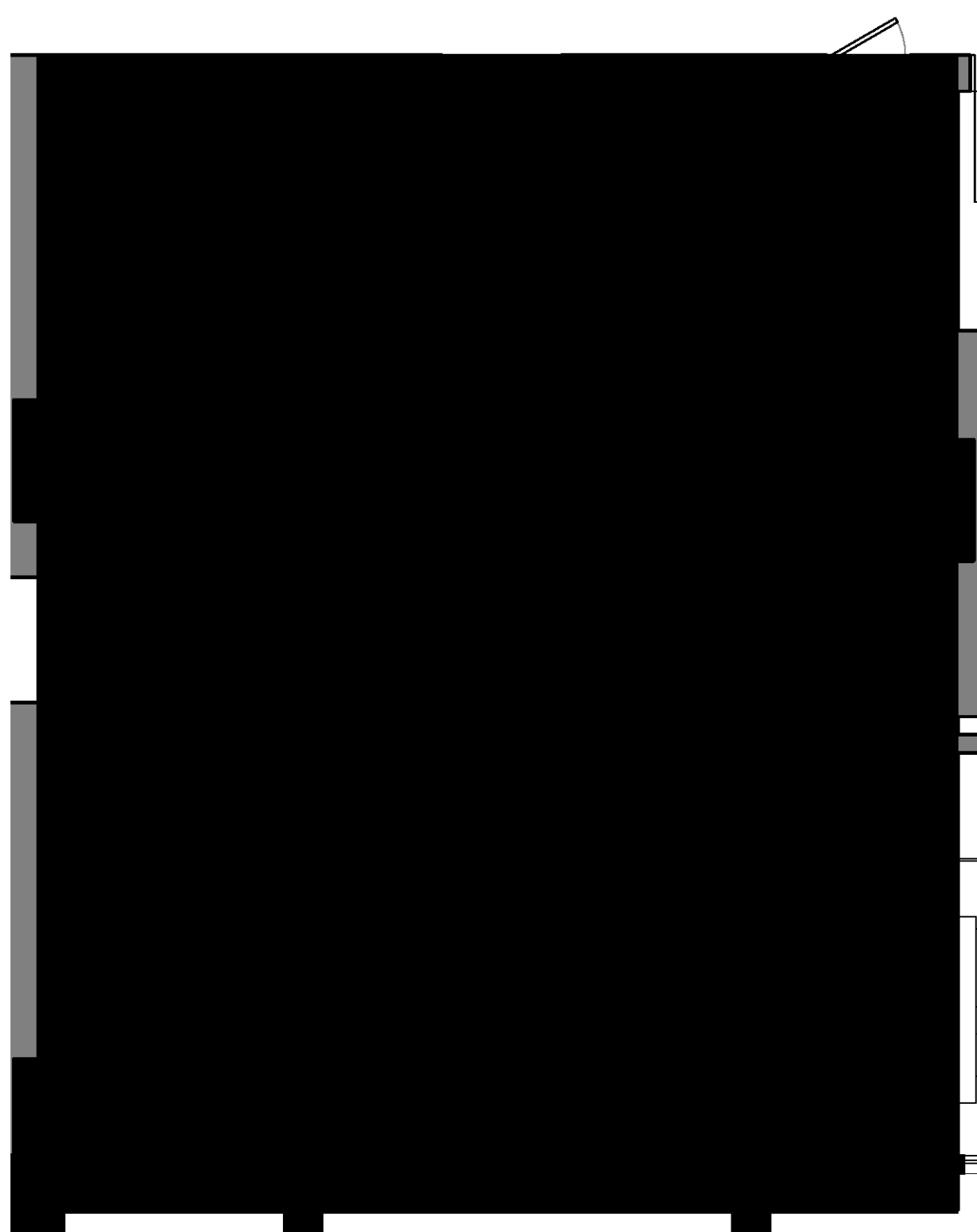
1 TA-2B-Level 05-09 - PRE-ADAPTABLE- (5 units)
SCALE 1 : 50



2 TA-2B-Level 05-09 - POST-ADAPTABLE - (5 units)
SCALE 1 : 50



3 TA-1B-Level 06-18 - PRE-ADAPTABLE - (13 units)
SCALE 1 : 50



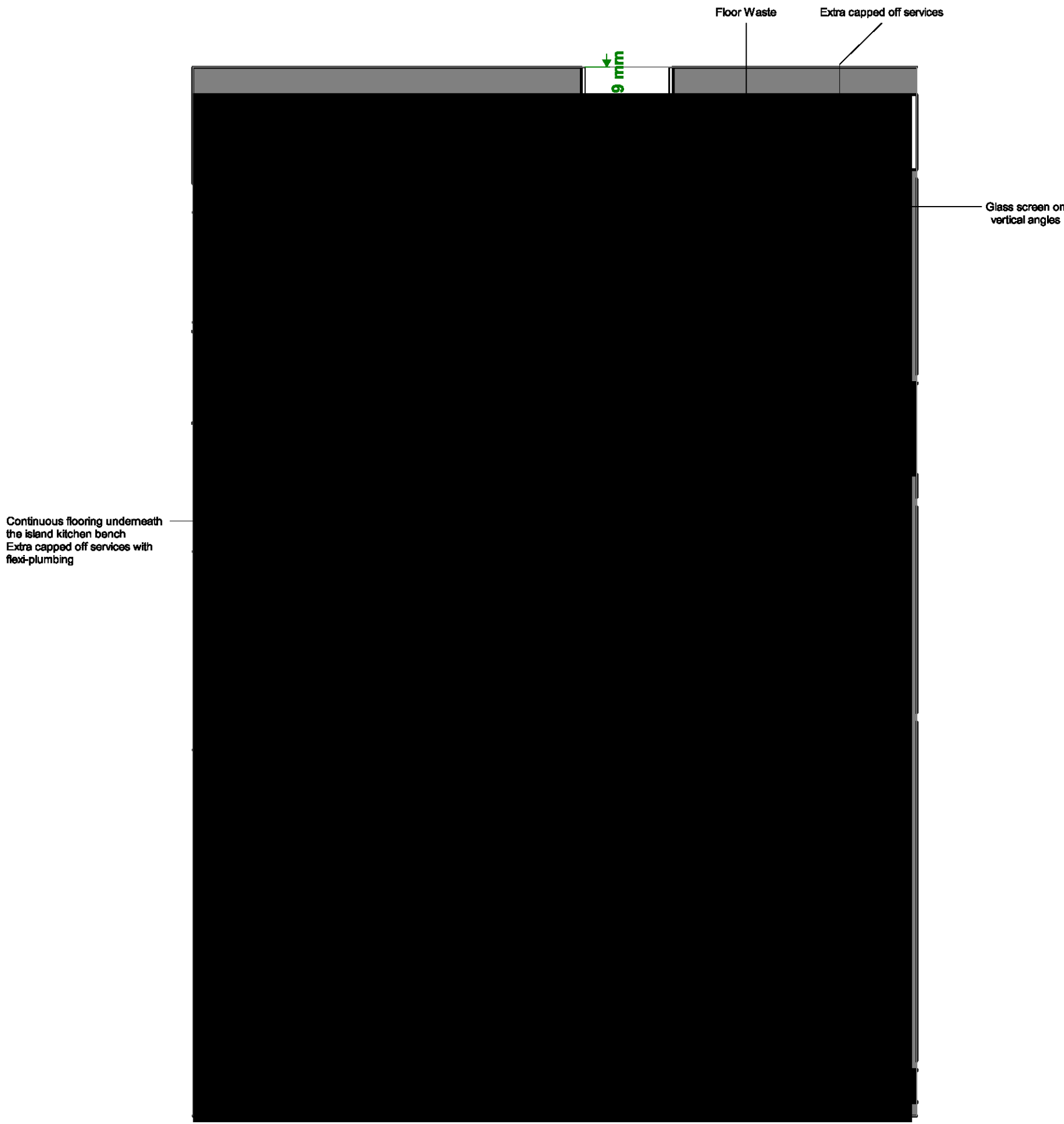
4 TA-1B-Level 06-18 - POST-ADAPTABLE - (13 units)
SCALE 1 : 50

SAFETY IN DESIGN CONSIDERATIONS DURING DETAILED DESIGN DEVELOPMENT (DD) STAGES (POST-DA)

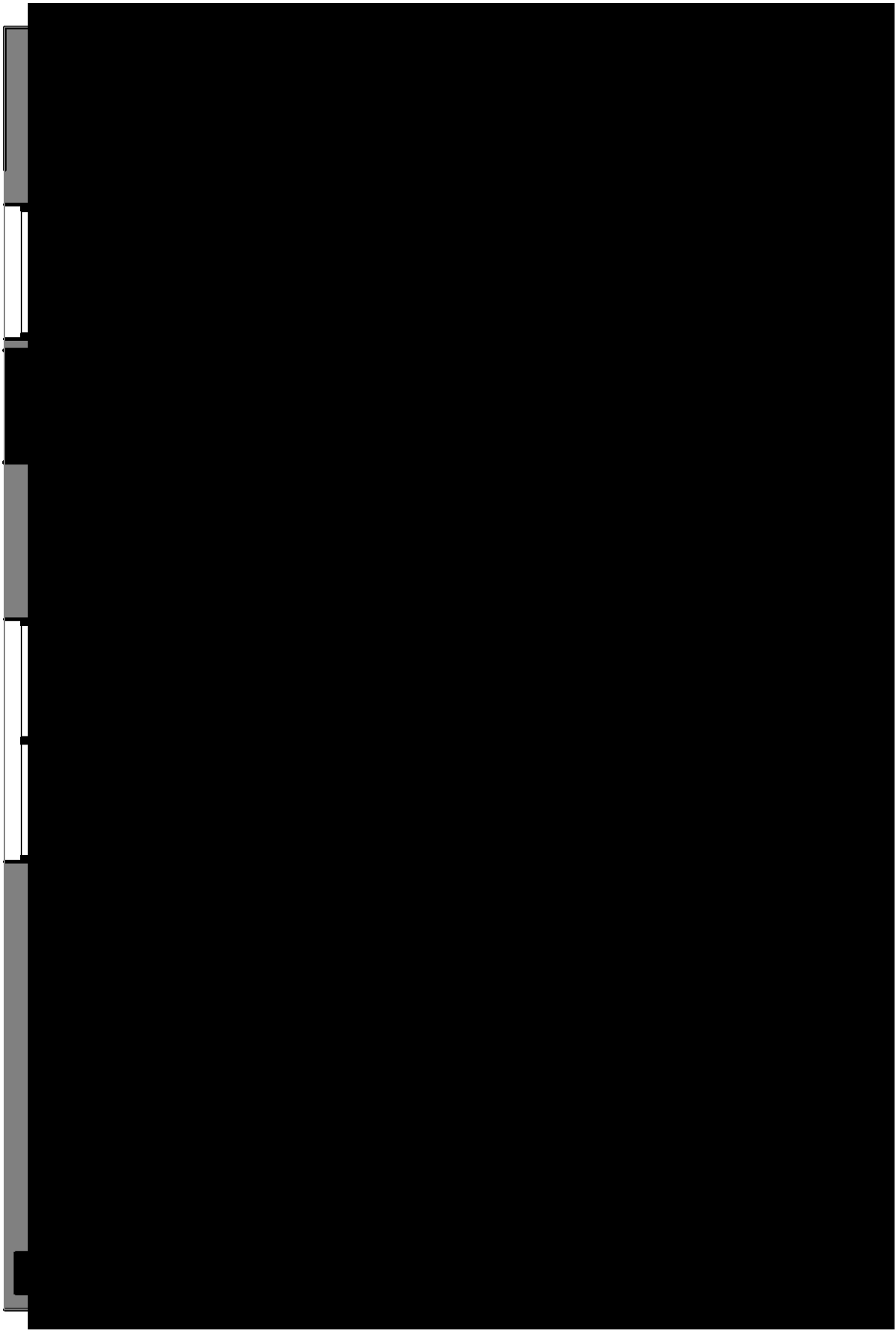
During DD (i.e. post-DA), the design and construction teams are strongly recommended to consult with relevant plumbing, hydraulic, tiling and water-proofing experts and consultants for all adaptable apartments that are being provided with extra-capped off services on flexi-plumbing/hose from outset for relocation and/or re-orientation of sanitaryware (e.g. toilet pan, basin and shower) and kitchen sink and laundry to undertake a Safety in Design Workshop and later implementation during construction to:

- mitigate the possibilities of stagnant hot and/or cold water of any wet area that can increase the risk for growth and spread of Legionella; and
- mitigate the possibilities of voiding the warranty for any waterproofing being provided from outset due to future process of adaptation; and
- mitigate the possibilities of any water leaks, mould growth and spread to the adaptable apartments and to other apartments as a result of an occupant from adapting their apartment.

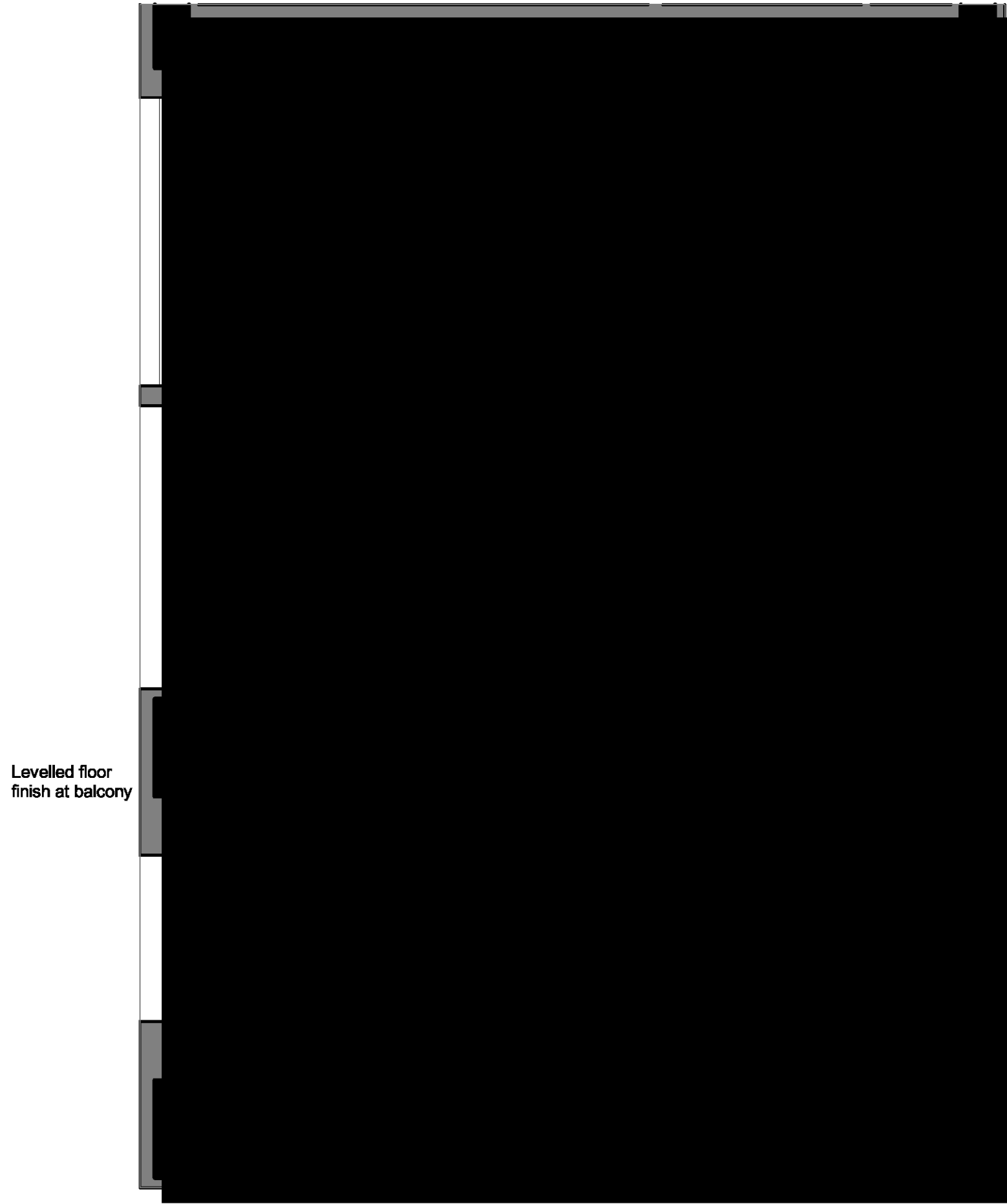
The above SID considerations are to protect the design and construction teams from possibility of complaints that can be raised under DDA and/or NCAT but more importantly to provide consumers a safe and marketable product that they can trust with their health and safety.



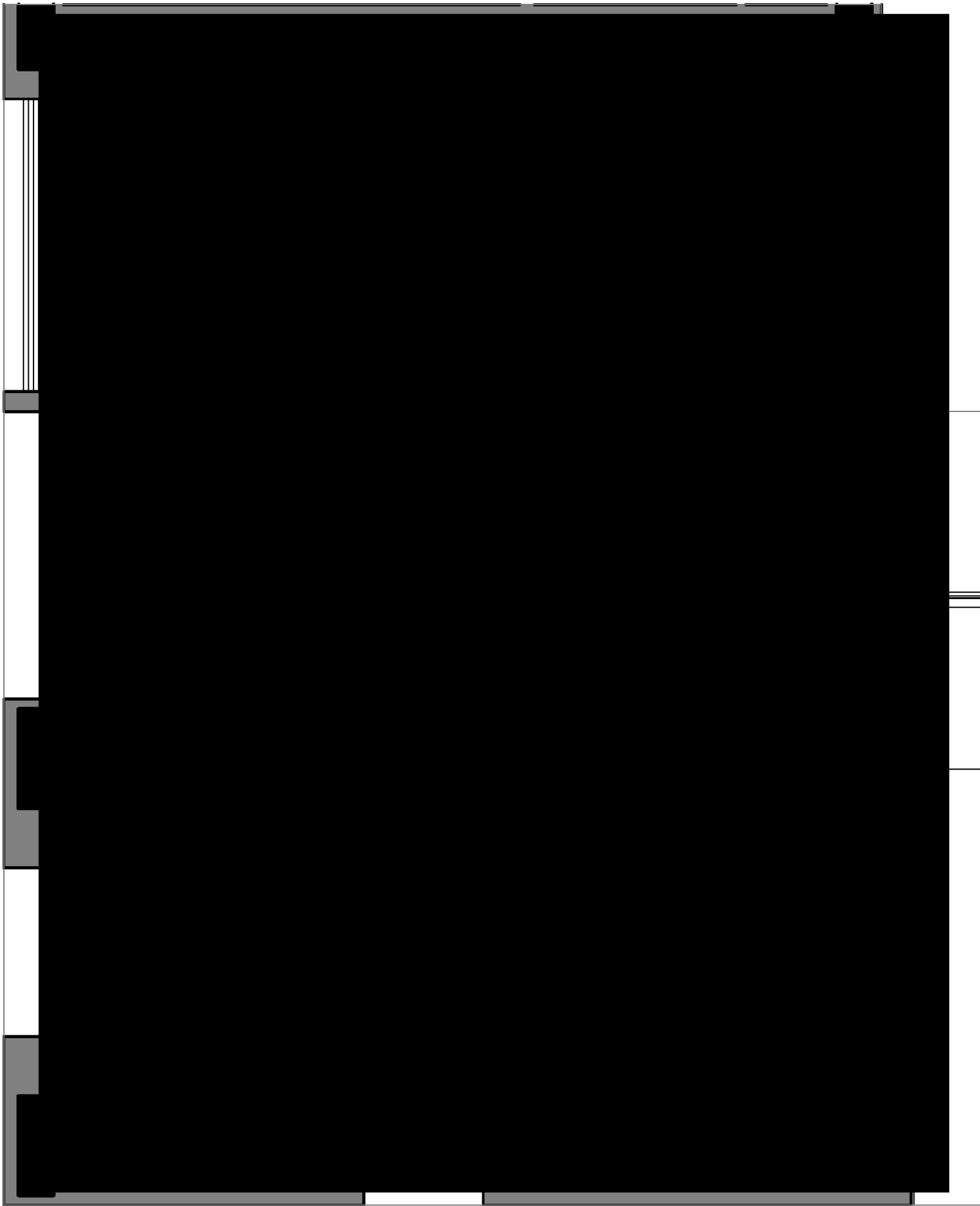
1 TB-1B-Level 04-12- PRE-ADAPTABLE- (9 units)
SCALE 1 : 50



2 TB-1B-Level 04-12 - POST-ADAPTABLE - (9 units)
SCALE 1 : 50



3 TB-2B-Level 05-09 - PRE-ADAPTABLE- (5 units)
SCALE 1 : 50



4 TB-2B-Level 05-09 - POST-ADAPTABLE - (5 units)
SCALE 1 : 50

SAFETY IN DESIGN CONSIDERATIONS DURING DETAILED DESIGN DEVELOPMENT (DD) STAGES (POST-DA)

During DD (i.e. post-DA), the design and construction teams are strongly recommended to consult with relevant plumbing, hydraulic, tiling and water-proofing experts and consultants for all adaptable apartments that are being provided with extra-capped off services on flexi-plumbing/hose from outset for relocation and/or re-orientation of sanitaryware (e.g. toilet pan, basin and shower) and kitchen sink and laundry to undertake a Safety in Design Workshop and later implementation during construction to:

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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-27

50-

FIRST POINT
PROPERTY

StHilliers

BCA

LOGIC

BCA

BCA

SGA

Core Reference No.: 113686_DA1
Owner: Access
Reviewed by: David Choe
Revision No: 10
Date of Review: 18/11/2021

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BCA

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ACCESS

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ENERGY

Not Applicable. Currently we are not engaged to provide this assessment.

FIRE

Not Applicable. Currently we are not engaged to provide this assessment.

WASTE MANAGEMENT

Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211

WINDTECH

REFLECTIVITY AND WIND
Windtech
807 Forest Rd, Bexley NSW
2207

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NOTES:

Rev

Date

By

Revision Notes

KEY PLAN:

KEY SECTION:

0

1

2

3

4

5 m

SCALE @A1 1:100

NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

ADAPTABLE APARTMENTS - TB

SHEET STATUS:

FOR APPROVAL

CHECKED BY:

JV

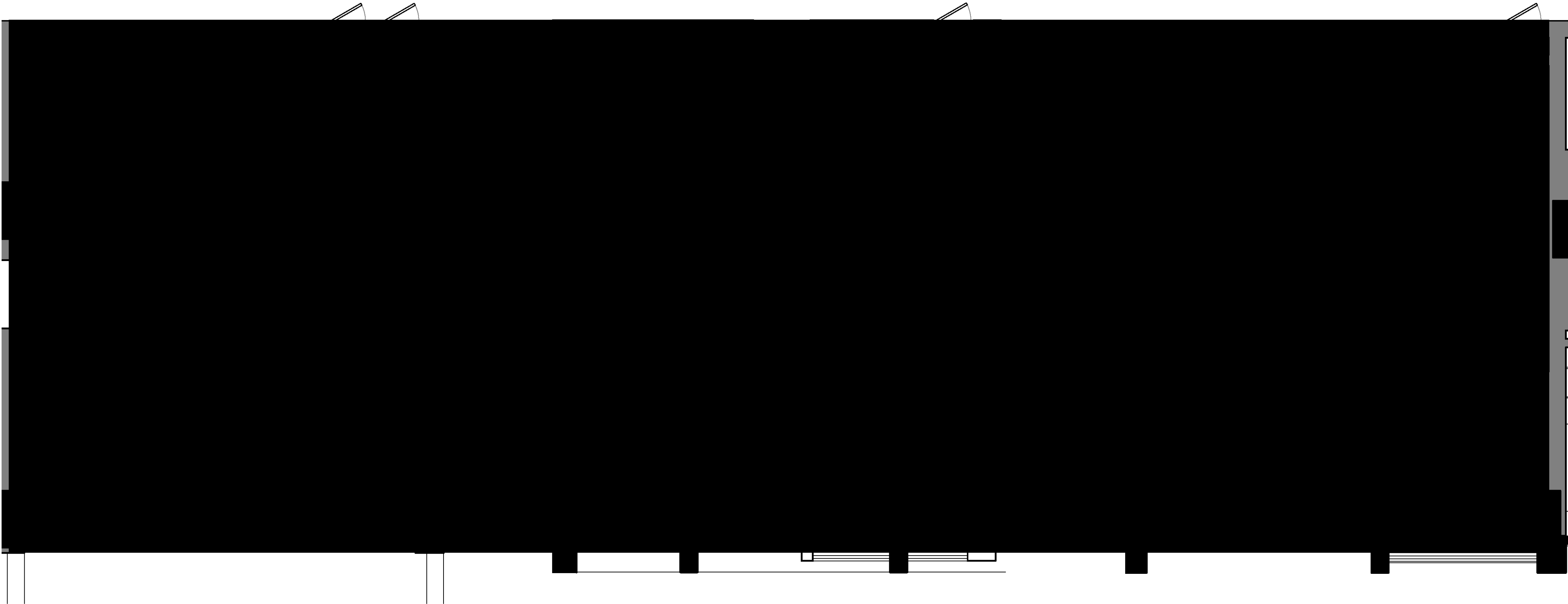
DRAWING NUMBER:

DA-01-70562

REV:

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18/11/2021 5:43:33 PM
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1 TA-1B-Level 05 - SILVER - (1 unit)
SCALE 1 : 50

2 TA-1B-Level 06-18 - SILVER - (13 units)
SCALE 1 : 50

3 TA-1B-Level 19-24 - SILVER - (6 units)
SCALE 1 : 50

Reinforcement of bathroom walls around the visitable toilet and shower can be coordinated during DD, post-DA.



4 TA-2B-Level 05-09 - SILVER- (5 units)
SCALE 1 : 50

5 TA-2B-Level 06-24 - SILVER - (19 units)
SCALE 1 : 50

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Core Reference No.: 112686_DA1
Division: Access
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021
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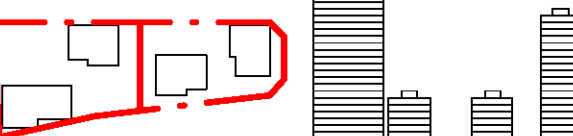
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Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 1 2 3 4 5 m
SCALE @A1 1:100 NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

SILVER APARTMENTS

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:

DA-01-70563

CHECKED BY:
JV

REV:

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Core Reference No.: 113686_DA1
Owner: Acume
Reviewed by: David Choe
Revision No.: 10
Date of Review: 18/11/2021

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KEY PLAN: KEY SECTION:

0 1 2 3 4 5 m

SCALE @A1 1:100

NORTH

PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)
DRAWING TITLE:
SILVER APARTMENTS

SHEET STATUS:

FOR APPROVAL

DRAWING NUMBER:

DA-01-70564

CHECKED BY:

JV

REV:

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Reinforcement of bathroom walls around the visitable toilet and shower can be coordinated during DD, post-DA.

1 TB-1B-Level 04-12- SILVER- (9 units)
SCALE 1 : 50

2 TB-2B-Level 05-09 - SILVER- (5 units)
SCALE 1 : 50

3 TB-2B-Level 04-09 - SILVER- (6 units)
SCALE 1 : 50