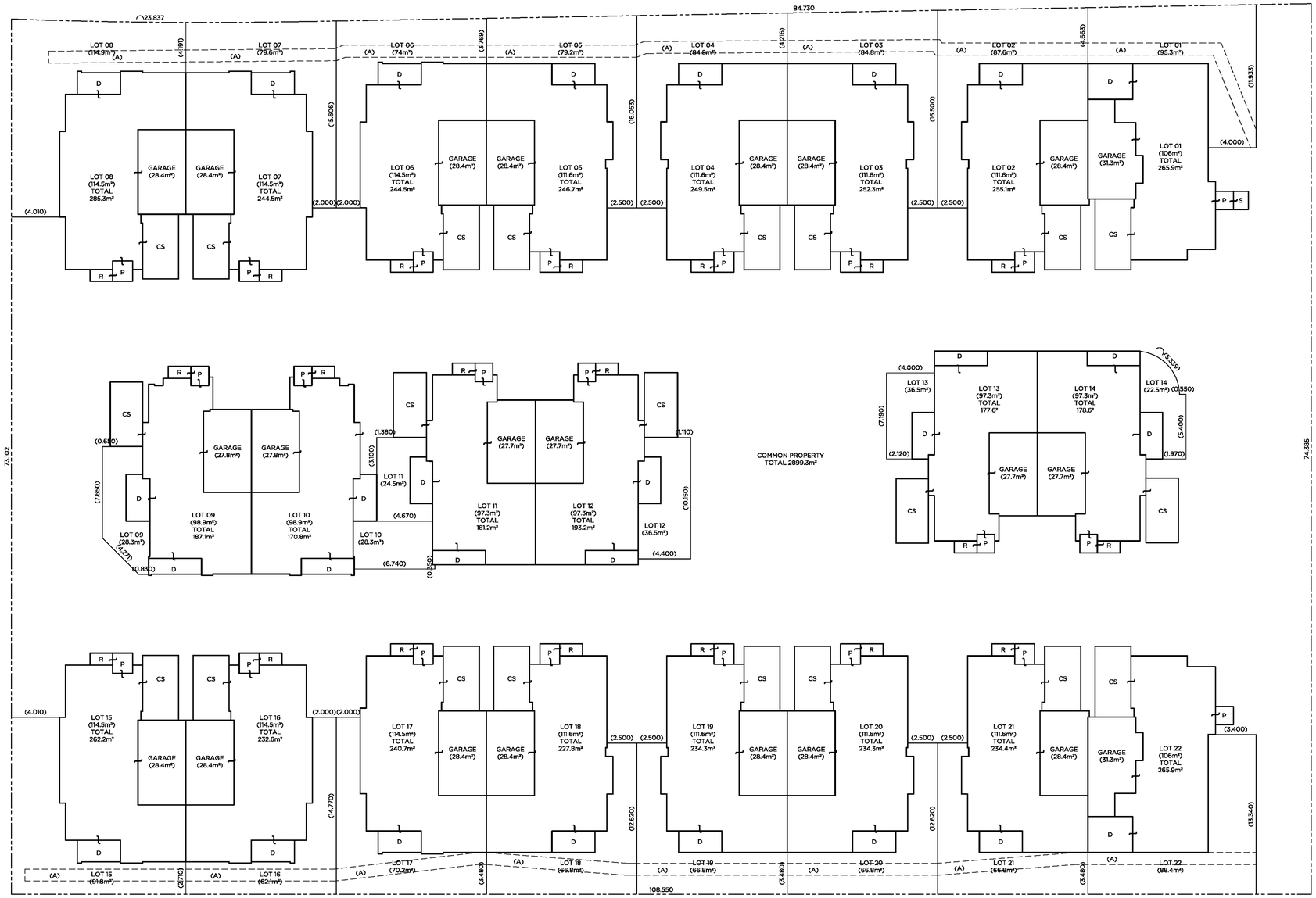

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EP

NOTES

LEGEND

LEGEND	
1M WIDE DRAINAGE EASEMENT	(A)
ALLOCATED CAR SPACE	CS
DECK/VERANDAH/PATIO	D
PORCH	P
STAIR	S
LINKED SPACES	L

CLIENT
Greater Western Group (NSW)
P/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect 5, Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

Use figured dimensions only. Verify all levels and dimensions on site before commencing construction, fabrication, or shop drawings.
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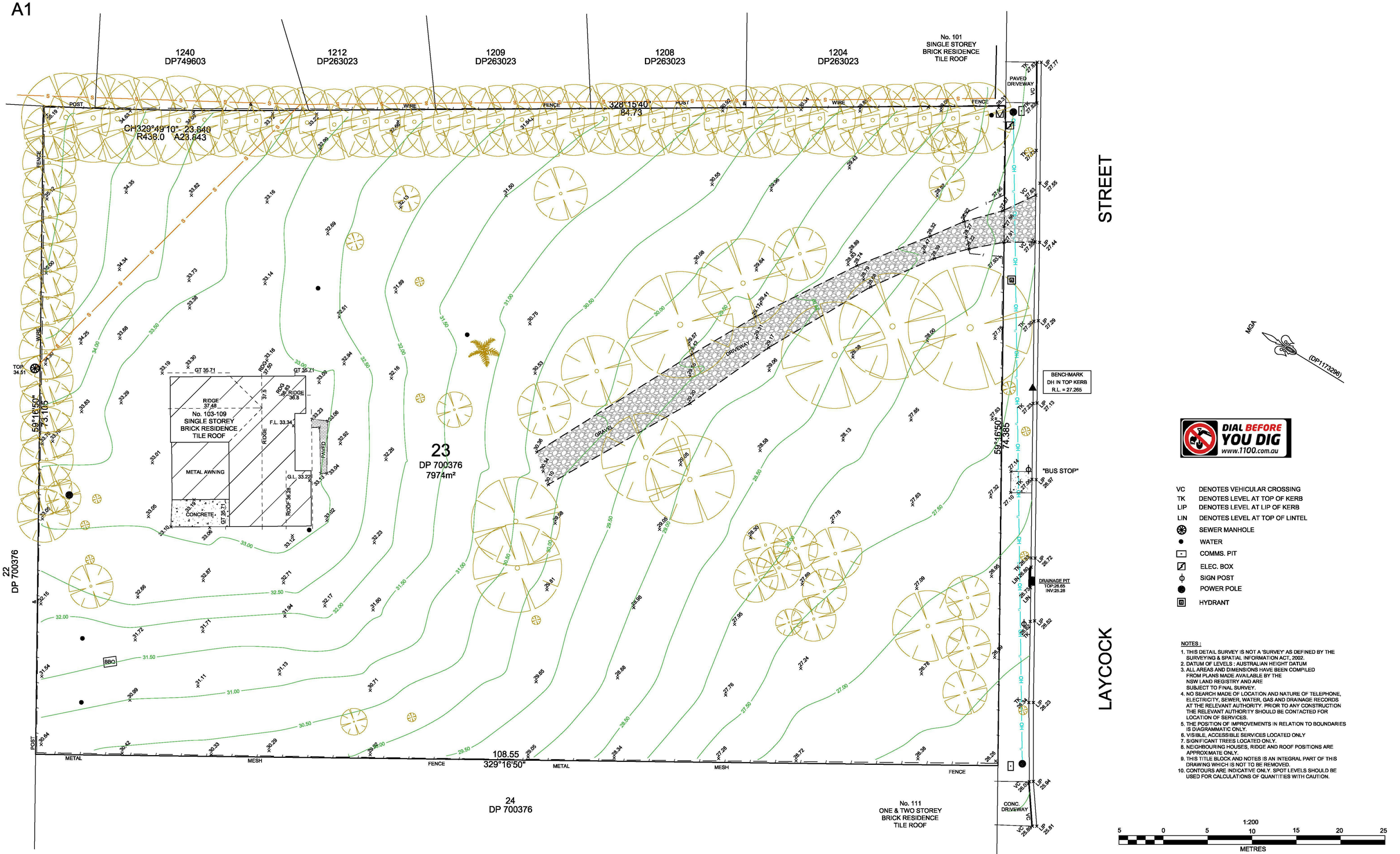
DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	RA	DRAFT STRATA SUBDIVISION PLAN
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:200 / 0246
	APPROVED	DRAWING NO. / REV
	RA	SUB101 / 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

A1



DIAL BEFORE YOU DIG
www.1100.com.au

VC	DENOTES VEHICULAR CROSSING
TK	DENOTES LEVEL AT TOP OF KERB
LIP	DENOTES LEVEL AT LIP OF KERB
LIN	DENOTES LEVEL AT TOP OF LINTEL
	SEWER MANHOLE
	WATER
	COMMS. PIT
	ELEC. BOX
	SIGN POST
	POWER POLE
	HYDRANT

NOTES :

1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
2. DATUM OF LEVELS : AUSTRALIAN HEIGHT DATUM
3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY AND ARE SUBJECT TO FINAL SURVEY.
4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
7. SIGNIFICANT TREES LOCATED ONLY.
8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
9. THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

1:200

5 0 5 10 15 20 25

METRES

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RHCO RICHARD HOGAN & CO.
SURVEYING & DEVELOPMENT CONSULTANTS
ABN 59 082 453 165
P.O. BOX 4365, Penrith Plaza, NSW 2750.
Phone: (02) 4732 6599
Web: www.rhco.com.au Email: admin@hoganco.com.au

SURVEYOR: HN
DRAWN: HN
REDUCTION RATIO: 1:200 @ A1
CONTOUR INTERVAL: 0.5m
SHEET 1 OF 1

ORIGIN OF LEVELS:
SS176870
R.L. 25.65 (SCIMS)
DATUM: AUSTRALIAN HEIGHT DATUM
DATE: 04.04.2019
VERSION No.: A

PLAN OF DETAIL AND LEVELS OVER LOT 23 IN D.P.700376 AT No. 103-109 LAYCOCK STREET, CRANEBROOK

CLIENT: CAZ BUILD
L.G.A.: PENRITH
JOB REF: 19199

CAD FILENAME: X:\2019 - RHCO\19199 - 103-109 Laycock St Cranebrook\ACAD\19199 -No 103-109 Laycock St Cranebrook - DETAIL SURVEY.dwg

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2019.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-1991

SILT SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. 'PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD, FOOTPATH AREAS TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS
PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES
-CLASS 1
ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE—
(A) CLASS 1A — A SINGLE DWELLING BEING—
(I) A DETACHED HOUSE; OR
(II) ONE OF A GROUP OF TWO OR MORE ATTACHED DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOUSE, TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE
PART B1 STRUCTURAL PROVISIONS
— SEE ENGINEERS PLANS

SECTION C FIRE RESISTANCE
PART C1 FIRE RESISTANCE AND STABILITY
–C1.1 TYPE OF CONSTRUCTION REQUIRED
TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING
–C1.12 NON—COMBUSTIBLE MATERIALS
THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON—COMBUSTIBLE MATERIAL IS REQUIRED:
(A) PLASTERBOARD,
(B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH.
(C) FIBROUS—PLASTER SHEET.
(D) FIBRE—REINFORCED CEMENT SHEETING.
(E) PRE—FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE FINISH NOT EXCEEDING 1 MM THICKNESS AND WHERE THE SPREAD—OF—FLAME INDEX OF THE PRODUCT IS NOT GREATER THAN 0.
(F) BONDED LAMINATED MATERIALS WHERE—
(I) EACH LAMINATE IS NON—COMBUSTIBLE; AND
(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS; AND
(III) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2 MM; AND
(V) THE SPREAD—OF—FLAME INDEX AND THE SMOKE—DEVELOPED INDEX OF THE LAMINATED MATERIAL AS A WHOLE DOES NOT EXCEED 0 AND 3 RESPECTIVELY
3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS
AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS THAN—
(A) 900MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE, OR
(B) 18M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.
3.7.1.4 MEASUREMENT OF DISTANCES
(A) THE DISTANCE FROM ANY POINT ON A EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR TO ANOTHER BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT ANGLES FROM THE ALLOTMENT BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT POINT WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5.
(B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO BE CONSTRUCTED IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN THAT MANNER.
3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS
(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING AND MUST:
(I) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE, OR
(2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR
(3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 50MM THICK.
(B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY:
(I) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-, OR
(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.
(C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B)
(D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND THE DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200MM FROM THAT BUILDING PROVIDED THAT-
(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.25QM, OR
(2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND-
(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR
(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS BLOCKS.
3.7.1.8 SEPARATING WALLS
(A) A WALL THAT SEPERATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 AND-
(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB
(2) EXTEND-
(A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE UNDERSIDE OF THE ROOF COVERING, OR
(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS THAT 450MM ABOVE THE ROOF COVERING.
SPECIFICATION C1.10: FIRE HAZARD PROPERTIES-
MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN SPECIFICATION C1.10.
PART 3.7.2 : SMOKE ALARMS
- AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FORSMOKE ALARMS
(A) SMOKE ALARMS MUST BE INSTALLED IN-
(1) ANY STOREY CONTAINING BEDROOMS-
PART 3.8 : HEALTH AND AMENITY
- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1 (Wet areas).
PART 3.8.5 : VENTILATION
3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2
3.8.5.1 APPLICATION
3.8.5.2 VENTILATION REQUIREMENT
PART 3.8.6 SOUND INSULATION
3.8.6.1 APPLICATION
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION
3.8.6.2 SOUND INSULATION REQUIREMENTS
(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A SEPARATING WALL BETWEEN 2 OR MORE CLASS 1 BUILDING MUST:
(D) ACHIEVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND
(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4.
(B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9 : SAFE MOVEMENT AND ACCESS
- THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY WITH PART 3.9.1.2 (GENERAL REQUIREMENTS).
SECTION E (SERVICES AND EQUIPMENT)
BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS. THIS TO BE ACHIEVED BY MEETING THOSE PERFORMANCE REQUIREMENTS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE FOLLOWING LIST:
EP1.3 (FIRE HYDRANTS), EP1.4 (SPRINKLER SYSTEMS), EP1.6(FIRE CONTROL CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION IN SINGLE DWELLING)
PART E1 : FIRE FIGHTING EQUIPMENT-
- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE FIRE EXTINGUISHERS).
E1.7 (FIRE AND SMOKE ALARMS),
SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9 (FIRE PRECAUTIONS DURING CONSTRUCTION).
SECTION F (HEALTH AND AMENITY)
PART F1: DAMP AND WEATHERPROOFING-
- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2.
-ROOF COVERING TO COMPLY WITH F1.5.
-SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2
-WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7.
-DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.
-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11.
PART F4: LIGHT AND VENTILATION
VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC CARPARKS).
-OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

STANDARDS AUSTRALIA COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

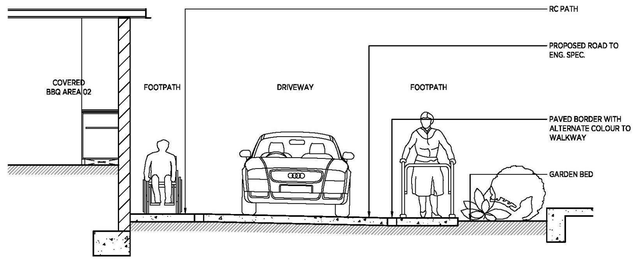
AS2293	EMERGENCY EVACUATION LIGHTING IN BUILDINGS
AS3700	MASONRY STRUCTURES
AS1670	FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS—SYSTEM DESIGN, INSTALLATION AND COMMISSIONING
AS1668	THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS1428	GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
AS2293	EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS3500	PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE
ASNZS1664	ALUMINUM STRUCTURES
ASNZS1905	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
AS2050	INSTALLATION OF ROOF TILES
AS2047	WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS2327	COMPOSITE STRUCTURES
AS2870	RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
AS1684	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS3700	MASONRY STRUCTURES
AS3013	ELECTRICAL INSTALLATIONS
AS1668	THE USE OF MECHANICAL ENTILATION AND AIR CONDITIONING IN BUILDINGS
AS2444	PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION AND LOCATION
AS3786	SMOKE ALARMS
ASNZS1905	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS
AS1288	GLASS IN BUILDINGS- SELECTION AND INSTALLATION
AS2107	ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
AS3660.1	TERMITE MANAGEMENT-NEW BUILDING WORK
AS3740	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING.
AS1926.1	SAFETY BARRIERS FOR SWIMMING POOLS
AS1926.2	LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

ADDITIONAL NOTES
-PROVIDE SIGNAL MASTER TV ANTENNA
-PROVIDE FIXED OUTDOOR CLOTHES DRYER
-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA STANDARD
-ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS
-ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

Proposed Seniors Housing & Housing for People with a Disability & Strata Subdivision

103-109 Laycock Street, Cranebrook NSW 2749 - LOT 23 DP700376

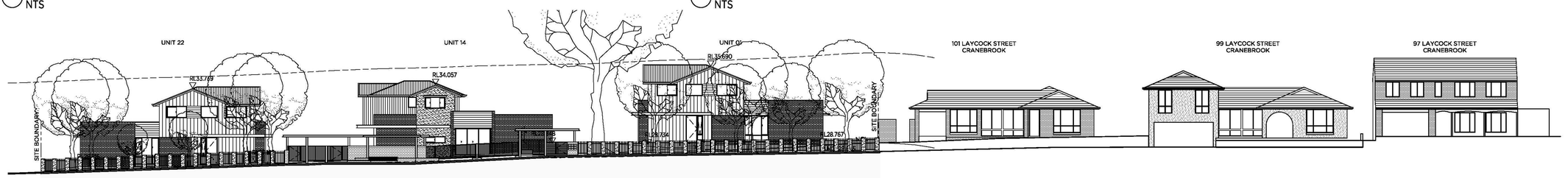
LOCATION MAP
NTS



TYPICAL FOOTPATH DETAIL
1:50

STREET 3D PERSPECTIVE
NTS

INTERNAL 3D PERSPECTIVE
NTS



STREET ELEVATION
1:200

UNIT NO.	GROUND FLOOR (m²)	FIRST FLOOR (m²)	TOTAL (m²)	GARAGE (m²)	P.O.S. (m²)	NO. BEDS	ROOF
1	96.9	45.1	142	27.9	106.3	3	164
2	102.1	43.1	145.2	25.6	93.9	3	166.7
3	102.1	43.1	145.2	25.6	91.1	3	166
4	102.1	43.1	145.2	25.6	88.3	3	166.7
5	102.1	43.1	145.2	25.6	85.5	3	166
6	104.5	N/A	104.5	25.6	80.4	2	166.7
7	104.5	N/A	104.5	25.6	86.1	2	166.7
8	104.5	N/A	104.5	25.6	121.2	2	166.7
9	91.5	N/A	91.5	25.1	40.5	2	158.9
10	91.5	N/A	91.5	25.1	42.8	2	158.9
11	88.7	36.2	124.9	25.1	31.7	3	155.1
12	88.7	36.2	124.9	25.1	43.2	3	155.1
13	88.7	36.2	124.8	25.1	33.6	3	155.1
14	88.7	36.2	124.9	25.1	34.5	3	155.1
15	104.5	N/A	104.5	25.6	98.1	2	166.7
16	104.5	N/A	104.5	25.6	68.5	2	166.7
17	104.5	N/A	104.5	25.6	76.7	2	166.7
18	102.1	43.1	145.2	25.6	73.2	3	166
19	102.1	43.1	145.2	25.6	73.2	3	166.7
20	102.1	43.1	145.2	25.6	73.2	3	166
21	102.1	43.1	145.2	25.6	73.2	3	166.7
22	96.9	45.1	142	27.9	99.4	3	164
TOTALS	2175.4	579.8	2755.2	564.8	1614.6	58	3597

AREA SCHEDULE OF UNITS

Assessor Certificate # 15212573 Assessor # BDAV/13/1521 Thermal Load & NatHERS Spec			
House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
Unit-4	54	38	5.1
Unit-5	49	29	5.6
Unit-6	54	38	5.1
Unit-7	53	36	5.4
Unit-8	55	36	5.2
Unit-9	47	31	6.7
Unit-10	40	41	6.5
Unit-11	53	23	6.5
Unit-12	56	30	6.2
Unit-13	55	44	6.4
Unit-14	45	43	6.6
Unit-15	48	50	6.3
Unit-16	42	22	6.5
Unit-17	47	31	6.7
Unit-18	53	23	6.5
Unit-19	56	30	6.2
Unit-20	53	23	6.5
Unit-21	56	30	6.2
Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed

Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

DESIGN FACTS

SITE AREA	7974m²
NO. OF DWELLINGS	22

CONTROL	SEPP HSPD 2004 COMPLIANCE PROPOSED	REQUIRED
FSR	0.351	0.501
LANDSCAPED AREA	33%	30%
DEEP SOIL ZONE	27%	15%
SOLAR ACCESS	77%	70%
PRIVATE OPEN SPACE	MIN 31.7m²	15m²
RESIDENT PARKING SPACES	43	29
VISITOR SPACES	5	6
COMMUNAL OPEN SPACE	269m²	0m²
MAX. BUILDING HEIGHT	7.95m	8m
TOTAL ROOF AREA	3597m²	

**MAXIMUM BUILDING HEIGHT TAKEN FROM UNIT 21 - HIGHEST STRUCTURE ABOVE NGL

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
DA000	COVER SHEET	1:50, 1:200	00
DA100	SITE ANALYSIS & DEMOLITION PLAN	1:200	00
DA101	CONTEXT MAP	NTS	00
DA102	SITE PLAN - GROUND FLOOR	1:200	00
DA103	SITE PLAN - FIRST FLOOR	1:200	00
DA104	SITE PLAN - ROOF	1:200	00
DA301	SITE SECTIONS	1:200	00
DA302	SITE SECTIONS	1:200	00
DA303	SITE ELEVATIONS	1:200	00
DA304	SITE INTERNAL ELEVATIONS	1:200	00
DA305	SITE INTERNAL ELEVATIONS	1:200	00
DA306	SITE INTERNAL ELEVATIONS	1:200	00
DA307	RETAINING WALL & BOUNDARY FENCE ELEVATIONS	1:200	00
DA401	SEPP AREA SCHEDULE	1:200	00
DA402	DEMOLITION PLAN & PRELIM. SITE WORKS	1:200	00
DA403	CUT & FILL PLAN	1:200	00
DA501	WINDOW SCHEDULE - UNITS 01-12	NTS	00
DA502	WINDOW SCHEDULE - UNITS 13-22	NTS	00
DA503	HEIGHT LIMIT DIAGRAM	NTS	00
DA601	SHADOW DIAGRAM - 22 MAR 9AM	1:200	00
DA602	SHADOW DIAGRAM - 22 MAR 12PM	1:200	00
DA603	SHADOW DIAGRAM - 22 MAR 3PM	1:200	00
DA604	SHADOW DIAGRAM - 22 JUN 9AM	1:200	00
DA605	SHADOW DIAGRAM - 22 JUN 12PM	1:200	00
DA606	SHADOW DIAGRAM - 22 JUN 3PM	1:200	00
DA607	SHADOW DIAGRAM - 22 SEP 9AM	1:200	00
DA608	SHADOW DIAGRAM - 22 SEP 12PM	1:200	00
DA609	SHADOW DIAGRAM - 22 SEP 3PM	1:200	00
DA610	SHADOW DIAGRAM - 22 DEC 9AM	1:200	00
DA611	SHADOW DIAGRAM - 22 DEC 12PM	1:200	00
DA612	SHADOW DIAGRAM - 22 DEC 3PM	1:200	00
DA613	SOLAR ACCESS DIAGRAM - 22 JUN	1:200	00
DA701	TYP. PLANS, SECTIONS & ELEVATIONS - UNITS 01 & 22	1:100	00
DA702	TYP. PLANS, SECTIONS & ELEVATIONS - UNITS 02, 04, 19 & 21	1:100	00
DA703	TYP. PLANS & SECTIONS & ELEVATIONS - UNITS 03, 05, 08 & 20	1:100	00
DA704	TYP. PLANS, SECTIONS & ELEVATIONS - UNITS 06-08, 15-17	1:100	00
DA705	TYP. PLANS, SECTIONS & ELEVATIONS - UNITS 09-10	1:100	00
DA706	TYP. PLANS, SECTIONS & ELEVATIONS - UNITS 11-14	1:100	00
DA720	DRIVEWAY SECTIONS	1:250	00
DA731	BIN STORE DETAIL	1:50	00
DA732	ENTRANCE DETAIL	1:50	00
DA733	BBQ AREA 01 DETAIL	1:50	00
DA734	BBQ AREA 02 & 03 DETAIL - FLOOR PLAN	1:50	00
DA735	BBQ AREA 02 & 03 DETAIL - ELEVATIONS	1:50	00

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN: 71 604 870 303
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	COVER SHEET
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:50, 1:200 / 0246
	APPROVED	DRAWING NO. / REV
	RA	DA000 / 00

Document Set ID: 8909361
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NOTES

LEGEND
- VIEWS AND VISTAS
- NOISE
- PREVAILING WINDS
- DRIVEWAY / VEHICULAR ACCESS POINT
- EXISTING NEIGHBOURING STRUCTURES
- VIEW NO. FROM IMAGES
- ROCK OUTCROPS
- BUILDING SETBACKS
- OVERLOOKING OF NEIGHBOURING SITES
- POTENTIAL FOR OVERSHADOWING OF NEIGHBOURING OPEN SPACE
- NO. OF STOREYS
- NEIGHBOURING GARAGES
- NEIGHBOURING PRIVATE OPEN SPACE
- NEIGHBOURING WINDOW FACING SITE
- EXISTING/SIGNIFICANT TREES
- EXISTING TREES TO BE REMOVED
- CORRESPONDING NO. TO STREET ANALYSIS ELEVATIONS

CLIENT	PROJECT ADDRESS
Greater Western Group (NSW) 9/86 Henry Street, Penrith NSW 2750	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect B. Alvaro 9321
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SITE ANALYSIS & DEMOLITION PLAN
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:200 / 0246
	APPROVED	DRAWING NO. / REV
	RA	DA100 / 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

R1 GENERAL RESIDENTIAL
R2 LOW DENSITY RESIDENTIAL
R2 MEDIUM DENSITY RESIDENTIAL
B2 LOCAL CENTRE
IN2 LIGHT INDUSTRIAL
B4 MIXED USE
RE1 PUBLIC RECREATION
E2 ENVIRONMENTAL CONSERVATION
HERITAGE
SITE

0 25 50 100 200 N

LAND ZONING, HEIGHT AND HERITAGE MAP
NTS

ARTERIAL ROAD
MAIN ROAD
SCHOOL
SHOPS
PUBLIC OPEN SPACE
BUS STOP
SITE

0 25 50 100 200 N

PROXIMITY TO AMENITIES MAP
NTS

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

NOTES

LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	CONTEXT MAP
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	NTS / 0246
	APPROVED	DRAWING NO. / REV
	RA	DA101 / 00

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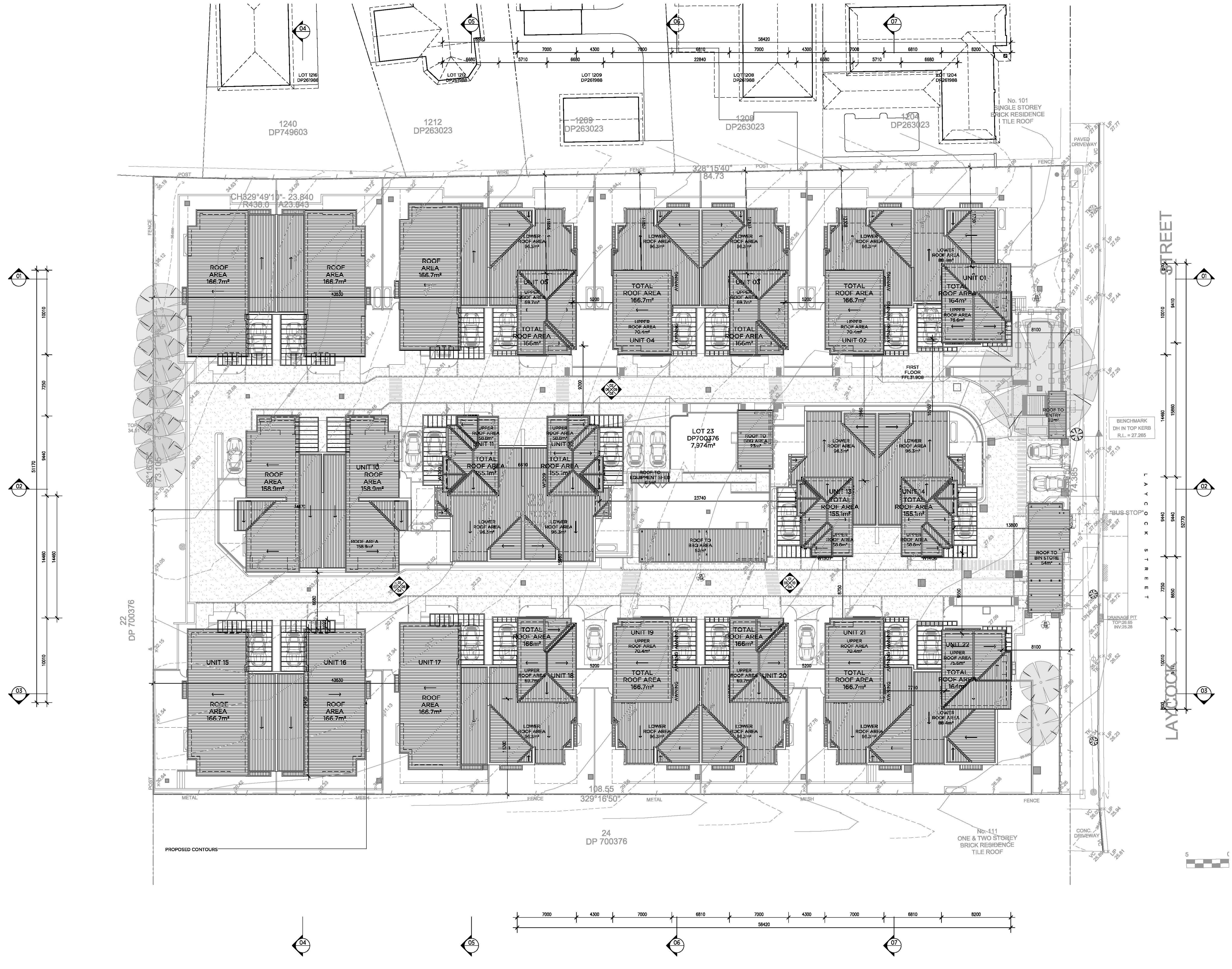
Version: 1, Version Date: 31/10/2019



REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

NOTE: REFER TO COVER SHEET DA000 FOR FLOOR AREAS

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

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BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

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3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

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UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
Unit-4	54	38	5.1
Unit-5	49	29	5.6
Unit-6	54	38	5.1
Unit-7	53	36	5.4
Unit-8	55	36	5.2
Unit-9	47	31	6.7
Unit-10	40	41	6.5
Unit-11	53	23	6.5
Unit-12	56	30	6.2
Unit-13	55	44	6.4
Unit-14	45	43	6.6
Unit-15	48	50	6.3
Unit-16	42	22	6.5
Unit-17	47	31	6.7
Unit-18	53	23	6.5
Unit-19	56	30	6.2
Unit-20	53	23	6.5
Unit-21	56	30	6.2
Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed

Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

CLIENT
Greater Western Group (NSW)
P/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU
ALVARO

PROJECT
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DA ISSUE

NORTH	DRAWN	DRAWING TITLE	
	EF	SITE PLAN - ROOF	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:200	0246
	APPROVED	DRAWING NO.	REV
	RA	DA104	00

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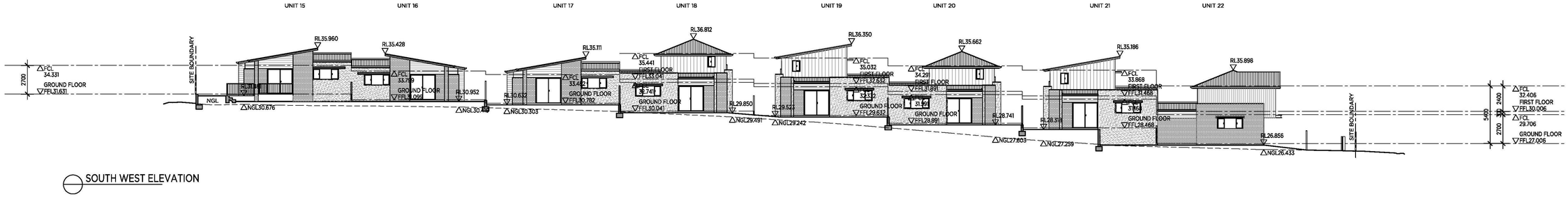
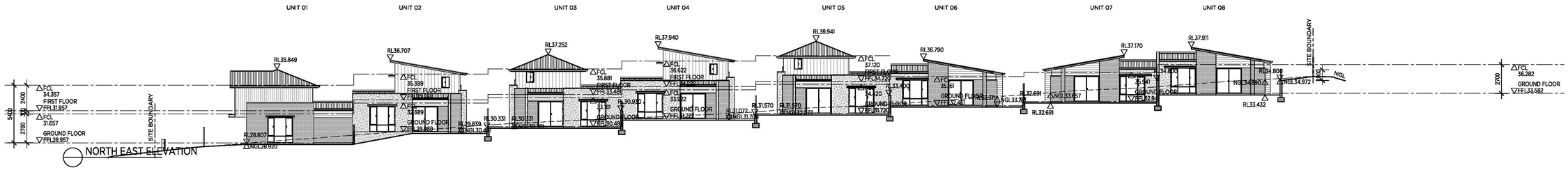


SOUTH WEST ELEVATION



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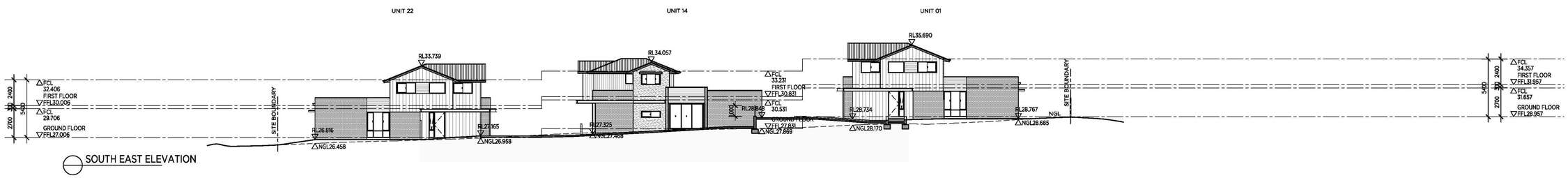

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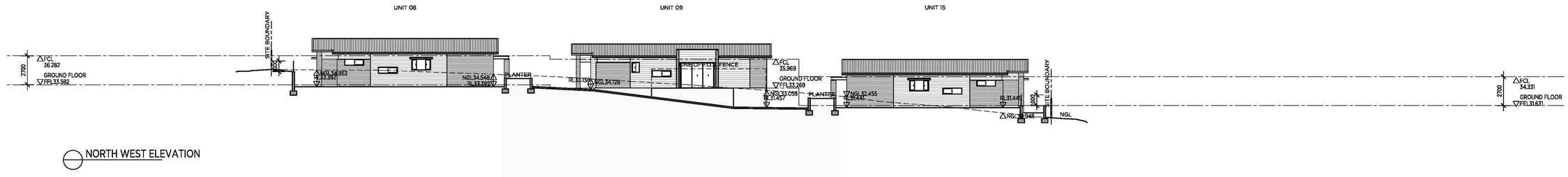

NORTH WEST ELEVATION

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
NOTE: TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
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1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
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HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

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HEATING/COOLING
3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
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Unit-6	54	38	5.1
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Unit-18	53	23	6.5
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Unit-20	53	23	6.5
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Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed
Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 359
Nom. Architect 9, Alvaro 9021
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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Proposed Seniors Housing
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DA ISSUE

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EF	SITE ELEVATIONS

CHECKED	SCALE @A2	JOB NUMBER
RA	1:200	0246
APPROVED	DRAWING NO.	REV
RA	DA303	00

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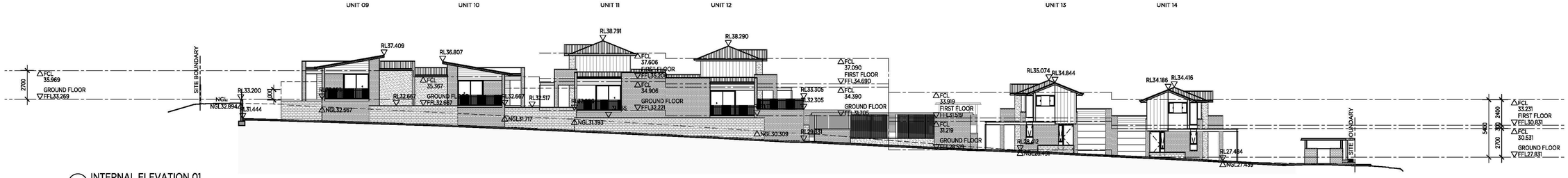
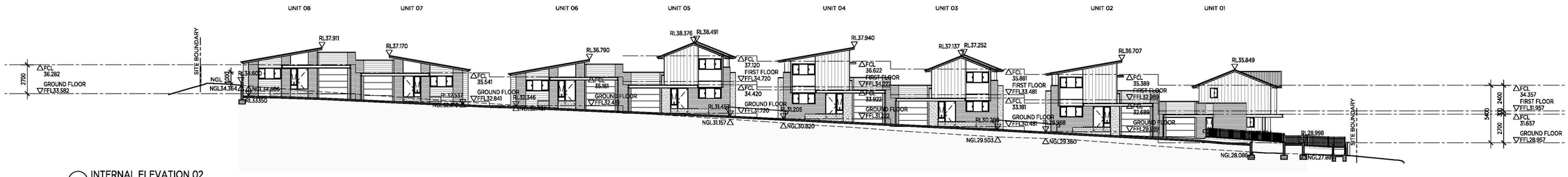


INTERNAL ELEVATION 01



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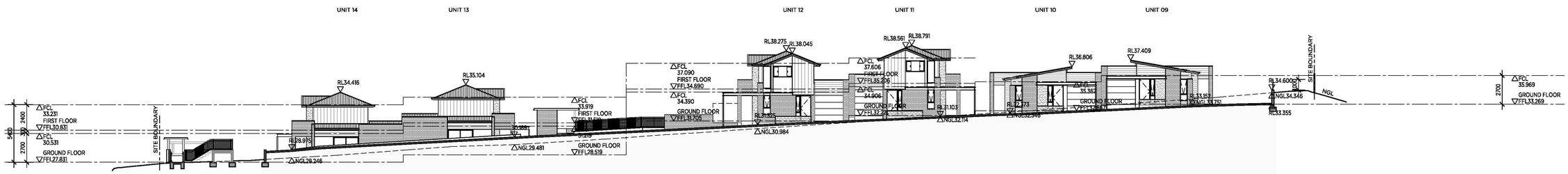
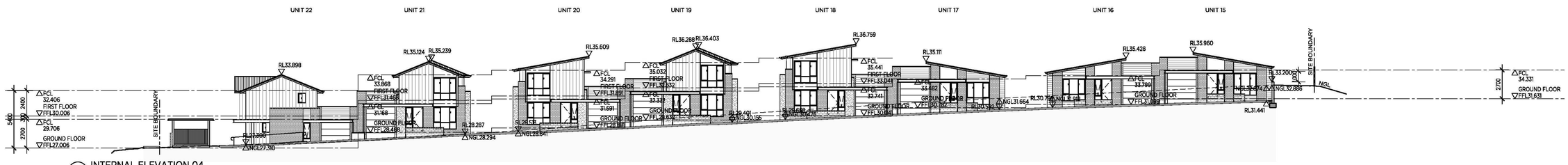


INTERNAL ELEVATION 03



INTERNAL ELEVATION 04

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
NOTE: TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
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CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
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ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
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Average	51.09	32.5	6

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Roof type / colour Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
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Eaves / shading as per drawings

CLIENT
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Penrith NSW 2750

PROJECT ADDRESS
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Proposed Seniors Housing
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DA ISSUE

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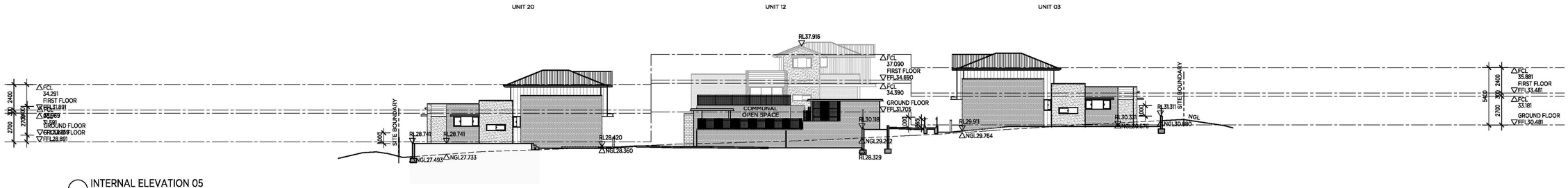
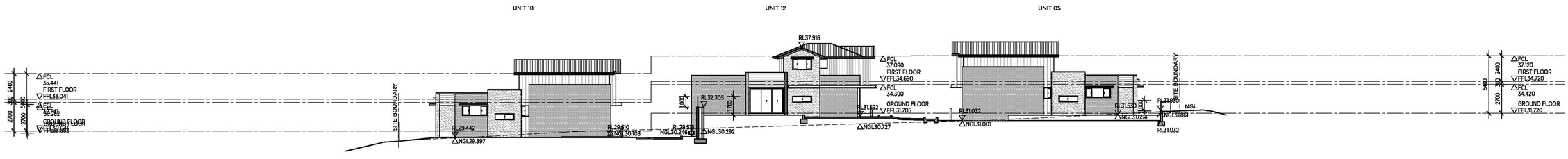
EF	SITE INTERNAL ELEVATIONS

CHECKED	SCALE @A2	JOB NUMBER
RA	1:200	0246
APPROVED	DRAWING NO.	REV
RA	DA304	00

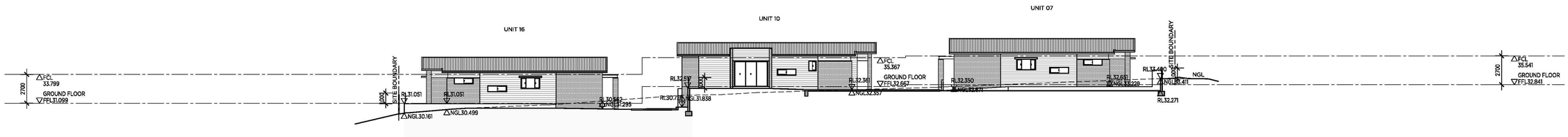
Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019



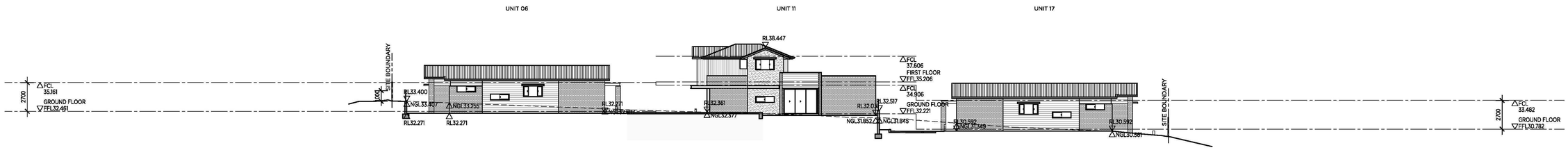
INTERNAL ELEVATION 05



INTERNAL ELEVATION 06



INTERNAL ELEVATION 07



INTERNAL ELEVATION 08

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
NOTE TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
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ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
Unit-4	54	38	5.1
Unit-5	49	29	5.6
Unit-6	54	38	5.1
Unit-7	53	36	5.4
Unit-8	55	36	5.2
Unit-9	47	31	6.7
Unit-10	40	41	6.5
Unit-11	53	23	6.5
Unit-12	56	30	6.2
Unit-13	55	44	6.4
Unit-14	45	43	6.6
Unit-15	48	50	6.3
Unit-16	42	22	6.5
Unit-17	47	31	6.7
Unit-18	53	23	6.5
Unit-19	56	30	6.2
Unit-20	53	23	6.5
Unit-21	56	30	6.2
Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed
Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

CLIENT
Greater Western Group (NSW)
P/B6 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

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ABN 71 604 370 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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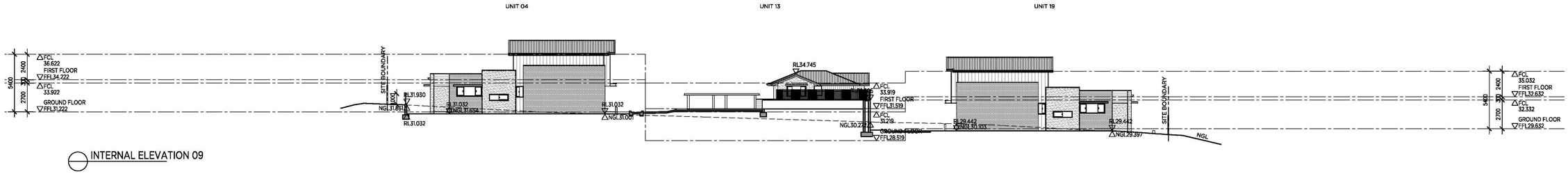
DA ISSUE

DRAWN	DRAWING TITLE
EF	SITE INTERNAL ELEVATIONS

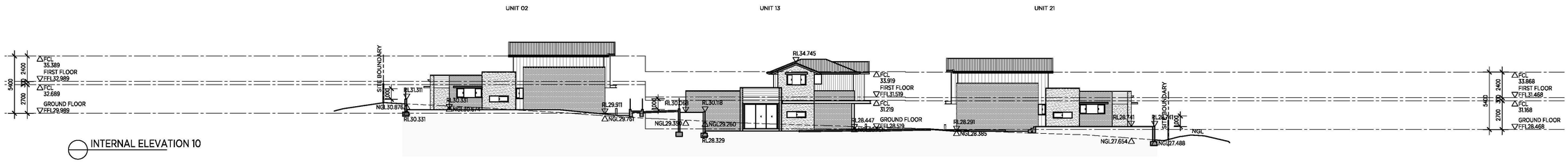
CHECKED	SCALE @A2	JOB NUMBER
RA	1:200	0245
APPROVED	DRAWING NO.	REV
RA	DA305	00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF



INTERNAL ELEVATION 09



INTERNAL ELEVATION 10

BASIX NOTES

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

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Average	51.09	32.5	6

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External wall Insulation: R2.0
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Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
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ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed

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ABN 71 604 570 303
Nom. Architect N. Alvaro 8021
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M Unit 24, 2-8 Daniel Street,
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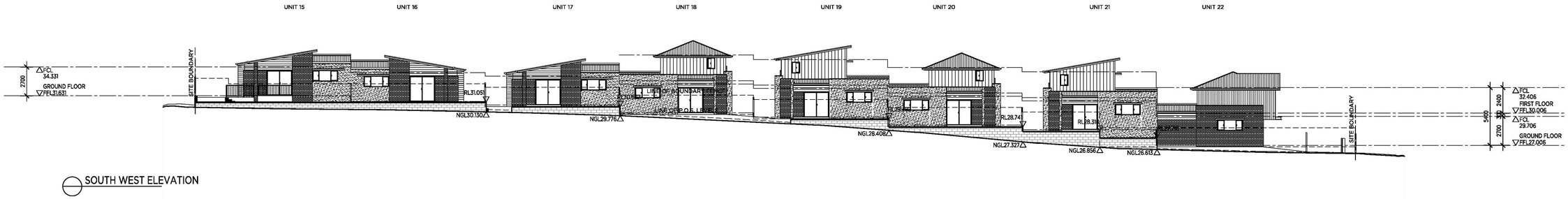
DA ISSUE

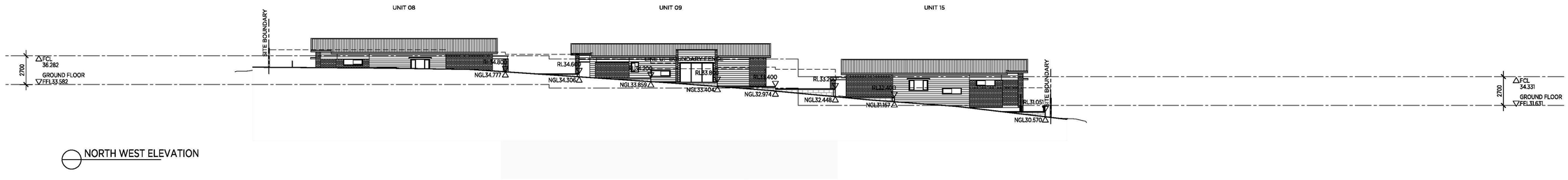
DRAWN	DRAWING TITLE
EF	SITE INTERNAL ELEVATIONS
CHECKED	SCALE @A2
RA	1:200
APPROVED	DRAWING NO.
RA	DA306
JOB NUMBER	0246
REV	00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019



SOUTH WEST ELEVATION

NORTH EAST ELEVATION



NORTH WEST ELEVATION

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

BASIX NOTES

FIXTURES
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U=6.7 SHGC= 0.70
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ABN 71 604 370 359
Nom. Architect 6, Alvaro 9021
0402 529 840
H Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
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ALVAROARCHITECTS.COM.AU

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Proposed Seniors Housing
Cranebrook

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DA ISSUE

DRAWN	DRAWING TITLE
EF	RETAINING WALL & BOUNDARY FENCE ELEVATION
CHECKED	SCALE @A2 / JOB NUMBER
RA	1:200 / 0246
APPROVED	DRAWING NO. / REV
RA	DA307 / 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

1240 DP749603
1212 DP263023
1209 DP263023
1208 DP263023
1204 DP263023

No. 101 SINGLE STOREY BRICK RESIDENCE TILE ROOF

PAVED DRIVEWAY

STREET

POST & WIRE FENCE

CH329°49'10" 23.840
R438.0 A23.643

328°15'40" 84.73

VEGETATION TO BE RETAINED SUBJECT TO ARBORISTS RECOMMENDATIONS

VEGETATION TO BE REMOVED SUBJECT TO ARBORISTS RECOMMENDATIONS

STRUCTURES TO BE DEMOLISHED SHOWN RED

TOP 34.51

59°16'50" 73.105

No. 103-109 SINGLE STOREY BRICK RESIDENCE TILE ROOF

RIDGE 37.48

METAL AWNING

CONCRETE

GT 35.71

RIDGE 37.5

RIDGE 33.34

23 DP 700376 7974m²

LOT 23 DP700376 7.974m²

DRIVEWAY

GRAVEL

59°16'50" 74.385

"BUS STOP"

BENCHMARK
DH IN TOP KERB
R.L. = 27.265

DRAINAGE PIT
TOP:26.65
INV:25.28

LAYCOCK STREET

22 DP 700376

BBQ

108.55
329°16'50"

24 DP 700376

EXISTING RAISED SITEWORKS TO BE LEVELLED

EXISTING CONTOURS SHOWN RED

PROPOSED CONTOURS

No. 111 ONE & TWO STOREY BRICK RESIDENCE TILE ROOF

CONC. DRIVEWAY

LAYCOCK

NOTES
BASIX NOTES

FIXTURES
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LEGEND

COLOUR	HEIGHT (mm)
	1250
	1000
	750
	500
	250

PROPOSED CUT

CLIENT	PROJECT ADDRESS
Greater Western Group (NSW) 9/86 Henry Street, Penrith NSW 2750	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 870 303
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
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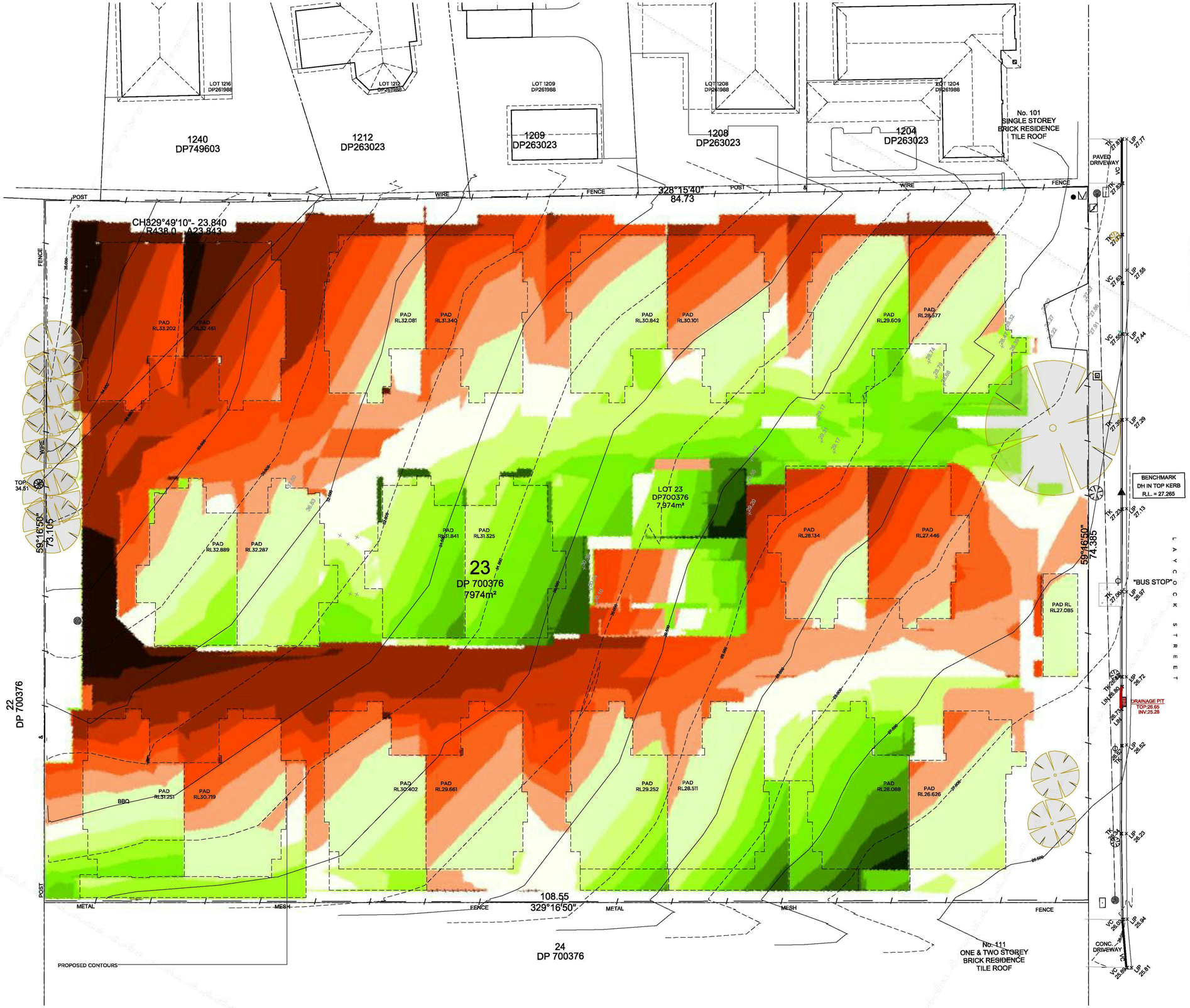
DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	DEMOLITION PLAN & PRELIMINARY SITE WORKS
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:200 / 0246
	APPROVED	DRAWING NO. / REV
	RA	DA402 / 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF



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LEGEND

COLOUR	HEIGHT (mm)	% OF SITE AREA AFFECTED	ESTIMATED VOLUME - CUT (M3)	ESTIMATED VOLUME - FILL (M3)
	-1200	2%	236.52	
	-1000	6%	469.80	
	-800	4%	258.64	
	-600	6%	307.26	
	-400	9%	286.24	
	-200	17%	268.66	
	+200	15%		238.76
	+400	6%		202.60
	+600	7%		358.26
	+800	6%		361.36
	+1000	3%		204.10
	+1200	1.39%		133.44
	+1400	0.88%		98.70
	+1600	0.20%		25.12
		TOTAL (M3)	1827.12	1622.34
		TOTAL EARTHWORKS REMOVED FROM SITE (M3)		204.78

CUT/FILL TABLE

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	CUT & FILL PLAN
	CHECKED	SCALE @A2
	RA	1:200
	APPROVED	DRAWING NO.
	RA	DA403

JOB NUMBER 0246
REV 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

UNIT 01

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W101	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
W102	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	600	0	300
W103	OPAQUE AWNING WINDOW	730	944	0.69	PERGOLA ABOVE	SW	900	0	1456
W104	AWNING WINDOW	500	2400	1.20	UPPER FLOOR OVERHANG & PERGOLA	SE	1100	0	0
W105	AWNING WINDOW	2170	2400	5.21	PERGOLA ABOVE	SE	0	N/A	0
W106	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W107	OPAQUE AWNING WINDOW	730	944	0.69		SW	600	0	1156
W108	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W109	FIXED WNDOW	1500	1030	1.55		SE	1050	0	1070
W110	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W111	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
D101	GLAZED SLIDING DOOR	2410	2400	5.78	COVERED	NW	0	3640	0

UNIT 02

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W201	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W202	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W203	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3405	0	300
W204	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W205	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W206	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W207	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	3320	1456
W208	SLIDING WINDOW	2170	1030	2.24		SW	1200	0	1070
W209	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W210	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W211	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	MIN 400 MAX 530	1070
W212	AWNING WINDOW	730	2100	1.53	AWNING ABOVE	SE	600	0	0
D201	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 03

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W301	AWNING WINDOW	730	1030	0.75	PERGOLA ABOVE	NW	3405	0	1370
W302	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W303	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W304	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	3320	1456
W305	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W306	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W307	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W308	SLIDING WINDOW	2170	1030	2.24		SW	1200	0	1070
W309	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	0	1070
W310	FIXED WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W311	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W312	AWNING WINDOW	730	2100	1.53		NW	600	0	0
D301	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 04

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W401	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W402	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W403	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3405	0	300
W404	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W405	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W406	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W407	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	3320	1456
W408	SLIDING WINDOW	2170	1030	2.24		SW	1200	0	1070
W409	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W410	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W411	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	MIN 400 MAX 530	1070
W412	AWNING WINDOW	730	2100	1.53	AWNING ABOVE	SE	600	0	0
D401	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 05

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W501	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3405	0	300
W502	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W503	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W504	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	3320	1456
W505	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W506	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W507	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W508	SLIDING WINDOW	2170	1030	2.24		SW	1200	0	1070
W509	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	0	1070
W510	FIXED WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W511	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W512	AWNING WINDOW	730	2100	1.53		NW	600	0	0
D501	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 06

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W601	SLIDING WINDOW	2170	1030	2.24		SW	450	MIN 680 MAX 1070	1370
W602	AWNING WINDOW	660	2400	1.58	COVEER & PERGOLA ABOVE	SW	2170	0	0
W603	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3305	0	300
W604	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W605	SLIDING WINDOW	1810	600	1.09		NW	650	465	1800
W606	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W607	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
D601	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 07

		SIZE (mm)					EAVE (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W701	AWNING WINDOW	660	2400	1.58	COVERED & PERGOLA ABOVE	SW	2170	0	0
W702	SLIDING WINDOW	2170	1030	2.24		SW	600	MIN 680 MAX 1070	1370
W703	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1370
W704	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W705	SLIDING WINDOW	1810	600	1.09		SE	650	465	1800
W706	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W707	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3305	0	300
D701	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 08

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W801	SLIDING WINDOW	2170	1030	2.24		SW	600	MIN 680 MAX 1070	1370
W802	AWNING WINDOW	660	2400	1.58	PERGOLA ABOVE	SW	1300	MIN 1380 MAX 1260	0
W803	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	500	1650	300
W804	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W805	SLIDING WINDOW	1810	600	1.09		NW	650	465	1800
W806	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W807	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
D801	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 09

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W902	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	NW	N/A	N/A	300
W903	AWNING WINDOW	500	2400	1.20		NE	2400	0	0
W904	AWNING WINDOW	730	2100	1.53		NE	600	MIN 610 MAX 720	300
W905	OPAQUE AWNING WINDOW	730	944	0.69		NW	0	N/A	1456
W906	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
D901	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1980	0	0
D902	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 10

		SIZE (mm)					EAVE (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1001	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1003	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W1004	OPAQUE AWNING WINDOW	730	944	0.69		SE	0	N/A	1456
W1005	AWNING WINDOW	730	2100	1.53		NE	600	MIN 610 MAX 720	300
W1006	AWNING WINDOW	500	2400	1.20		NE	2400	0	0
D1001	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1980	0	0
D1002	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 11

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1102	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1103	AWNING WINDOW	470	2400	1.13		NE	1500	0	0
W1104	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NE	1550	0	300
W1105	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	NW	2790	750	1050
W1106	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	0	1156
W1107	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NE	600	0	1070
W1108	FIXED WINDOW	730	2100	1.53		NE	600	0	0
W1109	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W1110	FIXED WINDOW	730	944	0.69		NW	600	0	1156
D1101	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1880	0	0
D1102	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 12

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1201	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1203	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	SE	2790	750	1050
W1204	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	1550	0	300
W1205	AWNING WINDOW	470	2400	1.13		NE	1500	0	0
W1206	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W1207	FIXED WINDOW	730	2100	1.53		NE	600	0	0
W1208	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NE	600	0	1070
W1209	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	0	1156
W1210	FIXED WINDOW	730	944	0.69		SE	600	0	1156
D1201	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1880	0	0
D1202	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
NOTE: TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1 PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING
LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING
UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
Unit-4	54	38	5.1
Unit-5	49	29	5.6
Unit-6	54	38	5.1
Unit-7	53	36	5.4
Unit-8	55	36	5.2
Unit-9	47	31	6.7
Unit-10	40	41	6.5
Unit-11	53	23	6.5
Unit-12	56	30	6.2
Unit-13	55	44	6.4
Unit-14	45	43	6.6
Unit-15	48	50	6.3
Unit-16	42	22	6.5
Unit-17	47	31	6.7
Unit-18	53	23	6.5
Unit-19	56	30	6.2
Unit-20	53	23	6.5
Unit-21	56	30	6.2
Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed
Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect 1L Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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DA ISSUE

	DRAWN	DRAWING TITLE
	EF	WINDOW SCHEDULE - UNITS 01 -12
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	NTS / 0246
	APPROVED	DRAWING NO. / REV
	RA	501 / 00

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Version: 1, Version Date: 31/10/2019

UNIT 13

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1301	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	1550	0	300
W1302	AWNING WINDOW	470	2400	1.13		SW	1500	0	0
W1303	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	NW	N/A	N/A	300
W1305	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	NW	2790	750	1050
W1306	FIXED WINDOW	730	2100	1.53		SW	600	0	0
W1307	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SW	600	0	1070
W1308	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	0	1156
W1309	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W1310	FIXED WINDOW	730	944	0.69		NW	600	0	1156
D1301	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1880	0	0
D1302	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1870	0	0

UNIT 14

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1401	AWNING WINDOW	470	2400	1.13		SW	1500	0	0
W1402	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	1550	0	300
W1403	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	SE	2790	0	1050
W1405	AWNING WINDOW	730	2100	1.53	COVERED	SE	0	N/A	300
W1406	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SW	600	0	1070
W1407	FIXED WINDOW	730	2100	1.53		SW	600	0	0
W1408	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W1409	OPAQUE AWNING WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W1410	FIXED WINDOW	730	944	0.69		SE	600	0	1156
D1401	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1880	0	0
D1402	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1870	0	0

UNIT 15

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1501	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1502	AWNING WINDOW	730	2100	1.53		SE	3155	0	300
W1503	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1504	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1505	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
W1506	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W1507	SLIDING WINDOW	1810	600	1.09		NW	650	575	1800
D1501	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 16

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1601	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1602	SLIDING WINDOW	1810	600	1.09		SE	650	575	1800
W1603	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W1604	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1370
W1605	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1606	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1607	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
D1601	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 17

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1701	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1702	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3155	0	300
W1703	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1704	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1705	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
W1706	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W1707	SLIDING WINDOW	1810	600	1.09		NW	650	575	1800
D1701	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 18

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1801	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1802	SLIDING WINDOW	2410	944	2.28		SE	600	4390	1456
W1803	SLIDING WINDOW	1810	600	1.09		SE	1135	0	1050
W1804	OPAQUE AWNING WINDOW	730	1030	0.75		SE	500	2890	1370
W1805	AWNING WINDOW	2170	2400	5.21	UPPER FLOOR OVERHANG	NE	500	0	0
W1806	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1800	0	0
W1807	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	450	0	300
W1808	OPAQUE SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SW	600	MIN 615 MAX 750	1070
W1809	SLIDING WINDOW	2170	2100	4.56	AWNING ABOVE	NE	2100	0	0
W1810	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
W1811	FIXED WINDOW	730	944	0.69		NW	600	0	1156
W1812	SLIDING WINDOW	730	1030	0.75		NW	600	0	1070
D1801	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 19

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1901	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1902	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	600	0	300
W1903	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1800	0	0
W1904	AWNING WINDOW	2170	2400	5.21	UPPER FLOOR OVERHANG	SE	500	0	0
W1905	OPAQUE AWNING WINDOW	730	1030	0.75		NE	500	2890	1370
W1906	SLIDING WINDOW	1810	600	1.09		NE	0	N/A	1050
W1907	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W1908	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	MIN 400 MAX 530	1070
W1909	FIXED WINDOW	730	1030	0.75		SE	600	0	1070
W1910	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W1911	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W1912	SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
D1901	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 20

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2001	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2002	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W2003	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W2004	OPAQUE AWNING WINDOW	730	1030	0.75		SE	500	2890	1370
W2005	AWNING WINDOW	2170	2400	5.21		NE	500	0	0
W2006	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1800	0	0
W2007	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	600	0	300
W2008	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	0	1070
W2009	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W2010	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
W2011	FIXED WINDOW	730	944	0.69		NW	600	0	1156
W2012	SLIDING WINDOW	730	1030	0.75		NW	600	0	1070
D2001	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 21

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2101	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2102	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3155	0	300
W2103	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1800	0	0
W2104	AWNING WINDOW	2170	2400	5.21		SE	500	0	0
W2105	OPAQUE AWNING WINDOW	730	1030	0.75		NE	500	2890	1370
W2106	SLIDING WINDOW	1810	600	1.09		NE	0	N/A	1050
W2107	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W2108	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	MIN 400 MAX 530	1070
W2109	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W2110	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W2111	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W2112	SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
D2101	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 22

No.	STYLE	SIZE (mm) WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	EAVE/PERGOLA/AWNING (mm) WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2201	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2202	AWNING WINDOW	2170	2400	5.21	PERGOLA ABOVE	SE	0	N/A	0
W2203	AWNING WINDOW	500	2400	1.20	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1100	0	0
W2204	OPAQUE AWNING WINDOW	730	944	0.69	PERGOLA ABOVE	NE	900	0	1456
W2205	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NE	600	0	300
W2206	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
W2207	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W2208	FIXED WINDOW	1500	1030	1.55		SE	1200	0	1070
W2209	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W2210	OPAQUE SLIDING WINDOW	730	944	0.69		NE	600	0	1156
W2211	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
D2201	GLAZED SLIDING DOOR	2410	2400	5.78	COVERED	NW	0	N/A	0

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
NOTE: TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING
LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING
UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

Assessor Certificate # 15212573 Assessor # BDAV/13/1521

Thermal Load & NatHERS Spec

House no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
Unit-1	53	35	5.4
Unit-2	51	27	5.7
Unit-3	49	29	5.6
Unit-4	54	38	5.1
Unit-5	49	29	5.6
Unit-6	54	38	5.1
Unit-7	53	36	5.4
Unit-8	55	36	5.2
Unit-9	47	31	6.7
Unit-10	40	41	6.5
Unit-11	53	23	6.5
Unit-12	56	30	6.2
Unit-13	55	44	6.4
Unit-14	45	43	6.6
Unit-15	48	50	6.3
Unit-16	42	22	6.5
Unit-17	47	31	6.7
Unit-18	53	23	6.5
Unit-19	56	30	6.2
Unit-20	53	23	6.5
Unit-21	56	30	6.2
Unit-22	55	28	6.3
Total (22)	1124	717	133.2
Average	51.09	32.5	6

Ceiling Insulation: R3.5
External wall Insulation: R2.0
Roof type / colour
Metal Roof, medium colour (SA 0.475-0.7) + 55mm SS Foil blanket (R1.3)
External Glazing:
ALM-002-01 A: Aluminium B SG
U=6.7 SHGC= 0.70
All External door & window to be weather sealed

Exhaust fans / Downlights to be sealed (if any)
Eaves / shading as per drawings

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 329
Nom. Architect 6, Alvaro 9021
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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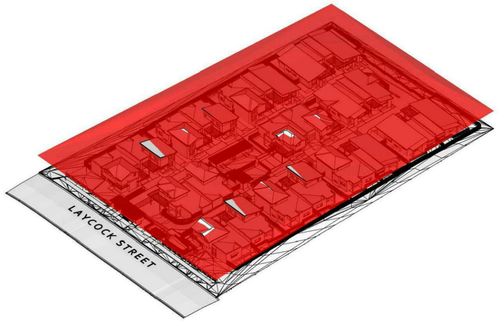
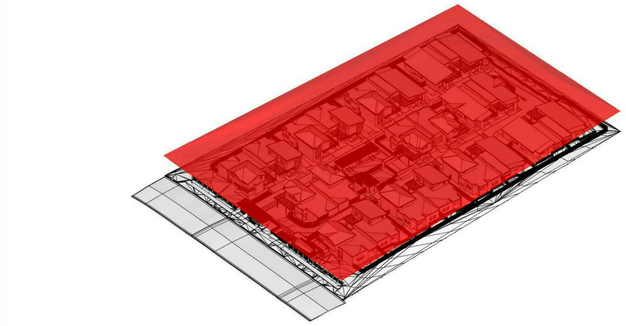
DA ISSUE

DRAWN	DRAWING TITLE
EF	WINDOW SCHEDULE - UNITS 13 - 22
CHECKED	SCALE @A2 / JOB NUMBER
RA	NTS / 0246
APPROVED	DRAWING NO. / REV
RA	502 / 00

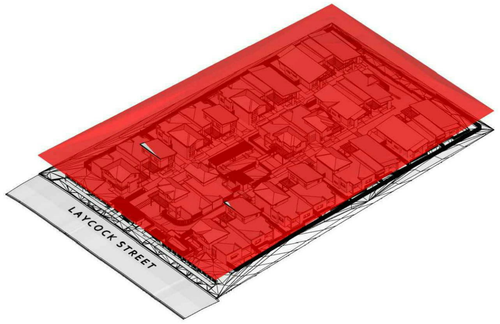
Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019



DEVELOPMENT @ 7.0M HEIGHT LINE



DEVELOPMENT @ 8.0M HEIGHT LIMIT



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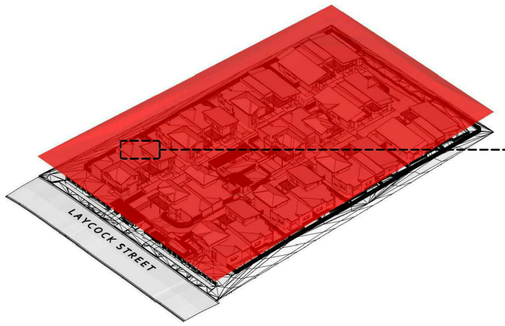
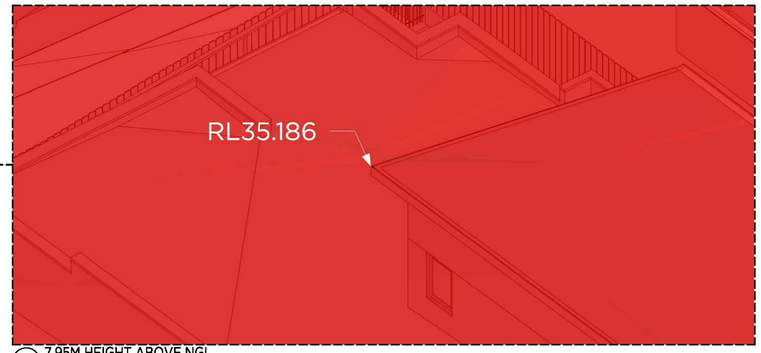


7.95M HEIGHT ABOVE NGL



7.95M HEIGHT ABOVE NGL

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

NOTES

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 302
Nom. Architect: N. Alvaro 8021
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
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DA ISSUE

DRAWN	DRAWING TITLE
RA	HEIGHT LIMIT DIAGRAM

CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	503	00

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REV	DATE	DESCRIPTION	BY
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LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

LAYCOCK STREET

ROOF AREA 166.7m²
UNIT 01 TOTAL ROOF AREA 164m² UPPER ROOF AREA 75.6m²
UNIT 02 TOTAL ROOF AREA 166.7m² UPPER ROOF AREA 70.4m²
UNIT 03 TOTAL ROOF AREA 166m² UPPER ROOF AREA 69.7m²
UNIT 04 TOTAL ROOF AREA 166.7m² UPPER ROOF AREA 70.4m²
UNIT 05 TOTAL ROOF AREA 166m² UPPER ROOF AREA 69.7m²
UNIT 10 ROOF AREA 158.9m²
UNIT 11 TOTAL ROOF AREA 155.1m² UPPER ROOF AREA 58.8m²
UNIT 12 TOTAL ROOF AREA 155.1m² UPPER ROOF AREA 58.8m²
UNIT 13 TOTAL ROOF AREA 155.1m² UPPER ROOF AREA 58.8m²
UNIT 14 TOTAL ROOF AREA 155.1m² UPPER ROOF AREA 58.8m²
UNIT 15 ROOF AREA 166.7m²
UNIT 16 ROOF AREA 166.7m²
UNIT 17 ROOF AREA 166.7m²
UNIT 18 TOTAL ROOF AREA 166m² UPPER ROOF AREA 69.7m²
UNIT 19 TOTAL ROOF AREA 166.7m² UPPER ROOF AREA 70.4m²
UNIT 20 TOTAL ROOF AREA 166m² UPPER ROOF AREA 69.7m²
UNIT 21 TOTAL ROOF AREA 166.7m² UPPER ROOF AREA 70.4m²
UNIT 22 TOTAL ROOF AREA 164m² UPPER ROOF AREA 75.6m²
LOWER ROOF AREA 96.3m²
LOWER ROOF AREA 86.4m²
LOT 23 DP700376 7,974m²
COMMUNAL OPEN SPACE 269m²
ROOF TO BBQ AREA 23m²
ROOF TO BBQ AREA 52m²
ROOF TO BIN STORE 54m²
DRIVEWAY & PARKING BAYS 1532m²
PROVIDE LIGHTING TO PATH OF TRAVEL
FIRST FLOOR FFL 31.900
RAMP 1:20
RAMP 1:14
RAMP 1:12
RAMP 1:8
BUS STOP
AWNING
P.O.S.
4.0x5.0
5.0x4.0
BO

NOTES
BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
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ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

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Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 MARCH 9AM
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:200 / 0246
	APPROVED	DRAWING NO. / REV
	RA	DA601 / 00

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REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

LOT 1216 DP261988

LOT 1212 DP261988

LOT 1209 DP261988

LOT 1208 DP261988

LOT 1204 DP261988

LOT 23 DP700376 7,974m²

COMMUNAL OPEN SPACE 269m²

DRIVEWAY & PARKING BAYS 1532m²

PROVIDE LIGHTING TO PATH OF TRAVEL

BOUNDARY WALL

LAYCOCK STREET

BUS STOP

NOTES

BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
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HOT WATER
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VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

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UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
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UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
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ALVARO ARCHITECTS PTY LTD
ABN 71 604 870 309
Nom. Architect 1L Alvaro 9221

0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE	
	EF	SHADOW DIAGRAM - 22 MARCH 12PM	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:200	0246
	APPROVED	DRAWING NO.	REV
	RA	DA602	00

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REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

LOT 1216 DP261988

LOT 1212 DP261988

LOT 1209 DP261988

LOT 1208 DP261988

LOT 1204 DP261988

LOT 23 DP700376 7,974m²

DRIVEWAY & PARKING BAYS 1532m²

COMMUNAL OPEN SPACE 269m²

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BUS STOP

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GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 870 309
Nom. Architect 1L Alvaro 9221

0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 MARCH 3PM
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	RA	DA603 / 00

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REV	DATE	DESCRIPTION	BY
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LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

LAYCOCK STREET

LOT 23 DP700376 7,974m²

COMMUNAL OPEN SPACE 269m²

DRIVEWAY & PARKING BAYS 1532m²

PROVIDE LIGHTING TO PATH OF TRAVEL

FIRST FFL 31.900

BUS STOP

ROOF TO BIN STORE 54m²

ROOF TO BBQ AREA 23m²

ROOF TO E.S. EQUIPMENT 52m²

RAMP 1:12

RAMP 1:20

ROOF TO UTILITY 2.5m²

NOTES
BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1 PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING
LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING
UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
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9/86 Henry Street,
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103-109 Laycock Street
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ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect 9, Alvaro 9021
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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P/86 Henry Street,
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Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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	RA	DA605	00

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COMMUNAL OPEN SPACE 269m²

DRIVEWAY & PARKING BAYS 1532m²

PROVIDE LIGHTING TO PATH OF TRAVEL

LAYCOCK STREET

BUS STOP

FIRST FLOOR FFL 31.900

ROOF TO BIN STORE 54m²

ROOF TO BBQ AREA 23m²

ROOF TO BBQ AREA 52m²

SUBSTATION EQUIPMENT SPACE

UNIT 01 TOTAL ROOF AREA 164m² — UPPER ROOF AREA 75.6m²

UNIT 02 TOTAL ROOF AREA 166.7m² — UPPER ROOF AREA 70.4m²

UNIT 03 TOTAL ROOF AREA 166m² — UPPER ROOF AREA 69.7m²

UNIT 04 TOTAL ROOF AREA 166.7m² — UPPER ROOF AREA 70.4m²

UNIT 05 TOTAL ROOF AREA 166m² — UPPER ROOF AREA 69.7m²

UNIT 06 ROOF AREA 166.7m²

UNIT 07 ROOF AREA 166.7m²

UNIT 08 ROOF AREA 166.7m²

UNIT 09 ROOF AREA 166.7m²

UNIT 10 ROOF AREA 158.9m²

UNIT 11 TOTAL ROOF AREA 155.1m² — UPPER ROOF AREA 58.8m²

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UNIT 15 ROOF AREA 166.7m²

UNIT 16 ROOF AREA 166.7m²

UNIT 17 ROOF AREA 166.7m²

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UNIT 21 TOTAL ROOF AREA 166.7m² — UPPER ROOF AREA 70.4m²

UNIT 22 TOTAL ROOF AREA 164m² — UPPER ROOF AREA 75.6m²

LOWER ROOF AREA 96.3m²

P.O.S. 4.0x5.0 / 5.0x4.0

AWNING

RAMP 1:14

BO

NOTES

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

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CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect 9, Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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DA ISSUE

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LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

LAYCOCK STREET

P.O.S.
5.0x4.0
4.0x5.0
ROOF AREA 166.7m²
ROOF AREA 158.9m²
UNIT 01 TOTAL ROOF AREA 164m² UPPER ROOF AREA 75.6m²
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COMMUNAL OPEN SPACE 269m²
ROOF TO BBQ AREA 23m²
ROOF TO BBQ AREA 52m²
ROOF TO BIN STORE 54m²
AIR CONDITIONING EQUIPMENT SPACE
RAMP 1:14
RAMP 1:20
RAMP 1:12
BUS STOP
FIRST FLOOR FFL 11.900
DOWN ACCESS
DRIVEWAY & PARKING BAYS 1532m²
PROVIDE LIGHTING TO PATH OF TRAVEL
UNIT 15 ROOF AREA 166.7m²
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UNIT 18 TOTAL ROOF AREA 166m² UPPER ROOF AREA 69.7m²
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UNIT 22 TOTAL ROOF AREA 164m² UPPER ROOF AREA 75.6m²
AWNING
BO
W1506 W1605 W1705 W1805 W1906 W2005 W2105 W2205 W2306 W2406 W2505 W2606 W2705 W2805 W2906 W3005 W3105 W3206 W3305 W3406 W3504 W3603 W3704 W3804

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UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
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LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
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DA ISSUE

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M Unit 24, 2-8 Daniel Street,
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DA ISSUE

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	EF	SHADOW DIAGRAM - 22 SEPTEMBER 12PM	
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FIRST FLOOR FFL31.900
RAMP 1:14
RAMP 1:20
BUS STOP
LAYCOCK STREET
P.O.S.
5.0x4.0
4.0x5.0
AWNING
BO

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3.5 STAR 1 PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING
LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING
UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT
UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY
UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT
Greater Western Group (NSW)
9/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 370 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 DECEMBER 9AM
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	APPROVED	DRAWING NO. / REV
	RA	DA610 / 00

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REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

P.O.S.
5.0x4.0
4.0x5.0
ROOF AREA 166.7m²
ROOF AREA 158.9m²
UNIT 10 ROOF AREA 158.9m²
LOWER ROOF AREA 96.3m²
UPPER ROOF AREA 69.7m²
UNIT 03
UNIT 04
UNIT 02
UNIT 01
TOTAL ROOF AREA 166m²
TOTAL ROOF AREA 166.7m²
UPPER ROOF AREA 70.4m²
UPPER ROOF AREA 58.8m²
UNIT 11
TOTAL ROOF AREA 155.1m²
UPPER ROOF AREA 75.6m²
TOTAL ROOF AREA 164m²
RAMP 1:12
RAMP 1:8
RAMP 1:14
AWNING
BO
W1606
W1605
W1406
W1405
W1206
W1205
W1006
W1005
W0806
W0805
W0606
W0605
W0406
W0405
W0206
W0205
W1506
W1503
W1706
W1703
W1906
W1903
W2106
W2103
W2306
W2305
FIRST FLOOR FFL 31.900
ROOF TO STAIR 2.4m²
ROOF TO BIN STORE 54m²
ROOF TO BBQ AREA 23m²
ROOF TO BBQ AREA 52m²
LOT 23 DP700376 7,974m²
COMMUNAL OPEN SPACE 269m²
BOOM/KEEP
BUS STOP
DRIVEWAY & PARKING BAYS 1532m²
PROVIDE LIGHTING TO PATH OF TRAVEL
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
LAVCOCK STREET

NOTES
BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1 PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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Cranebrook

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 DECEMBER 12PM
	CHECKED	SCALE @A2 / JOB NUMBER
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	APPROVED	DRAWING NO. / REV
	RA	DA611 / 00

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Version: 1, Version Date: 31/10/2019

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00	29.10.19	DA ISSUE TO COUNCIL	EF

LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988

ROOF AREA 166.7m²
ROOF AREA 158.9m²
TOTAL ROOF AREA 166m²
TOTAL ROOF AREA 166.7m²
TOTAL ROOF AREA 155.1m²
UPPER ROOF AREA 69.7m²
UPPER ROOF AREA 70.4m²
UPPER ROOF AREA 58.8m²
LOWER ROOF AREA 96.3m²
UNIT 01 TOTAL ROOF AREA 164m² UPPER ROOF AREA 75.6m²
UNIT 02
UNIT 03
UNIT 04
UNIT 10
UNIT 11
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 14 TOTAL ROOF AREA 155.1m² UPPER ROOF AREA 58.8m²
RAMP 1:12
RAMP 1:20
ROOF TO BIN STORE 54m²
ROOF TO BBQ AREA 23m²
ROOF TO BBQ AREA 52m²
COMMUNAL OPEN SPACE 269m²
LOT 23 DP700376 7,974m²
DRIVEWAY & PARKING BAYS 1532m²
PROVIDE LIGHTING TO PATH OF TRAVEL
BOMPAS CRES
LAYCOCK STREET
BUS STOP
FIRST FLOOR FFL31.900
P.O.S.
BO
AWNING
4.0x5.0
5.0x4.0

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

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ALVARO ARCHITECTS PTY LTD
ABN 71 604 870 309
Nom. Architect N. Alvaro 9221
0402 529 840
H Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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DA ISSUE

NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 DECEMBER 3PM
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	RA	DA612 / 00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

9AM 22 JUNE
SOLAR ACCESS DIAGRAM

1PM 22 JUNE
SOLAR ACCESS DIAGRAM

10AM 22 JUNE
SOLAR ACCESS DIAGRAM

2PM 22 JUNE
SOLAR ACCESS DIAGRAM

11AM 22 JUNE
SOLAR ACCESS DIAGRAM

3PM 22 JUNE
SOLAR ACCESS DIAGRAM

12PM 22 JUNE
SOLAR ACCESS DIAGRAM

PRIVATE OPEN SPACE			9AM		10AM		11AM		12PM		1PM		2PM		3PM		MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S.
UNIT	PROPOSED (M^2)	REQUIRED (M^2)	M^2	%	M^2	%	M^2	%	M^2	%	M^2	%	M^2	%	M^2	%	
1	106.3	15	6.8	6%	96.8	91%	82.1	77%	75.3	71%	70.3	66%	65.4	62%	27.8	26%	Y
2	93.9	15	92.4	98%	92.3	98%	76.8	82%	70.5	75%	66.8	71%	59.8	64%	32	34%	Y
3	91.1	15	75.7	83%	75.6	83%	66.3	73%	62.8	69%	58.1	64%	52.6	58%	24.1	26%	Y
4	88.3	15	86.7	98%	86.7	98%	71.1	81%	64.9	73%	61.2	69%	53.5	61%	27.3	31%	Y
5	85.5	15	70.1	82%	70	82%	60.7	71%	57.2	67%	52.3	61%	41.5	49%	10.4	12%	Y
6	80.4	15	77.8	97%	78.5	98%	68.4	85%	59.7	74%	56.8	71%	49.9	62%	22	27%	Y
7	86.1	15	73.3	85%	73.8	86%	63.3	74%	60	70%	54.6	63%	48.2	56%	20	23%	Y
8	121.2	15	120.3	99%	120.2	99%	119.8	99%	119.1	98%	119.3	98%	118.3	98%	110.7	91%	Y
9	40.5	15	30.1	74%	30.1	74%	32.8	81%	33.3	82%	33.9	84%	34.4	85%	34	84%	Y
10	42.8	15	9.5	22%	9.3	22%	0	0%	0	0%	0	0%	0	0%	5.4	13%	N
11	31.7	15	17.8	56%	17.7	56%	7.7	24%	7.2	23%	0	0%	0	0%	0	0%	Y
12	43.2	15	7.1	16%	7.9	18%	0	0%	0	0%	0	0%	0	0%	2.5	6%	N
13	33.6	15	0	0%	0	0%	0.5	1%	3.7	11%	3.9	12%	0	0%	2.5	7%	N
14	34.5	15	10.3	30%	12.3	36%	0.3	1%	3.7	11%	3.9	11%	0	0%	4.6	13%	N
15	98.1	15	66.1	67%	65.7	67%	70	71%	76.4	78%	87.2	89%	96.4	98%	96.1	98%	Y
16	68.5	15	1.2	2%	1	1%	0	0%	0	0%	12.3	18%	33.2	48%	38	55%	N
17	76.7	15	16.4	21%	17.2	22%	12.5	16%	16.1	21%	28.3	37%	43.1	56%	50.6	66%	Y
18	73.2	15	0	0%	0	0%	0	0%	2.7	4%	23.1	32%	44	60%	49.3	67%	Y
19	73.2	15	5.9	8%	5	7%	9.2	13%	18.3	25%	36.9	50%	48.3	66%	55.4	76%	Y
20	73.2	15	0	0%	0	0%	0	0%	0	0%	26.4	36%	44	60%	49.3	67%	Y
21	73.2	15	10.3	14%	9.7	13%	7.9	11%	19.4	27%	32.9	45%	48.3	66%	55.4	76%	Y
22	99.4	15	3.9	4%	3.9	4%	0	0%	1.2	1%	24.3	24%	47.9	48%	53.1	53%	Y

TOTAL DWELLINGS W/MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S. 77%

SOLAR ACCESS TO P.O.S. FOR 3 HOURS
SOLAR ACCESS TABLE

SUNLIGHT TO LIVING SPACES	9AM	10AM	11AM	12PM	1PM	2PM	3PM	MIN. 3HRS DIRECT SUNLIGHT INTO LIVING AREAS
UNIT	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	
1	Y	Y	Y	Y	Y	N	N	Y
2	Y	Y	Y	Y	Y	Y	N	Y
3	Y	Y	Y	Y	Y	N	N	Y
4	Y	Y	Y	Y	Y	Y	N	Y
5	Y	Y	Y	Y	Y	N	N	Y
6	Y	Y	Y	Y	Y	Y	N	Y
7	Y	Y	Y	Y	Y	N	N	Y
8	Y	Y	Y	Y	Y	Y	N	Y
9	Y	Y	Y	Y	Y	Y	Y	Y
10	N	N	N	N	N	N	N	N
11	Y	Y	Y	Y	N	Y	N	Y
12	N	N	N	N	N	N	N	N
13	Y	Y	Y	Y	Y	Y	Y	Y
14	Y	Y	Y	Y	Y	N	N	Y
15	Y	Y	Y	Y	Y	Y	Y	Y
16	N	N	N	N	N	N	Y	N
17	Y	Y	Y	N	Y	Y	Y	Y
18	N	N	N	N	N	Y	Y	N
19	Y	Y	N	Y	Y	Y	Y	Y
20	N	N	N	N	N	Y	Y	N
21	Y	Y	N	Y	Y	Y	Y	Y
22	N	N	N	N	N	Y	Y	N

TOTAL DWELLINGS W/MIN. 3HRS DIRECT SUNLIGHT INTO LIVING AREAS 73%

SOLAR ACCESS TO LIVIGN SPACES. FOR 3 HOURS
SOLAR ACCESS TABLE

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

NOTES
BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
1800L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 50m^2 OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND
- 22 JUNE 9AM
- 22 JUNE 10AM
- 22 JUNE 11AM
- 22 JUNE 12PM
- 22 JUNE 1PM
- 22 JUNE 2PM
- 22 JUNE 3PM
- P.O.S. BOUNDARY
- GLAZING W/DIRECT SOLAR GAIN

CLIENT
Greater Western Group (NSW)
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	RA	SOLAR ACCESS DIAGRAM - 22 JUNE
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	RA	DA613 / 00

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SCAN THE VR CODE TO
WALK-THROUGH THE PROPOSAL
OR VISIT
https://www.4dco.com.au/LAYCOCK/

LOT 1216 DP261988
LOT 1212 DP261988
LOT 1209 DP261988
LOT 1208 DP261988
LOT 1204 DP261988
1240 DP749603
1212 DP263023
1208 DP263023
1204 DP263023
No. 101 SINGLE STOREY BRICK RESIDENCE TILE ROOF
84.730 BNDRY
LOT 23 DP700376 7,974m²
DRIVEWAY
COMMON OPEN SPACE
ACCESS DRIVEWAY
UNIT 01
UNIT 02
UNIT 03
UNIT 04
UNIT 05
UNIT 06
UNIT 07
UNIT 08
UNIT 09
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
BIN STORE/ BUS STOP/ ENTRY
DETENTION BASIN
LAYCOCK STREET
BENCH MARK DH ON TOP KERB R.L. = 27.355
"GIVE WAY" "STOP"
58420
51170
108.550 BNDRY

VC DENOTES VEHICULAR CROSSING
TK DENOTES LEVEL AT TOP OF KERB
LIP DENOTES LEVEL AT LIP OF KERB
LIN DENOTES LEVEL AT TOP OF LINTEL
SEWER MANHOLE
WATER
COMMS. PIT
ELEC. BOX
SIGN POST
POWER POLE
HYDRANT

NOTES:
1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
2. DATUM OF LEVELS : AUSTRALIAN HEIGHT DATUM
3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY AND ARE SUBJECT TO FINAL SURVEY.
4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
7. SIGNIFICANT TREES LOCATED ONLY.
8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
9. THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

1:200
METRES

DA ISSUE

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Nom. Architect R. Alvaro 9221
M 0402 529 840
A Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
PROPOSED SENIORS HOUSING
CRANEBROOK

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NORTH

DRAWN	DRAWING TITLE	
EF	NOTIFICATION SITE PLAN & SHADOW DIAGRAM JUNE 9AM	
CHECKED	SCALE @A3	JOB NUMBER
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LOT 1216 DP261988 | LOT 1212 DP261988 | LOT 1209 DP261988 | LOT 1208 DP261988 | LOT 1204 DP261988

1240 DP749603 | 1212 DP263023 | 1208 DP263023 | 1204 DP263023

No. 101 ONE STOREY BRICK RESIDENCE TILE ROOF

58420

8650 7000 4300 7000 6810 7000 4300 7000 6810 8200

6680 5710 6680 22840 6680 5710 6680

84.730 BNDRY

UNIT 05 UNIT 07 UNIT 06 UNIT 08 UNIT 04 UNIT 02 UNIT 01

DRIVEWAY

LOT 23
DP700376
7,974m²

COMMON OPEN SPACE

ACCESS DRIVEWAY

UNIT 09 UNIT 10 UNIT 11 UNIT 12 UNIT 13

UNIT 15 UNIT 16 UNIT 17 UNIT 18 UNIT 19 UNIT 20 UNIT 21 UNIT 22

DETENTION BASIN

BIN STORE/ BUS STOP/ ENTRY

ENTRY

"BUS STOP"

LAYCOCK STREET

BENCH MARK DH ON TOP KERB R.L. = 27.355

108.550 BNDRY

No. 111 ONE & TWO STOREY BRICK RESIDENCE TILE ROOF

51170 | 10010 7250 9440 | 14460 14460 | 10010

10010 9410 | 14460 15860 | 9440 9440 | 7250 8650 | 10010 9410 | 52770

7000 4300 7000 6810 7000 4300 7000 6810 8200

58420

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3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY AND ARE SUBJECT TO FINAL SURVEY.
4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
7. SIGNIFICANT TREES LOCATED ONLY.
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1:200
5 0 5 10 15 20 25
METRES

DA ISSUE

REV	DATE	DESCRIPTION	BY
00	29.10.19	DA ISSUE TO COUNCIL	EF

CLIENT
Greater Western Group (NSW) P/L
7/86 Henry Street,
Penrith NSW 2750

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
M 0402 529 840
A Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
PROPOSED SENIORS HOUSING
CRANEBROOK

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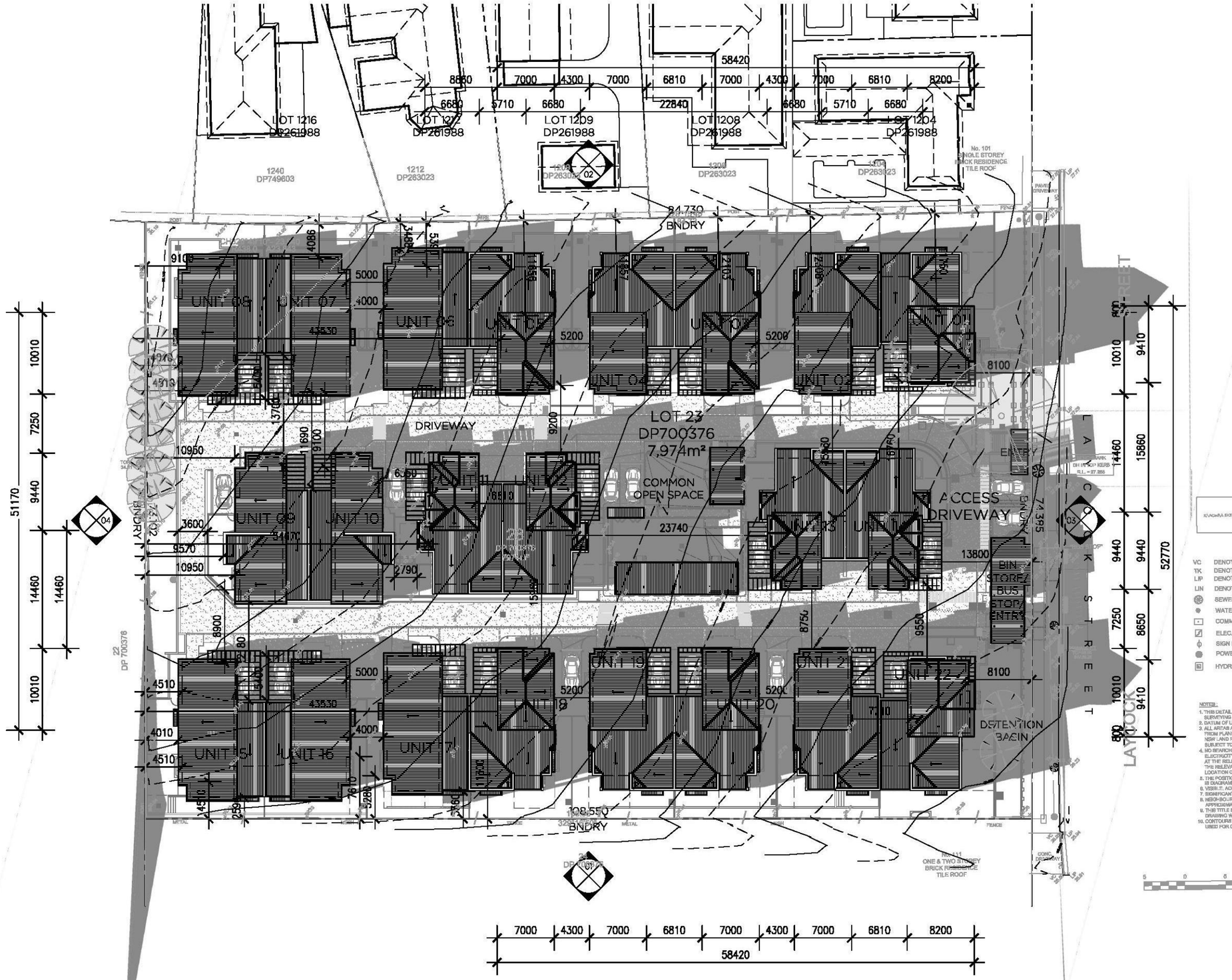
NORTH

DRAWN	DRAWING TITLE	
EF	NOTIFICATION SITE PLAN & SHADOW DIAGRAM JUNE 12PM	
CHECKED	SCALE @A3	JOB NUMBER
RA	1:500	0246
APPROVED	DRAWING NO.	REV
RA	DA802	00

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019



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VC DENOTES VEHICULAR CROSSING
TK DENOTES LEVEL AT TOP OF KERB
LIP DENOTES LEVEL AT LIP OF KERB
LIN DENOTES LEVEL AT TOP OF LINTEL
SEWER MANHOLE
WATER
COMMS. PIT
ELEC. BOX
SIGN POST
POWER POLE
HYDRANT

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NORTH

DRAWN	DRAWING TITLE	
EF	NOTIFICATION SITE PLAN & SHADOW DIAGRAM JUNE 3PM	
CHECKED	SCALE @A3	JOB NUMBER
RA	1:500	0246
APPROVED	DRAWING NO.	REV
RA	DA803	00

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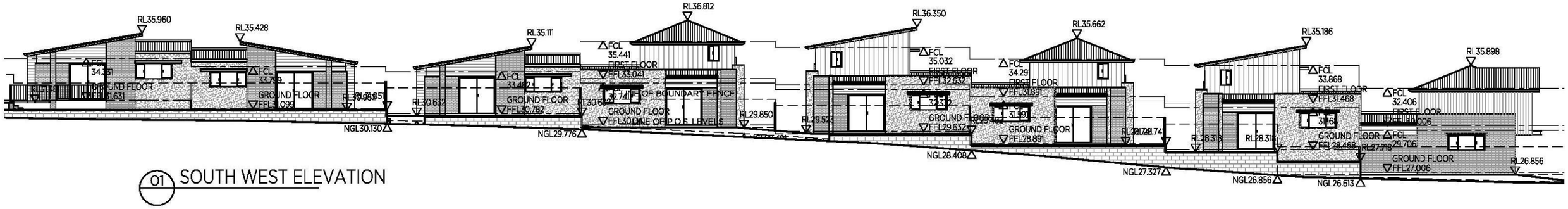
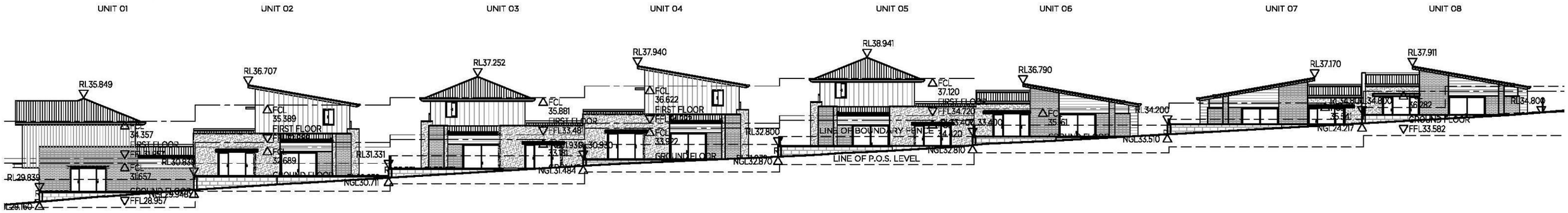
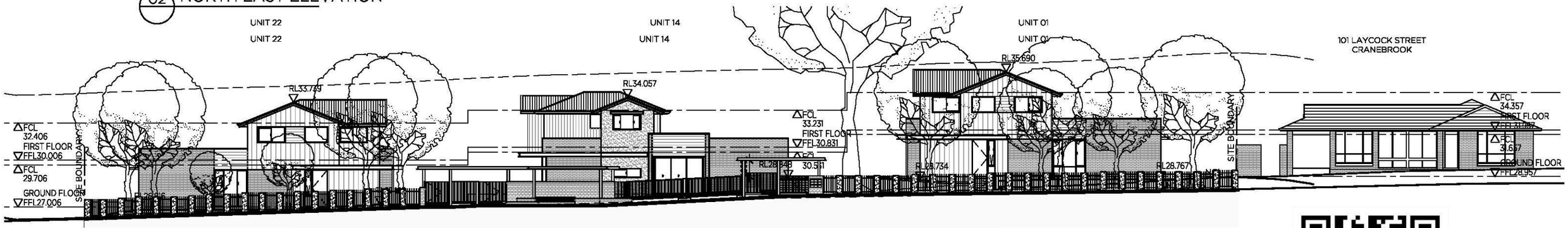


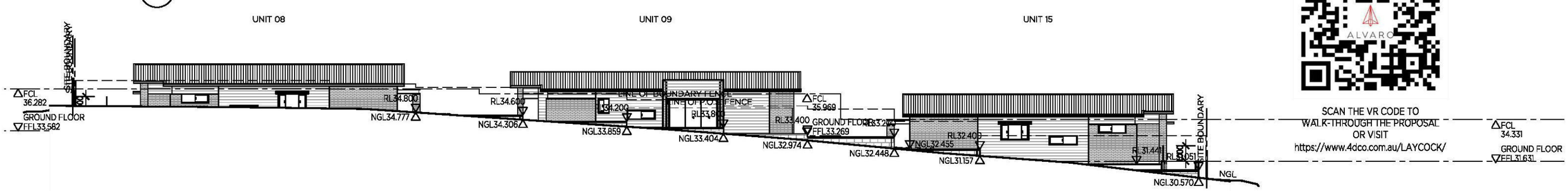
01 SOUTH WEST ELEVATION



02 NORTH EAST ELEVATION



03 SOUTH EAST ELEVATION



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04 NORTH WEST ELEVATION

DA ISSUE

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00	29.10.19	DA ISSUE TO COUNCIL	EF

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EF	NOTIFICATION PLAN - ELEVATIONS

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RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	DA810	00

Document Set ID: 8909361
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GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2019.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-1991

SILT SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. 'PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS
PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES
-CLASS 1:
ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE—
(A) CLASS 1A — A SINGLE DWELLING BEING—
(I) A DETACHED HOUSE; OR
(II) ONE OF A GROUP OF TWO OR MORE ATTACHED DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE—RESISTING WALL, INCLUDING A ROW HOUSE, TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE
PART B1 STRUCTURAL PROVISIONS
— SEE ENGINEERS PLANS

*SECTION C FIRE RESISTANCE
PART C1 FIRE RESISTANCE AND STABILITY
—C1.1 TYPE OF CONSTRUCTION REQUIRED
TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING
—C1.12 NON—COMBUSTIBLE MATERIALS
THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON—COMBUSTIBLE MATERIAL IS REQUIRED:
(A) PLASTERBOARD.
(B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH.
(C) FIBROUS—PLASTER SHEET.
(D) FIBRE—REINFORCED CEMENT SHEETING.
(E) PRE—FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE FINISH NOT EXCEEDING 1 MM THICKNESS AND WHERE THE SPREAD—OF—FLAME INDEX OF THE PRODUCT IS NOT GREATER THAN 0.
(F) BONDED LAMINATED MATERIALS WHERE—
(I) EACH LAMINATE IS NON—COMBUSTIBLE; AND
(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS; AND
(III) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2 MM; AND
(IV) THE SPREAD—OF—FLAME INDEX AND THE SMOKE—DEVELOPED INDEX OF THE LAMINATED MATERIAL AS A WHOLE DOES NOT EXCEED 0 AND 3 RESPECTIVELY
3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS
AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS THAN—
(A) 900MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE, OR
(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.
3.7.1.4 MEASUREMENT OF DISTANCES
(A) THE DISTANCE FROM ANY POINT ON A EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT ANGLES FROM THE ALLOTMENT BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT POINT WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5.
(B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO BE CONSTRUCTED IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN THAT MANNER.
3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS
(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING AND MUST:
(1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE, OR
(2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR
(3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK.
(B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY-
(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-, OR
(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.
(C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B)
(D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND THE DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200MM FROM THAT BUILDING PROVIDED THAT-
(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.25QM, OR
(2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND-
(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR
(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS BLOCKS.
3.7.1.8 SEPARATING WALLS
(A) A WALL THAT SEPERATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 AND-
(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB
(2) EXTEND-
(A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE UNDERSIDE OF THE ROOF COVERING, OR
(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS THAT 450MM ABOVE THE ROOF COVERING.
SPECIFICATION C1.10: FIRE HAZARD PROPERTIES-
MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN SPECIFICATION C1.10.
PART 3.7.2 : SMOKE ALARMS
- AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FORSMOKE ALARMS
(A) SMOKE ALARMS MUST BE INSTALLED IN-
(1) ANY STOREY CONTAINING BEDROOMS-
PART 3.8 : HEALTH AND AMENITY
- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1 (Wet areas).
PART 3.8.5 : VENTILATION
3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2
3.8.5.1 APPLICATION
3.8.5.2 VENTILATION REQUIREMENT
PART 3.8.6 SOUND INSULATION
3.8.6.1 APPLICATION
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION,
3.8.6.2 SOUND INSULATION REQUIREMENTS
(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A SEPARATING WALL BETWEEN 2 OR MORE CLASS 1 BUILDING MUST-
(1) ACHEIVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND
(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4.
(B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9 : SAFE MOVEMENT AND ACESS
THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY WITH PART 3.9.1.2 (GENERAL REQUIREMENTS).
SECTION E (SERVICES AND EQUIPMENT)
BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS, THIS TO BE ACHEIVED BY MEETING THOSE PERFORMANCE REQUIREMENTS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE FOLLOWING LIST:
EP1.3 (FIRE HYDRANTS), EP1.4 (SPRINKLER SYSTEMS), EP1.6(FIRE CONTROL CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION IN SINGLE DWELLING)
PART E1 : FIRE FIGHTING EQUIPMENT-
- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE FIRE EXTINGUISHERS),
E1.7 (FIRE AND SMOKE ALARMS),
SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9 (FIRE PRECAUTIONS DURING CONSTRUCTION).
SECTION F (HEALTH AND AMENITY)
PART F1: DAMP AND WEATHERPROOFING-
- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2.
-ROOF COVERING TO COMPLY WITH F1.5.
-SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2
-WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7.
-DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.
-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11.
PART F4: LIGHT AND VENTILATION-
-VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC CARPARKS).
-OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

STANDARDS AUSTRALIA COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS
AS3700 MASONRY STRUCTURES
AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS—SYSTEM DESIGN, INSTALLATION AND COMMISSIONING
AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS1428 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
AS2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS3500 PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE
ASNZS1664 ALUMINUM STRUCTURES
ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
AS2050 INSTALLATION OF ROOF TILES
AS2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS2327 COMPOSITE STRUCTURES
AS2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS3700 MASONRY STRUCTURES
AS3013 ELECTRICAL INSTALLATIONS
AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION AND LOCATION
AS3786 SMOKE ALARMS
ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS
AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION
AS2107 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
AS3660.1 TERMITE MANAGEMENT-NEW BUILDING WORK
AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING.
AS1926.1 SAFETY BARRIERS FOR SWIMMING POOLS
AS1926.2 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

ADDITIONAL NOTES
-PROVIDE SIGNAL MASTER TV ANTENNA
-PROVIDE FIXED OUTDOOR CLOTHES DRYER
-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA STANDARD
-ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS
-ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

UNIT NO.	GROUND FLOOR (m²)	FIRST FLOOR (m²)	TOTAL (m²)	GARAGE (m²)	P.O.S. (m²)	NO. BEDS
1	96.9	45.1	142	27.9	106.3	3
2	102.1	43.1	145.2	25.6	93.9	3
3	102.1	43.1	145.2	25.6	91.1	3
4	102.1	43.1	145.2	25.6	88.3	3
5	102.1	43.1	145.2	25.6	85.5	3
6	104.5	N/A	104.5	25.6	80.4	2
7	104.5	N/A	104.5	25.6	86.1	2
8	104.5	N/A	104.5	25.6	121.2	2
9	91.5	N/A	91.5	25.1	40.5	2
10	91.5	N/A	91.5	25.1	42.8	2
11	88.7	36.2	124.9	25.1	31.7	3
12	88.7	36.2	124.9	25.1	43.2	3
13	88.7	36.2	124.9	25.1	33.6	3
14	88.7	36.2	124.9	25.1	34.5	3
15	104.5	N/A	104.5	25.6	98.1	2
16	104.5	N/A	104.5	25.6	68.5	2
17	104.5	N/A	104.5	25.6	76.7	2
18	102.1	43.1	145.2	25.6	73.2	3
19	102.1	43.1	145.2	25.6	73.2	3
20	102.1	43.1	145.2	25.6	73.2	3
21	102.1	43.1	145.2	25.6	73.2	3
22	96.9	45.1	142	27.9	99.4	3

AREA SCHEDULE OF UNITS

Proposed Seniors Housing & Housing for People with a Disability
103-109 Laycock Street, Cranebrook NSW
2749 - LOT 23 DP700376

REV	DATE	DESCRIPTION	BY
A	03.05.18	PRELIMINARY SKETCH DESIGN TO CLIENT	RA
B	11.04.19	AMENDED PRELIMINARY SKETCH DESIGN TO CLIENT	RA
C	02.05.19	ISSUE TO CONSULTANTS FOR REVIEW	EF
D	01.06.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR PRE-DA	EF
E	16.07.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR REVIEW	EF
F	17.07.19	ISSUE TO COUNCIL FOR REVIEW	EF
G	08.08.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	EF
H	28.08.19	ISSUE TO CONSULTANTS & CLIENT FOR REVIEW	EF
J	09.09.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	RA
K	13.09.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	RA
L	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

DESIGN FACTS

SITE AREA	7974m²
NO. OF DWELLINGS	22

CONTROL	SEPP HSPD 2004 COMPLIANCE	
	PROPOSED	REQUIRED
FSR	0.41:1	0.50:1
LANDSCAPED AREA	33%	30%
DEEP SOIL ZONE	27%	15%
SOLAR ACCESS	77%	70%
PRIVATE OPEN SPACE	MIN 31.7m²	15m²
RESIDENT PARKING SPACES	43	22
VISITOR SPACES	5	0
COMMUNAL OPEN SPACE	269m²	0m²
MAX. BUILDING HEIGHT	7.95m	8m
TOTAL ROOF AREA	3597m²	

*LANDSCAPE AREA HAS BEEN CALCULATED ACCORDING TO THE RELEVANT CODE UNDER WHICH IT APPLIES

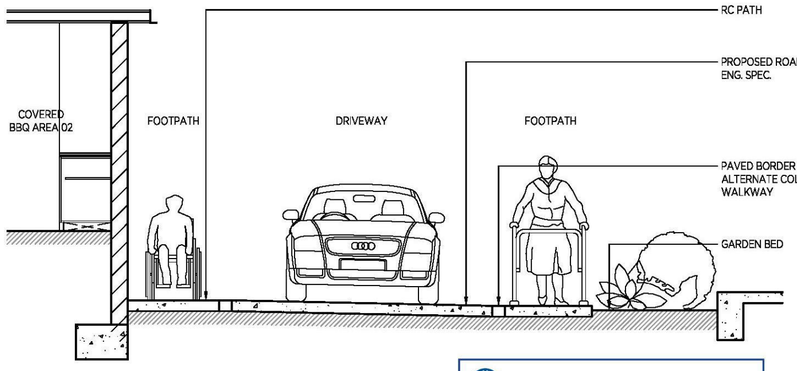
**MAXIMUM BUILDING HEIGHT TAKEN FROM UNIT 21 - HIGHEST STRUCTURE ABOVE NGL

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	L
100	SITE ANALYSIS & DEMOLITION PLAN	1:250	B
101	CONTEXT MAP	NTS	A
102	SITE PLAN - GROUND FLOOR	1:250	M
103	SITE PLAN - FIRST FLOOR	1:250	F
104	SITE PLAN - ROOF	1:250	F
301	SITE SECTIONS	1:250	A
302	SITE SECTIONS	1:250	A
303	SITE ELEVATIONS	1:250	A
304	SITE INTERNAL ELEVATIONS	1:250	A
305	SITE INTERNAL ELEVATIONS	1:250	A
306	SITE INTERNAL ELEVATIONS	1:250	A
401	SEPP AREA SCHEDULE	1:250	F
402	DEMOLITION PLAN & PRELIM. SITE WORKS	1:250	B
403	CUT & FILL PLAN	1:250	B
501	WINDOW SCHEDULE - UNITS 01-12	NTS	B
502	WINDOW SCHEDULE - UNITS 13-22	NTS	B
503	HEIGHT LIMIT DIAGRAM	NTS	A
601	SHADOW DIAGRAM - 22 MAR 9AM	1:250	A
602	SHADOW DIAGRAM - 22 MAR 12PM	1:250	A
603	SHADOW DIAGRAM - 22 MAR 3PM	1:250	A
604	SHADOW DIAGRAM - 22 JUN 9AM	1:250	A
605	SHADOW DIAGRAM - 22 JUN 12PM	1:250	A
606	SHADOW DIAGRAM - 22 JUN 3PM	1:250	A
607	SHADOW DIAGRAM - 22 SEP 9AM	1:250	A
608	SHADOW DIAGRAM - 22 SEP 12PM	1:250	A
609	SHADOW DIAGRAM - 22 SEP 3PM	1:250	A
610	SHADOW DIAGRAM - 22 DEC 9AM	1:250	A
611	SHADOW DIAGRAM - 22 DEC 12PM	1:250	A
612	SHADOW DIAGRAM - 22 DEC 3PM	1:250	A
613	SOLAR ACCESS DIAGRAM - 22 JUN	1:250	A
701	TYP. FLOOR PLANS - UNITS 01 & 22	1:100	B
702	TYP. ROOF PLAN & SECTIONS & ELEVATIONS - UNITS 01 & 22	1:100	B
703	TYP. FLOOR PLANS - UNITS 02, 04, 19 & 21	1:100	B
704	TYP. ROOF PLAN & SECTIONS & ELEVATIONS - UNITS 02, 04, 19 & 21	1:100	B
705	TYP. ROOF PLAN & SECTIONS & ELEVATIONS - UNITS 03, 05, 08 & 20	1:100	B
706	TYP. FLOOR PLANS - UNITS 06-08, 15-17	1:100	B
707	TYP. SECTIONS & ELEVATIONS - UNITS 06-08, 15-17	1:100	B
708	TYP. FLOOR PLANS - UNITS 09 & 10	1:100	B
709	TYP. SECTIONS & ELEVATIONS - UNITS 09-10	1:100	B
710	TYP. FLOOR PLANS - UNITS 11-14	1:100	B
711	TYP. SECTIONS & ELEVATIONS - UNITS 11-14	1:100	B
720	DRIVEWAY SECTIONS	1:250	A

STREET ELEVATION
1:500

LOCATION MAP
NTS



TYPICAL FOOTPATH DETAIL
1:50

Energy Rating Certificate Number 15212471
☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings) *If selected, data specified is the average across the entire development*
6.0 stars
heating 51.0 MJ/m²
cooling 32.5 MJ/m²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without
Assessor Name/Number Ved Baheti VIC/BDAV/13/1521
Assessor Signature [signature] Date 17/10/2019

CODE	DESCRIPTION	CODE	DESCRIPTION
BIR	BUILT IN ROBE	O	OVEN
BO	BOLLARD	OSD	ON-SITE DETENTION
C	CUPBOARD	P	PANTRY
CL	CLOTHES LINE	PB	PLASTERBOARD
DP	DOWNPIPE	RWT	RAINWATER TANK
F	FRIDGE	TOW	TOP OF WALL
FC	FIBRE CEMENT	WIR	WALK IN ROBE
FW	FLOOR WASTE		
HWS	HOT WATER SYSTEM		
L	LINEN CUPBOARD		
NGL	NATURAL GROUND LINE		

LEGEND

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect: R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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PROJECT
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Cranebrook

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DRAWING TITLE COVER SHEET
CHECKED RA
SCALE @A2 NTS
JOB NUMBER 0246
APPROVED RA
DRAWING NO. 000
REV L

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	01.06.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR PRE-DA	EF
B	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

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If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

NOTES

VEGETATION TO BE RETAINED SUBJECT TO ARBORISTS RECOMMENDATIONS

VEGETATION TO BE REMOVED SUBJECT TO ARBORISTS RECOMMENDATIONS

STRUCTURES TO BE DEMOLISHED SHOWN RED

1240 DP749603 — 1212 DP263023 — 1209 DP263023 — 1208 DP263023 — 1204 DP263023

No. 101 SINGLE STOREY BRICK RESIDENCE TILE ROOF

No. 103-109 SINGLE STOREY BRICK RESIDENCE TILE ROOF

No. 111 ONE & TWO STOREY BRICK RESIDENCE TILE ROOF

LOT 23 DP700376 7974m²

22 DP 700376 — 23 DP 700376 — 24 DP 700376

SUN PATH — 7AM JUNE 21 — 12PM JUNE 21 — 3PM JUNE 21 — 12PM DEC 21 — 7AM DEC 21 — 3PM DEC 21

SOUTH EASTERLY SUMMER — SOUTH WESTERLY WINTER

CH329°49'10" 23.648 R438.0 A23.643

CH329°16'58" 23.105

326°15'40" 84.73

100.55 329°16'58"

5946980.50 746385.50

PAVED DRIVEWAY — CONC. DRIVEWAY — "BUS STOP"

LOW LEVEL NOISE FROM LAYCOCK STREET

DRAINAGE PIT TOP:26.85 INV:25.25

BENCHMARK DH IN TOP KERB R.L. = 27.265

LAYCOCK STREET

LEGEND

- VIEWS AND VISTAS
- NOISE
- PREVAILING WINDS
- DRIVEWAY / VEHICULAR ACCESS POINT
- EXISTING NEIGHBOURING STRUCTURES
- VIEW NO. FROM IMAGES
- ROCK OUTCROPS
- BUILDING SETBACKS
- OVERLOOKING OF NEIGHBOURING SITES
- POTENTIAL FOR OVERSHADOWING OF NEIGHBOURING OPEN SPACE
- NO. OF STOREYS
- NEIGHBOURING GARAGES
- NEIGHBOURING PRIVATE OPEN SPACE
- NEIGHBOURING WINDOW FACING SITE
- EXISTING/SIGNIFICANT TREES
- EXISTING TREES TO BE REMOVED
- CORRESPONDING NO. TO STREET ANALYSIS ELEVATIONS

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

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NORTH

DRAWN	DRAWING TITLE	
EF	SITE ANALYSIS & DEMOLITION PLAN	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	100	B

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

R1 GENERAL RESIDENTIAL
R2 LOW DENSITY RESIDENTIAL
R2 MEDIUM DENSITY RESIDENTIAL
B2 LOCAL CENTRE
IN2 LIGHT INDUSTRIAL
B4 MIXED USE
RE1 PUBLIC RECREATION
E2 ENVIRONMENTAL CONSERVATION
HERITAGE
SITE

0 25 50 100 200 N

LAND ZONING, HEIGHT AND HERITAGE MAP
NTS

ARTERIAL ROAD
MAIN ROAD
SCHOOL
SHOPS
PUBLIC OPEN SPACE
BUS STOP
SITE

0 25 50 100 200 N

PROXIMITY TO AMENITIES MAP
NTS

REV	DATE	DESCRIPTION	BY
A	01.06.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR PRE-DA	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: Date: 17/10/2019

NOTES

LEGEND

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

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103-109 Laycock Street
Cranebrook 2749

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A Wetherill Park, NSW 2164
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ALVARO

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EF	CONTEXT MAP	
CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	101	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	01.06.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR PRE-DA	EF
B	08.08.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	EF
C	08.08.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	EF
D	28.08.19	ISSUE TO CONSULTANTS & CLIENT FOR REVIEW	EF
E	13.09.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	RA
F	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating

Certificate Number 15212471

- [ ] single-dwelling rating
- [X] multi-unit development (attach listing of ratings) — If selected, data specified is the average across the entire development

6.0 stars

heating 51.0 MJ/m²

cooling 32.5 MJ/m²

Recessed downlights confirmation: [ ] Rated with [X] Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

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103-109 Laycock Street
Cranebrook 2749

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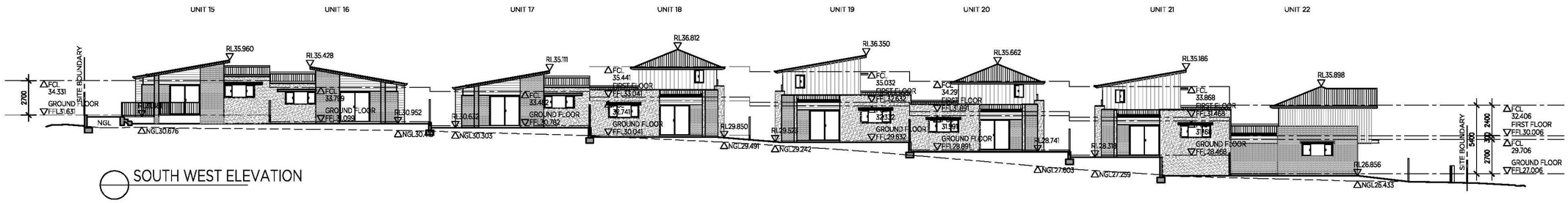
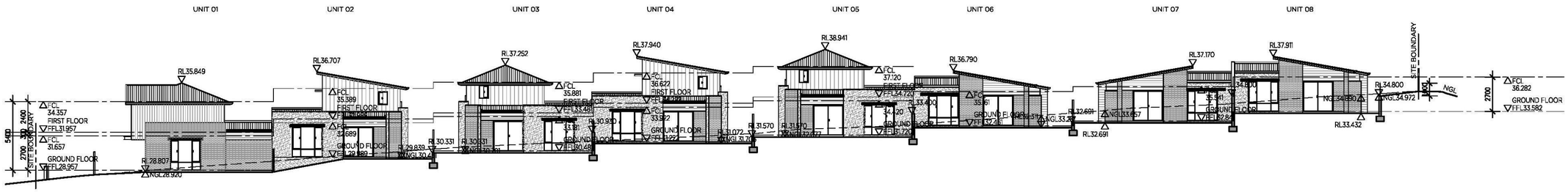
NORTH	DRAWN	DRAWING TITLE
	EF	SITE PLAN - ROOF
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:250 / 0246
	APPROVED	DRAWING NO. / REV
	RA	104 / F

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

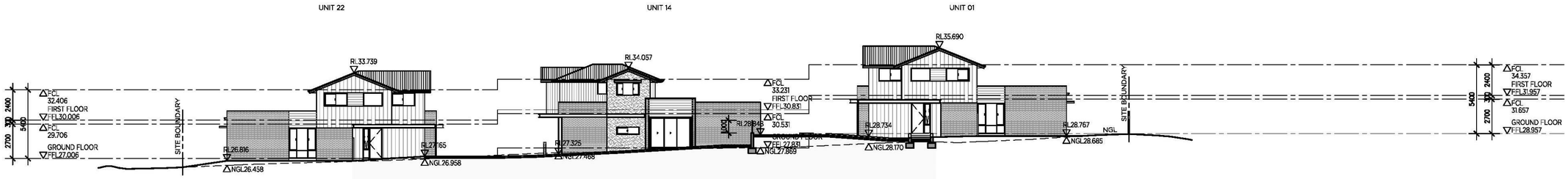
REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



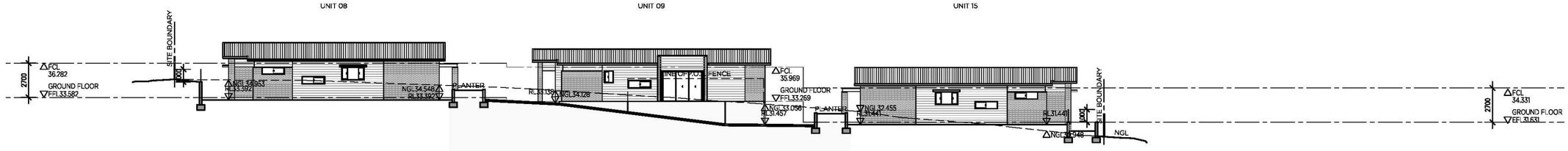
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

Energy Rating

Certificate Number 15212471

single-dwelling rating — 6.0 stars

multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: Rated with ☐ Rated without ☒

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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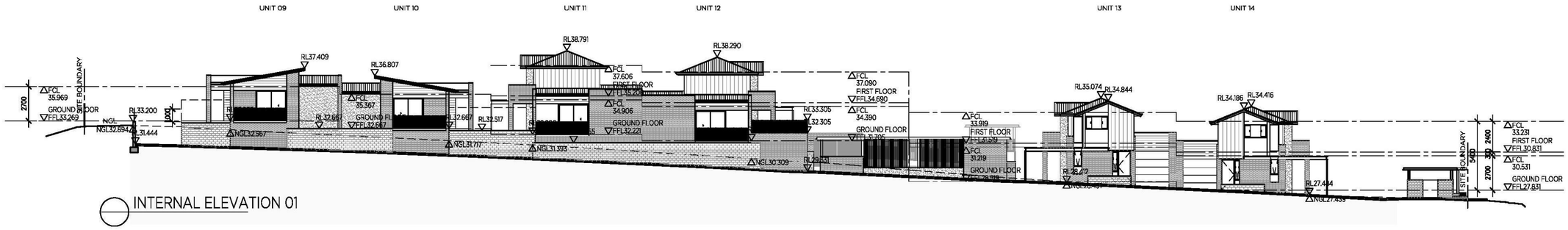
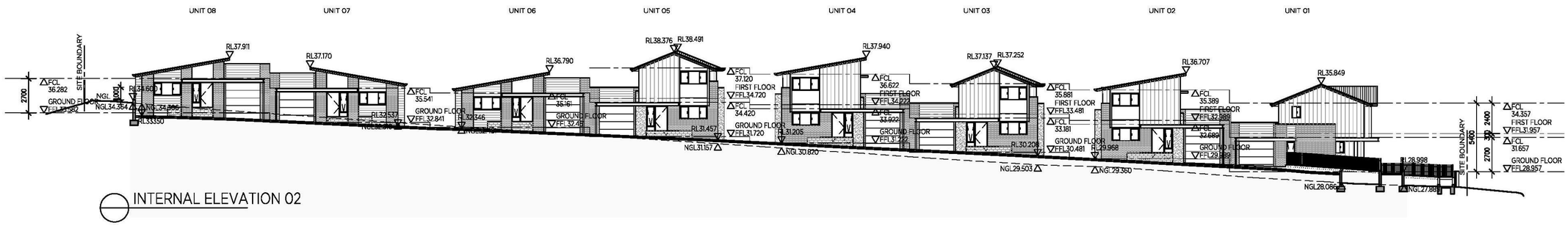
EF	SITE ELEVATIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	303	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

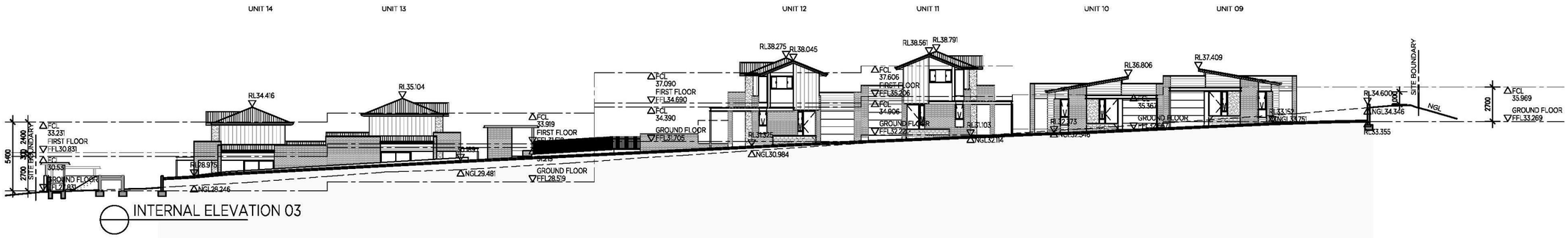
REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



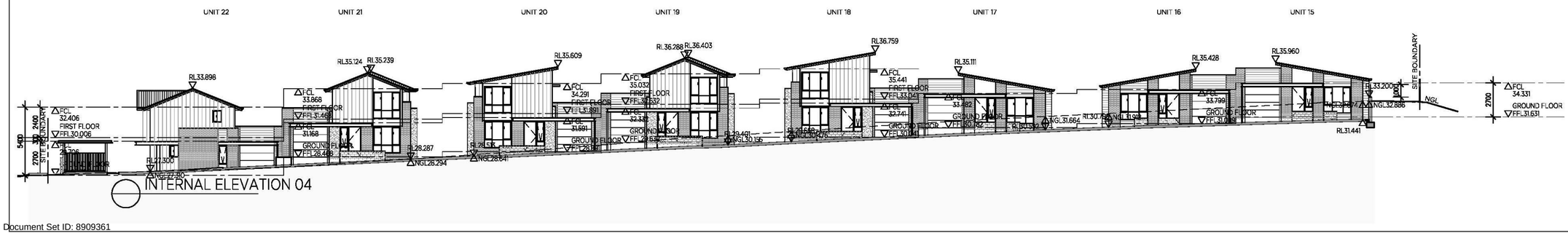
INTERNAL ELEVATION 01



INTERNAL ELEVATION 02



INTERNAL ELEVATION 03



INTERNAL ELEVATION 04

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

Energy Rating

Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: _____ Date: 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

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M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
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ALVAROARCHITECTS.COM.AU

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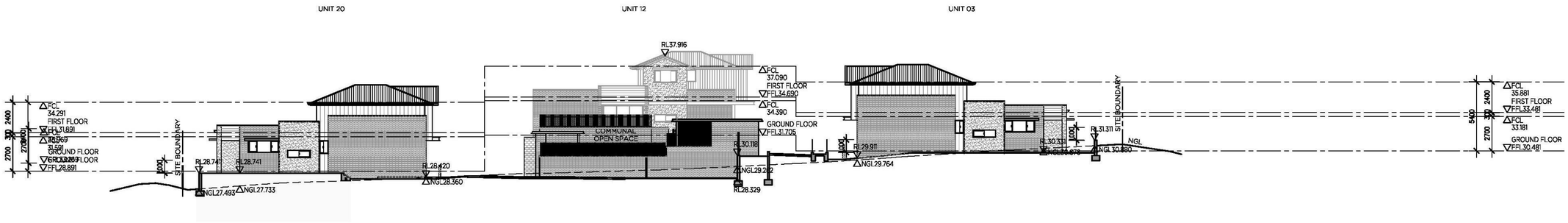
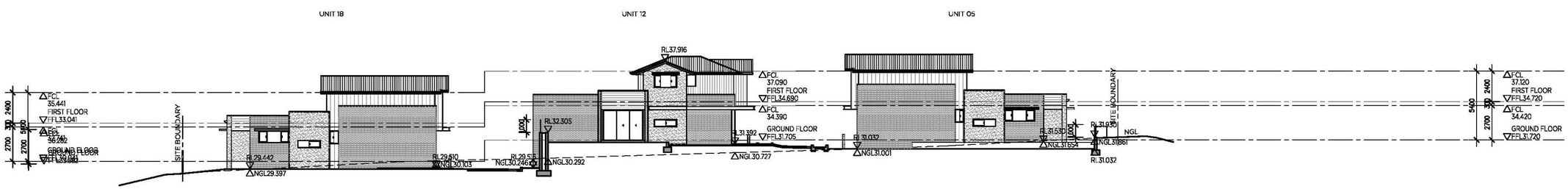
DRAWN	DRAWING TITLE	
EF	SITE INTERNAL ELEVATIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	303	A

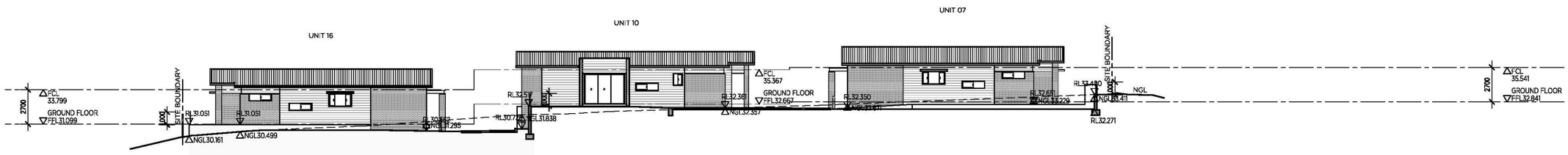
REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



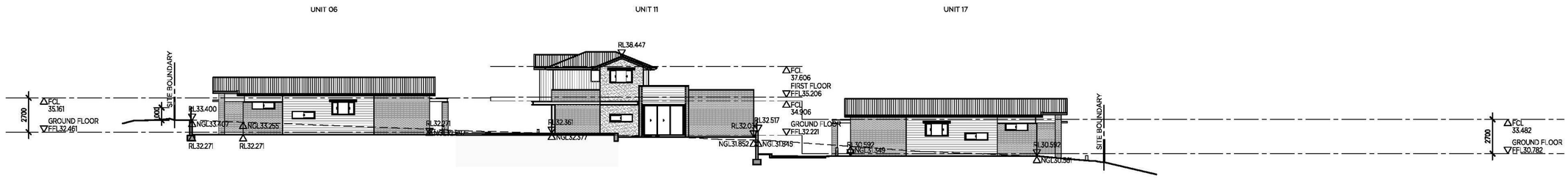
INTERNAL ELEVATION 05



INTERNAL ELEVATION 06



INTERNAL ELEVATION 07



INTERNAL ELEVATION 08

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT

Proposed Seniors Housing
Cranebrook

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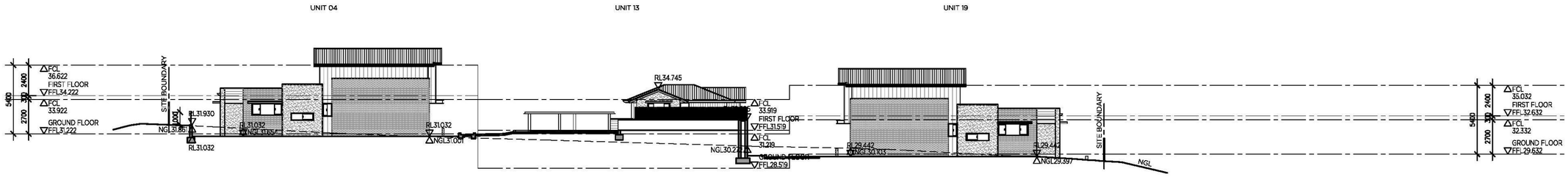
PRELIMINARY

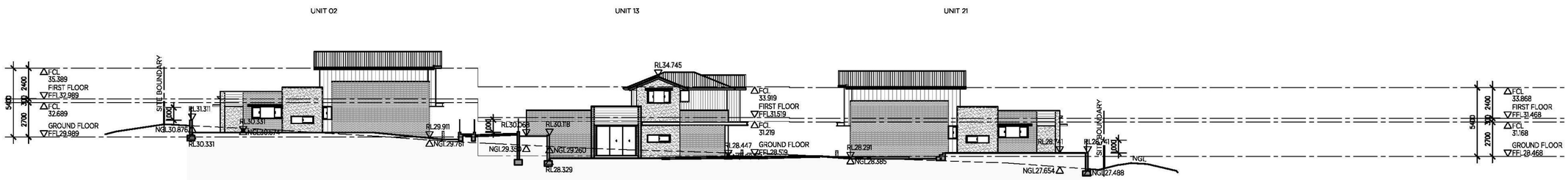
DRAWN	DRAWING TITLE	
EF	SITE INTERNAL ELEVATIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	305	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



INTERNAL ELEVATION 09



INTERNAL ELEVATION 10

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect N. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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DRAWN	DRAWING TITLE	
EF	SITE INTERNAL ELEVATIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	306	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	01.06.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR PRE-DA	EF
B	17.07.19	ISSUE TO COUNCIL FOR REVIEW	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — **6.0** stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

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ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

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ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

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CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

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ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

COLOUR	HEIGHT (mm)
	1250
	1000
	750
	500
	250

PROPOSED CUT

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E: info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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PRELIMINARY

NORTH	DRAWN	DRAWING TITLE	
	EF	DEMOLITION PLAN & PRELIMINARY SITE WORKS	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:250	0246
	APPROVED	DRAWING NO.	REV
	RA	402	B

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	16.07.19	ISSUE TO CLIENT, CONSULTANTS & COUNCIL FOR REVIEW	EF
B	17.07.19	ISSUE TO COUNCIL FOR REVIEW	EF

Energy Rating

Certificate Number 15212471

- [ ] single-dwelling rating — 6.0 stars
- [X] multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [X] Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: _____ Date: 17/10/2019

BASIX NOTES

FIXTURES

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ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

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CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

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APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

COLOUR	HEIGHT (mm)	% OF SITE AREA AFFECTED
	-1500	<0.0004%
	-1250	0.94%
	-1000	2.59%
	-750	7.63%
	-500	15.57%
	-250	25.42%
	+250	9.21%
	+500	3.89%
	+750	1.88%
	+1000	0.50%
	+1250	0.05%

PROPOSED CUT & FILL

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
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ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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PRELIMINARY

NORTH	DRAWN	DRAWING TITLE
	EF	CUT & FILL PLAN
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:250 / 0246
	APPROVED	DRAWING NO. / REV
	RA	403 / B

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

UNIT 01

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W101	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
W102	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	600	0	300
W103	OPAQUE AWNING WINDOW	730	944	0.69	PERGOLA ABOVE	SW	900	0	1456
W104	AWNING WINDOW	500	2400	1.20	UPPER FLOOR OVERHANG & PERGOLA	SE	1100	0	0
W105	AWNING WINDOW	2170	2400	5.21	PERGOLA ABOVE	SE	0	N/A	0
W106	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W107	OPAQUE AWNING WINDOW	730	944	0.69		SW	600	0	1156
W108	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W109	FIXED WNDOW	1500	1030	1.55		SE	1050	0	1070
W110	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W111	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
D101	GLAZED SLIDING DOOR	2410	2400	5.78	COVERED	NW	0	3640	0

UNIT 02

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W201	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W202	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W203	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3405	0	300
W204	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W205	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W206	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W207	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	3320	1456
W208	SLIDING WINDOW	2170	2100	4.56		SW	1200	0	0
W209	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W210	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W211	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	MIN 400 MAX 530	1070
W212	AWNING WINDOW	730	2100	1.53	AWNING ABOVE	SE	600	0	0
D201	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 03

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W301	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3405	0	300
W302	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W303	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W304	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	3320	1456
W305	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W306	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W307	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W308	SLIDING WINDOW	2170	2100	4.56		SW	1200	0	0
W309	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	0	1070
W310	FIXED WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W311	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W312	AWNING WINDOW	730	2100	1.53		NW	600	0	0
D301	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 04

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W401	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W402	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W403	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3405	0	300
W404	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W405	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W406	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W407	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	3320	1456
W408	SLIDING WINDOW	2170	2100	4.56		SW	1200	0	0
W409	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W410	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W411	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	MIN 400 MAX 530	1070
W412	AWNING WINDOW	730	2100	1.53	AWNING ABOVE	SE	600	0	0
D401	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 05

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W501	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3405	0	300
W502	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA	SW	1800	0	0
W503	SLIDING WINDOW	2170	1030	2.24	UPPER FLOOR OVERHANG	SW	500	0	1370
W504	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	3320	1456
W505	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W506	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W507	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W508	SLIDING WINDOW	2170	2100	4.56		SW	1200	0	0
W509	OPAQUE SLIDING WINDOW	730	1030	0.75		NE	600	0	1070
W510	FIXED WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W511	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W512	AWNING WINDOW	730	2100	1.53		NW	600	0	0
D501	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1800	0	0

UNIT 06

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W601	SLIDING WINDOW	2170	1030	2.24		SW	450	MIN 680 MAX 1070	1370
W602	AWNING WINDOW	660	2400	1.58	COVEER & PERGOLA ABOVE	SW	2170	0	0
W603	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3305	0	300
W604	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W605	SLIDING WINDOW	1810	600	1.09		NW	650	465	1800
W606	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W607	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
D601	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 07

		SIZE (mm)					EAVE (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W701	AWNING WINDOW	660	2400	1.58	COVERED & PERGOLA ABOVE	SW	2170	0	0
W702	SLIDING WINDOW	2170	1030	2.24		SW	600	MIN 680 MAX 1070	1370
W703	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1370
W704	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W705	SLIDING WINDOW	1810	600	1.09		SE	650	465	1800
W706	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W707	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3305	0	300
D701	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 08

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W801	SLIDING WINDOW	2170	1030	2.24		SW	600	MIN 680 MAX 1070	1370
W802	AWNING WINDOW	660	2400	1.58	PERGOLA ABOVE	SW	1300	MIN 1380 MAX 1260	0
W803	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	500	1650	300
W804	AWNING WINDOW	2410	2400	5.78	AWNING ABOVE	NE	600	0	0
W805	SLIDING WINDOW	1810	600	1.09		NW	650	465	1800
W806	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W807	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
D801	GLAZED SLIDING DOOR	2410	2400	5.78		NE	2520	0	0

UNIT 09

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W902	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	NW	N/A	N/A	300
W903	AWNING WINDOW	500	2400	1.20		NE	2400	0	0
W904	AWNING WINDOW	730	2100	1.53		NE	600	MIN 610 MAX 720	300
W905	OPAQUE AWNING WINDOW	730	944	0.69		NW	0	N/A	1456
W906	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
D901	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1980	0	0
D902	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 10

		SIZE (mm)					EAVE (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1001	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1003	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W1004	OPAQUE AWNING WINDOW	730	944	0.69		SE	0	N/A	1456
W1005	AWNING WINDOW	730	2100	1.53		NE	600	MIN 610 MAX 720	300
W1006	AWNING WINDOW	500	2400	1.20		NE	2400	0	0
D1001	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1980	0	0
D1002	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 11

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1102	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1103	AWNING WINDOW	470	2400	1.13		NE	1500	0	0
W1104	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NE	1550	0	300
W1105	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	NW	2790	750	1050
W1106	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	0	1156
W1107	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NE	600	0	1070
W1108	FIXED WINDOW	730	2100	1.53		NE	600	0	0
W1109	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W1110	FIXED WINDOW	730	944	0.69		NW	600	0	1156
D1101	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1880	0	0
D1102	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

UNIT 12

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1201	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	SE	N/A	N/A	300
W1203	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	SE	2790	750	1050
W1204	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	1550	0	300
W1205	AWNING WINDOW	470	2400	1.13		NE	1500	0	0
W1206	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W1207	FIXED WINDOW	730	2100	1.53		NE	600	0	0
W1208	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NE	600	0	1070
W1209	OPAQUE AWNING WINDOW	730	944	0.69		NW	600	0	1156
W1210	FIXED WINDOW	730	944	0.69		SE	600	0	1156
D1201	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1880	0	0
D1202	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1870	0	0

REV	DATE	DESCRIPTION	BY
A	08.08.19	AMENDED PLANS TO CONSULTANTS FOR REVIEW	EF
B	28.08.19	ISSUE TO CONSULTANTS & CLIENT FOR REVIEW	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect: R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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PRELIMINARY

DRAWN	DRAWING TITLE	
EF	WINDOW SCHEDULE - UNITS 01 -12	
CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	501	B

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UNIT 13

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1301	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	1550	0	300
W1302	AWNING WINDOW	470	2400	1.13		SW	1500	0	0
W1303	AWNING WINDOW	730	2100	1.53	COVERED BY UPPER FLOOR	NW	N/A	N/A	300
W1305	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	NW	2790	750	1050
W1306	FIXED WINDOW	730	2100	1.53		SW	600	0	0
W1307	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SW	600	0	1070
W1308	OPAQUE AWNING WINDOW	730	944	0.69		SE	600	0	1156
W1309	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1070
W1310	FIXED WINDOW	730	944	0.69		NW	600	0	1156
D1301	GLAZED SLIDING DOOR	3200	2400	7.68		NW	1880	0	0
D1302	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1870	0	0

UNIT 14

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1401	AWNING WINDOW	470	2400	1.13		SW	1500	0	0
W1402	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SW	1550	0	300
W1403	SLIDING WINDOW	1810	600	1.09	PERGOLA ABOVE	SE	2790	0	1050
W1405	AWNING WINDOW	730	2100	1.53	COVERED	SE	0	N/A	300
W1406	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SW	600	0	1070
W1407	FIXED WINDOW	730	2100	1.53		SW	600	0	0
W1408	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W1409	OPAQUE AWNING WINDOW	730	944	0.69	AWNING ABOVE	NW	600	0	1156
W1410	FIXED WINDOW	730	944	0.69		SE	600	0	1156
D1401	GLAZED SLIDING DOOR	3200	2400	7.68		SE	1880	0	0
D1402	GLAZED SLIDING DOOR	2410	2400	5.78		NE	1870	0	0

UNIT 15

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1501	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1502	AWNING WINDOW	730	2100	1.53	`	SE	3155	0	300
W1503	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1504	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1505	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
W1506	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W1507	SLIDING WINDOW	1810	600	1.09		NW	650	575	1800
D1501	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 16

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1601	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1602	SLIDING WINDOW	1810	600	1.09		SE	650	575	1800
W1603	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W1604	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1370
W1605	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1606	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1607	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
D1601	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 17

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1701	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1702	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3155	0	300
W1703	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1470	0	0
W1704	SLIDING WINDOW	2170	1030	2.24		NE	600	MIN 680 MAX 1070	1370
W1705	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	NW	600	0	1370
W1706	SLIDING WINDOW	1810	600	1.09		NW	0	N/A	1050
W1707	SLIDING WINDOW	1810	600	1.09		NW	650	575	1800
D1701	GLAZED SLIDING DOOR	2410	2400	5.78		SW	2520	0	0

UNIT 18

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1801	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1802	SLIDING WINDOW	2410	944	2.28		SE	600	4390	1456
W1803	SLIDING WINDOW	1810	600	1.09		SE	1135	0	1050
W1804	OPAQUE AWNING WINDOW	730	1030	0.75		SE	500	2890	1370
W1805	AWNING WINDOW	2170	2400	5.21	UPPER FLOOR OVERHANG	NE	500	0	0
W1806	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1800	0	0
W1807	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	450	0	300
W1808	OPAQUE SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SW	600	MIN 615 MAX 750	1070
W1809	SLIDING WINDOW	2170	2100	4.56	AWNING ABOVE	NE	2100	0	0
W1810	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
W1811	FIXED WINDOW	730	944	0.69		NW	600	0	1156
W1812	SLIDING WINDOW	730	1030	0.75		NW	600	0	1070
D1801	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 19

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W1901	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W1902	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	600	0	300
W1903	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1800	0	0
W1904	AWNING WINDOW	2170	2400	5.21	UPPER FLOOR OVERHANG	SE	500	0	0
W1905	OPAQUE AWNING WINDOW	730	1030	0.75		NE	500	2890	1370
W1906	SLIDING WINDOW	1810	600	1.09		NE	0	N/A	1050
W1907	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W1908	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	MIN 400 MAX 530	1070
W1909	FIXED WINDOW	730	1030	0.75		SE	600	0	1070
W1910	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W1911	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W1912	SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
D1901	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 20

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2001	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2002	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SE	450	0	1456
W2003	SLIDING WINDOW	1810	600	1.09		SE	0	N/A	1050
W2004	OPAQUE AWNING WINDOW	730	1030	0.75		SE	500	2890	1370
W2005	AWNING WINDOW	2170	2400	5.21		NE	500	0	0
W2006	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	NE	1800	0	0
W2007	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	600	0	300
W2008	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	0	1070
W2009	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W2010	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
W2011	FIXED WINDOW	730	944	0.69		NW	600	0	1156
W2012	SLIDING WINDOW	730	1030	0.75		NW	600	0	1070
D2001	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 21

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2101	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2102	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	SE	3155	0	300
W2103	AWNING WINDOW	660	2400	1.58	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1800	0	0
W2104	AWNING WINDOW	2170	2400	5.21		SE	500	0	0
W2105	OPAQUE AWNING WINDOW	730	1030	0.75		NE	500	2890	1370
W2106	SLIDING WINDOW	1810	600	1.09		NE	0	N/A	1050
W2107	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	NW	450	0	1456
W2108	OPAQUE SLIDING WINDOW	730	1030	0.75		SW	600	MIN 400 MAX 530	1070
W2109	FIXED WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
W2110	SLIDING WINDOW	1810	1030	1.86	AWNING ABOVE	SE	600	0	1070
W2111	SLIDING WINDOW	2170	2100	4.56		NE	1200	0	0
W2112	SLIDING WINDOW	730	1030	0.75	AWNING ABOVE	SE	600	0	1070
D2101	GLAZED SLIDING DOOR	2410	2400	5.78		SW	1800	0	0

UNIT 22

		SIZE (mm)					EAVE/PERGOLA/AWNING (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT
W2201	SLIDING WINDOW	2410	944	2.28	AWNING ABOVE	SW	600	0	1456
W2202	AWNING WINDOW	2170	2400	5.21	PERGOLA ABOVE	SE	0	N/A	0
W2203	AWNING WINDOW	500	2400	1.20	UPPER FLOOR OVERHANG & PERGOLA ABOVE	SE	1100	0	0
W2204	OPAQUE AWNING WINDOW	730	944	0.69	PERGOLA ABOVE	NE	900	0	1456
W2205	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NE	600	0	300
W2206	AWNING WINDOW	730	2100	1.53	PERGOLA ABOVE	NW	3155	0	300
W2207	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W2208	FIXED WINDOW	1500	1030	1.55		SE	1200	0	1070
W2209	SLIDING WINDOW	1810	1030	1.86		SE	600	0	1070
W2210	OPAQUE SLIDING WINDOW	730	944	0.69		NE	600	0	1156
W2211	SLIDING WINDOW	1810	1030	1.86		NW	600	0	1070
D2201	GLAZED SLIDING DOOR	2410	2400	5.78	COVERED	NW	0	N/A	0

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Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature Ved Baheti Date 17/10/2019

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1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

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BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

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ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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PROJECT
Proposed Seniors Housing
Cranebrook

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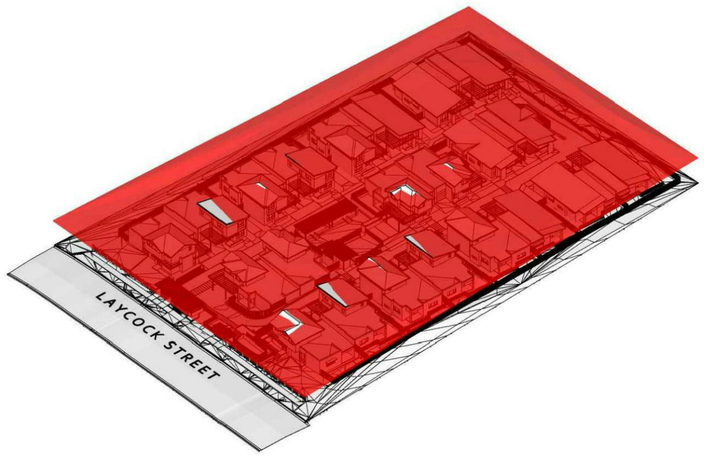
PRELIMINARY

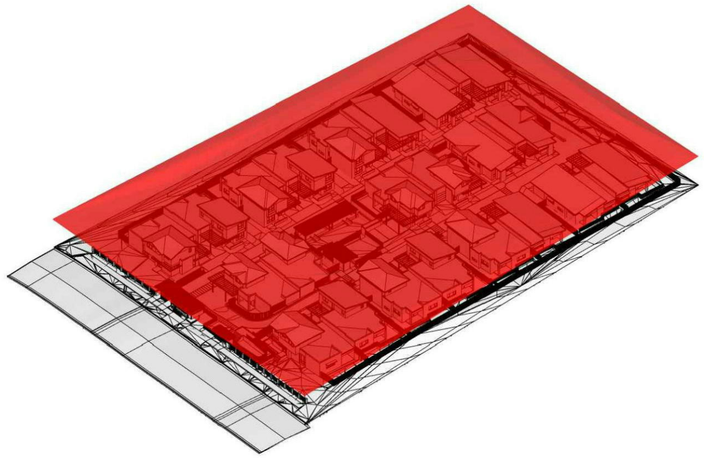
DRAWN	DRAWING TITLE	
EF	WINDOW SCHEDULE - UNITS 13 - 22	
CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	502	B

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

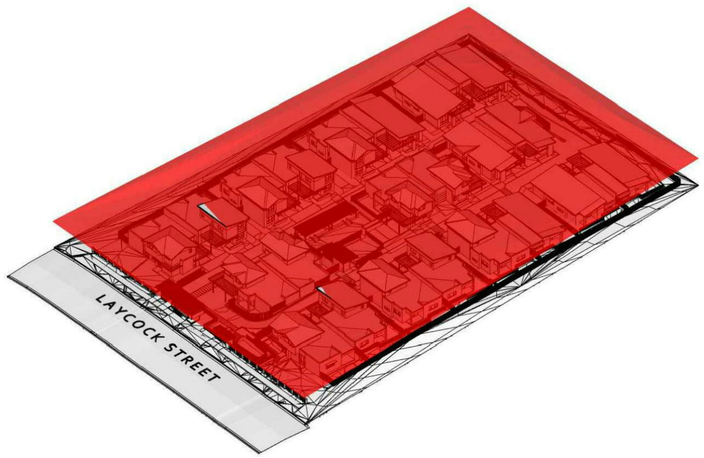
REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



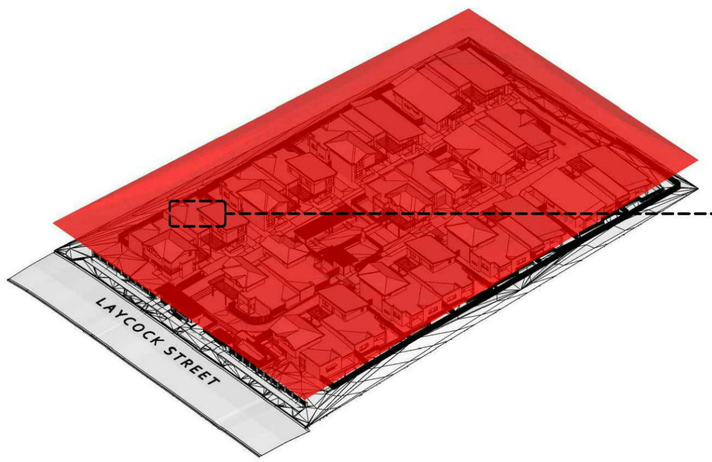
DEVELOPMENT @ 7.0M HEIGHT LINE



8.0M HEIGHT LIMIT



DEVELOPMENT @ 7.5M HEIGHT LINE



7.95M HEIGHT ABOVE NGL

7.95M HEIGHT ABOVE NGL

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — **6.0** stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
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DRAWN	DRAWING TITLE	
RA	HEIGHT LIMIT DIAGRAM	
CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	503	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating

Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

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ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

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ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

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ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LAYCOCK STREET

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

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NORTH

DRAWN	DRAWING TITLE	
EF	SHADOW DIAGRAM - 22 MARCH 9AM	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	601	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

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ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

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UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

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APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LAYCOCK STREET

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

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NORTH	DRAWN	DRAWING TITLE	
	EF	SHADOW DIAGRAM - 22 MARCH 12PM	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:250	0246
	APPROVED	DRAWING NO.	REV
	RA	602	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

- ☐ single-dwelling rating — **6.0** stars
- ☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: _____ Date: 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

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ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
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NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 MARCH 3PM
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:250 / 0246
	APPROVED	DRAWING NO. / REV
	RA	603 / A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LAYCOCK STREET

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

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Cranebrook

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NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 JUNE 9AM
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:250 / 0246
	APPROVED	DRAWING NO. / REV
	RA	604 / A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating

Certificate Number 15212471

- [ ] single-dwelling rating — 6.0 stars
- [X] multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [X] Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: _____ Date: 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

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APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

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NORTH	DRAWN	DRAWING TITLE
	EF	SHADOW DIAGRAM - 22 JUNE 12PM
	CHECKED	SCALE @A2 / JOB NUMBER
	RA	1:250 / 0246
	APPROVED	DRAWING NO. / REV
	RA	605 / A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

- ☐ single-dwelling rating — 6.0 stars
- ☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²
  If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAV/13/1521

Assessor Signature: _____ Date: 17/10/2019

BASIX NOTES

FIXTURES

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4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

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ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

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NORTH	DRAWN	DRAWING TITLE	
	EF	SHADOW DIAGRAM - 22 JUNE 3PM	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:250	0246
	APPROVED	DRAWING NO.	REV
	RA	606	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

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Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

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ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LAYCOCK STREET

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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	EF	SHADOW DIAGRAM - 22 SEPTEMBER 9AM	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	1:250	0246
	APPROVED	DRAWING NO.	REV
	RA	607	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

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RA	608	A

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Orchard Hills 2748

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Cranebrook 2749

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APPROVED	DRAWING NO. / REV
RA	609 / A

Document Set ID: 8909361
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RA	611	A

Document Set ID: 8909361
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RA	612	A

Document Set ID: 8909361
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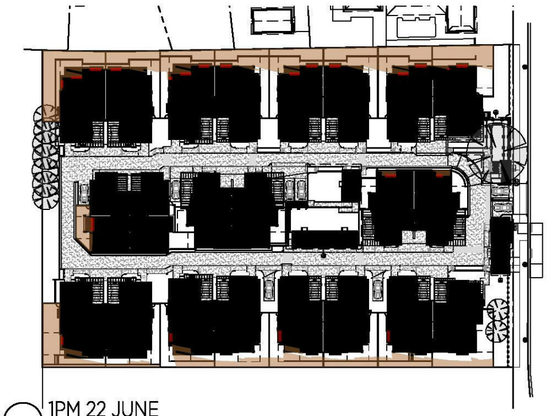
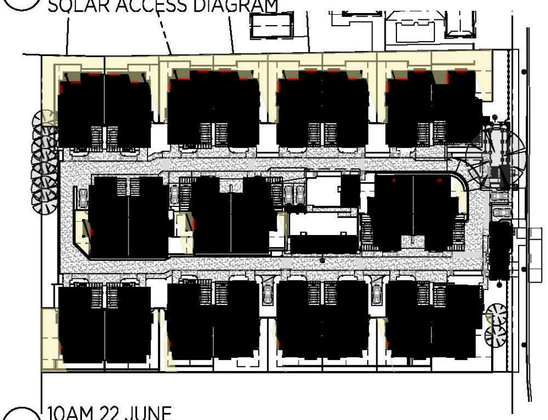
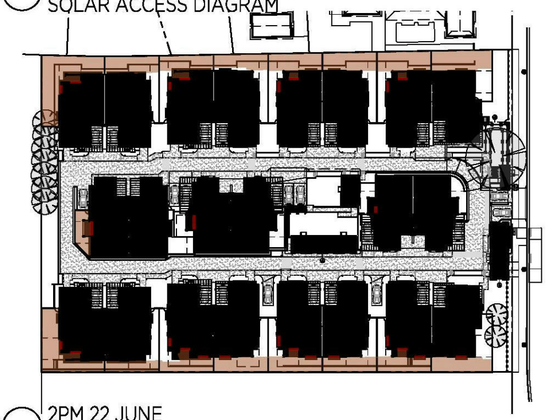
9AM 22 JUNE
SOLAR ACCESS DIAGRAM



1PM 22 JUNE
SOLAR ACCESS DIAGRAM

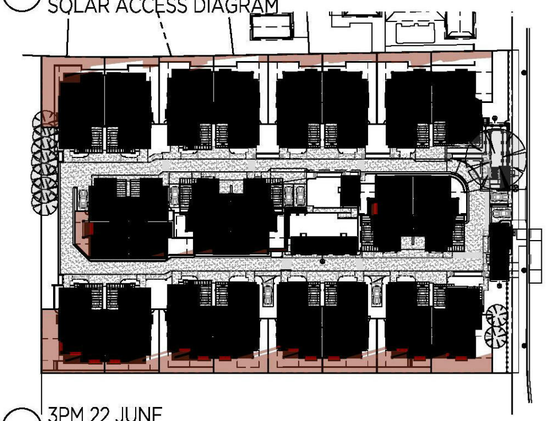


10AM 22 JUNE
SOLAR ACCESS DIAGRAM

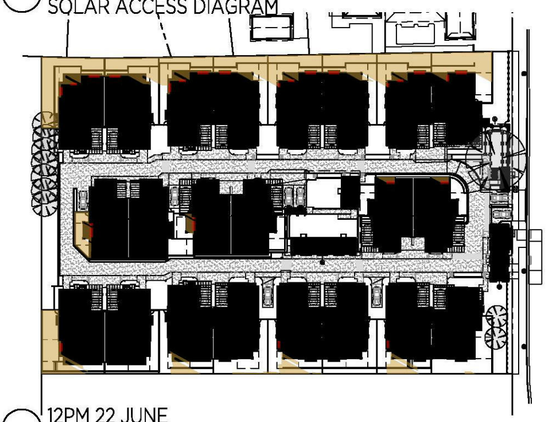


2PM 22 JUNE
SOLAR ACCESS DIAGRAM

11AM 22 JUNE
SOLAR ACCESS DIAGRAM



3PM 22 JUNE
SOLAR ACCESS DIAGRAM



12PM 22 JUNE
SOLAR ACCESS DIAGRAM

PRIVATE OPEN SPACE

UNIT	PROPOSED (M^2)	REQUIRED (M^2)	9AM M^2	9AM %	10AM M^2	10AM %	11AM M^2	11AM %	12PM M^2	12PM %	1PM M^2	1PM %	2PM M^2	2PM %	3PM M^2	3PM %	MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S.
1	106.3	15	6.8	6%	96.8	91%	82.1	77%	75.3	71%	70.3	66%	65.4	62%	27.8	26%	Y
2	93.9	15	92.4	98%	92.3	98%	76.8	82%	70.5	75%	66.8	71%	59.8	64%	32	34%	Y
3	91.1	15	75.7	83%	75.6	83%	66.3	73%	62.8	69%	58.1	64%	52.6	58%	24.1	26%	Y
4	88.3	15	86.7	98%	86.7	98%	71.1	81%	64.9	73%	61.2	69%	53.5	61%	27.3	31%	Y
5	85.5	15	70.1	82%	70	82%	60.7	71%	57.2	67%	52.3	61%	41.5	49%	10.4	12%	Y
6	80.4	15	77.8	97%	78.5	98%	68.4	85%	59.7	74%	56.8	71%	49.9	62%	22	27%	Y
7	86.1	15	73.3	85%	73.8	86%	63.3	74%	60	70%	54.6	63%	48.2	56%	20	23%	Y
8	121.2	15	120.3	99%	120.2	99%	119.8	99%	119.1	98%	119.3	98%	118.3	98%	110.7	91%	Y
9	40.5	15	30.1	74%	30.1	74%	32.8	81%	33.3	82%	33.9	84%	34.4	85%	34	84%	Y
10	42.8	15	9.5	22%	9.3	22%	0	0%	0	0%	0	0%	0	0%	5.4	13%	N
11	31.7	15	17.8	56%	17.7	56%	7.7	24%	7.2	23%	0	0%	0	0%	0	0%	Y
12	43.2	15	7.1	16%	7.9	18%	0	0%	0	0%	0	0%	0	0%	2.5	6%	N
13	33.6	15	0	0%	0	0%	0.5	1%	3.7	11%	3.9	12%	0	0%	2.5	7%	N
14	34.5	15	10.3	30%	12.3	36%	0.3	1%	3.7	11%	3.9	11%	0	0%	4.6	13%	N
15	98.1	15	66.1	67%	65.7	67%	70	71%	76.4	78%	87.2	89%	96.4	98%	96.1	98%	Y
16	68.5	15	1.2	2%	1	1%	0	0%	0	0%	12.3	18%	33.2	48%	38	55%	N
17	76.7	15	16.4	21%	17.2	22%	12.5	16%	16.1	21%	28.3	37%	43.1	56%	50.6	66%	Y
18	73.2	15	0	0%	0	0%	0	0%	2.7	4%	23.1	32%	44	60%	49.3	67%	Y
19	73.2	15	5.9	8%	5	7%	9.2	13%	18.3	25%	36.9	50%	48.3	66%	55.4	76%	Y
20	73.2	15	0	0%	0	0%	0	0%	0	0%	26.4	36%	44	60%	49.3	67%	Y
21	73.2	15	10.3	14%	9.7	13%	7.9	11%	19.4	27%	32.9	45%	48.3	66%	55.4	76%	Y
22	99.4	15	3.9	4%	3.9	4%	0	0%	1.2	1%	24.3	24%	47.9	48%	53.1	53%	Y

TOTAL DWELLINGS W/MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S. 77%

SOLAR ACCESS TO P.O.S. FOR 3 HOURS
SOLAR ACCESS TABLE

SUNLIGHT TO LIVING SPACES	9AM	10AM	11AM	12PM	1PM	2PM	3PM	MIN. 3HRS DIRECT SUNLIGHT INTO LIVING AREAS
UNIT	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	
1	Y	Y	Y	Y	Y	N	N	Y
2	Y	Y	Y	Y	Y	Y	N	Y
3	Y	Y	Y	Y	Y	N	N	Y
4	Y	Y	Y	Y	Y	Y	N	Y
5	Y	Y	Y	Y	Y	N	N	Y
6	Y	Y	Y	Y	Y	Y	N	Y
7	Y	Y	Y	Y	Y	N	N	Y
8	Y	Y	Y	Y	Y	Y	N	Y
9	Y	Y	Y	Y	Y	Y	Y	Y
10	N	N	N	N	N	N	N	N
11	Y	Y	Y	Y	N	Y	N	Y
12	N	N	N	N	N	N	N	N
13	Y	Y	Y	Y	Y	Y	Y	Y
14	Y	Y	Y	Y	Y	N	N	Y
15	Y	Y	Y	Y	Y	Y	Y	Y
16	N	N	N	N	N	N	Y	N
17	Y	Y	Y	N	Y	Y	Y	Y
18	N	N	N	N	N	Y	Y	N
19	Y	Y	N	Y	Y	Y	Y	Y
20	N	N	N	N	N	Y	Y	N
21	Y	Y	N	Y	Y	Y	Y	Y
22	N	N	N	N	N	Y	Y	N

TOTAL DWELLINGS W/MIN. 3HRS DIRECT SUNLIGHT INTO LIVING AREAS 73%

SOLAR ACCESS TO LIVIGN SPACES. FOR 3 HOURS
SOLAR ACCESS TABLE

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF

Energy Rating Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 17/10/2019

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

1800L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 50m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1-5 & 18-22: 2 BATHROOMS/TOILETS TO BE NATURALLY LIT

UNIT 9-14: 1 BATHROOM/TOILET TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

ALTERNATIV EENERGY

UNITS 7, 8, 9, 10, 15 & 16: PHOTOVOLTAIC SYSTEM MIN 2.0KW

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

22 JUNE 9AM
22 JUNE 10AM
22 JUNE 11AM
22 JUNE 12PM
22 JUNE 1PM
22 JUNE 2PM
22 JUNE 3PM
P.O.S. BOUNDARY
GLAZING W/DIRECT SOLAR GAIN

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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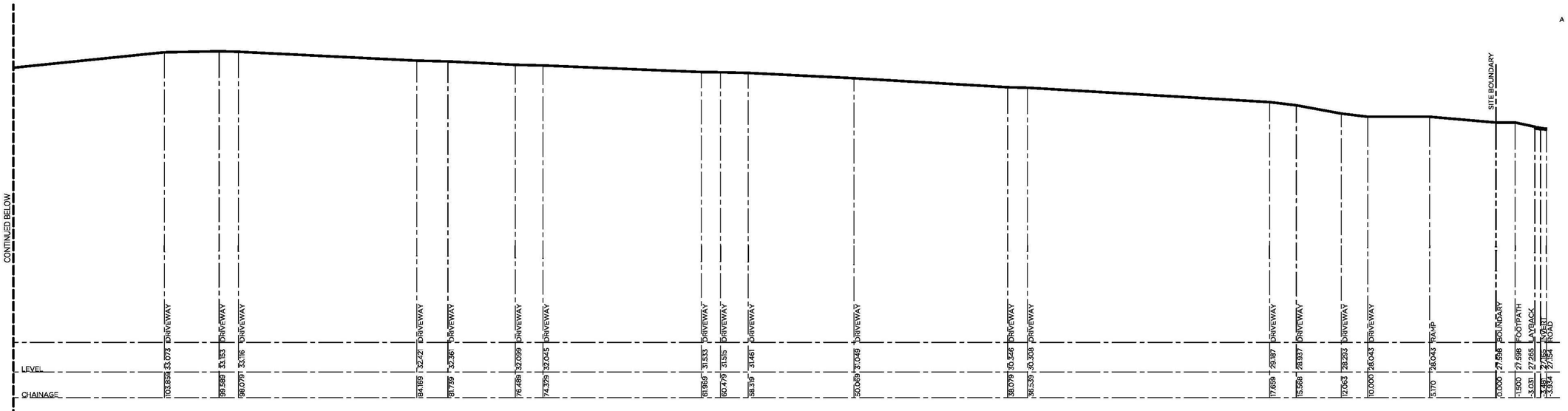
PRELIMINARY

NORTH

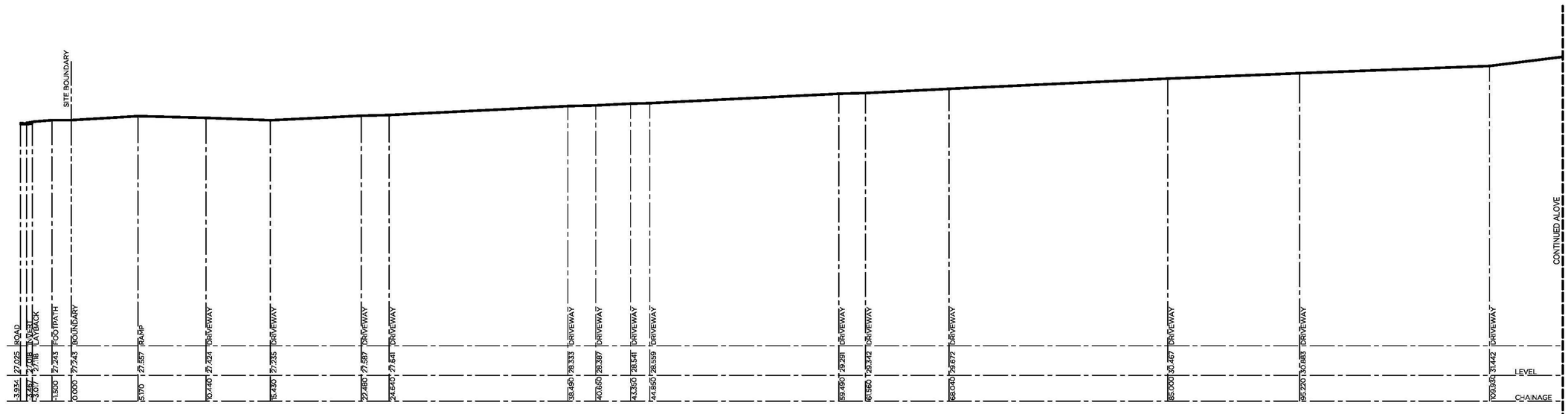
DRAWN	DRAWING TITLE	
RA	SOLAR ACCESS DIAGRAM - 22 JUNE	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:1000	0246
APPROVED	DRAWING NO.	REV
RA	613	A

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

REV	DATE	DESCRIPTION	BY
A	14.10.19	FINAL ISSUE TO CLIENT & CONSULTANTS FOR APPROVAL	EF



DRIVEWAY SECTION 01



DRIVEWAY SECTION 02

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

Energy Rating

Certificate Number 15212471

☐ single-dwelling rating — 6.0 stars

☒ multi-unit development (attach listing of ratings) — heating 51.0 MJ/m² — cooling 32.5 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature Date 17/10/2019

BASIX NOTES

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COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E Info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

PROJECT
Proposed Seniors Housing
Cranebrook

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PRELIMINARY

DRAWN	DRAWING TITLE	
EF	DRIVEWAY SECTIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	720	A

DATE PLOTTED: 29 October 2019 1:44 PM BY : USER
A1

SGC Reference Number: 20190170

PROPOSED SENIORS HOUSING
103-109 LAYCOCK STREET, CRANEBROOK
STORMWATER CONCEPT DESIGN

LOCALITY PLAN
NOT TO SCALE
COPYRIGHT OF GOOGLE MAP, VERSION 3

DRAWINGS LIST			
SHEET No.	DWG No.	TITLE	REV
1	SW100	COVER SHEET	A
2	SW200	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	A
3	SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	A
4	SW400	EROSION AND SEDIMENT CONTROL - PLAN AND DETAILS	A
5	SW500	STORMWATER CONCEPT DESIGN - MUSIC CATCHMENT AND OSD CATCHMENT PLAN	A

PREPARED BY:
SGC Consulting Engineers
Suite 5.03, Level 5
156 Pacific Highway
St Leonards, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au

ARCHITECT:
ALVARO

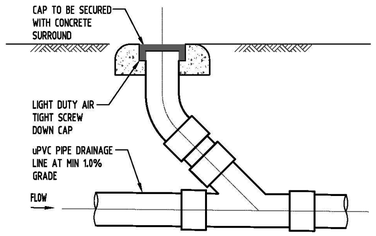
CLIENT:
GREATER WESTERN GROUP P/L

Drawing Number: SW100 Revision Number: A
PLOT BY: C:\Users\User\AppData\Local\Temp\BricsCAD\Dwg_2\SW100.dwg

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

DATE PLOTTED: 29 October 2019 9:44 PM BY : USER

A1



2 - DETAIL
CLEANING EYE
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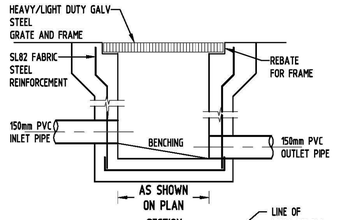
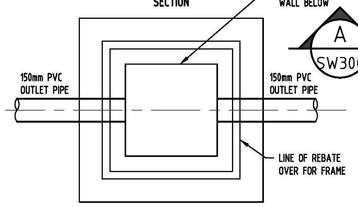
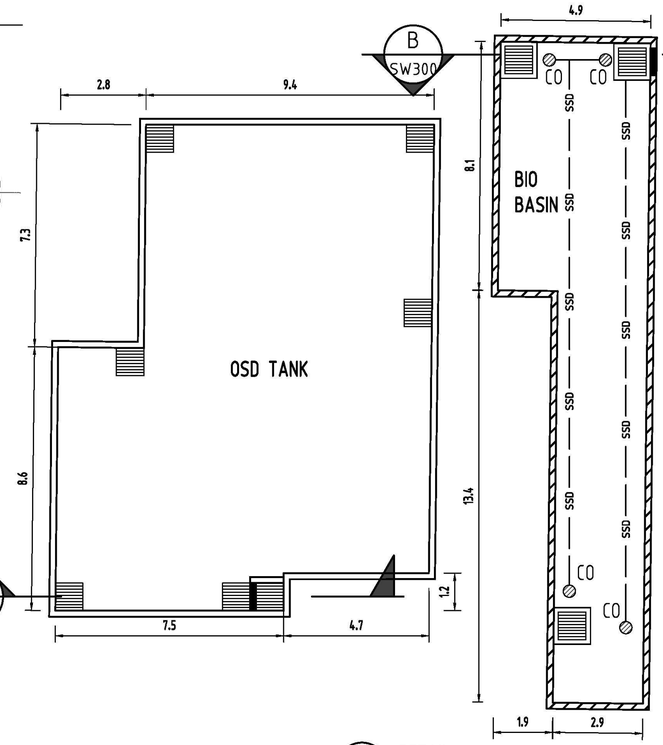


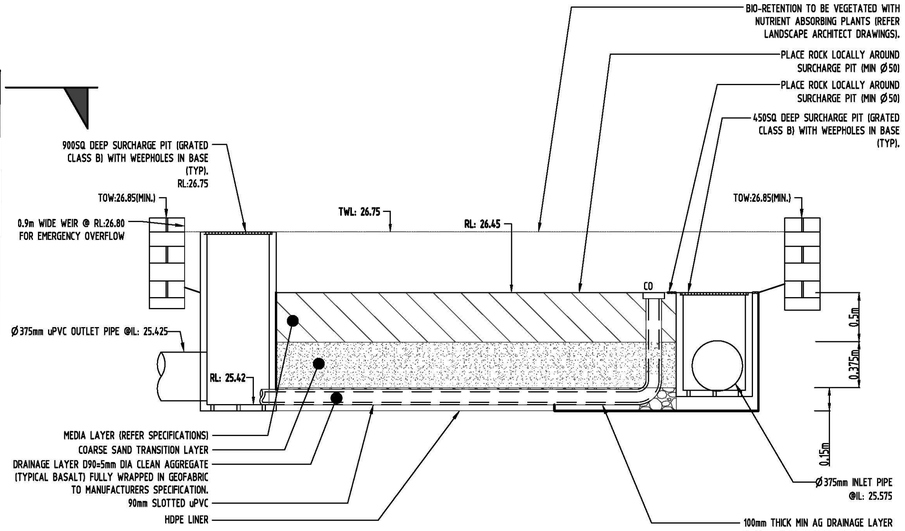


PLAN WITHOUT GRATE

3 - DETAIL
STORMWATER PIT
NOT TO SCALE



4 - DETAIL
OSD & BIO-RETENTION BASIN PLAN
SCALE 1:100



C - SECTION
NOT TO SCALE

POST-DEVELOPMENT OSD CALCULATIONS TABLE:

LOT AREA (m2)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (YR)	PRE-DEV FLOW (m3/s)	POST-DEV FLOW UNDETAINED (m3/s)	PIPE OUTFLOW OSD TANK (m3/s)	WEIR OUTFLOW OSD TANK (m3/s)	BYPASSING (m3/s)	TOTAL PSD (m3/s)	OSD VOLUME (m3)
8004	6	80	2	0.036	0.154	0.026	N/A	0.010	0.036	TANK: 189.30
			5	0.107	0.231	0.033	0.001	0.021	0.055	
			100	0.321	0.478	0.037	0.226	0.056	0.319	

DESIGN NOTES:

SITE IS LOCATED IN PENRITH CITY COUNCIL LGA.
SITE AREA: 8004m^2
AREA BYPASSING OSD: 947m^2 (11.83% OF SITE AREA)

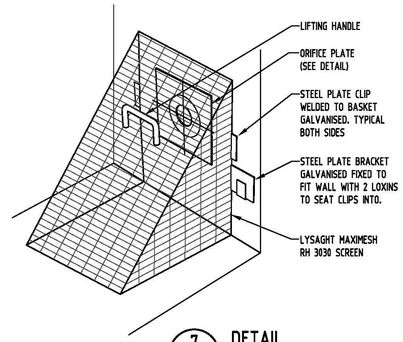
THE DESIGN COMPLIES WITH PENRITH CITY COUNCIL'S STORMWATER DRAINAGE POLICY.

OSD IS REQUIRED AS PER PRE-DA NOTES AND COUNCIL'S POLICY. FOR SITE GREATER THAN 5000m^2, OSD IS TO BE DESIGNED BY USING "DRAINS" SOFTWARE TO MODEL "PRE V.S. POST SITE CONDITIONS". STORM EVENT SHOULD BE UP TO AND INCLUDE 100 YR ARI.

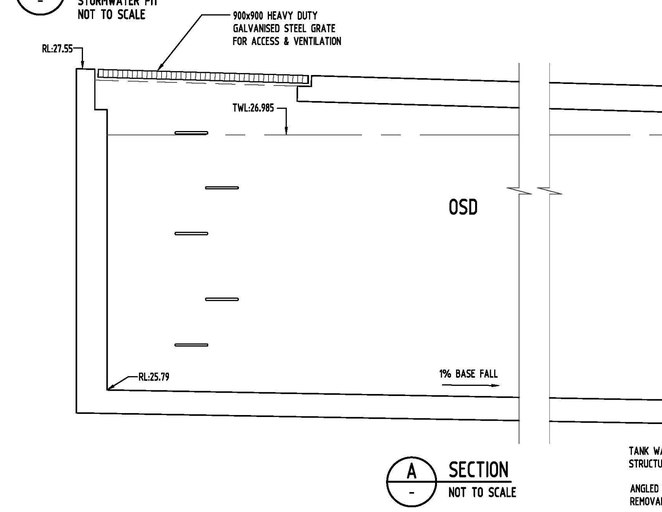
DROWNED ORIFICE CONDITION IS CONSIDERED IN DESIGNING OSD. AS CONFIRMED BY COUNCIL'S DEVELOPMENT ENGINEER MR JOHN SKAF, TAILWATER LEVEL IS TO BE 150mm ABOVE THE OBVERT OF THE DRAINAGE PIPE WITHIN THE KERB INLET PIT FRONTING THE SITE. THEREFORE, ACCORDING TO THE SURVEY PLAN, THE TAILWATER LEVEL IS 25.805.

AS PER PRE-DA NOTES, THE SITE IS AFFECTED BY LOCAL OVERLAND FLOW FLOODING. HOWEVER, THE WATER IS CONTAINED WITHIN THE ROAD RESERVE. IT HAS NO SIGNIFICANT IMPACT ON THE DEVELOPMENT.

WSUD IS REQUIRED AS PER PRE-DA NOTES AND COUNCIL'S POLICY. FOLLOWING TARGETS SHALL BE SATISFIED:
TSS: 85%
TP: 60%
TN: 45%

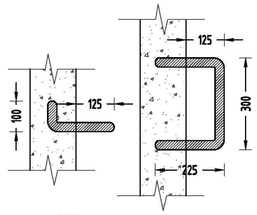


7 - DETAIL
TRASH SCREEN
NOT TO SCALE

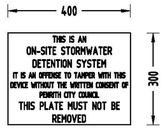


A - SECTION
NOT TO SCALE

10 - DETAIL
CONFINED SPACE SIGN
NOT TO SCALE



9 - DETAIL
STEP IRONS
NOT TO SCALE



8 - DETAIL
OSD SIGN
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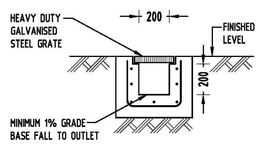
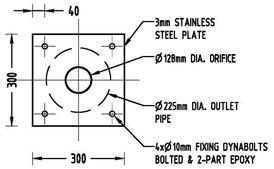


1 - DETAIL
GRATED TRENCH DRAIN



5 - DETAIL
ORIFICE PLATE (OSD TANK)
NOT TO SCALE

A	ISSUE FOR DA	FZ	29.10.2019	2	
P2	PRELIMINARY	FZ	25.09.2019	1	
P1	PRELIMINARY	FZ	27.08.2019	1	
Issue	Last revision title	by	Date	Status	

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER

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QUALITY CONTROL

DRAWN	FZ	DATE	29.10.19
CHECKED	SH	DATE	29.10.19
DESIGNED	FZ	DATE	29.10.19
VERIFIED	SH	DATE	29.10.19
APPROVED	SH	DATE	29.10.19

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Scales
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

CLIENT
GREATER WESTERN GROUP P/L

ARCHITECT
ALVARO

SGC Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED SENIORS HOUSING DEVELOPMENT
103-109 LAYCOCK STREET,
CRANEBROOK

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	3 of 5	AS SHOWN

Drawing Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawing Title
STORMWATER CONCEPT DESIGN
DETAILS SHEET

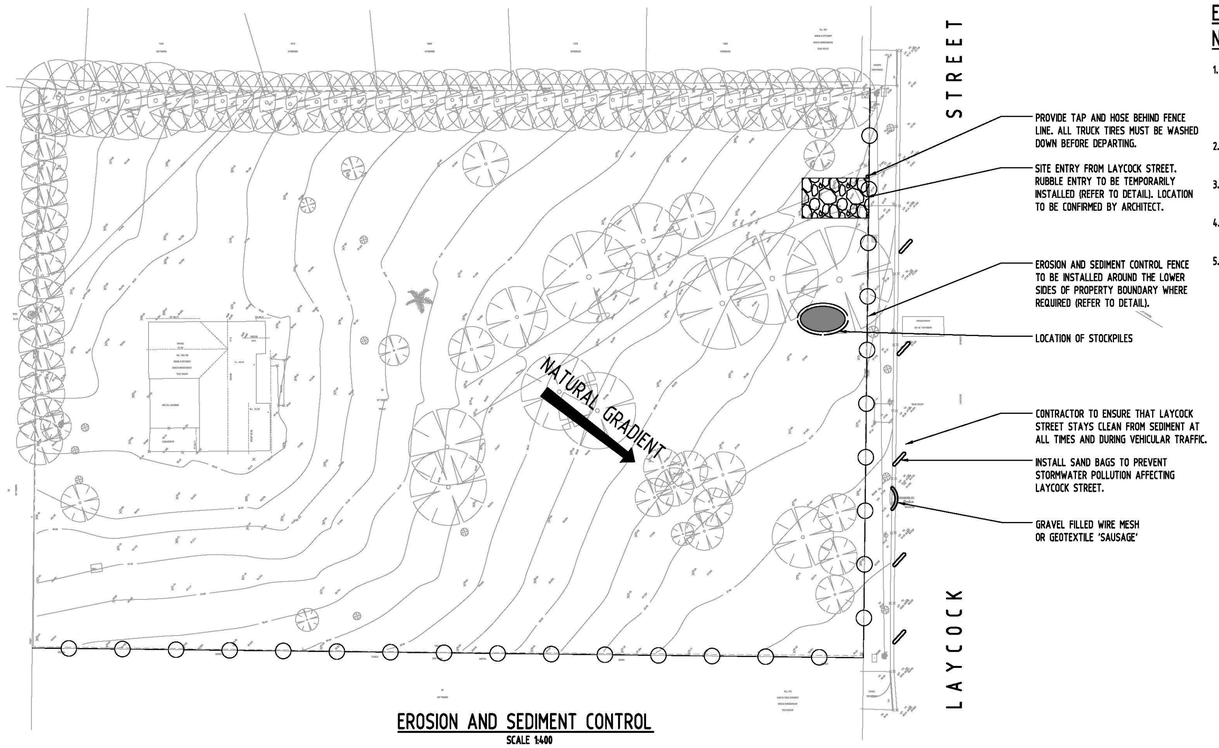
Project No	Drawing No	Revision No
20190170	SW300	A

XREFs: C:\Users\User\Applets\Local\Temp\Rtx4CAD\Xp_2\SW300.dwg

Document Set ID: 8909361
Version: 1, Version Date: 31/10/2019

DATE PLOTTED: 29 October 2019 1:44 PM BY : USER

A1



EROSION AND SEDIMENT CONTROL
SCALE 1:400

EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

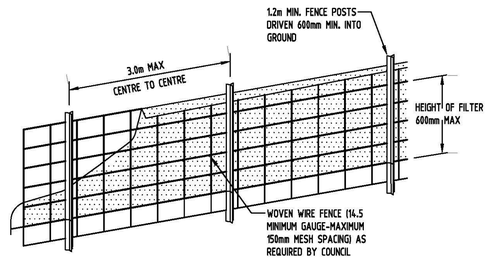
GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

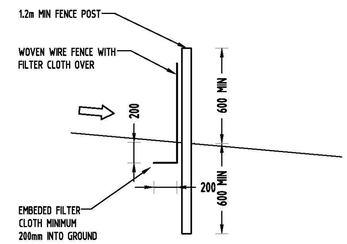
CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL

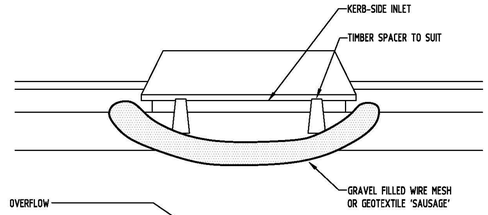


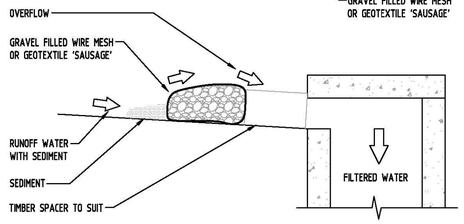
DIAGRAMMATIC VIEW



TYPICAL SECTION

SEDIMENT FENCE
NOT TO SCALE





CONSTRUCTION NOTES:

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAT THE LENGTH OF THE INLET PIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

MAINTAIN THE OPENING WITH SPACER BLOCKS

FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

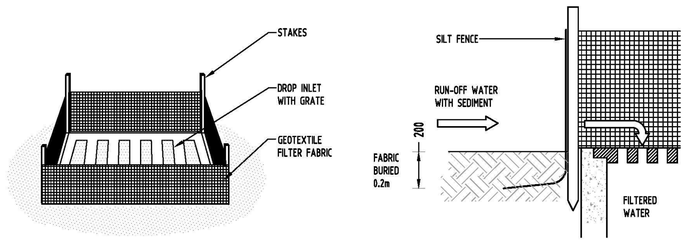
FIT TO ALL KERB INLETS AT SAG POINTS

GEOTEXTILE INLET FILTER

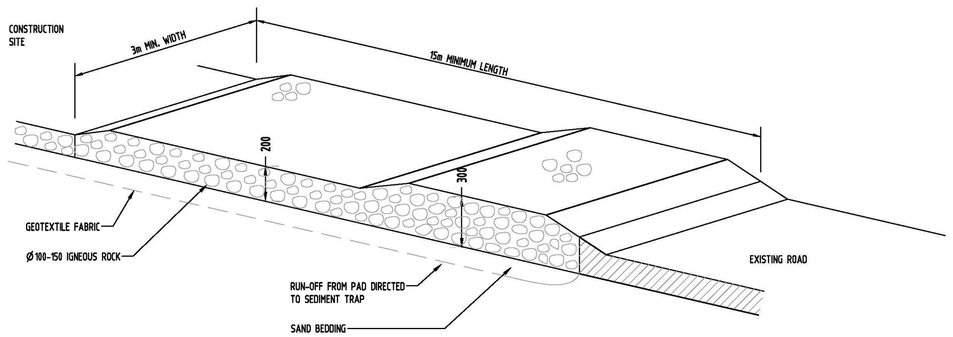
GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTUCTION NOT ENTER THE PITS.

GRAVEL INLET FILTER (SAUSAGE)
NOT TO SCALE

LEGEND
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- SANDBAGS



GEOTEXTILE INLET FILTER
NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT RUBBLE ALTERNATIVE
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A	ISSUE FOR DA	FZ	29.10.2019	2	
P2	PRELIMINARY	FZ	25.09.2019	1	
P1	PRELIMINARY	FZ	27.08.2019	1	
Issue	Last revision title	by	Date	Status	

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA Australian Professional Engineer MEMBER

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DRAWN	FZ	DATE	29.10.19
CHECKED	SH	DATE	29.10.19
DESIGNED	FZ	DATE	29.10.19
VERIFIED	SH	DATE	29.10.19
APPROVED	SH	DATE	29.10.19

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Scales
0m 4.0 8.0 12.0 16.0 20.0
SCALE 1:400 ON ORIGINAL SIZE

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GREATER WESTERN GROUP P/L

ARCHITECT
ALVARO

SGC Engineering Value
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST LEONARDS, NSW 2065
T: +61 2 8883 4239
Email: office@sgce.com.au
Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED SENIORS HOUSING DEVELOPMENT
103-109 LAYCOCK STREET, CRANEBROOK

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	4 of 5	AS SHOWN

Drawing Status: FOR APPROVAL
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Drawing Title
EROSION AND SEDIMENT CONTROL
PLAN AND DETAILS

Project No	Drawing No	Revision No
20190170	SW400	A

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