

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND NCC 2019 A1.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001.

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.

NCC COMPLIANCE:

SECTION 1 GOVERNING REQUIREMENTS

PART A6 BUILDING CLASSIFICATION

A6.1 CLASS 1 BUILDINGS:

ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE--

(I) CLASS 1A IS ONE OR MORE BUILDINGS, WHICH TOGETHER FORM A SINGLE DWELLING INCLUDING THE FOLLOWING:

- (A) A DETACHED HOUSE
(B) 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.

SECTION 2 PERFORMANCE PROVISIONS

PART 2.1 STRUCTURE

- SEE ENGINEERS PLANS

SECTION 3 ACCEPTABLE CONSTRUCTION

PART 3.7 FIRE SAFETY

- PART 3.7.1 FIRE PROPERTIES FOR MATERIALS AND CONSTRUCTION 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 LAMINA, INCLUDING ANY CORE, IS NON-COMBUSTIBLE; AND
(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1MM IN THICKNESS AND THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2MM; AND
(III) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED INDEX OF THE BONDED LAMINATED MATERIAL AS A WHOLE DO NOT EXCEED 0 AND 3 RESPECTIVELY.

- PART 3.7.1.2 FIRE HAZARD PROPERTIES

THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN A CLASS 1 BUILDING MUST COMPLY WITH THE FOLLOWING:

- (A) SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5.
(B) FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS 4254.1.

- PART 3.7.2.2 EXTERNAL WALLS OF CLASS 1 BUILDINGS AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.2.4 IF THE WALL IS LESS THAN-

- (A) 900MM FROM AN ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE;
(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN A CLASS 10 BUILDING ASSOCIATED WITH THE CLASS 1 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.

- PART 3.7.2.4 CONSTRUCTION OF EXTERNAL WALLS

(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING MUST-

- (I) COMMENCE AT THE FOOTINGS OR GROUND FLAG, EXCEPT WHERE THE EXTERNAL WALL COMMENCES ABOVE A SEPARATING WALL; AND
(II) EXTEND TO-
(A) THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, EXCEPT THAT A WALL MAY TERMINATE NOT MORE THAN 200 MM FROM THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, WHERE THE AREA BETWEEN THE EXTERNAL WALL AND UNDERSIDE OF THE ROOF COVERING IS SEALED WITH A NON-COMBUSTIBLE FASCIA, GUTTER OR FLASHING; OR
(B) THE UNDERSIDE OF A NON-COMBUSTIBLE EAVES LINING; AND
(III) BE CONSTRUCTED IN ACCORDANCE WITH (B).

(B) A WALL REQUIRED BY (A) MUST-

- (I) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE; OR
(II) BE OF MASONRY-VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90 MM THICK; OR
(III) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90 MM THICK.
(C) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST BE PROTECTED BY-

- (I) NON-OPENABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-; OR
(II) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.
(D) THE REQUIREMENTS OF (C) DO NOT APPLY TO A WINDOW IN A NON-HABITABLE ROOM THAT IS LOCATED ADJACENT TO AND NOT LESS THAN 600 MM FROM THE BOUNDARY OF AN ADJOINING ALLOTMENT OR 1200 MM FROM ANOTHER BUILDING ON THE SAME ALLOTMENT PROVIDED THAT--

(I) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2 M2; OR

(II) IN A ROOM OTHER THAN ONE REFERRED TO IN (I), THE OPENING HAS AN AREA OF NOT MORE THAN 0.54 M2 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 HOLLOW GLASS BLOCKS.

- PART 3.7.3.2 SEPARATING WALLS

(A) A SEPARATING WALL BETWEEN CLASS 1 BUILDINGS, OR A WALL THAT SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT ASSOCIATED WITH THE CLASS 1 BUILDING MUST--

- (I) HAVE EITHER--
(A) AN FRL OF NOT LESS THAN 60/60/60; OR
(B) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90 MM THICK; AND
(II) COMMENCE AT THE FOOTINGS OR GROUND SLAB, EXCEPT FOR HORIZONTAL PROJECTIONS TO WHICH 3.7.3.5 APPLIES; AND
(III) 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 THAN 450 MM ABOVE THE ROOF COVERING; AND
(IV) COMPLY WITH (B) TO (E) AND 3.7.3.3 AS APPLICABLE.

(B) A SEPARATING WALL OF LIGHTWEIGHT CONSTRUCTION MUST BE TESTED IN ACCORDANCE WITH SPECIFICATION C1.8 OF THE NCC VOL 1.

(C) A SEPARATING WALL COMPLYING WITH (A)(III)(A)--

- (I) MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS EXCEPT FOR ROOF BATTENS WITH DIMENSIONS OF 75 X 50 MM OR LESS, OR ROOF SARKING; AND
(II) MUST HAVE ANY GAP BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF COVERING PACKED WITH MINERAL FIBRE OR OTHER SUITABLE FIRE-RESISTING MATERIAL.

(D) WHERE A BUILDING HAS A MASONRY VENEER EXTERNAL WALL, ANY GAP BETWEEN THE SEPARATING WALL AND THE EXTERNAL MASONRY VENEER MUST BE--

- (I) NOT MORE THAN 50 MM; AND
(II) PACKED WITH A MINERAL FIBRE OR OTHER SUITABLE FIRE-RESISTANT MATERIAL WITH THE PACKING ARRANGED TO MAINTAIN ANY WEATHERPROOFING REQUIREMENTS OF PART 3.3.4.

- PART 3.7.5.3 SMOKE ALARM LOCATION

IN A CLASS 1A BUILDING, SMOKE ALARMS MUST BE LOCATED IN--

- (A) ANY STOREY CONTAINING BEDROOMS, EVERY CORRIDOR OR HALLWAY ASSOCIATED WITH A BEDROOM, OR IF THERE IS NO CORRIDOR OR HALLWAY, IN AN AREA BETWEEN THE BEDROOMS AND THE REMAINDER OF THE BUILDING; AND
(B) EACH OTHER STOREY NOT CONTAINING BEDROOMS.

PART 3.8 HEALTH AND AMENITY

- PART 3.8.1 WET AREAS AND EXTERNAL WATERPROOFING WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1.2 WET AREAS AND AS 3740.

- PART 3.8.1.3 EXTERNAL ABOVE GROUND MEMBRANES WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS 4654.1 AND AS 4654.2.

- PART 3.8.5 VENTILATION PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2.

- PART 3.8.6 SOUND INSULATION

COMPLIANCE WITH THIS ACCEPTABLE CONSTRUCTION PRACTICE SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION.

-PART 3.8.7 CONDENSATION MANAGEMENT

PLIABLE BUILDING MEMBRANE (A) WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST--

- (I) COMPLY WITH AS/NZS 4200.1; AND
(II) BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND
(III) BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND
(IV) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.

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).

STANDARDS AUSTRALIA COMPLIANCE:

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

AS/NZS 2293.1:2008 EMERGENCY EVACUATION LIGHTING IN BUILDINGS
AS 3700:2018 MASONRY STRUCTURES
AS 1670.1:2018 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS--SYSTEM DESIGN, INSTALLATION AND COMMISSIONING

AS 1668:2012 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS 1428:2010 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
AS 2293.1:2018 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS

AS 3500.3:2018 PLUMBING AND DRAINAGE - STORMWATER
AS/NZS 1664.1:1997 ALUMINIUM STRUCTURES
AS/NZS 1905.1:2015 & 1905.2:2015 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS

AS 2050:2018 INSTALLATION OF ROOF TILES
AS 2047:2014 WINDOWS - SELECTION AND INSTALLATION
AS/NZS 2327:2017 COMPOSITE STRUCTURES
AS 2870:2011 RESIDENTIAL SLABS AND FOOTINGS
AS 1684.2:2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS/NZS 3013:2005 ELECTRICAL INSTALLATIONS
AS 1668.1:2015 & 1668.4:2012 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS

AS 2444:2001 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION AND LOCATION
AS 3786:2014 SMOKE ALARMS
AS 1288:2006 GLASS - SELECTION AND INSTALLATION
AS 2107:2016 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS & REVERBERATION TIMES FOR BUILDING INTERIORS

AS 3660.3:2014 TERMITE MANAGEMENT-NEW BUILDING WORK
AS 3740:2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING
AS 1926.1:2012 & 1926.2:2007 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
- ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS
- ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT.

Table with columns: UNIT NO., GROUND FLOOR (m²), ROOF AREA (m²), GARAGE (m²), P.O.S. (m²), NO. BEDS, PARKING SPACES. Lists units 1 through 16 and a TOTALS row.

AREA SCHEDULE OF UNITS

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

Table with columns: REV, DATE, DESCRIPTION, BY. Revision history table.

DESIGN FACTS

Table with columns: SITE AREA, NO. OF DWELLINGS, CONTROL, SEPP HSPD 2004 COMPLIANCE, PROPOSED, REQUIRED.

DRAWING SCHEDULE

Table with columns: SHEET NO., TITLE, SCALE, REV. Drawing schedule listing sheets 000 to 707 and SUB01.



Table with columns: CODE, DESCRIPTION. Legend for drawing symbols like BIR, BO, C, CL, DP, F, FC, FW, HWS, L, NGL.

LEGEND

Table with columns: CLIENT, PROJECT ADDRESS. Client and project address information.

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Proposed Seniors Housing Cranebrook

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DA ISSUE

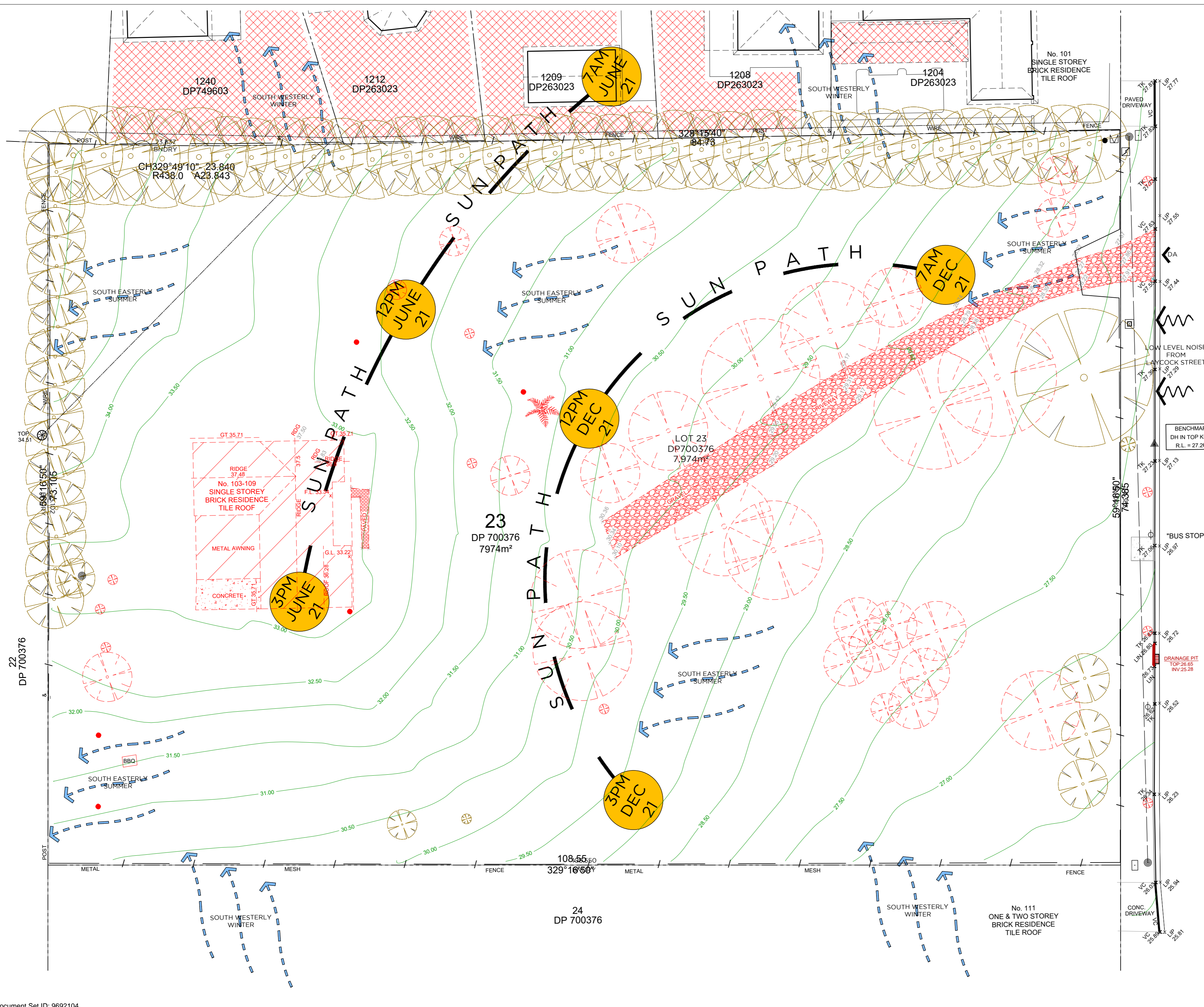
Table with columns: NORTH, DRAWN, DRAWING TITLE, CHECKED, SCALE @A2, JOB NUMBER. Drawing title and scale information.

LOCATION MAP

NTS

Document Set ID: 9692104

Version: 1, Version Date: 10/08/2021



NOTES

BENCHMARK  
DH IN TOP KERB  
R.L. = 27.265

- LEGEND**
- VIEW 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

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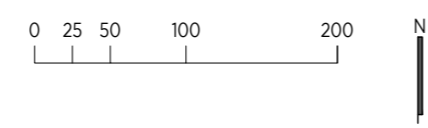
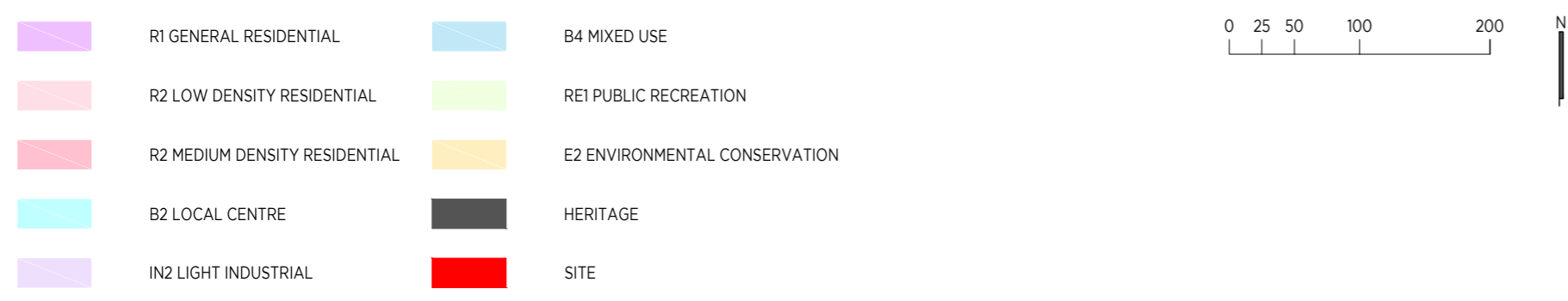
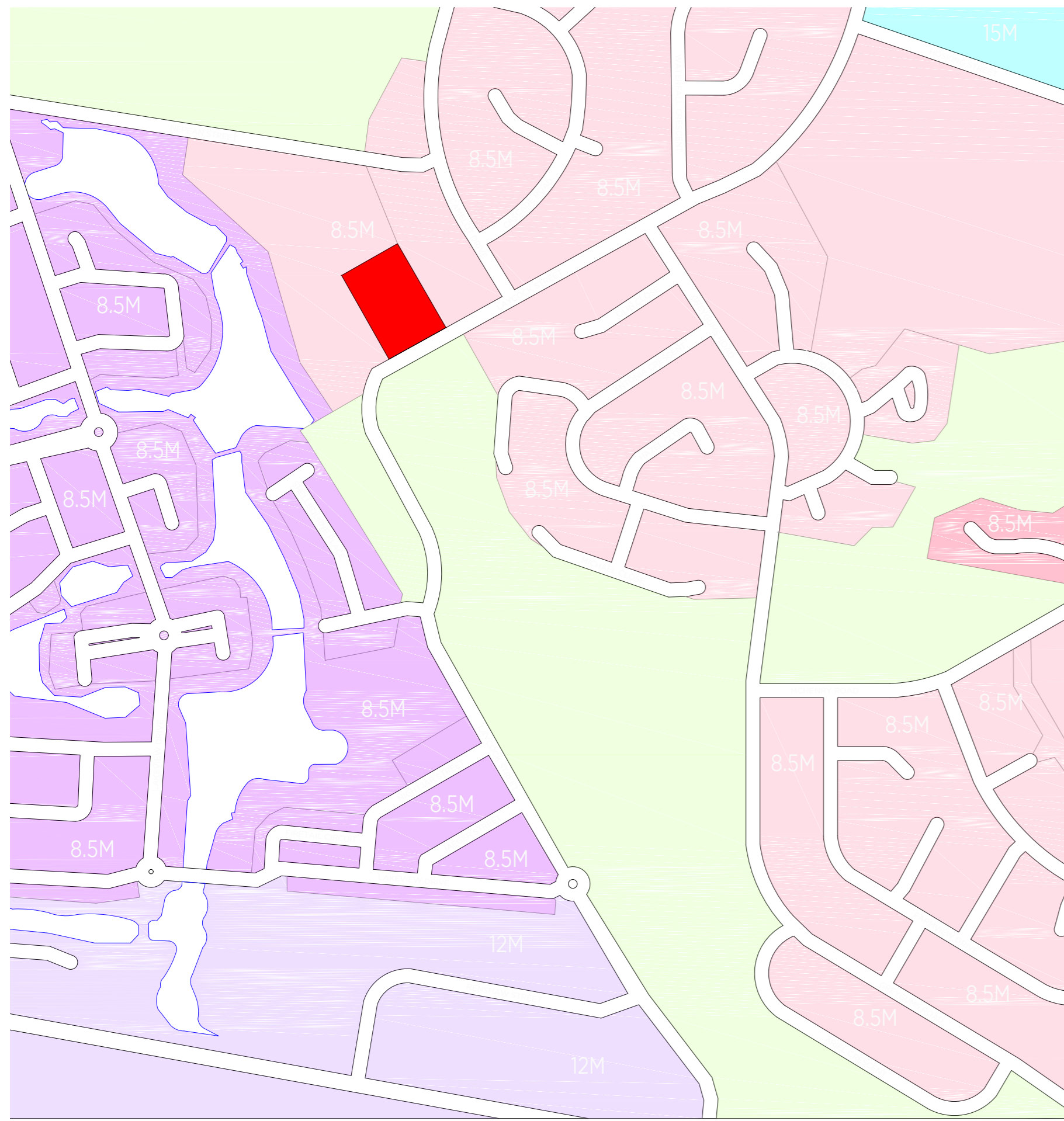
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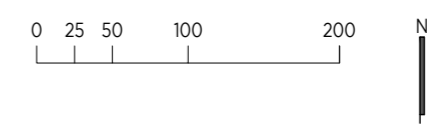
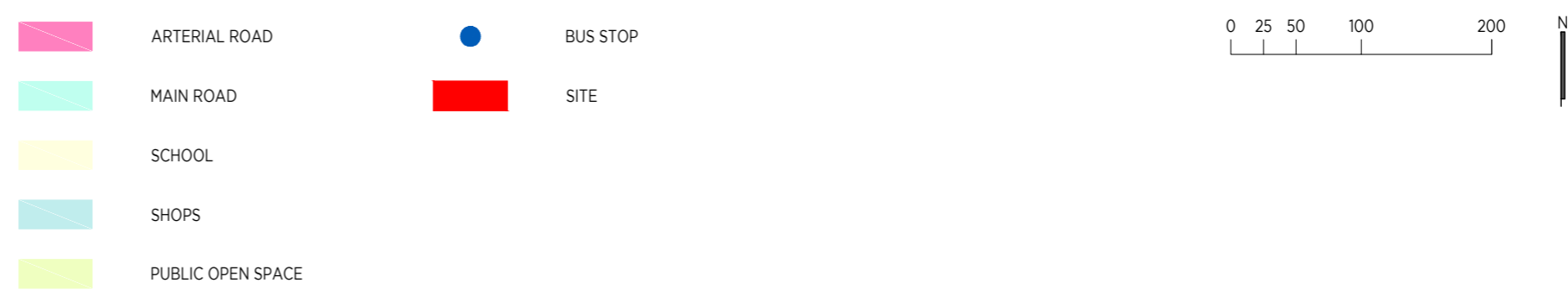
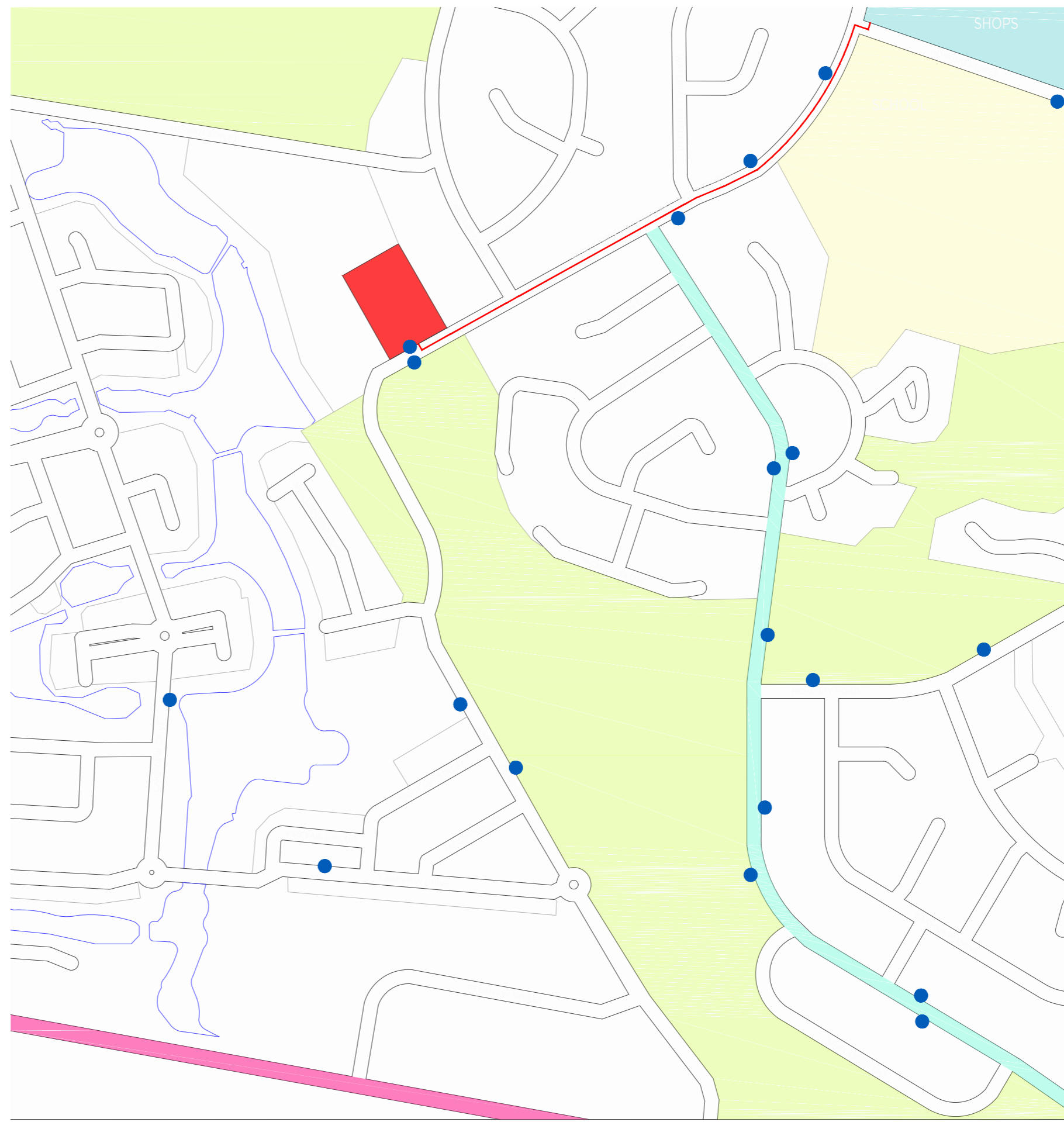
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		REV 00
		JOB NUMBER

NOTES

LEGEND



LAND ZONING, HEIGHT AND HERITAGE MAP  
NTS



PROXIMITY TO AMENITIES MAP  
NTS

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PROJECT  
**Proposed Seniors Housing  
Cranebrook**

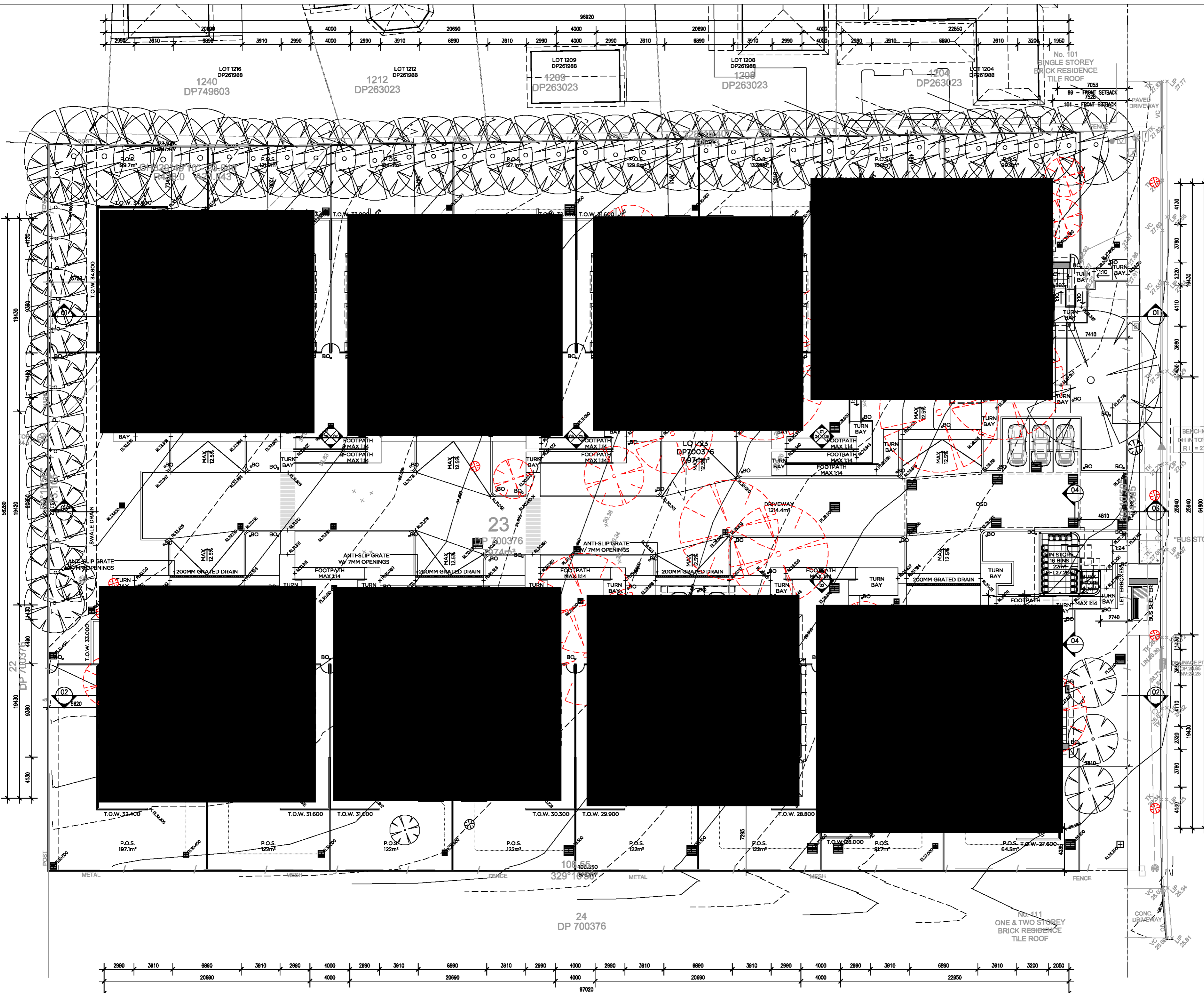
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REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	14.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
03	06.08.21	AMENDED DA ISSUE	EF

- NOTES**
- BASIC 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**
- 2200L RAIN WATER TANK TO ALL DWELLINGS
  - COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
  - UNIT 2-15: KITCHEN TO BE NATURALLY LIT
- APPLIANCES**
- GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
  - OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
- COMMON AREAS**
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
  - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF
- LEGEND**



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00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF

NOTES

BASIC 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

- 2200L RAIN WATER TANK TO ALL DWELLINGS
- COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
- UNIT 2-15: KITCHEN TO BE NATURALLY LIT

APPLIANCES

- GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
- OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

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

LEGEND

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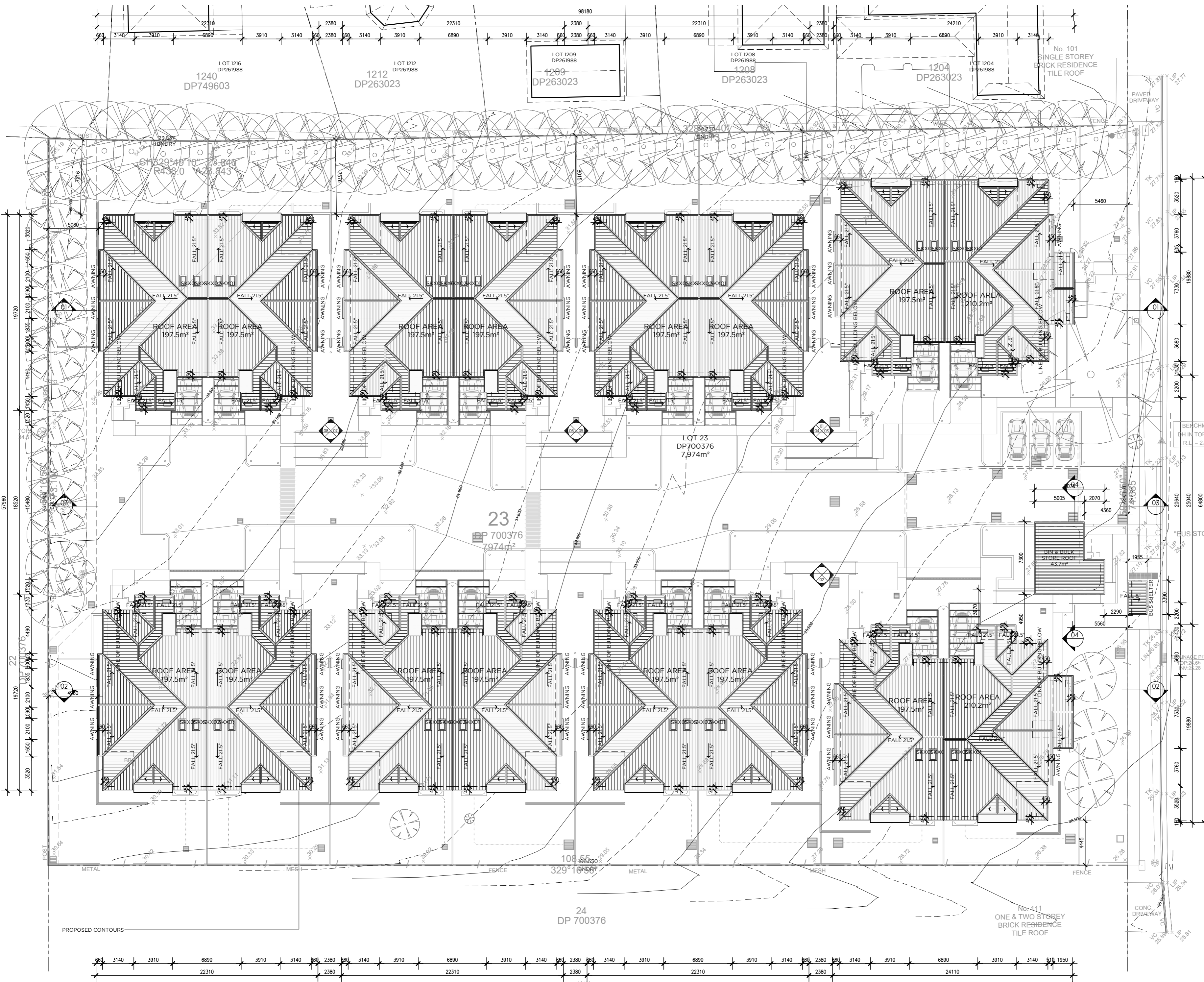
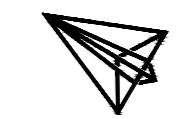
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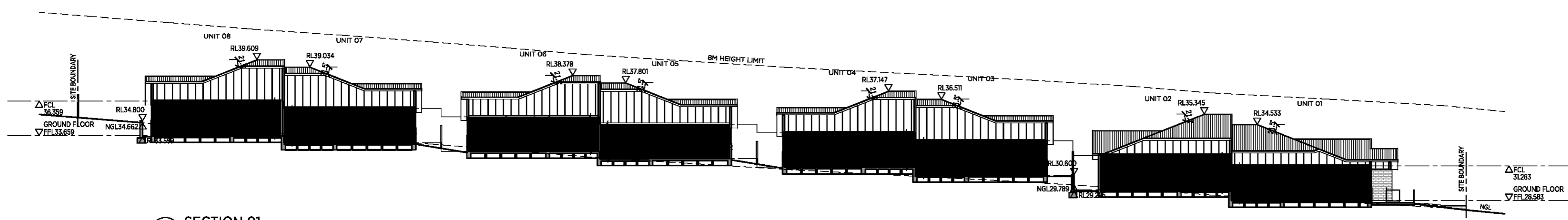
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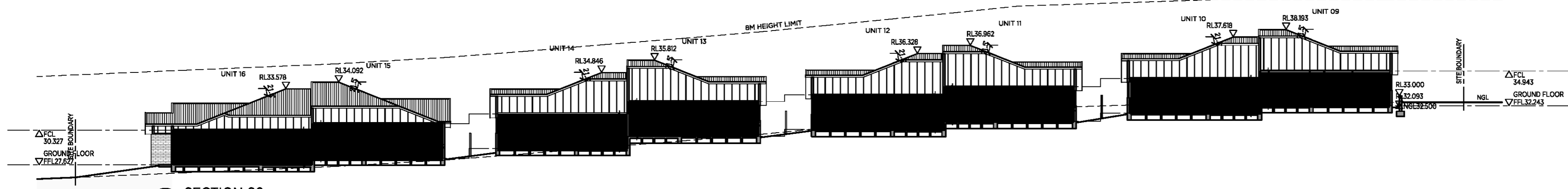
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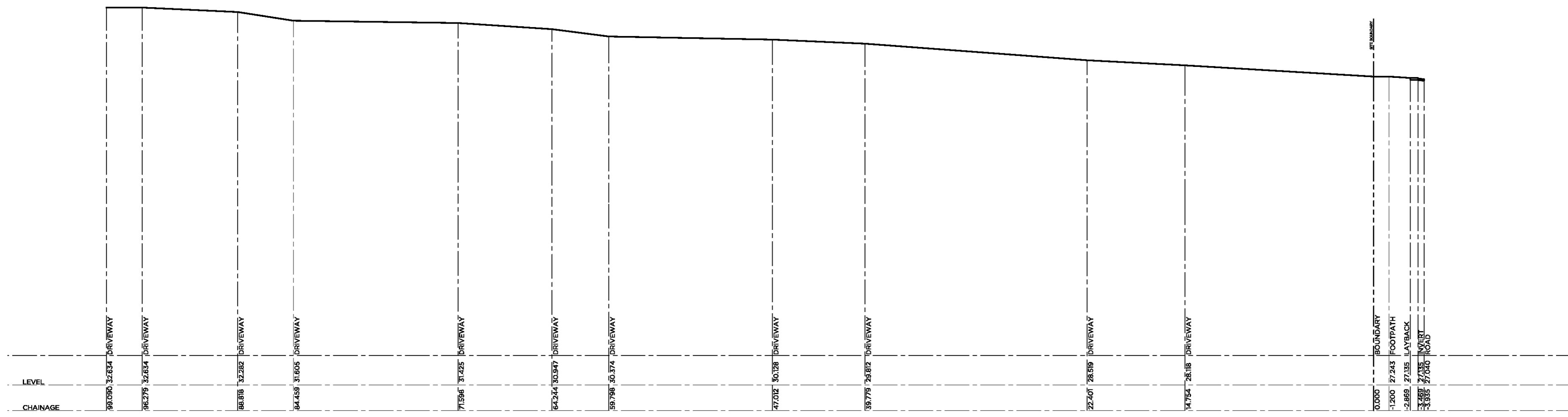
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00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
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SECTION 01



SECTION 02



SECTION 03  
DRIVEWAY SECTION

- 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**
- 2200L RAIN WATER TANK TO ALL DWELLINGS
  - COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
  - UNIT 2-15: KITCHEN TO BE NATURALLY LIT
- APPLIANCES**
- GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
  - OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
- COMMON AREAS**
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
  - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

CLIENT	PROJECT ADDRESS
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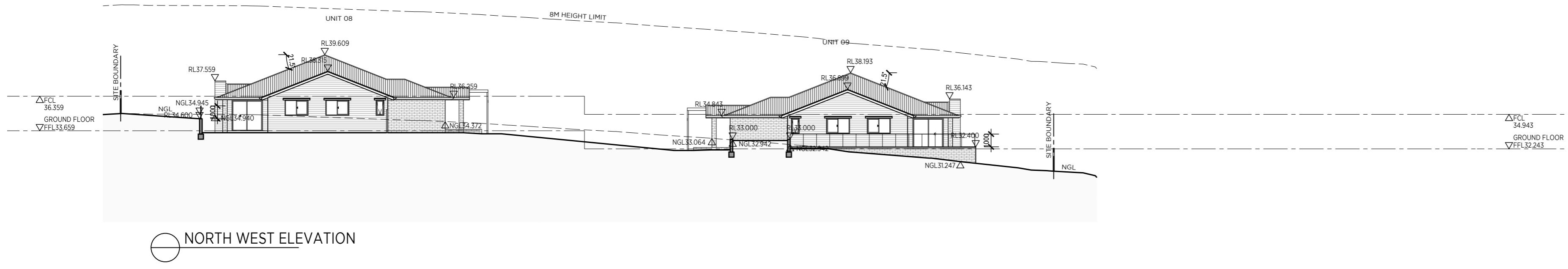
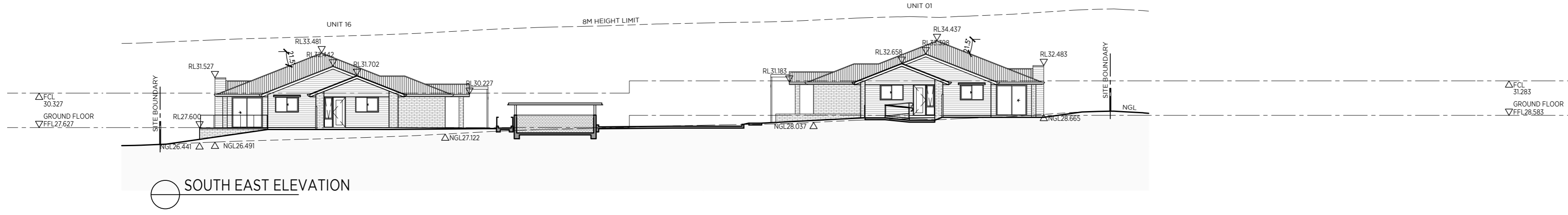
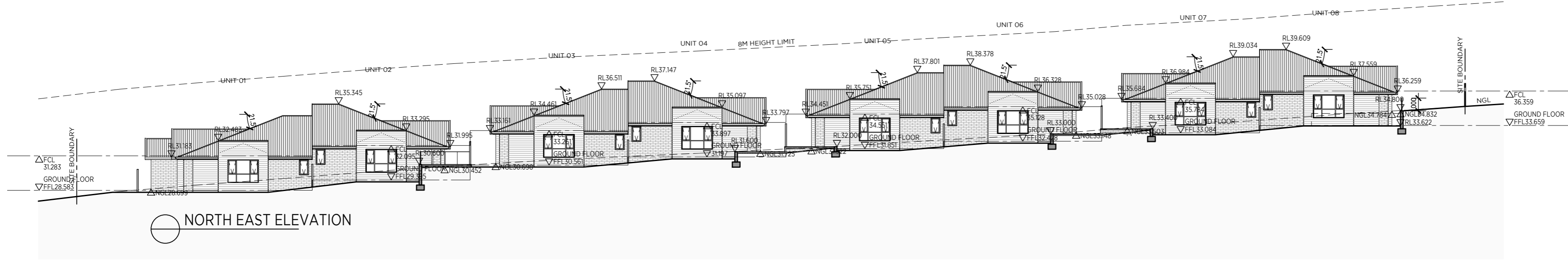
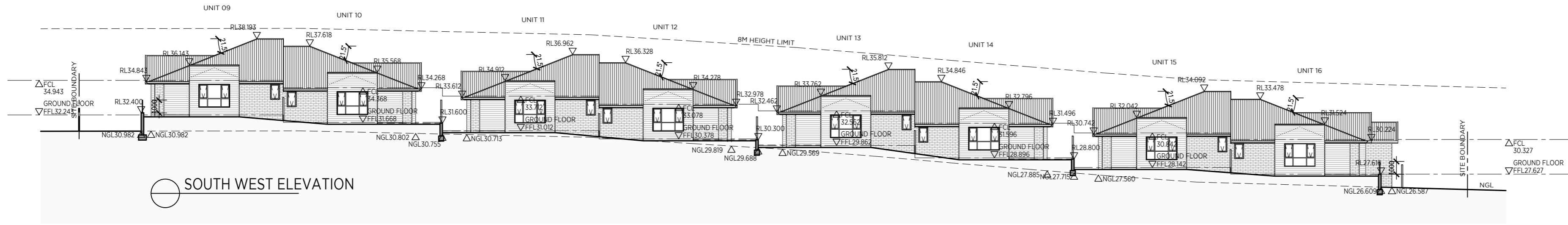
**PROJECT**  
 Proposed Seniors Housing  
 Cranebrook

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**DA ISSUE**

DRAWN	DRAWING TITLE
EF	SITE SECTIONS & DRIVEWAY SECTION
CHECKED	SCALE @A2
RA	1:250
APPROVED	DRAWING NO.
RA	301
	JOB NUMBER
	0246
	REV
	02

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



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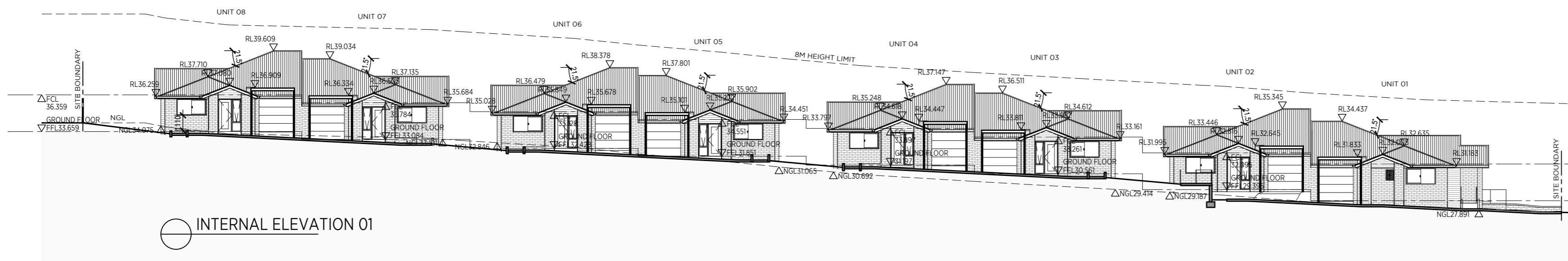


**PROJECT**  
 Proposed Seniors Housing  
 Cranebrook

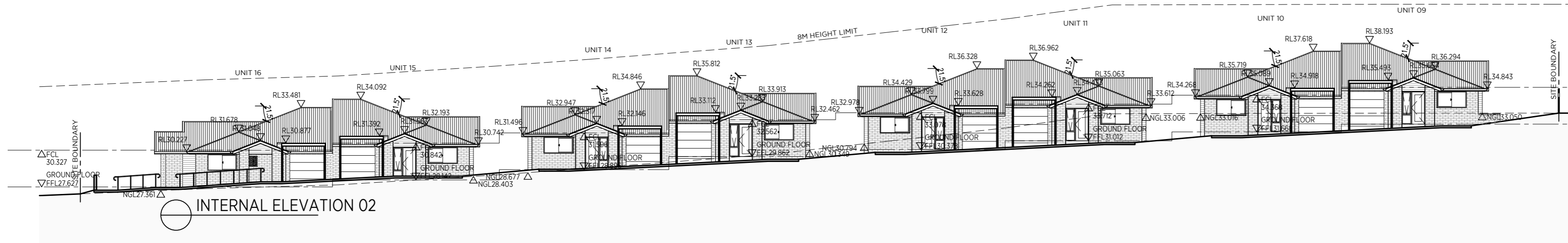
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DA ISSUE			
DRAWN	DRAWING TITLE		
EF	SITE ELEVATIONS		
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:250	0246	
APPROVED	DRAWING NO.	REV	
RA	302	02	

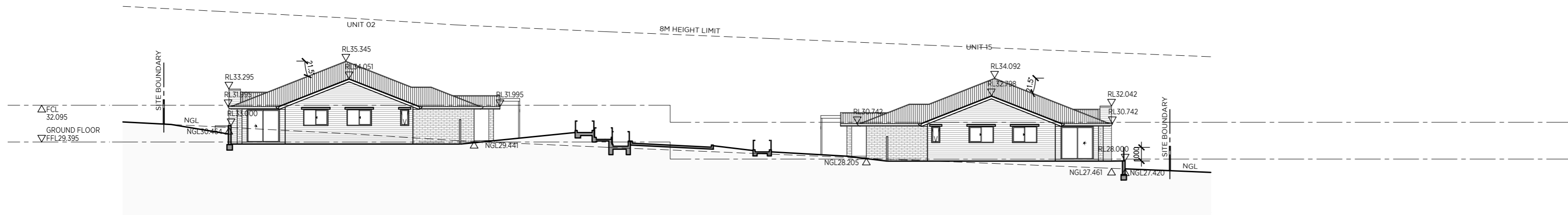
REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



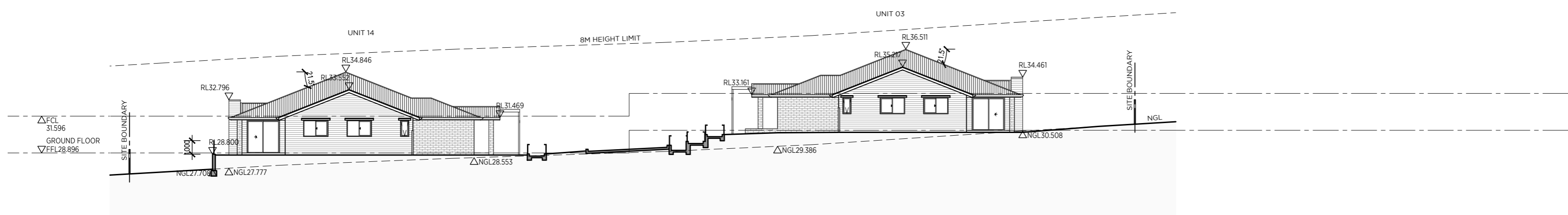
INTERNAL ELEVATION 01



INTERNAL ELEVATION 02



INTERNAL ELEVATION 03



INTERNAL ELEVATION 04

- NOTES**
- BASIX NOTES**
- FIXTURES**
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**CLIENT**  
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**PROJECT ADDRESS**  
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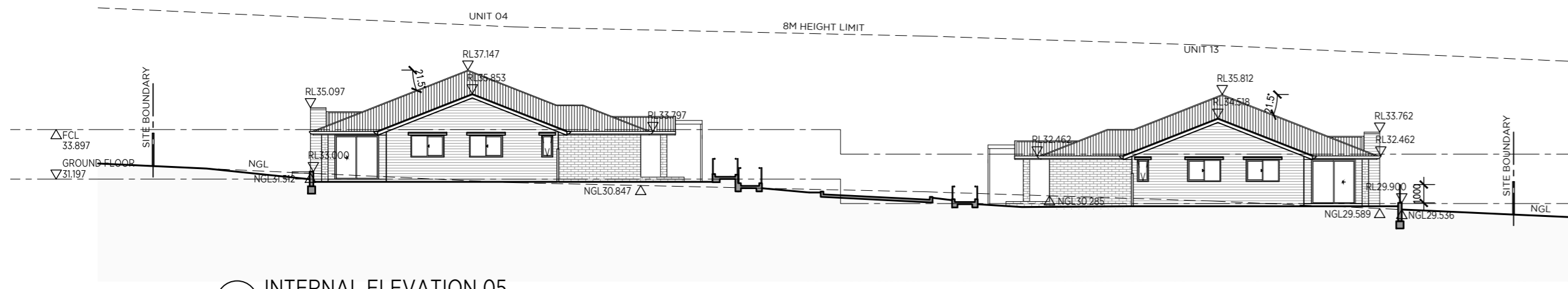
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**DA ISSUE**

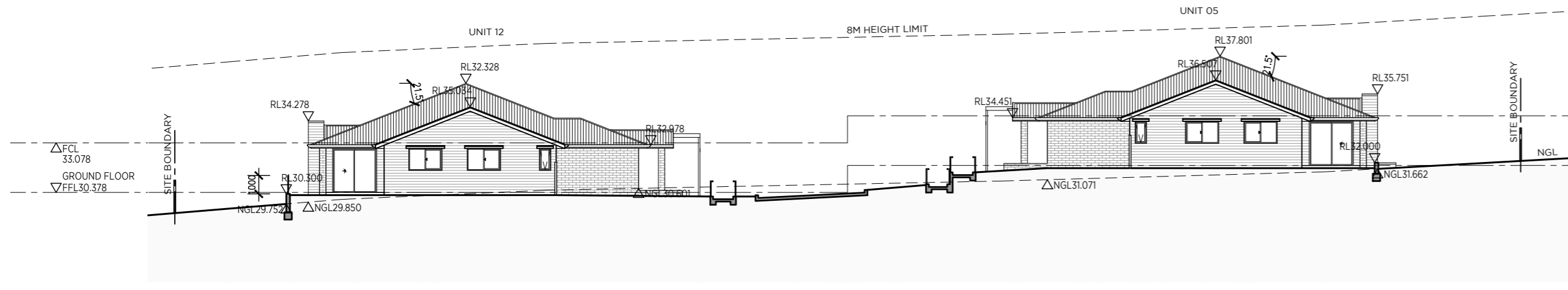
DRAWN	DRAWING TITLE	SCALE	JOB NUMBER
EF	SITE INTERNAL ELEVATIONS	1:250	0246
RA		DRAWING NO.	REV
RA	303		02



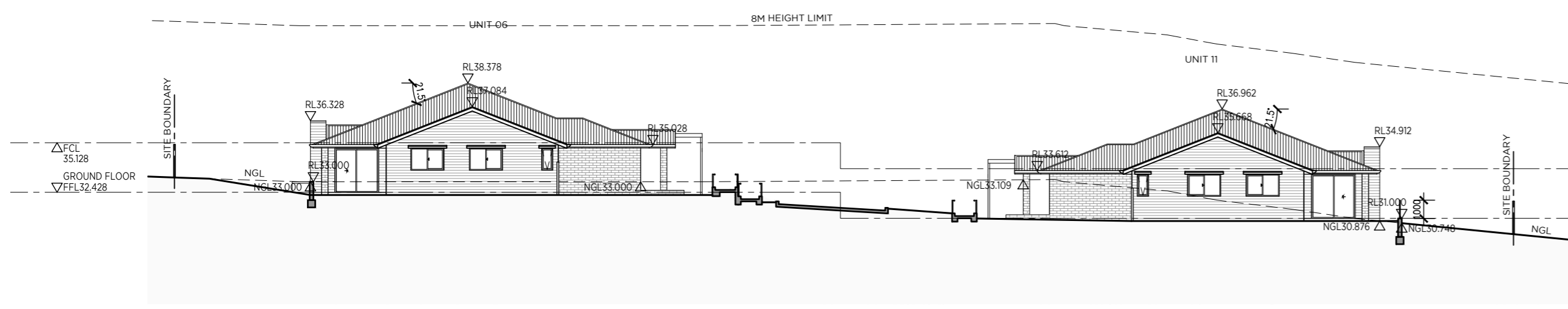
REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	06.08.21	AMENDED DA ISSUE	EF



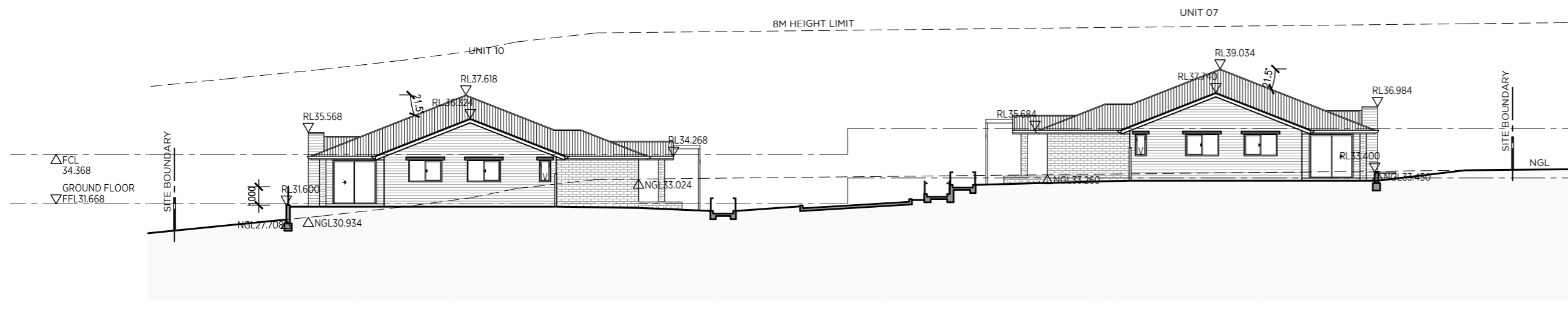
INTERNAL ELEVATION 05



INTERNAL ELEVATION 06



INTERNAL ELEVATION 07



INTERNAL ELEVATION 08

- NOTES**
- BASIX NOTES**
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**LEGEND**

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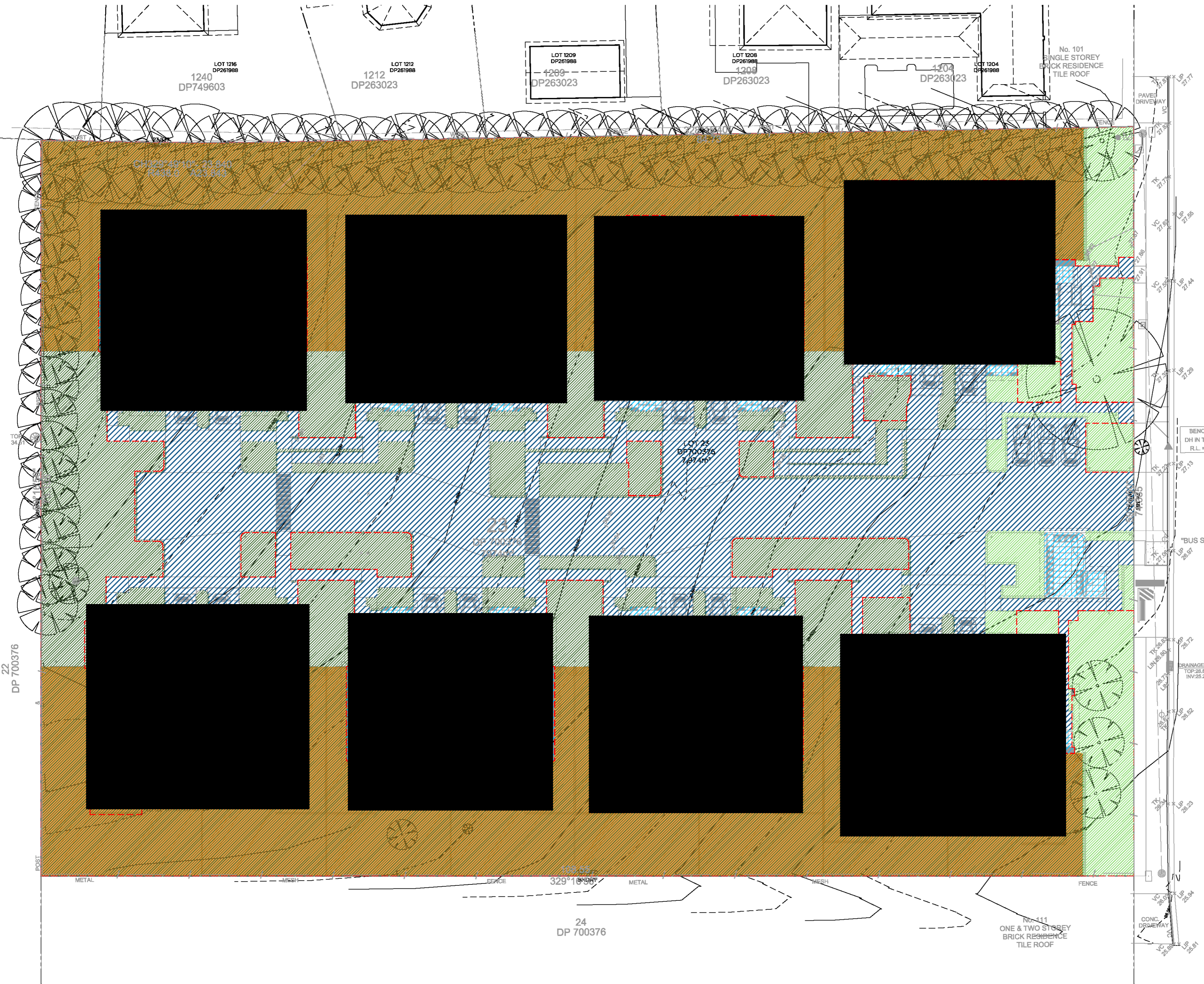


**PROJECT**  
**Proposed Seniors Housing Cranebrook**

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DA ISSUE			
DRAWN	DRAWING TITLE	SCALE @A2	JOB NUMBER
EF	SITE INTERNAL ELEVATIONS	1:250	O246
CHECKED	DRAWING NO.	REV	
RA	304	01	

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



**NOTES**  
BASIX NOTES

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

**LEGEND**

CODE	TYPE	m <sup>2</sup>	%
1	SITE COVERAGE	2895	36%
2	FRONT LANDSCAPED AREA	425	5%
3	REAR LANDSCAPED AREA	3027	38%
	<b>TOTAL LANDSCAPED AREA</b>	<b>3452</b>	<b>43%</b>
4	PRIVATE OPEN SPACE	2017	25%
5	PAVED AREA	1623	20%
6	DEEP SOIL ZONE	3038	38%

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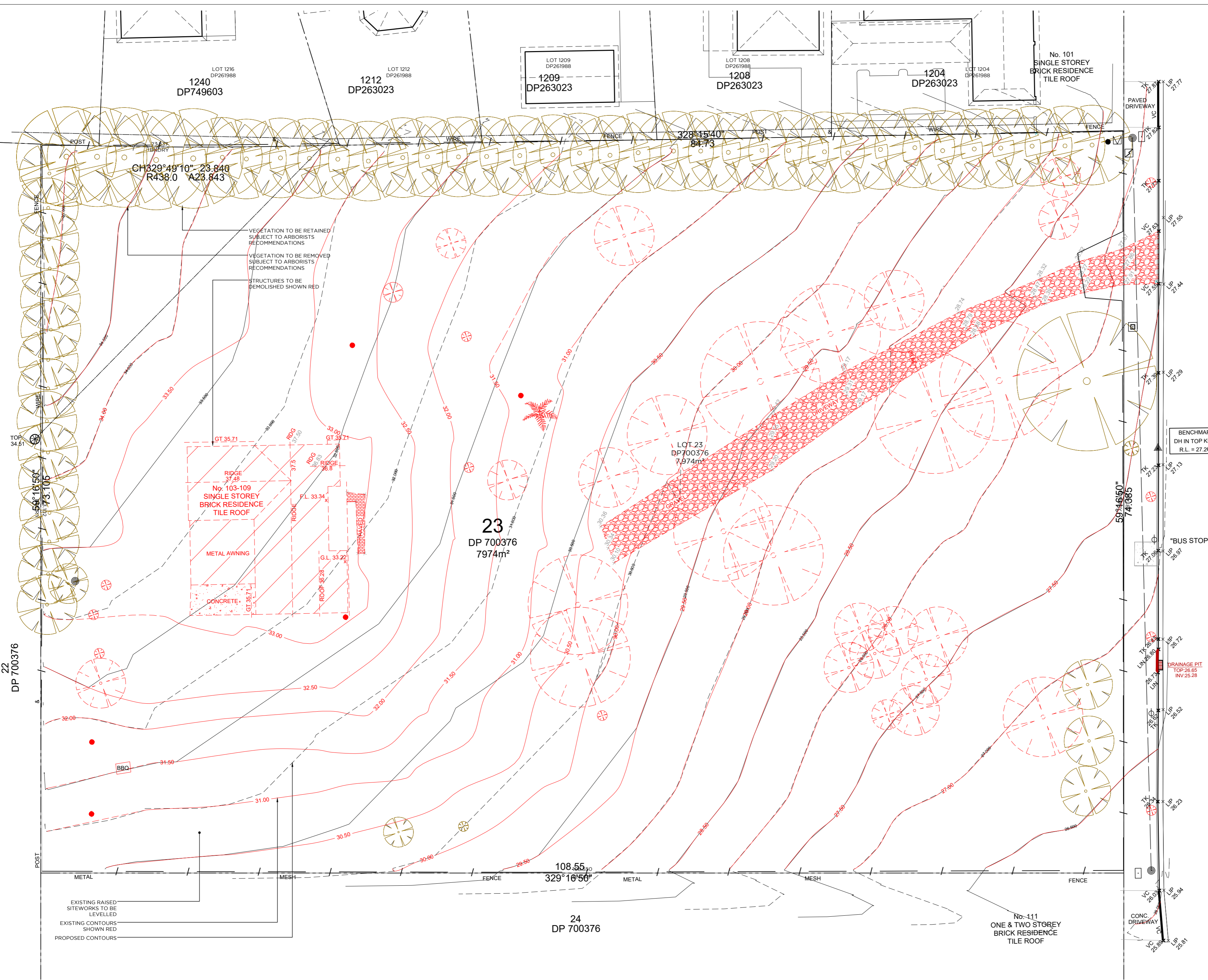
**ALVARO**

**PROJECT**  
**Proposed Seniors Housing Cranebrook**

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**DA ISSUE**

NORTH	DRAWN	DRAWING TITLE
	EF	AREA SCHEDULE
	CHECKED	SCALE @A2
	RA	1:250
	APPROVED	DRAWING NO.
	RA	401
		JOB NUMBER
		0246
		REV
		02



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- DH IN TOP KERB
  - R.L. = 27.265
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NORTH		DRAWING TITLE	
DRAWN	EF	DEMOLITION PLAN	
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:250	0246	
APPROVED	DRAWING NO.	REV	
RA	402	00	

**DA ISSUE**

UNIT 01										UNIT 06										REV	DATE	DESCRIPTION	BY
SIZE (mm)										EAVES (mm)										00	18.12.20	DA ISSUE	EF
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W101	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	1800	MIN. 460 MAX.1170	1200	W601	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W102	AWNING WINDOW	660	2400	1.58	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 440 MAX.700	0	W602	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W103	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E AWNING ABOVE	N	600	MIN. 700 MAX. 1420	1200	W603	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W104	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	0	MIN. 300 MAX. 770	600	W604	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600				
W105	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	600	0	1200	W605	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200				
W106	OPAQUE SLIDING WINDOW	610	772	0.47	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	1490	MIN. 590 MAX. 830	1500	W606	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0				
W107	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	600	0	1200	W607	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200				
SK101	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK601	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK102	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK602	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D101	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 700 MAX. 1100	0	D601	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0				
D102	GLAZED SLIDING DOOR	2410	2400	5.78	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3315	0	0	D602	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0				
UNIT 02										UNIT 07										NOTES			
SIZE (mm)										EAVES (mm)										BASIX NOTES			
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W201	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W701	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	ALTERNATIVE WATER			
W202	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W702	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	2200L RAIN WATER TANK TO ALL DWELLINGS			
W203	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W703	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	COLLECT RUN-OFF FROM AT LEAST 100m <sup>2</sup> OF ROOF AREA TO ALL DWELLINGS			
W204	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W704	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS			
W205	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W705	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	HOT WATER			
W206	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W706	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS			
W207	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W707	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200				
SK201	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK701	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	VENTILATION			
SK202	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK702	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS			
D201	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D701	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	HEATING/COOLING			
D202	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0	D702	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0	3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS			
UNIT 03										UNIT 08										ARTIFICIAL LIGHTING			
SIZE (mm)										EAVES (mm)										LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS			
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W301	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W801	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	NATURAL LIGHTING			
W302	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W802	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT			
W303	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W803	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	UNIT 2-15: KITCHEN TO BE NATURALLY LIT			
W304	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W804	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	APPLIANCES			
W305	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W805	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS			
W306	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W806	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS			
W307	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W807	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	COMMON AREAS			
SK301	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK801	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY			
SK302	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK802	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF			
D301	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D801	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0				
D302	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0	D802	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0				
UNIT 04										UNIT 09										LEGEND			
SIZE (mm)										EAVES (mm)													
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W401	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W901	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W402	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W902	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W403	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W903	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W404	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W904	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W405	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W905	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W406	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W906	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0				
W407	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W907	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200				
SK401	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK901	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK402	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK902	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D401	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D901	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0				
D402	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0	D902	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0				
UNIT 05										UNIT 10										CLIENT PROJECT ADDRESS			
SIZE (mm)										EAVES (mm)										F. Catanea 103-109 Laycock Street 49 Cross Road Cranebrook 2749			
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W501	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1001	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W502	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1002	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W503	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1003	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W504	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W1004	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W505	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W1005	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W506	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W1006	AWNING WINDOW	690											

UNIT 12		SIZE (mm)			REMARKS	ORIENTATION	EAVES (mm)		WINDOW SILL HEIGHT
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )			WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	
W1201	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1202	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1203	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1204	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600
W1205	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200
W1206	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0
W1207	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200
SK1201	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
SK1202	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
D1201	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0
D1202	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0

UNIT 13		SIZE (mm)			REMARKS	ORIENTATION	EAVES (mm)		WINDOW SILL HEIGHT
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )			WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	
W1301	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1302	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1303	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1304	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600
W1305	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200
W1306	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0
W1307	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200
SK1301	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
SK1302	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
D1301	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0
D1302	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0

UNIT 14		SIZE (mm)			REMARKS	ORIENTATION	EAVES (mm)		WINDOW SILL HEIGHT
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )			WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	
W1401	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1402	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1403	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200
W1404	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600
W1405	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200
W1406	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0
W1407	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200
SK1401	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
SK1402	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
D1401	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0
D1402	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0

UNIT 15		SIZE (mm)			REMARKS	ORIENTATION	EAVES (mm)		WINDOW SILL HEIGHT
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )			WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	
W1501	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1502	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1503	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200
W1504	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600
W1505	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200
W1506	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0
W1507	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200
SK1501	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
SK1502	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A
D1501	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0
D1502	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0

UNIT 16		SIZE (mm)			REMARKS	ORIENTATION	EAVES (mm)		WINDOW SILL HEIGHT
No.	STYLE	WIDTH	HEIGHT	AREA(m <sup>2</sup> )			WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	
W1601	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	1800	MIN. 460 MAX.1170	1200
W1602	AWNING WINDOW	660	2400	1.58	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 440 MAX.700	0
W1603	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E AWNING ABOVE	N	600	MIN. 700 MAX. 1420	1200
W1604	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	0	MIN. 300 MAX. 770	600
W1605	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	600	0	1200
W1606	OPAQUE SLIDING WINDOW	610	772	0.47	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	1490	MIN. 590 MAX. 830	1500
W1607	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	600	0	1200
SK1601	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR - R2.0 SHAFT INSULATION	N/A	N/A	N/A	N/A
SK1602	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR - R2.0 SHAFT INSULATION	N/A	N/A	N/A	N/A
D1601	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 700 MAX. 1100	0
D1602	GLAZED SLIDING DOOR	2410	2400	5.78	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3315	0	0

**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**

2200L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT

UNIT 2-15: KITCHEN TO BE NATURALLY LIT

**APPLIANCES**

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

**COMMON AREAS**

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

**LEGEND**

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

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**PROJECT**

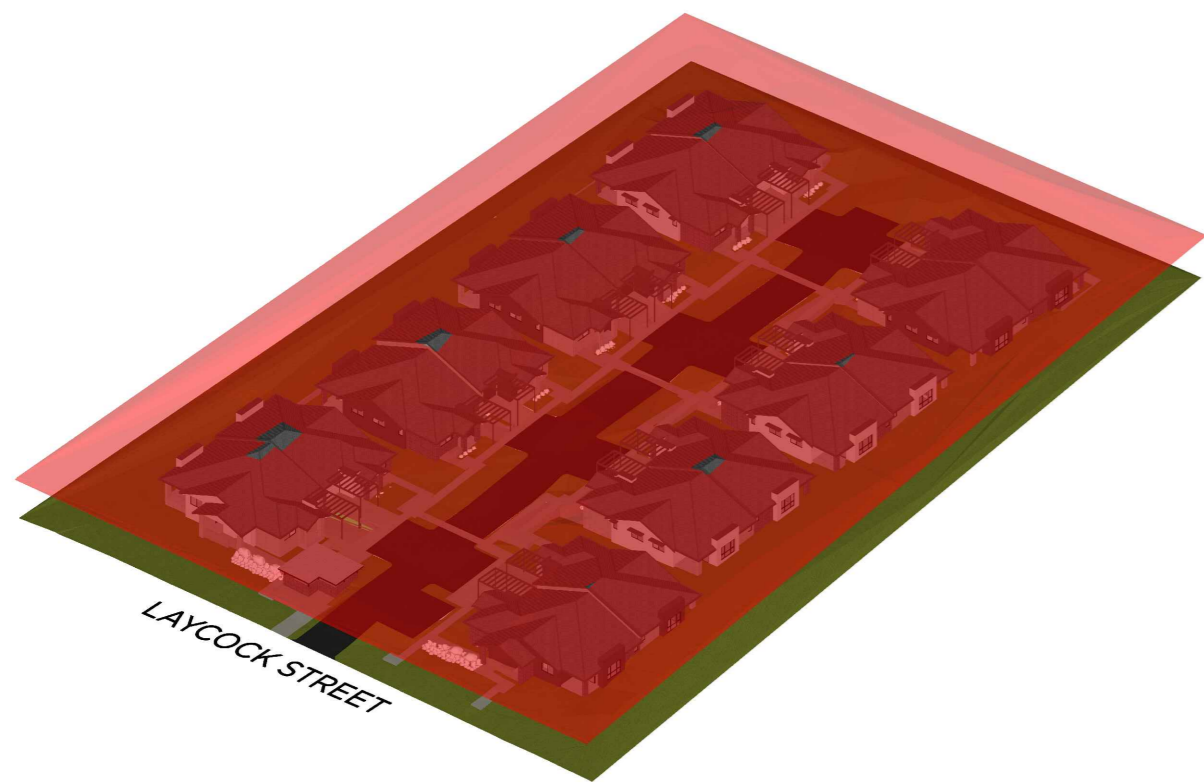
**Proposed Seniors Housing Cranebrook**

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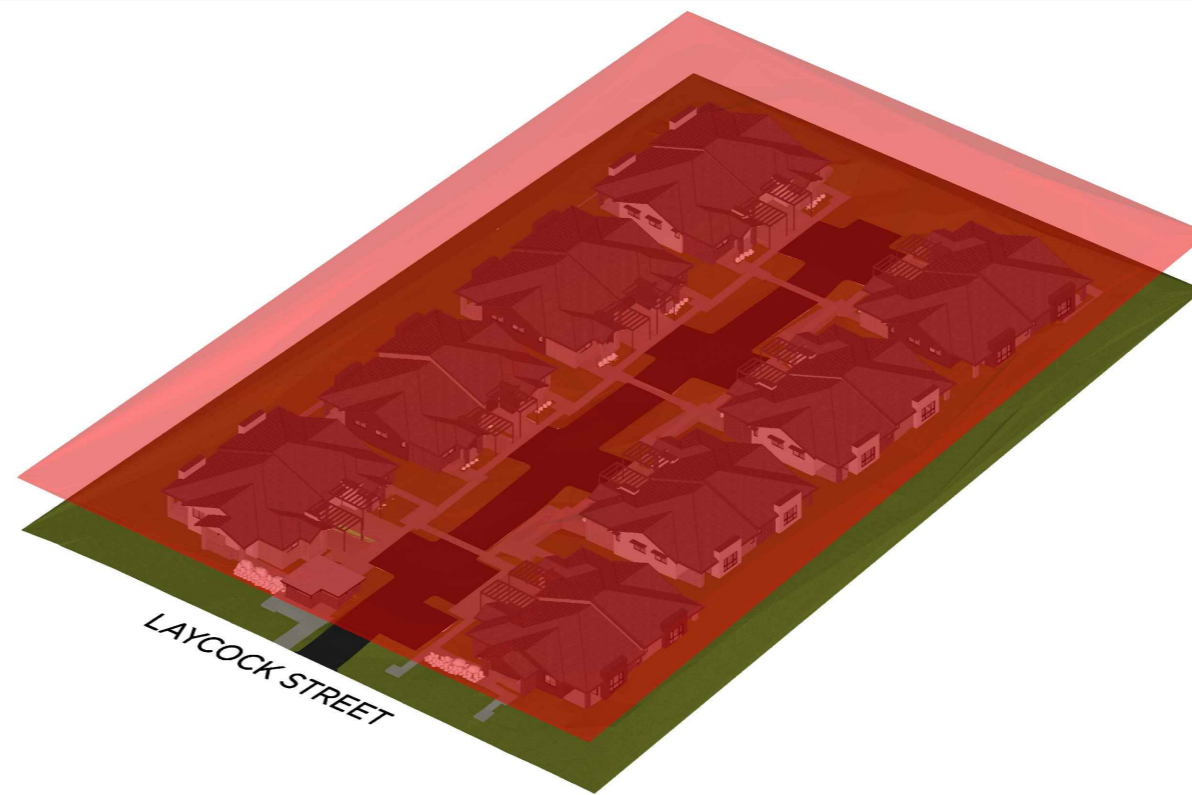
**DA ISSUE**

DRAWN	DRAWING TITLE	JOB NUMBER
EF	WINDOW SCHEDULE - UNITS 11 - 16	
CHECKED	SCALE @A2	
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	502	00

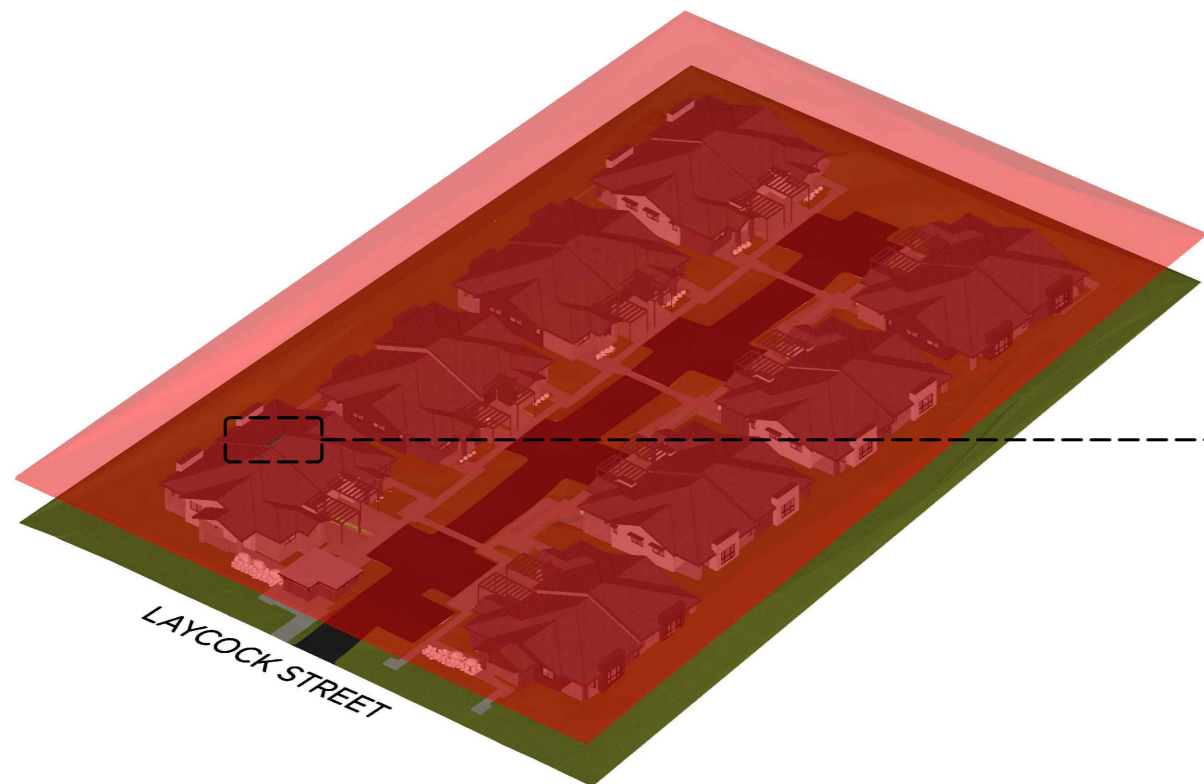
REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



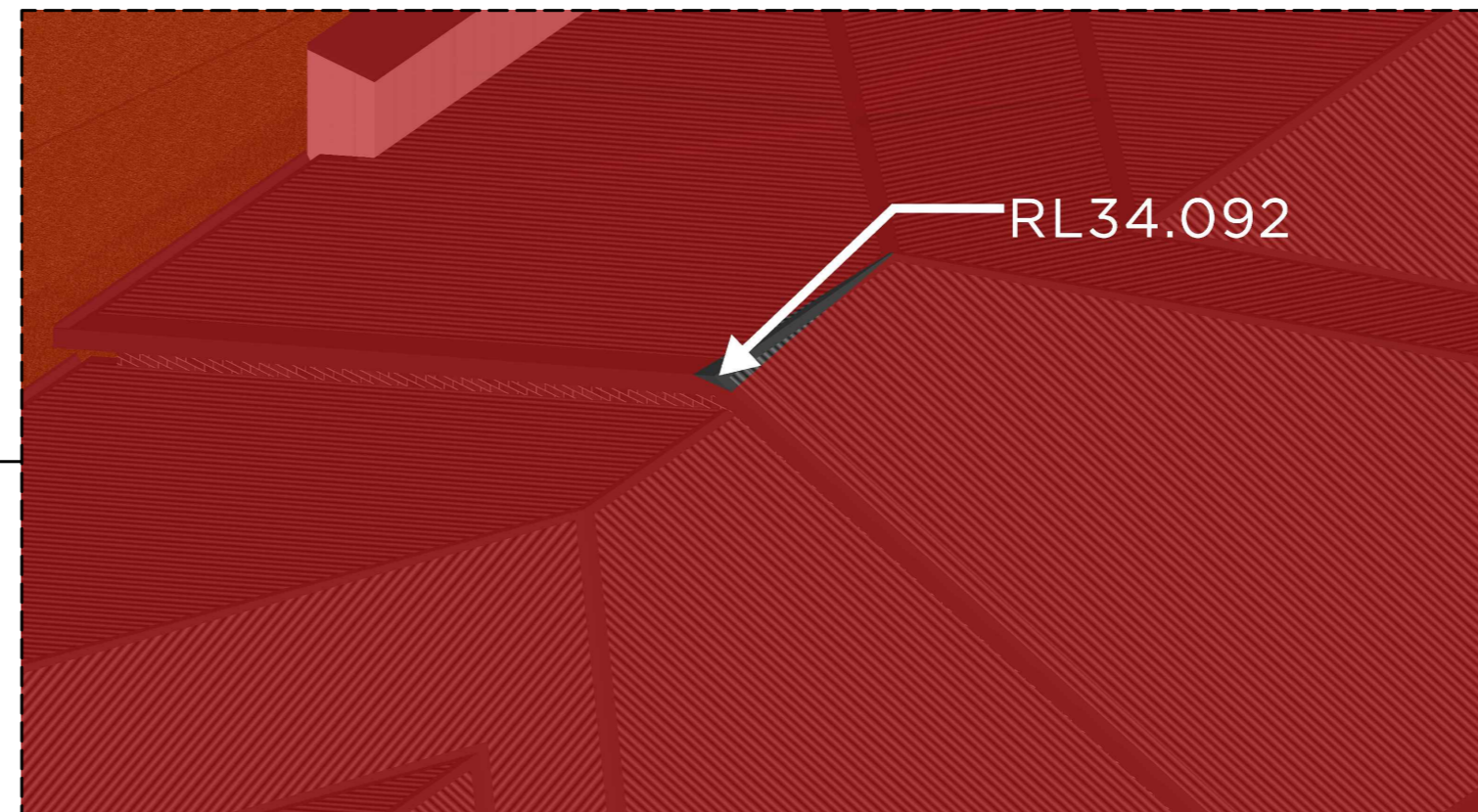
6M HEIGHT ABOVE NGL



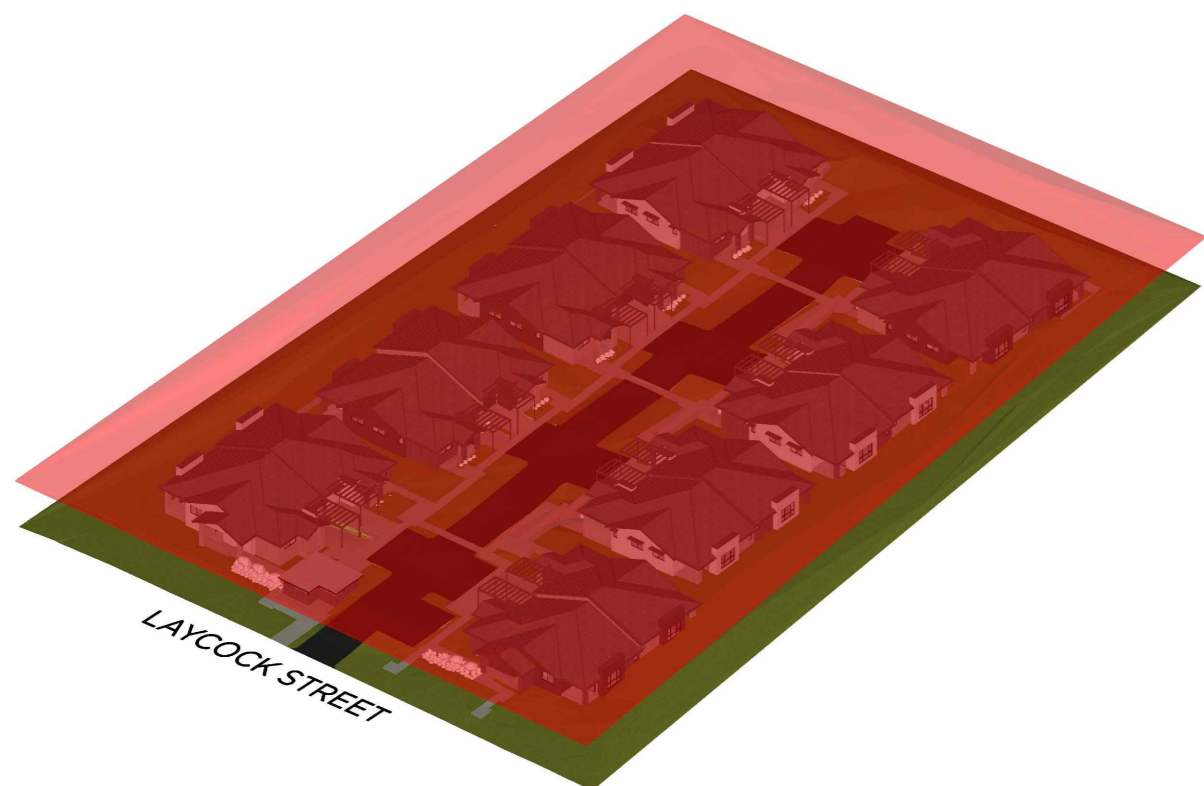
8.0M HEIGHT LIMIT



6.7M HEIGHT ABOVE NGL



6.7M HEIGHT ABOVE NGL



7M HEIGHT ABOVE NGL

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

2200L RAIN WATER TANK TO ALL DWELLINGS  
 COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT  
 UNIT 2-15: KITCHEN TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS  
 OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

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

LEGEND

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: E. Alvaro 9221  
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 Wetherill Park, NSW 2164  
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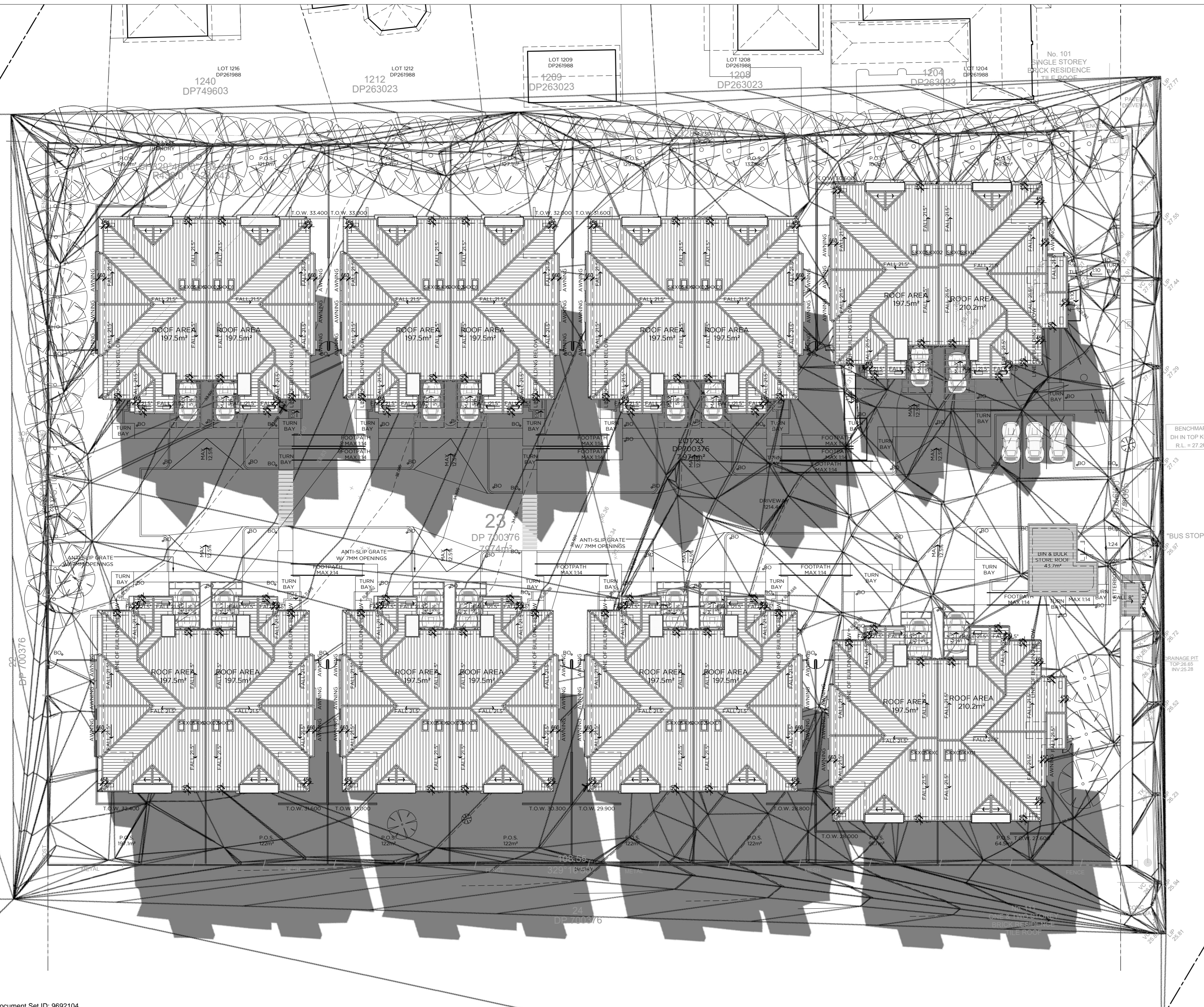
PROJECT  
**Proposed Seniors Housing  
 Cranebrook**

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DA ISSUE

DRAWN	DRAWING TITLE	JOB NUMBER
EF	HEIGHT LIMIT DIAGRAM	0246
CHECKED	SCALE @A2	REV
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	503	02

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



- NOTES**
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**LEGEND**

L A Y C O C K S T R E E T

"BUS STOP"

RAINAGE PIT  
TOP: 26.65  
INV: 25.28

**CLIENT**

F. Catanea  
49 Cross Road  
Orchard Hills 2748

**PROJECT ADDRESS**

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Cranebrook 2749

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**ALVARO**

**PROJECT**

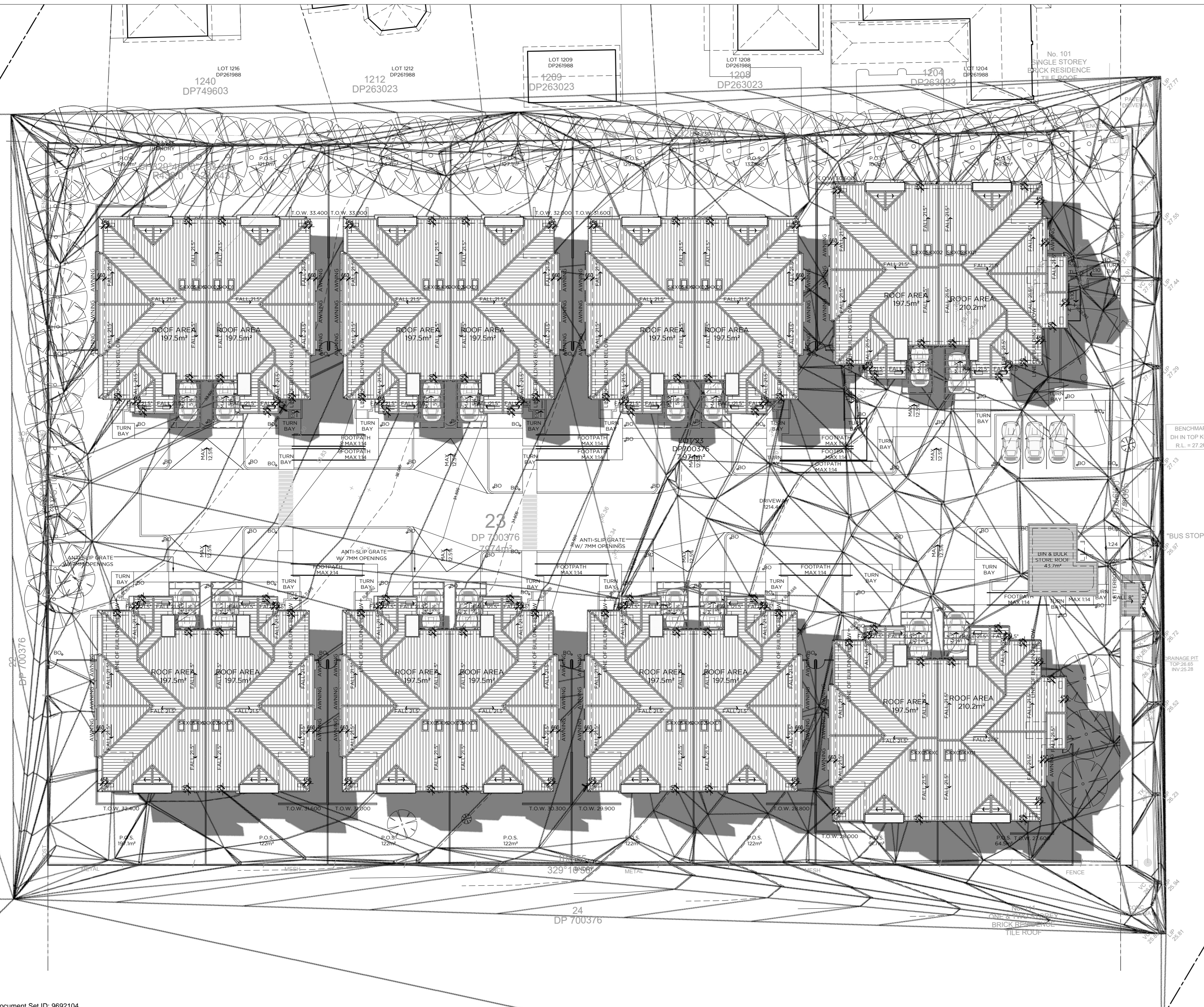
Proposed Seniors Housing  
Cranebrook

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NORTH		DRAWING TITLE	
EF	SHADOW DIAGRAM -	22 JUNE 9AM	
RA	CHECKED	SCALE @A2	JOB NUMBER
RA	APPROVED	1:250	0246
RA	601	DRAWING NO.	REV
			02

**DA ISSUE**

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



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**CLIENT**

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**ALVARO**

**PROJECT**

**Proposed Seniors Housing Cranebrook**

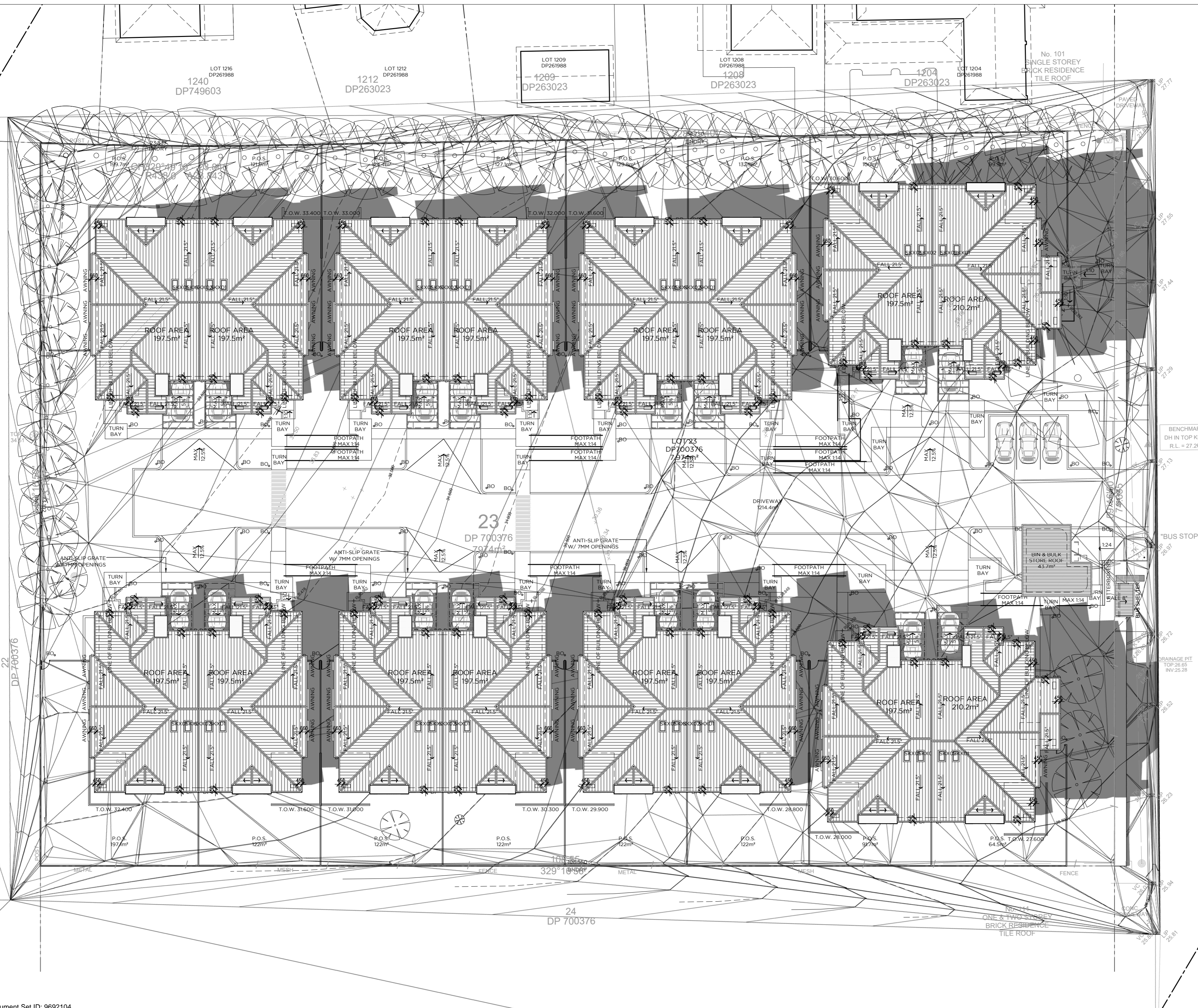
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NORTH		DRAWING TITLE	
EF	SHADOW DIAGRAM -	22 JUNE 12PM	JOB NUMBER
RA	SCALE @A2	0246	REV
RA	APPROVED	DRAWING NO.	021
RA	602		

**DA ISSUE**



REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



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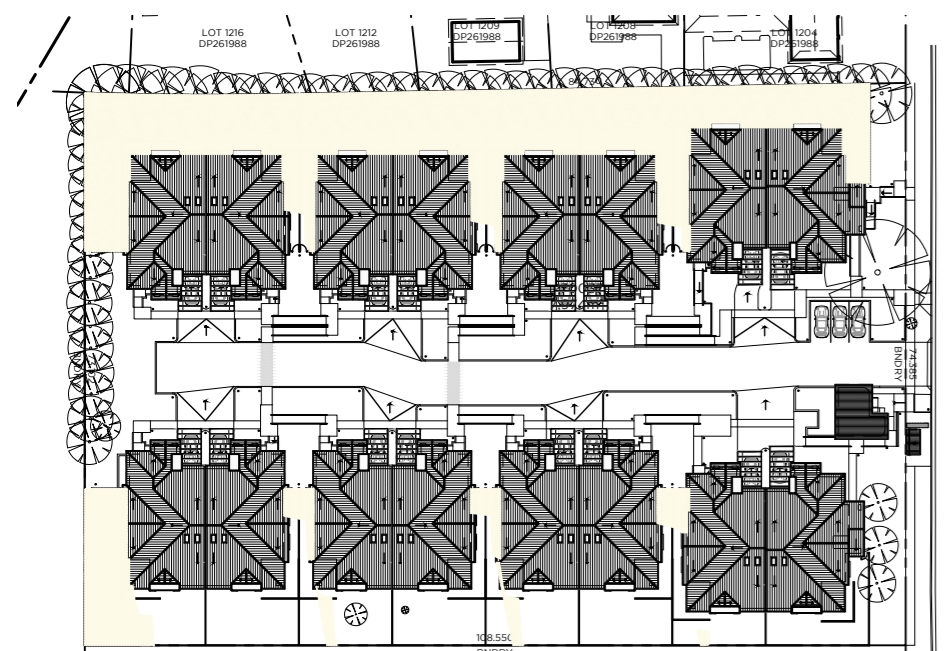
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Proposed Seniors Housing  
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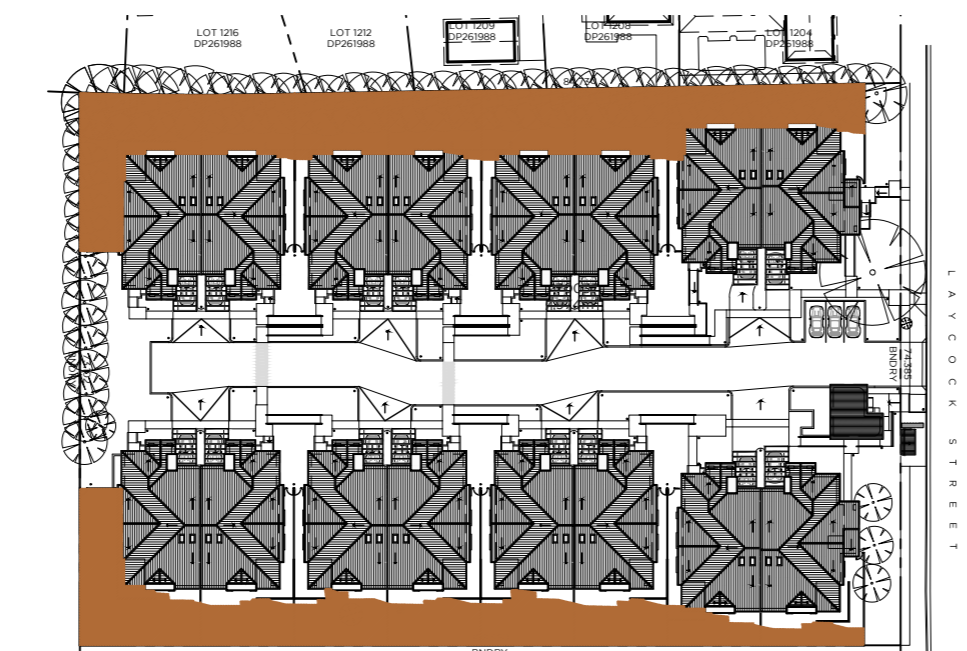
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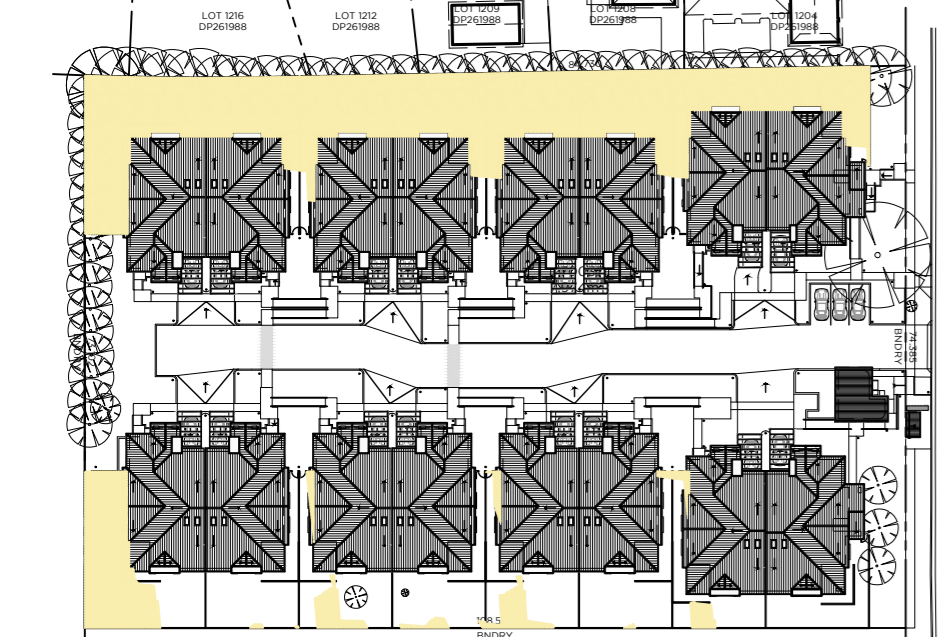
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<b>CHECKED</b>	<b>SCALE @A2</b>
RA	1:250
<b>APPROVED</b>	<b>DRAWING NO.</b>
RA	603
	<b>JOB NUMBER</b>
	0246
	<b>REV</b>
	02



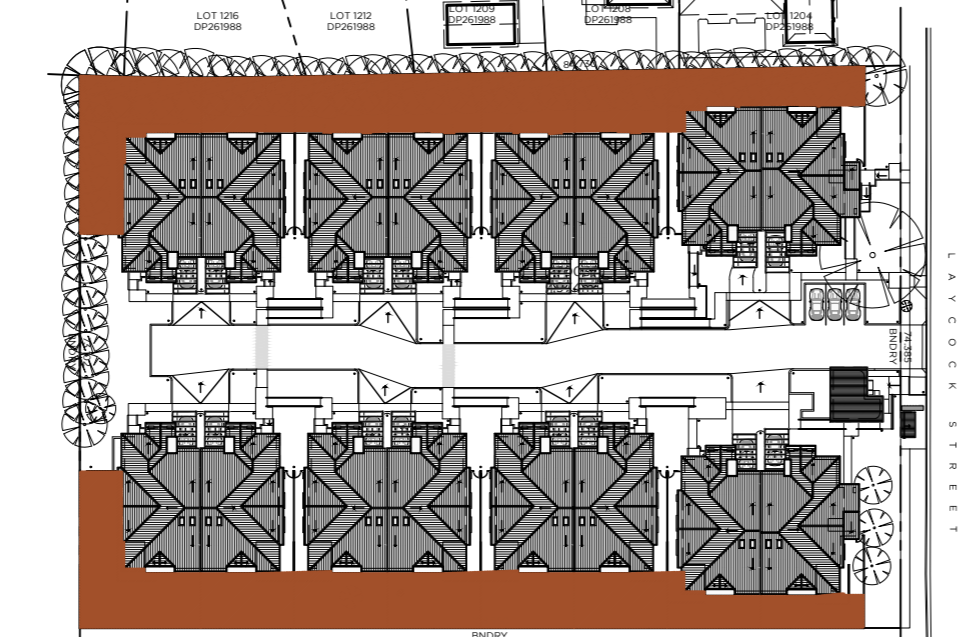
9AM 22 JUNE  
SOLAR ACCESS DIAGRAM



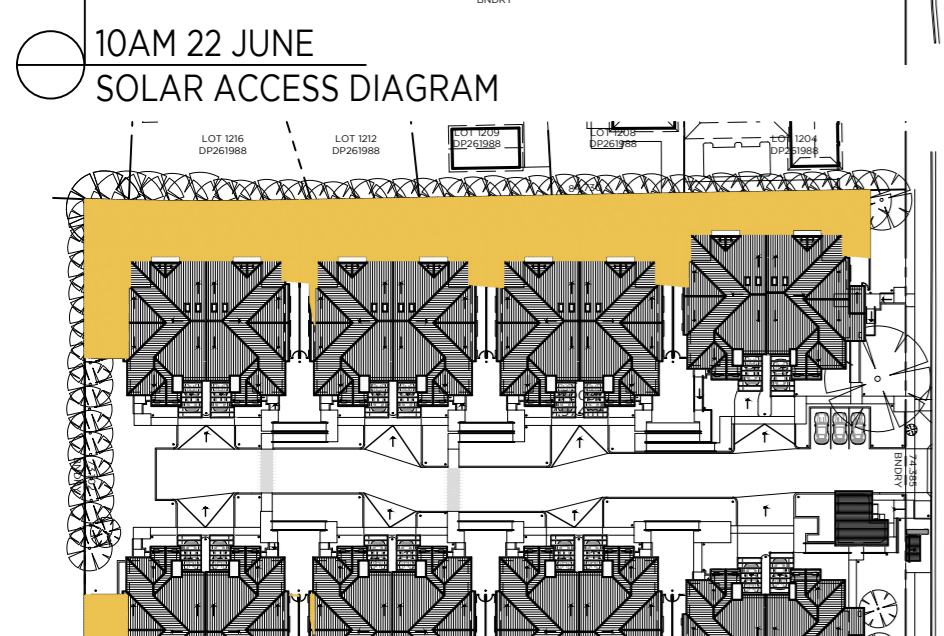
1PM 22 JUNE  
SOLAR ACCESS DIAGRAM



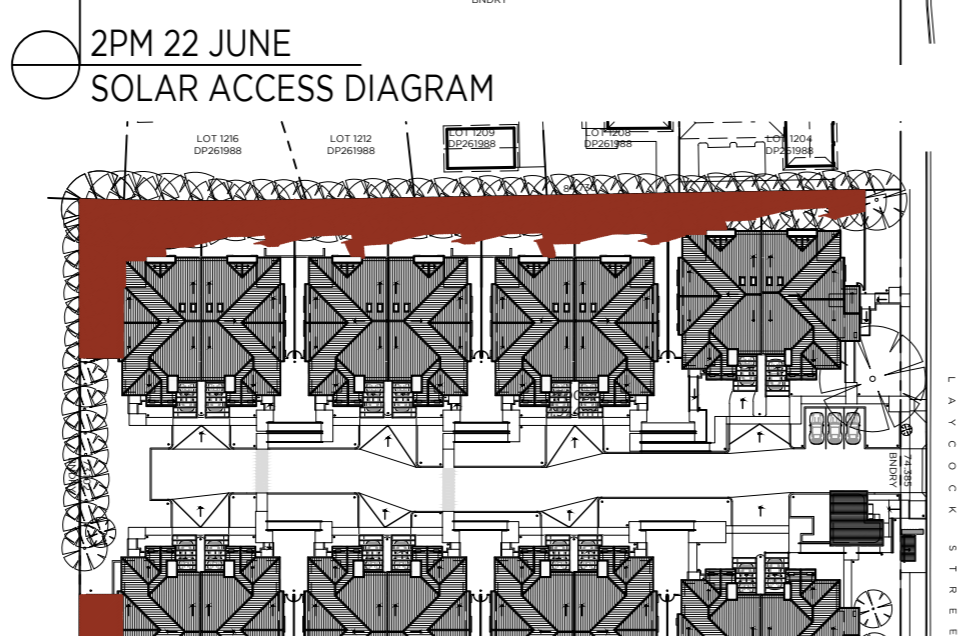
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SOLAR ACCESS DIAGRAM



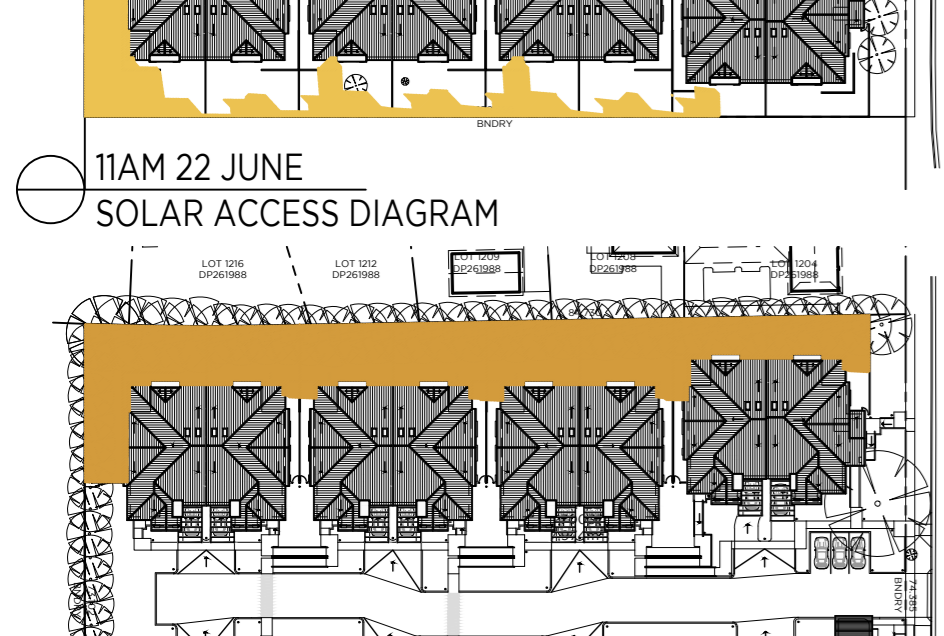
2PM 22 JUNE  
SOLAR ACCESS DIAGRAM



11AM 22 JUNE  
SOLAR ACCESS DIAGRAM



3PM 22 JUNE  
SOLAR ACCESS DIAGRAM



12PM 22 JUNE  
SOLAR ACCESS DIAGRAM

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

UNIT	PRIVATE OPEN SPACE		9AM		10AM		11AM		12PM		1PM		2PM		3PM		MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S.
	PROPOSED (M <sup>2</sup> )	REQUIRED (M <sup>2</sup> )	M <sup>2</sup>	%	M <sup>2</sup>	%	M <sup>2</sup>	%	M <sup>2</sup>	%	M <sup>2</sup>	%	M <sup>2</sup>	%	M <sup>2</sup>	%	
1	99.9	15	99.9	100%	92.8	93%	86.1	86%	81.5	82%	77.3	77%	69.4	69%	38.1	38%	Y
2	100	15	95.9	96%	84	84%	80	80%	77.2	77%	74.8	75%	69.6	70%	58.1	58%	Y
3	132.5	15	125.3	95%	117	88%	113.1	85%	110	83%	107.1	81%	100.2	76%	70.1	53%	Y
4	129.8	15	125.8	97%	115	89%	111	86%	107.8	83%	104.9	81%	98	76%	71.5	55%	Y
5	127.1	15	127.1	100%	111.9	88%	107.8	85%	104.6	82%	101.5	80%	94.9	75%	65.2	51%	Y
6	124.4	15	119.4	96%	111.7	90%	107	86%	101.6	82%	99.2	80%	92.5	74%	68.7	55%	Y
7	121.9	15	111.2	91%	104.9	86%	101.4	83%	98.7	81%	96.3	79%	89.1	73%	63.4	52%	Y
8	199.7	15	199.7	100%	199.7	100%	199.7	100%	199.7	100%	199.7	100%	197.5	99%	191.6	96%	Y
9	197.1	15	135.1	69%	143.2	73%	160.1	81%	175.9	89%	188.4	96%	195	99%	196.4	100%	Y
10	122	15	7.7	6%	0.9	1%	19.2	16%	46.2	38%	69.2	57%	90.4	74%	95.4	78%	Y
11	122	15	22.5	18%	24.1	20%	46.6	38%	61.9	51%	76.2	62%	91.1	75%	99	81%	Y
12	122	15	6.7	5%	5.2	4%	27.2	22%	50.3	41%	70.7	58%	90.5	74%	95.8	79%	Y
13	122	15	24.9	20%	27	22%	46.6	38%	63	52%	76.6	63%	91.4	75%	98.8	81%	Y
14	122	15	9.8	8%	2.2	2%	19.5	16%	45.4	37%	68.2	56%	90.4	74%	95.6	78%	Y
15	91.7	15	14.2	15%	13.8	15%	16.7	18%	37.7	41%	50.2	55%	61.8	67%	67.6	74%	Y
16	64.5	15	0	0%	0	0%	0	0%	8.8	14%	34.2	53%	59.6	92%	64.5	100%	Y

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
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NOTES

BASIX NOTES

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COMMON AREAS

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LEGEND

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


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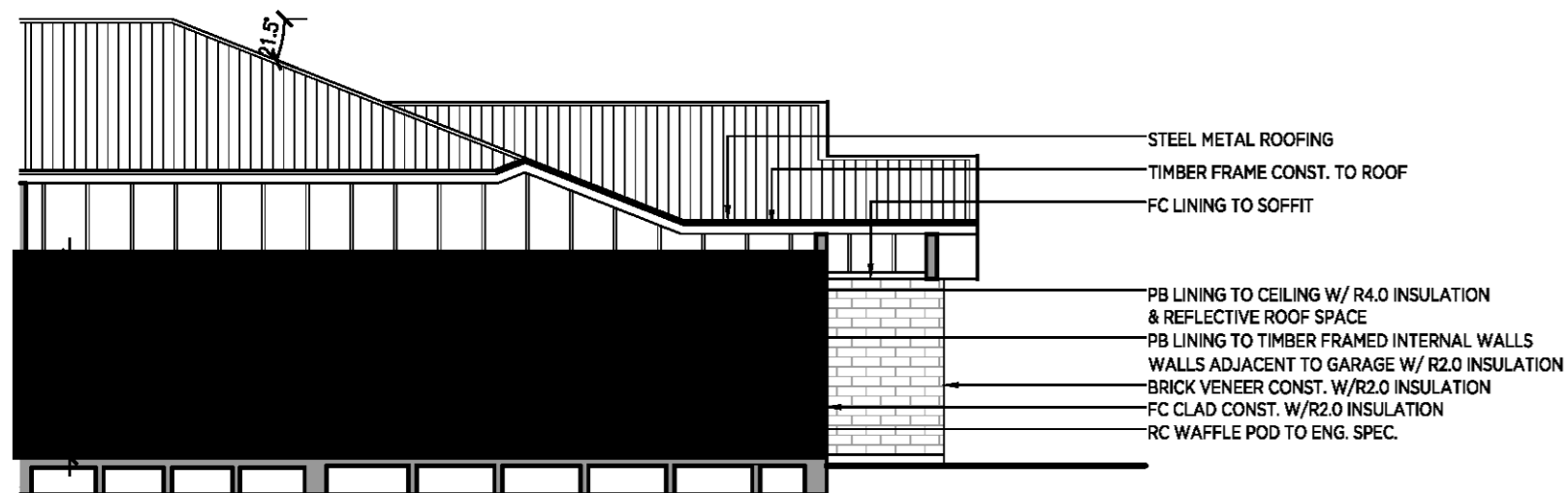
PROJECT  
**Proposed Seniors Housing  
 Cranebrook**

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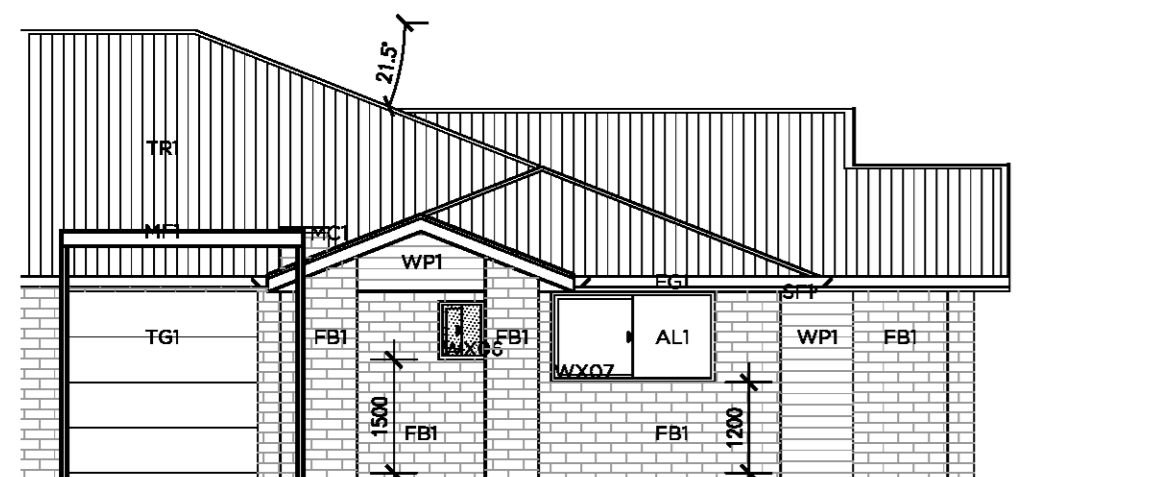
**DA ISSUE**

NORTH	DRAWN	DRAWING TITLE
	EF	SOLAR ACCESS DIAGRAM - 22 JUNE
	CHECKED	SCALE @A2
	RA	1:1000
	APPROVED	DRAWING NO.
	RA	604
		JOB NUMBER
		0246
		REV
		02

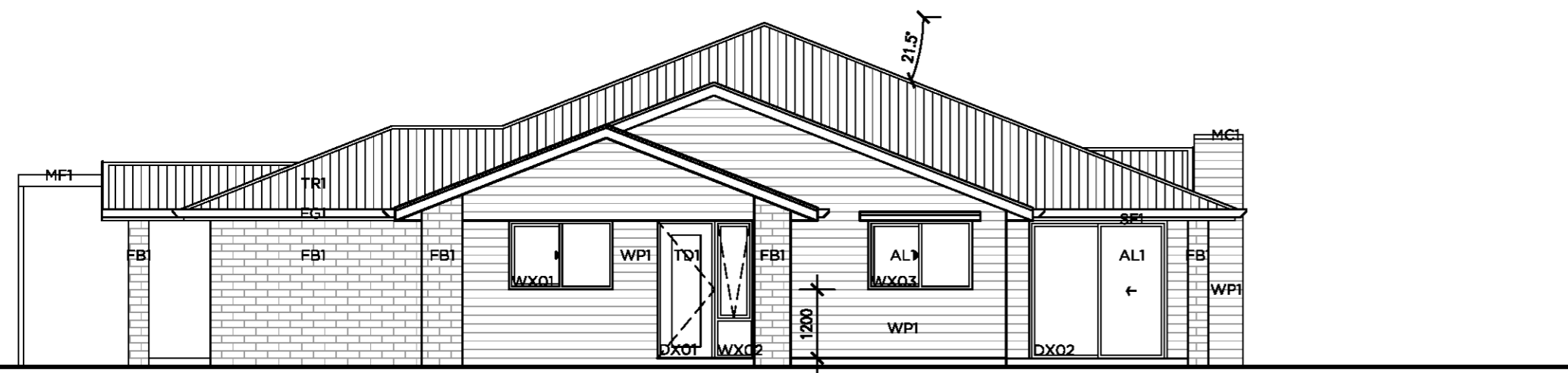




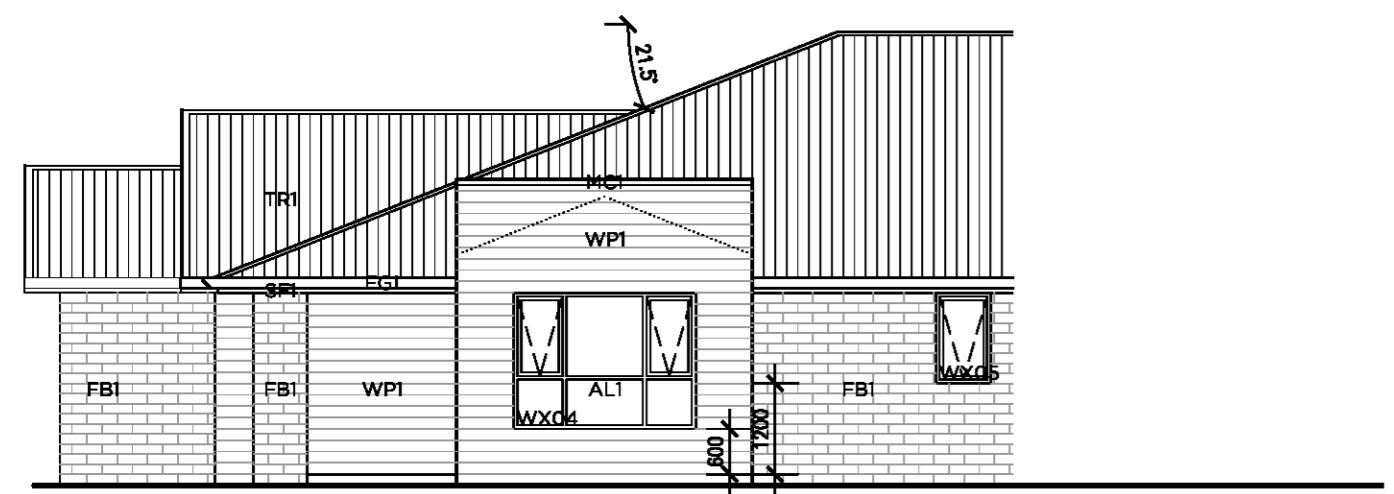
TYP. SECTION  
UNITS 01 & 16



TYP. DRIVEWAY ELEVATION  
UNITS 01 & 16



TYP. STREET ELEVATION  
UNITS 01 & 16



TYP. REAR ELEVATION  
UNITS 01 & 16

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MATERIAL SCHEDULE

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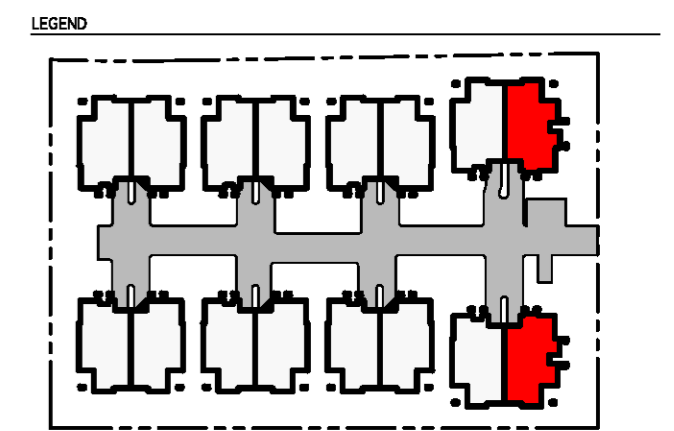
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GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF



DWELLING LEGEND

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DA ISSUE

DRAWN	DRAWING TITLE	SCALE	JOB NUMBER
EF	TYP. SECTION & ELEVATIONS - UNITS 1 & 16	SCALE @A2	0246
CHECKED	RA	1:100	0246
APPROVED	RA	DRAWING NO.	REV
		702	02

REV	DATE	DESCRIPTION	BY
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**NOTES**

**BASIC 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**  
 2200L RAIN WATER TANK TO ALL DWELLINGS  
 COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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

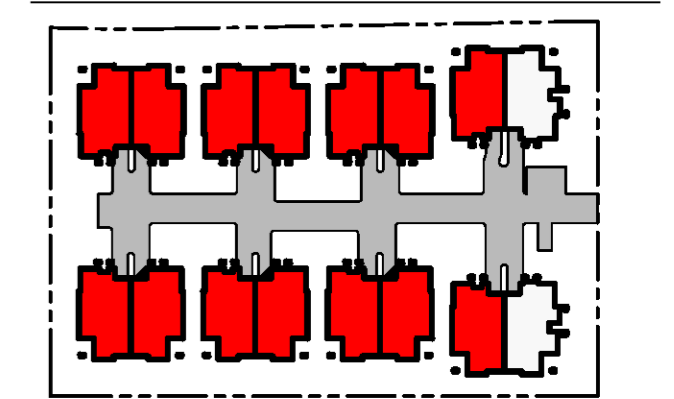
**ARTIFICIAL LIGHTING**  
 LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

**NATURAL LIGHTING**  
 UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT  
 UNIT 2-15: KITCHEN TO BE NATURALLY LIT

**APPLIANCES**  
 GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS  
 OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

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

**LEGEND**



**DWELLING LEGEND**

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

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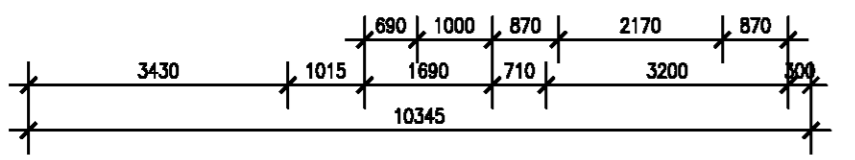
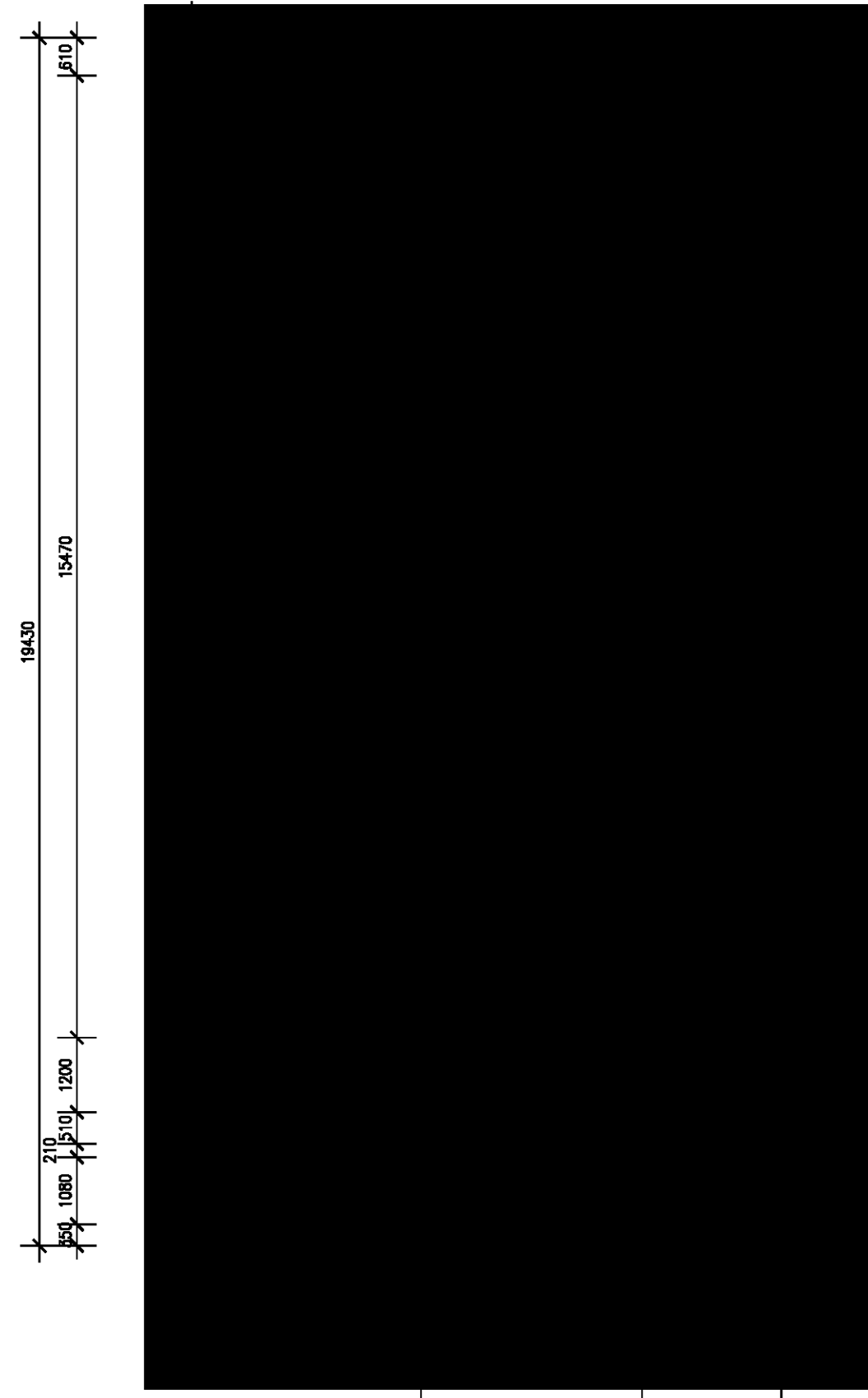
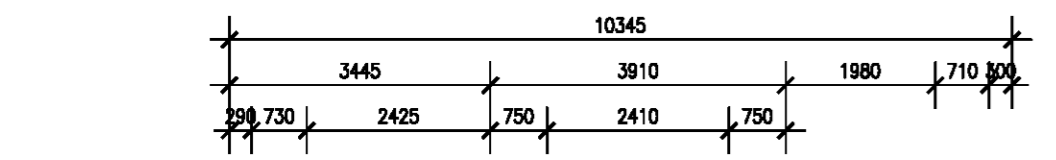


**PROJECT**  
**Proposed Seniors Housing**  
**Cranebrook**

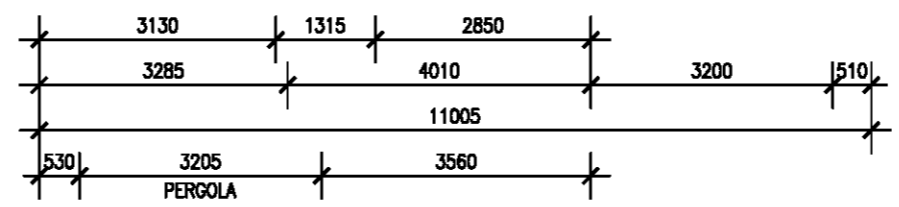
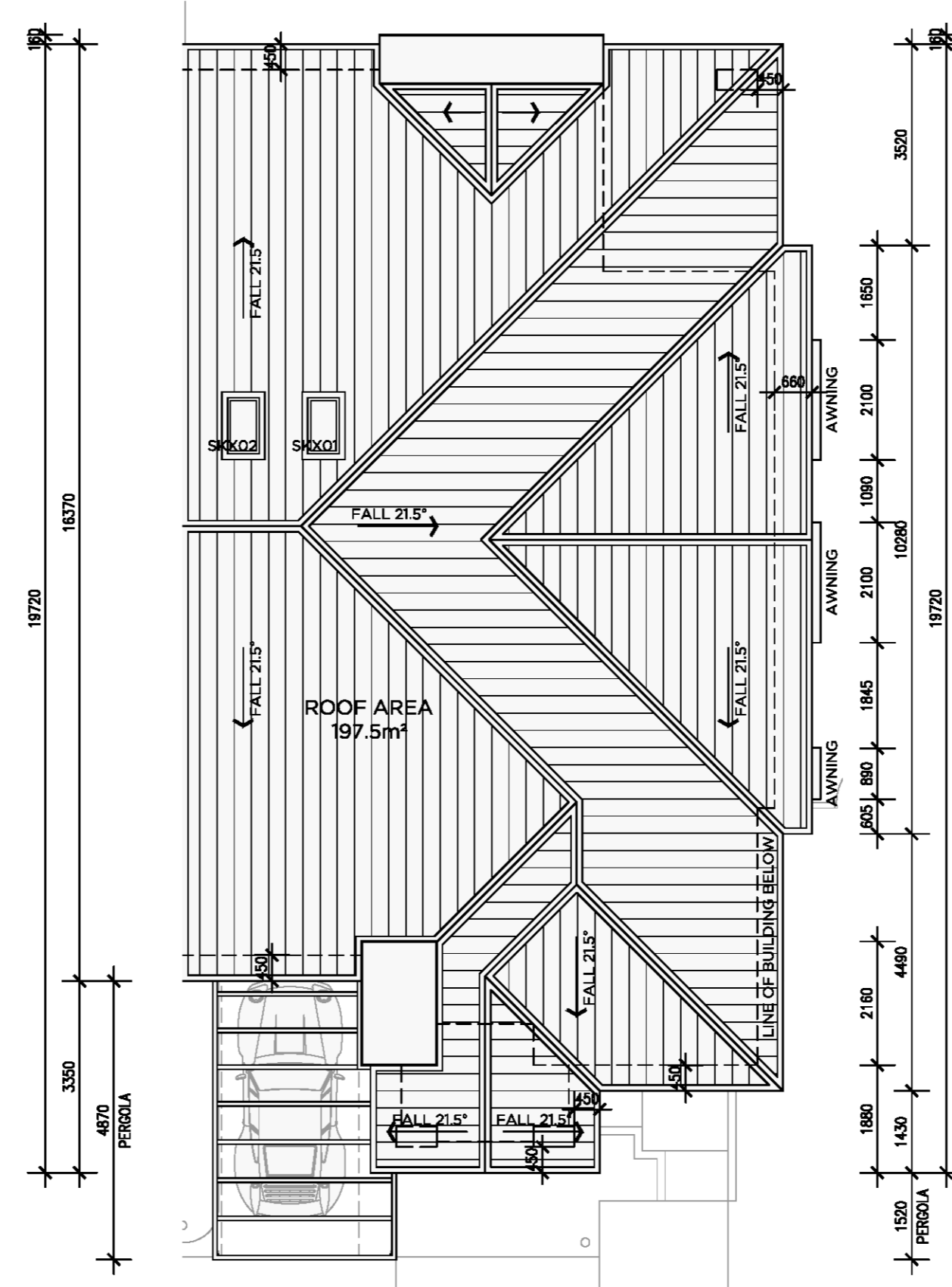
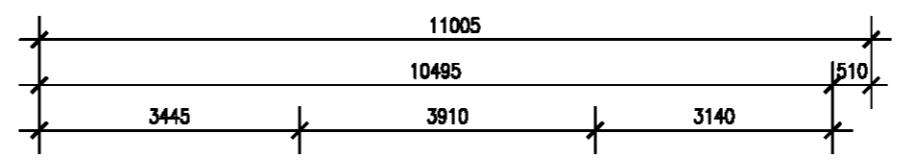
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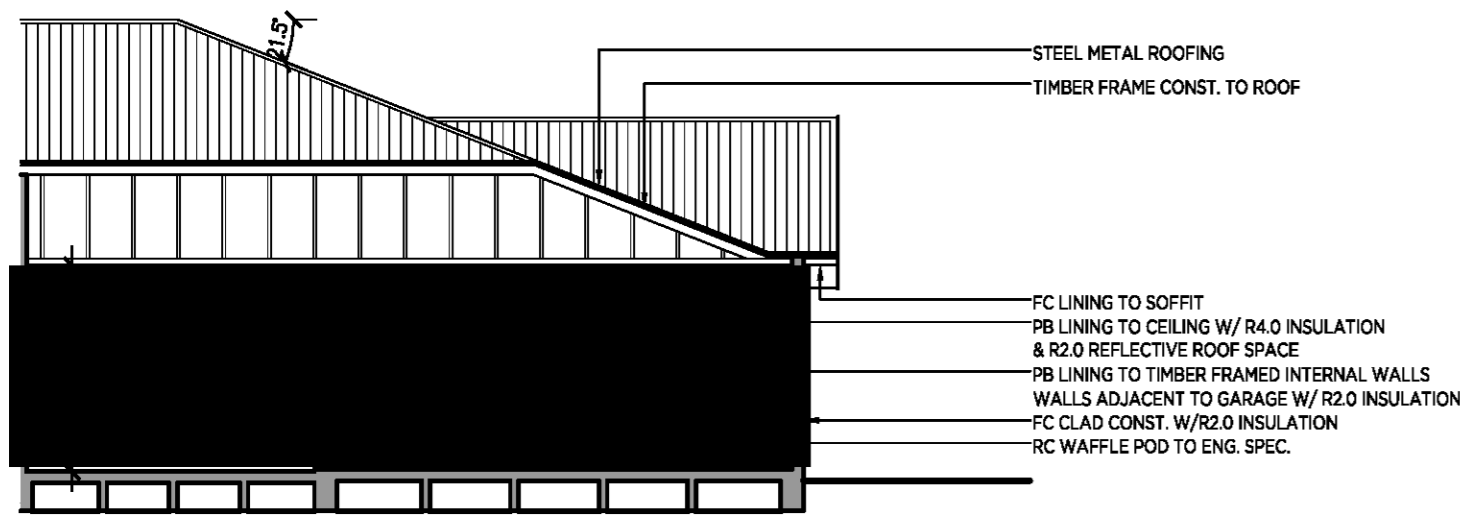
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	RA	SCALE @A2	REV
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	RA	APPROVED DRAWING NO.	
	RA	703	



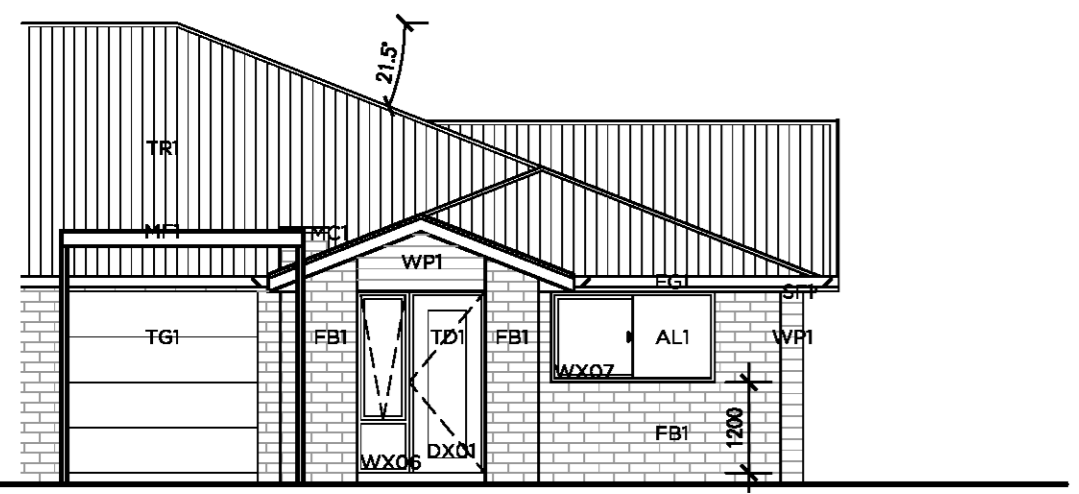
**TYPICAL GROUND FLOOR PLAN**  
**UNIT 2-15**



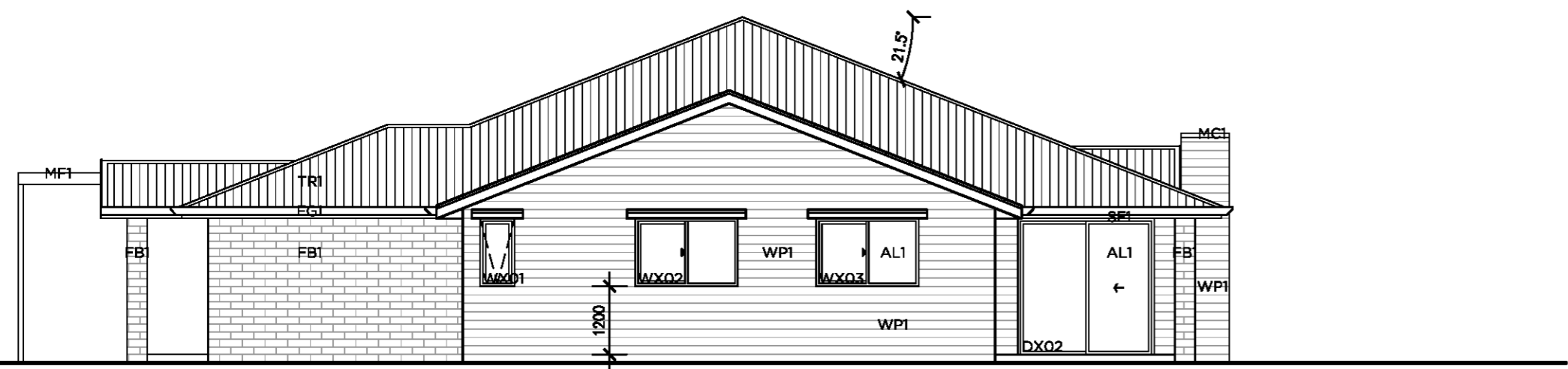
**TYPICAL ROOF PLAN**  
**UNIT 2-15**



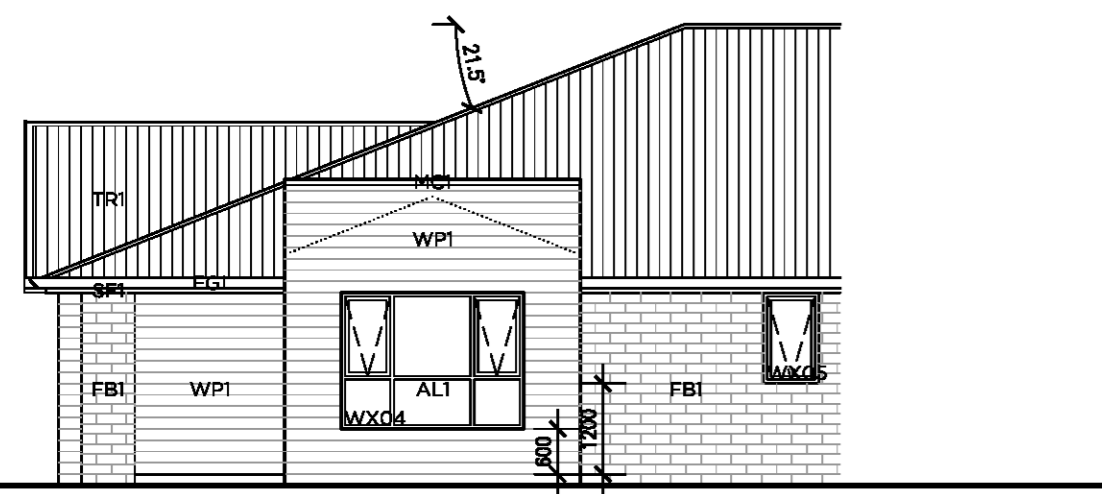
TYP. SECTION  
UNITS 02-15



TYP. DRIVEWAY ELEVATION  
UNITS 02-15



TYP. SIDE ELEVATION  
UNITS 02-15



TYP. REAR ELEVATION  
UNITS 02-15

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF
01	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF

MATERIAL SCHEDULE

- 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**
- 2200L RAIN WATER TANK TO ALL DWELLINGS
  - COLLECT RUN-OFF FROM AT LEAST 100m<sup>2</sup> 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 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
  - UNIT 2-15: KITCHEN TO BE NATURALLY LIT
- APPLIANCES**
- GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
  - OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
- COMMON AREAS**
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
  - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF



DWELLING LEGEND

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PROJECT ADDRESS: 103-109 Laycock Street, Cranebrook 2749

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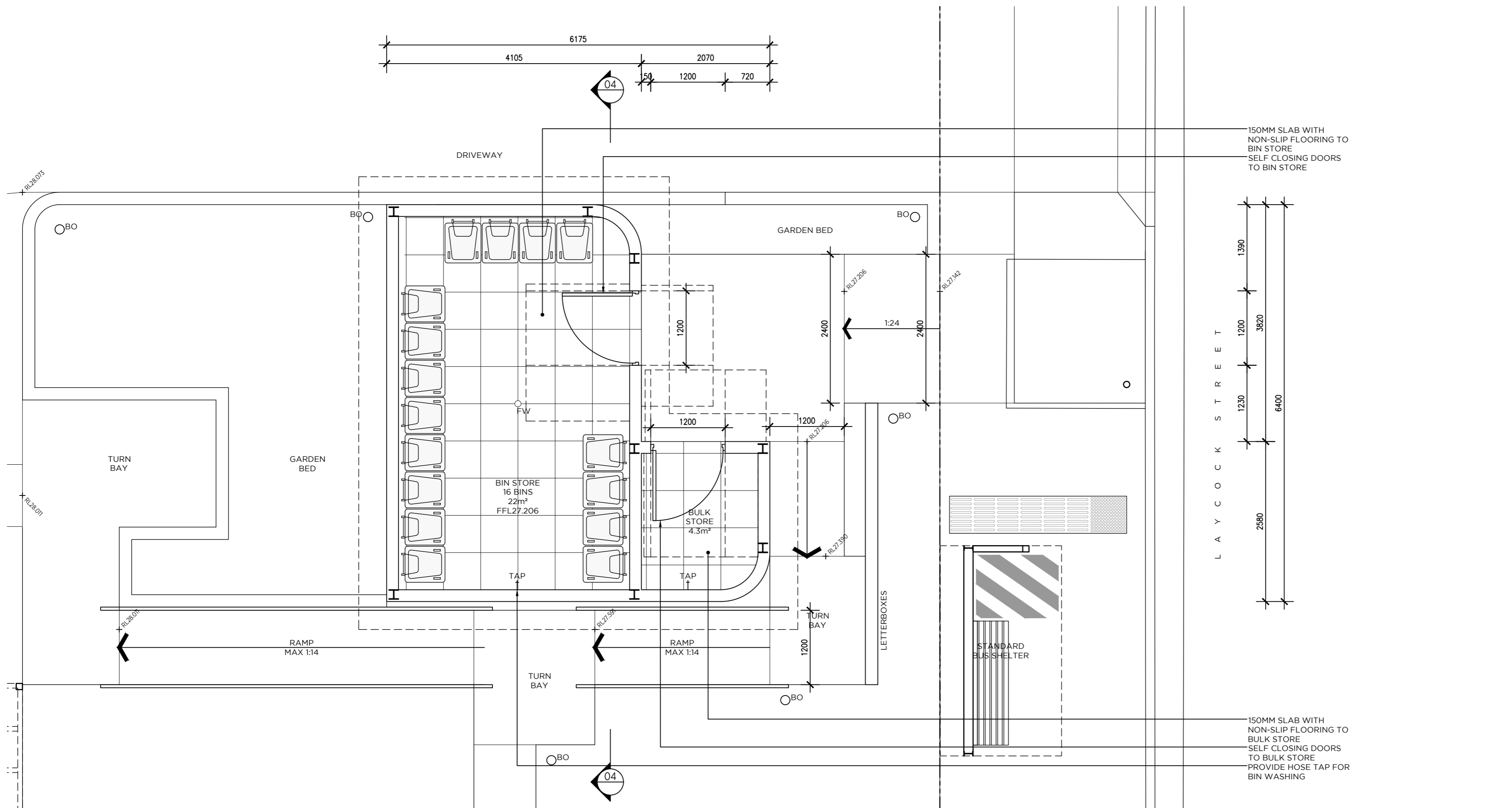
PROJECT  
Proposed Seniors Housing  
Cranebrook

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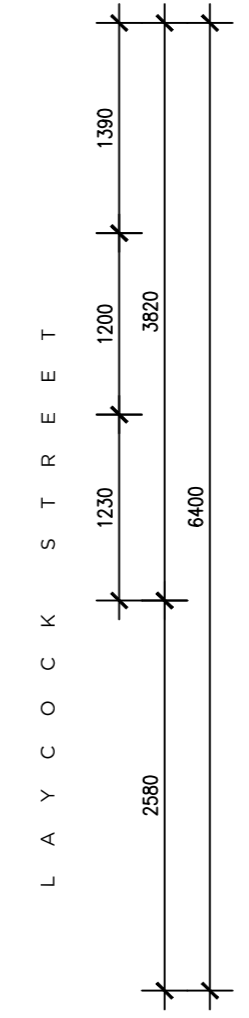
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EF	TYP. SECTION & ELEVATIONS - UNITS 02-15	SCALE @A2	0246
CHECKED	RA	1:100	REV
APPROVED	RA	DRAWING NO. 704	02

REV	DATE	DESCRIPTION	BY
00	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
01	14.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
02	06.08.21	AMENDED DA ISSUE	EF



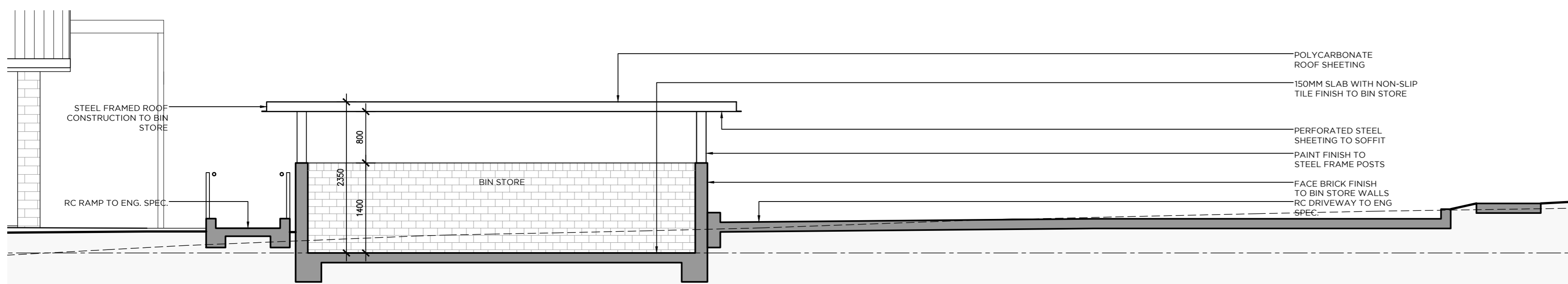
150MM SLAB WITH NON-SLIP FLOORING TO BIN STORE  
SELF CLOSING DOORS TO BIN STORE



150MM SLAB WITH NON-SLIP FLOORING TO BULK STORE  
SELF CLOSING DOORS TO BULK STORE  
PROVIDE HOSE TAP FOR BIN WASHING

GROUND FLOOR PLAN  
BIN & BULK STORE DETAIL

- 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**  
2200L RAIN WATER TANK TO ALL DWELLINGS  
COLLECT RUN-OFF FROM AT LEAST 100m² 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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LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS
- NATURAL LIGHTING**  
UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT  
UNIT 2-15: KITCHEN TO BE NATURALLY LIT
- APPLIANCES**  
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS  
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
- COMMON AREAS**  
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY  
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF



- POLYCARBONATE ROOF SHEETING
- 150MM SLAB WITH NON-SLIP TILE FINISH TO BIN STORE
- PERFORATED STEEL SHEETING TO SOFFIT
- PAINT FINISH TO STEEL FRAME POSTS
- FACE BRICK FINISH TO BIN STORE WALLS
- RC DRIVEWAY TO ENG SPEC.

SECTION 04  
BIN & BULK STORE DETAIL

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**PROJECT**  
Proposed Seniors Housing  
Cranebrook

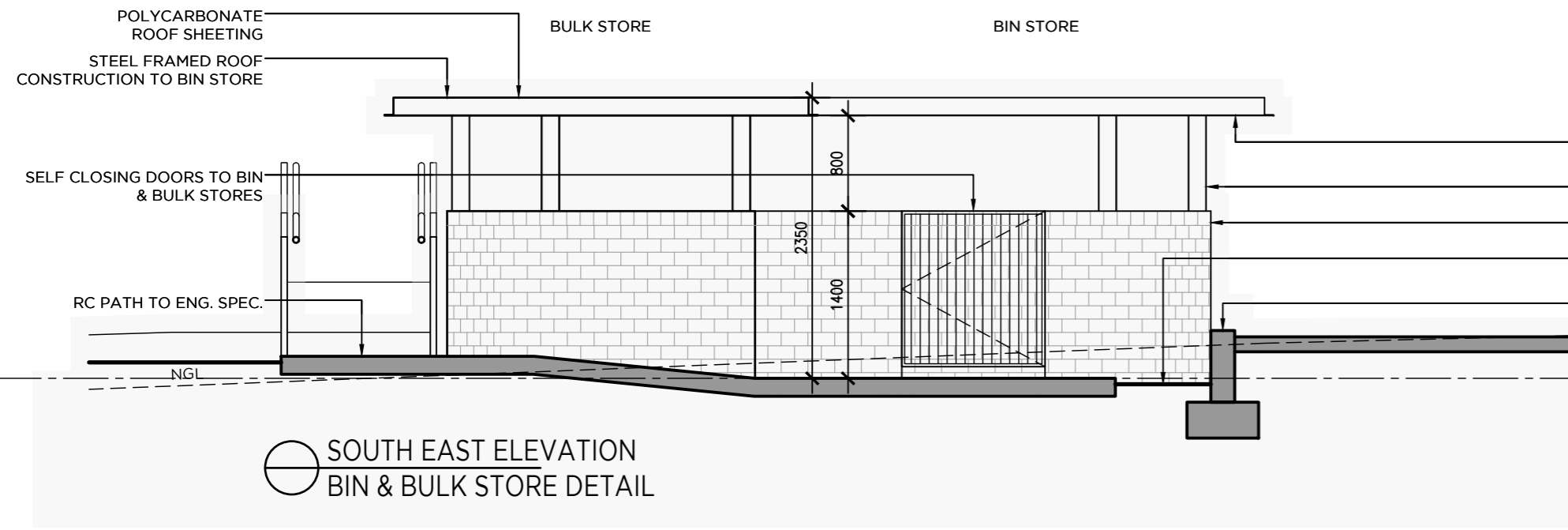


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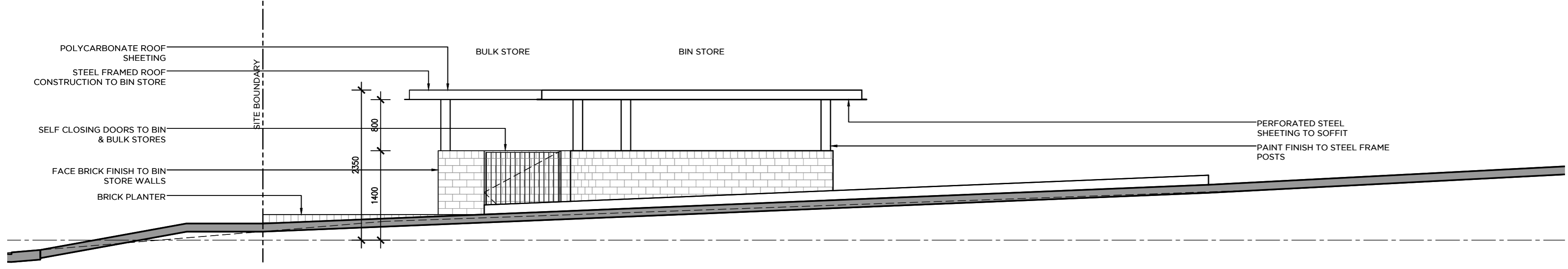
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	RA	1:50
	APPROVED	DRAWING NO.
	RA	705
		JOB NUMBER
		0246
		REV
		02

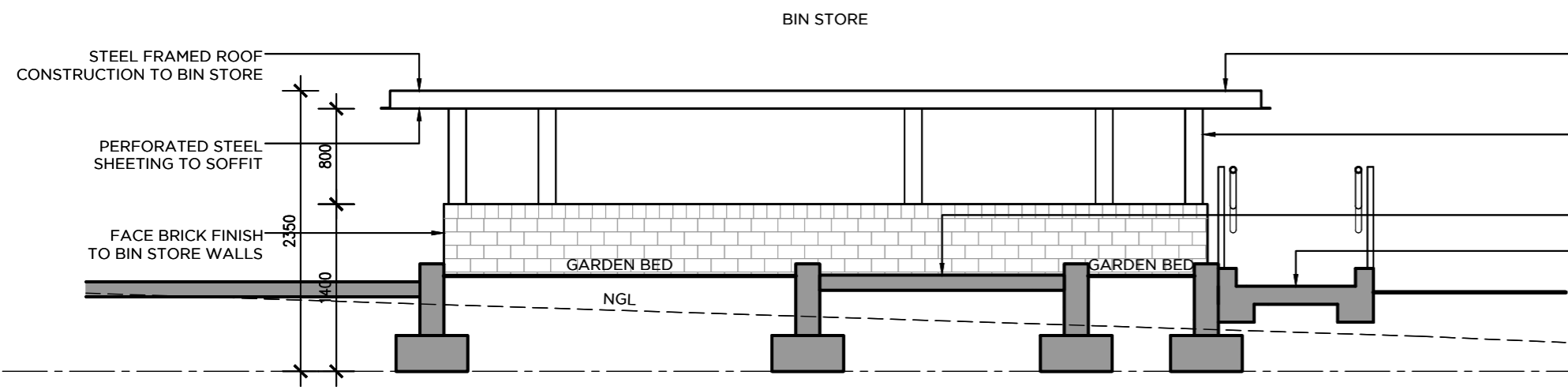
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00	02.07.21	ISSUE TO CONSULTANTS FOR REVIEW	EF
01	06.08.21	AMENDED DA ISSUE	EF



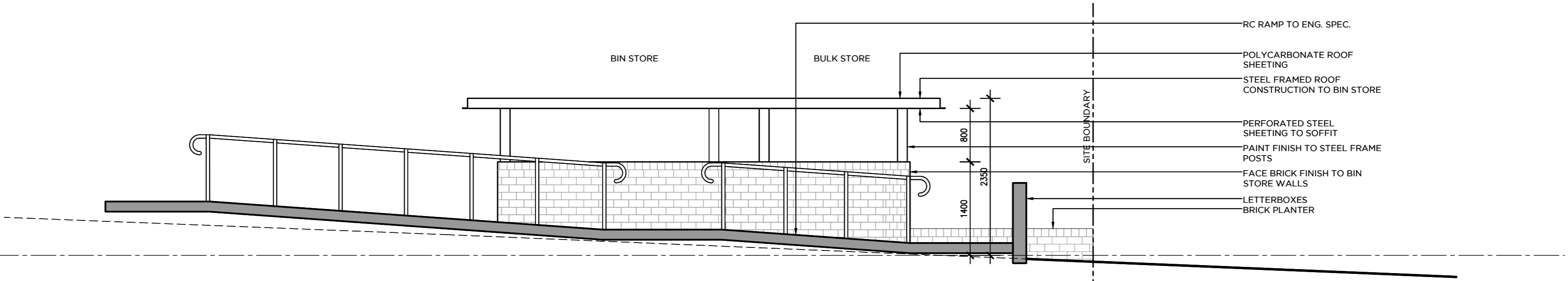
SOUTH EAST ELEVATION  
BIN & BULK STORE DETAIL



NORTH EAST ELEVATION  
BIN & BULK STORE DETAIL



NORTH WEST ELEVATION  
BIN & BULK STORE DETAIL



SOUTH WEST ELEVATION  
BIN & BULK STORE DETAIL

- NOTES**
- BASIC NOTES**
- FIXTURES**
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- COMMON AREAS**
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
  - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF
- LEGEND**

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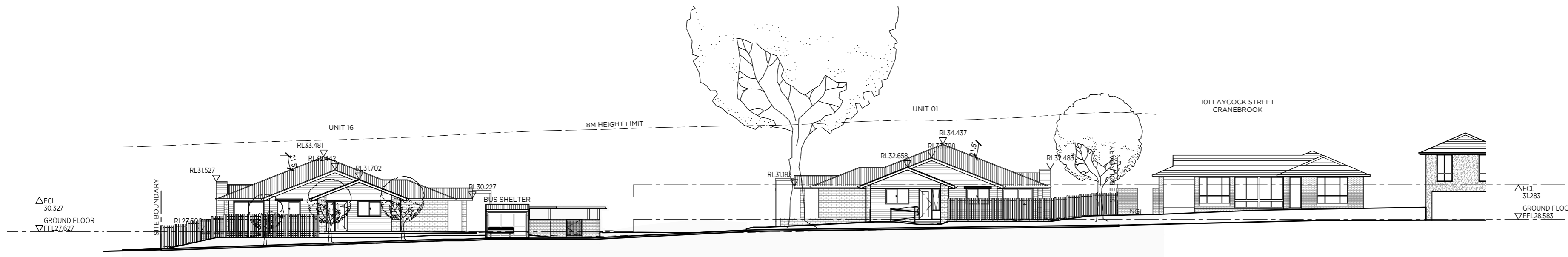
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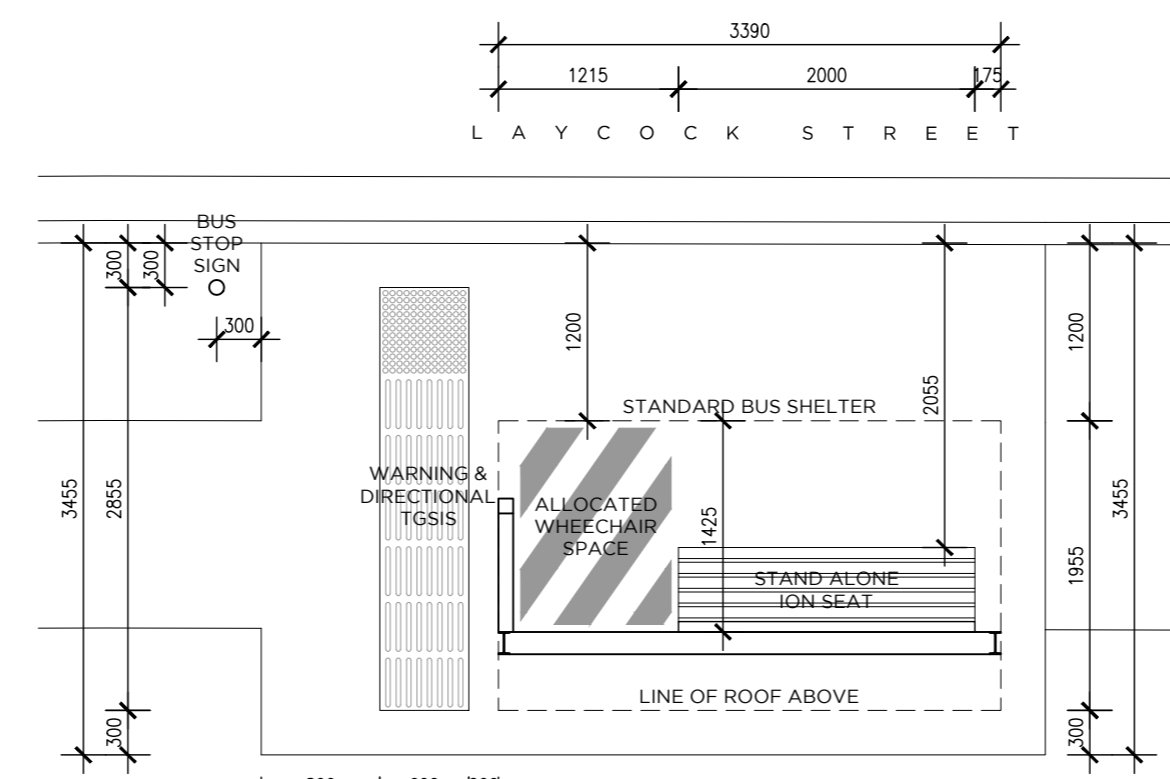
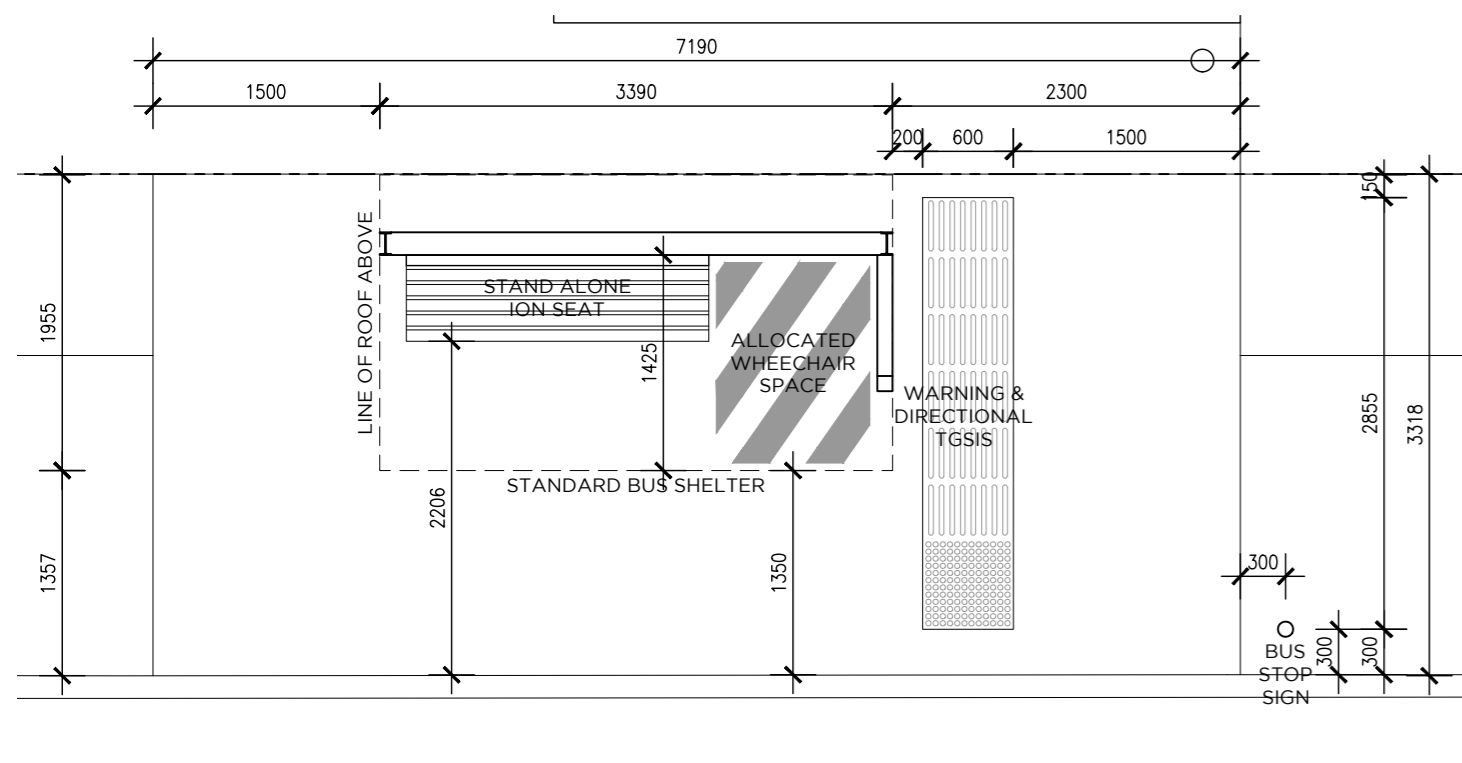


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01	06.08.21	AMENDED DA ISSUE	EF



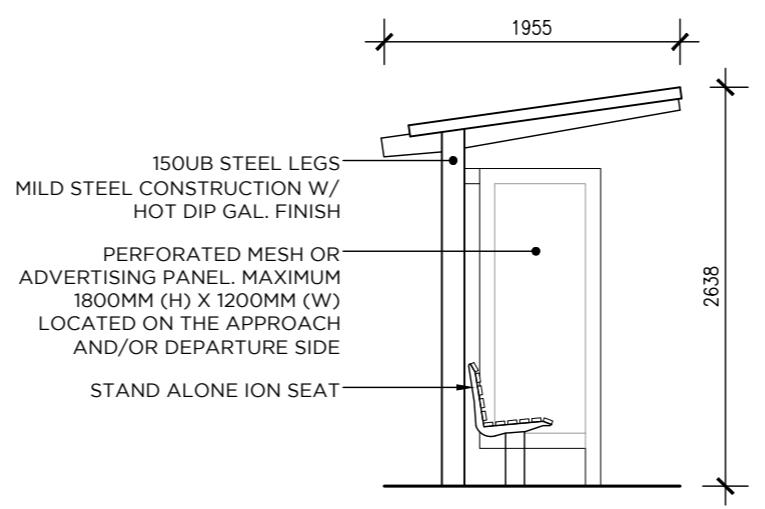
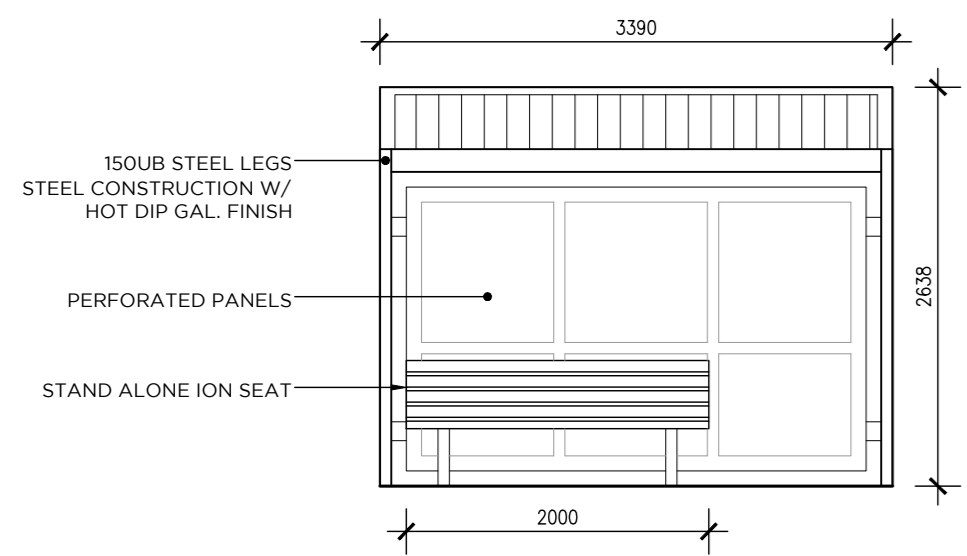
- NOTES**
- BASIX NOTES**
- FIXTURES**
- ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
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- COMMON AREAS**
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
  - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

STREET ELEVATION  
1:250



BUS SHELTER PLAN - NORTH LAYCOCK STREET  
1:50

BUS SHELTER PLAN - SOUTH LAYCOCK STREET  
1:50



BUS SHELTER FRONT ELEVATION  
1:50

BUS SHELTER SIDE ELEVATION  
1:50

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EF	SITE ELEVATION & BUS SHELTER DETAILS	SCALE @A2	
CHECKED	RA	1:250 & 1:50	0246
APPROVED	RA	DRAWING NO.	REV
	RA	707	01