

A modern, multi-story residential building with a curved, tiered facade and balconies, featuring a ground-floor retail space with large glass windows and a sign that reads "BOUTIQUE". The building is surrounded by lush greenery and a road with light trails from passing vehicles.

DA 000	COVER SHEET	DA 400	MATERIAL SCHEDULE - 01	DA 600	SOLAR STUDY - JUNE 21st 9AM - 12PM
DA 001	PROJECT SUMMARY	DA 401	MATERIAL SCHEDULE - 02	DA 601	SOLAR STUDY - JUNE 21st 1PM - 3PM
DA 002	AREA SCHEDULE	DA 402	MATERIAL SCHEDULE - 03	DA 602	SOLAR STUDY - CALCULATIONS
DA 003	SITE ANALYSIS PLAN	DA 410	PHOTOMONTAGE - 01	DA 603	SHADOW DIAGRAMS JUNE - 21st
		DA 411	PHOTOMONTAGE - 02	DA 604	SHADOW DIAGRAMS VILLAGE PARK - 01
		DA 412	PHOTOMONTAGE - 03	DA 605	SHADOW DIAGRAMS VILLAGE PARK - 02
DA 100	BASEMENT PLAN			DA 700	ADAPTABLE LAYOUTS TYPE A
DA 101	GROUND FLOOR PLAN			DA 701	ADAPTABLE LAYOUTS TYPE B
DA 102	LEVEL 1 PLAN	DA 500	DEEP SOIL DIAGRAM		
DA 103	LEVEL 2 PLAN	DA 510	APARTMENT MIX - 01		
DA 104	LEVEL 3 PLAN	DA 511	APARTMENT MIX - 02		
DA 105	LEVEL 4 PLAN	DA 520	CROSS VENTILATION DIAGRAM - 01		
DA 106	LEVEL 5 PLAN	DA 521	CROSS VENTILATION DIAGRAM - 02		
DA 107	ROOF PLAN	DA 530	PRIVATE OPEN SPACE DIAGRAM - 01		
		DA 531	PRIVATE OPEN SPACE DIAGRAM - 02		
DA 200	NORTH & SOUTH ELEVATIONS	DA 540	STORAGE DIAGRAM - 01		
DA 201	EAST & WEST ELEVATIONS	DA 541	STORAGE DIAGRAM - 02		
DA 300	SECTIONS A - A				
DA 301	SECTIONS B & C				

Energy Rating

Certificate Number 15212575

☐ single-dwelling rating

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

heating 5.6 stars
cooling 47.1 MJ/m²
37.2 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature Ved Baheti Date 01/11/2019

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY CONSULTATIONS WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

LEGEND:

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BC	BATTEN CLADDING (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MF	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

Unit no.

Heating load

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Version: 1, Version Date: 27/11/2019

JORDAN SPRINGS - EAST VILLAGE CENTRE
Issue Date: 2019.10.10



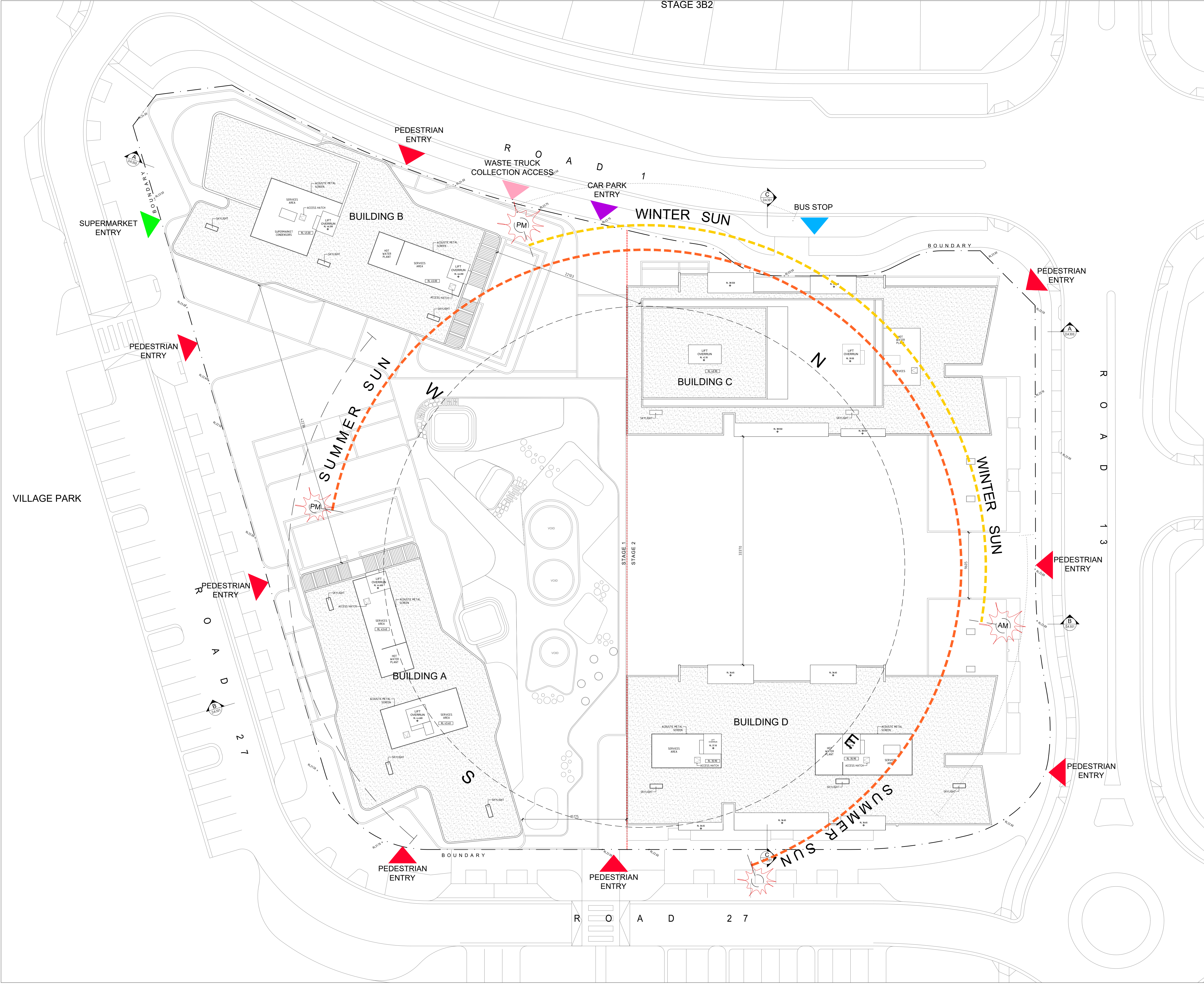
Area Schedule

BUILDING A									
Level	Unit.No	Type	Adaptable	Livable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Carpark Storage (m3)	Total Storage Provided (m3)
LEVEL 2	A.201	2 BED	✓		82	16	4.3	6.2	10.5
	A.202	3 BED			129	27	6.4	6.2	12.6
	A.203	2 BED			81	24	5.7	7.4	13.1
	A.204	2 BED		✓	87	32	6.2	5.8	11.9
	A.205	2 BED		✓	87	35	5.2	6.2	11.5
	A.206	3 BED		✓	120	42	6.9	5.8	12.7
	A.207	1 BED	✓		58	44	5.3	5.8	11.0
	A.208	2 BED			82	43	5.7	6.2	11.9
	A.209	2 BED			82	16	4.5	6.2	10.7
LEVEL 3	A.301	2 BED	✓		82	16	4.3	6.2	10.5
	A.302	3 BED			129	27	6.4	6.2	12.6
	A.303	2 BED			81	24	5.7	7.4	13.1
	A.304	2 BED		✓	87	9	6.2	5.8	11.9
	A.305	2 BED		✓	87	10	5.2	6.2	11.5
	A.306	3 BED		✓	120	14	6.9	5.8	12.7
	A.307	1 BED	✓		58	15	5.3	5.8	11.0
	A.308	2 BED			82	13	5.7	6.2	11.9
	A.309	2 BED			82	16	4.5	6.2	10.7
LEVEL 4	A.401	2 BED			82	16	4.3	6.2	10.5
	A.402	3 BED			129	27	6.4	6.2	12.6
	A.403	2 BED			81	24	5.7	7.4	13.1
	A.404	2 BED		✓	87	9	6.2	5.8	11.9
	A.405	2 BED		✓	87	10	5.2	6.2	11.5
	A.406	3 BED		✓	120	14	6.9	5.8	12.7
	A.407	1 BED	✓		58	15	5.3	5.8	11.0
	A.408	2 BED			82	13	5.7	6.2	11.9
	A.409	2 BED			82	16	4.5	6.2	10.7
LEVEL 5	A.501	2 BED			82	16	4.5	6.2	10.7
	A.502	3 BED			129	27	6.4	6.2	12.6
	A.503	2 BED			81	24	5.7	16.6	22.3
	A.504	3 BED			123	20	6.1	6.2	12.3
	A.505	2 BED			95	28	6.5	6.2	12.8

BUILDING B									
LEVEL 1	B.101	2 BED		✓	87	64	6.2	5.8	11.9
	B.102	1 BED			54	70	4.1	6.2	10.4
	B.103	2 BED			81	97	5.7	7.4	13.1
	B.104	3 BED	✓		129	105	6.4	6.2	12.6
	B.105	2 BED			80	17	4.5	6.2	10.7
	B.106	2 BED			80	17	4.5	6.2	10.7
	B.107	2 BED			89	83	4.1	6.2	10.4
	B.108	2 BED			81	94	5.7	7.4	13.1
	B.109	2 BED		✓	87	66	5.2	6.2	11.5
LEVEL 2	B.201	2 BED		✓	87	10	6.2	5.8	11.9
	B.202	1 BED			54	14	4.1	6.2	10.4
	B.203	2 BED			81	20	5.7	7.4	13.1
	B.204	3 BED	✓		129	27	6.4	6.2	12.6
	B.205	2 BED			80	17	4.5	6.2	10.7
	B.206	2 BED			80	17	4.5	6.2	10.7
	B.207	2 BED			89	13	4.1	6.2	10.4
	B.208	2 BED			81	22	5.7	7.4	13.1
	B.209	2 BED		✓	87	9	5.2	6.2	11.5
LEVEL 3	B.301	2 BED		✓	87	10	6.2	5.8	11.9
	B.302	1 BED			54	14	4.1	6.2	10.4
	B.303	2 BED			81	20	5.7	7.4	13.1
	B.304	3 BED	✓		129	27	6.4	6.2	12.6
	B.305	2 BED			80	17	4.5	6.2	10.7
	B.306	2 BED			80	17	4.5	6.2	10.7
	B.307	2 BED			89	13	4.1	6.2	10.4
	B.308	2 BED			81	22	5.7	7.4	13.1
	B.309	2 BED		✓	87	9	5.2	6.2	11.5
LEVEL 4	B.401	2 BED		✓	87	10	6.2	5.8	11.9
	B.402	1 BED			54	14	4.1	6.2	10.4
	B.403	2 BED			81	20	5.7	7.4	13.1
	B.404	3 BED	✓		129	27	6.4	6.2	12.6
	B.405	2 BED			80	17	4.5	6.2	10.7
	B.406	2 BED			80	17	4.5	6.2	10.7
	B.407	2 BED			89	13	4.1	6.2	10.4
	B.408	2 BED			81	22	5.7	7.4	13.1
	B.409	2 BED		✓	87	9	5.2	6.2	11.5
LEVEL 5	B.501	2 BED			95	26	6.5	6.2	12.8
	B.502	3 BED			123	20	6.1	6.2	12.3
	B.503	1 BED			54	14	4.1	6.2	10.4
	B.504	2 BED			81	20	5.7	7.4	13.1
	B.505	3 BED			129	27	6.4	6.2	12.6
	B.506	2 BED			80	17	4.5	6.2	10.7

BUILDING C									
GROUND	TH.01	3 BED			132	34	18.8	6.2	25.0
	TH.02	4 BED			132	47	12.8	6.2	19.0
	TH.03	4 BED			132	47	12.8	6.2	19.0
LEVEL 1	C.101	2 BED		✓	85	20	6.2	6.2	12.4
	C.102	2 BED			81	22	5.7	7.4	13.1
	C.103	2 BED			80	26	4.6	6.2	10.9
	C.104	2 BED			82	21	4.1	13.4	17.6
	C.105	2 BED			80	18	4.8	6.2	11.1
	C.106	3 BED			129	26	6.4	6.2	12.6
	C.107	1 BED	✓		54	15	4.1	6.2	10.4
	C.108	2 BED			87	19	6.2	5.8	11.9
LEVEL 2	C.201	2 BED		✓	85	17	6.2	6.2	12.4
	C.202	2 BED			81	22	5.7	7.4	13.1
	C.203	2 BED			80	12	4.6	6.2	10.9
	C.204	2 BED			82	18	4.1	13.4	17.6
	C.205	2 BED			80	18	4.5	6.2	10.7
	C.206	3 BED			129	27	6.4	6.2	12.6
	C.207	2 BED	✓		81	21	5.7	7.4	13.1
	C.208	1 BED			54	15	4.1	6.2	10.4
	C.209	2 BED		✓	87	16	6.2	5.8	11.9
LEVEL 3	C.301	2 BED			85	17	5.7	7.4	13.1
	C.302	2 BED			81	22	4.6	6.2	10.9
	C.303	2 BED			80	12	4.6	6.2	10.9
	C.304	2 BED			82	18	4.1	13.4	17.6
	C.305	2 BED	✓		80	18	4.5	6.2	10.7
	C.306	3 BED			129	27	6.4	6.2	12.6
	C.307	2 BED			81	21	4.6	6.2	10.9
	C.308	1 BED			54	15	4.1	6.2	10.4
	C.309	2 BED			87	16	6.2	5.8	11.9

BUILDING D									
GROUND	D.G01	2 BED			84	35	4.1	8.4	12.5
	TH.04	4 BED			132	47	12.8	6.2	19.0
	TH.05	4 BED			132	47	12.8	6.2	19.0
	TH.06	3 BED			132	35	18.8	6.2	25.0
	TH.07	3 BED			117	13	5.8	6.2	12.1
	TH.08	3 BED			117	13	5.8	6.2	12.1
	TH.09	3 BED			117	13	5.8	6.2	12.1
	TH.10	3 BED			117	13	5.8	6.2	12.1
	TH.11	3 BED			117	13	5.8	6.2	12.1
LEVEL 1	D.101	2 BED			80	17	4.5	6.2	10.7
	D.102	2 BED			84	21	4.1	8.4	12.5
	D.103	1 BED			58	17	5.6	6.2	11.8
	D.104	2 BED			80	17	4.5	6.2	10.7
	D.105	2 BED			80	11	4.6	6.2	10.9
LEVEL 2	D.201	2 BED	✓		80	17	4.5	6.2	10.7
	D.202	3 BED			129	27	6.4	6.2	12.6
	D.203	2 BED			81	21	5.7	7.4	13.1
	D.204	1 BED		✓	54	14	4.1	6.2	10.4
	D.205	2 BED			87	16	6.2	5.8	11.9
	D.206	2 BED			87	16	5.2	6.2	11.5
	D.207	2 BED			81	22	5.7	7.4	13.1
	D.208	2 BED			80	12	4.6	6.2	10.9
	D.209	2 BED			80	17	4.5	6.2	10.7
LEVEL 3	D.301	2 BED	✓		80	17	4.5	6.2	10.7
	D.302	3 BED			129	27	6.4	6.2	12.6
	D.303	2 BED			81	21	5.7	7.4	13.1
	D.304	1 BED		✓	54	14	4.1	6.2	10.4



GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT C/2 STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BC BATTEN CLADDING (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MF METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSX PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPE X
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

Energy Rating Certificate Number 15212675

single-dwelling rating **5.6** stars

multi-unit development (attach listing of ratings) heating **47.1** MJ/m²
cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature *Ved Baheti* Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

CLIENT:

LA LAND Pty Ltd

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

DRAWING TITLE:

SITE ANALYSIS PLAN

SCALE:
1:250 @ A1

DRAWING NO:
DA003

PROJECT NO:
1909

ISSUE:
A



- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFORM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS).
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 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS. AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

- LEGEND:**
- AW AWNING
 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - NB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BC BATTEN CLADDING (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUNGED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSX PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPE X
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

Energy Rating Certificate Number 15212675

single-dwelling rating **5.6** stars

multi-unit development (attach listing of ratings) heating **47.1** MJ/m²

cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BD/AV/13/1521

Assessor Signature *Ved Baheti* Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

SCALE 1:200 @ A1
SCALE 1:400 @ A3

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PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

May 2019
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:200 @ A1	DRAWING NO: DA101	ISSUE: A
PROJECT NO: 1909		



GENERAL NOTES:

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BC BATTEN CLADDING (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MF METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSX PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPE X
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

**Energy Rating**

Certificate Number 15212675

☐ single-dwelling rating

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

5.6 stars

heating 47.1 MJ/m²

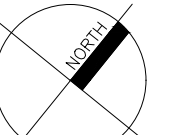
cooling 37.2 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature  Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



SCALE 1:200 @ A1
SCALE 1:400 @ A3

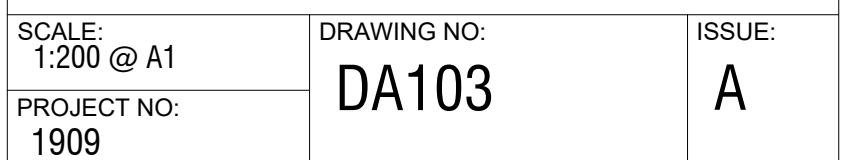
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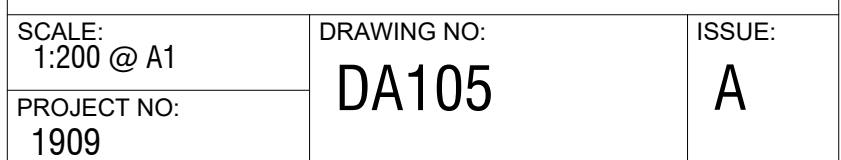
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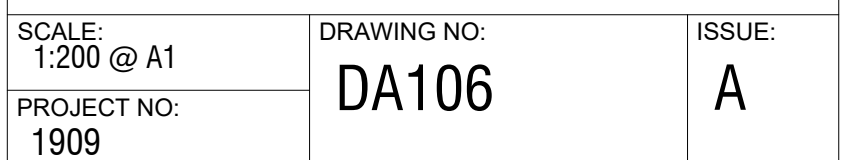
PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

May 2019
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 1:200 @ A1	DRAWING NO: DA102	ISSUE: A
PROJECT NO: 1909		









GENERAL NOTES:

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BC BATTEN CLADDING (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
MF METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSX PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

**Energy Rating**

Certificate Number 15212675

☐ single-dwelling rating

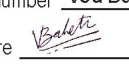
☒ multi-unit development (attach listing of ratings)
If selected, add specified to the average across the entire development

heating **47.1** MJ/m²

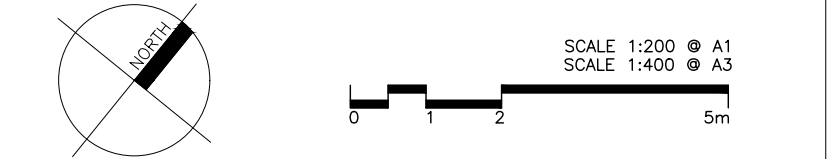
cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Ved Baheti VIC/BDV/13/1521**

Assessor Signature  Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



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PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

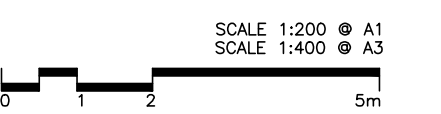
May 2019
DRAWING TITLE:
ROOF PLAN

SCALE: 1:200 @ A1	DRAWING NO: DA107	ISSUE: A
PROJECT NO: 1909		



	Energy Rating	Certificate Number <u>15212575</u>
☐ single-dwelling rating		5.6 stars
☒ multi-unit development (attach listing of ratings) if selected, data specified is the average across the entire development	heating <u>47.1</u> MJ/m ²	
	cooling <u>37.2</u> MJ/m ²	
Revised downwards classifications: ☐ R1Ced ☐ R1Ced with ☐ R1Ced without		
Assessor Name/Number	Ved Baheti VIC/BDAB/13/1521	
Assessor Signature 		Date <u>01/11/2019</u>

ISSUE	DATE	DESCRIPTION
	11.10.19	ISSUE FOR DA



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PROJECT:

May 2019
DRAWING TITLE:
NORTH & SOUTH ELEVATIONS

SCALE: 1:200 @ A1	DRAWING NO: DA200	ISSUE:
PROJECT NO: 1909		A



01 EAST ELEVATION
SCALE 1:200 @ A1



02 WEST ELEVATION
SCALE 1:200 @ A1

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| MB | MAILBOX TO FUTURE DETAIL |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- MATERIALS LEGEND:**
- | | |
|-----|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| AFL | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING TO FUTURE DETAILS |
| BC | BATTEN CLADDING (TO FUTURE DETAIL) |
| FB | FACE BRICK |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSK | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |

Energy Rating Certificate Number 15212675

☐ single-dwelling rating **5.6** stars

☒ multi-unit development (attach listing of ratings) heating **47.1** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without cooling **37.2** MJ/m²

Assessor Name/Number **Ved Baheti VIC/BDAM/13/1521**

Assessor Signature *Ved Baheti* Date **01/11/2019**

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

SCALE 1:200 @ A1
SCALE 1:400 @ A3
0 1 2 5m

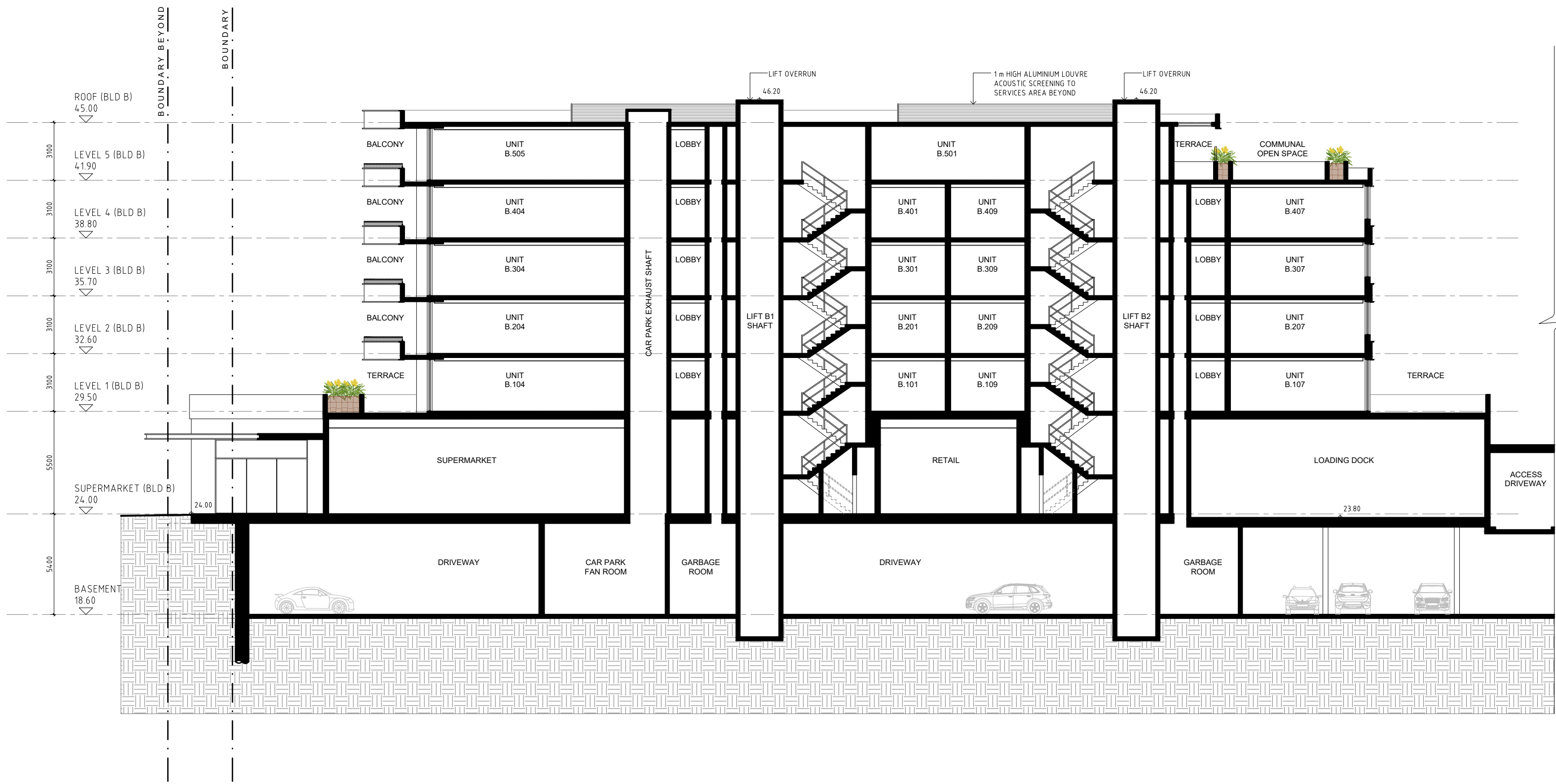
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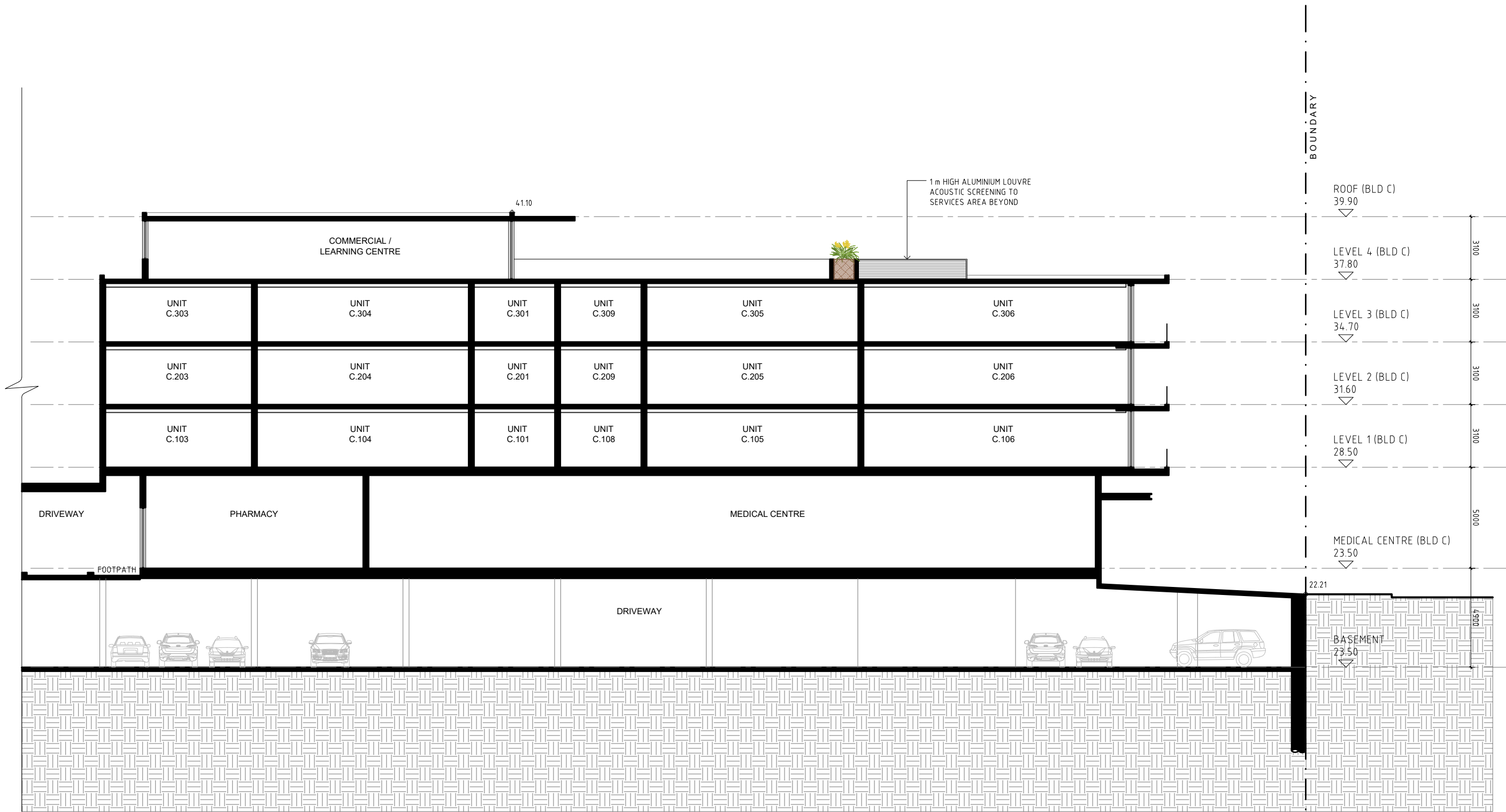
PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

May 2019
DRAWING TITLE:
EAST & WEST ELEVATIONS

SCALE: 1:200 @ A1	DRAWING NO: DA201	ISSUE: A
PROJECT NO: 1909		



01 SECTION A-A
SCALE 1:200 @ A1



02 SECTION A-A
SCALE 1:200 @ A1

- GENERAL NOTES:**
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- LEGEND:**
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 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - MB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BC BATTEN CLADDING (TO FUTURE DETAIL)
 - FB FACE BRICK
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 - MF METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSx PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTx PAINT FINISH TYPEx
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

Energy Rating Certificate Number 15212675

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

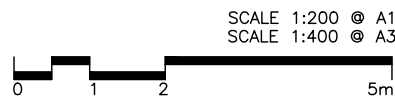
Assessor Signature *Ved Baheti* Date 01/11/2019

5.6 stars

heating **47.1** MJ/m²

cooling **37.2** MJ/m²

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



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PROJECT:

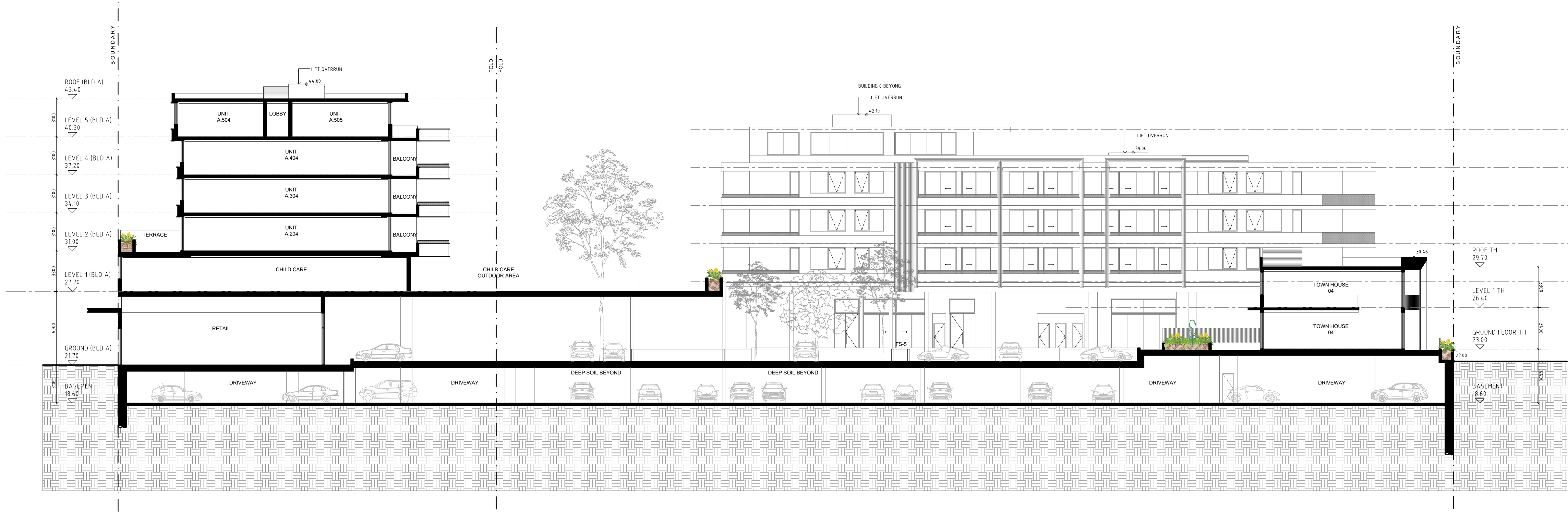
JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

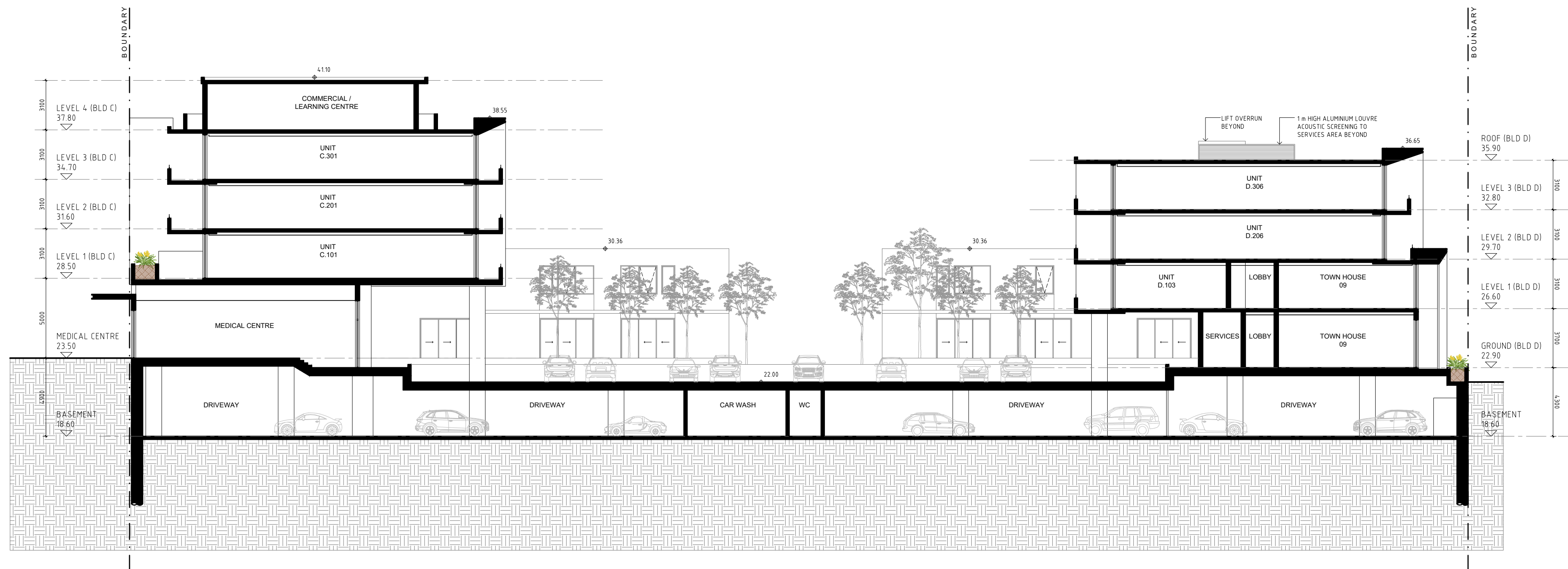
DRAWING TITLE:

SECTIONS A - A

SCALE: 1:200 @ A1	DRAWING NO: DA300	ISSUE: A
PROJECT NO: 1909		



01 SECTION B - B
SCALE 1:200 @ A1



02 SECTION C - C
SCALE 1:200 @ A1

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- LEGEND:**
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 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - MB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
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 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BC BATTEN CLADDING (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSx PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTx PAINT FINISH TYPEx
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

Energy Rating Certificate Number 15212675

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

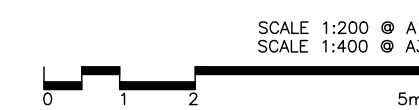
Assessor Signature: [Signature] Date: 01/11/2019

5.6 stars

heating **47.1** MJ/m²

cooling **37.2** MJ/m²

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



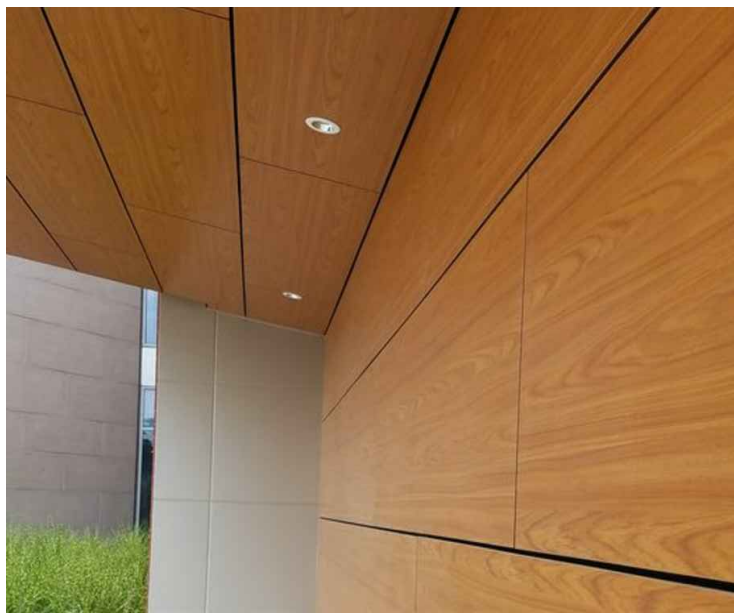
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PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

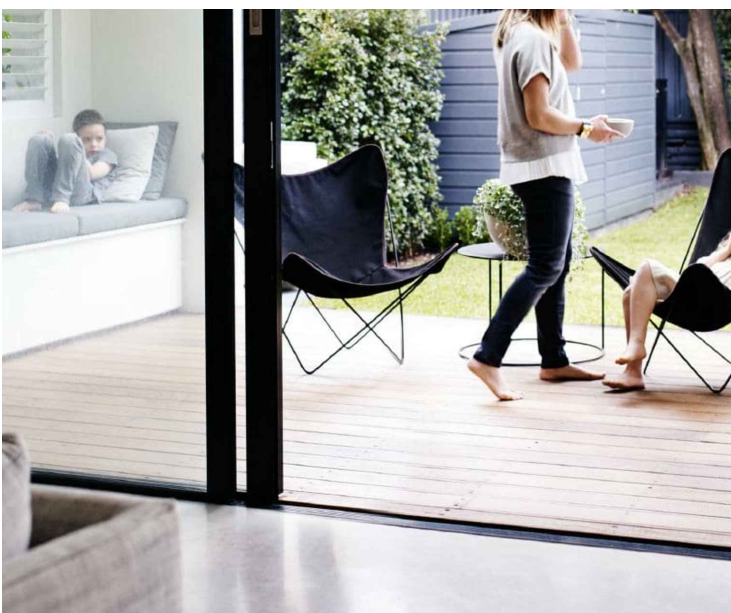
May 2019
DRAWING TITLE:
SECTIONS B & C

SCALE: 1:200 @ A1	DRAWING NO: DA301	ISSUE: A
PROJECT NO: 1909		



NOTE :
MATERIALS SCHEDULE TO BE
READ IN CONJUNCTION WITH
ELEVATION DRAWINGS
(DA200, DA201)

RW	RENDERED WALL	TC	NON-COMBUSTIBLE CFC TEXTURED PANEL	TR1	TEXTURED RENDER WALL	TR2	TEXTURED RENDER WALL	AB	FEATURE BANDING PAINTED MOULDING
Colour - (P1) Dulux- Vivid white (SW1G1)		Timber appearance cladding				Vertical score lines / grooves		Colour - Dulux Monument (C29)	



P1	DULUX - VIVID WHITE (SW1G1)	
P2	DULUX - STONE MASTER (SN3H2)	
P3	DULUX - MONUMENT (C29)	
P4	DULUX - VILLAGE SQUARE (SN3B8)	

TR1	TEXTURED RENDER WALL	GB	GLASS BALUSTRADE	AFG	ALUMN FRAME GLAZING	RW	RENDERED WALL
				Colour - Dulux Zeus Black Matt (90088702)		Colour - (P2) Dulux- Stone master (NN3H2)	

- GENERAL NOTES:
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- LEGEND:
- AW AWNING
 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - NB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BC BATTEN CLADDING (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSX PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

Energy Rating

Certificate Number 15212675

☐ single-dwelling rating

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

heating **5.6** stars

cooling **47.1** MJ/m²

cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Ved Baheti VIC/BD4V/13/1521**

Assessor Signature Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

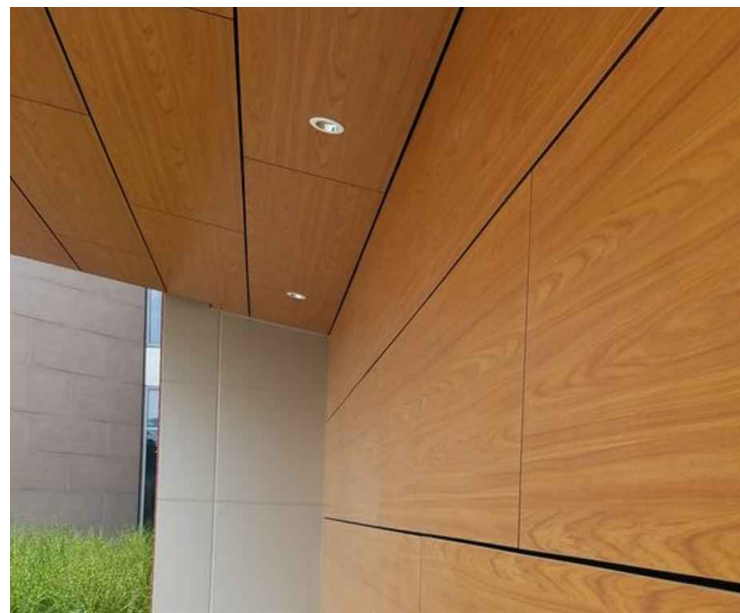
CLIENT:
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ARCHITECT:
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ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

May 2019
DRAWING TITLE:
MATERIAL SCHEDULE - 01

SCALE: 1:200 @ A1	DRAWING NO: DA400	ISSUE: A
PROJECT NO: 1909		



TC

NON-COMBUSTIBLE CFC
TEXTURED PANEL

Timber appearance cladding

TR1

TEXTURED RENDER WALL

Colour - (P4) Dulux- Village square (SN3B8)

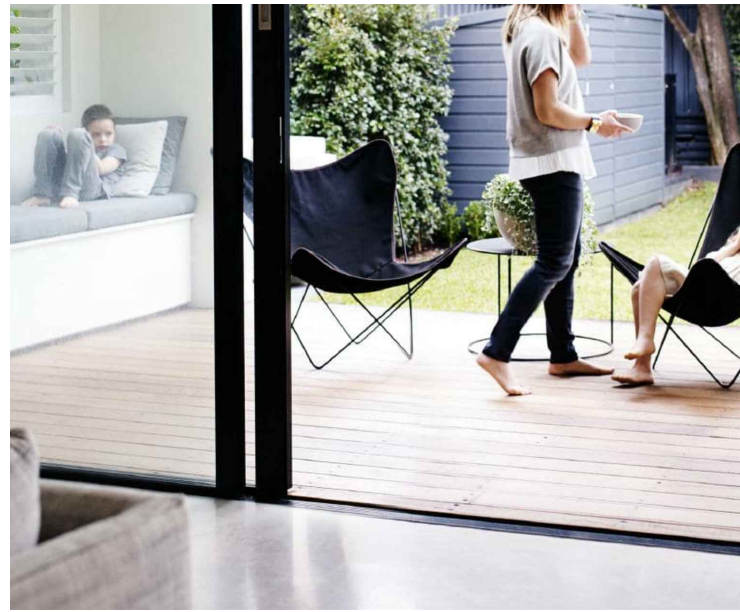
RW

RENDERED WALL

Colour - (P1) Dulux- Vivid white (SW1G1)
Colour - (P3) Dulux- Monument (C29)

GB

GLASS BALUSTRADE



AFG

ALUMN FRAME GLAZING

BS

BATTEN SCREEN

Colour - Dulux Zeus Black Matt (90088702)

MF

METAL FENCE

Colour - Dulux Zeus Black Matt (90088702)

TR1

TEXTURED RENDER WALL

P1

DULUX - VIVID WHITE (SW1G1)

P2

DULUX - SNOWY MOUNTAINS
QUARTER (SW1G3)

P3

DULUX - MONUMENT (C29)

P4

DULUX - VILLAGE AQUARE (SN3B8)

NOTE :
MATERIALS SCHEDULE TO BE
READ IN CONJUNCTION WITH
ELEVATION DRAWINGS
(DA200, DA201)

GENERAL NOTES:

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LEGEND:

AW

ACCESS HATCH

CU

A/C CONDENSER UNITS

FH

FIRE HYDRANT

FHR

FIRE HOSE REEL

FS

FIRE STAIRS

GC

GARBAGE CHUTE

GW

GREEN WALL

HW

HIGHLIGHT WINDOW

MV

MECHANICAL RISER TO FUTURE DETAIL

NB

MAILBOX TO FUTURE DETAIL

R

240L RECYCLING BIN

SK

SKYLIGHT

ST

STORAGE

WT

HOT WATER UNITS

MATERIALS LEGEND:

AFG

ALUMINIUM FRAMED GLAZING

AFL

ALUMINIUM ELLIPTICAL FIXED LOUVERS

AW

AWNING TO FUTURE DETAILS

BC

BATTEN CLADDING (TO FUTURE DETAIL)

FB

FACE BRICK

GB

FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)

MF

METAL FENCING (TO FUTURE SELECTION)

PC

COMPOSITE PANEL CLADDING

PSX

PRIVACY SCREEN (TO FUTURE SELECTION)

PTX

PAINT FINISH TYPEX

RD

ROLLER DOOR

RP

RIVER PEBBLES

RW

RENDERED WALL/SELECTED PAINT FINISH

TC

TIMBER CLADDING

Energy Rating

Certificate Number 15212675

☐ single-dwelling rating

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

5.6 stars

heating 47.1 MJ/m²

cooling 37.2 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019
DRAWING TITLE:
MATERIAL SCHEDULE - 03

SCALE: 1:200 @ A1	DRAWING NO: DA402	ISSUE: A
PROJECT NO: 1909		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BC	BATTEN CLADDING (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRANCE'S TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MF	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE ^x
RD	ROLLER DOOR
RP	RIVER PEBBLES
RC	RENDERED WALL/SELECTED PAINT FINISH
TW	TIMBER CLADDING



Energy Rating

Certificate Number 15212575

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

5.6 stars

heating **4.7** MJ/m²

cooling **3.7** MJ/m²

Assessor Name/Number Ved Baheti VIC/BDAV13/31521

Assessor Signature *Ved Baheti* Date 01/11/2019

	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

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PROJECT

JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

DRAWING TITLE:

PHOTOMONTAGE - 01

SCALE:	DRAWING NO:	ISSUE:
PROJECT NO:	DA410	A
1909		



- GENERAL NOTES:
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 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - MB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BC BATTEN CLADDING (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSX PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

**Energy Rating**

Certificate Number 15212675

☐ single-dwelling rating

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

heating **47.1** MJ/m²

cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ved Baheti VIC/BD4V/13/1521

Assessor Signature  Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

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PROJECT:

JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

DRAWING TITLE:

PHOTOMONTAGE - 02

SCALE:	DRAWING NO:	ISSUE:
PROJECT NO:	DA411	A
1909		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND

AFGL	ALUMINUM FRAMED GLAZING
AFGL	ALUMINUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BC	BATTEN CLADDING (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MF	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING



Energy Rating

Certificate Number 15212675

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

5.6 stars

heating 4.7 MJ/m²

cooling 3.2 MJ/m²

Assessor Name/Number Ved Bahetti VIC/BDA/V13/1521

Assessor Signature *Ved Bahetti*

Date 01/11/2019

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

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PROJECT:

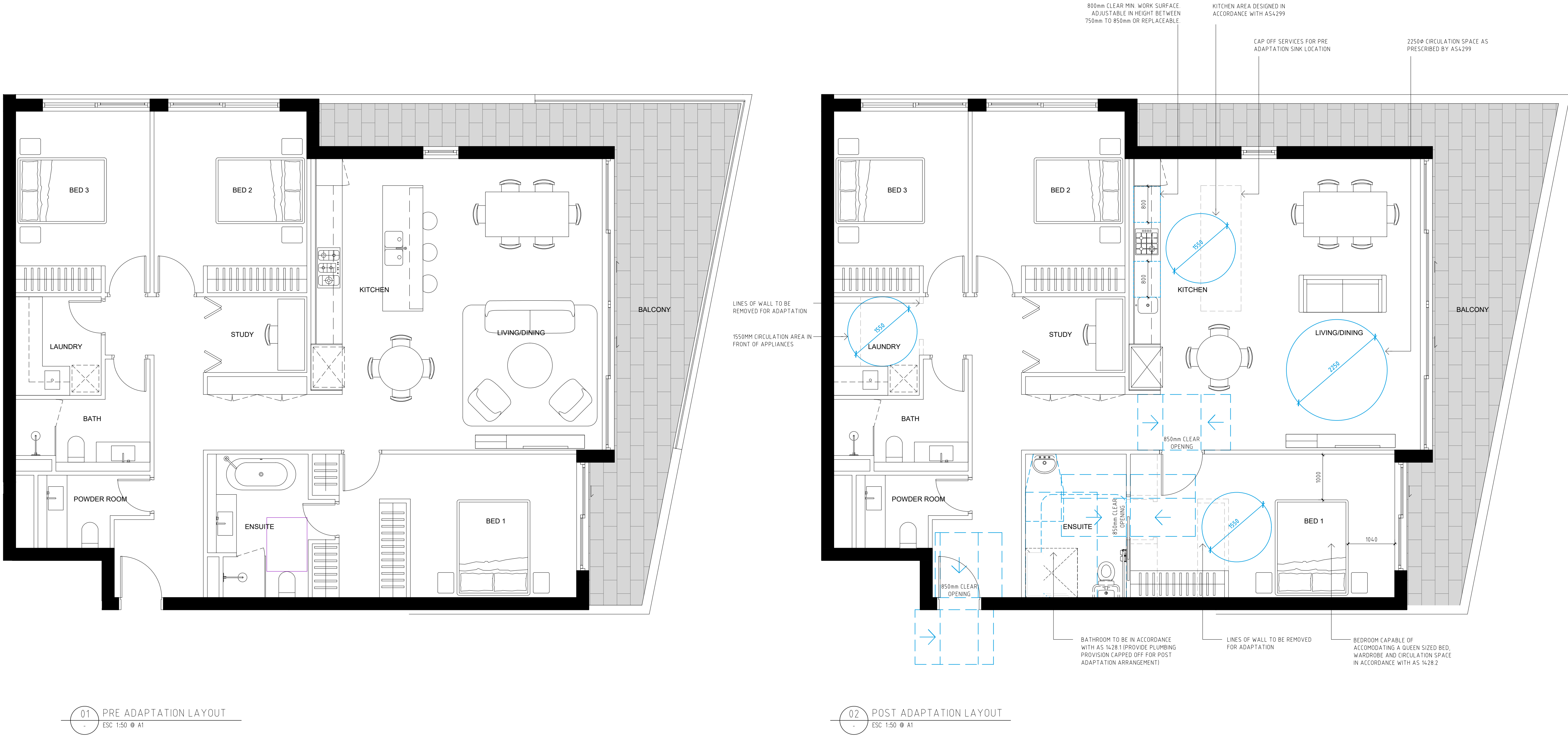
JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

DRAWING TITLE:

PHOTOMONTAGE - 03

CALE:	DRAWING NO:	ISSUE:
ROJECT NO:	DA412	A
1909		



GENERAL NOTES:

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BC BATTEN CLADDING (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
MF METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSX PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

**Energy Rating**

Certificate Number 15212675

☐ single-dwelling rating

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

heating **5.6** stars
cooling **47.1** MJ/m²

heating **47.1** MJ/m²
cooling **37.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Ved Baheti VIC/BDAY/13/1521**

Assessor Signature  Date 01/11/2019

01 PRE ADAPTATION LAYOUT
ESC 1:50 @ A1

UNIT A.202 - A.302 - B.104 - B.204 - B.304 - B.404 - C.106 - C.206 - C.306 - D.202 - D.302

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1.
All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm.
After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
- Minimum width 2.7 m (1550 mm clear between benches)
- benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Worksurf ace min. 800 mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

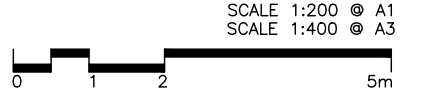
- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

02 POST ADAPTATION LAYOUT
ESC 1:50 @ A1

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



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PROJECT:

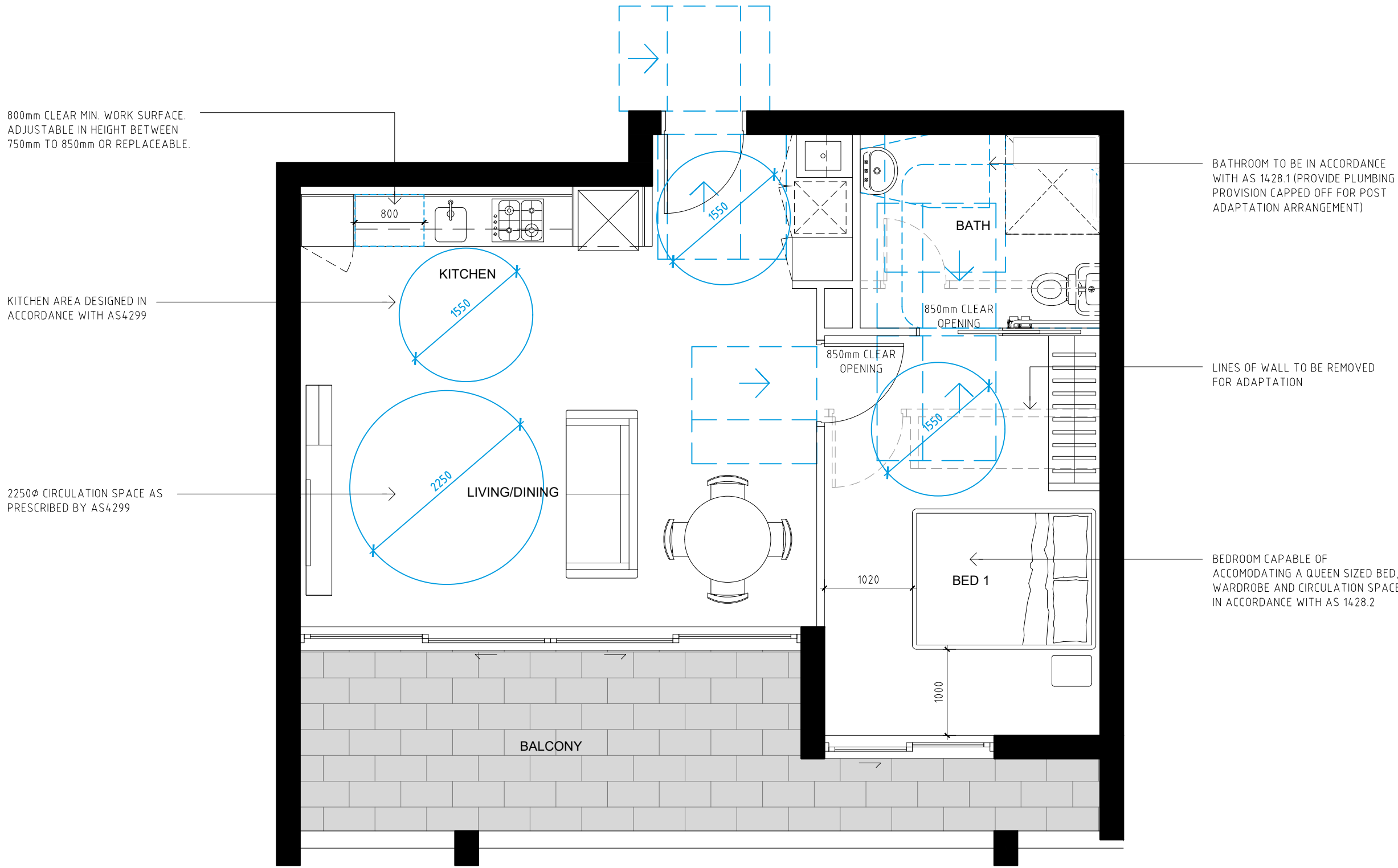
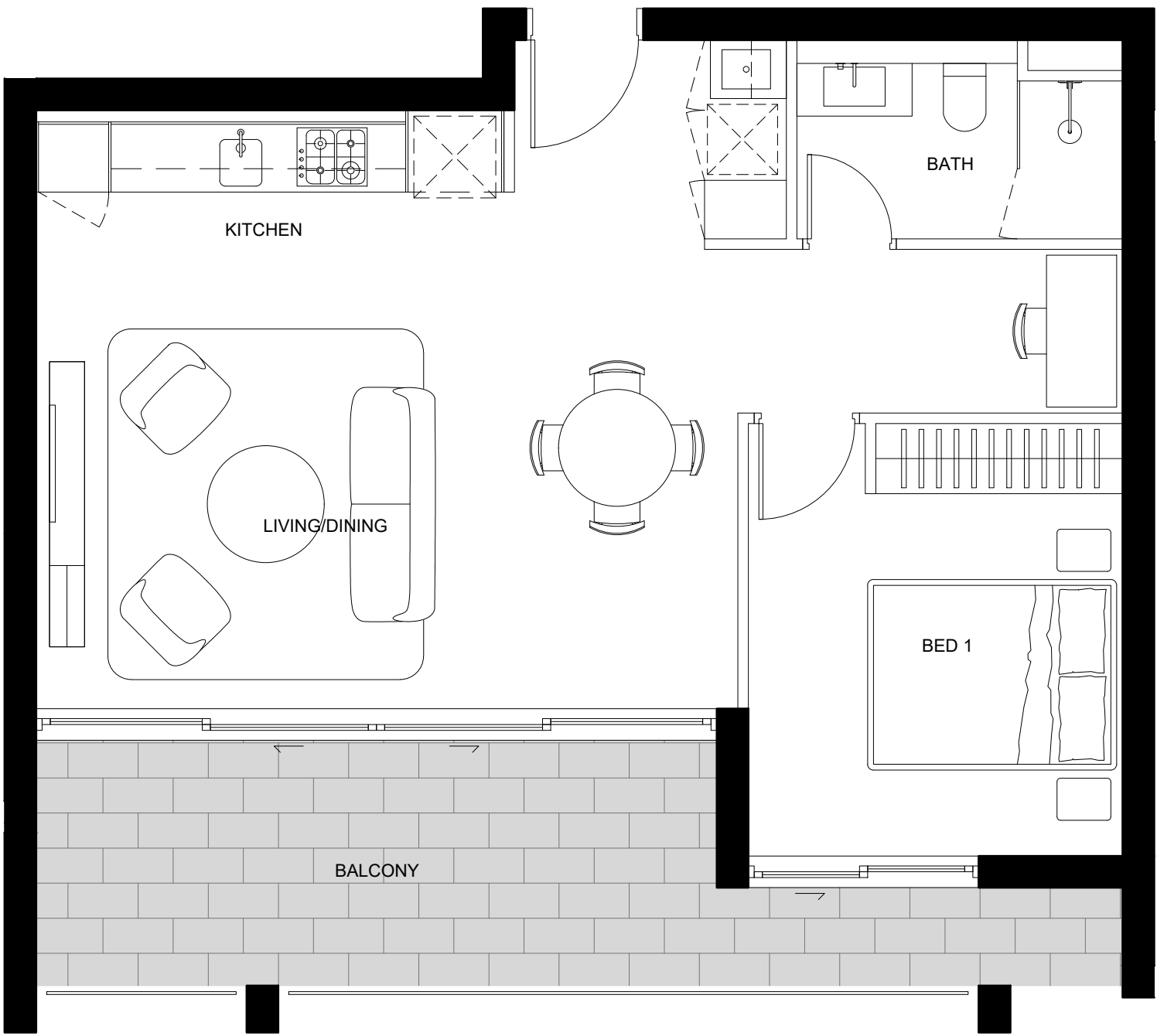
**JORDAN SPRINGS
EAST VILLAGE CENTRE**

May 2019

DRAWING TITLE:

ADAPTABLE LAYOUT TYPE A

SCALE: 1:50 @ A1	DRAWING NO: DA700	ISSUE: A
PROJECT NO: 1909		



- GENERAL NOTES:**
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 - FHR FIRE HOSE REEL
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 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
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 - PTx PAINT FINISH TYPEx
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

**Energy Rating**

Certificate Number 15212675

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature  Date 01/11/2019

5.6 stars

heating 47.1 MJ/m²

cooling 37.2 MJ/m²

01 PRE ADAPTATION LAYOUT

UNIT A.207 - A.307 - A.407

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1.

All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall – strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

- Replace existing kitchen with new kitchen in accordance with Clause 4.5
- Minimum width 2.7 m (1550 mm clear between benches)
 - benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
 - Refrigerator adjacent to work surf ace
 - Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
 - Kitchen sink bowl max. 150 mm deep
 - Tap set capstan or lever handles or lever mixer
 - Tap set located within 300 mm of front of sink
 - Cooktops to include either front or side controls with raised cross bars
 - Cooktops to include isolating switch
 - Worksurf ace min. 800 mm length adjacent to cooktop at same height
 - Oven located adjacent to an adjustable height or replaceable work surface
 - GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface
 - GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
 - Provide Slip-resistant floor surface
 - Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

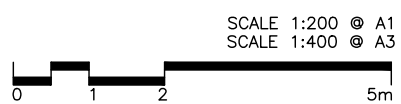
- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

02 POST ADAPTATION LAYOUT

A	11.10.19	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



CLIENT:

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PROJECT:

JORDAN SPRINGS
EAST VILLAGE CENTRE

May 2019

DRAWING TITLE:

ADAPTABLE LAYOUT TYPE B

SCALE: 1:50 @ A1	DRAWING NO: DA701	ISSUE: A
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