

Mono Constructions, Residential Apartment Building
56 Beane Street, Gosford, NSW
DA Package

Architectural Drawing Schedule

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Civil Drawing Schedule

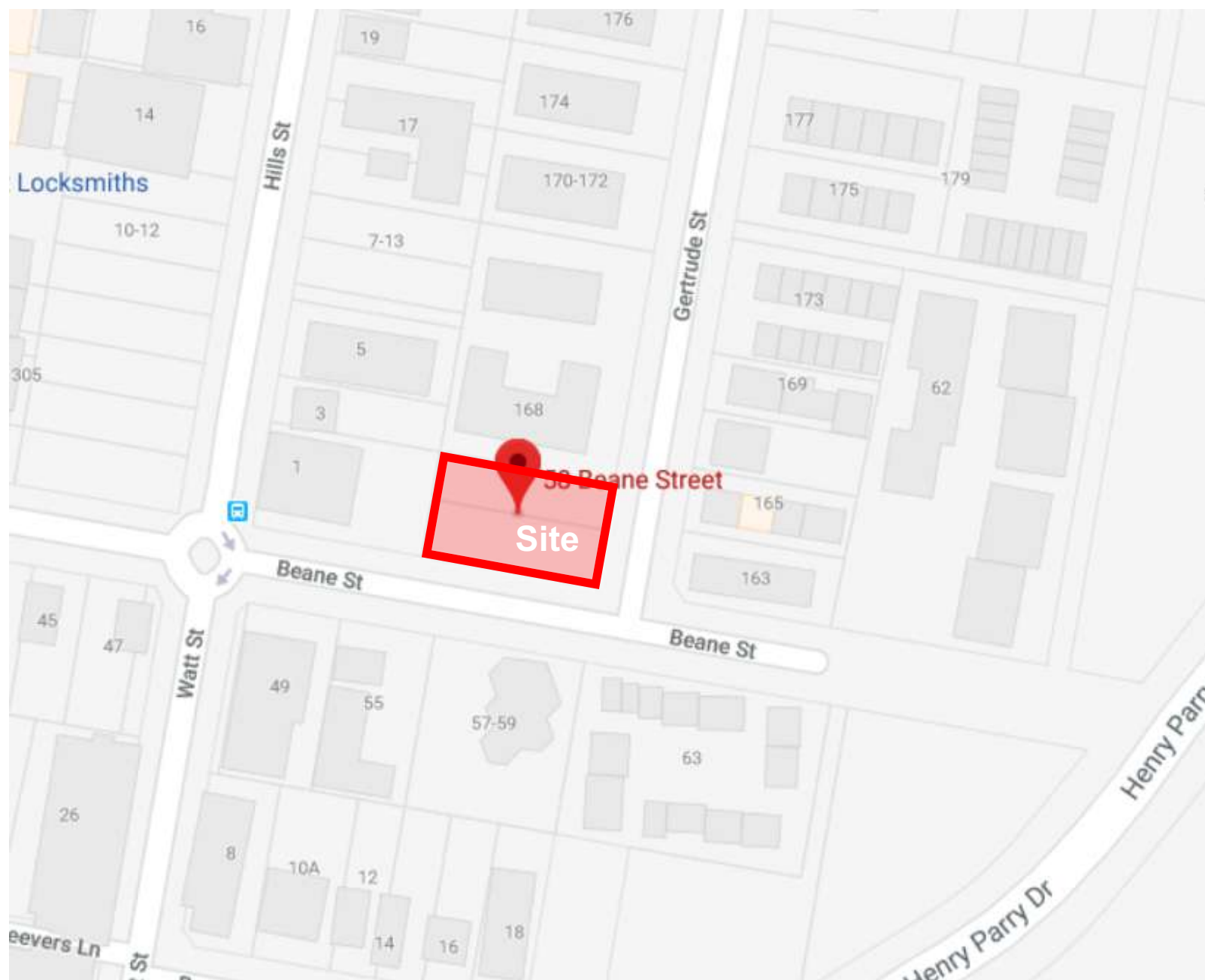
190210-CW	D1	Notes and Site Maps
190210-CW	D2	Driveway Longitudinal Section & Councils Standard Drawing
190210-CW	D3	Councils Standard Drawing

Landscape Drawing Schedule

SS19-4189	000	Cover Sheet
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SS19-4189	501	Landscape Details
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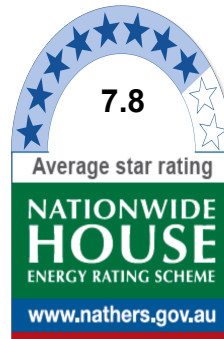
Survey Drawing Schedule

191936	Sheet 1 of 1	Plan showing detail & levels over lot 31 & 31, Section 4 in DP1591
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Mono Constructions

Residential Apartment Building

56 Beane Street,
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Plot date; 19/12/19

Scale; as noted @ A1

Project No;
2421.19

Drawing No;
A000

Revision#;
04

Cover Sheet

Perspective Images



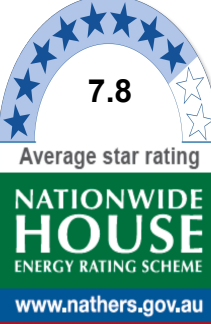
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Rev	Issue	Date
01	Revised Architectural Set	26/11/19
02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19



Average star rating
7.8

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A001 03

Perspective Images (1 of 2)

Perspective Images



View from west



View from Beane St - South



View from Gertrude St - East



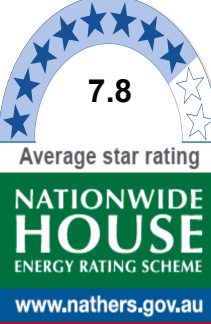
View from North

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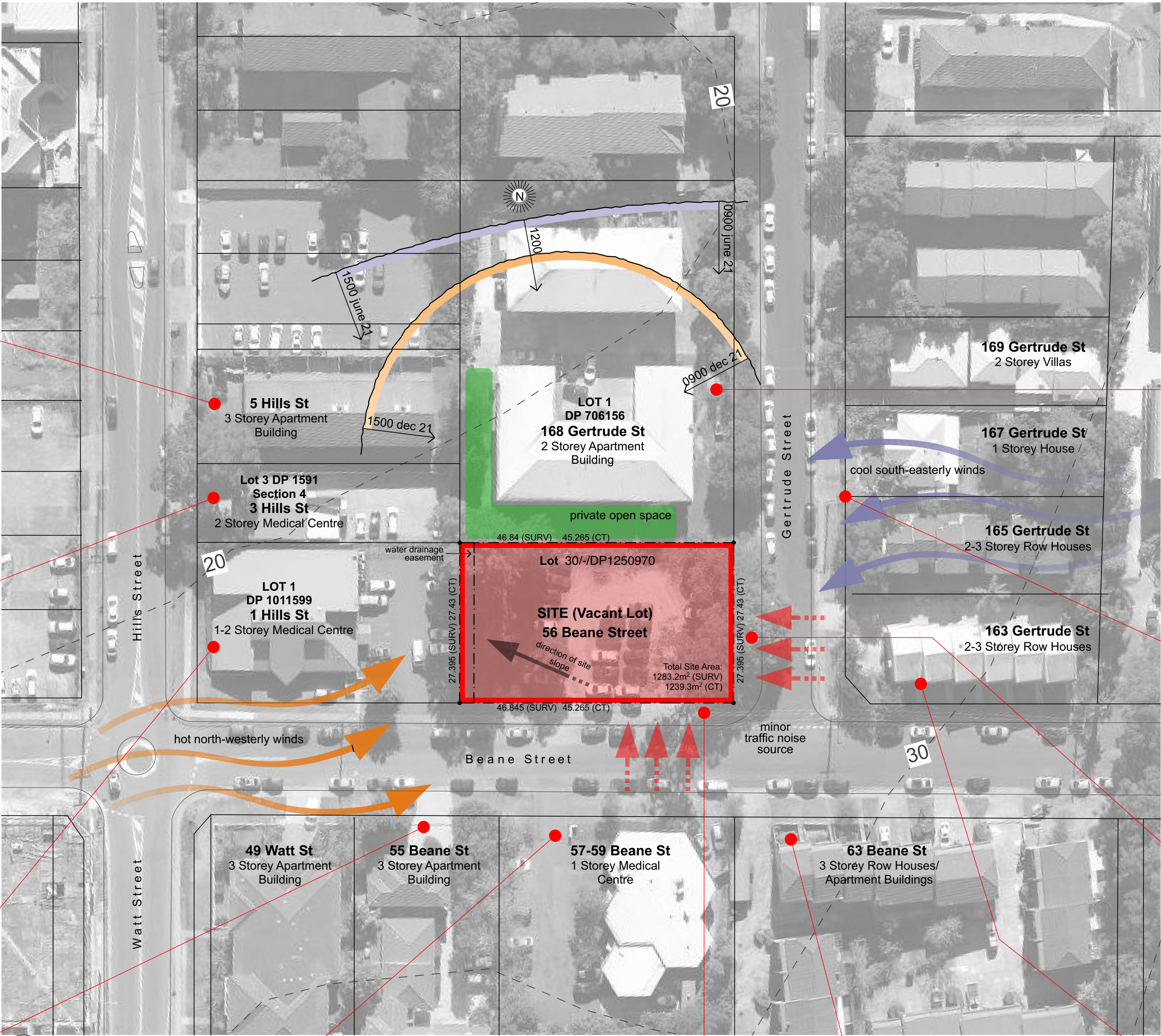
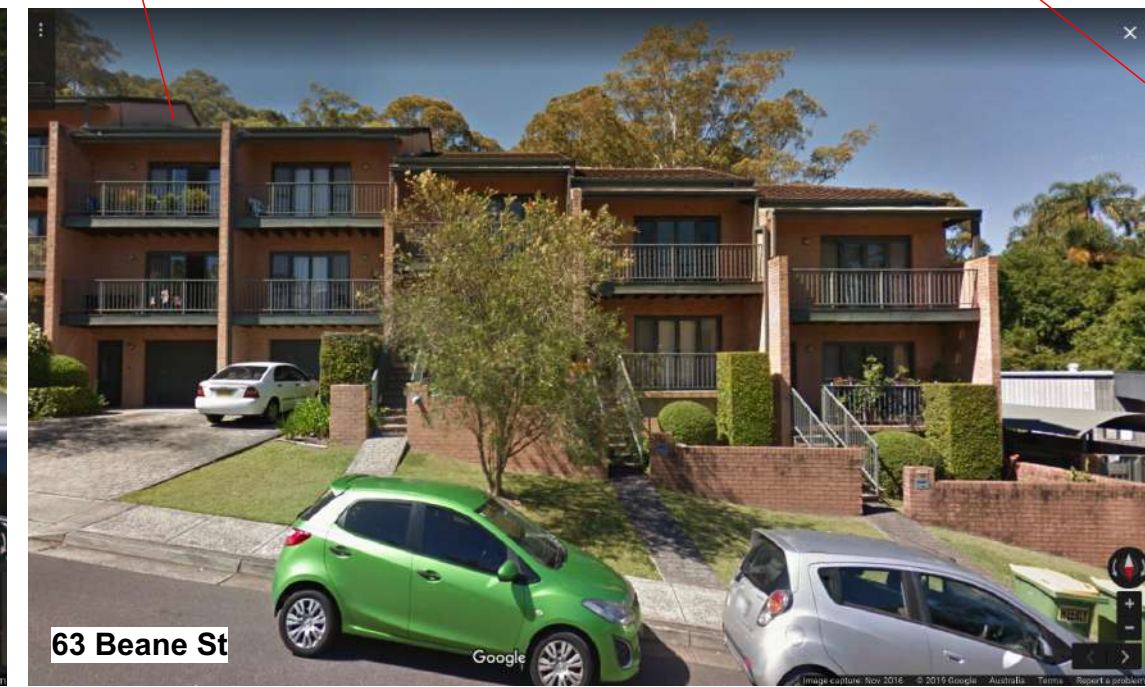
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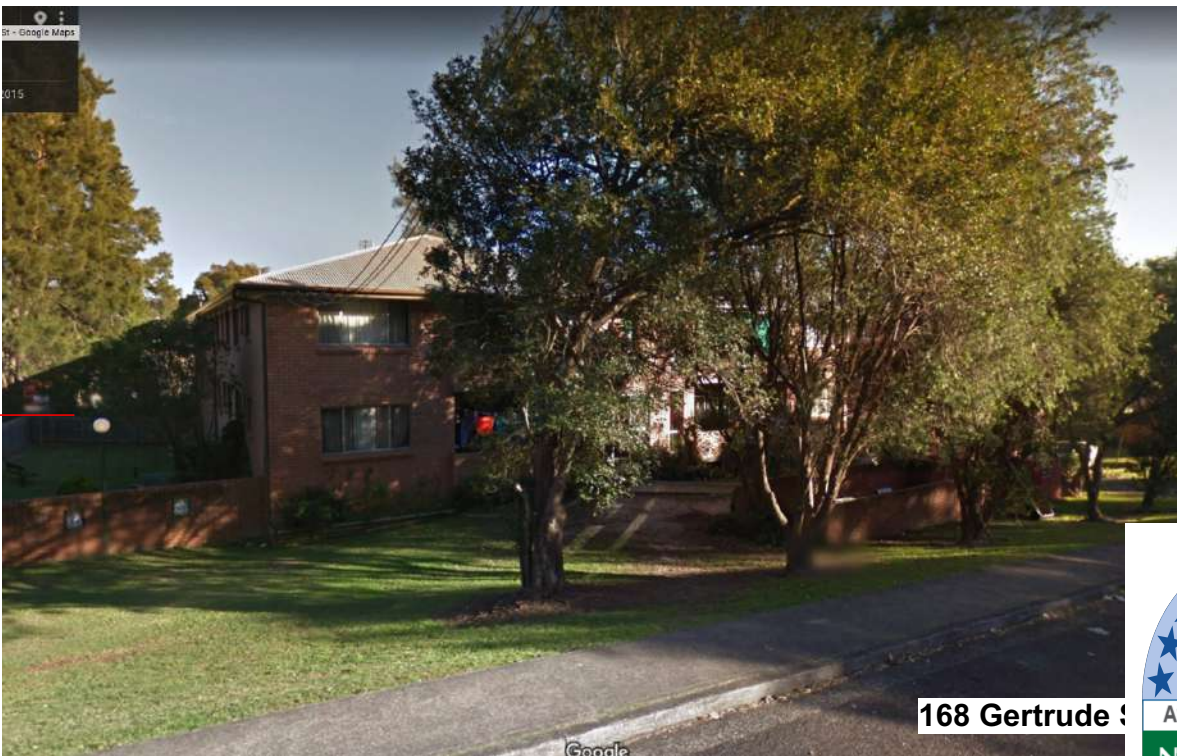
Drawing No; **A002** Revision#; **03**

Perspective Images (2 of
2)



01 Site & Block Analysis
1:500

- Gosford High School (400m)
- Gosford Public School (900m)
- Gosford Hospital (500m)
- Medical Centre (70m)
- Bus @ Hills Street (70m)
- Gosford Town Centre (200m)
- Gosford Train Station (230m)
- Rumbalara Reserve (100m)



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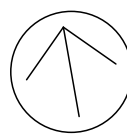
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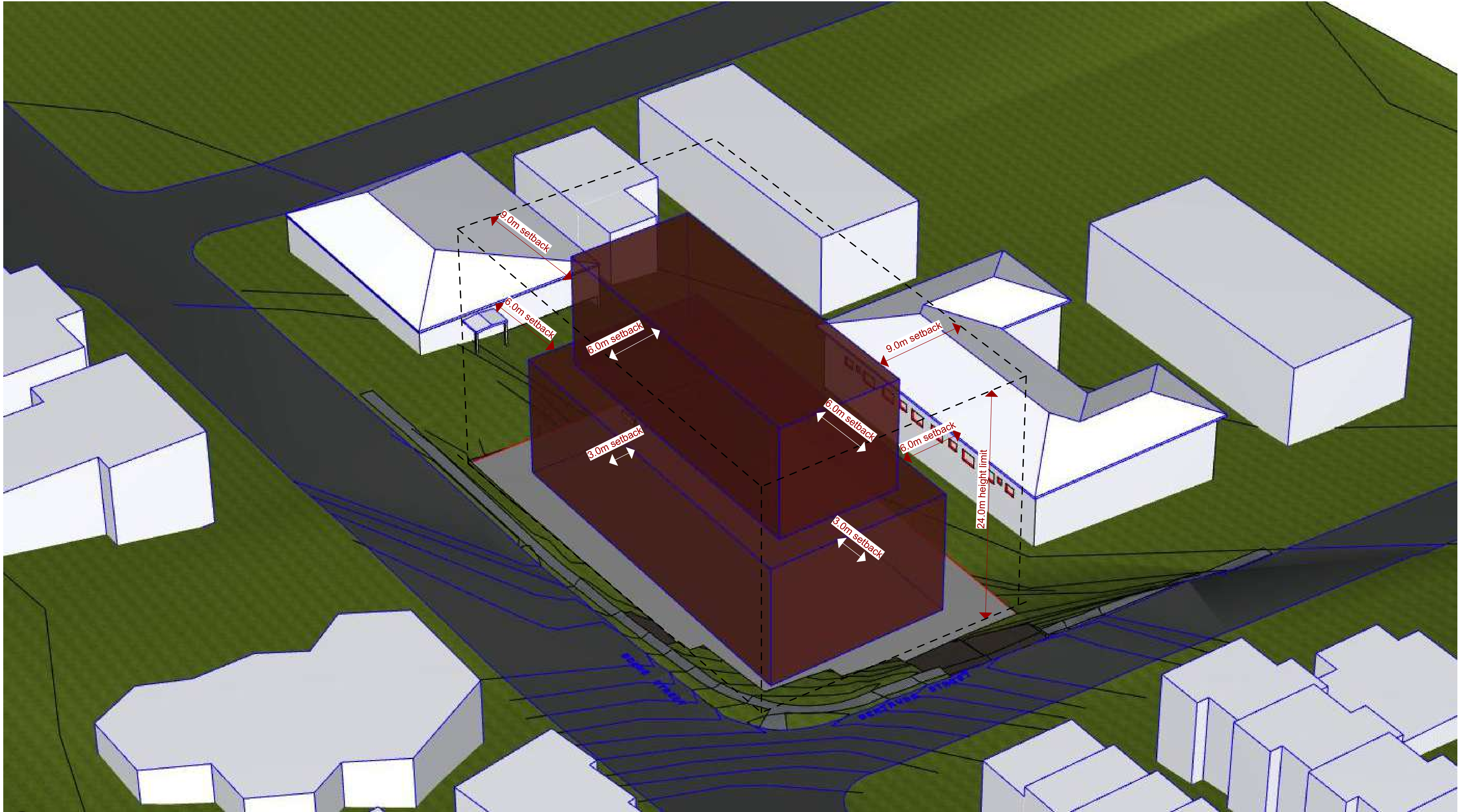
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Drawing No;
A003

Revision#;
03

Site & Block Analysis

Building Envelope Diagram



01 Building Envelope

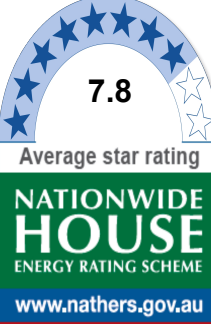
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2421.19

Drawing No; **A004** Revision#; **03**

**Building Envelope
Diagram**

- Legend** (external work / site plan)
note: drawing may not contain all items listed below
- ex.contours & banking line
 - existing trees to be retained
 - existing trees to be removed

ex.RL00.00 → existing levels
RL00.00 → proposed levels

- ac air conditioner condenser
- bal(1) balustrade (type)
- boe brick on edge
- bol bolland
- cl clothes line
- col column
- dp downpipe
- ex. existing
- fb(1) facebrick work (type)
- ft(1) fence (type)
- gb garbage bin
- gt gate
- gtd grated drain
- hr(1) handrail (type)
- ht hose tap
- hwu hot water unit
- hyd hydrant
- kr kerb ramp
- lb letter box
- pmp permeable paving
- pp power pole
- rw(1) retaining wall (type)
- swp storm water pit
- tgsl tactile ground surface indicator
- tow top of wall



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Project No:
2421.19

Drawing No:
A005 Revision#:
03

Site & External Works Plan

DEVELOPMENT DATA				
ADDRESS	56-58 Beane Street, Gosford			
SITE AREA	1,284m2			
NUMBER OF EXISTING LOTS	Lots 31 & 32 DP1591			
FSR* 0:5 bonus FSR	Max. FSR 2.5:1 (3,210m2) Proposed FSR 2.368:1 (3,040.60m2)			
GFA*	Lower Ground		m2	
	Level 1	460.60	m2	
	Level 2	557.88	m2	
	Level 3	557.88	m2	
	Level 4	557.88	m2	
	Level 5	302.12	m2	
	Level 6	302.12	m2	
	Level 7	302.12	m2	
	TOTAL	3,040.60	m2	
*GFA measured to inner face of external enclosing wall, excluding lifts, stairs, services & voids.				
Total Build Area*	Lower Ground	789.71	m2	
	Level 1	552.98	m2	
	Level 2	627.92	m2	
	Level 3	627.92	m2	
	Level 4	627.92	m2	
	Level 5	359.60	m2	
	Level 6	360.09	m2	
	Level 7	360.09	m2	
	TOTAL	4,306.23	m2	
*Total Build Area measured to outer face of external enclosing wall, including lifts, stairs, services & voids.				
YIELD	Bedroom No.	TOTAL		
	1 Bed Unit	20		
	2 Bed Unit	21		
	TOTAL	41		
NUMBER OF DWELLINGS	Proposed Residential Apartment Building (x 41 Units) + Lower ground Parking			

	Control	Requirement	Proposed	
BUILDING HEIGHT	GOSFORD CITY CENTRE LEP	max. 24m	24m	
PARKING	ARHSEPP	20 x 1B @ 0.4 space = 8 21 x 2B @ 0.5 spaces = 10.5	19 spaces (required 18.5)	
Motorcycle& Bicycles	GOSFORD CITY CENTRE DCP	Motorcycles 41/15 = 2.7 Bicycles 41/3 = 13.6 Residents 41/12 = 3.4 Visitors	3 spaces 14 spaces 4 spaces	
SETBACKS	GOSFORD CITY CENTRE DCP	Front (street)	3m	complies
		Side	6m	complies
		Rear	6m	complies
LANDSCAPE AREA	ADG	min. 25% of site area (321m2)	416.8m2 (32.5% of site area)	
DEEP SOIL	DCP	min. 7% of site area (90m2)	296m2 (23% of site area)	
COMMON AREA	DCP	Communal open space has a minimum area equal to 25% of the site (321m2)	330.20m2 (25.7% of site area)	
CROSS VENTILATION	ADG	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. (16.8 units)	26 Units (63.4%)	
SOLAR ACCESS	ADG	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm	29 Units (70%)	

DWELLING BREAKDOWN			
DESCRIPTION	ISSUE		COMMENT
UNIT 101 (Adaptable)			
2 BED			
AREA = 80.51m2			
POS = 11.82m2			
STORAGE = 6.67m3 (inside the unit)			
UNIT 102			
2 BED			
AREA = 71.38m2			
POS = 13.11m2			
STORAGE = 10.31m3 (inside the unit)			
UNIT 103 (Adaptable)			
1 BED			
AREA = 59.96m2			
POS = 8.69m2			
STORAGE = 4.11m3 (inside the unit)			
UNIT 104 (Adaptable)			
1 BED			
AREA = 61.76m2			
POS = 20.39m2			
STORAGE = 3.57m3 (inside the unit)			
UNIT 105 (Adaptable)			
2 BED			
AREA = 77.54m2			
POS = 36.19m2			
STORAGE = 4.84m3 (inside the unit)			
UNIT 201 / 301 / 401			
2 BED			
AREA = 70.20m2			
POS = 16.57m2			
STORAGE = 4.78m3 (inside the unit)			
UNIT 202 / 302 / 402			
1 BED			
AREA = 52.98m2			
POS = 8.10m2			
STORAGE = 3.57m3 (inside the unit)			
UNIT 203 / 303 / 403			
2 BED			
AREA = 72.11m2			
POS = 10.23m2			
STORAGE = 4.73m3 (inside the unit)			
UNIT 204 / 304 / 404			
1 BED			
AREA = 53.14m2			
POS = 8.69m2			
STORAGE = 4.48m3 (inside the unit)			
UNIT 205 / 305 / 405			
1 BED			
AREA = 53.14m2			
POS = 8.69m2			
STORAGE = 4.48m3 (inside the unit)			
UNIT 206 / 306 / 406			
2 BED			
AREA = 72.08m2			
POS = 10.01m2			
STORAGE = 4.65m3 (inside the unit)			
UNIT 207 / 307 / 407			
1 BED			
AREA = 51.07m2			
POS = 8.13m2 / 8.54m2 / 8.54m2			
STORAGE = 3.53m3 (inside the unit)			
UNIT 208 / 308 / 408			
2 BED			
AREA = 71.12m2			
POS = 14.41m2			
STORAGE = 6.56m3 (inside the unit)			
UNIT 501 (Adaptable)			
2 BED			
AREA = 81.14m2			
POS = 10.36m2			
STORAGE = 6.02m3 (inside the unit)			
UNIT 502 / 602 / 702			
1 BED			
AREA = 56.70m2			
POS = 8.40m2			
STORAGE = 6.91m3 (inside the unit)			
UNIT 503 / 603 / 703			
1 BED			
AREA = 56.70m2			
POS = 8.40m2			
STORAGE = 6.91m3 (inside the unit)			
UNIT 504			
2 BED			
AREA = 71.10m2			
POS = 10.08m2			
STORAGE = 4.80m3 (inside the unit)			
UNIT 601 / 701 (Adaptable)			
2 BED			
AREA = 80.77m2			
POS = 16.21m2			
STORAGE = 4.51m3 (inside the unit)			
UNIT 604 / 704			
2 BED			
AREA = 70.05m2			
POS = 15.35m2/ 15.82m2			
STORAGE = 4.80m3 (inside the unit)			

*dwelling floor area includes internal walls but excludes external walls.
 ** Storage calculations depict storage within the units only.

NATHERS Thermal Performance Specification				
External Walls				
Wall Type	Insulation	Colour	Comments	
Cavity Brick	Wall + Foilboard = total R1.8	Light - SA < 0.475	As per elevations	
Cavity Brick	Wall + Foilboard = total R1.8	Dark - SA > 0.7	As per elevations	
SA - Solar Absorbance				
Internal Walls				
Wall Type	Insulation	Comments		
Plasterboard on Stud	None	Internally in units		
Cavity Brick + Plasterboard	None	Shared walls between units		
Concrete + Plast Lining	None	Shared walls with lobby/stairs/lift except		
Concrete + Plast Lining	R1.5	Unit 105, 201, 208, 301, 308, 401, 408, 501, 504, 601, 604, 701 and 704		
Floors				
Floor Type	Insulation	Comments		
Concrete	R1.5	Suspended slab over carpark and store rooms		
Concrete	None	All units with adjoining unit below		
Ceilings				
Ceiling Type	Insulation	Comments		
Plasterboard	None	Ceiling with adjoining unit above		
Plasterboard	R3.0	Exposed ceiling to roof above		
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.				
Roof				
Roof Type	Insulation	Colour	Comments	
Concrete	None	Light - SA < 0.475	Throughout	
SA - Solar Absorbance				
Glazing				
Glazing & Frame Type	U-Value	SHGC	Comments	
Awning (Throughout except unit below)	5.4	0.49	e.g. Single glazed clear Aluminium frame with Low E Coating	
Unit 101, 104, 105, 201, 208, 301, 308, 401, 408, 504, 604, 701, 704	4.3	0.47		
Sliding + Fixed (Throughout except unit below)	5.4	0.58		
Unit 101, 104, 105, 201, 208, 301, 308, 401, 408, 504, 604, 701, 704	4.3	0.53		
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value $\pm$ 10% of the above specified values.				

Certificate Prepared by	
 greenview CONSULTING	Greenview Consulting Pty Ltd ABN: 32600067338 Email: dean@greenview.net.au Phone: 0404 649 762

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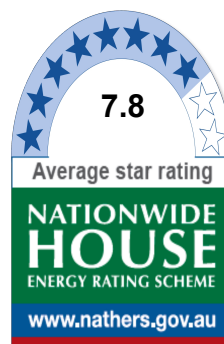
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Glazing & Frame Type		U-Value	SHGC	Comments
Awning (Throughout except unit below)		5.4	0.49	
Unit 101, 104, 105, 201, 208, 301, 308, 401, 408, 504, 604, 701, 704		4.3	0.47	
Sliding + Fixed (Throughout except unit below)		5.4	0.58	
Unit 101, 104, 105, 201, 208, 301, 308, 401, 408, 504, 604, 701, 704		4.3	0.53	
<i>U and SHGC values are based on the AFRAC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value $\pm 10\%$ of the above specified values.</i>				



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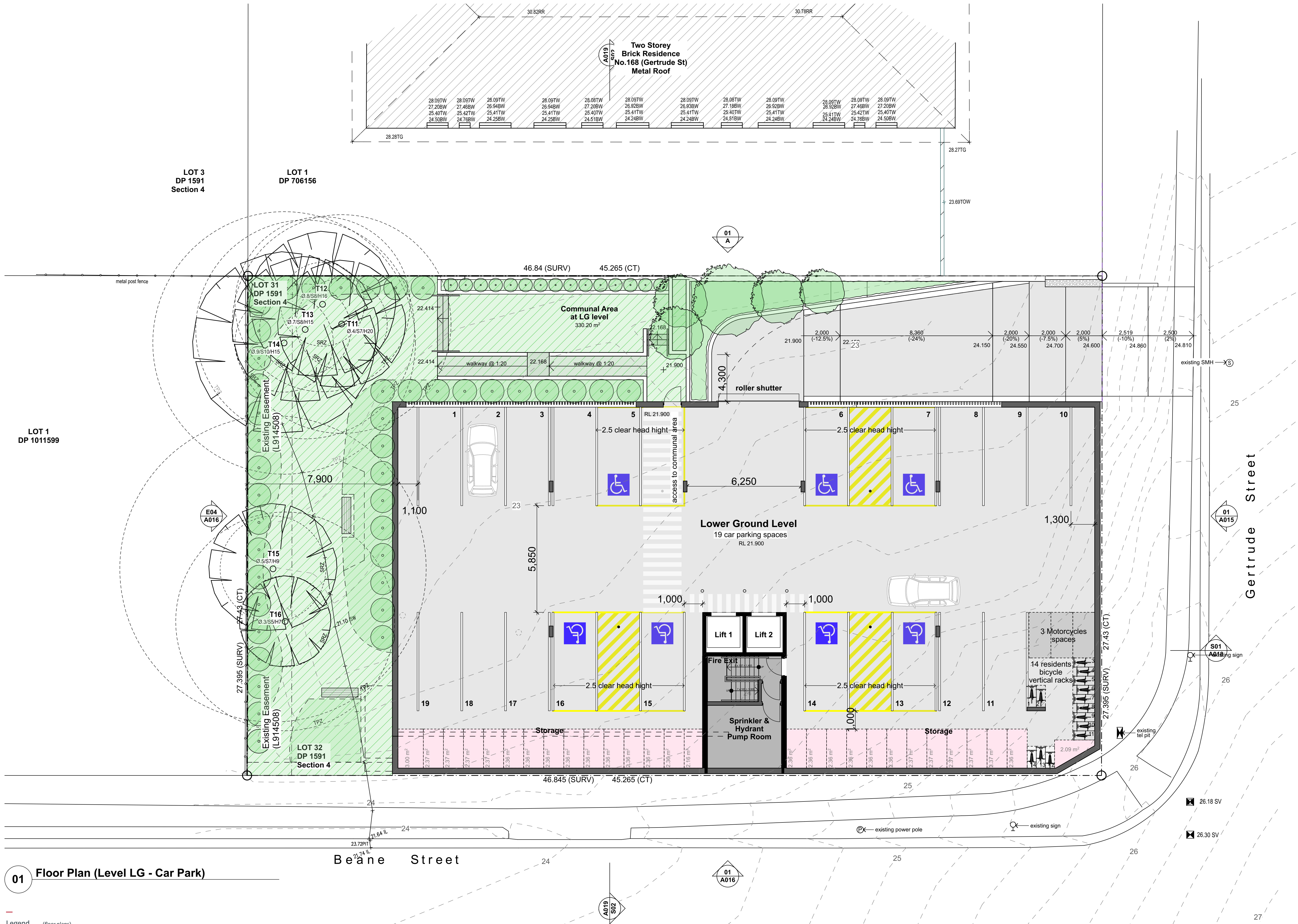
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Project No;
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Drawing No; **A006** Revision#; **03**

Development Data



01 Floor Plan (Level LG - Car Park)

Legend (floor plans)	
note: drawing may not contain all items listed below	
	door numbers (as scheduled) (prefix ex. for existing door)
	window numbers (as scheduled) (prefix ex. for existing window)
	wall type (as scheduled)
	air conditioner condenser
	accessible
	ageing, disability & home care
	ambulant
	access panel
	balustrade (type)
	broom finish concrete
	bollard
	broom cupboard
	basin
	ceramic floor tile (type)
	control joint
	clothes line
	column
	communication cabinet
	carpet (type)
	cooking
	downpipe
	doorpost
	electrical distribution box
	existing
	face brickwork (type)
	fire hose reel
	floor mat
	fridge space
	floor waste
	garbage bin
	gate
	grated drain
	handrail (type)
	hose tap
	hot water unit
	hydrant
	kerb ramp
	letter box
	linen cupboard
	microwave
	off form concrete
	photocopier
	permeable paving
	pantry
	refrigerator
	recessed floor mat
	wardrobe
	retaining wall (type)
	rainwater tank
	sink
	steel column
	shower
	skylight/skytube
	sliding door
	store
	sheet vinyl (type)
	storm water pit
	tactile ground surface indicators
	vent pipe
	wood float concrete
	washing machine space
	wall oven
	wheel stop

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Project No;
2421.19

Drawing No;
A007

Revision#;
03

Lower Ground Car Park
Plan



01 Floor Plan (Level 1)

Legend (floor plans)		Unit Typology	
note: drawing may not contain all items listed below		1 bed	
(D01)	door numbers (as scheduled) (prefix ex. for existing door)		2 bed
(W01)	window numbers (as scheduled) (prefix ex. for existing window)		
(A)	wall type (as scheduled)		
ac	air conditioner condenser		
acc	accessible		
adhc	ageing, disability & home care		
amb	ambulant		
ap	access panel		
bal(1)	balustrade (type)		
bfc	broom finish concrete		
bol	bollard		
brm	broom cupboard		
bsn	basin		
cft(1)	ceramic floor tile (type)		
cl	control joint		
comms	communication cabinet		
cpt(1)	carpet (type)		
ct	cooking		
dip	downpipe		
dp	doorpost		
edb	electrical distribution box		
ex	existing		
fb(1)	face brickwork (type)		
fhr	fire hose reel		
fm	floor mat		
fs	fridge space		
fw	floor waste		
gb	garbage bin		
gt	gate		
gt(1)	grated drain		
hr(1)	handrail (type)		
ht	hose tap		
hwu	hot water unit		
hyd	hydrant		
kr	kerb ramp		
lb	letter box		
lin	linen cupboard		
mw	microwave		
ofc	off form concrete		
p/c	photocopier		
pmp	permeable paving		
ply	pantry		
ref	refrigerator		
rftm	recessed floor mat		
robe	wardrobe		
rw(1)	retaining wall (type)		
rwt	rainwater tank		
snk	steel column		
sc	steel float concrete		
sfc	shower		
shr	skylight/skytube		
sk	sliding door		
sl	store		
sv(1)	sheet vinyl (type)		
swp	storm water pit		
tgsi	tactile ground surface indicators		
vp	vent pipe		
wfc	wood float concrete		
wm	washing machine space		
wo	wall oven		
ws	wheel stop		

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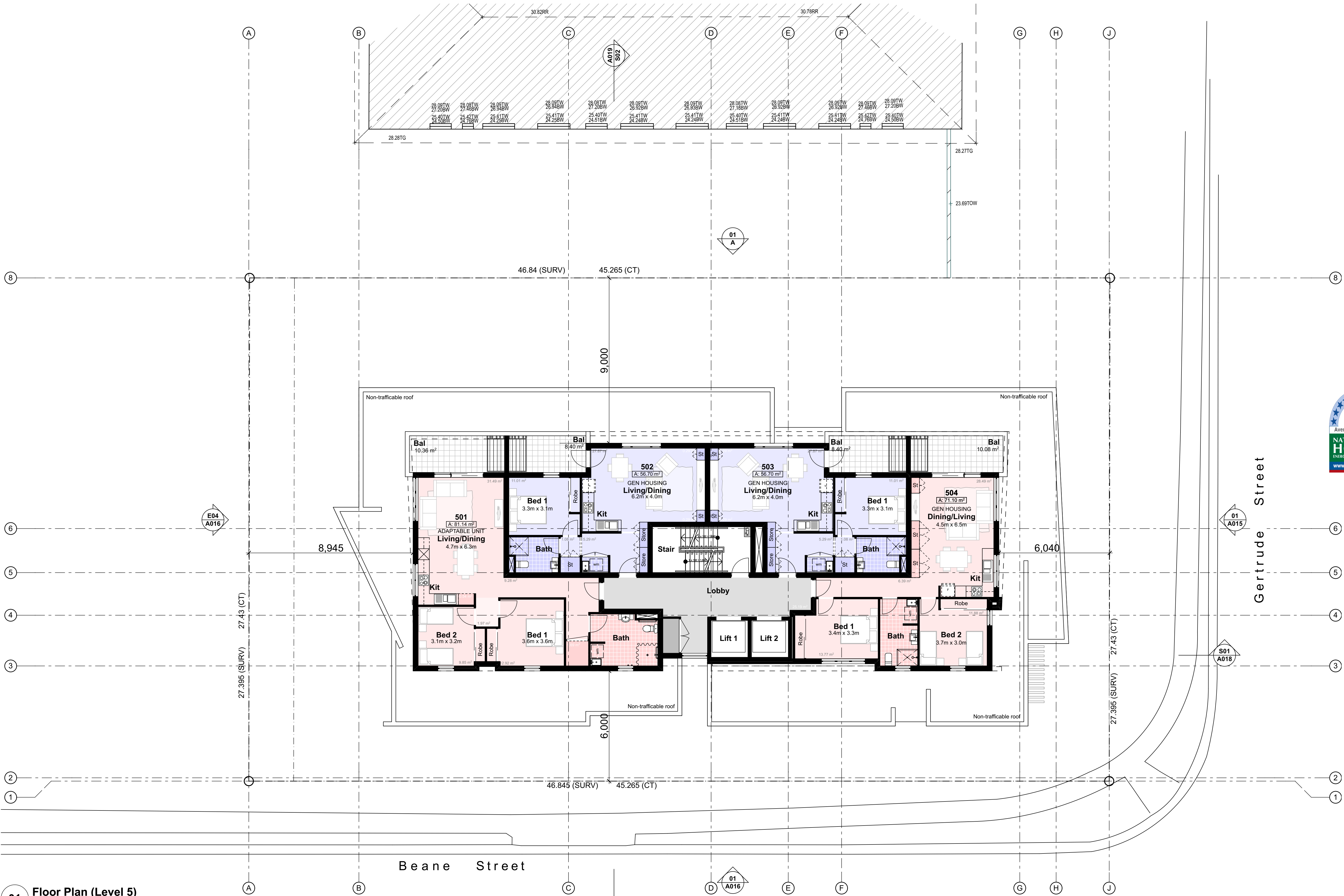
Scale; 1:100 as noted @ A1

Project No;
2421.19

Drawing No;
A008

Revision#;
03

Floor Plan (Level 1)



01 Floor Plan (Level 5)

Legend (floor plans)																	
note: drawing may not contain all items listed below																	
	door numbers (as scheduled)	adhc	ageing, disability & home care	comms	communication cabinet	gb	garbage bin	p/c	photocopier	sk	skylight/skytube						
	(prefix ex. for existing door)	amb	ambulant	cpt(1)	carpet (type)	gt	gate	pmp	permeable paving	sl	sliding door						
	window numbers (as scheduled)	ap	access panel	ct	cooktop	gtd	grated drain	pty	pantry	st	store						
	(prefix ex. for existing window)	bal(1)	balustrade (type)	dp	downpipe	hr(1)	handrail (type)	ref	refrigerator	sv(1)	sheet vinyl (type)						
	wall type (as scheduled)	bfc	broom finish concrete	dpp	doorpost	ht	hose tap	rfr	recessed floor mat	swp	storm water pit						
		bol	bollard	edb	electrical distribution box	hwu	hot water unit	robe	wardrobe	tgsi	tactile ground surface indicators						
	air conditioner condenser	brm	broom cupboard	ex	existing	hyd	hydrant	rw(1)	retaining wall (type)	vp	vent pipe						
	accessible	bsn	basin	fb(1)	face brickwork (type)	kr	kerb ramp	rwt	rainwater tank	wfc	wood float concrete						
	wall type (as scheduled)	cft(1)	ceramic floor tile (type)	fhr	fire hose reel	lb	letter box	snk	sink	wm	washing machine space						
		cl	control joint	fm	floor mat	lin	linen cupboard	sc	steel column	wo	wall oven						
ac	air conditioner condenser	cl	clothes line	fs	fridge space	mw	microwave	sfc	steel float concrete	ws	wheel stop						
		col	column	fw	floor waste	ofc	off form concrete	shr	shower								

Unit Typology	
	1 bed
	2 bed

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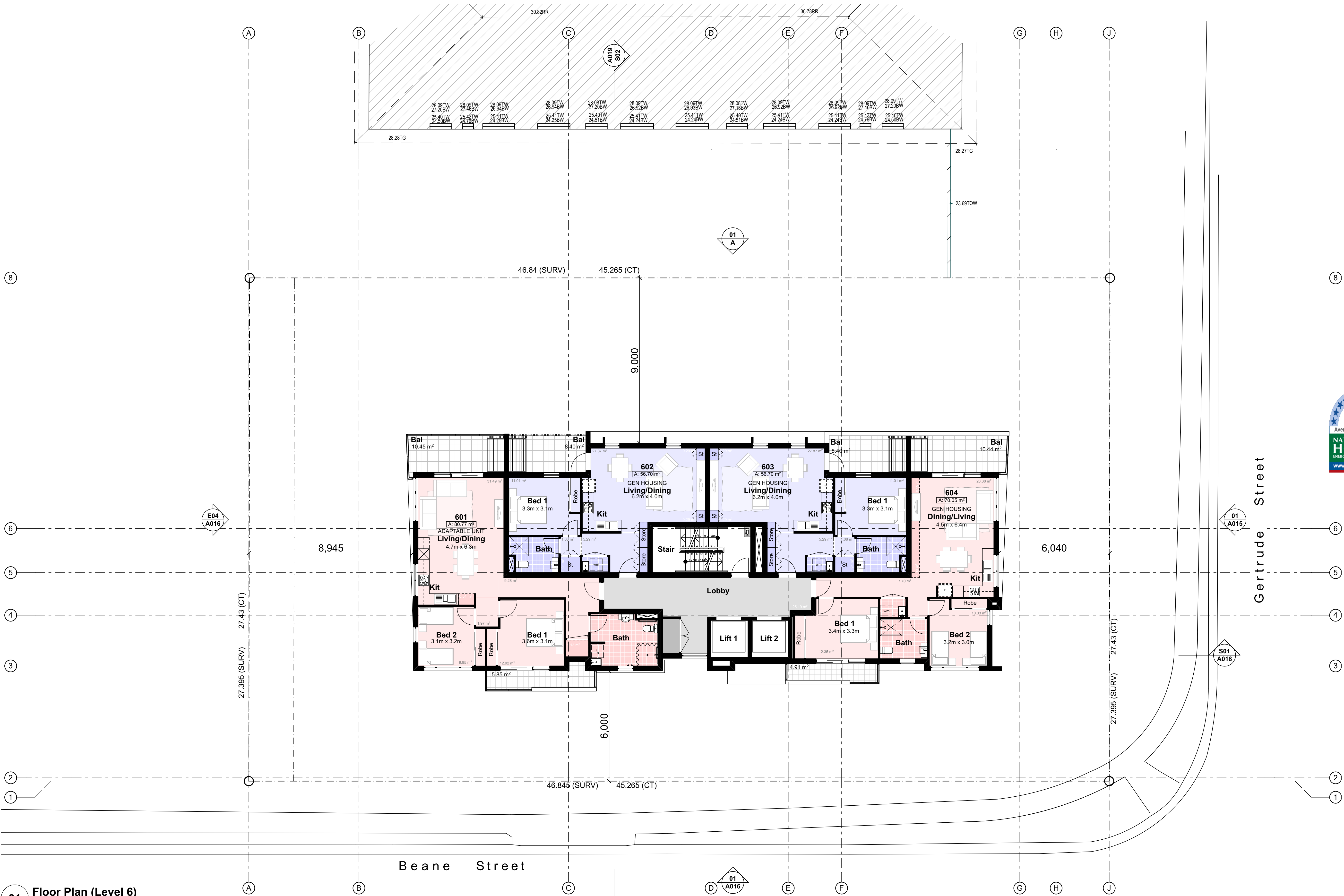
Scale; as noted @ A1

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Drawing No;
A010

Revision#;
03

Floor Plan (Level 5)



01 Floor Plan (Level 6)

Legend (floor plans)																	
note: drawing may not contain all items listed below																	
	door numbers (as scheduled) (prefix ex. for existing door)	adhc	ageing, disability & home care	comms	communication cabinet	gb	garbage bin	p/c	photocopier	sk	skylight/skytube						
		amb	ambulant	cpt(1)	carpet (type)	gt	gate	pmp	permeable paving	sl	sliding door						
		ap	access panel	ct	cooktop	gtd	grated drain	pty	pantry	st	store						
		bal(1)	balustrade (type)	dp	downpipe	hr(1)	handrail (type)	ref	refrigerator	sv(1)	sheet vinyl (type)						
		bfc	broom finish concrete	dnp	doorpost	ht	hose tap	rfr	recessed floor mat	swp	storm water pit						
		bol	bollard	edb	electrical distribution box	hwu	hot water unit	robe	wardrobe	tgsi	tactile ground surface indicators						
	window numbers (as scheduled) (prefix ex. for existing window)	brm	broom cupboard	ex	existing	hdu	hydrant	rw(1)	retaining wall (type)	vp	vent pipe						
		bsn	basin	fb(1)	face brickwork (type)	kr	kerb ramp	rwt	rainwater tank	wfc	wood float concrete						
		cft(1)	ceramic floor tile (type)	fhr	fire hose reel	lb	letter box	snk	sink	wm	washing machine space						
	wall type (as scheduled)	cl	control joint	fm	floor mat	lin	linen cupboard	sc	steel column	wo	wall oven						
		cl	clothes line	fs	fridge space	mw	microwave	sfc	steel float concrete	ws	wheel stop						
ac	air conditioner condenser	col	column	fw	floor waste	ofc	off form concrete	shr	shower								
acc	accessible																

Unit Typology	
	1 bed
	2 bed

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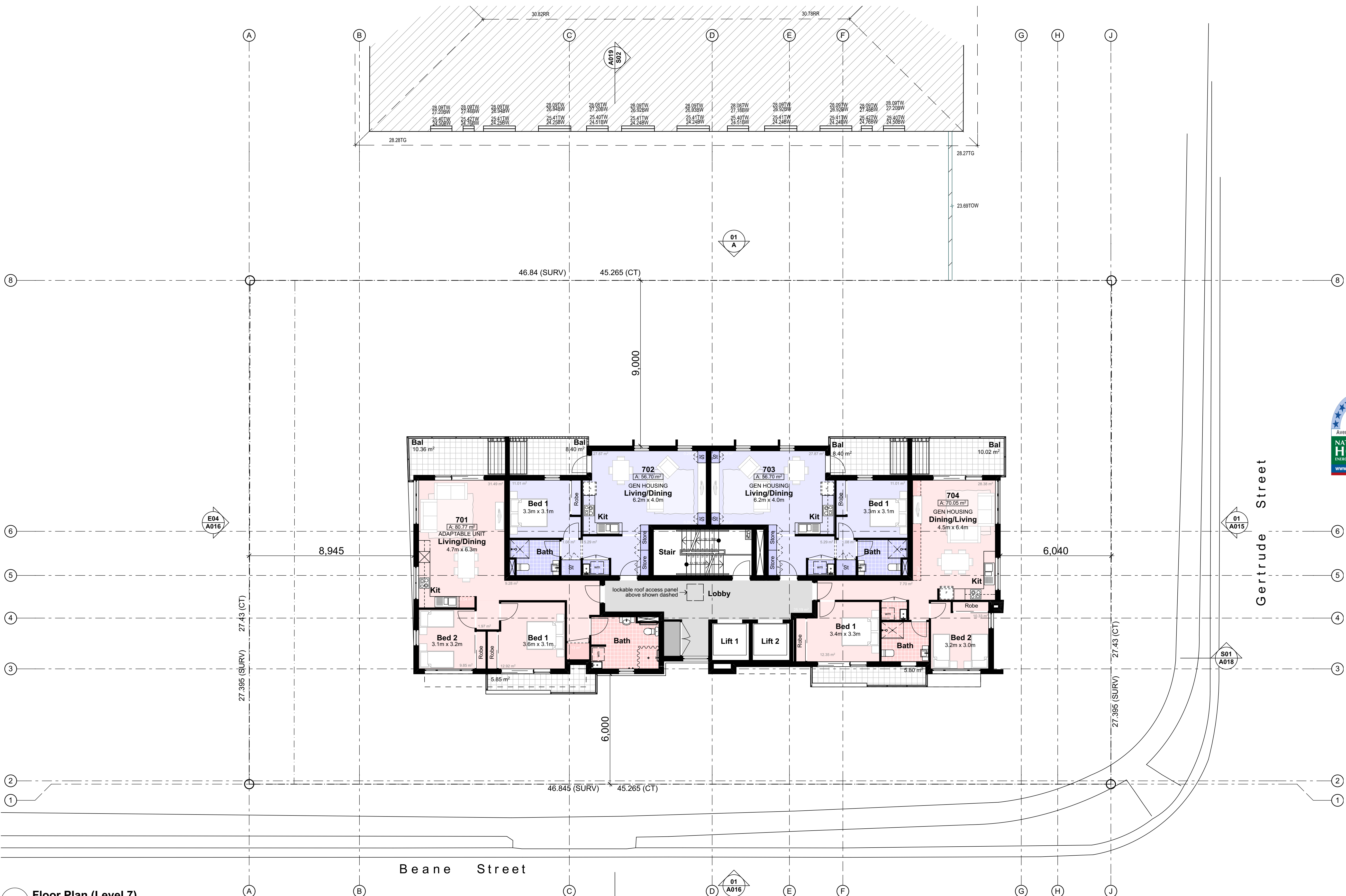
Scale; as noted @ A1

Project No;
2421.19

Drawing No;
A011

Revision#;
01

Floor Plan (Level 6)



01 Floor Plan (Level 7)

Legend (floor plans)		Unit Typology	
note: drawing may not contain all items listed below		1 bed	
(DH)	door numbers (as scheduled) (prefix ex. for existing door)		1 bed
(WH)	window numbers (as scheduled) (prefix ex. for existing window)		2 bed
(A)	wall type (as scheduled)		
ac	air conditioner condenser		
acc	accessible		
adhc	ageing, disability & home care		
amb	ambulant		
ap	access panel		
bal(1)	balustrade (type)		
bfc	broom finish concrete		
bol	bollard		
brm	broom cupboard		
bsn	basin		
cft(1)	ceramic floor tile (type)		
cj	control joint		
cl	clothes line		
col	column		
comms	communication cabinet		
cpt(1)	carpet (type)		
ct	cooktop		
dnp	downpipe		
doorpost	doorpost		
edb	electrical distribution box		
ex	existing		
fb(1)	face brickwork (type)		
fhr	fire hose reel		
fm	floor mat		
fs	fridge space		
fw	floor waste		
gb	garbage bin		
gt	gate		
gtd	grated drain		
hr(1)	handrail (type)		
ht	hose tap		
hwu	hot water unit		
kr	kerb ramp		
lb	letter box		
lin	linen cupboard		
mw	microwave		
ofc	off form concrete		
p/c	photocopier		
pmp	permeable paving		
ply	pantry		
ref	refrigerator		
rfr	recessed floor mat		
robe	wardrobe		
rw(1)	retaining wall (type)		
rwt	rainwater tank		
snk	steel column		
sc	steel float concrete		
sfc	shower		
shr	skylight/skytube		
sl	sliding door		
st	store		
sv(1)	sheet vinyl (type)		
swp	storm water pit		
tgsi	tactile ground surface indicators		
vp	vent pipe		
wfc	wood float concrete		
wm	washing machine space		
wo	wall oven		
ws	wheel stop		

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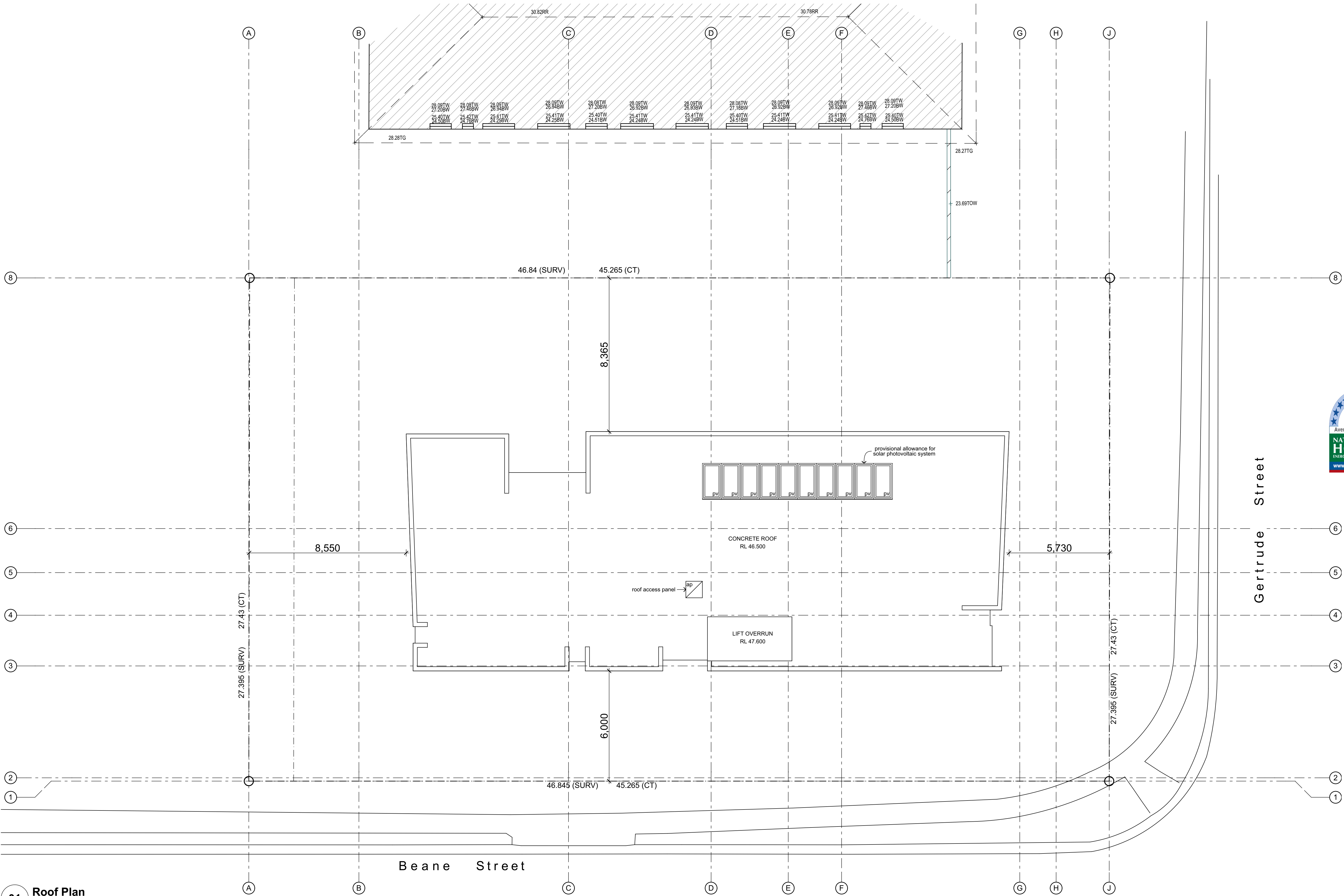
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Project No;
2421.19

Drawing No;
A012

Revision#;
01

Floor Plan (Level 7)



01 Roof Plan

- Legend** (roof plans)
note: drawing may not contain all items listed below
- | | | | | | |
|-----|--------------------------|-----|------------------------|-------|--|
| ap | access panel | rrc | roof ridge capping | note: | |
| bc | barge capping | rwh | rainwater head | 1. | provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details |
| dp | downpipe | sk | skylight/skylight tube | 2. | gutter on brackets as specified. |
| eg | eaves gutter | tf | tray flashing | 3. | roof safety system to be installed, refer to specification |
| ex | existing | vg | valley gutter | 4. | provide gutter-guards to all guttering throughout refer to reference specification for 'group homes' construction adhc august 2012 |
| fg | flashing | vof | vertical overflow | 5. | metal roof sheeting to comply with AS1562.1 |
| gu | gutter | vp | vent pipe | 6. | gutters, downpipes and flashing must comply with AS/NZS 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply. |
| mdr | metal deck roof sheeting | | | 7. | down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5 |
| of | overflow | | | 8. | the fire hazard properties of materials used must comply with the following:
(a) sacking-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 AS4254. |
| pc | parapet capping | | | | |
| pv | photovoltaic cells | | | | |

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Project No;
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Drawing No;
A013

Revision#;
03

Roof Plan



01 North Elevation

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	mrc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex.	existing	mdr	metal deck roof	rw	retaining wall
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compessed fibre cement	fcf	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door

note:

1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

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Project No;
2421.19

Drawing No; **A014** Revision#; **03**

Elevation (Sht 1 of 4)



01 East Elevation (Gertrude Street)

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	mrc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex.	existing	mdr	metal deck roof	rw	retaining wall
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compressed fibre cement	fcf	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door

note:

1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

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Rev	Issue	Date
01	Revised Architectural Set	26/11/19
02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19

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& HUWLILFDWH18December 2019

Average star rating
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Drawn; jok/at/mc/ef
Checked; jok/ at
Plot date; 19/12/19

Scale; as noted @ A1

Project No;
2421.19

Drawing No; **A015** Revision#; **03**

Elevation (Sht 2 of 4)



01 South Elevation (Beane Street)

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	mrc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex	existing	mdr	metal deck roof	rw	retaining wall
bos	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compessed fibre cement	fcf	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door
						ss(1)	sun shade (type)
						ts	timber skirting
						note:	
						1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.	
						2. refer to engineer's drawings for final co-ordination.	
						3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.	

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03	Revised Architectural Set	18/12/19

7.8

Average star rating

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Plot date; 19/12/19

Scale; 1:100 as noted @ A1

Project No;
2421.19

Drawing No; A016
Revision#; 03

Elevation (Sht 3 of 4)



01 West Elevation

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	mrc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex.	existing	mdr	metal deck roof	rw	retaining wall
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compessed fibre cement	fcf	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door

note:

1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

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02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19

Average star rating
7.8
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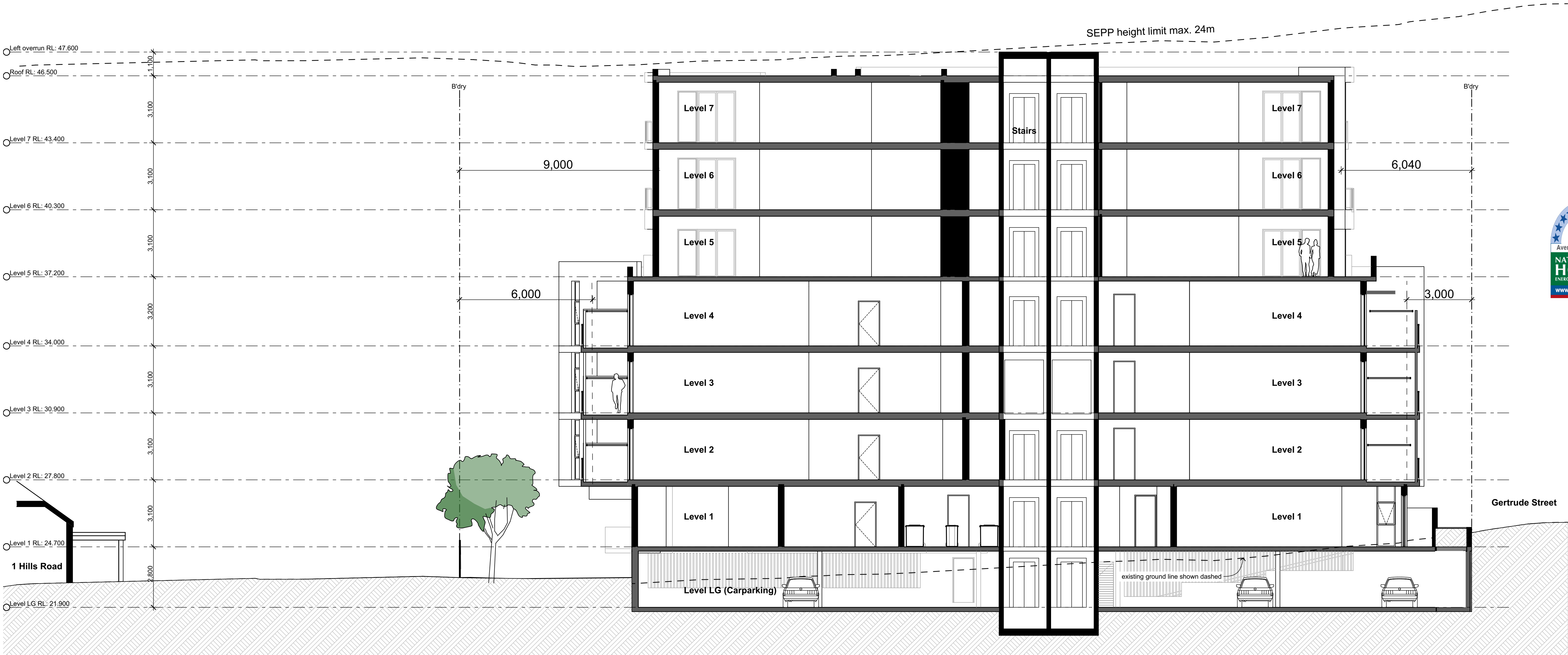
Drawn; jok/at/mc/ef
Checked; jok/ at
Plot date; 19/12/19

Scale; as noted @ A1

Project No;
2421.19

Drawing No; Revision#;
A017 **03**

Elevation (Sht 4 of 4)



S01 Section 01
1:100

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	mrc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex.	existing	mdr	metal deck roof	rw	retaining wall
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compessed fibre cement	fcf	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door

note:

1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.

2. refer to engineer's drawings for final co-ordination.

3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.

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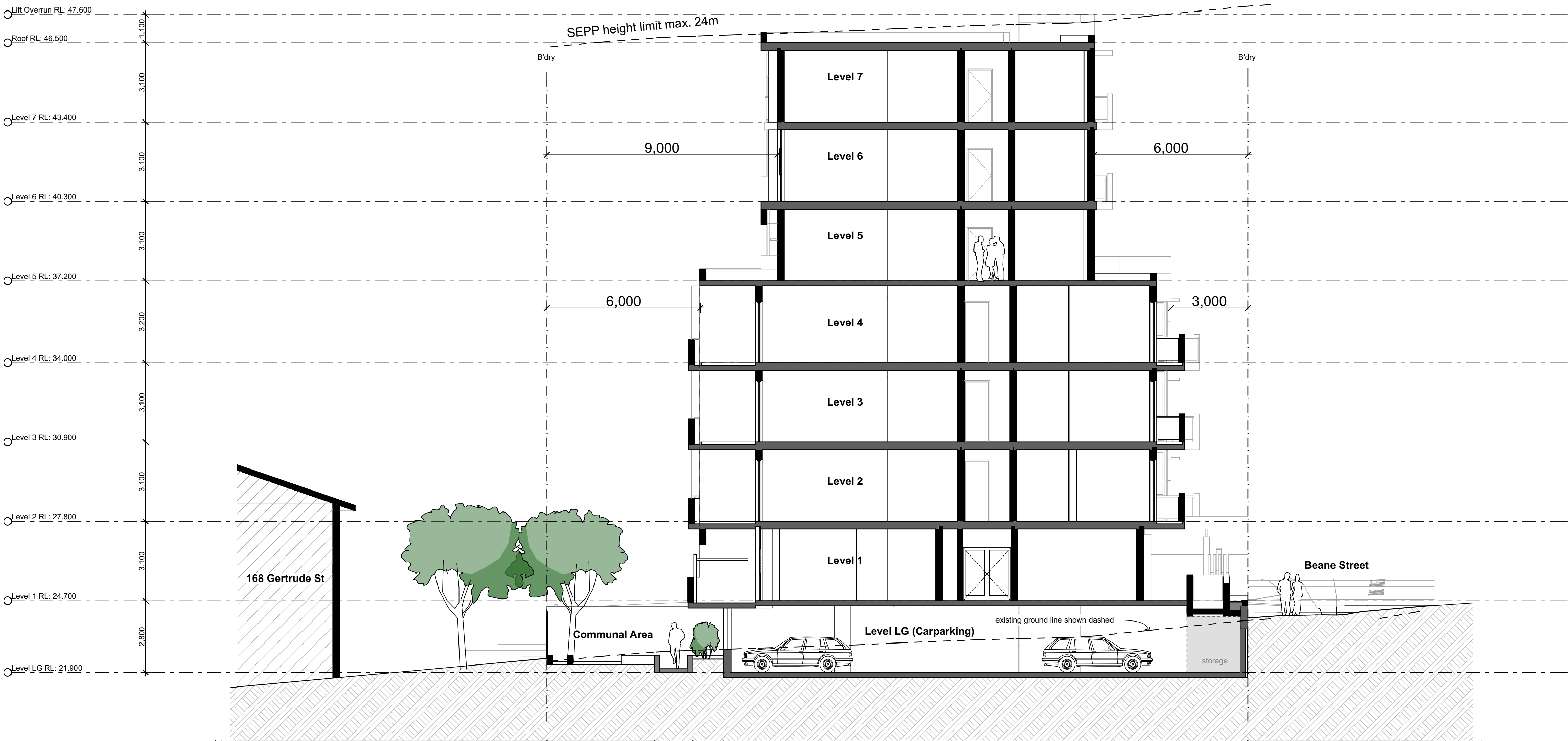
Drawn; jok/at/mc/ef
Checked; jok/ at
Plot date; 19/12/19

Scale; 1:100 as noted @ AI

Project No;
2421.19

Drawing No; **A018** Revision#; **03**

Section (Sht 1 of 2)



S02 Section 02
1:100

Legend (elevation & sections)							
note: drawing may not contain all items listed below							
ac	air conditioner condenser	cj	control joint	flv	fixed louvres	pap(1)	perforated acoustic panel (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard
alv	adjustable louvres	cs	coved skirting	gt	gate	pv	photovoltaic cells
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete
bal(1)	balustrade (type)	dth	door head	ip	insulated panel	rms	raked metal soffit
bc	barge capping	eg	eaves gutter	flv	fixed louvres	rp	render & paint finish
bg	box gutter	egl	existing ground line	rnc(1)	metal cladding (type)	rs	roller shutter
bhc	brick header course	ex.	existing	mdr	metal deck roof	rw	retaining wall
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window
cfc	compessed fibre cement	fcl	finished ceiling level	olv	operable louvres	sc	steel column
		fl	finished floor level	p(1)	paint (type)	sl	sliding door
note:							
1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.							
2. refer to engineer's drawings for final co-ordination.							
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.							

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Checked; jok/ at
Plot date; 19/12/19

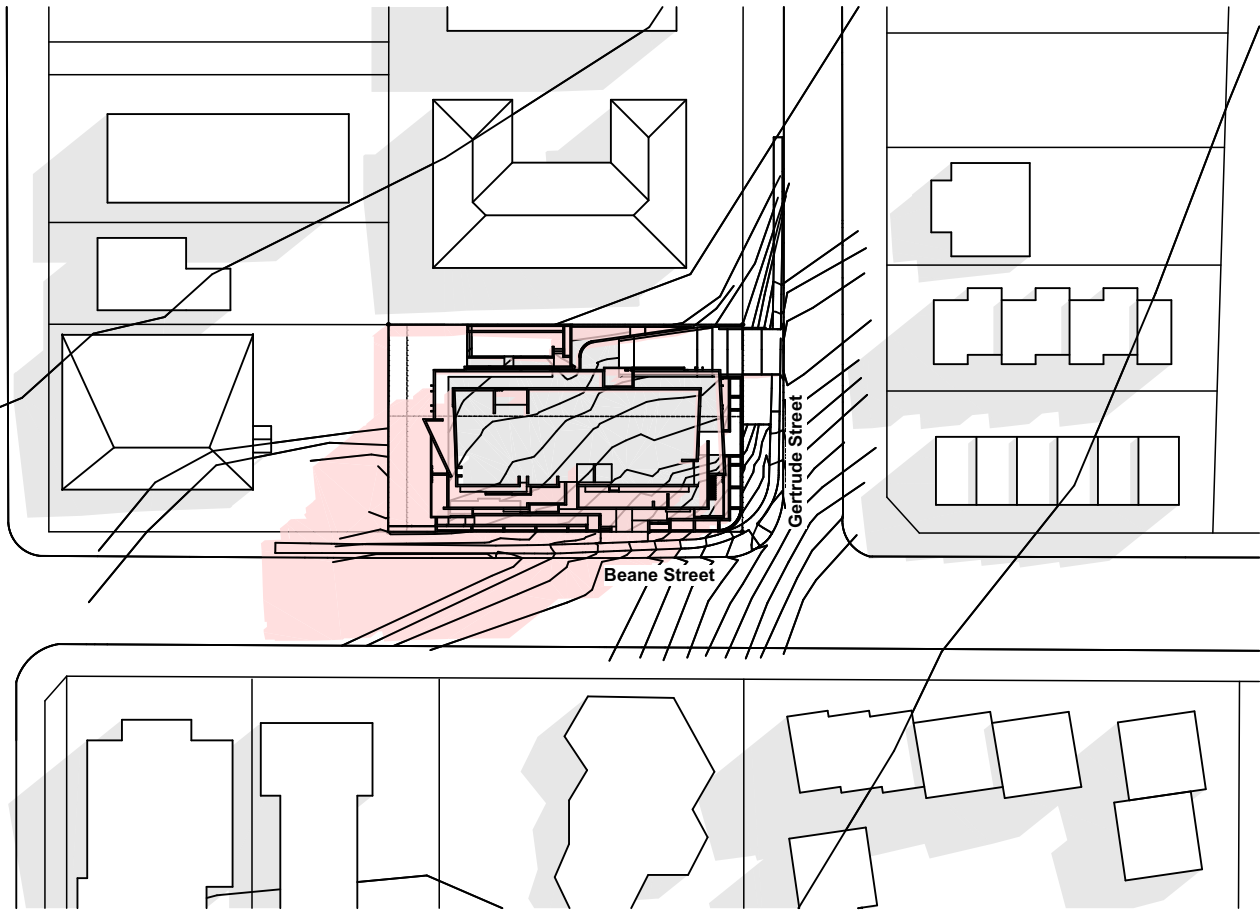
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Project No;
2421.19

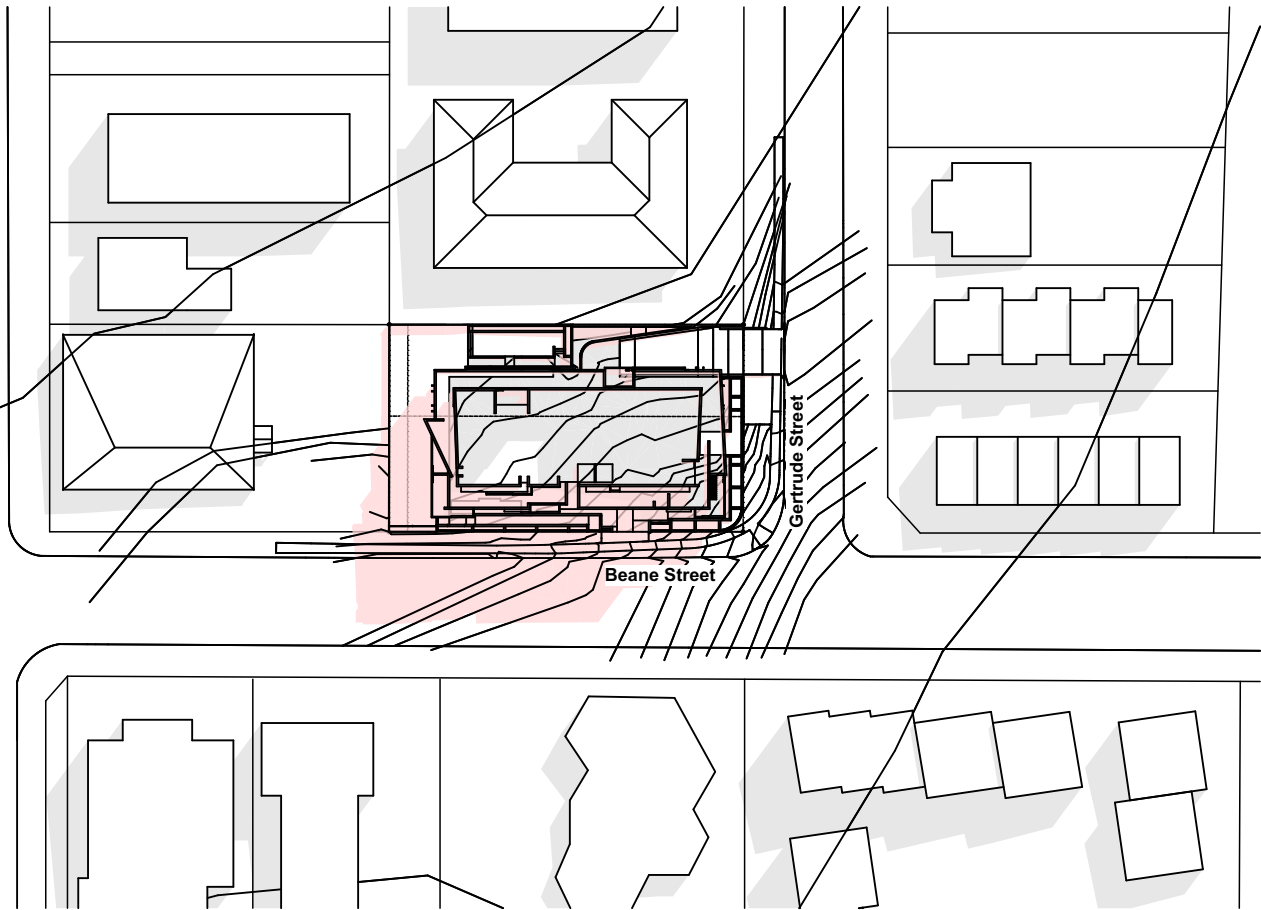
Drawing No; **A019** Revision#; **03**

Section (Sht 2 of 2)

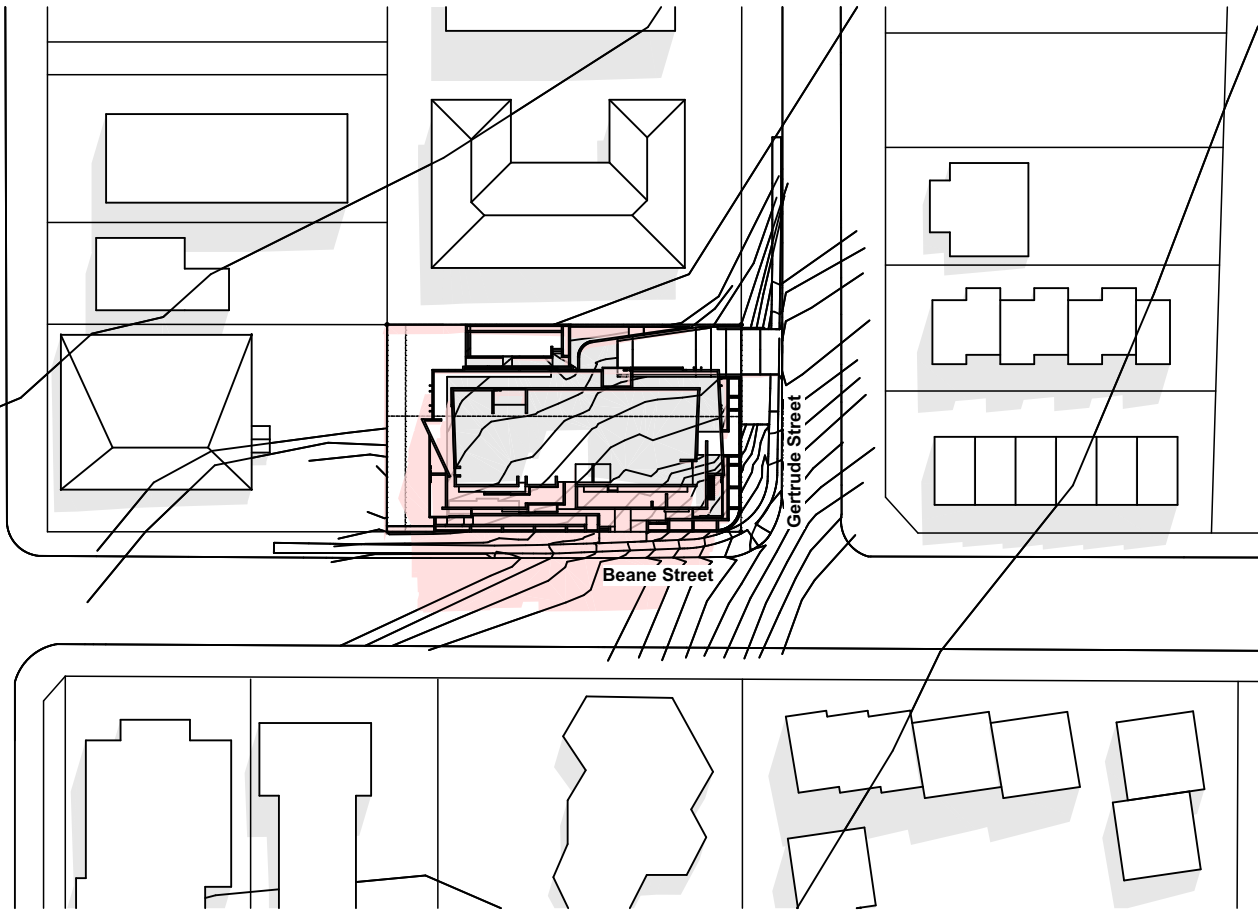
Shadow Diagrams - March



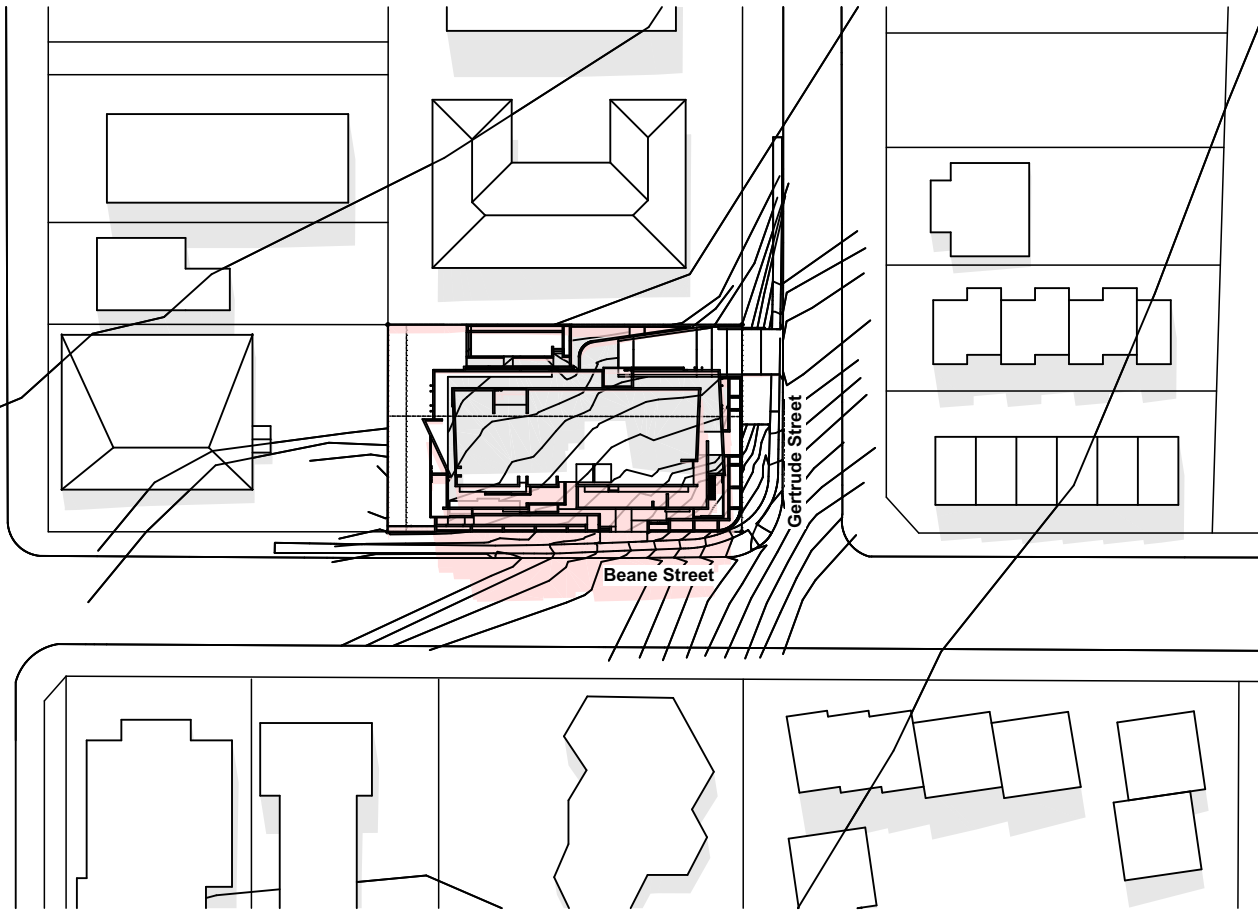
March 22 @ 9am



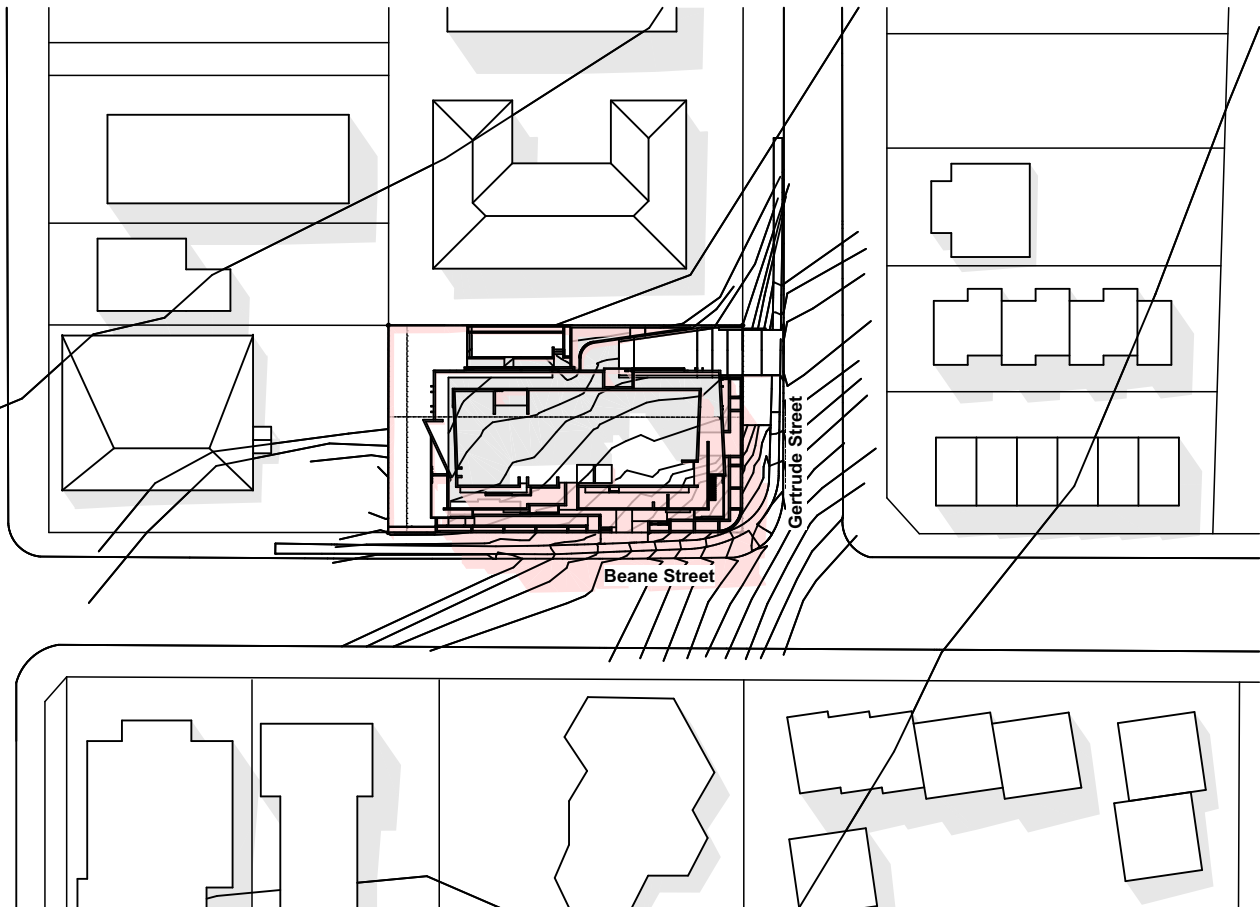
March 22 @ 10am



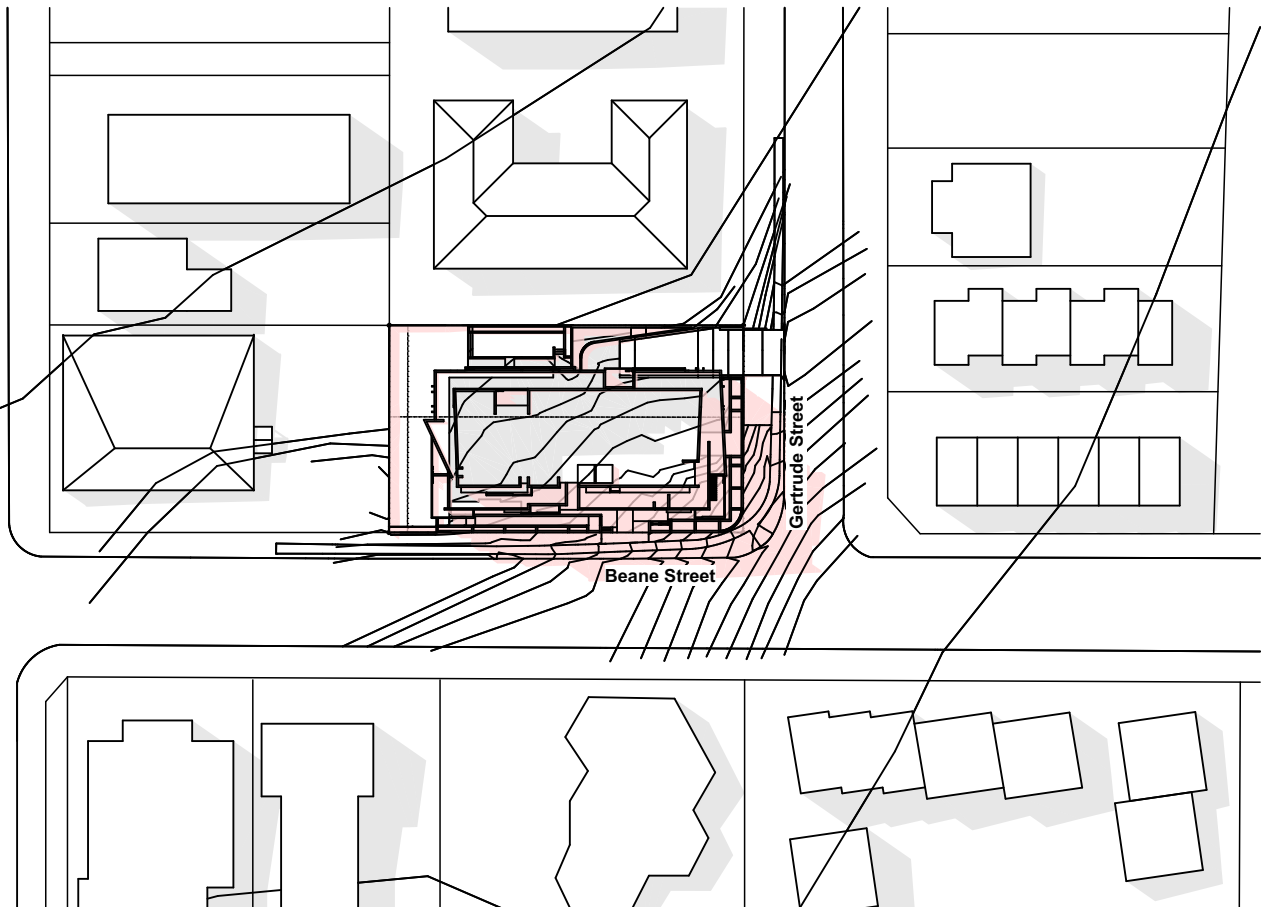
March 22 @ 11am



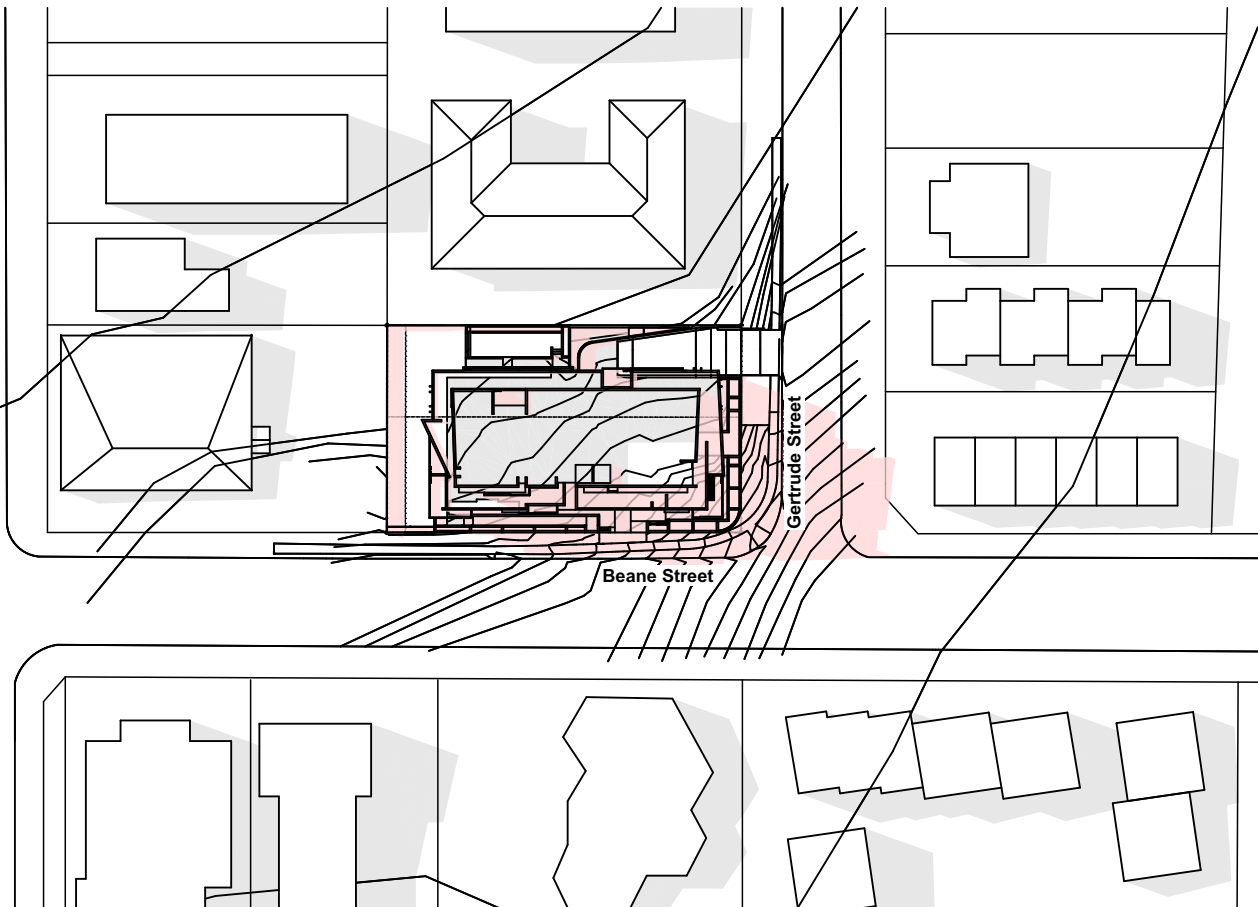
March 22 @ 12 noon



March 22 @ 1pm



March 22 @ 2pm



March 22 @ 3pm

01 Shadow Diagram March 22
1:1000

Legend (shadows)
note: drawing may not contain all items listed below

Pink area indicates Shadows
cast by Proposed
Development

Grey area indicates Shadows
cast by existing
neighbouring properties

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03	Revised Architectural Set	18/12/19

Average star rating
7.8
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Checked; jok/ at
Plot date; 19/12/19

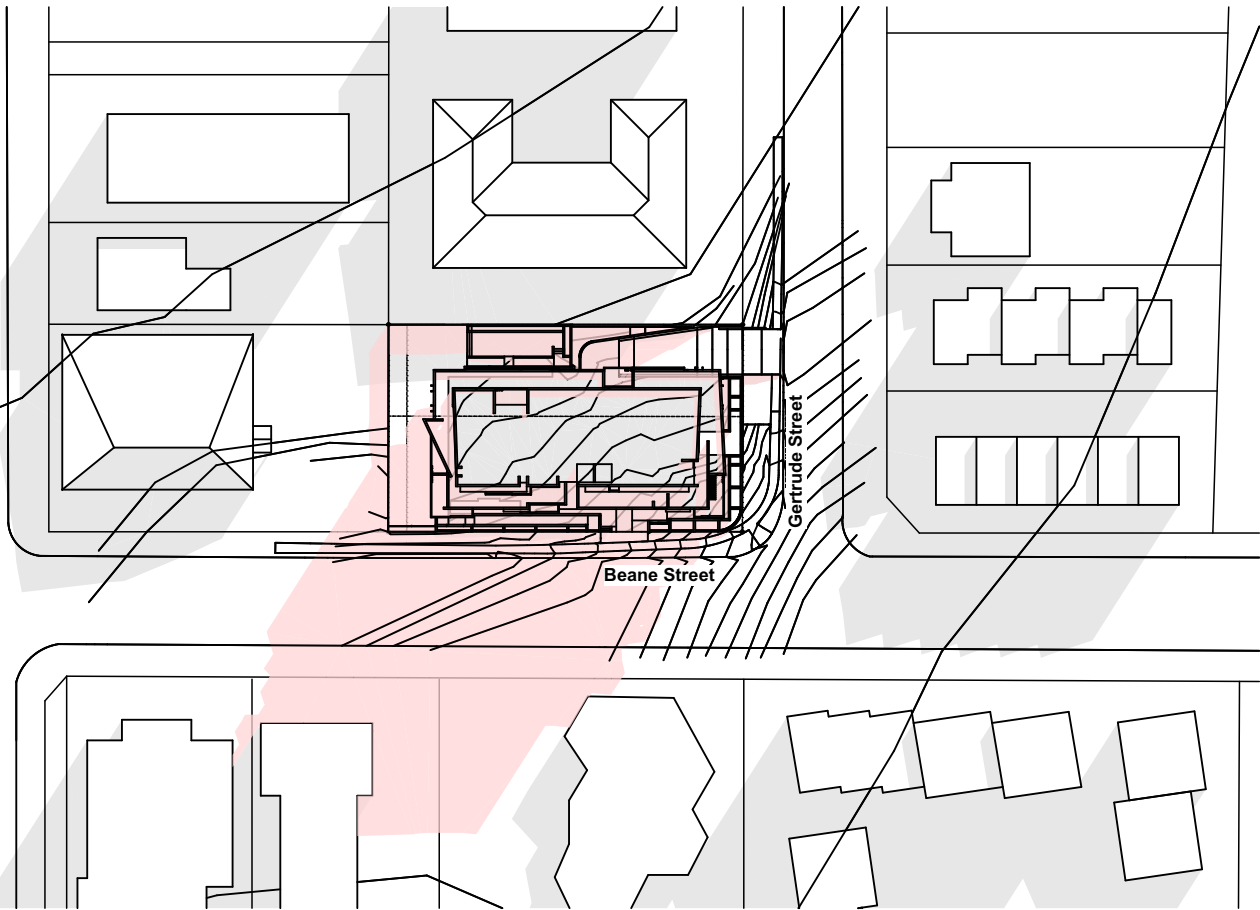
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Project No;
2421.19

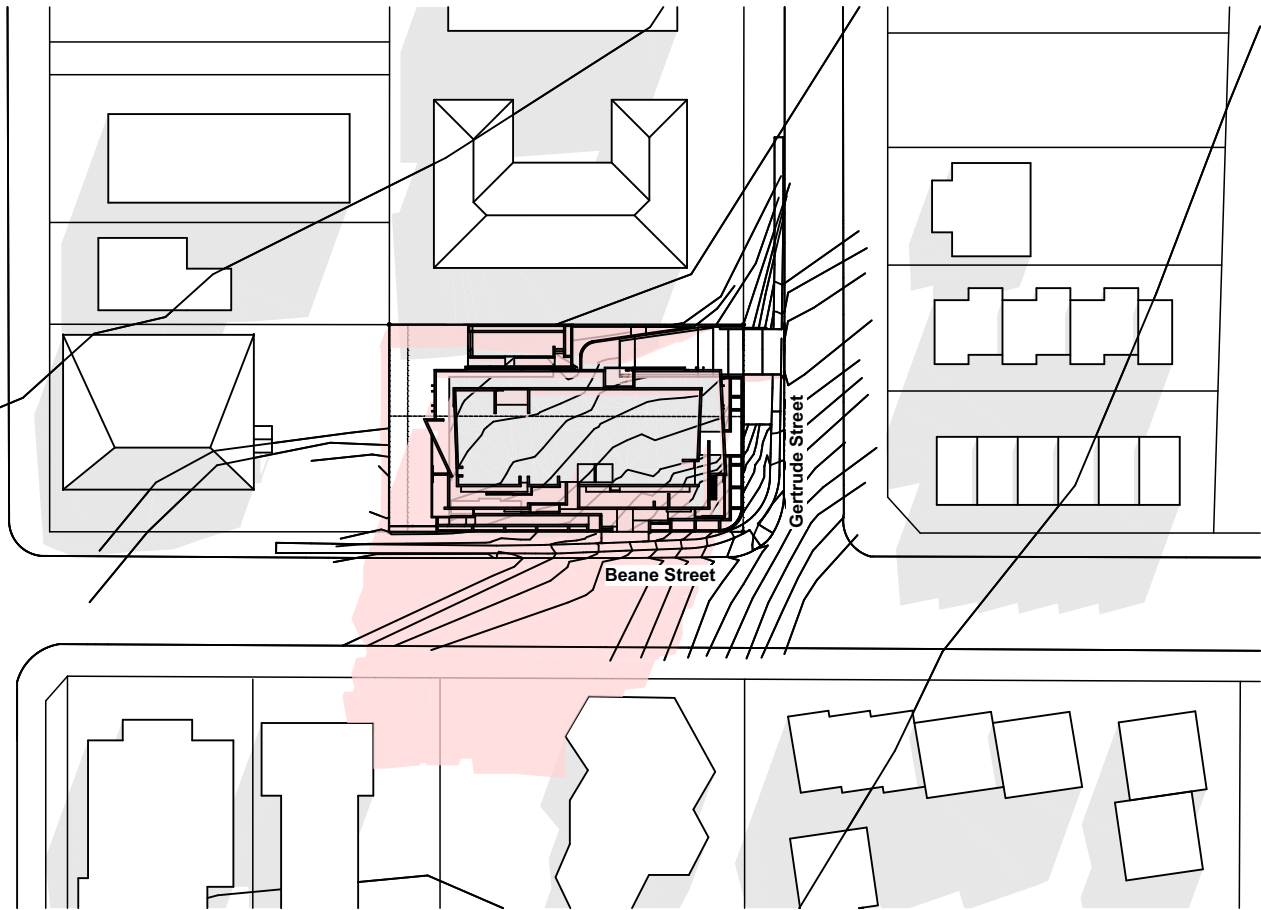
Drawing No; **A020** Revision#; **03**

Shadow Diagrams (Sht 1
of 3)

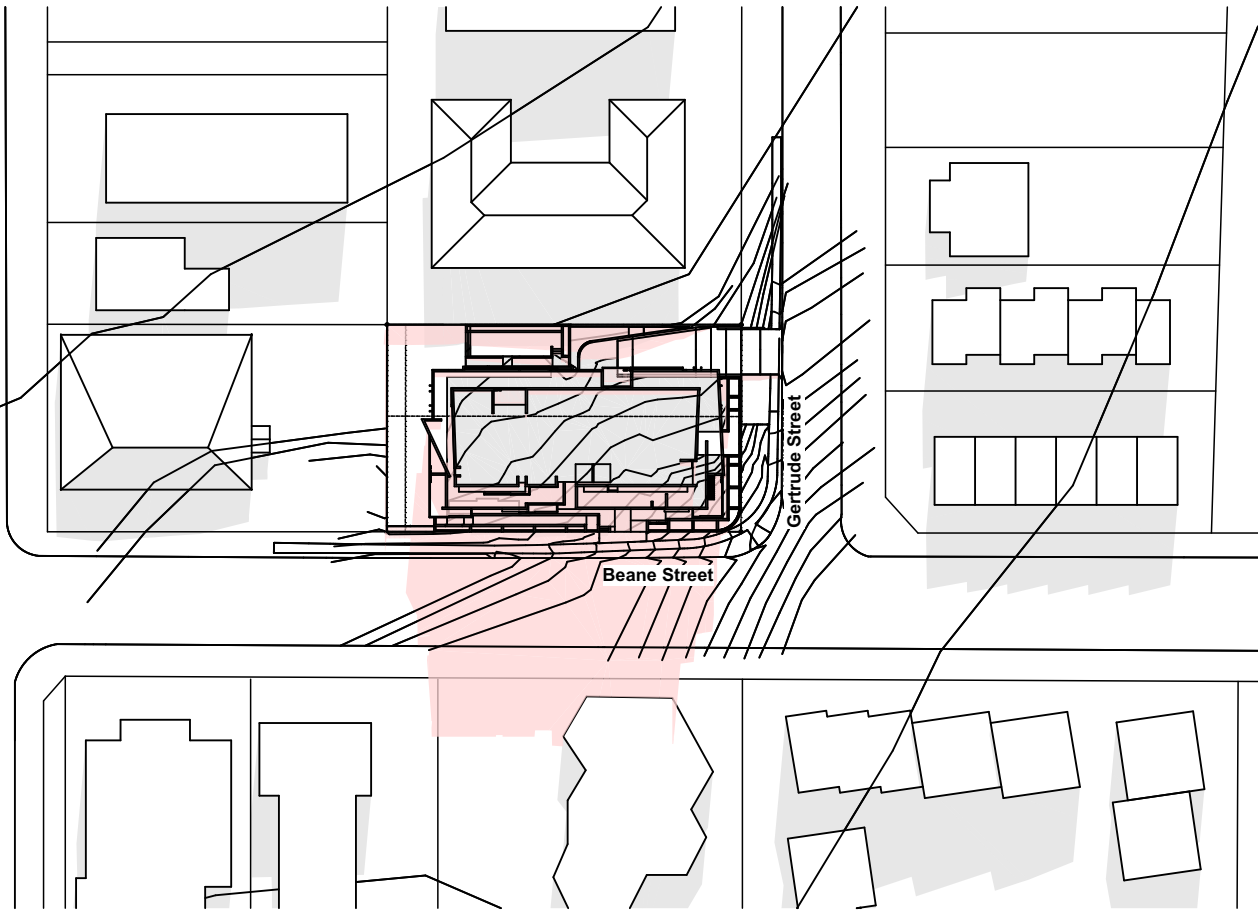
Shadow Diagrams - June



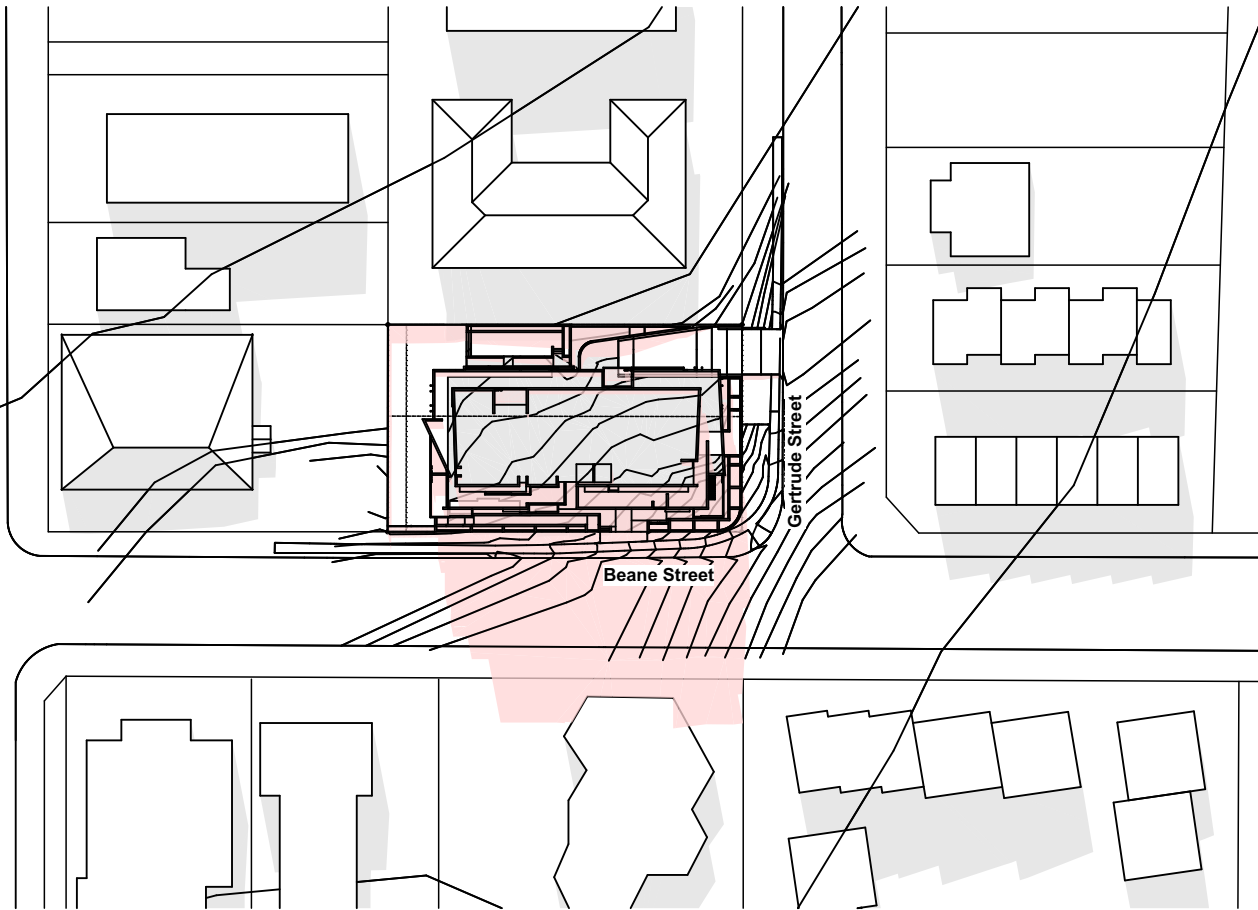
June 22 @ 9am



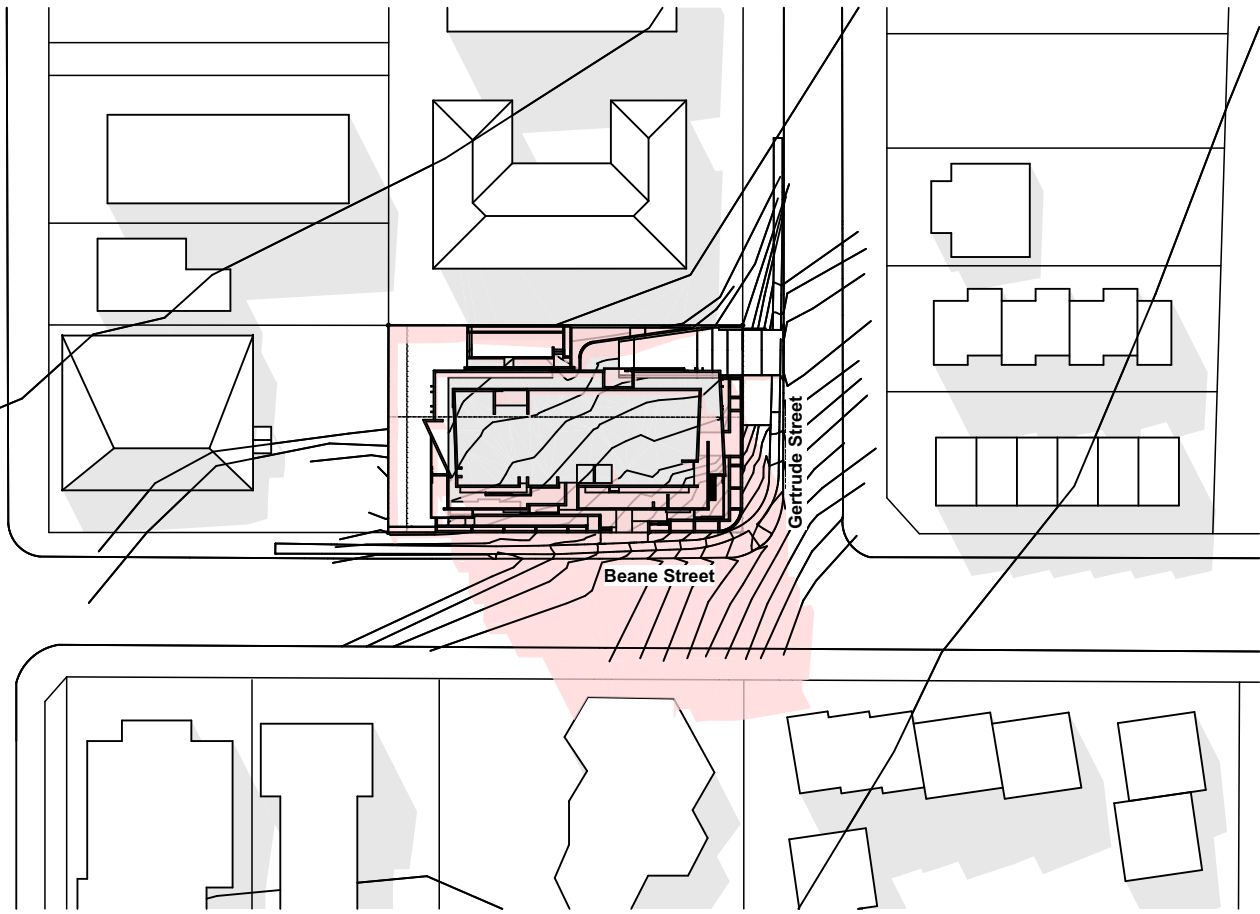
June 22 @ 10am



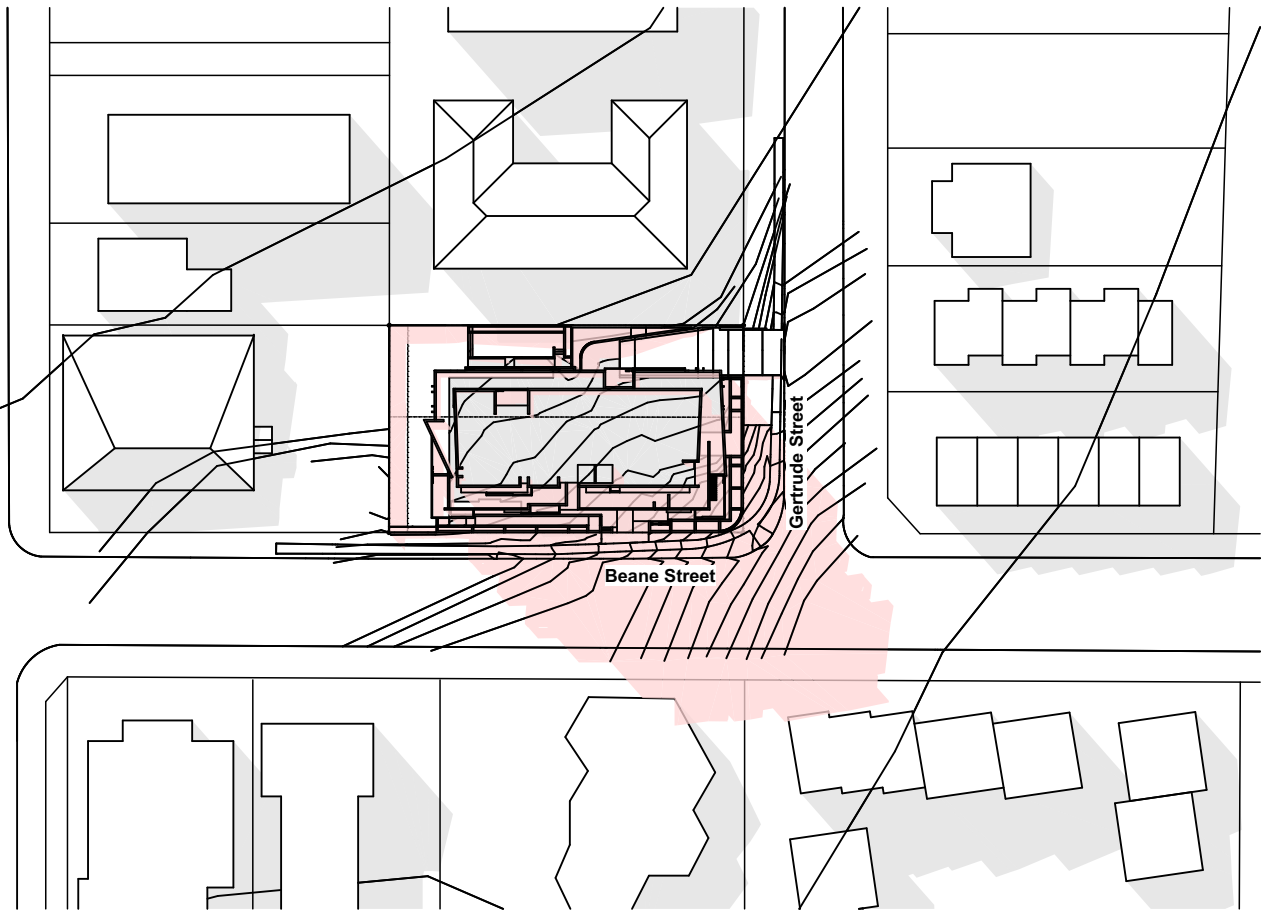
June 22 @ 11am



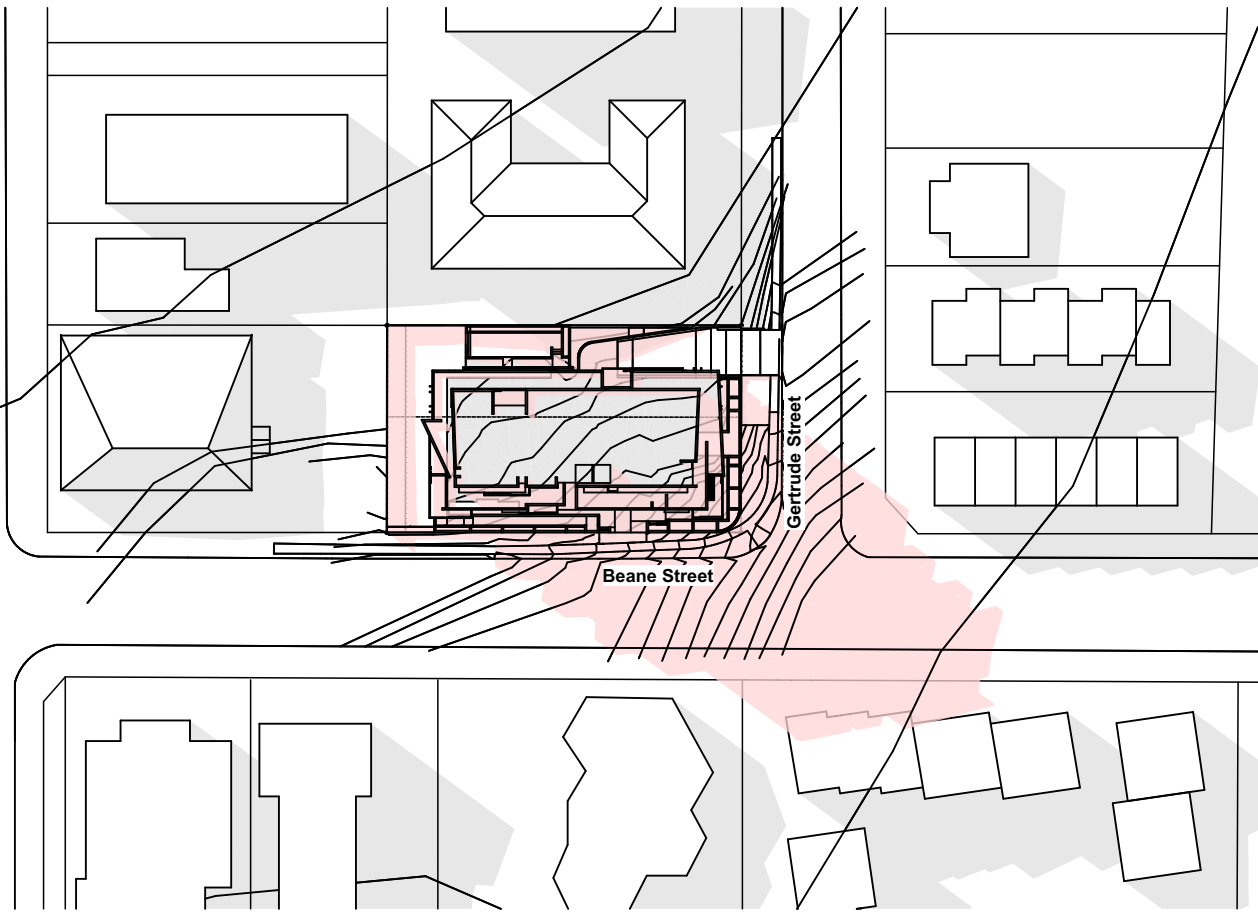
June 22 @ 12 noon



June 22 @ 1pm



June 22 @ 2pm



June 22 @ 3pm

01 Shadow Diagram June 22
1:1000

Legend (shadows)
note: drawing may not contain all items listed below

Pink area indicates Shadows
cast by Proposed
Development

Grey area indicates Shadows
cast by existing
neighbouring properties

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03	Revised Architectural Set	18/12/19

7.8

Average star rating

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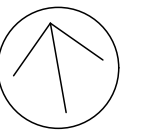
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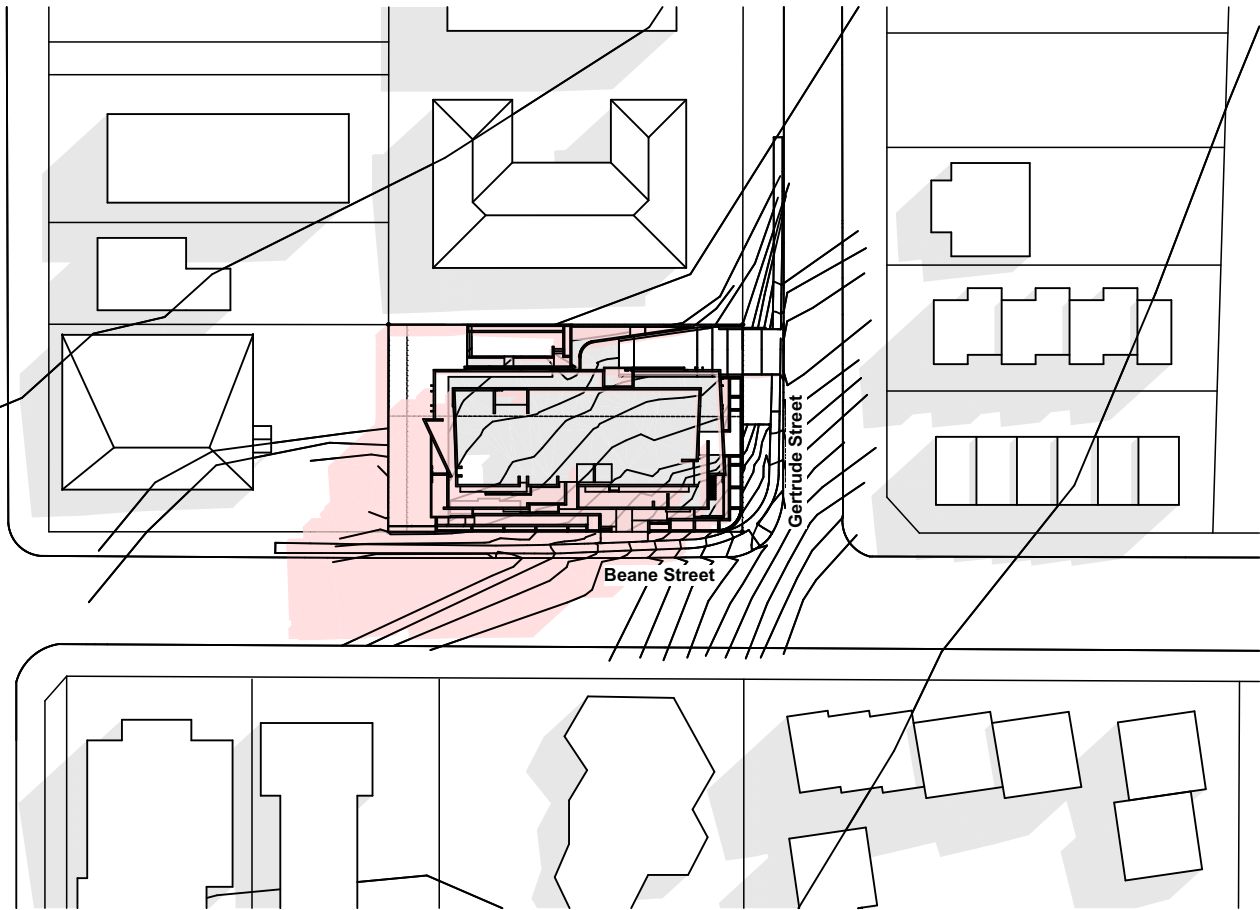
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Checked; jok/ at
Plot date; 19/12/19

Scale; 1:1000 as noted @ AI

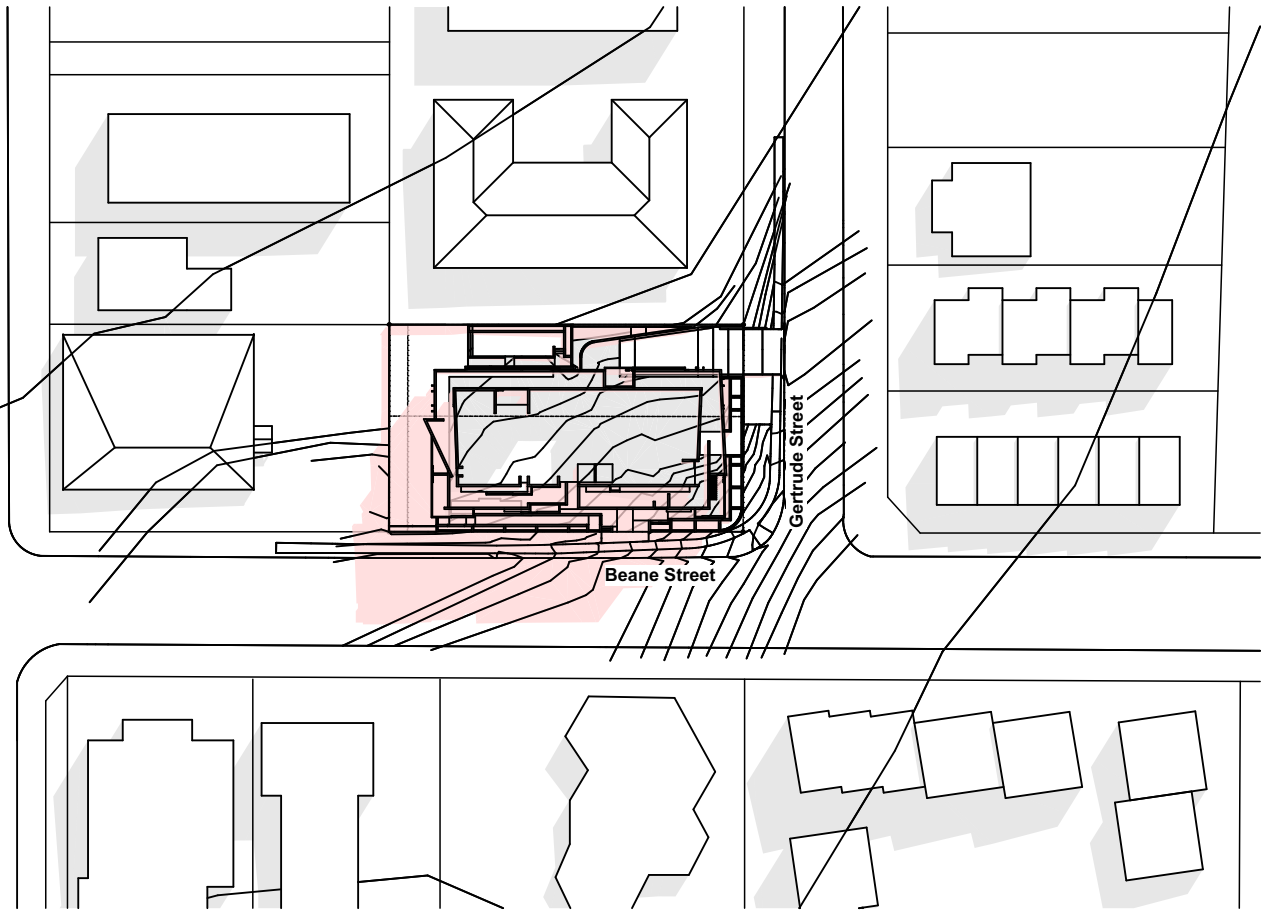
Project No;
2421.19
Drawing No;
A021
Revision#;
03

Shadow Diagrams (Sht 2
of 3)

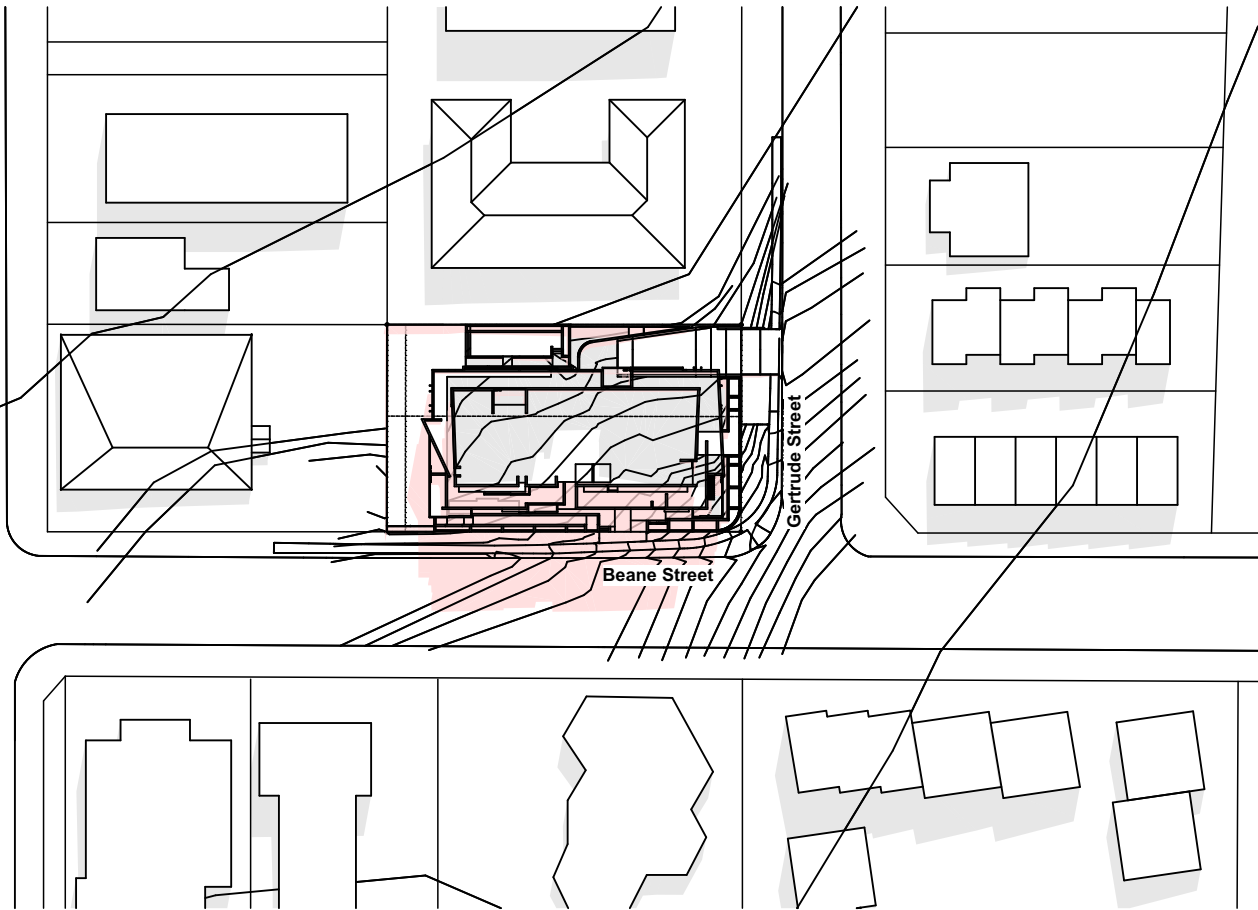
Shadow Diagrams - September



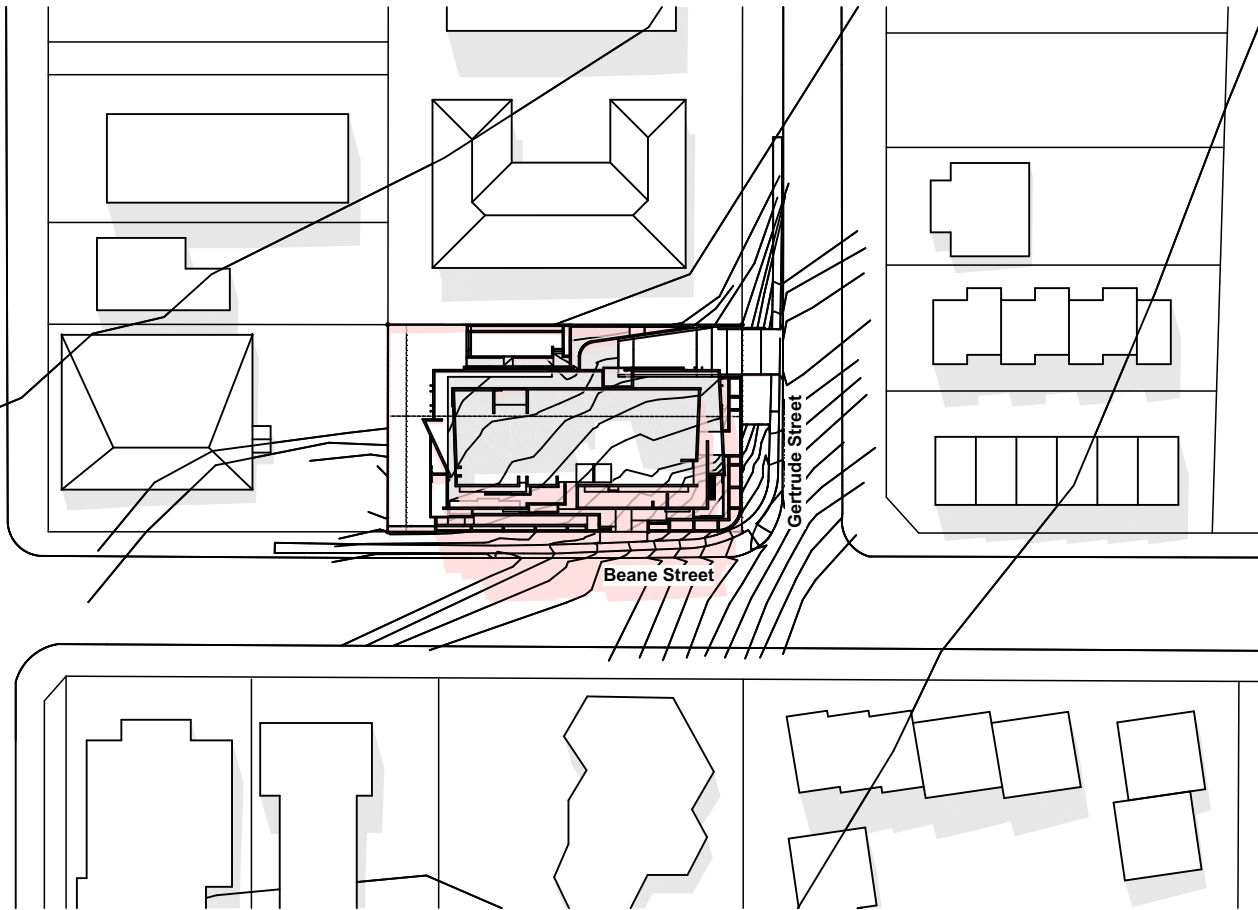
September 22 @ 9am



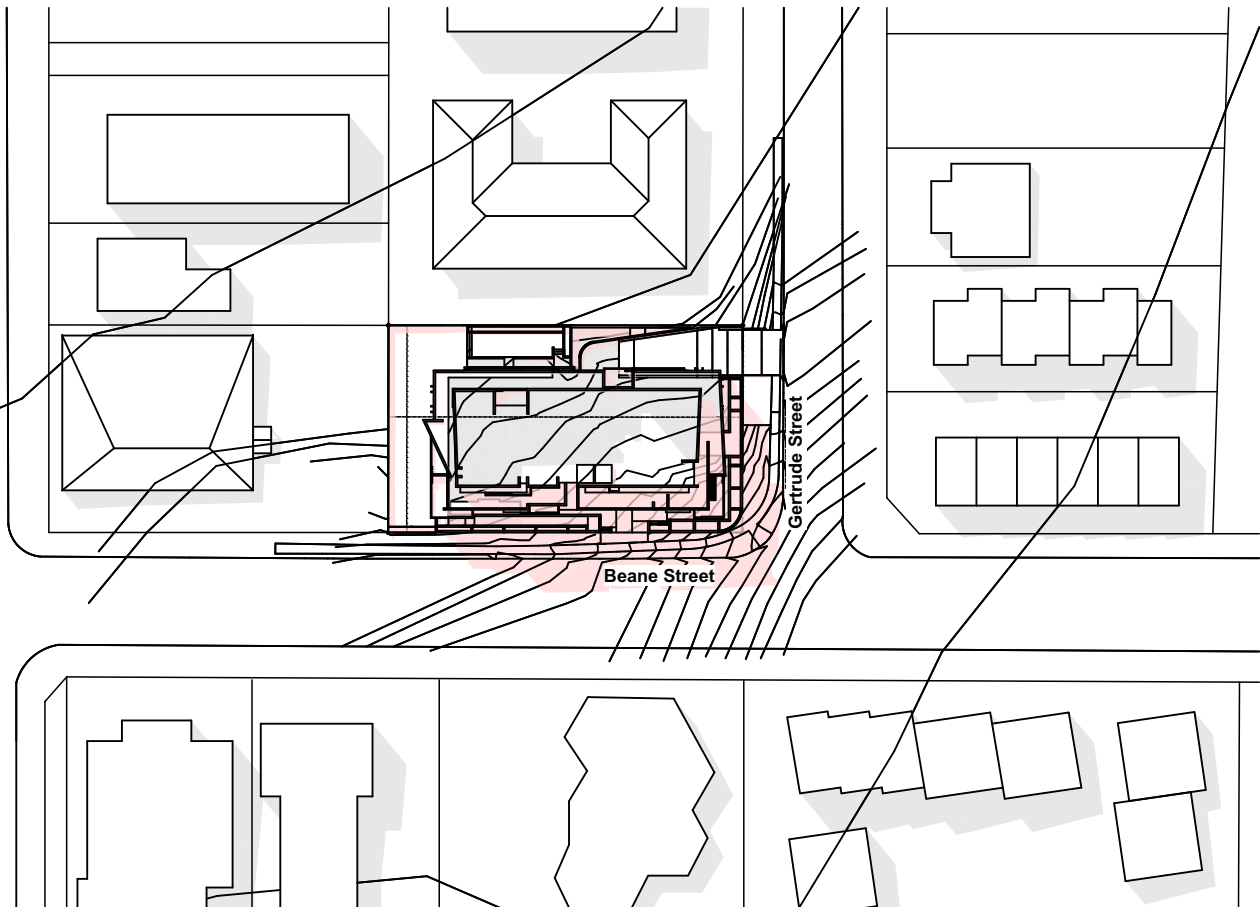
September 22 @ 10am



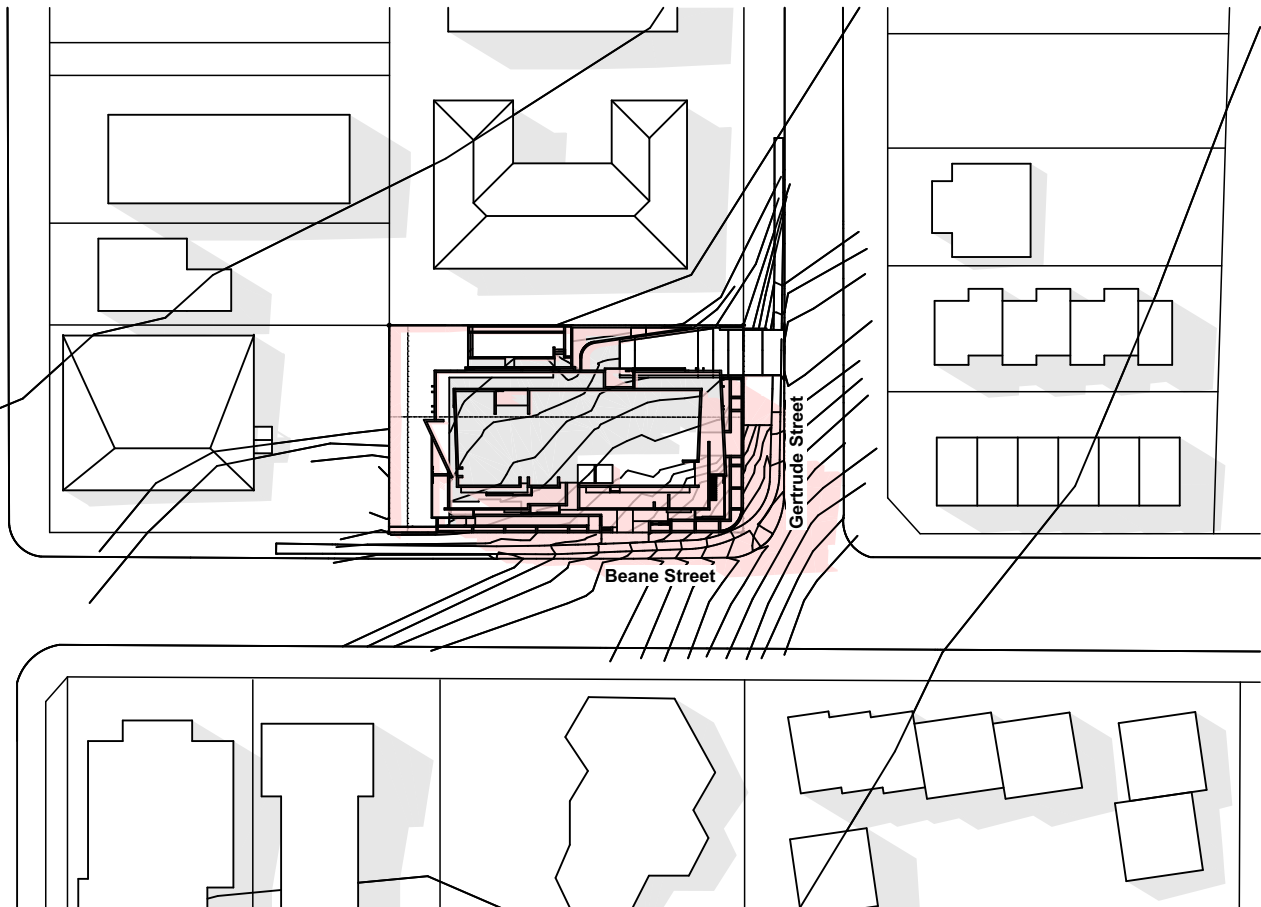
September 22 @ 11am



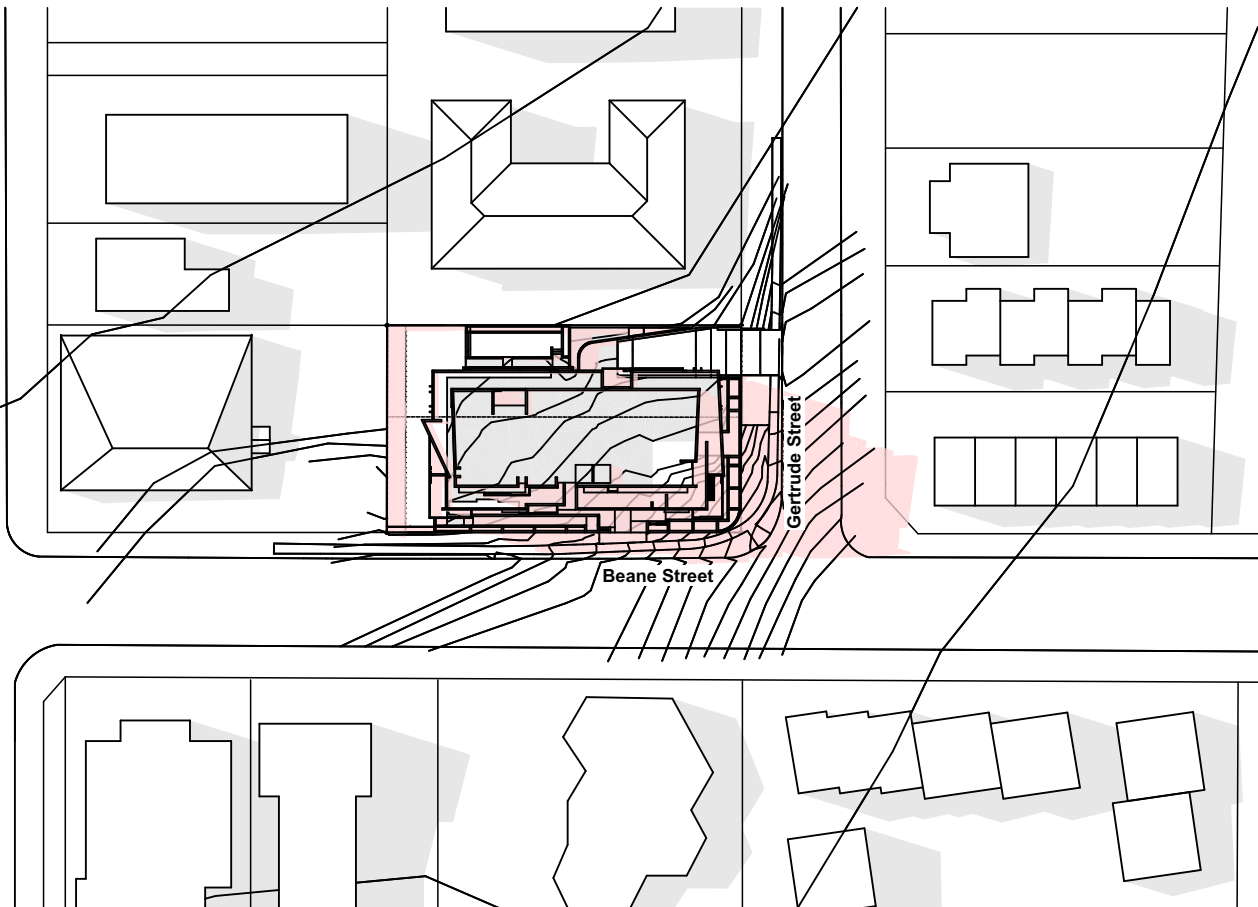
September 22 @ 12 noon



September 22 @ 1pm



September 22 @ 2pm



September 22 @ 3pm

01 Shadow Diagram September 22
1:1000

Legend (shadows)
note: drawing may not contain all items listed below

Pink area indicates Shadows
cast by Proposed
Development

Grey area indicates Shadows
cast by existing
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03	Revised Architectural Set	18/12/19

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Average star rating
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Scale; 1:1000 as noted @ AI

Project No;
2421.19

Drawing No; A022
Revision#; 03

Shadow Diagrams (Sht 3
of 3)

Shadow Analysis (view from sun - June 22)



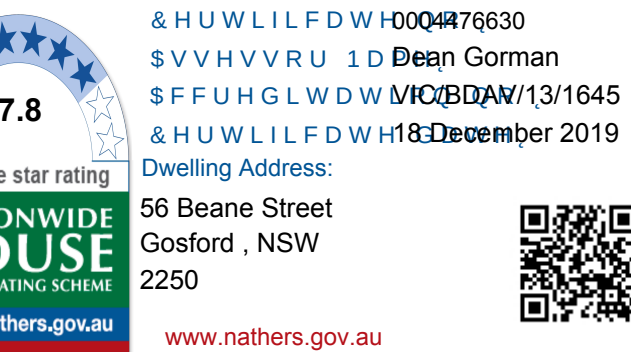
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Project No;
2421.19

Drawing No; **A023** Revision#; **03**

Shadow Analysis (view
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Shadow Analysis (view from sun - June 22)



Shadow Analysis (view from sun - June 22)



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Drawing No; Revision#;
A025 **03**

Shadow Analysis (view
from sun - sht 1 of 2)

Shadow Analysis (neighbour - June 22) View from Beane Street



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Scale; as noted @ A1

Project No;
2421.19

Drawing No; A026 Revision#; 03

Shadow Analysis
(neighbour - sht 1 of 2)

Shadow Analysis (neighbour - June 22) View from Beane Street



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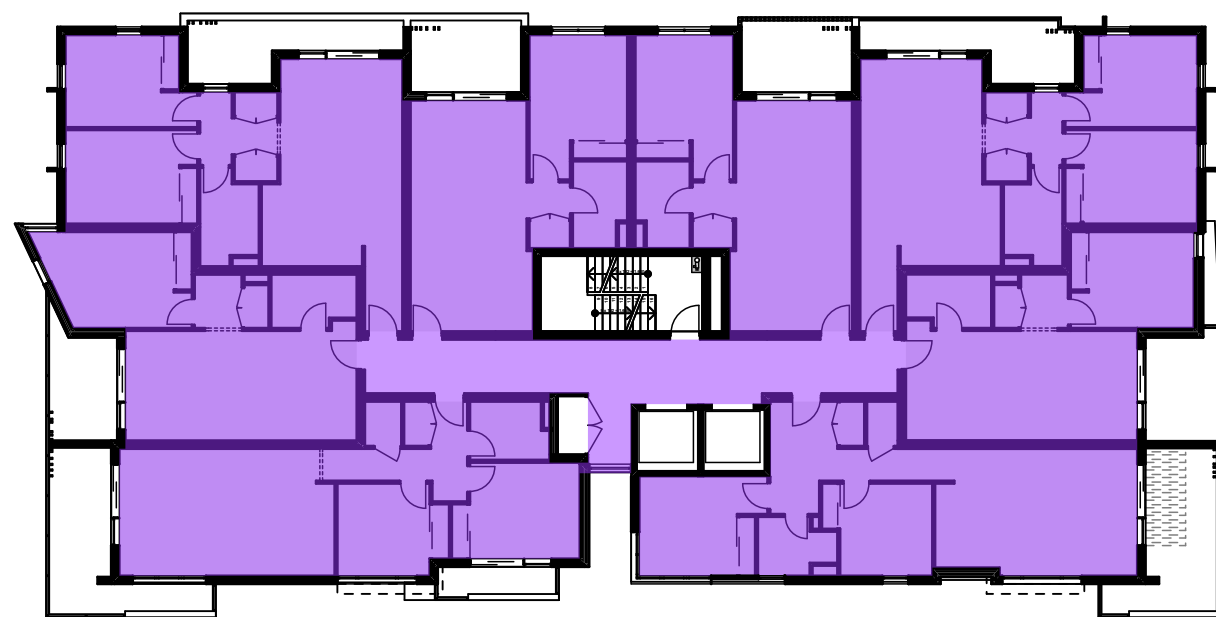
Scale; as noted @ A1

Project No;
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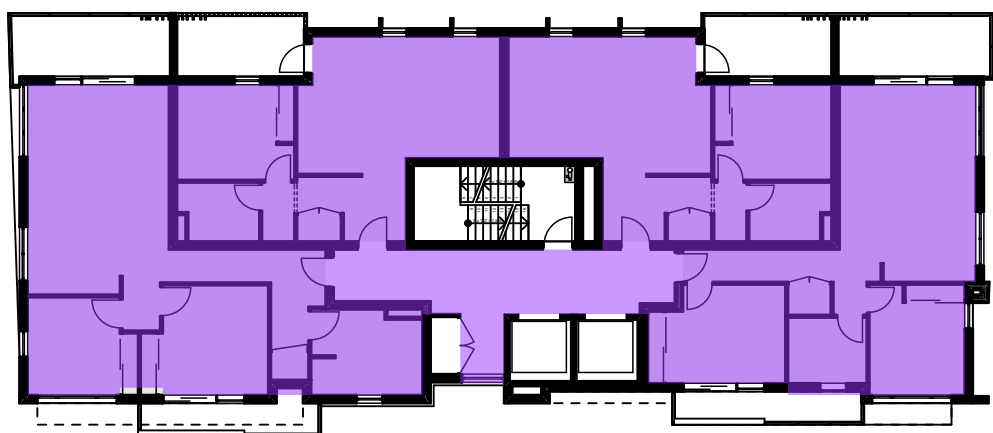
Drawing No; **A027** Revision#; **03**

Shadow Analysis
(neighbour - sht 2 of 2)

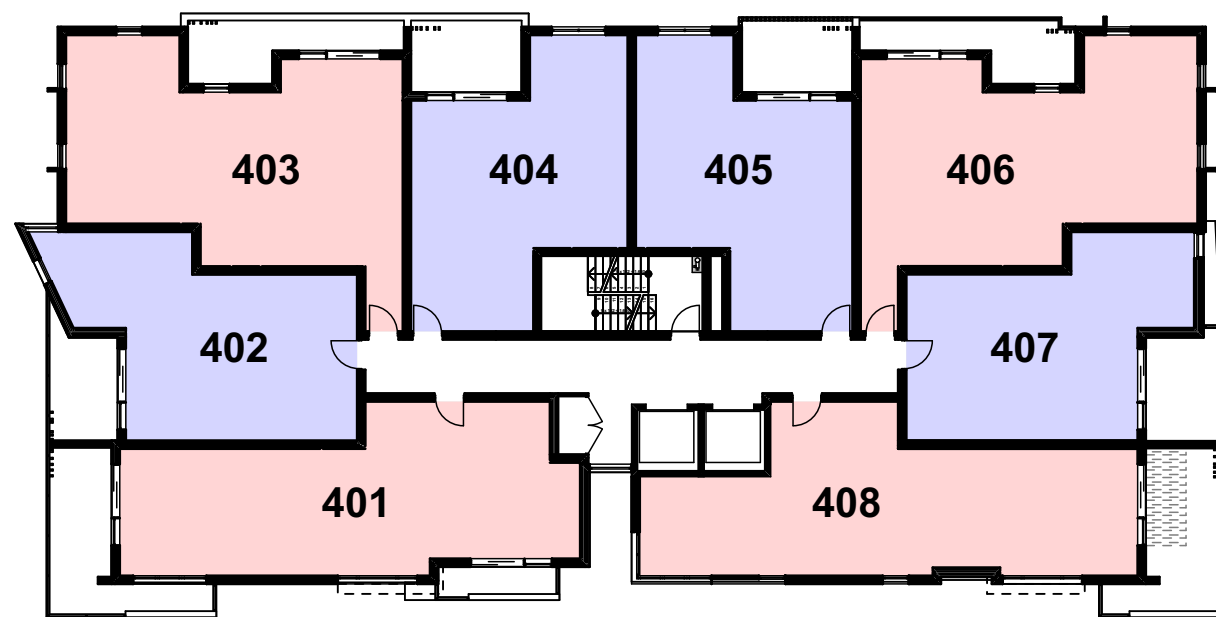
ADG Diagrams



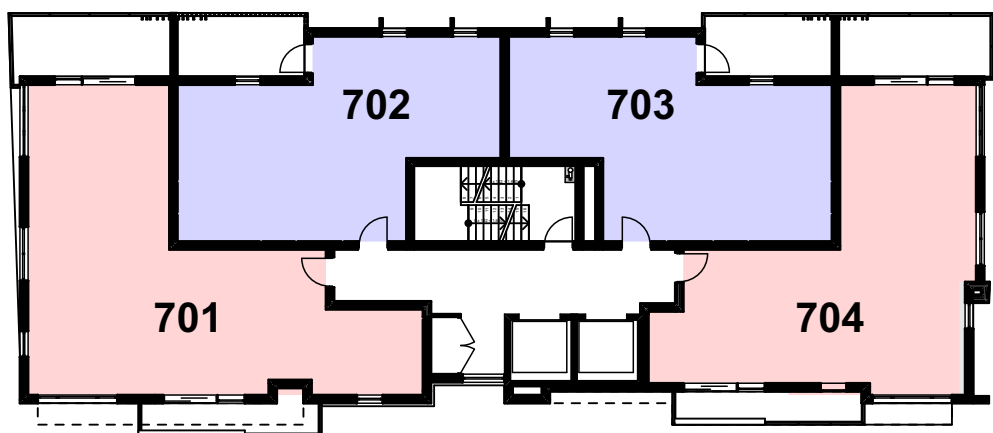
L4 GFA: 557.88 m²



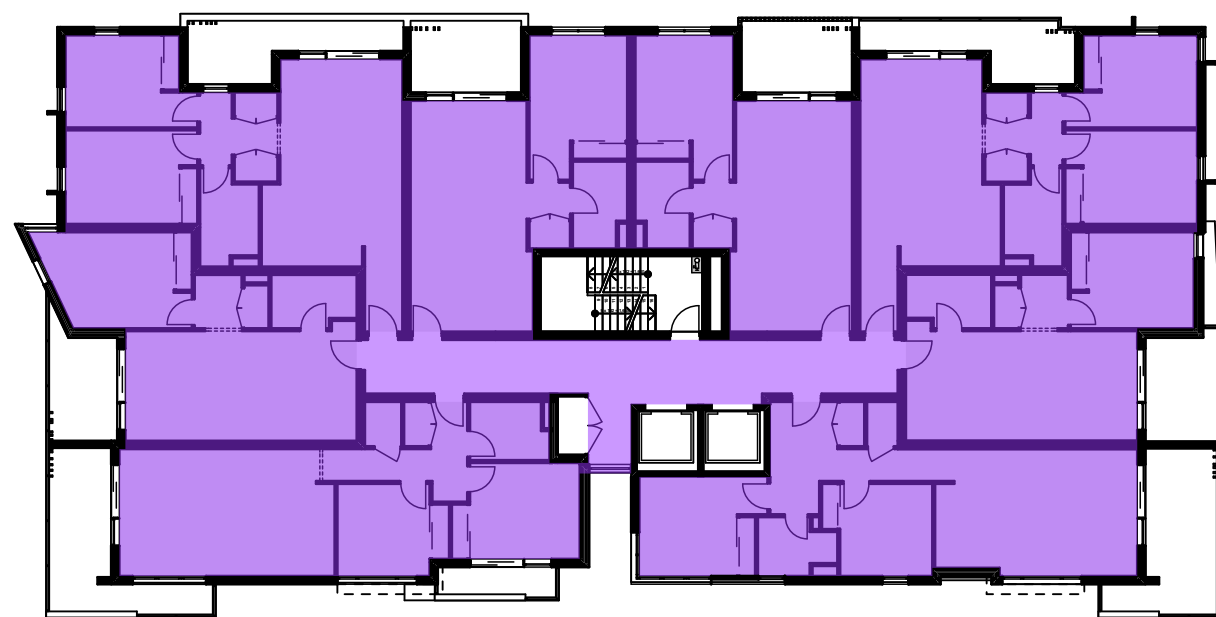
L7 GFA: 302.12 m²



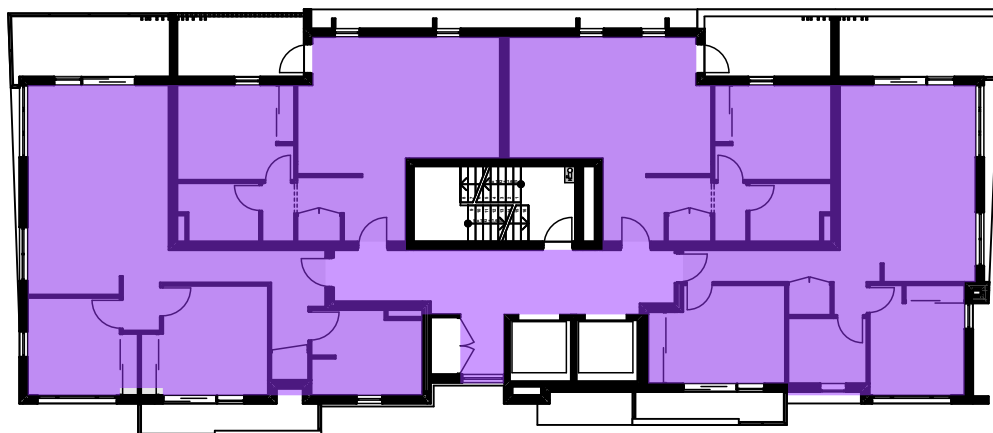
L4



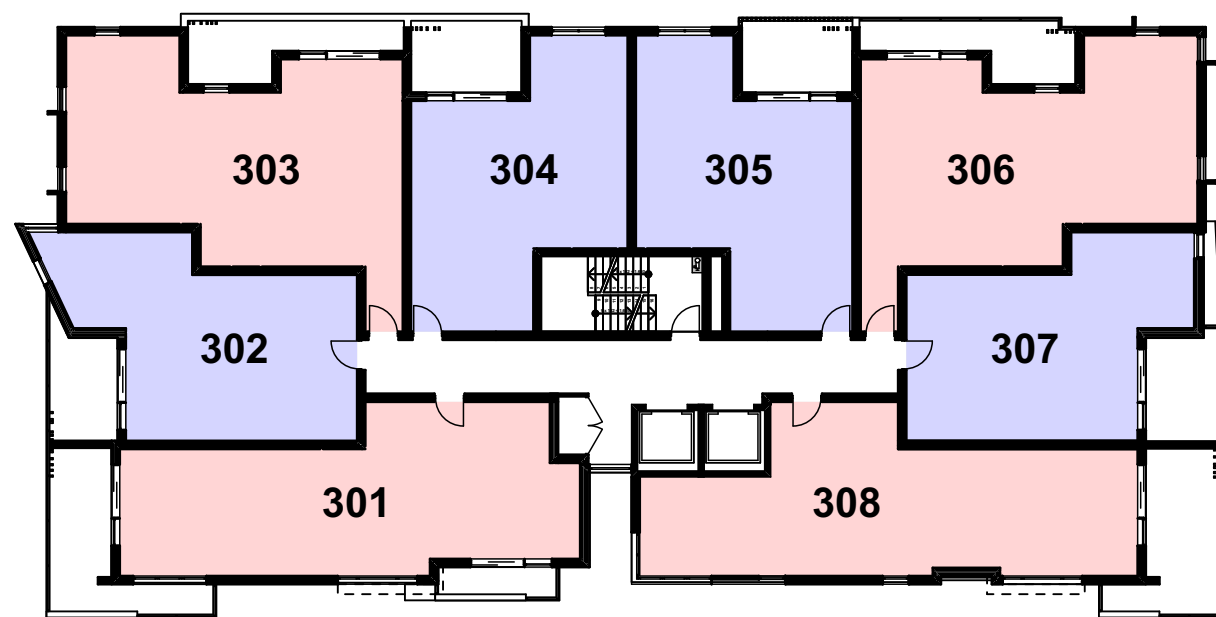
L7



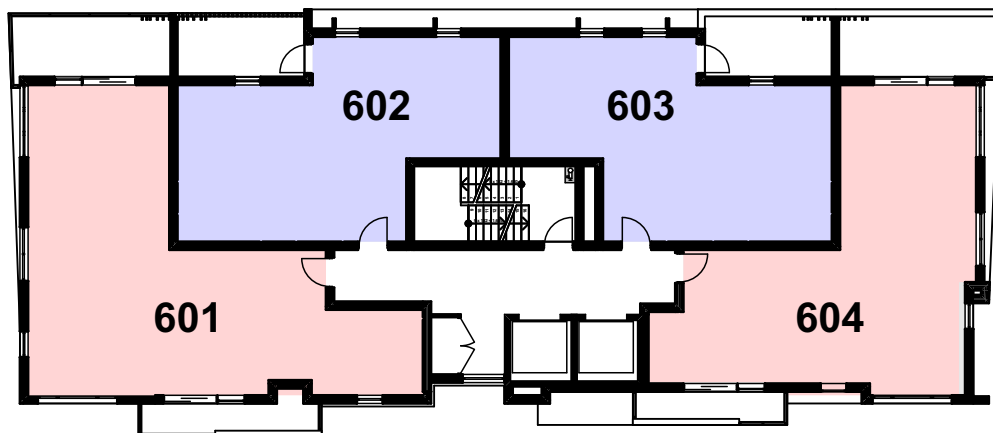
L3 GFA: 557.88 m²



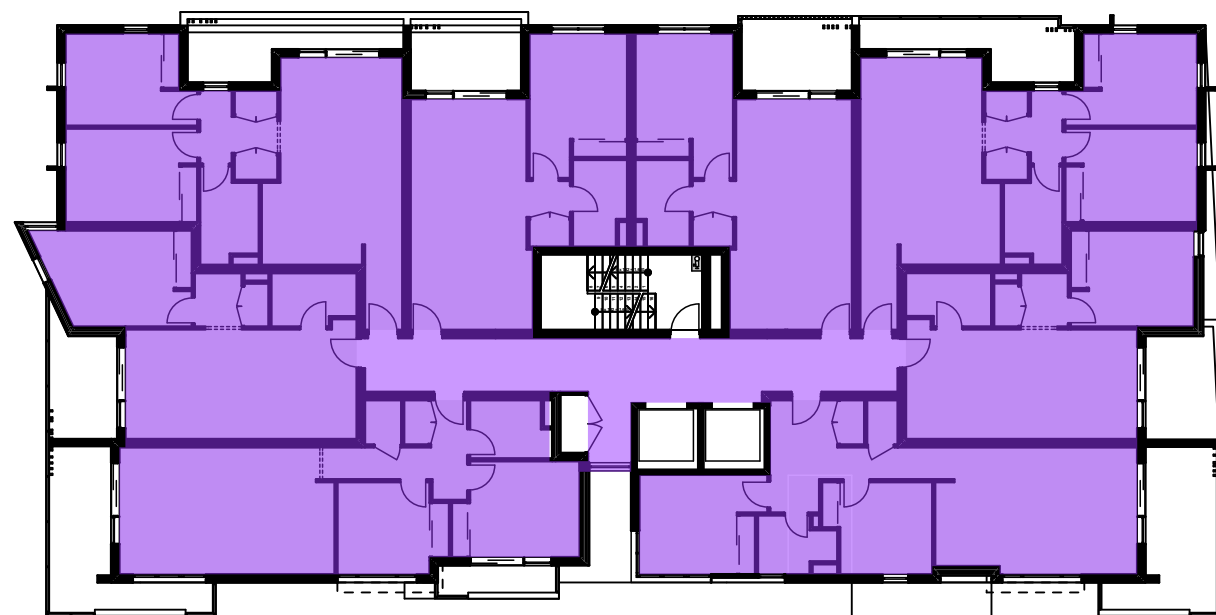
L6 GFA: 302.12 m²



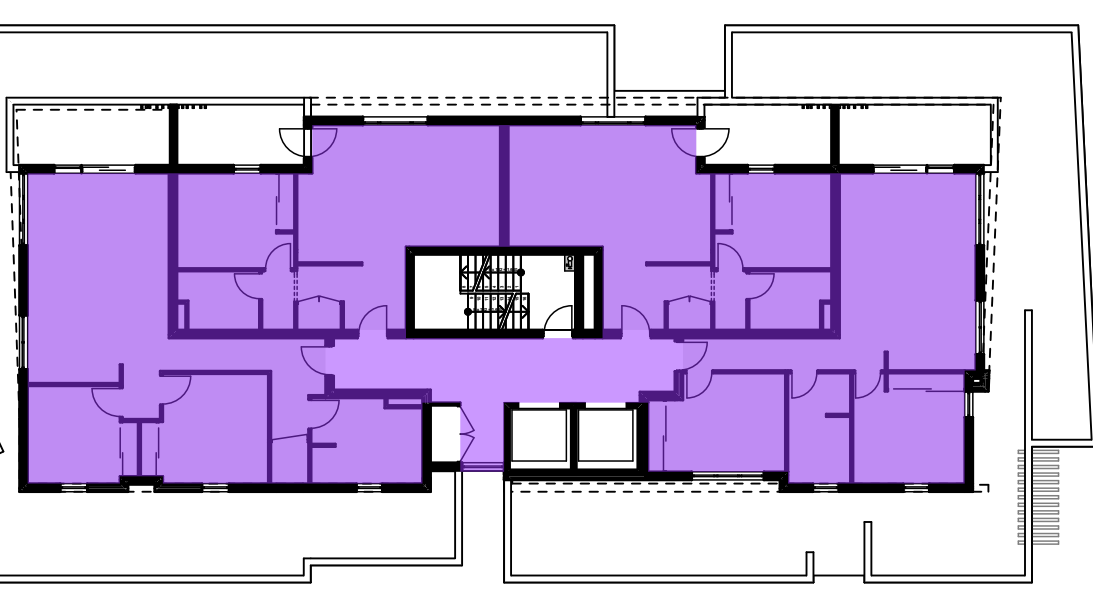
L3



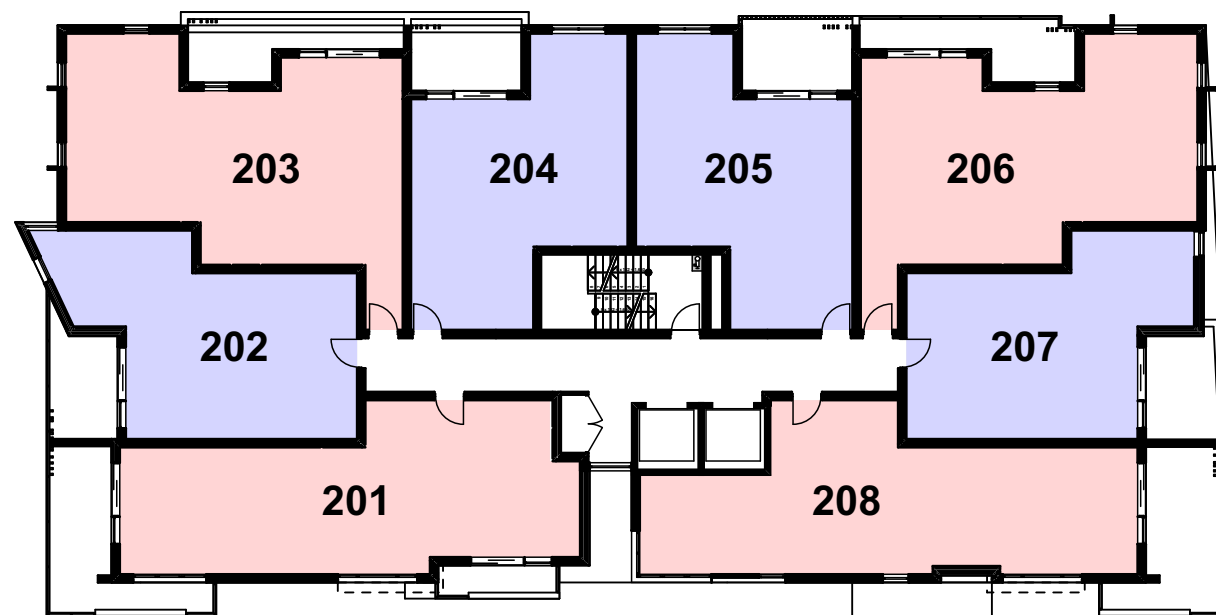
L6



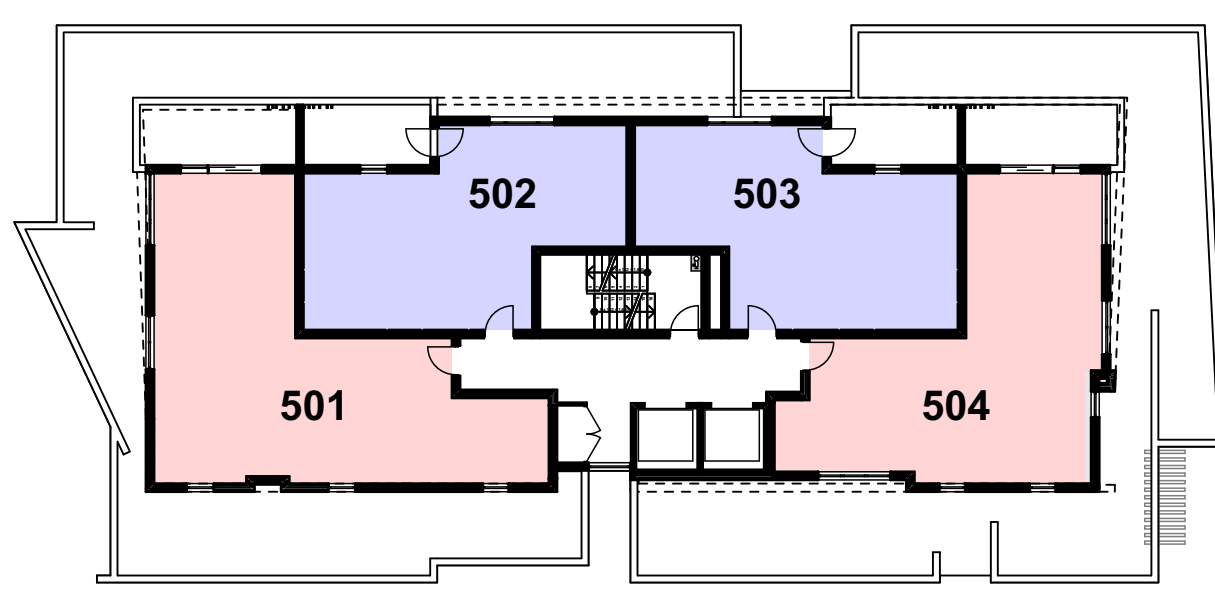
L2 GFA: 557.88 m²



L5 GFA: 302.12 m²



L2



L5



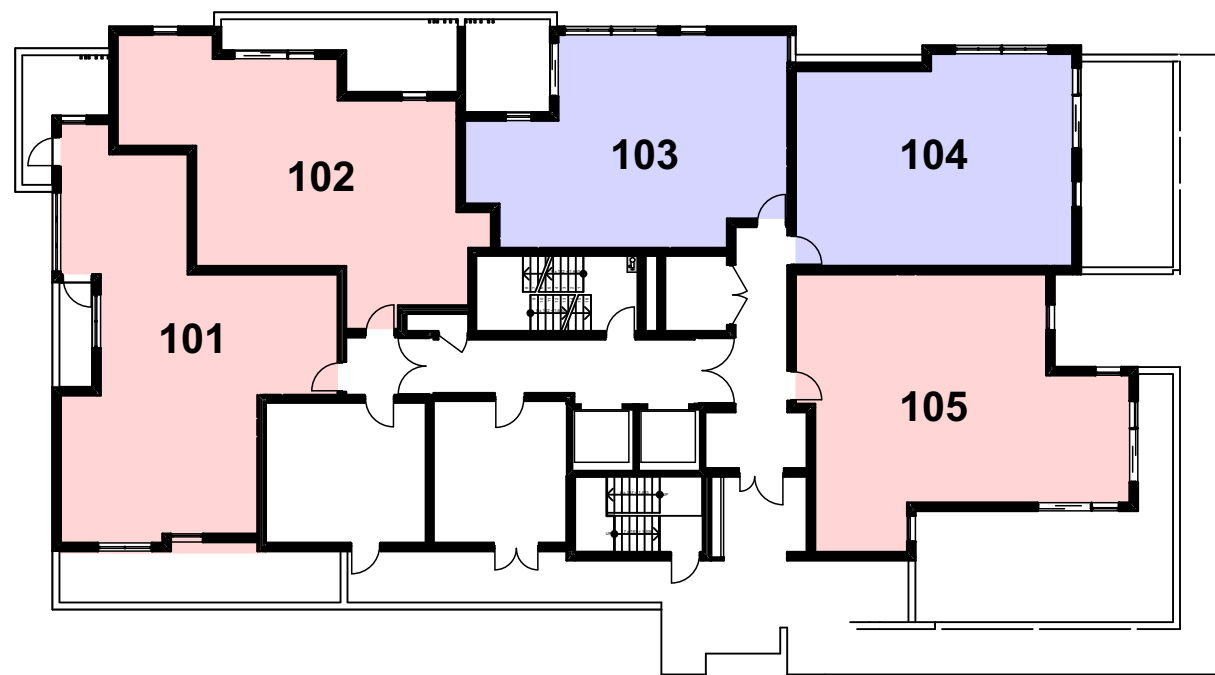
L1 GFA: 460.60 m²

01 GFA Diagram



GFA measured to inner face of external enclosing wall, excluding lifts, stairs, services & voids.

Total GFA: 3040.60m²



L1

02 Unit Mix Diagram



21x 2 Bedroom Units



20x 1 Bedroom Units

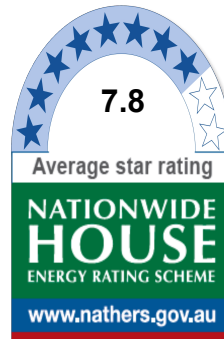
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Drawing No;
A028

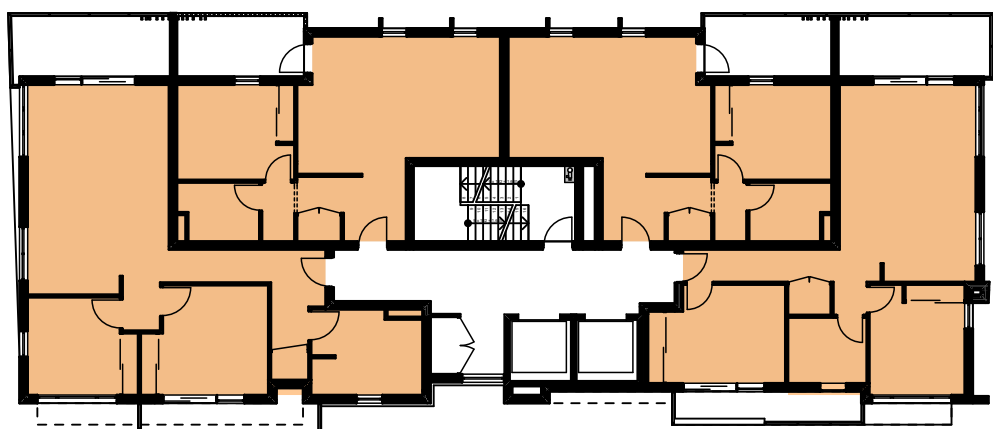
Revision#;
03

ADG Diagrams (Sht 1 of
3)

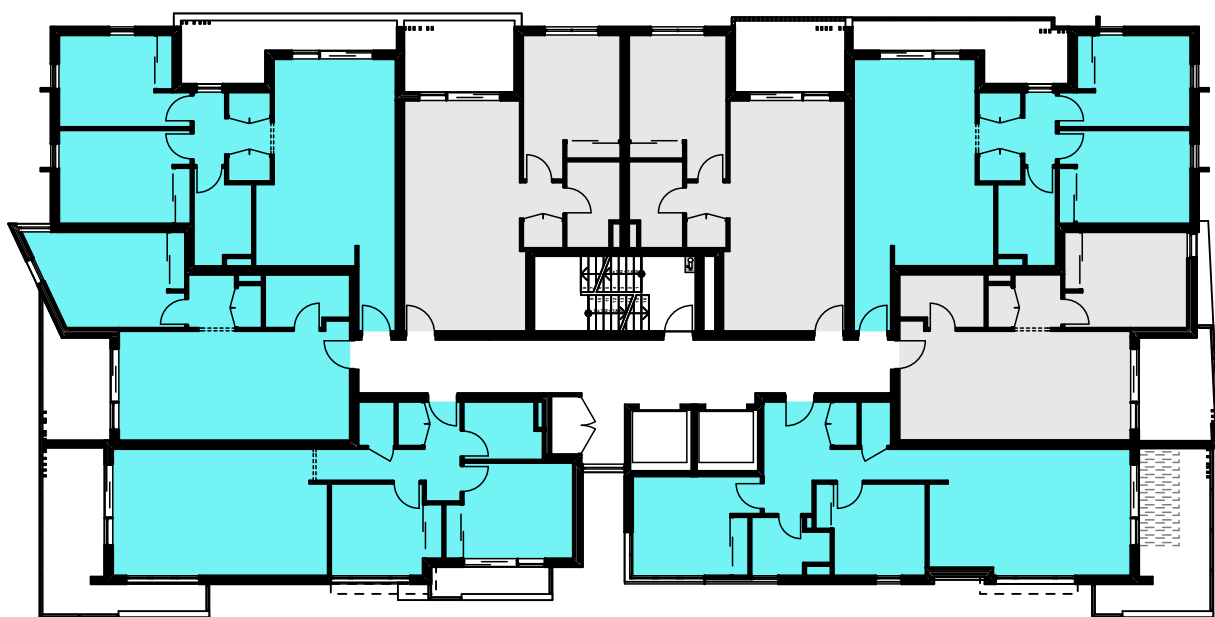
ADG Diagrams



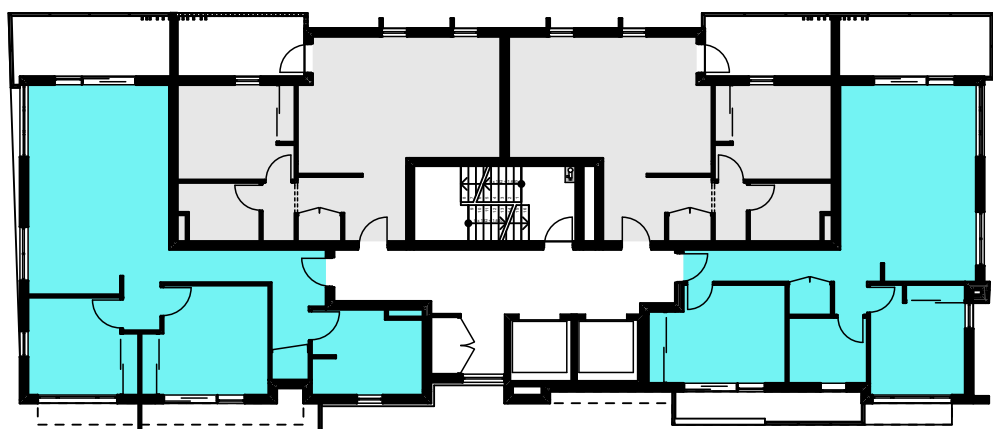
L4



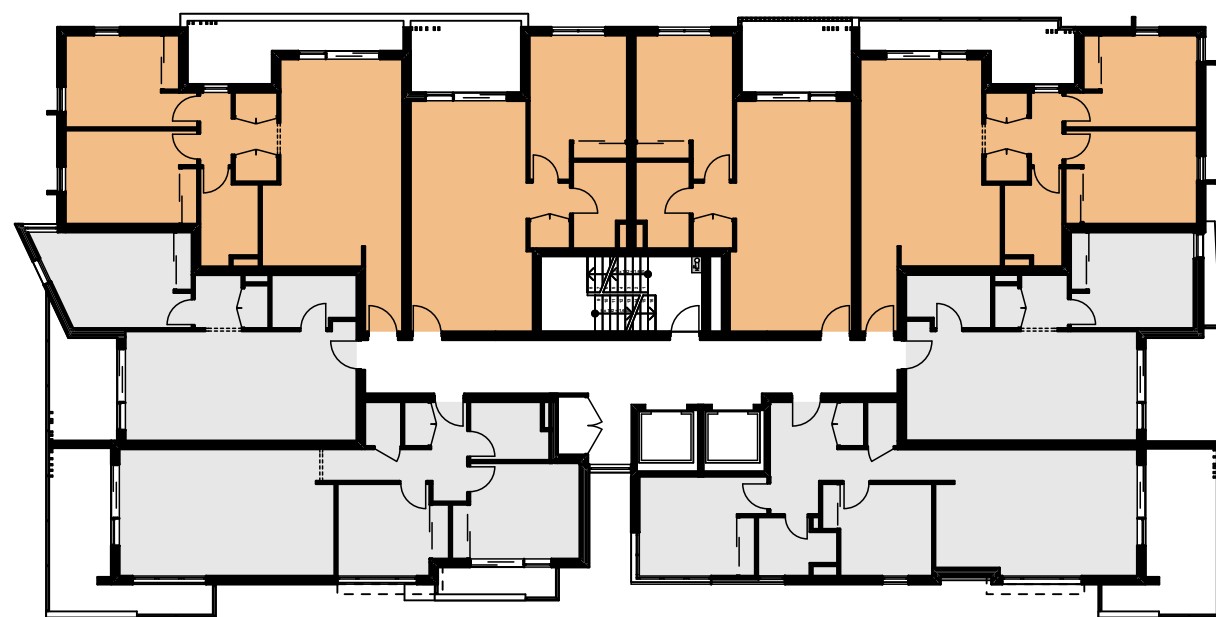
L7



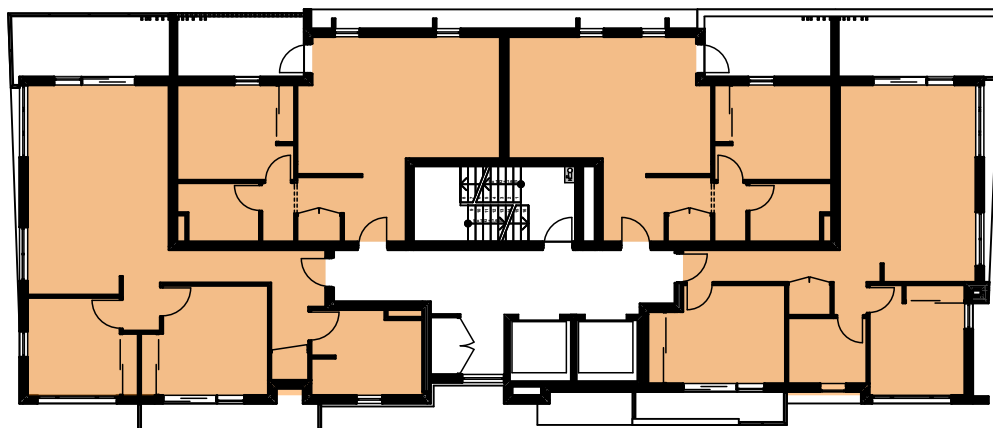
L4



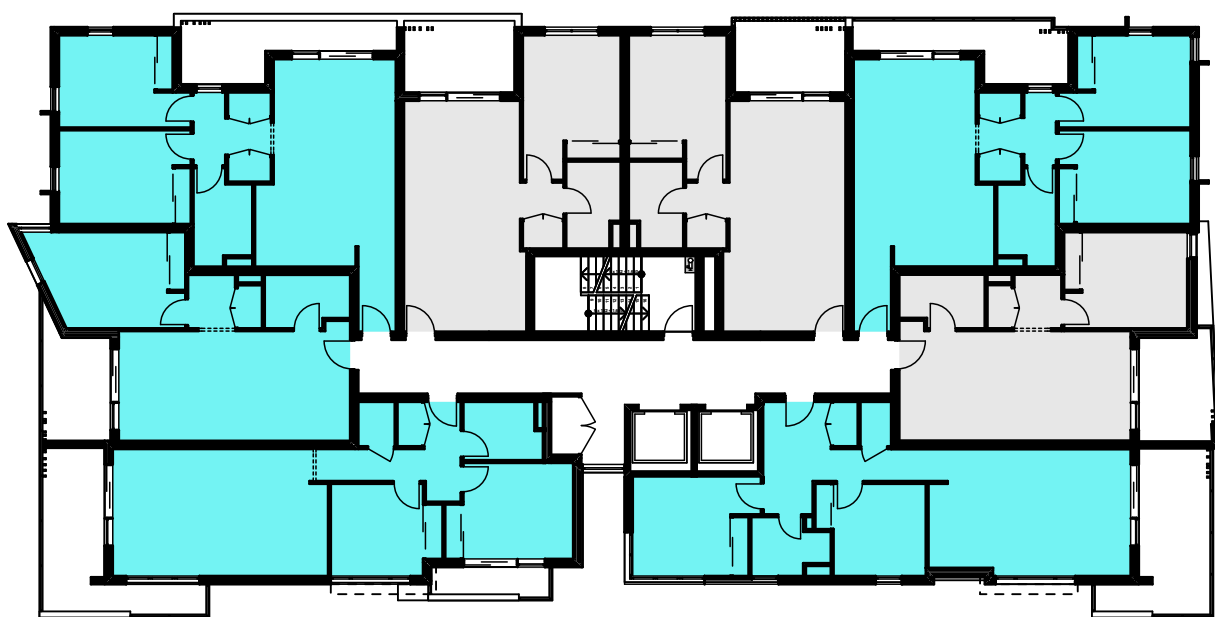
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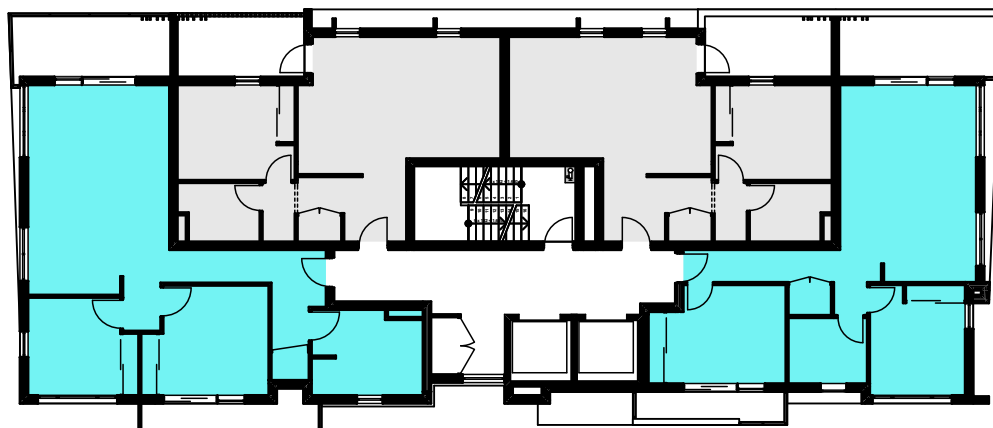
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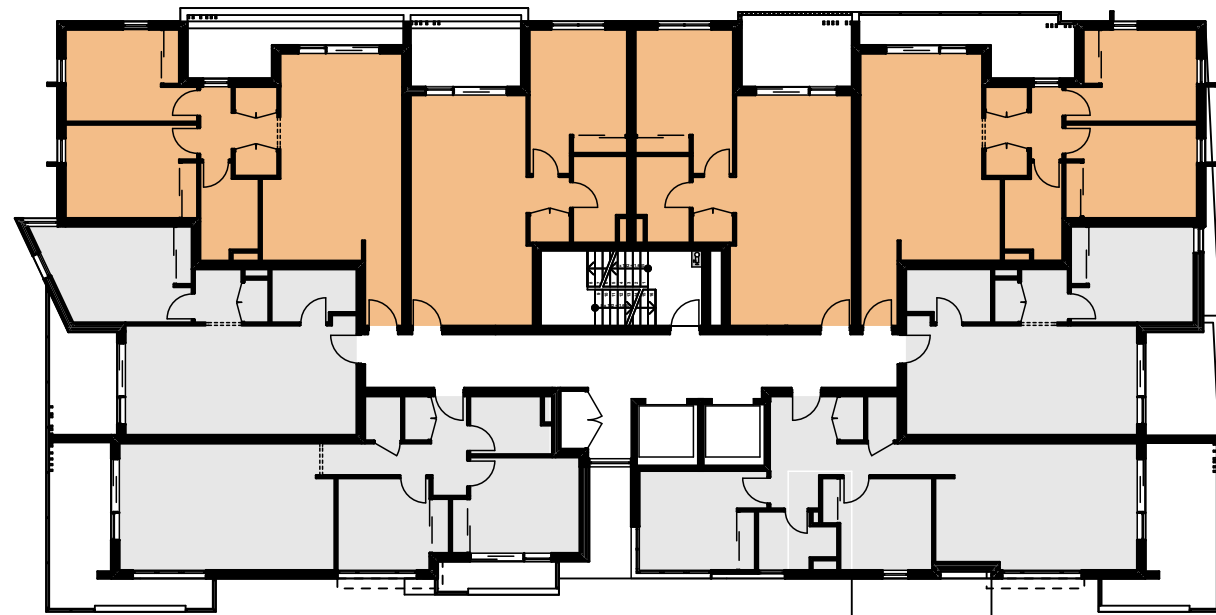
L6



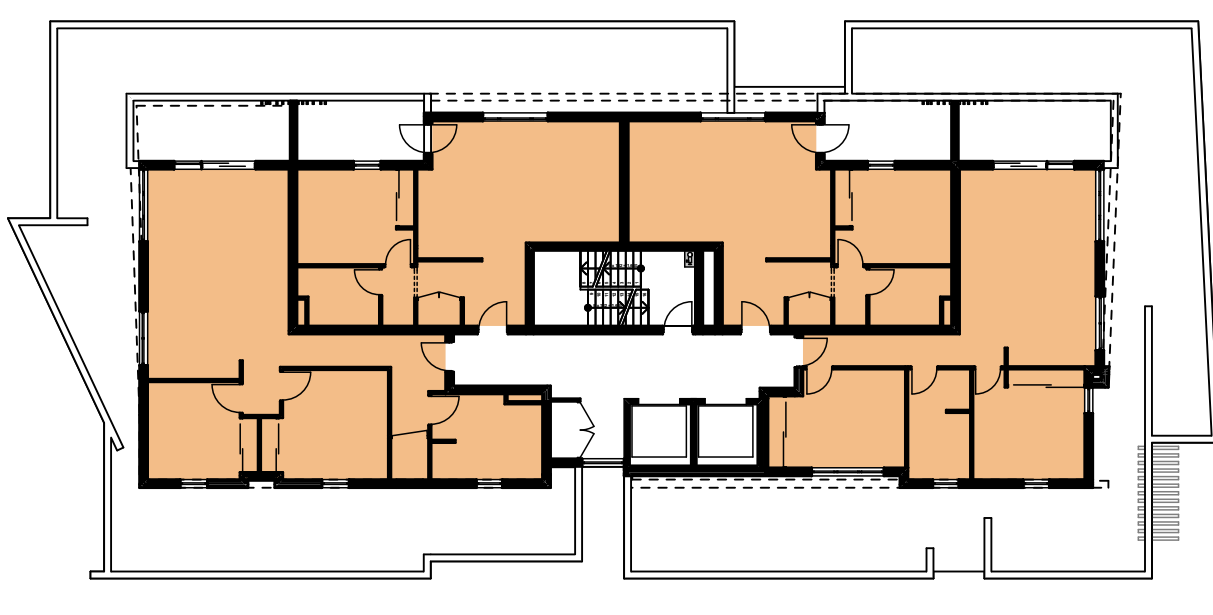
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L6



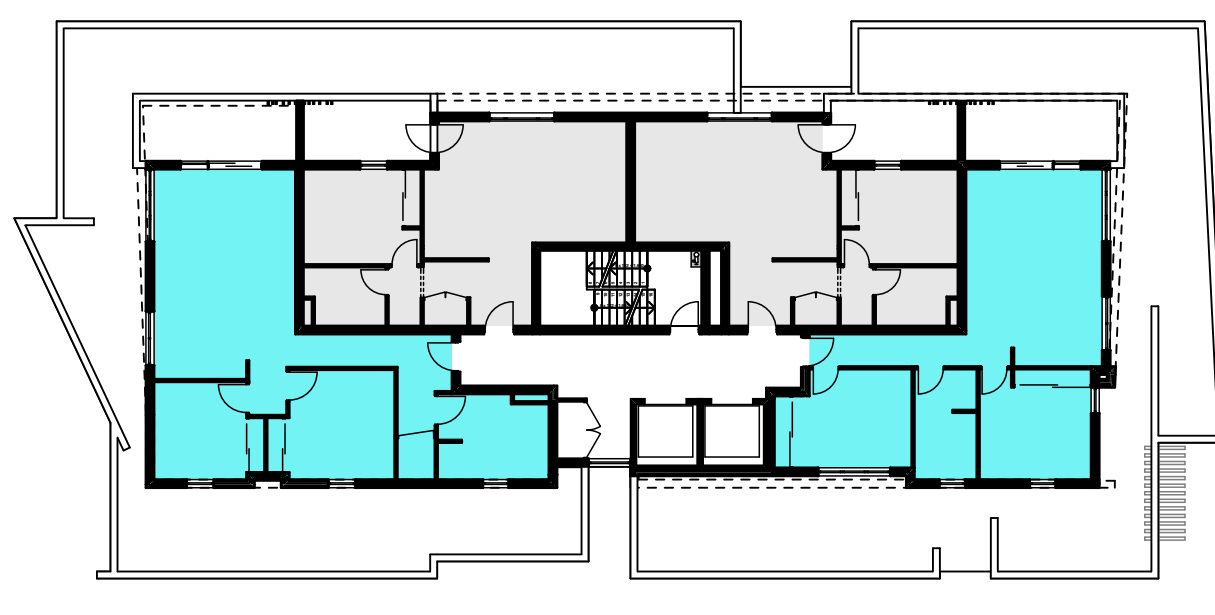
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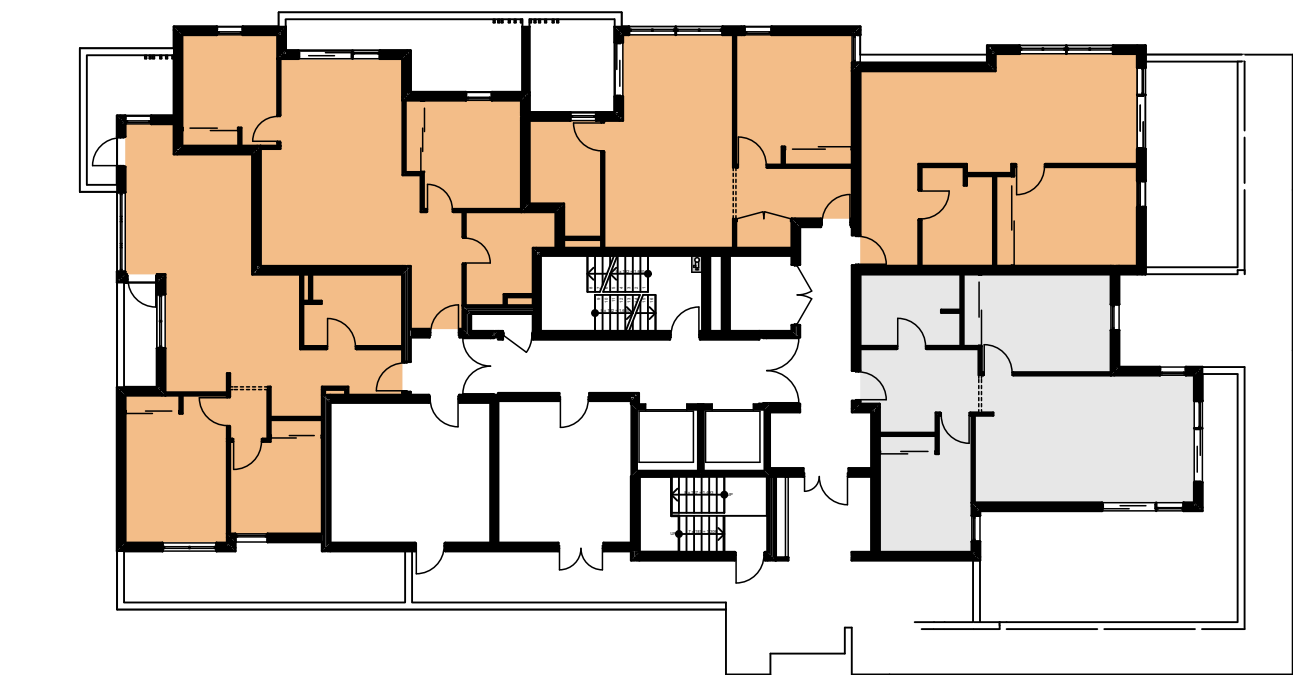
L5



L2



L5



L1

01 Solar Access Diagram



Units with living rooms and private open spaces receiving a minimum of 3 hours direct sunlight between 9 am and 3 pm

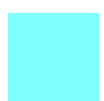
Requirement: At least 70% of apartments in a building

Proposed: 29/ 41 Units (i.e. 70.7%)



L1

02 Cross Ventilation Diagram



Units are naturally cross ventilated

Requirement: At least 60% of apartments in a building

Proposed: 26/ 41 Units (i.e. 63.4%)

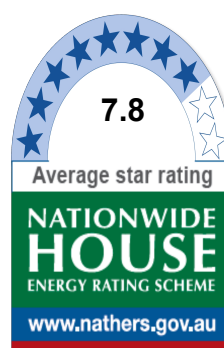
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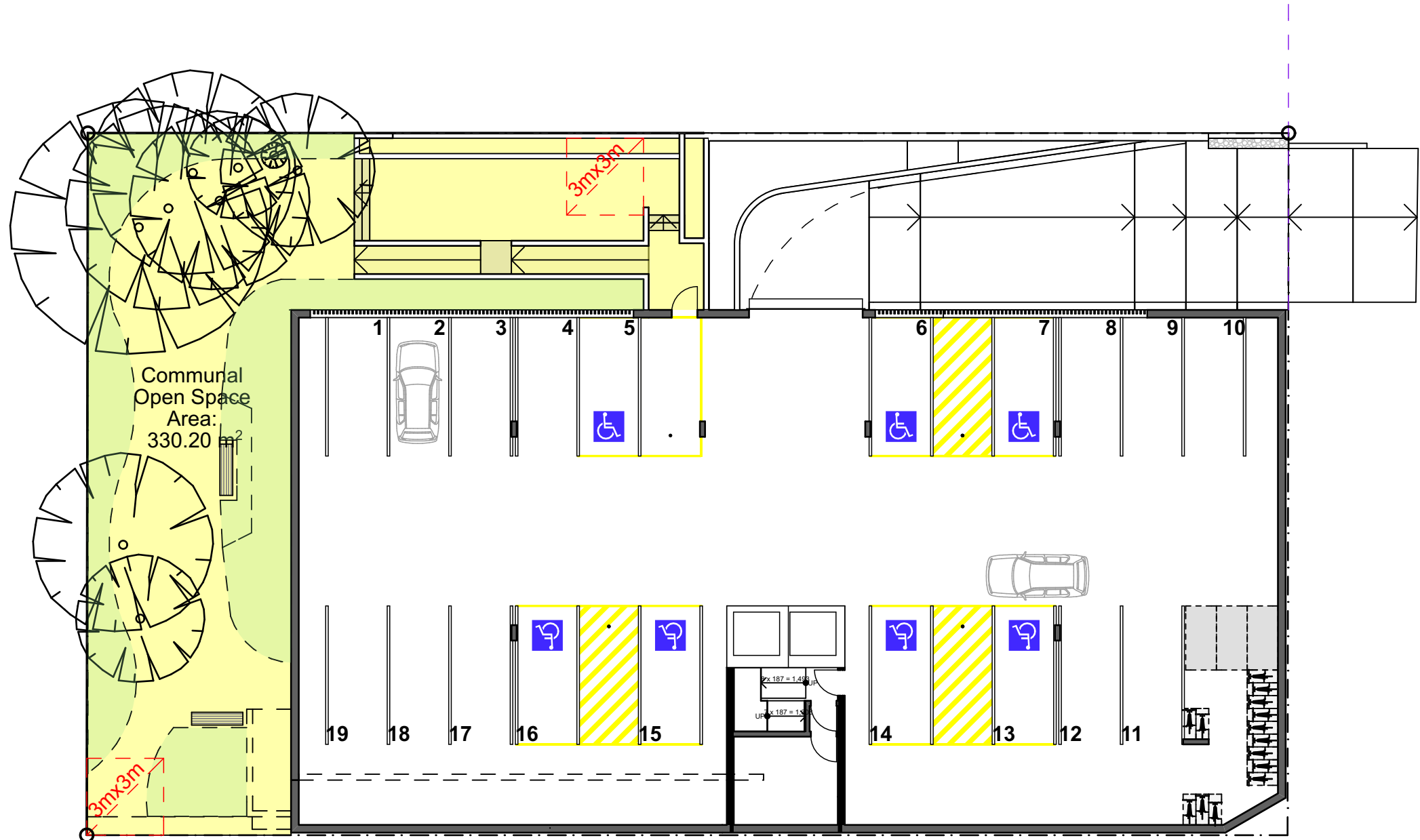
Project No:
2421.19

Drawing No:
A029

Revision#:
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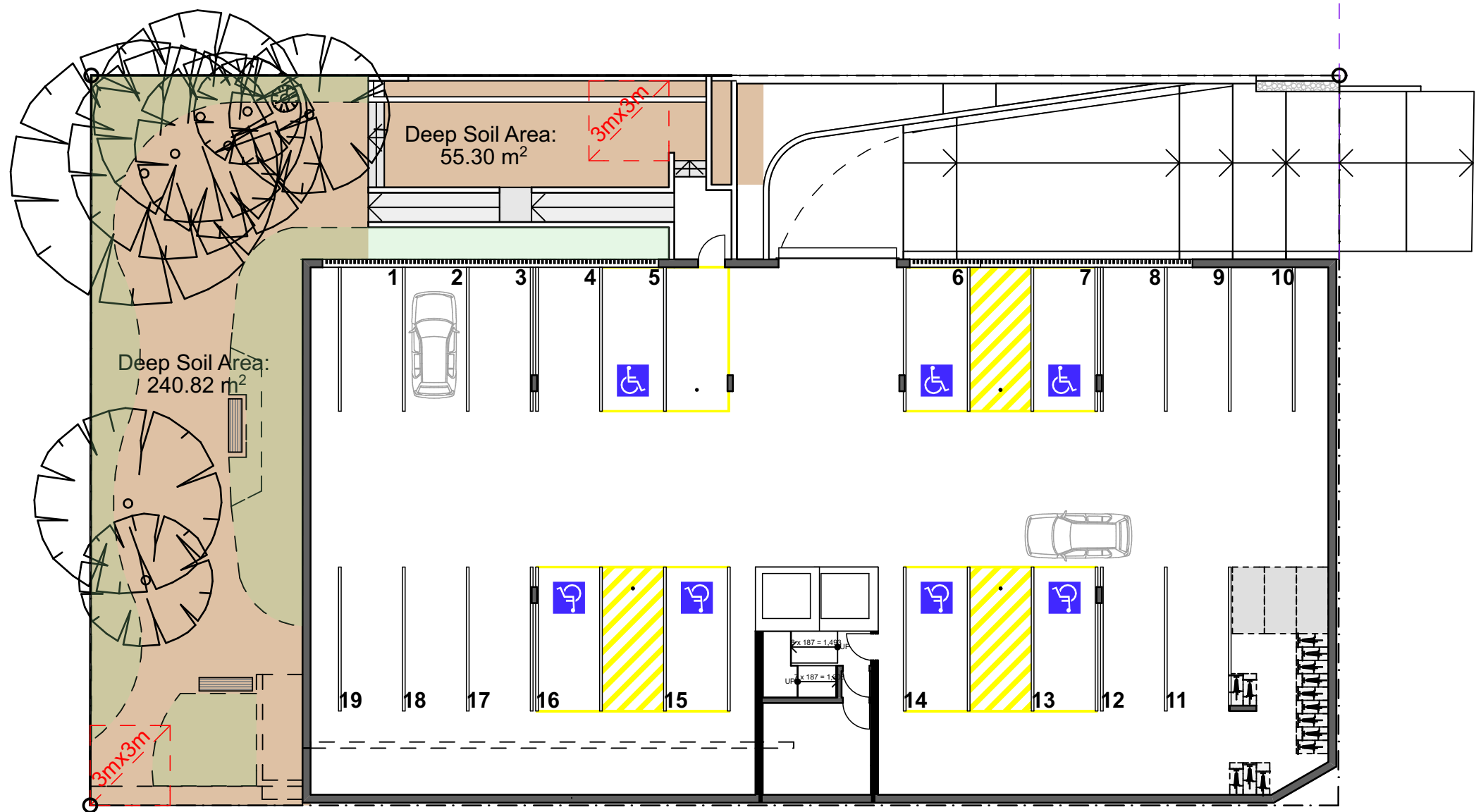
ADG Diagrams (Sht 2 of
3)

ADG Diagrams



01 Communal Open Space Diagram
1:200

Communal Open Space Area
Requirement: minimum 25% of site area
(i.e. 321m2)
Proposed: 330.20m2 (i.e. 25.7% of site area)



02 Deep Soil Diagram
1:200

Deep Soil Area
Requirement: minimum 7% of site area
(i.e. 89.9m2)
Proposed: 296m2 (i.e. 23.06% of site area)

Solar Access by Hour											
unit no.	Hours (am / pm)							0 hours	1 hours	2 hours	> 3 hours
	9	10	11	12	1	2	3				
101											Y
102											Y
103											Y
104											Y
105									Y		
201									Y		
202									Y		
203											Y
204											Y
205											Y
206											Y
207								Y			
208								Y			
301									Y		
302									Y		
303											Y
304											Y
305											Y
306											Y
307								Y			
308								Y			
401									Y		Y
402									Y		
403											Y
404											Y
405											Y
406											Y
407								Y			
408									Y		
501											Y
502											Y
503											Y
504											Y
601											Y
602											Y
603											Y
604											Y
701											Y
702											Y
703											Y
704											Y
								5	7	0	29
Apartments Solar Access Summary - Sepp 65 + ADG											
								Required		Proposed	
								No.	%	No.	%
Apartments receiving 3 (or more) hours sun between 9am-3pm on the 21st June								28.7	min. 70%	29	71%
Apartments receiving no direct sun between 9am-3pm on the 21st June								6.15	max. 15%	5	12%

03 Solar access calculations

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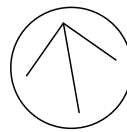


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Drawing No; A030
Revision#; 03

ADG Diagrams (Sht 3 of 3)

SEPP Building Height Plane



01 Height Plane Diagram

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Drawing No; Revision#;
A031 **03**

SEPP Height Plane

External Colour Selections (Sample)



Face Brickwork + Colour Matched Mortar Joints - fb(1)



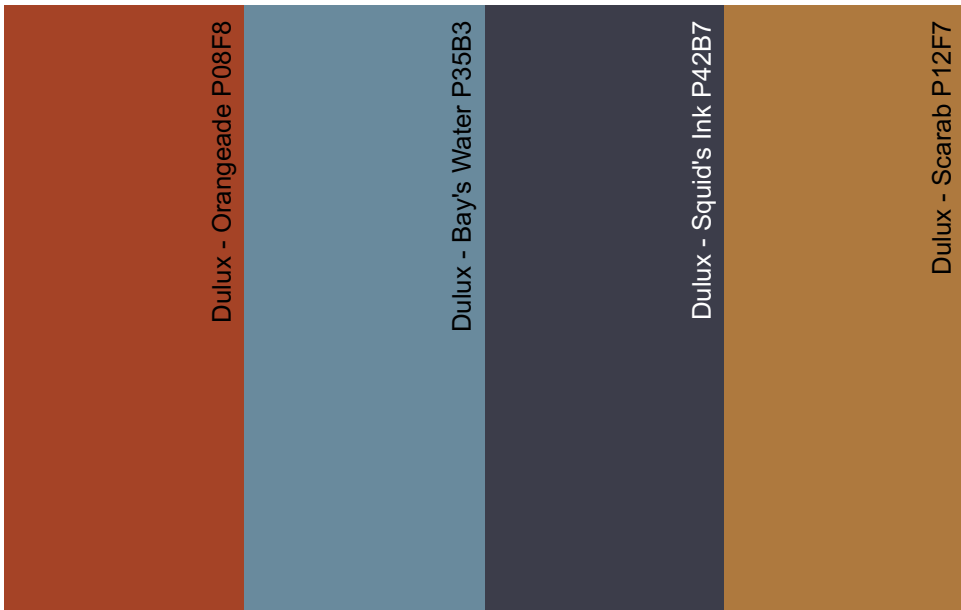
Face Brickwork + Colour Matched Mortar Joints - fb(2)



Colour 1



Colour 2



Colours to Main Entry



Wall Cladding - cl(1)



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Scale: 1:1, 1:0.322, 1:4.087, 1:3.381, 1:1.058,
1:0.956, 1:3.980, 1:3.528, 1:0.397,
1:2.117, 1:1.626 as noted @ AI

Project No;
2421.19

Drawing No; A032
Revision#; 04

External & Internal
Colour Selections