DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT AT 52 WALKER STREET RHODES NSW LOT 101 & 102

DRAWING SCHEDULE

ARCHITECTURAL PLANS

DRAWING SHEETS	
DA00	COVER SHEET
DA01	OVERALL SITE PLAN
DA02	SITE ANALYSIS
DA03	SITE ANALYSIS
DA04	SITE ANALYSIS
DA05	SITE ANALYSIS

STREET ELEVATIONS - 1:200's	
DA10	WALKER ST ELEVATION
DA11	SHORELINE AVE ELEVATION
DA12	MEREDITH AVE ELEVATION
DA13	NINA GREY AVE ELEVATIONS

PARKING LEVELS - 1:200's	
DA20	PARKING LEVEL 1
DA21	PARKING LEVEL 2
DA22	PARKING LEVEL 3

PLANS - 1:200's	
DA30	GROUND FLOOR
DA31	LEVEL 1 (PODIUM)
DA32	LEVEL 2
DA33	LEVEL 3
DA34	LEVEL 4
DA35	LEVEL 5
DA36	LEVEL 6
DA37	LEVEL 7
DA38	LEVEL 8 - 16
DA39	LEVEL 17 - 20
DA40	LEVEL 21 - 22
DA41	LEVEL 23
DA42	LEVEL 24
DA43	LEVEL 25
DA44	ROOF LEVEL

BUILDING SECT/ELEV - 1:200's	
DA60	BUILDING A ELEVATIONS
DA61	BUILDING B ELEVATIONS
DA62	BUILDING C ELEVATIONS
DA63	BUILDING D ELEVATIONS
DA64	SITE SECTION A-A
DA65	SITE SECTION B-B
DA66	SITE SECTION C-C
DA67	SITE SECTION D-D

TYPICAL UNITS - 1:100's	
DA70	TYPICAL UNITS

GFA DRAWINGS - 1:200's	
DA80	BUILDING A
DA81	BUILDING B
DA82	BUILDING C
DA83	BUILDING D

SHADOW DIAGRAMS - 1:200's	
DA90	SHADOW DIAGRAMS 1
DA91	SHADOW DIAGRAMS 2
DA92	SHADOW DIAGRAMS 3

CROSS-VENT DIAGRAMS - 1:200's	
DA100	GROUND FLOOR
DA101	LEVEL 1 (PODIUM)
DA102	LEVEL 2
DA103	LEVEL 3
DA104	LEVEL 4
DA105	LEVEL 5
DA106	LEVEL 6
DA107	LEVEL 7
DA108	LEVEL 8 - 16
DA109	LEVEL 17 - 20
DA110	LEVEL 21 - 22
DA111	LEVEL 23
DA112	LEVEL 24
DA113	LEVEL 25

Assessor # 20101 **Certificate # 36722799** **Issued: 12/05/10**

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. if details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
Generic		Single Grey	Aluminium	6.60	0.53		As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
None							

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Precast Concrete		None	Not specified	As per plans

Internal walls	Construction	Insulation	Detail
Hebel		None	To Inter-tenancy walls
Plasterboard on studs		None	All walls with-in units

Floors	Construction	Insulation	Covering	Detail
Concrete slab floors throughout		None	Carpet to bedrooms & Tiles to wet areas &	living areas as per plans some living areas as per plans (hatched)

Ceilings	Construction	Insulation	Detail
Plasterboard with concrete slab		none	Where neighbouring units or bedrooms are above
Plasterboard with concrete slab		R2.5	To top floor units & where balcony above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete slab		None	Light	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		Horizontal sunshades – As per plans Adjustable vertical sunshades – As per plans Fixed vertical shading fins – As per plans

Fixed shading	Eaves (width - inc. gutters, h1 above windows)	Verandahs, Pergolas (type, description)
Varying	eaves widths and offsets, as per plans	100% Shaded Balconies – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
N/A		N/A

Orientation, Exposure, Ventilation and Infiltration			
Orientation of nominal north:	279	Wall and ceiling vents:	No
Terrain category:	Suburban	Stair open to heated areas:	Yes
Roof ventilation:	None	Seals to windows and doors:	Yes
Cross ventilation:	Standard	Exhaust fans without dampers:	No
Subfloor:	None	Ventilated skylights:	No
Living area open to entry:	Yes – Conditioned Corridor	Open fire, unflued gas heat:	No
Doors separate living areas:	No	Vented downlights:	No

ABSA
Assr # 20101 Cert # 36722799
Sign
Date 31/05/10

DEVELOPERS COMMITMENT TO BASIX BUILDINGS C & D

Glazing	Doors / windows: Single grey glazing: U: 6.6 SHGC: 0.53	Heating and Cooling	All units to have individual single phase reverse cycle air conditioning: All 1 bedroom units : 5.5 star – Cooling and 5.5star – Heating (zoned) All 2 bedroom units : 5.5 star – Cooling and 5.5 star - Heating (zoned) All 3 bedroom units : 5.5 star – Cooling and 6 star - Heating (zoned)
Roof / ceiling insulation	Roof: Light coloured, concrete slab roof Plasterboard ceiling with R2.0 insulation + reflective foil (or R2.5 insulation only) to top floor units and those with exposed balcony over.	Ventilation with-in dwellings	Kitchen range hood to be recirculating with a manual on / off switch All bathrooms and laundries to have individual fans into central duct with a manual on / off switch
Wall / floor insulation	External Wall: Pre-cast concrete – no insulation Internal walls within units: Plasterboard on studs - no insulation Inter- tenancy walls: Hebel - no insulation Floors: Concrete - no insulation	Lighting	Florescent lighting provided throughout both buildings communal areas and with-in the units. All light fittings to be dedicated.
Landscaped areas	Total lawn area: 924m2 Total garden area: 3046m2 Indigenous / Low water Garden: 0m2	Appliances	Gas cook top and electric oven Well vented fridge space Clothes dryers with 2.0 star energy efficiency Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency Indoor or sheltered clothes drying lines provided to all units
Tapware	All units and communal areas to have 3 star showers & 4 star tapware & toilets	Pool	150kL indoor pool provided Pool pump to be controlled by a timer Pool to electric heat pump heating.
Rain tank volume	12,000L rain tank capacity.	Sauna	Gas heating system
Harvested roof areas	Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank	Common area Ventilation	All car parks to have supply and exhaust air with carbon monoxide monitors and VSD speed fans. Gym, office, community rooms and entry foyers to have air-conditioning operated with a time clock. The garbage rooms to have exhaust fans running constantly. Plant, switch and pump rooms to have exhaust fans interlocked to lights. Unit entries and hallways to have natural ventilation only.
Rain tank connections	All private and communal area gardens and lawns. On site recycled water provided to all toilets and laundry taps.	Common area lighting	All car park area lighting to have zoned switching and motion sensors. All lift lighting systems are to be connected to a call switch button. Entry lobbies and hallways to have zoned switching. Lighting to all other areas to have manual on / off switches.
Hot water units	Building C - 1 central manfolded gas storage system, with R0.6 (25mm) insulation to all piping. Building D - central electric heat pump – gas boosted, with R0.6 (25mm) insulation to all piping.	Lift motor	All lifts to have gearless traction with VVVF motor.
Alternative power	A total of 22 peak KW photovoltaic system is required over the two buildings.		

DEVELOPMENT CONTENT

Inclusions approved by:_____ Signed:_____

STAGE 1	TOTAL	STAGE 2	TOTAL	COMBINED STAGES	TOTAL	unit %
STUDIO	30	STUDIO	26	TOTAL STUDIO	56	10%
1B	77	1B	83	TOTAL 1B	160	27%
2B MEDIUM	33	2B MEDIUM	28	TOTAL 2B MEDIUM	61	10%
2B LARGE	129	2B LARGE	133	TOTAL 2B LARGE	262	45%
3B	22	3B	22	TOTAL 3B	44	8%
RESIDENTIAL TOTAL	291	RESIDENTIAL TOTAL	292	RESIDENTIAL TOTAL	583	100%

GFA PERMITTED - 49, 377 m²
GFA PROPOSED - 49, 377 m²

PARKING PROVISION

STUDIO	1.0/unit
1 BED	1.0/unit
2 BED	1.0/unit
3 BED	2.0/unit
RESIDENTIAL SUB–TOTAL	
VISITORS	1.0/10 units
TOTAL PARKING PROVISIONS	

STAGE 1

	Units	Required	Provided
STUDIO	30	30	
1 BED	77	77	
2 BED	162	162	
3 BED	22	44	
RESIDENTIAL SUB–TOTAL		313	
VISITORS	30	30	
TOTAL PARKING PROVISIONS		343	343

STAGE 2

	Units	Required	Provided
STUDIO	26	26	
1 BED	83	83	
2 BED	161	161	
3 BED	22	44	
RESIDENTIAL SUB–TOTAL		314	
VISITORS	30	30	
TOTAL PARKING PROVISIONS		344	348

SCHEDULE OF UNITS

STAGE 1 SCHEDULE OF UNITS PER BLOCK

LEVELS	BLOCK A STUDIO	BLOCK A 1 BED	BLOCK A 2 BED MED.	BLOCK A 2 BED LAR.	BLOCK A 3 BED	BLOCK A SUB TOTAL UNITS	BLOCK B STUDIO	BLOCK B 1 BED	BLOCK B 2 BED MED.	BLOCK B 2 BED LAR.	BLOCK B SUB TOTAL UNITS	TOTAL UNITS
GROUND LEVEL	0	0	0	0	0	0	2	5	1	1	9	9
LEVEL 1	0	0	0	0	0	0	4	7	1	1	13	13
LEVEL 2	2	7	0	2	0	11	4	9	1	1	15	26
LEVEL 3	2	7	0	2	0	11	4	9	1	1	15	26
LEVEL 4	2	7	0	2	0	11	4	9	1	1	15	26
LEVEL 5	2	7	0	2	0	11	2	5	5	1	13	24
LEVEL 6	0	0	1	6	1	8	2	5	5	1	13	21
LEVEL 7	0	0	1	6	1	8						8
LEVEL 8	0	0	1	6	1	8						8
LEVEL 9	0	0	1	6	1	8						8
LEVEL 10	0	0	1	6	1	8						8
LEVEL 11	0	0	1	6	1	8						8
LEVEL 12	0	0	1	6	1	8						8
LEVEL 13	0	0	1	6	1	8						8
LEVEL 14	0	0	1	6	1	8						8
LEVEL 15	0	0	1	6	1	8						8
LEVEL 16	0	0	1	6	1	8						8
LEVEL 17	0	0	1	6	1	8						8
LEVEL 18	0	0	1	6	1	8						8
LEVEL 19	0	0	1	6	1	8						8
LEVEL 20	0	0	1	6	1	8						8
LEVEL 21	0	0	1	6	1	8						8
LEVEL 22	0	0	1	6	1	8						8
LEVEL 23	0	0	1	6	1	8						5
LEVEL 24	0	0	0	3	2	5						5
LEVEL 25	0	0	0	3	2	5						5
TOTAL	8	28	18	122	22	198	22	49	15	7	93	291

STAGE 2 SCHEDULE OF UNITS PER BLOCK

LEVELS	BLOCK C STUDIO	BLOCK C 1 BED	BLOCK C 2 BED MED.	BLOCK C 2 BED LAR.	BLOCK C 3 BED	BLOCK C SUB TOTAL UNITS	BLOCK D STUDIO	BLOCK D 1 BED	BLOCK D 2 BED MED.	BLOCK D 2 BED LAR.	BLOCK D SUB TOTAL UNITS	TOTAL UNITS
GROUND LEVEL	0	1	1	2	0	4	3	7	1	1	12	16
LEVEL 1	2	8	0	2	0	12	3	9	1	1	14	26
LEVEL 2	2	7	0	3	0	12	3	10	1	1	15	27
LEVEL 3	2	7	0	3	0	12	3	10	1	1	15	27
LEVEL 4	2	7	0	3	0	12	2	8	3	1	14	26
LEVEL 5	2	1	0	6	1	10	2	8	3	1	14	24
LEVEL 6	0	0	1	6	1	8						8
LEVEL 7	0	0	1	6	1	8						8
LEVEL 8	0	0	1	6	1	8						8
LEVEL 9	0	0	1	6	1	8						8
LEVEL 10	0	0	1	6	1	8						8
LEVEL 11	0	0	1	6	1	8						8
LEVEL 12	0	0	1	6	1	8						8
LEVEL 13	0	0	1	6	1	8						8
LEVEL 14	0	0	1	6	1	8						8
LEVEL 15	0	0	1	6	1	8						8
LEVEL 16	0	0	1	6	1	8						8
LEVEL 17	0	0	1	6	1	8						8
LEVEL 18	0	0	1	6	1	8						8
LEVEL 19	0	0	1	6	1	8						8
LEVEL 20	0	0	1	6	1	8						8
LEVEL 21	0	0	1	6	1	8						8
LEVEL 22	0	0	1	6	1	8						8
LEVEL 23	0	0	0	3	2	5						5
LEVEL 24	0	0	0	3	2	5						5
TOTAL	10	31	18	127	22	208	16	52	10	6	84	292

ISSUE	DATE	REVISION	BY	ISSUE	DATE	REVISION	BY
A	16.04.10	ISSUE FOR DEVELOPMENT APPLICATION	JK				

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20 10 0 10 20 30 40 50 70mm

NORTH:

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Meriton Apartments Pty. Ltd.
Builders & Developers
267-277 Castlereagh Street, Sydney NSW 2000 Email: rff @ meriton.com.au
Tel: (02) 92647177 Fax: (02) 92641402 Internet: http://www.meriton.com.au

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 101 AND 102
52 WALKER STREET
RHODES, NSW XX

DRAWING TITLE:
COVER SHEET

PROJECT No.	DATE:	DRAWING No:	REV:
749 & 750	4/19/2010	DA-00	A
DRAWN BY: AH	SCALE: N.T.S.		

CAD FILE: S:\KZ-WALKER\ARCH\LOT-101 AND 102\DA-00 COVER SHEET.dwg