

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

Assessor # 2101	Certificate # 3672299	Issued: 12/05/10
Thermal Performance Specifications		
These are the Specifications upon which the Certificate Assessment is based. If details 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. Fabrication 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 Aluminum 0.80 0.53 As per plans
Skylights	Product ID	Glass Frame U value SHGC Area M² Detail



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

DEVELOPERS COMMITMENT TO BASEX BUILDINGS A & B			
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 5.5 star Heating (capped) All 2 bedroom units: 5.5 star Cooling and 5.5 star Heating (capped) All 3 bedroom units: 5.5 star Cooling and 5 star Heating (capped)
Roof / ceiling insulation	Roof: Light coloured, concrete slab roof Flatboard ceiling with R2.0 insulation + reflective foil (or R2.5 insulation only) to top floor only and three walls of the balcony area.	Ventilation within 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 Wall: Plasterboard on studs – no insulation Inter-tenancy walls: Hebel – no insulation Floors: Concrete – no insulation	Lighting	Fluorescent lighting provided throughout both buildings common areas and within all units. All light fittings to be LED rated.
Landscaped areas	Total lawn area: 244sqm Total garden area: 304sqm Indulgences / Low water Garden: 0m2	Appliances	Gas cook top and electric oven Well vented fridge spaces Clothes dryer with 2.0 star energy efficiency Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency (indoor or external clothes drying lines provided to all units)
Tapware	All units and communal areas to have 3 star showers & 4 star tapware & toilets	Pool	1500L indoor pool provided Pool pump to be controlled by a timer Pool to electric heat pump heating. Gas heating supply
Rain tank volume	12,000 litres rain tank capacity.	Sauna	
Harvested roof area	Un-trafficked 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. Entry, office, community room and entry foyers to have air conditioning operated with a time clock. The garbage rooms to have exhaust fans running constantly. Hot, cold, 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 gardens and lawns. On site recycled water provided to all toilets and laundry taps.	Common area lighting	All car park lighting to have zone controlled and motion sensors. All lift lighting systems are to be controlled to a 4-elt switch board. Entry lobby and hallways to have zone controlled lighting Lighting to all other areas to have manual on / off switches.
Hot water units	Building A - 1 central manifolded gas storage system, with R0.6 (25mm) insulation – 1 per unit. Building B – central electric heat pump – gas boosted, with R0.6 (25mm) insulation to all pipework	Lift motor	All lifts to have gearless traction with VVVF motor
Alternative power	A total of 44 kW photovoltaic system is required over two buildings.		

DEVELOPMENT CONTENT

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	348
TOTAL PARKING PROVISIONS		344	

SCHEDULE OF UNITS

STAGE 1 SCHEDULE OF UNITS PER BLOCK												
LEVELS	BLOCK A						BLOCK B					TOTAL UNITS
	STUDIO	1 BED	2 BED MED	2 BED LAR	3 BED	SUB TOTAL UNITS	STUDIO	1 BED	2 BED MED	2 BED LAR	SUB 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						8
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						BLOCK D					TOTAL UNITS
	STUDIO	1 BED	2 BED MED.	2 BED LAR.	3 BED	SUB TOTAL UNITS	STUDIO	1 BED	2 BED MED.	2 BED LAR.	SUB 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

										DO NOT SCALE USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH MERITON APARTMENTS PTY. LTD. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO MERITON APARTMENTS PTY. LTD. PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE. NORTH GENERAL NOTES THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERITON APARTMENTS PTY. LTD. AND THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF MERITON APARTMENTS PTY. LTD. IS A VIOLATION OF APPLICABLE LAWS. IN DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO MERITON APARTMENTS PTY. LTD. PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND / OR ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT TO THE START OF ANY WORK AND FOR THE DURATION OF THE PROJECT.										PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LOT 101 AND 102 52 WALKER STREET SHOES, NSW XX										DRAWING TITLE: COVER SHEET										DRAWING No. DA-00 REV A									
PROJECT No. 749 & 750 DATE: 4/9/2010 DRAWN BY: AH SCALE: N.T.S.										CAD FILE: S:\42-WALKER\ARCH\LOT-101 AND 102\DA-00 COVER SHEET.dwg																																							