DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT AT 131-138 KILLEATON STREET ST. IVES NSW

DRAWING SCHEDULE

ARCHITECTURAL PLANS

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DA03	GROUND PLAN (1:500)
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DA06	SITE ANALYSIS

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PLANS - 1:200	
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DA25	STAGE 1 ROOF PLAN
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TYPICAL UNITS - 1:100	
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GFA DRAWINGS - 1:500	
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DA89	STAGE 2 LEVEL 4 PLAN

DEVELOPERS COMMITMENT TO BASIX – Stage 1 & 2

Glazing	Doors / windows: Single glazed grey tint: U: 6.600 SHGC: 0.53 throughout except Single glazed low-e grey tint: U: 4.66 SHGC: 0.44 to units 425 & 436	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 (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 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 ducted façade or roof with a manual on / timer off switch
Wall / floor insulation	External Wall: Pre-cast concrete – plasterboard lined, no insulation throughout except Foil backed plasterboard to units G58, 358, 406, 419, 420, 437, 438, 454, 463, 466. Internal walls within units: Plasterboard on studs - no insulation Inter- tenancy walls: Hebal - no insulation Floors: Concrete - no insulation	Lighting	Florescent lighting provided throughout both buildings communal areas and with-in the units, except for bathrooms and ensuites. All light fittings to be dedicated.
Landscaped areas	Total lawn area: 2066m2 Total garden area: 7146m2 Indigenous / Low water Garden: 0m2	Appliances	Gas cook top and electric oven Well vented fridge spaces Clothes dryers with 2.0 star energy efficiency Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency At least 70% of all occupants are expected to provide clothes washing machines with water efficiency of 2 stars or greater.
Tapware	All units and communal areas to have 3 star showers & 4 star tapware & toilets	Common area Ventilation	Car park to have supply and exhaust air with carbon monoxide monitors & VSD fans. Gym to have air-conditioning operated with a time clock. The garbage rooms to have exhaust fans running constantly. Plant rooms to have exhaust fans interlocked to lights. Unit entries and hallways to have natural ventilation only.
Rain tank volume	20,000L rain tank capacity shared over Stage 1 & 2.	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. Entries and hallways to have zoned switching with motion sensors. Lighting to all other areas to have manual on / off switches.
Harvested roof areas	Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank	Lift motor	All lifts to have gearless traction with VVVF motor.
Rain tank connections	All private and communal area gardens and lawns as well as 2 car washing bays on the site.		
Hot water units	1 central gas fired boiler with R0.6 (25mm) insulation to all piping.		
Pool, Spa & Sauna	The spa must have a cover. Pool, sauna and spa to have gas heating. 90KL pool. 6.5 KL Spa.		

Inclusions approved by:_____ Signed:_____

ABSA
Assr # 20101 Cert # 11545783
Sign
Date 08/07/10

Assessor # 20101 **Certificate # 11545783** **Issued: 08/07/10**

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	-	Throughout, except
Generic		Single Grey Low-E	Aluminium	4.66	0.44	-	To units 425, 436

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

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Precast Concrete - plasterboard lined	None		Not specified	Throughout, except
Precast Concrete - plasterboard lined	Foil back plasterboard		Not specified	To G58, 358, 406, 419, 420, 437, 438, 454, 463, 466

Internal walls	Construction	Insulation	Detail
Hebal		None	To inter-tenancy walls
Plasterboard on studs		None	All walls within 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		R2.0	To top floor units & where balcony / terrace 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		Adjustable vertical blinds – Attached to edge of balconies – As per plans Fixed horizontal & vertical louvre sunshades – As per plans Adjustable aluminium shutter blinds – As per plans Sliding shutter screens – 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% covered balconies – As per plans Batten pergolas – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
N/A		N/A

Orientation, Exposure, Ventilation and Infiltration			
Orientation of nominal north:	0 degrees	Stair open to heated areas:	No
Terrain category:	Suburban	Seals to windows and doors:	Yes
Roof ventilation:	None	Exhaust fans without dampers:	No
Cross ventilation:	Standard	Ventilated skylights:	No
Subfloor:	Enclosed - Carpark	Open fire, unflued gas heat:	No
Living area open to entry:	Yes – Conditioned corridor	Vented downlights:	No
Doors separate living areas:	No	Wall and ceiling vents:	No

SITE DATA

SITE AREA	22,970m2
FSR RATIO	1.3 to 1
GFA MAXIMUM	29,861m2
GFA PROPOSED	29,861m2
SITE COVER MAXIMUM (35%)	8,039.5m2
SITE COVER PROPOSED (32%)	7,340.3m2
DEEP SOIL PROPOSED	6,923.0m2

DEVELOPMENT CONTENT

STAGE 1 – (BLD D,E)	TOTAL
STUDIO	1
1B	7
2B MEDIUM	12
2B LARGE	81
2B + STUDY	24
3B	20
RESIDENTIAL TOTAL	145

STAGE 2 – (BLD A,B,C)	TOTAL
STUDIO	2
1B	20
2B MEDIUM	12
2B LARGE	82
2B + STUDY	24
3B	13
RESIDENTIAL TOTAL	153

COMBINED STAGES	TOTAL	unit %
TOTAL STUDIO	3	1%
TOTAL 1B	27	9%
TOTAL 2B MEDIUM	24	8%
TOTAL 2B LARGE	163	55%
TOTAL 2B + STUDY	48	16%
TOTAL 3B	33	11%
RESIDENTIAL TOTAL	298	100%

PARKING PROVISION

STUDIO	0.5/unit
1 BED	1.0/unit
2 BED	0.7/unit
2 BED + STUDY	1.0/unit
3 BED	2.0/unit
RESIDENTIAL SUB-TOTAL	
VISITORS	0.4/10 units
TOTAL PARKING PROVISIONS	

STAGE 1 (BUILDINGS 'D' AND 'E')

	Units	Required	Provided
STUDIO	1	0.5	1
1 BED	7	5	7
2 BED	93	93	93
2 BED + STUDY	24	24	24
3 BED	20	40	43
RESIDENTIAL SUB-TOTAL		--	
VISITORS	145	58	15
TOTAL PARKING PROVISIONS		--	183

STAGE 2 (BUILDINGS 'A', 'B' AND 'C')

	Units	Required	Provided
STUDIO	2	1	1
1 BED	20	14	20
2 BED	94	94	94
2 BED + STUDY	24	24	24
3 BED	13	26	34
RESIDENTIAL SUB-TOTAL		--	
VISITORS	153	62	16
TOTAL PARKING PROVISIONS		--	189

SCHEDULE OF UNITS

LEVELS	BUILDING A							BUILDING B						
	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	2 BED + STUDY	3 BED	SUB TOTAL UNITS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	2 BED + STUDY	3 BED	SUB TOTAL UNITS
GROUND LEVEL	1	2	3	5	1	1	13	0	2	0	8	2	1	13
LEVEL 1	0	2	3	6	1	1	13	0	1	0	9	2	1	13
LEVEL 2	0	2	3	6	1	1	13	0	1	0	9	2	1	13
LEVEL 3	0	2	3	6	1	1	13	0	1	0	9	2	1	13
LEVEL 4	0	0	0	2	0	4	6	0	0	0	7	0	0	7
TOTAL	1	8	12	25	4	8	58	0	5	0	42	8	4	59

LEVELS	BUILDING C							BUILDING D						
	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	2 BED + STUDY	3 BED	SUB TOTAL UNITS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	2 BED + STUDY	3 BED	SUB TOTAL UNITS
GROUND LEVEL	1	1	0	3	3	0	8	0	0	0	13	4	0	17
LEVEL 1	0	2	0	3	3	0	8	0	0	0	12	4	1	17
LEVEL 2	0	2	0	3	3	0	8	0	0	0	12	4	1	17
LEVEL 3	0	2	0	3	3	0	8	0	0	0	12	4	1	17
LEVEL 4	0	0	0	3	0	1	4	0	0	0	7	0	2	9
TOTAL	1	7	0	15	12	1	36	0	0	0	56	16	5	77

LEVELS	BUILDING E							
	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	2 BED + STUDY	3 BED	SUB TOTAL UNITS	TOTAL UNITS - ALL BUILDINGS
GROUND LEVEL	1	1	3	5	2	3	15	
LEVEL 1	0	2	3	5	2	3	15	
LEVEL 2	0	2	3	5	2	3	15	
LEVEL 3	0	2	3	5	2	3	15	
LEVEL 4	0	0	0	5	0	3	8	
TOTAL	1	7	12	25	8	15	68	298

ISSUE	DATE	REVISION	BY	ISSUE	DATE	REVISION	BY

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20 10 0 10 20 30 40 50 70mm

NORTH:

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Meriton Apartments Pty. Ltd.
Builders & Developers
Level 11, 528 Kent Street, Sydney NSW 2000 Email: mail@design.meriton.com.au
Tel: (02) 9287 2888 Fax: (02) 9287 2777 Internet: http://www.meriton.com.au

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
131-138 KILLEATON STREET
ST.IVES, NSW XX

DRAWING TITLE:
COVER SHEETS

PROJECT No.	DATE:	DRAWING No:	REV:
749 & 750	6/28/2010	DA-00	A
DRAWN BY: AH	SCALE: AS SHOWN		

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