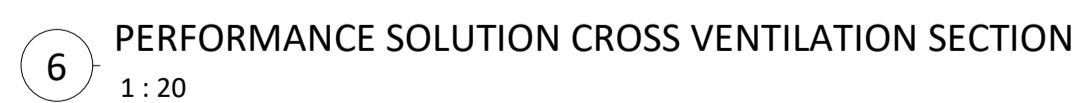


1



2

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	PROJECT	DWG TITLE
A		SCJPGBW	CH	23/08/2023		NEW LINK RD	<p>NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & ALL INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT</p> <p>THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.</p> <p>THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.</p> <p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>		 <p>STOCKLAND</p> <p>Lvl 25/133 Castlereagh St, Sydney NSW 2000</p>	<p>SUITE 41 & 42, LEVEL 4</p> <p>61 MARLBOROUGH ST</p> <p>SURRY HILLS, NSW 2010</p> <p>T 02 9698 8510</p> <p>ABN 63 131 365 896</p> <p>NOMINATED ARCHITECT:</p> <p>KOICHI TAKADA</p> <p>NSW ARCHITECTS 6901</p> <p>VIC ARCHITECTS 16179</p> <p>QLD ARCHITECTS 5590</p> <p>KOICHI@KAKADA.COM</p>	<p>22492 - TRINITI STAGE 2</p> <p>39 DELHI RD NORTH RYDE NSW 2113</p>	HEIGHT PLANE DIAGRAM
										<p>STATUS</p> <p>STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)</p>	<p>DWG NO</p> <p>A-DA-0400</p>	REVISION
										<p>SCALE</p> <p>NOT TO SCALE</p>	DATE	23/08/2023



Cross Ventilation		
Natural	Performance Solution	TOTAL
108	20	128
		60%
51	7	58
		67%
57	13	70
		55%

ADG

Amenity

Cross Ventilation

Natural	Performance Solution	TOTAL
8	1	9
8	1	9
8	1	9
8	1	9
8	1	9
8	1	9
3	1	4
-	-	-
51	7	58
59%	8%	67%

ADG

Amenity

Cross Ventilation

Natural	Performance Solution	TOTAL
8	2	10
8	2	10
8	2	10
8	2	10
8	2	10
8	2	10
8	1	9
1	-	1
-	-	-
57	13	70
50%	10%	55%

➤ **Natural Cross Ventilation**
51% (108 / 213 units)

➤ **Cross Ventilation with Performance Solution**
9% (20 / 213 units)

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												STATUS	DWG NO.	REVISION
												STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)	A-DA-0420	A
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1 SOLAR - LEVEL 2
1 : 700



2 SOLAR - LEVEL 3
1 : 700



3 SOLAR- LEVEL 4-7
1 : 700



4 SOLAR - LEVEL 8-17
1 : 700



5 SOLAR - LEVEL 18- 19
1 : 700



6 SOLAR - LEVEL 20
1 : 700

	Solar	No Sun
TOTAL	369 73%	69 14%
Building A	151 68%	1 0.5%
Building B		
Building C	218 76%	68 24%

Building A		ADG	
		Amenity	
		Solar	No Sun
Roof			
Level 20		4	1
Level 19		9	-
Level 18		9	-
Level 17		9	-
Level 16		9	-
Level 15		9	-
Level 14		9	-
Level 13		9	-
Level 12		9	-
Level 11		9	-
Level 10		9	-
Level 9		9	-
Level 8		9	-
Level 7		9	-
Level 6		9	-
Level 5		9	-
Level 4		9	-
Level 3 Podium		3	-
Level 2		-	-
Level 1 - GF			
Carpark - B1			
Total Building A	151 68%	1 0.5%	

Building C		ADG	
		Amenity	
		Solar	No Sun
Roof			
Level 20		6	3
Level 19		12	3
Level 18		12	3
Level 17		12	3
Level 16		12	3
Level 15		12	3
Level 14		12	3
Level 13		12	3
Level 12		12	3
Level 11		12	3
Level 10		12	3
Level 9		12	3
Level 8		12	3
Level 7		14	5
Level 6		14	5
Level 5		14	5
Level 4		14	5
Level 3 Podium		12	5
Level 2		-	4
Level 1		-	-
Carpark - B1			
Total Building C	218 76%	68 24%	

LEGEND

- Units achieving minimum 2 hours solar access between 9am - 3pm at mid-winter
73% (369 / 508 units)
- Units achieving less than 2 hours solar access between 9am - 3pm at mid-winter
- No sun units
14% (69 / 508 units)

NO.	REVISION	BY	CHK	DATE
A	FINAL DA DRAFT	SCPG/BW	CH	23/08/2023

REVISION NOTES:

KEY PLAN

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OTHERS

CLIENT
 Stockland
STOCKLAND Lvl 25/133 Castlereagh St, Sydney NSW 2000

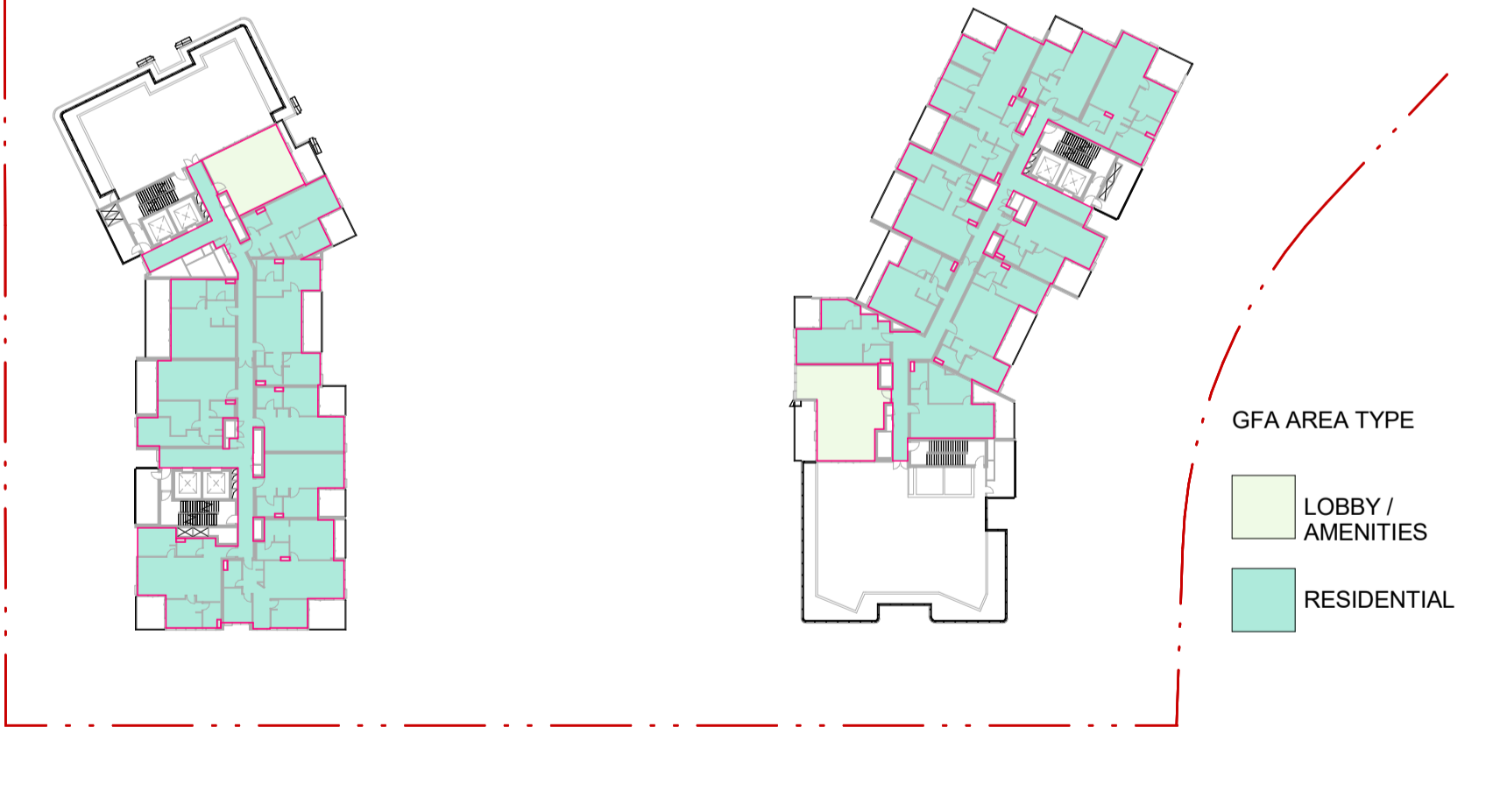
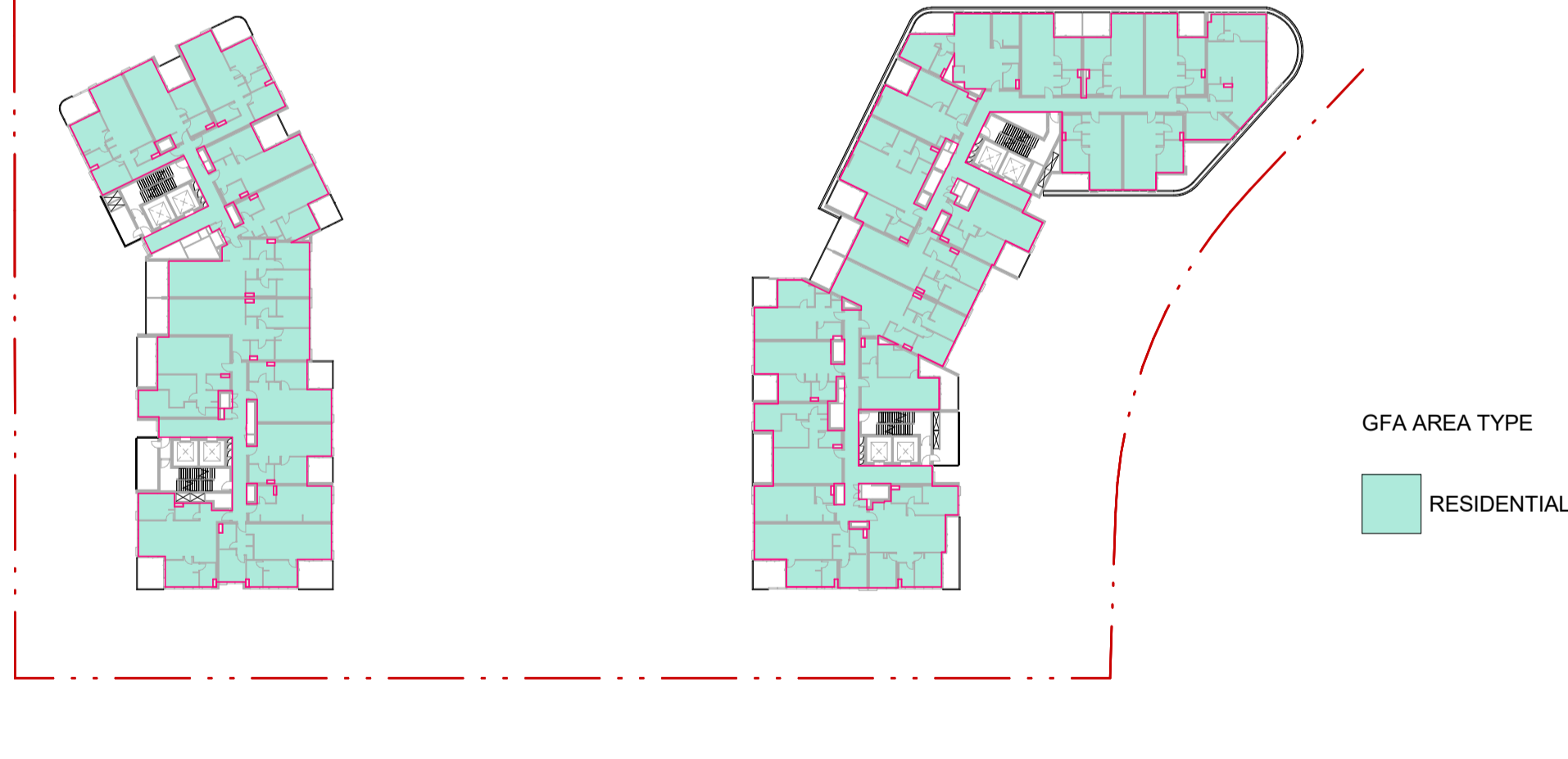
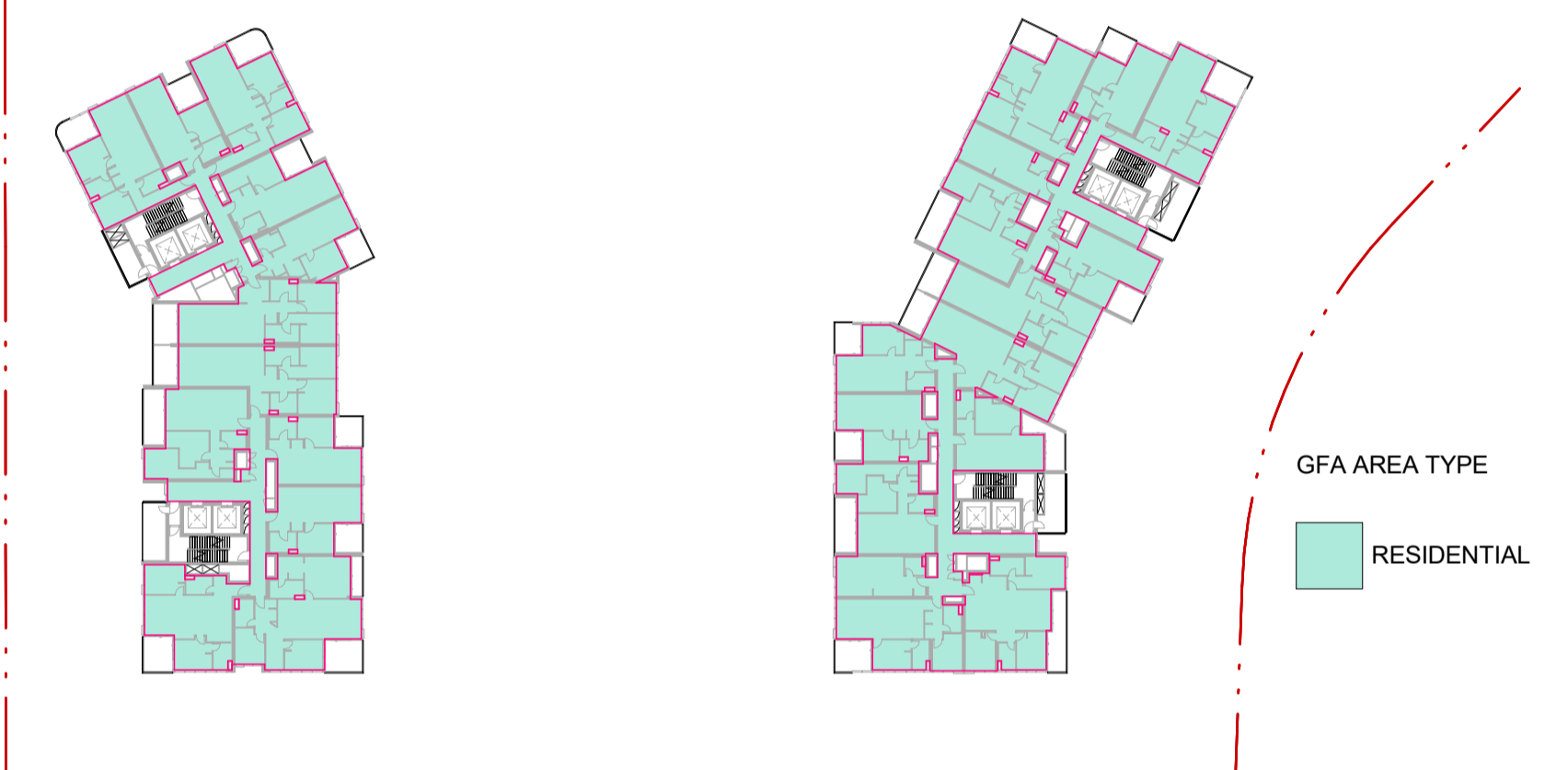
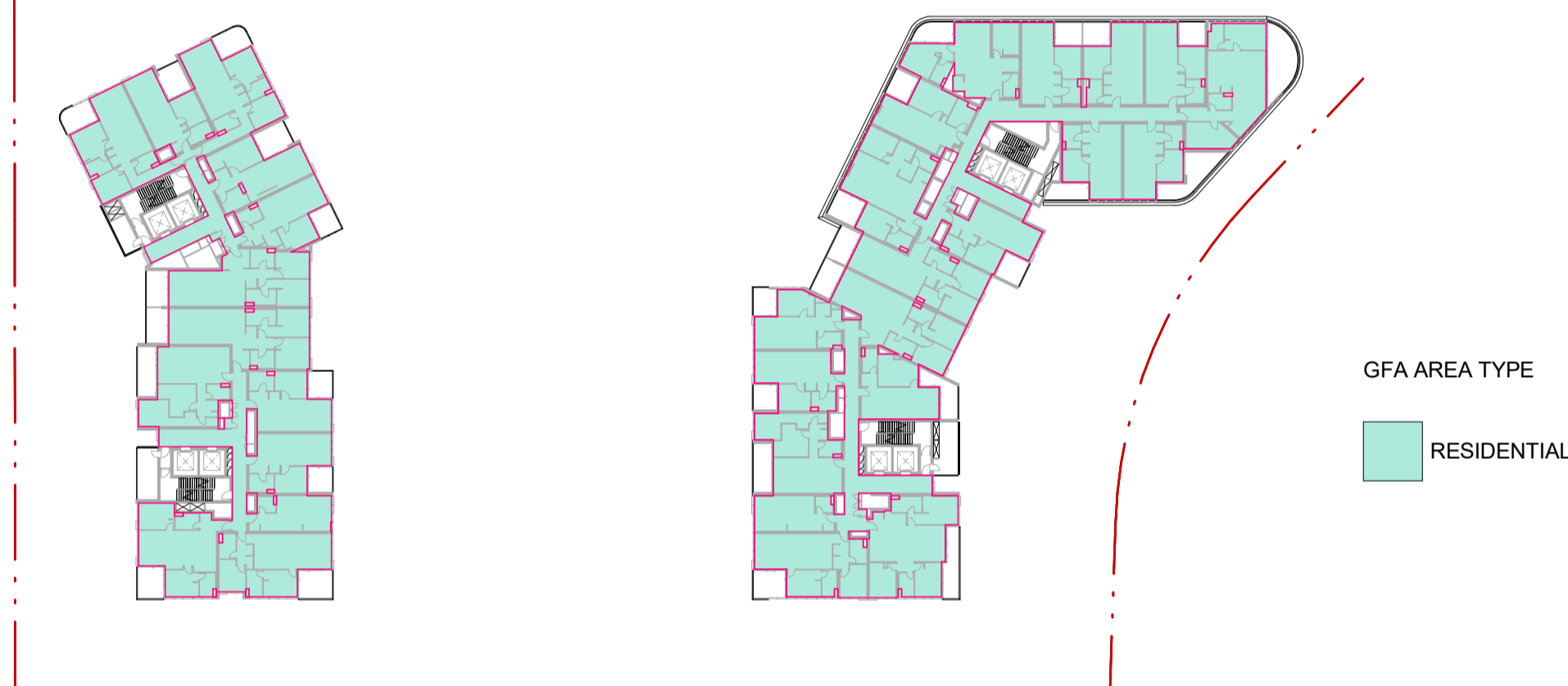
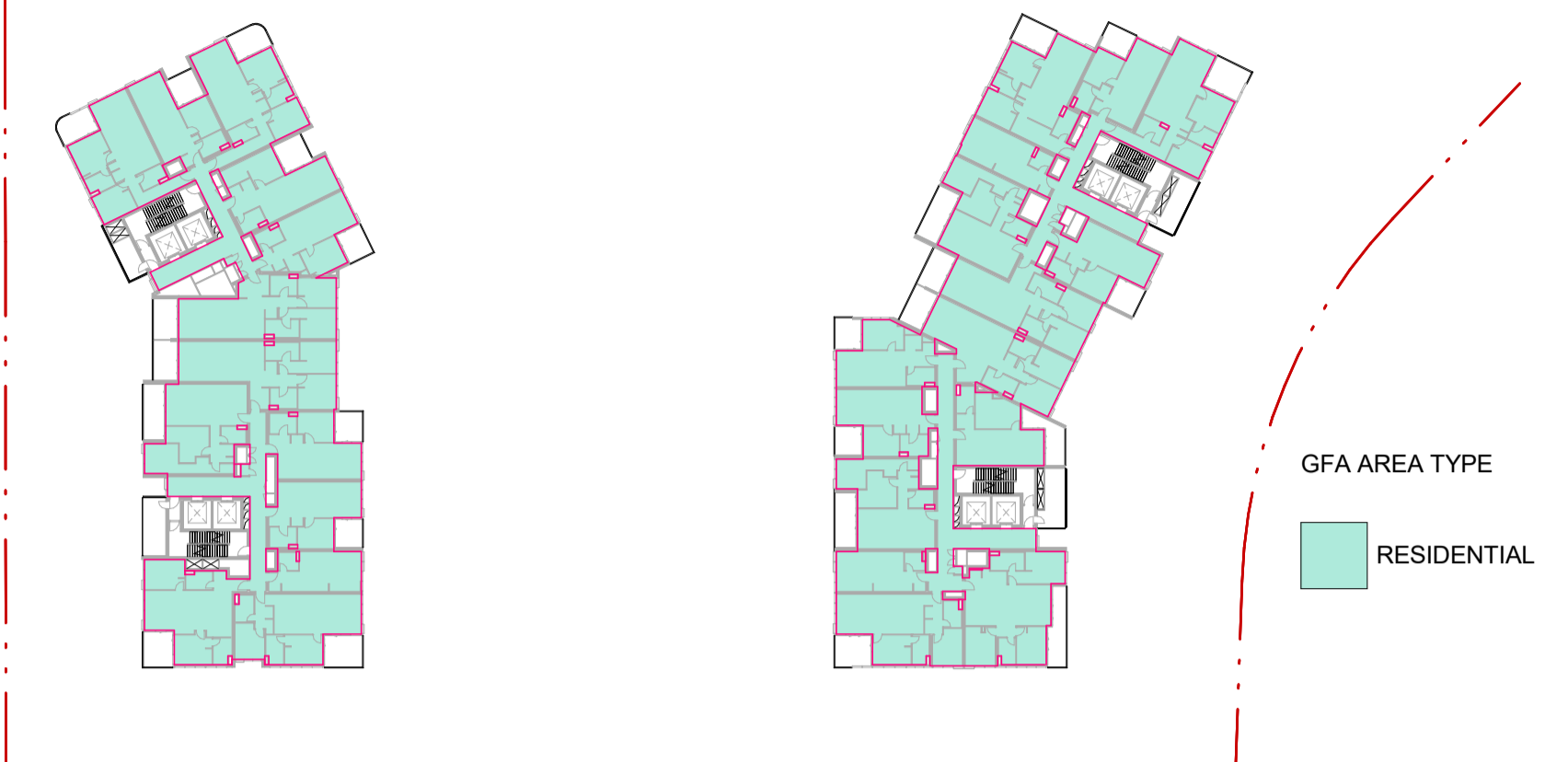
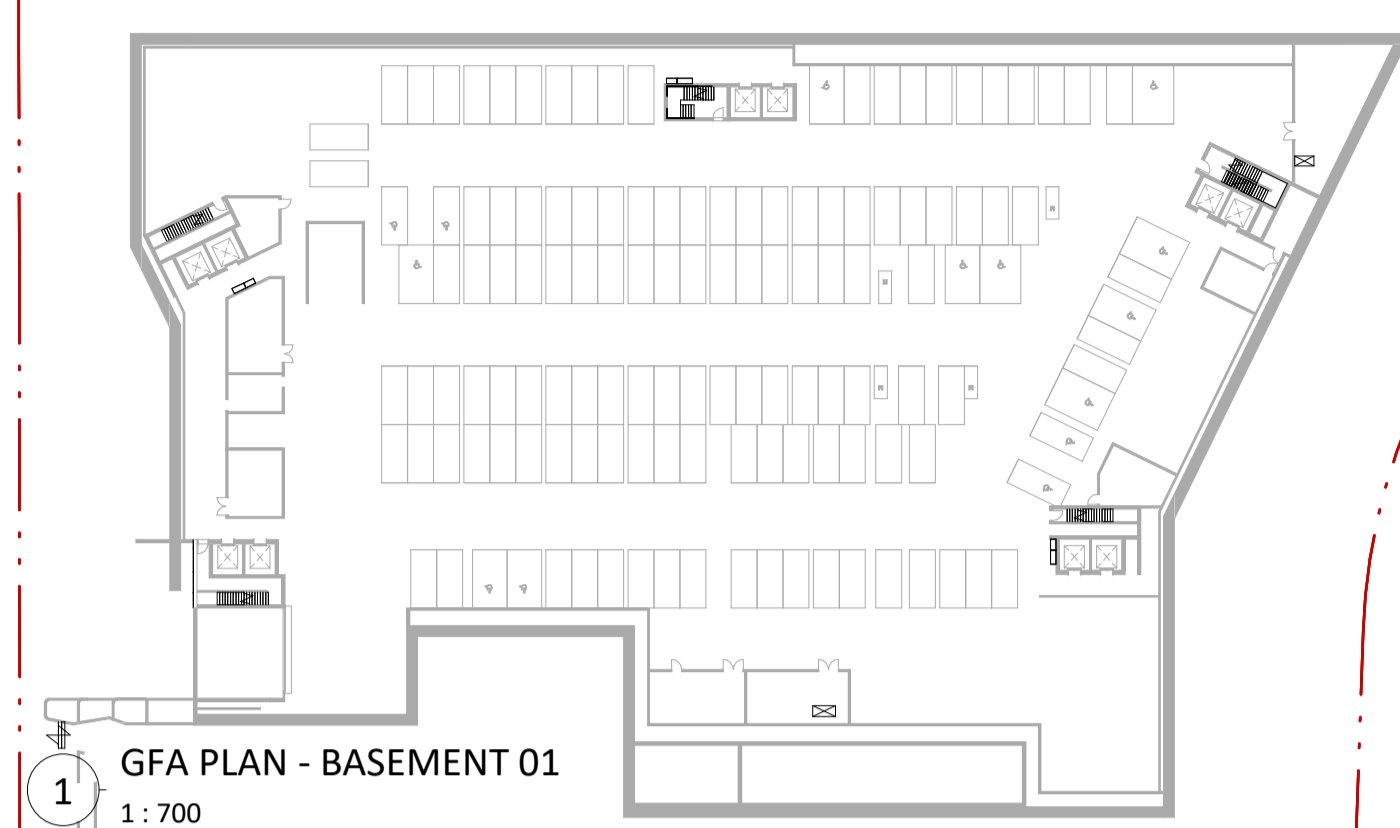
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ARCHITECT
 Koichi Takada Architects

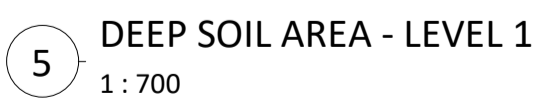
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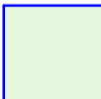

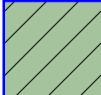
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22492 - TRINITI STAGE 2 39 DELHI RD NORTH RYDE NSW 2113
STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

DWG TITLE
SOLAR ACCESS DIAGRAMS
DWG NO.
A-DA-0423
SCALE
AS INDICATED
REVISION
A
DATE
23/08/2023



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<div>CLOUD LEGEND</div> <div><div></div>REVISION</div> <div><div></div>ON HOLD</div>																

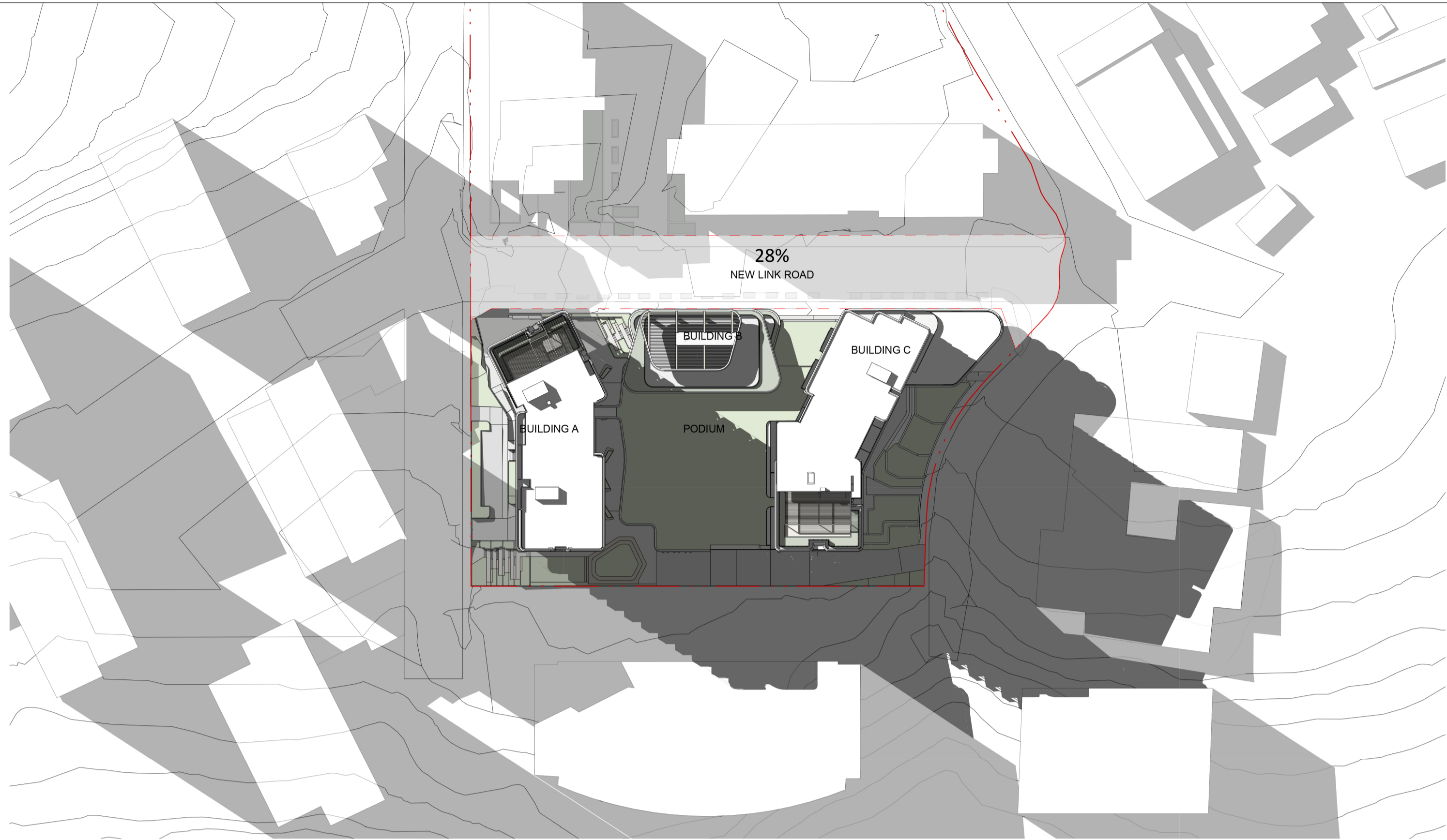


COMMUNAL AREA CALCULATION		
	PROPOSED	ADG CONTROL
STAGE 2 SITE AREA	10,614m ²	-
 COMMUNAL AREA INTERNAL	1,193m ² (11.2% OF SITE AREA)	-
 COMMUNAL AREA EXTERNAL	2,662m ² (25.1% OF SITE AREA)	2,654m ² (MIN 25% SITE AREA)
 PUBLICLY ACCESSIBLE AREA / COMMUNAL EXTERNAL	2,750m ² (25.9% OF SITE AREA)	-
TOTAL COMMUNAL AREA (External)	5,412m ² (51% OF SITE AREA)	2,654m ² (MIN 25% SITE AREA)
TOTAL COMMUNAL AREA (External + Internal)	6,605m ² (62.2% OF SITE AREA)	
	PROPOSED	ADG CONTROL
 DEEP SOIL	765m ² (7.2% OF SITE AREA)	743m ² (MIN 7% SITE AREA)

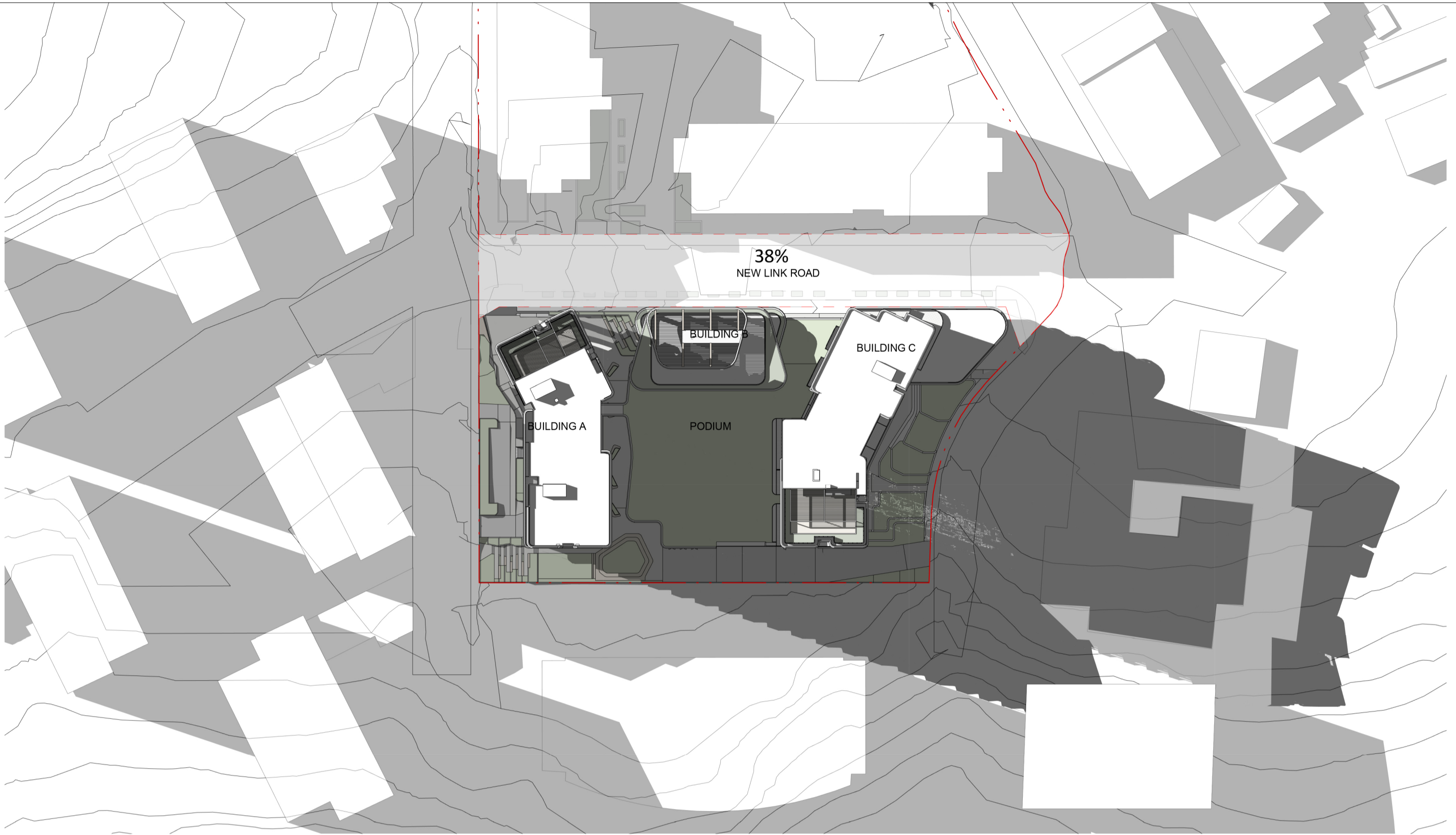
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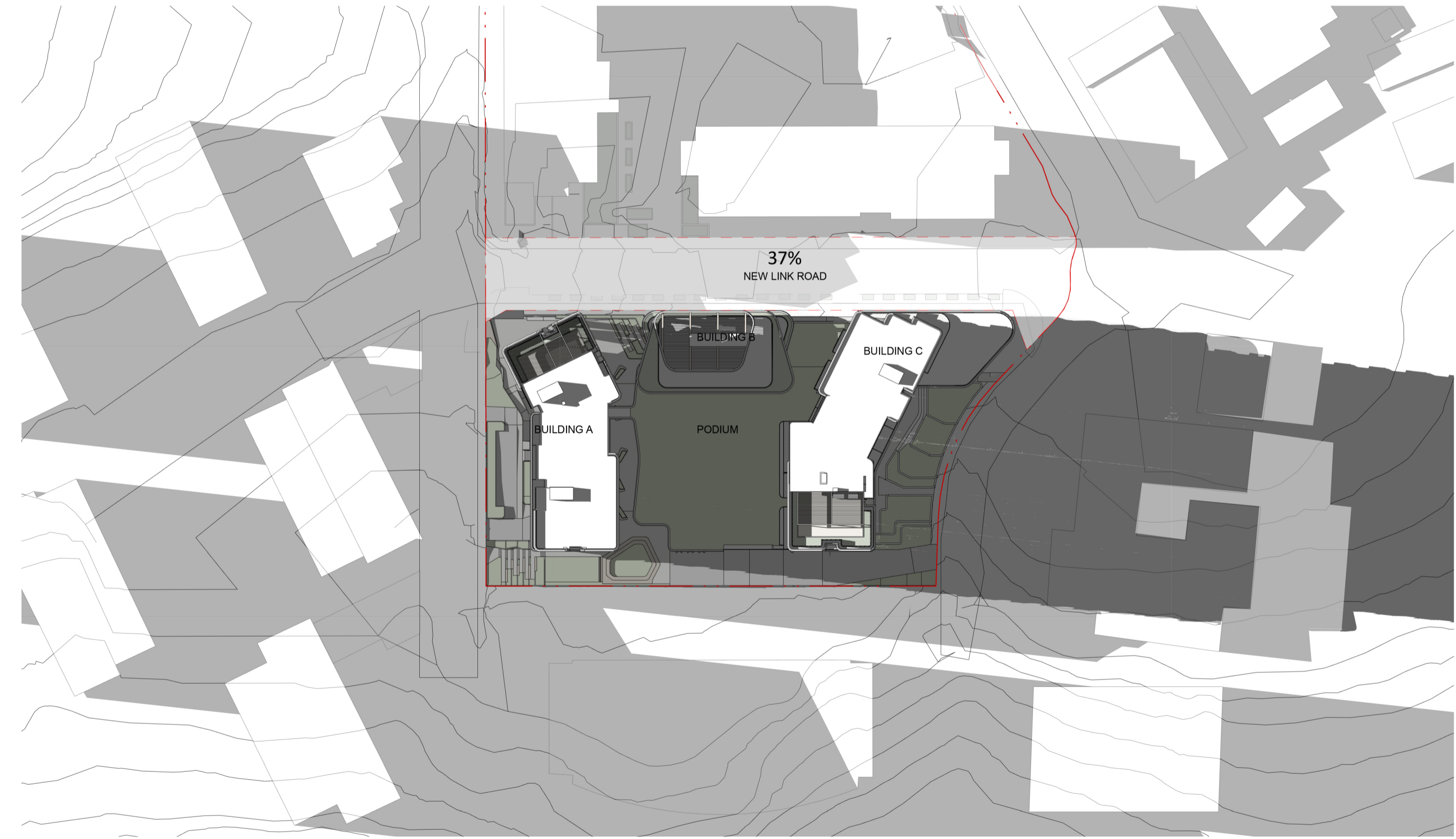
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CLOUD LEGEND					REVISION	ON HOLD											



2 0001 SHADOW DIAGRAM - 1PM WINTER
1 : 1000



3 0001 SHADOW DIAGRAM - 2PM WINTER
1 : 1000



4 0001 SHADOW DIAGRAM - 3PM WINTER
1 : 1000

Communal Open Space							
	Podium	Building A Roof Terrace	Building B Roof terrace	Building C roof Terrace	Total area (sqm)	% of Trinity Stage 2 Site area	ADG Compliance 25% of Site Area
	(Level 3)	(Level 20)	(Level 3 & 4)	(Level 20)			
	1586	168	681	227	2662sqm	25.10%	Yes
Solar analysis - Mid Winter (9am- 3pm)							
	Podium m2	Building A Roof Terrtace	Building B Roof terrace	Building C roof Terrace	Total Area receiving Solar	% of COS receiving Solar Access	ADG Compliance 50% of PPOS
9am	594	38	74	63	769sqm	29%	N
10am	1000	114	166	94	1374sqm	52%	Y
11am	1138	102	412	68	1720sqm	65%	Y
12pm	703	118	410	148	1379sqm	52%	Y
1pm	169	154	413	174	910sqm	34%	N
2pm	30	134	261	170	595sqm	22%	N
3pm	0	118	148	153	419sqm	16%	N

Future Park		
Total area (sqm)		
6898	Yes	
Total Area receiving Solar	% of POS receiving Solar Access	DCP Compliance 50% of PPOS
6553	95%	Y
6346	92%	Y
5587	81%	Y
4346	63%	Y
2690	39%	N
1242	18%	N
483	7%	N

SHADOW FROM SUBJECT
EXISTING SHADOW SITE



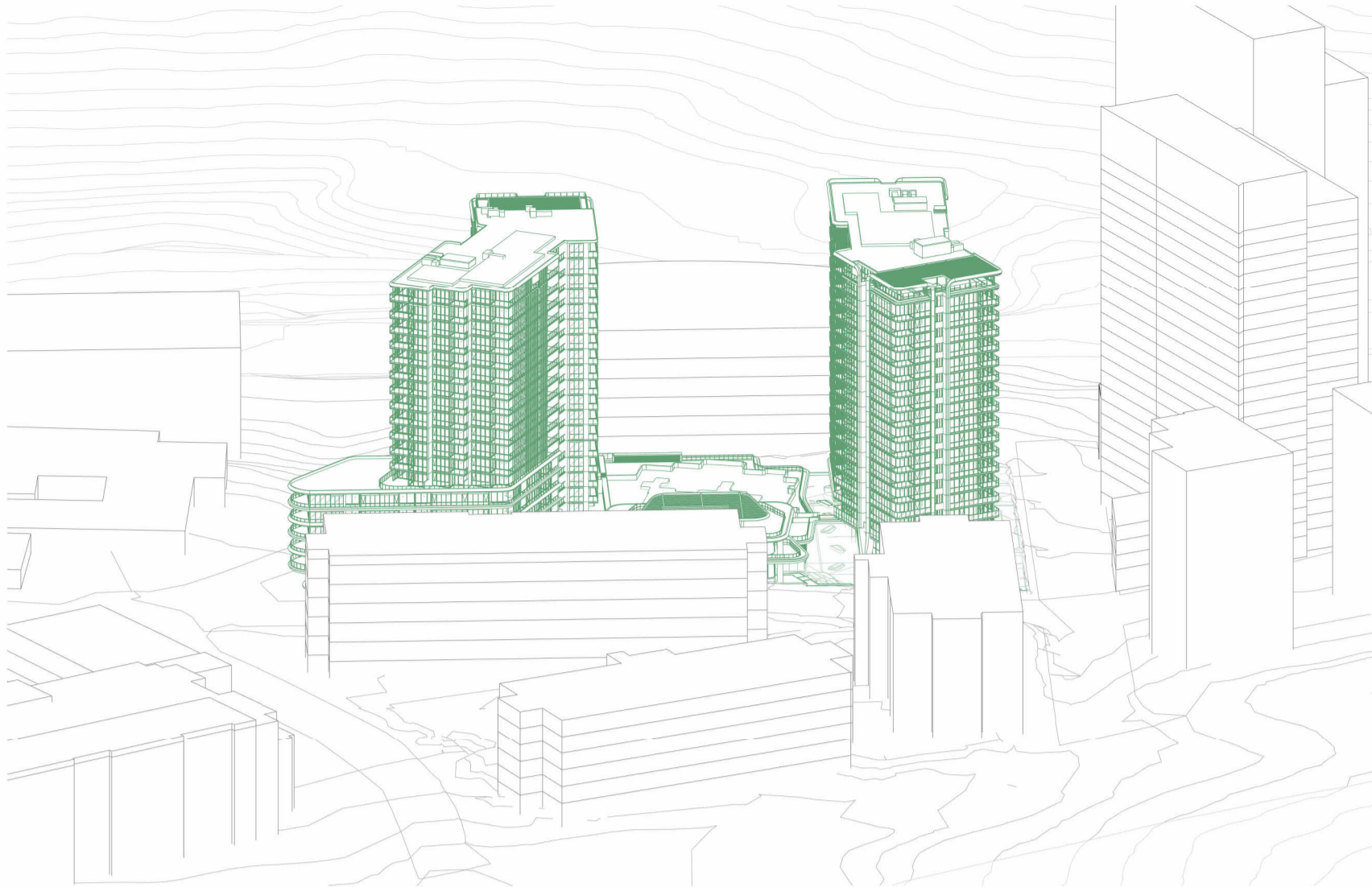
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SHADOW DIAGRAMS - SUMMER	
DWG NO.	REVISION
A-DA-0552	A
SCALE	DATE
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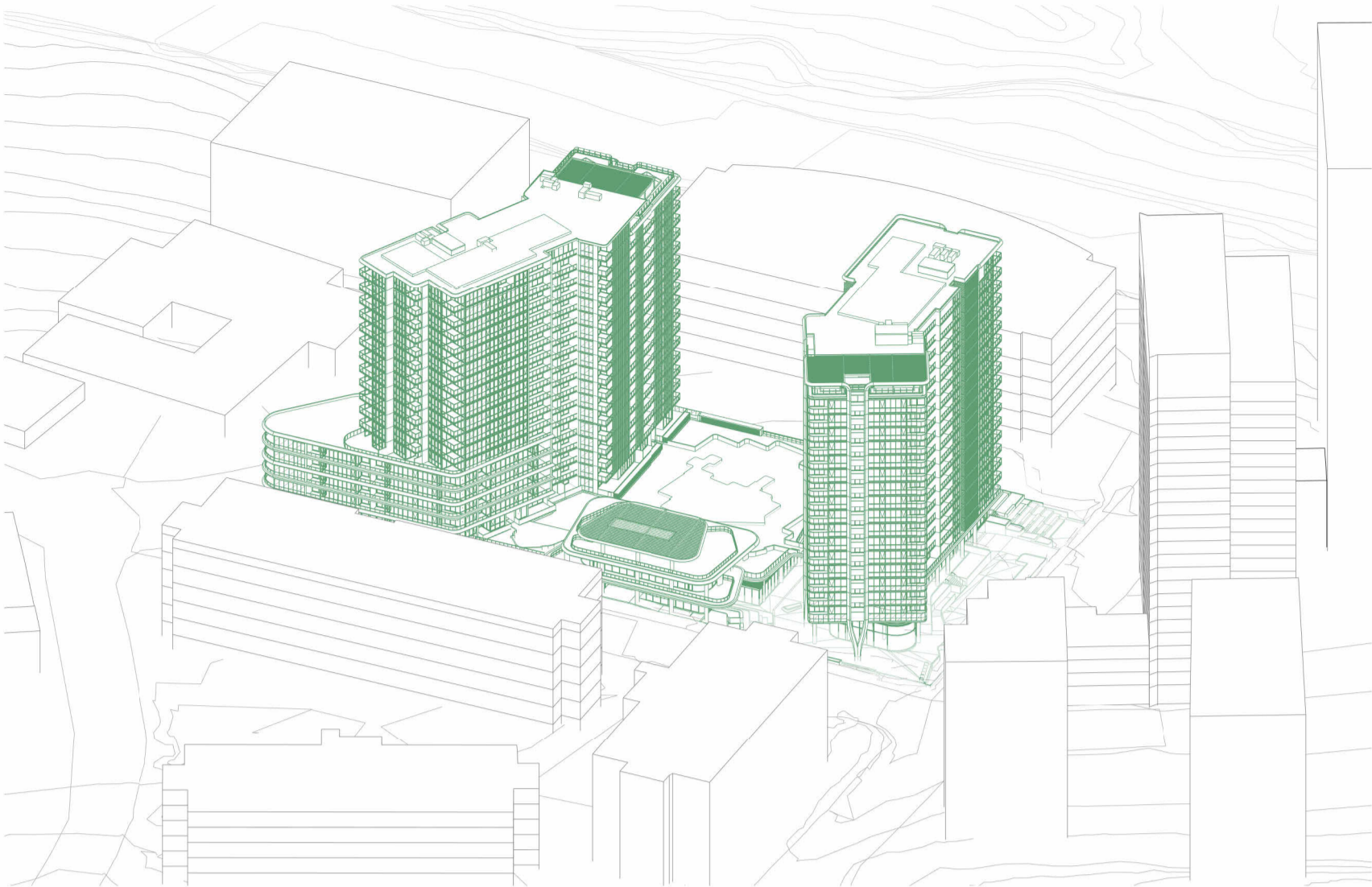
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JUNE 21 0900



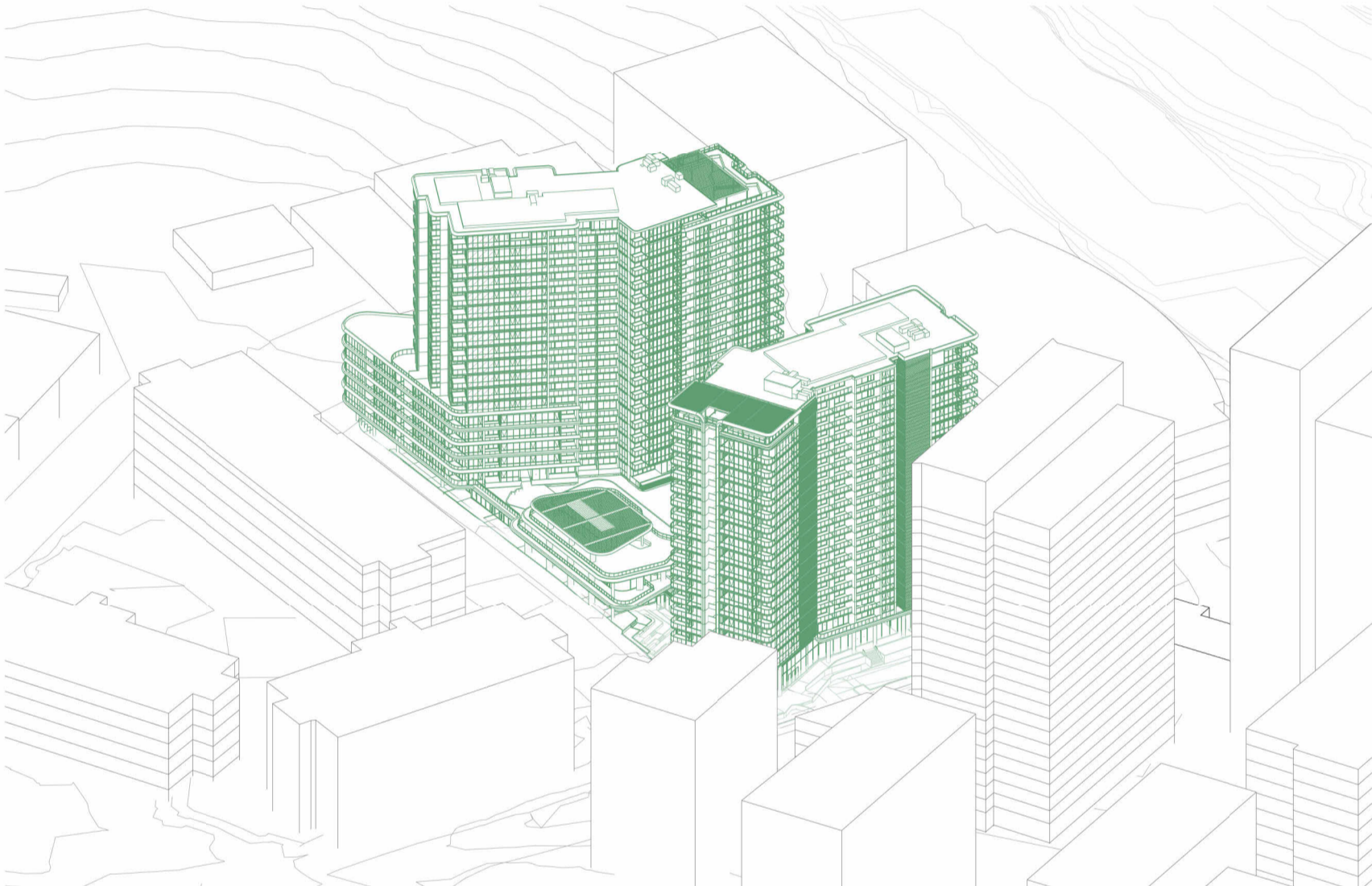
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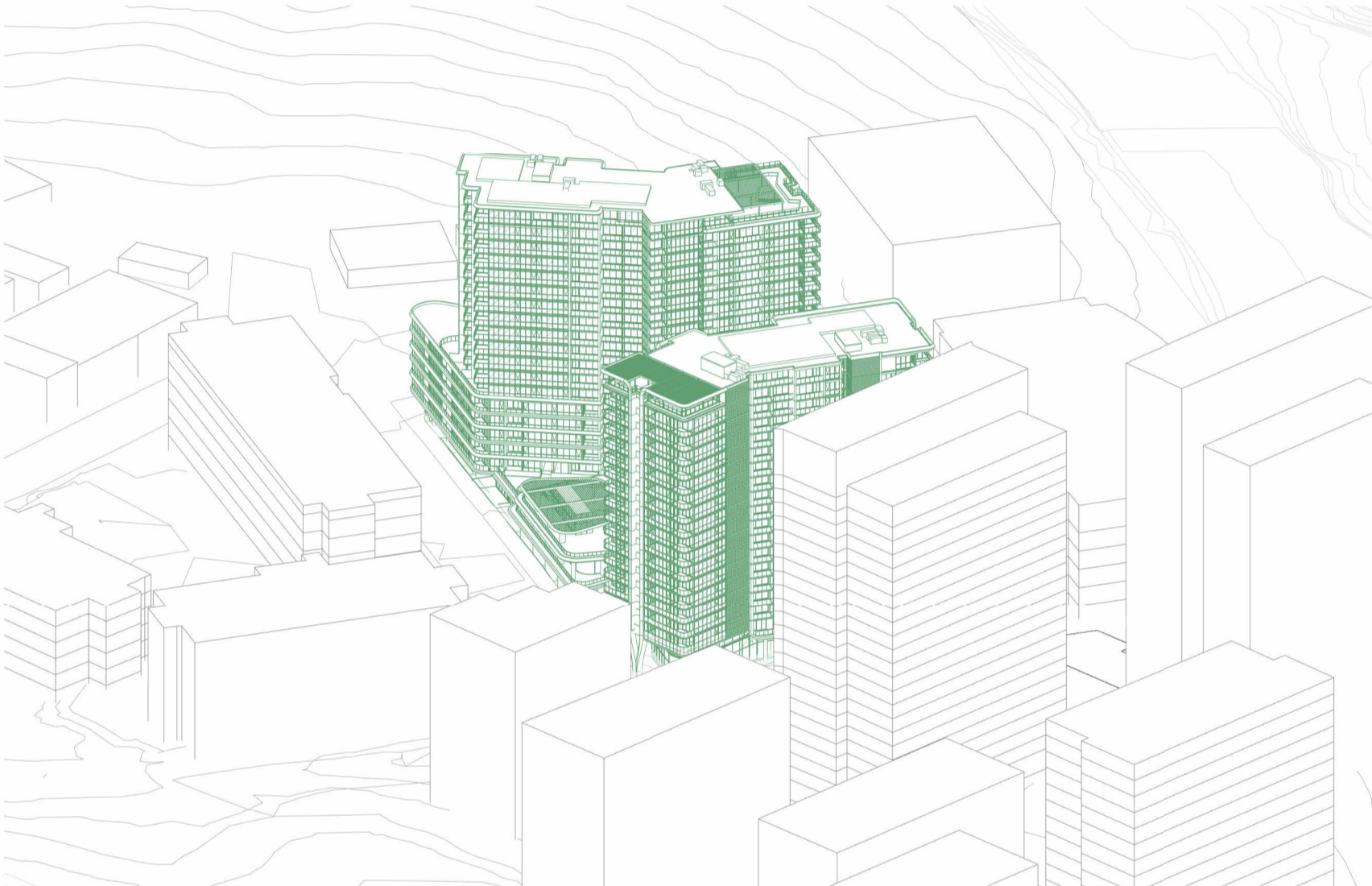
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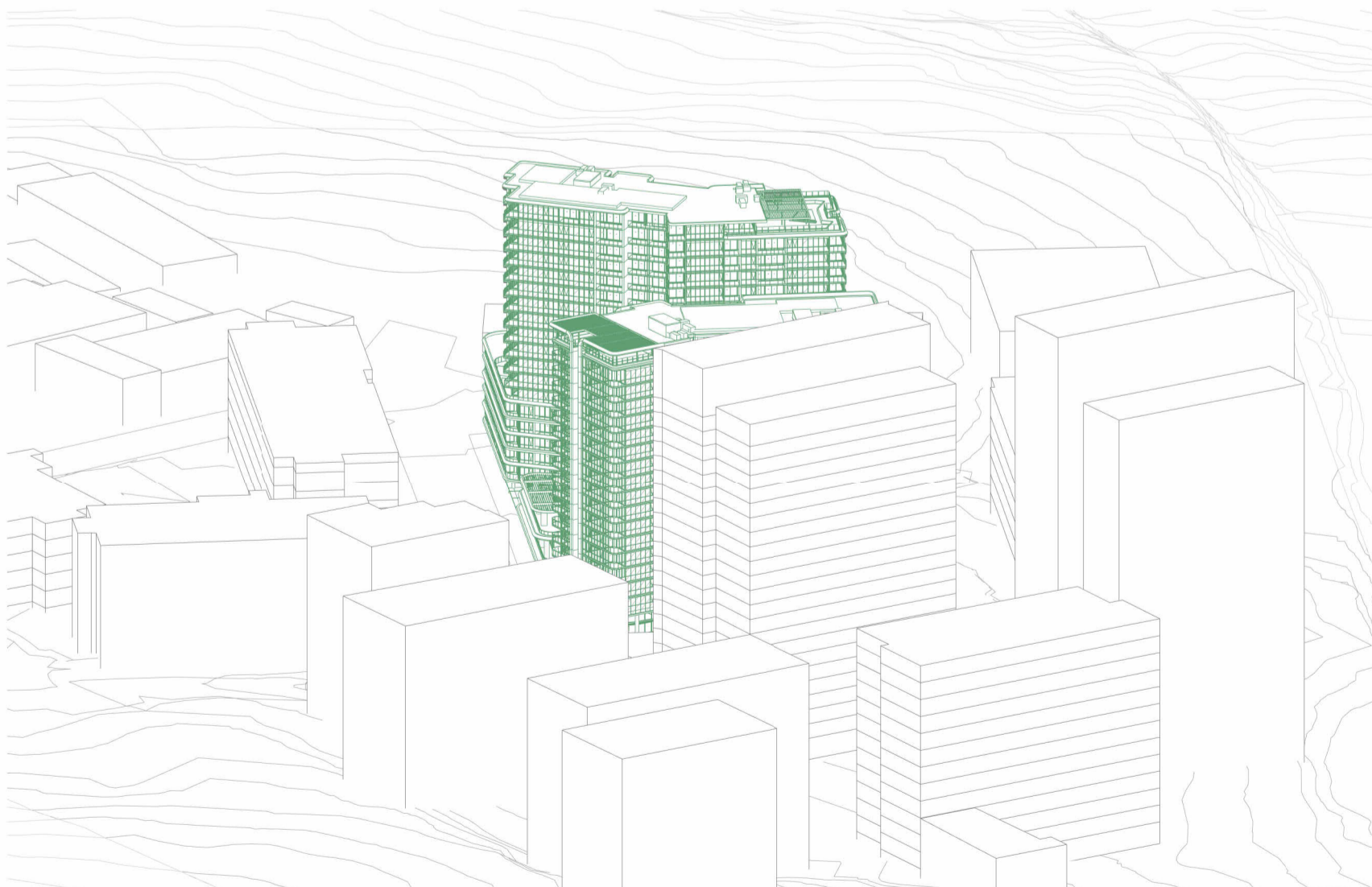
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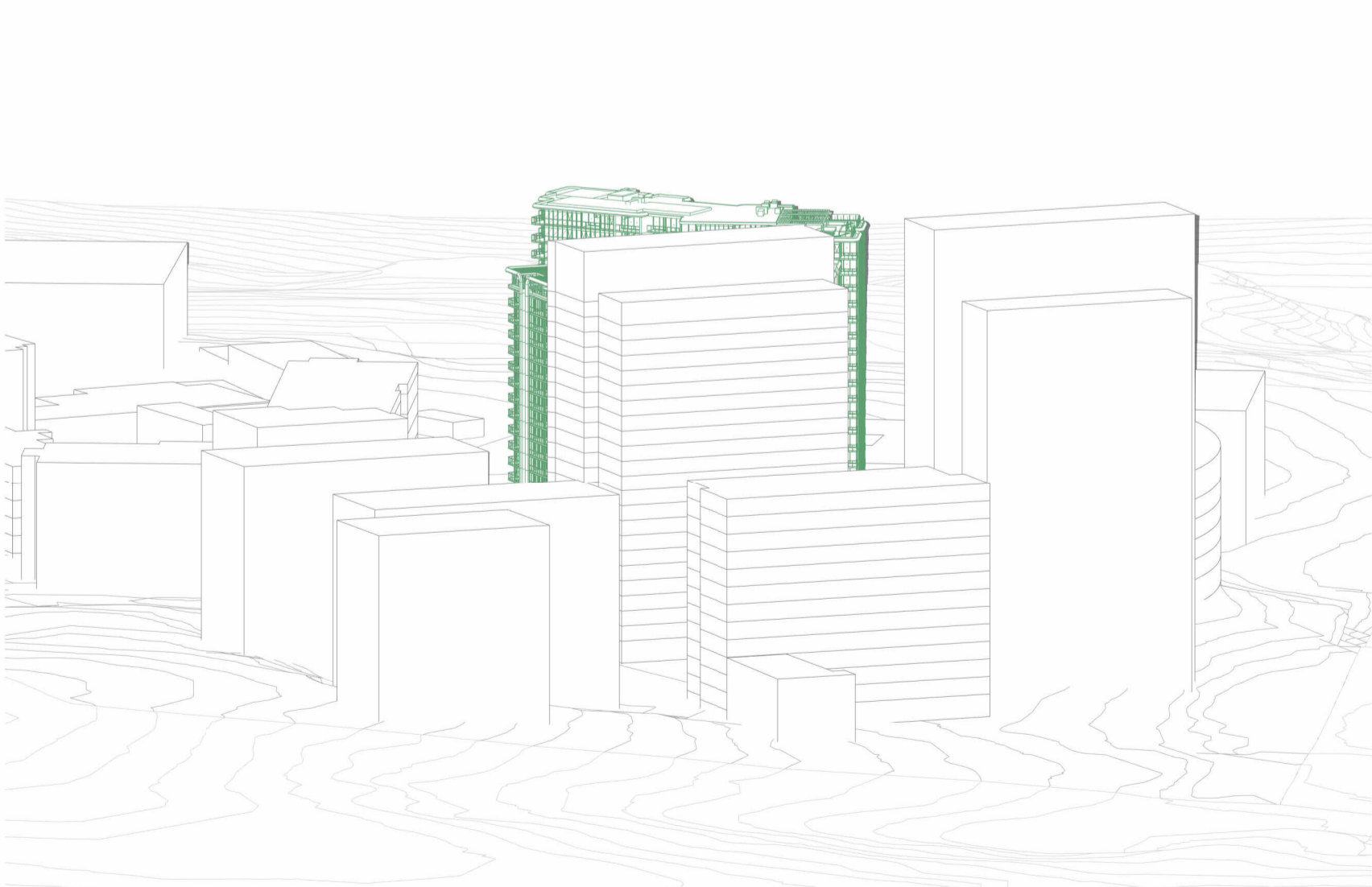
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JUNE 21 1500



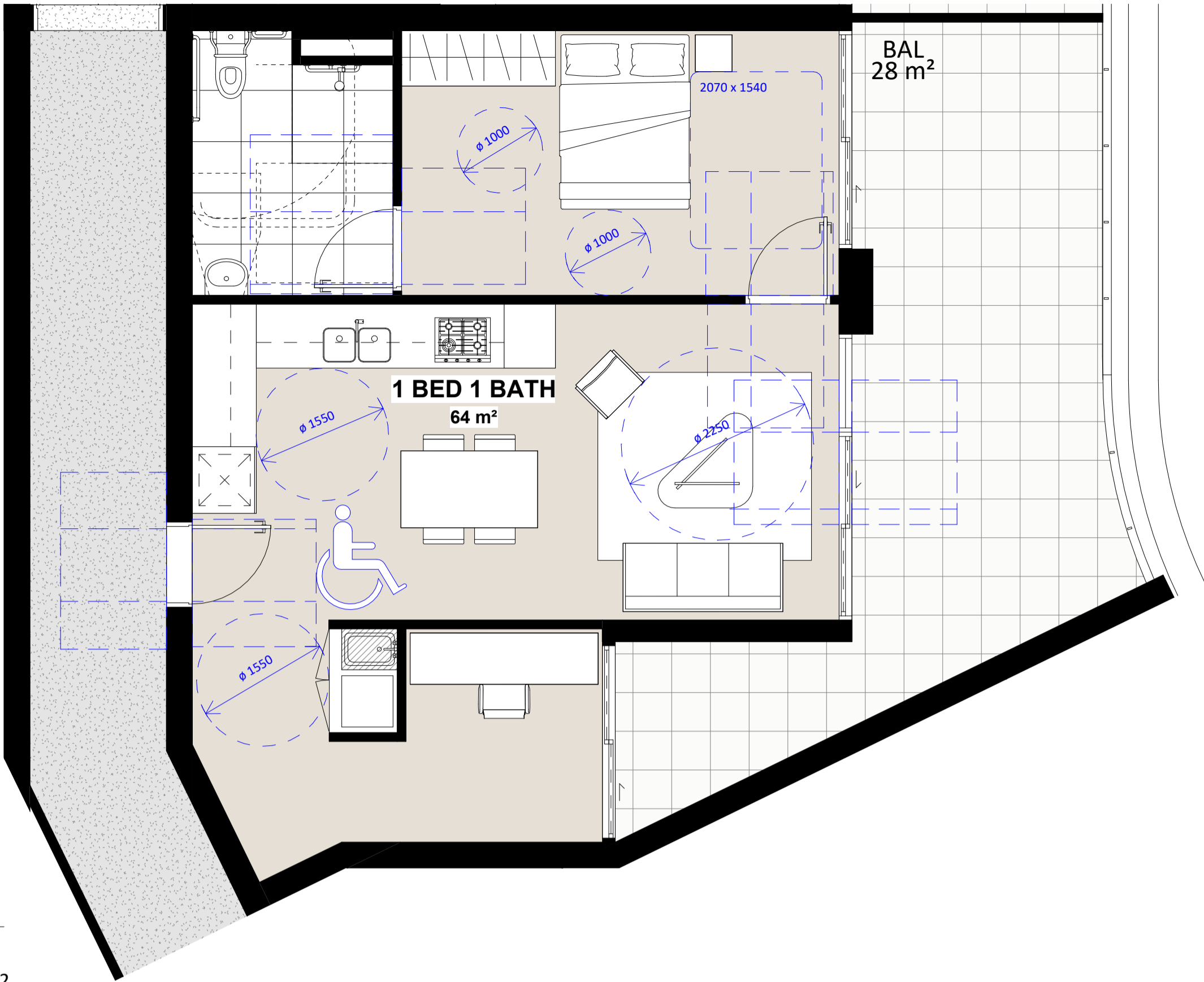
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LEGEND

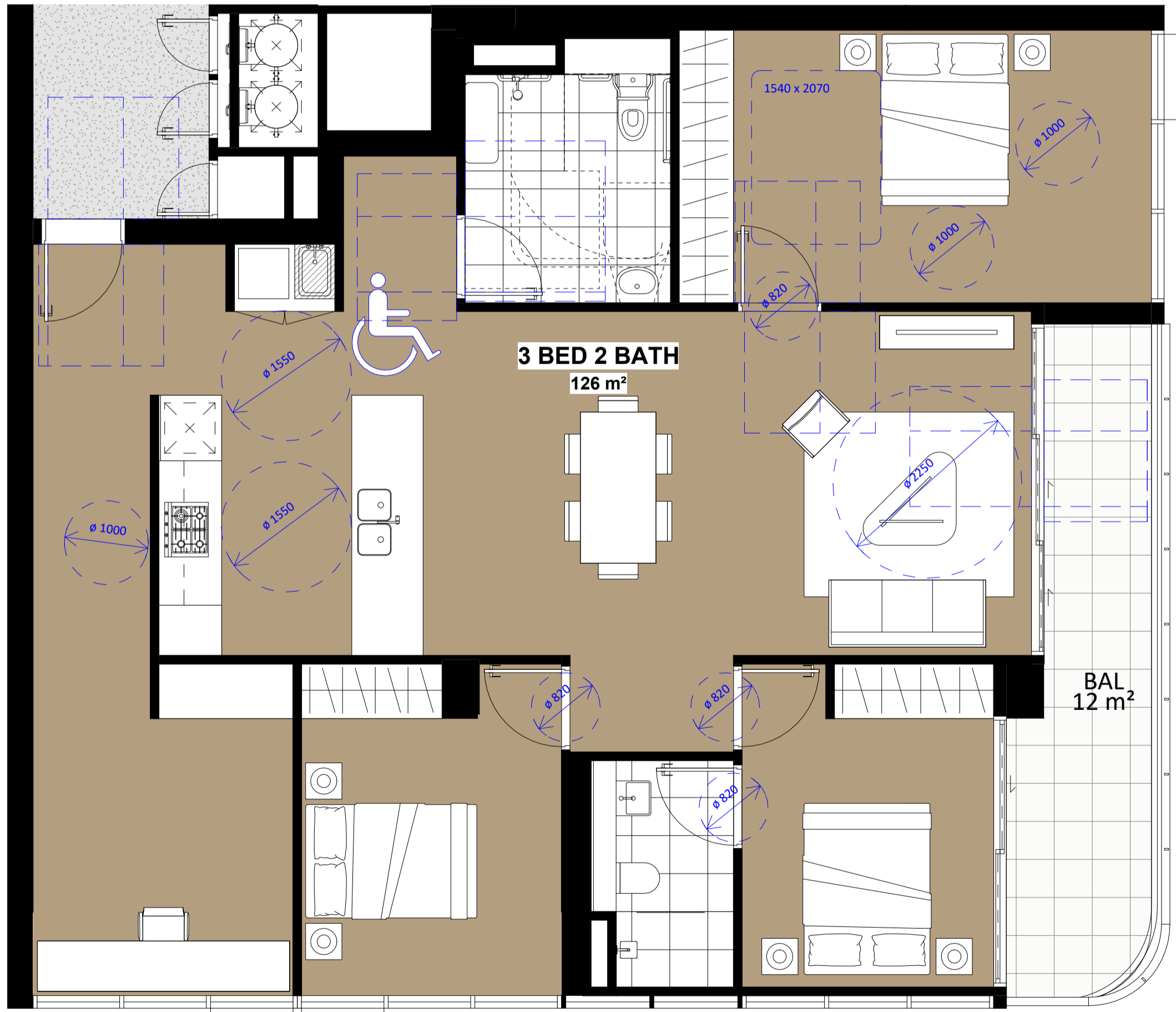
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EXISTING CONTEXT

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A	FINAL DA DRAFT	SC/PG/BW	CH	23/08/2023								STATUS STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)	DWG NO. A-DA-0600	REVISION A
					CLOUD LEGEND	REVISION	ON HOLD	SCALE NOT TO SCALE		DATE 23/08/2023				



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TOTAL: 1



2 3 BED ACCESSIBLE
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LOCATION: BUILDING C LEVEL 2
TOTAL: 1

ADAPTABLE APARTMENT REQUIREMENTS AS 4299_1995

Light Switches
(a) Switches Light switches shall be located at a height not less than 900 mm nor more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.

Power Points
GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners.

AS4299 Appendix A:
Defines the classification levels of apartments required as follows;
Adaptable Dwelling Class C - All essential features incorporated.
Essential Required Features:

Access
1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1

Accessible entry
4. Accessible entry to be level (max 1:40 slope).
5. Threshold to be low level.
6. Landing to enable wheelchair manoeuvrability.
7. Accessible entrance door to have min 850 mm clearance.
8. Door lever handles and hardware to AS 1428.1

Accessible entry
9. Internal doors to have 820 mm min clearance.
10. Internal corridors: 1000 mm min. clear width.
11. Provision for compliance with AS 1428.1 for door approaches.

Living room & dining room
12. Provision for circulation space of 2250 mm dia.
13. Living / Dining space: Telephone point adjacent to GPO.
14. Living / Dining space: Potential illumination level min 300 lux.

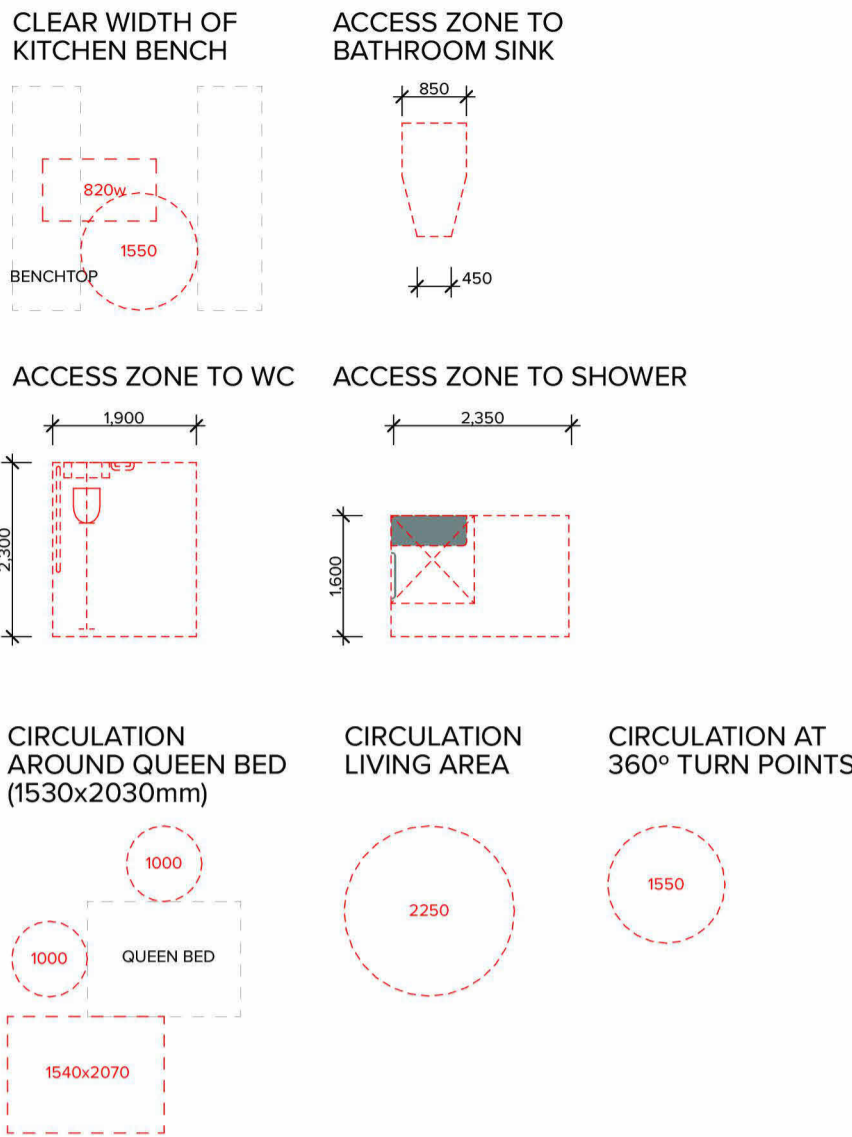
Kitchen
15. Kitchen: Minimum width 2.7 m (1550 mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1.
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable.
20. Kitchen sink bowl max. 150 mm deep.
21. Kitchen: Tap set capstan or lever handles or lever mixer.
22. Kitchen: Tap set located within 300mm of front of sink.
23. Cooktops to include either front or side controls with raised cross bars.
24. Cooktops to include isolating switch.
25. Kitchen: Work surface min. 800 mm length adjacent to cooktop at same height.
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
27. Kitchen: GPOs to comply with AS 1428.1 At least one double GPO within 300 mm of front of work surface.
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in its operating position.
29. Kitchen: Slip resistant floor surface to comply with relevant NCC and Australian Standards.

Bedroom
30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS 1428.1

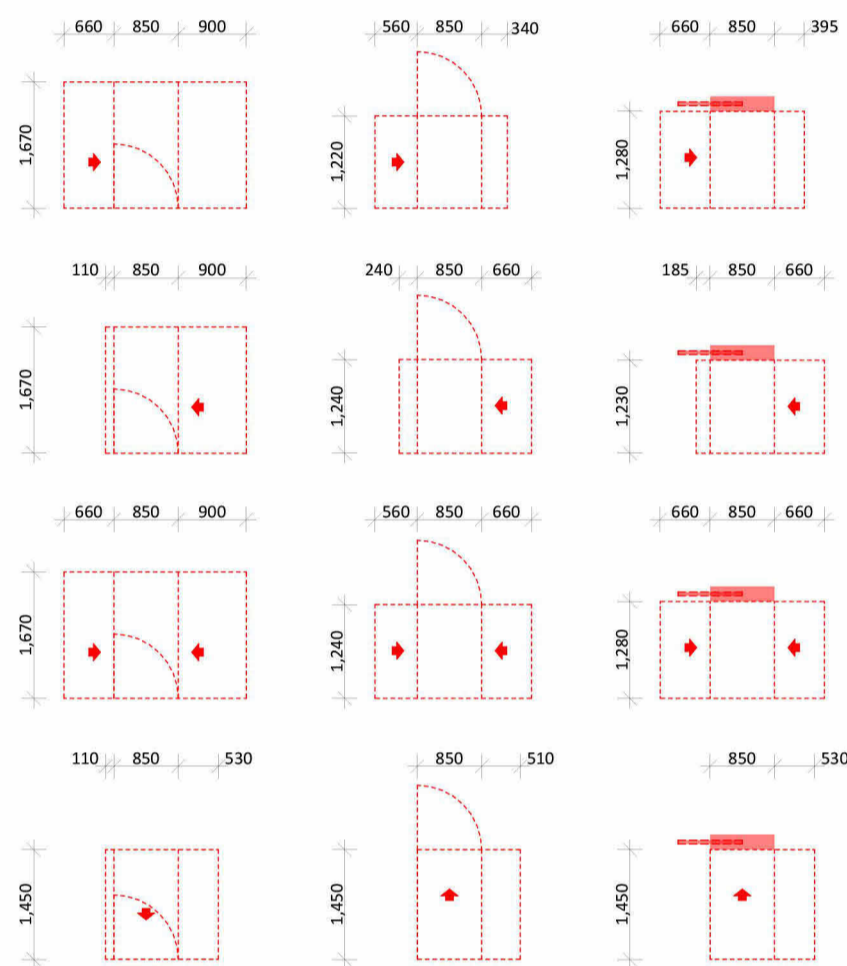
Bathroom
31. Bathroom: Provision for bathroom area to comply with AS 1428.1 and relevant NCC.
32. Bathroom: Slip resistant floor surface.
33. Shower recess, with no hob. Min size 1160 x 1100 to comply with AS 1428.1
34. Shower area waterproofed to AS 3740 with floor fall to waste.
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook. (Plumbing and wall strengthening provision).
38.Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for wash basin with clearances to comply with AS 1428.1
41. Double GPO beside mirror.
42. Provision for either visitable toilet, or accessible toilet.
43. Provision to comply with AS 1428.1
44. Location of WC pan at correct distance from fixed wall is
45. Provision for grab rail zone.
46. Slip resistant floor surface to comply with relevant NCC and Australian Standards. (Vitreous tiles or similar).

Laundry
47. Laundry: Circulation at doors to comply with AS 1428.1
48. Laundry: Provision for adequate circulation space in front of or beside appliances. (1550 mm min depth).
49. Provision for automatic washing machine.
50. Double GPO.
51. Slip resistant floor surface to comply with relevant NCC and Australian Standards.
52. Door locks: Hardware operable with one hand, located 900 - 1100 mm above floor.

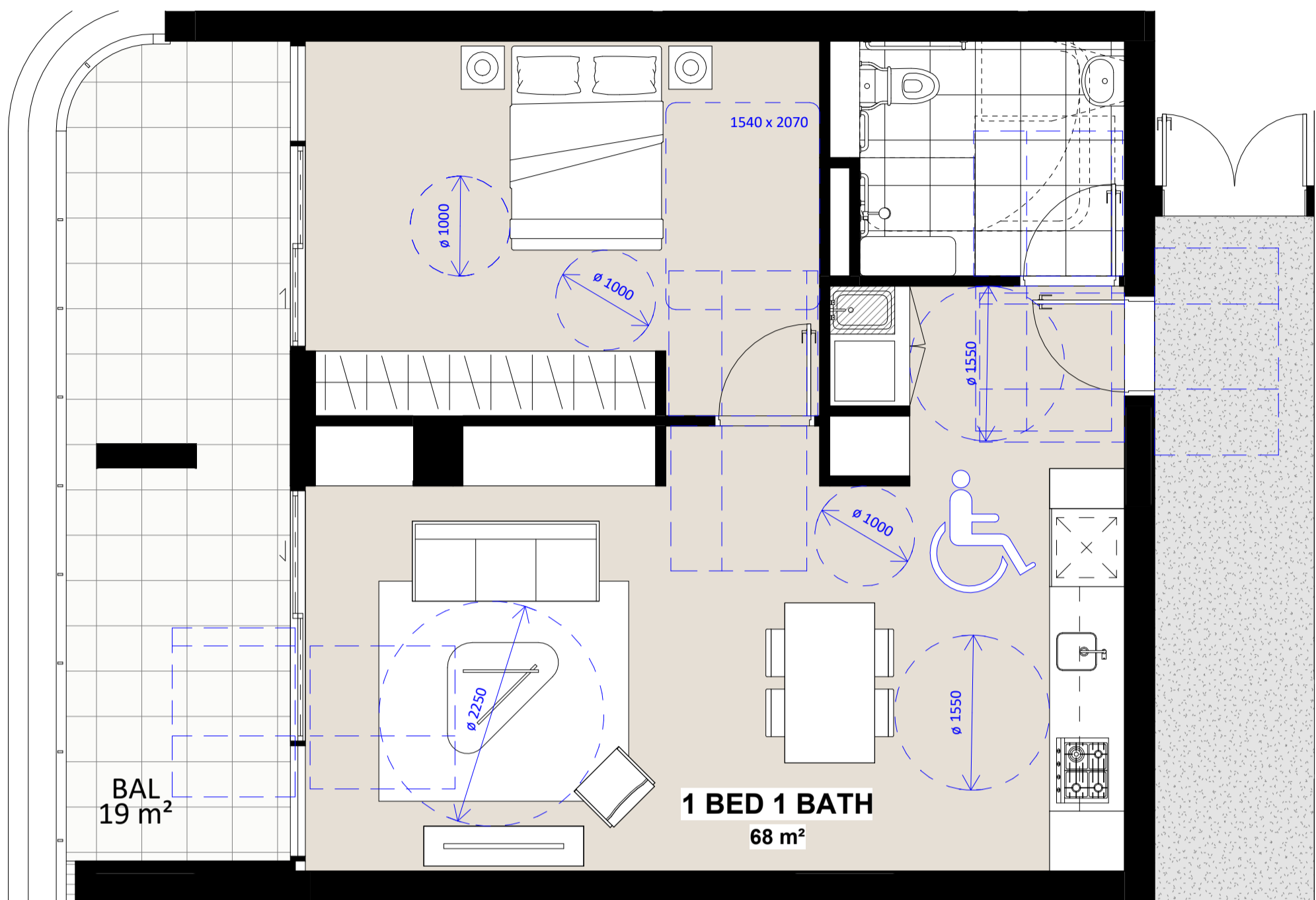
ADAPTABLE LEGEND



DOOR CIRCULATION

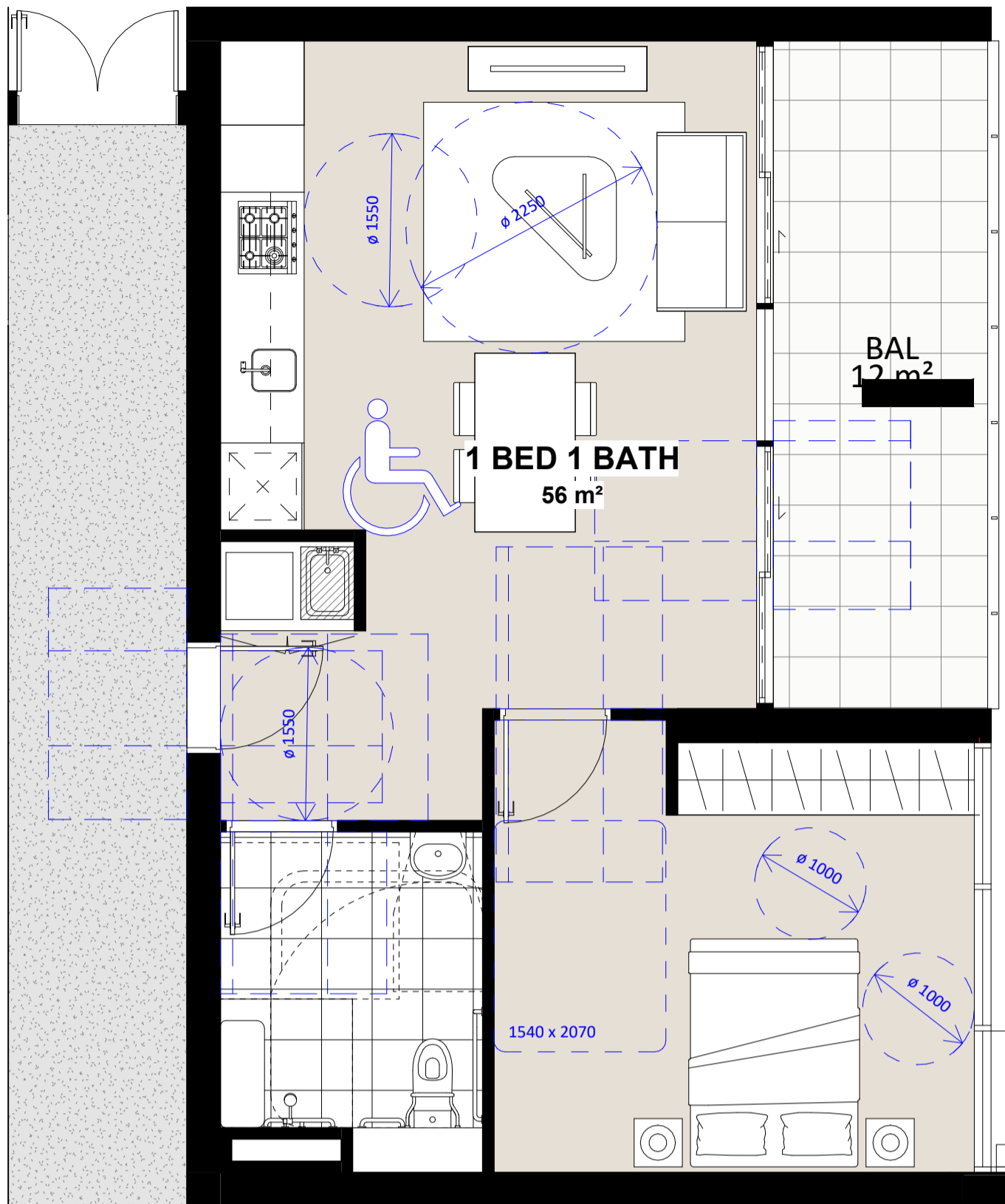


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													1:50@A1, 1:100@A3	23/08/2023



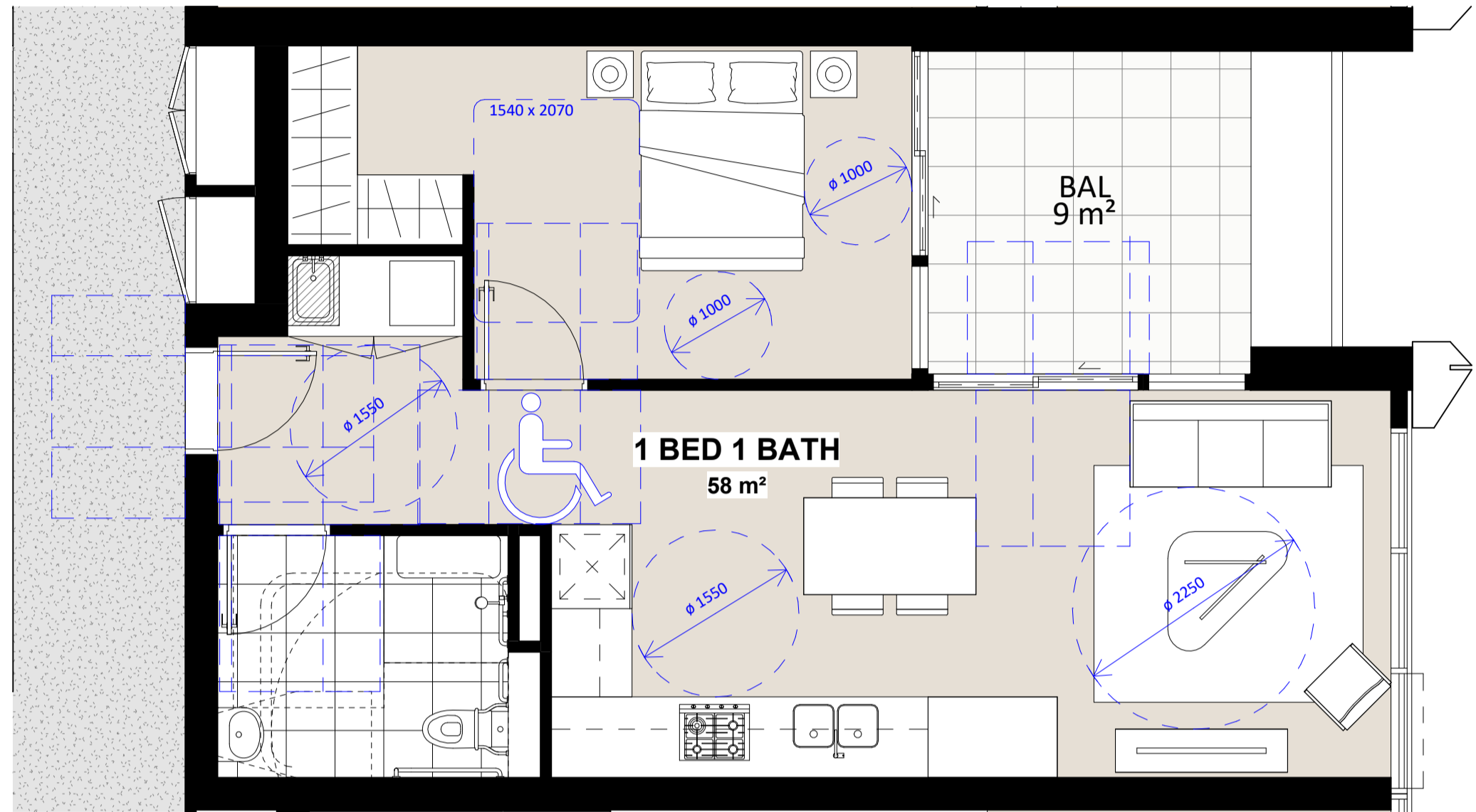
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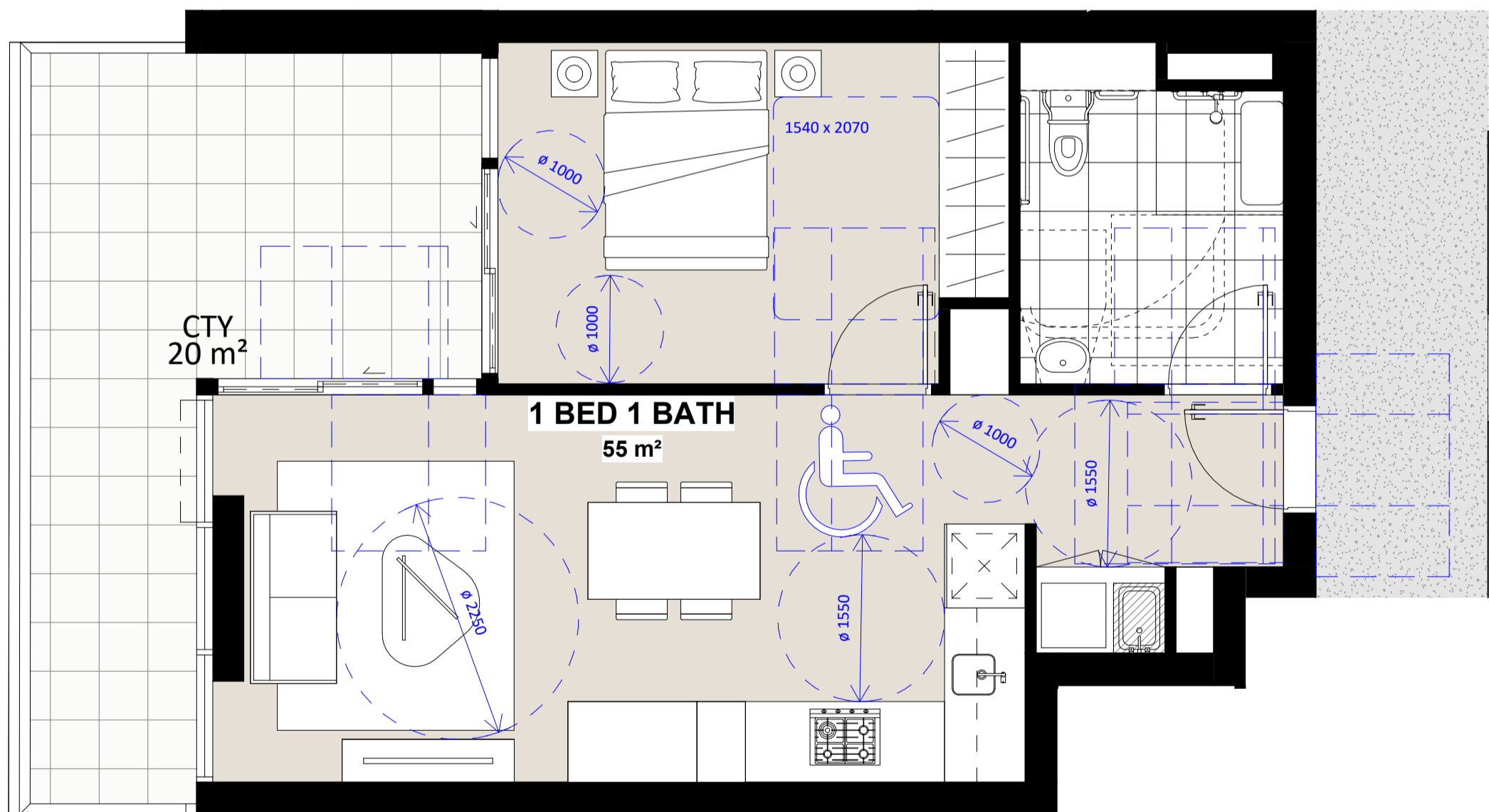
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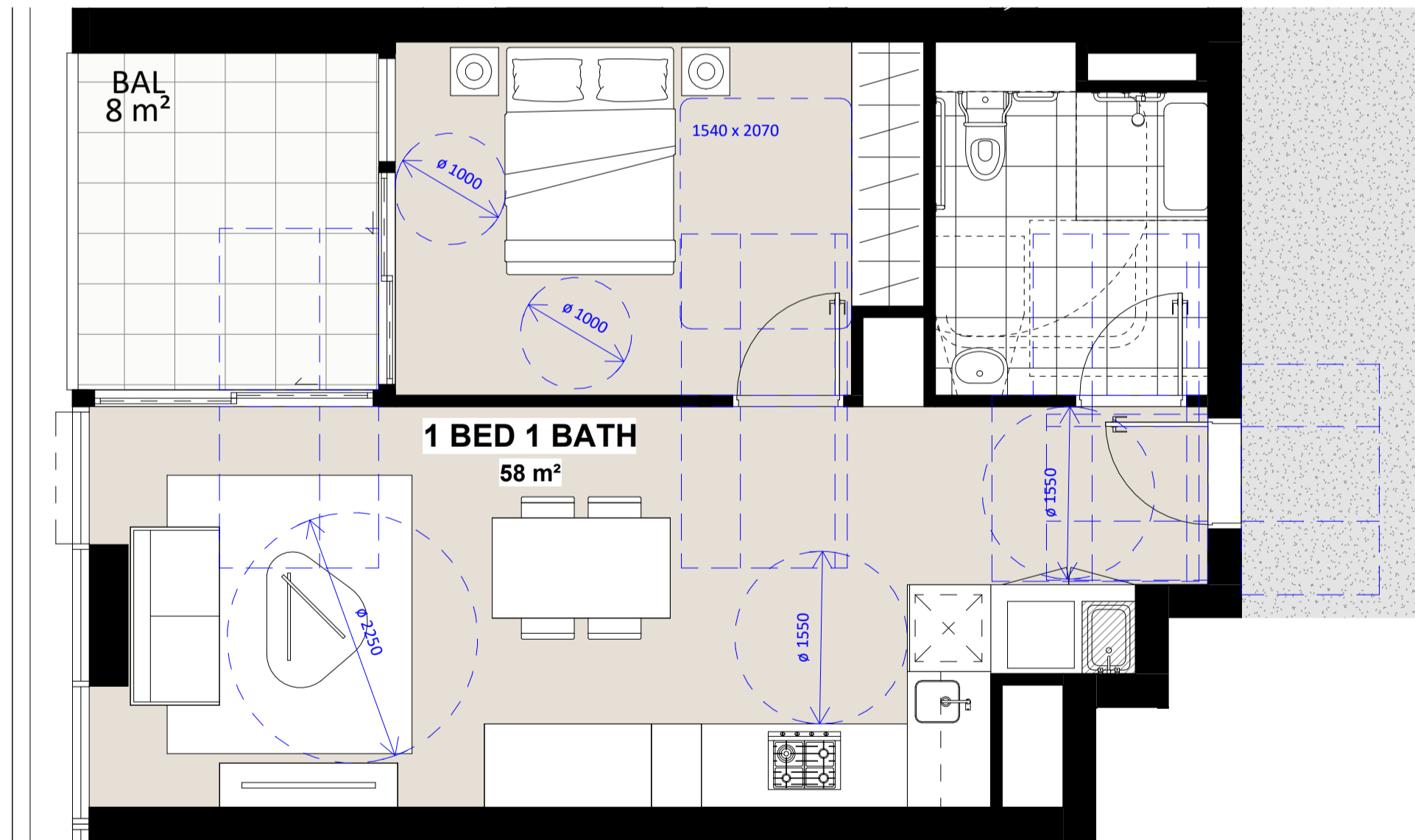
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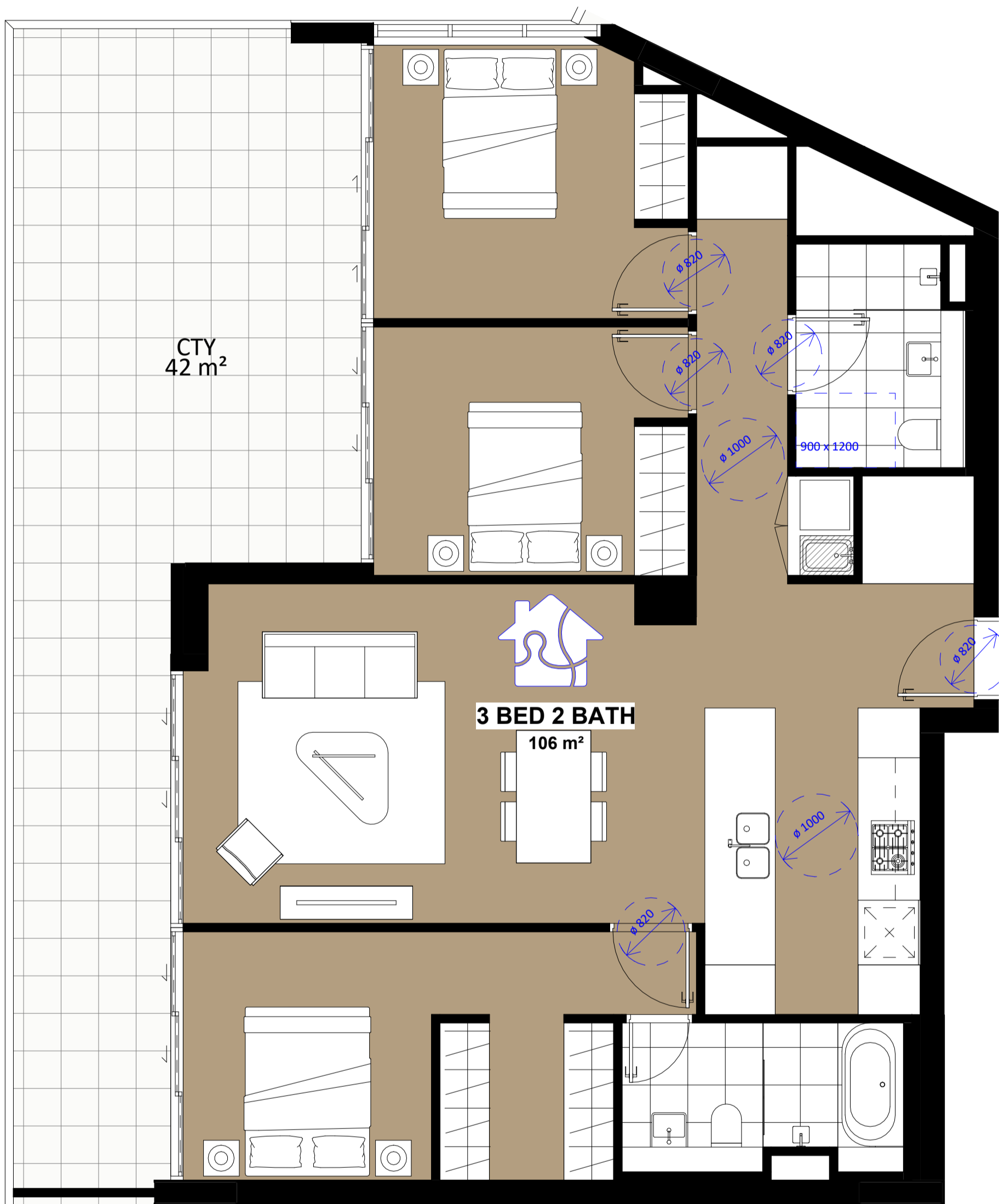
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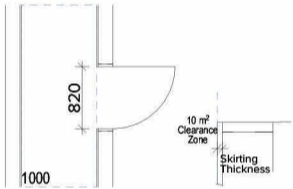
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LIVABLE HOUSING DESIGN REQUIREMENTS
The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

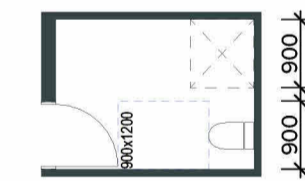
LIVABLE LEGEND (SILVER)

Element 1 – Internal doors & corridors



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet



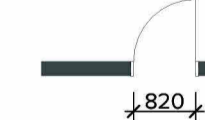
- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Element 3 – Reinforcement of Bathroom and Toilet walls

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Liveable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening

- At least 820 clear door opening

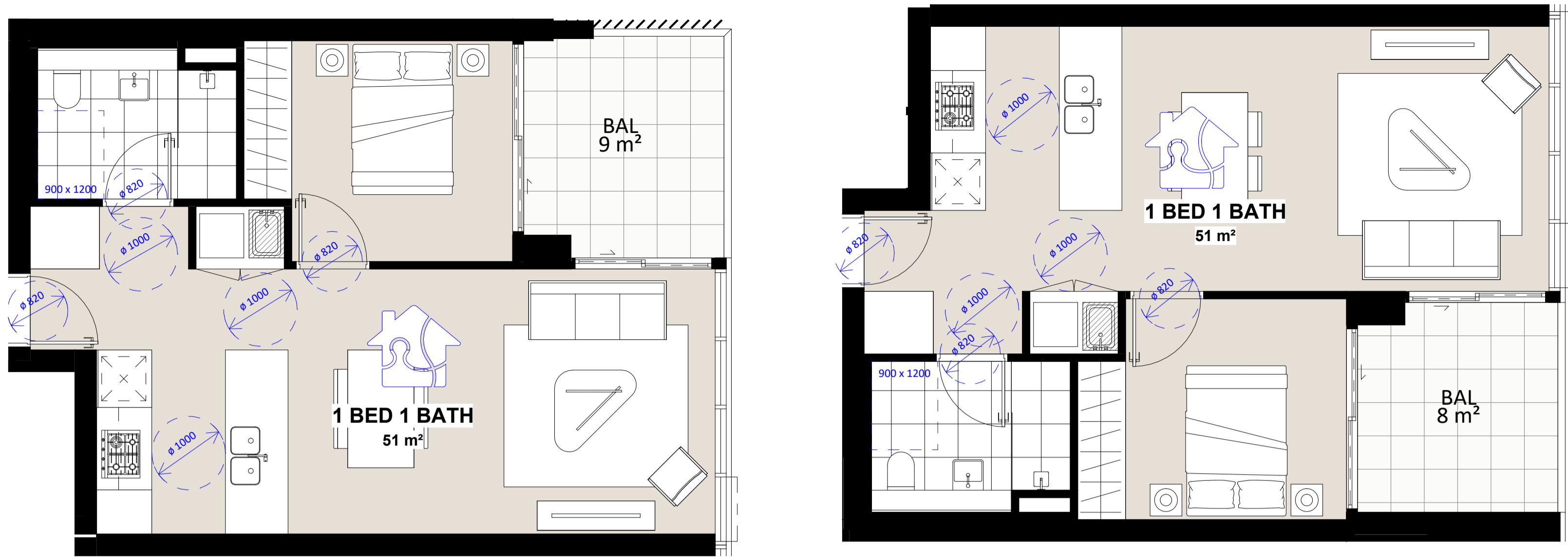


Element 5 – Shower

- One bathroom should feature a slip resistant, hobless shower recess.
- Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

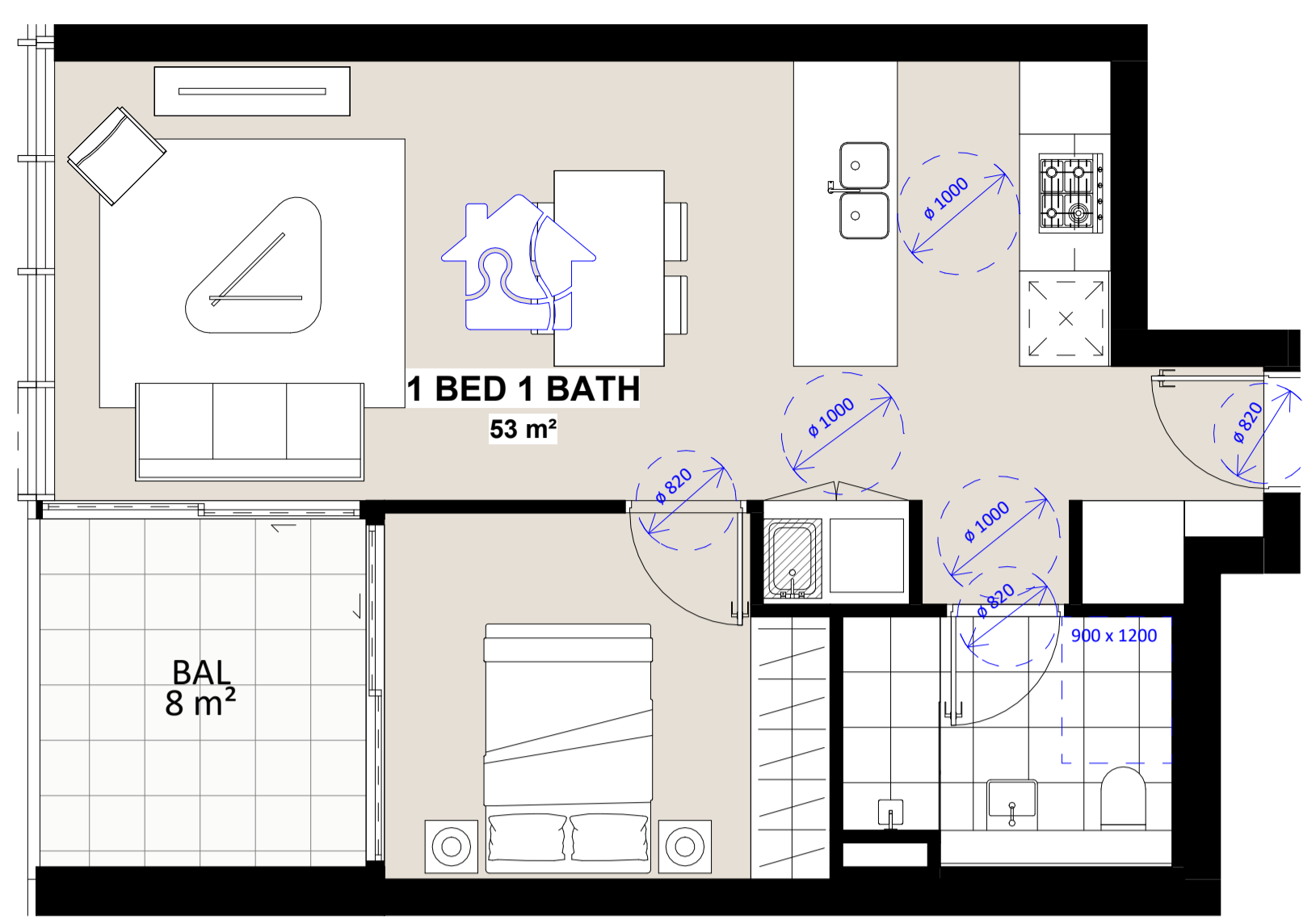
For hobless specification please see Australian Standard AS3740-3.6.

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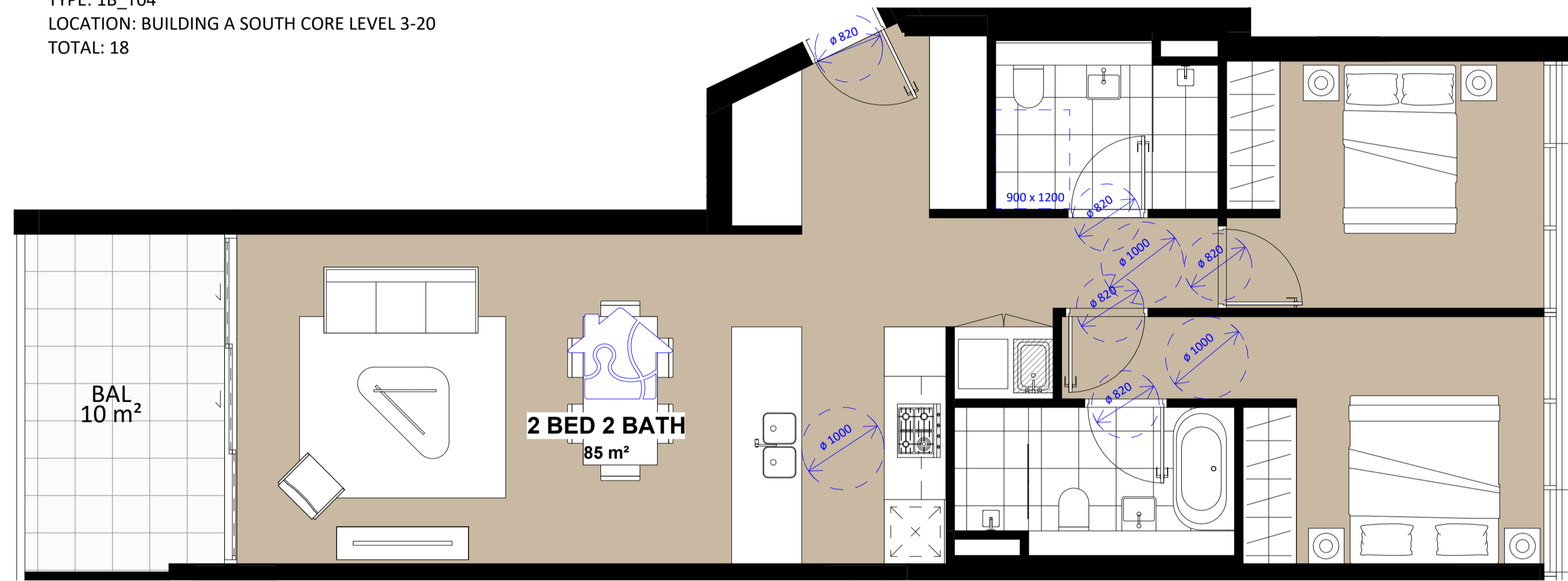


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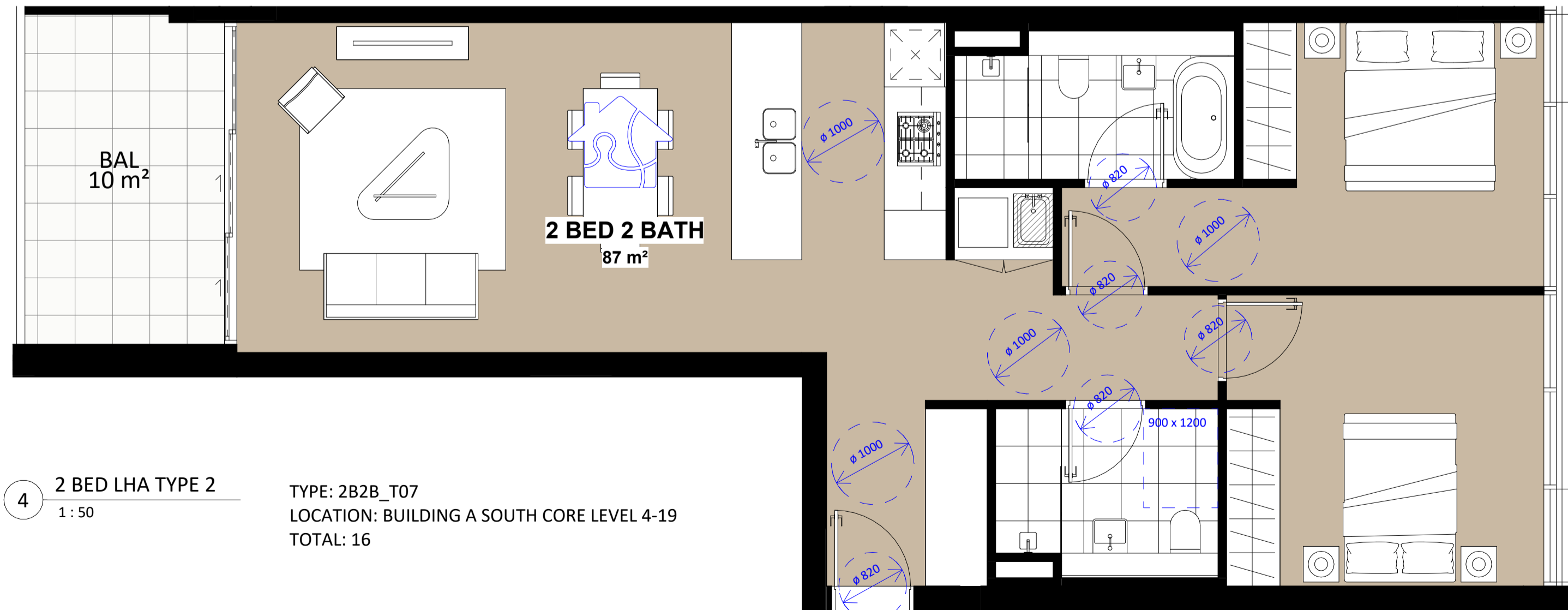
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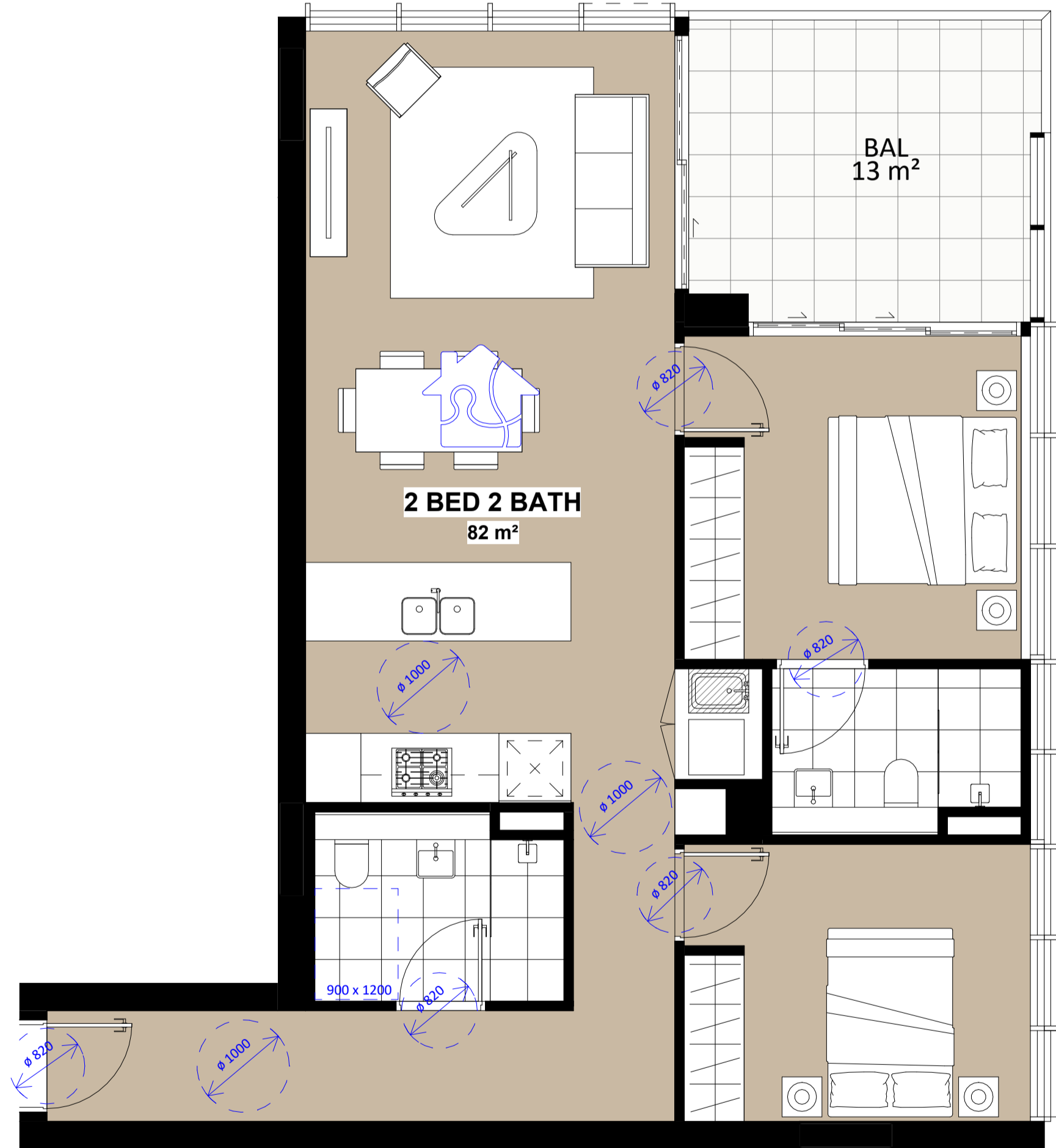
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