



SPACE · DESIGN · ARCHITECTURE

PLH ASHTON

2024-055

23-25 ASHTON AVENUE THE ENTRANCE NSW

P +61 2 4969 3631

E HELLO@SDARCH.COM.AU

A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291

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DRAWING LIST

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SITE LOCATION



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ISSUE	DESCRIPTION	BY	CHK	DATE
D	FOR APPROVAL	RM		4/03/2026
E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026
H	FOR APPROVAL	AH	AH	17/04/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
LEGEND | NOTES |
DRAWING LIST

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. ISSUE NO. SCALE
DD001 H @A3



BASIX COMMITMENTS

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia				Ph: 0408864184	
leanne.cdaus@outlook.com					
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Metal cladding		Vapour barrier + HD R2.5 + 0.2 thermal break	Light/Medium		
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None			
Plasterboard on studs		R2.0	Walls between foyers and units		
Party Wall		2 x R2.0 + shaftliner	Between units		
200mm concrete		None	Internal walls Fire Stairs and Lift Wells		
Ceiling Construction		Insulation	Detail		
Plasterboard		R4.0 insulation board	All ceilings adjacent to concrete balconies and roof above		
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Concrete		-	Medium		
Floor Construction		Insulation	Covering		
Concrete		R2.0 under first floor to carparking below	Laminate, Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W06, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-068-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-058-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-068-008	Aluminium framed single low e 4W03, 4GD01, 5W03, 5GD01, 6GD02,	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e 3W10	4.92	0.54	Awning windows – all remaining except	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e 1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 2GD09, 3GD06, 3GD08, 4GD04, 4GD06, 5GD04, 5GD06,	3.20	0.57	Sliding doors	
DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					
Ceiling fans					
1200mm ceiling fans Living Rooms and Bedrooms					
1400mm ceiling fans to Unit 107, Unit 405, Living and Bedroom					
Notes					
External doors to be weather stripped and windows to comply with AS 2047.					
This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.					
Exhaust fans to be fitted with self-closing dampers as per NCC.					
Insulation specified must be installed in accordance with BCA Volume One.					
In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.					

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
BASIX COMMITMENTS

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD002
ISSUE NO. G
SCALE @A3





PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
3D PERSPECTIVES -
SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD003
ISSUE NO. G
SCALE @A3





PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
3D PERSPECTIVES -
SHEET 2

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD004
ISSUE NO. G
SCALE @A3





PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT



 DENOTES ADJOINING DWELLING AND SHED PROPOSED TO BE DEMOLISHED UNDER MODIFIED APPROVAL - DA/557/2022A (18 CAMPBELL AVENUE)



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PROJECT
 PLH ASHTON

CLIENT
 PACIFIC LINK HOUSING

DRAWING
 3D PERSPECTIVES -
 SHEET 3

PROJECT NO.
 2024-055

LOCATION
 23-25 ASHTON AVENUE THE ENTRANCE
 NSW

DRAWING NO. DD005
ISSUE NO. G
SCALE @A3



HOUSING SEPP PERMISSIBLE
MAXIMUM BUILDING HEIGHT

PERMISSIBLE BUILDING
ENVELOPE (LEP & DCP)

50% ENCROACHMENT
ALLOWED AS PER CCDCP CHAPTER
4.6 THE ENTRANCE PENINSULA

PERMISSIBLE BUILDING
ENVELOPE UNDER CCLEP

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

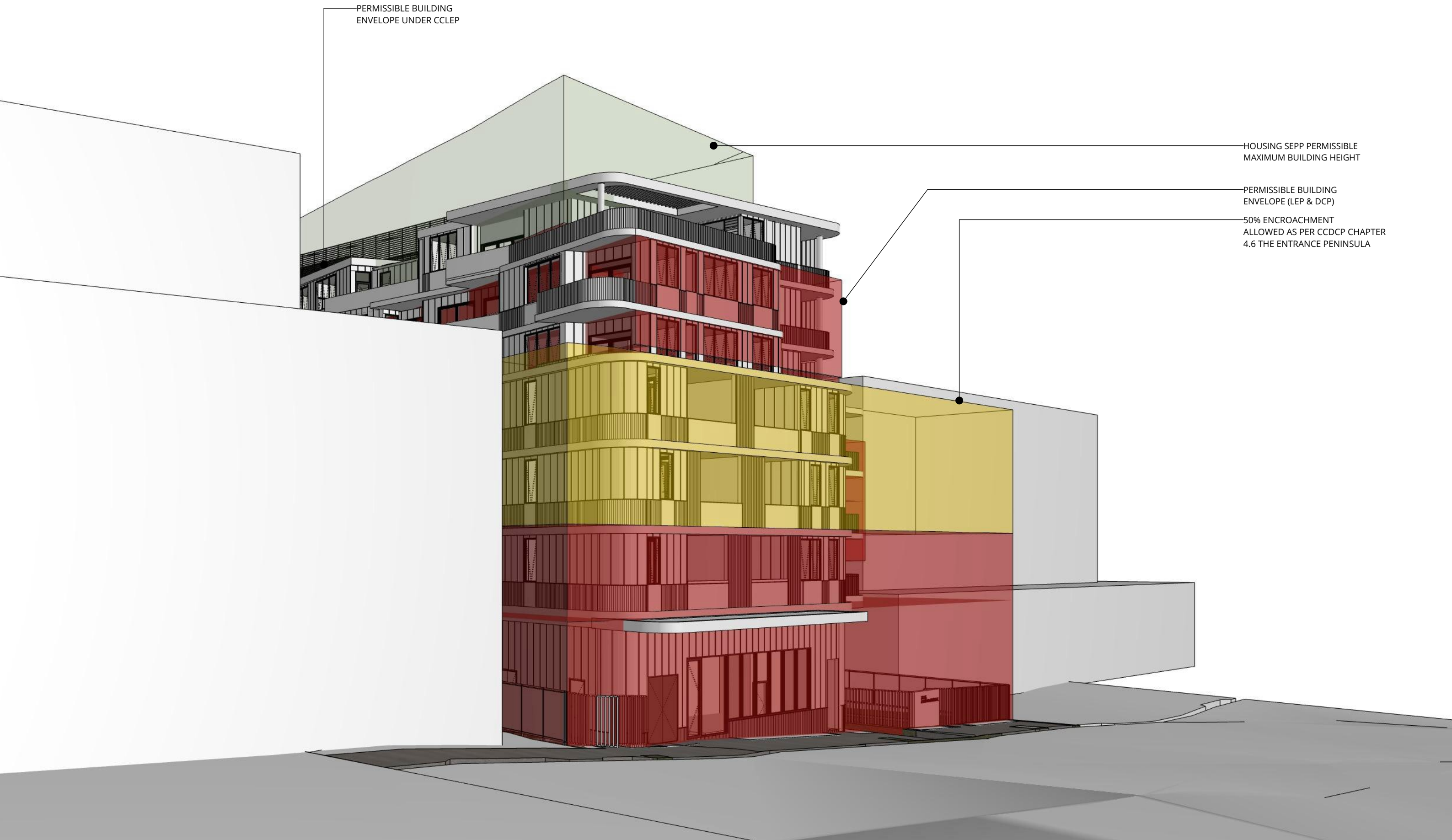
DRAWING
BUILDING ENVELOPE -
NORTH

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD006
ISSUE NO. G
SCALE @A3





PERMISSIBLE BUILDING
ENVELOPE UNDER CCLEP

HOUSING SEPP PERMISSIBLE
MAXIMUM BUILDING HEIGHT

PERMISSIBLE BUILDING
ENVELOPE (LEP & DCP)

50% ENCROACHMENT
ALLOWED AS PER CCDCP CHAPTER
4.6 THE ENTRANCE PENINSULA

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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
BUILDING ENVELOPE -
EAST

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD007

ISSUE NO.
G

SCALE
1:208.33
@A3



PLH ASHTON
Development Summary

Existing GFA Total	0.00	Site Area m² (By Calculation)	2331.9	Apartment Mix			Affordable Units		
		FSR	2.751	1 BED	30	60%	1 BED	18	60%
		Maximum GFA m²	6412.73	2 BED	20	40%	2 BED	12	40%
		Proposed GFA m²	3825.75		50	100%		30	60%
		Proposed FSR	1.641						1806.18

Apartment #	101	102	103	104	105	106	107	108	109	110	111	TOTAL	11
Type	2 BED	2 BED	1 BED ACC.	1 BED	1BED	2 BED	2 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	70	70	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	52.17	51.89	50.71	75.32	74.78	71.03	51.45	50.39	70.13	693.61	693.61
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	10	10	10	8	8	10		
Balcony Size Provided m²	10.52	12.07	8.00	9.03	13.98	11.36	11.36	10.20	8.75	8.27	10.02	113.56	113.56
Min. Storage Area Required (ADG) m³	8	8	6	6	6	8	8	8	6	6	8		
Storage Provided m³	8.09	8.88	6.34	6.02	6.07	8.10	8.10	9.79	6.05	6.05	8.41		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	5.08	5.08	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	61%	55%	53%	63%	63%	81%	100%	100%	72%		
Storage-Storage Room m³	2.44	0.00	2.47	2.70	2.87	3.02	3.02	1.88	0.00	0.00	2.36		
Storage-Storage Room %	30%	0%	39%	45%	47%	37%	19%	0%	0%	0%	28%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	X	X	<1	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	X	X	1	1	1	1	1	7	64%
Cross Ventilation	1	1	X	X	1	1	1	1	X	X	1	7	64%

Apartment #	201	202	203	204	205	206	207	208	209	210	211	TOTAL	11
Type	2 BED	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	50	50	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	51.98	51.89	50.67	59.76	59.76	71.03	51.45	50.39	70.13	662.8	662.80
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	8	8	10	8	8	10		
Balcony Size Provided m²	10.54	12.13	9.18	9.03	13.98	11.60	11.60	10.20	8.73	8.27	10.02	115.28	115.28
Min. Storage Area Required (ADG) m³	8	8	6	6	6	6	6	8	6	6	8		
Storage Provided m³	8.09	8.88	6.17	6.21	6.09	6.53	6.53	9.79	6.05	6.05	8.35		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	3.28	3.28	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	63%	53%	53%	50%	50%	81%	100%	100%	72%		
Storage-Storage Room m³	2.44	0.00	2.30	2.89	2.89	3.25	3.25	1.88	0.00	0.00	2.30		
Storage-Storage Room %	30%	0%	37%	47%	47%	50%	19%	0%	0%	0%	28%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	X	<1	<1	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	X	X	1	1	1	1	1	7	64%
Cross Ventilation	1	1	X	X	1	1	1	1	X	X	1	7	64%

Apartment #	301	302	303	304	305	306	307	308	309	TOTAL	9
Type	2 BED	2 BED	1 BED ACC.	1 BED	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	52.17	51.84	50.71	71.03	51.45	50.39	70.13	543.46	543.46
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	10	8	8	10		
Balcony Size Provided m²	10.54	12.05	8.00	9.03	13.98	10.21	8.75	8.27	10.02	90.85	90.85
Min. Storage Area Required (ADG) m³	8	8	6	6	6	8	6	6	8		
Storage Provided m³	8.12	8.88	6.23	6.21	6.06	9.79	6.05	6.05	8.94		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	62%	53%	53%	81%	100%	100%	68%		
Storage-Storage Room m³	2.47	0.00	2.36	2.89	2.86	1.88	0.00	0.00	2.89		
Storage-Storage Room %	30%	0%	38%	47%	47%	19%	0%	0%	32%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	<1	<1	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	X	1	1	1	1	6	67%
Cross Ventilation	1	1	X	X	1	1	X	X	1	5	56%

Apartment #	401	402	403	404	405	406	407	TOTAL	7
Type	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	2 BED	1 BED		
Min. Internal Area Required (ADG) m²	70	50	50	50	50	70	50		
Proposed Internal Area m²	71.06	52.17	52.05	50.71	52.40	71.60	52.92	402.91	402.91
Min. Balcony Area Required (ADG) m²	10	8	8	8	8	10	8		
Balcony Size Provided m²	10.37	8.00	9.03	13.98	11.11	10.13	10.07	72.69	72.69
Min. Storage Area Required (ADG) m³	8	6	6	6	6	8	6		
Storage Provided m³	8.27	6.31	6.21	6.09	6.11	8.12	7.91		
Storage-Apartment m³	8.27	3.87	3.32	3.20	4.26	8.12	5.19		
Storage-Apartment %	100%	61%	53%	53%	70%	100%	66%		
Storage-Storage Room m³	0.00	2.44	2.89	2.89	1.85	0.00	2.72		
Storage-Storage Room %	0%	39%	47%	47%	30%	0%	34%		
Solar Access (hours, 9am - 3pm)	3+	X	<1	<1	3+	3+	3+		
Solar Access Compliant (ADG)	1	X	X	X	1	1	1	4	57%
Cross Ventilation	1	X	X	1	1	1	1	5	71%

Apartment #	501	502	503	504	505	506	507	TOTAL	7
Type	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	2 BED	1 BED		
Min. Internal Area Required (ADG) m²	70	50	50	50	50	70	50		
Proposed Internal Area m²	71.22	52.17	52.42	50.71	52.40	71.60	52.92	403.44	403.44
Min. Balcony Area Required (ADG) m²	10	8	8	8	8	10	8		
Balcony Size Provided m²	10.37	8.00	9.03	13.98	11.11	10.13	10.07	72.69	72.69
Min. Storage Area Required (ADG) m³	8	6	6	6	6	8	6		
Storage Provided m³	8.27	6.34	6.89	6.09	6.11	8.12	7.04		
Storage-Apartment m³	8.27	3.87	3.32	3.20	4.26	8.12	5.19		
Storage-Apartment %	100%	61%	48%	53%	70%	100%	74%		
Storage-Storage Room m³	0.00	2.47	3.57	2.89	1.85	0.00	1.85		
Storage-Storage Room %	0%	39%	52%	47%	30%	0%	26%		
Solar Access (hours, 9am - 3pm)	3+	X	<1	<1	3+	3+	3+		
Solar Access Compliant (ADG)	1	X	X	X	1	1	1	4	57%
Cross Ventilation	1	X	X	1	1	1	1	5	71%

Apartment #	601	602	603	604	605	TOTAL	5
Type	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	50	70	50	50	70		
Proposed Internal Area m²	52.91	71.62	54.30	52.10	73.79	304.72	304.72
Min. Balcony Area Required (ADG) m²	8	10	8	8	10		
Balcony Size Provided m²	18.01	20.84	8.02	8.34	10.07	65.28	65.28
Min. Storage Area Required (ADG) m³	6	8	6	6	8		
Storage Provided m³	6.64	8.31	6.04	6.05	8.39		
Storage-Apartment m³	6.34	4.73	3.04	4.20	4.81		
Storage-Apartment %	95%	57%	50%	69%	57%		
Storage-Storage Room m³	0.00	3.58	3.00	1.85	3.58		
Storage-Storage Room %	0%	43%	50%	31%			
Solar Access (hours, 9am - 3pm)	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	1	1	1	5	100%
Cross Ventilation	X	1	1	X	1	3	60%

Denotes apartment receiving solar access via functional methods - to be addressed through Design Report			
TOTAL DWELLINGS	50		
TOTAL SOLAR ACCESS COMPLIANT DWELLINGS	33	66%	70%
TOTAL CROSS VENTILATION COMPLIANT DWELLINGS	32	64%	60%
TOTAL INTERNAL M²	3010.94		
TOTAL BALCONY M²	530.35		

WASTE GENERATION			
APT	RECYCLING	GREEN	GENERAL
1 BED	80	25	80
2 BED	100	25	100
1 BED	30	2400	750
2 BED	20	2000	500
Per Week Total	4400	1250	4400
1100L Bins	2.00		2.00
240L Bins		6.00	
OFFICE	per day	15	10
	per week	75	50
	240L	1	1
Figures are Litres per week - determined from CCC Waste Generation Rates (DA Guidelines-Resource & Waste Management Planning)			
Multi-unit Residential Developments*			
		Commingled Recycling	Food & Garden Organics
		Residual Materials & Waste	
1 Bedroom Apartment or Studio		80	25
2 Bedroom Apartment		100	25
3 Bedroom Apartment or greater		120	50
* This assumes a 7% higher ratio for food preparation and food scraps is required 1.5 times per week. In addition to food waste there may also be organic waste generated from the maintenance of common gardens and pet waste.			
The waste generation rates above provide a guide only and are in line with the EPA Better Practice Guide for Resource Recovery in Residential Developments 2019.			
Waste Collection Twice per Week			
Motels			
Per number of guest rooms **		5	10
Offices			
Per 100m² floor space **		15	10
Restaurants			
Per 100m² floor space		280	400
(**) Floor space that is used for staff activities (e.g. exclude lobby areas)			

BICYCLE STORAGE			
CCC Requirements (RFB) = 1 space per 12 dwellings - Short Term			
CCC Requirements (RFB) = 1 space per 5 dwellings - Long Term			
CCC Short Term	Dwellings	Bike Storage	12
CCC Long Term	50	4.17	5
	50	10.00	
		14.17	
TOTAL REQUIRED			15

PARKING RATES			
Affordable Housing Dwellings			
Containing 1 bedroom		0.4	18
Containing 2 bedrooms		0.5	12
			7.2
			6
			13.2
Dwellings (Not used for Affordable Housing)			
Containing 1 bedroom		0.5	12
Containing 2 bedrooms		1	8
			6
			8
			14
Commercial Tenancy			2
TOTAL REQUIRED			29.2
			30

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F	FOR APPROVAL	JC	JC	27/03/2026
G	FOR APPROVAL	AH	AH	17/04/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
DEVELOPMENT
SUMMARY

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

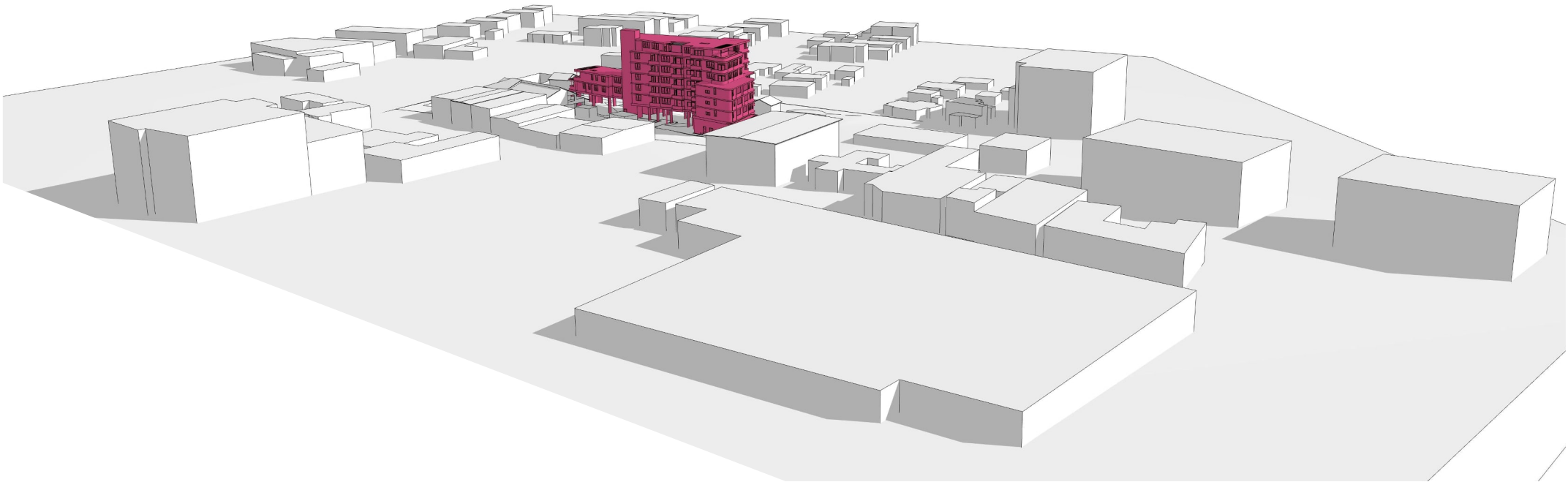
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ISSUE NO.
G

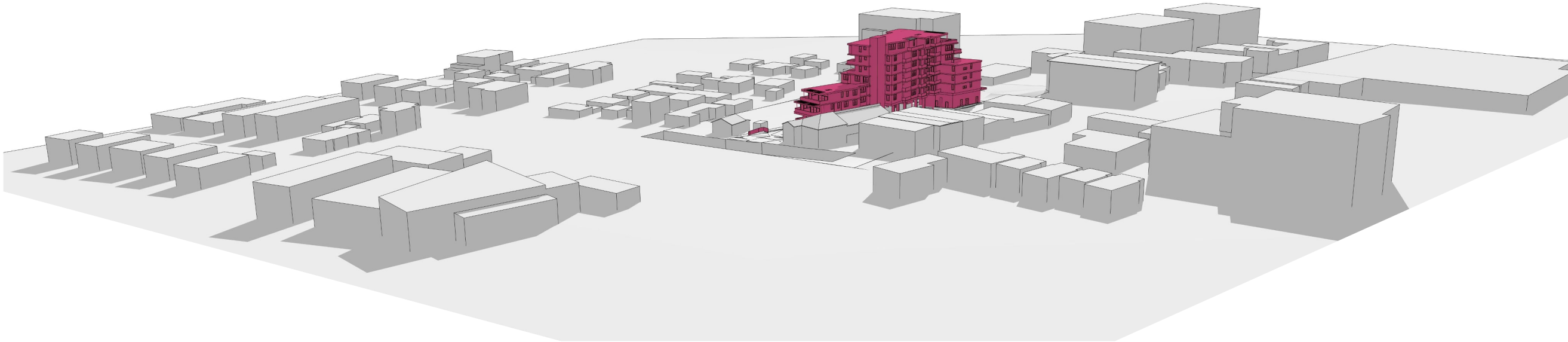
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EXISTING SURROUNDING CONTEXT AND SCALE - LOOKING NORTH EAST



EXISTING SURROUNDING CONTEXT AND SCALE - LOOKING SOUTH-EAST

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C	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SURROUNDING
CONTEXT AND SCALE

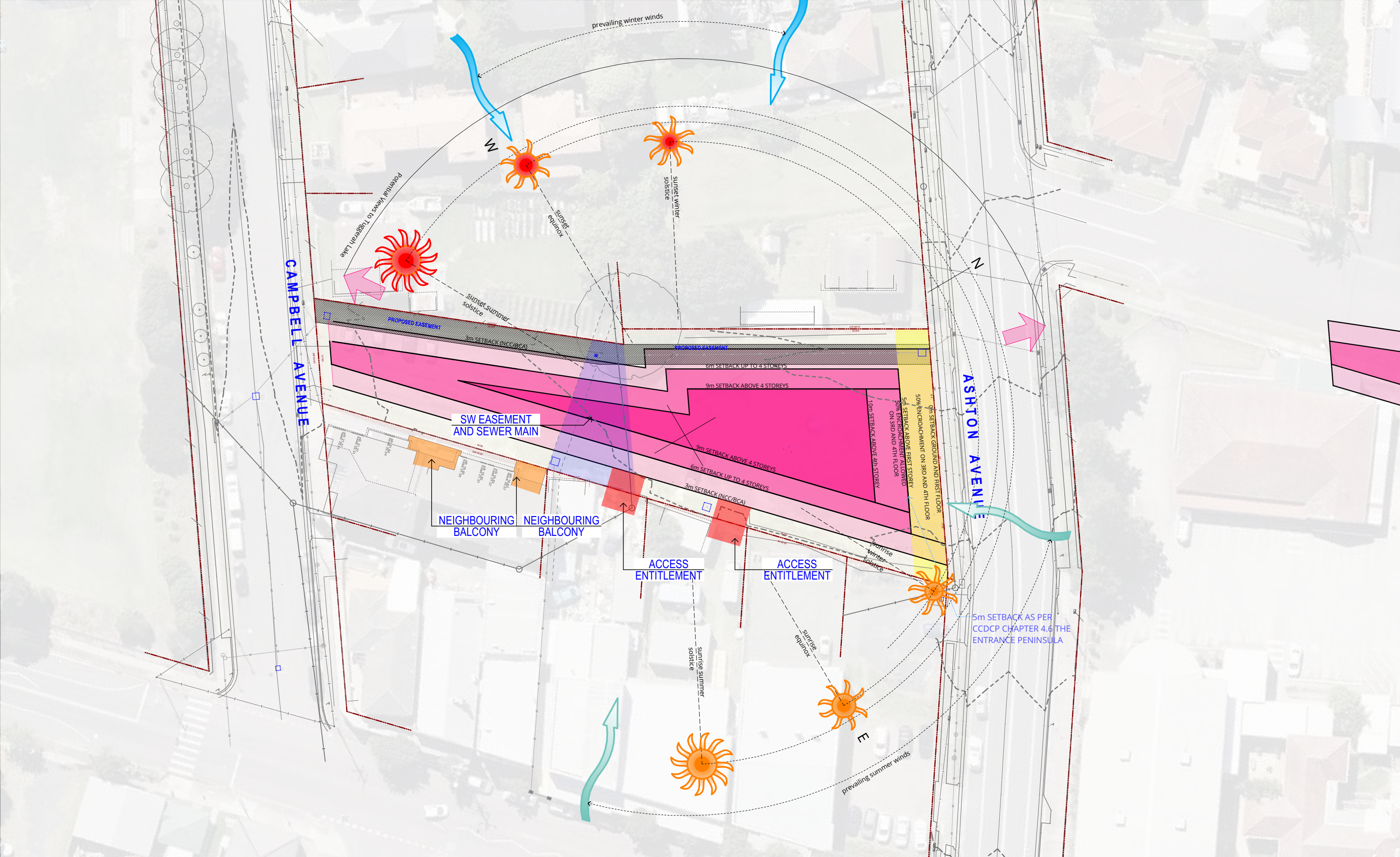
PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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ISSUE NO. C
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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SITE ANALYSIS PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD100

ISSUE NO.
G

SCALE
1:200, 1:500
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GRAPHIC LEGEND

LANDSCAPING



SITE PLAN
1:500



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E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

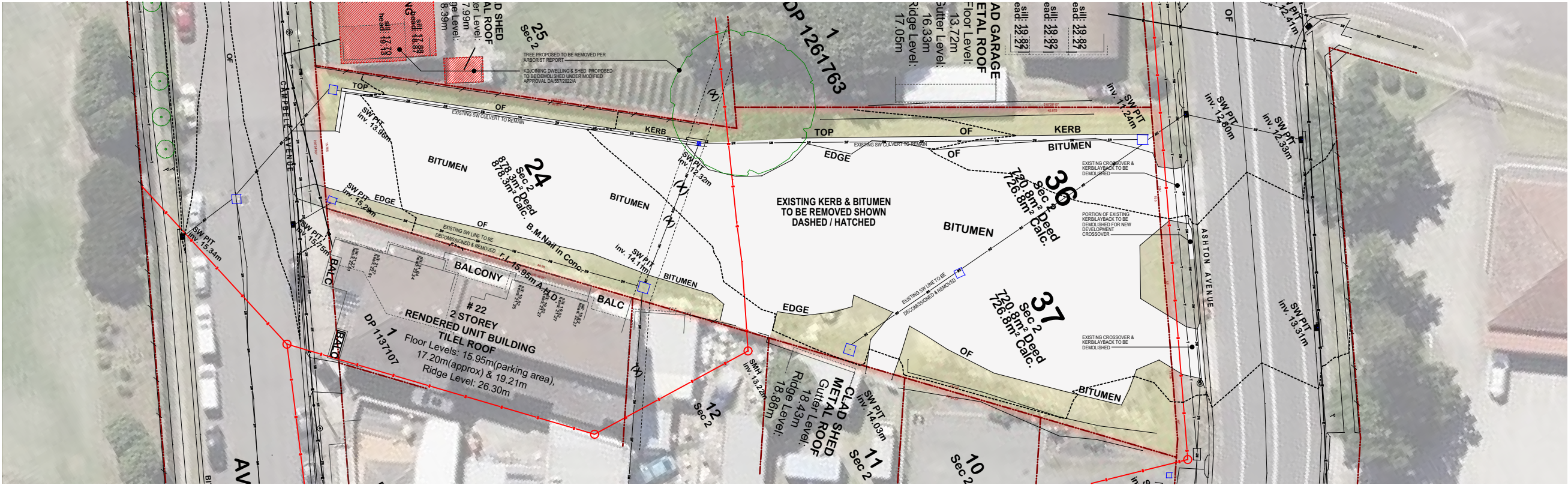
DRAWING
SITE PLAN

PROJECT NO.
2024-055

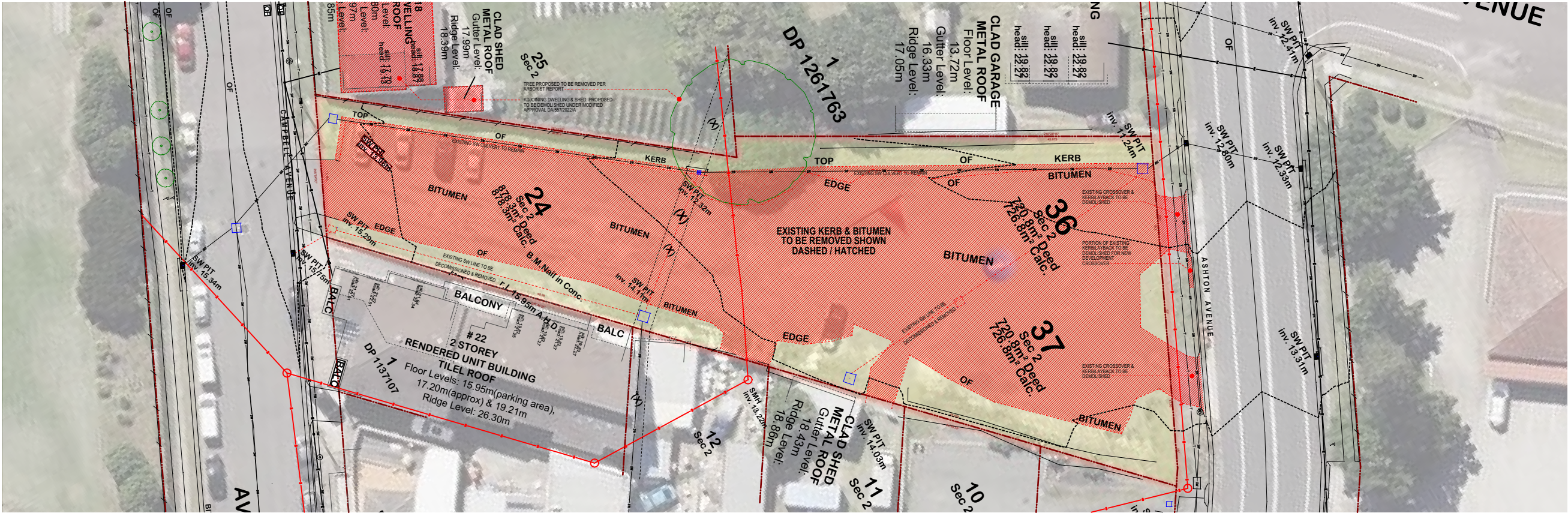
LOCATION
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NSW

DRAWING NO. DD101
ISSUE NO. G
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SDA
SPACE · DESIGN · ARCHITECTURE



EXISTING SITE PLAN
1:500



SITE DEMOLITION PLAN
1:500

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ITEM(S) TO BE DEMOLISHED



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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
EXISTING | DEMOLITION
SITE PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD102

ISSUE NO.
G

SCALE
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LEGEND
FEN1 - 1800h COLORBOND FENCE
FEN2 - 1800h PALISADE STYLE FENCE

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G	FOR APPROVAL	JC	JC	26/03/2026
H	FOR APPROVAL	JC	JC	27/03/2026
I	FOR APPROVAL	AH	AH	17/04/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
EXTERNAL PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD103

ISSUE NO.
I

SCALE
1:250@A3





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D	FOR APPROVAL	JC	JC	26/03/2026
E	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
LANDSCAPE &
COMMUNAL AREA PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD104

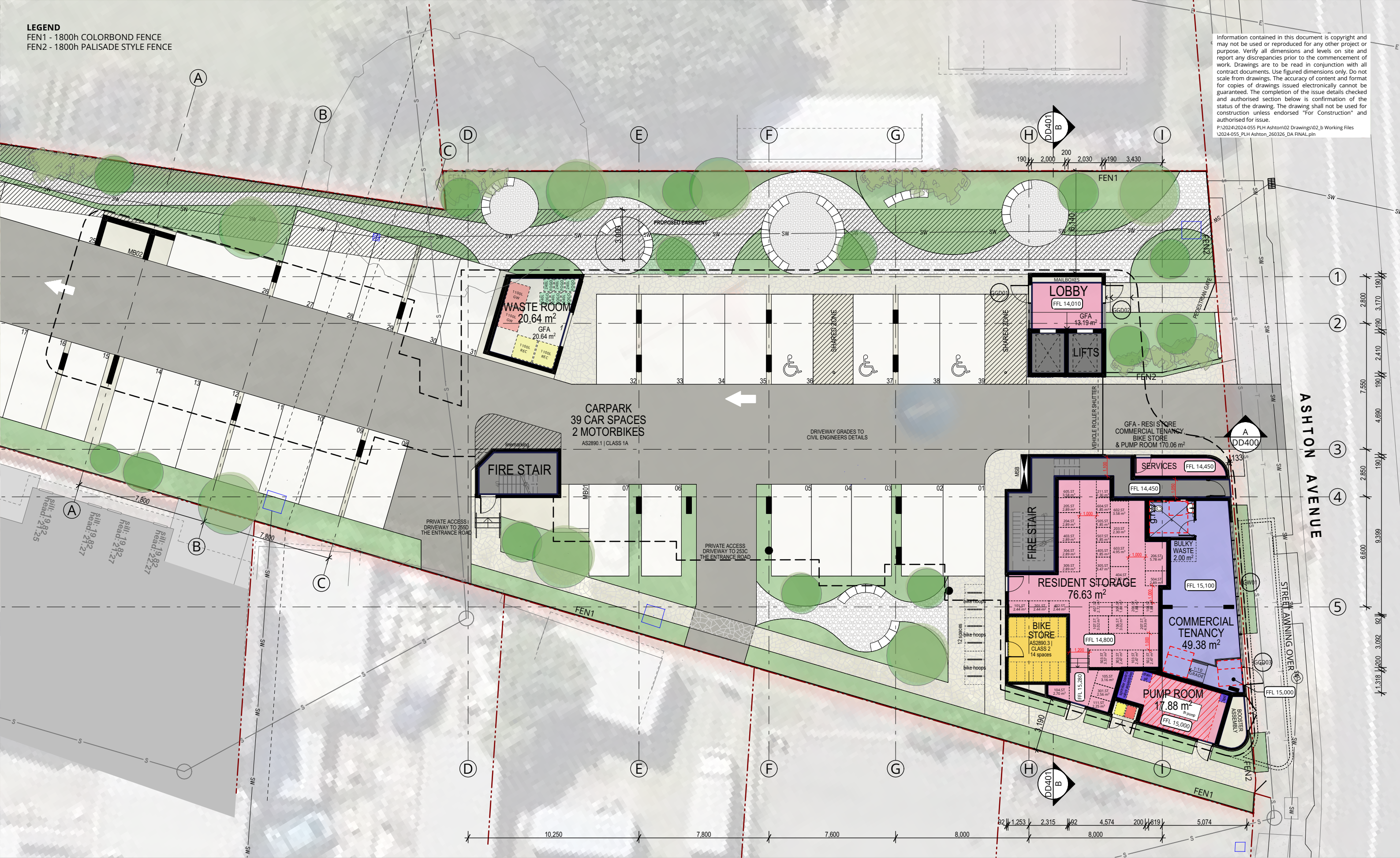
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E

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LEGEND
FEN1 - 1800h COLORBOND FENCE
FEN2 - 1800h PALISADE STYLE FENCE

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J	FOR APPROVAL	JC	JC	26/03/2026
K	FOR APPROVAL	JC	JC	27/03/2026
L	FOR APPROVAL	AH	AH	17/04/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GROUND FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD200

ISSUE NO.
L

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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
FIRST FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD201

ISSUE NO.
J

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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SECOND FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD202

ISSUE NO.
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H	FOR APPROVAL	AH	AH	18/03/2026
I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
THIRD FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

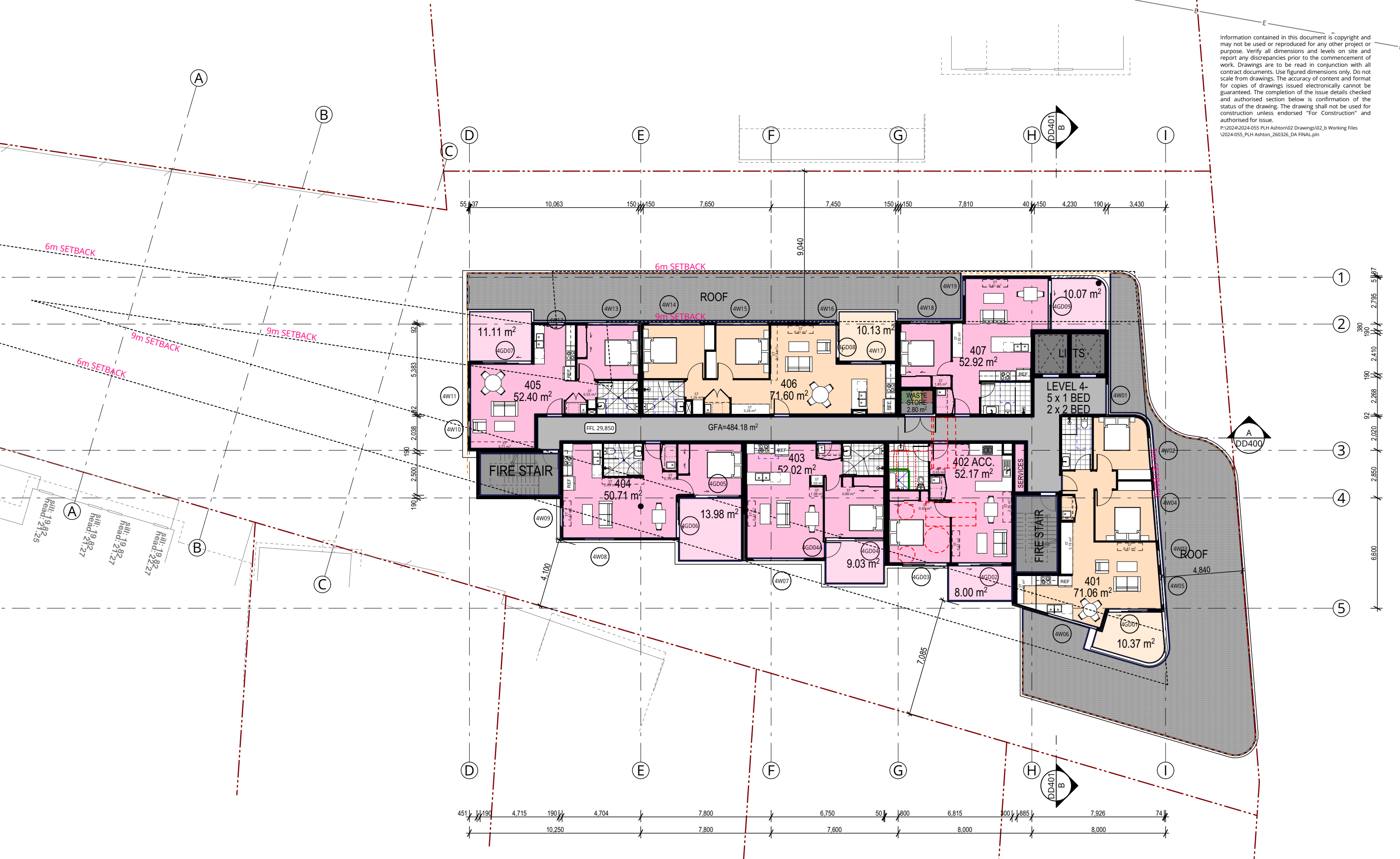
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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
FOURTH FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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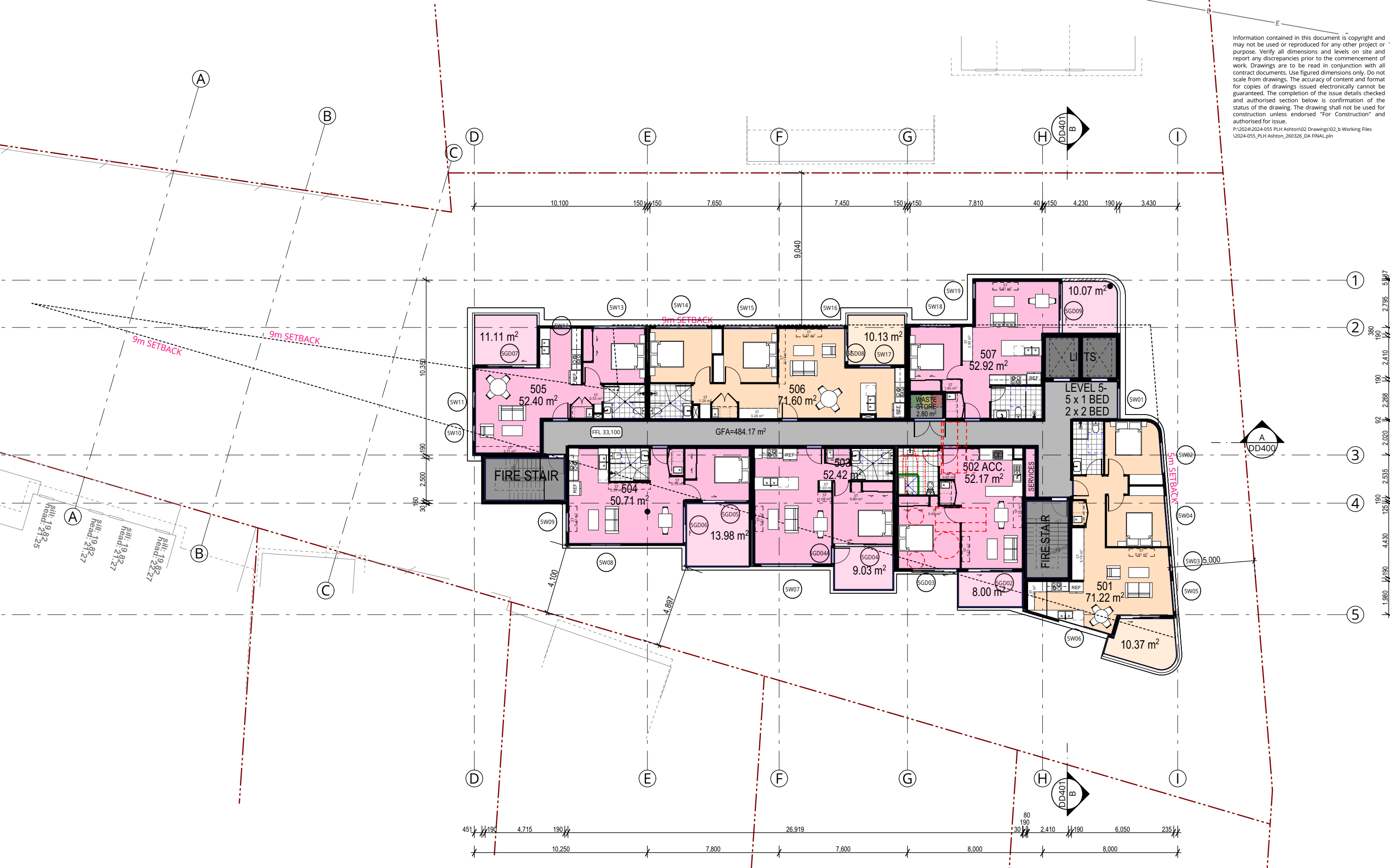
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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
FIFTH FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD205

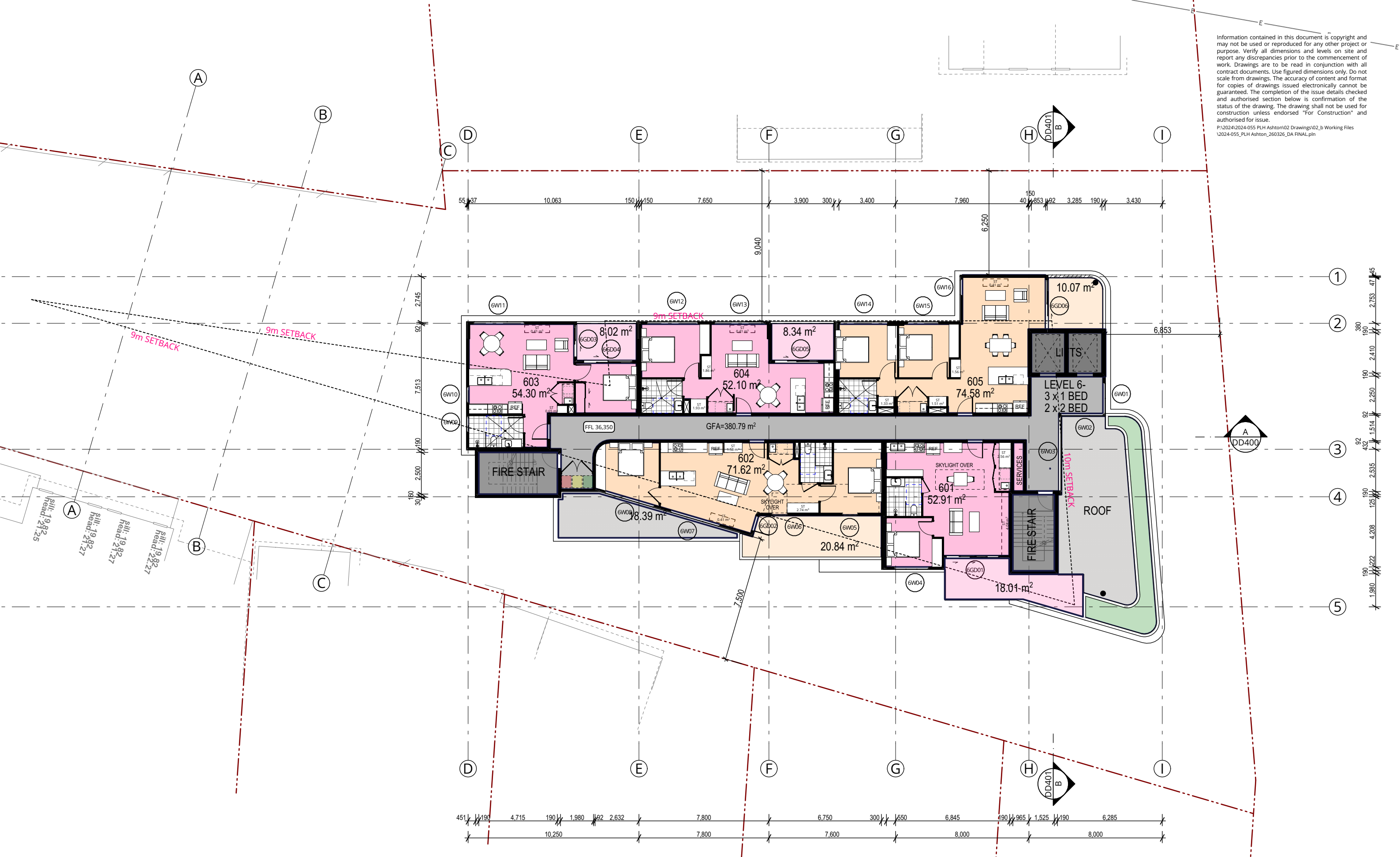
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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SIXTH FLOOR PLAN

PROJECT NO.
2024-055

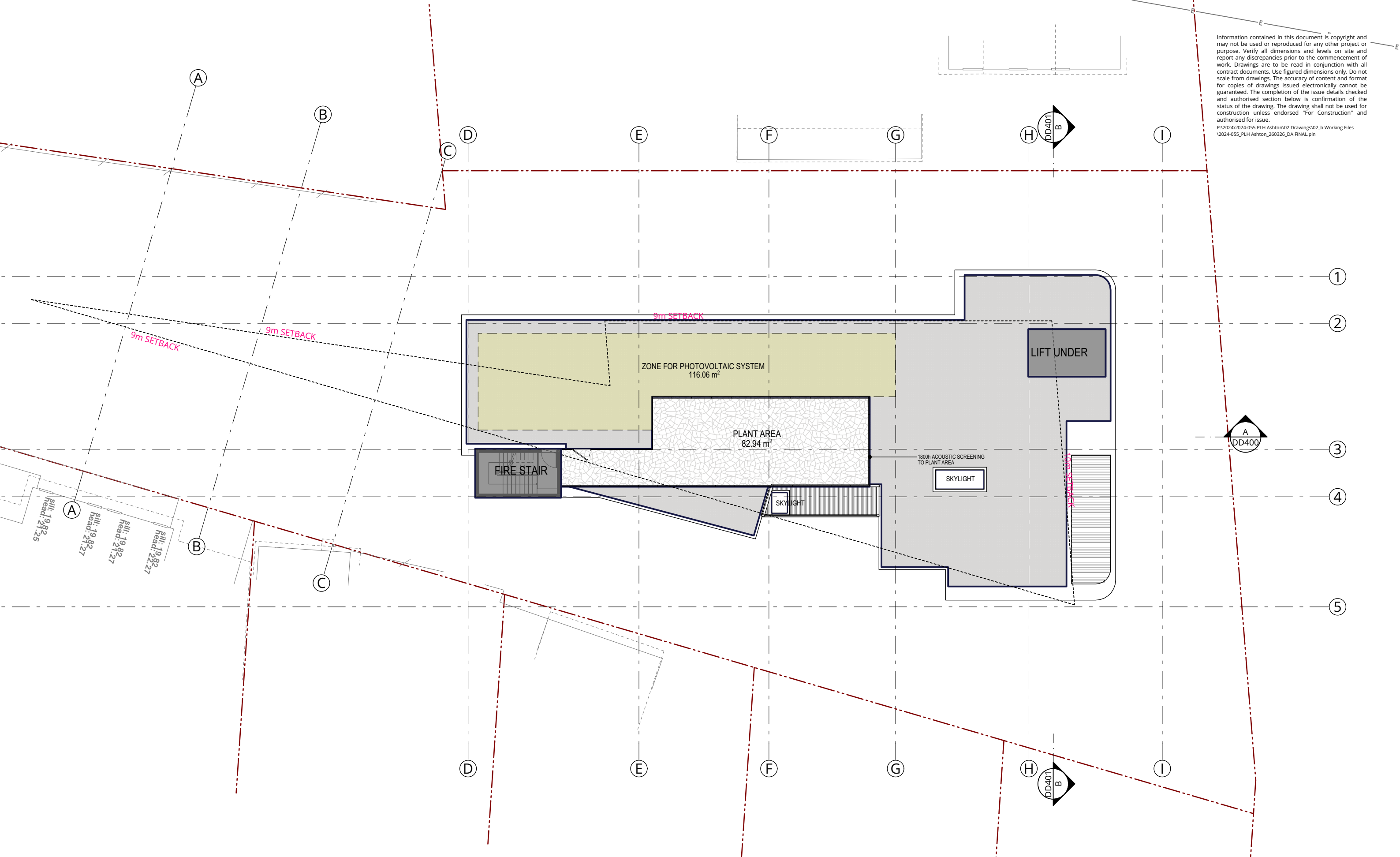
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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DRAWING NO.
DD206

ISSUE NO.
J

SCALE
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G	FOR APPROVAL	AH	AH	18/03/2026
H	FOR APPROVAL	JC	JC	26/03/2026
I	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ROOF PLAN

PROJECT NO.
2024-055

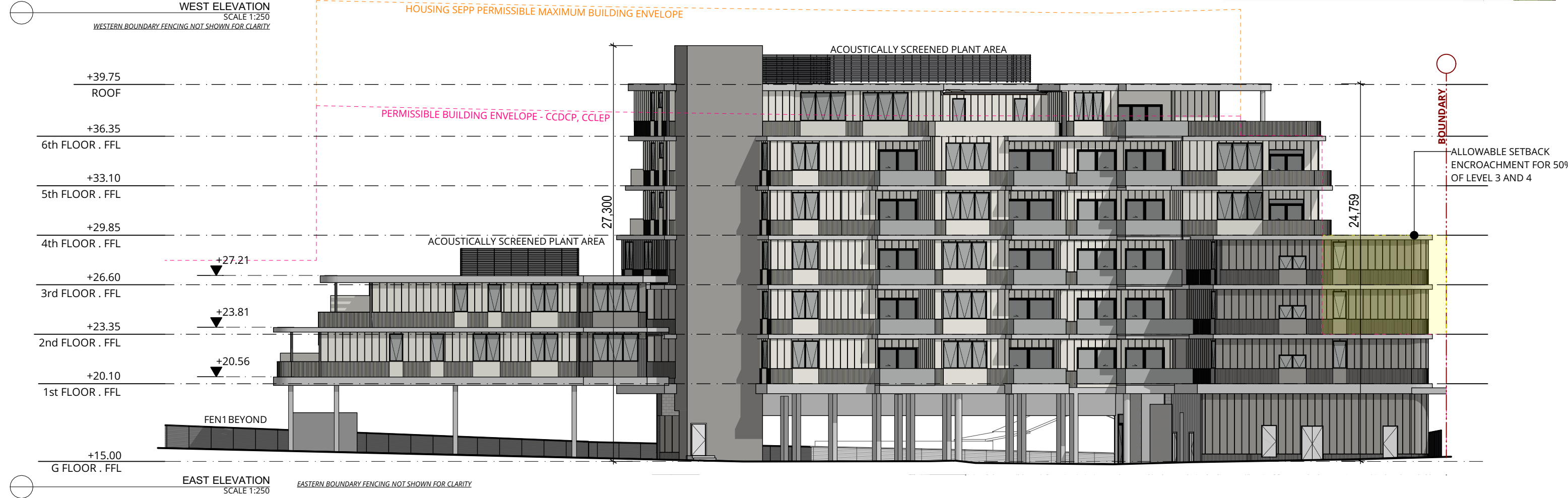
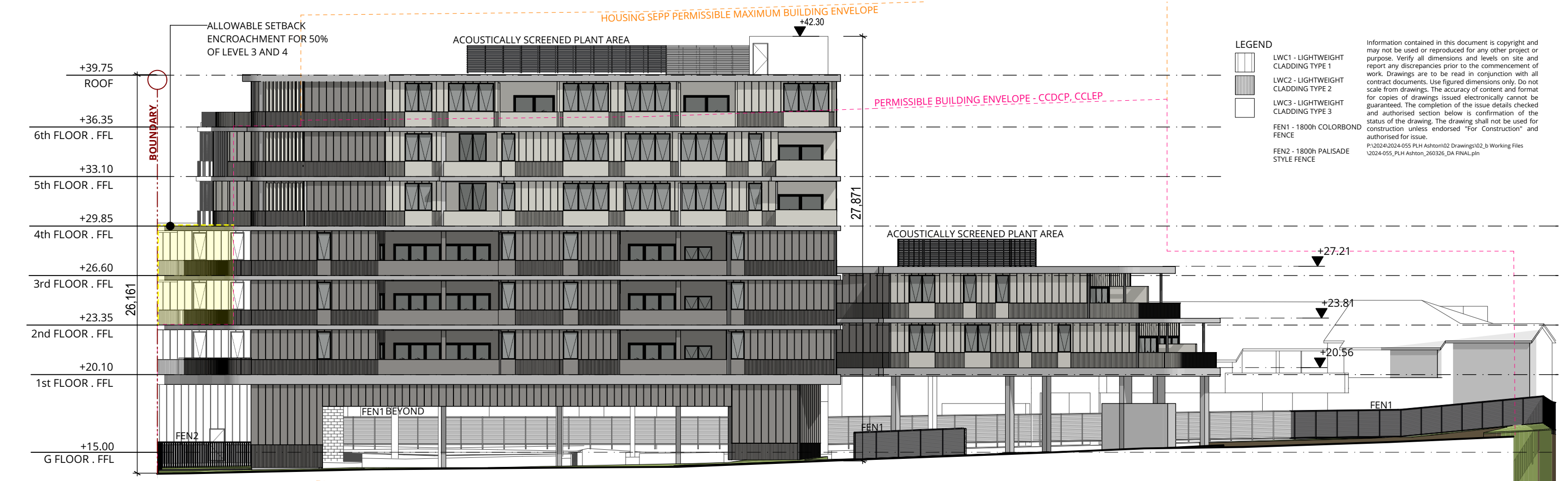
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD207

ISSUE NO.
I

SCALE
1:200@A3





LEGEND

- LWC1 - LIGHTWEIGHT CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT CLADDING TYPE 3
- FEN1 - 1800h COLORBOND FENCE
- FEN2 - 1800h PALISADE STYLE FENCE

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ISSUE	DESCRIPTION	BY	CHK	DATE
D	FOR APPROVAL	RM		4/03/2026
E	FOR APPROVAL	AH	AH	6/03/2026
F	FOR APPROVAL	AH	AH	18/03/2026
G	FOR APPROVAL	JC	JC	26/03/2026
H	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ELEVATIONS - SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE NSW

DRAWING NO.
DD300

ISSUE NO.
H

SCALE
1:250@A3

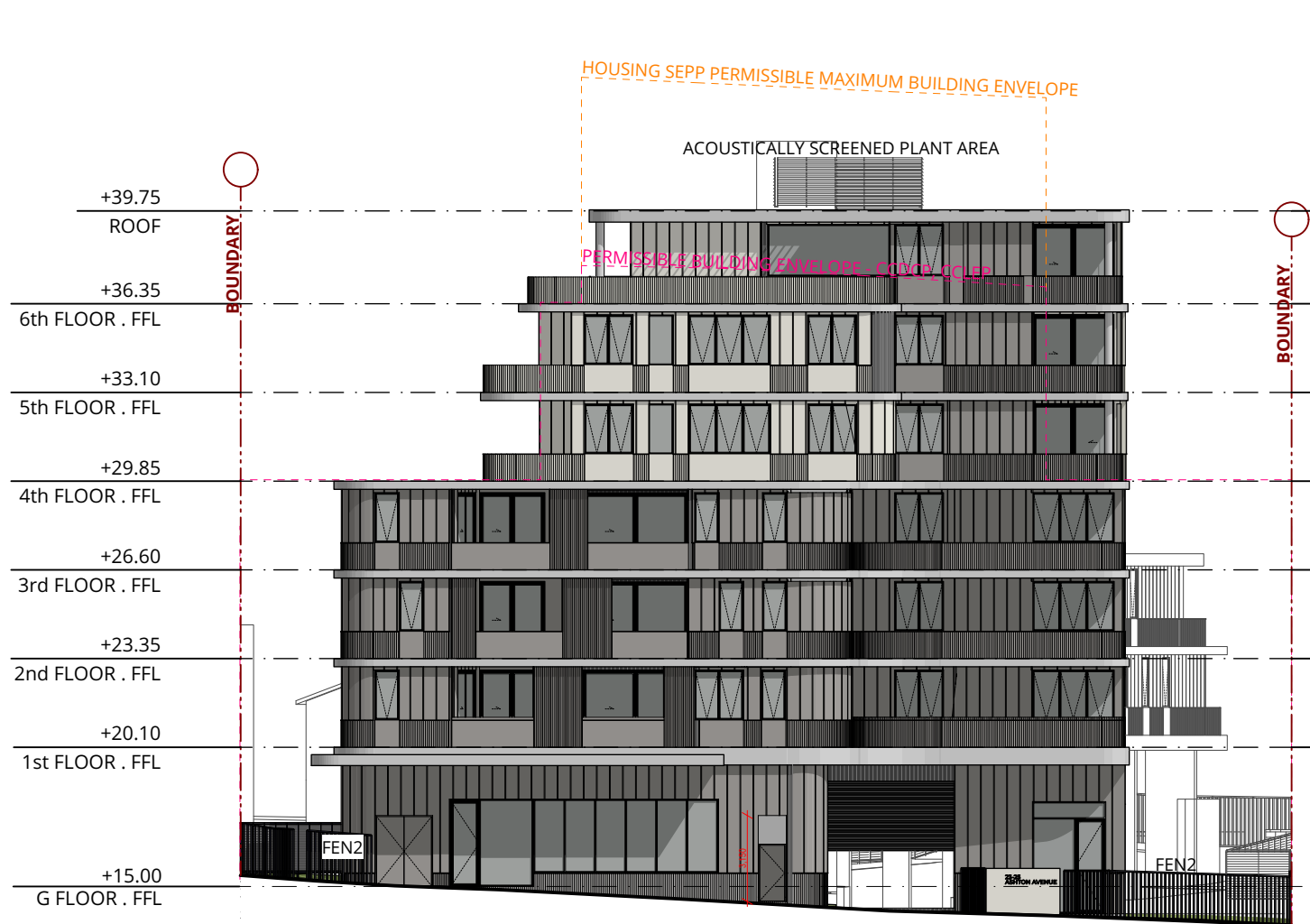


LEGEND

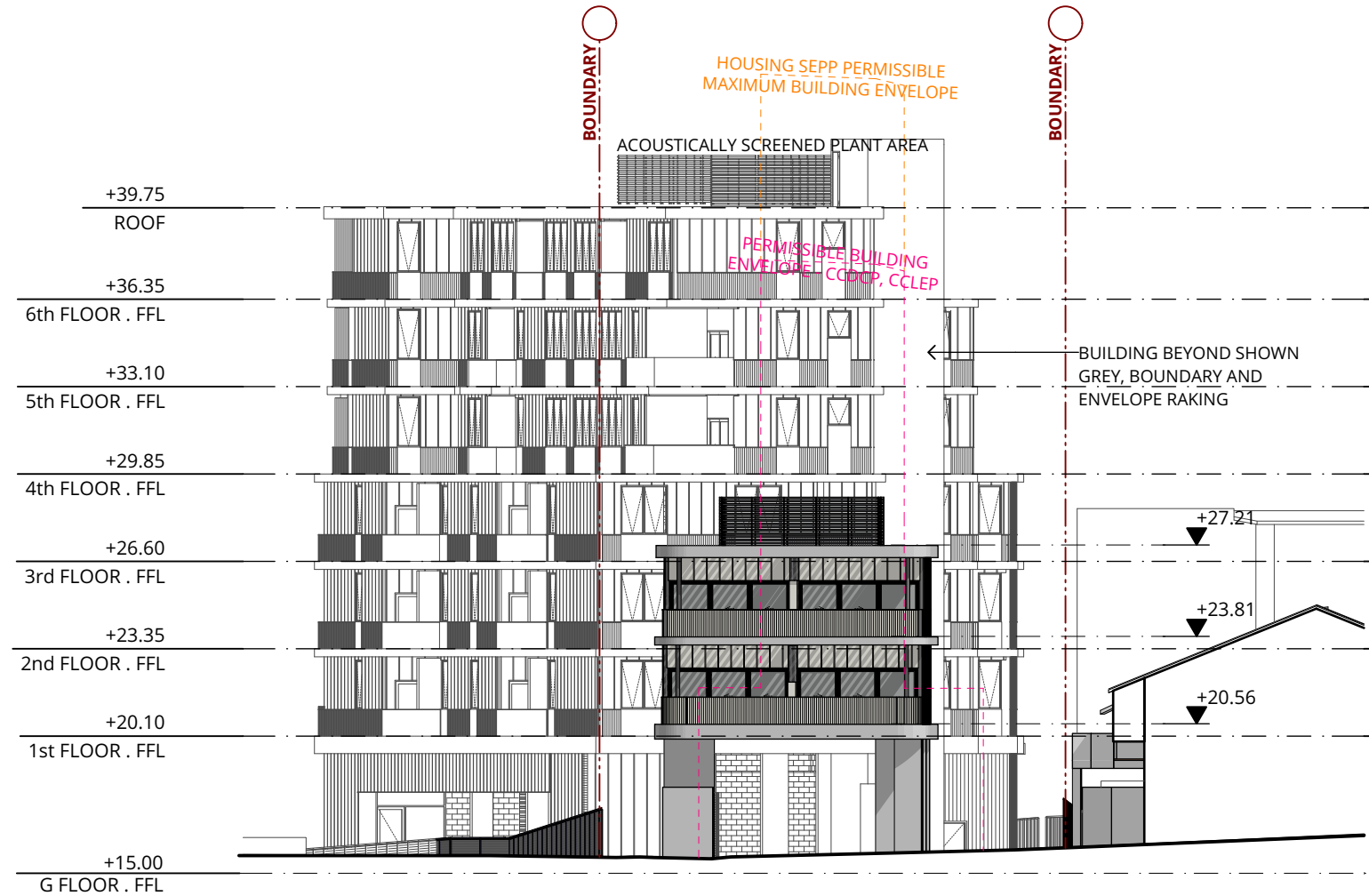
- LWC1 - LIGHTWEIGHT
CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT
CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT
CLADDING TYPE 3
- FEN1 - 1800h COLORBOND
FENCE
- FEN2 - 1800h PALISADE
STYLE FENCE

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1\2024-055_PLH Ashton_260326_DA FINAL.pln



NORTH ELEVATION - ASHTON AVENUE
SCALE 1:250



SOUTH ELEVATION - CAMPBELL AVENUE
SCALE 1:250
SOUTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

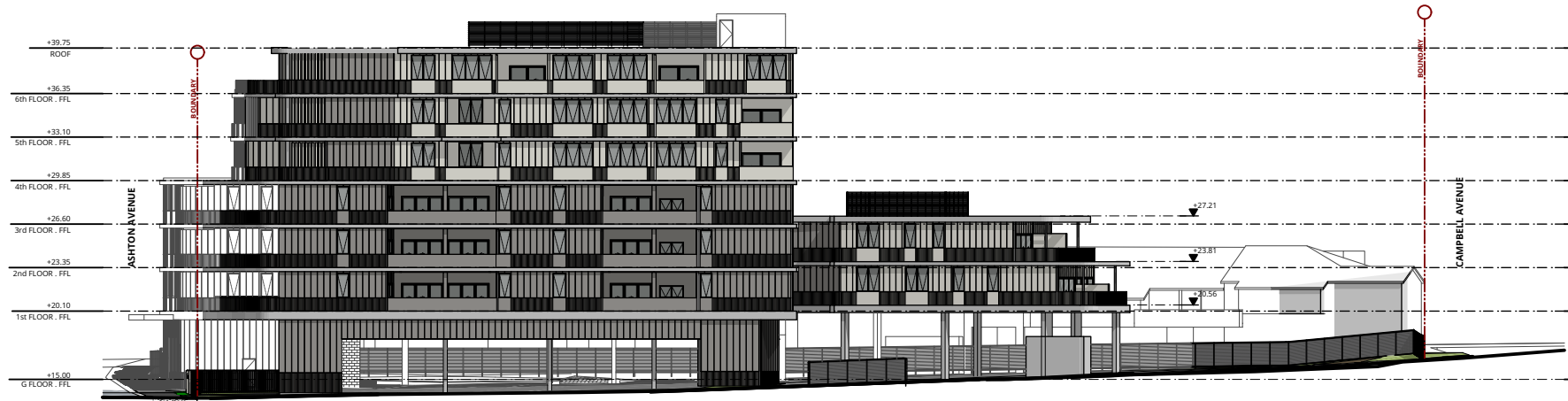
DRAWING
ELEVATIONS - SHEET 2

PROJECT NO.
2024-055

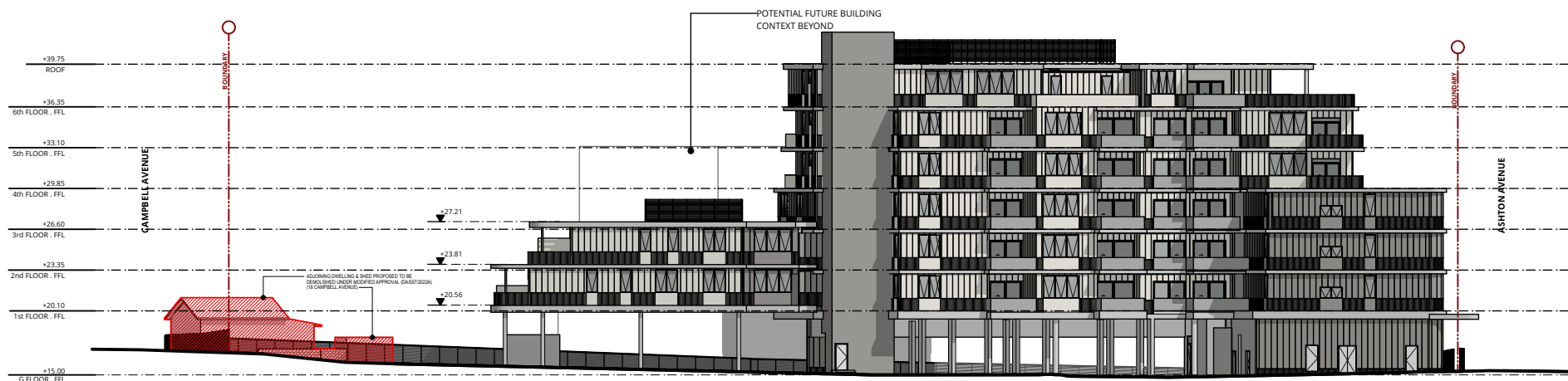
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD301
ISSUE NO. G
SCALE 1:250@A3

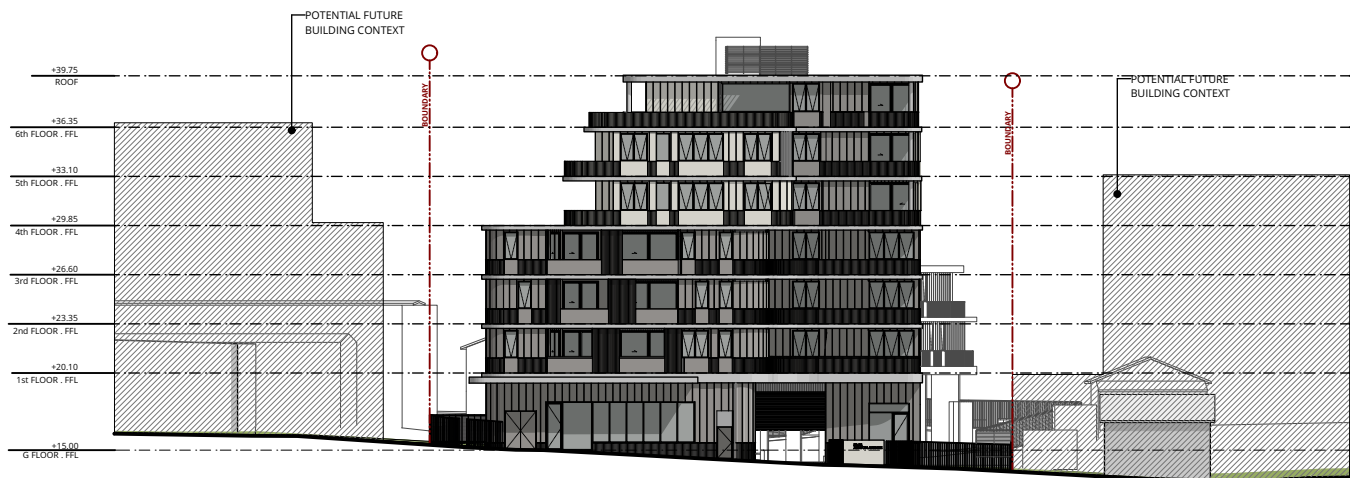
SDA
SPACE · DESIGN · ARCHITECTURE



WEST ELEVATION - CONTEXT
SCALE 1:500
WESTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



EAST ELEVATION - CONTEXT
SCALE 1:500
EASTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



NORTH ELEVATION / ASHTON AVE - CONTEXT
SCALE 1:500
NORTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



SOUTH ELEVATION / CAMPBELL AVE - CONTEXT
SCALE 1:500
SOUTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

LEGEND

- LWC1 - LIGHTWEIGHT CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT CLADDING TYPE 3
- FEN1 - 1800h COLORBOND FENCE
- FEN2 - 1800h PALISADE STYLE FENCE

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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ELEVATIONS - SHEET 3

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

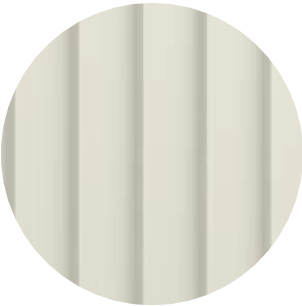
DRAWING NO. DD302
ISSUE NO. G
SCALE 1:500@A3

SDA
SPACE · DESIGN · ARCHITECTURE

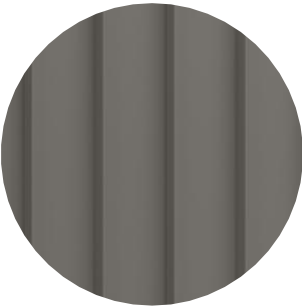
MATERIALS & FINISHES



ALUMINIUM TIMBER-LOOK SOFFITS AND SCREENS PROVIDE WARMTH AND TEXTURE



LWC1 & LWC2
LIGHT-COLOURD ALUMINIUM CLADDING ENABLES A VISUAL CHANGE TO HELP RECESS THE FORM AS THE BUILDING STEPS



LWC1 & LWC2
DARK-COLOURD ALUMINIUM CLADDING FORMS PART OF THE BASE AND DISTINGUISHES THE CONCRETE FLOOR PLATES



EXPOSED CONCRETE CREATES A SOLID BASE FOR THE REST OF THE FORM TO BUILD ON

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
MATERIALS & FINISHES

PROJECT NO.
2024-055

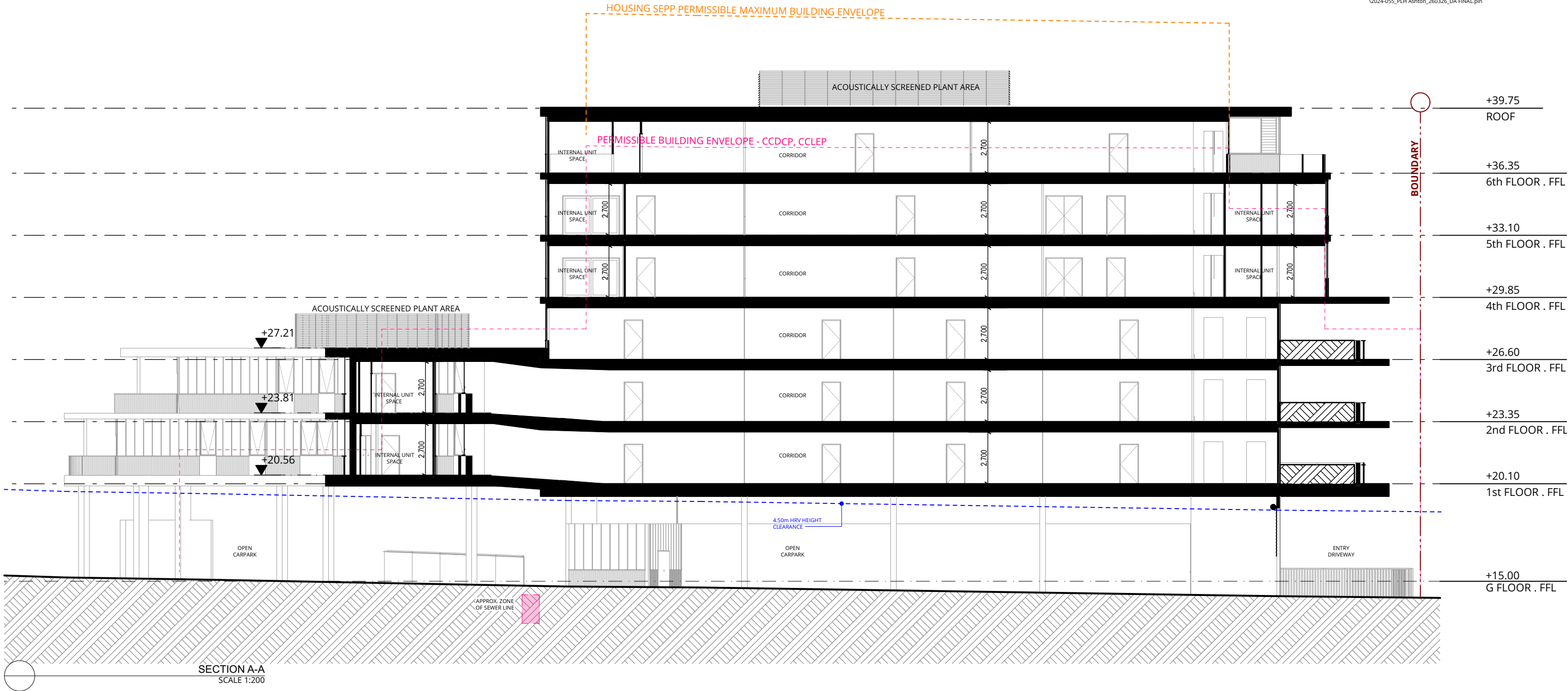
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD303

ISSUE NO. D

SCALE @A3





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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

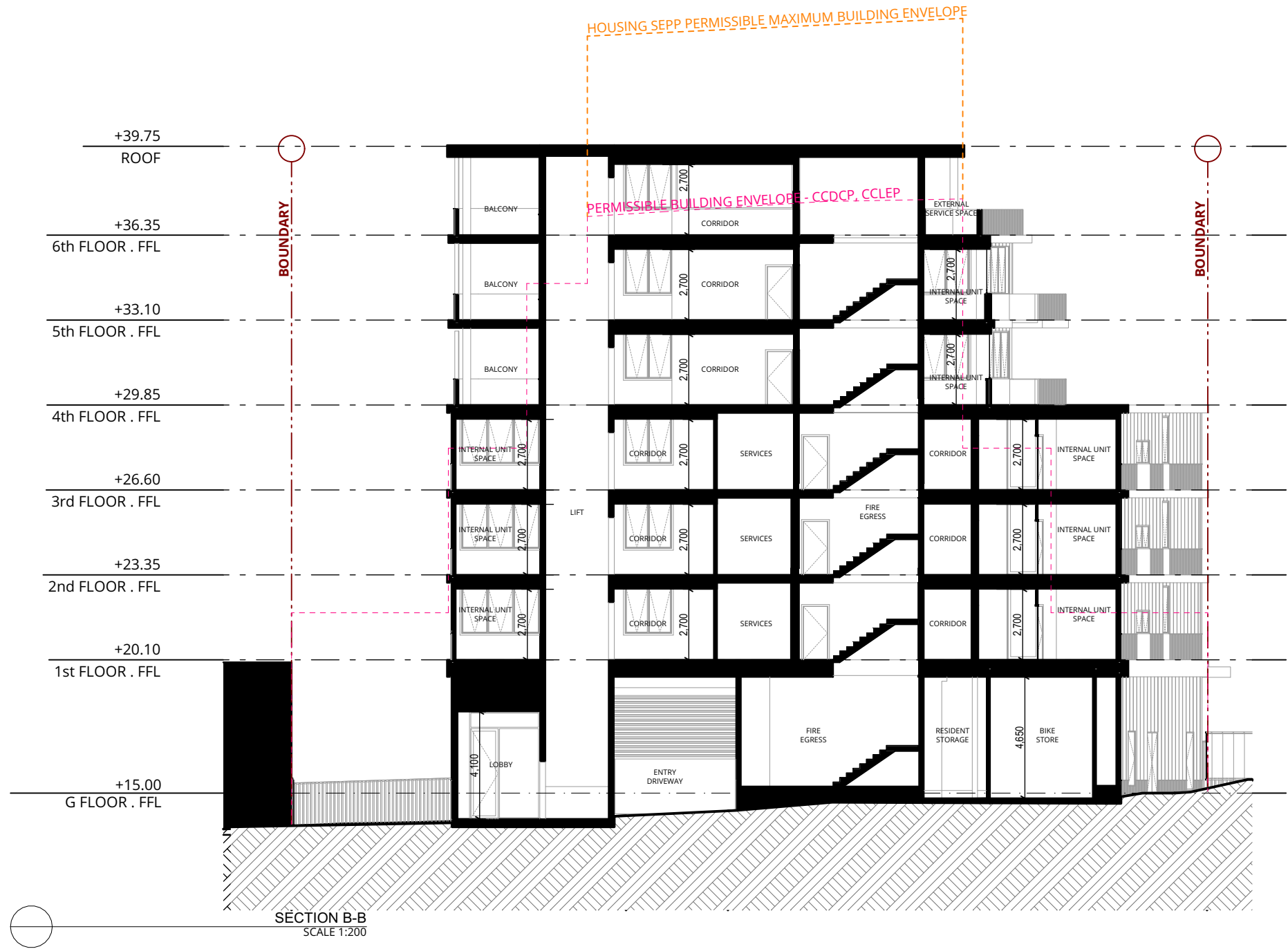
DRAWING
SECTIONS - SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD400
ISSUE NO. G
SCALE 1:200@A3





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F	FOR APPROVAL	AH	AH	18/03/2026
G	FOR APPROVAL	JC	JC	26/03/2026
H	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

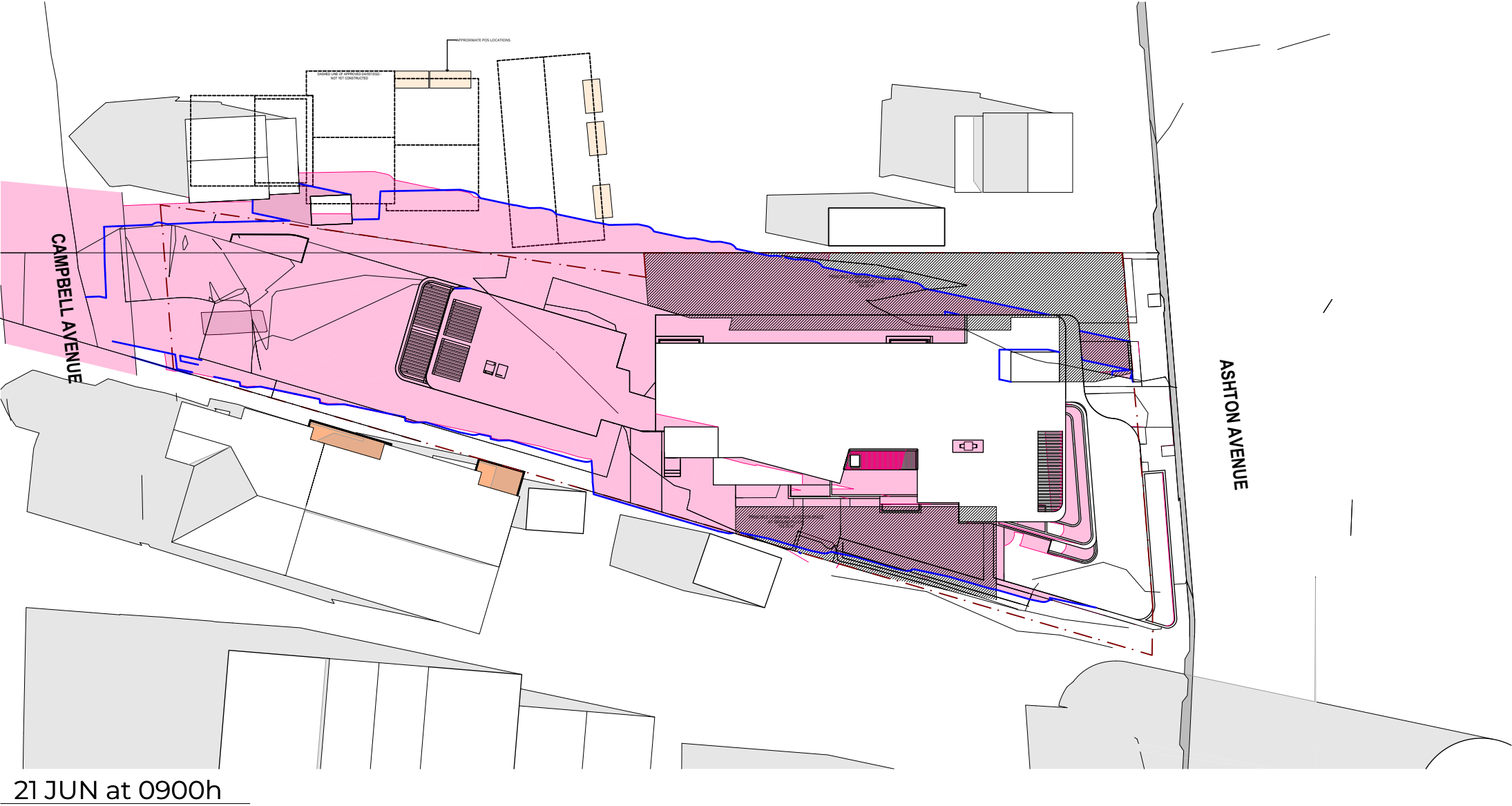
DRAWING
SECTIONS - SHEET 2

PROJECT NO.
2024-055

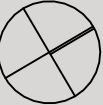
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD401
ISSUE NO. H
SCALE 1:200@A3





- LEGEND**
- PROPOSED SHADOWS
 - EXISTING SHADOWS
 - NEIGHBOURING POS
 - PRINCIPLE COMMUNAL OUTDOOR SPACE
 - SHADOWS OF BUILDING IF SEPP HEIGHT BONUS NOT APPLIED



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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 1

PROJECT NO.
2024-055

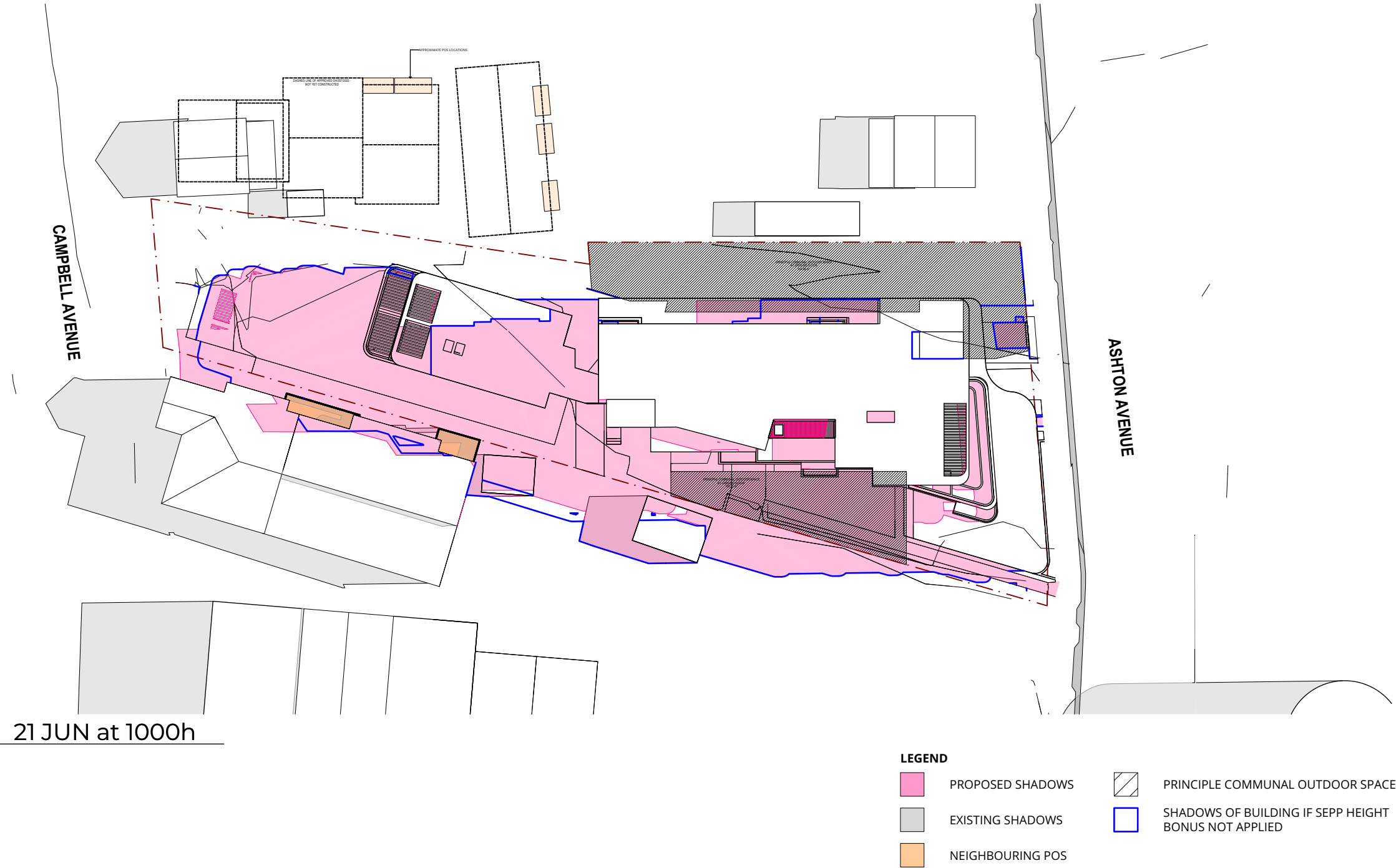
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD500

ISSUE NO.
G

SCALE
1:500@A3





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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

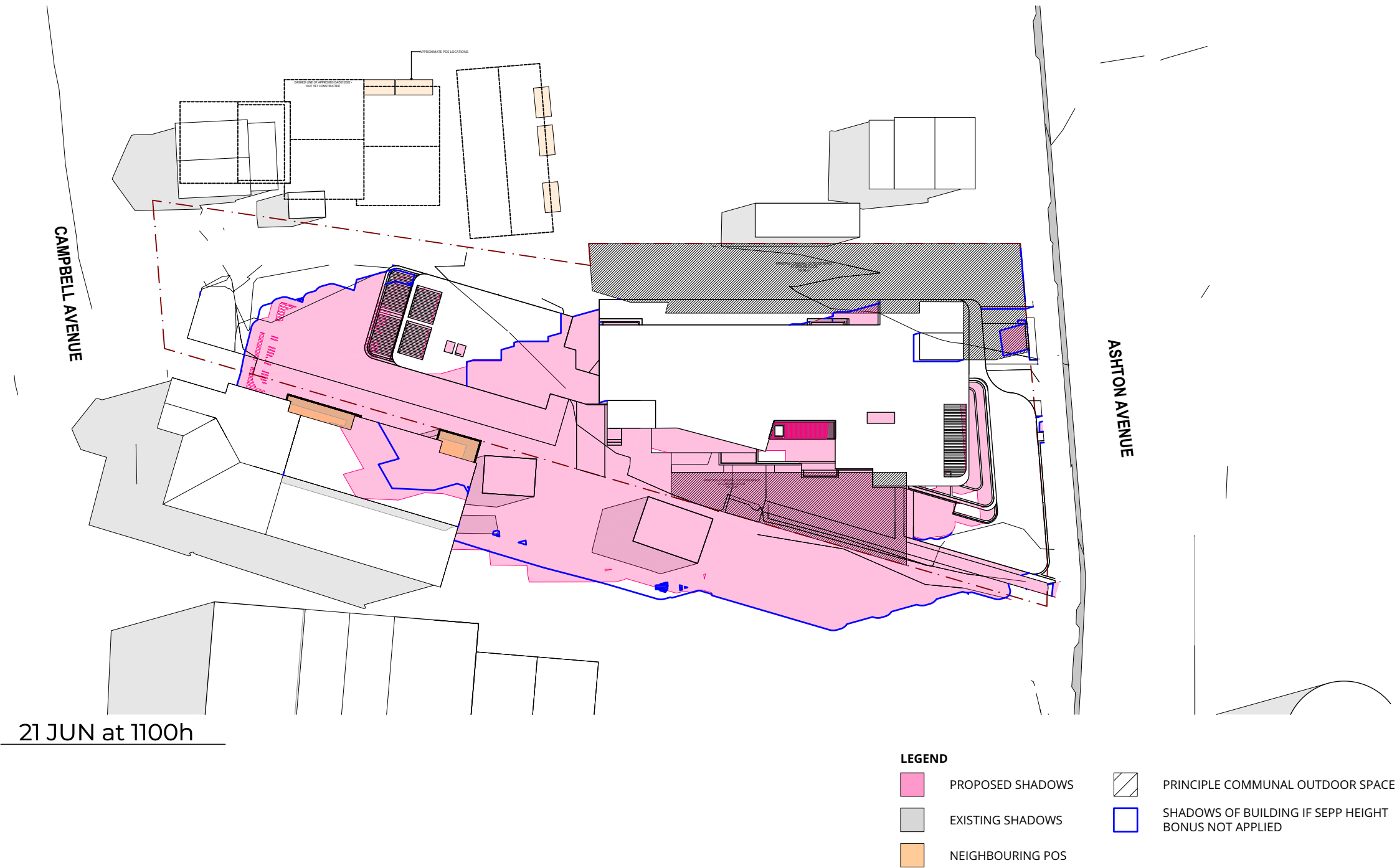
DRAWING
SHADOW DIAGRAMS -
SHEET 2

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD501
ISSUE NO. G
SCALE 1:500@A3





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E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 3

PROJECT NO.
2024-055

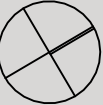
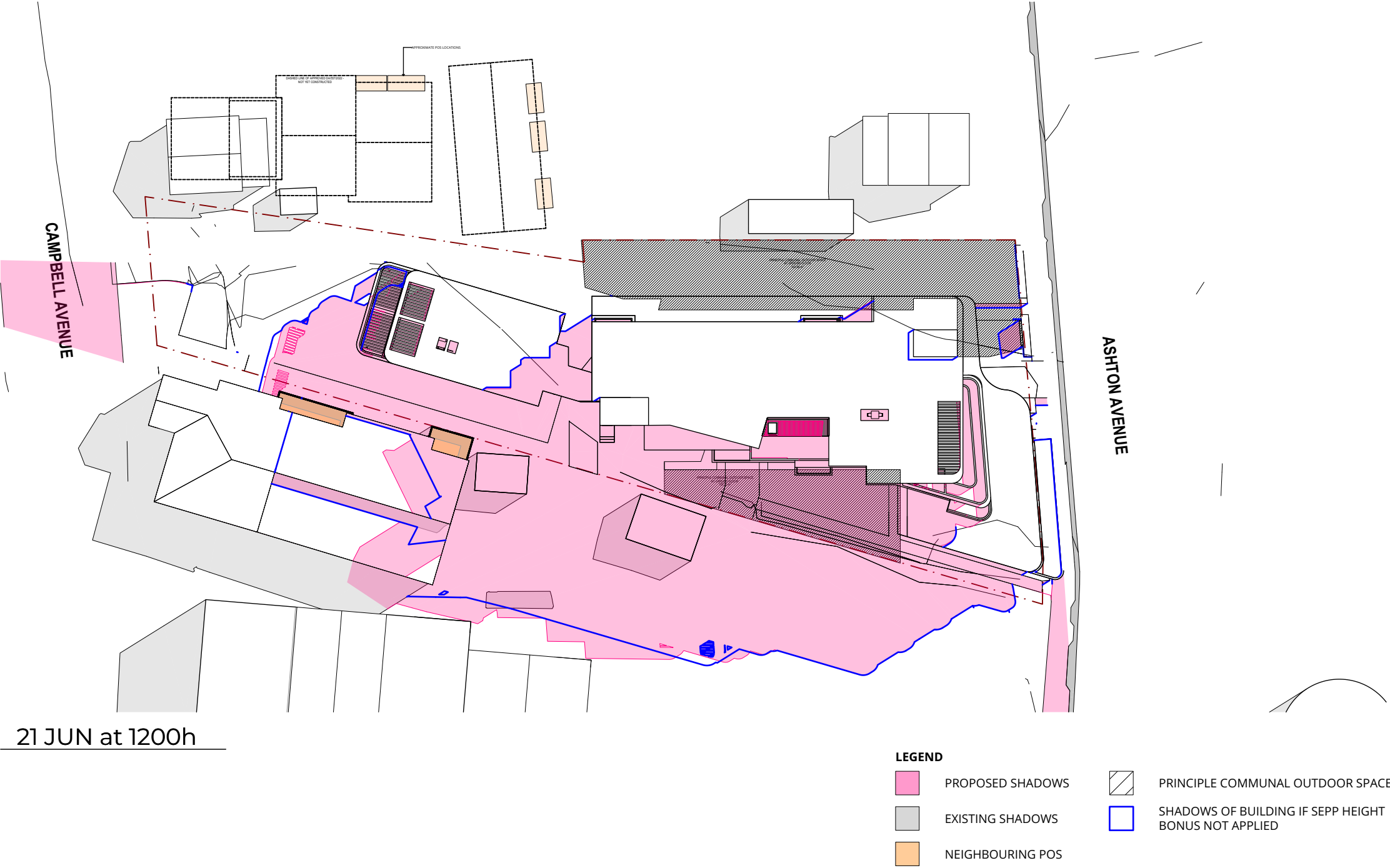
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD502

ISSUE NO.
G

SCALE
1:500@A3





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D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 4

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD503
ISSUE NO. D
SCALE 1:500@A3





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D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 5

PROJECT NO.
2024-055

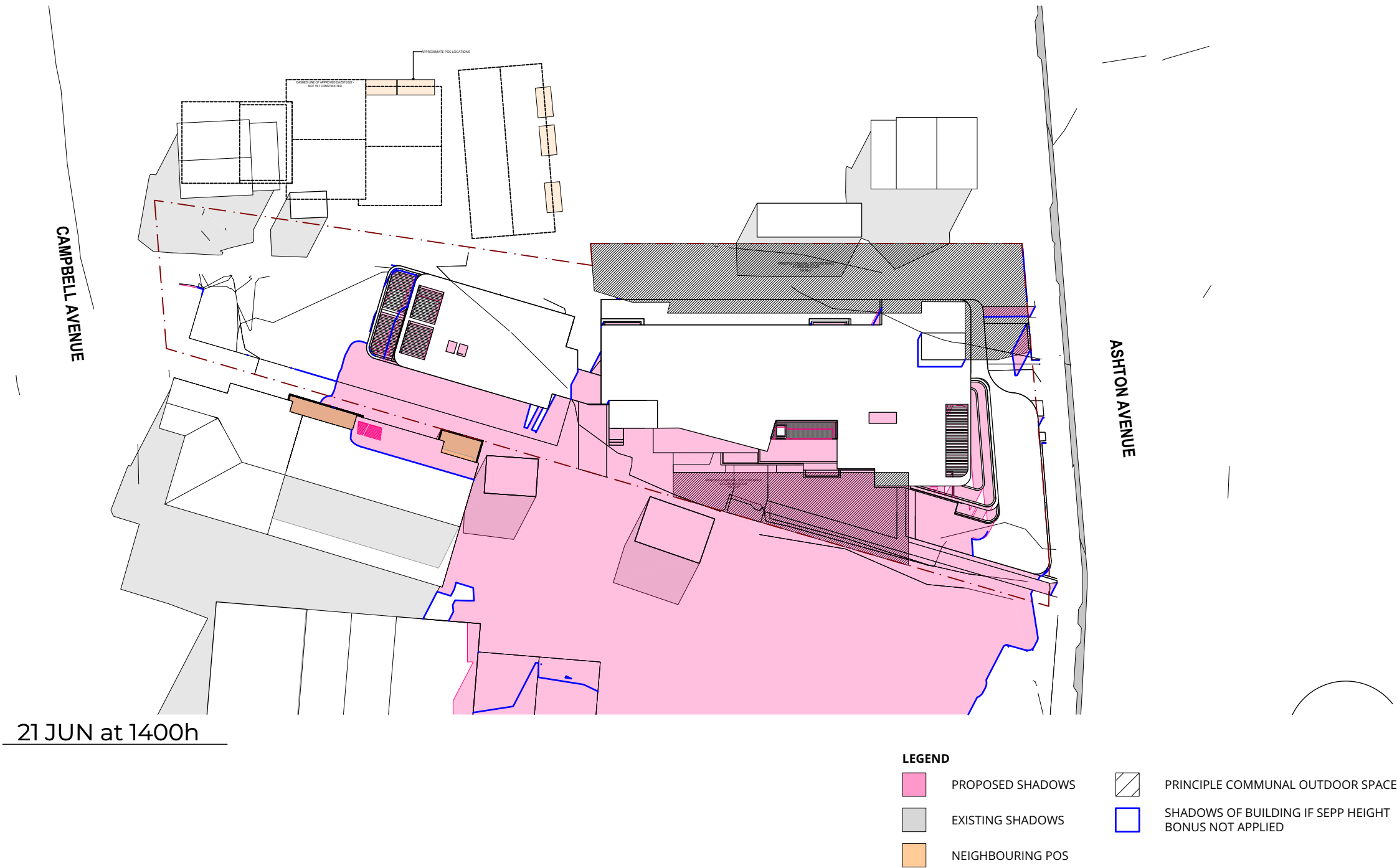
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD504

ISSUE NO.
D

SCALE
1:500@A3





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D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 6

PROJECT NO.
2024-055

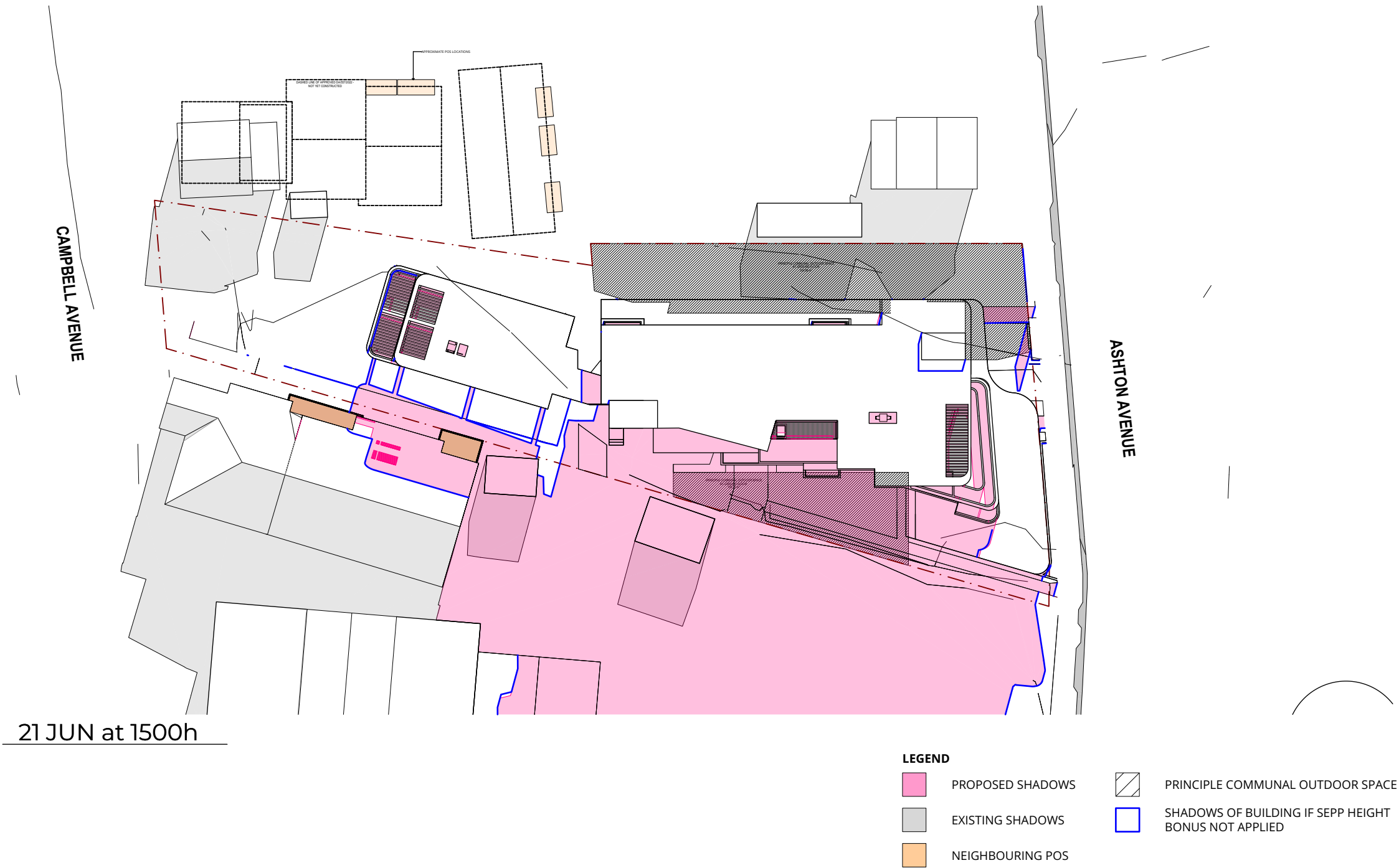
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD505

ISSUE NO.
D

SCALE
1:500@A3





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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 7

PROJECT NO.
2024-055

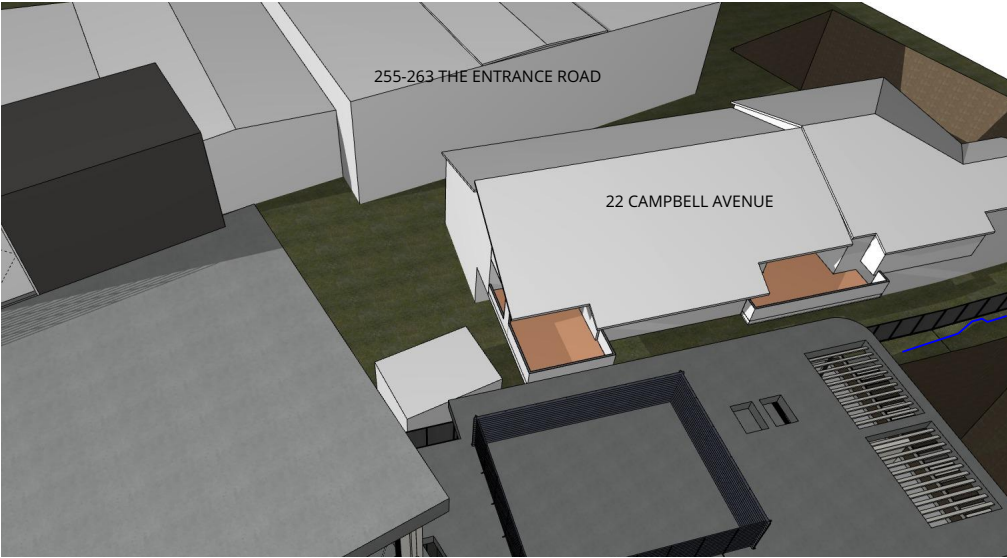
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD506

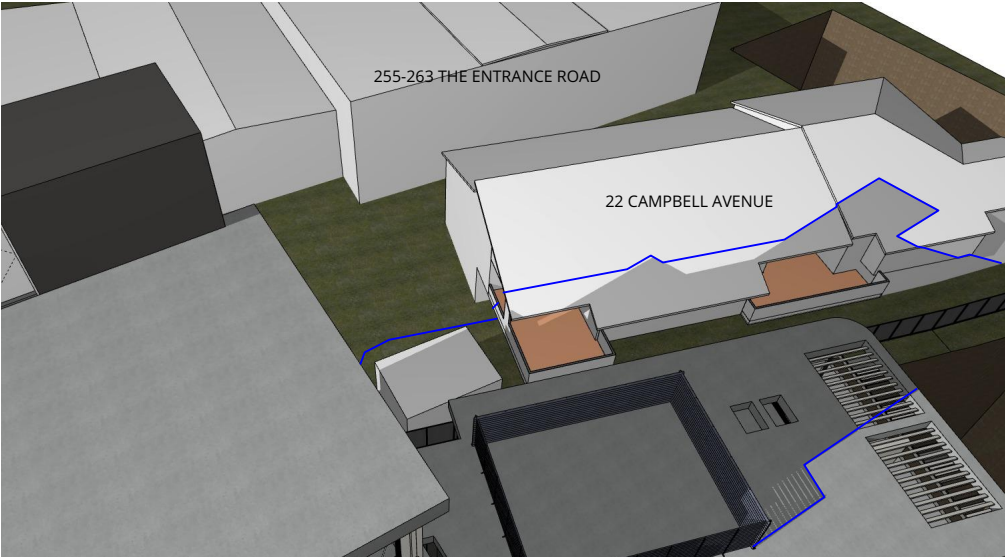
ISSUE NO.
D

SCALE
1:500@A3

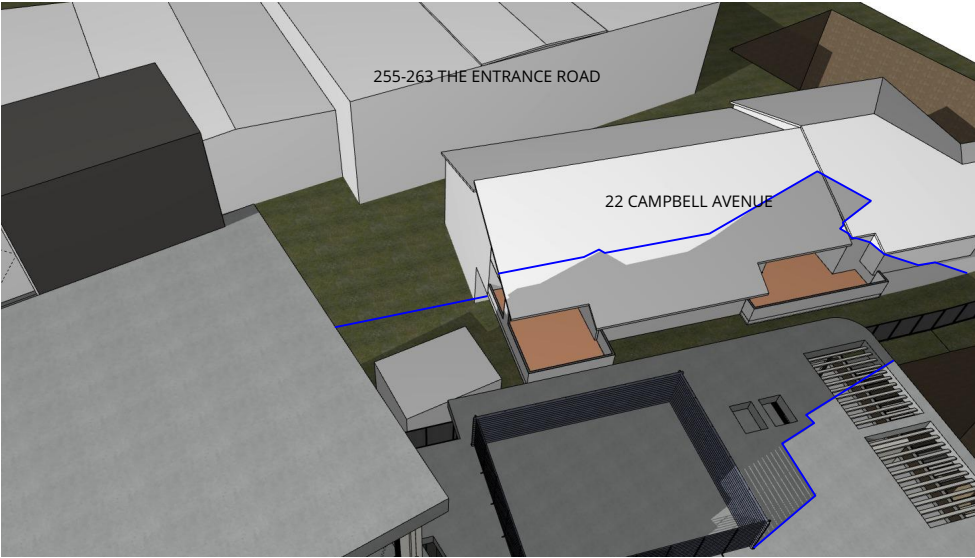




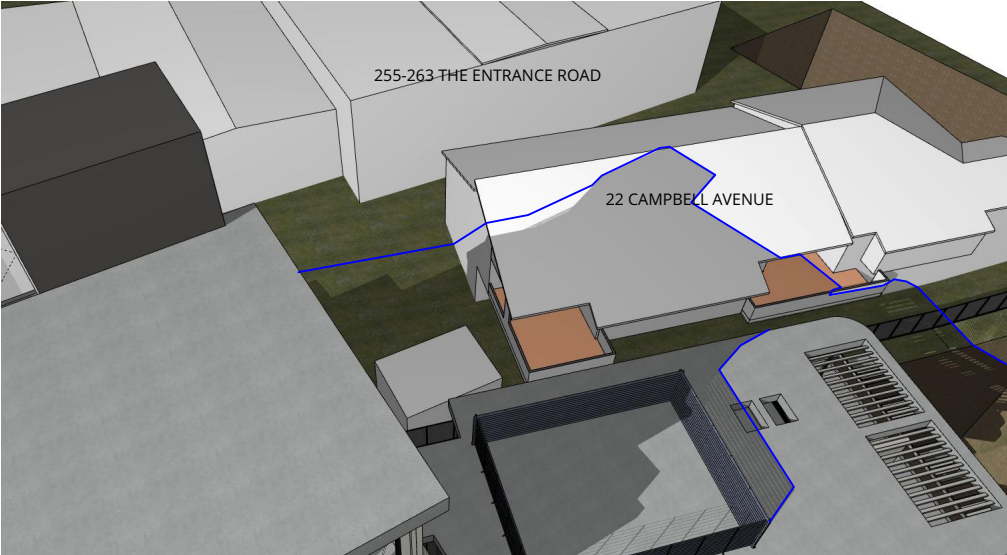
Neighbouring Balcony- 9am



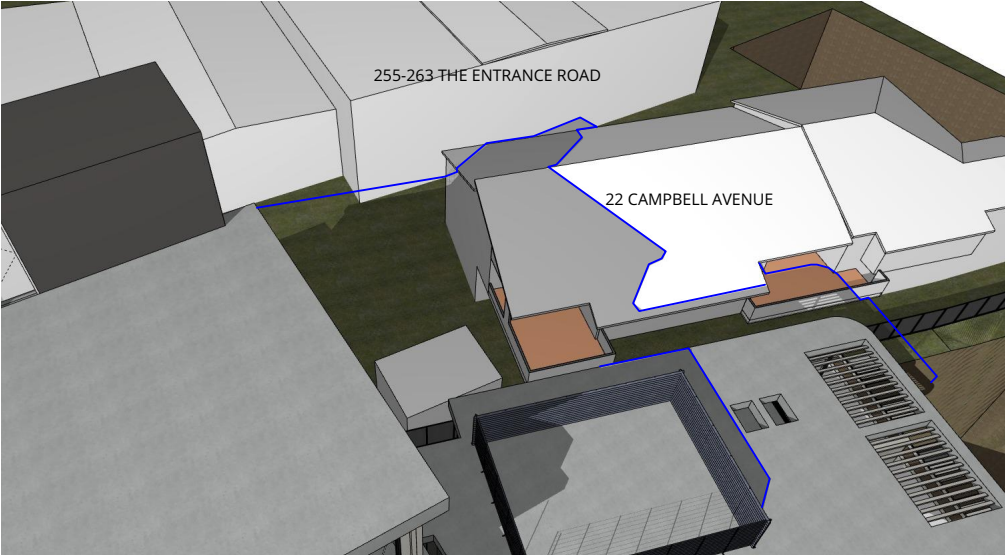
Neighbouring Balcony- 10am



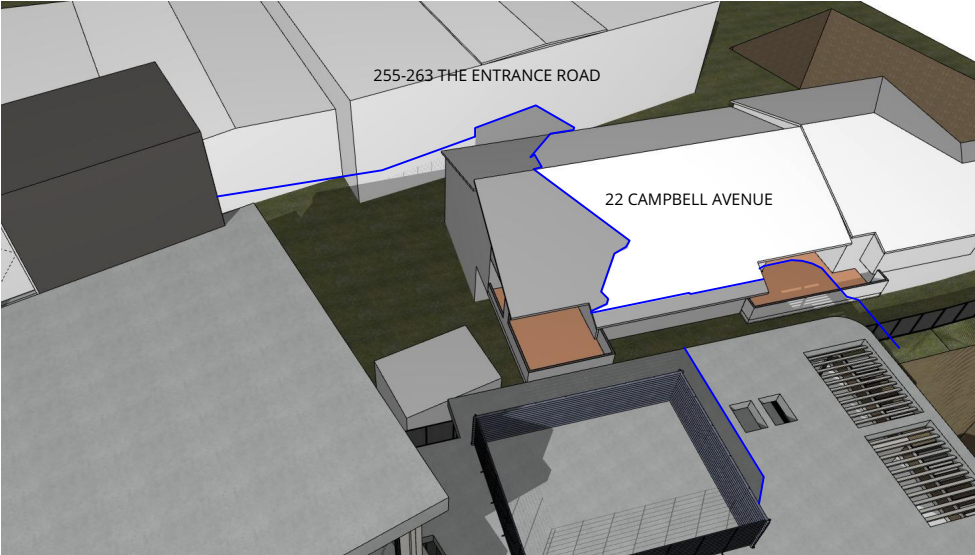
Neighbouring Balcony- 10:15am



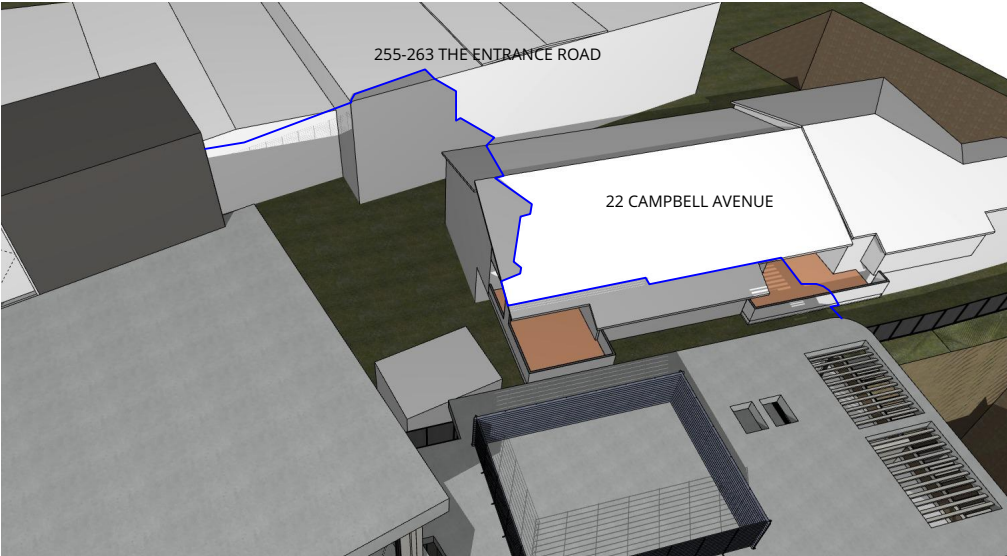
Neighbouring Balcony- 11am



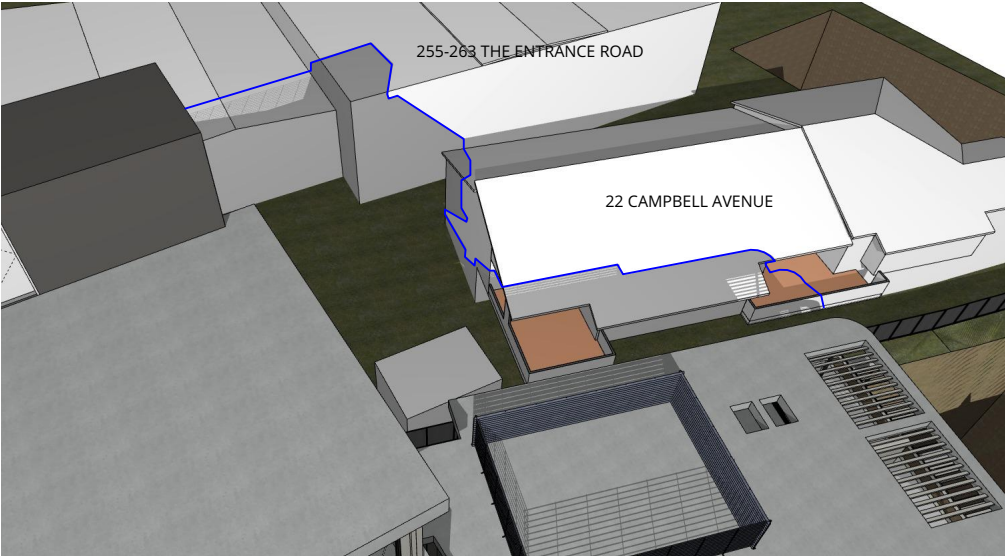
Neighbouring Balcony- 12pm



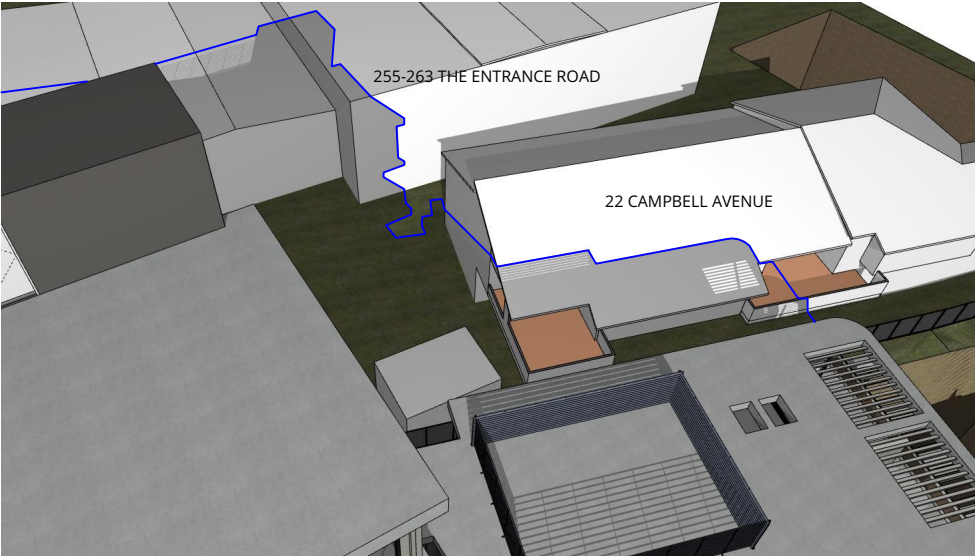
Neighbouring Balcony- 12:15pm



Neighbouring Balcony- 1pm



Neighbouring Balcony- 1:30pm



Neighbouring Balcony- 2pm

LEGEND

- POS
- PROPOSED OVERSHADOWING

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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
OVERSHADOWING

PROJECT NO.
2024-055

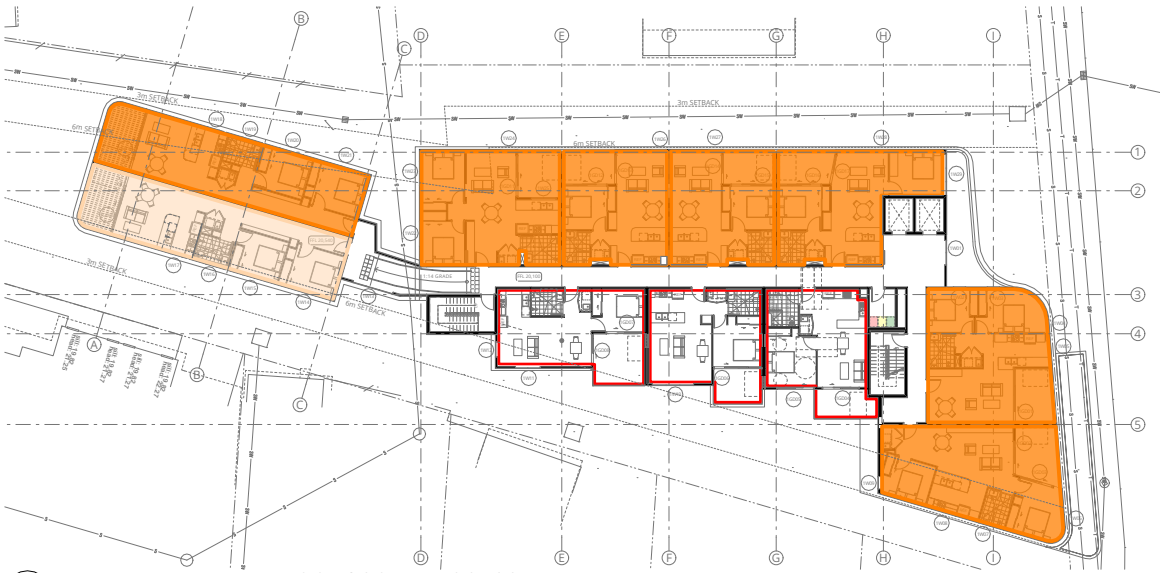
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD507

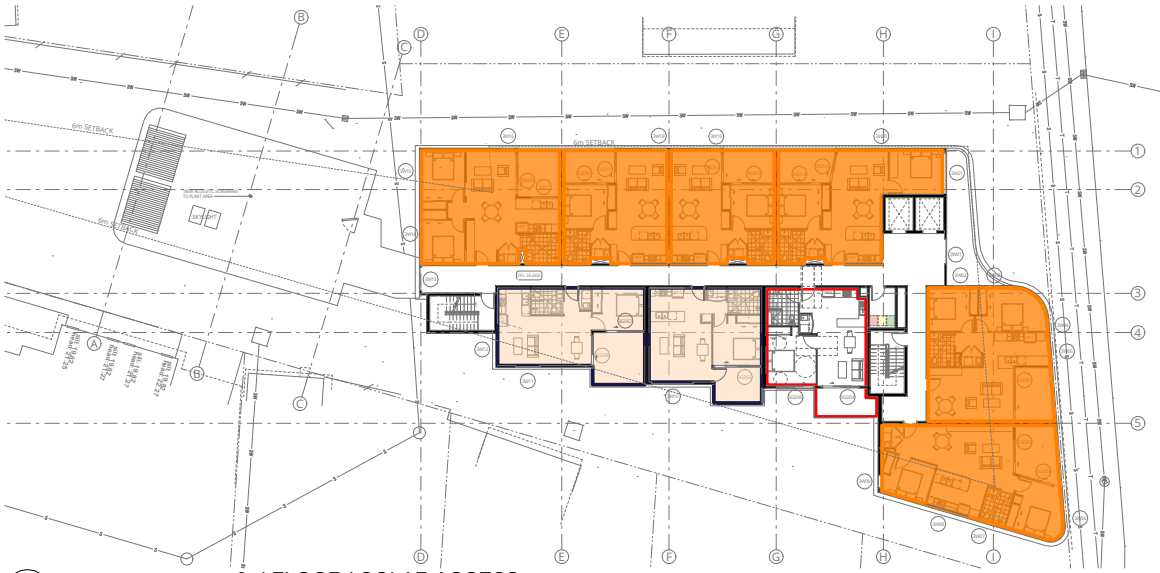
ISSUE NO.
G

SCALE
@A3

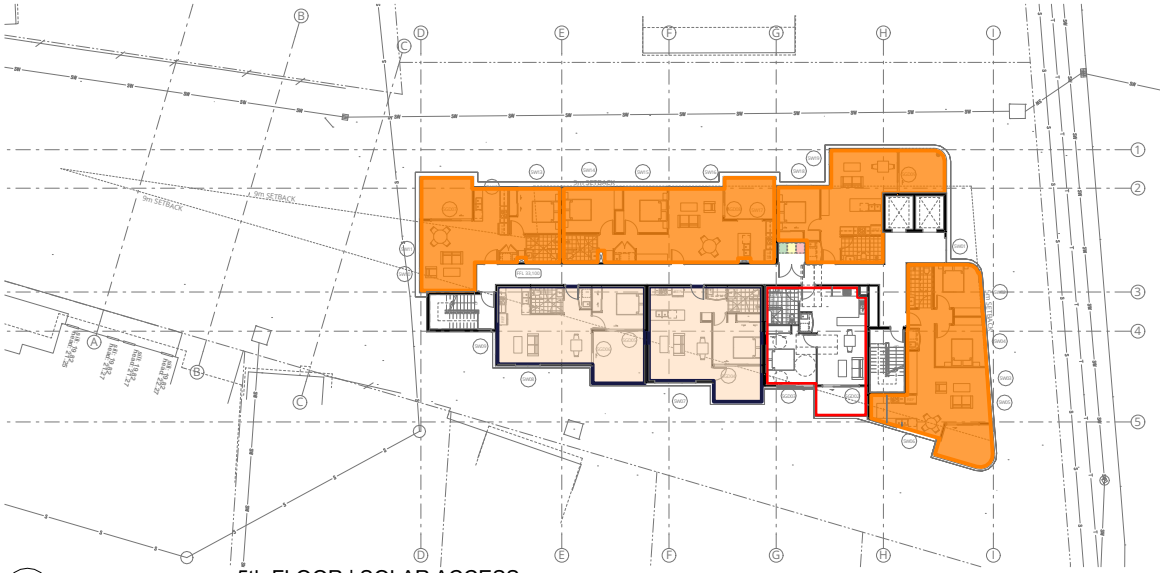




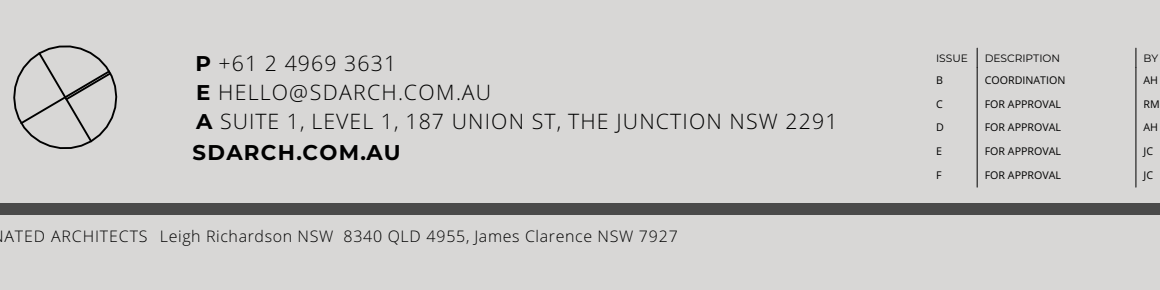
1st FLOOR | SOLAR ACCESS
SCALE 1:550



2nd FLOOR | SOLAR ACCESS
SCALE 1:550



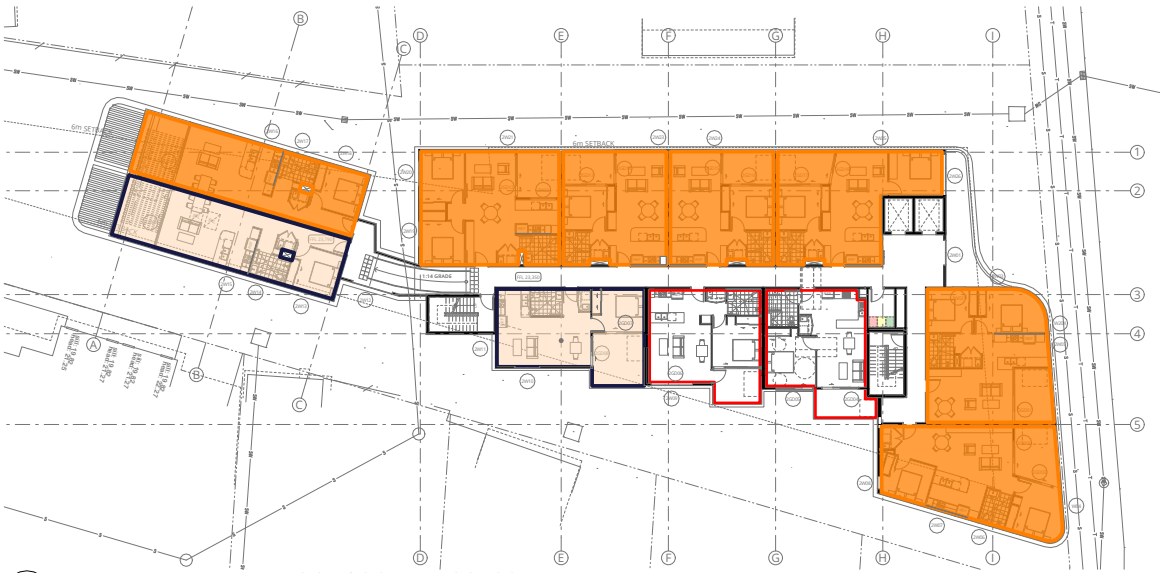
3rd FLOOR | SOLAR ACCESS
SCALE 1:550



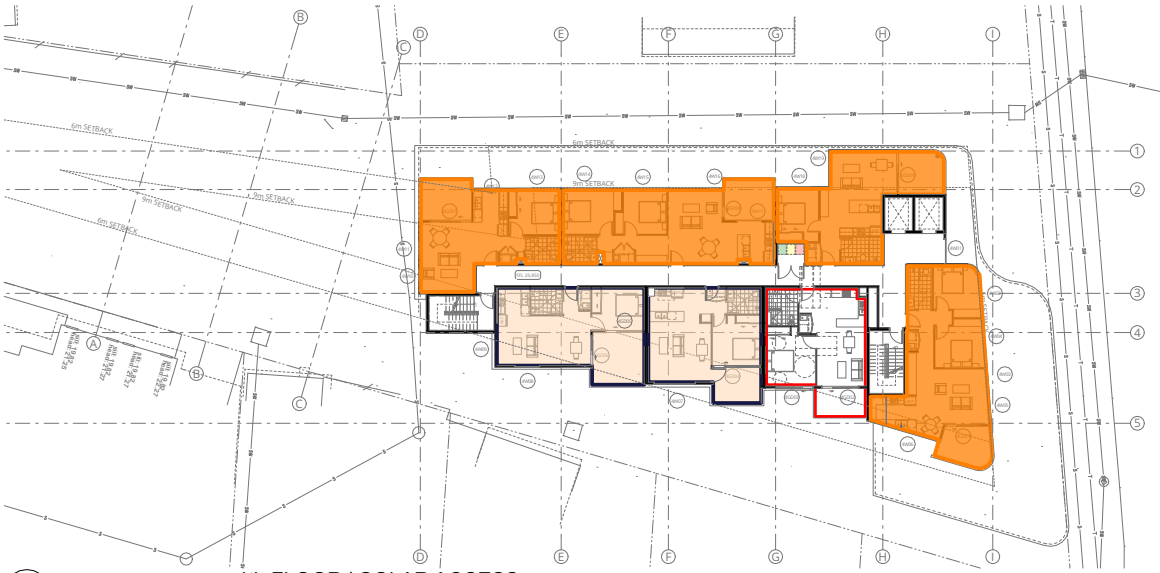
4th FLOOR | SOLAR ACCESS
SCALE 1:550

5th FLOOR | SOLAR ACCESS
SCALE 1:550

6th FLOOR | SOLAR ACCESS
SCALE 1:550



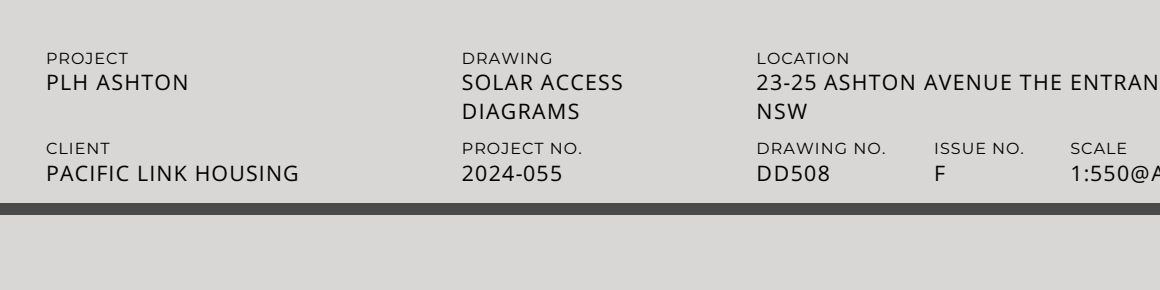
1st FLOOR | SOLAR ACCESS
SCALE 1:550



2nd FLOOR | SOLAR ACCESS
SCALE 1:550



3rd FLOOR | SOLAR ACCESS
SCALE 1:550



4th FLOOR | SOLAR ACCESS
SCALE 1:550

5th FLOOR | SOLAR ACCESS
SCALE 1:550

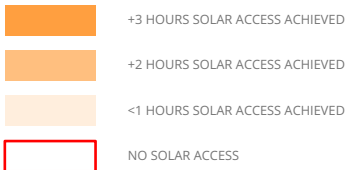
6th FLOOR | SOLAR ACCESS
SCALE 1:550

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**OBJECTIVE 4A-1 DESIGN CRITERIA
(SOLAR & DAYLIGHT ACCESS)**

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am & 3pm at mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9am & 3pm at mid winter.



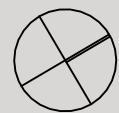
SOLAR ACCESS SUMMARY	
3+ HOURS SOLAR ACCESS	33 UNITS (66%)
2+ HOURS SOLAR ACCESS	00 UNITS
<1 HOURS SOLAR ACCESS	9 UNITS (18%)
NO SOLAR ACCESS	8 UNITS (16%)

PER OBJECTIVE 4A-1, 1 HOUR CAN BE COUNTED IF A MINIMUM 1m² OF DIRECT SUNLIGHT MEASURED AT 1.00m ABOVE FLOOR LEVEL IS ACHIEVED FOR ATLEAST 15 min.

DUE TO THE IRREGULAR SHAPE OF THE SITE AND THE ORIENTATION, ACHIEVING COMPLIANT SOLAR ACCESS IS SIGNIFICANTLY PROBLEMATIC.

LOCATING APARTMENTS ON THE NORTHERN AND EASTERN SIDES OF THE SITE HAS BEEN PRIORITISED TO THE EXTENT POSSIBLE GIVEN THE CONSTRAINTS. THERE ARE 3 APARTMENTS ON EACH LEVEL WHICH FACE SOUTH. WHILST THESE APARTMENTS DON'T ACHIEVE COMPLIANT SOLAR ACCESS, THEY ARE AFFORDED VIEWS ACROSS THE ENTRANCE ROAD AND POTENTIAL WATER VIEWS FOR THE UPPER LEVELS

OF THE APARTMENTS WHICH DON'T ACHIEVE SOLAR ACCESS:
- 9 APARTMENTS ACHIEVE A SMALL AMOUNT OF SUNLIGHT (LESS THAN 1 HOUR BETWEEN 9AM AND 3PM). ALL OF THESE APARTMENTS ALSO ACHIEVE SUNLIGHT FROM SUNRISE TO 9AM
- IT IS ALLOWABLE FOR 15% OF APARTMENTS TO NOT RECEIVE ANY SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE. THIS EQUATES TO 7.5 APARTMENTS OUT OF THE PROPOSED 50 APARTMENTS. 8 APARTMENTS DO NOT ACHIEVE ANY DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN THE PROPOSED LAYOUT. THIS IS CONSIDERED ACCEPTABLE DUE TO THE SHAPE OF THE SITE AND THE ORIENTATION. ALL OF THE APARTMENTS WHICH DON'T ACHIEVE THE SOLAR ACCESS WILL RETAIN GOOD AMENITY DUE TO THE BORROWED NATURAL LIGHT AVAILABLE THROUGH THE OVERSIZED WINDOWS.



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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SOLAR ACCESS
DIAGRAMS

PROJECT NO.
2024-055

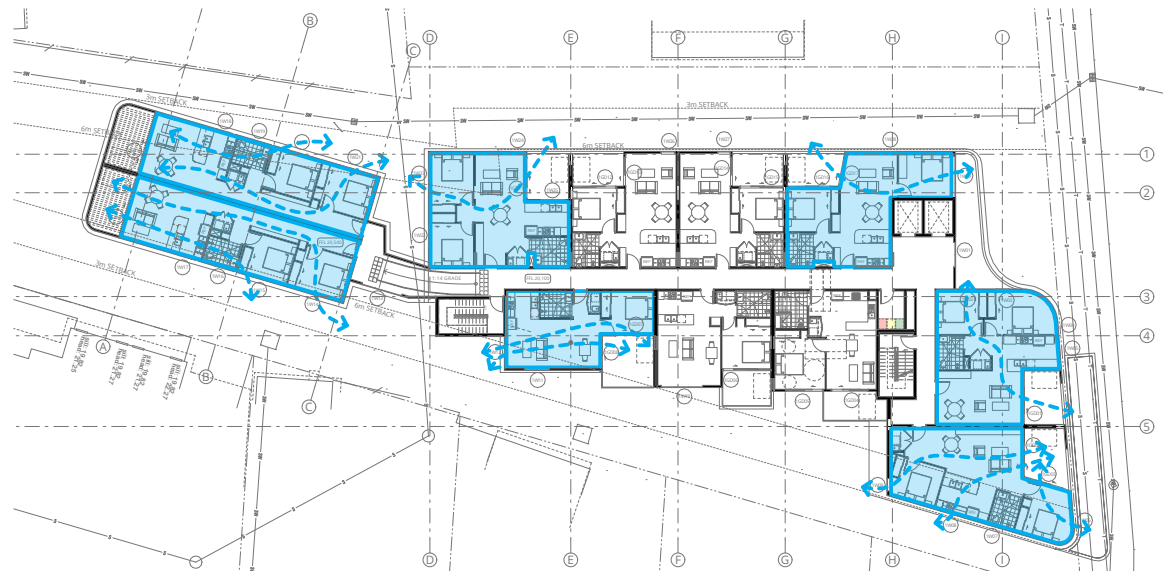
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
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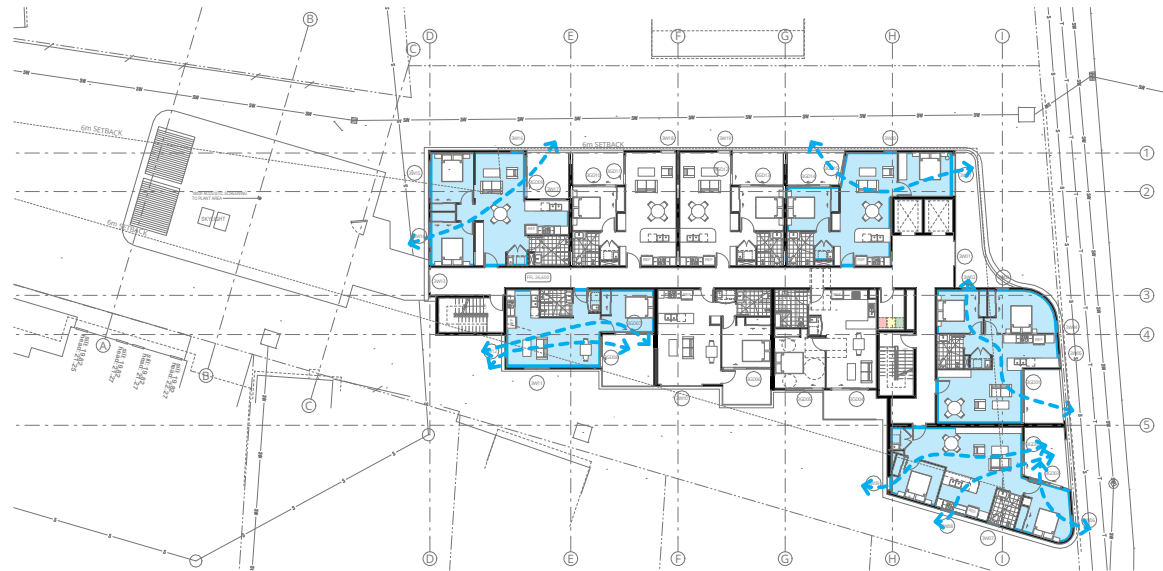
ISSUE NO.
F

SCALE
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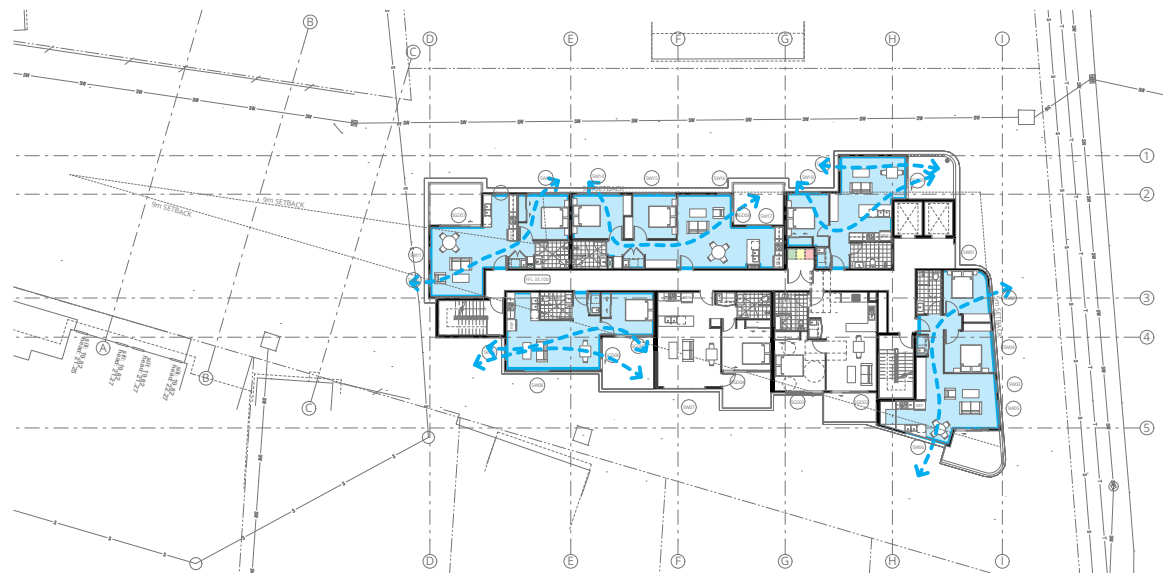




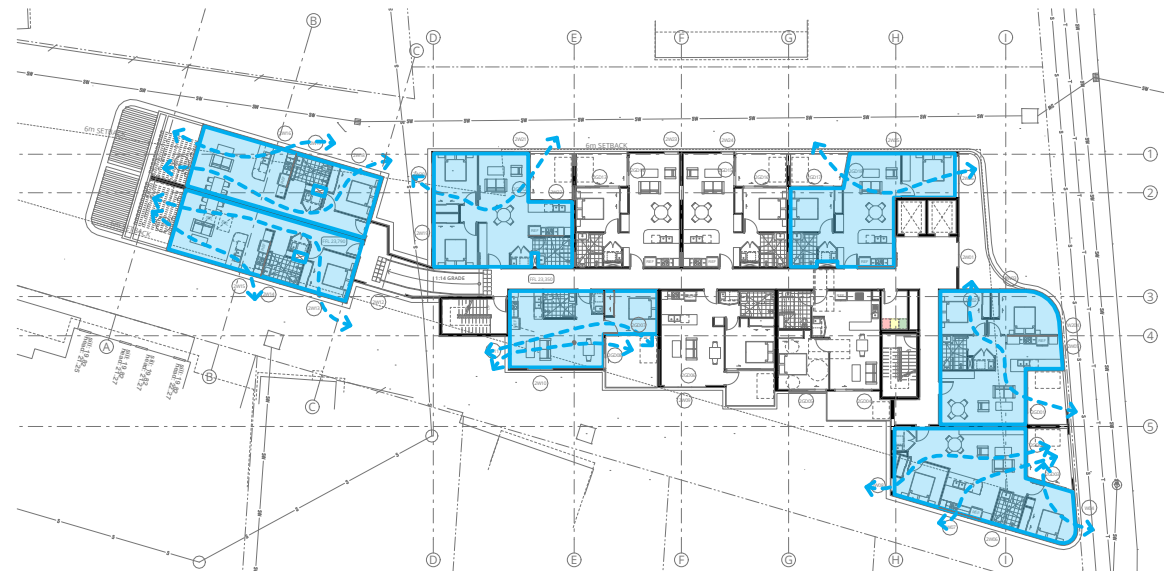
1st FLOOR | CROSS VENTILATION
SCALE 1:550



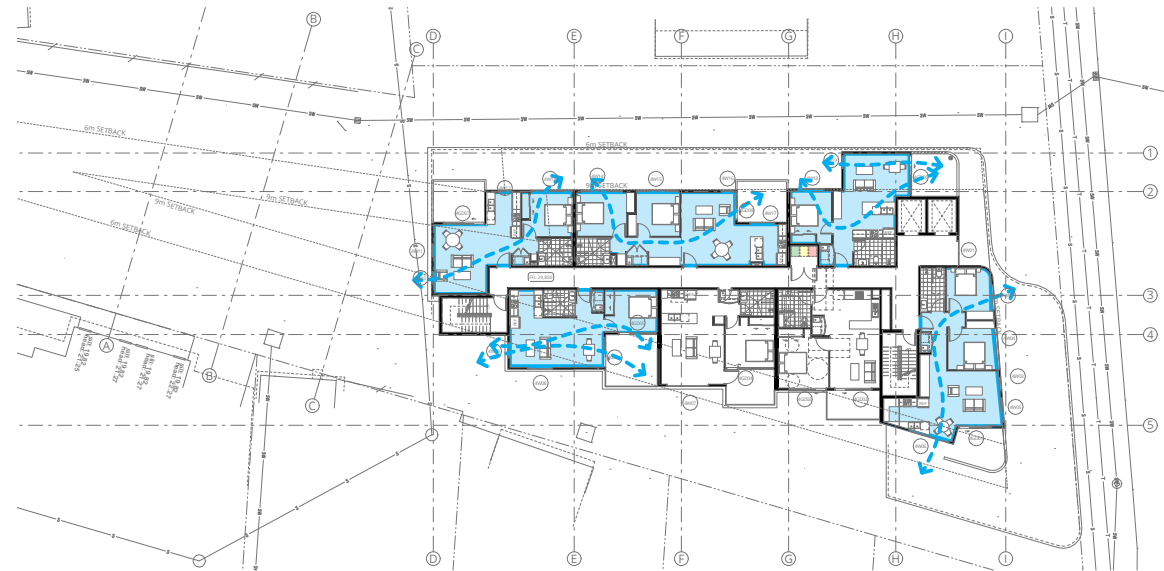
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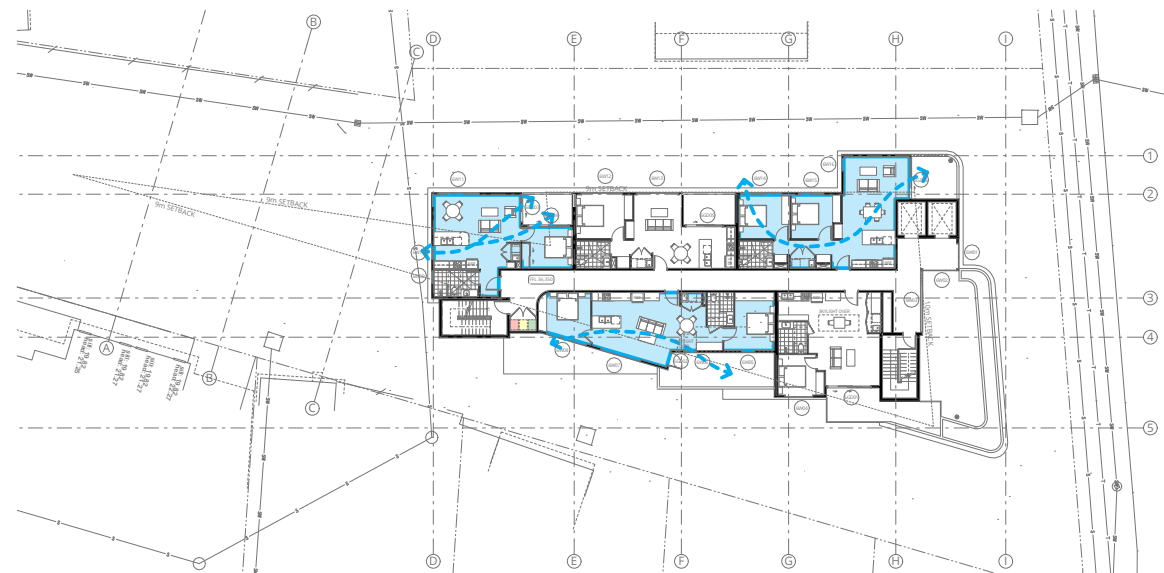
5th FLOOR | CROSS VENTILATION
SCALE 1:550



2nd FLOOR | CROSS VENTILATION
SCALE 1:550



4th FLOOR | CROSS VENTILATION
SCALE 1:550



6th FLOOR | CROSS VENTILATION
SCALE 1:550

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**OBJECTIVE 4B-3 DESIGN CRITERIA
(NATURAL VENTILATION)**

At least 60% of apartments are naturally cross ventilated. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

APARTMENT ACHIEVING CROSS VENTILATION

CROSS VENTILATION PATH

CROSS VENTILATION SUMMARY	
COMPLIANT	32 UNITS (64%)



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F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

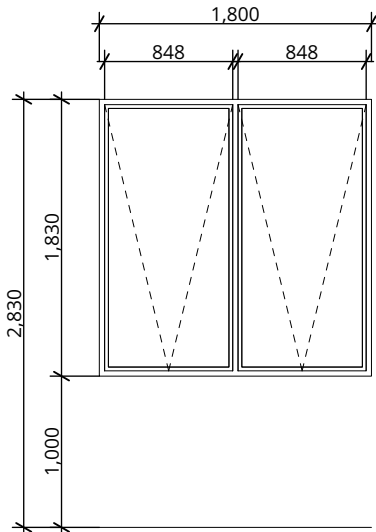
DRAWING
CROSS VENTILATION
DIAGRAMS

PROJECT NO.
2024-055

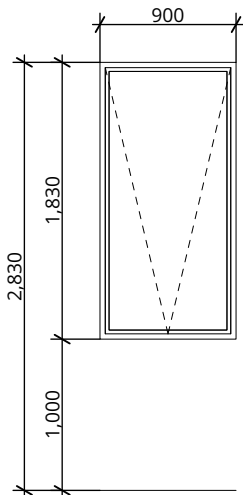
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD509
ISSUE NO. F
SCALE 1:550@A3

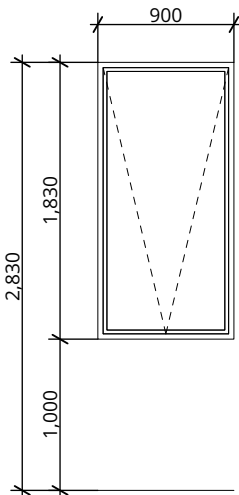




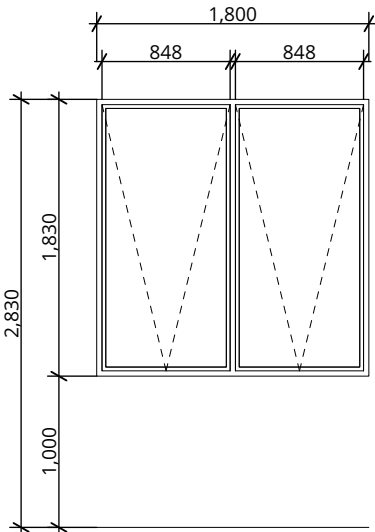
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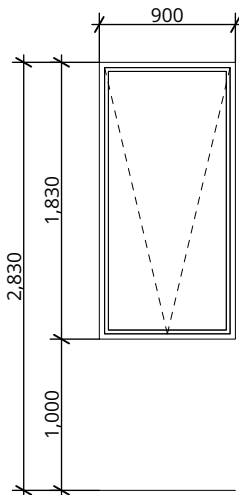
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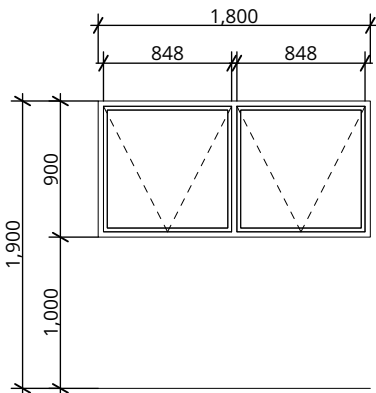
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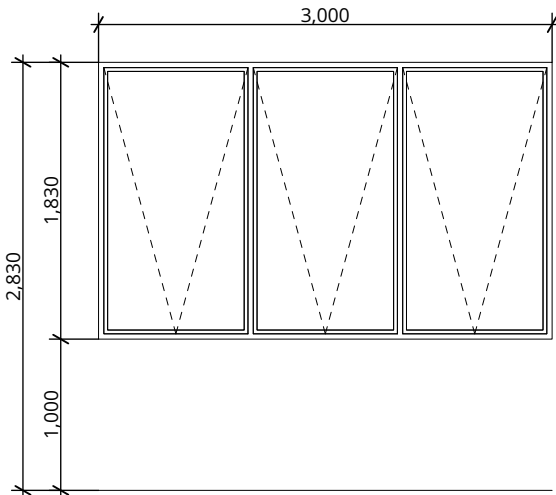
-: 1W05, 2W01



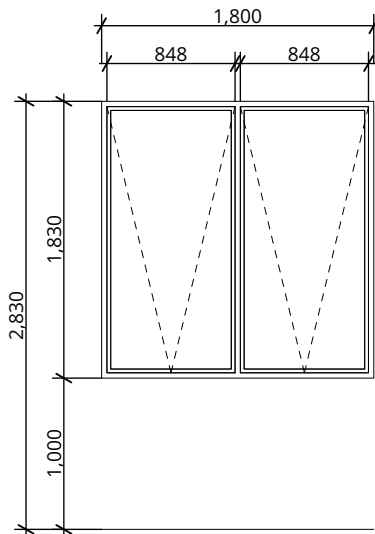
-: 1W07, 1W09, 1W24, 1W27, 2W06, 2W08, 2W21, 2W24, 3W07, 3W09, 3W16, 3W19, 4W11, 4W12, 4W16, 5W11, 5W12, 5W16



-: 1W08, 2W07, 3W08



-: 1W10, 1W29, 2W09, 3W10, 4W04, 4W06, 4W07, 4W15, 5W07, 5W15



-: 1W11, 1W22, 1W23, 2W10, 2W19, 2W20, 3W11, 3W14, 3W15, 4W02, 4W05, 4W08, 5W08

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HERA Assessor # 10137	March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261		
Concept Designs Australia		
leanne.cdaus@outlook.com		Ph: 0408864184
Thermal Performance Specifications		
Windows	Glass and frame type	U Value SHGC Details
AWS-007-002	Aluminium framed single clear	6.45 0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W03, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-008-007	Aluminium framed single clear	6.30 0.76 Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11 0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44 0.47 Hinged doors
AWS-008-008	Aluminium framed single low e	4.47 0.64 Fixed windows
4W03, 4G001, 5W03, 5G001, 5G002, 5W02, 5W02		
AWS-007-028	Aluminium framed single low e	4.92 0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37 0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60 0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20 0.57 Sliding doors
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G008, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, 6G004, 6G006, 7G004, 7G006, 8G004, 8G006, 9G004, 9G006, 10G004, 10G006		
DG-Generic-02A	Aluminium framed double clear	4.20 0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		

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B	COORDINATION	AH	AH	23/01/2026
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E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

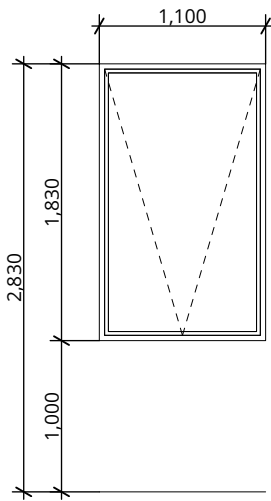
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 01

PROJECT NO.
2024-055

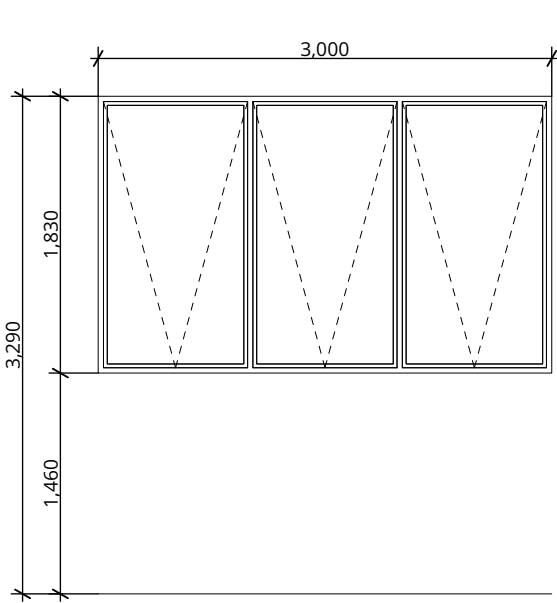
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD510
ISSUE NO. F
SCALE 1:50@A3

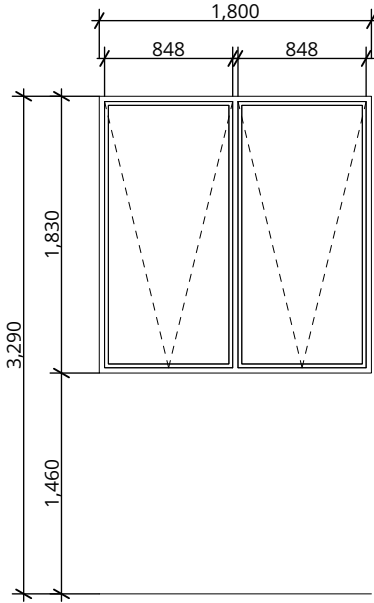




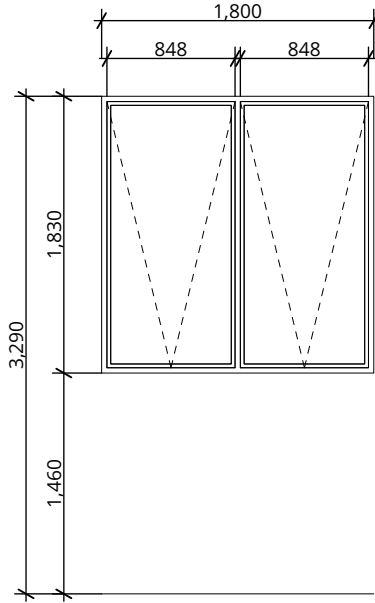
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4W09, 5W09



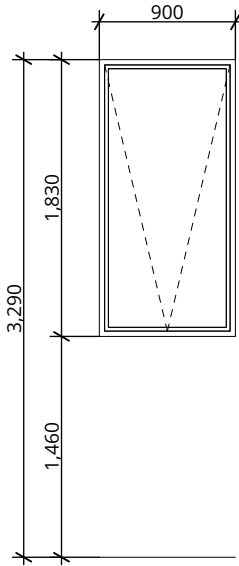
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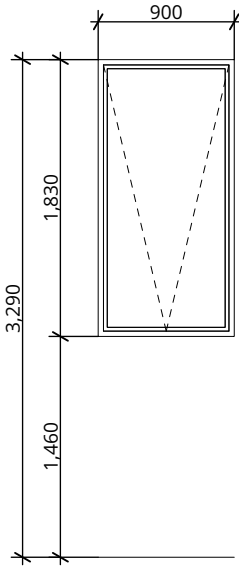
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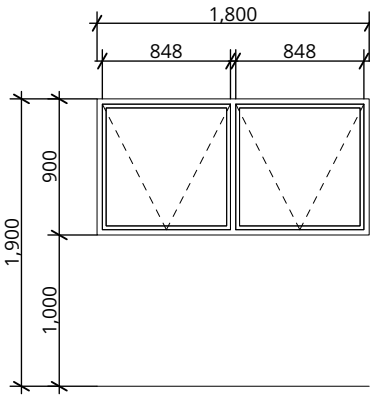
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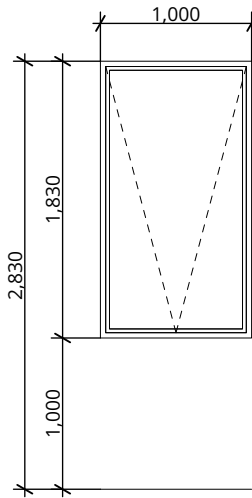
-: 1W16, 1W18, 2W16,
2W17



-: 1W17, 1W19, 2W14,
2W15



-: 1W25, 2W22, 3W17



-: 1W26, 2W23, 3W18

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HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com		Ph: 0408864184	
Thermal Performance Specifications			
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AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-008-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-008-008	Aluminium framed single low e	4.47	0.64 Fixed windows
4W03, 4G001, 5W03, 5G001, 5G002,			
AWS-007-028	Aluminium framed single low e	4.92	0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57 Sliding doors
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006,			
DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			

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E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

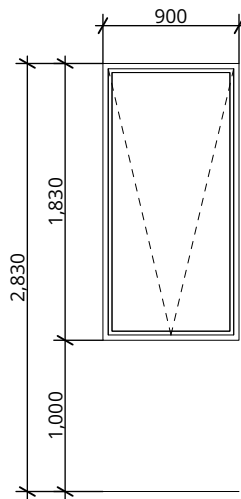
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 02

PROJECT NO.
2024-055

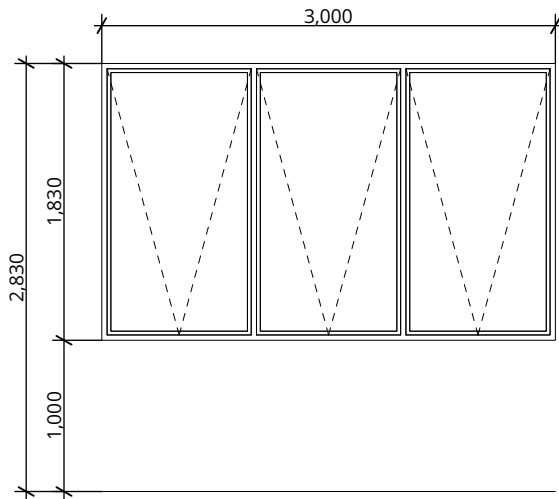
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD511
ISSUE NO. F
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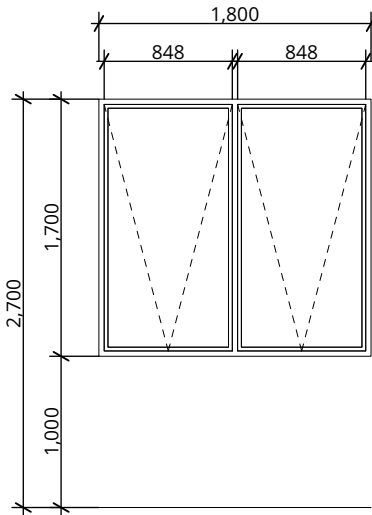




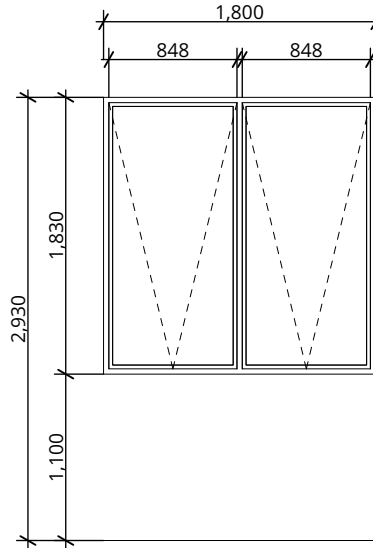
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3W04, 3W05, W204



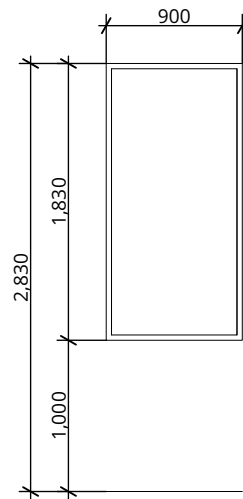
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4W14, 5W06, 5W13,
5W14



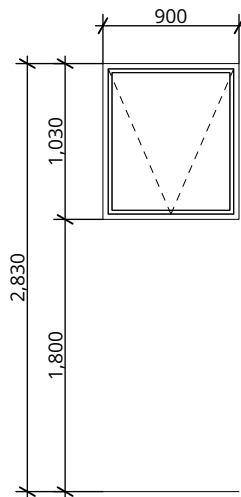
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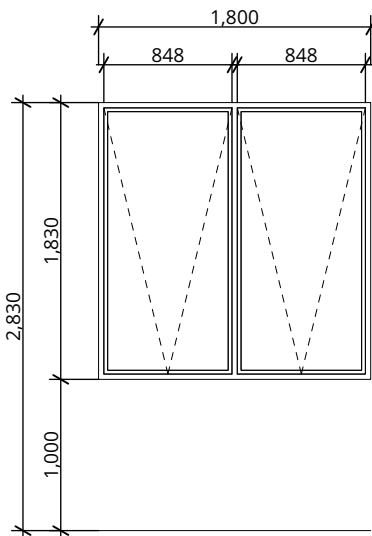
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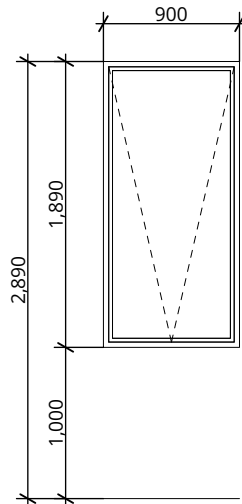
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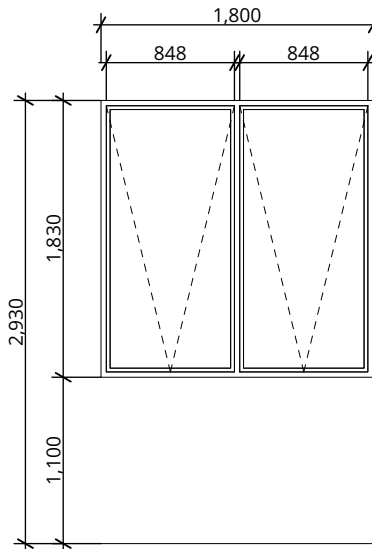
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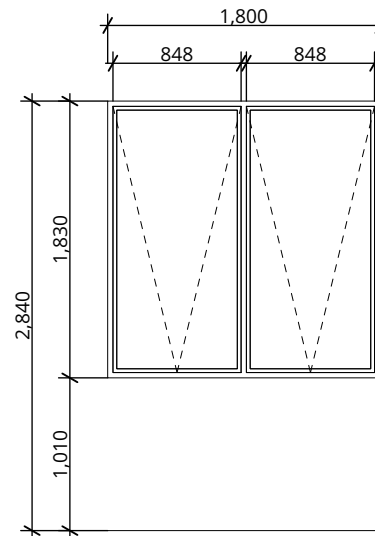
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5W18



-: 4W19



-: 5W01



-: 5W02

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Concept Designs Australia			
leanne.cdaus@outlook.com			Ph: 0408864184
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DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
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F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 03

PROJECT NO.
2024-055

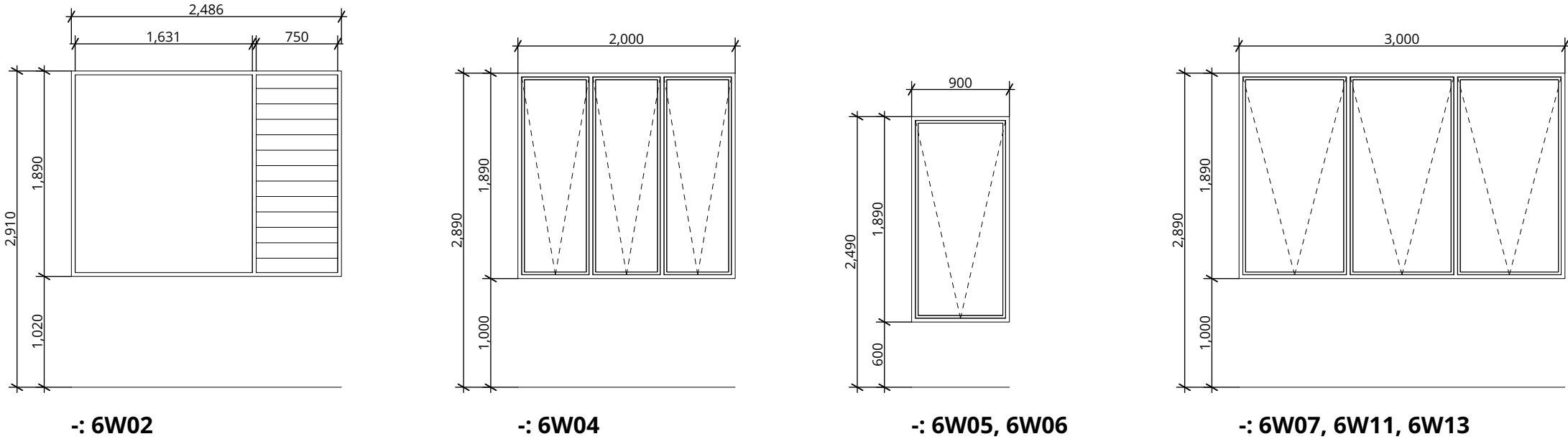
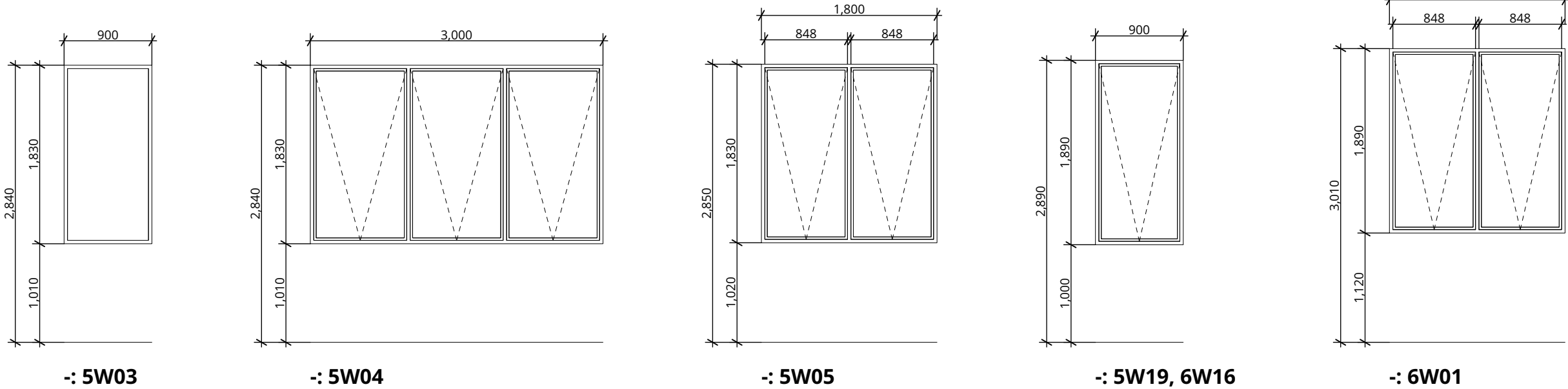
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD512

ISSUE NO.
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P:\2024\2024-055 PLH Ashton\02 Drawings\02_b Working Files
I\2024-055_PLH Ashton_260326_DA FINAL.pln

HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com			Ph: 0408864184
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC Details
AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-068-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-068-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-068-008	Aluminium framed single low e	4.47	0.64 Fixed windows
4W03, 4G001, 5W03, 5G001, 6G002,			
AWS-007-028	Aluminium framed single low e	4.92	0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57 Sliding doors
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006,			
DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 04

PROJECT NO.
2024-055

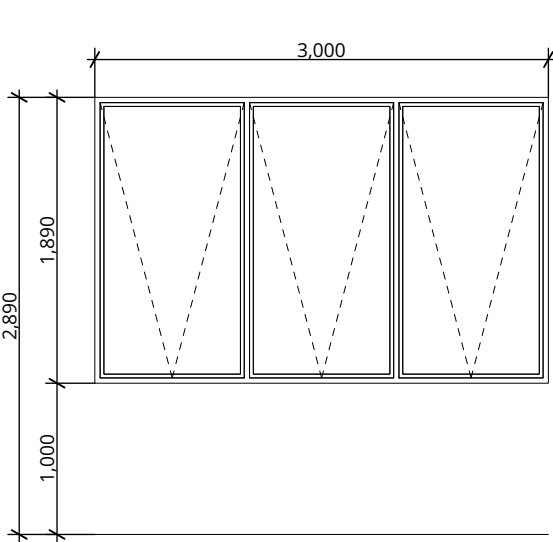
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD513
ISSUE NO. F
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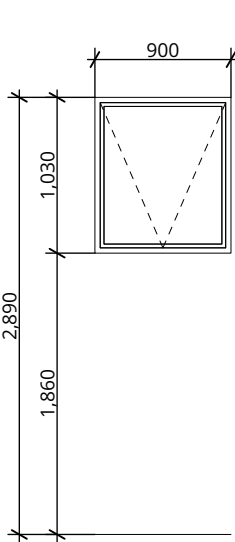


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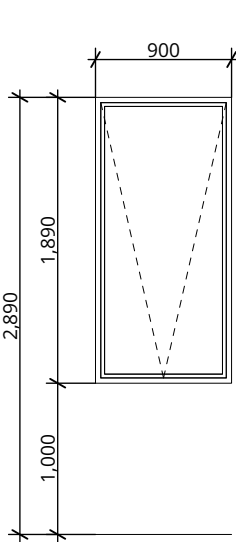
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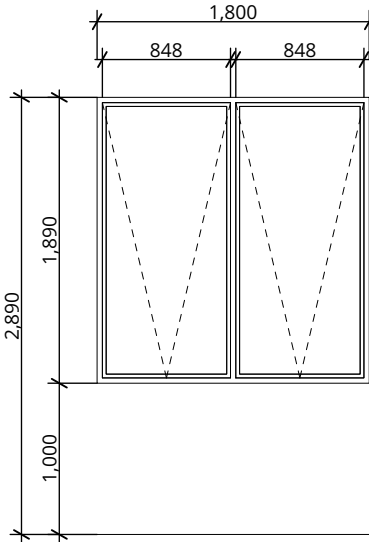
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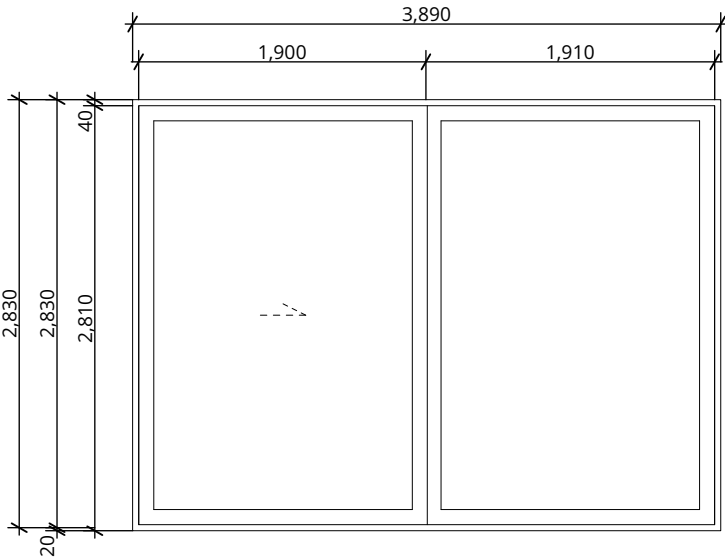
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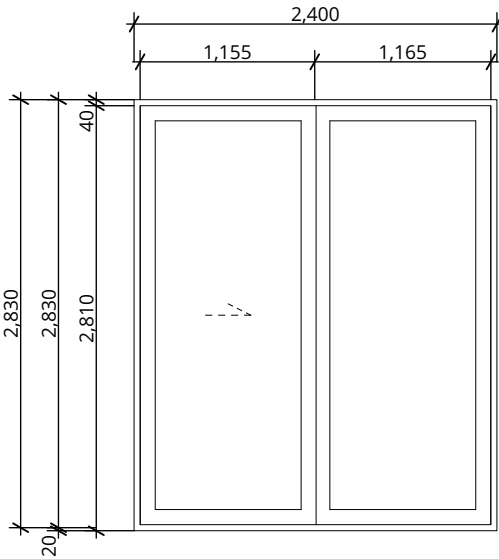
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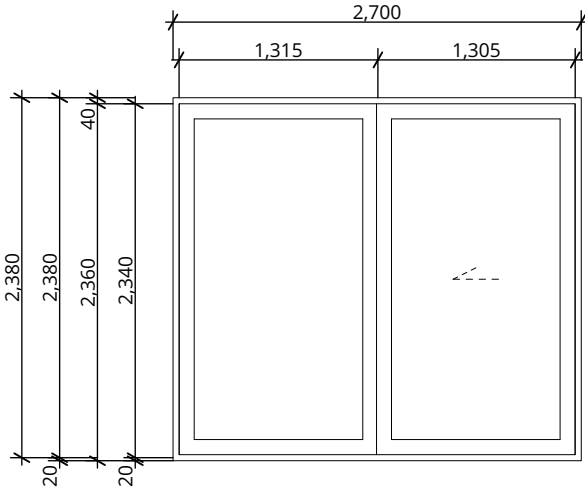
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1GD01, 2GD01, 3GD01



1GD02, 1GD03,
2GD02, 2GD03,
3GD02, 3GD03



1GD04, 2GD04,
3GD04, 4GD03, 5GD03

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cd@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W00, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
4W03, 4G001, 5W03, 5G001, 6G002, AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 05

PROJECT NO.
2024-055

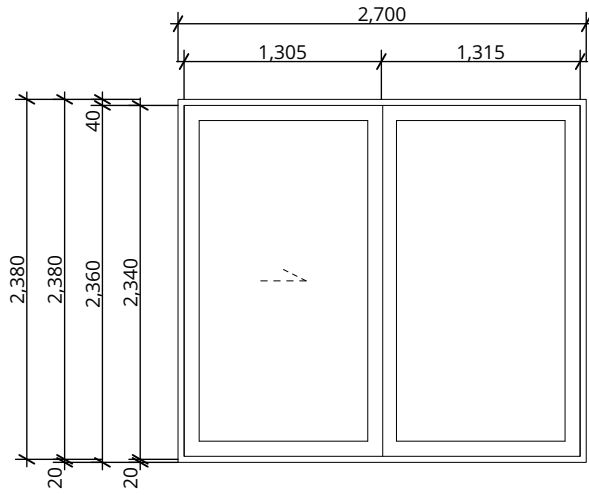
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD514

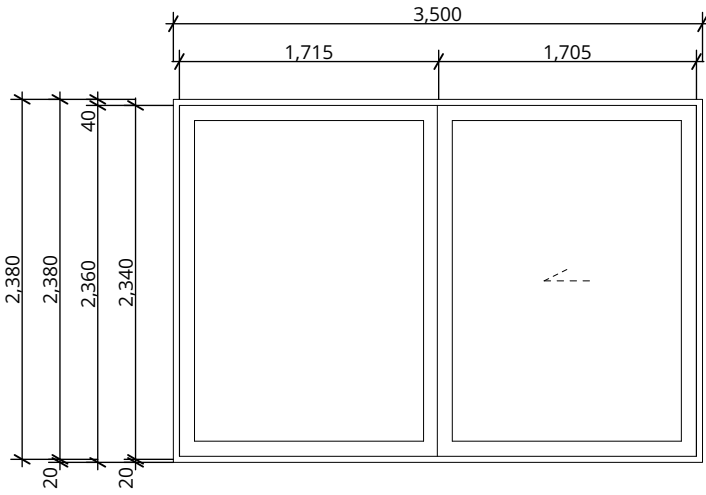
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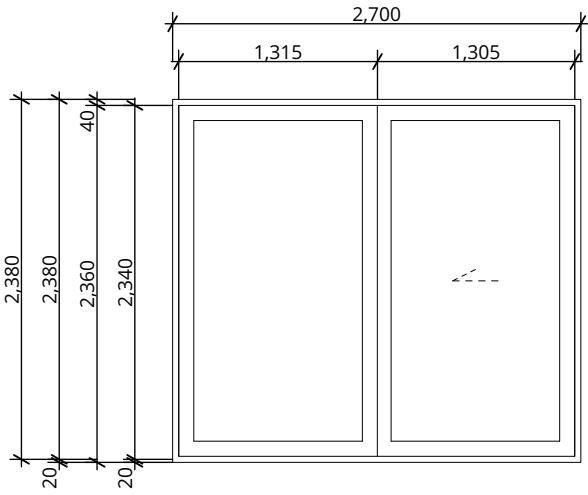




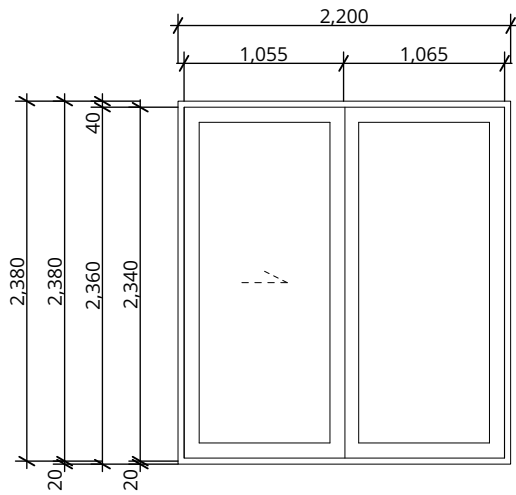
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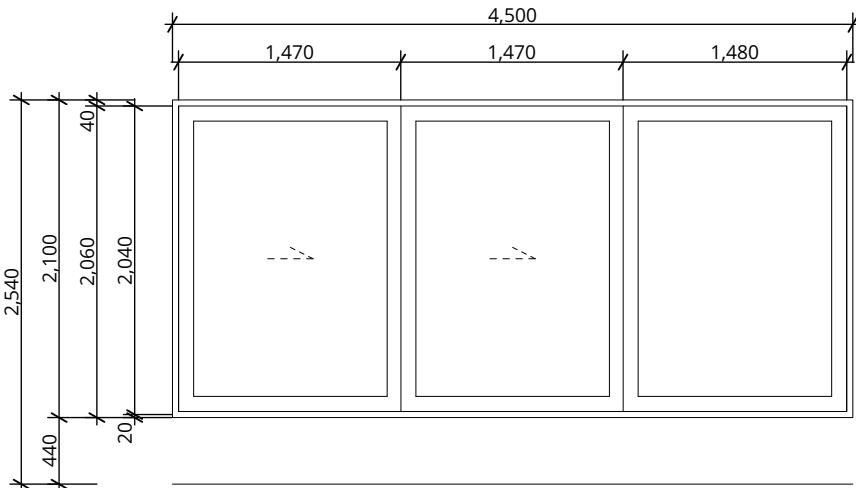
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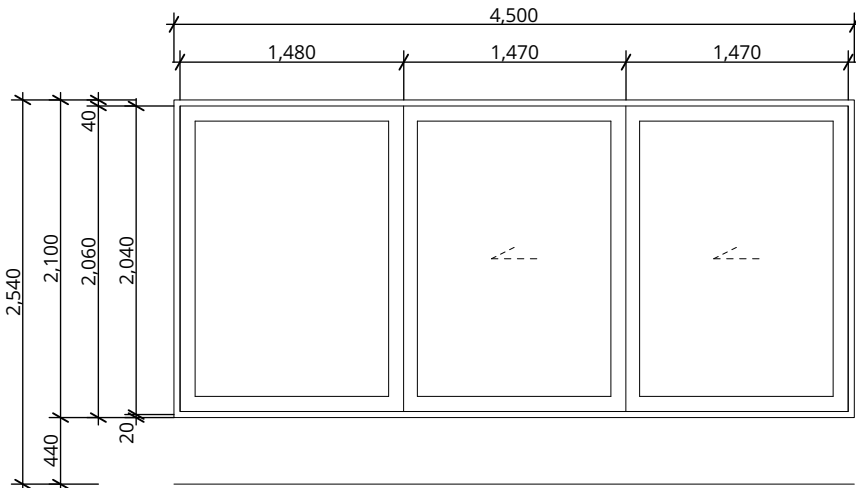
1GD07, 2GD07,
3GD07, 4GD05, 5GD05



1GD08, 2GD08,
3GD08, 4GD06, 5GD06



1GD09, 2GD09



1GD10, 2GD10

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HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 2GD09, 3GD06, 3GD08, 4GD04, 4GD06, 5GD04, 5GD06, DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 06

PROJECT NO.
2024-055

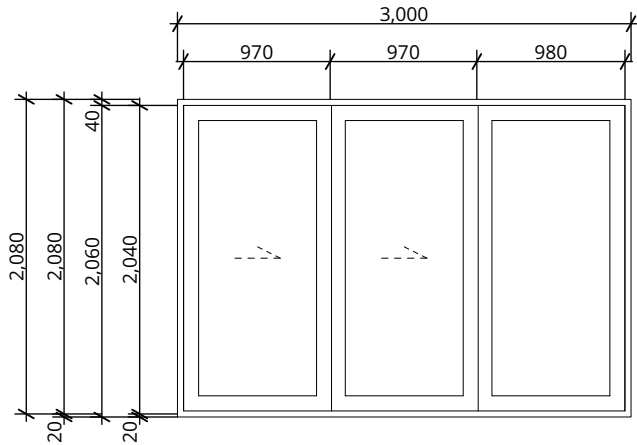
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
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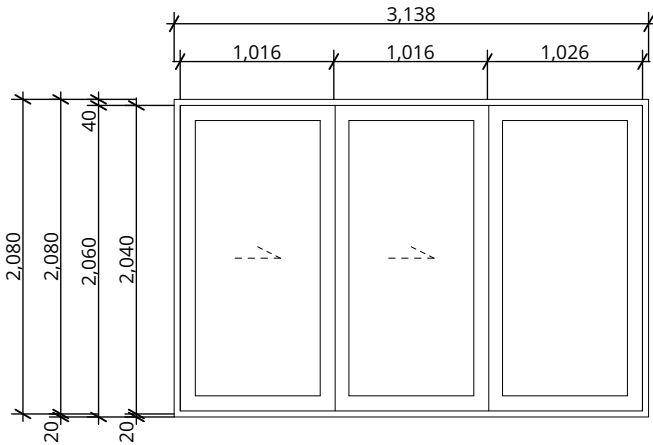
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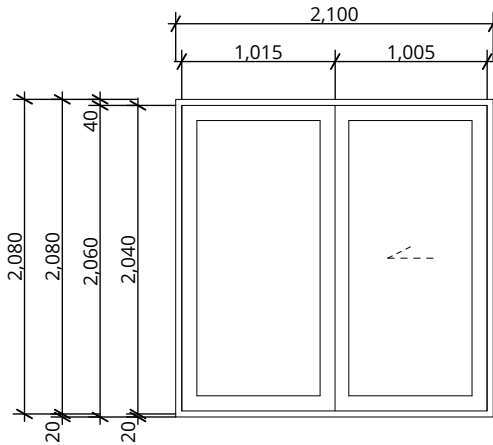




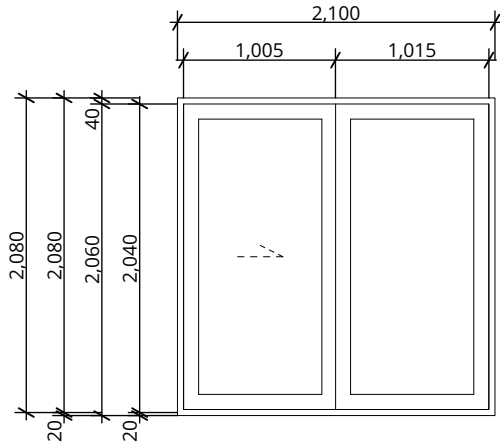
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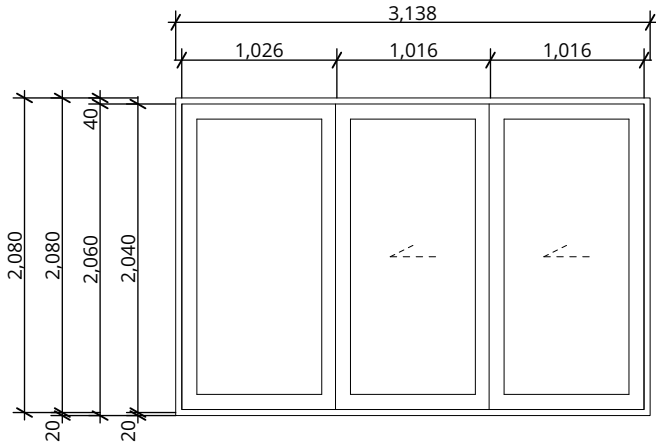
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3GD10, 3GD14



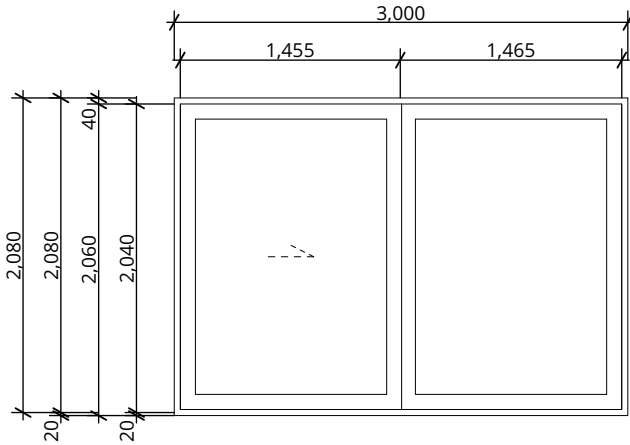
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3GD11, 3GD15



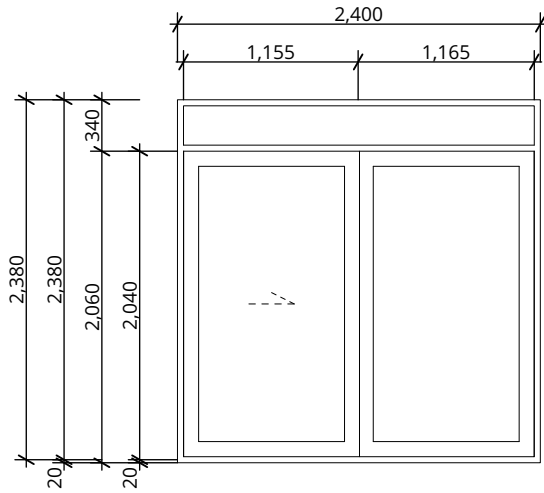
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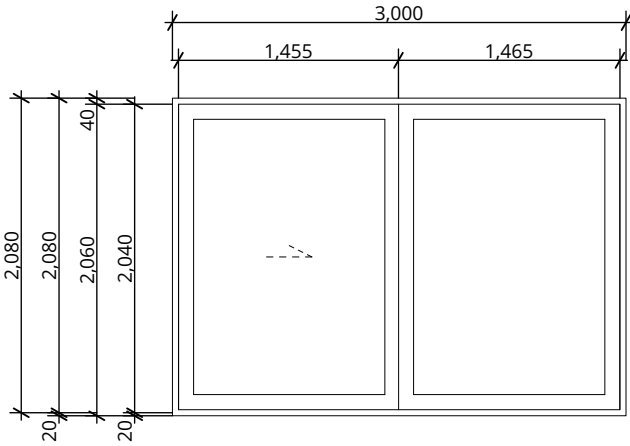
1GD15, 2GD16, 3GD13



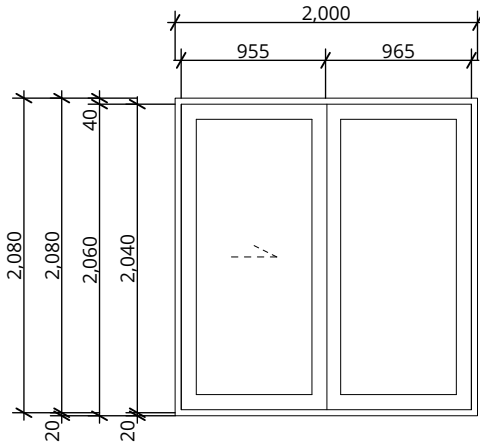
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4GD01, 5GD01



4GD07, 5GD07



4GD08, 5GD08

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HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com			Ph: 0408864184
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC
AWS-007-002	Aluminium framed single clear	6.45	0.64
1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09			
AWS-008-007	Aluminium framed single clear	6.30	0.76
			Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11	0.55
			Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47
			Hinged doors
AWS-008-008	Aluminium framed single low e	4.47	0.64
4W03, 4G001, 5W03, 5G001, 5G002,			Fixed windows
AWS-007-028	Aluminium framed single low e	4.92	0.54
			Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60
			Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52
			Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57
			Sliding doors
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006,			
DG-Generic-02A	Aluminium framed double clear	4.20	0.72
			Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 07

PROJECT NO.
2024-055

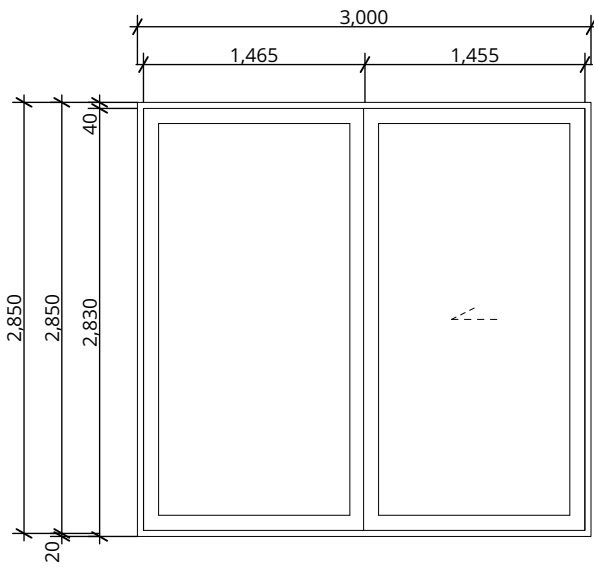
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
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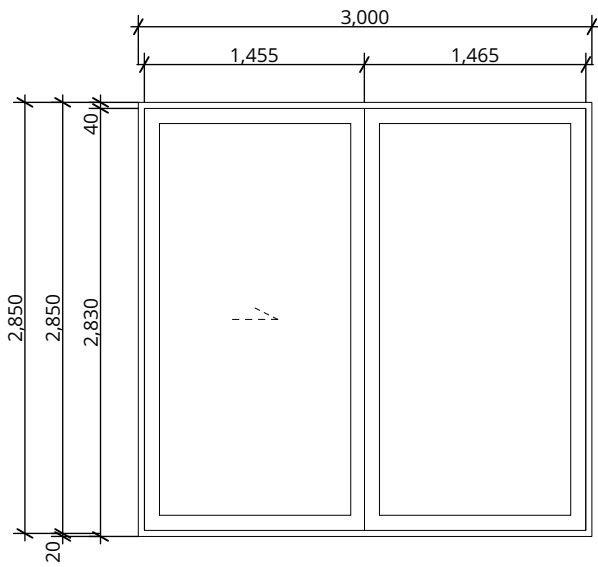
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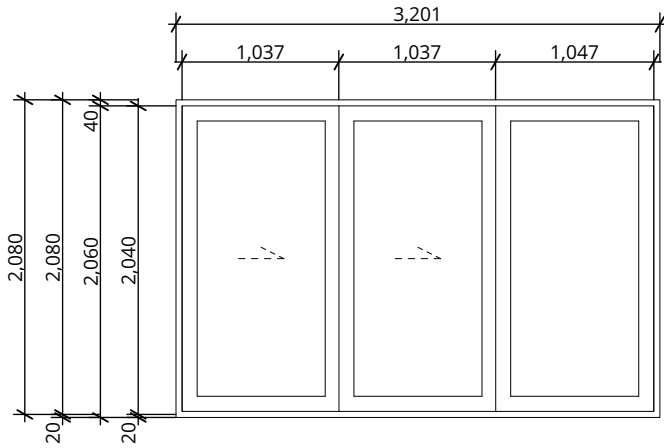




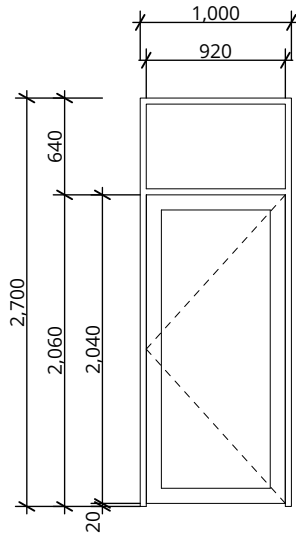
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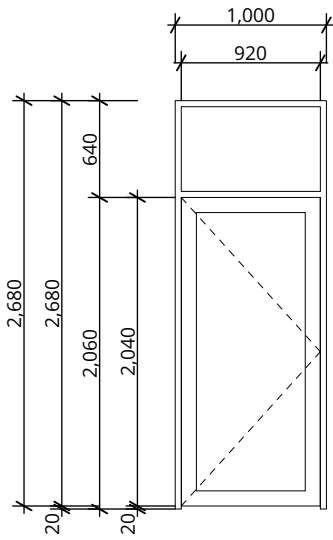
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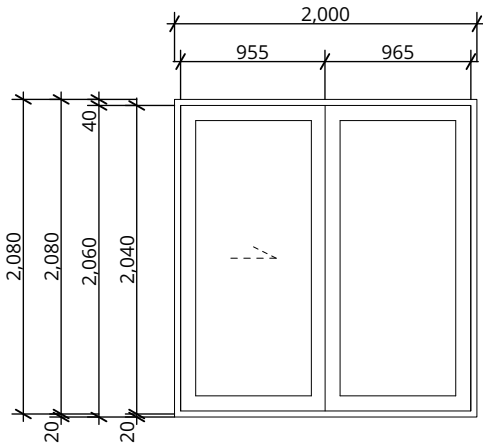
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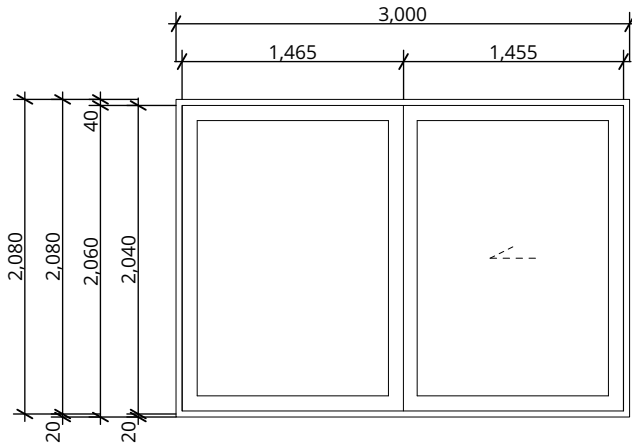
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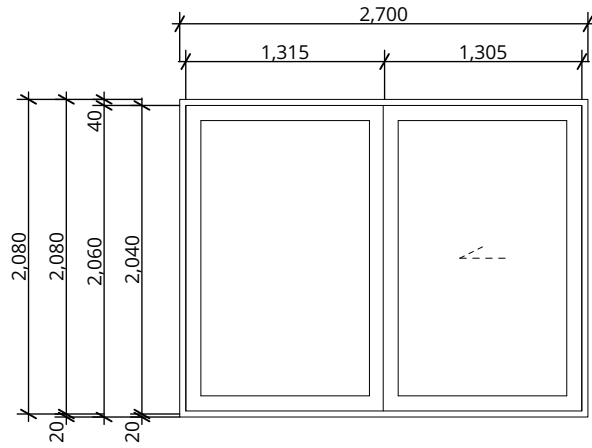
6GD02



6GD03



6GD04



6GD05

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P:\2024\2024-055 PLH Ashton\02 Drawings\02_b Working Files
\\2024-055_PLH Ashton_260326_DA FINAL.pln

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 08

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

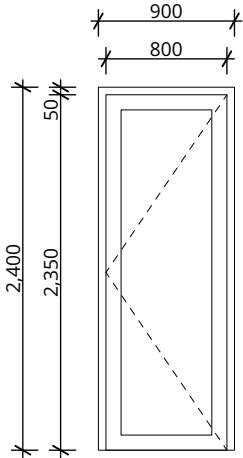
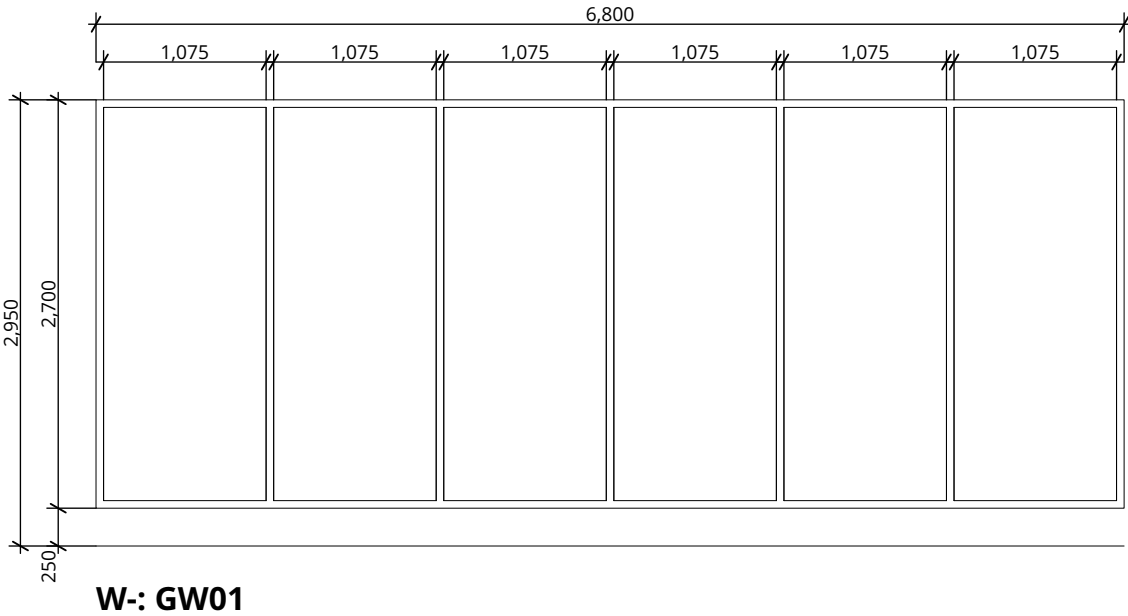
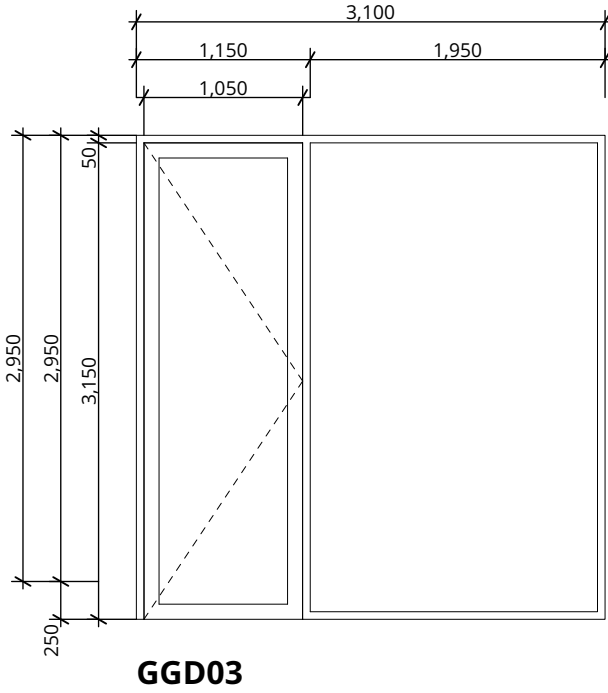
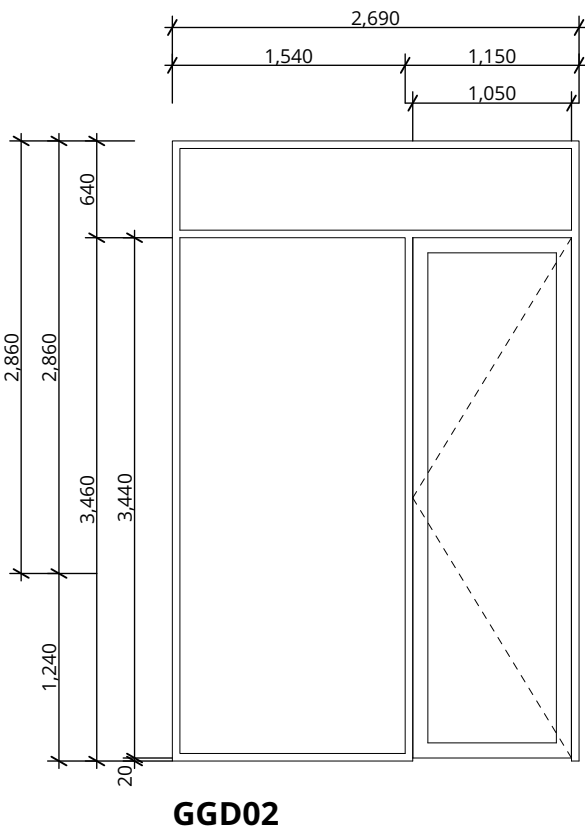
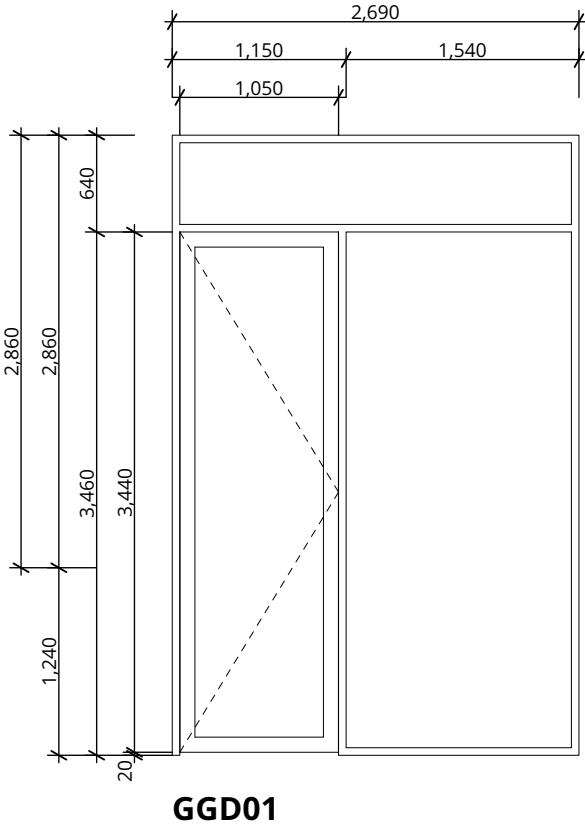
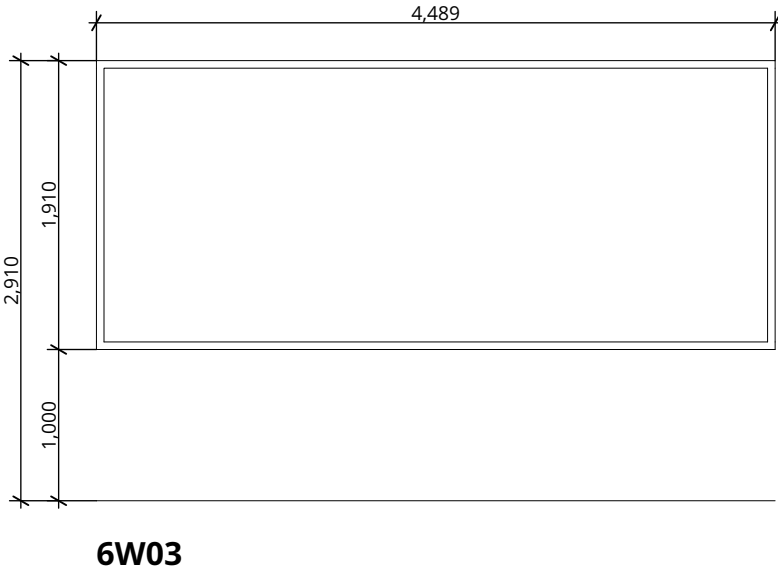
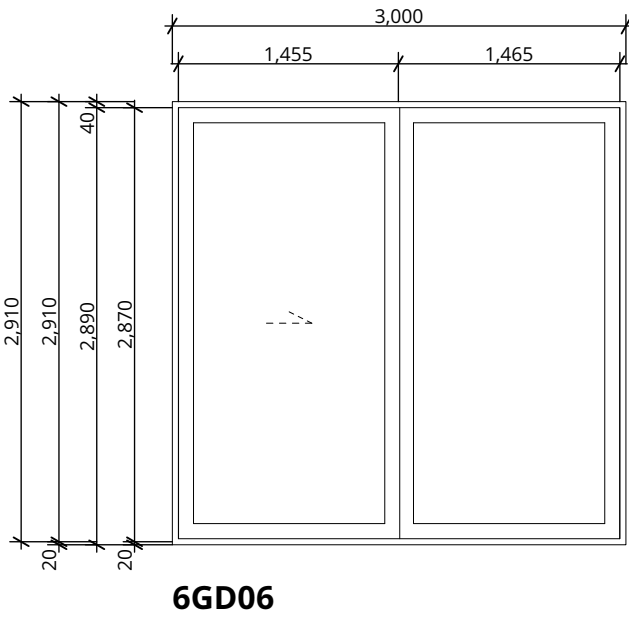
DRAWING NO.
DD517

ISSUE NO.
F

SCALE
1:50@A3

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cd@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					





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HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia				Ph: 0408864184	
leanne.cdaus@outlook.com					
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002 Aluminium framed single clear					
1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09		6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007 Aluminium framed single clear					
		6.30	0.76	Fixed windows – except those below	
AWS-008-001 Aluminium framed single clear					
		6.11	0.55	Louvre windows	
AWS-018-021 Aluminium framed single low e					
		4.44	0.47	Hinged doors	
AWS-008-008 Aluminium framed single low e					
4W03, 4GD01, 5W03, 5GD01, 5GD02,		4.47	0.84	Fixed windows	
AWS-007-028 Aluminium framed single low e					
3W10		4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026 Aluminium framed single low e					
		4.37	0.60	Sliding doors – except those below	
AWS-008-003 Aluminium framed double low e					
		3.60	0.52	Awning windows – 3W10	
AWS-013-003 Aluminium framed double low e					
		3.20	0.57	Sliding doors	
1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 3GD04, 3GD06, 4GD04, 4GD06, 5GD04, 5GD06, 5GD08, 5GD10, 5GD12, 5GD14, 5GD16, 5GD18, 5GD20, 5GD22, 5GD24, 5GD26, 5GD28, 5GD30, 5GD32, 5GD34, 5GD36, 5GD38, 5GD40, 5GD42, 5GD44, 5GD46, 5GD48, 5GD50, 5GD52, 5GD54, 5GD56, 5GD58, 5GD60, 5GD62, 5GD64, 5GD66, 5GD68, 5GD70, 5GD72, 5GD74, 5GD76, 5GD78, 5GD80, 5GD82, 5GD84, 5GD86, 5GD88, 5GD90, 5GD92, 5GD94, 5GD96, 5GD98, 5GD100					
DG-001-024 Aluminium framed double clear		4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR APPROVAL	JC	JC	26/03/2026
B	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 09

PROJECT NO.
2024-055

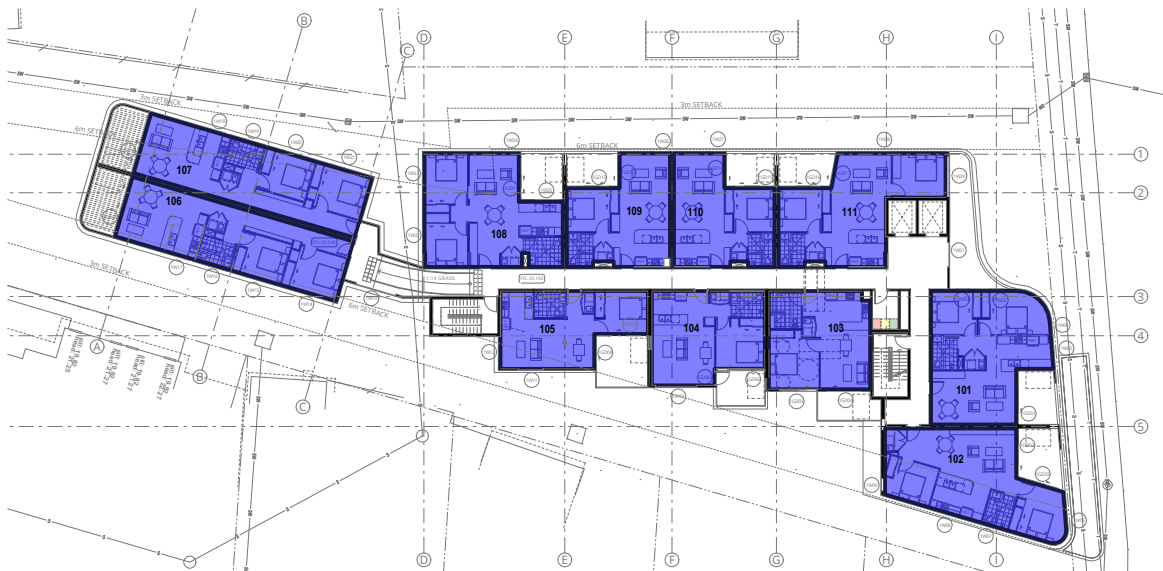
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD518

ISSUE NO.
B

SCALE
1:50@A3

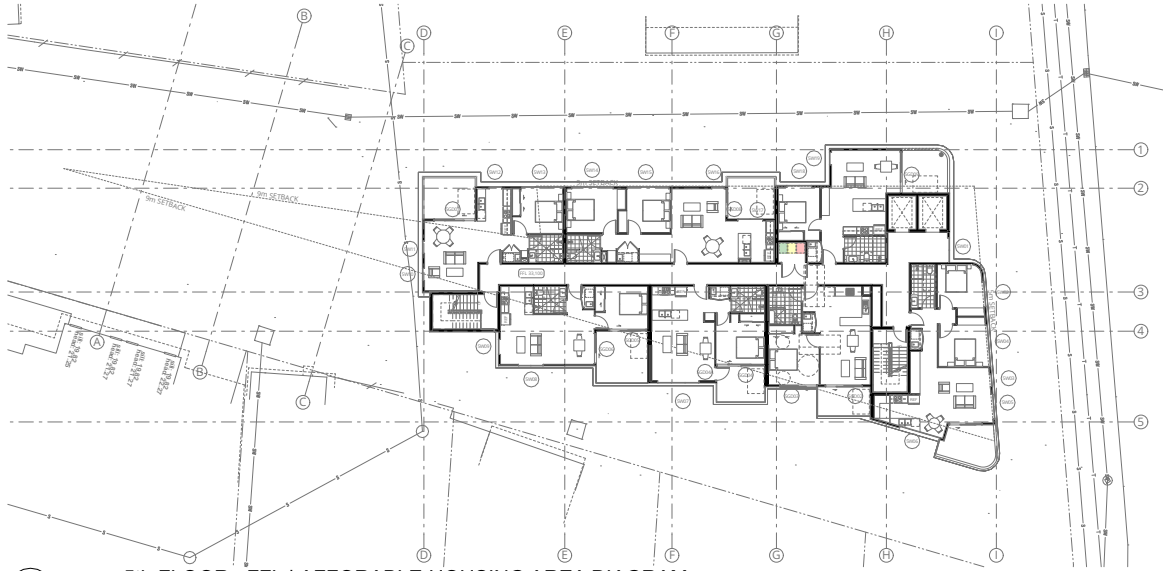




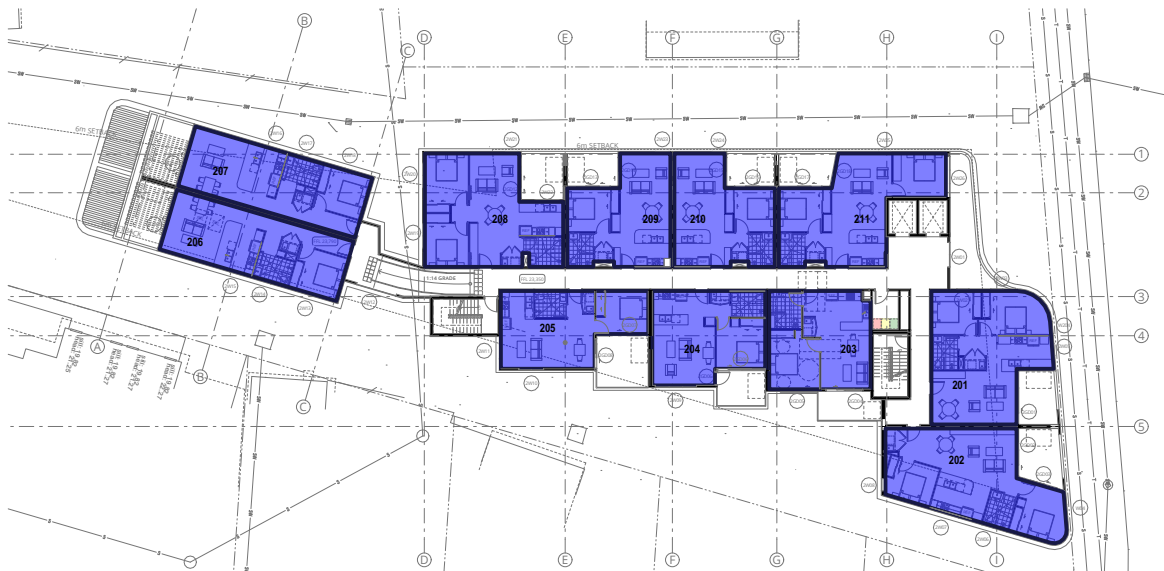
1st FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550



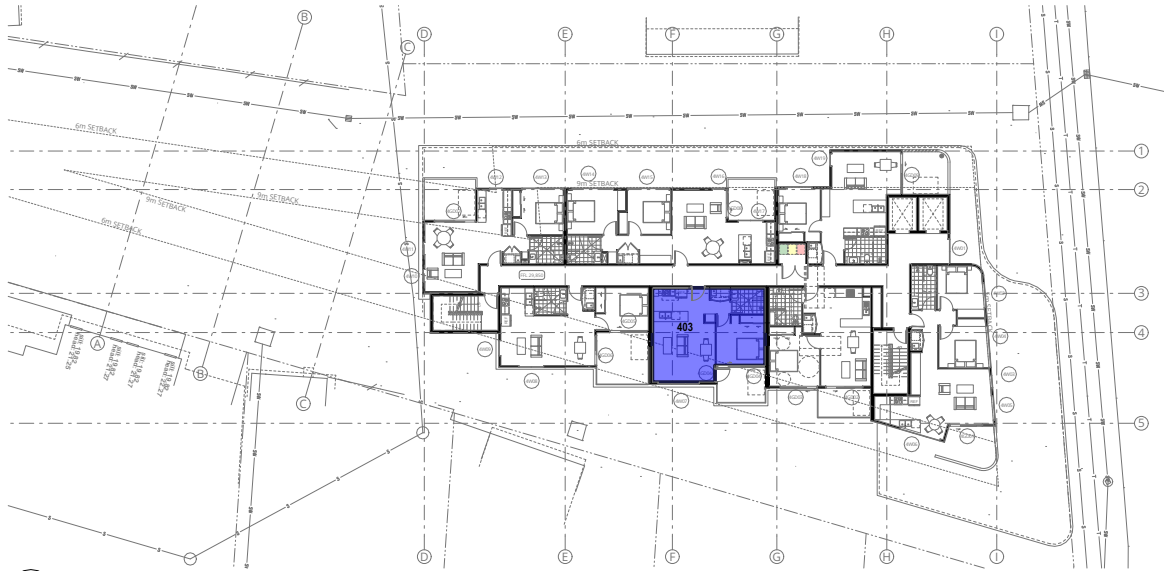
3rd FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550



5th FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550



2nd FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550



4th FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550



6th FLOOR . FFL | AFFORDABLE HOUSING AREA DIAGRAM
SCALE 1:550

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AFFORDABLE HOUSING AREA SUMMARY			
101	2 BED	72.99m²	
102	2 BED	72.75m²	
103	1 BED	52.17m²	
104	1 BED	51.89m²	
105	1 BED	50.71m²	
106	2 BED	75.32m²	
107	2 BED	74.78m²	
108	2 BED	71.03m²	
109	1 BED	51.45m²	
110	1 BED	50.39m²	
111	2 BED	70.13m²	
201	2 BED	72.99m²	
202	2 BED	72.75m²	
203	1 BED	51.98m²	
204	1 BED	51.89m²	
205	1 BED	50.67m²	
206	1 BED	59.76m²	
207	1 BED	59.76m²	
208	2 BED	71.03m²	
209	1 BED	51.45m²	
210	1 BED	50.39m²	
211	2 BED	70.13m²	
303	1 BED	52.17m²	
304	1 BED	51.84m²	
305	1 BED	50.71m²	
306	2 BED	71.03m²	
307	1 BED	51.45m²	
308	1 BED	50.39m²	
309	2 BED	70.13m²	
403	1 BED	52.05m²	
		1806.18m²	



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ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR APPROVAL	AH	AH	17/04/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
AFFORDABLE HOUSING
AREA DIAGRAMS

PROJECT NO.
2024-055

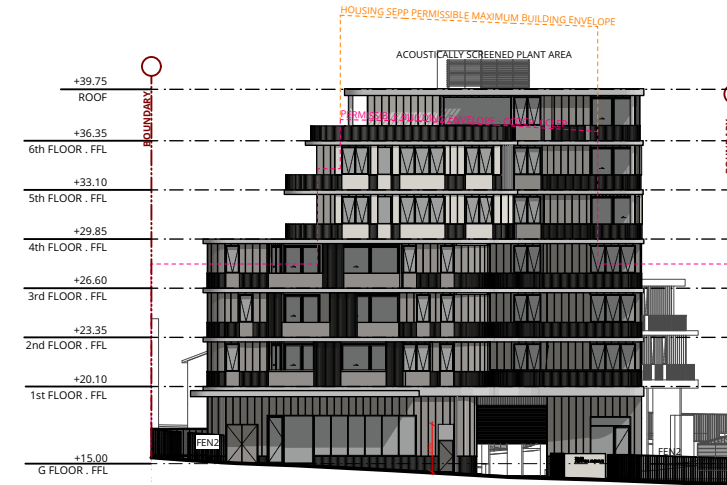
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD519
ISSUE NO. A
SCALE 1:550@A3

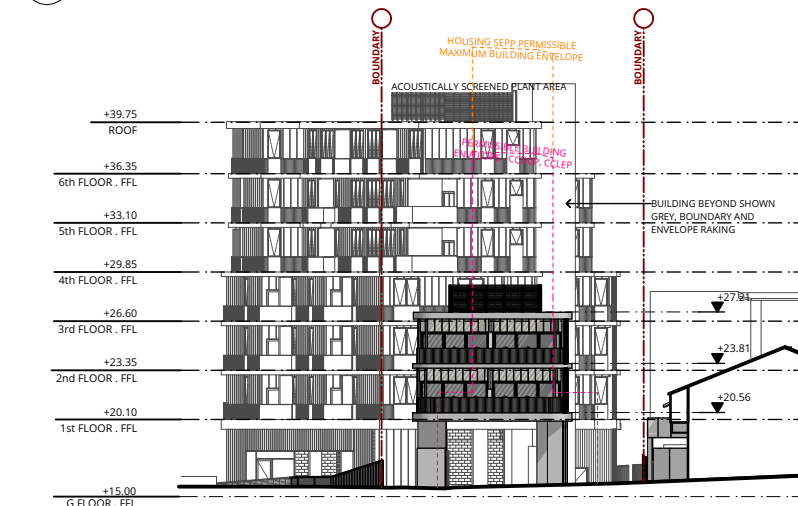




SITE PLAN
1:500



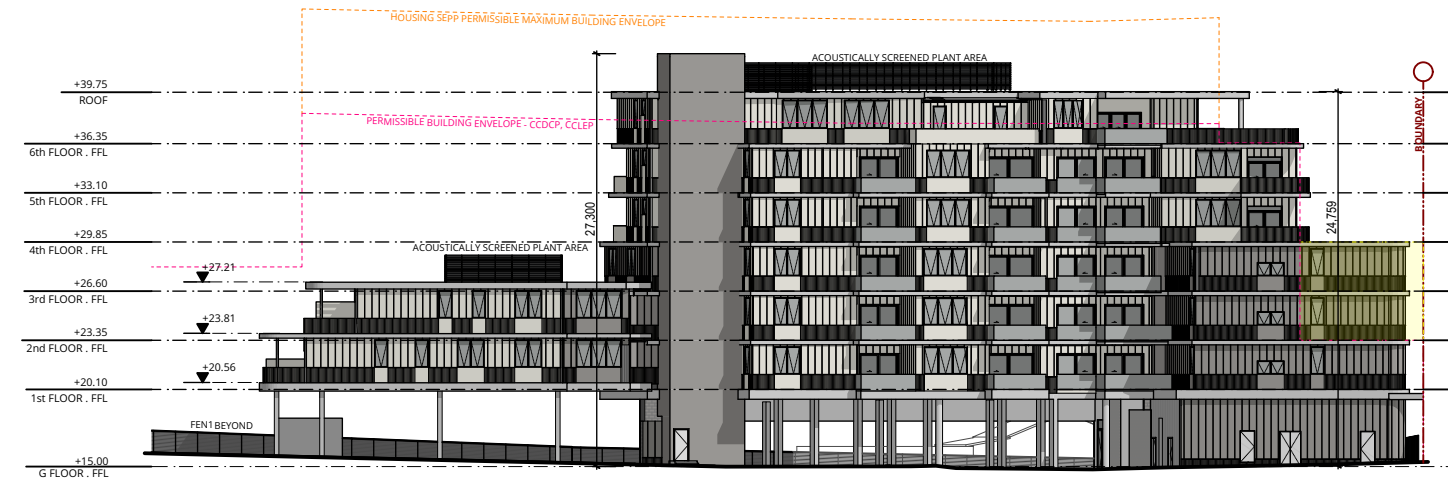
NORTH ELEVATION - ASHTON AVENUE
SCALE 1:500



SOUTH ELEVATION - CAMPBELL AVENUE
SCALE 1:500



WEST ELEVATION
SCALE 1:500

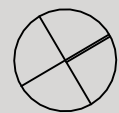


EAST ELEVATION
SCALE 1:500

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LEGEND

- LWC1 - LIGHTWEIGHT CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT CLADDING TYPE 3



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ISSUE	DESCRIPTION	BY	CHK	DATE
C	COORDINATION	AH	AH	23/01/2026
D	FOR APPROVAL	RM		4/03/2026
E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
NOTIFICATION PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD600
ISSUE NO. G
SCALE 1:500@A3

