Wollongong Local Planning Panel Assessment Report | 24 August 2021

WLPP No.	Item No.1
DA No.	DA-2020/1466
Proposal	Residential - demolition of existing buildings and structures, construction of a five (5) storey residential flat building comprising 22 apartments with basement parking, associated landscaping, tree removal/retention and stormwater drainage.
Property	42 Bourke Street North Wollongong Lot 1 DP 526597
Applicant	MMJ Wollongong
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (AS)
Prior WLPP meeting	None

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. In accordance with Schedule 1 4 (b) of the Local Planning Panels Direction of 30 June 2020, the proposal is sensitive development being that to which SEPP 65 applies.

Proposal

The proposal is for demolition of an existing aged care facility and construction of a 5 storey residential flat building.

Permissibility

The site is zoned R1 General Residential pursuant to Wollongong Local Environmental Planning Policy 2009. The proposal is categorised as a 'residential flat building' and is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Community Participation Plan and received three submissions which are discussed at section 1.5 of the assessment report.

Main Issue

The main issue is protection of a heritage listed magnolia tree. The arboricultural report indicates the proposed basement construction is at a sufficient distance from the tree to allow retention.

RECOMMENDATION

It is recommended that the application is approved subject to conditions detailed in Attachment 6.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP No. 55 Remediation of Land
- SEPP (Infrastructure) 2007
- SEPP (Coastal Management) 2018
- SEPP (Koala Habitat Protection) 2021
- SEPP 65 Design Quality of Residential Development.
- SEPP BASIX

Local Environmental Planning Policies:

• Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

• Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2020
- Wollongong Community Participation Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

Revised architectural, landscape and engineering plans were submitted 25 June 2021. The revised scheme was prepared in response to the Design Review Panel comments and matters raised by Council's planning, landscape and engineering staff.

The proposal comprises the following:

Site preparation

- Demolition of all structures.
- Retention of heritage-listed magnolia tree. Removal of four other trees.

Works / Construction / building details

- Construction of a 5 storey residential flat building containing 22 apartments
 - 1 x 1 bed
 - 15 x 2 bed
 - 6 x 3 bed
 - Inc. 3 x adaptable units (1 x 1 bed and 2 x 2 bed)
- Street tree planting Virginia Street and Bourke Street

Traffic, parking and servicing

- 1 x basement level, with driveway on Virginia Street
 - 29 x resident car parking spaces plus 5 visitor spaces
 - 2 x motorcycle spaces
 - 10 x bicycle spaces
- Waste storage room in basement, waste bins to be collected on Virginia Street

The development is not integrated or designated development.

1.3 BACKGROUND

Council's records indicate the following applications have been made for development on the land.

Application Number	Description	Decision	Decision Date
DA-1965/316	Young Men's Hostel (Rec 45)	Approved	08-Nov-1965
BA-1966/289	Alterations	Approved	07-Mar-1966
BA-1968/2451	Conversion Of Hostel To Rest Home (Rec 38)	Approved	23-Dec-1968
DA-1974/324	Drug Counselling & Rehabilitation Service	Approved	23-Sep-1974
BA-1975/2920	Alterations To Operating Theatre	Approved	17-Dec-1975
DA-1976/8	Use Of Existing Building As A Nursing Home	Approved	12-Feb-1976
BA-1976/498	Amended Application For New Entry & Matron S Quarters	Approved	12-Apr-1976
BA-1976/2773	Alterations To Nursing Home	Approved	11-Feb-1977
DA-1988/1210	Alterations & Additions To Nursing Home **See Amended Consent - See 9210/88**	Approved	03-May-1989
DA-1988/210/A	Amended Consent - Additions & Alterations To Existing Building	Approved	01-Sep-1989
BA-1989/1889	Brick Additions & Alterations To Existing Nursing Home	Approved	12-Sep-1989
BA-1991/2413	Pergola Addition	Approved	19-Nov-1991
DA-1992/434	Additions & Alterations To Existing Nursing Home	Approved	19-Aug-1992
BA-1992/1836	Lounge Additions & Alterations To Existing Nursing Home.	Approved	15-Sep-1992
BA-1995/1423	Storeroom Addition To Nursing Home	Approved	10-Aug-1995
DA-1999/719	Alterations And Additions To Existing Nursing Home	Approved	21-Jan-2000
CC-2000/246	Additions & Alterations To Nursing Home	Approved	22-Feb-2000
DA-2004/50	Alterations and additions to existing nursing home	Approved	15-Mar-2004
PC-2004/30593	Alterations and additions to existing nursing home	Approved	19-Aug-2004
DA-2013/692	Commercial - installation of sprinkler system to aged care facility	Approved	06-Aug-2013
PC-2013/1021	Commercial - installation of sprinkler system to aged care facility	Approved	20-Aug-2013
DE-2020/71	Residential - Demolition of existing structures and construction of a residential flat building containing 23 apartments over two (2) levels of basement parking	Design Review Panel meeting	28-Sep-2020

No pre-lodgement meeting was held for the proposal. A pre-lodgement Design Review Panel meeting DE-2020/71 was voluntarily requested by the current developer.

Customer service actions

There are no outstanding customer service requests of relevance to the development.

1.4 SITE DESCRIPTION

The 1770m² site is known as 42 Bourke Street North Wollongong, and located on the corner of Bourke and Virginia Streets. The title reference is Lot 1 DP 526597.

The site is irregular in shape and with a fall of approximately 3.5m from south to north. The land contains a former aged care facility which is proposed to be demolished and a heritage-listed magnolia tree, which would be retained.

The magnolia is listed as an item of local heritage significance under WLEP 2009 (item 6384). The NSW State Heritage Inventory includes a description and statement of significance of the tree (SHI item 2700784):

<u>Significance</u>

'The Magnolia is located the grounds of the former "Carlton" Guesthouse at 42 Bourke Street. The planting is visible in 1938 aerial photography and the planting is likely associated with the operation of the Guesthouse and part of the historic "garden surroundings" (South Coast Times and Wollongong Argus, 29 September 1939). The tree is a notable specimen, locally known as rare for its size.'

Description

'This specimen is likely to be a hundred years old, being typical and common domestic planting of the turn of the 20th Century. Magnolias are flowering plants that belongs to the family Magnoliaceae. There are around 210 species of magnolia that differ in size, shape, color of the flower and type of habitat. Magnolia trees originate from Southeast Asia and North America, but they have been naturalised to almost all continents in the world. Magnolias usually grows on acidic soils that are rich in nutrients, in areas that provide enough moisture and direct sunlight. It is often planted in parks and on the golf courses because of its ornamental morphology and ability to provide shade.'

History

'The Magnolia Tree is on the grounds of the former "Carlton" Guesthouse operating from at least 1925 according to historic newspaper records. "The Carlton" Guesthouse had a tennis court, bowling green and "garden setting". Mr & Mrs Endean were the Guest House proprietors.

It seems that sometime in the 1930's the Guesthouse ceased to operate and Mr Endean operated his "well known" Real Estate Agency from the property. Mr John Arthur Endean, previously town clerk of the North Illawarra municipality passed away at his residence in Bourke Street July 1939.

In September 1939 the South Coast Times and Wollongong Argus reported that "The Carlton" Guesthouse was reopening with a Mrs Giles as proprietor. The Magnolia Tree is visible in the 1938 aerial photograph.

By 1961, the bowling green and tennis court to the east and north of the Guesthouse respectively, had been subdivided off and residential flat buildings constructed on each lot. In 1965 the use of the site as a Young Mens Hostel was approved. In 1976 the building was converted to "Olunda" Nursing Home. In 1988 the nursing home underwent significant

alterations and additions and operated as a retirement village until a proposal for redevelopment 2020.'

Adjoining development is as follows:

- North: 2 storey residential flat building (35 Virginia) and single storey dwelling house (33 Virginia)
- East: 4 storey residential flat building (46 Bourke)
- South: 3 storey shop top housing and residential flat buildings (southern side of Bourke Street)
- West: 3 storey residential flat buildings (34 and 36 Bourke)

The locality is characterised by medium and high density development in which residential flat buildings predominate, together with some older dwelling houses. The site is located within walking distance of North Wollongong train station, North Wollongong beach and Stuart Park recreation area.

Property constraints

Council records identify the land as being impacted by the following constraints:

- Acid sulfate soils class 5
- Flooding: The site is identified as being located within an uncategorised flood risk precinct.
- Heritage: A magnolia tree is located in the south-western corner of the site and is identified as an item of local heritage significance in WLEP 2009.

There are no restrictions on the title.

1.5 SUBMISSIONS

The application was exhibited 2-18 February 2021 in accordance with Council's Community Participation Plan. Three submissions were received (2 objections and 1 statement of support) and the issues identified are discussed below. Amended plans submitted 25 June 2021 were not required to be readvertised.



Figure 1: Notification map

Table 1: Submissions – in response to plans at lodgement

Support	Comment
One submission stated the application was supported. No reasons were provided.	Noted.
Concern	Comment
Retention of Magnolia treeProtectionduringexcavation,construction and after occupation isimportant.Recommend a condition of consentrequiring planting of conjectures	Council's landscape officer has reviewed the architectural plans and revised Aboricultural report. Council's landscape officer is satisfied retention of the tree is possible. The proposed basement footprint and upper level setback will accommodate the tree's roots and canopy, including anticipated growth.
if magnolia does not survive the development. Recommend a condition of consent	The tree remains heritage listed and any proposed work on the site that is not exempt development would require development consent. In that event, WLEP 2009 and WDCP 2009 heritage provisions would apply.
requiring developer to contribute to revegetation of public domain to contribute to greening and tree coverage in North Wollongong.	The recommended conditions include a requirement for public domain works, incorporating street tree planting.
Recommend future owners corporation have responsibility for the tree.	
Building scale Bulk and massing of 5 storey development will dominate this prominent corner, limiting escarpment views from properties to the east.	The proposed development generally complies with height and setback controls in WLEP 2009 and SEPP 65 Apartment Design Guide. Views to the escarpment will be interrupted for those properties directly south of the site, however broader escarpment views would be available.
Community access and participation Community may not be aware of applications as no longer published in Illawarra Mercury.	Council's notification procedures are undertaken in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. Newspaper notification is not required by this type of development.
Covid-19 procedures of Neighbourhood Forum meetings may restrict involvement by people without computer access.	The neighbourhood forums are independent groups, supported by Council and operating under Council's Neighbourhood Forum Charter. Meeting procedures are outlined in the Charter. A submission by the relevant neighbourhood forum has been received and considered in Council's assessment.
Loss of nursing home	Council's heritage officer inspected the building interior
Photographic record should be required.	and exterior and has noted that the building has been highly modified so that it is beyond any heritage significance and very few original details remain. A photographic archival recording of the existing building is recommended to record these remaining details.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Design Expert

Council's design expert reviewed the amended plans submitted 25 June 2021 and analysed whether the plans adequately responded to matters raised by the Design Review Panel at their meeting 1 February 2021. Council's design expert has recommended several areas where the proposal could more fully meet the recommendations of the Design Review Panel, and these are addressed via conditions of consent. The matters are:

- The communal open space deck hasn't been pulled to the north as requested, leaving remnant grassed areas around the garden beds that will be hard to maintain. Council's landscape designer has included a requirement that a revised landscape plan show the decking to be extended to the northern boundary.
- No weather protection is provided to the stairway to Bourke Street on the eastern side. An awning or similar is required.
- The change in Virginia Street façade materials on the top floor is not supported. All materials and cladding on the façade should be unchanged, with the top floor matching lower levels.

Environment Officer

Council's environment officer has reviewed the Hazardous Building Materials Survey, Traffic Noise Intrusion Assessment and Water Sensitive Urban Design reports. Council's environment officer has no objection to the development and recommend conditions of consent, which are included in Attachment 6.

Geotechnical Engineer

Council's geotechnical engineer reviewed the geotechnical report prepared by Construction Sciences dated 16 June 2020, and noted that the report demonstrates geotechnical feasibility. Council's engineer recommends further geotechnical advice is obtained for the design and supervision of site preparation works. A condition requiring the applicant obtains this advice is included in Attachment 6.

Heritage Officer

Council's heritage officer has reviewed the Historical Heritage Assessment, Arboricultural Development Assessment Report, and inspected the building interior and exterior. Council's heritage officer notes that an archaeological research design report is required prior to construction. An excavation permit under the NSW Heritage Act 1977 is required prior to any work commencing. These matters are detailed in conditions of consent in Attachment 6.

Landscape Designer

Council's landscape designer has reviewed the revised landscape plans and Arboricultural Development Assessment Report and has indicated they have no objection. Conditions of consent are recommended, including requiring retention of the heritage listed tree (tree 1), planting of new street trees and allowing removal of trees 2-5.

Stormwater Engineer

Council's stormwater engineer has reviewed the revised stormwater concept plans and has indicated they have no objection. Conditions of consent are included in Attachment 6.

Traffic Engineer

Council's traffic engineer has reviewed the application and advised that the traffic generated by the development can be accommodated within the local road network, which is a consideration under

State Environmental Planning Policy (Infrastructure) 2007. They note that Transport For NSW are currently planning an upgrade to the Bourke and Virginia Streets intersection. Preliminary designs provided by Transport for NSW do not appear to conflict with the development's retention of the heritage tree, driveway location or street tree planting.

Conditions of consent are included in Attachment 6.

1.6.2 EXTERNAL CONSULTATION

Design Review Panel

Prior to lodgement of the development application, the applicant participated in a voluntary Design Review Panel meeting which was held on 28 September 2020 (DE-2020/71).

The development application was assessed by the Design Review Panel (DRP) under the requirements of the SEPP 65 post lodgement on 1 February 2021. Notes of the meeting are provided at Attachment 4. Council's Design Expert has reviewed the amended plans. A re-referral to the DRP was not deemed necessary.

Transport for NSW

Council consulted with Transport for NSW (TfNSW) in relation to its intended intersection upgrade of Bourke, Virginia and Keira Streets, to ensure the application was compatible with TfNSW plans. The upgrade will include installation of traffic lights at Bourke, Virginia and Keira Streets.

The application was not formally required to be referred to TfNSW under clause 104 of State Environmental Planning Policy (Infrastructure) 2007.

Endeavour Energy

The application was referred to Endeavour Energy as required by State Environmental Planning Policy (Infrastructure) 2007. Endeavour Energy has an advisory role and provided comment as to future servicing requirements. This advice was referred to the applicant.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. The proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the Biodiversity Values Map. None of the trees on the site proposed for removal have been identified as containing hollows. The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

2.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND

The site is not known to be contaminated or potentially contaminated. The land is not registered under the Contaminated Land Management Act 1997. A detailed site investigation is not required.

Council's environment officer has not raised any concerns regarding contamination. Matters for consideration under clause 7 are considered satisfactory. The land is considered suitable for the proposed residential use.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The application was referred to Endeavour Energy in accordance with clause 45 of the SEPP. Endeavour Energy has advised on connection requirements.

Clause 101 is relevant as Bourke Street is a classified road. Matters for consideration under clause 101 are satisfactory. Vehicle access is provided from Virginia Street, and the driveway is in a location which is compatible with future signalisation of the intersection. Traffic modelling indicates no adverse impacts on the local road network.

Clause 102 relates to sensitive development located near certain classified roads. A 'Traffic Noise Intrusion Assessment' prepared by Harwood Acoustics dated December 2020 has been submitted, referencing the Department of Planning, Industry and Environment's 'Development Near Rail Corridors and Busy Road – Interim Guidelines' 2008. The report concludes that some measures are required to ensure noise levels within the proposed apartments comply with the maximum levels set in the SEPP. A condition of consent is recommended.

The application was not formally required to be referred to Transport for NSW (TfNSW) under clause 104 traffic generating development.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The land is identified as being located in the coastal environment area and coastal use area.

5 Land to which Policy applies

This Policy applies to land within the coastal zone.

Part 2 Development controls for coastal management areas

Division 3 Coastal environment area

13 Development on land within the coastal environment area

Matters for consideration under subclauses 1 and 2 are satisfactory. The development is not expected to adversely impact upon coastal processes, vegetation, Aboriginal heritage, the surf zone, or groundwater.

Division 4 Coastal use area

14 Development on land within the coastal use area

Matters for consideration under subclauses 1 and 2 are satisfactory. The site is not located in the coastal foreshore or other public place. No aboriginal heritage has been identified on the site. The heritage listed magnolia tree is appropriately protected and will be retained.

Division 5 General

15 Development in coastal zone generally-development not to increase risk of coastal hazards

No increased risk of coastal hazards is expected.

16 Development in coastal zone generally—coastal management programs to be considered

The development is consistent with provisions of Council's Wollongong Coastal Zone Management Plan 2017.

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The State Environmental Planning Policy (Koala Habitat Protection) 2021 applies to the Wollongong Local Government Area, identified as being in the South Coast koala management area.

<u>12 Development assessment process—other land</u>

Consent can be issued for development on the subject land if Council is satisfied that the land is *not* core koala habitat.

The land has not been assessed by a suitably qualified and experience person as being highly suitable koala habitat, and Council has no record of the presence of koalas on the site currently or within the previous 18 years. The proposal does not include the removal of extensive native vegetation and the land is not considered to comprise core koala habitat.

2.1.5 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 (DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT)

The development meets the definition of a 'residential flat building' as it is more than 3 storeys and comprises more than 4 dwellings. As such, the provisions of SEPP 65 apply. The proposal has been considered by Council's DRP in accordance with Clause 28 and Schedule 1, as reflected above.

A statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 and was submitted with the application at lodgement accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

Schedule 1 of SEPP 65 sets out the design quality principles for residential apartment development. These must be considered in the assessment of the proposal pursuant to clause 30(2)(a) of the Policy and are discussed below

Principle 1: Context and neighbourhood character

The predominant character of development in the locality is 2-5 storey residential flat buildings. The site is located on a reasonably prominent corner of Virginia and Bourke Streets. Bourke Street is a classified road. Permitted building height on the northern side of Bourke Street, between Virginia and Kembla Street, is 16m. This increases to 32m directly opposite the site, on the southern side of Bourke Street. The land zoning prioritises residential development and there is limited commercial development west of Kembla Street. This development reflects the desired future character for the area as defined by the planning controls.

Principle 2: Built form and scale

The bulk and scale of the development is consistent with existing development and the applicable planning controls for the area. Remaining dwelling houses and older residential flat buildings are expected to transition over time and be redeveloped into higher density residential development. The development would not create an isolated allotment.

The development is in context with regard to the desired future character of the area and the R1 zone. The potential impacts of the development on the locality and adjoining development are considered to have been addressed through a number of redesigns of the proposal in response to concerns raised by the DRP and staff. Primarily, the building height and number of apartments has been reduced in the revised plans and the floor level of corridors connecting the lower and higher parts of the site are now aligned.

The revised plans have relocated the Virginia Street entry further south, which allows a line of sight through the entrance to rear landscaping and expanded residential foyer.

The design of the development is considered to positively contribute to the public domain and provide amenity for the occupants by way of landscaped areas, private open space, communal open space and dwelling layout.

Principle 3: Density

The density of the development complies with the floor space ratio permitted for the land. The development is not of a scale that is expected to place unreasonable pressure on local infrastructure. Endeavour Energy was consulted during the assessment process with regard to the proposed servicing.

The site is well situated with regard to existing public transport and services. Adequate parking facilities have been provided on site to cater for the number of apartments proposed.

Developer contributions generated by the development will contribute to local infrastructure and facilities.

Principle 4: Sustainability

The proposal is considered acceptable with regard to sustainable design as follows:

- BASIX Certificate provided detailing development application stage commitments.
- A Site Waste Management and Minimisation Plan have been provided indicating recycling of materials from the demolished structure.
- The proposal retains the heritage listed magnolia tree.
- Apartments are provided with natural cross ventilation and internal layouts have been designed to provide for good solar access to primary living areas and private open space areas.
- A photovoltaic system is proposed on the roof.

Principle 5: Landscape

The proposal provides suitable landscaped areas and communal open space that will provide for appropriate amenity to the occupants.

Deep soil planting is located at the rear of the site and surrounding the magnolia. Planters initially proposed adjacent to the magnolia tree have been removed, as requested by the DRP.

New street tree planting is recommended in Virginia and Bourke Streets.

Principle 6: Amenity

Internal amenity has been addressed in response to concerns raised by the DRP and staff. The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy and access.

The communal open space has been further detailed, and a kitchenette and toilet are now provided.

Waste storage occurs in eth basement level and bins are taken to Virginia Street for collection via a purpose built trolley, which can be attached to a car or smaller vehicle. The trolley has a storage bay in the basement.

Principle 7: Safety

The proposal is satisfactory with regard to safety and security. A defined pedestrian entry has been provided on Virginia Street, with an additional private entry gate and stair into apartment 204 on Bourke Street. It is recommended that an awning or other cover is provided to the Bourke Street eastern fire stair.

Ground floor apartments have a living room window and /or balcony orientated to the street to assist in casual surveillance.

Principle 8: Housing diversity and social interaction

One, two and three bedroom apartments are proposed. Three apartments are certified adaptable and a further 3 apartments are silver level liveable.

Principle 9: Aesthetics

Improvements have been made in response to previous DRP meetings and the revised design is satisfactory. A substantial improvement has been made from the first DRP meeting (prior to lodgement) with further refinement following post lodgement.

The revised plans demonstrate the site's slope has been accounted for with the Bourke Street wing now raised to the level of Bourke Street. This has allowed direct entry for apartment 204 and removal of internal ramping in lift corridors.

Fire egress stairs have been setback behind the building alignment.

A mixture of materials and finishes is provided. It is recommended that a condition of consent is applied requiring continuation of wall cladding and materials all the way up the Virginia Street façade.

Apartment Design Guide (ADG)

An assessment of the application against the Apartment Design Guide (ADG) is contained at Attachment 5.

2.1.6 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINBILITY INDEX: BASIX) 2004

The proposal is BASIX affected development to which this policy applies. In accordance with Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

The BASIX certificate was issued no earlier than 3 months before the date on which the development application was lodged.

2.1.7 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

Residential flat building means a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

Part 2 Permitted or prohibited development

<u>Clause 2.2 – zoning of land to which Plan applies</u>

The zoning map identifies the land as being zoned R1 General Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is satisfactory regarding the above objectives in that it provides a new housing type at a higher density.

The land use table permits the following uses in the zone.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental

facilities; Exhibition homes; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; **Residential flat buildings**; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Tank-based aquaculture

The proposal is categorised as a *residential flat building* as defined above and is permissible in the zone with development consent.

Clause 2.7 Demolition requires development consent

Demolition of existing structures is proposed. A hazardous building materials survey and demolition plan have been provided. Conditions of consent are recommended addressing asbestos disposal.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The maximum permitted building height is 16m. The proposed height is approximately 15.8m.

Clause 4.4 Floor space ratio

The maximum permitted floor space ratio (FSR) is 1.5:1 (maximum gross floor area 2655m²). The proposed gross floor area is 2652.47 m², which results in a 1.49:1 FSR. Surplus car parking spaces are included in the proposed gross floor area.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The land contains a magnolia tree (item 6384), which is listed an item of local heritage significance. Council's heritage officer has conducted a site visit and reviewed the Historical Heritage Assessment and Arboricultural Development Assessment Report. Photographic archival recording and an interpretation plan are recommended, reflecting the site history and relationship between the magnolia and previous hostel and aged care land uses.

Clause 5.21 Flood planning

The land is identified a flood affected (uncategorised flood risk). Council's stormwater engineer has reviewed the application and available flood studies and advised they have no objection. Matters for consideration under subclause 2 are satisfactory.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The land is located in an established urban area. It is recommended that a condition of consent is applied requiring approval from the relevant authorities for the connection of electricity, water and sewage to service the site.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 5 acid sulphate soils. An acid sulphate soils management plan is not required.

Clause 7.6 Earthworks

The proposal comprises excavation for one basement level. Council's geotechnical engineer has reviewed the applicant's geotechnical report and concluded that the site is capable of development. A condition of consent is recommended requiring further geotechnical advice prior to completion of detailed construction design.

Clause 7.14 Minimum site width

The survey plan shows 36.19m frontage to Virginia Street and 22.45m frontage to Bourke Street.

Clause 7.18 Design excellence in Wollongong city centre and at key sites

The proposal is considered to be consistent with the provisions for design excellence as follows:

- The site is suitable for the development;
- The use is compatible with the existing and likely future uses in the locality;
- There are no heritage impacts have been ameliorated through retention of the magnolia tree and provision of an adequate tree protection zone;
- The proposal is not expected to result in any adverse environmental impacts;
- The proposal is satisfactory with regard to access, servicing and parking;
- No adverse impacts are expected on the public domain.

The Design Review Panel assessed the development prior to lodgement and then again in February 2021. Matters of concern raised by the DRP have overwhelmingly been addressed in the revised plans submitted 25 June 2021. Three minor matters noted by Council's Design Expert can be resolved via conditions of consent.

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

The proposal would contribute to a residential apartment mix through the provision of additional housing and employment opportunities during construction. It is considered that the development provides for a standard of design, materials and detailing appropriate for the building type and its location and zoning. The proposal provides a mixture of 1, 2 and 3 bedroom apartments including adaptable and silver level liveable.

The proposed residential flat building is an efficient use of space in an accessible location that is serviced by existing public transport.

The proposal is not expected to adversely impact on natural or cultural heritage values.

2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

None applicable.

2.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The proposal involves a variation to the applicable development controls in the DCP s discussed below. A full compliance table is contained at Attachment 5.

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Variation to Level 5 units 501, 502 and 503 setbacks are proposed (Chapter D13 clause 2.5). At this height, habitable setbacks of 9m are required and non-habitable 4.5m. Unit 501 faces the northern boundary and has a balcony setback of 6m (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required). Unit 502 has balcony of approximately 7m setback (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required).

Unit 503 side setbacks relate to the eastern boundary and are 7.2m balcony setback (where 9m is required) and 3m to a non-habitable wall without openings (where 4.5m is required).

The non-complying setbacks occur above the roof level of adjoining buildings and either are buffered by screening or planters or have no openings. No adverse impact of the setbacks is anticipated and the proposed setbacks are supported.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Contributions are applied for development exceeding \$100,000. A 1% levy is payable.

2.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

2.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

<u>92</u> What additional matters must a consent authority take into consideration in determining a development application?

Conditions of consent are recommended with regard to demolition.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable.

2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

The proposal is considered acceptable with regard to the likely impacts.

Context and Setting:

The immediate neighbourhood has largely been redeveloped, with only a few dwelling houses yet to be absorbed into larger apartment developments. The proposed height, floor space and setbacks are consistent with planning controls and more recent development in the vicinity.

The design accounts for frontage to Bourke Street which is a classified road and locates the basement on Virginia Street. The development does not create an isolated allotment.

Context and neighbourhood character have been addressed above in relation to SEPP 65 and the development is considered to be acceptable in this regard. The development has responded to matters raised by the DRP.

Access, Transport and Traffic:

Car parking is provided in one basement level accessed from Virginia Street.

Public Domain:

Footpath and street tree works are required as a condition of consent.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate to service the proposal.

Heritage:

A heritage listed magnolia tree is adequately protected and will eb retained. Council's heritage officer has recommended archival recording and a heritage interpretation plan, reflecting the past uses on the site.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption.

Soils:

Council records identify the site as containing class 5 acid sulfate soils. Geotechnical aspects of the development are satisfactory, subject to further geotechnical advice prior to completion detailed designs.

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate.

Flora and Fauna:

Select vegetation removal is supported by Council's landscape designer. Retention of the magnolia tree is a condition of consent.

Waste:

A waste management plan has been provided. Waste bins will be stored in the basement and moved to Virginia Street for collection.

It is recommended that a condition of consent is applied requiring a receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption.

Noise and vibration:

It is recommended that a condition of consent is applied construction noise to comply with Environment Protection Authority guidelines.

Natural hazards:

Council records list the site as flood affected (uncategorised flood risk). Council's stormwater engineer has advised the proposed building footprint and floor levels are satisfactory.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal. Conditions of consent are recommended addressing demolition and disposal of any hazardous building materials.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour. The development provides active frontage on both Bourke and Virginia Streets, with fencing delineating common and private areas.

Social Impact:

No adverse impacts have been identified.

Economic Impact:

The proposal is not expected to produce adverse economic impact.

Site Design and Internal Design:

The application does not result in any departures from development standards. Site slope, tree retention, flooding and proximity to the intersection have been accommodated in the revised plans.

The plans are compatible with preliminary design plans for the intersection upgrade.

It is recommended that a condition of consent is applied requiring all works follow the Building Code of Australia.

Construction:

Conditions of consent are recommended in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding.

Cumulative Impacts:

The proposal is not expected to have result in adverse cumulative impacts.

2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and is not expected to result in adverse impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal. Site slope has been satisfactorily resolved in the revised plans, with the raising of the Bourke Street wing and elimination of internal ramping.

The significant magnolia tree located in the front setback has been retained, and protected with an adequate tree protection zone.

Flooding has been addressed and the proposed floor levels including driveway crest are satisfactory.

2.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

Three submissions have been received (2 objections and 1 statement of support) as discussed at section 1.5.

2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The application is not expected to result in significant adverse impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area is satisfactory with regard to the applicable planning controls. Submissions raised following notification do not warrant any redesign and internal and external referrals are satisfactory subject to appropriate conditions of consent. Approval of the proposal is consistent with the public interest.

3 CONCLUSION

This application has been assessed as having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979 including the provisions of Wollongong LEP 2009 and relevant SEPPs, DCPs, Codes and Policies

The proposed development is permissible with consent and has regard to the objectives of the zone. Variation requests in regard to Level 5 side setbacks have been made under WDCP2009. These variations have been assessed in this report as satisfactory.

Whilst the changes recommended by the DRP have not been fully implemented, conditions have been proposed to resolve minor issues. The design is still considered to demonstrate design excellence and is supportable in its current form. Internal referrals are satisfactory, and submissions are considered to have been addressed.

It is considered that the proposed development has been designed appropriately given the nature and characteristics of the site.

4 RECOMMENDATION

It is recommended that the development application be approved subject to appropriate conditions of consent detailed in Attachment 6.

5 ATTACHMENTS

- 1 Aerial photograph
- 2 WLEP zoning and heritage map
- 3 Plans
- 4 Design Review Panel meeting notes 1 February 2021
- 5 ADG and WDCP 2009 compliance table
- 6 Draft conditions of consent



Attachment 1: Aerial photograph

Figure 1: Aerial photograph (source WCC 2020)



Attachment 2: WLEP 2009 Zoning and Heritage maps

Figure 2: WLEP 2009 Zoning Map – Zone R1 General Residential (source WCC)



Figure 3: WLEP 2009 heritage item 6384 magnolia tree (source WCC)





ARCHITECT: urban design masterplanning architecture JACK TAYLOR ARCHITECTS Pty Ltd ACN 076 874 489 NSW Architects Board Regis Board of Architects QLD Reg **BASIX COMMITMENTS** 10/281 Pacific Highway North Sydney NSW 2060 AUSTRALIA KITCHEN AND RATHROOM TAPS NOT REQUIRED 5 STAR T +61 2 7910 8563 E jack@jtas.com.au ו/דע JSCAPE AS PER BASIX CERTIFICATE LL SHOWERHEADS 4 STAR (4.5-6L/MIN) drawing and content within are copyright to JACK TAYLOR ARCHITECTS Pty Ltd AS PER BASID ALL TOILET FLUSHERS 4 STAR FOR: 4 STAR WATER **42 BOURKE STREET** CLOSED LOOP TEST SYSTEM PTY. LTD. JM NON-THE 03 (SLIDING DOORS DUE TO SUN EXPOSURE) MAX U-VALUE 4.60 SHGC 0.50 (± 10%) SINGLE GLAZED, LOW-E NEUTRAL MAX U-VALUE 4.90 SHGC 0.26 (±10% SINGLE GLAZED, LOW-E TINT BRICK VENEER ADDITIONAL R2.5 INSULATION WALLS TO C PRONTO PANEL 1 ADDITIONAL R2.5 INSULATION PRONTO PANEL 1 NO INSULATION MODELLED INTERNAL WALLS IN STUD WALLS. NO SUSPENDED FLOORS TO BASEMENT, CONCRETE - ADDITIONAL R1.3 REFLECTIVE PLANT, AND STORAGE AREAS BELOW BOARD INSULATION CONCRETE - ADDITIONAL R2.50 REFLECTIVE BOARD INSULATION UIRED TO PASS) BASEMENT LEVEL - FLUORESCENT W/ MOTION SENSORS PUMP/PLANT ROOMS - FLUORESCENT W/ MOTION SENSOR GARBAGE ROOMS - FLUORESCENT W/ MOTION SENSORS STORAGE - FLUORESCENT W/ MOTION SENSORS COMMION CORRIDORS - LED W/ MOTION SENSORS

NO 41-43 3 STOREY TILE ROOFED BRICK FLATS	
1	

ROJECT 42 BOURKE STREET **NORTH WOLLONGONG NSW 2500**



ACOUSTIC RECOMMENDATIONS

EXTERNAL WALLS OF BRICK VENEER OR OTHER MASONRY CONSTRUCTION WILL BE ACCEPTABLE, AND CEMENT COMPOSITE EXTERNAL CLADDING FOR EXAMPLE HARDIES SCYON', LINEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED EQUIVALENT WITH SIMILAR MINIMUM MASS (MIN 12.5 KGM/2):-INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK (MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION, MINIMUM 50 MM THICK GLASSWOOL OR POLYESTER INSULATION IN ALL EXTERNAL WALL CAVITIES (MIN DENSITY 11 KG/ M3). CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD PLASTERBOARD CEILING BELOW, AND MINIMUM 50 MM THICK GLASSWOOL INSULATION (MINIMUM 11 KG/M3) IN THE CEILING CAVITY WILL BE ACCEPTABLE VING NAME WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AWNING OR DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES, SITE PLAN TABLE 2 BELOW SPECIFIES MINIMUM SOUND REDUCTION INDEX (RWI PATINGS REQUIRED FOR VARIOUS WINDOWS AND GLAZED DOORS GLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 25. AN EXAMPLE GLAZING SPECIFICATION IS GIVEN IN TABLE 2, HOWEVER AN ALTERNATIVE CONSTRUCTION MAY BE USED PROVIDING THE MINIMUM RW RATING IS ACHIEVED. TABLE 2 RECOMMENDED WINDOW SCHEDULE - RESIDENTIAL UNITS BLOCK/ UNIT/ GLAZING MIN Rw EXAMPLE GLAZING SPECIFICATION DEVELOPMENT APPLICATION 6.38 MM LAMINATED GLASS PROJECT NUMBER SCALE 20107 1:200 @ A1 1:400 @ A3 29 5 MM FLOAT GLASS ALL WINDOWS AND GLAZED DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS REVISIO AR 0200 B \bigtriangledown

IT IS REPORTED THAT ALL WINDOWS IN THE DEVELOPMENT WILL BE DOUBLE GLAZED FOR THERMAL OR BASIC COMPLIANCE AND IT IS LIKELY THAT THE ACOUSTICAL PERFORMANCE OF THESE WINDOWS WILL BE MORE THAN ADCULTE TO SATISFY THE ACOUSTICAL REQUIREMENTS SHOWN IN TABLE 2. NOTWITHSTANDING THIS HOWEVER CENTRICATION THAT THE REQUIRED ACOUSTICAL RATINGS WILL BE ACHIEVED FROM TO THAT THE REQUIRED ACOUSTICAL RATINGS WILL BE ACHIEVED FROM TO STRUCTION CERTIFICATE.



PRE ADAPTIVE WORKS TO REMAIN

- - - PRE ADAPTIVE WORKS TO BE REMOVED - NEW POST ADAPTIVE WORKS



dees and concepts to any person without the prior written consent of Jack Taylor Architects Pty. Limited. Cloud

LEVEL 1 POST ADAPTIVE LAYOUT PLAN: UNITS 101. 102 & 104

sion descriptions are intended as guides only, and do not necessarily describe the full extent of revisions. Ascertain full extent by con

© C

LEVEL 1 PRE ADAPTIVE LAYOUT PLAN: UNITS 101. 102 & 104 NOTE: ALL SWITCHES & GPOS IN PRE ADAPTATIVE LAYOUT TO BE INSTALLED TO COMPLY WITH AS 1428.1

ed in this doo





UNIT 305 (LEVEL 3) & UNIT 405 (LEVEL 4) PLAN

The Architect is not responsible for any discrepancies occuring on site. All discrepancies shall be reported to the Architect prior to commencement of any construction work or shop drawings. This document constitutes an infringement of copyright.









© Copyright Jack Taylor Architects Pty. Limited. Repro

tion of the whole or part of





hout the prior written consent of Jack Taylor Architects Pty. Lim



ent constitutes an infringement of copyright.		
	ARCHITECT:	



FSR

TOTAL GFA:

=1.4449039

TOTAL GFA TOTAL GFA:



LEVEL 3 - RESIDENT STORAGE [VOLUME=STORGAE AREA x 2.4m(MIN. HEIGHT UNDER SERVICES)]

	ALLOCATED	U301	STORAGE	AREA:	2.1 r
	ALLOCATED	U301	STORAGE	VOLUME:	5.04 r
	ALLOCATED	U302	STORAGE	AREA:	1.69 r
	ALLOCATED	U302	STORAGE	VOLUME:	4.05 r
	ALLOCATED	U303	STORAGE	AREA:	1.67 r
	ALLOCATED	U303	STORAGE	VOLUME:	4.01 r
	ALLOCATED	U304	STORAGE	AREA:	1.86 r
	ALLOCATED	U304	STORAGE	VOLUME:	4.46 r
	ALLOCATED	U305	STORAGE	AREA:	1.81 r
	ALLOCATED	U305	STORAGE	VOLUME:	4.34 r



BASEMENT 1 PLAN - RESIDENT STORAGE [VOLUME=STORGAE AREA x 2.2m(MIN. HEIGHT UNDER SERVICES)] ALLOCATED STORAGE AREA: 8.1 m² ALLOCATED STORAGE VOLUME: 17.82 m³



LEVEL 4 - RESIDENT STORAGE [VOLUME=STORGAE AREA x 2.4m(MIN. HEIGHT UNDER SERVICES)]

2.1 m² 5.04 m³ 1.69 m² ALLOCATED U401 STORAGE AREA: ALLOCATED U401 STORAGE VOLUME: ALLOCATED U402 STORAGE AREA: ALLOCATED U402 STORAGE VOLUME: 4.05 m³ ALLOCATED U403 STORAGE AREA: 1.67 m² 4.01 m³ 1.86 m² ALLOCATED U403 STORAGE VOLUME: ALLOCATED U404 STORAGE AREA: 4.46 m³ 1.81 m² ALLOCATED U404 STORAGE VOLUME: ALLOCATED U405 STORAGE AREA: ALLOCATED U405 STORAGE VOLUME: 4.34 m³



© Cop

LEVEL 5 - RESIDENT STORAGE [VOLUME=STORGAE AREA x 2.4m(MIN. HEIGHT UNDER SERVICES)]

ALLOCATED	U501	STORAGE	AREA:	2.36 m ²
ALLOCATED	U501	STORAGE	VOLUME:	5.66 m ³
ALLOCATED	U502	STORAGE	AREA:	2.41 m ²
ALLOCATED	U502	STORAGE	VOLUME:	5.78 m ³
ALLOCATED	U503	STORAGE	AREA:	3.22 m ²
ALLOCATED	U503	STORAGE	VOLUME:	7.72 m ³



[VOLUME=STORGAE AREA x 2.4m(MIN. HEIGHT UNDER SERVICES)]

	LOCATED	U101	STORAGE	AREA:		2.88 m ²
	LOCATED	U101	STORAGE	VOLUME		6.91 m ³
	LOCATED	U102	STORAGE	AREA:		2.58 m ²
A	LOCATED	U102	STORAGE	VOLUME		6.19 m ³
	LOCATED	U103	STORAGE	AREA:		1.26 m ²
	LOCATED	U103	STORAGE	VOLUME	:	3.02 m ³
	LOCATED	U104	STORAGE	AREA:		1.91 m ²
	LOCATED	U104	STORAGE	VOLUME	:	4.58 m ³
LEVEL 1	- COM	ION	RESID	ENT S	STORA	GE
[VOLUME=ST	ORGAE AR	EA x 3	2.2m(MIN. H	ieight l	INDER SEF	(VICES)
	LOCATED	STOR	AGE AREA	:		49.32 m ²
	LOCATED	STOR	AGE VOLU	ME:		108.5 m ³



LEVEL 2 PLAN - RESIDENT STORAGE [VOLUME=STORGAE AREA x 2.4m(MIN. HEIGHT UNDER SERVICES)]

	ALLOCATED	U201	STORAGE	AREA:	2.1 m ²
	ALLOCATED	U201	STORAGE	VOLUME:	5.04 m ²
	ALLOCATED	U202	STORAGE	AREA:	1.69 m ²
	ALLOCATED	U202	STORAGE	VOLUME:	4.05 m ³
	ALLOCATED	U203	STORAGE	AREA:	1.67 m ²
	ALLOCATED	U203	STORAGE	VOLUME:	4.01 m ³
	ALLOCATED	U204	STORAGE	AREA:	1.79 m ²
	ALLOCATED	U204	STORAGE	VOLUME:	4.19 m ³
	ALLOCATED	U205	STORAGE	AREA:	1.27 m ²
	ALLOCATED	U205	STORAGE	VOLUME:	3.04 m ³
	ALLOCATED	U206	STORAGE	AREA:	1.29 m ²
	ALLOCATED	U206	STORAGE	VOLUME:	3.09 m ³

ibe the full extent of revi

	ututes an	i infringei	ment of c	opyright.		ARCHITECT: urban d masterpla	esign Inning	JACK TAYLOR	Pty Ltd
STO	ORA	GE A	REA	SU	MMARY		44 U K 3	ACN 076 874 489 NSW Architects Board Re Board of Architects QLD 10/281 Pacific Highway North Sydney NSW 2080	gistration # 7042 Registration # 3571
UNIT NO.	UNIT MIX TYPE	AREA (m ²)	VOL. (m ³)	REQ. (m ³)	ADDITIONAL BASEMENT STORAGE REQ. (MAX. 50%) (m ³)	JT FOR:	1	AUSTRALIA T +61 2 9955 9655 F +61 2 9956 7929 E jack@tas.com.au drawing and content within are JACK TAYLOR ARCHITECTS	copyright to Ply Lid
L1					(11)	42 B(ET
101	2BED	2.88	6.91	8	1.09	1 1 1 .		•	
102	2BED	2.58	3.02	6	2.98				
104	2BED	1.91	4.58	8	3.42				
L2			1	1					
201	3BED	2.1	5.04	10	4.96				
202	2BED	1.69	4.05	8	3.95				
203	2BED	1.67	4.01	8	3.99				
204	2BED	1.79	4.19	8	3.81				
205	1BED	1.27	3.04	6	2.90				
L3			0.00	_ v	2.01				
301	3BED	2.1	5.04	10	4.96				
302	2BED	1.69	4.05	8	3.95				
303	2BED	1.67	4.01	8	3.99				
304	2BED	1.86	4.46	8	3.54				
305	2BED	1.81	4.34	8	3.66				
L4 401	3850	01	5.04	10	1 06				
401	2RFD	1.69	0.04 4.05	8	4.90				
403	2BED	1.67	4.01	8	3.99				
404	2BED	1.86	4.46	8	3.54				
405	2BED	1.81	4.34	8	3.66				
L5									
501	3BED	2.36	5.66	10	4.44	PROJECT			
502	3BED	2.41	5.78	10	4.22	42 RO	UR		т
503	3BED	3.22	7.72	10	2.28		H W		DNG
IOTAL	B.ME	VI STO	JHAGE	HEQ	83.02				
TOTAL									
	BASE		STORA		126.32	NSVV.	2500)	
TOTAL TOTAL THAN WITH	BASE	MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	NSVV.	2000)	
TOTAL TOTAL THAN WITH	BASE	MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE) Ment	
total Total Than With	BASE PRO SEPP	MT STC MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.08.20		DI CONSULTANTS D TO CONSULTANTS D TO MMJ	
total Total Than With	BASE	MTNY VIDED, 65	STORA	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.08.20 03 07.09.20 A 07.12.20	AMENI ISSUEI ISSUEI LEVEL ISSUEI	DMENT D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
total Total Than With	BASE	MTNY VIDED, 65	STORA	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.08.20 03 07.09.20 A 07.12.20	AMENI ISSUE ISSUE LEVEL ISSUE	MENT 5 TO CONSULTANTS 5 TO MMJ 5 & FLOOR TO FLOOR H 5 FLOOR TO FLOOR H 5 FLOOR TO FLOOR H	EIGHT REVISED PPLICATION
Total Total Than With	BASE PRO SEPP	MTNY VIDED, 65	STORA	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.08.20 03 07.09.20 A 07.12.20		MENT TO CONSULTANTS TO MMJ 5 & FLOOR TO FLOOR H FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASE	MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 1 03.07.20 2 04.08.20 3 07.09.20 A 07.12.20	AMENI ISSUEI ISSUEI ISSUEI	MENT D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEI PRO SEPP	MTNY VIDED, 65	STORA THERE	<u>GE</u> RE	Q. IS LESS COMPLIES	NSVV /		J DTO CONSULTANTS D TO MMJ 8 8 FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEI PRO SEPP	MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 404.082 03 07.08.20 03 07.08.20 04 07.12.20 04 04.08.20 04 04.082 04 04.082 040000000000000000000000000000000000		MIENT D TO CONSULTANTS D TO MIMJ S & FLOOR TO FLOOR H J FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASE	MTNY VIDED, 65	STORA	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 40.62.00 03 07.09.20 04 07.12.20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		MENT TO CONSULTANTS TO MMJ 8 & FLOOR TO FLOOR H O FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASE PRO SEPP	MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 40.602.0 03 07.09.20 A 07.12.20 		J D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
Total Total Than With	BASE PRO SEPP	MT STC MTNY VIDED, 65	STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.06.20 03 07.09.20 A 07.12.20 	AMENIA	J DITO CONSULTANTS DITO MIMJ 8 & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	HAGE STORA THERE	GE RE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.08.20 03 07.09.20 A 07.12.20 A 07.12	AMENINISUE	J MIENT D TO CONSULTANTS D TO MIMJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	HAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.02 02 04.08.20 03 07.08.20 0 07.12.20 0 0 0 0.01.01		J MIENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	HAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.02 03 07.08.20 A 07.12.20 A 07.12.20 A 07.12.20 A 07.12.20 B	AMENI ISSUEI ISSUEI ISSUEI	J MIENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H J FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	STORA	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 0307202 02 040620 03 07.09.20 A 07.12.20 	AMENICAL STATE	J MIENT D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR H J FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	B.MEL PRO SEPP	VI SIC	HAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.06.20 03 07.09.20 A 07.12.20 		J MIENT D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR H FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.62.00 03 07.09.20 A 07.12.20 - -<		J MIENT D TO CONSULTANTS D TO MINJ 8 & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.22 02 04.82 03 07.09.20 A 07.12.20 - - <td></td> <td>J MIENT D TO CONSULTANTS D TO MINJ 8 & FLOOR TO FLOOR H D FOR DEVELOPMENT A</td> <td>EIGHT REVISED PPLICATION</td>		J MIENT D TO CONSULTANTS D TO MINJ 8 & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REV/SION NO. DATE 01 03.07.02 02 04.08.20 03 07.08.20 0 07.12.20 0 0 0 0.01 <		J MIENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 307.02.00 03 07.02.00 0 07.12.00 0 07.12.00 0 07.12.00 0 07.12.00 0 0.00 <tr< td=""><td></td><td></td><td></td></tr<>			
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	STORA	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.72.00 03 07.08.20 A 07.12.20 A 07.12.20 B		MIENT DITO CONSULTANTS DITO MIMJ S & FLOOR TO FLOOR HI PFOR DEVELOPMENT A	
TOTAL TOTAL THAN WITH	B.MEL PRO SEPP	VI SIC	STORA	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.72.00 03 07.92.00 A 07.92.00 A 07.92.00 B 0 </td <td></td> <td>D STORAC TIONS</td> <td></td>		D STORAC TIONS	
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REVISION NO. DATE 01 03.07.20 02 04.62.01 03 07.09.20 04 07.12.20 0 0 0 07.12.20 0 0 0		D STORAC TIONS	EIGHT REVISED PPLICATION
TOTAL TOTAL THAN WITH	B.MEL PRO SEPP	VI SIC	STORA	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE 01 037202 02 040820 03 07.0820 A 07.1220 04 04820 04 04820 0			
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REV/sion NO. DATE 10. 307.02 20. 40.820 01. 303.70 02. 303.70 03. 303.70 04. 303.70 05. 303.70 05. 303.70 01. 303.70 02. 303.70 03. 303.70 04. 303.70 05. 303.70 05. 303.70 05. 303.70 05. 303.70 05. 303.70 05. 3		MENT DI TO CONSULTANTS DI TO MINJ S & FLOOR TO FLOOR H S FOR DEVELOPMENT A DI STORACI TIONS	
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REV/sion NO. DATE 01 037/20 03 07/12/20 0 07/12/20 0 07/12/20 0 0 0 0/0 <td></td> <td>MENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A D STORAC TIONS MENT APP SCALE 1:300 @ A1 1:600 @ A1</td> <td></td>		MENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A D STORAC TIONS MENT APP SCALE 1:300 @ A1 1:600 @ A1	
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JAGE STORA THERE	PROV GE RE FORE	Q. IS LESS COMPLIES	REV/sion NO. DATE 10.37220 22.94.08.20 03.97.08.20 04.08.20 03.97.08.20 04.08.20 04.08.20 05.97.08.20 04.08.20 05.97.08.20 04.08.20 04.08.20 05.97.08.20 04.08.20 04.08.20 04.08.20 04.08.20 04.08.20 04.08.20 04.08.20 04.08.20 04.08.20 05.08 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 04.09 05.09 05.09 05.09 05.09		MENT D TO CONSULTANTS D TO MINJ S & FLOOR TO FLOOR H SFOR DEVELOPMENT A D STORAC TIONS MENT APF SCALE 1:300 @ A1 1:600 @ A3	
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	JFAGE STORA THERE	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REV/SION NO. DATE 01 037.02.02 03 07.02.02 0 07.12.02 0 07.12.02 0 07.12.02 0 07.12.02 0 07.12.02 0 0		MENT DI TO CONSULTANTS DI TO MIAJ S & FLOOR TO FLOOR H D FOR DEVELOPMENT A DI STORAC TIONS MENT APP SCALE 1:300 @ A1 1:600 @ A3 REVISION	
TOTAL TOTAL THAN WITH	BASEL PRO SEPP	VI SIC	STORA	PROV GE RE FORE	120.32 Q. IS LESS COMPLIES	REVISION NO. DATE VI. 037232 VI. 03		MENT DI TO CONSULTANTS DI TO MAU SA FLOOR TO FLOOR H POR DEVELOPMENT A POR DEVELOPMENT A DI STORAC TIONS MENT APF SCALE 1:300 @ A1 1:600 @ A3 REVISION A	



импим⊢	NTS				chited	sture	ACN 076 874 489 NSW Architects Bo Board of Architects	and Registration # 7042
REQUIRED TO PA	LINI O						10/281 Pacific Higi North Sydney NSV AUSTRALIA	hway V 2080
R BASIX	BATHRO	N AND Dom Taps	5 STAR				T +61 2 7910 856 E jack@jtas.com.i	3 NU
PER BASIX RTIFICATE	ALL SHO	OWERHEADS	4 STAR (4.5-6L/MIN)				drawing and contant w JACK TAYLOR ARCH	ithin are copyright to ITECTS Pty Ltd
PER BASIX RTIFICATE	ALL TO	LET FLUSHERS	4 STAR	FC				CCT
ST SYSTEM	RAGE	UNER	- OTAK MATEK	4 F	PTY.		(KE 51 K).	
I-THERMALLY BR	OKEN FRAM	IES) 503 (SLIDING I	DOORS DUE TO SUN					
UE 4.60 SHGC 0.5	50 (± 10%)	EXPOSUR MAX U-VALUE	4.90 SHGC 0.26 (±10%)					
AZED, LOW-E NEI		SINGLE GLAZE						
/ENEER DNAL R2.5 TION	WALLS TO /LIFT/STAIF	CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL R2.5 INSULATION					
D PANEL 185MM. JLATION	INTERNAL UNITS	WALLS IN	STUD WALLS. NO INSULATION MODELLED					
ED								
SEMENT, SELOW	CONCRETE	- ADDITIONAL F JLATION	R1.3 REFLECTIVE					
		- ADDITIONAL F	R2.50 REFLECTIVE	-				
EQUIRED TO PA	SS)							
ENT LEVEL - FLU	ORESCENT	W/ MOTION SE	NSORS					
E ROOMS - FLU	JORESCENT	W MOTION SE	INSORS					
SS TRACTION V	W VVVF MOT	FOR - LED LIGH	TING W LINK TO	1				
ENT LEVELS - SU LANT ROOMS - S	JPPLY AND E SUPPLY AND	EXHAUST W/ CO DEXHAUST W/	D MONITOR + VSD FAN INTERLOCK TO LIGHT	1				
E ROOMS - EXH E - SUPPLY CO	HAUST ONLY	ENTILATION						
JAS INSTANTAN	EOUS			1				
JAL SYSTEMS -	AC 3.5 STAR	R HEATING AND	COOLING	1				
OM - DUCTED V	W MANUAL SW	SWITCH ITCH		1				
Y - DUCTED W	MANUAL SW	ИТСН						
IG OVEN W/ GAS SHER - 3 STAR I S DRYER - 2 ST.	S COOKTOP ENERGY AR							
]				
YSTEM - CONNE	ECTED TO CO	DMMON AREA	AND CENTRAL SYSTEMS					
				PRO 42 N	DECT 2 BO ORT	URI H W	ke stre /Ollon	EET GONG
				PRO 42 N N REV	DECT 2 BO ORT SW 2	URI H W 2500	ke stre /Ollon)	eet Gong
				PR0 42 N N REV NO.	JECT 2 BO ORT SW 2 ISION 08.0520		KE STRE /OLLON) DITO CLIENT	EET GONG
				PRO 42 N N REV NO. 01 02 03	NECT 2 BO ORT SW 2 ISION DATE 08.05.20 25.05.20 28.05.20		KE STRE /OLLON) DIGLIENT D TO CLIENT D TO CLIENT D TO RIVEO REVISED	EET GONG
				PRO 42 N N REV NO. 01 02 03 04 05	JECT 2 BO ORT SW 2 ISION DATE 08.05.20 28.05.20 28.05.20 28.05.20 28.05.20 28.05.20 28.05.20 28.05.20	URI H W 2500 MAIN ISSUE MAIN ISSUE	KE STRE /OLLON) DMENT D TO CLIENT D FOR INFO, REVIE ENTRY REVISED D TO LANDSCAPE TO LANDSCAPE	
				PRO 42 N N N 01 02 03 04 05 06 07 08	NECT 2 BO ORT SW 2 1510N DATE 08.05.20 28.05.20 28.05.20 02.06.20 02.06.20 11.06.20 11.06.20 11.06.20	AMEN AMEN 1350E 1350E 1350E 1350E 1350E 1350E	KE STRE /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO LANDSCAPE D TO LANDSCAPE D TO LANDSCAPE D FOR MEETING	EET GONG EW & COMMENTS ARCHITECT
				PRO 42 N N N N N N N N N N N N N N N N N N	JECT 2 BO ORT SW2 500N 08.05.20 28.05.20 28.05.20 28.05.20 02.06.20 11.06.20 11.06.20 11.06.20 01.07.20 03.07.20	AMEN AMEN 2500 AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLON /OLLON) DIGUENT DIGORING, REVISE ENTRY REVERTED DIGORING, REVISE DIGORIGANISCAPE DIGORIGANISCAPE DIGORIGETING DIGORIETING DIGORIETING DIGORIETING DIGORIETING DIGORIETING DIGORIETING	EET GONG EW & COMMENTS ARCHITECT 5 AND CO-ORDINATION 15
				PRO 42 NO 01 02 03 04 05 08 07 08 07 08 09 10 11 12	USION 280620 280520 280520 280520 280520 280520 280520 280520 280520 280520 280520 280520 280520 020820 11.0620 11.0620 11.0620 11.0620 01.0720 03.0720 090.0720	AMENI ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLON /OLLON) DIO CLIENT DIO CLIENT DIO CLIENT DIO LANDSCAPE DIO LANDSCAPE DIO LANDSCAPE DIO LANDSCAPE DIO LANDSCAPE DIO COMMENTIS DIO COMMENTIS DIO COMMENTIS DIO COMMENTIS DIO COMMENTIS DIO COMULTAN REVISED DIO TO MM	EET GONG EW & COMMENTS ARCHITECT S AND CO-ORDINATIC TS
				PRO 42 N N N N N N N O 1 02 03 04 05 08 07 08 09 01 11 12 13 14	SION DATE 08.05.20 28.05.20 28.05.20 28.05.20 28.05.20 28.05.20 02.06.20 11.06.20 11.06.20 01.07.20 03.07.20 03.07.20 04.08.20 04.000000000000000000000000000000000	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE PATH ISSUE PATH	KE STREE /OLLON) DIMENT D TO CLIENT D TO	EET GONG we comments architect s and co-ordinatic ts cor height revised
BECO				PRO 42 N N N N N N N N N N N N N N N N N N	LECT 2 BO ORT SSW 2 28.0520 29.0520 29.050	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLON /OLLON) DIGUINT DIGUINT DIGUINT DIGUINT NITY REVERTED DIGUINT NITY REVERTED DIGUINT NITY REVERTED DIGUINT DIGUINT DIGUINT DIGUINT DIGUINT DIGUINT DIGUINT DIGUINT SI A FLOOT TO FLO DIGUINT SI A FLOOT TO FLO SI A FLOOT TO FLOOT TO FLOOT TO FLO SI A FLOOT TO	EET GONG EW & COMMENTS ARCHITECT B AND CO-ORDINATIC TS XOR HEIGHT REVISED
RECO	MME	NDATIO	ONS	PRO 42 N N N N 0 1 0 2 33 04 0 5 0 6 0 7 0 8 0 9 0 11 12 13 14 15 16 17 18	LECT 2 BO ORT SW2 28.6520 29.6520 29.7020	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE CORR PATH ISSUE LEVER POST CONS UNT	KE STRE /OLLON /OLLON /OLLON / D TO CLIENT D FOR INFO, REVIE D TO CLIENT D FOR MEETING D TO MINU S & FLOOR TO FLO D TO MEETING D TO MINU D TO MEETING D TO MEETING D TO MINU D TO M	EET GONG EW & COMMENTS EW & COMMENTS ARCHITECT SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS
RECOI E BECKCEP	MME MMER or 1	NDATIC OTHER MASS	ONRY DNRY	PRO 42 N N N N N N N N N N N N N N N N N N	VECT 2 BOO ORT SW2 280520	URI H W 2500 AMEN ISSUE ISSUE ISSUE ISSUE ISSUE FOR R ISSUE PATH ISSUE PATH ISSUE CONST UNIT 1 LEVEL	KE STREE /OLLON /OLLON / D TO CLIENT D FOR INFO, REVISE D TO CLIENT D FOR INFO, REVISE D TO CLIENT D TO CONSULTAN REVISED D TO I AND S & FLOOR TO FLC DED AS CLOUDED PANEL REVIEW AW (REVISED D TO AND REVISED D TO AND CLIENT D TO CONSULTAN REVISED D TO TO MAN REVISED D TO AND CLIENT CONSULTANT REVISED D TO AND CLIENT CLIENT D TO CONSULTANT REVISED D TO AND CLIENT CLIENT D TO CONSULTANT REVISED D TO AND CLIENT CLIENT D TO CONSULTANT REVISED D TO AND CLIENT CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANT REVISED D TO AND CLIENT D TO	EET GONG EW & COMMENTS ARCHITECT IS AND CO-ORDINATIC IS NOR HEIGHT REVISED
RECOI	VIMER IEER OR OF TABLE, AND SOR CEMIN SOR CEMIN	NDATI(other mass For example NTEL OR AP	ONS DNRY PEC HARDIES PROVED-	PRO 42 NO 01 02 03 04 065 069 009 10 11 12 13 14 15 16 17 18 19 20 21 22 21 22 21	VECT 2 BO ORT SW 2 SIGN DATE 10.6622 28.0620 11.0622 28.0620 11.0622 28.0620 11.0622 28.0620 29.0620 29.0020 29.0	URH H W 2500 AMEN ISSUE	KE STREE /OLLON /OLLON / DTO CLIENT D TO LANDSCAPE D TO ANDSCAPE D TO AND S & FLOOR TO FLO D TO AND S & FLOOR TO FLO D TO AND S & FLOOR TO FLO D TO ANDSCAPE D TO AND S & FLOOR TO FLO D TO AND S & FLOOR TO FLO D TO AND S & FLOOR TO FLO D & TO AND S & FLOOR D & TO AND S & FLOOR TO AND S & FLOOR D & TO AND S & FLOOR TO AND S &	EET GONG EW & COMMENTS ARCHITECT 5 S AND CO-ORDINATIC TS NOR HEIGHT REVISED NOR HEIGHT REVISED
RECOI E BRICK VEN LE ACCEPT SMILAR MININ OARD WALL D PLASTERIA	VIMEI	NDATIO	ONRY DIE HARDIES FROVE: 0 MM THICK	PRO 42 NO. 01 02 03 04 05 08 09 010 11 12 13 14 15 16 17 18 19 20 21 22 23 24 4	VECT 2 BO ORT SW2 SIN 2 8062 2 8052 2 8052 2 80522 2 8052 2 8055 2 80	URI H W 2500 AMEN ISSUE ISSUE ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE FOR R ISSUE ISSUE FOR R R ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE ISSUE FOR R ISSUE FOR R ISSUE ISSUE FOR R ISSUE FOR	KE STREE /OLLON /OLLON /OLLON / / / / / / / / / / / / / / / / / / /	EET GONG EW & COMMENTS EW & COMMENTS EW & COMMENTS SAND CO-ORDINATIC S AND CO-ORDINATIC S AND CO-ORDINATIC S AND CO-ORDINATIC S AND CO-ORDINATICS S AND CO-ORDINATICS
F BRICK YEN E BE ACCEPT E EXTERNAL 2 AXON OF COMPANY MININ O PLASTERBIC O PLASTERBIC CHICK GLASSAY	VIMER IEEER OR LADING SAR CEMIN JUMING MASS JARD CON VOOL OR VINI DENIS	NDATIC THER MASC FOR EXAMINE S (MI) 125 S (MI) 125 N TEUCTION, POLYESTER T) 11 KGR	DNS DIE HARDIES PROVED KGWED:- 0 MM THICK INSULATION IN 3).	PRO 42 N N N N N N N N N N N N N N N N N N	JECT 2 BO ORT 500 2 800 2 800	URI H W 25000 ISSUE	KE STREE /OLLON /OLLON / DEMENT D FOR INFO, REVIE D FOR INFO, REVIE D FOR INFO, REVIE D FOR INFO, REVIE D FOR MEETING D FOR SECONSULTANT REVISED D FOR A REVIEW AW REVISED D FOR A REVIEW S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED D FOR DEVELOPM D FOR DEVELOPM	EET GONG EW & COMMENTS EW & COMMENTS EW & COMMENTS ARCHITECT SAND CO-ORDINATIC TS SAND CO-ORDINATIC SAND CO-ORDIN SAND CO-ORDIN SAND CO-ORDINATIC SAND CO
F BRICK VEN E BRICK VEN E BERCK VEN E BRICK VEN E BRICK VEN E BRICK VEN E BRICK GLASS CAVITIES (M SYSTEM STEM STEM STEM STEM STEM STEM STEM	VIMER IEER OR OF TABLE, AND SSR CEMIN SSR CEMI	NDATI(other mass real of apa s (MIN 125 av belog to statute of apa s (MIN 125 av belog to s (MIN 125 av belog to	DNS DNRY PLE HARDIES PROVED- KG/M2D- 0 MM THICK INSULATION IN 3).	PRO 42 N N N N N N N N O 1 0 2 3 3 3 04 05 05 07 06 8 09 010 111 12 13 14 15 16 17 17 18 19 19 20 21 22 3 24 4 A B	JECT 2 BO ORT 5 W 2 5 W	URI H W 2500 MAIN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREE /OLLON /OLLON D TO CLIENT D TO CLIENT D TO CLIENT D FOR INFO, REVISE D TO CLIENT D TO CONSULTAVI REVISED D TO AND E AS CLIOUPED D ANEL REVISED D TA CLIUTE S REVISED D TA LANDER S REVISED D TO ADDREVELOPM D FOR DEVELOPM	EET GONG W & COMMENTS W & COMMENTS ARCHITECT S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS NEW NORRASED TO 3m JE ENT APPLICATION ENT APPLICATION
RECON E BRICK VEN L BE ACCEPT E EXTERNAL AXON OF CA MILLAR MINILAR MIN	VIMEL IEER OR NI SR CEMIN SR CEMIN UM MASS UNING M VOOL OR VOOL ON VOOL ON	VDATIC THER MASK FOR EXAMINATE TO A PP STRUCTON, POLYESTER TO 11 KG/MI VITH 10 MM	DNRY DUE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD	PRO 42 N NO. 01 02 03 04 05 06 07 06 06 07 06 06 07 06 06 07 06 06 07 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 A B	VECT 2 BO ORT SW 2 ISION DATE 06.06.20 28.065.20 28.05.2	URI H W 2500 AMENE ISSUE ISSUE FOR R ISSUE FOR R ISSUE ENTR' CONS PATH ISSUE ENTR' CONS ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREE /OLLON /OLLON / D TO CLIENT D TO CLIENT O TO LANDSCAPE D TO ANDSCAPE D TO AND	EET GONG EW & COMMENTS EW & COMMENTS EW & COMMENTS ARCHITECT S AND CO-ORDINATIC TS END CO-ORDINATIC END CO-ORDINATIC TS END CO-ORDINATIC END CO-ORDIN END CO-ORDINATIC END CO-ORDINATIC END C
RECON E BRICK VEN LE ACCEPT EXTERNAL (AXON OR C. MILAR MININ OARD WALLE ICK GLASSW THICK GLASSW STEM METAL DECO ING BELOW, M THICK GL M THICK GLASSW	VIMEI IEER OR I CLADDING SPR CEMING M ANNO CON VOOL OR IN DENST VOOL OR IN DENST VOOL OR IN CASSWOOL K ROOF V	NDATIC POR BY FOR DY APS SYNEL OF 1 SYNEL SYNEL TY TY TY TY TY TY TY TY TY TY	DNRY DUE HARDIES PROVE: 0 MM THICK INSULATION IN 3). THICK STANDARD	PRO 42 N N 01 02 03 04 05 06 07 08 06 07 08 06 07 08 06 07 08 06 07 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 4 A 8 B	JECT 2 BO ORT SW 2 15/07 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 28.0520 29.0520 20.05	URI H W 2500	KE STREE /OLLON /OLLON /OLLON / / / / / / / / / / / / / / / / / / /	EET GONG
RECON E BRICK YEN E BRICK YEN E BERACCEPT E BACOR MILLA AXON OF CASH MILLA D PLASTERBO VICK GLASSAY VISTEM METAL DECC CANTHES ON METAL DECC NIG BELOW MILLA STEM METAL DECC NIG BELOW MILLA NIG BELOW MILLA NIG BELOW	VIMER TABLE, AND TABLE, AND SAR CEMING SON MASS JOINT M	NDATI(other mass for examination of the control of the control of the control of the control of the control of the control of the control of the control of the control of	DNS DNRY DNRY PLE HARDIES PROVED KGWE2):- 0 MM THICK INSULATION IN 3). THICK STANDARD N ACCEPTABLE	PRO 42 N NO. 01 02 03 04 05 06 06 07 08 06 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 08 06 07 08 08 08 00 01 11 12 2 23 34 05 0 12 2 13 13 14 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	JECT 2 BO ORT SW 2 500 28.6520 29.7520 29.7520 29.7520 20.75200 20.7520 20.7520 20.7520 20.7520 20.7520 20.750	URI H W 25000 ISSUE	KE STREE /OLLON /OLLON / / / / / / / / / / / / / / / / / / /	EET GONG EW & COMMENTS EW & COMMENTS EW & COMMENTS EW ARCHITECT SARD CO-ORDINATIC TS SARD CO-ORDINATIC SARD
RECOI BRICK VEN EXTENSION EXTE	VIMER IEER OR I TABLE, AND CLADDING SAR CEMIN JAND OR JARD COP VIOL DENSI IN DENSI I	NDATI(other mass regional for application of application average of average of a average of average of a average of average of average of average of average of a average of average of average of average of a average of average of average of average of average of a average of average of average of average of average of a average of average of average of average of average of average of a average of average of aver	DNS DNRY PLE HAPDIES PROVED KG/M2):- 0 MM THICK INSULATION IN 3): THICK STANDARD NACCEPTABLE	PRO 42 N 1222 N 102 N 10	UNIT 2 1 2 1 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	URI H W 2500 ISSUE	KE STREE /OLLON /OLLON / DIO CLIENT D TO CONSULTAVI REVISED D TO AND S & REVISED D TA LANDERVISED S REVISED D TO AND CA RE DEEP SOL ZONE I D TO CONSULTAVI TISSID D FOR DEVELOPM D FOR DEVELOPM D FOR DEVELOPM	EET GONG W & COMMENTS ARCHITECT S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC SAND CO-ORDINATIC SAN
RECON E BRICK VEN E BRICK VEN E BRICK VEN E CATERIA AND NO L AND NO L	VIMET LIEER OR AI SSR CEMIN SSR CEMIN SSR CEMIN SSR CEMIN SSR CEMIN SSR CEMIN SSR CEMIN MUM SSR LING CAN MUM SSR MUM SSR MUM SSR	TIMBER FRUCTS	DNS DNRY PLE HARDIES PROVED: 0 MM THICK INSULATION IN 3), THICK STANDARD N ACCEPTABLE INSULATION IN SACCEPTABLE	PRO 42 N 12 N 10 10 20 30 40 50 50 50 50 50 50 50 50 50 50 50 50 50	UNING NAU	URI H W 2500 Main I ISSUE ISSU	KE STREE /OLLON /OLLON / DIMENT D TO CLIENT D TO CHIENT D TO CHIEN	EET GONG EW & COMMENTS ARCHITECT S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATIC TS SAND CO-ORDINATICS SAND CO-O
RECON F BRICK VEN BE ACCEPT EXTERNAL (XXON OR OL PLASTERIAL (XXON OR OL PLASTERIAL (MILLAR WALLE O PLASTERIAL (MILLAR WALLE) MILLAR (MILLAR MILLING PLASTERIAL (MILLING PLASTERIAL (MILLING	VIMEI IEER OR I CLADDING SPR CEMING AUM MASS JUNING M VOOL OR VOOL ON VOOL OR VOOL ON VOOL OR VOOL ON VOOL ON	VIDATIO THER MASIC FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FILL FOR EXAMP FILL FI	DNS DNRY DLE HARDIES PROVED: 6 MM THICK INSULATION IN 3). THICK STANDARD NaCCEPTABLE INSULATION IN ACCEPTABLE	PRO 42 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	VECT 2 BO ORT SW 2 SW 2 SION DATE 08.0520 02.0520 01.0520 01.0720 02.0520 01.0720 01.0720 02.0520 01.0720 01.0720 01.0720 02.0520 01.0720 01.0720 02.0520 01.0720 02.0520 01.0720 02.0520 01.0720 02.0520 01.0720 02.0520 02.0520 01.0720 02.0520 02.0520 02.0520 01.0720 02.0520 00.0520 0	URI H W 25000 AMEN ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREE /OLLON /OLLON /OLLON / / / / / / / / / / / / / / / / / / /	EET GONG EW & COMMENTS ARCHITEGT S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS SOR HEIGHT REVISED TO 3 MUREW NOREASED TO 3 MUREW NOREASED TO 3 MUREW NOREASED TO 3 MUREW
RECOI E BRICK YEN E BRICK YEN E DECEPTIONAL AXON OR AXON OR AXON OR AXON OR MININ D PLASTERBO D DOORS THE CEI D DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED STATUTON SS SPECIFIC XISTRUCTION SS SPECIFIC XISTRUCTION XIST	VIMEE IEEER OR OF IEEER OR OF	NDATI(THER MASK FOR EXAMIN TEL OR AND S MIN 12.5 AY BE OF 1 STRUCTION POLYESTER TY 11 KG/MK MIN 12.5 AY BE OF 1 STRUCTION FIL OR ADDI TTY WILL BE FIL OR ADDI FIL OR ADDI FIL OR ADDI TIMBER FRU INDOR ADDI FIL OR ADDI FI	DNS DNY PLE HARDIES PROVED KGW2):- 0 MM THICK INSULATION IN 3). THICK STANDARD MACCEPTABLE IG AMNING OR MES, IG AMNING OR MES, C GLAZED DOORS. MAY BE OF ABLE 2. HOWEVER JOING THE	PRO 42 N N N N N N N N N N N N N N N N N N N	SECT 2 BO ORT 5 W 2 5 W	URI H W 25000 ISSUE ISSU	KE STREE /OLLON /OLLON / / / / / / / / / / / / / / / / / / /	EET GONG
RECOI E BRICK VEN E BRICK VEN E BRICK VEN E STERNAL E STERNAL I CAVITIES (M MILLA MINNA OARD VALL I CAVITIES (M METAL DEC) I CAVITIES (M METAL DEC) I CAVITIES (M METAL DEC) I THE (C D DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS I S ACHE I S A	VIMEE IEER OR I IEER OR I IABLE, AND UNING WASS UNING WASS VOOL ORNS VOOL ORNS V	NDATI(OTHER MASS FOR EXAMP INTEL OR AP STRUCTON, POLYESTER VTTH 10 MM LINSULATION TIMBER FR VTTH 10 MM LINSULATION FXED, SLIDIN IN TABLE 2 GIVEN IN 7, USED PROV EDULE - REAL GIVEN IN 7, USED PROV	DNS DNRY 2LE HAPDIES PROVED KG/W2D- 0 MM THICK INSULATION IN 3). THICK STANDARD NACCEPTABLE INSULATION IN ACCEPTABLE INSULATION OR MAY BE OF ABLE 2, HOWEVER JOING THE SIDENTIAL UNITS ZING SPECIFICATION	PRO 42 N N N N N N N N N N N N N N N N N N N	UNIT 2 2 80 ORT SW 2 26.0620 26.0520 26.0520 26.0520 26.0520 27.0620 27.1120 20.1120 2	URI H W 2500 ISSUE	KE STREE /OLLON /OLLON) DIMENT D TO CLIENT D TO LANDSCAPE D TO LANDSCAPE D TO LANDSCAPE D TO LANDSCAPE D TO LANDSCAPE D TO CLIENT S & FLOOR TO FLO TO CLIENT S & FLOOR TO FLO TO CONSULTAN REVISED D TO AND ST S & FLOOR TO FLO TO ALSO TO ALSO T	EET GONG
RECOM F BRICK VEN L BE ACCEPI E BRICK VEN E STARNAL MILAR MINURA MILAR MINURA MILAR MINURA MILAR MINURA MILAR MINURA MILAR MINURA SWITH AT AD D DOORS LED DOORS LE	VIMEL IEEER OR AI SARD CCANDING M SARD CCANDING M VOOL OR INIT DEINSI VOOL OR NIUM MAY BE NIUM OR MUM SOU MAY BE NIUM OR MUM SOU MAY BE NIUM OR MUM SOU MAY DE NIUM OR MUM SOU SPECIFICATION MUM SOU MUM	TIMBER FRZ TYTEL COF AP FOR EXAMINATEL OF AP STRUCTOR AP STRUCTOR TYTEL COF AP STRUCTOR TYTEL SUBJECTOR TYTEL SUBJECT	DNS DNRY PLE HARDIES PROVED: KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD N ACCEPTABLE INSULATION IN SULATED DOORS. MAY BE OF ABLE 2, HOWEVER INDING THE SIDENTIAL UNITS ZING SPECIFICATION	PRO 42 N N N N N N N N N N N N N N N N N N	JECT 2 BO ORT SW 2 500 1100 220,022 200,022 200,02 200,02 200,022 200,020 200,020 200,020 200,020 200,020 200,020	URI H W 2500 Main I ISSUE	KE STREE /OLLON /OLLON /OLLON /OLLON DEFORMENT D TO CLIENT D FOR INFO, REVISE D TO CLIENT D TO CLIEN	EET GONG
RECOI E BRICK VEN E BRICK VEN E BATCHAR ACCEPI E CATCENA E SATENAL MILLAR MINI O PLASTERES (M PLASTERES (VIMET IEEER OR (TABLE, ANT TABLE,	VIDATIO THER MASIC FOR EXAMP FOR EXAMP FOR EXAMPLE STRECTON FOR EXAMPLE STRECTON TTY WILL BE FXED, SLIDIN TTY THE FXED, SLIDIN TTY	DNS DNS DIE HARDIES PROVED: 0 MM THICK INSULATION IN 3). THICK STANDARD MACCEPTABLE INSULATION IN 3). THICK STANDARD MACCEPTABLE ING AWNING OR MAY BE OF MAY BE OF ABLE 2, HOWEVER JUDING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS	PR0 42 N N N N N N N N N N N N N N N N N N	UNIT OF CONTRACT O	URI H W 2500 AMEN ISSUE ISS	KE STREE /OLLON /OLLON /OLLON /OLLON DECEMBENT D TO CLIENT D TO CLIENT S REVISED D TO AND S REVISED D TO AND S REVISED D TO REVISED PLAN MEINT A SCALE	EET GONG EW & COMMENTS ARCHITECT S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS AND CO-ORDINATIC TS SAND CO-ORDINATIC SAND CO-ORDINATIC
RECOI E BRICK VEN E BRICK VEN E BRICK VEN E BRICK VEN E BRICK VEN E BRICK VEN MILLA AXON 07 I CANTLES I CANTLES	VIMEE IEEER OR OT LADLE, AND STALE, AND	NDATIC THER MASC FOR EXAMIN TOTHER MASC FOR EXAMIN TOTHER MASC FOR EXAMIN TOTHER MASC TOTHER MASC TO	DNRY DNRY DNRY DE HADDIES FROVED:- 0 MM THICK MANNING OR THICK STANDARD N ACCEPTABLE INSULATION IN ACCEPTABLE INTED OCORS. MAY BE OF SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS	PR0 42 N N N N N N N N N N N N N N N N N N	UNING NAU EVEL UNING NAU UNING NAU	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE PARN ISSUE ISSUE PARN ISSUE ISSUE PARN ISSUE IS	KE STREE /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OCALENT /OFOR MEETING /OFOR MEETING /OF	
RECOI E BRICK VEN E BRICK VEN E BRICK VEN E EXTERNAL I DEVENUE I SAUTIES I SAUTIE	VIMEE TABLE, ANI TABLE, ANI TABLE, ANI CLADDING SPR CEMIN SPR CEMIN SPR CEMIN TABLE, ANI TABLE, ANI TABL	NDATIC THER MASS FOR EXAMP NTEL OR AP STRUCTON, POLYESTER VITH 10 MM , INSULATION TYTH 10 MM , INSULATION TYTH 10 MM , INSULATION TYTY VITH 50 EDULE - RES GIVEN IN T, USED PROV EDULE - RES GIVEN IN T, S8 MM LAMI MM FLOAT J 85 FLIEGELY J 85	DNS DNY 2LE HAPDIES PROVED SOURY 2LE HAPDIES PROVED SOURCE SPROVED MADES INSULATION IN 3). THICK STANDARD MASS, TOM INDEX DO GLAZED DOORS. ANY BE OF ADING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS	PR0 42 N N N N N N N N N N N N N N N N N N	UNITY OF CONTRACT	URI H W 2500 ISSUE	KE STREE /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OT OLLIPT /OT	EET GONG W & COMMENTS ARCHITECT S AND CO-ORDINATIC S AND CO-ORDINATIC S AND CO-ORDINATIC TS SAND CO-ORDINATIC TS NEW NOREASED TO 3m UE ENT APPLICATION NORTH NORTH NORTH
RECOI BRICK VEN LEE ACCEPT EXTERNOL MILLAR MININ ART WALLAR METAL DECV ING BELOOK TO DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS SWITH A IN STRUCTORS SWITH A SWITH	VIMEE IEER OF I TABLE, AND CLADDING ST CEMIN JARD OR JARD OF V VIOL DENSI INING MASS JARD OF V ILING CAN INING OF V ILING CAN ILING CAN	THEP MASS FOR EXAMP THE MASS FOR EXAMP THE OF AP STRUCTON, POLYESTER TY 11 KG/M THE OF AP STRUCTON, POLYESTER TY WILL BE FXED, SUDIN TY WILL BE FXED, SUDIN TY WILL BE FXED, SUDIN TY WILL BE FXED, SUDIN THE THE OF A STRUCTON THE OF AP STRUCTON THE OF AP STRUC	DNS DNRY PLE HAPDIES PROVED KG/M2:- 0 MM THICK INSULATION IN 3). THICK STANDARD N ACCEPTABLE INSULATION IN 3). THICK STANDARD N ACCEPTABLE INSULATION IN 3). THICK STANDARD N ACCEPTABLE SIDENTIAL UNITS SIDENTIAL SIDENTIAL UNITS SIDENTIAL SIDENTIAL S	PRO 01 42 N N N N N N N N N N N N N N N N N N	UNING NUM	URI H W 2500 ISSUE	KE STREE /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OLLON /OTO CLIENT D FOR INFO, REVISE /OTO CLIENT D FOR MEETING D FOR D FOR D FOR D FOR D	EET GONG



nt constitutes a	an infringen	nent of copyri	ight.	AR	CHITECT			
				ur ma	ban d Isterpla	esign Inning	JACK TAYLOR ARCHITECTS	ty Ltd
имітмі	ENTS				(9111)(°L)	-14'14.)	ACN 076 874 489 NSW Architects Board Re Board of Architects QLD	egistration # 7042 Registration # 3571
REQUIRED TO P	ASS)	IN AND	5 STAR				10/281 Pacific Highway North Sydney NSW 2080 AUSTRALIA	
OR BASIX	BATHR	DOM TAPS	4 STAR (4.5-8L/MIN)	J			T +61 2 7910 8563 E jack@jtas.com.au	
ERTIFICATE	ALL TO	LET FLUSHERS	4 STAR				drawing and content within and JACK TAYLOR ARCHITECTS	e copyright to 9 Pty Ltd
ERTIFICATE	DISHW	ASHER	4 STAR WATER	FC	ж 1 2 В (ם ור		т
EST SYSTEM .SS - 6.3 STAR AV	ERAGE			F	ΡΤΥ.).	- 1
N-THERMALLY B	ROKEN FRAM	AES) 503 (SLIDING I	DOORS DUE TO SUN					
ALUE 4.60 SHGC 0	.50 (± 10%)	MAX U-VALUE	4.90 SHGC 0.26 (±10%)					
SLAZED, LOW-E N	EUTRAL	SINGLE GLAZ	ED, LOW-E TINT					
VENEER TIONAL R2.5 ATION	WALLS TO	CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL R2 5 INSULATION					
TO PANEL 185MM	I. INTERNAL	WALLS IN	STUD WALLS. NO					
LLED								
ASEMENT, EAS BELOW	CONCRETE BOARD INSI	- ADDITIONAL F	R1.3 REFLECTIVE					
	CONCRETE		2 50 PEELECTIVE					
REQUIRED TO P	BOARD INSI ASS)	JLATION	2.00 REFLECTIVE					
MENT LEVEL - FI	UORESCENT	W/ MOTION SE	NSORS	1				
AGE ROOMS - FL	FLUORESCENT	W MOTION SE	SENSORS					
ION CORRIDORS	- LED W/ MO	TION SENSORS	S					
BUTTON		EXHAUST W/ C/	D MONITOR + VSD FAN					
AGE ROOMS - EX	SUPPLY ANI	DEXHAUST W	INTERLOCK TO LIGHT					
ION CORRIDORS	- NATURAL \	ENTILATION						
R GAS INSTANTA DUAL SYSTEMS	NEOUS - AC 3.5 STAF	R HEATING AND	COOLING	1				
ATED LED THRO	W MANUA	SWITCH	-					
EN - DUCTED W	MANUAL SW	ITCH WITCH						
TRIC OVEN W/ G/	AS COOKTOP							
HES DRYER - 2 S	TAR							
SYSTEM - CONN	FOTED TO O		AND CENTRAL SYSTEMS					
01012								
				PRO				т
				4⊿ NI/				
								JNG
					2007	2001)	
				REV NO	DATE	AMEN	DMENT	
				02	25.05.20	ISSUE	D FOR INFO, REVIEW &	COMMENTS
				03	01.07.20	FOR F	EVIEW COMMENTS AND	CO-ORDINATION
				06	03.07.20	ISSUE	D TO CONSULTANTS	
				07	07.09.20	AMEN	S & FLOOR TO FLOOR H DED AS CLOUDED	ILIGHT REVISED
				09	29.10.20 05.11.20	POST FS LO	PANEL REVIEW AMENDI CATION REVISED	MENTS
				11 12	20.11.20 24.11.20	LEVEL FS2 R	S REVISED EVISED TO BCA REVIEW	1
				13 14	26.11.20 27.11.20	REAR FINAL	DEEP SOIL ZONE INCRE CONSULTANT ISSUE	SED TO 3m
DECO		ידאחו	2010	AB	07.12.20 09.08.21	ISSUE	D FOR DEVELOPMENT A	APPLICATION APPLICATION
OF BRICK VE	NEER OR PTABLE, AN	other mase	ONRY					
TE EXTERNAL IA, AXON OR SIMILAD MIN	CLADDING CSR CEMI	FOR EXAMINATEL OR AP	PLE HARDIES PROVED KG/M2):-	E				
	LINING M	AY BE OF 1	0 MM THICK					
	WOOL OR	POLYESTER	INSULATION IN	\vdash				
SYSTEM	MIN DENSI	ii IING/M	ч.	E				
R METAL DEC	CK ROOF V	WITH 10 MM	THICK STANDARD					
MM THICK (13) IN THE CI	GLASSWOO	L INSULATION	ACCEPTABLE					
ED DOORS				_				
			IG. AWNING OP	DRA	WING NAI	ME		
TYLE IN ALUM	iiniüm õr Jimum sou	TIMBER FR	AMES,	В	ASM	EN	Γ1 PLAN	
UIRED FOR VITAN THOSE	ARIOUS W	INDOWS AND INDOWS AND IN TABLE 2	GLAZED DOORS. MAY BE OF					
NESS WITH A	MINIMUM	HW 25.	ABLE 2, HOWEVER					
CONSTRUCTIO	N MAY BE	USED PRO	NUNG THE					
IMENDED WIN B MIN R	NDOW SCH W E	iedule - Res Kample Gla	SIDENTIAL UNITS ZING SPECIFICATION					
s, 30	6.	38 MM LAM	INATED GLASS	D	EVEL	_OPI	MENT APP	PLICATION
3				PRO	JECT NUN	IBER	SCALE	NORTH
29	5	MM FLOAT	GLASS	201	107		1:100 @ A1 1:200 @ A3	1
ED DOORS IN TA THER SEALS (E.G	BLE 2 SHOU	LD BE FITTED W M SCHLEGEL C	VITH ACOUSTIC SEALS OR SIMILAR).					$ \rangle / \square$
L WINDOWS IN T	HE DEVELOP	MENT WILL BE	DOUBLE GLAZED	DRA A		MBER	REVISION	z
C WINDOWS WI	L BE MORE T	HAN ADEQUAT	E TO SATISFY THE	~r	· 20	•		



rohibited from disclosing such information ideas and concepts to any person without the pri

ent constitutes a	ın infringer	nent of copyri	ght.	ARCHITECT:	elan		
				architec	nning ture	ARCHITECTS	Pty Ltd
6 REQUIRED TO P	ENTS ASS)					NSW Architects Board Re Board of Architects QLD I 10/261 Pacific Highway	gistration # 7042 Registration # 3571
IOT REQUIRED OR BASIX	KITCHE BATHR	EN AND COM TAPS	5 STAR			AUSTRALIA T +61 2 7910 8563 E lack@itas.com.au	
S PER BASIX ERTIFICATE	ALL SH	OWERHEADS	4 STAR (4.5-6L/MIN)		Γ	drawing and content within are JACK TAYLOR ARCHITECTS	copyright to Pty Ltd
S PER BASIX ERTIFICATE	ALL TO	ILET FLUSHERS	4 STAR	FOR:			
EDSED LOOP EST SYSTEM ASS - 6.3 STAR AVE	ERAGE	ASHER	4 STAR WATER	42 BC PTY	DUH LTE	KE STREE).	-1
ON-THERMALLY BR	ROKEN FRAM	AES) 503 (SLIDING (DOORS DUE TO SUN				
ALUE 4.60 SHGC 0. GLAZED, LOW-E NE	50 (± 10%) EUTRAL	MAX U-VALUE SINGLE GLAZE	4.90 SHGC 0.26 (±10%) ED, LOW-E TINT				
K VENEER	WALLS TO	CORRIDORS	PRONTO PANEL 185MM.				
TIONAL R2.5 LATION	/LIFT/STAI	RS	ADDITIONAL R2.5 INSULATION				
ISULATION ELLED	UNITS	WALLS IN	INSULATION MODELLED				
BASEMENT,	CONCRETE	- ADDITIONAL F	R1.3 REFLECTIVE				
	CONCRETE						
REQUIRED TO PA	BOARD INSI	ULATION	2.50 REFLECTIVE				
MENT LEVEL - FLU	JORESCENT	W/ MOTION SE	NSORS SENSORS				
AGE ROOMS - FLU AGE - FLUORESC	UORESCENT ENT W/ MOT	W MOTION SE ION SENSORS	NSORS				
RLESS TRACTION	W/ VVVF MO	TOR - LED LIGH	TING W/ LINK TO				
MENT LEVELS - SI PIPLANT ROOMS - BAGE ROOMS - EXI	UPPLY AND SUPPLY AN HAUST ONL	EXHAUST W/ CO D EXHAUST W/ I Y	MONITOR + VSD FAN INTERLOCK TO LIGHT				
AGE - SUPPLY CO	- NATURAL	ENTILATION					
AR GAS INSTANTAL	NEOUS	R HEATING AND	COOLING				
CATED LED THRO		SWITCH					
IDRY - DUCTED W	MANUAL SV	МТСН					
TRIC OVEN W/ GA WASHER - 3 STAR 'HES DRYER - 2 ST	IS COOKTOP ENERGY TAR						
V SYSTEM - CONNI	ECTED TO C	OMMON AREA	AND CENTRAL SYSTEMS.				
				PROJECT	URI		т
				NORT	HW	OLLONG	, DNG
				NSW 2	2500	כ	
				REVISION	AMEN	DMENT	
				01 08.05.20 02 25.05.20	ISSUE	D TO CLIENT D FOR INFO, REVIEW & (COMMENTS
				03 02.06.20 04 12.08.20	ISSUE	D TO LANDSCAPE	
				06 19.06.20	ISSUE FOR F	D FOR MEETING ED FOR MEETING REVIEW COMMENTS AND	CO-ORDINATION
				08 03.07.20 09 04.08.20	ISSUE	D TO CONSULTANTS D TO MMJ	
				10 07.09.20 11 02.10.20	LEVEL REVIS	S & FLOOR TO FLOOR H ED AS CLOUDED	EIGHT REVISED
				12 29.10.20 13 03.11.20 14 05.11 20	POST UNIT 2 STAIP	FANEL REVIEW AMENDA 202 REVISED S REVISED	AEN I S
				15 06.11.20 16 09.11.20	UNIT 2	206 REVISED ULTANT ISSUE	
			SNI2	17 10.11.20 18 13.11.20	WINDO	DWS ADDED AS CLOUDE 201 & 203 REVISED	D
OF BRICK VEN VILL BE ACCEP	TABLE, AN	OTHER MAS		19 13.11.20 20 17.11.20 21 20 11 20	LEVEL	.s REVISED .S REVISED .S REVISED	
RIA, AXON OR (I SIMILAR MINI)	CSR CEMI MUM MAS	NTEL OR AP S (MIN 12.5	PROVED KG/M2):-	22 27.11.20 A 07.12.20	FINAL	CONSULTANT ISSUE	PPLICATION
HBOARD WALL	LINING M OARD CO	NSTRUCTION,		B 09.06.21	ISSUE	D FOR DEVELOPMENT A	PPLICATION
ALL CAVITIES (N	MIN DENSI	TY 11 KG/ M	3).				
OR METAL DEC CEILING BELOW	K ROOF V	with 10 mm	THICK STANDARD				
) MM THICK G M3) IN THE CE	ilasswoo Iling Cav	l insulation /ity will be	ACCEPTABLE				
ZED DOORS							
ilazed doors Tyle in Alumi	MAY BE	Fixed, Slidin Timber FR4	ig, awning or Mes,		د م •		
SPECIFIES MIN QUIRED FOR V THAN THOSE (IMUM SO ARIOUS W	UND REDUCT	fion index 0 glazed doors. 1 may be of	│ LEVEL	. 2	LAN	
NESS WITH A	MINIMUM ATION IS	RW 25.	ABLE 2, HOWEVER				
CONSTRUCTION	N MAY BE	USED PRO					
MINIENUEU WIN G. MIN RA B.	w E	XAMPLE GLA	ZING SPECIFICATION		0-		
30	6	38 MM LAM	NATED GLASS	DEVEL	.OP	MENT APF	PLICATION
B	F		GLASS	PROJECT NUM 20107	BER	SCALE 1:100 @ A1	NORTH
ZED DOORS IN TAI			ACOUSTIC SEALS			1:200 @ A3	$ \rangle \rangle$
			DOUBLE GLAZED		BER	REVISION	Z
SE WINDOWS WILL IENTS SHOWN IN T IE REQUIRED ACO YSTEMS WILL BE T	L BE MORE 1 TABLE 2. NO JUSTICAL RA REQUIRED P	THAT THE AC HAN ADEQUAT TWITHSTANDIN TINGS WILL BE RIOR TO THE IS	ACHEVED FROM SUE OF A	AR 203		D	



			-	ARG	ban de	esign	JACK TAYLOF	} D4.144
имітме	INTS			ar	chited	ature	ARCHITECTS ACN 076 874 489 NSW Architects Board R Board of Architects QLD	PTY LTCI egistration # 7042 Registration # 3571
REQUIRED TO PA	ISS)	N AND	5 STAR				10/261 Pacific Highway North Sydney NSW 2060 AUSTRALIA	1
DR BASIX S PER BASIX	ALL SHO	DOM TAPS	4 STAR (4.5-6L/MIN)	Н		1	T +61 2 7910 8563 E jack@jtas.com.au	
ERTIFICATE	ALL TO	LET FLUSHERS	4 STAR	-			drawing and content within an JACK TAYLOR ARCHITECTS	s copyngint to 3 Pty Ltd
ERTIFICATE	DISHW	SHER	4 STAR WATER	4		JUR		-т
EST SYSTEM .SS - 6.3 STAR AVE	RAGE			F	νΤΥ.	LTE).	- 1
N-THERMALLY BR IERS	OKEN FRAM	IES) 503 (SLIDING I	DOORS DUE TO SUN					
ALUE 4.60 SHGC 0.1 SLAZED, LOW-E NE	50 (± 10%) UTRAL	MAX U-VALUE SINGLE GLAZE	4.90 SHGC 0.28 (±10%) ED, LOW-E TINT					
VENEER IONAL R2.5	WALLS TO /LIFT/STAIF	CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL					
TO PANEL 185MM SULATION	INTERNAL UNITS	WALLS IN	STUD WALLS. NO INSULATION MODELLED					
ASEMENT, EAS BELOW	CONCRETE BOARD INSU	- Additional F Jlation	1.3 REFLECTIVE					
	CONCRETE BOARD INSU	- Additional F Jlation	2.50 REFLECTIVE					
MENT LEVEL - FLU	ORESCENT	W/ MOTION SE	NSORS					
PLANT ROOMS - I AGE ROOMS - FLU	FLUORESCE JORESCENT	NT W/ MOTION W/ MOTION SE	SENSORS INSORS					
ION CORRIDORS	LED W/ MO	TION SENSORS	TING W/ LINK TO					
BUTTON MENT LEVELS - SL	JPPLY AND I	EXHAUST W/ CO	MONITOR + VSD FAN					
AGE ROOMS - EXI	SUPPLY AND HAUST ONLY NTINUOUS	EXHAUST W/	NTERLOCK TO LIGHT					
ION CORRIDORS	NATURAL	ENTILATION						
R GAS INSTANTAN DUAL SYSTEMS -	IEOUS AC 3.5 STAF	R HEATING AND	COOLING					
ATED LED THROU	JGHOUT	SWITCH						
IEN - DUCTED W/ I DRY - DUCTED W/ VENTILATED FRIE	MANUAL SW MANUAL SV DGE SPACE	WITCH						
RIC OVEN W/ GA	S COOKTOP ENERGY		-					
123 DRTER - 2 51	AR							
SYSTEM - CONNE	CTED TO C	OMMON AREA	AND CENTRAL SYSTEMS.					
				PRO	JECT			
				42	2 BO	UR	KE STREE	Т
				N	ORT	ΗW	OLLONG	ONG
				N	sw 2	2500)	
				REV	ISION			
				NO. 01	DATE 06.05.20	ISSUE	DMENT D TO CLIENT	
				02	25.05.20	ISSUE	D TO LANDSCAPE	COMMENTS
				04	12.06.20	ISSUE	D FOR MEETING	
				07	01.07.20	FOR R	EVIEW COMMENTS AND	CO-ORDINATION
				08 09 10	04.08.20	ISSUE	D TO MMJ	EIGHT REVICED
				10	02.10.20	REVIS	ED AS CLOUDED	MENTS
				12	20.10.20 03.11.20 09.11.20	UNIT 3	02 REVISED	mL410
BBBBBBBBBBBBB		100 4 5		15 16	10.11.20	WINDO	DWS ADDED AS CLOUDE	Ð
RECO	MME	NDATIO	JNS	17 18	13.11.20	LEVEL	S REVISED S REVISED	
OF BRICK VEN ILL BE ACCEP	ieer or Table, and	other mas	ONRY	19 20	20.11.20	LEVEL U305 (S REVISED	
TE EXTERNAL	CLADDING	FOR EXAMP	PLE HARDIES	21 A	27.11.20	FINAL	CONSULTANT ISSUE	APPLICATION
BOARD WALL		AY BE OF 1	0 MM THICK	В	09.06.21	ISSUE	D FOR DEVELOPMENT	APPLICATION
	VOOL OR	POLYESTER	INSULATION IN					
SYSTEM	IIIN DENSI	ii ii ku/Mi	<i>ب</i> ر.					
R METAL DECI EILING BELOW	K ROOF V	VITH 10 MM	THICK STANDARD					
MM THICK G 43) IN THE CE	lasswooi Iling Cav	. INSULATION ITY WILL BE	ACCEPTABLE					
ED DOORS								
	MAY BE	FIXED, SLIDIN	G, AWNING OR	DRA	WING NAM	Æ		
AZED DOORS	NUM UR		TION INDEX	LE	EVEL	_ 3 F	PLAN	
AZED DOORS YLE IN ALUMI SPECIFIES MINI			A LOUGH AND THE REAL PROPERTY OF THE REAL PROPERTY					
AZED DOORS YLE IN ALUMI SPECIFIES MINI UIRED FOR V/ THAN THOSE \$ IESS WITH A I	MUM SOL ARIOUS W SPECIFIED MINIMUM	IN TABLE 2 RW 25.	MAY BE OF					
AZED DOORS YLE IN ALUMI SPECIFIES MINI UIRED FOR V HAN THOSE S JESS WITH A I ZING SPECIFIC CONSTRUCTION	MUM SOL ARIOUS W SPECIFIED MINIMUM ATION IS I MAY BE	IN TABLE 2 RW 25. GIVEN IN T/ USED PROV	MAY BE OF ABLE 2, HOWEVER					
AZED DOORS YLE IN ALUMI SPECIFIES MINI UIRED FOR V. HAN THOSE S IESS WITH A ZING SPECIFIC CONSTRUCTION TING IS ACHIE IMENDED WINI	MUM SOL ARIOUS W SPECIFIED MINIMUM ATION IS I MAY BE VED. DOW SCH	IN TABLE 2 RW 25. GIVEN IN TA USED PROV IEDULE - RES	ABLE 2, HOWEVER MIDING THE					
AZED DOORS YLE IN ALUMI SPECIFIES MINI UIRED FOR V HAN THOSE { IESS WITH A ING SPECIFIC DONSTRUCTION DONSTRUCTION ING IS ACHIE IMENDED WINI A MIN RV 0,	MUM SOL ARIOUS W SPECIFIED MINIMUM ATION IS I MAY BE VED. DOW SCH VED.	IN TABLE 2 RW 25. GIVEN IN TA USED PROV IEDULE - RES CAMPLE GLA	MAY BE OF ABLE 2, HOWEVER I/DING THE SIDENTIAL UNITS ZING SPECIFICATION	3	g\//C ⁿ	ഹ്ത		
AZED DOORS SPECIFIES MINI UIRED FOR V THAN THOSE & LESS WITH A 1 ZING SPECIFIC ZONSTRUCTION ING IS ACHIE MENDED WINI 3 MIN R 3, 30	MUM SOU ARIOUS W PECIFIED MINIMUM ATION IS J MAY BE VED. DOW SCH V ED 6.	IN TABLE 2 RW 25. GIVEN IN T, USED PROV IEDULE - RES CAMPLE GLA 38 MM LAMI	MAY BE OF ABLE 2, HOWEVER JIDING THE SIDENTIAL UNITS ZING SPECIFICATION	D		_0P	MENT AP	PLICATION
AZED DOORS YTE IN ALUMIN UIRED FOR VS THAN THOSE S THAN THOSE S THAN THOSE S UNASTRUCTION SPECIFIC CONSTRUCTION TING IS ACHIE IMENDED WINI MIN PN MIN PN 3 MIN PN 30	MUM SOL ARIOUS W SPECIFIED MINIMUM ATION IS I MAY BE VED. DOW SCH V ED 6:	IN TABLE 2 RW 25. GIVEN IN 7, USED PROV IEDULE - RES CAMPLE GLA	MAY BE OCONS. ABLE 2, HOWEVER JDING THE SIDENTIAL UNITS ZING SPECIFICATION NATED GLASS GLASS	PR0 201		_OP[//BER	MENT APP scale 1:100 @ A1	PLICATION
LAZED DOORS MALE THE IN ALUMI SPECIFICS MININAL UNRED FOR V HESS WITH A 1 LING 19 ACHIE MIENDED WINI 3 MIN PA 3 30 3 29 ED DOORS IN TAK	MUM SOL ARIOUS W PECIFIED MINIMUM ATION IS I MAY BE VED. DOW SCH V ED. 6. 5 5	IN TABLE 2 RW 25. GIVEN IN T, USED PROV IEDULE - RES CAMPLE GLA 38 MM LAMI MM FLOAT	MAY BE DOOMS. ABLE 2, HOWEVER ADING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS GLASS GTAQUISTIC SEALS	D PR0 201		_OP(MENT AP scale 1:100 @ A1 1:200 @ A3	
AZED DOORS YTE IN ALUMI UIRED FOR VU UIRED FOR V ILING SPECIFICS SIESS WITH A ZING SPECIFIC ONSTITUCTION ONSTITUCTION ONSTITUCTION ONSTITUCTION MIENDED WINI A MIN RU A 3 29 ED DOORS IN TAKE 29 ED DOORS IN TAKE 29 ED DOORS IN TAKE 29 ED DOORS IN TAKE 29	MUM SOL ARIOUS W PPECIFIED MINIMUM ATTON IS I MAY BE VED. DOW SCH VED. 6. 6. 5 8LE 2 SHOUL Q-LON FRO	IN TABLE 2 RW 25. USED PROV IEDULE - RES CAMPLE GLA 38 MM LAMI MM FLOAT B SCHLEGELC MENT WILL BE	MAY BE DOOMS. ABLE 2, HOWEVER ADING THE SIDENTIAL UNITS SIDENTIAL UNITS SIDENTIAL UNITS SIDENTIAL UNITS SIDENTIAL UNITS SIDENTIAL UNITS SIDENTIAL UNITS GLASS GLASS GLASS GLASS DOUBLE GLASED DOUBLE GLASED	DRA DRA	EVEL NJECT NUM 107	JOP IBER	MENT APP scale 1:100 @ A1 1:200 @ A3 revision	



VIIVII I IVIC	INTO				chite	ature	ACN 076 874 489 NSW Architects Board	Registration # 7042
REQUIRED TO P	ASS)		1				Board of Architects QL 10/261 Pecific Highway North Sydney NSW 20	D Registration # 3571 y 60
DT REQUIRED DR BASIX	BATHR	IN AND Dom Taps	5 STAR				AUSTRALIA T +61 2 7910 8563 E lackd2tas.com.au	
PER BASIX	ALL SH	OWERHEADS	4 STAR (4.5-6L/MIN)				drawing and contant within JACK TAYLOR ARCHITEC	are copyright to TS Pty Ltd
PER BASIX	ALL TO	LET FLUSHERS	4 STAR	FC	DR:			
OSED LOOP	DISHW	ASHER	4 STAR WATER		I2 BO			ET
SS - 6.3 STAR AVI N-THERMALLY BR	ERAGE ROKEN FRAM	AES)		"	- 1 1.).	
ERS		503 (SLIDING I EXPOSUR	DOORS DUE TO SUN RE)	_				
LUE 4.60 SHGC 0. LAZED, LOW-E NE	50 (± 10%) EUTRAL	MAX U-VALUE SINGLE GLAZE	4.90 SHGC 0.26 (±10%) ED, LOW-E TINT					
VENEER	WALLS TO	CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL					
TION		WALLS IN	R2.5 INSULATION	-				
ULATION	UNITS		INSULATION MODELLED					
ASEMENT,	CONCRETE	- ADDITIONAL F	R1.3 REFLECTIVE					
AS BELOW	BOARD INSI	JLATION		-				
F	CONCRETE BOARD INSI	- ADDITIONAL F JLATION	R2.50 REFLECTIVE	1				
REQUIRED TO PA	ASS)			-				
IENT LEVEL - FLU PLANT ROOMS -	JORESCENT FLUORESCE	W/ MOTION SE	NSORS SENSORS	1				
IGE ROOMS - FLI IGE - FLUORESC ON CORRIDORS	ENT W/ MOT - LED W/ MO	VW MUTION SE ION SENSORS TION SENSORS	:noUK8					
ESS TRACTION	W/ VVVF MO	TOR - LED LIGH	TING W/ LINK TO	1				
IENT LEVELS - S PLANT ROOMS -	UPPLY AND SUPPLY ANI	EXHAUST W/ CO DEXHAUST W/	D MONITOR + VSD FAN INTERLOCK TO LIGHT	1				
NGE ROOMS - EX NGE - SUPPLY CO ON CORRIDOR®	HAUST ONLY ONTINUOUS	/ENTILATION						
GAS INSTANTA	NEQUS			1				
DUAL SYSTEMS	AC 3.5 STAF	R HEATING AND	COOLING	1				
NOOM - DUCTED	UGHUUT W/ MANUAL SW	SWITCH		1				
RY - DUCTED W	MANUAL SV	ИТСН						
RIC OVEN W/ GA	S COOKTOP ENERGY							
123 DRTER - 2 31								
SYSTEM - CONN	ECTED TO C	OMMON AREA	AND CENTRAL SYSTEMS					
				880	NECT			
				1.00				
				11				т
				42 N				
				42 N	2 BO ORT	URI H W	KE STREE VOLLONG	et Ong
				42 N N	2 BO ORT SW 2	URI H W 2500	KE STREE /OLLONG)	et Ong
				42 N N REV NO.		URI H W 2500	KE STREE /OLLONG) DMENT	et Ong
				42 N N REV NO. 01 02	2 BO ORT SW 2 1510N DATE 06.05.20 25.05.20	URI H W 2500	KE STREE VOLLONG D DIMENT D TO CLIENT D FOR INFO, REVIEWS	ET ONG 8 COMMENTS
				42 N N REV NO. 01 02 03 04	2 BO ORT SW 2 15/0N DATE 08.05.20 25.05.20 02.08.20 12.08.20	URI H W 2500 AMEN ISSUE ISSUE	KE STREE VOLLONG) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO LANDSCAPE D TO CONSULTANTS	ET ONG & COMMENTS
				42 N REV NO. 01 02 03 04 05 08	2 BO ORT SW 2 1510N DATE 08.05.20 22.05.20 02.06.20 12.06.20 11.06.20 11.06.20	URI H W 2500 ISSUE ISSUE ISSUE ISSUE	KE STREE /OLLONG // CLENT D TO CLENT D TO CLENT D TO LANDSCAPE D TO CONSULTATTS D TO CANDECAPE D TO CONSULTATTS D TOR MEETING D FOR MEETING	ET ONG 8 comments
				42 N N REV NO. 01 02 03 04 05 08 07 08	2 BO ORT SW2 150N DATE 08.05.20 25.05.20 02.06.20 12.062.00 112.062.00 112.062.00 112.062.00 01.07.20 03.07.20	AMEN 15500 AMEN 1550E 1550E 1550E 1550E 1550E	KE STREE VOLLONG DIMENT D TO CLIENT D TO CLIENT D TO RUNFO, REVIEW, D TO CONSULTANTS D TO CONSULTANTS	ET ONG 8 comments ND CO-ORDINATION
				42 N NO. 01 02 03 04 05 06 07 08 09 10	2 BO ORT SW2 550N 04.0520 02.0620 12.0620 12.0620 12.0620 19.0620 01.0720 03.0720 03.0720 03.0720 03.0720	AMEN 2500 AMEN 1550E 1550E 1550E 1550E 1550E 1550E 1550E 1550E	KE STREE VOLLONG DISCUENT DISC	ET ONG a comments ND CC-ORDINATION
				42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW2 550N 25.0520 25.0520 226.0520 12.0620 112.0620 112.0620 119.0620 01.07.20 03.07.20 04.0820 07.0920 02.10.20	URI H W 2500 AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREE VOLLONG DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D FOR INFERTING D FOR INFERTING EVIEW COMMENTS AI D TO CONSULTANTS D TO CONSULTANTS	ET ONG & COMMENTS ND CO-ORDINATION HEIGHT REVISED DMENTS
				42 N NO. 01 02 03 04 05 08 07 08 09 10 11 12 13 14	2 BO ORT SW2 550N DATE 08.0520 25.0520 02.0620 12.0620 117.0620 01.0720 03.0720 04.0820 07.0920 02.10.20 02.10.20 03.11.20 08.11.20	URI H W 2500 AMEN ISSUE	KE STREE VOLLONG VOLLONG DMENT D TO CLIENT D TO CLIENT D TO AUBOR D TO CONSULTANTS D TO ANSOLATE D TO ANSOLATIS D TO ANSOLATIS D TO MAUSICATIS D TO MAUSICATIS	ET ONG a comments ND co-ordination theight revised dments
DECC				42 N NO 01 02 03 04 05 08 06 07 07 08 08 09 10 11 12 13 14 15 16	2 BO ORT SW2 25.05.20 25.05.20 25.05.20 25.05.20 25.05.20 25.05.20 12.06.20 112.06.20 112.06.20 113.06.20 03.07.20 03.11.20	URI H W 2500 AMEN ISSUE	KE STREES VOLLONG DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO AUSCAPE D TO CONSULTANTS D TO ANSOLATATS D TO ANSOLATATS D TO CONSULTANTS D TO ANSOLATATS D T	ET ONG 8 COMMENTS ND CO-ORDINATION R HEIGHT REVISED DMENTS
RECO	MMEI	NDATIO	ONS	42 N NO. 01 02 03 04 05 06 07 08 06 07 08 06 07 08 06 07 11 12 13 14 15 16 17 17 18	2 BO ORT SW2 550N DATE 08.05.20 25.05.20 02.06.20 12.06.20 11.06.20 11.06.20 01.07.20 01.07.20 01.07.20 01.07.20 03.11.20 03.11.20 03.11.20 13.11.20 13.11.20	URI H W 2500 AMEN ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE	KE STREE VOLLONG DMENT D TO CLENT D TO CLENT D TO CLENT D TO CLENT D TO CLENT D TO CLENT D TO CONSULTANTS D	ET ONG a comments ND CC-ORDINATION REPORT REVISED DMENTS
	MMEI VEER OR	NDATI(ONS DNRY	42 N NO. 01 02 03 04 05 06 07 08 06 07 08 06 07 08 06 07 11 12 13 14 15 16 17 18 9 20	2 BO ORT SW2 35052 120520 1205000 1205000 1205000 12050000000000	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE CONS POST UNIT CONS WINDO UNIT LEVEL LEVEL LEVEL LEVEL	KE STREES VOLLONG DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO CONSULTANTS D FOR INEETING EVENU COMMENTS AI D TO CONSULTANTS D TO CONSULTAN	ET ONG & COMMENTS ND CC-ORDINATION HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE U
	MMEL VEER OR TABLE, AN CLADDING CSAR CEM		ONRY DUE HARDIES FROMED	42 N NO. 01 02 03 04 05 06 06 07 08 09 10 11 12 13 14 15 16 16 17 18 19 20 21 A	2 BO ORT SW2 126530 126500 10000000000000000000000000000000000	URI H W 2500 issue issue issue issue issue cons windo unr cons windo unr cons issue	KE STREES VOLLONG VOLLONG DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTATTS D TO CONSULTATTS SUB D TO CONSULTATTS S REVISED S REVISED S REVISED D TO REVERTED TO SILV CONSULTATTSSUE D TO REVERTED TO SILV CONSULTATTSSUE	ET ONG a comments a comments a coordination theight revised dments ded ded er level liveable L rapplication
RECO F BRICK VE ILL BE ACCE SMILAR MININ SMILAR MININ	MMEI VEER OR TABLE, ANI CSR CEMI SUM MAS JUNING MAS	NDATI(other mass need to a part of more than the of the	DNS DNRY PEC HARDIES PEROVED KGAM2):- O MM THICK	42 N NO. 01 02 03 04 05 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 08 06 07 08 08 08 08 00 01 11 12 13 14 15 16 17 10 00 08 08 00 00 00 00 00 00 00 00 00 00	2 BO ORT SW2 500 2007 2007 2007 2007 2007 2007 2007	URI H W 2500 ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE ISSUE FOR R ISSUE FOR R ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES VOLLONG DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO ANSULTANTS D TO ANSULTANTS D TO ANSULTANTS D TO ANSULTANTS D TO ANSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO ANSULTANT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJE	ET ONG ONG COMMENTS COORDINATION HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE U TAPPLICATION TAPPLICATION
RECO DF BRCK VER BECACCEP TE EXTERNAL SIMULAR MILL DF PLASTERB THOCK GLASS	MMEL VEER OR CLADDING CSR CEMIN VIDM MASS LINING M OARD COM VOARD COM	NDATI(other mass pror examination with of aps st (Min 125 ay be of a hystreuction, Polyester	ONRY DUE HARDIES PROVED KGW27:- 0 MM THICK	42 N NO. 01 02 03 04 05 06 06 07 06 06 06 06 07 07 11 12 13 14 15 16 17 18 19 20 21 A B	2 BO ORT SW2 5000 2000 2000 2000 2000 2000 2000 20	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE FOR R ISSUE POR R ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES VOLLONG DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO CONSULTANT ISSUE D A 403 REVISED S REVISED S REVISED S REVISED S REVISED D CONSULTANT ISSUE D CONSULTANT ISSUE D CONSULTANT ISSUE D FOR DEVELOPMENT D FOR DEVELOPMENT	ET ONG 8 COMMENTS ND CO-ORDINATION R HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE U TAPPLICATION TAPPLICATION
RECO	MMEI VEER OR ATTALE, ANT CLADDING CON CLADDING MOM MAN MAN LINING MOM MOM DENSI	NDATIC other mass for example the construction of the construction	ONRY PLE HARDIES PROVED:- 0 MM THICK INSULATION IN 8).	42 N NO. 01 02 03 04 06 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 11 12 13 14 15 16 19 20 1 21 4 8 8	2 BO ORT SW2 56.6520 17.0622 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.06220 17.112	URI H W 2500 AMEN ISSUE	KE STREES VOLLONG DISCUENT DIS	ET ONG 8 COMMENTS 8 COMMENTS 9 CO-ORDINATION 9 HEIGHT REVISED 9 DED 9 ER LEVEL LIVEABLE L 7 APPLICATION 1 APPLICATION 1 APPLICATION
RECO	MMEI VEER OR CLADDING CSR CEMI VIUM MAS LUNING M OCARD CON NOOL OR NOOL OR NOO	NDATI(other mase for examination of the off a similar to the other other other other other other other other other other other other other other other other other other othe	DNRY DNRY PLE HADDIES FROMED:- 0 MM THICK INSULATION IN 3). THICK STANDARD	42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW2 506520 25.05200 25.0520 25.0520 25.0520 25.0520 25.0520 25.0520 25.0520 2	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES VOLLONG ONLONG DISCUENT DISCU	ET ONG & COMMENTS A CO-ORDINATION AD CO-ORDINATION AD ECO-ORDINATION AD ECO-ORDINATI
RECO OF BRICK VEN ILL BE ACCEP ILL BE ACC	MMELI VEER OR TABLE, AN CLADDING CSR CEM WOARD CO WOOL OR MIN DENSI K K ROOF V	NDATI(other Mass of the Mass of the State of the State o	DNRY DNRY PEE HARDIES FROVED:- 0 MM THICK INSULATION IN 0). THICK STANDARD	42 N NO. 01 02 03 04 05 06 06 07 08 06 07 08 06 07 08 06 07 08 09 01 11 12 13 14 15 16 07 08 09 09 00 00 11 11 12 13 14 15 16 17 10 10 10 10 10 10 10 10 10 10 10 10 10	2 BO ORT SW 2 500 250520 250500 250500 250500 250500 2505000 2505000 250	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE FOR F ISSUE FOR F ISSUE	KE STREES /OLLONG ////////////////////////////////////	ET ONG a comments a comments a coordination theight revised dments ded er level liveable (rapplication rapplication
RECO PE BRICK VE IL BE ACCEP IL BE ACCEP SMILAR MILL BO PLASTERB THICK GLASS SYSTEM R LING BELOW SYSTEM R LING BELOW MM THICK G BOD THIC	MMEI TABLE, ANI CLADDING CORP CELL MUM MAS UMIN DENSI MUM DENSI MIN DENSI MI	NDATI(other mass profession strict of ap strict of ap st	DNS DNRY PLE HARDIES PROVED SKGWE2:- 0 MM THICK INSULATION IN 3). THICK STANDARD	42 N NO. 07 02 03 04 05 06 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 07 08 06 08 06 08 06 08 06 08 06 08 06 08 06 08 06 08 08 08 08 08 08 08 08 08 08 08 08 08	2 BO ORT SW2 2007 2007 2007 2007 2007 2007 2007 20	URI H W 2500 ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE ISSUE FOR R ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES /OLLONG ////////////////////////////////////	ET ONG & COMMENTS & CO-ORDINATION IL HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE L TAPPLICATION TAPPLICATION
RECO OF BRICK VEIL BRICK VEIL BRICK VEIL ACCOPT EXTERNAL ACVITES (N SYSTEM R METAL DES SILL CAVITES (N SYSTEM ELLING BELOW MM THEK G BLING BELOW MM THEK G ED DOORS	MMEI VEER OR CLADDING CSR CEMI VOM MAS UNING MOOL OR MOOL OR MOOL OR MOOL OR MIN DENSI MIN DENSI K. ROOF V LASSWOOL	NDATI(other mass per example with of ap structory, polyester ty the oth with 10 mm linsulation try will be	DNRY DUE HARDIES PROVED KGW2D- 0 MM THICK INSULATION IN 3), THICK STANDARD N ACCEPTABLE	42 N NO. 01 02 03 04 06 06 06 06 06 06 06 06 07 07 10 11 12 13 14 15 16 16 17 18 18 19 20 21 A B B DRA	2 BO ORT SW2 500 200 200 200 200 200 200 200 200 20	AMEIN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE FOR REVISION ISSUE POST UNIT A LEVEL LEVEL LEVEL LEVEL ISSUE ISSUE	KE STREES /OLLONG ////////////////////////////////////	ET ONG ONG CO-ORDINATION CO-OR
RECO OF BRICK VEN I BE ACCON SMILAR MINIL BOARD WALL BO PLASTERM THICK GLASSS I CAUTES (A SYSTEM R METAL DEC SYSTEM R METAL DEC SON THE CE ED DOORS AZED DOORS	MMEEI VEER OR TALE, AN CLADDING CLADDING MUM MASS UNING MORE WIN DENSI WIN DENSI WIN DENSI K ROOF V LINIG CA K ROOF V LINIG CA K ROOF V LINIG CA	NDATI(OTHER MASIC FOR EXAMP NTEL OR AP STAY BE OF 1 STRUCTON POLYESTER TY 11 KG/M STRUCTON TT HISULATION TTY WILL BE	ONRY DUE HARDIES PROVED SKGM2)- 0 MM THICK INSULATION IN 3). THICK STANDARD NACCEPTABLE	42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW2 SIGN DATE 250520 220520 1205	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES /OLLONG) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO ANSOLATO TO CONSULTANTS D TO CONSULTANTS S REVISED D TO CONSULTANT ISSUE D CONSULTANT ISSUE	ET ONG 8 COMMENTS ND CO-ORDINATION IN HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE U TAPPLICATION TAPPLICATION CAPPLICATION
RECOI OF BRICK VEP IL BE ACCON SIMILAR MINIL BEACON CR SIMILAR MINIL BEACON CR SIMILAR MINIL BEACON CR SIMILAR MINIL BEACON CR SIMILAR MINIL BEACON CR SIMILAR MINIL BEACON CR SIMILAR MINIL SIMILAR MINILAR SIMILAR MINIL SIMILAR MINILAR MINIL SIMILAR MINILAR MINIL SIMILAR MINILAR MINILAR MINIL SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR SIMILAR MINILAR MINILAR MINILAR MINILAR MINILAR MINILAR MINILAR MINIL	MMELI VEER OR TABLE, AN CLADDING CSR CEMI VUM MAS ULINING M MOOL OR MOOL OR VOOL ON VOOL OR VOOL ON VOOL ON VO	NDATIC OTHER MASC FOR EXAMP TYTEL OR P STATUTE OF 1 STATUTE STATUTE STATUTE TY 11 KG/M TYTH 10 MM LINSULATION TYTH 10 MM LINSULATION TTMBER FR7 JUD REDUCTION TIMBER FR7	DNRY DLE HARDIES PROVED: 6 MM THICK INSULATION IN THICK STANDARD N ACCEPTABLE INSULATION INDEX DOORS. MAY BE OF	42 N. NO. 102 003 04 066 069 10 11 12 13 14 15 16 07 08 06 06 06 07 10 11 20 21 13 14 15 16 17 18 19 20 21 1 A B DRA	2 BO ORT SW2 500 12.0620 10.0652 20.0652 20.0652 20.0652 20.0652 20.0652 20.0652 20.0652 20.0652 20.0652 20.0652 07.0920 07.0900 07.09200 07.09200 07.09200 07.0900000000000000000000000000000000	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES VOLLONG OUTOCOMMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO CONSULTANTS S REVISED D TO MISSIE S REVISED D TO MISSIE S REVISED D FOR DEVELOPMENT D FOR DEVELOPMENT D FOR DEVELOPMENT D FOR DEVELOPMENT	ET ONG 8 COMMENTS 8 COMMENTS 9 CO-ORDINATION 9 HEIGHT REVISED 9 DED 9 ER LEVEL LIVEABLE L 9 APPLICATION 1 APPLICATION 1 APPLICATION 1 APPLICATION 1 APPLICATION
RECOI OF BRICK VEP I BE ACCEPTION AXON OR STEPHINAL AXON OR STEPHINA SIMULATION OF A STEPHINA THICK GLASS I LOXIFIES OF A SYSTEM R HEAL DEC BO DOORS AZED DOORS AZED DOORS AZED DOORS AZED DOORS AZED DOORS AZED DOORS AZED DOORS AZED DOORS	MMEI VEER OR VEER OR VEER CAN CLADDING CSR CEM VIUM MAS UNING MAS UNING MAS VIUM MAS VIIM MAS V	NDATIC THER MASC POR EXAMIN TRE OR AVAIL NTEL OR AVAIL TO THE OR AVAIL THE OR AVAIL THE OR AVAIL THE OR AVAIL TO THE	DNRY DUE HADDIES PROVED PROVED INSULATION IN S). THICK STANDARD N ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION INDEX D GLAZED DOORS. MAY BE 02 HOWDIED ABLE 2 HOWDIED	42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW 2 500 17,022 12,0522 10,052 10,0522 10,055 10,055 10,0	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STREES VOLLONG DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTATTS D TO MILL S.S & FLOOR TO FLOOR ED AS CLOUDED A REVISED D TO MILL S. REVISED D TO MILL S. REVISED D FOR DEVELOPMENT D FOR DEVELOPMENT D FOR DEVELOPMENT	ET ONG a comments a comments a comments a comments b co-ordination thelight revised dments ded er level liveable (rapplication rapplication
RECO PERCY VEIL BERCY VEIL	MMELI TABLE, ANI TABLE, ANI CLADDING CSR CEM TABLE, ANI TABLE, ANI	NDATI(other mass por example struction, polyester to the other struction, polyester to the other timber for the other timber for timber for ti	DNS DNRY DE HADDIES PROVED MATHICK MANS:- 0 MM THICK INSULATION IN 3). THICK STANDARD MACCEPTABLE G. AWNING OR MES, TION INDEX D'GLAZED DOORS. MAY BE OF ABLE 2, HOWEVER JIDING, THE	42 N. NO 01 02 04 06 06 07 08 09 10 11 12 13 14 15 16 06 09 10 11 12 13 14 15 16 06 09 10 11 12 13 14 15 16 06 09 10 10 11 12 10 10 10 10 10 10 10 10 10 10 10 10 10	2 BO ORT SW 2 500 250520 250500 250500 250500 2505000 2505000 250	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE FOR F ISSUE FOR F ISSUE F ISS	KE STREES /OLLONG /OLLONG /OLLONG DENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTATTS D TO ANSULTATTS D TO ANSULTATTS D TO ANSULTATTS D TO ANSULTATTS S & FLOOR TO FLOOD PAREL REVIEW AMEN 62 REVIED D TO CONSULTATTS S REVIED S REVIED D FOR DEVELOPMENT D FOR DEVELOPMENT	ET ONG COMMENTS COORDINATION CO
RECO PE BRICK VE LL BE ACCEPT LL BE ACCEPT A AXOLF MILL SIMILAR THE ACCEPT A AXOLF MILL SIMILAR SEA SIMILAR SEA SI	MMELI VEER OR TABLE, ANI CLADDING CSR CEM WOLM MAS UNING MAS UNING MAS UNING CAN WOLD ENSI IN ALL MAY BE INTERNA SPECIFIED MAY BE INTERNA SPECIFIED MAY BE UNING SCH VED.	NDATI(OTHER MASS D FOR EXAMP INTEL OF AP STRUCTON, POLYESTER VITH 10 MM L INSULATION TIMBER FRU VITH 10 MM L INSULATION	DNS DNRY PLE HARDIES PROVED SCIENT MATHICK INSULATION IN THICK STANDARD NACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION INDEX DO GLAZED DOORS. MAY BE OF ABLE 2, HOWEVER SIDENTIAL UNITS ZING SPECIFICATION	42 N. N. 01 02 04 06 06 07 08 09 10 11 12 13 14 15 16 16 07 08 09 10 11 12 13 14 15 15 16 08 09 10 11 12 13 14 15 15 16 10 10 20 21 10 10 10 10 20 20 20 20 20 20 20 20 20 20 20 20 20	2 BO ORT SW 2 5000000000000000000000000000000000000	AMEN ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE ISSUE FOR R ISSUE I	KE STREES /OLLONG /	ET ONG & COMMENTS & CO-ORDINATION IL HEIGHT REVISED DMENTS DED ER LEVEL LIVEABLE L PAPPLICATION TAPPLICATION APPLICATION
RECO PE BRICK VE LL BE ACCEP TE STERMAL A AXON ORN BOARD WALL DO FLASTERD THICK GLASS L CAVITIES (N SYSTEM THICK GLASS L CAVITIES (N SYSTEM THICK GLASS L CAVITIES (N SYSTEM THICK GLASS L CAVITIES (N SYSTEM THICK GLASS SYSTEM THICK GLASS SYSTEM SYSTEM THICK GLASS SYSTEM THICK GLASS SYSTEM	MMELI VEER OR TABLE, ANI CLAR CEMI MUM MAS UNING AND MUM MAS UNING AND MUM DENSI INNING AND INNING	NDATI(OTHER MASK P. FOR EXAMIN NTEL OF AP STAUDED COLON, POLYESTER TY 11 KG/MI TY WILL BE FIXED SUDIN TY WILL BE FIXED SUDIN TIMBER FRU SUDIN TIMBER FRU SUDIN S	DNS DNRY PLE HARDIES PROVED KG/W2D- N MM THICK INSULATION IN 3). THICK STANDARD N ACCEPTABLE KG, AWNING OR MES, TON INDEX D GLAZED DOORS. ABLE 2, HOWEVER INDING THE SIDENTIAL UNITS ZING SPECIFICATION	42 N N N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 BO ORT SW 2 5050 62,0520 17,0520 17,0520 11,0520 10,1520 10,	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE FOR R ISSUE I	KE STREES /OLLONG) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS D TO CONSULTANTS S & FLOOR TO FLOOP D TO CONSULTANT SEUE D FOR DEVELOPMENT D TO DE	
RECOU DE BRICK VEI LL BE ACCEP THE STEPNAL A AXON ORN SMILLAR MINIS BOARD WALL A AXON ORN SMILLAR MINIS BOARD WALL A AXON ORN SMILLAR MINIS BOARD WALL A AXON ORN SMILLAR MINIS BOARD WALL BOARD W	MMEEI VEER OR TABLE, AN CLADDING CLADDING CARD COLOR MUM MAS UNIN DENSI WOM MAS STORE STORE WILLING CAN WOOL OR WILLING CAN WILLING CAN WILLIN	NDATIC THER MASC FOR EXAMPLE TYTEL OR AP STRUCTON POLYESTER TYT 11 KG/MI VITH 10 MM VITH 10 MM TIMBER FR/ VITH 10 MM	DNRY DUE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD V ACCEPTABLE IS GLAZED CONS. MAY BE OF ABLE 2, HOWEVER SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS	42 N REV NO 01 02 04 06 07 00 04 06 07 00 04 06 07 00 00 04 06 07 00 04 06 07 00 04 06 07 00 00 04 06 07 00 00 00 00 00 00 00 00 00	2 BO ORT SW2 256520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 250520 260520 270520 260520 270520 260520 270500 2705000 27050000000000	AMEN AMEN ISSUE ISSU	KE STREES /OLLONG // COLLONG // COLLONG // COLLENT D TO CULENT D TO CULENT D TO CULENT D TO CULENT D TO CONSULTANTS D TO ANSOLTANTS D TO CONSULTANTS D TO ANSOLTANTS D TO ANSOLTANTS D TO ANSOLTANTS S & FLORED AS CLOUDED PANEL REVIEW AMEN D 4 408 REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED D FOR DEVELOPMENT D TO ADSOLTANT SAME PLANN MEINT APP	
RECOI PF BRICK VEP I BERICK	MMELI VEERLOR TABLE, AN CLADDING CSR CEMI VIUM MAS SCR CEMI VIUM MAS SCR CEMI VIUM MAS SCR CEMI VIUM MAS NOOF V ANOTA SE INNUM SE VIUM SCH WED. DOW SCH W EE CAMINE MAY BE ST MAY ST M	NDATIC THER MASC FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMP FOR EXAMPLE FOR EXAMPLE FINEDULE - RES FINEDULE -	DNS DNRY DUE HARDIES PROVED: O MM THICK INSULATION IN S. THICK STANDARD MACCEPTABLE INSULATION INDEX INSULATION INDEX INALE 2: HOWEVER SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS	42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW2 250520 220520 120820 120820 1170620 250520 120820 1170620 250520 120820 1170620 250520 1170620 117020 1170620 1170620 1170620 1170620 1170620 1170720 117010 1171120 11711120 11711100 11711100 11711100 11711100 11711100 11711100 11711100 11711100 11711100 11711100 11711100 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 11711000 1171100000000	AMEN SSUE	KE STREE /OLLONG /OLLONG /OLLONG DMENT D TO CLENT D TO CLENT D TO CLENT D TO CLENT D TO CLENT D TO CONSULTATIS D TO CONSULTATIS S REVISED D S REVISED D FOR DEVELOPMENT D TO REVERD D FOR DEVELOPMENT D	ET ONG B COMMENTS B COORDINATION IN EICO-ORDINATION IN EICO-OR
RECO PERCO PERCONNEL	MMMEI VEER OR TABLE, ANI CLADDING CSR CEMI MUM MAS OARD CO VOOL OR UNING CA SPECIFIED MINIUM SPECIFIED MINIUM SPECIFIED MINIU	NDATIC THER MASS FOR EXAMINATION OF THE OR ANY THE OR ANY EXAMINATION OF THE OR ANY THE OR ANY EXAMINATION OF THE OR ANY OF	DNRY DURY DURY DURY DE HADDIES PROVED PROVED PROVED PROVED DE HADDIES KGM2):- 0 MM THICK INSULATION IN INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INALED DOORS. MAY BE OF MAY BE OF SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS GLASS	42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW 2 550N DATE 25.0522 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.0720 01.020 01.0720 01.020 00.020 01.020 01.020 00.020 01.020 01.020 01.020 01.020 01.020 01.020 00.020 01.020 00.000 00.0200 00.0200 00.0200 00.0200 00.0200 00.0200000000	AMEN ISSUE ISS	KE STREES /OLLONG /OLLONG /OLLONG DEMENT D TO CUENT D TO CUENT D TO CUENT D TO CONSULTATTS D TO ANDOR TO FLOOD TO CONSULTATTS D TO MAN SA FLOOD TO FLOOD PAREL REVIEW AMEN G2 REVIED D TO MAN S A 403 REVIED S REVIED S REVIED D FOR DEVELOPMENT D FOR D F	ET ONG a comments a comments a coordination theight revised ded er level liveable (rapplication rapplication rapplication PULICATIO NORTH
RECO PERCEVENT PERCE	MMMELI VEERIOR TABLE, ANI CLADDING CSR CEMI TABLE, ANI CLADDING CSR CEMI TABLE, ANI MINIMM MASS MODEL IN MAY BE MINIMM SOL MINIMM SO	NDATI(THER MASS FOR EXAMP TO THE OR PACE TO THE OR PACE THE	DNS DNRY PLE HARDIES PROVED SWATCH MADE MADE MADE MADE MADE MADE MADE MADE	42 N N N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 BO ORT SW2 5000 170620 170720 1707	AMEN ISSUE ISS	KE STREES /OLLONG /OLLONG /OLLONG DEMENT D TO CUENT D TO CUENT D TO CUENT D TO CUENT D TO CONSULTANTS D TO ANDSOLATE TO CONSULTANTS D TO ANDSOLATO TO CONSULTANTS D TO ANDSOLATO TO CONSULTANTS S & FLOOR TO FLOOD PAREL REVIEW AMEN QUENTS S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S CLOUD PAREL REVIEW AMEN QUENT S CALE S CLOUDED S CLOUDED S CLOUDED S CLOUDED S REVISED S REVISED S REVISED S REVISED S REVISED S REVISED S CLOUDED S CLOUDED	



						chited	ature	ACN 076 874 48 NSW Architects	9 Board Re	gistration # 7042
	REQUIRED TO PASS	NI <u>J</u>		1				Board of Archite 10/261 Pacific H North Sydney N	cts QLD F Ighway SW 2080	tegistration # 3571
	T REQUIRED IR BASIX	KITCHEN / BATHROO	AND DM TAPS	5 STAR				AUSTRALIA T +61 2 7910 85 E jack@tas.com	563 n.au	
	PER BASIX RTIFICATE	ALL SHOW	VERHEADS	4 STAR (4.5-6L/MIN)				drawing and contant JACK TAYLOR ARC	t within are CHITECTS	copyright to Pty Ltd
	PER BASIX RTIFICATE	ALL TOILE	ET FLUSHERS	4 STAR	FC	DR:				
	OSED LOOP ST SYSTEM	DISHWAS	HER	4 STAR WATER	4	2B		KE STF	REE	T
	SS - 6.3 STAR AVER/ N-THERMALLY BROM	AGE KEN FRAME:	S)		F	· I ¥.	LIL).		
	ERS	e	503 (SLIDING D EXPOSUR	DOORS DUE TO SUN RE)						
	LUE 4.60 SHGC 0.50 LAZED, LOW-E NEUT	(± 10%) I RAL 8	MAX U-VALUE SINGLE GLAZE	4.90 SHGC 0.26 (±10%) ED, LOW-E TINT						
	VENEER V	VALLS TO CO	ORRIDORS	PRONTO PANEL 185MM.						
				R2.5 INSULATION						
	ULATION ULATION	JNITS		INSULATION MODELLED						
				21 3 REELECTIVE						
	AS BELOW BO	ARD INSUL	ATION							
	F CC 80	ONCRETE - A	ADDITIONAL P	2.50 REFLECTIVE						
	EQUIRED TO PASS	5)			1					
	ENT LEVEL - FLUO PLANT ROOMS - FLU	RESCENT W	/ MOTION SE T W/ MOTION	NSORS SENSORS	1					
	GE ROOMS - FLUO GE - FLUORESCEN	RESCENT W	W MOTION SE	NSORS	ĺ					
	ESS TRACTION W	VVVF MOTO	R - LED LIGH	, TING W/ LINK TO	1					
PERCENT OF ALL AND ALL AND ALL AND ALL AND COLLING Set SUPER COMMENTATION SET SUPER COMMEN	ENT LEVELS - SUP		HAUST W/ CO	MONITOR + VSD FAN						
MILLENERGY - MATUREL VENTLATION GRA INTAINABLE GRA INTAINABLE WITCH TO: DUCT THE WANKLE WITCH TO: DUCT THE WA	GE ROOMS - EXHA GE - SUPPLY CONT	UST ONLY			ĺ					
GAR INSTANTANEOUS INIT AND COLLING MUE DESTINATIONS STATUTED INFORMATION OF COLLING INIT AND COLLING MUE DESTINATION MANUEL SWITCH INIT AND COLLING MUE DESTINATION AND COLLING INIT AND COLLING MUE DESTING AND COLLING INIT AND COLLING<	JN GURRIDORS - N	ATURAL VE	NILATION		1					
THE LED THROUGHOUT ONE - DOCTORY MANALLS WITCH ONE - DOCTORY ON A DOCTORY ONE - DOCTORY MANALLS WITCH ONE - DOCTORY ON A DOCTORY ON A DOCTORY ONE - DOCTORY ON A DOCTORY ON A DOCTORY ONE - DOCTORY ON A DOCTORY ON A DOCTORY ONE - DOCTORY ON A	GAS INSTANTANE	OUS 3.5 STAR H	EATING AND	COOLING	1					
AT - DUTED WINARAL SYNCH AT - DUTED WINARA WINARA MARKANAL SYNCH AT - DUTED WINARAL SYNCH AT - DUTED WINARAL SYNCH AT - DUTED WINARAL SYNCH AT - DUTED WINARA WINARA AT - DUTED WINARA WINARA AT - DUTED WINARA WINARA AT -	TED LED THROUG	HOUT MANUAL SW	VITCH		-					
BU OKEN MY ADMONITOR BE ORVER - 2 STAR YETEN - CONNECTED TO COMMON AREA AND CENTRAL SYSTEME PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 ENVIRON 10 0000 10 000	N - DUCTED W/ MA RY - DUCTED W/ M/ ENTILATED FRIDG	NUAL SWITC ANUAL SWIT E SPACF	сн ГСН		ĺ					
BE DRYER - 2 STAR YISTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 REVENUE NO. GATE AMERCHENT FOR COMMON AREA AND CENTRAL SYSTEMS PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 REVENUE NO. GATE	RIC OVEN W/ GAS C	COOKTOP			1					
Project Project 979TEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS PROJECT 970LECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 100.02.02 SSUED TO CLIENT 100.02.02 SSUED TO MILETING 1100.02.02 SSUED TO MILETING 1100.02.02 SSUED TO DEVELOPMENT APPLICATION 1100.02.01 MILETING<	ES DRYER - 2 STAR	2			-					
PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 PROJECT 100.05.20 (20.20) PROJECT 100.05.20 (20.00) PROJECT 100.05.20 (20.00) PROJECT 100.05.20 (20.00) PROJECT 100.05.20 (20.00)										
PROJECT 42 BOURKE STREET NORTH WOLLONGONG NSW 2500 INSTRUCTION INSTRUCTION 10 006.20 SINCE TO CUENT INSTRUCTION 10 006.20 SINCE TO CUENT INSTRUCTION 11 02 20 006.20 SINCE TO CUENT INSTRUCTION 11 02 006.20 SINCE TO MILETING INSTRUCTION 11 02 006.20 SINCE TO MILETING INSTRUCTION 11 02 006.20 SINCE TO MILETING INSTRUCTION 12 00 000 FORE INSTRUCTION 13 00 112 00 FOR REVEAL INSTRUCTION 14 00 112 00 FORE INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION 15 10 111 10 MILET ON ADDIDAS COUNT INSTRUCTION INSULATION 15 10 MILET ON ADDIDAS COUNT	STOTEM - CONNEC	1201000		AND GEN HOLE STOTEMS						
42 BOURKE STREET NORTH WOLLONGONG NORTH WOLLONGONG NSW 2500										
NOR 1 H WOLLONGONG NSW 2500 NSW 2500 NOR 200 NSW 2500 NSW					PRO	JECT				_
NSW 2500					рко '42	NECT 2 BO	URI	KE STR	EE.	Г
REVISION NO. DATE AMENDMENT 02 26.65.20 ISSUED TO CUENT 22.86.20 ISSUED TO CUENT 02 26.05.20 ISSUED TO CONSULTANTS 6 6 0 22.05.20 ISSUED TO CONSULTANTS 03 10.20.20 ISSUED TO CONSULTANTS 6 0 10.00.20 ISSUED TO CONSULTANTS 04 12.00.20 ISSUED TO MALETING 0 10.00.20 ISSUED TO MALETING 05 10.00.20 ISSUED TO MALETING 0 10.00.20 ISSUED TO MALETING 05 10.00.20 ISSUED TO MALETING 0 10.00.20 ISSUED TO MALETING 11 21.02.20 ROWSULTANTS 0 0.00.20 ISSUED TO MALETING 12 20.02.00 ROWSULTANTS 0 10.00.20 ISSUED TO MALETING 12 20.02.00 ROWSULTANTS 0 10.00.20 ISSUED TO MALETING 12 10.01.20 LEVELS & FLOOD MALETING 10.01.20 LEVELS & FLOOD MALETING 13 11.01.20 LEVELS & FLOOD MALETING					^{рко} '42 'N	DECT 2 BO ORT	URI H W	KE STR /OLLON	EE' IGC	T DNG
01 80.02.0 IBSUED TO CLIENT 02 80.02.0 IBSUED TO CLIENT 02 80.02.0 IBSUED TO CIVENT & COMMENTS 02 80.02.0 IBSUED TO COMBUTANTS 03 80.02.0 IBSUED TO COMBUTANTS 04 12.02.02 IBSUED TO COMBUTANTS 05 10.07.02 FOR MEETING 06 80.07.01 IBSUED TO MALL 07 10.07.02 IBSUED TO COMBUTANTS 08 80.02.01 IBSUED TO COMBUTANTS 09 40.02.01 IBSUED TO COMBUTANTS 09 40.02.01 IBSUED TO ANNUTRY 10 10 07.02.01 IBSUED TO ANNUTRY 12 13.01 IDSUED AS CLOUDED 11 13 13.12 INTIGO REVERSED 11 14 10.11.20 IDSUED AS CLOUDED 12 14 10.11.20 IDSUED AS CLOUDED 13 15 10.11.20 IDSUED AS CLOUDED 13 15 10.11.20 IDSUED AS CLOUDED 14					^{рво} 42 N N	DIECT 2 BO ORT SW 2	URI H W 2500	KE STR /OLLON)	EE IGC	T)NG
Image: Section of the construction of the c					PR0 42 N N N REV	DIECT 2 BO ORT SW 2	URI H W 2500	KE STR /OLLON)	EE IGC	T)NG
Initial States Initial States Initial States Initial States Initial States Initial States Initial States Initial States Initial States Initial States					PRO 42 N N N REV NO. 01	JECT 2 BO ORT SW 2 ISION DATE 06.05.20	URI H W 2500	KE STR /OLLON) DMENT D TO CLIENT D EOP INEO DEN		
08 180.020 ISSUED TOR REVENUE COMMENTS AND CO-ORDIN 09 0.07.01 0.07.02 ISSUED TO CONSULTANTS 09 0.07.02 ISSUED TO FOR REVENUE COMMENTS AND CO-ORDIN 10 07.09.20 LEVELS & FLOOR TO FLOOR HEIGHT REV. 11 02.10.20 REVEED TO MAL 12 20.10.20 REVERD TO MAL 13 03.11.20 UNIT 603 REVISED 14 04.11.20 CONSULTANTS ISSUE 15 10.11.20 UNIT 603 REVISED 14 04.11.20 UNIT 601 & SOZ REVISED 15 10.11.20 UNIT 601 & SOZ REVISED 16 11.11.20 UNIT 601 & SOZ REVISED 17 13.11.20 UNIT 601 & SOZ REVISED 18 17.11.20 LEVELS REVISED 19 20.11.20 LEVELS REVISED 1 18 17.11.20 10 20.00.00 A 07.12.20 10 20.00.00 A 07.12.20 10 20.00.01 A 07.12.20 10 20.00.01 A 07.12.20 10.00.02 A 07.12.20 ISSUED TOR DEVELOPMENT APPLICATION 10.00.02 A 07.12.20 ISSUED TOR DEVELOPMENT APPLICATION 10.00.02 A 07.12.20 ISSUED TOR DEVELOPMENT APPLICATION </td <td></td> <td></td> <td></td> <td></td> <td>PRO 42 N N N N N N N</td> <td>NECT 2 BO ORT SW 2 1510N DATE 06.05.20 25.05.20 02.06.20 25.05.20</td> <td>URI H W 2500</td> <td>KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO LANDSCAPU TO LANDSCAPU TO CLIENT</td> <td></td> <td>T DNG</td>					PRO 42 N N N N N N N	NECT 2 BO ORT SW 2 1510N DATE 06.05.20 25.05.20 02.06.20 25.05.20	URI H W 2500	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO LANDSCAPU TO LANDSCAPU TO CLIENT		T DNG
00 83.07.20 ISSUED TO CONSULTANTS 00 0.06.20 ISSUED TO MAU 10 07.09.20 LEVELS & FLOOR TO FLOOR HEIGHT REVALUES 11 02.10.20 REVISED AS CLOUDED 12 20.10.20 REVISED AS CLOUDED 13 0.11.20 UNIT GO REVISED 14 08.11.20 CONSULTANT ISSUE 15 10.11.20 INITIONS ADDED AS CLOUDED 14 08.11.20 UNIT GO REVAILED 15 10.11.20 INITIONS ADDED AS CLOUDED 16 10.11.20 INITIONS ADDED AS CLOUDED 18 17.11.20 INITIONS ADDED AS CLOUDED 19 20.11.20 IEVELS REVISED 10 17.11.20 IEVELS REVISED 10 17.11.20 IEVELS REVISED 10 17.11.20 IEVELS REVISED 10 11.101 IEVELS REVISED 11 10.11.20 IEVELS REVISED 11 11.120 IEVELS REVISED 11 11.120 IEVELS REVISED 11 11.120 IEVELS REVISED 12 11.120 IEVELS REVISED 13 11.120 IEVELS REVISED 14 11.120 IEVELS REVISED 15 <					PRO 42 N N N N N N N 01 02 03 04	NECT 2 BO ORT SW 2 1510N 08.05.20 25.05.20 02.06.20 12.06.20 17.06.20 17.06.20	URI H W 2500 AMEN ISSUE ISSUE ISSUE	KE STR /OLLON) DMENT D TO CLIENT D TO CINFO, REV D TO LANDSCAP D TO CONSULTAI D TO CONSULTAI D TO CONSULTAI		T DNG
10 07.06.20 LEVELS & FLOOR TO LOOR HEIGHT REVI 11 11 02.10.20 REVISED AS CLOUDED 12 23.10.20 POST PAREL REVIEW AMENDMENTS 13 03.11.20 UMIT 500 REVISED 14 09.11.20 UMIT 500 REVISED 15 10.11.20 UMIT 500 REVISED 15 10.11.20 UMIT 501 REVISED 16 17 13.11.20 UMIT 501 REVISED 17 13.11.20 UMIT 501 REVISED 14 18 07.12.20 ISSUED FOR DEVELOPMENT APPLICATION 19 20.11.20 LEVELS REVISED 14 10 17.11.20 LEVELS REVISED 14 10 17.11.20 LEVELS REVISED 14 10 12.11.20 LEVELS REVISED 14 11 12.11.20 LEVELS REVISED 14 11 12.11.20 LEVELS REVISED 14 11 12.11.20 LEVELS REVISED 14 12.20 LEVELS REVISED 15 14 13.00 (CLASSWOOL CAP POLYESTER INSULATION INCCAPTION INCCAPTION INCCAPTION INCCAPTION INCOMPANY 15 <t< td=""><td></td><td></td><td></td><td></td><td>PRO 42 N N N N N N N 01 02 03 04 05 06 07</td><td>NECT 2 BO ORT SW 2 150N DATE 06.05.20 25.05.20 02.06.20 12.06.20 11.06.20 11.06.20 01.07.20</td><td>URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE</td><td>KE STR /OLLON /OLLON D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTAD TO CONSULTAD D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING</td><td></td><td>T DNG comments</td></t<>					PRO 42 N N N N N N N 01 02 03 04 05 06 07	NECT 2 BO ORT SW 2 150N DATE 06.05.20 25.05.20 02.06.20 12.06.20 11.06.20 11.06.20 01.07.20	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON /OLLON D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTAD TO CONSULTAD D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING		T DNG comments
12 22:102 POST PAREL REVISED 13 03:11.20 UNIT 500 REVISED 14 09:11.20 CONSULTANT ISSUE 15 10:11.20 UNIT 500 REVISED 16 19:11.20 UNIT 500 REVISED 17 13:11.20 LEVELS REVISED 18 17:11.20 LEVELS REVISED 19 10:11.20 LEVELS REVISED 19 20:11.20 LEVELS REVISED 10 20:11.20 LEVELS REVISED 11 03:00:21 ISSUED FOR DEVELOPMENT APPLICATION 10 CAVENDA MAY BE OF 10 MM THICK DOUDENSTRY THI KG/MS). 11 DESUED FOR DEVELOPMENT APPLICATION DESUED FOR DEVELOPMENT APPLICATION 11 LING BELOW, DESUED FOR DEVELOPMENT APPLICATION 11 LING SELOW, DESUED FOR DEVELOPMENT APPLICATION 11 DESUED FOR DEVELOPMENT APPLICATION DESUED FOR DEVELOPMENT 11					PRO 42 N N N N N N N N N N N N N N N N N N	JECT 2 BO ORT SW2 150N DATE 02.06.20 12.06.20 12.06.20 12.06.20 11.06.20 11.06.20 01.07.20 03.07.20 03.07.20 03.07.20	AMEN 15500 15500 15500 15500 15500 15500 15500 15500 15500 15500	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTA D FOR MEETING EVIEW COMMEN D FOR MEETING D FOR MEETING D TO CONSULTA		
14 09.11.20 CONSULTANT ISSUE 15 10.11.20 WINDOWS ADDED AS CLOUDED 16 11.10 LIVELS REVISED 17 13.11.20 LIVELS REVISED 18 17.11.20 LIVELS REVISED 19 20.11.20 LIVELS REVISED 19 20.11.20 LIVELS REVISED 19 20.11.20 LIVELS REVISED 19 20.11.20 LIVELS REVISED 20.400 OR OF OF OF CONSTRUCTION 19 20.11.20 20.400 OR POLYESTER INSULATION IN 20.400 OR POLYESTER INSULATION IN 20.400 OR POLYESTER INSULATION IN 20.400 OR POLYESTER INSULATION IN 20.400 OR STRUCTION, WITH 10 MM THICK STANDARD 20.400 OR POLYESTER INSULATION IN 20.400 OR STRUCTION, INSULATION 20.400 OR POLYESTER INSULATION IN 20.400 OR STRUCTION, INSULATION 20.400 OR POLYESTER INSULATION 20.400 OR STRUCTION, INSULATION 20.400 OR POLYESTER INSULATION 20.400 OR STRUCTION, INSULATION 20.400 OR POLYESTER 20.400 OR SATING OR INSULATION 20.400 OR POLYESTER 20.400 OR SATING OR INSULATION 20.400 OR INSULATION 20.400 OR SATING OR INSULATION 20.400 OR INSULATION 20.400 OR SATING OR INSULATION 20.400 OR INSULATION 20.400 OR SATING OR INSULATION 20.400 OR INSULATION </td <td></td> <td></td> <td></td> <td></td> <td>PRO -42 -N -N -N - - - - - - - - - - - - -</td> <td>JECT 2 BO ORT SW2 1510N 1510N 1510N 1510N 1510S</td> <td>AMEN 3500 3500 3500 15000 150000 150000 150000 1500000000</td> <td>KE STR /OLLON) DMENT D TO CLIENT D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CONSULTAI D TO CONSULTAI</td> <td>EE IGC</td> <td>COMMENTS</td>					PRO -42 -N -N -N - - - - - - - - - - - - -	JECT 2 BO ORT SW2 1510N 1510N 1510N 1510N 1510S	AMEN 3500 3500 3500 15000 150000 150000 150000 1500000000	KE STR /OLLON) DMENT D TO CLIENT D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CONSULTAI D TO CONSULTAI	EE IGC	COMMENTS
RECOMMENDATIONS 10 18.11.20 LIVEUR REVISED 17 13.11.20 LEVELR REVISED 18 19 17.11.20 LEVELR REVISED 19 17.11.20 LEVELR REVISED 19 17.11.20 LEVELR REVISED 19 17.11.20 LEVELR REVISED 19 10.11.20 LEVELR REVISED 10 20.11.20 LEVELR REVISED 11 20.11.20 LEVELR REVISED 12 20.11.20 LEVELR REVISED 14 0.71.2.20 ISSUED FOR DEVELOPMENT APPLICATION 15 PROFEMENT APPLICATION 10 16 10.12.5 KR00;: 00.02.1 20.420 WALL LINING MAY BE OF 10 MM THICK 10 10 16 PROFEMENT APPLICATION 10 11.00 EQUATION IN CAVITES (MIN DEVISITY 11 Kg/ M3); 10 20.431 MININUM SOLO REVELOPMENT APPLICATION 10 10 11.00 EQUATION IS SIN THE CELLING CAVITY WILL BE ACCEPTABLE 10 11.00 EQUATION IS BE ONE MINING OR THERE REAMES, PROJECT MUMBER 10 10 11.00 EQUAS 11 10 10					PRO 42 N N N N N N N N N N N N N N N N N N	SICT 2 BO ORT SW 2 506.05.20 02.06.20 12.06.20 112.06.20 112.06.20 01.07.20 03.07.20 04.08.20 07.09.20 07.09.20 02.10.20 22.10.20 22.10.20 03.11.20	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CONSULTA D TO CONSULTA		
10 17.11.20 LEVELB REVISED 0F BRICK VENEER OR OTHER MASONRY 19 20.11.20 LEVELB REVISED 10 20.11.20 LEVELB REVISED 11 17.11.20 LEVELB REVISED 12 20.11.20 LEVELB REVISED 14 77.11.20 LEVELB REVISED 15 20.11.20 LEVELB REVISED 16 20.11.20 LEVELB REVISED 17 11.20 LEVELB REVISED 18 20.01.05 PROSTRAD CONSTRUCTION, 19 20.11.20 LEVELB REVISED 10 12.5 KGM2):- 11 12.5 KGM2):- 11 12.5 KGM2):- 11 12.5 KGM2):- 11 LEVELB REVISED 12.5 KGM2):-					PRO 42 N N N N N N N N N N N N N N N N N N	NECT 2 BO ORT SW2 550N DATE 06.05.20 25.05.20 02.06.20 12.06.20 02.06.20 11.06.20 02.06.20 03.07.20 04.08.20 03.07.20 00.07.20 00.0000000000	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE FOR R ISSUE POR R ISSUE POR R ISSUE ISSUE CONS WIND	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CANSULTAD D FOR INFO, REV D TO LANDSCAPI D TO LANDSCAPI D TO ANSULTAD TO MMJ S & FLOOR TO FI ED AS CLOUDED D TO CONSULTAD D TO MMJ S & FLOOR TO FI ED AS CLOUDED D TO CONSULTAD TO MMJ S & FLOOR TO FI PANEL REVIEWA ADD REVIEWD	EE IGC	
A BY LOCATE AND THE MAGONT THE MAGONT THE MAGONT THE PARALLY AND ON THE DATA TO AND THE OR APPLICATION A TO THE THE APPLICATION A TO THE ACCEPTABLE AND THE CHARACTER AND AND CASES A	RECOM	IMEN	DATIO	ONS	PRO 42 N N N N N N N N N N N N N N N N N N	UNECT 2 BO ORT SSW 2 SSW 2 SION DATE 60.0520 12.0620 12.0620 12.0620 12.0620 17.0620 01.0720 04.0622 04.1122 10.1120 10.1	AMEN ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE CONS WINDO	KE STR /OLLON /OLLON D' D' TO CUENT D' TO CUENT D' TO CONSULTAI D' FOR INFO, REV D' TO ANSOCATION D' TO CONSULTAI D' TO MAIL S' FLUORO TO FI ED AS CLOUDED D' TO MAIL S' FLUORO TO FI ED AS CLOUDED ULTAINT ISSUE JWIS ADDED AS C G' IL SOZ REVISED	EET IGC	CO-ORDINATIO
E EXTENSIVE LOCAL PROVED EXAMPLE HARVIES EXAMPLE OF A PERVENCE SIMULAR MINIMUM MASS (MIN 125 KG/M2): BOURD PAR UNIT LINING MAY BE OF 10 MM THICK THICK GLASSWOOL OONSTRUCTION, MIN DENSITY 11 KG/M3). SYSTEM A METAL DECK ROOF WITH 10 MM THICK STANDARD INNO EXAMPLE AND AND GLAZED DOORS MAY BE FIXED, SLIDING, ANNING OR THE CELING CAVITY WILL BE ACCEPTABLE ED DOORS MAY BE FIXED, SLIDING, ANNING OR THE CELING CAVITY WILL BE ACCEPTABLE ED DOORS MAY BE FIXED, SLIDING, ANNING OR THE CELING CAVITY WILL BE ACCEPTABLE ED DOORS MAY BE FIXED, SLIDING, ANNING OR THE OF VARIOUS WINDOWS AND GLAZED DOORS. MAY BE USED PROVIDING THE MENDED WINDOW SCHEDULE - RESIDENTIAL UNITS MIN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS EDDOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS MONOWS IN THE PEVENDE WILL BE COUSTIC SEALS	RECOM	IMEN		DNS	PRO 42 N N N N N N N N N N N N N N N N N N	UNCONTRACTOR NOT CONTRACT OF C	AMEN ISSUE ISSUE ISSUE ISSUE FOR R ISSUE FOR R ISSUE CONS WINDOUT CONS WINDOUT LEVEL LEVEL	KE STR /OLLON) DIMENT D TO CLIENT D TO CLIENT D FOR INFO, REV D TO LANDSCAPU D TO CANSULTAT D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING D TO CONSULTAT S & FLOOR TO FI S & FLOOR TO	EE IGC	CO-ORDINATIO
BOARD WALL LINING MAY BE OF 10 MM THICK ID PLASTERBOARD CONSTRUCTION, THICK GLASSWOOL OR POLYESTER INSULATION IN L CAVITIES (MIN DENSITY 11 KG/M3). SYSTEM 3 METAL DECK ROOF WITH 10 MM THICK STANDARD IL MAY ALL DECK ROOF WITH 10 MM THICK STANDARD IL MAY ALL DECK ROOF WITH 10 MM THICK STANDARD IL NO BELOW, MM THICK GLASSWOOL INSULATION IS) IN THE CEILING CAVITY WILL BE ACCEPTABLE ED DOORS AZED DOORS MAY BE FIXED SLIDING, AWNING OR THE IN ALLING WINDOW SCHEDUCTON INDEX MINDOWS SCHEDULE - RESIDENTIAL UNITS IMEN POR VARIOUS WINDOW SCHEDULE - RESIDENTIAL UNITS IMEN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS ED DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS INNOVAN IN THE DEVELOPMENT WILL BE DOUBLE CONSULTATION 30 6.38 MM LAMINATED GLASS ED DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS INNOVANCE IN THE DEVELOPMENT WILL BE DOUBLE CONSULTATION MONTHY IN THE DEVELOPMENT WILL BE DOUBLE CONSULTATION ARXING NUMBER REVISION ARXING NU	RECOM	IMEN BLE OR OT	DATIC THER MASC	DNS DNRY	PRO 42 N N N 01 02 03 04 05 08 07 08 08 07 08 08 07 11 11 12 13 14 15 19 A o	LIECT 2 BO ORT SW/ 25.052 25.0522	AMEN SSUE SSUE SSUE SSUE SSUE SSUE SSUE SS	KE STR /OLLON DMENT D TO CLIENT D TO CLIENT D TO CANDSCAPI D TO CANDSCAPI D TO CANDSCAPI D TO CANDSCAPI D TO CANDSCAPI D TO CANDSCAPI D TO CONSULTAT D TO MMJ S & FLOR TO FI E AS CLOUDED PANEL REVIEW D AS REVISED D FOR MEETING D & SECUSED S REVISED S REVISED S REVISED D FOR DEVELOPI D FOR DEVELOPI	EE IGC	
THICK GLASSWOOL OR POLYESTER INSULATION IN L CAVITIES (MIN DENSITY 11 KG/M9). SYSTEM I MCTAL DECK ROOF WITH 10 MM THICK STANDARD JIING BELOW, MM THICK GLASSWOOL INSULATION OR JIN THE CELLING CAVITY WILL BE ACCEPTABLE ED DOORS AZED DOORS AZED DOORS AZED DOORS AZED NOORS MAY BE FIXED SLIDING AWNING OR THE IN ALUMINUM OR TIMBER FRAMES. PECIFIES MINIMUM SOUND REDUCTION INDEX MIDED FOR VARIOUS WITH 20 MAY BE OFFERED IN TABLE 2 MAY BE OFFERENCE OFFERED IN TABLE 2 MAY BE OFFERENCE OFFERENC	RECOM	IMEN ER OR NO BLE, AND ADDING, F ADDING, F	DATIC THER MASC FOR EXAMINE TEL OR APP	DNRY PHE HARDIES PROVED	PRO 42 N N N REV N 0 0 10 12 13 14 15 19 17 18 19 4 8 8	LIECT 2 BO ORT SW2 5052 5052 505 505	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE UNIT CONSO UNIT CONSO UNIT LEVEL LEVEL LEVEL ISSUE	KE STR /OLLON DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CANUSCAPI D TO CONSULTAD D TO CONSULTAD	EE IGU IEW&C E NTS IOOR HI MENDW CLOUDE D	CO-ORDINATIO
SYSTEM B METAL DECK ROOF WITH 10 MM THICK STANDARD JUNG BELOW. BY IN THE CEILING CAVITY WILL BE ACCEPTABLE ED DOORS AZED DOORS AZED DOORS MAY BE FIXED SLIDING AWNING OR TLE IN ALLMINUM OR TIMBER FRAMES. PEOFIES WITH A MINIMUM OR THMERE REAL ED DOORS AZED DOORS MAY BE FIXED SLIDING AWNING OR TLE IN ALLMINUM ON TIMBER FRAMES. PEOFIES WITH A MINIMUM OR THALE 2 MAY BE OF ESS WITH A MINIMUM AND REDUCTION INDEX HENDED WINDOW SCHEDULE - RESIDENTIAL UNITS MIN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS 29 5 MM FLOAT GLASS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS IN THE PEVELOPWENT WILL BED DUBBLE CAVED	RECOM	IMEN BER OR OT ADDING, F R CEMINI MASS NING CONS NING CONS	DATIC THER MASC THER MASC OR EXAMP TEL OR APP TEL OR AP	DNRY DNRY DIE HARDIES FROVED SKRM2): 0 MM THICK	PRO 42 N N N N N N N N N N N N N N N N N N	LIECT 2 BO ORT SW2 SW2 SW2 SSION DATE 08.0520 12.0620 17.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.0620 19.1720 08.1120 08.1120 19	URI H W 2500 issue issue issue issue for r issue por tissue por tissue level level level level level level level issue	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CANDETING D FOR INFO, REV D TO LANDSCAPI D TO CANSULTA D TO AND SCAPI D FOR MEETING D FOR MEETING D FOR MEETING D TO CONSULTA D TO MMJ S & FLOOR TO FI ED AS CLOUDED PANEL REVIEW D TO CONSULTA D TO MMJ S & FLOOR TO FI ED AS CLOUDED PANEL REVIEW S A REVISED S & REVISED S & REVISED S & REVISED D FOR DEVELOPI D FOR DEVELOPI	EE IGC	CO-ORDINATIO
A METAL DECK ROOF WITH 10 MM THICK STANDARD ILING BELOW. BY IN THE CEILING CAVITY WILL BE ACCEPTABLE ED DOORS AZED DOORS MAY BE FIXED SLIDING, AWNING OR THE IN ALUMINUM OR TIMBER FRAMES, DEPCHES WITHOUTS WINDOWS AND GLAZED DOORS. HER SECHED IN TABLE 2 MAY BE OF CONSTITUCTION MAY BE USED PROVIDING THE ING SPECIFICATION IS GREWN IN TABLE 2 HOWEVER ING SPECIFICATION IS GREWN INTAGUESTICATION 30 6.38 MM LAMINATED GLASS EDDOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS INNOVEMENT HE PENDERWENT WILL BEDOUBLE CONSULTATION NUNDOWS IN THE PENDERWENT WILL BE DOWN IN ACOUSTIC SEALS INNOVEMENT HE PENDERWENT WILL BE DOWNS CALAZED ARR 20.6 B	RECOM	IMEN BER OR OT ADDING F R CEMING M MASS NING MAN D CONS D CONS D CONS D CONS D CONS D	DATIC THER MASC OR EXAMP (MIN 125 Y BE OF 1) TRUCTION, QLYESTER 11 KG/M	DNRY SIE HAPDIES FROVED KG/M22:- 0 MM THICK INSULATION IN	PRO 42 NO. 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 18 8 8	LISION 2 BOO ORT SW 2 SISION DATE 08.6520 12.0522	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON) DMENT D TO CUENT D TO CUENT D TO CUENT D TO CONSULTA D TO ANDSCAPE D TO LANDSCAPE D TO LANDSCAPE D TO ANDSCAPE D TO ANDSCAPE D TO CONSULTA D TO MAU S & FLOOR TO FI ED AS CLOUDED WIEW COMMENT S & FLOOR TO FI ED AS CLOUDED D TO CONSULTA 38 FEVISED D LITAT ISSUE 38 FEVISED S REVISED S REVISED S REVISED D FOR DEVELOPI D FOR DEVELOPI	EE IGC IEW&C E NTS TS AND ITS AND ITS AND ICOOR HI INTS COOR HI INTS COOR HI INTS	
MM. THICK GLASSWOOL INSULATION (S) IN THE CELING CATTY WILL BE ACCEPTABLE ED DOORS AZED DOORS AZED DOORS MAY BE FIXED, SLIDING, AWNING OR ILE IN ALLMINIUM ON TIMBER FRAMES, URED FOR VARIOUS WINDOWS AND GLAZED DOORS. JIRED FOR VARIOUS WINDOWS AND GLAZED DOORS. SINT A MINIMUM RW 25. JIRED FOR VARIOUS WINDOWS AND GLAZED DOORS. SINT A MINIMUM RW 25. MIN SPECIFICATION IS OPEN IN TABLE 2 HOWEVER ONSTRUCTION MAY BE USED PROVIDING THE IS S ACHIEVED MIN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS 29 5 MM FLOAT GLASS 201007 80000 G A1 1:200 G A3 000008 MI THE PEVELOPMENT WILL BE CONSIDICATION MANDOWS M THE PEVELOPMENT WILL BE CONSIDICATION	RECOM	IMEN EFF. OR. OT BLE, AND ADDING, F F. CEMING, MING, MASS NICO CONS DOL OR PIP J DENSITY	DATIC THER MASC FOR EXAMP (MIN 12.5 Y BE OF 11 STRUCTION, OLYESTER '11 KG/MS	DNRY DNRY E HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3),	PRO 42 N N N N N N N N N N N N N N N N N N	LIECT 2 BO ORT SW 2 ISION DATE 2 250520 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.08.20 17.1220 18.11220 18.11320 19.11320	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON DMENT D TO CUENT D TO CUENT D TO CUENT D FOR INFO, REV D TO LANDSCAP D TO ANSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT S & FLUOR TO FI ED AS CLOUDED D TO MMJ 8 & FLUOR TO FI ED AS CLOUDED D TO MAJ 8 REVISED S REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC	CO-ORDINATIO
ED DOORS AZED DOORS AZED DOORS MAY BE FIXED SLIDING AWNING OR AZED DOORS MAY BE FIXED SLIDING AWNING OR AZED MUMOUS MAY BE TRAMES. PECIFICS MIMIMUM SOUND REDUCTION INDEX MIRED FOR VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED PROVEMENT ALL 2 ANY BE OF AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED TO VARIOUS WINDOWS AND GLAZED DOORS MAY BE USED PROVIDING THE S AZED TO VARIOUS SCHEDULE - RESIDENTIAL UNITS MIN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS PROJECT NUMBER Z9 5 MM FLOAT GLASS DOORS M TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DOORS M TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DRAWING NUMBER REVISION ARE 206 B AZED TO VARIOUS MAY BE OFFICIAL CONSTRUCTION ADDITION IS USED WITH THE PROVIDER GLAZED DRAWING NUMBER REVISION ADDITION IS USED WITH THE ACOUSTICAL CONSTRUCTION ADDITION IS USED WITH THE ACOUSTICAL CON ADDITION IS USED WITH ACOUSTICAL CON ADDITION IS USED WITH ACOUSTICAL CON ADDITION IS ADDITION IN ACOUNT ADDITION	RECOM	IMEN ER OR OT BLE, AND AL, AND	DATIC THER MASC THER MASC MIN 12.5 Y BE OF 1.1 STRUCTION, OLYESTER TH 10 MM	DNRY DNRY PLE HARDIES PROVED KGW2):- 0 MM THICK INSULATION IN 3): THICK STANDARD	PRO 42 N N N N N N N N N N N N N N N N N N	LIECT 2 BOO ORT SW 2 ISION DATE 26.6520 17.0620 17.0620 07.0920 07.0920 07.1220 09.0621 07.1220 09.0621 09.0220 09.0621 09.0220 00.0220 00.0200 00.0000 00.0000 00.00000 00.00000000	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON / DIMENT D TO CLIENT D TO CLIENT D FOR INFO, REV D TO LANDSCAPP D TO LANDSCAPP D TO CONSULTAT D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING D TO CONSULTAT S & FLOOR TO FI ED AS CLOUDED D TO MINJ S & FLOOR TO FI ED AS CLOUDED D TO MINJ S & FLOOR TO FI S REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC E ITS AND LOOR HI MENT A MENT A MENT A	
ZED DOORS MAY BE FIXED SLIDING AWVING OR HE IN ALUMINIUM OR TIMBER FRAMES, HE IN ALUMINIUM OR TIMBER FRAMES, HE IN ALUMINIUM OR TIMBER FRAMES, HE IS ACHEVED, HE IS ACHEVED, HINDOWS IN THE IS HOULD BE FITTED WITH ACOUSTIC SEALS HINDOWS IN THE DEVELOPMENT WILL BE DOUBLE GUAZED HINDOWS IN THE DEVELOPMENT WILL BE DOUBLE GUAZED	RECOM	IMEN ER OR OT BLE, AND ADDING, MASS NING MASS NING CONS OCOR WIT ESWOOL SSWOOL	DATIC THER MASC MIN 12.5 THE OF APP MIN 12.5 TH 10 MM INSULATION INSULATION INSULATION	DNS DNRY DE HARDIES RGWD):- 0 MM THICK INSULATION IN 3). THICK STANDARD	PRO 42 N N N N N N N N N N N N N N N N N N	LIECT 2 BOO ORT SW 2 ISION DATE 26.65.20 12.06.20 11.06.22 11.06.25	URI H W 2500 ISSUE	KE STR /OLLON / DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CANSULTAT D FOR INFO, REV D TO LANDSCAPU D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO MALE TREVIEW / CONSULTAT S & FLOOR TO FI S & FLOOR TO FI S & FLOOR TO FI S & REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC	
TETIN ADJUMINION OR TABLET FRAMES, TECTIN ADJUMINION OR TABLET FRAMES, TECTINES MINIMUM ROUTE RELEASED FRAMES, TECTINES MINIMUM RAY BE USED PROVIDING THE SS WITH A MINIMUM RAY BE. SS WITH A MINIMUM RAY BE.	RECOM	IMEN BLE, AND F ADDING MAN THE CONS IN MASS NING MAN THE CONST IN MASS NOL OR PH I DENSITY I DENSITY I DENSITY	DATIC THER MASC OR EXAMP TEL OR APP TEL OR A	DNS DNRY YLE HARDIES PROVED:- 0 MM THICK INSULATION IN 3). THICK STANDARD	PRO 42 N N N N N N N N N N N N N N N N N N	LIECT 2 BO ORT SW2 SW2 250520 12.0600 12.06000 12.06000 12.06000 12.06000 12.06000 12.06000 12.060	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON / DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO MMJ S & FLOROR TO FI ED AS CLOUDED ANGL REVIEWD S & FLOROR TO FI ED AS CLOUDED D TO CONSULTAT D TO MMJ S & FLOROR TO FI ED AS CLOUDED D TO CONSULTAT D TO MMJ S & FLOROR TO FI ED AS CLOUDED S REVISED S REVISED S REVISED S REVISED D FOR DEVELOPI D FOR DEVELOPI	EET IGC IEW&C E ITS AND ICOR HI ILOUDEI D ICOR HI ILOUDEI D	
THEE TOP WITHOUS WITHOUS AND CHEER TOP TOP TO THE TOP OF THE TOP O	RECOM	IMEN ER OR OT ADDING, F ADDING, F ADDING, F ADDING, F ADDING, CANT AND CON ADDING, CANT ROOF WIT ROOF WIT ROOF WIT	DATIC THER MASC OR EXAMINE THE OR APP THE CTONE, OLYESTER TH 10 MM INSULATION WILL BE	DNRY DIRY DIE HADDIES FROMD:- 0 MM THICK INSULATION IN 3). THICK STANDARD ACCEPTABLE	PRO 42 NO 102 03 04 05 06 06 06 07 06 06 06 07 06 06 06 07 06 06 07 06 06 07 07 08 06 07 07 08 06 07 07 07 07 07 07 07 07 07 07 07 07 07	LIECT 2 BO ORT SW2 SW2 SW2 12,6620 12,720 12,720 12,720 12,7120	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CAUST D TO LANDSCAPI D TO CANSULTA D TO ANDSCAPI D TO CANSULTA D TO AND EVIEW COMMEN D TO CONSULTA D TO MMJ S & FLORO TO FI ED AS CLOUDED PANEL REVIEW D TO CONSULTA D TO MMJ S & FLORO TO FI ED AS CLOUDED PANEL REVIEW S & REVISED S REVISED S REVISED S REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC IEW & C E INTS ICOOR HI ILCOUDE D	CO-ORDINATIO
SSS WITH A MININUM RW 25. NG SPECIFICATION IS GIVEN IN TABLE 2. HOWEVER NG SPECIFICATION IS USED PROVIDING THE NG S ACHIEVED MIN RW EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS 29 5 MM FLOAT GLASS DODORS IN TABLE 2. SHOULD BE FITTED WITH ACOUSTIC SEALS ENDEDWIND RUBEY COMMENT WILL BE DOUBLE GLASED DRAWING NUMBER REVISION AR 206 B	RECOM	IMEN ADDING F ADDING F	DATIC THER MASC THER MASC THER THANK THIS UNIT 12 THIS THAN THAN THIS UNIT THIS UNIT T	DNRY STE HARDIES FROVED KG/M2):- 0 MM THICK INSULATION IN 3): THICK STANDARD ACCEPTABLE ING. AWNING OR TONL INCOM	PRO 42 N 10 10 10 10 10 10 10 10 10 10	UNECT 2 BO ORT 3 SW 2 SISION DATE 2 50.63.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON) DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTAD D FOR INEETING D FOR MEETING D FOR MEETING D FOR MEETING D TO CONSULTAD D TO MMU S & FLOOR TO FI ED AS CLOUDED PANEL REVIEW SWE ADDED AS C OW S ADDED AS C S REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC	CO-ORDINATIO
CNSTRUCTION MAY BE USED PROVIDING THE	RECOM F BRICK VENEL BE ACCEPTA E EXTERNAL CE SIMILAR MINIMU JOARD WALL UI D FLASTERBOA THICK GLASSWICK ING ALLINION SYSTEM I METAL DECK. MINI THICK GLASSWICK SYSTEM I METAL DECK. MINI THICK GLASSWICK I MINI THICK GLASSWICK I MINI THICK GLASSWICK I METAL DECK. MINI THICK GLASSWICK I MINI THICK GLASSW	IMEN ADDING F ADDING F	DATIC THER MASC FOR EXAMP (MIN 12.5 Y BE OF 11 STRUCTION, OLYESTER TH 10 MM INSULATION Y WILL BE TH 10 MM INSULATION Y WILL BE TH 10 MM	DNRY PLE HARDIES PROVED KGM2:- 0 MM THICK INSULATION IN 3). THICK STANDARD V ACCEPTABLE INSULATION IN COLUMES, COL	PRO 42 NO 10 11 12 13 14 15 16 07 08 09 00 00 00 00 00 00 00 00 00	LISION LISION	URI H W 2500 IISSUE III	KE STR /OLLON / DMENT D TO CUENT D TO CUENT D TO CONSULTA D TO CONSULTA S & FLUOR TO FI ED AS CLOUDED D TO CONSULTA 30 FRVISED D TO CONSULTA 30 FRVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC	CO-ORDINATIO
MENDED WINDOW SCHEDULE - RESIDENTIAL UNITS MIN Rw EXAMPLE GLAZING SPECIFICATION 30 6.38 MM LAMINATED GLASS 29 5 MM FLOAT GLASS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS WINDOWS IN THE DEVELOPMENT WILL BE CONSIDER GLAZED WINDOWS IN THE DEVELOPMENT WILL BE COUSTIC ALLER DRAWING NUMBER REVISION AR 206 B	RECOM	IMEN ER OR OT BLE, AND AND AND AND AND AND AND AND	DATIO	DNRY DNRY DNRY PLE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD MACCEPTABLE IG, AWNING OR MON INDEX DON INDEX DON INDEX DOORS. MAY BE OF ABLE 2, HOWEVER	PRO 42 N NO 01 02 03 04 065 08 07 08 06 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 07 08 08 08 07 08 08 08 07 08 08 08 08 08 08 08 08 08 08 08 08 08	VIECT 2 BO 0 ORT 5 V 2 100 0 ORT 5 V 2 120 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	URI H W 2500 ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STR /OLLON / DMENT D TO CUENT D TO CUENT D FOR INFO, REV D TO LANDSCAPP D TO AND D FOR MEETING D FOR MEETING D FOR MEETING D TO CONSULTAT D TO CONSULTAT S REVISED D TO MALE REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI	EET IGC	CO-ORDINATIO
30 6.38 MM LAMINATED GLASS 29 5 MM FLOAT GLASS DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DEVOCAS OLION FROM SCHLEGEL OR SMILLAR. WINDOWS IN THE PRIVIDENT MILL BE COUSTIC SEALS DRAWING NUMBER AR 206 B	RECOM	IMEN ER OR OT ER OR OT ER OR OT STAND ADDING MAY BE FET MAY BE FET INNUM RATE SUBJECTIONS INNUM RATE INNUM RATE IN	DATIC THER MASC THER MASC MIN 12.5 THE OF APP T1 KRUCTION, OLYESTER TH 10 MM INSULATION Y WILL BE INSULATION Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	DNS DNRY DNRY 2LE HARDIES FROVED 6 MM THICK INSULATION IN 3): THICK STANDARD NACCEPTABLE G, AWNING OR MAY BE OF MAY BE OF ABLE 2, HOWEVER JDING THE	PR0 42 N N N N N N N N N N N N N N N N N N	VINING NAME	URI H W 2500 ISSUE	CE STR /OLLON / / / / / / / / / / / / /	EET IGU	
29 5 MM FLOAT GLASS DOGORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DEDOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DEDOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS DRAWING NUMBER REVISION MINDOWS IN THE DEVELOPMENT WILL BE DOUBLE GLAZED DRAWING NUMBER AR 206 B	RECOM	IMEN ER OR OT BLE, AND, F ADDING, MAS INING, MAS	DATIC THER MASC OR EXAMP TEL OR APP (MIN 125 Y BE OF 1 TH 10 MM INSULATION Y WILL BE TH 10 MM INSULATION Y WILL BE SELIDIN XED SELIDIN XED	DNS DNRY 2LE HAPDIES PROVED:- 0 MM THICK INSULATION IN 3). THICK STANDARD NACCEPTABLE INSULATION IN ACCEPTABLE INSULATION OR MAKES, TON INDEX OGLAZED DOORS. MAY BE OF ABLE 2, HOWEVER ADDING THE SIDENTIAL UNITS ZING SPECIFICATION	PRO 42 N 42 N 100 10 102 100 100 100 100 100 100 100	Verticity of the second	URI H W 2500 ISSUE	KE STR /OLLON / DIMENT D TO CLIENT D TO CLIENT D TO CONSULTAT D TO	EET IGC	
29 5 MM FLOAT GLASS D DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS HER SEALS (E.G. CLON FROM SCHLEGEL OR SIMILAR). WINDOWS IN THE DEVELOPMENT WILL BE COUBLE GLAZED WINDOWS IN THE DEVELOPMENT WILL BE COUBLE GLAZED WINDOWS IN THE DEVELOPMENT WILL BE COUBLE GLAZED DRAWING NUMBER AR 206 B	RECOM	IMEN ER OR OD ADDING, F ADDING, F ADDING	DATIC THER MASC OR EXAMP TEL OR APP (MIN 125) THE OF 11 THE OF 11 MULE AND THE OF 11 MULE AND THE OF 11 MULE AND THE OF 11 MULE AND THE OF 12 MULE	DNS DNY 2LE HAPDIES PROVED:- 0 MM THICK INSULATION IN 3). THICK STANDARD NACCEPTABLE INSULATION IN 3. THICK STANDARD NACCEPTABLE INSULATION IN 3. THICK STANDARD NACCEPTABLE INSULATION IN 3. THICK STANDARD INSULATION IN 3. STATES COMPACTION INSULATION IN 3. STATES COMPACTION INSULATION INSULATION INSULATION IN 3. STATES COMPACTION INSULATION IN 3. STATES COMPACTION IN 3. STATES COMPACTION IN 3. STAT	PR0 42 N 42 N 10 10 20 20 20 20 20 20 20 20 20 20 20 20 20	UNICIPAL CONTRACTOR CO		KE STR /OLLON / DIMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO LANDSCAPI D TO LANDSCAPI D TO AND SCAPI D TO AND SCAPI S REVISED D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI D FOR DEVELOPI		
DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC SEALS HER BELS (E.C. Q. LON FROM SCHLEGEL OR SMILLAR). WINDOWS IN THE DEVELOPMENT WILL BE DOUBLE GLAZED DRAWING NUMBER REVISION AR 206 B	RECOM	IMEN ER OR OD ADDING F R CEMINT MASS SOL OR P I DENSITY ROOF WIT SSWOOL I SSWOOL ROOF WIT SSWOOL I SSWOOL I SSW	DATIC THER MASC OR EXAMP TEL OR APP (MIN 12:5) TH 10 MM TH 10 MM T	DNRY PLE HAPDIES PROVED KGM22:- 0 MM THICK INSULATION IN 3). THICK STANDARD ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN STATED COORS. ABLE 2, HOWEVER SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS	PRO 42 N 10 10 10 10 10 10 10 10 10 10	UNIT OF CONTRACT O		CESTR /OLLON / DMENT D TO CLIENT D TO CLIENT D TO CLIENT D TO CONSULTAD D FOR INCETING D FOR MEETING D FOR MEETING D FOR MEETING D FOR MEETING MEENT S REVISED D FOR DEVELOPI D FOR DEVELOPI		
The DEVElopment will be could equate a second and the could be cou	RECOM F BRICK VENE E BRICK E BRICK VENE E BRICK E BRICK VENE E BRICK E BRIC	IMEN ADDING F ADDING F	DATIC THER MASC OR EXAMP THE OR APP TH CTON TH 10 MM Y WILL BE TH 10 MM TH 10 MM Y WILL BE TH 10 MM TH 10 M	DNRY PLE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD V ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION OR TOON INDEX D'GLAZED DOORS. MAY BE OF GLAZED DOORS. MAY BE OF SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS	PR0 -42 N -7 -7 -7 -7 -7 -7 -7 -7 -7 -7	LISION LISION	URI H W 2500 IISSUE IIISSUE IISSUE IISSUE IISSUE IISSUE IISSUE IISSUE IIISSUE IIISSUE IIISSUE IIISSUE IIISSUE IIISSUE IIISSUE III III III III III III III III III I	CESTR /OLLON /OLLON DMENT D TO COLENT D TO CONSULTA D TO CONSULTA D TO CONSULTA D TO CONSULTA D TO CONSULTA D TO CONSULTA D TO CONSULTA S A FLOOR TO FI ED AS CLOUDED S REVISED D TO CONSULTA S REVISED D FOR MEETING B REVISED D FOR DEVELOPI D FOR DEVEL		
OMPLIANCE AND IT IS LIKELY THAT THE ACOUSTICAL AR 206 B	RECOM F BRICK VENEL BE ACCEPTA E SYTEM E SYTEM I METAL DECK WITH ALL METAL DECK WITH ALL SYSTEM I METAL DECK WITH ALL D DOORS VED DOORS M VED DOORS MINIMUM D DOORS MINIMUM D DOORS MINIMUM MIN RW 30 29 DDOORS MINIMUM 29 DDOORS MINIMUM 29	IMEN ADDING F ADDING F	DATIO	DNRY PLE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN MACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN MAY BE OF ABLE 2, HOWEVER JDING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS ITH ADQUESTIC SEALS	PR0 42 N 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 16 17 18 19 10 10 10 10 10 10 10 10 10 10	UNING NAME UNING NAME		CESTR /OLLON / DMENT D TO CUENT D TO CUENT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT D TO CONSULTAT S A FLOOR TO FI ED AS CLOUDED D TO MALE S A FLOOR TO FI ED AS CLOUDED D TO MALE S REVISED D FOR DEVELOPI D FOR DEVELO	EET NGC	
WINDOWS WILL BE MORE I HAN ADEQUATE TO SATISFY THE	RECOM	IMEN ER OR OT OT ER OR OT ER OR OT ER OR OT IN MAXS INING MAY INING MA	DATIC THER MASC OP EXAMP THER MASC THER MASC THE TASS THE	DNRY PLE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN THICK STANDARD MACCEPTABLE INSULATION IN ACCEPTABLE INAT BE OF ABLE 2, HOWEVER JOINT THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS GLASS GLASS	PR0 42 N 12 13 14 15 16 07 02 03 04 05 05 05 05 05 05 05 05 05 05	VINING NULL	URI H W 2500 ISSUE	CE STR /OLLON / / DDMENIT D TO CLIENT D TO CONSULTAT D FOR INFO, REV D TO LANDSCAPP D TO AND CONSULTAT D FOR MEETING D FOR MEETING D FOR MEETING D FOR ONULTANT ISSUE WIEW COMMEN S REVISED D TO MALE S REVISED D FOR DEVELOPI D FOR DEVELO	EET NGC	



nivii i Mit					chite	ture	ARCHITEC ACN 076 874 489 NSW Architects Box	IG PLY LLU
REQUIRED TO P	ENIS ASS)						Board of Architects 10/261 Pecific High North Sydney NSW	QLD Registration # 357 way 2060
T REQUIRED R BASIX	KITCHE BATHRO	IN AND Dom Taps	5 STAR				AUSTRALIA T +61 2 7910 8563 E jack@gtas.com.au	ı
PER BASIX	ALL SHO	OWERHEADS	4 STAR (4.5-6L/MIN)				drawing and contant with JACK TAYLOR ARCHIT	hin are copyright to TECTS Pty Ltd
ER BASIX TIFICATE	ALL TO	LET FLUSHERS	4 STAR	FC	R:			
SED LOOP T SYSTEM	FRAGE	ASHER	4 STAR WATER	4 F	2 BC		KESTRI	EEI
THERMALLY B	ROKEN FRAM	MES) 503 (SLIDING D	DOORS DUE TO SUN	1'	•••			
JE 4.60 SHGC 0	.50 (± 10%)	EXPOSUR	1.90 SHGC 0.26 (±10%)					
ZED, LOW-E NI	EUTRAL	SINGLE GLAZE	ed, low-e tint					
ENEER NAL R2.5 10N	WALLS TO	CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL R2.5 INSULATION					
PANEL 185MM	I. INTERNAL UNITS	WALLS IN	STUD WALLS. NO					
ED		-						
EMENT, BELOW	CONCRETE BOARD INSU	- ADDITIONAL F JLATION	R1.3 REFLECTIVE					
	CONCRETE	- ADDITIONAL F	2.50 REFLECTIVE					
QUIRED TO PA	BOARD INSU ASS)	JLATION						
IT LEVEL - FL	UORESCENT	W/ MOTION SE	NSORS SENSORS	-				
E ROOMS - FL	UORESCENT	W MOTION SE	NSORS					
S TRACTION	W VVVF MO	TOR - LED LIGH	, TING W/ LINK TO	1				
NT LEVELS - S	UPPLY AND I	EXHAUST W/ CO	MONITOR + VSD FAN	1				
E ROOMS - EX E - SUPPLY CO	(HAUST ONL) ONTINUOUS	/ENTILATION						
AS INSTANTA	NEOUS			1				
AL SYSTEMS	- AC 3.5 STAF	R HEATING AND	COOLING	1				
M - DUCTED	W/ MANUAL SW	SWITCH ITCH		1				
T - DUCTED W	W MANUAL SV	WICH						
BOVER - 3 STAR DRYER - 2 S	R ENERGY TAR							
STEM - CONN	IECTED TO C	OMMON AREA /	AND CENTRAL SYSTEMS					
				1.10				ET
				'42 'N 'N	2 BO ORT	URI H W 2500	KE STRE /OLLON()	et Gong
				'42 'N 'N Rev	2 BO ORT SW 2	URI H W 2500	KE STRE /OLLON()	ET Gong
				'42 'N 'N 'N REV NO. 01	2 BO ORT SW 2 ISION DATE 12.06.20	URI H W 2500	KE STRE /OLLON() DMENT D TO CLIENT	ET GONG
				-42 N N N N N N N	2 BO ORT SW 2 ISION DATE 12.06.20 01.07.20 03.07.20	URI H W 2500 AMEN ISSUE FOR F	KE STRE /OLLONG) DMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTANT	ET GONG AND CO-ORDINATI
				·42 ·N· ·N· ·N· ·N· ·N· · ·N· · ·N· · · ·	2 BO ORT SW 2 1510N DATE 12.06.20 01.07.20 06.07.20 06.07.20 04.08.20	URI H W 2500 AMEN ISSUE FOR F ISSUE PATHE	KE STRE /OLLONG /OLLONG / / / / / / / / / / / / / / / / / / /	ET GONG AND CO-ORDINATI S
				-42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW 2 15/0N DATE 12.06.20 01.07.20 09.07.20 04.08.20 07.09.20 29.10.20 08.11.27	AMEN 2500 AMEN ISSUE FOR F ISSUE PATH ISSUE LEVEL POST	KE STRE /OLLONG /OLLONG // COLENT EVIEW COMMENTS D TO CONSULTANT 3 AMENDED D TO CONSULTANT 3 AMENDED D TO CONSULTANT 3 A FLOOR TO FLOO PANEL REVIEW AME	AND CO-ORDINATI S DR HEIGHT REVISE ENDMENTS
				·42 ·N· ·N· ·N· ·N· · ·N· · · · · · · · ·	2 BO ORT SW 2 12.66.20 01.07.20 03.07.20 06.07.20 07.00 00 07.00 00 07.00 00 00 00000000	AMEN SSUE FOR F ISSUE PATH ISSUE LEVEL POST CONS UNIT	KE STRE /OLLONG /OLLONG ////////////////////////////////////	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED
				-42 N N N N N N N N N N N N N N N N N N N	2 BO ORT SW2 500 12.062 01.07.20 08.07.20 09.07.20 00.07.10 11.10 11.10 11.10 11.10 11.11.20	AMEN 2500 AMEN 139UE FOR F 139UE FOR F 139UE LEVEL UNIT C UNIT C UNIT C	KE STRE /OLLONG /OLLONG DIO CLIENT EVIEW COMMENTS DI TO CUIENT EVIEW COMMENTS DI TO CONSULTANT 3 AMENDED DI TO MMJ S & FLOOR TO FLOI S & FLOOR TO FLOI GO REVISED ADDITH 30 REVISED ADDITH 3 REVISED	ET GONG AND CO-ORDINATI S OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED
				. 42 N N NO 01 02 03 04 05 06 07 08 06 010 111 12 13 14	2 BO ORT SW 2 12.66.20 01.07.20 03.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 10.11.20 10.11.20 10.11.20 10.11.20 10.11.20 10.11.20 10.11.20	URI H W 2500 AMEN SSUE PATH ISSUE PORF ISSUE PORF CONS UNIT CONS UNIT LEVEL ISSUE ISSUE	KE STRE /OLLONG /OLLONG / / / / / / / / / / / / / / / / / / /	ET GONG AND CO-ORDINATI 8 DR HEIGHT REVISES ENDMENTS ONAL INFO ADDED ONAL INFO ADDED
2500	MME			-42 N N N 01 02 03 04 05 06 07 08 09 10 11 12 13 14 A B	2 BO ORT SW2 12.0620 01.0720 03.07.20 04.0820 07.09.20 04.0820 09.011.20 09.011.20 10.11.20 11.11.20 13.11.20 13.11.20 13.11.20 19.11.20 09.08.21	URI H W 2500 AMEN ISSUE PORT ISSUE PORT CONS UNIT CONS UNIT ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLONG /OLLONG ////////////////////////////////////	AND CO-ORDINATI S DR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED
RECO	MME	NDATIO	ONS	-42 N N N 01 02 03 04 05 06 07 08 00 10 11 12 13 14 A B	2 BOO ORT SW 2 SIGN DATE 12.06.20 01.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 06.07.20 07.08.20 07.18.20 07.12.20 07.08.20 07.00	URI H W 2500 AMEN ISSUE PORT ISSUE POTH ISSUE ISSUE ISSUE	KE STRE /OLLONG DMENT D TO CLIENT EVIEW COMMENTS D TO COUSULTANT S AMENDED D TO MMJ S & FLOOR TO FLOI S REVISED ADDITH S0 REVISED D TO MMJ CONSULTANT ISSUE D FOOR DEVELOPME D FOOR DEVELOPME	ET GONG AND CO-ORDINATI S ORAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
	MMEI NEERE OR N		DNS DNRY	-42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SWC 2 BO 0 ORT 12.08.20 01.07.20 30.07.20 06.07.20 06.07.20 07.09.20 27.01.20 10.10	URI H W 2500 FOR F ISSUE FOR F ISSUE FOR F ISSUE LEVEL ISSUE FINAL LEVEL ISSUE	KE STRE JOLLONG DMENT D TO CLIENT EVIEW COMMENTS TO COLIENT EVIEW COMMENTANT D TO CONSULTANT S AFLOOR TO FLOO PANEL REVIEW AM ULTANT ISSUE GOR REVISED ADDITI S REVISED D TO MUJ S REVISED D TO MUJ CONSULTANT ISSUE D TO REVISED D TO REVISED D TO REVISED D TO REVISED D TO REVISED	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E E INT APPLICATION
RECO	MMEI NEER OR NI CLADDING CSR CEMIS MUM MAS	NDATIC OTHER MASC FOR EXAMINATE OR API NTEL OR API	DNS DNRY PLE HARDIES PROVED:	A2 N REV NO. 01 02 03 04 05 06 07 08 09 10 11 12 13 14 A B	2 BOO ORT SW 2 ISION DATE 12.06.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.02.21	AMEN ISSUE FOR R ISSUE POR R ISSUE FOR R ISSUE CONS CONS CONS CONS CONS CONS CONS CONS	KE STRE /OLLONG / / / / / / / / / / / / /	ET GONG AND CO-ORDINATI S DR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E E INT APPLICATION
RECO BRICK VEI EXTERNAL MILLAR WALL PLASTERR	MMELI NEGELE, ANI CLADDING CSR CEMING MUM MAS LINING CO	NDATIC other masc p, for examp s min 12.5 ay be of 1, structor f, ay be of 1, structor f,	DNRY PLE HARDIES RGM2):- 0 MM THICK	-42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SW 2 SION DATE 12.08.20 04.03.00 04.03.00 04.03.00 04.03.00 04.03.00 04.03.00 04.03.00 04.00 00	AMEN SSUE FOR F ISSUE PATH- ISSUE LEVEL LEVEL ISSUE	KE STRE JOLLONG DIMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTANT 3 MENDED D TO MMJ 3 REVISED ADDITH 30 REVISED D TO MMJ CONSULTANT ISSUE D FOR DEVELOPME D FOR DEVELOPME	ET GONG AND CO-ORDINATI S ORAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
EECO EECONAL AXXON MALLA MALLAR MALL PRASTERE ICX CILCULA CANTELES (1	MMEI NEER OR TABLE, ANI CLADDING CSR CEDING COMMIN DENSI	NDATI(other masc of the of app mile of app s (min 125 s (min 125 s var) s of the other struction, polyester polyester ty 11 Kg/Mc	DNRY DNRY DE HARDIES FROVED: KGMD):- 0 MM THICK INSULATION IN 3).	42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SW 2 120620 120620 120620 120620 10070 10070 10000 10070 10000 10070 10000 10000 100000000	AMEN AMEN ISSUE PARTA- ISSUE PORT ISSUE CONS UNIT T ISSUE ISSUE	KE STRE JOLLONG JOHENT D TO CLIENT EVIEW COMMENTANT D TO CLIENT EVIEW COMMENTANT J TO MAJ 3 AFLOOR TO FLOO PANEL REVIEW AM ULTAAT RISUE GO REVISED ADDITI 3 REVISED D TO MAJ 5 REVISED D TO NULTAAT RISUE GO REVISED ADDITI 5 REVISED D TO NULTAAT RISUE D TO RUEVELOPME D FOR DEVELOPME	AND CO-ORDINATI S OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E INT APPLICATION INT APPLICATION
RECO	MMEI NEER OR NI TABLE, AND CSR CEMI WUM MASS LINING M WOOL OR WOOL OR WOOL OR WIN DENSI	NDATIC other masc pror example with cor aps so (m) 125 ay be of a so (m) 126 ay be of a	DNS DNRY PECKED KGM2:- 0 MM THICK INSULATION IN 3).	42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SW 2 ISION DATE 12.06.20 09.07.20 09.07.20 09.07.20 09.07.20 09.07.20 09.08.21	URI H W 2500	KE STRE JOLLONG JOHENT D TO CLIENT EVIEW COMMENTANT S AMENDED D TO GNULTANT S AMENDED D TO GONSULTANT S A FLOOR TO FLOI PANEL REVIEW AME UCTANT ISSUED ADDITY AGR REVISED ADDITY AGR REVISED ADDITY GOR REVISED ADDITY CONSULTANT ISSUED D TO MMJ CONSULTANT ISSUED D FOR DEVELOPME D FOR DEVELOPME	ET GONG AND CO-ORDINATI 8 DR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E TAPPLICATION NT APPLICATION
RECO BRICK VEI EXTERNAL AXON OR PLASTERIA METAL DECO STEM METAL DECO STEM	MMEL NEER OR I CLADDING CLADDING CLADDING CSR CEAL MUM MAS JUNING M WOOL OR MON DENSI WOOL OR WOOL OR WOOL OR WOOL OR WOOL OR WOOL OR WOOL OR SA ROOF V	NDATIC other masc for brank NTEL OF 1 STELCTON POLYESTER TY 11 KG/MC	DNRY PLE HAPDIES PROVED KG/M2):- 0 MM THICK INSULATION IN 3). THICK STANDARD	-42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SW 2 SIGN DATE 12.08.20 09.07.20 00.07.20 00.0000000000	URI H W 2500	KE STRE /OLLONG ////////////////////////////////////	ET GONG AND CO-ORDINATI S DR HEIGHT REVISE DONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
RECO BRICK VEI EXTERNAL AXXON OR MILARD WALL PLASTERR METAL DEC MILARD WALL PLASTERR METAL DEC MILARD WALL PLASTERR METAL DEC MILARD WALL METAL DEC MILARD WALL METAL DEC MILARD WALL METAL DEC MILARD WALL METAL DEC MILARD WALL METAL DEC MILARD WALL METAL DEC MILARD WALL MILARD WALL DEC MILARD WALL MILARD W	MMEI TABLE, ANI CLADDING CSR CEMI MUM MAS JUNING MAS JUNING CA K ROOF V CASSWOOT	NDATIC other masc por example s (M) 125 s (M)	DNRY DNRY FROMED: KGM2):- 0 MM THICK INSULATION IN 3): THICK STANDARD	42 N N N N N N N N N N N N N N N N N N N	2 BOO ORT SW 2 SION DATE 12.06.20 06.07.20 06.07.20 06.07.20 07.09.20 07.09.20 07.09.20 07.09.20 07.09.20 07.09.20 07.12.20 09.06.21	URI H W 2500 FOR IT ISSUE PORT ISSUE PORT ISSUE ISSUE ISSUE ISSUE	KE STRE JOLLONG JOHENT D TO CLIENT EVIEW COMMENTS D TO CUIENT EVIEW COMMENTS D TO COUSULTANT S AMENDED D TO MMJ S A FLOOR TO FLOO PAREL REVIEW AME ULTANT ISSUE 30 REVISED ADDITI S REVISED ADDITI S REVISED ADDITI S REVISED ADDITI S REVISED ADDITI S REVISED D TO MMJ CONSULTANT ISSUE D FOR DEVELOPME D FOR DEVELOPME	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE NOMENTS ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
RECO BRICK VEI EXTERNOLI AXON OR MILAR WALL PLASTERB CAVITIES (STEM METAL DEC NOT BELO STEM METAL DEC NOT BELO MI THICK CI DOORS	MMELI NEER OR TABLE, ANI CLADDING CSR CEDING CAR MIN DENSI X. ROOF V JLASSWOOI ELING CAV	NDATI(other masc profession strict of app strict of app strict of app avy be of 1 strictorion, polyester ty 11 kg/m with 10 mm L insulation try will be	DNS DNRY YE HAPDIES PROVED KG/M2):- O MM THICK INSULATION IN 3): THICK STANDARD	42 N N N 01 22 03 04 65 069 10 11 122 13 14 A B	SIGN DATE: 1000 CONTROL OF CONTROL ON CONTRO	URI H W 2500 FOR F ISSUE POR F ISSUE POR F ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLONG / DMENT D TO CLIENT EVIEW COMMENTS D TO COLIENT EVIEW COMMENTANT D TO CONSULTANT 3 AMENDED D TO CONSULTANT 3 A FLOOR TO FLOO PANEL REVIEW AMU ULTANT ISSUE GOR EVISED ADDITI 30 REVISED ADDITI 30 REVISED ADDITI 30 REVISED D TO MU S REVISED D TO MU CONSULTANT ISSUE D FOR DEVELOPME D FOR DEVELOPME	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E INT APPLICATION INT APPLICATION
ERICK VEE BRICK VEE ERICK VEE EXTERNAL XXON OR PLASTERB IICK GLASS (STEM METAL DEC XXON OR STEM METAL DEC XXON OR STEM METAL DEC DOORS ZED DOORS ZED DOORS ZED DOORS ZED DOORS	MMMELI NEEEE OR STABLE, AND CLADDING CSR CEMING MUM MASS JLINING CM MUM MASS JLINING CM MUM MASS JLINING CM JLINING	NDATIC other masco for or app system of the of the system of the of the system of the of the system of the the the the the the the the the the	DNRY DNRY PLE HARDIES PROVED KGM2:- 0 MM THICK INSULATION IN 3). THICK STANDARD V ACCEPTABLE INSULATION OR THICK STANDARD V ACCEPTABLE INSULATION OR TON INDEX D GN JAZED DOORS.	.42 N	Alexandree A	URI H W 2500	KE STRE /OLLONG / DIMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTATI EVIEW COMMENTS D TO CONSULTATI S AFLOOR TO FLOO PANEL REVIEW AME ULTATITISUE GO REVISED ADDITI S REVISED D TO MMJ CONSULTATITISUE D TO REVELOPME D FOR DEVELOPME D FOR DEVELOPME	ET GONG AND CO-ORDINATI S ORAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
EXTERNAL AXXON OR MILAR MINI PLASTERR ICCAPTERS ICCAPTER	MMMEI NEEPROR TABLE, ANI TABLE, ANI CLADDING CSR CEMI TABLE, ANI TABLE, ANI T	NDATIC other masc of app NTEL OR APA SCHINT 125 AY BE OF 1 SSTRUCTION, POLYESTER TY 11 KG/M3 WITH 10 MM LINSULATION THY WILL BE FIXED SLUDING TY WILL BE FIXED SLUDING NT TABLE 2 ND REDUCT	DNS DNRY 2LE HARDIES FROMED KGM2):- 0 MM THICK INSULATION IN 3): THICK STANDARD MACCEPTABLE IG, AWAVING OR MAS, TON INDEX O GLAZED DOORS. MAY BE OF ABLE 2, HOWEVER JDING THE	42 N N REV 0 51 02 03 34 86 86 77 88 08 10 11 12 13 14 A B	2 BOO ORT SW 2 SION DATE 12:08:22 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 07:08:20 09:07:20 00:07:20 00:07:20 00:07:20 00:07:20 00:07:20 00:07:20 00:00	AMEN ISSUE FOR F ISSUE POR FOR F ISSUE POR FOR F ISSUE FOR F ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE JOLLONG JOHENT D TO CLIENT EVIEW COMMENTS D TO CULENT EVIEW COMMENTS D TO CONSULTANT 3 AMENDED D TO CONSULTANT 3 AMENDED D TO CONSULTANT ISSUE GOREVISED ADDITI 3 REVISED D TO NUA CONSULTANT ISSUE D TO REVISED ADDITI 3 REVISED D TO REVISED ADDITI 5 REVISED D TO MAJ CONSULTANT ISSUE	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED E INT APPLICATION
RECO BRICK VEI BRICK VEI BRICK VEI BRICK VEI STEIN MILAR WINI PLASTERB IICK GLASS CAVITIES (STEIN METALORO MILAR WINI PLASTERB IICK GLASS CAVITIES (STEIN METALORO MILAR MIL	MMMET NEEER OR J TABLE, AND CLADDING CSR CEMING MUM MAS SIGNARD COLOR WOOL OR WOOL OR SIM DENSI SIM OR SIGNARD SIM OR SIGNARD MINIMUM SIM SPECIFIED MINIMUM SIM SPECIFIED MINIMUM MINIMUM SIM SPECIFIED MINIMUM SIM SPECIFIED MINIMUM SPECIFIE	NDATIC other masco for or app system ty the of the system ty the of the system ty the of the system ty the system	DNRY DNRY DNRY PLE HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 3). THICK STANDARD V ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION OR TOON INDEX D GLAZED DOORS. MAY BE OF AQLE 2. HOWEVER ADDING. THE SIDENTIAL UNITS ZING SPECIFICATION	42 N REVOID 122 03 04 05 05 05 05 05 05 05 05 05 05 05 05 05	2 BOO ORT SW 2 SION DATE 12.08.20 04.03.00 04.00	URI H W 2500	KE STRE JOLLONG DIMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTANT S AFLOOR TO FLOO PANEL REVIEW AMB ULTANT ISSUE 30 REVISED ADDITI 30 REVISED ADDITI 40 REVI	ET GONG AND CO-ORDINATI S OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED ONAL INFO ADDED
ENDED DOORS	MMMEI NEEPROR TABLE, ANI TABLE, ANI TA	NDATIC THER MASC D THER MASC D THER MASC D THER MASC THE OF APP AV BE OF 1 STRUCTION, POLYESTER TY TIL KG/MC TTY WILL BE FIXED, SLIDIN NT TABLER FROM LINSULATION TTY WILL BE FIXED, SLIDIN MOORS ANT THE OF APP THE	DNS DNRY DE HARDIES FROMED KGM2):- 0 MM THICK INSULATION IN 3): THICK STANDARD MACCEPTABLE G, AWAVING OR MAS, INAY BE OF ABLE 2, HOWEVER JOING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS	42 N N REVOSITION 808 10 11 12 13 14 A B	VIING NAU	AMEN ISSUE FOR F ISSUE POR FOR F ISSUE POR FOR F ISSUE FOR F ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE JOLLONG JOHENT D TO CLIENT EVIEW COMMENTS D TO CLIENT EVIEW COMMENTS D TO CONSULTANT S AMENDED D TO CONSULTANT ISSUE GREVISED ADDITI S REVISED D TO MUSIC S REVISED ADDITI S REVISED D TO NUA CONSULTANT ISSUE GOS ULTANT ISSUE GOS ULTANT ISSUE D TO REVISED ADDITI S REVISED D TO NUA CONSULTANT ISSUE D TO REVISED ADDITI S REVISED D TO MAJ CONSULTANT ISSUE GOS D TO TO FLORE S REVISED D TO REVISED ADDITI S REVISED D TO REVISED ADDITI S REVISED D TO REVISED ADDITI S REVISED D TO REVISED ADDITI S REVISED D TO MAJ CONSULTANT ISSUE GOS D TO TO FLORE S REVISED ADDITI S REVISE	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED E INT APPLICATION INFO ADDED E INT APPLICATION INFO ADDED E INT APPLICATION
RECO BRICK VEI BE ACCEF BE ACCEF BE ACCEF BE ACCEF BE ACCEF BE ACCEF BE ACCEF STEM METAL DECO STEM METAL DECO STEM STEM STEM STEM STEM STEM STEM STEM	MMELI NEER OR TABLE, ANI CLADDING CSR CEN SANDOL OR MINI DENST WIMIN DENST WIMINIUM MAS SANDOL OF V WIMINIUM ASU ATARIOUS SCI- TARIOUS SCI SCI SCI SCI SCI SCI SCI SCI SCI SC	VDATIC OTHER MASC D FOR EXAMP NTEL OF AP STRUCTON, POLYESTER TY 11 KG/MS WITH 10 MM L INSULATION TY WILL SOLUTION, FIXED, SULDIN TY WILL SOLUTION IN TABLE 2 GIVEN IN T USED PROV HEDULE - RES CAMPLE GLA 38 MM LAMI	DNS DNRY 2LE HARDIES PROVED:- 0 MM THICK INSULATION IN 3): THICK STANDARD MACEPTABLE INSULATION IN 3): THICK STANDARD MASS, INSULATION IN 3): THICK STANDARD MASS, MAY BE OF MAY		SIGN DATE SW 2 SIGN DATE 2 800 01.0722 01.0722 01.0722 01.0722 01.0722 01.0722 01.0722 01.0722 01.0722 01.0722 01.01120 00.0021 01.01120 00.0021 01.01120 01.01120 01.01120 00.0021 01.01120 0.	AMEN SSUE FOR F ISSUE FOR F ISSUE FOR F ISSUE ISSU	KE STRE /OLLONG /OL	ET GONG AND CO-ORDINATI 8 OR HEIGHT REVISE ENDMENTS ONAL INFO ADDED ONAL INFO ADDED NT APPLICATION NT APPLICATION E E E E E E E E E E E E E E E E E E E
RECO BRICK VEI BE ACCEF EXTERNAL SCAVIES (STEEM MIG BELOW MICK GLASS CAVIES (STEEM MIG BELOW MICK GLASS STEEM MIG BELOW MICK GLASS STEEM MIG BELOW MIG BELOW MIG THEOR STEEM STEED FOORS STEEM STEED STEEM STEEM STEED STEEM STEEM STEED STEEM STEEM STEED STEEM STEED STEEM STEED STEEM STEED STEEM STEED STEEM STEED STEEM STEED STEEM STEEM STEED STEEM	MMMELI NEEER OR I CLADDING CLADDING CLADDING CSR CENI MUM MAS SORARD CON WOOL OR MIN DENSI WIN DENSI	NDATIC THER MASC FOR EXAMPLE TYTEL OR APP STRUCTOR STRUCTOR STRUCTOR TYTH 10 MM LINSULATION TTMBER FRZ VITH 10 MM LINSULATION TIMBER FRZ VITH 10 MM VITH 10 MM VIT	DNS DNRY PLE HARDIES PROVED:- 0 MM THICK INSULATION IN 3). THICK STANDARD VACCEPTABLE INSULATION IN SACCEPTABLE INSULATION IN ACCEPTABLE IS AWNING OR INDEX JOINING THE SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS	42 N N REVOID 82 83 84 86 86 77 86 89 10 11 12 13 14 A B D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D D R R C D R C C D R C R C	Control Contro Control Control Control Control Control Control Control Control Co		KE STRE /OLLONG /OL	ET GONG
RECCO BRICK VEI BRICK VEI EXTERNAL AXON OR MILARD WALL PLASTERR METAL DEC CAVITIES (STEM METAL DEC CAVITIES (STEM METAL DEC CAVITIES (STEM METAL DEC NOT ALLIM CONTRES (STEM STEM STEM STEM STEM STEM STEM STEM	MMMEI TABLE, AN TABLE, AN TABL	NDATIC THER MASC FOR EXAMP THE OF 1 SYNTEL OF 1 SYNT	DNRY 21:E HARDIES PROVED KGM2):- 0 MM THICK INSULATION IN 30: THICK STANDARD V ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN ACCEPTABLE INSULATION IN SIDENTIAL UNITS ZING SPECIFICATION INATED GLASS GLASS ITH ACOUSTIC SEALS ITH ACOUSTIC SEALS	·42 ·N REVOID ·23 </td <td>Section Section S</td> <td>URI H W 2500 FOR F ISSUE POST POST ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE</td> <td>KE STRE /OLLONG /OLLONG /OLLONG DEMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTANT S ALEON TO FLO PANEL REVIEW AM ULTANT ISSUE 30 REVISED ADDIT S REVISED ADDIT S REVISED ADDIT S REVISED D TO MUA CONSULTANT ISSUE D TO MUA CONSULTANT ISSUE D TO REVISED ADDIT S REVISED D TO REVISED ADDIT S REVISED D TO MUA CONSULTANT ISSUE S REVISED D TO REVELOPME D TO REVE</td> <td></td>	Section S	URI H W 2500 FOR F ISSUE POST POST ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE ISSUE	KE STRE /OLLONG /OLLONG /OLLONG DEMENT D TO CLIENT EVIEW COMMENTS D TO CONSULTANT S ALEON TO FLO PANEL REVIEW AM ULTANT ISSUE 30 REVISED ADDIT S REVISED ADDIT S REVISED ADDIT S REVISED D TO MUA CONSULTANT ISSUE D TO MUA CONSULTANT ISSUE D TO REVISED ADDIT S REVISED D TO REVISED ADDIT S REVISED D TO MUA CONSULTANT ISSUE S REVISED D TO REVELOPME D TO REVE	





BAS	IX COI	MMITMEN	NTS		WALLS				LIGHTING	GARBAGE ROOMS - FLUORESCENT W/ MOTION SENSORS	VENTILATION	WELL VENTILATED FRIDGE SPACE	3. INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK	3. AN EXAMPL
WATER: F	PASS - 42% (40	% REQUIRED TO PAS	10		WALLS	BRICK VENEER ADDITIONAL R2.5	WALLS TO CORRIDORS	PRONTO PANEL 185MM. ADDITIONAL		COMMON CORRIDORS - LED W/ MOTION SENSORS	APPLIANCES ELECTRIC OVEN W/ GAS COOKTOP DISHWASHER - 3 STAR ENERGY		(MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION,	MINIMUM R
PAINBAUATE	D TANK	NOT RECUIRED		& CTAD	-	INSULATION	/LIFT/STAIRS	R2.5 INSULATION	LIFT	GEARLESS TRACTION W/ VVVF MOTOR - LED LIGHTING W/ LINK TO		CLOTHES DRYER - 2 STAR	4. MINIMUM 50 MM THICK GLASSWOOL OR POLYESTER INSULATION IN	TABLE 2
		FOR BASIX	BATHROOM TAPS	0000	INTER-	PRONTO PANEL 185MM.	INTERNAL	STUD WALLS. NO		CALL BUTTON			ALL EXTERNAL WALL CAVITIES (MIN DENSITY 11 KG/ M3).	BLOCK/ UNIT/ G
COMMON	LANDSCAPE /	AS PER BASIX	ALL SHOWERHEADS	4 STAR (4.5-6L/MIN)	TENANCY	NO INSULATION	WALLS IN	INSULATION MODELLED	VENTILATION	BASEMENT LEVELS - SUPPLY AND EXHAUST W/ CO MONITOR + VSD FAN	BUILDING	NO	CEILING AND ROOF SYSTEM	UNITS 204 2B, 3
		CERTIFICATE			WALLS	MODELLED	UNITS		_	PUMP/PLANT ROOMS - SUPPLY & EXHAUST W/ INTERLOCK TO LIGHT	MANAGEMENT SYSTEM (BMS)		1. CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD	405 28 & 503 3E
PRIVATE L	ANDSCAPE	AS PER BASIX	ALL TOILET FLUSHERS	4 STAR	FLOORS				_	STORAGE - SUPPLY CONTINUOUS	SYSTEM (BMS) PHOTOVOLTAIC 5PKW SYSTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS. SYSTEM		PLASTERBOARD CEILING BELOW.	/ KITCHEN (ALL
		CERTIFICATE			SUSPENDED	FLOORS TO BASEMENT,	CONCRETE - AD	DITIONAL R1.3 REFLECTIVE		COMMON CORRIDORS - NATURAL VENTILATION				UNITS 205 1B, 3
FIRE SPRI	NKLER	CLOSED LOOP	DISHWASHER	4 STAR WATER	PLANT, AND S	STORAGE AREAS BELOW	BOARD INSULAT	ION	DWELLINGS				(MINIMUM 11 KG/M3) IN THE CEILING CAVITY WILL BE ACCEPTABLE	LIVING / DINING
SYSTEM	1	TEST SYSTEM			ROOF				HOT WATER	6 STAR GAS INSTANTANEOUS	ACOU	STIC RECOMMENDATIONS	· · ·	/ KITCHEN (ALL
THERMAL	LCOMFORT: P	PASS - 6.3 STAR AVER	AGE		UNITS WITH E	EXPOSED ROOF	CONCRETE - AD	DITIONAL R2.50 REFLECTIVE	HEATING	INDIVIDUAL SYSTEMS - AC 3.5 STAR HEATING AND COOLING DAY NIGHT	WALLS		WINDOWS AND GLAZED DOORS	ALL WINDOWS SEALS COMPRISE
GLAZING (/	ALUMINIUM NO	ON-THERMALLY BROK	(EN FRAMES)		1		BOARDINSULATI	ION	/COOLING		1. EXTERNAL	WALLS OF BRICK VENEER OR OTHER MASONRY	GLAZING	NB.
UNITS	ALL OTHERS	;	503 (SLIDING DOC	ORS DUE TO SUN	ENERGY: PAS	S - 31% (25% REQUIRED TO P	ASS)				CONSTRUCTION WILL BE ACCEPTABLE, AND		1. WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AWNING OR DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES.	FOR THERMAL
1			EXPOSURE)		COMMON AR	EA			LIGHTING	DEDICATED LED THROUGHOUT			2 TABLE 2 BELOW OBECIEVE MINIMUM ON NO BEDUCTION INDEX	PERFORMANC
	MAX U-VALUE SINGLE GLAZ	E 4.60 SHGC 0.50 (± 10 ZED, LOW-E NEUTRAL	0%) MAX U-VALUE 4.9 SINGLE GLAZED,	0 SHGC 0.26 (±10%) LOW-E TINT	LIGHTING	BASEMENT LEVEL - FLUOR PUMP/PLANT ROOMS - FLU	ESCENT W/ MOT	ION SENSORS IOTION SENSORS	VENTILATION	BATHROOM - DUCTED WI MANUAL SWITCH KITCHEN - DUCTED WI MANUAL SWITCH LAUNDRY - DUCTED WI MANUAL SWITCH	2. CEMENT C SCYON, LI EQUIVALE	COMPOSITE EXTERNAL CLAUDING, FOR EXAMPLE HANDLES NEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED NT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/M2);-	2 INVERTIGES REQUIRED FOR VARIOUS WINDOWS AND GUZED DOORS. GLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 28.	CERTIFICATION THE DOUBLE (CONSTRUCTION
	MAX U-VALUE SINGLE GLAZ	E 4.60 SHGC 0.50 (± 1) ZED, LOW-E NEUTRAL	0%) MAX U-VALUE 4.9 SINGLE GLAZED,	0 SHGC 0.26 (±10%) LOW-E TINT	LIGHTING	BASEMENT LEVEL - FLUOR PUMP/PLANT ROOMS - FLU	ESCENT W/ MOT	ION SENSORS IOTION SENSORS	VENTILATION	BATHROOM - DUCTED W MANUAL SWITCH KITCHEN - DUCTED W MANUAL SWITCH LAUNDRY - DUCTED W MANUAL SWITCH	2. CEMENT C SCYON, LI EQUIVALE	OMPOSITE EXTERNAL CLADDING, FOR EXAMPLE HARDIES NEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED NT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/M2):-	2. TABLE 2 BELOW SPECIFIES MINIMUM SOUND REDUCTION INDEX (MW) RATINGS REQUIRED FOR VARIOUS WINDOWS AND GLAZED DOORS. BLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 22.	ACOUSTIC CERTIFIC THE DOU CONSTRU

	ROOF FFL 28.850 		ARI UT Ma A FC 4 F	Anterna Anterna Childer Anterna Antern		JACK TAYLOR ARCHITECTS AND 076 874 489 NSW Architects Baarl Ry Nord Sydney NSW 2006 U2281 Pacific Highway Nord Sydney NSW 2000 AUSTRALA AUSTRALAS E Jackgeman Contact with an auxing and contact with an auxing an auxing an auxing a	Pty Ltd againstation # 7042 Registration # 3571
	3100		EV-	TEDNI			
			EX				
	LEVEL 4 FFL 23.650			FB1	AUSTR	AL BOWRAL	
	8		7.44.62	FB2	AUSTR	NG WHITE	
	ά			SCI	ALUM P'DER	IN TYPE 1 NIUM VERTICAL & COATED TO MATCH	ANGLED BLADES
	LEVEL 3 FFL 20.550			SC2	SCREI ALUM P'DER	in type 2 Nium vertical BL/ Coated to Match	ADES TIMBER
	* *			CL1	CLADI STANI	DING TYPE 1. DING SEAM METAL	CLADDING
	3100			CL2	CLAD	NING TYPE 2. ERCOATED METAL	CLADDING
	LEVEL 2			ALW1	ALUM.	FRAMED WINDOW	INT
	 V			AL 14/2	P'DER	Coat Black Framed Window IF GLAZING - GREY	TINT
VIRGINIA	ST 🚊			DI 4	PDER	COAT BLCAK	
	JEVEL 1			BL1	DARK	FLINT	FRONTAGE
	FFL 14.350			FN1	P'DER FENCI	Coated Metal Pic E.P'Dercoated Ma E. Type 2	KET TCH CHARCOAL
	8			FN2	P'DER FLATS	COATED METAL VER P'DERCOATED GRE	TTICAL EY
	31		L	FN3	SIDE	REAR BOUNDARY	FENCING ENG'S DETAILS
N	CAR PARK NOM. FFL 11.160			P01	DULU: OFF V	TYPE 1. (TEXTURED PAINT WHITE	
	4			P02	PAINT DULU MID. G	TYPE 2, (TEXTURED PAINT REY	
				P03		TYPE 3. (TEXTURED PAINT	
				PER1	PERG	DLA TYPE 1.	RHS
					PDER	COATED TO MATCH	METĂL CLADDING
	ROOF		PRO	JECT			
	FFL 29.850		42	2 BO	UR	KE STREE	Т
			N ⁽	ORT	ΗW	OLLONG	DNG
	3100		N;	SW 2	2500)	
	LEVEL 5 FFL 26.750		REV NO.	ISION DATE	AMEN	DMENT	
			01	12.08.20 01.07.20	ISSUE FOR R	D TO CLIENT EVIEW COMMENTS AND	CO-ORDINATION
	3100		03	03.07.20	ISSUE	D TO CONSULTANTS	
	LEVEL 4 FFL 23.650		06	20.11.20	POST	S & FLOOR TO FLOOR H REVIEW PANEL REVISIO	N
	* *		0/ A	07.12.20	ISSUE	D FOR DEVELOPMENT A	PPLICATION
	3100			09.00.21	ISOUE	D FOR DEVELOPMENT A	
	🗸						
	FFL 17.450						
No 35							
VIRGNIA ST	3100						
	LEVEL 1 FFL 14.350						
	7						
	190						
N	CAR PARK						
	T		DRA	WING NAM	Æ		
			N ⁽	ORT	H &	EAST ELE	EVATIONS
SLAZING SPECIFICATION IS	GIVEN IN TABLE 2, HO E USED PROVIDING TH	WEVER E					
RECOMMENDED WINDOW	SCHEDULE - RESIDEN		D	EVEL	_OPI	MENT APP	PLICATION
2B, 30	6.38 MM LAM	INATED GLASS	PRO	JECT NUN	IBER	SCALE	NORTH
28			201	107		1:100 @ A1 1:200 @ A3	
29 ID GLAZED DOORS IN TABLE	5 MM FLOAT				4050	BEVICION	
THAT ALL WINDOWS IN THE BASIX COMPLIANCE AND I	DEVELOPMENT WILL B	E DOUBLE GLAZED	A	R 040)2	B	
A THESE WINDOWS WILL B DUREMENTS SHOWN IN THE HAT THE REQUIRED ACOUS AZED SYSTEMS WILL BE REP ORTHOUSED	L MORE LINAN ADEQUA BLE 2. NOTWITHSTAND STICAL RATINGS WILL E QUIRED PRIOR TO THE	ING THIS HOWEVER, BE ACHIEVED FROM ISSUE OF A					
SISSUES/VERSIONS.			L				



BAS			NTC		WALLS				LIGHTING	GARBAGE ROOMS - FLUORESCENT W/ MOTION SENSORS	VENTILATION	WELL VENTILATED FRIDGE SPACE	3. INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK	3. AN EXAM
DAC					EXTERNAL	BRICK VENEER	WALLS TO	PRONTO PANEL 185MM.		STORAGE - FLUORESCENT W/ MOTION SENSORS COMMON CORRIDORS - LED W/ MOTION SENSORS	APPLIANCES	ELECTRIC OVEN W/ GAS COOKTOP	(MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION,	MINIMUM
PAINBAA	. 17433 - 4276 (4 TED TANK	NOT REQUIRED TO PA		E CTAD		INSULATION	/LIFT/STAIRS	R2.5 INSULATION	LIFT	GEARLESS TRACTION W/ VVVF MOTOR - LED LIGHTING W/ LINK TO		CLOTHES DRYER - 2 STAR ENERGY	4. MINIMUM 50 MM THICK GLASSWOOL OR POLYESTER INSULATION IN	TABLE 2
		FOR BASIX	BATHROOM TAPS	JOSIAN	INTER-	PRONTO PANEL 185MM.	INTERNAL	STUD WALLS. NO		CALL BUTTON			ALL EXTERNAL WALL CAVITIES (MIN DENSITY 11 KG/ MG).	BLOCK/ UNIT
COMMON	I LANDSCAPE	AS PER BASIX	ALL SHOWERHEADS	4 STAR (4.5-6L/MIN)	TENANCY	NO INSULATION	WALLS IN	INSULATION MODELLED	VENTILATION	BASEMENT LEVELS - SUPPLY AND EXHAUST W/ CO MONITOR + VSD FAN	BUILDING	NO	CEILING AND ROOF SYSTEM	UNITS 204 2
		CERTIFICATE			FLOOR	MODELLED			_	GARBAGE ROOMS - SUPPLY & EXHAUST W/ INTERLOCK TO LIGHT	SYSTEM (BMS)		1. CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD	405 28 & 503 LIVING / DIN
PRIVATE	LANDSCAPE	AS PER BASIX CERTIFICATE	ALL TOILET FLUSHERS	4 STAR	SUSPENDED	FLOORS TO BASEMENT.	CONCRETE - AD	DITIONAL R1.3 REFLECTIVE		STORAGE - SUPPLY CONTINUOUS COMMON CORRIDORS - NATURAL VENTILATION	PHOTOVOLTAK	C 5PKW SYSTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS	PLASTERBOARD CEILING BELOW,	UNITS 205 1
FIRE SPE	RINKLER	CLOSED LOOP	DISHWASHER	4 STAR WATER	PLANT, AND	STORAGE AREAS BELOW	BOARD INSULAT	ION	DWELLINGS		ACOL		2. AND MINIMUM 50 MM THICK GLASSWOOL INSULATION (MINIMUM 11 KG/M3) IN THE CEILING CAVITY WILL BE ACCEPTABLE	& 404 2B LIVING / DIN
SYSTEM		TEST SYSTEM			ROOF				HOT WATER	6 STAR GAS INSTANTANEOUS	ACOU	ISTIC RECOMMENDATIONS		/ KITCHEN (A
THERM	AL COMFORT:	PASS - 6.3 STAR AVE	RAGE		UNITS WITH I	EXPOSED ROOF	CONCRETE - AD	DITIONAL R2.50 REFLECTIVE	HEATING	INDIVIDUAL SYSTEMS - AC 3.5 STAR HEATING AND COOLING DAY NIGHT	WALLS		WINDOWS AND GLAZED DOORS	- SEALS COM
GLAZING	(ALUMINIUM N	ON-THERMALLY BRO	KEN FRAMES)				BOARDINSULAT	ON	/COOLING		1. EXTERNAL	WALLS OF BRICK VENEER OR OTHER MASONRY	GLAZING 1. WINDOWS AND GLAZED DOORS MAY BE EIVED SLIDING, AWAIING OR	NB.
UNITS	ALL OTHER	3	503 (SLIDING DOO	RS DUE TO SUN	ENERGY: PAS	SS - 31% (25% REQUIRED TO F	PASS)				CONSTRU	CTION WILL BE ACCEPTABLE, AND	DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES,	FOR THERM
			EXPOSURE)		COMMON AR	EA			LIGHTING	DEDICATED LED THROUGHOUT			2. TABLE 2 BELOW OBSCIELS MINIMUM ON IND BEDLICTION INDEX	PERFORMAN
	MAX U-VALI SINGLE GL/	IE 4.60 SHGC 0.50 (± ZED, LOW-E NEUTR/	10%) MAX U-VALUE 4.90 AL SINGLE GLAZED, I) SHGC 0.26 (±10%) LOW-E TINT	LIGHTING	BASEMENT LEVEL - FLUO PUMP/PLANT ROOMS - FL	RESCENT W/ MOT UORESCENT W/ M	ION SENSORS OTION SENSORS	VENTILATION	BATHROOM - DUCTED W/ MANUAL SWITCH KITCHEN - DUCTED W/ MANUAL SWITCH LAUNDRY - DUCTED W/ MANUAL SWITCH	2. CEMENT C SCYON, LI EQUIVALE	XXMPOSITE EXTERNAL CLADDING, FOR EXAMPLE HARDIES INEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED NT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/M2):-	 (NUK FATINGS REDIRED FOR VIXAROUS WINDEDUCTION INDEED (RUK RATINGS REDIRED FOR VIXAROUS WINDED AND ADDRESS GLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 25. 	CERTIFICAT THE DOUBL CONSTRUCT

nt constitutes an infringement of copyright.	ARG UT Ma	CHITECT: ban di storpla chited	esign inning ature	JACK TAYLOR ARCHITECTS ACN 076 674 489 NSW Architects Board of Architects GLD 10/281 Pacific Highway North Sydney NSW 2000 AUSTRALIA T +912 7910 8653 E jack@fas.com.su	Pty Ltd pgistration # 7042 Regeleration # 3571
	FC				Population
	F	PTY.	LTC).	
ST					
	PRC	NECT			
	'42 'N 'N	2 BO ORT SW 2	URI H V 250(KE STREE /OLLONG()	T DNG
	REV NO.	1SION DATE 03.07.20	AMEN	DMENT D TO CONSULTANTS	
	02 03 04 A B	04.08.20 07.09.20 27.11.20 07.12.20 09.08.21	ISSUE LEVEI FINAL ISSUE	D TO MMJ S & FLOOR TO FLOOR H CONSULTANT ISSUE D FOR DEVELOPMENT A D FOR DEVELOPMENT A	EIGHT REVISED
	E				
5					
	E				
No 35					
No 35 VIRGINIA ST					
No 35 VIRGINIA ST					
No 35 VIRGINIA ST					
No 35 VIRGINIA ST	DRA SI			SA&B	
				S A & B	
				SA&B MIENTI APP	
No 35 VIRGINIA ST 			AE ION	SA&B MENT APP SCALE 1:100 @ A1	PLICATION NORTH
No 35 VIRGINIA ST JAZINO SPECIFICATION IS ONEN IN TABLE 5. NONEVER RECOMBERICTION MAY BE USED PROVIDING THE RECOMBENDED WINDOW SCHEDULE - RESIDENTIAL UNITS IZING MIN RW EXAMPLE GLAZING SPECIFICATION 12, 30 6.39 MM LAMINATED GLASS 28 29 5 MM FLOAT GLASS	· JRAA · SI · . 201		ME ION	S A & B MENT APP SCALE 1:100 @ A1 1:200 @ A3	PLICATION NORTH



3. AN EXAMPL	3. INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK	WELL VENTILATED FRIDGE SPACE	VENTILATION	GARBAGE ROOMS - FLUORESCENT W/ MOTION SENSORS	LIGHTING				WALLS		rs	MMITMEN	BASIX CO
MINIMUM R	(MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION,	PPLIANCES ELECTRIC OVEN W/ GAS COOKTOP		COMMON CORRIDORS - LED W/ MOTION SENSORS APP		PRONTO PANEL 185MM. ADDITIONAL	WALLS TO CORRIDORS	BRICK VENEER ADDITIONAL R2.5	WALLS			40% REQUIRED TO PASS	WATER: PASS - 42%
TABLE 2	4. MINIMUM 50 MM THICK GLASSWOOL OR POLYESTER INSULATION IN ALL EXTERNAL WALL CANTERS AND DENSITY 11 KOLMO	CLOTHES DRYER - 2 STAR		GEARLESS TRACTION W/ VVVF MOTOR - LED LIGHTING W/ LINK TO	LIFT	R2.5 INSULATION	/LIFT/STAIRS	INSULATION		5 STAR	CHEN AND	NOT REQUIRED K	RAINWATER TANK
BLOCK/ UNIT/ C	ALL EXTERINAL VIALE GRATTLES (MIN DENOTT TT NOT MO).			CALL BUTTON		STUD WALLS. NO	INTERNAL	PRONTO PANEL 185MM.	INTER-		THROOM TAPS	FOR BASIX B	
UNITS 204 2B, 7	CEILING AND ROOF SYSTEM	NO	BUILDING	BASEMENT LEVELS - SUPPLY AND EXHAUST W/ CO MONITOR + VSD FAN	VENTILATION	INSULATION MODELLED	WALLS IN	NO INSULATION	TENANCY	4 STAR (4.5-6L/MIN)	L SHOWERHEADS	AS PER BASIX A	COMMON LANDSCAPE
RD LIVING / DININC	1. CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD	3	SYSTEM (BMS)	GARBAGE ROOMS - SUPPLY & EXHAUST W/ INTERLOCK TO LIGHT	-		UNITS	MODELLED	VIALLS			CERTIFICATE	
/ KITCHEN (ALL)	PLASTERBOARD CEILING BELOW	C 5PKW SYSTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS	PHOTOVOLTA	STORAGE - SUPPLY CONTINUOUS	-				FLOORS	4 STAR	L TOILET FLUSHERS	AS PER BASIX A	PRIVATE LANDSCAPE
UNITS 205 1B, 3 & 404 2B	2. AND MINIMUM 50 MM THICK GLASSWOOL INSULATION		SYSTEM	COMMON CORRIDORS - NATURAL VENTILATION		JITIONAL R1.3 REFLECTIVE	CONCRETE - AD	FLOORS TO BASEMENT,	SUSPENDED			CERTIFICATE	
	(MINIMUM 11 KG/M3) IN THE CEILING CAVITY WILL BE ACCEPTABLE	ISTIC RECOMMENDATIONS			DWELLINGS		BOARD INGULA	STORAGE AREAS BELOW	FLANT, AND	4 STAR WATER	Shwasher	CLOSED LOOP D	FIRE SPRINKLER
			7000	6 STAR GAS INSTANTANEOUS	HOT WATER				ROOF			TEST SYSTEM	SYSTEM
SEALS COMPR	WINDOWS AND GLAZED DOORS		WALLS	INDIVIDUAL SYSTEMS - AC 3.5 STAR HEATING AND COOLING DAY NIGHT	HEATING	JITIONAL R2.50 REFLECTIVE	CONCRETE - AD	EXPOSED ROOF	UNITS WITH		E	PASS - 6.3 STAR AVERAG	THERMAL COMFORT
NB.	GLAZING	WALLS OF BRICK VENEER OR OTHER MASONRY	1. EXTERNA		/COOLING	ON	BOARDINSULAT		1		FRAMES)	ION-THERMALLY BROKEN	GLAZING (ALUMINIUM
FOR THERMAL	1. WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AWNING OR DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES.	CONSTRUCTION WILL BE ACCEPTABLE. AND		CONSTRUCTION WILL BE ACCEPTABLE. AND			PASS)	SS - 31% (25% REQUIRED TO	ENERGY: PA	RS DUE TO SUN	503 (SLIDING DOC	s	UNITS ALL OTHE
PERFORMANC				DEDICATED LED THROUGHOUT	LIGHTING				COMMON AR		EXPOSURE)	-	
ORS. ACOUSTICAL R CERTIFICATION THE DOUBLE (CONSTRUCTIC	 TABLE 2 BELOW SPECIFIES MINIMUM SOUND REDUCTION INDEX (RW) RATINGS REQUIRED FOR VARIOUS WINDOWS AND GLAZED DOORS. GLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 28. 	: COMPOSITE EXTERNAL CLADDING, FOR EXAMPLE HARDIES JNEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED ENT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/M2):-	2. CEMENT SCYON, L EQUIVAL	BATHROOM - DUCTED W/ MANUAL SWITCH KITCHEN - DUCTED W/ MANUAL SWITCH LAUNDRY - DUCTED W/ MANUAL SWITCH	VENTILATION	ON SENSORS OTION SENSORS	ORESCENT W/ MOT	BASEMENT LEVEL - FLU PUMP/PLANT ROOMS - F	LIGHTING	0 SHGC 0.26 (±10%) LOW-E TINT	MAX U-VALUE 4.9 SINGLE GLAZED,	UE 4.60 SHGC 0.50 (± 10% AZED, LOW-E NEUTRAL	MAX U-VAI SINGLE GI
	(MININUM 11 KGMS) IN THE CELLING CAVITY WILL BE ACCEPTABLE WINDOWS AND GLAZED DOORS GLAZING 1. WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AVNING (DOUBLE MONG STYLE IN ALUMINUM OR TIMBER FRAMES, 2. TABLE 2 BELOW SPECIFIES MININUM SOUND REDUCTION INDEX (FW) RATING REQUIRED FOR VARIOUS WINDOWS AND GLAZED I GLAZING OTHER THAN THOSE SPECIFIES IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MININUM WY 28.	JSTIC RECOMMENDATIONS	ACOU WALLS 1. EXTERNA CONSTRU 2. CEMENT SCYON, L EQUIVALE	6 STAR GAS INSTANTANEOUS INDIVIDUAL SYSTEMS AC 3.5 STAR HEATING AND COOLING DAY NIGHT DEDICATED LED THROUGHOUT BATHROOM - DUCTED WI MANUAL SWITCH KITCHEN - DUCTED WI MANUAL SWITCH LIAURORY - DUCTED WI MANUAL SWITCH	DWELLINGS HOT WATER HEATING /COOLING LIGHTING VENTILATION	INTIONAL R2.50 REFLECTIVE ON ION SENSORS OTION SENSORS	CONCRETE - AD BOARDINSULAT PASS) ORESCENT W/ MOT	EXPOSED ROOF ESPOSED ROOF SS - 31% (25% REQUIRED TO REA BASEMENT LEVEL - FLU PUMP/PLANT ROOMS - F	ENERGY: PA	4 STAR WATER DRS DUE TO SUN D SHGC 0.28 (±10%) LOW-E TINT	SHWASHER FRAMES) 503 (SLIDING DOC EXPOSURE) MAX U-VALUE 4.9 SINGLE GLAZED, The in	CLOSED LOOP TEST SYSTEM PASS - 6.3 STAR AVERA(NON-THERMALLY BROKEN IS UE 4.60 SHGC 0.50 (± 10% AZED, LOW-E NEUTRAL	FIRE SPRINKLER SYSTEM THERNAL COMFORT GLAZING (ALUMINIUM UNITS ALL OTHE MAX U-VAI SINGLE GI


SECTIONS E

BASIX COMMITMENTS					LIGHTING	LIGHTING GARBAGE ROOMS - FLUORESCENT W/ MOTION SENSORS V STORAGE - FLUORESCENT W/ MOTION SENSORS -		WELL VENTILATED FRIDGE SPACE	3. INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK (MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION.	3. AN EXAMPLE AN ALTERNA				
WATER: PA	SS - 42% (40% REQUIRED T	O PASS)			WALLS	ADDITIONAL R2.5	CORRIDORS	ADDITIONAL		COMMON CORRIDORS - LED W/ MOTION SENSORS	APPLIANCES	ELECTRIC OVEN W GAS COOKTOP		MINIMUM RV
RAINWATER	TANK NOT REQUIRED	KITCHEN	N AND	5 STAR	1	INSULATION	/LIFT/STAIRS	R2.5 INSULATION	LIFT	GEARLESS TRACTION W/VVVF MOTOR - LED LIGHTING W/LINK TO		CLOTHES DRYER - 2 STAR	4. MINIMUM 60 MM THICK GLASSWOOL OR POLYESTER INSULATION IN ALL EXTERNAL WALL CAVITIES (MIN DENSITY 11 KG/ M3)	TABLE 2
	FOR BASIX	BATHRO	DOM TAPS		INTER-	PRONTO PANEL 185MM.	INTERNAL	STUD WALLS. NO		GALL BOTTON				BLOCK/ UNIT/ GI
COMMON LA	NDSCAPE AS PER BASIX	ALL SHO	OWERHEADS	4 STAR (4.5-6L/MIN)	TENANCY	NO INSULATION	WALLS IN	INSULATION MODELLED	VENTILATION	BASEMENT LEVELS - SUPPLY AND EXHAUST W/ CO MONITOR + VSD FAN	BUILDING	NO	CEILING AND ROOF SYSTEM	UNITS 204 2B, 30
	CERTIFICATE				VVALLS	MODELLED			-	GARBAGE ROOMS - SUPPLY & EXHAUST WINTERLUCK TO LIGHT	SYSTEM (BMS)		1. CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD	LIVING / DINING
PRIVATE LAN	IDSCAPE AS PER BASIX	ALL TOIL	LET FLUSHERS	4 STAR	FLOORS					STORAGE - SUPPLY CONTINUOUS	PHOTOVOLTAI	5 SPKW SYSTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS	PLASTERBOARD CEILING BELOW,	/ KITCHEN (ALL)
	CERTIFICATE				SUSPENDED	FLOORS TO BASEMENT,	CONCRETE - AD	DITIONAL R1.3 REFLECTIVE		COMMON CORRIDORS - NATURAL VENTILATION	SYSTEM		2 AND MINIMUM 50 MM THICK GLASSWOOL INSULATION	UNITS 205 1B, 30 8 404 2B
FIRE SPRINK	LER CLOSED LOOP	DISHWA	SHER	4 STAR WATER	PLANT, AND STORAGE AREAS BELOW		W BOARD INSOLATION		DWELLINGS				(MINIMUM 11 KG/M3) IN THE CEILING CAVITY WILL BE ACCEPTABLE	LIVING / DINING
SYSTEM	TEST SYSTEM				ROOF	ROOF		HOT WATER	6 STAR GAS INSTANTANEOUS	ACOL		. ,	/ KITCHEN (ALL)	
THERMAL C	THERMAL COMFORT: PASS - 6.3 STAR AVERAGE UNITS		UNITS WITH I	UNITS WITH EXPOSED ROOF CONCRETE - ADDITIONAL R2.50 REFLECTIVE		HEATING	ATING INDIVIDUAL SYSTEMS - AC 3.5 STAR HEATING AND COOLING DAY NIGHT			WINDOWS AND GLAZED DOORS				
GLAZING (ALI	GLAZING (ALUMINIUM NON-THERMALLY BROKEN FRAMES) BOARDINSULATION			/COOLING		1. EXTERNAL	WALLS OF BRICK VENEER OR OTHER MASONRY	GLAZING	NB.					
UNITS A	UNITS ALL OTHERS 503 (SLIDING DOORS DUE TO SUN ENERGY: I		ENERGY: PAS	ENERGY: PASS - 31% (25% REQUIRED TO PASS)				CONSTRU	CTION WILL BE ACCEPTABLE, AND	1. WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AWNING OR DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES.	FOR THERMAL C			
	EXPOSURE)		COMMON AR	FA			LIGHTING	DEDICATED LED THROUGHOUT				PERFORMANCE		
N	IAX U-VALUE 4.60 SHGC 0.1 INGLE GLAZED, LOW-E NE	50 (± 10%) MAX UTRAL SIN	X U-VALUE 4.90 IGLE GLAZED, LO	SHGC 0.26 (±10%) OW-E TINT	LIGHTING	BASEMENT LEVEL - FLUO PUMP/PLANT ROOMS - FL	RESCENT W/ MOT UORESCENT W/ M	ION SENSORS IOTION SENSORS	VENTILATION	BATHROOM - DUCTED W MANUAL SWITCH KITCHEN - DUCTED W MANUAL SWITCH LAUNDRY - DUCTED W MANUAL SWITCH	2. CEMENT C SCYON', L EQUIVALE	XOMPOSITE EXTERNAL CLADDING, FOR EXAMPLE HARDLES INEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED NT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/MZ):-	2. TABLE 2 BELOW SPECIFIES MINIMUM SOUND REDUCTION INDEX (RW, RATINGS REQUIRED FOR VARIOUS WINDOWS AND GLAZED DOORS. GLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW V28.	CERTIFICATION THE DOUBLE G CONSTRUCTION

int constitutes an infringement of copyright.					
	AR UT Mi	CHITECT: ben d asterpla chite	esign Inning cture	JACK TAYLOF ARCHITECTS ACN 078 874 489 NSW Architects Board F Board of Architects QLD 10/281 Pacific Highway North Sydney NSW 209 AUSTRALIA T + 612 7910 8563 E jeck@tiss.com.au	₹ Pty Ltd registration # 7042 Registration # 3571 D
	Fi d		οŲϜ	Static Parlo Control within a	s copyright to 8 Pay Lad
		- TY.		J	
	РВС 42 N	2 BO ORT	URI H M	KE STREE VOLLONG	T ONG
	11	SW 2	2500	0	
	REV NO.		250(
	IN REV NO. 01 02	SW 2 ISION DATE 03.07.20 04.08.20	AMEN ISSUE	DMENT ED TO CONSULTANTS ED TO MMJ	
	IN REV NO. 01 02 03 04	SW 2 1SION DATE 03.07.20 04.08.20 07.09.20 27.11.20	AMEN ISSUE ISSUE LEVEI FINAL	DMENT ED TO CONSULTANTS ED TO MMJ S & FLOOR TO FLOOR I CONSULTANT ISSUE	HEIGHT REVISED
	REV NO. 01 02 03 04 A	SW 2 1SION DATE 03.07.20 04.08.20 07.09.20 07.09.20 07.12.20	AMEN ISSUE ISSUE LEVEI FINAL ISSUE	DMENT ED TO CONSULTANTS ED TO MMJ 25 & FLOOR TO FLOOR CONSULTANT ISSUE ED FOR DEVELOPMENT	HEIGHT REVISED
	REV NO. 01 02 03 04 A	SW 2 15ION DATE 03.07.20 04.08.20 07.09.20 27.11.20 07.12.20	AMEN ISSUE ISSUE LEVEI FINAL ISSUE	DMENT DD CONSULTANTS DD TO MMJ .S & FLOOR TO FLOOR I CONSULTANT ISSUE D FOR DEVELOPMENT	HEIGHT REVISED
	REV NO. 01 02 03 04 A	SSW 2 1510N DATE 03.07.20 04.08.20 07.09.20 27.11.20 07.12.20	AMEN ISSUE ISSUE LEVEI FINAL ISSUE	D DMENT D TO CONSULTANTS D TO MMJ .s & FLOOR TO FLOOR T CONSULTANT ISSUE D FOR DEVELOPMENT.	HEIGHT REVISED
	IN REV NO. 01 02 03 04 A 	SW 2 15ION DATE 03.07.20 04.08.20 07.09.20 27.11.20 07.12.20	AMEN ISSUE ISSUE ISSUE IEVEI FINAL ISSUE	D DMENT D TO CONSULTANTS D TO MMJ .s & FLOOR TO FLOOR T CONSULTANT ISSUE D FOR DEVELOPMENT.	HEIGHT REVISED
	IN REVENSE 1	SW 2 1800 104.08.20 07.09.20 07.09.20 07.12.20 07.12.20 07.12.20	AMEN ISSUE ISSUE ISSUE	DMENT DI TO CONSULTANTS DI TO MMJ .s. & FLOOR TO FLOOR TO CONSULTANT ISSUE DI FOR DEVELOPMENT.	HEIGHT REVISED
		SW 2 TSION DATE 0 03.0720 04.0820 07.0920 27.1120 07.1200 07.1200	AMEN ISSUE ISSUE FINAL ISSUE	D DMENT DI TO CONSULTANTS DI TO MMJ S.S. & FLOOR TO FLOOR I CONSULTANT ISSUE DI FOR DEVELOPMENT.	HEIGHT REVISED
		SW 2 15:0N DATE 03:07:20 07:08:20 07:08:20 07:08:20 07:12:2	AMEN ISSUE ISSUE FINAL ISSUE	D DMENT DID CONSULTANTS D TO MMJ S & FLOOR TO FLOOR 1 CONSULTANT ISSUE D FOR DEVELOPMENT	HEIGHT REVISED
		SW 2		DMENT DI TO CONSULTANTS DI TO MMJ .s & FLOOR TO FLOOR TO FLOOR TO CONSULTANT ISSUE DI FOR DEVELOPMENT.	HEIGHT REVISED
		SSW 2 ASION DATE 03.07.20 07.09.20 07.09.20 07.09.20 07.12.		D DMENT DD CONSULTANTS D TO MMJ S & FLOOR TO FLOOR I CONSULTANT ISSUE D FOR DEVELOPMENT	HEIGHT REVISED
		SW 2		D DMENT D TO CONSULTANTS D TO OMJ S & FLOOR TO FLOOR I CONSULTANT ISSUE D FOR DEVELOPMENT.	HEIGHT REVISED
		SW 2		D DMENT DI TO CONSULTANTS DI TO MINJ S & FLOOR TO FLOOR T CONSULTANT ISSUE DI FOR DEVELOPMENT.	HEIGHT REVISED
LAZING SPECIFICATION IS GIVEN IN TABLE 2, HOWEVER VE CONSTRUCTION ANY BE USED PROVIDING THE VECONSTRUCTION ANY BE USED PROVIDING THE VITWO IS ACHIEVED.		SW 2			
LAZING SPECIFICATION IS GIVEN IN TABLE 2. HOWEVER VE CONSTRUCTION NAY BE USED PROVIDING THE VIEN SACHEVED. RECOMMENDED WINDOW SCHEDULE - RESIDENTIAL UNITS ZING MIN RW EXAMPLE GLAZING SPECIFICATIO 28, 30 6.38 MM LAMINATED GLASS		SW 2 rsion DATE 03.07.20 03.07.20 07.09.20 0.09.20		SEE	PLICATION
ILAZING SPECIFICATION IS GIVEN IN TABLE 2, HOWEVER WE CONSTRUCTION ANY BE USED PROVIDING THE VITING IS ACHIEVED. RECOMMENDED VINDOW SCHEDULE - RESIDENTIAL UNITS ZINO MIN RW EXAMPLE GLAZING SPECIFICATIO 28, 30 6.39 MM LJMINATED GLASS	IN REVEALED A A A A A A A A A A A A A A A A A A A	SW 2 rsion DATE 04.08.20 07.08.20 07.08.20 07.08.20 07.12.2		D DMENT D TO CONSULTANTS D TO CONSULTANTS D TO MMJ S & FLOOR TO FLOOR TO CONSULTANT ISSUE D FOR DEVELOPMENT S E S E MENT AP SCALE 1:100 @ A1 1:200 @ A3	
LAZING SPECIFICATION IS GIVEN IN TABLE 2, HOWEVER MITTING IS ACHEVED. RECOMMENDED VINDOW SCHEDULE - RESIDENTIAL UNITS RECOMMENDED VINDOW SCHEDULE - RESIDENTIAL UNITS RECOMMENDED VINDOW SCHEDULE - RESIDENTIAL UNITS 2010 MIN Rw EXAMPLE GLAZING SPECIFICATIO 29, 30 6.38 MIN LAMINATED GLASS 29 29 5 MIN FLOAT GLASS 20 29 6 MIN FLOAT GLASS 20 29 6 MIN FLOAT GLASS 20 29 7 MIN FLOAT GLASS 20 29 7 MIN FLOAT GLASS 20 29 7 MIN FLOAT GLASS 20 8 MIN FLOAT GLASS 2		SW 2 rsion DATE 03.07.20 07.09.20 0.09.20		DMENT DITO CONSULTANTS DI TO CONSULTANTS DI TO MINJ SA E FLOOR TO FLOOR T CONSULTANT ISSUE DI FOR DEVELOPMENT.	



BASIX COMMITMENTS					LIGHTING	TING GARBAGE ROOMS - FLUORESCENT W MOTION SENSORS STORAGE - FLUORESCENT W MOTION SENSORS		WELL VENTILATED FRIDGE SPACE	3. INTERNAL PLASTERBOARD WALL LINING MAY BE OF 10 MM THICK (MINIMUM) STANDARD PLASTERBOARD CONSTRUCTION,					
WATER:	PASS - 42% (40)	% REQUIRED TO PA	ASS)		WALLS	ADDITIONAL R2.5	CORRIDORS	ADDITIONAL	-	COMMON CORRIDORS - LED W/ MOTION SENSORS	APPLIANCES	ELECTRIC OVEN W/ GAS COOKTOP DISHWASHER - 3 STAR ENERGY		MINIMUM RW
RAINWAT	ER TANK N	NOT REQUIRED	KITCHEN AND	5 STAR		INSULATION	/LIFT/STAIRS	R2.5 INSULATION	LIFT	GEARLESS TRACTION W/ VVVF MOTOR - LED LIGHTING W/ LINK TO CALL BUTTON		CLOTHES DRYER - 2 STAR	 MINIMUM 50 MM THICK GLASSWOOL OR POLYESTER INSULATION IN ALL EXTERNAL WALL CAVITIES (MIN DENSITY 11 KG/ M3). 	TABLE 2
	F	FOR BASIX	BATHROOM TAPS		INTER-	PRONTO PANEL 185MM.	INTERNAL	STUD WALLS. NO						BLOCK/ UNIT/ GL
COMMON	LANDSCAPE A	AS PER BASIX	ALL SHOWERHEADS	4 STAR (4.5-6L/MIN)	TENANCY	NO INSULATION	WALLS IN	INSULATION MODELLED	VENTILATION	BASEMENT LEVELS - SUPPLY AND EXHAUST W/ CO MONITOR + VSD FAN	BUILDING	NO	CEILING AND ROOF SYSTEM	UNITS 204 2B, 30
	c	CERTIFICATE			FLOORS	MODELLED	UNITS		_	GARBAGE ROOMS - EXHAUST ONLY	SYSTEM (BMS)		1. CONCRETE TILE OR METAL DECK ROOF WITH 10 MM THICK STANDARD	LIVING / DINING
PRIVATE	LANDSCAPE A	AS PER BASIX CERTIFICATE	ALL TOILET FLUSHERS	4 STAR	SUSPENDED	FLOORS TO BASEMENT.	CONCRETE - AD	DITIONAL R1.3 REFLECTIVE	-	STORAGE - SUPPLY CONTINUOUS COMMON CORRIDORS - NATURAL VENTILATION	PHOTOVOLTAI	C 5PKW SYSTEM - CONNECTED TO COMMON AREA AND CENTRAL SYSTEMS.	PLASTERBUARD CEILING BELOW	UNITS 205 1B, 30
FIRE SPR	INKI FR C	CLOSED LOOP	DISHWASHER	4 STAR WATER	PLANT, AND	STORAGE AREAS BELOW	BOARD INSULAT	TON	DWELLINGS		AOOI		2. AND MINIMUM 50 MM THICK GLASSWOOL INSULATION	& 404 2B
SYSTEM	T	TEST SYSTEM			ROOF				HOT WATER	OT WATER & STAR GAS INSTANTANEOUS		JSTIC RECOMMENDATIONS	(MINIMUM TI KOMS) IN THE CEILING CAVITY WILL BE ACCEPTABLE	/ KITCHEN (ALL)
THERMA	L COMFORT: P	ASS - 6.3 STAR AVE	RAGE		UNITS WITH EXPOSED ROOF CONCRETE - ADDITIONAL R2.50 REFLECTIVE		HEATING	INDIVIDUAL SYSTEMS - AC 3.5 STAP HEATING AND COOLING DAY NIGHT	WALLS		WINDOWS AND GLAZED DOORS			
GLAZING (ALUMINIUM NON-THERMALLY BROKEN FRAMES)			BOARDINSULATION		/COOLING		1 EXTERNA	I WALLS OF BRICK VENEER OR OTHER MASONRY	GLAZING	NB.				
UNITS ALL OTHERS 503 (SLIDING DOORS DUE TO SUN ENERGY: PASS - 31% (25% REQUIRE)			SS - 31% (25% REQUIRED TO	PASS)				CONSTRU	ICTION WILL BE ACCEPTABLE, AND	 WINDOWS AND GLAZED DOORS MAY BE FIXED, SLIDING, AWNING OR DOUBLE HUNG STYLE IN ALUMINIUM OR TIMBER FRAMES. 	FOR THERMAL C			
	EXPOSURE)			COMMON AREA				LIGHTING	DEDICATED LED THROUGHOUT					
	MAX U-VALUE SINGLE GLAZ	E 4.60 SHGC 0.50 (± ZED, LOW-E NEUTR/	10%) MAX U-VALUE 4.90 AL SINGLE GLAZED, I) SHGC 0.26 (±10%) .OW-E TINT	LIGHTING	BASEMENT LEVEL - FLU PUMP/PLANT ROOMS - F	ORESCENT W/ MOT LUORESCENT W/ M	ION SENSORS IOTION SENSORS	VENTILATION	BATHROOM - DUCTED W MANUAL SWITCH KITCHEN - DUCTED W MANUAL SWITCH LAUNDRY - DUCTED W MANUAL SWITCH	2. CEMENT SCYON, L EQUIVALE	COMPOSITE EXTERNAL CLADDING, FOR EXAMPLE HARDIES INEA, STRIA, AXON OR CSR CEMINTEL OR APPROVED ENT WITH SIMILAR MINIMUM MASS (MIN 12.5 KG/M2):-	 IQUE & ATTACK SCHUTED FOR THY VAME OUT ON DEDUCTION TIME A IQUE ATTACK REQUIRED FOR THY VAME OUT ON THE ACT OF A BLAZING OTHER THAN THOSE SPECIFIED IN TABLE 2 MAY BE OF STANDARD THICKNESS WITH A MINIMUM RW 26. 	CERTIFICATION THE DOUBLE G CONSTRUCTION

en consulues al minigenen of copyign.	ARCHITECT: urban design urban design urba
	EXTERNAL FINISHES FACE BRICK TYPE 1. AUSTRALE BRICK TYPE 1. AUSTRALE BRICK TYPE 1. AUSTRALE BRICK TYPE 1. AUSTRALE METALLIX. CHILLING WHITE SCREEN TYPE 1. AUMINION VERTICAL & ANGLED BLADES PDERCOATED TO MATCH TIMBER COMPARIANCE DE TOTAL BLADES AUGUMENT BLADES AUGUMENT DE TOTAL BLADES AUGUMENT DE TOTAL BLADES AUGUMENT BLAD
	PROJECT '42 BOURKE STREET 'NORTH WOLLONGONG 'NSW 2500 REVISION NO. DATE AMENDMENT 01 12.062.01 ISSUED TO CLIENT 02 0.17.20 FOR REVIEW COMMENTS AND CO-ORDINATION 03 03.07.20 ISSUED TO CONSULTANTS 04 08.07.20 ISSUED COLOUR REVISED 05 04.08.20 ISSUED TO MAL
	00 07.09.20 Levels & FUEX Review PARE ISSUE 06 27.1120 POST PREVEW PARE ISSUE 06 27.1120 FINAL CONSULTANT ISSUE A 07.1220 ISSUED FOR Development APPLICATION B 08.06.21 ISSUED FOR Development APPLICATION I ISSUED FOR Development APPLICATION
BOURKE ST	
GLADING SPECIFICATION IS GMEN IN TABLE 2, HOWEVER RAC CONSTRUCTION NO. BE USED PROVIDING THE RATING IS ACHIEVED.	SOUTH & WEST ELEVATIONS
RECOMMENDED WINDOW SCHEDULE - RESIDENTIAL UNITS AZING MIN RW EXAMPLE GLAZING SPECIFIC/	TION DEVELOPMENT APPLICATION
5 2B, 30 6.38 MM LAMINATED GLASS	PROJECT NUMBER SCALE NORTH 20107 1:100 @ A1
4 28 29 5 MM FLOAT GLASS	1:200 @ A3
ND GLAZED DOORS IN TABLE 2 SHOULD BE FITTED WITH ACOUSTIC ING FOAM WEATHER SEALS (E.G. Q-LON FROM SCHLEGEL OR SIMIL THAT ALL WINDOWS IN THE DEVELOPMENT WILL BE FOUND TO AT	LAR). DRAWING NUMBER REVISION
A BLOCK TRIMPARTY INC LEVELOPMENT WILL BE DOUBLE GLAZE READES EMPACTMENT AND LINEAR THAT ADJUSTICAL DEPARTY AND A DEPARTMENT AND A DEPARTMENT OURSELENTS SHOWN IN TABLE 2. NOTWITHSTANDING THE NOVEM- THAT THE REQUIRED ACOUSTICAL RATINGS WILL BE ACHIEVED FRI AZED SYSTEMS WILL BE REQUIRED PRIOR TO THE ISSUE CERTIFICATE	

.....

STREETSCAPE ELEVATION 01



STREETSCAPE PLAN - VIRGINIA STREET



STREETSCAPE ELEVATION 02

ct is not responsible for any di



PROJECT NUMBER

AR 0011

20107



DEVELOPMENT APPLICATION

1:300 @ A1 1:600 @ A3

SCALE

B





42 BOURKE STREET NORTH WOLLONGONG **NSW 2500**

PROJECT

ST

BOURKE



BOURKE STREET

REFER TO PHOTOGRAPHIC SITE ANALYSIS

FOR 42 BOURKE STREET PTY. LTD.

T +61 2 7910 8563 E jack@jtas.com.au drawing and content within are copyright to JACK TAYLOR ARCHITECTS Pty Ltd

ARCHITECT: urban design JACK TAYLOR masterplaning ARCHITECTS Pty Ltd architecture Ach or 844 499 ACN 076 874 489 NSW Architects Board Regis Board of Architects QLD Re 10/281 Pacific Highway North Sydney NSW 2080 AUSTRALIA



© Coovright



STREETSCAPE PLAN - BOURKE STREET

is not responsible for any dis



ons. Ascertain full extent by con

DRA	WING NAM	Æ						
· O-		ETC	CA	DE				
S El B(LEV LEV DUR	ATIO KE	STF	REE	2 ET			
B B D		ATIO KE	STF	REE	? Et AP	PL	ica	17101
Б Е В			STF			PL		

42 BOURKE STREET NORTH WOLLONGONG **NSW 2500**

 02
 04.06.20
 ISSUED FOR MINID

 03
 07.09.20
 LEVELS & FLOOR TO FLOOR HEIGHT REVISED

 A
 07.12.20
 ISSUED FOR DEVELOPMENT APPLICATION

 B
 09.06.21
 ISSUED FOR DEVELOPMENT APPLICATION

PROJECT

 REVISION

 NO.
 DATE
 AMENDMENT

 01
 03.07.20
 ISSUED TO CONSULTANTS

 02
 04.08.20
 ISSUED TO MMJ

42 BOURKE STREET PTY. LTD.

SITE ANALYSIS

REFER TO PHOTOGRAPHIC

constitutes an infringement of copyrigh







- - - PRE ADAPTIVE WORKS TO BE REMOVED

- NEW POST ADAPTIVE WORKS



leas and concepts to any person

thout the prior written co

sent of Jack Taylor Ar

LEVEL 1 POST ADAPTIVE LAYOUT PLAN: UNITS 101. 102 & 104

only, and do not ne

LEVEL 1 PRE ADAPTIVE LAYOUT PLAN: UNITS 101. 102 & 104 NOTE: ALL SWITCHES & GPOS IN PRE ADAPTATIVE LAYOUT TO BE INSTALLED TO COMPLY WITH AS 1428.1





WASTE MANAGEMENT PLAN - VIRGINIA STREET ALL UNITS



BOURKE STREET

.....

PROJECT NUMBER

AR 0705

20107

MANAGEMENT PLAN

SCALE

A

DEVELOPMENT APPLICATION

1:100 @ A1 1:200 @ A3

UNIT 201 (LEVEL 2), UNIT 301 (LEVEL 2) & UNIT 401 (LEVEL 4) PLAN

The



.....

ГГ

FOR:

17

ARCHITECT: urban design masterplanning architecture ACN/078/24/489

42 BOURKE STREET PTY. LTD.

ACN 076 874 489 NSW Architects Board Registration # 7042 Board of Architects QLD Registration # 3571

10/281 Pacific Highway North Sydney NSW 2080 AUSTRALIA T +61 2 7910 8563 E jack@jtas.com.au

drawing and content within are copyright to JACK TAYLOR ARCHITECTS Pty Ltd











....











DRA	wing NAM	E				
SHADOW DIAGRAM 04 WINTER SOLSTICE						
:12	2PM					
De	EVEL	.OPI	MENT	APP	LICATION	
рко 201	JECT NUN 107	IBER	scale 1:200 @ 1:400 @	A1 A3	NORTH	
AF	WING NUN R 060	iber)4			Z	

42 BOURKE STREET **NSW 2500**

PROJECT

FOR:

42 BOURKE STREET PTY. LTD.

ARCHITECT: urban design scientianuling architecture Schlecture architecture arch ration # 7042











LIGHT ACCESS VY/TERRACE V X X X V X X X X X X X X X X X X X	SUMMARY LIVING AREA X X X V V X X X X X X X X X X X X X X		ichine iban d asterpi rchite		JACK TAYLOF ARCHITECT MON 374-499 North Architect Board of Architect Board of Architect Board of Architect Board of Architect Board of Architect 10/201 Positio Highway North Sychaw 1987/200 Austraalia T - 912 7910 B653 E jack@tas.com.au databare.com.au databare.com.au databare.com.au databare.com.au	Pty Ltd mydrateline i 7042 Regulateline i 7051 Sociality
$\begin{array}{c} \mathbf{x} \\ \mathbf{v} \\ \mathbf{v} \\ \mathbf{v} \\ \mathbf{x} \\ \mathbf{x} \\ \mathbf{v} \end{array}$						
$\begin{array}{c} \mathbf{x} \\ \mathbf{v} \\ \mathbf{v} \\ \mathbf{x} \end{array}$	×					
× NLIGHT ACCESS NY/TERRACE	SUMMARY LIVING AREA					
× ✓ ×	✓ ✓ ×					
$\begin{array}{c} \checkmark \\ \checkmark \\ \checkmark \\ \checkmark \end{array}$	× ✓ ✓					
x x v	× × ×					
▼ ✓ × ×	× × ×					
	× ✓ ✓					
× × √	× × ×	PRO	DJECT			
✓ ✓ ×	✓ × ✓	42 N	2 BC ORT	URH H M	(e stree /ollong(T DNG
NLIGHT ACCESS	SUMMARY LIVING AREA	Ň	SW	2500)	
v √ √	✓ ✓ ×	REV NO.	/ISION DATE 04.08.20	AMEN	DMENT D TO MMJ	
× ✓	×	02 A B	07.09.20 07.12.20 09.08.21	ISSUEI	8 & FLOOR TO FLOOR H D FOR DEVELOPMENT / D FOR DEVELOPMENT /	HEIGHT REVISED
×	× ×					
×	X					
\checkmark	\checkmark	F				
x	× ~ ~	F				
x	X	F				
$\overline{\checkmark}$	√					
x	×	E				
x x	×	F				
	v	E	\vdash			
· ·	\sim	E				
NLIGHT ACCESS	SUMMARY LIVING AREA					
✓	√	╘				
✓	×	╘				
Ĩ,	\sim		AWING NA	ME		
\checkmark	√ ×			יד פ		ACCE99
✓	×			γ 01		AUVEUU
<u>x</u>	×	1,2				
\checkmark		^،		ск 3 го 4		
▼	×	<u> </u>	-NIVI	01	ZMINI	
×	×	D	EMEI	_0121	VIENT AP	PLICATION
▼ ✓	✓				SCALE	NORTH
\checkmark	×	20	107		NTS @ A1	
<u>x</u>	<u>x</u> <u>x</u>	1			NI 3 (U A3	$ \rangle\rangle\rangle$
\checkmark		DR/	AWING NU	MBER	REVISION	z {\]
 ✓ 	v 		R 06	11	В	
us issues/versions.		L				















42 BOURKE STREET, NORTH WOLLONGONG SECTION 4.55

HARDSCAPE PLAN SCALE: 1:150



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for SECTION 4.55 approval only, not for construction.

This plan has been prepared with reference to *Wollongong Councils* Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from

Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.



BENCH FIX TO WALL



















OTHER	LANDSCAPE ITEMS Retaining / raised planter wall - refer detail 9
\bigcirc	Existing trees proposed to be retained and protected
	Trees Protection zone
	Structural root zone
	Permeable surface such as Filtapave (or equal)
	Mulch area
	1.8m Gate and fence - colour and style to be nom. by client
	Decking with Mega- anchor system to future detail
	Paved area to be nom. by client
	Turf area - refer detail 3
	Bench seat type 1 - refer detail 4
	Bench seat type 2 - refer detail 12
	Proposed landscape area
	Proposed deep soil area
	Stepping stones with pebbles in gaps - refer detail 7
	Brick Edging - refer detail 3
NOT F	FOR CONSTRUCTION
LAND	SCAPE CALCULATIONS

LANDSCAPE CALCULATIONS						
SITE AREA:	1770.00m²					
REQUIRED LANDSCAPE AREA:	531m² (30%)					
PROPOSED LANDSCAPE AREA:	814.63m ² (46%)					

REQUIRED DEEP SOIL ARE	A: 265.5m² (15%)
PROPOSED DEEP SOIL ARE	A: 338.91m ² (19.1%)
REFER ARCHITECTURAL DE	RAWING NO. AR0702

TREE SURVEY

Existing Trees based on Arborists Report by Moore Trees Cousulting Arboriste prepared on 18 Nov 2019 No.# Species Size (Ht x Sp) Condition Magnolia grandiflora

REV	DATE	NOTATION/AMENDMENT			
Α	15.06.20	Preliminary DA prepared for review			
В	23.07.20	Co-ordinated with revised architectural plan			
С	30.11.20	Co-ordinated with revised architectural plan			
-	-	-			
G	07.05.21	Co-ordinated with revised architectural plan			
Н	17.05.21	Co-ordinated with client's comments			
I	15.06.21	Co-ordinated with revised architectural plan and comments			

DRAWING SCHEDULE

SHEET # DRAWING TITLE REV.

/1	HARDSCAPE PLAN	Ι
/2	L1 LANDSCAPE PLAN	Ι
/3	L5 LANDSCAPE PLAN	I
/4	DETAIL + SPECIFICATION	F
/5	DETAILS	F



Suite 101, 506 Miller St CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

Landscape Architects

LEGEND & SCHEDULE

NOTES

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS

4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

DAMAGE AND CLASHING WITH SURFACE ROOTS 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND

ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

(*) LOCAL NATIVE PLANT SPECIES RECOMMENDED BY WOLLONGONG DCP 2009

STREET TREES

Pot size:

Qty Required:

Qty Required:



Botanical Name: **Tristaniopsis laurina* **Common Name:** Watergum (Native) 75Lt **Mature H x S:** 5-8m x 3-5m Qty Required: 4

TREES



Botanical Name: **Elaeocarpus reticulatus* **Common Name:** Blueberry Ash (Native) 75Lt Mature H x S: 8-10m x 6-7m



Qty Required: **Botanical Name:** *Syzygium paniculatum **Common Name:** Magenta Cherry (Native) 75I t **Mature H x S:** 10m x 4-5m

Qty Required: 3 Botanical Name: *Backhousia citriodora **Common Name:** Lemon Scented Myrtle (Native) 45I t **Mature H x S:** 6-10m x 4-5m Qty Required: 1 Botanical Name: Elaeocarpus eumundi

Common Name: Eumundi Quandong (Native) 45I t Mature H x S: 11m x 5m Qty Required:

Botanical Name: *Backhousia myrtifolia

200mm

Common Name: Prostanthera incisa (Native)

300mm

Common Name: Native Rosemary (Native)

200mm

Botanical Name: *Syzygium australe

Mature H x S: 6m x 3m

Qty Required: 10

Common Name: Brush Cherry (Native)

300mm

300mm

Common Name: Grey Myrtle (Native)

Botanical Name: **Prostanthera incisa*

12

Botanical Name: *Westringia fruticosa

Mature H x S: 4-6m x 2-4m

Mature H x S: 3m x 2m

Mature H x S: 1.3m x 1.1m

SHRUBS AND HEDGES





Qty Required: Botanical Name: *Correa alba **Common Name:** White Correa (Native) Pot size: Mature H x S: 1.5m x 1m Qty Required: 13

Pot size:

Fioured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or injury

site. PDF/d plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

Copyright Suphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)

crepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing

C (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior writen permission of the convirted near-

If the Status of this drawing is not signed off For Construction it may be subject to choose affective service and the subject of the status of this drawing is not signed off For Construction it may be subject to choose affective service service

Pot size:



















GENERAL NOTE:

written permission of the copyright owner.

to change, alteration or amendment at the discretion of our office.

Pot size:

Botanical Name: Callistemon 'Great Balls of Fire' **Common Name:** GBOF Bottlebrush (Native) 200mm Mature H x S: 1.8m x 1.5m Qty Required: 35 **Botanical Name:** **Melaleuca hypericifolia* **Common Name:** Hillock Honey Myrtle (Native) 300mm **Mature H x S:** 2-3m x 2-3m Qty Required: 9 Botanical Name: Callistemon 'Better John' **Common Name:** Better John Bottlebrush (Native) 200mm **Mature H x S:** 1m x 0.9m Qty Required: 15 Botanical Name: Viburnum odoratissimum **Common Name:** Sweet Viburnum (Exotic) 300mm Mature H x S: 3m x 2m Qty Required: 13 **Botanical Name:** Syzygium 'Tiny Trev' **Common Name:** Dwarf Lilly Pilly (Native) 200mm Mature H x S: 1m x 1m Qty Required: 8 **Botanical Name:** Zamia furfuracea Common Name: Cardboard Palm (Exotic) 200mm **Mature H x S:** 1m x 1.25m Qty Required: 32 Botanical Name: Rhaphis excelsa **Common Name:** Rhaphis Palm (Exotic) 300mm Mature H x S: 3m x 1.5m Qty Required: 7



Bar Scale

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.



- 3 *D. excelsa - 10m2 T. 'Tricolor' to include: - 3 *W. fruticosa - 2 *D. excelsa - 3 C. 'Better John' include: - 3 Z. furfuracea - 10 P. 'Xanadu' - 2.4m2 D. repens

- 13 *C. alba - 6 *W. fruticosa - 9 *D. excelsa - 7.2m2 T. 'Tricolor'

Street trees selected from Council's street tree list to include: - 2 *T. laurina



enquiries@conzept.net.au Landscape Architects

I 15.06.21 Co-ordinated with revised architectural plan and comments

NORTH WOLLONGONG

TITLE:		STATUS:	
L1 LANDSCAPE PLAN		SECTION 4.55	
		SCALE:	DATE:
		1:100 @ A1	June 21
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
LPDA 20 - 278	2	C.D	R.F

LEGEND & SCHEDULE



LEVEL 5 PLAN SCALE: 1:100

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

mulch) without compromising the capacity or form.

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable

This plan has been prepared for SECTION 4.55 approval only, not for construction.

This plan has been prepared with reference to *Wollongong Councils* Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for Basix planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.



'FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION'

SAMPLE IMAGES





Trachelospernum 'Tricolour'

LANDSCAPE ARCHITEC

Landscape Archit

Strelitzia juncea



Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or injury site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by discrepancies to the Landscape Architect before proceeding with the work. (C) Copyright Subpurcrest Enterprises Pty Ltd Trading as COXZEPT (ABN: 75 623 405 503) This drawing is protected by copyright. At 11 rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any interprises of the constraint of the comparison of the compa ancies to the Landscape Architect before proceeding with the work. written permission of the copyright owner. If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.

GENERAL NOTE:





Groundcover Mix (Bio-retention)



DETAIL 1: RAISED VEGETABLE GARDEN BED SCALE: 1:20

		COUNCIL	REV DAT	E NOTATION/AMENDMENT	PROJECT:
	Suit 101 506 Miller Street	WOLLONGONG	A 15.06	2020 Preliminary DA prepared for review	DRODOSED RESIDENTIAL
R.	CAMMERAY NSW 2062		B 23.07	2020 Co-ordinated with revised architectural plan	TROFOSED RESIDENTIAL
	Phone: 9922 5312		C 30.11	2020 Co-ordinated with revised architectural plan	DEVELOPMENT
\mathbf{A}	Fax: 8209 4982 Mob: 0413 861 351	CLIENT		-	
JU-		MR BRIAN WEINERT	G 07.0	5.21 Co-ordinated with revised architectural plan	42 BOURKE STREET,
) ha ata	www.conzept.net.au enquiries@conzept.net.au		H 17.0	5.21 Co-ordinated with client's comments	
IGGUS			I 15.0	6.21 Co-ordinated with revised architectural plan and comments	NORTHWOLLONGONG



Note: ALL SPECIES IN TUBE STOCK SIZE

Botanical Name	Common Name
Carex appressa	Tall Sedge
Juncus amabilis	Hollow Rush
Isolepis nodosa	Knobby Club Rush
Lomandra 'Shara'	Mat Rush

Native Fern Mix

KEY

*

KF



Note: ALL SPECIES IN TUBE STOCK SIZE

Botanical Name	Common Name	Qty
Adiantum aethiopicum	Maidenhair fern	214
Blechnum cartilagineum	Gristle Fern	214
Calochlaena dubia	Bracken Fern	214
Doodia aspera	Rasp Fern	214





-MULCH STRAW 50mm TOPSOIL MIX BLEND 300mm _GEOTEXTILE MATTING LAYER -FREE DRAINING AGGREGATE 200mm

SIZE: 10-20mm -COMPACTED SUB BASE

MATERIAL: CRUSHER DUST

-COMPACTED SUB GRADE

L5 LANDSCAPE PLAN		SECTION 4.55	
		scale: 1:100 @ A1	June 21
DWG.No: LPDA 20 - 278	PAGE NUMBER: 3	drawn: C.D	CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works: The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment,

- hydraulic plans, service plans and survey prepared for the proposed development All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours
- All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate

protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development

sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to

oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site. - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect

- Earth banks to prevent scour of stockpiles

- Sandbag kerb sediment traps - Straw bale & geotextile sediment filter.

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

characteristics of the site.

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH. or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoi

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

RETAINED Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing Il testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall

be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil

conditioner). The following subgrade levels shall apply: Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

 Turf areas - 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed

previously by the Civil Contractor. No builders waste material shall be acceptable.

the placement of the final specified soil mix.

d) Subgrade Cultivation Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits

f) Placement and Preparation of Specified Soil Conditioner & Mixes. Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

- Mass Planting Beds Install specified soil conditioner to a compacted depth of 100mm Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the
- conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed: Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper,

has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

GENERAL NOTE

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

you or any other person as a result of your use of this drawing

withdraw this information from the assessment process

AILA Associate

BEFORE YOU DI

e to scale readings. Verify all dimensions on If so. Conzept is not liable for any loss damage, harm or inju

ite. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

(ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any are drawing the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of this drawing may in any form or by any the protected by copyright Act 1968, no part of the protected by the prote

If the Status of this drawing is not signed off For Construction it may be subject payments are not made following the notification period.

ncies to the Landscape Architect before proceeding with the work.

means be reproduced, published, broadcast or transmitted without the prior

to change, alteration or amendment at the discretion of our office.

Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT for construction purposes.

c) Fertilisers Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm

screenings or similar e) Turf

Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation

f) Brick Edging

Where is required, the Contractor shall install brick edge as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a gualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any gueries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of

Australia, Laws of the State of NSW, WOLLONGONG Council By-Laws and Ordinances.

Drawings: - The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigatior system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. - It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off. - The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taker

the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified

works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and

construction work (Practical Completion). A gualified landscape maintenance contractor shall undertake the required

landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the

appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area,

identify the preferred service and conduit locations.

penetration through slabs and planter walls for water and power provisions

Upon completion of installation, the system shall be tested, including:

- A full 12 month warranty shall be included to cover labour and all parts.

- On request, a detailed irrigation performance specification report can be issued.

This shall include, but not be limited to, the following items where and as required

• Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

superintendent or landscape architect, the responsibility will be signed over to the client

NOT FOR CONSTRUCTION

• Watering all planting and lawn areas / irrigation maintenance.

• Clearing litter and other debris from landscaped areas.

Replacement of damaged, stolen or unhealthy plants.

Make good areas of soil subsidence or erosion.

Spray / treatment for Insect and disease control

• Fertilizing with approved fertilizers at correct rates.

Topping up of mulched areas.

Adjusting ties to Stakes

• Removing weeds, pruning and general plant maintenance.

• Maintenance of all paving, retaining and hardscape elements.

Services Co-ordination: - Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and

Testing & Defects:

exceed 300Kpa.

Warranty :

6.01 GENERAL

immediately rectified.

Further Documentation:

CONSOLIDATION AND MAINTENANCE

power provision and water supply

over a determined length of time.



ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

DETAIL 2: TREE PROTECTION ZONE

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

WOODEN PALING FENCE PANELS. THE

FENCING MATERIAL ALSO PREVENTS

2. ALTERNATIVE PLYWOOD OR

BUILDING MATERIALS OR SOIL

3. MULCH INSTALLATION ACROSS

OF THE PROJECT ARBORIST). NO

EXCAVATION, CONSTRUCTION

TREATMENT OR STORAGE OF

TO AVOID DAMAGING ROOTS

SURFACE OF TPZ (AT THE DISCRETION

ACTIVITY, GRADE CHANGES, SURFACE

MATERIALS OF ANY KIND IS PERMITTED

4. BRACING IS PERMISSIBLE WITHIN

THE TPZ. INSTALLATION OF SUPPORTS

5. PRUNING & MAINTENANCE TO TREE

REFER TO AS 4373-2007 PRUNING OF

ENTERING THE TPZ

WITHIN THE TPZ

AMENITY TREES

SELECTED BRICK EDGING NOM. BY-CLIENT ON MORTAR BASE TO SUIT SOFT LEAF BUFFALO -----FLUSH WITH SURROUNDS. ROLL AND WATER LAY TURF ON MINIMUM 100mm-80 : 20 TOP DRESS SOIL MIX

SCHEDULE

SAND : ORGANIC MATTER

100 mr

SCALE: 1:10

N.T.S

while Marchall Marchall Marchall Marchall Marchall

SUBSOIL CULTIVATED TO 100mm

100mm DEPTH 80:20 MIX

BRICK EDGE DETAIL



SAMPLE IMAGE: BRICK EDGING NOTE: TURF AREAS TO FINISH

IMMEDIATELY AFTER LAYING. REFER GARDEN

PREP DETAIL

-100MM AG LINE IN BLUE METAL TRENCH TO CONNECT TO SITE DRAINAGE



N.T.S

PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

-QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm

FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

-75mm 'FOREST BLEND' MULCH OR EQUAL

BACKFILL HOLE WITH CLEAN, TESTED SITE **TOP-SOIL BLEND OR** IMPORTED SOIL MIX

ARCHITECT -CULTIVATE/ RIP SUBGRADE

APPROVED BY LANDSCAPE

DETAIL 5: TREE PLANTING DETAIL SCALE: 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



SUBSOIL CULTIVATED TO 100mm

100^{mm}

ARCHITEC

JACK TAYLOR ARCHITECTS

TYPICAL SETBACK FROM LAWN/GARDEN EDGE

75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

SOIL MIX: 50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

DETAIL 8: TYPICAL GARDEN PREPARATION DETAIL SCALE 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS. INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



SPECIFICATION)

THE INTERNAL PLANTER

NOTE.(DRAINAGE & WATER

DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

HYDRAULIC ENGINEER





SCALE: 1:10

B 30.11.2020 Co-ordinated with revised architectural plan	
C 10.12.20 Co-ordinated with revised architectural plan and comments DEVELOPMENT	
Fax: 8209 4982 Mob: 0413 861 351 D 07.05.21 Co-ordinated with revised architectural plan	l
A DUILING DU MR BRIAN WEINERT E 17.05.21 Co-ordinated with client's comments 42 BOURKE STREET,	
F 15.06.21 Co-ordinated with revised architectural plan and comments	
I AUTOILLONOONO LEDA 20 - 270 4 C.D R.F	

OVERFLOW (TO SUPPLIER'S

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED

WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

PROOFING)

THE WATERPROOFING. APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY

THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'. UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY COMMERCIAL SYSTEMS AUSTRALIA. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

> TURNED UP AND SECURED TO RISER ABOVE DRAINAGE OPENING

DETAIL 9: INSITU CONCRETE PLANTER ON SLAB DETAIL



DETAIL 10: TIMBER BENCH SEATING FIXED TO WALL DETAIL SCALE: 1:10



DETAIL 13: TYPICAL ROCKS AND GRAVEL PATH DETAIL SCALE 1:20



NOT FOR CONSTRUCTION

JACK TAYLOR ARCHITECTS

ARCHITEC

CLARKE. PLANTING.

MANURE.



DETAIL 11: STREET TREE PLANTING SCALE: 1:20

SCALE: 1:20

STEEL



LANDSCAPE ARCHITECT

Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

WOLLONGONG CLIENT MR BRIAN WEINERT

COUNCIL

REV DATE NOTATION/AMENDMENT A 15.06.2020 Preliminary DA prepared for review B 30.11.2020 Co-ordinated with revised architectural plan C 10.12.20 Co-ordinated with revised architectural plan and comments D 07.05.21 Co-ordinated with revised architectural plan E 17.05.21 Co-ordinated with client's comments F 15.06.21 Co-ordinated with revised architectural plan and comments PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 42 BOURKE STREET, NORTH WOLLONGONG



DETAIL 12: BENCH TYPE 2- HARDWOOD TIMBER SEATING

111122.			STATUS:	
	DETAIL		SECTION 4.55	
			SCALE:	DATE:
			AS SHOWN @ A1	June 21
DWG.N	lo:	PAGE NUMBER:	DRAWN:	CHECKED:
LF	PDA 20 - 278	5	C.D	R.F



LEGEND & SCHEDULE

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR. 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE

RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH

APPROVED LANDSCAPE PLANS. 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

DAMAGE AND CLASHING WITH SURFACE ROOTS 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND

ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

SHRUBS AND HEDGES

A PARK	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	<i>Viburnum odoratissimum</i> Sweet Viburnum (Exotic) 300mm 3m x 2m 25
	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required: Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Syzygium 'Resilience' Resilience Lilly Pilly (Native) 200mm 3m x 2m 5 <i>Westringia 'Blue Gem'</i> B. Gem Coastal Rosemary (Native) 300mm 1.5m x 1.3m 12
	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required: Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Callistemon 'Better John' Better John Bottlebrush (Native) 200mm 1m x 0.9m 11 Syzygium 'Tiny Trev' Dwarf Lilly Pilly (Native) 200mm 1m x 1m 34
	Botanical Name: Common Name: Pot size: Mature H x S: Qty Required: Botanical Name: Common Name: Pot size: Mature H x S: Qty Required:	Philodendron 'Xanadu' Xanadu Plant (Exotic) 200mm 0.7m x 0.7m 44 <i>Rhaphis excelsa</i> Rhaphis Palm (Exotic) 300mm 3m x 1.5m 13
>	Botanical Name: Common Name: Pot size: Mature H x S:	<i>Pteridium esculentum</i> Bracken(Native) 200mm 1 - 3 m

ACCENT PLANTS

Pot size:

Pot size:

Qty Required: 11

Pot size:

Botanical Name: Cyathea australis **Common Name:** Rough Tree Fern (Native) 45L Mature H x S: 2.5-5m x 3m Qty Required: 18

Pot size:

Common Name: Birds Nest Fern (Native) 200mm Mature H x S: 1m x 1.4m **Qty Required:** 26 **Botanical Name:** Dicksonia antarctica Common Name: Soft Tree Fern (Native) 1m trunks Mature H x S: 1.5-10m x 1-2m Qty Required: 9

Botanical Name: Asplenium australasicum

Botanical Name: Doryanthes excelsa **Common Name:** Gymea Lily (Native) 451 Mature H x S: 1.1m x 1m Qty Required:

6

GRASSES + GROUNDCOVERS



Pot size:

200mm Mature H x S: 0.4m x 0.5m Botanical Name: Calochlaena dubia **Common Name:** Rainbow Fern (Native) 200mm Mature H x S: 1-1.5m x 1-1.5m

Botanical Name: *Trachelospermum 'Tricolour'* **Common Name:** Tricolour Jasmine (Exotic) 140mm Mature H x S: 0.2m x spreading Qty Required: 5/m2 (7m2 total)



GENERAL NOTE:

written permission of the copyright owner.

If the Status of this drawing is not signed off For Construction it may be subject

to change, alteration or amendment at the discretion of our office

Native Fern Mix: Adiantum aethiopicum, Blechnum cartilagineum, Doodia aspera, Calochlaena dubia 140mm Pot size: Mature H x S: < .8m Qty Required: 5/m2 (71.5m2 total)

GREEN WALL TO BE SELECTED BY CLIENT

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

C (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any arred payments are made in full. We retain the right of the protection of t

C Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630) These Pty Ltd Trading as CONZEPT

crepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing

REFER TO SAMPLE IMAGES

withdraw this information from the assessment p

payments are not made following the notification period.





















L1 LANDSCA	PE PLAN 2	STATUS: SECTION 4.55	
		scale: 1:100 @ A1	December 20
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
LPDA 20 - 278	3	C.D	R.F



ABN 90887347745

Arboricultural Development Assessment Report

42 Bourke Street North Wollongong NSW 2500

> December 2020 FINAL Updated 21st June 2021



Prepared for: Jack Taylor Architects Pty Limited

Prepared by: Paul Vezgoff Consulting Arborist ISA, AA Arboriculture Australia Registered Consultant



PO Box 3114 Austinmer NSW 2515 Ph: 0242 680 425 Mob: 0411 712 887 Email: enquiries@mooretrees.com.au Web: www.mooretrees.com.au

Summary

This report has been compiled for Jack Taylor Architects Pty Limited, 10/281 Pacific Highway, North Sydney N.S.W.2060. The report concerns a proposed Development Application for 42 Bourke Street, North Wollongong. This Arborist Report refers to seven (7) trees.

This report contains the following information required in Wollongong City Council Development guidelines:-

- 1) All trees were assessed for Safe Useful Life Expectancy (SULE).
- 2) Genus and species of each tree.
- 3) Impact of the proposed development on each tree.
- 4) Impact of retaining tree on the proposed development.
- 5) The Tree Protection Zone (TPZ) for each tree to be retained.
- 6) Any branch or root pruning that may be required for trees.
- 7) List trees within fifteen (15) metres of the site boundary.

Plan 1 in Appendix 1 (TPZ Incursion Plan) shows a detailed assessment of the impacts to the TPZ of Tree 1. As can be seen the proposed structure will be set further away from the tree than the existing building however the basement excavation will technically breach the TPZ. It is my opinion that this eastern portion of the TPZ has already been compromised over the years of various additions to the existing building.

The Australian Standard Protection of trees on development sites, (AS 4970) recommends no more than 10% encroachment unless the TPZ can be compensated elsewhere and contiguous with the TPZ. The proposed plan shows an 8% encroachment with an additional compensated improvement of the TPZ of 27%, for Tree 1. As such, the proposed works in relation to Tree 1 allow the development to comply with AS4970 and the basement incursion is considered minimal (<10%). Trees 2-5 are not significant trees to the site and are proposed to be removed for the purpose of the development. Tree 1 will be retained and protected. This fencing will be located around the drip line of the tree prior to demolition works commencing. Following the excavation of the basement the fence shall be extended to match the location shown on the Tree Protection Plan. The specifications for a TPZ are in Section 5.3 of this report.

Table of Contents

VERSION CONTROL	
Date of Issue	Details
25 August 2020	Draft 1 issued
2 September 2020	Draft 2 issued
3 September 2020	Final version issued
4 December 2020	Final version issued with updated plans
21 June 2021	Base plans updated.

Page

1	INTRODUCTION	4
2	METHODOLOGY	6
3	RELEVANT BACKGROUND INFORMATION	9
4	RECOMMENDATIONS	21
5	TREE PROTECTION	22
1	<u>Appendices</u> Plans:	25
	TPZ Incursion Plan	
	Tree Protection Plan	
2	Tree Health and Condition Schedule	28
3	SULE methodology	31
4	TPZ and SRZ methodology	32
5	Tree Protection Fencing Specifications	34
6	Tree Protection Sign	36
7	TPZ and SRZ explanations	38
8	Tree structure information diagram	39
9	Explanatory notes	40
10	Bibliography	41
11	Curriculum Vitae	42
Page	3 Moore Trees Arboricultural Report for 42 Bourke Street, Wollongong	
1 INTRODUCTION

1.1 This report has been conducted to assess the health and condition of seven (7) trees located at 42 Bourke Street, North Wollongong NSW 2500. This report has been prepared for Jack Taylor Architects Pty Limited as required for a Development Application with Wollongong City Council at this site.

The purpose of this report is to collect the appropriate tree related data on the subject trees and to provide advice and recommendations to the design and possible construction alternatives to aid against any adverse impacts on the health of the subject trees' to be retained.

The subject trees were assessed for their health and condition. Also included in this report are tree protection measures that will help retain and ensure that the long term health of the trees to be retained are not adversely affected by the proposed development in the future.

As specified in the Wollongong City Council Development Application guidelines the following data was collected for each tree:

- A site plan locating all trees over three (3) metres in height, including all street trees.
- All trees were assessed for Safe Useful Life Expectancy (SULE), health and amenity value.
- 3) Genus and species identification of each tree.
- 4) Impact of the proposed development on each tree.
- 5) The Tree Protection Zone (TPZ) for each tree to be retained.
- 6) Any branch or root pruning that may be required for trees.

Also noted for the purpose of this report were:

- Health and Vigour; using foliage colour and size, extension growth, presence of deadwood, dieback and epicormic growth throughout the tree.
- Structural condition using visible evidence of bulges, cracks, leans and previous pruning.
- The suitability of the tree taking into consideration the proposed development.
- Age rating; Over-mature (>80% life expectancy), Mature (20-80% life expectancy), Young, Sapling (<20% life expectancy).
- **1.2 Documents and information provided:** For this Arboricultural Report I was given a site plan of the location, by Jack Taylor Architects Pty Limited marked project 20107 AR001 Site Analysis Rev 03 dated 4/8/2020. The plan showed the proposed building and existing trees on the site.
- 1.3 Location: The proposed development site is located at 42 Bourke Street, Wollongong NSW 2500. The proposed development site from herein will be referred to as "the Site".



Diagram 1: Location of subject site, 42 Bourke Street, North Wollongong NSW 2500 (Red arrow) (whereis.com.au, 2020)

2 METHODOLOGY

- 2.1 To record the health and condition of the trees, a Visual Tree Assessment (VTA) was undertaken on the subject trees on 3rd July 2020. This method of tree evaluation is adapted from Matheny and Clark, 1994 and is recognised by The International Society of Arboriculture. Individual tree assessments are listed in Appendix 2 of this report. All inspections were undertaken from the ground. No diagnostic devices were used on these trees.
- **2.2** This report is only concerned with trees on the site that come under the Tree management permit policy that is part of the Wollongong City Council Development Control Plan, 2009 (Chapter E17 Preservation and management of Trees and vegetation). Under this Chapter (E17), a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any prescribed tree or other vegetation, without development consent or a permit being granted by Council. Refer to Part 3 (Chapter E17) Definitions for the meaning of 'prescribed tree' and 'prescribed other vegetation'. Two application processes have been established to deal with the assessment and approval for prescribed trees:

a) Tree Management Permit (generally for individual/small scale tree removal and pruning in urban areas) - refer to Council's website for the Tree Management Permit Policy;

b) Development consent via either Complying Development or Development Application. This Chapter of the DCP should be read in conjunction with clauses 5.10 Heritage conservation, 5.11 Bush fire hazard reduction work and 7.2 Natural resource sensitivity – biodiversity of Wollongong Local Environmental Plan 2009.

This Report is required as per clause (b) via a Development Application for the site. This report takes no account of any tree or shrub under three (3) metres in height.

- **2.3 Height:** The heights and distances within this report have been measured with a Bosch DLE 50 laser measure.
- 2.4 Tree Protection Zone (TPZ): The TPZ is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. TPZ's have been calculated for each tree to determine construction impacts. The TPZ calculation is based on the Australian Standard *Protection of trees on development sites*, AS 4970, 2009. The main Tree Protection Zone for this project is for Tree 1. Detailed TPZ incursion calculations have been shown in the TPZ Incursion Plan (Appendix 1).
- 2.5 Structural Root Zone (SRZ): The SRZ is a specified distance measured from the trunk that is set aside for the protection of tree roots, both structural and fibrous. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The TPZ and SRZ are measured as a radial measurement from the trunk. No roots should be severed within the SRZ area. A detailed methodology on the TPZ and SRZ calculations can be found in Appendix 4.
- 2.6 Safe Useful Life Expectancy (SULE): The subject trees were assessed for a Safe Useful Life Expectancy (SULE). The SULE rating for each tree can be seen in the Tree Assessment Schedule (Appendix 2). A detailed explanation of SULE can be found in Appendix 3.
- 2.7 Plans provided: Architectural set by Jack Taylor Architects Pty Limited marked project 20107 AR001 Site Analysis Rev B dated 9/6/2021; and plans by Conzept Landscape Architects marked DWG 20-278 Rev I Sheets 1-6 dated 15/6/2021.

- **2.8 Impact Assessment:** An impact assessment was conducted on the site trees. This was conducted by assessing the site survey and plans provided by Jack Taylor Architects Pty Limited. The plans provided were assessed for the following:
 - Reduced Level (R.L.) at base of tree.
 - Incursions into the Tree Protection Zone (TPZ).
 - Assessment of the likely impact of the works.
 - Location of sediment controls in relation to TPZ areas
 - Location of stockpile areas in relation to TPZ areas
 - Canopy clearance for scaffolding Australian Standard (Scaffolding) 1576.1, 2010 and Scaffolding Code of Practice 2009-Safe work Australia.

3 RELEVANT BACKGROUND INFORMATION

- 3.1 The site is located on the corner of Bourke and Virginia Streets, North Wollongong NSW 2500. The subject trees are located within the former grounds of the Presbyterian Aged Care known as Olunda Nursing Home at 42 Bourke Street, North Wollongong. This is now vacated. Trees 1-5 are located within the site. Trees 6 and 7 are located on the adjoining property to the east of the site.
- **3.2** Environmental Significance: All trees in the Wollongong Local Government Area are protected and cannot be removed without the adequate requirements being met. Specifications relating to what can and cannot be removed are detailed in the Wollongong City Council Development Control Plan (DCP), 2009 in Chapter E17 *'Preservation of trees & management of trees and vegetation'*. This DCP protects all trees above three (3) metres in height with a girth of twenty (20) centimetres or more, measured at a distance of one hundred (100) centimetres above the ground.
- **3.3** Tree 1, the Bull Bay Magnolia (*Magnolia grandiflora*) is listed as a local item of heritage significance, as Heritage item 6384 within the WCC LEP (2009).
- **3.4 Illegal tree removal:** Damaging or removing trees can result in heavy fines. Local Government does have the authority to issue on the spot fines known as penalty infringement notices (PINS) starting from \$3,000 or can elect to have a potential tree damaging incident addressed in the Local Court. Recent cases, for example, include two (2) mature trees removed for development (Sutherland Shire Council (SSC) v Palamara, 2008) costing \$4,500 in fines and \$5,000 in court costs. SSC v El-Hage, 2010 concerning illegal tree removal of a single tree costing \$31,500 in fines and \$5,000 in costs. Poisoning trees can also incur substantial fines (SSC v Hill) resulted in a single tree fine that totalled \$14,000 plus a \$10,000 bond for a replacement tree. All of the above cases resulted in a criminal conviction for the guilty parties.

- 3.5 The Site Trees: The site was inspected on 3rd July 2020. Each tree has been given a unique number for this site and can be viewed on the Tree Protection Plan (Appendix 1). This plan is based on the plan provided by Jack Taylor Architects Pty Limited.
- **3.6** The most significant tree on site is Tree 1, a large mature Bull Bay Magnolia (*Magnolia grandiflora*). The tree is a large mature specimen that dates to possibly around 100 years old based on aerial photographs from 1943 (Diagram 2). It is likely to pre-date the existing structure and be related to the original house that was on site. This species of tree was a common feature tree planted 100 years ago. The Magnolia is commonly known as the Southern Magnolia or the Bull Bay Magnolia. It is native to the south eastern United States of America, from south eastern North Carolina to central Florida and to east Texas. Although endemic to the lowland sub-tropical forests of the gulf and south Atlantic coastal plain, Magnolia Grandiflora is widely cultivated in warm areas around the world. It has large showy flowers that are fragrant, and emerge in late spring and continue into early summer.



Diagram 2: Image showing the tree in approximately 1943. (WCC Mapping 2020).

3.7 Tree 1 is approximately ten (10) metres in height. It is growing in a very confined space of the site and is surrounded on the northern and eastern sides by an existing building. The canopy spread is 9 metres to the north, 8 metres east, 8.5m west and 8 metres south. The diameter at breast height (DBH) is one thousand and ninety (1090) millimetres. This calculates as a Tree Protection Zone (TPZ) of twelve (12) metres and a Structural Root Zone (SRZ) of 3.4 metres, both measured from the centre of the trunk. The distance between the trunk and the boundary fence to the west is 5.8 metres and 13 metres to the south.



Plate 1: Image showing Tree 1. P. Vezgoff

3.8 A walkway is located under the western and southern canopies allowing access to the building (Plate 2). The tree has clearly been trained and formatively pruned to allow this pedestrian access. There is much surface woody root growth that has been confined by footpaths that is evidenced by the woody roots that are visually present, particularly on the southern side of the tree through the exposed soil.



Plate 2: Image showing the footpath under the western canopy. P. Vezgoff

- **3.9** Tree 1 is in good health and condition. The main trunk, first and second order branches are free of any cracks, splits or fruiting bodies (Plate 3). Old pruning wounds are showing good occlusion, a sign that the tree is photosynthesizing effectively. New extension growth was noted with leaf colour showing good vitality. The tree would be considered to have a 95% live canopy. The basal area and woody root zone were free of any ground heaving, or lifting. One lower eastern lateral limb has some upper side wounding however no decay was noted and the wound wood development around this wound is excellent. There is a section of stem on the southern canopy that does exhibit bad borer damage however this could readily be remediated with pruning and is not detrimental to the overall tree health.
- **3.10** An investigation under the existing building showed the remnants of the existing garden such as stumps are still present under the building indicating that the recent additions are most likely to have severed roots east of the existing entry ramp.



Plate 3: Image showing the main stem and first order lateral branches. P. Vezgoff

3.11 The building to the east is 6 metres and the building to the north is 8.5 metres distance from the Tree 1 (Plate 4). The canopy slightly overhangs the existing building. Although a mature specimen, and it has likely reached its maximum dimensions, it will continue to grow for some time however much slower than a younger tree. There are some reports in America that this tree can reach heights of thirty seven (37) metres however the current size, shape and width of the subject tree is more consistent with Australian growing conditions on the east coast of New South Wales.

- **3.12** Ultimately, Tree 1 would have a SULE rating of 2a; Trees that may only live for 15-40 years. Due to the SULE rating and Heritage listing this tree has been incorporated into the development and designed around to be retained.
- **3.13** Trees 2-5 consist of two Golden cane palm (*Dypsis lutescens*) and two (2) Weeping bottle brush (*Callistemon viminalis*). This vegetation is not considered significant.



Plate 4: Image showing the eastern canopy clearance to the building. P. Vezgoff



Plate 5: Image showing Trees 2-5. P. Vezgoff

3.14 Tree 6, 7 and 8 are located along the eastern boundary fence (Plate 6). These trees are a *Camelia sp.* and a Mulberry tree (*Morus spp.*) and a Date Palm. These trees will not be impacted by the proposed works.



Plate 6: Image showing Tree 7. P. Vezgoff

- **3.15 Impacts:** Based on the diameter at breast height (DBH) of Tree 1, it has a calculated TPZ of twelve (12) metres. The TPZ of twelve (12) metres would appear to be acceptable as this would protect the canopy on the north and eastern sides. The canopy on the western and southern sides is clear of the road and clear of any power lines. It is not envisaged that any works will occur within the southern and western portions of the TPZ. Any works such as trenching lines for services would generally not be recommended along these sections of the canopy being west and south. The proposed building is set back far enough to not require canopy pruning required for scaffolding clearance.
- **3.16** Plan 1 in Appendix 1 (TPZ Incursion Plan) shows a detailed assessment of the impacts to the TPZ of Tree 1. As can be seen the proposed structure will be set further away from the tree than the existing building however the basement excavation will technically breach the TPZ. It is my opinion that this eastern portion of the TPZ has already been compromised over the years of various additions to the existing building.
- **3.17** The Australian Standard *Protection of trees on development sites*, (AS 4970) recommends no more than 10% encroachment unless the TPZ can be compensated elsewhere and contiguous with the TPZ. The proposed plan shows an 8% encroachment with an additional compensated improvement of the TPZ of 27% for Tree 1. As such the proposed works in relation to Tree 1 allow the development to comply with AS4970 and the basement incursion is considered minimal (<10%). Ultimately, this will result in less incursion into the TPZ/SRZ of Tree 1 that presently exists, providing a positive outcome for this tree's health in the longer term.
- **3.18** Additional shading will occur from the north however modelling based on shadow patterns in June show that the tree will still receive a good quantity of midday to afternoon sun (Diagrams 3-5). I have seen this species grow in very shady conditions near a property in Glastonbury Gardens, Austinmer (Plate 7) and the dark green leaves of this species are an indication that it can withstand high levels of shade.



Plate 7: Image showing a mature Bull Bay Magnolia (*Magnolia grandiflora*) growing within a shaded area. P. Vezgoff



Diagram 3: Image showing the sun on Tree 1 at 10.00hrs



Diagram 4: Image showing the sun on the Tree 1 at 12.00hrs



Diagram 5: Image showing the sun on Tree 1 at 15.00hrs

Page | 18Moore Trees Arboricultural Report for 42 Bourke Street, Wollongong

3.19 The Mega Anchor footing system is proposed to be used for the decking along the northern and eastern sections of the TPZ. The Mega Anchors configuration makes it superior to conventional footing systems with the three (3) piles locking into the ground providing un matched bearing capacity and pull out capacity of other footings in its class (Plate 8). Site disturbance is minimal and the use of chemicals for the treatment of white ants and termites is reduced considerably. Rated at 3 tonne, load test conducted on a single Mega Anchor driven to refusal has the capacity in excess of 3 tonnes with no settlement. No drill rigs are required and the method produces no spoil and no concrete is required (Plate 9).



Plate 8: Image showing the unique tripod structure underground. P. Vezgoff.



Plate 9: Image showing installed mega anchors with no spoil or ground level disturbance. P. Vezgoff.

3.20 The landscape plans show the entire TPZ area to be planted with tube stock and mulched. The improvements to the soil condition and increase to the TPZ area for this tree will be beneficial to the trees long term health and sustainability.

4 **RECOMMENDATIONS**

- **4.1** A Project Arborist should be appointed to oversee the arboricultural related works for the project. The Project Arborist should be used for arboricultural certification services and also used as a point of contact should any questions arise during the project. As specified in AS 4970, 2009, a Project Arborist is a person with a minimum Australian Qualification Framework (AQF) level 5 Diploma of Arboriculture or Horticulture qualification.
- **4.2** Trees 2-5 are not significant trees to the site and are proposed to be removed for the purpose of the development. Tree 1 will be retained and protected.
- **4.3 Tree 1** will require tree protection fencing as specified in Section 5.2 of this report. This fencing will be located around the drip line of the tree prior to demolition works commencing. Following the excavation of the basement the fence shall be extended to match the location shown on the Tree Protection Plan. The specifications for a TPZ are in Section 5.3 of this report.
- **4.4** The root zones of Tree 1 will require protection from compaction. Compaction of the root zone reduces oxygen and moisture exchange of the roots. This will lead to premature death of the tree. To reduce compaction of the root zone mulch is recommended to be spread around the base of the tree. The mulch for **Tree 1** shall be spread within the TPZ area to the extent of the TPZ fencing for the duration of the works.
- **4.5** It is noted that the Landscape plans show the majority of the area below the drip line to be planted out as garden area which will be an improvement on the current situation.

5 TREE PROTECTION

- 5.1 Trees to be protected: Tree 1 will be required to be fenced for protection. All fencing shall be installed as specified in Section 5.2 (Tree Protection Implementation of Tree Protection Zone). Indicative locations of the fencing are shown in the Tree Protection Plan (Appendix 1).
- **5.2 Implementation of Tree Protection Zone:** All tree protection works should be carried out before the start of demolition or building work. It is recommended that chain mesh fencing with a minimum height of 1.8 metres be erected as shown in the Tree Protection Plan (Appendix 1). Specifications for this fencing are shown in Tree Protection Fencing Specifications (Appendix 5).
- **5.3** The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ): The TPZ is implemented to ensure the protection of the trunk and branches of the subject tree. The TPZ is based on the Diameter at Breast Height (DBH) of the tree. The SRZ is also a radial measurement from the trunk used to protect and restrict damage to the roots of the tree.

The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) have been measured from the centre of the trunk. TPZ and SRZ distances are all listed in the Tree Schedule (Appendix 2). The following activities shall be avoided within the TPZ and SRZ of Tree 1;

- •Erecting site sheds or portable toilets.
- •Trenching, ripping or cultivation of soil (with the exception of approved foundations and underground services).
- •Soil level changes or fill material (pier and beam or suspended slab construction are acceptable).
- •Storage of building materials.
- •Disposal of waste materials, solid or liquid.

- **5.4 Tree Damage:** If the retained trees are damaged a qualified Arborist should be contacted as soon as possible. The Arborist will recommend remedial action so as to reduce any long term adverse effect on the tree's health.
- **5.5 Signage:** Wollongong City Council requires that signage is attached to the tree protection fencing. A sample sign has been attached in Appendix 6. This sign may be copied and laminated then attached to any TPZ fencing.
- **5.6 Root Pruning:** If excavations are required within a TPZ this excavation shall be done by hand to expose any roots. Any roots under fifty (50) millimetres in diameter may be pruned cleanly with a sharp saw. Tree root systems are essential for the health and stability of the tree. Severed roots shall be treated with Steriprune®, available at most large Hardware Stores.
- 5.7 Soil compaction: Mulch has been recommended to be placed within the TPZ areas. This is to help reduce soil compaction and moisture retention for the trees that are to be retained. The area for mulch can be seen in the Tree Protection Plan (Appendix 1). Mulch is to be no thicker than 100mm in depth and spread evenly across the TPZ area.
- **5.8 Arborist Certification:** Wollongong City Council requires the developer to supply Council or the Principal Certifying Authority with certification from the Project Arborist three (3) times during the construction phase of the development (as outlined in Council's Development Control Plan, 2009), in order to verify that retained trees have been correctly retained and protected as per the conditions of consent and Arborist's recommendations. The certification is to be conducted by a Qualified Consulting Arborist with AQF level 5 qualifications that has current membership with either Arboriculture Australia (AA) or Institute of Australian Consulting Arboriculturists (IACA). Arborist certification is recommended:
 - (1) Before the commencement of demolition or construction to confirm the application of mulch and fencing has been installed;
 - (2) At mid point of the construction phase;

(3) At completion of the construction phase.

If you have any questions in relation to this report please contact me.

Paul Vezgoff Consulting Arborist Dip Arb (Dist), Arb III, Hort cert, AA, ISA

2 September 2020



www.mooretrees.com.au

Plan 1

TPZ Incursion Calculation

Plan 2

Tree Protection Plan



This TPZ Incursion Plan is based on the drawing by Jack Taylor Architects dated 9.6.2021, Rev C with calculations by Moore Trees based on AS 4970.

TPZ Incursion Plan



22.6.2021 P.Vezgoff Site Address: 42 Bourke St, North Wollongong Presbyterian Aged Care





	Date:	21.6.2021
	Drawn:	P.Vezgoff
	Site Address:	42 Bourke St,
		North Wollongong
l		Presbyterian Aged Care

<u>Tree health & condition</u> <u>assessment schedule</u>

TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE – 42 Bourke Street, Wollongong

		Height	Spread	DBH	SRZ	Live							
Tree	Species	(m)	(m)	(m)	basal	canopy %	Defects	SULE	Condition	Age	Comments	TPZ (m)	SRZ (m)
	Bull Bay Magnolia (Magnolia							2a May only live					
1	grandiflora)	10	9	1.1	1.2	95	No visual defects	for 15-40 years	Good	Mature		12	3.4
	Weeping bottle brush (Callistemon							5a Small tree <5 m					
2	viminalis)	2.5	1.5	0.15	0.25	95	No visual defects	in height.	Fair	Mature		1.8	1.8
	Weeping bottle brush (Callistemon							5a Small tree <5 m					
3	viminalis)	2.5	1.5	0.15	0.25	95	No visual defects	in height.	Fair	Mature		1.8	1.8
								2c removed for					
								more suitable					
4	Golden cane palm (Dypsis lutescens)	3	2	0.12	0.22	100	No visual defects	planting	Good	Mature		1.4	1.7
								2c removed for					
								more suitable					
5	Golden cane palm (Dypsis lutescens)	3	2	0.12	0.22	100	No visual defects	planting	Good	Mature		1.4	1.7
6	Camellia sp.	4.5	1	0.08	0.1	100	No visual defects	1a >40 years	Good	Mature		1	1.2
								2a May only live					
7	Mulberry tree (Morus spp.)	6.5	3	0.13	0.23	90	No visual defects	for 15-40 years	Good	Mature	Exempt species	1.6	1.7
								2a May only live					
8	Date Palm	4.5	2.5	0.5	0.5	100	No visual defects	for 15-40 years	Good	Mature	Exempt species	1.6	1.7

KEY

Tree No: Relates to the number allocated to each tree for the Tree Plan.

Height: Height of the tree to the nearest metre.

Spread: The average spread of the canopy measured from the trunk.

DBH: Diameter at breast height. An industry standard for measuring trees at 1.4 metres above ground level, this measurement is used to help calculate Tree Protection Zones.

Live Crown Ratio: Percentage of foliage cover for a particular species.

Age Class: Young:	Recently planted tree	Semi-mature:< 20% of life expectancy
Mature:	20-90% of life expectancy	Over-mature:>90% of life expectancy

SULE: See SULE methodology in the Appendix 3

Tree Protection Zone (TPZ): The minimum area set aside for the protection of the trees trunk, canopy and root system throughout the construction process. Breaches of the TPZ will be specified in the recommendations section of the report.

Structural Root Zone (SRZ): The SRZ is a specified distance measured from the trunk that is set aside for the protection of the trees roots both structural and fibrous.

SULE categories (after Barrell, 2001)¹

SULE Category	Description
Long	Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.
1a	Structurally sound trees located in positions that can accommodate for future growth
1b	Trees that could be made suitable for retention in the long term by remedial tree care.
1c	Trees of special significance that would warrant extraordinary efforts to secure their long term retention.
Medium	Trees that appeared to be retainable at the time of assessment for 15-40 years with an acceptable level of risk.
2a	Trees that may only live for 15-40 years
2b	Trees that could live for more than 40 years but may be removed for safety or nuisance reasons
2c	Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals
	or to provide for new planting.
2d	Trees that could be made suitable for retention in the medium term by remedial tree care.
Short	<i>Trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable level of risk.</i>
3a	Trees that may only live for another 5-15 years
3b	Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
3c	Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals
	or to provide for a new planting.
3d	Trees that require substantial remedial tree care and are only suitable for retention in the short term.
Remove	Trees that should be removed within the next five years.
4a	Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
4b	Dangerous trees because of instability or loss of adjacent trees
4c	Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
4d	Damaged trees that are clearly not safe to retain.
4e	Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals
	or to provide for a new planting.
4f	Trees that are damaging or may cause damage to existing structures within 5 years.
4g	Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
4h	Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained
	subject to regular review.
Small	Small or young trees that can be reliably moved or replaced.
5a	Small trees less than 5m in height.
5b	Young trees less than 15 years old but over 5m in height.
5c	Formal hedges and trees intended for regular pruning to artificially control growth.

updated 01/04/01)

1 (Barrell, J. (2001) "SULE: Its use and status into the new millennium" in *Management of mature trees*, Proceedings of the 4th NAAA Tree Management Seminar, NAAA, Sydney.

TPZ and SRZ methodology

Determining the Tree Protection Zone (TPZ)

The radium of the TPZ is calculated for each tree by multiplying its DBH x 12.

$$TPZ = DBH \times 12$$

Where

DBH = trunk diameter measured at 1.4 metres above ground

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). Some instances may require variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 metre outside the crown projection.

Determining the Structural Root Zone (SRZ)

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ only needs to be calculated when major encroachment into a TPZ is proposed.

There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula or Figure 1. Root investigation may provide more information on the extent of these roots.

SRZ radius = $(D \ge 50)^{0.42} \ge 0.64$

Where

D = trunk diameter, in m, measured above the root buttress

NOTE: The SRZ for trees with trunk diameters less than 0.15m will be 1.5m (see Figure 1).



The curve can be expressed by the following formula: R_{SRZ} = (D \times 50) $^{0.42}$ \times 0.64

FIGURE 1 - STRUCTURAL ROOT ZONE

Notes:

- 1 R_{SRZ} is the structural root zone radius.
- 2 D is the stem diameter measured immediately above root buttress.
- 3 The SRZ for trees less than 0.15 metres diameter is 1.5 metres.
- 4 The SRZ formula and graph do not apply to palms, other monocots, cycads and tree ferns.
- 5 This does not apply to trees with an asymmetrical root plate.

Tree protection fencing

specifications



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 1: Protective fencing as specified in AS 4970, 2009.

Tree protection sign

sign sample



Tree Protection Zone

Fence not to be moved without approval from Arborist

Within this fence there is to be

Storage of materials Trenching or excavation Washing of tools or equipment

Page | 37 Moore Trees Arboricultural Report for 42 Bourke Street, Wollongong



Tree structure information diagram



Figure 2: Structure of a tree in a normal growing environment (AS 4970, 2009.).
Appendix 9

Explanatory Notes

- Mathematical abbreviations: > = Greater than; < = Less than.
- Measurements/estimates: All dimensions are estimates unless otherwise indicated. Less reliable estimated dimensions are indicated with a '?'.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- Height: Height is estimated to the nearest metre.
- **Spread:** The maximum crown spread is visually estimated to the nearest metre from the centre of the trunk to the tips of the live lateral branches.
- **Diameter:** These figures relate to 1.4m above ground level and are recorded in centimetres. If appropriate, diameter is measure with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- Estimated Age: Age is <u>estimated</u> from visual indicators and it should only be taken as a <u>provisional</u> <u>guide</u>. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Distance to Structures:** This is estimated to the nearest metre and intended as an indication rather than a precise measurement.

Appendix 10

Bibliography

Draper D B & Richards P A (2009) *Dictionary for managing trees in urban environments* CSIRO Publishing Collingwood, Vic

Harris R.W, Clark J.R, Matheny N.P (1999). *Arboriculture*. Third edition. Prentice Hall New Jersey.

Matheny N.P & Clark J.R. (1994) Evaluation of hazard trees in Urban areas Second edition, International Society of Arboriculture Illinois.

- Mattheck C & Breloer H (2003) The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees No. 4, Seventh edition, The Stationary Office, London.
- Shigo A.L. (2002) *A New Tree Biology*. Shigo and Trees, Associates, Durham, New Hampshire.
- Schwarze, F.W.M.R, Engels, J. Mattheck. C (2000) *Fungal strategies of wood decay in trees* Springer-Verlag Berlin Heidelberg Germany

Standards Australia, 2007, *Pruning of amenity trees* AS 4373, 2007 Standards Australia Ltd Sydney

Standards Australia, 2009. Protection of trees on development sites, AS 4970, 2009 Standards Australia Ltd Sydney

Curriculum Vitae

PAUL VEZGOFF - MOORE TREES P O Box 3114. Austinmer NSW 2515 P 0242 680 425 M 0411 712 887 E enquiries@mooretrees.com.au W www.mooretrees.com.au

EDUCATION and OUALIFICATIONS

- 2013 / 2018 ISA TRAO gualification •
- 2007 Diploma of Arboriculture (AQF Cert V) Ryde TAFE. (Distinction) •
- 1997 Completed Certificate in Crane and Plant Electrical Safety •
- 1996 Attained Tree Surgeon Certificate (AOF Cert II) at Ryde TAFE
- 1990 Completed two month intensive course on garden design at the Inchbald School of Design, London, United Kingdom
- 1990 Completed patio, window box and balcony garden design course at Brighton College of Technology, United Kingdom
- 1989 Awarded the Big Brother Movement Award for Horticulture (a grant by Lady Peggy Pagan to enable horticulture training in the United Kingdom)
- 1989 Attained Certificate of Horticulture (AQF Cert IV) at Wollongong TAFE

INDUSTRY EXPERIENCE

Moore Trees Arboricultural Services

Tree Consultancy and tree ultrasound. Tree hazard and risk assessment, Arborist development application reports Tree management plans.

Woollahra Municipal Council

ARBORICULTURE TECHNICAL OFFICER August 2005 - February 2008 ACTING COORDINATOR OF TREES MAINTENANCE June - July 2005, 2006 Responsible for all duties concerning park and street trees. Prioritising work duties, delegation of work and staff supervision. TEAM LEADER January 2003 - June 2005 September 2000 - January 2003 HORTICULTURALIST October 1995 - September 2000 **Northern Landscape Services** July to Oct 1995 Tradesman for Landscape Construction business

Paul Vezgoff Garden Maintenance (London, UK)

CONFERENCES AND WORKSHOPS ATTENDED

- International Society of Arboriculture Conference (Canberra May 2017) •
- OTRA Conference, Sydney Australia (November 2016) •
- TRAQ Conference, Auckland NZ / Sydney (2013/2018) •
- International Society of Arboriculture Conference (Brisbane 2008) .
- Tree related hazards: recognition and assessment by Dr David Londsdale (Brisbane 2008) •
- Tree risk management: requirements for a defensible system by Dr David Londsdale (Brisbane 2008) •
- Tree dynamics and wind forces by Ken James (Brisbane 2008) •
- Wood decay and fungal strategies by Dr F.W.M.R. Schwarze (Brisbane 2008) •
- Tree Disputes in the Land & Environment Court The Law Society (Sydney 2007) •
- Barrell Tree Care Workshop- Trees on construction sites (Sydney 2005).
- Tree Logic Seminar- Urban tree risk management (Sydney 2005) •
- Tree Pathology and Wood Decay Seminar presented by Dr F.W.M.R. Schwarze (Sydney 2004) •
- Inaugural National Arborist Association of Australia (NAAA) tree management workshop- Assessing hazardous trees and their Safe Useful Life Expectancy (SULE) (Sydney 1997).

January 2006 to date

Oct 1995 to February 2008

Sept 1991 to April 1995

Attachment 4

Wollongong Design Review Panel (Via MS Teams) Meeting minutes and recommendations

Data	1 Echrupry 2021
Maating logation	Wellengeng City Council Administration Offices
Papel members	Brondan Bandles
Fallel members	
	Sue Hobley
Analogias	Nil
Council staff	Dier Dapozzo City Centre & Major Development Manager
Council stall	Anne Starr – Senior Development Project Officer
Gueste/ representatives of	Luke Bollinson – MM I Wollongong
the annlicant	Ken Tugrul – Project Manager/Building Contractor
the applicant	Jack Taylor – JTAS
	Adam Russell – JTAS
	Angelmo Chun – JTAS
	Goran Ugrinovski – ATB Consulting
Declarations of Interest	Nil
Item number	2
DA number	DA-2020/1466
Reason for consideration by	SEPP 65. Clause 7.18 Design Excellence WLEP 2009
DRP	3
Determination pathway	Wollongong Local Environmental Plan 2009
Property address	42 Bourke Street, Wollongong NSW 2500
Proposal	Demolition of existing buildings and structures, construction of a
	five (5) storey residential flat building comprising 23 apartments
	with basement parking, associated landscaping, tree
	removal/retention and stormwater drainage
Applicant or applicant's	The applicant addressed the Panel
representative address to the	
design review panel	
Background	The site was previously inspected by the Panel on 28 September
	2020 under DE-2020/71 and again 1 February 2021 under the
	subject application.
	The Panel has seen the proposal before, when a number of design
	options were presented and discussed.
Design quality principals SEPI	P 65
Context and Neighbourhood	As noted previously, the context is a highly desirable North
Character	Wollongong precinct, chiefly because of its tree-lined streets,
	access to beaches and vistas to the escarpment. Formerly
	occupied by detached residential homes, the area now is occupied
	by residential flat buildings of various scales and styles.
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis.
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m from south to north. It has a curious shape with an extended narrow
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m from south to north. It has a curious shape with an extended narrow portion of the site extending to the east. The site has housed an
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m from south to north. It has a curious shape with an extended narrow portion of the site extending to the east. The site has housed an aged care facility for a number of decades.
	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m from south to north. It has a curious shape with an extended narrow portion of the site extending to the east. The site has housed an aged care facility for a number of decades.
Built Form and Scale	by residential flat buildings of various scales and styles. Located within R1 general Residential zone, the site is located on the edge of the Wollongong City Centre; its zoning allows for a building of 16m in height and a maximum density of 1.5 : 1. The context has been well described in the documentation, with an informative site analysis at site and precinct scale, street elevation studies and photographic analysis. The site is located on the north side of the intersection with Virginia and Bourke Streets. With its corner dominated by a very large heritage listed Magnolia tree, the site has a dramatic fall of 3.5m from south to north. It has a curious shape with an extended narrow portion of the site extending to the east. The site has housed an aged care facility for a number of decades.

with regard to levels cannot be determined. The comments provided here relate to the current proposal, on the understanding that the levels currently proposed may need to be altered once flooding information is known. As this may require substantial alterations to the built form and potential impacts on adjoining properties and the public domain, further review for updated comments by the Panel may also be necessary.
In accordance with previous Panel advice, an L shaped scheme has been developed and returned to the Panel as a DA proposal. Numerous changes have been made to the built form in response to panel comments, including:
- the entry path has been relocated to Virginia Street only
 the retained tree has been given more space
 levels must be adjusted to replace lower Bourke Street unit with storage. There is still a level difference of 600mm, thereby requiring ramp within circulation space.
- path along eastern boundary has been removed
- car park efficiency improved
 modified access to rear garden from lobby
 smaller balconies replacing protruding elements
- simpler northern massing
- simpler elevational treatment
 landscape decking around tree
- COS on upper level
While the Applicant has taken the Panel's advice and removed the subterranean level, a change in level of approximately 600mm has been kept. This appears to have been proposed to ensure that the proposal sits under the height plane. This leads to an extension of the circulation and awkward relationships between the two wings of the building.
The Panel recommends that the change of level be removed. A more rational scheme with compacted circulation may take out the need for an upper level entirely, which would solve issues of height. Rather than aligning the lobby with the entry (to allow unobstructed views through to the garden to the east), the entry remains compromised with service cupboards comprising the chief feature of the space.
However, if the lobbies on ground and levels above were to be aligned as suggested, circulation space would be reduced and two units/plan could face Bourke Street. This would replace the side boundary facing units, thereby improving internal amenity and reduce privacy impact on the adjoining property to the east. The Panel recommends that rather than creating a long entry corridor, the entry be located further south to sit between the building and the tree. This will allow unit 103 to be developed as a larger unit, similar to the unit directly above (unit 203). However, care must be taken with the detail resolution of this unit to ensure that its proximity to the entry path does not compromise the privacy of the unit.
Unit 104 could be reconfigured to utilise some of the space currently dedicated to plant room and underground storage.
By locating the wet areas in the area currently dedicated to the plant room, a one-bedroom unit could be created to the south of the entry. This will allow the entry to the communal open space to align

	with the building entry, allowing a view through the building into the communal open space upon entry. The current entry to the COS (to the north of the lift) will then no longer be required. This amendment would create additional space behind the lift for an additional one-bedroom unit at ground floor level.
	Also at ground floor, a communal room should be provided to face the eastern communal area; this could replace some of the space currently dedicated to Unit 101. This room should be provided with a WC and kitchenette to ensure that it can positively serve the rear communal open space.
	The compact and efficient built form that is required for the site – as previously advised – is still dominated by awkward circulation, with excessively long corridors in common areas and award routes to bedrooms within units. B2 in U202 (and above) for example is off the dining space and the kitchen in U203 (and above) requires walking right through dining and living areas.
	It is noted the two egress stairs are still located in the building's two front setbacks, which is unacceptable; as previously advised, these stairs must be relocated.
	It is not clear how waste is collected; if it is kerbside, how will the bins be taken to the street (the ramp appears to be very steep at about 1:4). Where will the bins be aligned on the street? Who will move them out – and back?
Density	The density proposed appears to be achievable on the site. However, numerous adjustments and refinements to the built form are required to achieve Design Excellence.
Sustainability	As noted previously, the Panel commends the retention of the heritage listed Magnolia tree; the proposed solar panels and the ADG's high natural ventilation compliance. Until the built form is resolved however, mid winter solar access compliance cannot be verified.
Landscape	As previously recommended, the Panel is of the opinion that a visual link between the rear COS, the entry lobby and, the front landscape would contribute to amenity, wayfinding and, potentially, activation of the COS. An option for achieving this has been outlined above. Alternative approaches to the fenestration or detailing of the building entrance should also be explored to enhance the role of the Magnolia tree's landscape in the arrival and circulation experience for residents and visitors.
	The Panel acknowledges the applicant's efforts to respond to the previous recommendation that options to include a portion of the street frontage corner landscape as passive useable COS be explored. However, the Panel is of the opinion that the amended design is unlikely to achieve the desired outcome of increasing outdoor recreational opportunities for residents. The deck areas are small, heavily shaded and lack any outlook due to being overwhelmingly enclosed by the tree's canopy and the building.
	Additionally, access and wayfinding are complicated. Access is off a corridor serving two ground level units or from the front path while the terrace connecting them zig-zigs around the tree and proposed planter boxes and includes a ramp to deal with level changes.
	Relocation of the fire stairs would enable a much simpler, more

functional and more easily accessible outdoor space with greater amenity that could form part of the entry experience to the building and clearer delineation of the public usage zones and the spaces serving units U203 and U204.
The inclusion of planter boxes in the Magnolia landscape should be treated with strong restraint: they clutter the space and plantings will be difficult to establish and unlikely to thrive in the shaded, constrained conditions unless species are carefully selected and receive a high level of maintenance (watering, fertilising, etc). More sustainable options that take advantage of the amenity of the tree should be explored.
The relationships between the private outdoor space of unit U204 2B, the COS containing the Magnolia tree and the Bourke Street streetscape are poor. The proposed location of the fire stairs severely limits the potential to develop the important links between U204 and both the Magnolia landscape and the streetscape. It further impacts unacceptably on the Bourke Street streetscape. Alternative siting of the fire stairs should be explored.
The Panel recommends that a much simpler approach to the corner landscape and residential outdoor space be adopted. Delineation of private open space, communal open space and the public domain needs to be improved. Is the Magnolia landscape to be fenced off from the public domain? If so, details should be provided; a simple, open style approach is recommended. The use of planter boxes in heavy shade to delineate POS and COS is problematic. In terms of spatial complexity, generosity and amenity.
The Panel acknowledges the consideration given to previous comments in the development of the amended design but remains concerned about aspects of the proposed COS.
The following issues should be addressed:
 The design should provide for a number of different activities that would serve the anticipated demographic of the residents (e.g barbecue, communal food garden, exercise, children's play area).
A communal room with toilet and kitchen facilities should be provided and well-connected to the outdoor space so as to support indoor-outdoor activities.
- The small space at the lobby entry should not be entirely taken up by planter boxes (with seating unlikely to be used) containing trees. Careful consideration should be given to the potential functions of this space and how they could be supported without adversely impacting on the outdoor amenity of adjoining units.
 Once the building levels are finalized (in accordance with recommendations made elsewhere in this report), access to the COS should be reviewed to ensure that the path to the seating area does not lead to excessive wear and tear of any turfed surfaces.
- While the Panel supports the planting of trees on developments of this nature, it is concerned that the proposed locations of the two trees between the outdoor seating and the turf may be poorly located with regard to spatial impacts and turf management. What will the turf be used for and by whom? How will the trees benefit turf users or the seating area? Perhaps a clump planting to the north-

	west or north-east would allow a better balance of sun and shade in the spaces and a more generous sense of space overall.
	- In such a small space, the formal, linear plantings will reduce the sense of 'nature' such an area could provide and do not necessarily maximise the amenity (shelter from wind, sunshine, shade, etc.) that less formal plantings may provide.
	The Panel has the following concerns with regard to the proposed approach to landscape plantings:
	 The use of planter boxes should be avoided where they provide little benefit. They require high levels of maintenance (with adverse sustainability implications) and reduce usable dimensions of, and/or clutter, spaces. To be successful, they need to be of sufficient dimensions to accommodate the plantings they are intended to support for purposes such as privacy screening. Narrow linear planting beds alongside driveways are highly problematic: they need to be of sufficient width to support plants without the risks of damage resulting from interactions between vehicles of plants. They often also need a high level of maintenance.
Amenity	See comments above in-Built Form regarding:
	 impacts of flooding issues still not known
	 excessive circulation at all levels exacerbated by level change (necessitating an accessible ramp)
	 corridor like entry leading to service cupboards
	 lack of activation and poor wayfinding to rear communal open space
	 possibility to remove inferior side facing unit (to the east) and face two units to Bourke Street
	 awkward circulation paths in many units with bedrooms off dining areas etc.
	- egress stairs in setbacks
	See Landscape for concerns regarding further amenity issues.
Safety	For such a large development, it seems a bit odd to be recommending the retention of an existing fence. Is it of great quality? Does it work with levels? Are gates in the right location?
	shutter? Where is it located?
Housing Diversity and Social Interaction	With an improved relationship with the lobby and the front garden, the rear communal open space would be more likely to be used and cherished by the residents.
	See recommendations above regarding a new communal room and better integration with Lobby.
Aesthetics	The perspectives provided look promising. The Panel supports the L shape form (especially to retain the tree) and appreciates the complexity an inverted L shaped form needs to resolve.

Design Excellence WLEP2009 Whether a high standard of architectural design, appropriate to the building appropriate to the building type and location will be achieved Generally yes, but amendments to built form will alter final resolution. Whether the form and external appearance of the moreosed development will improve the quality and amenity of the public domain, As above. However: - the egress stairs in street frontages are not supported - the retention of the existing boundary fence is queried. Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, No How the development addresses the following: the suitability of the land for development, existing and proposed uses and use mix Suitable Retention of tree is very positive tree stairs should not occupy landscape areas visible from the proposed on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, bulk, massing and Retenally accentable, however internal planning and lavout will		The Panel supports the use of brick, which is appropriate in this location. Complemented by rendered surfaces and metal elements it may produce an interesting expression that ties in with its streetscape. Generally, the composition and materiality is supported - although it is liable to change with future amendments. The Panel questions the retention of the existing fence; it is not clear what condition it is in or whether it will work with adjusted levels or a totally new built form proposal. Also the timber screen fences shown in perspectives appear quite heavy – high and overly dominant; it may be better to replace with planter and palings – and extend the palings around the boundary
Whether a high standard of architectural Generally yes, but amendments to built form will alter final resolution. materials and detailing appropriate to the building type and location will be achieved As above. However: Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain, As above. However: Whether the proposed development detrimentally impacts on view corridors, No Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, No How the development addresses the following: Suitable He suitability of the land for development, Suitable Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain. No tower proposed Heritage issues and acceptable relationship with the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing on proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, No tower proposed bulk massing and Generally acceptable however internal planning and lavout will	Design Excellence WLEP2009	
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain, - the egress stairs in street frontages are not supported - the retention of the existing boundary fence is queried. Whether the proposed development detrimentally impacts on view corridors, No Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, No How the development addresses the following: Suitable existing and proposed uses and use mix Suitable heritage issues and streetscape constraints, Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain. No tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, bulk massing and Generally acceptable however internal planning and lavout will	Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Generally yes, but amendments to built form will alter final resolution.
Whether the proposed development detrimentally impacts on view corridors, No Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, No How the development addresses the following: the suitability of the land for development, Suitable existing and proposed uses and use mix Suitable Suitable heritage issues and streetscape constraints, Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain. the location of any tower proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, No tower proposed be powever internal planning and lavout will bulk massing and Generally acceptable bowever internal planning and lavout will	Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	 As above. However: the egress stairs in street frontages are not supported the retention of the existing boundary fence is queried.
Whether the proposed No development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, How the development How the development addresses the following: Suitable the suitability of the land for development, Suitable existing and proposed uses Suitable Suitable heritage issues and streetscape constraints, Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain. No tower proposed the location of any tower No tower proposed No tower proposed proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, Genetrally acceptable however internal planning and layout will	Whether the proposed development detrimentally impacts on view corridors,	No
How the development addresses the following:Suitablethe suitability of the land for development,Suitableexisting and proposed uses and use mixSuitableheritage issues and streetscape constraints,Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain.the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation,No tower proposed powere internal planning and layout willbulkmassingand	Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	No
the suitability of the land for development,Suitableexisting and proposed uses and use mixSuitableheritage streetscape constraints,Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain.the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,No tower proposed however internal planning and layout will	How the development addresses the following:	
existing and proposed uses and use mixSuitableheritage streetscape constraints,Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain.the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,No tower proposedbulkmassingandGenerally acceptable bulkGenerally acceptable bulkhowever internal planning and layout will	the suitability of the land for development,	Suitable
heritageissuesand streetscape constraints,Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain.the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,No tower proposed however internal planning and layout will	existing and proposed uses and use mix	Suitable
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,No tower proposedbulkmassingand	heritage issues and streetscape constraints,	Retention of tree is very positive The fire stairs should not occupy landscape areas visible from the public domain.
	the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	No tower proposed

modulation of buildings	require changes that could alter building massing.		
street frontage heights	Acceptable – top level may be removed.		
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Acceptable		
the achievement of the	Acceptable in terms of solar access and ventilation.		
principles of ecologically sustainable development	The Panel promotes the use of locally indigenous plant species that contribute to council's biodiversity goals and reduce problems such as weeds and high water use.		
	The number of planter boxes should be reduced.		
pedestrian, cycle, vehicular and service access, circulation and requirements	Basement includes egress that stairs the adversely impact on the public domain		
impact on, and any proposed improvements to, the public domain	See comments above regarding boundary fencing and screening.		
Recommendations	Incorporate above comments into DA documentation.		
	Gain a thorough understanding of flooding issues and their impacts on the proposal; incorporate all required changes into DA documentation.		
	Return to the Panel for discussion.		

Attachment 5 – SEPP 65 Apartment Design Guide and Wollongong DCP 2009 Assessment

SEPP 65 Apartment Design Guide

Standards/controls	Comment	Complies
Part 3 Siting the development		
<u>3A Site analysis</u>	Detailed site analysis plans	Yes
Site analysis uses the following key elements to demonstrate that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context:	has been provided with the DA material and presented to the Design Review Panel.	
- Site location plan		
- Aerial photograph		
- Local context plan		
- Site context and survey plan		
- Streetscape elevations and sections		
- Analysis		
A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.		
3B Orientation	Building faces Bourke and	Yes
Buildings must be oriented to maximise norther orientation, response to desired character, promote amenity for the occupant and adjoining properties, retain trees and open spaces and respond to contextual constraints such as overshadowing and noise.	Virginia Streets; apartments above are oriented toward the street, offering some opportunities for casual surveillance of the street.	
Objective 3B-1:	The majority of apartments	
Building types and layouts respond to the streetscape and site while optimising solar access within the development Design Guidance	Access from the street frontage to the primary lobby is well resolved. The entrance	
 Buildings should define the street by facing it and providing direct access. 	for some activation of the frontage.	
<u>Objective 3B-2</u>	The scale of the building responds to the desired future character for the precinct as defined by the planning controls (floor space ratio and building height)	
Overshadowing of neighbouring properties is minimised during mid- winter	The strategic local character and future desired character of the site is set by	

Standards/controls	Comment	Complies
 <u>Design Guidance</u> Overshadowing should be minimised to the south or downhill by increased upper level setbacks 	Wollongong LEP 2009 (R1 zone, Clause 8.1 Objectives for development in Wollongong City Centre) and	
 Refer sections 3D & 4A below for solar access requirements A minimum of 4 hours of solar access should be 	Chapter D13 of Wollongong DCP 2009 (Wollongong City Centre). Both LEP and DCP	
retained to solar collectors on neighbouring buildings	clauses are assessed in detail in the assessment report.	
	indicate overshadowing of the neighbouring residential flat building during mid- winter, however minimum 3 hours of sunlight is obtained.	
3C Public domain interface	Appropriate street frontage	Yes
Key components to consider when designing the interface include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.	treatment provided given nature of use. Public domain to be treated with footpath paving and street tree planting in accordance with	
The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public domain	Council's City Centre Public Domain Technical Manual. Conditions are recommended in this regard.	
Objective 3C-1:	Residential balconies and	
Transition between private and public domain is achieved without compromising safety and security	ground level courtyards face the street frontage, providing some opportunities for	
Design Guidance	natural surveillance. Fencing	
 Terraces, balconies and courtyards should have direct street entry, where appropriate 	is proposed to ensure the privacy of the ground floor apartments	
 Changes in level between private terraces etc above street level provide surveillance and improved visual privacy for ground level dwellings. 	Garbage storage areas, mail boxes and fire services are to be accommodated within the	
 Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m. 	building in a manner which will not detract from its design quality.	
 Opportunities should be provided casual interaction between residents and the public domain e.g. seating at building entries, near letterboxes etc 	adjacent to the primary entry.	
Objective 3C-2:	proposed.	

Standards/controls	Comment	Complies
Amenity of the public domain is retained and enhanced		
Design Guidance		
 Planting softens the edges of any raised terraces to the street (e.g. basement podium) 		
 Mailboxes should be located in lobbies perpendicular to street alignment or integrated into front fences. 		
 Garbage storage areas, substations, pump rooms and other service requirements should be located in basement car parks. 		
- Durable, graffiti resistant materials should be used		
- Where development adjoins public parks or open space the design should address this interface.		
3D Communal and public open space		
Objective 3D-1	The principal communal	Yes
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	open space is located on level 1 to the east/rear of the building.	
Design Criteria	Communal open space	
1.Communal open space has a minimum area of 25% of the site area (442.5m ²)	achieves 25% and is accessible for residents from the front building entry. The	
2. 50% direct sunlight provided to principal usable part of communal open space for a minimum of 2 hours between 9am and 3pm on 21 June	landscape plan makes provision for casual seating, along with possible locations	
Design Guidance	for outdoor dining and	
- Communal open space should be consolidated into a well-designed, usable area.	kitchenette and toilet is now provided.	
- Minimum dimension of 3m	The communal open space	
- Should be co-located with deep soil areas	areas will receive between	
- Direct & equitable access required	3pm as required. Some shade	
- Where not possible at ground floor it should be located at podium or roof level.	will be offered to sections of the COS via planting and	
Objective3D-2	The communal onen energy	
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	area achieves the minimum area required for the site and satisfy the required	
Design guidance	dimension requirements.	
- Facilities to be provided in communal open spaces for a range of age groups, and may incorporate	ine design and treatment	

Standards/controls		Comment	Complies
seating, barbeque areas, play equipmen pools	will provide for well designed, usable areas.		
Objective 3D-3		The principal useable part of	
Communal open space is designed to maxin	nise safety	the communal open space will be visible from	
Design guidance		apartments located above	
 Communal open space should be visible habitable rooms and POS areas and sho lit. 	from uld be well	and nearby individual private open space areas.	
<u>3E Deep soil zones</u>		DSZ is proposed adjacent to	Yes
Objective 3E-1		the eastern boundary at the	
 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. Design Criteria: 1. Deep soil zones are to meet the following minimum requirements: 		immediately adjoining the magnolia tree. The area of the total DSZ is 338.91m ² (19.1%) and the rear boundary area has a minimum dimension of 6m.	
Site area Minimum Deep soil zone dimensions (% of site area)	Design		
less than 650m ² -	- Deen		
greater than 1,500m ² 6m 7%	soil zones		
greater than 1,500m ² with significant 6m existing tree cover	should be located to		
existing significant trees.	retain		
3F Visual privacy			
Objective 3F-1		Building setbacks comply	No
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual amenity. Design Criteria: 1. Minimum required separation distances from buildings to the side and rear boundaries are as		with the exception of northern side setback to Level 5 POS (unit 501, 6m proposed where 9m required), and eastern side setbacks units 501 and 503 where vegetated balconies are within 6m of the	ΝΟ
follows		boundary (where 9m	
TOHOWS.		required).	

Standards/controls				Comment	Complies
Building height	Habitable rooms and balconies	Non- habitable rooms		sits below proposed Level 5. The privacy impacts of the departures will be negligible	
up to 12m (4 storeys)	6m	3m	No	and the proposed setbacks	
up to 25m (5-8 storeys)	9m	4.5m		are supported.	
over 25m (9+ storeys)	12m	6m		Planting to be provided to the	
separation is require	ed between	blank wall	S	principal COS and private	
<u>Objective 3F-2:</u> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			screening of these spaces		
			from the adjoining boundaries.		
Design Guidance					
 Communal open s paths should be s and windows to a include: 	space, comn eparated fro partments.	non areas a om private Design soli	and access open space utions		
Setbacks,					
Solid or part	ly solid balu	strades to	balconies		
Fencing or ve	egetation to	separate s	spaces		
Screening de	evices				
 Raising apart the public do 	tments/privation	ate open sj	pace above		
 Planter boxes incorporated into walls and balustrades to increase visual separation 					
• Pergolas or s	hading devi	ces to limit	t overlooking		
 Only on constrained sites where it's demonstrated that building layout opportunities are limited – fixed louvres or screen panels 					
 Windows should be offset from the windows of adjoining buildings 					
3G Pedestrian access	s and entrie	<u>s</u>		The residential lobby is	Yes
Objective 3G-1				located on Virginia Street.	
Building entries and a addresses the public	pedestrian a domain	access conr	nects to and	204 is provided on Bourke Street.	
<u>Design Guidance</u>				The revised plans have enlarged the lobby and	

Standards/controls	Comment	Complies
- Multiple entries should be provided to activate the street edge.	provided views through to landscaping at the rear.	
- Buildings entries should be clearly identifiable and	Entry is clearly identifiable.	
communal entries should be clearly distinguishable from private entries.	Proposed entry addresses the public domain.	
Objective 3G-2	Ground floor level is	
Access, entries and pathways are accessible and easy to identify	accessible from the street frontage via compliant	
Design Guidance	ramps/ paths. Lift and stair access is provided to all	
 Building access areas should be clearly visible from the public domain and communal spaces 	dwellings from the basement and ground floor level.	
 Steps and ramps should be integrated into the overall building and landscape design. 	Access points are clearly visible.	
Objective 3G-3	No through-site link is	
Large sites provide pedestrian links for access to streets and connection to destinations		
<u>3H Vehicle access</u>	Proposed car park entry is	Yes
Objective 3H-1	behind the building line on	
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians	glare is not expected to be an issue.	
Dosign Guidanco	Proposed driveway location	
- Car park entries should be located behind the	intersection.	
building line	Garbage storage within the	
 Access point locations should avoid headlight glare to habitable rooms 	basement with bins to be collected from the street.	
- Garbage collection, loading and service areas should be screened	Vehicle and pedestrian access separated.	
 Vehicle and pedestrian access should be clearly separated to improve safety. 	Driveway and vehicular entry width is acceptable.	
- Where possible, vehicle access points should not dominate the streetscape and be limited to the minimum width possible.		
3J Bicycle and car parking	Adequate vehicle, motor bike	Yes
Objective 3J-2	and bicycle parking provided meeting the requirements of	
Parking and facilities are provided for other modes of	the Metropolitan Sub	
	Regional car parking rates in the RTA Guide to Traffic	
Design Guidance	Generating Development.	

Standards/controls	Comment	Complies
 Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters 	Parking to be provided within the basement car park.	
 Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. 	Appropriate resident bicycle security arrangements are proposed.	
Objective 3J-3	Supporting facilities generally	Yes
Car park design and access is safe and secure	adequately located.	
Design Guidance	Basement layout is	
 Supporting facilities within car parks (garbage rooms, storage areas, car wash bays) can be 	appropriate with regard to safety and security.	
accessed without crossing parking spaces	Basement is mechanically ventilated	
 A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. 	Car park layout appears to be	
 Permeable roller doors allow for natural ventilation and improve the safety of car parking areas by enabling passive surveillance. 	No on-grade parking proposed.	
Objective 3J-4		
Visual and environmental impact of underground car parking are minimised		
Design Guidance		
 Excavation should be minimised through efficient carpark layouts and ramp design. 		
 Protrusion of carparks should not exceed 1.0m above ground level. 		
 Natural ventilation should be provided to basement and sub-basement car parking areas. 		
 Ventilation grills or screening devices should be integrated into the façade and landscape design. 		
Objective 3J-5		
Visual and environmental impact of on-grade car parking are minimised		
Design Guidance		
- On-grade car parking should be avoided;		
- Where unavoidable, the following design solutions should be used – parking is located on the side or rear of the lot away from the primary street frontage		
 Cars are screened from view of streets, buildings, communal and private open space areas 		

Standards/controls	Comment	Complies
 Safe and direct access to building entry points is provided 		
 Parking is incorporated into the landscaping design of the site 		
- Stormwater run-off is appropriately managed		
- Light coloured paving materials or permeable paving systems are used and shade trees are planted to reduce increased surface temperatures from large areas of paving		
Part 4 – Designing the building - Amenity		
4A Solar and daylight access	At least 80% of the	Yes
Objective 4A-1	apartments can achieve	
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	(living rooms and private open spaces receive a minimum of 2 hours sunlight	
Design Criteria	between 9am-3pm mid- Winter)	
 Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two (2) hours direct sunlight between 9am and 3pm in mid-winter in Wollongong LGA. 	All apartments receive direct sunlight between 9am and 3pm at midwinter.	
 A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter 	Glare control on the western elevation is provided in the form of deep balconies which	
Design Guidance	facing windows.	
- The design maximises north aspect and the number of single aspect south facing apartments is minimised		
 To optimise the direct sunlight to habitable rooms and balconies, the following design features are used: 		
Dual aspect,		
Shallow apartment layouts		
Bay windows		
 To maximise the benefit to residents, a minimum of 1m² of direct sunlight measured at 1m above floor level, is achieved for at least 15 minutes. 		
Objective 4A-2		
Daylight access is maximised where sunlight is limited		
Design Guidance		

 Courtyards, skylights and high level windows (sill heights of 1500m or greater) are used only as secondary light sources in habitable rooms <i>Objective 4A-3</i> Design incorporates shading and glare control, particularly for warmer months Design Guidance Design features can include: Balconies Shading devices or planting Operable shading High performance glass that minimises external glare 4B Natural ventilation Objective 4B-1 All habitable rooms are naturally ventilated. Design Guidance A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. <i>Objective 4B-2</i> The layout and design of single aspect apartments maximises natural ventilation. Objective 4B-3 The number of apartments with natural cross ventilation is maximise do create a comfortable indoor environment for residents Design Criteria:	Standards/controls	Comment	Complies
Objective 4A-3Design incorporates shading and glare control, particularly for warmer monthsDesign GuidanceDesign features can include:- Balconies- Shading devices or planting- Operable shading- Operable shading- High performance glass that minimises external glare- Mathitable rooms are naturally ventilated.Design Guidance- A building's orientation should maximise the prevailing winds for natural ventilationObjective 4B-1 All habitable rooms are naturally ventilated The area of unobstructed window openings should be equal to at least 5% of the floor area served Doors and openable windows should have large openable areas to maximise ventilation.Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.Design Guidance • Single aspect apartments should use design solutions to maximise to create a comfortable indoor environment for residentsDesign Guidance • Single aspect apartments should use design solutions to maximise to create a comfortable indoor environment for residentsDesign Critteria:	 Courtyards, skylights and high level windows (sill heights of 1500m or greater) are used only as secondary light sources in habitable rooms 		
Design incorporates shading and glare control, particularly for warmer monthsDesign GuidanceDesign features can include:- Balconies- Shading devices or planting- Operable shading- High performance glass that minimises external glare4B Natural ventilation Objective 4B-1All habitable rooms are naturally ventilated.Design Guidance- A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms- The area of unobstructed window openings should be equal to at least 5% of the floor area served Doors and openable windows should have large 	Objective 4A-3		
Design GuidanceDesign features can include:- Balconies- Shading devices or planting- Operable shading- High performance glass that minimises external glare BE Natural ventilationObjective 4B-1 All habitable rooms are naturally ventilated.Design Guidance- A building's orientation should maximise the prevailing winds for natural ventilationObjective 4B-2The area of unobstructed window openings should be equal to at least 5% of the floor area served.Objective 4B-2The layout and design of single aspect apartments maximises natural ventilation. Objective 4B-3 The number of apartments should use design solutions to maximise atural ventilation. Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsDesign Critteria:	Design incorporates shading and glare control, particularly for warmer months		
Design features can include:Image: Construct of the section of the sect	Design Guidance		
 Balconies Shading devices or planting Operable shading High performance glass that minimises external glare High performance glass that minimises external glare High performance glass that minimises external glare All habitable rooms are naturally ventilated. Design Guidance A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. Dbjective 4B-2 The Joput and design of single aspect apartments maximises natural ventilation. Doing Guidance Single aspect apartments should use design solutions to maximise natural ventilation. Dbjective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design Criteria: 	Design features can include:		
 Shading devices or planting Operable shading High performance glass that minimises external glare <u>All habitable rooms are naturally ventilated.</u> <u>Design Guidance</u> A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. <u>Objective 4B-2</u> The Joor and openable windows should have large openable areas to maximise ventilation. <u>Objective 4B-2</u> The Joor and the should use design solutions to maximise natural ventilation. <u>Objective 4B-2</u> Single aspect apartments should use design solutions to maximise natural ventilation. <u>Objective 4B-3</u> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>Design Criteria:</u> 	- Balconies		
 Operable shading High performance glass that minimises external glare <u>AB Natural ventilation</u> <u>Objective 4B-1</u> All habitable rooms are naturally ventilated. <u>Design Guidance</u> The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. <u>Objective 4B-2</u> The layout and design of single aspect apartments maximises natural ventilation. <u>Objective 4B-3</u> Single aspect apartments should use design solutions to maximise natural ventilation. <u>Objective 4B-3</u> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 	- Shading devices or planting		
 High performance glass that minimises external glare <u>AB Natural ventilation</u> <u>Objective 4B-1</u> All habitable rooms are naturally ventilated. <u>Design Guidance</u> A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. <u>Objective 4B-2</u> The layout and design of single aspect apartments maximises natural ventilation. <u>Objective 4B-3</u> Single aspect apartments should use design solutions to maximise natural ventilation. <u>Objective 4B-3</u> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>Design Criteria:</u> 	- Operable shading		
4B Natural ventilationOver 70% of apartments are naturally cross ventilated.YesObjective 4B-1All habitable rooms are naturally ventilated.All habitable rooms are naturally ventilated.All habitable rooms are naturally ventilatedAll habitable rooms are naturally ventilated.All habitable rooms are naturally ventilated.The are of unobstructed window openings should be equal to at least 5% of the floor area served.There are no cross-over or cross-through apartments.Here apartments.Objective 4B-2Doors and openable windows should have large openable areas to maximise ventilation.Here apartmentsHere apartmentsDesign Guidance	- High performance glass that minimises external glare		
Objective 4B-1naturally cross ventilated.All habitable rooms are naturally ventilated.All habitable rooms are naturally ventilated.Design GuidanceThere are no cross-over or cross-through apartments.The area of unobstructed window openings should be equal to at least 5% of the floor area served.There are no cross-over or cross-through apartments.Doors and openable windows should have large openable areas to maximise ventilation.Dijective 4B-2The layout and design of single aspect apartments maximises natural ventilation.He layout and design of single aspect apartments maximise natural ventilation.Dojective 4B-3The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsHe layout and be create a comfortable indoor environment for residentsDesign Criteria:Design Criteria:He layout and be create a comfortable indoor environment for residents	4B Natural ventilation	Over 70% of apartments are	Yes
All habitable rooms are naturally ventilated.All habitable rooms are naturally ventilated.Design GuidanceThere are no cross-over or cross-through apartments A building's orientation should maximise the prevailing winds for natural ventilation in habitable roomsThere are no cross-over or cross-through apartments The area of unobstructed window openings should be equal to at least 5% of the floor area served.Doors and openable windows should have large openable areas to maximise ventilation.Objective 4B-2The layout and design of single aspect apartments maximises natural ventilationDesign GuidanceSingle aspect apartments should use design solutions to maximise natural ventilation.Objective 4B-3The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsDesign Criteria:Leise accomfortable indoor	Objective 4B-1	naturally cross ventilated.	
Design Guidance- A building's orientation should maximise the prevailing winds for natural ventilation in habitable roomsThere are no cross-over or cross-through apartments The area of unobstructed window openings should be equal to at least 5% of the floor area served.There are no cross-over or cross-through apartments Doors and openable windows should have large openable areas to maximise ventilation.Difective 4B-2The layout and design of single aspect apartments maximises natural ventilationEventilationDesign Guidance - Single aspect apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsEventDesign Criteria:Event	All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated	
 A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation Design Guidance Single aspect apartments should use design solutions to maximise natural ventilation. Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design Criteria: 	Design Guidance	There are no cross-over or	
 The area of unobstructed window openings should be equal to at least 5% of the floor area served. Doors and openable windows should have large openable areas to maximise ventilation. Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation Design Guidance Single aspect apartments should use design solutions to maximise natural ventilation. Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design Criteria: 	 A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms 	cross-through apartments.	
 Doors and openable windows should have large openable areas to maximise ventilation. <u>Objective 4B-2</u> The layout and design of single aspect apartments maximises natural ventilation <u>Design Guidance</u> Single aspect apartments should use design solutions to maximise natural ventilation. <u>Objective 4B-3</u> <u>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</u> <u>Design Criteria:</u> 	- The area of unobstructed window openings should be equal to at least 5% of the floor area served.		
Objective 4B-2The layout and design of single aspect apartments maximises natural ventilationDesign Guidance- Single aspect apartments should use design solutions to maximise natural ventilation.Objective 4B-3The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsDesign Criteria:	- Doors and openable windows should have large openable areas to maximise ventilation.		
The layout and design of single aspect apartments maximises natural ventilationDesign Guidance- Single aspect apartments should use design solutions to maximise natural ventilation.Objective 4B-3The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsDesign Criteria:	Objective 4B-2		
Design Guidance- Single aspect apartments should use design solutions to maximise natural ventilation.Objective 4B-3The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residentsDesign Criteria:	The layout and design of single aspect apartments maximises natural ventilation		
 Single aspect apartments should use design solutions to maximise natural ventilation. <u>Objective 4B-3</u> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>Design Criteria:</u> 	Design Guidance		
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design Criteria:	 Single aspect apartments should use design solutions to maximise natural ventilation. 		
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>Design Criteria:</u>	Objective 4B-3		
Design Criteria:	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		
	Design Criteria:		
1. 60% of apartments are naturally cross ventilated in the first nine storeys	1. 60% of apartments are naturally cross ventilated in the first nine storeys		

Standards/controls	Comment	Complies
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		
<u>4C Ceiling heights</u>	The development has 3.1m	Yes
Objective 4C-1	floor to floor heights,	
Ceiling height achieves sufficient natural ventilation ar daylight access	height of 2.7m to habitable (all) rooms and 2.4 to non-	
Design Criteria	habitable.	
1. Minimum 2.7m for habitable rooms and 2.4m for non-habitable rooms		
Objective 4C-2		
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		
<u>Objective 4C-3</u>		
Ceiling height contribute to the flexibility of building us over the life of the building	še	
Design Guidance		
 Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses. 	; ne)	
4D Apartment size and layout	Apartment size and layout is	Yes
Objective 4D-1	organised and provides a	a of ts. has he nd l is ed me
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenit	reasonable standard of amenity for future residents.	
Design Criteria:	been considered by the	
1. Minimum internal areas:	Design Review Panel and	
2 bed – 70m ²	be acceptable. The revised	
3 bed – 90m ²	plans have improved some	
The minimum internal areas include only 1 bathroom. Additional bathrooms increase the minimum internal areas by 5m ² each.	All apartment layouts. All apartments achieve compliance with the	
A fourth bedroom and further additional bedrooms increase the minimum internal by 12m ² .	s minimum internal areas specified.	
2. Every habitable room must have a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room	All habitable rooms have adequate windows.	
<u>Objective 4D-2</u>	Habitable room depths comply.	

Standards/controls	Comment	Complies
Environmental performance of the apartment is maximised	2.7m ceiling heights proposed.	
Design Criteria:	Living spaces are oriented	
 Habitable room depths are limited to a maximum of 2.5 x ceiling height 	towards the west, north and east to take advantage of	
 In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. 	outlook, views to the magnolia trees and escarpment and optimise	
Design Guidance:	501di decess.	
- Greater than the minimum ceiling heights can allow proportionate increases in room depths.	Bedroom and living room dimensions are adequate.	
 Where possible, bathrooms and laundries should have an external openable window. 		
 Main living spaces should be oriented towards the primary outlook. 		
Objective 4D-3		
Apartment layouts are designed to accommodate a variety of household activities and needs		
Design Criteria:		
 Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excl wardrobe space) 		
2. Bedrooms have minimum dimension of 3m (excl wardrobe)		
3. Living rooms have minimum width of:		
- 3.6m for studio and 1 bed apartments and		
- 4m for 2+ beds.		
 The width of the crossover or cross through apartments are at least 4m internally to avoid deep narrow apartment layouts. 		
Design Guidance:		
 Access to bedrooms, bathrooms and laundries is separated from living areas 		
- Minimum 1.5m length for bedroom wardrobes		
 Main bedroom apartment: minimum 1.8m long x 0.6m deep x 2.1m high wardrobe 		
 Apartment layouts allow for flexibility over time, including furniture removal, spaces for a range of activities and privacy levels within the apartments. 		

Standards/controls				Comment	Complies
<u>4E Private open space and balconies</u> <u>Objective 4E-1</u> Apartments provide appropriately sized private open space and balconies to enhance residential amenity		All balcony areas achieve the minimum area and depth requirements	Yes		
		Ground level terraces are minimum 3m wide and 15m ² .			
1. Minimum balcony	depths are	:		POS of all apartments is	
Dwelling typ∈	Minimum area	Minimum depth	The minimum	located adjoining and accessible from living/dining	
Studio apartments	4m ²	+	balcony denth to	areas.	
1 bedroom apartments	8m ²	2m	be	Adequate solar access is	
2 bedroom apartments	10m ²	2m	counted	available to the balconies and terraces	
3+ bedroom apartments	12m²	2.4m	as	Palconios designed to	
contributing to the	e balcony ai	rea is 1m.		articulate the facade. A	
 Ground level apar area of 15m² and 	tment POS min. depth	must have of 3m	minimum	variety of materials are proposed.	
Objective 4E-2					
Primary private open appropriately located	space and l to enhance	balconies a e liveability	re for residents		
Design Guidance					
 Primary private op located adjacent t kitchen to extend 	ben space and the living the living space space of the living spac	nd balconie room, dini bace.	es should be ng room or		
- POS & Balconies s side facing outwar adjacent rooms.	hould be or rds to optim	iented with hise dayligh	n the longer t access into		
Objective 4E-3					
Primary private open integrated into and c architectural form an	space and l ontributes t d detail of t	balcony de to the overa the building	sign is all J		
Design Guidance					
- A combination of balances the need the public domain	solid and tra I for privacy	ansparent i with surve	materials eillance of		
- Full width glass ba	lustrades a	lone are no	ot desirable		
 Operable screens and wind, and pro occupancy while a clothes drying. 	etc are used wide increas Illowing for	d to contro sed privacy storage an	l sunlight 7 for d external		
Objective 4E-4					
Private open space al	nd balcony o	design max	imises safety		

Standards/controls			Comment	Complies
Design Guidance				
- Changes in ground le minimised.	evels or landscaping	g are		
4F Common circulation	and spaces		22 apartments proposed.	Yes
Objective 4F-1			Maximum 5 apartments on	
Common circulation spa properly service the nun	ices achieve good and a second a second and a second second second second second second second second second se	amenity and 5.	each level; serviced by 1 lift. Corridors have access to	
<u>Design Criteria</u>			natural light and ventilation.	
1. The maximum numb circulation core on a	er of apartments o single level is eight	ff a t	Apartment entries are appropriately located with regard to circulation spaces.	
2. For buildings of 10 st number of apartmen	oreys and over, the its sharing a single	e maximum lift is 40.	No living or bedroom window openings to common	
Design Guidance			circulation spaces.	
 Long corridors greate articulated through t 	er than 12m in leng he use of windows	ith should be or seating.	Some opportunities for social interaction on the ground	
 Primary living rooms not open directly ont 	or bedroom windc to common circulat	ows should tion spaces,	floor within the lobby and outdoor spaces.	
whether open or enc privacy from commo controlled.	losed. Visual and a circulation space	coustic s should be	Common circulation areas are proposed to be well lit with natural light.	
Objective 4F-2				
Common circulation spa for social interaction be	ices promote safety tween residents	y and provide		
Design Guidance:				
 Incidental spaces can opportunities for res opportunities for soc 	n be used to provid idents, and promoti ial interaction.	e seating tes		
4G Storage			All apartments exceed the	Yes
<u>Objective 4G-1</u>			minimum required storage –	
Adequate, well designed apartment	l storage is provide	ed in each	Minimum 50% is provided	
1. In addition to storage bedrooms, the follow	e in kitchens, bathr ving storage is prov	ooms and vided	the remainder located in the basement.	
Dwelling type S	itorage size volume	At least		
Studio apartments	4m ³	50% of the required		
1 bedroom aparlments	6m ³	storage is		
2 bedroom apartments	8m ³	to be located		
3+ bedroom apartments	10m ³			

Standards/controls	Comment	Complies
within the apartment		
Objective 4G-2		
Additional storage is conveniently located, accessible and nominated for individual apartments		
Design Guidance:		
 Storage not located within apartments should be allocated to specific apartments. 		
4H Acoustic privacy	Internally the building is	Yes
Objective 4H-1	transfer between	
Noise transfer is minimised through the siting of buildings and building layout	apartments. Adequate building separation	
Design Guidance	is provided between the	
 Adequate building separation is required (see also section 3F above). 	proposed and neighbouring buildings.	
 Noisy areas within buildings should be located next to or above each other and quieter areas next to or above quieter areas. 	Internal layout provides for appropriate internal acoustic amenity within individual	
 Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources. 	apartments.	
 Noise sources such as garage doors, plant rooms, active communal open spaces and circulation areas should be located at least 3m away from bedrooms. 		
Objective 4H-2		
Noise impacts are mitigated within apartments through layout and acoustic treatments		
Design Guidance		
- In addition to mindful siting and orientation of the building, acoustic seals and double or triple glazing are effective methods to further reduce noise transmission.		
4J Noise and pollution	The main source of external	Yes
Objective 4J-1	noise intrusion is Bourke	
In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	road. The Harwood Acoustics noise intrusion report recommends building	
Design Guidance	measures to reduce noise within apartments.	

Standards/controls	Comment	Complies
 Minimise impacts through design solutions such as physical separation from the noise or pollution source, 		
Objective 4J-2		
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		
Design guidance:		
 Design solutions include limiting openings to noise sources & providing seals to prevent noise transfer. 		
Part 4 – Designing the building - Configuration		
<u>4K Apartment mix</u>	A mix of 1, 2 and 3 bedroom	Yes
Objective 4K-1	apartments are provided.	
A range of apartment types and sizes is provided to cater for different household types now and into the future	3 of the apartments (>10% of the 22 proposed) are adaptable apartments; these contain 1 and 2 bedrooms.	
Design guidance	The apartment size varies	
- A variety of apartment types is provided	throughout the building.	
 The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups 		
 Flexible apartment configurations are provided to support diverse household types and stages of life 		
Objective 4K-2		
The apartment mix is distributed to suitable locations within the building		
Design guidance		
- Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		
4L Ground floor apartments	3 ground floor apartments;	Yes
Objective 4L-1	have access from the ground	
Street frontage activity is maximised where ground floor apartments are located	directly approached from Bourke Street.	
Design guidance	Fencing delineates the private domain as separate from the busy public domain	

Standards/controls	Comment	Complies
 Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, torraces 	and together with the magnolia tree, provides ground floor apartments with	
and the facade of the building.	privacy and amenity.	
- Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases, provide higher floor to ceiling heights and ground floor amenities for easy conversion	courtyards appear to be at or above street level with a combination of screening and landscaping proposed to provide necessary privacy to both external and internal ground floor living areas.	
Objective 4L-2	g	
Design of ground floor apartments delivers amenity and safety for residents		
Design guidance		
- The design of courtyards should balance the need for privacy of ground floor apartments with surveillance of public spaces. Design solutions include:		
 elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) 		
 landscaping and private courtyards 		
 window sill heights that minimise sight lines into apartments 		
 integrating balustrades, safety bars or screens with the exterior design 		
- Solar access should be maximised through:		
 high ceilings and tall windows 		
 trees and shrubs that allow solar access in winter and shade in summer 		
4M Facades	The building façade features	Yes
Objective 4M-1	a combination of building	
Building facades provide visual interest along the street while respecting the character of the local area	materials. The applicant has provided a colour and	
Design guidance	materials schedule with the DA and photomontage The	
- To ensure that building elements are integrated into the overall building form and façade design	schedule is considered generally acceptable, with	
- The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building.	the exception of the Virginia Street Level 5 treatment. It is recommended that the lower level materials and cladding extend up to Level 5.	

Standards/controls	Comment	Complies
 Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and propertien to the streetscape. 	Building services are integrated into the façade in a manner which will not reduce the design quality of	
and human scale.	the building.	
 To ensure that new developments have facades which define and enhance the public domain and desired street character. 	Primary pedestrian entry is well defined and access from the street frontage is well resolved and acknowledges the significant magnolia tree.	
Objective 4M-2		
Building functions are expressed by the facade		
Design guidance		
- Building entries should be clearly defined		
<u>4N Roof design</u>	The roof design is	Yes
Objective 4N-1	appropriate and the roof plan indicates services and	
Roof treatments are integrated into the building design and positively respond to street	photovoltaics.	
Design guidance		
 Roof design should use materials and a pitched form complementary to the building and adjacent buildings. 		
Objective 4N-2		
Opportunities to use roof space for residential accommodation and open space are maximised		
Design guidance		
 Habitable roof space should be provided with good levels of amenity. 		
 Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations 		
Objective 4N-3		
Roof design incorporates sustainability features		
Design guidance		
 Roof design maximises solar access to apartments during winter and provides shade during summer 		
40 Landscape design	Landscape design is generally	Yes
Objective 40-1	satisfactory, with eth exception of Level 1	
		<u> </u>

Standards/controls	Comment	Complies
Landscape design is viable and sustainable	communal open space	
Design guidance	decking.	
 Landscape design should be environmentally sustainable and can enhance environmental performance 	Significantly, the magnolia tree is retained and accommodated within a suitable tree protection zone.	
- Ongoing maintenance plans should be prepared		
Objective 40-2		
Landscape design contributes to the streetscape and amenity		
Design guidance		
 Landscape design responds to the existing site conditions including: 		
changes of levels		
• views		
 significant landscape features 		
4P Planting on Structures	Council's landscape designer	Yes
Objective 4P-1	has reviewed the landscape	
Appropriate soil profiles are provided	satisfactory referral subject	
Design guidance	to condition regarding the	
 Structures are reinforced for additional saturated soil weight 	decking.	
 Minimum soil standards for plant sizes should be provided in accordance with Table 5 		
Objective 4P-2		
Plant growth is optimised with appropriate selection and maintenance		
Design guidance		
- Plants are suited to site conditions		
Objective 4P-3		
Planting on structures contributes to the quality and amenity of communal and public open spaces		
Design guidance		
- Building design incorporates opportunities for planting on structures. Design solutions may include:		
 green walls with specialised lighting for indoor green walls 		
 wall design that incorporates planting 		

Standards/controls	Comment	Complies
 green roofs, particularly where roofs are visible from the public domain 		
planter boxes		
<u>4Q Universal design</u>	3 of the 22 apartments are	Yes
Objective 4Q-1	silver level liveable apartments (201, 301 and	
Universal design features are included in apartment design to promote flexible housing for all community members	401).	
Design guidance		
 A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures 		
Objective 4Q-2		
A variety of apartments with adaptable designs are provided		
Design guidance		
- Adaptable housing should be provided in accordance with the relevant council policy		
Objective 4Q-3		
Apartment layouts are flexible and accommodate a range of lifestyle needs		
Design guidance		
 Apartment design incorporates flexible design solutions 		
Part 4 – Designing the building - Configuration		
<u>4U Energy efficiency</u>	The applicant has obtained a	Yes
Objective 4U-1	BASIX certificate which confirms that the proposed	
Development incorporates passive environmental design	development will achieve the required energy efficiency	
Design guidance	and thermal comfort targets of the SEPP.	
 Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) 	Adequate natural light will be provided to all habitable rooms.	
Objective 4U-2	Heat gain for west facing living rooms and balconies has been addressed through	

Standards/controls	Comment	Complies
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	the balcony depth and window selection.	
Design Guidance	basement.	
 Provision of consolidated heating and cooling infrastructure should be located in a centralised location 	Refer to discussion above at 4B in relation to natural ventilation.	
Objective 4U-3		
Adequate natural ventilation minimises the need for mechanical ventilation		
4V Water management and conservation	The BASIX certificate	Yes
Objective 4V-1	confirms that the proposed development will meet the	
Potable water use is minimised	NSW Government	
Objective 4V-2	requirements for	
Urban stormwater is treated on site before being discharged to receiving waters	accordance with the commitments set out in the	
Design guidance	certificate. This relates to	
 Water sensitive urban design systems are designed by a suitably qualified professional 	efficiency (4U and 4V).	
Objective 4V-3	The applicant has provided a Water Sensitive Urban	
Flood management systems are integrated into site design	Design plan with the development which is	
Design guidance	consistent with the water quality objectives of WDCP	
- Detention tanks should be located under paved areas, driveways or in basement car parks	2009 Chapter E15.	
4W Waste management	The applicant proposes	Yes
Objective 4W-1	waste storage within the	
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	basement. On-street collection is proposed.	
Design guidance	the garbage room manually	
 Common waste and recycling areas should be screened from view and well ventilated 	by a building manger or residents. The applicant has indicated a purpose built	
Objective 4W-2	trolley will be used to	
Domestic waste is minimised by providing safe and convenient source separation and recycling	transport bins, however this may be dependent on	
Design guidance	arrangements approved by residents.	

Standards/controls	Comment	Complies
 Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core 		
 For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses 		
 Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas 		
4X Building maintenance	The applicant proposes to	Yes
Objective 4X-1	use durable and cleanable materials. Where windows	
Building design detail provides protection from weathering	are unable to be accessed from balconies or terraces,	
Design guidance	other cleaning methods will	
 Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used. 	be required to be employed.	
Objective 4X-2		
Systems and access enable ease of maintenance		
Design guidance		
 Window design enables cleaning from the inside of the Building 		
Objective 4X-3		
Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant		

Wollongong Development Control Plan 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of the DCP.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building Form

2.2 Building to street alignment and streetsetbacksThe proposal is setback 3.1 to the frontYessetbacksandStreet) andapproximately 3.5m to the front terraceapproximately 3.5m to the front terrace4m setback required. Balconies allowed to project 600mm into front setback, to a cumulative maximum width of 50% of horizontal width façade.ADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m.2.5 Side and rear building setbacks and building separationADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m.Residential uses up to 12m in height: Habitable rooms with openings and balconiesNoSide minimum 6m; Rear minimum 6m without openingsNon-habitable rooms and habitable rooms without openingsSide minimum 3m; Rear minimum 4.5m4.48m (where 4.5m is required). and 24m in beight:	Objectives/controls	Comment	Compliance
2.5 Side and rear building setbacks and building separationADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m.NoResidential uses up to 12m in height: Habitable rooms with openings and balconiesADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m.NoSide minimum 6m; Rear minimum 6m without openingsVariation to Level 5 units 501, 502 and 503 setbacks are proposed. At this height, habitable setbacks of 9m are required and non-habitable 4.5m. Unit 501 faces the northern boundary and has a balcony setback of 6m (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required). Unit 502 has balcony of approximately 7m setback (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required).	 2.2 Building to street alignment and street setbacks 4m setback required. Balconies allowed to project 600mm into front setback, to a cumulative maximum width of 50% of horizontal width façade. 	The proposal is setback 3.1 to the front terrace (Virginia Street) and approximately 3.5m to the front terrace (Bourke Street). 4m setback to building proper.	Yes
Habitable rooms with openings and balconiesUnit 503 side setbacks relate to the eastern boundary and are 7.2m balcony setback (where 9m is required) and 3m to a non-habitable wall without openings (where 4.5m is required).Non-habitable rooms and habitable rooms without openingsThe non-complying setbacks occur above the roof level of adjoining buildings and either are buffered by screening or planters or have no openings. No adverse impact of the setbacks is anticipated and the proposed setbacks are supported.	 2.5 <u>Side and rear building setbacks and building separation</u> Residential uses up to 12m in height: <u>Habitable rooms with openings and balconies</u> Side minimum 6m; Rear minimum 6m <u>Non-habitable rooms and habitable rooms without openings</u> Side minimum 3m; Rear minimum 4.5m Residential uses between 12m and 24m in height: <u>Habitable rooms with openings and balconies</u> Side minimum 9m; Rear minimum 9m <u>Non-habitable rooms and habitable rooms without openings</u> Side minimum 4.5m; Rear minimum 4.5m 	ADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m. Variation to Level 5 units 501, 502 and 503 setbacks are proposed. At this height, habitable setbacks of 9m are required and non-habitable 4.5m. Unit 501 faces the northern boundary and has a balcony setback of 6m (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required). Unit 502 has balcony of approximately 7m setback (where 9m is required) and non-habitable wall without openings at 4.48m (where 4.5m is required). Unit 503 side setbacks relate to the eastern boundary and are 7.2m balcony setback (where 9m is required) and 3m to a non-habitable wall without openings (where 4.5m is required). The non-complying setbacks occur above the roof level of adjoining buildings and either are buffered by screening or planters or have no openings. No adverse impact of the setbacks are supported.	No

Objectives/controls	Comment	Compliance
2.6 <u>Deep soil zone</u> Minimum 15% of the site i.e. 265.5m ² minimum dimension 6m	Deep soil provided at rear (eastern boundary) and immediately adjoining the magnolia tree. The area of the total DSZ is 338.91m ² (19.1%) and the rear boundary area has a minimum dimension of 6m.	Yes
2.8 Landscape design	Acceptable; although Council's landscape designer has recommended some changes to the rear communal open space area.	Yes.
2.9 Green roofs, green walls and planting on structures	A true deep soil area is provided at the rear, and immediately surrounding the magnolia tree. All other landscaping occurs on podium	Yes
2.11 Development on classified roads	Bourke Street is a classified road. The provisions of SEPP (Infrastructure) 2007 have been considered and the development is acceptable.	Yes

3 Pedestrian Amenity

Objectives/controls	Comment	Compliance
3.4 Safety and security	The development provides open front setbacks, with common and private areas delineated. Both street frontages have openings facing the road. The communal open space benefits from casual surveillance.	Yes
3.6 Vehicular footpath crossings	Driveway proposed on Virginia Street	Yes
3.8 Building exteriors	Generally, acceptable building materials and colours are proposed. Council's design expert has recommended that the top floor on Virginia Street is of same cladding and materials as the floors below.	Yes
3.10 Views and view corridors	No significant impact on views expected	N/A

4 Access, parking and servicing

Objectives/controls	Comment	Compliance
---------------------	---------	------------

4.2 Pedestrian access and mobility	The entrance to the building on Virginia Street is legible. The revised plans have widened the entry foyer and provided a view through to landscaping at the rear.	Yes
4.3 Vehicular driveways and manoeuvring areas	Driveways, access and manoeuvring comply with relevant controls.	Yes
4.4 On-site parking	Adequate parking proposed.	Yes
As per the requirements of Chapter E3:-	Plans provide for	
Residential flat building in city centre	- 29 x resident car parking spaces	
0.75 spaces per dwelling <70m2 [nil]; 1	plus 5 visitor spaces	
space per dwelling 70-110m ² [15]; 1.25	 2 x motorcycle spaces 	
spaces per dwelling > 1 losqm [7],	 10 x bicycle spaces 	
plus 0.2 car parking spaces per dwelling for visitors		
[Total 24 resident spaces plus 5 visitor car space required].		
1 bicycle space per 3 dwellings for residents and 1 bicycle space per 12 dwellings for visitors.		
[Total 8 resident bicycles and 2 visitor bicycles required]		
1 motorcycle space per 15 dwellings		
[Total 2 motorcycle spaces required]		
4.5 Site facilities and services	The site is serviced by the major utilities and the proposal is not expected to require significant augmentation of these services.	Yes
	Waste storage proposed within the basement and collection from Virginia Street	

5 Environmental Management

Objectives/controls	Comment	Compliance
5.2 Energy efficiency and conservation	France officiant and the mode according	Vee
	measures identified in the BASIX certificate are shown on the plans where required. Conditions will require compliance with the BASIX certificate.	Yes

5.3 Water conservation	Water conservation measures identified in the BASIX certificate are shown on the plans.	Yes
5.4 Reflectivity	Materials are not highly reflective	Yes
5.6 Waste and recycling	The plans indicate that bins are to be stored within a storage room in the basement. Bins will be moved to Virginia Street for weekly collection via a specialised cart.	Yes

6 Residential Development Standards

Objectives/controls	Comment	Compliance
6.2 Housing Choice & Mix	22 apartments are proposed. Apartment mix is	Yes
Maximum 10% of units are 1 bed or	1 x 1 bed; 15 x 2 bed and 6 x 3 bed.	
studios	3 adaptable apartments are proposed (101, 102 and 104)	
Maximum 10% of units are 3 or more	2 silver level liveship anartments are proposed	
Minimum 10% of units must be	(201, 302 and 401).	
adaptable		
6.6 Basement Carparks	Ventilation satisfactorily positioned.	Yes
	Flooding levels are acceptable.	
6.7 Communal open space	Provided at rear, in excess of area requirements.	Yes
Minimum 5m ² per dwelling		
6.8 Private open space	POS areas are provided in compliance with	Yes
Each unit to have POS	applicable controls.	
Courtyards: minimum $25m^2 \mbox{ and } minimum \mbox{ width } 2m$		
Balconies: minimum $12m^2$ and minimum depth 2.4m		
Minimum 70% of units must receive		
3pm June 21		
6.9 Overshadowing	Shadow diagrams provided and are acceptable.	Yes
Adjacent residential buildings and	Adjacent buildings receive minimum 3 hours of	
their public spaces must receive	direct sunlight.	
9am-3pm on June 21		
6.10 Solar access	Adequate solar access is provided. Minimum	Yes
Living rooms and POS of minimum	70% receive 3 hours direct sunlight.	
70% must receive at least 3 hours direct sunlight 9am-3pm.		
	1	

Objectives/controls	Comment	Compliance
6.11 Natural ventilation	Over 80% of apartments are naturally cross ventilated, exceeding requirements.	Yes
6.12 Visual privacy	External screens, landscape buffers and building setbacks minimise direct overlooking of neighbouring properties.	Yes
	Side and rear setbacks comply with the ADG with the exception of northern side setback to Level 5 POS (unit 501, screening is proposed), and eastern side setbacks units 501 and 503 where vegetated balconies are 6m where 9m required.	
6.13 Acoustic Privacy	Bourke Street is a classified road. A condition of consent is suggested requiring implementation of the Harwood Acoustics recommendations.	Yes
6.14 Storage	Adequate provision made – refer storage plan	Yes
1 bed: 3m ² /3m ³		
2 bed: 4m ² /8m ³		
3 bed: 5m ² /10m ³		

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

Footpath paving and street tree planting is required.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

Section 6 of Chapter B1 provides specific controls for residential flat buildings. Where Chapter D13 provides alternative provisions, Chapter D13 supersedes those in Chapter B1.

Clause 1 states that, in addition to the controls in Section 6, the controls within Section 4 (excluding 4.1 to 4.12 and 4.20 to 4.23) of this chapter must also be taken into consideration in the assessment of a residential flat building. The controls are addressed in the following table:

4.0 General Residential Controls

Controls/objectives	Comment	Compliance
4.12 Site Facilities		
• Letterboxes and clothes lines in an accessible location.	Letter boxes located on approach to building foyer on Virginia Street.	Yes
4.13 Fire Brigade Servicing		
 All dwellings, particularly dual occupancy and dwellings on battle axe allotment must be located within 60m of a fire hydrant, or the required 	Complies.	Yes
distance as required by Australian Standard AS 2419.1.		
--	---	-----
4.14 Services		
 Encourage early consideration of servicing requirements. 	The site is already serviced; it is expected that some augmentation to existing utilities will be required to facilitate the proposed development. Conditions can be imposed in this regard.	Yes

6 Residential Flat Buildings

	Controls/objectives	Comment	Compliance
-	6.2 Minimum Site Width Requirement		
	• Minimum required site width of 24 metres; width must be measured for the full length of the building envelope and perpendicular to the side boundary. Exceptions will only be considered for social housing developments and in circumstances outline below.	The site is a corner lot with dimensions 22.45 and 36.19m. Developer is not a social housing provider. Site will not create an isolated allotment; the site is an isolated allotment surrounded by strata	Yes
	 Do not create an "isolated lot". Amalgamation of allotments will be required in the circumstance where an isolated allotment would otherwise be created. 	subdivided residential flat and multi- dwelling housing development.	
	 In cases where the subject site is an existing "isolated lot", Council may consider a variation to the minimum site width requirement provided, in the opinion of Council, the proposed development will not cause any significant adverse overshadowing, privacy or amenity impact upon any adjoining development. 		
	 In certain existing "isolated lot" cases, a proposed development may not achieve its maximum development potential (e.g. maximum floor space ratio and height) where side and rear setbacks are varied and the development does not, in the opinion of Council, achieve: 		
	(a) Adequate separation between buildings to maintain reasonable levels of solar access, privacy and		

	amenity to neighbouring dwellings; (b) Adequate landscaping screening of the development to maintain the amenity of adjoining dwellings; and (c) Maintain the streetscape amenity of the locality.		
<u>6.</u>	5 Built Form		
<u>6.</u>	 (c) Waintain the street scape antentry of the locality. <u>5 Built Form</u> RFBs must be designed by qualified designer and design verification statement provided as per SEPP 65. The design, height and siting of a new development must respond to its site context. The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. Incorporate the following elements: (a) Define a base, middle and top related to the overall proportion of the building. (b) Articulate all building elevations in both plan and section to reduce monotonous flat facades. (c) avoid highly reflective finishes and curtain wall glazing. (d) Avoid expanses of any single material. (e) Utilise high quality and durable materials and finishes. (f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages. (g) screen air conditioning units. 	A qualified designer has provided design verification. The proposed design does not detract from the urban character of the streetscape. The RFB follows the traditional RFB form of defined base, middle and top. Articulation and combination of building materials proposed to all elevations. No highly reflective finishes and curtain wall glazing proposed. Mix of materials proposed. Entry and front window face street frontage. Separate pedestrian entry to front Bourke Street unit 204 is available directly from street frontage.	Yes
	must face the street.		
	(i) The main pedestrian entrance or a foyer must be 1.2m or less above natural ground level.		

	(j) Entrances must be visible at eye level from the street and well lit. Ensure entrances can accommodate the movement of furniture.		
<u>6.</u>	10 Access Requirement		
•	All vehicles must be able to leave the site in a forward direction.	Access from the Virginia Street driveway.	Yes
•	Driveway grades must comply with AS 2890.1.	Swept paths suggest compliant manoeuvring available to allow vehicles using the basement garage to leave the site in a forward direction.	
<u>6.</u>	11 Landscaping Requirements		
•	A minimum of 30% of the total site area must be provided as landscaped area ($= 531m^2$)	The plans indicate a total landscaped area of814.63m ² (46%).	Yes
	The landconned area may also include	The plans provide for retention of the magnolia tree	
	Ine landscaped area may also include landscaping on a podium, where that section of the podium is less or equal to than 1.2 metres in height and the minimum soil standards below are achieved. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations.	Landscaping is provided to side boundaries. Council's landscape designer has requested to communal open space decking is extended to the northern boundary (where landscaping currently proposed), to remove small areas of turf that may be hard to maintain.) } ; ; ;
	The required landscaped area must include a minimum 1.5 metre wide landscaping bed, which is provided along the side and rear boundaries of the site.		
6.15 Adaptable Housing			
	10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299:1995), which includes "preadaptation" design details to ensure visitability is achieved.	The development incorporates 3 adaptable apartments (101, 102 and 104). Pre and post adaptation plans have been provided.	Yes
	The DA must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the		

Australian Adaptable Housing Standard (AS 4299:1995).		
6.16 Access for People with a Disability		
 provide a continuous path of travel to the development to ensure equitable access for all people including people with a disability. 	Provided.	Yes

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed development is generally acceptable with regard to CPTED matters. Building entries are visible and secure access is provided to the basement and building foyer. Fencing delineates shared and private spaces.

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

Traffic impact assessment and public transport studies

A traffic impact assessment was provided for the proposal.

Parking demand and servicing requirements

The development requires parking at the following WDCP 2009 rates:

Residential flat building in city centre

- 0.75 spaces per dwelling <70m2 [nil apartments]; 1 space per dwelling 70-110m² [15]; 1.25 spaces per dwelling >110sqm [7],
- plus 0.2 car parking spaces per dwelling for visitors
 - = Total 24 resident spaces plus 5 visitor car space required.
- 1 bicycle space per 3 dwellings for residents and 1 bicycle space per 12 dwellings for visitors.
 - = Total 8 resident bicycles and 2 visitor bicycles required]
- 1 motorcycle space per 15 dwellings
 - = Total 2 motorcycle spaces required

The development exceeds these requirements and provides:

- 29 x resident car parking spaces plus 5 visitor spaces
- · 2 x motorcycle spaces
- 10 x bicycle spaces

Vehicular access

Driveway grades and sight distances are satisfactory.

Loading / unloading facilities and service vehicle manoeuvring

On-street waste collection is acceptable in this location.

Pedestrian access

The proposal is generally satisfactory with regard to pedestrian access into the site and along the frontage.

Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The basement car parking area is satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

A satisfactory landscape plan has been provided, which incorporates adequate tree protection and structural root zones to allow retention of the heritage listed magnolia tree. Council's landscape designer has no objection, noting that Trees 2-5 can be removed. Street tree planting is recommended.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided. Waste collection would occur on Virginia Street.

Suitable waste storage and servicing arrangements are proposed. Conditions should be imposed, if consent is granted, in relation to waste management during construction and ongoing waste management arrangements once the development is occupied.

CHAPTER E11 HERITAGE CONSERVATION

The land contains a magnolia tree identified as an item of local heritage significance. Council's heritage officer has reviewed the application and submitted heritage and arborist reports and conducted a site inspection. Photographic archival recording and a heritage interpretation plan are recommended.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within an uncategorised flood risk precinct. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and WLEP 2009 and has recommended conditions of consent.

CHAPTER E14: STORMWATER MANAGEMENT

Stormwater can be suitably connected to Council's existing system. Council's Stormwater Engineer has provided a satisfactory referral in this regard.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

A water sensitive urban design report has been provided with eth application and is satisfactory.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Protection of the significant magnolia tree has been addressed within the arborist report supplied with the application. No concerns have been raised in relation to the impact of the proposed development on the magnolia, subject to tree protection measures being undertaken during excavation and construction. Conditions of consent are recommended.

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of the existing aged care facility is proposed. All structures will be removed. A hazardous building survey and demolition work plan have been provided. Conditions of consent are recommended relating to asbestos disposal.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

A sediment and erosion control plan has been provided.

ATTACHMENT 6 - DRAFT CONDITIONS FOR: DA-2020/1466

Approved Plans and Specifications

1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 20107 Drawing AR 0401-B, AR 0402-B, AR 0301-B, AR 0302-B, AR 201-B to AR 206-B, AR 0200-B, AR 0211-B and AR 207-B dated 9 June 2021 and AR 0303-A, AR 0211-A and AR 0212-A dated 7 December 2020 prepared by Jack Taylor Architects Pty Ltd and Hardscape Plan sheet 1-I and Drawing LPDA20-278 page 2-I, 3-I, 4-F and 5-F dated 15 June 2021 and L1 Landscape Plan 2 page 3-F dated 10 December 2020 prepared by Conzept and any details on the application form, and with any supporting information received, except as amended by the condition specified and imposed hereunder.

General Matters

2 Building Work - Compliance with the Building Code of Australia

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

3 **Construction Certificate**

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.

4 Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier (PC) prior to occupation or use of the development. In issuing an Occupation Certificate, the PC must be satisfied that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

5 Geotechnical

- a All work is to be in accordance with the geotechnical recommendations contained in the report dated 16 June 2020 by Construction Sciences.
- b A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
- c All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- d Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- e No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
- f Foundation systems are to be designed for Class P soils with all footings to be founded within the underlying weathered bedrock or as recommended by the geotechnical consultant.
- g An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks.
- h All recommendations of the geotechnical consultant in their geotechnical report dated 16 June 2020 are to be accommodated in the earthworks plan.

- i The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation earthworks.
- j All earthworks including drainage, retaining wall and footing construction is to be subject to geotechnical supervision. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- k All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

6 Stormwater Quality Management

- a The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP 90%, TSS 80%, TP 55% and TN 40%
- b It is strata management responsibility to maintain the stormwater filtration system.

7 Tree Retention/Removal

The developer shall retain the existing tree indicated within the Aboricultural Impact Assessment (Moore Trees, June 2021) consisting of Tree 1.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS 4373:2007.

All tree protection measures are to be installed in accordance with Australian standard AS 4790:2009 Protection of Trees on development Sites.

All recommendations in the Aboricultural Impact Assessment (Moore Trees, December 2021) to be implemented including and not restricted to remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of Trees 2 - 5 as indicated. No other trees shall be removed without prior written approval of Council.

Prior to the Issue of the Construction Certificate

8 Dilapidation Report Prior to Construction

A Dilapidation Report detailing the current structural condition of adjoining buildings, infrastructure and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the certifying authority prior to issue of the Construction Certificate. A copy of the report is to be forwarded to Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

9 Heritage – Interpretation Plan

An interpretation plan is to be provided to Council's Heritage Staff for written approval to guide the development of an appropriate Interpretative Installation to acknowledge the Carlton Residence and history of the site, linking it to the landscape vales of the magnolia and allows for the inclusion of any archaeological resources that are uncovered during excavation. The plan should include external elements, as well as internal signage in communal spaces.

The details of the proposed plan are to be provided to Council's Heritage Officers for written approval prior to the release of the Construction Certificate.

10 Heritage Excavation Permit

The applicant must obtain an excavation permit from the Heritage Branch of the Office of Environment and Heritage under Section 140 of the NSW Heritage Act 1977 before any works commence. A copy of the Section 140 approval should be provided to Council's Heritage Staff prior to the release of the Construction Certificate.

11 Weather Protection Egress Stair Bourke Street

Weather protection shall be provided to the egress stairway on the eastern side of the building, facing Bourke Street. An awning or similar is required and shall be shown on Construction Certificate plans

12 Level 5 Façade Materials

The change in Virginia Street façade materials on the top floor is not supported. All materials and cladding on the Level 5 façade should matching that shown on the development application plans for the lower levels.

13 Heritage – Archaeological Research Design

An Archaeological Research Design (ARD) should be prepared to support a s.140 application to be submitted to the Heritage Council. An Excavation Director must be nominated for that application and archaeological management (test excavation and potential salvage excavations) would likely be required. A copy of the final ARD should be provided to Council's Heritage Staff with the Section 140 Excavation Permit.

14 Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, available through <u>www.sydneywater.com.au</u> to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The PC must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit <u>www.sydneywater.com.au</u> or telephone 13 20 92 for further information.

15 Endeavour Energy Requirements

The submission of documentary evidence from Endeavour Energy to the PC is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

Note: Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

16 Car Parking and Access

The development shall make provision for a total of 33 car parking spaces (including 5 visitor parking spaces and 3 spaces capable of adaptation for people with disabilities), 2 motorcycle parking spaces, a minimum of 8 secure (Class B) residential bicycle spaces, and a minimum of 2 visitor bicycle spaces (Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

17 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

18 Landscaping

The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) for the approval by the PC, prior to the release of the Construction Certificate.

- 19 The submission of a final Landscape Plan to the PC, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:
 - a The paved or decking areas are to be consolidated/extended in the communal open space to remove narrow strips of grass that are likely to fail due to wear and be difficult to maintain.
 - b planting of indigenous plant species native to the Illawarra Region such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.

A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;

- c a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- d the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- e any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.

- 20 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the PC prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.
- 21 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the PC prior to release of the Construction Certificate.

22 Tree Protection and Management

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- a Installation of Tree Protection Fencing Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the PC prior to release of the Construction Certificate.
- b Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- c Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.
- d A construction management plan with hold points for inspection by the consulting arborist, addressing demolition, hoardings and site storage and vehicle movement on site.

All site plans must demonstrate compliance with this requirement and be provided to the PC prior to issue of the Construction Certificate.

23 Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS 2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

24 **Property Addressing Policy Compliance**

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing (propertyaddressing@wollongong.nsw.gov.au)**, for the site addressing prior to the issue of the Construction Certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.

25 Footpath Paving City Centre

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained with the property boundary.

The driveway entry threshold from the property boundary line to the face of kerb is to match the footpath material and be designed to withstand predicted traffic loadings.

The driveway threshold finish within property boundary line is to contrast with driveway entry.

The footpath and driveway entry on the Council property must be installed to the satisfaction of WCC Manager of Works.

A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.

26 Street Trees City Centre

The developer must address the street frontage by installing street tree planting. The number and species for this development are three (3) Magnolia 'Little Gem" for Virginia Street and two (2) *Brachychiton acerifolius* on Bourke Street, 200 litre container size in accordance with AS 2303:2018 Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of WCC Manager Parks and Open Space.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

27 Council Footpath Reserve Works – Driveways and Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be restored and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Any redundant linemarking such as 'marked parking bays' are adjusted/removed at the developer's expense by a Council recognised contractor with the relevant insurances. Details and locations are to be shown on the Construction Certificate Plans.

28 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$72,700.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

This amount has been calculated based on the estimated cost of development and the applicable percentage rate.

The contribution amount will be subject to indexation until the date of payment. The formula for indexing the contribution is:

Contribution at time of payment = \$C x (CP2/CP1)

Where:

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website – Catalogue No. 6401.0 - Consumer Price Index, Australia.

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1294553	• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	 Cash Credit Card Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council		
(Personal or company cheques are not accepted)		

A copy of the Wollongong City-Wide Development Contributions Plan (2018) and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au

Prior to the Commencement of Works

29 Construction Environmental Management Plan

Submit a construction environmental management to PC, the plan shall address as minimum hazardous material management as per ECS Consulting recommendations, the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.

30 Heritage - Photographic Recording

Prior to the commencement of works the existing building condition is to be documented through a photographic recording prepared in accordance with the NSW Heritage Branch Guidelines. A copy of the recording is to be provided to Council's Heritage Staff for written approval prior to the commencement of works. A copy of the final recording is to be provided to Wollongong City Council for inclusion in the local studies collection of the Wollongong City Library.

31 Sign – Supervisor Contact Details

Before commencement of any work, a sign must be erected in a prominent, visible position:

- a stating that unauthorised entry to the work site is not permitted;
- b showing the name, address and telephone number of the PC for the work; and
- c showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

32 Temporary Toilet/Closet Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a a standard flushing toilet; and
- b connected to either:
 - i the Sydney Water Corporation Ltd sewerage system or
 - ii an accredited sewage management facility or
 - iii an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

33 Enclosure of the Site

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the PC. No building work is to commence until the fence is erected.

34 **Demolition Works**

The demolition of the existing structures shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the PC. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

35 Demolition Notification to Surrounding Residents

Demolition must not commence unless at least two (2) days written notice has been given to adjoining residents of the date on which demolition works will commence.

36 Consultation with SafeWork NSW – Prior to Asbestos Removal

A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

37 Contaminated Roof Dust

Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.

38 Waste Management

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

39 Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures

Prior to the commencement of any demolition, excavation or construction works, the supervising arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations and relevant conditions of this consent.

40 Certification from Arborist - Adequate Protection of Trees to be Retained

A qualified arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist to the PC is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.

41 Works in Road Reserve - Minor Works

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

- a All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's Road reserve".
- b Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

42 Tree Protection

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970:2009).

Tree protection zones must be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

During Demolition, Excavation or Construction

43 Installation of WSUD Treatment Train

The proponent shall install the WSUD infrastructure (water quality improvement devices) as stated in the stormwater quality management plan prepared by ATB Engineering Consulting dated December 2020.

44 Implementation of all the Recommendation (Façades Glazing) of Acoustic Report

Implement building acoustic treatment as recommended in Section 5.0 of acoustic report prepared by Harwood Acoustic dated December 2020. Comply with the with the NSW SEPP Infrastructure 2007 – Development Near Rail Corridors & Busy Roads –Interim Guidelines.

LAeq levels are not to exceed:

- in any bedroom in the building 35dB(A) at any time between 10pm and 7am.
- anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time between 10pm and 7am.

45 Heritage - Unanticipated Finds of Aboriginal Cultural Heritage

If unanticipated Aboriginal objects or human skeletal remains are found during works, all work must stop without causing further harm to the suspected Aboriginal objects. Wollongong City Council must be contacted immediately on 4227 7111. Heritage NSW must also be contacted immediately by calling Environment Line on 131 555. An Aboriginal Heritage Impact Permit (AHIP) under the National Parks & Wildlife Act 1974 may be required if harm to Aboriginal objects cannot be avoided. NSW Police must also be notified if human skeletal remains are found.

46 Copy of Consent to be in Possession of Person carrying out Tree Removal

The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.

47 **Restricted Hours of Construction Work**

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the PC and Council. No work is permitted on public holidays or Sundays.

Allowable construction activity noise levels must be within the limits identified in the NSW EPA Interim Construction Noise Guidelines (ICNG) July 2009. ICNG are also applied for blasting, rock hammer and drilling, external plant and equipment.

https://www.environment.nsw.gov.au/resources/noise/09265cng.pdf

Any request to vary these hours shall be submitted to the **Council** in writing detailing:

a the variation in hours required (length of duration);

- b the reason for that variation (scope of works);
- c the type of work and machinery to be used;
- d method of neighbour notification;
- e supervisor contact number;

any proposed measures required to mitigate the impacts of the works.

Note: The developer is advised that other legislation may control the activities for which Council has granted consent, including but not limited to, the Protection of the Environment Operations Act 1997.

48 **Dust Suppression Measures**

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.

49 Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist

The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<<u>http://www.safework.nsw.gov.au</u>>).

50 Asbestos Clearance Certificate

The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a contractor approved by SafeWork NSW. A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within fourteen (14) days of the completion of renovations (or prior to the Occupation Certificate being issued).

51 Asbestos Waste Collection, Transportation and Disposal

Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this this type of waste. A receipt must be retained and submitted to the PC, and a copy submitted to Council (in the event that Council is not the PC), prior to commencement of the construction works.

52 **Provision of Waste Receptacle**

The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

53 **Provision of Taps/Irrigation System**

The provision of common taps and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be implemented in accordance with the approved Landscape Plan.

54 **Podium Planting**

All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.

All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.

If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter.

Prior to the Issue of the Occupation Certificate

55 Acoustic Compliance Report

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the building compliance with the NSW SEPP Infrastructure

2007 – Development Near Rail Corridors & Busy Roads –Interim Guidelines. A copy of the acoustic compliance report must be submitted to PC and forward a copy to Council.

56 Dilapidation Report Following Construction

A Dilapidation Report prepared by a qualified structural engineer must be submitted to the PC, together with the initial Dilapidation Report prepared prior to construction of the approved development.

The report must ascertain whether any structural damage has occurred to adjoining buildings, infrastructure or roads following construction of the development. The report shall be submitted to the satisfaction of the PC and a copy must be provided to Council within one month of submission to the PC. This must be provided prior to the release of the Occupation Certificate.

57 Heritage Interpretation Works

Prior to the release of the Occupation certificate, the developer is to complete any works that are recommended for the site, as detailed in the Heritage Interpretation Plan endorsed by Council's Heritage Staff.

Final sign off on the completed interpretation works is to be provided by Council's Heritage Staff.

58 Heritage Documents – Local Studies Library

A copy of all heritage documents are to be provided in bound hard copy and digitally to Councils' Heritage Staff for inclusion in the Wollongong Local Studies Library, prior to the release of Occupation Certificate. The document required in the bundle include:

- Heritage Impact Statement;
- Archaeological Research Design;
- archaeological Test Excavation Report;
- Heritage Interpretation Plan; and
- Photographic Recording.

59 **Completion of Landscape Works**

The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.

60 Completion of Landscape Works on Council Owned or Controlled Land

The Developer must complete all landscape works required within Council's road reserve, or other Council owned or controlled land, in accordance with the conditions of this consent. The total cost of all such landscape works shall be fully borne by the Developer and any damage to Council's assets shall be the subject of restoration works sufficient to restore the asset to its previous state and configuration previous to the commencement of works. Evidence that this requirement has been met must be satisfied prior to the issue of the Occupation Certificate.

61 Arborist Verification – Street Tree Installation

Prior to the issue of Occupation Certificate, the developer must supply certification in the form of a report, including photographic evidence, from an AQF Level 5 Arborist to the PC and Wollongong City Council to verify:

- The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.
- The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

Operational Phases of the Development/Use of the Site

62 The magnolia tree shall continue to be protected and managed in perpetuity in accordance with Council's heritage, tree preservation and landscaping policies. Future strata subdivision shall incorporate strategies for the tree's ongoing protection.

63 Street Tree Establishment Period – City Centre/Commercial Village Centre

The Developer must comply with the terms of an approved landscape maintenance program for a minimum period of 12 months to ensure that all landscape works within Council's road reserve or Council owned or controlled land becomes well established by regular maintenance. The Street Tree Establishment Period shall commence from the issue of the Occupation Certificate.

The program must include the following elements: watering, weeding, litter removal, mulching, fertilising, tree guard and grate maintenance, and pest and disease control.

Details of the proposed program must be submitted with the Landscape Plan to the PC for approval prior to release of the Construction Certificate.