

DA PLANS

SENIORS HOUSING DEVELOPMENT

21-23 PHILLIPS AVE & 5 RICHARDSON AVE, REGENTS PARK

Lots 53, 54 & 55 in DP 35559

LEGEND

AML	ADJUSTABLE METAL LOUVRES
BH	BULKHEAD
BOE	BRICK ON EDGE
BR	BROOM CUPBOARD
CAP	CEILING ACCESS PANEL
CC	COLOURED CONCRETE COLOUR
CL	CLOTHES LINE
CP	CONCRETE PAVING BROOM FINISH
CPD	CUPBOARD
CPT	CARPET
CT	CERAMIC TILE
GPO	DOUBLE POWER POINT
DP	DOWNPIPE
F1	FENCE METAL GAL. STEEL POWDERCOAT TO DETAIL
F2	FENCE SLATTED METAL VARYING HEIGHT
F3	FENCE VERTICAL METAL SLATS TO DETAIL
F4	COLORBOND FENCE 1800mm HIGH TO BOUNDARIES
FB1	FACE BRICK 1 BOWRAL MURRAY GREY
FB2	FACE BRICK 2 BOWRAL SIMMENTAL
FB3	FACE BRICK 3 BORAL ESCURA VELOUR VOLCANIC
FC	PAINTED FLUSH FINISH FIBRE CEMENT SHEET
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
G	GATE
GB	GAS BAYONET POINT
GD	GRATED STRIP DRAIN
HP	HOTPLATE
HT	GARDEN HOSE TAP
HWU	HOT WATER UNIT
LB	LETTERBOXES - RECESSED INTO WALL
L	LINEN CUPBOARD
MC1	METALCLADDING COLORBOND STANDING SEAM
MDR	METAL DECK ROOF
MSB	MAIN SWITCH BOARD
MW	MICROWAVE SPACE
OHC	OVERHEAD CABINETS
P	PANTRY
PP	POROUS PAVEMENT
PR1	PAINT TO SKIM COAT RENDER COLOUR 1
PR2	PAINT TO SKIM COAT RENDER COLOUR 1
PVC	PHOTOVOLTAIC CELLS
REF	REFRIGERATOR LOCATION
RHD	RANGEHOOD
RL	RELATIVE LEVEL
RW	RETAINING WALL
RWO	RAIN WATER OUTLET
RWT	RAINWATER TANK
S	KITCHEN SINK
SB	STAIR BALUSTRADE
SC	STEEL COLUMN
SHR	SHOWER
SK	SKYLIGHT
STC	STEEL TROWEL CONCRETE FINISH
SWP	STORMWATER PIT
T	LAUNDRY TUB
TOK	TOP OF KERB
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TPZ	TREE PROTECTION ZONE
UBO	UNDER BENCH OVEN
VJ	VERTICAL JOINT
VTY	VANITY
WC	TOILET SUITE
WM	WASHING MACHINE
WO	WALL OVEN
WR	WARDROBE
WS	WHEEL STOP
WA	WINDOW AWNING
WH	WINDOW HOOD



DRAWING SCHEDULE

ARCHITECTURAL

A 01 of 14	COVER SHEET	2	03/11/21
A 02 of 14	SITE ANALYSIS	1	26/10/21
A 03 of 14	DEMOLITION PLAN	1	26/10/21
A 04 of 14	SITE & GROUND FLOOR PLAN	2	03/11/21
A 05 of 14	FIRST FLOOR PLAN	1	26/10/21
A 06 of 14	ROOF PLAN	1	26/10/21
A 07 of 14	ELEVATIONS	1	26/10/21
A 08 of 14	SECTIONS	1	26/10/21
A 09 of 14	SHADOW DIAGRAMS	1	26/10/21
A 10 of 14	VIEWS FROM SUN DIAGRAMS	1	26/10/21
A 11 of 14	EXTERNAL COLOUR SCHEDULE	1	26/10/21
A 12 of 14	STREETSCAPE PHOTOMONTAGE	1	26/10/21
A 13 of 14	BLOCK PLAN	1	26/10/21
A 14 of 14	AREAS OF EXCAVATION & FILL	2	12/11/21

CIVIL

C04.01	SITWORKS & STORMWATER MANAGEMENT PLAN	D	13/09/21
C07.01	DETAILS SHEET 01	D	13/09/21
C51.01	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN	2	28/10/21
C51.11	SPECIFICATION NOTES - SHEET 01	2	28/10/21
C51.12	SPECIFICATION NOTES - SHEET 02	2	28/10/21
C52.01	SEDIMENT EROSION CONTROL PLAN	2	28/10/21
C52.11	SEDIMENT EROSION CONTROL DETAILS	1	28/10/21
C54.01	SITWORKS & STORMWATER MANAGEMENT PLAN	2	28/10/21
C55.01	CATCHMENT PLAN	2	28/10/21
C55.11	STORMWATER LONGITUDINAL SECTIONS	2	28/10/21
C57.01	DETAILS SHEET	2	28/10/21

LANDSCAPE

LA 1 OF 2	LANDSCAPE PLAN	D	03/11/21
LA 2 OF 2	LANDSCAPE DETAILS & SPECIFICATION	D	03/11/21

SURVEY

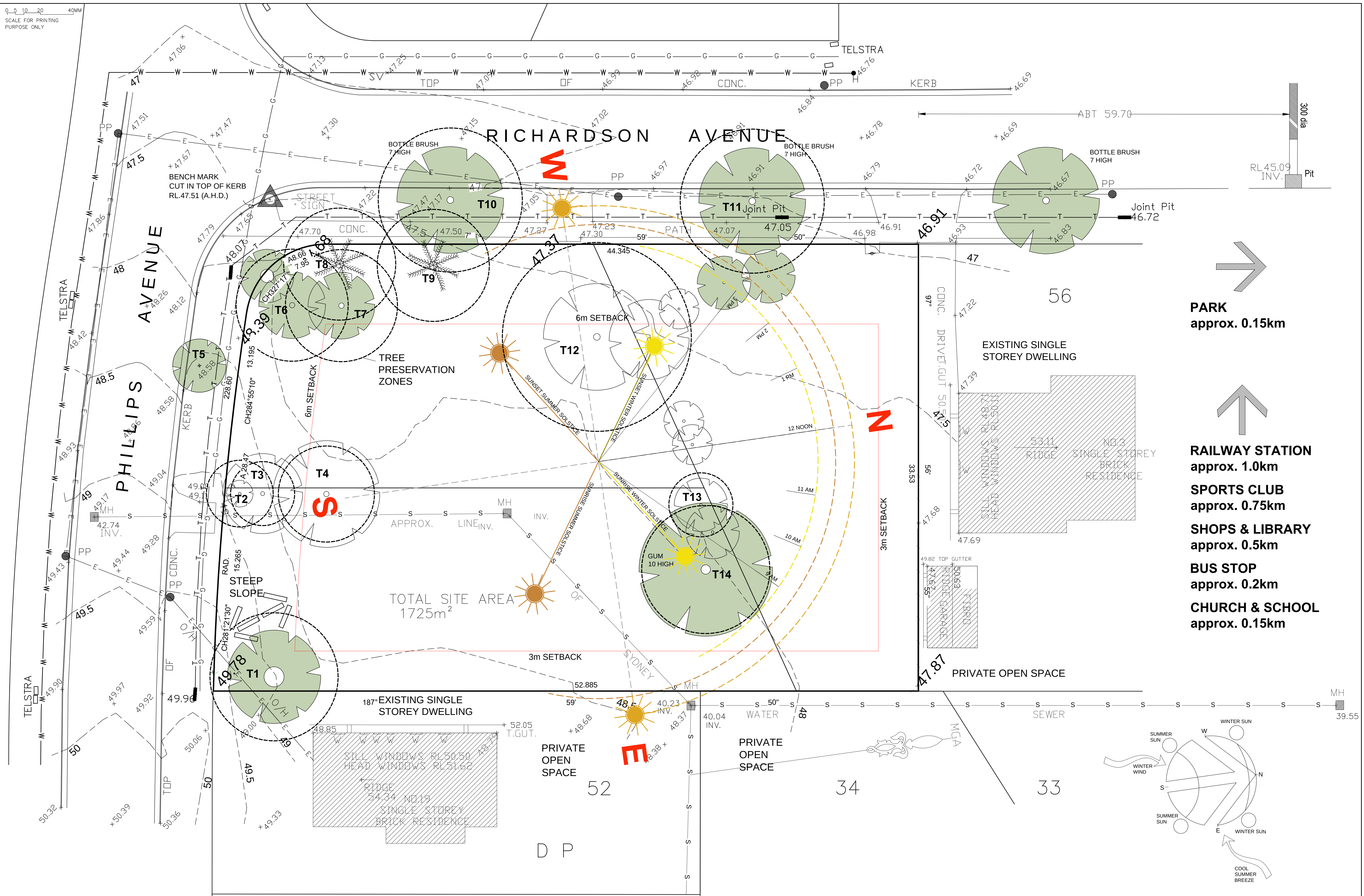
S 1 of 3	PLAN SHOWING DETAIL AND LEVELS	3	21/06/21
S 2 of 3	BUS ROUTE (PLAN VIEW)	2	26/11/20
S 3 of 3	BUS STOP LONGITUDINAL SECTIONS	2	26/11/20

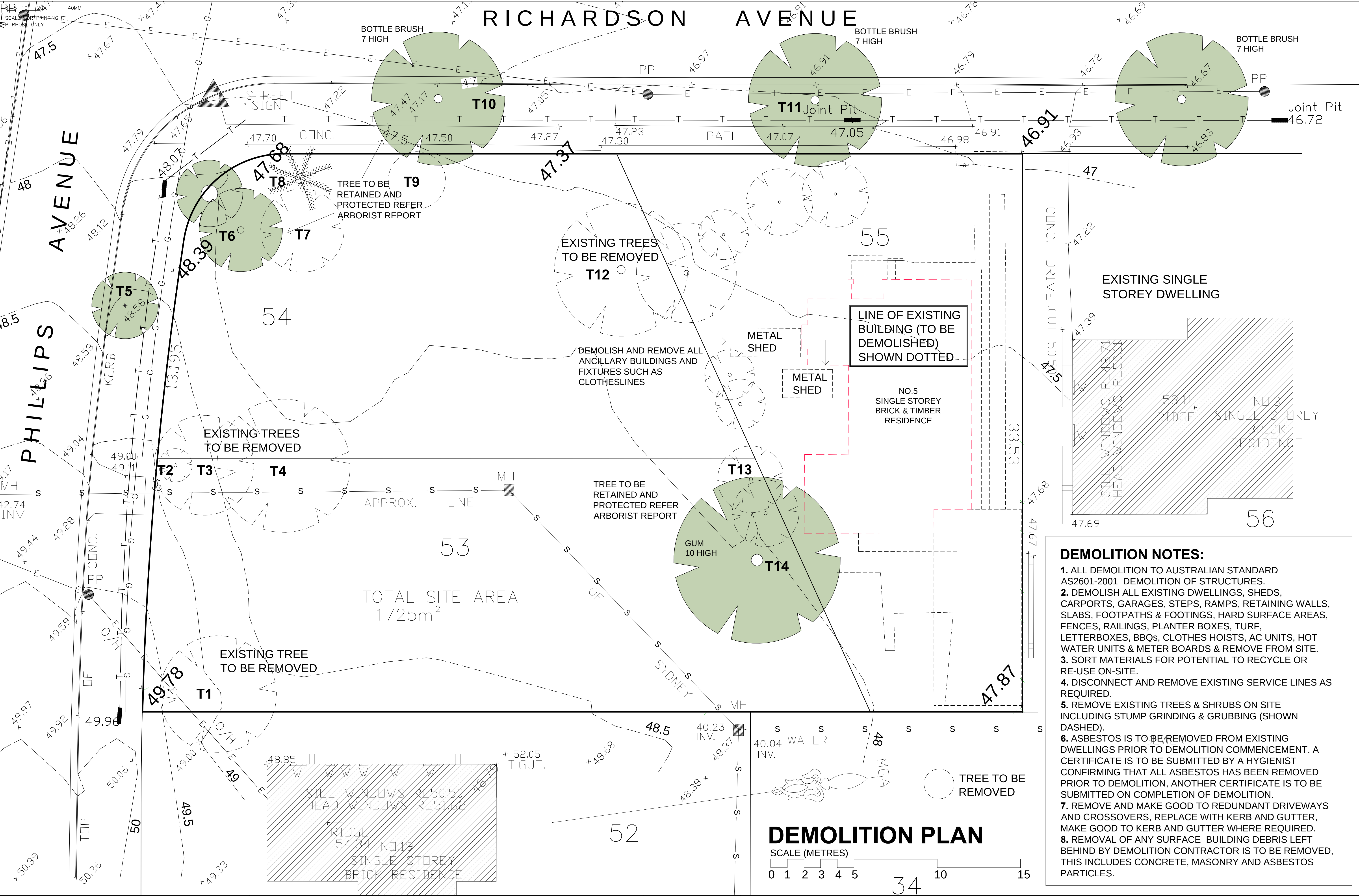
DEVELOPMENT DATA

Job Reference	BGJF2						
Locality / Suburb	Regents Park						
Street Address	21-23 Phillips Ave & 5 Richardson Ave						
Lot & DP	Lots 53, 54, 55 IN DP 35559						
Site Area	1725 m²						
Existing Lots	3						
Proposed GFA	879.6 m²						
No. of Dwellings	6 x 1 Bed + 6 x 2Bed = 12 Dwellings						
						SOLAR ACCESS	
DWELLINGS	Number	Type*	Beds	Area* (m²)	POS*	LIVING	POS
	1	Ground	2	75	39	6 hr	6 hr
	2	Ground	2	75	23	2 hr	3 hr
	3	Ground	1	55	35	6 hr	6 hr
	4	Ground	1	55	35	3 hr	5 hr
	5	Ground	2	75	48	6 hr	6 hr
	6	Ground	1	60	78	6 hr	6 hr
	7	First	2	75	18	6 hr	6 hr
	8	First	2	75	12	3 hr	3 hr
	9	First	1	55	10	6 hr	6 hr
	10	First	1	55	10	3 hr	5 hr
	11	First	2	75	12	6 hr	6 hr
12	First	1	60	9	6 hr	6 hr	

	Control		Requirement	Proposed
HEIGHT	Auburn Council - LEP ARH SEPP		9m 8.5m	6.3m to ceiling 7.8m to top of roof
FSR	Auburn Council - LEP		N/A	0.51:1
	SL SEPP		0.5:1	0.58:1
PARKING	SL SEPP		0.2 x (no dwellings) = 2.4	3 accessible
	ARH SEPP (Division 6)	accessible site	0.4 x(no. 1 Beds) = 2.4 0.5 x (no. 2 Beds) = 3	6 car spaces
SETBACK	Auburn Council DCP	Street	6m (single dwelling setback)	6.0m average
		Side/Rear Rear	0.9m (single dwelling setback) 3m (fire seperation)	3m
LANDSCAPING	SL SEPP	Seniors	35 m² per Dwelling = 420 m²	536 m²
DEEP SOIL	SL SEPP	Seniors	15% = 259 m²	18% = 317 m²
SOLAR ACCESS	SL SEPP	Seniors	70% for 3hrs in Mid-Winter = 8.4	92% = 11

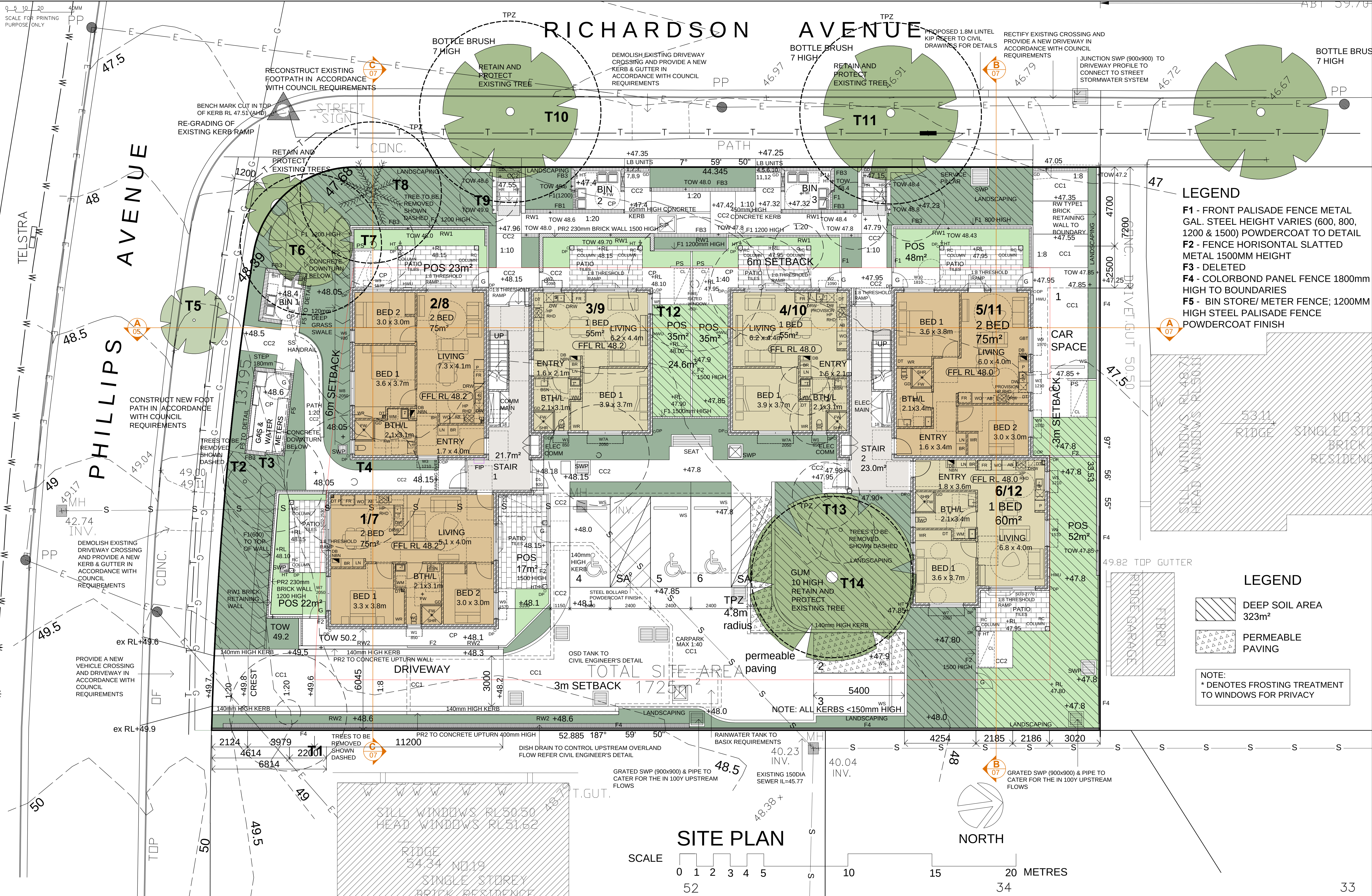
LAHC* - development data for LAHC new housing supply. For details refer to Current version of LAHC Design Requirements.
GFA* - gross floor area calculated as per relevant Planning Instrument
AREA* - dwelling floor area includes internal walls but excludes external walls
POS* - private open space





DEMOLITION NOTES:

1. ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
2. DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS & METER BOARDS & REMOVE FROM SITE.
3. SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
4. DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
5. REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).
6. ASBESTOS IS TO BE REMOVED FROM EXISTING DWELLINGS PRIOR TO DEMOLITION COMMENCEMENT. A CERTIFICATE IS TO BE SUBMITTED BY A HYGIENIST CONFIRMING THAT ALL ASBESTOS HAS BEEN REMOVED PRIOR TO DEMOLITION, ANOTHER CERTIFICATE IS TO BE SUBMITTED ON COMPLETION OF DEMOLITION.
7. REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.
8. REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED, THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.



LEGEND

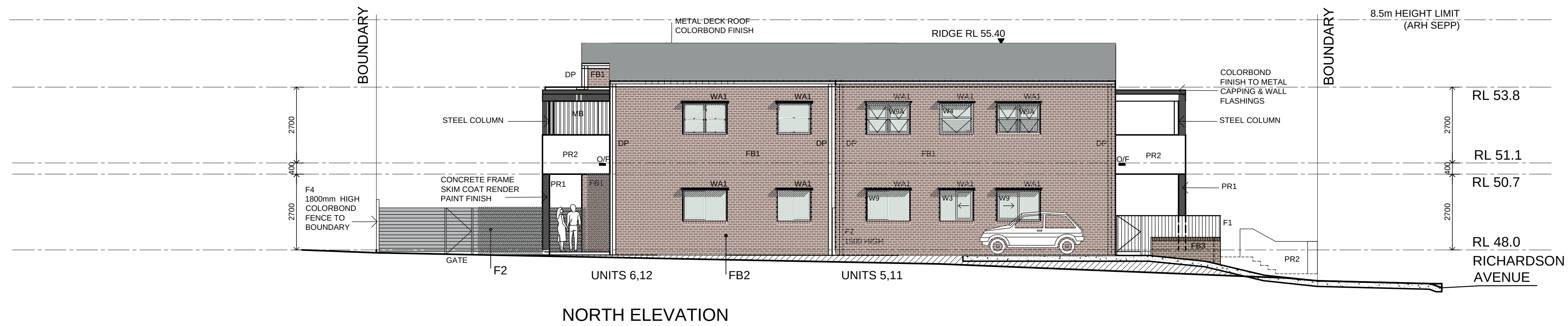
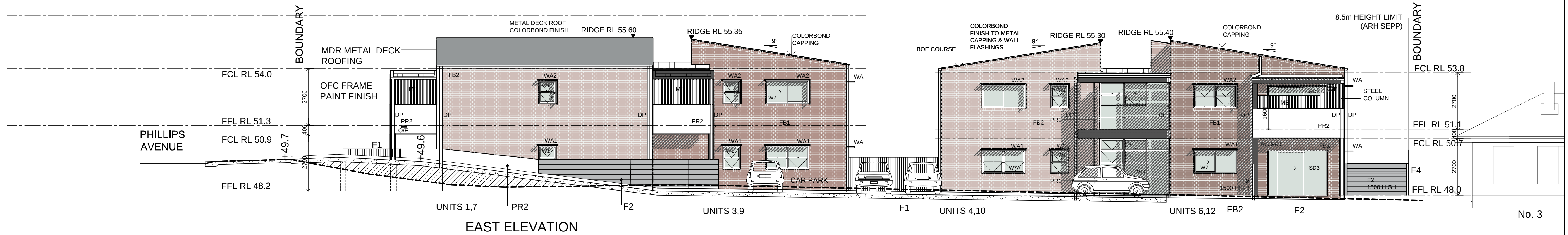
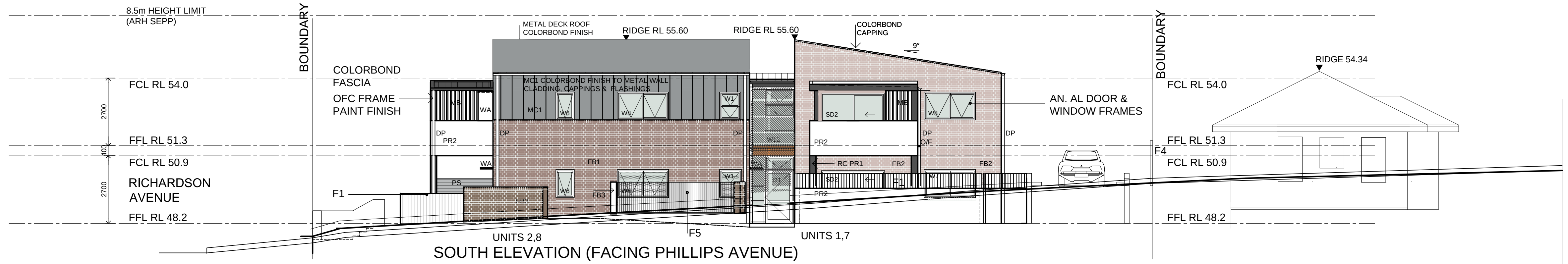
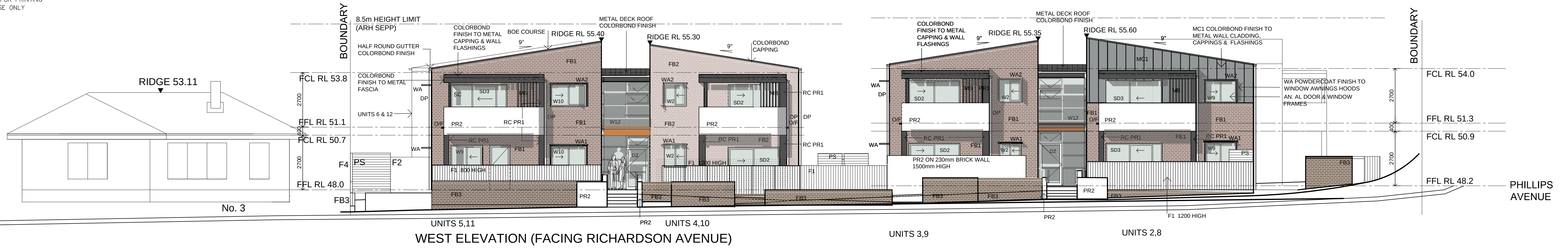
F1 - FRONT PALISADE FENCE METAL GAL. STEEL HEIGHT VARIES (600, 800, 1200 & 1500) POWDERCOAT TO DETAIL
F2 - FENCE HORIZONTAL SLATTED METAL 1500MM HEIGHT
F3 - DELETED
F4 - COLORBOND PANEL FENCE 1800MM HIGH TO BOUNDARIES
F5 - BIN STORE/ METER FENCE; 1200MM HIGH STEEL PALISADE FENCE POWDERCOAT FINISH

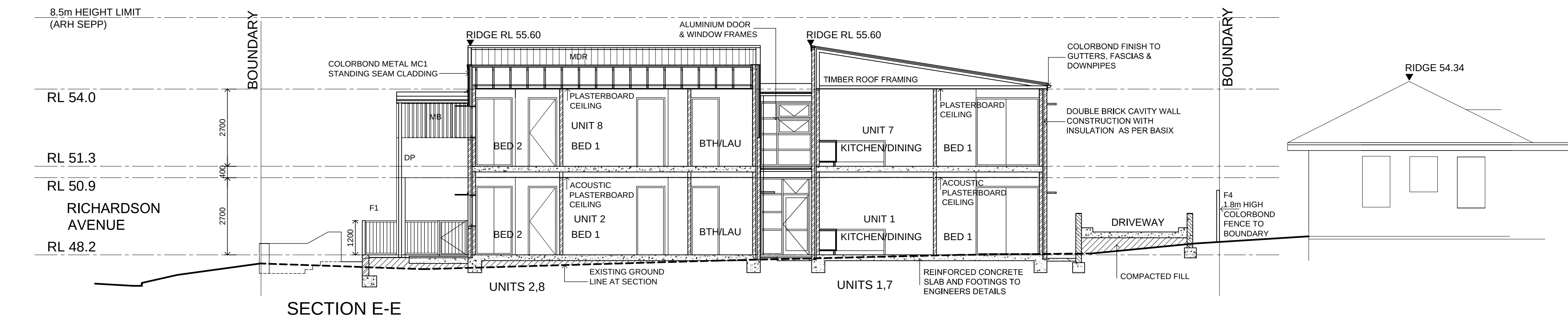
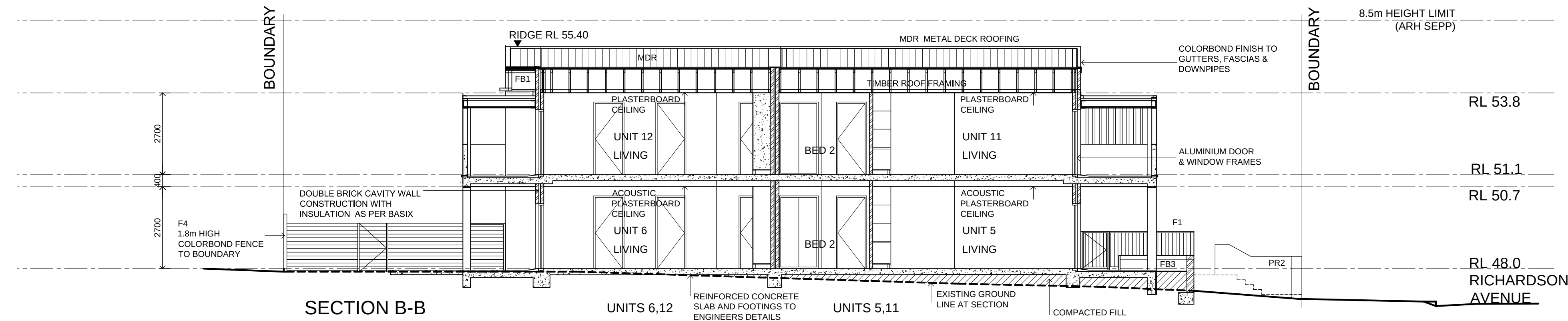
LEGEND

DEEP SOIL AREA 323m²
PERMEABLE PAVING

NOTE:
* DENOTES FROSTING TREATMENT TO WINDOWS FOR PRIVACY

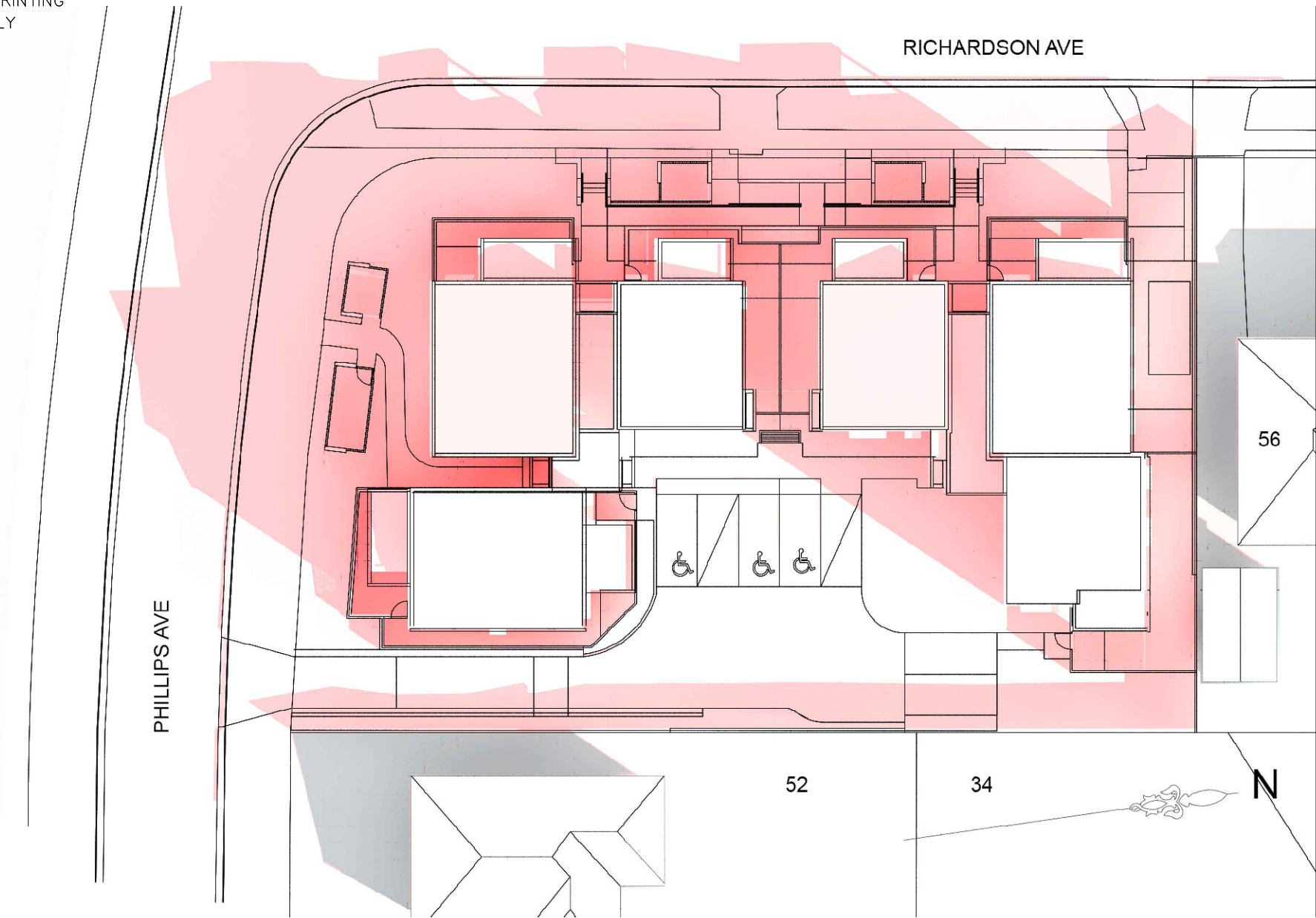




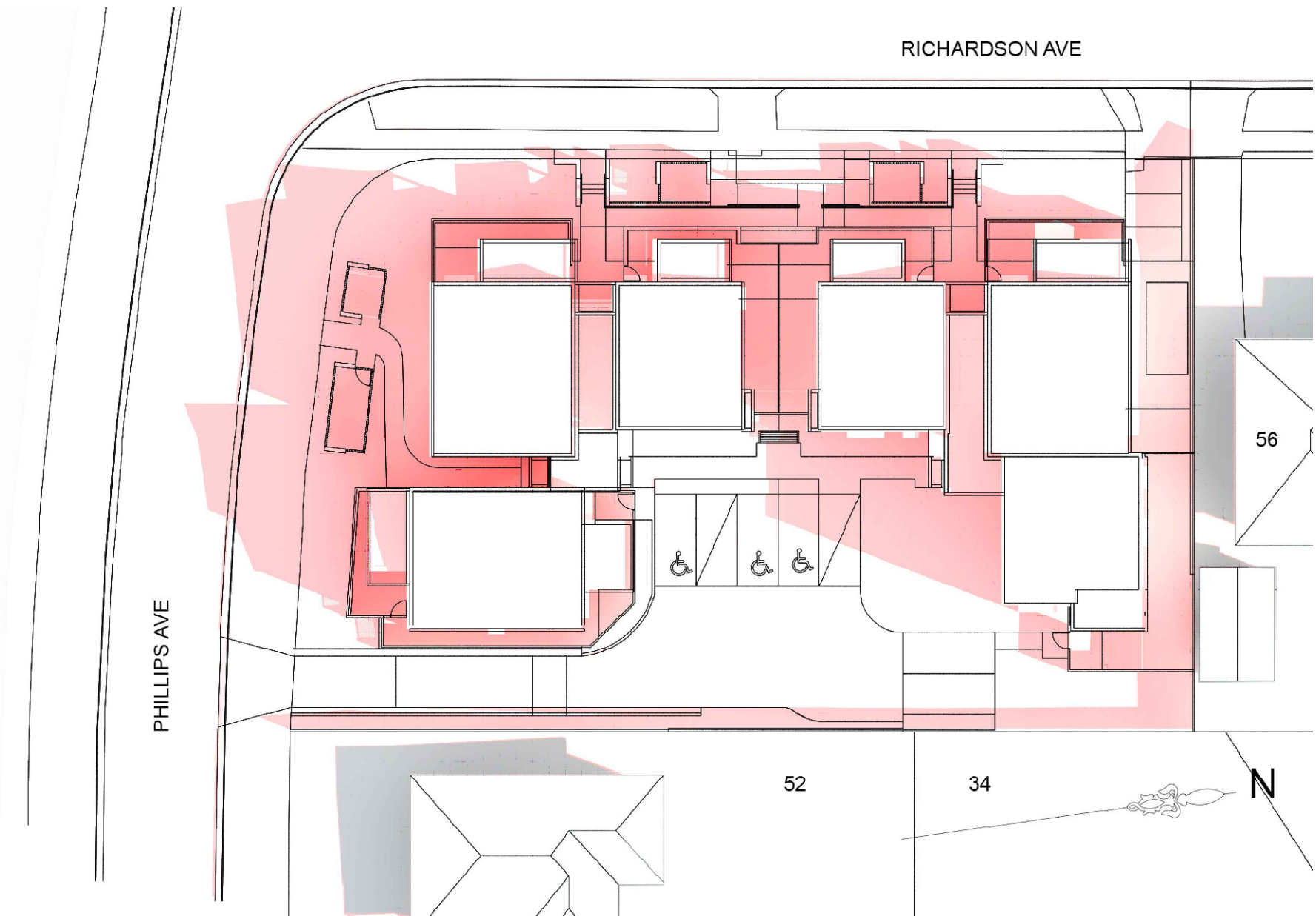


Floor Construction	Covering	Added Insulation		
Concrete	As drawn	None		
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

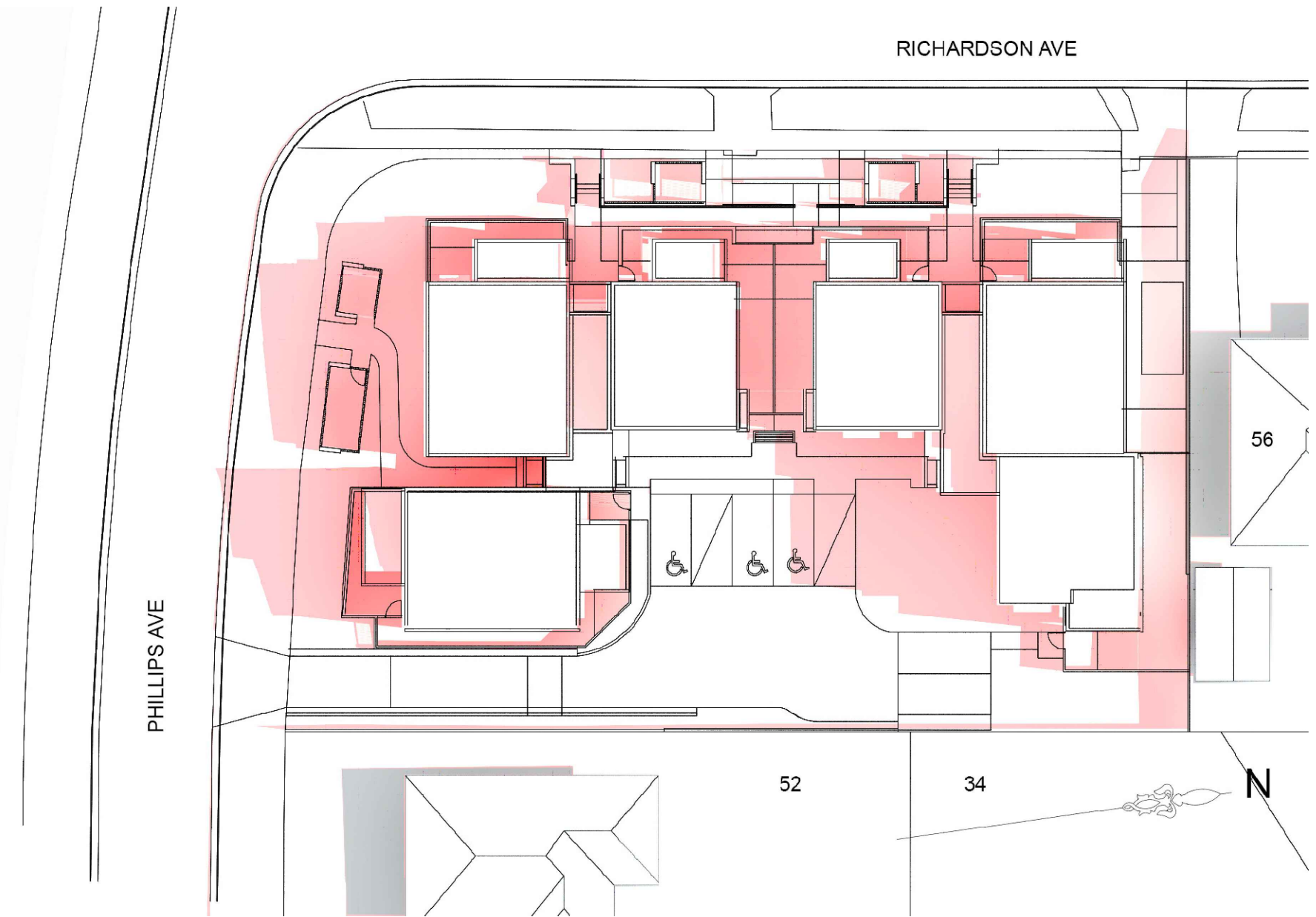
Ceiling Penetrations	<i>(downlights, exhaust fans, flues etc)</i>
No adjustment has been made for losses to insulation arising from ceiling penetrations.	



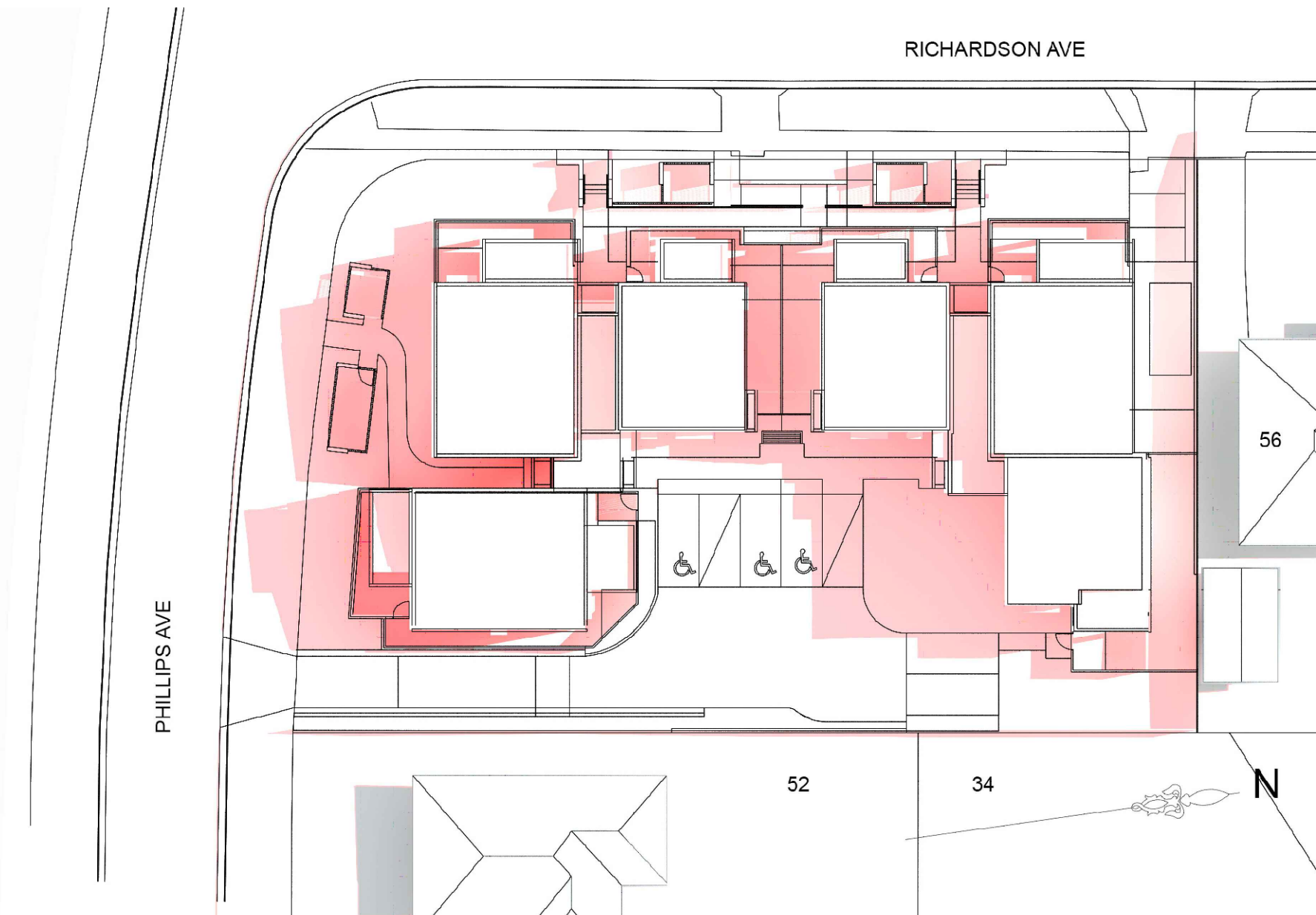
9 AM



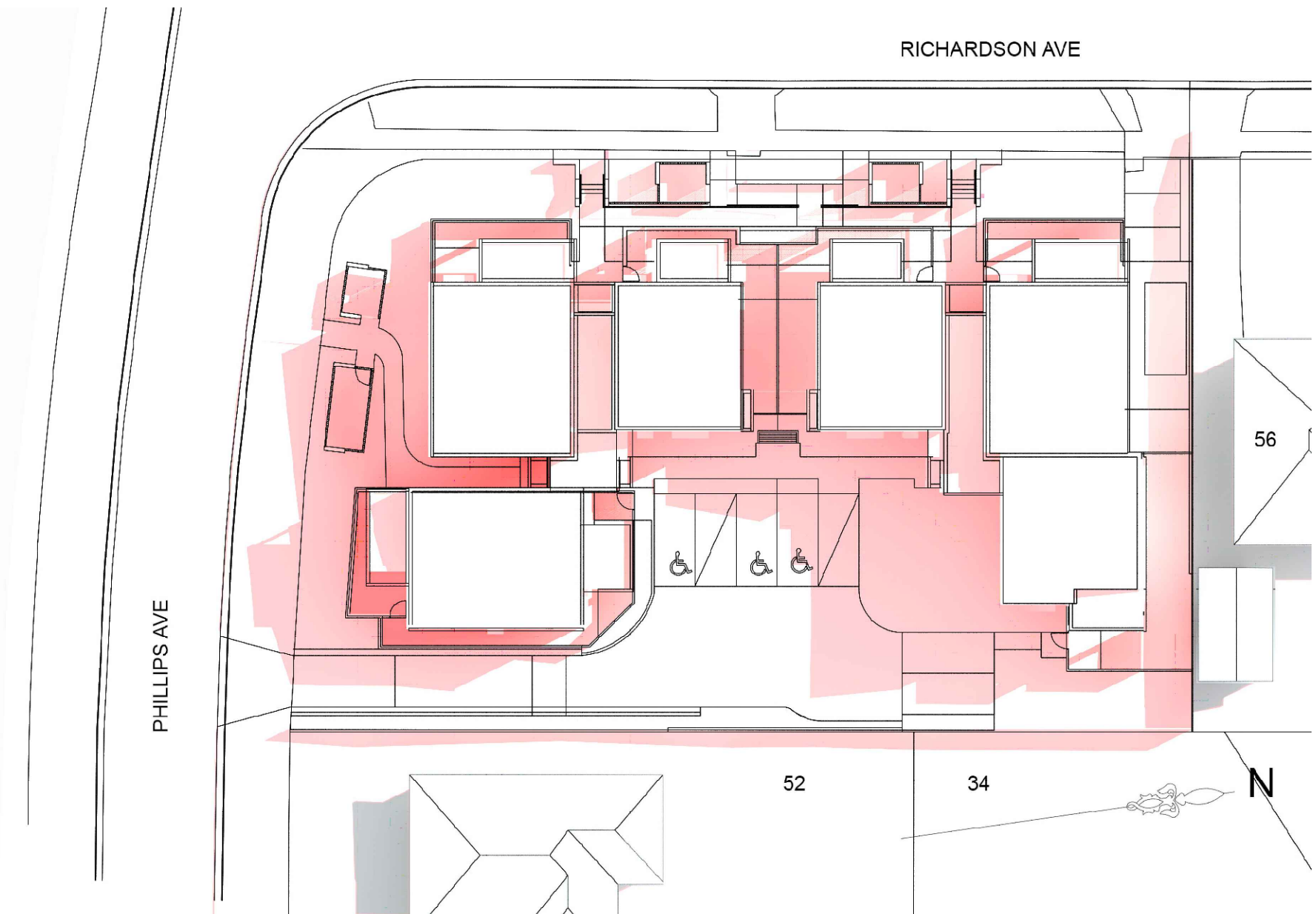
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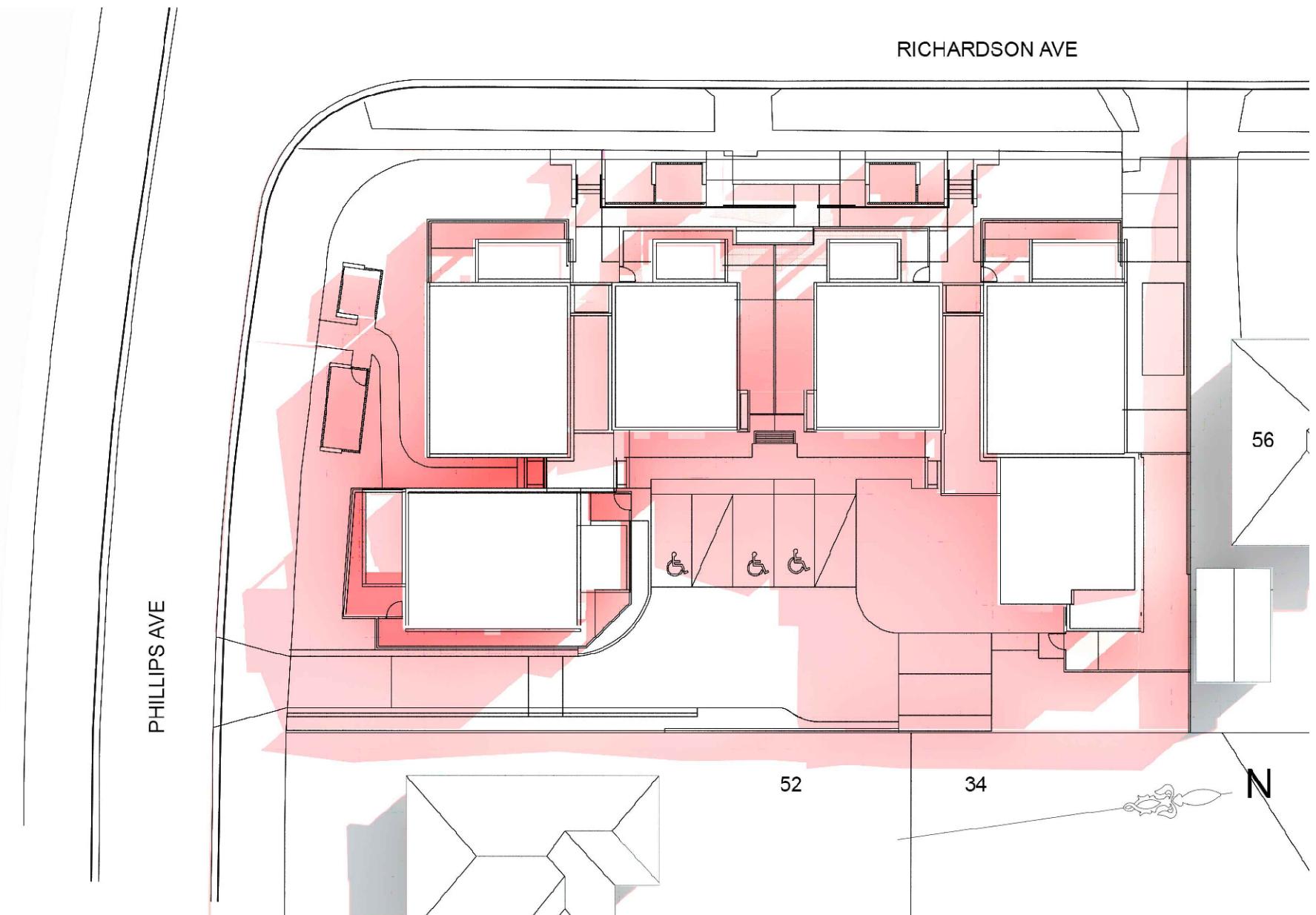
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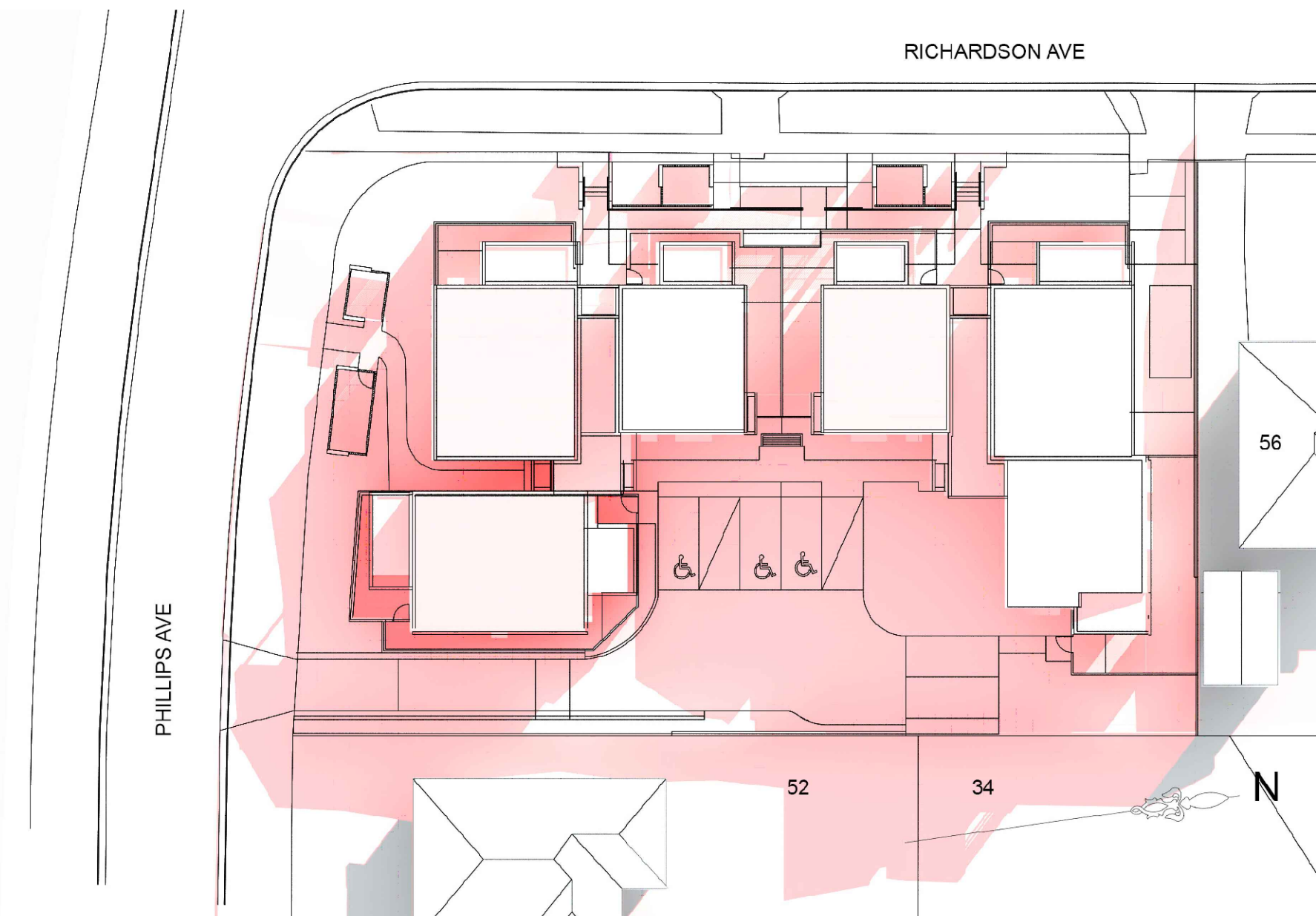
12 NOON



1 PM



2 PM



3 PM

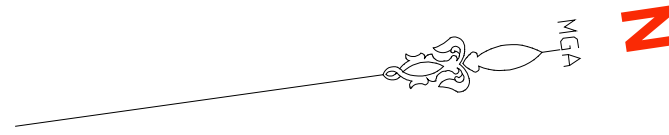
SHADOW DIAGRAMS AT 21st June (Mid Winter)



Grey area indicates existing shadows cast by
neighbouring properties

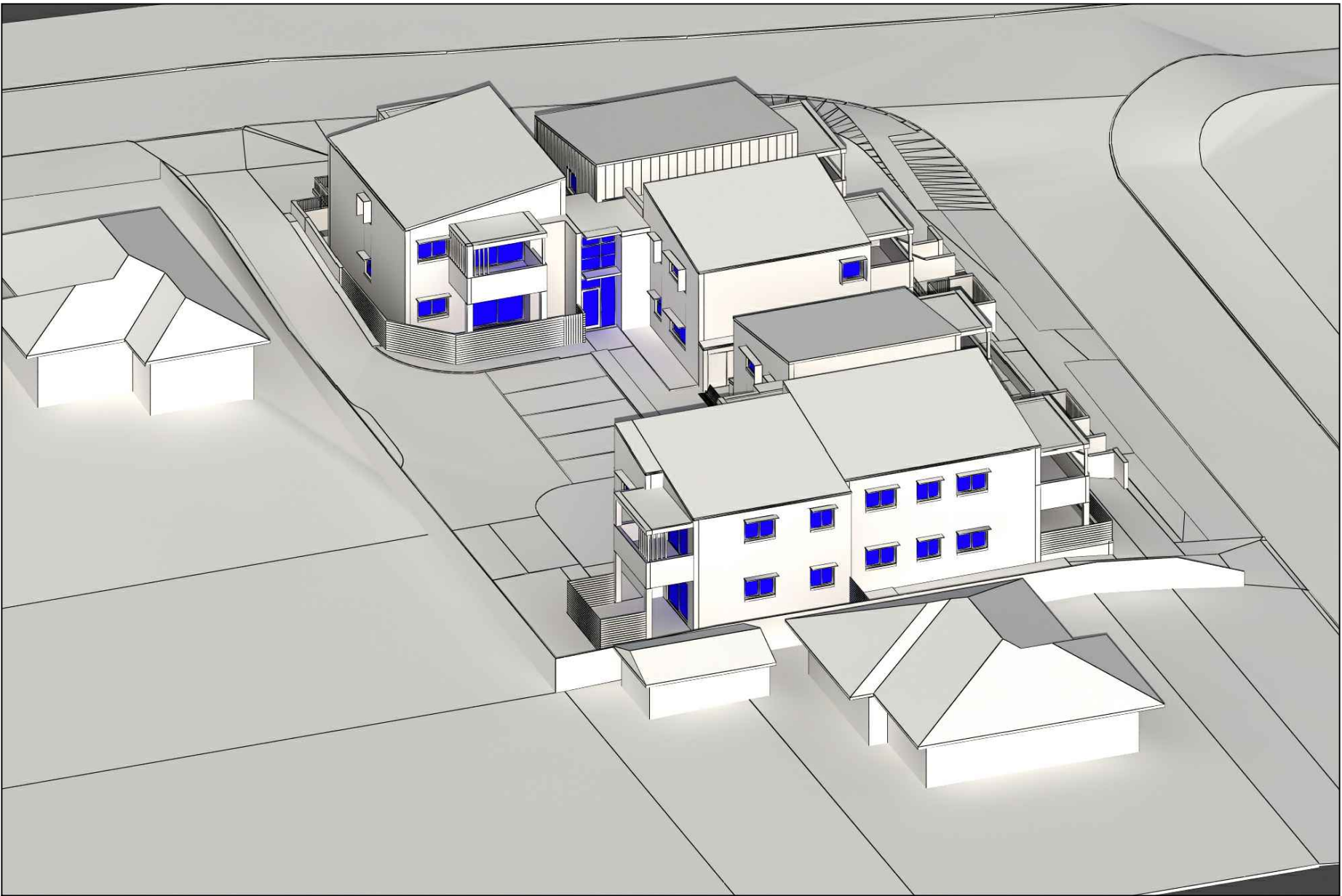


Pink area indicates shadows cast by proposed
development

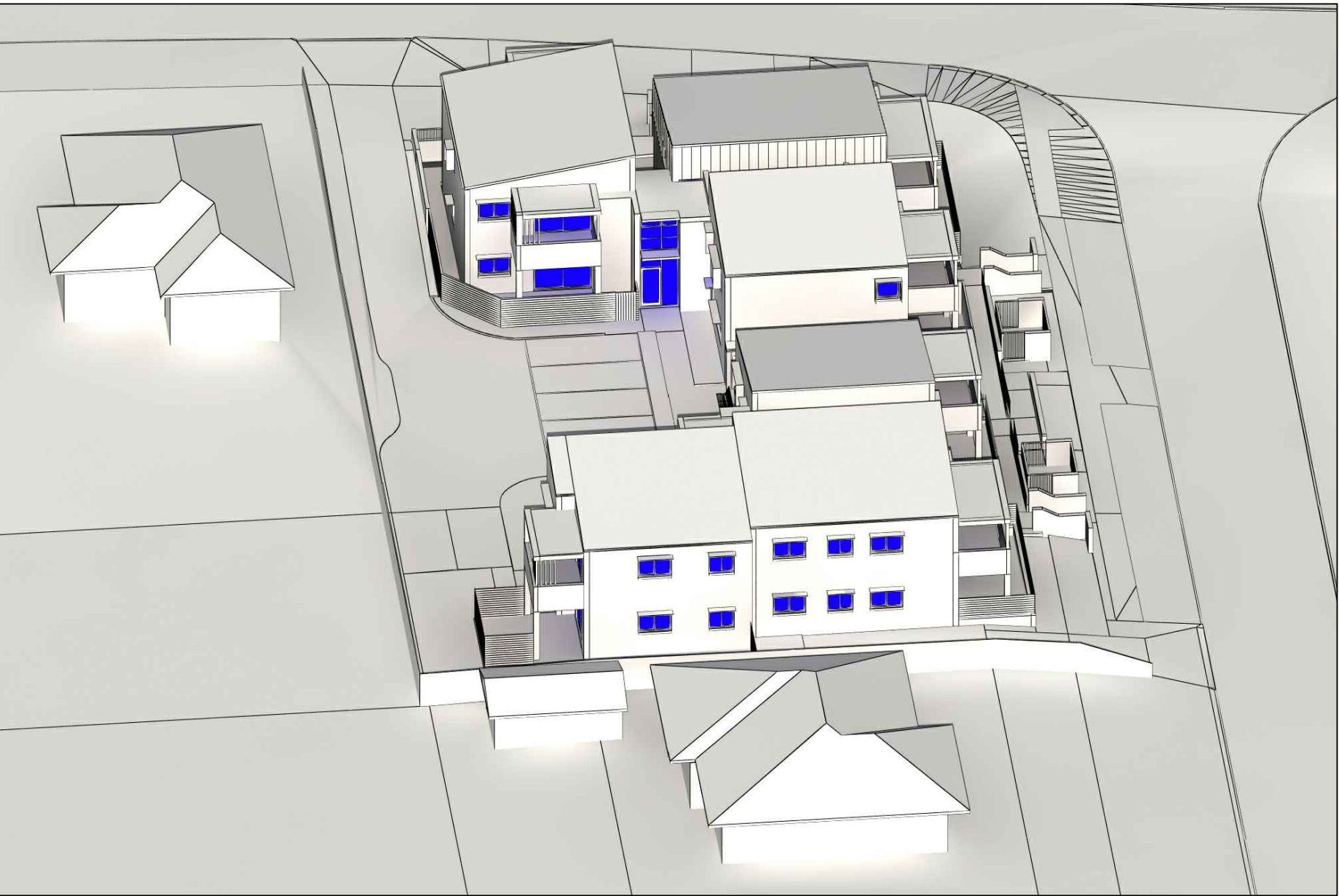




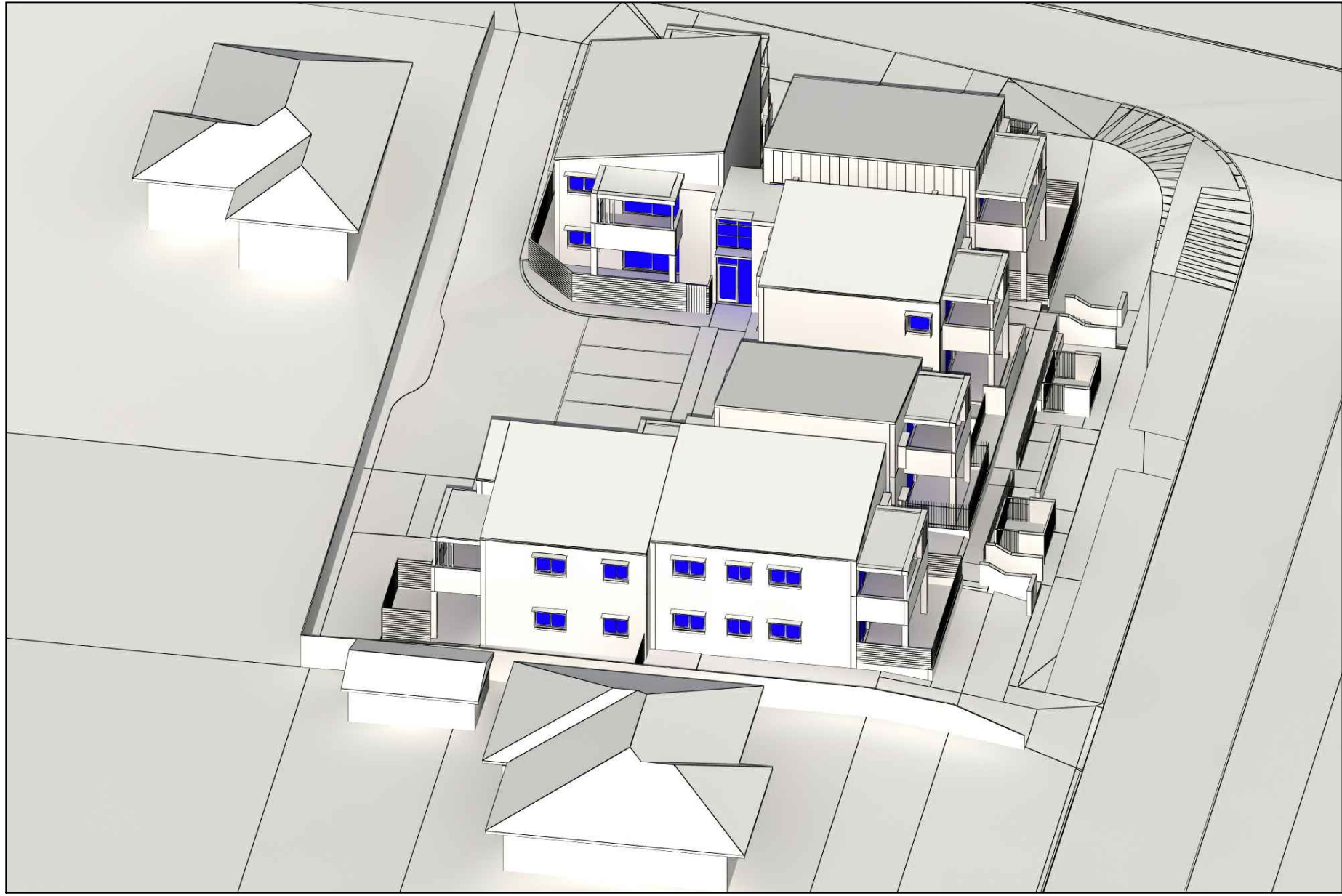
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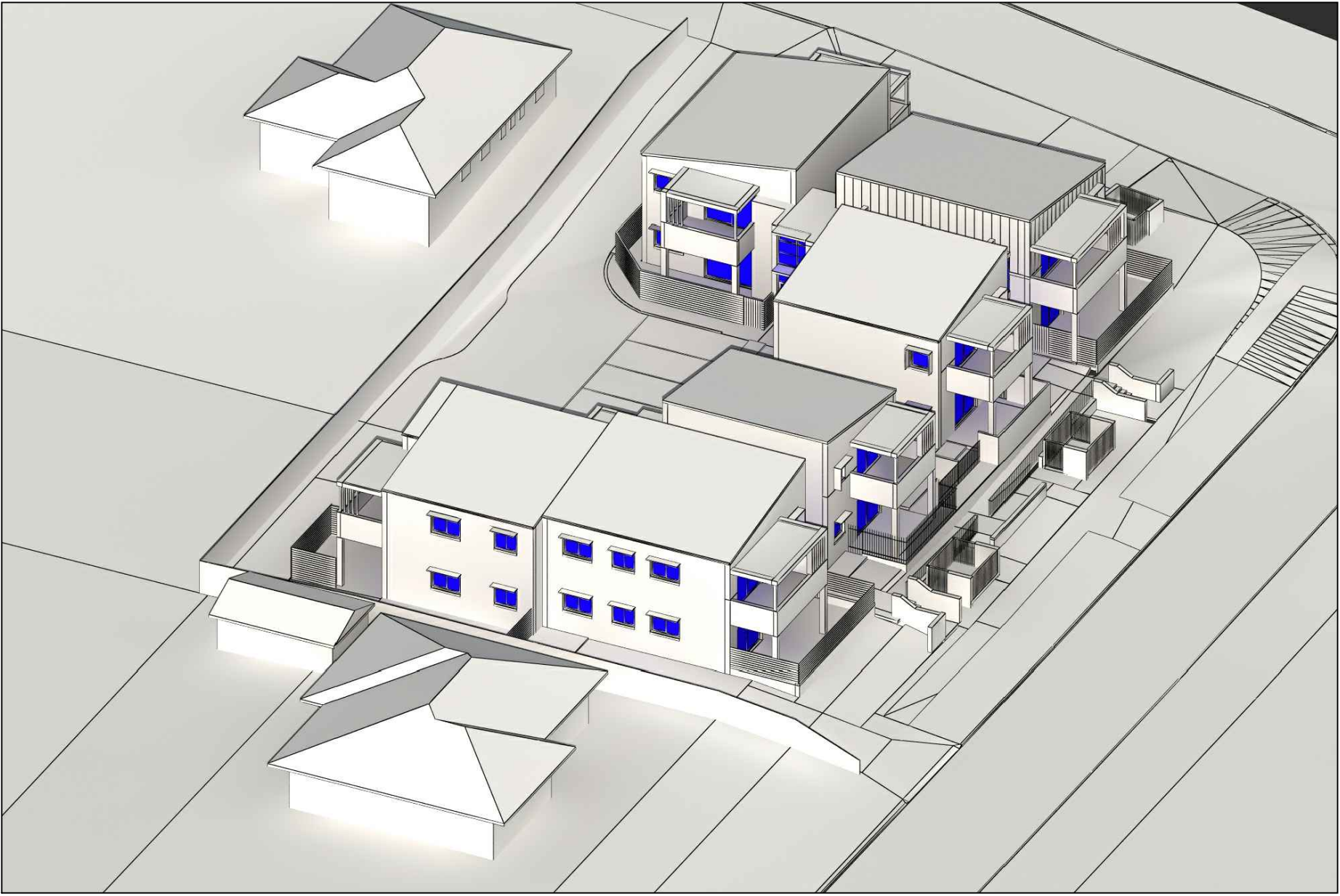
10 AM



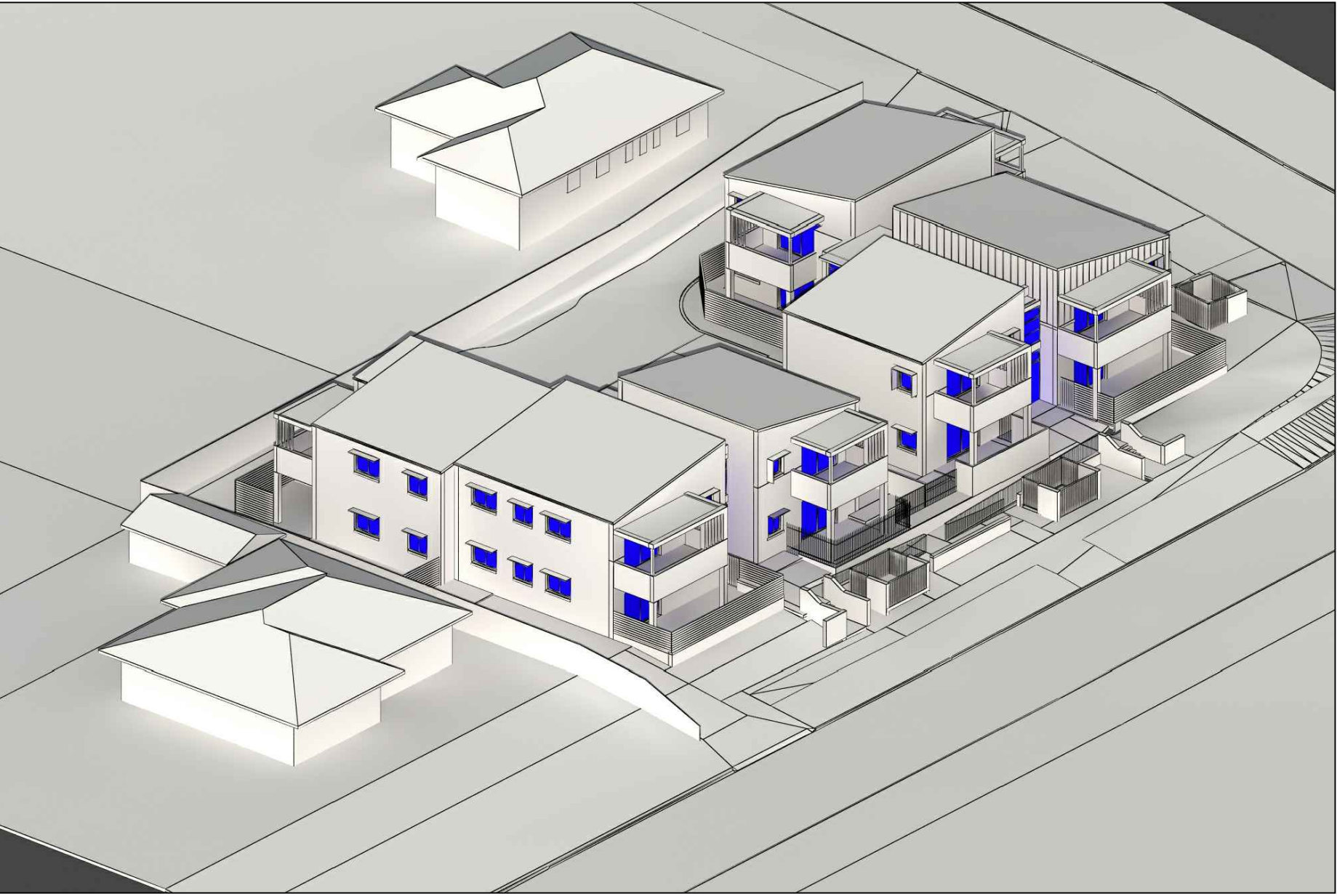
11 AM



12 NOON



1 PM

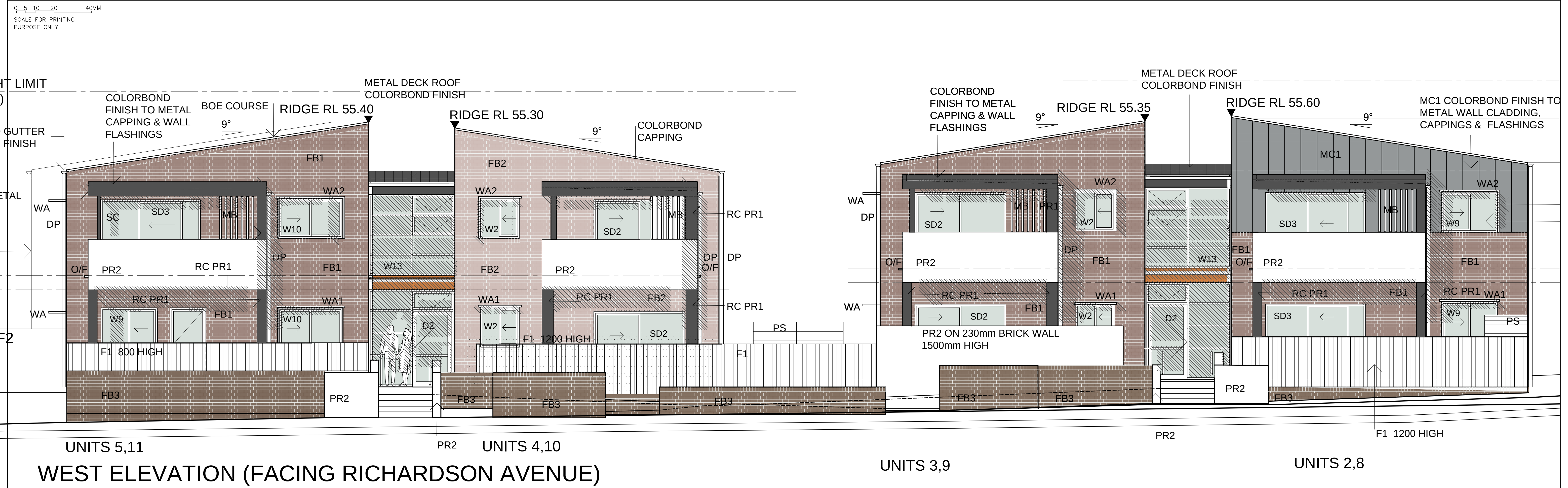


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VIEWS FROM THE SUN
 DIAGRAMS
 AT 21st June (Mid Winter)

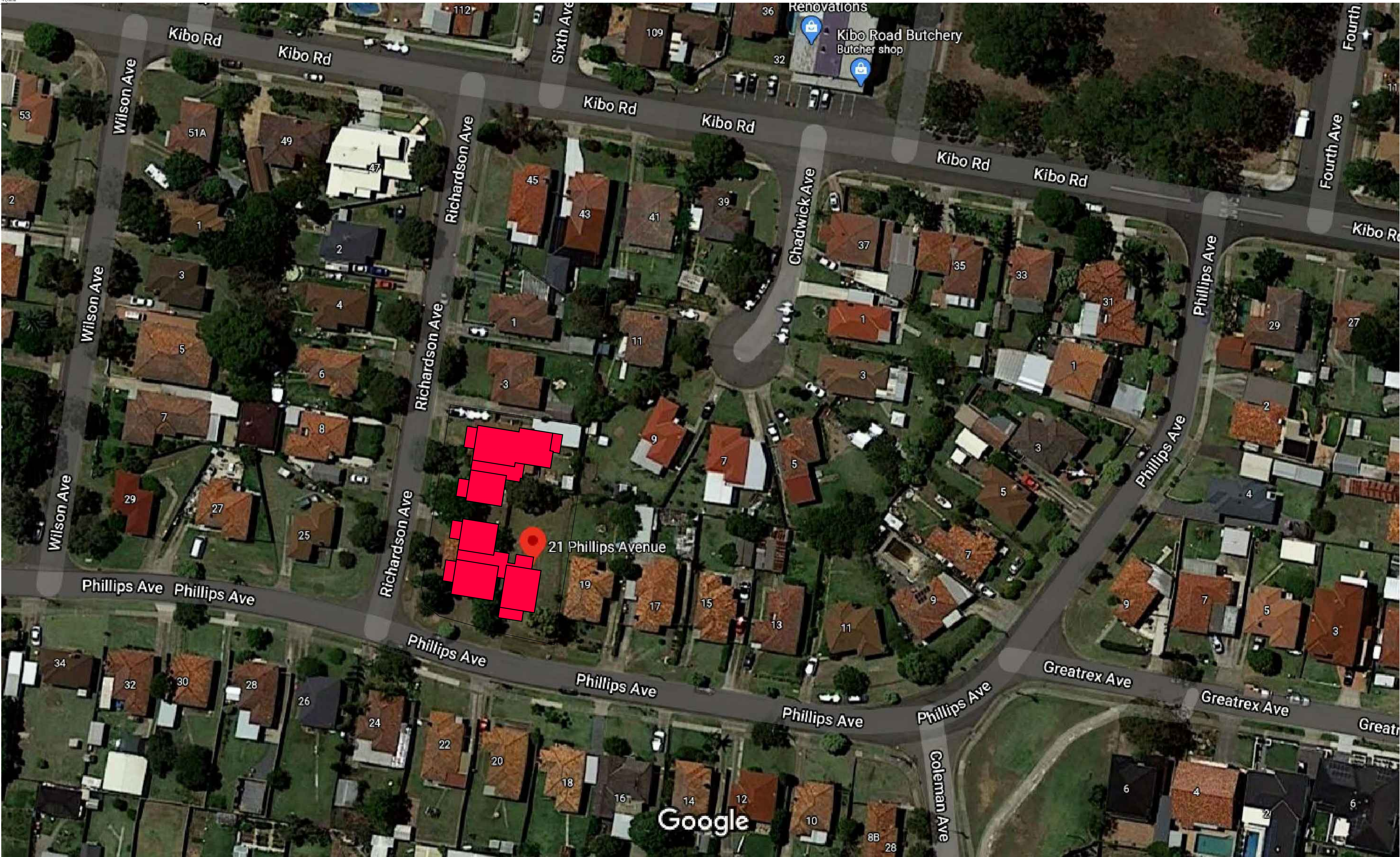


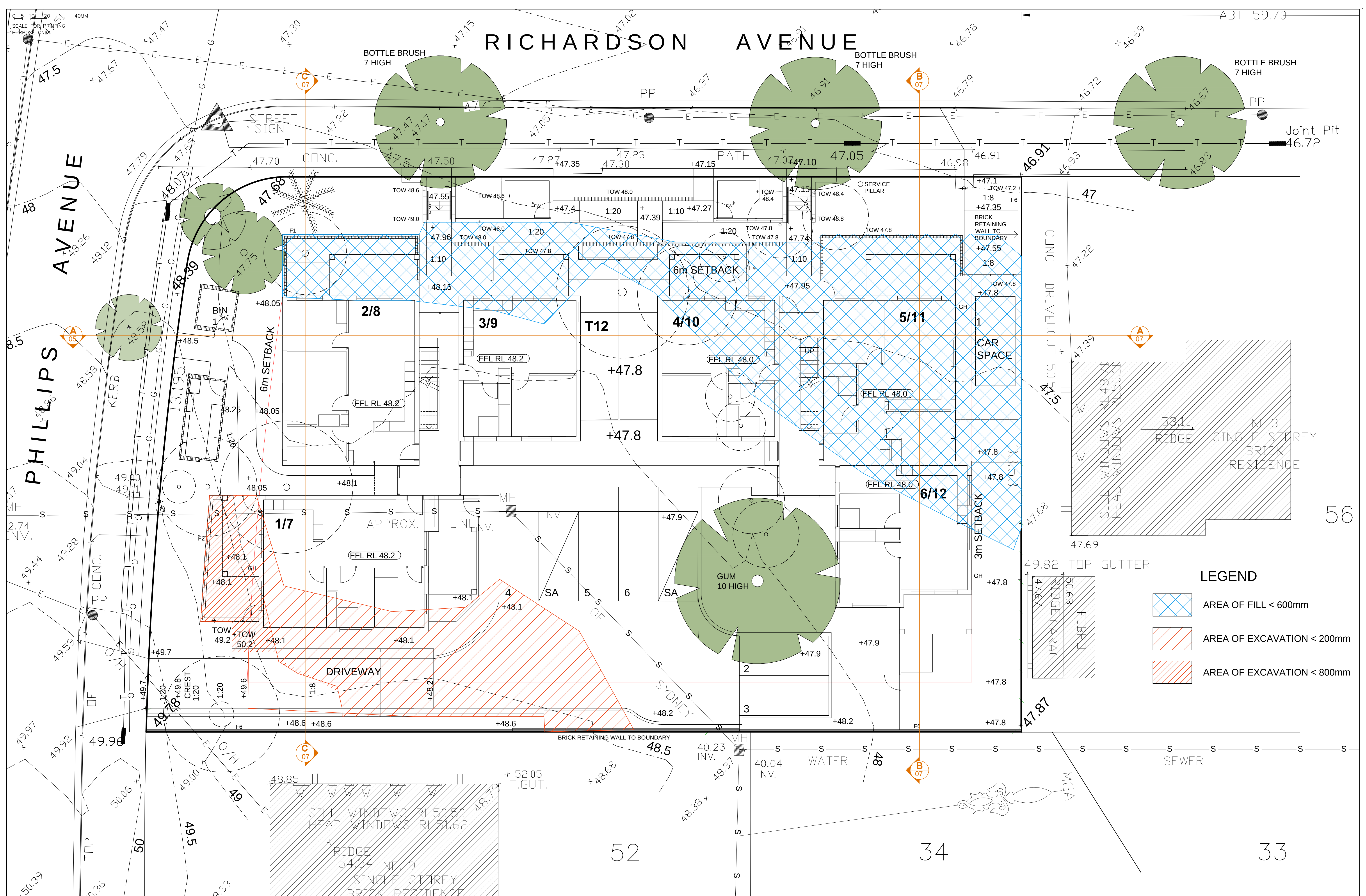
FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CDR/ MC2	ROOFING/ GUTTER/ DOWNPIPE/		METAL DECK/ MC2 FLASHING	BASALT
	FASCIA & BARGE		METAL	SURFMIST
FB1	WALLS		FACE BRICK	BOWRAL MURRAY GREY
FB2	WALLS		FACE BRICK	BOWRAL SIMMENTAL
FB3	LOW SITE WALLS		FACE BRICK	BORAL ESCURA VELOUR VOLCANIC
MC1	WALLS		METAL WALL CLADDING STANDING SEAM	BASALT
PR1	BALCONY/ COLUMNS STRUCTURE		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	MONUMENT
PR2	BALCONY'S & SITE WALLS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	WATTYL ASTOR WHITE
	BALCONY COLUMNS & SCREEN		POWDER COATED	MONUMENT

CODE	LOCATION		DESCRIPTION	COLOUR
WH	WINDOW HOODS		METAL POWDERCOATED	MONUMENT
ANODISED AL	WINDOWS & DOORS		ANODISED ALUMINIUM	SATIN CHARCOAL GREY
SS	HANDRAILS		STAINLESS STEEL	SS MATT
AWNING/ WA	AWNING ABOVE ENTRIES		COLORBOND	TERRAIN
FC1	BALCONY LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	WATTYL ASTOR WHITE
F1/F5	METAL FENCE 600,1200 & 1500 HIGH		METAL FENCING TO DETAIL	DULUX MONUMENT
F2	FENCE		SLATTED METAL FENCE	DULUX SHALE GREY
F3	FENCE		FEATURE LASER CUT METAL FENCE TO DETAIL	DUNE
F4	FENCE		METAL FENCE 1800mm HIGH TO BOUNDARIES	COLORBOND SHALE GREY







LEGEND

- AREA OF FILL < 600mm
- AREA OF EXCAVATION < 200mm
- AREA OF EXCAVATION < 800mm