PART 5 ACTIVITY SUBMISSION

SENIORS LIVING
at
No.15-17 Cecily Street. Belfield
Lots 17 & 18 DP 35173

CECILY STREET PERSPECTIVE VIEW

DRAWING SCHEDULE:

ARCHITECTURAL

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CIVIL

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LANDSCAPE

LANDSCAPE PLAN	L01

SURVEY (FOR INFORMATION ONLY)

SITE DETAIL AND LEVEL SURVEY	SHT 1 OF 1
FOOTPATH GRADIENT	SHT 1 OF 1

DEVELOPMENT DATA - SENIORS HOUSING DEVELOPMENT

Job Reference	**BGXU4**			
Locality/Suburb	**Belfield**			
Street Address	**15-17 Cecily Street Belfield**			
Lot & DP	**Lot 18 DP35173 (15 Cecily St)** **Lot 17 DP35173 (17 Cecily St)**			
SITE AREA	**1348.1m2**			
EXISTING LOTS	**2**			
PROPOSED GFA	**585.2m2**			
DWELLINGS NUMBER	**8**			
DWELLINGS	**TYPE**	**BED**	**AREA M2***	**POS-BAL M2**
1	Ground Floor	1	55.7	34
2	Ground Floor	1	57	36
3	Ground Floor	2	74.2	51
4	Ground Floor Adaptable	2	78.7	36
5	First Floor	1	55.7	8
6	First Floor	1	57	8
7	First Floor	2	74.2	10
8	First Floor	2	78.7	10
		Common Areas	54	
		Total Build Area	**585.2**	
Total 1 bed units		**4**		
Total 2 bed units		**4**		
Percentage of Units which are Liveable	**100%**			

	Control	**Required**	**Proposed**
Setbacks		m	m
Front	Strathfield DCP	9 - (average 6.5)	6.7 to balconies (8.1 average) 8.8 to building
Side	Strathfield DCP	4	3
Rear	Strathfield DCP	4	11.4 (8.8 to balcony edge)
Height	Housing SEPP	9.5	8
FSR	Housing SEPP	0.5 : 1	**0.43 : 1**
	Strathfield LEP	0.5 : 1	**0.43 : 1**
Landscape	Housing SEPP	35m2 per unit = 280m2	349m2
Deep Soil Zone 15 % of site with min dim of 3m	Housing SEPP	202 m2	294m2
65% located at rear	Housing SEPP	131 m2	151.65m2
70% of dwellings to have 2 hours of sunlight to living areas and to associated private open space between 9am and 3pm	Housing SEPP	6	8
Parking	Housing SEPP*	4 x 1b x 0.4 = 1.6 4 x 2b x 0.5 = 2	4
	Housing SEPP	1 (to AS2890.6)	2

* Accessible Area

LOCATION PLAN

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DRAWING
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COVER PAGE

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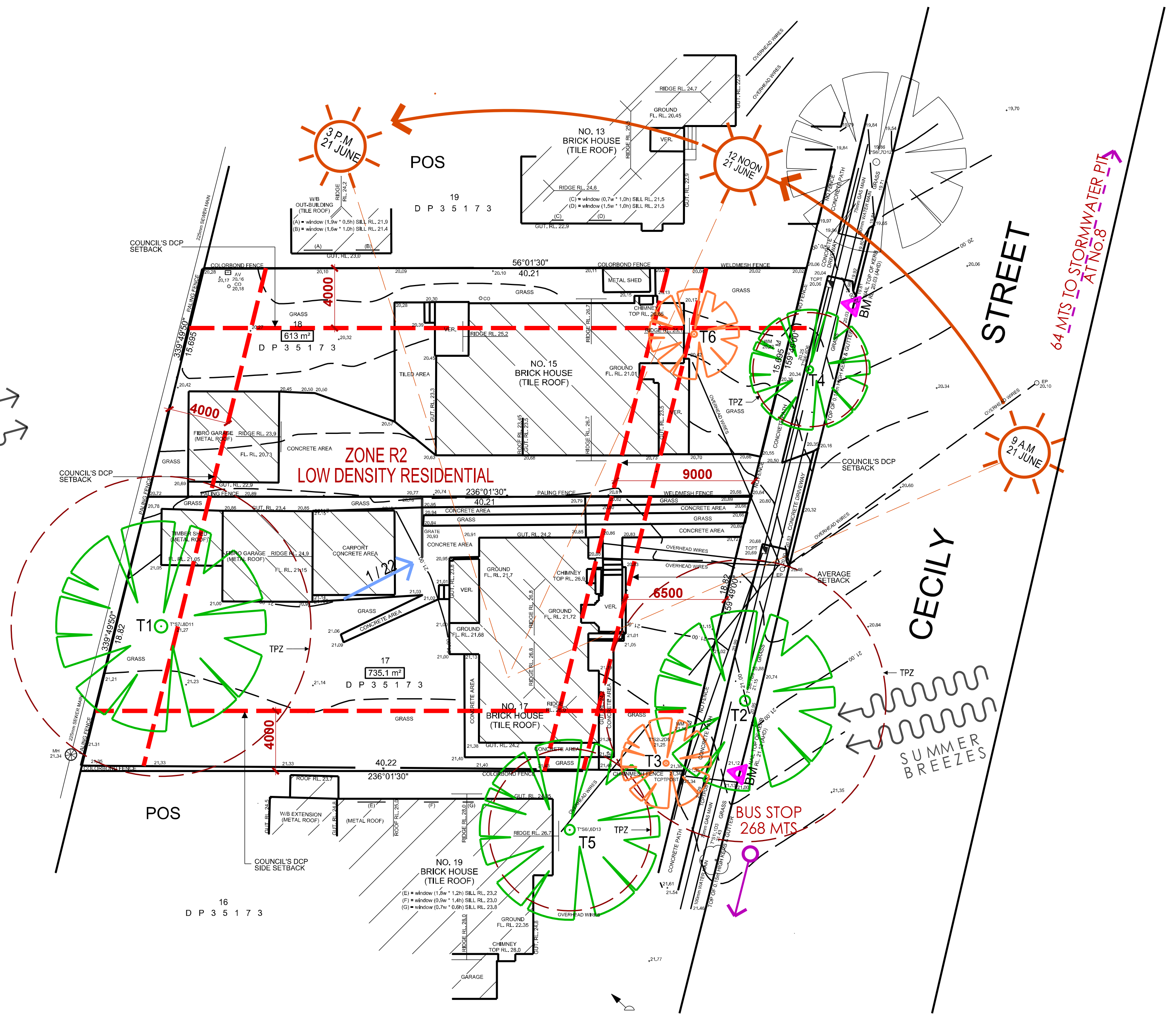
LEGEND:

: HIGH RETENTION

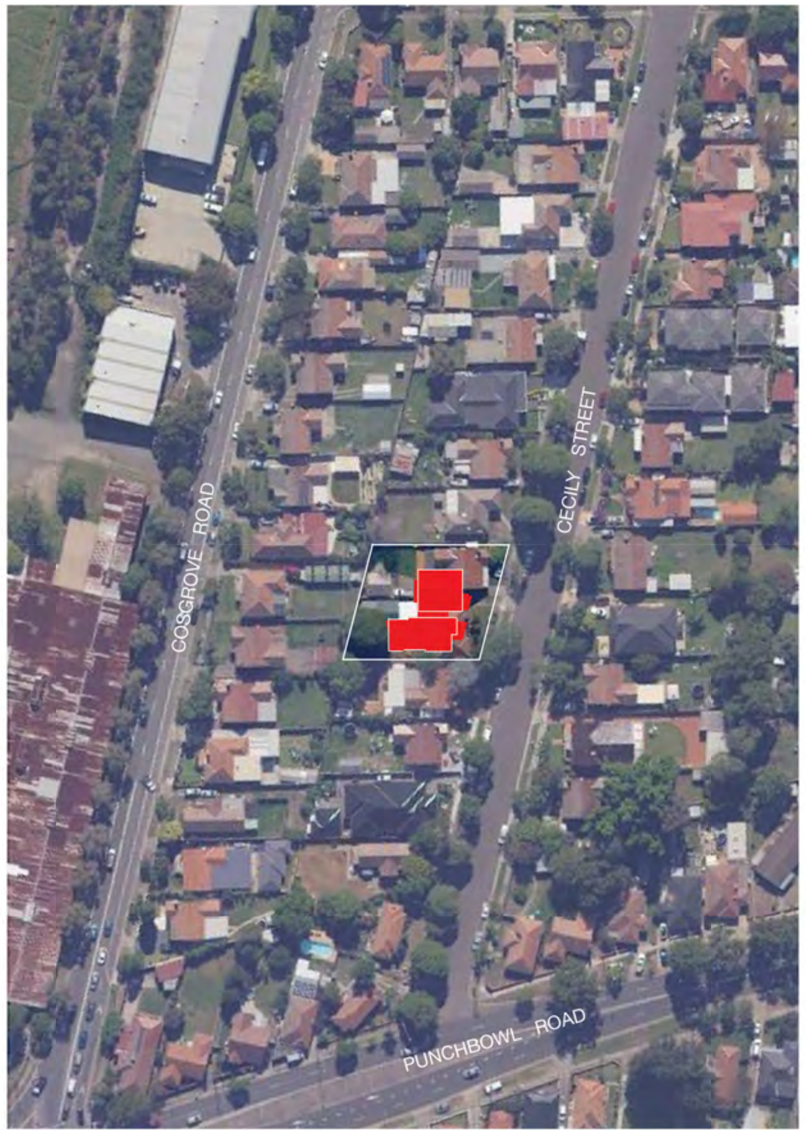
: LOW RETENTION

POS : PRIVATE OPEN SPACE



1 SITE ANALYSIS

SCALE 1 : 200



2 BLOCK ANALYSIS

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SITE AND BLOCK ANALYSIS

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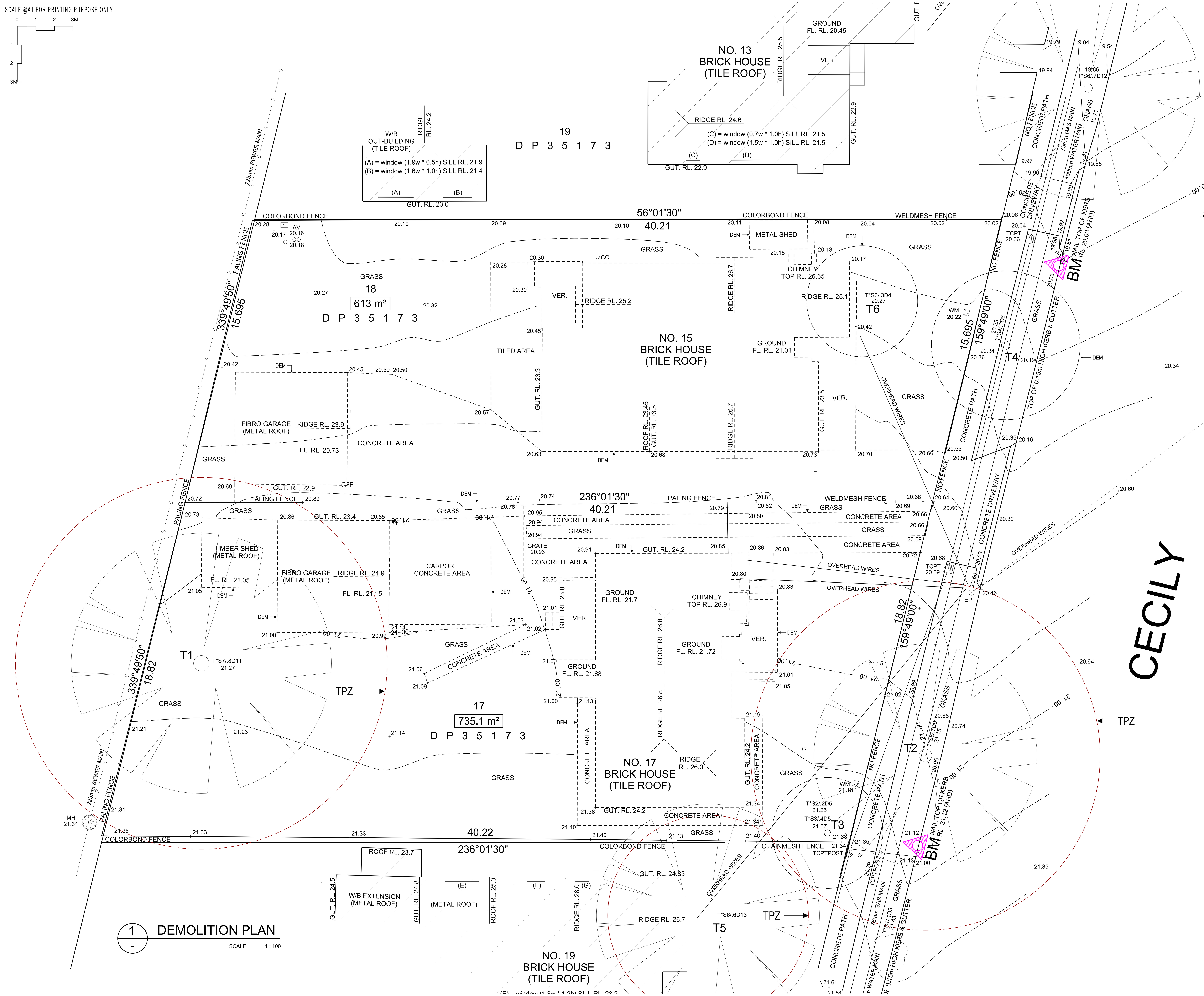

1 DEMOLITION PLAN

SCALE 1 : 100

LEGEND:

: TREE TO BE RETAINED AND PROTECTED

: TREE TO BE REMOVED SHOWN DOTTED

: STRUCTURES TO BE DEMOLISHED SHOWN DOTTED

DEM : DEMOLISH AND DISPOSE

GENERAL DEMOLITION NOTES:

- ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS 2601.2001
- SITE DEMOLITION CONDUCTED TO BE AS PER DEMOLITION CONTRACTORS DETAILS
- DEMOLISHED MATERIALS (BOTH HAZARDOUS AND NON-HAZARDOUS) TO BE REMOVED OFF SITE AND DISPOSE TO AN APPROVED WASTE CENTRE
- PROPOSED HOARDINGS AND FENCING BARRIERS TO BE ERECTED WHERE REQUIRED BY DEMOLITION CONTRACTOR
- DISCONNECT ALL SERVICES AS REQUIRED AS PER DEMOLITION CONTRACTORS DETAILS. ENSURE A 'DIAL BEFORE DIG' IS PERFORMED PRIOR TO ANY EXCAVATION WORKS
- FOR TREE REMOVAL REFER TO ARBORIST REPORT. ALL TREE REMOVAL, PRUNING OR TRIMMING SHALL BE PERFORMED BY QUALIFIED TREE SURGEON
- SOFT LANDSCAPING MATERIALS TO BE RECYCLED ON SITE WHERE POSSIBLE
- ENSURE EXISTING NEIGHBOURS' STRUCTURES AND PROPERTIES TO BE RETAINED INCLUDING BUT NOT LIMITED TO PAVING, KERBING, FENCING AND VEGETATION ARE PROTECTED DURING DEMOLITION. RE-INSTATE AS REQUIRED IF DAMAGED

DEMOLITION WORK:

- EXISTING SINGLE STOREY BRICK COTTAGE AT NO. 15 AND 17 CECILY STREET TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING METAL SHEDS, AWNINGS AND CLOTHES LINES TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING CONCRETE PATHWAYS AND DRIVEWAY TO ME DEMOLISHED AND REMOVED FROM SITE
- EXISTING BOUNDARY FENCING TO BE DEMOLISHED AND REMOVED FROM SITE AND REPLACE WITH NEW FENCING AS NOTED ON NEW WORK DRAWINGS
- ALL TREES MARKED IN DOTTED LINE TO BE REMOVED FROM SITE

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DEMOLITION PLAN

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1 - SITE FLOOR PLAN

SCALE 1 : 100

(A) NOTE:
ALL WORKS TO BE CARRIED OUT WITHIN THE BLUE DOTTED TREE PROTECTION AREA TO BE UNDERTAKEN IN CONSULTATION WITH SITE ARBORICULTURIST

LEGEND:

AW : METAL AWNING
B : BASIN
BE : BENCH
BR : BROOM CUPBOARD
BRW : BLOCK RETAINING WALL
C : CONCRETE
CC : COLOURED CONCRETE
CF : COLORBOND FENCE 1800mm
CL : CLOTHES LINE
CP : CARPET
FR : REFRIGERATOR
FT : FLOOR TILES
G : GATE TO MATCH FENCE
GB : GARDEN BED
GBE : GARBAGE BIN ENCLOSURE
GD : GRATED DRAIN
H : HYDRANT
HW : HIGH WINDOW
K : KERB
L : LINEN CUPBOARD
LB : LETTER BOX
MF1 : METAL FENCE 1000mm HIGH
MF2 : METAL FENCE 1200mm HIGH
MF3 : METAL FENCE 1600mm HIGH
P : PANTRY
POS : PRIVATE OPEN SPACE
PS : PRIVACY SCREEN
SH : SHOWER
SK : SINK
T : LAUNDRY TUB
TR : THRESHOLD RAMP
WR : WARDROBE
WS : WHEEL STOP
WM : WASHING MACHINE BY TENANT
WO : WALL OVEN

: ONE BEDROOM UNIT
: TWO BEDROOM UNIT
: TPZ ENCROACHMENT 17.5%
: DEEP SOIL
: LANDSCAPE AREA
: PERMEABLE PAVERS
: TREE TO BE RETAINED
: TREE TO BE REMOVED
: NEW TREE

0006723550 28 Oct 2021
7.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Assessor Dean Gorman
Accreditation No. DMN/13/1645
Address
15-17 Cecily Street , Belfield , NSW , 2191
hstar.com.au

NatHERS Thermal Performance Specification - Belfield			
External Walls			
Wall Type	**Insulation**	**Colour**	**Comments**
Cavity Brick	None	Med - SA 0.475 - 0.70	Throughout
SA - Solar Absorptance			
Internal Walls			
Wall Type	**Insulation**	**Comments**	
Plasterboard Stud	None	Internally in units	
Cavity Brick plasterboard	None	Party walls between dwellings	
Cavity Brick plasterboard	None	Shared walls with lobby/stairs/corridor	
Concrete Panel	None	Shared walls with lifts	
Floors			
Floor Type	**Insulation**	**Comments**	
Concrete slab on ground	None	Ground level	
Concrete	None	Level 1	
Ceilings			
Ceiling Type	**Insulation**	**Comments**	
Plasterboard	None	Ground level	
Plasterboard	R2.5	Level 1 except below	
Plasterboard	R4.0	**U6 & 8**	
Insulation loss due to downlights has not been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	**Insulation**	**Colour**	**Comments**
Metal	R1.3 foiled-face blanket	Light - SA <0.475	All exposed roof throughout
SA - Solar Absorptance			
Glazing			
Opening type	**U-Value**	**SHGC**	**Glazing & frame Type**
Sliding + Fixed: **U1, 2, 3, 5, 6 & 7**	6.7	0.70	e.g. Single glazed clear Aluminium frame
Awning: **U1, 2, 3, 5, 6 & 7**	6.7	0.57	e.g. Single glazed clear Aluminium frame
Sliding + Fixed: **U4 & 8**	4.3	0.53	e.g. Single glazed clear Low-e Aluminium frame
Awning: **U4 & 8**	4.3	0.47	e.g. Single glazed clear Low-e Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	**Frame Type**	**Comments**	
na	na	na	
Ceiling fans			
Size	**Location**	**Comments**	
Min 1200mm in diameter	All bedrooms and living	na	

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DRAWING
PART 5 ACTIVITY SUBMISSION
SITE FLOOR PLAN

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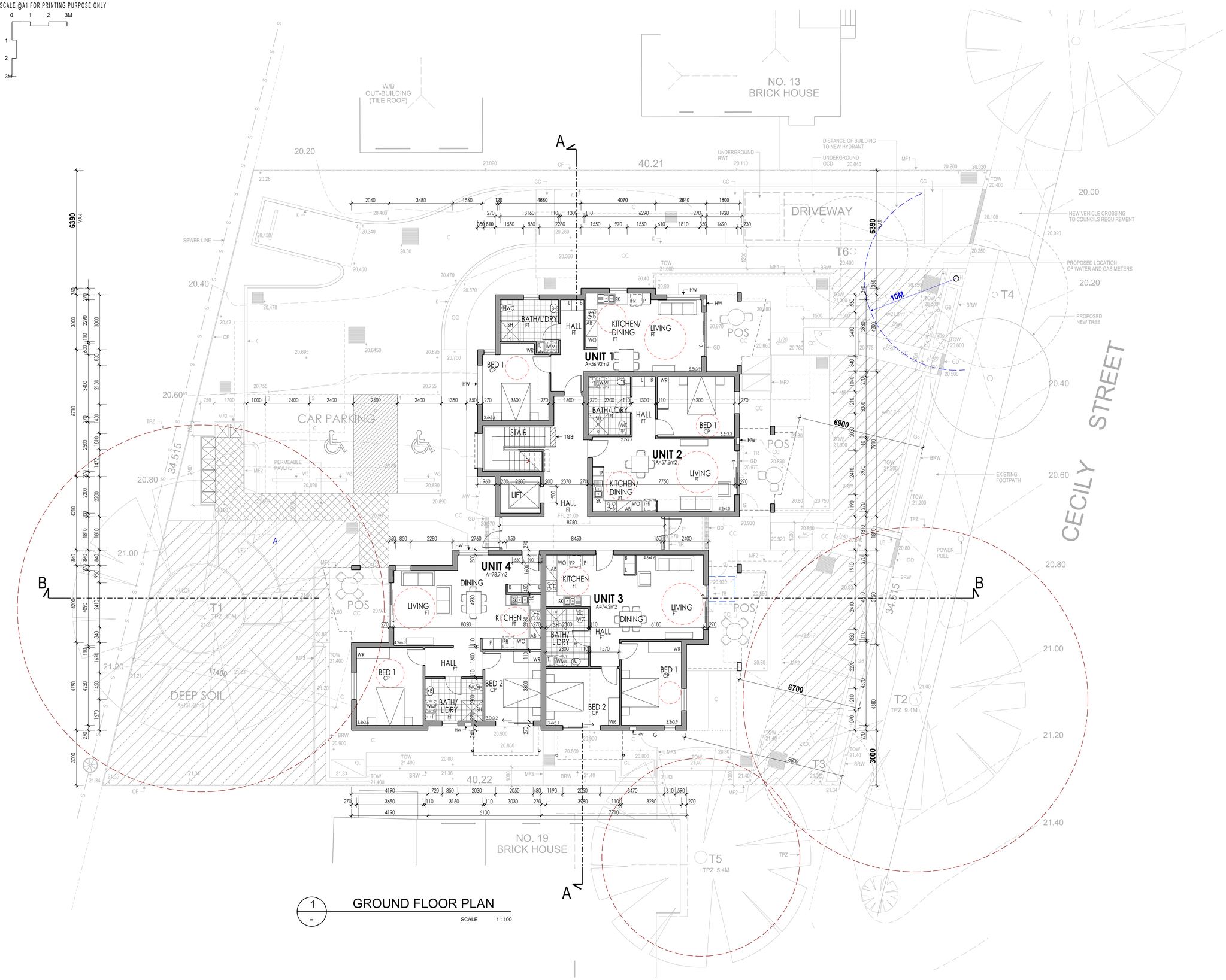

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1 / - GROUND FLOOR PLAN

SCALE 1 : 100

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GROUND FLOOR PLAN

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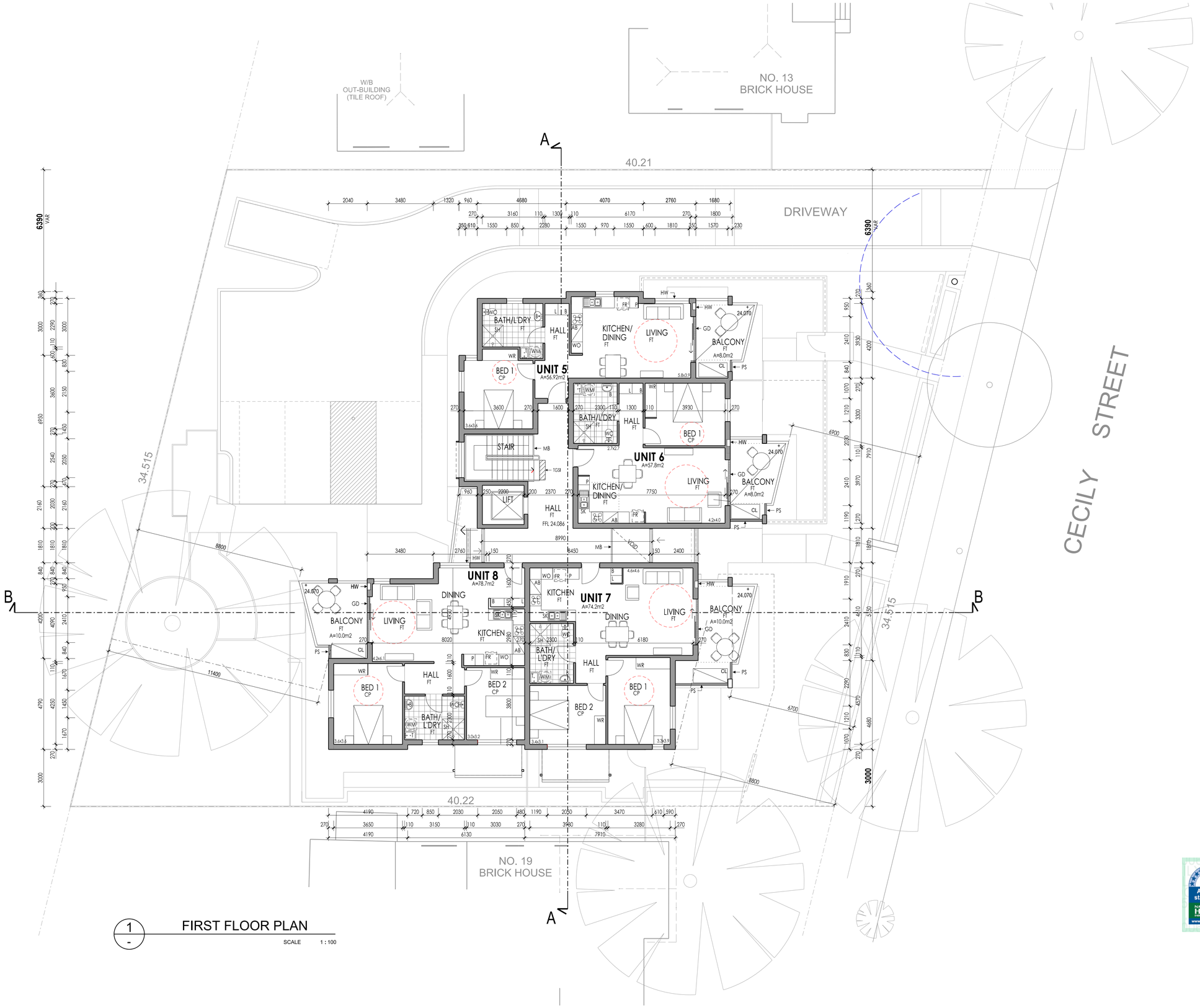

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: DEEP SOIL
: LANDSCAPE AREA
: TREE TO BE RETAINED
: TREE TO BE REMOVED
: NEW TREE

1 - FIRST FLOOR PLAN

SCALE 1 : 100

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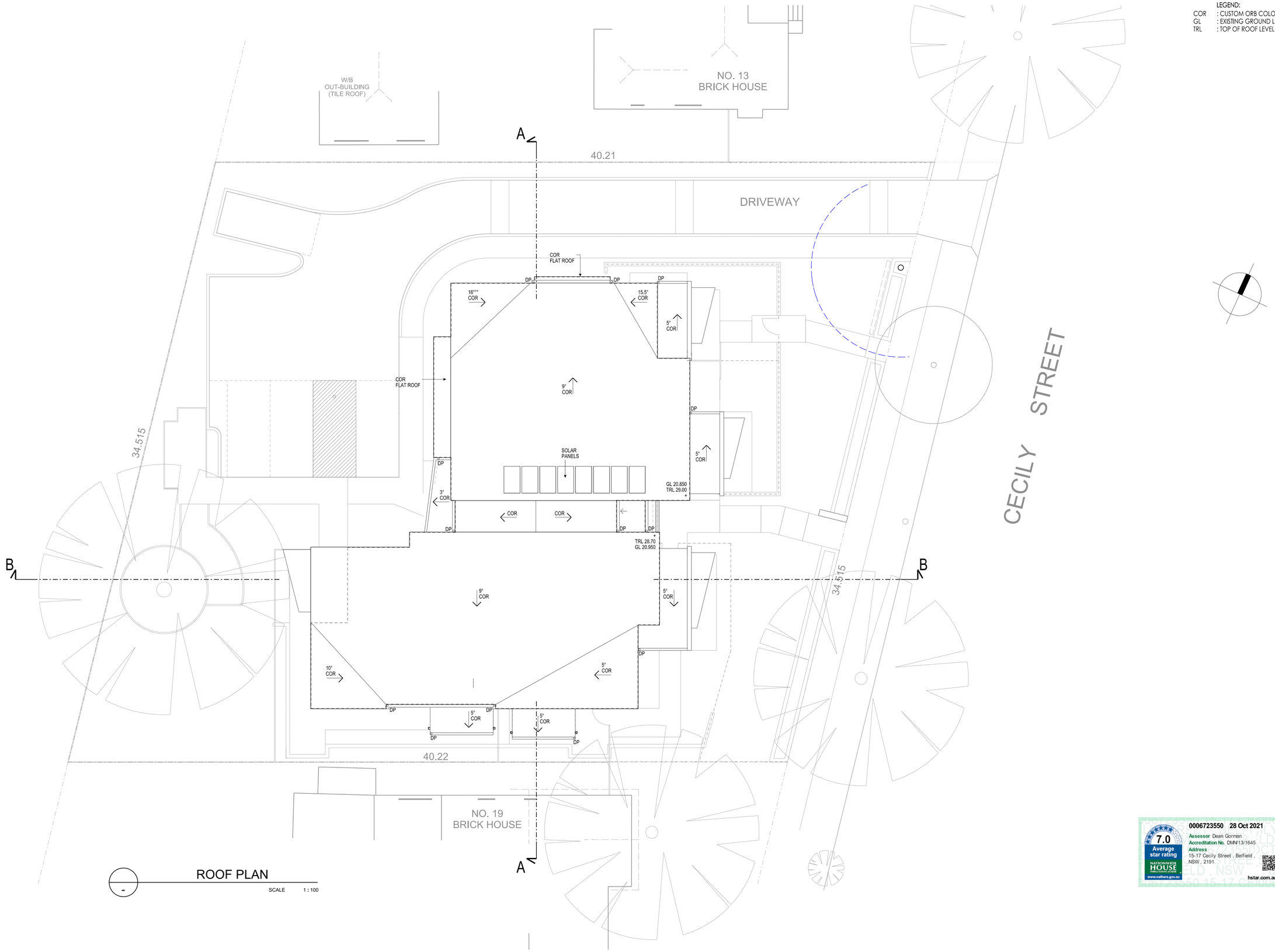
LEGEND:
COR : CUSTOM ORB COLORBOND ROOF
GL : EXISTING GROUND LEVEL
TRL : TOP OF ROOF LEVEL LEVEL



ROOF PLAN

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PROJECT:
SENIORS LIVING
at 15-17 Cecily Street. Belfield
LOTS 17 & 18 DP 35173

DRAWING
PART 5 ACTIVITY SUBMISSION
ROOF PLAN

DRAWN BY	DATE	APPROVED BY
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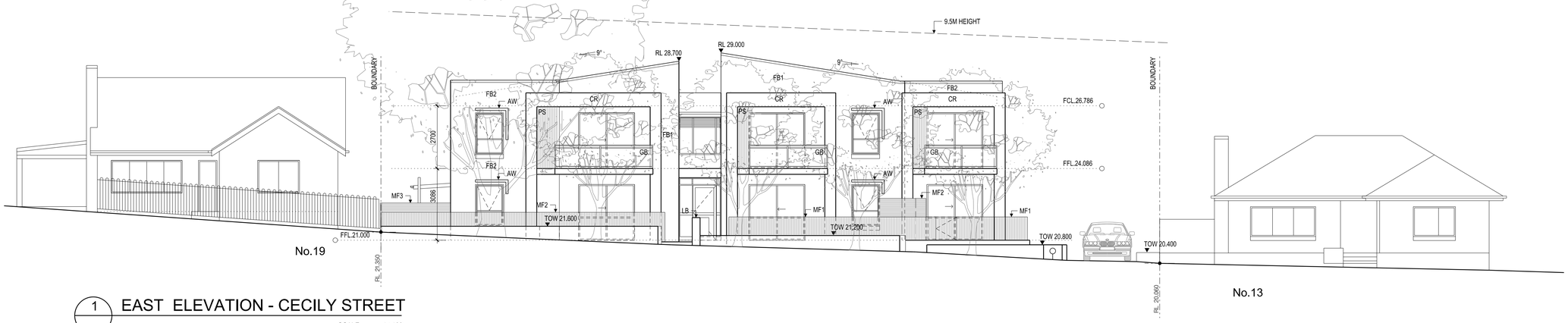
PROJECT No. P2186		DRAWING: A06

SCALE @A1 FOR PRINTING PURPOSE ONLY

0 1 2 3M

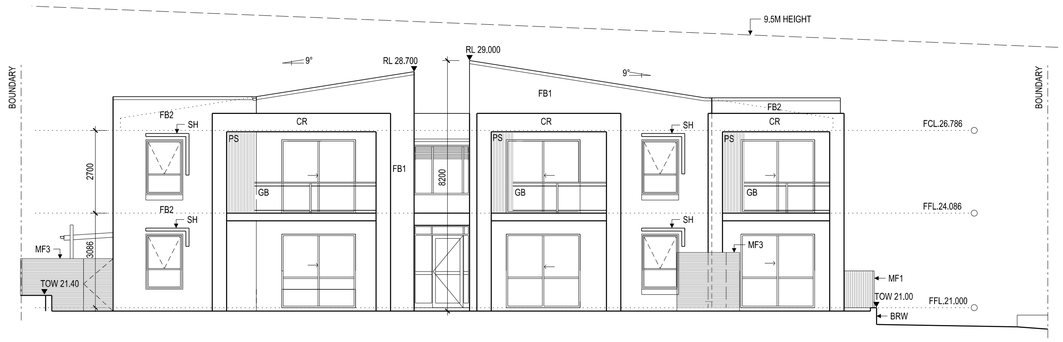
LEGEND:

ALR	: ALUMINIUM RAILING
AW	: AWNING
BRW	: BLOCK RETAINING WALL
C	: CONCRETE
CC	: COLOURED CONCRETE
CF	: COLORBOND FENCE 1800mm
G	: COLORBOND GUTTER
GB	: TRANSLUCENT GLASS BALUSTRADE
COW	: LONGLINE COLORBOND WALL CLADDING
COR	: CUSTOM ORB COLORBOND ROOF
CR	: CEMENT RENDER
FB	: FACE BRICKWORK
HW	: HIGH WINDOW
G	: GATE TO MATCH FENCE
LB	: LETTER BOX
MF1	: METAL FENCE 1000mm HIGH
MF2	: METAL FENCE 1200mm HIGH
MF3	: METAL FENCE 1600mm HIGH
PS	: PRIVACY SCREEN
SP	: STEEL POST
*	: DIMENSION FROM FINISH SLAB LEVEL



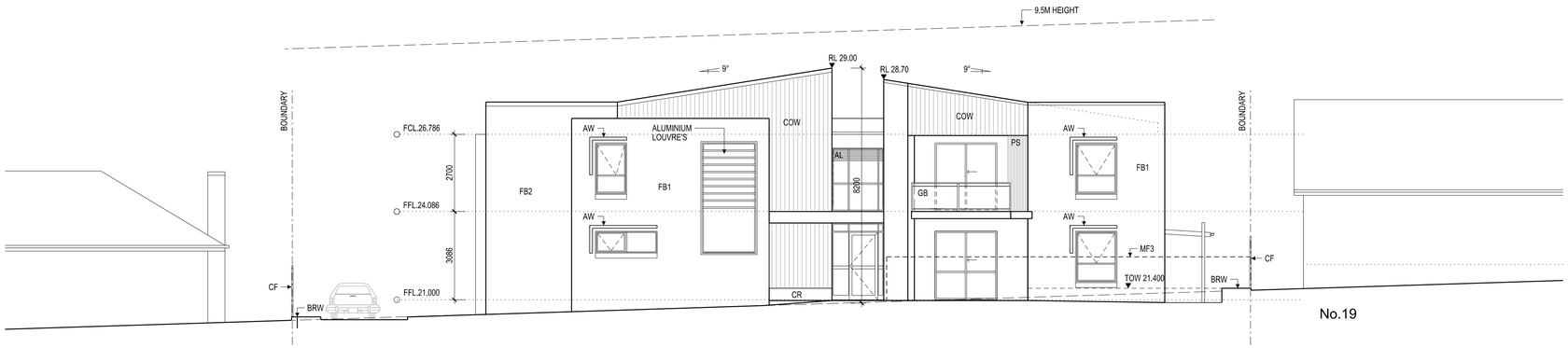
1 / - EAST ELEVATION - CECILY STREET

SCALE 1 : 100



2 / - EAST ELEVATION

SCALE 1 : 100



3 / - WEST ELEVATION

SCALE 1 : 100

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DRAWING
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ELEVATIONS

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PROJECT No. P2186		DRAWING: A07

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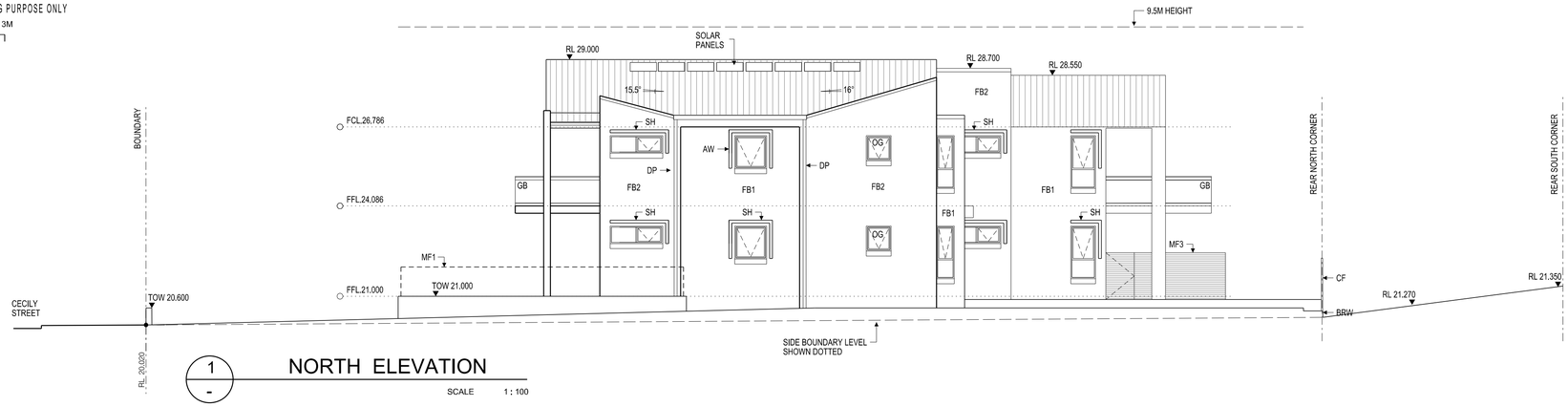
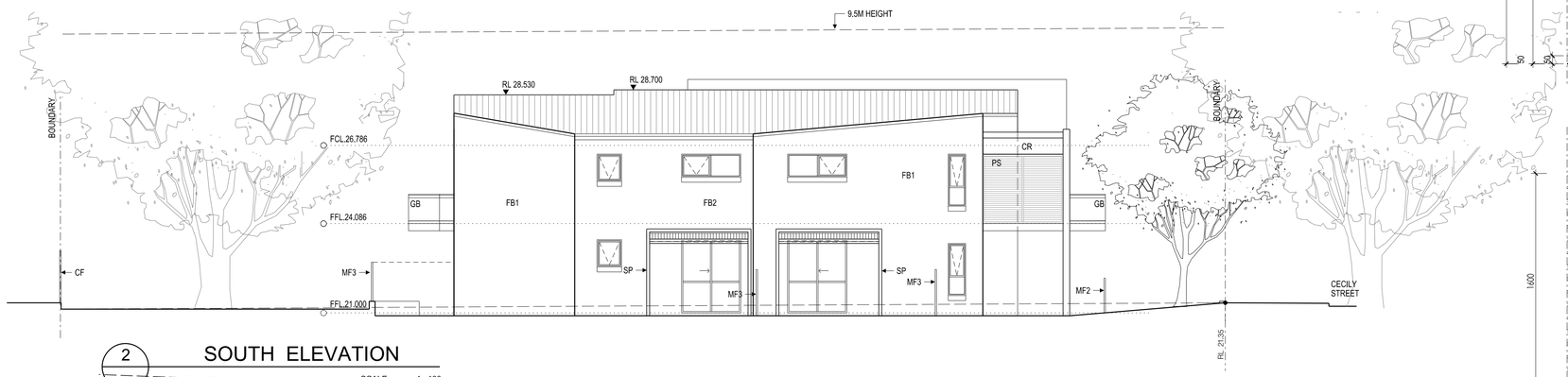


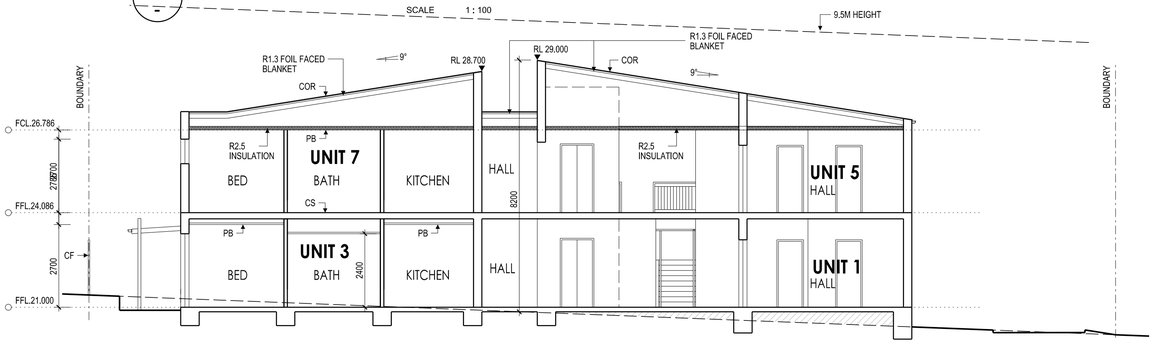
1 NORTH ELEVATION

SCALE 1 : 100



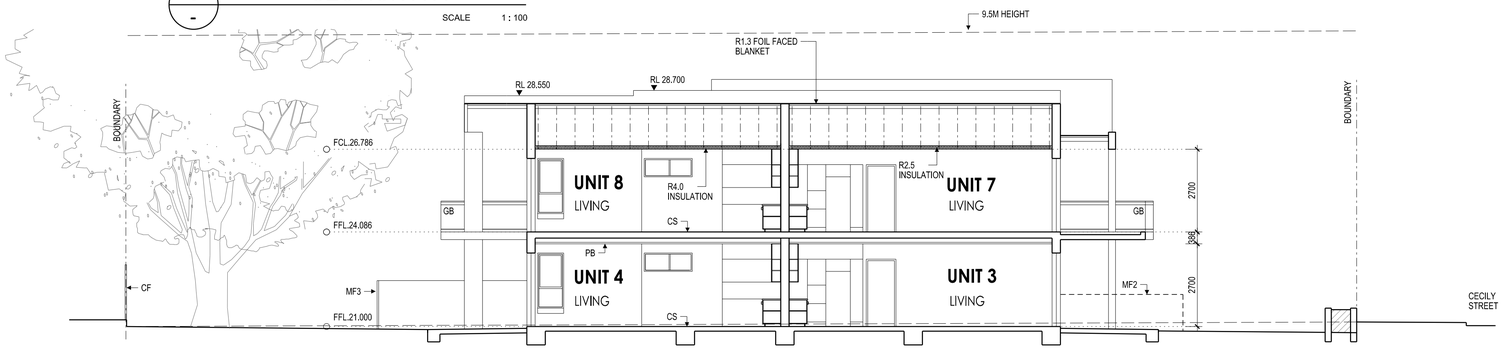
2 SOUTH ELEVATION

SCALE 1 : 100



3 SECTION A-A

SCALE 1 : 100

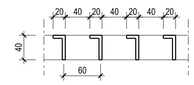


4 SECTION B-B

SCALE 1 : 100

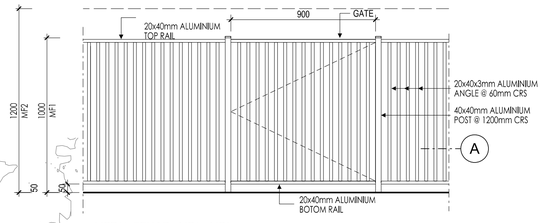
LEGEND:

ALR	: ALUMINIUM RAILING
AW	: AWNING
BRW	: BLOCK RETAINING WALL
C	: CONCRETE
CC	: COLOURED CONCRETE
CF	: COLORBOND FENCE 1800mm
G	: COLORBOND GUTTER
GB	: TRANSLUCENT GLASS BALUSTRADE
COW	: LONGLINE COLORBOND WALL CLADDING
COR	: CUSTOM ORB COLORBOND ROOF
CR	: CEMENT RENDER
FB	: FACE BRICKWORK
HW	: HIGH WINDOW
G	: GATE TO MATCH FENCE
LB	: LETTER BOX
MF1	: METAL FENCE 1000mm HIGH
MF2	: METAL FENCE 1200mm HIGH
MF3	: METAL FENCE 1600mm HIGH
PS	: PRIVACY SCREEN
SP	: STEEL POST
SF	: STEEL FRAME
*	: DIMENSION FROM FINISH SLAB LEVEL



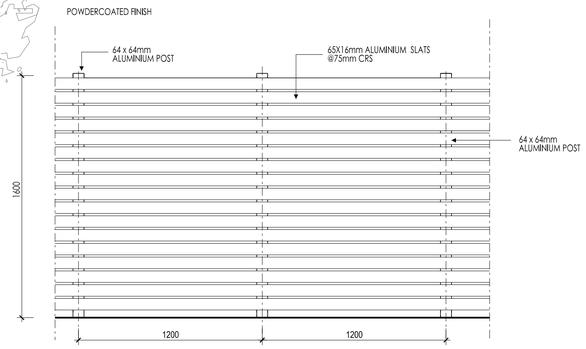
DETAIL A

SCALE 1 : 5



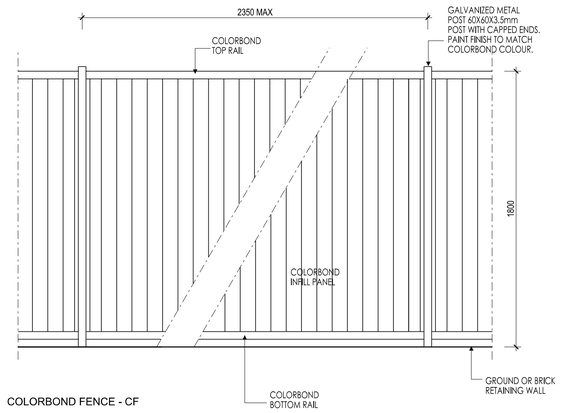
METAL FENCE - MF1 - MF2

POWDERCOATED FINISH



METAL FENCE - MF3

POWDERCOATED FINISH



COLORBOND FENCE - CF

4 FENCE DETAILS

SCALE 1 : 20

7.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0006723550 28 Oct 2021
Assessor Dean Gorman
Accreditation No. DMN/13/1645
Address 15-17 Cecily Street , Belfield , NSW , 2191
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PROJECT:
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LOTS 17 & 18 DP 35173

DRAWING
PART 5 ACTIVITY SUBMISSION
ELEVATION - SECTIONS and FENCE DETAILS

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PROJECT No. P2186		DRAWING: A08

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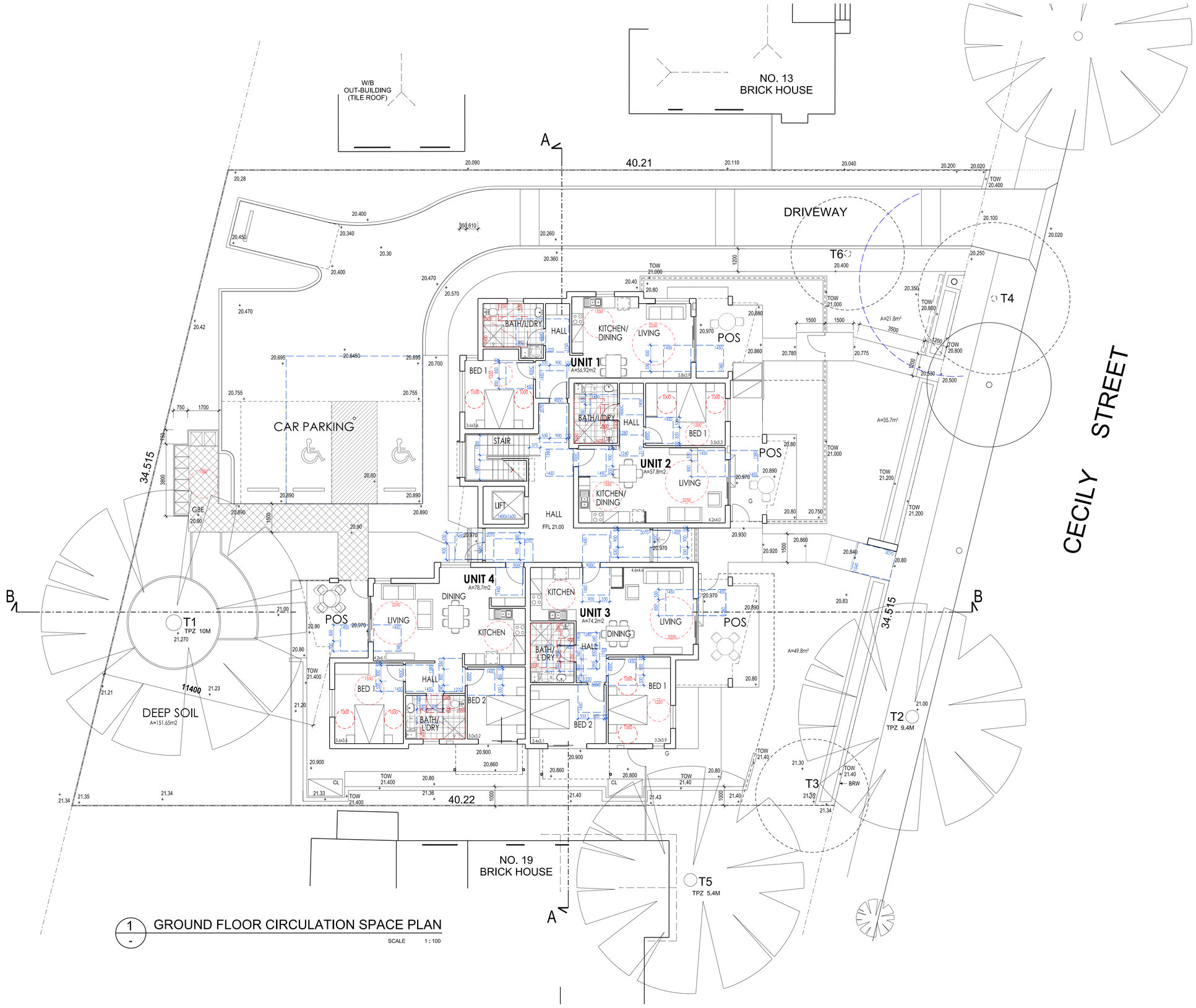
0 1 2 3M



LEGEND:

B : BASIN
BE : BENCH
BR : BROOM CUPBOARD
C : CONCRETE
CC : COLOURED CONCRETE
CF : COLORBOND FENCE 1800mm
CL : CLOTHES LINE
CP : CARPET
FR : REFRIGERATOR
FT : FLOOR TILES
G : GATE TO MATCH FENCE
GBE : GARBAGE BIN ENCLOSURE
HW : HIGH WINDOW
L : LINEN CUPBOARD
LB : LETTER BOX
P : PANTRY
POS : PRIVATE OPEN SPACE
SH : SHOWER
SK : SINK
T : LAUNDRY TUB
WR : WARDROBE
WM : WASHING MACHINE BY TENANT
WO : WALL OVEN

: DEEP SOIL
: LANDSCAPE AREA
: TREE TO BE RETAINED
: TREE TO BE REMOVED
: NEW TREE

1 - GROUND FLOOR CIRCULATION SPACE PLAN

SCALE 1 : 100

0006723550 28 Oct 2021
7.0 Average star rating
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DRAWING
PART 5 ACTIVITY SUBMISSION
GROUND FLOOR CIRCULATION SPACE PLAN

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PROJECT No. P2186		DRAWING: A09

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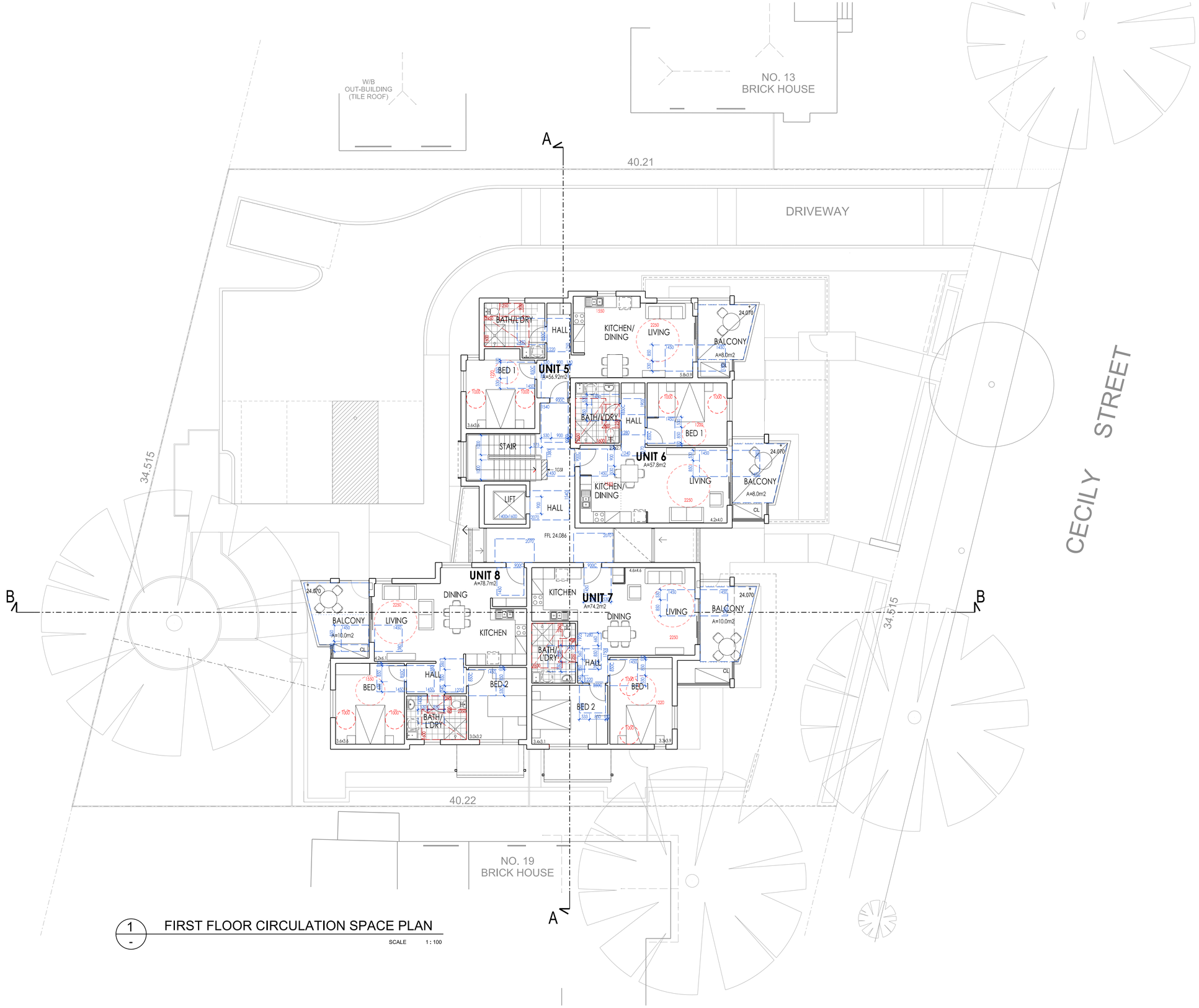
0 1 2 3M



1 - FIRST FLOOR CIRCULATION SPACE PLAN

SCALE 1 : 100

LEGEND:

B : BASIN
BR : BROOM CUPBOARD
C : CONCRETE
CC : COLOURED CONCRETE
CF : COLORBOND FENCE 1800mm
CL : CLOTHES LINE
CP : CARPET
FR : REFRIGERATOR
FT : FLOOR TILES
G : GATE TO MATCH FENCE
GBE : GARBAGE BIN ENCLOSURE
L : LINEN CUPBOARD
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SK : SINK
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WR : WARDROBE
WM : WASHING MACHINE BY TENANT
WO : WALL OVEN

: DEEP SOIL
: LANDSCAPE AREA
: TREE TO BE RETAINED
: TREE TO BE REMOVED
: NEW TREE

0006723550 28 Oct 2021
7.0 Average star rating
Assessor Dean Gorman
Accreditation No. DMN/13/1645
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PROJECT:
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FIRST FLOOR CIRCULATION SPACE PLAN

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PROJECT No. P2186		DRAWING: A10

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0 1 2 3M

LEGEND:

: OUTLINE OF NEW BUILDING AND PAVING

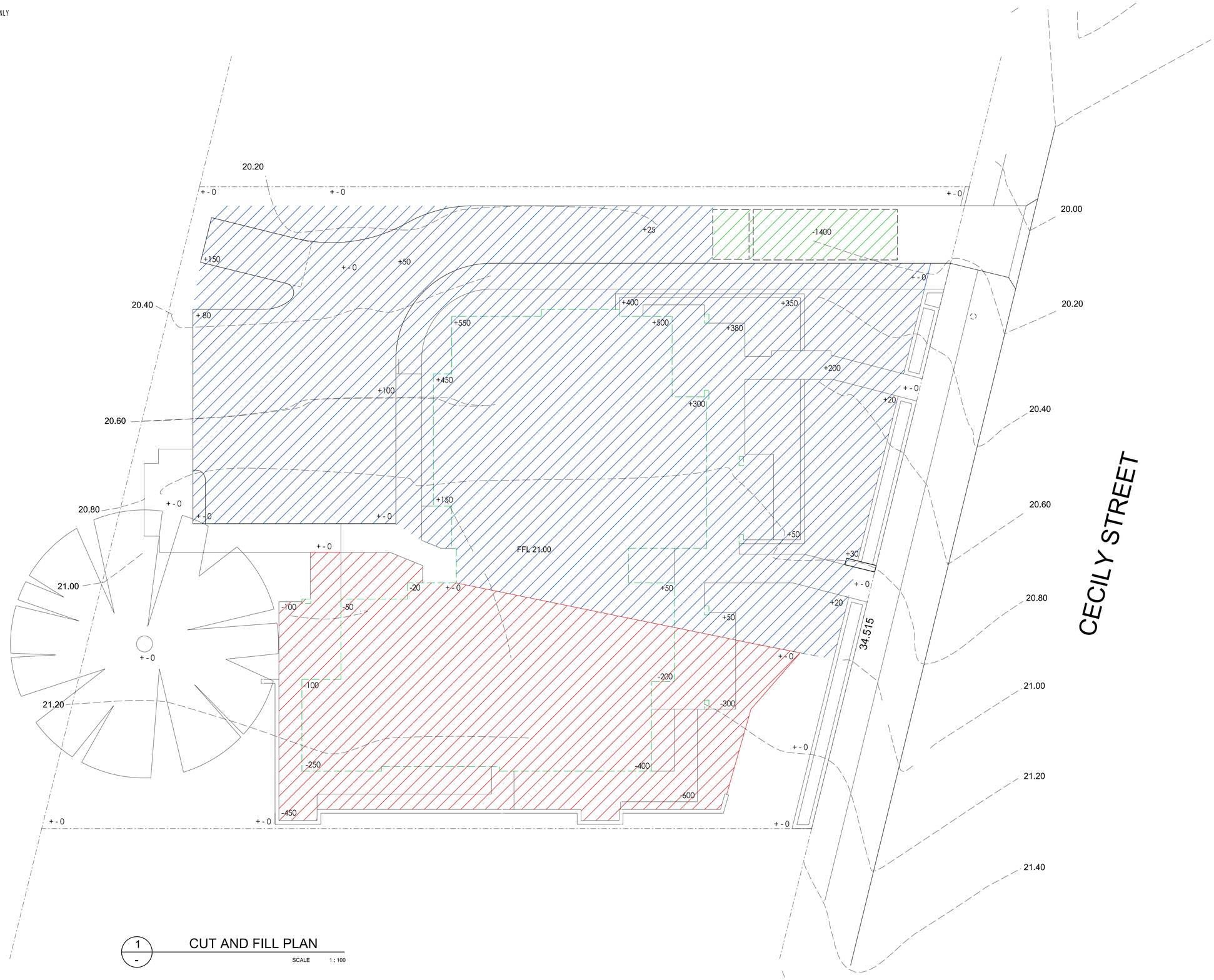
: BLUE AREA INDICATED EXTENT OF FILL

: RED AREA INDICATED EXTENT OF CUT

: GREEN AREA INDICATED EXTENT OF CUT FOR OSD

+50 : APPROX DEPTH OF CUT AND FILL IN MILLIMETERS

46.0 : APPROX LOCATION OF EXISTING CONTOURS



1 / - CUT AND FILL PLAN

SCALE 1 : 100

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DRAWING
PART 5 ACTIVITY SUBMISSION
CUT AND FILL PLAN

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PROJECT No. P2186		DRAWING: A11

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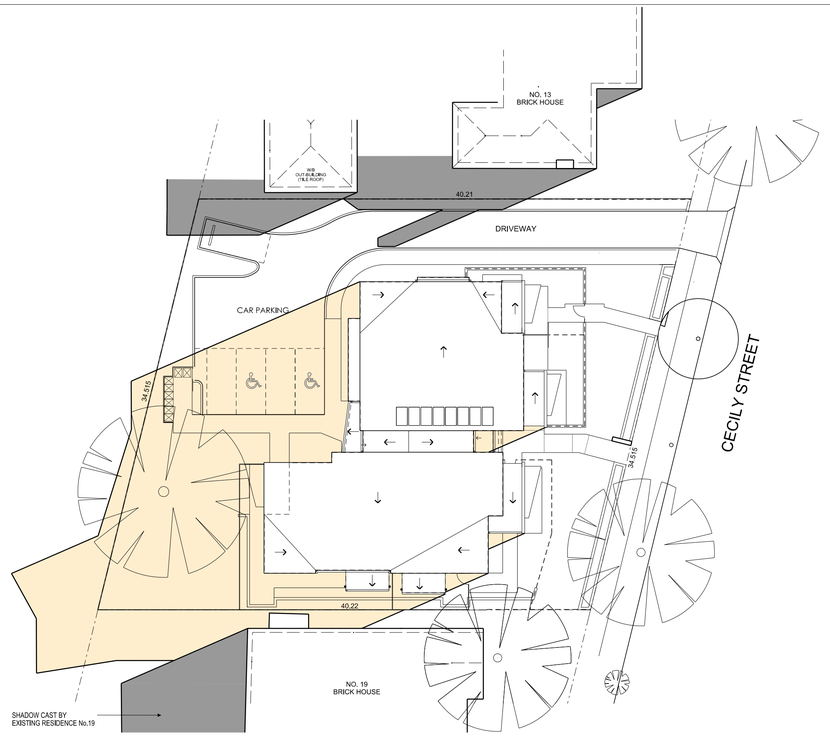
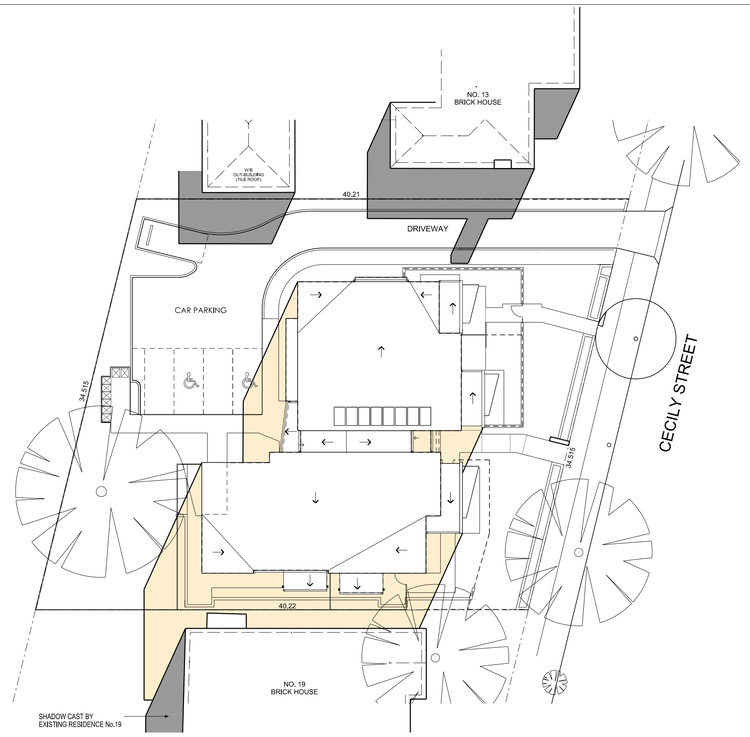


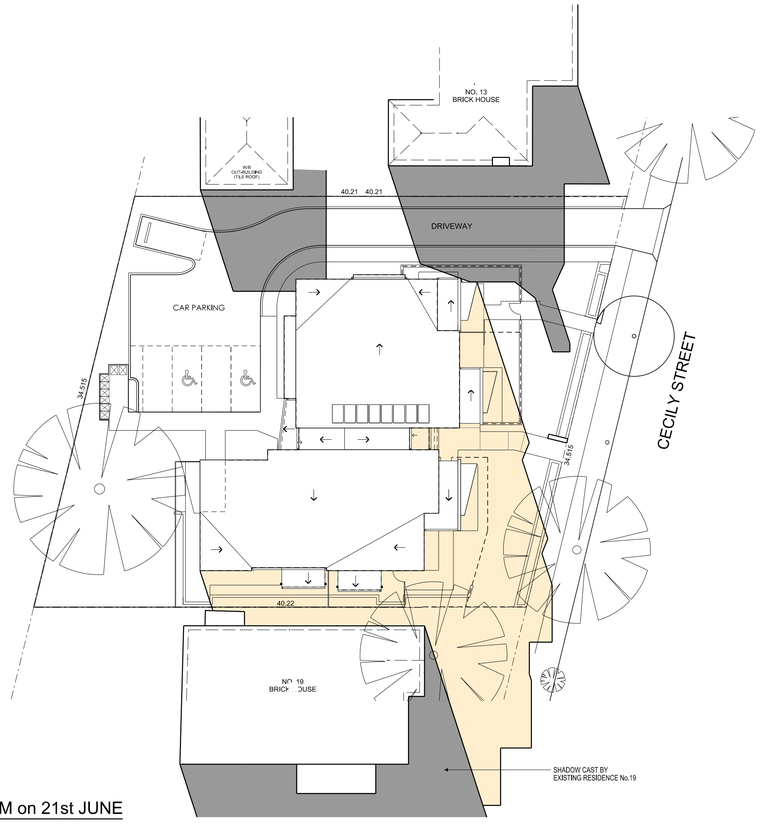
1 - 9 am SHADOW DIAGRAM on 21st JUNE

SCALE 1 : 250



2 - 12 pm SHADOW DIAGRAM on 21st JUNE

SCALE 1 : 250



3 - 3pm SHADOW DIAGRAM on 21st JUNE

SCALE 1 : 250

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NSW GOVERNMENT Planning & Environment

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Phone No 1800 738 718

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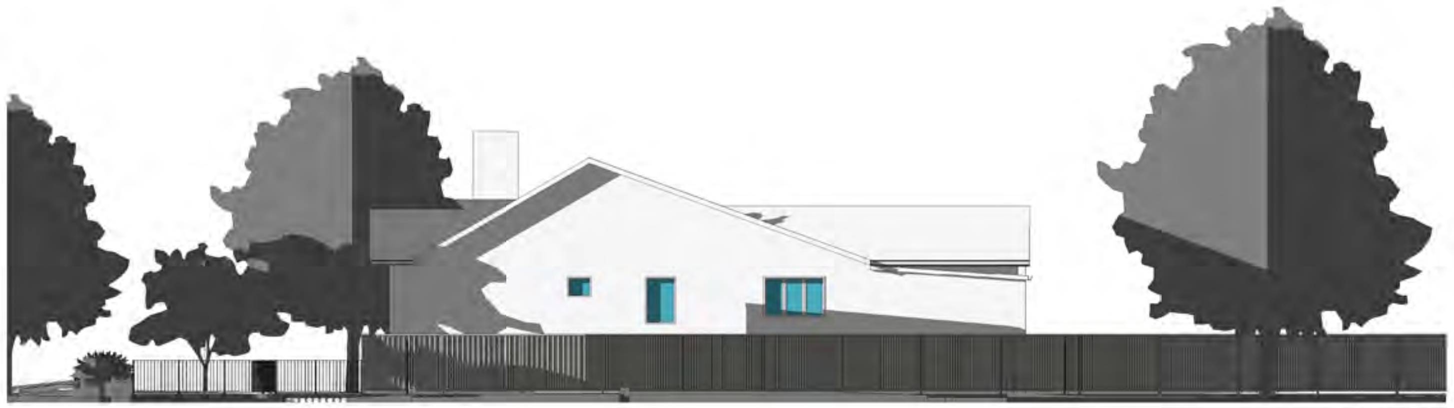
DRAWING
PART 5 ACTIVITY SUBMISSION
SHADOW DIAGRAM on 21st JUNE

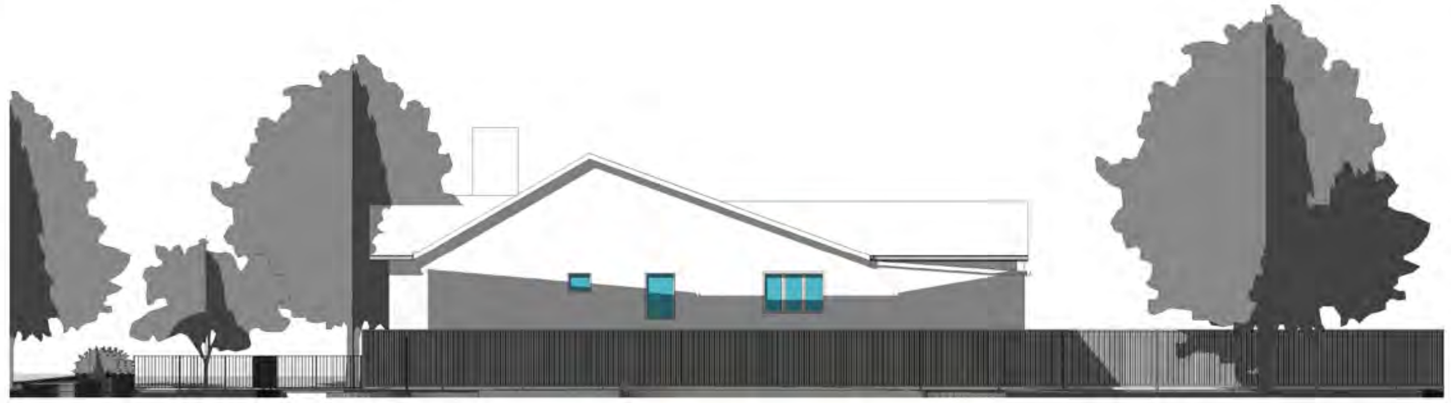
DRAWN BY	DATE	APPROVED BY
DKT	JUNE 2022	ET
STATUS: DA	SCALE@A1 1:250	REVISION: D
PROJECT No. P2186		DRAWING: A12



9 am 21 JUNE

10 am 21 JUNE

11 am 21 JUNE



12 pm 21 JUNE

1 pm 21 JUNE

2 pm 21 JUNE

3 pm 21 JUNE

SUN ACCESS ON NORTHERN ELEVATION OF HOUSE no.19 CECILY STREET

9am	10am	11am	12pm	1pm	2pm	3pm
✓	✓	✓	✓	✓	✗	✗

0006723550 28 Oct 2021
7.0 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Dean Gorman
Accreditation No. DMN/13/1645
Address
15-17 Cecily Street , Belfield , NSW , 2191
hstar.com.au

CLIENT:
NSW GOVERNMENT
Planning & Environment
LOCKED BAG 5022
PARRAMATTA NSW
Phone No 1800 738 718

REV	DATE	NOTATION/AMENDMENT
D	10/06/2022	REVISED PART 5 APPROVAL
C	19/04/2022	PART 5 APPROVAL
B	06/12/2021	PART 5 APPROVAL
A	17/10/2021	PRELIMINARY

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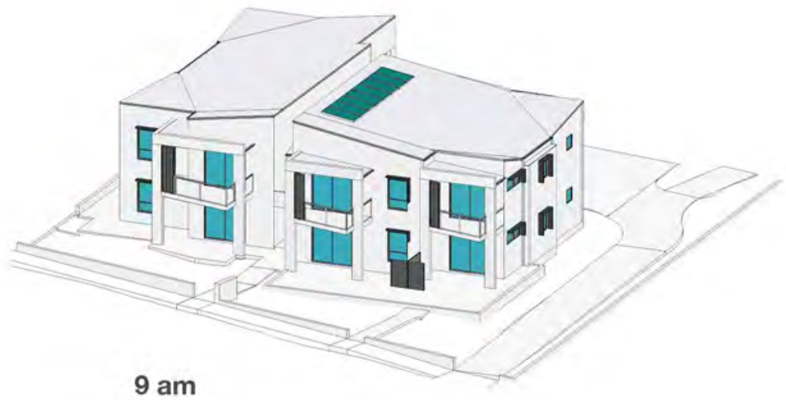
BCA CONSULTANT
BCA VISION
PH 9476 8613

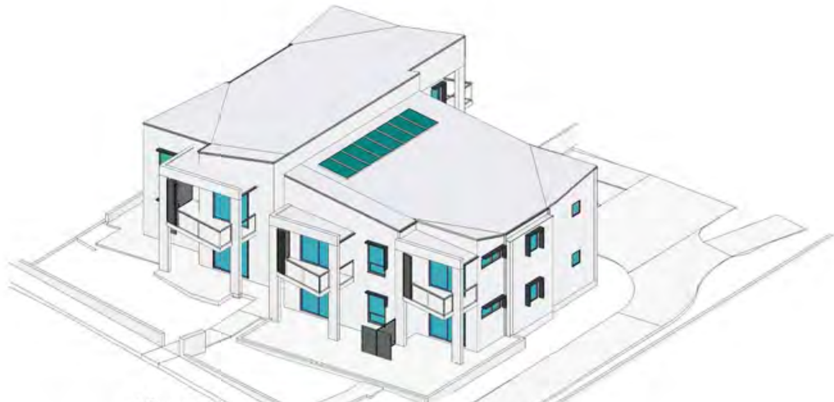
PROJECT:
SENIORS LIVING
at 15-17 Cecily Street. Belfield
LOTS 17 & 18 DP 35173

DRAWING
PART 5 ACTIVITY SUBMISSION
SHADOW ANALYSIS

DRAWN BY	DATE	APPROVED BY
DKT	JUNE 2022	ET
STATUS:	SCALE@A1	REVISION:
DA	NTS	D
PROJECT No.		DRAWING:
P2186		A13



9 am



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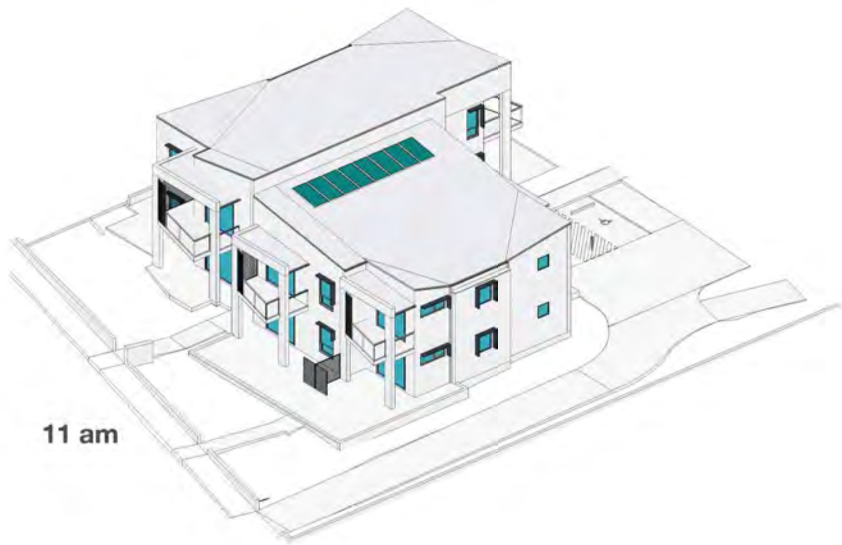

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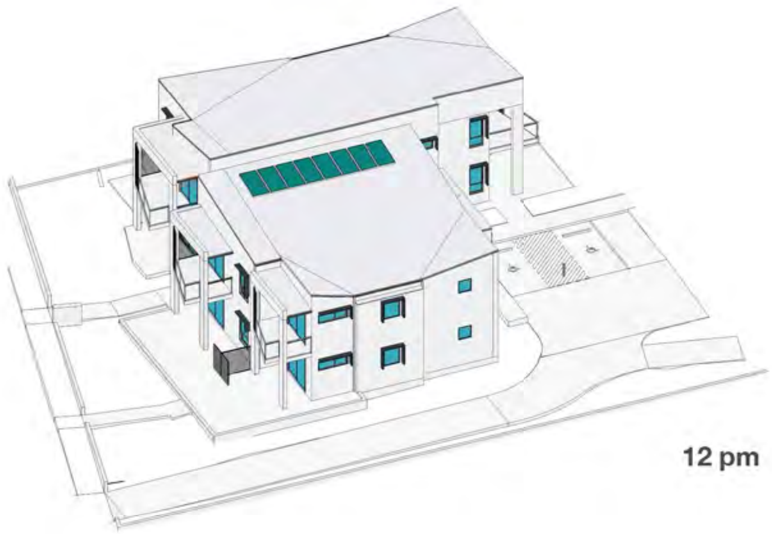
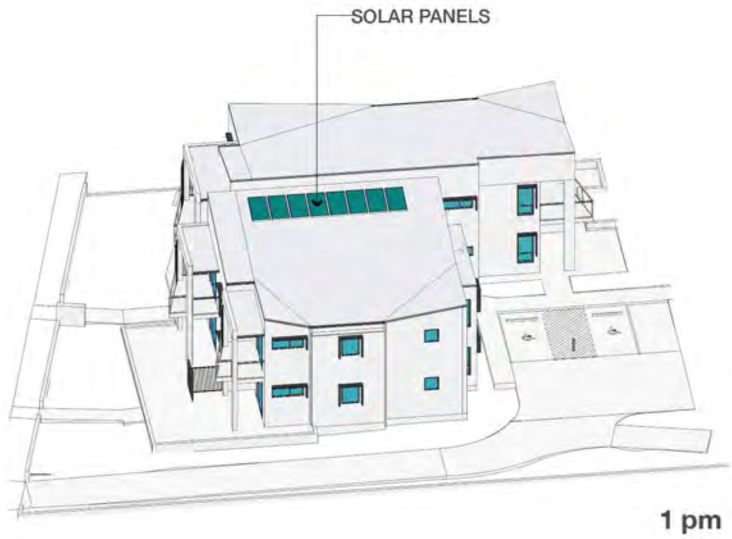
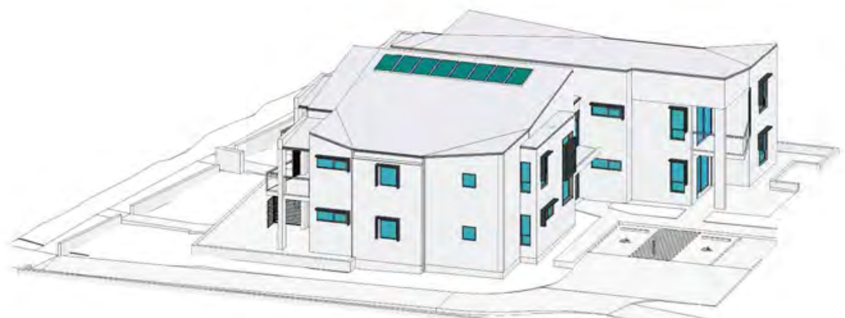


12 pm



1 pm



2 pm

3 pm

UNIT	TIME 9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	SOLAR COMPLIANCE
1								
2								
3								
4								
5								
6								
7								
8								
	TOTAL COMPLIANT UNITS (%)							100%

UNIT POS or BALCONY	TIME 9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	SOLAR COMPLIANCE
1								
2								
3								
4								
5								
6								
7								
8								
	TOTAL COMPLIANT UNITS (%)							100%

7.0
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0006723550 28 Oct 2021
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PARRAMATTA NSW
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REV	DATE	NOTATION/AMENDMENT
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A	17/10/2021	PRELIMINARY

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PH 9476 8613

PROJECT:
SENIORS LIVING
at 15-17 Cecily Street. Belfield
LOTS 17 & 18 DP 35173

DRAWING
PART 5 ACTIVITY SUBMISSION
VIEW FROM SUN

DRAWN BY	DATE	APPROVED BY
DKT	JUNE 2022	ET
STATUS:	SCALE@A1	REVISION:
DA	NTS	D
PROJECT No.		DRAWING:
P2186		A14

Code	Description
C	CONCRETE DRIVEWAY DULUX AVISTA NEW BLUESTONE
CC	COLOURED CONCRETE DULUX AVISTA GHOST GREY
	TRANSLUCENT GLASS BALUSTRADE TOUGHENED GLASS

COR	FB1	FB2	CR	COW	PS	AW & MF	GT & FA	MF1 & MF2	CF	RW
ROOFING	WALLS	WALLS	WALLS	WALL CLADDING	PRIVACY SCREEN	AWNINGS METAL FRAMES	GUTTERS & FACIAS	FENCE	COLORBOND FENCE	RETAINING WALLS
CUSTOM ORB COLORBOND	AUSTRAL BRICKS	AUSTRAL BRICKS	CEMENT RENDER	LONGLINE COLORBOND	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL	POWDERCOATED METAL	CONCRETE BLOCK AUSTRAL MASONRY
COLORBOND SHALE GREY	MINERAL CONTOURS MICA GREY	MINERAL CONTOURS GYPSUM TAN	DULUX LEXICON	COLORBOND IRONSTONE	COLORBOND IRONSTONE	COLORBOND IRONSTONE	COLORBOND BASALT	COLORBOND BASALT	COLORBOND SHALE GREY	SYDNEYSTONE TRUFFLE

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PROJECT:
SENIORS LIVING
at 15-17 Cecily Street. Belfield
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DRAWING
PART 5 ACTIVITY SUBMISSION
COLOURS AND FINISHES

DRAWN BY	DATE	APPROVED BY
DKT	JUNE 2022	ET
STATUS:	SCALE@A1	REVISION:
DA	NTS	D
PROJECT No.		DRAWING:
P2186		A15