

PART 5

SENIOR HOUSING DEVELOPMENT

LALOR PARK SENIOR HOUSING
16-22 FUNDA CRESCENT, LALOR PARK
LOT 360, 361, 362 & 363 IN DP31954
JOB NO. BGYMP

Housing SEPP 2021

External works

- Units on ground floor level to be linked by an AS1428.1 compliant accessible path to the adjoining road.
- Pathway lighting to be Glare free for pedestrians and dwelling and must provide at least 20 lux at ground level.
- Letterboxes must be provided on a hard-standing area, lockable and have wheelchair circulation (1550mm diameter) and linked via an accessible path as per AS1428.1
- There should be no step to the main entry door, entry to external verandah that contain clothes line and between path from street to the verandah. A max threshold of 35mm is permitted where a threshold ramp is provided.
- A garbage storage area must be provided in an accessible location. Provide 1550mm circulation spaces in front of bins

Carparking

- Car parking to comply with AS2890.6.

Doorway requirements

- Main entry door, door to courtyards, main accessible bathroom, laundry to be 850mm clear (920mm min door leaf) with door circulation spaces as per AS1428.1. All other doors to have 850mm clear opening with scope of provision of door circulation in the future.
- Door handles and hardware for all doors must be provided in accordance with AS 4299 with single hand operation, lever style, operation located between 900-100mm above FFL and all external doors to be keyed alike.

Bedroom requirements

- Main bedroom to have size of queen bed with 1,200mm wide at the foot of the bed, and 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.

Electrical requirements

- Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.
- Bedroom must have wiring to allow a potential illumination level of at least 300 lux.
- Switches and power points must be provided in accordance with AS 4299 with switches located between 900-1000mm and in line with door handles, (Rocker action / toggle / push pad switches with 35mm width are preferred) and GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
- Living room, must have a telephone adjacent to a general power outlet and Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.

Laundry / Linen cupd

- Laundry must have the provision for the installation of an automatic washing machine and a clothes dryer, a slip-resistant floor surface and an accessible path to clothes line is to be provided.

- At least 1 linen cupboard is to be provided with 600mm minimum width and adjustable shelving

Main bathroom

- Bathroom must be Slip-resistant floor surface.
- Bathroom must have shower as per AS1428.1 without a hob, waterproofed to AS 3740, floor falls to waste, walls reinforced to accommodate grabrails / folding seat in the future, taps to be lever or capstan with single outlet, taps to be easily reached from shower entry, wall cabinet that is sufficiently illuminated, and a double general power outlet beside the mirror.
- All tiled areas such as bathrooms, kitchen, and laundries to be such that there is no lip at the doorway. Recess the concrete slab at wet areas if required for compliance.

Kitchen

- Kitchen fittings must be provided as per Clause 4.5 of AS 4299:
- 800mm wide work surface which is adjustable or replaceable as a unit at variable heights within range of 750mm to 850mm above FFL in between the wall oven and cooktop.
- Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink
- Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height
- Wall oven located next to adjustable height work bench minimum 820mm width.



16-22 Funda Crescent, Lalor Park	
This is a summary of the BASIX commitments as detailed in the BASIX certificate. Refer to current BASIX certificate for complete details.	
BASIX COMMITMENTS SUMMARY	
RESIDENTIAL UNITS	
WATER COMMITMENTS	
Fixtures	
All Showerheads	4 Star
All Toilets Flushing Systems	3 Star
All Kitchen Taps	4 Star
All Bathroom Taps	4 Star
HW Recirculation or Diversion?	No
Appliances	
All Dish Washers / Clothes Washers	N/A
Alternative Water Source	
Central Water Tank	Landscape, Toilet Connection ONLY
ENERGY COMMITMENTS	
Hot Water	
Hot Water System	Gas Instantaneous 4 Star
Bathroom Ventilation	
Each Bathroom	Individual Fan, Ducted to Facade/Roof
Operation Control	Interlocked to Light
Kitchen Ventilation	
Each Kitchen	Individual Fan, Ducted to Facade/Roof
Operation Control	Manual Switch On / Off
Laundry Ventilation	
Each Laundry	Individual Fan, Ducted to Facade/Roof
Operation Control	Interlocked to Light
Cooling & Heating	
Cooling	Ceiling Fans at Living & Bedrooms
Heating	N/A
Artificial Lighting	
Bedrooms, Living Areas, Kitchen, Bathrooms/Toilets, Laundry, Hallways	Yes
Natural Lighting	
Number of Bathrooms	No
Kitchen	Yes in Unit 06, 07, 15 & 16
Appliances	
Kitchen Cooktop/Oven	Gas Cooktop and Electric Oven
Well Ventilated Fridge Space	No
Dish Washer	N/A
Clothes Washer / Clothes Dryer	N/A
Private Outdoor or Unsheltered Clothes Drying Line	Yes

SHEET LIST		
No.	Name	Current Revision
0000	COVER SHEET	N
0001	LEGENDS / NOTES	L
0002	3D VIEW & DEVELOPMENT DATA TABLE	N
0003	3D VIEWS	K
0004	SITE ANALYSIS	H
0005	BLOCK ANALYSIS PLAN	H
0100	SITE PLAN	O
0500	DEMOLITION PLAN	K
1000	GENERAL ARRANGEMENT PLAN - GROUND LEVEL	Q
1001	GENERAL ARRANGEMENT PLAN - FIRST LEVEL	N
1002	GENERAL ARRANGEMENT PLAN - ROOF PLAN	K
2000	ELEVATIONS - SHEET 1	L
2001	ELEVATIONS - SHEET 2	L
2100	SECTIONS	L
4100	DOOR & WINDOW SCHEDULES	K
8000	PHOTOMONTAGE	G
8050	AREA PLAN	F
8100	SOLAR ANALYSIS	K
8101	SOLAR ANALYSIS	C
8200	SOLAR STUDY - SHEET 1	I
8201	SOLAR STUDY - SHEET 2	I

BASIX COMMITMENTS SUMMARY	
COMMON AREAS	
WATER COMMITMENTS	
Showerheads	No Common Facility
Toilets	No Common Facility
Taps	No Common Facility
Clothes Washer	No Common Facility
ENERGY COMMITMENTS	
Ventilation	
Common Area Ventilation	No Mechanical Ventilation
Lighting	
Primary Type of Artificial Lighting	LED
Lighting Efficiency Measure	Daylight Sensor and Motion Sensor
Light Control System /BMS	No
Central Systems	
Central Water Tank - Rainwater or Stormwater	Size: 7000
Alternative Energy Supply	
Photovoltaic System	Rated Electrical Output (min): 5.0 peak kW

NatHERS COMMITMENTS SUMMARY	
• R3.5 insulation to ceiling • R2.0 External Wall Insulation • Roof type : Metal Roof - Medium Colour (SA 0.475 - 0.7) + 55mm Foil Blanket R1.3 • External Glazing: Aluminium standard single-glazed: clear glass: U = 6.70 & SHGC = 0.70 • All External door and windows to be weather sealed • Exhaust Fans / Downlights to be sealed (if any) • Eaves and Shading as per drawings	



SUBJECT SITE: 16-22 FUNDA CRESCENT, LALOR PARK

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
F	DRAFT PART 5	VL	KM	17.11.22
G	DRAFT PART 5	VL	KM	25.11.22
H	DRAFT PART 5	VL	KM	02.12.22
I	PART 5	VL	KM	21.12.22
J	PART 5	BB	KM	28.03.23
K	PART 5	BB	KM	17.04.23
L	PART 5	BB	KM	23.05.23
M	PART 5	BB	MW	05.06.23
N	PART 5	BB	MW	13.06.23

STATUS
PART 5



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CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
COVER SHEET

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:33:50 AM	SCALE @ A1 NTS
PROJECT No 22032	STAGE C
DRAWING No AR- 0000	REVISION N

SYMBOLOLOGY

BUILDING ELEMENTS		DRAFTING CONVENTIONS	
DOORS AND WINDOWS		DOOR	NUMBER
		WINDOW	NUMBER
		CEILING TYPE	HEIGHT ABOVE LEVEL
CEILINGS			
OTHER BUILDING ELEMENTS			
	Z.ZZ-00a	REFER CODING SYSTEM	
MATERIALS/ FINISHES			
	MMqq01	REFER CODING SYSTEM	

REVISION	
REVISION	
	REVISION CLOUD REVISION NUMBER REVISION DESCRIPTION

SETOUT	
GRID	
LEVEL	
SLOPE	
STEP	

REFERENCING	
PLAN TITLE VIEW NUMBER	
	DRAWING TITLE Scale: 1 : 100 DRAWING SCALE
REFERENCE SHEET	
ELEVATION/ SECTION TITLE VIEW NUMBER	
	DRAWING TITLE Scale: 1 : 100 DRAWING SCALE
REFERENCE SHEET	

ELEVATION REFERENCE VIEW NUMBER		
REFERENCE SHEET		
ROOM ELEVATIONS		
VIEW NUMBER		
REFERENCE SHEET		
SECTION REFERENCES		
VIEW NUMBER		
REFERENCE SHEET		

PHASING LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	TEMPORARY CONSTRUCTION
	EXISTING FLOOR TO BE DEMOLISHD

ABBREVIATIONS LEGEND

DRAFTING ABBREVIATIONS	
AFFL	ABOVE FINISHED FLOOR LEVEL
ASFL	ABOVE STRUCTURAL FLOOR LEVEL
COS	CHECK/ CONFIRM ON SITE
EQ	EQUAL
FFL	FINISHED FLOOR LEVEL
NOM	NOMINAL
NTS	NOT TO SCALE
R#	RADIUS #mm
SFL	STRUCTURAL FLOOR LEVEL
TBC	TO BE CONFIRMED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
ø	DIAMETER

PERFORMANCE REQUIREMENTS

ACOUSTIC PERFORMANCE	
	ACOUSTIC RATING A
	ACOUSTIC RATING B
	ACOUSTIC RATING C
	ACOUSTIC RATING D
FIRE & SMOKE PERFORMANCE	
	SMOKE RATING
	FIRE RATING A
	FIRE RATING B
	FIRE RATING C
	FIRE RATING D

TREE LEGEND

TREES TO BE REMOVED	
TREES TO BE RETAINED	
STRUCTURAL ROOT ZONE (SRZ)	
- REFER TO ARBORIST REPORT FOR DETAILS	
TREE PROTECTION ZONE (TPZ)	
- REFER TO ARBORIST REPORT FOR DETAILS	

LEVEL LEGEND

EXISTING LEVEL	EL 0.00
PROPOSED LEVEL	RL 0.00

UNIT TYPE LEGEND

	ONE BEDROOM UNIT
	TWO BEDROOM UNIT

LANDSCAPE LEGEND

	PRIVATE LANDSCAPE AREA
	LAWN AREA
	COMMON LANDSCAPE AREA
	DEEP SOIL ZONE
	PARKING
	DRIVEWAYS
	WALKWAYS
	COURTYARD / BALCONY

GENERAL LEGEND

	SITE BOUNDARY
	SITE SETBACK
	BALCONY OVER
-W---S-	EXISTING SYDNEY WATER MAIN
-S---S-	EXISTING SYDNEY WATER SEWER MAIN
	EQUIPMENT CLEARANCE
	SERVICE RISER

ABBREVIATION LEGEND

AC	AC OUTDOOR CONDENSER
AG	MAINTENANCE ACCESS GATE
BOL	BOLLARD
CB	BROOM CUPBOARD
CL	LINEN CUPBOARD
COM	COMMS CUPBOARD
CLO	CLOTHESLINE
D	DOOR
W	WINDOW
DP	DOWNPIPE
GAS	INSTANTANEOUS GAS
GTR	GUTTER
LVR	EXHAUST LOUVRE
PIT	STORMWATER PIT
POS	PRIVATE OPEN SPACE
FIP	FIRE INDICATIVE PANEL
PWR	POWER CUPBOARD
MIMC	MIMIC PANEL
MP	METER PANEL
MSB	MAIN SWITCHBOARD

EXTERIOR FINISHES SCHEDULE_LEGEND			
CODE	IMAGE	DESCRIPTION	COLOUR
AL		ALUMINIUM POWDERCOATED: WINDOWS/DOORS FRAME	COLORBOND MONUMENT
AW		WINDOW AWNINGS	DULUX ELECTRO GOLD PEARL
BR1		FACE BRICK	AUSTRAL METALLIX - TITANIUM
BR2		FACE BRICK	AUSTRAL METALLIX - GUN METAL BLUE
BT		ALUMINIUM BATTERN SCREENS	DULUX ELECTRO GOLD PEARL
CLD1		PREFINISHED FIBRE CEMEN SHEET	CEMINTEL SURROUND - BLUSH BASE
CON		EXPOSED CONCRETE SLAB EDGE	
DP		DOWNPIPE	COLORBOND BASALT
F1		VERTICAL SLAT FENCE	COLORBOND MONUMENT
F2		VERTICAL SLAT FENCE	COLORBOND BASALT
F3		1.8m COLORBOND FENCE	COLORBOND MONUMENT
F4		1.5m COLORBOND FENCE	COLORBOND MONUMENT
FS		FASCIA	COLORBOND BASALT
GL		GLASS: WINDOWS AND DOORS	
LVR1		METAL LOUVRE	COLORBOND MONUMENT
LVR2		LOUVRE ABOVE DOOR	COLORBOND MONUMENT
MS		METAL ROOF SHEET	COLORBOND BASALT

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DRAWING TITLE
LEGENDS / NOTES

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:34:01 AM	SCALE @ A1 NTS
PROJECT No 22032	SCALE @ A3 NTS
STAGE C	REVISION L
DRAWING No AR- 0001	



Energy Rating

Certificate Number 0006180114

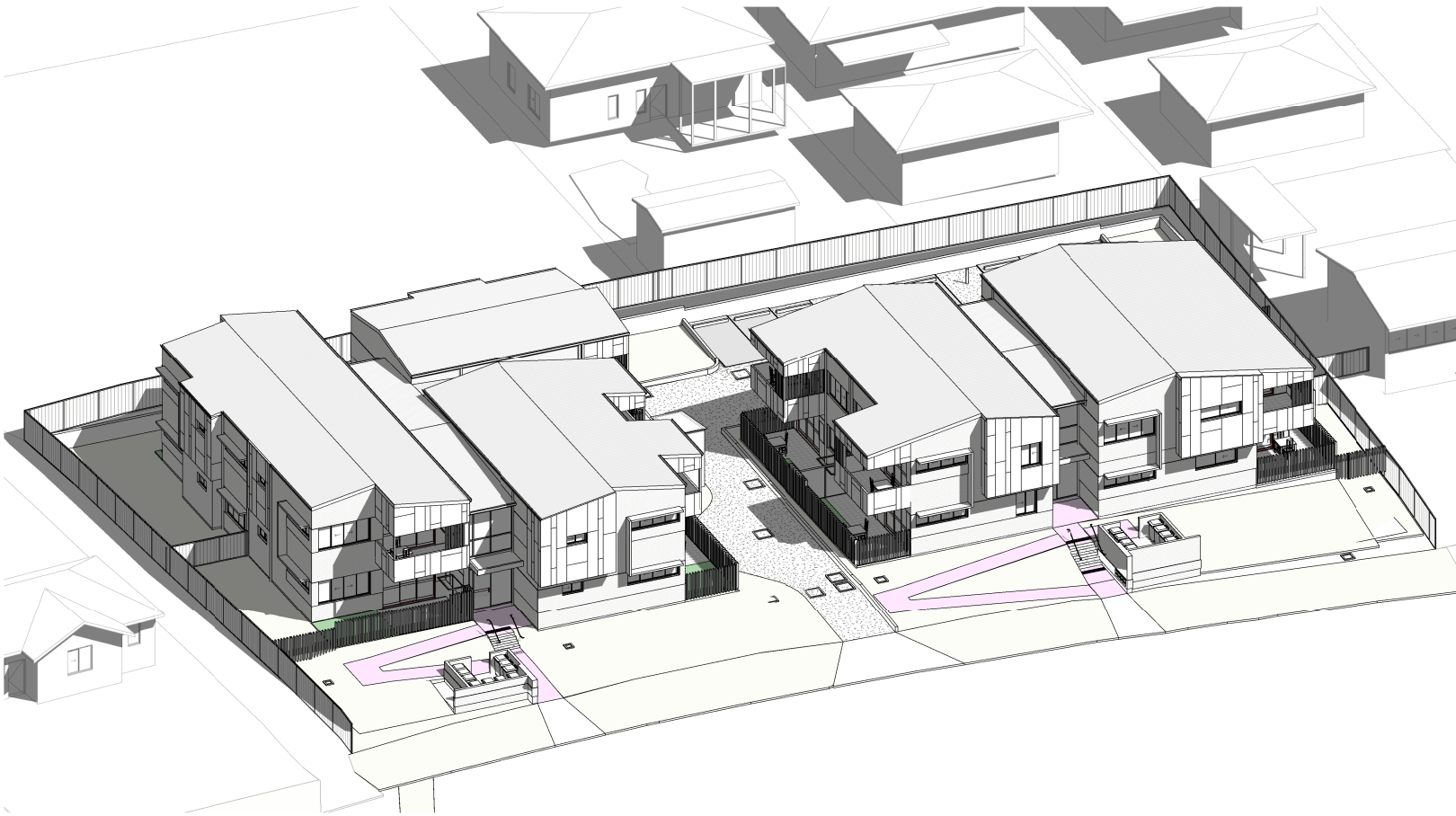
single-dwelling rating **6.2** stars

multi-unit development (attach listing of ratings)
heating **46.1** MJ/m²
cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023



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DEVELOPMENT DATA TABLE

SITE AREA	2294.016 m ²		
NUMBER OF DWELLINGS	18 DWELLINGS - 10 x 1 BED - 8 x 2 BED		
	AUTHORITY	REQUIRED OR ALLOWED	PROPOSED (APPROX)
FSR	LEP	NOT ADOPTED	NOT ADOPTED
	HOUSING SEPP	0.5:1 = 1147 m ²	0.58:1 = 1328 m ²
HEIGHT	LEP	9.5m	8.6m
	HOUSING SEPP (CL.42)	9.5m	8.6m
SETBACK	BLACKTOWN COUNCIL - DCP	FRONT	6m
		SIDE	3m
		REAR	3m
CAR PARKING	HOUSING SEPP (CL.108) 0.2 x (NO. OF DWELLINGS)	3.6 SPACES	4 SPACES
	HOUSING SEPP ACCESSIBLE AREA PARKING RATES: 0.4 x (NO. OF 1 BED) 0.5 x (NO. OF 2 BED)	0.4 x 10 (OF 1 BED) = 4 0.5 x 8 (OF 2 BED) = 4 TOTAL = 8	8 SPACES INCLUSIVE OF 4 ACCESSIBLE SPACES
LANDSCAPING	HOUSING SEPP (CL.108)	35 m ² / DWELLING = 630 m ²	719 m ² = 31.3%
DEEP SOIL	HOUSING SEPP (CL.108)	MIN 15% OF SITE AREA = 344.1 m ² MIN. DIMENSION OF 3M WITH IF PRACTICABLE, MIN 65% OF AREA AT REAR	432 m ² (19%) AT REAR = 220 m ² = 50.9%
PRIVATE OPEN SPACE	HOUSING SEPP (CL.108)	GROUND FLOOR DWELLINGS: NOT LESS THAN 15 m ² WITH MIN 3 x 3 m SIZE ANY OTHER DWELLINGS: 1 BED = 8 m ² 2 BED = 10 m ² NOT LESS THAN 2m IN LENGTH AND DEPTH ACCESSIBLE FROM LIVING ROOMS	COMPLIES
SOLAR ACCESS	HOUSING SEPP (CL.108)	70% OF DWELLINGS TO HAVE ACCESS TO DIRECT SOLAR ACCESS FOR A MIN. OF 2 HOURS BETWEEN 9AM AND 3PM MID WINTER TO POS AND LIVING ROOMS	COMPLIES 14 UNITS (3HR) = 78% 14 UNITS (2HR) = 78%

UNIT SCHEDULE

UNIT NO.		NO. OF BEDS	AREA (m²)	PRIVATE OPEN SPACE		SOLAR	
				AREA (m²)	SIZE	LIVING	POS
GROUND LEVEL				GROUND LEVEL			
UNIT 01		2 BEDROOM	77 m²	30 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 02		1 BEDROOM	58 m²	23 m²	Min 3 x 3m	NO	NO
UNIT 03		2 BEDROOM	77 m²	20 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 04		1 BEDROOM	57 m²	22 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 05		1 BEDROOM	57 m²	23 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 06		1 BEDROOM	56 m²	23 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 07		1 BEDROOM	56 m²	23 m²	Min 3 x 3m	YES - 1hr	YES - 1hr
UNIT 08		2 BEDROOM	76 m²	43 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
UNIT 09		2 BEDROOM	76 m²	43 m²	Min 3 x 3m	YES - 3hr	YES - 3hr
LEVEL 01				LEVEL 01			
UNIT 10		2 BEDROOM	77 m²	10 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 11		1 BEDROOM	58 m²	9 m²	Min 2m (D)	NO	NO
UNIT 12		2 BEDROOM	77 m²	10 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 13		1 BEDROOM	57 m²	10 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 14		1 BEDROOM	58 m²	10 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 15		1 BEDROOM	56 m²	10 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 16		1 BEDROOM	58 m²	10 m²	Min 2m (D)	YES - 1hr	YES - 1hr
UNIT 17		2 BEDROOM	76 m²	11 m²	Min 2m (D)	YES - 3hr	YES - 3hr
UNIT 18		2 BEDROOM	78 m²	11 m²	Min 2m (D)	YES - 3hr	YES - 3hr
Grand total			1185 m²	340 m²			

	LEVEL	AREA (m ²)
LOBBY	GROUND LEVEL_BLOCK A	41 m ²
LOBBY	GROUND LEVEL_BLOCK B	22 m ²
STAIR	GROUND LEVEL_BLOCK A	6 m ²
STAIR	GROUND LEVEL_BLOCK B	5 m ²
LOBBY	LEVEL 01_BLOCK B	24 m ²
LOBBY	LEVEL 01_BLOCK A	47 m ²
Grand total		144 m ²

**Energy Rating**

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if included, also specified in the average across the entire development)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023

6.2 stars

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

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DRAWING TITLE
3D VIEW & DEVELOPMENT DATA TABLE

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:34:14 AM	SCALE @ A3 NTS
PROJECT No 22032	STAGE C
DRAWING No AR- 0002	REVISION N



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STATUS
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DRAWING TITLE
3D VIEWS

DRAWN VL	CHECKED KM
ISSUE 13/08/2023 10:35:07 AM	SCALE @ A1 NTS
PROJECT No 22032	SCALE @ A3 NTS
STAGE C	DRAWING No AR-0003
	REVISION K

**Energy Rating**

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if listed, also specified in the average across the entire development)

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023

- | AMENDMENTS | | | | |
|------------|--------------|------|-----|---------|
| REV | DESCRIPTION | AUTH | CHK | DATE |
| A | DRAFT PART 5 | VL | KM | 17.11.2 |
| B | DRAFT PART 5 | VL | KM | 25.11.2 |
| C | DRAFT PART 5 | VL | KM | 02.12.2 |
| D | PART 5 | VL | KM | 21.12.2 |
| E | PART 5 | BB | KM | 28.03.2 |
| F | PART 5 | BB | KM | 17.04.2 |
| G | PART 5 | BB | MM | 05.06.2 |
| H | PART 5 | BB | MM | 13.06.2 |

mode

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**LALOR PARK SENIOR
HOUSING**
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DRAWN VL		CHECKED KM	
ISSUE 13/06/2023 10:35:57 AM		SCALE @ A1 1 : 200	SCALE @ A3 1 : 400
PROJECT No 22032	STAGE C	DRAWING No AR-0004	REVISION H



 **Energy Rating** Certificate Number 0006180114

☐ single-dwelling rating **6.2** stars

☒ multi-unit development (attach listing of ratings) **46.1** MJ/m²

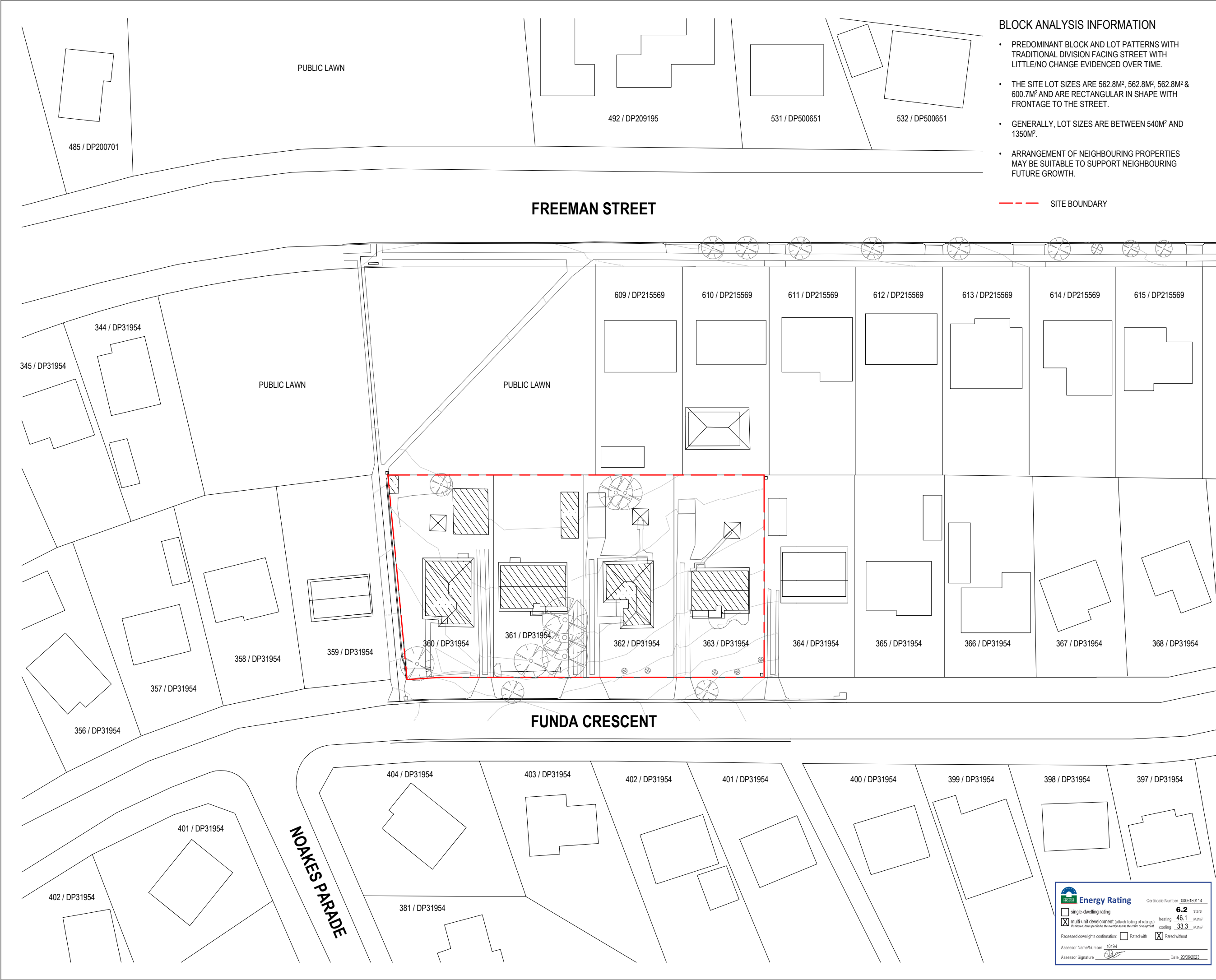
If estimated, date specified is the average across the entire development heating **33.3** MJ/m²

cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023



BLOCK ANALYSIS INFORMATION

- PREDOMINANT BLOCK AND LOT PATTERNS WITH TRADITIONAL DIVISION FACING STREET WITH LITTLE/NO CHANGE EVIDENCED OVER TIME.
- THE SITE LOT SIZES ARE 562.8M², 562.8M², 562.8M² & 600.7M² AND ARE RECTANGULAR IN SHAPE WITH FRONTAGE TO THE STREET.
- GENERALLY, LOT SIZES ARE BETWEEN 540M² AND 1350M².
- ARRANGEMENT OF NEIGHBOURING PROPERTIES MAY BE SUITABLE TO SUPPORT NEIGHBOURING FUTURE GROWTH.

--- SITE BOUNDARY

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B	DRAFT PART 5	VL	KM	25.11.22
C	DRAFT PART 5	VL	KM	02.12.22
D	PART 5	VL	KM	21.12.22
E	PART 5	BB	KM	28.03.23
F	PART 5	BB	KM	17.04.23
G	PART 5	BB	MW	05.06.23
H	PART 5	BB	MW	13.06.23

STATUS

PART 5

0m3691215

NORTH

SYDNEY

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Surry Hills NSW 2010

T +61 2 8396 9500

syd@modedesign.com.au

ABN: 65 112 807 931

CLIENT

LAHC

PROJECT

LALOR PARK SENIOR HOUSING

16-22 Funda Crescent, Loral Park

360, 361, 362 & 363 DP31954

DRAWING TITLE

BLOCK ANALYSIS PLAN

DRAWN

VL

CHECKED

KM

ISSUE

13/08/2023 10:36:03 AM

SCALE @ A1

1: 300

SCALE @ A3

1: 600

PROJECT No

22032

STAGE

C

DRAWING No

AR- 0005

REVISION

H

Energy Rating

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specified in the average across the entire development

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Rated with ☐ Rated without ☒

Assessor Name/Number 10194

Assessor Signature

Date 20/06/2023



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
G	DRAFT PART 5	VL	KM	25.11.22
H	DRAFT PART 5	VL	KM	02.12.22
I	PART 5	VL	KM	21.12.22
J	PART 5	BB	KM	28.03.23
K	PART 5	BB	KM	17.04.23
L	PART 5	BB	KM	28.04.23
M	PART 5	BB	KM	23.05.23
N	PART 5	BB	MW	05.06.23
O	PART 5	BB	MW	13.06.23

TREE LEGEND

TREES TO BE REMOVED

TREES TO BE RETAINED

STRUCTURAL ROOT ZONE (SRZ)
- REFER TO ARBORIST REPORT FOR DETAILS

TREE PROTECTION ZONE (TPZ)
- REFER TO ARBORIST REPORT FOR DETAILS

LEVEL LEGEND

EXISTING LEVEL

PROPOSED LEVEL

UNIT TYPE LEGEND

ONE BEDROOM UNIT

TWO BEDROOM UNIT

LANDSCAPE LEGEND

PRIVATE LANDSCAPE AREA

LAWN AREA

COMMON LANDSCAPE AREA

DEEP SOIL ZONE

PARKING

DRIVEWAYS

WALKWAYS

COURTYARD / BALCONY

GENERAL LEGEND

SITE BOUNDARY

SITE SETBACK

BALCONY OVER

EXISTING SYDNEY WATER MAIN

EXISTING SYDNEY WATER SEWER MAIN

EQUIPMENT CLEARANCE

SERVICE RISER

ABBREVIATION LEGEND

AC AC OUTDOOR CONDENSER

AG MAINTENANCE ACCESS GATE

BOL BOLLARD

CB BROOM CUPBOARD

CL LINEN CUPBOARD

COM COMMS CUPBOARD

CLO CLOTHESLINE

D DOOR

W WINDOW

DP DOWNPIPE

GAS INSTANTANEOUS GAS

GTR GUTTER

LVR EXHAUST LOUVER

PIT STORMWATER PIT

POS PRIVATE OPEN SPACE

FIP FIRE INDICATIVE PANEL

PWR POWER CUPBOARD

MIMIC MIMIC PANEL

MP METER PANEL

MSB MAIN SWITCHBOARD

STATUS

PART 5

0m 2 4 6 8 10

NORTH

mode

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Surry Hills NSW 2010
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syd@modedesign.com.au

ABN: 65 112 807 931

CLIENT

LAHC

PROJECT

LALOR PARK SENIOR HOUSING

16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE

SITE PLAN

DRAWN

VL

ISSUE

13/06/2023 10:36:27 AM

PROJECT No

22032

STAGE

C

DRAWING No

AR-0100

REVISION

O

CHECKED

KM

SCALE @ A1

1:100

SCALE @ A3

1:200

Energy Rating

Certificate Number: 0006180114

6.2 stars

single-dwelling rating

multi-unit development (attach listing of ratings)

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Rated with

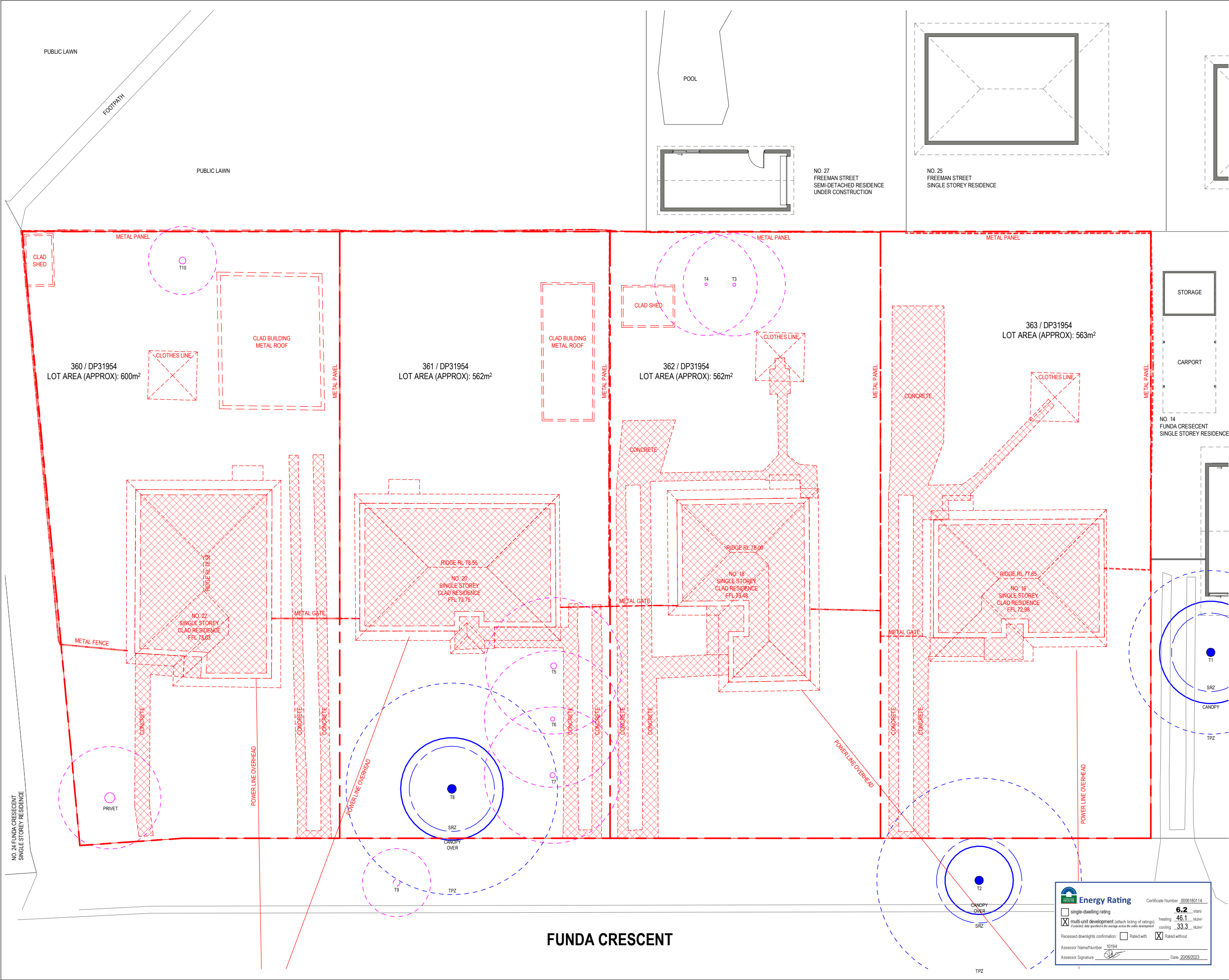
Rated without

Assessor Name/Number: 10194

Assessor Signature: [Signature]

Date: 20/06/2023

FUNDA CRESCENT



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
C	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	MW	05.06.23
K	PART 5	BB	MW	13.06.23

- TREE LEGEND**
- TREES TO BE REMOVED
- TREES TO BE RETAINED
- STRUCTURAL ROOT ZONE (TPZ)
- REFER TO ARBORIST REPORT FOR DETAILS
- TREE PROTECTION ZONE (TPZ)
- REFER TO ARBORIST REPORT FOR DETAILS

- LEVEL LEGEND**
- EXISTING LEVEL
- GENERAL LEGEND**
- EXISTING TO BE DEMOLISHED
- EXISTING FLOOR TO BE DEMOLISHED

STATUS
PART 5

0m12345

NORTH

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Surry Hills NSW 2010
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ABN: 65 112 807 931

CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
DEMOLITION PLAN

DRAWN
Author

ISSUE
13/08/2023 10:37:06 AM

PROJECT No
22032

CHECKED
Checker

SCALE @ A1
1:100

STAGE
C

DRAWING No
AR-0500

REVISION
K

Energy Rating

Certificate Number **0006180114**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specified in the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

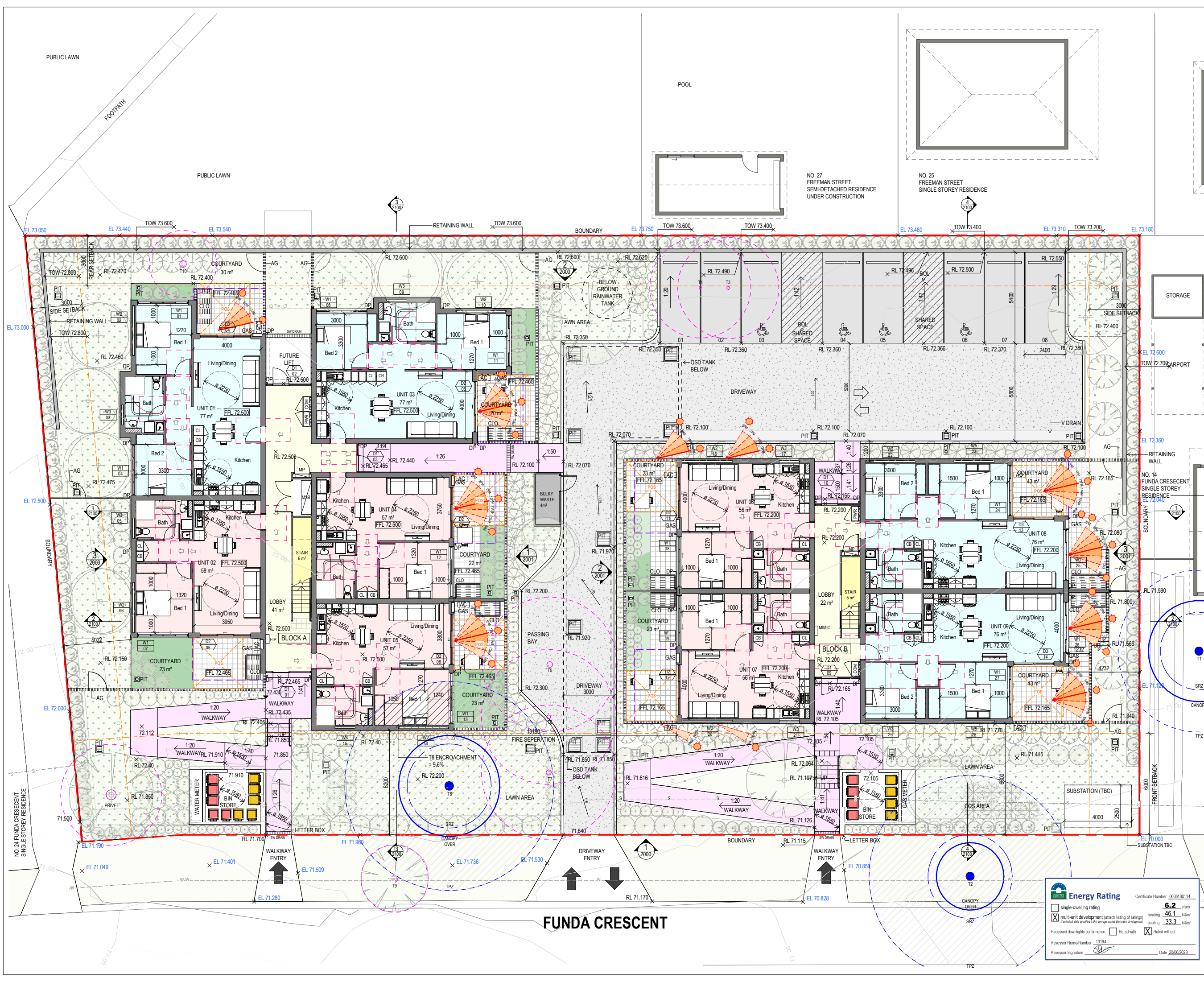
heating **46.1** MJ/m²

cooling **33.3** MJ/m²

Assessor Name/Number **10194**

Assessor Signature

Date **20/06/2023**



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
I	DRAFT PART 5	VL	KM	25.11.22
J	DRAFT PART 5	VL	KM	02.12.22
K	PART 5	VL	KM	21.12.22
L	PART 5	BB	KM	28.03.23
M	PART 5	BB	KM	17.04.23
N	PART 5	BB	KM	28.04.23
O	PART 5	BB	KM	23.05.23
P	PART 5	BB	MW	05.06.23
Q	PART 5	BB	MW	13.06.23

TREE LEGEND

- TREES TO BE REMOVED
- TREES TO BE RETAINED
- STRUCTURAL ROOT ZONE (SRZ) - REFER TO ARBORIST REPORT FOR DETAILS
- TREE PROTECTION ZONE (TPZ) - REFER TO ARBORIST REPORT FOR DETAILS

LEVEL LEGEND

- EXISTING LEVEL
- PROPOSED LEVEL

UNIT TYPE LEGEND

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT

LANDSCAPE LEGEND

- PRIVATE LANDSCAPE AREA
- LAWN AREA
- COMMON LANDSCAPE AREA
- DEEP SOIL ZONE
- PARKING
- DRIVEWAYS
- WALKWAYS
- COURTYARD / BALCONY

GENERAL LEGEND

- SITE BOUNDARY
- SITE SETBACK
- BALCONY OVER
- EXISTING SYDNEY WATER MAIN
- EXISTING SYDNEY WATER SEWER MAIN
- EQUIPMENT CLEARANCE
- SERVICE RISER

ABBREVIATION LEGEND

- AC AC OUTDOOR CONDENSER
- AG MAINTENANCE ACCESS GATE
- BOL BOLLARD
- CB BROOM CUPBOARD
- CL LINEN CUPBOARD
- COM COMMS CUPBOARD
- CLO CLOTHESLINE
- D DOOR
- W WINDOW
- DP DOWNPIPE
- GAS INSTANTANEOUS GAS
- GTR GUTTER
- LVR EXHAUST LOUVER
- PIT STORMWATER PIT
- POS PRIVATE OPEN SPACE
- FIP FIRE INDICATIVE PANEL
- PWR POWER CUPBOARD
- MIMIC MIMIC PANEL
- MP METER PANEL
- MSB MAIN SWITCHBOARD

STATUS

PART 5

SYDNEY

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CLIENT

LAHC

PROJECT

LALOR PARK SENIOR HOUSING

16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - GROUND LEVEL

Energy Rating

Certificate Number: 0006180114

single-dwelling rating: **6.2** stars

multi-unit development (attach listing of ratings): heating **46.1** MJ/m², cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with, ☒ Rated without

Assessor Name/Number: 10194, Date: 20/06/2023

DRAWN

VL

ISSUE

13/06/2023 10:37:38 AM

PROJECT No

22032

STAGE

C

DRAWING No

AR-1000

REVISION

Q

CHECKED

KM

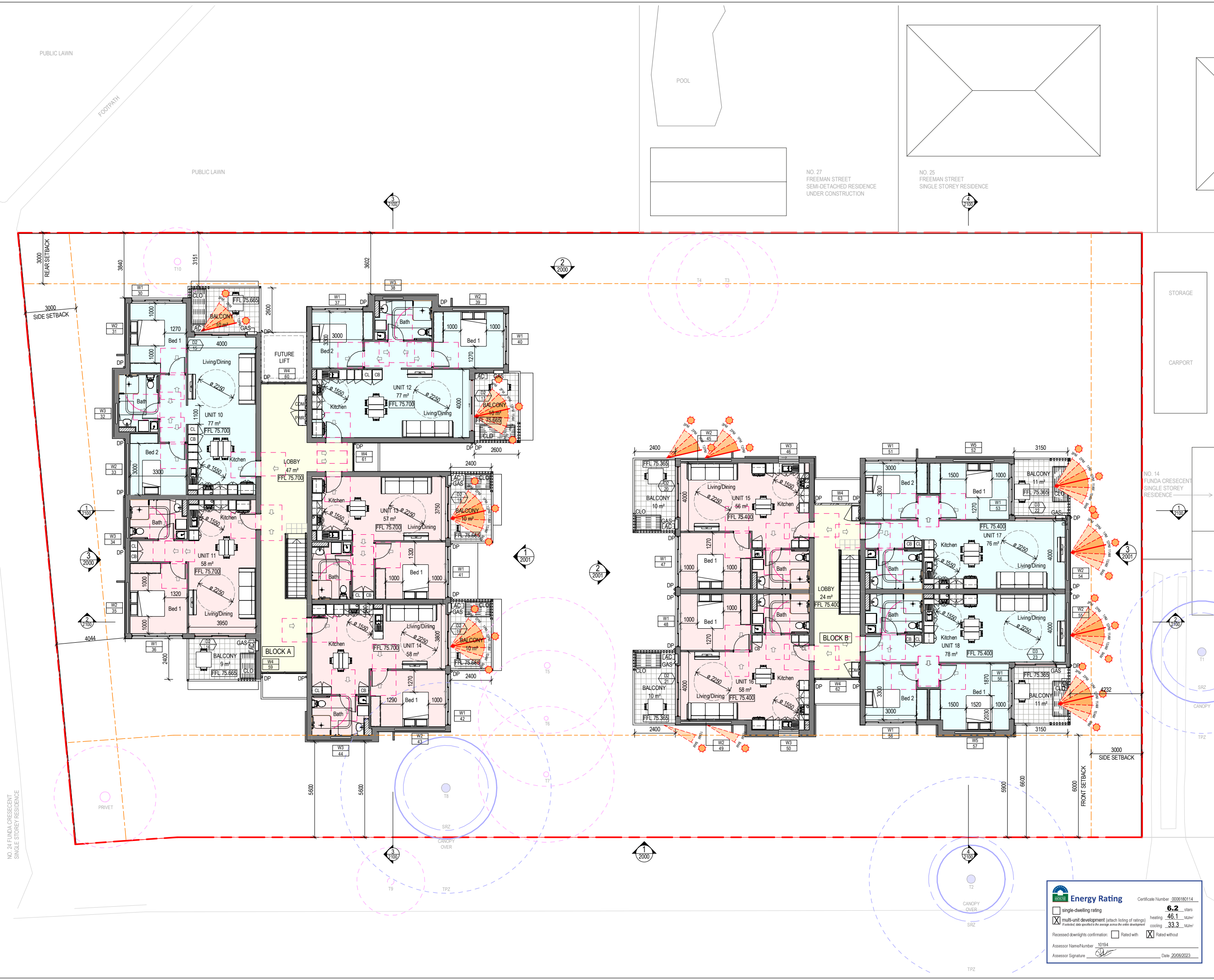
SCALE @ A1

1:100

SCALE @ A3

1:200

FUNDA CRESCENT



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
F	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
G	DRAFT PART 5	VL	KM	17.11.22
H	DRAFT PART 5	VL	KM	25.11.22
I	DRAFT PART 5	VL	KM	02.12.22
J	PART 5	VL	KM	21.12.22
K	PART 5	BB	KM	28.03.23
L	PART 5	BB	KM	17.04.23
M	PART 5	BB	MW	05.06.23
N	PART 5	BB	MW	13.06.23

TREE LEGEND

TREES TO BE REMOVED

TREES TO BE RETAINED

STRUCTURAL ROOT ZONE (SRZ)
- REFER TO ARBORIST REPORT FOR DETAILS

TREE PROTECTION ZONE (TPZ)
- REFER TO ARBORIST REPORT FOR DETAILS

LEVEL LEGEND

EXISTING LEVEL

PROPOSED LEVEL

EL 0.00

RL 0.00

UNIT TYPE LEGEND

ONE BEDROOM UNIT

TWO BEDROOM UNIT

LANDSCAPE LEGEND

PRIVATE LANDSCAPE AREA

LAWN AREA

COMMON LANDSCAPE AREA

DEEP SOIL ZONE

PARKING

DRIVEWAYS

WALKWAYS

COURTYARD / BALCONY

GENERAL LEGEND

SITE BOUNDARY

SITE SETBACK

BALCONY OVER

-W- - - -W- EXISTING SYDNEY WATER MAIN

-S- - - -S- EXISTING SYDNEY WATER SEWER MAIN

EQUIPMENT CLEARANCE

SERVICE RISER

ABBREVIATION LEGEND

AC AC OUTDOOR CONDENSER

AG MAINTENANCE ACCESS GATE

BOL BOLLARD

CB BROOM CUPBOARD

CL LINEN CUPBOARD

COM COMMS CUPBOARD

CLO CLOTHESLINE

D DOOR

W WINDOW

DP DOWNPIPE

GAS INSTANTANEOUS GAS

GTR GUTTER

LVR EXHAUST LOUVER

PIT STORMWATER PIT

POS PRIVATE OPEN SPACE

FIP FIRE INDICATIVE PANEL

PWR POWER CUPBOARD

MMIC MIMIC PANEL

MP METER PANEL

MSB MAIN SWITCHBOARD

STATUS
PART 5

0m 1 2 3 4 5

NORTH

mode SYDNEY
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syd@modedesign.com.au
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CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Loral Park
360, 361, 362 & 363 DP31954
DRAWING TITLE
GENERAL ARRANGEMENT PLAN - FIRST LEVEL

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:38:38 AM	SCALE @ A1 1:100
PROJECT No 22032	SCALE @ A3 1:200
STAGE C	DRAWING No AR-1001
	REVISION N

Energy Rating Certificate Number: 0006180114

single-dwelling rating **6.2** stars

multi-unit development (attach listing of ratings) heating **46.1** MJ/m²

cooling **33.3** MJ/m²

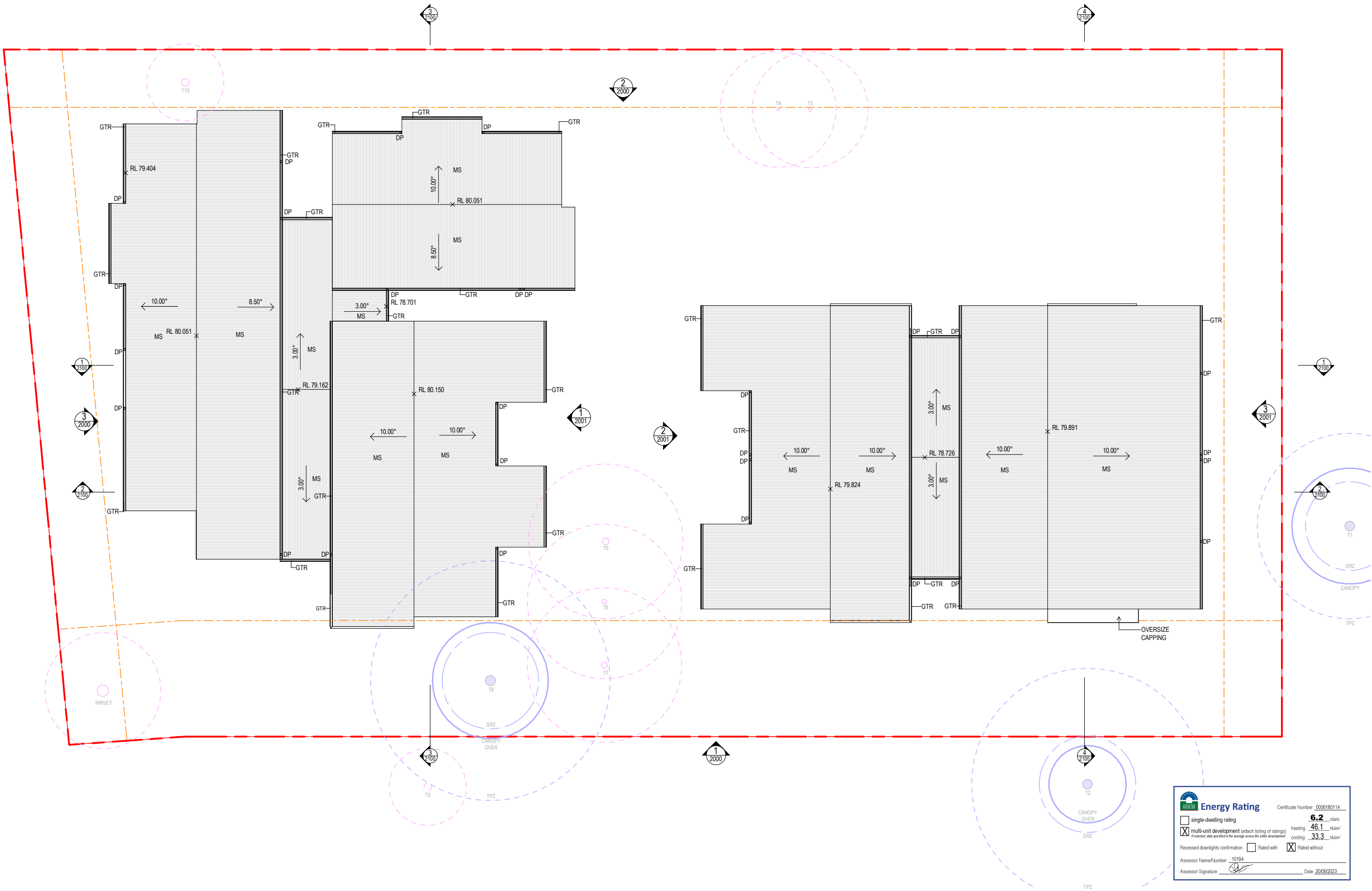
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194 Date: 20/06/2023

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AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
C	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	MW	05.06.23
K	PART 5	BB	MW	13.06.23



STATUS
PART 5

0m12345

NORTH

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ABN: 65 112 807 931

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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - ROOF PLAN

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:39:08 AM	SCALE @ A1 1:100
PROJECT No 22032	SCALE @ A3 1:200
STAGE C	REVISION K
DRAWING No AR-1002	

Energy Rating

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if listed, also specified in the average across the entire development)

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Rated without

Rated with

Assessor Name/Number 10194

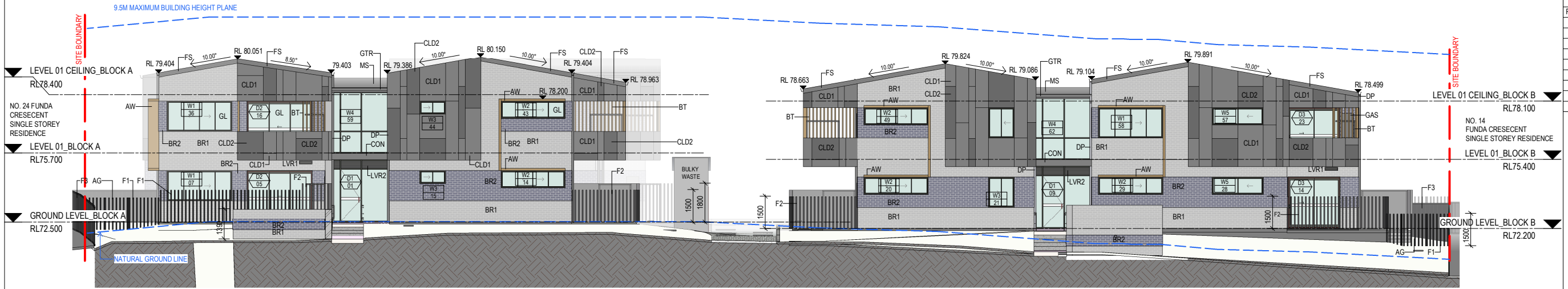
Assessor Signature

Date 20/06/2023

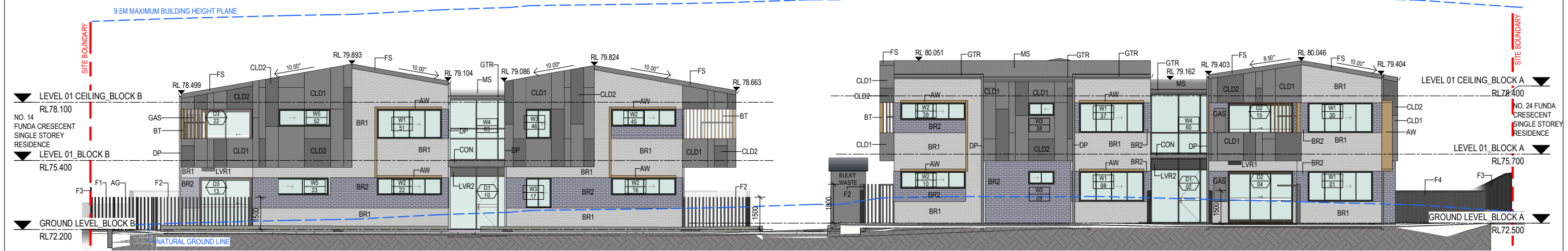
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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	KM	23.05.23
K	PART 5	BB	MW	05.06.23
L	PART 5	BB	MW	13.06.23

LEGEND	
	DOOR NUMBER
	WINDOW NUMBER



1 ELEVATION EAST ELEVATION_BLOCK A & B
Scale: 1 : 100



2 ELEVATION WEST ELEVATION_BLOCK A & B
Scale: 1 : 100

Energy Rating

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if listed, also specified in the energy audit for the entire development)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

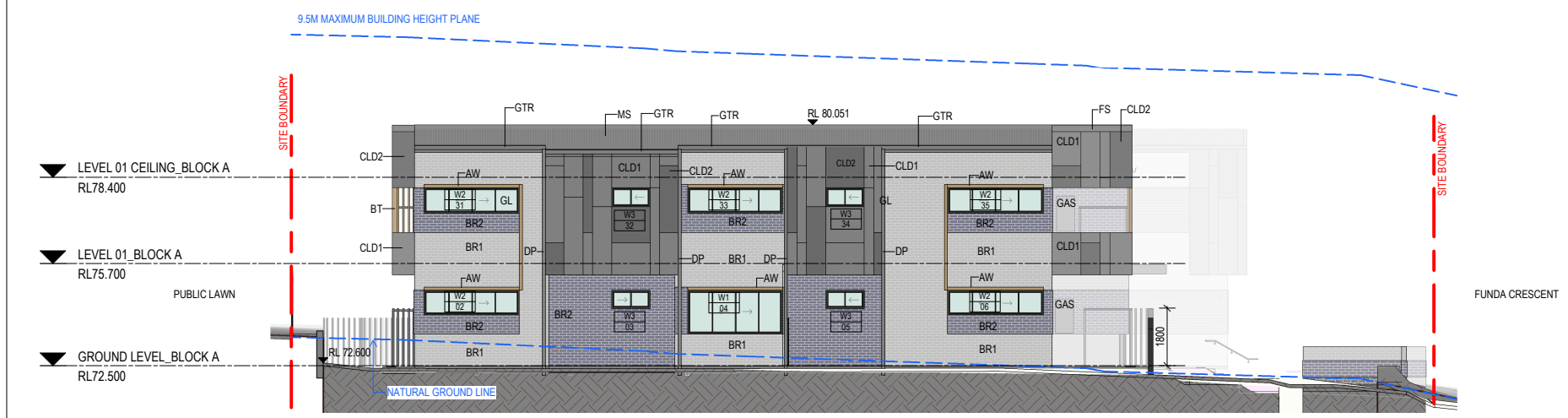
Assessor Name/Number 10194

Assessor Signature Date 20/06/2023

6.2 stars
heating 46.1 MJ/m²
cooling 33.3 MJ/m²

EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
AL		ALUMINIUM POWDERCOATED WINDOWS/DOORS FRAME	COLORBOND MONUMENT
AW		WINDOW AWNINGS	DULUX ELECTRO GOLD PEARL
BR1		FACE BRICK	AUSTRAL METALLIX-TITANIUM
BR2		FACE BRICK	AUSTRAL METALLIX-GUN METAL BLUE
BT		ALUMINIUM BATTERY SCREENS	DULUX ELECTRO GOLD PEARL
CLD1		PREFINISHED FIBRE CEMENT SHEET	CEMENTEL SURROUND - BLUISH BASE
CON		EXPOSED CONCRETE SLAB EDGE	
DP		DOWNPIPE	COLORBOND BASALT
F1		VERTICAL SLAT FENCE	COLORBOND MONUMENT

EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
F2		VERTICAL SLAT FENCE	COLORBOND BASALT
F3		1.8m COLORBOND FENCE	COLORBOND MONUMENT
F4		1.5m COLORBOND FENCE	COLORBOND MONUMENT
FS		FASCIA	COLORBOND BASALT
GL		GLASS WINDOWS AND DOORS	
LVR1		METAL LOUVRE	COLORBOND MONUMENT
LVR2		LOUVRE ABOVE DOOR	COLORBOND MONUMENT
MS		METAL ROOF SHEET	COLORBOND BASALT



3 ELEVATION SOUTH ELEVATION_BLOCK A
Scale: 1 : 100

STATUS
PART 5

0m 1 2 3 4 5

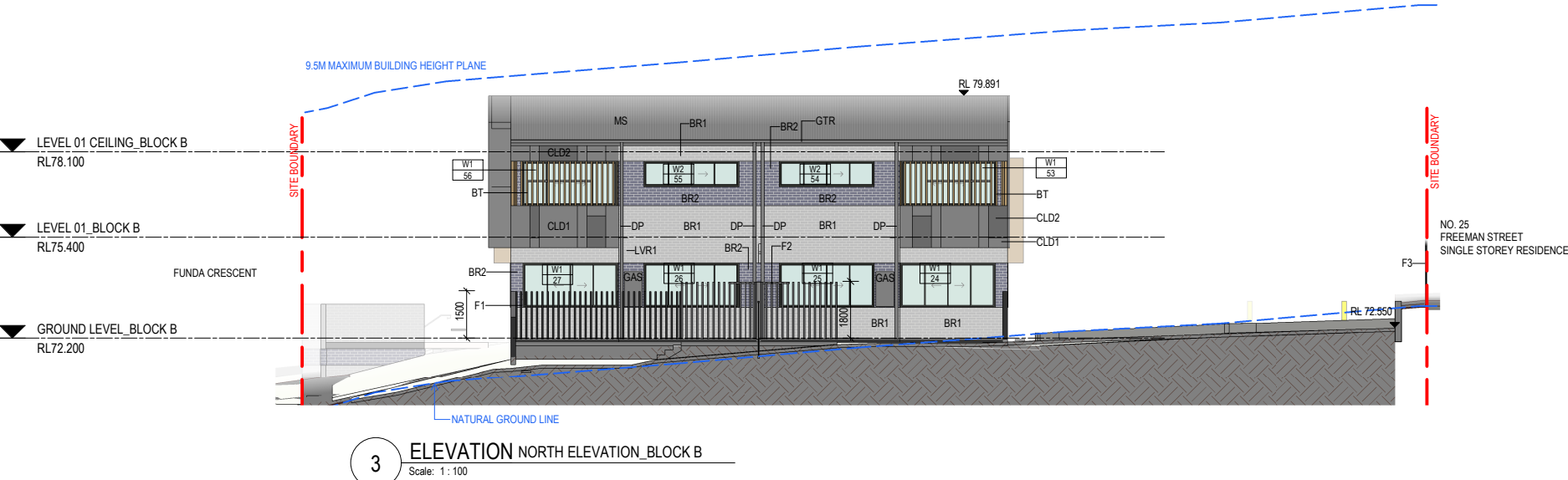
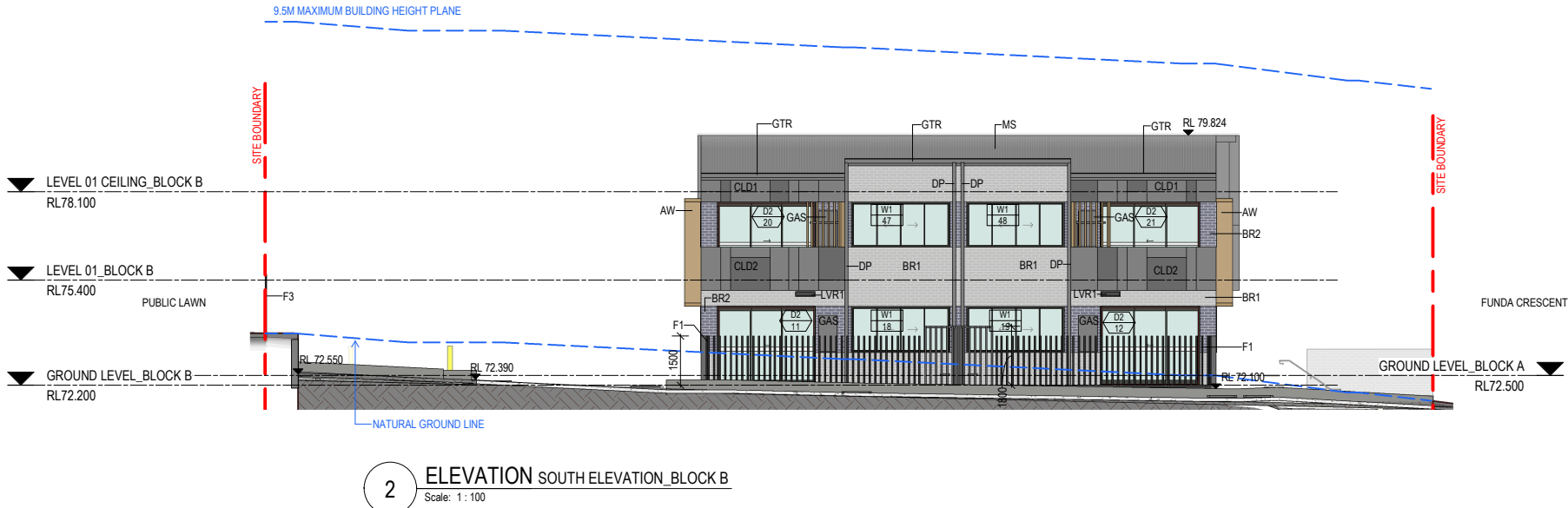
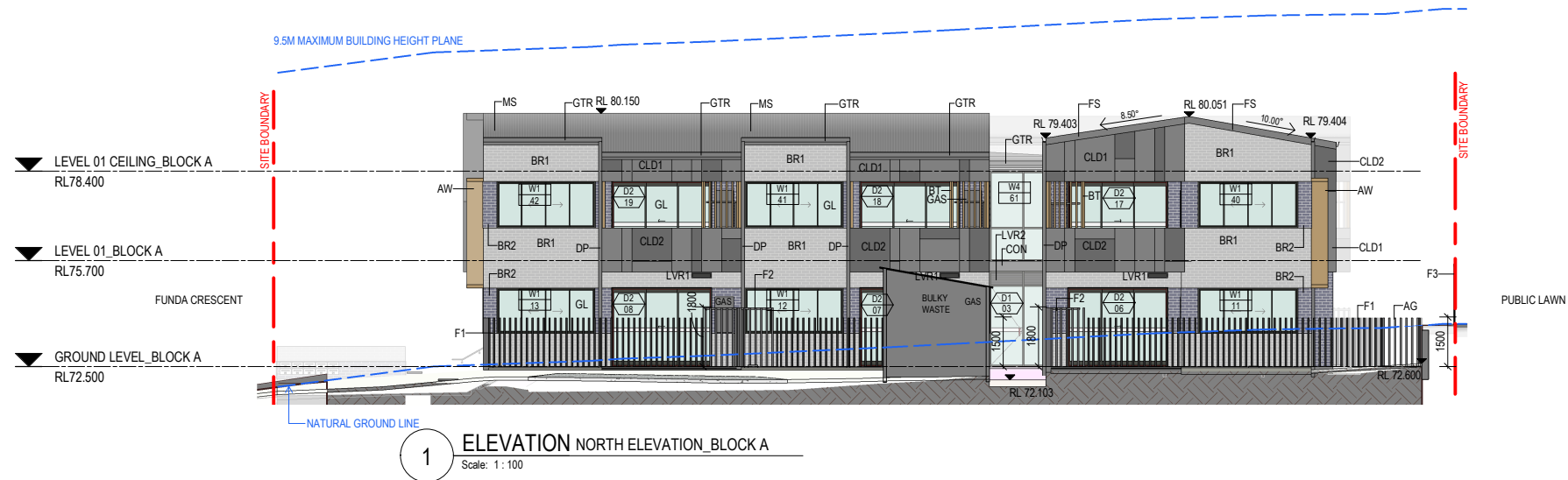
SYDNEY
Level 5, 111-117 Devonshire St
Surry Hills NSW 2010
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syd@modedesign.com.au
ABN: 65 112 807 931

CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Loral Park
360, 361, 362 & 363 DP31954
DRAWING TITLE
ELEVATIONS - SHEET 1

DRAWN
VL
ISSUE
13/06/2023 10:39:23 AM
PROJECT No
22032

CHECKED
KM
SCALE @ A1
1:100
SCALE @ A3
1:200
STAGE
C
DRAWING No
AR-2000
REVISION
L



EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
AL		ALUMINIUM POWDERCOATED WINDOWS/DOORS FRAME	COLORBOND MONUMENT
AW		WINDOW AWNINGS	DULUX ELECTRO GOLD PEARL
BR1		FACE BRICK	AUSTRAL METALLIX - TITANIUM
BR2		FACE BRICK	AUSTRAL METALLIX - GUN METAL BLUE
BT		ALUMINIUM BATTEN SCREENS	DULUX ELECTRO GOLD PEARL
CLD1		PREFINISHED FIBRE CEMEN SHEET	CEMINTEL SURROUND - BLUISH BASE
CON		EXPOSED CONCRETE SLAB EDGE	
DP		DOWNPIPE	COLORBOND BASALT
F1		VERTICAL SLAT FENCE	COLORBOND MONUMENT

EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
F2		VERTICAL SLAT FENCE	COLORBOND BASALT
F3		1.8m COLORBOND FENCE	COLORBOND MONUMENT
F4		1.5m COLORBOND FENCE	COLORBOND MONUMENT
FS		FASCIA	COLORBOND BASALT
GL		GLASS WINDOWS AND DOORS	
LVR1		METAL LOUVRE	COLORBOND MONUMENT
LVR2		LOUVRE ABOVE DOOR	COLORBOND MONUMENT
MS		METAL ROOF SHEET	COLORBOND BASALT

Energy Rating Certificate Number: 0006180114

single-dwelling rating **6.2** stars

heating **46.1** MJ/m²

cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194 Date: 2006/2023

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	KM	23.05.23
K	PART 5	BB	MW	05.06.23
L	PART 5	BB	MW	13.06.23

LENGEND	
	DOOR NUMBER
	WINDOW NUMBER

STATUS
PART 5

0m 1 2 3 4 5

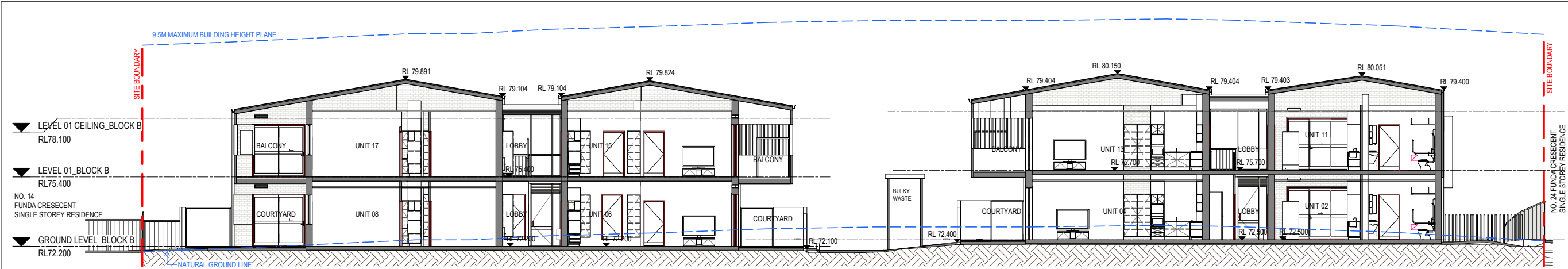
mode SYDNEY Level 5, 111-117 Devonshire St
Surry Hills NSW 2010
T +61 2 8396 9500
syd@modedesign.com.au
ABN: 65 112 807 931

CLIENT
LAHC

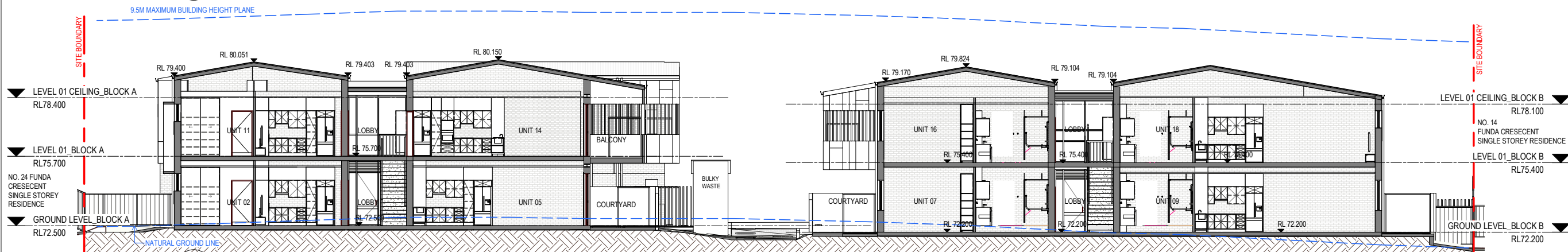
PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
ELEVATIONS - SHEET 2

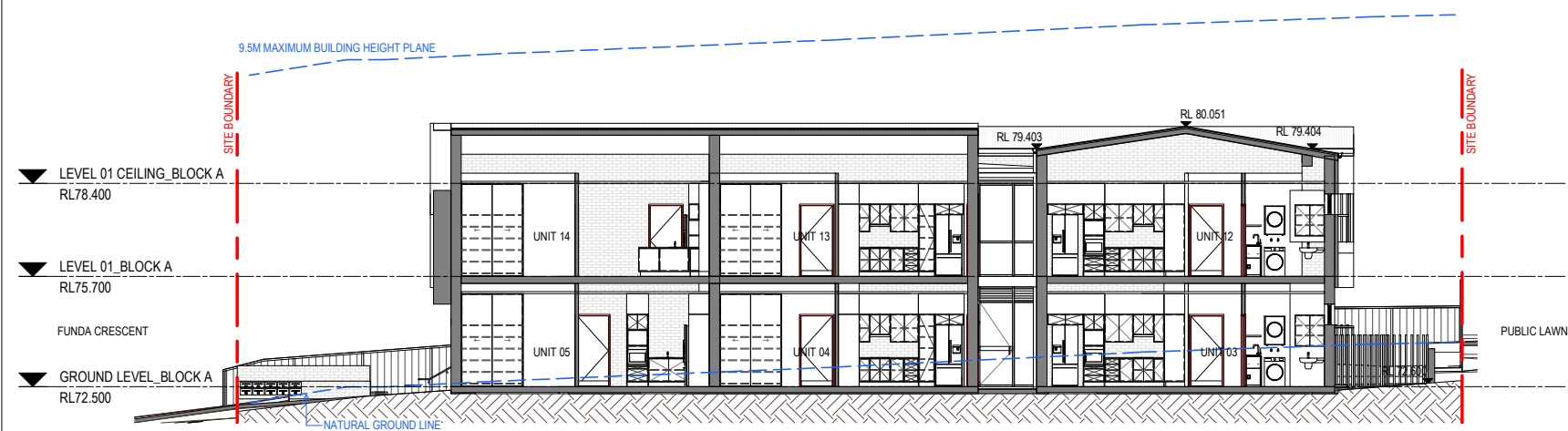
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PROJECT No 22032	STAGE C
DRAWING No AR-2001	REVISION L



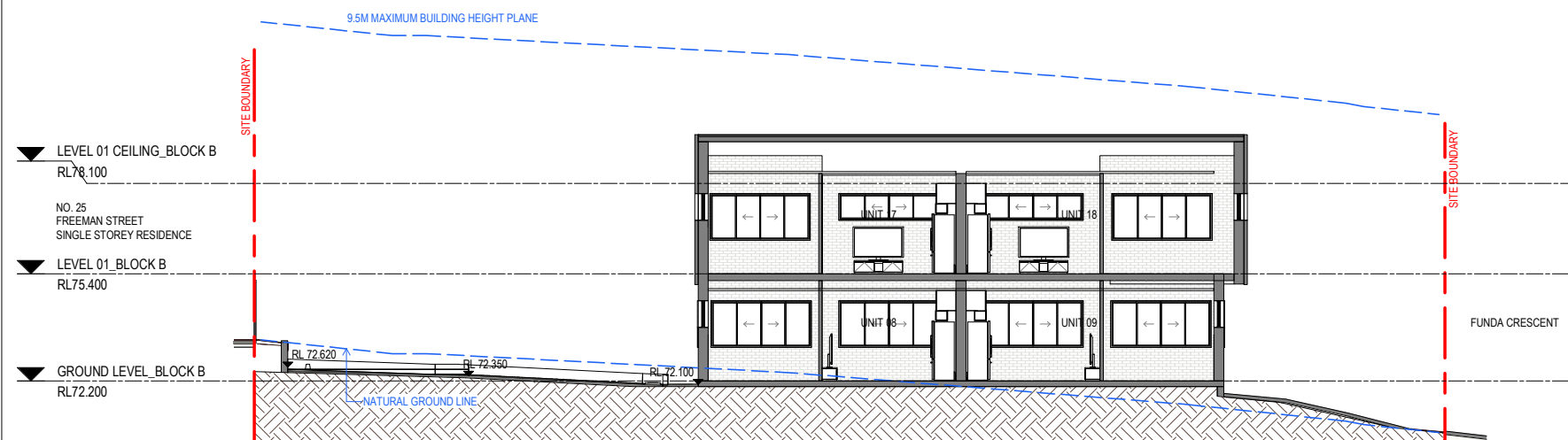
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2 SECTION SECTION 2
Scale: 1 : 100



3 SECTION SECTION 3
Scale: 1 : 100

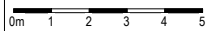


4 SECTION SECTION 4
Scale: 1 : 100

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	KM	23.05.23
K	PART 5	BB	MW	05.06.23
L	PART 5	BB	MW	13.06.23

STATUS
PART 5



mode SYDNEY
Level 5, 111-117 Devonshire St
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syd@modedesign.com.au
ABN: 65 112 807 931

CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Loral Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SECTIONS

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:40:37 AM	SCALE @ A1 1:100
PROJECT No 22032	SCALE @ A3 1:200
STAGE C	DRAWING No AR-2100
	REVISION L

Energy Rating Certificate Number: 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
heating 46.1 MJ/m²
cooling 33.3 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194
Assessor Signature: [Signature] Date: 20/06/2023

DOOR SCHEDULE_GLAZED DOORS					
TYPE	NO.	OPERATION	DIMENSIONS		COMMENTS
			HEIGHT	WIDTH	
GROUND LEVEL_BLOCK B					
D1	09	SW	2400	950	
D1	10	SW	2400	950	
D2	11	SL	2400	3000	
D2	12	SL	2400	3000	
D3	13	SL	2400	2400	
D3	14	SL	2400	2400	
GROUND LEVEL_BLOCK A					
D1	01	SW	2400	950	
D1	02	SW	2400	950	
D1	03	SW	2400	950	
D2	04	SL	2400	3000	
D2	05	SL	2400	3000	
D2	06	SL	2400	3000	
D2	07	SL	2400	3000	
D2	08	SL	2400	3000	
LEVEL 01_BLOCK B					
D2	20	SL	2400	3000	
D2	21	SL	2400	3000	
D3	22	SL	2400	2400	
D3	23	SL	2400	2400	
LEVEL 01_BLOCK A					
D2	15	SL	2400	3000	
D2	16	SL	2400	3000	
D2	17	SL	2400	3000	
D2	18	SL	2400	3000	
D2	19	SL	2400	3000	

WINDOW SCHEDULE					
TYPE	NO.	DIMENSIONS		SILL HEIGHT	COMMENTS
		WIDTH	HEIGHT		
GROUND LEVEL_BLOCK B					
W2	16	3000	800	1600	
W3	17	1200	1400	1000	
W1	18	3000	1400	1000	
W1	19	3000	1400	1000	
W2	20	3000	800	1600	
W3	21	1200	1400	1000	
W2	22	3000	800	1600	
W5	23	2400	800	1600	
W1	24	3000	1400	1000	
W1	25	3000	1400	1000	
W1	26	3000	1400	1000	
W1	27	3000	1400	1000	
W5	28	2400	800	1600	
W2	29	3000	800	1600	
GROUND LEVEL_BLOCK A					
W1	01	3000	1400	1000	
W2	02	3000	800	1600	
W3	03	1200	600	1800	TRANSLUCENT GLASS
W1	04	3000	1400	1000	
W3	05	1200	600	1800	TRANSLUCENT GLASS
W2	06	3000	800	1600	
W1	07	3000	1400	1000	
W1	08	3000	1400	1000	
W3	09	1200	600	1800	TRANSLUCENT GLASS
W2	10	3000	800	1600	
W1	11	3000	1400	1000	
W1	12	3000	1400	1000	
W1	13	3000	1400	1000	
W2	14	3000	800	1600	
W3	15	1200	600	1800	TRANSLUCENT GLASS
LEVEL 01_BLOCK B					
W2	45	3000	800	1600	
W3	46	1200	1400	1000	
W1	47	3000	1400	1000	
W1	48	3000	1400	1000	
W2	49	3000	800	1600	
W3	50	1200	1400	1000	
W1	51	3000	1400	1000	
W5	52	2400	800	1600	
W1	53	3000	1400	1000	
W2	54	3000	800	1600	
W2	55	3000	800	1600	
W1	56	3000	1400	1000	
W5	57	2400	800	1600	
W1	58	3000	1400	1000	
LEVEL 01_BLOCK A					
W1	30	3000	1400	1000	
W2	31	3000	800	1600	
W3	32	1200	600	1800	TRANSLUCENT GLASS
W2	33	3000	800	1600	
W3	34	1200	600	1800	TRANSLUCENT GLASS
W2	35	3000	800	1600	
W1	36	3000	1400	1000	
W1	37	3000	1400	1000	
W3	38	1200	600	1800	TRANSLUCENT GLASS
W2	39	3000	800	1600	
W1	40	3000	1400	1000	
W1	41	3000	1400	1000	
W1	42	3000	1400	1000	
W2	43	3000	800	1600	
W3	44	1200	600	1800	TRANSLUCENT GLASS

TYPE	NO.	WIDTH	HEIGHT	SILL HEIGHT	TRANSOM HEIGHT	COMMENTS
LEVEL 01_BLOCK A						
W4	59	2700	2700	0	1000	OPERABLE WITH 125MM RESTRICTER
W4	60	2700	3000	0	1000	OPERABLE WITH 125MM RESTRICTER
W4	61	1700	2700	0	1000	OPERABLE WITH 125MM RESTRICTER
LEVEL 01_BLOCK B						
W4	62	2700	2700	0	1000	OPERABLE WITH 125MM RESTRICTER
W4	63	2700	3000	0	1000	OPERABLE WITH 125MM RESTRICTER

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
C	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	MW	05.06.23
K	PART 5	BB	MW	13.06.23

- DOOR NOTES (AU)**
- DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH DOOR HARDWARE SCHEDULE.
 - WHERE REQUIRED, SEALS ARE TO BE CONTINUOUS.
 - COORDINATE CLOSERS AND LATCHES TO SUIT.
 - REFER TO GA PLANS AND ELEVATIONS FOR DOOR HANDING AND SLIDING DIRECTION
 - VISUAL INDICATORS ON GLAZING TO COMPLY WITH AS1428.1.
 - ALL GLASS SELECTED AND INSTALLED TO AS1288.
 - SAFETY GLASS WHERE REQUIRED.
 - GRILLES TO MECHANICAL ENGINEER'S DOCUMENTS.
 - DROP BOLTS TO ALL NON-LOCKING LEAFS OF DOUBLE DOORS UNLESS NOTED OTHERWISE.

DOOR OPERATION	
B BIFOLDING	
C CAVITY SLIDING	
F FACE SLIDING	
G GRILLE (COLLAPSING)	
H HINGED (SIDE)	
O OVERHEAD (SECTIONAL)	
M MULTI-FOLDING (CONCERTINA)	
P PIVOT	
R ROLL-UP (SHUTTER/ GRILLE)	
S SLIDING STACKING	
T TILT PANEL (OVERHEAD)	
W WALL, OPERABLE	
X OPENING ONLY	

- DOORS ABBREVIATIONS**
- PANEL TYPE**
- SC SOLID CORE
 - HC HOLLOW CORE
 - TF TIMBER FRAMED GLASS
 - TFT TIMBER FRAMED GLASS WITH TRANSOM
 - AF ALUMINIUM FRAMED GLASS
 - AFT ALUMINIUM FRAMED GLASS WITH TRANSOM
 - LV LOUVRE
 - FSR FRAMELESS GLASS WITH RAILS
 - RS ROLLER SHUTTER
 - SD SMOKE DOOR
 - FD FIRE DOOR
- FRAME TYPE**
- MF METAL FRAME
 - TF TIMBER FRAME
 - AF ALUMINIUM FRAME
 - RSF ROLLER SHUTTER FRAME
 - SOF SECTIONAL OVERHEAD FRAME
- FINISHES**
- AN ANODISED ALUMINIUM - CLEAR
 - GL FRAMELESS GLASS
 - PT PAINT
 - PC POWDERCOAT
- HARDWARE SETS**
- ENS ENTRY SET
 - EKS EXIT SET
 - PRS PRIVACY SET
 - PSS PASSAGE SET
 - PTS PATIO SET
- FROM ELEVATIONS**
- VP VISION PANEL
 - GR GRILLE
 - KP KICK PLATE

STATUS
DRAFT PART 5



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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
DOOR & WINDOW SCHEDULES

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:41:06 AM	SCALE @ A1 1 : 200
PROJECT No 22032	STAGE C
DRAWING No AR- 4100	REVISION K

Energy Rating

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specified in the average across the entire development

6.2 stars

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023



FUNDA CRESCENT PERSPECTIVE

**Energy Rating**

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specified in the average across the entire development

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DRAFT PART 5	VL	KM	25.11.22
B	DRAFT PART 5	VL	KM	02.12.22
C	PART 5	VL	KM	21.12.22
D	PART 5	BB	KM	28.03.23
E	PART 5	BB	KM	17.04.23
F	PART 5	BB	MW	05.06.23
G	PART 5	BB	MW	13.06.23

STATUS
PART 5



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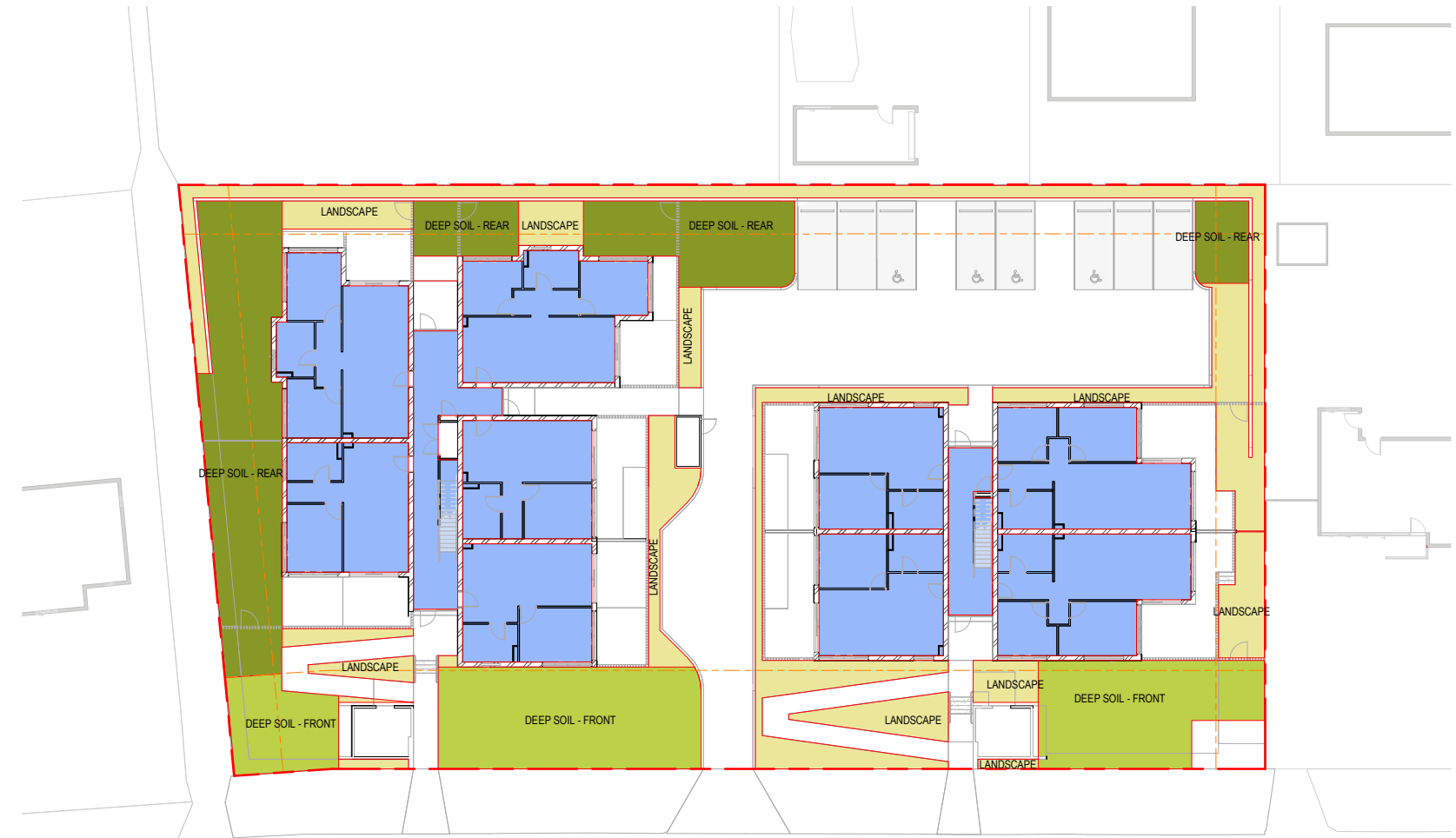
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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE PHOTOMONTAGE			
DRAWN VL	CHECKED KM		
ISSUE 13/06/2023 10:41:12 AM	SCALE @ A1 NTS	SCALE @ A3 NTS	
PROJECT No 22032	STAGE C	DRAWING No AR- 8000	REVISION G

FSR CALCULATION		
Image	Name	Area
	BLOCK A - FIRST LEVEL	374 m²
	BLOCK A - GROUND LEVEL	373 m²
	BLOCK B - FIRST LEVEL	290 m²
	BLOCK B - GROUND LEVEL	291 m²
Grand total		1328 m²

LANDSCAPE CALCULATION		
Image	Name	Area
	DEEP SOIL - FRONT	212 m²
	DEEP SOIL - REAR	220 m²
	LANDSCAPE	286 m²
Grand total		719 m²



1 **PLAN AREA PLAN - GROUND LEVEL**
Scale: 1 : 200



2 **PLAN AREA PLAN - FIRST LEVEL**
Scale: 1 : 200

**Energy Rating**

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specified in the average across the entire development

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Rated with ☐ Rated without ☒

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DRAFT PART 5	VL	KM	02.12.22
B	PART 5	VL	KM	21.12.22
C	PART 5	BB	KM	28.03.23
D	PART 5	BB	KM	17.04.23
E	PART 5	BB	MW	05.06.23
F	PART 5	BB	MW	13.06.23

STATUS
PART 5

0m 2 4 6 8 10

NORTH

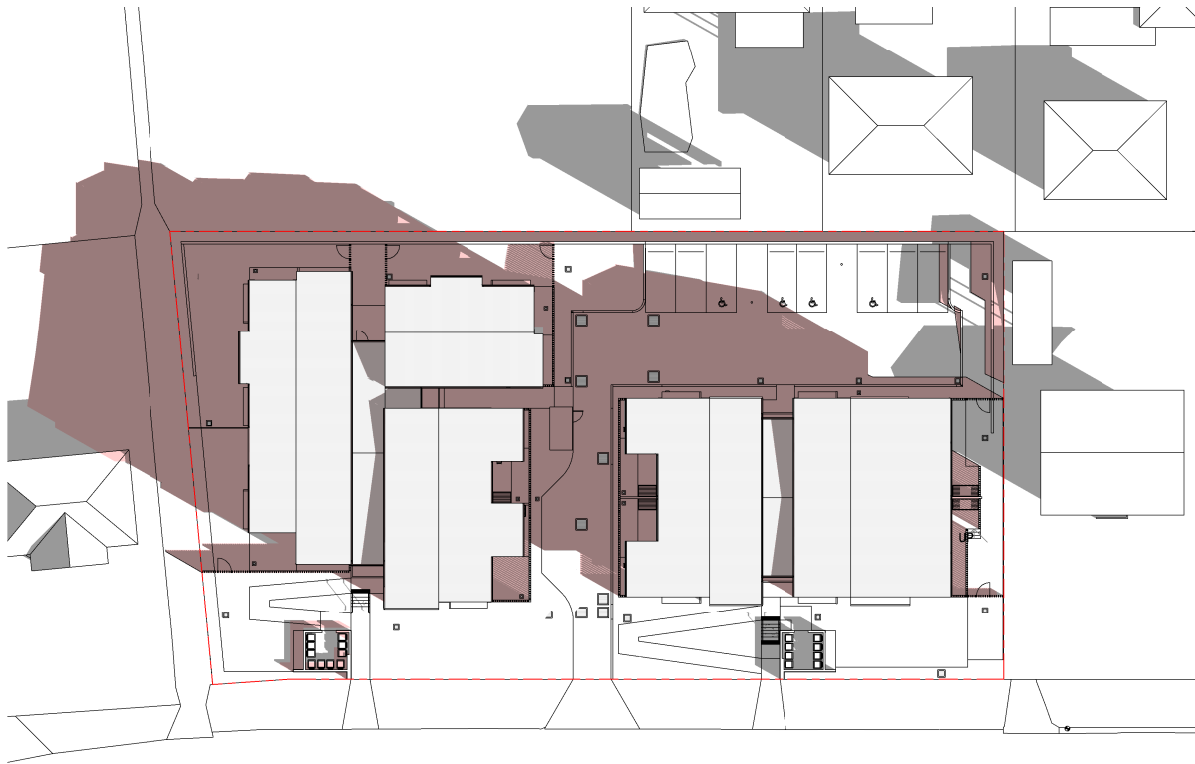

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PROJECT
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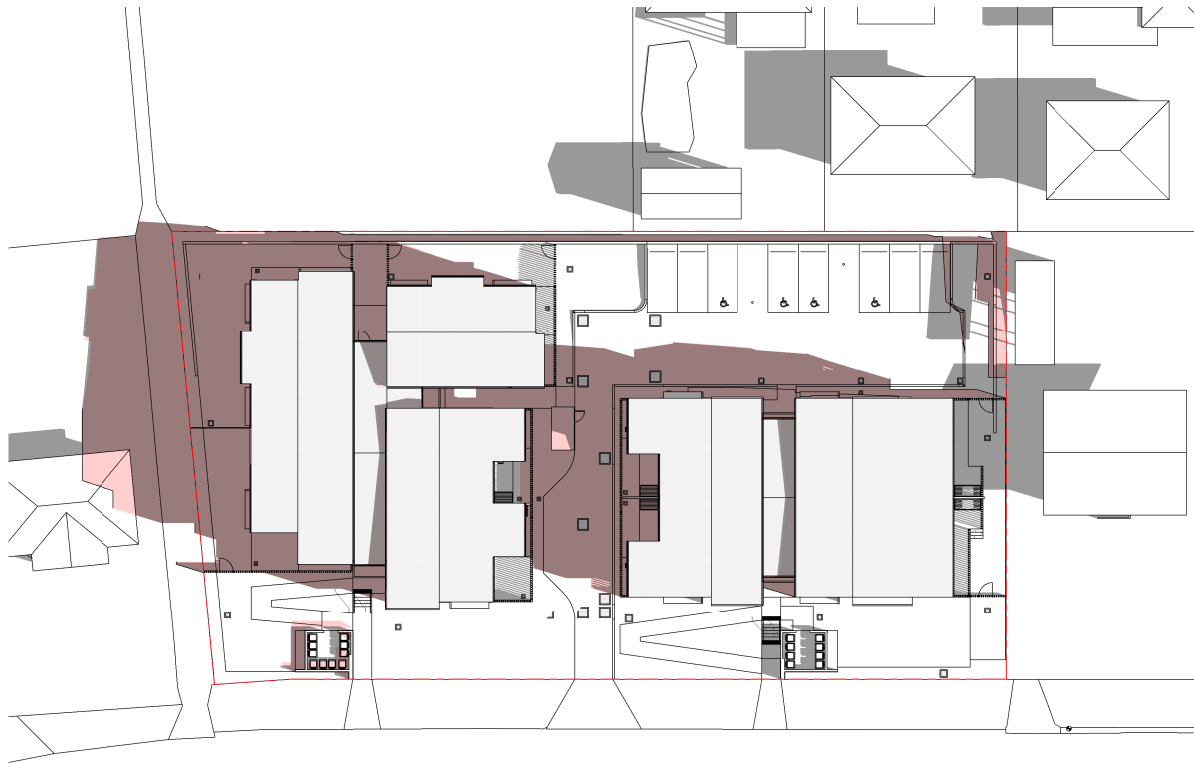
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AREA PLAN

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PROJECT No 22032	STAGE C	DRAWING No AR- 8050	REVISION F

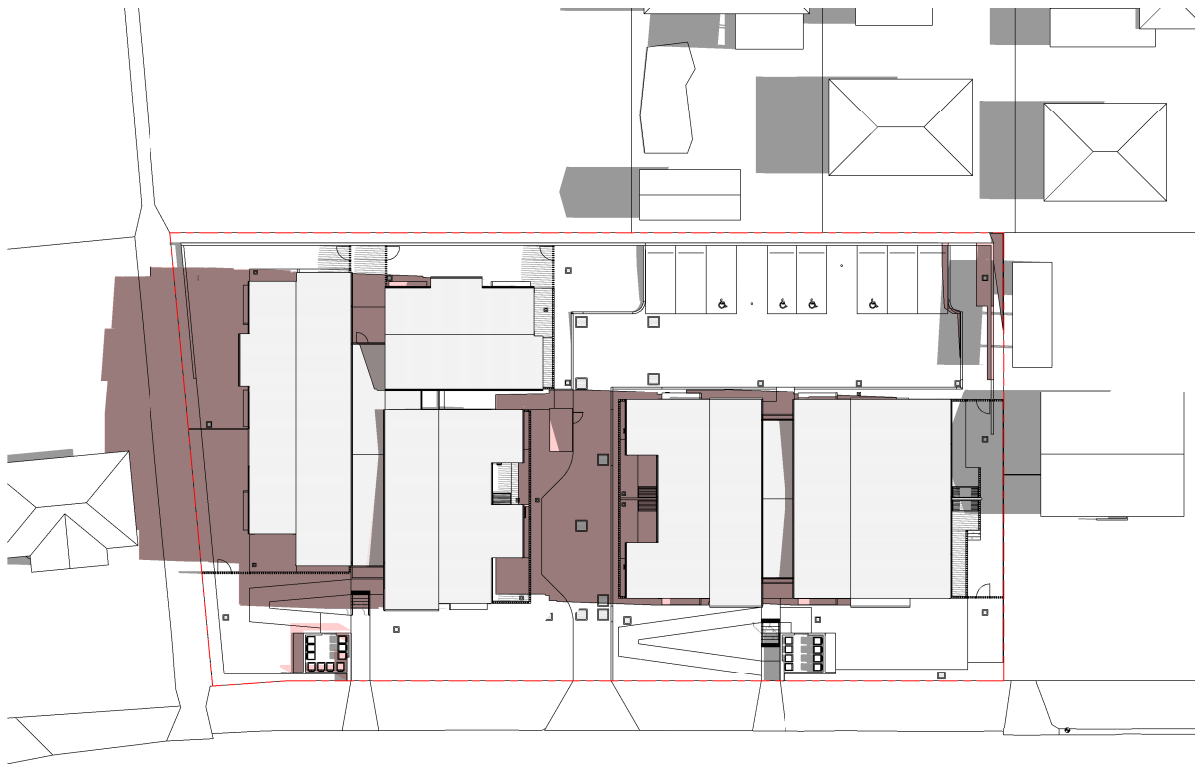


FUNDA CRESCENT

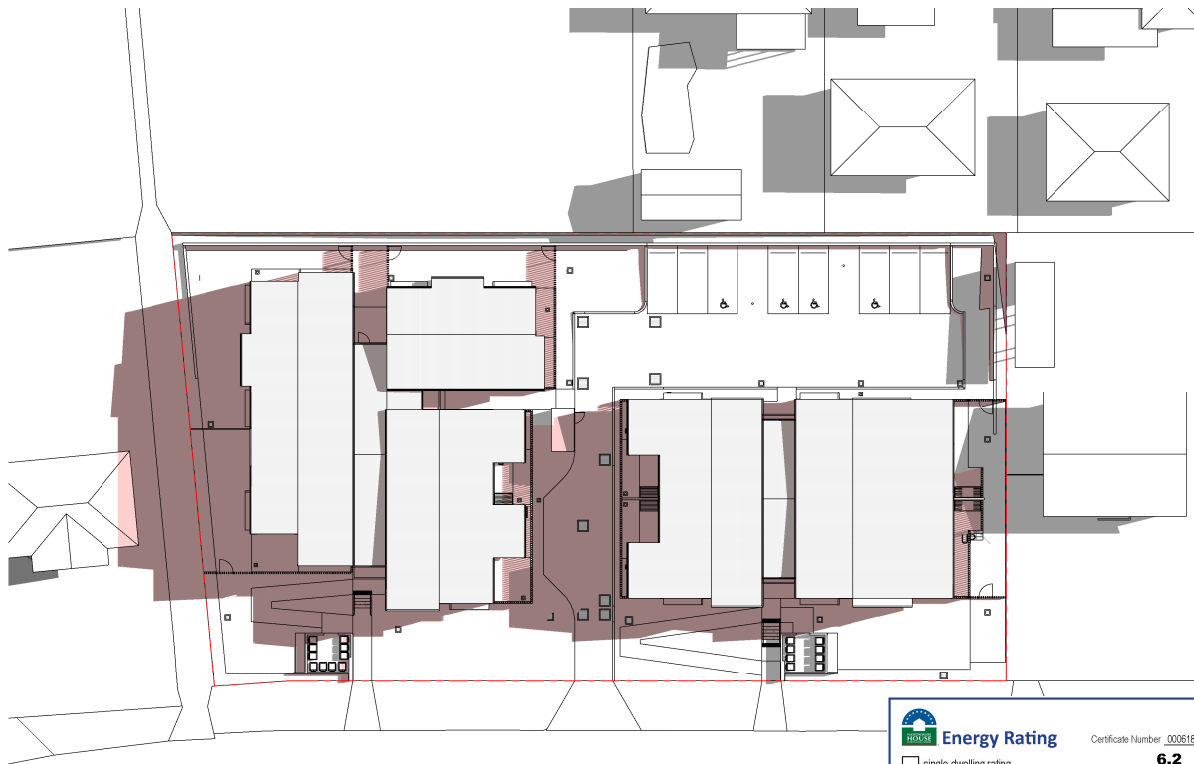
1 PLAN SOLAR DIAGRAM - 21ST JUNE 9AM
Scale: 1 : 300



2 PLAN SOLAR DIAGRAM - 21ST JUNE 10AM
Scale: 1 : 300



3 PLAN SOLAR DIAGRAM - 21ST JUNE 11AM
Scale: 1 : 300



4 PLAN SOLAR DIAGRAM - 21ST JUNE 12PM
Scale: 1 : 300

FUNDA CRESCENT

Energy Rating Certificate Number: 0006180114

☐ single-dwelling rating **6.2** stars

☒ multi-unit development (attach listing of ratings)

heating **46.1** MJ/m²

cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194

Assessor Signature: [Signature] Date: 20/06/2023

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
C	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
D	DRAFT PART 5	VL	KM	17.11.22
E	DRAFT PART 5	VL	KM	25.11.22
F	DRAFT PART 5	VL	KM	02.12.22
G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23
I	PART 5	BB	KM	17.04.23
J	PART 5	BB	MW	05.06.23
K	PART 5	BB	MW	13.06.23

LEGEND

- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

STATUS
PART 5



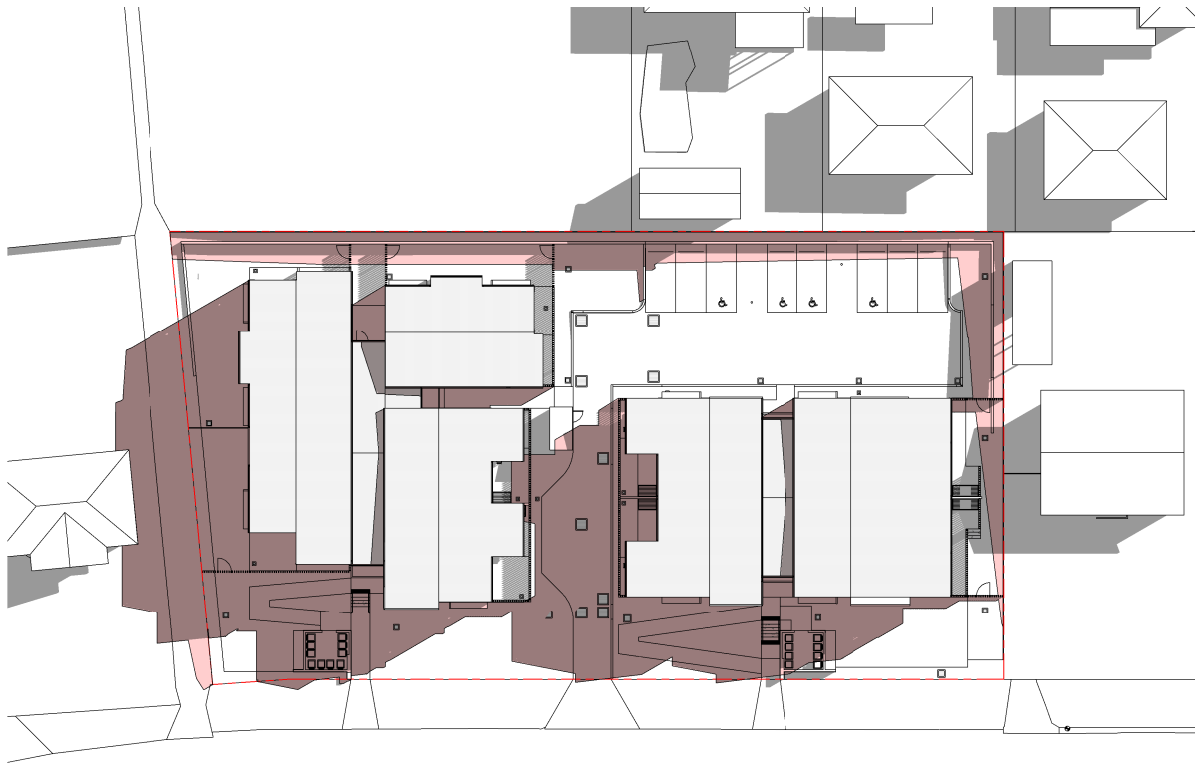
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ABN: 65 112 807 931

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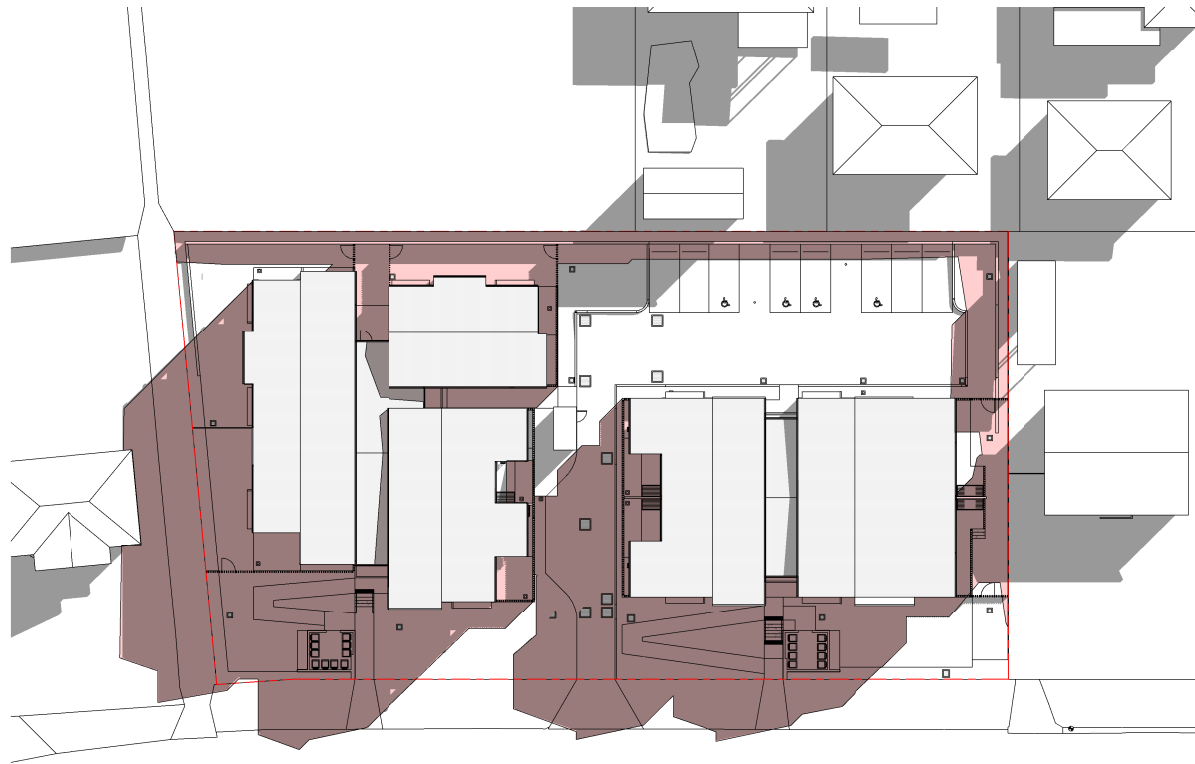
PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SOLAR ANALYSIS

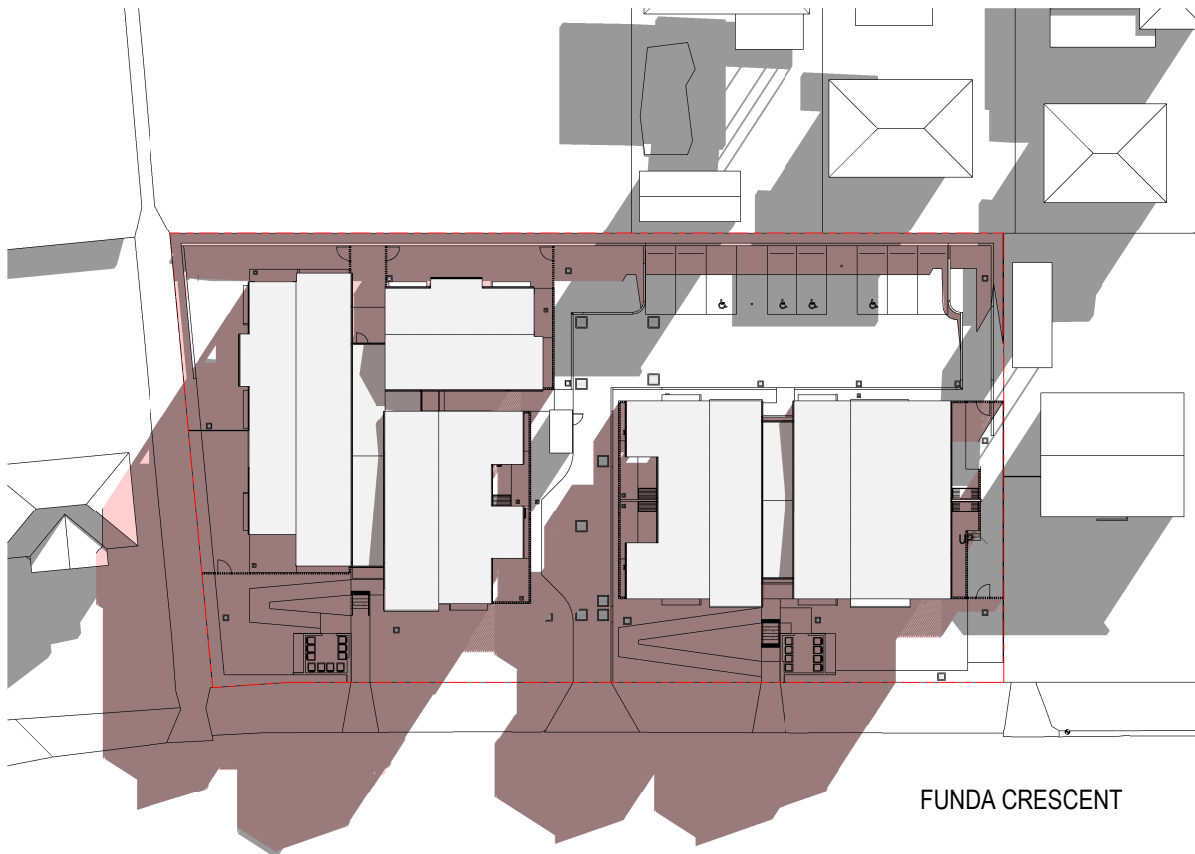
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PROJECT No 22032	SCALE @ A3 NTS
STAGE C	REVISION K
DRAWING No AR-8100	



1 PLAN SOLAR DIAGRAM - 21ST JUNE 1PM
Scale: 1 : 300



2 PLAN SOLAR DIAGRAM - 21ST JUNE 2PM
Scale: 1 : 300



FUNDA CRESCENT

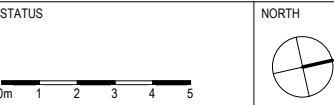
3 PLAN SOLAR DIAGRAM - 21ST JUNE 3PM
Scale: 1 : 300

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PART 5	BB	KM	17.04.23
B	PART 5	BB	MW	05.06.23
C	PART 5	BB	MW	13.06.23

LEGEND

- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SOLAR ANALYSIS

Energy Rating Certificate Number 0006180114

☐ single-dwelling rating **6.2** stars

☒ multi-unit development (attach listing of ratings)
heating **46.1** MJ/m²
cooling **33.3** MJ/m²

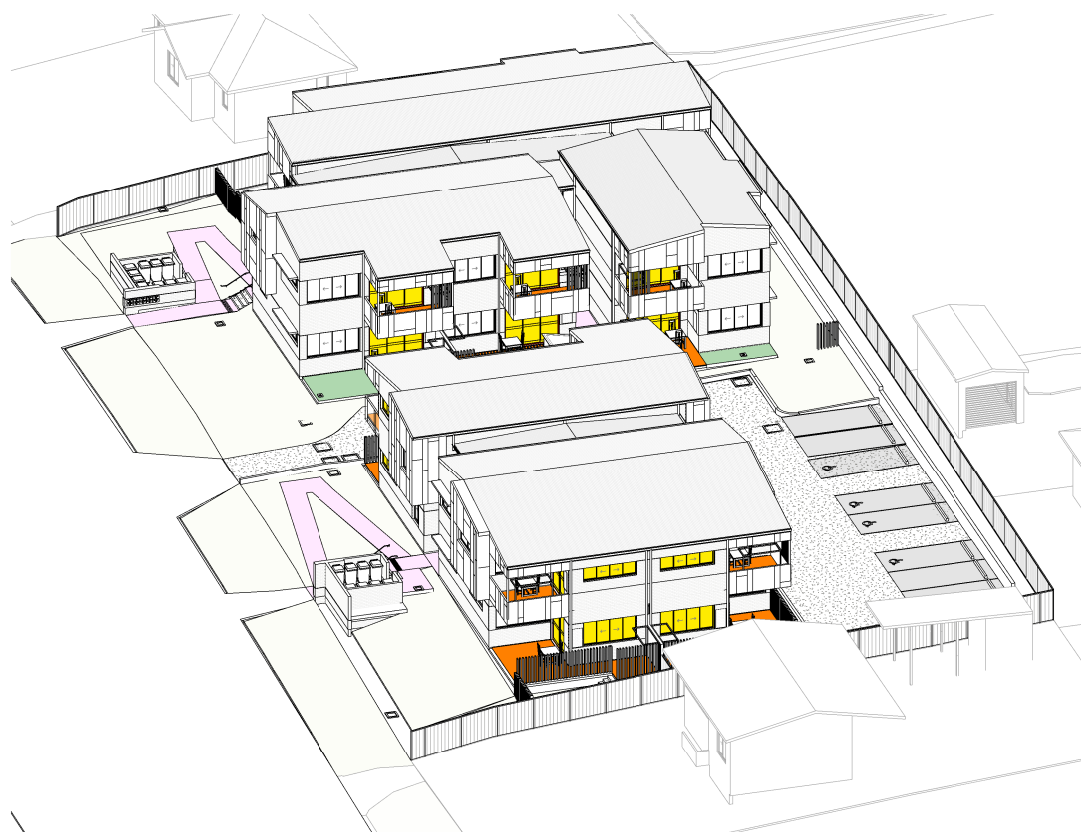
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194 Date 20/06/2023

DRAWN Author	CHECKED Checker
ISSUE 13/06/2023 10:42:39 AM As indicated	SCALE @ A1 As indicated SCALE @ A3 1 : 200
PROJECT No 22032	STAGE C
DRAWING No AR-8101	REVISION C



1 3D VIEW VIEW FROM SUN ANGLE - 9AM
Scale: NTS



2 3D VIEW VIEW FROM SUN ANGLE - 10AM
Scale: NTS



3 3D VIEW VIEW FROM SUN ANGLE - 11AM
Scale: NTS



4 3D VIEW VIEW FROM SUN ANGLE - 12PM
Scale: NTS

SOLAR ACCESS - GROUND FLOOR																		
UNIT NO.	UNIT 01		UNIT 02		UNIT 03		UNIT 04		UNIT 05		UNIT 06		UNIT 07		UNIT 08		UNIT 09	
	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9AM - 10AM																		
10AM - 11AM																		
11AM - 12PM																		
12PM - 1PM																		
1PM - 2PM																		
2PM - 3PM																		

SOLAR ACCESS - FIRST FLOOR																		
UNIT NO.	UNIT 10		UNIT 11		UNIT 12		UNIT 13		UNIT 14		UNIT 15		UNIT 16		UNIT 17		UNIT 18	
	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9AM - 10AM																		
10AM - 11AM																		
11AM - 12PM																		
12PM - 1PM																		
1PM - 2PM																		
2PM - 3PM																		

Energy Rating

Certificate Number 0006180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if published data provided for the average across the entire development)

heating 46.1 MJ/m²

cooling 33.3 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/09/2023

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
B	DRAFT PART 5	VL	KM	17.11.22
C	DRAFT PART 5	VL	KM	25.11.22
D	DRAFT PART 5	VL	KM	02.12.22
E	PART 5	VL	KM	21.12.22
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G	PART 5	BB	KM	17.04.23
H	PART 5	BB	MW	05.06.23
I	PART 5	BB	MW	13.06.23

STATUS
PART 5

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PROJECT
LALOR PARK SENIOR
HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SOLAR STUDY - SHEET 1

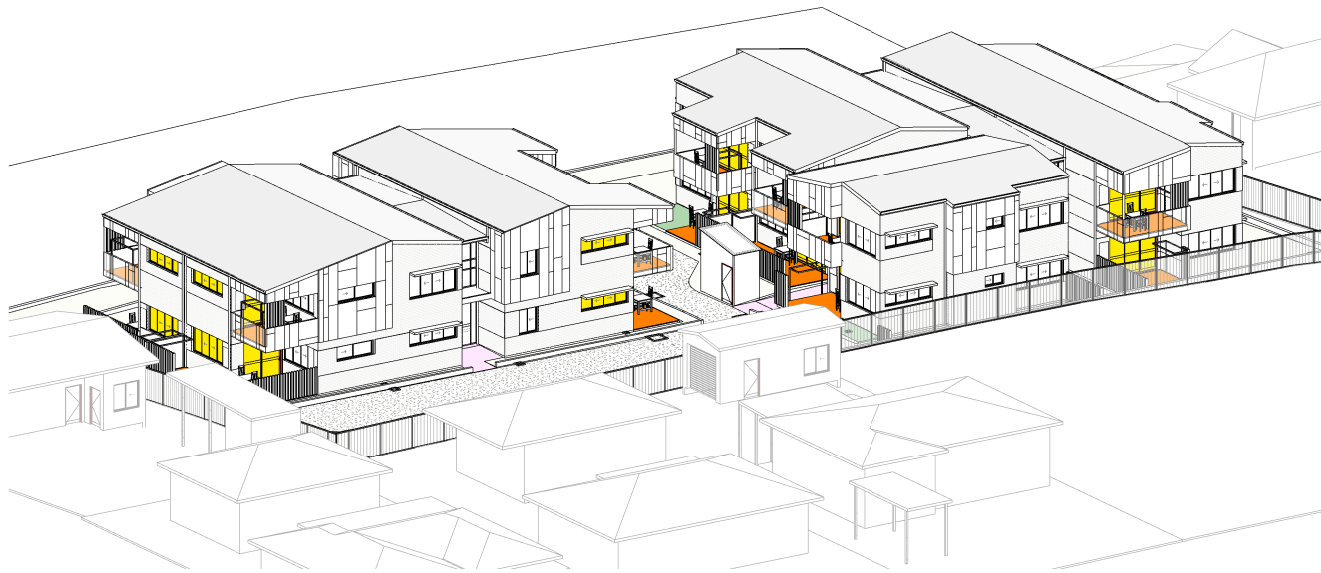
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ISSUE 13/06/2023 10:43:23 AM	SCALE @ A1 NTS
PROJECT No 22032	STAGE C
DRAWING No AR-8200	REVISION I



1 3D VIEW VIEW FROM SUN ANGLE - 1PM
Scale: NTS



2 3D VIEW VIEW FROM SUN ANGLE - 2PM
Scale: NTS



3 3D VIEW VIEW FROM SUN ANGLE - 3PM
Scale: NTS

SOLAR ACCESS - GROUND FLOOR																
UNIT NO.	UNIT 01		UNIT 02		UNIT 03		UNIT 04		UNIT 05		UNIT 06		UNIT 07		UNIT 08	
	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9AM - 10AM																
10AM - 11AM																
11AM - 12PM																
12PM - 1PM																
1PM - 2PM																
2PM - 3PM																

SOLAR ACCESS - FIRST FLOOR																
UNIT NO.	UNIT 10		UNIT 11		UNIT 12		UNIT 13		UNIT 14		UNIT 15		UNIT 16		UNIT 17	
	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS	LIVING	POS
9AM - 10AM																
10AM - 11AM																
11AM - 12PM																
12PM - 1PM																
1PM - 2PM																
2PM - 3PM																

**Energy Rating**

Certificate Number 0008180114

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating **6.2** stars

cooling **46.1** MJ/m²

cooling **33.3** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 20/06/2023

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- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
B	DRAFT PART 5	VL	KM	17.11.22
C	DRAFT PART 5	VL	KM	25.11.22
D	DRAFT PART 5	VL	KM	02.12.22
E	PART 5	VL	KM	21.12.22
F	PART 5	BB	KM	28.03.23
G	PART 5	BB	KM	17.04.23
H	PART 5	BB	MW	05.06.23
I	PART 5	BB	MW	13.06.23

STATUS
PART 5



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CLIENT
LAHC

PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SOLAR STUDY - SHEET 2

DRAWN VL	CHECKED KM
ISSUE 13/06/2023 10:44:53 AM	SCALE @ A1 NTS
PROJECT No 22032	SCALE @ A3 NTS
STAGE C	REVISION I
DRAWING No AR-8201	