

BUILDING CODE OF AUSTRALIA 2022 FINAL BCA REPORT

PROPOSED SENIORS LIVING DEVELOPMENT

16 – 22 Funda Crescent Lalor Park NSW 2147

Report prepared for: NSW Land and Housing Corporation
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Attention: Mace Armoni

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Verified by	Peter Murphy		04/04/23

REVISION HISTORY

Revision No.	Prepared by	Description	Date
R01	Zahraa Al-Thamer	Draft BCA Capability Report for Review and Comment	03/03/23
R02	Zahraa Al-Thamer	Final BCA Capability Report for Review and Comment	03/04/23



1.0 Introduction and Documentation

At the request of NSW Land and Housing Corporation, we offer comments and recommendations in respect to Building Code of Australia 2022 (BCA 2022) compliance for the proposed new 2 storey Seniors Living Development which will comprise of 18 units, 8 hardscape car spaces, associated external works and landscaping.

We have made every attempt to cover the main issues under Parts A, B, C, D, E, F, G, and J of Volume One of the BCA 2022. Areas of the design are still being refined so that resolution will be possible prior to the issue Section 6.28 Crown Design Verification Certificate (s6.28 CDVC) in accordance with the Environmental Planning and Assessment Act 1979 for the works.

This report does not assess the impact of the Disability Discrimination Act (DDA) which is outside the scope of the BCA, nor does it include compliance with Part D3 of the BCA. A separate Access Report shall be provided to address Part D3 and DDA compliance. Any Access design amendments or additional information is to be addressed prior to the issue of a Section 6.28 Crown Design Verification Certificate (s6.28 CDVC).

This report is for the exclusive use of the client and cannot be used for any other purpose without prior permission from Philip Chun & Associates Pty Ltd. The report is valid only in its entire form. "Philip Chun and Associates accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than as being accurate at the date of issue of the report".

This report does not constitute a design declaration under the "Design and Building Practitioners Act 2020 and Regulations 2021".

Documentation available and assessed:

The following drawings assessed are those issued by MODE DESIGN Corp. Pty Ltd:

Drawing No.	Titled	Dated
C-AR-0000(J)	COVER SHEET	28/03/2023
C-AR-0001(I)	LEGEND/NOTES	28/03/2023
C-AR-0002(K)	3D VIEW & DEVELOPMENT DATA TABLE	28/03/2023
C-AR-0003(H)	3D VIEWS	28/03/2023
C-AR-0004(E)	SITE ANALYSIS	28/03/2023
C-AR-0005(E)	BLOCK ANALYSIS PLAN	28/03/2023
C-AR-0100(J)	SITE PLAN	28/03/2023
C-AR-0500(H)	DEMOLITION PLAN	28/03/2023
C-AR-1000(L)	GENERAL ARRANGEMENT PLAN – GROUND LEVEL	28/03/2023
C-AR-1001(K)	GENERAL ARRANGEMENT PLAN – FIRST LEVEL	28/03/2023
C-AR-1002(H)	GENERAL ARRANGEMENT PLAN – ROOF PLAN	28/03/2023
C-AR-2000(H)	ELEVATIONS – SHEET 1	28/03/2023
C-AR-2001(H)	ELEVATIONS – SHEET 2	28/03/2023
C-AR-2100(H)	SECTIONS	28/03/2023
C-AR-4100(H)	DOOR & WINDOW SCHEDULES	28/03/2023
C-AR-8000(D)	PHOTOMONTAGE	28/03/2023
C-AR-8050(C)	AREA PLAN	28/03/2023
C-AR-8100(H)	SOLAR ANALYSIS	28/03/2023
C-AR-8200(F)	SOLAR STUDY – SHEET 1	28/03/2023
C-AR-8201(F)	SOLAR STUDY – SHEET 2	28/03/2023



2.0 Building Code of Australia 2022 Assessment

Section A – Governing Requirements

1. Compliance with the NCC (BCA) is achieved by complying with –

- The Governing Requirements of the NCC; and
- The Performance Requirements.

This development will comply with the Governing Requirements and adopt Performance Solutions to satisfy the Performance Requirements of the NCC (BCA). Performance Solutions are identified in the body of this report.

2. Building Assessment

Building Classification(s)	Class 2 – Senior Housing Residential Sole-Occupancy Units (SOU)
Rise in Storey	2
No. of Storeys Contained	2
Type of Construction	Type B Construction
Effective Height (m)	3m (RL75.400 – RL72.200)
Floor Area	Block A – 740 m ² Block B – 577 m ²

3. Building Classifications

The building is classified as follows:

Class 2 buildings

- (1) *A Class 2 building is a building containing two or more sole-occupancy units.*
- (2) *Each sole-occupancy unit in a Class 2 building is a separate dwelling.*

Section B – Structure

4. Structural Provisions

The structural design engineers will need to complete the design for the proposed works in accordance with the Building Code of Australia including but not limited to:

- Compliance with the requirements of BCA B1D3, B1D4;
- All adopted Australian Standards relevant to the design;
- Individual actions including permanent actions, imposed actions and wind, snow, ice and earthquake actions i.e., the following standards AS1170.1, AS1170.2 and AS1170.4;
- BCA Specification 5.

Structural Engineer to provide structural drawings and design statement for further assessment prior to issue of s6.28 CDVC.

Section C – Fire Resistance / Compartmentation / Separation

5. **Type of Construction** – The building will have a rise in storeys of 2 and is therefore required to be of not less than Type B construction. The building must comply with the BCA Table shown in Appendix A for Type B Construction. The Structural Engineer will need to confirm and provide structural drawings prior to the issue of s6.28 CDVC confirming the FRL's of the columns, slabs, and load bearing walls.
Architect to note.

6. **Lightweight Construction (C2D9)** – Lightweight construction must comply with Specification 6 if it is used in a wall system that is required to have an FRL or if the lightweight construction is used for the fire-resisting covering of a steel column of the like. **Compliance achievable.**



7. **Non-combustible Building Elements (C2D10)** – In a Type B building, the following building elements and their components must be non-combustible:
- a) External walls and common walls, including all components incorporated in them including the façade covering, framing and insulation.
 - b) The flooring and floor framing of lift pits.
 - c) Non-load bearing internal walls where they are required to be fire-resisting.

A load bearing internal wall and a load bearing fire wall must comply with Specification 5. **Compliance achievable. Architect and Structural Engineer to note.**

8. **Fire Hazard Properties (C2D11)** – All new surface finishes, assemblies and linings are to comply with BCA Clause C2D11 and Specification 7 regarding Fire Hazard Properties. **Architect to note any materials selected and or proposed, will require technical data sheets / test reports to ensure compliance with this clause prior to issue of a s6.28 CDVC and or Crown Occupation Verification Certificate (COVC).**

9. **Ancillary Elements (C2D14)** – An ancillary element must not be fixed, installed, or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:
- (i) An ancillary element that is non-combustible.
 - (ii) A gutter, downpipe or other plumbing fixture or fitting.
 - (iii) A flashing.
 - (iv) A grate or grille not more than 2m² in area associated with building service.
 - (v) An electrical switch, socket-outlet, cover plate or the like.
 - (vi) A light fitting.
 - (vii) A required sign etc.

Architect and structural engineer to note.

10. **Fire Compartmentation (C3D3)** – The fire compartmentation of the Class 2 (Residential) building components are based on a floor-by-floor separation which is deemed compliant as no floor area limitations under Table C3D3 are applicable to Class 2 building parts.

11. **Separation by Fire Walls (C3D8)** – A fire wall must be constructed in accordance with the following:
- (a) The fire wall has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL, except where S5C18(c), S5C21(3) and S5C25(1) permit a lower FRL on the carpark side.
 - (b) Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C4.
 - (c) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained.

Architect and Structural Engineer to note.

12. **Separation of Equipment (C3D13)** – Equipment comprising of lift motors, lift control panels, emergency generators, central smoke control plant, boilers or ant battery or batteries must be constructed with an FRL in accordance with S5C21 of the BCA. **Services engineer to provide further details prior to the issue of a s6.28 CDVC.**

13. **Electricity Supply System (C3D14)** – Where emergency equipment is required in a building, all switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear. **If MSB maintains emergency equipment in emergency mode, the enclosing walls, and ceilings of the MSB room must have an FRL of not less than 120/120/120 and doorways are self-closing - /120/30 fire door. If not, enclosure under stairs to be enclosed in 60-minute construction with - /60/30 self-closing fire door.**



14. **Protection of Openings in External Walls (C4D3)** – Openings within 3m of a side and rear boundary or 6m of the far boundary must be protected in accordance with Part C4D5 and if used, wall-wetting sprinklers are to be externally fitted. **Current design noted to comply.**
15. **Doorways in Fire Walls (C4D6) & Bounding construction: Class 2 and 3 buildings (C4D12)** – SOU doorways providing access to the corridor must be protected by a self-closing, tight fitting, solid core door, not less than 35mm thick. **Architect to provide door schedule for compliance prior to issue of a s6.28 CDVC.**
16. **Openings in Floors and Ceilings for Services (C4D13)** –
(a) Where a service passes through—
(i) a floor that is required to have an FRL with respect to integrity and insulation; or
(ii) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (b)
(b) A service must be protected—
(i) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or
(ii) in accordance with C4D15.
(c) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering. **Details to be provided prior to s6.28 CDVC.**
17. **Openings for service installations (C4D15)** – Electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrations that are required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, must be fire sealed, fire rated or otherwise comply with listed standards. **Details to be provided prior to s6.28 CDVC.**

Section D – Access and Egress

18. Access and Egress – Residential Apartments (Class 2)

- Every building must have at least one exit from each storey. (D2D3). – **Complies.**
- The entrance doorway of any sole-occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions to 2 exits is available or 20m from a single exit serving the storey at the level of egress to a road or open space (D2D5). – **Non compliances found on Unit 14 in Block A, 7m in lieu of 6m to an exit. Unit 18 in Block B, 7m in lieu of 6m. Fire Engineer to address.**
- Widths of exits and corridors must be sufficient to provide safe passage for occupant egress. The unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1m (D2D8) – **Compliance readily achievable.**
- A doorway must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from a public corridor, public lobby or the like, a sole-occupancy unit occupying the entire storey or a sanitary compartment or air lock (D2D12). – **Architect to note.**
- The distance between the doorway of a room or SOU and the point of egress to a road or open space by way of a non-fire-isolated stairway must not exceed 60m – **Complies.**
- To comply with D3D4. Riser and going dimensions must comply with Table D3D14 of the BCA. **Compliance achievable. Architect to note. Details to be provided prior to s6.28 CDVC.**
- Electrical Distribution Boards (EDBs) must be enclosed by non-combustible construction or a fire protective covering with doorways and openings to be suitably smoke sealed (D3D8) - **Compliance readily achievable. Details to be provided prior to s6.28 CDVC.**



- The space under a required non-fire-isolated stairs must not be enclosed to form a cupboard unless the enclosing walls and ceilings have an FRL of 60/60/60 and the doorway to be self-closing -/60/30 fire door (D3D9). **Architect to confirm.**
- Doors to the required exits must open in the direction of egress unless it serves a building or part with a floor area not more than 200m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position (D3D25) – **Complies.**
- Fall protection needed to unit bedroom window openings located less than 1.7m high required in accordance with Clause D3D29 - **Compliance readily achievable. Details to be provided prior to issue of S6.28 CDVC.**

19. **Access for People with Disabilities** – Access report to be provided by the access consultant.

Section E – Services and Equipment

20. **Fire Hydrants (E1D2)** – The building must be served with external or internal fire hydrants complying with the requirements of BCA Clause E1D2 and AS2419.1-2021. We note receipt of the an Application for Fire Safety Exemption which is proposed to permit the use of street hydrants to provide coverage. Requirements detailed within the exemption letter dated the 16/03/2023 are required to be adhered to – **Fire services consultant to provide finalized details prior to issue of s6.28 CDVC.**
21. **Portable Fire Extinguishers (E1D14)** – Fire extinguishers are required to be installed to the class 2 buildings parts in lieu of fire hose reels. Extinguishers are to be of an ABE type and distributed throughout the floors so that the travel distance from the entrance doorway of any sole occupancy unit is not more than 10m from a fire extinguisher. Fire extinguishers must be provided to all locations which are deemed a potential risk to the occupants of the building, i.e., areas such as main switchboards – **Architect and Fire services consultant to provide details prior to issue of s6.28 CDVC.**
22. **Smoke detection (Spec 20)** – A fire detection & alarm system is required to be provided throughout the entire building, i.e.: AS 1670.1-2018 and connected to activate a building occupant warning system in accordance with S20C7 of BCA Specification 20. – **Fire services consultant to provide details prior to issue of s6.28 CDVC.**
23. **Smoke Hazard Management (E2D8)** – Class 2 buildings with no more than 25m in effective height must be provided with an automatic smoke detection and alarm system complying with Specification 20. **Architect and Fire Services consultant to provide details prior to the issue of s6.28 CDVC.**
24. **Exit and emergency lighting** – Emergency lighting must be installed in every passageway corridor, hallway or the like having a length of more than 6m from the entrance doorway of any sole-occupancy unit to the doorway opening directly to a road or open space. **Electrical engineer to provide details prior to issue of s6.28 CDVC.**

Section F – Health and Amenity

25. **F3P1 Weatherproofing** - There are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls. Performance Requirement FP1.4, for the prevention of the penetration of water through external walls, must be complied with.

F3P1

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of building elements

Architect to provide evidence of compliance. Performance solution is the only option under the Building Code of Australia for verification of compliance of the external parts of the building with F3P1.



26. **Condensation and water vapour management (F8P1)** - Condensation must be managed to help deal with potential health risks and amenity issues – ***Details to be provided prior to issue of s6.28 CDVC.***
27. **Stormwater drainage (F1D3)** - Stormwater drainage must comply with AS/NZS 3500.3-2021. ***Hydraulic services consultant to provide details prior to issue of a s6.28 CDVC.***
28. **Waterproofing of wet areas in buildings (F2D2) –**
a) In a Class 2 building, building elements in wet areas must—
(i) be water resistant or waterproof in accordance with Spec 26; and
(ii) comply with AS 3740.

Architect to note and provide details prior to issue of a s6.28 CDVC.

29. **Provision of floor wastes (F2D4) –** In a Class 2 building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have—
a) a floor waste; and
b) the floor graded to the floor waste to permit drainage of water.

Architect to note and provide details prior to issue of a s6.28 CDVC.

30. Sanitary Facilities –

Class 2 building parts - Each residential **sole-occupancy unit** must have the following;

- A kitchen sink and facilities for the preparation and cooking of food; and
- A bath or shower;
- A closet pan and washbasin; and
- Laundry facilities provide either -
 - in each SOU; or
 - separate laundry for each 4 SOU

Compliance achievable.

31. **Room Sizes** - The minimum ceiling height of 2.4m is required to all habitable rooms excluding kitchens. All other rooms are required to have a minimum height of 2.1m. Note that SEPP 65 will require 2.7m minimum ceiling height to habitable rooms. – ***Complies.***
32. **Sound Insulation** - The proposal will need to meet the sound insulation requirements of Part F7 of the BCA – ***Compliance readily achievable. Acoustic Consultant to provide a detailed report for compliance prior to issue of s6.28 CDVC.***
33. **Light** – Natural light must be provided to all habitable rooms within each SOU in accordance with Clause F6D3 of the BCA. The windows should have an aggregate light transmitting area of not less than 10% of the floor area of the room. Window schedule required for compliance. ***Details i.e., window schedule to be provided prior to issue of s6.28 CDVC.***

Artificial lighting must comply with Clause F6D5 of the BCA and AS/NZS 1680.0-2009.

34. **Ventilation** – Natural ventilation be provided to all habitable rooms in accordance with Clause F6D7 of the BCA. The openings must consist of windows, doors or other devices which can be opened with a ventilating area not less than 5% of the floor area of the room required to be ventilated. Mechanical ventilation to AS1668.2 must be provided where natural ventilation cannot be provided and in all sanitary facilities. Window schedule required for compliance. ***Details i.e., window schedule to be provided prior to issue of s6.28 CDVC.***



Section G - Ancillary Provisions

35. Occupiable Outdoor Areas – Fire Hazard Properties (G6D2) –

- (a) Subject to (b), a lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element.
- (b) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C2D11:
 - (i) Average specific extinction area.
 - (ii) Smoke-Developed Index.
 - (iii) Smoke development rate.
 - (iv) Smoke growth rate index (SMOGR_{RC}).

Applies to balconies with floor area of more than 10m², Architect to note – test data sheets to be provided prior to issue of an OVC.

Section J – Energy Efficiency

36. Energy Efficiency (Part J) – Not required to Class 2 buildings.

37. **BASIX** – A BASIX certificate is to accompany the Development Application hence, BASIX certificate to be submitted by others.

Conclusion

We have assessed the drawings with respect to the Building Code of Australia 2022. We are confident that the design is generally capable of meeting the Deemed-to-Satisfy and Performance Requirements of the Building Code of Australia 2022.



Appendix A

FRL of Building Elements for Type B Construction (Class 2)	
Loadbearing parts of external walls	
Distance from fire source Feature	FRL (in minutes)
Less than 1.5 m	90/90/90
1.5 to less than 3 m	90/60/30
3 m to less than 9 m	90/30/30
9 m to less than 18 m	90/30/–
18 m or more	–/–/–
Non-loadbearing parts of external walls	
Distance from fire source Feature	FRL (in minutes)
Less than 1.5 m	–/90/90
1.5 m to less than 3 m	–/60/30
3 m or more	–/–/–
External columns not incorporated in an external wall	
Distance from fire source Feature	FRL (in minutes)
Loadbearing column — less than 18 m	90/–/–
Loadbearing column — 18 m or more	–/–/–
Non-loadbearing column	–/–/–
Common walls and fire walls	
Wall Type	FRL (in minutes)
Loadbearing or non-loadbearing	90/90/90
Loadbearing internal walls	
Location	FRL (in minutes)
Fire-resisting lift and stair shafts	90/90/90
Bounding public corridors, public lobbies, and the like	60/60/60
Between or bounding sole-occupancy units	60/60/60
Non-loadbearing internal walls	
Location	FRL (in minutes)
Fire-resisting lift and stair shafts	–/90/90
Bounding public corridor, public lobbies, and the like	–/60/60
Between or bounding sole-occupancy units	–/60/60
Other building elements not covered above	
Building Element	FRL (in minutes)
Other loadbearing internal walls and columns	60/–/–
Roofs	–/–/–
Note: Part S5C23 of the Specification 5 provides varies concession for class 2 buildings of type B construction.	

BUILDING CHARACTERISTICS

Applicable BCA Version: BCA 2022, Volume 1
(note: NCC 2022 will be applicable as of 1 May 2023 - refer to Section 6.28(2) of the EP&A Act 1979 which provides that Crown must comply with the version of BCA in force as at the date of the invitation for tenders to carry out the Crown Building Works)

Building Classification: Class 2 (Residential SOU's)

Number of Storeys: 2

Rise in Storeys: 2

Type of Construction Required: Type B Construction

Effective Height: 3.2m



Scope of Mark Up :

Type of Markup: Final BCA comments

Date : 03/04/2023

Mark Up By : ZA

Notes on design :
The document mark up is for information only and is based on the documentation provided to Philip Chun. Philip Chun takes no responsibility for the correctness of the provided documentation.

FIRE SERVICES REQUIREMENTS:

Emergency Lighting

Required to serve the whole building in accordance with AS 2293.1 - 2018

Exit Signs & Directional Sign

Exit sign to be located above doors providing egress into enclosed hallways leading to an exit in accordance with Part E4D5 - E4D8 of BCA2022 and AS2293.1-2018.

Fire Hydrant System

A fire hydrant system in accordance with Part E1D2 of BCA 2022 and AS 2419.1-2021 to be provided. System coverage to be confirmed by single line diagram.

Smoke Hazard Management

The building must be provided with an automatic smoke detection and alarm system complying with Specification 20

Portable Fire Extinguishers

Must be provided - selected, located and distributed in accordance with Sections 1-4 of AS 2444-2001 and E1D4 of the BCA.

- An ABE type fire extinguisher
- A minimum size of 2.5kg
- Distributed outside a sole-occupancy unit - to serve only the storey at which they are located and so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m.

Fire Precautions During Construction

Client and main contractor to note the fire safety requirements during construction under Part D1D16.

Barriers Construction

- Barrier heights must not be less than 1m
- A 125mm sphere must not be able to pass through any opening

Protection of Openable Windows

A window opening must be provided with protection, if the floor below the window is 2m or more above the surface beneath where the lowest level of the window opening is less than 1.7m above the floor, a window opening covered by (a) must be protected with - device capable of restricting the window opening.

Glazed Assemblies

Must comply with:

- AS 2047 - 2014 requirements for resistance to water penetration.
- AS 1428.1 requirements for vision bands.

Wet Areas

- Building elements must be water resistant/waterproofed in accordance with AS 3740 - 2021, 4654 - 2012 and
- Waterproof to a height not less than 150mm above the sinks, for the extent of the sink, where the sink is within 75mm of the wall.
 - Waterproof wall junctions where the sinks are fixed to the wall.
 - Waterproof tap and spout penetrations.
 - Walls adjoining sinks.

Ventilation

To comply with Clause F6D7 & AS 1668.2 - 2012.

Condensation Management

To comply with F8P1.

Room or Space Heights

- Kitchen, laundry or the like - 2.1m
- Corridor, passageway or the like - 2.1m
- Habitable room excluding kitchen - 2.4m

Sound Transmission and Insulation

- Architect to include on the wall schedule
- BASIX compliance required

Natural Light and Ventilation

Must be provided to all habitable rooms in accordance with Clause F6D3 and F6D7 of the BCA.

Metal Sheet Roofing

To comply with AS 1562.1 - 2018. Including sarking materials to comply with AS 4200.1&2 - 2017.

Handrails

Must be provided and fixed at a height not less than 865mm measured above the nosings of stair treads and the floor surface of the landing. Details to be provided on plans. The stairway must also comply with Clause 11 of AS 1428.1.

Tactile Indicators

Must be provided to the new stairway in accordance with AS 1428.1. If required by access consultant.

Doors - Operation of latch

The latch is to operate by a single hand downward action (lever handles). The latch must be positioned between 900mm and 1.1m from the floor. Door hardware is to comply with AS 1428.1.

Signage

- Braille and tactile signage must be provided in accordance with AS 1428.1, identifying each sanitary facility, and each door serving as an exit which states "Exit" and "Level" and the floor level number and/or a floor level descriptor.
- A warning sign must be displayed where it can be readily seen near the call button for the lift, complying with E3D4 of the BCA.

Each element must have an FRL not less than that listed in the table below (S5C21 BCA 2022)

Loadbearing parts of external walls	Class 2, 3 or 4 part
Less than 1.5m	90/90/90
1.5 to less than 3m	90/60/30
3m to less than 9m	90/30/30
9m to less than 18m	90/30/-
18m or more	-/-/-
Non-loadbearing parts of external walls	
Less than 1.5m	-/90/90
1.5m to less than 3m	-/60/30
3m or more	-/-/-
External columns not incorporated in an external wall	
Loadbearing column – less than 18m	90/-/-
Loadbearing column – 18m or more	-/-/-
Non-loadbearing column	-/-/-
Common walls and fire walls	
Loadbearing or non-loadbearing	90/90/90
Loadbearing internal walls	
Fire-resisting lift and stair shafts	90/90/90
Bounding public corridors, public lobbies and the like	60/60/60
Between or bounding sole-occupancy units	60/60/60
Non-loadbearing internal walls	
Fire-resisting lift and stair shafts	-/90/90
Bounding public corridors, public lobbies and the like	-/60/60
Between or bounding sole-occupancy units	-/60/60
Other building elements	
Other loadbearing internal walls and columns	60/-/-
Roofs	-/-/-

FINAL
REVIEW

PHILIP
CHUN

PART 5
SENIOR HOUSING DEVELOPMENT

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

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 900-1000mm 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.

Confirm years of standard as applicable i.e. AS1428.1-2009

1000mm

Specify what slip resistance is to be achieved



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	

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

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
<ul style="list-style-type: none">R3.5 insulation to ceilingR2.0 External Wall InsulationRoof type : Metal Roof : Medium Colour (SA 0.475 - 0.7) + 55mm Foil Blanket R1.3External Glazing: Aluminium standard single-glazed: clear glass: U = 6.70 & SHGC = 0.70All External door and windows to be weather sealedExhaust Fans / Downlights to be sealed (if any)Eaves and Shading as per drawings



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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

STATUS
PART 5

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DRAWING TITLE
COVER SHEET

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PROJECT No 22032	STAGE C
DRAWING No AR- 0000	REVISION J

SYMBOLOLOGY

PHASING LEGEND

ABBREVIATIONS LEGEND

PERFORMANCE REQUIREMENTS

BUILDING ELEMENTS		DRAFTING CONVENTIONS	
DOORS AND WINDOWS		DOOR	
		WINDOW	
		WINDOW	
CEILINGS			
OTHER BUILDING ELEMENTS		Z.ZZ-00a REFER CODING SYSTEM	
MATERIALS/ FINISHES		MMmq01 REFER CODING SYSTEM	

REVISION	
REVISION	
REVISION	

SETOUT	
GRID	
LEVEL	
SLOPE	
STEP	

REFERENCING	
PLAN TITLE	
VIEW NUMBER	
REFERENCE SHEET	

ELEVATION/ SECTION TITLE	
VIEW NUMBER	
REFERENCE SHEET	

ELEVATION REFERENCE	
VIEW NUMBER	
REFERENCE SHEET	
ROOM ELEVATIONS	
VIEW NUMBER	
REFERENCE SHEET	

SECTION REFERENCES	
VIEW NUMBER	
REFERENCE SHEET	

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

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

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)	
TREE PROTECTION ZONE (TPZ)	

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
	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 LOUVRE
PIT	STORMWATER PIT
POS	PRIVATE OPEN SPACE
FIP	FIRE INDICATIVE PANEL
PWR	POWER CUPBOARD
MMIC	MMIC 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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STATUS
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PROJECT
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HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
LEGENDS / NOTES

DRAWN VL		CHECKED KM	
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PROJECT No 22032		STAGE C	
DRAWING No AR- 0001		REVISION I	



DEVELOPMENT DATA TABLE				
SITE AREA	2294.016 m²			
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 m²	0.57:1 = 1317 m²	
HEIGHT	LEP	9.5m	8.6m	
	HOUSING SEPP (CL.42)	9.5m	8.6m	
SETBACK	BLACKTOWN COUNCIL - DCP	FRONT	6m	GROUND LEVEL: 6.2m BUILDING LINE FIRST LEVEL: 5.6m BUILDING LINE & 6.6m TO BALCONY
		SIDE	3m	GROUND LEVEL: 4m BUILDING LINE FIRST LEVEL: 4m BUILDING LINE
		REAR	3m	GROUND LEVEL: 3.6m BUILDING LINE FIRST LEVEL: 3.6m BUILDING LINE & 3.1m TO BALCONY
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 m² / DWELLING = 630 m²	724 m² = 31.6%	
DEEP SOIL	HOUSING SEPP (CL.108)	MIN 15% OF SITE AREA = 344.1 m² MIN. DIMENSION OF 3M WITH IF PRACTICABLE, MIN 65% OF AREA AT REAR	446 m² AT REAR = 234 m² = 52.5%	
PRIVATE OPEN SPACE	HOUSING SEPP (CL.108)	GROUND FLOOR DWELLINGS: NOT LESS THAN 15 m² WITH MIN 3 x 3 m SIZE ANY OTHER DWELLINGS: 1 BED = 6 m² 2 BED = 10 m² 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 (m²)
LOBBY	GROUND LEVEL, BLOCK A	42 m²
LOBBY	GROUND LEVEL, BLOCK B	22 m²
LOBBY	LEVEL 01, BLOCK B	23 m²
LOBBY	LEVEL 01, BLOCK A	47 m²
Grand total		134 m²

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J	PART 5	VL	KM	21.12.22
K	PART 5	BB	KM	28.03.23

STATUS
PART 5



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360, 361, 362 & 363 DP31954

DRAWING TITLE
3D VIEW & DEVELOPMENT DATA TABLE

DRAWN VL		CHECKED KM	
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PROJECT No 22032	STAGE C	DRAWING No AR-0002	REVISION K



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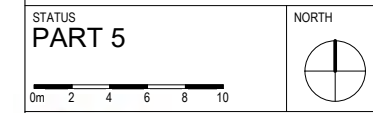
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DRAWING TITLE
3D VIEWS

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PROJECT No 22032	STAGE C	DRAWING No AR-0003	REVISION H

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DRAWING TITLE
SITE ANALYSIS

DRAWN VL		CHECKED KM	
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PROJECT No 22032	STAGE C	DRAWING No AR-0004	REVISION E

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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STATUS
PART 5

0m3691215

NORTH

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DRAWING TITLE
BLOCK ANALYSIS PLAN

DRAWN
VL

ISSUE
28/03/2023 1:53:55 PM

PROJECT No
22032

CHECKED
KM

SCALE @ A1
1 : 300

STAGE
C

SCALE @ A3
1 : 600

DRAWING No
AR- 0005

REVISION
E

PUBLIC LAWN

FREEMAN STREET

PUBLIC LAWN

PUBLIC LAWN

FUNDA CRESCENT

NOAKES PARADE

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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
EXISTING SYDNEY WATER MAIN
EXISTING SYDNEY WATER SEWER MAIN
EQUIPMENT CLEARANCE
SERVICE RISER

ABBREVIATION LEGEND

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	NORTH
0m 2 4 6 8 10	



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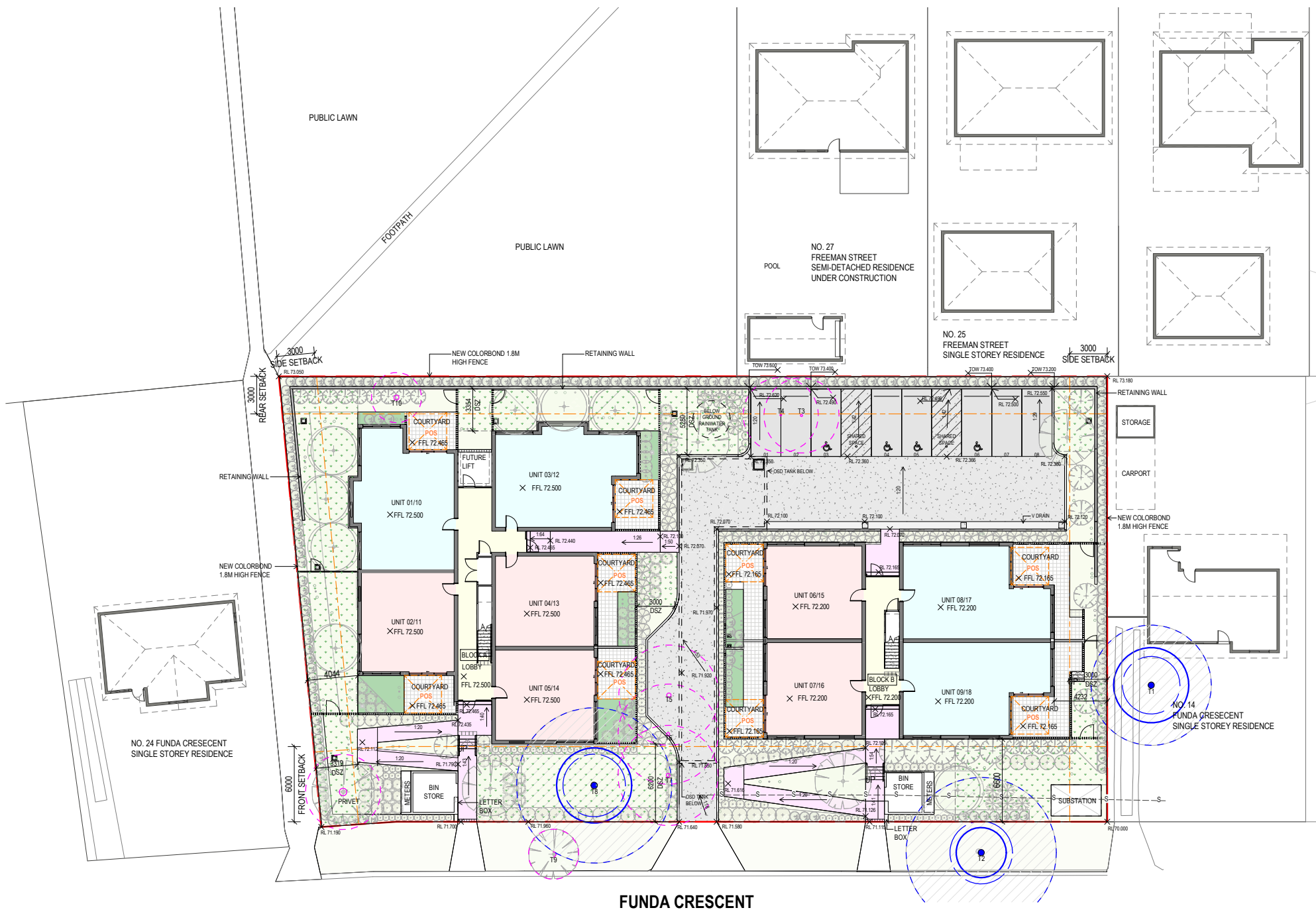
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LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
SITE PLAN

DRAWN VL	CHECKED KM
ISSUE 28/03/2023 1:54:26 PM	SCALE @ A1 1:200
PROJECT No 22032	SCALE @ A3 1:400
STAGE C	REVISION J
DRAWING No AR-0100	



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIMINARY SKETCH DESIGN	VL	KM	23.09.22
B	FOR COORDINATION	VL	KM	06.10.22
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

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 RL 0.00

GENERAL LEGEND

EXISTING TO BE DEMOLISHED

EXISTING FLOOR TO BE DEMOLISHED

STATUS
PART 5

mode SYDNEY
Level 5, 111-117 Devonshire St
Surry Hills NSW 2010
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ABN: 65 112 807 931

CLIENT

LAHC

PROJECT

LALOR PARK SENIOR HOUSING

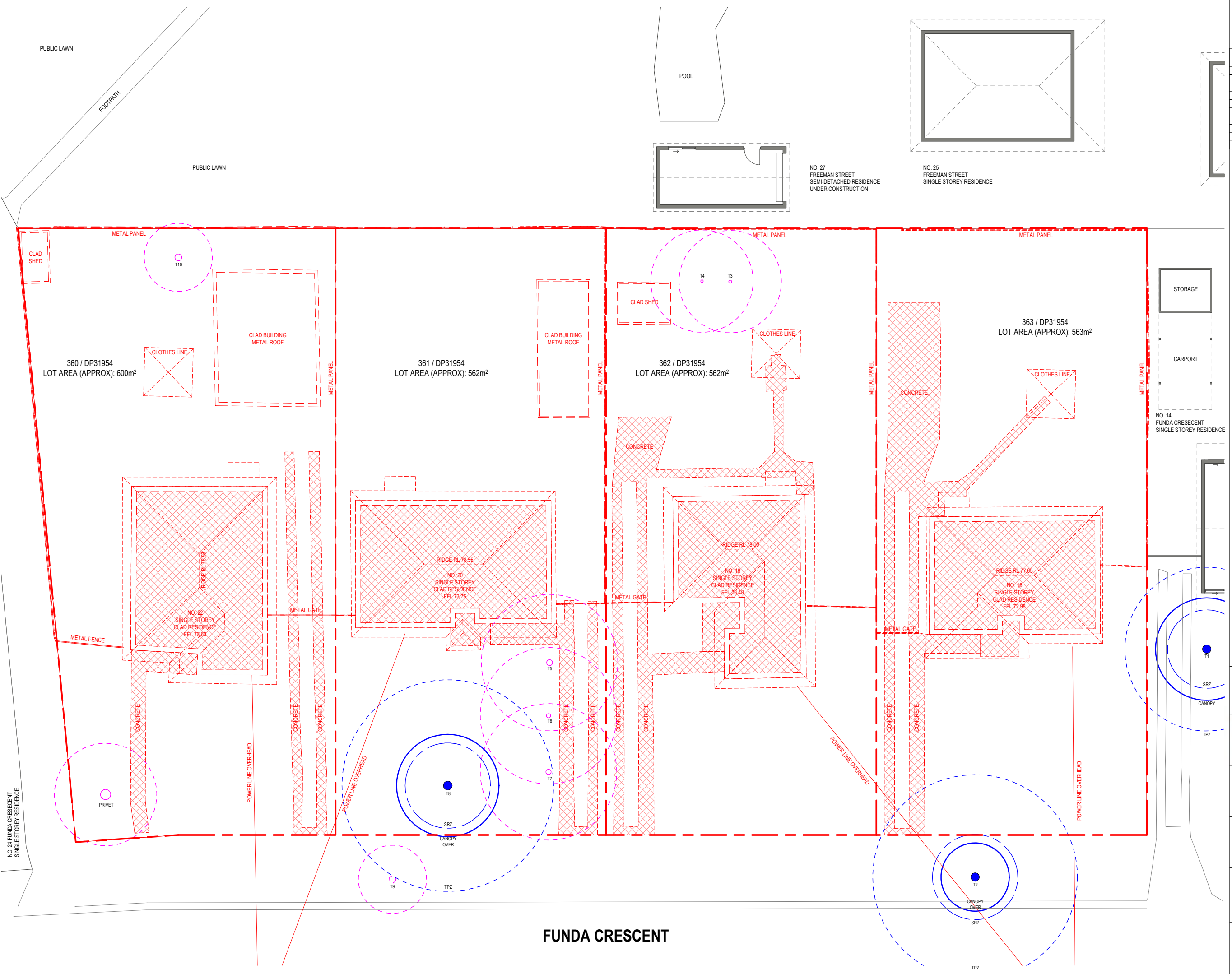
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360, 361, 362 & 363 DP31954

DRAWING TITLE

DEMOLITION PLAN

DRAWN Author	CHECKED Checker	SCALE @ A1 1:100	
ISSUE 28/03/2023 1:54:29 PM	SCALE @ A3 1:200	STAGE	REVISION
PROJECT No 22032	DRAWING No AR-0500	C	H

FUNDA CRESCENT



Typical to all unit entry doors - SOU doorways providing access to the corridor must be protected - self-closing, tight fitting, solid core door, not less than 35mm thick to comply with Clause C4D6 & C4D12.

Door schedule to be provided for CDVC

Typical - Where natural ventilation is not provided, a mechanical ventilation or air conditioning system complying with AS 1668.2 & AS/NZS 3666.1 is to be provided.
Note: Natural ventilation must be provided to all habitable rooms.

Indicate location of proposed fire hydrant system or existing street hydrant

Ensure bedroom also achieves light and ventilation requirements of the BCA.

BCA D3D9 - The space under a required non-fire-isolated stairs must not be enclosed to form a cupboard unless the enclosing walls and ceilings have an FRL of 60/60/60 and the doorway to be self-closing -/60/30 fire door - Architect to confirm.

Typical - Ventilation to sanitary compartments required to comply with BCA F6D6

Typical - if MSB maintains emergency equipment in emergency mode, the enclosing walls and ceilings of the MSB room must have an FRL of not less than 120/120/120 and doorways are self-closing -/120/30 fire door. If not, enclosure under stairs to be enclosed in 60 minute construction with -/60/30 self-closing fire door (C3D14). Maintain minimum 2.1m ceiling height.

Typical - Stairs to be designed in accordance with AS1428.1-2009. Ensure compliant handrails are provided including appropriate extensions, turndowns/ returns etc. TGSi's to be provided.

Typical to all floors - Provide locations of portable fire extinguisher

Ensure bedroom also achieves light and ventilation requirements of the BCA.

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
E	FOR COORDINATION	VL	KM	06.10.22
F	STAGE B - SKETCH DESIGN	VL	KM	10.10.22
G	STAGE B - LANDSCAPE UPDATE	VL	KM	11.10.22
H	DRAFT PART 5	VL	KM	17.11.22
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

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

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 1 2 3 4 5
NORTH

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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
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DRAWING TITLE
GENERAL ARRANGEMENT PLAN - GROUND LEVEL

DRAWN VL	CHECKED KM	SCALE @ A1 1:100	SCALE @ A3 1:200
ISSUE 28/03/2023 1:55:17 PM	DRAWING No AR-1000	STAGE C	REVISION L
PROJECT No 22032	STAGE C	DRAWING No AR-1000	REVISION L

Typical - Handrails required to both sides of stairways. Ensure a minimum 1m spacing between the handrails

Typical - Ensure bedrooms also achieve light and ventilation requirements of the BCA.

7m in lieu of 6m to an exit from SOU 14. Non compliance with Clause D2D5. Fire Engineer to address.

7m in lieu of 6m to an exit from SOU 18. Non compliance with Clause D2D5. Fire Engineer to address.

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J	PART 5	VL	KM	21.12.22
K	PART 5	BB	KM	28.03.23

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
MIMIC MIMIC PANEL
MP METER PANEL
MSB MAIN SWITCHBOARD

STATUS
PART 5

0m 1 2 3 4 5

NORTH

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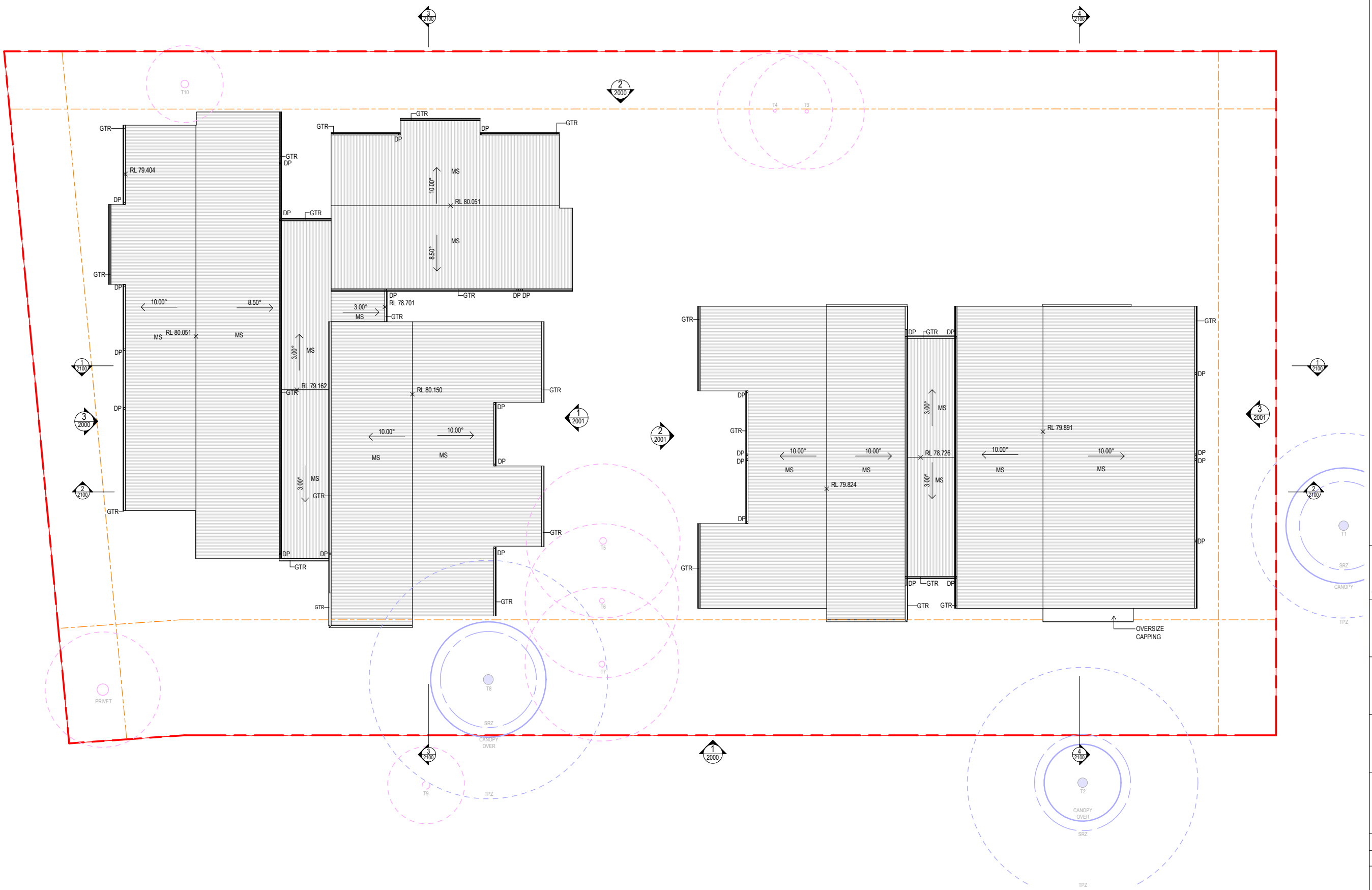
PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - FIRST LEVEL

DRAWN VL	CHECKED KM
ISSUE 28/03/2023 1:55:30 PM	SCALE @ A1 1:100
PROJECT No 22032	SCALE @ A3 1:200
STAGE C	DRAWING No AR-1001
	REVISION K

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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



STATUS
PART 5

0m12345

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DRAWING TITLE
GENERAL ARRANGEMENT PLAN - ROOF PLAN

DRAWN VL	CHECKED KM
ISSUE 28/03/2023 1:55:34 PM	SCALE @ A1 1:100
PROJECT No 22032	STAGE C
DRAWING No AR-1002	REVISION H

Typical - Barriers to balcony must not be less than 1m and must not incorporate any climbable elements between 150-760mm above the floor if the drop exceeds 4m. Details to be provided at CDVC stage.

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G	PART 5	VL	KM	21.12.22
H	PART 5	BB	KM	28.03.23

LEGEND
D DOOR NUMBER
W WINDOW NUMBER



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

Typical - Vision bands required to full height glazed panels.

Part F3D5 of BCA permits masonry, AAC and metal cladding as a DtS solution. Any other type of wall cladding (i.e. FC sheets) requires a performance solution.



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

Typical - Window openings must be provided with protection in accordance with D3D29.

Window schedule to be provided at CDVC stage.



3 ELEVATION SOUTH ELEVATION_BLOCK A
Scale: 1 : 100

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 - BLUSH BASE
CON		EXPOSED CONCRETE SLAB EDGE	
DP		DOWNPIPE	COLORBOND BASALT

EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
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

STATUS
PART 5

0m 1 2 3 4 5



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PROJECT
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DRAWING TITLE
ELEVATIONS - SHEET 1

DRAWN VL	CHECKED KM	SCALE @ A1 1:100	SCALE @ A3 1:200
ISSUE 28/03/2023 1:55:48 PM	STAGE C	DRAWING No AR-2000	REVISION H
PROJECT No 22032			

Provide cross sectional wall type details and finishes schedule prior to issue of CDVC.

Note any elements which forms part of the external wall will need to be non-combustible in accordance with BCA 2022

Provide acoustic ratings on the wall schedule.

Provide FRL for each wall type

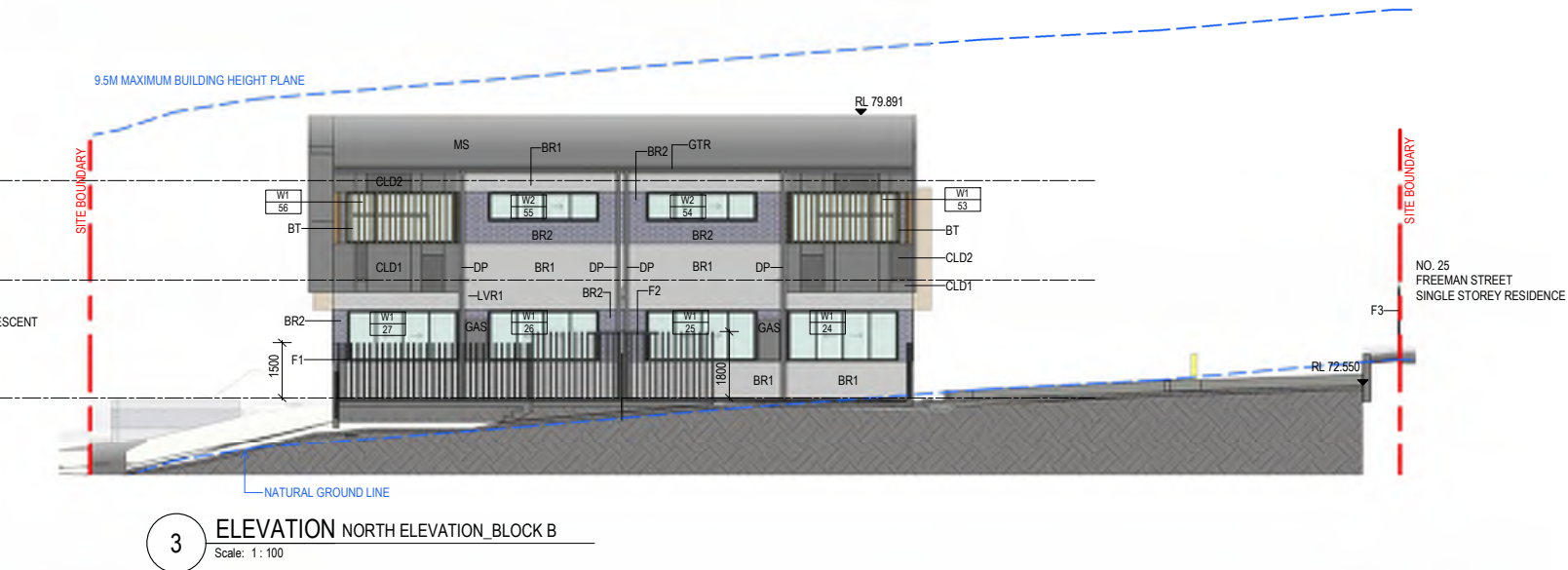
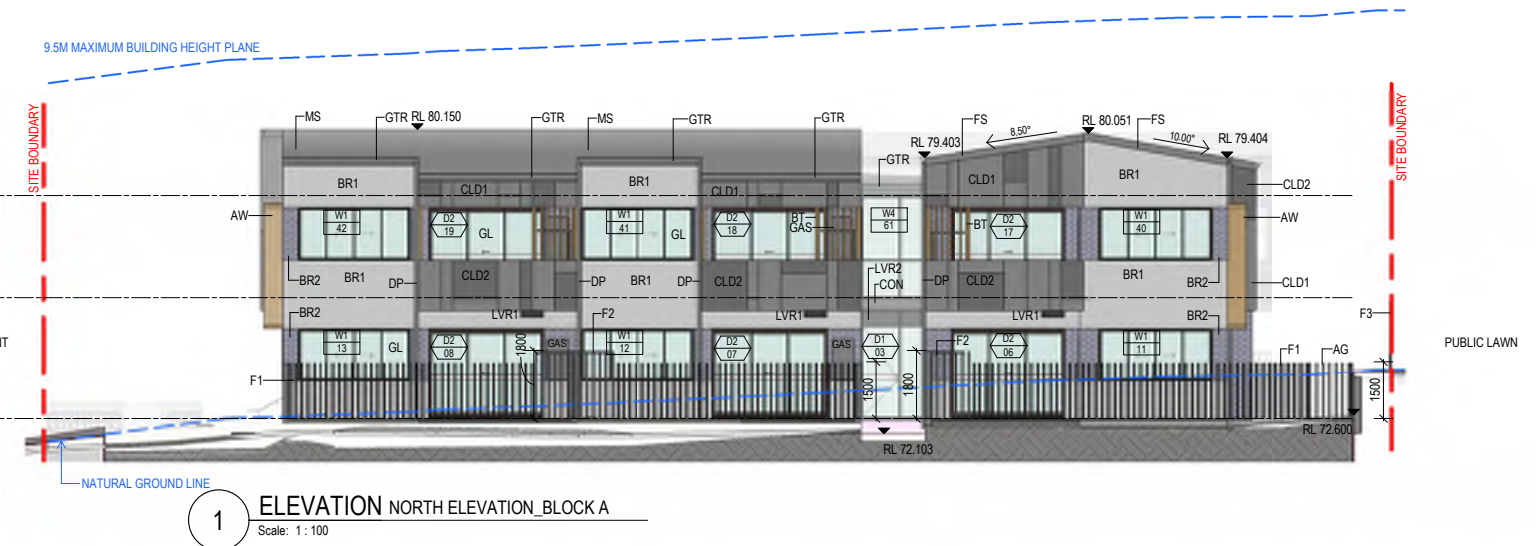
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LEGEND

D
0.00m
DOOR
NUMBER

W
0.00m
WINDOW
NUMBER



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

EXTERIOR FINISHES SCHEDULE Copy 1			
CODE	IMAGE	DESCRIPTION	COLOUR
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

STATUS
PART 5

0m 1 2 3 4 5



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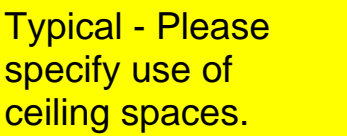
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PROJECT
LALOR PARK SENIOR HOUSING
16-22 Funda Crescent, Lalor Park
360, 361, 362 & 363 DP31954

DRAWING TITLE
ELEVATIONS - SHEET 2

DRAWN VL	CHECKED KM
ISSUE 28/03/2023 1:55:59 PM	SCALE @ A1 1 : 100
PROJECT No 22032	SCALE @ A3 1 : 200
STAGE C	REVISION H
DRAWING No AR- 2001	



Typical - Designers to be mindful of ensuring fire walls bounding SOU's extend to the underside of the roof covering or to a fire rated ceiling.



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AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
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B	FOR COORDINATION	VL	KM	06.10.22
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

STATUS <h1>PART 5</h1>			
			
		SYDNEY Level 5, 111-117 Devonshire St Surry Hills NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au	
CLIENT LAHC		ABN: 65 112 807 931	
PROJECT <h2>LALOR PARK SENIOR HOUSING</h2> 16-22 Funda Crescent, Lalor Park 360, 361, 362 & 363 DP31954			
DRAWING TITLE <h2>SECTIONS</h2>			
DRAWN VL		CHECKED KM	
ISSUE 28/03/2023 1:56:09 PM		SCALE @ A1 1:100 SCALE @ A3 1:200	
PROJECT No 22032	STAGE C	DRAWING No AR-2100	REVISION H

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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H	PART 5	BB	KM	28.03.23

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	BI-FOLDING
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

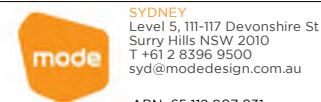
HARDWARE SETS

ENS	ENTRY SET
EXVS	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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DRAWING TITLE
DOOR & WINDOW SCHEDULES

DRAWN VL		CHECKED KM	
ISSUE 28/03/2023 1:56:13 PM		SCALE @ A1 SCALE @ A3 1 : 200	
PROJECT No 22032	STAGE C	DRAWING No AR- 4100	REVISION H



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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

STATUS
PART 5



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


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DRAWING TITLE
PHOTOMONTAGE

DRAWN VL		CHECKED KM	
ISSUE 28.03.2023 1:56:16 PM		SCALE @ A1 NTS	SCALE @ A3 NTS
PROJECT No 22032	STAGE C	DRAWING No AR-8000	REVISION D

FSR CALCULATION		
Image	Name	Area
	BLOCK A - FIRST LEVEL	374 m²
	BLOCK A - GROUND LEVEL	366 m²
	BLOCK B - FIRST LEVEL	290 m²
	BLOCK B - GROUND LEVEL	286 m²
Grand total		1316 m²

LANDSCAPE CALCULATION		
Image	Name	Area
	DEEP SOIL - FRONT	212 m²
	DEEP SOIL - REAR	234 m²
	LANDSCAPE	278 m²
Grand total		724 m²





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



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

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REV	DESCRIPTION	AUTH	CHK	DATE
A	DARFT PART 5	VL	KM	02.12.22
B	PART 5	VL	KM	21.12.22
C	PART 5	BB	KM	28.03.23

STATUS	NORTH
PART 5	
	



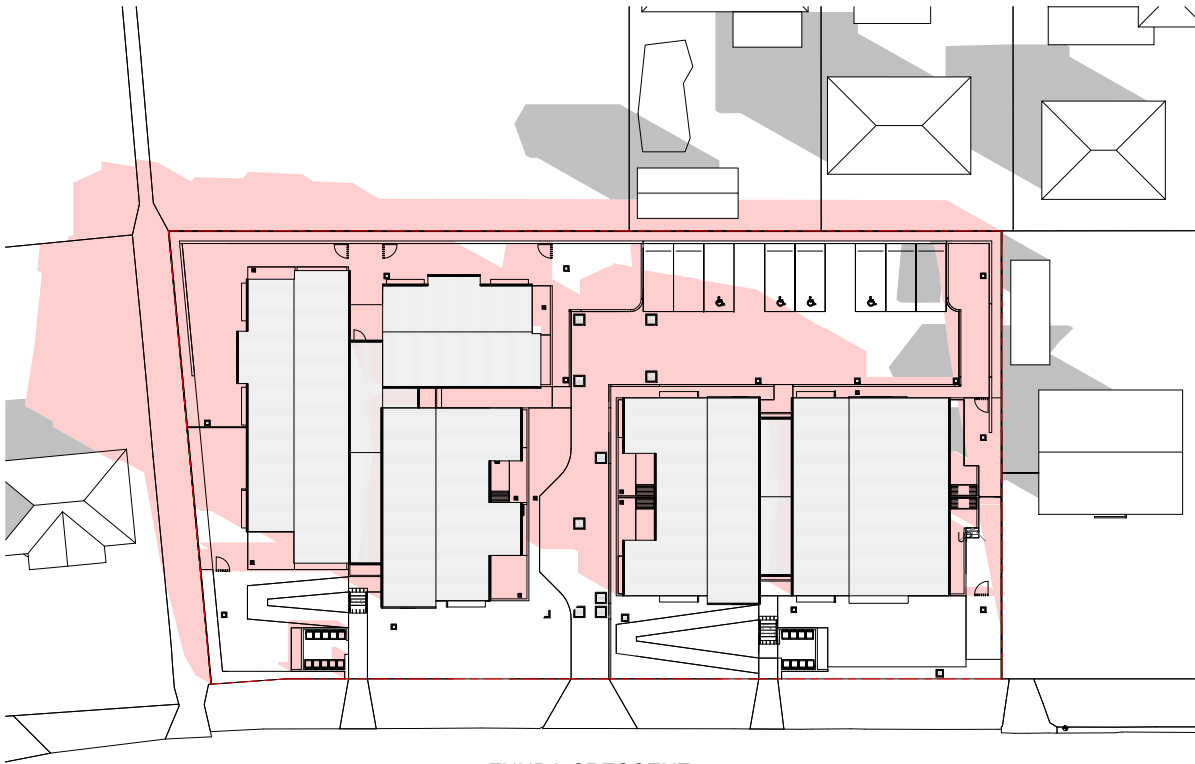
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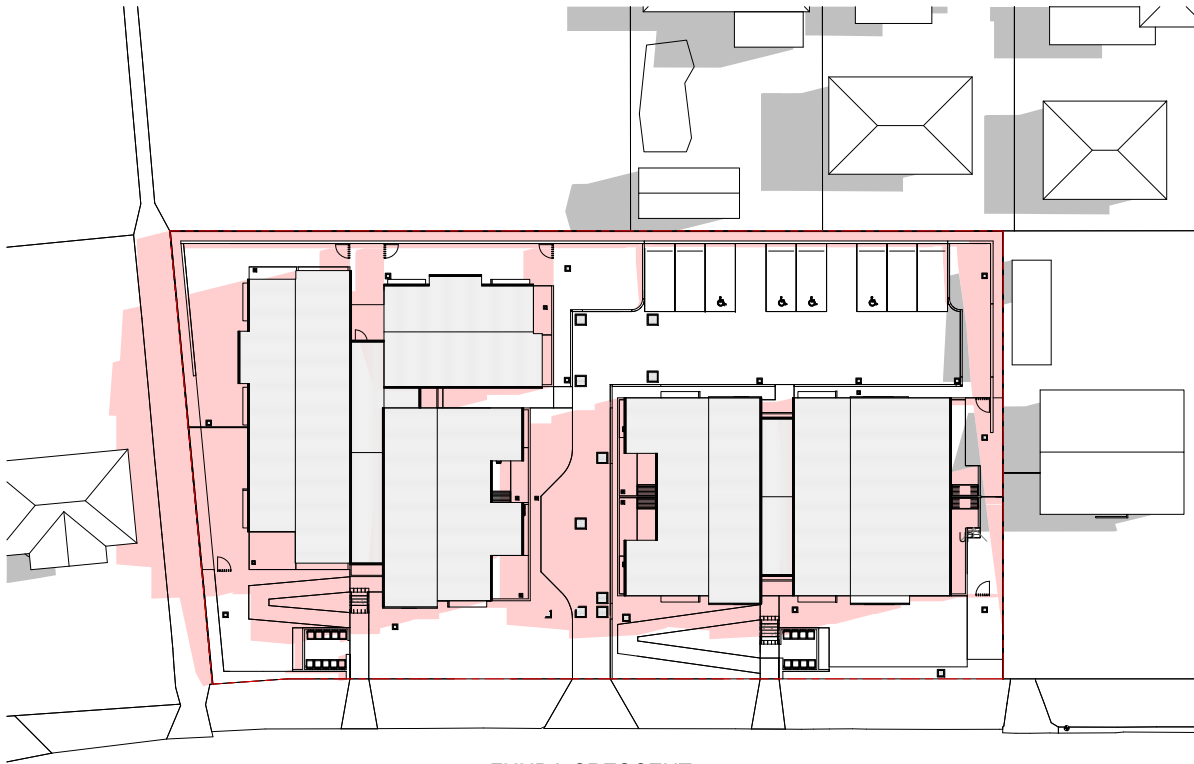
DRAWING TITLE
AREA PLAN

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PROJECT No 22032	SCALE @ A3 1 : 200
STAGE C	REVISION C
DRAWING No AR- 8050	



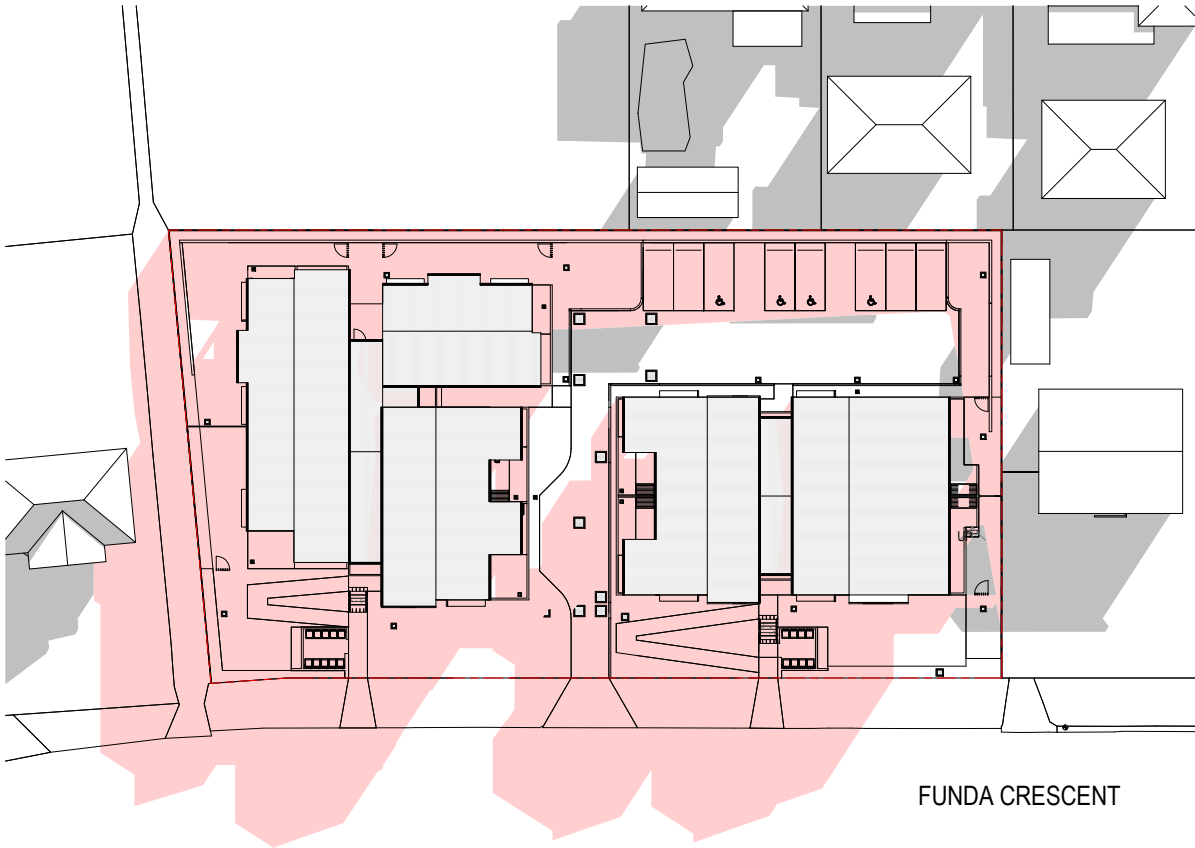
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1 PLAN SOLAR DIAGRAM - 21ST JUNE 9AM
Scale: 1 : 300



FUNDA CRESCENT

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



FUNDA CRESCENT

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

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

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	FOR COORDINATION	VL	KM	20.09.22
B	FOR COORDINATION	VL	KM	06.10.22
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

STATUS
PART 5

NORTH



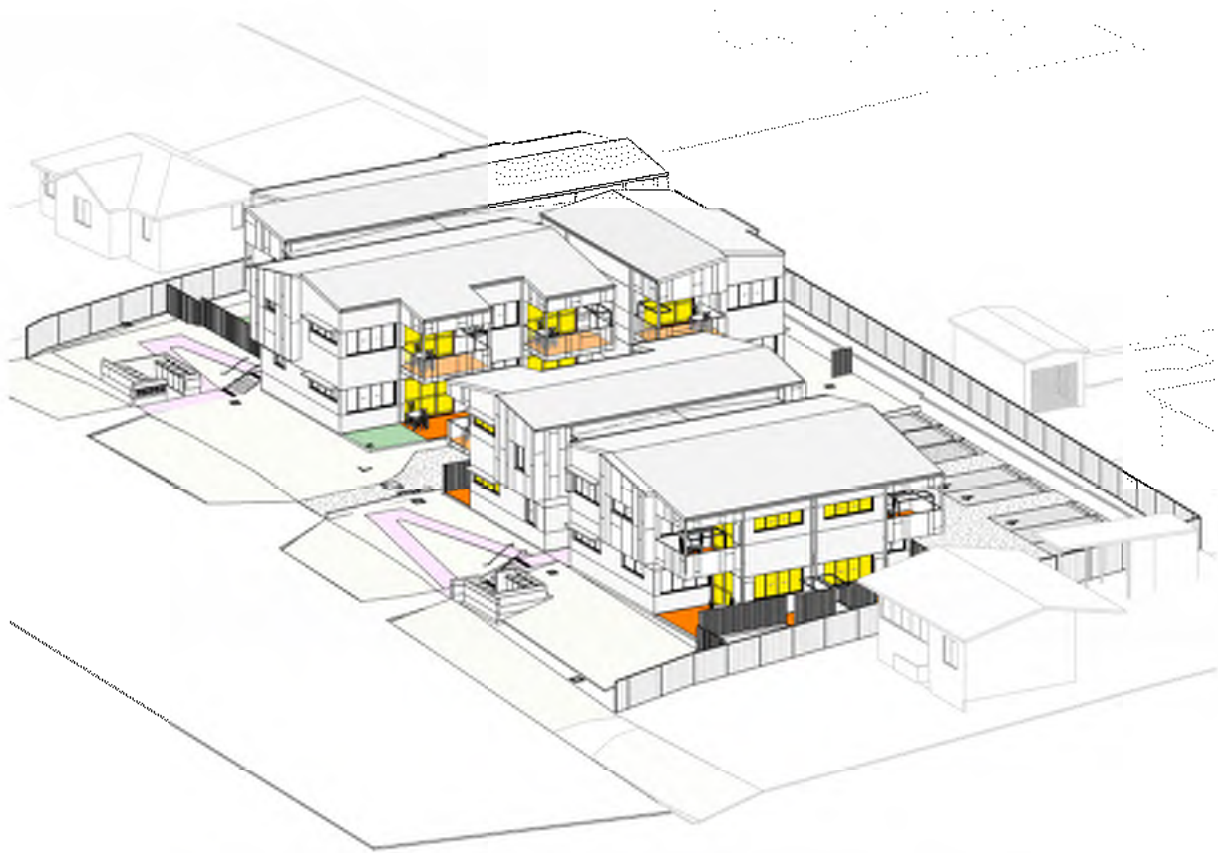
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DRAWING TITLE
SOLAR ANALYSIS

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PROJECT No 22032	STAGE C	DRAWING No AR-8100	REVISION H



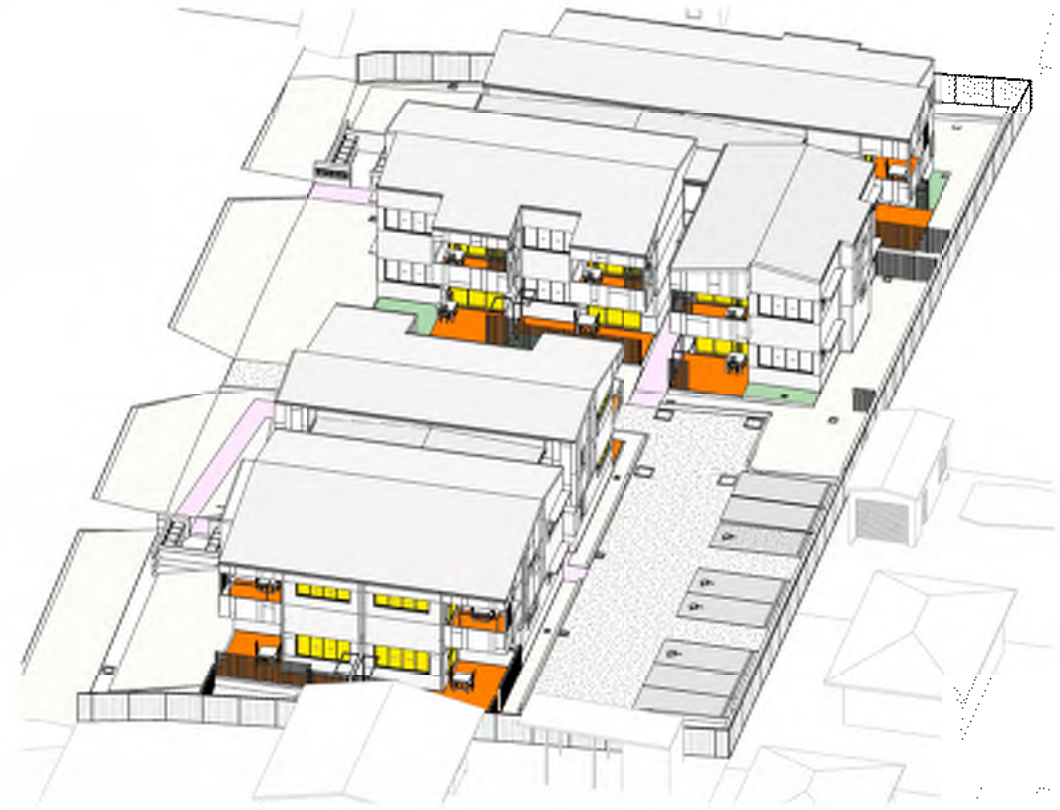
1 3D VIEW VIEW FROM SUN ANGLE - 9AM
Scale: NTS



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	
	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																

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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
F	PART 5	BB	KM	28.03.23

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DRAWING TITLE
SOLAR STUDY - SHEET 1

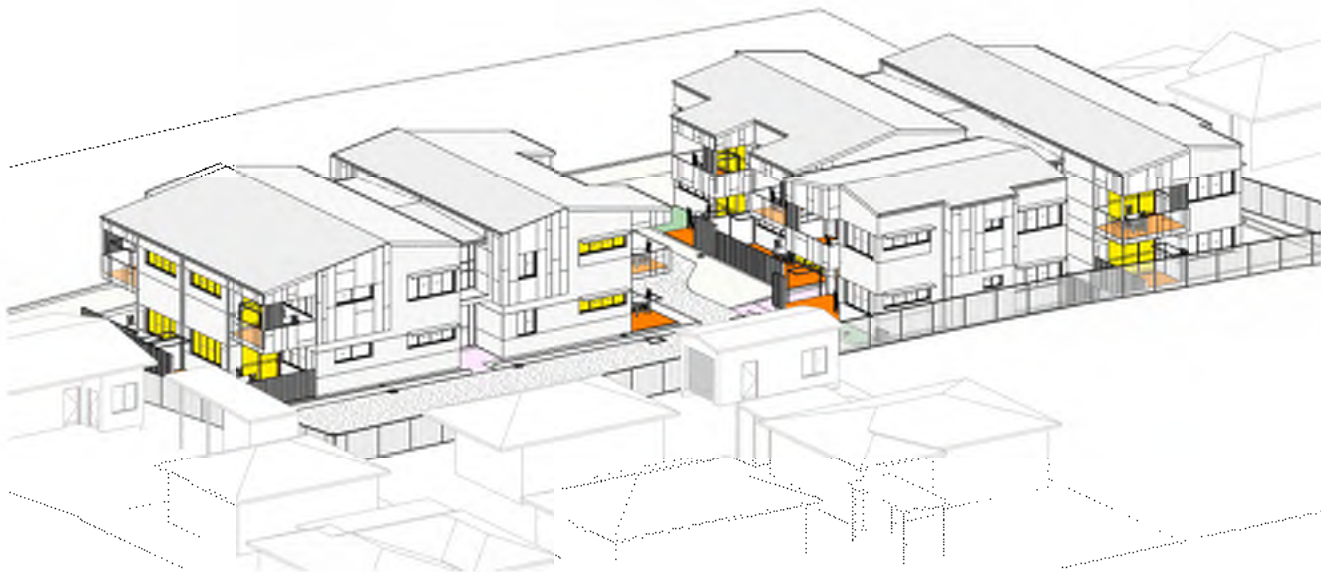
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PROJECT No 22032	SCALE @ A3 NTS
STAGE C	REVISION F
DRAWING No AR-8200	



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		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																		

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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
F	PART 5	BB	KM	28.03.23

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SOLAR STUDY - SHEET 2

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STAGE C	REVISION F
DRAWING No AR-8201	