

LaHC PAGEWOOD SENIORS HOUSING - BGYGN

36-38 BIRDWOOD AVENUE PAGEWOOD NSW 2035
Lot 3 & 4 DP 35317



DEVELOPMENT DATA - SENIORS HOUSING										
Job Reference	BGYGN									
Locality/ Suburb	Pagewood (Bayside Council)									
Street Address	36-38 BIRDWOOD AVENUE									
Lot & DP	Lot 3 & 4 DP 35317									
SITE AREA	1280sqm									
EXISTING LOTS	2									
PROPOSED GFA	704sqm									
DWELLING #	10 Units									
DWELLINGS	Number	Type*	No. of Bedrooms	Area (m²)	POS (m²)	CROSS VENTILATION	SOLAR COMPLIANCE MIN. 2HRS SOLAR June 21 9am-3pm		SOLAR COMPLIANCE MIN. 3HRS SOLAR June 21 9am-3pm	
							LIVING	POS	LIVING	POS
	1	Ground	1	58m²	15m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	2	Ground	1	61m²	24m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	3	Ground	1	54m²	39m²	NO	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	4	Ground	2	75m²	47m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	5	Ground	1	54m²	102m²	YES	NO	COMPLIES	NO	COMPLIES
	6	1st	1	59m²	9m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	7	1st	1	61m²	8m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	8	1st	1	54m²	8m²	NO	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	9	1st	2	76m²	12m²	YES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
	10	1st	1	54m²	10m²	YES	NO	NO	NO	NO
Control			Requirement			8 (80%)	8 (80%)	9 (90%)	8 (80%)	9 (90%)
SOLAR ACCESS			Housing SEPP			70% of dwellings receive at least 2 hours of direct solar access between the hours of 9:00am and 3:00pm			Proposed COMPLIES	
HEIGHT			Council - LEP			9m			COMPLIES 8.9m AT RIDGE	
HEIGHT			Housing - SEPP			9.5m				
FSR			Housing - SEPP			0.5:1 (0.5x1280 = 640m²) *			NON-COMPLIANT 0.58:1 = 746m²*	
FSR			Council - LEP			0.55:1 (0.55x1280 = 704m²)			* Area of 746m² is calculated based on the Housing SEPP definition of GFA under clause 82(definitions) COMPLIES 0.55:1 = 704m²*	
SETBACK	Council - DCP	Front Street Setback	Prevailing street setback or 6m			VARIES 4.6m-6.0m to BALCONY VARIES 6.75m-8.6m to EXTERNAL WALL				
		Western Side Setback	Up to 4m: 900mm min Between 4-7m: 1.5m min Over 7m: 3m min			BUILDING: 5m				
		Eastern Side Setback				BUILDING: 3.8m CARPORT: 0m				
		Discretion	The side setback can be reduced by a maximum of 1 metre for 30% of the length of the boundary, only when the setback is increased by an equal amount elsewhere along the same boundary			Carport length = 5.4m (15% of boundary length)				
		Rear Setback	6m			VARIES: 8.5 - 12m				
BUILDING LENGTH	BBDCP Pt 4B 2.4(C3)	Max 24m building length.			COMPLIES 22.05m MAX					
MAX LENGTH OF BUILDING FRONTAGE	BBDCP Pt 4B (C2.1)	Max 20m (3m break)			NO 11.9m (2m ARTICULATION BREAK) 8.15m 22.05m TOTAL STREET FRONTAGE					
PARKING	Housing SEPP	Accessible	1 space for every 5 dwellings			COMPLIES 2 accessible, 2 non-accessible				
PARKING	LAHC preference	Car Spaces	2 accessible 2 Non-accessible			COMPLIES 2 accessible, 2 non-accessible				
LANDSCAPE	Housing SEPP	No. of units x 35sqm	350sqm			COMPLIES 394sqm (nom)				
DEEP SOIL	Housing SEPP	15% of site area. Min dimension 3m	192sqm			229sqm (nom) COMPLIES				
STORAGE	LAHC Design Standards	Broom/ Garden Cupboard	All dwellings 600 x 450 deep with shelf 1200 above floor			COMPLIES 600 X 450 deep broom cupboard provided				
		Linen Cupboard	0-2 bed dwellings 600 x 450 deep with x4 (min) equally spaced shelves			COMPLIES 600 X 600 deep linen cupboard with 4 shelves provided				
ADAPTABLE HOUSING	LAHC Design Standards	Housing SEPP	600 x 600							
		BBDCP Part 3C.2(C1)	Minimum Silver Livability rating to all new LAHC dwellings where level access is available.							
DESIGN PRINCIPLES	Housing SEPP Division 6		20% adaptable where 10 or more dwellings are proposed.			N/A: All units accessible to comply with Schedule 4 of the Housing SEPP				
			Development must consider the 7 design principles listed under Division 6.			COMPLIES, Refer Checklist				
STANDARDS APPLYING TO HOSTELS AND INDEPENDENT LIVING UNITS	Housing SEPP		The applicable design requirements in Schedule 4 must be addressed.			COMPLIES, Refer Checklist				

General Notes

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.

ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS, THE BUILDING CODE OF AUSTRALIA, AND APPROVED PLANS.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCIL PROPERTY.

ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS, AND ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAIL.

ALL STORMWATER REQUIREMENTS, EXTERNAL RL'S AND DRIVEWAY LEVELS TO CIVIL ENGINEER'S DETAILS IF REQUIRED.

ALL LANDSCAPE AREAS, EXISTING TREES, AND DRIVEWAY TO LANDSCAPE PLANS IF REQUIRED.

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Notwithstanding to Architects: Cairns King NSW ARB 7574 / Stuart Campbell NSW ARB 7545

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	18/12/2023	A
B	For Coordination	23/2/2023	B

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
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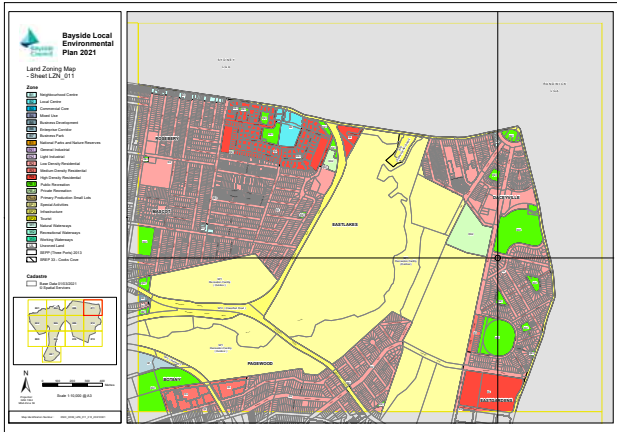
drawing title

Preliminary

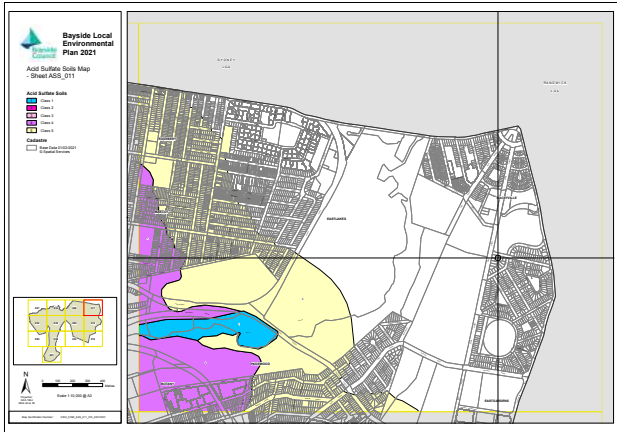
Cover Sheet

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	23/2/2023
project #	drawing #	issue	
21160	A-0001	B	
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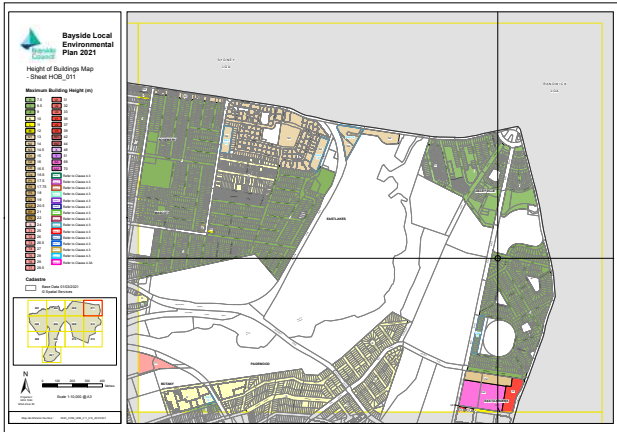
Bayside Council LEP Planning Controls



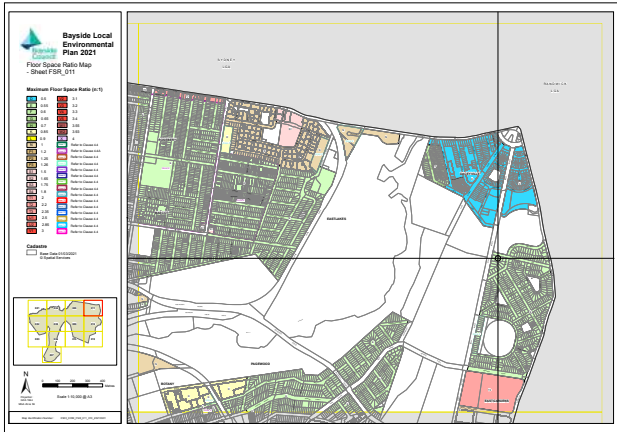
LAND ZONING: R2 LOW DENSITY



ACID SULPHATE SOILS: N/A



MAXIMUM BUILDING HEIGHT: 9m



FLOOR SPACE RATIO: 0.55

Project Information:

Site Area: 1280sqm
Building Classification: Class 2 (Seniors Living)
Required Landscape Area: (10x35) 350 sqm
Maximum Site coverage: 640sqm
Waste: 4 x 240L
Recycling: 4 x 240L
Green Waste: 2 x 240L (Optional)



Bayside Council DCP Planning Controls

Private Open Space: Ground: 15sqm (min. dimension 3x3)
Upper level 2 bed: 10sqm (min. depth of 2m)
Upper level 1 bed: 6sqm (min. depth of 2m)

Site Coverage: Max 50% of the site area

Waste for Multidwelling Housing: Waste: 1 x 240L per 2-3 dwellings
Recycling: 1 x 240L per 2-3 dwellings
Green: 1 x 240L per 5 dwellings (optional)
Bulk: 4m³ must be allocated for the storage of discarded bulky items, such as old furniture, awaiting council pick up.

DMN Assessor #16/1742		22 nd January 2023	Reference: 695/2022	
Evergreen Energy Consultants				
Email address: enquiries@evergreenc.com.au			Ph: 1300 584 010	
Important Note for Development Applicants:				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.				
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.				
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.				
Thermal Performance Specifications				
External Wall Construction		Insulation	Colour (Solar Absorbance)	Detail
Cavity Brick		Bulk, reflective one side, anti-glare the other R1.0	Medium	
Internal Wall Construction		Insulation		Detail
Cavity wall, direct fix plasterboard, single gap		None		
Party Walls – Cavity Brick		None		
Ceiling Construction		Insulation		Detail
Plasterboard with Timber		Bulk insulation R3.0		Top floor ceilings
Concrete above Plasterboard		None		Ground floor ceilings
Roof Construction		Insulation	Colour (Solar Absorbance)	Detail
Colorbond		Bulk, reflective side down, no air gap above R1.3	Medium	3", 15", 18" & 24" pitch
Floor Construction		Insulation		Covering
300mm Waffle Pod Slab		None		Carpet and Tiles
Windows	Glass and frame type		U Value	SHGC Area m2
GJA-001-22 A	Aluminium framed 6EA Awning Windows Single Glazed		4.80	0.52
GJA-011-21 A	Aluminium framed 6EA Fixed Windows Single Glazed		3.91	0.86
GJA-013-25 A	Aluminium framed 6EA Sliding Windows Single Glazed		4.44	0.83
GJA-017-24 A	Aluminium framed 6EA Double Hung Windows Single Glazed		4.61	0.80
GJA-070-25 A	Aluminium framed 6EA Sliding Doors Single Glazed		4.41	0.80
GJA-082-21 A	Aluminium framed 6EA Hinged Doors Single Glazed		4.62	0.83
Solar Tubes – Single Glazed Clear				
Skylight to Living Area Unit 10 – Velux Fixed U-Value 2.60, SHGC 0.24				
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.				
Fixed shading – Eaves		Width includes guttering, offset is distance above windows		
As drawn		Nominal only, refer to plan for detail		
Fixed shading – Other		Verandah to certain units only		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences				
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)				
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)				
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				

36-38 Birdwood Avenue, Pagewood					
SUMMARY OF BASIX COMMITMENTS					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.					
Refer to the CURRENT BASIX Certificate for Complete details.					
WATER COMMITMENTS					
Fixtures					
Alternative Water – Central Rainwater Tank Size 10,000(L) Tank Connected To:					
All Toilets		One Outdoor Tap	Laundry W/M Cold Tap	Applies to Units 1-5 only	
Fixtures					
4 Star Shower Heads		4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps	
THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water		Electric instantaneous			
Cooling		Living	None		
System		Bedrooms	None		
Heating		Living	None		
System		Bedrooms	None		
Ventilation		Bathrooms	Fan ducted to roof/facade	Manual on/off	
		Kitchen	Fan ducted to roof/facade	Manual on/off	
		Laundry	Not Applicable		
Natural Lighting		Window/Skylight in Kitchen		As Drawn	
		Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms		All	Dedicated	Yes
	Number of Living/Dining rooms		All	Dedicated	Yes
	Kitchen		Yes	Dedicated	Yes
	All Bathrooms/Toilets		Yes	Dedicated	Yes
	Laundry		Yes	Dedicated	Yes
All Hallways		Yes	Dedicated	Yes	
OTHER COMMITMENTS					
Outdoor clothes line		No	Indoor or sheltered clothes drying line	No	
Stove/Oven		Electric cooktop, electric oven			
Other		"Well ventilated" refrigerator space			
Central photovoltaic system to generate at least 10.0 peak kW of electricity					
Ceiling fans to be installed – Refer to NatHERS certificates for locations					



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01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

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Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients

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project

LaHC PAGEDWOOD SENIORS HOUSING

36-38 BIRDWOOD AVENUE PAGEDWOOD NSW 2035 3 & 4/-/DP 35317

drawing title

Preliminary Planning Controls

drawing scale

AS SHOWN CG BR

19/1/2023

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21160 A-0002 A

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8.7

Average star rating

NATIONWIDE HOUSE

Real Estate

www.nature-gm.de

0008364450

22 Jan 2023

Assessor Joseph Lorrman

Accreditation No. DIN161742

Address

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drawing title

Preliminary

Context Photos

drawing scale

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project #

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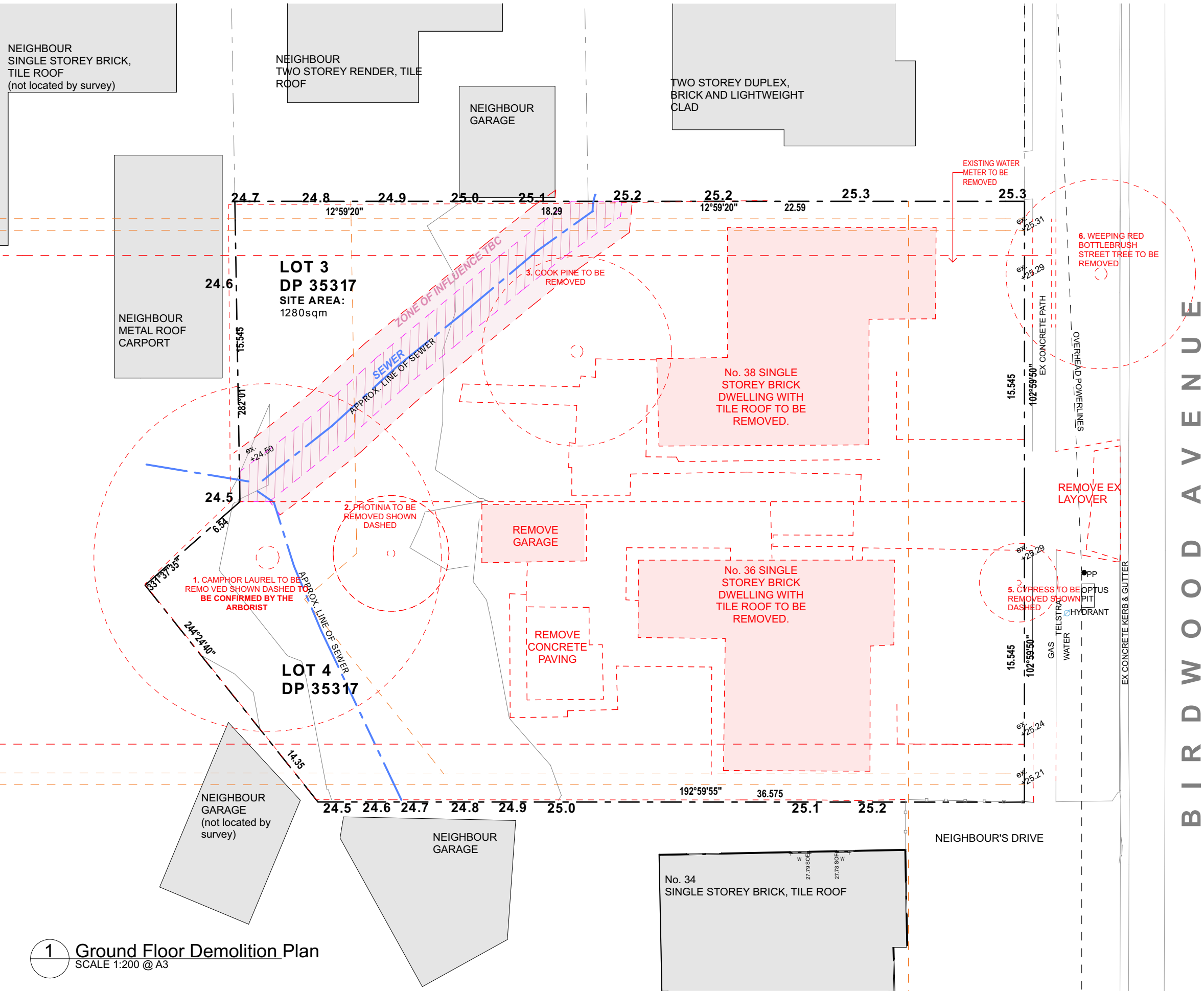
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A-0003

issue

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NOTES:
REDUNDANT SERVICES TO BE REMOVED AND/OR CAPPED OR PROTECTED WHERE REQUIRED TO BE RETAINED

SEQUENCE OF WORKS
- ESTABLISH SITE FENCING AND SITE COMPOUND
- ESTABLISH TREE PROTECTION ZONES
- ISOLATE AND CAP SERVICES. REMOVE REDUNDANT SERVICES
- REMOVE HAZARDOUS MATERIALS IDENTIFIED BY HAZMAT SURVEY - DEMOLISH AND REMOVE EXISTING DWELLINGS AND BUILT STRUCTURES.
- DEMOLISH AND REMOVE ALL PAVEMENT AND VEGETATION NOTED. - CLEAR SITE OF ALL DEBRIS & RUBBISH.
EXPECTED TIME OF DEMOLITION AND SITE CLEARING TO BE CONFIRMED BY CONTRACTOR AFTER SITE INSPECTION AND PREPARATION OF SITE MANAGEMENT PLAN. ALLOW 15 WORKING DAYS



No. 38 Birdwood Avenue



No. 36

No. 38 Birdwood Avenue

PART 5 ACTIVITY SUBMISSION

1 Ground Floor Demolition Plan
SCALE 1:200 @ A3



ROWLAND PARK



STREET VIEW 3 - 36-38 BIRDWOOD AVENUE



STREET VIEW 4 - CORNER OF BIRDWOOD AVENUE & BANKS AVENUE



STREET VIEW 1 - CORNER OF PRINCE EDWARD CIRCUIT & WARK AVENUE



STREET VIEW 2 - CORNER OF PRINCE EDWARD CIRCUIT & WARK AVENUE



STREET VIEW 5 - 40 BIRDWOOD AVENUE

8.7

Average star rating

HOUSE

www.haer.com.au

0008364450 22 Jan 2023

Assessor: Joseph Lorrman

Accreditation No. DAW/16/1742

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Nominated Architects: Elaine King NSW ARB 7074 / Stuart Campbell NSW ARB 7545

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NSW 2035

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drawing title

Site Plan(s)

Site Location Plan

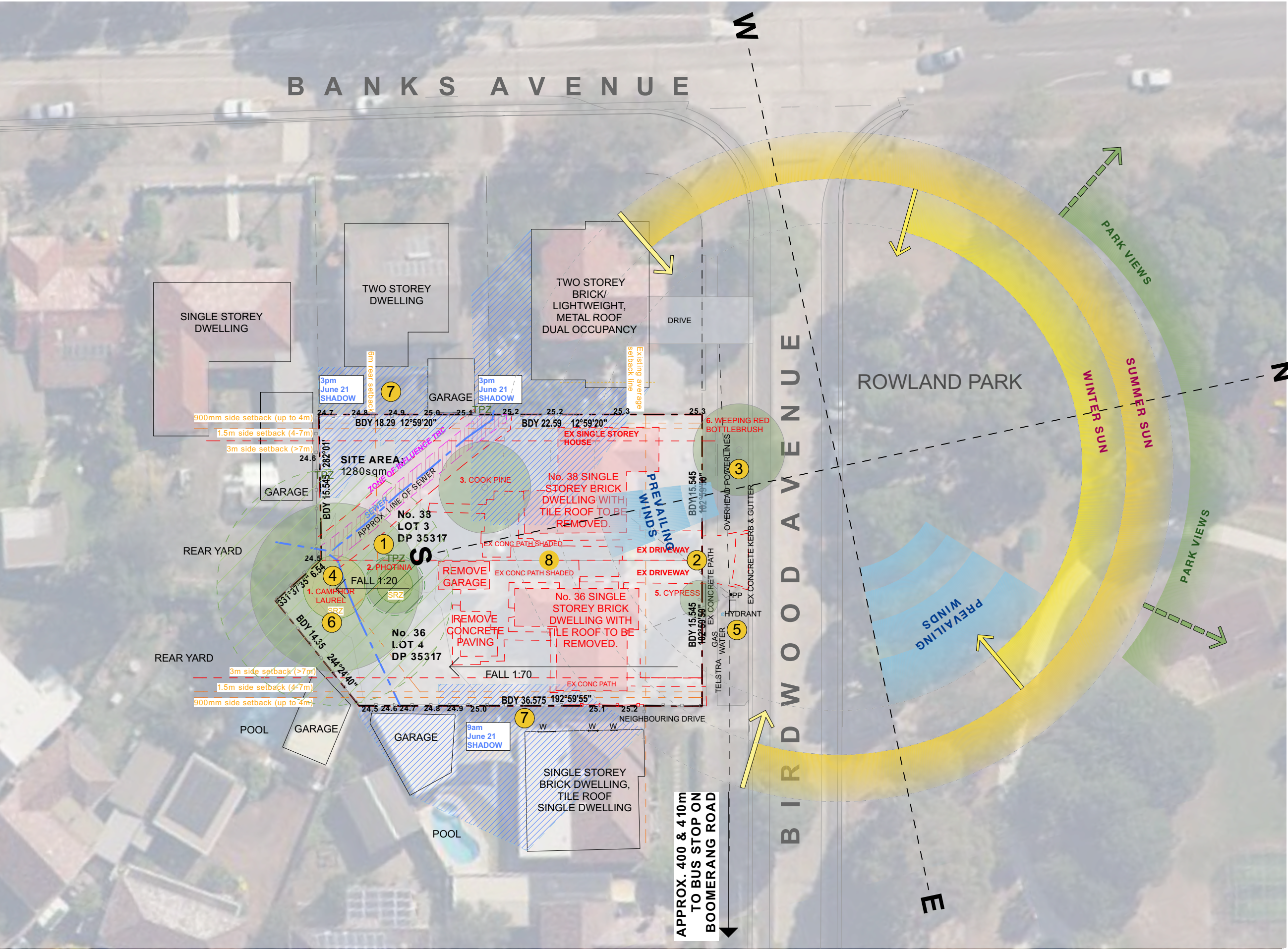
drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-1001	A	

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DESIGN
RESPONSES:

- 1 Generous Deep soil to rear for landscapin, stormwater infiltration & common open space. Retain existing trees if possible
- 2 Orientation to street optimises northern orientation and views to the park. Private open space for units
- 3 Street tree to be removed to provide access to car park. West boundary selected for driveway due to;
 - site geometry; more space for carpark to be accommodated at rear of site
 - existing sewer main; avoid building over sewer
- 4 Avoid existig sewer
- 5 Utilise existing hydrant
- 6 Existing bank to rear property, especially around camphor laurel
- 7 Minimise overlooking to neighbour
- 8 Subject site is within 20-25 ANEF contour for airport noise



PART 5 ACTIVITY SUBMISSION

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Site Plan(s)

Site Analysis Plan

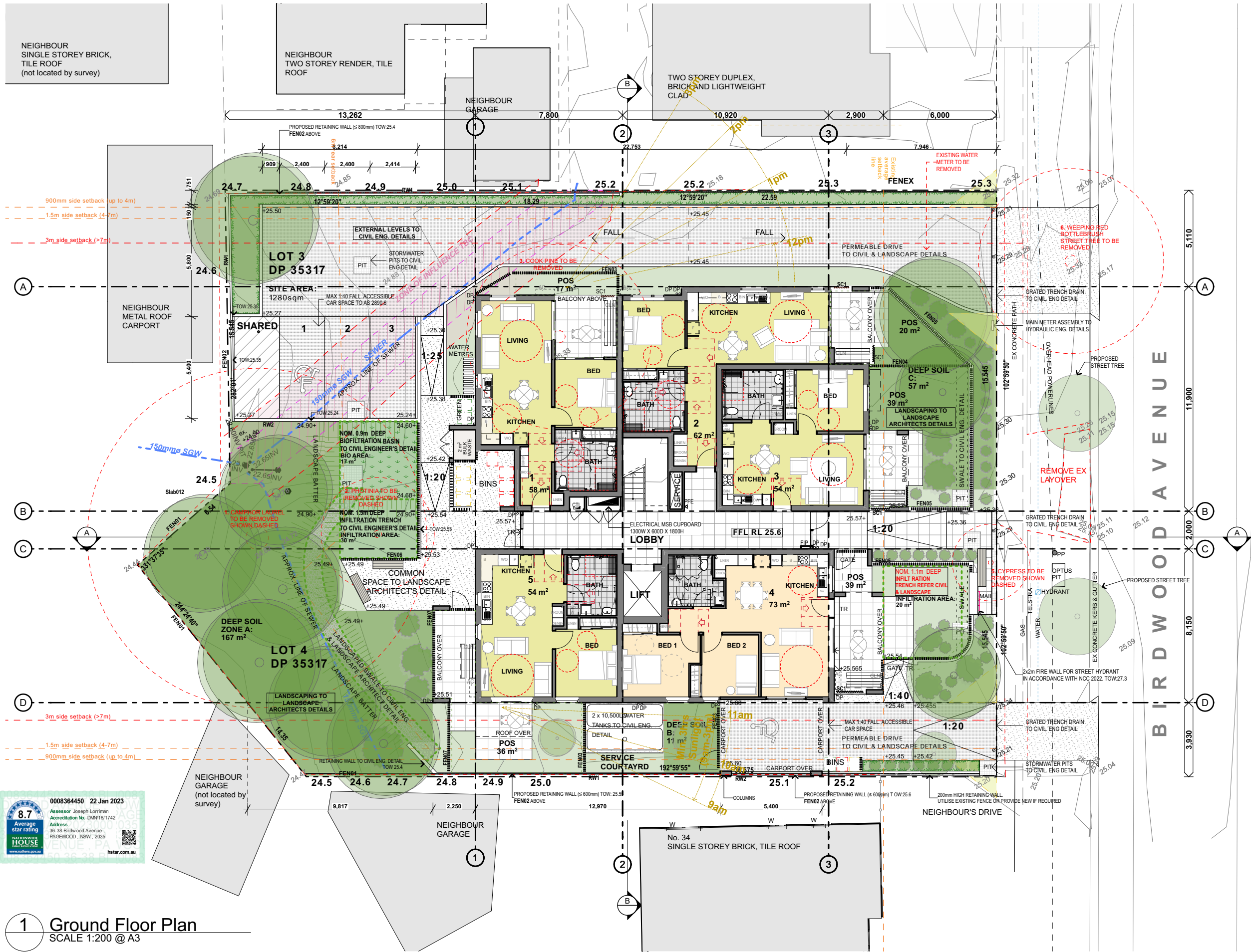
drawing scale

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project # drawing # issue

21160 A-1003 A

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1 Ground Floor Plan
SCALE 1:200 @ A3

LEGEND

B 820mm LONG ACCESSIBLE BENCH
CLN CLOTHESLINE
DP DOWNPIPE
DW DISHWASHER
EGL EAVES GUTTER TO HYD. ENG. DETAIL
EGL EXISTING GROUND LEVEL
FBM FACE BRICK
FEN# FENCE
FIP FIRE INDICATOR PANEL
LCL LIGHT WEIGHT CLADDING
MRC METAL ROOF CAPPING
MRS# METAL ROOF SHEETING
P PANTRY
PFE PORTABLE FIRE EXTINGUISHER
POS PRIVATE OPEN SPACE
RL REDUCED LEVEL
RW RETAINING WALL
RWH RAIN WATER HEAD
SC# SCREEN
SKY SKYLIGHT
TOW TOP OF WALL
WO WALL OVEN

FENCE & RETAINING WALL LEGEND

FEN01: 1.8m HIGH COLORBOND BOUNDARY FENCE. EXISTING FENCE CONDITION TO BE ASSESSED FOR RETENTION
FEN02: 1.8m HIGH COLORBOND BOUNDARY FENCE ON TOP OF <800mm RETAINING WALL
FEN03: 1.8m HIGH POWDER-COAT ALUMINIUM PALISADE PRIVACY FENCE
FEN04: 1.2m HIGH PALISADE FENCE
FEN05: 1.3m HIGH FRONT FENCE
345mm NOM. HIGH BRICK WALL (RETAINING) WITH 85mm NOM. POWDER-COAT ALUMINIUM PALISADE FENCE OVER
FEN06: 900mm HIGH PALISADE FENCE
FEN07: 1.6m HIGH POWDER-COAT ALUMINIUM PALISADE PRIVACY FENCE
RW1 <800 CONCRETE SLEEPER RETAINING WALL TO LANDSCAPE ARCHITECT'S DETAILS
RW2 <800 CONCRETE BLOCK RETAINING WALL CONCRETE DOWNTURN TO STRUCTURAL/CIVIL ENGINEER'S DETAILS

PRELIMINARY WALL SCHEDULES EXTERNAL

BRICK VENEER
10mm FACEBRICK
50mm CAVITY / SARKING
20mm RGD INSULATION TO BASIS REQUIREMENTS
10mm BRICK
13mm RENDER

BRICK VENEER
10mm FACEBRICK
50mm CAVITY / SARKING
20mm RGD INSULATION TO BASIS REQUIREMENTS
10mm BRICK
13mm RENDER

LIGHTWEIGHT CLADDING
50mm STEEL STUD INSULATION
25mm CAVITY BATTEN / SARKING
10mm NOMINAL CLADDING TRC

WASTE ROOM / BALUSTRADE
10mm RENDER
18 BLOCKWORK
PAINT FINISH

INTERNAL
LIFT CORE
13mm RENDER
10mm BRICK
50mm CAVITY
10mm BLOCKWORK

PARTY WALL
13mm RENDER
10mm BRICK
50mm TRIM CAVITY
10mm BRICK
13mm RENDER
*FACEBRICK TO FOYER

INTERNAL 110mm BRICK BRICK WALL
9mm FC SHEETING
28mm CAVITY
110mm BRICKWORK
13mm CEMENT RENDER
*REFER STRUCTURAL DOCUMENTATION

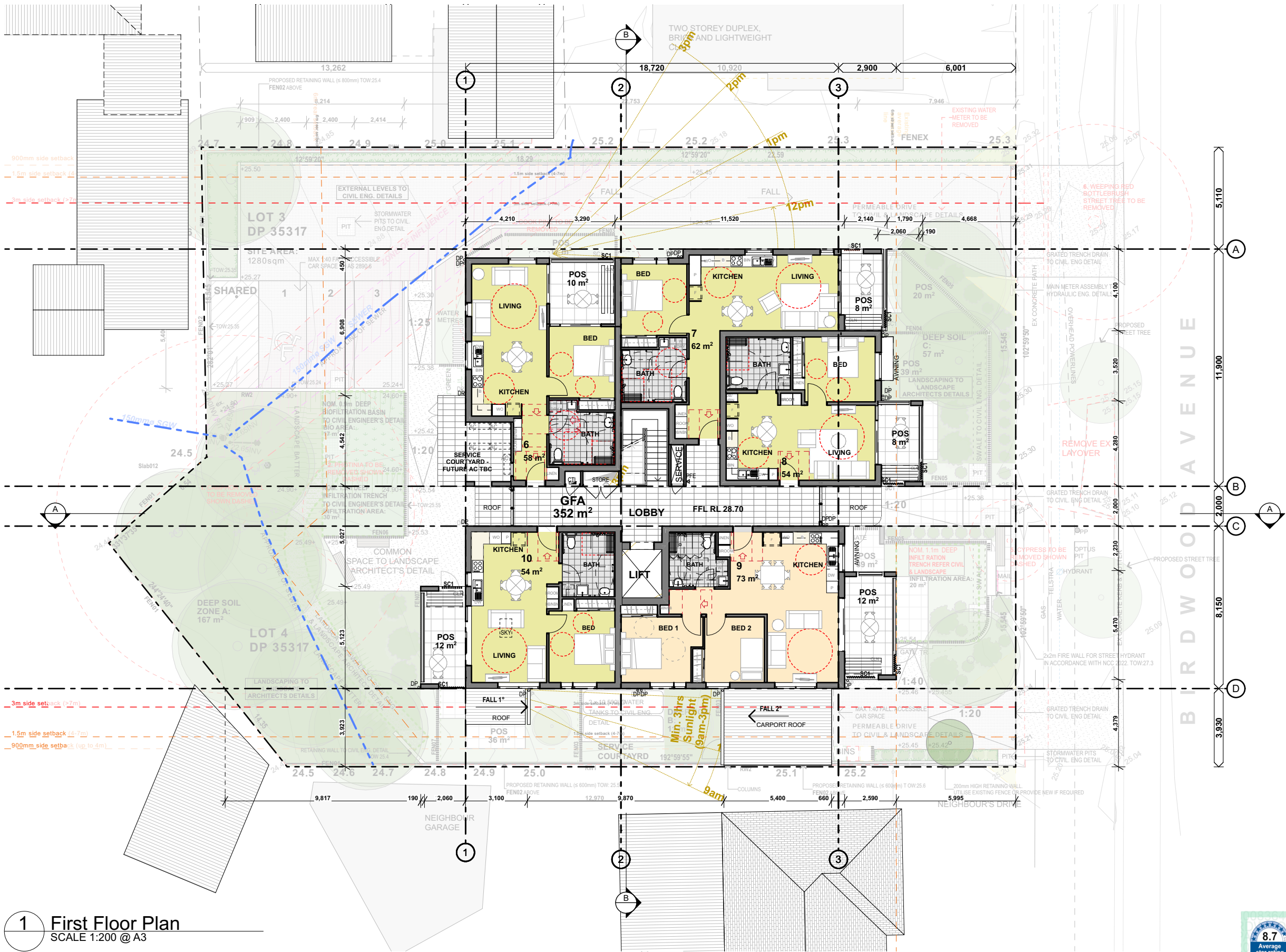
INTERNAL 110mm BRICK BRICK WALL
13mm CEMENT RENDER
110mm BRICKWORK
13mm CEMENT RENDER
*REFER STRUCTURAL DOCUMENTATION

INTERNAL STUD WALL
13mm PLASTERBOARD
50mm STEEL STUD
13mm PLASTERBOARD

FURRING CHANNEL
28mm FURRING CHANNEL
6mm VILBOARD
13mm NOM TILES
NOTE: PROVIDE AGAINST BRICKWORK FOR BATHROOM FIXTURES

PART 5 ACTIVITY SUBMISSION

NOTE:
PRELIMINARY AUTHORITY CONTROL INFORMATION SUBJECT TO
PLANNER AND COUNCIL REVIEW AND FURTHER INVESTIGATION



1 First Floor Plan
SCALE 1:200 @ A3

- LEGEND**
- B 820mm LONG ACCESSIBLE BENCH
 - CLN CLOTHESLINE
 - DP DOWNPIPE
 - DW DISHWASHER
 - EGL EAVES GUTTER TO HYD. ENG. DETAIL
 - EGL EXISTING GROUND LEVEL
 - FBR FACE BRICK
 - FEN# FENCE
 - FIP FIRE INDICATOR PANEL
 - LCH LIGHT WEIGHT CLADDING
 - MRC METAL ROOF CLADDING
 - MRS# METAL ROOF SHEETING
 - P PANTRY
 - PFE PORTABLE FIRE EXTINGUISHER
 - POS PRIVATE OPEN SPACE
 - RL REDUCED LEVEL
 - RW RETAINING WALL
 - RWH RAIN WATER HEAD
 - SC# SCREEN
 - SKY SKYLIGHT
 - TOW TOP OF WALL
 - WO WALL OVEN

- FENCE & RETAINING WALL LEGEND**
- FEN01: 1.8m HIGH COLORBOND BOUNDARY FENCE. EXISTING FENCE CONDITION TO BE ASSESSED FOR RETENTION
 - FEN02: 1.8m HIGH COLORBOND BOUNDARY FENCE ON TOP OF <800mm RETAINING WALL
 - FEN03: 1.8m HIGH POWDER-COAT ALUMINIUM PALISADE PRIVACY FENCE
 - FEN04: 1.2m HIGH PALISADE FENCE
 - FEN05: 1.3m HIGH FRONT FENCE: 345mm NOM. HIGH BRICK WALL (RETAINING) WITH 85mm NOM. POWDER-COAT ALUMINIUM PALISADE FENCE OVER
 - FEN06: 900mm HIGH PALISADE FENCE
 - FEN07: 1.6m HIGH POWDER-COAT ALUMINIUM PALISADE PRIVACY FENCE
 - RW1 <800 CONCRETE SLEEPER RETAINING WALL TO LANDSCAPE ARCHITECT'S DETAILS
 - RW2 <800 CONCRETE BLOCK RETAINING WALL/CONCRETE DOWNTURN TO STRUCTURAL/CIVIL ENGINEER'S DETAILS

- PRELIMINARY WALL SCHEDULES EXTERNAL**
- BRICK VENEER**
 - 10mm FACEBRICK
 - 50mm CAVITY / SARKING
 - 20mm RGD INSULATION TO BASIS REQUIREMENTS
 - 110mm BRICK
 - 13mm RENDER
 - BRICK VENEER**
 - 10mm FACEBRICK
 - 50mm CAVITY / SARKING
 - 20mm RGD INSULATION TO BASIS REQUIREMENTS
 - 110mm BRICK
 - 13mm RENDER
 - LIGHTWEIGHT CLADDING**
 - 50mm STEEL STUD INSULATION
 - 25mm CAVITY BATTEN / SARKING
 - 10mm NOMINAL CLADDING TBC
 - WASTE ROOM / BALUSTRADE**
 - 10mm RENDER
 - 18 BLOCKWORK
 - PAINT FINISH
 - INTERNAL**
 - LIFT CORE**
 - 13mm RENDER
 - 110mm BRICK
 - 50mm CAVITY
 - 150mm BLOCKWORK
 - PARTY WALL**
 - 13mm RENDER
 - 110mm BRICK
 - 50mm TIE-IN CAVITY
 - 110mm BRICK
 - 13mm RENDER
 - *FACEBRICK TO FOYER
 - INTERNAL 110mm BRICK BRICK WALL**
 - 8mm FC SHEETING
 - 28mm CAVITY
 - 110mm BRICKWORK*
 - 13mm CEMENT RENDER
 - *REFER STRUCTURAL DOCUMENTATION
 - INTERNAL 110mm BRICK BRICK WALL**
 - 13mm CEMENT RENDER
 - 110mm BRICKWORK*
 - 13mm CEMENT RENDER
 - *REFER STRUCTURAL DOCUMENTATION
 - INTERNAL STUD WALL**
 - 13mm PLASTERBOARD
 - 50mm STEEL STUD
 - 13mm PLASTERBOARD
 - FURRING CHANNEL**
 - 28mm FURRING CHANNEL
 - 6mm VILLABOARD
 - 13mm NOM. TILES
 - NOTE: PROVIDE AGAINST BRICK WALL FOR BATHROOM FIXTURES

PART 5 ACTIVITY SUBMISSION

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P 02 4929 1843
E admin@ckds.com.au
www.ckds.co.au

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key plan

North Point

consultants

Civil/Structural Engineers

Electrical Engineer

Hydraulic Engineer

Landscape Architects
Xeriscapes
1/28 Adelaide Street,
East Gosford NSW 2250
(02) 4302 0477

clients

NSW Land and Housing Corporation

Planning & Environment

project

LaHC PAGEWOOD SENIORS HOUSING

36-38 BIRDWOOD AVENUE
3 & 4/-/DP 35317
PAGEWOOD NSW

drawing title

General Arrangement Plan(s)

First Floor Plan

drawing scale

AS SHOWN

project #

21160

drawing #

A-1102

drawn

SC

verified

19/1/2023

date

A

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NEIGHBOUR GARAGE (not located by survey)

900mm side setback (up to 4m)

1.5m side setback (4-7m)

3m side setback (>7m)

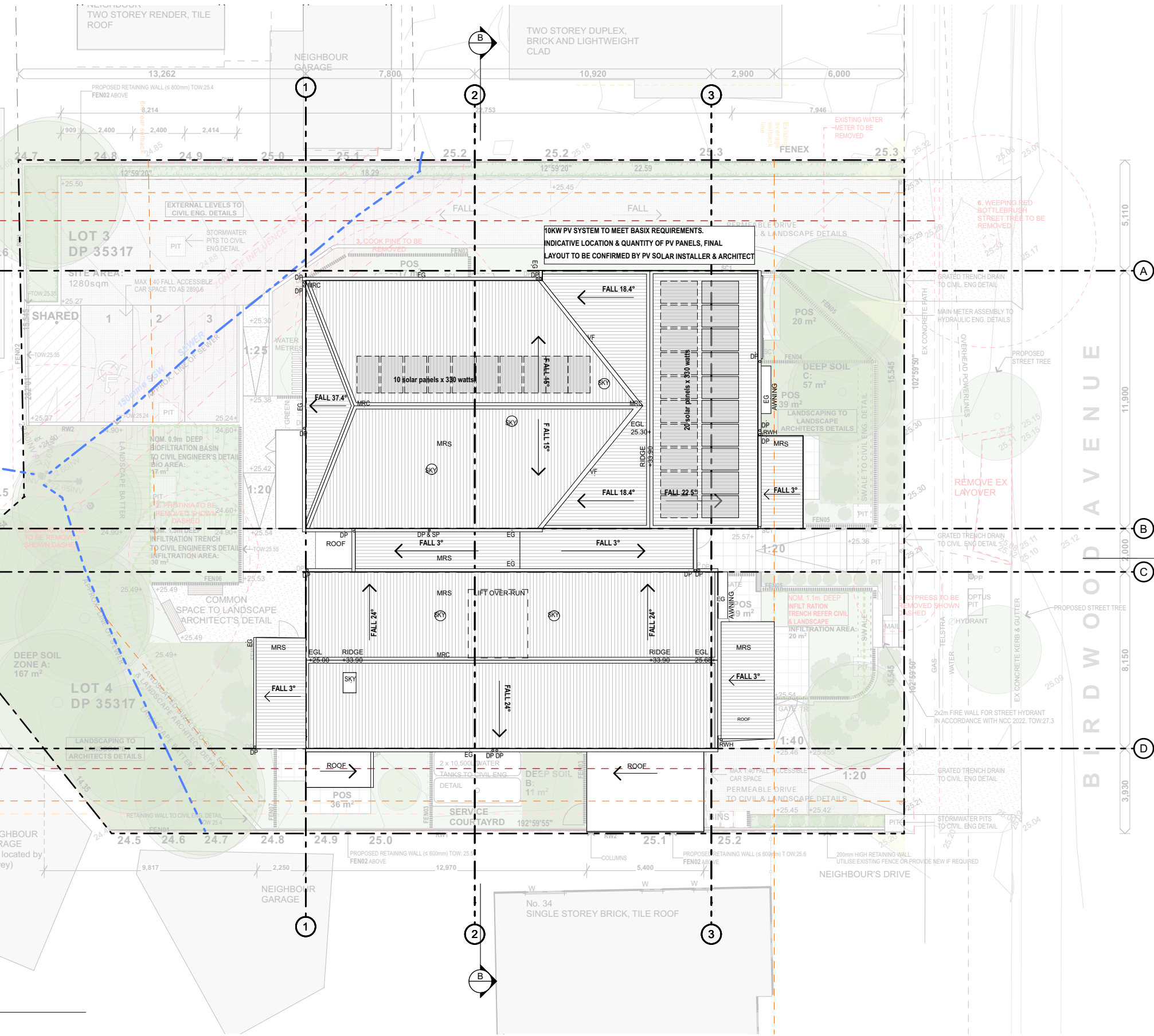
900mm side setback (up to 4m)

1.5m side setback (4-7m)

3m side setback (>7m)

1 Roof Plan

SCALE 1:200 @ A3



LEGEND

- B 820mm LONG ACCESSIBLE BENCH
- CLN CLOTHESLINE
- DP DOWNPIPE
- DW DISHWASHER
- EG EAVES GUTTER TO HYD. ENG. DETAIL
- EGL EXISTING GROUND LEVEL
- FBL FACE BRICK
- FEN# FENCE
- FIP FIRE INDICATOR PANEL
- LCH LIGHT WEIGHT CLADDING
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- MRS# METAL ROOF SHEETING
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- RW RETAINING WALL
- RWH RAIN WATER HEAD
- SC# SCREEN
- SKY SKYLIGHT
- TOW TOP OF WALL
- WO WALL OVEN



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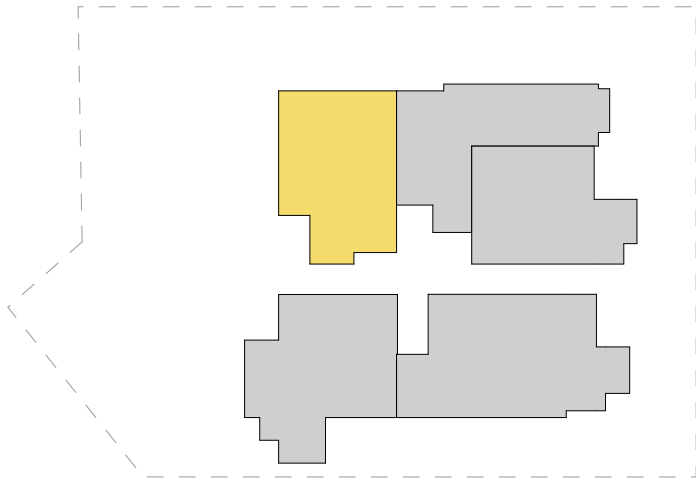
project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE
PAGEWOOD NSW
NSW

drawing title
General Arrangement Plan(s)
Roof Plan

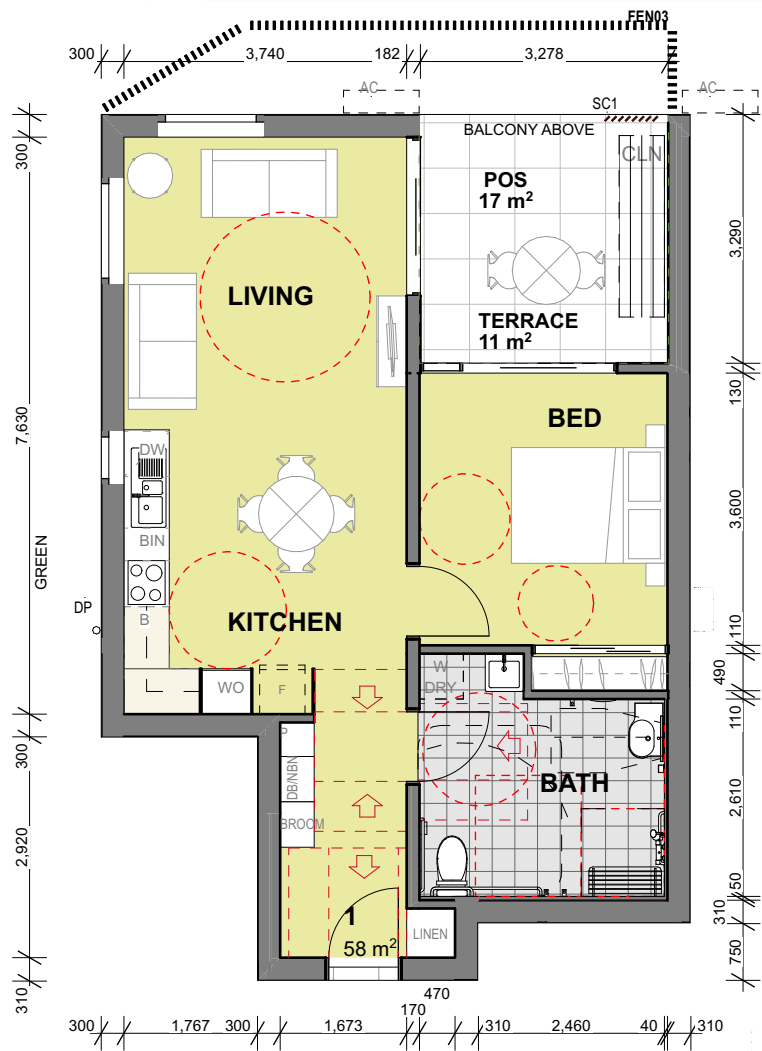
drawing scale
AS SHOWN
drawing #
21160
drawing #
A-1103
drawing #
A

date
19/1/2023
issue
A

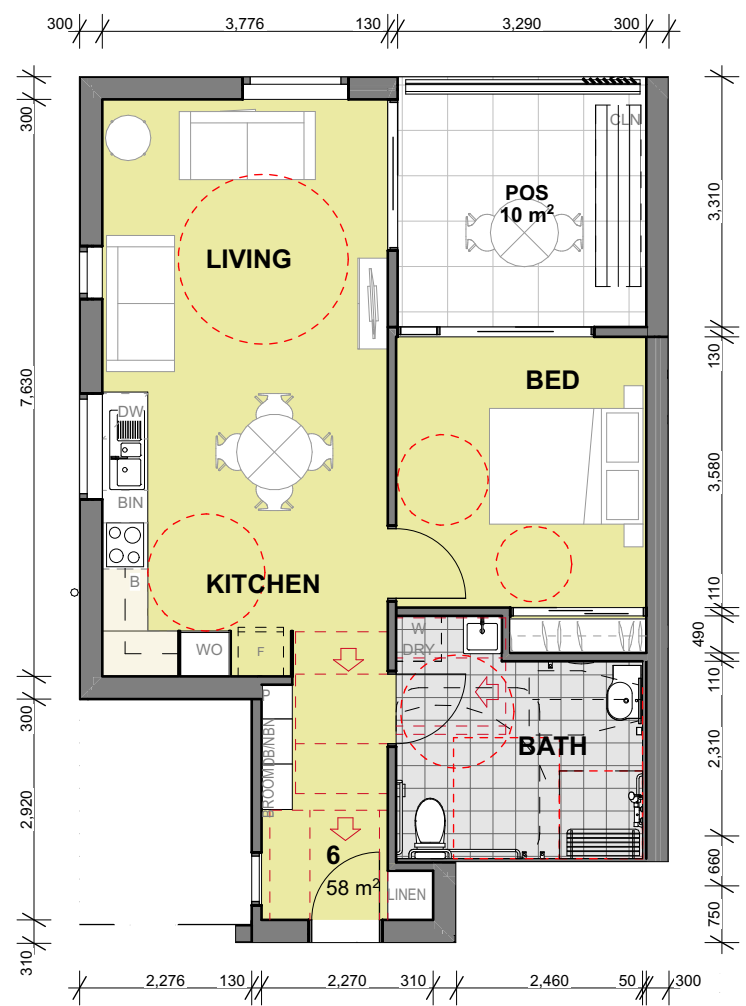
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KEY PLAN



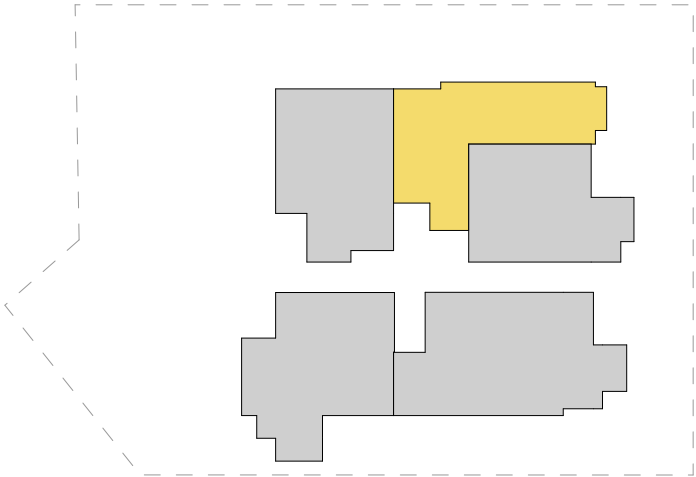
1 BEDROOM UNIT PLAN
UNIT 1 - GROUND FLOOR
INTERNAL AREA = 58m²
EXTERNAL AREA = 17m²



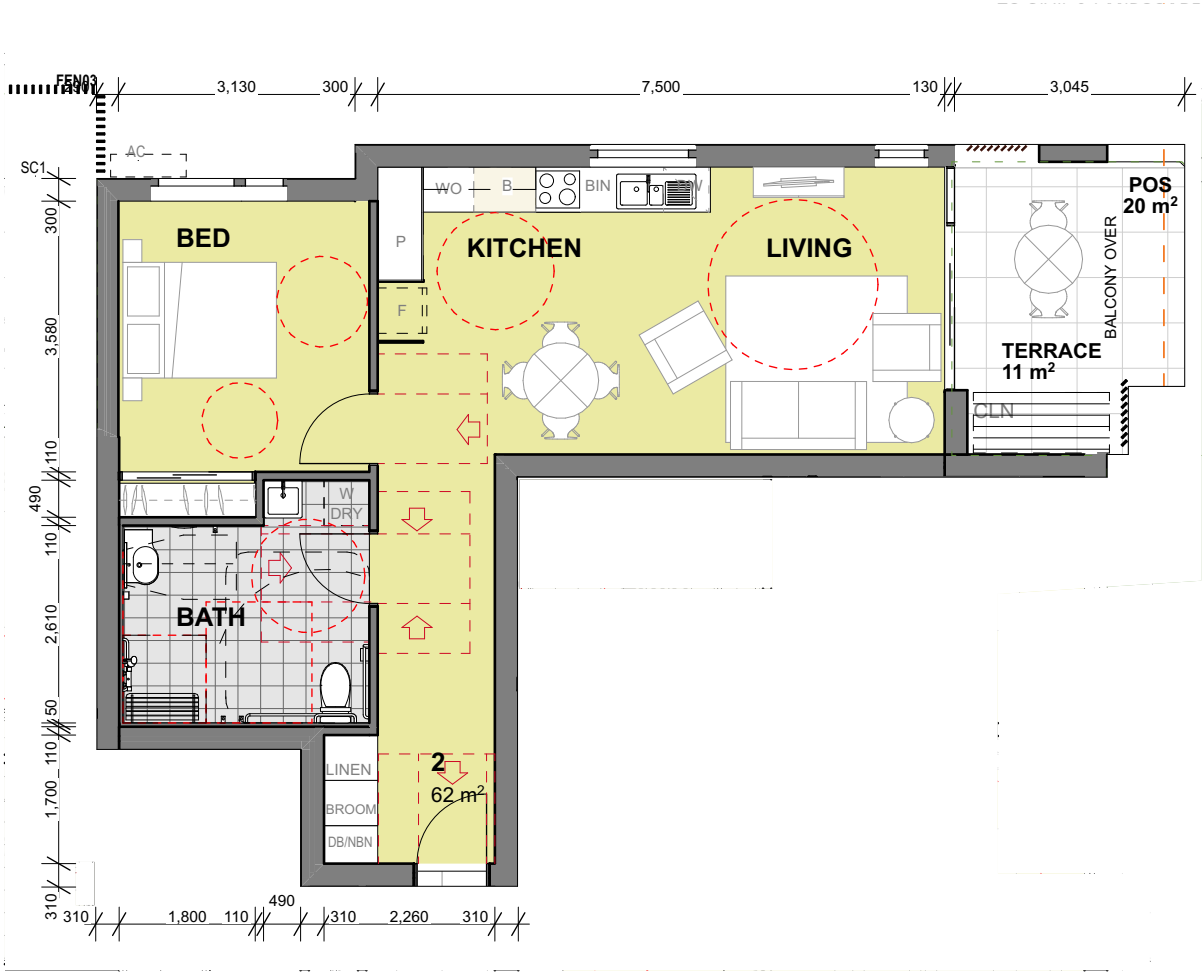
1 BEDROOM UNIT PLAN
UNIT 6 - FIRST FLOOR
INTERNAL AREA = 58m²
EXTERNAL AREA = 10m²



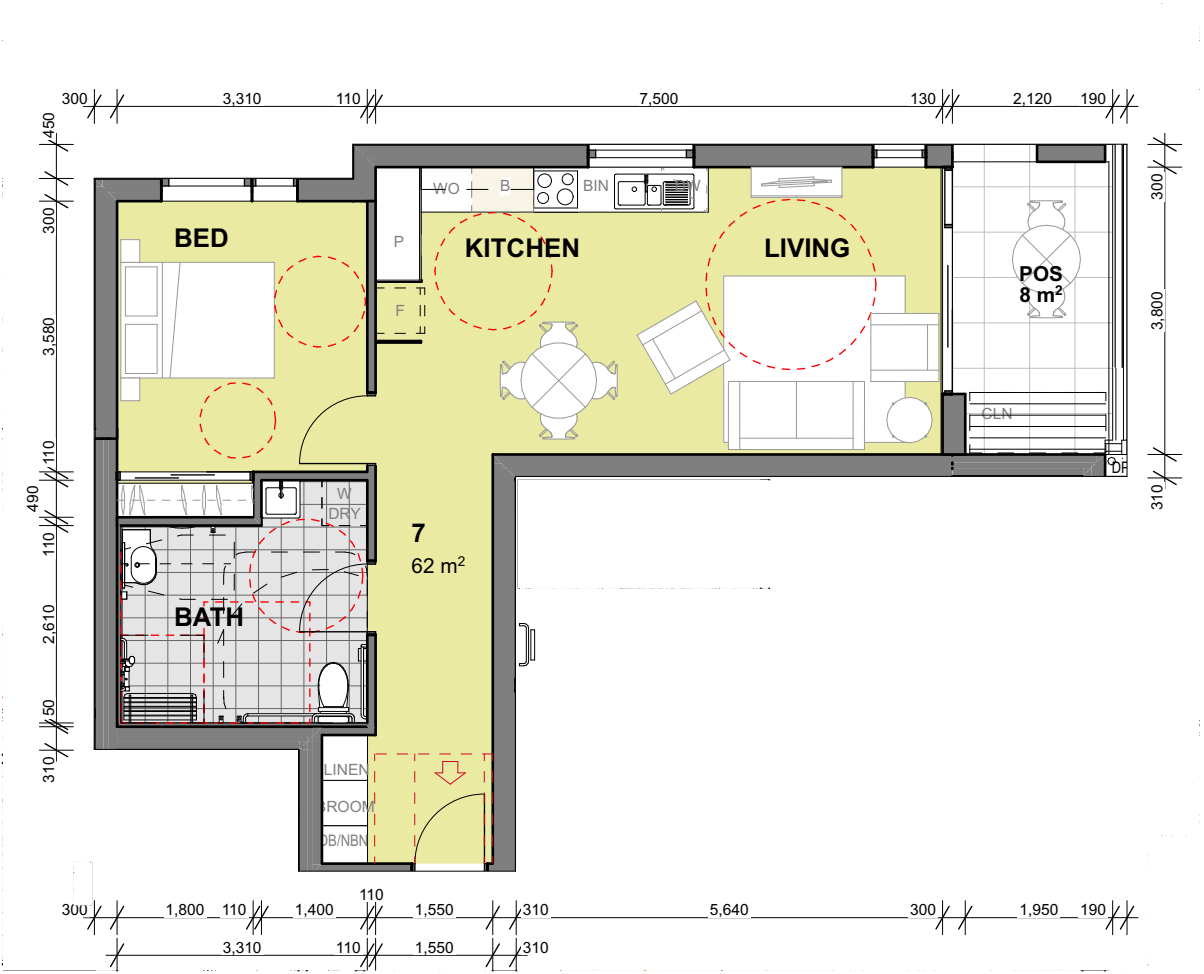
PART 5 ACTIVITY SUBMISSION



KEY PLAN
GROUND FLOOR

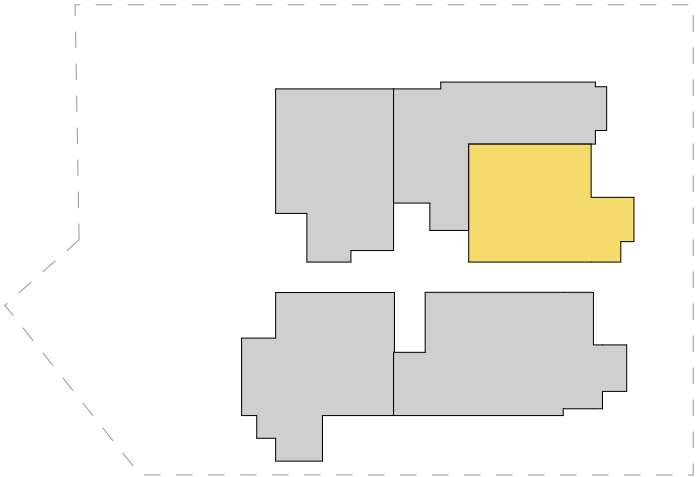


1 BEDROOM UNIT PLAN
UNIT 2 - GROUND FLOOR
INTERNAL AREA = 62m²
EXTERNAL AREA = 20m²

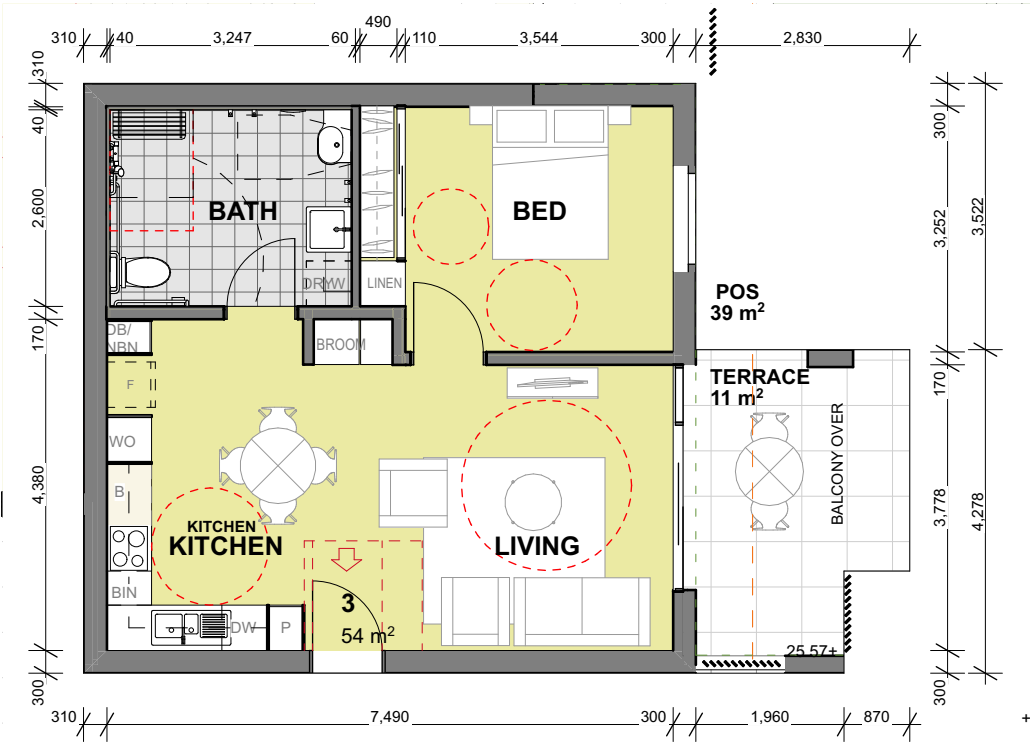


1 BEDROOM UNIT PLAN
UNIT 7 - FIRST FLOOR
INTERNAL AREA = 62m²
EXTERNAL AREA = 8m²





KEY PLAN
GROUND FLOOR

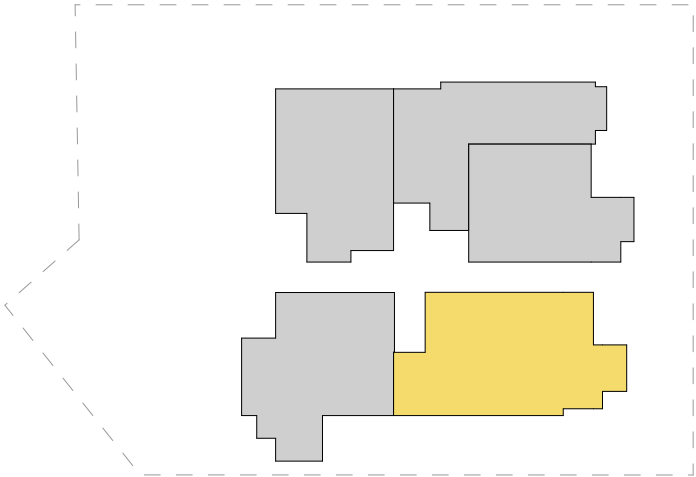


1 BEDROOM UNIT PLAN
UNIT 3 - GROUND FLOOR
INTERNAL AREA = 54m²
EXTERNAL AREA = 39m²

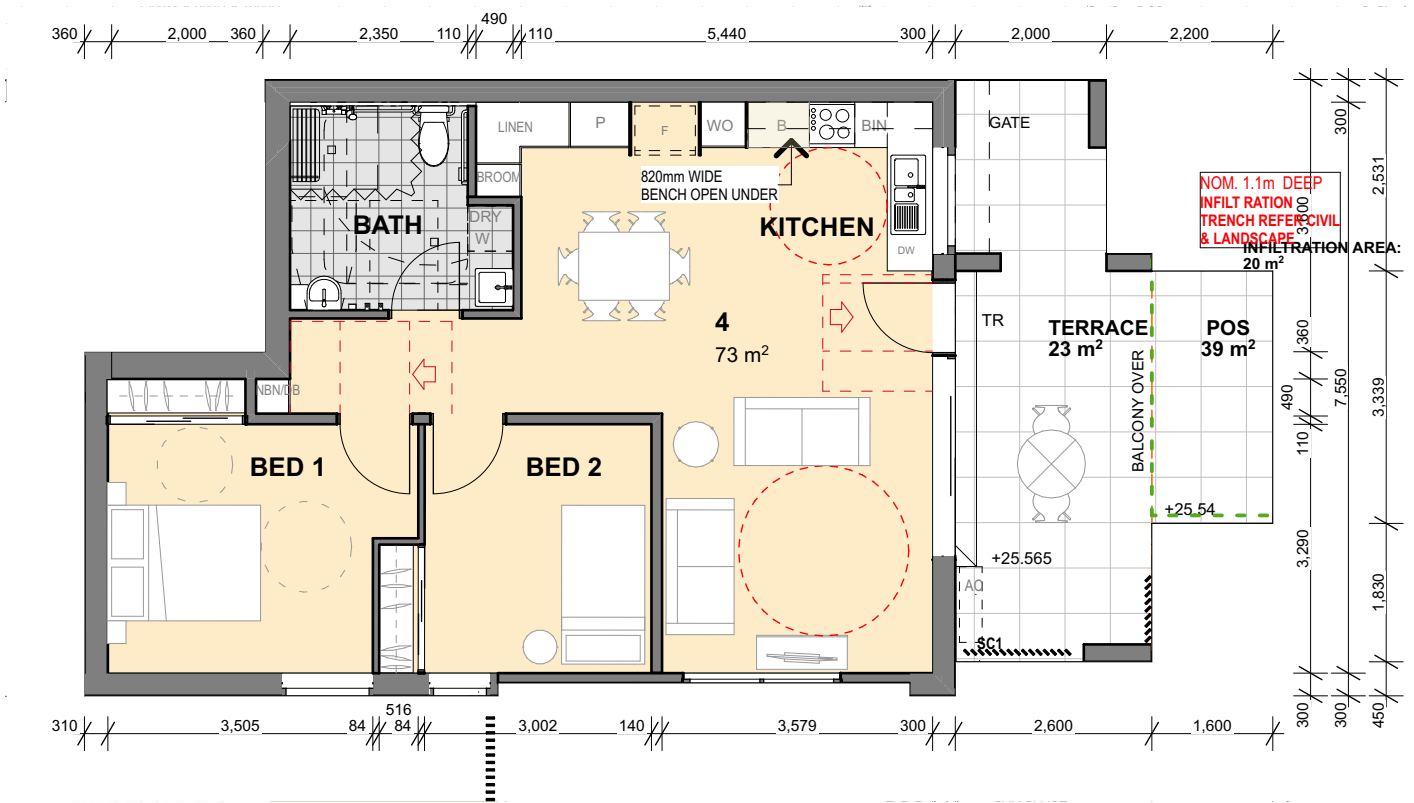


1 BEDROOM UNIT PLAN
UNIT 8 - FIRST FLOOR
INTERNAL AREA = 54m²
EXTERNAL AREA = 8m²

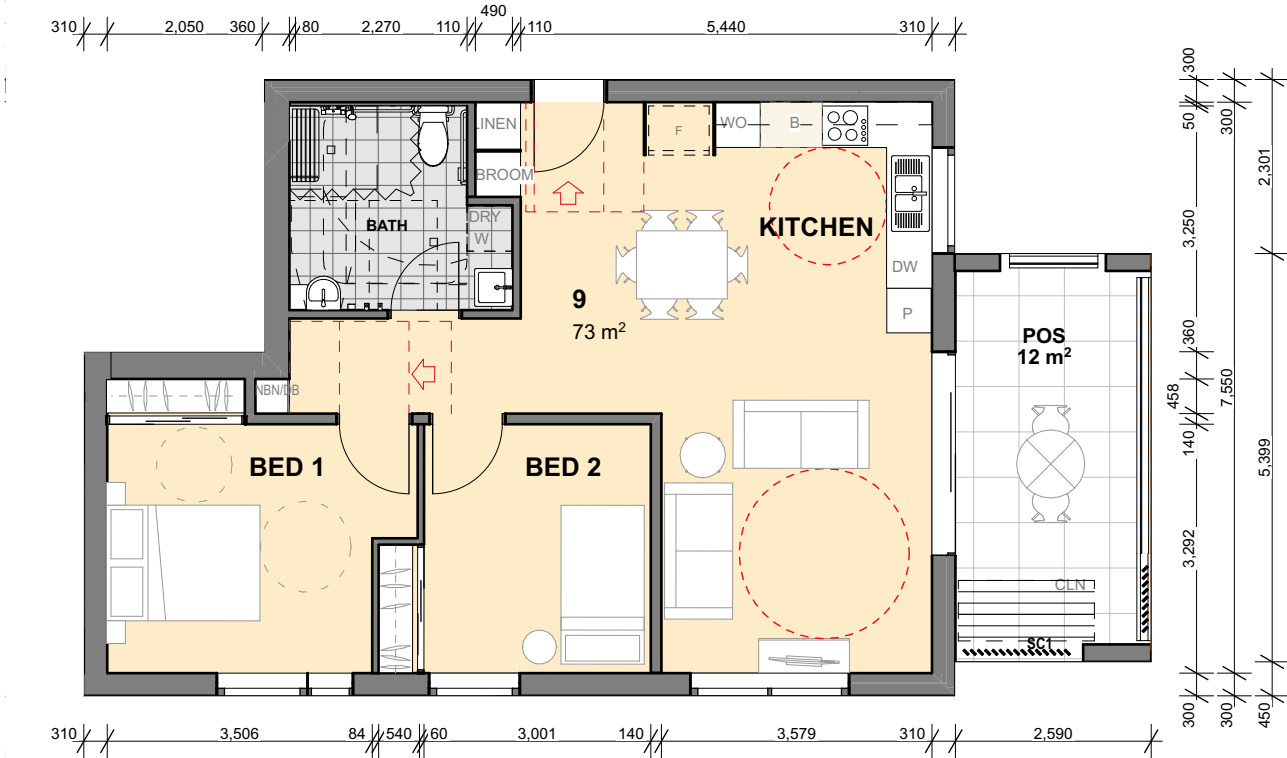




KEY PLAN
GROUND FLOOR

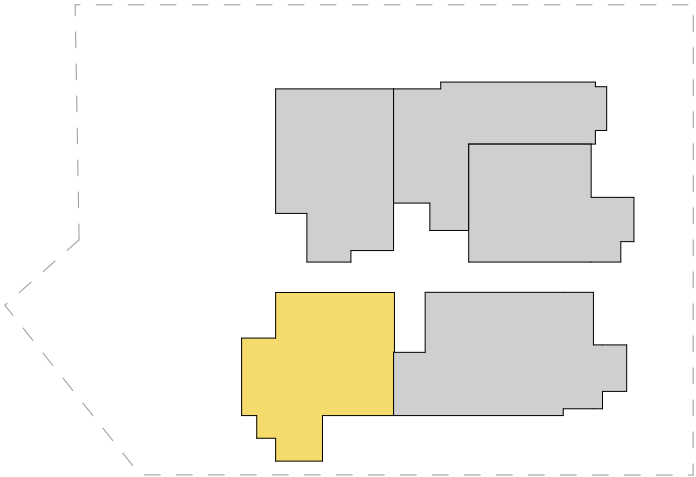


2 BEDROOM UNIT PLAN
UNIT 4 - GROUND FLOOR
INTERNAL AREA = 73m²
EXTERNAL AREA = 39m²

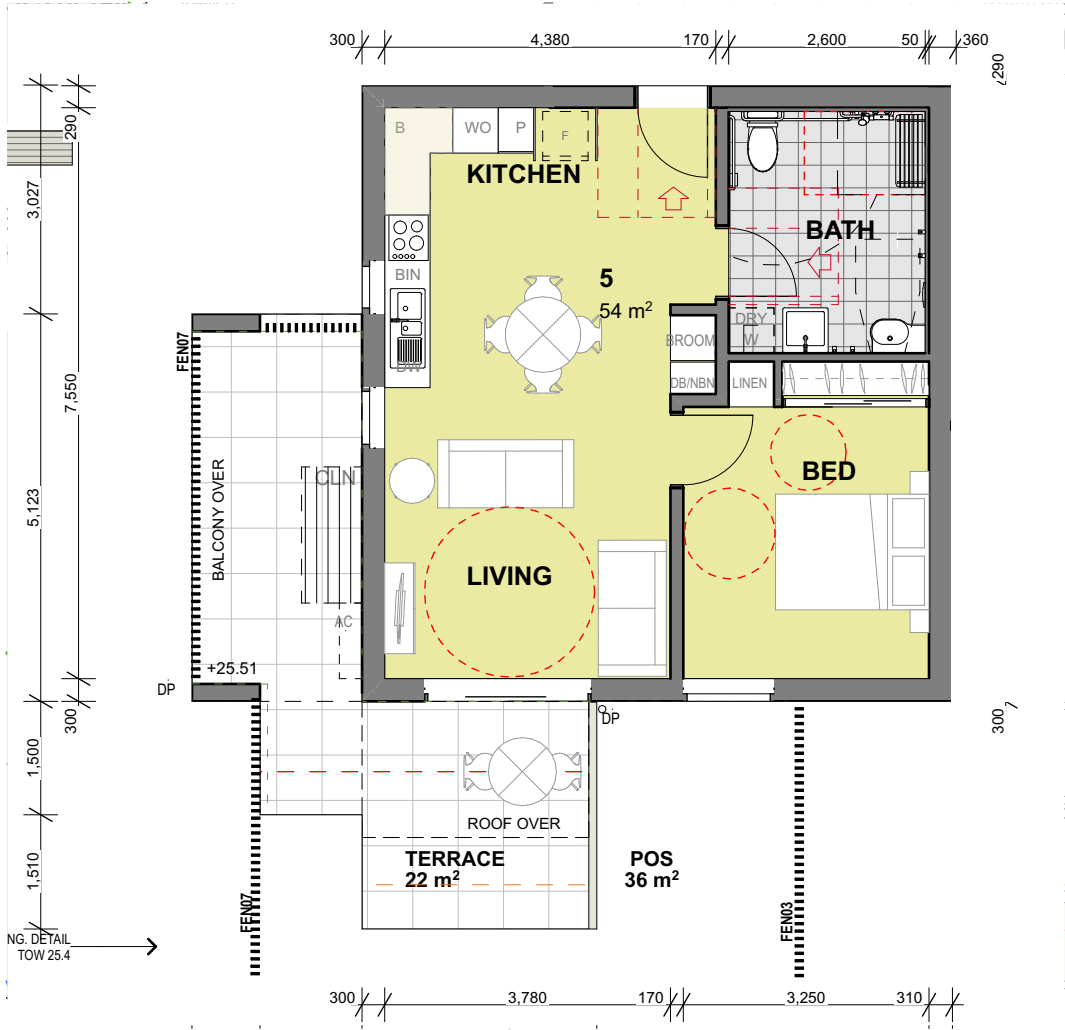


2 BEDROOM UNIT PLAN
UNIT 9 - FIRST FLOOR
INTERNAL AREA = 73m²
EXTERNAL AREA = 12m²

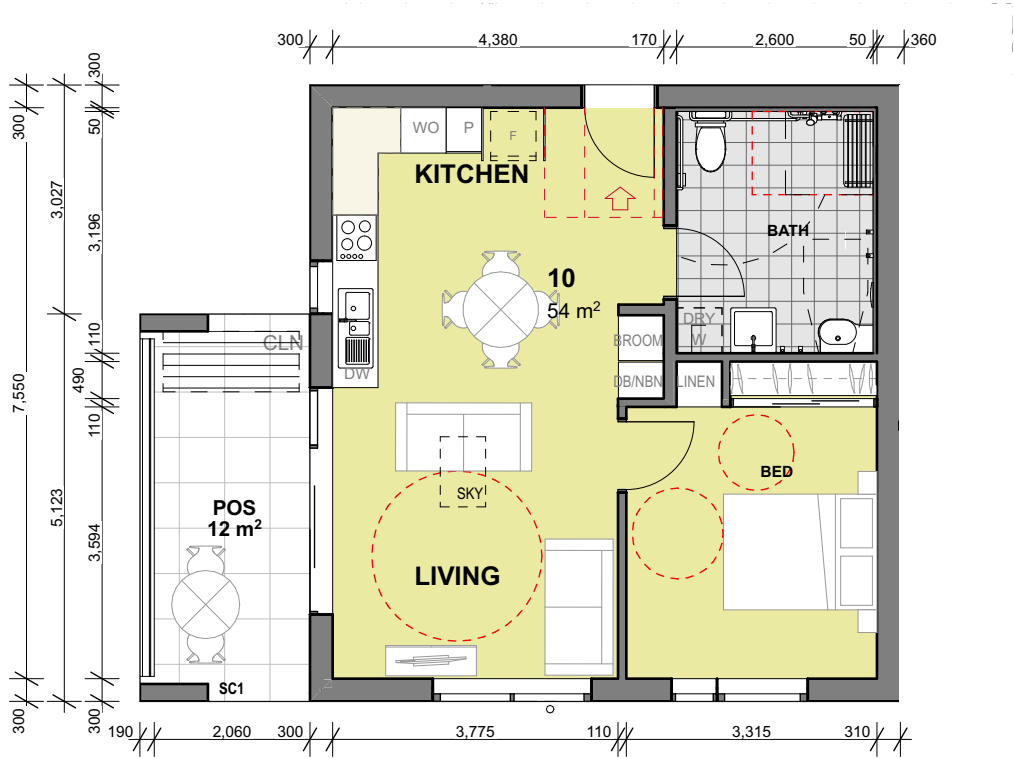




KEY PLAN
GROUND FLOOR



1 BEDROOM UNIT PLAN
UNIT 5 - GROUND FLOOR
INTERNAL AREA = 54m²
EXTERNAL AREA = 36m²

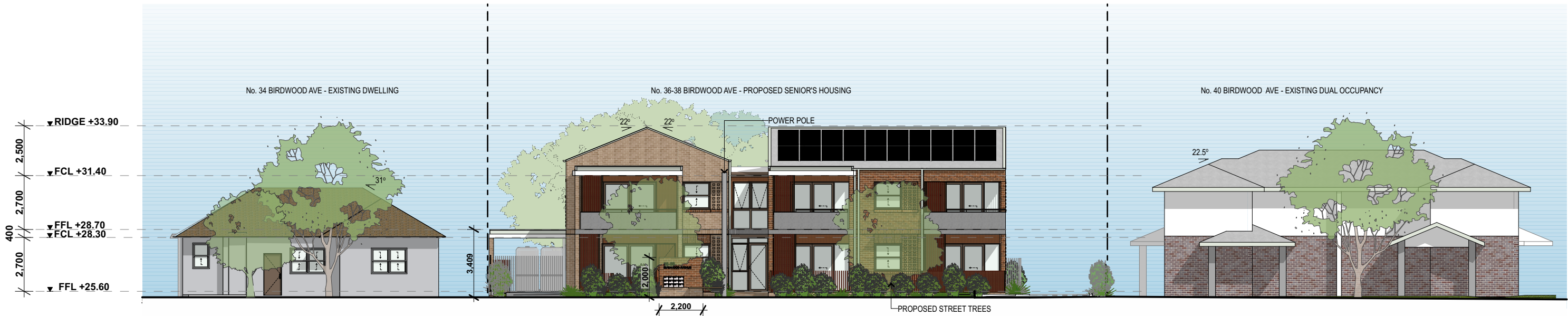


1 BEDROOM UNIT PLAN
UNIT 5 - FIRST FLOOR
INTERNAL AREA = 54m²
EXTERNAL AREA = 12m²



LEGEND

- B 825mm LONG ACCESSIBLE BENCH
- CLN CLOTHESLINE
- DP DOWNPIPE
- DW DISHWASHER
- EG EAVES GUTTER TO HYD. ENG. DETAIL
- EGL EXISTING GROUND LEVEL
- FB# FACE BRICK
- FEN# FENCE
- FIP FIRE INDICATOR PANEL
- LC# LIGHT WEIGHT CLADDING
- MRC METAL ROOF CAPPING
- MRS# METAL ROOF SHEETING
- P PANTRY
- PFE PORTABLE FIRE EXTINGUISHER
- POS PRIVATE OPEN SPACE
- RL REDUCED LEVEL
- RW RETAINING WALL
- RWH RAIN WATER HEAD
- SC# SCREEN
- SKY SKYLIGHT
- TOW TOP OF WALL
- WO WALL OVEN



01 Streetscape Elevation
SCALE 1:200 @ A3

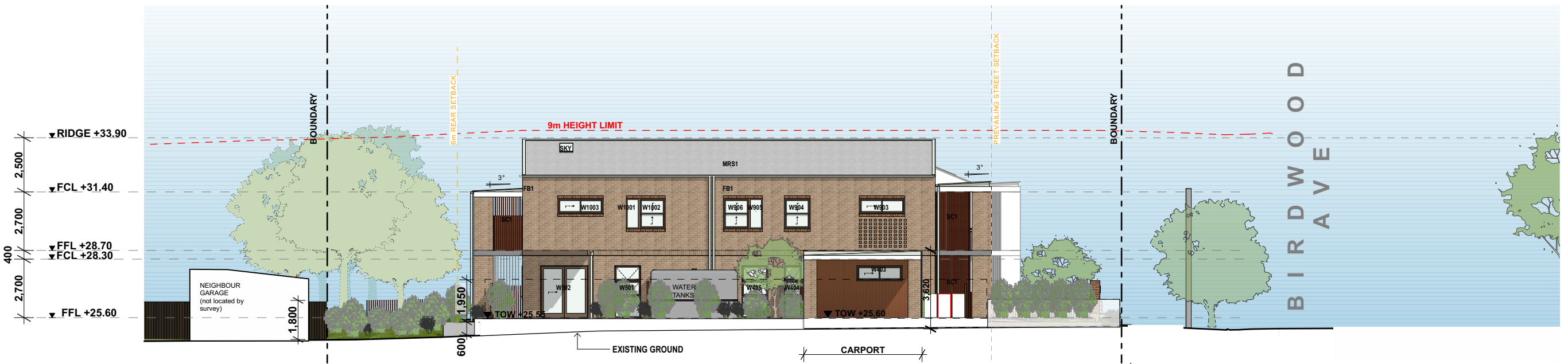


PART 5 ACTIVITY SUBMISSION



LEGEND	
B	82mm LONG ACCESSIBLE BENCH
CLN	CLOTHESLINE
DP	DOWNPIPE
DW	DISHWASHER
EG	EAVES GUTTER TO HYD. ENG. DETAIL
EGL	EXISTING GROUND LEVEL
FB#	FACE BRICK
FEN#	FENCE
FIP	FIRE INDICATOR PANEL
LCH	LIGHT WEIGHT CLADDING
MRC	METAL ROOF CAPPING
MRS#	METAL ROOF SHEETING
P	PANTRY
PFE	PORTABLE FIRE EXTINGUISHER
POS	PRIVATE OPEN SPACE
RL	REDUCED LEVEL
RW	RETAINING WALL
RWH	RAIN WATER HEAD
SC#	SCREEN
SKY	SKYLIGHT
TOW	TOP OF WALL
WO	WALL OVEN

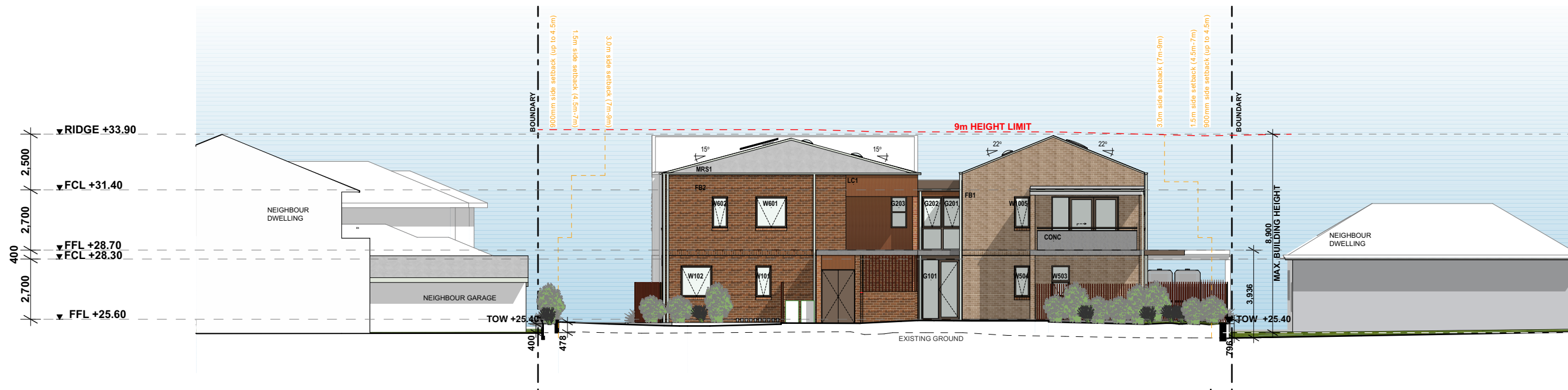
01 North Elevation | Birdwood Avenue
SCALE 1:200 @ A3



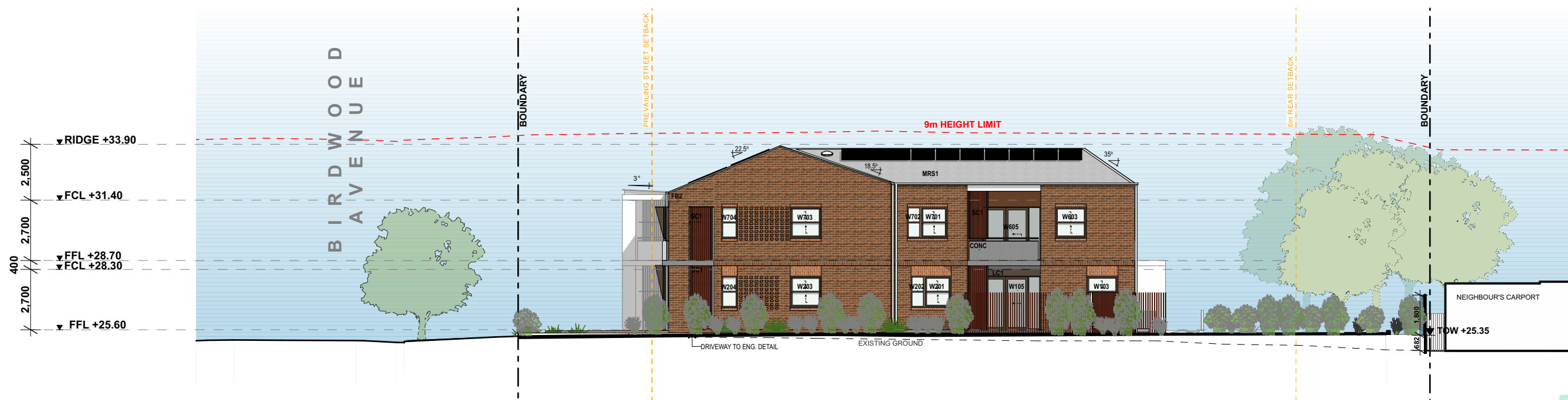
02 East Elevation
SCALE 1:200 @ A3



- LEGEND**
- B 825mm LONG ACCESSIBLE BENCH
 - CLN CLOTHESLINE
 - DP DOWNPIPE
 - DW DISHWASHER
 - EG EAVES GUTTER TO HYD. ENG. DETAIL
 - EGL EXISTING GROUND LEVEL
 - FB# FACE BRICK
 - FEN# FENCE
 - FIP FIRE INDICATOR PANEL
 - LCH LIGHT WEIGHT CLADDING
 - MRC METAL ROOF CAPPING
 - MRS# METAL ROOF SHEETING
 - P PANTRY
 - PFE PORTABLE FIRE EXTINGUISHER
 - POS PRIVATE OPEN SPACE
 - RL REDUCED LEVEL
 - RW RETAINING WALL
 - RWH RAIN WATER HEAD
 - SC# SCREEN
 - SKY SKYLIGHT
 - TOW TOP OF WALL
 - WO WALL OVEN



01 South Elevation
SCALE 1:200 @ A3



02 West Elevation
SCALE 1:200 @ A3



PART 5 ACTIVITY SUBMISSION

CKDS
Architecture | Planning | Interiors

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issue	description	date	verified
01	DRAFT DA	7/12/2022	01
02	DRAFT DA	9/12/2022	02
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/12/2023	A
B	For Coordination	21/2/2023	B
C	For Coordination	23/2/2023	C

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients
NSW Land and
Housing Corporation



project
LaHC PAGEDWOOD
SENIORS HOUSING
36-38 BIRDWOOD AVENUE
PAGEDWOOD
NSW 2035
3 & 4/-DP 35317

drawing title
Elevations
South + West Elevation

drawing scale
AS SHOWN

drawn
CG

verified
BR

date
23/2/2023

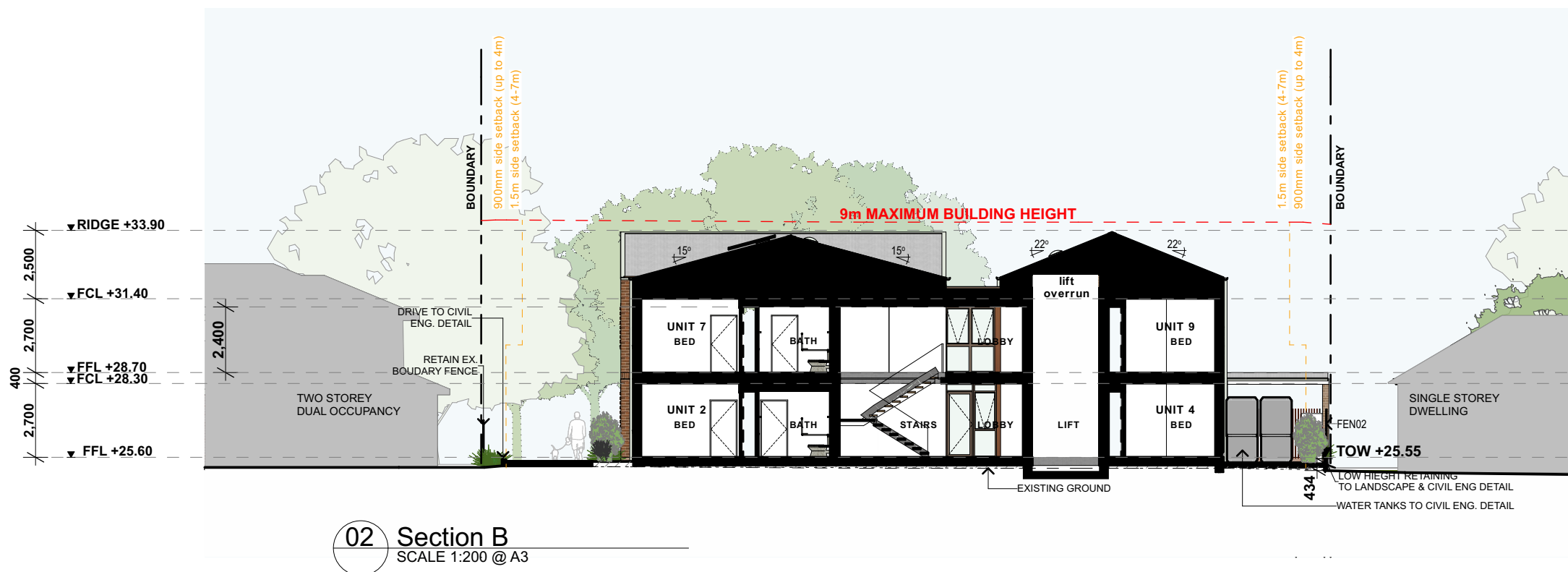
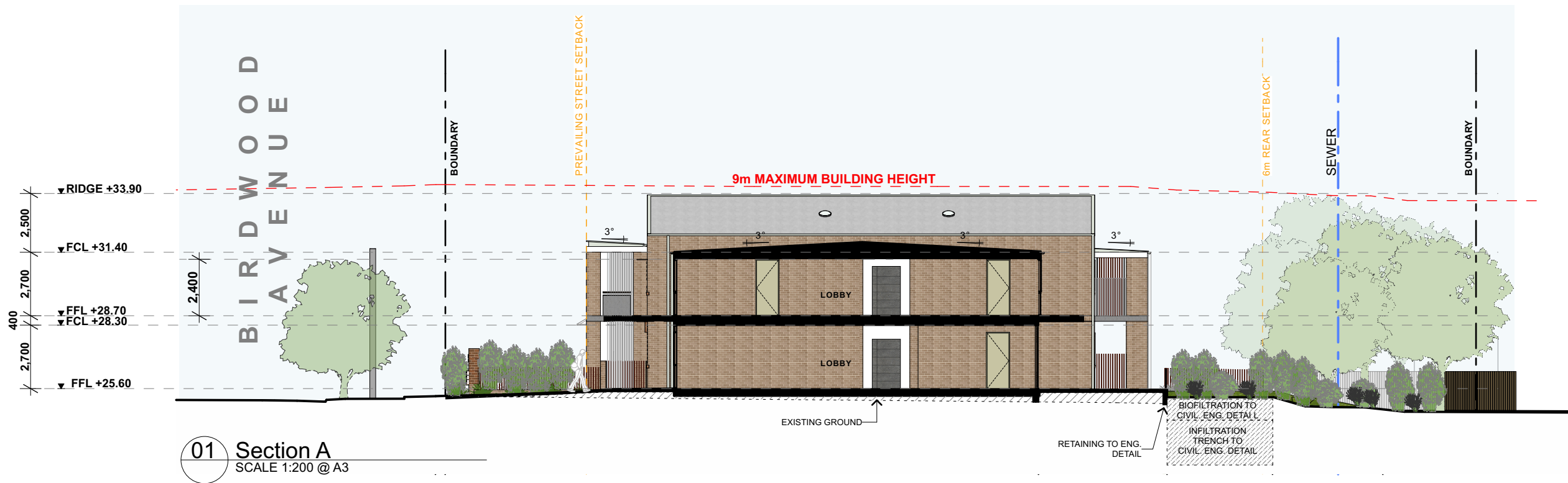
project #
21160

drawing #
A-2003

issue
C

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 - RW RETAINING WALL
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 - SCF SCREEN
 - SVV SUNK



issue	description	date	verified
01	DRAFT DA	7/12/2022	01
02	DRAFT DA	9/12/2022	02
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/12/2023	A
B	For Coordination	21/2/2023	B
C	For Coordination	23/2/2023	C



WASTE BINS:
1 240L PER 2 DWELLINGS = 5 x 240L BINS
RECYCLING BINS:
1 240L PER 2 DWELLINGS = 5 x 240L BINS
GREEN WASTE BINS:
1 240L PER 5 DWELLINGS = 2 x 240L BINS
BULK WASTE:
4m3 FOR HOUSING WITH 10 DWELLINGS OR MORE

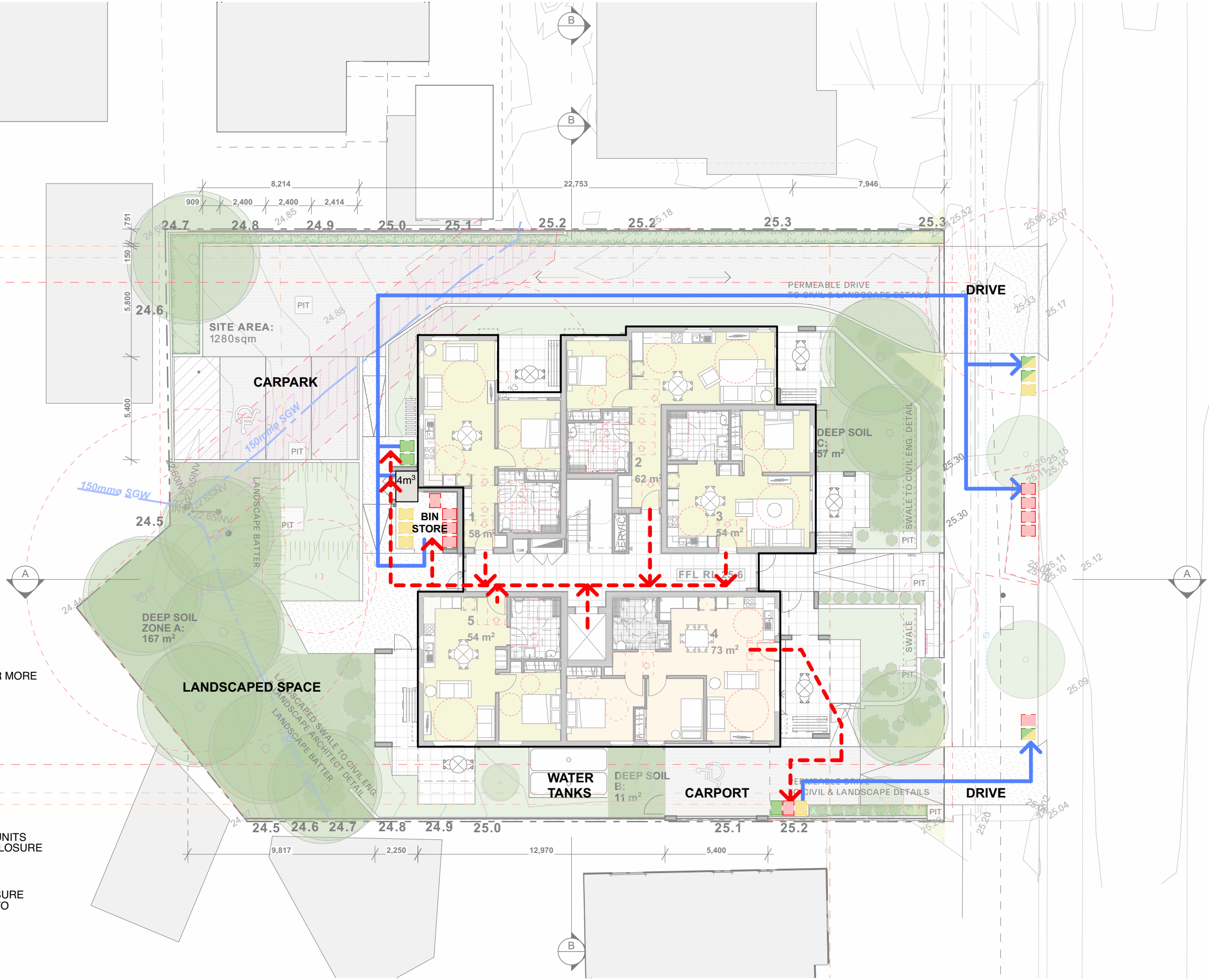
- BULK WASTE
- COUNCIL GREEN WASTE BIN
- COUNCIL WASTE BIN
- COUNCIL RECYCLING BIN

WASTE SORTED & STORED IN INDIVIDUAL UNITS (KITCHEN CPD) AND TAKEN TO WASTE ENCLOSURE BY RESIDENTS

WASTE STORED IN SCREENED BIN ENCLOSURE UNTIL COLLECTION DAY AND PRESENTED TO STREET BY SERVICE PROVIDER

01 Waste Management

SCALE 1:200 @ A3



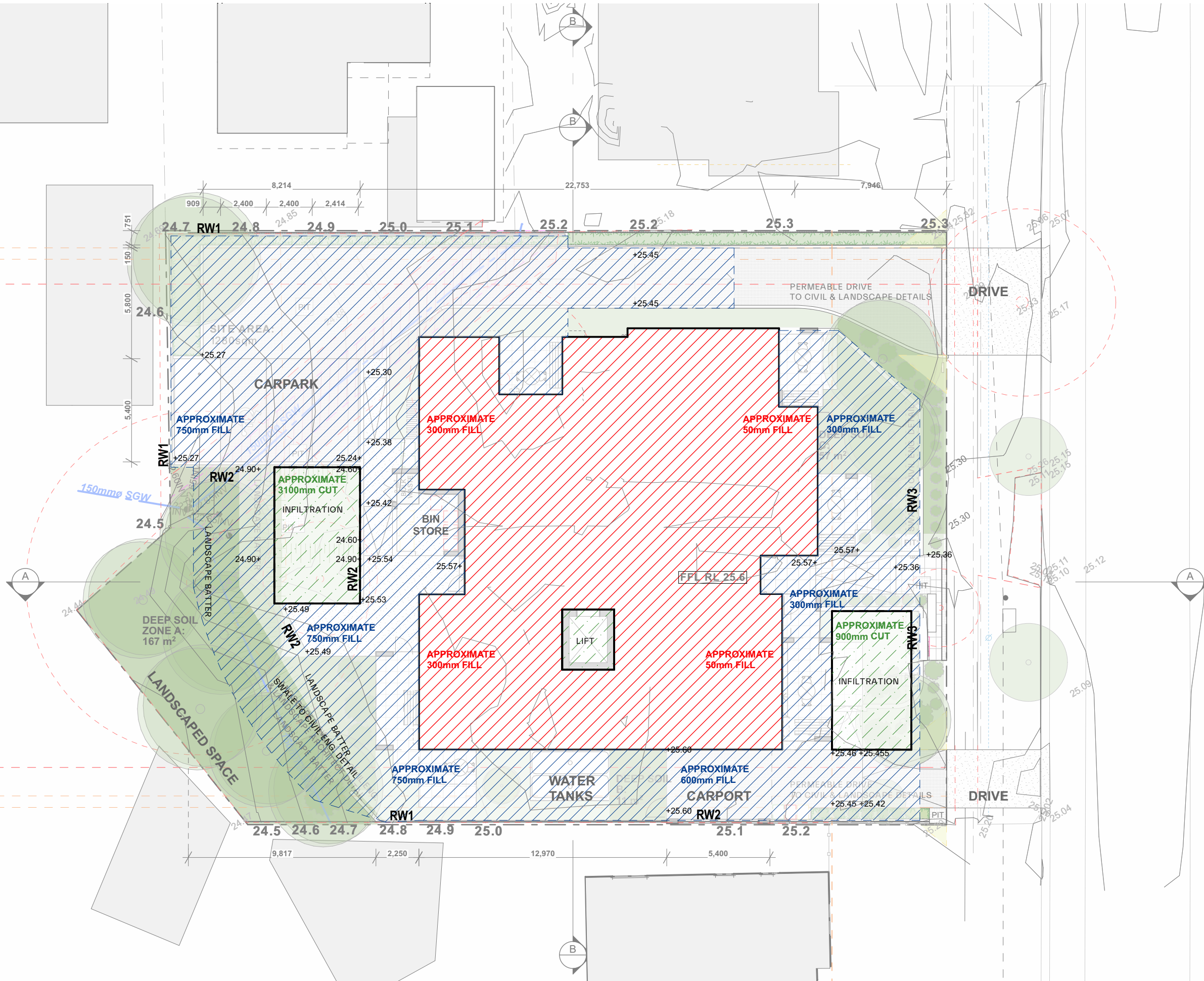
PART 5 ACTIVITY SUBMISSION



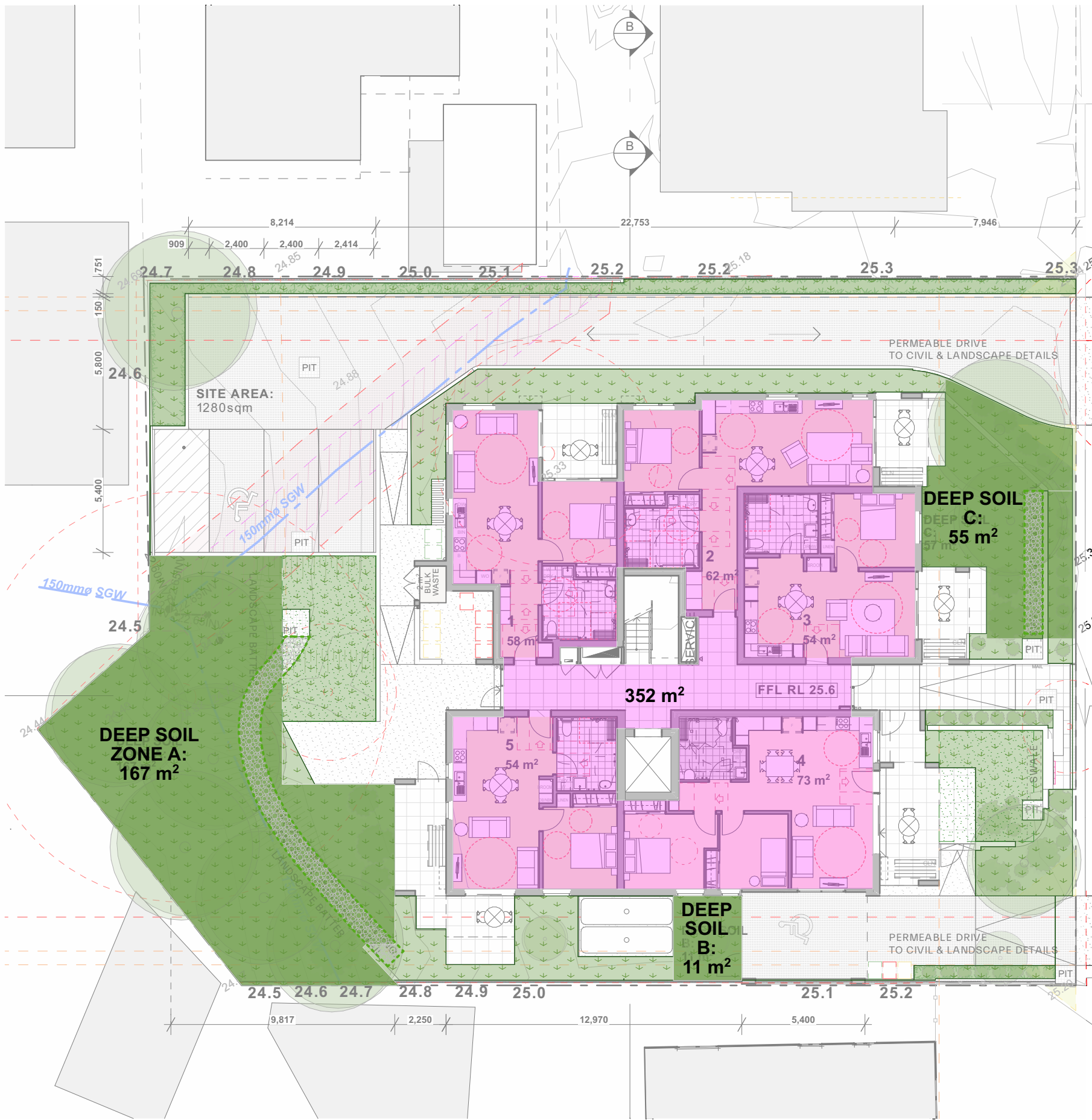
- RW1** ≤800 CONCRETE SLEEPER RETAINING WALL TO LANDSCAPE ARCHITECT'S DETAILS
- RW2** ≤800 CONCRETE BLOCK RETAINING WALL/ CONCRETE DOWNTURN TO STRUCTURAL/CIVIL ENGINEER'S DETAILS
- RW3** 345mm(NOM) HIGH BRICK WALL (RETAINING)STRUCTURAL/CIVIL ENGINEER'S DETAILS

- EXTENT OF FILL TO THE BUILDINGS
- EXTENT OF FILL TO PAVING/LANDSCAPE
- EXTENT OF CUT

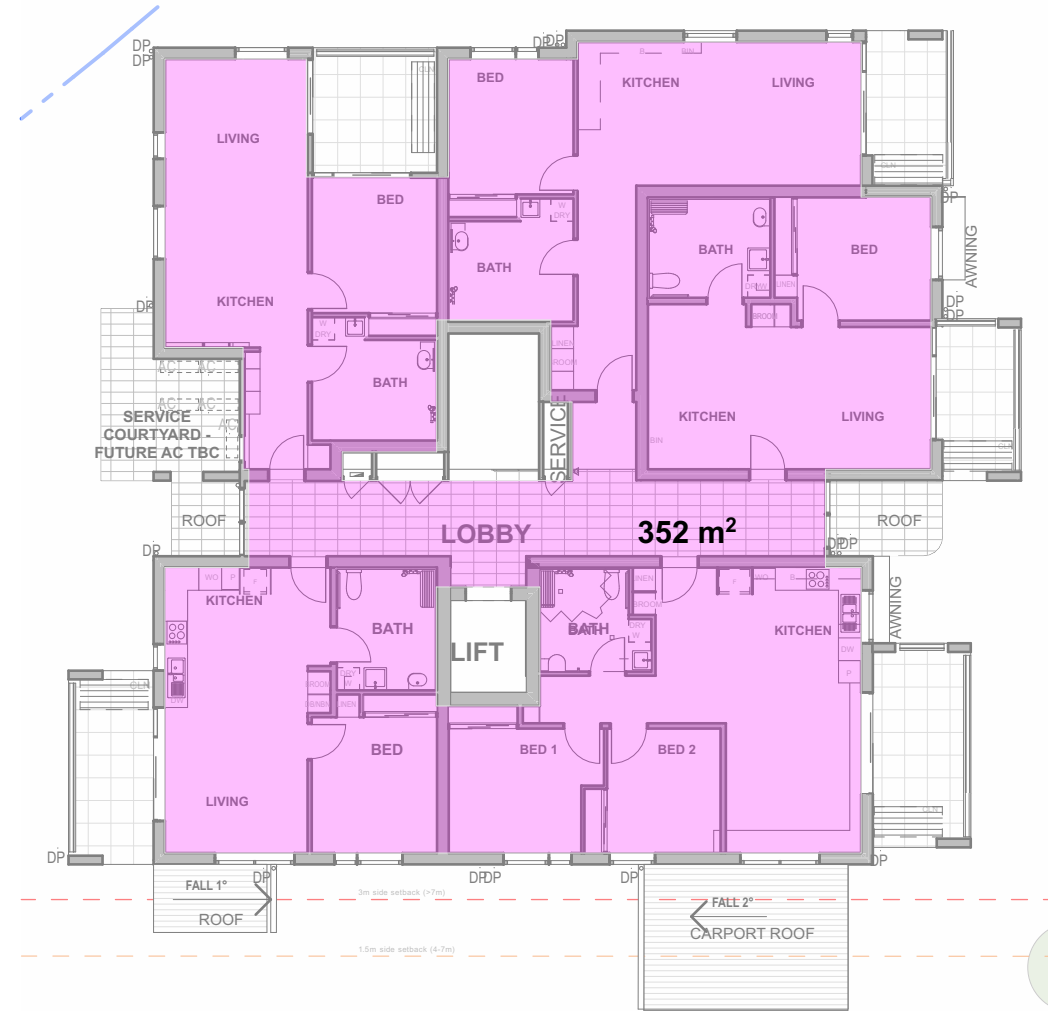
01 CUT & FILL
SCALE 1:200 @ A3



PART 5 ACTIVITY SUBMISSION



AREA LEGEND		AREA REQUIREMENTS
	3 m² LANDSCAPE AREA = 391m²	350m² MINIMUM
	3 m² DEEP SOIL, MIN. DIMENSION 3m AREA = 233m²	192m² MINIMUM
	INFILTRATION TRENCH	
	LANDSCAPE SWALE	
	3 m² GFA AREA IN ACCORDANCE WITH BAYSIDE COUNCIL LEP AREA = 352 + 352 = 704m²	704m² MAXIMUM



01 DEEP SOIL, LANDSCAPE & GFA CALCULATION
SCALE 1:200 @ A3

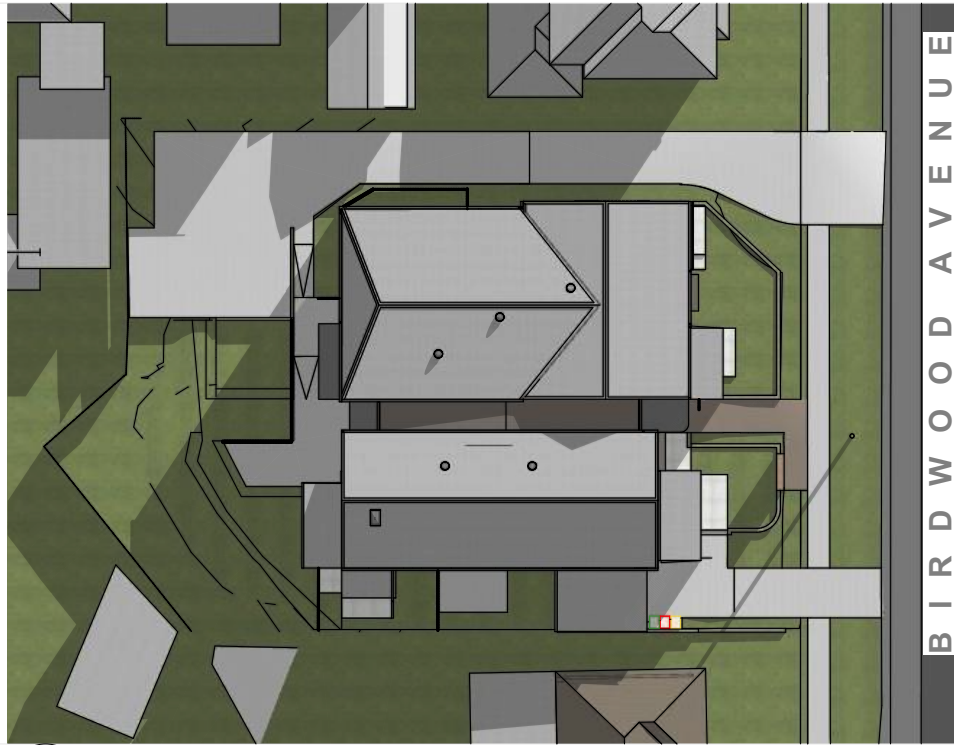
02 GFA - Level 01 GFA CALCULATION
SCALE 1:200 @ A3



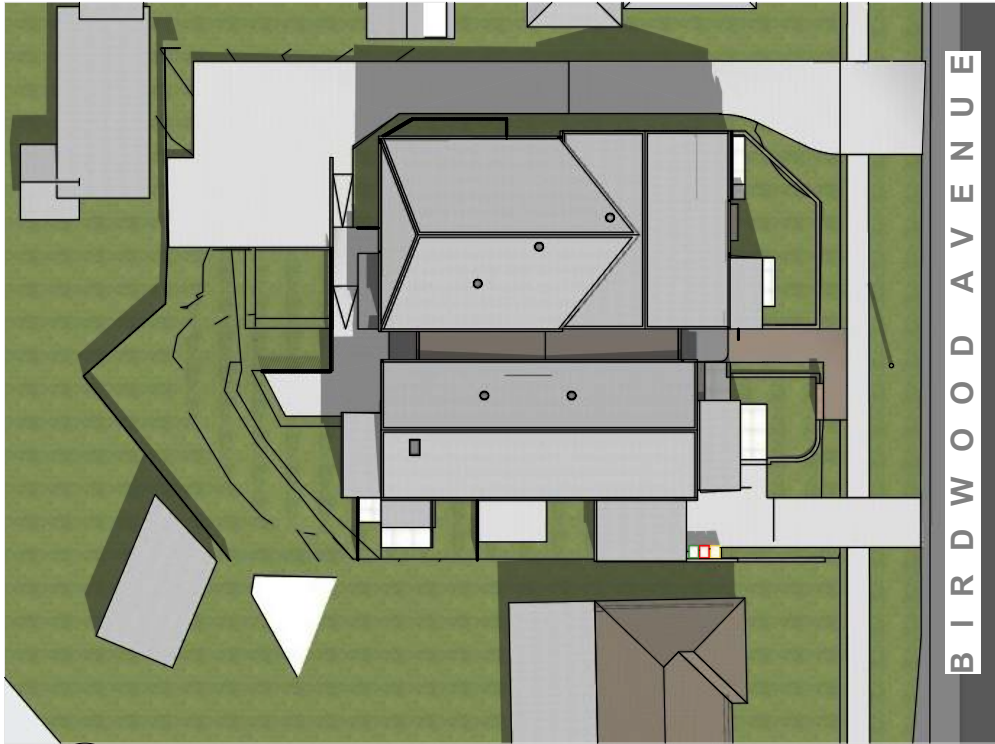
01 JUNE 21 9am
NTS



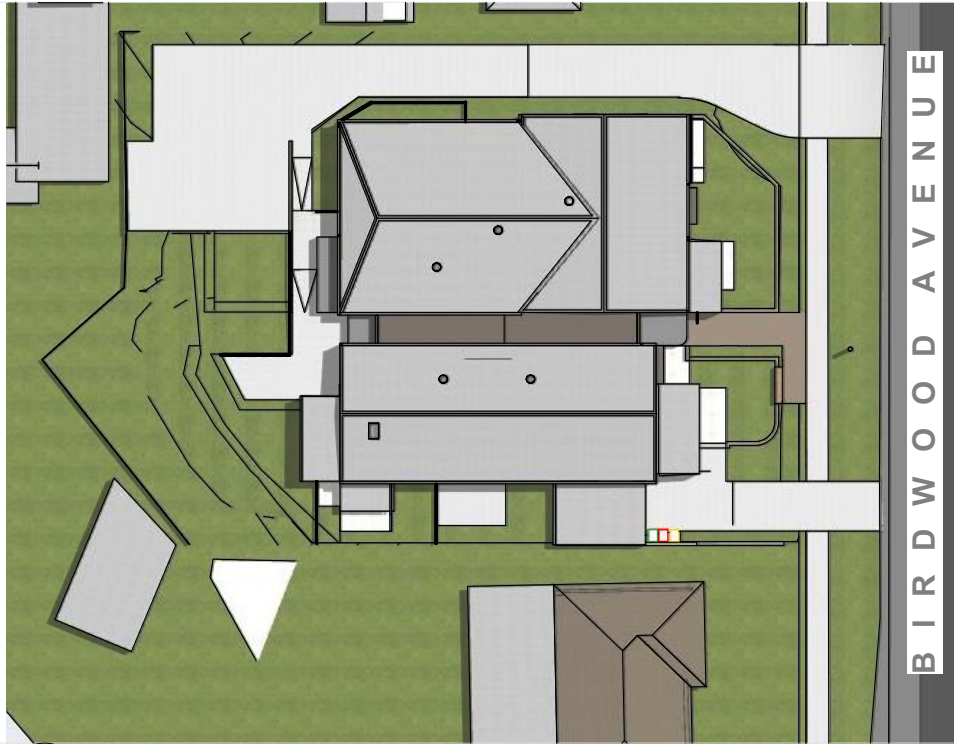
01 JUNE 21 12pm
NTS



01 JUNE 21 3pm
NTS



01 DECEMBER 21 9am
NTS



01 DECEMBER 21 12pm
NTS



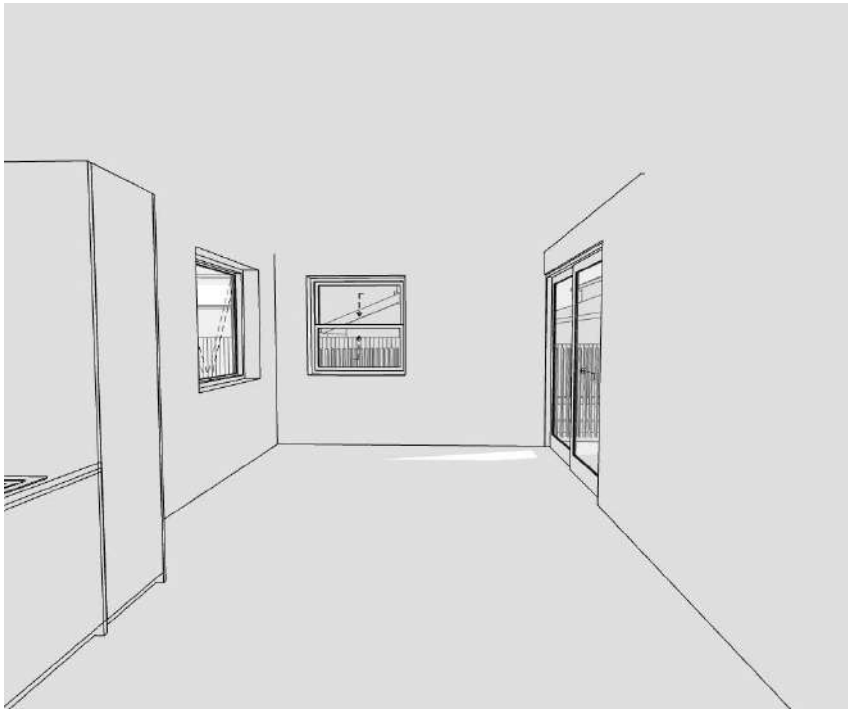
01 DECEMBER 21 3pm
NTS



PART 5 ACTIVITY SUBMISSION

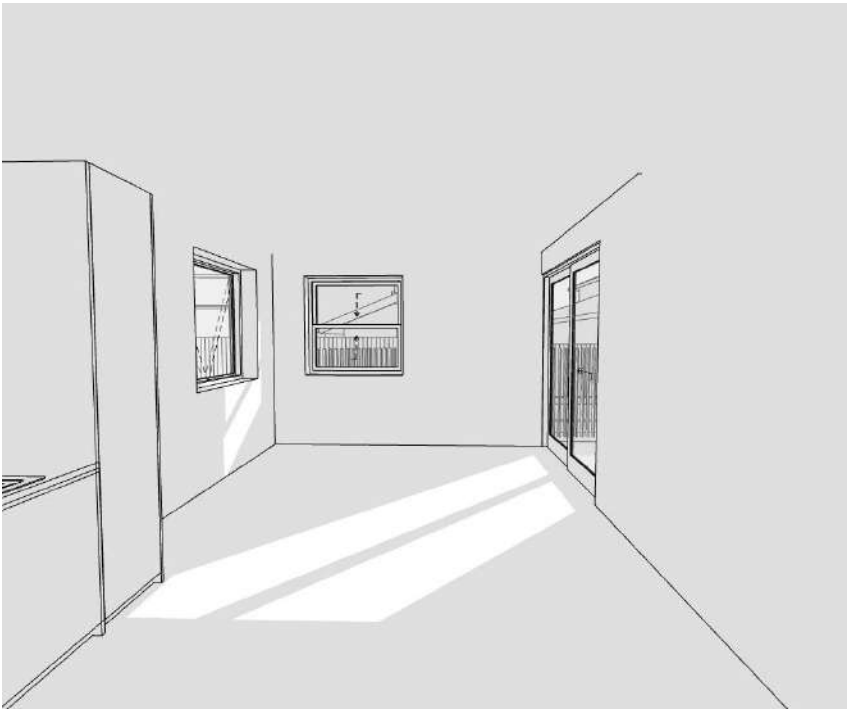
issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	18/12/2023	A
B	For Coordination	23/2/2023	B

key plan



01 June 21 12pm
NTS

UNIT 1



02 June 21 2pm
NTS



03 June 21 3pm
NTS



03 June 21 9am
NTS

UNIT 2



04 June 21 12pm
NTS



05 June 21 3pm
NTS

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

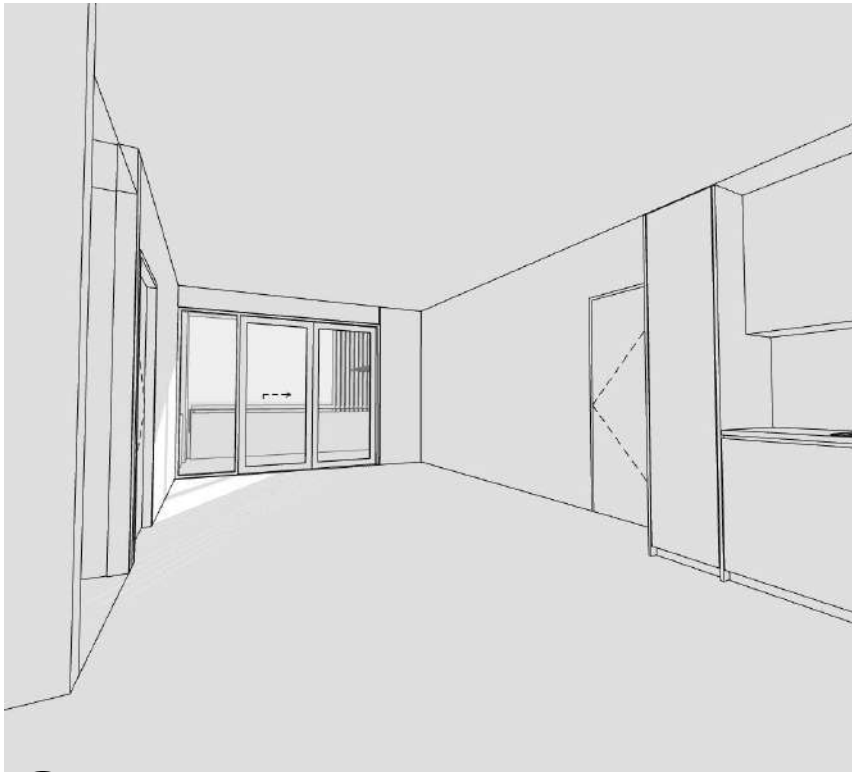
Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE PAGEWOOD NSW 2035
3 & 4/-/DP 35317

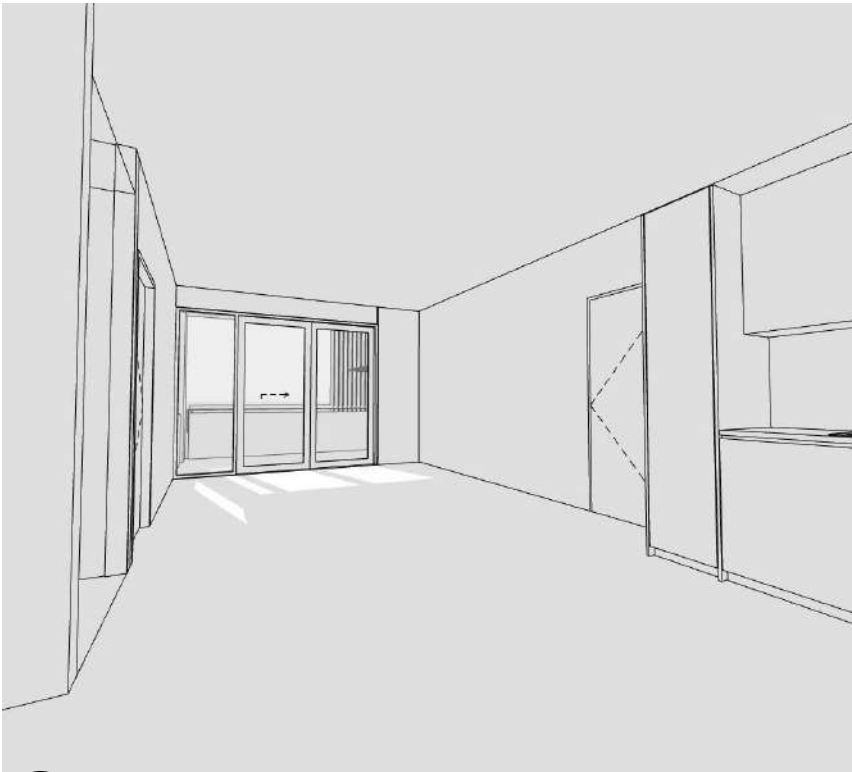
drawing title
Internal Solar Analysis
Unit 1 & 2

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-6001	A	
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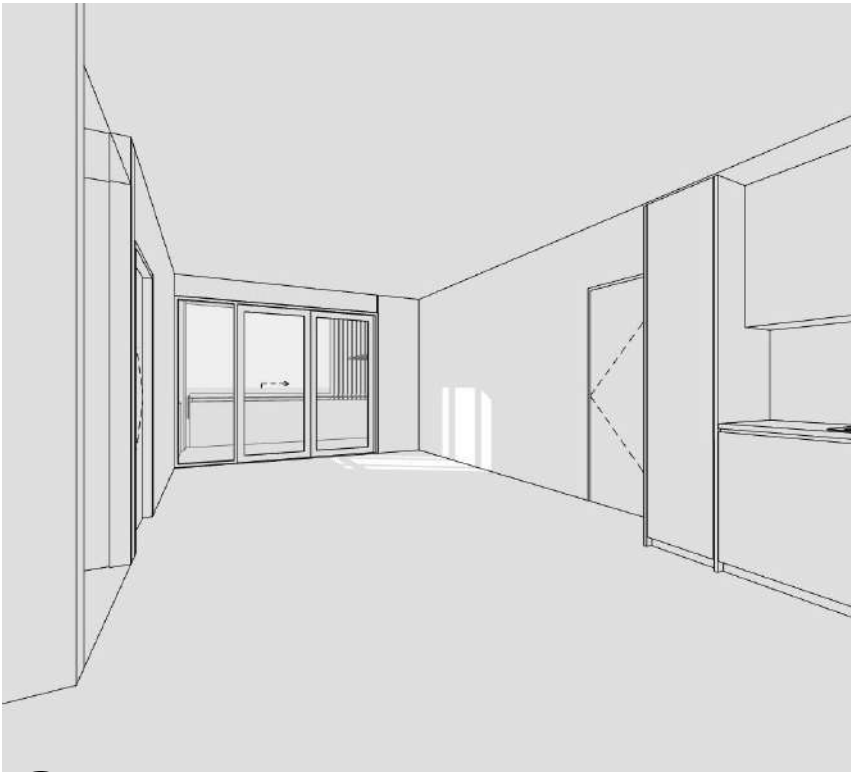


01 June 21 9am
NTS

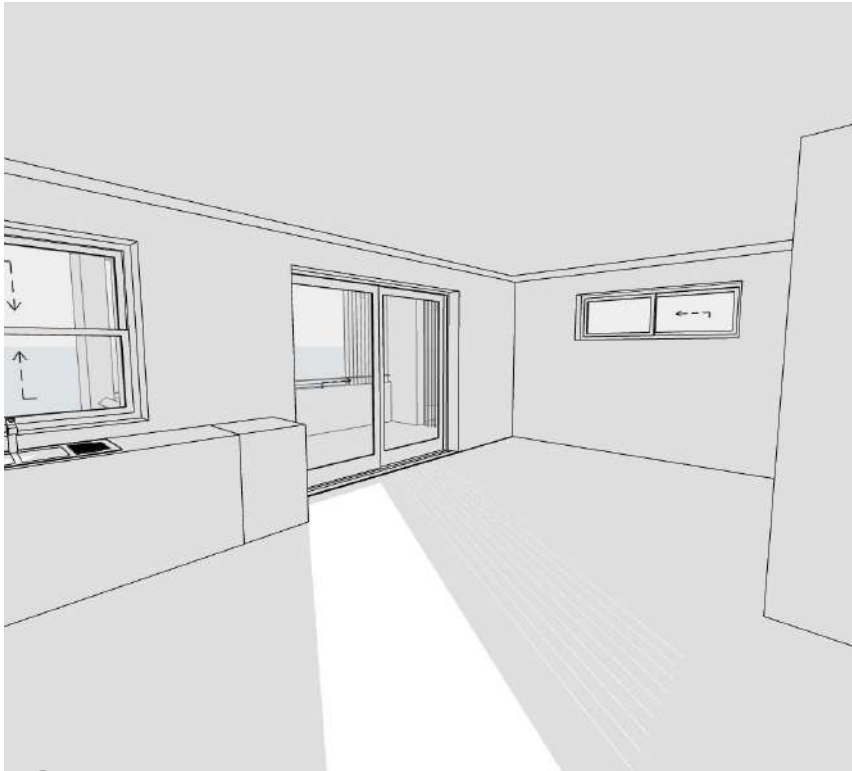
UNIT 3



02 June 21 12pm
NTS

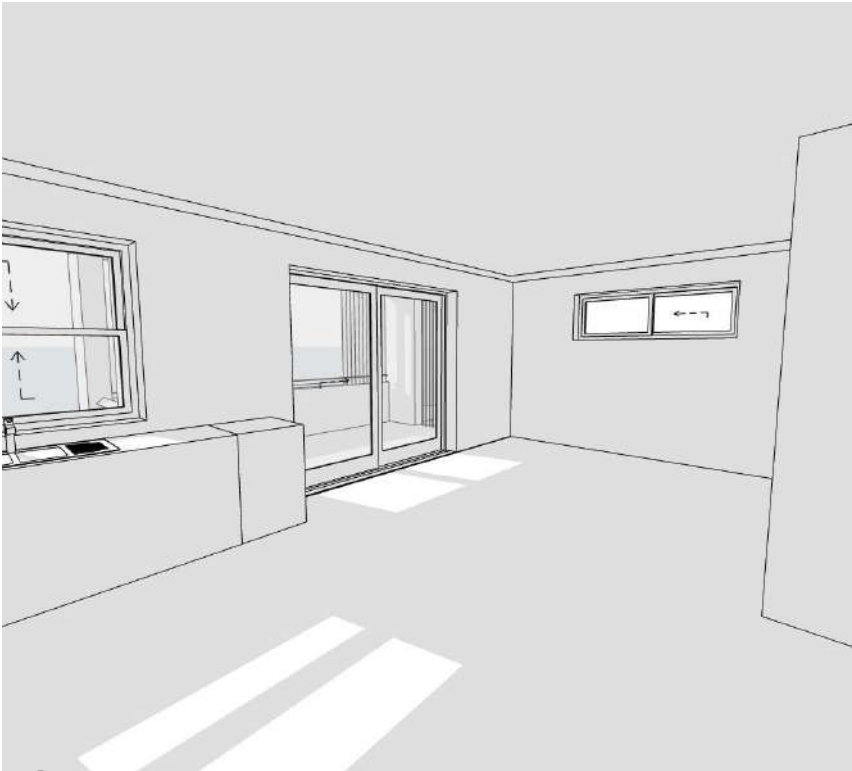


03 June 21 3pm
NTS

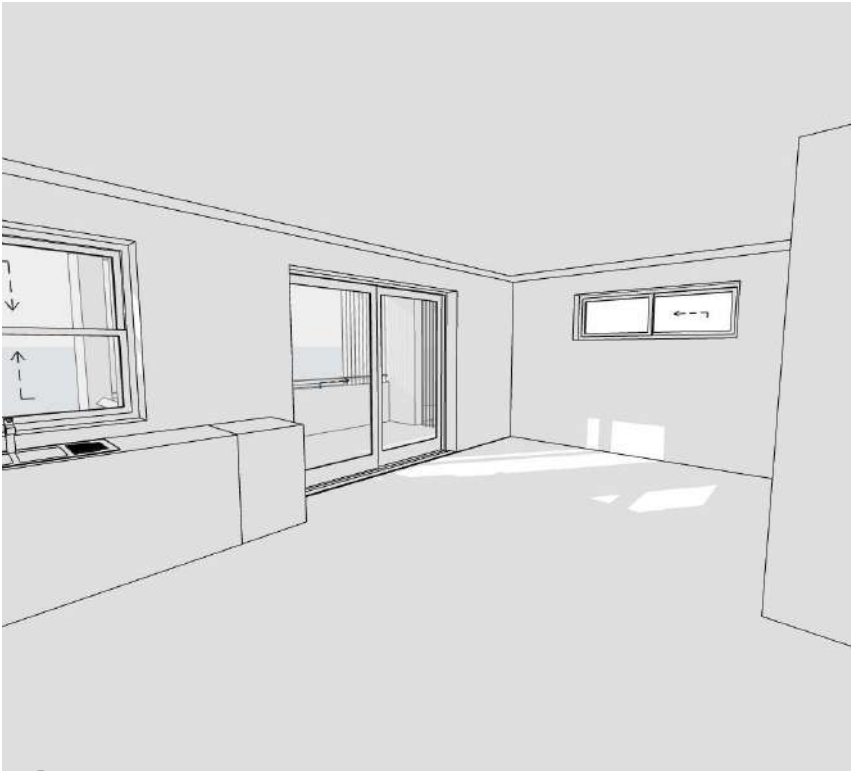


04 June 21 9am
NTS

UNIT 4



05 June 21 12pm
NTS



06 June 21 3pm
NTS

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

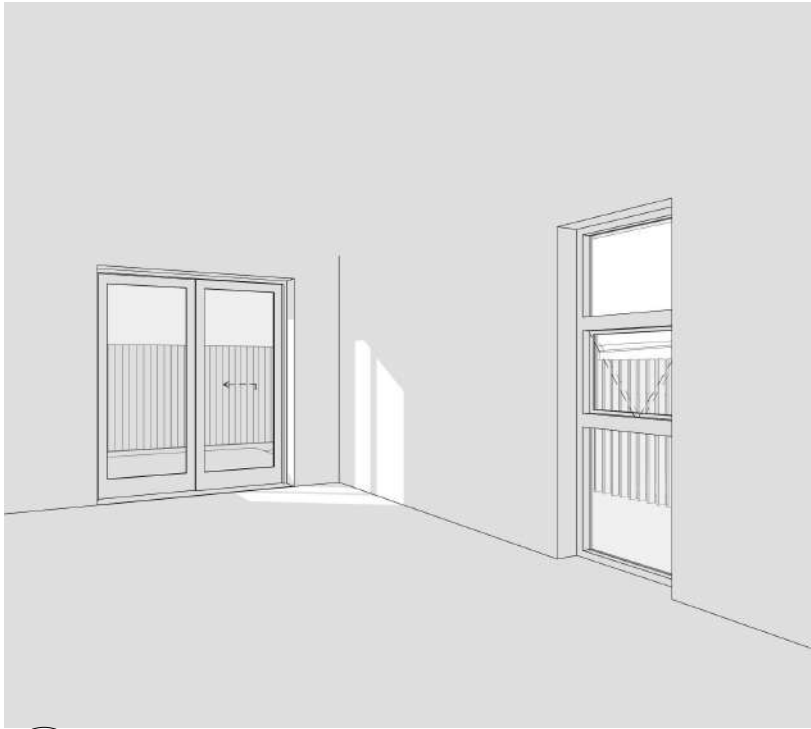
Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE PAGEWOOD NSW 2035
3 & 4/-/DP 35317

drawing title
Internal Solar Analysis
Unit 3 & 4

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-6002	A	
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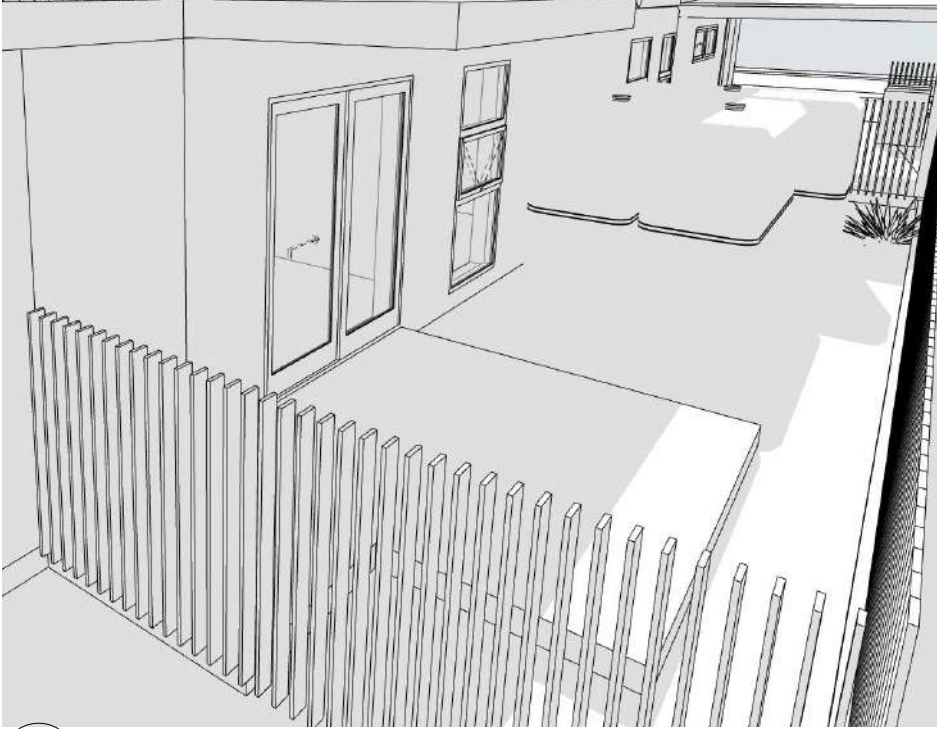


01 June 21 9am
NTS

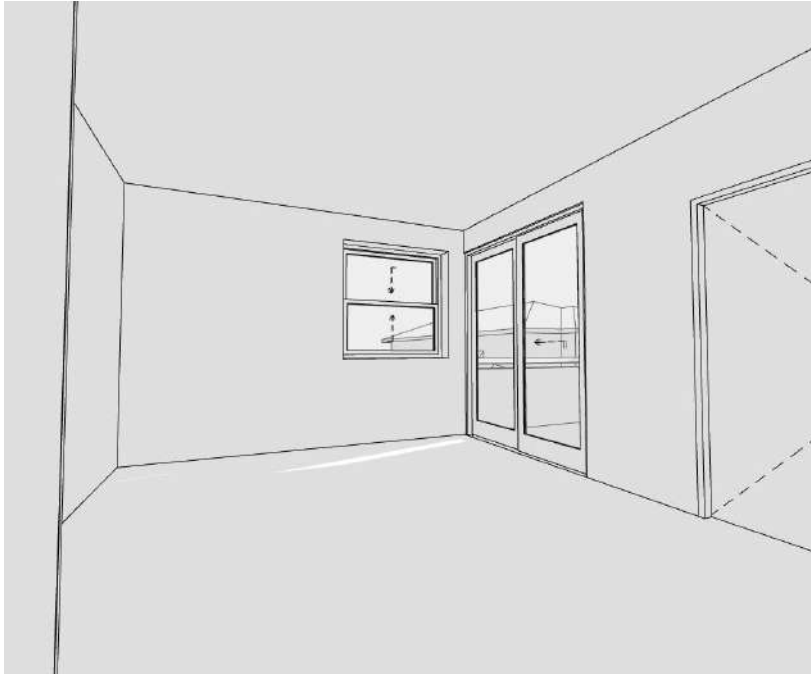
UNIT 5



02 June 21 10am
NTS

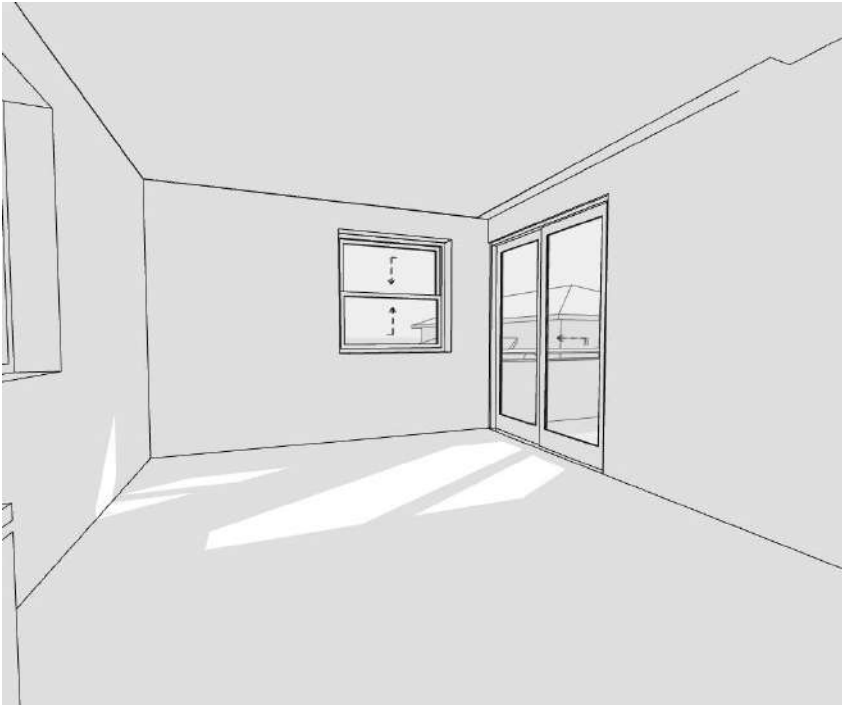


03 June 21 12pm - POS
NTS



04 June 21 12pm
NTS

UNIT 6



06 June 21 1pm
NTS



05 June 21 3pm
NTS

PART 5 ACTIVITY SUBMISSION



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Nominated Architects: Cairns King NSW ARB 7074 / Stuart Campbell NSW ARB 7545

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients

NSW Land and Housing Corporation



Planning & Environment

project

LaHC PAGEWOOD SENIORS HOUSING

36-38 BIRDWOOD AVENUE
PAGEWOOD
NSW 2035
3 & 4/-/DP 35317

drawing title

Internal Solar Analysis

Unit 5 & 6

drawing scale

AS SHOWN

drawn

CG

verified

BR

date

19/1/2023

project #

21160

drawing #

A-6003

issue

A

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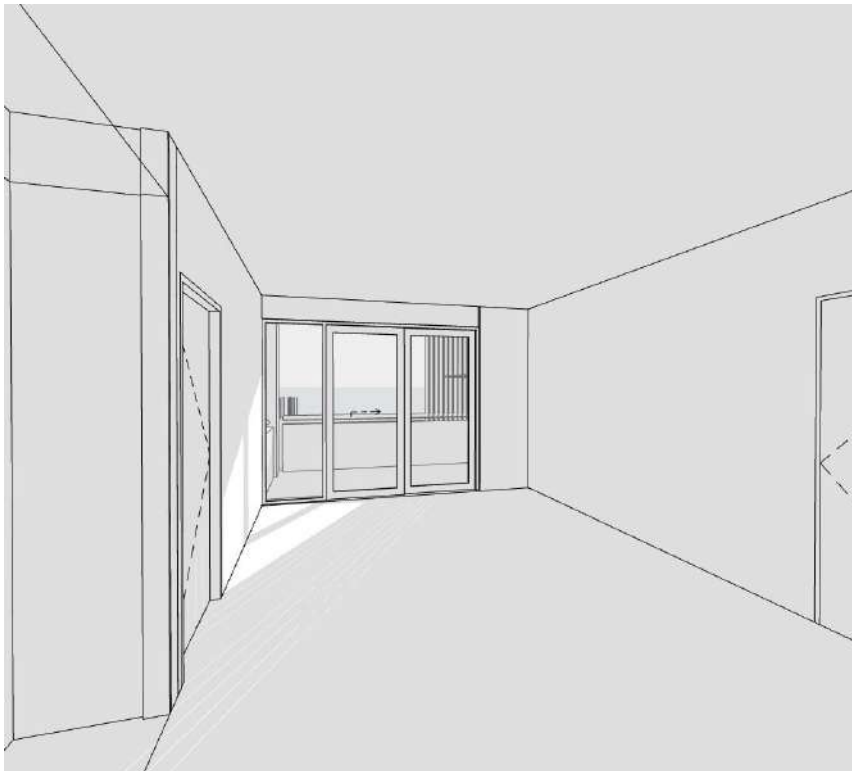
01 June 21 9am
NTS
UNIT 7



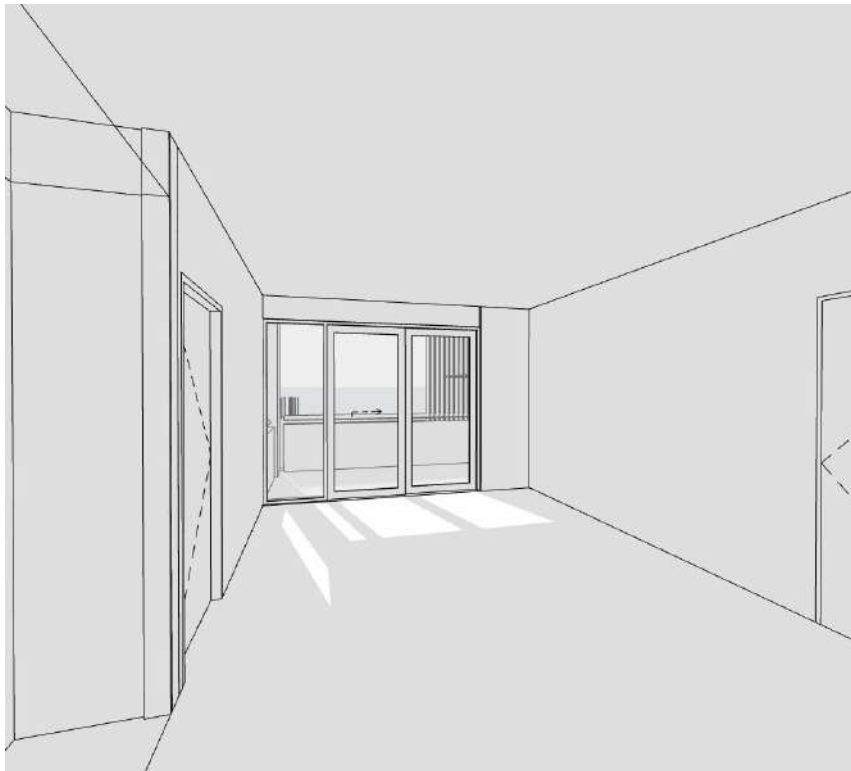
02 June 21 12pm
NTS



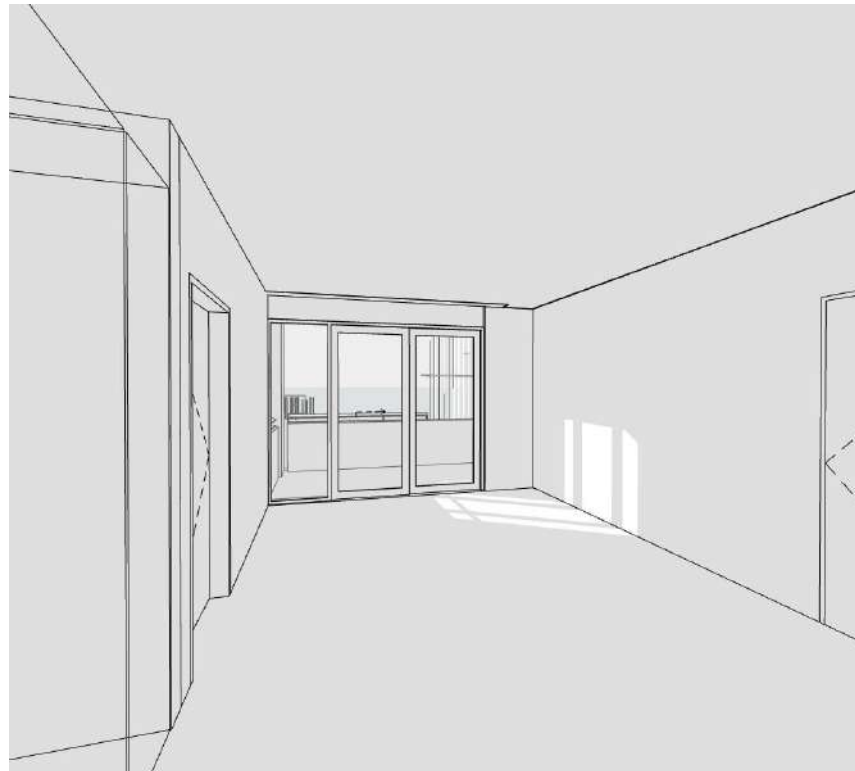
03 June 21 3pm
NTS



04 June 21 9am
NTS
UNIT 8



05 June 21 12pm
NTS



06 June 21 3pm
NTS

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE PAGEWOOD NSW 2035
3 & 4/-DP 35317

drawing title
Internal Solar Analysis
Unit 7 & 8

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-6004	A	
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01 June 21 9am
NTS

UNIT 9



02 June 21 12pm
NTS



03 June 21 3pm
NTS

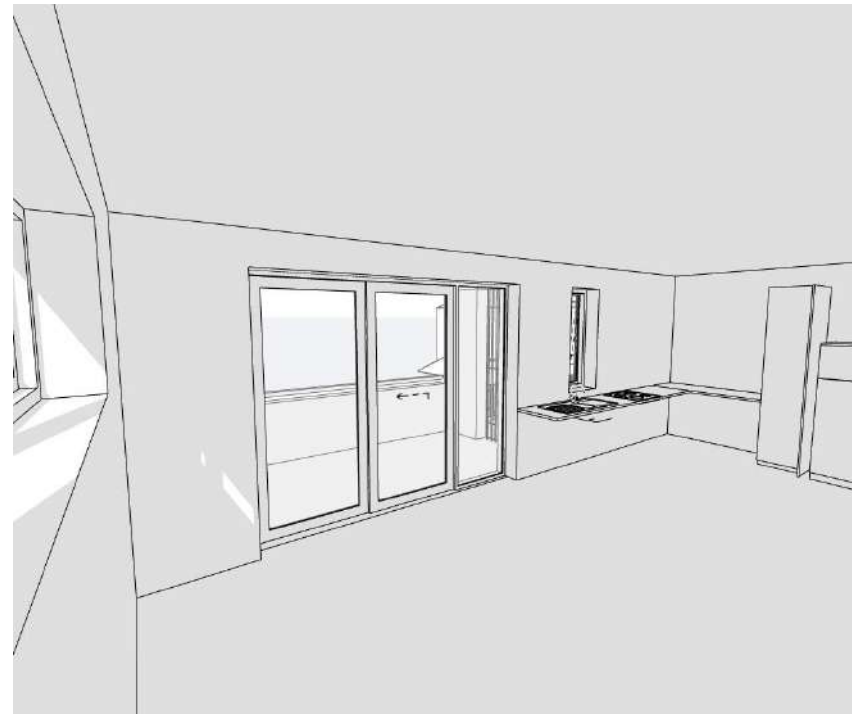


04 June 21 9am - POS
NTS

UNIT 10



05 June 21 9am
NTS



06 June 21 10am
NTS

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE PAGEWOOD NSW 2035
3 & 4/-DP 35317

drawing title
Internal Solar Analysis
Unit 9 & 10

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-6005	A	
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Glazing Schedule													
Element ID	G101	G102	G103	G201	G202	G203	G204	W101	W102	W103	W104	W105	W133
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H	1,697×2,700	1,400×1,400	850×2,700	900×2,400	900×2,400	900×2,400	900×2,400	700×1,400	1,400×1,400	1,400×1,400	2,100×2,400	2,600×2,400	700×1,400
Acoustic Rating	rw22	rw22	rw28	rw22	rw22	rw28	rw28	rw22	rw27	rw27	r33	rw27	r22

Glazing Schedule													
Element ID	W201	W202	W203	W204	W205	W301	W302	W401	W402	W403	W404	W405	W501
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H	1,200×1,400	600×1,400	1,400×1,400	700×1,400	3,000×2,400	1,400×1,400	3,000×2,400	1,400×1,400	2,700×2,400	2,100×700	800×2,400	1,200×2,400	1,200×2,400
Acoustic Rating	rw27	rw27	r22	rw27	rw33	rw28	rw33	rw28	rw33	rw33	rw33	rw33	rw33

Glazing Schedule													
Element ID	W502	W503	W504	W601	W602	W603	W604	W605	W701	W702	W703	W704	W705
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H	2,200×2,400	800×2,400	700×1,400	1,400×1,400	700×1,400	1,400×1,400	2,000×2,400	2,600×2,400	1,200×1,400	600×1,400	1,400×1,400	700×1,400	3,000×2,400
Acoustic Rating	rw33	rw27	rw22	rw22	rw27	rw27	rw33	rw27	rw27	rw27	rw22	rw27	rw33

Glazing Schedule												
Element ID	W801	W802	W802	W901	W902	W903	W904	W905	W906	W1001	W1002	W1003
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
W x H	1,400×1,400	3,000×2,400	3,000×2,400	1,400×1,400	2,700×2,400	2,100×700	1,200×1,400	600×1,400	1,200×1,400	600×1,400	1,200×1,400	2,100×700
Acoustic Rating	rw33	rw27	rw33	rw28	rw33	rw33	rw33	rw33	rw33	rw33	rw33	rw27

Glazing Schedule	
Element ID	W1005
Quantity	1
W x H	700×1,400
Acoustic Rating	rw22





Architecture | Planning | Interiors

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issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients

NSW Land and Housing Corporation



project

LaHC PAGEWOOD SENIORS HOUSING

36-38 BIRDWOOD AVENUE
PAGEWOOD
NSW 2035
3 & 4/-DP 35317

drawing title

Schedules
Window Schedule

drawing scale

AS SHOWN

CG

BR

19/1/2023

project #

21160

drawing #

A-7001

issue

A

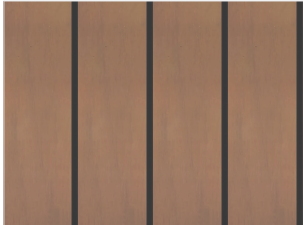
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FB1: FACEBRICK
LIGHT RANGE WARM
BRICK
AUSTRAL 'SIMMENTEL
SILVER' OR SIMILAR



SCREENS:
POWDERCOAT ALUMINIUM



LC1: PREFINISHED
LIGHTWEIGHT CLADDING



WINDOW & DOOR FRAME:
POWDERCOAT
ALUMINIUM, COLOUR
JASPER OR SIMILAR



FB2: FACEBRICK
MID RANGE WARM BRICK
AUSTRAL 'BOWRAL
BROWN' OR SIMILAR



MRS:
METAL ROOF SHEETING:
COLORBOND 'SHALE
GREY'



CONC:
CONCRETE FINISH OR RENDER
PAINT FINISH



PART 5 ACTIVITY SUBMISSION

NEWCASTLE
Level 2/ 23 Watt Street
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Newcastle NSW 2300
P. 02 4922 1843

CENTRAL COAST
1/28 Adelaide St
(P.O. Box 4500)
East Gosford NSW 2250
P. 02 4321 0503

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issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	18/12/2023	A
B	For Coordination	23/2/2023	B

key plan

consultants

Civil/Structural Engineers

Electrical Engineer

clients

NSW Land and
Housing Corporation

Planning &
Environment

project

LaHC PAGEWOOD
SENIORS HOUSING

36-38 BIRDWOOD AVENUE
PAGEWOOD
NSW 2035
3 & 4/-/DP 35317

drawing title

Material Schedule

External Finishes
Schedule

drawing scale

AS SHOWN

CG

BR

23/2/2023

project #

21160

drawing #

A-8001

issue

B

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PART 5 ACTIVITY SUBMISSION

issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEDWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE PAGEDWOOD NSW 2035
3 & 4/-DP 35317

drawing title
Material Schedule
Perspectives

drawing scale	AS SHOWN	CG	BR	19/1/2023
project #	21160	drawing #	A-8002	issue
				A
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issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer

clients
NSW Land and Housing Corporation
Planning & Environment

project
LaHC PAGEWOOD SENIORS HOUSING
36-38 BIRDWOOD AVENUE
PAGEWOOD NSW 2035
3 & 4/-DP 35317

drawing title
Material Schedule
Perspectives

drawing scale	drawn	verified	date
AS SHOWN	CG	BR	19/1/2023
project #	drawing #	issue	
21160	A-8003	A	
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9m HEIGHT PLANE DIAGRAM

8.7

Average star rating

HOUSE

www.ustr.gov.au

0008364450 22 Jan 2023

Assessor Joseph Lorrman

Accreditation No. DMN161742

Address

36-38 Birdwood Avenue

PAGEWOOD, NSW, 2035

hstar.com.au

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issue	description	date	verified
01	DRAFT DA	7/12/2022	01
A	DRAFT PART 5 ACTIVITY SUBMISSION	19/1/2023	A

key plan

consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

NSW Land and Housing Corporation

NSW

GOVERNMENT

Planning & Environment

project

LaHC PAGEWOOD SENIORS HOUSING

36-38 BIRDWOOD AVENUE

PAGEWOOD

NSW 2035

3 & 4/-/DP 35317

drawing title

Material Schedule

Height Plane Diagram

drawing scale

AS SHOWN

CG

BR

19/1/2023

project #

21160

drawing #

A-8004

issue

A

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