



PHOTO 1 - 70 PEGLER AVENUE



PHOTO 2 - 66-68 PEGLER AVENUE



PHOTO 3 - 71 PEGLER AVE - EXISTING RESIDENTIAL FLAT BUILDING

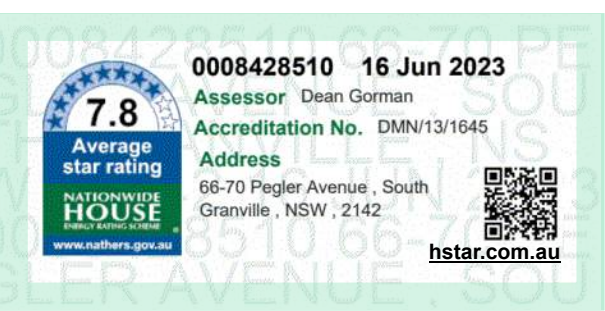


PHOTO 4 - 25 BLAXCELL STREET - TWO STOREY RESIDENTIAL FLAT BUILDING



PHOTO 5 - 76 PEGLER AVENUE - CHILDCARE CENTRE



PHOTO 6 - 331 BLAXCELL STREET - CHILDCARE CENTRE - UNDER CONSTRUCTION

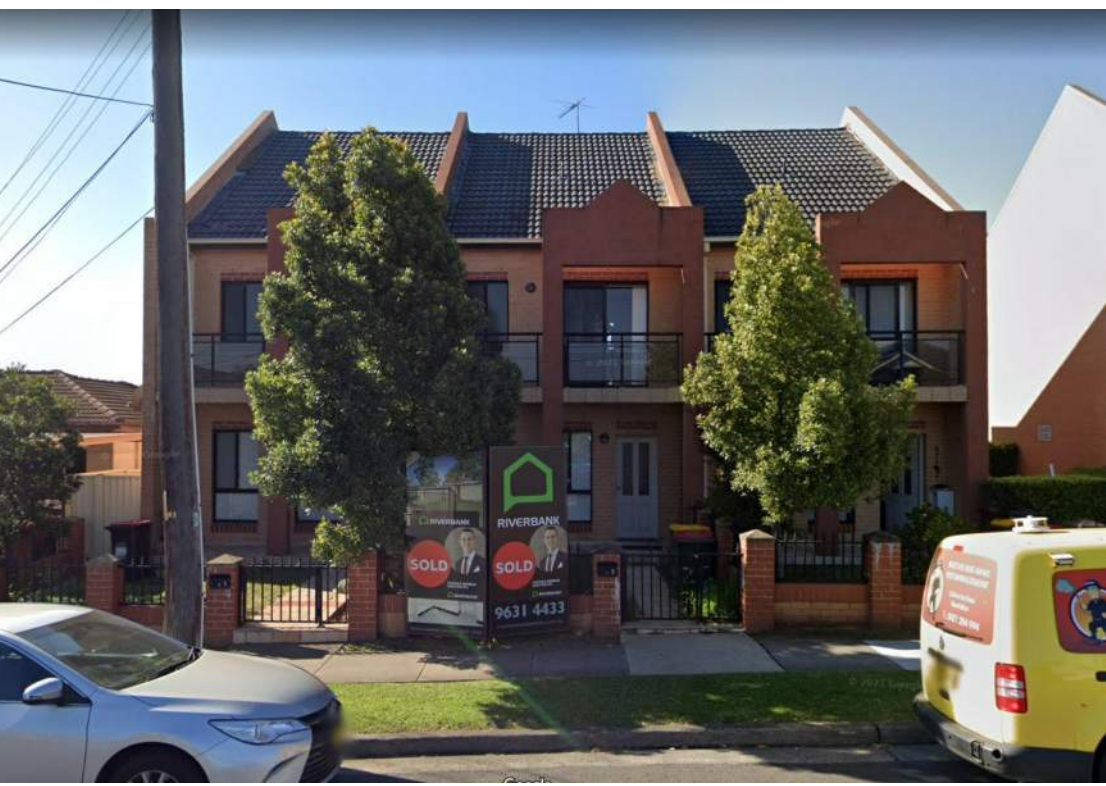


PHOTO 7 - 335-339 BLAXCELL STREET - EXISTING THREE STOREY BRICK TERRACES



AERIAL PHOTO SOURCE: NSW SIX MAPS



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NOMINATED ARCHITECT:	SIGNATURE:	E	06-02-23 FOR PART 5
MICHAEL BULLEN		D	11-01-23 FOR REVIEW
		C	20-12-22 FOR REVIEW
		B	16-12-22 FOR REVIEW
		A	07-12-22 DRAFT FOR REVIEW
REV	DATE	NOTATION/AMENDMENT	
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD PH (02) 9259 0888	GREENVIEW CONSULTING
BCA CONSULTANT	LANDSCAPE CONSULTANT
	GREENLAND DESIGN

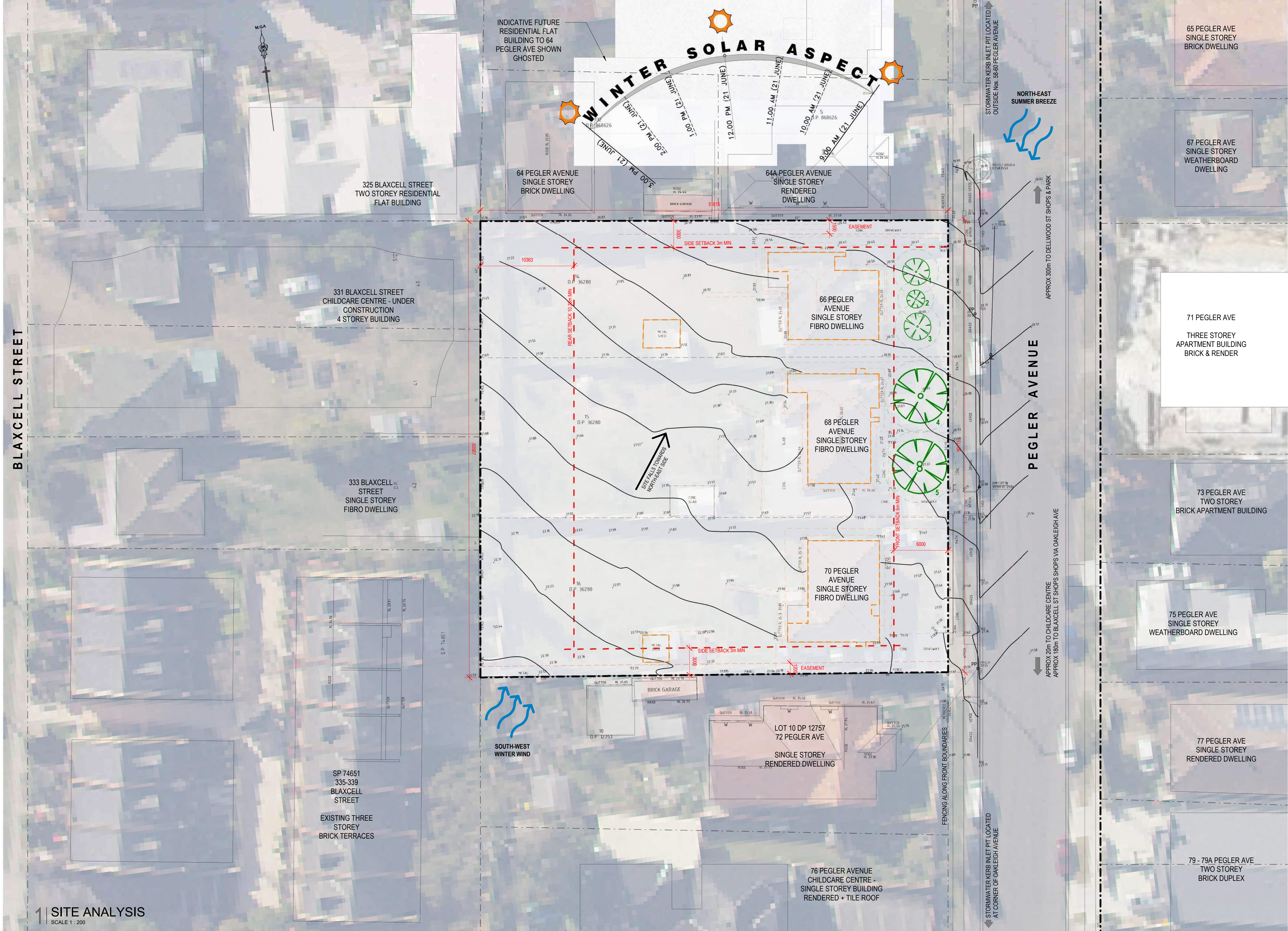
CLIENT
DEPARTMENT OF PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION

PROJECT
SENIORS HOUSING DEVELOPMENT
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP36280

TITLE	
BLOCK ANALYSIS	
FILE	PLOTTED

STATUS	PART 5
DATE	06-02-23
SCALE	PROJ MB
STAGE	DESIGNER AG
SHEET SIZE	AG
REVISION	MB
DA01	E

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- LEGEND**
- EXISTING TREE - NOT ASSESSED
 - EXISTING TREE - HIGH RETENTION VALUE (WITH TPZ DASHED)
 - EXISTING TREE - MEDIUM RETENTION VALUE (WITH TPZ DASHED)
 - EXISTING STRUCTURE TO BE DEMOLISHED

- PP POWER POLE
T TELSTRA PIT
H HYDRANT
SW STORMWATER
S SEWER



SITE CHARACTERISTICS & POTENTIALS

- THE CHARACTER OF SURROUNDING DEVELOPMENTS CONSISTS OF A MIXTURE OF OLDER DETACHED SINGLE STOREY RESIDENTIAL DWELLINGS ALONG WITH NEWER 2-3 STOREY APARTMENT BUILDINGS & TERRACES, CHILDCARE CENTRES
- RELATIVELY FLAT SITE AIDS ACCESSIBILITY WITHIN THE SITE
- LOW TRAFFIC LEVELS ON PEGLER STREET
- SITE IS WITHIN CLOSE PROXIMITY OF BUS STOPS & LOCAL SHOPS
- EXISTING FOOTPATHS IN THE STREET
- REGULAR RECTANGULAR SHAPED SITE

SITE CONSTRAINTS

- LARGE NEW CHILDCARE CENTRE TO WEST OF SITE - OVERSHADOWING AND OVERLOOKING ISSUES
- POWER POLES WITHIN FRONTAGE
- DISTANCES & GRADIENTS ALONG PATHS OF TRAVEL TO THE BUS STOP WILL NEED TO BE VERIFIED BY SURVEY TO ENSURE THEY COMPLY - INCLUDING ACCESS TO STOP ON NORTHERN SIDE OF STREET
- FURTHER INVESTIGATION IS REQUIRED IN STORMWATER RUNOFF AS THE SITES ARE RELATIVELY FLAT



1 | SITE ANALYSIS

SCALE 1 : 200



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ARCHITECT	BREWSTER MURRAY PTY LTD PH (02) 9259 0888
BCA CONSULTANT	

CONSULTING ENGINEERS	GREENVIEW CONSULTING
LANDSCAPE CONSULTANT	GREENLAND DESIGN

CLIENT
**DEPARTMENT OF PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION**

PROJECT
**SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021**

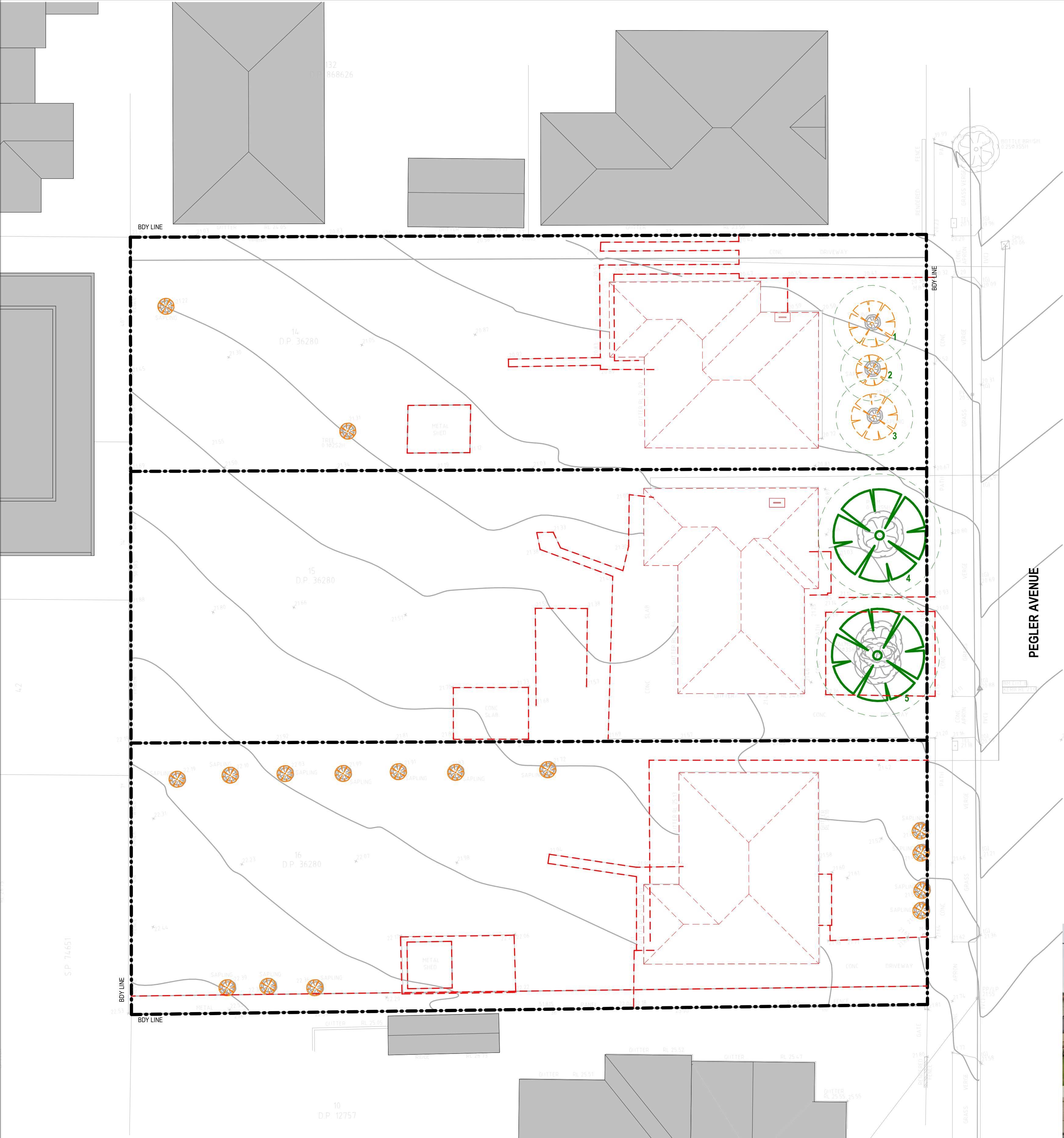
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
SITE ANALYSIS

FILE _____ PLOTTED _____

STATUS	PART 5		
DATE	06-02-23	SCALE	MB
STAGE	A1	PROJ	MB
		DESIGNER	AG
		CHECKED	MB
		REV	E
		SHEET	DA02

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70 PEGLER AVENUE -
BUILDING TO BE DEMOLISHED

68 PEGLER AVENUE -
BUILDING TO BE DEMOLISHED

66 PEGLER AVENUE -
BUILDING TO BE DEMOLISHED



66, 68, 70 PEGLER AVENUE ELEVATION VIEW

LEGEND:

- EXISTING BOUNDARY LINE
- BUILDINGS / STRUCTURES TO BE DEMOLISHED
- EXISTING TREES TO BE REMOVED
- EXISTING MEDIUM VALUE TREE TO BE RETAINED
- TREE No. FROM ARBORIST REPORT
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE (REFER TO ARBORIST REPORT FRO DIMENSIONS)
- REFER TO ARBORIST REPORT FOR TEMPORARY PROTECTION MEASURES TO TREES

DEMOLITION NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2601 (2001 + AS AMENDED) THE DEMOLITION OF STRUCTURES, CODES AND LOCAL AUTHORITY REQUIREMENTS.
- ALL EXISTING SERVICES ON & ADJACENT TO THE SITE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONFIRM EXISTING LOCATION OF SERVICES WITH 'DIAL BEFORE YOU DIG'.
- PROVIDE TEMPORARY FENCING AND STAGING FOR SAFETY AND SECURITY. PROVIDE LOCKABLE GATES FOR THE FULL DURATION OF CONSTRUCTION WORK UNTIL HAND OVER. FENCE SPECIFICATION TO BE IN-ACCORDANCE WITH COUNCIL AND WH&S STANDARDS. PROVIDE SIGNAGE TO COMPLY WITH COUNCIL REQUIREMENTS.
- REFER TO LAHC REFERENCE SPECIFICATION FOR HOUSING CONSTRUCTION, SECTIONS (BUT NOT LIMITED TO): PRELIMINARIES & 01-DEMOLITION
- DEMOLISH AND REMOVE FROM SITE STRUCTURES AS NOTED, MATERIALS ON SITE, INCLUDING ALL BUILDING STRUCTURES UNDERGROUND AND ANY UNDERGROUND INSPECTION AND PITS AND THEIR ASSOCIATED SERVICES LINES. MAKE SAFE ALL SERVICES.
- ALLOW FOR ALL REMOVAL OF ALL ASBESTOS AND ANY HAZARDOUS MATERIALS ON SITE. DISPOSE HAZARDOUS MATERIAL IN-ACCORDANCE WITH EPA AND LOCAL COUNCIL'S REQUIREMENT. PAY FOR FEES ASSOCIATED WITH REMOVAL & DISPOSAL OF WASTE.
- DEMOLISH & REMOVE FENCES AS NOTED BUT NOT LIMITED TO: WATER TANKS, SEPTIC TANKS, CLOTHES LINES, BBQ & ASSOCIATED AREAS, LANDSCAPING, DECKS, STAIRS, ANTENNAS, PONDS & ASSOCIATED SERVICES & EQUIPMENT.
- TERMINATE, CAP OFF OR DIVERT OF ALL EXISTING SERVICES WHERE SO REQUIRED AND/OR ARE NECESSARY TO CARRY OUT NEW WORKS. PERFORM ALL WORKS IN BEST TRADESMAN-LIKE MANNER AND TO THE SATISFACTION OF RELEVANT AUTHORITIES.
- ALL EXISTING STORMWATER & SEWERAGE DRAIN CONNECTIONS TO EXISTING MAINS TO BE CAPPED
- WHOLE SITE TO BE MADE SECURE BY SUITABLE METAL FENCING/ HOARDINGS TO PREVENT ANY UNAUTHORISED ACCESS. SITE SECURITY AND SAFETY TO BE UNDERTAKEN BY BUILDING CONTRACTOR.
- REMOVE ALL SPOIL & DEMOLISHED MATERIAL FROM SITE.
- DISCONNECT ALL EXISTING ON SITE SERVICES TO THE SITE BOUNDARIES CLEAR OF WORKS. MAKE SAFE TO AUTHORITIES REQUIREMENTS.
- ALL TREES SHOWN DOTTED TO BE REMOVED. ALL OTHER EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION WORK IN-ACCORDANCE WITH ARBORIST AND COUNCIL'S RECOMMENDATION. REFER TO LANDSCAPE DESIGN FOR ADDITIONAL INFORMATION.
- CLEAR THE SITE OF ALL VEGETATION AND TOPSOIL, LEFT BEHIND MATERIALS, SPOIL, ETC
- DEMOLISH EXISTING CROSSINGS & REPLACE WITH KERB & GUTTER TO COUNCIL'S REQUIREMENTS. MAKE GOOD TO SURROUNDS WHERE DISTURBED BY NEW WORKS TO COUNCIL ENGINEER'S SPECIFICATION. OBTAIN ALL COUNCIL APPROVALS AND PAY ALL AUTHORITIES' FEES / BONDS.
- ALL DIMENSIONS SHOWN IN METRES
- REFER TO DA14 SHOWING ELEVATIONS OF PROPOSED DEMOLISHED DWELLINGS AND REMOVAL OF ONE STREET TREE



1 | DEMOLITION PLAN

SCALE 1 : 150



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ARCHITECT
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LAND & HOUSING CORPORATION

PROJECT
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NSW HOUSING SEPP 2021

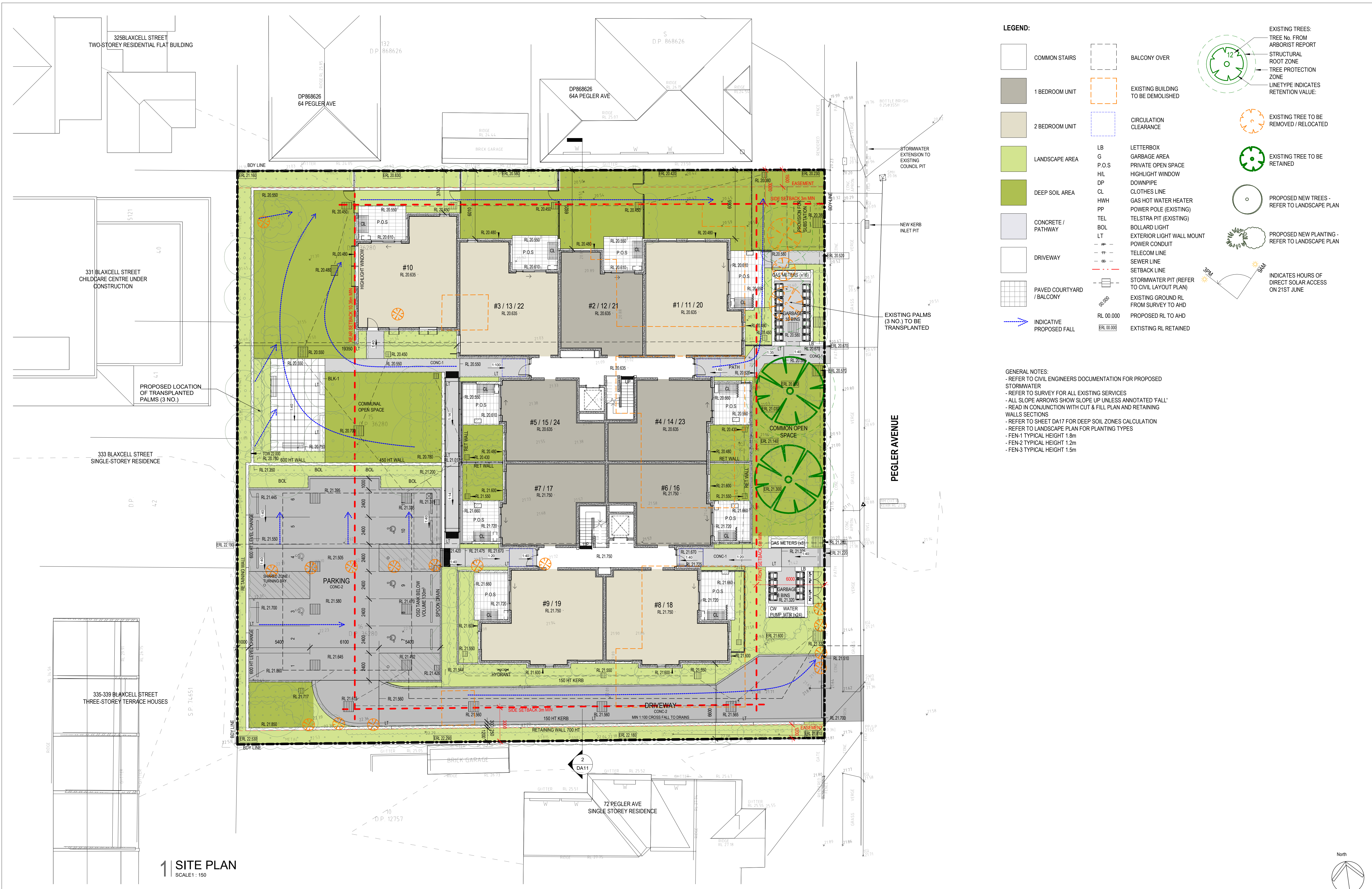
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
DEMOLITION PLAN

FILE

STATUS	PART 5			
DATE	06-02-23	SCALE	MB	PROJECT No
STAGE		SHEET SIZE	AG	DESIGNER
TYPE		SHEET	DA03	REVIEWER
				MB
				E

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1 SITE PLAN
SCALE 1 : 150

 LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	NOMINATED ARCHITECT: MICHAEL BULLEN		SIGNATURE: REV DATE NOTATION/AMENDMENT DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	F 13-06-23 FOR PART 5 E 06-02-23 FOR PART 5 D 11-01-23 FOR REVIEW C 20-12-22 FOR REVIEW B 16-12-22 FOR REVIEW		ARCHITECT BREWSTER MURRAY PTY LTD PH (02) 9259 0888 BCA CONSULTANT	CONSULTING ENGINEERS GREENVIEW CONSULTING LANDSCAPE CONSULTANT GREENLAND DESIGN	CLIENT DEPARTMENT OF PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	PROJECT SENIORS HOUSING DEVELOPMENT UNDER NSW HOUSING SEPP 2021 66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP36280	TITLE SITE PLAN	STATUS PART 5			
	DATE 13-06-23			SCALE M/B	PROJ AG						PROJECT No BGWYQ			
	STAGE	SHEET SIZE A1		DESIGNER AG	CHECKED MB						REV F			
	FILE			PLOTTED								TYPE	SHEET DA04	

LEGEND

- COMMON AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- LANDSCAPE AREA
- DEEP SOIL ZONE
- SOLAR ACCESS MIDWINTER
- CROSS-VENTILATION



EXISTING TREE - TO BE RETAINED
(WITH TPZ DASHED) - TREE NUMBERS
AS PER ARBORIST REPORT

EXISTING TREE TO BE
REMOVED / RELOCATED

NOTES:

- HYDRANT COVERAGE IN ACCORDANCE WITH NCC(2019) E1.3
- PORTABLE FIRE EXTINGUISHERS TO NCC(2019) E1.6
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2019) E4.2
- EXIT SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.5
- DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.6
- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2
- LIFT-OFF HINGES TO BE PROVIDED TO SWING TYPE BATHROOM DOORS

ABBREVIATION LEGEND

- | | | | |
|--------|---|-------|---------------------------|
| AC | AIR CONDITIONING UNIT (PROVISIONAL LOCATION) | LB | LETTERBOX |
| BAL-1 | BALUSTRADE TYPE 1 - SEE SCHEDULE | G | GARAGE AREA |
| BAL-2 | BALUSTRADE TYPE 2 - SEE SCHEDULE | P.O.S | PRIVATE OPEN SPACE |
| BAL-3 | BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE | C.O.S | COMMON OPEN SPACE |
| BR-1 | BRICK TYPE 1 - SEE SCHEDULE | PP | POWER POLE |
| BLK-1 | BLOCKWORK TYPE 1 - SEE SCHEDULE | T | TELSTRA PIT |
| CL-1 | CLOTHING LINE (FOLDING) TYPE 1 | H | HYDRANT |
| CONC-1 | CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC. | SW | STORMWATER |
| CONC-2 | CONCRETE FLOOR FINISH - TYPE 2 - SEE SPEC. | RL | INDICATIVE RELATIVE LEVEL |
| DP-1 | DOWN PIPE - TYPE 1 - SEE SCHEDULE | H/L | HIGHLIGHT WINDOW |
| DP-2 | DOWN PIPE - TYPE 2 - SEE SCHEDULE | DP | DOWNPIPE |
| FEN-1 | FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE | CL | CLOTHES LINE |
| FEN-2 | FENCE TYPE 2 - SEE SCHEDULE | BR | BROOM CUPBOARD |
| FEN-3 | FENCE TYPE 3 - SEE SCHEDULE | LN | LINEN |
| FHB | FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC. | KS | KITCHEN SINK |
| FT1 | FLOOR TILE TYPE 1 | CT | COOKTOP |
| GT-1 | GUTTER TYPE 1 - SEE SCHEDULE | P | PANTRY |
| HWU | HOT WATER UNIT | F | FRIDGE |
| LVR-1 | LOUVER TYPE 1 - SEE SCHEDULE | WO | WALL OVEN |
| LVR-2 | LOUVER TYPE 2 - SEE SCHEDULE | BL | BOLLARD LIGHT |
| MC-1 | METAL CLADDING TYPE 1 - SEE SCHEDULE | R | ROBE |
| MOR-1 | METAL DECK ROOFING - SEE SCHEDULE | | |
| MS-1 | METAL SCREEN - SEE SCHEDULE | | |
| PB-1 | POST BOXES - TYPE 1 - SEE SCHEDULE | | |
| REC | ROOF EDGE CAPPING | | |
| VT-1 | VENT TYPE 1 - SEE SCHEDULE | | |
| VT-2 | VENT TYPE 2 - SEE SCHEDULE | | |
| WB-1 | WHEELIE BIN TYPE 1 - 240L | | |

PEGLER AVENUE

1 GROUND FLOOR

SCALE 1 : 100

NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

E 06-02-23 FOR PART 5

D 11-01-23 FOR REVIEW

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REV DATE NOTATION/AMENDMENT

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PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
GROUND FLOOR PLAN

FILE

PLOTTED

STATUS
PART 5

DATE
06-02-23

SCALE
1:100

STAGE
A1

TYPE
SHEET

DA05

PROJ
MB

DESIGNER
AG

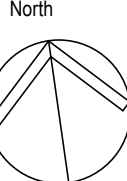
CHECKED
MB

REV
E

PROJECT No
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LEGEND

- COMMON AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- LANDSCAPE AREA
- DEEP SOIL ZONE
- SOLAR ACCESS MIDWINTER
- CROSS-VENTILATION



EXISTING TREE - TO BE RETAINED
(WITH TPZ DASHED) - TREE NUMBERS
AS PER ARBORIST REPORT

EXISTING TREE TO BE
REMOVED / RELOCATED

NOTES:

- HYDRANT COVERAGE IN ACCORDANCE WITH NCC(2019) E1.3
- PORTABLE FIRE EXTINGUISHERS TO NCC(2019) E1.6
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2019) E4.2
- EXIT SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.5
- DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.6
- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2
- LIFT-OFF HINGES TO BE PROVIDED TO SWING TYPE BATHROOM DOORS

ABBREVIATION LEGEND

AC	AIR CONDITIONING UNIT (PROVISIONAL LOCATION)	LB	LETTERBOX
BAL-1	BALUSTRADE TYPE 1 - SEE SCHEDULE	G	GARBAGE AREA
BAL-2	BALUSTRADE TYPE 2 - SEE SCHEDULE	P.O.S	PRIVATE OPEN SPACE
BAL-3	BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE	C.O.S	COMMON OPEN SPACE
BK-1	BRICK TYPE 1 - SEE SCHEDULE	PP	POWER POLE
BLK-1	BLOCKWORK TYPE 1 - SEE SCHEDULE	T	TELSTRA PIT
CL-1	CLOTHING LINE (FOLDING) TYPE 1	H	HYDRANT
CONC-1	CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC.	SW	STORMWATER
CONC-2	CONCRETE FLOOR FINISH - TYPE 2 - SEE SPEC.	RL	INDICATIVE RELATIVE LEVEL
DP-1	DOWN PIPE - TYPE 1 - SEE SCHEDULE	HL	HIGHLIGHT WINDOW
DP-2	DOWN PIPE - TYPE 2 - SEE SCHEDULE	DP	DOWNPIPE
FEN-1	FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE	CL	CLOTHES LINE
FEN-2	FENCE TYPE 2 - SEE SCHEDULE	BR	BROOM CUPBOARD
FEN-3	FENCE TYPE 3 - SEE SCHEDULE	LN	LINEN
FH8	FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC.	KS	KITCHEN SINK
FT1	FLOOR TILE TYPE 1	CT	COOKTOP
GT-1	GUTTER TYPE 1 - SEE SCHEDULE	F	PANTRY
HWU	HOT WATER UNIT	WO	WALL OVEN
LVR-1	LOUVER TYPE 1 - SEE SCHEDULE	BL	BOLLARD LIGHT
LVR-2	LOUVER TYPE 2 - SEE SCHEDULE	R	ROBE
MC-1	METAL CLADDING TYPE 1 - SEE SCHEDULE		
MDR-1	METAL DECK ROOFING - SEE SCHEDULE		
MS-1	METAL SCREEN - SEE SCHEDULE		
PB-1	POST BOXES - TYPE 1 - SEE SCHEDULE		
REC	ROOF EDGE CAPPING		
VT-1	VENT TYPE 1 - SEE SCHEDULE		
VT-2	VENT TYPE 2 - SEE SCHEDULE		
WB-1	WHEELIE BIN TYPE 1 - 240L		

PEGLER AVENUE

1 FIRST FLOOR - NORTH

SCALE 1: 100



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SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE

FIRST FLOOR PLAN

FILE

PLOTTED

STATUS

PART 5

DATE

06-02-23

SCALE

1:100

PROJ

MB

DESIGNER

AG

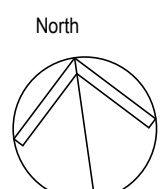
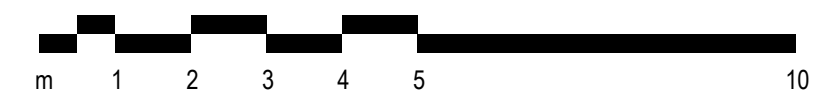
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MB

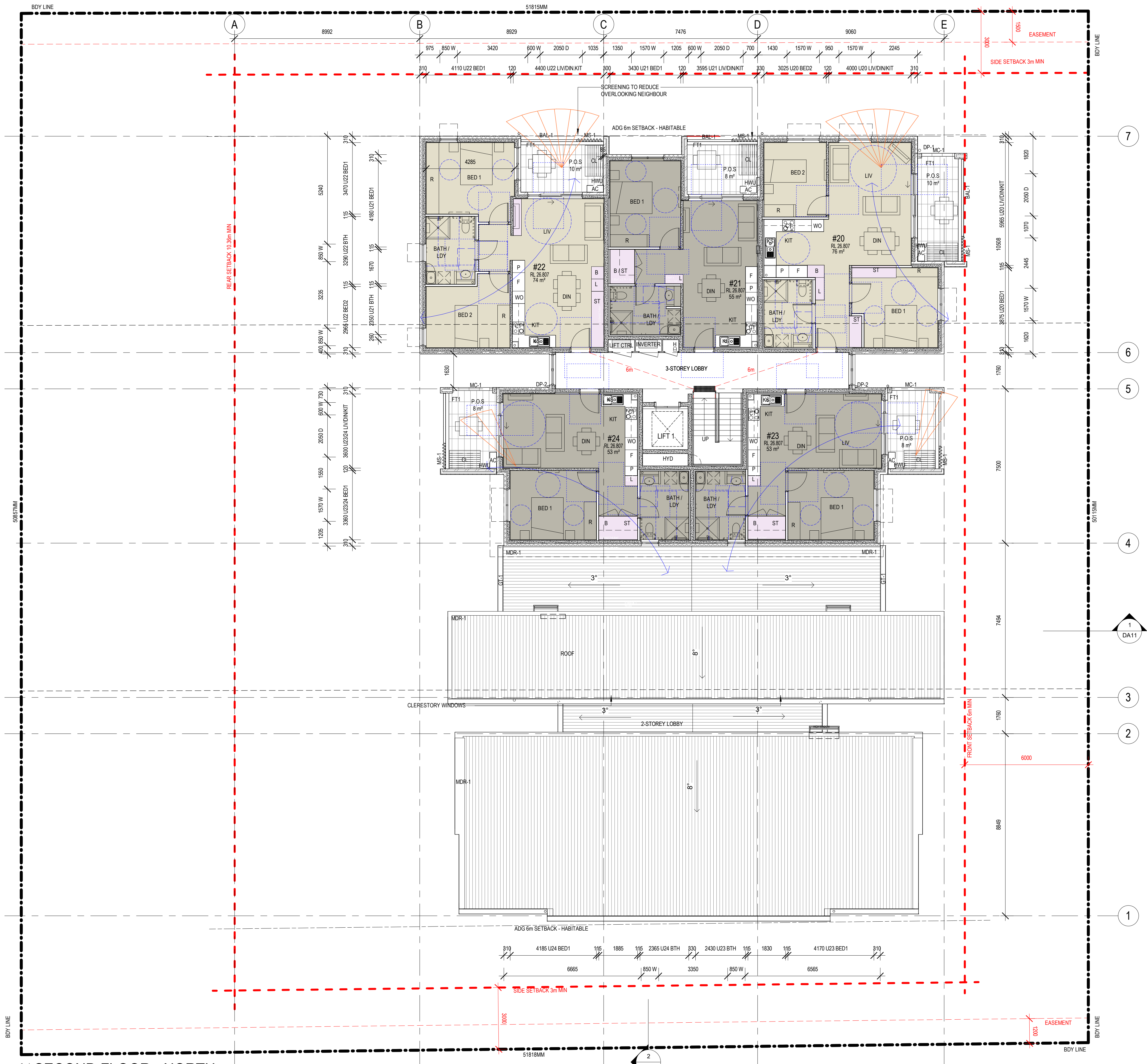
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DA06



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LEGEND

- COMMON AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- LANDSCAPE AREA
- DEEP SOIL ZONE

- SOLAR ACCESS MIDWINTER
- CROSS-VENTILATION



EXISTING TREE - TO BE RETAINED
(WITH TP2 DASHED) - TREE NUMBERS
AS PER ARBORIST REPORT



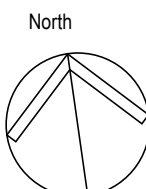
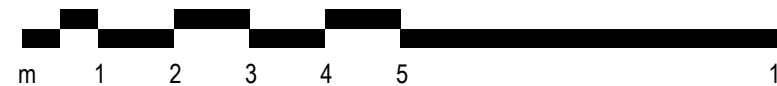
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- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2
- LIFT-OFF HINGES TO BE PROVIDED TO SWING TYPE BATHROOM DOORS

ABBREVIATION LEGEND

AC	AIR CONDITIONING UNIT (PROVISIONAL LOCATION)	LB	LETTERBOX
BAL-1	BALUSTRADE TYPE 1 - SEE SCHEDULE	G	GARAGE AREA
BAL-2	BALUSTRADE TYPE 2 - SEE SCHEDULE	P.O.S.	PRIVATE OPEN SPACE
BAL-3	BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE	C.O.S.	COMMON OPEN SPACE
BK-1	BRICK TYPE 1 - SEE SCHEDULE	PP	POWER POLE
BLK-1	BLOCKWORK TYPE 1 - SEE SCHEDULE	T	TELSTRA PIT
CL-1	CLOTHING LINE (FOLDING) TYPE 1	H	HYDRANT
CONC-1	CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC.	SW	STORMWATER
CONC-2	CONCRETE FLOOR FINISH - TYPE 2 - SEE SPEC.	RL	INDICATIVE RELATIVE LEVEL
DP-1	DOWN PIPE - TYPE 1 - SEE SCHEDULE	H/L	HIGHLIGHT WINDOW
DP-2	DOWN PIPE - TYPE 2 - SEE SCHEDULE	DP	DOWNPIPE
FEN-1	FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE	CL	CLOTHES LINE
FEN-2	FENCE TYPE 2 - SEE SCHEDULE	BR	BROOM CUPBOARD
FEN-3	FENCE TYPE 3 - SEE SCHEDULE	LIN	LINEN
FHB	FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC.	KS	KITCHEN SINK
FT1	FLOOR TILE TYPE 1	CT	COOKTOP
GT-1	GUTTER TYPE 1 - SEE SCHEDULE	P	PANTRY
HWU	HOT WATER UNIT	F	FRIDGE
LVR-1	LOUVER TYPE 1 - SEE SCHEDULE	WO	WALL OVEN
LVR-2	LOUVER TYPE 2 - SEE SCHEDULE	BL	BOLLARD LIGHT
MC-1	METAL CLADDING TYPE 1 - SEE SCHEDULE	R	ROBE
MDR-1	METAL DECK ROOFING - SEE SCHEDULE		
MS-1	METAL SCREEN - SEE SCHEDULE		
PB-1	POST BOXES - TYPE 1 - SEE SCHEDULE		
REC	ROOF EDGE CAPPING		
VT-1	VENT TYPE 1 - SEE SCHEDULE		
VT-2	VENT TYPE 2 - SEE SCHEDULE		
WB-1	WHEELIE BIN TYPE 1 - 240L		



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NOMINATED ARCHITECT:	SIGNATURE:	E	06-02-23	FOR PART 5
MICHAEL BULLEN		D	11-01-23	FOR REVIEW
		C	20-12-22	FOR REVIEW
		B	16-12-22	FOR REVIEW
		A	07-12-22	DRAFT FOR REVIEW
REV	DATE			NOTATION/AMENDMENT
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
				FIGURED DIMENSIONS TAKE PRECEDENCE.

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LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
DEPARTMENT OF PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
SECOND FLOOR PLAN

FILE
PLOTTED

STATUS
PART 5

DATE
06-02-23

SCALE
1:100

STAGE
A1

TYPE
SHEET

DA07

PROJ
MB

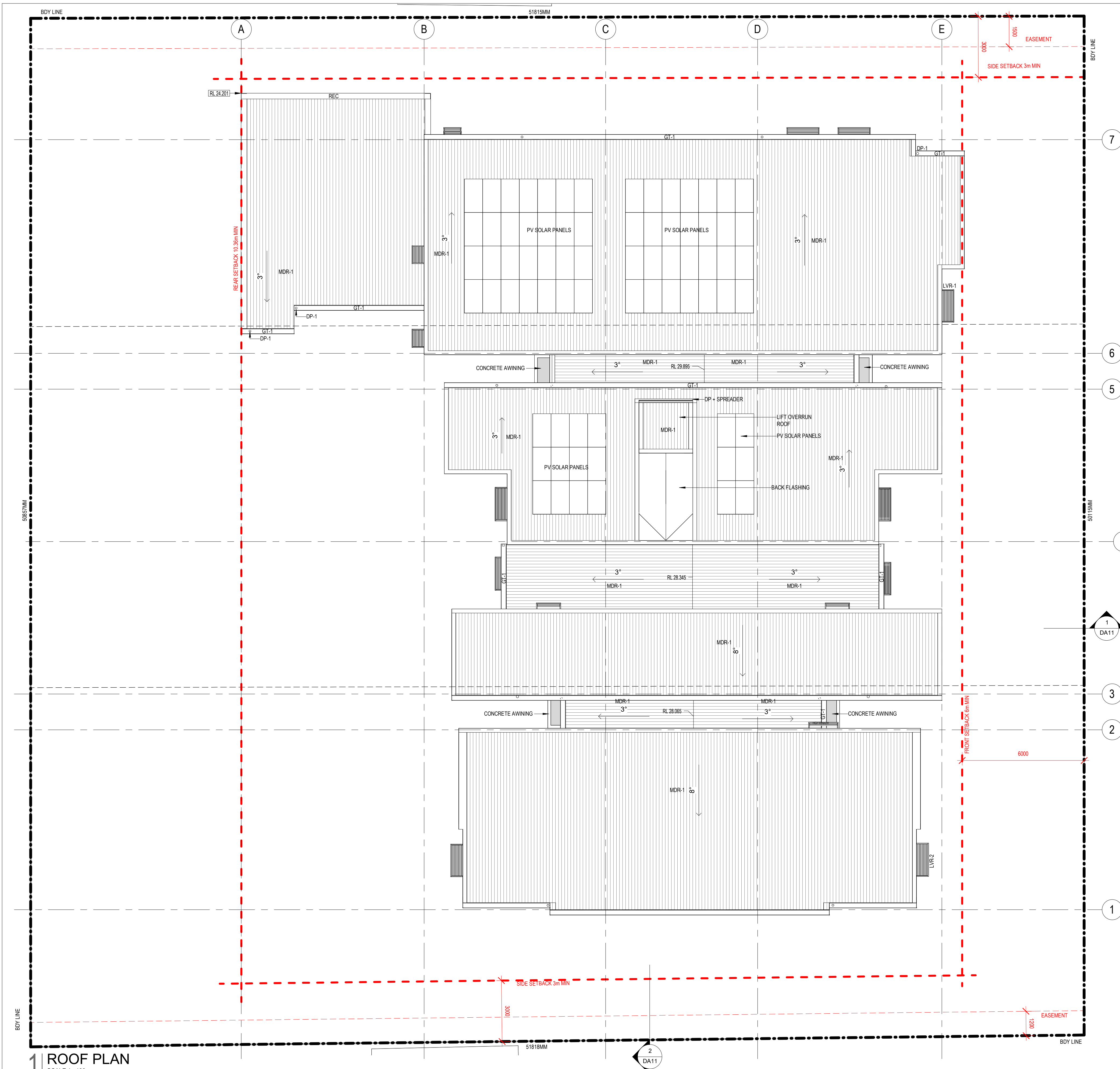
DESIGNER
AG

CHECKED
MB

REV
E

PROJECT No
BGWYQ

C:\Users\rajag\Documents\21-6345_66-70 Pegler Ave Sth Granville_SKETCH_RV72023_Rev H_A_Geck@brewstermurray.com.au.rvt
10/06/2023 12:50:38 PM



LEGEND

- COMMON AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- LANDSCAPE AREA
- DEEP SOIL ZONE
- SOLAR ACCESS MIDWINTER
- CROSS-VENTILATION



EXISTING TREE - TO BE RETAINED
(WITH TPZ DASHED) - TREE NUMBERS
AS PER ARBORIST REPORT

EXISTING TREE TO BE
REMOVED / RELOCATED

NOTES:

- HYDRANT COVERAGE IN ACCORDANCE WITH NCC(2019) E1.3
- PORTABLE FIRE EXTINGUISHERS TO NCC(2019) E1.6
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2019) E4.2
- EXIT SIGNS TO BE IN ACCORDANCE WITH NCC (2019) E4.5
- DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.6
- SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2
- LIFT-OFF HINGES TO BE PROVIDED TO SWING TYPE BATHROOM DOORS

ABBREVIATION LEGEND

AC	AIR CONDITIONING UNIT (PROVISIONAL LOCATION)	LB	LETTERBOX
BAL-1	BALUSTRADE TYPE 1 - SEE SCHEDULE	G	GARAGE AREA
BAL-2	BALUSTRADE TYPE 2 - SEE SCHEDULE	P.O.S	PRIVATE OPEN SPACE
BAL-3	BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE	C.O.S	COMMON OPEN SPACE
BK-1	BRICK TYPE 1 - SEE SCHEDULE	PP	POWER POLE
BLK-1	BLOCKWORK TYPE 1 - SEE SCHEDULE	T	TELSTRA PIT
CL-1	CLOTHING LINE (FOLDING) TYPE 1	H	HYDRANT
CONC-1	CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC.	SW	STORMWATER
CONC-2	CONCRETE FLOOR FINISH - TYPE 2 - SEE SPEC.	RL	INDICATIVE RELATIVE LEVEL
DP-1	DOWN PIPE - TYPE 1 - SEE SCHEDULE	H/L	HIGHLIGHT WINDOW
DP-2	DOWN PIPE - TYPE 2 - SEE SCHEDULE	DP	DOWNPIPE
FEN-1	FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE	CL	CLOTHES LINE
FEN-2	FENCE TYPE 2 - SEE SCHEDULE	BR	BROOM CUPBOARD
FEN-3	FENCE TYPE 3 - SEE SCHEDULE	LIN	LINEN
FHB	FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC.	KS	KITCHEN SINK
FT1	FLOOR TILE TYPE 1	CT	COOKTOP
GT-1	GUTTER TYPE 1 - SEE SCHEDULE	P	PANTRY
HWU	HOT WATER UNIT	F	FRIDGE
LVR-1	LOUVER TYPE 1 - SEE SCHEDULE	WO	WALL OVEN
LVR-2	LOUVER TYPE 2 - SEE SCHEDULE	BL	BOLLARD LIGHT
MC-1	METAL CLADDING TYPE 1 - SEE SCHEDULE	R	ROBE
MDR-1	METAL DECK ROOFING - SEE SCHEDULE		
MS-1	METAL SCREEN - SEE SCHEDULE		
PB-1	POST BOXES - TYPE 1 - SEE SCHEDULE		
REC	ROOF EDGE CAPPING		
VT-1	VENT TYPE 1 - SEE SCHEDULE		
VT-2	VENT TYPE 2 - SEE SCHEDULE		
WB-1	WHEELIE BIN TYPE 1 - 240L		

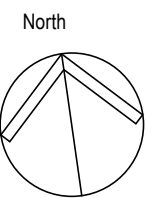
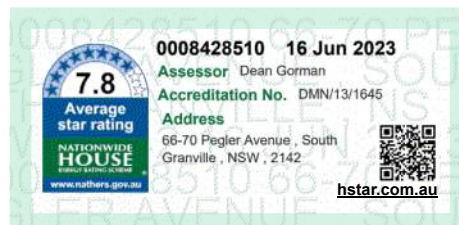
PEGLER AVENUE

NATHERS Thermal Performance Specification - South Granville			
External Walls			
Wall Type	Insulation	Colour	Comments
Brick Veneer	Reflective antiglare foil	Med - SA 0.475 - 0.70	As per elevations
Metal cladding	R1.5 Bulk + Reflective antiglare foil	Dark - SA > 0.70	As per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Internally in units	
Concrete panel	None	Party walls between dwellings	
Concrete panel	None	Shared walls with lobby/stairs/lift	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground floor	
Concrete	None	Unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Roof/ air above	
Insulation loss due to downlights has not been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal roof	R1.3 Foil-faced blanket	Light - SA < 0.475	Throughout (Unvented Cavity)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Ground floor & Level 1)	6.7	0.70	e.g. Single glazed clear Aluminium frame
Sliding + Fixed (Units: 10, 17, 20-24)	4.8	0.59	e.g. Single glazed high performing Low-E clear Aluminium frame
Awning (Ground floor & Level 1)	6.7	0.57	e.g. Single glazed clear Aluminium frame
Awning (Units: 10, 17, 20-24)	4.8	0.51	e.g. Single glazed high performing Low-E clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type	Comments	
na	na	na	
Ceiling fans			
Size	Location	Comments	
1200mm diameter	Living areas & bedrooms	Throughout except as below	
1400mm diameter	Living area	Units: 23 & 24 only	

Certificate Prepared by



Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 762



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MICHAEL BULLEN		E	06-02-23	FOR PART 5
		D	11-01-23	FOR REVIEW
		C	20-12-22	FOR REVIEW
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PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
ROOF PLAN + BASIX

FILE

PLOTTED

STATUS
PART 5

DATE
13-06-23

SCALE

PROJ
MB

DESIGNER
AG

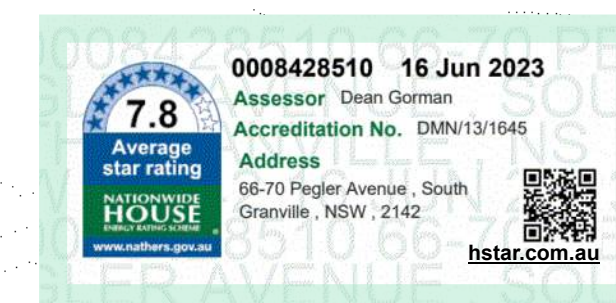
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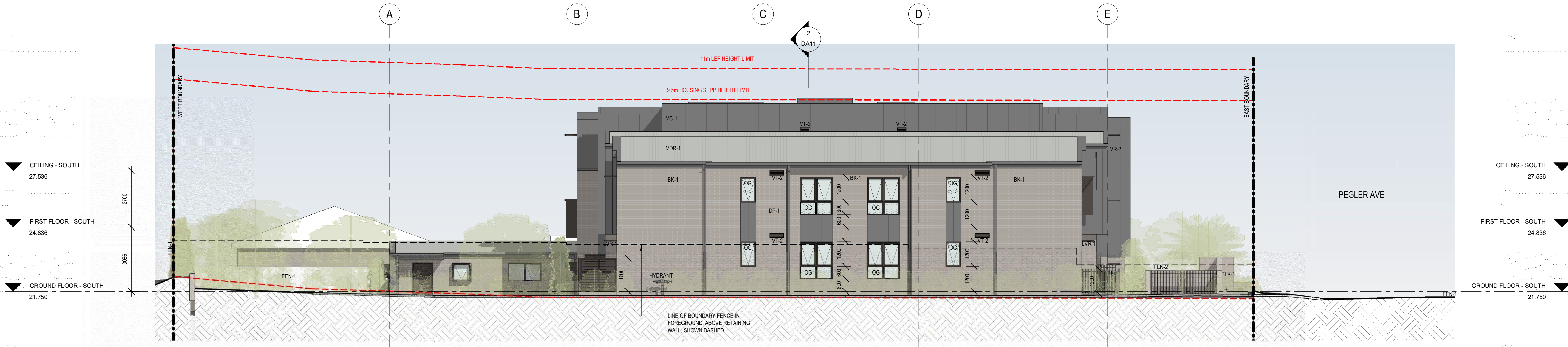
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BGWYQ

SHEET SIZE
A1

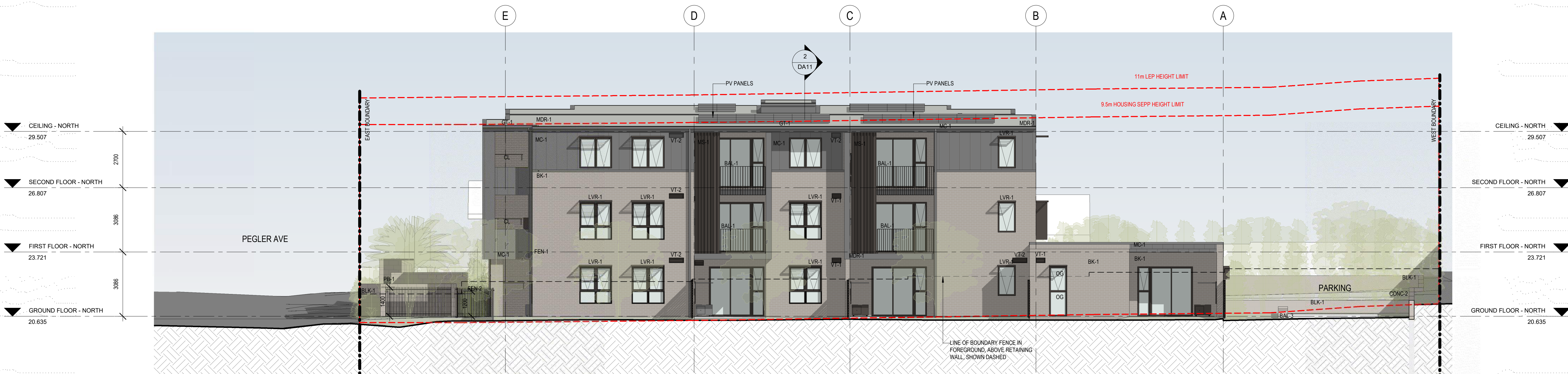
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1 SOUTH ELEVATION
SCALE 1:100



2 NORTH ELEVATION
SCALE 1:100

EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
BK-1		FACE BRICK	SIMILAR TO BEIGE
MDR-1		METAL ROOF	SIMILAR TO SHALE GREY
DP, GT		ROOF FLASHINGS, DOWNPIPES, ENTRY AWNINGS	SIMILAR TO WOODLAND GREY
MC-1		METAL CLADDING	SIMILAR TO WOODLAND GREY
WF, DF, SS-1, LVR-1, VT, MS-1, BAL-1		ALUMINIUM WINDOW & DOOR FRAMES, SUN SHADE, VENTS	SIMILAR TO MONUMENT

CODE	MATERIAL	DESCRIPTION	FINISH
CONC-1		PATHWAYS	NATURAL GREY CONCRETE
CONC-2		DRIVEWAYS	DARK GREY CONCRETE
FEN-1		METAL FENCING TO BOUNDARIES	COLORBOND SHALE GREY
FEN-2		SLATTED PRIVACY FENCING	COLORBOND MONUMENT (OR SIMILAR)
FEN-3		REAR FENCES	COLORBOND WOODLAND GREY (OR SIMILAR)
BLK-1		SPLIT FACE BLOCK	SIMILAR TO LIMESTONE



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MICHAEL BULLEN

SIGNATURE:

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PROJECT
SENIORS HOUSING DEVELOPMENT
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
ELEVATIONS 2 + MATERIALS

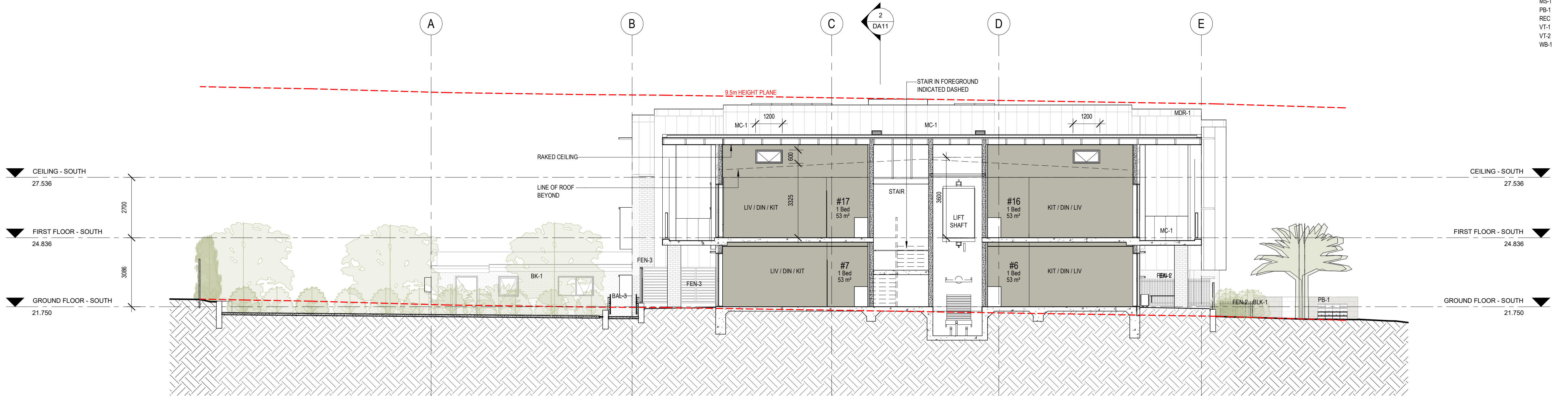
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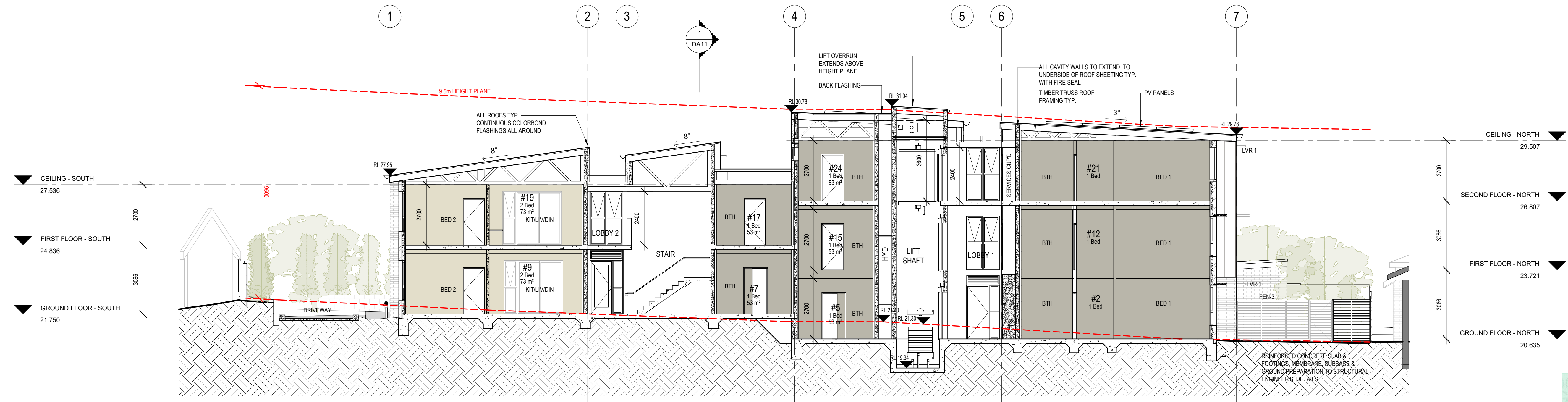
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STAGE	A1	SHEET SIZE	AG	DESIGNER MB
TYPE	DA10			PROJECT No BGWYQ
				DESIGNED MB
				REV F

ABBREVIATION LEGEND

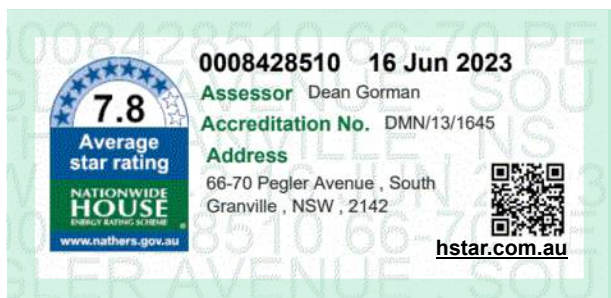
AC	AIR CONDITIONING UNIT (PROVISIONAL LOCATION)
BAL-1	BALUSTRADE TYPE 1 - SEE SCHEDULE
BAL-3	BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE
BK-1	BRICK TYPE 1 - SEE SCHEDULE
BLK-1	BLOCKWORK TYPE 1 - SEE SCHEDULE
CL	CLOTHING LINE (FOLDING) TYPE 1
CL-1	CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC.
CONC-2	
DP-1	DOWN PIPE - TYPE 1 - SEE SCHEDULE
DP-2	DOWN PIPE - TYPE 2 - SEE SCHEDULE
FEN-1	FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE
FEN-2	FENCE TYPE 2 - SEE SCHEDULE
FEN-3	FENCE TYPE 3 - SEE SCHEDULE
FHB	FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC.
FT1	FLOOR TILE TYPE 1
GT-1	GUTTER TYPE 1 - SEE SCHEDULE
HWU	HOT WATER UNIT
LVR-1	LOUVER TYPE 1 - SEE SCHEDULE
LVR-2	LOUVER TYPE 2 - SEE SCHEDULE
MC-1	METAL CLADDING TYPE 1 - SEE SCHEDULE
MDR-1	METAL DECK ROOFING - SEE SCHEDULE
MS-1	METAL SCREEN - SEE SCHEDULE
PB-1	POST BOXES - TYPE 1 - SEE SCHEDULE
REC	ROOF EDGE CAPPING
VT-1	VENT TYPE 1 - SEE SCHEDULE
VT-2	VENT TYPE 2 - SEE SCHEDULE
WB-1	WHEELIE BIN TYPE 1 - 240L



1 | SECTION 01
SCALE 1 : 100



2 | SECTION 02
SCALE 1 : 100



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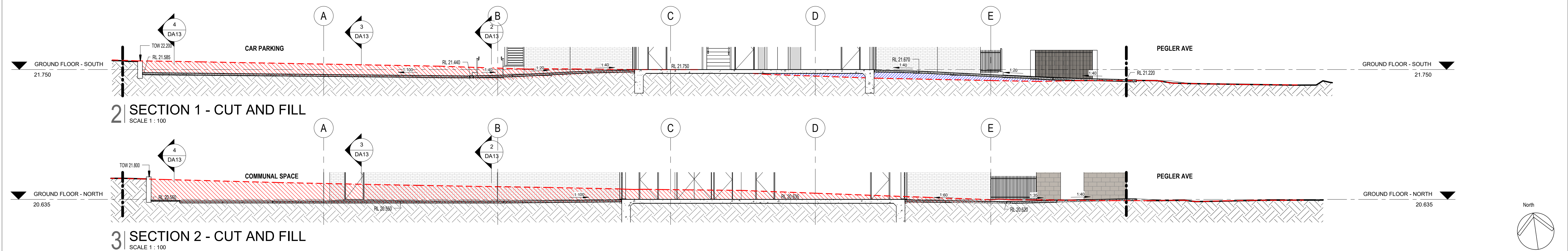
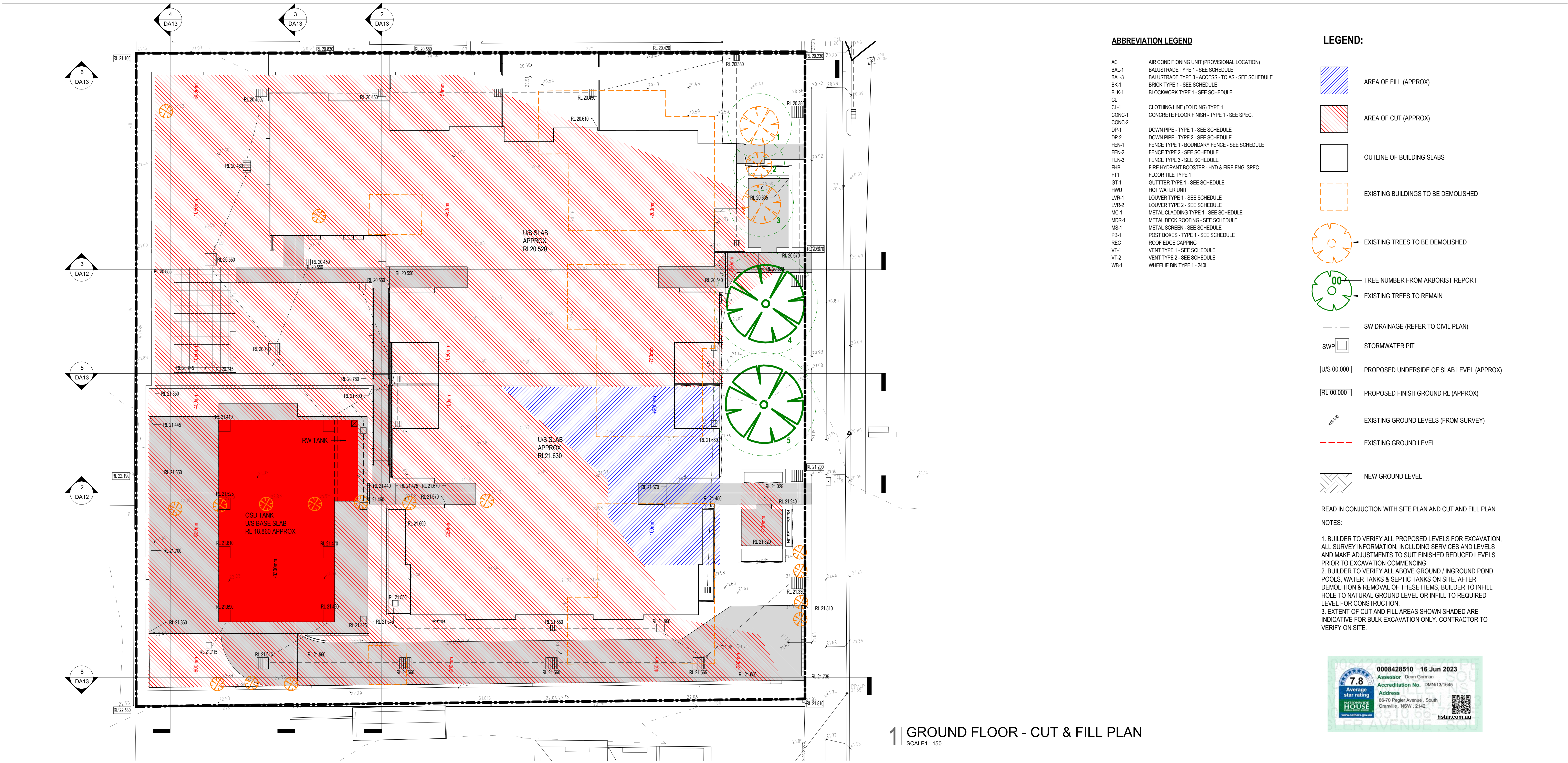
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MICHAEL BULLEN		E	06-02-23 FOR PART 5
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BREWSTER MURRAY PTY LTD PH (02) 9259 0888	GREENVIEW CONSULTING	DEPARTMENT OF PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION
BCA CONSULTANT	LANDSCAPE CONSULTANT	
	GREENLAND DESIGN	

PROJECT	TITLE
SENIORS HOUSING DEVELOPMENT	SECTIONS
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP36280	FILE

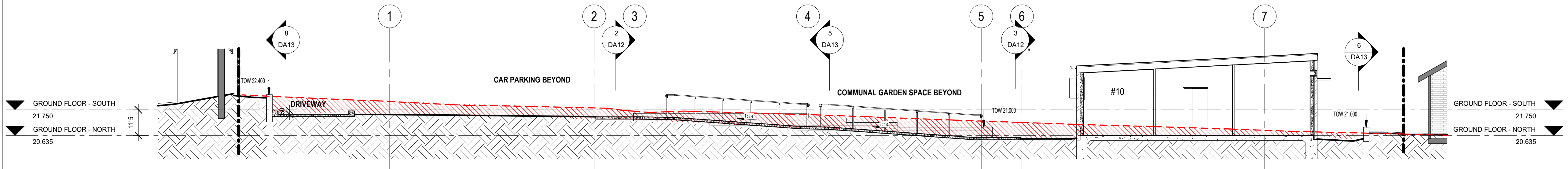
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STAGE	SHEET SIZE	DESIGNER	CHECKED
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SHEET	DA11	REV	F

TYPE	PLOTTED

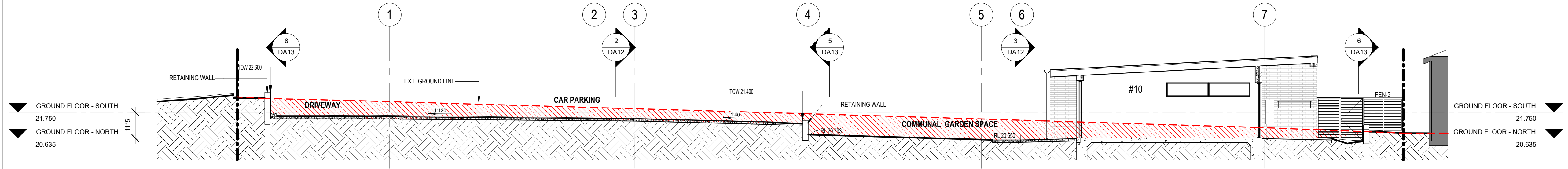


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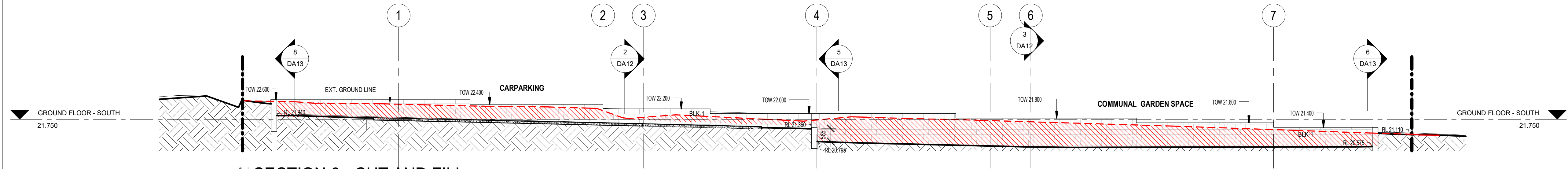
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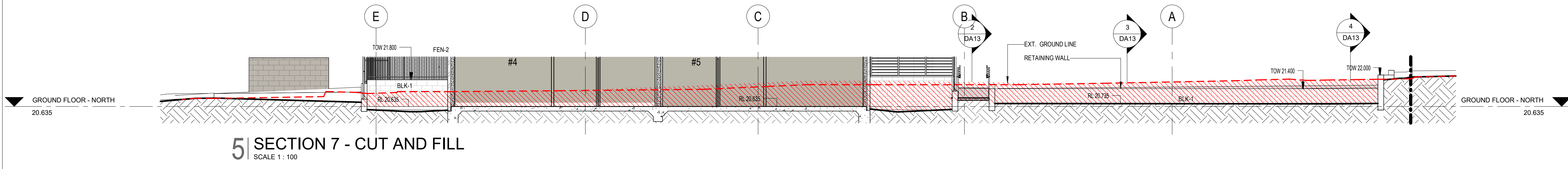
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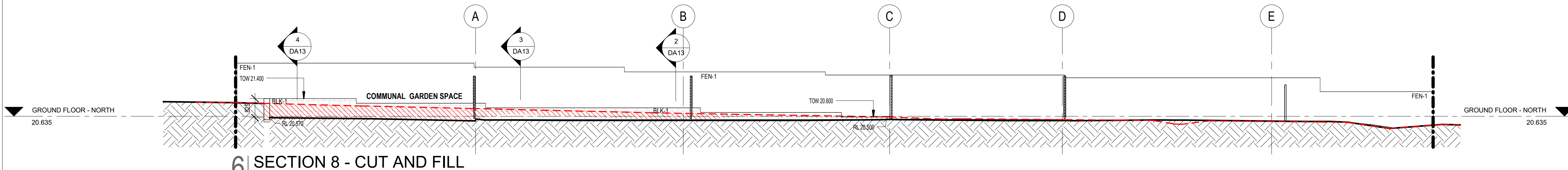
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SCALE 1 : 100



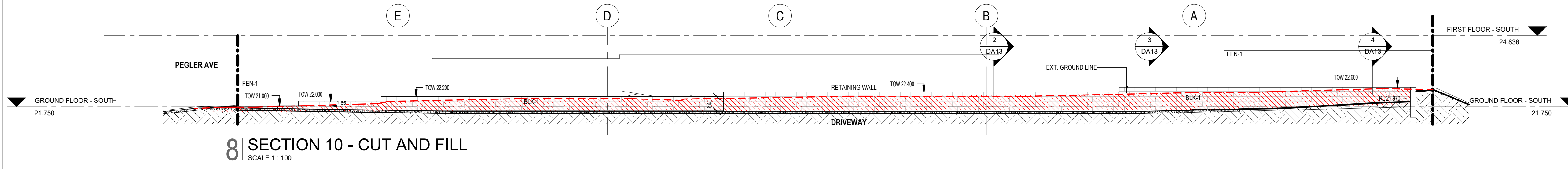
4 SECTION 6 - CUT AND FILL
SCALE 1 : 100



5 SECTION 7 - CUT AND FILL
SCALE 1 : 100



6 SECTION 8 - CUT AND FILL
SCALE 1 : 100



8 SECTION 10 - CUT AND FILL
SCALE 1 : 100

LEGEND:

READ IN CONJUNCTION WITH SITE PLAN AND CUT AND FILL PLAN

- AREA OF FILL (APPROX)
- AREA OF CUT (APPROX)
- EXISTING GROUND LEVEL TO BE REMOVED
- NEW GROUND LEVEL
- BOUNDARY LINE

ABBREVIATION LEGEND

- AC: AIR CONDITIONING UNIT (PROVISIONAL LOCATION)
- BAL-1: BALUSTRADE TYPE 1 - SEE SCHEDULE
- BAL-3: BALUSTRADE TYPE 3 - ACCESS - TO AS - SEE SCHEDULE
- BLK-1: BRICK TYPE 1 - SEE SCHEDULE
- BLK-1: BLOCKWORK TYPE 1 - SEE SCHEDULE
- CL: CLOTHING LINE (FOLDING) TYPE 1
- CL-1: CONCRETE FLOOR FINISH - TYPE 1 - SEE SPEC.
- CONC-2: DOWN PIPE - TYPE 1 - SEE SCHEDULE
- DP-1: DOWN PIPE - TYPE 2 - SEE SCHEDULE
- DP-2: FENCE TYPE 1 - BOUNDARY FENCE - SEE SCHEDULE
- FEN-1: FENCE TYPE 2 - SEE SCHEDULE
- FEN-2: FENCE TYPE 3 - SEE SCHEDULE
- FEN-3: FLOOR TILE TYPE 1
- FHB: FIRE HYDRANT BOOSTER - HYD & FIRE ENG. SPEC.
- FT1: FLOOR TILE TYPE 1
- GT-1: GUTTER TYPE 1 - SEE SCHEDULE
- HWU: HOT WATER UNIT
- LVR-1: LOUVER TYPE 1 - SEE SCHEDULE
- LVR-2: LOUVER TYPE 2 - SEE SCHEDULE
- MC-1: METAL CLADDING TYPE 1 - SEE SCHEDULE
- MOR-1: METAL DECK ROOFING - SEE SCHEDULE
- MS-1: METAL SCREEN - SEE SCHEDULE
- PB-1: POST BOXES - TYPE 1 - SEE SCHEDULE
- REC: ROOF EDGE CAPPING
- VT-1: VENT TYPE 1 - SEE SCHEDULE
- VT-2: VENT TYPE 2 - SEE SCHEDULE
- WB-1: WHEELIE BIN TYPE 1 - 240L



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NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

E 06-02-23 FOR PART 5
D 11-01-23 FOR REVIEW
C 20-12-22 FOR REVIEW
B 16-12-22 FOR REVIEW
A 07-12-22 DRAFT FOR REVIEW
REV DATE NOTATION/AMENDMENT
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ARCHITECT

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LAND & HOUSING CORPORATION

PROJECT

SENIORS HOUSING DEVELOPMENT

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
CUT & FILL & RETAINING
WALLS

FILE

PLOTTED

STATUS

PART 5

DATE

06-02-23

STAGE

TYPE

SCALE

PROJ

MB

DESIGNER

AG

CHECKED

REV

DA13

MB

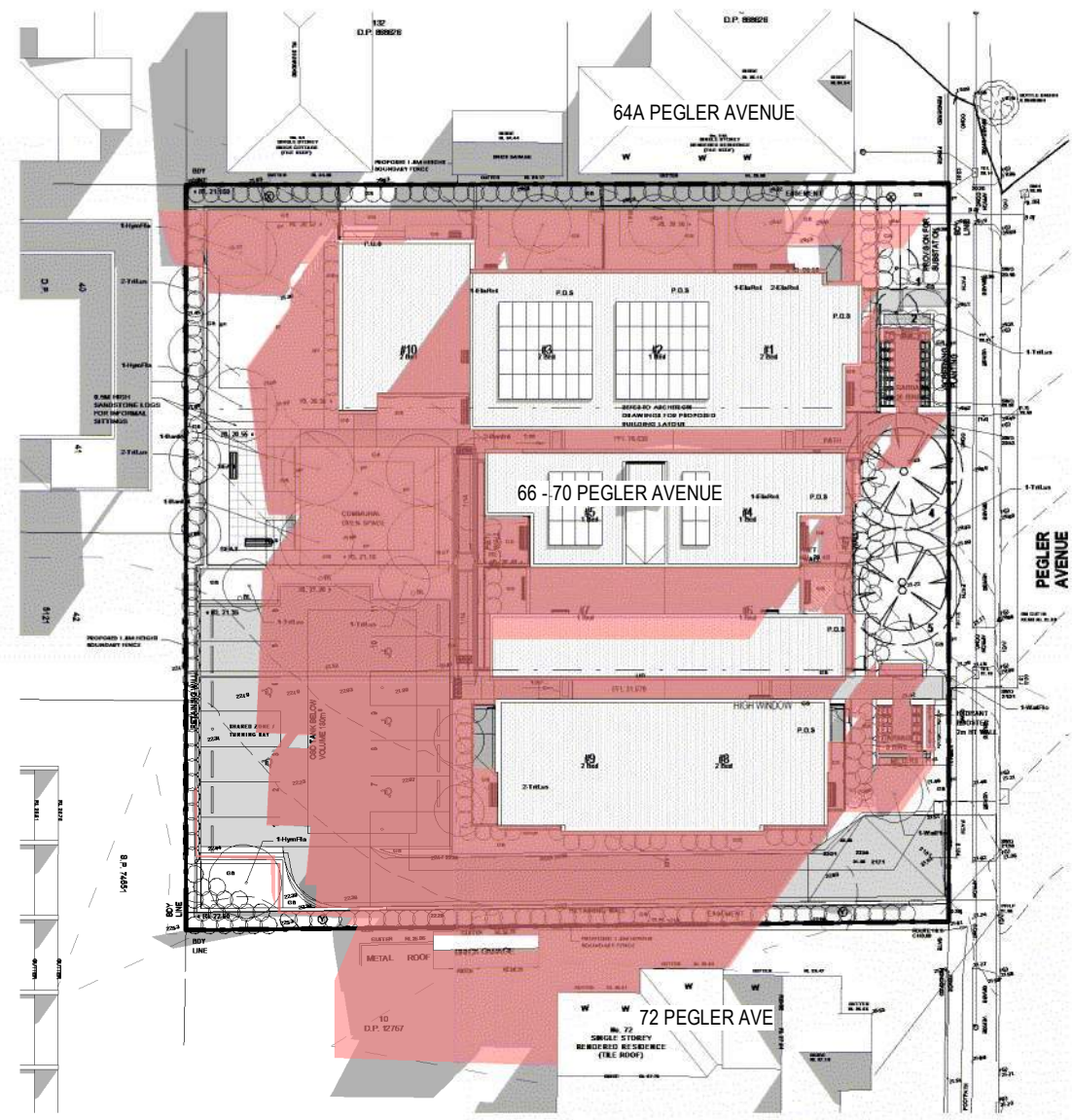
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PROJECT No

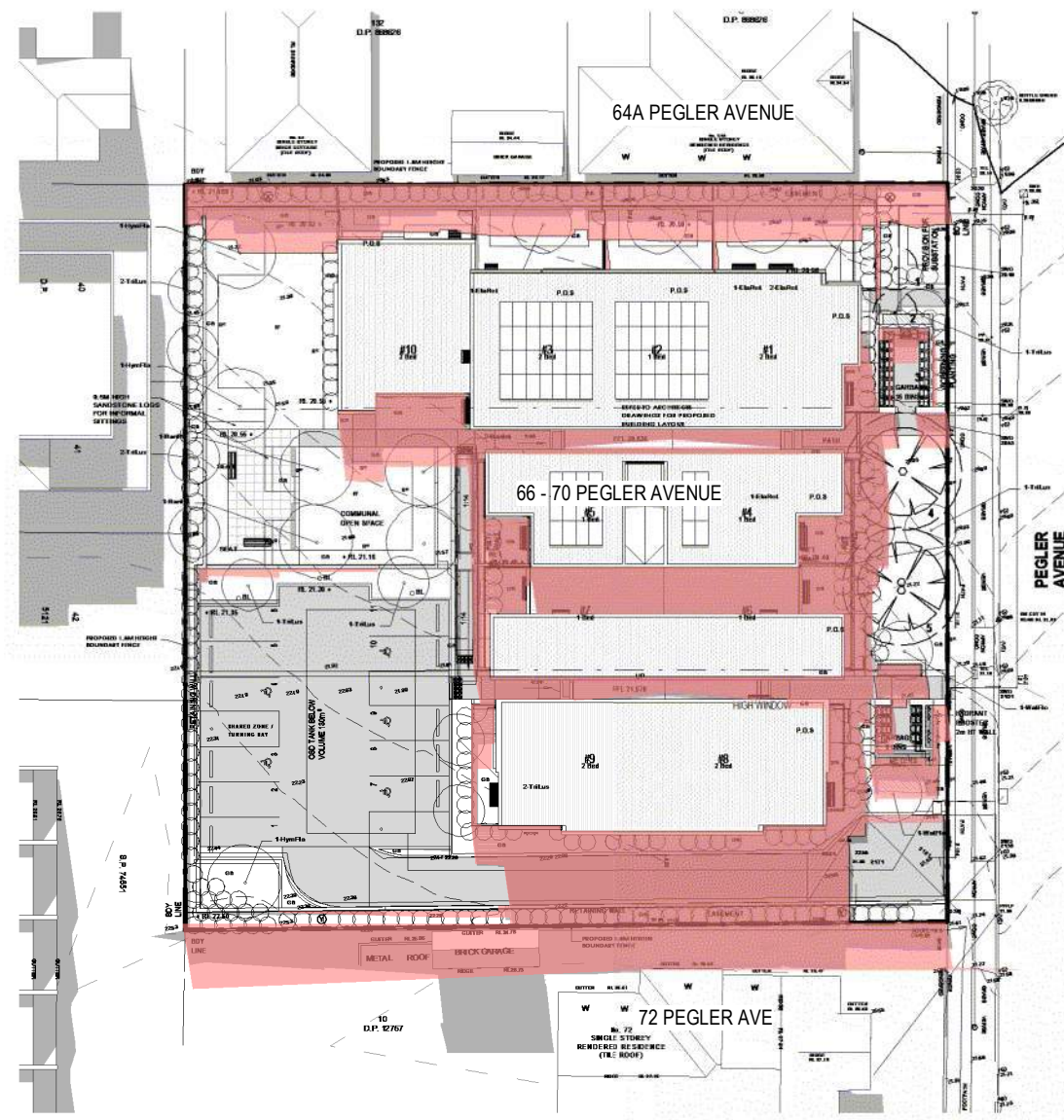
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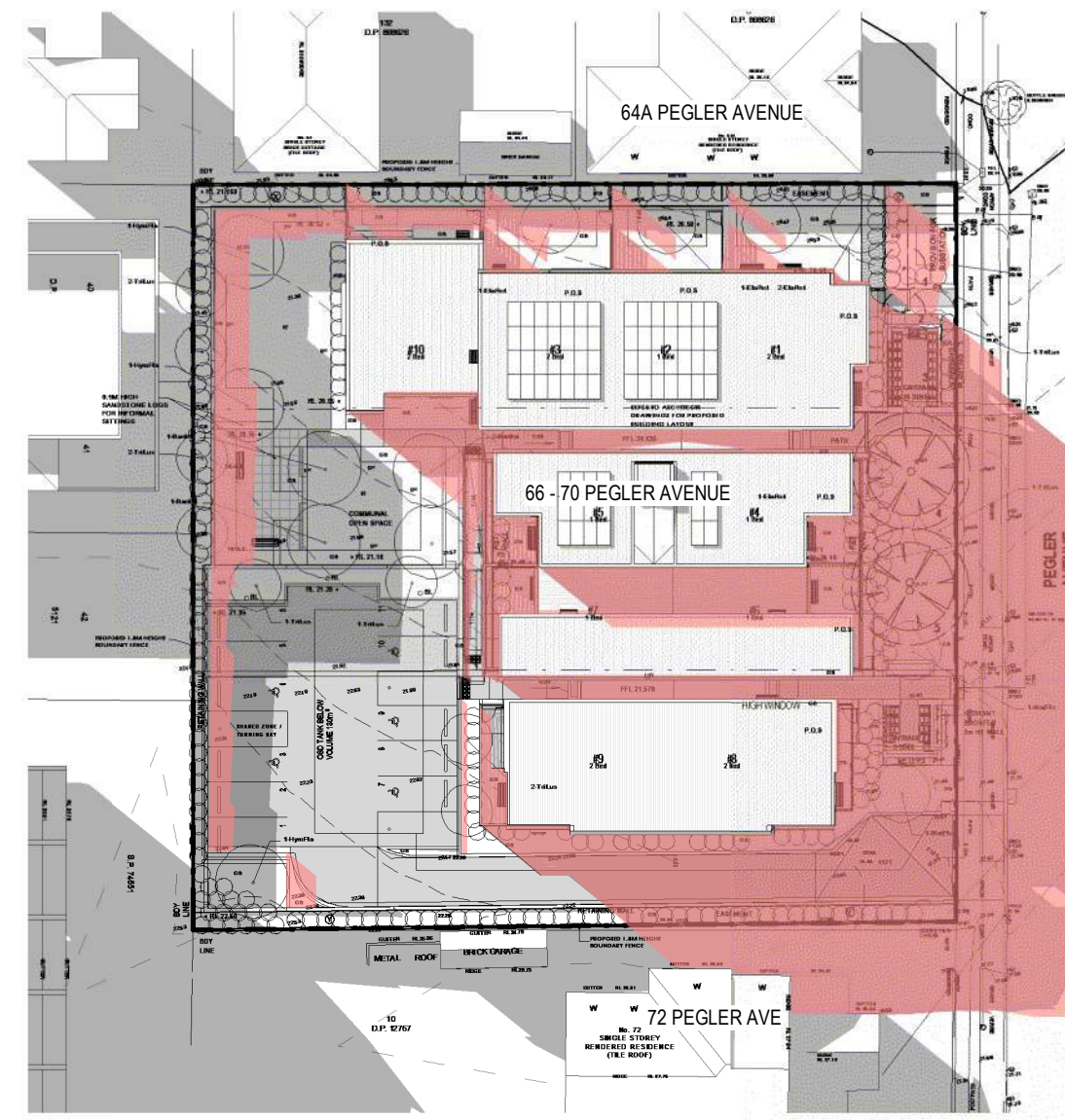
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1 | SHADOW IMPACT - JUNE 21 9AM
SCALE 1 : 700



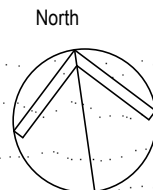
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SCALE 1 : 500



3 | SHADOW IMPACT - JUNE 21 3PM
SCALE 1 : 500

GREY AREA INDICATES EXISTING
SHADOWS CAST BY NEIGHBOURING
BUILDINGS

PINK AREA INDICATES SHADOWS CAST
BY PROPOSED DEVELOPMENT



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PARRAMATTA NSW 2124
Ph 1800 738 718
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NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

E	06-02-23	FOR PART 5
D	11-01-23	FOR REVIEW
C	20-12-22	FOR REVIEW
B	16-12-22	FOR REVIEW
A	07-12-22	DRAFT FOR REVIEW
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
BREWSTER MURRAY PTY LTD
PH (02) 9259 0888

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CONSULTING ENGINEERS
GREENVIEW CONSULTING

LANDSCAPE CONSULTANT
GREENLAND DESIGN

CLIENT
DEPARTMENT OF PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

PROJECT
SENIORS HOUSING DEVELOPMENT UNDER
NSW HOUSING SEPP 2021

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
SHADOW DIAGRAM

FILE

PLOTTED

STATUS
PART 5

DATE
06-02-23

STAGE

SCALE

SHEET SIZE
A1

PROJ
MB

DESIGNER
AG

CHECKED
MB

PROJECT No
BGWYQ

REV
MB

REV
E

DA14

C:\Users\ageck\Documents\21-6345_66-70 Pegler Ave Sth Granville_ SKETCH_LV72023_Rev H A Gec@brestwermurray.com.au\cvt
10/06/2023 12:51:39 PM



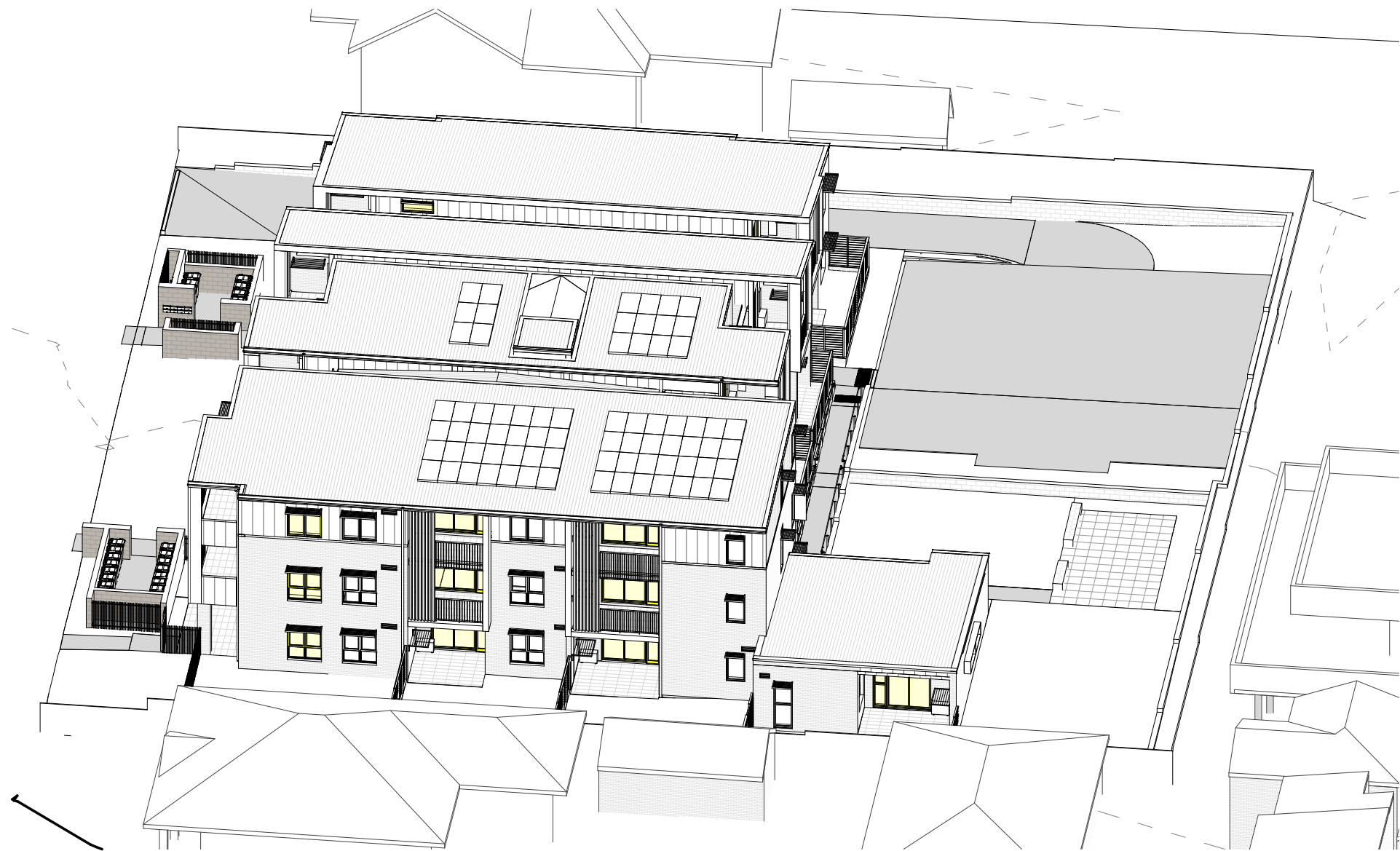
1 | VFS - 9AM
SCALE



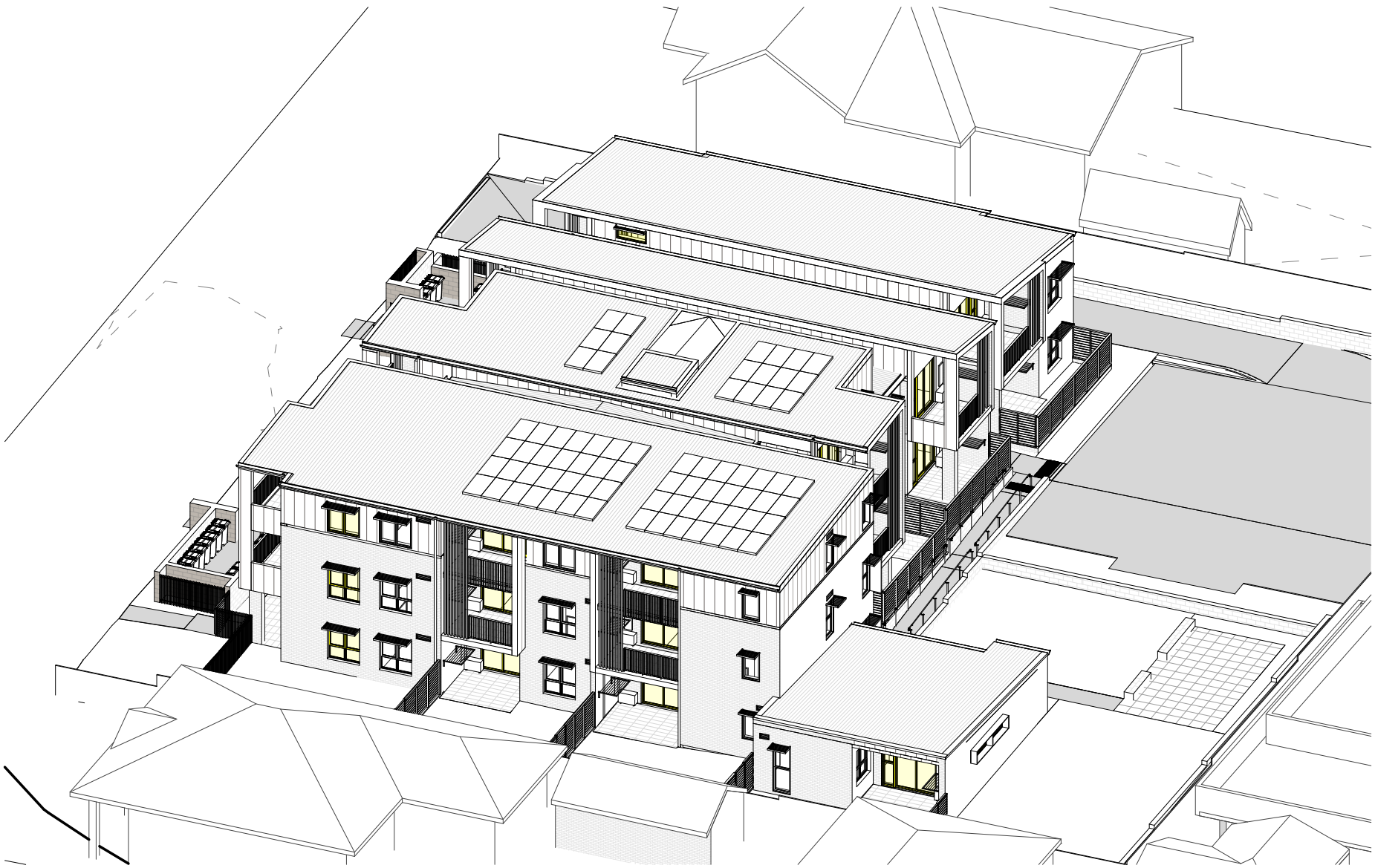
2 | VFS - 10AM
SCALE



3 | VFS - 11AM
SCALE



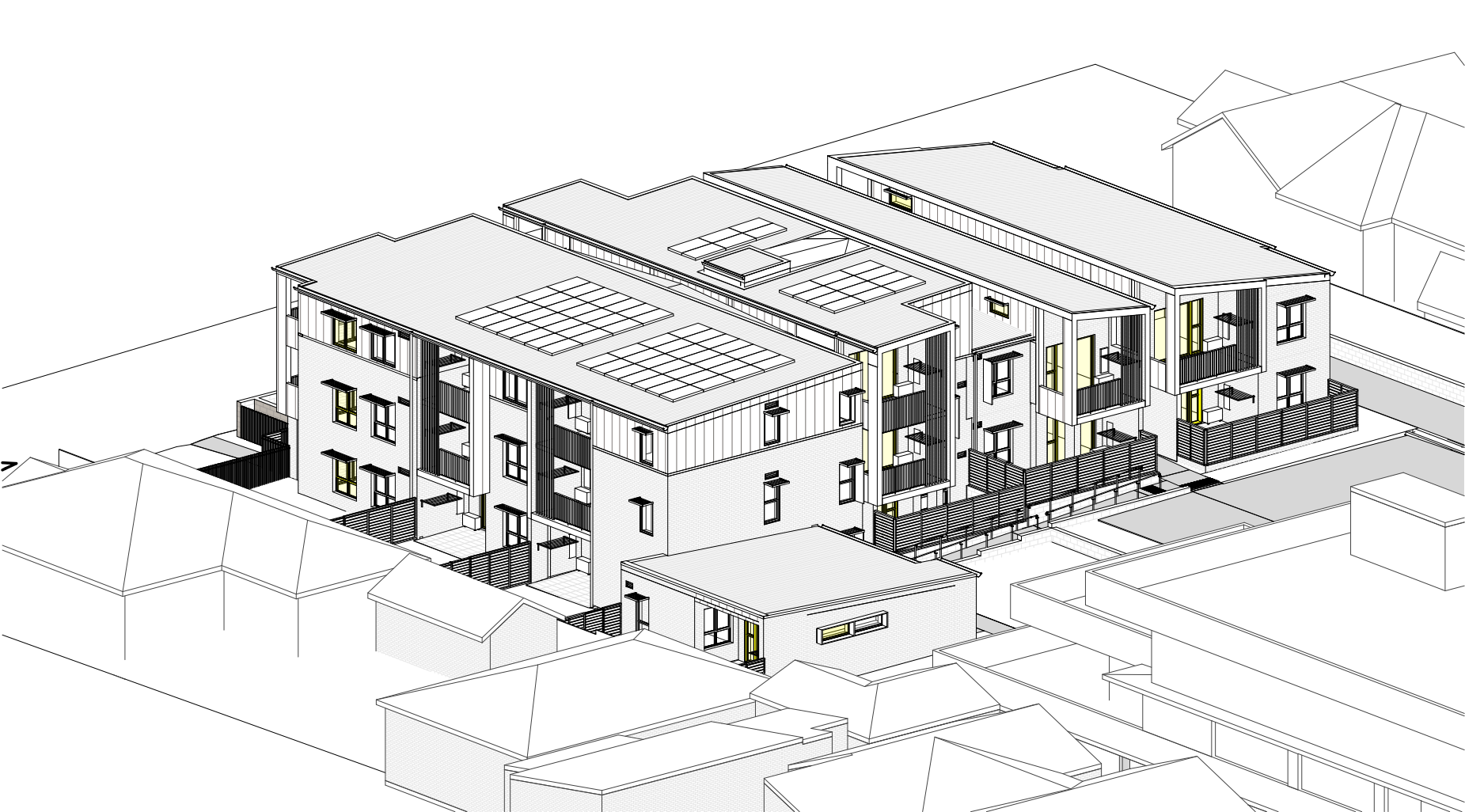
4 | VFS - 12PM
SCALE



5 | VFS - 1PM
SCALE



6 | VFS - 2PM
SCALE



7 | VFS - 3PM
SCALE



WINTER SOLAR ACCESS SUMMARY						
UNIT	LIVING AREAS	P.O.S		3+ HOURS ACHIEVED		2 HOURS ACHIEVED
01	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓	✓
02	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
03	9AM - 3PM	6 HRS	9AM - 2PM	5 HRS	✓	✓
04	9AM - 9.30AM	0.5 HRS	9AM - 11AM	2 HRS		
05	2.30PM - 3.00PM	0.5 HRS	1PM - 3PM	2 HRS		
06	9AM - 10.30AM	1.5 HRS	9AM - 11AM	2 HRS		
07	1PM - 3PM	2 HRS	1PM - 3PM	2 HRS		✓
08	9AM - 10AM	1 HRS	9AM - 11AM	2 HRS		
09	1PM - 3PM	2 HRS	12PM - 3PM	3 HRS		✓
10	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
11	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓	✓
12	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
13	9AM - 3PM	6 HRS	9AM - 2PM	5 HRS	✓	✓
14	9AM - 9.30AM	0.5 HRS	9AM - 11AM	2 HRS		
15	2PM - 3.00PM	1 HRS	1PM - 3PM	2 HRS		
16	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS		✓
17	1PM - 3PM	2 HRS	12PM - 3PM	3 HRS		✓
18	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS		✓
19	1PM - 3PM	2 HRS	12PM - 3PM	3 HRS	✓	✓
20	9AM - 1PM	4 HRS	9AM - 3PM	6 HRS	✓	✓
21	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
22	9AM - 3PM	6 HRS	9AM - 2PM	5 HRS	✓	✓
23	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS		
24	1PM - 3PM	2 HRS	12PM - 3PM	3 HRS		✓



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SIGNATURE:

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06-02-23 FOR PART 5

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B 16-12-22 FOR REVIEW

A 07-12-22 DRAFT FOR REVIEW

REV DATE NOTATION/AMENDMENT

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GREENLAND DESIGN

CLIENT

DEPARTMENT OF PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

PROJECT

SENIORS HOUSING DEVELOPMENT

66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE

VIEW FROM SUN DIAGRAM

FILE

PLOTTED

STATUS

PART 5

DATE

06-02-23

SCALE

PROJ

MB

DESIGNER

AG

CHECKED

MB

REV

E

SHEET

DA15

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MDR-1 METAL ROOF SHEETING

FEN-1 BOUNDARY FENCES

COLOUR: SIMILAR TO SHALE GREY



FEN-3 FENCES

TRIM-1 ROOF EDGE TRIMS, GUTTERS & DOWPIPES

MC-1 METAL WALL CLADDING - LYSAGHT DOMINION OR SIMILAR

VT-2 VENTS

COLOUR: SIMILAR TO WOODLAND GREY



LVR-1 LOUVRES, VENTS

MS-1 METAL SCREEN

FEN-2 FENCES

BAL-1 BALUSTRATE

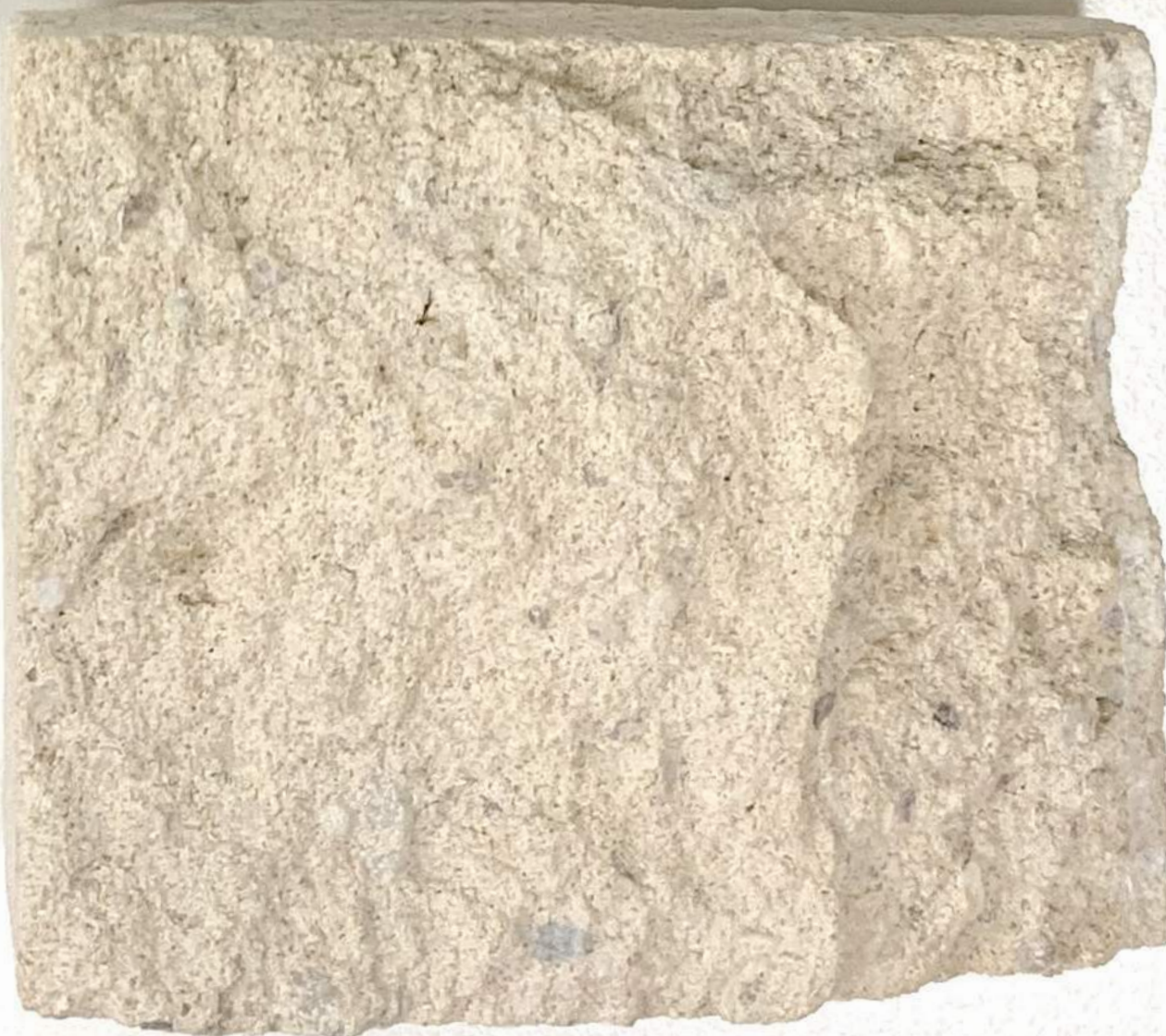
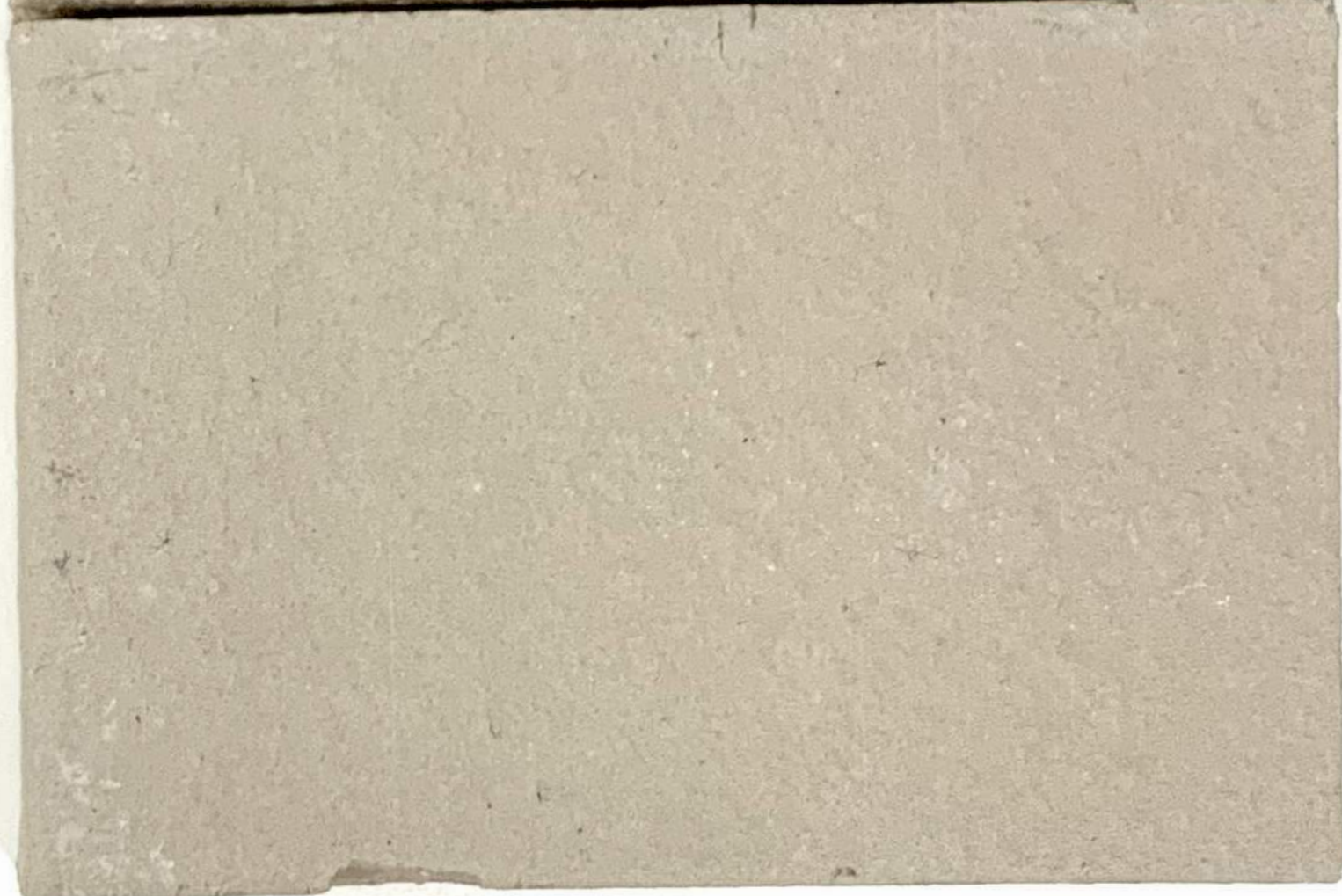
BAL-2 BALUSTRATE

COLOUR: SIMILAR TO MONUMENT



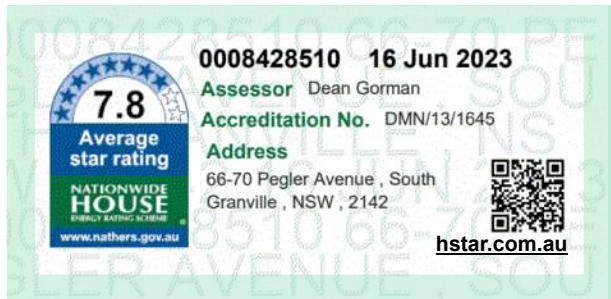
BK-1 FACE BRICK WITH NATURAL VARIATION

COLOUR - BEIGE OR SIMILAR



BLK-1 MASONRY RETAINING WALLS
SPLIT FACE BLOCK

COLOUR - LIMESTONE OR SIMILAR



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LANDSCAPE CONSULTANT
GREENLAND DESIGN

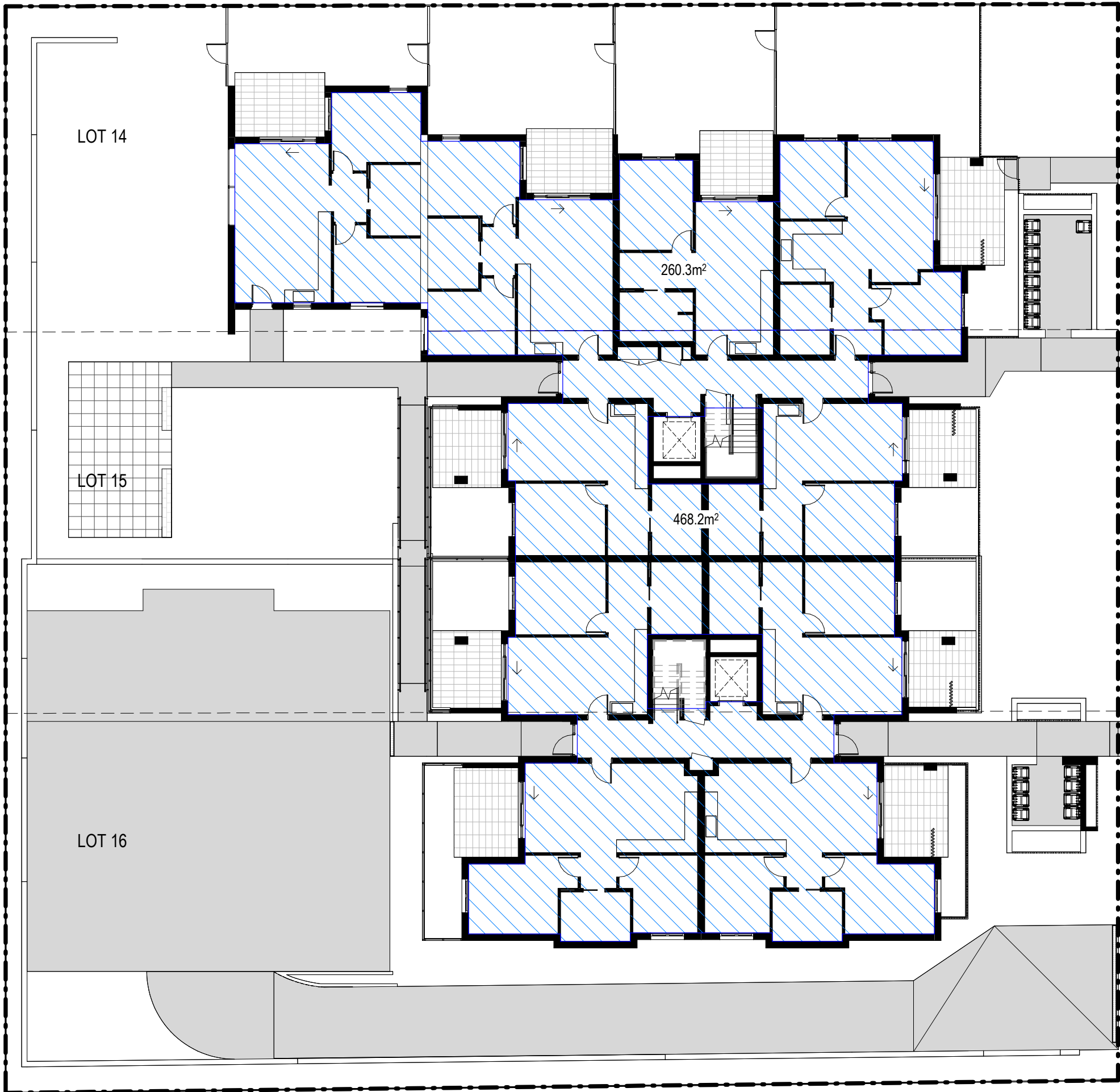
CLIENT
DEPARTMENT OF PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION

PROJECT
SENIORS HOUSING DEVELOPMENT
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW LOTS 14, 15, 16 IN DP36280

TITLE
MATERIALS & FINISHES
FILE
PLOTTED

STATUS	PART 5
DATE	06-02-23
SCALE	PROJ MB
STAGE	DESIGNER AG
SHEET	DA16
REV	E

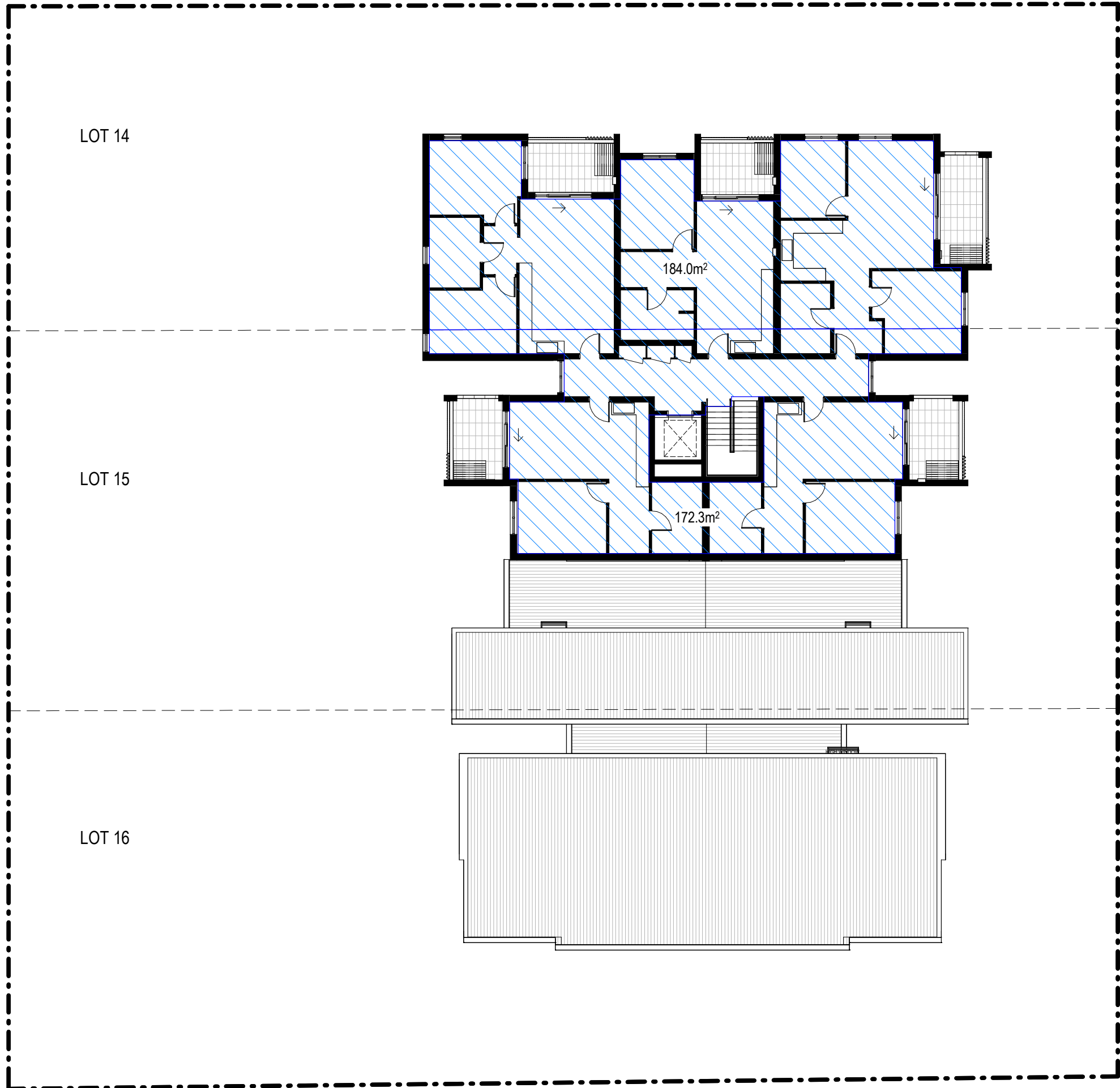
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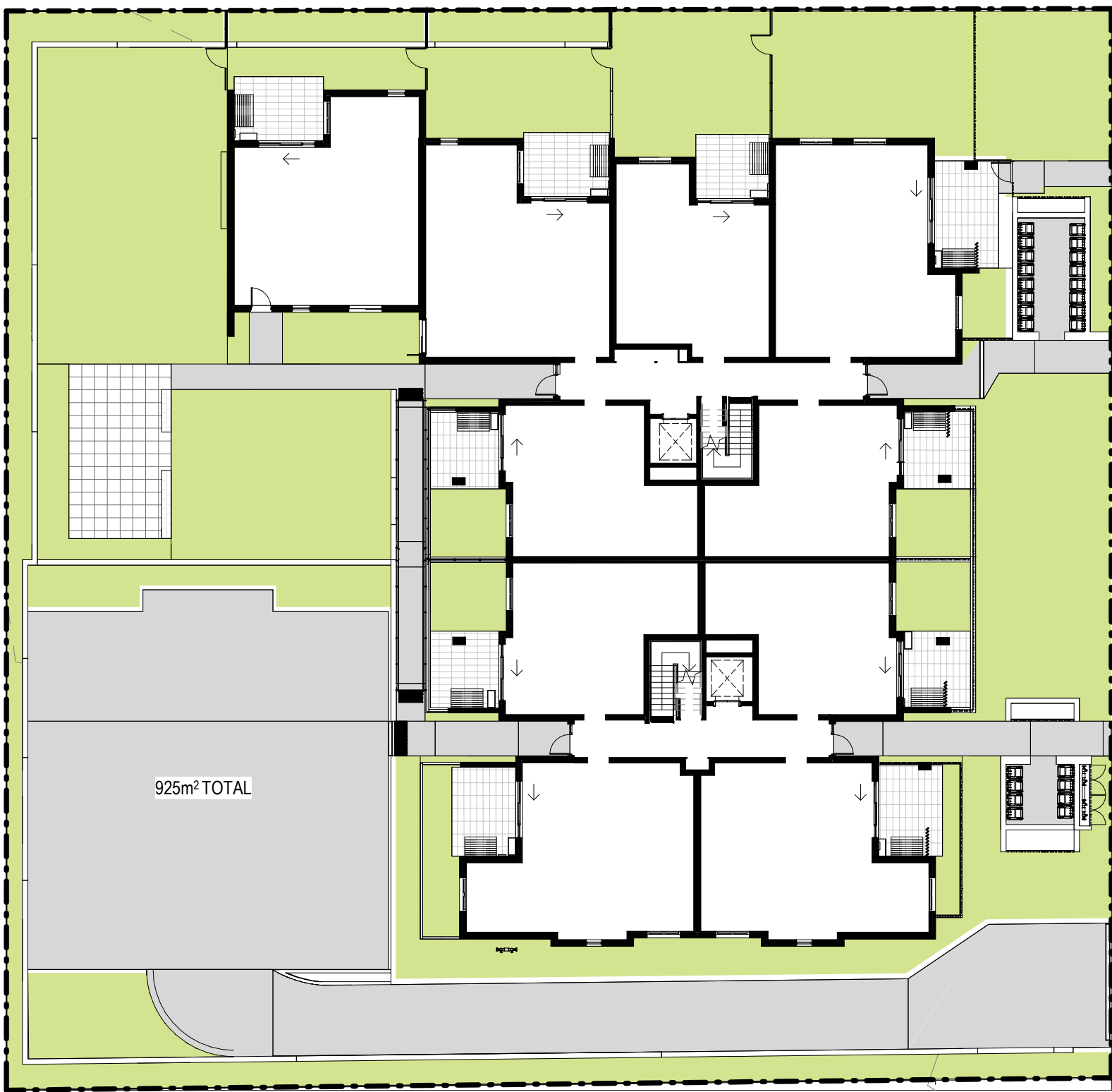
1 | GFA - GROUND FLOOR
SCALE 1 : 200



2 | GFA - FIRST FLOOR
SCALE 1 : 200



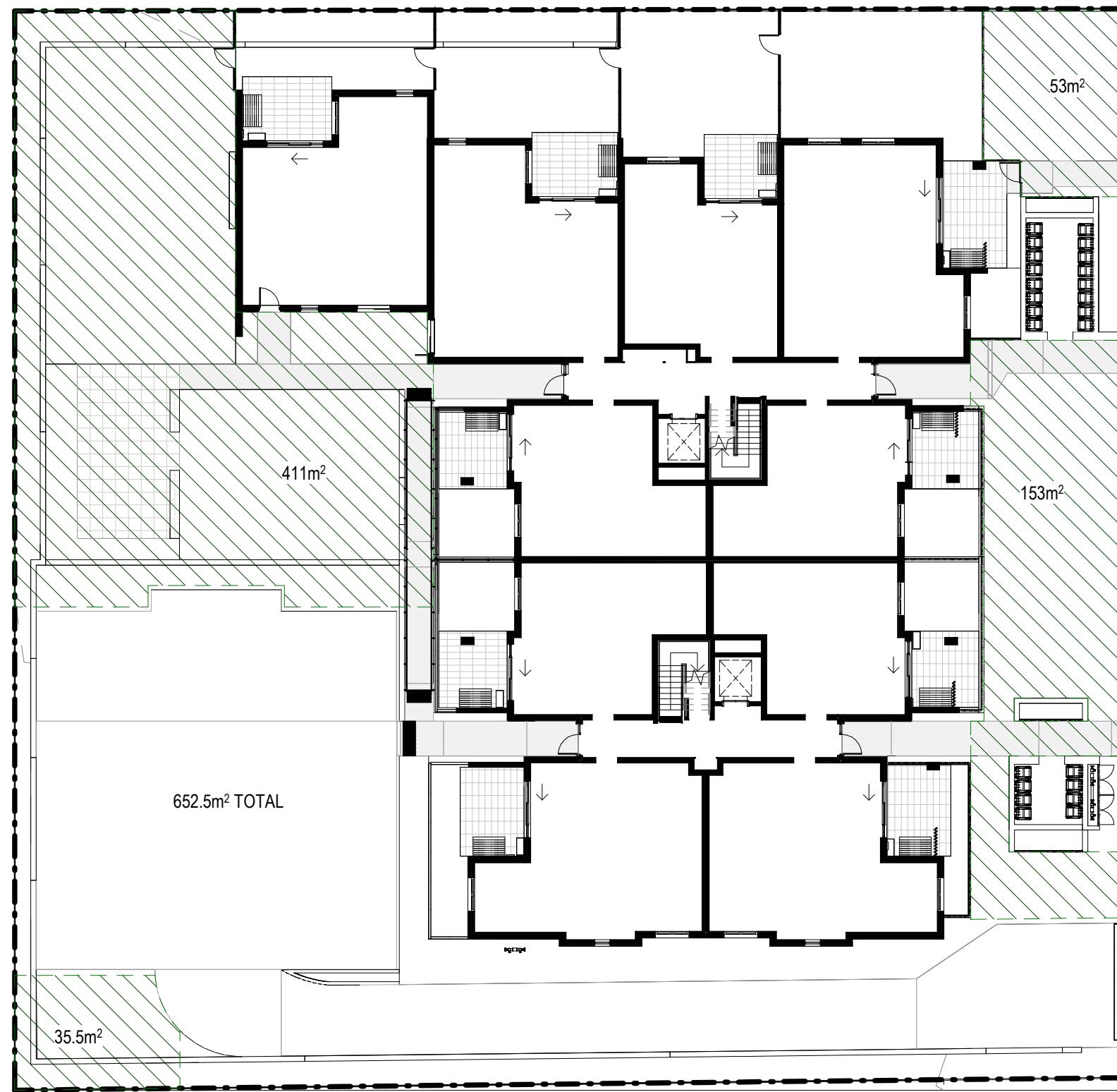
3 | GFA - SECOND FLOOR
SCALE 1 : 200



4 | LANDSCAPE AREA
SCALE 1 : 250



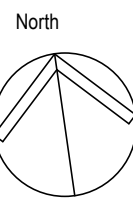
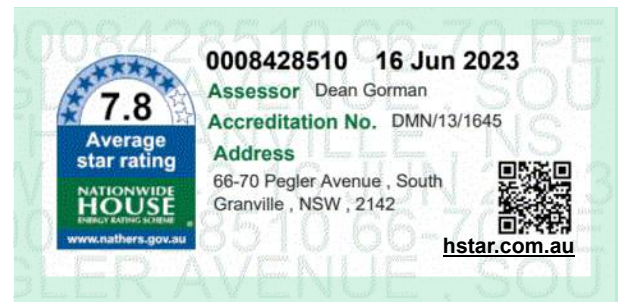
5 | DEEP SOIL AREA
SCALE 1 : 250



6 | COMMON OPEN SPACE
SCALE 1 : 250

LEGEND

- GROSS FLOOR AREA
- GROSS LANDSCAPE AREA
- GROSS DEEP SOIL AREA
- GROSS COMMON OPEN SPACE



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NSW HOUSING SEPP 2021
66-70 PEGLER AVENUE, SOUTH GRANVILLE, NSW
LOTS 14, 15, 16 IN DP36280

TITLE
GFA, LANDSCAPE & C.O.S
CALCS

FILE PLOTTED

STATUS
PART 5
DATE 06-02-23
SCALE
SHEET SIZE A1
SHEET
PROJ MB
DESIGNER AG
CHECKED MB
REV E