

FERGERSON AVENUE - STREET PERSPECTIVE - BLOCK A-B



SUBJECT SITE
1-7 ferguson avenue,
FAIRFIELD

LOCATION PLAN scale 1:2000

DETAIL NOTES

- These details do not provide a full and comprehensive set of details for the whole project.
- These details demonstrate the anticipated level of detail for the project and the types of trims and junctions that are proposed, including the requirement for flush finishing door sills.
- The contractor is to allow for achieving the same level of detail for details currently not shown.
- The architect may provide additional details as and when they are required to clarify expectations. Details provided in response to requests for information (r.i.'s) are provided to assist the builder in finishing the project in a manner consistent with the details shown at tender.
- The contractor is to allow for trims, seals and finishing without unsightly gaps throughout the project that are consistent with the contract documents. The absence of a particular detail at the time of tender is not in and of itself evidence that a trim or form of finishing could not have been anticipated. The owner is entitled to anticipate that the tender price allows for finishing the project in a satisfactory manner consistent with the documents issued for tender.
- Drawings to be printed at A1 and viewed in colour.

NATHERS CONSTRUCTION & INSULATION SPECIFICATIONS

FLOOR SLAB

- Ground Floors: FR5 - CSOG: Slob on ground
- First Floors: FR5 - 300mm concrete slab.

EXTERIOR WALLS

- Cavity brick: R1.0
- Modelled with light colour finishes, as per plans.

GLAZING

Al. Single glazed - Clear:

- ALL UNITS (U01-U12)
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.7).

U-Value & SHGC are combined glass and frame figures.

CEILING

- All units: 1x1200mm ceiling fan to living/kitchen area and Bed1.
- R1 Soiling insulation to all ceilings to roofs for Units 07.
- R3.5 ceiling insulation to all ceilings to roofs for Units 08, 09, 10, 11 & 12.
- Modelled with sealed: LED downlights & wet area exhaust fans.

ROOFS

- Unit 07 - Metal roof with R3.5 rated product, modelled with medium colour finishes, and as unventilated.
- Unit 08 - 12 - Metal roof with R1.3 rated product, modelled with medium colour finishes, and as unventilated.

* Please refer to NATHERS individual certificate for further details.

NATHERS ENERGY RATING												
UNIT	1	2	3	4	5	6	7	8	9	10	11	12
HEAT	24.1	34.8	35.5	35.5	39	35.8	35	28.8	24.4	32.1	32.2	35.1
COOL	2.4	1.1	1.6	3.1	2.2	1.4	13.4	7.5	7.6	9	7.9	8
STARS	8.8	8.3	8.4	8.1	7.9	8.2	7.6	8.3	8.5	7.9	8.1	7.9

BASIX COMMITMENTS

CENTRAL SYSTEMS

- No common facilities
- Central water tank rainwater or stormwater
- 4 x 2000L Total 8000L

NATURAL LIGHTING

- All dwellings : No. of Bathroom or toilet 1 / Main kitchen yes

ALTERNATIVE ENERGY

- central supply for all Dwellings - 5.5KW Photovoltaic System

INDIGENOUS AND LOW WATER USE SPECIES

- Common area: 267 m²
- Common area garden: 200 m²
- Area of indigenous or low water use species: 50 m²

HOT WATER SYSTEM

- All Dwellings - electric heat pump - air sourced 31-35 STCs

FIXURES

- All dwellings
- All shower heads - 4 Star (> 4.5 but <= 6L/min)
- All toilet flushing systems 4 star
- All kitchen taps 3 star
- All bathroom taps 3 star
- HW recirculation or diversion no
- All clothes washers 3 star
- All dishwashers 3 star

APPLIANCES

- All dwellings
- Electric cooktop & electric oven
- Well ventilated fridge space
- Indoor or sheltered clothes drying line

DRAWING LIST

DRAWING NO.

- DA-000 COVER PAGE
- DA-001 BLOCK ANALYSIS PLAN
- DA-100 SITE ANALYSIS PLAN - PART 01
- DA-101 SITE ANALYSIS PLAN - PART 02
- DA-102 DEMOLITION PLAN - PART 01
- DA-103 DEMOLITION PLAN - PART 02
- DA-104 SITE PLAN - PART 01
- DA-105 SITE PLAN - PART 02
- DA-106 LOT CONSOLIDATION PLAN - PART 01
- DA-107 LOT CONSOLIDATION PLAN - PART 02
- DA-201 GENERAL ARRANGEMENT - EXTERNAL WORKS - PART 01
- DA-202 GENERAL ARRANGEMENT - EXTERNAL WORKS - PART 02
- DA-203 GENERAL ARRANGEMENT - GROUND FLOOR - PART 01
- DA-204 GENERAL ARRANGEMENT - GROUND FLOOR - PART 02
- DA-205 GENERAL ARRANGEMENT - ACCESS PLAN L00 - PART 1
- DA-206 GENERAL ARRANGEMENT - ACCESS PLAN L00 - PART 2
- DA-207 GENERAL ARRANGEMENT - FIRST FLOOR - PART 01
- DA-208 GENERAL ARRANGEMENT - FIRST FLOOR - PART 02
- DA-209 GENERAL ARRANGEMENT - ROOF - PART 01
- DA-210 GENERAL ARRANGEMENT - ROOF - PART 02
- DA-211 CUT & FILL & RETAINING WALL PLAN - PART 01
- DA-212 CUT & FILL & RETAINING WALL PLAN - PART 02
- DA-213 AREA COUNTS - SHEET 01
- DA-214 AREA COUNTS - SHEET 02
- DA-215 SOLAR ACCESS STUDY SHEET 01
- DA-216 SOLAR ACCESS STUDY SHEET 02
- DA-217 SHADOW DIAGRAMS - WINTER SOLSTICE 1
- DA-218 SHADOW DIAGRAMS - WINTER SOLSTICE 2
- DA-301 ELEVATIONS 01
- DA-302 ELEVATIONS 02
- DA-303 ELEVATIONS 03
- DA-304 ELEVATIONS 04
- DA-305 ELEVATIONS 05
- DA-401 SECTION 01
- DA-402 SECTION 02
- DA-403 SECTION 03
- DA-404 SECTION 04
- DA-405 SECTION 05
- DA-501 3D VIEWS
- DA-502 3D VIEWS HEIGHT PLANE
- N01 NOTIFICATION - COVER SHEET
- N02 NOTIFICATION - STREET PERSPECTIVE
- N03 NOTIFICATION - SITE/LANDSCAPE PLAN - PART 01
- N04 NOTIFICATION - SITE/LANDSCAPE PLAN - PART 02
- N05 NOTIFICATION - DEVELOPMENT DATA
- N06 NOTIFICATION - ELEVATIONS
- N07 NOTIFICATION - ELEVATIONS
- N08 NOTIFICATION - SCHEDULE OF FINISHES
- N09 NOTIFICATION - SHADOW DIAGRAMS



LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8008
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan - 6773
steve kennedy - 5828

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PR 601 8007 6886

PROJECT MANAGER
LAND & HOUSING CORPORATION
STUDIO IZ

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

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ARCHITECT
REDGUM HORTICULTURAL
STRUCTURAL & EYEWATER CONSULTANT
TONKIN
02 9400 3307

PROJECT MANAGER
LAND & HOUSING CORPORATION
STUDIO IZ

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SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)
02 9607 0008

PROJECT MANAGER
LAND & HOUSING CORPORATION
STUDIO IZ

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PROJECT
SENIORS HOUSING
at
1-7 Fergerson avenue FAIRFIELD

PROJECT MANAGER
LAND & HOUSING CORPORATION
STUDIO IZ

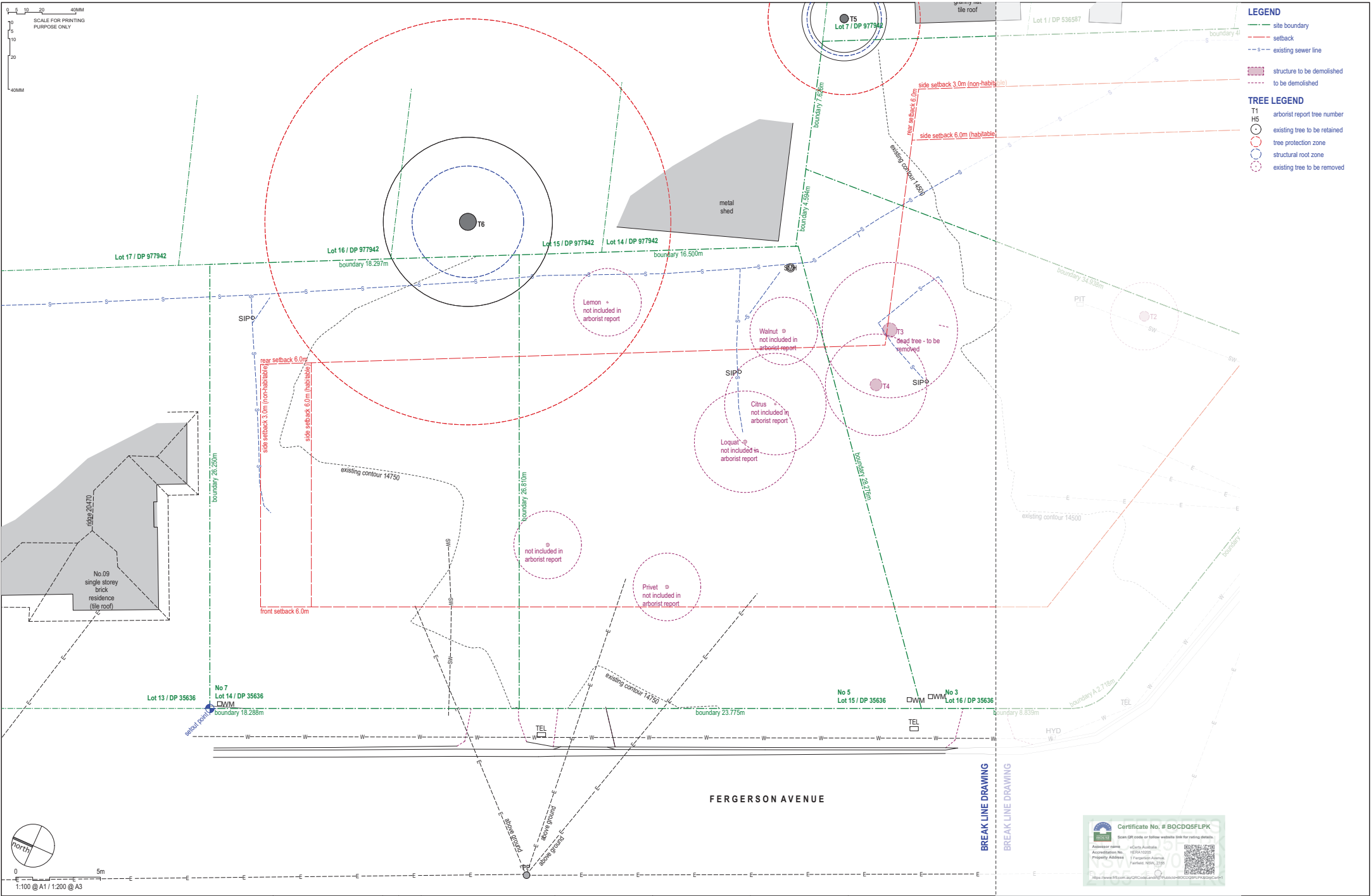
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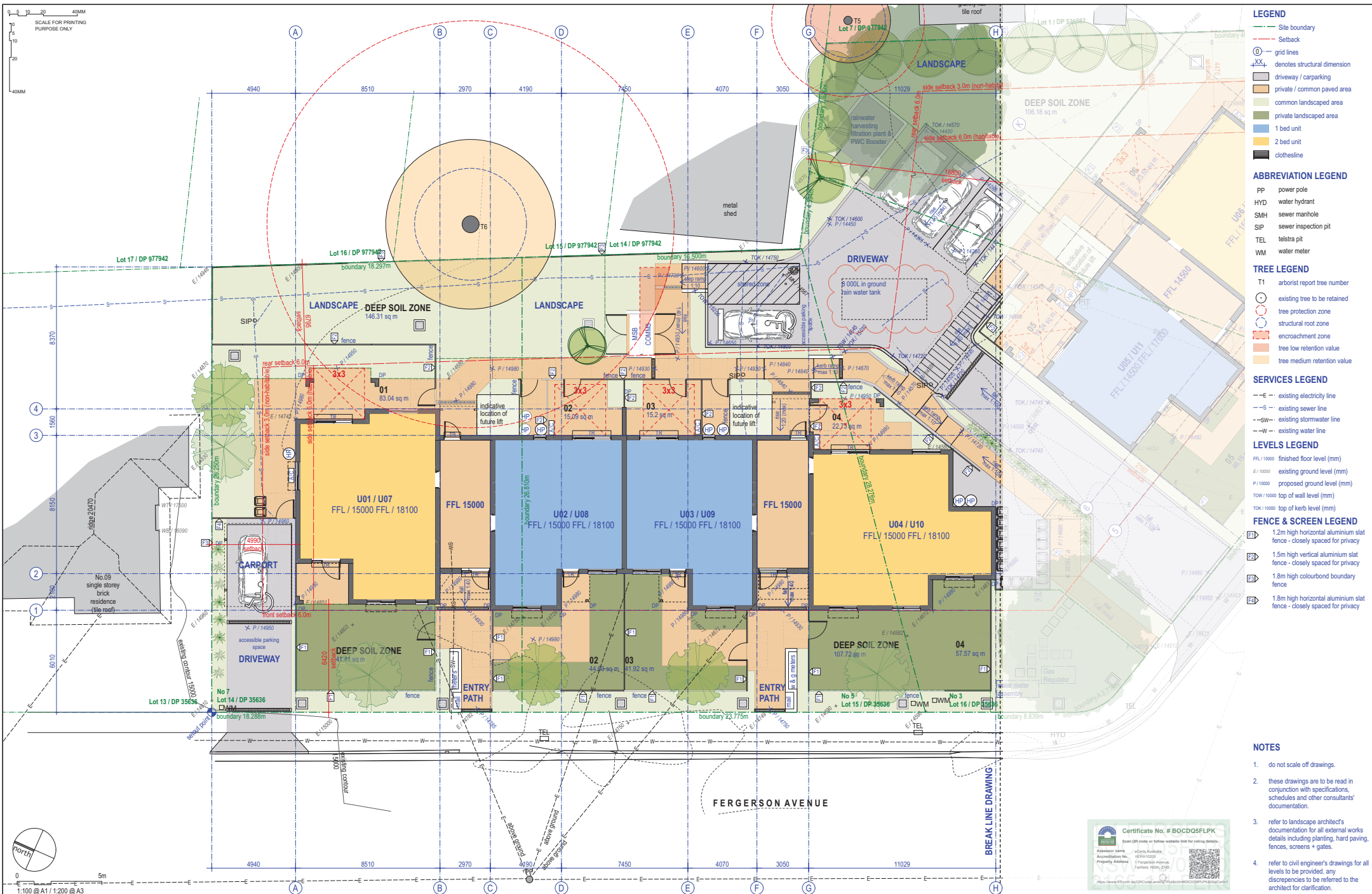
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2260 - 01 DA PLANS MASTER.vsw

STATUS:
PART 5 APPLICATION

DATE	BY	REVIEWED	APPROVED
1:2000 @A1	BGWYA	2260	
DA	SE	AN	AN
AR	DA-000		A



 LOOKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan - stuart kennedy 6773		PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS (BSE) PH (02) 8837 6886		ARBORIST REDGUM HORTICULTURAL		SERVICES CONSULTANT BUILDING SERVICES ENGINEERS (BSE) 22 WEST 83RD		SENIORS HOUSING at 1-7 Fergusson avenue FAIRFIELD		TITLE: DEMOLITION PLAN - PART 01		PART 5 APPLICATION					
	PROJECT MANAGER LAND & HOUSING CORPORATION		STRUCTURAL & STORMWATER CONSULTANT TONKIN 22 9400 3307		LANDSCAPE CONSULTANT STUDIO IZ 22 8004 8946		2272.8 sqm		Lots 14,15,16 & 17 in DP 35636		FILE 2280 - 01 DA PLANS MASTER.vsw		SCALE 1:100 @A1		FIGURE BGWVA		PROJECT NO. 2280	
	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		NOTATION/AMENDMENT		REV		DATE		PART 5 APPLICATION		NOTATION/AMENDMENT		REV		DATE		PART 5 APPLICATION	
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- LEGEND**
- Site boundary
 - Setback
 - grid lines
 - denotes structural dimension
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - private landscaped area
 - 1 bed unit
 - 2 bed unit
 - clothesline

- ABBREVIATION LEGEND**
- PP power pole
 - HYD water hydrant
 - SMH sewer manhole
 - SIP sewer inspection pit
 - TEL telstra pit
 - WM water meter

- TREE LEGEND**
- T1 arborist report tree number
 - existing tree to be retained
 - tree protection zone
 - structural root zone
 - encroachment zone
 - tree low retention value
 - tree medium retention value

- SERVICES LEGEND**
- existing electricity line
 - existing sewer line
 - existing stormwater line
 - existing water line

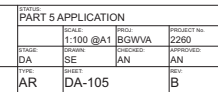
- LEVELS LEGEND**
- FFL / 10000 finished floor level (mm)
 - E / 10000 existing ground level (mm)
 - P / 10000 proposed ground level (mm)
 - TOW / 10000 top of wall level (mm)
 - TOK / 10000 top of kerb level (mm)

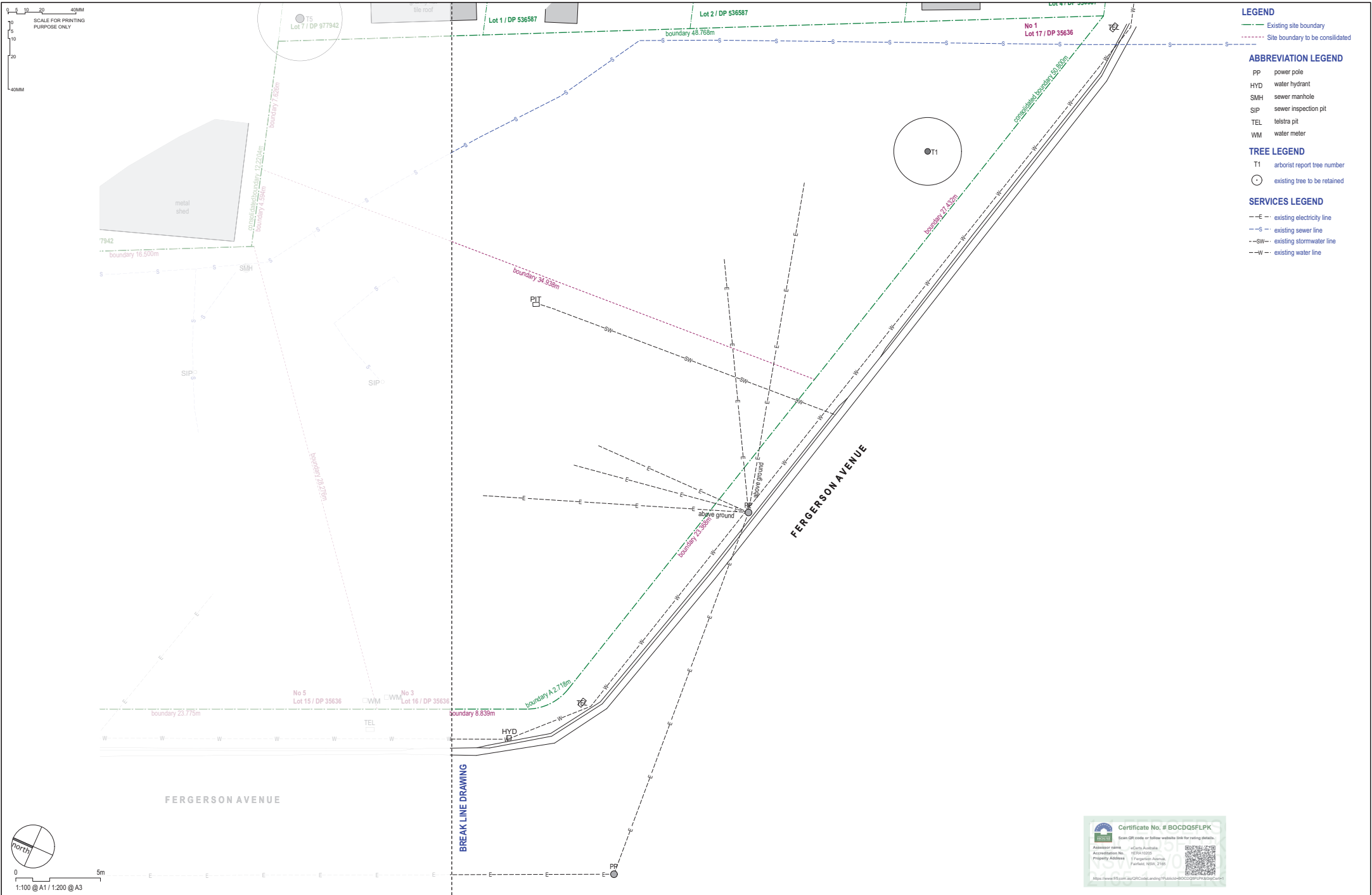
- FENCE & SCREEN LEGEND**
- 1.2m high horizontal aluminium slat fence - closely spaced for privacy
 - 1.5m high vertical aluminium slat fence - closely spaced for privacy
 - 1.8m high colourbond boundary fence
 - 1.8m high horizontal aluminium slat fence - closely spaced for privacy

- NOTES**
- do not scale off drawings.
 - these drawings are to be read in conjunction with specifications, schedules and other consultants' documentation.
 - refer to landscape architect's documentation for all external works details including planting, hard paving, fences, screens + gates.
 - refer to civil engineer's drawings for all levels to be provided, any discrepancies to be referred to the architect for clarification.



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	REVISIONS: REV DATE NOTATION/AMENDMENT DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		PROJECT MANAGER: LAND & HOUSING CORPORATION		STRUCTURAL & FORMWATER CONSULTANT: TONKIN 12 0460 3307		LANDSCAPE CONSULTANT: STUDIO IZ 12 800 0466		DATE: 2272.8 4pm Lots 14,15,16 & 17 in DP 35636		DATE: 1:100 @A1 BGWVA 2280	
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NOMINATED ARCHITECT:
anthony nolan - steve kennedy
6773

REV	DATE	NOTATION/AMENDMENT
A	21/11/23	PART 5 APPLICATION
DO NOT SCALE DRAWINGS - CHECK ALL DIMENSIONS ON SITE. DIMENSIONED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PR: 601 8827 6886
PROJECT MANAGER
LAND & HOUSING CORPORATION

ARCHITECT
REDGUM HORTICULTURAL
STRUCTURAL & HYDROLOGICAL CONSULTANT
TONKIN
02 9409 3307

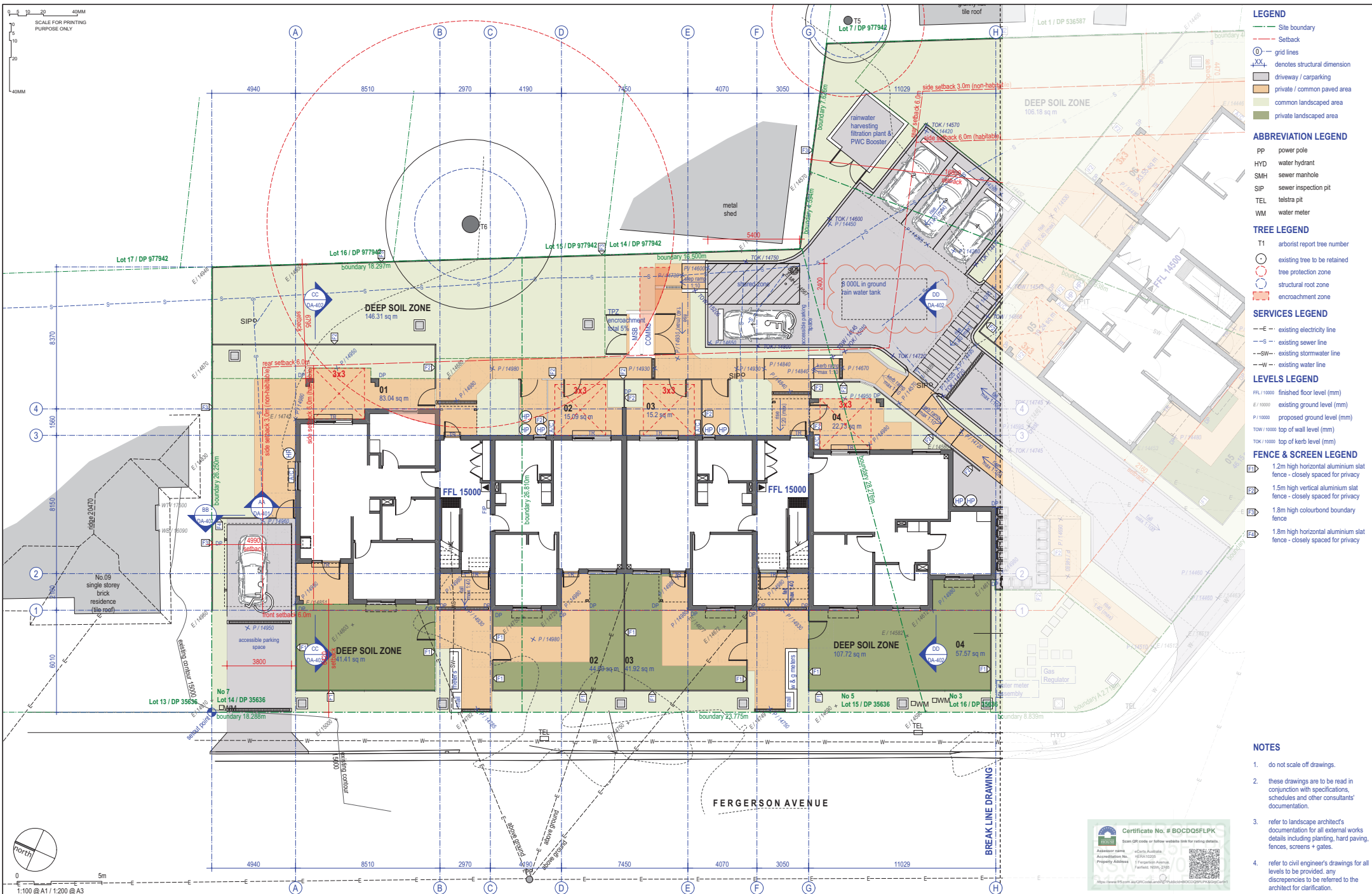
SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)
02 9607 5005
LANDSCAPE CONSULTANT
STUDIO IZ
02 8004 0446

PROJECT
SENIORS HOUSING
at
1-7 Fergerson avenue FAIRFIELD
2272.8 sqm
Lots 14,15,16 & 17 in DP: 35636



TITLE:
LOT CONSOLIDATION PLAN - PART
02
FILE:
2280 - 01 DA PLANS MASTER.vsw

DATE	SCALE	FIG	PROJECT NO.
2280	1:100 @A1	BGWYA	2280
DATE	SCALE	FIG	PROJECT NO.
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DATE	SCALE	FIG	PROJECT NO.
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- LEGEND**
- Site boundary
 - Setback
 - grid lines
 - denotes structural dimension
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - private landscaped area

- ABBREVIATION LEGEND**
- PP power pole
 - HYD water hydrant
 - SMH sewer manhole
 - SIP sewer inspection pit
 - TEL telstra pit
 - WM water meter

- TREE LEGEND**
- T1 arborist report tree number
 - existing tree to be retained
 - tree protection zone
 - structural root zone
 - encroachment zone

- SERVICES LEGEND**
- existing electricity line
 - existing sewer line
 - existing stormwater line
 - existing water line

- LEVELS LEGEND**
- FFL / 1000 finished floor level (mm)
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Certificate No. # BOCQ5FLPK

Scan QR code or follow website link for rating details.

Accreditation No. 181412020

Property Address 1 Fergusson Avenue, Fairfield, NSW, 2169

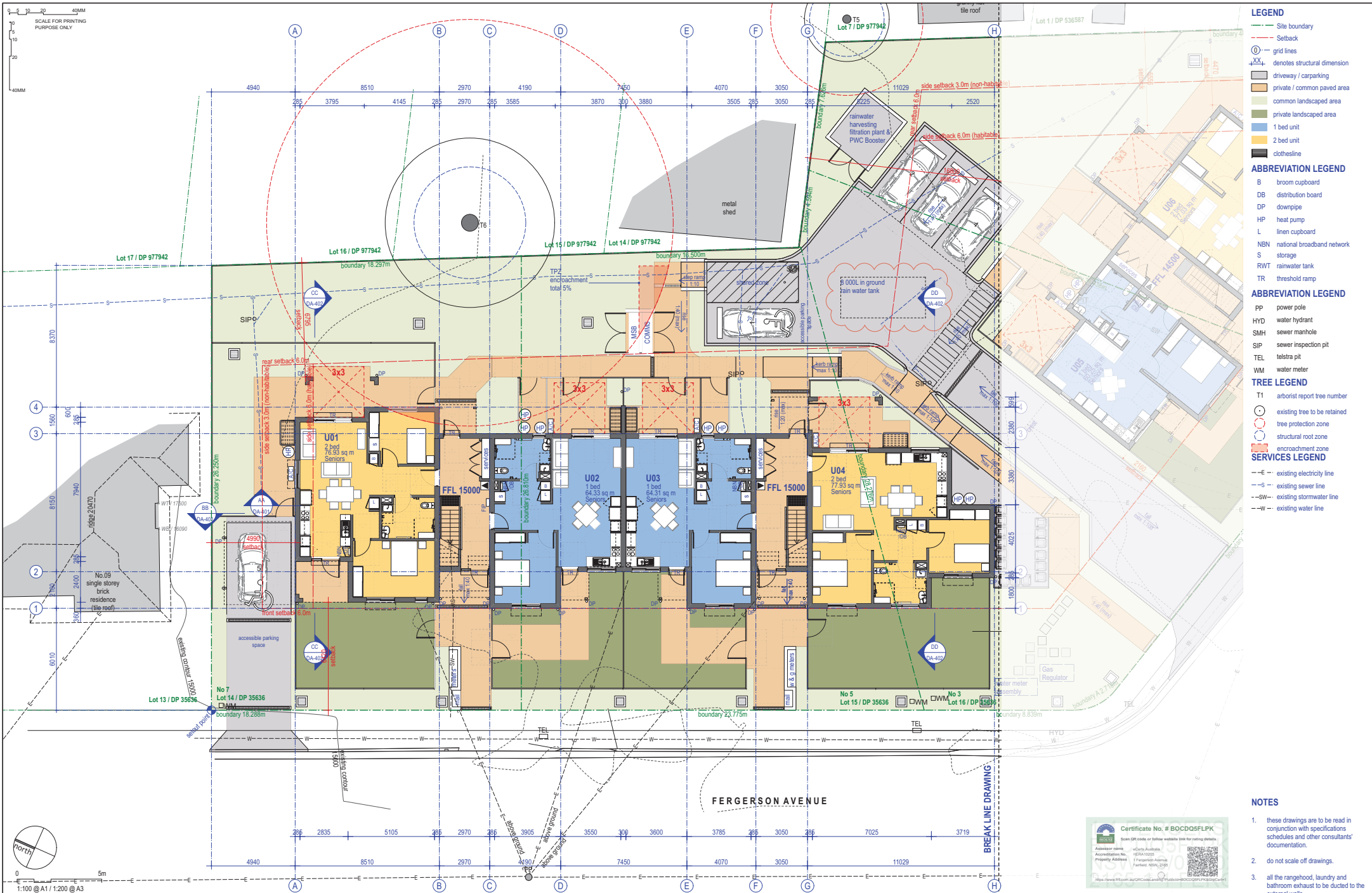
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 LOOKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan + stuart leach 6773		PROJECT ARCHITECT: KENNEDY ASSOCIATES ARCHITECTS PO BOX 8887 6886		ARCHITECT: REDGUM HORTICULTURAL		SERVICES CONSULTANT BUILDING SERVICES ENGINEERS (BSE) 65 667 5000		PROJECT: SENIORS HOUSING at 1-7 Fergusson avenue FAIRFIELD		TITLE: GENERAL ARRANGEMENT - EXTERNAL WORKS - PART 01		PART 5 APPLICATION					
	C 25/03/24 IN-GROUND RWT LOCATION AMENDED		PROJECT MANAGER LAND & HOUSING CORPORATION		STRUCTURAL & STORMWATER CONSULTANT TONKIN 02 9469 3307		LANDSCAPE CONSULTANT STUDIO IZ 02 8006 0946		2272.8 sqm Lots 14,15,16 & 17 in DP, 35636		SCALE: 1:100 DATE: SE		PROJECT NO: 2280					
	REV DATE NOTATION/AMENDMENT		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.								DRAWN: AN		APPROVED: AN					
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NOMINATED ARCHITECT		SUBJECT ARCHITECT		ABBREVIOT		SERVICES CONSULTANT		PROJECT		TITLE		SCALE		PROJECT NO	
anthony nolan - steve kennedy 6773 - .5628		KENNEDY ASSOCIATES ARCHITECTS PH (602) 6857 6466		REDGUM HORTICULTURAL		BUILDING SERVICES ENGINEERS (BSE) 602.9607 0306		SENIORS HOUSING at 17 Fergerson avenue FAIRFIELD		GENERAL ARRANGEMENT - EXTERNAL WORKS - PART 02		SCALE 1:100		PROJECT NO 2280	
2		26/03/24		INFORMING RWT LOCATION AMENDED		STRUCTURAL & STOREFRAMER CONSULTANT		LANDSCAPE CONSULTANT STUDIO IZ		REVISED		REVISED		REVISED	
REV		DATE		NOTATION/AMENDMENT		PROJECT MANAGER		L272.6 mpts		DA		SE		AN	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		LAND & HOUSING CORPORATION		TONKIN		02 9409 3307		02 8004 6946		DA-202		REV C			



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- B broom cupboard
 - DB distribution board
 - DP downpipe
 - HP heat pump
 - L linen cupboard
 - NBN national broadband network
 - S storage
 - RWT rainwater tank
 - TR threshold ramp
- ABBREVIATION LEGEND**
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 - SIP sewer inspection pit
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NOTES

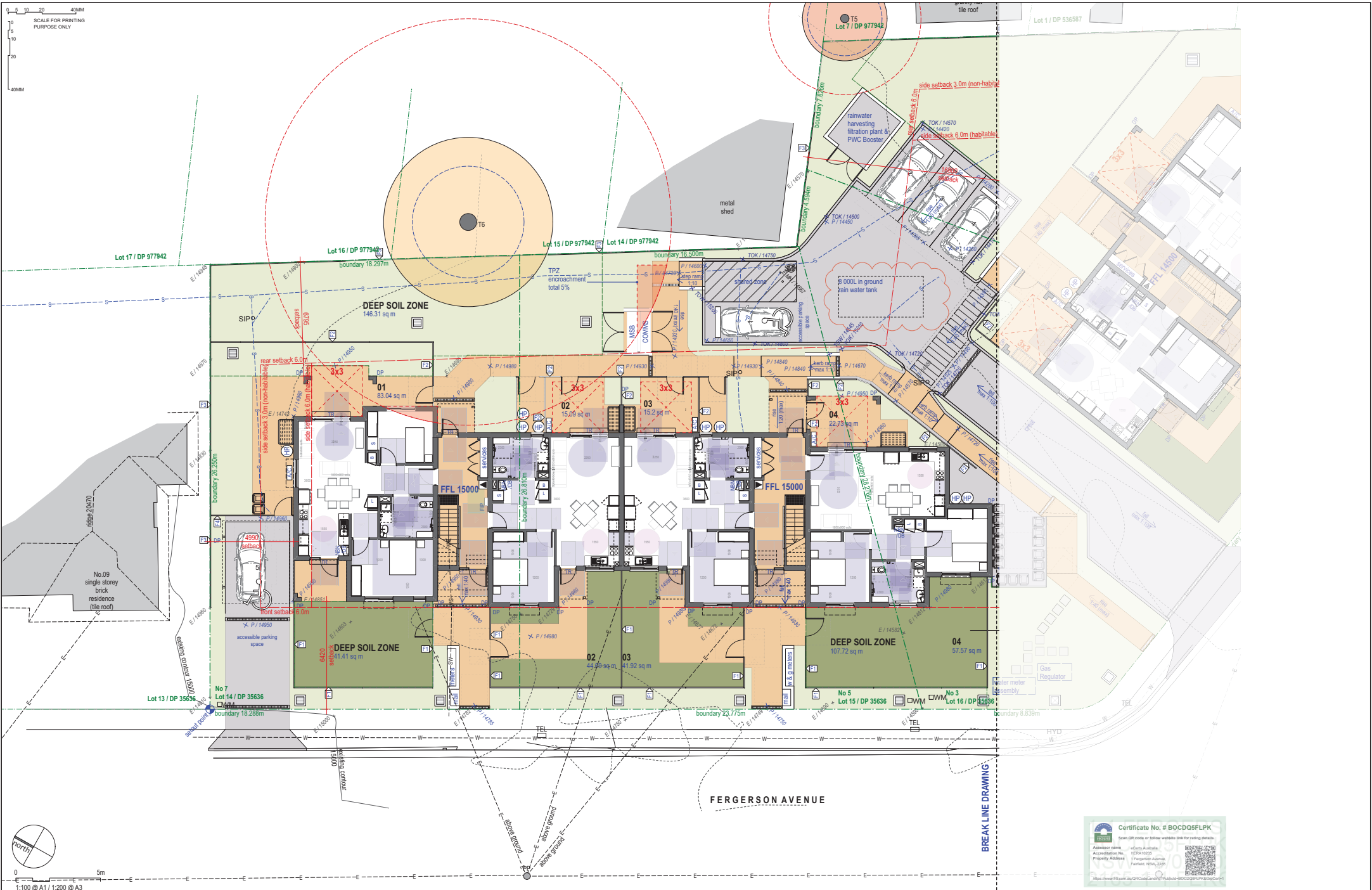
- these drawings are to be read in conjunction with specifications schedules and other consultants' documentation.
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- all the rangehood, laundry and bathroom exhaust to be ducted to the external walls.



 LOOKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan - steve leach 6773		PROJECT ARCHITECT: KENNEDY ASSOCIATES ARCHITECTS PO BOX 8837 6886		ARCHITECT: REDGUM HORTICULTURAL		SERVICES CONSULTANT: BUILDING SERVICES ENGINEERS (BSE) PO BOX 1008		PROJECT: SENIORS HOUSING at 1-7 Fergusson Avenue FAIRFIELD		TYPE: GENERAL ARRANGEMENT - GROUND FLOOR - PART 01		SCALE: PART 5 APPLICATION SCALE: 1:100 PAGE: BGWVA 2280	
	PROJECT MANAGER: LAND & HOUSING CORPORATION		STRUCTURAL & FORMWATER CONSULTANT: TONKIN 12 9400 3307		LANDSCAPE CONSULTANT: STUDIO IZ 12 8004 0846		DATE: 22/12/2024		FILE: 2280 - 01 DA PLANS MASTER.vws		DATE: 22/12/2024		TYPE: AR	



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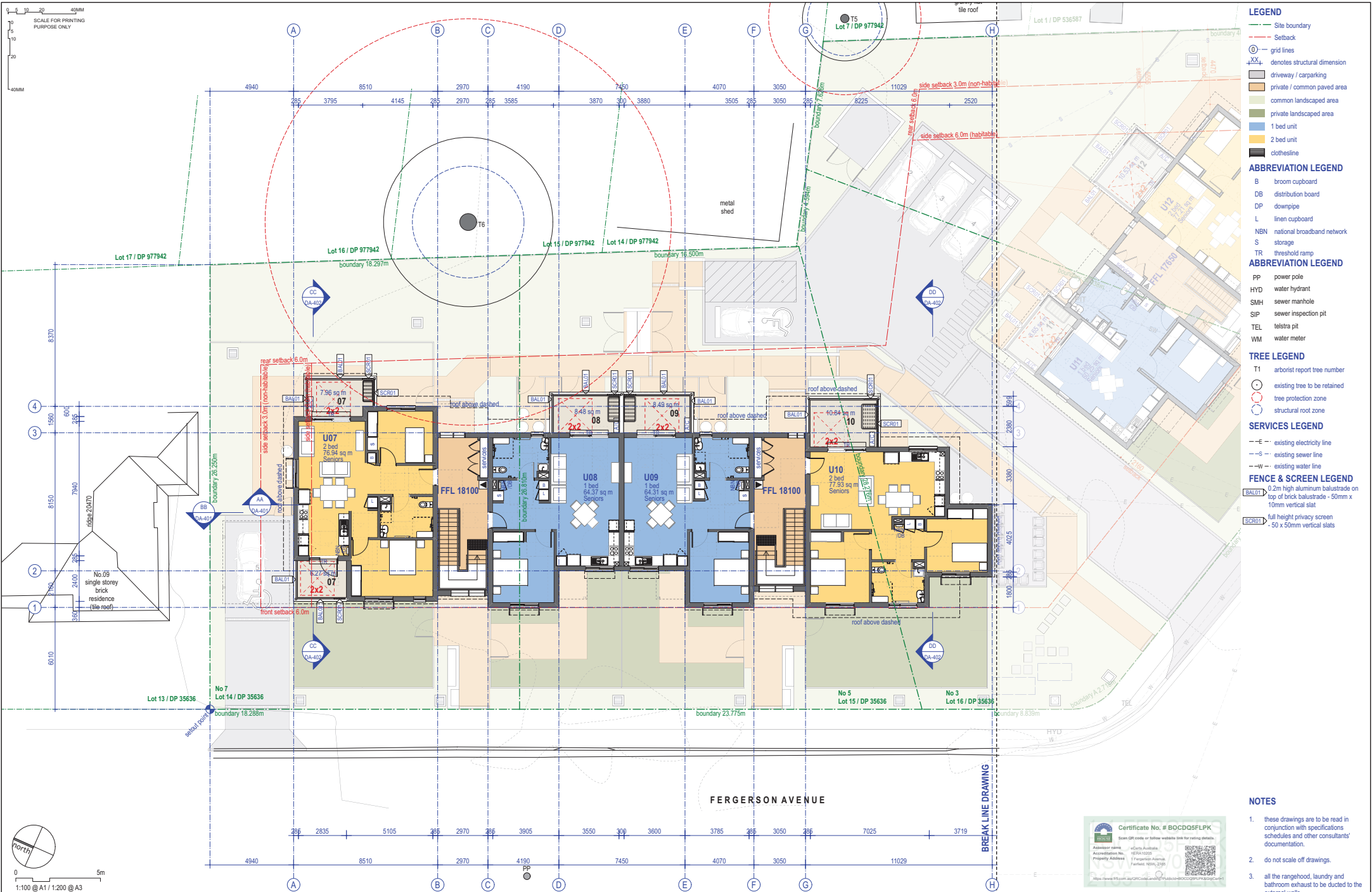


1:100 @ A1 / 1:200 @ A3



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NOMINATED ARCHITECT:					PROJECT ARCHITECT	ARBORIST		SERVICES CONSULTANT	PROJECT	TITLE	PART 5 SCALE				
anthony nolan - steve kennedy 6773 - 5828					KENNEDY ASSOCIATES ARCHITECTS	REDGUM HORTICULTURAL		BUILDING SERVICES ENGINEERS (BSE)	SENIORS HOUSING	GENERAL ARRANGEMENT - ACCESS PLAN L00 - PART 1	1:100				
					PO BOX 937 6886			64-667 008	at		1:100	PROJ	BOWVA	PROJECT NO	
									1-7 Fergusson Avenue FAIRFIELD			DA	SE	AN	2260
												STATUS	REV	PROVIDED	
												TYPE	SHEET	REV	
												FILE	01 - 01 DA PLANS MASTER.vws		
													AR	DA-205	B



NOTES

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Certificate No. # BOCDSFLPK

Scan QR code or follow website link for rating details.

Assessor name: e-Certs Australia
Accreditation No.: NEKA10020
Property Address: 1 Fergusson Avenue, Fairfield, NSW, 2169

BRIDGE 2280

<https://www.bpa.com.au/CERTIFICATION/ABOUT/ABOUT-BOCDS-2019-2021>

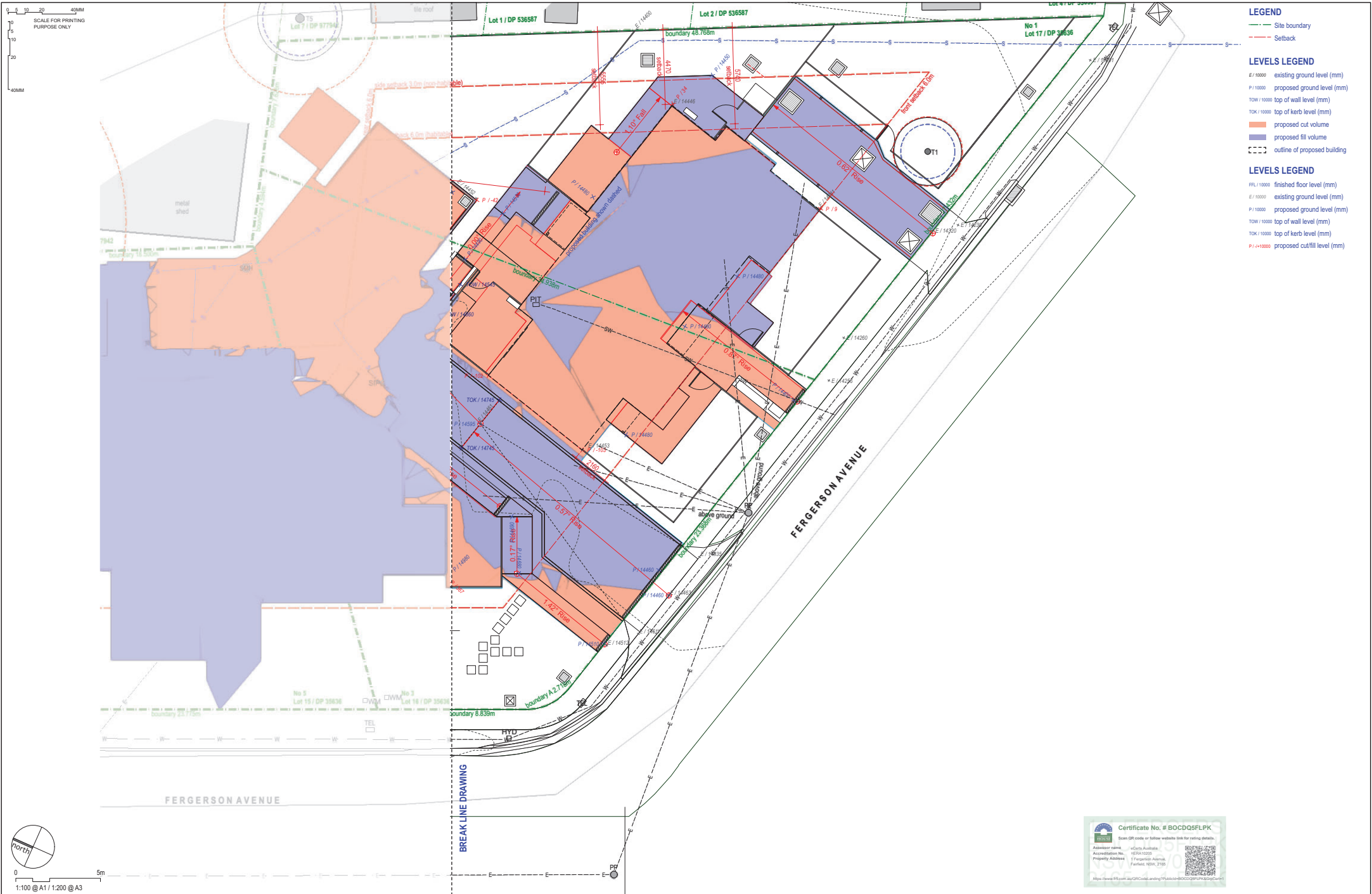
GENERAL ARRANGEMENT - FIRST FLOOR - PART 01		PART 5 APPLICATION	
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LOOKED BAG 5112
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NSW GOVERNMENT

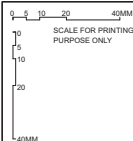
NOMINATED ARCHITECT:		PROJECT ARCHITECT:		ARCHITECT:		SERVICES CONSULTANT:		PROJECT:	
anthony nolan - steno leonardy 6773		KENNEDY ASSOCIATES ARCHITECTS		REDGUM HORTICULTURAL		BUILDING SERVICES ENGINEERS (BSE) 65 867 008		SENIORS HOUSING at 1-7 Fergusson Avenue FAIRFIELD	
REV DATE NOTATION/AMENDMENT		PROJECT MANAGER LAND & HOUSING CORPORATION		STRUCTURAL & STORMWATER CONSULTANT TONKIN 02 9469 3307		LANDSCAPE CONSULTANT STUDIO IZ 02 8004 0446		2272.8 sqm	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.								Lots 14,15,16 & 17 in DP, 35636	



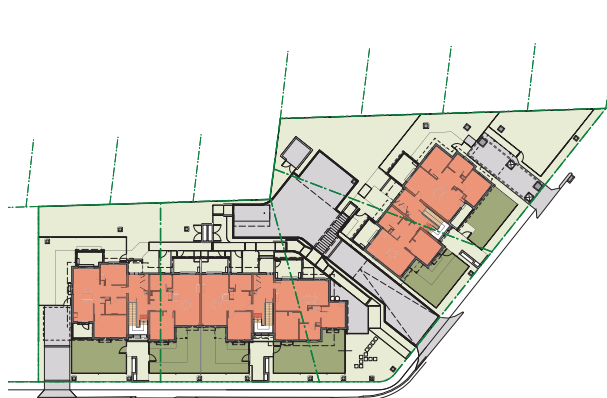


LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8005
www.facs.nsw.gov.au

NOMINATED ARCHITECT:		PROJECT ARCHITECT:		ARCHITECT:		SERVICES CONSULTANT:		PROJECT:		TITLE:		DRAWING:	
anthony nolan - steve kennedy 6773		KENNEDY ASSOCIATES ARCHITECTS		REDGUM HORTICULTURAL		BUILDING SERVICES ENGINEERS (BSE)		SENIORS HOUSING at 1-7 Fergerson avenue FAIRFIELD		CUT & FILL & RETAINING WALL PLAN - PART 02		PART 5 APPLICATION	
REV DATE NOTATION/AMENDMENT		PROJECT MANAGER:		STRUCTURAL & STORMWATER CONSULTANT:		LANDSCAPE CONSULTANT:		2272.8 sqm		2280 - 01 DA PLANS MASTER.vws		SCALE: 1:100 @A1 BGWYA	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. DIMENSIONS TAKE PRECEDENCE.		LAND & HOUSING CORPORATION		TONKIN		STUDIO IZ		2272.8 sqm		2280 - 01 DA PLANS MASTER.vws		PROJECT NO. 2280	
				02 9409 3307		02 8004 0946		Lots 14,15,16 & 17 in DP: 53636				PAGE: 10	
												REV: AN	
												TYPE: AR	
												DA-212	
												A	



LEVEL 00



LEVEL 01



LEVEL 00

LEGEND
gross floor area SEPP gross floor area LEP



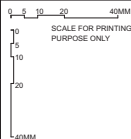
LEVEL 01

DEVELOPMENT DATA - MULTI DWELLING HOUSING				
Job Reference	BGWA			
Locality / Suburb	Fairfield			
Street Address	1-7 Fergerson Avenue, Fairfield			
ZONE	R2 Low density Residential Zone			
Lot & DP	Lots 14,15,16,17 in DP 35636			
Site Area (Survey)	2272 m ²			
EXISTING LOTS	4			
ACCESSIBLE AREA	Yes			
PROPOSED GFA SEPP	Max. Permissible	Total Proposed		Complies
	0.5 : 1	1136.00 sqm	0.43 : 1	978.64
PROPOSED GFA LEP	Max. Permissible	Total Proposed		Complies
	0.45 : 1	1022.40 sqm	0.43 : 1	978.96
YIELD	unit type	1 BED	2 BED	TOTAL
	# of units	6	6	12
	% of yield	50%	50%	

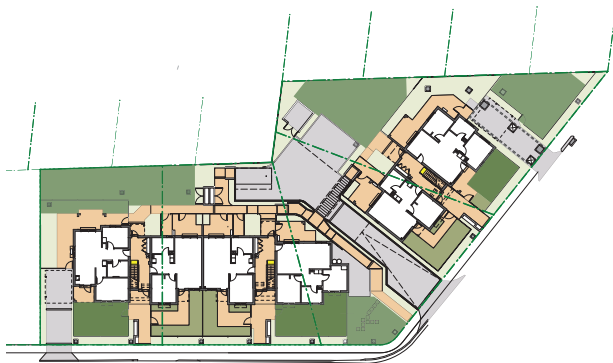
	CONTROL			REQUIRED	PROPOSED	COMPLIES
BUILDING HEIGHT	Housing SEPP			9.5 m	8.0 m	yes
	Fairfield LEP 2013			9.0 m	8.0 m	yes
BUILDING SETBACKS	DCP	Front		6 m	6.0 m	yes
				6 m	5 m	no
	Side / Rear	Habitable	3 m	5 m	yes	
		Non-habitable	3 m	5 m	yes	
CAR PARKING	Housing SEPP (assessable area)	min. 0.4	space / 1 BED	6 spaces	6 spaces	yes
	min. 0.5	space / 2 BED				
		Housing SEPP schedule 4 min. 10% of total car parking space with min width of 3.8m			1 spaces	2 spaces
LANDSCAPED AREA	Housing SEPP	35 sq m	/ unit	420 sq m	837.978 sq m	yes
DEEP SOIL ZONES	Housing SEPP	15%	of site area - 3m wide	340.8 sq m	512.699 sq m	yes
SOLAR ACCESS	Housing SEPP	min. 70%	of units receive 2h of sun	9 units	9 units	yes
		min. 70%	of units receive 3h of sun	9 units	6 units	no
	ADG	max. 15%	of units receive no sun	2 units	0 units	yes
		min. 50%	of principal COS receives 2h of sun	4.5 sq m	600 sq m	yes

UNIT	TYPE	BEDS	ACCESS	INTERNAL AREA			PRIVATE OPEN SPACE			
				LAHC REQUIRED	PROPOSED	COMPLIES	Unit	LAHC REQUIRED	PROPOSED	LAHC COMPLIES
U01	L00	2	Seniors	70 m ²	76.93 sq m	Yes	U01	15 m ²	131.8 sq m	yes
U02	L00	1	Seniors	50 m ²	64.33 sq m	Yes	U02	15 m ²	59.8 sq m	yes
U03	L00	1	Seniors	50 m ²	64.31 sq m	Yes	U03	15 m ²	57.1 sq m	yes
U04	L00	2	Seniors	70 m ²	77.93 sq m	Yes	U04	15 m ²	80.3 sq m	yes
U05	L00	1	Seniors	50 m ²	60.25 sq m	Yes	U05	15 m ²	65.4 sq m	yes
U06	L00	2	Seniors	70 m ²	77.03 sq m	Yes	U06	15 m ²	130.1 sq m	yes
U07	L01	2	Seniors	70 m ²	76.94 sq m	Yes	U07	10 m ²	14.2 sq m	yes
U08	L01	1	Seniors	50 m ²	64.37 sq m	Yes	U08	8 m ²	8.5 sq m	yes
U09	L00	1	Seniors	50 m ²	64.31 sq m	Yes	U09	8 m ²	8.5 sq m	yes
U10	L00	2	Seniors	70 m ²	77.93 sq m	Yes	U10	10 m ²	10.8 sq m	yes
U11	L01	1	Seniors	50 m ²	60.25 sq m	Yes	U11	8 m ²	8.6 sq m	yes
U12	L01	2	Seniors	70 m ²	77.21 sq m	Yes	U12	10 m ²	15.6 sq m	yes

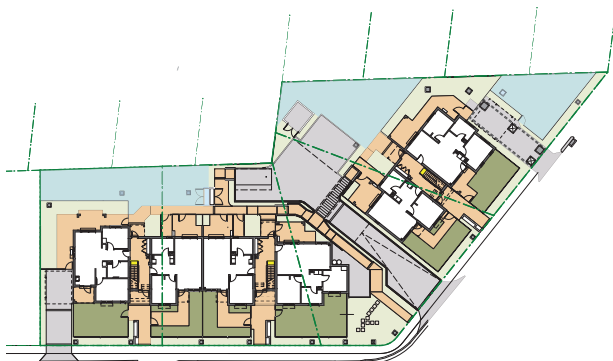




LANDSCAPE AREA (HOUSING SEPP)



DEEP SOIL ZONE (HOUSING SEPP)



COMMUNAL OPEN SPACE (DCP)



LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
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NOMINATED ARCHITECT:

anthony nolan - steve kennedy
6773 - 5828

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS

PR: 601 8037 6886

PROJECT MANAGER
LAND & HOUSING CORPORATION

AIRBORNE CONSULTANT
REDGUM HORTICULTURAL

STRUCTURAL & STORMWATER CONSULTANT
TONKIN

SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)

601 8037 6886

LANDSCAPE CONSULTANT
STUDIO IZ

02 8004 6946

PROJECT
SENIORS HOUSING
at
1-7 FERGERSON AVENUE, FAIRFIELD

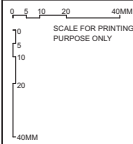
2272.6 sqm
Lot 14,15,16 & 17 in DP 35636

TITLE:
AREA COUNTS - SHEET 02

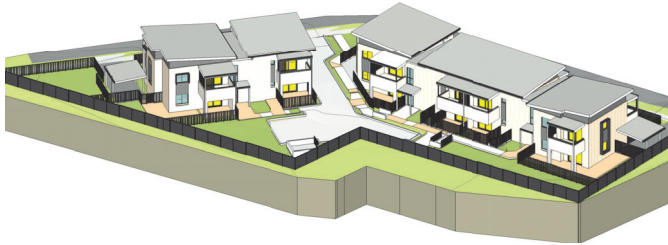
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2280 - 04 DA DEVELOPMENT DATA.vrx

STATUS
PART 5 APPLICATION

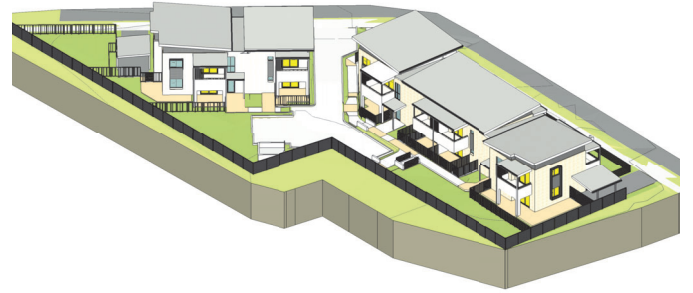
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STAGE: DA	REVISION: SE
APPROVED: AN	REV: B



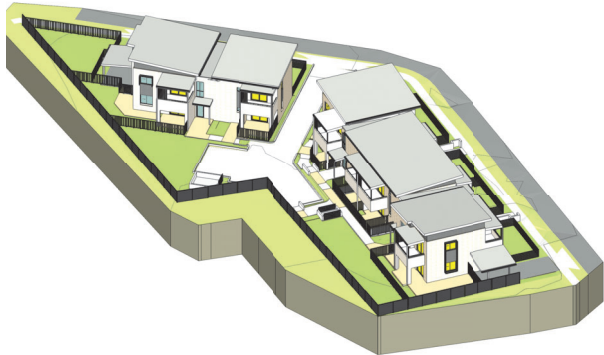
WINTER SUN 9:00AM



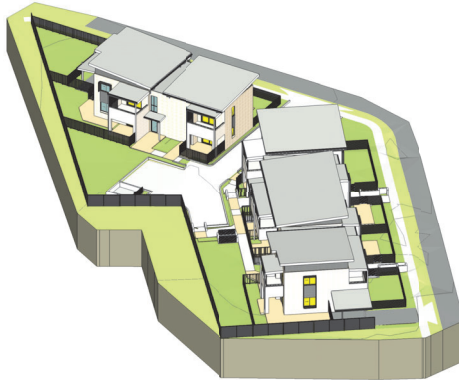
WINTER SUN 10:00AM



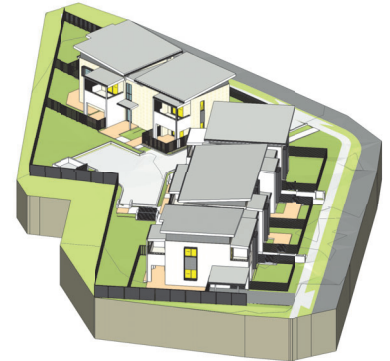
WINTER SUN 11:00AM



WINTER SUN 12:00PM



WINTER SUN 1:00PM



WINTER SUN 2:00PM



WINTER SUN 3:00PM

LIVING AREAS 70%

Unit	U 01	U 02	U 03	U 04	U 05	U 06	U 07	U 08	U 09	U 10	U 11	U 12
9:00am to 10:00am												
10:00am to 11:00am												
11:00am to 12:00pm												
12:00pm to 1:00pm												
1:00pm to 2:00pm												
2:00pm to 3:00pm												
Total Hours	6	2	1	1	5	2	6	2	1	3	6	5

PRIVATE OPEN SPACE 100%

Unit	U 01	U 02	U 03	U 04	U 05	U 06	U 07	U 08	U 09	U 10	U 11	U 12
9:00am to 10:00am												
10:00am to 11:00am												
11:00am to 12:00pm												
12:00pm to 1:00pm												
1:00pm to 2:00pm												
2:00pm to 3:00pm												
Total Hours	6	5	5	5	6	6	4	3	3	3	4	5

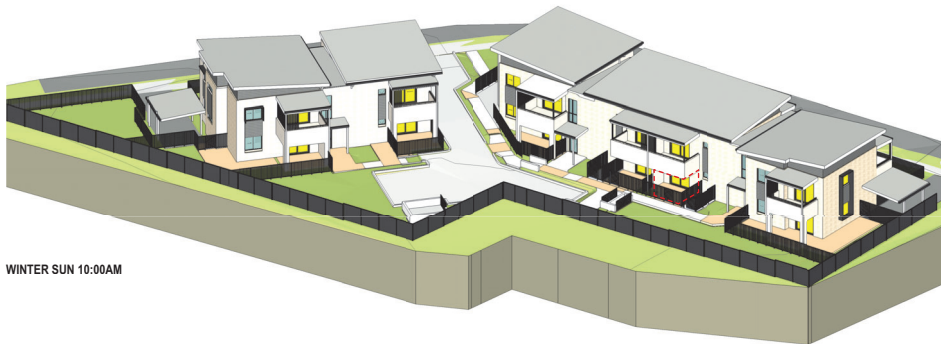
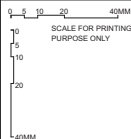
Solar Access

Living Areas	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Requirements	Complies
9:00am to 10:00am	1	1	1	1	1	1	1	1	1	1	1	1		
10:00am to 11:00am	1	1	0	0	1	1	1	1	0	1	1	1		
11:00am to 12:00pm	1	0	0	1	0	1	0	0	1	1	1	1		
12:00pm to 1:00pm	1	0	0	0	1	0	1	0	0	0	1	1		
1:00pm to 2:00pm	1	0	0	1	0	1	0	0	0	0	1	1		
2:00pm to 3:00pm	1	0	0	0	0	1	0	0	0	1	1	1		
Total Hours	6hrs	2hrs	1hrs	1hrs	5hrs	2hrs	6hrs	2hrs	1hrs	3hrs	6hrs	5hrs	Min 2hrs per Unit	
	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Min 70% of Units	Complies

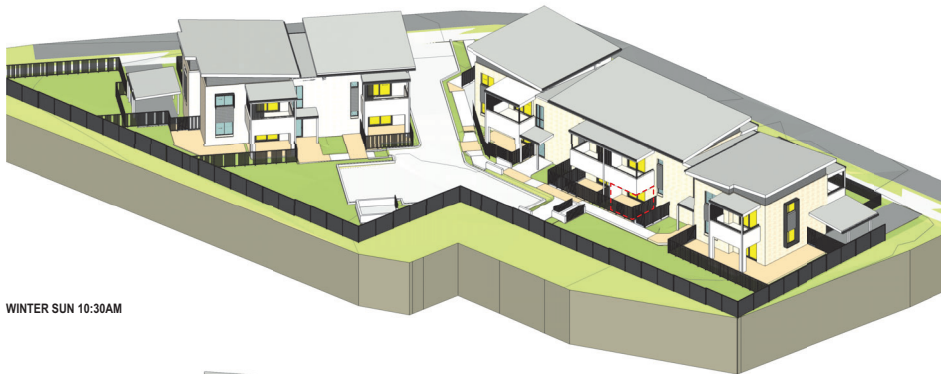
Solar Access

POS	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Requirements	Complies
9:00am to 10:00am	1	1	1	1	1	1	0	0	0	0	0	0		
10:00am to 11:00am	1	1	1	1	1	1	0	1	1	1	0	1		
11:00am to 12:00pm	1	1	1	1	1	1	1	1	1	1	1	1		
12:00pm to 1:00pm	1	1	1	1	1	1	1	1	1	1	1	1		
1:00pm to 2:00pm	1	1	1	1	1	1	0	0	0	0	1	1		
2:00pm to 3:00pm	1	0	0	0	1	1	0	0	0	1	1	1		
Total Hours	6hrs	5hrs	5hrs	5hrs	6hrs	6hrs	4hrs	3hrs	3hrs	4hrs	5hrs	5hrs	Min 2hrs per Unit	
Complies	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Min 70% of Units	Complies

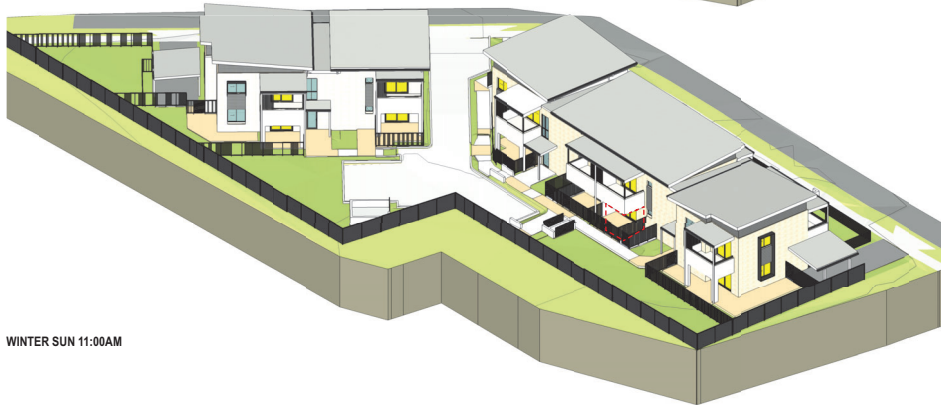




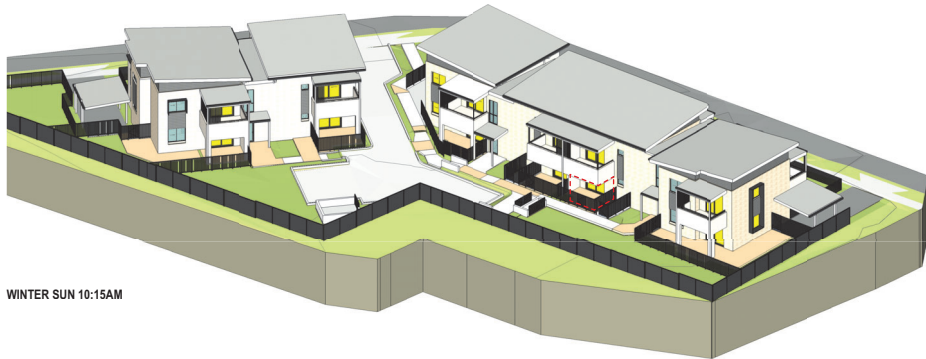
WINTER SUN 10:00AM



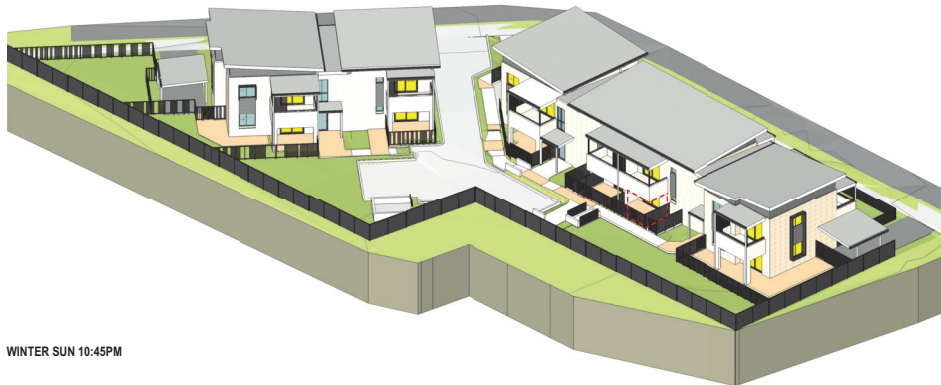
WINTER SUN 10:30AM



WINTER SUN 11:00AM



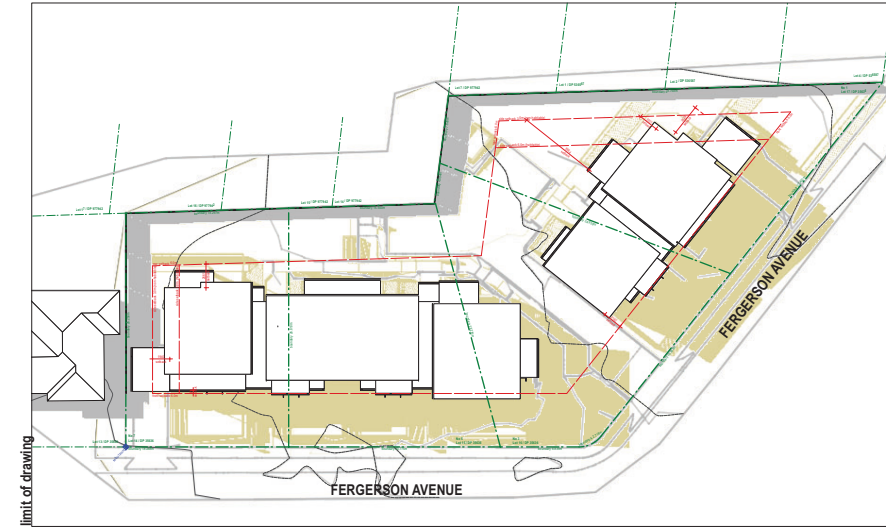
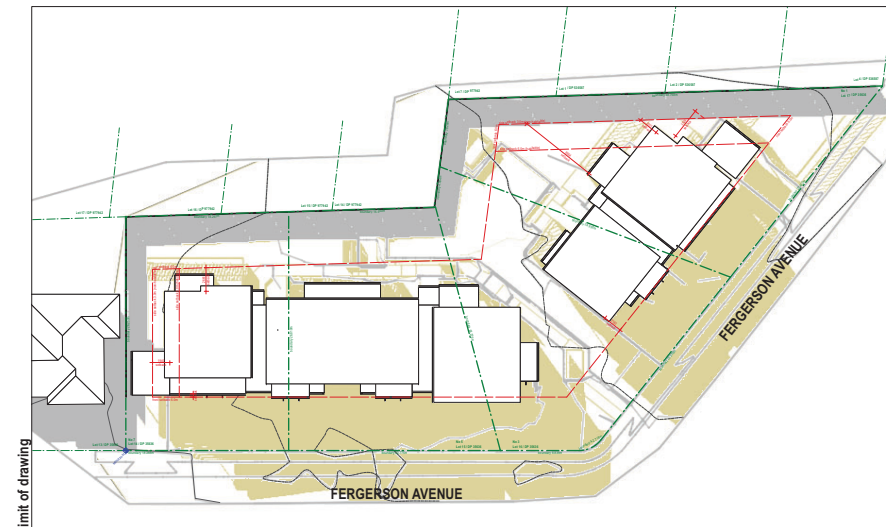
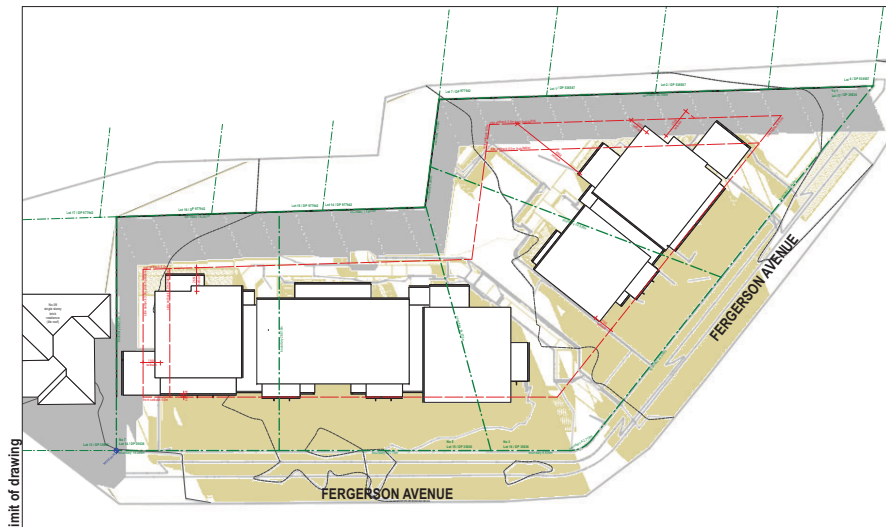
WINTER SUN 10:15AM



WINTER SUN 10:45PM



 LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8005 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan 6773		PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PO BOX 8887 6886	AIRBORNE CONSULTANT REDGUM HORTICULTURAL	SERVICES CONSULTANT BUILDING SERVICES ENGINEERS (BSE) PO BOX 8886	PROJECT SENIORS HOUSING at 1-7 FERGERSON AVENUE, FAIRFIELD	TITLE: SOLAR ACCESS STUDY SHEET 02 FILE: 2260 - 09 SD VIEWS FROM THE SUN.vrx	STATUS PART 5 APPLICATION		
	A 2/11/23 PART 5 APPLICATION		PROJECT MANAGER LAND & HOUSING CORPORATION	STRUCTURAL & STORMWATER CONSULTANT TONKIN 12 9409 3307	LANDSCAPE CONSULTANT STUDIO IZ 12 8004 6946	2272.6 sqm Lot 14,15,16 & 17 in DP 35636		SCALE: 1:250 @A1	PAGE: BGWVA	PROJECT NO: 2260
	REV DATE NOTATION/AMENDMENT DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.							STAGE: DA	REVIEW: SE	APPROVED: AN
								TYPE: AR	SHEET: DA-216	REV: A



 **Certificate No. # BOCQD5FLPK**

Scan QR code or follow website link for rating details

Assessor name	eCerta Australia	
Accreditation No.	HERA102025	
Property Address	1 Fingertson Avenue, Fairfield, NSW, 2165	

<https://www.fsa.com.au/QRCode/andring?PublicID=BOCQD5FLPK&id=>

SHADOW LEGEND

 PROPOSED SHADOW
 EXISTING SHADOW



LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:

anthony nolan - steve kennedy
6773 - 5828

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

ARBORIST CONSULTANT
REDGUM HORTICULTURAL

STRUCTURAL & STORMWATER
TONKIN
02 9409 3307

SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)

LANDSCAPE CONSULTANT
STUDIO IZ

PROJECT:
SENIORS HOUSING
at
1-7 Ferguson avenue FAIRFIELD

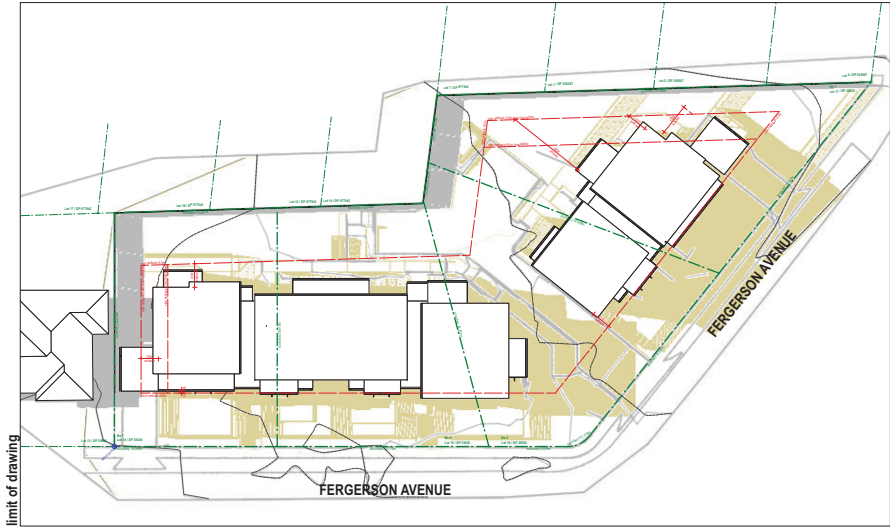
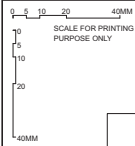
2272.6 sqm
Lot 14, 15, 16 & 17 in DP 35636

TITLE:	SHADOW DIAGRAMS - WINTER SOLSTICE 1
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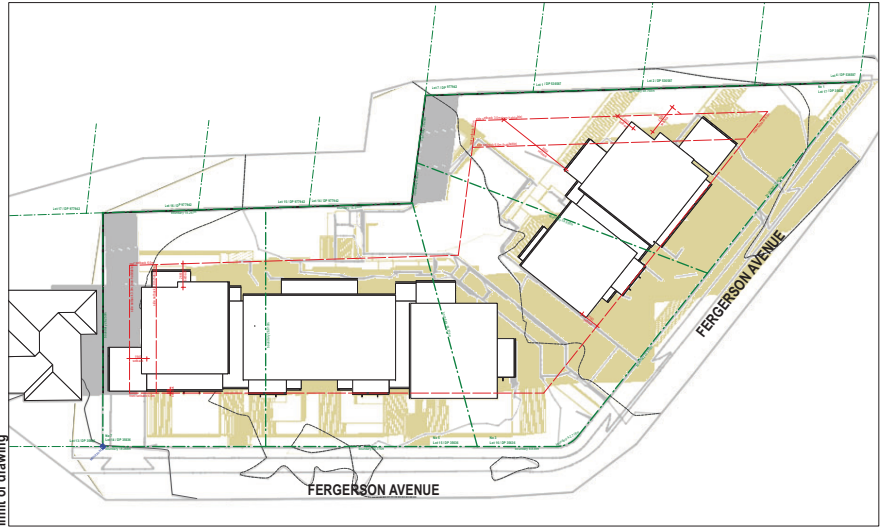
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STATUS:	PART 5 APPLICATION
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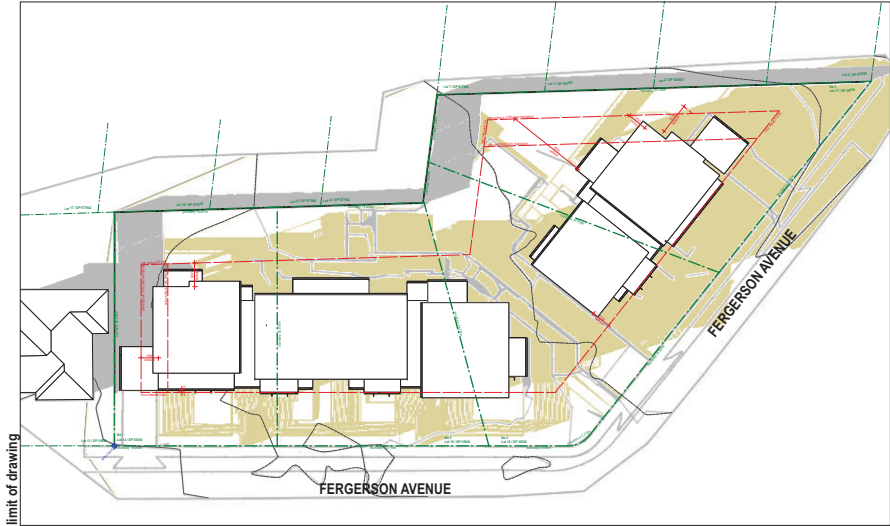
	SCALE: 1:300 @A1	PROJ: BGWVA	PROJECT # 2260
STAGE: DA	DRAWN: SE	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-217		REV: A



21 JUNE 1:00 AM



21 JUNE 2:00 PM



21 JUNE 3:00 PM

Certificate No. # BOCDSFLPK

Scan QR code or follow website link for rating details.

Assessor name: eCerts Australia
Accreditation No: 10161000
Property Address: 1 Ferguson Avenue, Fairfield NSW, 2165

QR Code

SHADOW LEGEND

PROPOSED SHADOW

EXISTING SHADOW



LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan - steve kennedy
6773

REV	DATE	PART 5 APPLICATION	NOTATION/AMENDMENT
A	21/12/23	PART 5 APPLICATION	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PO BOX 8037 6886
PROJECT MANAGER
LAND & HOUSING CORPORATION

ARCHITECT CONSULTANT
REDGUM HORTICULTURAL
STRUCTURAL & SYMANTER
TONKIN
02 9409 3307

SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)
30 WEST 8006
LANDSCAPE CONSULTANT
STUDIO IZ
02 8004 6946

PROJECT
SENIORS HOUSING
at
1-7 Ferguson avenue FAIRFIELD
2272.6 sqm
Lot 14,15,16 &17 in DP. 35636

TITLE
SHADOW DIAGRAMS - WINTER
SOLSTICE 2
FILE
2360 - 00 SD MODEL MASTER.vwx

PART 5 APPLICATION			
SCALE	1:100 @A1	FIGURE	BGWVA 2260
DATE	SE	PREPARED	APPROVED
AR	DA-218	AN	A



STREET ELEVATION
BLOCK A & B



STREET ELEVATION
BLOCK C

FINISHES LEGEND:

											
Prefinished Metal Sheet: Custom Oro - Shale grey (or similar)	Face Brick 01: PGH - Coastal hamptons - Gull grey (or similar)	Face Brick 02: PGH - dry pressed - tinto cream (or similar)	Weatherboard: Scyon - LINEA - Walsby (or similar)	Powdercoat: Dulux - Monument (or similar)	Front Fence: 1.2m h (similar product)	Rear Fence: 1.5 h (similar product)	Boundary Fence: 1.8h (similar product)	Front Fence: 1.8mh (similar product)	Retaining Wall / Fence: Block work (similar product)	Window Hood: (similar product)	Screen (similar product)



LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8688
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
Anthony Nolan - Steve Kennedy
6773

PROJECT ARCHITECT:
KENNEDY ASSOCIATES ARCHITECTS
PO BOX 8888
PARRAMATTA NSW 2124

PROJECT MANAGER:
LAND & HOUSING CORPORATION
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

STRUCTURAL & STORMWATER CONSULTANT:
TONKIN
02 9409 3307

LANDSCAPE CONSULTANT:
STUDIO IZ
02 8004 0949

SERVICES CONSULTANT:
BUILDING SERVICES ENGINEERS
(BSE)
02 8607 0008

PROJECT:
SENIORS HOUSING
at
1-7 FERGUSON AVENUE FAIRFIELD
2272.8 sqm
Lot 14, 15, 16 & 17 in DP 35636

TITLE:
ELEVATION SHEET 01
FILE:
2280 - 02 SD ELEVATIONS MASTER.vrx

STATUS: PART 5 APPLICATION			
SCALE: 1:100 @A1	PROJECT NO: 2280	DATE: DA	REV: A
SHEET: SE	APPROVED: AN	DATE: DA-301	REV: A



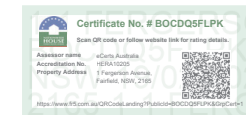
**SOUTH WEST ELEVATION
BLOCK A & B**



**NORTH EAST ELEVATION
BLOCK A & B**

FINISHES LEGEND:

 PMS01	 BRK01	 BRK02	 CLD01	 PWC01	 F1	 F2	 F3	 F4	 BLK01	 WHD01	 SCR01
Prefinished Metal Sheet: Custom Oro - Shale grey (or similar)	Face Brick 01: PGH - Coastal hampton - Gull grey (or similar)	Face Brick 02: PGH - dry pressed - into cream (or similar)	Weatherboard: Soyen LINEA - Wallaby (or similar)	Powdercoat: Dulux - Monument (or similar)	Front Fence: 1.2m h (similar product)	Rear Fence: 1.5 h (similar product)	Boundary Fence: 1.8h (similar product)	Front Fence: 1.8mh (similar product)	Retaining Wall / Fence: Block work (similar product)	Window Hood: (similar product)	Screen (similar product)



LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan - stove kennedy
6773

PROJECT ARCHITECT:
KENNEDY ASSOCIATES ARCHITECTS
PO BOX 8888

PROJECT MANAGER:
LAND & HOUSING CORPORATION

STRUCTURAL & STORMWATER CONSULTANT:
TONKIN
02 9409 3307

LANDSCAPE CONSULTANT:
STUDIO IZ
02 8004 0949

PRODUCT:
SENIORS HOUSING
at
1-7 Fergerson avenue FAIRFIELD

DATE:
2272.8 mpa
Lot 14,15,16 &17 in DP 35636

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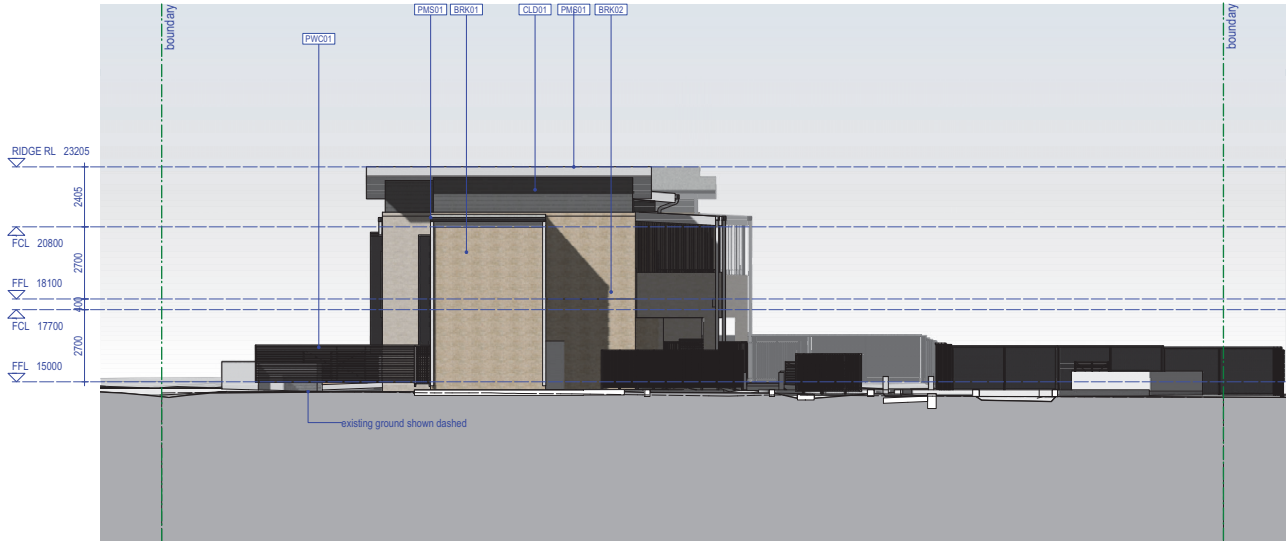
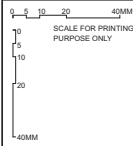
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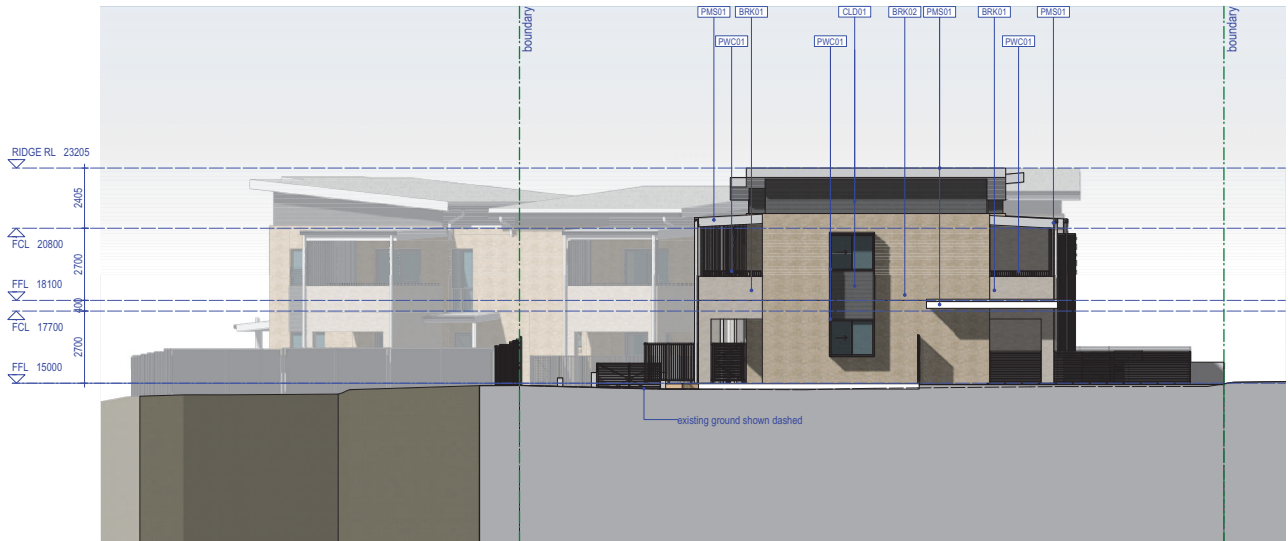
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**SOUTH EAST ELEVATION
BLOCK A & B**



**NORTH WEST ELEVATION
BLOCK A & B**

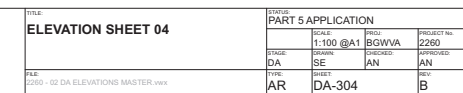
FINISHES LEGEND:		PMS01	BRK01	BRK02	CLD01	PWC01	F1	F2	F3	F4	BLK01	WH001	SCR01
Prefinished Metal Sheet: Custom Oro - Shale grey (or similar)			Face Brick 01: PGH - Coastal hamptons - Gull grey (or similar)	Face Brick 02: PGH - dry pressed - Sinto cream (or similar)	Weatherboard: Scyon LINEA - Walsby (or similar)	Powdercoat: Dulux - Monument (or similar)	Front Fence: 1.2m h (similar product)	Rear Fence: 1.5 h (similar product)	Boundary Fence: 1.5h (similar product)	Front Fence: 1.8m (similar product)	Retaining Wall / Fence: Block work (similar product)	Window Hood: (similar product)	Screen (similar product)

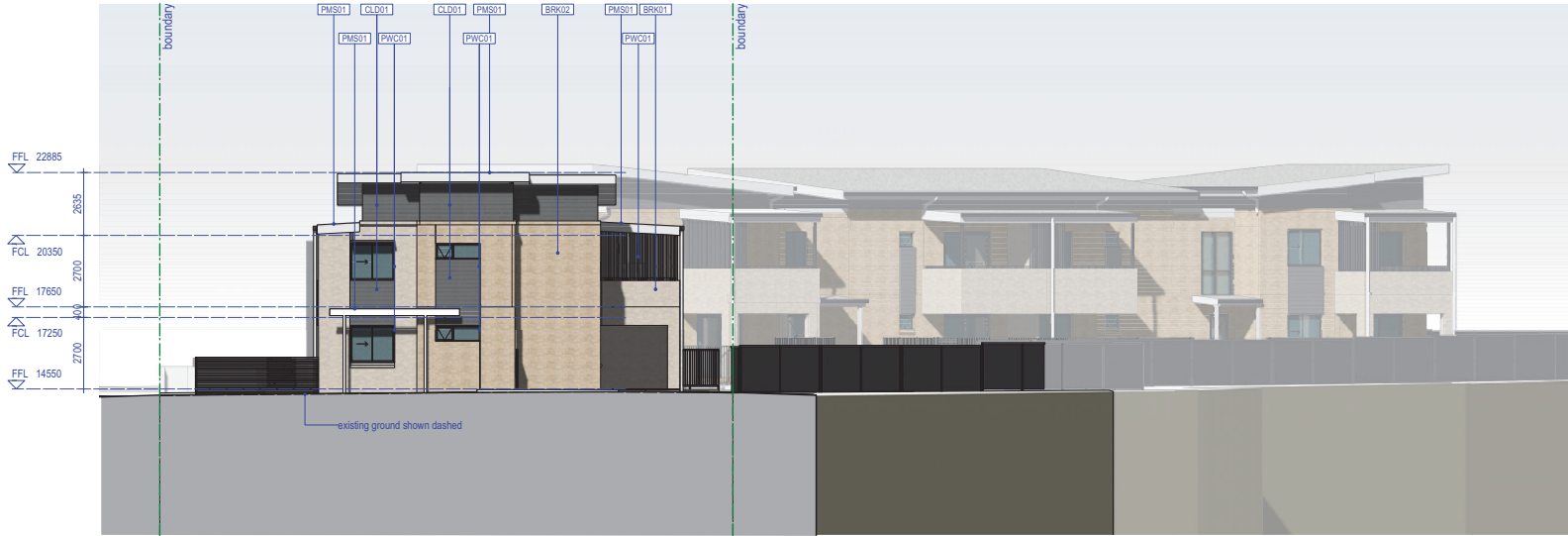
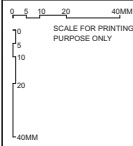


	LOOKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan - stave kennedy 6773 - 5828	PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PO BOX 8888 PROJECT MANAGER LAND & HOUSING CORPORATION	AIRBORNE CONSULTANT REDGUM HORTICULTURAL STRUCTURAL & STORMWATER CONSULTANT TONKIN 02 9409 3307	SERVICES CONSULTANT BUILDING SERVICES ENGINEERS (BSE) 60 WEST 5008 LANDSCAPE CONSULTANT STUDIO IZ 02 8004 0949	PROJECT SENIORS HOUSING at 1-7 FERGUSON AVENUE FAIRFIELD 2272.8 sqm Lot 14,15,16 &17 in DP 35636	TITLE: ELEVATION SHEET 03				PART 5 APPLICATION			
							SCALE: 1:100 @A1		PAGE: BGWVA		PROJECT NO: 2280			
							DATE: DA	SE	DRAWN: AN	REVIEWED: AN	APPROVED: AN			
							TYPE: AR	SHEET: DA-303	REV: A					

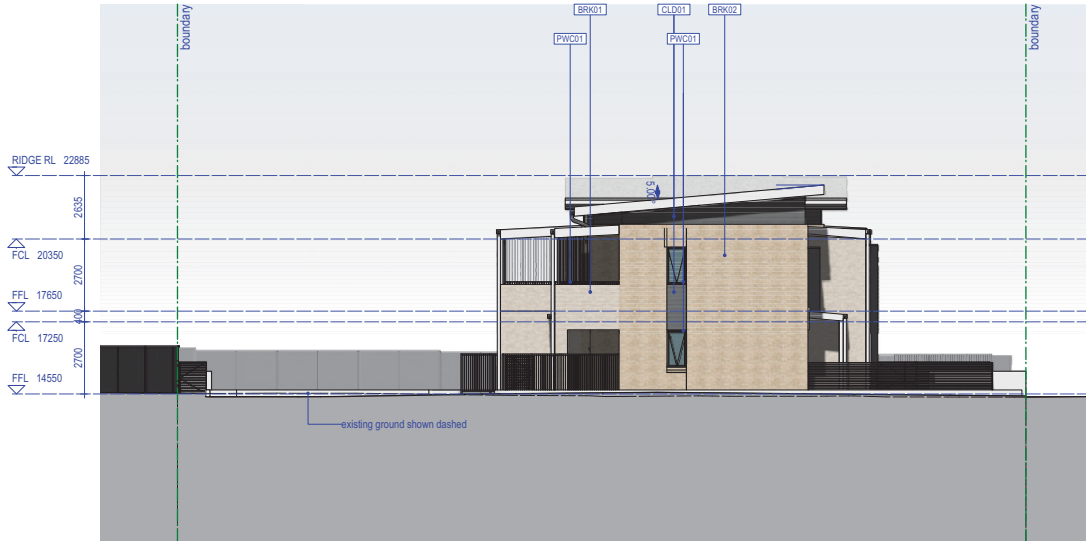


FENCE SOLUTIONS											
											
Prefinished Metal Sheet: Custom Off - Shade grey (or similar)	Face Brick 01: PGH - Coastal Hampton - Gull grey (or similar)	Face Brick 02: PGH - dry pressed - Light cream (or similar)	Weatherboard: Scyon LINEA - Wallaby (or similar)	Powdercoat: Dulux - Monument (or similar)	Front Fence: 1.2m h (similar product)	Rear Fence: 1.5 h (similar product)	Boundary Fence: 1.8m (similar product)	Front Fence: 1.8m h (similar product)	Retaining Wall / Fence: Block work (similar product)	Window Hood: (similar product)	Screen (similar product)





EAST ELEVATION
BLOCK C



WEST ELEVATION
BLOCK C

FINISHES LEGEND:

											
Prefinished Metal Sheet: Custom Ore - Shale grey (or similar)	Face Brick 01: PGH - Coastal hampton - Gull grey (or similar)	Face Brick 02: PGH - dry pressed - Inno cream (or similar)	Weatherboard: Scyon LINEA - Waiaby (or similar)	Powdercoat: Dulux - Monument (or similar)	Front Fence: 1.2m h (similar product)	Rear Fence: 1.5 h (similar product)	Boundary Fence: 1.8h (similar product)	Front Fence: 1.8mh (similar product)	Retaining Wall / Fence: Block work (similar product)	Window Hood: (similar product)	Screen (similar product)



LOOKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan - stuart kennedy
6773

A	2/11/23	PART 5 APPLICATION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

STRUCTURAL & STORMWATER CONSULTANT
TONKIN
02 9409 3307

LANDSCAPE CONSULTANT
STUDIO IZ
02 8004 0949

SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)
02 8007 0008

PROJECT
SENIORS HOUSING
at
1-7 Fergusson avenue FAIRFIELD
2272.8 sqm
Lot 14,15,16 &17 in DP 35636

TITLE:
ELEVATION SHEET 05
FILE:
2280 - 02 SD ELEVATIONS MASTER.vrx

STATUS PART 5 APPLICATION			
SCALE	1:100 @A1	PRICE	BGWVA
PROJECT NO.	2280	DATE	2280
STAGE	DA	SE	AN
TYPE	AR	DA-305	REV
REV	A		



This architectural section drawing illustrates the internal structure and elevation of a building. The drawing shows a cross-section with various rooms labeled U01 through U10. The building is situated on a ground level indicated by a dashed line, with the existing ground shown as a dashed line below the building. The drawing includes elevation markers on both sides: FCL (Finished Ceiling Level) at 20800, FFL (Finished Floor Level) at 18100, FCL at 17700, and FFL at 15000. A 9.5m height plane is indicated by a dashed line. The building's structure is shown with walls, floors, and a roof. The drawing is oriented horizontally, with the building's length extending from left to right. The ground level is shown as a solid line at the bottom. The existing ground is shown as a dashed line below the building. The drawing includes a scale bar at the bottom left, indicating a length of 2700 units. The drawing is labeled 'boundary' at the top left and top right. The drawing is labeled 'existing ground shown dashed' at the bottom left. The drawing is labeled '9.5m height plane' at the top center. The drawing is labeled 'U01' through 'U10' for the rooms. The drawing is labeled 'FCL 20800', 'FFL 18100', 'FCL 17700', and 'FFL 15000' for the elevation markers. The drawing is labeled '2700' for the scale bar. The drawing is labeled 'boundary' at the top left and top right. The drawing is labeled 'existing ground shown dashed' at the bottom left. The drawing is labeled '9.5m height plane' at the top center. The drawing is labeled 'U01' through 'U10' for the rooms. The drawing is labeled 'FCL 20800', 'FFL 18100', 'FCL 17700', and 'FFL 15000' for the elevation markers. The drawing is labeled '2700' for the scale bar.

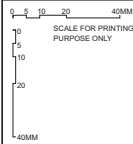
 **Certificate No. # BOCDDQ5FLPK**

Scan QR code or follow website link for rating details.

Assessor name: eCerts Australia
Accreditation No: HERA10205
Property Address: 1 Ferguson Avenue,
Fairfield, NSW, 2165



<https://www.r5.com.au/QRCode/landing?PublicID=BOCDDQ5FLPK&OrgID=1>



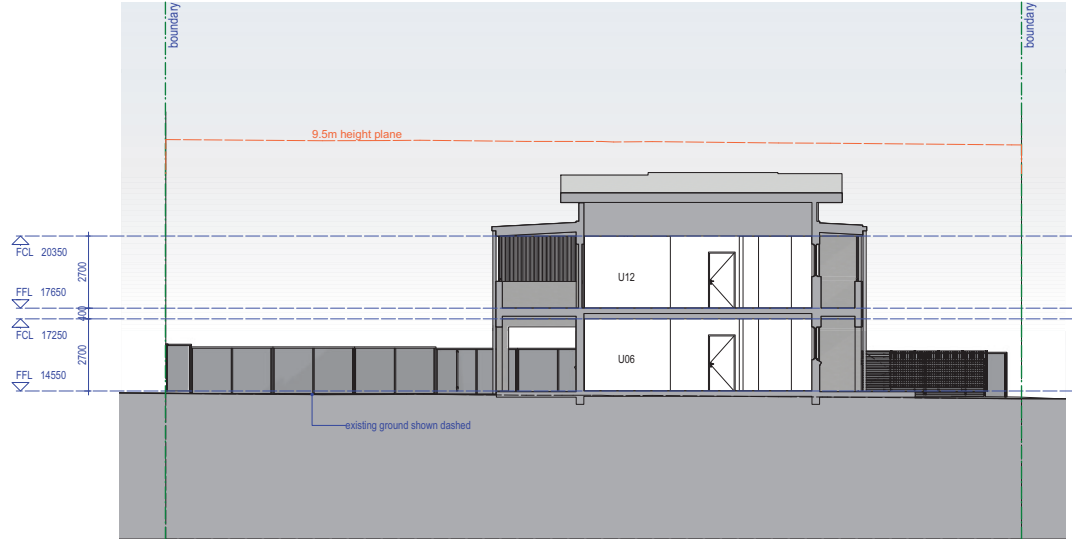
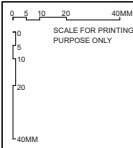
SECTION CC
BLOCK A



SECTION DD
BLOCK B



 LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: anthony nolan - steve kennedy 6773 - 5828			PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PO BOX 8887 6886	AIRBORNE CONSULTANT REDGUM HORTICULTURAL	SERVICES CONSULTANT BUILDING SERVICES ENGINEERS (BSE) 68 8887 6888	PROJECT SENIORS HOUSING at 1-7 Fergusson avenue FAIRFIELD	TITLE: SECTION SHEET 02 FILE: 2280 - 02 SD ELEVATIONS MASTER.vrx	STATUS PART 5 APPLICATION			
	A 21/11/23 PART 5 APPLICATION			PROJECT MANAGER LAND & HOUSING CORPORATION	STRUCTURAL & STORMWATER CONSULTANT TONKIN 02 9409 3307	LANDSCAPE CONSULTANT STUDIO IZ 02 8004 6949	2272.6 sqm Lot 14,15,16 &17 in DP 35636		SCALE: 1:100 @A1	FIGURE: BGWVA	PROJECT NO: 2280	
	REV DATE NOTATION/AMENDMENT			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.								
	TYPE:			AR	SHEET: DA-402	REV: A						



SECTION EE
BLOCK C



SECTION FF
BLOCK C



LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:
anthony nolan - 5628
6773

REV	DATE	PART 5 APPLICATION	NOTATION/AMENDMENT
A	21/1/23	PART 5 APPLICATION	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS
PR: 601 8037 6886
PROJECT MANAGER
LAND & HOUSING CORPORATION

AIRBORNE CONSULTANT
REDGUM HORTICULTURAL
STRUCTURAL & STORMWATER CONSULTANT
TONKIN
02 9409 3307

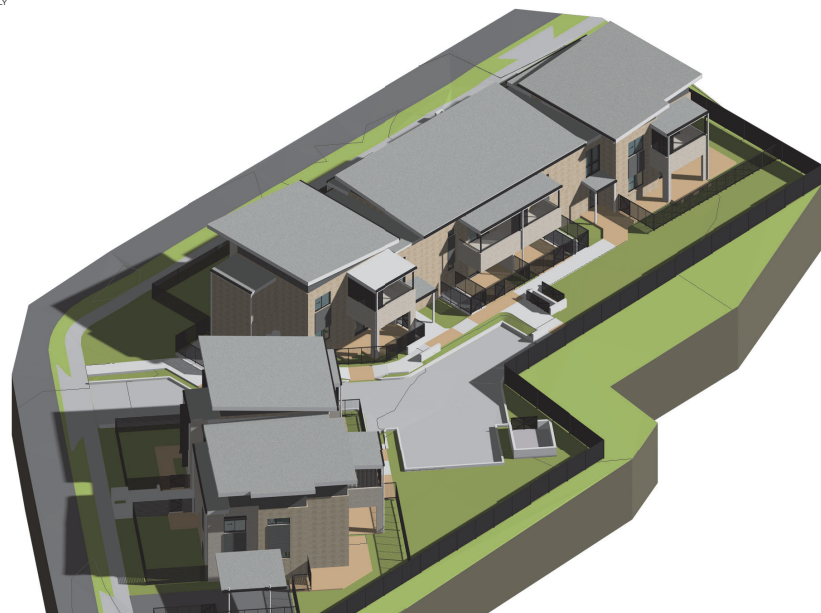
SERVICES CONSULTANT
BUILDING SERVICES ENGINEERS
(BSE)
02 9607 6006
LANDSCAPE CONSULTANT
STUDIO IZ
02 8004 6946

PROJECT
SENIORS HOUSING
at
1-7 Fergerson avenue FAIRFIELD
2272.6 sqm
Lot 14,15,16 &17 in DP 35636

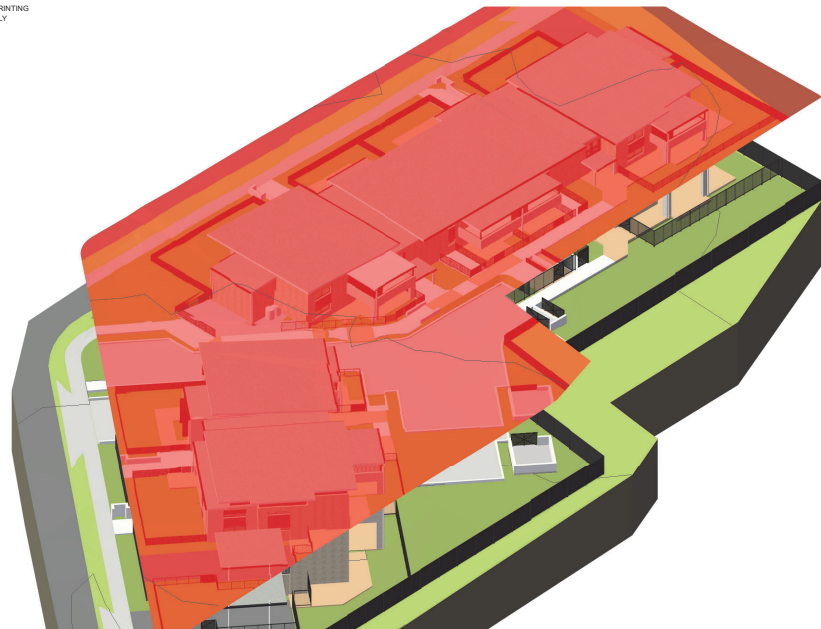
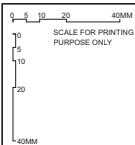
TITLE:
SECTION SHEET 03

FILE:
2280 - 02 SD ELEVATIONS MASTER.vwx

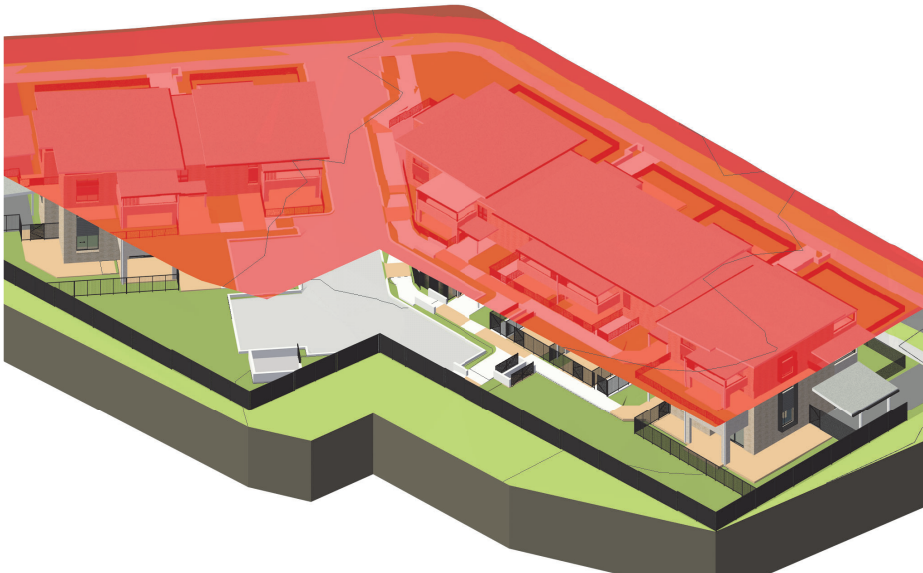
STATUS PART 5 APPLICATION			
SCALE: 1:100 @A1	PROJECT NO: 2280		
DATE: DA	DRAWN: SE	REVIEWED: AN	APPROVED: AN
TYPE: AR	SHEET: DA-403	REV: A	



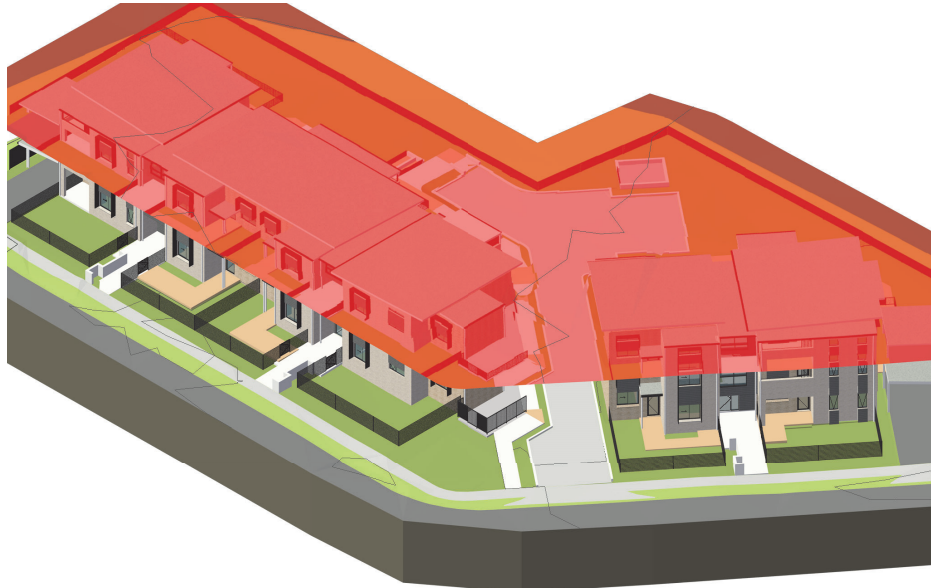
A 3D architectural rendering of a residential complex. The scene shows several modern houses with grey roofs and light-colored facades. A red heart-shaped outline is drawn around one of the buildings on the left side of the image. The houses are situated on a green lawn, and there are paved walkways and parking areas. The overall style is clean and modern.



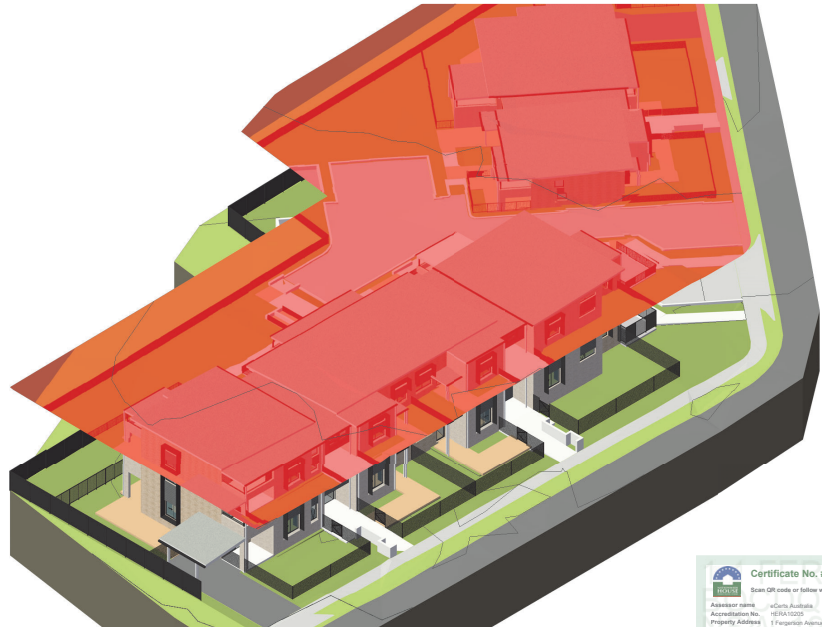
VIEW 01



VIEW 02



VIEW 03



VIEW 04



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STRUCTURAL & STORMWATER CONSULTANT:	
TONKIN	
LANDSCAPE CONSULTANT:	
STUDIO IZ	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.	
FIGURED DIMENSIONS TAKE PRECEDENCE.	

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PROJECT:	
SENIORS HOUSING	
at	
1-7 Fergerson avenue FAIRFIELD	
2272.8 sqm	
Lot 14,15,16 &17 in DP 35636	

TITLE:		STATUS:			
AXONOMETRIC VIEWS - HEIGHT PLANE		PART 5 APPLICATION			
		SCALE:	PAGE:	PROJECT NO:	
		1:100 @A1	BGWVA	2280	
STAGE:		PLAN:	CROSSING:	SURVEYED:	
DA		SE	AN	AN	
FILE:		TYPE:	SHEET:	REV:	
2280 - 02 SD ELEVATIONS MASTER.vrx		AR	DA-502	A	