

DA DRAWINGS LIST

DRAWING NO.	DRAWING NAME
0001	COVER
0002	BASIX COMMITMENT
0003	AREA CALCULATIONS
0004	SEPP 65 DIAGRAMS
0100	SITE PLAN
0101	SITE/BLOCK ANALYSIS
0200	DEMOLITION PLAN
1100	GROUND FLOOR PLAN
1101	FIRST FLOOR PLAN
1102	SECOND FLOOR PLAN
1103	ROOF PLAN
2000	ELEVATIONS 01
2001	ELEVATIONS 02
3000	SECTIONS 01
3001	SECTIONS 02
9100	SHADOW DIAGRAMS
9300	EXTERNAL FINISHES SCHEDULE
NO1	NOTIFICATION PLAN- COVER PAGE
NO2	NOTIFICATION PLAN- SITE/LANDSCAPE
NO3	NOTIFICATION PLAN- DEVELOPMENT DATA
NO4	NOTIFICATION PLAN- ELEVATIONS
NO5	NOTIFICATION PLAN- SCHEDULE OF FINISHES
NO6	NOTIFICATION PLAN- SHADOW DIAGRAMS

BASIX commitments:	
Shower head rating	3 star
Toilet rating	4 star
Kitchen taps	4 star
Bathroom taps	4 star
Alternate water	5,000L rainwater tank (min.) & 190m2 roof area connected
Alternate water connections	WCs, 1 external tap
HWS	Electric instantaneous
Cooling – living / bedroom	AC / Ceiling fans
Heating – living / bedroom	AC / Nil
LED lights	Throughout
Bath fan	Ducted, manual on/off
Kitchen range hood	Ducted, manual on/off
Laundry fan	Ducted, manual on/off
Hot plates / oven	Electric / electric
Solar PV	18kW (min.)
Outdoor clothesline	Yes

Thermal Efficiency summary:	
Roof	Medium (SA >0.475<0.70) & R1.3 anticon blanket
Ceiling insulation	R4.0 (2 nd floor only)
External wall insulation	R2.5 and vapour permeable sarking
Internal wall insulation	R1.8 insulated plasterboard (internal walls shared with common area)
Floor insulation	R2.5 (internal walls shared with bathroom)
Infiltration	R2.3 to underside of floors with open subfloor (1 st floor)
Downlights	Draught stoppers & foam seals on all external doors.
Window / glass door type	Draught stoppers on all exhaust fans.
Ceiling fans	Downlights to be IC-F rated to permit coverage with insulation.
	Double glazed clear sliding w/aluminium frame U=4.10 & SHGC=0.52 (+or- 5%)
	Double glazed clear hinged w/aluminium frame U=4.10 & SHGC=0.47 (+or- 5%)
	Double glazed low E sliding w/aluminium frame U=3.10 & SHGC=0.27 (+or- 5%) L2-02 (west)
	Double glazed low E hinged w/aluminium frame U=3.10 & SHGC=0.27 (+or- 5%) L2-02 (west)
	All bedrooms and living areas (1200mm minimum)



JOB REFERENCE	BGZ4J
LOCALITY/SUBURB	MAROUBRA
STREET ADDRESS	48 NEW ORLEANS AVENUE
LOT No. & DP	LOT 234, DP 36345
SITE AREA	509.4m ²
GFA MAXIMUM	636.75m ²
GFA PROVIDED	314.58m ²

COMPLIANCE TABLE				
	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	RANDWICK DCP 2013	Prevailing setback 5.5m but no less than 3m	5.5m	COMPLIES
	RANDWICK DCP 2013	3.5m	3	PROPOSED VARIATION TO DCP
SIDE SETBACK	ADG	6m (habitable) 3m (non-habitable)	2.9m-3.1m	PROPOSED VARIATION TO ADG
	RANDWICK DCP 2013	15% of lot depth or 5m	5m	COMPLIES
HEIGHT	RANDWICK LEP 2012	9.5m	10.5m	PROPOSED VARIATION TO DCP
	HOUSING SEPP (S.42(1)(B))	11m	10.5m	COMPLIES
FSR	RANDWICK LEP 2012	0.75:1	0.62:1	COMPLIES
	HOUSING SEPP (S.42(1)(C))	0.65:1 or FSR under LEP	0.62:1	COMPLIES
LANDSCAPED AREA	RANDWICK DCP 2013	50% of site area = 254.7	240.01m ² (47% of site area)	PROPOSED VARIATION TO DCP
DEEP SOIL	ADG	7% of site area = 35.7	128.85m ² (25% of site area)	COMPLIES
COMMUNAL OPEN SPACE	ADG	25% of site area = 127.35	67.35 (13% of site area)	PROPOSED VARIATION TO ADG
SOLAR ACCESS	ADG	70% of apartments	5 of 5	COMPLIES
NATURAL VENTILATION	ADG	60% of apartments	5 of 5	COMPLIES
PARKING	HOUSING SEPP (S.42(1)(E))	1 bed - 0.4 spaces	3 spaces provided	COMPLIES
		2 bed - 0.5 spaces		
WASTE MANAGEMENT	RANDWICK DCP 2013	3 bed - 1 space		COMPLIES
		General waste - 1 x 240L/2 dwellings	3 x waste bins, 3 x recycling bins	
		Recycling - 1 x 240L/2 dwellings		COMPLIES



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: BSX-29526N_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. If it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/05/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Date of issue: Monday, 09 December 2024
To valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	2330_03		
Street address	48 NEW ORLEANS CRESCENT MAROUBRA 2035		
Local Government Area	RANDWICK		
Plan type and plan number	Discretion Plan: 36345		
Lot No.	234		
Section no.	-		
No. of residential flat buildings	1		
Residential building no. of dwellings	5		
Multi-dwelling housing no. of dwellings	0		
No. of single dwelling houses	0		
Project score			
Water	42	42	Target 40
Thermal Performance	Pass	Pass	Target Pass
Energy	100	100	Target 67
Materials	3	3	Target n/a

Certificate Prepared by			
Name / Company Name:	Marc Kho		
ABN (if applicable):	900308930		

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Description of project

Project address		Common area landscape	
Project name	2330_03	Common area lawn (m ²)	30
Street address	48 NEW ORLEANS CRESCENT MAROUBRA 2035	Common area garden (m ²)	80
Local Government Area	RANDWICK	Area of indigenous or low water rate species (m ²)	0.00
Plan type and plan number	Discretion Plan: 36345	Assessor details and thermal loads	
Lot No.	234	Assessor number	2004
Section no.	-	Certificate number	00029460
Project type		Project score	
No. of residential flat buildings	1	Water	42
Residential building no. of dwellings	5	Thermal Performance	Pass
Multi-dwelling housing no. of dwellings	0	Energy	100
No. of single dwelling houses	0	Materials	3
Site area (m ²)			
Roof area (m ²)	508		
Non-residential car area (m ²)	190		
Residential car spaces	3		
Non-residential car spaces	-		

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Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building 1, 5 dwellings, 3 storeys above ground											
Dwelling no.	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)
G-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-02	12	46	7	0.00	5	11	46	7	0.00	5	11

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Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit buildings - Building 1											
Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Car park area (No. 1)	110.00	Common area	12	Common area	12	Common area	12	Common area	12	Common area	12
Walkway/lobby type (No. 2)	12.00	Common area	12	Common area	12	Common area	12	Common area	12	Common area	12

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Schedule of BASIX commitments**1. Commitments for Residential flat buildings - Building 1**

- (a) Buildings
(i) Materials
(ii) Dwellings
(iii) Water
(iv) Energy
(v) Thermal Performance
(vi) Common areas and central systems/facilities
(vii) Water
(viii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Common areas and central systems/facilities
(ii) Water
(iii) Energy

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

(a) Materials	Show on DA plans	Show on CCDC plans & specs	Certifier check
(i) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor type", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			
(ii) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.			
(iii) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.			
(iv) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			

Floor types			
Floor type	Area (m ²)	Insulation	Low emissions option
Concrete slab on ground, frame	300	-	none
External wall types			
External wall type	Construction type	Area (m ²)	Low emissions option
External wall type 1	AAC masonry frame timber - untreated soffited	200	none
Internal wall types			
Internal wall type	Construction type	Area (m ²)	Insulation
Internal wall type 1	plasterboard, frame/timber - untreated soffited	150	-

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Reinforcement concrete frame/columns											
Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option									
no	-	-	Ceiling and roof types								
Ceiling and roof type	Area (m ²)	Roof insulation	Ceiling insulation	Roofing batts or roll							
timber - metal roof, frame: timber - untreated soffited	190	nil backed batts	fibreglass batts or roll								
Frame types											
Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	UPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)				
10	-	-	10	-	-	-	-				

Frames											
Dwelling no.	Thermal performance (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)
G-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-02	12	46	7	0.00	5	11	46	7	0.00	5	11

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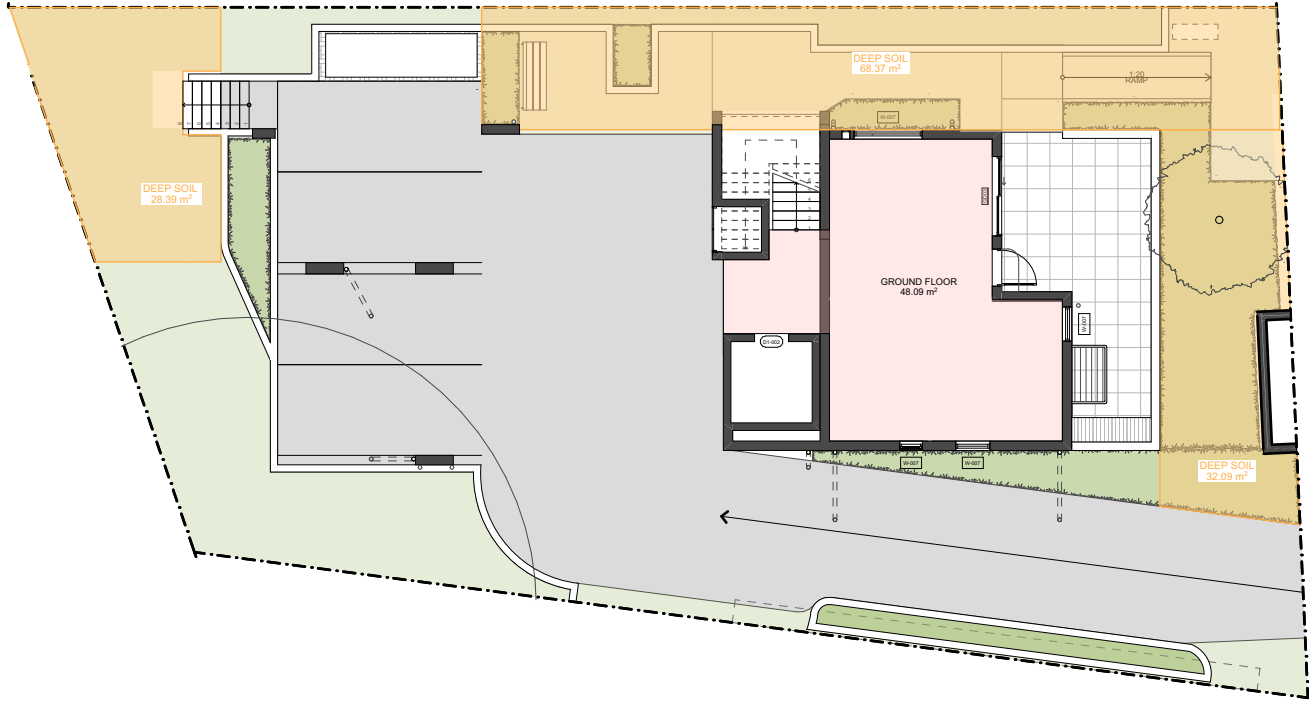
(b) Dwellings											
(i) Water	Show on DA plans	Show on CCDC plans & specs	Certifier check								
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.											
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.											
(c) If a rating is specified in the table below for a future or alternative system to be installed in the dwelling, the applicant must ensure that each such future and alternative system meets the rating specified for it.											
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "Hot recirculation or diversion" column of the table below.											
(e) The applicant must install:											
(i) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "Hot recirculation or diversion" column of the table below; and											
(ii) a separate diversion tank (or tanks) connected to the hot water diversion system of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.											
(f) The applicant must install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.											
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).											
(h) The pool or spa must be located as specified in the table below.											
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any areas which supply any other alternative water supply system, and must be direct overflows as specified).											
Frames											
Dwelling no.	Thermal performance (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)	Material efficiency (m ² /dwelling/yr)	Water supply efficiency (m ³ /dwelling/yr)	Thermal performance (m ² /dwelling/yr)	Energy efficiency (m ² /dwelling/yr)
G-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-01	11	36	5	0.00	5	11	46	7	0.00	5	11
L1-02	12	46	7	0.00	5	11	46	7	0.00	5	11

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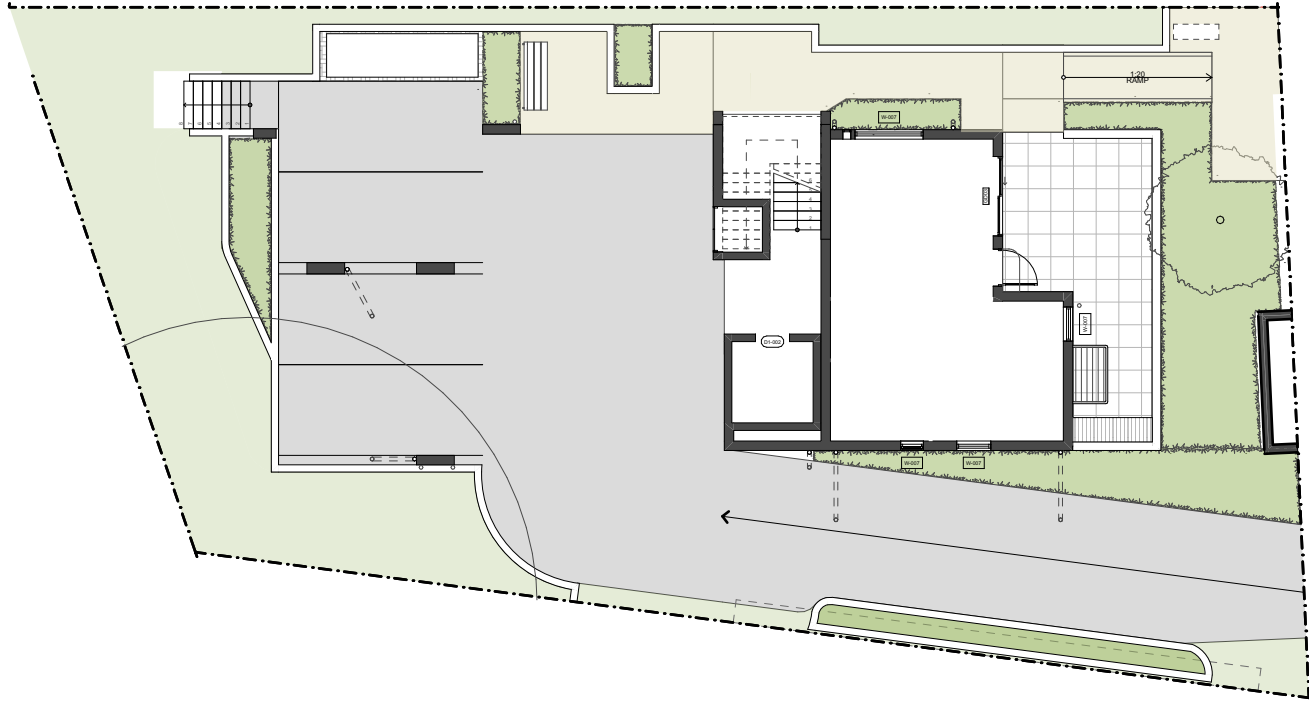
Alternative water supply											
Dwelling no.	Alternative water supply system	Size	Configuration	Landscape connection	Water connection	Landscaping	Pool top-up	Spa top-up			
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	yes	-	-	-			
(b) Energy											
(i) Energy	Show on DA plans	Show on CCDC plans & specs	Certifier check								
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.											
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.											
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.											
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling and Heating" columns in the table below. Where at least 1 temperature zone of the dwelling, if the cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such zone. If the term "zonal" is specified beside the air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.											
(e) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling and Heating" columns in the table below. Where at least 1 temperature zone of the dwelling, if the cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such zone. If the term "zonal" is specified beside the air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.											
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading in the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room or area of the dwelling is fluorescent lighting or light emitting diode (LED) lighting.											
(g) This commitment applies to each room or area of the dwelling which is referred to in a heading in the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.											
(h) The applicant must install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install the system for the pool). Specified, the applicant must make a timer to control the pump's pump; and (i) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.											
(i) The applicant must install in the dwelling:											
(i) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;											

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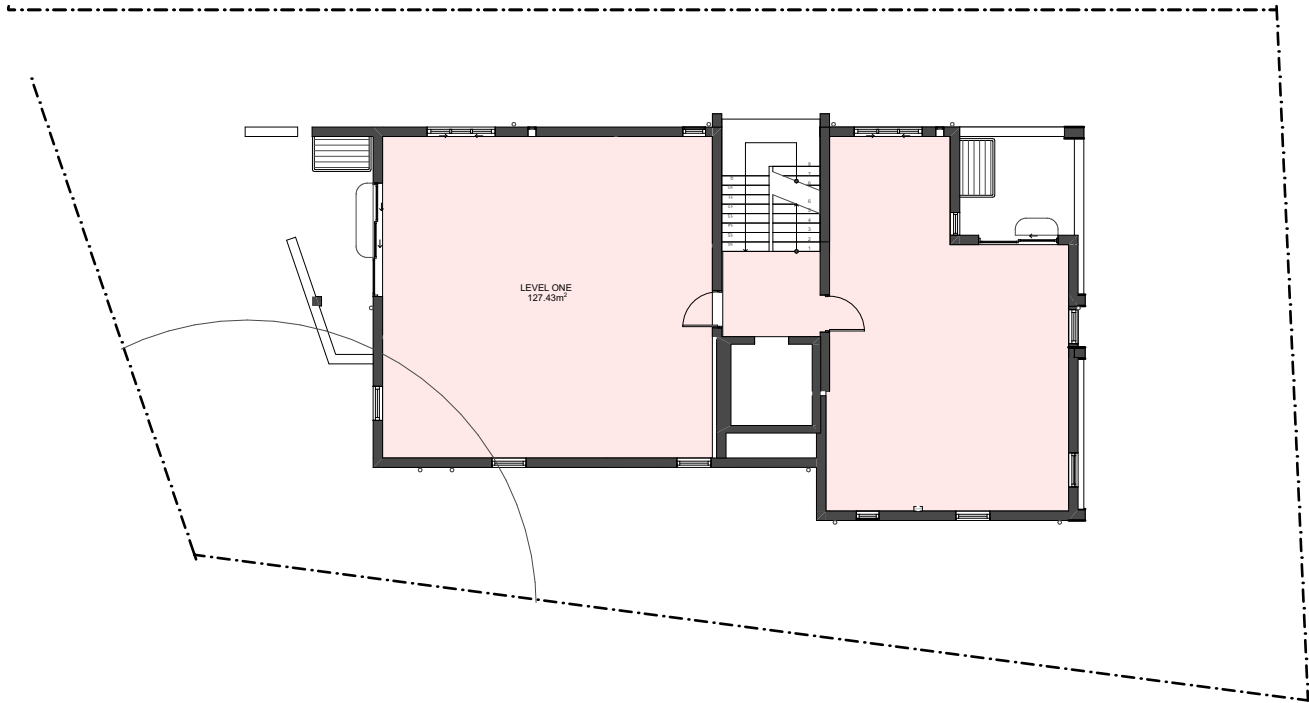
(i) Energy											
(a) Each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has the minimum rating; and (ii) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.											
(b) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".											
Appliances & other efficiency measures											
Dwelling no.	Hot water system	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system							
All dwellings	electric instantaneous	individual fan, ducted to top of roof or roof	Manual switch on/off	Manual switch on/off	Each laundry	Operation control	Individual fan, ducted to top of roof or roof	Manual switch on/off	Operation control	Individual fan, ducted to top of roof or roof	Manual switch on/off
Cooling											
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bedrooms	Manual kitchen	Natural lighting		
L1-02, L1-02	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1	yes			
All other dwellings	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1 phase air conditioning - non ducted / 4.5 star (average zone)	no individual system	1	yes			
Individual pool											
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Washing machine	Washing machine	Private outdoor or unattended outdoor swimming pool	Private outdoor or unattended outdoor swimming pool
All dwellings						electric cooktop & oven	Not specified	Not specified	Not specified	Not specified	Not specified



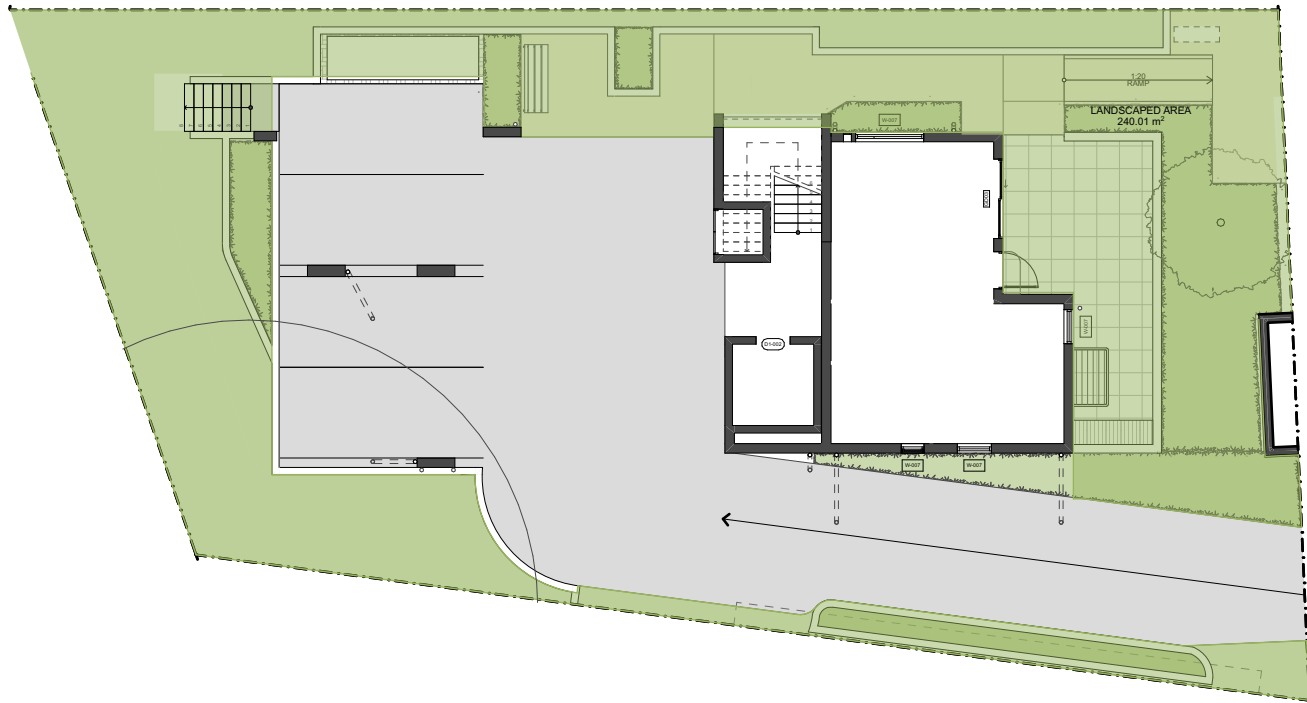
1 FSR AND DEEP SOIL
Scale 1:200



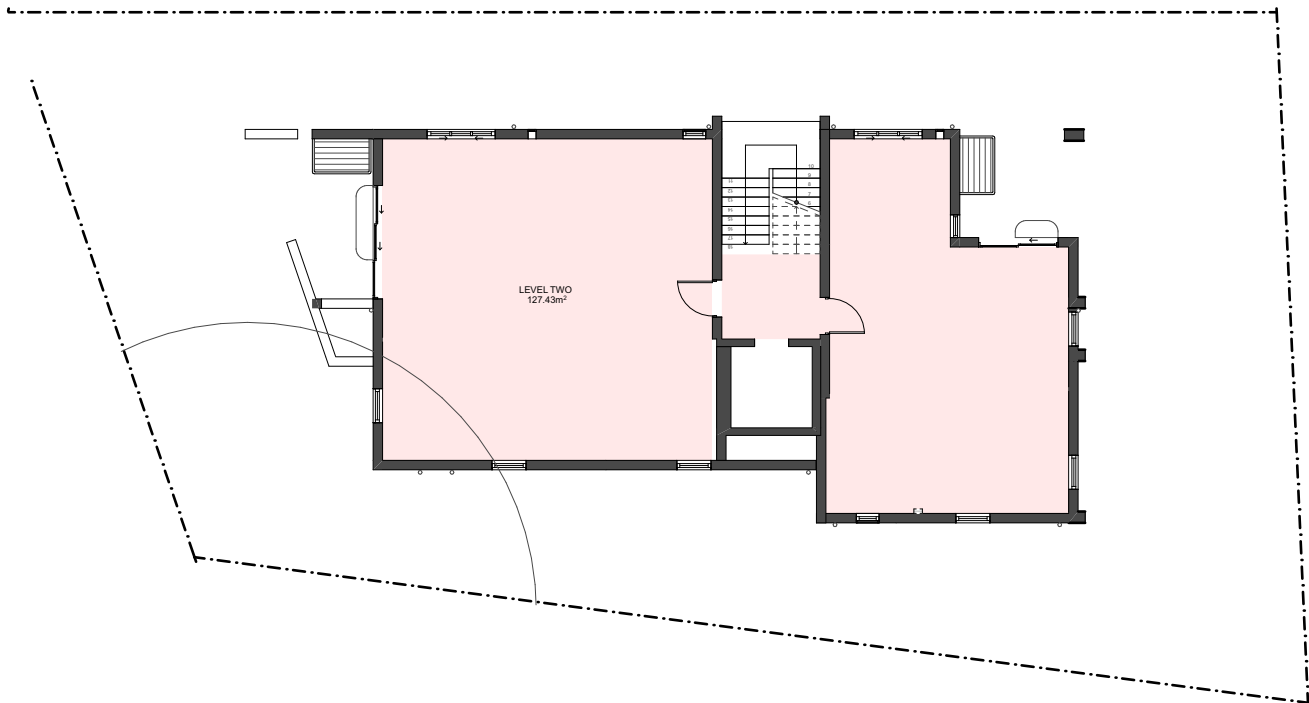
4 COMMUNAL OPEN SPACE
Scale 1:200



2 L1 FSR
Scale 1:200



5 LANDSCAPED AREA
Scale 1:200



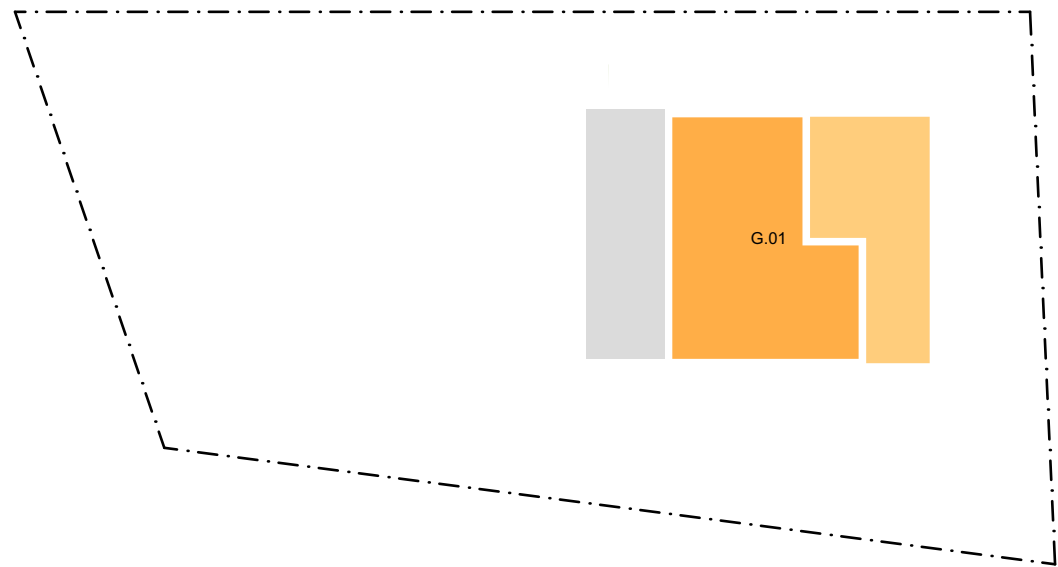
3 L2 FSR
Scale 1:200

AREA SCHEDULE				
LEVEL	GFA (m ²)	1B	2B	3B
GROUND FLOOR	47.02	1		
LEVEL 1	133.78	1	1	
LEVEL 2	133.78	1	1	
SUB TOTALS	314.58	3	2	
FSR	0.62			
SITE	509.4			5

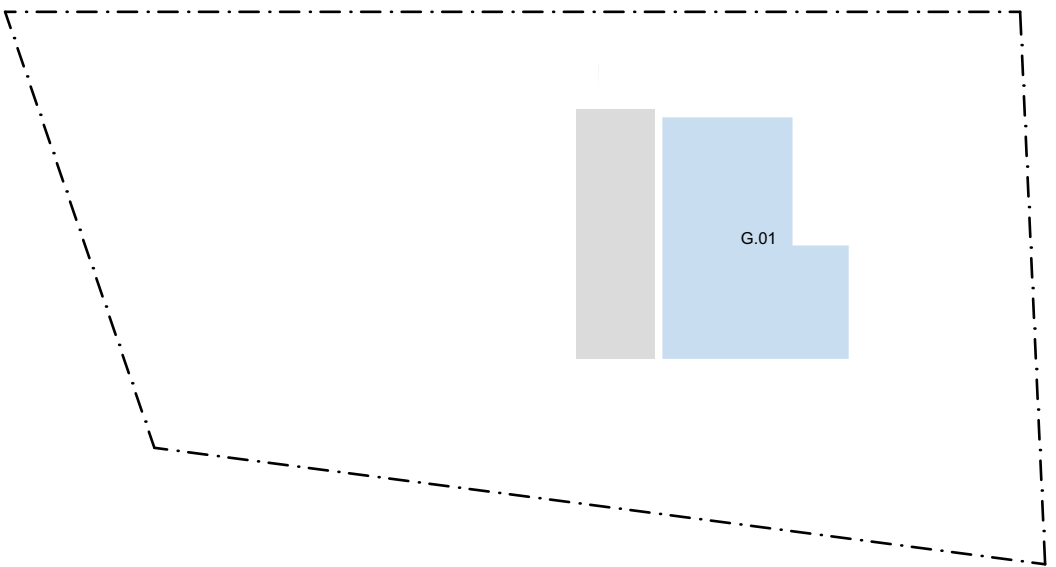
LANDSCAPE AREAS			
	REQUIRED	TOTAL	% of site
TOTAL LANDSCAPE AREA	255	238.22	47%
DEEP SOIL	35.66	127.06	25%
COMMUNAL OPEN SPACE	127.35	0	0%

CARPARKING	NO.	HOUSING SEPP ACC.	REQUIRED
1B UNITS	3	0.40	1.20
2B UNITS	2	0.50	1.00
3B UNITS		1.00	0.00
TOTAL	5		
TOTAL CARS REQUIRED			2.20
TOTAL CARS PROVIDED			3
1. SEPP 65 2015 refers to RMS Guide to Traffic Generating Developments 2. SEPP Housing, Accessible Site 3. Proposed visitor rated based on Traffic Engineering Report			

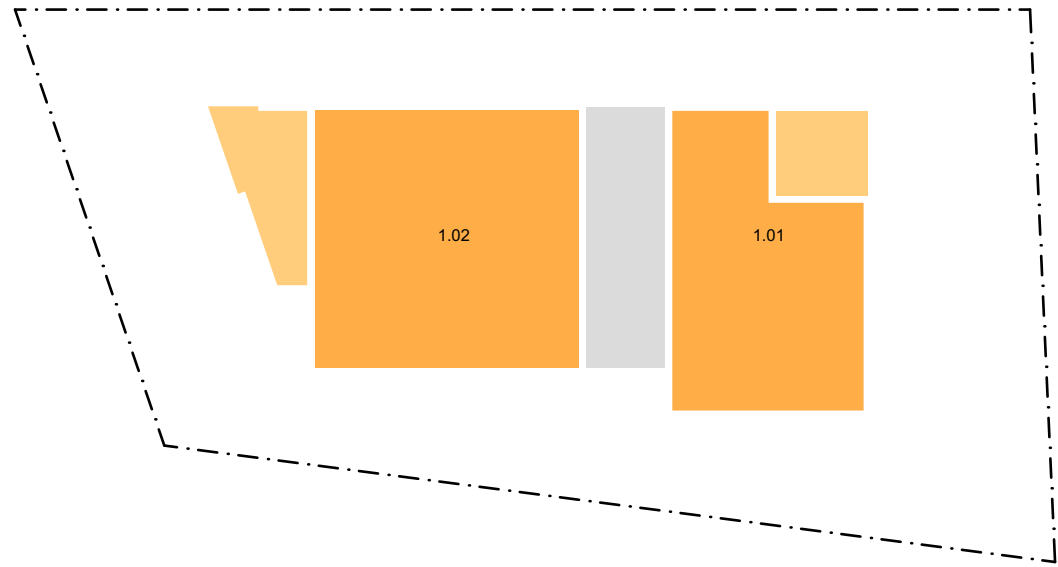
SEPP 65		
	NO. OF UNITS	%
SUNLIGHT	5	100%
VENTILATION	5	100%

[illegible]

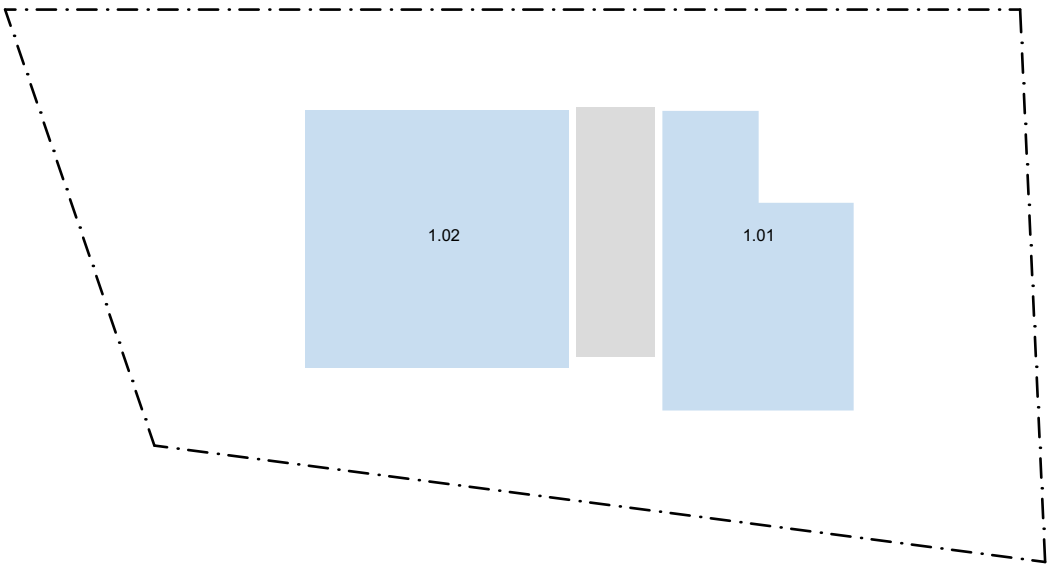
0. SOLAR GROUND
- Scale 1:250



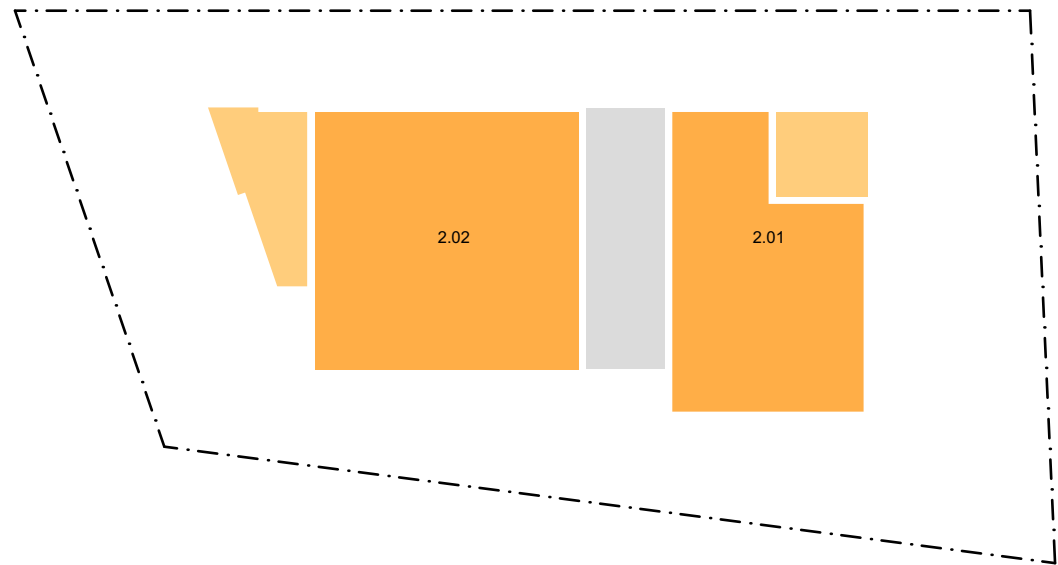
0. VENTILATION GROUND
- Scale 1:250



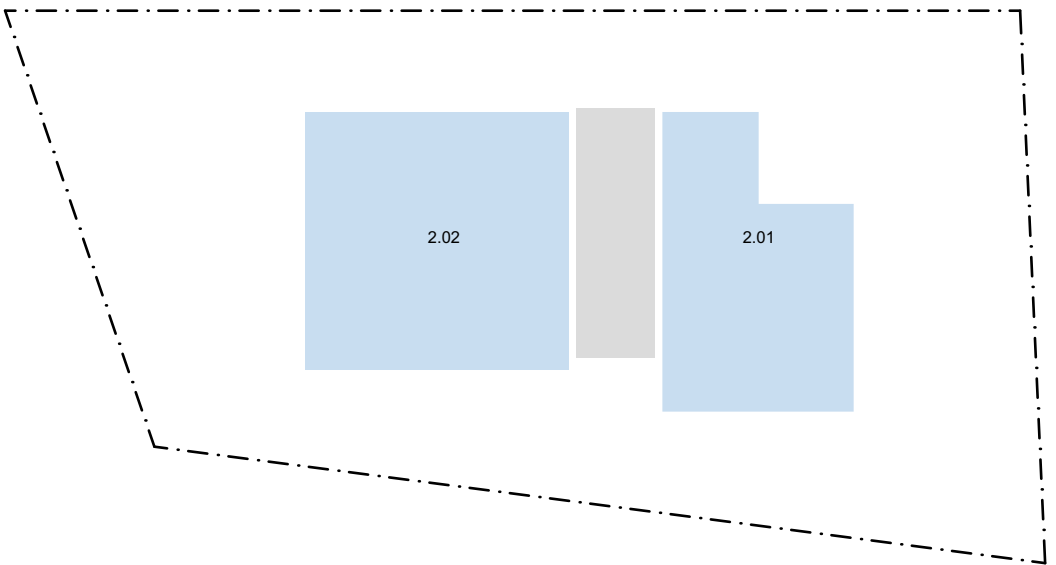
1. SOLAR LEVEL 1







1. VENTILATION LEVEL 1
- Scale 1:250



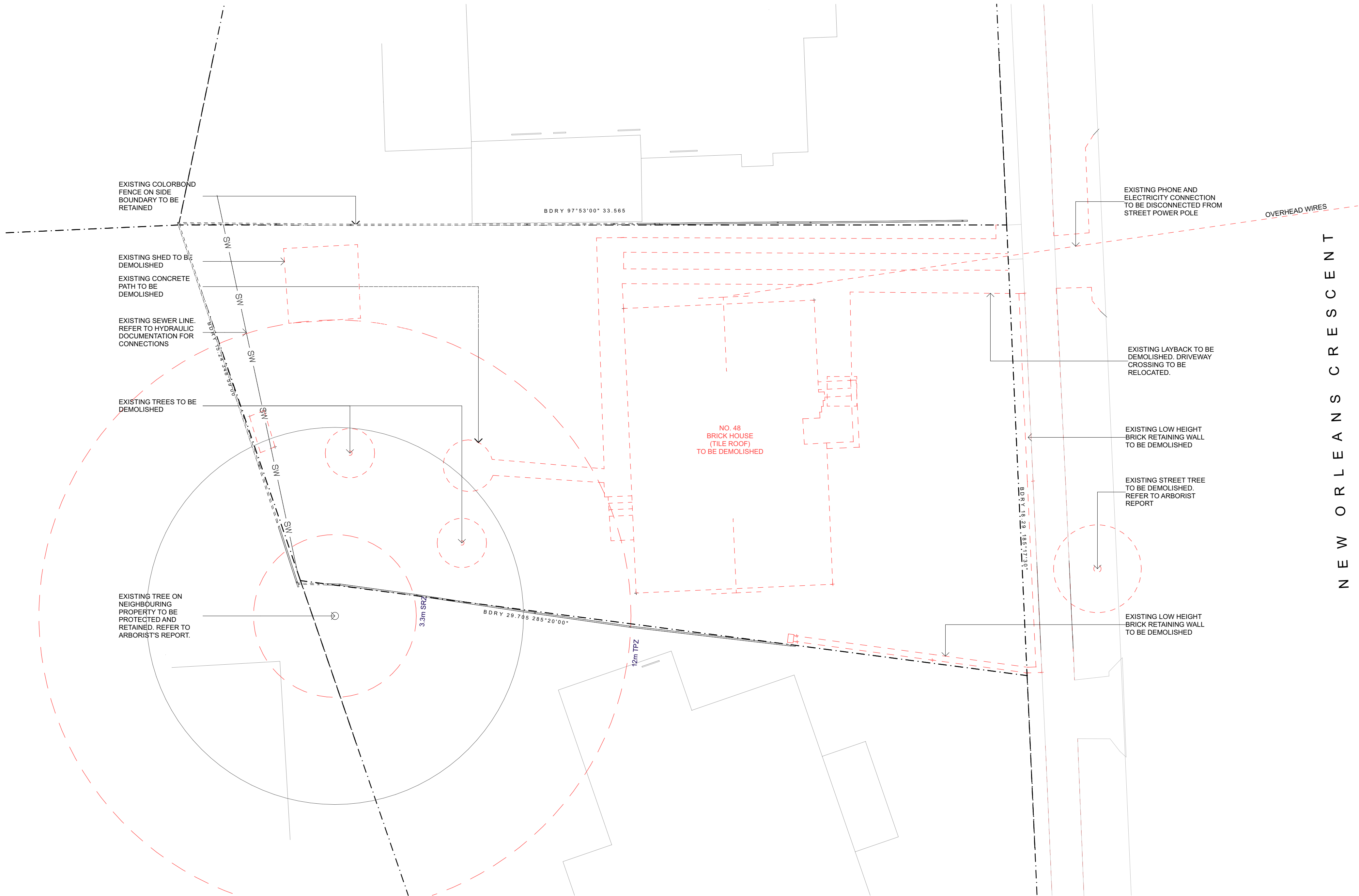
2. SOLAR LEVEL 2
Scale 1:250



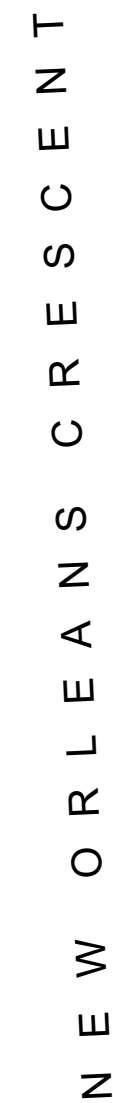
2. VENTILATION LEVEL 2

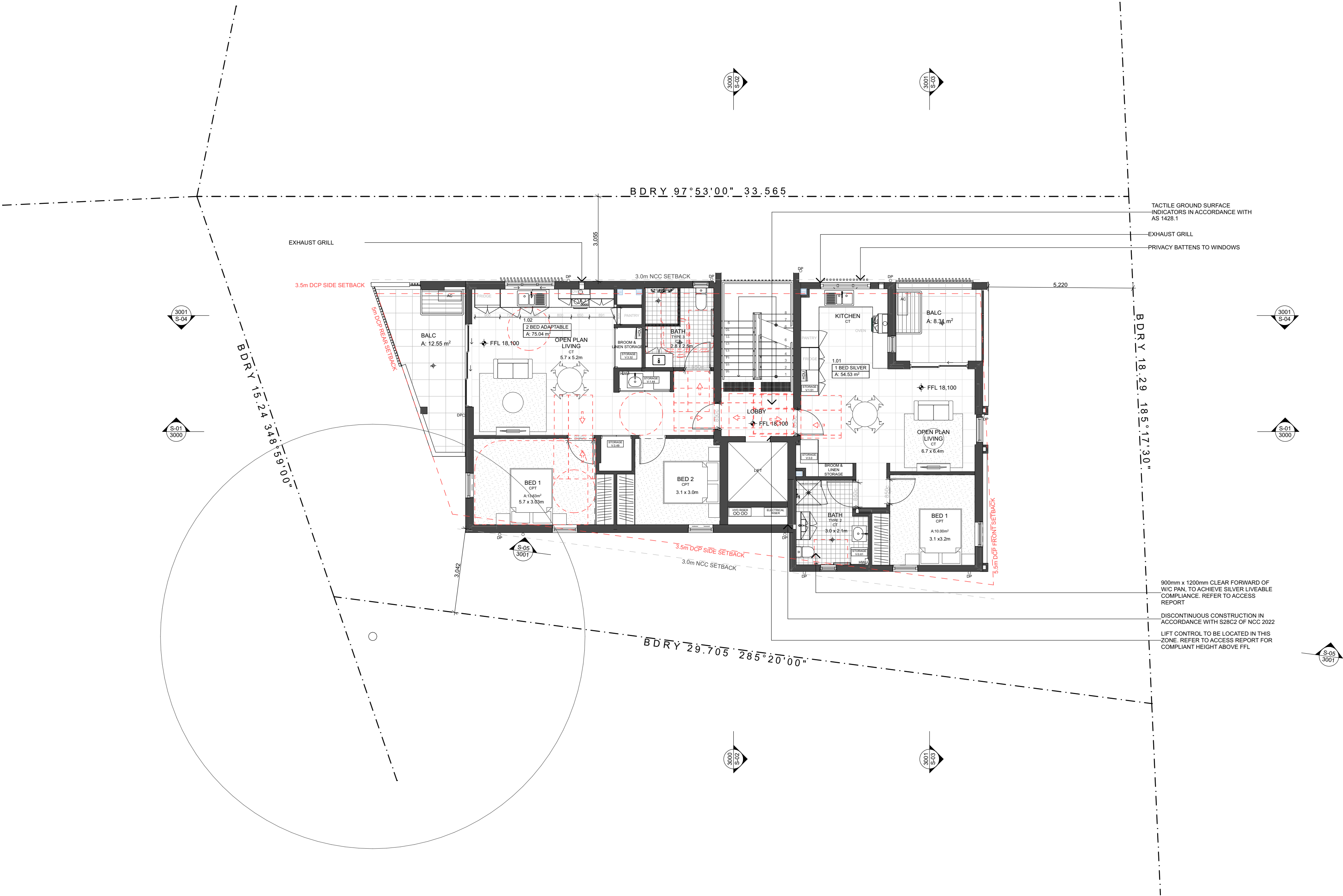
- ### LEGEND
- | | |
|---|--|
|  | UNITS ACHIEVING 3HRS SOLAR ACCESS |
|  | PRIVATE OPEN SPACE ACHIEVING 3HRS SOLAR ACCESS |
|  | UNITS ACHIEVING VENTILATION |
|  | VERTICAL CIRCULATION |





NEW ORLEANS CRESCENT





TACTILE GROUND SURFACE INDICATORS IN ACCORDANCE WITH AS 1428.1

EXHAUST GRILL

PRIVACY BATTERS TO WINDOWS

900mm x 1200mm CLEAR FORWARD OF W/C PAN, TO ACHIEVE SILVER LIVEABLE COMPLIANCE. REFER TO ACCESS REPORT

DISCONTINUOUS CONSTRUCTION IN ACCORDANCE WITH S28C2 OF NCC 2022

LIFT CONTROL TO BE LOCATED IN THIS ZONE, REFER TO ACCESS REPORT FOR COMPLIANT HEIGHT ABOVE FFL

ARCHITECT

INTEGRATED
DESIGN
GROUP

48/1-12/17-18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/122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ARCHITECT

INTEGRATED
DESIGN
GROUP

48/51-70/71-82 KASTLEMANNS INTERIORS

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ABN 84 115 006 329
Nominated Architects
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NOTES

1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access	VISTA ACCESS	Civil	NORTHROP
Acoustic	PWNA	Electrical	MARLINE
Arboret	REDGUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J

REVISION

1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

SECOND FLOOR PLAN

DRAWING

P5-1102

ISSUE

D

DRAWN

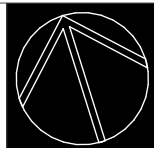
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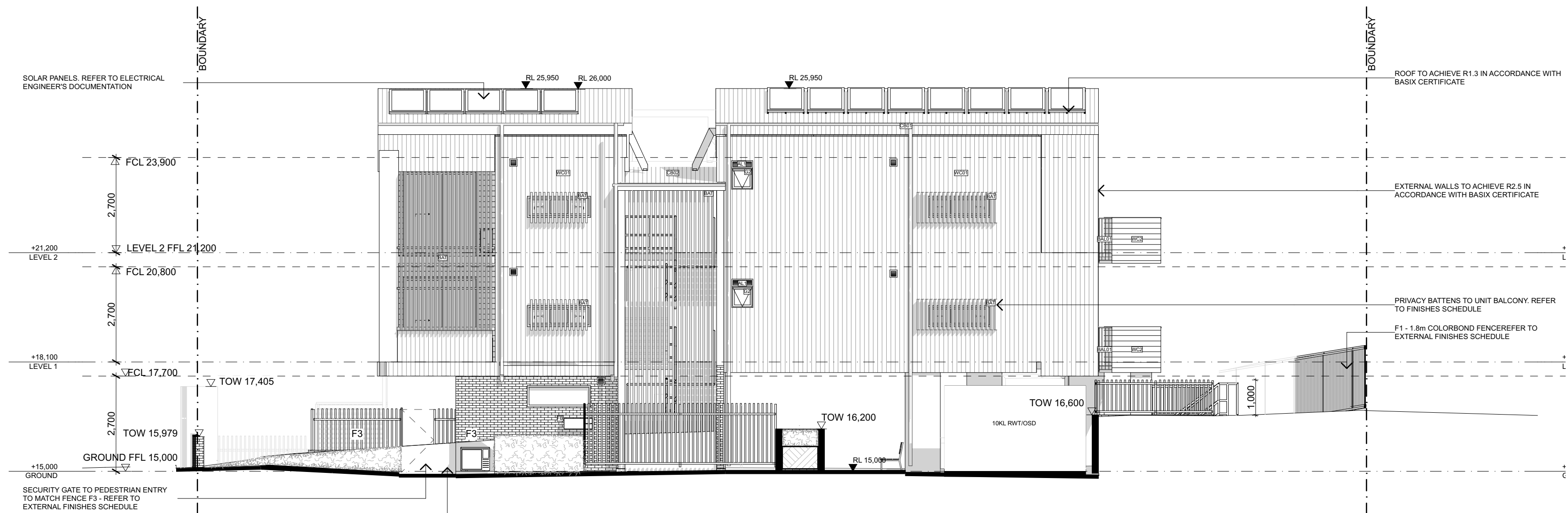
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AE

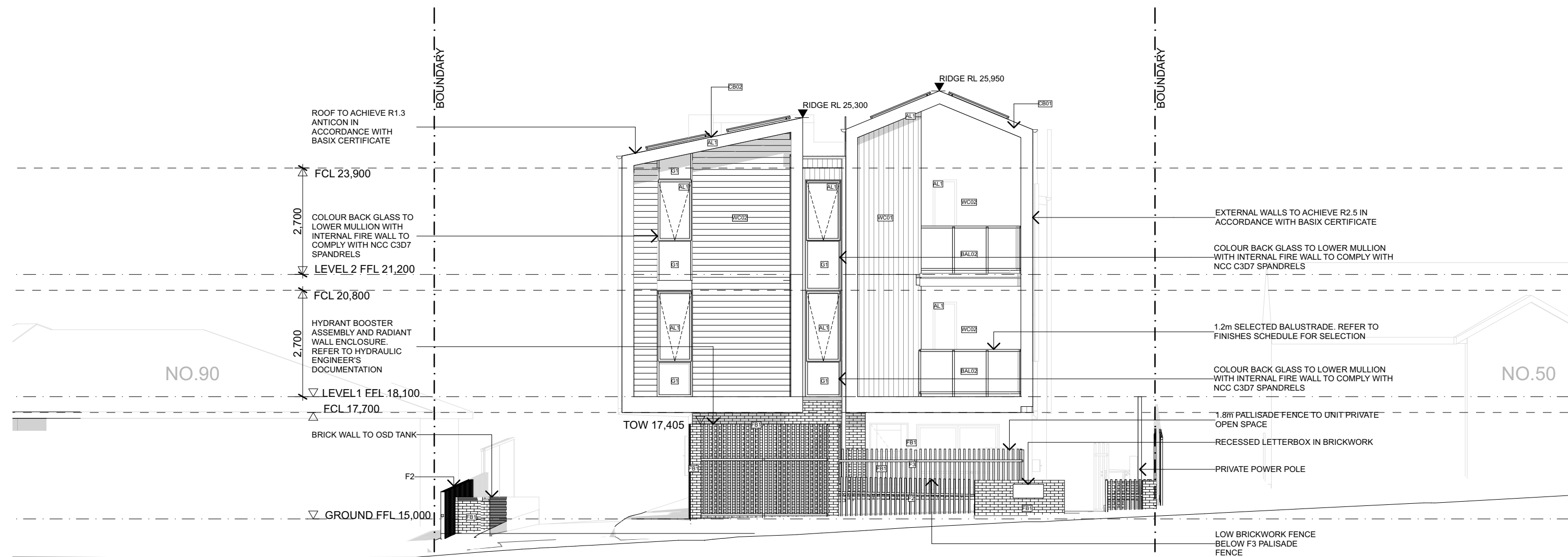
SCALE

1:100 @ A2

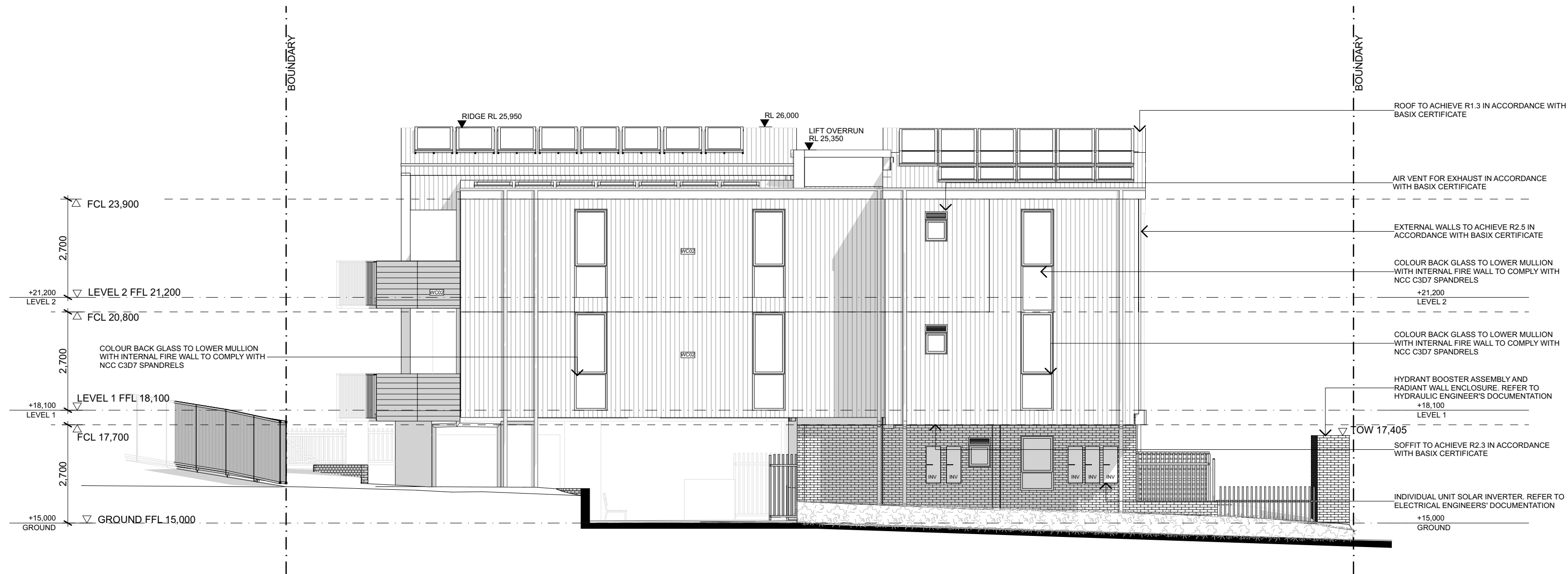




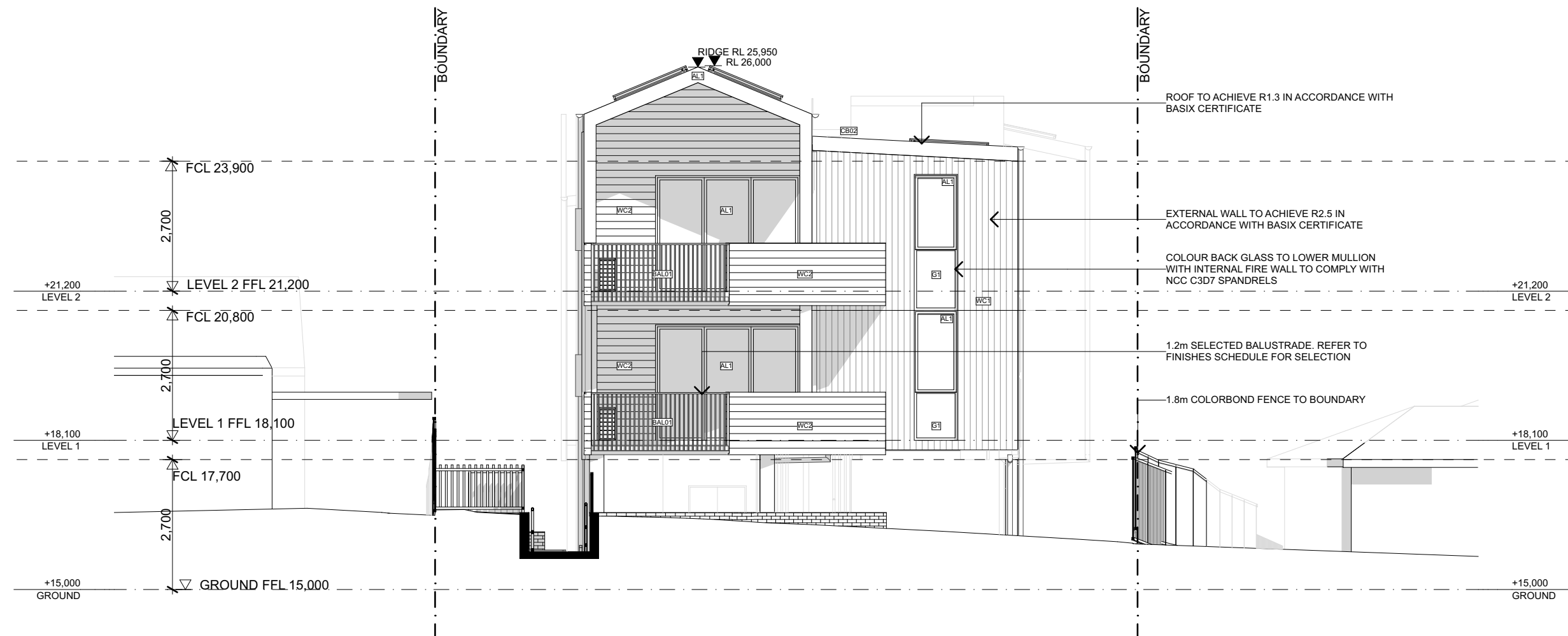
01 NORTH ELEVATION
- Scale 1:100



02 EAST ELEVATION
- Scale 1:100



03 SOUTH ELEVATION
Scale 1:100



04 WEST ELEVATION
Scale 1:100

ARCHITECT

INTEGRATED
DESIGN
GROUP

48/1-1201-102 KASTELPARLANS INTERIORS

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Residential Flat Building

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1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
15/7/2024	C	REVISED ISSUE FOR PART 5
13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

ELEVATIONS 02

DRAWING

P5-2001

ISSUE

D

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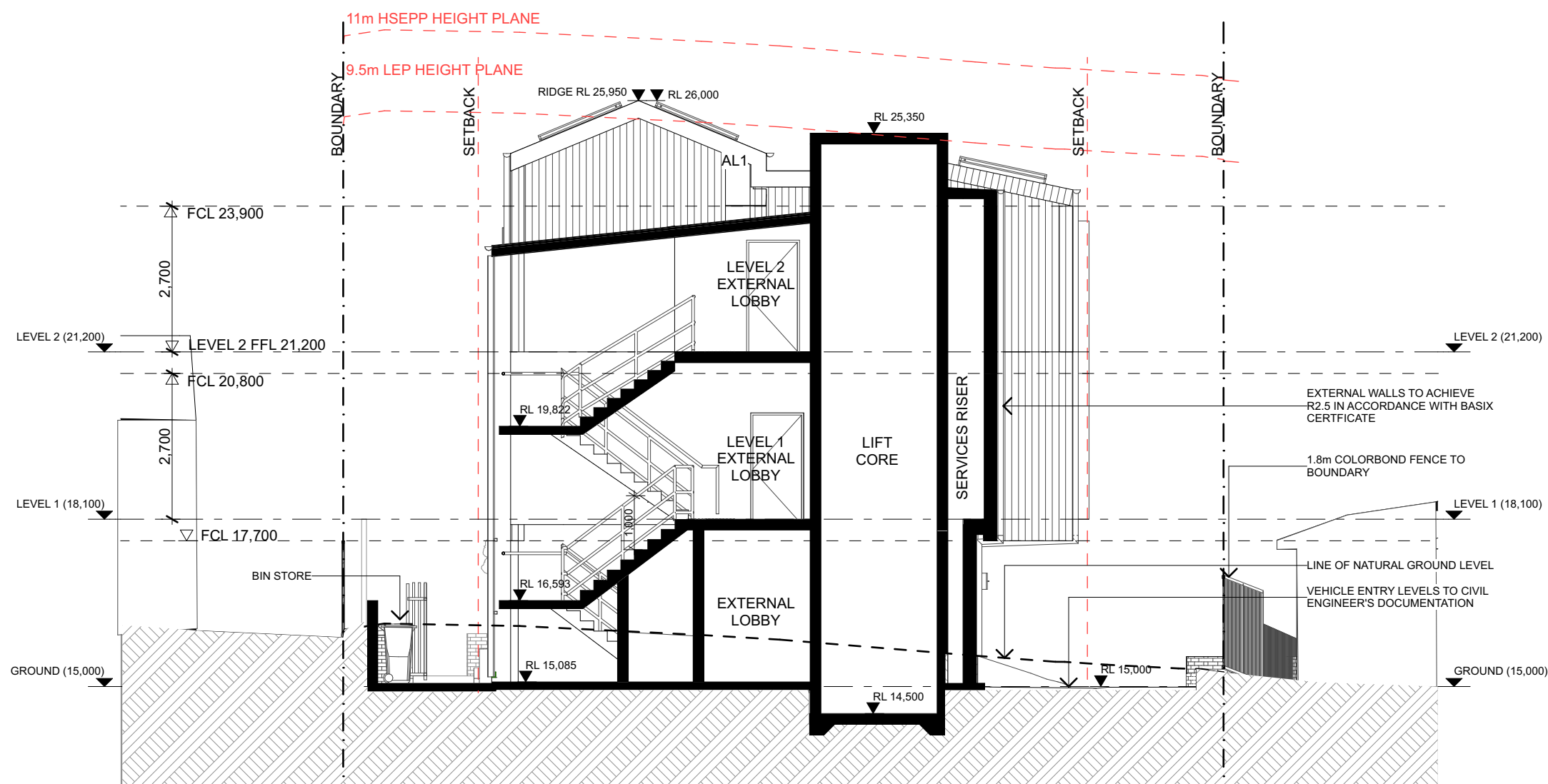
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S-01 SECTION
Scale 1:100



S-02 SECTION
Scale 1:100

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

48/51-70/71-82 KASTLEMANNS INTERESTS

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architects
Simon Thorne reg. no. 7093
Andrew Ella reg. no. 7028
Joshua Andren reg. no. 8878
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings
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DISCIPLINES

Access	VISTA ACCESS	Civil	NORTHROP
Acoustic	PWNA	Electrical	MARLINE
Authorist	REDJUM	Hydraulic	MARLINE
Landscape	WALLMAN PARTNERS	Structure	REBAL
Traffic	VARGA TRAFFIC		

PROJECT

Residential Flat Building

SITE: 48 New Orleans Crescent MAROUBRA NSW 2035
CLIENT: HOMES NSW
REF: BG24J

REVISION

1/3/2024	A	ISSUE FOR PART 5
6/5/2024	B	REVISED ISSUE FOR PART 5
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13/12/2024	D	REVISED ISSUE FOR PART 5

DRAWING

SECTIONS 01

DRAWING

P5-3000

ISSUE

D

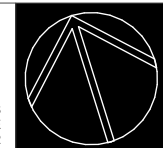
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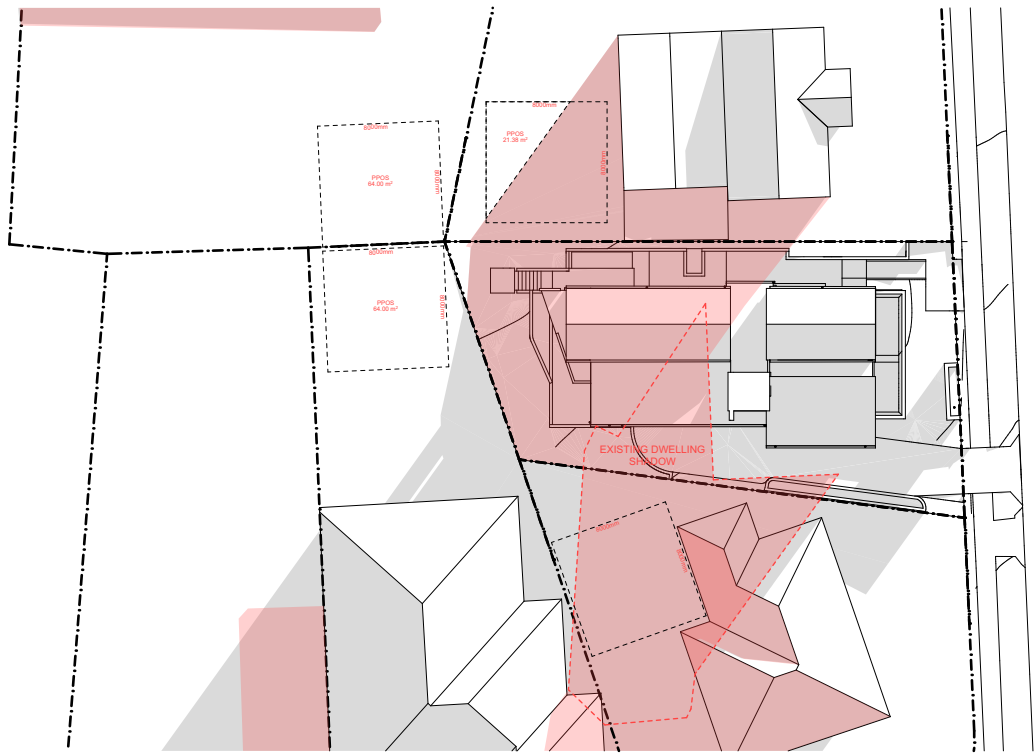
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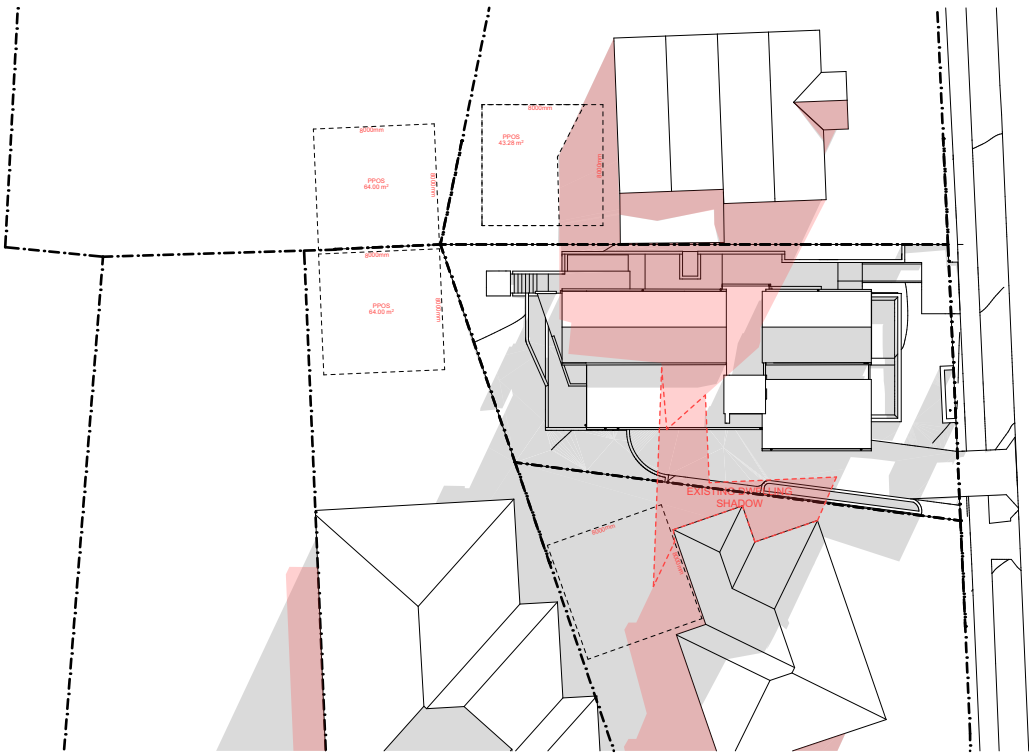
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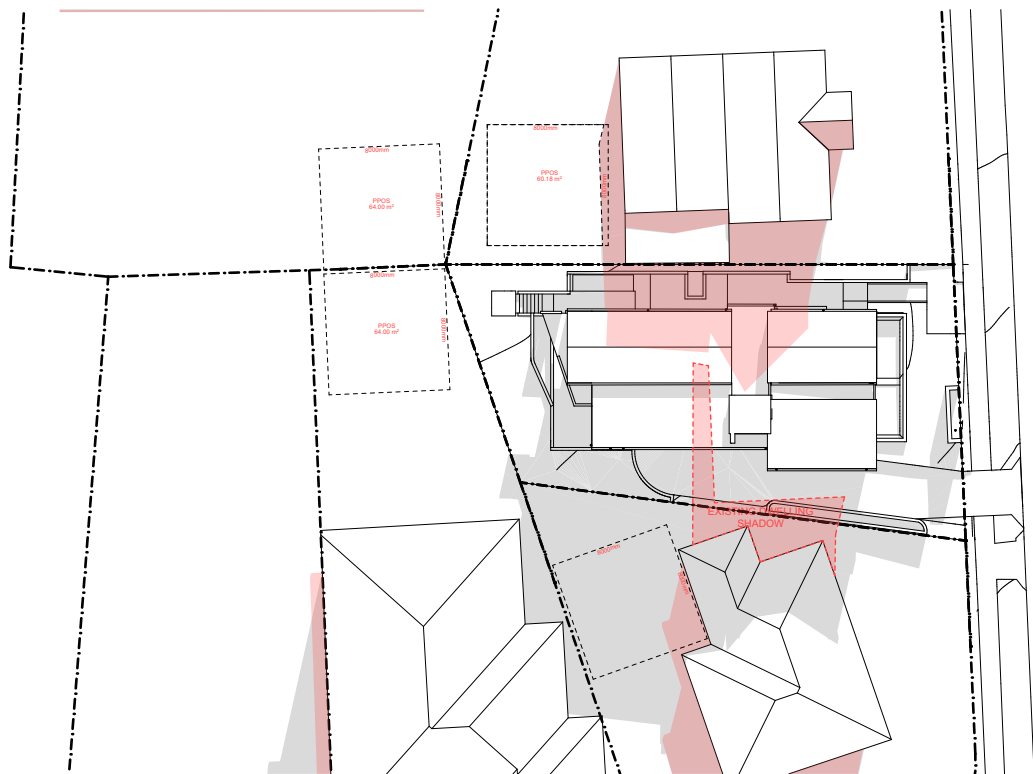




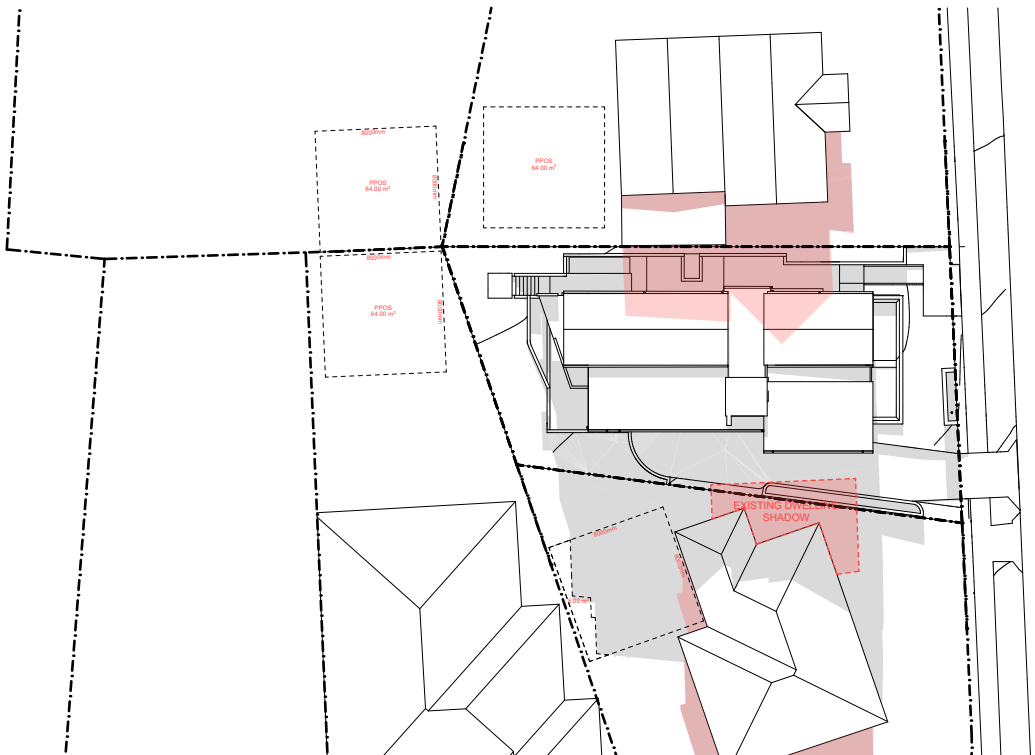
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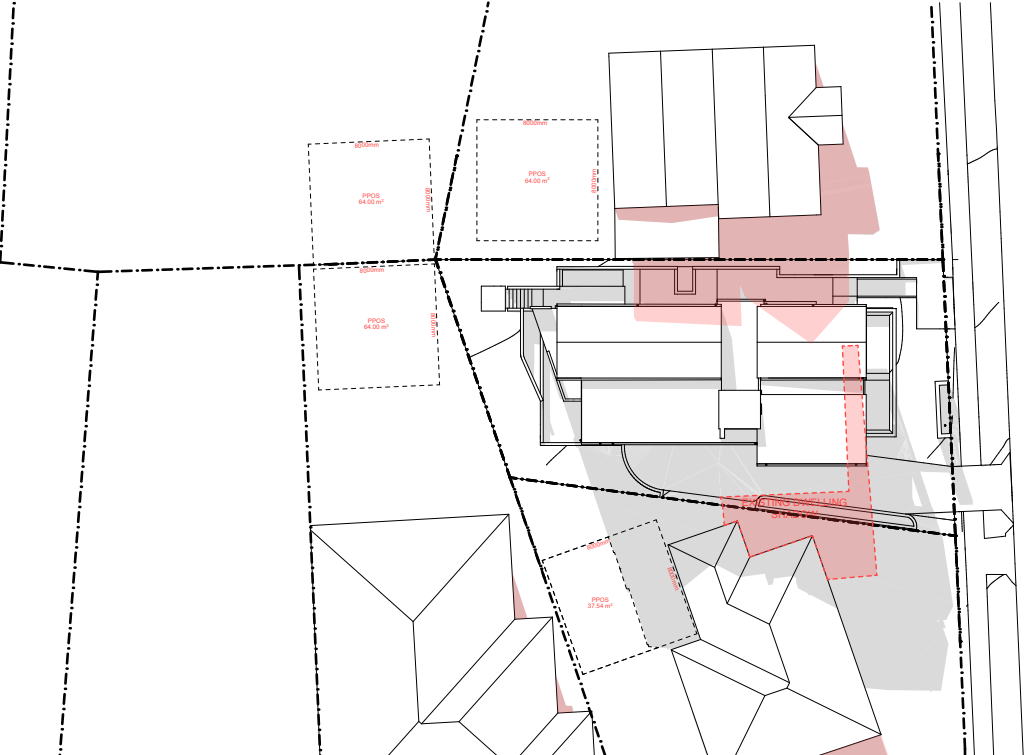
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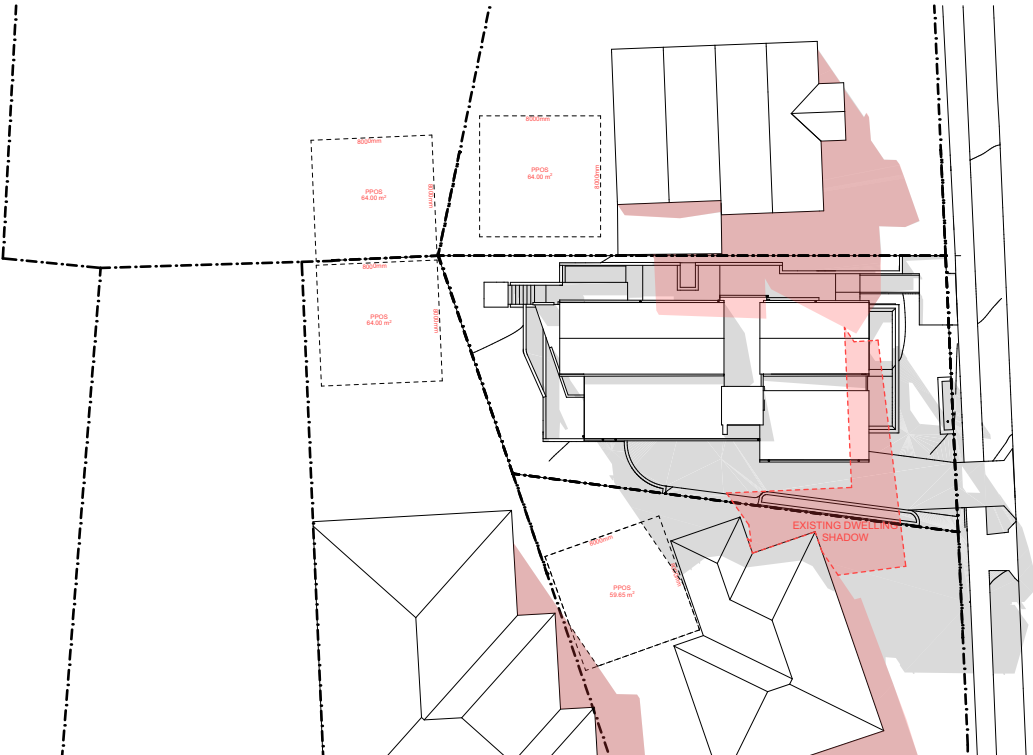
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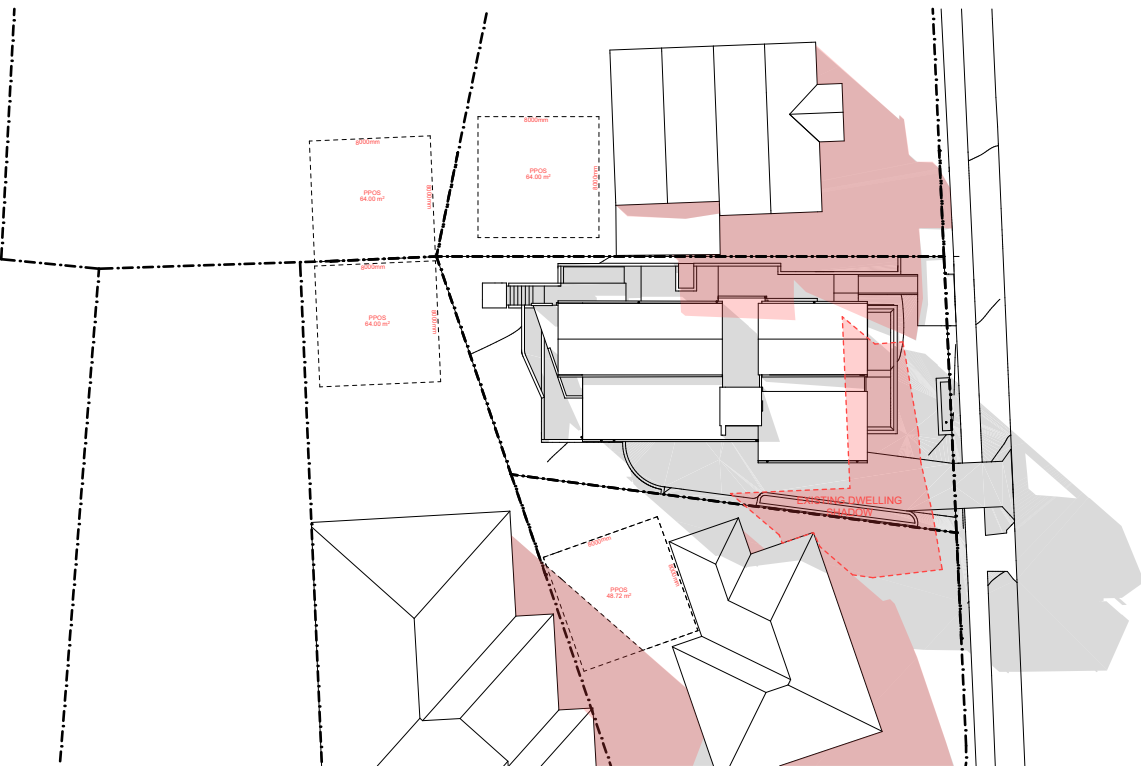
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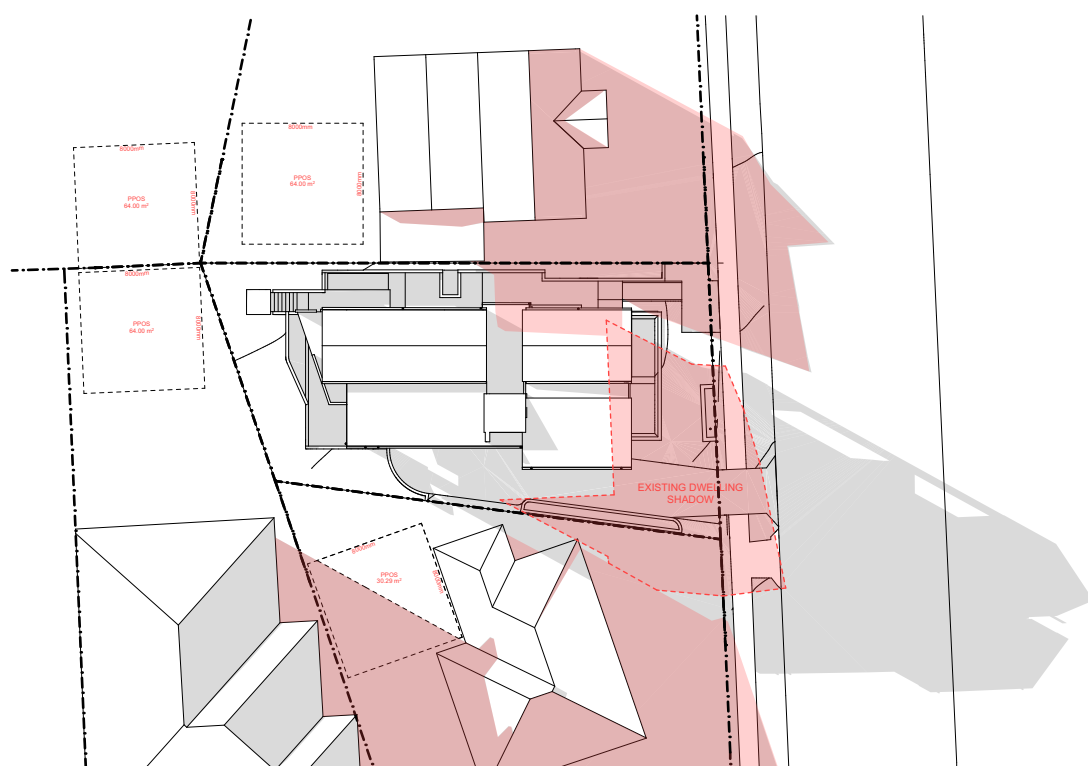
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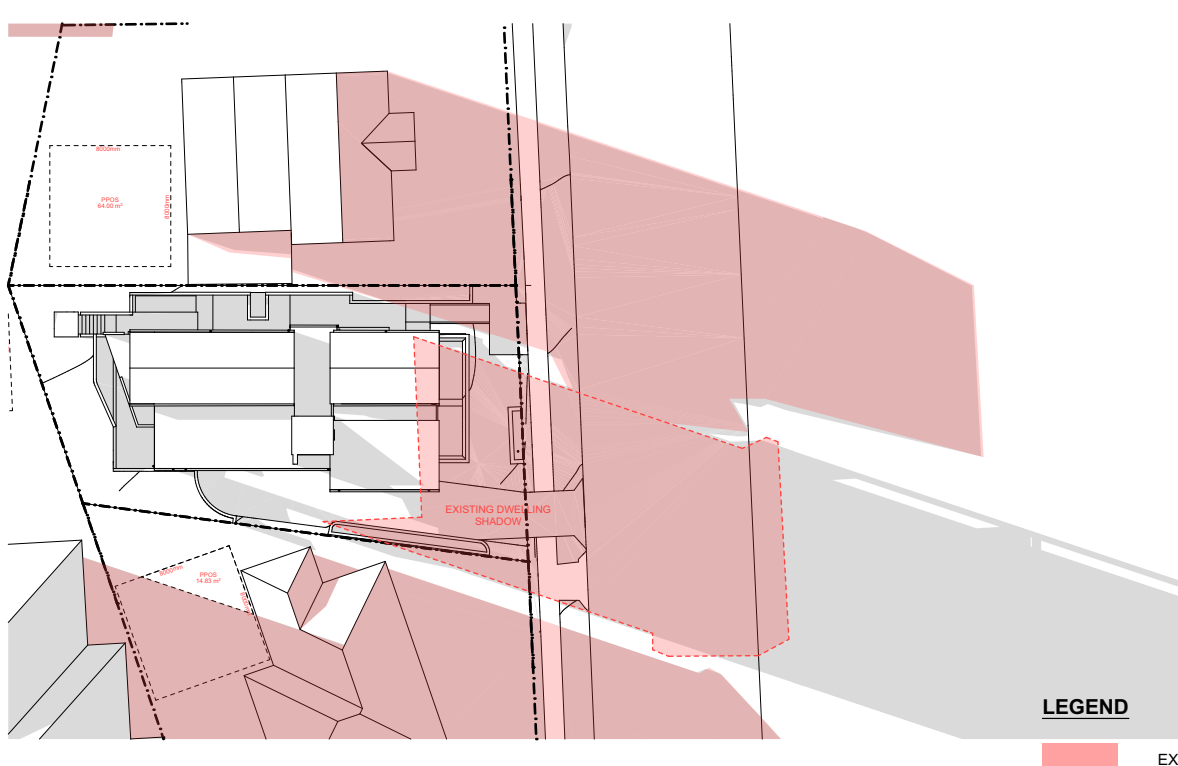
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07 SHADOW STUDY 21 June at 1400h
Scale 1:500



08 SHADOW STUDY 21 June at 1500h
Scale 1:500



09 SHADOW STUDY 21 June at 1600h
Scale 1:500

LEGEND

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- SHADOWS CAST BY EXISTING DWELLING ON SITE
- SHADOWS CAST BY PROPOSED DEVELOPMENT

ARCHITECT

INTEGRATED
DESIGN
GROUP

48/1-2/201-102 KASTELPLANING INTERIORS

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DRAWING

SHADOW DIAGRAMS

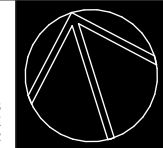
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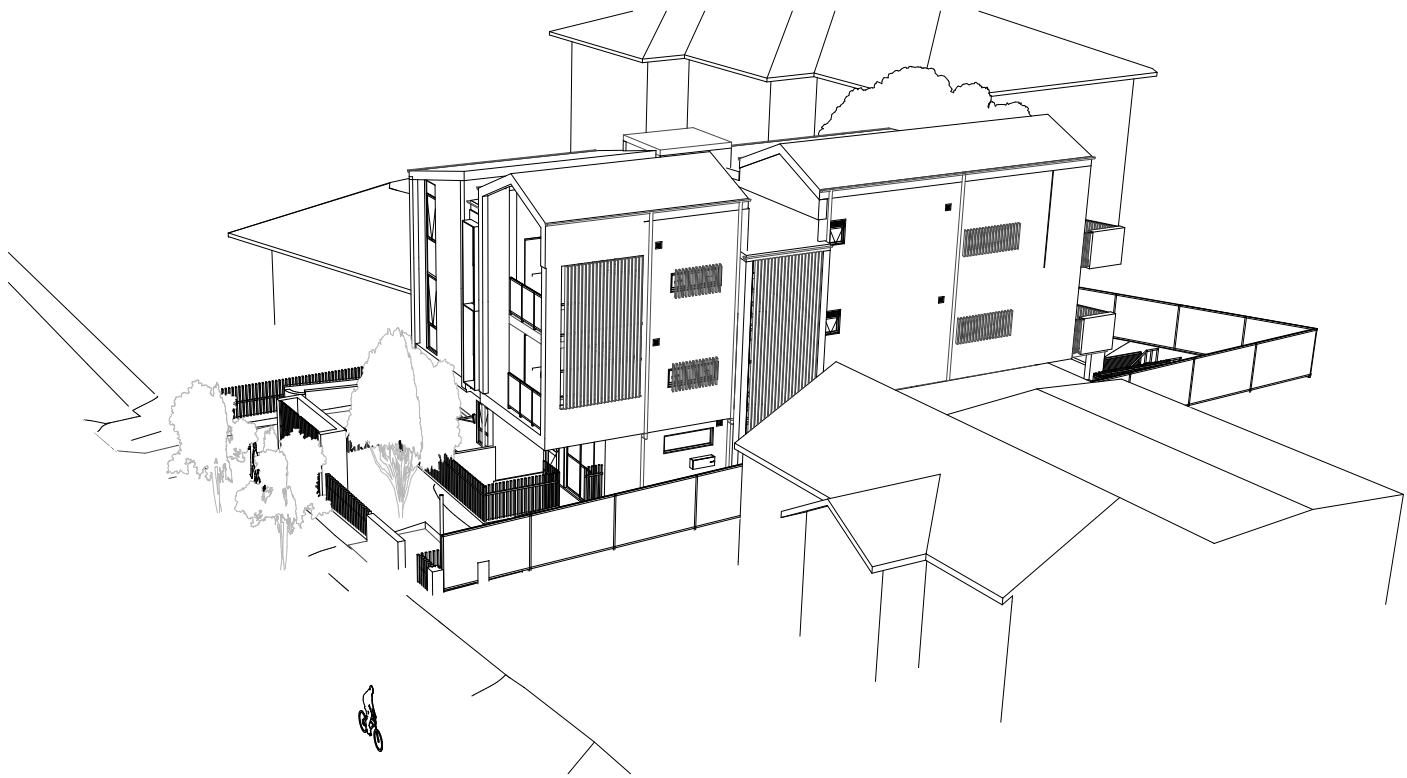
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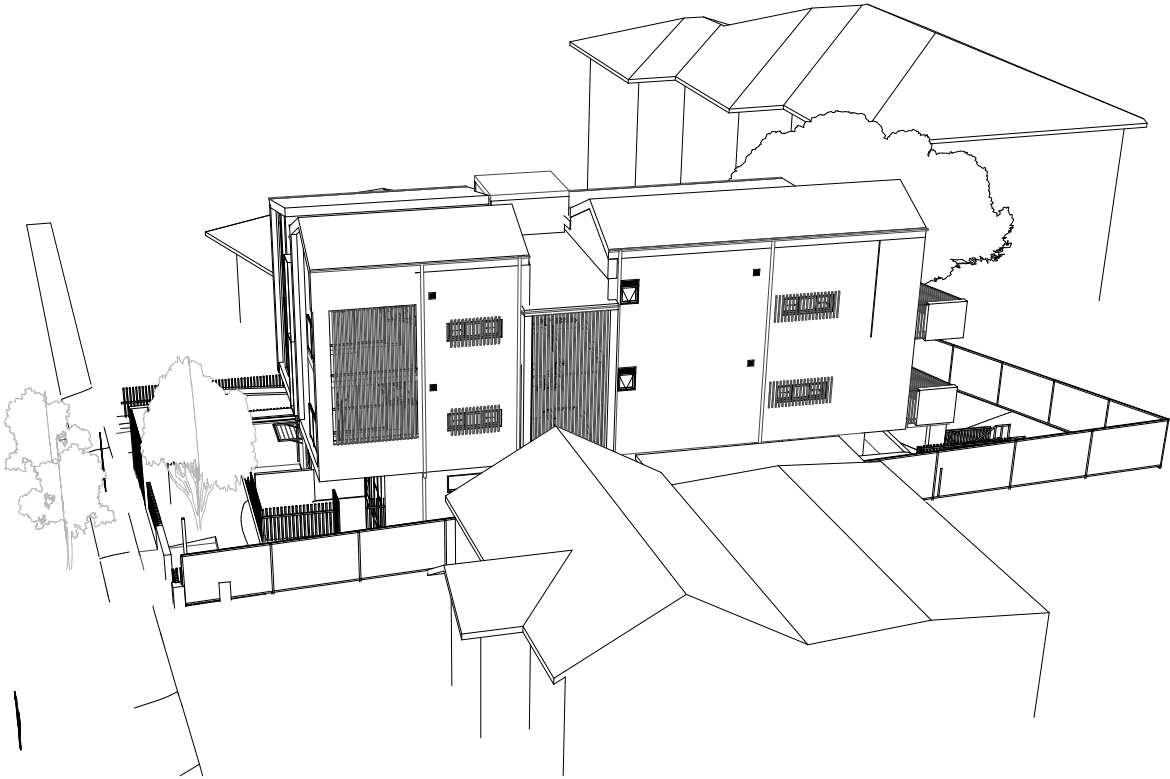
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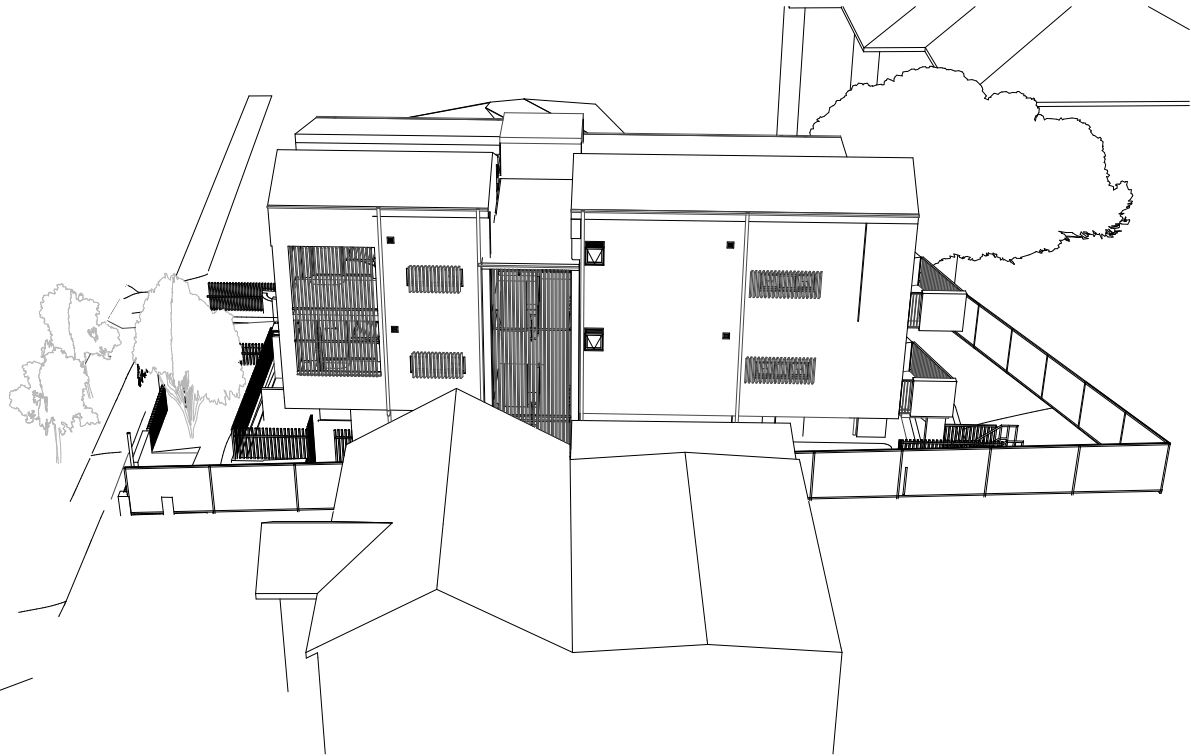




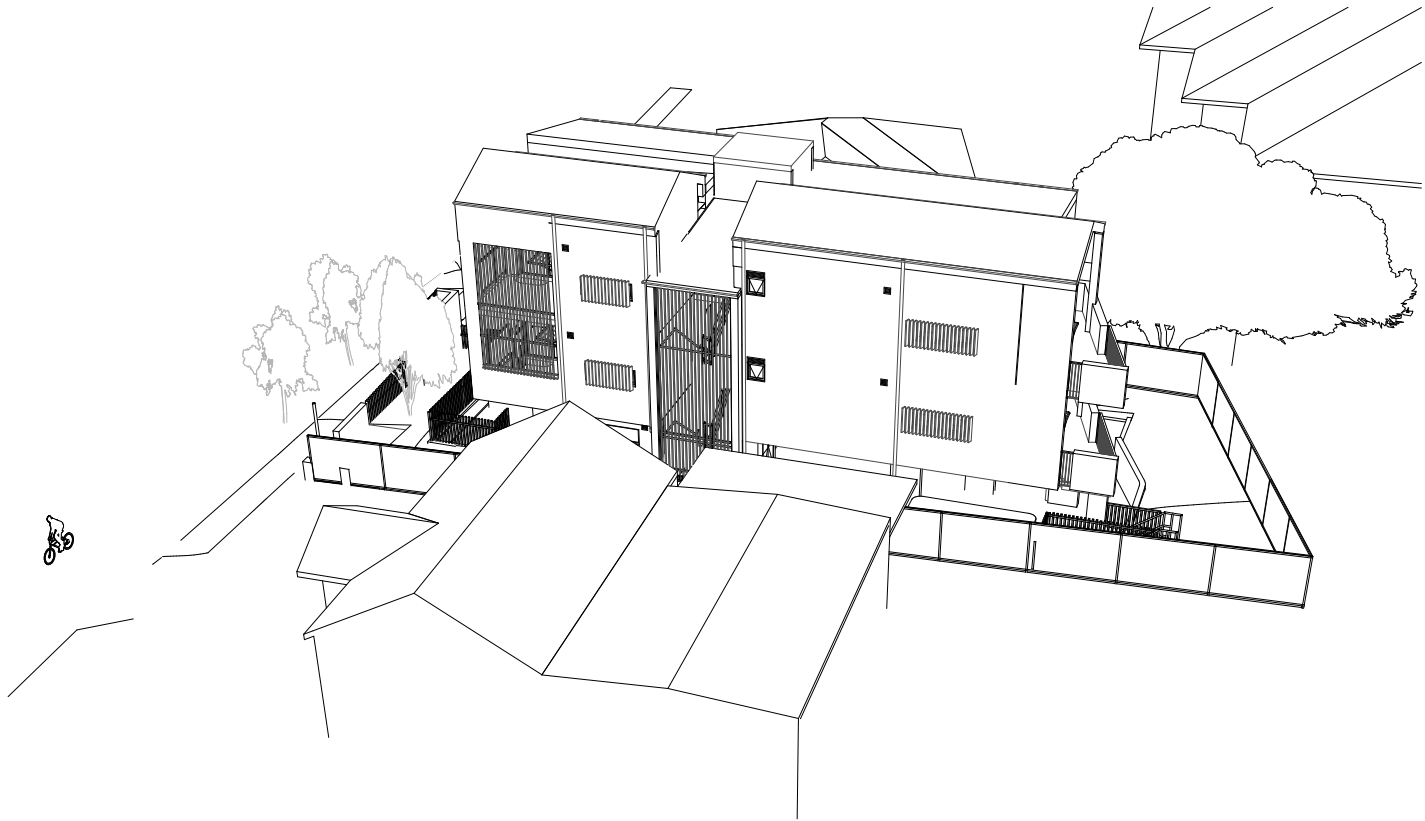
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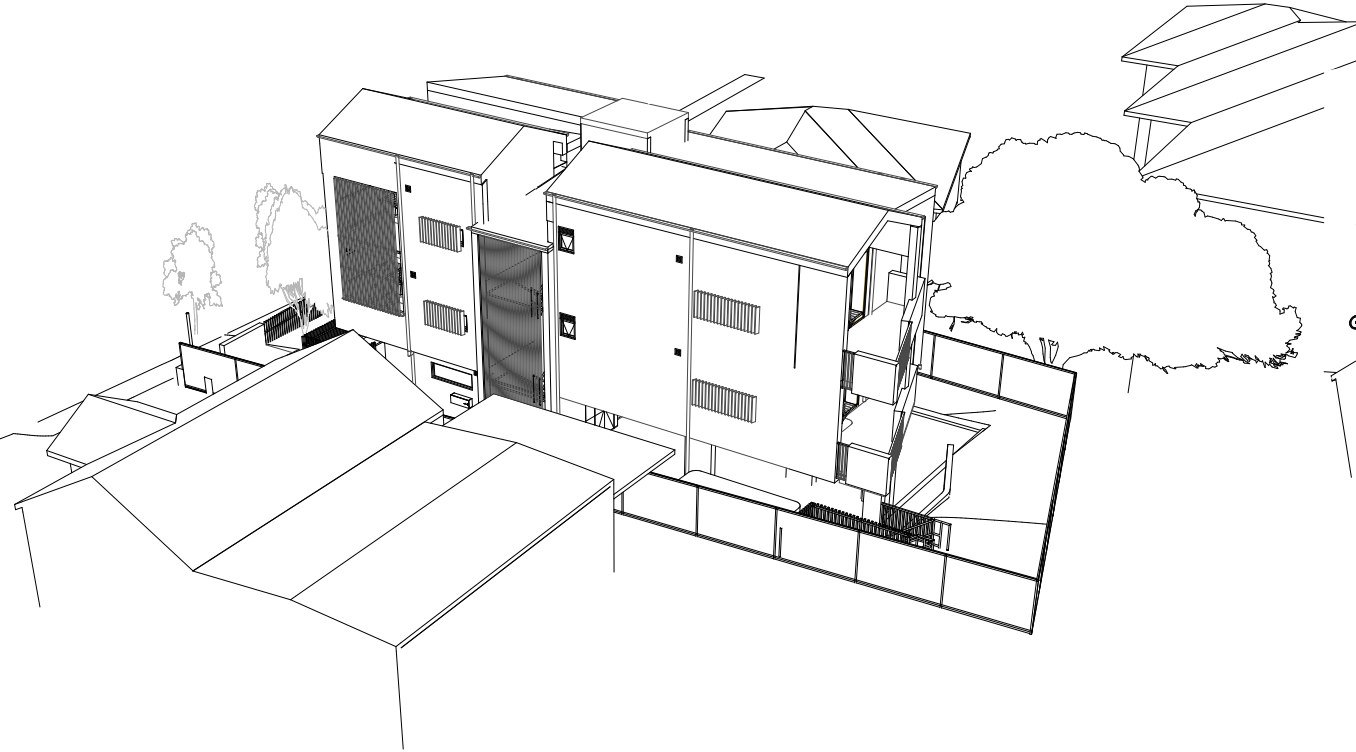
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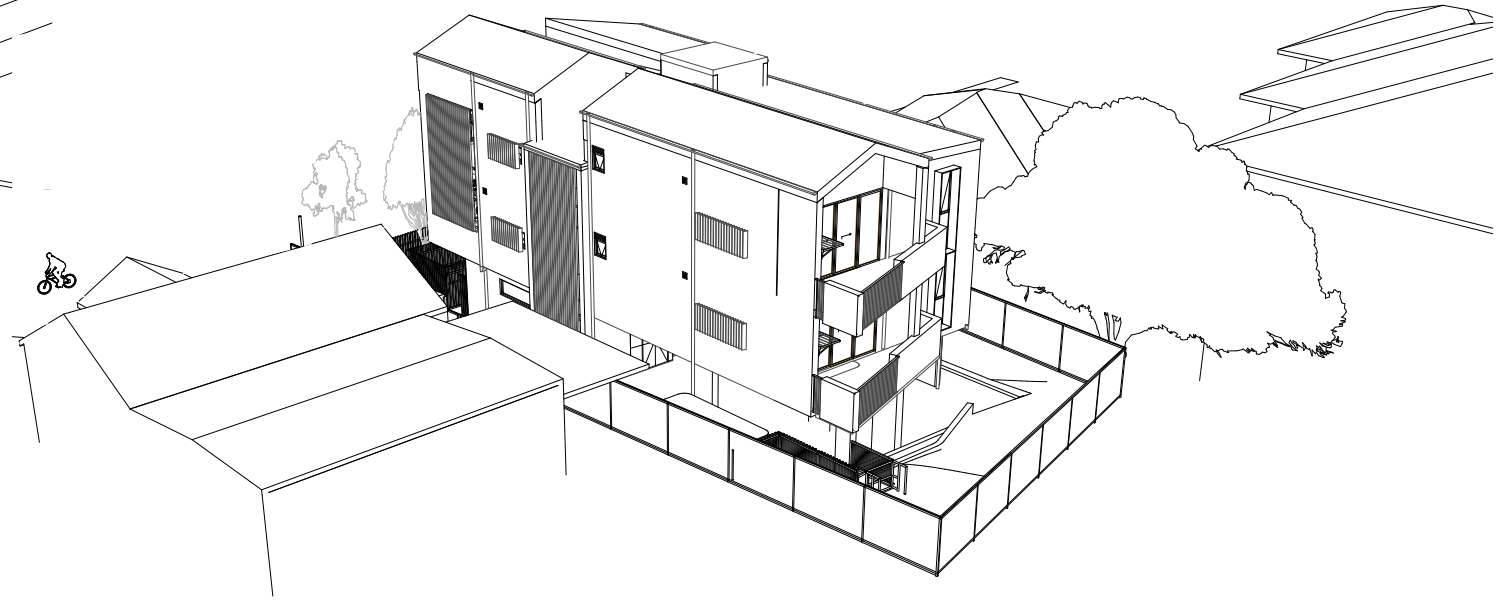
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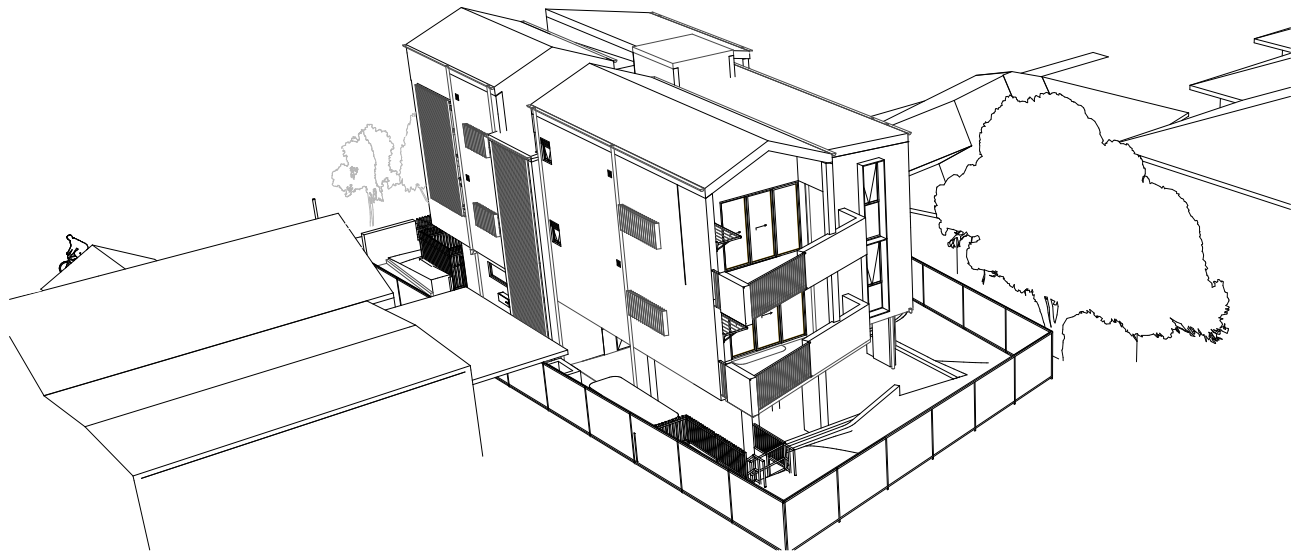
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06 2PM JUNE 21



07 3PM JUNE 21

