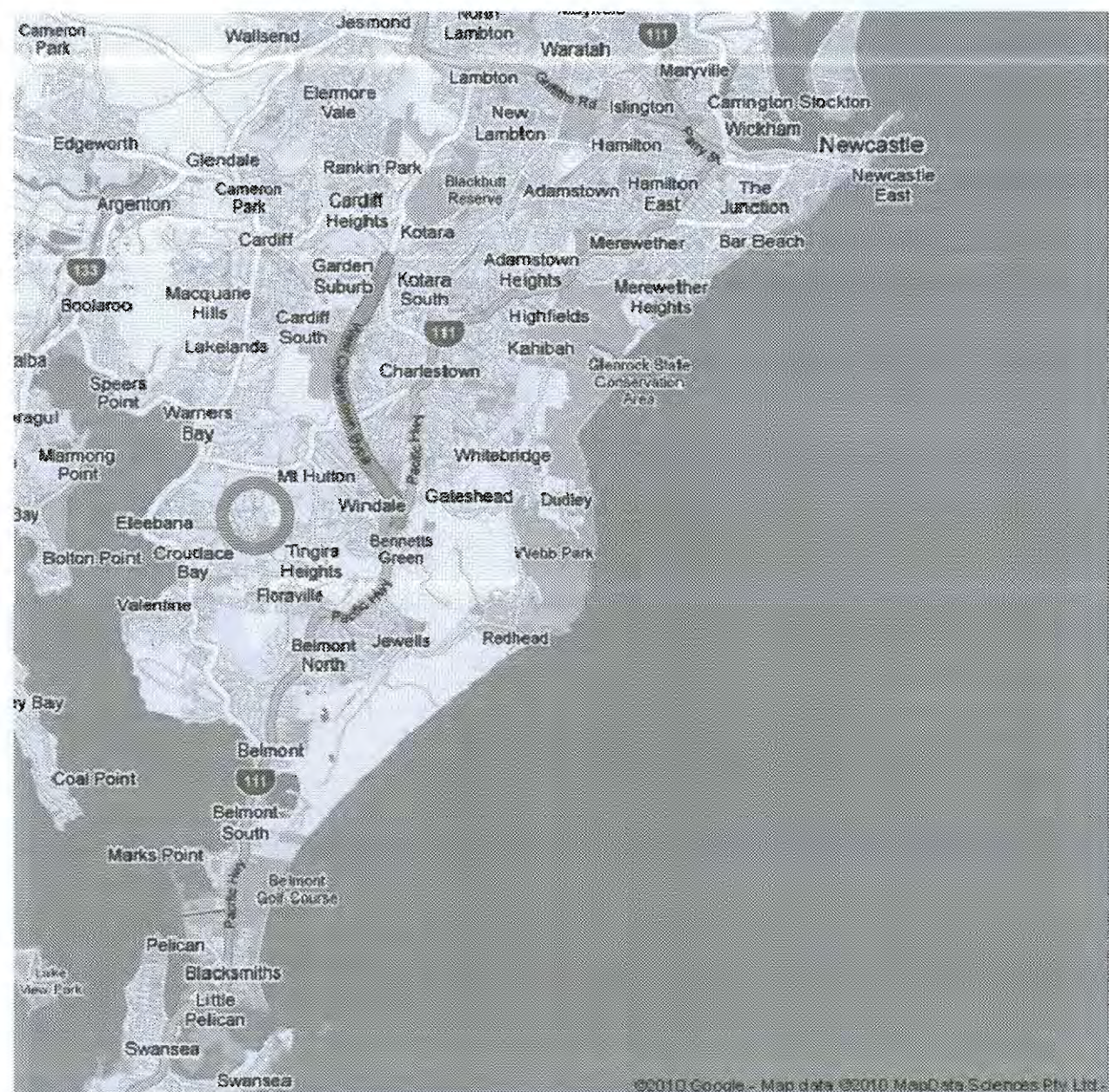
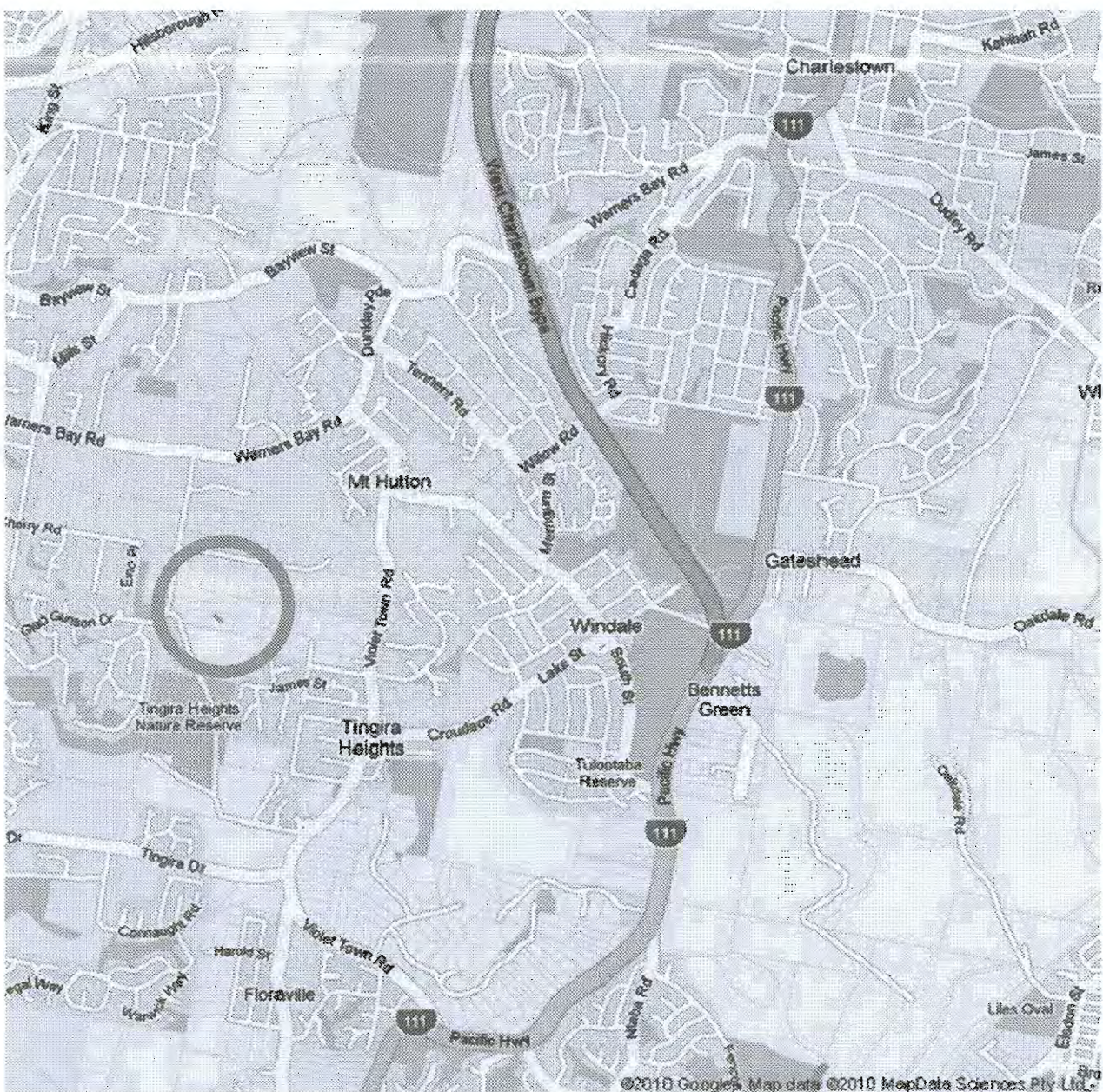


KENDEL PARK ENVIRONMENTAL VILLAGE

PROPOSED SENIORS LIVING RETIREMENT VILLAGE DEVELOPMENT
LOTS 11 & 12, DP 830292, No.'s 40 & 48 BURTON ROAD, MOUNT HUTTON



REGIONAL CONTEXT MAP



LOCAL CONTEXT MAP



SITE CONTEXT MAP



AERIAL SITE PHOTO



STREET ENTRANCE



UNITS 23 & 24



UNITS 36 & 35



UNITS 37 & 38



UNITS 28 & 29



COMMUNITY CENTRE



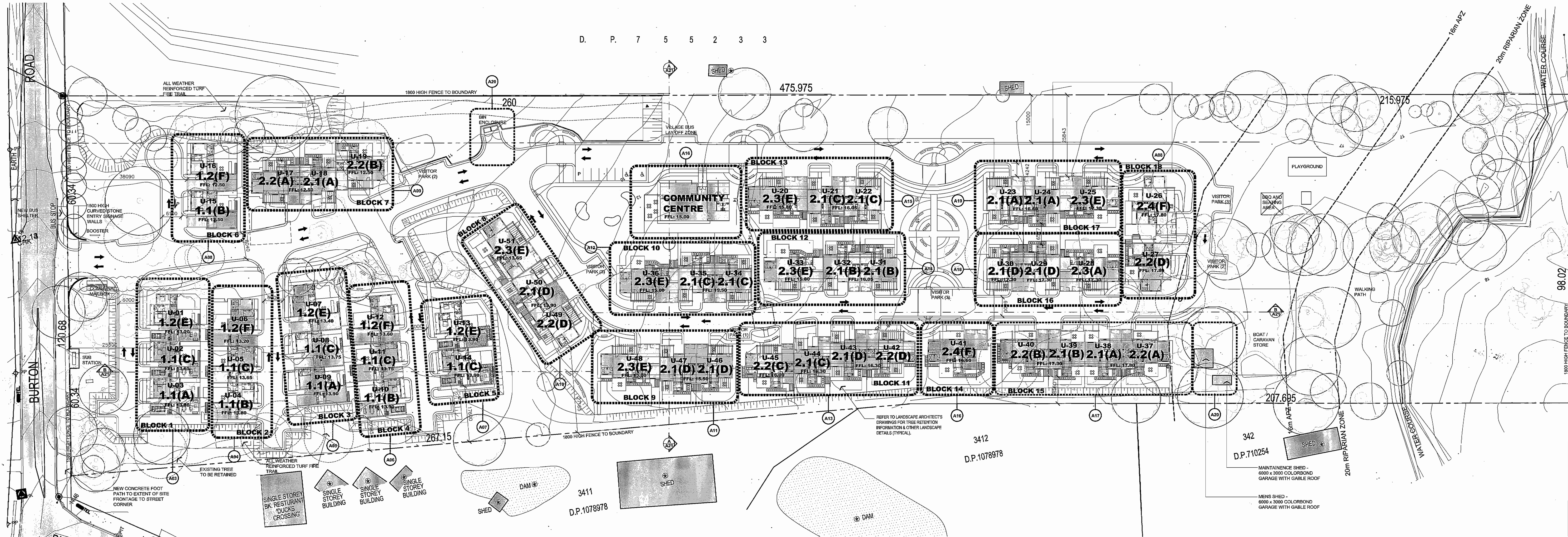
UNITS 1, 2, & 3

DRAWING SCHEDULE

- A00 COVER SHEET
- A01 SITE PLAN
- A02 SITE ELEVATIONS
- A03 PLANS & ELEVATIONS - BLOCK 1
- A04 PLANS & ELEVATIONS - BLOCK 2
- A05 PLANS & ELEVATIONS - BLOCK 3
- A06 PLANS & ELEVATIONS - BLOCK 4
- A07 PLANS & ELEVATIONS - BLOCK 5
- A08 PLANS & ELEVATIONS - BLOCK 6 & 18
- A09 PLANS & ELEVATIONS - BLOCK 7
- A10 PLANS & ELEVATIONS - BLOCK 8
- A11 PLANS & ELEVATIONS - BLOCK 9
- A12 PLANS & ELEVATIONS - BLOCK 10
- A13 PLANS & ELEVATIONS - BLOCK 11
- A14 PLANS & ELEVATIONS - BLOCK 12
- A15 PLANS & ELEVATIONS - BLOCK 13
- A16 PLANS & ELEVATIONS - BLOCK 14
- A17 PLANS & ELEVATIONS - BLOCK 15
- A18 PLANS & ELEVATIONS - BLOCK 16
- A19 PLANS & ELEVATIONS - BLOCK 17
- A20 PLANS & ELEVATIONS - BINS ENCLOSURE & SHEDS
- A21 SITE SECTIONS
- A22 STAGING PLAN
- A23 VEHICLE SWEEP PATHS
- A24 VEHICLE SWEEP PATHS
- A25 SHADOW DIAGRAMS
- A26 SHADOW DIAGRAMS
- A27 SHADOW DIAGRAMS
- A28 SHADOW DIAGRAMS
- A29 SHADOW DIAGRAMS
- A30 SHADOW DIAGRAMS
- A31 SHADOW DIAGRAMS
- A32 SHADOW DIAGRAMS
- A33 SHADOW DIAGRAMS
- A34 SHADOW DIAGRAMS
- A35 SHADOW DIAGRAMS
- A36 SHADOW DIAGRAMS
- A37 SHADOW DIAGRAMS

A00 rev 3
PROJECT NO 8572 DEC 2010





SITE PLAN
SCALE 1: 500 @ B1

DEVELOPMENT SCHEDULE

SITE AREA = 49,595 sqm
51 DWELLINGS
28 X 1 BED + STUDY
23 X 2 BED + STUDY
(2.1) 1 BED + STUDY GFA = 98 sqm/DWELLING x 13
(1.1) 1 BED + STUDY GFA = 116 sqm/DWELLING x 10
(2.2, 2.3, 2.4) 2 BED + STUDY GFA = 120 sqm/DWELLING x 22
(1.2) 2 BED + STUDY GFA = 130 sqm/DWELLING x 6
TOTAL GFA = 5854 sqm (51 DWELLINGS)
SITE AREA / DWELLING = 972 sqm
FLOOR / SPACE RATIO = 0.12 : 1
LANDSCAPED AREA = 71% OF SITE

A REDUCTION OF 25 UNITS - 2696 SQM
32% OF ORIGINAL PROPOSAL

Building Sustainability Assessment
enquiries@buildingssustainability.net.au www.buildingsustainability.net.au

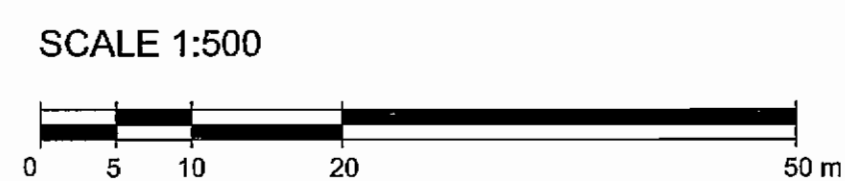
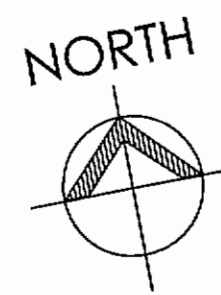
Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the ABA Assessment Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Building Sustainability Assessments.

ABA Assessor #00105 Certificate # - Refer to stamp September 2010
Thermal Performance Specifications - BSA Ref. 5710 (Burton Road)

These are the Specifications upon which the Certificate Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternative specifications are detailed, the location and extent of the alternative specification must be detailed below and/or clearly indicated on referenced documentation.

External Wall Construction	Insulation	Colour (Solar Absorption)	Detail
Block Veneer & Weatherboard	R2.0	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.5 to ceiling adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorption)	Detail
Modif	Foil + R1.0 blanket	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	No Green (if not noted default value is 0.08)	
Windows	Glass and frame type	U SHGC Area sq m	Detail
Double Glazed	Single clear Aluminium	U SHGC Area sq m	As shown on plans
Skylights	Glass and frame type	U SHGC Area sq m	Detail
U and SHGC values are according to NFRC. Alternative products may be used if the U value is lower and the SHGC is also 10% higher or lower than the above figures.			
External Window Cover	Detail		
Fixed shading - Slats	Width includes guttering, offset is distance above windows		
Fixed shading - Other	Material only, refer to plan for detail		
Shaded areas as shown	Vegetation, Pergolas (type and description)		
Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	no	Exhaust fans no dampers	no
Over roof window vents	yes	Vertical daylight	no
Vertical daylight	no	Fixed wall or ceiling vents	no
Tip: means that the item was not included in the assessment and shall not be installed.			
You do not have to show window details that are not included in the assessment and shall not be installed.			

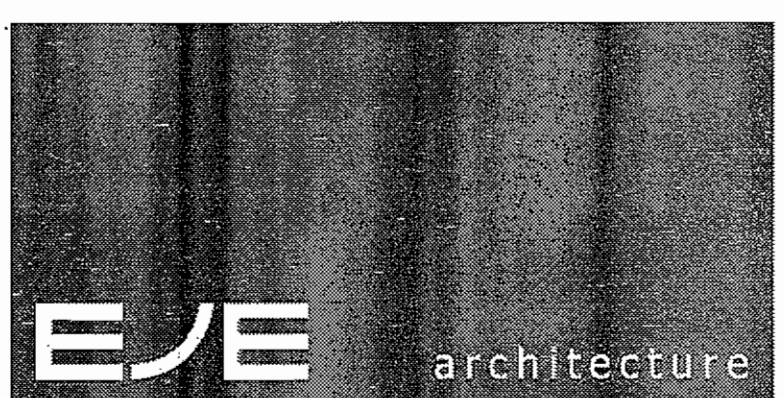
NOTE: EACH UNIT TO HAVE 5 STAR RATED INSTANTANEOUS GAS HOT WATER SYSTEMS PROVIDED.

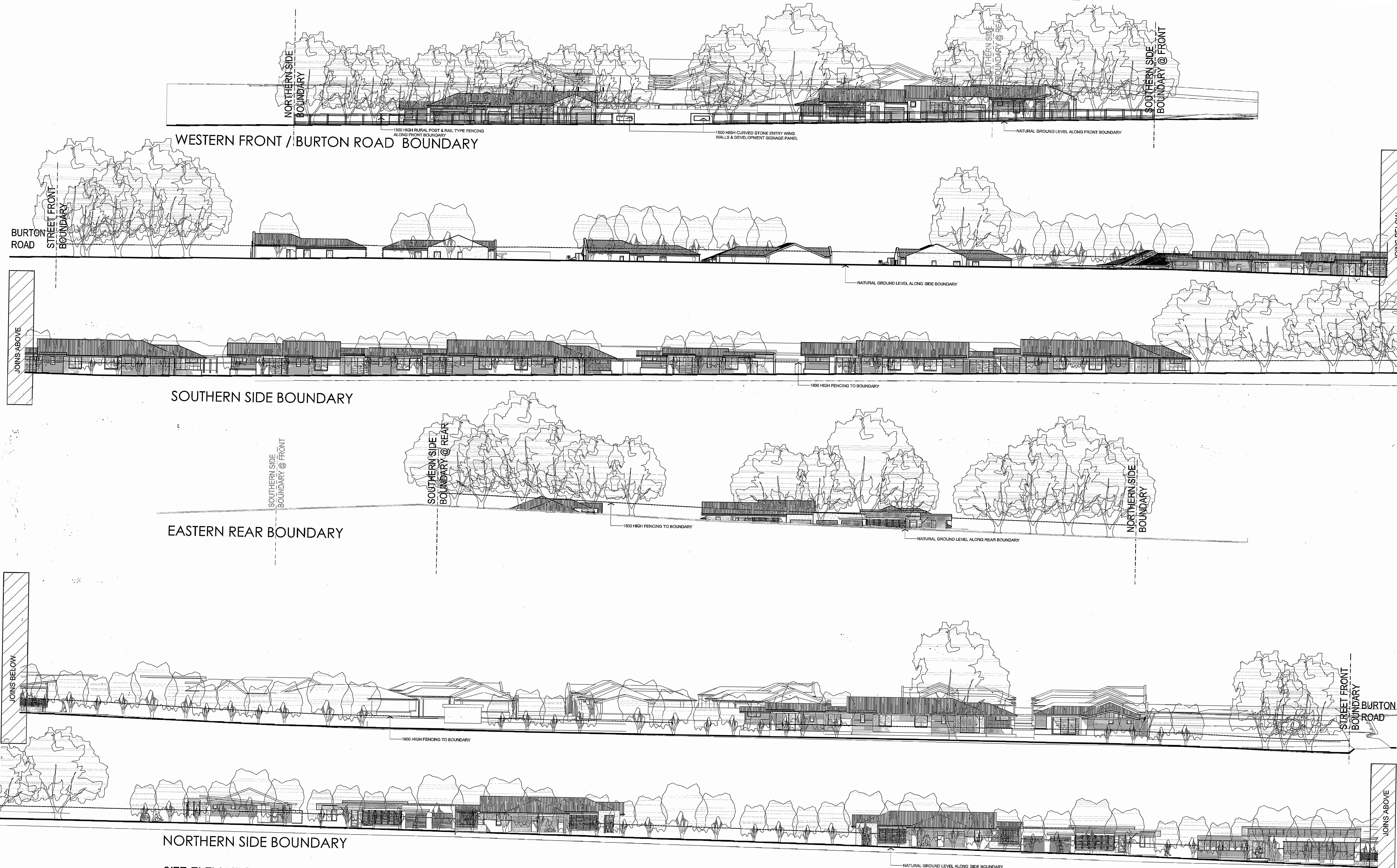


KENDEL PARK ENVIRONMENTAL VILLAGE

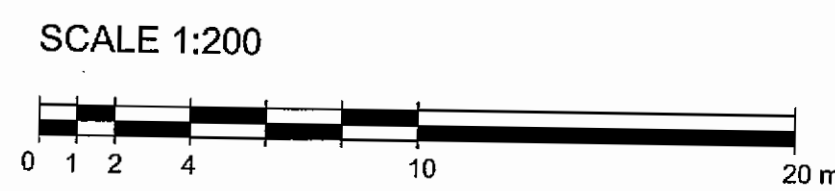
40 & 48 BURTON ROAD, MOUNT HUTTON

A01 rev 3
PROJECT NO 8572 DEC, 2010





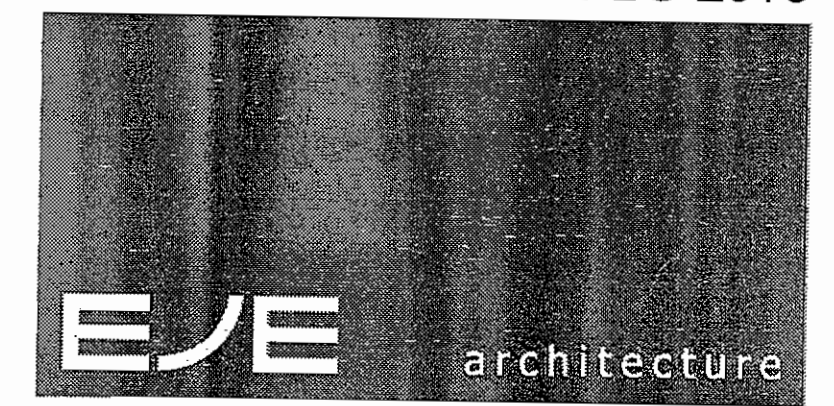
SITE ELEVATIONS
SCALE 1: 200 @ B1

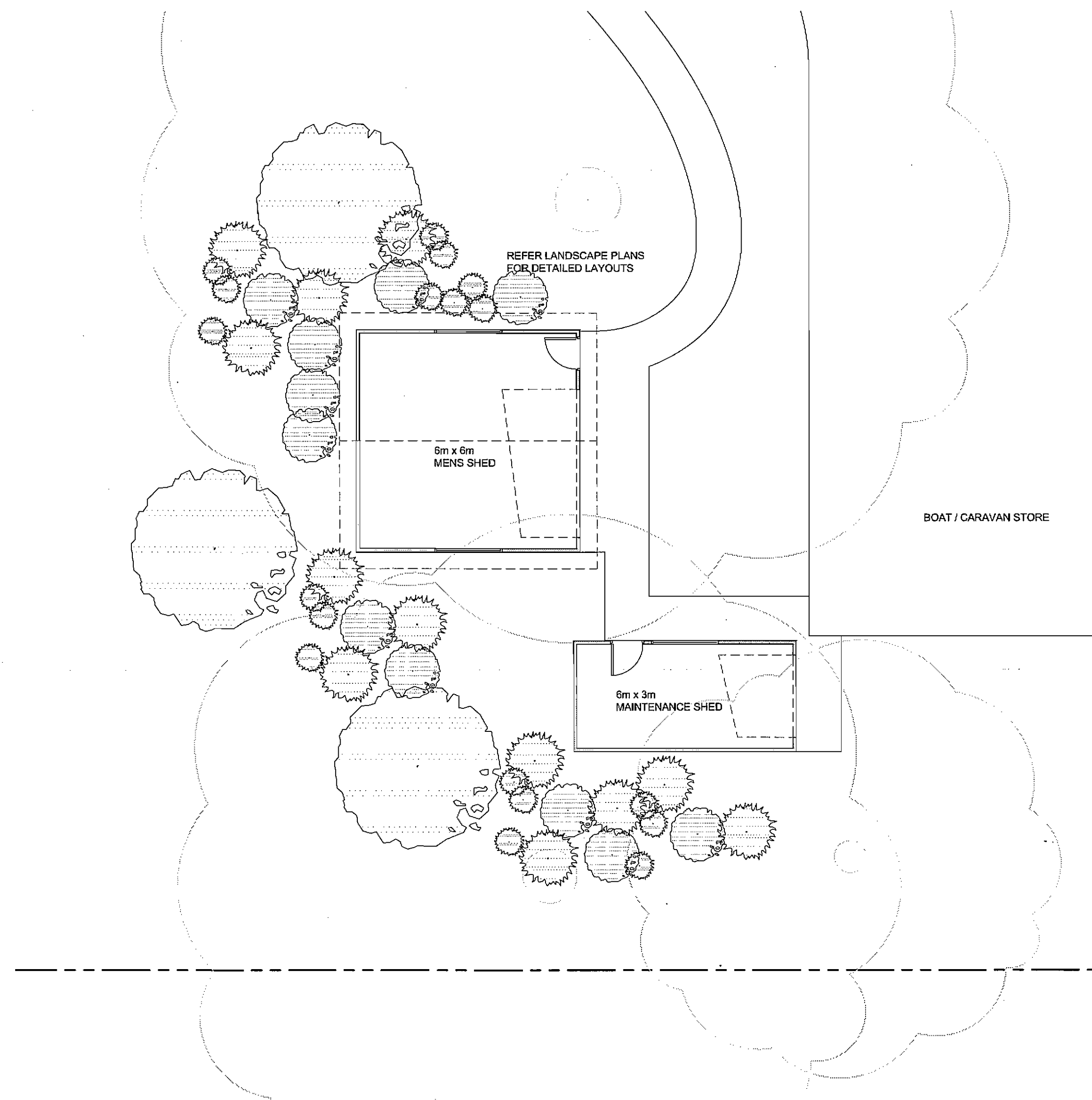


KENDEL PARK ENVIRONMENTAL VILLAGE

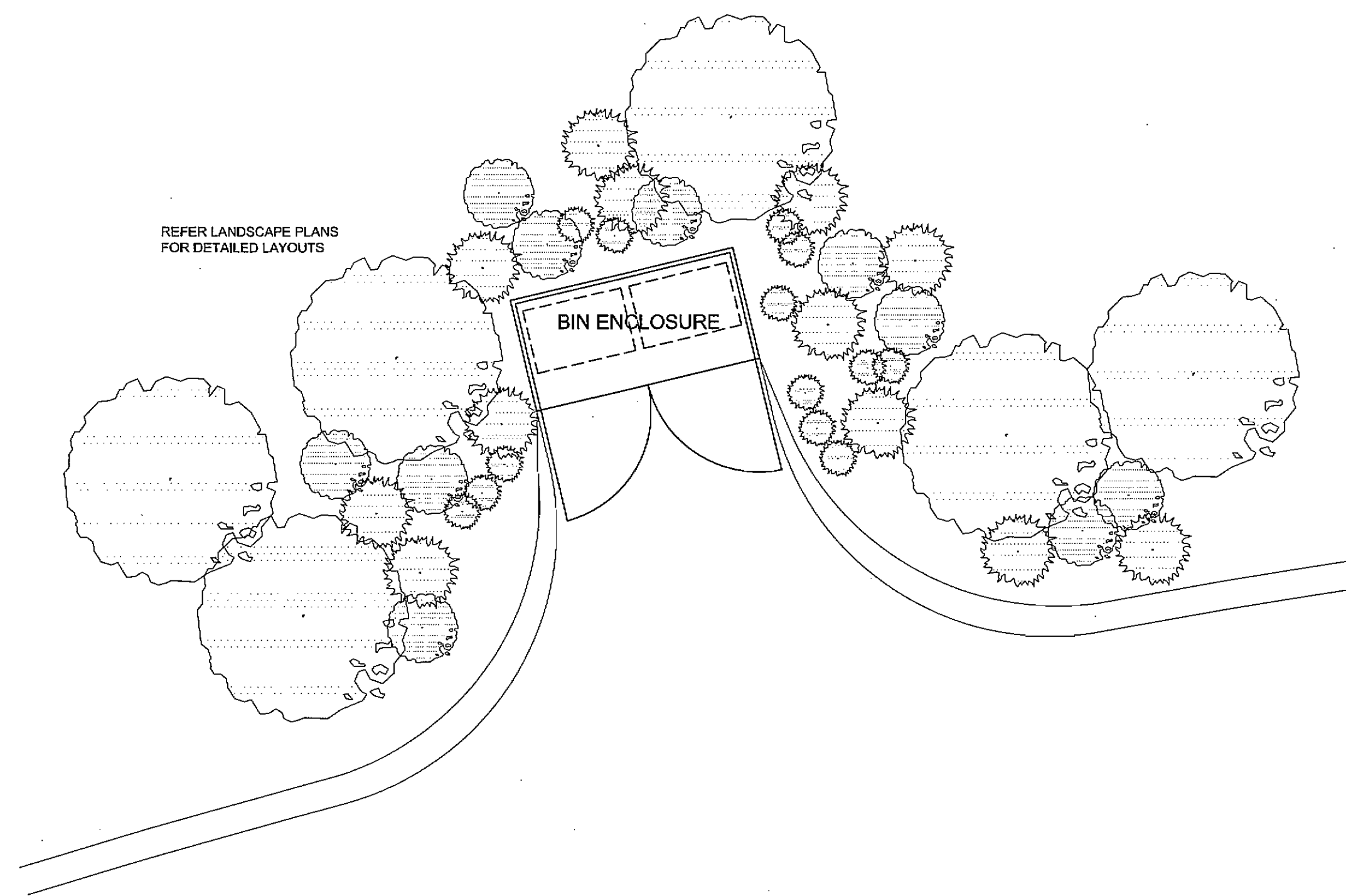
40 & 48 BURTON ROAD, MOUNT HUTTON

A02 rev 3
PROJECT NO 8572 DEC 2010

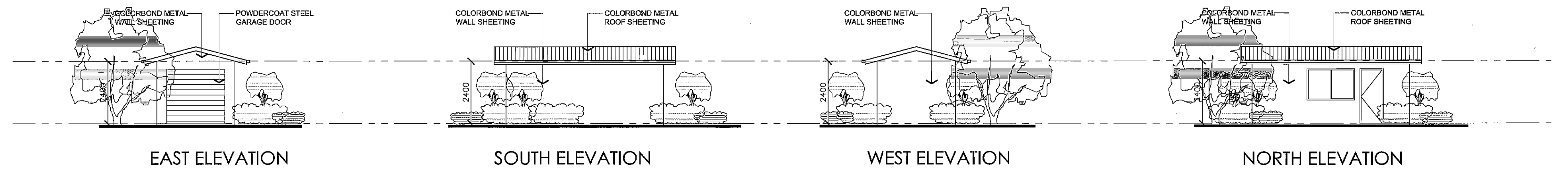




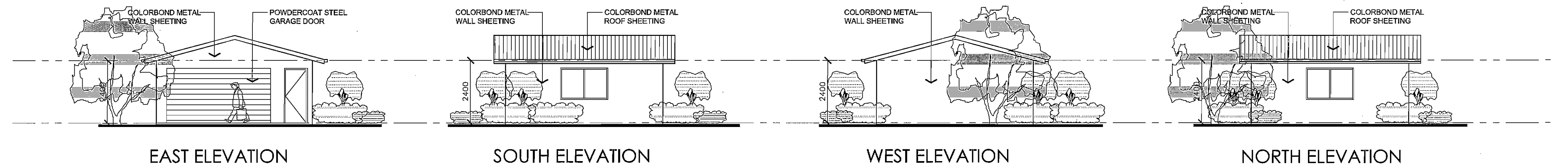
FLOOR PLAN - MAINTENANCE SHED AND MENS SHED
SCALE 1: 100 @ B1



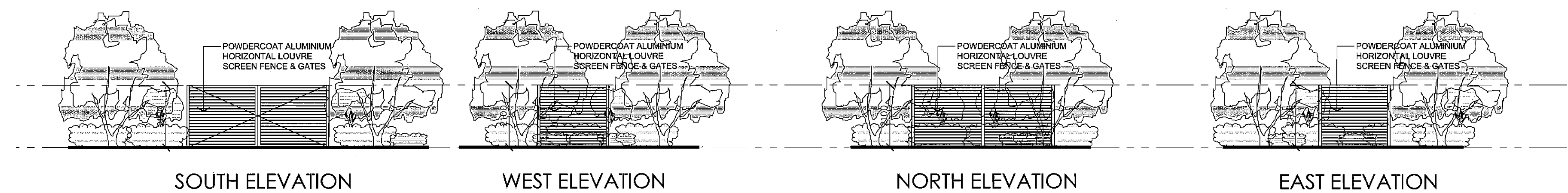
FLOOR PLAN - BIN ENCLOSURE
SCALE 1: 100 @ B1



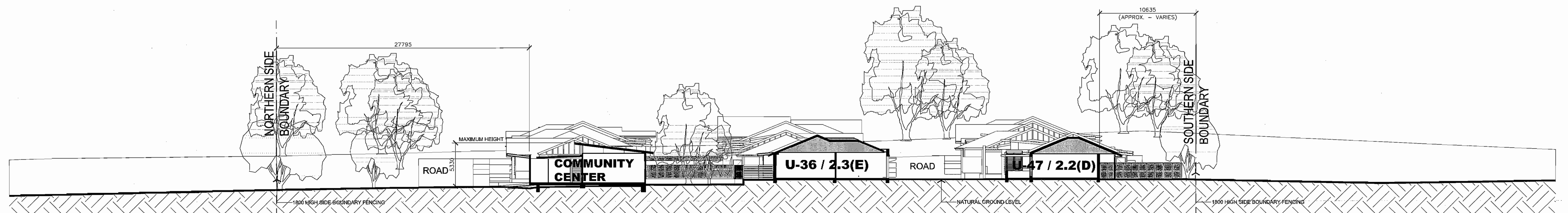
ELEVATIONS - 6m X 3m MAINTENANCE SHED
SCALE 1: 100 @ B1



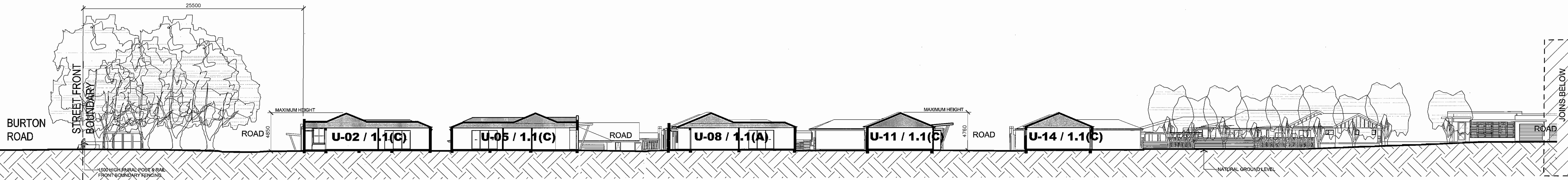
ELEVATIONS - 6m X 6m MENS SHED
SCALE 1: 100 @ B1



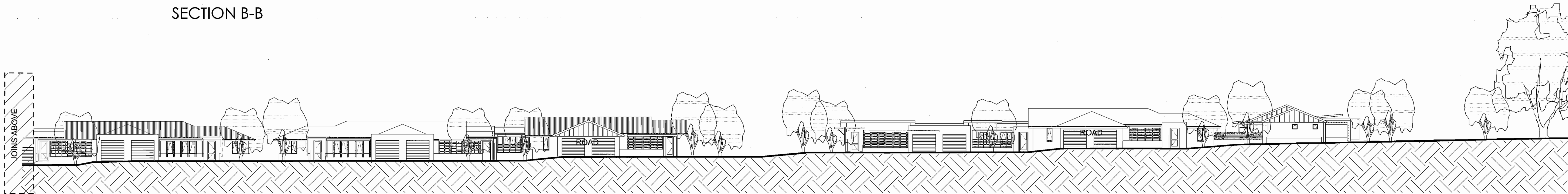
ELEVATIONS - BIN ENCLOSURE
SCALE 1: 100 @ B1



SECTION A-A

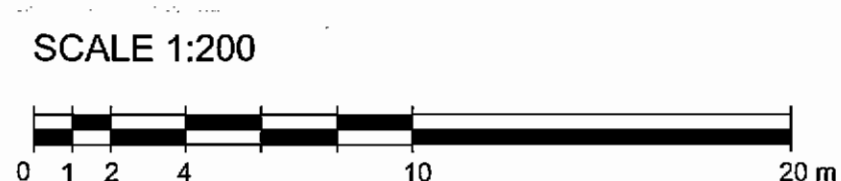


SECTION B-B



SECTION B-B

SITE SECTIONS
SCALE 1: 200 @ B1

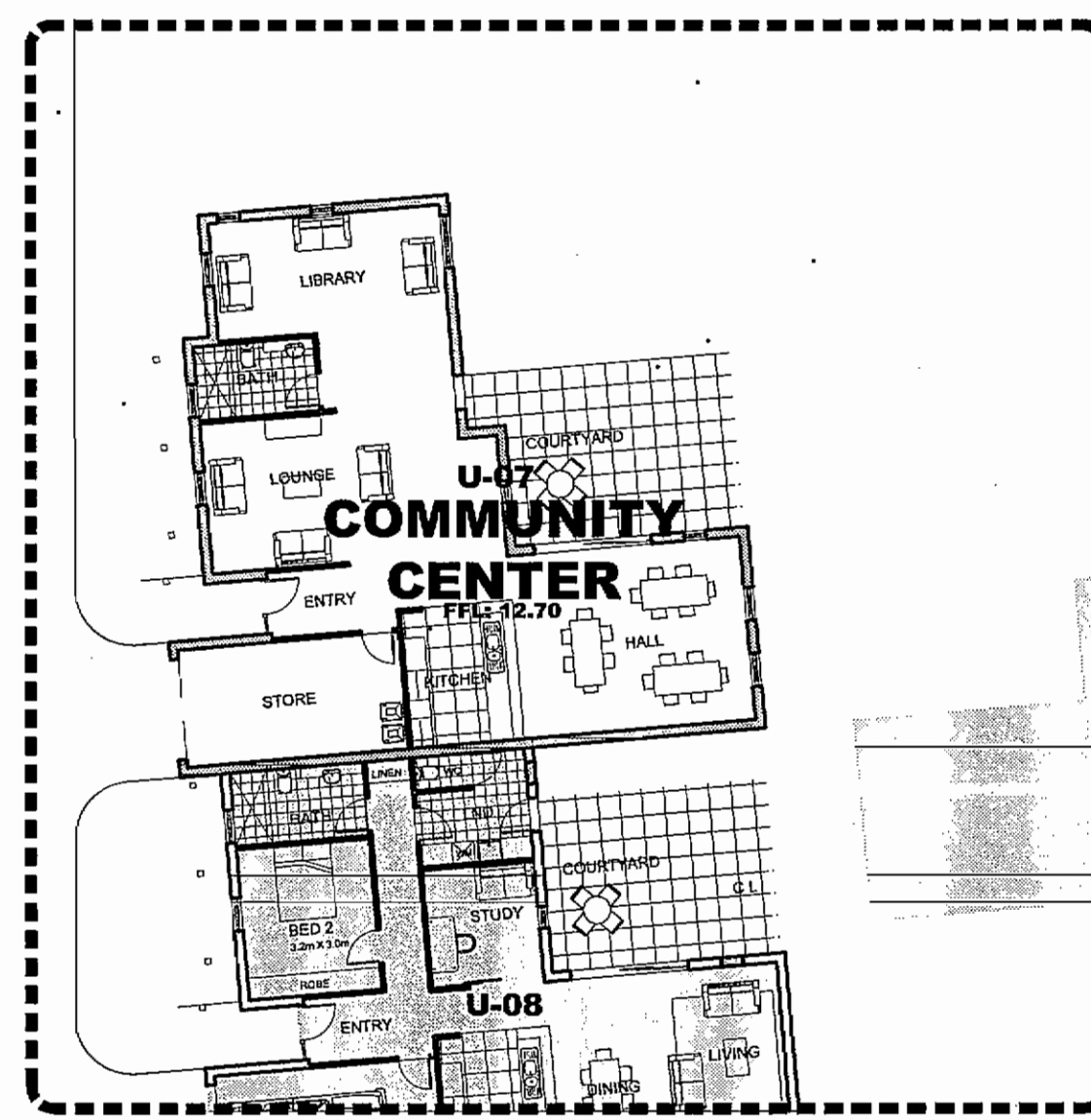


KENDEL PARK ENVIRONMENTAL VILLAGE

40 & 48 BURTON ROAD, MOUNT HUTTON

A21 rev 3
PROJECT NO 8572 DEC 2010



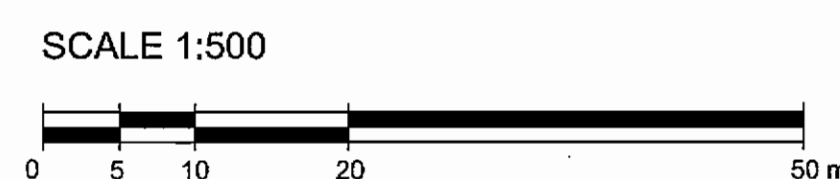
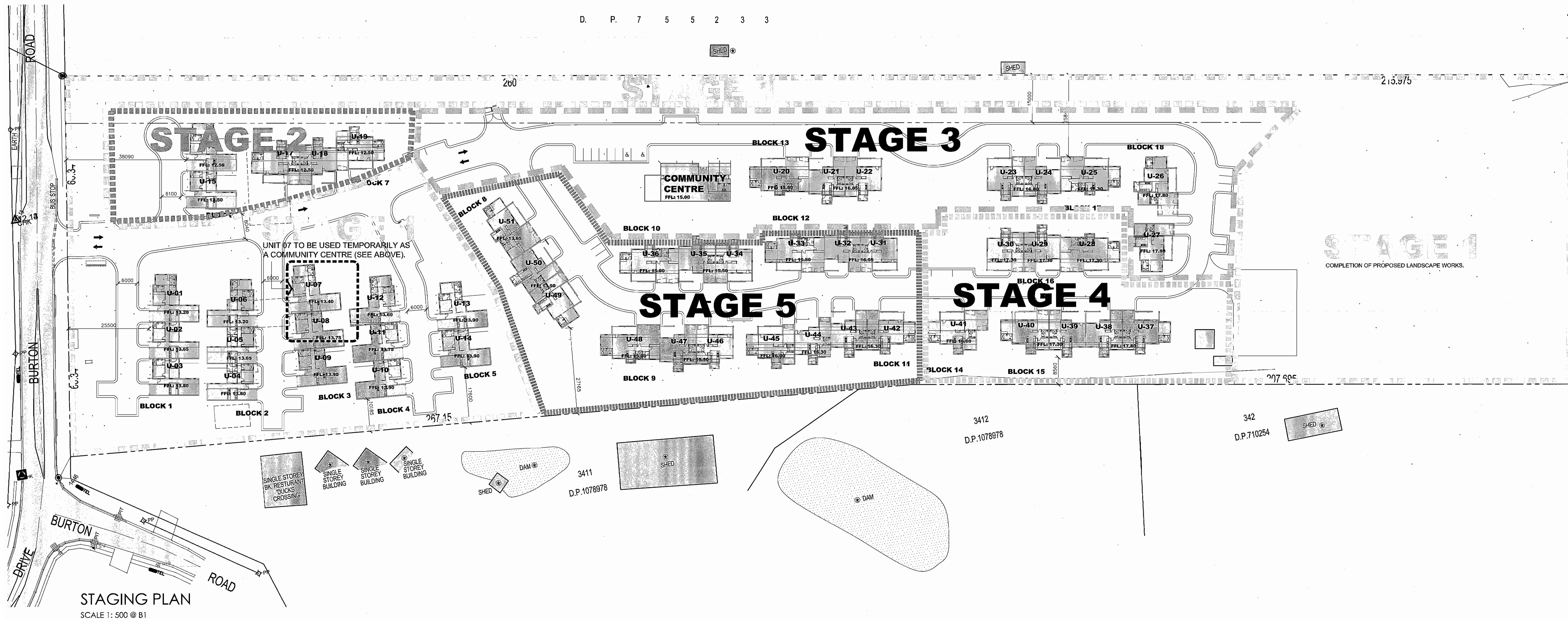


STAGE 1 - TEMPORARY COMMUNITY CENTER PLAN
SCALE 1:200 @ B1



STAGED DEVELOPMENT SCHEDULE

- STAGE 1 -
13 DWELLINGS + 1 TEMPORARY COMMUNITY CENTER
9 X 1 BED + STUDY
4 X 2 BED + STUDY
REAR LANDSCAPE WORKS
- STAGE 2 -
5 DWELLINGS
2 X 1 BED + STUDY
3 X 2 BED + STUDY
- STAGE 3 -
1 COMMUNITY CENTER
9 DWELLINGS
1 DWELLING CONVERTED FROM TEMPORARY COMMUNITY CENTER
4 X 1 BED + STUDY
4 X 2 BED + STUDY
- STAGE 4 -
8 DWELLINGS
4 X 1 BED + STUDY
4 X 2 BED + STUDY
- STAGE 5 -
16 DWELLINGS
9 X 1 BED + STUDY
7 X 2 BED + STUDY

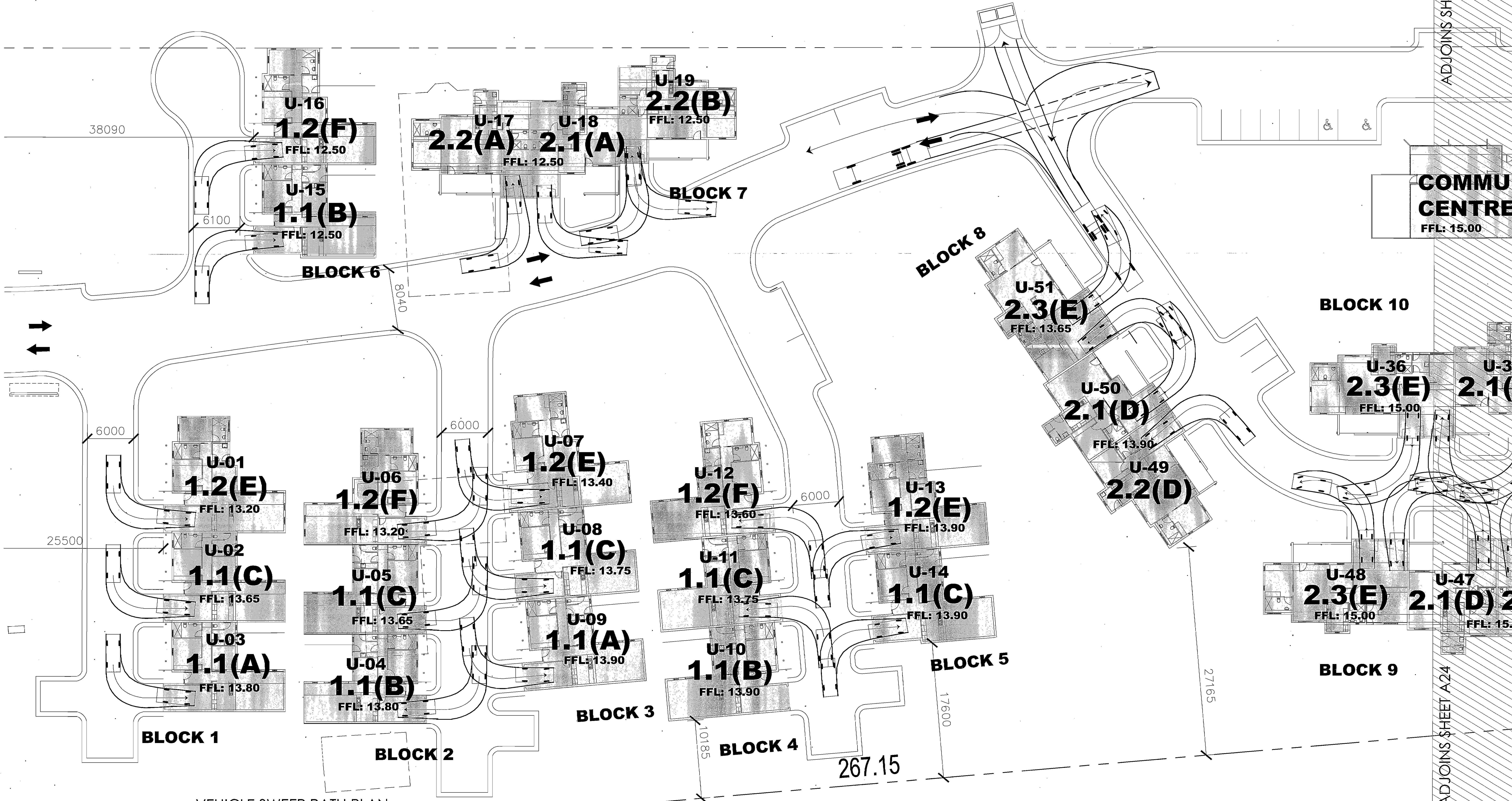


KENDEL PARK ENVIRONMENTAL VILLAGE

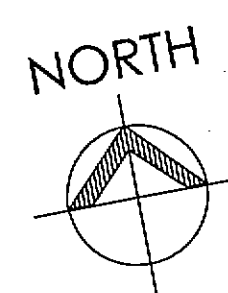
40 & 48 BURTON ROAD, MOUNT HUTTON

260

ADJOINS SHEET A24



VEHICLE SWEEP PATH PLAN
SCALE 1: 200 @ B1



KENDEL PARK ENVIRONMENTAL VILLAGE

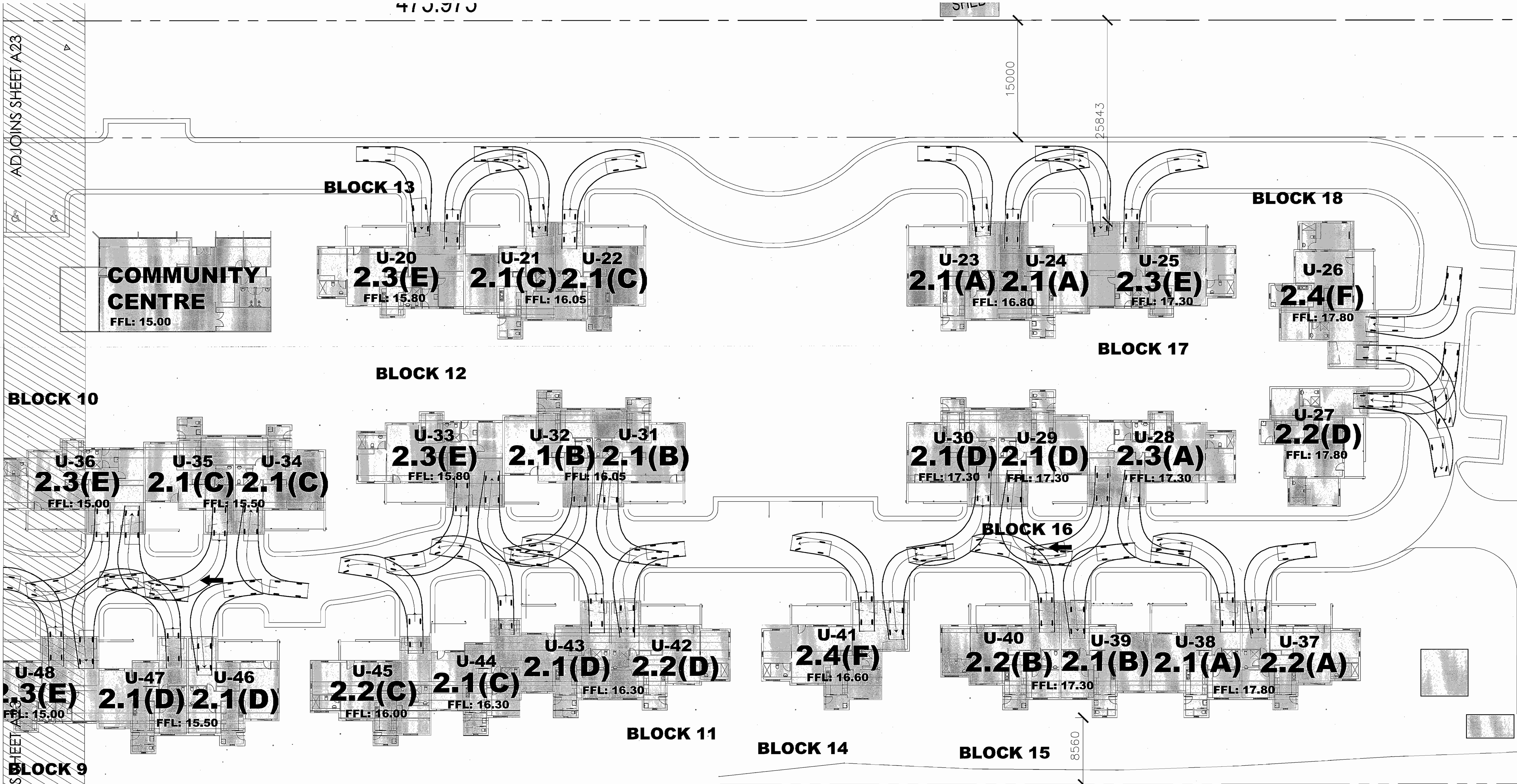
40 & 48 BURTON ROAD, MOUNT HUTTON

A23

PROJECT NO 8372 rev 3 DEC 2010

EJE architecture

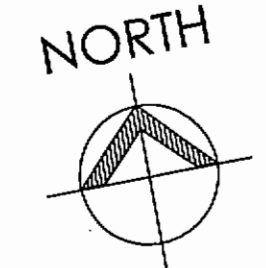
ADJOINS SHEET A24



ADJOINS SHEET A23

ADJOINS SHEET A23

VEHICLE SWEEP PATH PLAN
SCALE 1:200 @ B1

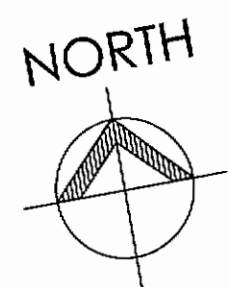


KENDEL PARK ENVIRONMENTAL VILLAGE

40 & 48 BURTON ROAD, MOUNT HUTTON

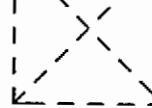
3412
D.P.1078978

SHADOW DIAGRAM - JUNE 22nd - 9AM
SCALE 1: 200 @ B1



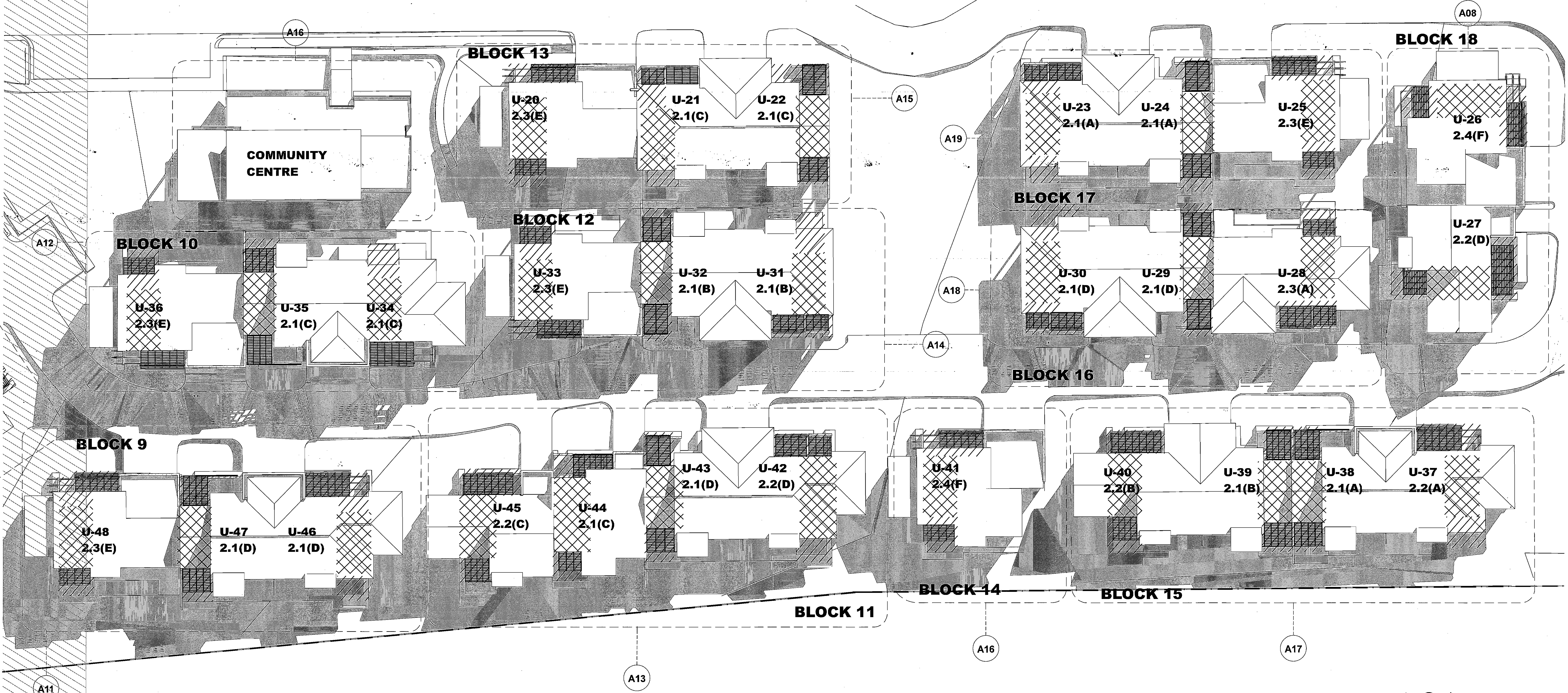
KENDEL PARK ENVIRONMENTAL VILLAGE

40 & 48 BURTON ROAD, MOUNT HUTTON

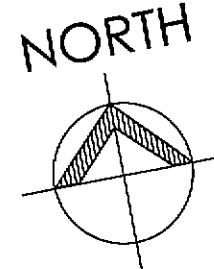
-  INTERNAL LIVING SPACES
-  OUTDOOR SPACES
-  NOMINATED OUTDOOR AREA

A25 rev 3
PROJECT NO 8572 DECEMBER 2010





SHADOW DIAGRAM - JUNE 22nd - 9AM
SCALE 1: 200 @ B1



KENDEL PARK ENVIRONMENTAL VILLAGE

40 & 48 BURTON ROAD, MOUNT HUTTON

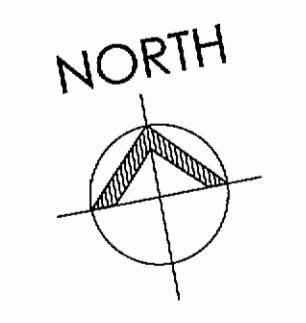
- INTERNAL LIVING SPACES
- OUTDOOR SPACES
- NOMINATED OUTDOOR AREA

A26 rev 3
PROJECT NO 8572 DECEMBER 2010





SHADOW DIAGRAM - JUNE 22nd - 12PM
SCALE 1: 200 @ B1



KENDEL PARK ENVIRONMENTAL VILLAGE

40 & 48 BURTON ROAD, MOUNT HUTTON

- INTERNAL LIVING SPACES
- OUTDOOR SPACES
- NOMINATED OUTDOOR AREA

A27 rev 3
PROJECT NO 8572 DECEMBER 2010

