

DEVELOPMENT APPLICATION

Lot 101 Byamee St & Moombara St, Dapto Affordable Housing Development

No	DWG No.	Rev.	DRAWING TITLE	SCALE
1	DA 01	D	DRAWING LIST/ TITLEPAGE / PROJECT STATISTICS	NTS
2	DA 0101	D	GROUND FLOOR SITE CONTEXT / SITE ANALYSIS PLAN	1:500 @ A1
3	DA 01	D	BASEMENT B1 FLOOR PLAN	1 : 200 @ A1
4	DA 02	D	GROUND FLOOR PLAN	1 : 200 @ A1
5	DA 03	D	FIRST FLOOR PLAN	1 : 200 @ A1
6	DA 04	D	SECOND FLOOR PLAN	1 : 200 @ A1
7	DA 05	D	THIRD FLOOR PLAN	1 : 200 @ A1
8	DA 06	D	ROOF FLOOR PLAN	1 : 200 @ A1
9	DA 07	D	ELEVATIONS: NORTH, SOUTH, EAST, WEST	1 : 200 @ A1
10	DA 08	D	SECTION ELEVATIONS: AA, BB, CC, DD	1 : 200 @ A1
11	DA 09	D	3D VIEWS	1 : 200 @ A1
12	DA 2001	B	PLAN SHADOW STUDIES (JUNE 21 - SOLSTICE)	1 : 1000 @ A1
13	DA 2002	B	PLAN SHADOW STUDIES (MAR / SEPT 21 - EQUINOX)	1 : 1000 @ A1
14	DA 2003	D	3D SHADOW STUDIES (JUNE 21 - SOLSTICE)	1 : 1000 @ A1
15	DA 2004	D	3D SHADOWS STUDIES CONTINUED (JUNE 21 - SOLSTICE)	1 : 200 @ A1
16	DA 2004	D	3D SHADOWS STUDIES CONTINUED (MAR / SEPT 21 - EQUINOX)	1 : 200 @ A1



Architects: SDA Australia P/L
Client: The Illawarra Community Housing Trust Ltd (T.I.C.H.T)



PROJECT STATISTICS:	
Total GFA 'A' / 'B' 'C' (incl commercial 429m²)	9,064.0m²
Total NETT 'A' / 'B' 'C' (incl commercial 361m²)	7,706.0m²
Total Efficiency	85%
Total Site Area 'A' + 'B' + 'C'	7,624.0m²
Total Overall Site Area (lot 101) 'A' + 'B' + 'C' + 'D'	10,022.0m²
Total FSR 'A' + 'B' + 'C'	1.180:1.00
LANDSCAPE AREA CALCULATIONS (A / B / C)	
Total Site: A + B + C =	7,624m²
Total Landscape Area: A + B + C =	3,440m²
Total Percentage : A + B + C =	45.0%
Total Deep Soil : A + B + C =	2,893m² (37.9%)
Total Communal Area : A + B + C =	2,892m² (37.9%)
LANDSCAPE AREA CALCULATIONS (Stage 1: overall Lot 101)	
Total Site: A + B + C + D =	10,022m²
Total Landscape Area: A + B + C + D =	5,898m²
Total Deep Soil : A + B + C + D =	2,359m² (40%)
Total Percentage : A + B + C + D =	58.85%
NOTE: REFER TO COMPUTER GENERATED FILL DIAGRAMS WITHIN STATEMENT OF ENVIRONMENTAL EFFECTS	

91A Byamee St: Affordable Housing - Unit Mix			
prepared by SDA Australia 28th July 2010			
Lot A Module - Ground			
	1 Bed	2 Bed	3 Bed
	6	15	nil
Lot A Module - First			
	1 Bed	2 Bed	3 Bed
	6	12	3
Lot A Module - Second			
	1 Bed	2 Bed	3 Bed
	6	12	3
Lot A Module - Third (no middle module)			
	1 Bed	2 Bed	3 Bed
	2	2	4
Sub Totals			
	20	41	10
Total			
	71		
Lot B Module (north) - Ground			
	1 Bed	2 Bed	3 Bed
	4	2	nil
Lot B Module (north) - First			
	1 Bed	2 Bed	3 Bed
	4	2	nil
Lot B Module (north) - Second			
	1 Bed	2 Bed	3 Bed
	2	nil	2
Sub Totals			
	10	4	2
Total			
	16		
Lot B Module (south) - Ground			
	1 Bed	2 Bed	3 Bed
	4	2	nil
Lot B Module (south) - First			
	1 Bed	2 Bed	3 Bed
	4	2	nil
Lot B Module (south) - Second			
	1 Bed	2 Bed	3 Bed
	4	2	nil
Lot B Module (south) - Third			
	1 Bed	2 Bed	3 Bed
	nil	1	2
Sub Totals			
	12	7	2
Total			
	21		
Total Lot B (north) + (south)			
	37		
Total Lot A + B			
	108		

BASIX ASSESSMENT: 'A'	
WATER OPTIONS	
Landscape Vegetation	1,430m² lawn + 1,600m² garden with low water use species
Central rainwater tank	Central tank = 2 x 20,000 litres Collecting from roof area = 1,800m³ Water to be used in: common landscaped areas + car wash bays (x2)
Clothes washers/ Dishwashers	N/A / 5 star
Toilets, Showerheads, Taps	Toilets '4 star', Showerheads '3 star', Kitchen Taps, '6 star', Bathroom taps '6 star'
THERMAL COMFORT (AccuRate) OPTIONS	
Insulation blanket (R1.0) to underside of metal roofs (North & South buildings) R3.0 insulation to all ceilings with roof directly above Aluminium framed single glazed clear glass(NFRC:Uw=7.32, SHGC=0.77) to all glass (except unit 24) 'Light' coloured external walls; 'medium' coloured roofs	
ADDITIONAL REQUIREMENTS	UNITS:
Aluminium framed single glazed 'Low-e' glass (NFRC Uw=5.32, SHGC= 0.47)to all glazing	North, South: 24
R1.0 insulation to concrete slab floors	North, Middle, South: 1,2,3,4,5,6,7
R1.0 insulation to external cavity brick walls	North: 2,24, Middle: 2, South: 2,3,10,17,24
ENERGY OPTIONS - Dwellings	
Cooling	No active heating No active cooling
Heating	Individual gas instantaneous, '6 star'
Water Heating	Compact fluorescent or LED, with dedicated fittings, to: ALL rooms of all units
Energy Efficient Lighting	Gas cook-top, electric oven Bathroom + Laundry + Kitchen: ducted exhaust, to facade or roof, manual on/ timer off
Cooking	Well ventilated
Ventilation	Private outdoor lines to ground floor dwellings only: Common area drying lines available
Refrigerator Space	'3.5 star'
Clothes Drying Lines	N/A / N/A
Clothes washers/dryers	N/A / N/A
ENERGY OPTIONS - Project 'Common Areas'	
'Common Areas' identified	Car park; Garbage Rooms; Ground Floor Lobbies; Hallways; Lift
Lighting	Fluorescents to carparks; compact fluorescents to all Lobby Areas, lift, garbage room Time-clocks + motion sensors to carparks, lobby areas; manual switches to garbage room
Lift systems	Gearless traction with VVVF motor
Ventilation	No mechanical ventilation to any common area
Building Management System	Yes

BASIX ASSESSMENT: 'B'	
WATER OPTIONS	
Landscape Vegetation	0m² lawn + 0m² garden with low water use species
Central rainwater tank	N/A
Clothes washers/ Dishwashers	'4 star' (north: 13-16 only; south: 19-21 only) / '4 star' (all units)
Toilets, Showerheads, Taps	Toilets '4 star', Showerheads '3 star', Kitchen Taps, '6 star', Bathroom taps '6 star'
THERMAL COMFORT (AccuRate) OPTIONS	
R3.0 insulation to all ceilings with roof directly above Aluminium framed single glazed clear glass(NFRC:Uw=7.32, SHGC=0.77) to all glazing (except units below) 'Light' coloured external walls; 'medium' coloured roofs	
ADDITIONAL REQUIREMENTS	UNITS:
Aluminium framed single glazed 'Low-e' glass (NFRC: Uw=5.32, SHGC= 0.47)to all glazing	North, South: 5
Aluminium framed double glazed clear glass (NFRC: Uw=4.56, SHGC= 0.69) to west facing 'Living' & 'Half glazing only	South: 19
R1.0 insulation to concrete slab floors	North, South: 1,2,3,4,5,6,
R1.5 insulation to concrete slab floors	North, South: 5
R1.0 insulation to external cavity brick walls	North: 3,4,5,6,11 South:3,4,5,6,11
R4.0 insulation to ceilings	South: 19
ENERGY OPTIONS - Dwellings	
Cooling	No active heating
Heating	No active cooling
Water Heating	Individual gas instantaneous, '6 star'
Energy Efficient Lighting	Compact fluorescent or LED, with dedicated fittings, to: ALL rooms of all units
Cooking	Gas cook-top, electric oven Bathroom + Laundry + Kitchen: ducted exhaust, to facade or roof, manual on/ timer off
Ventilation	Well ventilated
Refrigerator Space	Private outdoor lines to ground floor dwellings only: Common area drying lines available
Clothes Drying Lines	'3.5 star'
Clothes washers/dryers	N/A / N/A
ENERGY OPTIONS - Project 'Common Areas'	
'Common Areas' identified	Car park; Garbage Rooms; Ground Floor Lobbies; Hallways; Lift
Lighting	Fluorescents to carparks; compact fluorescents to all Lobby Areas, lift, garbage room Time-clocks + motion sensors to carparks, lobby areas; manual switches to garbage room
Lift systems	Gearless traction with VVVF motor
Ventilation	No mechanical ventilation to any common area
Building Management System	Yes
Alternative Energy Supply	Photovoltaic, 5.5 kilowatt peak

TRUE NORTH

ABBREVIATIONS

BRZ - BUSH REGENERATION ZONE
BAL - BALUSTRADE
CPT - CARPET
CON - CONCRETE
CR1 - CEMENT RENDER TYPE 1
CR2 - CEMENT RENDER TYPE 1
FG - FIXED GLAZING
FP - FIXED HEAT TEMPERED GLAZING
FP - FIRE PLACE
GD - GARAGE DOOR
GLD - GLAZED DOOR
GLW - GLAZED WALL
MD - METAL DECK ROOF
PAV - PAVING
SC - STEEL COLUMN
SST - SANDSTONE
TC - TIMBER CLADDING
TD - TIMBER DECKING
TF - TIMBER FLOORING
CT - TILE FINISH, CERAMIC
VT - TILE FINISH, VITREOUS

REV

COMMENTS

DATE

A ISSUE FOR PRE DA MEETING Mar '10

B ISSUE FOR CONSULTANTS Mar '10

C ISSUE FOR DA Mar '10

D REVISED DA - SETBACKS July '10

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SDA

PROJECT TITLE

Dapto Affordable Housing

FOR: The Illawarra Community Housing Trust P/L

Lot 101 Byamee St & Moombara St Dapto

DRAWING TITLE

Title Page
Project Statistics

DRAWING SCALE

N.T.S

PROJECT NO. DRAWING NO. REVISION NO.

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DATE PLOTTED

Monday, 02 August 2010, 12:23:17