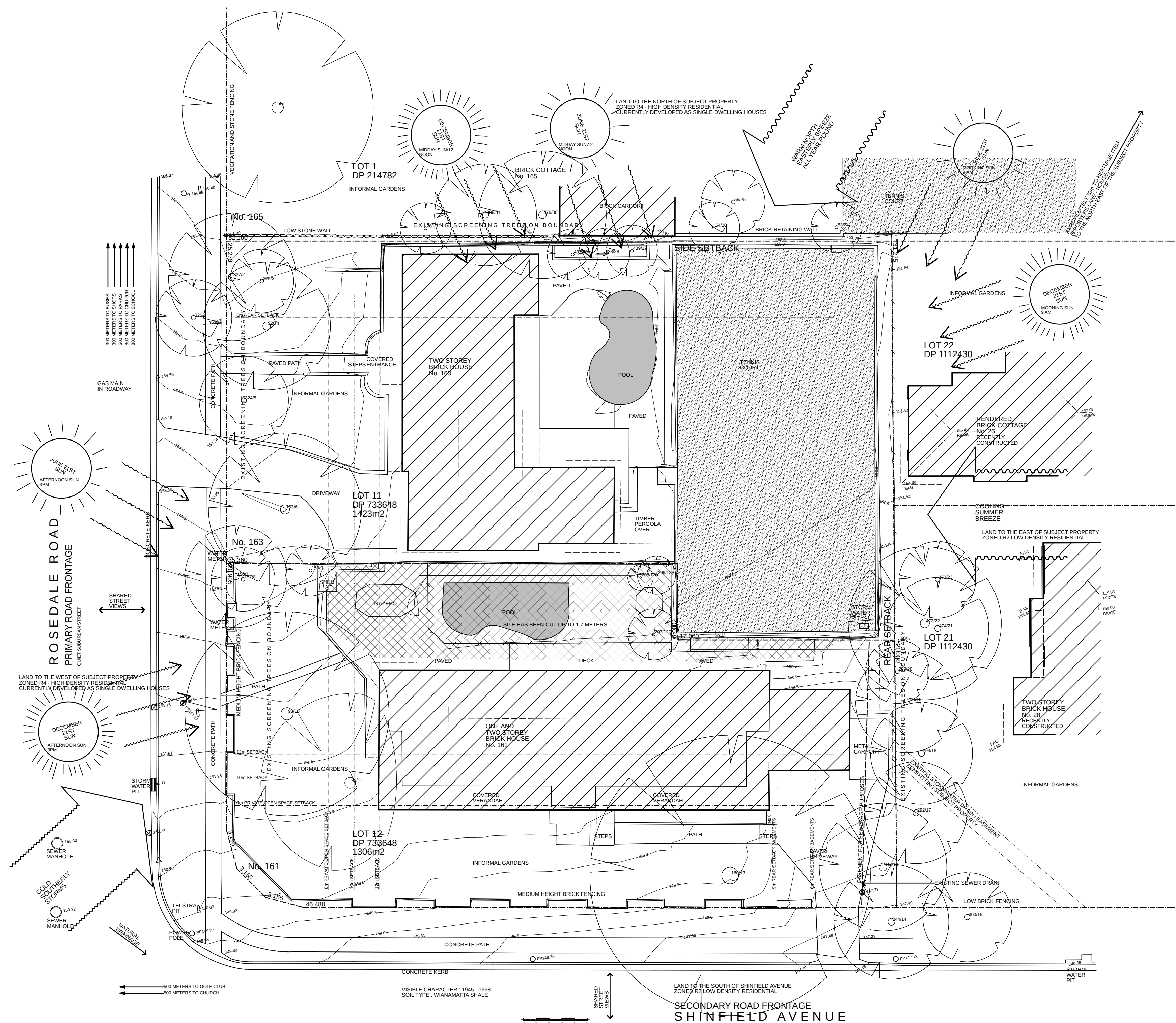
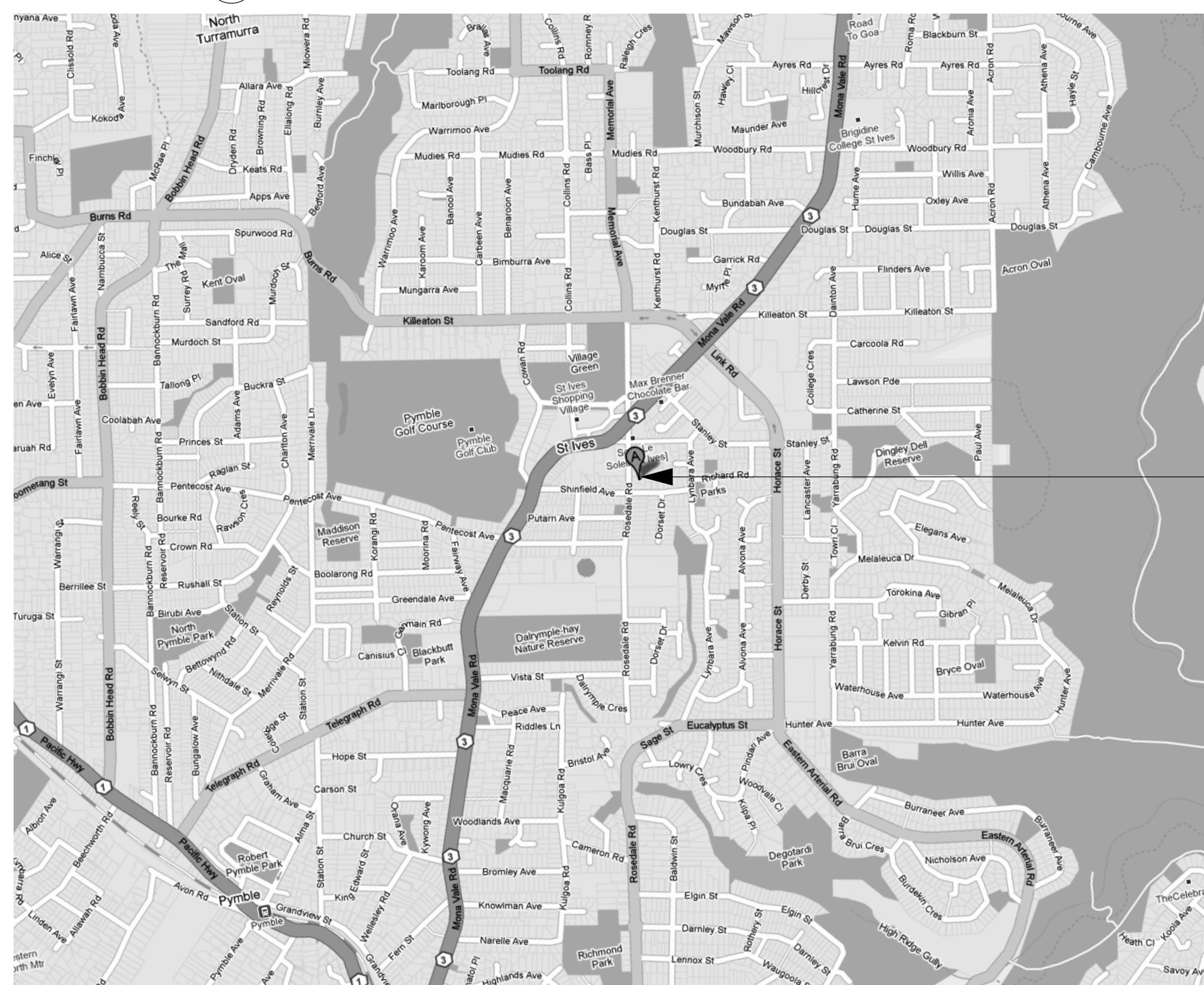
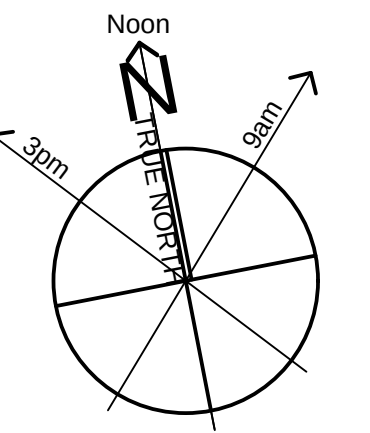




ISSUED FOR DA 30/07/10

Amendments



Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn	Approved	Date Printed
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G	JG	30/08/10
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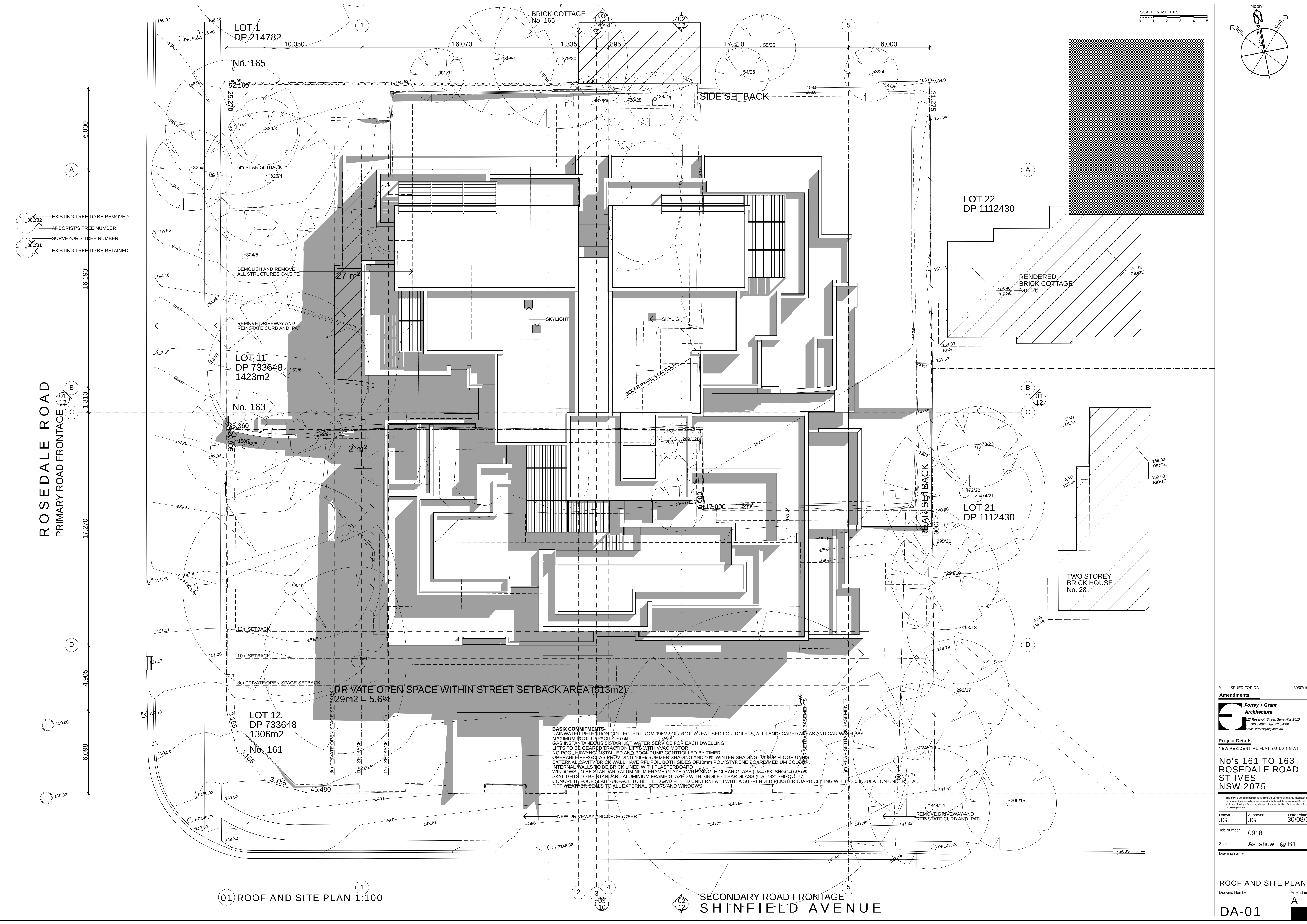
b Number 0918

As shown @ B1

SITE ANALYSIS

Drawing Number	Amendment
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DA-00



A ISSUED FOR DA 30/07/10

Amendments

Fortey + Grant
Architecture
117 Reservoir Street, Surry Hills 2010
ph: 9215 4924 fax 9215 4902
email: james@fzg.com.au

Project Details
NEW RESIDENTIAL FLAT BUILDING AT
No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in the layout drawings only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn	Approved	Date Printed
JG	JG	30/08/10

Job Number 0918

Scale As shown @ B1

Drawing name

ROOF AND SITE PLAN
Drawing Number Amendment
DA-01 A

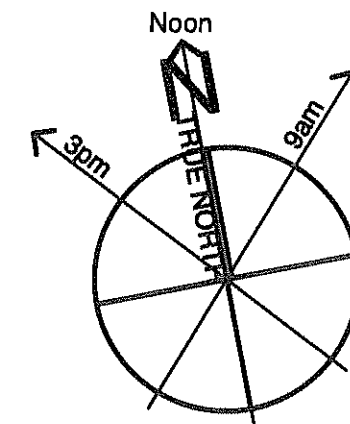
ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

16.190
17.270
4.905
6.098

01 BASEMENT 1 PLAN 1:100

SECONDARY ROAD FRONTAGE
SHINFIELD AVENUE

SCALE IN METERS
0 1 2 3 4 5



Assessor # 20129 Certificate # 51643427 Issued: 01-09-10

Thermal Performance Specifications

These are the specifications upon which the Council assessment is based. It should be noted that these specifications may vary from other drawings or 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 project. If alternative specifications are detailed for a building element, the builder and/or other relevant specifications must be detailed below and/or clearly indicated on referenced documents.

Window	Product ID	Glazing	Frame	U-value	SHGC	Area m²	Detail
Concrete		Single Clear	Standard Alum.	7.83	0.75	Varies	Throughout - all units

Skylight	Product ID	Glazing	Frame	U-value	SHGC	Area m²	Detail
Concrete		Single Clear	Standard Alum.	7.83	0.75	1.08	Throughout - top floor units

Roof and skylight U and SHGC values, if specified, are according to NPS. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour - solar abs.	Detail
Concrete	RFL + 10	Medium SA 0.475	polyurethane	0.700

Internal walls	Construction	Insulation	Detail
Brick, plasterboard	None	Through-out - all units	

Floors	Construction	Insulation	Covering	Detail
Concrete slab, suspended	None	Carpet, Tiles	Timber flooring	Between units

Floors	Construction	Insulation	Covering	Detail
Concrete slab, no ceiling under	None	Carpet, Tiles	Timber flooring	Above basement

Ceilings	Construction	Insulation	Detail
Concrete slab, suspended	None	Between units	

Ceilings	Construction	Insulation	Detail
Concrete slab, plasterboard	None	Between units	

Roof	Construction	Insulation	Colour - solar abs.	Detail
Concrete slab, tiled walking surface, suspended	2.0 order	slab	Not specified	Top floor units

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None	Operable external louvre screens as per detail on plans	

Fixed shading	Frames (width, inc. gutters, h1 above windows)	Verandahs, Pergolas (type, description)
N/A	No typical eaves	Operable pergolas over as per detail on plans

Overhead shading	Overhead shading structures	Overhead shading trees
None	Assume 100% shading in summer, 10% shading in winter	Adjacent trees as per detail on survey

Orientation, Exposure, Ventilation and Infiltration	Orientation	Exposure	Ventilation	Infiltration
Orientation of nominal north: 8 deg East	Living areas open to entry:	No	Ventilated skylights:	No

Terrain category: Suburban	Doors separate living areas:	No	Open fire, unvented gas heat:	No
----------------------------	------------------------------	----	-------------------------------	----

Roof ventilation: None	Shall open to heated areas:	No	Ventil downlights:	No
------------------------	-----------------------------	----	--------------------	----

Cross ventilation: Standard	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
-----------------------------	-----------------------------	-----	-------------------------	----

Subfloor: Enclosed	Exhaust fans without dampers:	No		
--------------------	-------------------------------	----	--	--

ABSA
Assr # 20129 Cert # 51643427
Date 01/Sep/10

A ISSUED FOR DA 30/07/10

Amendments

Fortey + Grant
Architecture
117 Reservoir Street, Surry Hills 2010
Ph: 9215 4924 Fax: 9215 4901
Email: james@fgp.com.au

Project Details
NEW RESIDENTIAL FLAT BUILDING AT

**No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075**

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions are to be taken unless otherwise stated. Do not scale dimensions. Report any discrepancies to the architect for a written advice immediately.

Drawn JG Approved JG Date Printed 30/08/10

Job Number 0918

Scale As shown @ B1

Drawing name

BASEMENT 1 PLAN

Drawing Number Amendment

DA-02

ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

01 BASEMENT 2 PLAN 1:100

SECONDARY ROAD FRONTAGE
SHINFIELD AVENUE

A ISSUED FOR DA 30/07/10

Amendments



Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in this drawing are in millimetres unless otherwise stated. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn JG Approved JG Date Printed 30/08/10

Job Number 0918

Scale As shown @ B1

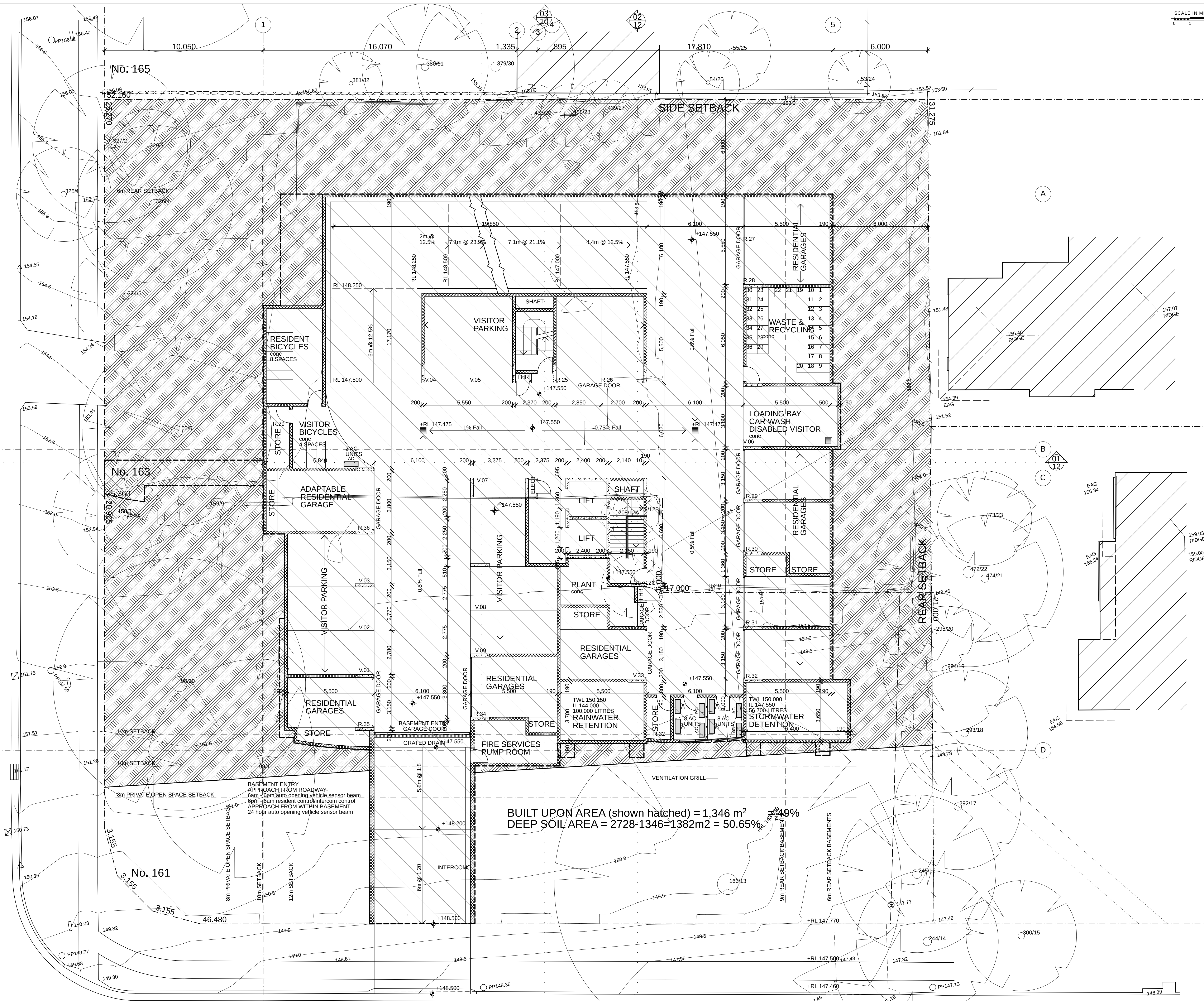
Drawing name

BASEMENT 2 PLAN

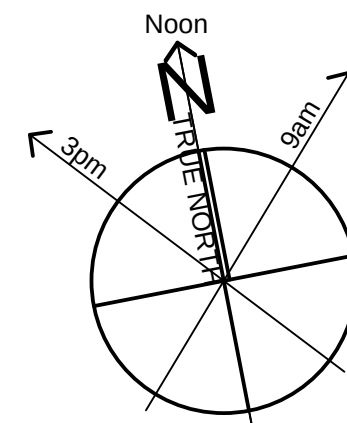
Drawing Number Amendment

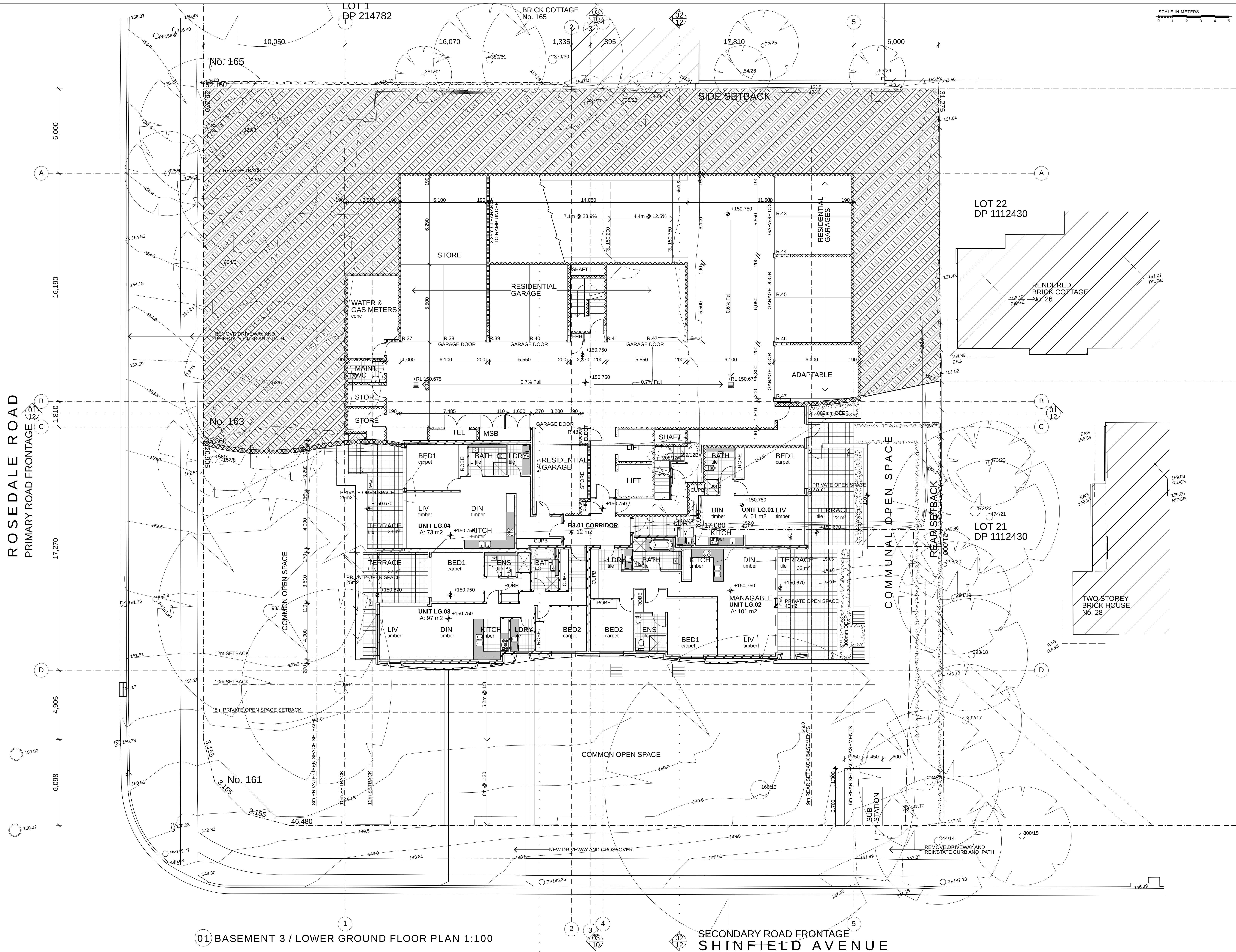
DA-03

A



SCALE IN METERS





01 BASEMENT 3 / LOWER GROUND FLOOR PLAN 1:100

SECONDARY ROAD FRONTAGE
SHINFIELD AVENUE

A ISSUED FOR DA 30/07/10

Amendments
Fortey + Grant
Architecture
117 Reservoir Street, Surry Hills 2010
ph: 9215 4924 fax: 9215 4902
email: james@fzg.com.au

Project Details
NEW RESIDENTIAL FLAT BUILDING AT
Nos 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

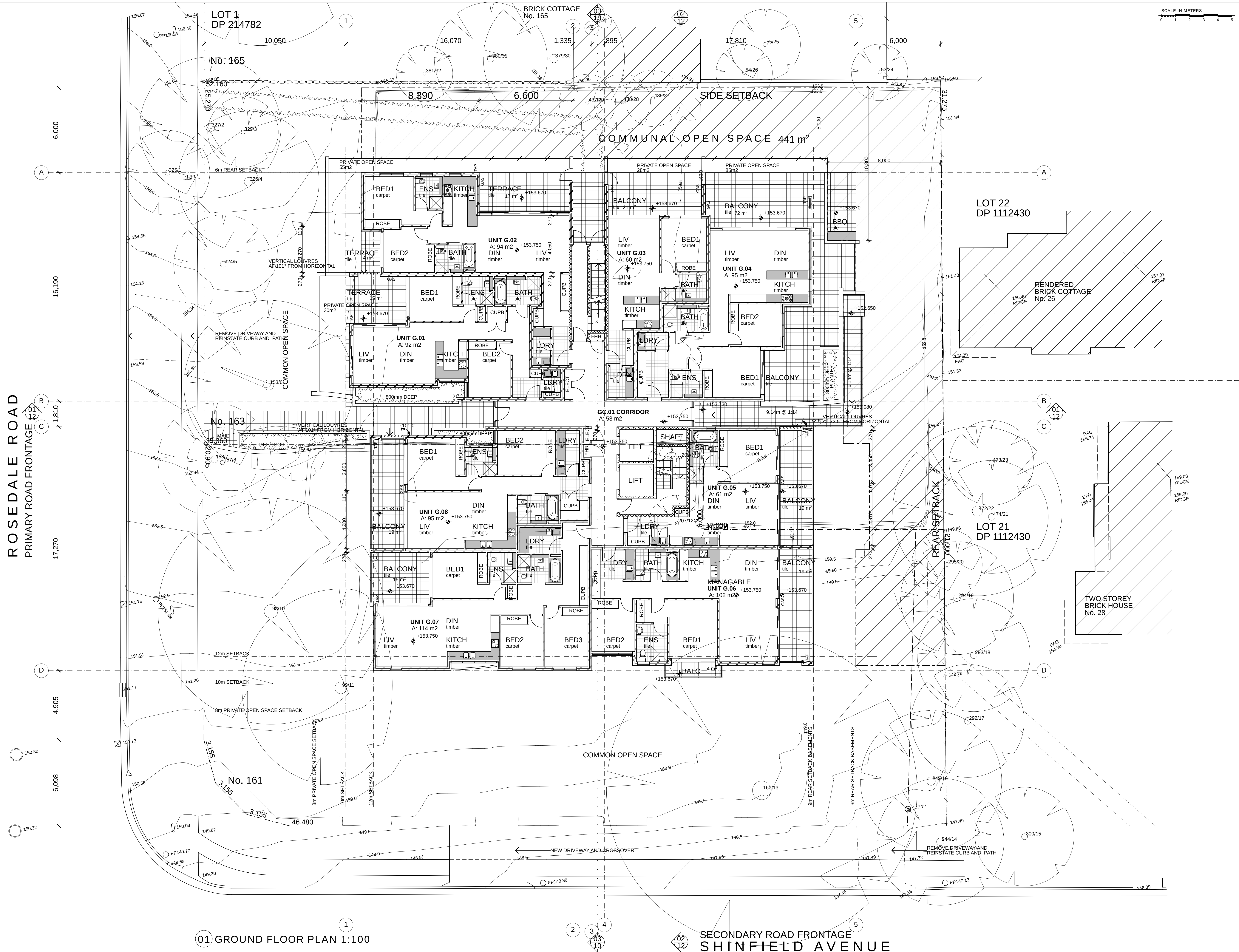
This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in the figure dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn JG	Approved JG	Date Printed 30/08/10
Job Number 0918		
Scale As shown @ B1		

Drawing name

BASEMENT 3 / LOWER GROUND FLOOR PLAN
Drawing Number Amendment

DA-04
A



01 GROUND FLOOR PLAN 1:100

DA-05

Amendments

Drawn	JG	Approved	JG	Date Printed	30/08/10
Job Number	0918				
Scale	As shown @ B1				
Drawing name	GROUND FLOOR PLAN				

Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in the figure dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Amendments

Drawn	JG	Approved	JG	Date Printed	30/08/10
Job Number	0918				
Scale	As shown @ B1				
Drawing name	GROUND FLOOR PLAN				

ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

6.000
16.190
1.810
17.270
4.905
6.098

No. 165

52.160

25.270

A

No. 163

35.360

50.602

B

No. 161

35.360

50.602

No. 161

35.360

50.602

01 FIRST FLOOR PLAN 1:100

10.050

16.070

1.335

0.895

17.810

6.000

31.275

1.810

17.270

4.905

6.098

10.050

16.070

1.335

0.895

17.810

6.000

31.275

1.810

17.270

4.905

6.098

10.050

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17.810

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17.810

6.000

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17.270

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16.070

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17.810

6.000

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17.270

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17.810

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16.070

1.335

0.895

17.810

6.000

31.275

1.810

17.270

4.905

6.098

10.050

16.07

ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

6.000
16.190
1.810
17.270
4.905
6.098

No. 165

52.160

25.270

6m REAR SETBACK

VERTICAL LOUVRES
AT 101° FROM HORIZONTAL

No. 163

35.360

506.02

12m SETBACK

10m SETBACK

8m PRIVATE OPEN SPACE SETBACK

No. 161

3.155

3.155

46.480

01 SECOND FLOOR PLAN 1:100

1

2

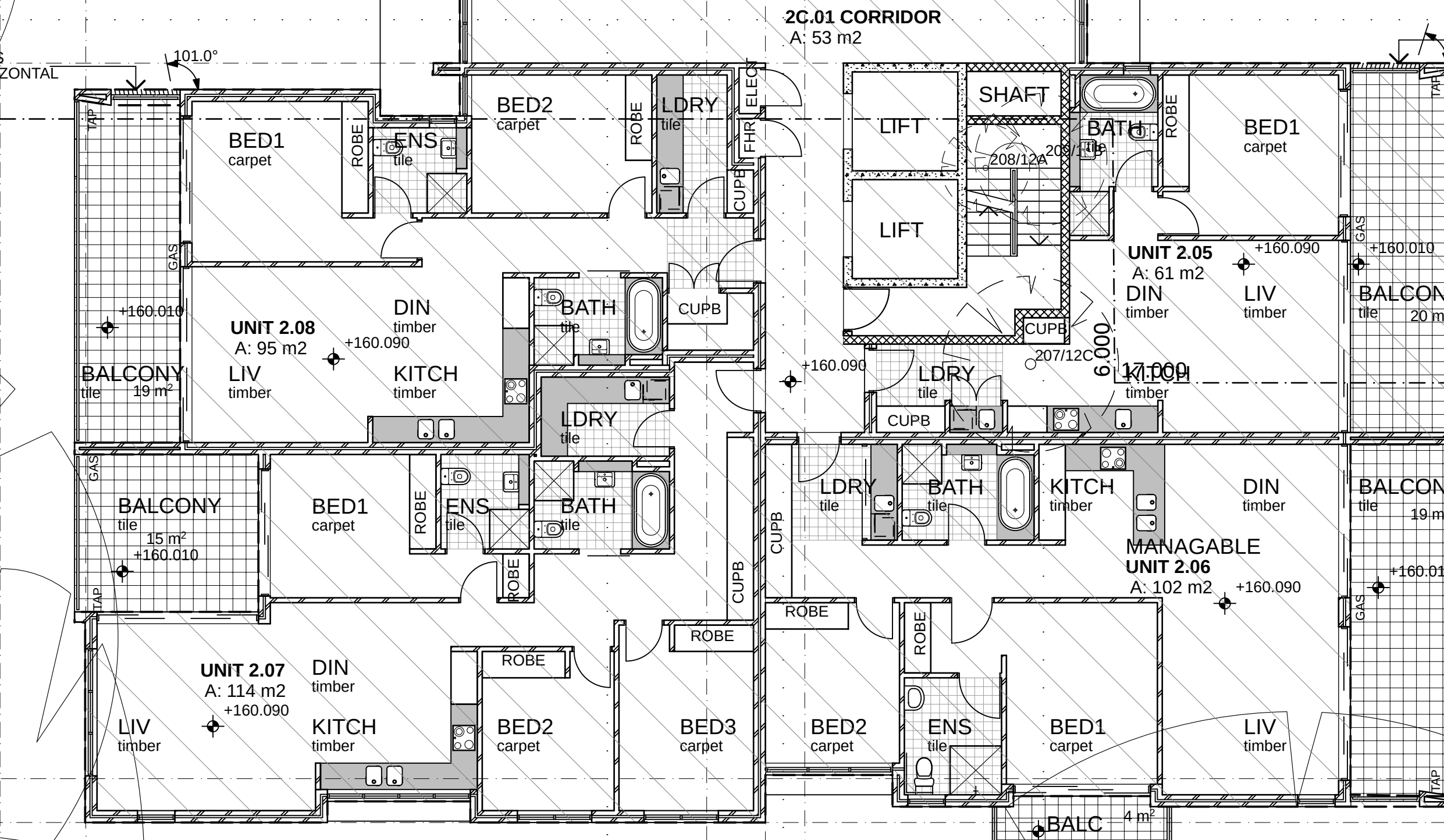
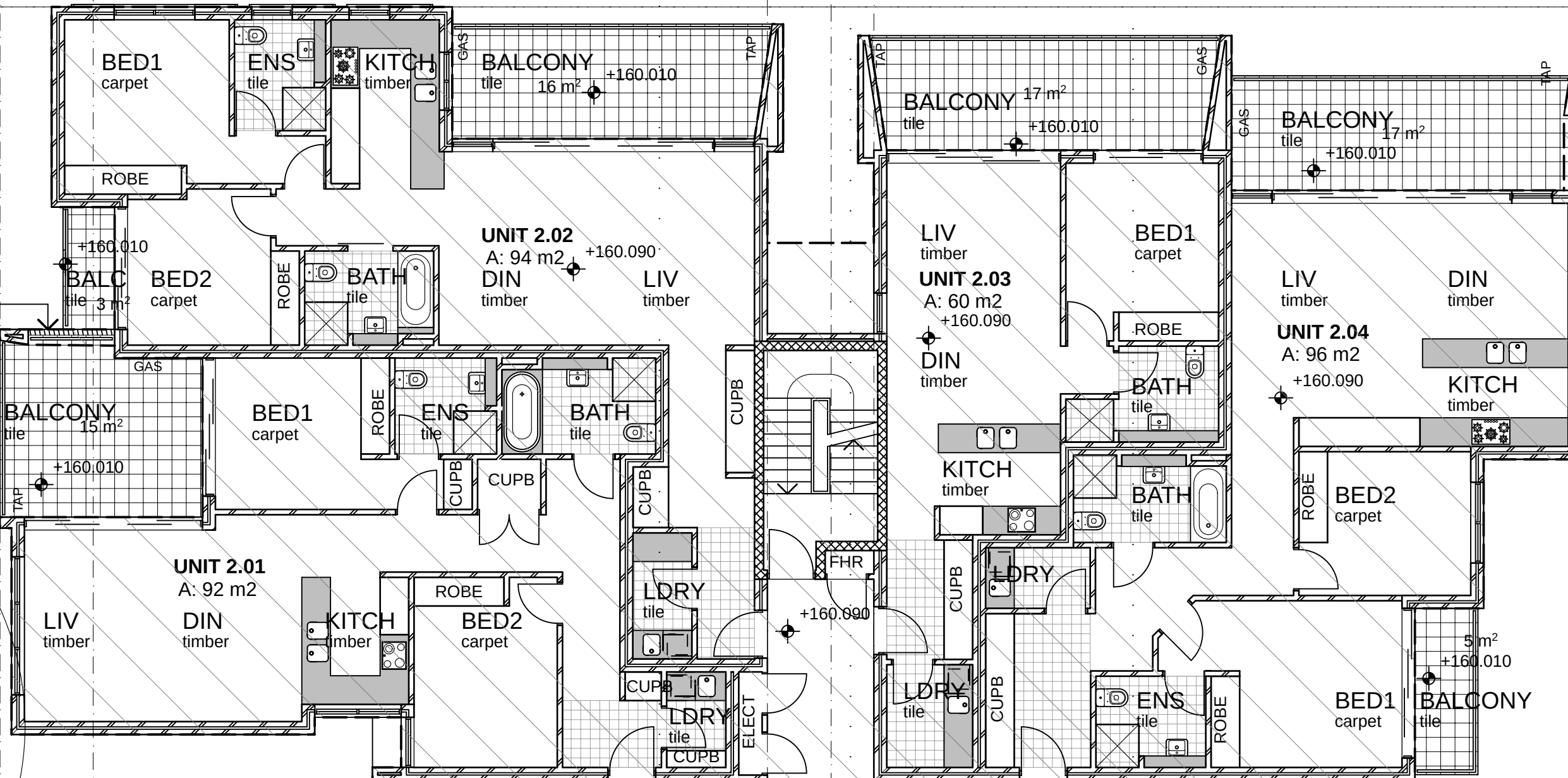
3

03
10
4

02
12

5

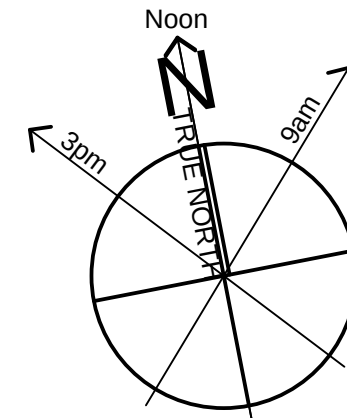
SIDE SETBACK



SITE AREA = 2728m²
SITE COVERAGE (shown hatched) = 903 m² 33%

SECONDARY ROAD FRONTAGE
SHINFIELD AVENUE

SCALE IN METERS
0 1 2 3 4 5



A ISSUED FOR DA 30/07/10

Amendments



Project Details
NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

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Drawn JG Approved JG Date Printed 30/08/10

Job Number 0918

Scale As shown @ B1

Drawing name

SECOND FLOOR PLAN

Drawing Number Amendment

DA-07 A

ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

6.000
16.190
1.810
17.270
4.905
6.098

No. 165

52.160

25.270

6m REAR SETBACK

VERTICAL LOUVRES
AT 101° FROM HORIZONTAL

No. 163

35.360

506.02

12m SETBACK

10m SETBACK

8m PRIVATE OPEN SPACE SETBACK

No. 161

3.155

3.155

3.155

46.480

01 THIRD FLOOR PLAN 1:100

1

2

3

4

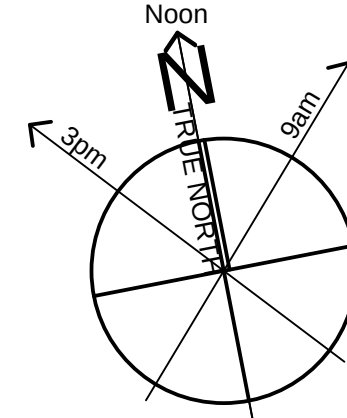
02

12

SECONDARY ROAD FRONTAGE
SHINFIELD AVENUE

5

SCALE IN METERS



A ISSUED FOR DA 30/07/10

Amendments

Fortey + Grant
Architecture

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email: james@fzg.com.au

Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

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Drawn JG Approved JG Date Printed 30/08/10

Job Number 0918

Scale As shown @ B1

Drawing name

THIRD FLOOR PLAN

Drawing Number Amendment

DA-08

A

ROSEDALE ROAD
PRIMARY ROAD FRONTAGE

6.000
16.190
1.810
17.270
4.905
6.098

No. 165

52.160

25.270

327/2

329/3

325/5

326/4

6m REAR SETBACK

324/5

153/6

353/6

159/9

158/7

157/8

35.360

506.02

159/9

158/7

157/8

35.360

506.02

159/9

158/7

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506.02

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35.360

506.02

159/9

158/7

157/8

35.360

506.02

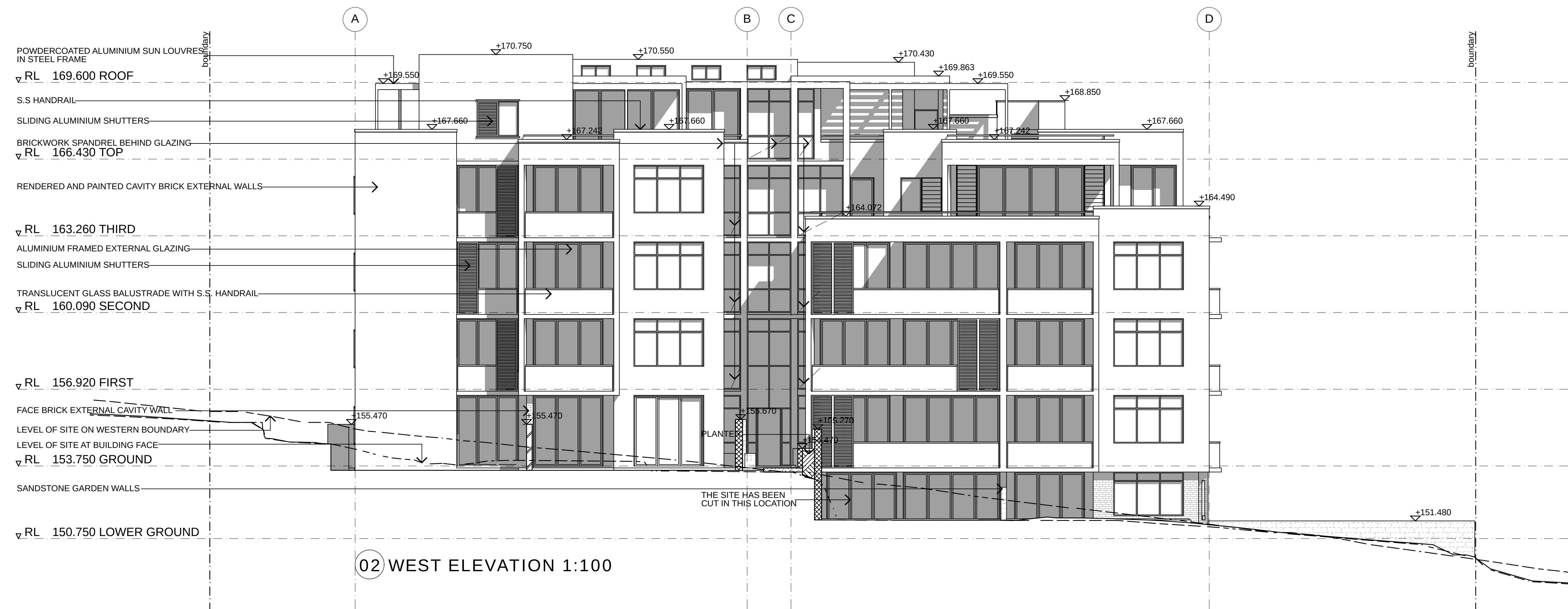
159/9

158/7

15



01 EAST ELEVATION 1:100



02 WEST ELEVATION 1:100

SCALE IN METERS

0 1 2 3 4 5

A

ISSUED FOR DA

30/07/10

Amendments

Fortey + Grant

Architecture

117 Reservoir Street, Surry Hills 2010

ph: 9215 4924 fax 9215 4902

email: james@fzg.com.au

Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

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Drawn

JG

Approved

JG

Date Printed

30/08/10

Job Number

0918

Scale

As shown @ B1

Drawing name

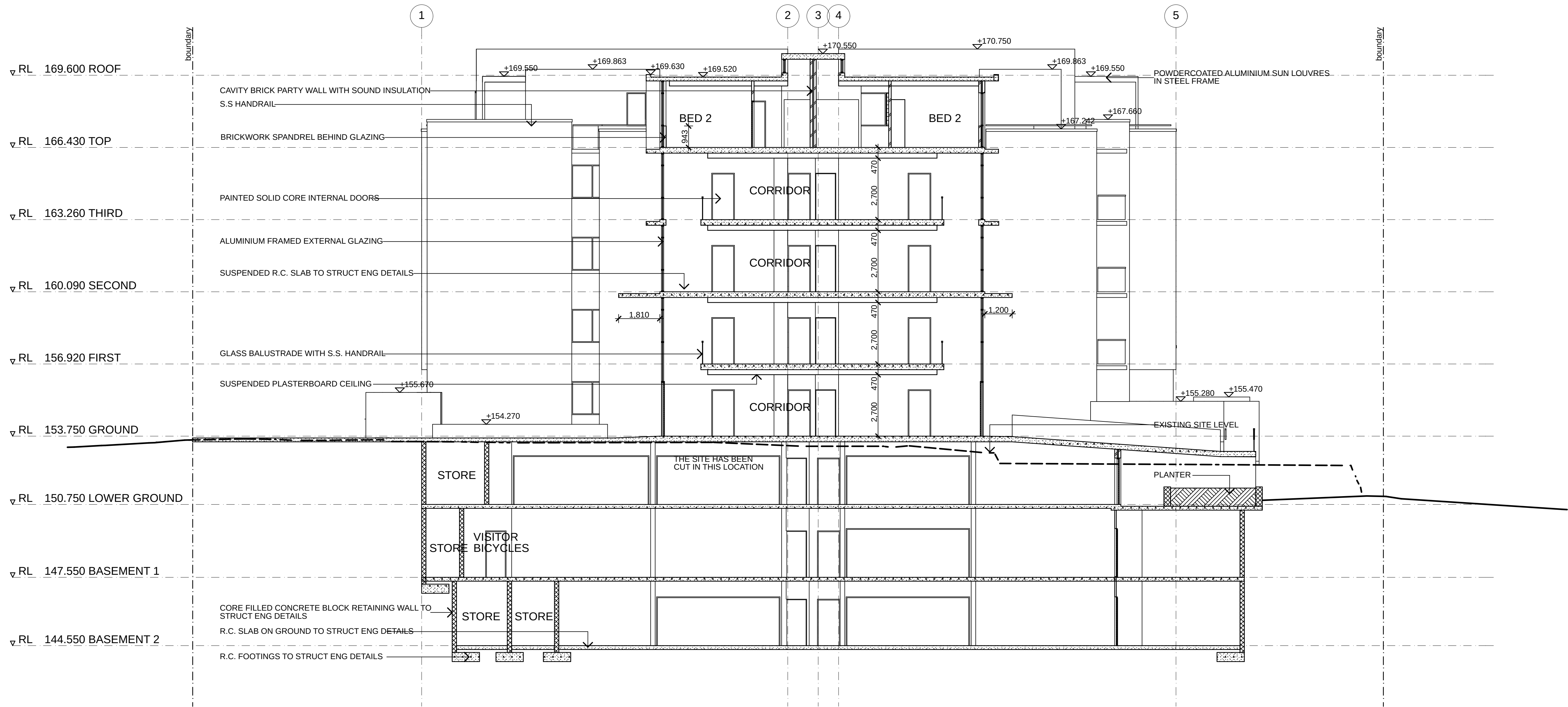
ELEVATIONS

Drawing Number

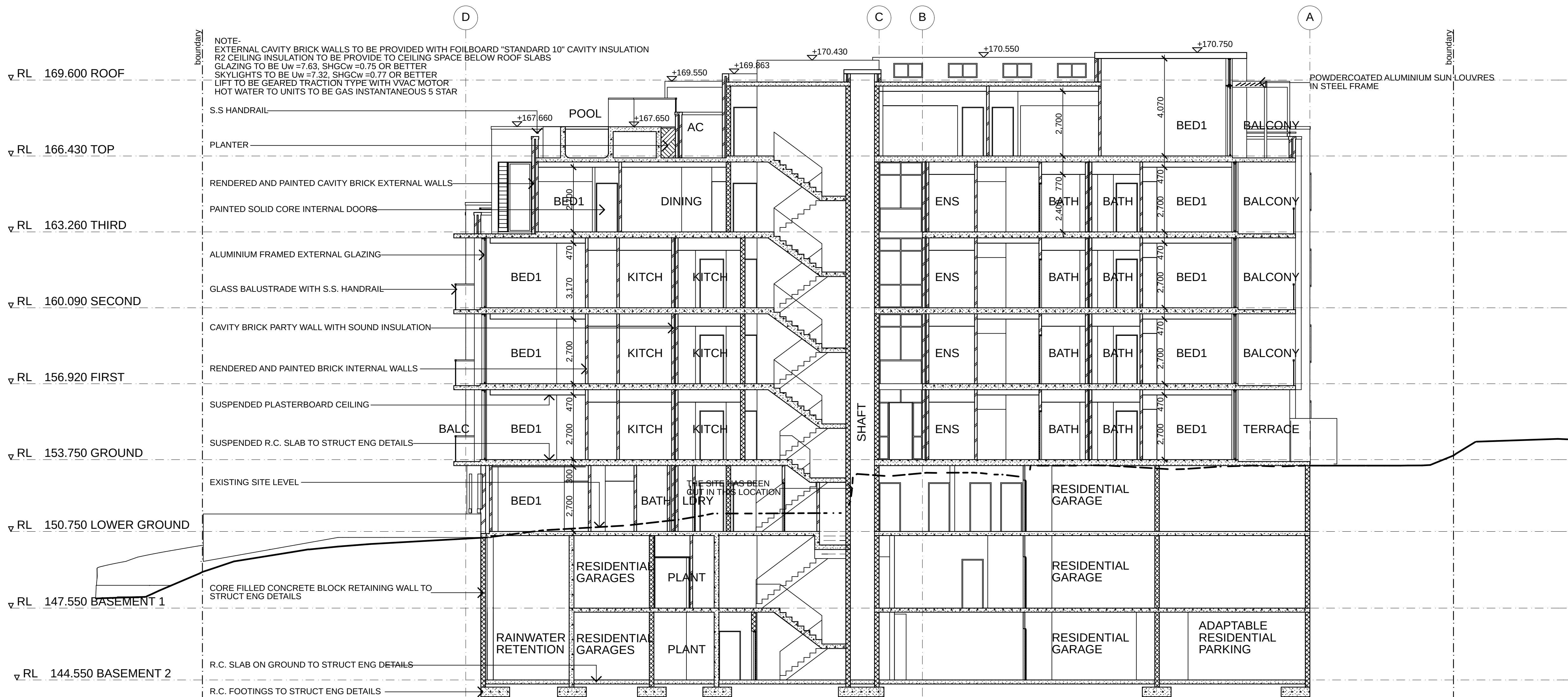
DA-11

Amendment

A



01 SECTION 1:100



02 SECTION 1:100

A ISSUED FOR DA 30/07/10

Amendments

Fortey + Grant
Architecture

117 Reservoir Street, Surry Hills 2010
ph: 9215 4924 fax 9215 4902
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Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in the figure dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn JG Approved JG Date Printed 30/08/10

Job Number 0918

Scale As shown @ B1

Drawing name

SECTIONS

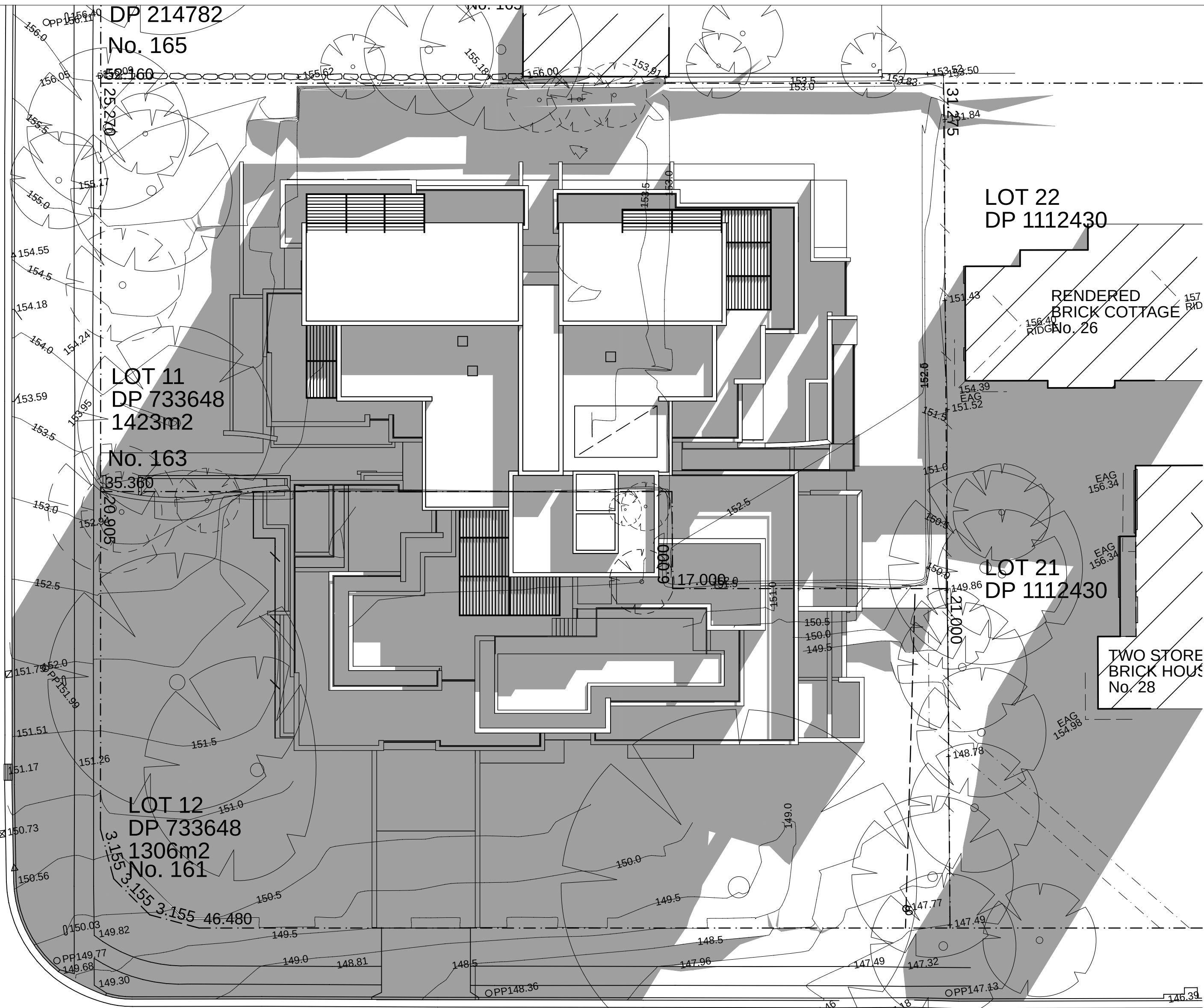
Drawing Number Amendment

DA-12

A

ROSEDALE ROAD

150.80
150.32

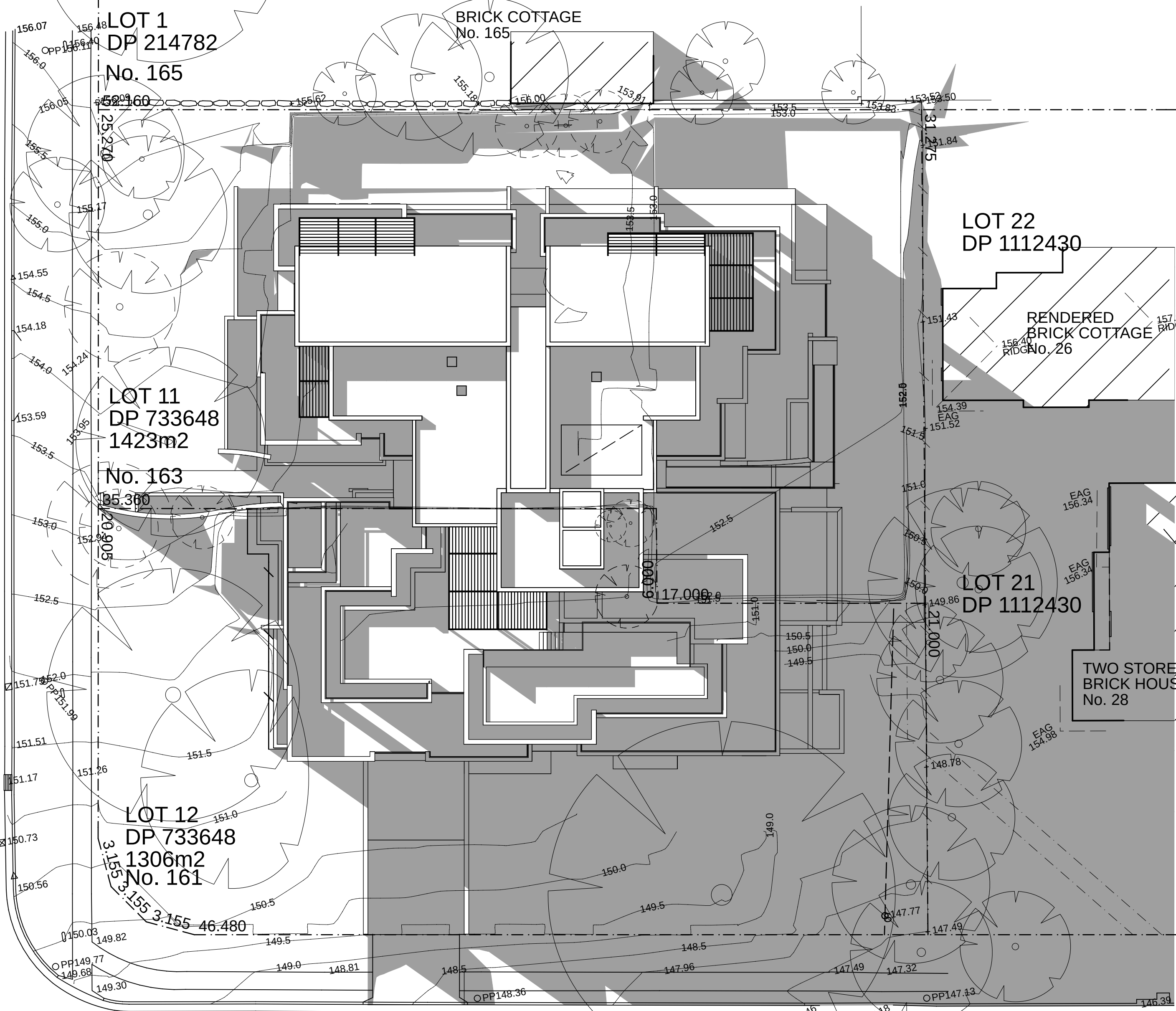


01 JUNE 21ST 9AM 1:200

SHINFIELD AVENUE

ROSEDALE ROAD

150.80
150.32

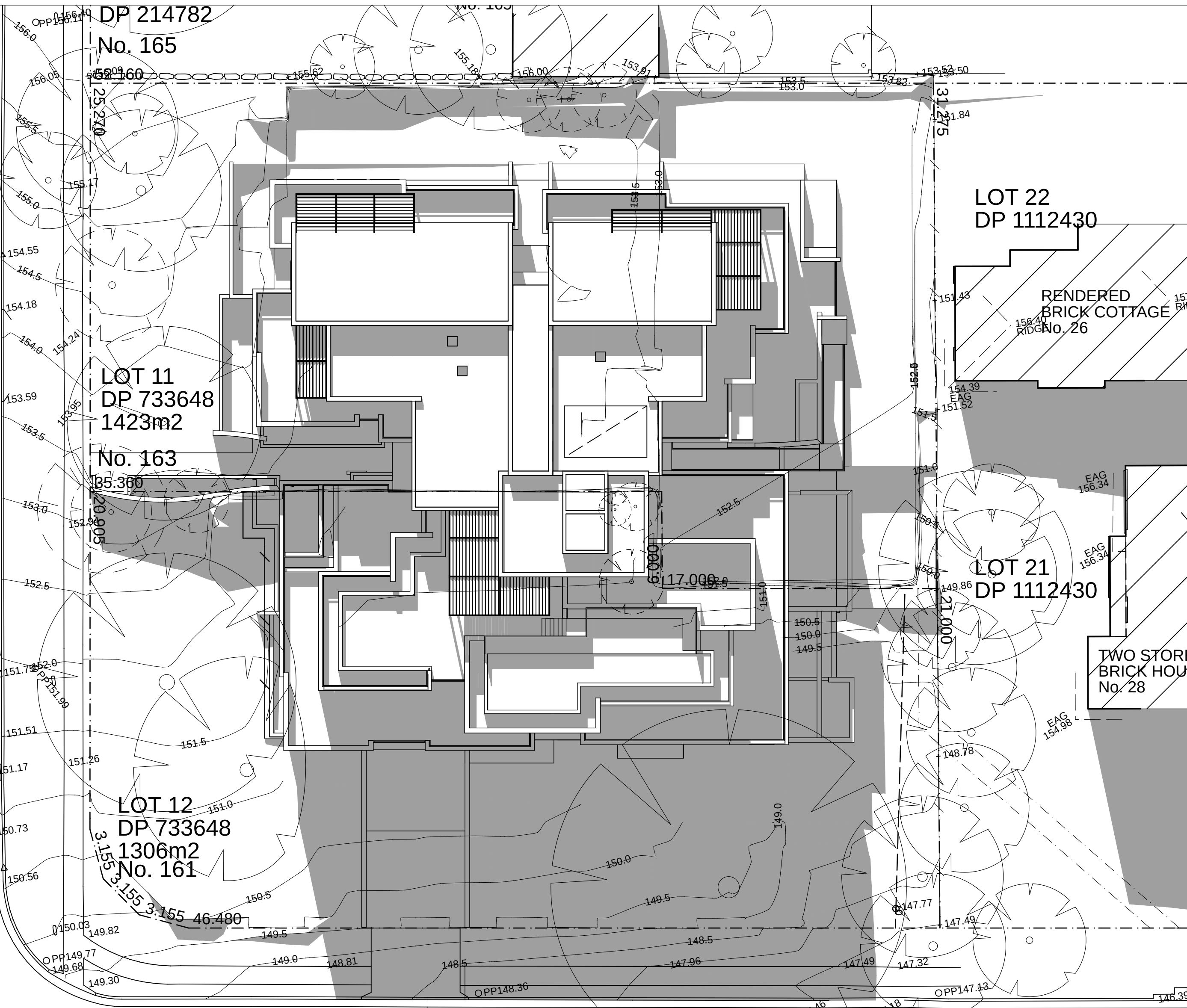


03 JUNE 21ST 3PM 1:200

SHINFIELD AVENUE

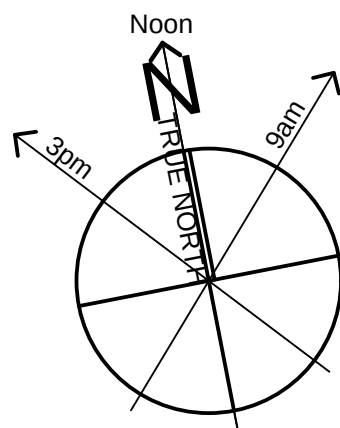
ROSEDALE ROAD

150.80
150.32



02 JUNE 21ST 12 NOON 1:200

SHINFIELD AVENUE



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Amendments

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Project Details
NEW RESIDENTIAL FLAT BUILDING AT

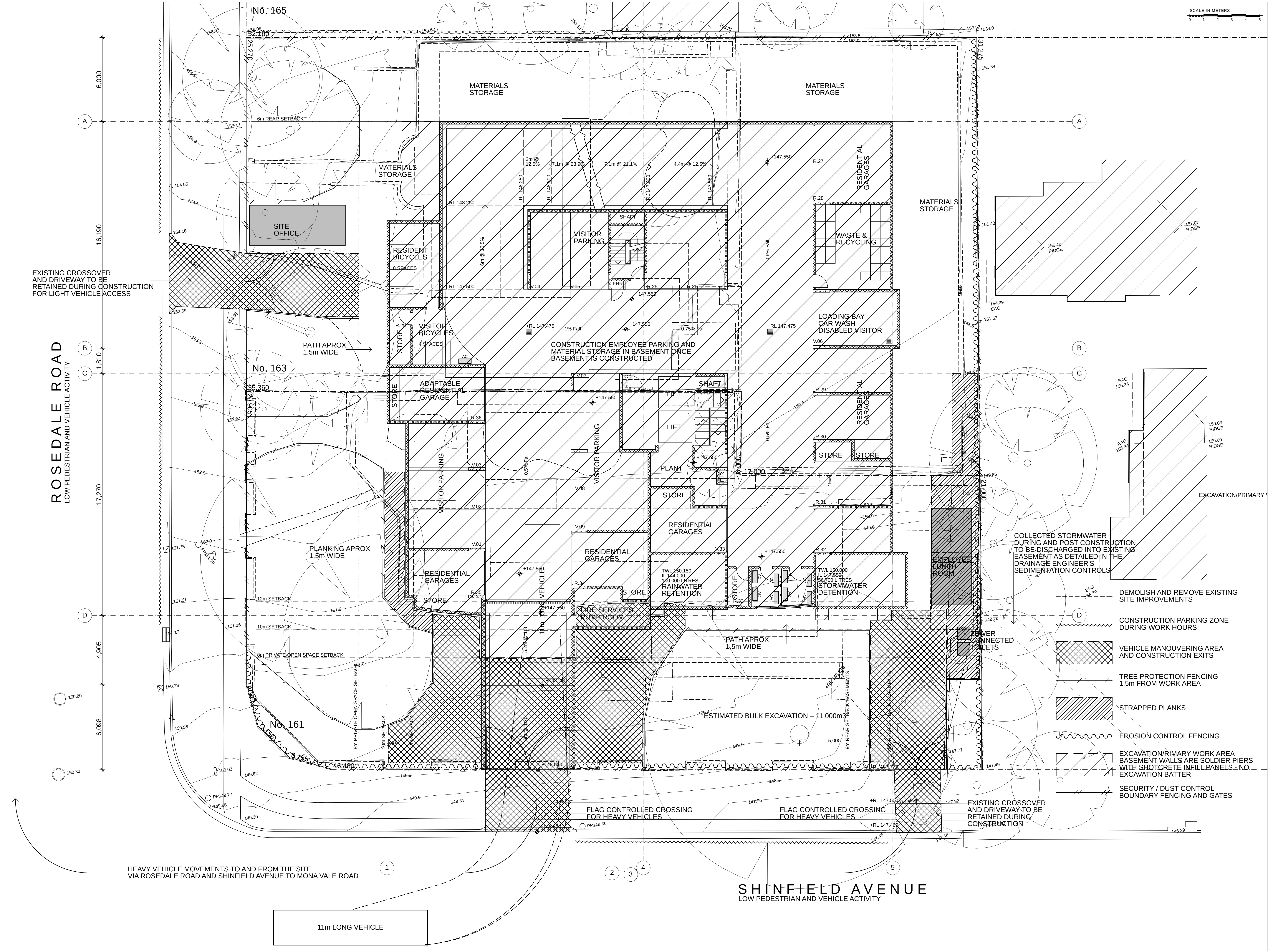
No's 161 to 163
ROSEDALE ROAD
ST IVES
NSW 2075

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Drawn JG	Approved JG	Date Printed 30/08/1
Job Number	0918	
Scale	As shown @ B1	
Drawing name		

SHADOW DIAGRAMS

Drawing Number	Amendment
DA-13	A



SCALE IN METERS

0 1 2 3 4 5

3m

9m

Noon

DA-14

Amendment

A

Project Details

NEW RESIDENTIAL FLAT BUILDING AT

No's 161 TO 163
ROSEDALE ROAD
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Amendments

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Drawn

JG

Approved

JG

Date Printed

30/08/10

Job Number

0918

Scale

As shown @ B1

Environment

ENVIRONMENTAL SITE,
EXCAVATION AND
CONSTRUCTION
TRAFFIC
MANAGEMENT PLAN

Drawing Number

Amendment

Legend

- DEMOLISH AND REMOVE EXISTING SITE IMPROVEMENTS
- CONSTRUCTION PARKING ZONE DURING WORK HOURS
- VEHICLE MANOUEVERING AREA AND CONSTRUCTION EXITS
- TREE PROTECTION FENCING 1.5m FROM WORK AREA
- STRAPPED PLANKS
- EROSION CONTROL FENCING
- EXCAVATION/PRIMARY WORK AREA BASEMENT WALLS ARE SOLDIER PIERS WITH SHOTCRETE INFILL PANELS. NO EXCAVATION BATTER
- SECURITY / DUST CONTROL BOUNDARY FENCING AND GATES

Notes

- COLLECTED STORMWATER DURING AND POST CONSTRUCTION TO BE DISCHARGED INTO EXISTING EASEMENT AS DETAILED IN THE DRAINAGE ENGINEER'S SEDIMENTATION CONTROLS
- EXISTING CROSSOVER AND DRIVEWAY TO BE RETAINED DURING CONSTRUCTION
- FLAG CONTROLLED CROSSING FOR HEAVY VEHICLES
- FLAG CONTROLLED CROSSING FOR HEAVY VEHICLES
- EXISTING CROSSOVER AND DRIVEWAY TO BE RETAINED DURING CONSTRUCTION
- ESTIMATED BULK EXCAVATION = 11,000m³
- 11m LONG VEHICLE
- HEAVY VEHICLE MOVEMENTS TO AND FROM THE SITE VIA ROSEDALE ROAD AND SHINFIELD AVENUE TO MONA VALE ROAD



01 NORTH ELEVATION



02 SOUTH ELEVATION

- FACE BRICK WALLS - BORAL "SILVER SHADOW" DRY PRESSED BRICK
- RENDERED WALLS - DULUX "DIESKAU"
- WALLS IN GARDEN - SANDSTONE
- STEEL PERGOLAS AND SHUTTERS - POWDER COATED PAINT COLORBOND "DUNE"
- ALUMINIUM WINDOW FRAMES - ANODISED ALUMINIUM
- BALUSTRADING - WHITE COLOURED GLASS BALUSTRADING WITH STAINLESS STEEL HANDRAIL
- FEATURE RENDERED WALLS - DULUX TAMED TEXAN



03 EAST ELEVATION



04 WEST ELEVATION

A ISSUED FOR DA 30/07/10

Amendments



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Project Details

NEW RESIDENTIAL FLAT BUILDING AT

**No's 161 TO 163
ROSEDALE ROAD
ST IVES
NSW 2075**

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Drawn JG	Approved JG	Date Printed 30/08/10
Job Number	0918	
Scale	As shown @ A3	

Drawing name

MATERIALS

Drawing Number

DA-15

Amendment

A



Amendments

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Architect

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Drawing name

PHOTOMONTAGE

Drawing Number

DA-16

Amendment

A