

Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011, JRPP meeting on 29/09/2011 and Urban Design comments

DIVISION OF IDRAFT GROUP PTY LTD

IDRAFT
BUILDING DESIGNS
NATHERS & BASIX
OWNER BUILDER
PLAN PRINTING

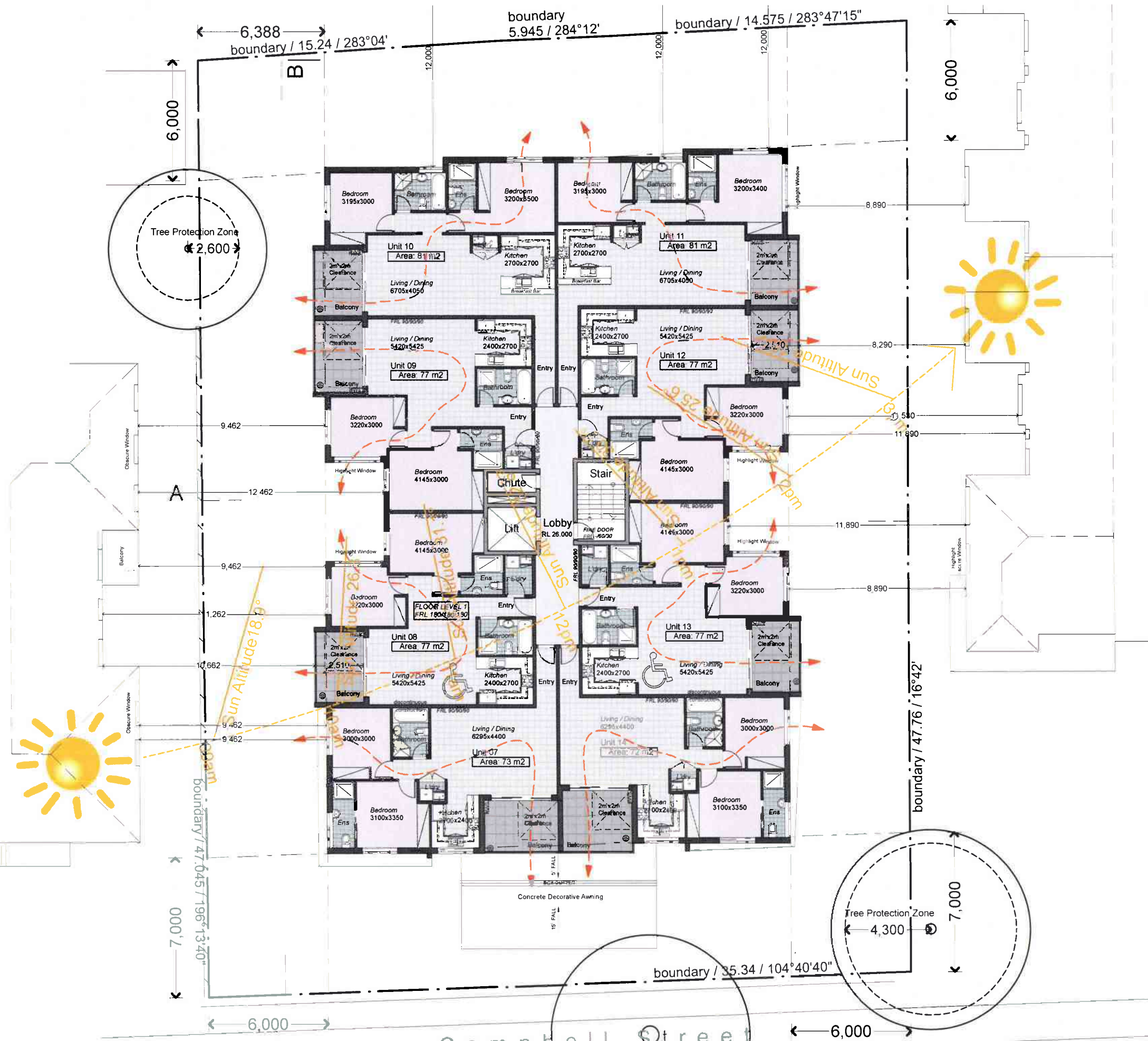
client	date	stage	job number	scale	design + drawn	council
Saade Construction	05/08/2011	DA	27743	1:200, 1:1	S. Atalah	Parramatta City Council

THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT. (APPLIES TO ALL DWELLINGS)

- ALL TOILET FLUSHING SYSTEMS MINIMUM 4 STAR RATING;
- ALL SHOWERHEADS, KITCHEN TAPS, BATHROOM TAPS, & TAPS IN COMMON AREAS MINIMUM 3 STAR RATING;
- GAS INSTANTANEOUS (3 STAR) HOT WATER SYSTEM;
- 1 PHASE AIR CONDITIONING, 1 STAR (COOLING & HEATING);
- GAS COOKTOP & ELECTRIC OVEN;
- DOUBLE GLAZED WINDOWS TO UNIT 63 ONLY;
- AIR CELL FOIL BUBBLE WRAP, ANTIGLARE ONE SIDE TO CAVITY BRICK WALLS TO UNITS 1, 3, 4, 66 & 67 ONLY;
- AIR CELL FOIL BUBBLE WRAP, ANTIGLARE ONE SIDE TO CEILING OF UNIT 63 ONLY;
- WEATHER SEALS TO ALL EXTERNAL WINDOWS AND DOORS.

ALL PLANS TO BE READ IN CONJUNCTION WITH ACOUSTIC REPORT PREPARED BY SLR CONSULTING PTY LTD

29 & 29A Campbell Street, Parramatta
High Rise Development -
70 Units over 2 Levels of Basement Parking
Ground Floor Plan
09.38



LEGEND:

- Existing trees to be removed
- Existing trees to be retained
- Existing structures to be demolished
- Cross ventilation Flow

ABSA

Assr # 60822 Cert # 31337557

Sign:

Date 11/08/11

Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011
 JRP meeting on 29/09/2011 and Urban Design comments

IDRAFT

BUILDING DESIGN PLANS

40 McFarlane Street
 Parramatta NSW 2150
 Phone 02 9627 5500
 Fax 02 9627 5505
 email idraft@idraft.com.au
 www.idraft.com.au

Note: All work to be carried out in accordance with CA SAA & Councils conditions. Copyright: The concepts & information contained in these drawings are the copyright of Idraftplans Pty Ltd. Use or duplication in part or in full without written permission of Idraftplans Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances, PC items & shower sizes shown on plan are inside hob dimensions shower screens to be fitted on inside of hob. Bulbheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions only, do not scale. Finished ground levels on plans are subject to site conditions. All calculated dimensions are subject to site measures during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the turret position front garden tap on meter Energy Smart Design. AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets, cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible. Owner/builder must read all plans in conjunction with the ABSA & BASIX report.

Saade Construction 05/08/2011 DA 27743 1:200, 1:1 S Atalah Parramatta City Council

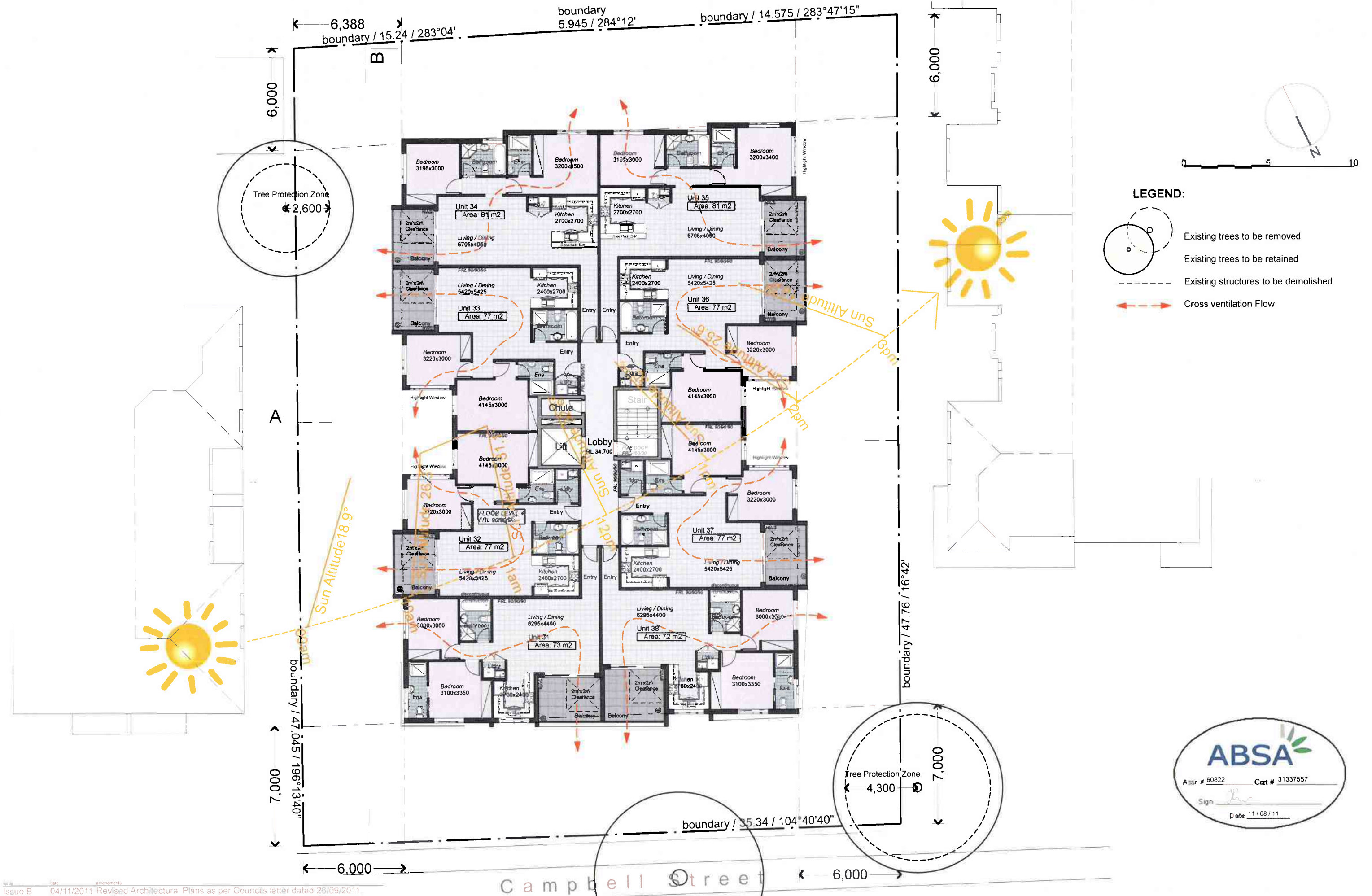
THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT. (APPLIES TO ALL DWELLINGS):

- ALL TOILET FLUSHING SYSTEMS MINIMUM 4 STAR RATING
- ALL SHOWERHEADS KITCHEN TAPS BATHROOM TAPS & TAPS IN COMMON AREAS MINIMUM 3 STAR RATING
- GAS INSTANTANEOUS (3 STAR) HOT WATER SYSTEM
- 1 PHASE AIR CONDITIONING 1 STAR (COOLING & HEATING)
- GAS COOKTOP & ELECTRIC OVEN

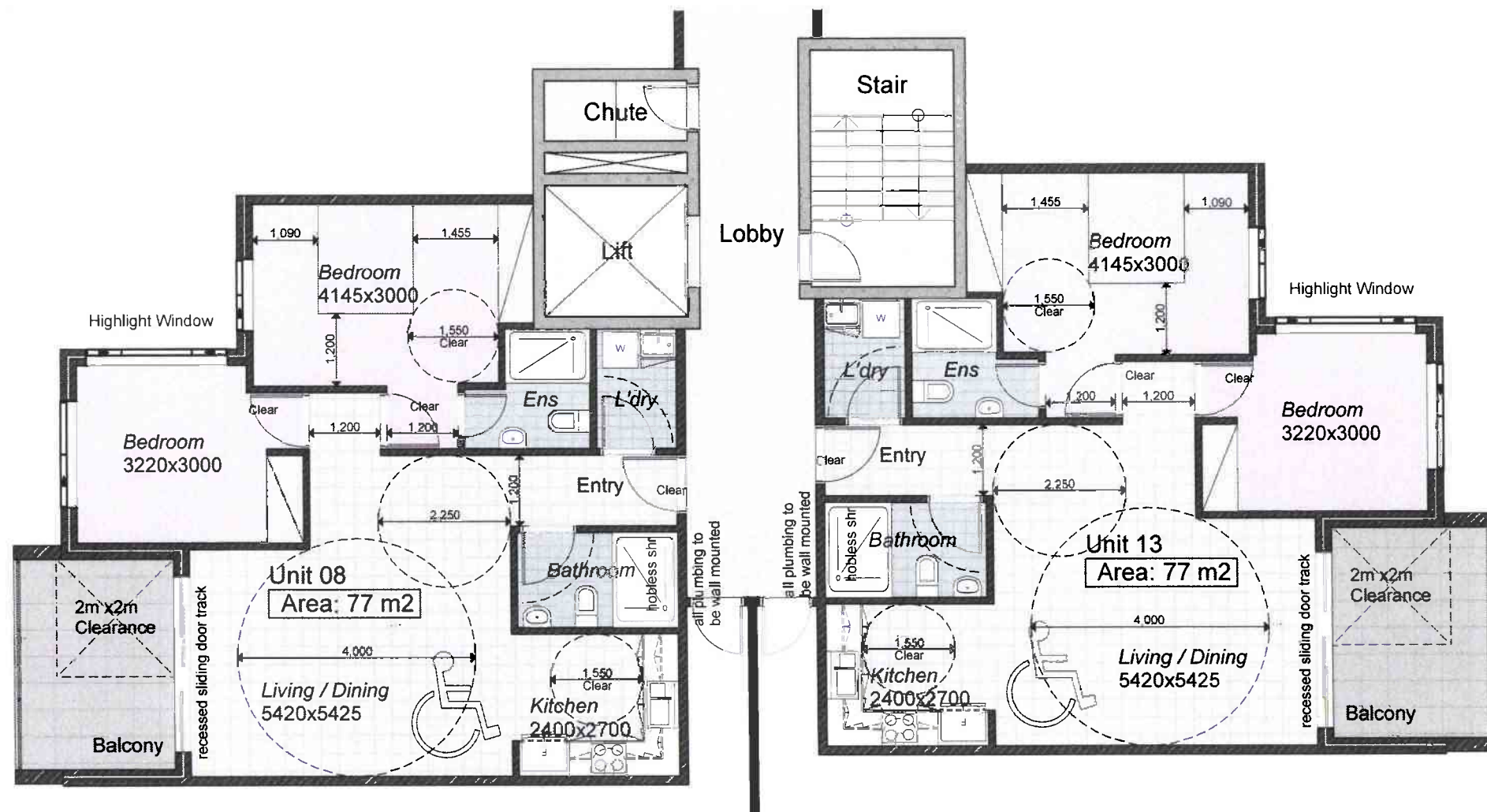
ALL PLANS TO BE READ IN CONJUNCTION WITH ACOUSTIC REPORT PREPARED BY SLR CONSULTING PTY LTD

29 & 29A Campbell Street, Parramatta
 High Rise Development
 70 Units over 2 Levels of Basement
 Levels 1 - 3 (Adaptable)

10.38



Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 28/09/2011.
JRPP meeting on 29/09/2011 and Urban Design comments



Class C Adaptable Unit Plan
(Units 01, 08, 13, 16, 21, 24 & 29)
After Adaptation
scale 1:100

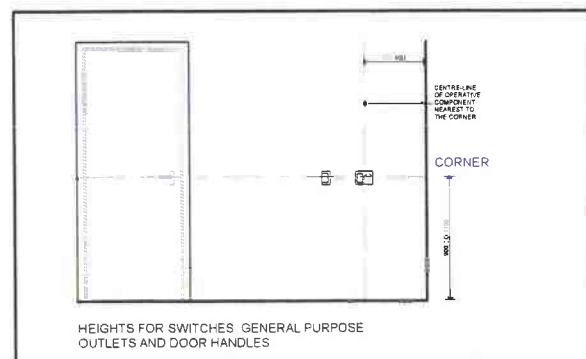
0 5 10

SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

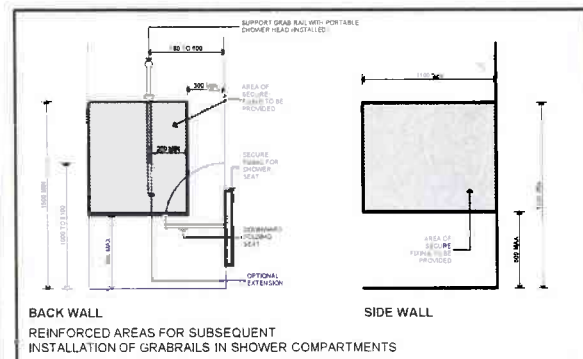
ADAPTABLE HOUSE CLASS C

All essential features incorporated.

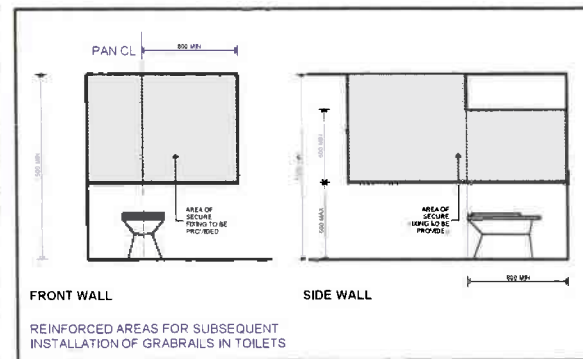
	DRAWINGS	CLAUSE
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
3	SITING	
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
11	LETTERBOXES IN ESTATE DEVELOPMENTS	3.8
14	Letterboxes to be on hard standing area connected to accessible pathway	
14	PRIVATE CAR ACCOMMODATION	3.7.2
20	Car parking space or garage min. area 6.0m x 3.8m	
20	ACCESSIBLE ENTRY	
22	Accessible entry	4.3.1
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2
23	Threshold to be low-level	4.3.2
24	Landing to enable wheelchair manoeuvrability	4.3.2
25	Accessible entry door to have 850mm min clearance	4.3.1
27	Door lever handles and hardware to AS 1428.1	4.3.4
32	INTERIOR GENERAL	
32	Internal doors to have 820 mm min clearance	4.3.3
33	Internal corridors min. width of 1000mm	4.3.7
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7
36	LIVING ROOM & DINING ROOM	
36	Provision for circulation space of min 2250mm diameter	4.7.1
38	Telephone adjacent to GPO	4.7.4
41	Potential illumination level min 300 lux	4.10
42	KITCHEN	
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable, refer to Figure 4.8	4.5.5
45	Refrigerator adjacent to work surface	4.5.5
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6
47	Kitchen sink bowl max 150mm deep	4.5.6
48	Tap set capstan or lever handles or lever mixer	4.5.6 (e)
49	Tap set located within 300mm of front of sink	4.5.6 (e)
51	Cooktops to include either front or side controls with raised cross bars	4.5.7
52	Cooktops to include isolating switch	4.5.7
53	Work surface min 800mm length adjacent to cooktop at same height	4.5.7
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8
59	GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of work surface	4.5.11
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11
61	Slip-resistant floor surface	4.5.4
62	MAIN BEDROOM	
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1
75	BATHROOM	
75	Provision for bathroom area to comply with AS 1428.1	4.4.1
76	Slip-resistant floor surface	4.4.2
77	Shower recess - no hob, Minimum size 1160 x 1100 to comply with AS 1428.1	4.4.4 (f)
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)
79	Recessed soap holder	4.4.4 (f)
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)
83	Provision for grabrail in shower to comply with AS 1428.1	4.4.4 (h)
86	Tap sets to be capstan or lever handles with single outlet	
88	Provision for washbasin with clearance to comply with AS 1428.1	4.4.4 (g)
90	Double GPO beside mirror	4.4.4 (d)
92	TOILET	
92	Provision of either 'visible toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone	4.4.4 (h)
96	Slip resistant floor surface (Vitreous tiles or similar)	4.4.2
98	LAUNDRY	
98	Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth) 4.8	
100	Provision for automatic washing machine	4.8 (e)
102	Where clothes line is provided an accessible path of travel to this	4.8 (a)
105	Double GPO	4.8 (g)
108	Slip-resistant floor surface	4.9.1
110	DOOR LOCKS	
110	Door hardware operable with one hand, located 900-1100mm above floor.	4.3.4



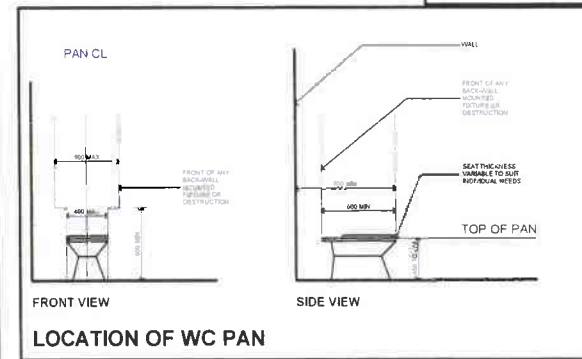
HEIGHTS FOR SWITCHES, GENERAL PURPOSE OUTLETS AND DOOR HANDLES



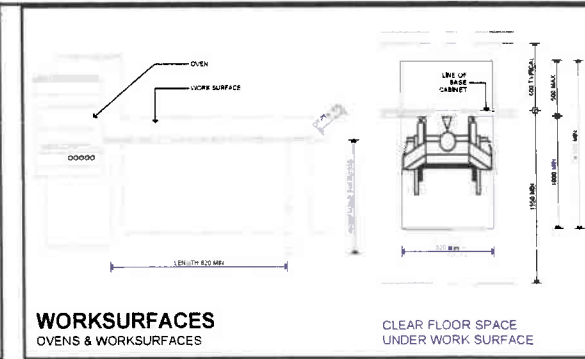
BACK WALL
REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN SHOWER COMPARTMENTS



FRONT WALL
REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN TOILETS



LOCATION OF WC PAN



WORKSURFACES
OVENS & WORKSURFACES

CLEAR FLOOR SPACE
UNDER WORK SURFACE