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PART 1 - Property & Applicant Details

1. Property details

Address

unit:

house: 29 & 29A

street: CAMPBELL STREET,

suburb: PARRAMATTA postcode: 2150

Application reference #
e.g. DA, CC, SC, CD ,etc

1571 / 2011 e.g. DA/900/2010

2. Applicant details

Full name/company and
contact person

family name (or company & ABN): SMADE

full given names: SAM

OR company contact person:

Postal address

29 SOUTH STREET

suburb: STRATHFIELD postcode: 2135

Contact details

home phone:

mobile: 0414 320 083

office phone

fax: 9703 5693

email:

date:

PART 2 - Additional Documentation Details

3. Indicate document type and number

Please tick (✓)

Plan / drawing



Linen plan

Number of copies:

4

Number of copies:

Positive Covenant (Form 13RPA)

Restriction on use of land (Form 13PC)

88B Instrument

Surveyors Certificate

Subdividers Certificate

Other (please indicate below)



KATHERINE LAFFERTY

DESIGN VERIFICATION STATEMENT, JUSTIFICATION LETTER



You can log onto www.parracity.nsw.gov.au/development to track the progress of an application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

OFFICE USE ONLY

Receipt:

Date Received:

Scanning Fee:

3 November 2011

General Manager
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Attention Kate Lafferty

Dear Kate

29 and 29A Campbell Street, Parramatta

We appreciate the opportunity to meet on site and discuss first hand the various issues raised by Council. We have taken the material gathered from the site inspection and produced a further drawing package, along with this explanatory letter, to address Council's issues.

We are confident that the responses demonstrate that the development will meet Council's expectations.

1. *Solar Access*

There is additional detailed information on the package regarding solar access to the building and adjacent properties. The information includes a detailed table of the solar access performance of all units in the proposed development. The tables demonstrate that 65.7% of dwellings will achieve the required solar access, with a number of units achieving well above that (between 4 and 6 hours).

The outcome is that the development achieves the objectives of the "rule of thumb" in the Residential Flat Design Code. The minor variation to the 70% guideline is offset by the large number of units that achieve 1.15 hours and the provision of a large outdoor communal area on the roof of the building. Whilst the number achieving two hours is 3.7% below the rule of thumb, the remaining units perform well despite there being no expectation that they achieve close to the two hours.

The diagrams also indicate that the proposed building overshadows the western neighbour by as little as half an hour in the morning, being well off the site by 10am. Equally, the eastern neighbour's balcony (facing this development) receives approximately 2 hours 15 minutes of solar access between 10:15am and 12:30pm. The developments also achieve solar access outside these times, but the diagrams verify that the proposed development of the subject site is a reasonable development outcome.

2. *Calculations Plan*

The additional drawing package has provided detailed calculations for the various relevant controls. This includes calculations on gross floor areas as well as a number of calculations around the solar access issues.

3. *Floor Ceiling*

These heights have been confirmed as achieving the required 2.7 metres.

4. *Alignment Plan*

This has been supplied to Council under separate cover.

5. *Building Separation*

The amended drawing set provides additional information relating to the building to building separation (see sheet 05.38). As a point of clarification, we note that the “building”, in terms of enclosing walls, achieves the 6 metre setback requirement for the site. It is the provision of balconies that come within 5.4 metres of the boundary. As a result, the issue relating to the 5.4 metre setback is more of a privacy issue rather than light and ventilation issues that centre on the building setbacks.

The additional material includes details of the location and nature of adjoining buildings. They verify that there is only one balcony on the eastern neighbouring building which may be affected. The balcony is offset from the proposed balcony on the subject site and therefore there is not a direct line of sight into that space. As the balcony is offset, the proposed balcony will exceed the 6 metre setback to the boundary, along the line of sight.

Equally, the building to the west has a balcony opposite the proposed building but that balcony has a small, non-trafficable area, facing the subject site. The principle area of use is on the northern elevation and protected from line of sight by a recessed section of the building. There are no other balconies opposite the development site, the remainder being towards the rear of the development site.

The remaining parts of the building that are opposite balconies are primarily bathroom or bedrooms. These rooms are generally accepted as having less visual privacy concerns given the ability, and likelihood, that they will use their own curtain/blinds etc to maintain privacy. This privacy is supplemented by the proposed landscape solution. The rooms in question are within a three storey building and readily screened by modest tree planting (which are proposed within the setback).

The planter box arrangement down the western setback has also been altered to facilitate trees reaching a greater mature height. This has been done by joining previous separate planter boxes and therefore allowing greater plant penetration to deep soil.

6. Dwelling Mix

The mix has been adjusted to better meet the objectives of the unit mix criteria. The provision of 8.6% of both one (1) bedroom and three (3) bedroom units is a minor variation to the guide of 10% for these two categories. The shortfall represents one (1) one bedroom unit and one three (3) bedroom unit. It is not expected, in the context of the overall development outcomes of Parramatta, that this will have an impact on the social fabric of Parramatta.

7. Removal of Street Trees

We note Council's subsequent acceptance that street tree removal is inevitable but that replacement landscaping has been considered. The amended landscape plan makes provision for replacement trees.

8. Natural Ventilation

Cross ventilation is achieved in a high number of apartments. The additional drawing set includes diagrams demonstrating how this is achieved.

9. Street Activation

We consider that the entrance is well located. The development has provided a substantial 7 metre landscaped setback which will provide a better quality outcome for the public domain and streetscape. This is considered of greater long term benefit than the provision of three separate entrances as these would erode the landscaping and yet not contribute greatly to the street activation.

The three entrances are well defined when a pedestrian arrives at the opening to the building. There is a clear visual demarcation between the three entrances, and most importantly, to the residential entrance.

10. Communal Open Space

Adjustments have been made to the rooftop garden solutions. These adjustments reflect overcoming the concerns raised regarding the design solution for landscaping and the use of space on the rooftop.

We trust this has satisfactorily addressed the concerns raised by Council.

Yours sincerely

Willana Associates Pty Ltd



Stuart Harding

Director

DESIGN VERIFICATION STATEMENT

For a Residential Development at

29-29A Cambell Street Parramatta

Prepared by
Adriaan Winton
Architect
Registration Number 5347
Adriaan Winton Architects
7 Morse place
Blaxland NSW 2774

May-2011
Rev-1:Nov-2011

Introduction :

This Design Verification Statement accompanies a Development Application for a mixed development at 29-29A Cambell street Parramatta. The development consists of 70 units made up with 6 x 1 Bed, 58 x 2 Bed, 6 x 3 bed units plus 168 sqm retail/commercial space and 74 parking spaces.

This statement verifies that Adriaan Winton directed the design of the project and that the proposed development adheres to the design principles set out in Part 2 of State Environmental Policy No 65- *"Design Quality of Residential Flat Development"* and certifies that the proposed building satisfies those principals.

Principle 1: Context

SEPP 65 : *Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character, or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.*

Comment: The existing character of the precinct is a combined commercial/retail and residential. The precinct is zoned which allows for the type of development proposed.

The proposed building is a "Big House" type residential building of 8 storeys plus ground floor retail/commercial and basement parking.

The proposed building use complies with the desired character statement that buildings are to be primarily residential. The scale of building and type of use are compatible with the proposed redevelopment of the precinct and recognizes and complies with requirements of Parramatta City Centre LEP 2007 and DCP 200

Principle 2: Scale

SEPP 65 : *Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.*

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment: The scale of development in the precinct is comprised of buildings of variable height in stories. The site is located with 500m from the Parramatta rail and bus interchange and the principal shopping precinct of Parramatta

The proposed development responds and conforms to the height and building form established in its precinct and would allow for future developments on adjoining sites to achieve their full potential

Principle 3: Built Form

SEPP 65 : *Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

Comment: The proposed building height is consistent with the heights established in the precinct and is permitted to be built on this site. It responds well to established built fabric of the area. The building is well within the DCP setbacks required.

The building may be termed a "Big house" type, and relates to the existing built form in the area due to its roof design, recessed bays, eaves design, fenestration , materials, texture and colour. The building addresses the street with a major façade which is aligned with the form of the street. The built form of the development relates to other built form existing in the precinct. The overall affect is to create a building that presents a very effective and architectural building within the street scape.

Principle 4: Density

SEPP 65 : *Good design has a density appropriate to its site and its context, in terms of floor space yields (or numbers of units or residents). Appropriate densities are sustainable and are consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.*

Comment: The precinct within the area controlled by Parramatta City Centre LEP 2007 and is zoned B4 Mixed Use

The density of the development complies with the allowable density in the planning codes for the area. Given the location of the development in relation to the Railway/Bus interchange, the Parramatta retail/commercial precinct, community facilities and the rising demand for housing in the area, the proposed density is appropriate and consistent with the requirements as outlined in Parramatta City Centre DCP 2007

Principle 5: Resource, energy and water efficiency

SEPP 65: *Good design makes efficient use of natural resources, energy and water throughout its life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and re-use of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and re-use of water.*

Comment: The proposed development is consistent in the application of through flow ventilation and solar ingress to the units. There are no units which have a sole southerly aspect the units which have a southerly aspect have primary living space which face west or east. The orientation of the building and the site and the design of the units all contribute substantially to the solar passive design and energy efficiency of the development.

Although the development does not comply in achieving the recommended 70% of dwellings have a minimum of 2 hours of solar ingress the majority of the units have more than the recommended solar ingress (refer to the justification letter prepared by Willana associates planners) and in essence complies with the spirit of the RFDC.

The proposed development has been Nathers and Basix assessed and scores well in all required categories of water, thermal comfort and energy. Energy efficiency is aided by the use of water/energy efficient fittings, appliances and lighting.

Principle 6: Landscape

SEPP 65 : *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the sites natural and cultural features in responsible and creative ways. It enhances the developments natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours amenity, and provide for practical establishment and long term management.*

Comment: As the proposed development forms part of the Residential precinct the proposed landscape areas are substantial on the northern, western and southern side of the building and creates a substantial garden.

The landscape is present on the ground floor. There is a deep soil landscape requirement of 15% or 252 sqm, the project provides 276 sqm of deep soil landscaping with a total landscape area of 542 sqm which represents 32% of the site.

Principle 7: Amenity

SEPP 65 : *Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, and service areas, outlook and ease of access for all age groups and degrees of mobility.*

Comment: Apartments is a mixture of 1, 2 and 3 bedroom apartments. Cross ventilation is achieved for all of the apartments.

67.5% apartment have the required solar access(see principle 5). Where apartments are exposed to direct western summer sun sliding louver/shading panels have been provided

Privacy is ensured by the side setbacks to the side boundaries. The building complies with the setbacks as recommended in the SEPP 65 design code and the requirements outline in DCP. Where there are perceived direct observation potentials the design of the building tries to ensure the windows in conflict have the required offset.

Each dwelling has its own external private open space which is more than adequate.

Bathrooms/Ensuite are accessed from the hallways leading to the bedrooms. Kitchens are accessed from the primary living area.

Visual and acoustic privacy is acceptable and able bodied access is through entry lobbies at the ground floor.

Disabled access is gained to the ground floor via a pedestrian path (which complies with ASNZ 1428.1-2001) from the street. There are 5 apartments which are adaptable these are located on all levels, all units within the development are accessible via the lift. The carspaces are located in the basement carparking with in easy access the lift.

Principle 8: Safety and Security

SEPP 65 : *Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on the streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.*

Comment: Public and communal spaces are overlooked on all sides by balconies, terraces and windows from primary living rooms of the project. The building addresses the public domain with glazed doors and balconies.

The communal spaces will be adequately lit and are void of areas that may be subjectable to criminal activities

The building will have save and secure access to the carpark. The lifts to the building will be security lifts providing access to residential levels

Principle 9: Social Dimensions

SEPP 65 : *Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or, in the case of precincts undergoing transition, provide for the desired future community.*

Comment: The proposed residential use is appropriate to the location of this site, as it is in close proximity to the Parramatta transport interchange, retail/commercial precinct, local clubs and community facilities such as baby health centre and community centre. The development's proximity to the railway station allows for residents that are non reliant on private cars to have easy access to public transport.

The proposed development has an appropriate mix of 1, 2 and 3 bedrooms apartments of varied size. Consideration has been given to the need to have affordable housing within the development as a result it provides a social mix which is well sited and appropriate to the area.

Principle 10: Aesthetics

SEPP 65 : *Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.*

Comment: The form and composition of this design relate to existing developments in terms of its roof type, modulation of facade, fenestration, materials, texture and colour.

The use of detail and texture and the high degree of articulation in the façade composition has the result of creating an interesting and high quality building which sits well in the precinct and compliments the existing streetscape.

Conclusion

This proposed development provides a complimentary and interesting addition to the Parramatta retail/commercial Precinct, its built form, height, scale and density comply with DCP controls and are compatible with the adjoining residential flat buildings. Its landscape design includes substantial deep soil planting of large trees and low scale planting. The development is well suited to its site and its location.

Adriaan Winton
Architect
Registration Number **5347**

Adriaan Winton Architects Pty Ltd

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Calculations:

Site Details		Onsite Parking	
Lot	Lot 1	Typical Carspace	63
DP	DP 306043	Accessible Carspace	7
Site Area	& DP 711586	Commercial Carspace	2
	1685m ²	Loading Bay	1
		Car Wash	1
		Bicycle	6
		Motorcycle	1
Max FSR	3.5:1	Total Car Spaces	74
Max Area	5897.5m ²		
Ground Floor	512m ²	Deep Soil	
(Including Commercial)	130m ²	Minimum Deep Soil	15%
Level 1-7	655x(7)m ²	Minimum Area	252.75m ²
Level 8	655m ²	Proposed Deep Soil Area	276m ² / 16.4%
Total	5882m ²	Proposed Landscape Area	542m ² / 32.2%
Total Area FSR	3.49 : 1		

Proposed Public Art Feature

TSUBO
GARDEN ART & DESIGN

SPHERES

These steel ribbon spheres add a dash of colour to a modern outdoor space. They are particularly suited to formal or minimalist style gardens.

Available in Stainless steel, Powder coated steel or Rustic steel finish.

Dimensions (mm)

Small | 400mm from \$399

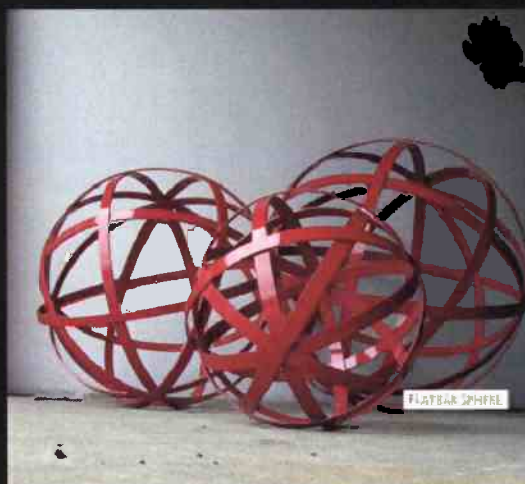
Medium | 600mm from \$549

Large | 900mm from \$899

All pricing includes GST

In stock: Yes
(Lead time 0 days)

Contact us for more info



29-29A Campbell Street Parramatta Mixed use Development - 70 Units



Material Schedule:



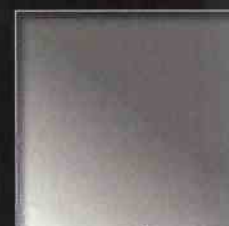
Render - Red Heart
T08 50-4



Face Brick - PGH
Crevole Brick



Render - White Matt
Finish



Alucobond to be Grey
finish with white
Separation fills



Face Brick - PGH
Aluminium Brick



Render - Cool Grey
Render 11U

Unit Breakdown Table

Unit Breakdown	Unit Type	Unit Area	P.O.S	Cross Vent	Solar Access
				Complies (Y/N)	(2hrs to Comply)
Ground	Unit 01	2 Bed	73m ²	10m ²	Yes 1.15 hours
	Unit 02	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 03	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 04	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 05	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 06	2 Bed	70m ²	10m ²	Yes 4 hours
Level 1	Unit 07	2 Bed	73m ²	10m ²	Yes 6 hours
	Unit 08	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 09	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 10	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 11	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 12	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 13	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 14	2 Bed	72m ²	11m ²	Yes 6 hours
Level 2	Unit 15	2 Bed	73m ²	10m ²	Yes 6 hours
	Unit 16	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 17	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 18	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 19	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 20	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 21	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 22	2 Bed	72m ²	11m ²	Yes 6 hours
Level 3	Unit 23	2 Bed	73m ²	10m ²	Yes 6 hours
	Unit 24	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 25	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 26	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 27	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 28	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 29	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 30	2 Bed	72m ²	11m ²	Yes 6 hours
Level 4	Unit 31	2 Bed	73m ²	10m ²	Yes 6 hours
	Unit 32	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 33	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 34	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 35	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 36	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 37	2 Bed	77m ²	0m ²	Yes 4 hours
	Unit 38	2 Bed	72m ²	11m ²	Yes 6 hours
Level 5	Unit 39	2 Bed	73m ²	10m ²	Yes 6 hours
	Unit 40	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 41	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 42	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 43	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 44	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 45	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 46	2 Bed	72m ²	11m ²	Yes 6 hours
Level 6	Unit 47	1 Bed	52m ²	0m ²	Yes 6 hours
	Unit 48	3 Bed	97m ²	10m ²	Yes 1.15 hours
	Unit 49	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 50	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 51	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 52	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 53	3 Bed	97m ²	10m ²	Yes 4 hours
	Unit 54	1 Bed	52m ²	11m ²	Yes 6 hours
Level 7	Unit 55	1 Bed	52m ²	10m ²	Yes 6 hours
	Unit 56	3 Bed	97m ²	10m ²	Yes 1.15 hours
	Unit 57	2 Bed	77m ²	10m ²	Yes 1.15 hours
	Unit 58	2 Bed	81m ²	10m ²	Yes 1.15 hours
	Unit 59	2 Bed	81m ²	10m ²	Yes 4 hours
	Unit 60	2 Bed	77m ²	10m ²	Yes 4 hours
	Unit 61	3 Bed	97m ²	10m ²	Yes 4 hours
	Unit 62	1 Bed	52m ²	11m ²	Yes 6 hours
Level 8	Unit 63	1 Bed	52m ²	10m ²	Yes 6 hours
	Unit 64	3 Bed	97m ²	10m ²	Yes 6 hours
	Unit 65	2 Bed	77m ²	10m ²	Yes 6 hours
	Unit 66	2 Bed	81m ²	10m ²	Yes 6 hours
	Unit 67	2 Bed	81m ²	10m ²	Yes 6 hours
	Unit 68	2 Bed	77m ²	10m ²	Yes 6 hours
	Unit 69	3 Bed	97m ²	10m ²	Yes 6 hours
	Unit 70	1 Bed	52m ²	11m ²	Yes 6 hours

Solar Access	70% (49) Units to comply with Solar Access		65.7% (46)
Unit Breakdown	Requirements	1 Bedroom x 6	8.6%
	Min 10% 1 Bed	2 Bedroom x 58	82.8%
	Min 10% 3 Bed	3 Bedroom x 6	8.6%
Natural Ventilation	Min Requirements 60%		Provided 100%

Schedule of Basix Commitments

(1) COMMITMENTS FOR UNIT BUILDING (29 & 29A Campbell Street, Parramatta)

(i) DWELLINGS

WATER

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling.

(This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of project" table).

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.

(g) The pool or spa must be located as specified in the table.

(h) 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 area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

ENERGY

(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.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure such room or area is fitted with a window and/or skylight.

THERMAL COMFORT

(g) Where there is an in-slab heating or cooling system, the applicant must:

- Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(B) COMMON AREAS AND CENTRAL SYSTEM / FACILITIES

WATER

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

ENERGY

(c) The applicant must install the systems and fixtures specified in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

(4) COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

WATER

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

ENERGY

(c) The applicant must install the systems and fixtures specified in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

Acoustic Recommendations

• Windows and doors on the faade of the living areas, sleeping areas, and commercial spaces of the development will need to be closed to meet internal noise levels during noisy periods. In some instances, alternative methods which meet the required ventilation needs for "comfort ventilation" can be met. This would be required to enable openings in the external facade (i.e. windows and doors) to remain fully closed during exceeding periods. The ventilation requirements of the BCA should be satisfied and design input should be sought from an appropriately qualified mechanical consultant.

• A minimum Rw rating of 32 dB is required for all windows and glazed doors of sleeping and habitable areas.

• A minimum Rw rating of 30 dB is required for all remaining windows and glazed doors on facades of non-habitable (bathrooms, hallways, etc) areas.

• A minimum Rw rating of 32 dB is required for windows and externally exposed glazed doors of the commercial premises on the ground floor.

• Glazing and door sound insulation capabilities are recommended on the basis of qualityworkmanship whereby windows and doors are installed with tight acoustic seals (e.g. Q-LON seals and Raven seals).

• Certification of sound insulation ratings from window suppliers are recommended with selection. Below is a guide only for applicable designs that may achieve the required sound insulation rating.

Rating Required Guideline Design

Rw 32 Single Glazing System – 6.38 mm laminated glass.

Rw 30 Single Glazing System – 6 mm float glass.

• Selection of mechanical ventilation plant equipment should favour low noise units.

• Where possible, installation of the plant equipment and outlets should be installed as far away as possible from residential receivers. Installing the units whereby the line of sight is impeded by the building envelope will effectively incorporate the building as an acoustical barrier against received plant noise emissions.

• Acoustic barriers/enclosures should also be installed where required.

• A two metre high barrier is required along the eastern boundary of the site. The barrier may be a timber 'lapped and capped' wood paling fence, "Colorbond" aluminium fence, or of masonry construction. It is prudent that the fence must be of solid construction and have no gaps.

THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT

- 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

ABSA Specification

Assessor # 60822	Certificate # 31337557	Issued: 11-Aug-11
------------------	------------------------	-------------------

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications 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 alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		Single clear	Improved Aluminium	5.91	0.73		As per plans

		Double Glazed clear	Improved Aluminium	3.61	0.66		Unit 63
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate 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
Cavity Brick		None	Medium - SA 0.475 - 0.7	As per plans

Cavity Brick		Air Cell Foil bubble wrap, Antiglare one side	Medium - SA 0.475 - 0.7	Unit 1,3,4,66,67
--------------	--	---	-------------------------	------------------

Concrete Block 150		None	Medium - SA 0.475 - 0.7	Party walls
Concrete Block 200		None	Medium - SA 0.475 - 0.7	Hallways & Stair walls

Internal walls	Construction	Insulation	Detail
Single Skin Brick		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Ceramic Tiles & Carpet	As per plans

Ceilings	Construction	Insulation	Detail
Concrete		Air Cell Foil bubble wrap, Antiglare one side	Unit 63

Concrete		None	As per plans
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Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		None	Medium - SA 0.475 - 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds		

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
---------------	---	---

Overshadowing	Overshadowing structures	Overshadowing trees
---------------	--------------------------	---------------------

Orientation of nominal north:	206	Living area open to entry:	No	Ventilated skylights:	No
Terrain category:	Suburban	Doors separate living areas:	No	Open fire, unflued gas heat:	No
Roof ventilation:	Unventilated	Stair open to heated areas:	No	Vented downlights:	No
Cross ventilation:	Standard	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
Subfloor:	Open/Enclosed	Exhaust fans without dampers:	No		





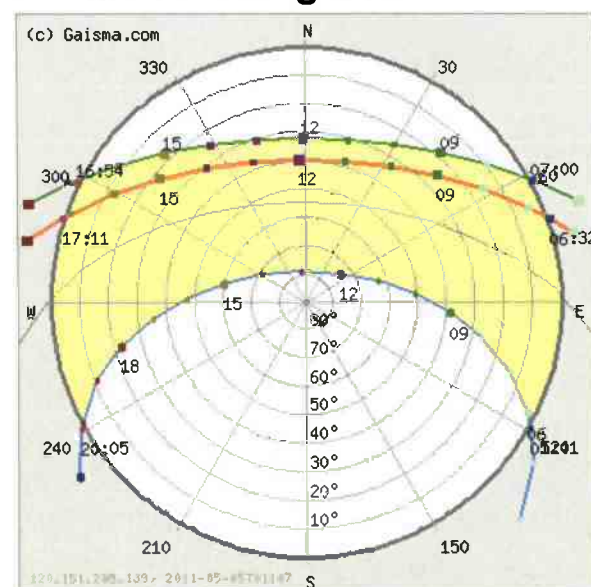
Site Analysis
scale 1:2500

Legend

- Proposed Development
- Residential Dwelling 1-2 storey
- Residential Dwelling 3-5 storey
- Residential Dwelling 6-7 storey or more
- Residential Dwelling 8+ storeys
- Commercial/Retail 1-3 storey
- Deep Soil Zones (Vegetation)
- Westfields Shopping Centre including carpark
- Existing trees to be removed
- Existing trees to be retained
- Direction of Overland Flow (Drainage)
- Existing Contours



Solar Path Diagram



- Sun path**
- Today
 - June 21
 - December 21
 - Annual variation
 - Equinox (March and Sept)
- Sunrise/sunset**
- Sunrise
 - Sunset
- Time**
- 00-02
 - 03-05
 - 06-08
 - 09-11
 - 12-14
 - 15-17
 - 18-20
 - 21-23



Site Analysis
scale nts

Legend

- Proposed Development
- Shopping Centre
- Schools
- Rail Line (Parramatta Station)
- Public Reserves / Parks
- Existing Contours
- Library / Parramatta Council



Birds eye view of proposed development and surroundings

Issue 6 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011.
JRPP meeting on 29/08/2011 and Urban Design comments

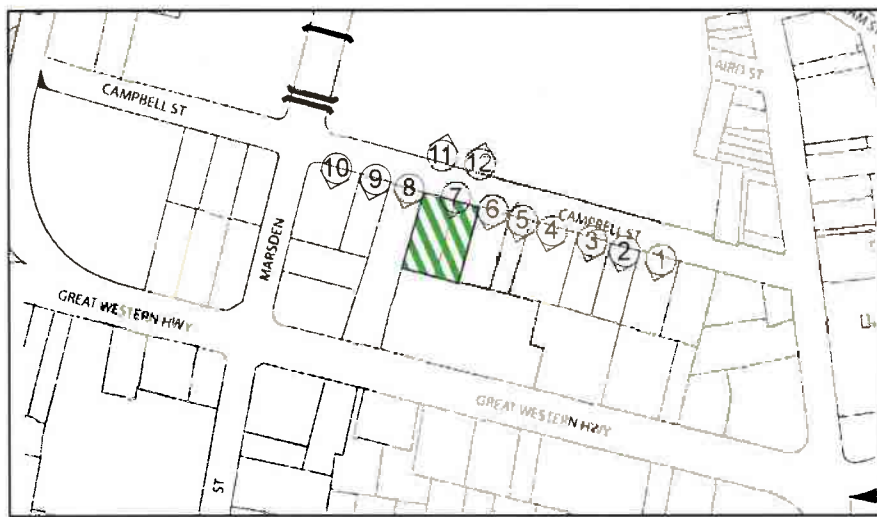
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29 & 29A Campbell Street, Parramatta
High Rise Development
70 Units over 2 Levels of Basement Parking
Site Analysis
03.38



- Legend**
- Proposed Development
 - Viewpoint



Figure Ground and Photo Location (cont'd on next page)
scale nts



(11) Westfield Shoppingtown elevation opposite subject site



(12) Westfield Shoppingtown elevation opposite subject site



(1) 3 Storey RFB at 41 Campbell Street



(2) 1 Storey Building at 39 Campbell Street



(3) Vacant Block



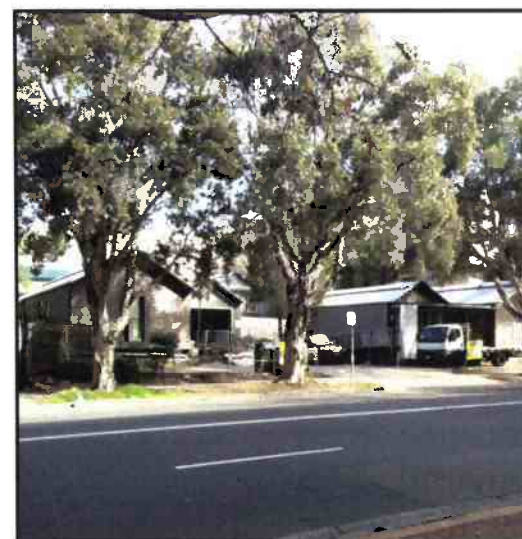
(4) 8 Storey and greater RFBs at 35 Campbell Street



(5) Recently renovated RFB at 33 Campbell Street



(6) Recently renovated RFB at 31 Campbell St (adjoining property)



(7) Campbell Street frontage of subject site (29 & 29A Campbell Street)



(8) 4 Storey RFB at 27 Campbell St (adjoining property)

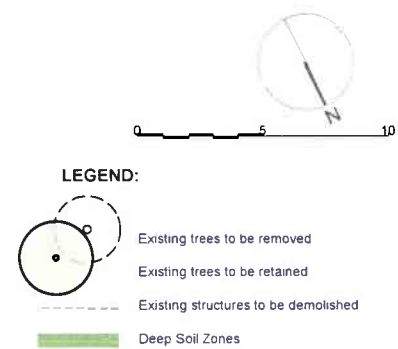
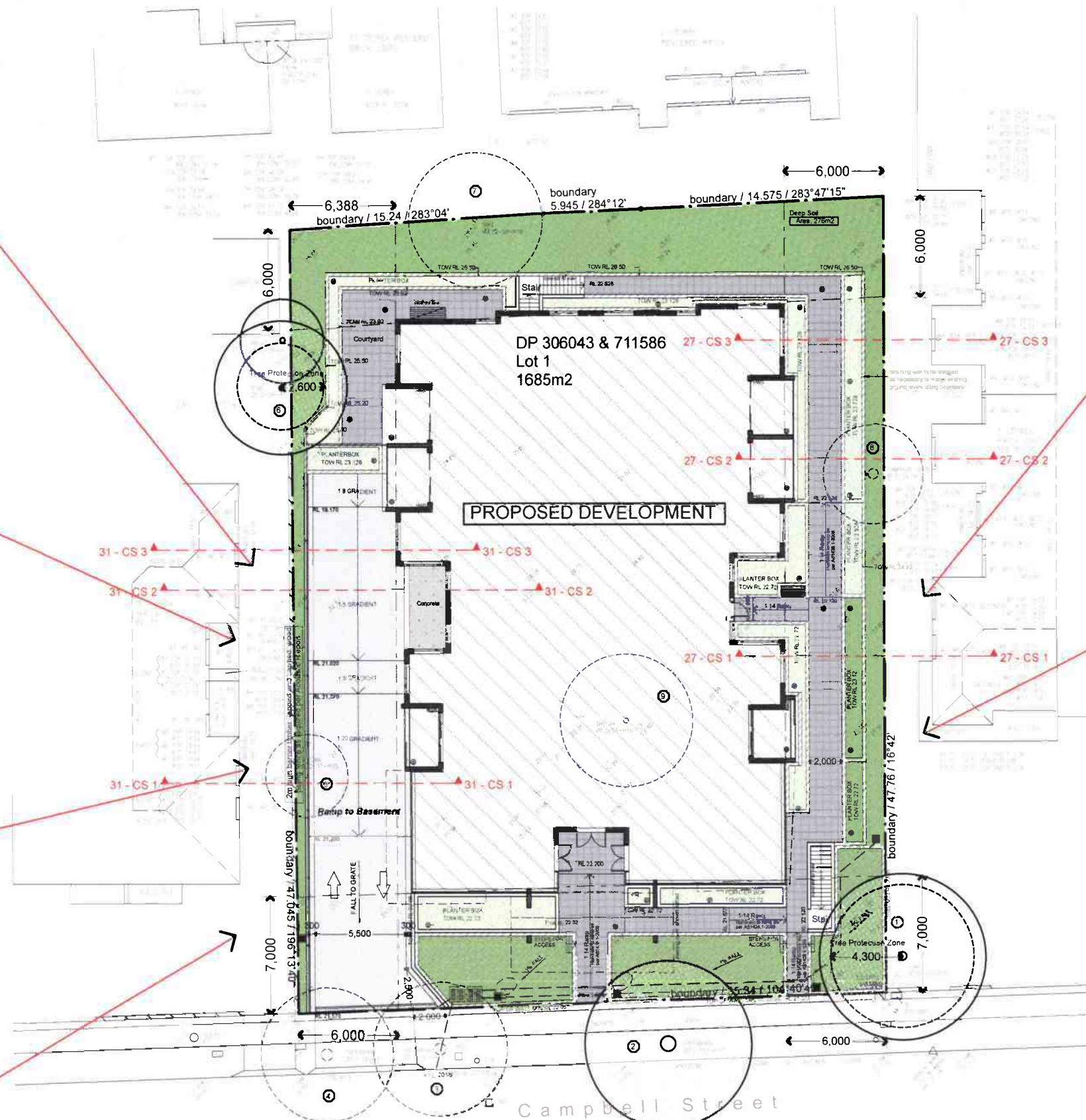


(9) Under construction 9 Storey RFB at 25 Campbell Street



(10) 7 Storey RFB at 23 Campbell Street

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



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

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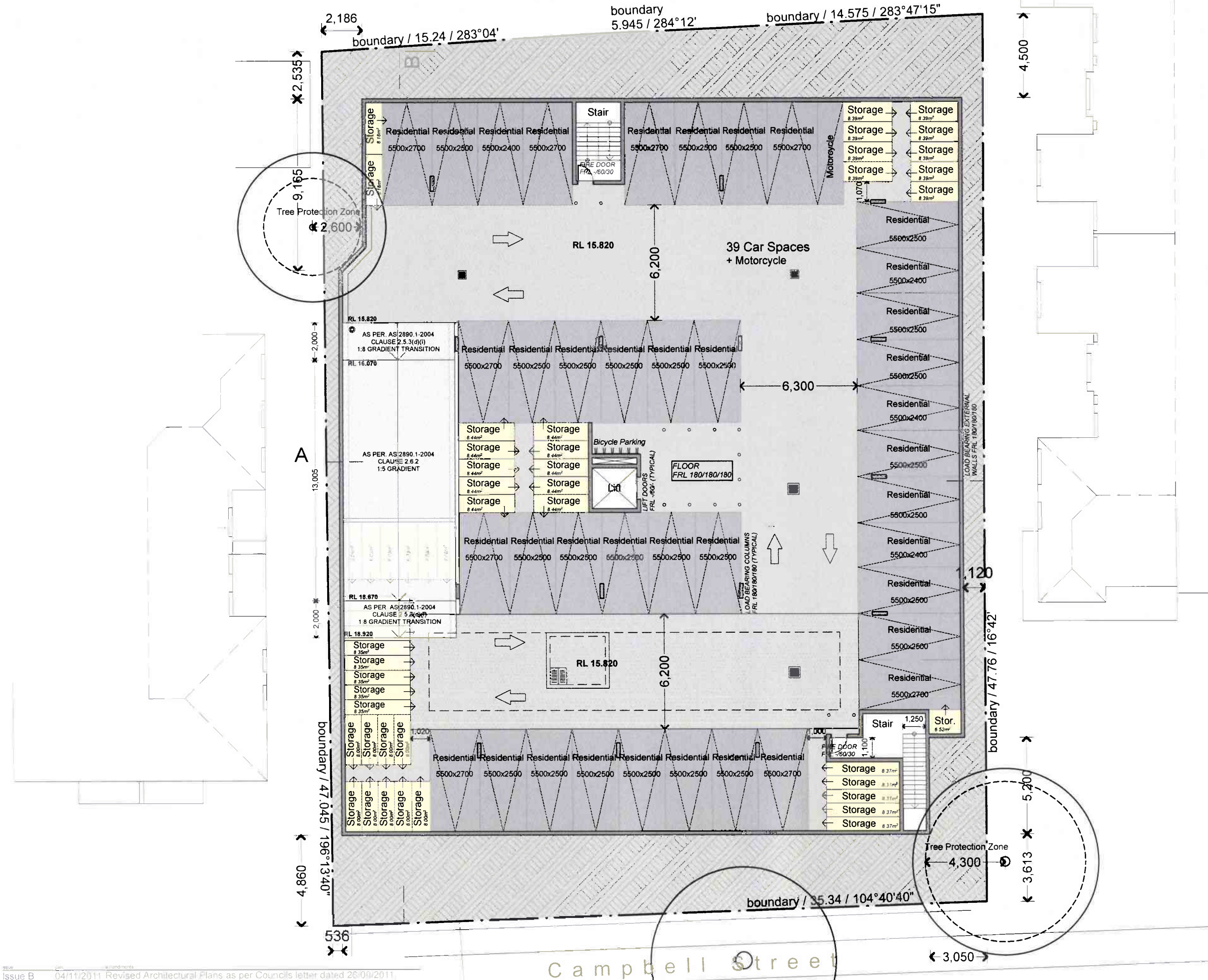
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29 & 29A Campbell Street Parramatta
High Rise Development
70 Units over 2 Levels of Basement
Site Plan

05.38



LEGEND:

- Existing trees to be removed
- Existing trees to be retained
- Existing structures to be demolished



Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011
JRPP meeting on 29/05/2011 and Urban Design comments

IDRAFT
BUILDING DESIGN PLANS
NATHERS & BASIX
OWNER BUILDER
PLAN PREPARED

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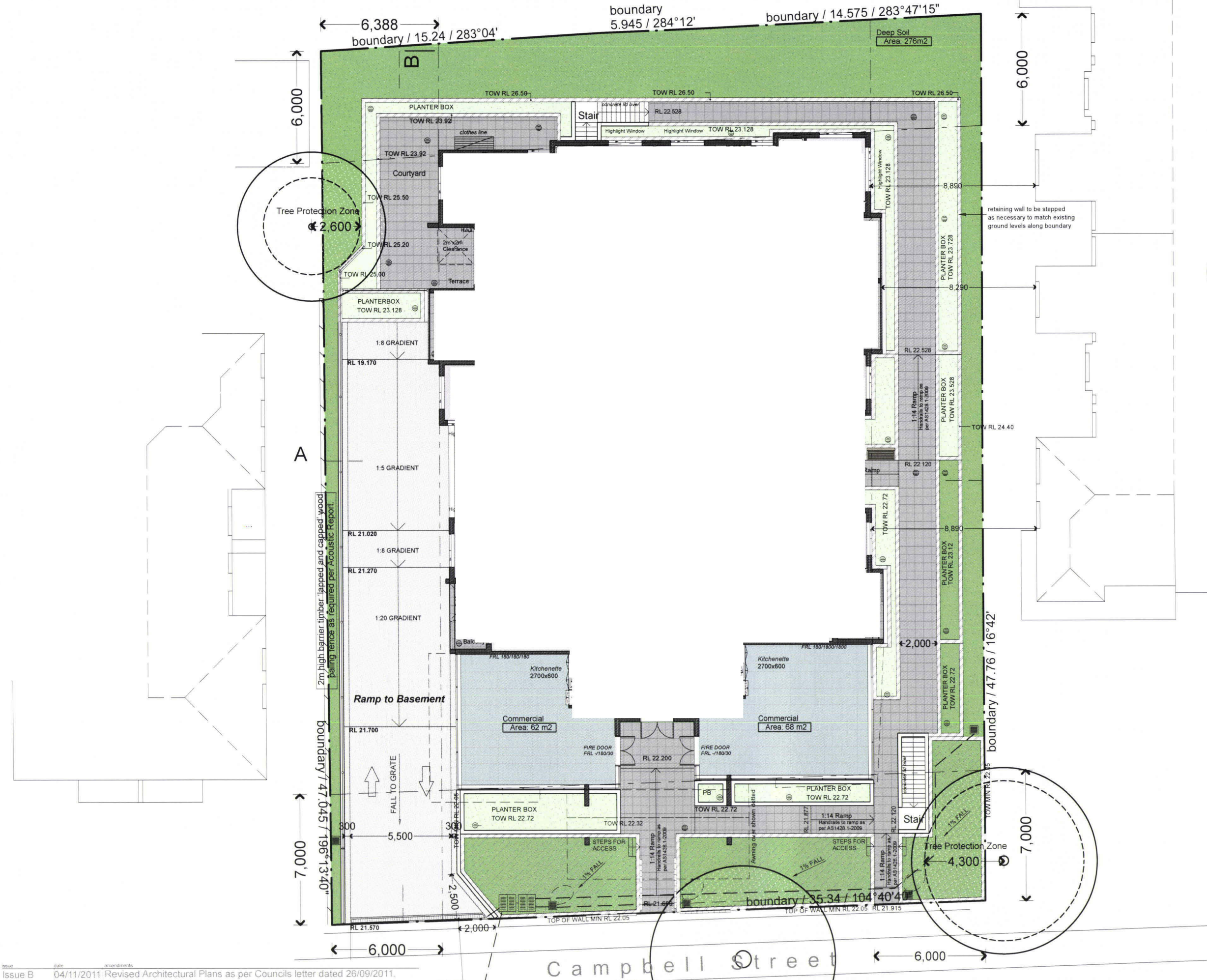
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S. Atalah Parramatta City Council

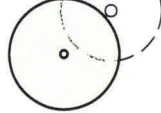
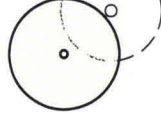


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- WEATHER SEALS TO ALL EXTERNAL WINDOWS AND DOORS.

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
Basement Level 1
07.38



- LEGEND:**
-  Existing trees to be removed
 -  Existing trees to be retained
 -  Existing structures to be demolished
 -  Deep Soil Zones



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

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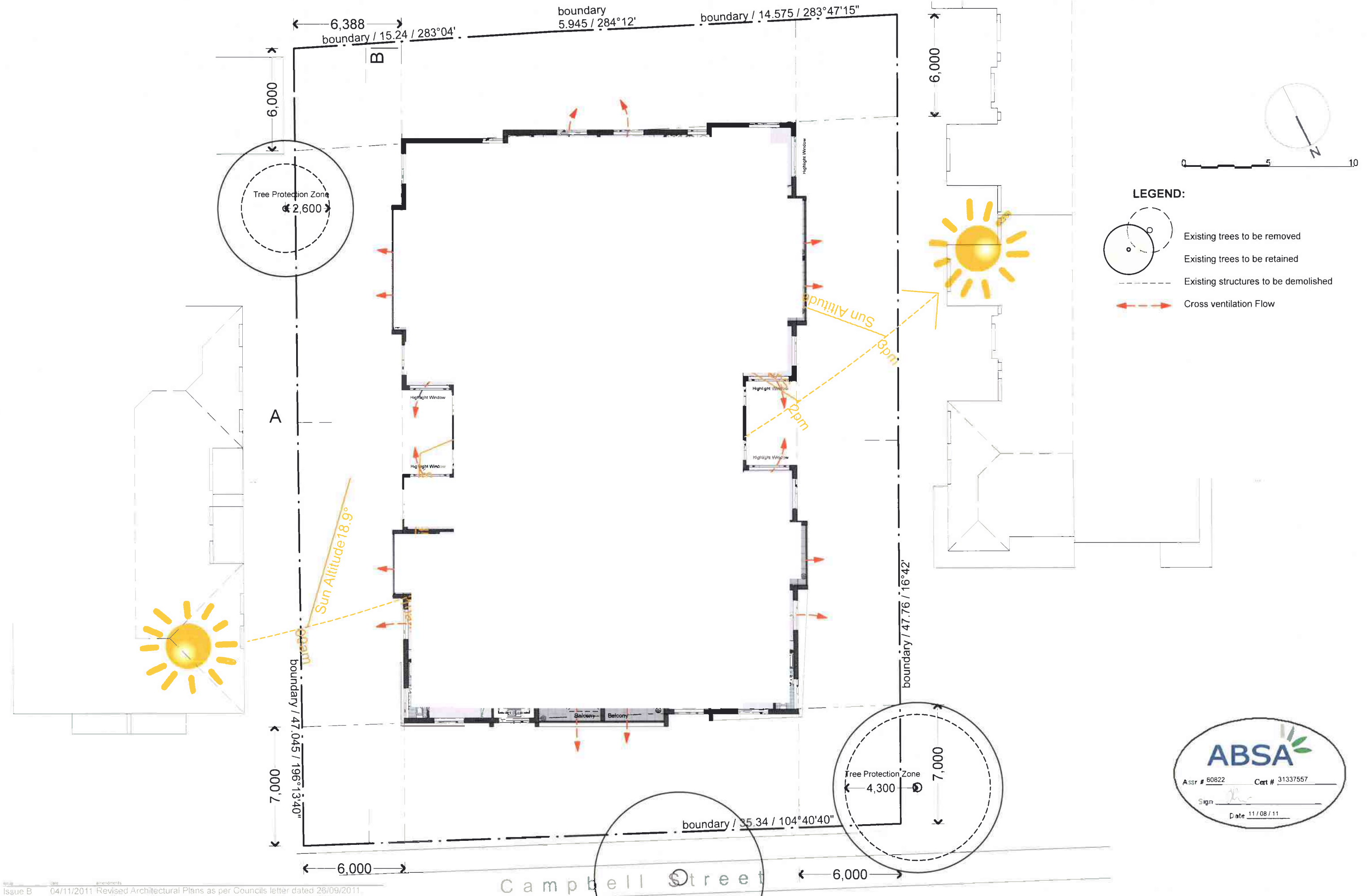
client	date	stage	job number	scale	design + drawn	approval
Saade Construction	05/08/2011	DA	27743	1:200, 1:1	S. Atalah	Parramatta City Council

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



LEGEND:

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



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



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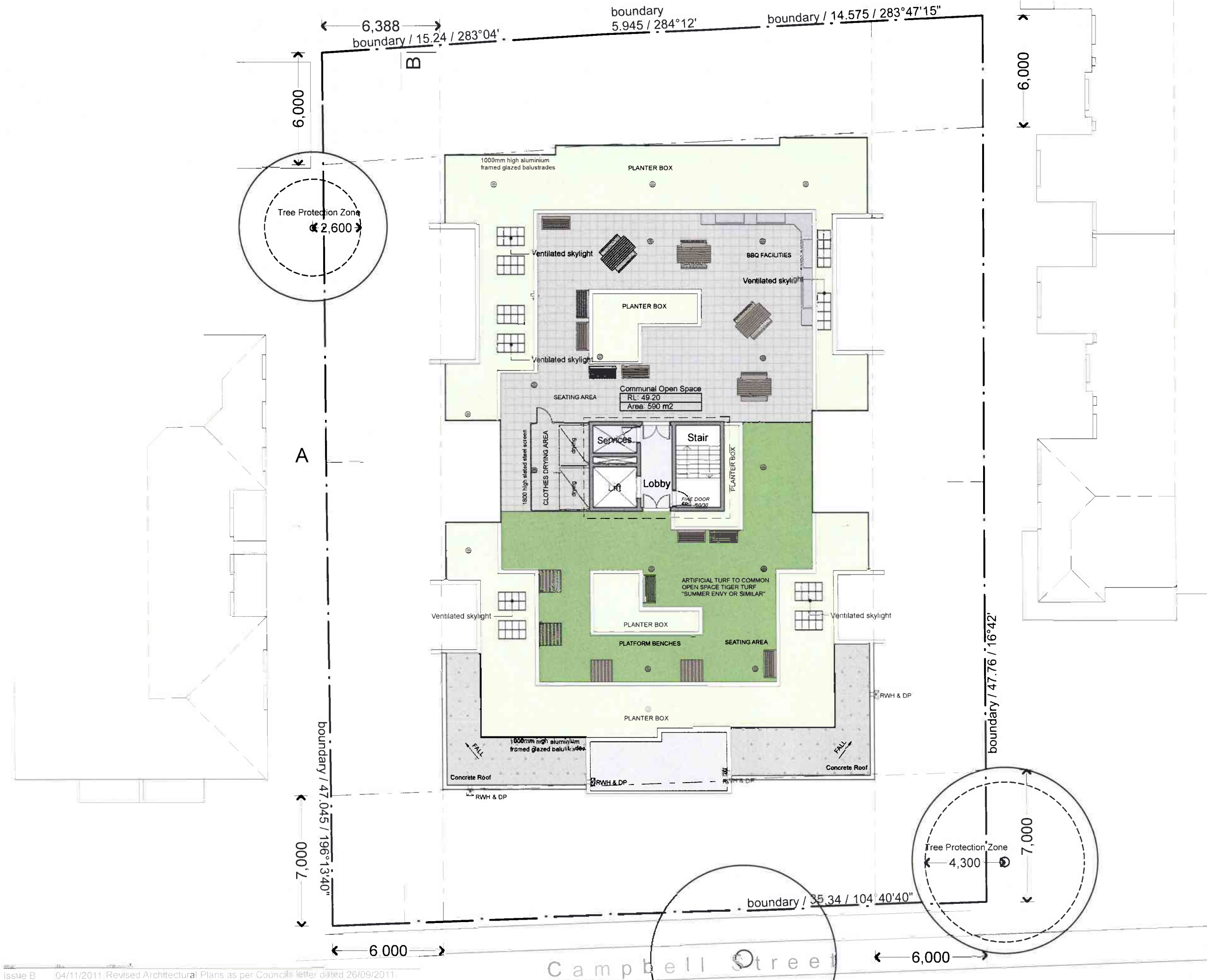
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29 & 29A Campbell Street Parramatta
High Rise Development
70 Units over 2 Levels of Basement Parking
Levels 4 - 5
11.38



LEGEND:

Existing trees to be removed

Existing trees to be retained

Existing structures to be demolished

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.
JRPP meeting on 29/09/2011 and Urban Design comments

IDRAFT

BUILDING DESIGNS

PLANS

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Fax 02 9627 4888
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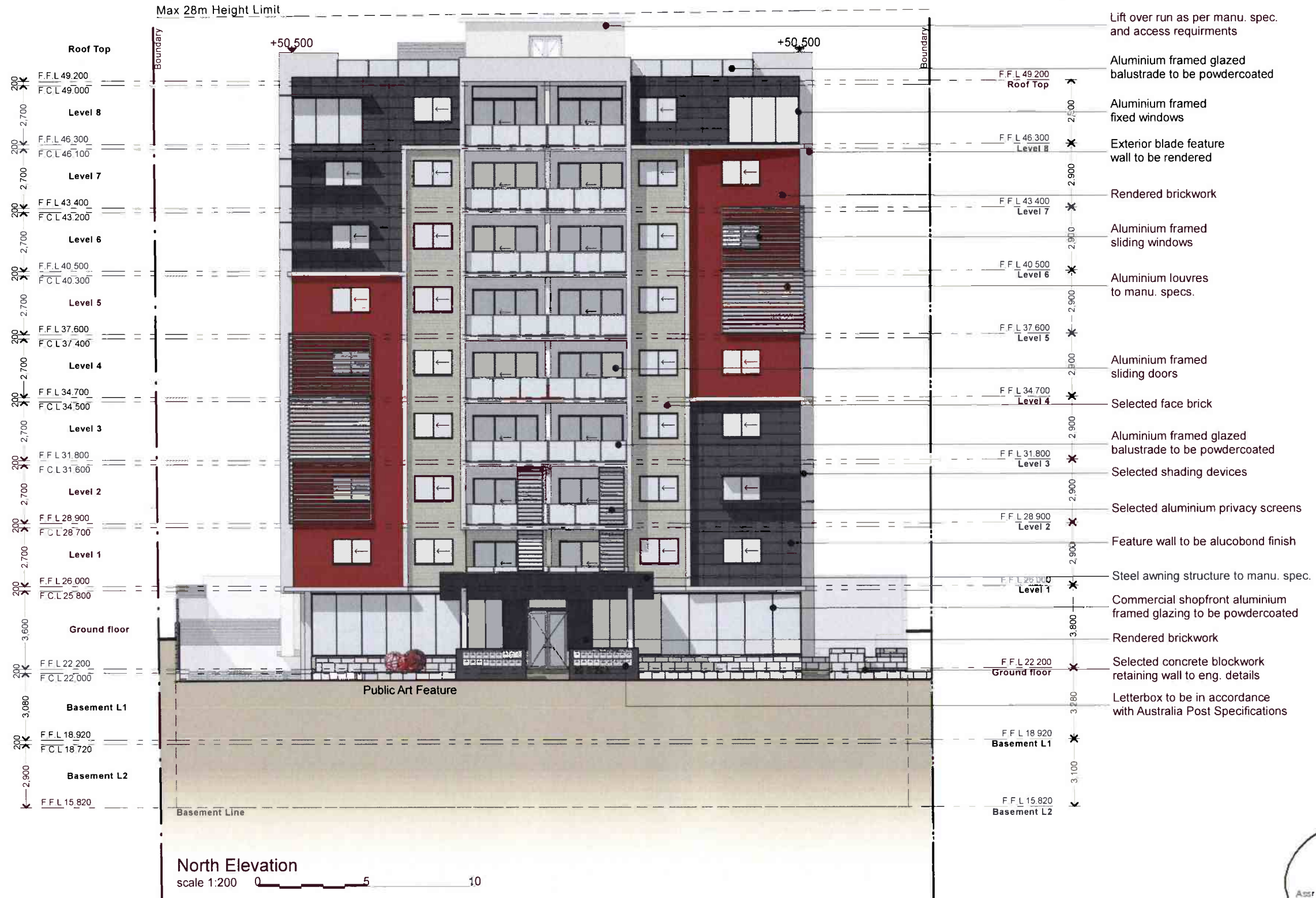
29 & 29A Campbell Street Parramatta

High Rise Development

70 Units over 7 Levels of Residential Development

Roof Plan

13.38



Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011
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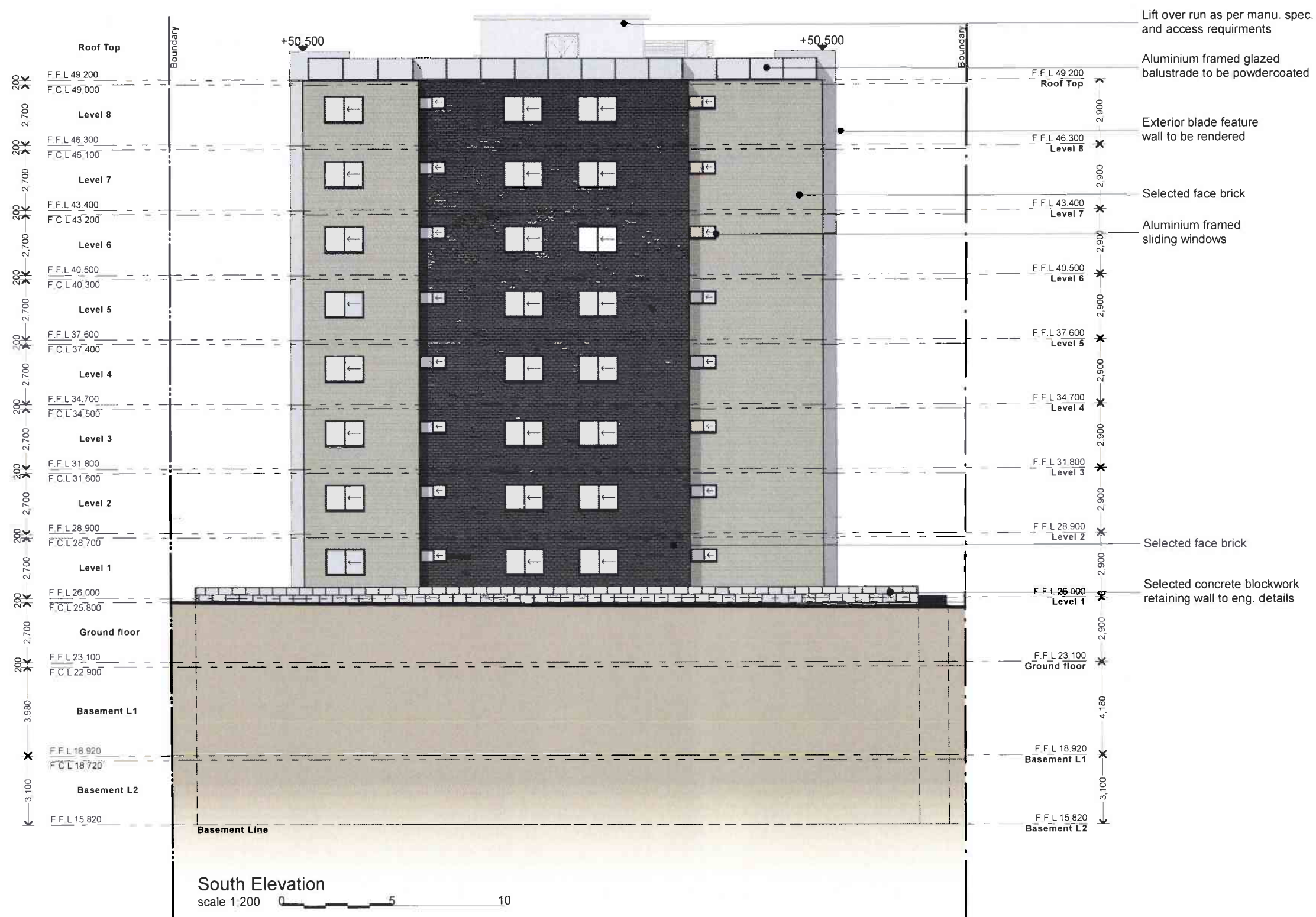
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29 & 29A Campbell Street Parramatta
High Rise Development
70 Units over 2 Levels of Basement
North Elevation
14.38

Max 28m Height Limit



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

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29 & 29A Campbell Street Parramatta
High Rise Development
70 Units over 2 Levels of Basement
South Elevation

15.38

Max 28m Height Limit



East Elevation
scale 1:200

- Lift over run as per manu. spec. and access requirements
- Aluminium framed glazed balustrade to be powdercoated
- Aluminium framed fixed windows and sliding window above
- Feature wall to be alucobond finish
- Selected shading devices
- Selected face brick
- Aluminium framed sliding windows
- Rendered brickwork
- Aluminium framed sliding doors
- Aluminium framed glazed balustrade to be powdercoated
- Aluminium louvres to manu. specs
- Selected aluminium privacy screens
- Steel awning structure to manu. spec.
- Commercial shopfront aluminium framed glazing to be powdercoated
- 2m high barrier timber 'lapped and capped' wood paling fence as required per Acoustic Report
- Selected concrete blockwork retaining wall to eng. details



Issue B 04/11/2011 Revised Architectural Plans as per Council's letter dated 26/09/2011.
JRPP meeting on 29/09/2011 and Urban Design comments



SADE 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, 56 & 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
East Elevation 16.38



Issue B 04/11/2011 Revised Architectural Plans as per Council's letter dated 26/09/2011.

JRPP meeting on 29/09/2011 and Urban Design comments

DIVISION OF IDRAFT GROUP



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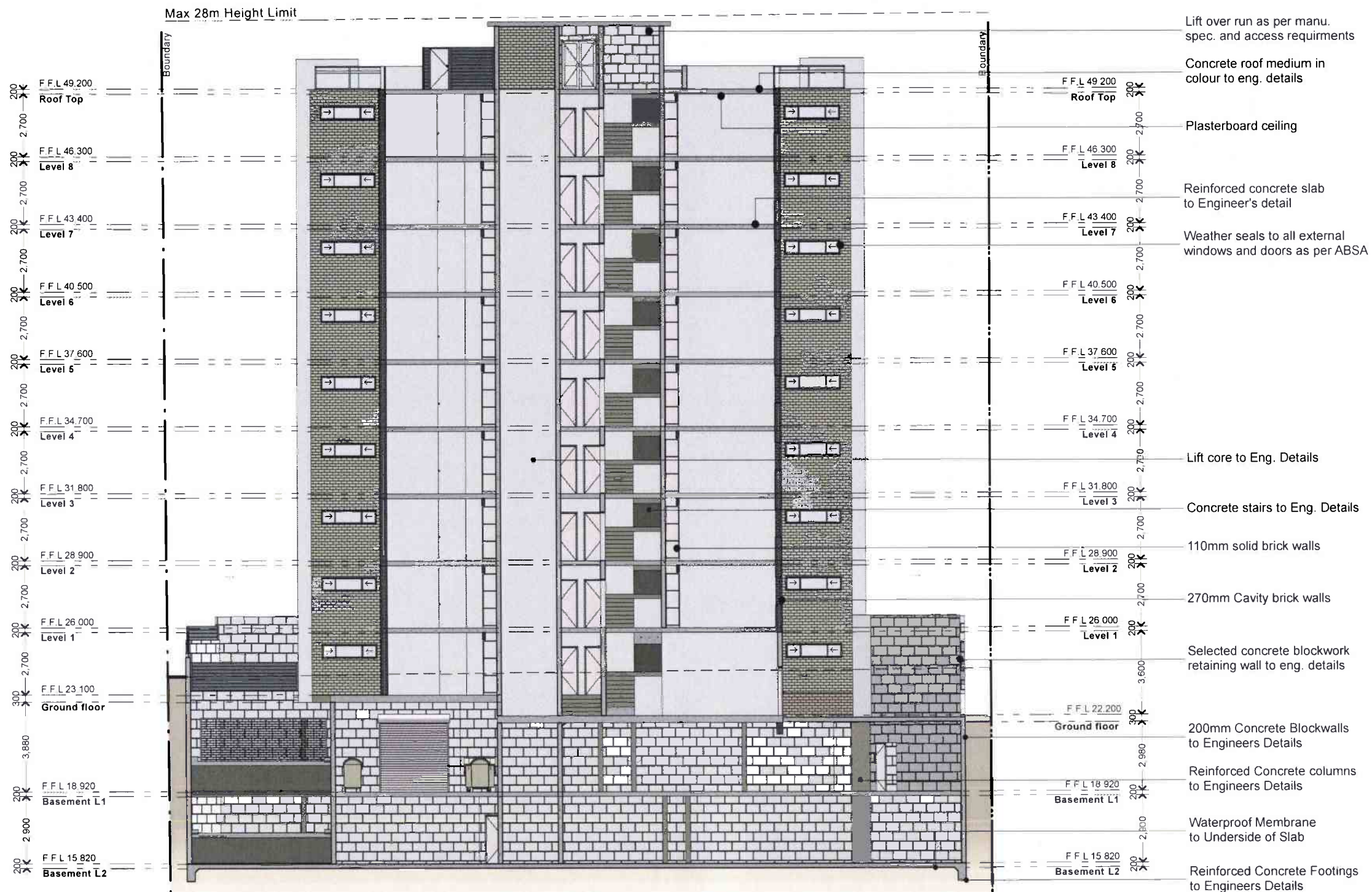
Saade Construction 05/08/2011 DA 27743 1:200 1:1 S Atalah Parramatta City Council

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- ALL SHOWERHEADS KITCHEN TAPS BATH-ROOM 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
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29 & 29A Campbell Street, Parramatta
High Rise Development
70 Units over 2 Levels of Basement Carpark
West Elevation
17.38



Section A-A

scale 1:200 0 5 10

ABSA Notes:

- Double glazed windows to unit 63 only
- Air cell foil bubble wrap, ant glare one side to cavity brick walls to Units 1, 3, 4, 66 & 67 only
- Air cell foil bubble wrap, ant glare one side to ceiling of unit 63 only
- Weather seals to all external windows and doors as per ABSA



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
PLANS

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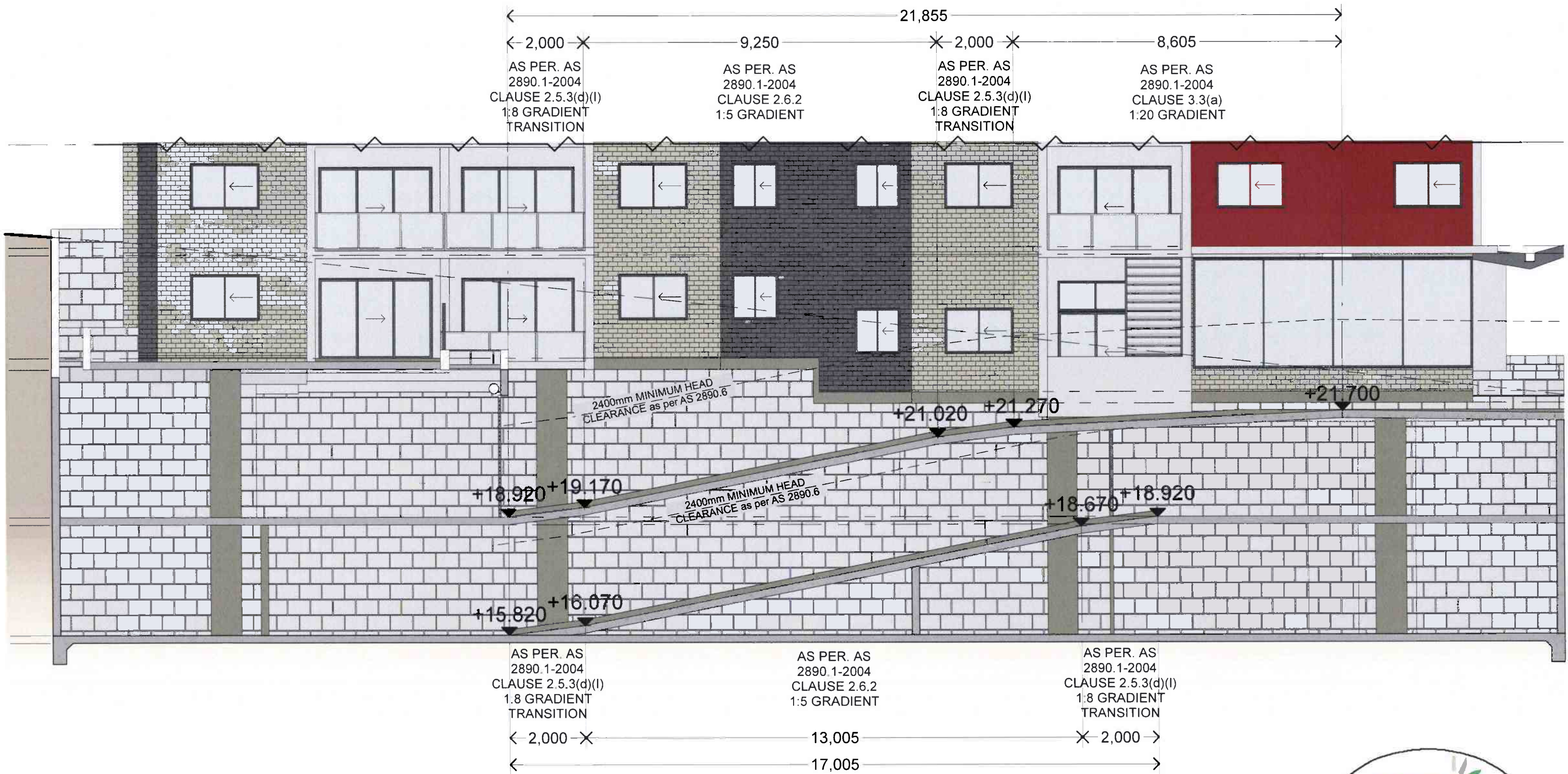
Saade Construction 05/08/2011 DA 27743 1:200, 1:1 S. Atalah Parramatta City Council

THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIS REPORT, APPLIED TO:

- 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
Section A-A



Section B-B (Driveway Detail)

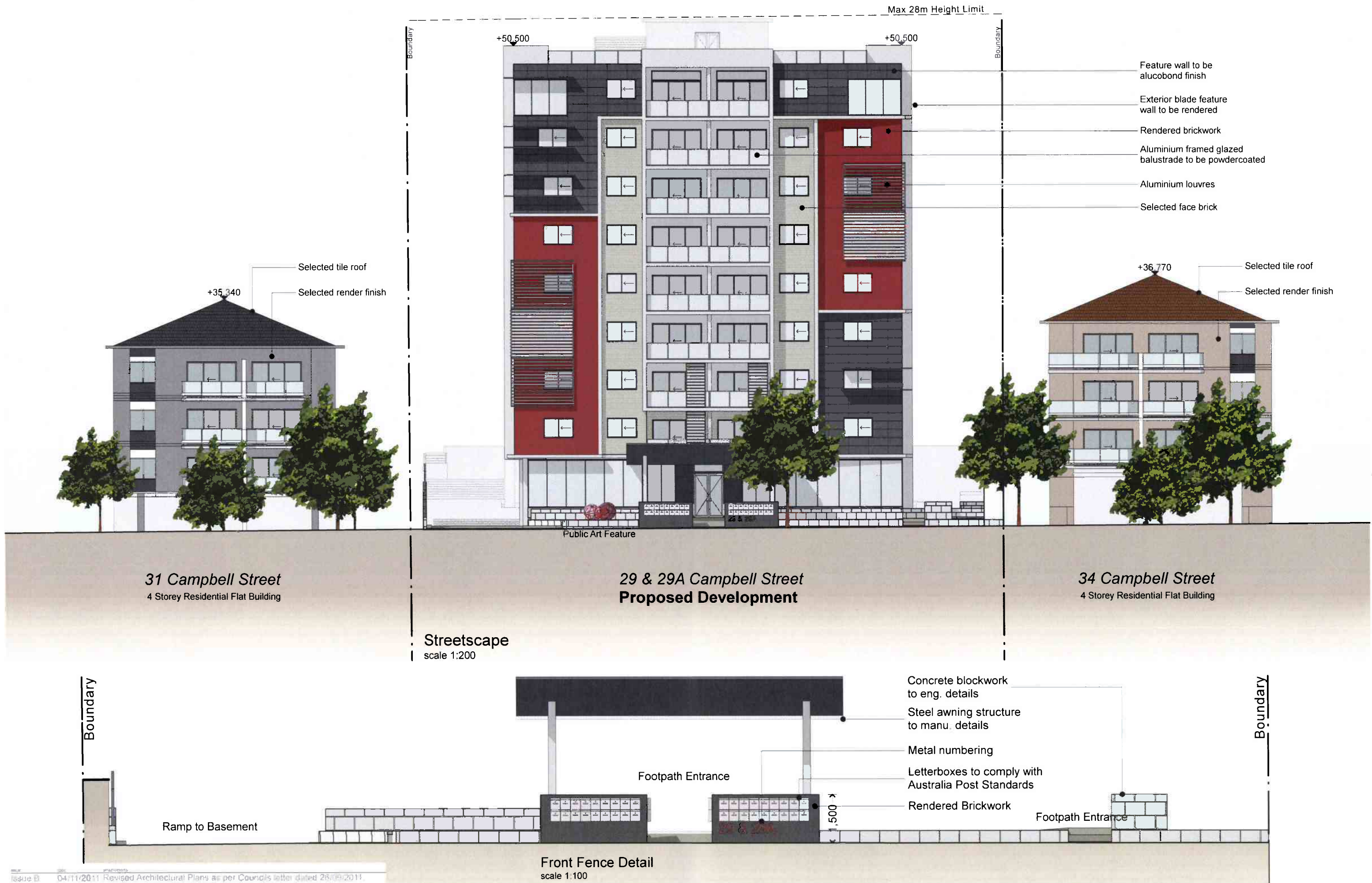
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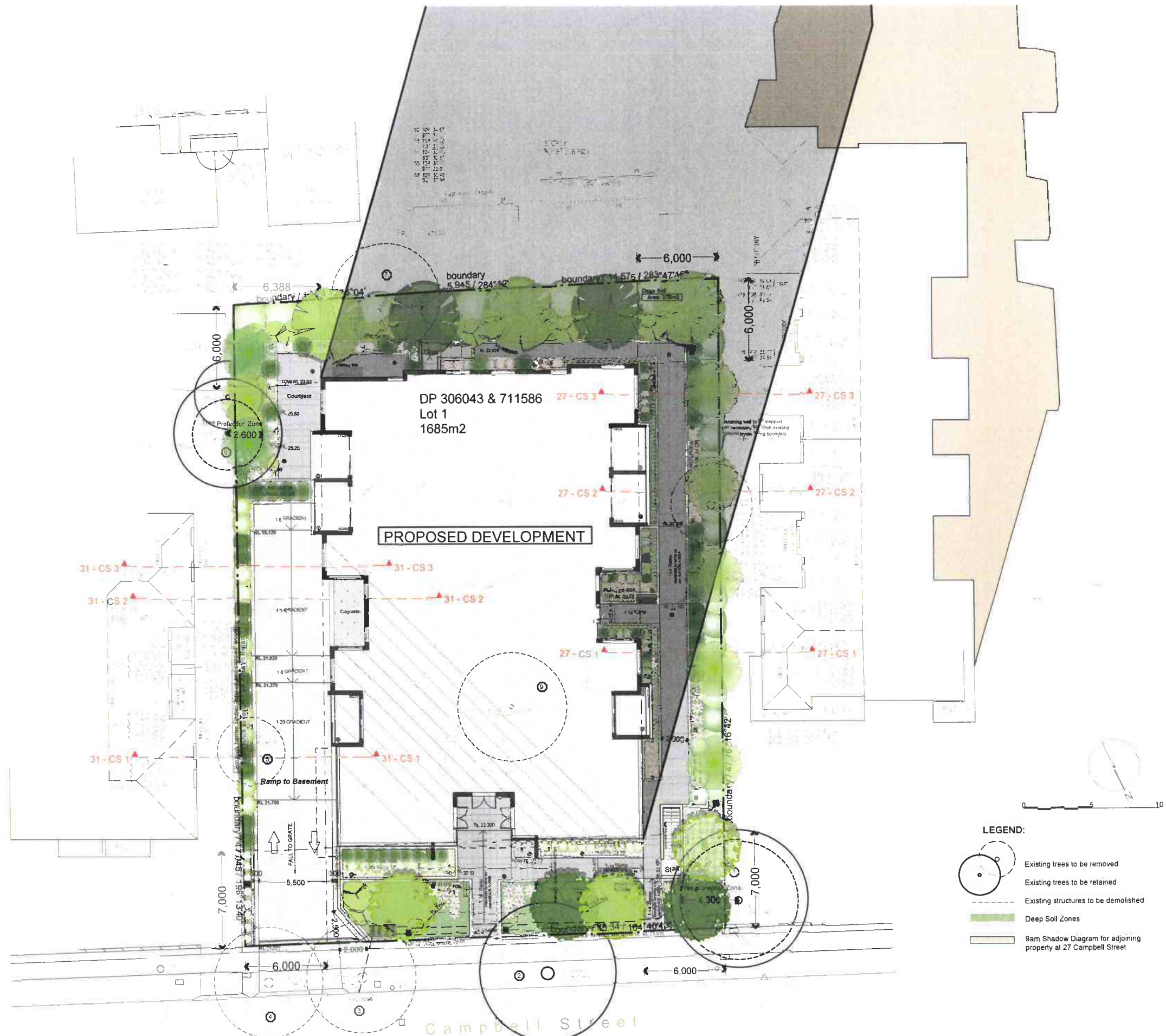
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Issue B 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011, JRPP meeting on 29/09/2011 and Urban Design comments



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



9:00am Shadow based on June 21st

Issue B: 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/03/2011.
JRPP meeting on 29/09/2011 and Urban Design comments

DESIGN BY IDRAFT GROUP

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Saade Construction 05/08/2011 DA 27743 1:300 S. Atalah Parramatta City Council

THE OWNER / BUILDER MUST READ ALL PLANS IN CONJUNCTION WITH THE ABSA & BASIX REPORT. (APPLIES TO ALL DWELLING UNITS)
- 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 BEHIND WALLS TO UNITS 1 3 4 56 & 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
Shadows June 21st 9am 21.38



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

DRAFT

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IDRAFT GROUP

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Saade Construction 05/08/2011 DA 27743 1:300 S. Atalah Parramatta City Council

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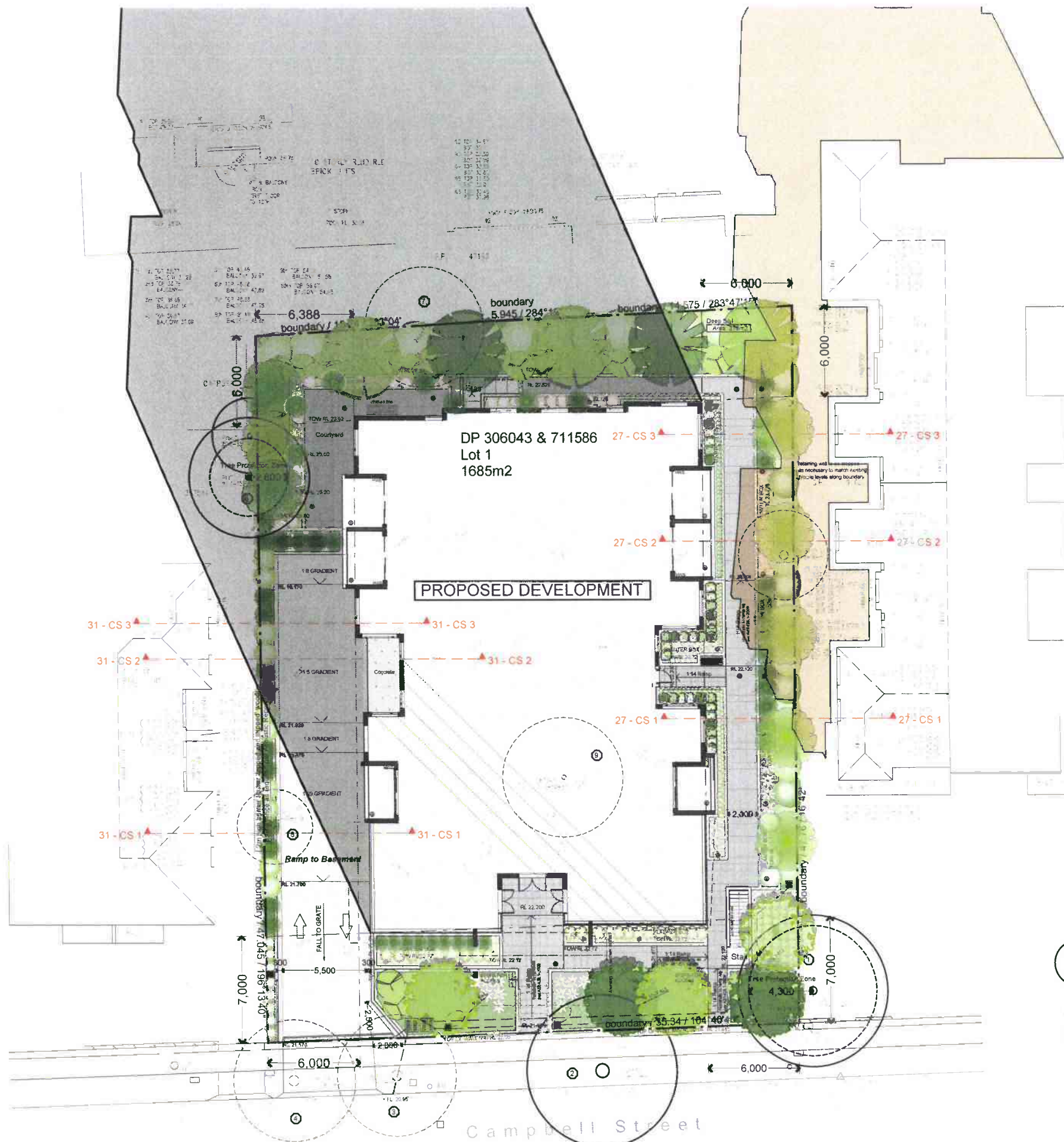
ALL TOILET FLUSHING SYSTEMS MINIMUM 4 STAR RATING
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29 & 29A Campbell Street, Parramatta
High Rise Development
70 Units over 2 Levels of Basement Parking
Shadows June 21st 10am

22.38



12:00pm Shadow based on June 21st

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

DRAFT
BUILDING DESIGN
NATHERS & BASIX
OWNER/BUILDER
PLANS PREP (TYPED)

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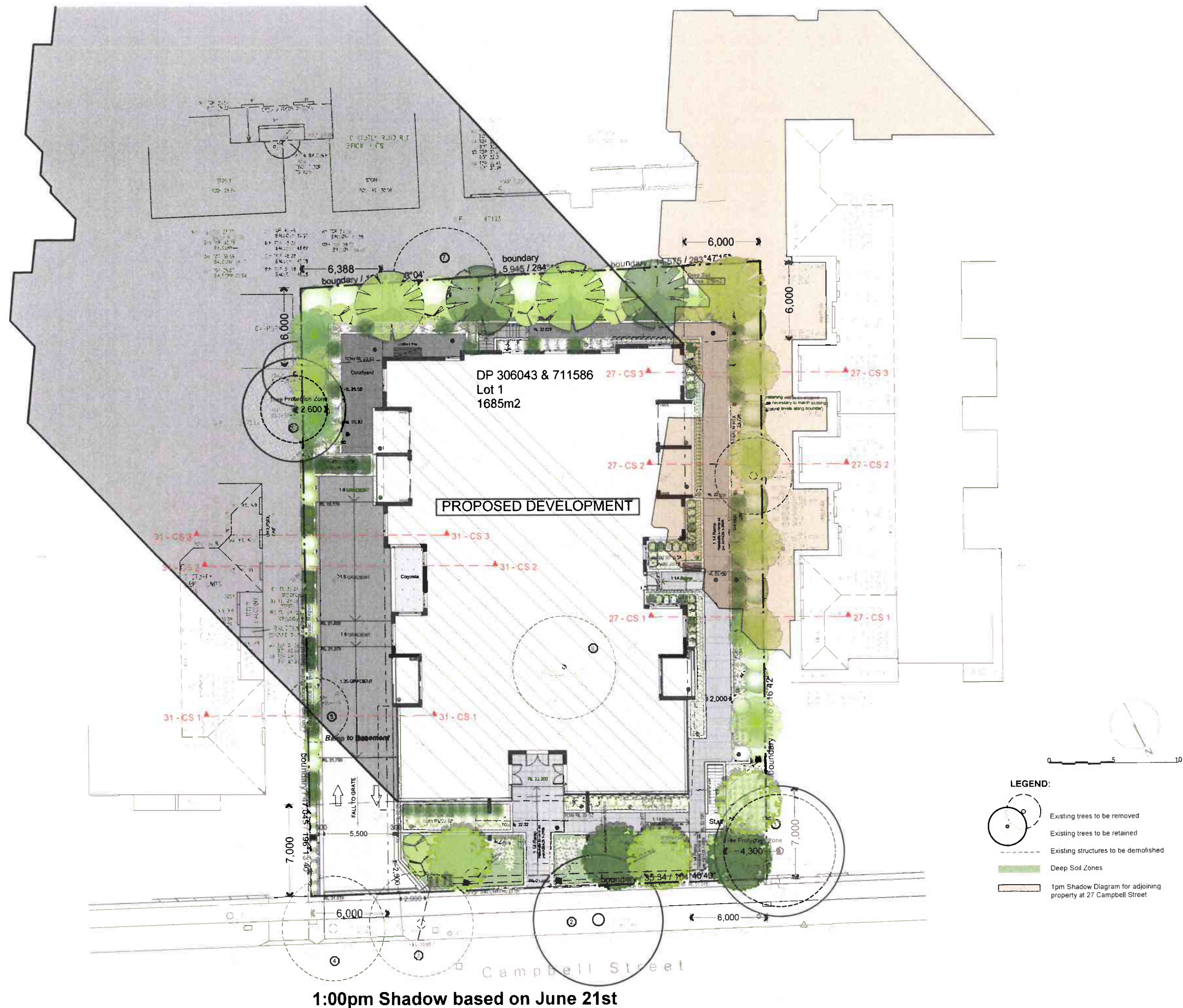
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Date: 05/08/2011
DA: 27743
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S. Atalah | Parramatta City Council

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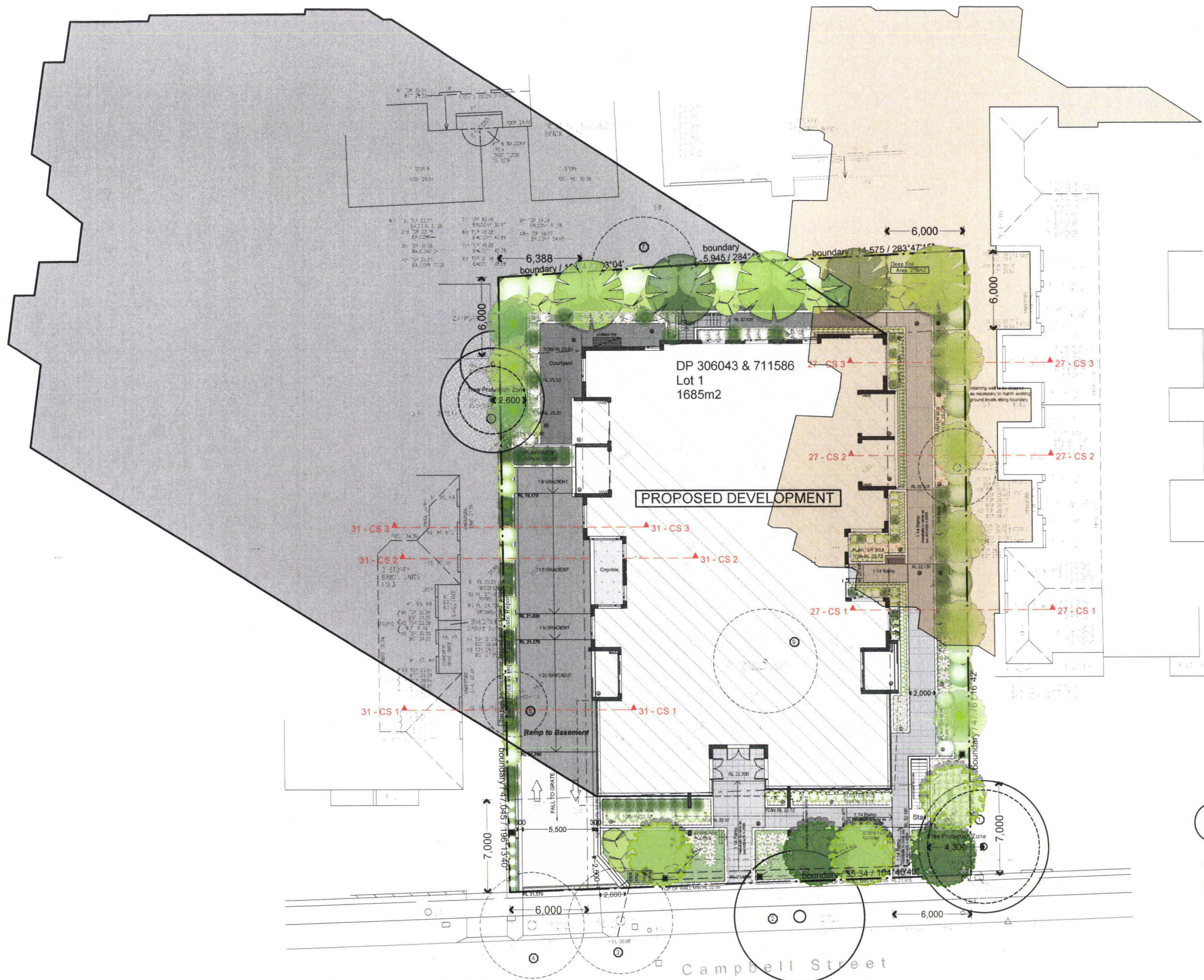
- ALL TOILET FLUSHING SYSTEMS MINIMUM 4 STAR RATING
- ALL SHOWERHEADS, KITCHEN TAPS, BATHROOM TAPS
- 8 TAPS IN COMMON AREAS MINIMUM 3 STAR RATING
- GAS INSTANTANEOUS (3 STAR); HOT WATER SYSTEM
- 1 PHASE AIR CONDITIONING 1 STAR (COOLING & HEATING)
- GAS COOKTOP & ELECTRIC OVEN
- DOUBLE GLAZED WINDOWS TO UNIT 93 ONLY
- AIR CELL FOIL BUBBLE WRAP, ANTI-GLARE ONE SIDE TO CAVITY BRICK WALLS TO UNITS 1, 3, 4, 6 & 67 ONLY
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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
Shadows June 21st 12pm
24.38



1:00pm Shadow based on June 21st



2:00pm Shadow based on June 21st

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 PLANS
BUILDING DESIGN NATHERS & BASIX OWNER/BUILDER PLAN PREPARED

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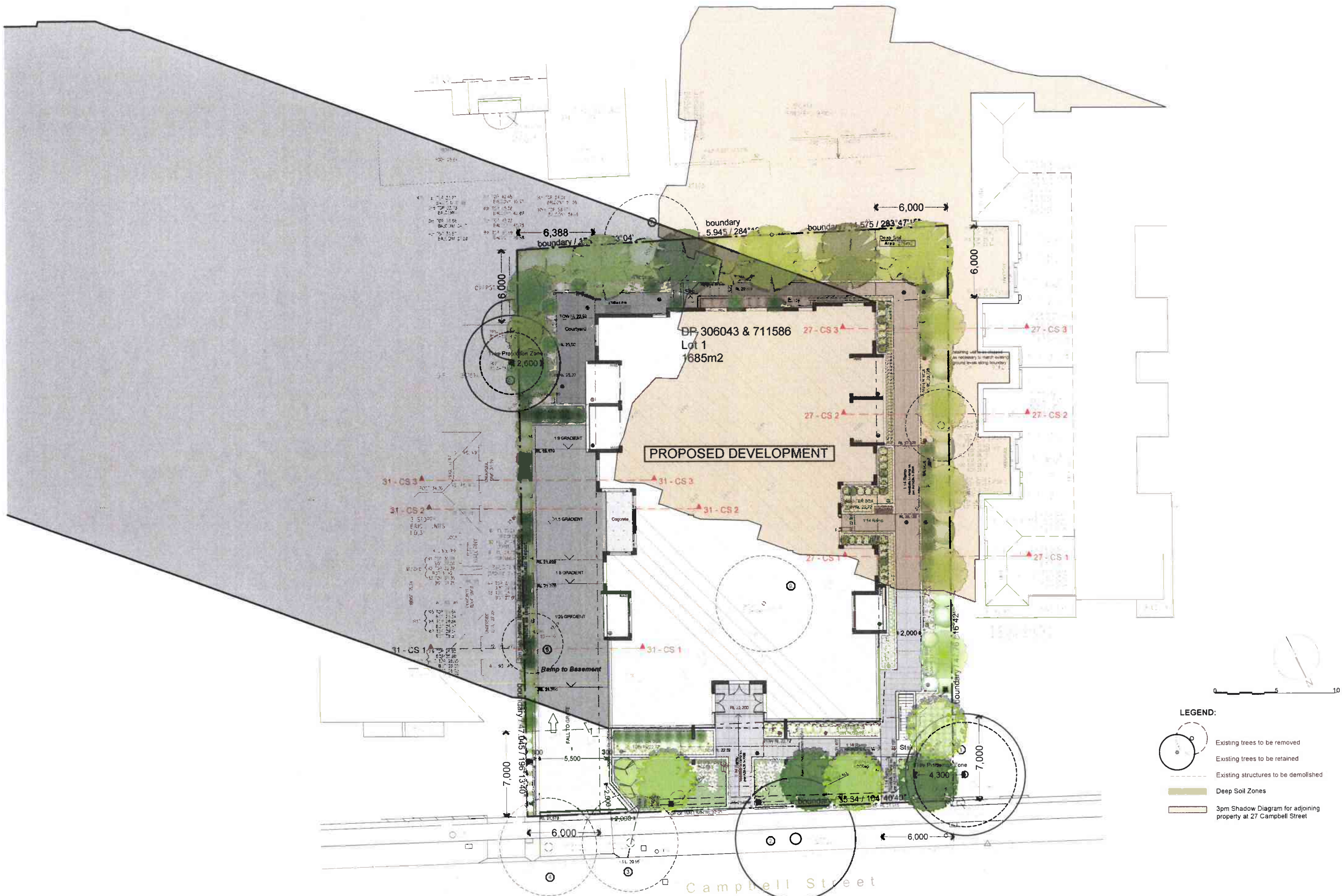
date	05/08/2011	issue	DA	plan number	27743	scale	1:300	author	S. Atalah	client	Parramatta City Council
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29 & 29A Campbell Street, Part of
High Rise Development -
70 Units over 2 Levels of Basement Parking
Shadows June 21st 2pm 26.38



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

DRAFT

BUILDING DESIGNS

PLANS

SADE CONSTRUCTION

05/08/2011

DA 27743

1:300

S. Atalah

Parramatta City Council

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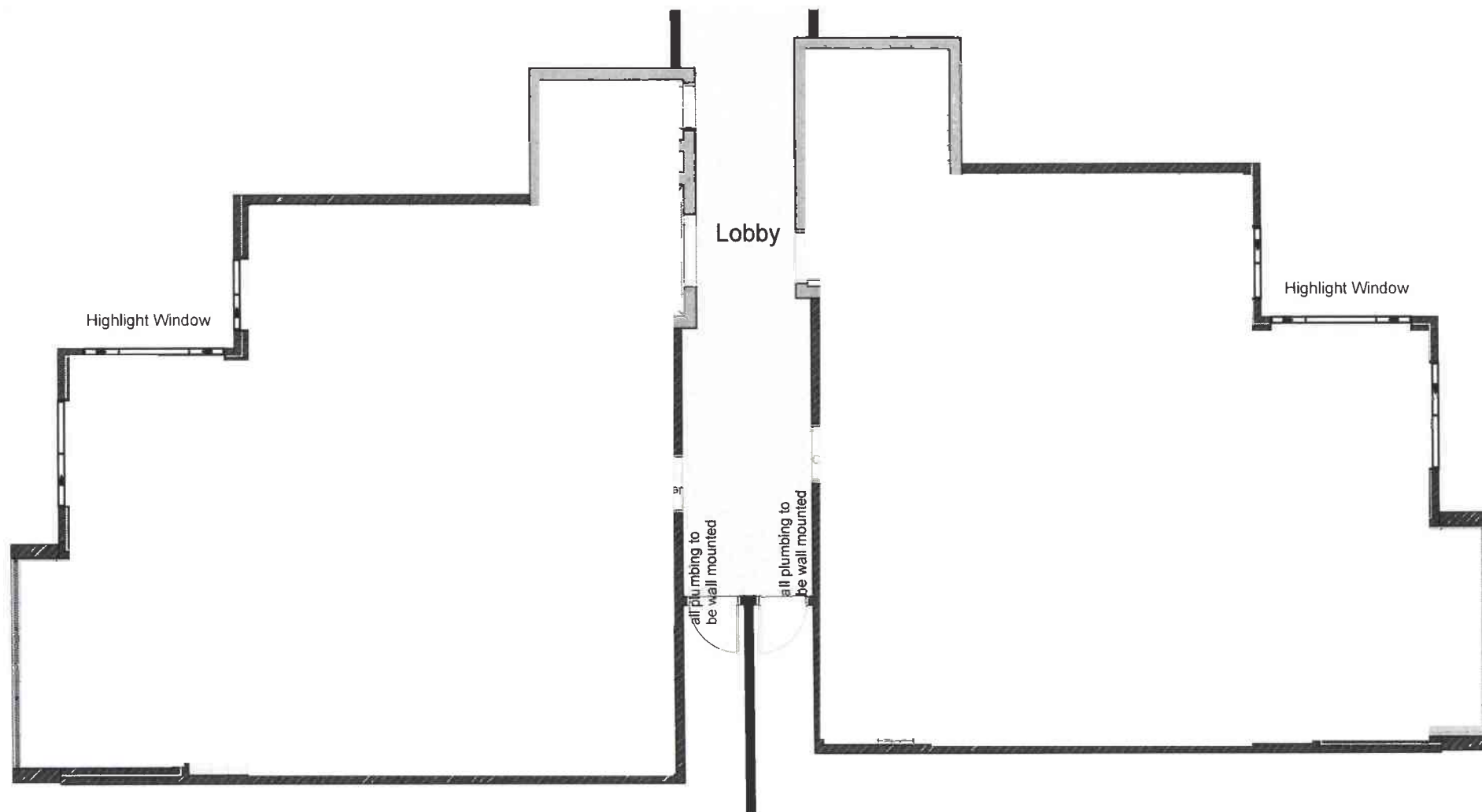
29 & 29A Campbell Street, Parramatta

High Rise Development

70 Units over 2 Levels of Basement

Shadows June 21st 3pm

27.38



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

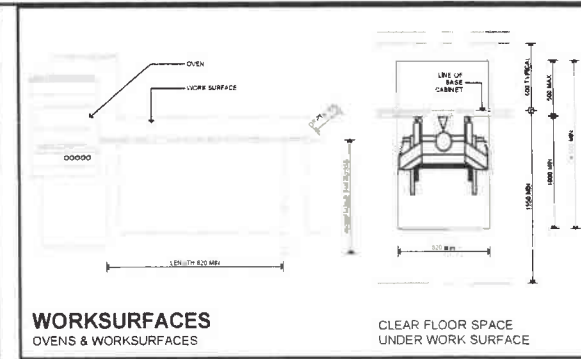
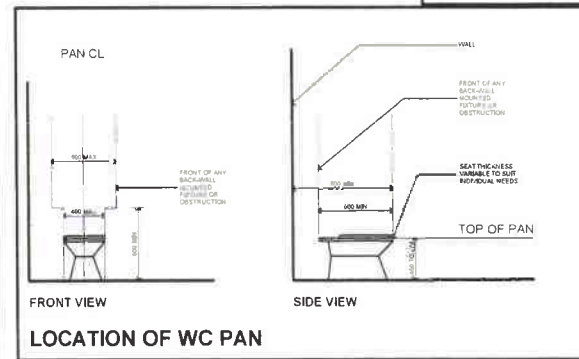
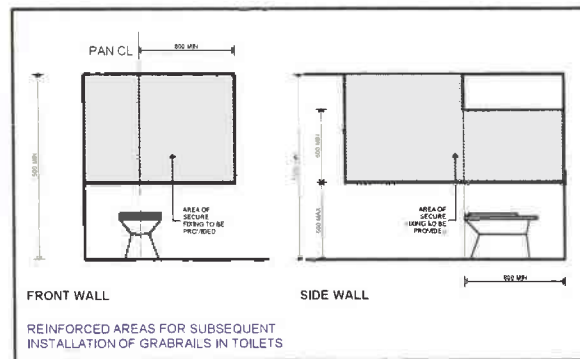
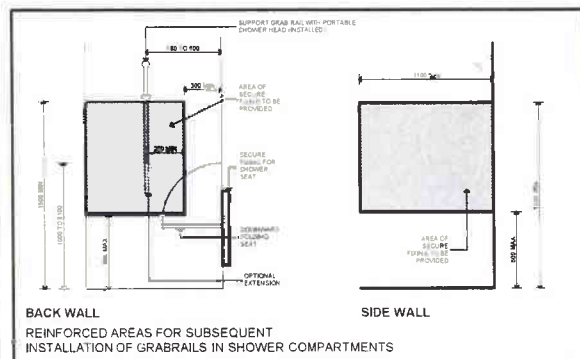
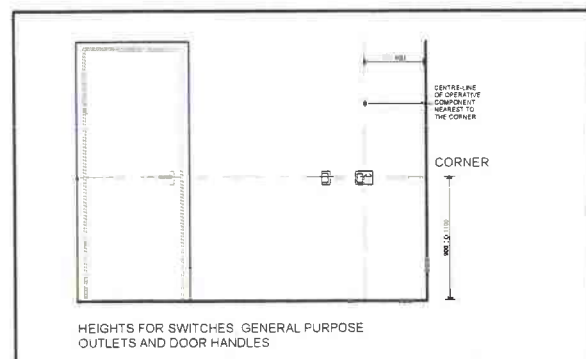
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SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

ADAPTABLE HOUSE CLASS C

All essential features incorporated.

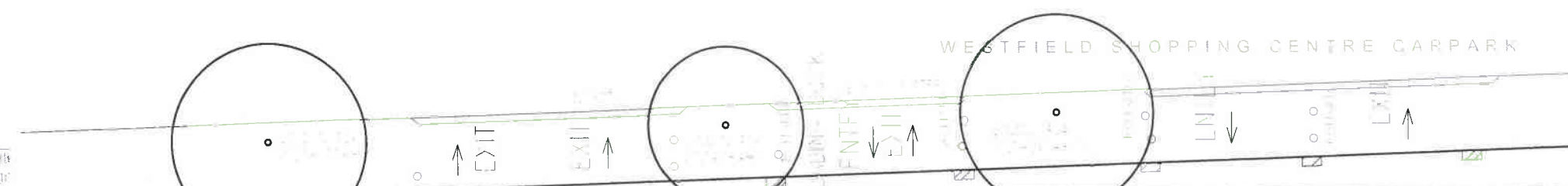
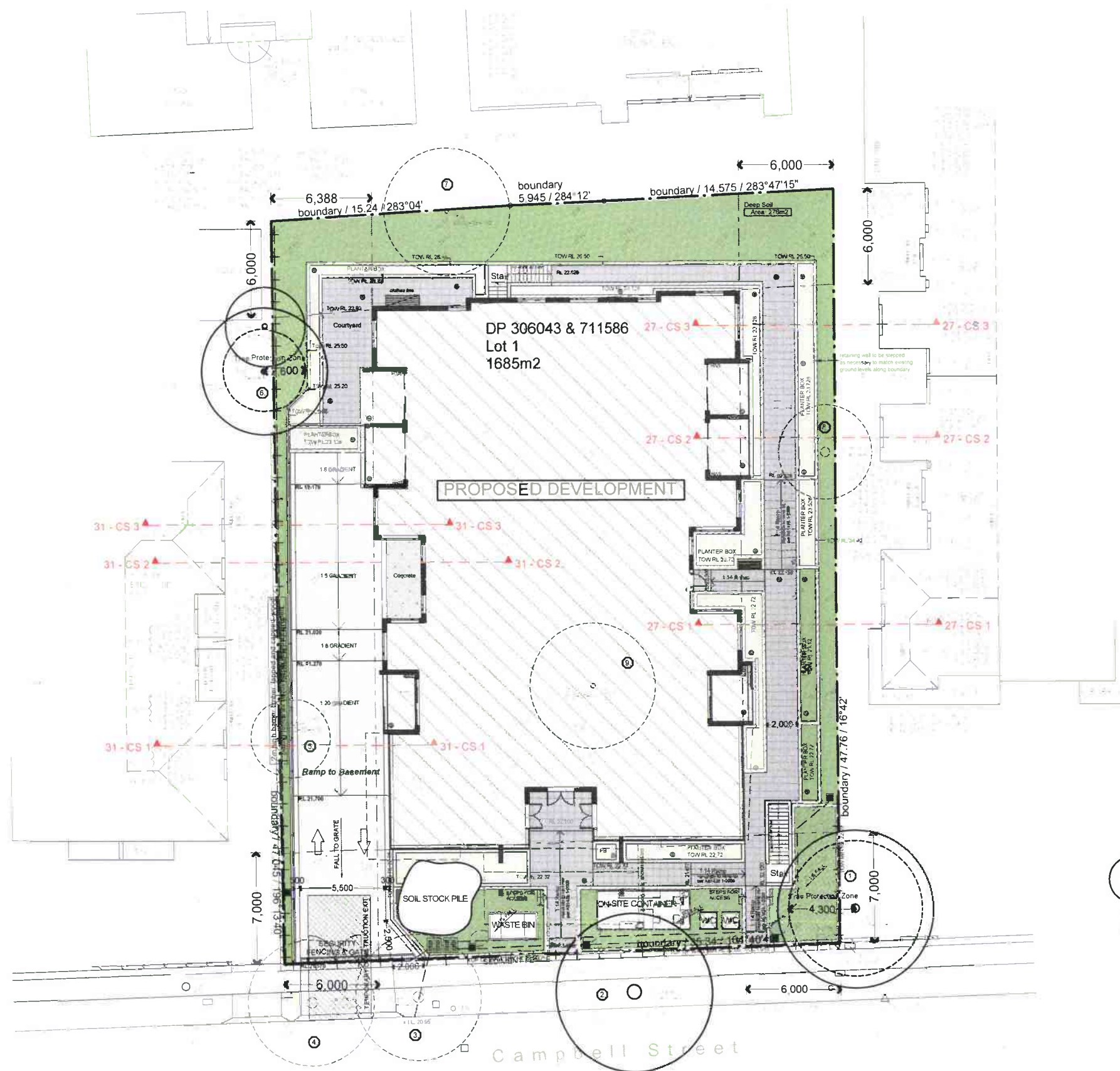
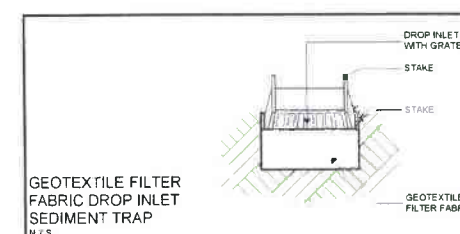
		CLAUSE
1	DRAWINGS Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
3	SITING A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
11	LETTERBOXES IN ESTATE DEVELOPMENTS Letterboxes to be on hard standing area connected to accessible pathway	3.8
14	PRIVATE CAR ACCOMMODATION Carparking space or garage min. area 6.0m x 3.8m	3.7.2
20	ACCESSIBLE ENTRY 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 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 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 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 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 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	4.4.4 (g)
88	Provision for washbasin with clearance to comply with AS 1428.1	4.4.4 (d)
90	Double GPO beside mirror	4.4.4 (d)
92	TOILET 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 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	4.8 (e)
100	Provision for automatic washing machine	4.8 (a)
102	Where clothes line is provided an accessible path of travel to this	4.8 (g)
105	Double GPO	4.9.1
108	Slip-resistant floor surface	4.3.4
110	DOOR LOCKS Door hardware operable with one hand, located 900-1100mm above floor.	4.3.4



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

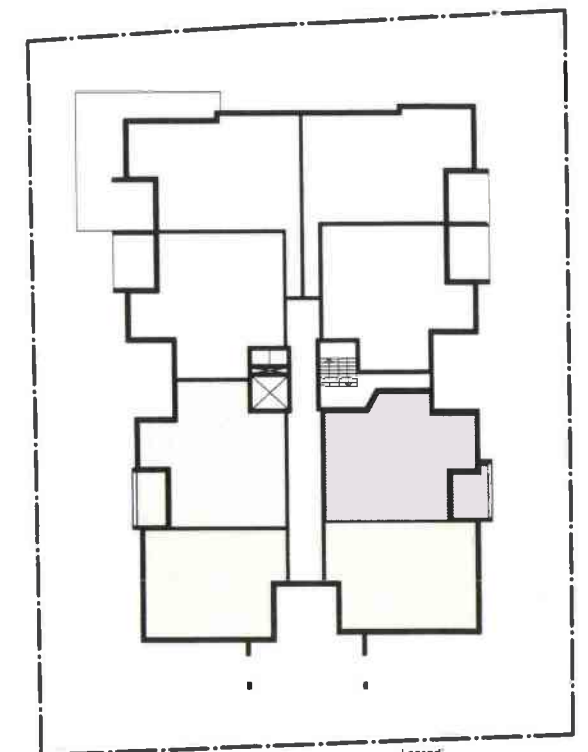
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- ALL SHOWERHEADS, KITCHEN TAPS, BATHROOM TAPS & TAPS IN COMMON AREAS MINIMUM 3 STAR RATING
- GAS INSTANTANEOUS (5 STAR) HOT WATER SYSTEM
- 1 PHASE AIR CONDITIONING, 1 STAR (COOLING & HEATING)
- GAS COOKTOP & ELECTRIC OVEN
- DOUBLE GLAZED WINDOWS TO UNIT 63 ONLY
- AIR CELL FOIL BUBBLE WRAP - ANTI GLARE ONE SIDE TO CAVITY BRICK WALLS TO UNITS 1, 3, 4, 66 & 67 ONLY
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ALL PLANS TO BE READ IN CONJUNCTION WITH ACOUSTIC REPORT PREPARED BY SLR CONSULTING PTY LTD





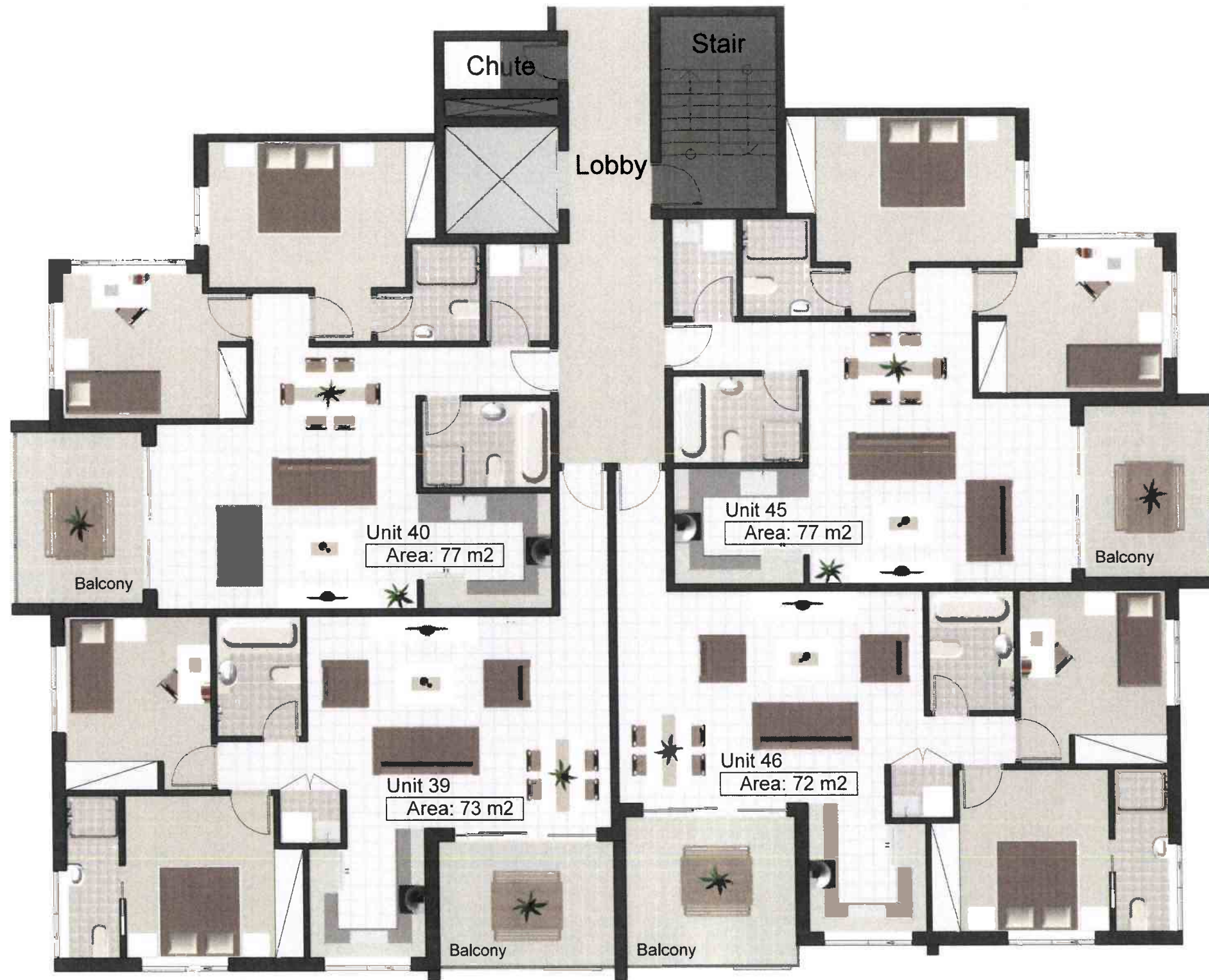
Typical Unit Furniture Layout Plan
 (Unit 06) Ground Floor
 (Adaptable Unit 01) Ground Floor
 Commercial Space



Typical Unit Furniture Layout Plan
 (Units 01 & 06, Commercial Space)

- Legend:
- Typical 1 Bedroom Unit
 - Typical 2 Bedroom Unit
 - Typical 3 Bedroom Unit
 - Typical 4 Bedroom Unit
 - Commercial Space

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

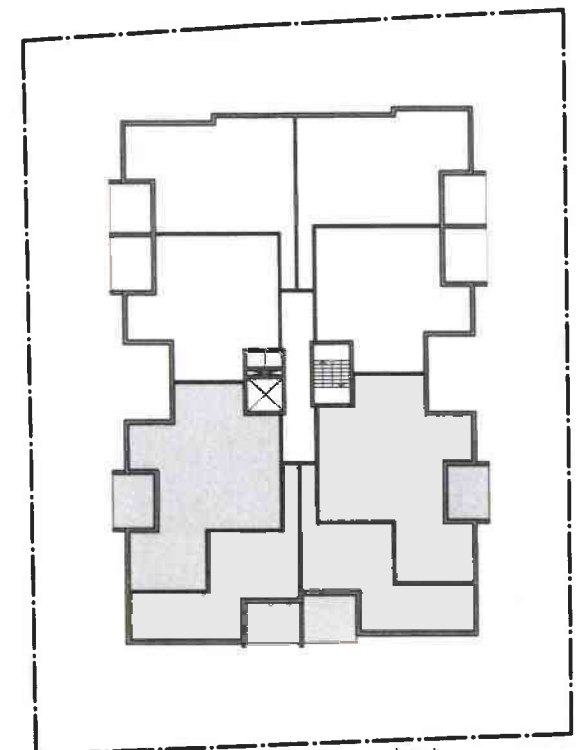


Typical Unit Furniture Layout Plan

(Units 39, 40, 45 & 46)

(Units 07, 14, 15, 22, 23, 30, 31, 32, 37 & 38)

(Adaptable Units 08, 13, 16, 21, 24 & 29)



Typical Unit Furniture Layout Plan
(Units 55, 56, 61 & 62)

Legend:
 Typical 1 Bedroom Unit
 Typical 2 Bedroom Unit
 Typical 3 Bedroom Unit
 Typical 3 Bedroom Unit (Adaptable)
 Commercial Space

Issue 8: 04/11/2011 Revised Architectural Plans as per Councils letter dated 26/09/2011, JRPP meeting on 29/09/2011 and Urban Design comments

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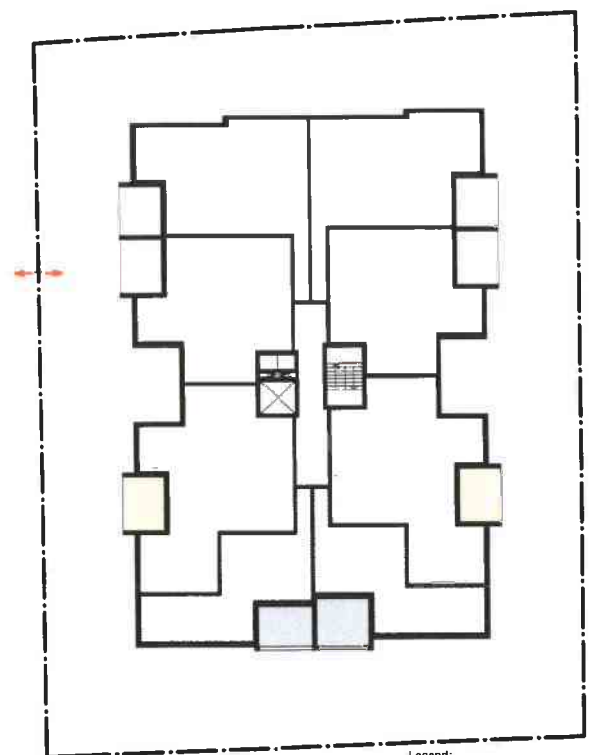
Client: Saade Construction Date: 05/08/2011 Drawn: DA 27743 Scale: 1:100, 1:500 Design & Drawn: S. Atalah Council: Parramatta City Council

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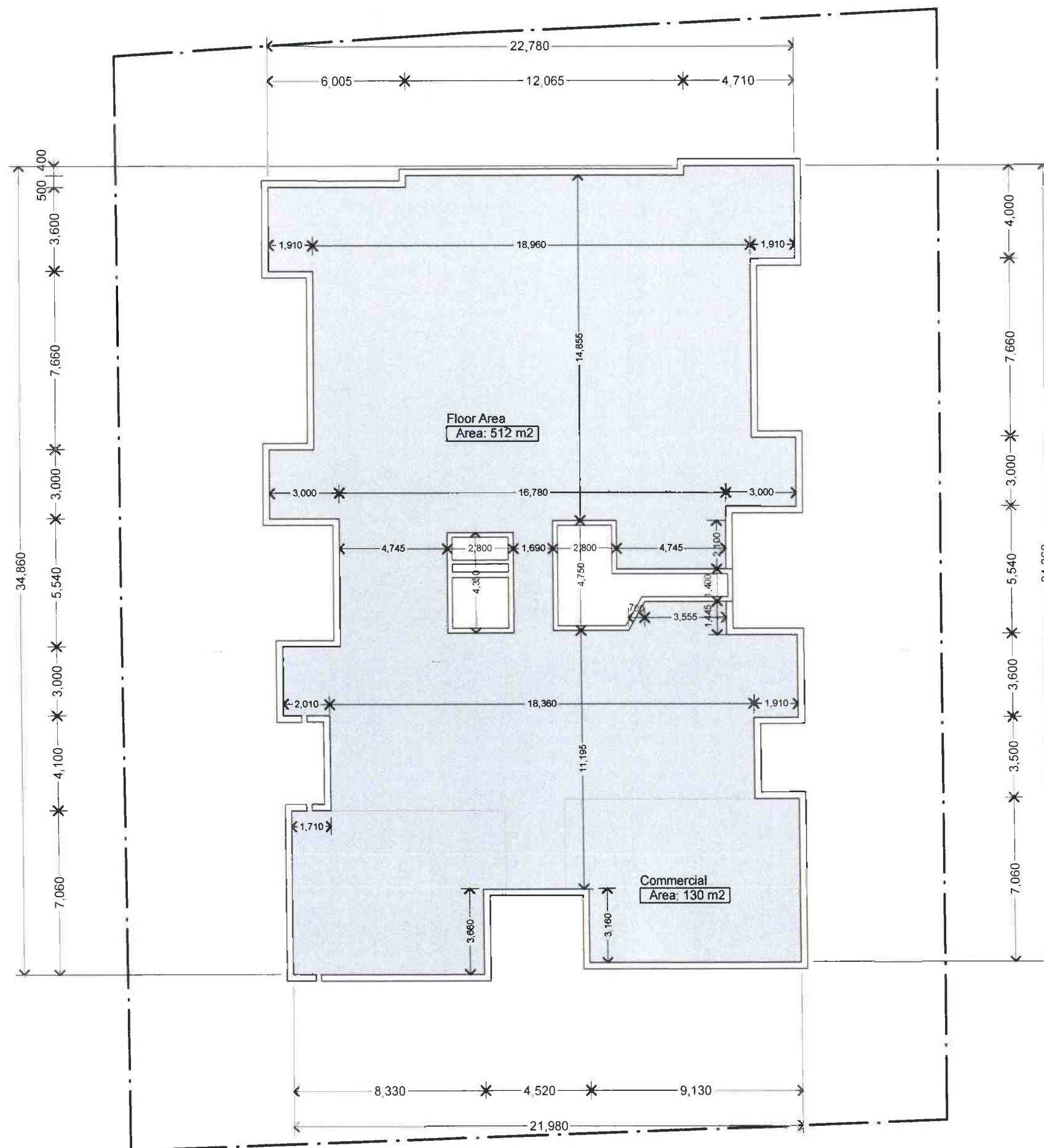
ALL PLANS TO BE READ IN CONJUNCTION WITH ACOUSTIC REPORT PREPARED BY SLR CONSULTING PTY LTD

29 & 29A Campbell Street, Parramatta
 High Rise Development
 70 Units over 2 Levels of Basement Parking
 Typical Furniture Plans
 31.33



Legend:

-  Typical 1 Bedroom Unit
- Typical 2 Bedroom Unit
-  Typical 3 Bedroom Unit
-  Typical 2 Bedroom Unit (Adaptable)
-  Commercial Space



Shaded Area calculated in FSR	
Ground Floor (Residential + Lobbies + Commercial)	
Total = 512m ² + 130m ²	
= 642m ²	
Not included in FSR	
Total Area	= 642m ² + 5420m ²
	= 5882m ²
Site Area	= 1685m ²
Max. FSR	= 3.5:1
FSR	= 5897.5m ²
Total	= 3.49:1

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

PREPARED BY IDRAFT GROUP



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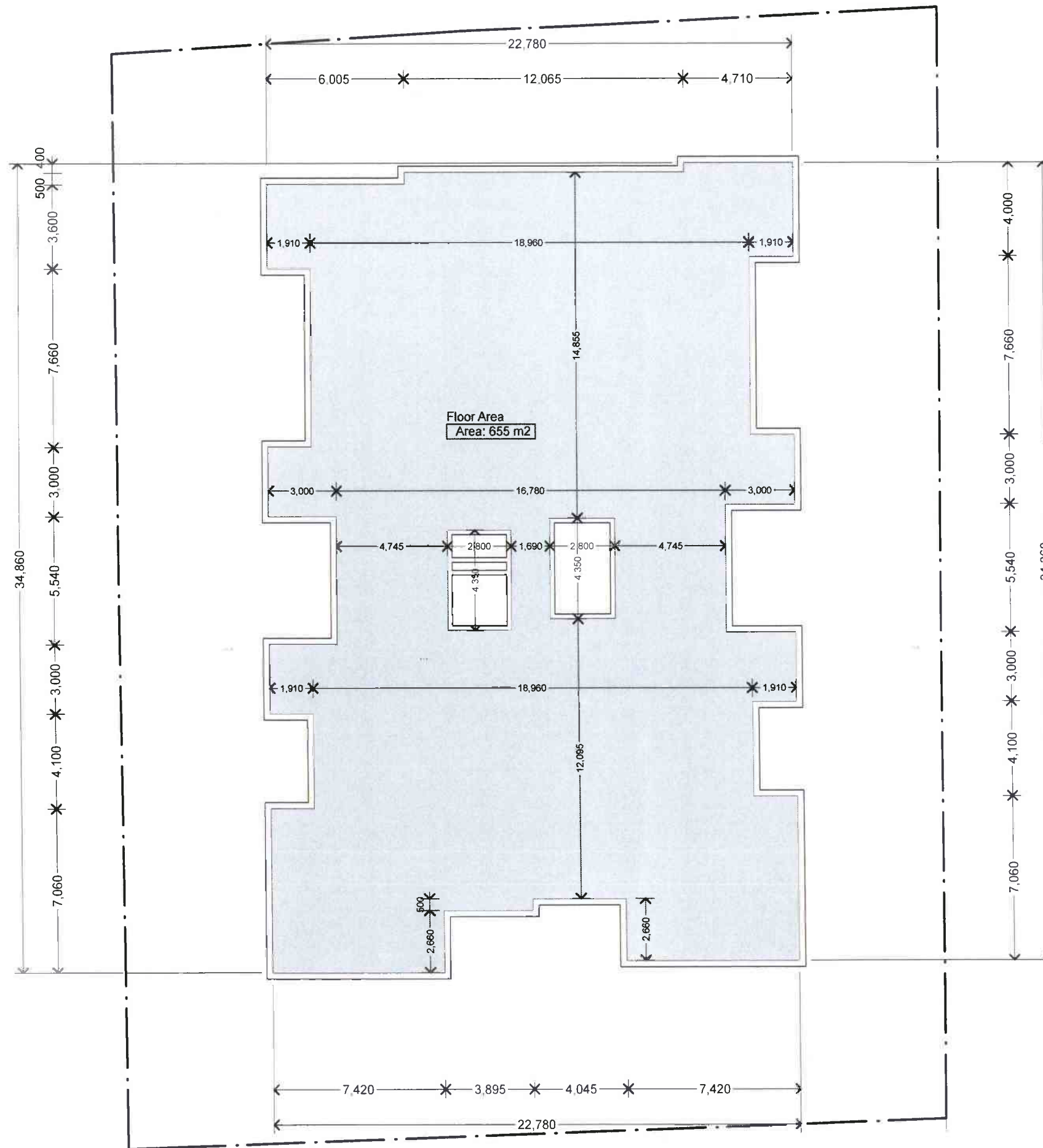
Client: Saade Construction Date: 05/08/2011 DA: 27743 Scale: 1:200 Designer: S. Atalah Approver: Parramatta City Council

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29 & 29A Campbell Street, Parramatta
High Rise Development
70 Units over 2 Levels of Basement
FSR Calculations



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.



9:00am Elevational Shadow based on June 21st



10:00am Elevational Shadow based on June 21st



11:00am Elevational Shadow based on June 21st



12:00pm Elevational Shadow based on June 21st



1:00pm Elevational Shadow based on June 21st



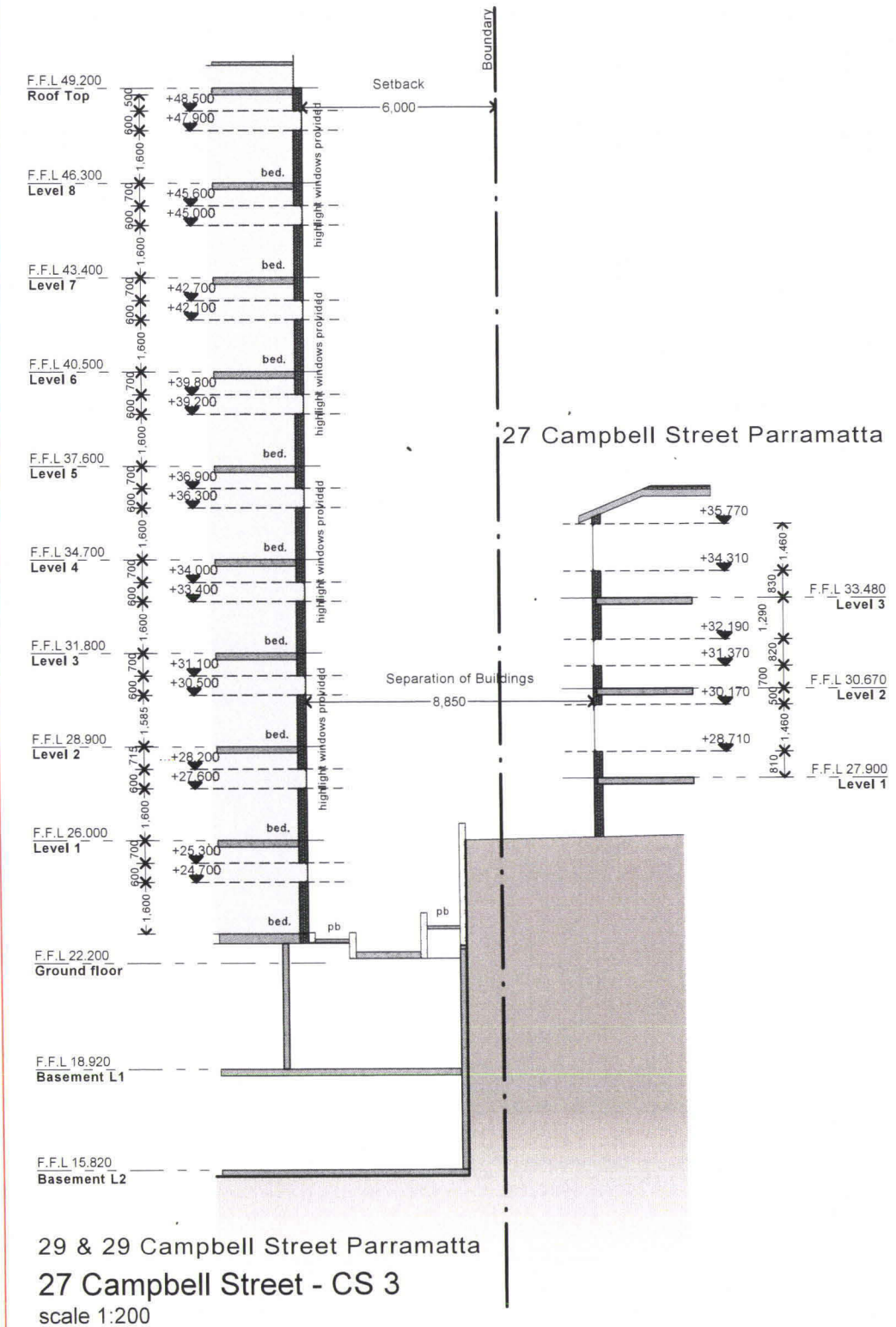
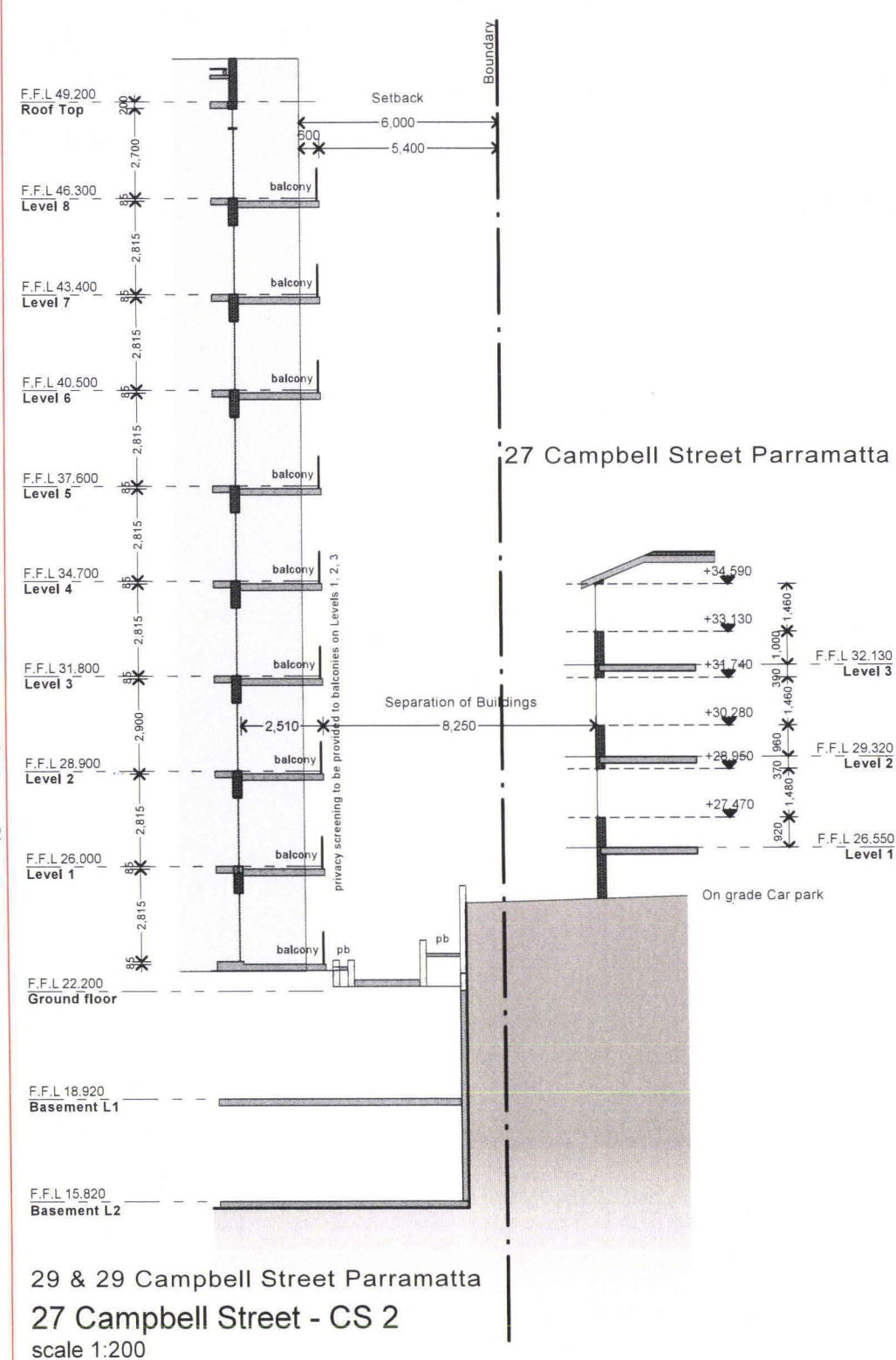
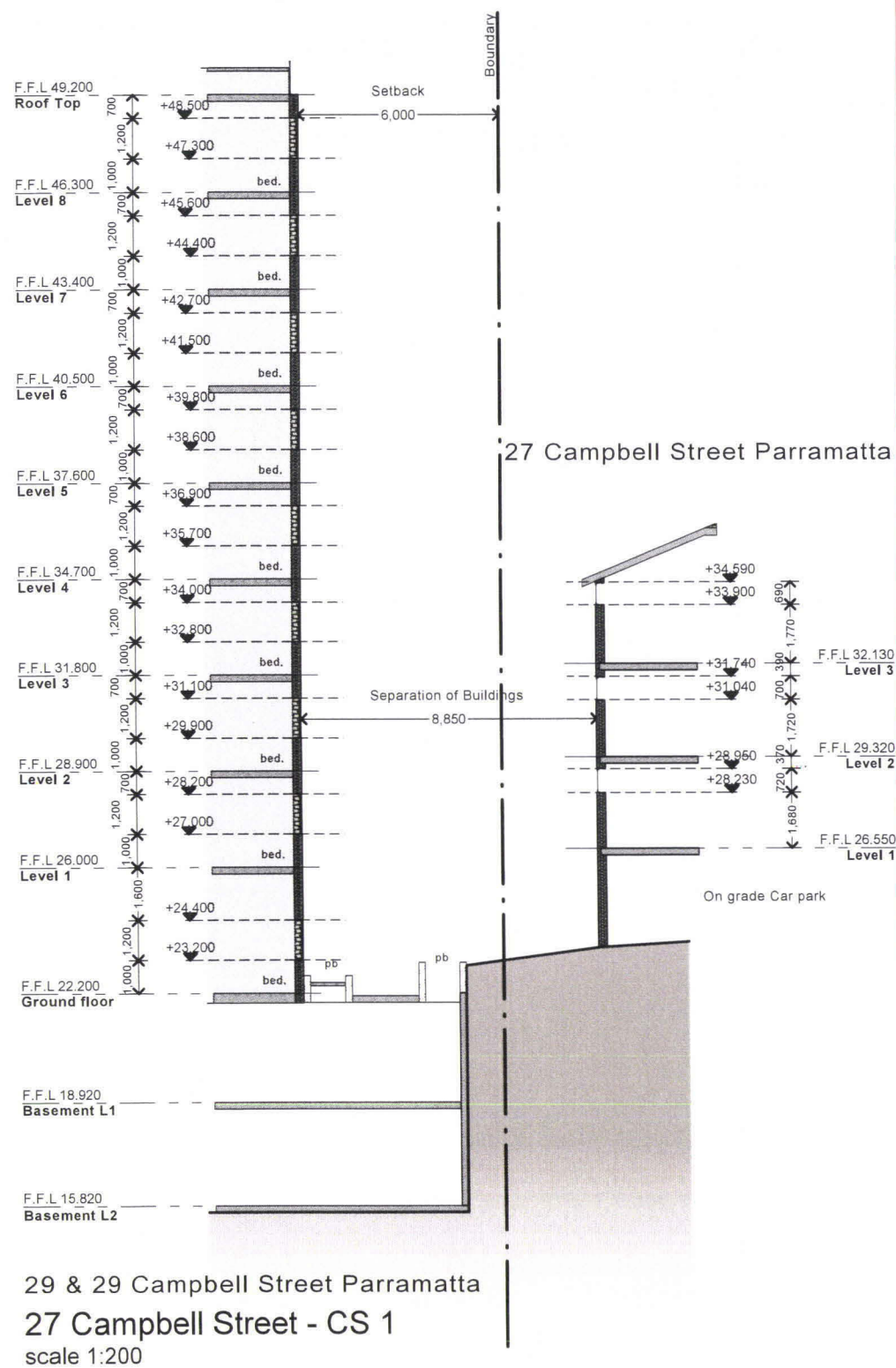
2:00pm Elevational Shadow based on June 21st

3D Shadow Analysis of 29 & 29A Campbell Street (from the rear) onto neighbouring properties at 22 Great Western Highway, Parramatta



3:00pm Elevational Shadow based on June 21st

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



Cross Sections 01, 02 & 03 through 29, 29A & 27 Campbell Street

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

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Client: Saade Construction Date: 05/08/2011 DA: 27743 Scale: 1:200

Design: S. Atalah Council: Parramatta City Council

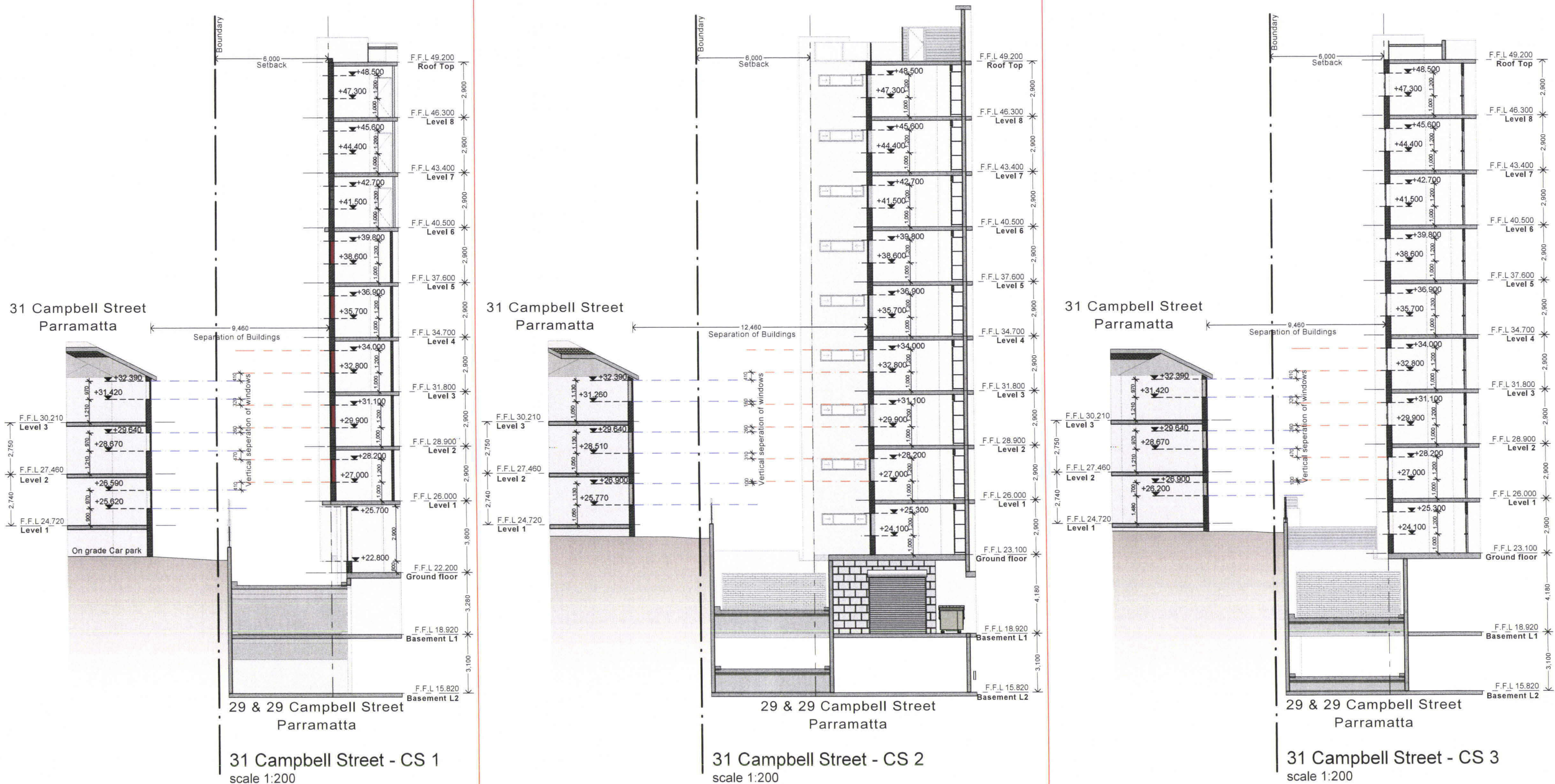
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29 & 29A Campbell Street Parramatta
High Rise Development -
70 Units over 2 Levels of Basement Parking
Separation of Buildings 27 - 29 37.38



Cross Sections 01, 02 & 03 through 29, 29A & 31 Campbell Street

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

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Client: Saade Construction
Date: 05/08/2011
Issue: DA
Scale: 27743
Scale: 1:200

Design: S. Atalah
Design: Parramatta City Council

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High Rise Development -
70 Units over 2 Levels of Basement Parking
Separation of Buildings 29 - 29A
38.38