

ABN:43 159 401 420 | 43/8 Avenue Of The Americas, Newington 2127

|P:02 9648 6663 |F:02 9648 6664|E: info@ad-s.com.au

DOCUMENT REGISTER/ TRANSMITTAL

			DO	COIV	/LGI	SILN	CILVAINO	
PROJECT:					PROJE	CT NO.		
Multi-Unit Residential Flat Building 13-21 John Street, Lidcombe					Pn_0	553		С
DAY	09	22	15					
MONTH	10	11	12					
YEAR	14	15	15					

	MONTH	10	11	12							
	YEAR	14	15	15							
	ARCI	HITECT	URAL	DRAW	INGS						
DWG NO	DOCUMENT DESCRIPTION	AMEN	DMEN	тѕ							
0000	APARTMENT SCHEDULE	Α	В	С							
0201	SITE MANAGEMENT PLAN										
0301	DEMOLITION PLAN			Α							
0302	CONSTRUCTION MANAGEMENT PLAN			Α							
0401	BASIX PLAN			Α							
1001	SITE PLAN			В							
1002	SITE ANALYSIS PLAN	Α	В	С							
1101	BASEMENT 04 PLAN	Α	В	С							
1102	BASEMENT 03 PLAN	Α	В	С							
1102	BASEMENT 02 PLAN	Α	В	С							
1102	BASEMENT 02 PLAN	Α	В	С							
1201	GROUND FLOOR PLAN	А	В	С							
1301	FIRST FLOOR PLAN	A	В	С							
1302	SECOND FLOOR PLAN	A	В	С							
1303	THIRD FLOOR PLAN	A	В	С							
1304	FOURTH FLOOR PLAN	Α	В	С							
1305	FIFTH FLOOR PLAN	Α	В	С							
1306	SIXTH FLOOR PLAN	A	В	С							
1307	SEVENTH FLOOR PLAN	A	В	С							
1308	EIGHTH FLOOR PLAN	Α	В	С							
1309	NINTH FLOOR PLAN	Α	В	С							
1310	TENTH FLOOR PLAN	A	В	С							
1311	ELEVENTH FLOOR PLAN										
1311	ELEVENTIT EGORT EAR	1									
1401	ROOF PLAN	A	В	С							
1401	NOOF I DAIN										
1501	NORTH ELEVATION			A							
1502	EAST ELEVATION			A							
1503	SOUTH ELEVATION			А							
1504	EAST ELEVATION			A							
1004	EAST ELEVATION		1								
1601	SECTION 1	A	В	С							
1602	SECTION 2	A	В	С							
1002	SECTION 2										
2501	DRIVEWAY RAMP PROFILE 1/3			В							
2502	DRIVEWAY RAMP PROFILE 2/3	-		В							
2503	DRIVEWAY RAMP PROFILE 3/3			В							
2505	DIVIVEVAL TOUR PROPERTY										
3101	TYP. ACCESSIBLE UNIT CONFIGURATION			A							
2101	THE ACCESSIBLE SHIT CONTINUE										
8001	BUILDING AMENITY DIAGRAM – GROUND FLOOR	A	В	С							
8002	BUILDING AMENITY DIAGRAM – GROOND FEGOR	A	В	C							
	BUILDING AMENITY DIAGRAM – SECOND FLOOR	A	В	C	-						
8003		A	В	C							
8003	RUILDING AMENITY DIAGRAM - THIRD FLOOR								_	 	
8004	BUILDING AMENITY DIAGRAM – THIRD FLOOR		R	C							
8004 8005	BUILDING AMENITY DIAGRAM – FOURTH FLOOR	А	В	C			-	+			
8004			B B B	C							



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	DAY	09	22	15							
	MONTH	10	11	12	_						
	YEAR	14	15	15							
200	DUIL DING AMENUTY DIA CDAM. FIGURE I COD	_									
3009	BUILDING AMENITY DIAGRAM – EIGHTH FLOOR	A	В	С							
3010	BUILDING AMENITY DIAGRAM – NINTH FLOOR	Α	В	С							
3010	BUILDING AMENITY DIAGRAM – TENTH FLOOR	A	В	С							
		T								1	
3101	WINTER SOLSTICE SHADOW – JUNE 21 ST - 9AM	91	Α	В							
102	WINTER SOLSTICE SHADOW – JUNE 21 ST - 10AM		Α	В							
3103	WINTER SOLSTICE SHADOW – JUNE 21 ST - 11AM		Α	В							
3104	WINTER SOLSTICE SHADOW – JUNE 21 ST – 12PM		Α	В							
3105	WINTER SOLSTICE SHADOW – JUNE 21ST – 1PM		Α	В							
3106	WINTER SOLSTICE SHADOW – JUNE 21 ST – 2PM		Α	В			d				
B107	WINTER SOLSTICE SHADOW – JUNE 21ST – 3PM		Α	В							
3108	SUMMER SOLSTICE SHADOW – JUNE 21ST - 9AM		Α	В							
3109	SUMMER SOLSTICE SHADOW – JUNE 21ST - 10AM		Α	В							
3110	SUMMER SOLSTICE SHADOW – JUNE 21 ST - 11AM		Α	В							
3111	SUMMER SOLSTICE SHADOW – JUNE 21 ST – 12PM		A	В							
3112	SUMMER SOLSTICE SHADOW – JUNE 21 ST – 1PM	-	A	В							
3113	SUMMER SOLSTICE SHADOW – JUNE 21 ST – 2PM		A	В							
3114	SUMMER SOLSTICE SHADOW – JUNE 21 ST – 3PM		A	В							
3114	SUMMER SOLSTICE SHADOW - JONE 21 - 3PM		 ^	_ B							
2004	ELEVATIONAL SHADOW – 21 ST JUNE 1/2			_	_						-
3201			-	A	-			_		-	
3202	ELEVATIONAL SHADOW – 21 ST JUNE 2/2		-	A				-	-	-	
3203	ELEVATIONAL SHADOW – 22 nd DECEMBER 1/2		-	A							
3204	ELEVATIONAL SHADOW – 22 nd DECEMBER 2/2			A							
301	EXTERNAL PERSPECTIVE 1	A	В	С						_	
3302	EXTERNAL PERSPECTIVE 2	Α	В	С							
OWG NO	DOCUMENT DESCRIPTION										
	DOGGINENT DEGGIN TION										
	ACOUSTIC REPORT										
	BASIX CERTIFICATE										
	NATHERS CERTIFICATE										
	BCA REPORT										
	COUNCIL COST REPORT				/						
	LANDSCAPE PLAN										
	STORMWATER PLAN				-						
	TRAFFIC SWEPT PATHS										
	WASTE MANAGEMENT PLAN									1	
	CRIME RISK ANALYSIS (CPTED)			1							
	EXTERNAL FINISHES SCHEDULE							 			
	PHOTOMONTAGE								1		
	SEPP 65 REPORT &	_	-	-				1			
	DESIGN VERIFICATION STATEMENT										
	STATEMENT OF ENVIRONMENTAL EFFECTS										
	NOTIFICATION PLAN										
	COUNCIL RESPONSE LETTER										
DISTRIBU	ITION	T									
COPIES											
	H Mail- M Hand- H Courier- C Email- E Fax- F										
REASON	TI Mail III TI GOUNG! O LINGI! L I GA-1	1	-						1		
P - Prelim	inary Q – Pricing X-Information A – Approval PREDA - Preliminary DA – Development Application CC – Construction Certificate T -										

RESIDENTIAL DEVELOPMENT 13-21 JOHN STREET | LIDCOMBE

Apartment No:	Floor (Story)		of Bedrooms	Area (m2)	FCL	Adaptable	Affordable		Kitchen Ventilation	09.00	10.00	11.00	12.00	3.00 1	4.00	5.00 To	ital Solar Access	2 19	1110	10 100
-01 -02 -03 -04 -05 -05 -06 -07 -08 -09 -10	First Floor	3 BEDROOM 2 BEDROOM		100 2 89 2	700	No No	No No	Yes No	No No	Ö	ŏ	ŏ	ĭ ĭ	1	1	4	hrs	1 5	m3	8.3 m3 8.3 m3
-03	First Floor	2 BEDROOM		88 2	700	No	No	Yes	Yes	0	0	0	1 1	1	1		nrs nrs		m3 m3	8,3 m3
-04	First Floor	2 BEDROOM	ADAPTABLE		700	Yes	No	No	No No	1	1	1	1 1	1	lŏ		hrs	1 5	m3	8.3 m3
1-05	First Floor	2 BEDROOM	ADAPTABLE		,700 ,700	Yes No	No No	No Yes	Yes	1	1	1	1 1	1	1		nrs		m3	8.3 m3 8.3 m3
-07	First Floor	2 BEDROOM	И.	72 2	,700	No	No	Yes	No	1	1	1	0 0	0	10		hrs		m3 m3	8.3 m3
-08	First Floor	2 BEDROOM	И.		,700	No		Yes	No	0	0	0	1 1	- 1	- 1		hrs		m3	8.3 m3
-09	First Floor	2 BEDROOM 2 BEDROOM			,700 ,700	No No	No No	Yes Yes	Yes Yes	1	1	i	1 1	i	1	7	hrs		m3	8.3 m3
I-11	First Floor	1 BEDROOM			700	No	No	Yes	Yes	1	1	1	0 0	0	9		hrs		m3 m3	8.3 m3 10 m3
2-01	Second Floor	3 BEDROOM	И.,		,700	No	No	Yes	No	0	0	0	0 0	1	- 1		hrs hrs		m3	8.3 m3
2-02	Second Floor	2 BEDROON			,700	No	No	No Yes	No Yes	0	0	0	1 1	1	1		hrs	1 5	m3	8.3 m3
2-03 2-04	Second Floor Second Floor	2 BEDROOM	M ADAPTABLE		,700 ,700	No Yes	No	No	No	1	1	1	1 0	0	0		hrs		m3	8.3 m3
2-05	Second Floor		MADAPTABLE		700	Yes	No	No	No	1	1	1	1 1	1	- 0		hrs hrs		m3 m3	8.3 m3 8.3 m3
2-05 2-06	Second Floor	2 BEDROOM			,700	No	No	Yes	Yes No	1	1	1	0 0	0	- lo		hrs		m3	8.3 m3
2-07 2-08	Second Floor	2 BEDROOM 2 BEDROOM			,700 ,700	No No	No	Yes Yes	No	Ó	0	ò	0 1	1	- 1	3	hrs	1 5	m3	8.3 m3
2-08	Second Floor Second Floor	2 BEDROOM			,700	No	No	Yes	Yes	1	1	1	1 1	1	;		hrs		5 m3 5 m3	8.3 m3 8.3 m3
2-10 2-11	Second Floor	2 BEDROOM	И.	75 2	,700	No	No	Yes	Yes	1	1	1	1 1	10	- 6		hrs hrs		m3	8.3 m3
2-11	Second Floor	1 BEDROOM	<u>4</u>		,700	No	No	Yes Yes	Yes No	0	0	0	0 0	Ĭ	- 1		hrs	2 5	m3	10 m3
3-01	Third Floor Third Floor	3 BEDROOM 2 BEDROOM	M.		,700 ,700	No No	No No	No	No	Ö	Ö	Ö	1 1	1	1		hrs		m3	8.3 m3 8.3 m3
3-02 3-03	Third Floor	2 BEDROOM			700	No	No	Yes	Yes	0	0	0	1 1	1	- 12		hrs hrs		m3 m3	8.3 m3
3-04	Third Floor	2 BEDROOM	M ADAPTABLE	88 2	,700	Yes	No	No	No	1	1	1	1 1	1	- 2		hrs		5 m3	8.3 m3
3-05	Third Floor		MADAPTABLE	89 2	,700 ,700 ,700	Yes	No No	No Yes	No Yes	1	1	1	1 1	1		7	hrs	1 5	5 m3	8.3 m3
3-06 3-07	Third Floor Third Floor	2 BEDROOM 2 BEDROOM		72 2	700	No No	No	Yes	No	1	1	1	0 0	0	(3	hrs	1 5	5 m3 5 m3	8.3 m3 8.3 m3
3-08 3-09	Third Floor	2 BEDROOM	И.	171 2	,700	No	No	Yes	No	0	0	0	1 1	1			hrs hrs	1 1	5 m3	8.3 m3
3-09	Third Floor	2 BEDROOM	vi .	77 2	,700	No	No	Yes	Yes	1	1	1	1 1	1	-		hrs	1 5	5 m3	8.3 m3
3-10 3-11	Third Floor Third Floor	2 BEDROOM 1 BEDROOM	VI ,	75 2 54 2	700	No No	No No	Yes Yes	Yes Yes	1	1	1	0 0	Ö	(3	hrs		m3	8.3 m3
3-11 1-01	Fourth Floor	3 BEDROOM	й.	100 2	,700 ,700 ,700	No	No	Yes	No	0	0	0	0 0	1			hrs hrs		5 m3 5 m3	10 m3 8.3 m3
1-02	Fourth Floor	2 BEDROOM	M ,	89 2	,700	No	No	No	No	0	0	0	1 1	1			hrs		5 m3	8.3 m3
1-03 1-04	Fourth Floor	2 BEDROOM	M . M ADAPTABLE	88 2	700	No	No	Yes No	Yes No	1	1	1	1 6	Ö	1) 4	hrs	1 5	5 m3	8.3 m3
1-04 1-05	Fourth Floor		M ADAPTABLE		700	Yes	No	No	No	1	1	1	1 1	1	- (hrs		5 m3 5 m3	8.3 m3 8.3 m3
1-06	Fourth Floor	2 BEDROOM	vi.	78 2	700	No	No	Yes	Yes	1	1	1	1 1	1			hrs		5 m3	8.3 m3
1-07	Fourth Floor	2 BEDROOM	vi.	72 2	,700 ,700	No	No	Yes	No No	0	0	0	0 1	1			hrs	1 !	5 m3	8.3 m3
1-08 1-09	Fourth Floor	2 BEDROOM 2 BEDROOM	VI.	71 2	,700	No No	No No	Yes Yes	Yes	1	1	ĭ	Ĭ 1	1		7	hrs		5 m3	8.3 m3
1-10	Fourth Floor	2 BEDROOM	VI.		700	No	No	Yes	Yes	1	1	1	1 1	1			hrs		5 m3 5 m3	8.3 m3 8.3 m3
1-11	Fourth Floor	1 BEDROOM	VI .	54 2	,700	No	No	Yes	Yes	1	1	1	0 0	1			hrs		5 m3	10 m3
5-01 5-02	Fifth Floor	3 BEDROOM	VI .	100 2	700	No	No	Yes No	No No	0	0	o o	1 1	1			hrs	1 :	5 m3	8.3 m3
5-02	Fifth Floor Fifth Floor	2 BEDROOM 2 BEDROOM		88 2	.700 .700	No No	No	Yes	Yes	Ö	Ŏ	Ŏ	1 1	1			hrs		5 m3	8.3 m3
5-03 5-04 5-05 5-06	Fifth Floor	2 BEDROOM	M ADAPTABLE		700	Yes	No	No	No	1	1	1	1 9	0			hrs		5 m3 5 m3	8.3 m3 8.3 m3
5-05	Fifth Floor	2 BEDROOM	M ADAPTABLE		,700	Yes	No	No	No	1	1	1	1 -	- 3			hrs		5 m3	8.3 m3
5-06	Fifth Floor	2 BEDROOM 2 BEDROOM			2,700 2,700	No	No No	Yes	Yes No	1	1	1	o c	Ö) 3	hrs		5 m3	8.3 m3
5-07 5-08	Fifth Floor	2 BEDROOM		71 2	700	No	No	Yes	No	0	0	0	0 .	1			hrs		5 m3 5 m3	8.3 m3 8.3 m3
5-09	Fifth Floor	2 BEDROOM	М.	77 2	,700 ,700	No	No	Yes	Yes	1	1	1	1 1	- 1			hrs hrs	1	5 m3	8.3 m3
5-10	Fifth Floor	2 BEDROOM		75 2	2,700	No	No	Yes	Yes Yes	1	1	1	0 0	do			hrs	i	5 m3	8.3 m3
5-11 5-01	Fifth Floor Sixth floor	1 BEDROOM 3 BEDROOM		100 2	2,700	No No	No No	Yes Yes	No	Ó	Ö	Ó	0 () 1			hrs	2	5 m3 5 m3 5 m3	10 m3
5-02	Sixth floor	2 BEDROOM			700	No	No	No	No	0	0	0	1	1			hrs		5 m3	8.3 m3 8.3 m3
5-02 5-03	Sixth floor	2 BEDROOM	М.		2,700	No	No	Yes	Yes	0	0	1	1 1	0 0			hrs		5 m3	8.3 m3
3-04	Sixth floor	2 BEDROOM	M ADAPTABLE M ADAPTABLE		2,700	Yes	No No	No No	No No	1	1	1	1				hrs		5 m3	8.3 m3
3-05 3-06	Sixth floor Sixth floor	2 BEDROOM	M .		2,700	Yes No	No	Yes	Yes	1	1	1	1	1			hrs		5 m3 5 m3	8.3 m3 8.3 m3
5-07	Sixth floor	2 BEDROOM	М.	72 2	2,700	No	No	Yes	No	1	1	1	0)			hrs		5 m3	8.3 m3
5-08	Sixth floor	2 BEDROOM			2,700	No	No	Yes	No Yes	1	1	1	1	- 1			hrs		5 m3	8.3 m3
5-09 5-10	Sixth floor Sixth floor	2 BEDROOM 2 BEDROOM			2,700	No No	No No	Yes Yes	Yes	1	1	1	1	1			hrs		5 m3	8.3 m3 8.3 m3
5-11	Sixth floor	1 BEDROOM			2,700	No	No	Yes	Yes	1	1	1	0 1)	4 7	hrs	1 1	5 m3	10 m3
7-01	Seventh floor	3 BEDROOM		100 2	2,700	No	No	Yes	No No	0	0	0	1	1			hrs	1	5 m3	8.3 m3
7-02 7-03	Seventh floor	2 BEDROOM 2 BEDROOM	VI ,	89 2	2,700	No No	No	No Yes	Yes	ő	0	0	1	1	1	1 4	hrs	1	5 m3	8.3 m3
7-03	Seventh floor Seventh floor	2 BEDROOM	Й.	88	2,700 2,700 2,700	No	No	No	No	1	1	1	1) ()		hrs		5 m3 5 m3	8.3 m3 8.3 m3
7-05	Seventh floor	2 BEDROOM	М.	89	2,700	No	No	No	No	1	1	1	1	- 1			hrs		5 m3	8.3 m3
7-06	Seventh floor	2 BEDROOM	M .	78	2,700	No	No	Yes Yes	Yes No	1	1	1	o l	5 10)	0 3	hrs	1	5 m3	8.3 m3
7-07 7-08	Seventh floor Seventh floor	2 BEDROOM		72	2,700 2,700	No	No No	Yes	No	0	0	0	0	1		1 3	hrs	1	5 m3	8.3 m3 8.3 m3
7-09 7-10	Seventh floor	2 BEDROOM	M .	77	2.700	No	No	Yes	Yes	1	1	1	1		1		hrs		5 m3 5 m3	8.3 m3
	Seventh floor	2 BEDROOM	M'	75 54	2,700 2,700 2,700	No	No	Yes	Yes Yes	1	1	1	0	5	5	0 3	hrs	1	5 m3	8.3 m3
7-11	Seventh floor	1 BEDROOM 3 BEDROOM	M .	100	2,700	No No	No No	Yes Yes	No	Ó	0	Ö	0)	1	1 2	hrs hrs		5 m3	10 m3
8-01 8-02	Eighth floor Eighth floor	2 BEDROOM	M .	89	2,700	No	No	No	No	0	0	0	1	1	1	1 4	hrs		5 m3 5 m3	8.3 m3 8.3 m3
8-03	Eighth floor	2 BEDROOM	М.	88	2,700	No	No	Yes	Yes	0	0	0	1	1	0		hrs		5 m3	8.3 m3
8-04	Eighth floor	2 BEDROOM	М.	188	2.700	No	No	No	No No	1	1	1	1	i	ĭ	0 8	hrs	1	5 m3	8.3 m3
8-05 8-06	Eighth floor Eighth floor	2 BEDROOM 3 BEDROOM	M.	102	2,700 2,700	No No	No No	No Yes	Yes	1	1	1	0	0 0	0	0 3	3 hrs	2	5 m3	10 m3
8-07	Eighth floor	2 BEDROOM	М.	71	2,700	No	No	Yes	No	0	0	0	0	1	1		3 hrs		5 m3 5 m3	8.3 m3 8.3 m3
3-07 3-08	Eighth floor Eighth floor	2 BEDROOM	M .	77	2.700	No	No	Yes	Yes	1	1	1	1	1	1		hrs hrs	11	5 m3	8.3 m3
-09	Eighth floor	2 BEDROOM			2,700	No	No	Yes	Yes	1	1	1	o	o l	Ó	0 3	3 hrs		5 m3	8,3 m3
3-10 3-01	Eighth floor Ninth floor	1 BEDROOM	M.	100	2,700 2,700	No No	No No	Yes	No	Ö	0	0	0	0	1	1 2	2 hrs	2	5 m3	10 m3
1-02	Ninth floor	3 BEDROOM 2 BEDROOM	М.	89	2,700	No	No	No	No	0	0	0	1	1	1	1 4	hrs hrs	1	5 m3 5 m3	8.3 m3 8.3 m3
9-02 9-03 9-04 9-05	Ninth floor	2 BEDROOF	Μ.	89 88	2,700 2,700	No	No	Yes	Yes	0	1	1	1	0	0		4 hrs	11	5 m3	8.3 m3
3-04	Ninth floor	2 BEDROOM		188	2,700	No	No	No	No No	1	1	11	1	ĭ	Ĭ		5 hrs	1	5 m3	8.3 m3
9-05 9-06	Ninth floor Ninth floor	2 BEDROOM	M.		2,700 2,700	No No	No No	No Yes	Yes	1	1	1	0	0	0	0 :	3 hrs	2	5 m3	10 m3
9-05 9-07	Ninth floor	2 BEDROOM	M .	71	2,700	No	No	Yes	No	0	0	0	0	1	1		3 hrs	1	5 m3 5 m3	8.3 m3 8.3 m3
9-08	Ninth floor	2 BEDROOM	Μ.	77	2,700	No	No	Yes	Yes	1	1	1	1	1	1		7 hrs 7 hrs	1	5 m3	8.3 m3
9-09	Ninth floor	2 BEDROOM	M .		2,700	No	No	Yes	Yes	1	1	1	ó	o l	o o	0 :	3 hrs	11	5 m3	8.3 m3
9-10	Ninth floor Tenth floor	1 BEDROOM			2,700 2,700	No No	No	Yes Yes	Yes No	Ó	Ö	0	0	0	1	1 2	2 hrs	2	5 m3	10 m3
0-01 0-02	Tenth floor	2 BEDROO!	М.	89	2,700	No	No	No	No	0	0	0	1	1	1		4 hrs	1	5 m3 5 m3	8.3 m3 8.3 m3
0-03	Tenth floor	2 BEDROOM	М.		2,700	No	No	Yes	Yes	0	1	1	1	0	0		4 hrs	1	5 m3	8.3 m3
0-04	Tenth floor	2 BEDROOM	M .	88	2,700	No	No	No No	No No	1	1	1	1	1	1	0	6 hrs	1	5 m3	8.3 m3
0-05 0-06	Tenth floor Tenth floor	2 BEDROOM 3 BEDROOM	M.	102	2,700 2,700	No No	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	2	5 m3	10 m3
	1 CONTRACTOR	10 000000	W.T.	8,391 m ²	1.00	12/103	11.5	73/103	47/103		1	1	1			u	93/103 90%	11		

SCHEDULE OF	AREAS
SITE AREA	3188 77 m

Area Sche	dule - GFA
Zone Type	Area
GFA L00	2,248
GFA L01A	695
GFA L01B	305
GFA L02A	695
GFA L02B	305
GFA L03A	695
GFA L03B	305
GFA L04A	695
GFA L04B	305
GFA L05A	695
GFA L05B	305
GFA L06A	695
GFA L06B	305
GFA L07A	695
GFA L07B	305
GFA L08A	631
GFA L08B	305
GFA L09A	631
GFA L09B	305
GFA L10A	630
	11,750 m ²

_
2244,34 m²
2378 m²
1125 m²
1125 m²

B1 X 2 BEDROOM UNIT 13 X 3 BEDROOM UNIT

CAR PARKING :

AT LEVEL -4 BASEMENT : 64 RESIDENTIAL

ATTEVEL 3 BASEMENT: 22 COMMERCIAL 55 RESIDENTIAL 55 RESIDENTIAL
(INCLUDES 5 DISABLED)
AT LEVEL 2 BASEMENT: 44 COMMERCIAL
20 RESIDENTIAL
(INCLUDES 14 DISABLED)

AT LEVEL -1 BASEMENT : 35 COMMERCIAL (INCLUDES 4 DISABLED)

Energy Rating I day

Tulkund development (attach letter of raines) | hedrer 29.1. Law

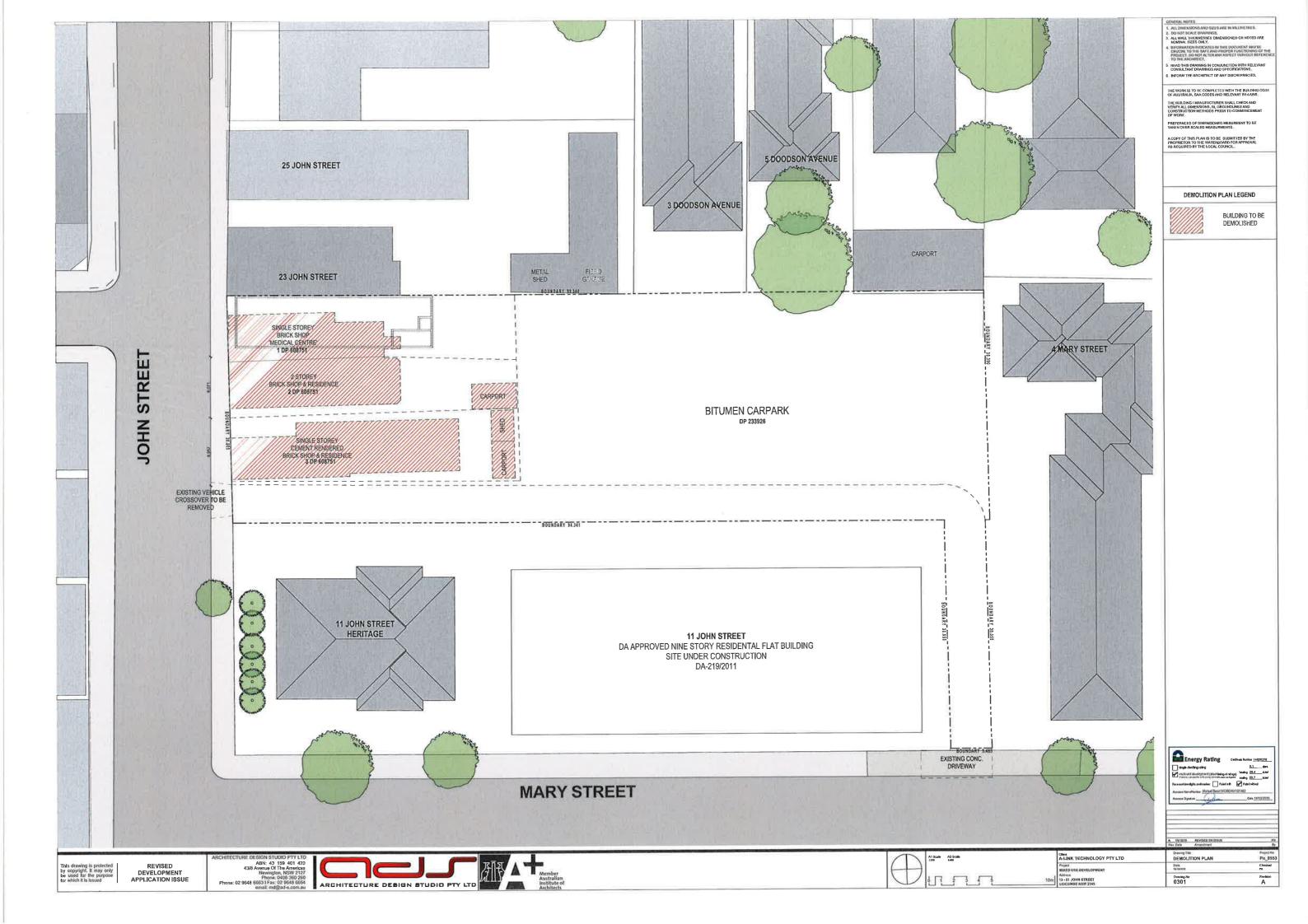
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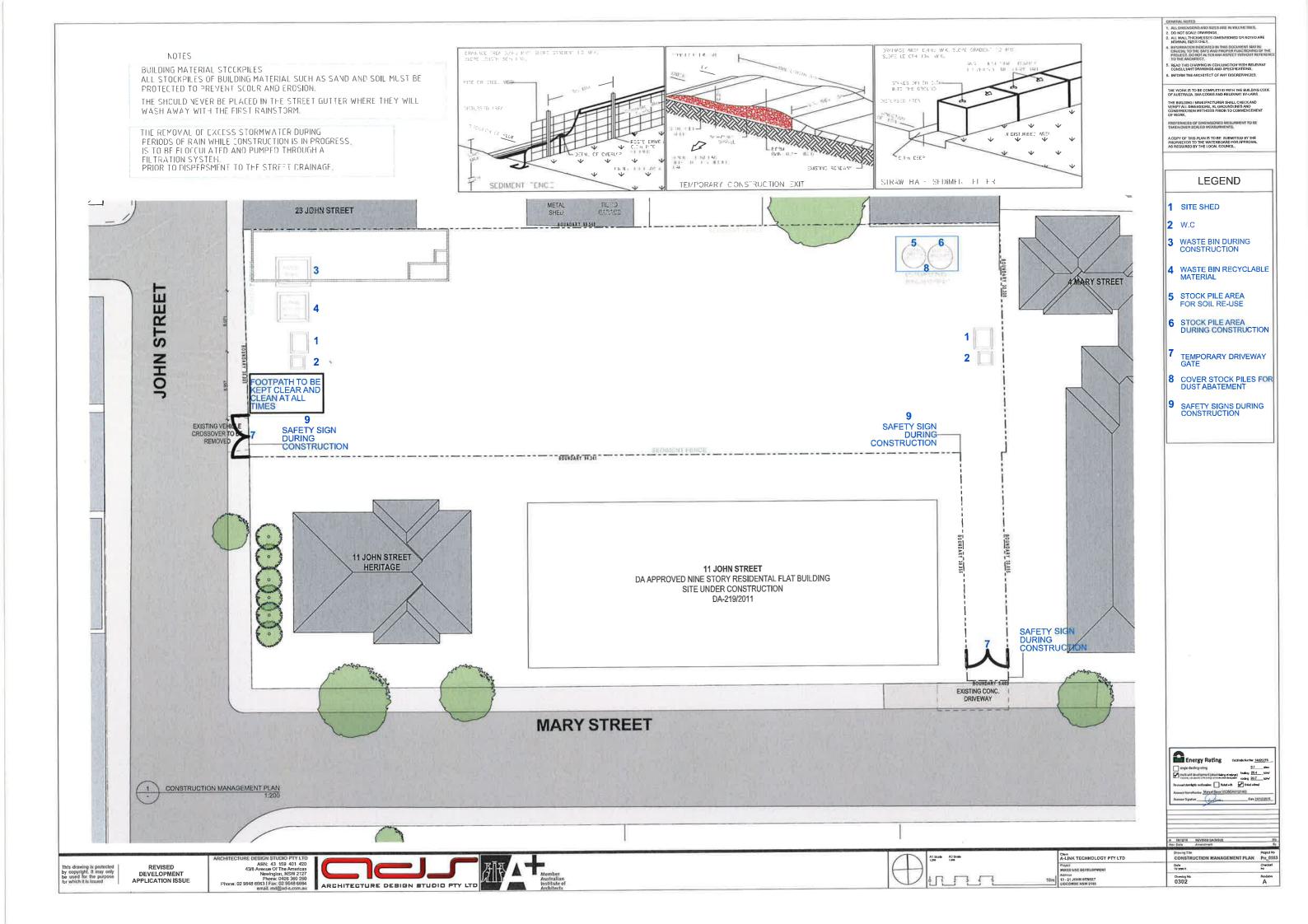
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Assessor: Manuel Basiri
ABSA Member
BDAY Accredited Assessor VIC/BDAV/12/1462
MIEAusl

NatHERS Building Thermal Modelling Performance Specifications

Development: 13-21 John Street Lidcombe NSW 2141

Certificate Number: 14620276 Date Issued: 13/12/2015 These are the specifications upon which the certified assessment is based. If details included in these specifications provides the specifications are provided assessment as based. If details included in these specifications from other deceivings or within specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification may adopt to all instructors of that elements for the options. If alternate specifications are detailed as building element, the location and extent of alternate specification must be detailed below and / or clearly indicated on referenced documents.

Thermal Modelling Software: BERS Pro 4.2 V110811/A

Windows and Skylights

Description	Type	U Value	SHGC
All windows of all units	Aluminium frame single glazed clear	6.57	0.74
	values, if specified, are according to NFRC. Alternate production is less than 10% higher or lower, than the U and SHGC.		
External and Interna	al Walls		

Description	Type	Insulation	Colour - Solar Abs
All external walls of all units	Brick Veneer	R1.5	Medium SA 0.475 - 0.7
All common area and party walls of all units	Brick Veneer	None	N/A
All internal walls of all units	Plasterboard on studs	None	N/A
Floors, Ceilings and Ro	ofs Construction	Insulation	Covering-Solar Ab
	LODSHILLION	IOSUBIOO	CALIVESTING "TODAY AC

Description Construction

All ceiling of units under balcony or fool areas

All roof of all units Concrete

All roof of all units Concrete Light SA<0.475 Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the cellings where insulation is specified and installed.

True North Orientation: 3
Terrain Category: Suburban - Open - Ex
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56

Unit Number	Finality Load	Cooling Load Morr per Asset	State Rolling	Unit Number	Herning Asian Marriage Asian	Googlety Limits More and Annual	from Sering
09-04	23.2	10.2	7.0	10-01	31.8	15.6	6.0
09-05	22.9	16.2	6.5	10-02	31.9	13.7	6.0
09-06	34.8	30.0	5.0	10-03	44.9	14.4	5.0
09-07	42.8	14.5	5.5	10-04	30.5	9.0	6.5
09-08	16.0	9.4	8.0	10-05	27.3	13.2	6.5
09-09	24.6	12.8	7.0	10-06	41.6	23.4	5.0
09-10	46.0	28.0	4.5				

Dad.	Cia Dicella	Unit Number	Homing Lead	Cooling Load	for force
2	7.0	10-01	31.8	15.6	6.0
2	6.5	10-02	31.9	13.7	6.0
0	5.0	10-03	44.9	14.4	5.0
5	5.5	10-04	30.5	9.0	6.5
4	8.0	10-05	27.3	13.2	6.5

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Energy Rating

Outside Name 14600270

State of Control Name 14600270

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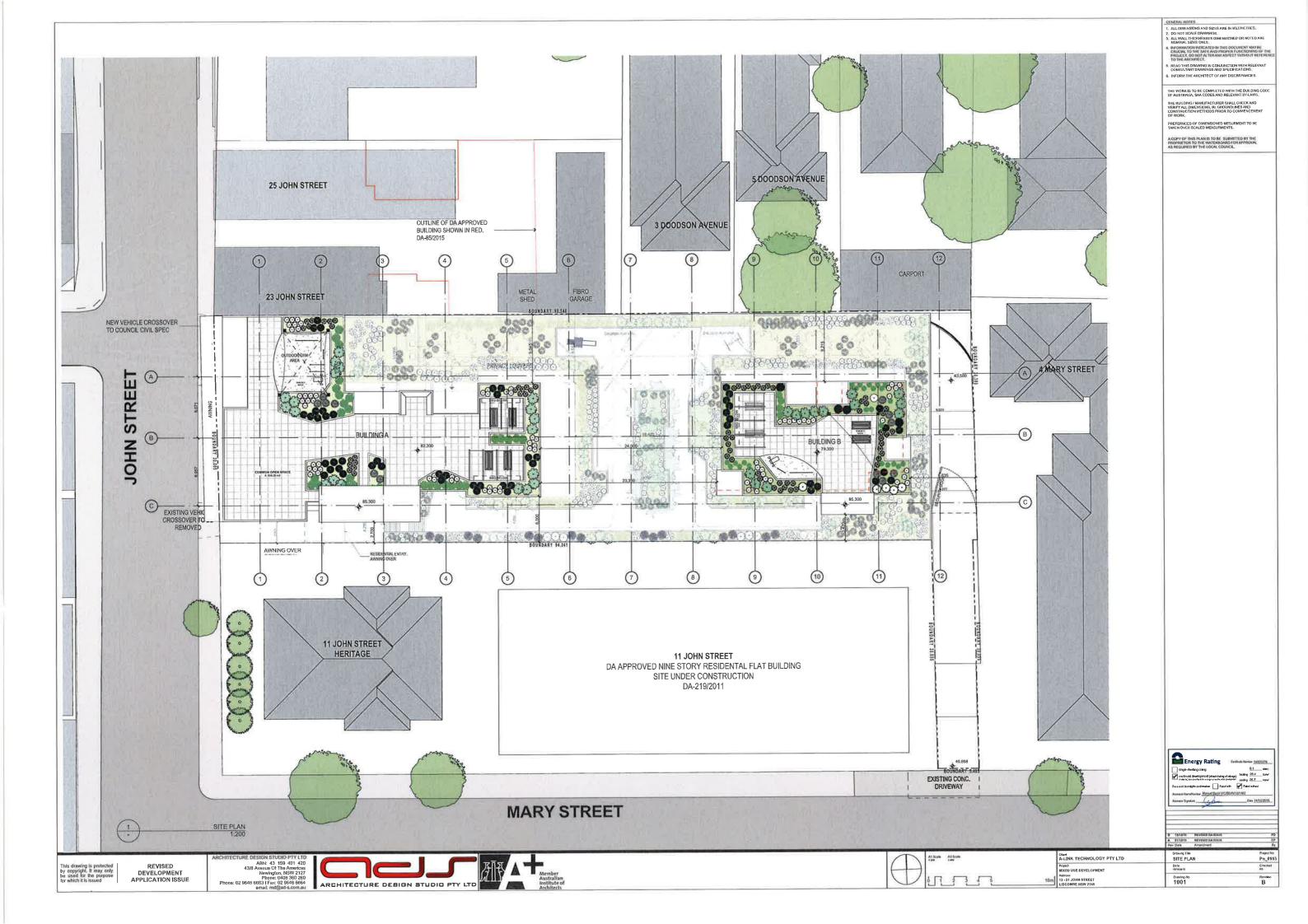
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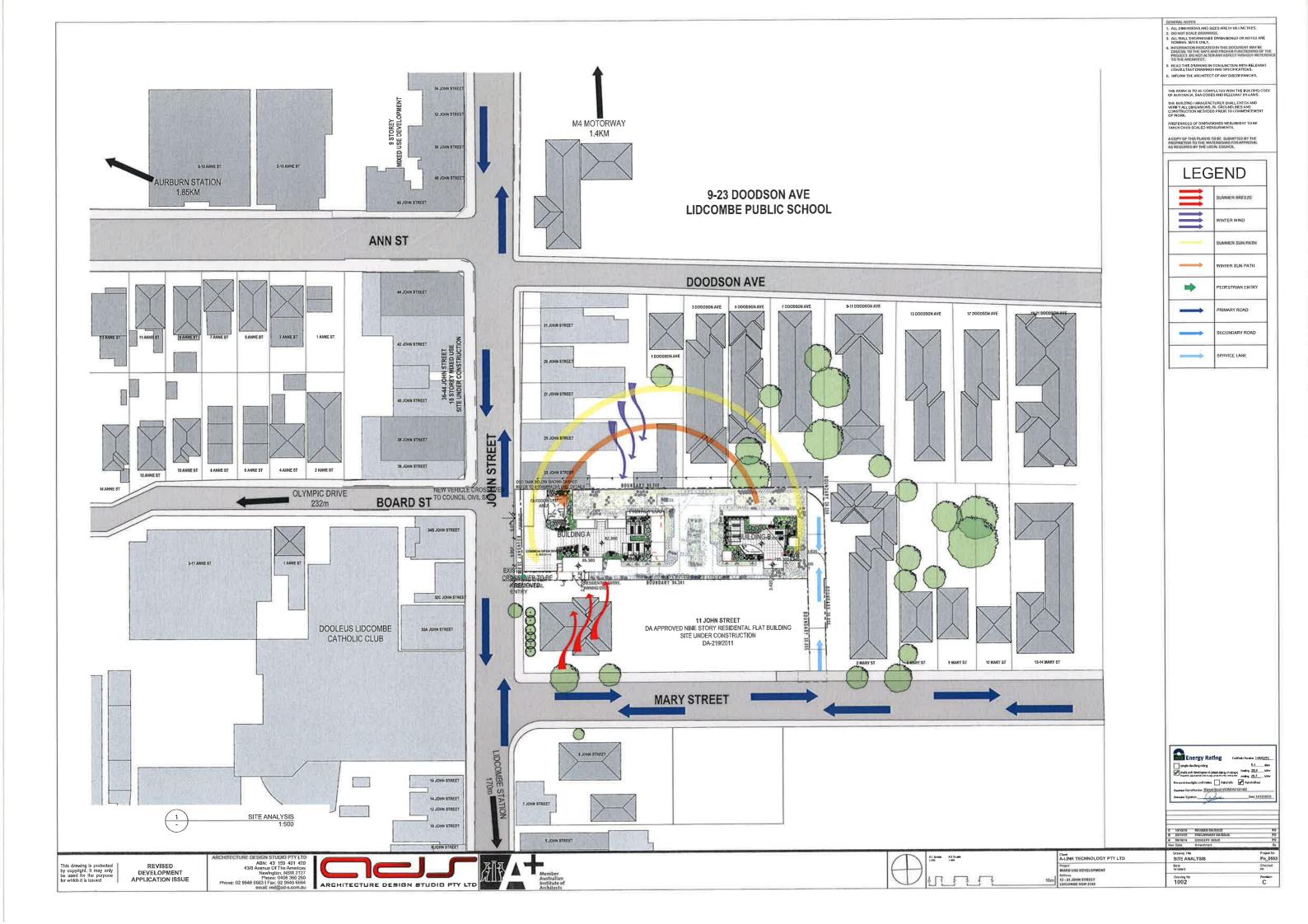
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Address
10m LIDCOMBE NSW 2145

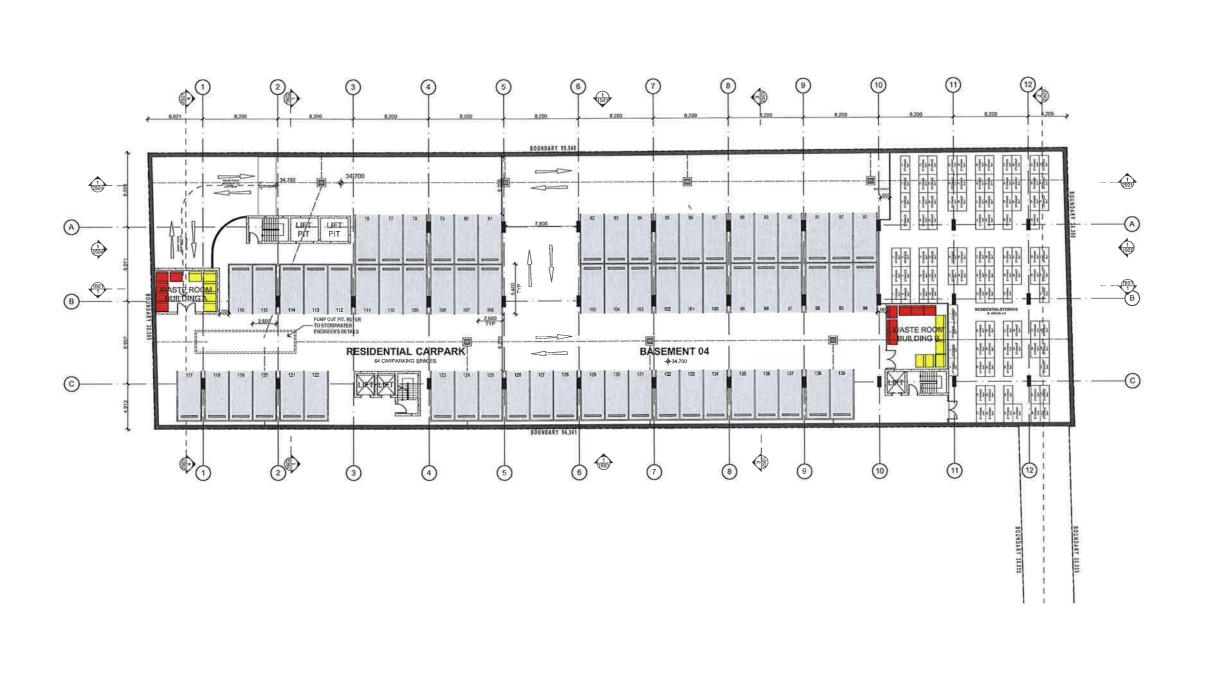
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Unit Number	March Street	Myrit per Amun	Stan Patrice	Unit Number	Married Street	Merchant Admini	Blu Rus
01-01	16.0	29.9	6.0	05-02	24.2	21.1	6.0
01-02	18.5	37.5	5.5	05-03	38.3	21.7	5.0
01-03	32.5	38.4	4.5	05-04	21.6	11.0	7.0
01-04	17.9	16.5	7.0	05-05	21.3	18.5	6.5
01-05	17.3	30.3	6.0	05-06	9.1	14.7	8.0
01-06	6.0	21.7	7.5	05-07	45.8	19.0	5.0
01-07	40.0	27.8	4.5	05-08	36.4	17.2	5.5
01-08	30.4	32.6	5.0	05-09	11.6	10.3	8.0
01-09	8.4	17.8	7.5	05-10	18.4	15.5	7.0
01-10	35.9	22.4	5_0	05-11	39.6	32.9	4.5
01-11	33.8	52.9	4.0	06-01	20,3	21.6	6.5
02-01	16.0	29.9	6.0	06-02	24.2	21.1	6.0
02-02	18.5	37.5	5.5	06-03	38.3	21.7	5.0
02-03	32.5	38.4	4.5	06-04	21.6	11.0	7.0
02-04	17.9	16.5	7.0	06-05	21.3	18.5	6.5
02-05	17.3	30.3	6.0	06-06	9.1	14.7	8.0
02-06	6.0	21.7	7.5	06-07	45.8	19.0	5.0
02-07	40.0	27.8	4.5	06-08	36.4	17.2	5,5
02-08	30.4	32.6	5.0	06-09	11.6	10,3	8,0
02-09	8.4	17.8	7.5	06-10	18.4	15.5	7.0
02-10	14.2	26.3	6.5	06-11	39.6	32.9	4.5
02-11	33.8	52.9	4.0	07-01	20.3	21.6	6,5
03-01	20.3	21.6	6.5	07-02	24.2	21.1	6,0
03-02	24.2	21.1	6.0	07-03	38.3	21.7	5.0
03-03	38.3	21.7	5.0	07-04	21,6	11.0	7.0
03-04	21.6	11.0	7.0	07-05	21.3	18.5	6,5
03-05	21.3	18.5	6.5	07-06	13.3	12.5	8.0
03-06	9.1	14.7	8.0	07-07	52.8	16.3	4.5
03-07	45.8	19.0	5.0	07-08	36.4	17.2	5.5
03-08	36.4	17.2	5.5	07-09	11.6	10.3	8.0
03-09	11.6	10.3	8.0	07-10	18.4	15.5	7.0
03-09	18.4	15.5	7.0	07-11	39.6	32.9	4.5
03-11	39.6	32.9	4,5	08-01	20.3	21.6	6.5
04-01	20.3	21.6	6.5	08-02	24.2	21.1	6.0
04-01	24.2	21.1	6.0	08-03	38.3	21.7	5.0
04-02	38.3	21.7	5.0	08-04	21.6	11.0	7.0
04-03	21,6	11.0	7.0	08-05	21.3	18.5	6.5
04-05	21.3	18.5	6.5	08-06	34.6	30.3	5.0
04-06	9,1	14.7	8.0	08-07	38.6	16.2	5.5
		19.0	5.0	08-08	12.8	10.1	8.0
04-07 04-08	45.8 36.4	17.2	5.5	08-09	19.9	14.5	7.0
				08-10	41.6	30.0	4.5
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04-10	18.4	15.5	7.0	09-01	100000000000000000000000000000000000000	18.5	6.0
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05-01	20.3	21,6	6.5	09-03	40.6	19.0	5.0









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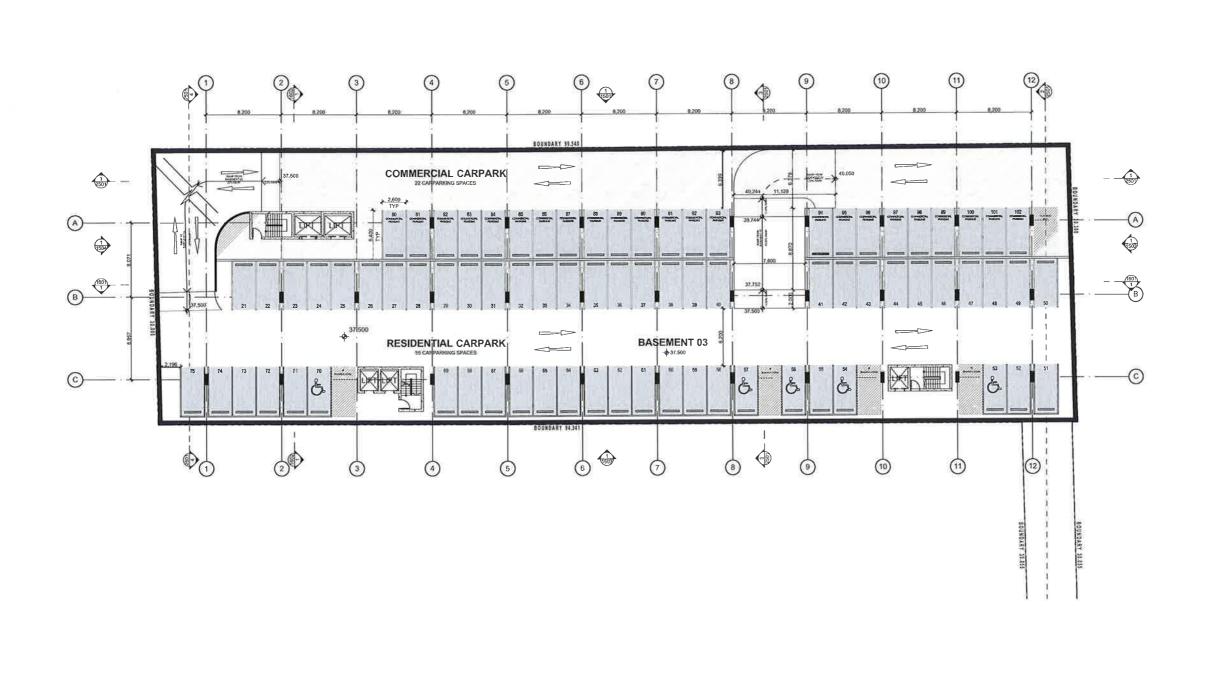
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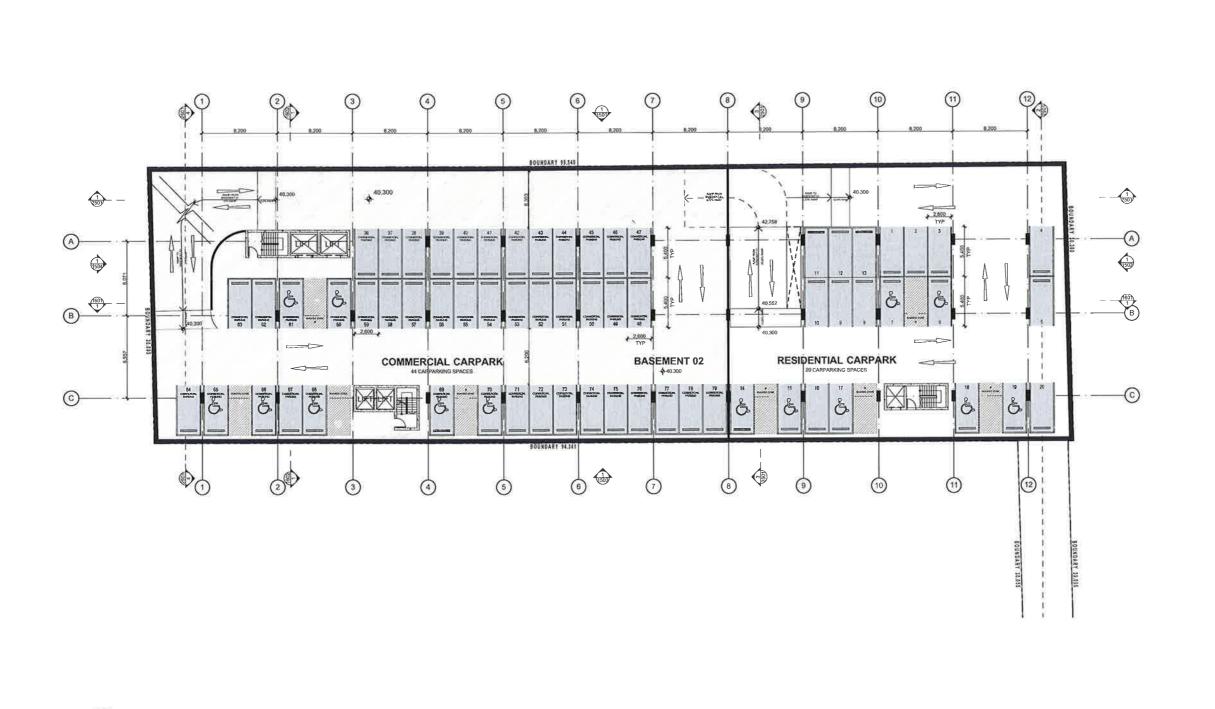
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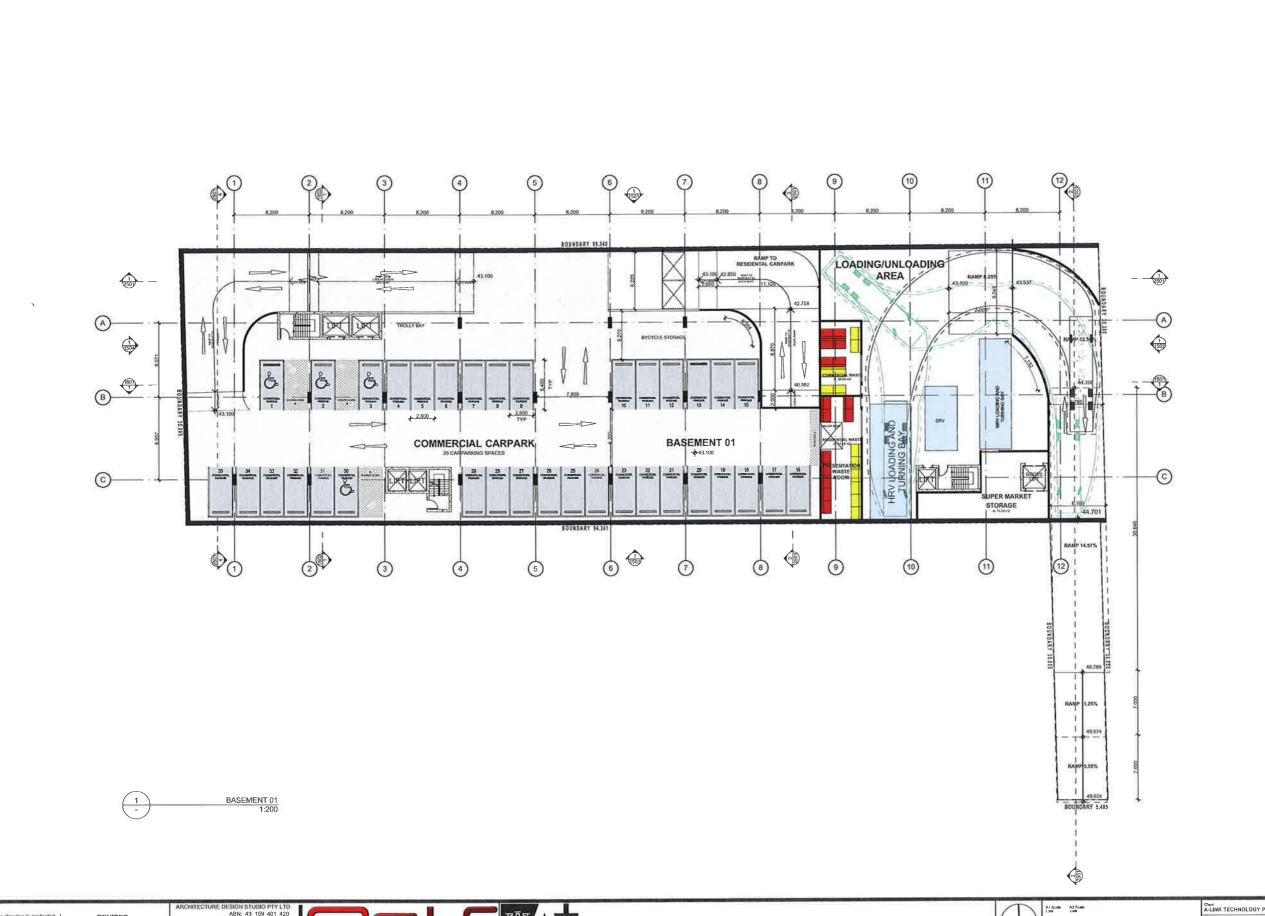
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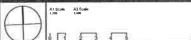
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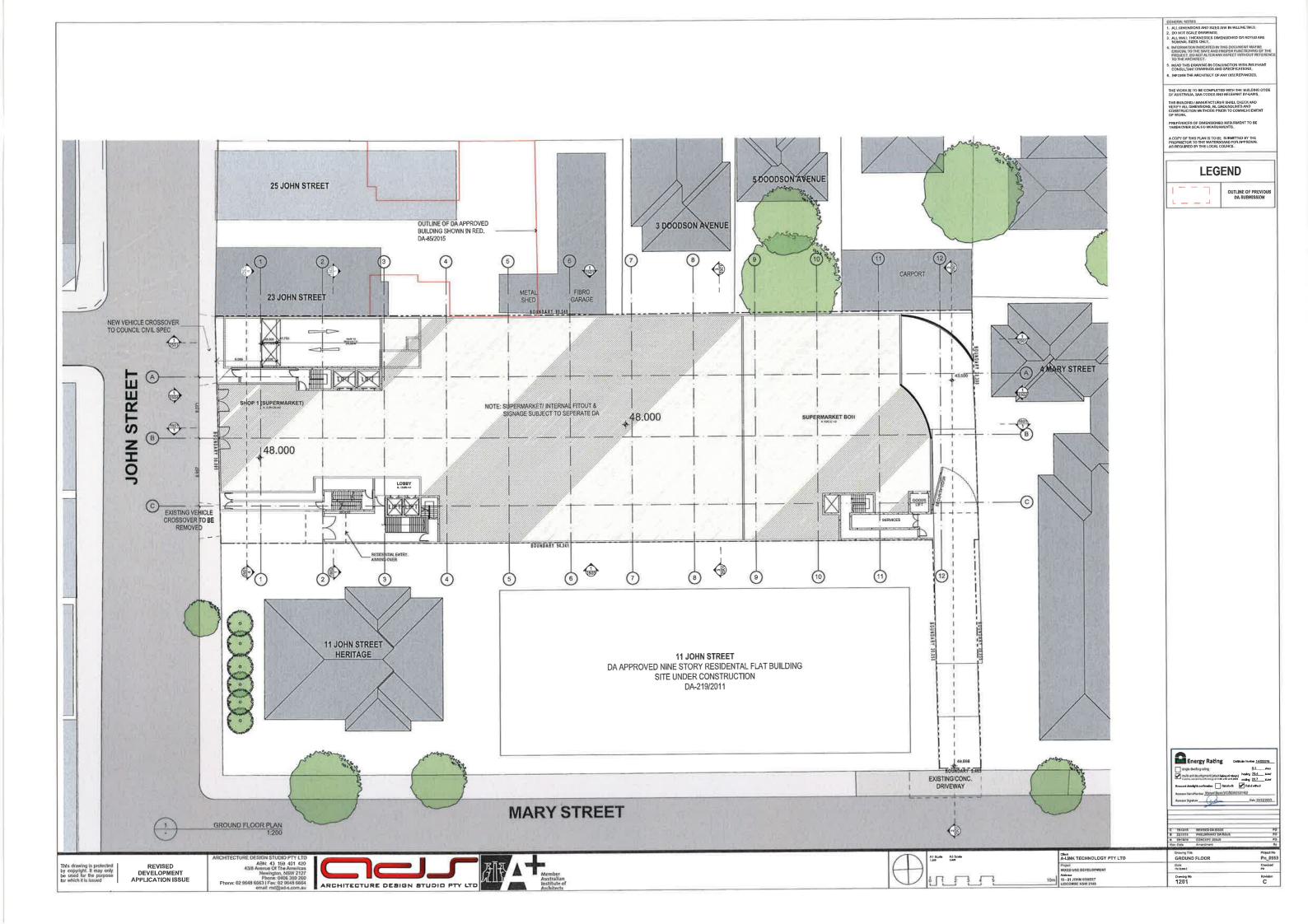
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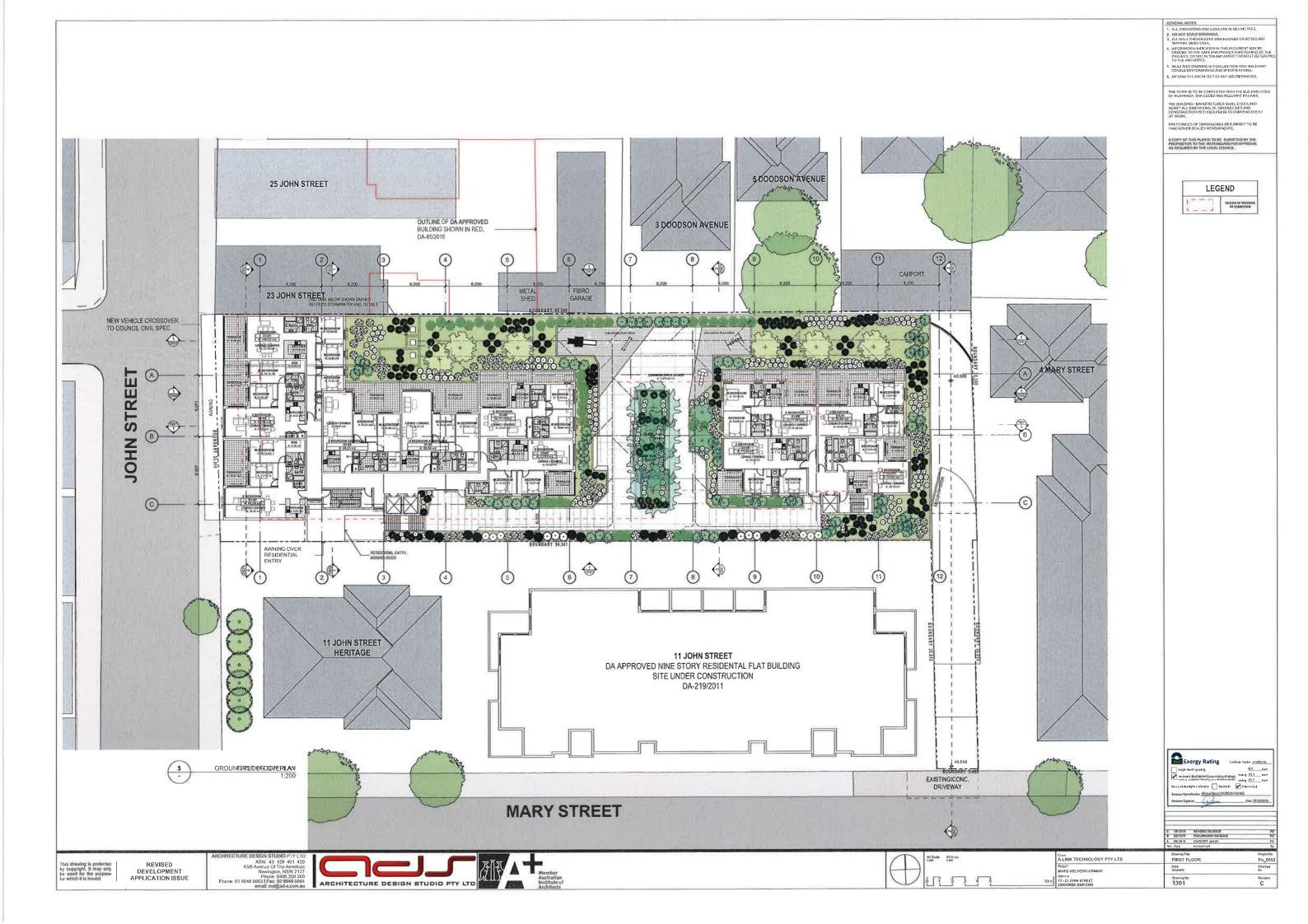
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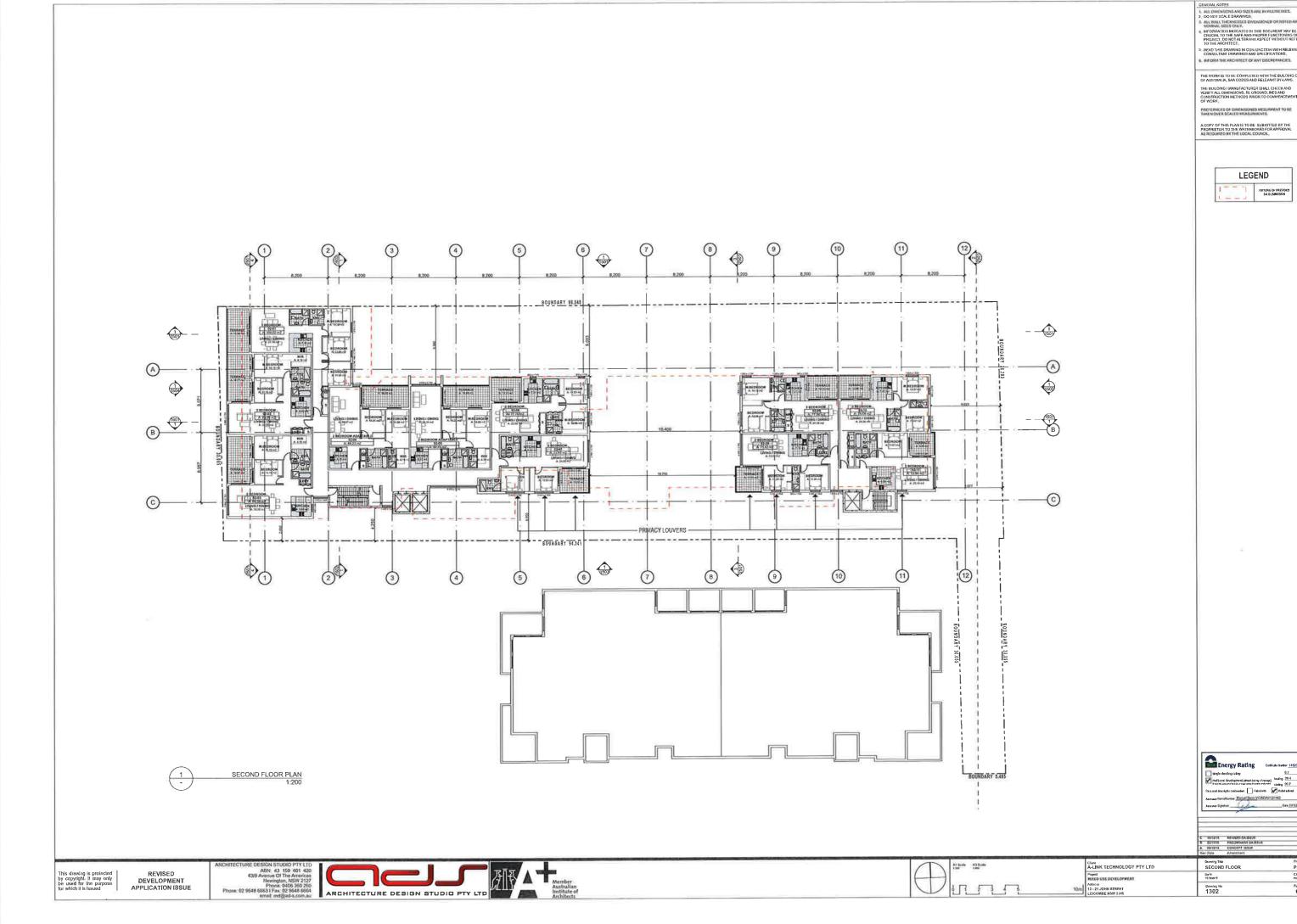
REVISED DEVELOPMENT APPLICATION ISSUE CHITECTURE DESIGN STUDIO PTY LTD ABN: 43 159 401 420 43/8 Avenue Of The Americas Newinglon, NSW 2127 Phone: 0405 360 20 Phone: 02 9648 6663 I Fax: 02 9548 6564

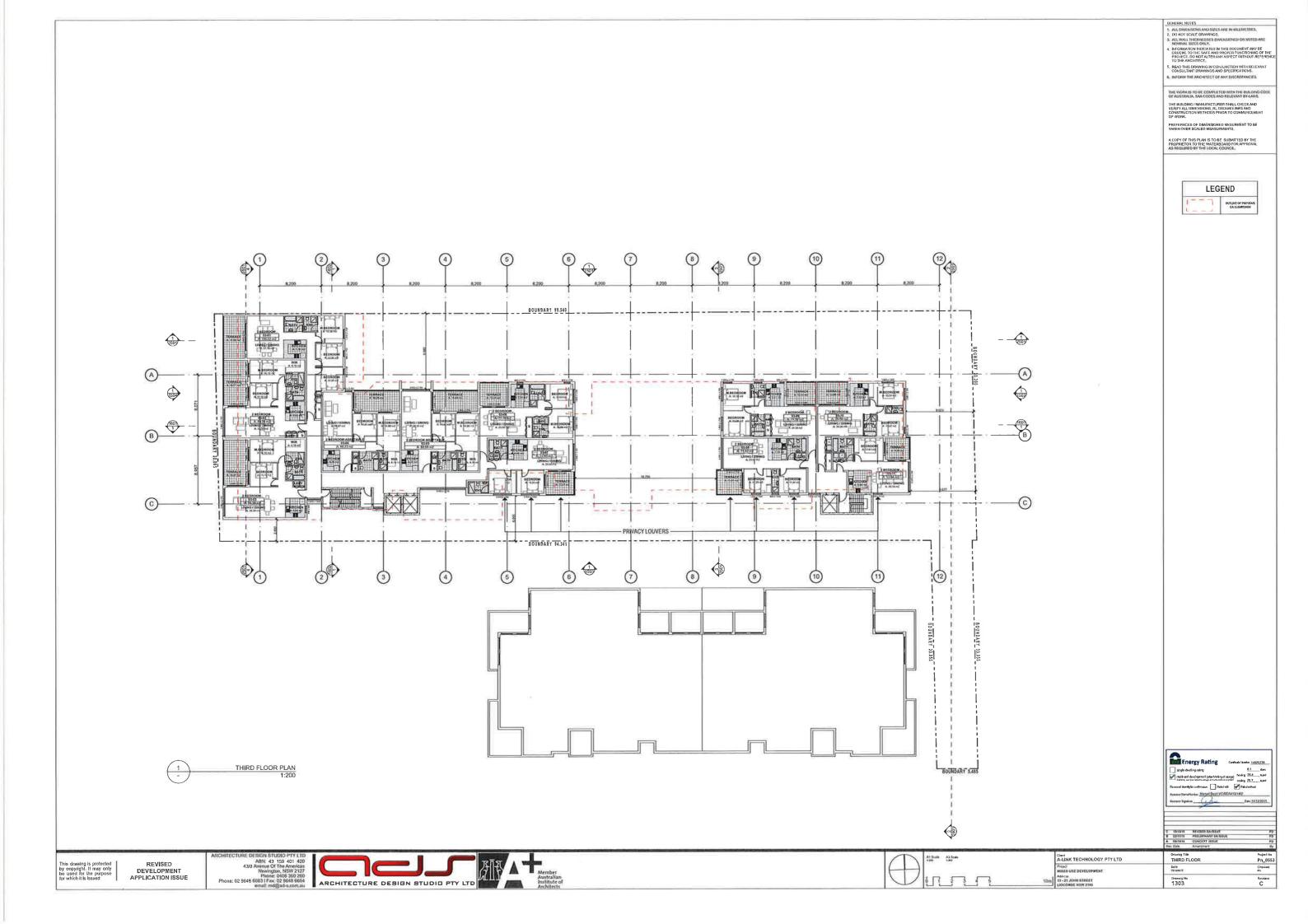


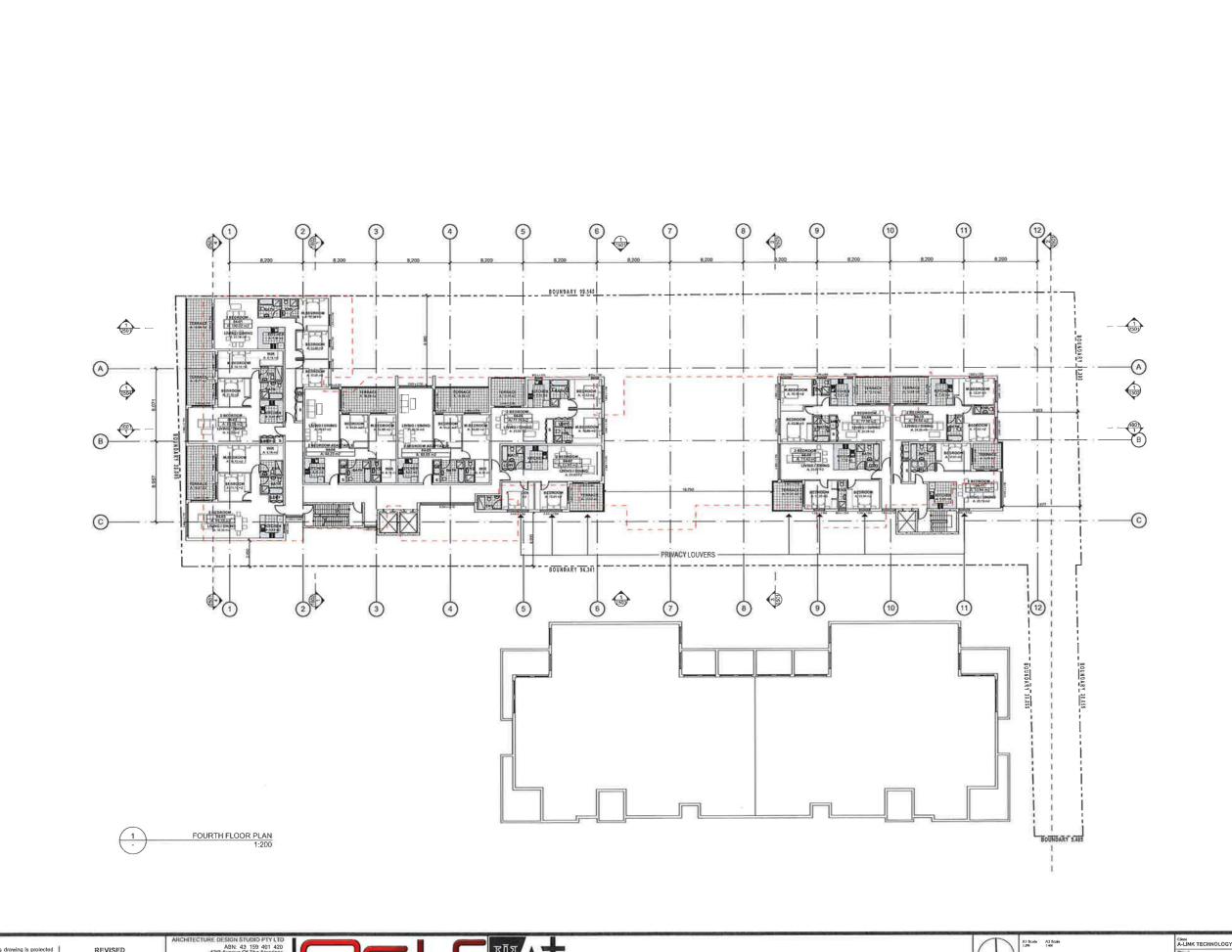












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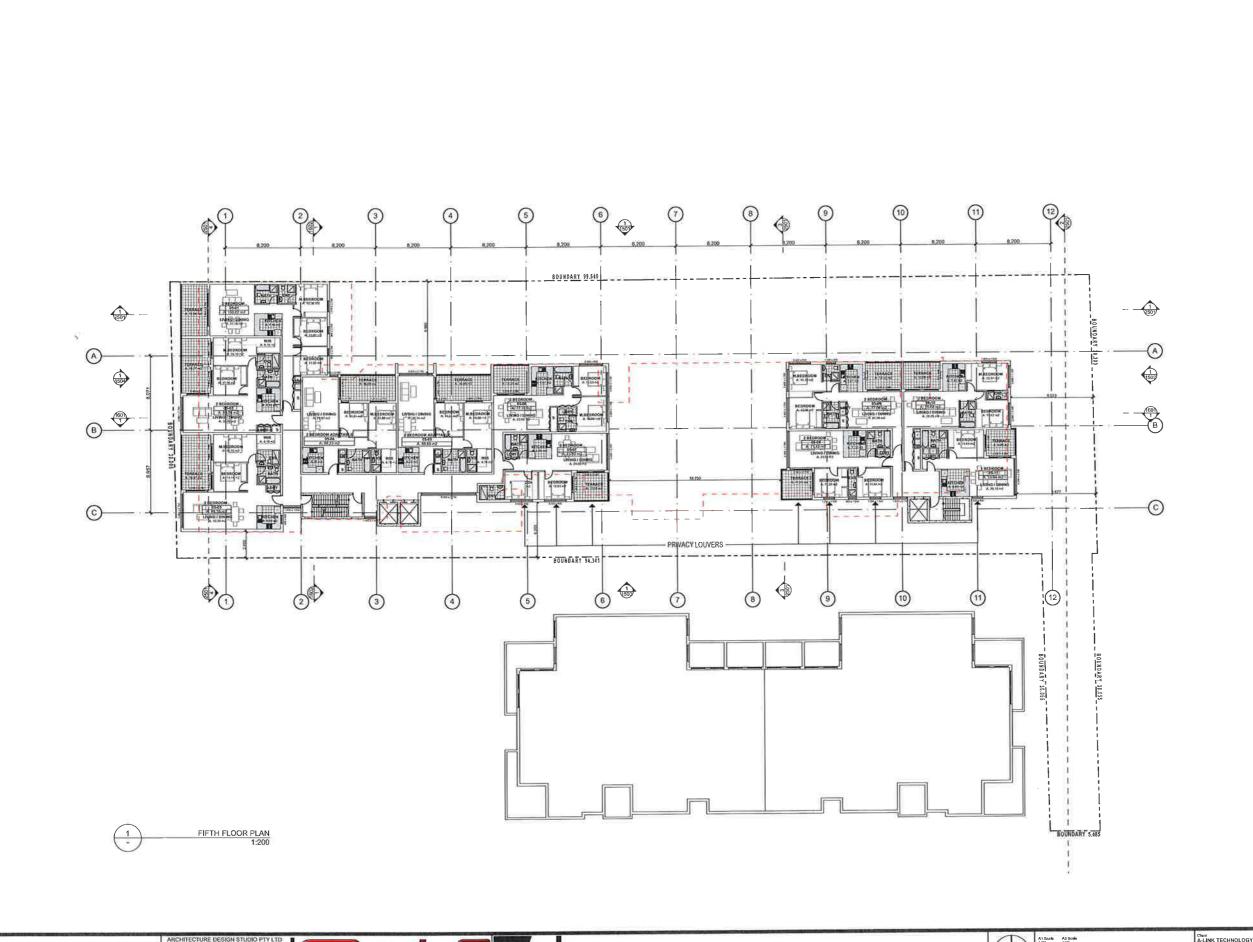
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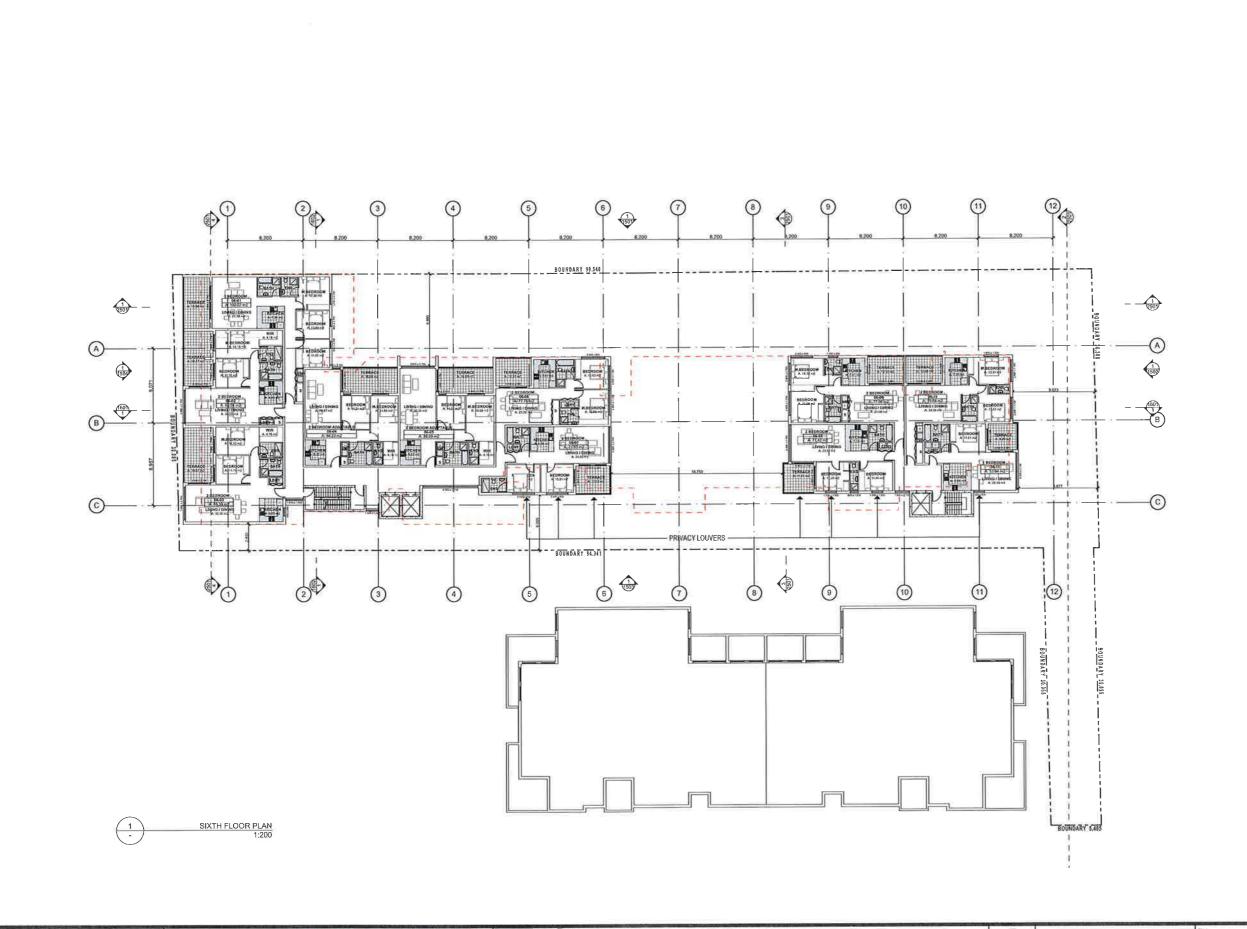
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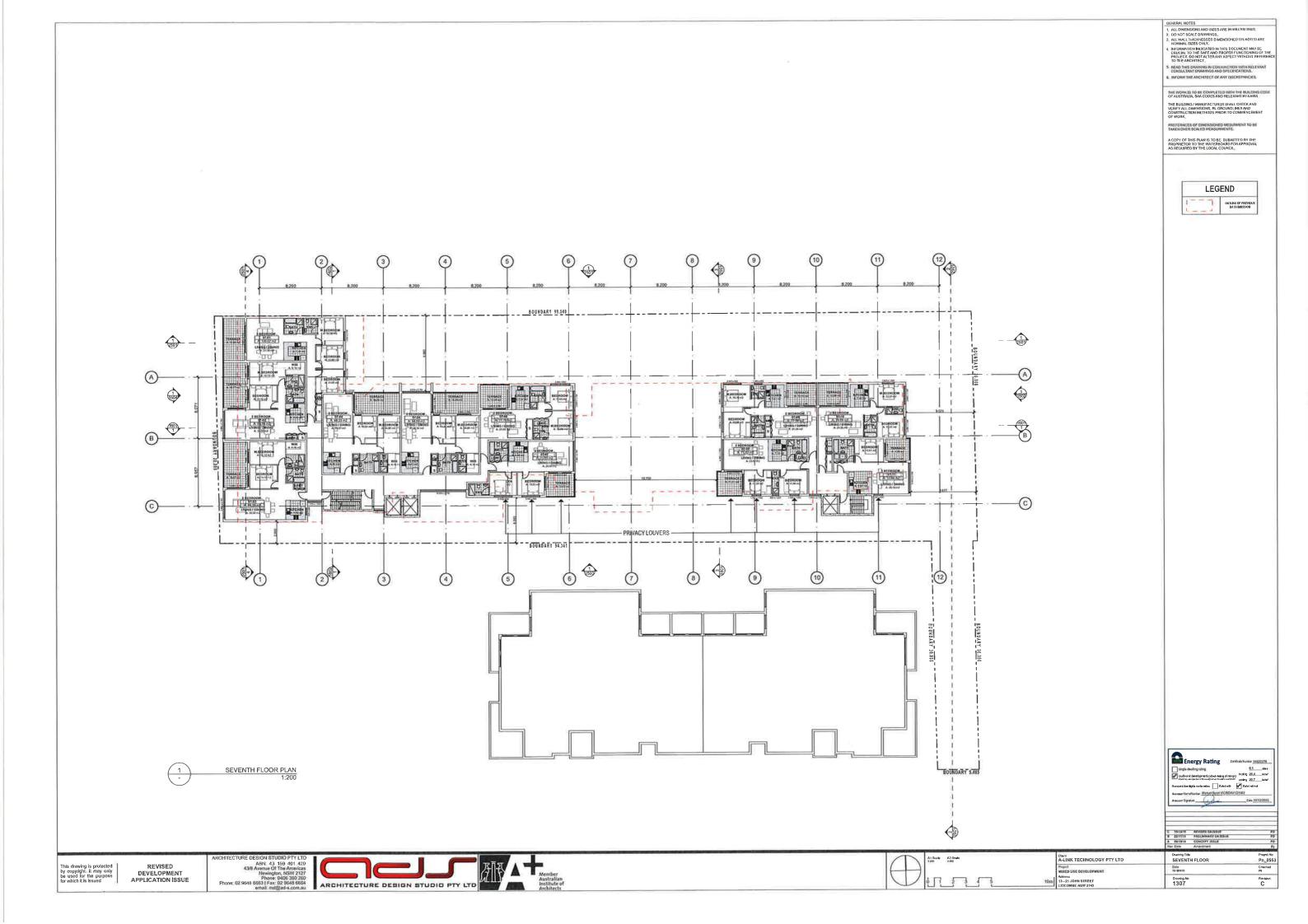
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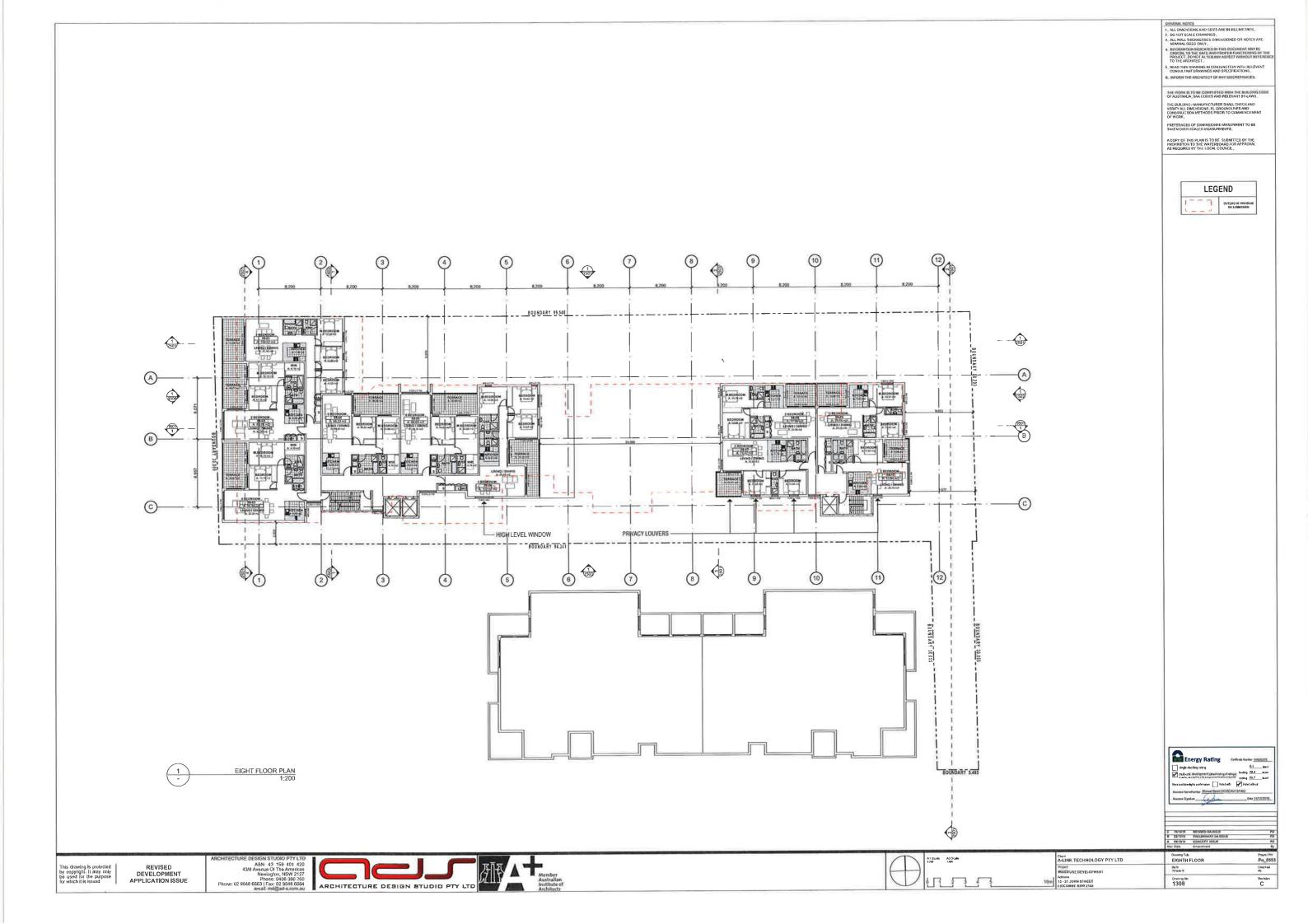
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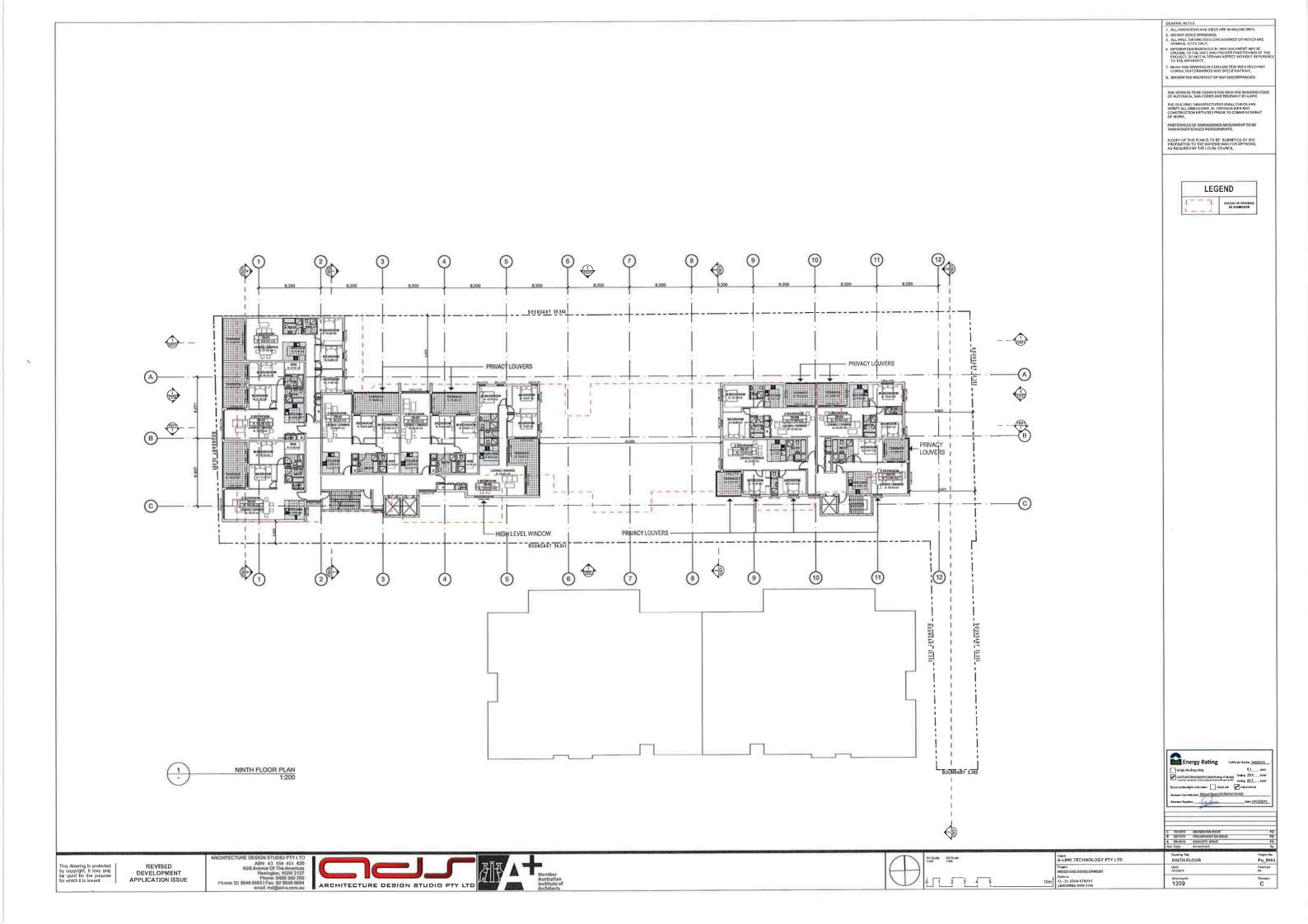
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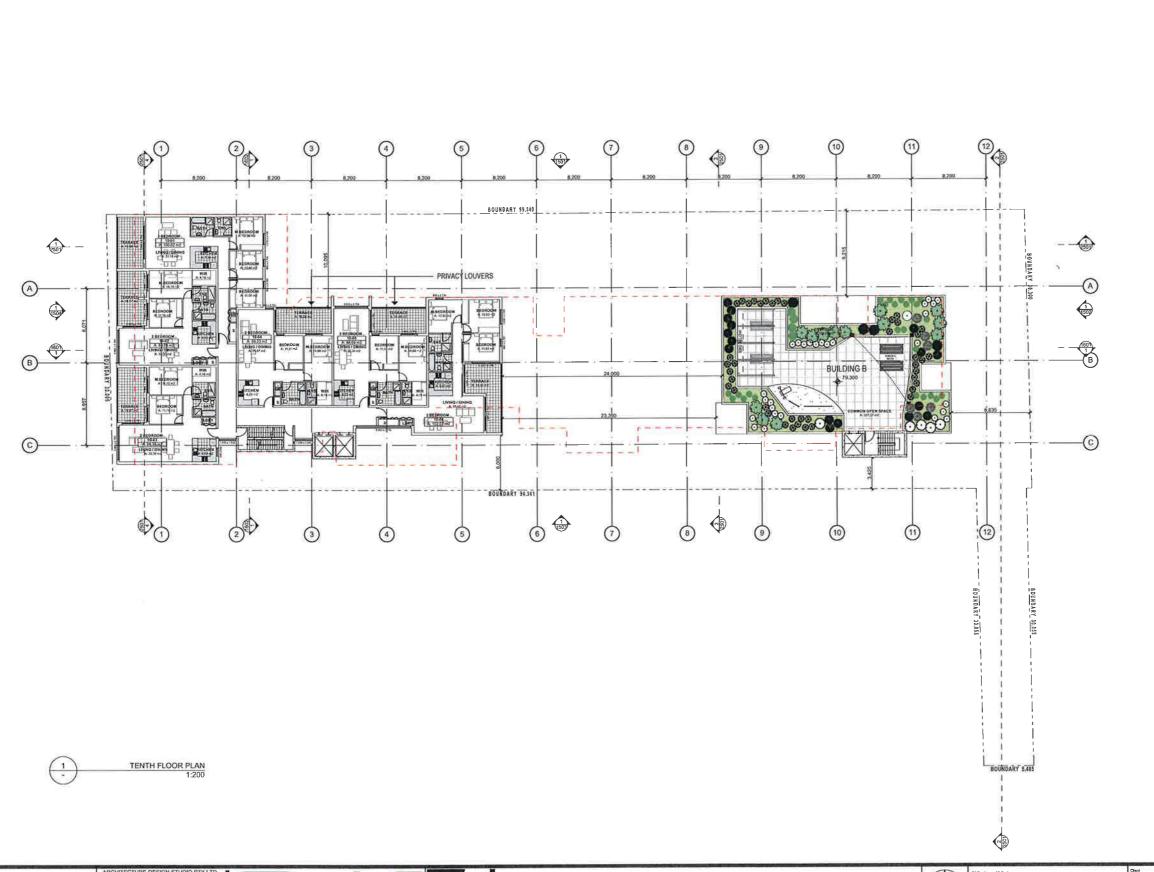
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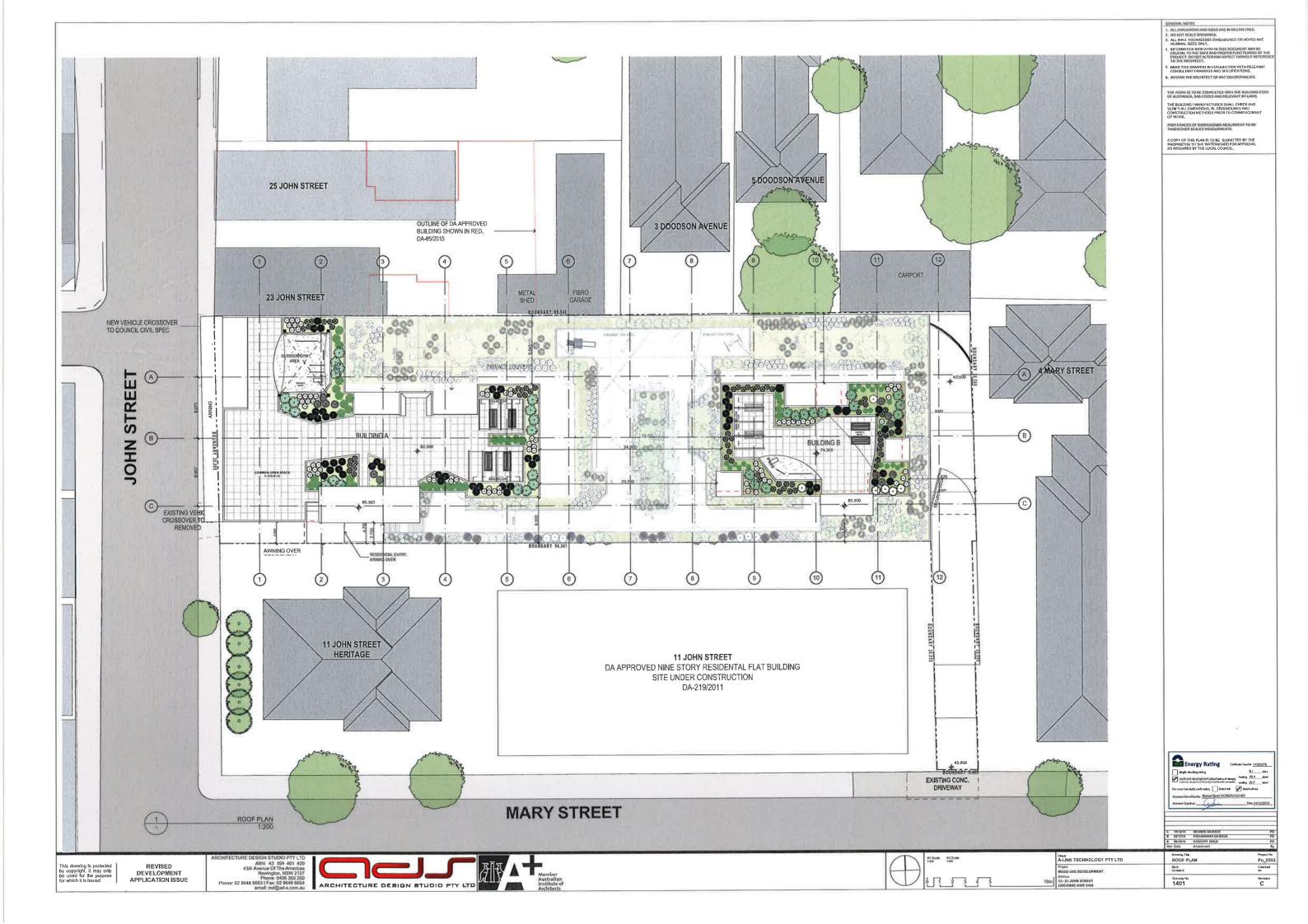
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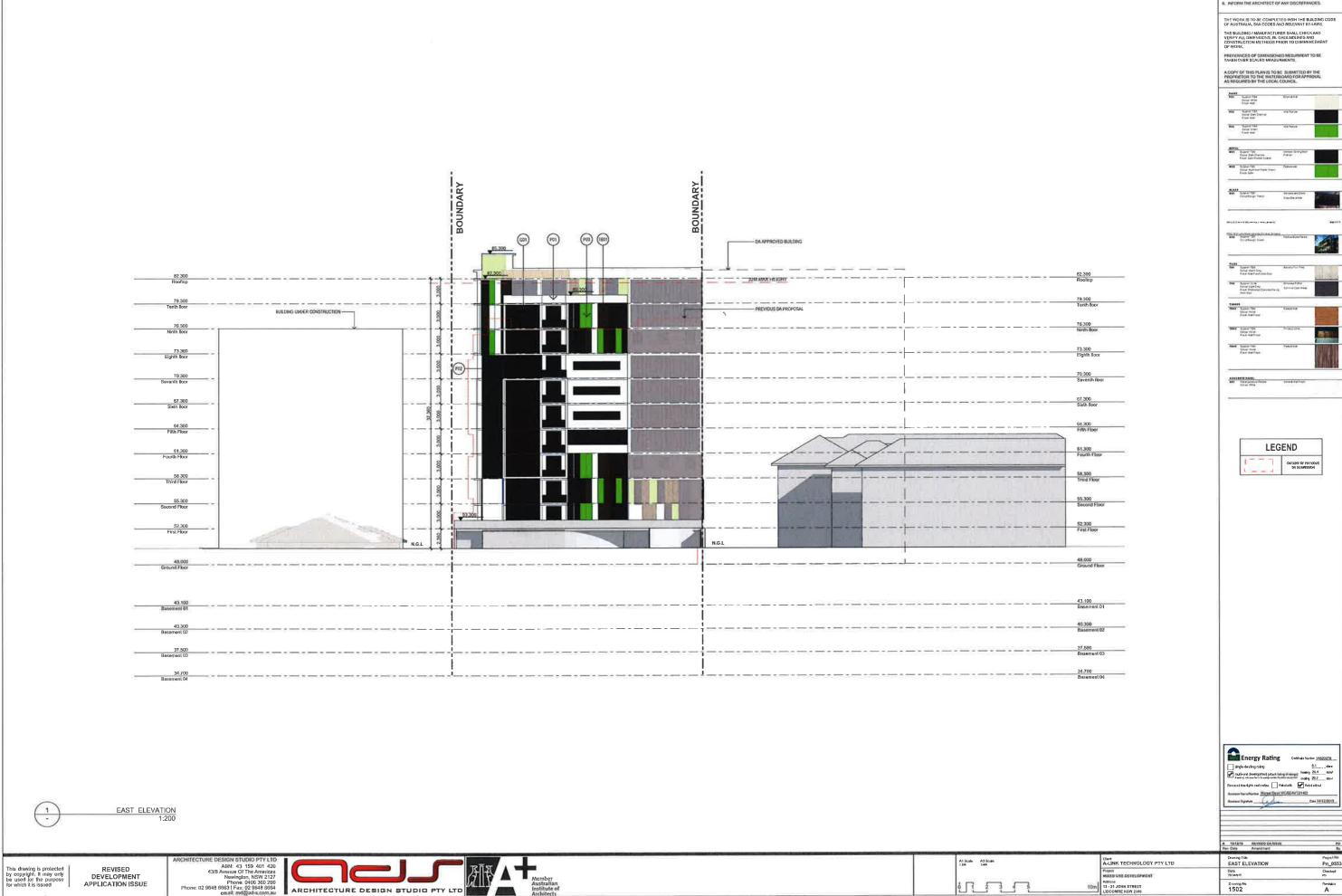
REVISED DEVELOPMENT APPLICATION ISSUE ARCHITECTURE DESIGN STUDIO FTY LTD
ABN: 43 159 401 420
43/6 Avenue Of The Americas
Newinglon, NSW 2127
Phone: 02 9646 663 1 Fax: 02 9646 664
email: md_ad=con.au





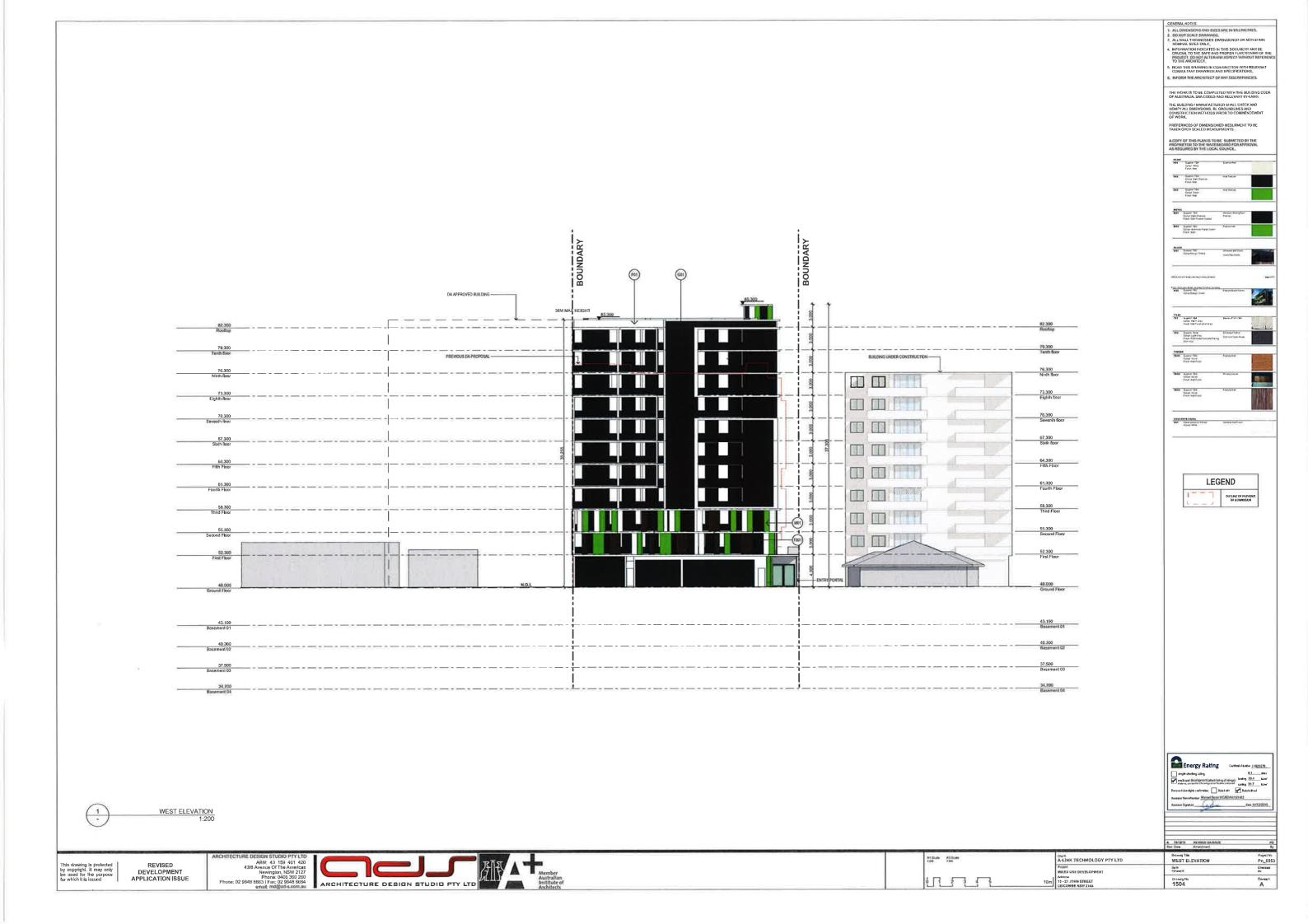


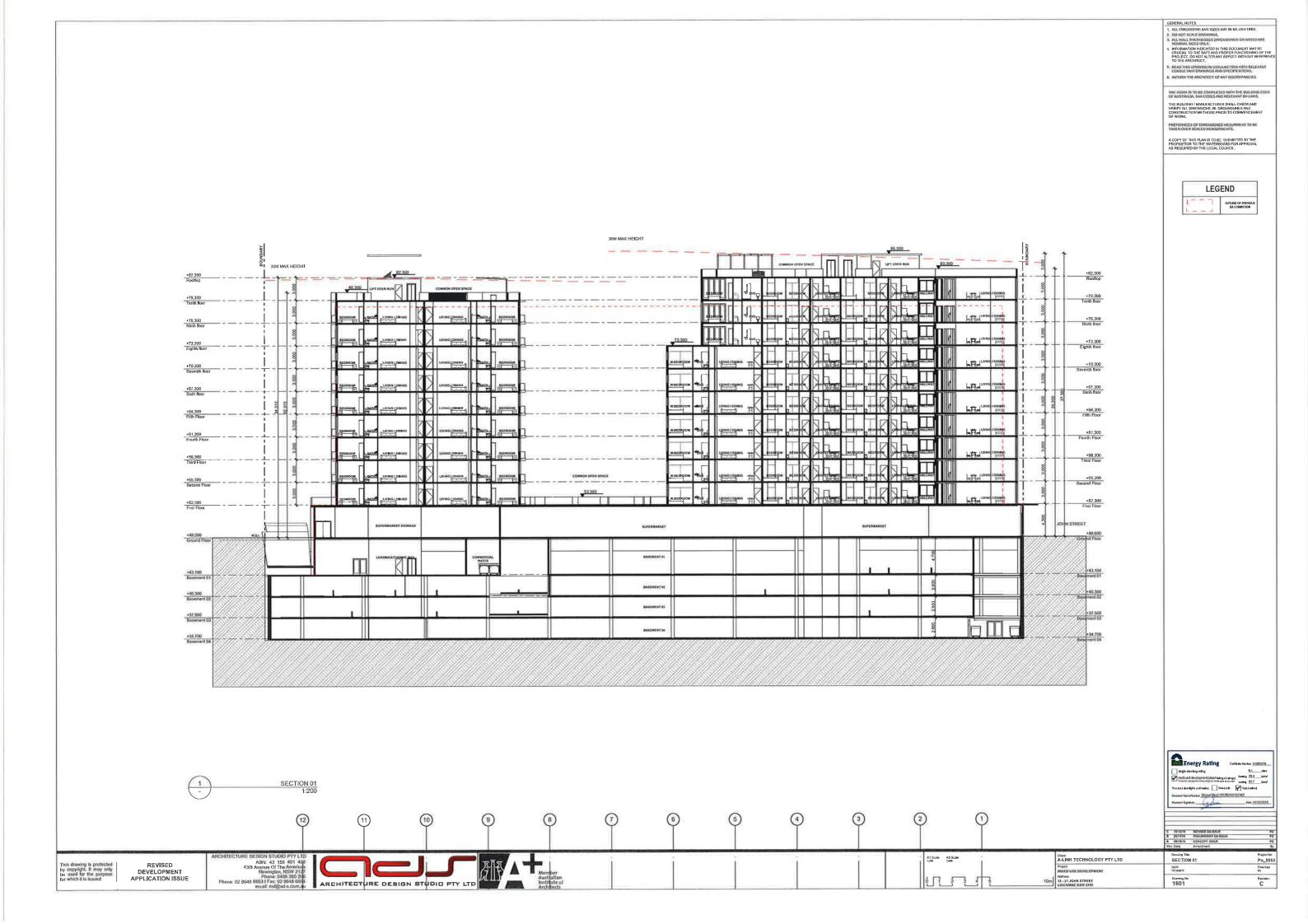


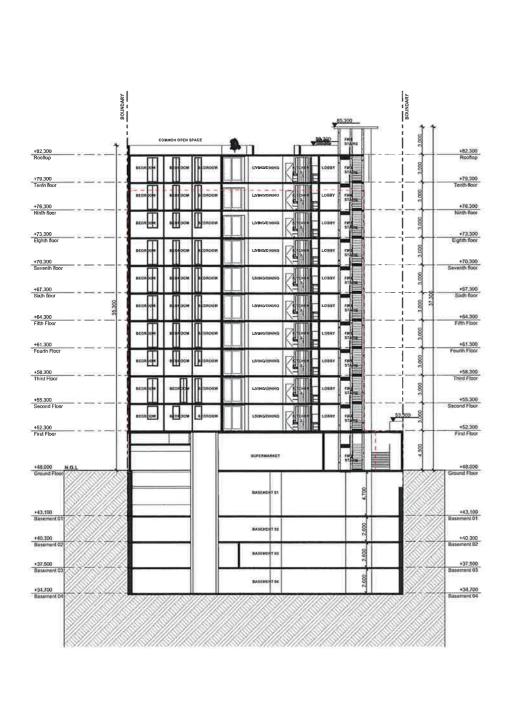


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Onto Drawing No 1502









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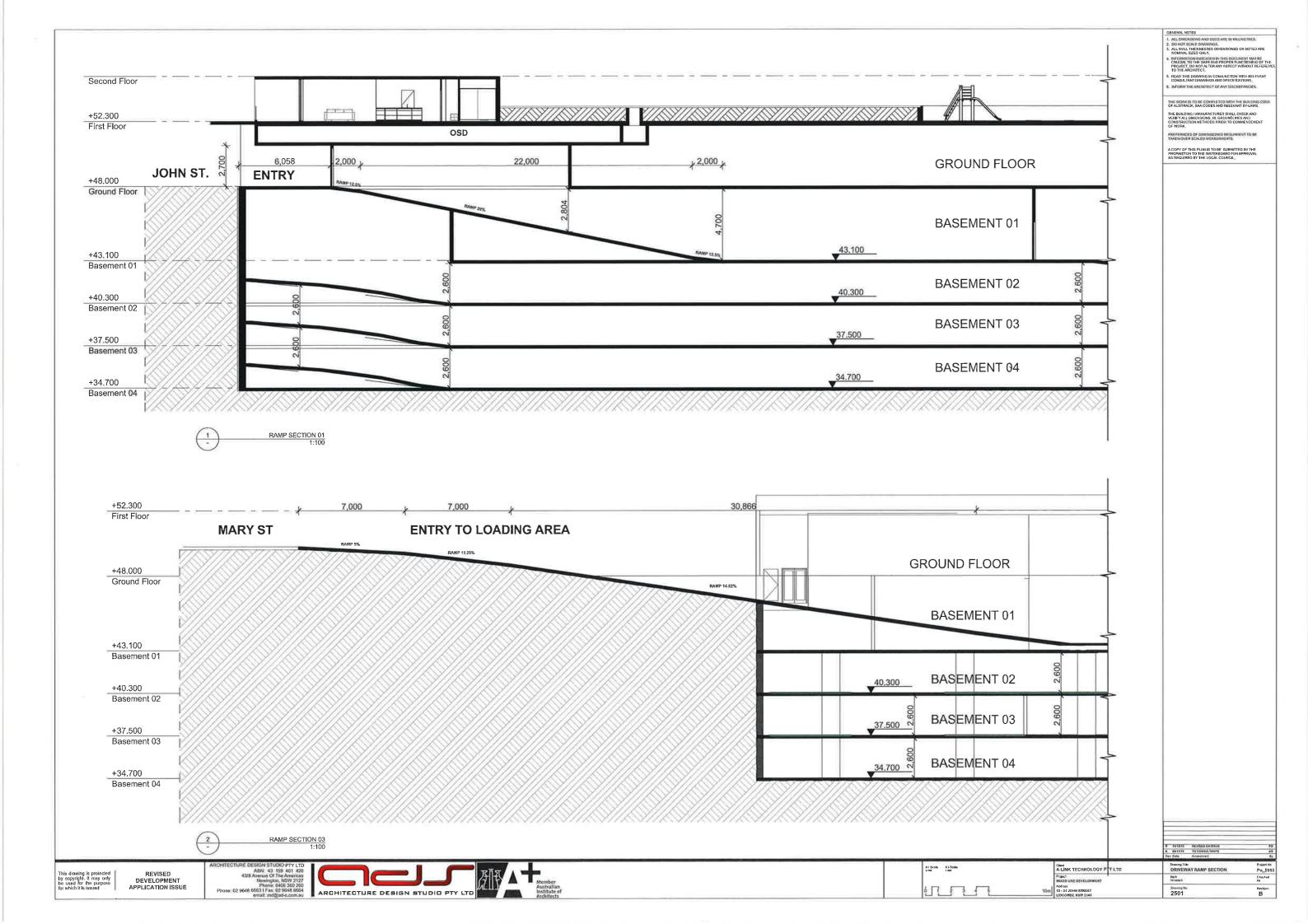
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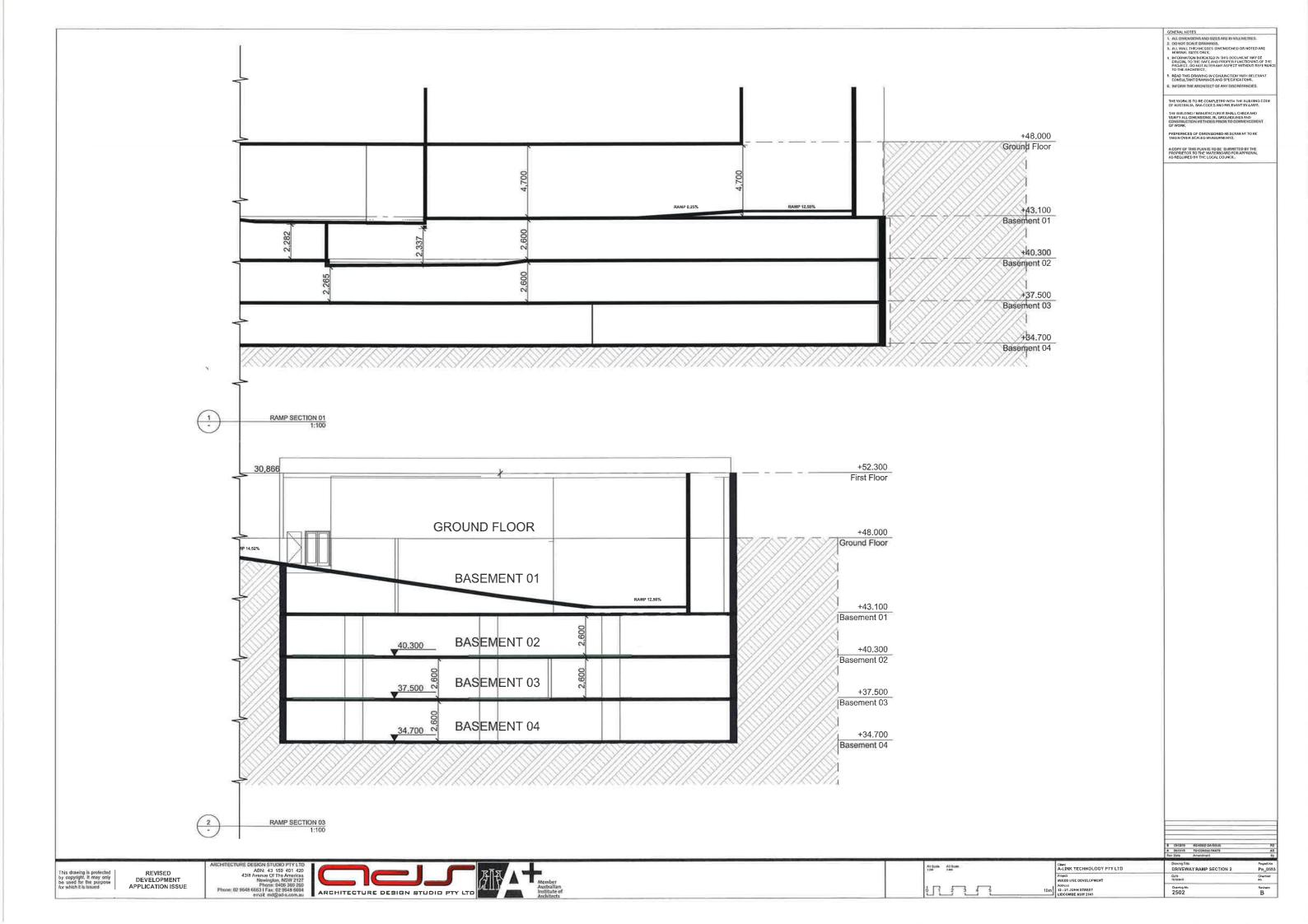
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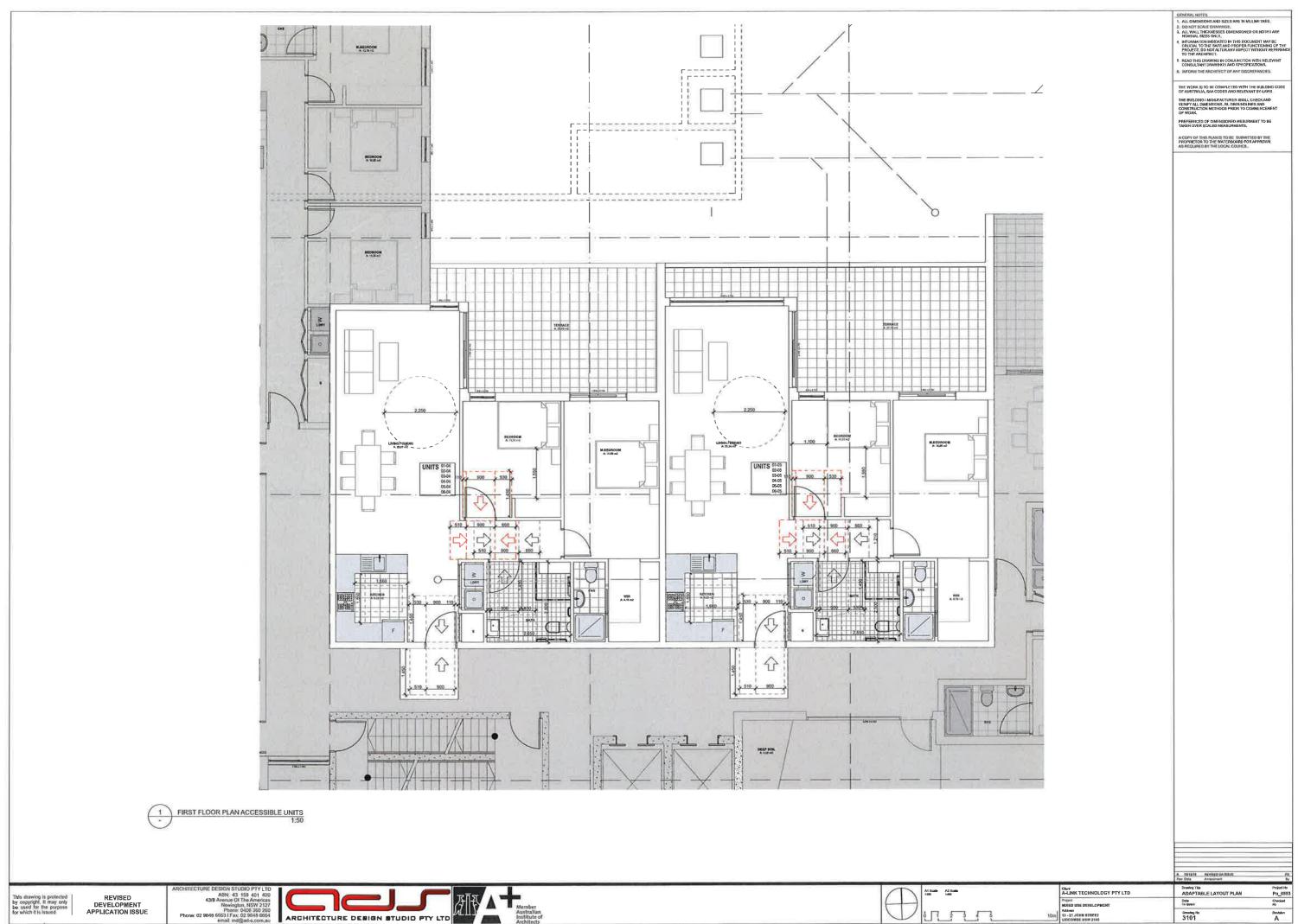
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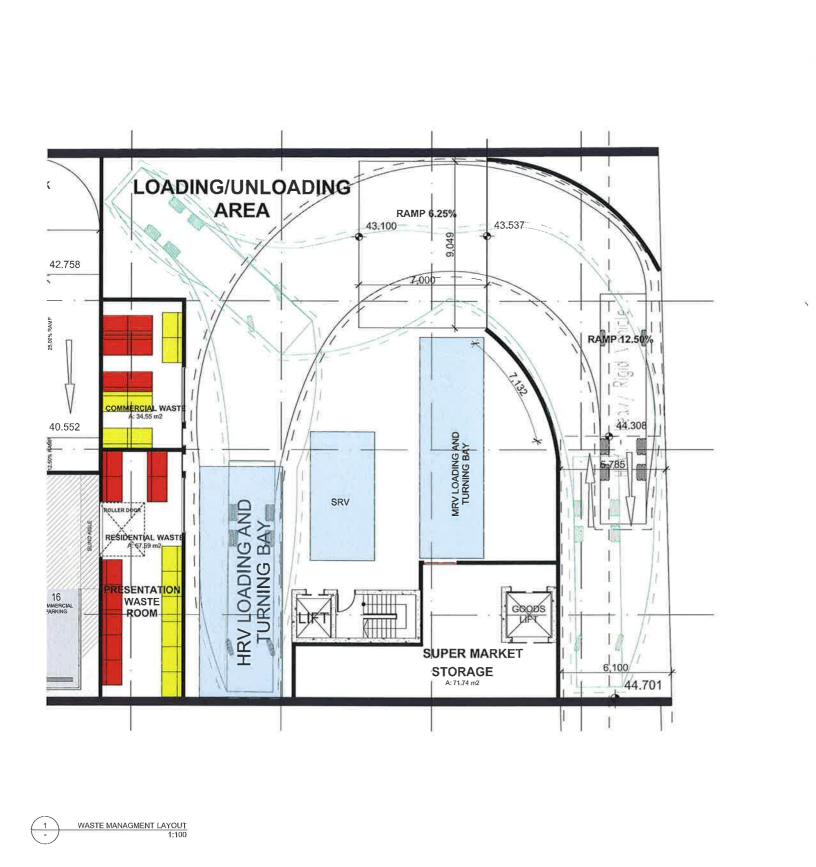


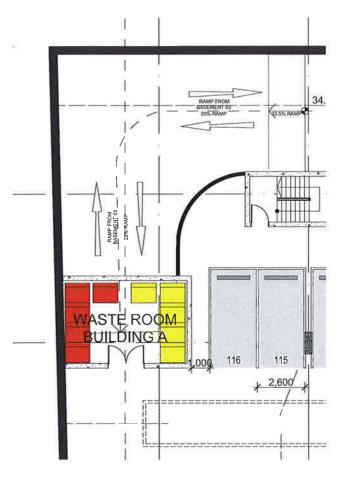




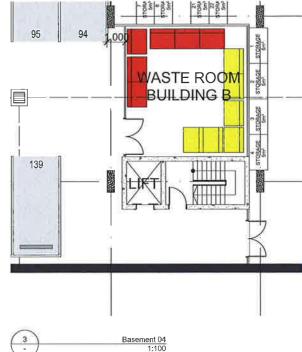






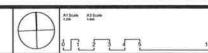


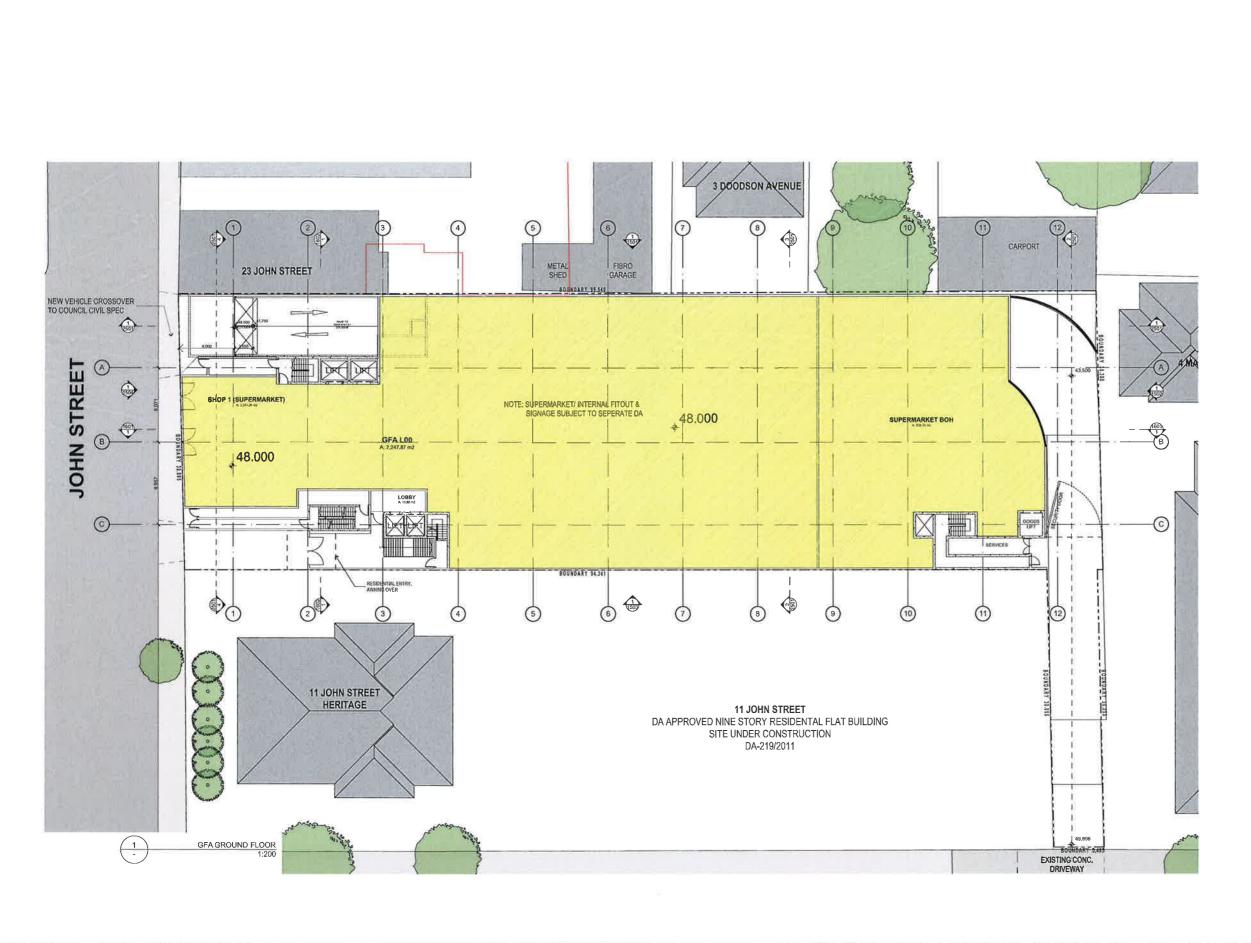




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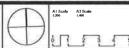






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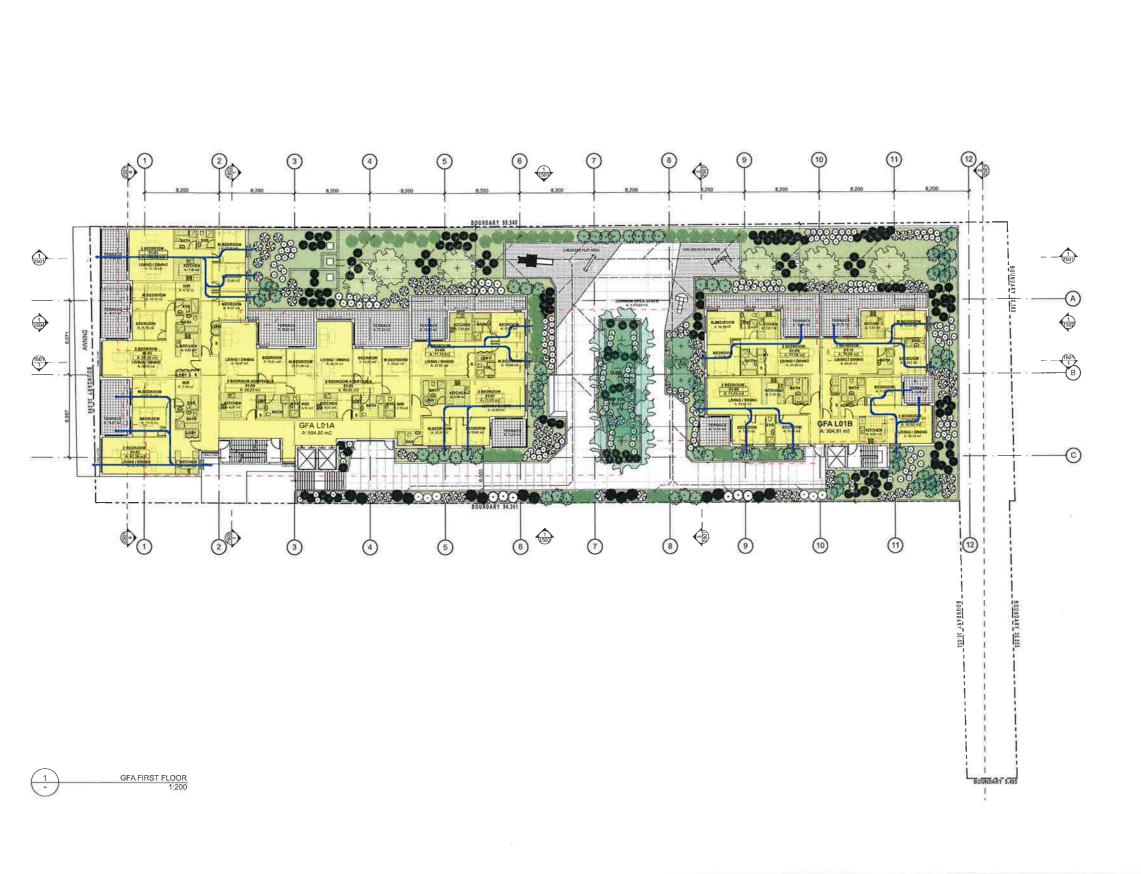
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MIXED USE DEVELOPMENT
Address
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VERIFY ALL DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENT OF WORK,

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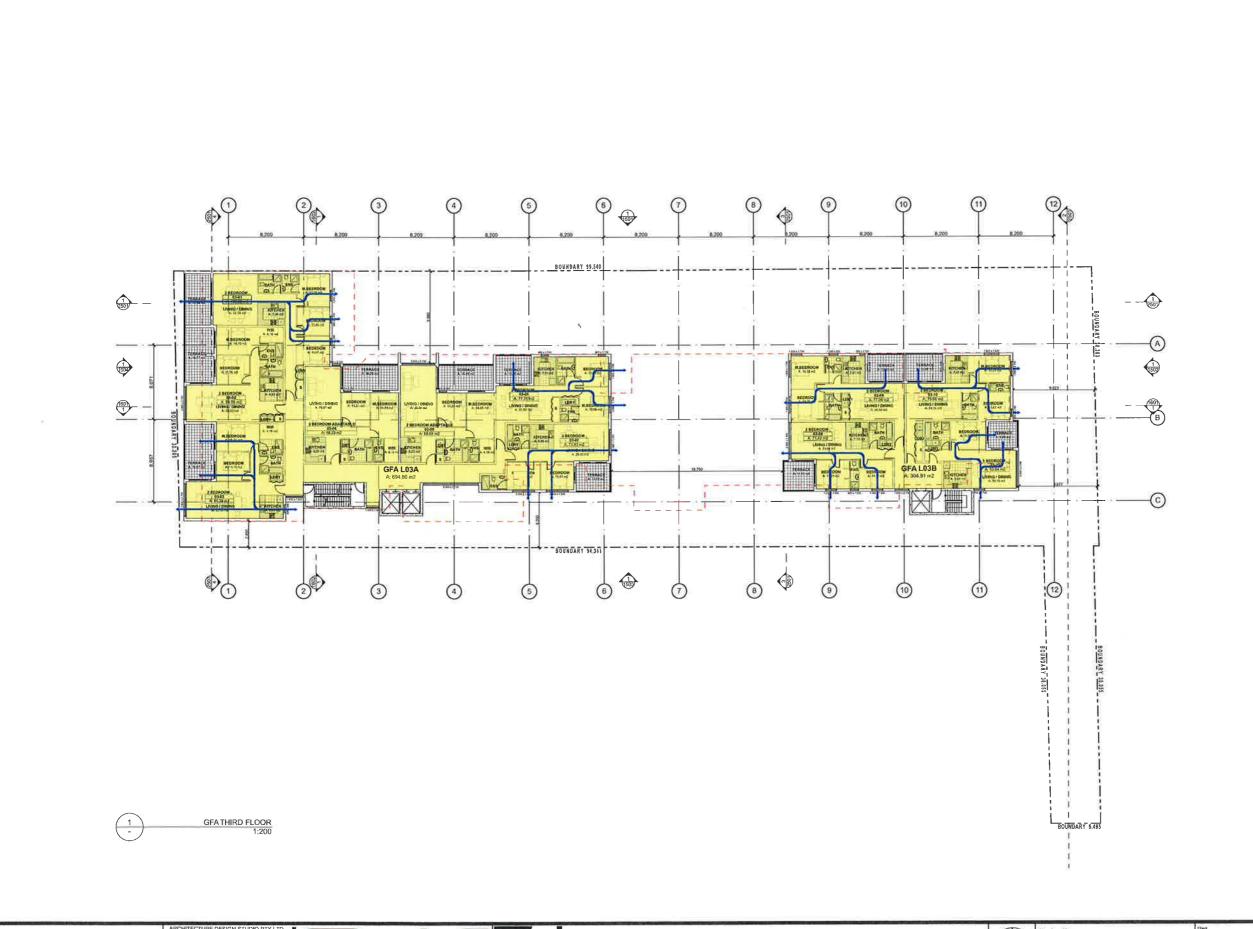
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	GROSS FLOOR AREA
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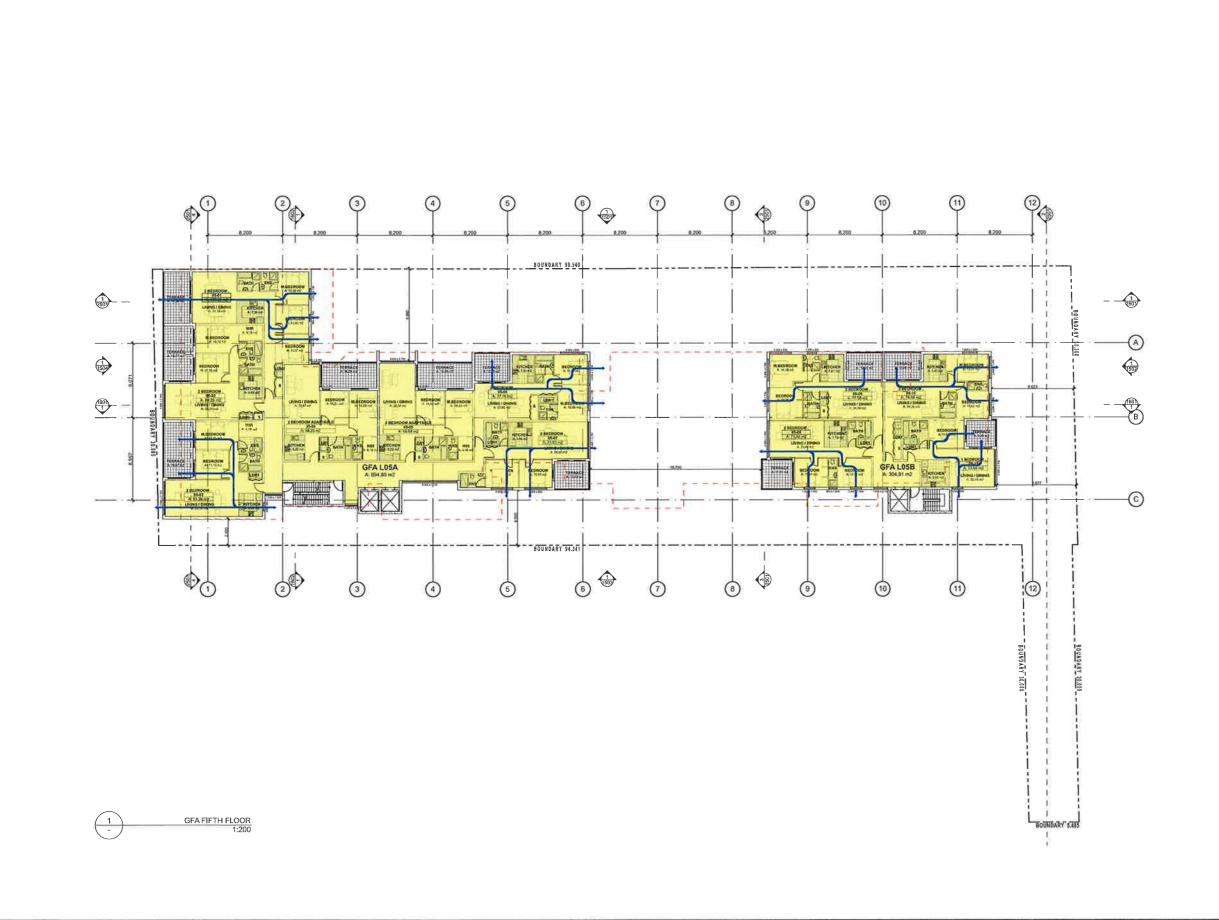
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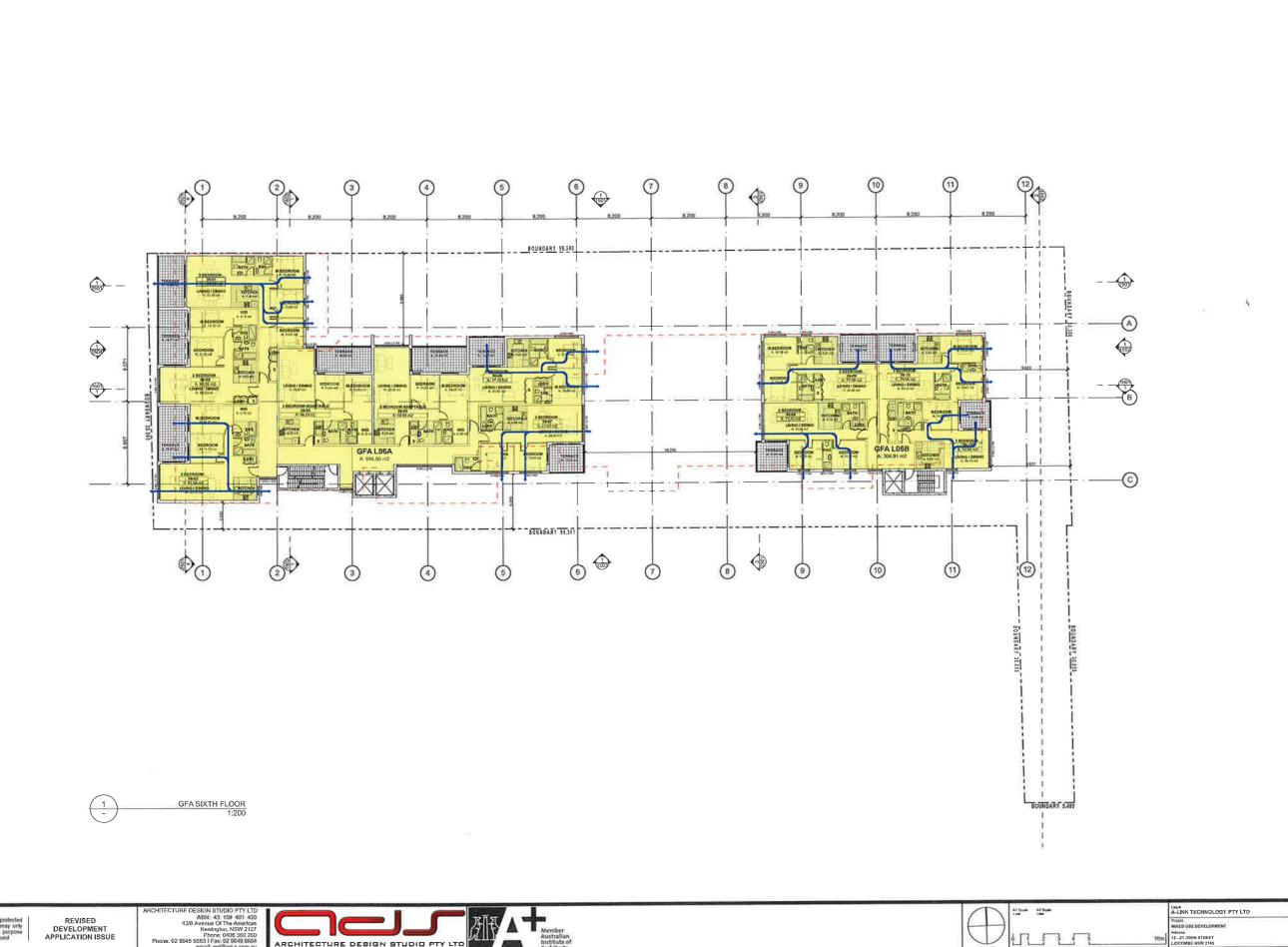
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43/8 Avenue Of The Americas
Newingfon, NSW 2127
Phone: 0406 360 260

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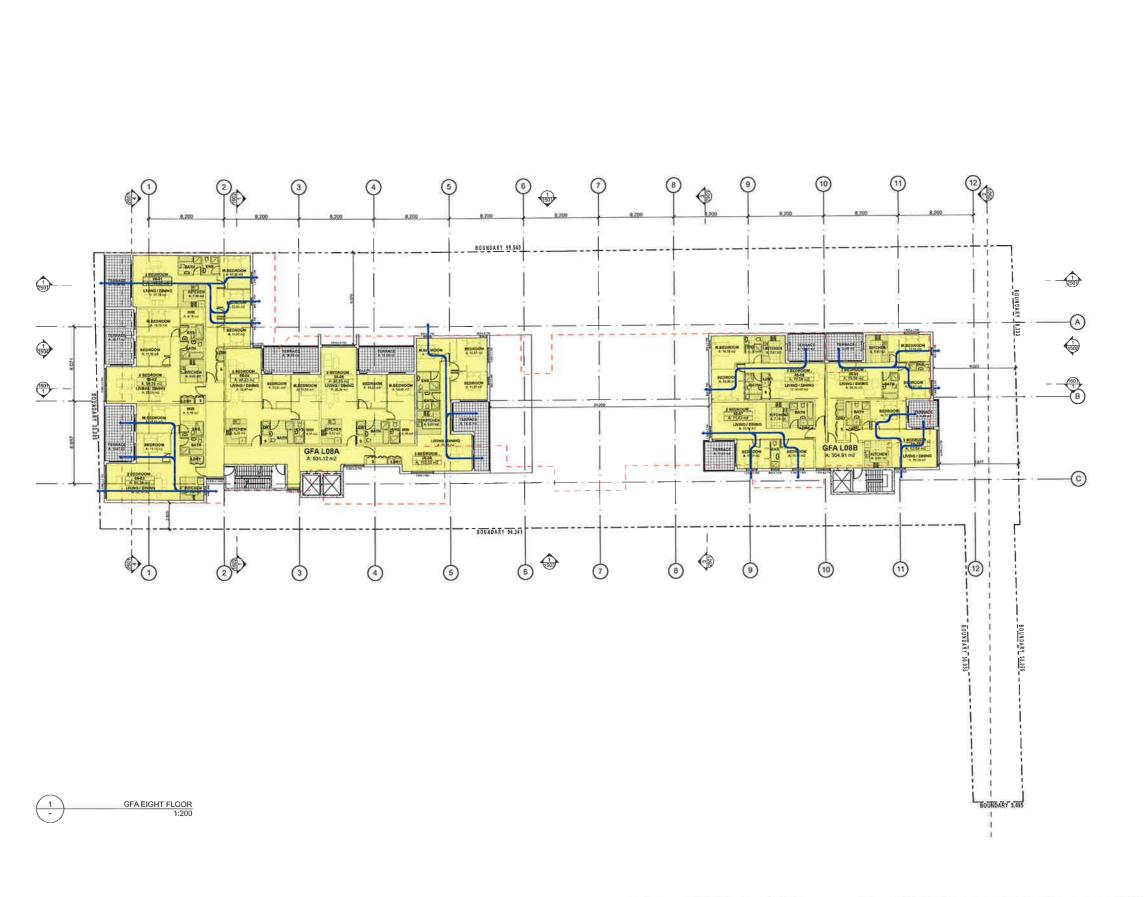
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MIXED USE DEVELOPMENT
Address
13 - 21 JOHN STREET
LIDCOMBE NSW 2145 Drawing No 8007

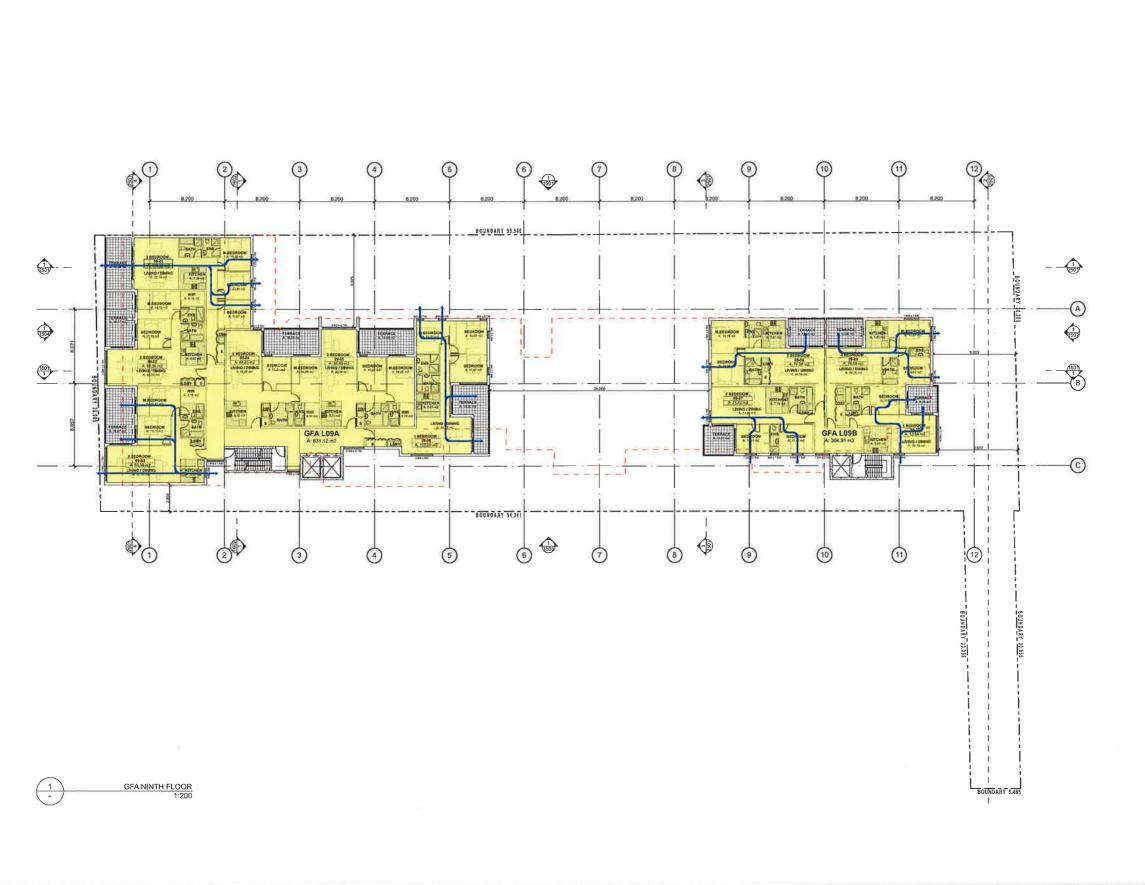


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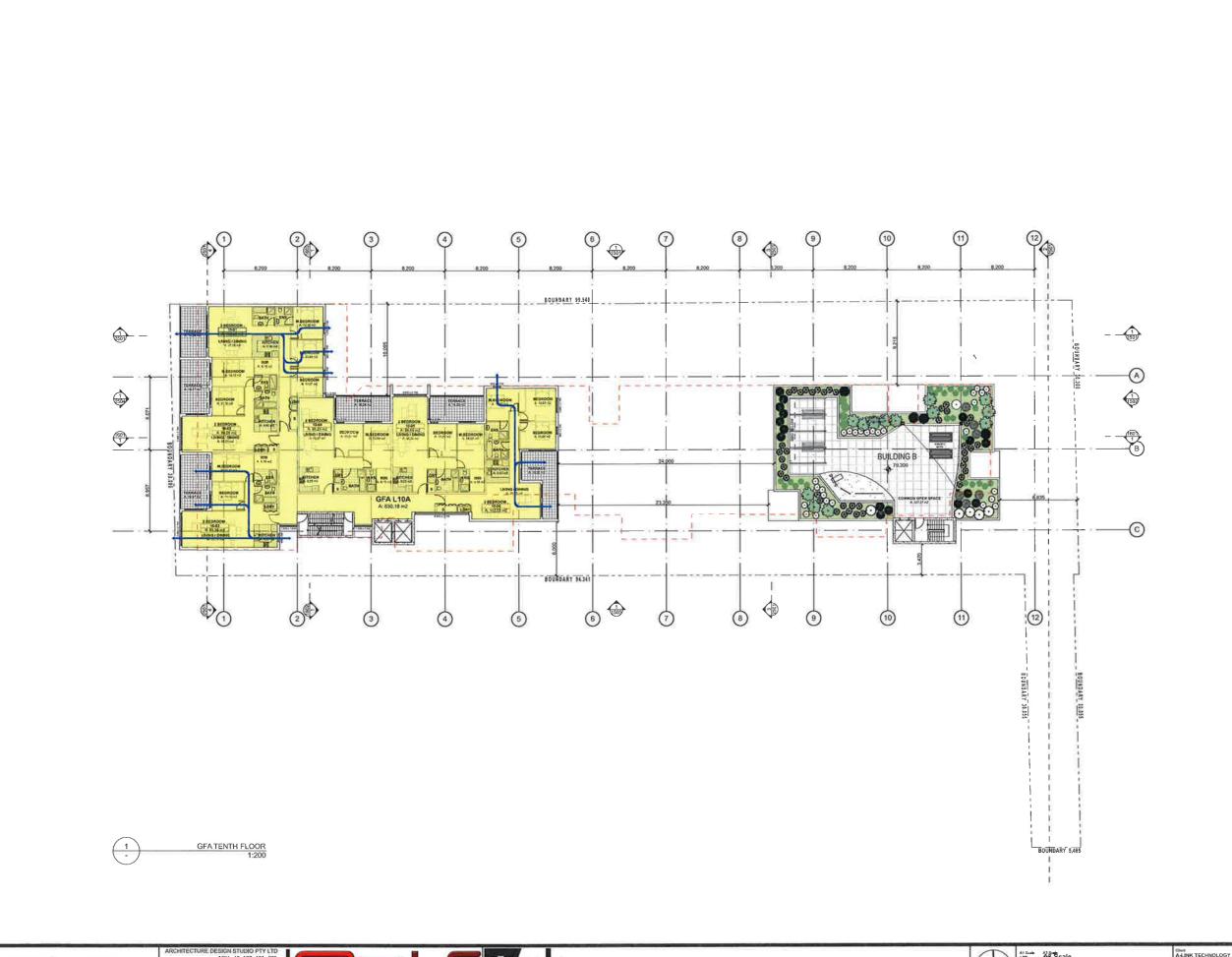
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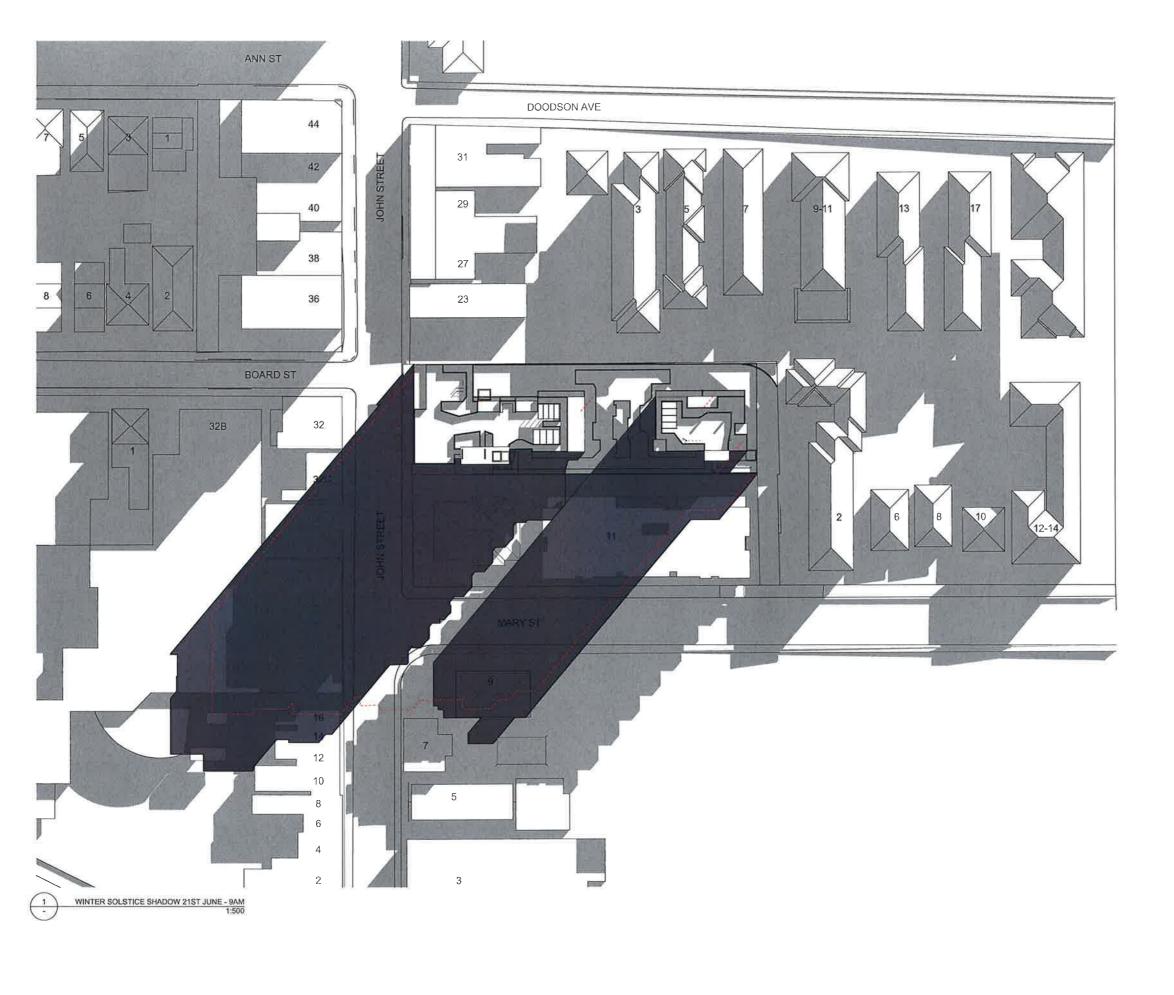
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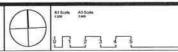
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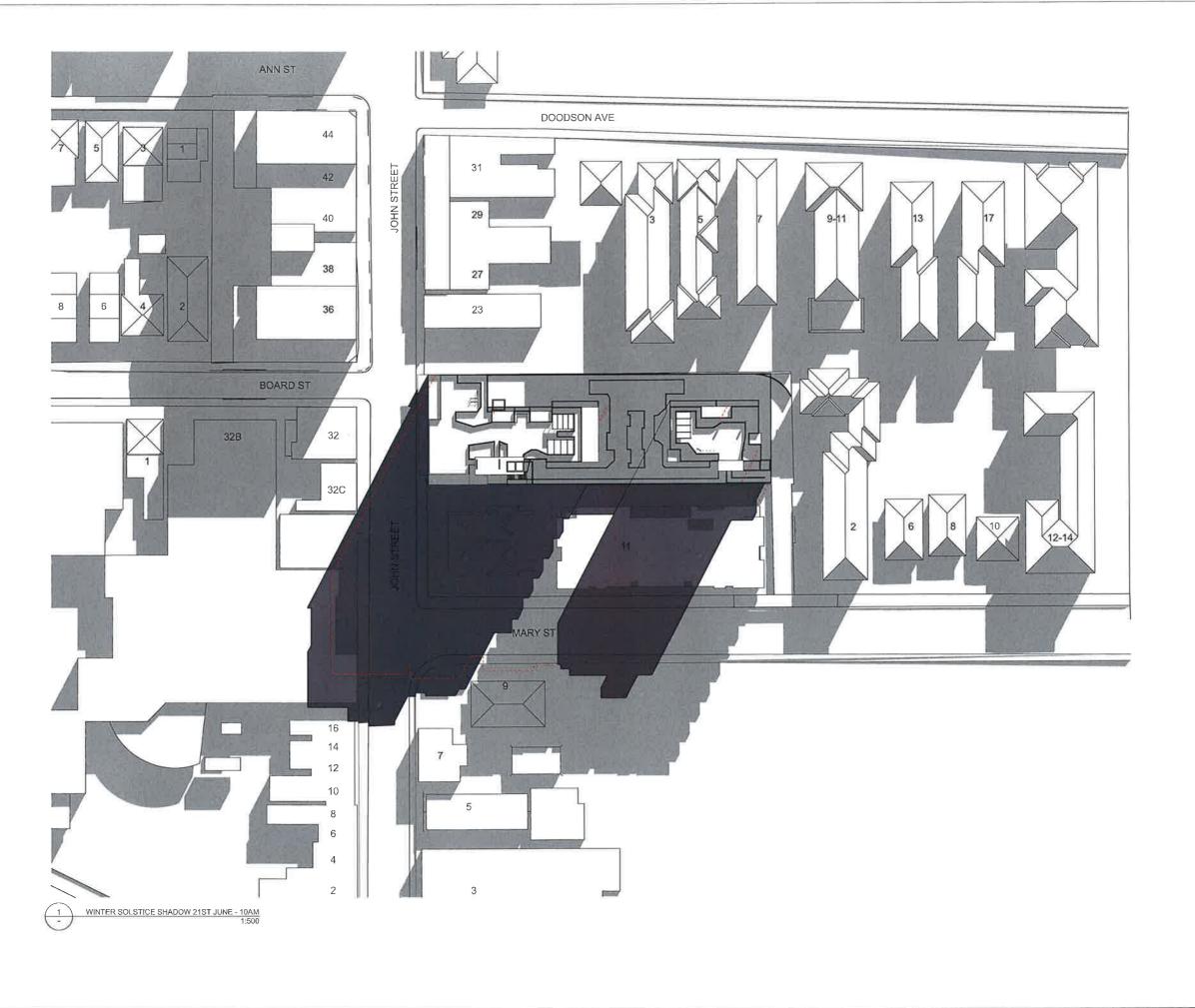
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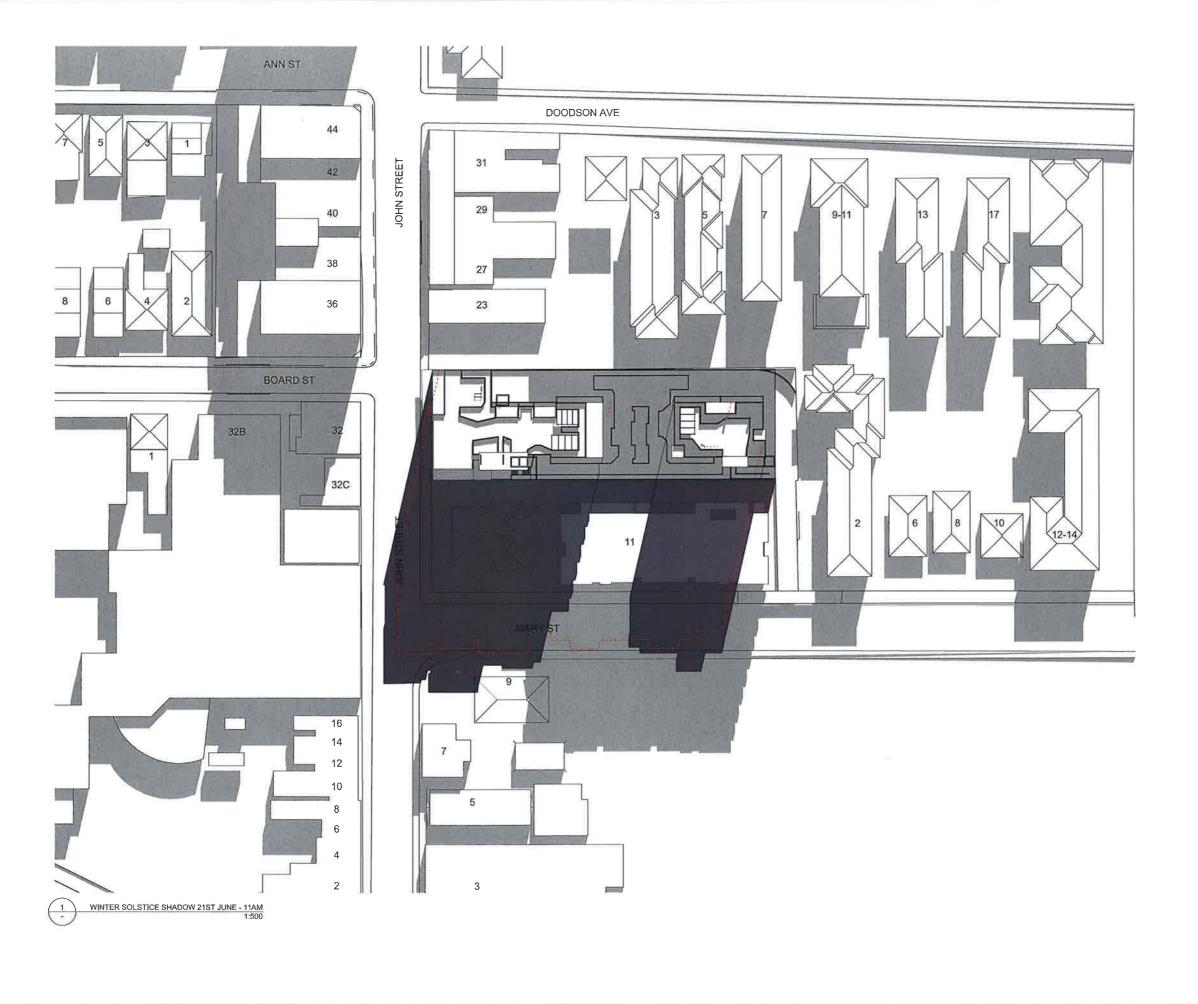
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GENERAL NOTES

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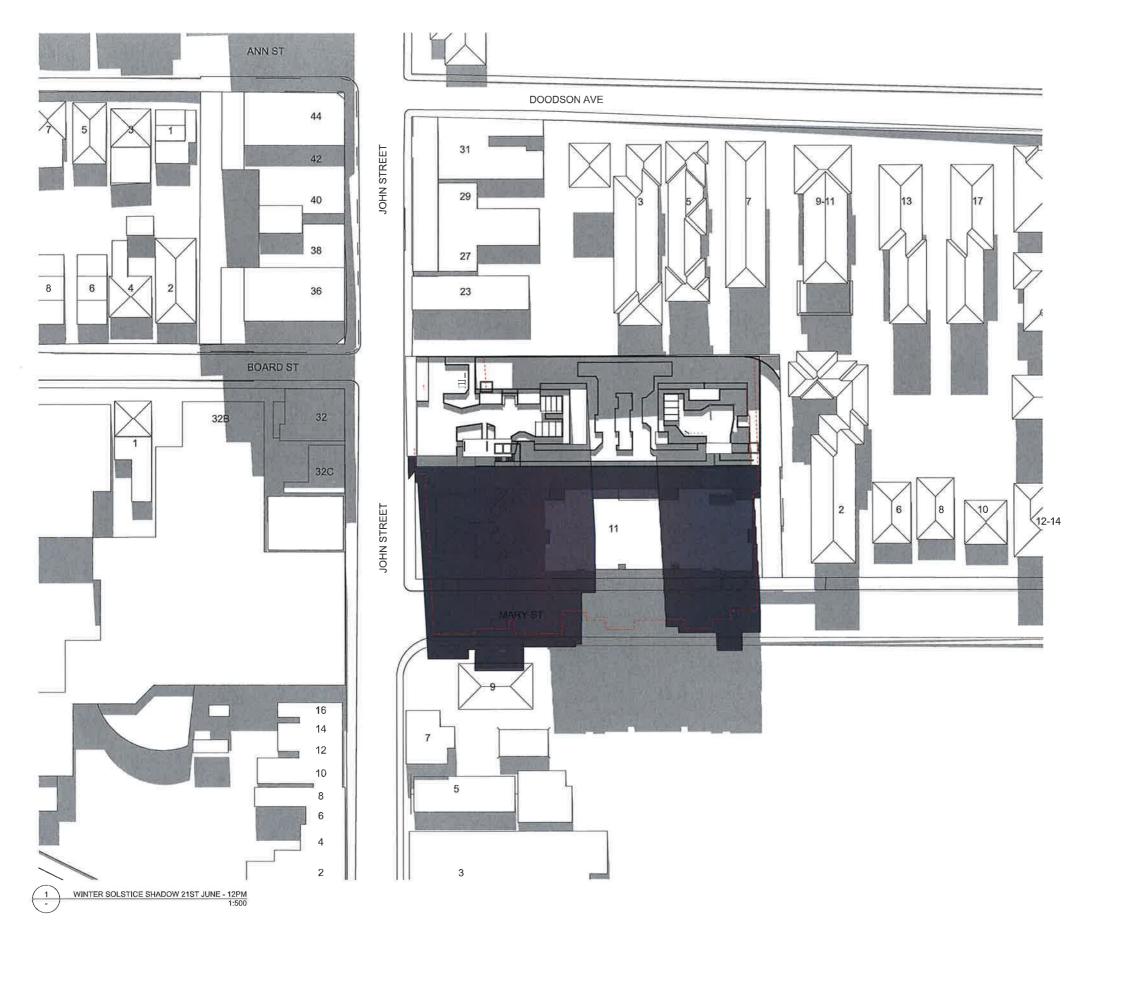
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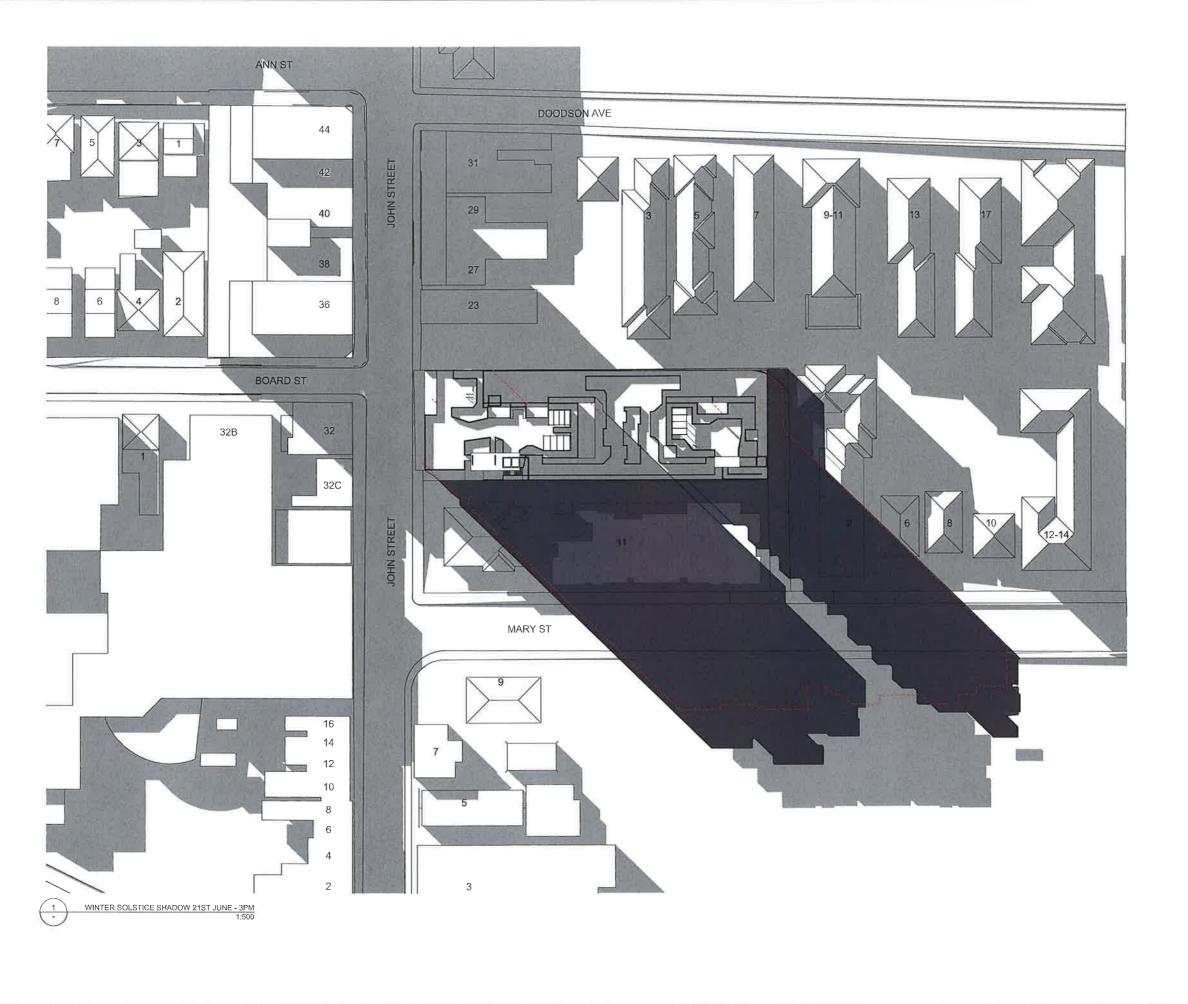
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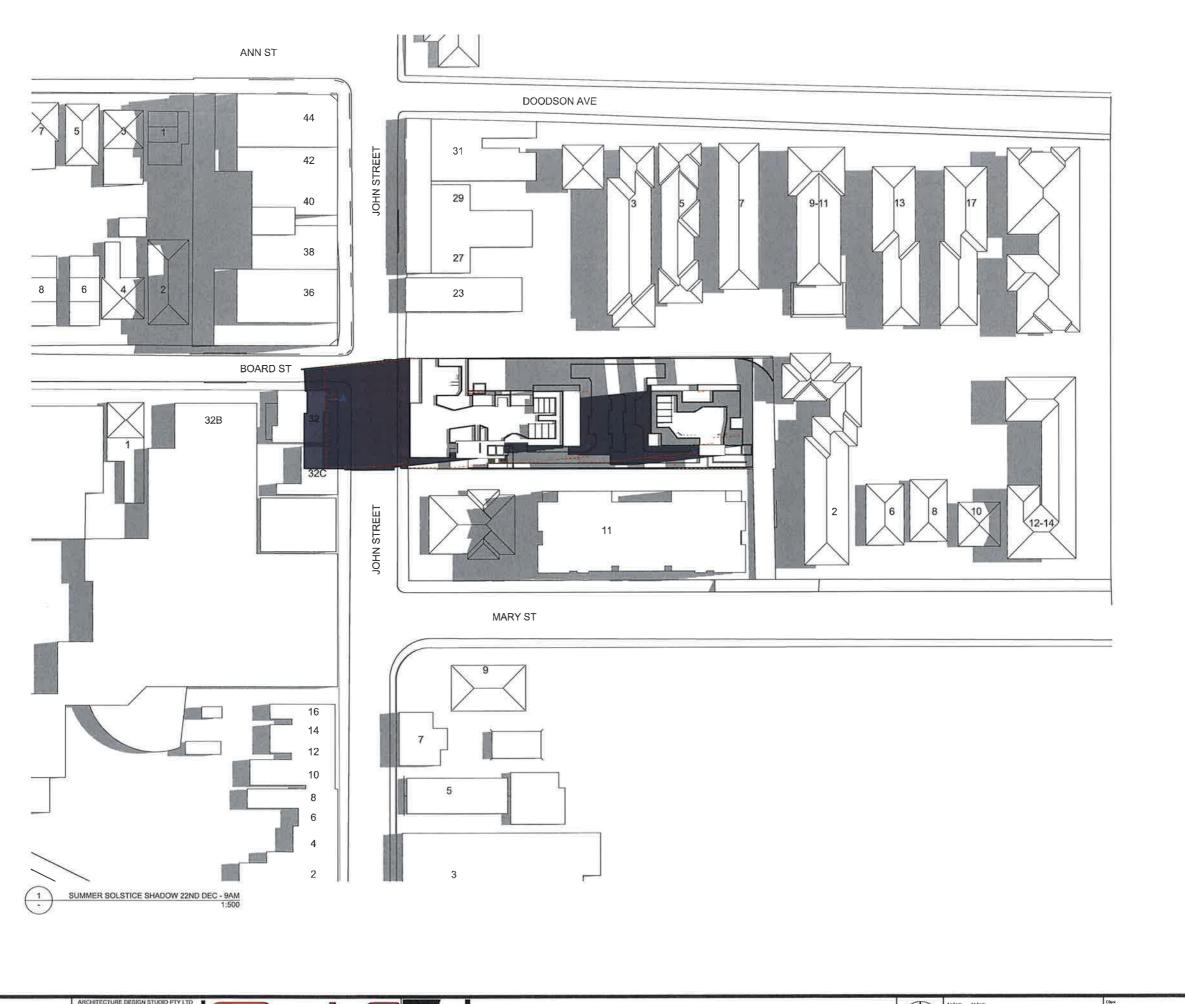




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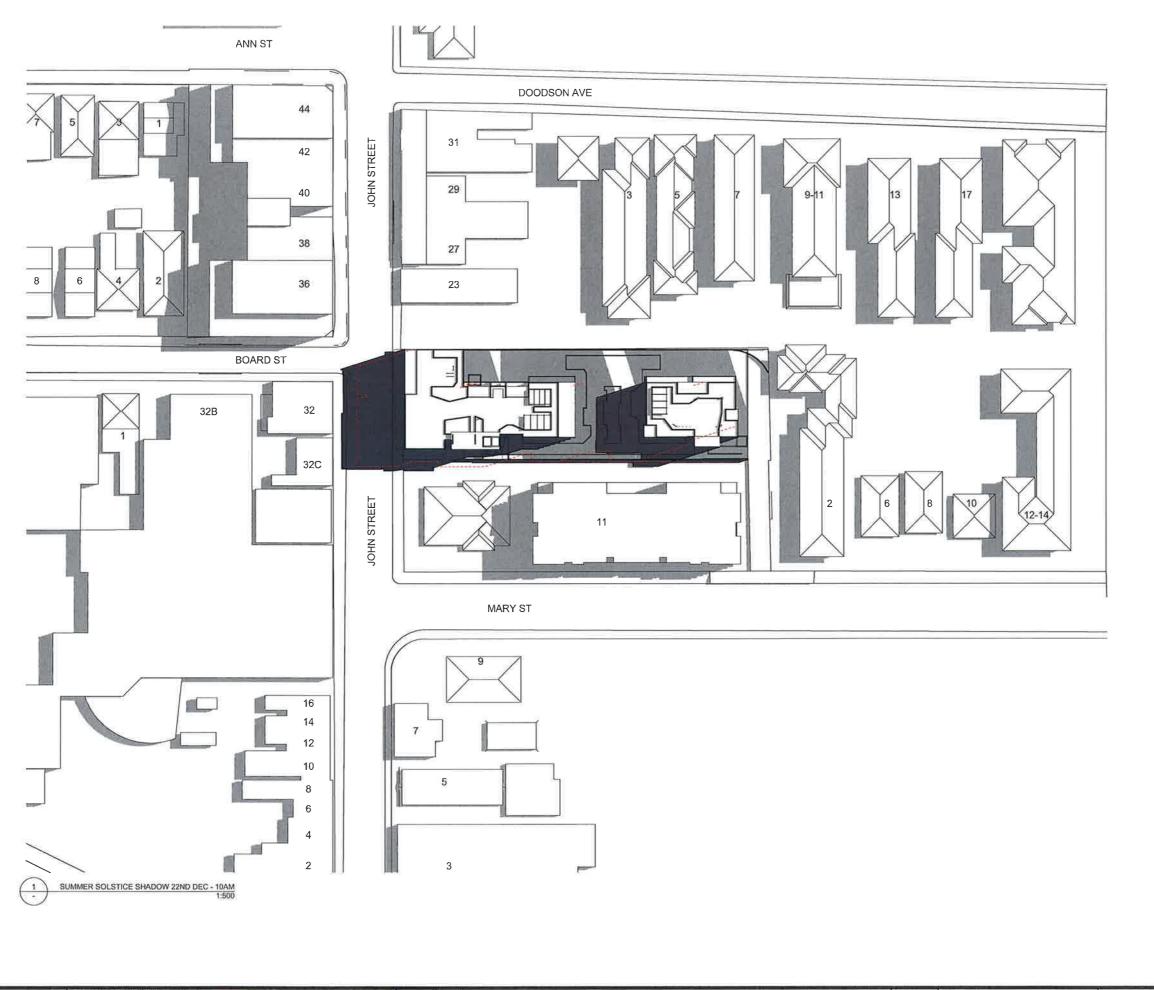
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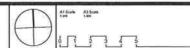






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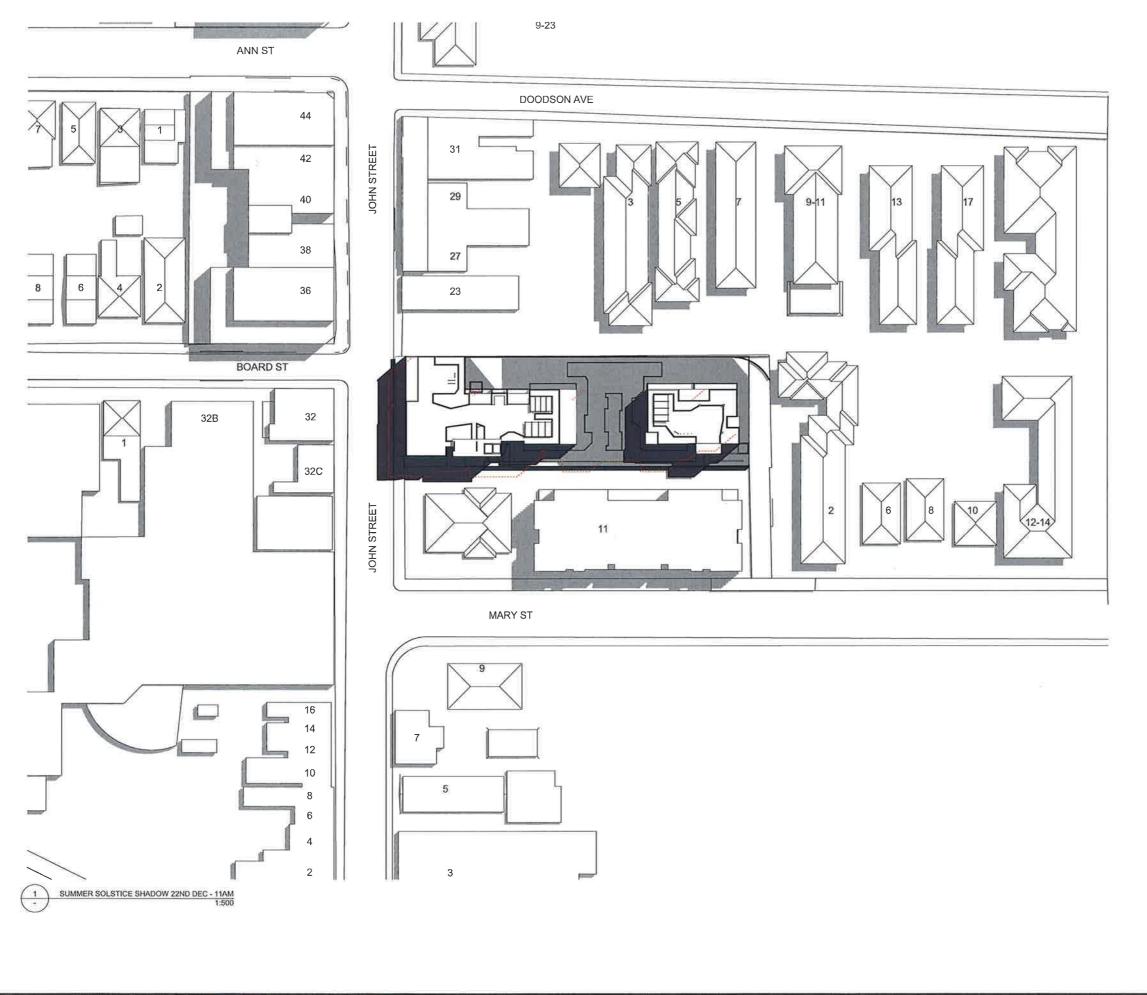


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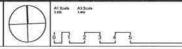
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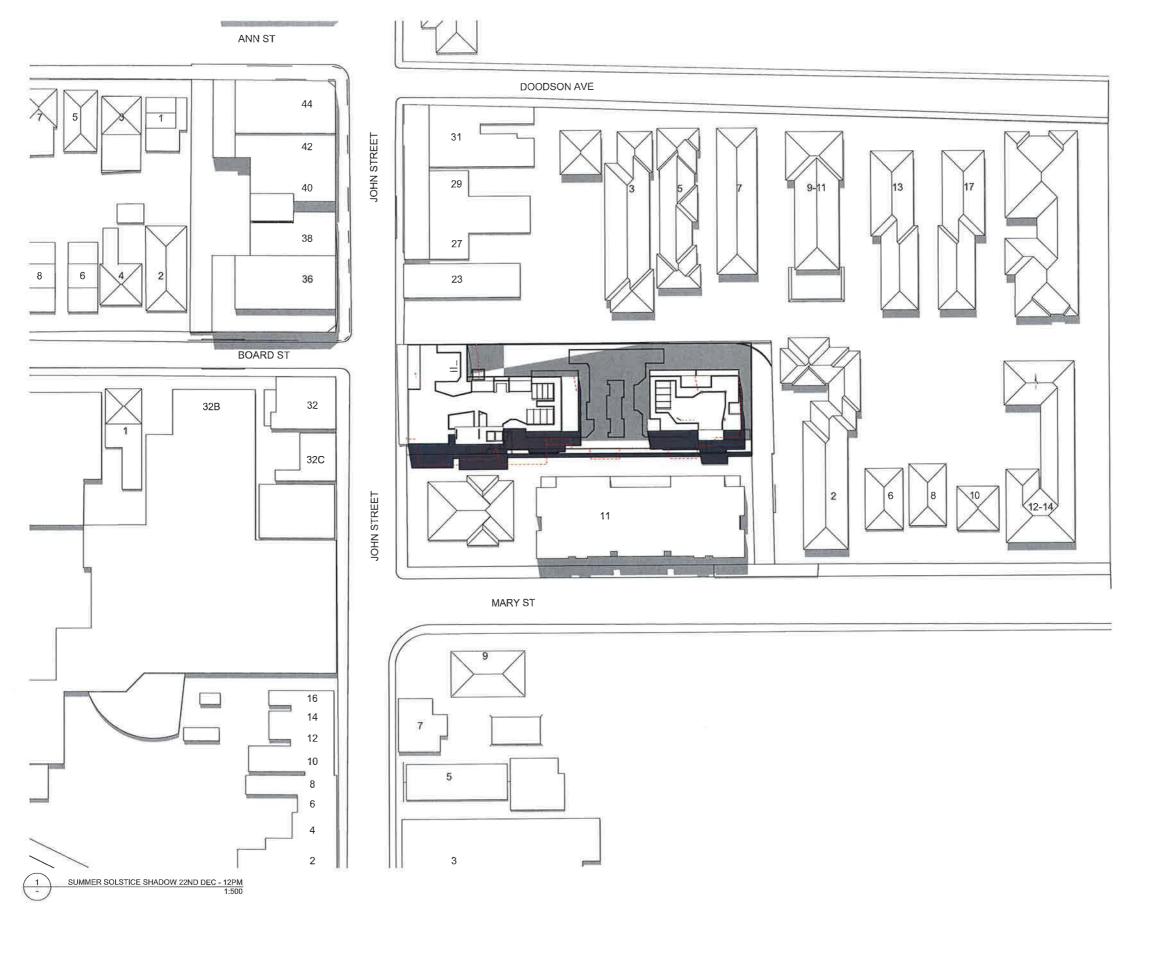


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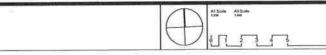


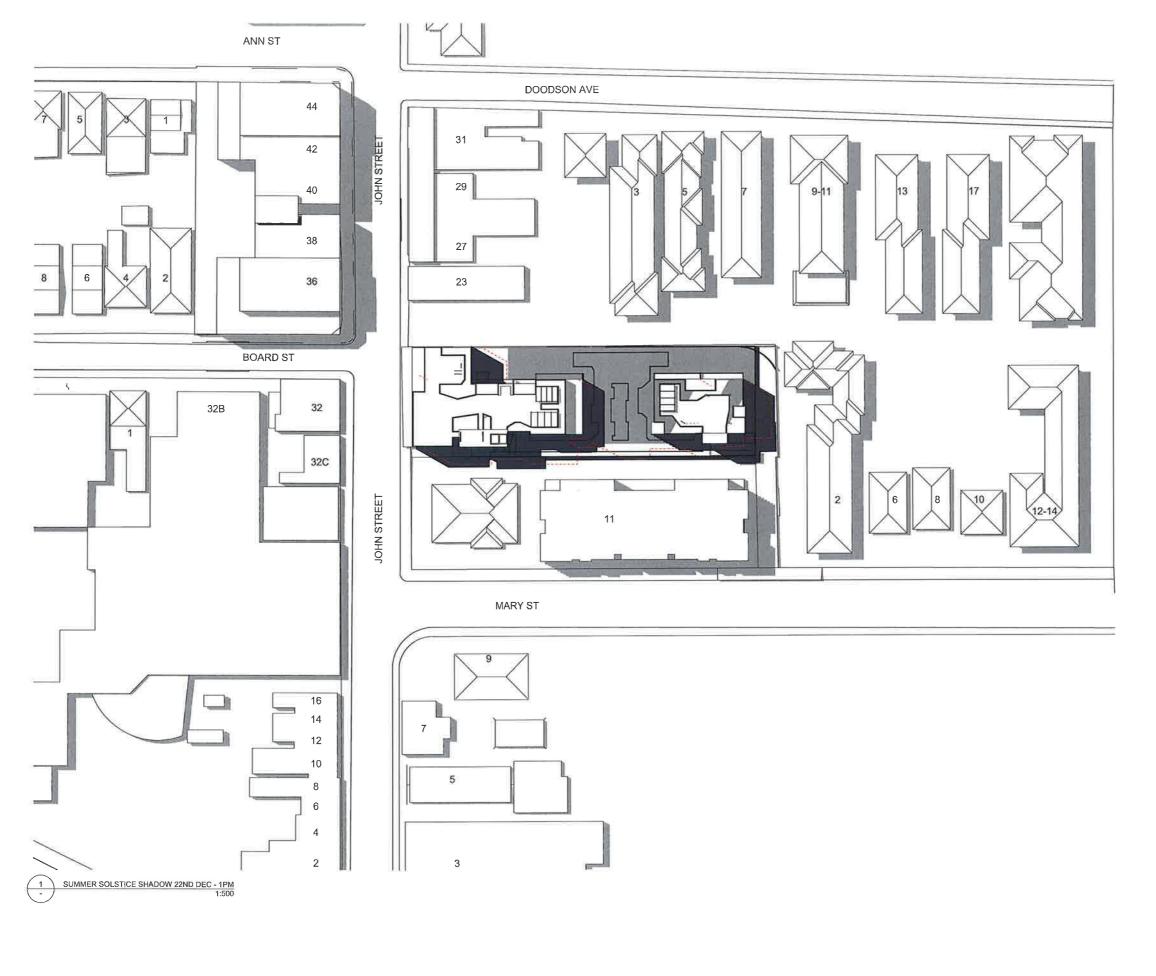
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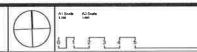


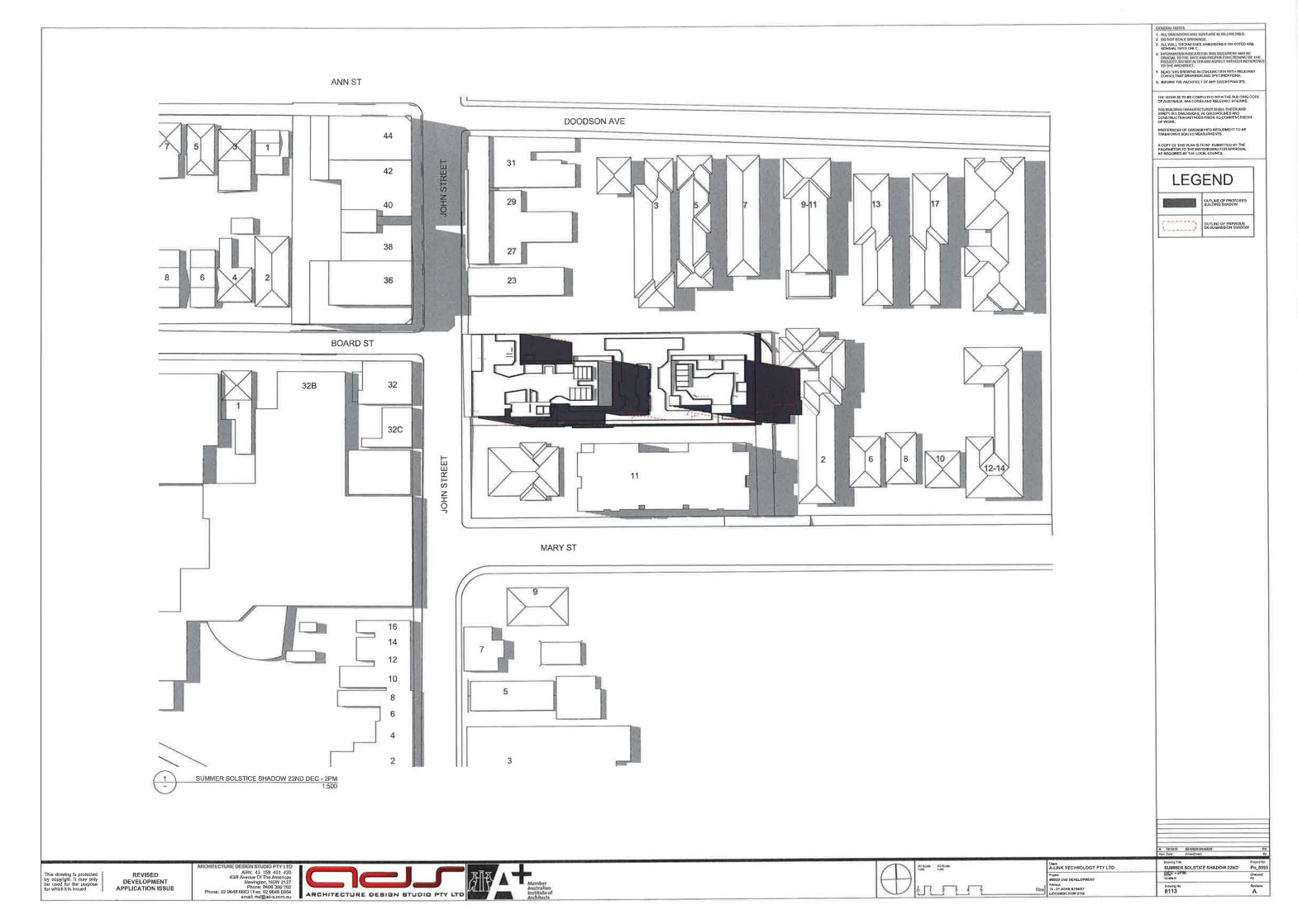


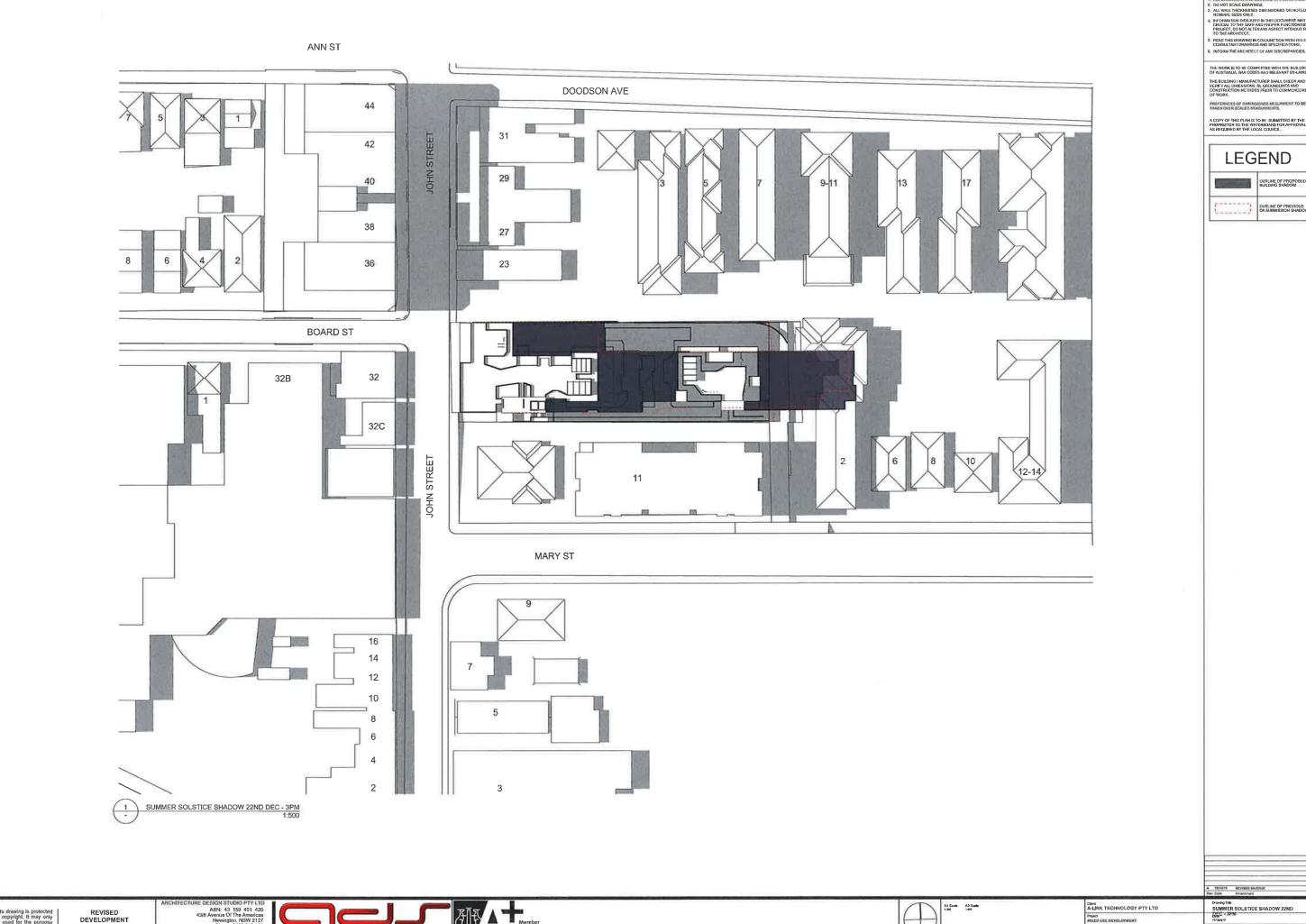
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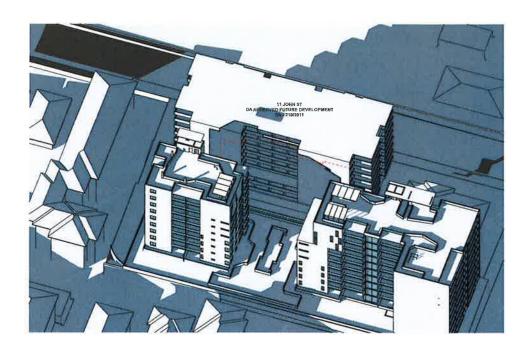




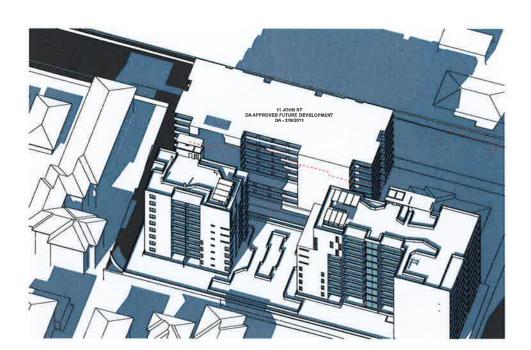
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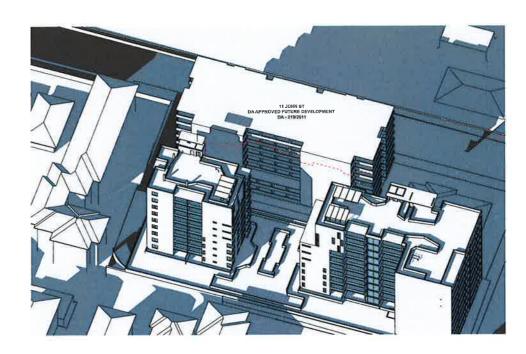
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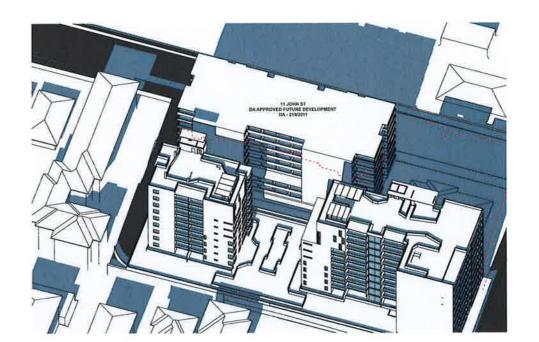
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ELEVATION SHADOWS - 21ST JUNE - 12PM 1:500

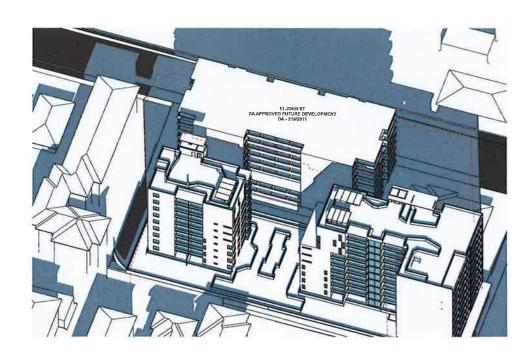
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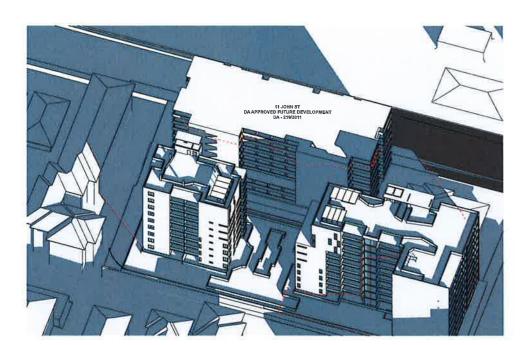




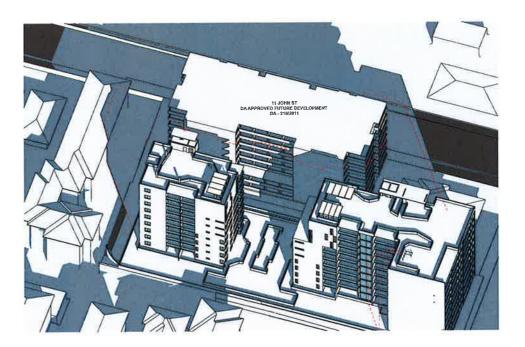
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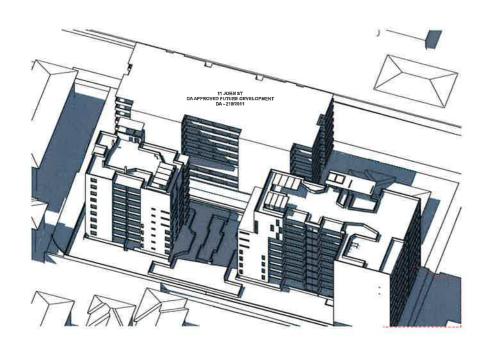
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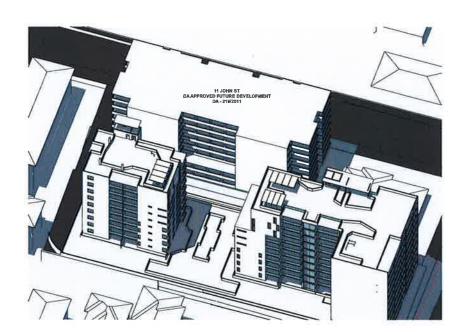


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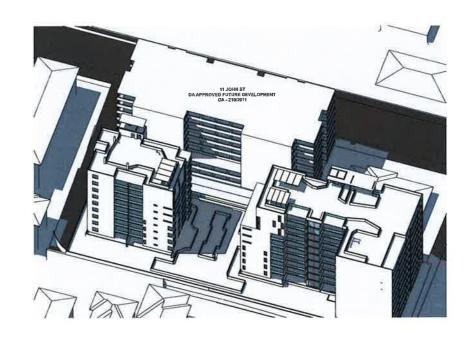
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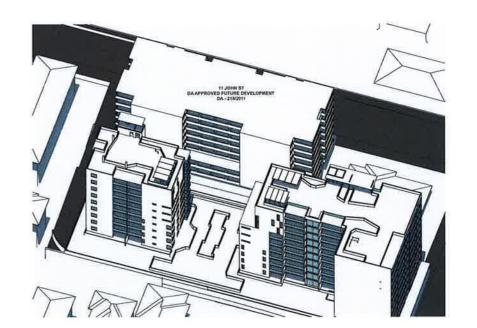
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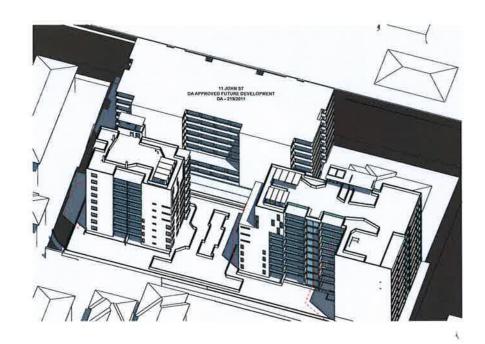
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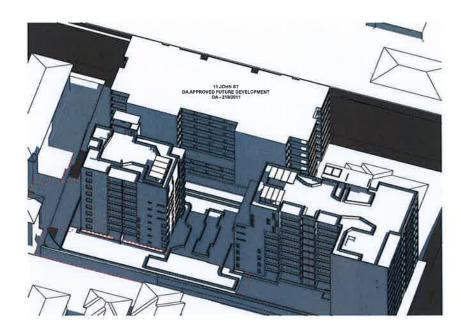
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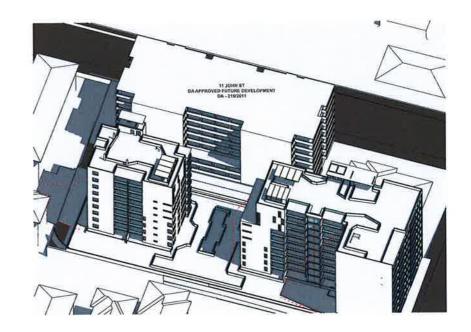
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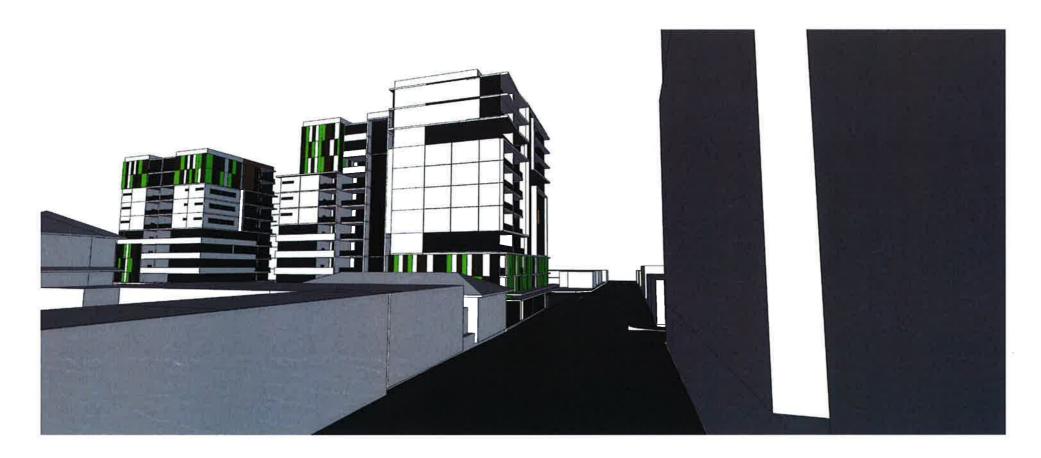
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EXTERNAL PERSPECTIVES



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Project No Pri_0553 Checked Po Oraning Title
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GENERAL NOTES

1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES.
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ARCHITECTURE DESIGN STUDIO PTY LTD

ABN: 43 159 401 420

43/8 Avenue Of The Americas
NewInglon, NSW 2127

Phone: 040 500 260

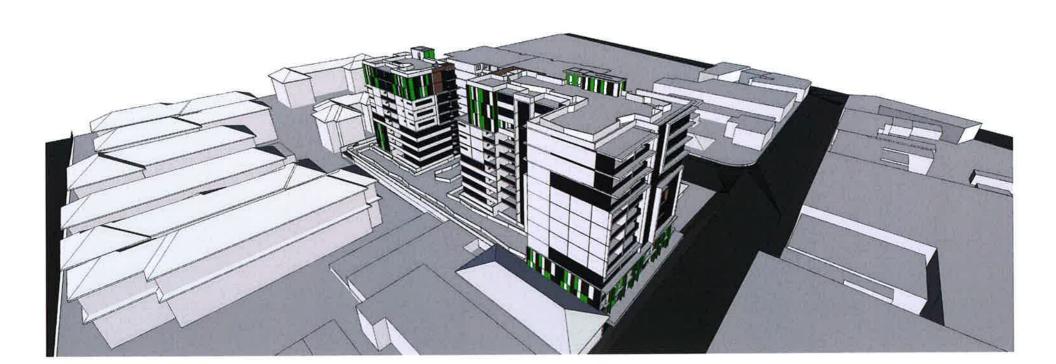
Phone: 02 9649 6663 | Fax: 02 9649 6664

email: md@ad-s.com.au





1 EXTERNAL PERSPECTIVES



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EXTERNAL PERSPECTIVES

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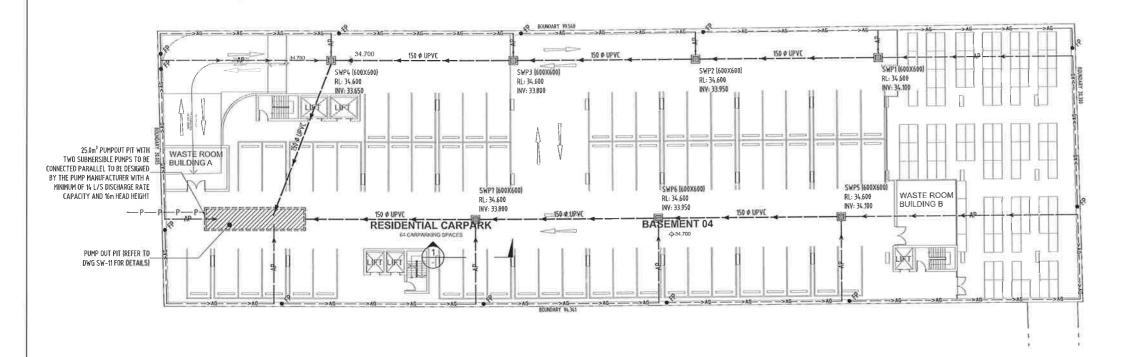
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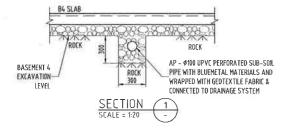
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BASEMENT 4 STORMWATER CONCEPT PLAN SCALE 1200



DO NOT SCALE OFF DRAWINGS FIGURED DIHENSIONS TO BE USED, ALL DIMENSIONS TO BE CHECKED ON SITE

NOT FOR CONSTRUCTION PURPOSE

ISSUED FOR D.A. APPROV



ADS Architecture design studio pty ltd 43/8 Avenue of The Americas. Newington, NSW 2127 PH: 02 9648 6663 EMAIL: info@ad-s.com au



MYD Consulting Engineers

SYDNEY BUILDING

PROPOSED COMMERCIAL & RESIDENTIAL 13-21 JOHN STREET LIDEOMRE NSW 2165 BASEMENT 4 STORMWATER CONCEPT PLAN

LEGEND:

DENOTES NEW STORMWATER PIPE LINE

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ARE NOT THE RESULT AND ARE NOT TO BE ALTERED WITHOUT THE APPROVAL OF THE DESIGNER.

CATION OF THE EXISTING SERVICES IS APPROXIMATE ONLY, CONTRACTOR SHALL HERK LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK AND ACCEPT FULL RESPONSIBILITY FOR THE COST OF REPAIR AND CONSEQUENCES OF ANY DAMAGE WHICH MAY OCCUR TO THESE SERVICES AS A RESULT OF CONSTRUCTION WORKS.

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STORMWATER NOTES:

COMMENCEMENT OF WORK.

DENOTES STORMWATER PIT

WITH HEAVY DUTY COVER

DENOTES PRESSURE DISCHARGE PIPE FROM PUMP TO BE SPECIFIED BY THE PUMP MANUFACTURER

DENOTES \$100 AG LINE, SURROUND WITH BLUE METAL

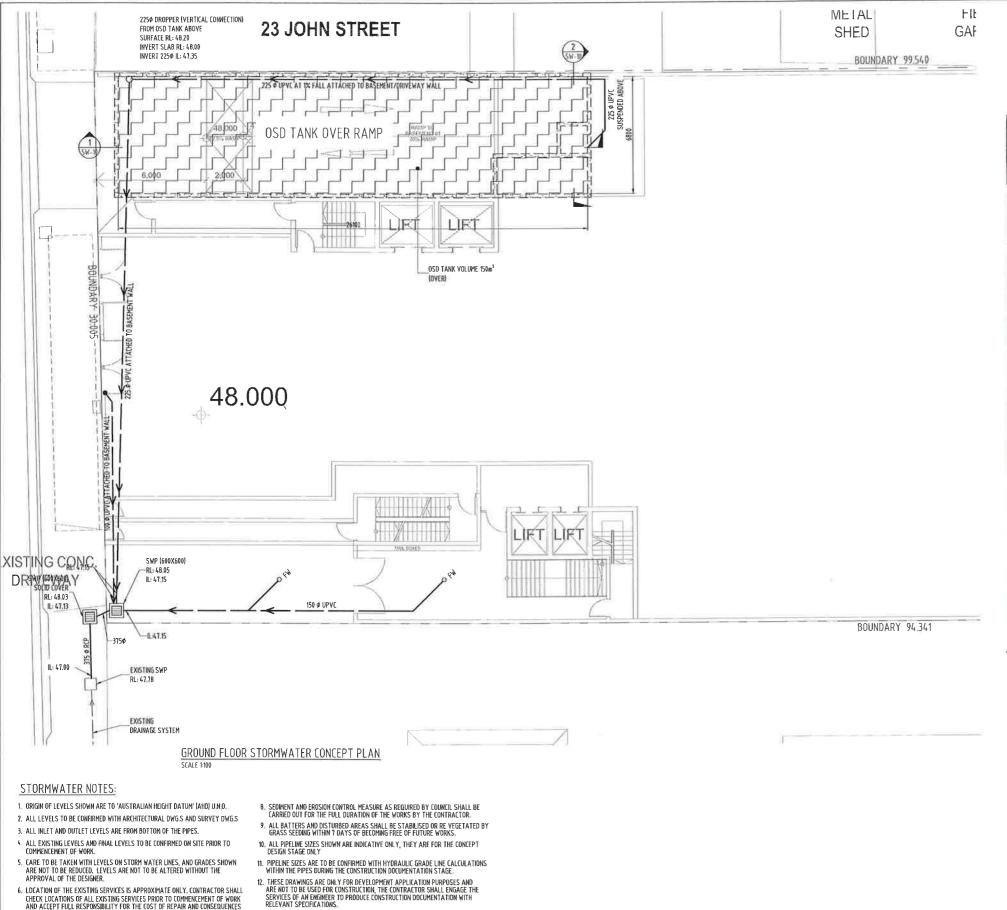
MATERIALS AND WRAPPED WITH GEOTEXTILE FABRIC DENOTES \$400 PERFORATED UPVC SUB-SOIL PIPE

14 12 15

course ling	4
	173
	cost III 5

CONSTRUCTIONS PTY LTD

P2237 AS SHOWN @ AT NUMBER SW-01 CKED BY DD



bypus areas - side passage - pedestrian access to lifts - Isagen. rear connercial delivery driveway 4155gm. Tabl 5655gm. 2622/3187 = 82% 3187-565 = 2622 5gm. (0.464x 0.026/Jog) = 112mm 150= (40+/7+11) - 6751 = 95 lishd (A2) OSD Calculation Sheet JoB 041011

DRAINAGE DESIGN SUMMARY DA No. __ Project: Commercial + WITS Location: 13-19 JOHN ST, LID COMBE Designed by: LEON SAUKE Company: Aztec Envisors Phone: 8006 0082 Qualifications: BECVIL MIE Awt.

SITE AREA 0.3187 ha	2255	340	270	322	=	3,87	[A]
Basic storage volume 325 SSR x [A] 0.319	27_			=_	101	m³	[B]
Basic discharge 50 = PSD x [A] 0.5	187			=_	0.04	18_m³/s	[C]
Area of site drained to storage (Must be as much as possible and not be less that without written Council approval).	ın 75% of	the to	tal site	=_	0-26	11 ha	[D]
[D/[A]+[2622]/[3187]×	100			=_	92	%	[E]
Storage per ha, of contributing area = [B]/[D] to	6/0-26	11		=_	409	+	[F]
Enter volume/PSD adjustment equation SSR = 74 [F], and Read new PSD in litres/second/ha (I/s/ha	4.66 x PS(1).	O -0.731	using	=_	95]l/s/ha	[G]
Determine PSD =[G] x [D]x_	0.7(11	_	-,7	=_	26	l/s	[H]
Maximum head to orifice centre	h - 4.f -	۲.	. 1.1	=	0	<u>96</u> m	[K]
Weir flow to storage Q ^{Weir} =CL(H ^{Weir}) ¹⁵ ,	N=017	HWeir	- 1-	=_	101	t_pa4/5	[1]
Selected orlfice diameter: $d = (0.464 \times Q / \sqrt{h})^{0.5} = 0.464 \times Q / \sqrt{h}$	(0.464x[H]	/√[K])0.5	=_	0.11	<u>#</u> m	[J]
Maximum discharge				=_	27	l/s	
Head for high early discharge				=_	0-	<u>8_ </u> m	[M]
High early discharge {[L] x √[M] / [K] } (min 75% o	f [L])			·=_	25	1/s	[N]
Approximate mean discharge = ([L] + [N]) /2				=_	26	l/s	[P]
Average discharge/ha = [P] / [D] = 26	/ 0.1	612		=_	99	l/s/ha	[Q]
Enter volume/P.S.D. equation SSR = 74.66 x PS0				=_	40	<u>+</u> m³/ha	[R]
Determine final SSR = [R] x [D] = 404 x	0.16	11		=_	10	m³	[S]
Primary storage proportion = [S] x%				=_		رm	П
Secondary storage proportion = [S] x%				=_		m³	[U]
Tertiary storage proportion = [S] x%				=_	_	m³	[V]
Check [T] + [U] = [V] = [S]					:	6m3>16	6 ok

1 farage Levy Savage DATE: B/11/2011 tonk fluor area: 147-11=136 sqm. 106 cm / 136 = 0.70m average. hedc h = 0.8m Soil + 0.78 = 51.58 + yest. av. h = 0-85m

LEGEND:

---- DENOTES NEW STORMWATER PIPE LINE DENOTES PRESSURE DISCHARGE PIPE FROM PUMP To be specified by the pump manufacturer

DENOTES SILT BARRIER DENOTES GRATED DRAIN

DENOTES NEW DOWN PIPE DENOTES ELOOR WASTE

DENOTES STORMWATER PIT WITH HEAVY DUTY COVER

NOT FOR CONSTRUCTION PURPOSE

DO

6. LOCATION OF THE EXISTING SERVICES IS APPROXIMATE ONLY. CONTRACTOR SHALL

CHECK LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK AND ACCEPT FULL RESPONSIBILITY FOR THE COST OF REPAIR AND CONSEQUENCES OF ANY DAMAGE WHICH MAY OCCUR TO THESE SERVICES AS A RESULT OF CONSTRUCTION WORKS.

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13. ALL STORM WATER PITS TO BE CONSTRUCTED AS PER LOCAL COUNCIL SPECIFICATION

Architecture design studio pty ltd 43/8 Avenue of the Americas Newington, NSW 2127 PH 02 9648 6663 EMAIL: info@ad-s com au

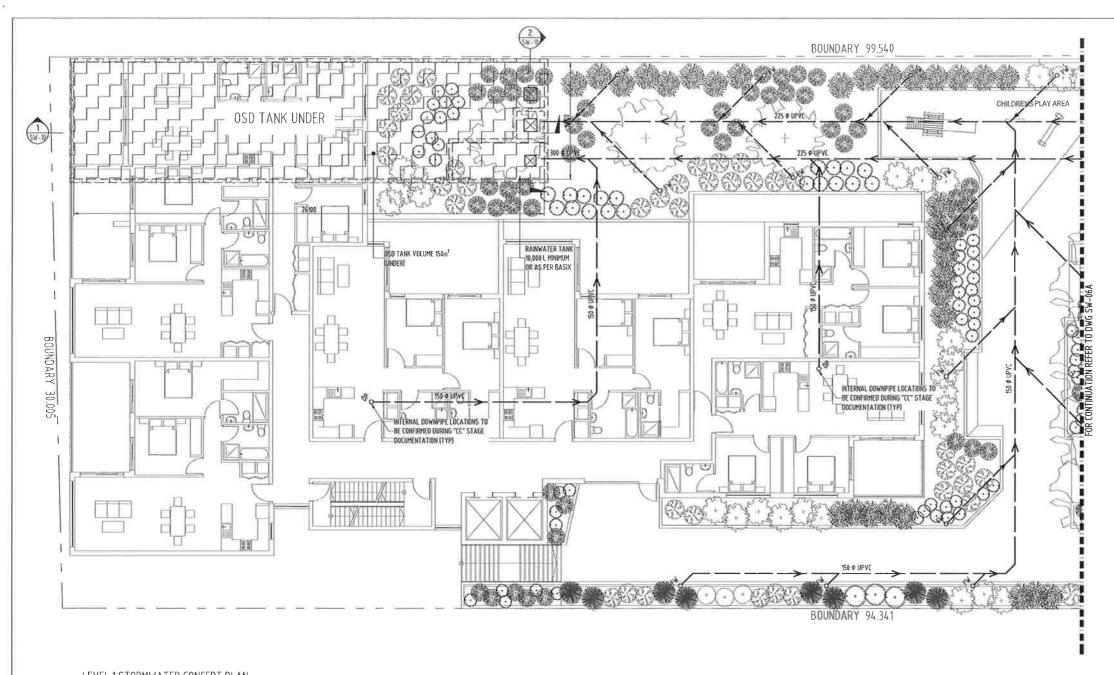


MYD Consulling Engineers Gladesville, NSW 2111 Tel: 02 9817 2611
Fax: 02 9817 2633
Email: Info@mydconsulting.com

SYDNEY BUILDING CONSTRUCTIONS PTY LTD

PROPOSED COMMERCIAL & RESIDENTIAL 13-21 JOHN STREET, LIDCOMBE NSW 2145 **CONCEPT PLAN**

P2237 SHEET SW-05 AS SHOWN @ A DD DS GROUND FLOOR STORMWATER 14.12.15 DS



LEVEL 1 STORMWATER CONCEPT PLAN SCALE 1:100

LEGEND:

DENOTES NEW STORMWATER PIPE LINE

PPPPPP
DENOTES PRESSURE DISCHARGE PIPE FROM PUMP TO BE SPECIFIED BY THE PUMP MANUFACTURER

DENOTES SILT BARRIER

DENOTES GRATED DRAIN

OR

DENOTES NEW DOWN PIPE

OR

DENOTES FLOOR WASTE

DENOTES STORMWATER PIT

WITH HEAVY DUTY COVER

STORMWATER NOTES:

- 1. ORIGIN OF LEVELS SHOWN ARE TO 'AUSTRALIAN HEIGHT DATUM' (AHD) U.N.O.
- 2. ALL LEYELS TO BE CONFIRMED WITH ARCHITECTURAL DWG,S AND SURVEY DWG,S
- 3. ALL INLET AND OUTLET LEVELS ARE FROM BOTTOM OF THE PIPES.
- 4. ALL EXISTING LEVELS AND FINAL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- S. CARE TO BE TAKEN WITH LEVELS ON STORM WATER LINES, AND GRADES SHOWN ARE NOT TO BE REDUCED. LEVELS ARE NOT TO BE ALTERED WITHOUT THE APPROVAL OF THE DESIGNER.
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KEY PLAN

NOT FOR CONSTRUCTION PURPOSE

REY.	NOTES	DATE	BY	CHECKED
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Architecture design studio pty ltd
43/8 Avenue of The Americas,
Newington, NSW 2727
PH: 02 9648 6663
EMAIL: info@ad-scom au



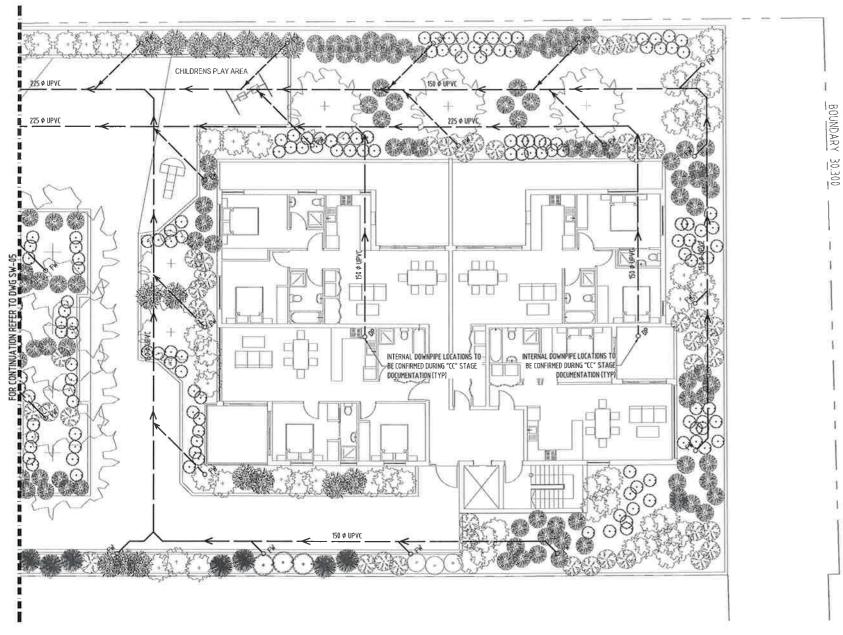
MYD Consulting Engineers
Pty Ltd
230 Victoria Road
Gladesville, NSW 2111

230 Victoria Road
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Tel: 02 9817 2611
Fax: 02 9817 2633
Emall: Info@mydconsulting.com

SYDNEY BUILDING
CONSTRUCTIONS PTY
LTD

1,	
PROPOSED COMMERCIAL & RESIDENTIAL	NUMBER IN SET
13-21 JOHN STREET, LIDCOMBE NSW 2145	SCALE
AWING TITLE	ISSUED BY
LEVEL 1 STORMWATER	
CONCEPT PLAN SHEET 1	DRAWN BY

NUMBER IN SET	Œ	JOB NO	P2237	
SCALE	AS SHOWN @ A1	SHEET NUMBER	SW-06	
ISSUED BY	DS	CHECKED B	DD	RIV.
DRAWN BY	DS	DATE	XX.11.15	



LEVEL 1 STORMWATER CONCEPT PLAN

LEGEND:

DENOTES NEW STORMWATER PIPE LINE DENOTES PRESSURE DISCHARGE PIPE FROM PUMP TO BE SPECIFIED BY THE PUMP MANUFACTURER DENOTES SILT BARRIER DENOTES GRATED DRAIN DENOTES NEW DOWN PIPE 064 DENOTES FLOOR WASTE DENOTES STORMWATER PIT WITH HEAVY DUTY COVER

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- $4_{\rm F}$ all existing levels and final levels to be confirmed on site prior to commencement of work,
- 5, CARE TO BE TAKEN WITH LEYELS ON STORM WATER LINES, AND GRADES SHOWN ARE NOT TO BE REDUCED, LEYELS ARE NOT TO BE ALTERED WITHOUT THE APPROVAL OF THE DESIGNER,
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KEY PLAN

NOT FOR CONSTRUCTION PURPOSE

DD

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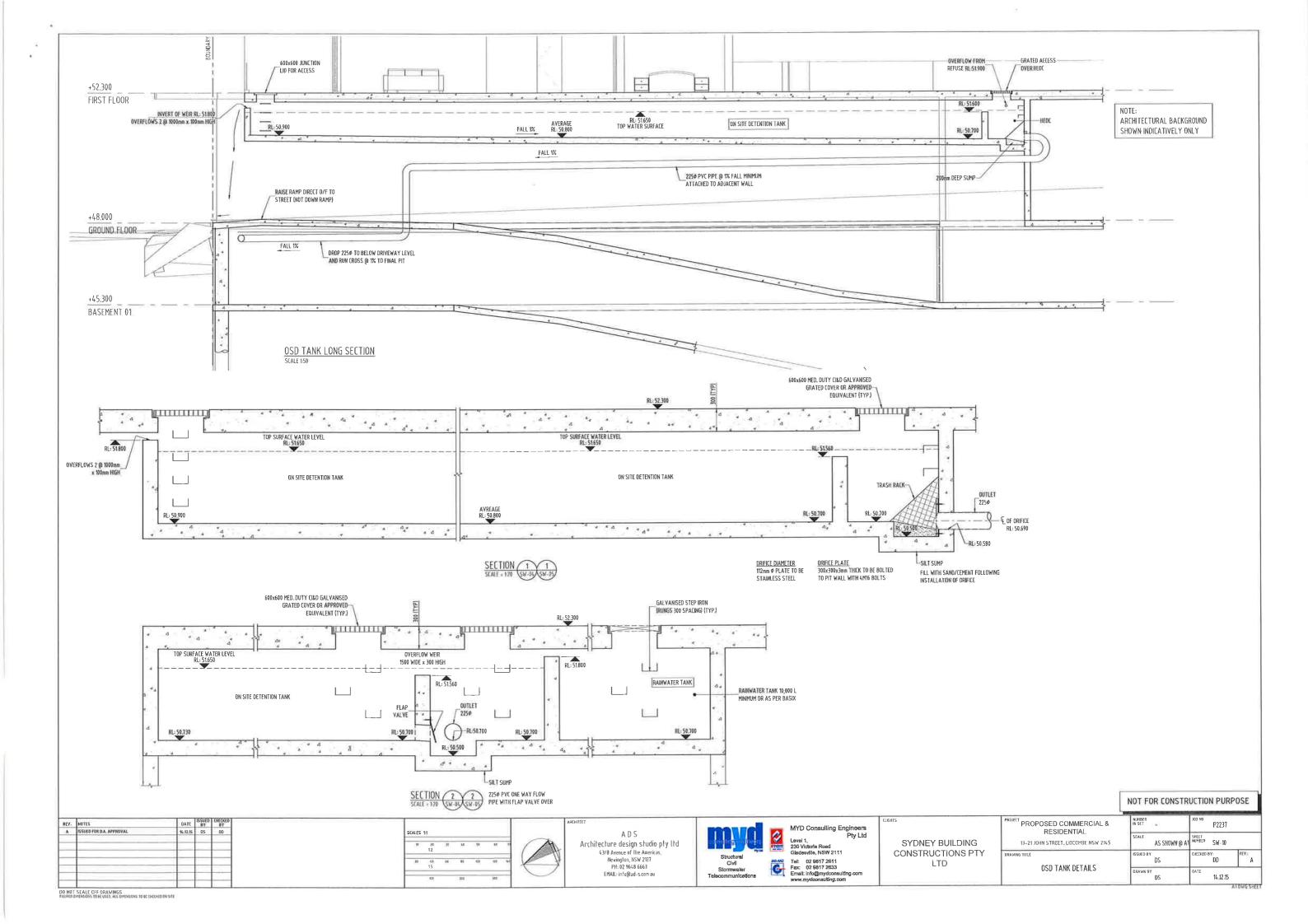
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Pty Ltd lesville. NSW 2111

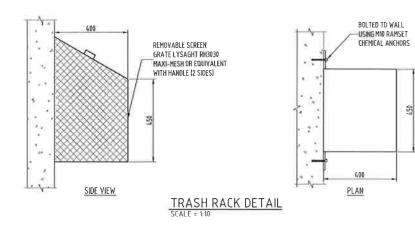
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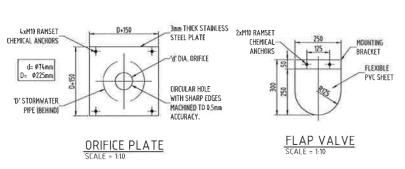
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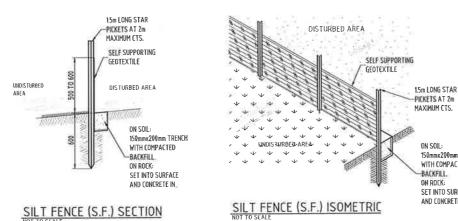
PROPOSED COMMERCIAL & RESIDENTIAL 13-21 JOHN STREET, LIDCOMBE NSW 2145 LEVEL 1 STORMWATER CONCEPT PLAN SHEET 2

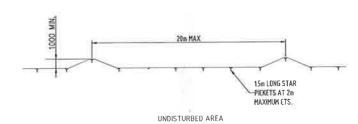
P2237 AS SHOWN @ AT SW-06A DD DS 14.12.15



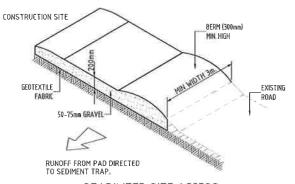








SILT FENCE (S.F.) PLAN



STABILIZED SITE ACCESS

STABILIZED SITE ACCESS **CONSTRUCTION NOTES**

- 1. STRIP TOP-SOIL AND LEVEL SITE
- 2. COMPACT SUB-GRADE

DATE 89 89 89 14.12.15 DS DO

- COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE
- CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE, MINIMUM LENGTH SHALL BE 15 METRES OR TO THE BUILDING ALIGNMENT. MINIMUM WIDTH SHALL BE 3 METRES
- 5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR SEDIMENT TRAP

SILT FENCE CONSTRUCTION NOTES

- 1. CONSTRUCT SILT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE
- 2. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND AT 2m MAX CTS
- 4. BACKFILL TRENCH OVER THE BASE OF THE FABRIC
- 5. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POST WITH WIRE TIES OR AS RECOMMENDED BY THE GEOTEXTILE MANUFACTURER
- $\mathbf{6}_{\mathrm{M}}$ Join sections of Fabric at a support post with a 150mm overlap

CONSTRUCTION SEQUENCE

WHERE POSSIBLE ALL SILT FENCES, PERIMETER BANKS, SEDIMENT BASINS AND OTHER SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE INSTALLED AS A FIRST STEP IN THE CONSTRUCTION SEQUENCE

ON SOIL:

-BACKFILL

150mmx200mm TRENCH

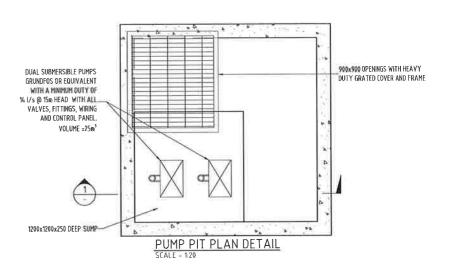
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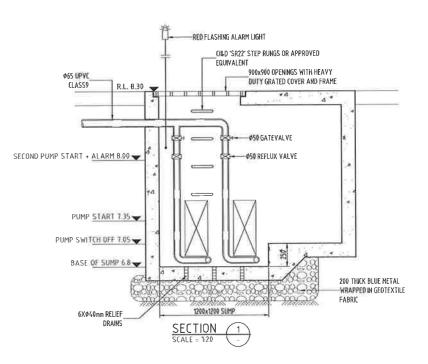
SET INTO SURFACE AND CONCRETE IN.

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:

- 1, THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE EQUAL LOAD AND PUMP
- 2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEYEL, THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEYEL IN THE TANK RISING TO APPROXIMATELY 300MM ABOYE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL,
- 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK, THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM,
- 4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- 5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AL ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TURST OSD HANDBOOK.







- - CARRY OUT CLEARING WITHIN SCOPE OF WORKS AND BULK EARTHWORKS TAKING CARE TO MINIMIZE THE EXTENT OF DISTURBANCE DURING CONSTRUCTION
- 3. CARRY OUT BULK EARTHWORKS IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN AND TAKING CARE TO MINIMIZE THE EXTENT OF DISTURBANCE
- . ALL DISTURBED AREAS ARE TO BE HYDROSEEDED AND STRAW MULCHED UPON COMPLETION OF THE BULK EARTHWORKS, SEEDED AREAS SHALL BE WATERED DURING AND AFTER CONSTRUCTION UNTIL A UNIFORMLY DISTIRBUTED BREAS SHALL BE WATERED BY SET SET ABLIEVED.
- WHILE ANY AREAS REMAIN DISTURBED (IE BEFORE AND DURING RE-VEGETATION) ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE RETAINED
- 6. AREAS WHERE DEVICES ARE REMOVED ON COMPLETION OF WORKS SHALL BE RE-INSTATED TO

DO NOT SCALE OFF DRAWINGS
FIGURED DIMENSIONS TO BE CHECKED ON SITE



RESIDENTIAL DEVELOPMENT

13-21 JOHN ST LIDCOMBE NSW

SYDNEY BUILDING CONSTRUCTIONS PTY LTD

AREA	
AREA	UNIT (m²)
SITE AREA	3,188 77 m
TOTAL COMMON OPEN SPACE	2378 m²
TOTAL LANDSCAPED	1125 m²
TOTAL DEEP SOIL AREA	1125 m²

0,3m

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RESIDENTIAL DEVELOPMENT

13-21 JOHN ST LIDCOMBE NSW

SYDNEY BUILDING CONSTRUCTIONS PTY LTD

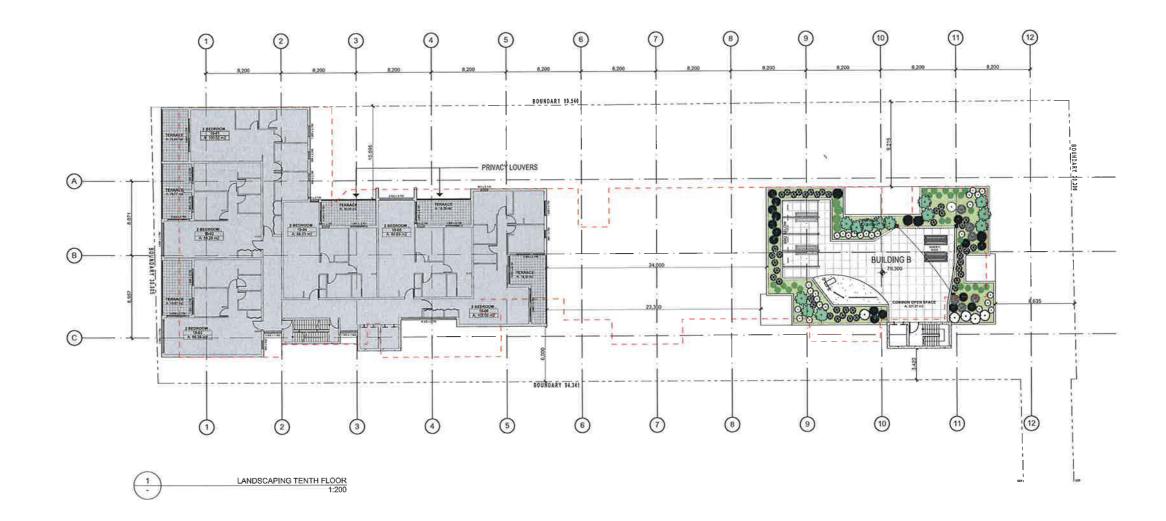
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RESIDENTIAL DEVELOPMENT

13-21 JOHN ST LIDCOMBE NSW

SYDNEY BUILDING CONSTRUCTIONS PTY LTD

Scale: 1:100@A1 1:200@A3

SYMBOL	NO:	PLANT NAME	QUANTITY	MATURED HEIGHT	POT SIZE	
	01	FRAXINUS GRIFFITHII	9	B-8 m	75 L	
2 + 4 2 + 4	02	FRAXINUS ANGUSTIFOLIA	10	10-15 m	75 L	
	03	ACMENA SMITHII	n	5-6 m	15 E	
	04	ANIGOZANTHOS FLAVIDUS	12	60 cm	151	
***	05	CASUARINA GLAUCA	₹45	12-20 m	10 L	46
	06	GREVILLEA	167	20 30 cm	15L	
	07	PIMELEA FERRUGINEA	101	1 m	201.	
\odot	08	PHOTINIA X FRASERI	14	5-10 m	20 L	
Married .	Г					1000

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SITE AREA	3,188 77 m
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SCAEVOLA 'MAUVE CLUSTERS' 0.3 m 150mm

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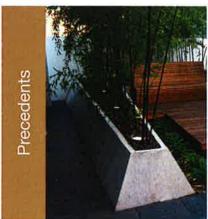
PLANT TABLE

RESIDENTIAL DEVELOPMENT

13-21 JOHN ST LIDCOMBE NSW

SYDNEY BUILDING CONSTRUCTIONS PTY LTD

Private Domain - Planting, Schedule, Precedents + Materials



Planted privacy screens, with bamboo and Trees in raised planters with cascading tall hedging plants.



planting



Private communcal courtyard terraces with high quality finishes.



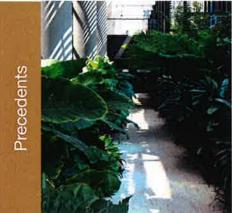
Large format paving and raised planters for screening. Private Residence -



High quality pavers to demarcate building entrances



Privacy screen planting between communal



Planting character.



Large format concrete paving The Republic 2 Apartments-Burley Katon Halliday



Low key atmospheric lighting Private Residence -



Generous planter seating walls Mirvac Rhodes-



Catalpa bignoniodes nana



Tristania 'Luscious'



Lepiderema pulchella



Bamboo privacy screen planting

PROS	POSED PLANT SCHEDULE				
PRIVA	TE DOMAIN				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	QUANTITY
Trees					
СВ	Catalpa bignonioides 'Nana'	Designer Catalpa	200L	as shown	2
EE	Elaeocarpus eumundii	Quandong	100L	as shown	11
KP	Koelreuteria paniculata	Golden Rain Tree	100L	as shown	5
LP	Lepiderema puichelia	Fine Leafed Tuckeroo	75L	as shown	15
MA	Michella alba	Pak Lan	200L	as shown	_ 1
PA	Phyllostachys aura	Golden Bamboo	300mm	as shown	10
PN	Phyllostachys nigra	Balck Bamboo	300mm	as shown	12
TS	Tristaniopsis laurina 'Luscious'	'Luscious' Water Gum		as shown	
Mass Pl	anting				
Al	Acacia cognata 'Limelight'	'Limelight' Wattle	200mm	500	N/A
As	Aeonium 'Zwartkop'	'Zwartkop' Aeonium	200mm	400	N/A
Aa	Agave attenuata	Agave	300mm	as shown	N/A
Av	Anigozanthos 'Regal Velvet'	'Regal Velvet' Kangaroo Paw	150mm	400	N/A
Ad	Asparagus densifiorus 'Myersii'	Foxtail Fern	150mm	500	N/A
Ac	Athropodlum cirrhatum	Renga-Renga Lily	150mm	400	N/A
Bv	Baeckea virgata 'Nana'	Dwarf Baeckea	150mm	500	N/A
Co	Crassula ovata 'Gollum'	'Gollum' Jade Tree	150mm	500	N/A
DI	Dianella caerulea 'Lucia'	'Lucia' Flax Lily	150mm	500	N/A
Dr	Dietes robinsonlana	Weding Lily	200mm	500	N/A
Gf	Grevillea 'Fireworks'	'Fireworks' Grevillea	200mm	500	N/A
Hh	Hemerocallis 'Happy Returns'	'Happy Returns' Day Lliy	150mm	400	N/A
LI	Liriope muscari "Isabella"	'Isabella' Lily Turf	150mm	300	N/A
Li	Liriope muscari 'Just Right'	'Just Right' Lily Turf	150mm	300	N/A
Px	Philodendron 'Xanadu'	'Xanadu' Philodendron	200mm	600	N/A
Pt	Pittosporum tobira 'Miss Muffet'	'Miss Muffet' Pittosporum	200mm	500	N/A
Ri	Raphiolepis 'Snow Maiden'	'Snow Maiden' Indian Hawthorn	200mm	500	N/A
Tv	Tulbaghia violacea	Society Farlic	150mm	300	N/A
Wf	Westringia fruticosa 'Aussie Box'	'Aussie Box' Westringia	200mm	500	N/A

Preliminary

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PACTOR	ENTE				1000
7904			15/12/2015	here. A	
LAN		CAPING PRECE	DENTS	•	

LANDSCAPE AREAS

TOTAL LANDSCAPED

TOTAL DEEP SOIL AREA

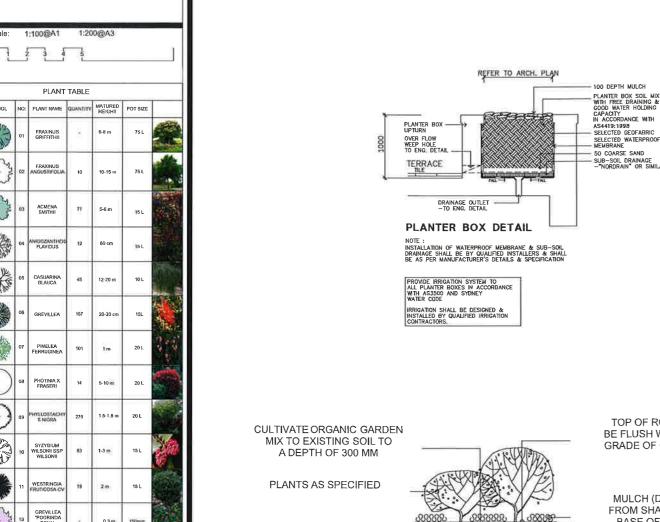


20 / 58-64 FRANCES ST, LIDCOMBE, NSW, 2141

RESIDENTIAL DEVELOPMENT

13-21 JOHN ST LIDCOMBE NSW

SYDNEY BUILDING CONSTRUCTIONS PTY LTD



GARDEN BED PLANTING

TOP OF ROOT BALL TO BE FLUSH WITH FINISHED GRADE OF GARDEN SOIL.

MULCH (DEPTH 75 MM). FROM SHALLOW DISH TO BASE OF PLANT/TREE

RIP SUBGRADE TO MIN. DEPTH OF 100 MM

NOT FOR CONSTRUCTION

TREE AS SPECIFIED .

TOP OF ROOT BALL TO BE FLUSH WITH FINISHED GRADE OF GARDEN SOIL

CULTIVATE ORGANIC GARDEN
MIX TO EXISTING SOIL TO
A DEPTH OF EQIVALENT TO DEPTH OF
ROOT BALL AND MIN. 3 X WIDTH OF
ROOT BALL

NOT FOR CONSTRUCTION

VIRO - TUBE SPECIES INSTALL STAKED GURADS TO EACH PLANT

TREE PLANTING

HAND AND SPRAY EXISITING VEGETATION TO REMOVE EXISITING EXOTIC SPECIES.

HESSIAN TIE TIED IN

AND STAPLED TO STAKES

HARDWOOD STAKES

(50X50X1800 MM)

MULCH (DEPTH 75 MM). FROM SHALLOW DISH TO

BASE OF PLANT/TREE

RIP SUBGRADE TO MIN.

DEPTH OF 100 MM

ENSURE MINIMUM DISTURBANCE TO EXISTING SUBGRADE

MULCH (DEPTH 100 MM). FROM SHALLOW DISH TO BASE OF PLANT

NOT FOR CONSTRUCTION

INDIGENOUS MASS PLANTING

TURF

LAY TO TOPSOIL
BUTT ROLLS TOGETHER
CULTIVATE SUBGRADE TO
DEPTH OF 100 MM
SPREAD TOPSOIL TO
DEPTH OF 50 MM
SUBGRADE

NOT FOR CONSTRUCTION

MORTAR GAP (10 MM)

SPECIFIED TILES

TILE ADHESIVE

CONCRETE SLAB

(TO ENG DETAIL)

NOT FOR CONSTRUCTION

TILING TO CONCRETE SLAB

0.3m LANDSCAPE AREAS 1125 m² TOTAL LANDSCAPED TOTAL DEEP SOIL AREA 15/12/2015 LANDSCAPING DETAILS "ISSUED FOR REVISED DA



