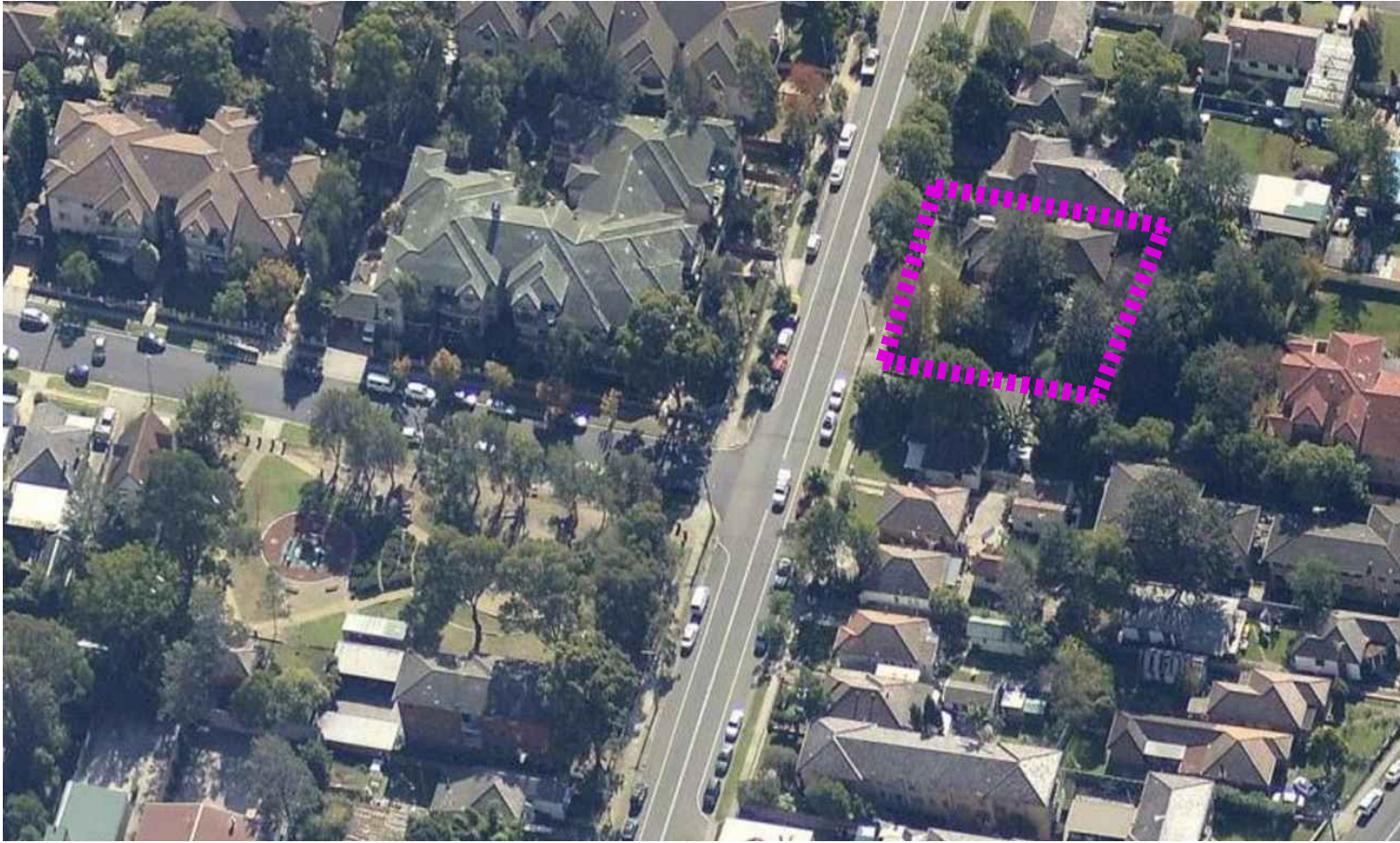


DEVELOPMENT APPLICATION FOR AN INFILL
AFFORDABLE HOUSING (MULTI-UNIT) DEVELOPMENT

PROJECT 838

aerial photo



location map



total site area		2304.90 sq.m			
zoning		R4		site cover	
allowable floor space ratio		1.2:1		communal open space	
allowable area		2765.88 sq.m		soft soil area	
affordable housing bonus		0.5:1		planter areas	
total allowable floor space ratio		3918.33 sq.m		total landscaped area	
unit number	floor	gross floor area (sq.m)	balcony / courtyard	storage (cu.m)	no. of beds
101	ground	98.00	18.00	8.10	2
102	ground	91.00	18.00	9.50	2
103	ground	43.20	18.00	9.50	studio
104	ground	61.60	18.00	9.50	1
105	ground	40.00	15.60	9.50	studio
106	ground	65.00	11.50	6.20	1
107	ground	77.70	25.20	8.10	2
108	ground	60.60	20.00	6.20	1
109	ground	74.40	19.00	8.10	2
circulation	ground	79.10			
total area _ground		690.60 sq.m			
total amount of units _ground		9 units (4 x 2 bedroom + 3 x 1 bedroom + 2 x studio)			
201	first	60.80	10.50	6.20	1
202	first	64.70	10.50	8.10	1
203	first	68.30	10.50	8.10	1
204	first	40.70	10.50	9.70	studio
205	first	61.00	10.50	7.50	1
206	first	40.70	10.50	7.50	studio
207	first	61.30	11.90	7.50	1
208	first	77.70	17.00	9.50	2
209	first	60.60	13.60	7.90	1
210	first	74.40	14.50	10.90	2
circulation	first	29.00			
total area _first		639.20 sq.m			
total amount of units _first		10 units (2 x 2 bedroom + 6 x 1 bedroom + 2 x studio)			

development data

unit number	floor	gross floor area (sq.m)	balcony / courtyard	storage (cu.m)	no. of beds	
301	second	60.80	10.50	6.80	1	
302	second	64.70	10.50	6.80	1	
303	second	68.30	10.50	6.00	1	
304	second	40.70	10.50	6.50	studio	
305	second	61.00	10.50	6.50	1	
306	second	40.70	10.50	6.50	studio	
307	second	61.30	11.90	6.50	1	
308	second	77.70	17.00	8.10	2	
309	second	60.60	13.60	7.50	1	
310	second	74.40	14.50	10.10	2	
circulation		29.00				
total area _second		639.20	sq.m			
total amount of units _second		10 units (2 x 2 bedroom + 6 x 1 bedroom + 2 x studio)				
401	third	82.70	10.50	10.10	2	
402	third	98.60	10.50	8.90	2	
403	third	81.70	10.50	6.80	1	
404	third	66.40	10.50	7.50	1	
405	third	98.90	10.50	8.10	2	
406	third	62.40	10.50	6.50	1	
407	third	85.00	10.50	9.75	2	
408	third	85.00	10.00	8.90	2	
409	third	85.00	10.50	8.90	2	
410	third	85.00	10.50	8.50	2	
411	third	85.00	10.50	8.10	2	
412	third	64.00	10.50	6.50	1	
circulation		59.00				
total area _third		1038.00	sq.m			
total amount of units _third		12 units (8 x 2 bedroom + 4 x 1 bedroom)				
total building area		3007.00 sq.m				
total amount of units		41 units (16 x 2 bedroom + 19 x 1 bedroom + 6 x studio)				

drawing list

838_01	cover sheet + development data	na
838_02	site plan	1:200
838_03	site analysis plan	1:500
838_04	basement parking layout	1:100
838_05	ground floor layout	1:100
838_06	level one layout	1:100
838_07	level two layout	1:100
838_08	level three layout	1:100
838_09	attic layout	1:100
838_10	roof plan	1:200
838_11	adaptable units	1:100
838_12	elevations -	1:100
838_13	elevations -	1:100
838_14	section + ramp details	1:100
838_15	draft strata plan, photomontage + schedule of finishes	n/a
838_16	shadow analysis - 9.00am	1:100
838_17	shadow analysis - 12 noon	1:100
838_18	shadow analysis - 3.00 pm	1:100
838_19	window schedule	n/a
838_20	proposed waste + construction management plan	1:200

basix

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads 3 star(>4.5but<=6L/min)	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 5 star
Appliances:	Dishwashers 3.5 water star rating			
ENERGY				
REFER TO APPROVED BASIX				
Hot water system:		Gas – Instantaneous – 6.00 Stars		
Bathroom ventilation system:		Individual fan, ducted to facade or roof manual switch on/off		
Kitchen ventilation system:		Individual fan, not ducted manual switch on/off		
Laundry ventilation system:		Individual fan, ducted to facade or roof manual switch on/off		
Cooling system:		3-Phase – EER 3.0-3.5 to living areas only		
Heating system:		3-Phase – EER 3.0-3.5 to living areas only		
Artificial lighting:		As per BASIX		
Natural lighting:		As per BASIX		
Appliances:		Gas cooktop + electric oven in the kitchen of the dwellings		
		Dishwashers: 3.5 star Energy Rating		
COMMON AREAS		Refer to approved BASIX certificate		

street perspective



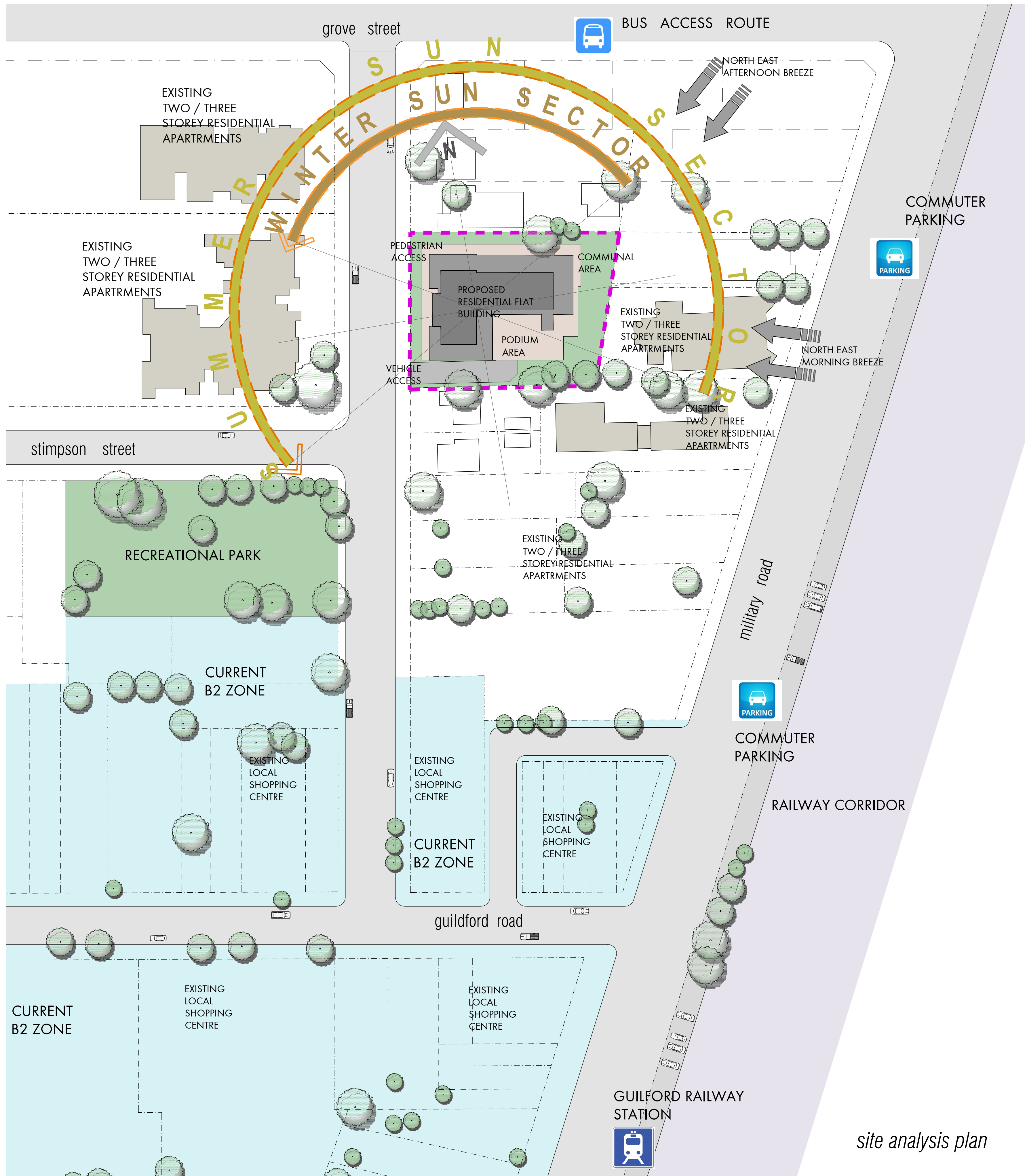
alkira (bright + sunny)

ardesign
ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM

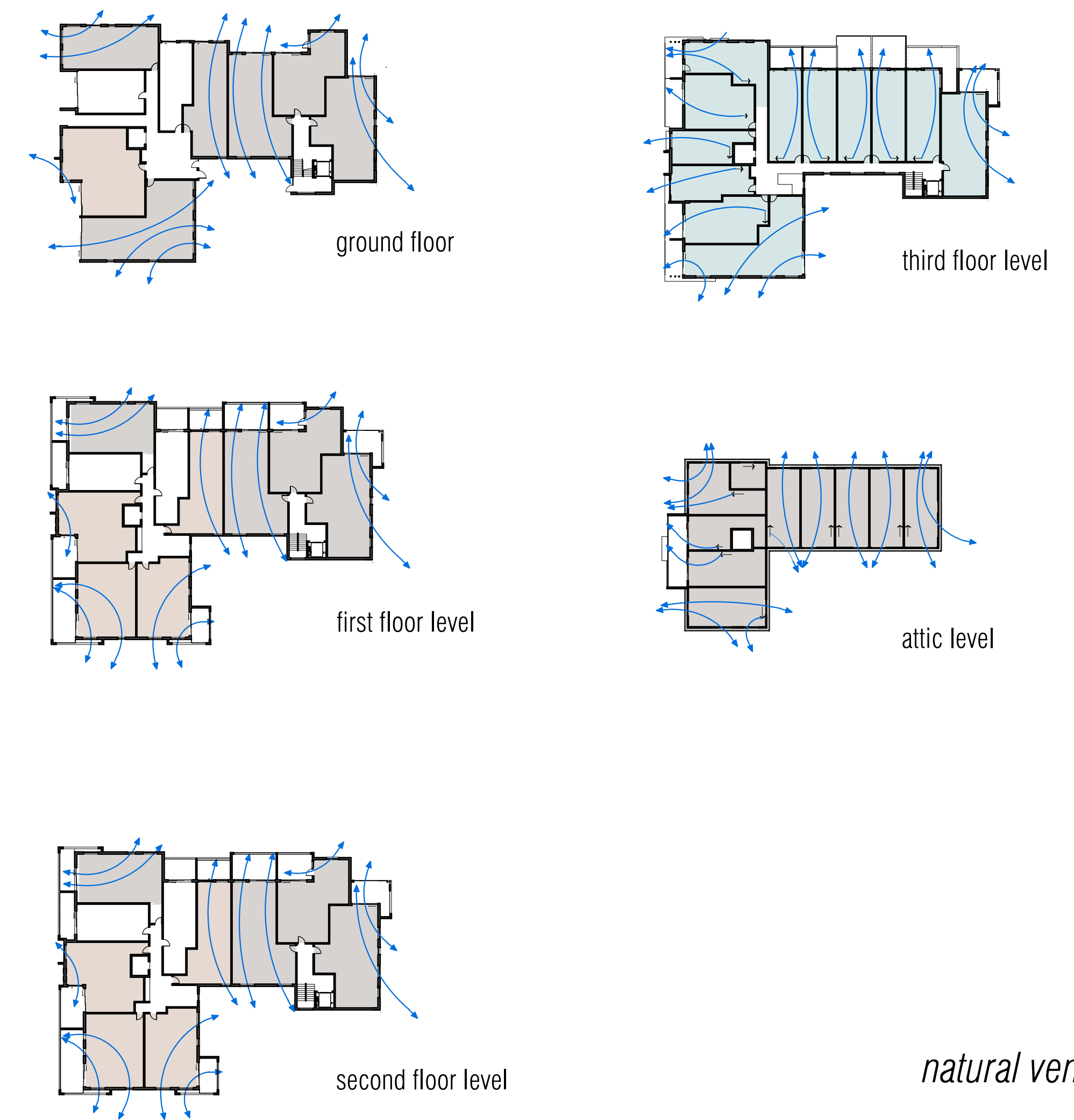
70 - 74 O'Neill Street, Guildford

Client: Richmond PRA

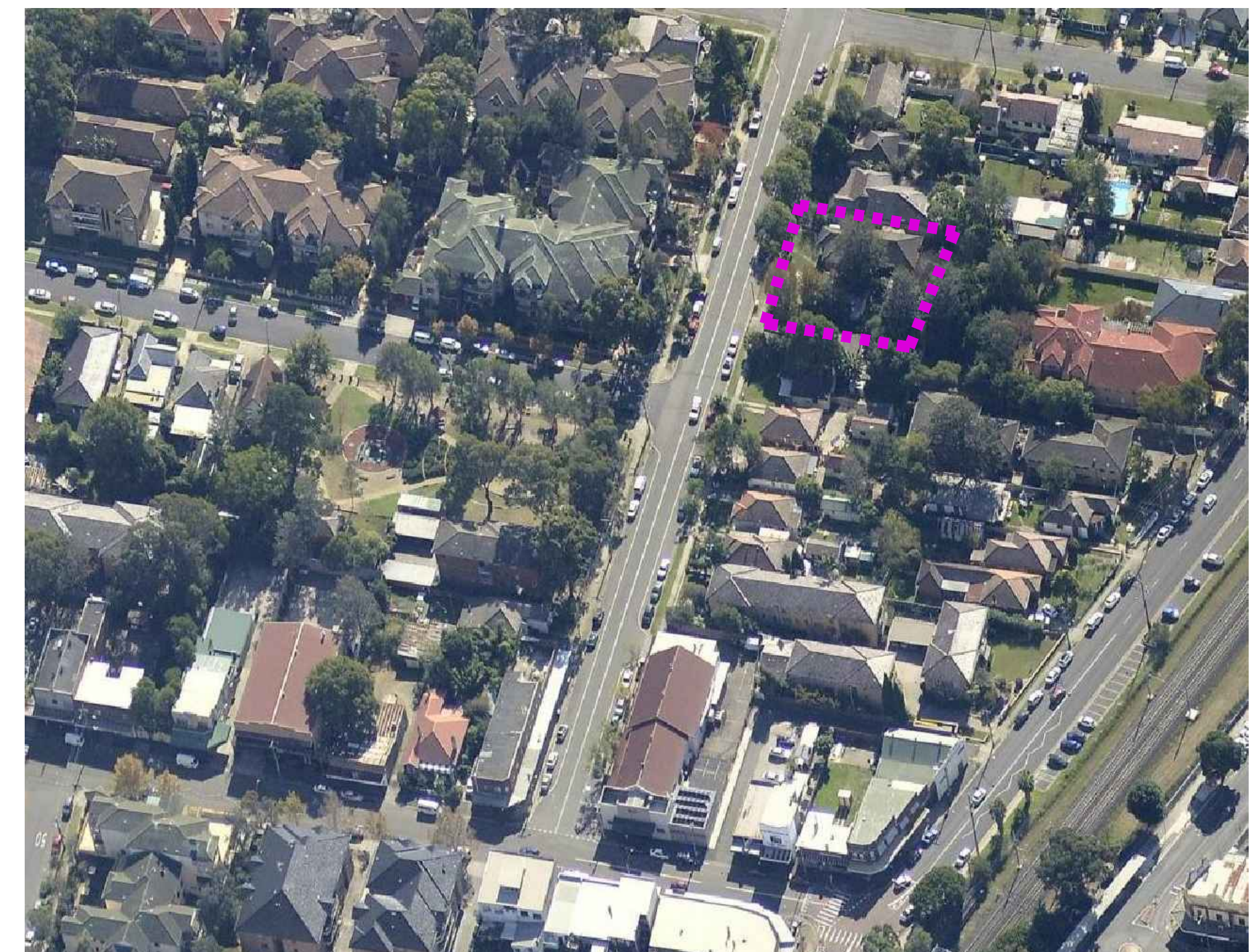
design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park
p: 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au



site analysis plan

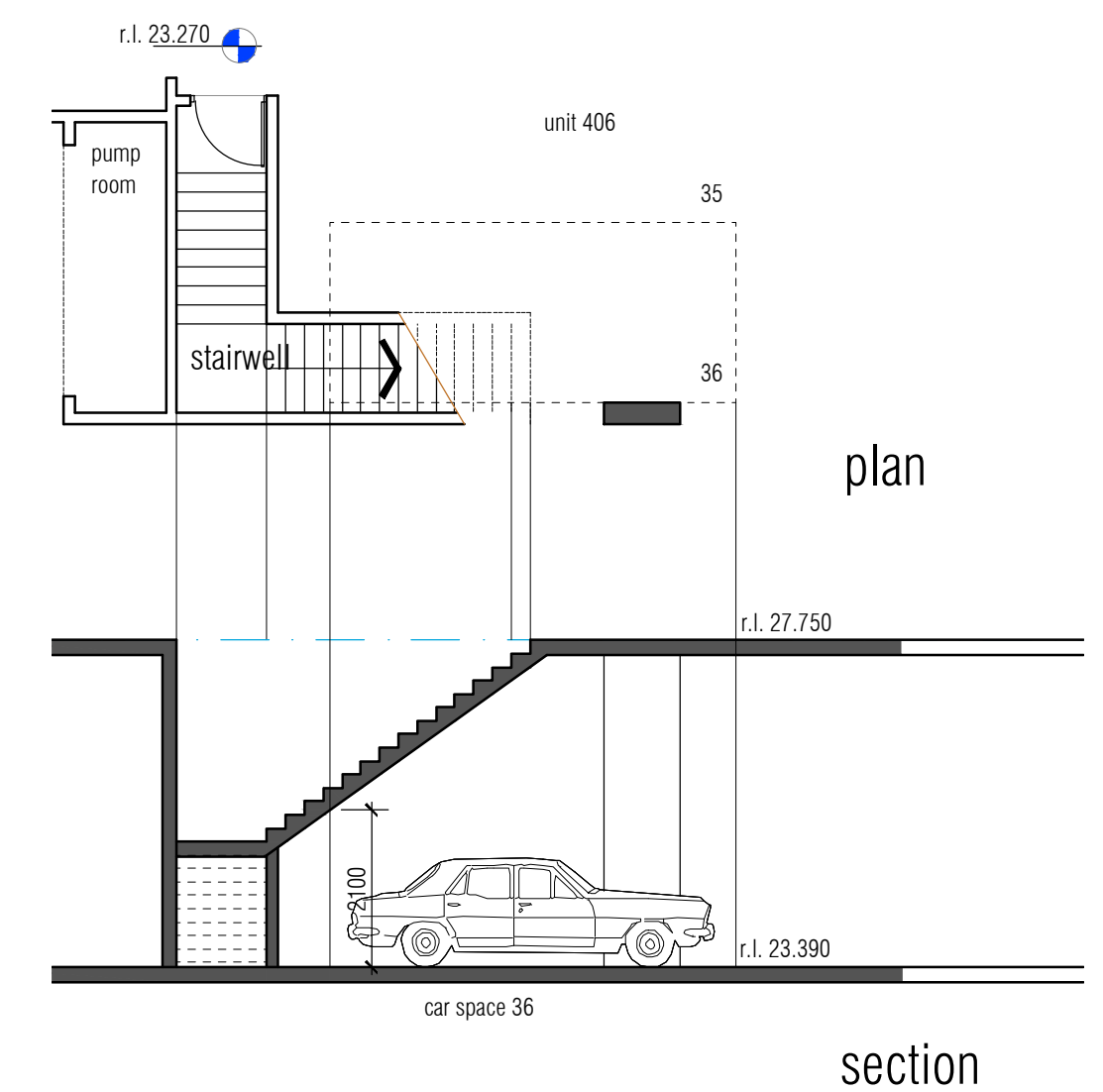
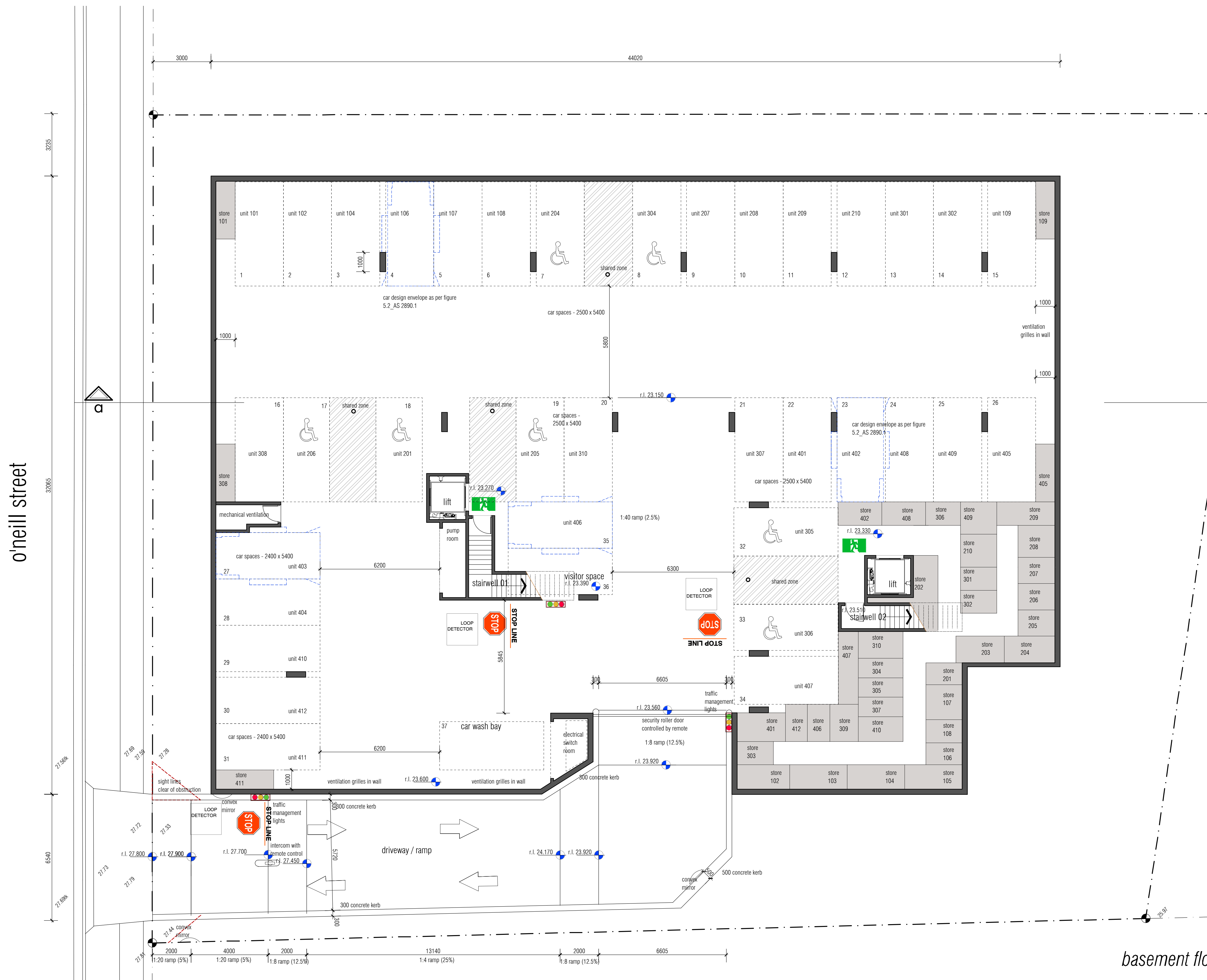


natural ventilation analysis



ground floor level

studio	6.00			
1 bedroom	19.00			
2 bedroom	16.00			
3 bedroom	0.00			
total units provided	41.00			
storage requirements				
studio dwellings	6.00	cu.m	36.00	cu.m required
1 bedroom	6.00	cu.m	114.00	cu.m required
2 bedroom	8.00	cu.m	128.00	cu.m required
3 bedroom	10.00	cu.m	0.00	cu.m required
car parking requirements				
studio / 1 bedroom	0.50	spaces	7.50	spaces required
2 bedroom	1.00	spaces	16.00	spaces required
3 bedroom	1.50	spaces	0.00	spaces required
required parking			23.50	spaces required
spaces provided			37.00	spaces provided



basement floor level

date:	no.:	amd	comments	date:	no.:	amd	comments	surveyor	north:	project:	client:	drawing:	ardesign		issue date:	job no.
10.03.2015	15	r.a.a.	response for jip	27.11.2014	10	r.a.a.	suggested services location layout			proposed in-fill affordable housing (multi unit) development at 70- 74 d'neill street, guilford ; lots 12 - 14 in d.p. 9748	richmond pra			ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM	04.06.2015	
12.02.2015	14	r.a.a.	response to council referral letter	03.09.2014	09	r.a.a.	revised council issue								scale:	1:100
30.01.2015	13	r.a.a.	council issue	23.07.2014	08	r.a.a.	council issue								drawn by:	r.a.a.
28.01.2015	12	r.a.a.	issue to consultants	03.06.2015	17	r.a.a.	response to traffic issues								sheet no.:	838_04
23.01.2015	11	r.a.a.	amended as per council requirements	23.03.2015	16	r.a.a.	response to jip + traffic			notes: do not scale the drawing, verify all dimensions before commencing any work. this drawing and design shown herein shall remain the property of ardesign and is not to be copied or reproduced without written permission.				p. 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au	issue :	17

Architectural floor plan of the first floor level. The plan shows a central corridor system with rooms on either side. Rooms are numbered 201 through 210, with their respective areas in square meters. The plan includes balconies, stairwells, lifts, and service areas. The layout is symmetrical around a central vertical axis. The plan is enclosed in a dashed rectangular boundary with a north arrow pointing upwards.

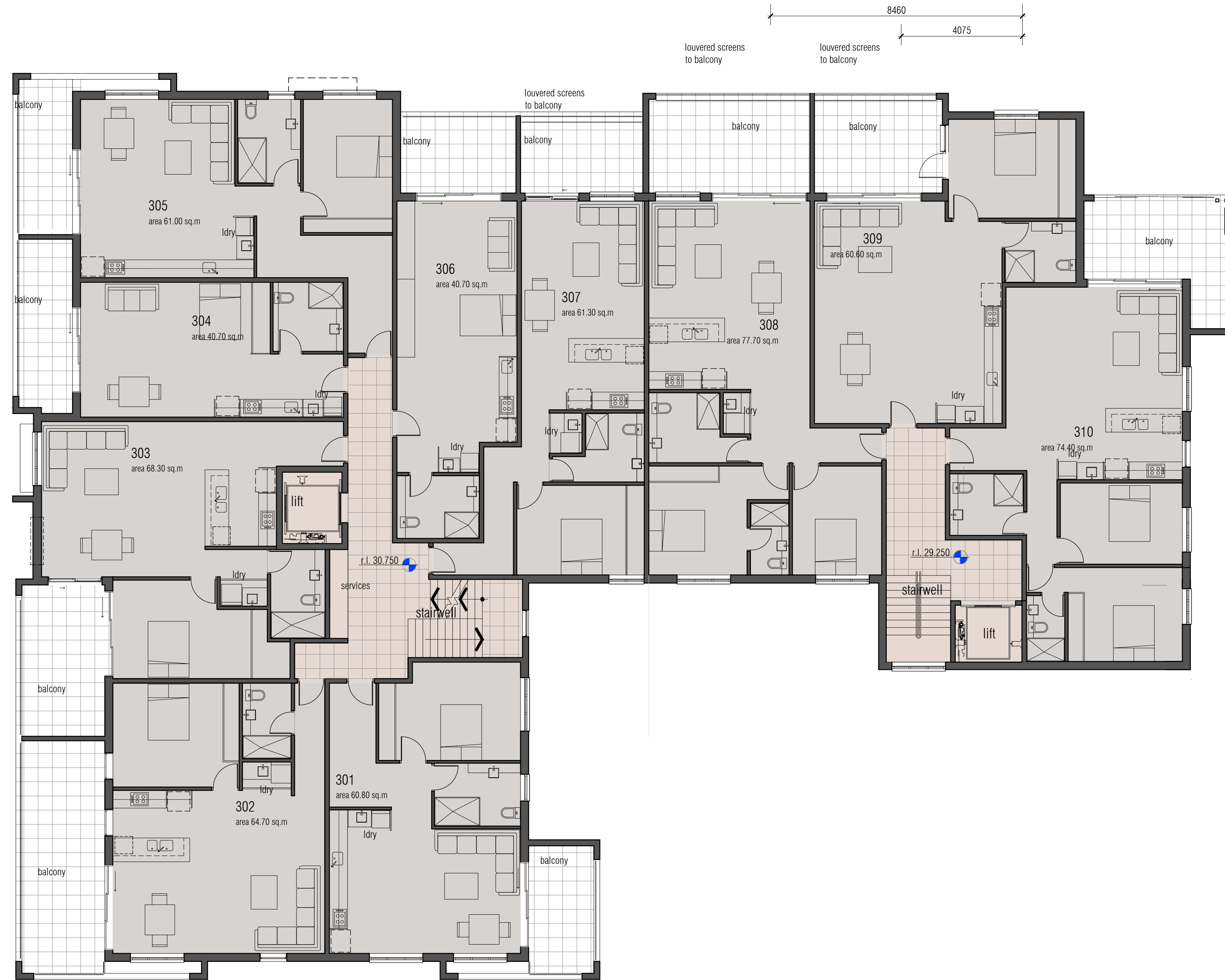
Room Number	Area (sq.m)
201	60.80
202	64.70
203	68.30
204	40.70
205	61.00
206	40.70
207	61.30
208	77.70
209	60.60
210	74.40

first floor level

first floor level

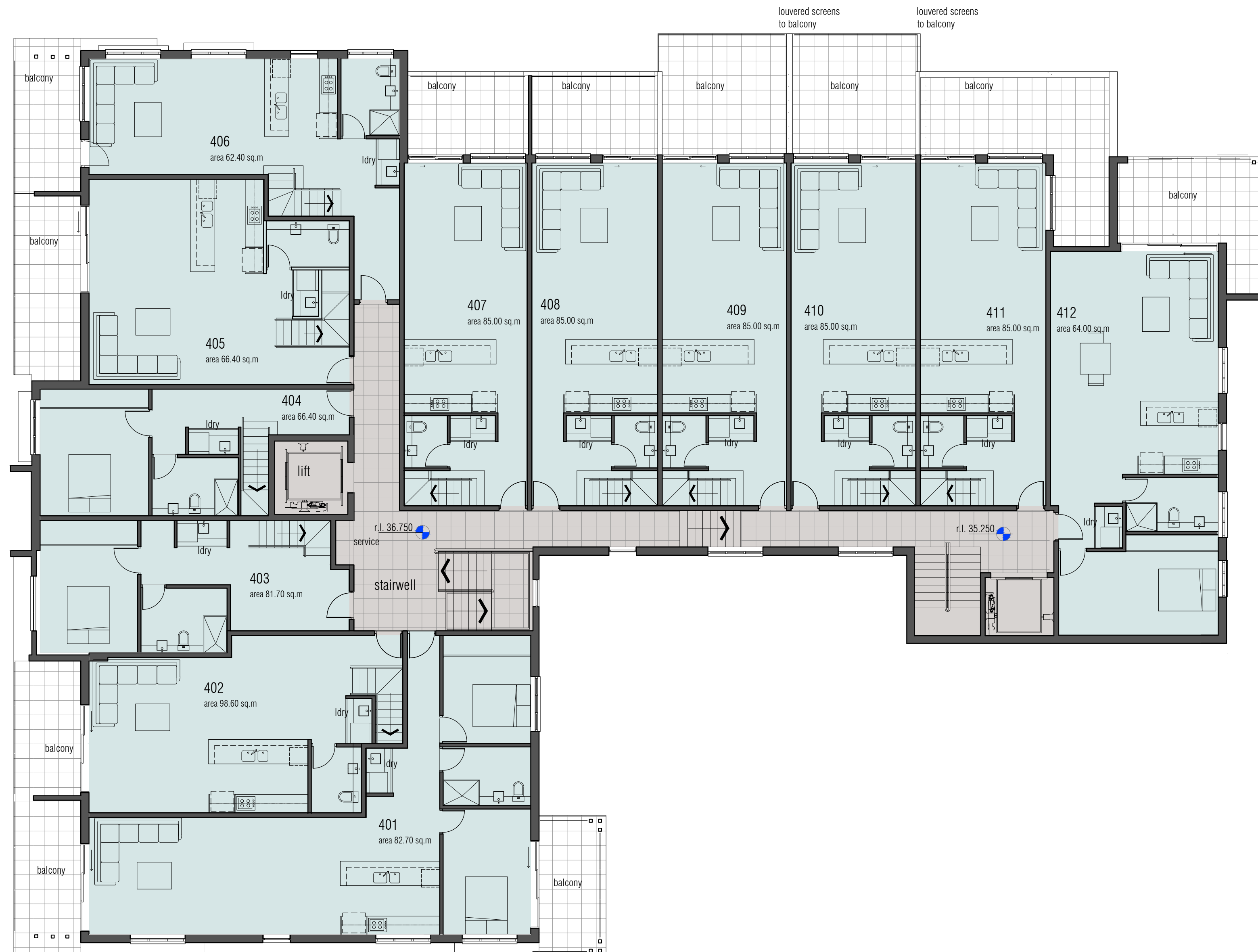
date:				no.:				amd				comments				date:				no.:				amd				comments				surveyor				north:				project:				client:				drawing:				ardesign				ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM				issue date:				10.03.2015				job no.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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o'neill street



second floor level

o'neill street



third floor level

date:	no.:	amd	comments	date:	no.:	amd	comments
10.03.2015	15	r.a.a.	response for jyp				
12.02.2015	14	r.a.a.	response to council deferral letter				
30.01.2015	13	r.a.a.	council issue				
28.01.2015	12	r.a.a.	issue to consultants				
23.01.2015	11	r.a.a.	amended as per council requirements				

surveyor

north:



project:
proposed in-fill affordable housing (multi unit) development at
70- 74 o'neill street, guildford ; lots 12 - 14 in d.p. 9748

client:
richmond pra

drawing:

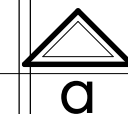
ardesign ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM
design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park
p: 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au

issue date: 10.03.2015
scale: 1:100
drawn by: r.a.a.
sheet no.: 838_08
issue: 75

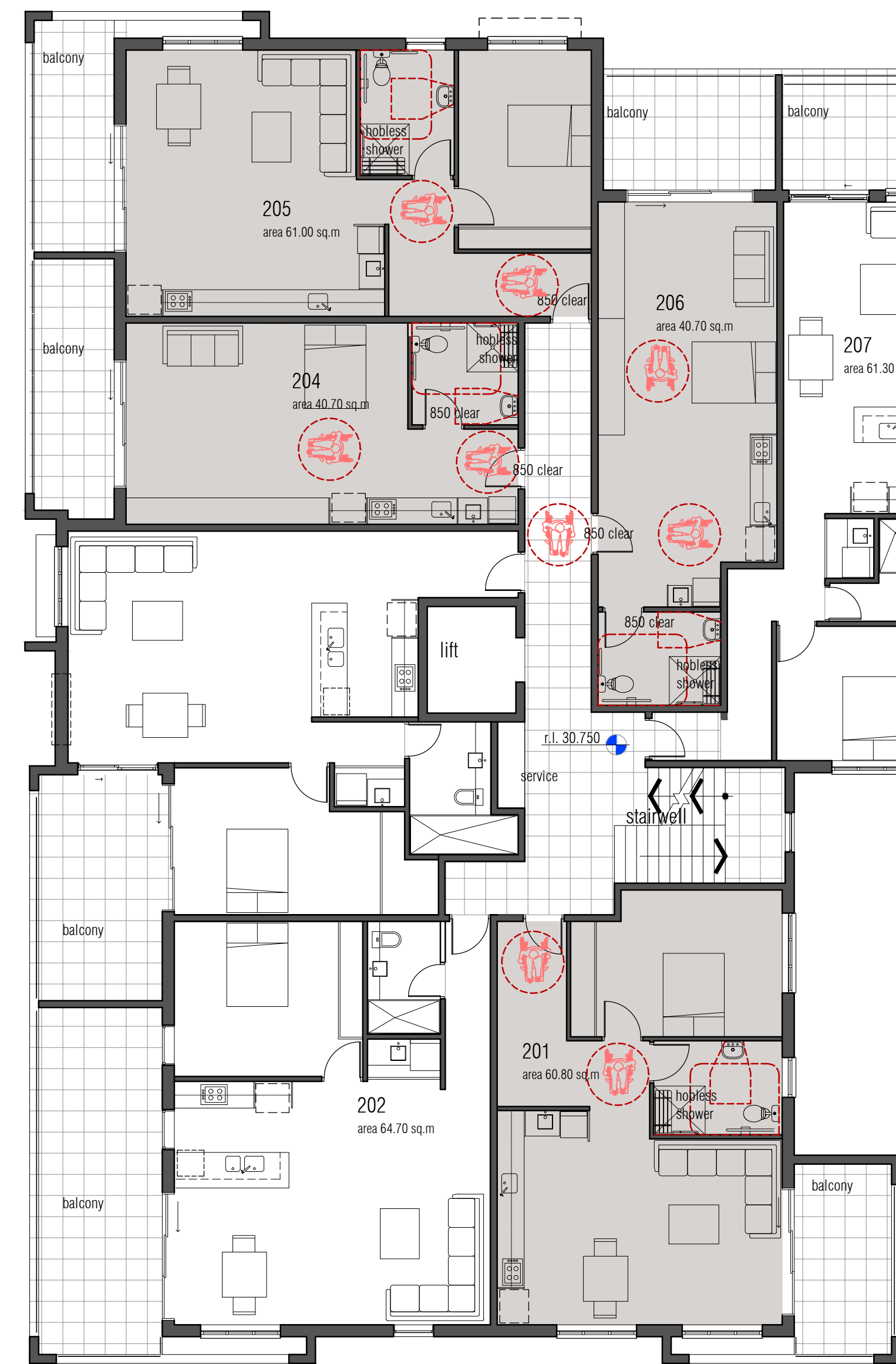
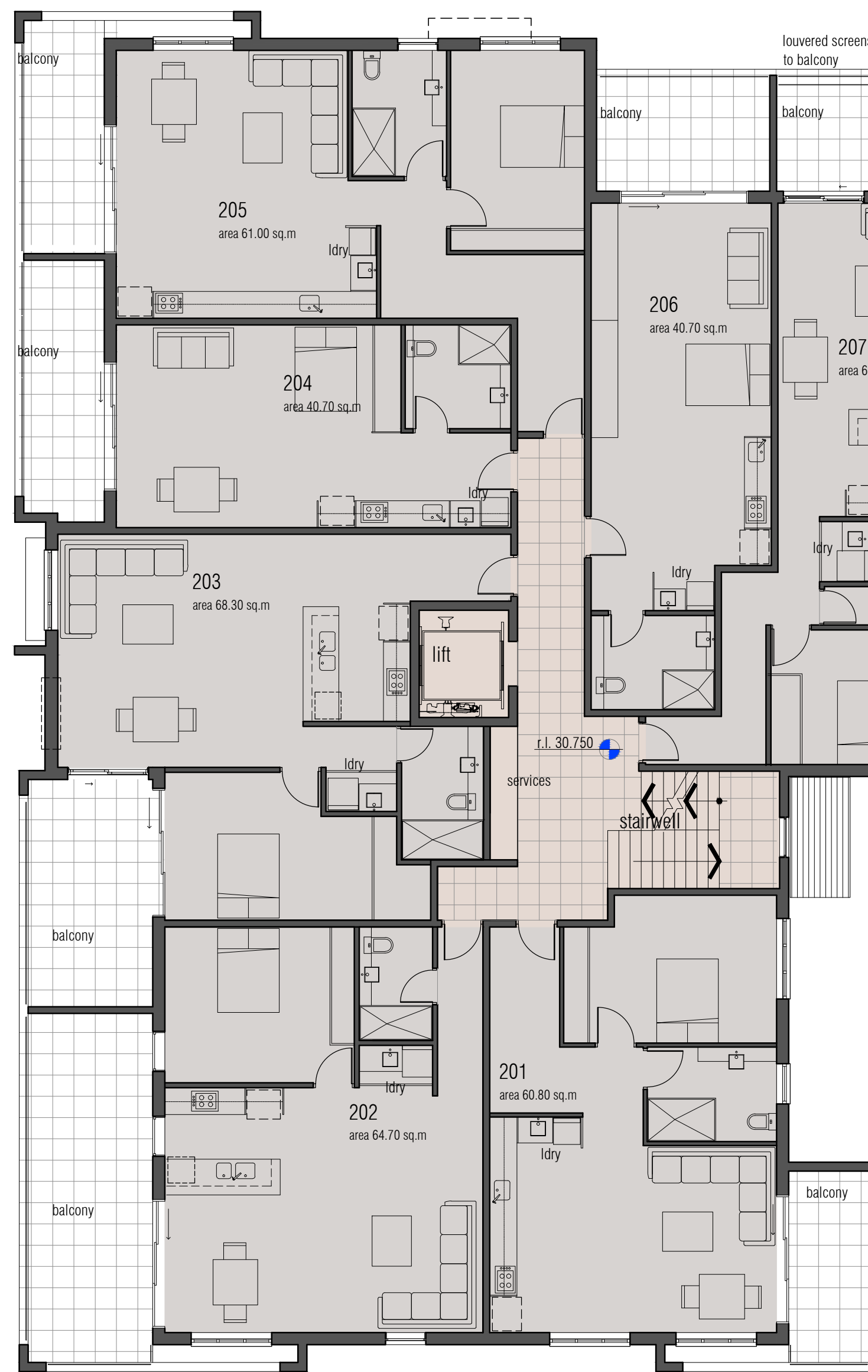
job no.

838

o'neill street



attic floor level



adaptable housing class B:
All essential, and minimum 50% desirable features incorporated, including all those noted "first priority"

general notes

- 50mm ramped threshold to external sliding doors
- all floor surfaces to be slip resistant in accordance with AS/NZS 3661.1
- door openings to be positioned in wall to allow circulation adjacent to the doorway in accordance with AS 1428.1

electrical notes

- hot water system to deliver hot water at a maximum of 50 deg. in accordance with AS4299
- electrical distribution board to be located within the unit and be accessible
- allow for illumination levels in accordance with AS4299
- switch and power points to be located in accordance with AS4299
- a telephone outlet to be provided in the lounge/dining area adjacent to a GPO

laundry notes

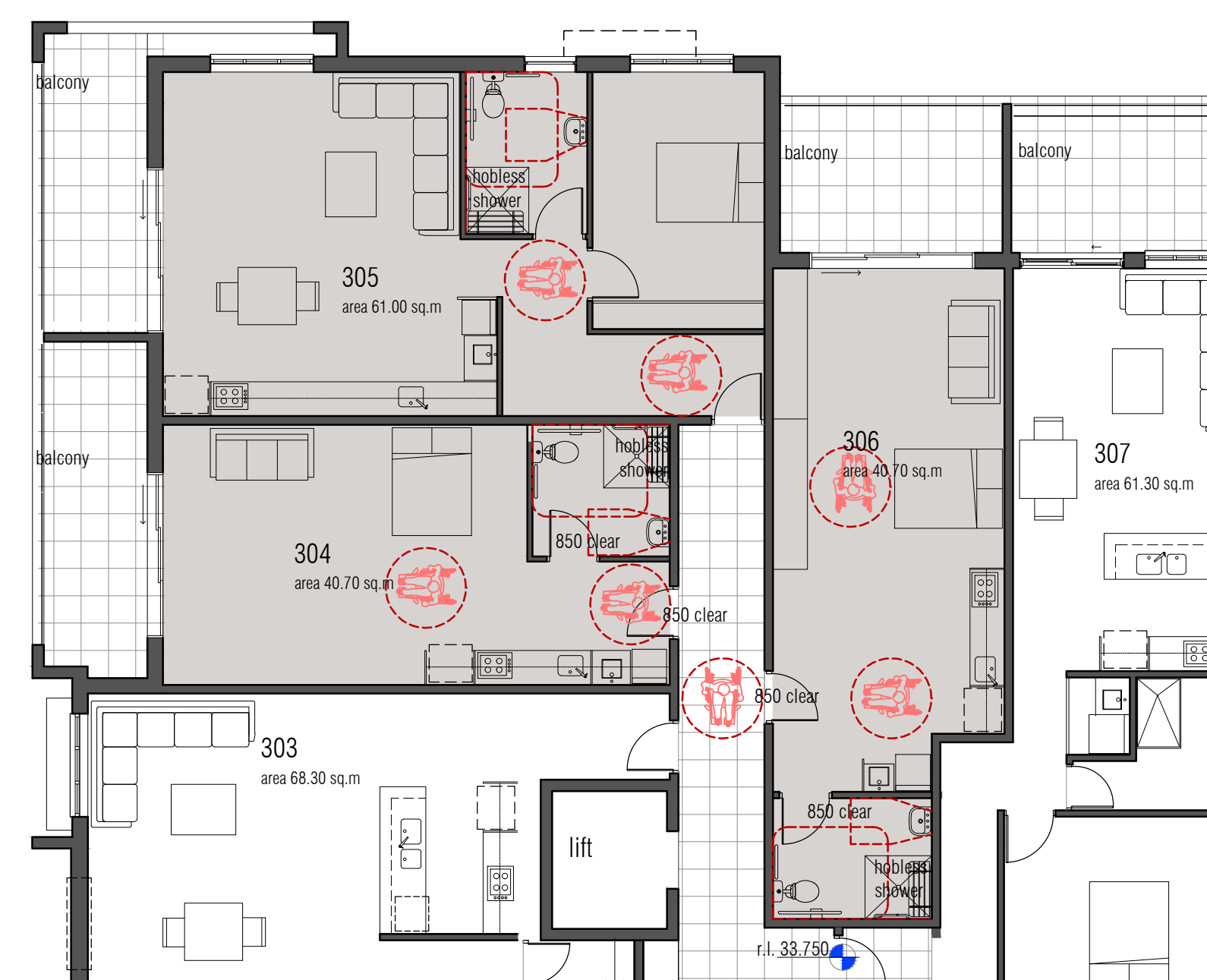
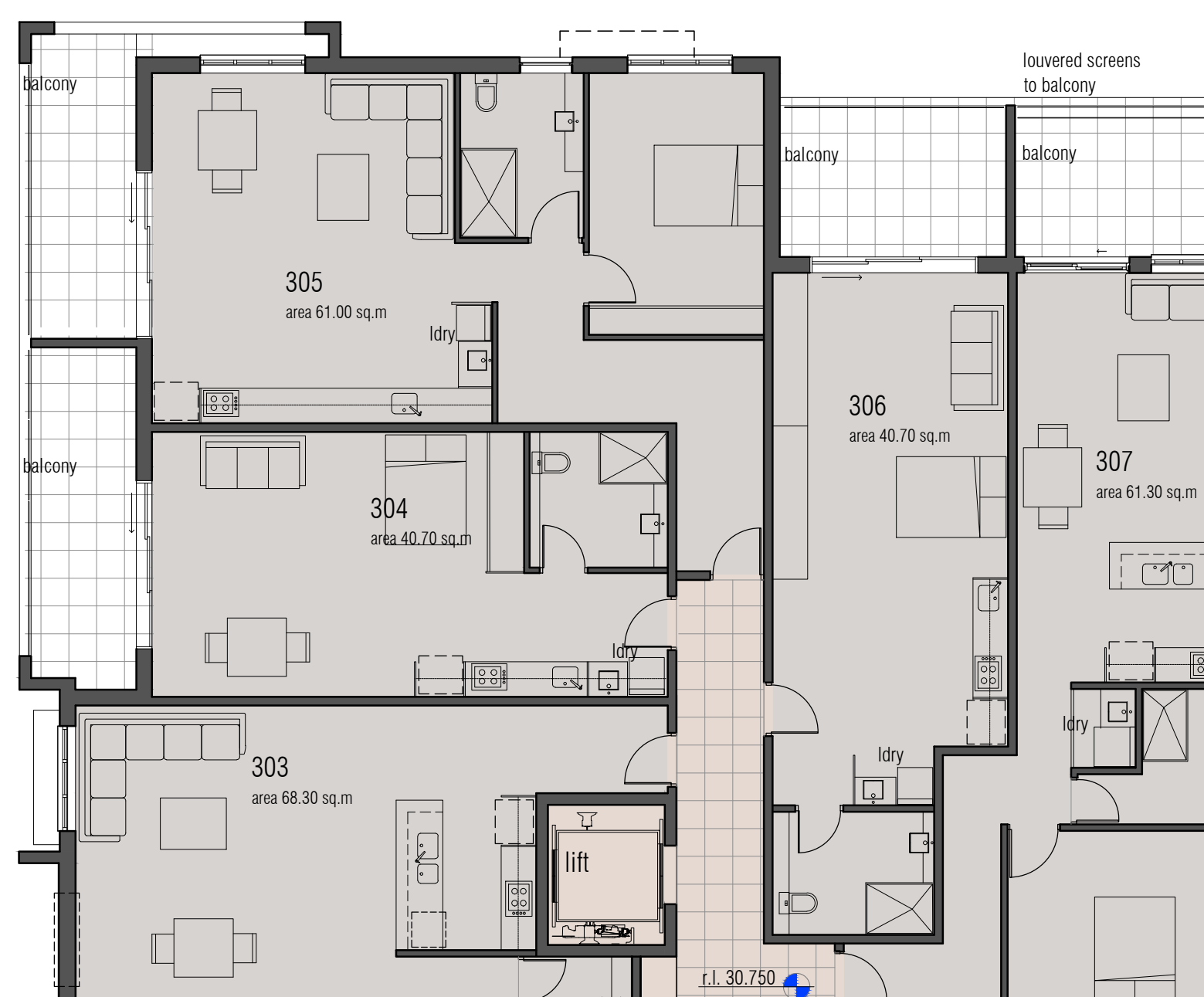
- laundry tub dimension and height to comply with AS4299
- taps to be provided at side of laundry tub
- provide double GPO

- bathroom notes

- selected slip resistant ceramic floor tiles laid to fall on screed, provide waterproof membrane in accordance with AS 3740 1994
- tap sets to be capstan or lever handles with single outlet
- locate toilet paper holder in accordance with AS 1428.1
- provide for adjustable, detachable hand held shower rose mounted on slider grab rail, clearance and heights to be in accordance with AS 1428.1
- vanity clearance to comply with AS 1428.1

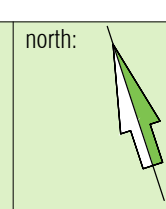
kitchen notes

- kitchen sink bowl 150mm deep
- sink + adjacent work space to be adjustable in height (750-850mm) or replaceable
- install floor/wall tiling under + behind removable /adjustable kitchen benches
- tap set shall be capstan or lever handles / mixer
- cook tops to include isolating switch
- tap set located within 300mm of front of sink
- provision to be made for a microwave shelf to installed or replaced at a height between 750 - 1200mm



date:	no.:	amd	comments	date:	no.:	amd	comments
10.03.2015	15	<i>r.a.a.</i>	response for jrp				
12.02.2015	14	<i>r.a.a.</i>	response to council deferral letter				
30.01.2015	13	<i>r.a.a.</i>	council issue				
28.01.2015	12	<i>r.a.a.</i>	issue to consultants				
23.01.2015	11	<i>r.a.a.</i>	amended as per council requirements				

surveyor



project:
proposed in-fill affordable housing (multi unit) development at
70- 74 o'neill street, guildford ; lots 12 - 14 in d.p. 9748

client:
richmond pra

drawing:

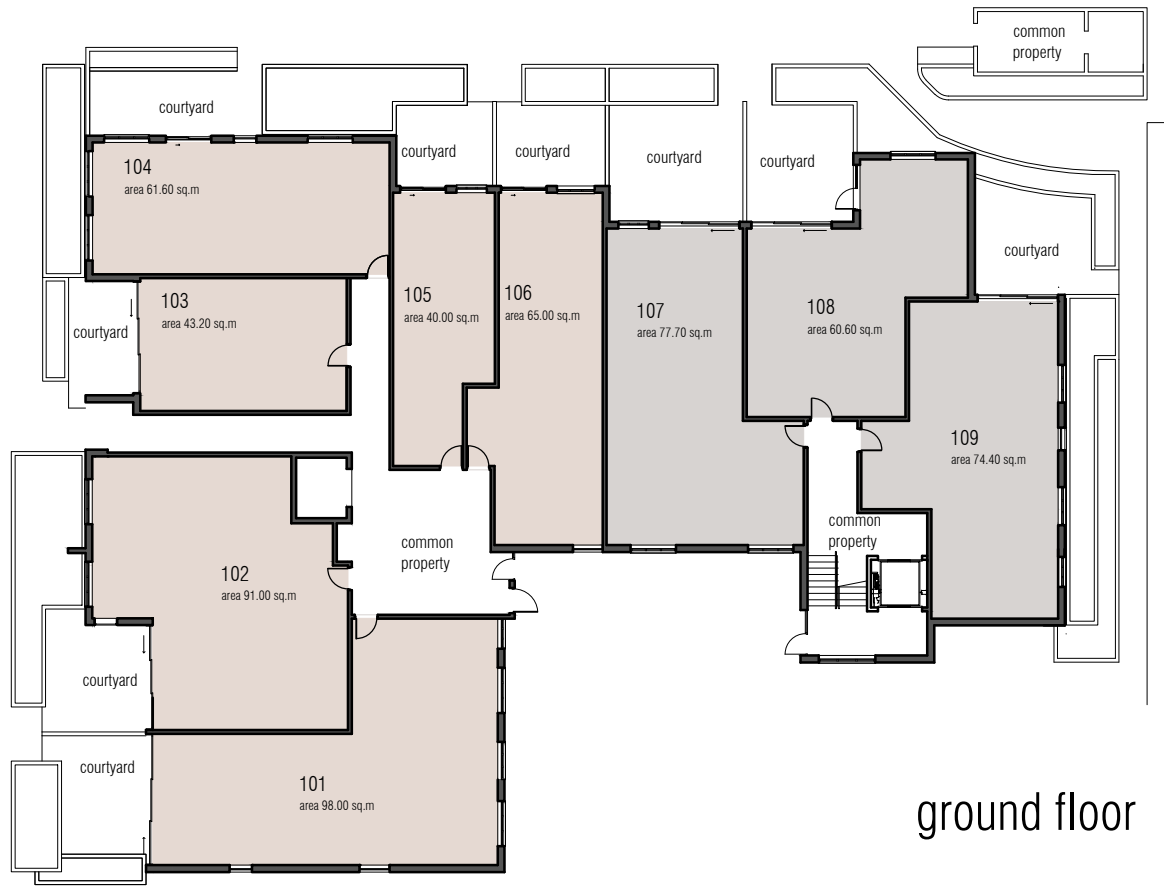
ardesign ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM
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Issue date: 10.03.2015
 Sale: 1:100
 Drawn by: r.a.a.
 Sheet no.: 838_11
 Issue: 15

job no.
838



perspective



ground floor



third floor level



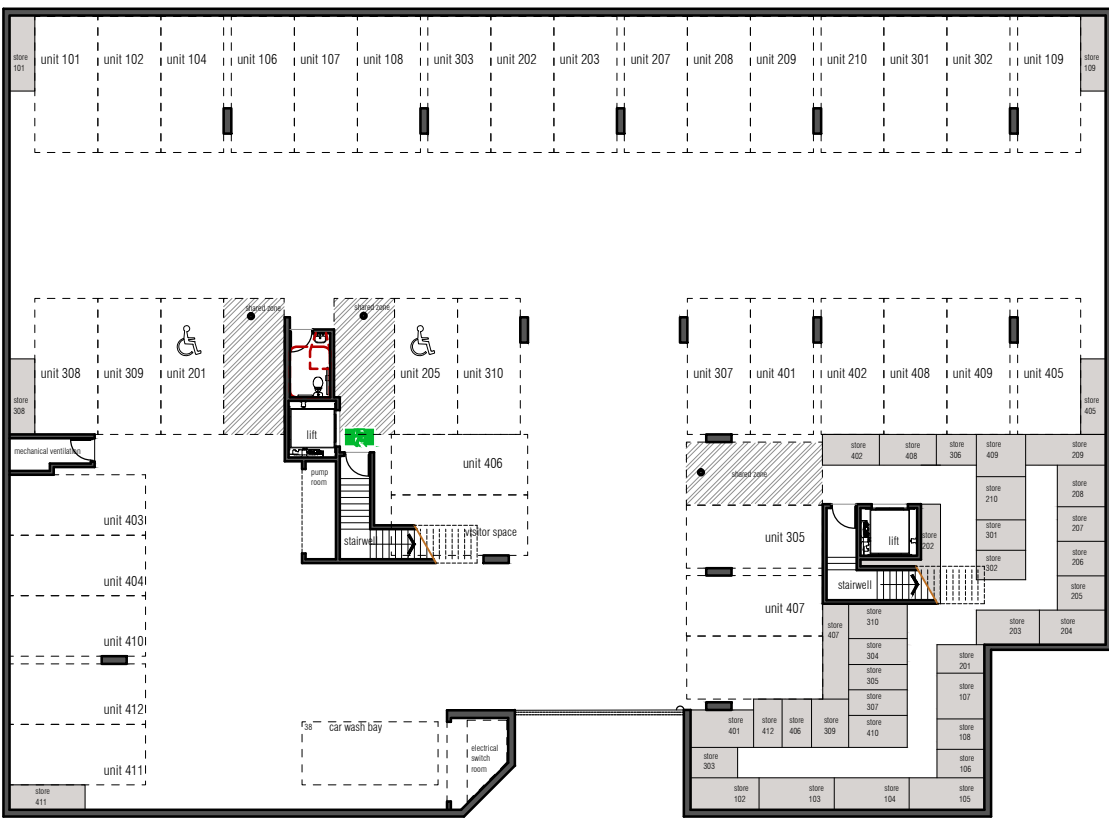
first floor level



attic level



second floor level



basement level



alkira

key

- 01 masonry wall cement rendered - painted 'dulux whisper white'
- 02 selected powdercoated aluminium louvres - powdercoat 'monument grey'
- 03 selected alucobond panel facade
- 04 selected facebrick wall 'boral blue rio'
- 05 selected aluminum framed fixed windows
- 06 selected aluminum framed sliding windows
- 07 selected composite panel feature fascade
- 08 selected aluminum framed sliding glass door
- 09 residential main entry
- 10 rendered planter box + courtyard fencing - dulux 'whisper white'
- 11 selected balustrade with glass infill panel
- 12 feature metal columns painted gloss dulux 'grey pail'
- 13 masonry wall cement rendered - painted 'dulux hog bristle'
- 14 selected aluminum slat fencing and screening colour 'light oak'

schedule of finishes



view from courtyard

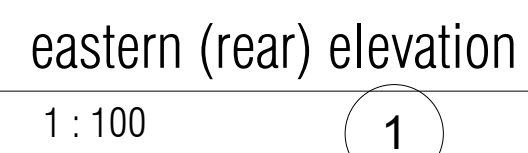
draft strata plan (1:300)



western elevation (street front)
1 : 100



northern elevation
1 : 100



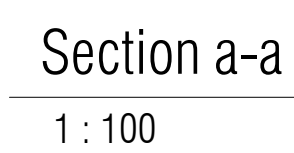
ardesign

ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM

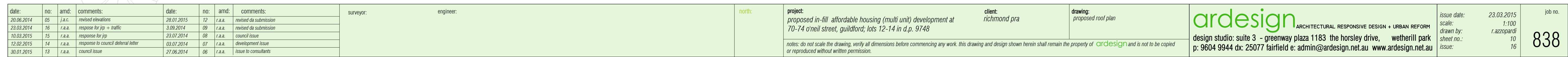
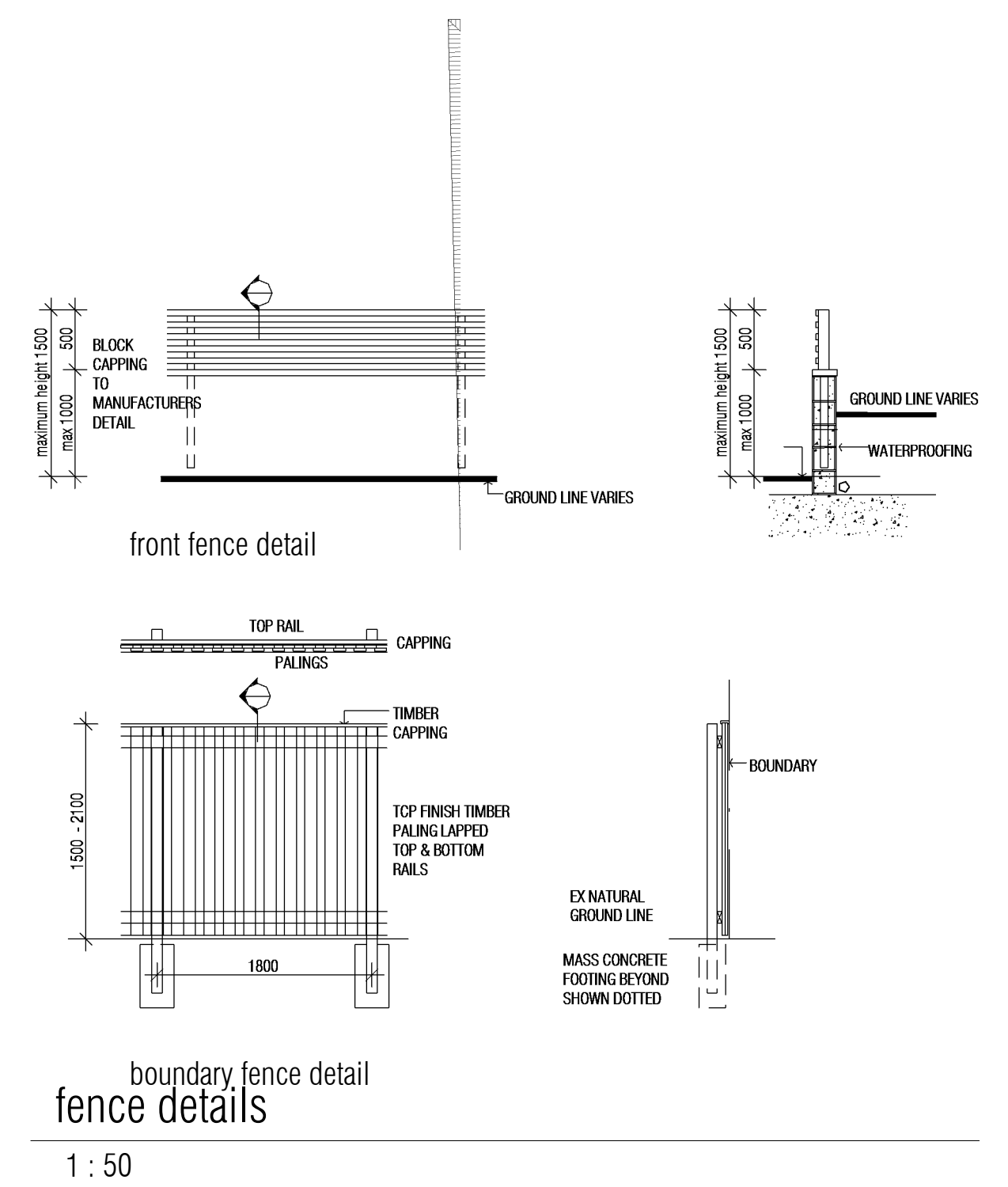
design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park
p. 9604 9944 d. 25077 fairfield e. admin@ardesign.net.au www.ardesign.net.au

issue date: 23.03.2015
scale: 1:100
drawn by: r.azzopardi
sheet no.: 13
issue: 16

job no
838



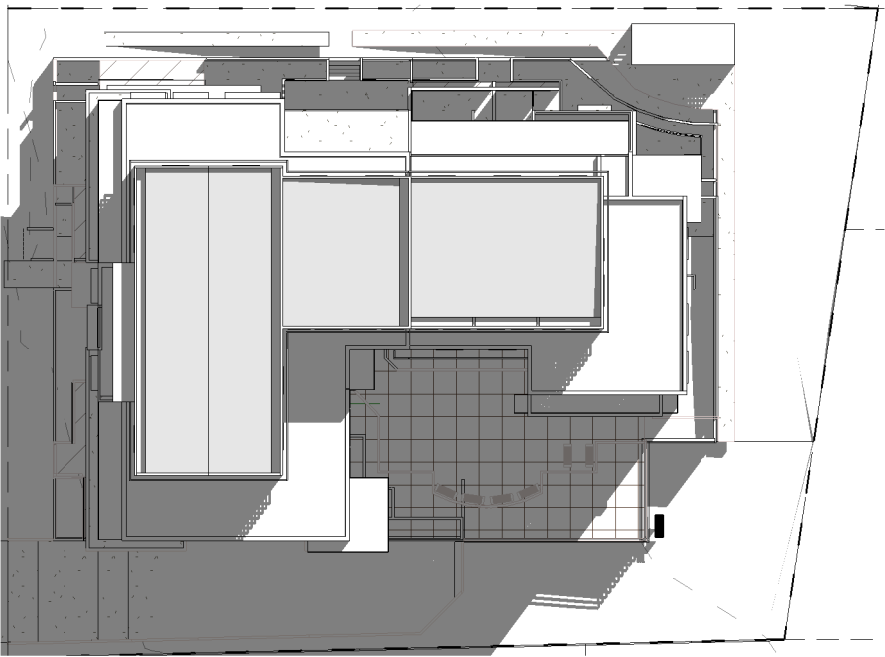
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date:	no:	amd:	comments:																																																									
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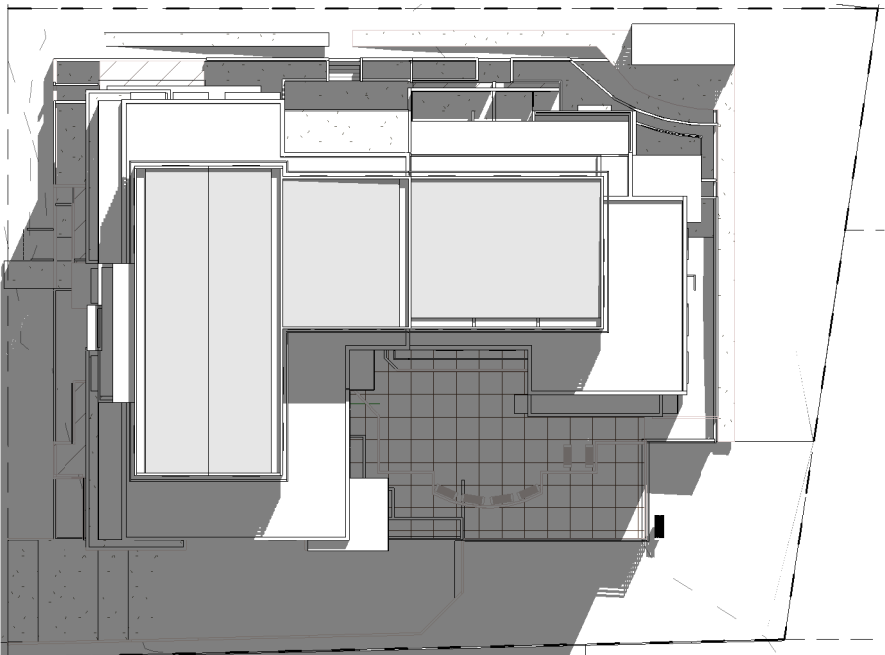


o'neill street

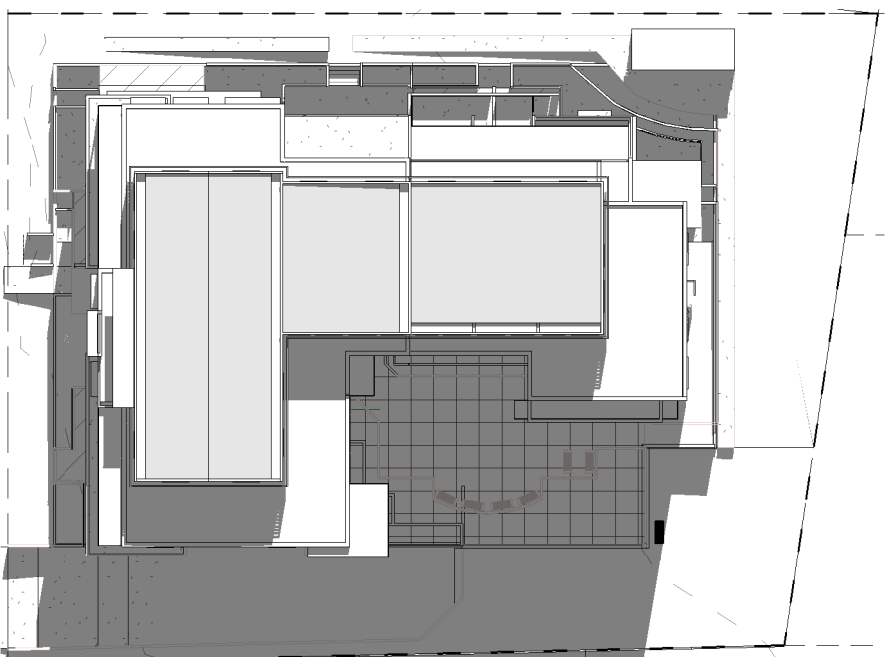
shadow 9.00am, 21st june
1 : 250



unit sun analysis - 9.00am, 21st june
1 : 500



unit sun analysis - 10.00am, 21st june
1 : 500



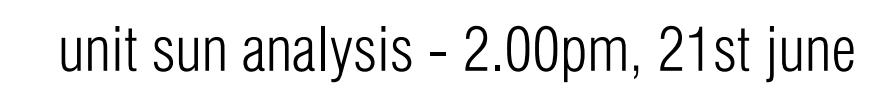
unit sun analysis - 11.00am, 21st june
1 : 500

This architectural site plan illustrates a proposed building footprint and its context. The building is a rectangular structure with a central courtyard area. To the left of the building is a parking area with several spaces. The plan is oriented with O'Neill Street to the left. Surrounding the site are various other buildings, including a large multi-story building to the right and several smaller structures to the left and bottom. The plan uses solid lines for building footprints, dashed lines for property boundaries, and hatched areas for parking or landscaping. A north arrow is located in the upper right corner.

1 : 250

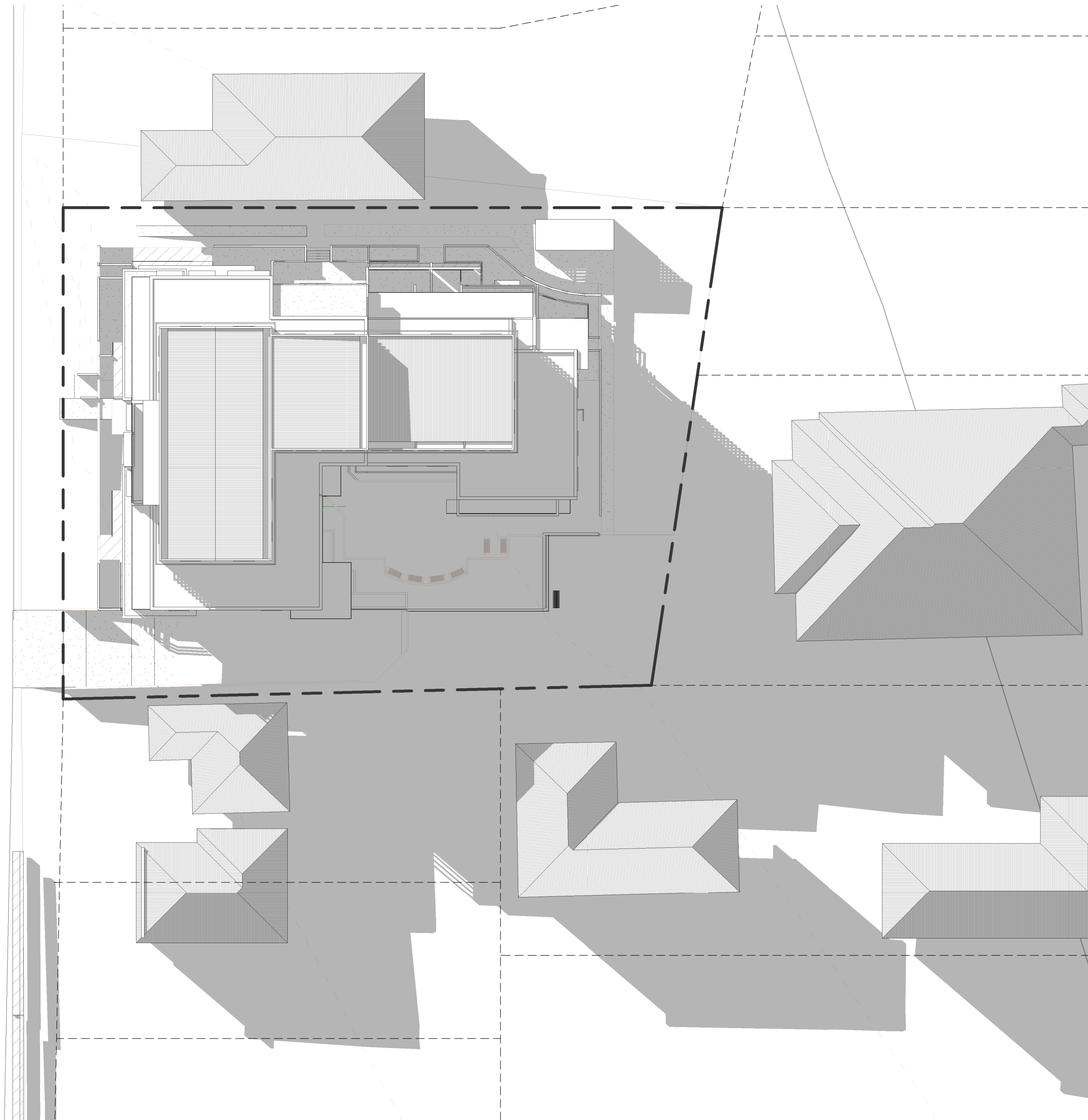


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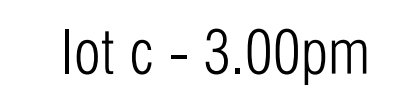
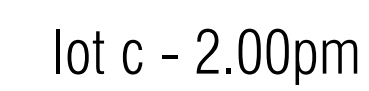
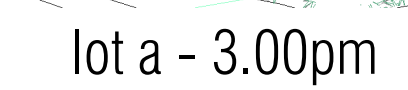
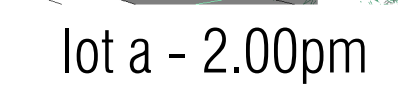
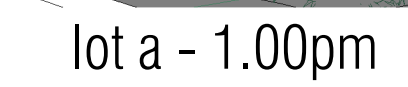
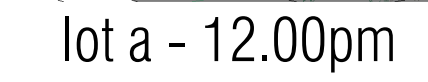
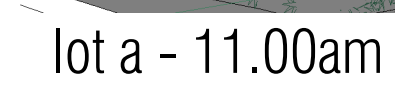
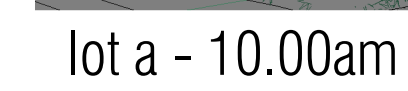
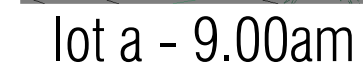


1 : 500

838



1 : 250



nts

ardesign ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM
design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park
p: 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au

Window Schedule 101 - 210							
Mark	Width	Height	Area	Level	Orientation	Framing	Operation

101-03	900	1800	1.62 m ²	ground floor 2	south	aluminium framed - powder coat finish - monument	2 panel - awning window
101-4	1190	1190	1.42 m ²	ground floor 2	east	aluminium framed - powder coat finish - monument	
101-04	1800	900	1.62 m ²	ground floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
101-5	1500	1190	1.79 m ²	first floor 1	south	aluminium framed - powder coat finish - monument	
101-05	1500	600	0.90 m ²	ground floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
101-06	1800	900	1.62 m ²	ground floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
101-07	1100	600	0.66 m ²	ground floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
102-01	1600	600	0.96 m ²	ground floor 2	west	aluminium framed - powder coat finish - monument	single panel - awning
102-02	600	2000	1.20 m ²	ground floor 2	south	aluminium framed - powder coat finish - monument	single panel - fixed
104-01	1800	900	1.62 m ²	ground floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
104-02	1800	900	1.62 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
104-03	1810	2100	3.80 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
104-04	900	1800	1.62 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	2 panel - awning window
104-05	1800	900	1.62 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
105-01	1810	2100	3.80 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
105-02	1200	900	1.08 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
106-01	1810	2100	3.80 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
106-02	1500	900	1.35 m ²	ground floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
106-03	900	1800	1.62 m ²	ground floor 2	south	aluminium framed - powder coat finish - monument	single panel - awning
201-01	1800	600	1.08 m ²	first floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
201-02	1800	900	1.62 m ²	first floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
201-04	900	1800	1.62 m ²	first floor 2	east	aluminium framed - powder coat finish - monument	2 panel - awning window
201-05	1800	900	1.62 m ²	first floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
202-01	900	2000	1.80 m ²	first floor 2	west	aluminium framed - powder coat finish - monument	single panel - fixed window
202-02	900	2000	1.80 m ²	first floor 2	west	aluminium framed - powder coat finish - monument	single panel - fixed window
202-04	1800	900	1.62 m ²	first floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
202-05	900	1800	1.62 m ²	first floor 2	south	aluminium framed - powder coat finish - monument	2 panel - awning window
203-01	1800	900	1.62 m ²	first floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
203-02	1600	600	0.96 m ²	first floor 2	west	aluminium framed - powder coat finish - monument	single panel - awning
205-02	1800	900	1.62 m ²	first floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
205-03	900	1800	1.62 m ²	first floor 2	north	aluminium framed - powder coat finish - monument	2 panel - awning window
205-04	1800	900	1.62 m ²	first floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
207-01	1810	2100	3.80 m ²	first floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
207-02	1500	900	1.35 m ²	first floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
208-03	1800	900	1.62 m ²	first floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window

glazed door schedule Third Flr - Attic Lvl						
Mark	Width	Height	Area	Frame Material	Level	Operation

401-11	2800	2100	6 m ²	powder coated aluminium frame - monument	third floor 1	sliding door
401-15	2800	2100	6 m ²		third floor 1	sliding door
401-16	2800	2100	6 m ²		third floor 1	sliding door
401-24	2800	2100	6 m ²		third floor 1	sliding door

third floor 1: 4

401-01	2800	2100	6 m²	powder coated aluminium frame - monument	third floor 2	sliding door
401-07	2800	2100	6 m²	powder coated aluminium frame - monument	third floor 2	sliding door
402-01	2800	2100	6 m²	powder coated aluminium frame - monument	third floor 2	sliding door
405-01	2800	2100	6 m²	powder coated aluminium frame - monument	third floor 2	sliding door
406-01	910	2100	2 m²	powder coated aluminium frame - monument	third floor 2	SingleSwingRight

third floor 2: 5

403-02	2800	2100	6 m ²	powder coated aluminium frame - monument	01 attic level 2	sliding door
404-02	2800	2100	6 m ²	powder coated aluminium frame - monument	01 attic level 2	sliding door

01 attic level 2: 2

Grand total: 11

Window Schedule 301 - 406							
Mark	Width	Height	Area	Level	Orientation	Framing	Operation

301-01	1800	600	1.08 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
301-02	1800	900	1.62 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
301-04	900	1800	1.62 m ²	second floor 2	east	aluminium framed - powder coat finish - monument	2 panel - awning window
301-05	1800	900	1.62 m ²	second floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
302-01	900	2000	1.80 m ²	second floor 2	west	aluminium framed - powder coat finish - monument	single panel - fixed window
302-02	900	2000	1.80 m ²	second floor 2	west	aluminium framed - powder coat finish - monument	single panel - fixed window
302-04	1800	900	1.62 m ²	second floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
302-05	900	1800	1.62 m ²	second floor 2	south	aluminium framed - powder coat finish - monument	2 panel - awning window
303-01	1800	900	1.62 m ²	second floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
303-02	1600	600	0.96 m ²	second floor 2	west	aluminium framed - powder coat finish - monument	single panel - awning
305-02	1800	900	1.62 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
305-03	900	1800	1.62 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	2 panel - awning window
305-04	1800	900	1.62 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
307-01	1810	2100	3.80 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
307-02	1500	900	1.35 m ²	second floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
401-02	1800	900	1.62 m ²	third floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
401-03	900	1800	1.62 m ²	third floor 2	south	aluminium framed - powder coat finish - monument	2 panel - awning window
401-04	1800	600	1.08 m ²	third floor 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
401-06	1800	900	1.62 m ²	third floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
401-07	1800	900	1.62 m ²	third floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
401-08	1500	600	0.90 m ²	third floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
402-02	1800	900	1.62 m ²	01 attic level 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
402-05	1800	900	1.62 m ²	01 attic level 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
403-01	1800	900	1.62 m ²	third floor 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
403-03	1800	600	1.08 m ²	01 attic level 2	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
404-01	1800	900	1.62 m ²	third floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
405-02	1800	900	1.62 m ²	01 attic level 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
405-03	1800	900	1.62 m ²	01 attic level 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
405-04	1800	900	1.62 m ²	01 attic level 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
406-02	1800	900	1.62 m ²	third floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
406-03	1800	900	1.62 m ²	third floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
406-04	1800	900	1.62 m ²	third floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
406-05	900	1800	1.62 m ²	third floor 2	north	aluminium framed - powder coat finish - monument	2 panel - awning window
406-06	1500	600	0.90 m ²	third floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
406-07	1800	900	1.62 m ²	01 attic level 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window

glazed door schedule Ground Flr - Second Flr						
Mark	Width	Height	Area	Frame Material	Level	Operation

401-19	2800	2100	6 m²		ground level 1	sliding door
401-22	2800	2100	6 m²		ground level 1	sliding door
401-23	2800	2100	6 m²	powder coated aluminium frame - monument	ground level 1	sliding door
401-25	950	2110	2 m²		ground level 1	SingleSwingRight

ground level 1: 4

	1225	2325	3 m²		ground floor 2	
ground floor 2: 1						

401-02	2800	2100	6 m ²	powder coated aluminium frame - monolithic	first floor 1	sliding door
401-18	2800	2100	6 m ²		first floor 1	sliding door
401-21	2800	2100	6 m ²		first floor 1	sliding door

first floor 1: 3

201-03	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door
204-01	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door
205-01	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door
206-01	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door
401-09	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door
401-10	2800	2100	6 m²	powder coated aluminium frame - monument	first floor 2	sliding door

first floor 2: 6

310-02	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 1	sliding door
401-17	2800	2100	6 m ²		second floor 1	sliding door
401-20	2800	2100	6 m ²		second floor 1	sliding door

second floor 1: 3

301-03	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door
302-03	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door
303-03	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door
304-01	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door
305-01	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door
306-01	2800	2100	6 m ²	powder coated aluminium frame - monument	second floor 2	sliding door

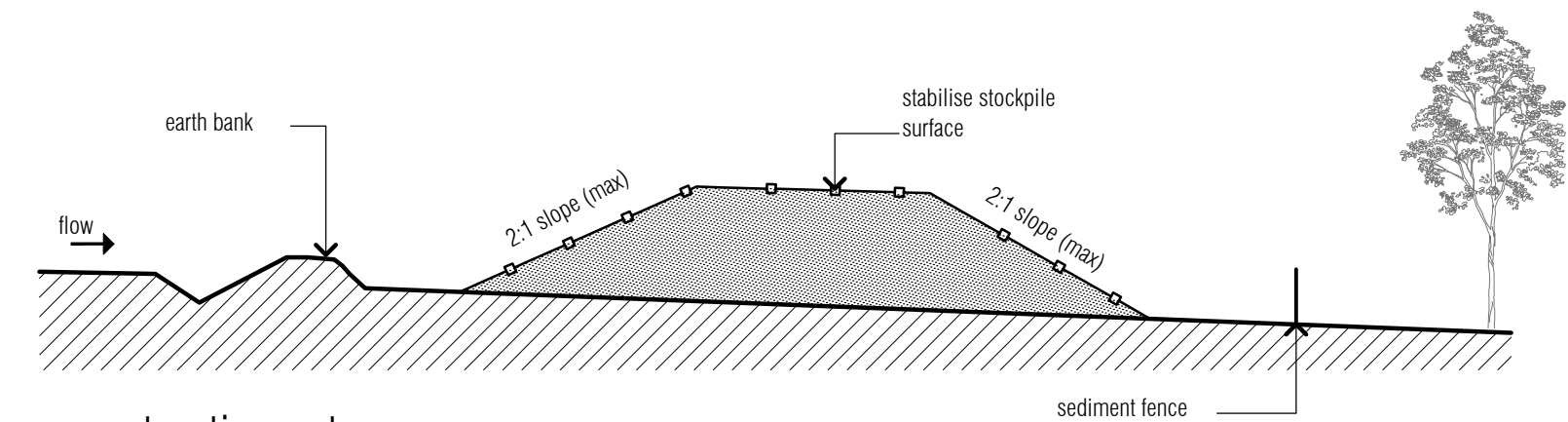
second floor 2: 6

Grand total: 23

Window Schedule 407 - S							
Mark	Width	Height	Area	Level	Orientation	Framing	Operation

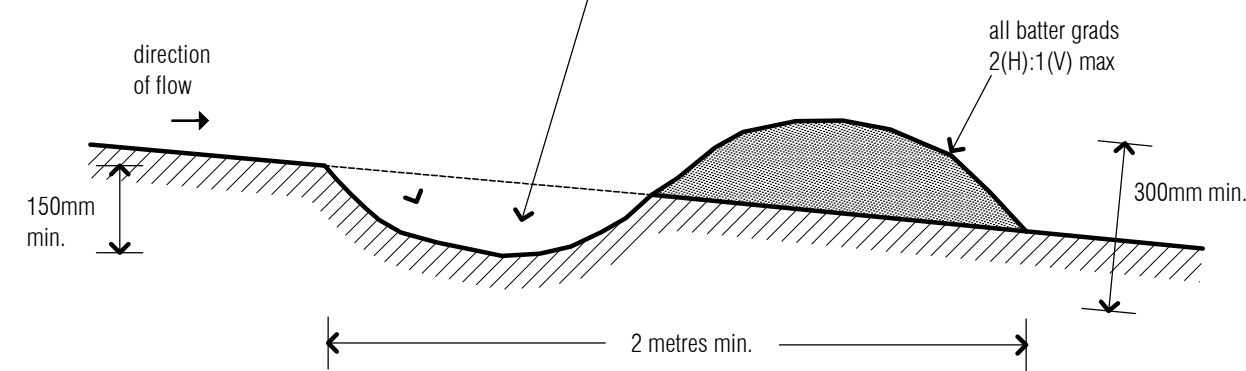
407-01	1810	2100	3.80 m²	third floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
407-02	1500	900	1.35 m²	third floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
407-03	1800	900	1.62 m²	01 attic level 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
407-04	1800	900	1.62 m²	01 attic level 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
407-05	1500	900	1.35 m²	01 attic level 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
408-01	1500	900	1.35 m²	third floor 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
408-03	1800	900	1.62 m²	01 attic level 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
408-04	1800	900	1.62 m²	01 attic level 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
408-05	1500	900	1.35 m²	01 attic level 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
409-03	1800	900	1.62 m²	attic level 1	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
409-04	1800	900	1.62 m²	attic level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
409-05	1500	900	1.35 m²	attic level 1	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
410-03	1800	900	1.62 m²	attic level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
410-04	1800	900	1.62 m²	attic level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
410-05	1500	900	1.35 m²	attic level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-03	1800	900	1.62 m²	attic level 1	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-04	1500	900	1.35 m²	attic level 1	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-05	2100	600	1.26 m²	attic level 1	east	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-06	1800	900	1.62 m²	attic level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-07	1500	900	1.35 m²	attic level 1	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-08	1800	900	1.62 m²	01 attic level 2	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-09	1800	900	1.62 m²	01 attic level 2	north	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-10	1800	900	1.62 m²	ground floor 2			3 panel - sliding window
411-13	1800	900	1.62 m²	ground floor 2	west	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-14	1600	600	0.96 m²	third floor 2	west	aluminium framed - powder coat finish - monument	single panel - awning
411-16	2100	900	1.89 m²	first floor 1			3 panel - sliding window
411-17	1810	2100	3.80 m²	third floor 2	north	aluminium framed - powder coat finish - monument	2 panel - sliding door
411-18	900	1800	1.62 m²	second floor 1			single panel - awning
411-19	900	1800	1.62 m²	first floor 1			single panel - awning
411-20	2100	900	1.89 m²	second floor 1			3 panel - sliding window
411-23	900	1800	1.62 m²	first floor 1			single panel - awning
411-25	900	1800	1.62 m²	second floor 1			single panel - awning
411-26	900	1800	1.62 m²	second floor 1			single panel - awning
411-27	2100	900	1.89 m²	second floor 1			3 panel - sliding window
411-28	900	1800	1.62 m²	second floor 1			single panel - awning
411-29	2100	900	1.89 m²	second floor 1			3 panel - sliding window
411-30	900	1800	1.62 m²	first floor 1			single panel - awning
411-31	900	1800	1.62 m²	first floor 1			single panel - awning
411-32	2100	900	1.89 m²	first floor 1			3 panel - sliding window
411-33	900	1800	1.62 m²	first floor 1			single panel - awning
411-34	2100	900	1.89 m²	first floor 1			3 panel - sliding window
411-41	900	1800	1.62 m²	third floor 1			single panel - awning
411-42	2100	900	1.89 m²	third floor 1			3 panel - sliding window
411-43	900	1800	1.62 m²	third floor 1			single panel - awning
411-44	2100	900	1.89 m²	third floor 1			3 panel - sliding window
411-45	900	1800	1.62 m²	ground level 1			single panel - awning
411-46	2100	900	1.89 m²	ground level 1			3 panel - sliding window
411-47	2100	900	1.89 m²	ground level 1			3 panel - sliding window
411-48	2100	900	1.89 m²	ground level 1			3 panel - sliding window
411-49	900	1800	1.62 m²	first floor 2	south	aluminium framed - powder coat finish - monument	single panel - awning
411-50	900	1800	1.62 m²	second floor 2	south	aluminium framed - powder coat finish - monument	single panel - awning
411-51	900	1800	1.62 m²	third floor 2	south	aluminium framed - powder coat finish - monument	single panel - awning
411-52	1800	900	1.62 m²	first floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-53	1800	900	1.62 m²	second floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-54	1800	900	1.62 m²	second floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-57	1800	900	1.62 m²	third floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-58	1800	900	1.62 m²	third floor 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-59	1800	900	1.62 m²	ground level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-60	1800	900	1.62 m²	ground level 1	south	aluminium framed - powder coat finish - monument	3 panel - sliding window
411-61	2100	900	1.89 m²	ground level 1			3 panel - sliding window
S-03	900	1800	1.62 m²	third floor 2	east	aluminium framed - powder coat finish - monument	2 panel - awning window

date:				no:				comments:				surveyor:		engineer:		north:		project:		client:		drawing:		ardesign ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park p: 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au issue date: 23.03.2015 scale: 1:100 drawn by: r.azzopardi sheet no.: 19 issue: 16 838 job no.							
20.06.2014				05				j.a.c.				revised elevations		28.01.2015		12		r.a.a.		revised da submission		proposed in-fill affordable housing (multi unit) development at 70-74 o'neil street, guildford; lots 12-14 in d.p. 9748						richmond pra		proposed window + glazed door schedule	
23.03.2014				16				r.a.a.				response for jrp + traffic		3.09.2014		09		r.a.a.		revised da submission											
10.03.2015				15				r.a.a.				response for jrp		23.07.2014		08		r.a.a.		council issue											
12.02.2015				14				r.a.a.				response to council deferral letter		03.07.2014		07		r.a.a.		development issue											
30.01.2015				13				r.a.a.				council issue		27.06.2014		06		r.a.a.		issue to consultants											
notes: do not scale the drawing, verify all dimensions before commencing any work. this drawing and design shown herein shall remain the property of ar design and is not to be copied or reproduced without written permission.																															



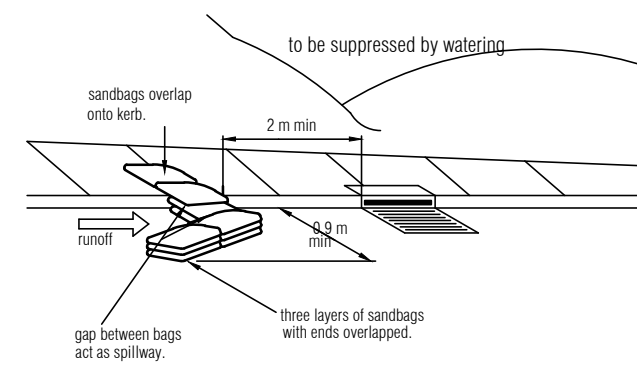
1. where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. construct on the contour as a low, flat, elongated mound.
3. where there is sufficient area topsoil stockpile shall be less than 2 metres in height.
4. rehabilitate in accordance with SWMP/ESCP.
5. construct earth bank on the upslope side to divert runoff around the stockpile and a sediment fence 1 to 2 metres downslope of stockpile.

scale: nts

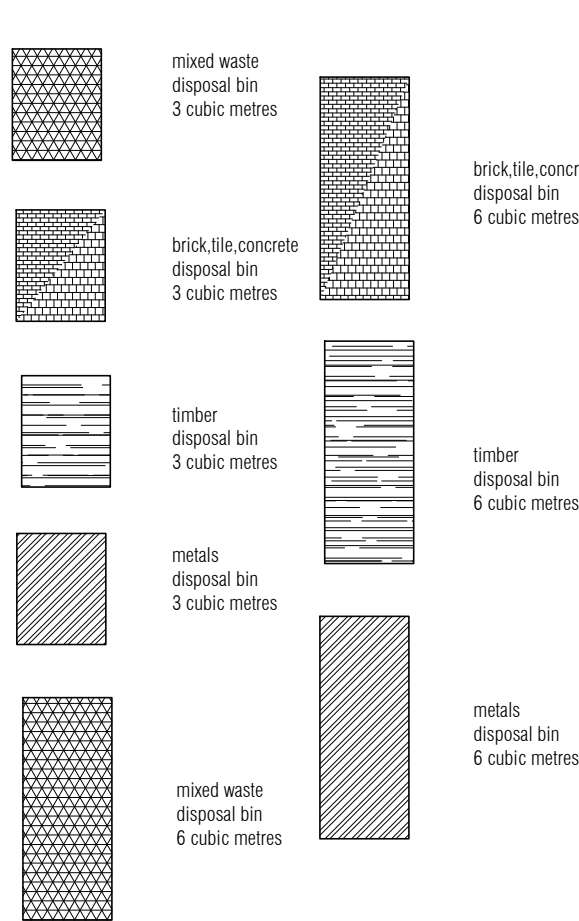
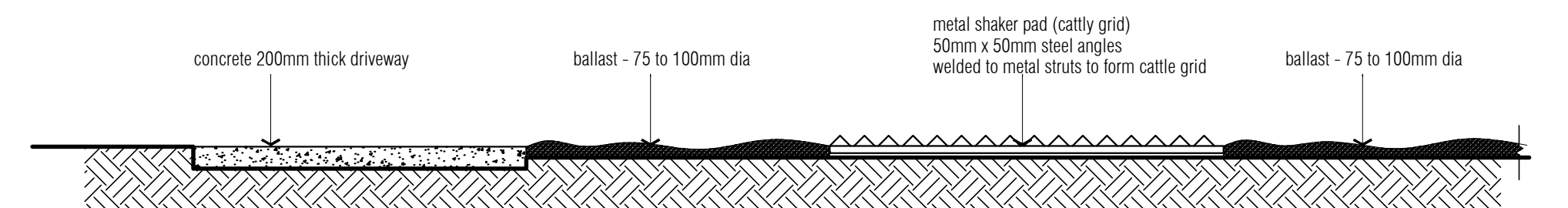
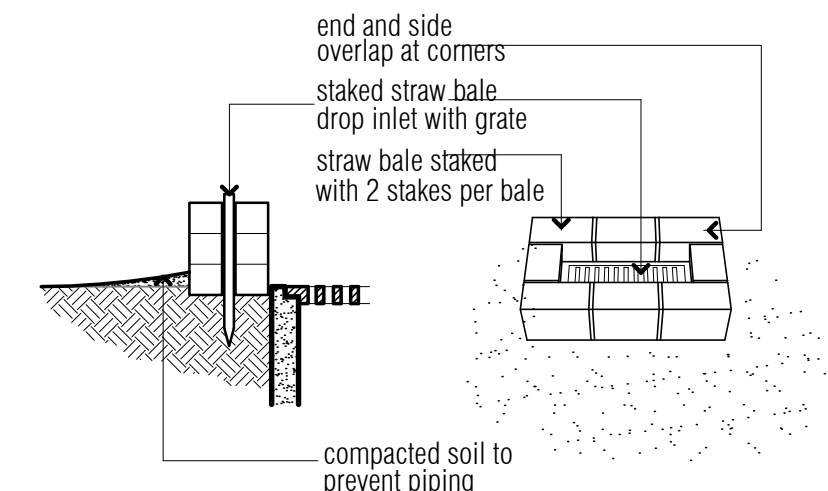
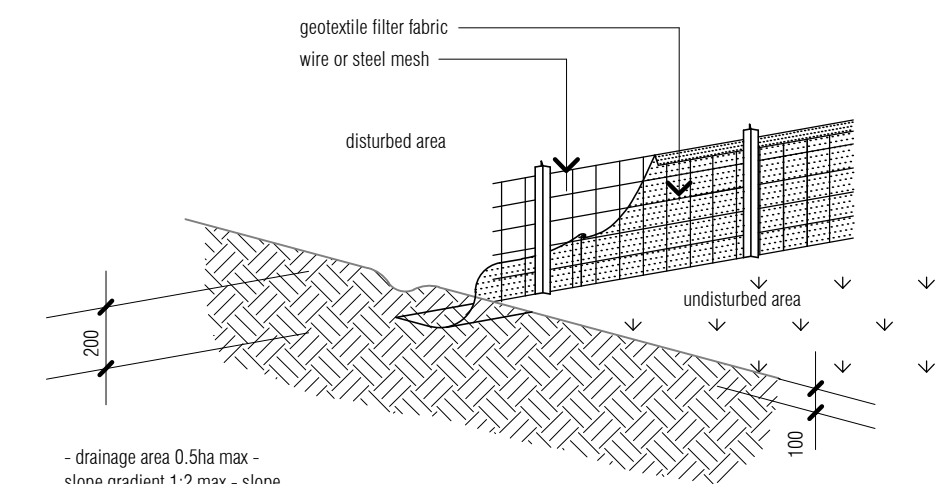


1. construct with gradient of 1 per cent to 5 per cent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section no V-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilization of the earth bank to be completed within 10 days of construction.
6. all outlets from disturbed lands are to be freed into a sediment basin or similar.
7. discharge runoff collected from undisturbed lands into either a stabilized or an undisturbed disposal site within the same subcatchment area from which the water originated.
8. compact bank with a suitable implement in situations where they are required to function for more than five days.
9. earth banks to be free of projections or other irregularities that will impede normal flow.

scale: int



scale: nts

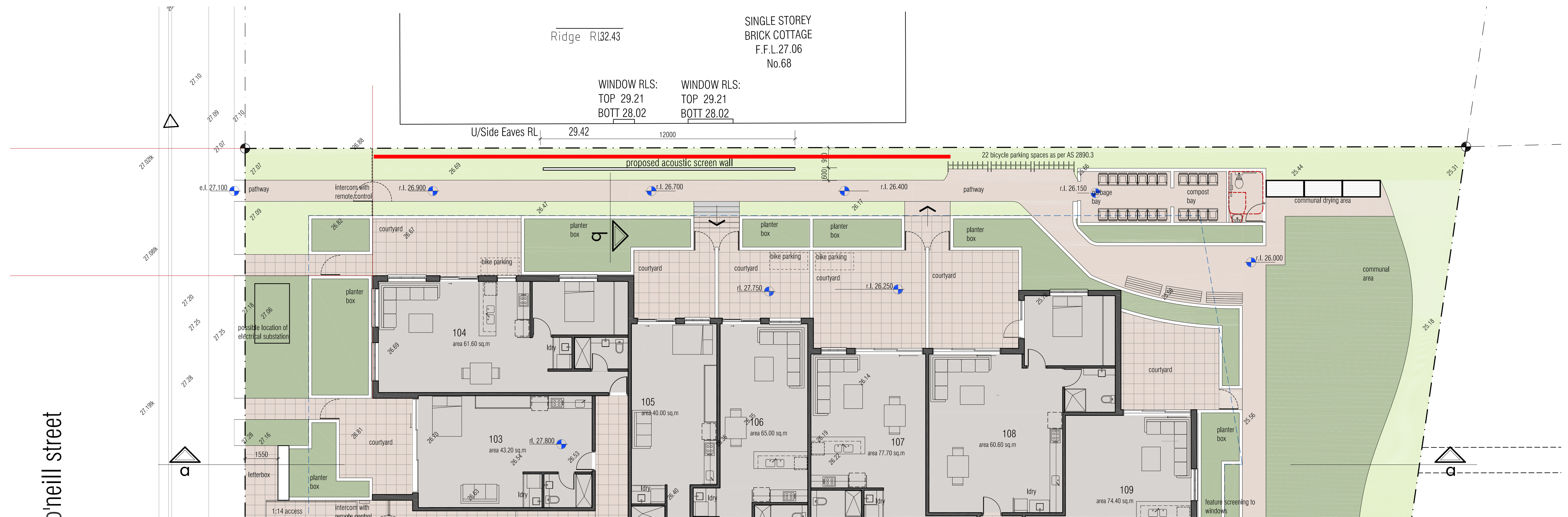
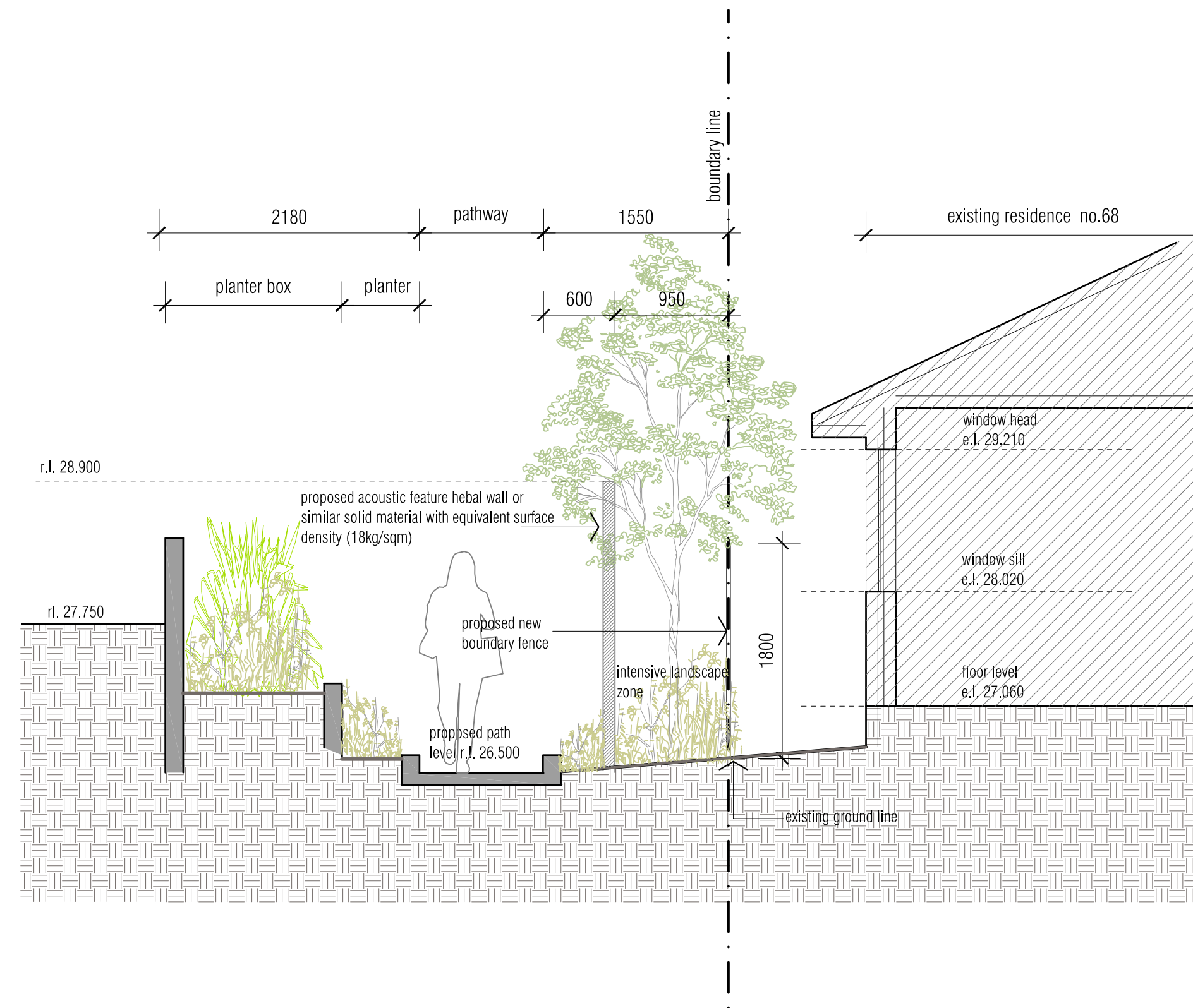


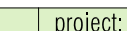
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ardesign

date:	10.03.2015	job no.
time:	1:200	
run by:	r.a.a.	
et no.:	838_20	838
e:	15	

date:	no.:	amd	comnts	date:	no.:	amd	comments
10.03.2015	15	r.a.a.	response for jp				
12.02.2015	14	r.a.a.	response to council deferral letter				
30.01.2015	13	r.a.a.	council issue				
28.01.2015	12	r.a.a.	issue to consultants				
23.01.2015	11	r.a.a.	amended as per council requirements				



<table><tr><th>date:</th><th>no.:</th><th>amd</th><th>comments</th></tr><tr><td>10.03.2015</td><td>15</td><td>r.a.a.</td><td>response for tip</td></tr><tr><td>12.02.2015</td><td>14</td><td>r.a.a.</td><td>response to council deferral letter</td></tr><tr><td>30.01.2015</td><td>13</td><td>r.a.a.</td><td>council issue</td></tr><tr><td>28.01.2015</td><td>12</td><td>r.a.a.</td><td>issue to consultants</td></tr><tr><td>23.01.2015</td><td>11</td><td>r.a.a.</td><td>amended as per council requirements</td></tr></table>				date:	no.:	amd	comments	10.03.2015	15	r.a.a.	response for tip	12.02.2015	14	r.a.a.	response to council deferral letter	30.01.2015	13	r.a.a.	council issue	28.01.2015	12	r.a.a.	issue to consultants	23.01.2015	11	r.a.a.	amended as per council requirements	<table><tr><th>date:</th><th>no.:</th><th>amd</th><th>comments</th></tr><tr><td>27.11.2014</td><td>10</td><td>r.a.a.</td><td>suggested services location layout</td></tr><tr><td>03.09.2014</td><td>09</td><td>r.a.a.</td><td>revised council issue</td></tr><tr><td>11.06.2015</td><td>18</td><td>r.a.a.</td><td>acoustic fence</td></tr><tr><td>03.06.2015</td><td>17</td><td>r.a.a.</td><td>response to traffic issues</td></tr><tr><td>23.03.2015</td><td>16</td><td>r.a.a.</td><td>response to tip + traffic</td></tr></table>				date:	no.:	amd	comments	27.11.2014	10	r.a.a.	suggested services location layout	03.09.2014	09	r.a.a.	revised council issue	11.06.2015	18	r.a.a.	acoustic fence	03.06.2015	17	r.a.a.	response to traffic issues	23.03.2015	16	r.a.a.	response to tip + traffic	surveyor	
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north: 		project: proposed in-fill affordable housing (multi unit) development at 70- 74 o'neill street, guildford ; lots 12 - 14 in d.p. 9748		client: richmond pra		drawing:																																																			
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ardesign ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM design studio: suite 3 - greenway plaza 1183 the horsley drive, wetherill park p: 9604 9944 dx: 25077 fairfield e: admin@ardesign.net.au www.ardesign.net.au						issue date: 04.06.2015 scale: 1:100 + 1:20 drawn by: r.a.a. sheet no.: 838_21 issue : 17		job no. 838																																																	