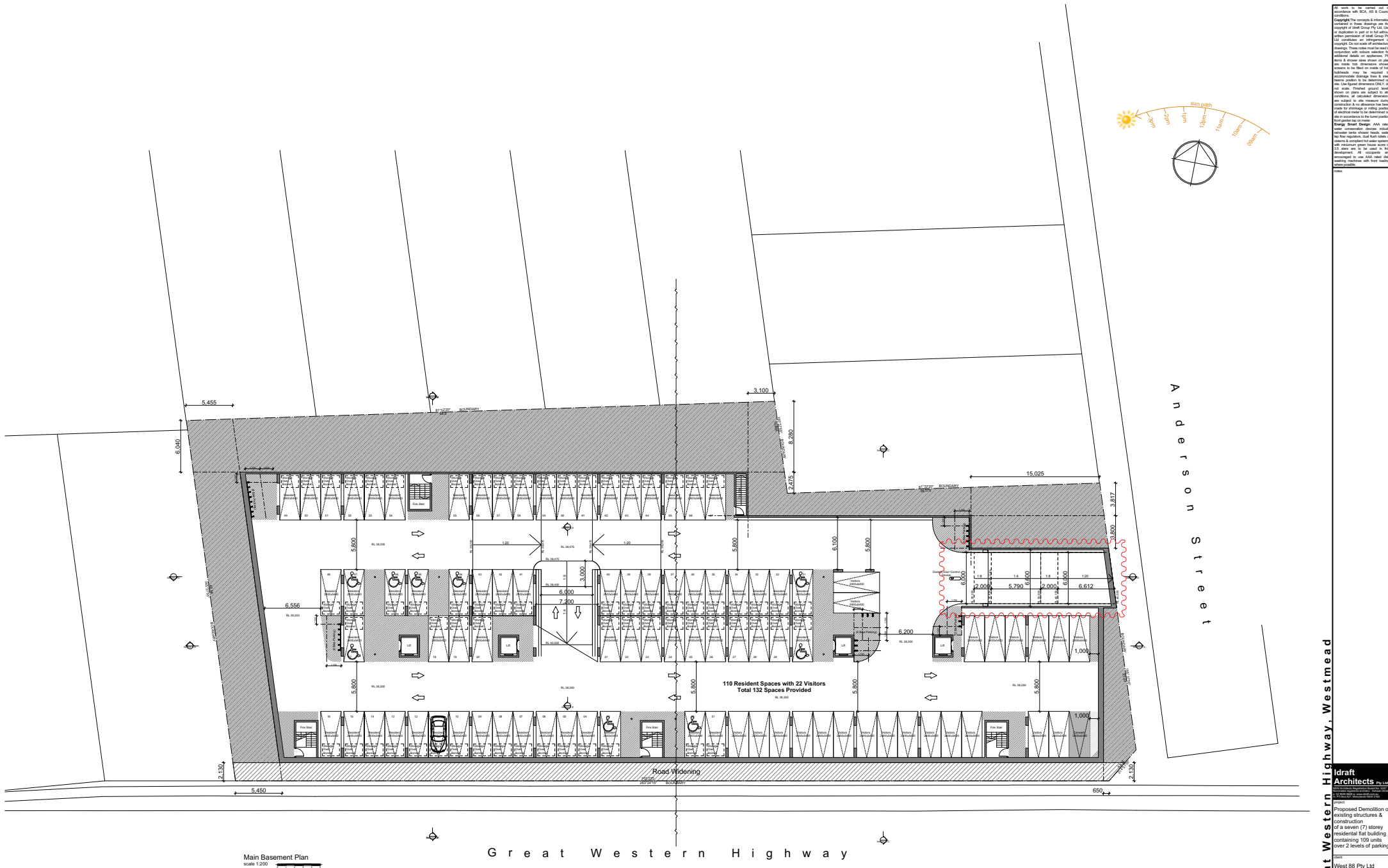
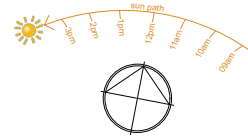
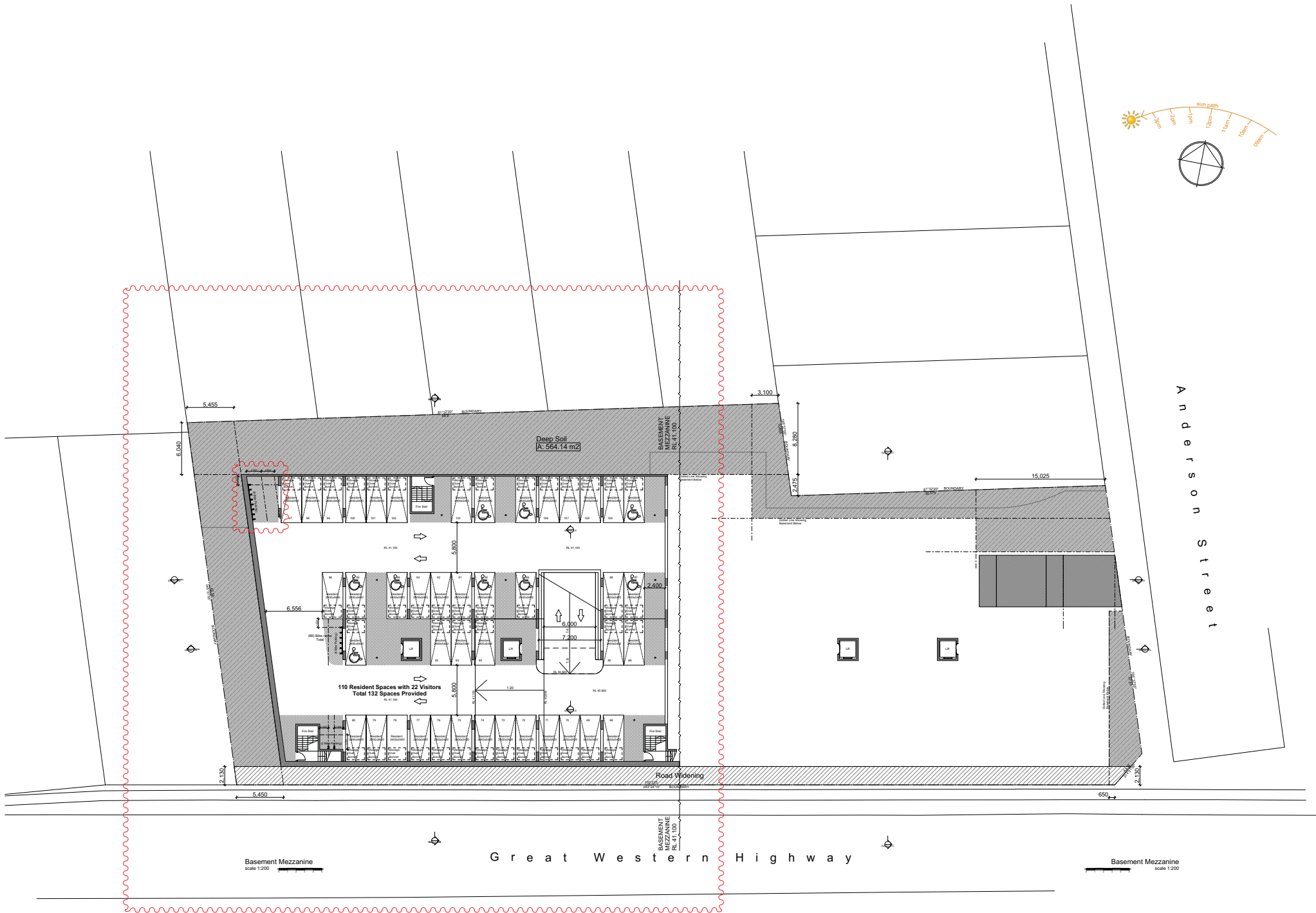




Main Basement Plan
Scale 1:200

Note: Storage above car bays
to comply with clause 2.4 headroom in
AS/NZS 2890.6:2009 Fig 2.7 (approx 3m³)



Anderson Street

Great Western Highway

Basement Mezzanine
scale 1:200

Basement Mezzanine
scale 1:200

Note: Storage above car bonnets
to comply with clause 2.4 headroom in
AS/NZS 2890.6:2009 Fig 2.7 (approx 3m)

172-184 Great Western Highway, Westmead

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Client: West 88 Pty Ltd
Location: Holroyd City Council
Project: Basement Mezzanine
Designers: M. Trinh, S. Gibson
Issue: GI DA
Scale: A1/1:200
Date: 21/12/2015
Page: 28205 1002

Proposed Demolition of existing structures & construction of a seven (7) storey residential flat building containing 100 units over 2 levels of parking

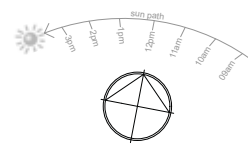
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Landscape
A: 1,203.77 m²

Site Coverage
A: 1,877.58 m²

Ground Floor Area
A: 1,707.16 m²



Ground Floor Plan
scale 1:200

Ground Floor Plan
scale 1:200

Note: Each unit is provided with a waste cupboard under sink to hold waste for a single day



Level 1 Plan
scale 1:200

Note: Each unit is provided with a waste cupboard under sink to hold waste for a single day

Level 1 Plan
scale 1:200

172 - 184 Great Western Highway, Westmead

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Architects
172 - 184 Great Western Highway, Westmead
NSW 2115
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Website: www.idraft.com.au

Project:
Client:
Location:
Level 1 Plan
Issue:
Issue GI DA
Date:
21/12/2015
28205 1004

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Idraft Architects Pty Ltd
Level 1 Plan
Issue:
Issue GI DA
Date:
21/12/2015
28205 1004



Level 2 Plan
scale 1:200

Note: Each unit is provided with a waste cupboard under sink to hold waste for a single day

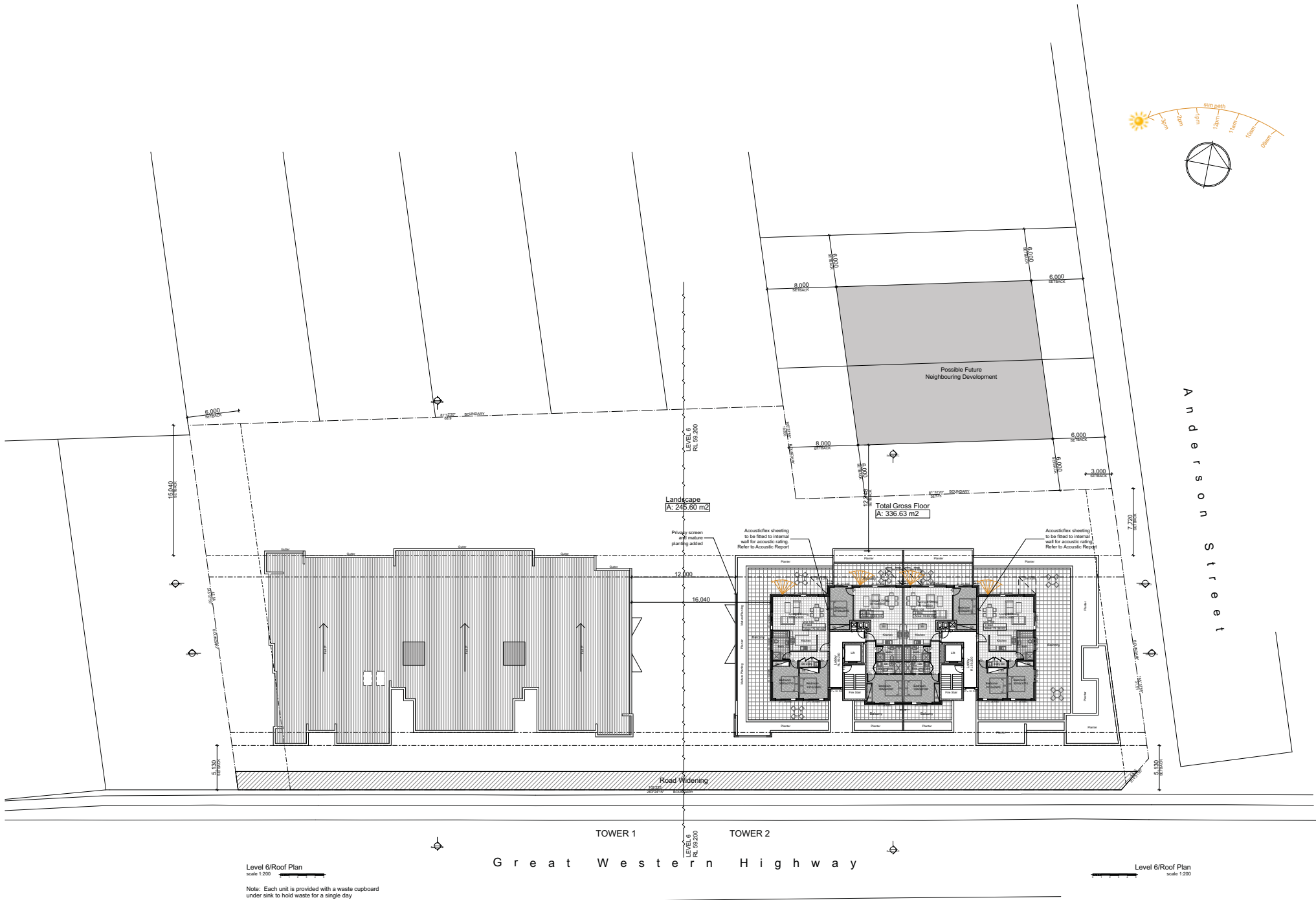
Level 2 Plan
scale 1:200



Level 5 Plan
scale 1:200

Note: Each unit is provided with a waste cupboard under sink to hold waste for a single day

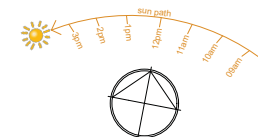
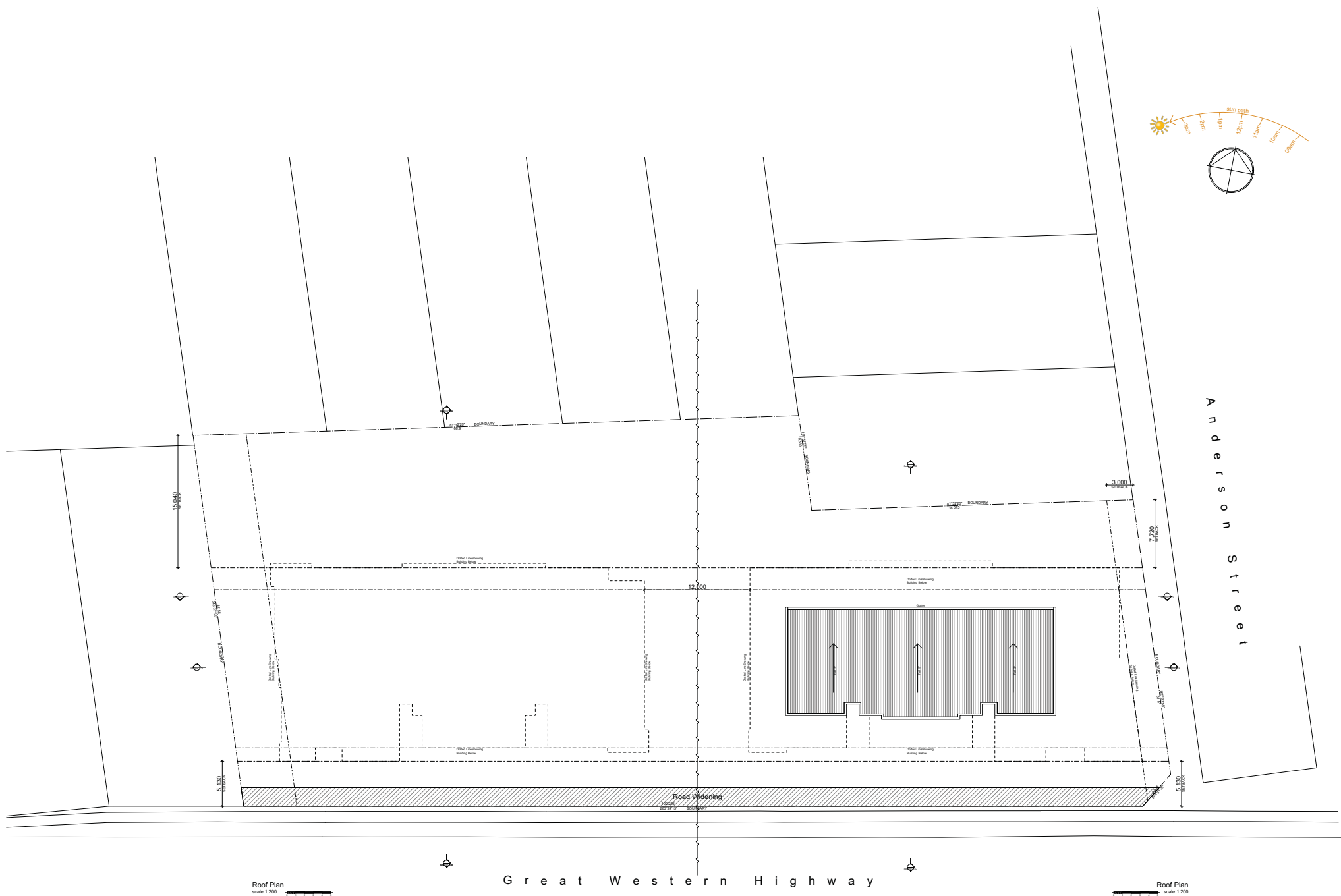
Level 5 Plan
scale 1:200



Level 6/Roof Plan
scale 1:200

Note: Each unit is provided with a waste cupboard under sink to hold waste for a single day

Level 6/Roof Plan
scale 1:200



172 - 184 Great Western Highway, Westmead

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Project:
Proposed Demolition of existing structures & construction of a seven (7) storey residential building containing 109 units over 2 levels of parking.

Client:
West 88 Pty Ltd

Council:
Holroyd City Council

Drawing title:
Roof Plan

Designed & drawn:
M. Trinh, S. Gibson

Issue Stage:
Issue G / DA

Date:
A1/1:200

Date:
21/12/2015

JOB #:
28205

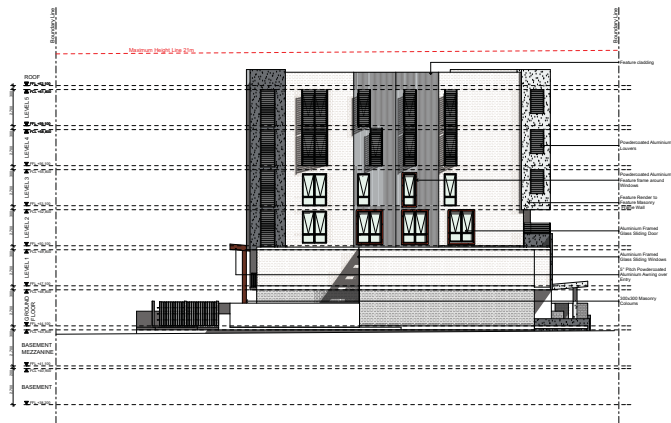
Stage #:
1010

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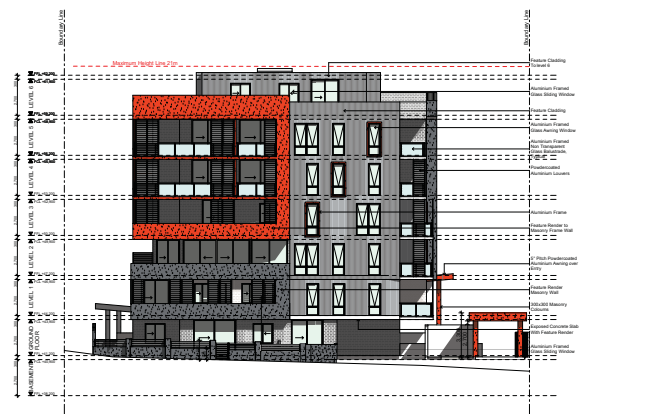
South Elevation
scale 1:200

Note: All glass balustrades are to be non-transparent



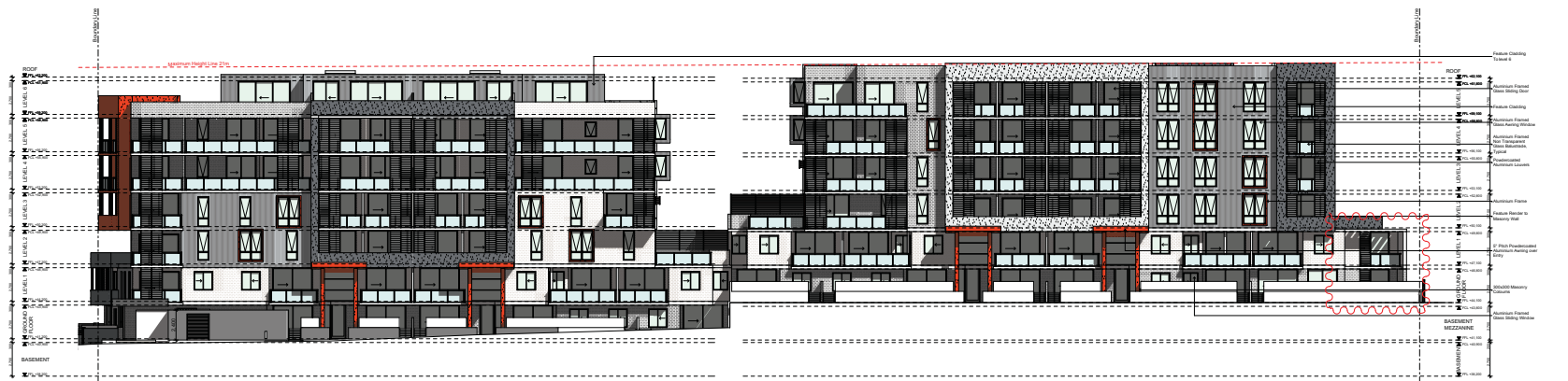
West Elevation
scale 1:200

Note: All glass balustrades are to be non-transparent



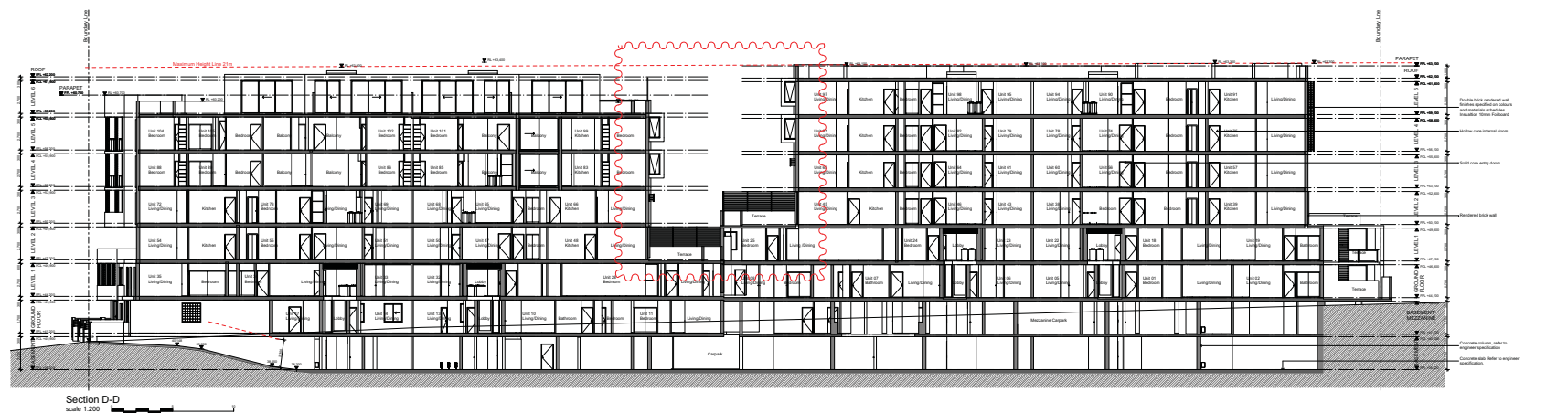
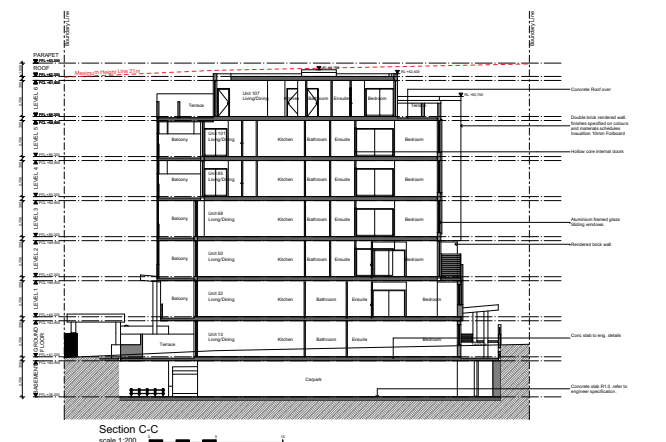
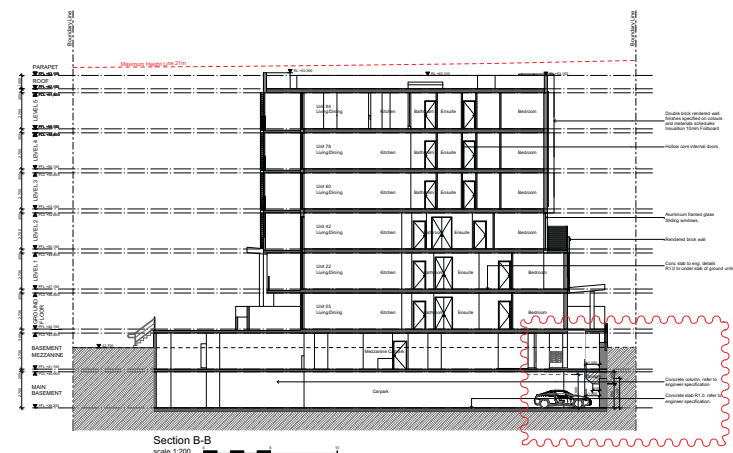
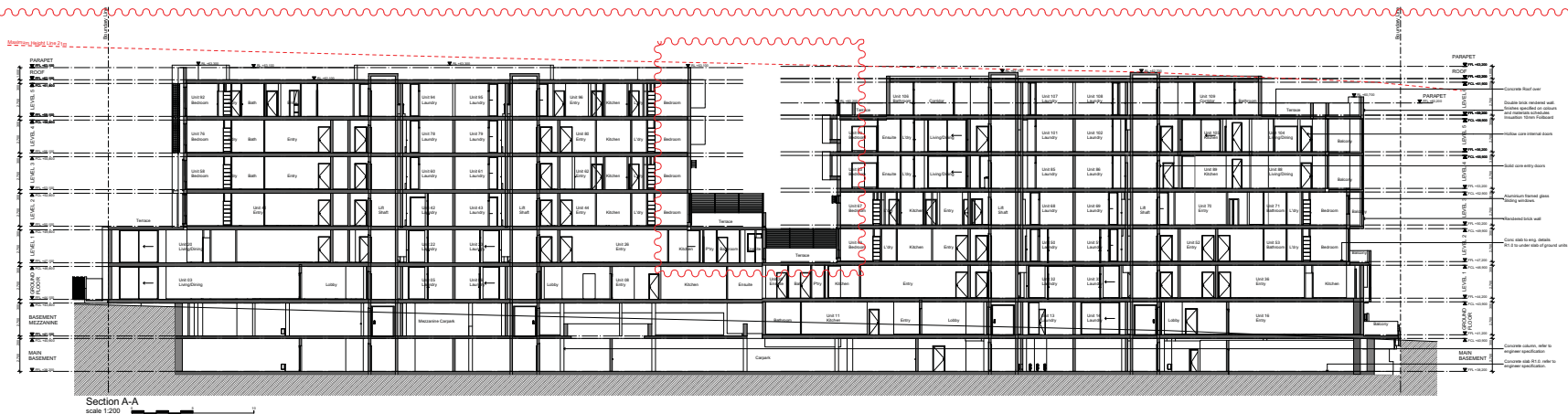
East Elevation
scale 1:200

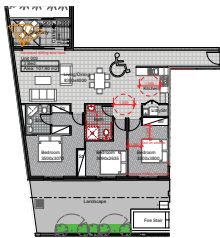
Note: All glass balustrades are to be non-transparent



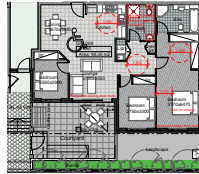
North Elevation
scale 1:200

Note: All glass balustrades are to be non-transparent





Post Adaptable Unit
Units 3 & 20



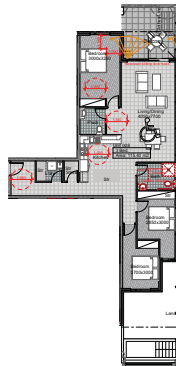
Post Adaptable Unit
Units 9 & 12



Post Adaptable Unit
Units 41



Post Adaptable Unit
Units 34



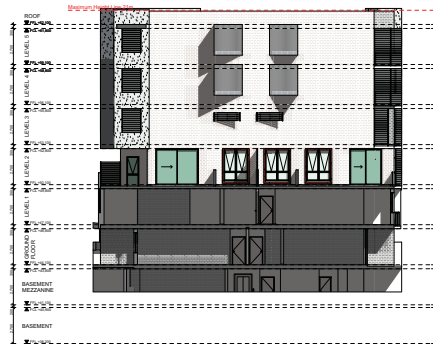
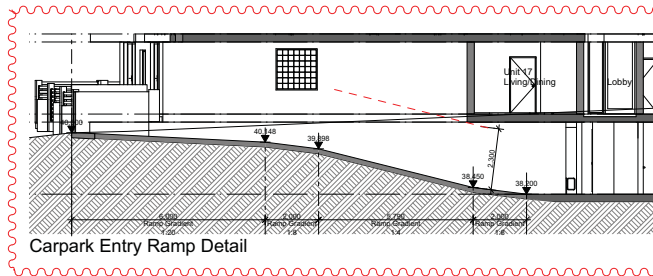
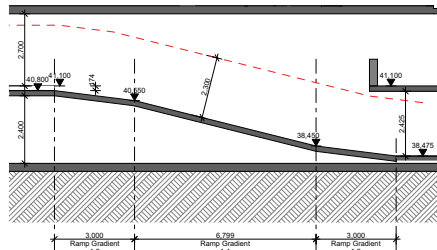
Post Adaptable Unit
Units 8 (9 mirrored)



Post Adaptable Unit
Units 5, 13, 22, 32
(6, 14, 23 & 33 mirrored)



Post Adaptable Unit
Units 42



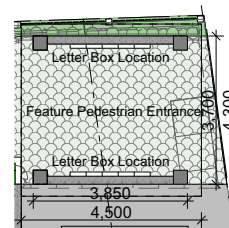
Elevation (East Elevation Internal)
scale 1:200

Note: All glass balustrades are to be non-transparent

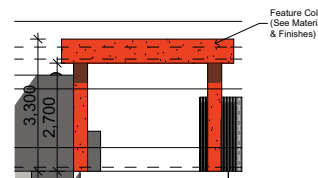


Elevation (West Elevation Internal)
scale 1:200

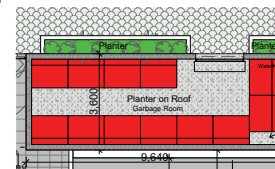
Note: All glass balustrades are to be non-transparent



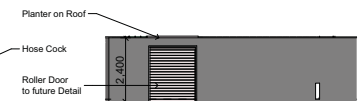
Entry Arbour Detail



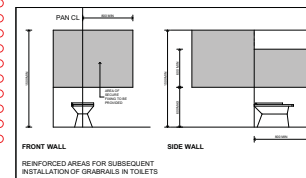
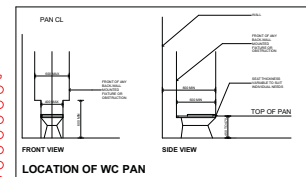
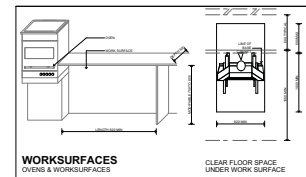
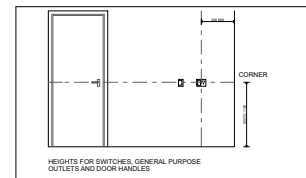
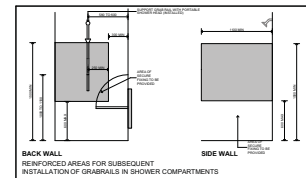
Entry Arbour Detail (street entry)



Garbage Room Detail



Garbage Room Elevation



SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

ADAPTABLE HOUSE CLASS C

All essential features incorporated.

DRAWINGS	CLAUSE	
1 Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3	
SITING		
3 A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	
LETTERBOXES IN ESTATE DEVELOPMENTS		
11 Letterboxes to be on hard standing area connected to accessible pathway	3.8	
PRIVATE CAR ACCOMMODATION		
14 Carparking space or garage min. area 6.0m x 3.8m	3.7.2	
ACCESSIBLE ENTRY		
20 Accessible entry	4.3.1	
22 Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	
23 Threshold to be low-level	4.3.2	
24 Landing to enable wheelchair manoeuvrability	4.3.2	
25 Accessible entry door to have 850mm min clearance	4.3.1	
27 Door lever handles and hardware to AS 1428.1	4.3.4	
INTERIOR GENERAL		
32 Internal doors to have 820 mm min clearance	4.3.3	
33 Internal corridors min. width of 1000mm	4.3.7	
34 Provision for compliance with AS 1428.1 for door approaches	4.3.7	
LIVING ROOM & DINING ROOM		
36 Provision for circulation space of min 2250mm diameter	4.7.1	
38 Telephone adjacent to GPO	4.7.4	
41 Potential illumination level min 300 lux	4.10	
KITCHEN		
42 Minimum width 2.7m (1550mm clear between benches)	4.5.2	
43 Provision for circulation at doors to comply with AS 1428.1	4.5.1	
44 Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable, refer to Figure 4.8	4.5.5	
45 Refrigerator adjacent to work surface	4.5.5	
46 Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	
47 Kitchen sink bowl max 150mm deep	4.5.6	
48 Tap set capstan or lever handles or lever mixer	4.5.6 (e)	
49 Tap set located within 300mm of front of sink	4.5.6 (e)	
51 Cooktops to include either front or side controls with raised cross bars	4.5.7	
52 Cooktops to include isolating switch	4.5.7	
53 Worksurface min 800mm length adjacent to cooktop at same height	4.5.8	
54 Oven located adjacent to an adjustable height or replaceable work surface	4.5.11	
59 GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of worksurface	4.5.11	
60 GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.4	
61 Slip-resistant floor surface	4.5.4	
MAIN BEDROOM		
62 At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.5.1	
BATHROOM		
75 Provision for bathroom area to comply with AS 1428.1	4.4.1	
76 Slip-resistant floor surface	4.4.2	
77 Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4 (f)	
78 Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)	
79 Recessed soap holder	4.4.4 (f)	
80 Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)	
82 Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)	
83 Provision for grabrail in shower to comply with AS 1428.1	4.4.4 (h)	
86 Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)	
88 Provision for washbasin with clearance to comply with AS 1428.1	4.4.4 (g)	
90 Double GPO beside mirror	4.4.4 (d)	
TOILET		
92 Provision of either 'visible toilet' or accessible toilet	4.4.3	
93 Provision to comply with AS 1428.1	4.4.1	
94 Location of WC pan at correct distance from fixed walls	4.4.3	
95 Provision for grab rail zone.	4.4.4 (h)	
96 Slip resistant floor surface (Vitrescous tiles or similar).	4.4.2	
LAUNDRY		
98 Circulation at doors to comply with AS 1428.1	4.8	
99 Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth)	4.8	
100 Provision for automatic washing machine	4.8 (e)	
102 Where clothes line is provided an accessible path of travel to this	4.8 (e)	
105 Double GPO	4.8 (g)	
108 Slip-resistant floor surface	4.8.1	
DOOR LOCKS		
110 Door hardware operable with one hand, located 900-1100mm above floor.	4.3.	