

A1

NOTES:
 * THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING ACT 2002.
 * DIMENSIONS AND DISTANCES ARE BY TITLE AND ARE SUBJECT TO SURVEY INVESTIGATION.
 * TOTAL SITE AREA IS 6988m².
 * CALCULATED FROM TITLE INFORMATION.
 * THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
 * NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
 * THE SUBJECT TITLE NOTES.

* VISIBLE ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED.
 * NOT ALL SERVICES ARE SHOWN.
 * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED. IF THESE ARE CRITICAL IT IS ESSENTIAL THE APPROPRIATE AUTHORITIES BE CONTACTED PRIOR TO DEVELOPMENT WORKS.
 * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) PH 1100. CRITICAL SERVICES MUST BE EXPOSED AND LOCATED. (NOT ALL SERVICE PROVIDERS ARE MEMBERS OF DBYD).
 * THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
 * THIS PLAN SHOULD BE READ IN CONJUNCTION WITH REPORT OF THE SAME REFERENCE.

LEGEND
 ELP - ELECTRIC LIGHT POLE
 L - STORMWATER LINE
 PC - PRAM CROSSING
 SMH - SEWER MANHOLE
 VC - VEHICLE CROSSING
 SW - STORMWATER
 WM - WATER METER
 HYD - HYDRANT
 MH - MANHOLE
 PP - POWER POLE
 SP - SIGN POST
 SV - STOP VALVE
 TEL - TELSTRA PIT
 KB - TOP OF KERB
 KI - KERB INVERT

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 www.dialbeforeyoudig.com.au
DIAL 1100
 BEFORE YOU DIG

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 REPRODUCTION WITHOUT WRITTEN
 APPROVAL IS STRICTLY PROHIBITED
 B SHOWING DETAILS OF ROADS 26.6.2015
 A TITLE AMENDED 3.3.2015
 REV AMENDMENTS DATE

CLIENT: TONY LAM METRO PTY LTD
 PLAN OF CLIFF ROAD
 EPPING
 REIG: LOT 50-55 IN DP12051
 AND SP33421
 SHOWING: GENERAL DETAIL AND
 SITE LEVELS
 PURPOSE: ARCHITECTURAL DESIGN
 COUNCIL SUBMISSION
SHEET 1 OF 4

SCALE 1:200
 SURVEYOR: ANNA P.
 DATUM: AUSTRALIAN HEIGHT DATUM
 ORIGIN: SSM 180033 RLBS 032
 JOB REF: D2354
 COMPUTER REF: D2354-DETAIL
 DRAWING NO: D2354-DETAIL-B-1
 CHECKED: JONATHAN S.
 DATE OF SURVEY: 27 FEBRUARY 2015
 REDUCTION RATIO: 1:200

MACQUARIE PARK
 PO Box 4004
 MACQUARIE CENTRE NSW 2113
 SUITE 404, LEVEL 4
 76/13-15 LYON PARK ROAD,
 MACQUARIE PARK NSW 2113
 PHONE: 9888 3848
 FAX: 9888 3875
 email: office@projectsurveyors.com.au
 www.projectsurveyors.com.au
 APM 20 08 433 974

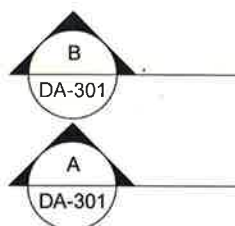
PROJECT SURVEYORS
 Professional Innovative... Results.

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m² of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m²)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRG)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
- Fluorescent lighting with motion sensor control for carpark lighting
- Compact Fluorescent lighting for all service plants & garbage rooms with motion sensor control
- Compact Fluorescent lighting with time clock controls for Foyer and hallways lighting, motion sensors control for afterhours
- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas



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DEVELOPMENT APPLICATION

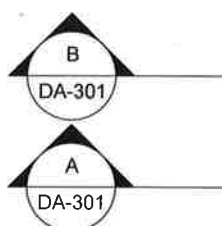
PROJECT NO	DRAWING NO	REVISION	
14-162	DA-201	C	
SCALE @ A3	DATE	DRAWN	AUTHORIS
1 : 500	01/10/2015	CK	AC



- **Water efficiency:**
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m² of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m²)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers > 6 but <= 7.5 L/min)

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with **floorboards** in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

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[illegible]

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-202	C	
SCALE @ A3	DATE	DRAWN	AUTHOR
1 : 500	01/10/2015	CK	AC





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
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- Day-night zoning between bedrooms and living areas

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Registration No: 5364

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC
D	AMENDED UNIT AG.04-A3.04	08/09/2016	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
GENERAL ARRANGEMENT -
GROUND FLOOR

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-203	D	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 500	01/10/2015	SC	AC

0 1:500 25m





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

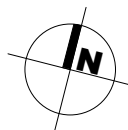
- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
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- LED lighting in Lifts, lighting connected to lift call button
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- Dedicated Compact Fluorescent/LED fittings for all internal areas
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- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas

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C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC
D	AMENDED UNIT AG.04-A3.04	08/09/2016	DA	AC



PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

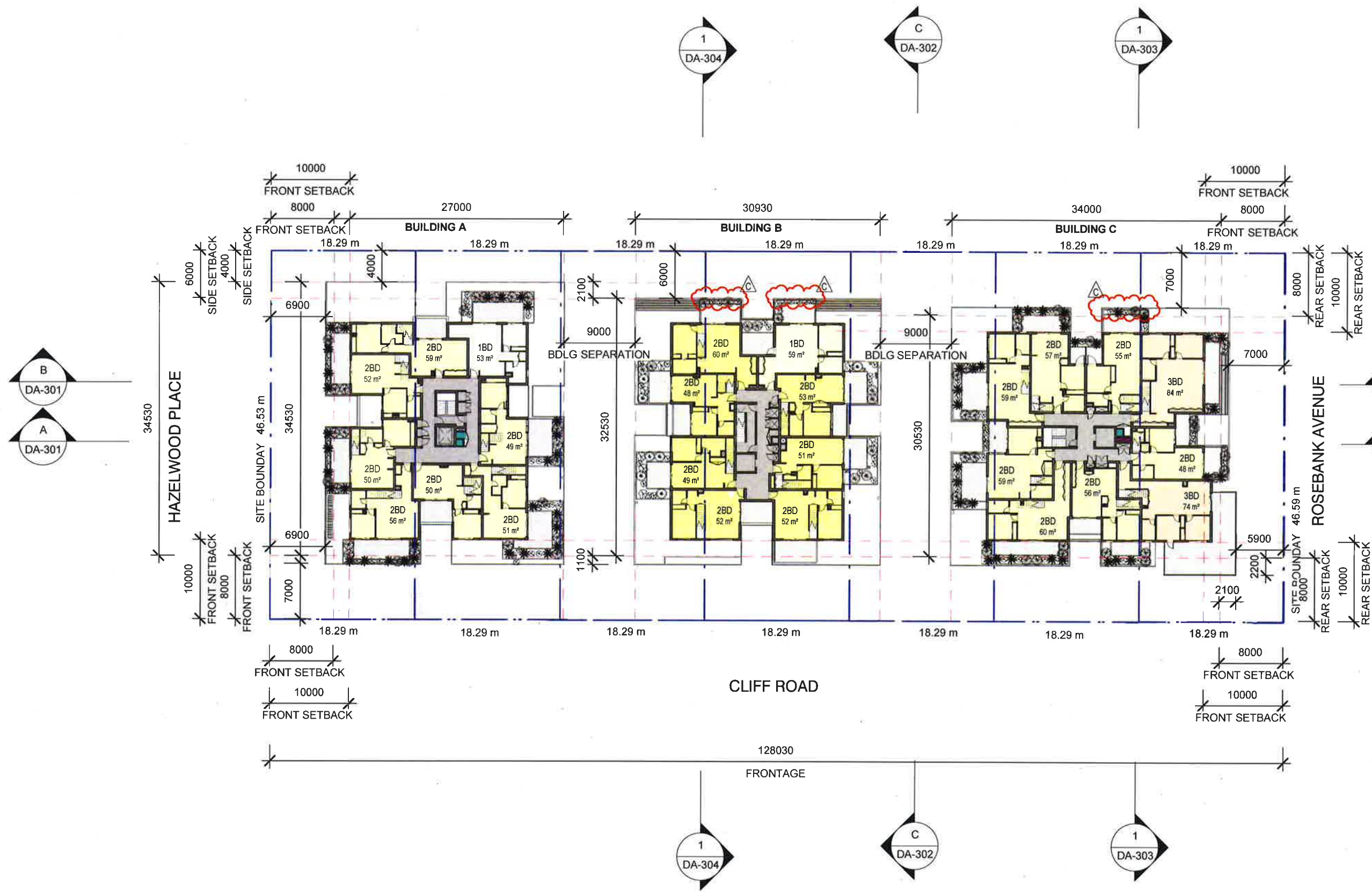
DEVELOPMENT APPLICATION

DRAWING
GENERAL ARRANGEMENT -
TYPICAL LEVEL 1-3

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-204	D	
SCALE @ A3	DATE	DRAWN	AUTHORIS
1 : 500	01/10/2015	SC	AC

0 25m
SCALE 1:500





- BASIX REQUIREMENTS**
- Water efficiency:**
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m² of roof area
 - Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m²)
 - 4-Star WELS rated toilets, kitchen taps and bathroom taps
 - 3-Star WELS rated showers (> 6 but <= 7.5 L/min)
- Thermal Comfort:**
- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
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B	AMENDED DA	21/03/16	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC



PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING			
GENERAL ARRANGEMENT - LEVEL 4			
PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-205	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 500	01/10/2015	SC	AC
0 25m		SCALE 1:500	





- BASIX REQUIREMENTS**
- Water efficiency:**
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
 - Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
 - 4-Star WELS rated toilets, kitchen taps and bathroom taps
 - 3-Star WELS rated showers (> 6 but <= 7.5 L/min)
- Thermal Comfort:**
- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
 - Internal party walls to be of Hebel type or approved equivalent
 - Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
 - Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
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- Energy efficiency:**
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C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
GENERAL ARRANGEMENT -
LEVEL 4 MEZZANINE

PROJECT NO.	DRAWING NO.	REVISION
14-162	DA-206	C
SCALE @ A3	DATE	DRAWN
1 : 500	01/10/2015	SC
		AC

0 1500 25m

dr

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BASIX REQUIREMENTS**Water efficiency:**

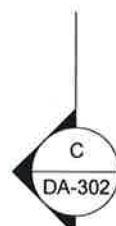
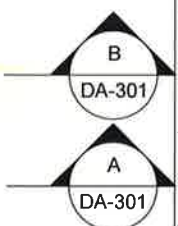
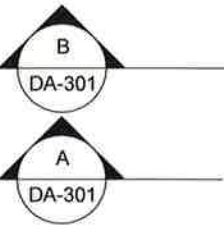
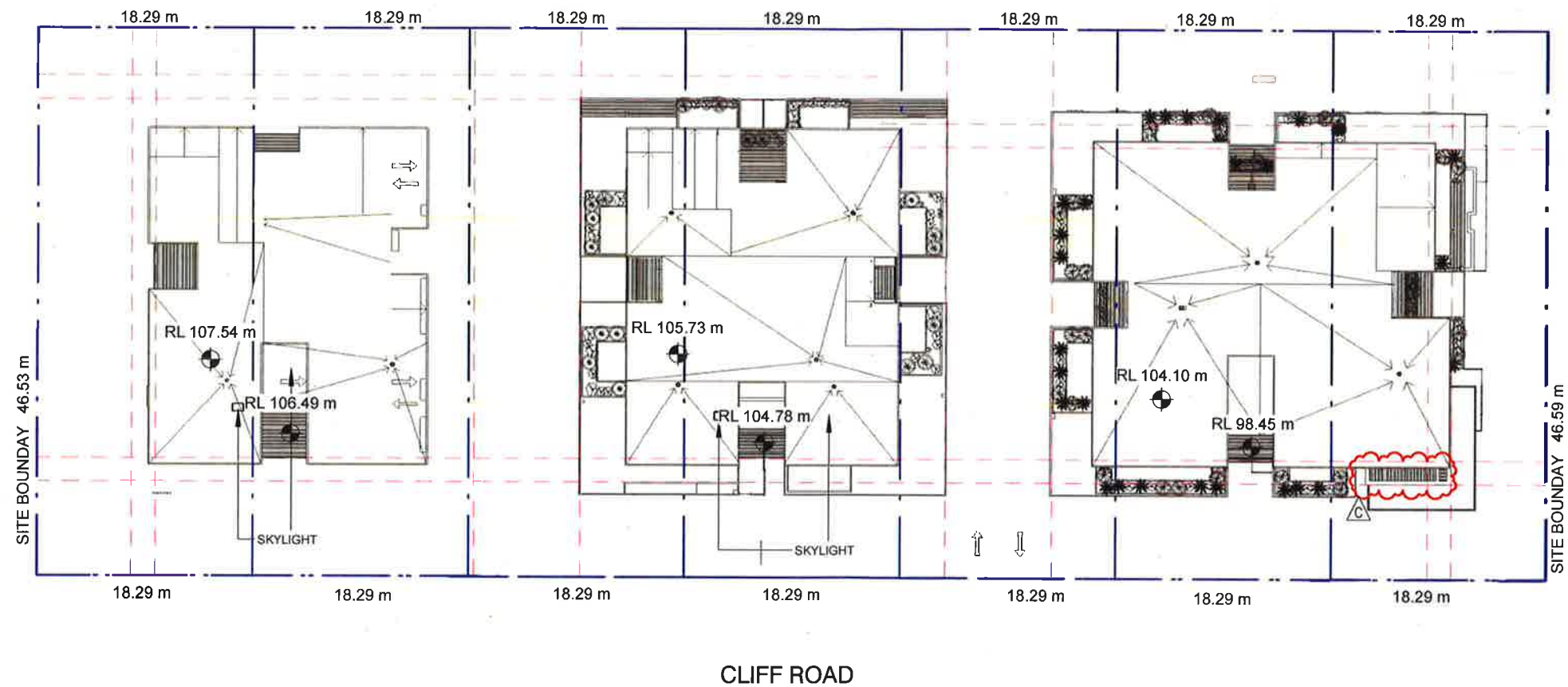
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m² of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m²)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but ≤ 7.5 L/min)

Thermal Comfort:

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B	AMENDED DA	21/03/16	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC



PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING

GENERAL ARRANGEMENT -
ROOF PLAN

PROJECT NO.	DRAWING NO.	REVISION		
14-162	DA-207	C		
SCALE @ A3	DATE	DRAWN	AUTHORISED	
1 : 500	01/10/2015	SC	AC	

0 25m

SCALE 1:500



BASIX REQUIREMENTS

Water efficiency:

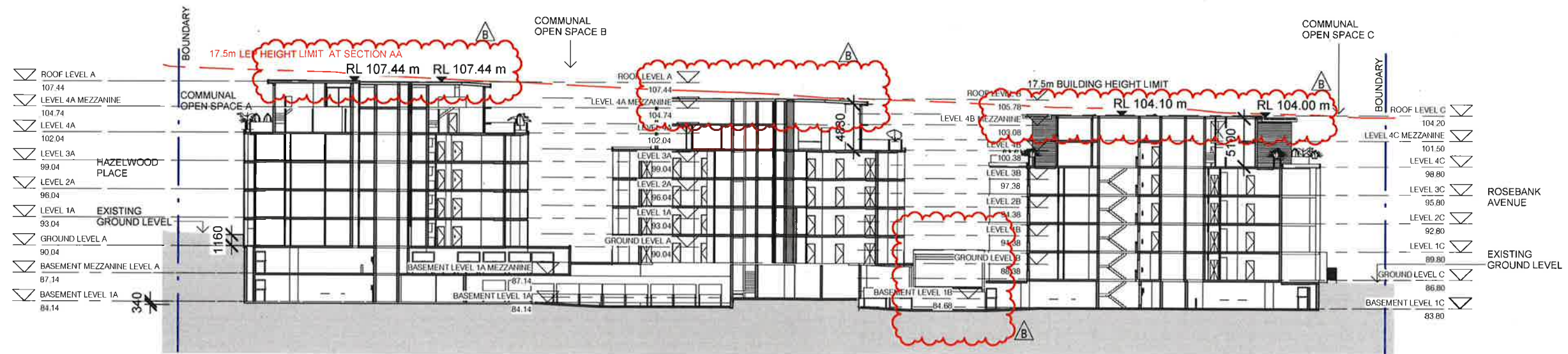
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- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

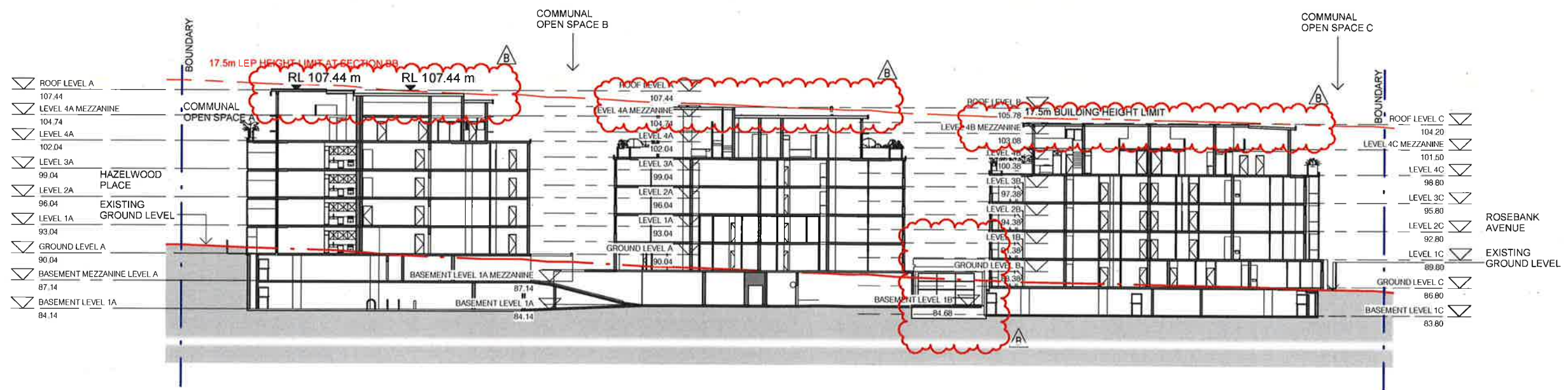
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- Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas



A SECTION AA
DA-201 1:500



B SECTION BB
DA-201 1:500

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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

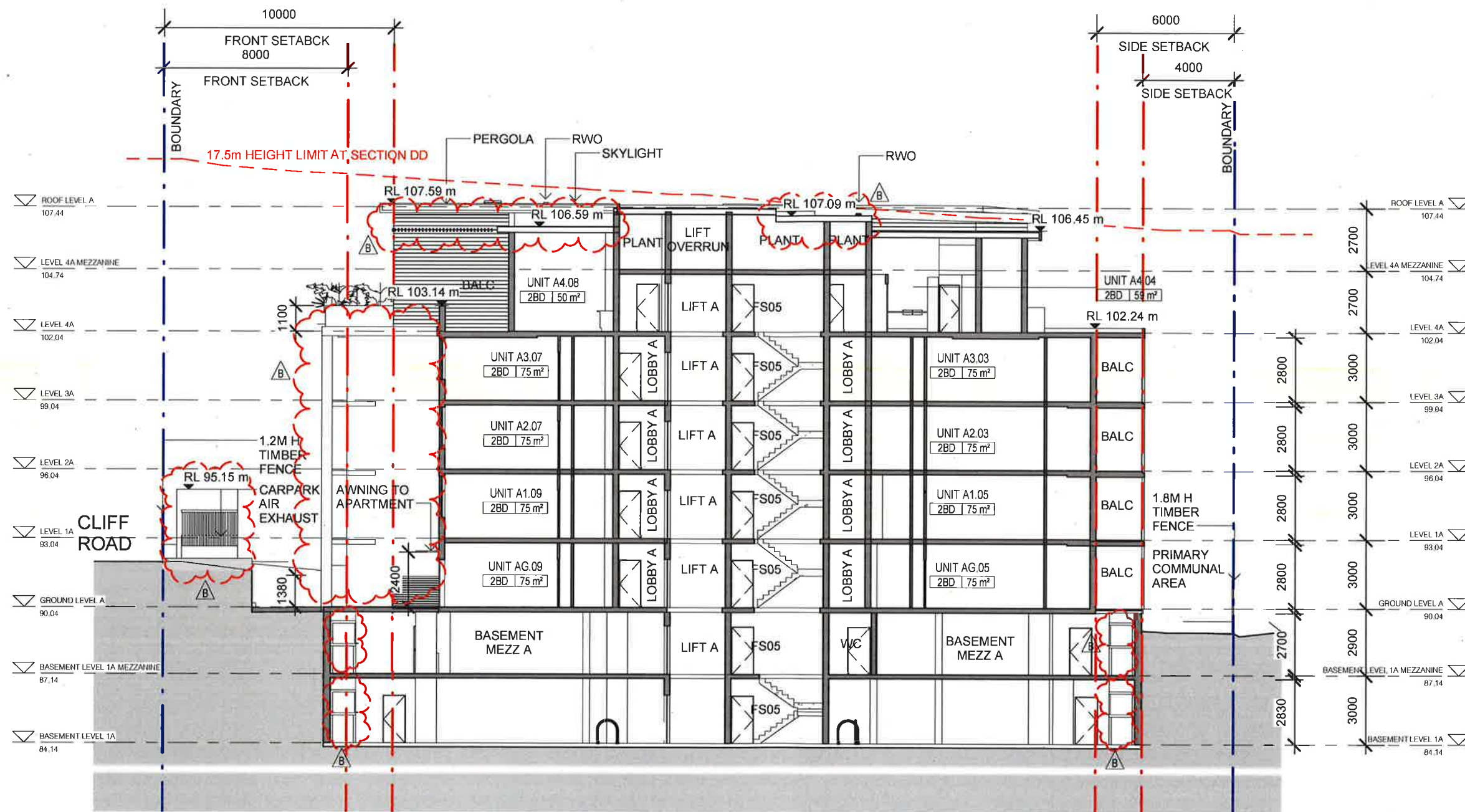
DEVELOPMENT APPLICATION

DRAWING
SECTION AA & SECTION BB

PROJECT NO	DRAWING NO	REVISION
14-162	DA-301	B
SCALE @ A3	DATE	DRAWN
1:500	01/10/2015	SC
		AC

0 SCALE 1:500 25m





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFR)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
- Fluorescent lighting with motion sensor control for carpark lighting
- Compact Fluorescent lighting for all service plants & garbage rooms with motion sensor control
- Compact Fluorescent lighting with time clock controls for Foyer and hallways lighting, motion sensors control for afterhours
- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR LODGEMENT	1/10/15	DA	AC
B	AMENDED DA	21/03/2016	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

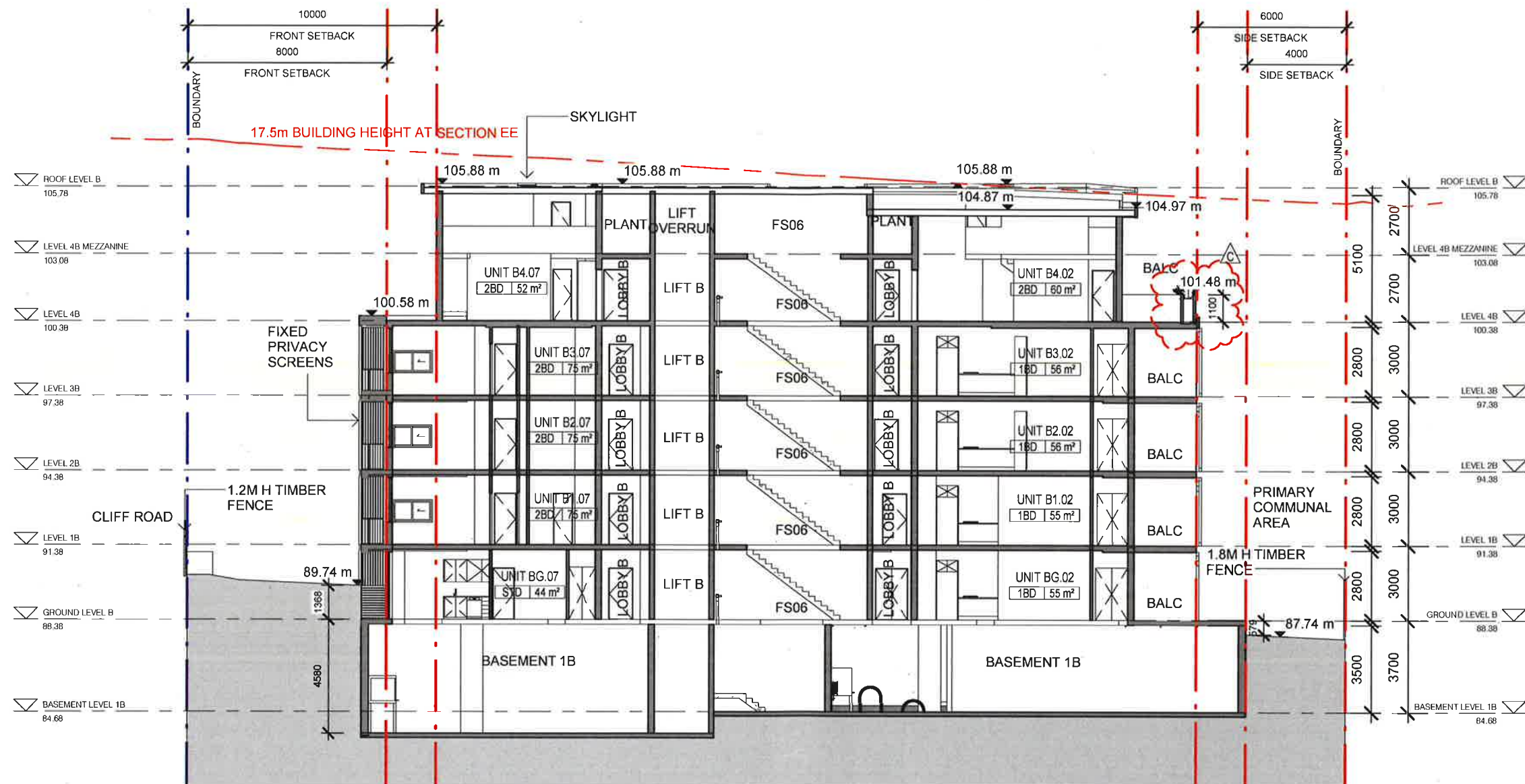
DEVELOPMENT APPLICATION

DRAWING
BUILDING A - SECTION DD

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-320	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 200	18/08/2015	DC	AC

0 SCALE 1:200 10m





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRG)
- Provision of NO

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
- Fluorescent lighting with motion sensor control for carpark lighting
- Compact Fluorescent lighting for all service plants & garbage rooms with motion sensor control
- Compact Fluorescent lighting with time clock controls for Foyer and hallways lighting, motion sensors control for afterhours
- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO
- downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/2016	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC

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PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
BUILDING B - SECTION EE

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-330	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 200	18/08/2015	CK	AC



BASIX REQUIREMENTS

Water efficiency:

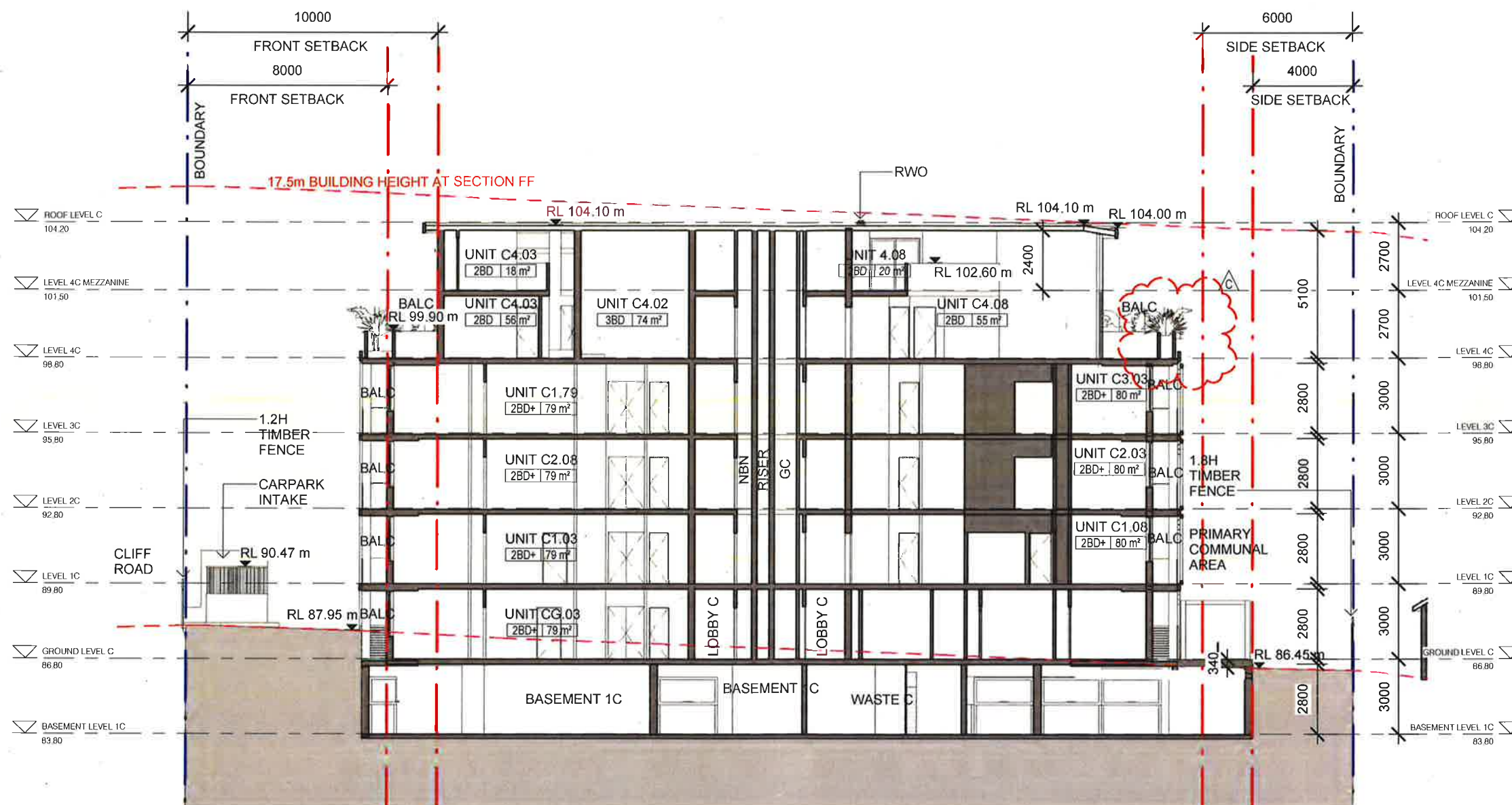
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
- Fluorescent lighting with motion sensor control for carpark lighting
- Compact Fluorescent lighting for all service plants & garbage rooms with motion sensor control
- Compact Fluorescent lighting with time clock controls for Foyer and hallways lighting, motion sensors control for afterhours
- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas



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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/2016	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

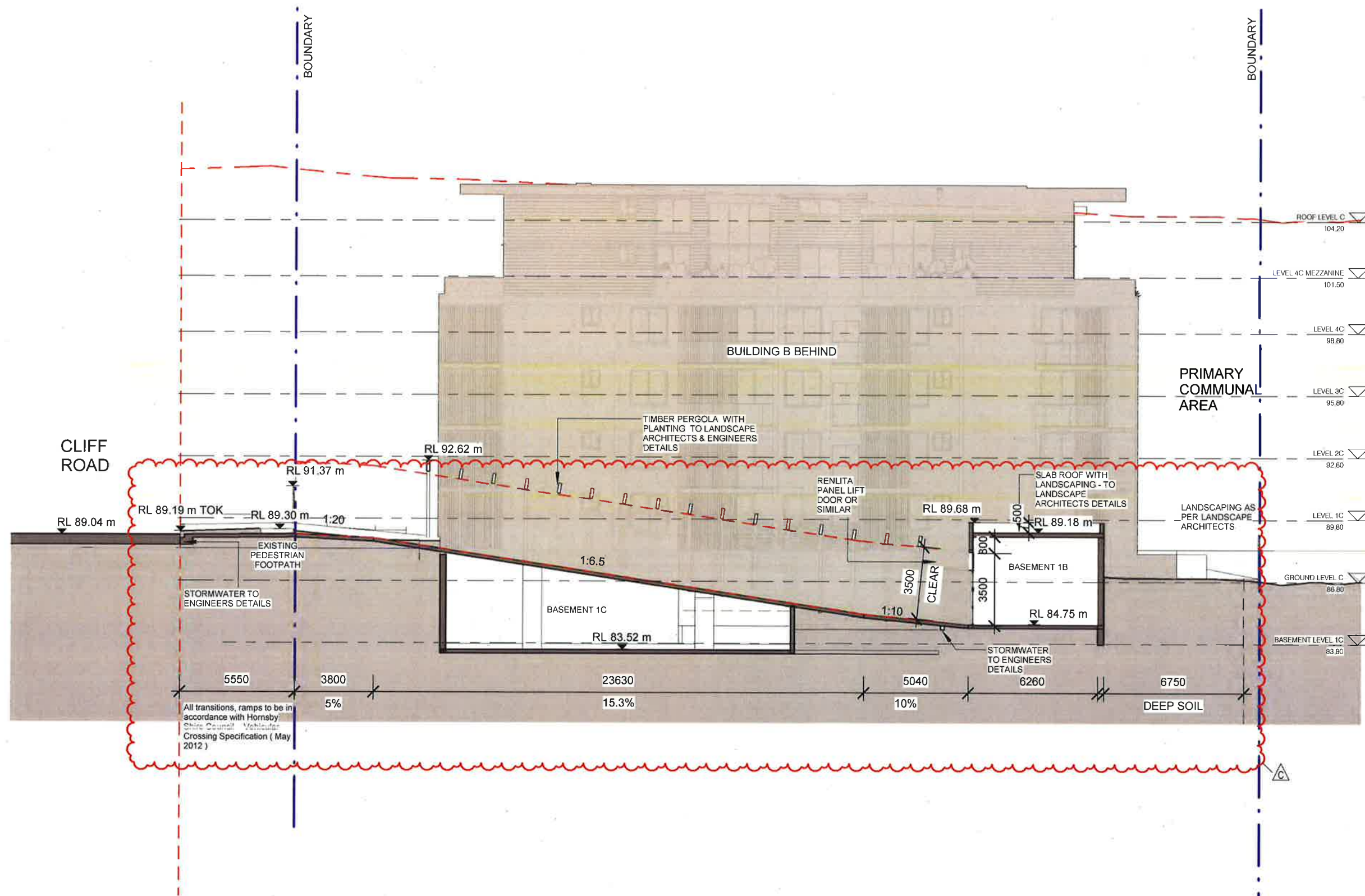
CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
BUILDING C - SECTION FF

PROJECT NO	DRAWING NO	REVISION	
14-162	DA-340	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 200	18/08/2015	CK	AC





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m² of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m²)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but ≤ 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
- Fluorescent lighting with motion sensor control for carpark lighting
- Compact Fluorescent lighting for all service plants & garbage rooms with motion sensor control
- Compact Fluorescent lighting with time clock controls for Foyer and hallways lighting, motion sensors control for afterhours
- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC
C	AMENDED RAMP	25/07/2016	RD	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
SECTION CC

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-302	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 200	01/10/2015	SC	AC
0 10m			





1 NORTH ELEVATION
1:500



2 SOUTH ELEVATION
1:500

BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
- Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
- Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
- Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
- Provision of NO downlights/spotlights in the apartments unless thermally sealed

Energy efficiency:

- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
- Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Provision of mechanical ventilation in lobbies & hallways (exhaust only)
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- LED lighting in Lifts, lighting connected to lift call button
- Individual bathrooms, kitchens and laundries to be exhausted to the façade
- Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
- Dedicated Compact Fluorescent/LED fittings for all internal areas
- Provision of NO downlights/spotlights in the apartments unless thermally sealed
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC
D	AMENDED UNIT AG.04-A3.04	08/09/2016	DA	AC

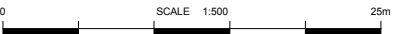
PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
NORTH & SOUTH
ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-401	D	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 500	01/10/2015	FC	AC





BASIX REQUIREMENTS

- Water efficiency:**
- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
 - Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
 - 4-Star WELS rated toilets, kitchen taps and bathroom taps
 - 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

- Thermal Comfort:**
- External walls To achieve a total R value of 2.3 (Ritec wall systems or approved equivalent)
 - Internal party walls to be of Hebel type or approved equivalent
 - Concrete roofs with R3.0 insulation + reflective foil (on both sides of insulation) below all exposed roofs
 - Concrete floor slabs with floorboards in all dwellings, tiles in wet areas
 - Windows to achieve a total U-value of 4.2 and SHGC of 0.44 (NFRC)
 - Provision of NO downlights/spotlights in the apartments unless thermally sealed
- Energy efficiency:**
- Central gas instantaneous hot water system with R1.0 piping insulation for all external & internal pipes
 - Gearless traction lift with Variable Voltage & Frequency (VVVF) motor
 - CO sensors control for carpark ventilation, with VSD driven fans
 - Provision of mechanical ventilation in lobbies & hallways (exhaust only)
 - Fluorescent lighting with motion sensor control for carpark lighting
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 - LED lighting in Lifts, lighting connected to lift call button
 - Individual bathrooms, kitchens and laundries to be exhausted to the façade
 - Single phase air conditioning units with 2.0 Stars rating for Heating & Cooling
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
WEST ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-402	B	
SCALE @ A3	DATE	DRAWN	AUTHOR
1 : 200	01/10/2015	EC	AC

0 10m SCALE 1:200





BASIX REQUIREMENTS

Water efficiency:

- 15,000L Rainwater harvesting tank to collect RW from at least 2,190 m2 of roof area
- Rainwater to serve all toilets and landscape irrigation on ground floor (assumed to be 3,100m2)
- 4-Star WELS rated toilets, kitchen taps and bathroom taps
- 3-Star WELS rated showers (> 6 but <= 7.5 L/min)

Thermal Comfort:

- External walls To achieve a total R value of 2.3 (Ritek wall systems or approved equivalent)
- Internal party walls to be of Hebel type or approved equivalent
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B	AMENDED DA	21/03/16	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

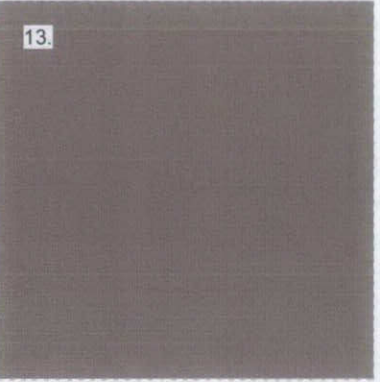
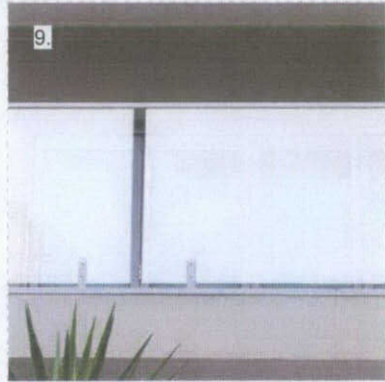
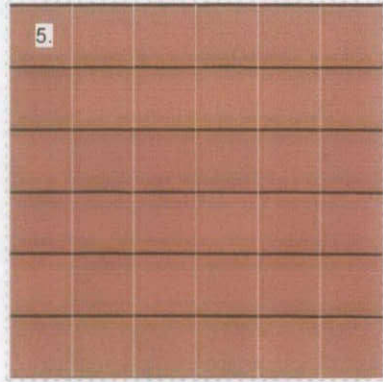
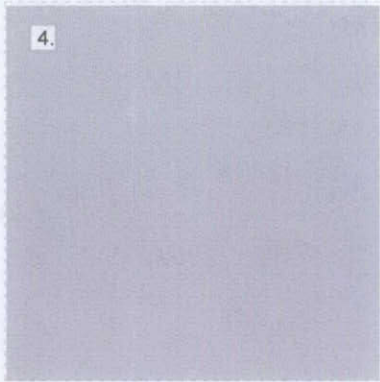
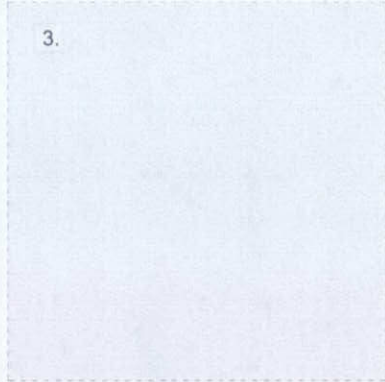
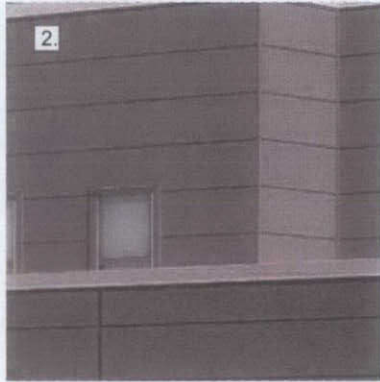
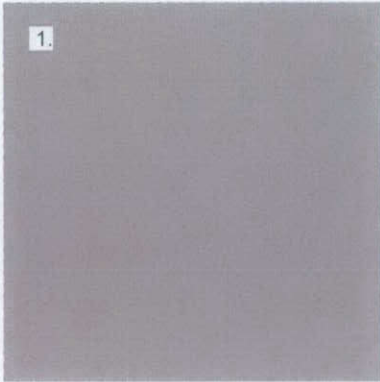
DRAWING
EAST ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-403	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 200	01/10/2015	FC	AC

0 10m
SCALE 1:200



REFERENCE	ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
WALL				
1	P - 01	EXTERNAL WALL - FACADE	RENDER WITH PAINT FINISH	DULUX - "SILKWORT" PG2C2 OR SIMILAR
2	P - 02	EXTERNAL WALL - FACADE	JAMES HARDIE "STRIA" CLADDING SYSTEM WITH PAINT FINISH	DULUX - "TIMBER " PG2B5 OR SIMILAR
3	P - 03	EXTERNAL WALL - FRAME	RENDER WITH PAINT FINISH	DULUX - "LEXICON QUATER" PN2D1 OR SIMILAR
4	P - 04	EXTERNAL WALL - FRAME AND SLAB EDGE	RENDER WITH PAINT FINISH	DULUX - "PLATINUM CLASS " PN2H3 OR SIMILAR
5	P - 05	EXTERNAL WALL - FACADE	TERRACOTTA FACADE SYSTEM	TERRACOTTA
6	P - 06	EXTERNAL WALL - FACADE	STONE CLADDING SYSTEM	SANDSTONE CLADDING
POWDER COATING				
7	PC - 01	DOORS AND WINDOWS	CLEAR GLASS SET IN POWDER COATED ALUMINUM FRAME	POWDERCOAT - DULUX DURATEC X15 "ZEUS TIMBERLAND" 9007315S OR SIMILAR
BALUSTRADES AND PRIVACY				
8	BAL - 01	BALUSTRADE	SEMI-FRAMELESS, CLEAR GLASS SET IN POWDER COATED ALUMINUM FRAME	POWDER COATING - DULUX DURATEC X15 "ZEUS LUNAR GREY MATT" 900841 OR SIMILAR
9	BAL - 02	BALUSTRADE	SEMI-FRAMELESS, TRANSLUCENT GLASS SET IN POWDER COATED ALUMINUM FRAME	POWDER COATING - DULUX DURATEC X15 "ZEUS LUNAR GREY MATT" 900841 OR SIMILAR
10	L - 01	FIXED LOUVRES	ALUMINIUM	POWDER COATING - DULUX ELECTRO "SHIMMERING CHAMPAGNE FLAT" 9063116K OR SIMILAR
11	L - 02	SLIDING LOUVRED PANEL	ALUMINIUM	POWDER COATING - DULUX ELECTRO "SHIMMERING CHAMPAGNE FLAT" 9063116K OR SIMILAR
12	T - 01	PRIVACY FENCE	TIMBER FENCING	INNOWOOD-INNOSCREEN FACE AND REAR SCREENING - SPOTTED GUM OR SIMILAR
MISCELLANEOUS				
13	AW - 01	PEGOLA	POWDER COATED ALUMINIUM	POWDER COATING - DULUX ELECTRO "SHIMMERING CHAMPAGNE FLAT" 9063116K OR SIMILARR



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Registration No: 5364

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC
C	AMENDED AS PER COUNCIL COMMENTS	25/07/2016	RD	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
MATERIALS AND FINISH

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-901	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	01/10/2015	FC	AC





DESIGN CONCEPT
JOB NO. 14-162 CLIFF ROAD



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PROJECT
22A-34 CLIFF ROAD, EPPING

CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
VISUALISATION 1

PROJECT NO.	DRAWING NO.	REVISION	
14-162	DA-003	C	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	01/10/2015	CP	AC





DESIGN CONCEPT
JOB NO. 14-162 CLIFF ROAD

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA LODGEMENT	01/10/15	DA	AC
B	AMENDED DA	21/03/16	DA	AC

PROJECT
22A-34 CLIFF ROAD, EPPING

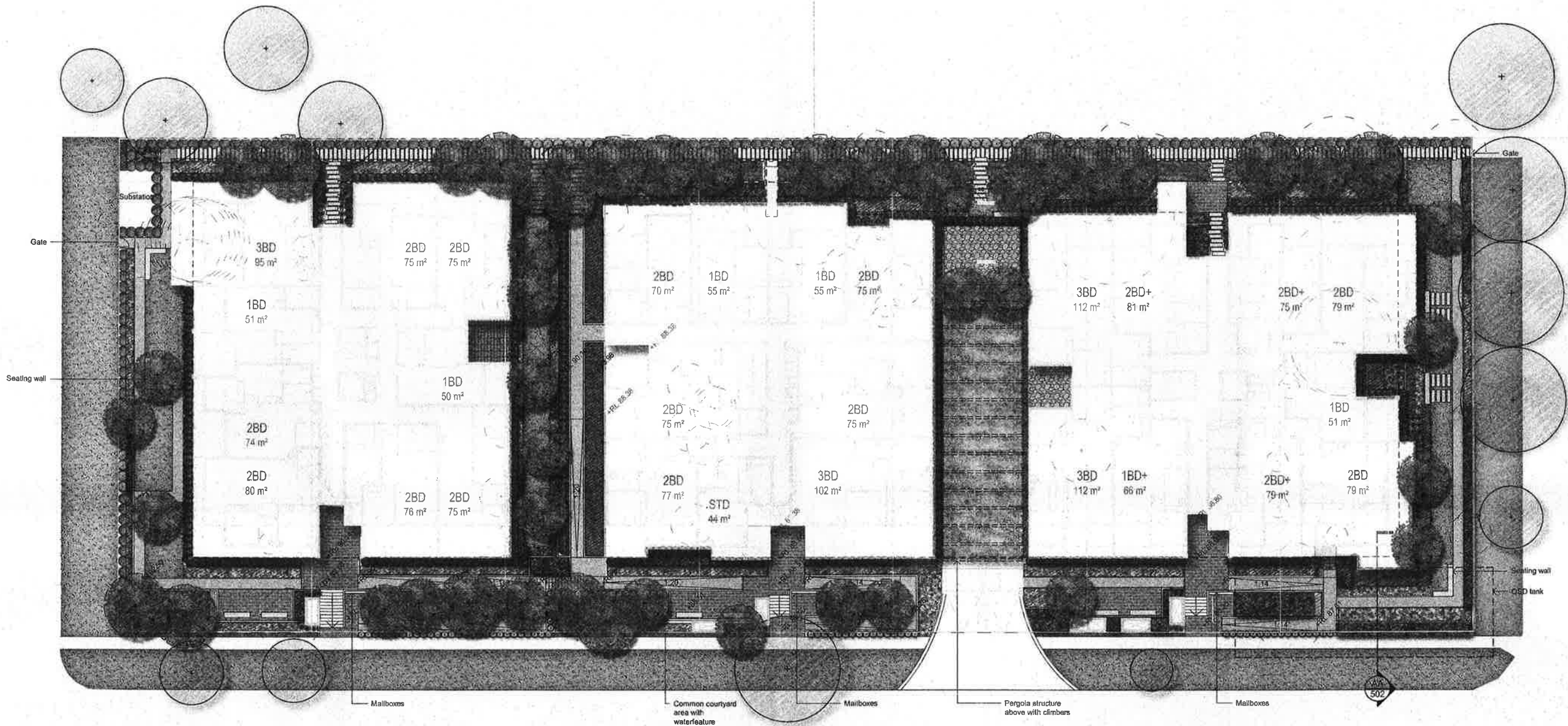
CLIENT
METRO AWARD

DEVELOPMENT APPLICATION

DRAWING
VISUALISATION 2

PROJECT NO	DRAWING NO	REVISION	
14-162	DA-004	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
	01/10/2015	CP	AC





NOT FOR CONSTRUCTION

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description
J	Revised for Council Comments
I	Revised for Council Comments
H	Updated Architectural
G	Updated Architectural
F	Revised entries
E	Council Comments
D	Architectural Coordination
C	Architectural Coordination
B	Revised Landscape
A	Preliminary

Drawn	Check	Date
JW	NM	27.04.16
JW	NM	18.04.16
JW	NM	17.03.16
JW	NM	11.03.16
JD	NM	08.12.16
JD	NM	07.12.16
JM	NM	29.09.15
JM	NM	25.09.15
JM	NM	23.09.15
JM	NM	22.09.15

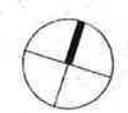
LEGEND

- Fence
- Tree to be retained
- Tree to be removed
- Proposed Tree (Refer Plant Schedule)

- Shrubs (Refer Plant Schedule)
- Accents (Refer Plant Schedule)
- Grasses & Groundcovers (Refer Plant Schedule)
- Ballast/ Gravel

- Stepping Pavers (Refer Landscape Details)
- Unit Paver
- Steel Edge
- Turf (Refer Landscape Details)

Key Plan:



SITE IMAGE



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Client: Metro Award

Project: 22a-32 Cliff Road, Epping

Drawing Name: Colour Landscape Plan

PRELIMINARY

Scale: 1:200 @ A1
Job Number: SS15-3045
Drawing Number: C101 J