



MELROSE PARK VICTORIA ROAD SITE

657-661 VICTORIA ROAD &
4-6 WHARF ROAD
MELROSE PARK, NSW

AREA SCHEDULE

Commercial Areas										NLA		GFA								
GROUND										71.0		71.0								
Retail 1										71.0		71.0								
TOTAL										71.0		71.0								
Apartment Areas																				
BUILDING 1																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	1	0	4	0	0	0	0	5	374.8	188.0	562.8	3	2	2	0	489			
Level 01	1	1	1	8	2	0	0	0	13	944.9	205.1	1210.0	9	2	8	2	1098			
Level 02	1	1	3	8	1	0	0	0	14	976.5	131.7	1108.2	10	2	8	1	1130			
Level 03	0	1	3	9	1	0	0	0	14	1000.8	138.2	1139.0	9	2	8	1	1162			
Level 04	0	1	3	9	1	0	0	0	14	1000.9	138.2	1139.1	9	2	8	1	1162			
Level 05	0	1	3	9	1	0	0	0	14	1000.8	138.2	1139.0	9	2	8	1	1162			
Level 06	0	1	3	9	1	0	0	0	14	1000.9	138.2	1139.1	12	0	11	1	1162			
Level 07	0	0	0	3	0	0	0	0	3	234.8	33.6	268.4	2	0	2	0	282			
Level 08	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	2	0	2	0	318			
Level 09	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	2	0	3	0	318			
Level 10	0	0	0	1	0	0	2	0	3	287.1	29.8	316.9	3	0	3	0	318			
TOTAL	2	7	16	62	7	0	6	0	7395.7	1260.6	8656.3	70	12	63	7	8601				
	2	23		69		6			100											
Actual %	2.0%	7.0%	16.0%	62.0%	7.0%	0.0%	6.0%	0.0%	70%									12%	63%	7%
Target %									min 70%									max 15%	min 60%	
BUILDING 2																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	1	0	1	0	0	0	0	2	131.2	100.4	231.6	0	0	1	1	270			
Level 01	0	6	0	3	0	0	0	0	9	567.0	277.0	874.0	6	0	7	2	852			
Level 02	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 03	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 04	0	6	0	3	0	0	0	0	9	554.8	78.4	633.2	6	0	6	3	650			
Level 05	0	3	0	4	1	0	0	0	8	563.8	74.7	638.5	6	0	6	3	655			
Level 06	0	3	0	5	1	0	0	0	9	638.8	84.7	723.5	7	0	7	3	655			
Level 07	0	3	0	4	1	0	0	0	8	563.8	74.7	638.5	7	0	6	3	655			
Level 08	0	1	0	1	1	0	0	0	3	216.9	28.6	245.5	3	0	3	0	360			
TOTAL	0	35	0	27	4	0	0	0	4375.9	875.3	5251.2	47	0	48	21	5197				
	0	35		31		0			66											
Percentages	0.0%	53.0%	0.0%	40.9%	6.1%	0.0%	0.0%	0.0%	71%									0%	73%	32%
Target %									min 70%									max 15%	min 60%	
BUILDING 3																				
LEVEL	APARTMENT MIX								TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO												
Ground	0	0	0	2	0	0	0	0	2	152.4	77.0	229.4	0	2	1	0	194			
Level 01	0	1	1	10	0	0	0	0	12	878.4	384.7	1263.1	8	2	9	0	1134			
Level 02	2	1	1	9	0	0	1	0	14	967.6	149.4	1137.0	10	2	9	0	1170			
Level 03	2	1	1	9	0	0	1	0	14	969.0	149.4	1138.4	10	2	9	0	1170			
Level 04	2	1	1	9	0	0	1	0	14	968.8	149.3	1138.1	10	2	9	0	1169			
Level 05	2	1	1	9	0	0	1	0	14	967.7	149.3	1137.0	10	1	9	0	1169			
Level 06	2	1	1	9	0	0	1	0	14	969.2	149.3	1138.5	10	1	10	0	1169			
Level 07	0	0	0	5	0	0	1	0	6	404.9	62.4	557.3	6	0	5	0	581			
Level 08	0	1	0	6	0	0	0	0	7	519.1	69.8	588.7	7	0	6	0	607			
Level 09	0	1	0	6	0	0	0	0	7	519.1	69.8	588.7	7	0	6	0	607			
Level 10	0	1	0	6	0	0	0	0	7	519.1	0.0	519.1	0	0	0	0	608			
TOTAL	10	9	6	80	0	0	6	0	8025.3	1410.0	9435.3	78	12	73	0	9578				
	10	15		80		6			111											
Percentages	9.0%	8.1%	5.4%	72.1%	0.0%	0.0%	5.4%	0.0%	70%									11%	66%	0%
Target %									min 70%									max 15%	min 60%	
RESIDENTIAL																				
LEVEL	STU	1B	1B + S	2B 2BA	2B + S	2B SOHO	3B	3B SOHO	TOTAL	NSA	UCA	TOTAL	2 HOUR SOLAR	NO SOLAR	CROSS VENT	ADAPT-ABLE	GFA			
TOTAL	12	51	22	168	11	0	12	9	19787	3548	23343	196	24	184	28	23376				
	12	73		180		12			277											
Percentages	4.3%	18.4%	7.9%	61.0%	4.0%	0.0%	4.3%	0.0%	70%									9%	66%	10%
Target %									min 70%									max 15%	min 60%	
GRAND TOTAL											19868		23376			23376				

ARCHITECTURAL DRAWING LIST

DA0000	COVER SHEET	
DA1000	SITE PLAN & SITE ANALYSIS	
DA2009	BASEMENT 4	
DA2010	BASEMENT 3	
DA2011	BASEMENT 2	
DA2012	BLD 1 & 2 & 3 - GND/BASEMENT 1	
DA2013	BLD 1 & 2 - L1	
DA2014	BLD 1 & 2 - L2 & BLD 3 - L1	
DA2015	BLD 1 & 2 - L3 & BLD 3 - L2	
DA2016	BLD 1 & 2 - L4 & BLD 3 - L3	
DA2017	BLD 1 & 2 - L5 & BLD 3 - L4	
DA2018	BLD 1 & 2 - L6 & BLD 3 - L5	
DA2019	BLD 1 & 2 - L7 & BLD 3 - L6	
DA2020	BLD 1 & 2 - L8 & BLD 3 - L7	
DA2021	BLD 1 - L9 & BLD 3 - L8	
DA2022	BLD 1 - L10 & BLD 3 - L9	
DA2023	BLD 1 - ROOF & BLD 3 - L10 & ROOF	
DA3101	ELEVATIONS - BUILDING 1 & 2 & 3 - NORTH AND SOUTH	
DA3102	ELEVATIONS - BUILDING 1 & 2 & 3 - EAST AND WEST	
DA3103	ELEVATIONS - BUILDING 3 - EAST AND WEST	
DA3200	STAGE 1 SITE SECTIONS	
DA3210	BASEMENT SECTIONS	
DA5110	ADAPTABLE APARTMENT PLANS	
DA9000	SHADOW DIAGRAMS - WINTER SOLSTICE	
DA9010	SOLAR ACCESS STUDIES (SUN'S EYE VIEW)	NTS
DA9100	GFA DIAGRAMS - BUILDING 1	
DA9101	GFA DIAGRAMS - BUILDING 2	
DA9102	GFA DIAGRAM - BUILDING 3	
DA9103	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 3	
DA9104	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 5	
DA9105	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 4	
DA9106	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 2	
DA9107	SHADOW DIAGRAMS-COMMUNAL OPEN SPACE 1	
DA9200	SOLAR ACCESS ANALYSIS	
DA9201	SOLAR ACCESS ANALYSIS 2	
DA9202	NATURAL VENTILATION ANALYSIS 1	
DA9203	NATURAL VENTILATION ANALYSIS 2	
DA9204	SOLAR ANALYSIS SCHEDULE	
DA9205	SOLAR ANALYSIS SCHEDULE	
DA9300	BUILDING 1 ENTRY PLAN	
DA9301	BUILDING 1 ENTRY SECTION & ELEVATION	
DA9302	BUILDING 2 ENTRY	
DA9303	BUILDING 3 ENTRY	
DA9304	COURTYARD DETAIL 1	
DA9305	COURTYARD DETAIL 2	
DA9306	COURTYARD DETAIL 3	
DA9307	COURTYARD DETAIL 4	
DA9308	COURTYARD DETAIL 5	

BASIC COMMITMENTS

Water efficiency:

- Three Rainwater tank,
- 500L tank in Building 1 to collect water from roof area of 301m²
- 5000L tank in Building 2 to collect water from roof area of 460.5m²
- 5000L tank in Building 3 to collect water from roof area of 702m²
- Rainwater to serve
- All common landscape area including roof garden (about 4215m²)
- Fire sprinkler test water to reticulated
- 3-Star WELS rated showers (>6 but <= 7.5 L/min)
- 4-Star WELS rated toilets
- 5-Star WELS kitchen and bathroom taps
- 2-star WELS dishwashers

Thermal Comfort:

- R3.0 bulk insulation with foil in all external exposed walls (total R-value of 3.66)
- R4.0 bulk insulation under exposed roofs (total R-value of 4.16)
- R2.0 insulation for all suspended floors (total R-value of 2.21) and R1.5 insulation for all suspended floors above carpark
- glazing requirements as follows:
- Building 1:
- Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3 and Level 10
- Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9

Building 2:

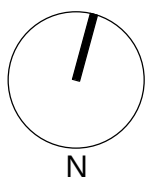
- Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3
- Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9

Building 3:

- Double low-e glazing (U-Value: 4.9 & SHGC: 0.33) - Ground, Level 1, Level 2, Level 3 and Level 10
- Single low-e glazing (U-Value: 5.6 & SHGC: 0.36) - Level 4, Level 5, Level 6, Level 7, Level 8 and Level 9
- Provision of NO downlights/spottlights in the apartments or provision of thermally sealed fittings
- Weather seals for all exhaust & ventilation vents

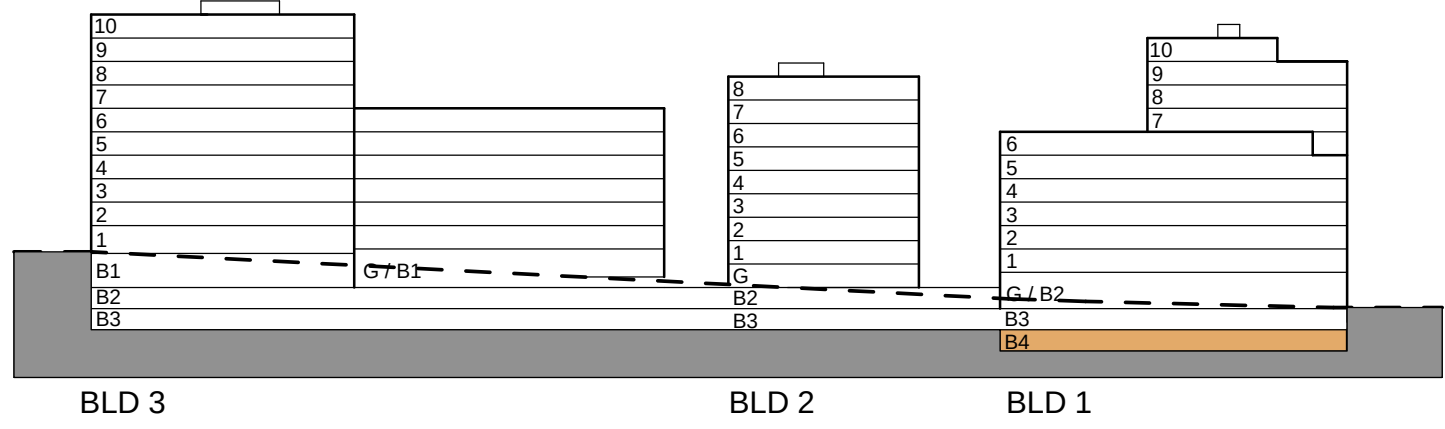
Energy efficiency:

- Central gas instantaneous hot water systems with R1.0 piping insulation for all external & internal pipes for each building
- Gearless traction lift with Variable Voltage & Frequency (VVF) motor
- CO sensors control for carpark ventilation, with VSD driven fans
- Air conditioning system for security room and community room controlled by time clock or BMS
- No Mechanical ventilation in other plant & service rooms, Ground floor lobbies & all hallways
- Exhaust ventilation only in garbage and waste holding rooms
- Fluorescent lighting with motion sensor control for carpark
- LED lighting for security room with time clock and motion sensors
- LED lighting for all lifts and lighting connected to lift call button
- Fluorescent lighting with motion sensor control for all garbage rooms, community room, plant and service rooms
- LED lighting for all lobbies and hallways with time clock and motion sensor control for after hours
- Individual exhaust fan ducted to facade or roof for bathrooms, kitchens and laundries ventilation and interlocked to light
- 1-phase air conditioning units with 3.0-3.5 Energy Efficiency Ratio (EER) for heating and cooling
- Dedicated Compact Fluorescent LED fittings for all internal areas
- Gas cooktops and electric ovens
- Day-night zoning between bedrooms and living areas
- Indoor or sheltered clothes drying lines





	Revisions <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>29-08-16</td><td>PRE DA ISSUE</td></tr><tr><td>2</td><td>06-09-16</td><td>PRE DA ISSUE UPDATE</td></tr><tr><td>3</td><td>30-09-16</td><td>FOR INFORMATION</td></tr><tr><td>4</td><td>08-11-16</td><td>FOR INFORMATION</td></tr><tr><td>5</td><td>11-11-16</td><td>FOR INFORMATION</td></tr><tr><td>6</td><td>18-11-16</td><td>DA ISSUE</td></tr><tr><td>7</td><td>29-11-16</td><td>DA ISSUE</td></tr><tr><td>8</td><td>02-06-17</td><td>AMENDED FOR COUNCIL</td></tr></table>	No.	Date	Description	1	29-08-16	PRE DA ISSUE	2	06-09-16	PRE DA ISSUE UPDATE	3	30-09-16	FOR INFORMATION	4	08-11-16	FOR INFORMATION	5	11-11-16	FOR INFORMATION	6	18-11-16	DA ISSUE	7	29-11-16	DA ISSUE	8	02-06-17	AMENDED FOR COUNCIL	Ver App'd N	Client PAYCE® Payce Consolidated Limited	Architect AJ+C ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project MELROSE PARK - VRS - STAGE 1 DA 657-661 VICTORIA ROAD 4-6 WHARF ROAD MELROSE PARK, NSW Proj. No. 16012	Drawing Title SITE PLAN & SITE ANALYSIS Sheet Status NOT FOR CONSTRUCTION	Scale 1 : 500 @A1 Drawing No. DA1000 Issue 8
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5	11-11-16	FOR INFORMATION																																
6	18-11-16	DA ISSUE																																
7	29-11-16	DA ISSUE																																
8	02-06-17	AMENDED FOR COUNCIL																																



RESIDENT CAR SPACE	46
ACCESSIBLE CAR SPACE	5
	51

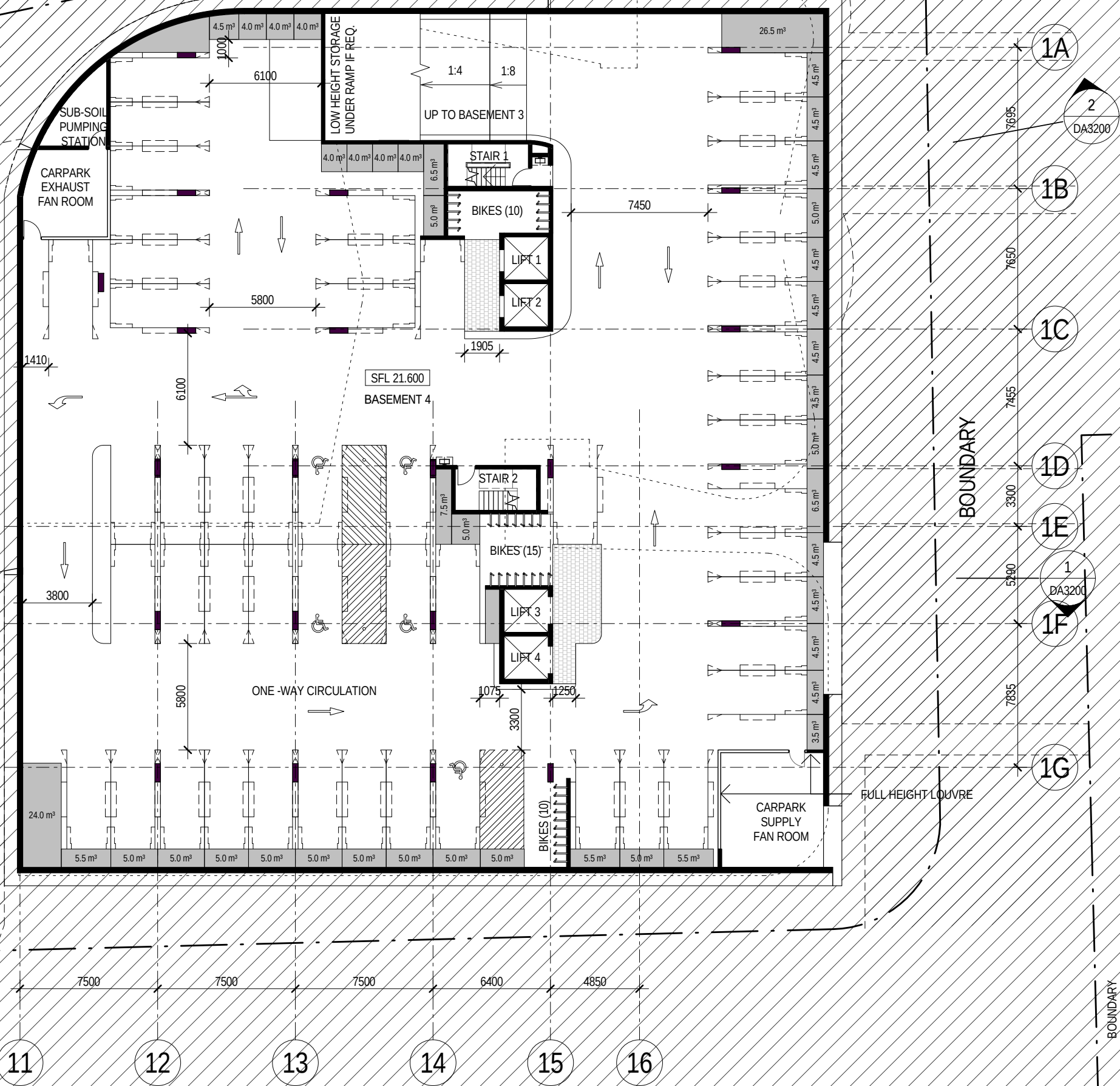
VICTORIA ROAD

HATCHED AREA INDICATES
DEEP SOIL TOTAL = 3802 SQM
(30% SUPERLOT AREA)

EWR-1

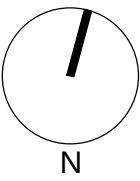
8 WHARF ROAD

SUPERLOT AD



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Author
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2	30-09-16	FOR INFORMATION		
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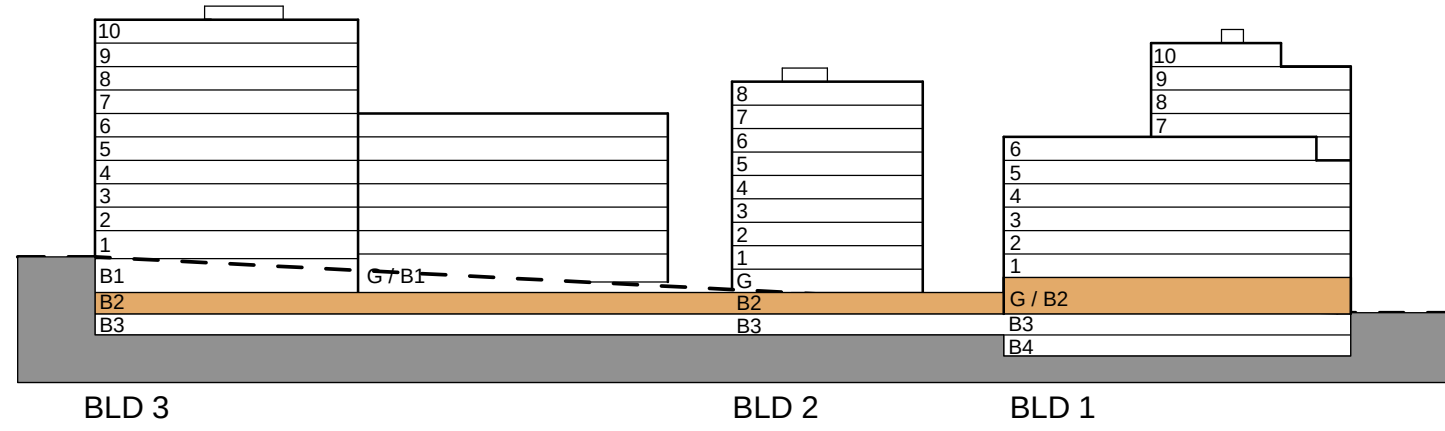
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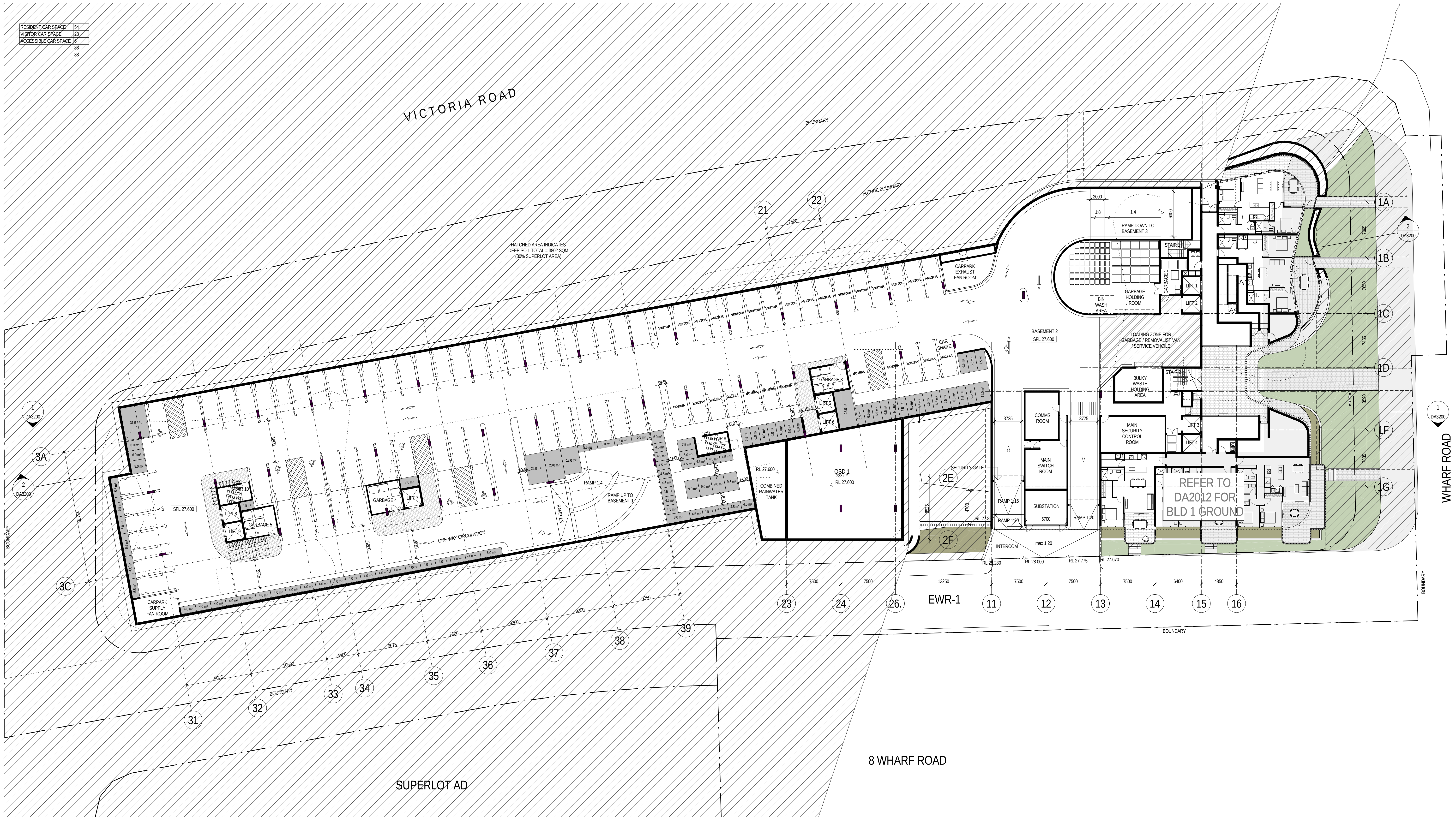
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**MELROSE PARK - VICTORIA ROAD
SITE - STAGE 1 DA**
657-661 VICTORIA ROAD
4-6 WHARF ROAD
MELROSE PARK, NSW
Proj. No. 16012

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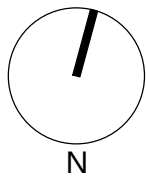
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Issue
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RESIDENT CAR SPACE	54
VISITOR CAR SPACE	26
ACCESSIBLE CAR SPACE	6
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	86



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7	29-11-16	DA ISSUE		



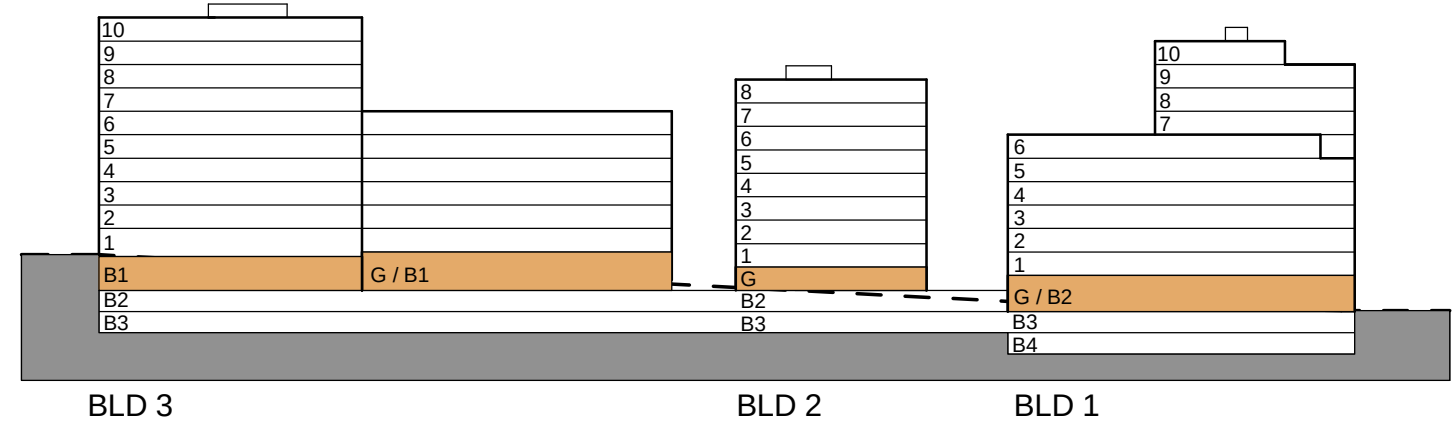
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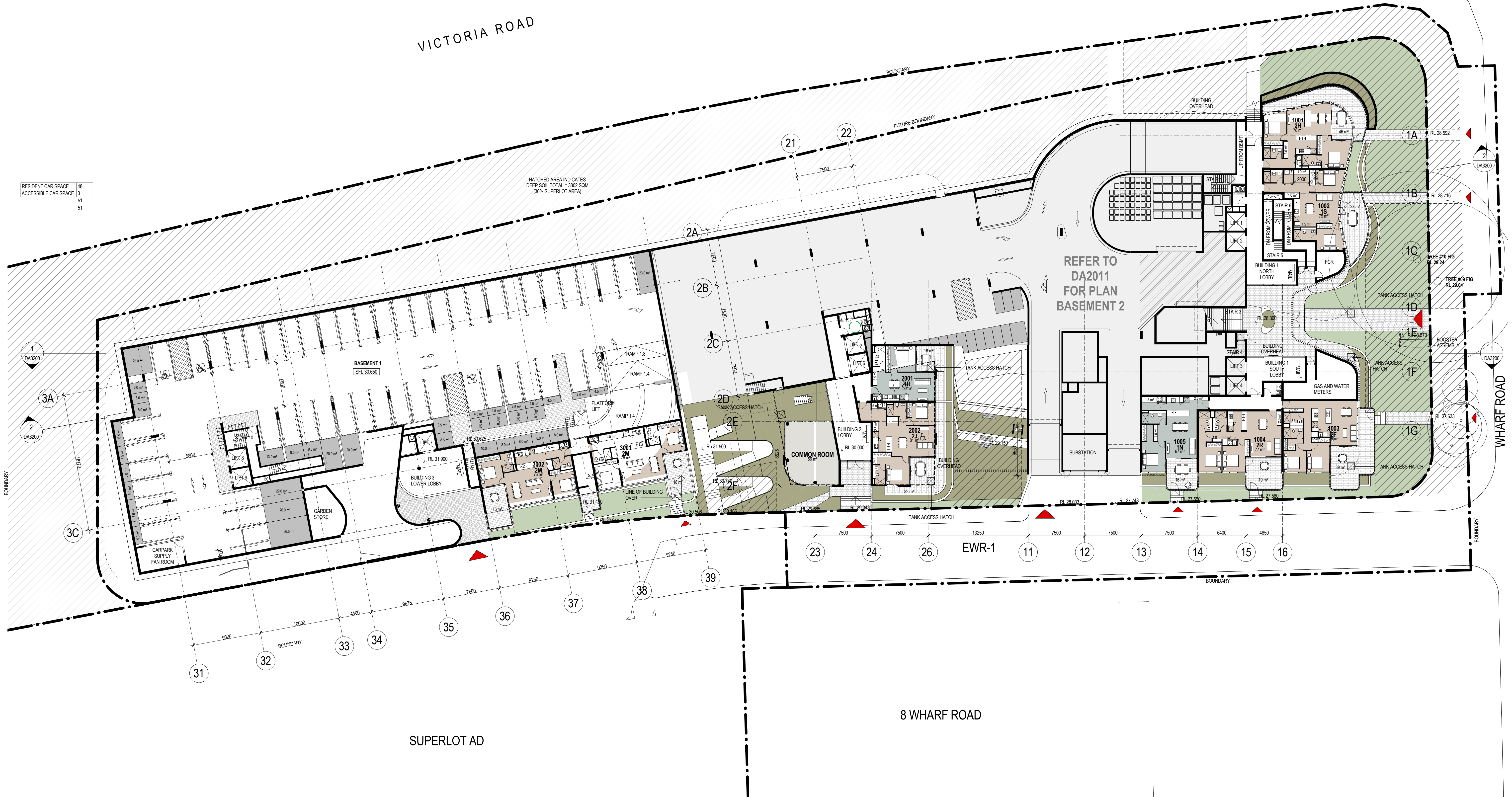
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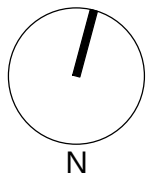


BLD 3 BLD 2 BLD 1

RESIDENT CAR SPACE	48
ACCESSIBLE CAR SPACE	3
	51
	51



Revisions No.	Date	Description	Ver	App'd
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2	30-09-16	FOR INFORMATION		
3	04-11-16	FOR INFORMATION		
4	07-11-16	FOR INFORMATION		
5	10-11-16	FOR INFORMATION		
6	11-11-16	FOR INFORMATION		
7	18-11-16	DA ISSUE		
8	29-11-16	DA ISSUE		
9	02-06-17	AMENDED FOR COUNCIL		



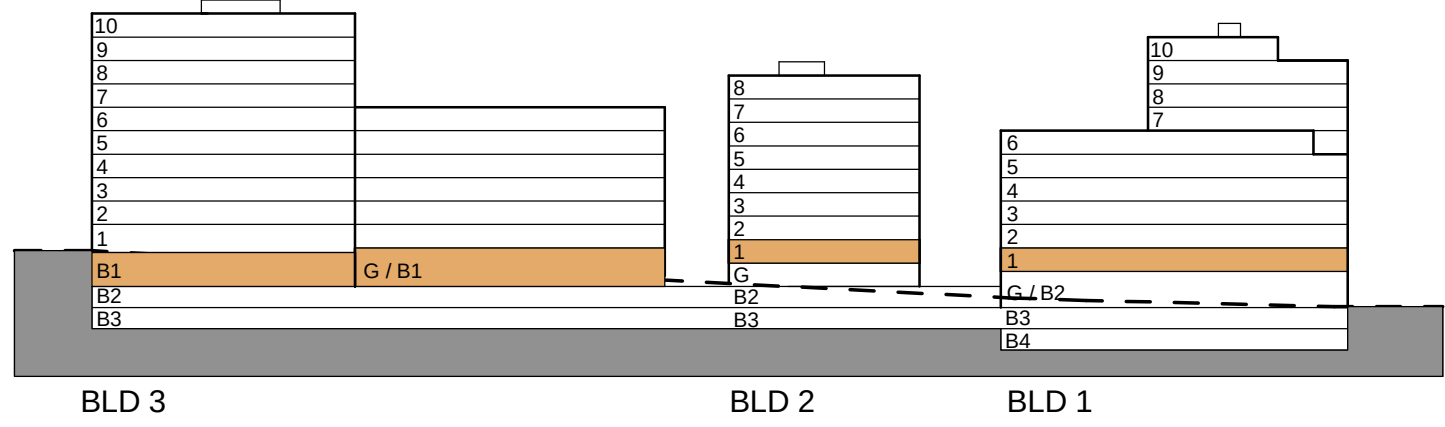
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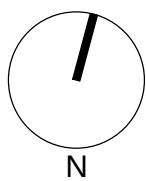
Project
MELROSE PARK - VRS - STAGE 1
DA
657-661 VICTORIA ROAD
4-6 WHARF ROAD
MELROSE PARK, NSW
Proj. No. 16012

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BLD 1, 2 & 3 - GND/BASEMENT 1
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Issue
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4	11-11-16	FOR INFORMATION		
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7	02-06-17	AMENDED FOR COUNCIL		
8	09-06-17	UPDATE		



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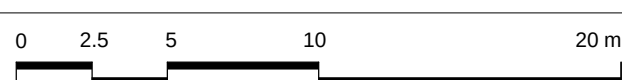
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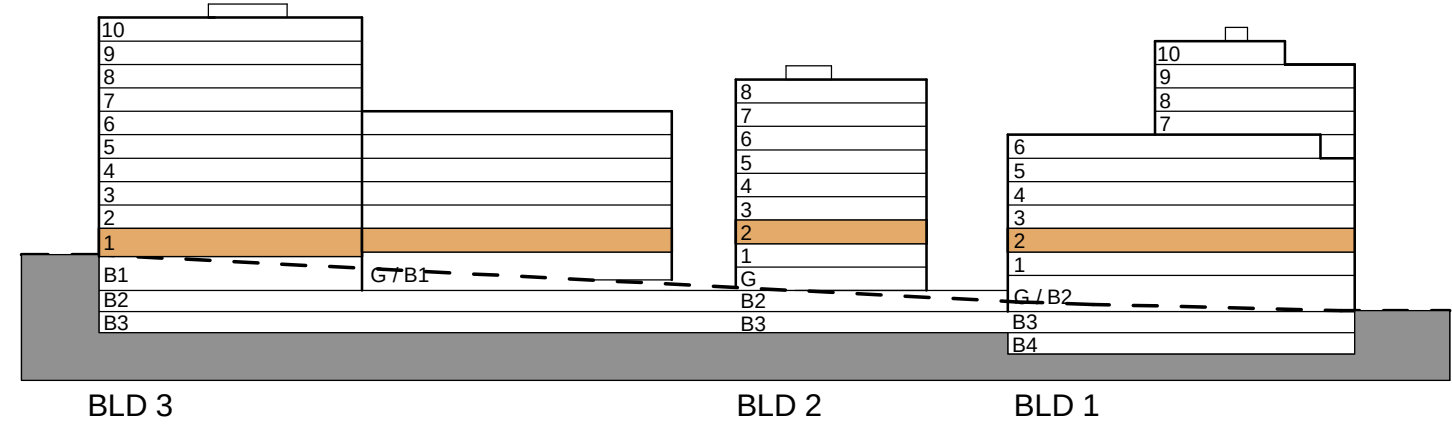
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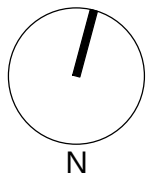
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7	02-06-17	AMENDED FOR COUNCIL			
8	09-06-17	UPDATE			



Client
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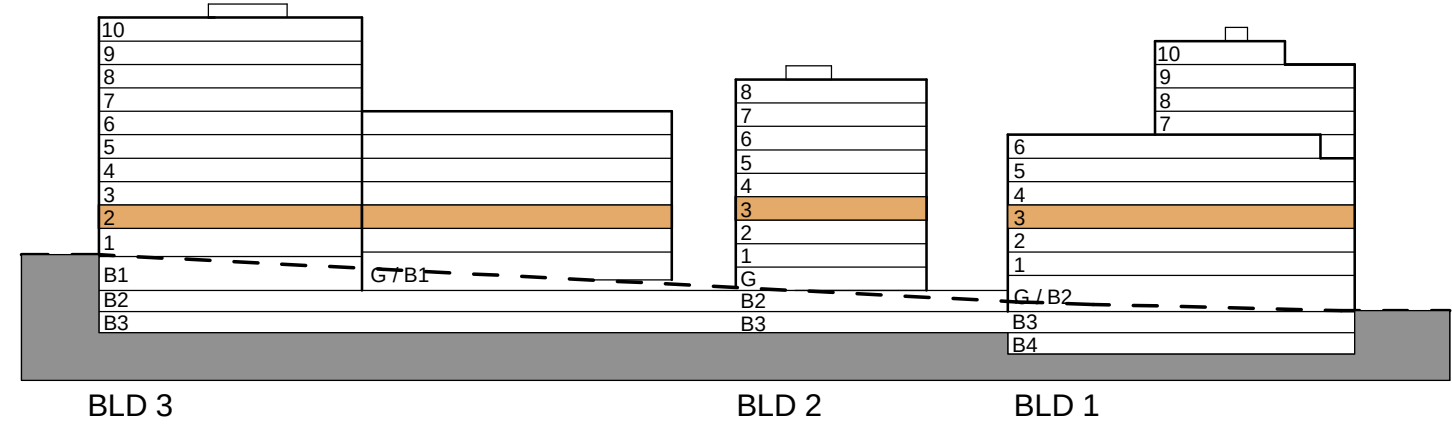
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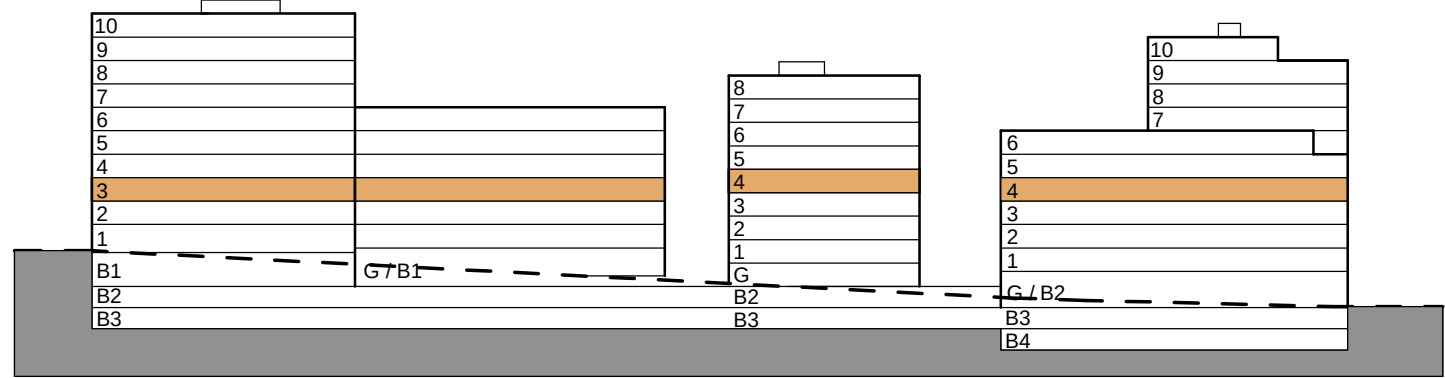
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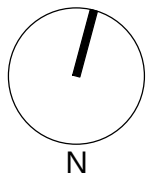
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Drawing No.
DA2014
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8



	Revisions <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>29-08-16</td><td>PRE DA ISSUE</td></tr><tr><td>2</td><td>30-09-16</td><td>FOR INFORMATION</td></tr><tr><td>3</td><td>04-11-16</td><td>FOR INFORMATION</td></tr><tr><td>4</td><td>11-11-16</td><td>FOR INFORMATION</td></tr><tr><td>5</td><td>18-11-16</td><td>DA ISSUE</td></tr><tr><td>6</td><td>29-11-16</td><td>DA ISSUE</td></tr><tr><td>7</td><td>02-06-17</td><td>AMENDED FOR COUNCIL</td></tr><tr><td>8</td><td>08-06-17</td><td>UPDATE</td></tr></table>	No.	Date	Description	1	29-08-16	PRE DA ISSUE	2	30-09-16	FOR INFORMATION	3	04-11-16	FOR INFORMATION	4	11-11-16	FOR INFORMATION	5	18-11-16	DA ISSUE	6	29-11-16	DA ISSUE	7	02-06-17	AMENDED FOR COUNCIL	8	08-06-17	UPDATE	Ver App'd	Key 	Client  Payce Consolidated Limited	Architect  79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project MELROSE PARK - VRS - STAGE 1 DA 657-661 VICTORIA ROAD 4-6 WHARF ROAD MELROSE PARK, NSW Proj. No. 16012	Drawing Title BLD 1 & 2 - L3 & BLD 3 - L2 Sheet Status NOT FOR CONSTRUCTION	Scale 1 : 250 @A1 Drawing No. DA2015 Issue 8 0 2.5 5 10 20 m
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Project
MELROSE PARK - VRS - STAGE 1
DA
657-661 VICTORIA ROAD
4-6 WHARF ROAD
MELROSE PARK, NSW
Proj. No. 16012

Drawing Title
BLD 1 & 2 - L4 & BLD 3 - L3

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