



UNIT MIX

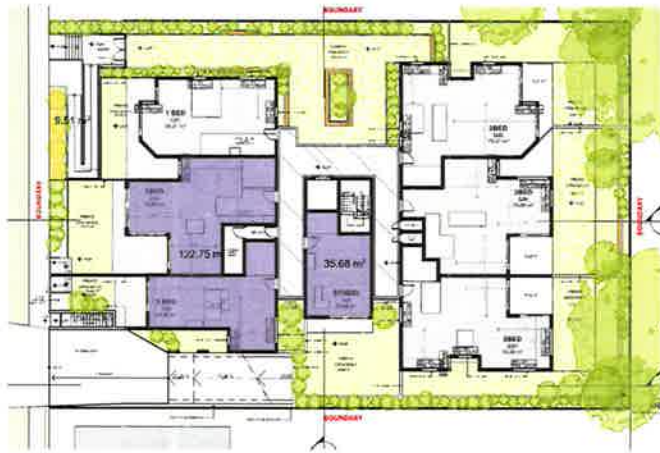
STUDIO : 3
ONE BED: 2
TWO BED: 21
TOTAL : 26

GFA CALCULATION

SITE AREA: 1391.2 SQM
PERMISSIBLE FSR : 0.8:1 + 0.50 ARH BONUS
PERMISSIBLE GFA: 1808.56 SQM

1807.79 SQM
TOTAL PROPOSED GFA: 1807.79 sqm
PROPOSED FSR : 1.3:1

ARH: 0.50:1 = 912.73 SQM ALLOCATED TO AFFORDABLE HOUSING



GROUND FLOOR @ 1:400
GFA 158.43 SQM



LEVEL 1 @ 1:400
GFA 454.69 SQM



LEVEL 2 @ 1:400
GFA 299.81 SQM



LEVEL 3 @ 1:400
GFA 376.42 SQM

AFFORDABLE HOUSING DIAGRAM

PROPOSED AFFORDABLE HOUSING

SITE AREA: 1391.2 SQM
PERMISSIBLE FSR : 0.8:1 + 0.50 ARH BONUS
PROPOSED FSR : 1.3:1
PROPOSED GFA : 1807.79 SQM

ARH: 0.5:1 X 1807.79 SQM

= 903.9 SQM REQUIRED FOR AFFORDABLE HOUSING

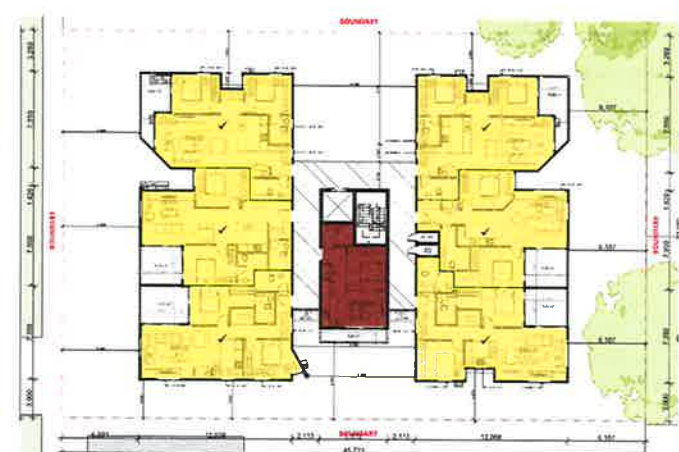
912.73 SQM ALLOCATED TO AFFORDABLE HOUSING (13 UNITS)



Certificate no.: 0001237270
Assessor Name: B Carr
Accreditation no.: VIC/BDV/12/1457
Certificate date: 15 February 2017
Dwelling Address: 26-28 Lydbrook Street Westmead, NSW 2145

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Westmead, NSW
2145



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SOLAR ACCESS STUDY

-  ≥ 2H SOLAR ACCESS(ADG COMPLIANT)
 < 2H SOLAR ACCESS
 NO SOLAR ACCESS

≥ 2H SOLAR ACCESS: 22 (85%) (ADG COMPLIANT)
 < 2H SOLAR ACCESS: 1 (4%)
 NO SOLAR ACCESS: 3 (11%)
 TOTAL NUMBER OF UNITS: 26

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	Planning Original Scale A3	DATE: 19/07/2017 PROJECT: 26-28 LYDBROOK ST, WESTMEAD CLIENT: Haartoontien Properties No.2 LTD ARCHITECT: GHAZI AL ALI ARCHITECTS SCALE: 1:100 DATE: 19/07/2017 PROJECT: 26-28 LYDBROOK ST, WESTMEAD CLIENT: Haartoontien Properties No.2 LTD ARCHITECT: GHAZI AL ALI ARCHITECTS SCALE: 1:100 DATE: 19/07/2017	DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS TRAFFIC ACOUSTIC HYDRAULIC SCA PLANNING ARCHITECT	QUANTITY SURVEY BASE GEOTECHNICAL LANDSCAPING FOOT	PROJECT: 26-28 LYDBROOK ST, WESTMEAD CLIENT: Haartoontien Properties No.2 LTD ARCHITECT: GHAZI AL ALI ARCHITECTS SCALE: 1:100 DATE: 19/07/2017	DRAWING NAME: SOLAR ACCESS STUDY PROJECT NUMBER: A1052 DATE: 07.16



GROUND FLOOR @ 1:400



LEVEL 1 @ 1:400



LEVEL 2 @ 1:400



LEVEL 3 @ 1:400



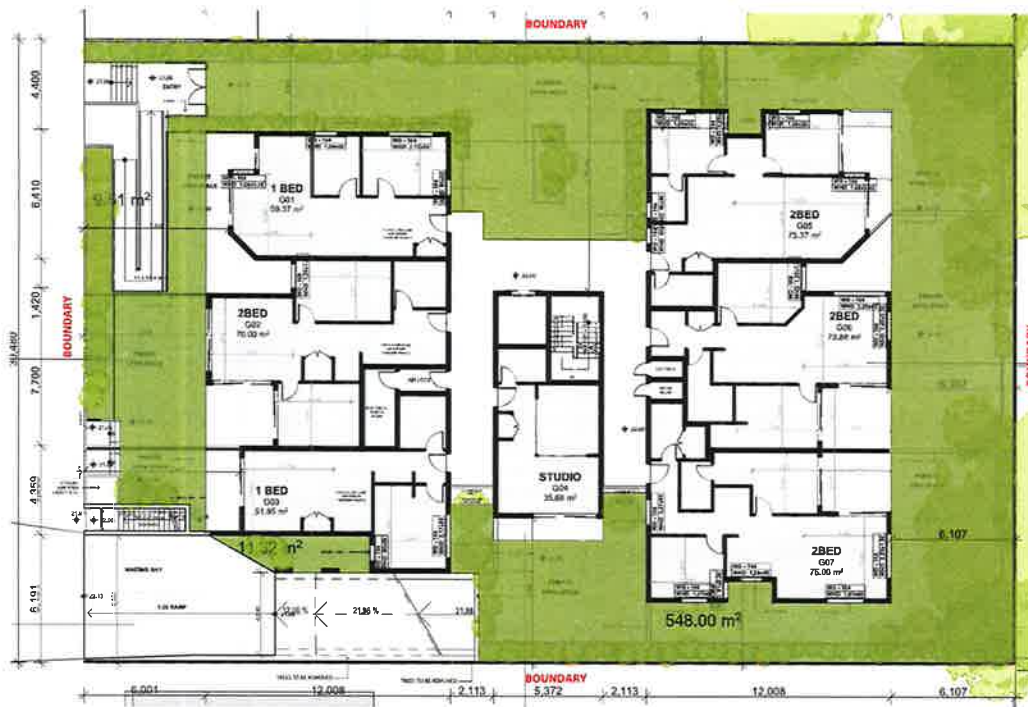
Certificate no. 0001237270
 Assessor Name B Carr
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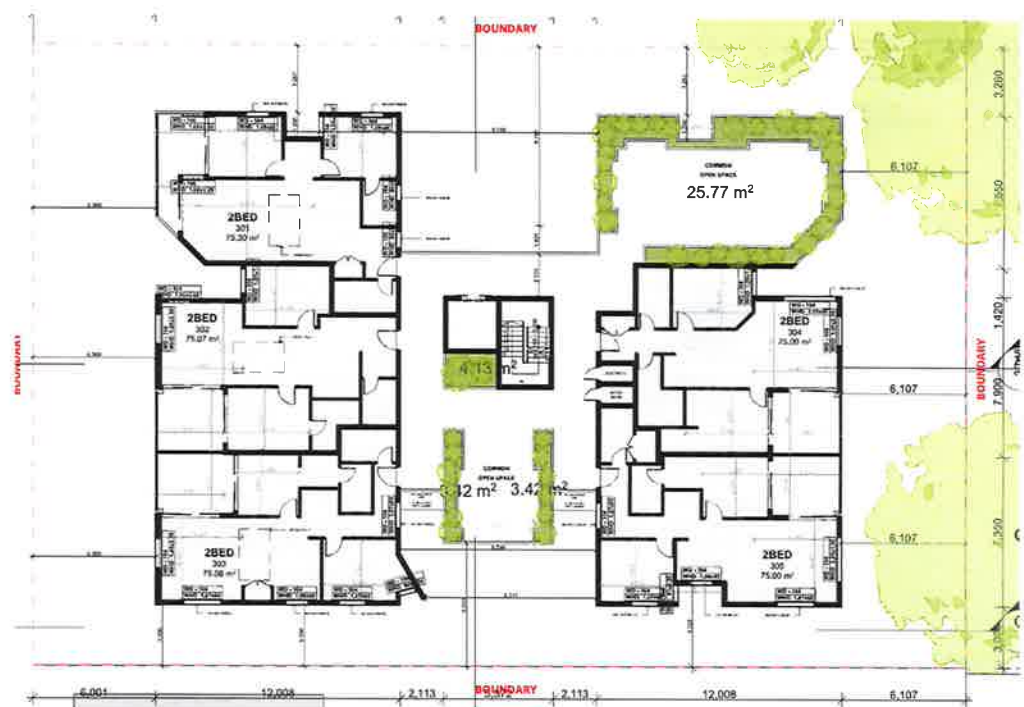
CROSS-VENTILATION STUDY

 CROSS-VENTILATED
 NOT CROSS-VENTILATED

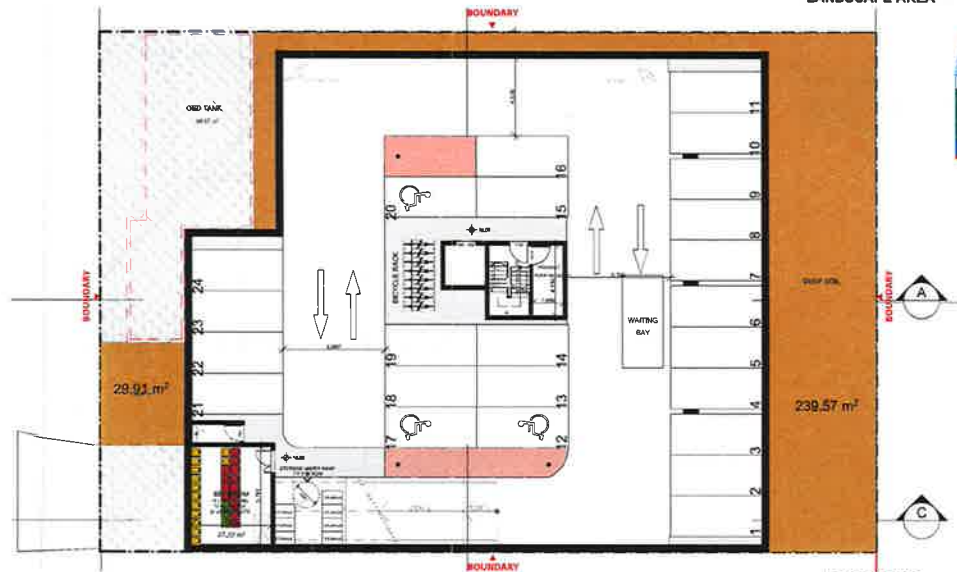
CROSS VENTILATED UNITS: 17 (65%)
 NOT CROSS VENTILATED: 9 (35%)
 TOTAL NUMBER OF UNITS: 26



GROUND FLOOR @ 1:250
LANDSCAPE AREA 548.00 SQM



LEVEL 03 @ 1:250
LANDSCAPE AREA 36.74 SQM



BASEMENT @ 1:300
DEEP SOIL 289.27 SQM



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2145

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LANDSCAPE CALCULATION

TOTAL LANDSCAPED AREA: 596.06 SQM
42.8% OF TOTAL SITE AREA

DEEP SOIL CALCULATION

TOTAL DEEP SOIL AREA: 289.27 SQM
20.7% OF TOTAL SITE AREA



External Walls: Brick Veneer: brick: Reflective Foil: R2.0: plasterboard (light and medium colour)

Internal Walls:

- Within Units: Plasterboard on studs (no insulation)
- Intertency Wall: Party Wall: plasterboard: AAC 75mm: R1.0 insul.: plasterboard
- Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

* Windows: Aluminium SG Clear: U = 6.70: SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear: U = 4.80: SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard + (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

Unit	Additional requirements
U01	R1.0 insulation in floor
U02	R1.0 insulation in floor
U03	R1.0 insulation in floor
U04	R1.0 insulation in floor
U05	R1.0 insulation in floor
U06	R1.0 insulation in floor
U07	R1.0 insulation in floor
U08	R1.0 insulation in floor
U09	R1.0 insulation in floor
U10	R1.0 insulation in floor
U11	R1.0 insulation in floor
U12	R1.0 insulation in floor
U13	R1.0 insulation in floor
U14	R1.0 insulation in floor
U15	R1.0 insulation in floor
U16	R1.0 insulation in floor
U17	R1.0 insulation in floor
U18	R1.0 insulation in floor
U19	R1.0 insulation in floor
U20	R1.0 insulation in floor
U21	R1.0 insulation in floor
U22	R1.0 insulation in floor
U23	R1.0 insulation in floor
U24	R1.0 insulation in floor
U25	R1.0 insulation in floor
U26	R1.0 insulation in floor
U27	R1.0 insulation in floor
U28	R1.0 insulation in floor
U29	R1.0 insulation in floor
U30	R1.0 insulation in floor
U31	R1.0 insulation in floor
U32	R1.0 insulation in floor
U33	R1.0 insulation in floor
U34	R1.0 insulation in floor
U35	R1.0 insulation in floor

FUTURE STREETSCAPE ANALYSIS SCALE 1:400



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N

ACCESS

TRAFFIC

LANDSCAPING

WASTE MANAGEMENT

HYDRAULIC

SCA

PLANNING

ARCHITECT: GHAZI AL ALI

PROJECT: 26-28 LYDBROOK ST, WESTMEAD

CLIENT: Haroutounian Properties No.2 LTD

DATE: 15/02/2017

PROJECT NUMBER: 07.16

DRAWING NUMBER: DA

PROJECT NUMBER: A1150

DATE: 07.16

External Walls: Brick Veneer: brick: Reflective Foil: R2.0; plasterboard (light and medium colour)

Internal Walls:
Within Units: Plasterboard on studs (no insulation)
Intertency Wall: Party Wall: plasterboard: AAC 75mm; R1.0 insul; plasterboard
Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

Windows: Aluminium SG Clear: U = 6.70; SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear-Clear: U = 4.80; SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

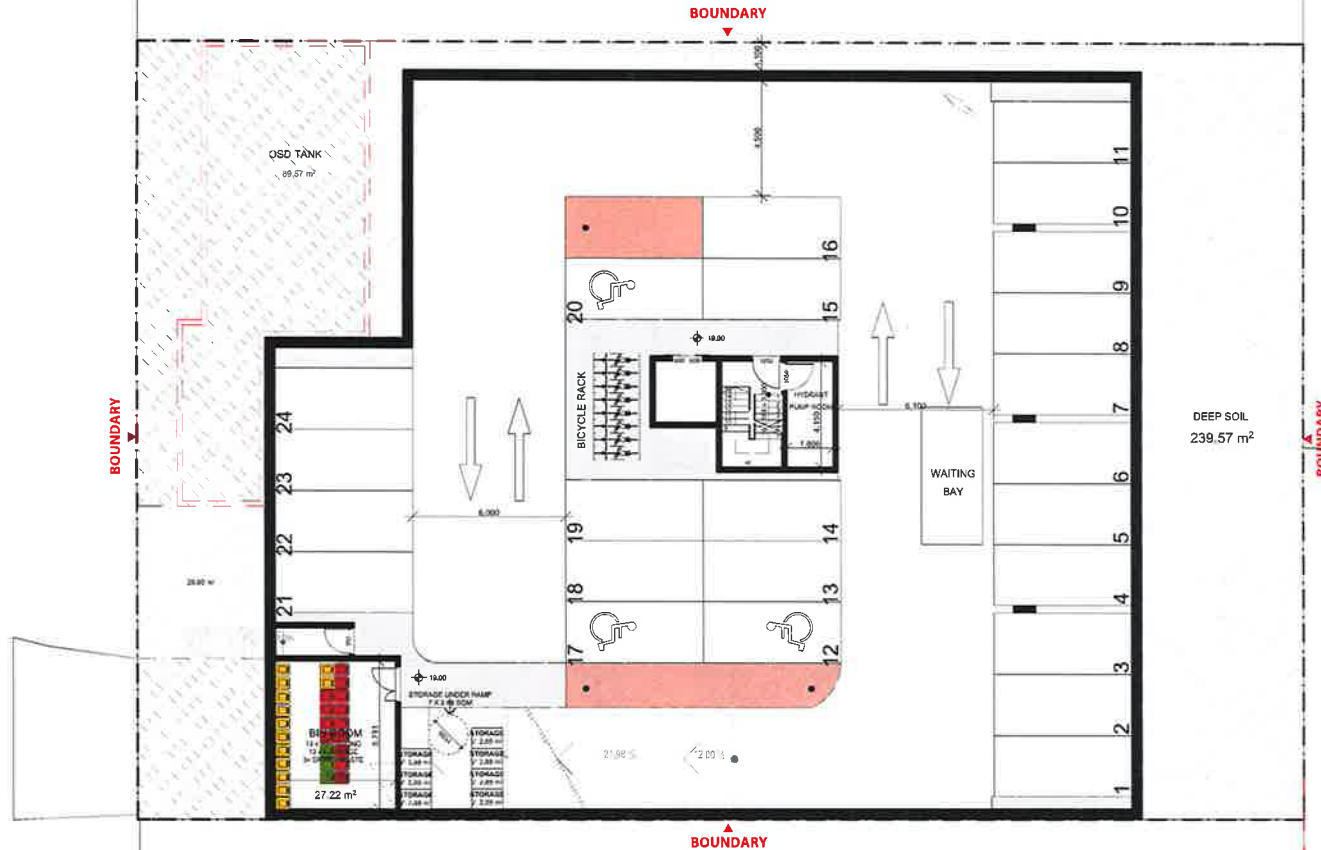
Ceiling: plasterboard + (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

Code	Additional requirements
1001	R1.0 insulation to floor
1002	R1.0 insulation to floor
1003	R1.0 insulation to floor
1004	R1.0 insulation to floor
1005	R1.0 insulation to floor
1006	R1.0 insulation to floor
1007	R1.0 insulation to floor
1008	R1.0 insulation to floor
1009	R1.0 insulation to floor
1010	R1.0 insulation to floor
1011	R1.0 insulation to floor above upper unit
1012	R1.0 insulation to floor
1013	R1.0 insulation to floor
1014	R1.0 insulation to floor
1015	R1.0 insulation to floor
1016	R1.0 insulation to floor
1017	R1.0 insulation to floor
1018	R1.0 insulation to floor
1019	R1.0 insulation to floor
1020	R1.0 insulation to floor
1021	R1.0 insulation to floor
1022	R1.0 insulation to floor
1023	R1.0 insulation to floor
1024	R1.0 insulation to floor
1025	R1.0 insulation to floor
1026	R1.0 insulation to floor
1027	R1.0 insulation to floor
1028	R1.0 insulation to floor
1029	R1.0 insulation to floor
1030	R1.0 insulation to floor
1031	R1.0 insulation to floor
1032	R1.0 insulation to floor
1033	R1.0 insulation to floor
1034	R1.0 insulation to floor
1035	R1.0 insulation to floor
1036	R1.0 insulation to floor
1037	R1.0 insulation to floor
1038	R1.0 insulation to floor
1039	R1.0 insulation to floor
1040	R1.0 insulation to floor
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1043	R1.0 insulation to floor
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1056	R1.0 insulation to floor
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1074	R1.0 insulation to floor
1075	R1.0 insulation to floor
1076	R1.0 insulation to floor
1077	R1.0 insulation to floor
1078	R1.0 insulation to floor
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1080	R1.0 insulation to floor
1081	R1.0 insulation to floor
1082	R1.0 insulation to floor
1083	R1.0 insulation to floor
1084	R1.0 insulation to floor
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1098	R1.0 insulation to floor
1099	R1.0 insulation to floor
1100	R1.0 insulation to floor
1101	R1.0 insulation to floor
1102	R1.0 insulation to floor
1103	R1.0 insulation to floor
1104	R1.0 insulation to floor
1105	R1.0 insulation to floor
1106	R1.0 insulation to floor
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1120	R1.0 insulation to floor
1121	R1.0 insulation to floor
1122	R1.0 insulation to floor
1123	R1.0 insulation to floor
1124	R1.0 insulation to floor
1125	R1.0 insulation to floor
1126	R1.0 insulation to floor
1127	R1.0 insulation to floor
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1129	R1.0 insulation to floor
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1175	R1.0 insulation to floor
1176	R1.0 insulation to floor
1177	R1.0 insulation to floor
1178	R1.0 insulation to floor
1179	R1.0 insulation to floor
1180	R1.0 insulation to floor
1181	R1.0 insulation to floor
1182	R1.0 insulation to floor
1183	R1.0 insulation to floor
1184	R1.0 insulation to floor
1185	R1.0 insulation to floor
1186	R1.0 insulation to floor
1187	R1.0 insulation to floor
1188	R1.0 insulation to floor
1189	R1.0 insulation to floor
1190	R1.0 insulation to floor
1191	R1.0 insulation to floor
1192	R1.0 insulation to floor
1193	R1.0 insulation to floor
1194	R1.0 insulation to floor
1195	R1.0 insulation to floor
1196	R1.0 insulation to floor
1197	R1.0 insulation to floor
1198	R1.0 insulation to floor
1199	R1.0 insulation to floor
1200	R1.0 insulation to floor



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SCALE 1:200
0 1 2 5 10M

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External Walls: Brick Veneer: brick: Reflective Foil: R2.0: plasterboard (light and medium colour)

Internal Walls:
Within Units: Plasterboard on studs (no insulation)
Interferency Wall: Party Wall: plasterboard: AAC 75mm: R1.0 insul: plasterboard
Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

Windows: Aluminium SG Clear: U = 6.70: SHGC = 0.70

GLASS BLOCK: DG Air Fill Clear: U = 4.80: SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard = (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

Item	Additional requirements
1001	R2.0 insulation in floor
1002	R2.0 insulation in floor
1003	R2.0 insulation in floor
1004	R2.0 insulation in floor
1005	R2.0 insulation in floor
1006	R2.0 insulation in floor
1007	R2.0 insulation in floor
1008	R2.0 insulation in floor above upper unit
1009	R2.0 insulation in roof
1010	R2.0 insulation in roof
1011	R2.0 insulation in roof - External cladding to be applied
1012	R2.0 insulation in roof - External cladding to be applied
1013	R2.0 insulation in roof - External cladding to be applied
1014	R2.0 insulation in roof - External cladding to be applied
1015	R2.0 insulation in roof - External cladding to be applied
1016	R2.0 insulation in roof - External cladding to be applied
1017	R2.0 insulation in roof - External cladding to be applied
1018	R2.0 insulation in roof - External cladding to be applied
1019	R2.0 insulation in roof - External cladding to be applied
1020	R2.0 insulation in roof - External cladding to be applied

LYDBROOK STRE

THREE STOREY RESIDENTIAL FLAT BUILDING

NO.30 LYDBROOK ST



Certificate no.: 0001237270
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Accreditation no.: VIC/BDV/12/1457
Certificate date: 15 February 2017

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2145



THREE STOREY RESIDENTIAL FLAT

ONE STOREY RESIDENTIAL DWELLING

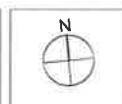
EXISTING TREE TO BE RETAINED

SCALE 1:200
0 1 2 5 10M

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NOT FOR
CONSTRUCTION
DA

Item	Quantity	Unit	Notes
1	1	m ²	Private Open Space
2	1	m ²	Private Open Space
3	1	m ²	Private Open Space
4	1	m ²	Private Open Space

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Internal Walls:

- Within Units: Plasterboard on studs (no insulation)
- Intenancy Wall: Party Wall: plasterboard: AAC 75mm; R1.0 insul.: plasterboard
- Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

Windows: Aluminium SG Clear: U = 6.70; SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear-Clear: U = 4.8

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard + (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

Index	Associated equations
1397	P15 translation in flow
1398	P15 translation in flow
1399	P15 translation in flow
1404	P15 translation in flow
1405	P15 translation in flow
1406	P15 translation in flow
1411	P15 translation in flow
143	P15 translation in flow above level of
261	P20 translation in flow
265	P20 translation in flow
81	P20 translation in flow Cohere: direct to straight
83	P20 translation in flow Cohere: direct to straight
85	P20 translation in flow Cohere: direct to straight
86	P20 translation in flow Cohere: direct to straight
87	P20 translation in flow Cohere: direct to straight

LYDBROOK STREET

THREE STOREY RESIDENTIAL FLAT BUILDING



Certificate no: 0001237270
Assessor Name: B Carr
Accreditation no: VIC/BDAV/12/1457
Certificate date: 15 February 2017



THREE STOREY RESIDENTIAL FLAT

ONE STOREY RESIDENTIAL DWELLING

SCALE 1:200



0 1 2 5 10M

External Walls: Brick Veneer: brick: Reflective Foil: R2.0: plasterboard (light and medium colour)

Internal Walls:

Within Units: Plasterboard on studs (no insulation)
Interunitary Wall: Party Wall: plasterboard: AAC 75mm: R1.0 Insul.: plasterboard
Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

Windows: Aluminium 5G Clear: U = 6.70: SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear: U = 4.80: SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard + (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans must be sealed

Item	Description
1001	R1.0 insulation in floor
1002	R1.0 insulation in floor
1003	R1.0 insulation in floor
1004	R1.0 insulation in floor
1005	R1.0 insulation in floor
1006	R1.0 insulation in floor
1007	R1.0 insulation in floor
1008	R1.0 insulation in floor
1009	R1.0 insulation in floor
1010	R1.0 insulation in floor
1011	R1.0 insulation in floor
1012	R1.0 insulation in floor
1013	R1.0 insulation in floor
1014	R1.0 insulation in floor
1015	R1.0 insulation in floor
1016	R1.0 insulation in floor
1017	R1.0 insulation in floor
1018	R1.0 insulation in floor
1019	R1.0 insulation in floor
1020	R1.0 insulation in floor
1021	R1.0 insulation in floor
1022	R1.0 insulation in floor
1023	R1.0 insulation in floor
1024	R1.0 insulation in floor
1025	R1.0 insulation in floor
1026	R1.0 insulation in floor
1027	R1.0 insulation in floor
1028	R1.0 insulation in floor
1029	R1.0 insulation in floor
1030	R1.0 insulation in floor
1031	R1.0 insulation in floor
1032	R1.0 insulation in floor
1033	R1.0 insulation in floor
1034	R1.0 insulation in floor
1035	R1.0 insulation in floor
1036	R1.0 insulation in floor
1037	R1.0 insulation in floor
1038	R1.0 insulation in floor
1039	R1.0 insulation in floor
1040	R1.0 insulation in floor
1041	R1.0 insulation in floor
1042	R1.0 insulation in floor
1043	R1.0 insulation in floor
1044	R1.0 insulation in floor
1045	R1.0 insulation in floor
1046	R1.0 insulation in floor
1047	R1.0 insulation in floor
1048	R1.0 insulation in floor
1049	R1.0 insulation in floor
1050	R1.0 insulation in floor
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1193	R1.0 insulation in floor
1194	R1.0 insulation in floor
1195	R1.0 insulation in floor
1196	R1.0 insulation in floor
1197	R1.0 insulation in floor
1198	R1.0 insulation in floor
1199	R1.0 insulation in floor
1200	R1.0 insulation in floor

THREE STOREY RESIDENTIAL FLAT BUILDING



Certificate no. 0001237270
Assessor Name B Carr
Accreditation no. VIC/BDV/12/1457
Certificate date 15 February 2017
Dwelling Address

26-28 Lydbrook Street
Westmead, NSW
2145

www.nathers.gov.au



THREE STOREY RESIDENTIAL FLAT

ONE STOREY RESIDENTIAL DWELLING

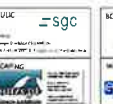
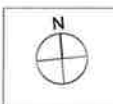
SCALE 1:200
0 1 2 5 10M

FOR DA
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CONSTRUCTION
DA

A3

DATE: 15/02/2017
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

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PROJECT: 26-28 LYDBROOK ST, WESTMEAD
CLIENT: Haroutoonian Properties No.2 LTD
DATE: 15/02/2017
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

APPROVED NAME: LEVEL 02
DRAWING NUMBER: A1203
DATE: 07.16

Internal Walls: Within Units: Plasterboard on studs (no insulation)
Intertenancy Wall: Party Wall: plasterboard AAC 75mm; R1.0 insul., plasterboard
Corridor Wall: plasterboard 75mm AAC; 50mm insulation; plasterboard

Windows: Aluminium 5G Clear: U = 6.70; SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear-Clear: U = 4.8

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard • (no insulation)

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

[illegible]

LYDBROOK STREET

45.723

BOUNDARY

5.7
Average star rating

NATIONWIDE HOUSE
EMBEDDING HOUSING
www.nathome.gov.au

Certificate no.. 0001237270
Assessor Name: B Carr
Accreditation no. VIC/BDAY/12/1457
Certificate date 15 February 2017

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Westmead, NSW
2145

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THREE STOREY RESIDENTIAL FLAT

ONE STOREY RESIDENTIAL DWELLING

SCALE 1:200

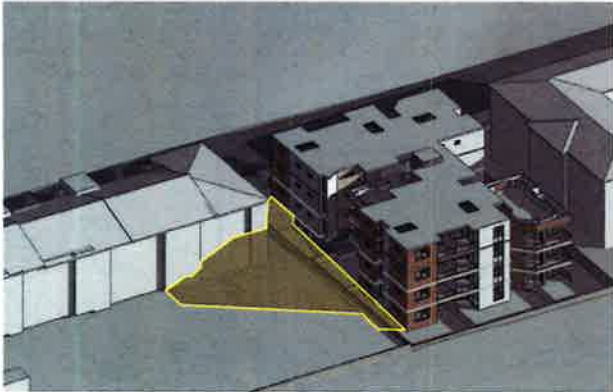


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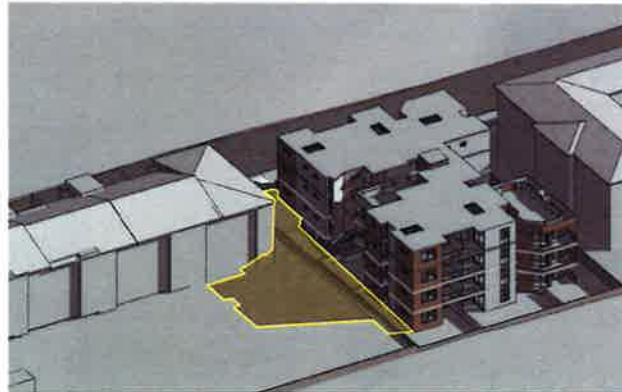


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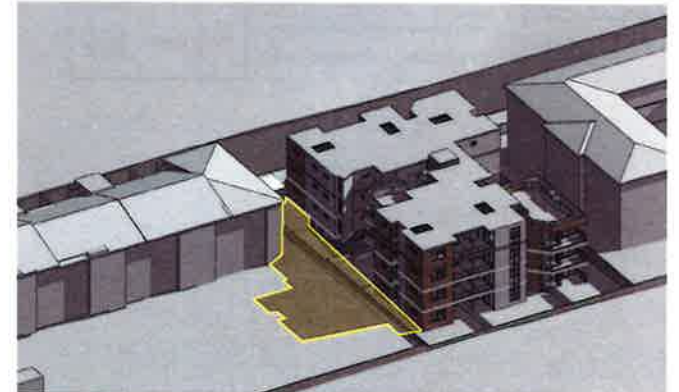
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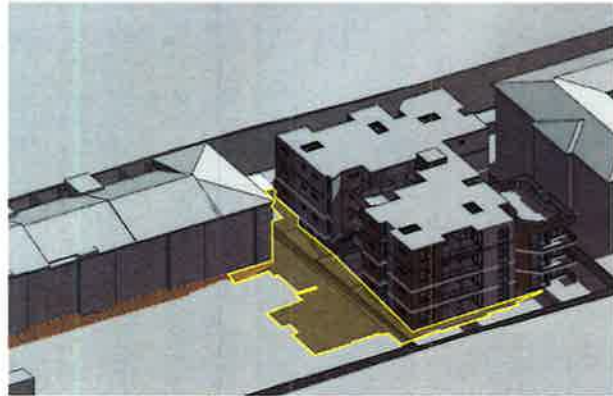
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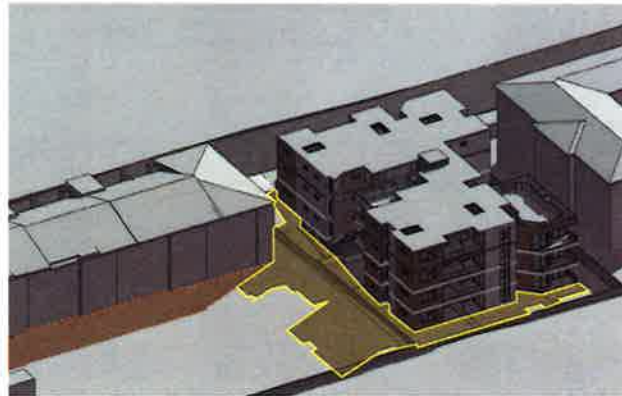
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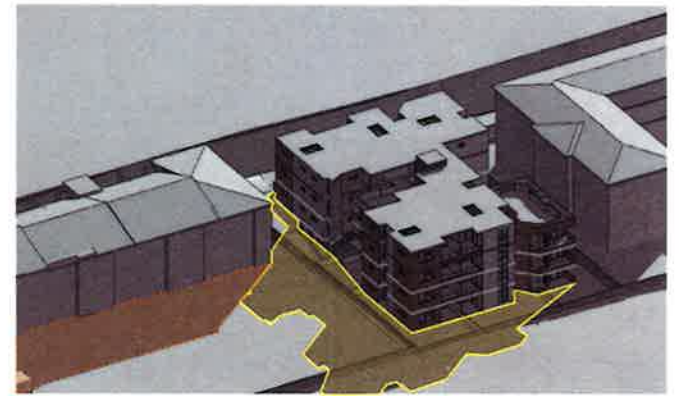
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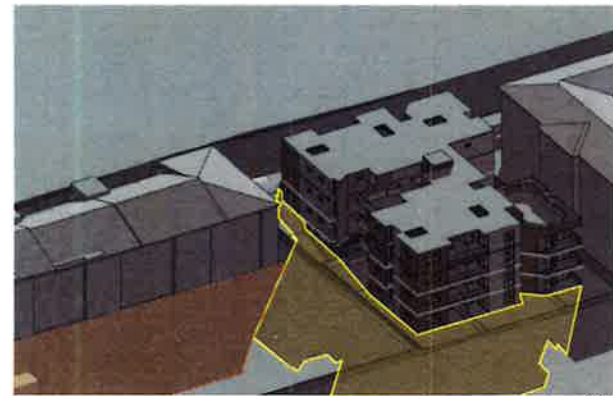
12PM



1PM



2PM



3PM



Certificate no. 0001237270
Assessor Name: B Carr
Accreditation no. VIC/BDV/12/1457
Certificate date: 15 February 2017
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EXISTING NEIGHBOUR SHADOW

PROPOSED DEVELOPMENT SHADOW

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DA		A3		COPYRIGHT		N		ACCESS		TRAFFIC		ACQUISITION		HYDRAULIC		SCA		PLANNING		ARCHITECT		PROJECT		DRAWING NAME		PROJECT NUMBER	
DA		A3		COPYRIGHT		N		ACCESS		TRAFFIC		ACQUISITION		HYDRAULIC		SCA		PLANNING		ARCHITECT		PROJECT		DRAWING NAME		PROJECT NUMBER	

Internal Walls:

- Within Units: Plasterboard on studs (no insulation)
- Intertency Wall: Party Wall: plasterboard: AAC 75mm: R1.0 insul: plasterboard
- Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

GLASS BLOCK: DG Air Fill Clear-Clear: U = 4.80; SHGC = 0.51

Ceiling: plasterboard + (no insulation)

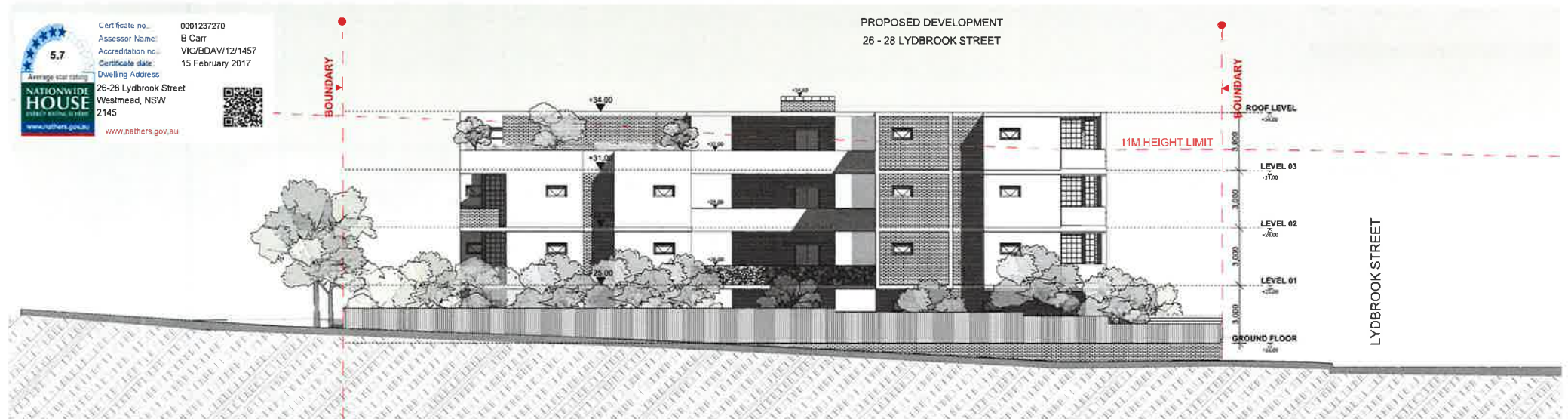
Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Exhaust Fans: must be sealed

[illegible]

WEST ELEVATION SCALE 1:200



NORTH ELEVATION SCALE 1:200

SCALE 1:200



0 1 2 5 10M

The drawing is a technical architectural plan for a building project. It includes a site plan showing the building footprint, parking areas, and surrounding context. A floor plan is also shown, detailing the internal layout of the building. Various technical details are provided, including a north arrow, a scale bar, and a title block with project information. The drawing is labeled with 'FOR DA PURPOSES ONLY' and 'NOT FOR CONSTRUCTION'. The title block contains the following information:

PROJECT	26-28 LYDBROOK ST, WESTMEAD
CLIENT	Haroutoonian Properties No.2 LTD
SCALE	1:200
DATE	15/02/2017
DRAWN BY	DA
CHECKED BY	A1500
DATE	15/02/2017
APPROVED BY	D

Internal Walls:

- Within Units: Plasterboard on studs (no insulation)
- Intertenancy Wall: Party Wall: plasterboard: AAC 75mm: R1.0 insul.: plasterboard
- Corridor Walls: plasterboard: 75mm AAC: 50mm insulation: plasterboard

Windows: Aluminium SG Clear: U = 6.70; SHGC = 0.70
GLASS BLOCK: DG Air Fill Clear-Clear: U = 4.80; SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: plasterboard + (no insulation)

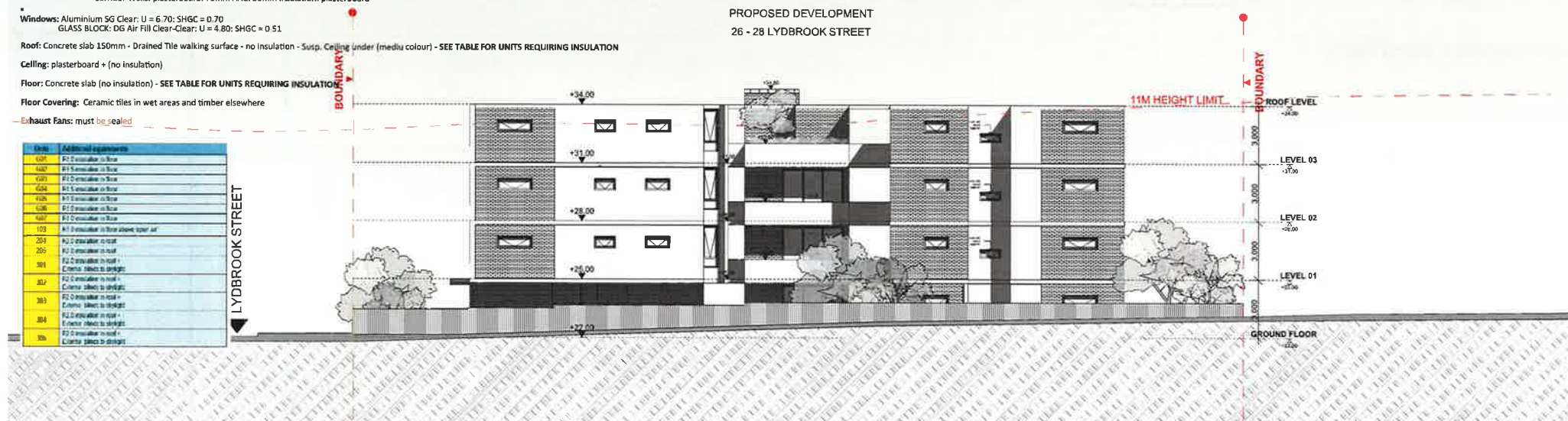
Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

- Exhaust Fans: must be sealed

Expo	Additional experiments
0.057	P2 5 simulation in flow
0.057	P1 5 simulation in flow
0.081	P1 5 simulation in flow
0.054	P1 5 simulation in flow
0.025	P1 5 simulation in flow
0.086	P2 5 simulation in flow
0.087	P2 5 simulation in flow
1.03	P1 5 simulation in flow, above upper rail
2.51	P2 5 simulation in flow
2.65	P2 5 simulation in flow
3.01	P2 5 simulation in flow + Censor: objects to diverge
3.17	P2 5 simulation in flow + Censor: objects to diverge
3.83	P2 5 simulation in flow + Censor: objects to diverge
4.84	P2 5 simulation in flow + Censor: objects to diverge
5.06	P2 5 simulation in flow + Censor: objects to diverge

PROPOSED DEVELOPMENT
26 - 28 LYDBROOK STREET



EXISTING DEVELOPMENT
24 LYDBROOK STREET

PROPOSED DEVELOPMENT
26 - 28 LYDBROOK STREET

BOUNDARY

11M HEIGHT LIMIT

ROOF LEVEL
+34.00
+31.00
+28.00
+25.00
GROUND FLOOR
+0.00

LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04

24 LYDBROOK STREET
26 LYDBROOK STREET
28 LYDBROOK STREET

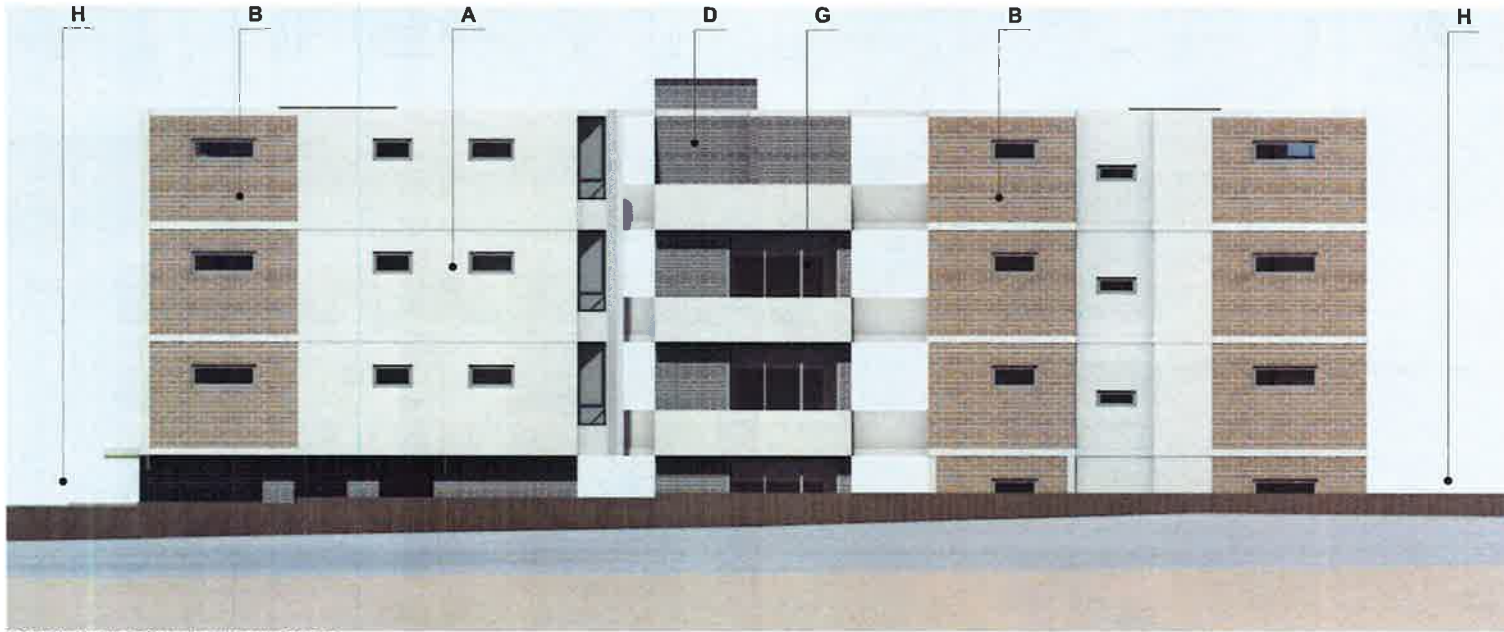
NATIONWIDE HOUSE
EXCELLENT DESIGN AWARD
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Certificate no. 0001237270
Assessor Name: B Carr
Accreditation no. VIC/BDAY/12/1457
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SCALE 1:200

EAST ELEVATION SCALE 1:200

[illegible]



SOUTH ELEVATION - MATERIAL BOARD



EAST ELEVATION - MATERIAL BOARD

MATERIAL SCHEDULE

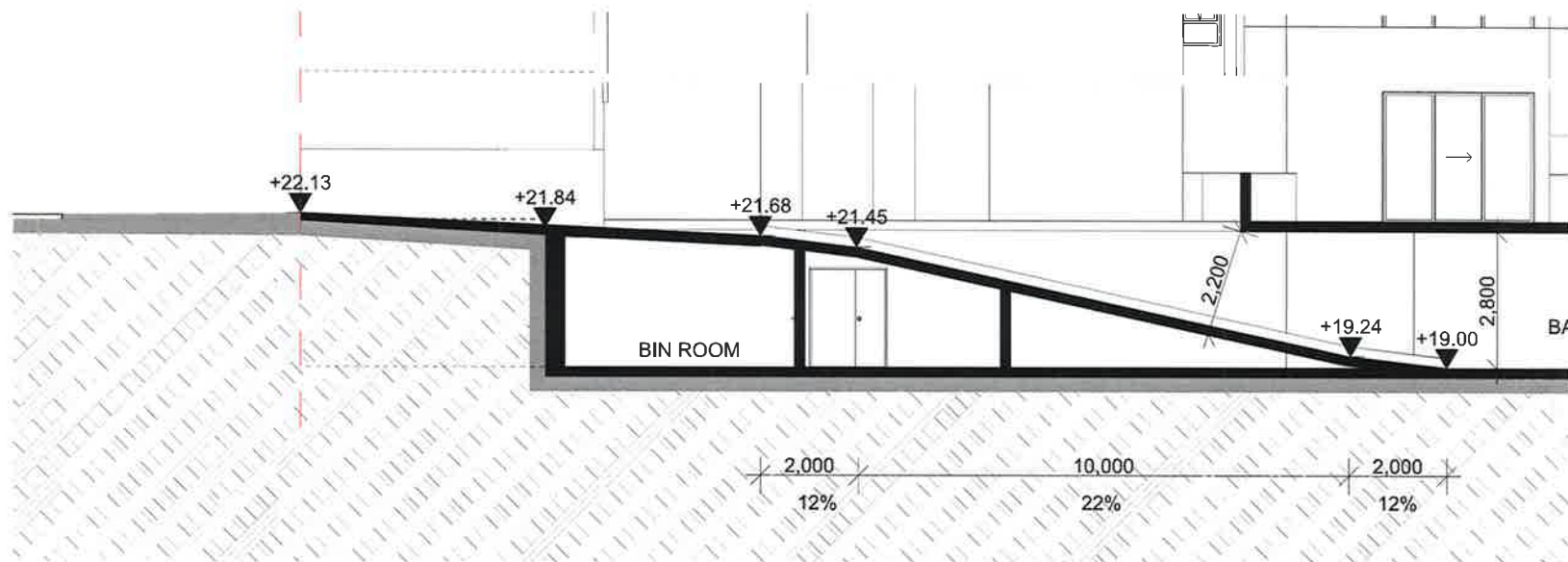




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2145



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RAMP DETAIL SECTION
SCALE 1:100



SCALE 1:200
0 1 2 5 10M



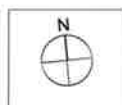
RAMP DETAIL PLAN
SCALE 1:100

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A3

NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR DA	15/02/2017	B. Carr		
2	REVISED	15/02/2017	B. Carr		
3	REVISED	15/02/2017	B. Carr		
4	REVISED	15/02/2017	B. Carr		

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PROJECT 26-28 LYDBROOK ST, WESTMEAD Haroutonian Properties No.2 LTD	DATE 15/02/2017	SCALE NUMBER 1:100
DESIGNED BY M. TZ	CHECKED BY TZ	APPROVED BY DA

REVISION NAME RAMP DETAIL	PROJECT NUMBER A1701	DATE 15/02/2017
DA	A1701	D