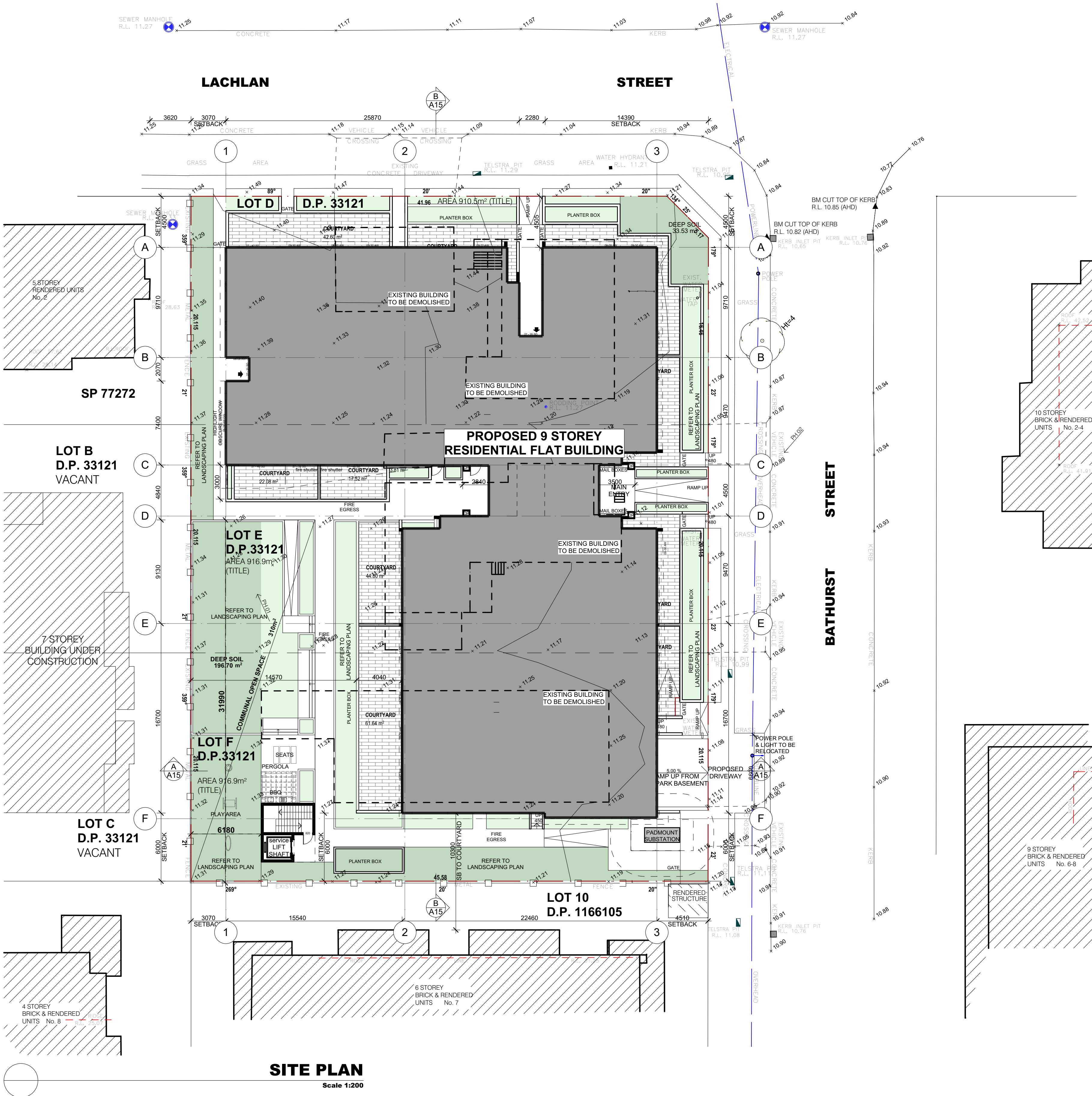
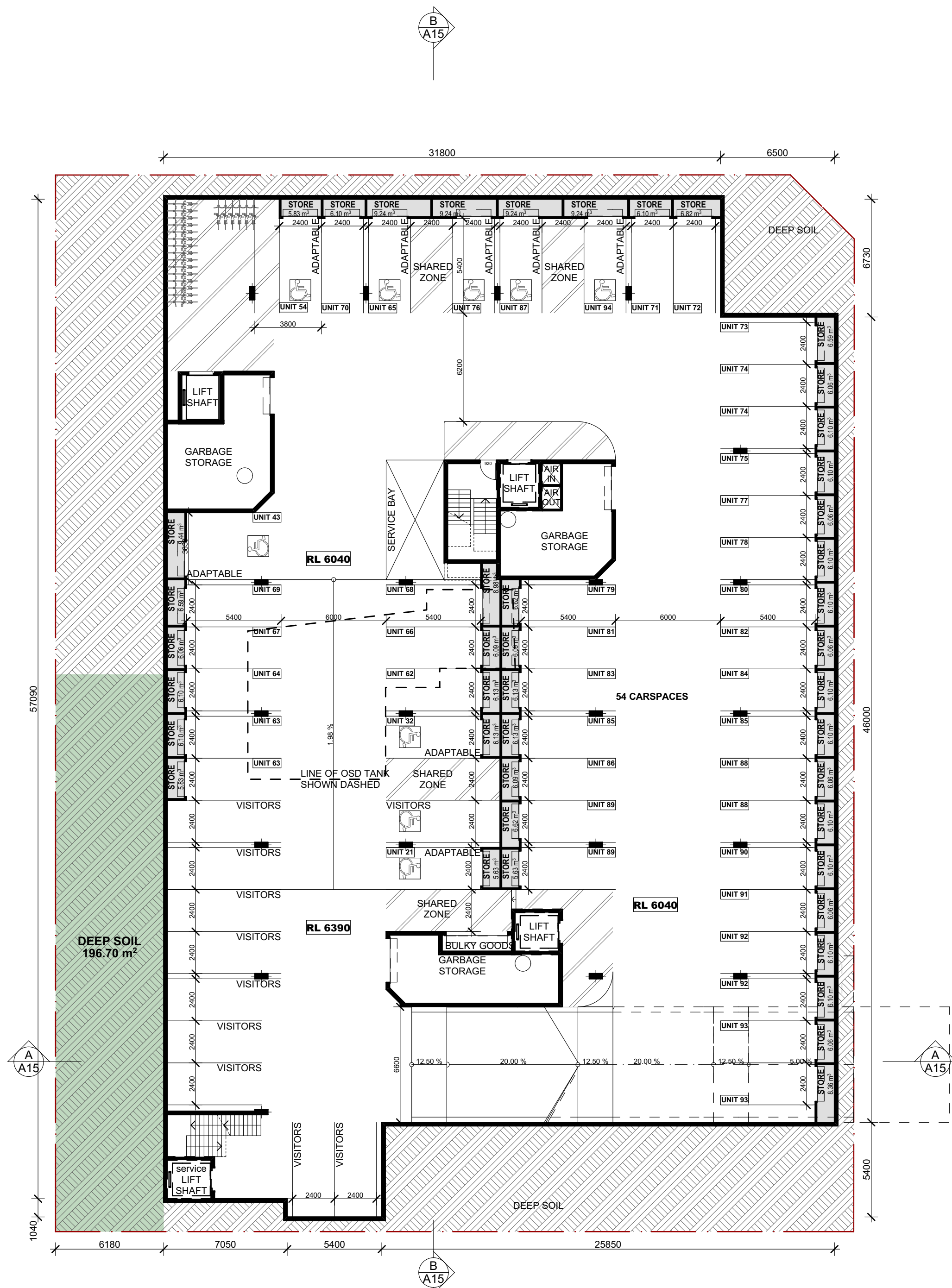




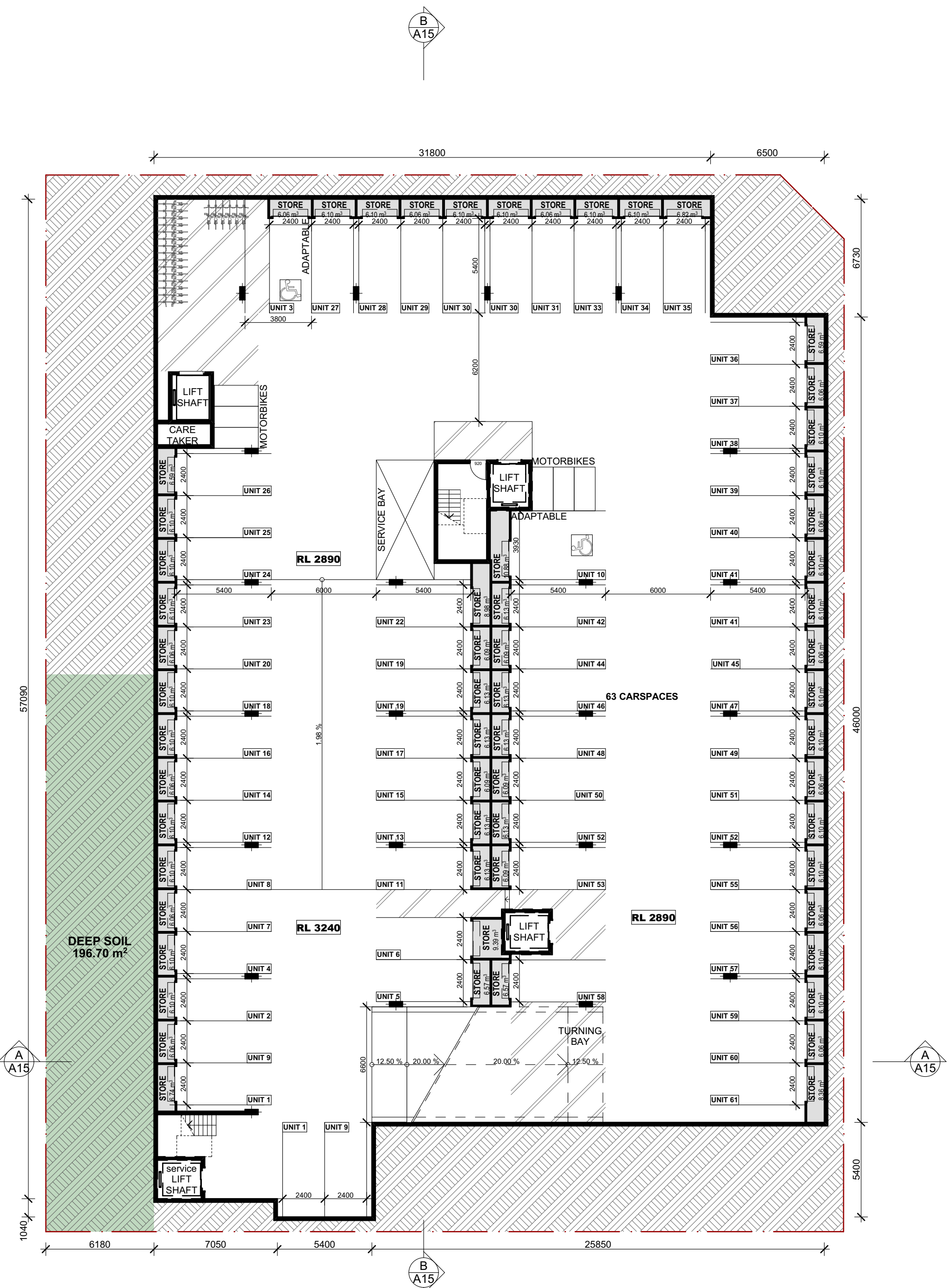
SITE PLAN
Scale 1:200

APARTMENTS DATA TABLE													
UNIT N.	N. OF BEDS	AREA M ²			STORAGE M ²			N. OF CARS	CROSS VENTILATION	2H SUN MID WINTER	1H SUN MID WINTER		
		INTERNAL	BALCONY	TOTAL	INTERNAL	BASEMENT MIN.	TOTAL						
GROUND FLOOR LEVEL													
1	3	95.52	42.60	138.12	5.10	6.74	11.84	2	YES	YES	YES		
2	1	52.56	22.08	74.63	5.10	6.74	11.84	1	YES	NO	YES		
3	1	56.46	17.52	73.98	3.00	6.06	9.06	1	YES	NO	NO		
4	2	75.20	31.88	107.08	5.70	6.10	11.80	1	YES	NO	YES		
5	2	78.49	42.80	121.29	4.30	6.57	10.87	1	YES	YES	YES		
6	2	76.08	32.32	108.39	5.70	6.10	11.81	1	YES	NO	YES		
7	2	76.08	32.32	108.39	5.70	6.06	11.76	1	YES	NO	YES		
8	2	76.08	48.43	124.51	5.70	6.10	11.80	1	NO	YES	YES		
9	3	104.48	61.64	166.12	6.10	6.06	12.16	2	YES	NO	NO		
10	1	56.68	24.12	80.80	3.10	9.38	12.48	1	NO	YES	YES		
FLOOR LEVEL 1													
11	2	72.84	10.08	82.92	4.20	6.13	10.33	1	YES	YES	YES		
12	2	70.54	10.00	80.54	4.10	6.10	10.20	1	YES	NO	YES		
13	2	77.32	20.67	97.99	4.00	6.13	10.13	1	YES	NO	YES		
14	2	75.20	10.10	85.30	5.70	6.06	11.76	1	YES	NO	YES		
15	2	78.49	10.12	88.61	4.30	6.09	10.39	1	YES	YES	YES		
16	2	76.08	10.24	86.32	5.70	6.13	11.80	1	YES	YES	YES		
17	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	YES	YES		
18	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	YES	YES		
19	3	99.31	22.41	121.72	5.00	12.22	17.22	2	YES	NO	YES		
20	2	83.74	10.92	94.66	4.10	6.06	10.16	1	YES	NO	YES		
21	1	57.42	13.70	71.12	3.00	6.63	9.63	1	NO	YES	YES		
FLOOR LEVEL 2													
22	2	72.84	10.08	82.92	4.20	6.09	10.31	1	YES	YES	YES		
23	2	70.54	10.00	80.54	4.10	6.10	10.20	1	YES	NO	YES		
24	2	77.32	20.67	97.99	4.00	6.10	10.10	1	YES	YES	YES		
25	2	75.20	10.10	85.30	5.70	6.10	11.80	1	YES	YES	YES		
26	2	78.49	10.12	88.61	4.30	6.09	10.39	1	YES	YES	YES		
27	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
28	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
29	2	80.62	10.24	90.86	5.70	6.06	11.76	1	YES	NO	NO		
30	3	99.31	20.80	120.24	5.00	12.20	17.20	2	YES	NO	YES		
31	2	83.74	10.92	94.66	4.10	6.06	10.16	1	NO	NO	NO		
32	1	57.42	13.70	71.12	3.00	6.13	9.13	1	NO	YES	YES		
FLOOR LEVEL 3													
33	2	72.84	10.08	82.92	4.20	6.10	10.30	1	YES	YES	YES		
34	2	70.54	10.00	80.54	4.10	6.10	10.20	1	YES	YES	YES		
35	2	77.32	20.67	97.99	4.00	6.10	10.10	1	YES	YES	YES		
36	2	75.20	10.10	85.30	5.70	6.09	12.09	1	YES	YES	YES		
37	2	78.49	10.12	88.61	4.30	6.06	10.36	1	YES	YES	YES		
38	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
39	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
40	2	80.62	10.24	90.86	5.70	6.06	11.76	1	YES	NO	NO		
41	2	83.74	10.92	94.66	4.10	12.20	17.20	2	YES	NO	YES		
42	2	83.74	10.92	94.66	4.10	6.13	10.23	1	NO	NO	YES		
43	1	57.42	13.70	71.12	3.00	9.44	12.44	1	NO	YES	YES		
FLOOR LEVEL 4													
44	2	72.84	10.08	82.92	4.20	6.09	10.39	1	YES	YES	YES		
45	2	70.54	10.00	80.54	4.10	6.06	10.16	1	YES	YES	YES		
46	2	77.32	20.67	97.99	4.00	6.13	10.13	1	YES	YES	YES		
47	2	75.20	10.10	85.30	5.70	6.10	11.80	1	YES	YES	YES		
48	2	78.49	10.12	88.61	4.30	6.13	10.43	1	YES	YES	YES		
49	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
50	2	80.62	10.24	90.86	5.70	6.09	11.79	1	YES	YES	YES		
51	2	80.62	10.24	90.86	5.70	6.09	11.79	1	YES	NO	NO		
52	3	99.31	27.01	126.32	5.00	12.23	17.23	2	YES	NO	YES		
53	2	83.74	10.92	94.66	4.10	6.09	10.39	1	NO	NO	YES		
54	1	57.42	13.91	71.33	3.00	5.83	8.83	1	NO	YES	YES		
FLOOR LEVEL 5													
55	2	72.84	10.08	82.92	4.20	6.10	10.30	1	YES	YES	YES		
56	2	70.54	10.00	80.54	4.10	6.06	10.16	1	YES	YES	YES		
57	2	77.32	20.67	97.99	4.00	6.10	10.10	1	YES	YES	YES		
58	2	75.20	10.10	85.30	5.70	6.07	12.07	1	YES	YES	YES		
59	2	78.49	10.12	88.61	4.30	6.10	10.40	1	YES	YES	YES		
60	2	76.08	10.24	86.32	5.70	6.06	11.76	1	YES	YES	YES		
61	2	80.62	10.24	90.86	5.70	6.36	14.06	1	YES	YES	YES		
62	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	NO	NO		
63	3	99.31	20.80	120.24	5.00	11.80	16.80	2	YES	NO	YES		
64	2	83.74	10.92	94.66	4.10	6.10	10.20	1	NO	YES	YES		
65	1	57.42	13.70	71.12	3.00	9.24	12.24	1	NO	YES	YES		
FLOOR LEVEL 6													
66	2	72.84	10.08	82.92	4.20	6.09	10.39	1	YES	YES	YES		
67	2	70.54	10.00	80.54	4.10	6.06	10.16	1	YES	YES	YES		
68	2	77.32	20.67	97.99	4.00	6.08	12.08	1	YES	YES	YES		
69	2	75.20	10.10	85.30	5.70	6.09	12.09	1	YES	YES	YES		
70	2	78.49	10.12	88.61	4.30	6.10	10.40	1	YES	YES	YES		
71	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
72	2	80.62	10.24	90.86	5.70	6.02	12.02	1	YES	YES	YES		
73	2	80.62	10.24	90.86	5.70	6.09	12.09	1	YES	NO	NO		
74	3	99.31	27.01	126.32	5.00	12.16	17.16	2	YES	NO	YES		
75	2	83.74	10.92	94.66	4.10	6.10	10.20	1	NO	YES	YES		
76	1	57.42	13.70	71.12	3.00	9.24	12.24	1	NO	YES	YES		
FLOOR LEVEL 7													
77	2	72.84	10.08	82.92	4.20	6.06	10.26	1	YES	YES	YES		
78	2	70.54	10.00	80.54	4.10	6.10	10.20	1	YES	YES	YES		
79	2	77.32	20.67	97.99	4.00	6.02	10.02	1	YES	YES	YES		
80	2	75.20	10.10	85.30	5.70	6.10	11.80	1	YES	YES	YES		
81	2	78.49	10.12	88.61	4.30	6.09	10.39	1	YES	YES	YES		
82	2	76.08	10.24	86.32	5.70	6.06	11.76	1	YES	YES	YES		
83	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	YES	YES		
84	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
85	3	99.31	27.01	126.32	5.00	12.23	17.23	2	YES	YES	YES		
86	2	83.74	10.92	94.66	4.10	6.09	10.39	1	NO	YES	YES		
87	1	57.42	13.91	71.33	3.00	9.24	12.24	1	NO	YES	YES		
FLOOR LEVEL 8													
88	3	99.32	20.44	119.76	5.80	12.16	17.96	2	YES	YES	YES		
89	3	99.75	22.44	122.19	5.00	12.25	17.25	2	YES	YES	YES		
90	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
91	2	80.62	10.24	90.86	5.70	6.06	11.76	1	YES	YES	YES		
92	3	99.31	27.01	126.32	5.00	12.20	17.20	2	YES	YES	YES		
93	2	83.74	10.92	94.66	4.10	14.42	18.52	2	YES	YES	YES		
94	1	57.42	13.91	71.33	3.00	9.24	12.24	1	NO	YES	YES		
TOTALS													
				8223.00			8756.77			117	65%	76%	88%
										VISITORS			

NathERS - THERMAL COMFORT SUMMARY			
Building Elements	Material		Detail
External walls	Brick Veneer		R1.5 Bulk Insulation
Internal walls within units	Plasterboard on studs	-	
Common walls between Units	Hebel + Furring Channel + Plasterboard	-	
Common walls between units and lobby	Hebel + Furring Channel + Plasterboard	-	
Common walls between Units & Fire Stairs/lift shaft	200mm Concrete+ Furring Channel + Insulation + Plasterboard	R1.5 Bulk Insulation	
Ceilings	Plasterboard	-	
Roof – Level 7	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk Insulation	
Top Floor Roof	Concrete	R2.5 Bulk Insulation	
Floors	Concrete	R1.0 Bulk Insulation to suspended floors of Unit 1 & 2	
Windows	Aluminium framed, single glazed clear – Sliding Doors	U value 6.70 or less and a SHGC of 0.70 +/- .5%	
	Aluminium framed, single glazed clear – Awning Windows	U value 6.70 or less and a SHGC of 0.57 +/- .5%	
<u>Lighting:</u> These Units have been assessed without daylighting			
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers			
Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications			



FLOOR PLAN LEVEL -1
Scale 1:200



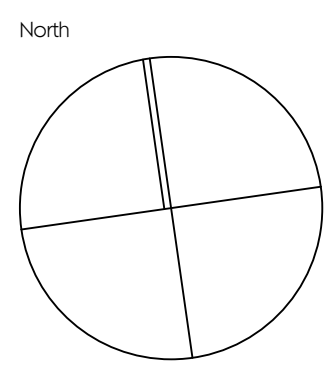
FLOOR PLAN LEVEL -2
Scale 1:200

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	AMENDED FOR DA	24.04.2017	D.R.	CZ
C	AMENDED FOR DA	18.05.2017	D.R.	CZ

General Notes:

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- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

Job #
1349-16

Scale @ A1
AS SHOWN

Project #
P4714

Sheet #
A05

Issue
C

LEGEND

1 BEDROOM UNIT

2 BEDROOMS UNIT

3 BEDROOMS UNIT



GROUND FLOOR PLAN

Scale 1:200



FLOOR PLAN LEVEL 1

Scale 1:200

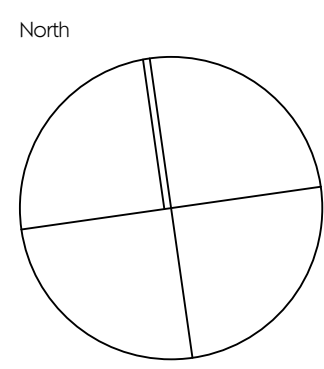
Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	19.10.2016	D.R.	CZ
C	FOR DA	28.03.2017	D.R.	CZ
D	AMENDED FOR DA	24.04.2017	D.R.	CZ
E	AMENDED FOR DA	18.05.2017	D.R.	CZ

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ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A06	Issue E

LEGEND

1 BEDROOM UNIT

2 BEDROOMS UNIT

3 BEDROOMS UNIT

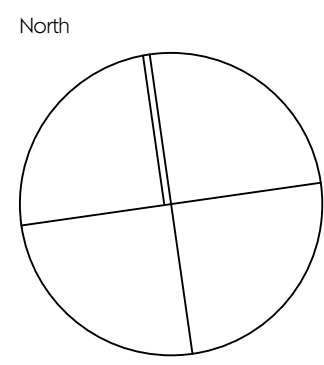


Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	28.03.2017	D.R.	CZ
C	AMENDED FOR DA	24.04.2017	D.R.	CZ
D	AMENDED FOR DA	18.05.2017	D.R.	CZ

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

Job #
1349-16

Scale @ A1
AS SHOWN

Project #
P4714

Sheet #
A07

Issue
D

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOMS UNIT
- 3 BEDROOMS UNIT

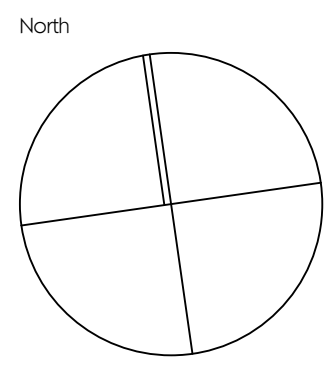


Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	28.03.2017	D.R.	CZ
C	AMENDED FOR DA	24.04.2017	D.R.	CZ
D	AMENDED FOR DA	18.05.2017	D.R.	CZ

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ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

Job #
1349-16

Scale @ A1
AS SHOWN

Project #
P4714

Sheet #
A08

Issue
D

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOMS UNIT
- 3 BEDROOMS UNIT



FLOOR PLAN LEVEL 6
Scale 1:200



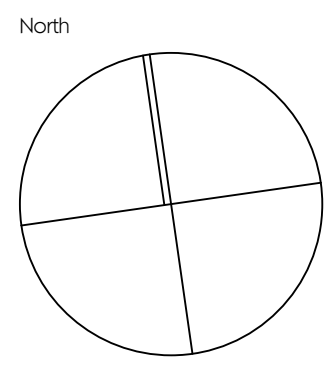
FLOOR PLAN LEVEL 7
Scale 1:200

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	28.03.2017	D.R.	CZ
C	AMENDED FOR DA	24.04.2017	D.R.	CZ
D	AMENDED FOR DA	18.05.2017	D.R.	CZ

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Building Designers & Consulting Civil & Structural Engineers

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ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT

Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

Job #
1349-16

Scale @ A1
AS SHOWN

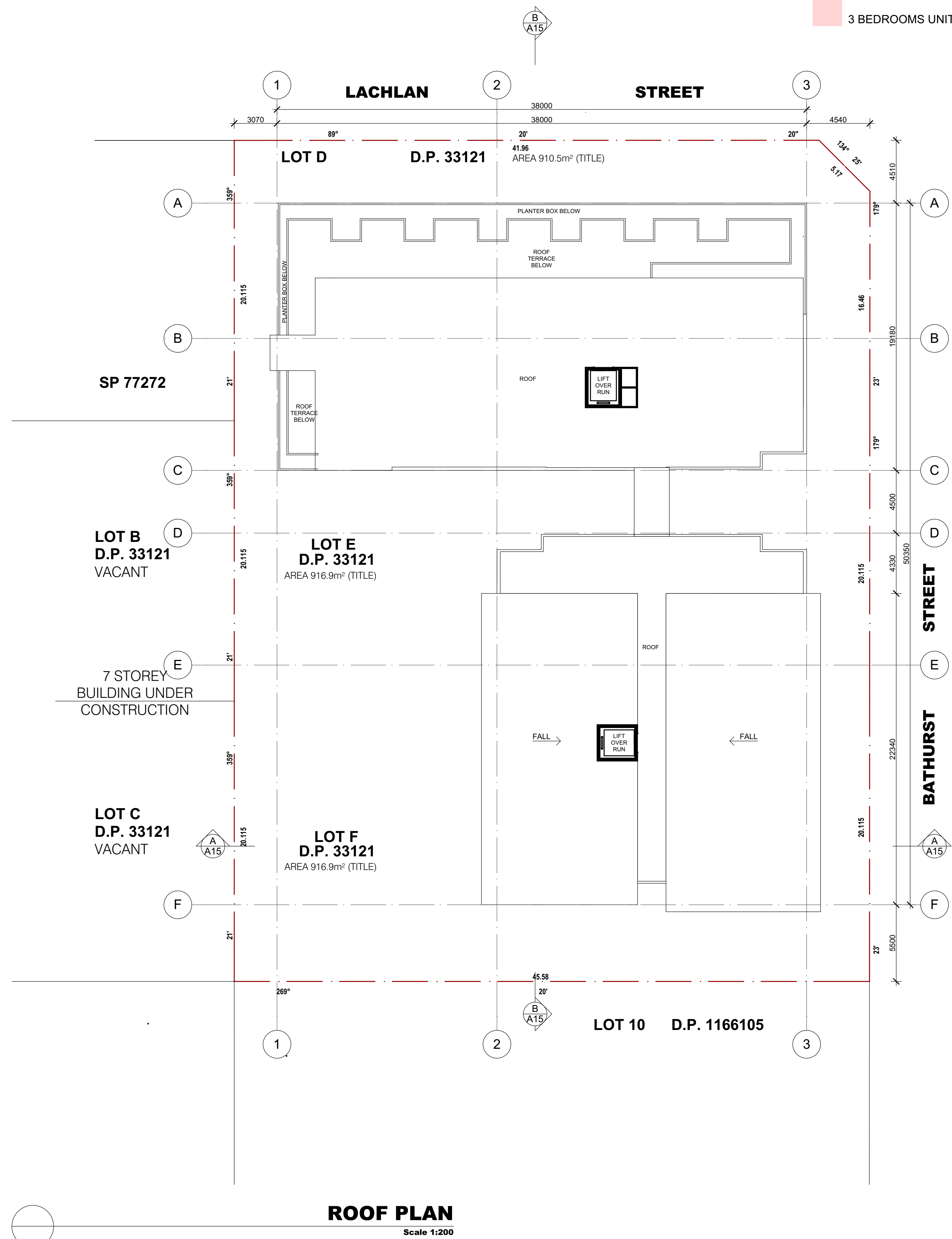
Project #
P4714

Sheet #
A09

Issue
D

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOMS UNIT
- 3 BEDROOMS UNIT

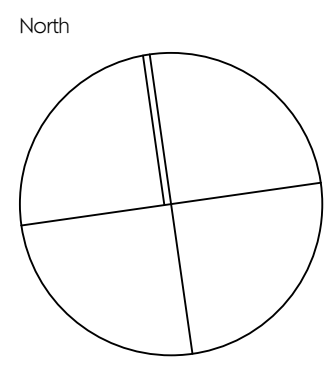


Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	28.03.2017	D.R.	CZ
C	AMENDED FOR DA	24.04.2017	D.R.	CZ
D	AMENDED FOR DA	18.05.2017	D.R.	CZ

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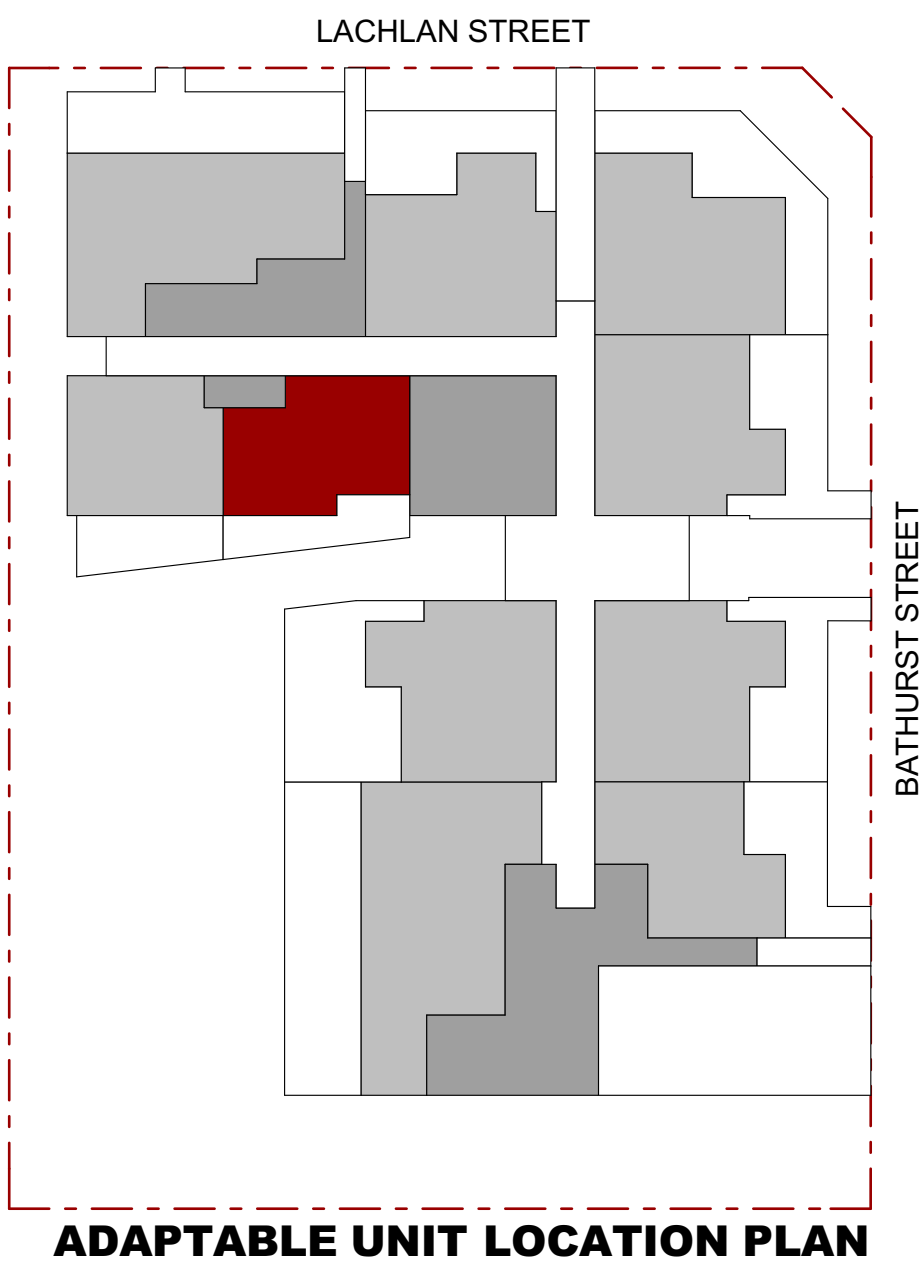
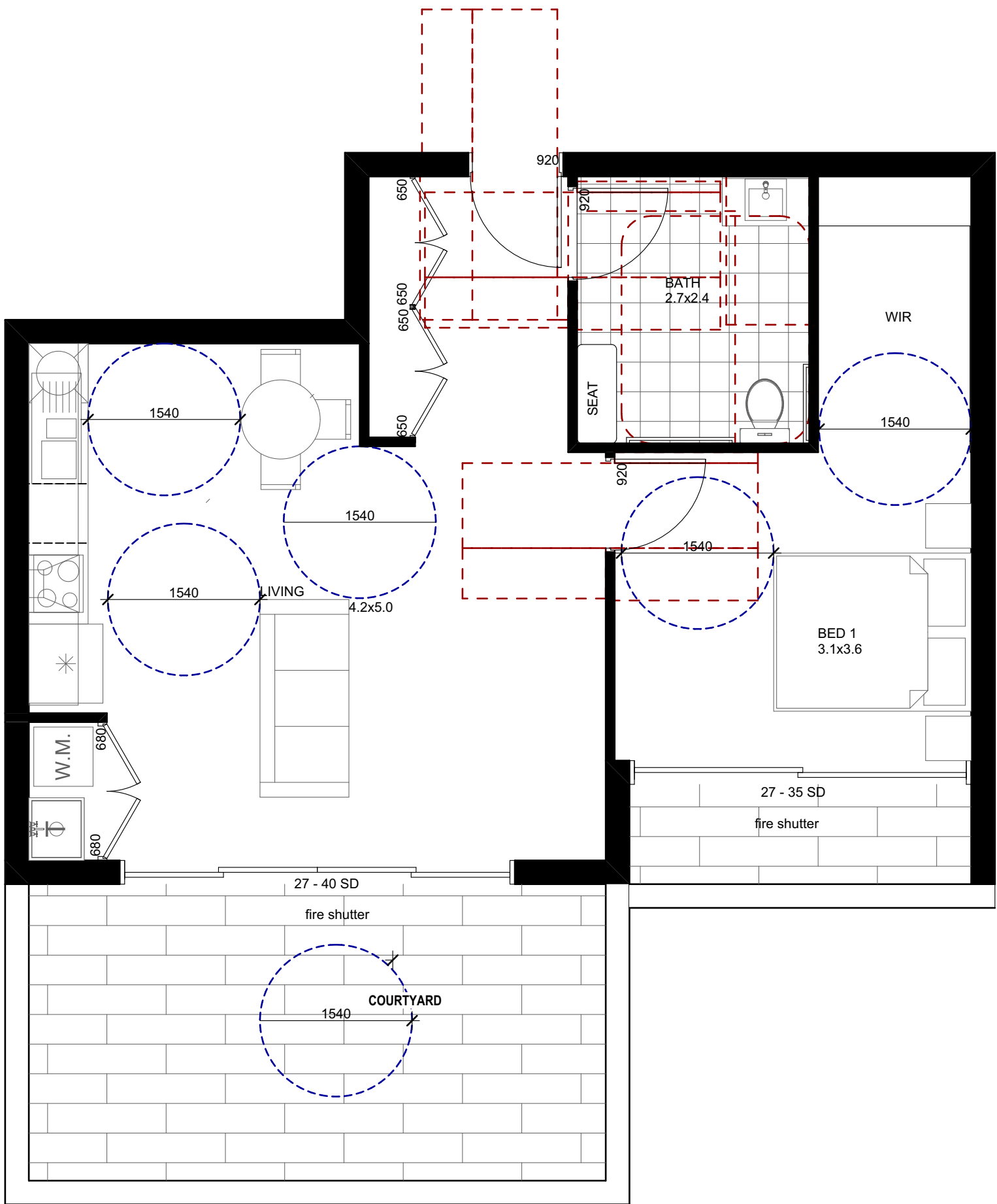
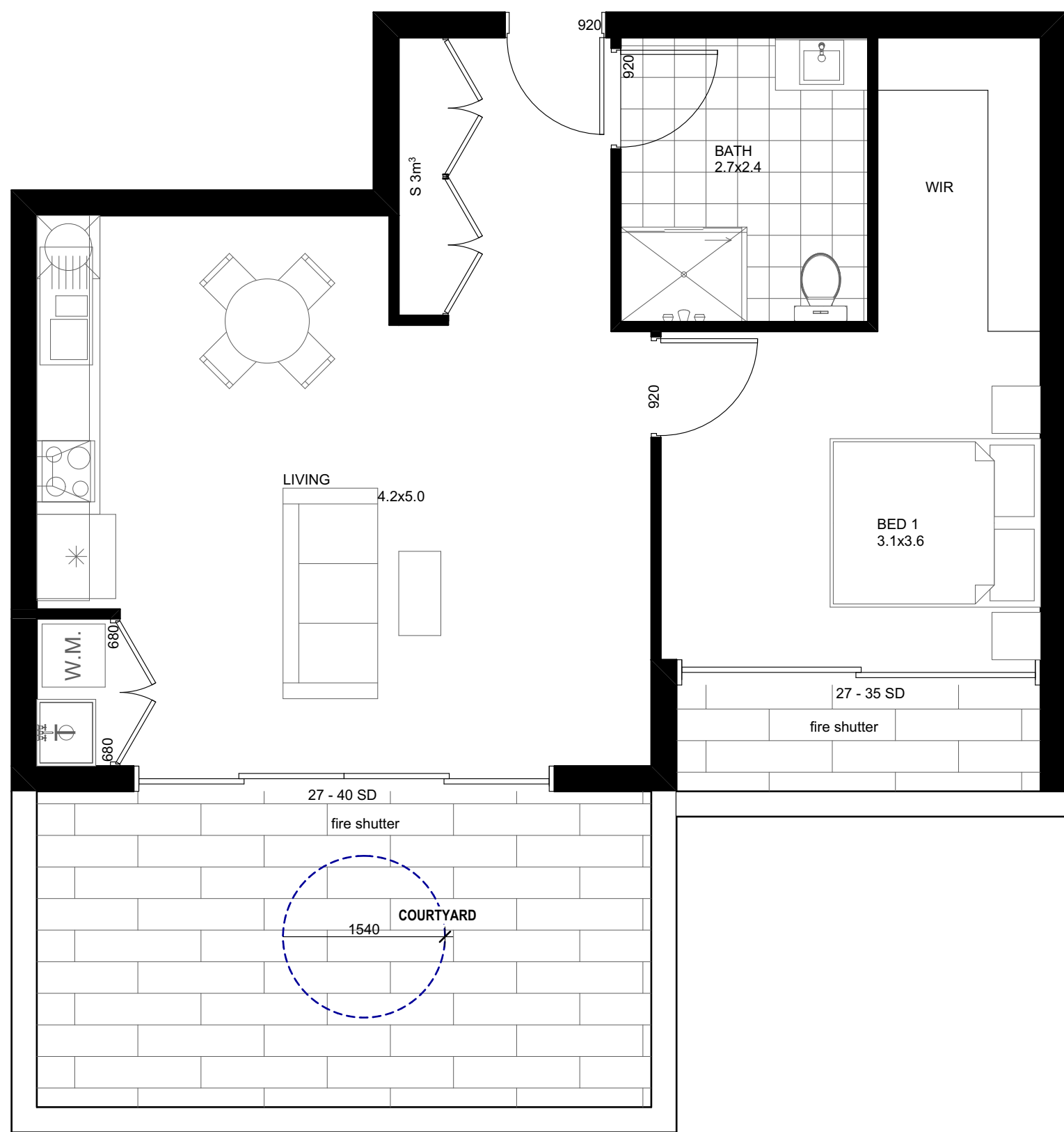
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A10	Issue D

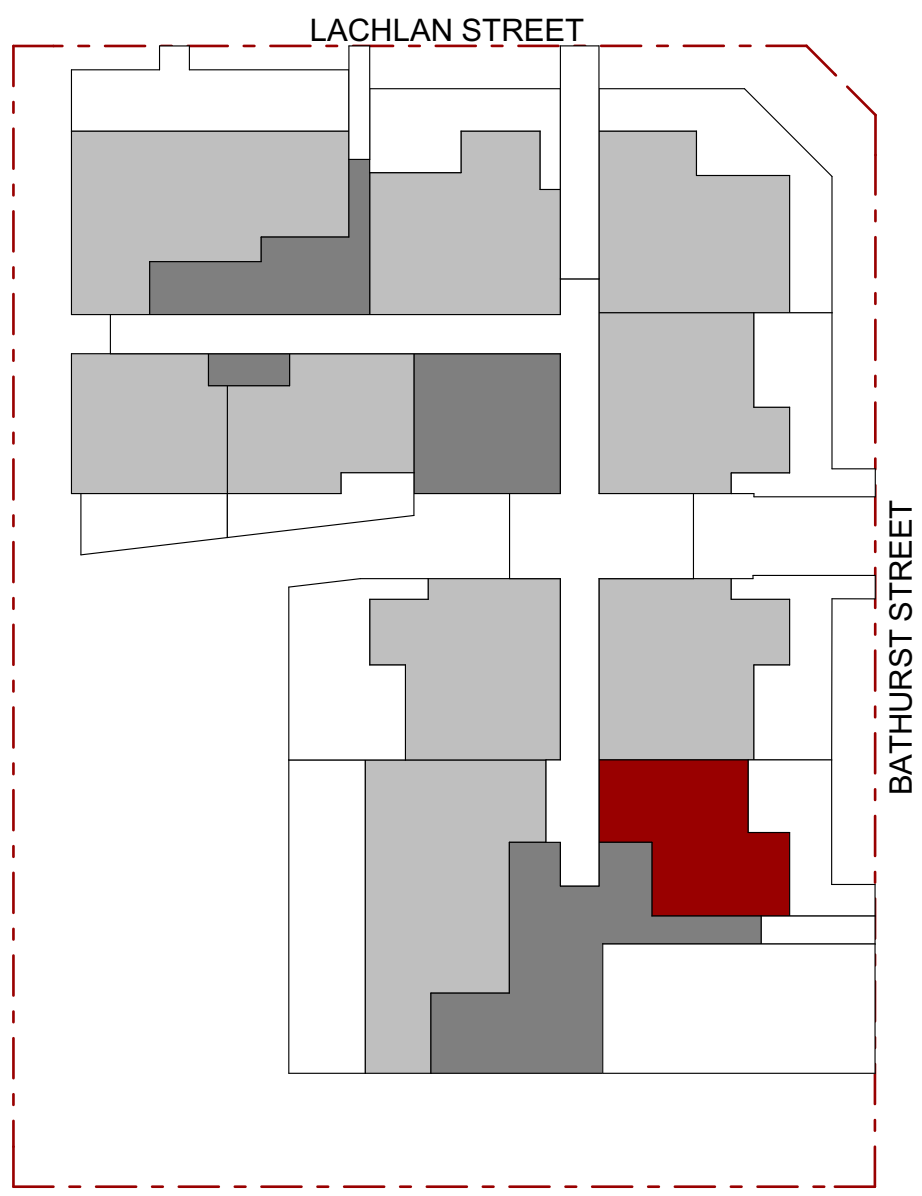




PRE ADAPTATION PLAN - UNIT G.10
Scale 1:50



POST ADAPTATION PLAN - UNIT G.10
Scale 1:50



ADAPTABLE UNIT LOCATION PLAN

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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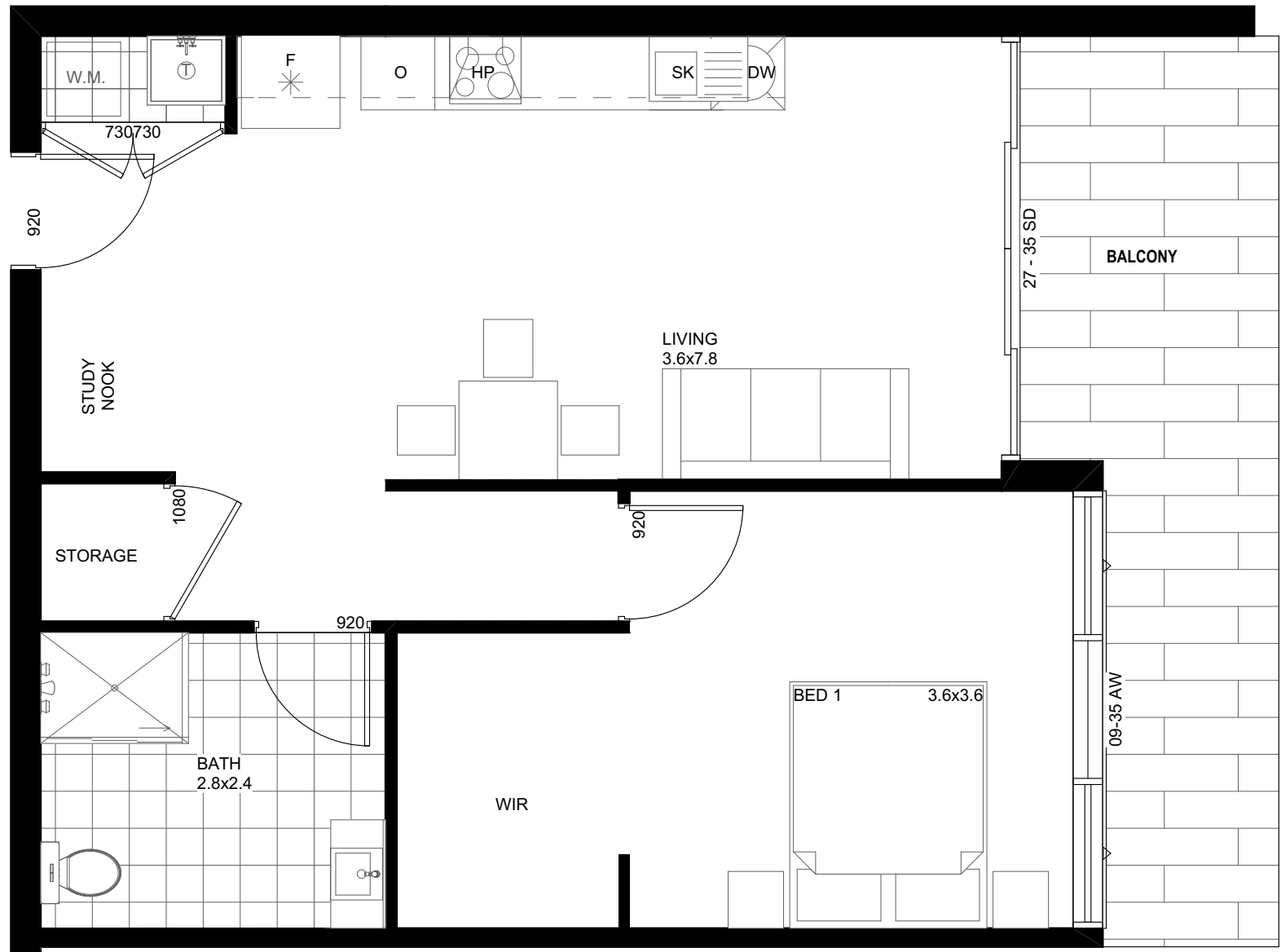
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

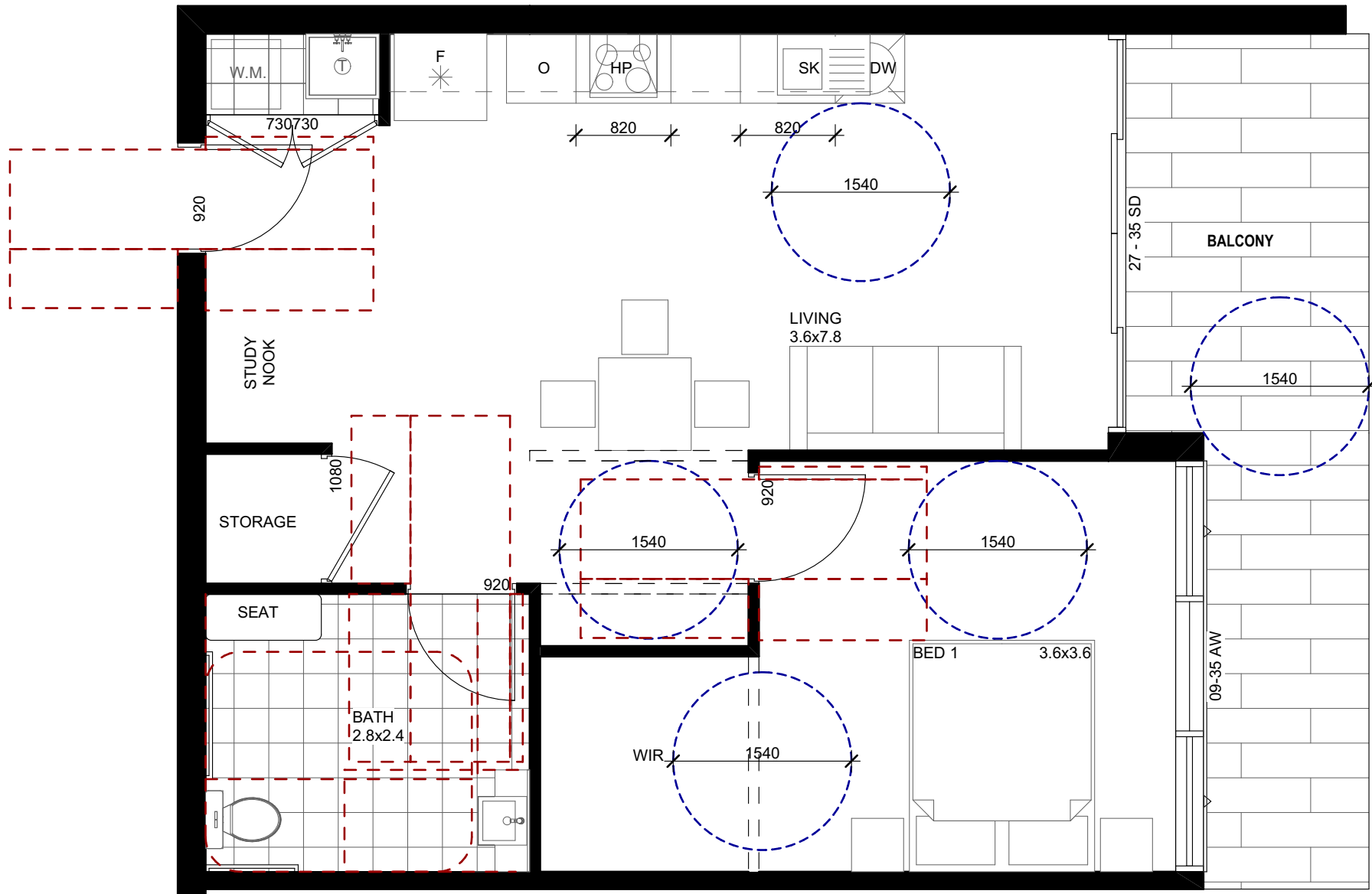
Title
ADAPTABLE UNITS LAYOUT

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A12	Issue A



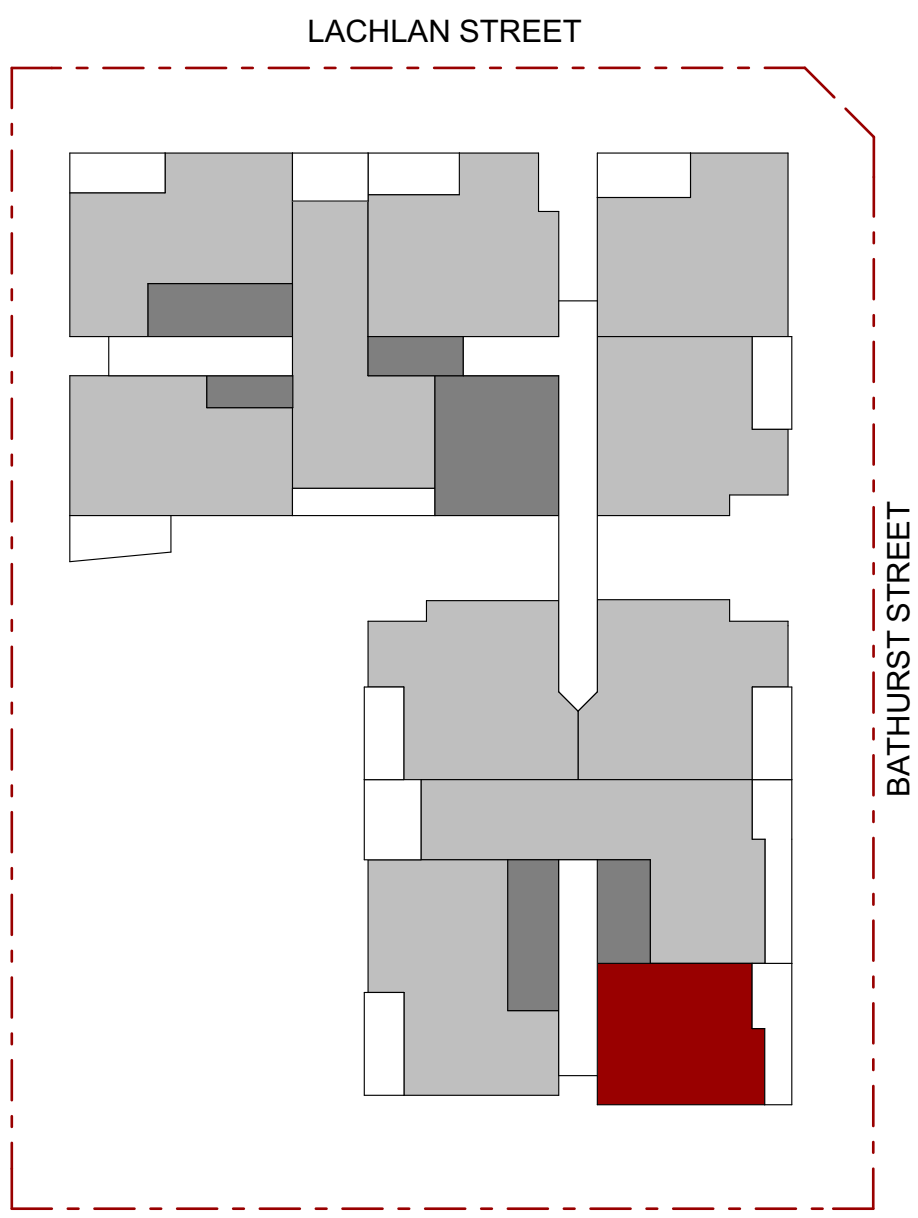
PRE ADAPTATION PLAN

Scale 1:50



POST ADAPTATION PLAN

Scale 1:50
UNITS 1.21 - 2.32 - 3.43 - 4.54 - 5.65 - 6.76 - 7.87 - 8.97



ADAPTABLE UNIT LOCATION PLAN

Issue	Description	Date	Drawn	Issued
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B	AMENDED FOR DA	18.05.2017	D.R.	CZ

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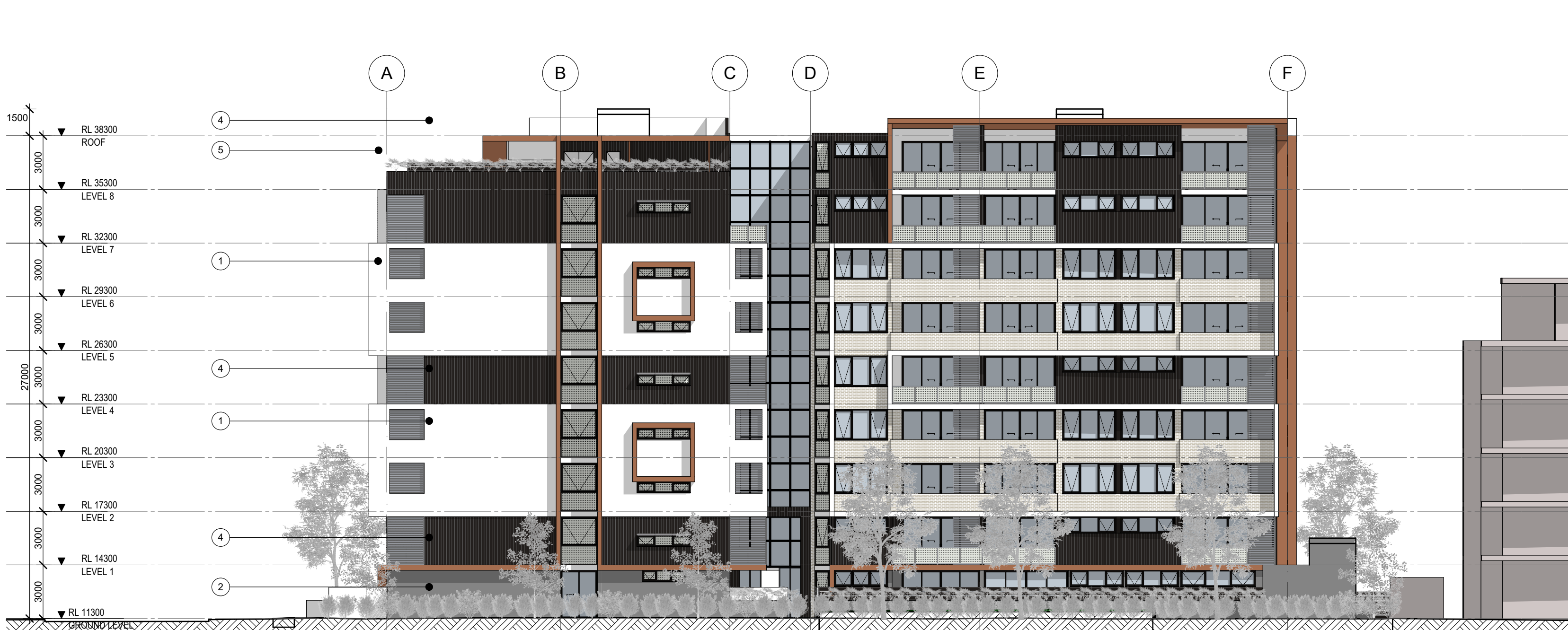
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
ADAPTABLE UNITS LAYOUT

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A13	Issue B



NORTH WEST ELEVATION

Scale 1:200



SOUTH WEST ELEVATION

Scale 1:200



NORTH EAST ELEVATION

Scale 1:200

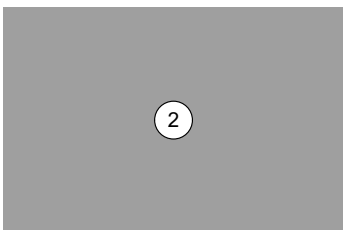


SOUTH EAST ELEVATION

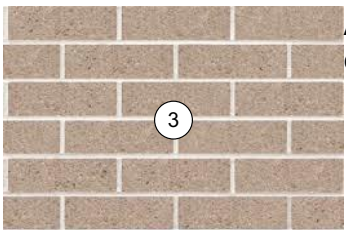
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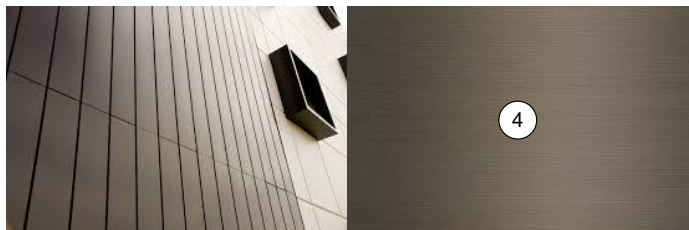
DULUX NATURAL WHITE
external brick wall and concrete
slab render and paint finish



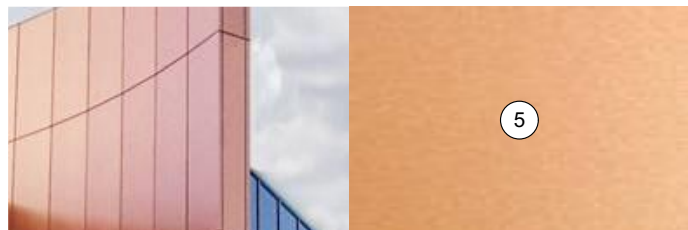
DULUX WINDSPARY
external brick wall (ground floor)
render and paint finish



AUSTRAL ENGAGE
external brick wall



STRYUM T29 ANODISED
composit metal panel cladding



VITRABOND COPPER METALLIC
composit metal panel cladding

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	28.03.2017	D.R.	CZ
C	AMENDED FOR DA	24.04.2017	D.R.	CZ
D	AMENDED FOR DA	18.05.2017	D.R.	CZ

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Project

PROPOSED RESIDENTIAL DEVELOPMENT

Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client

SYNERGY DEVELOPMENT GROUP

Title

ELEVATIONS

Drawn

D.R.

Checked

CZ

Date

JUNE 2016

Activity Type

DA

Job #

1349-16

Scale @ A1

AS SHOWN

Project #

P4714

Sheet #

A14

Issue

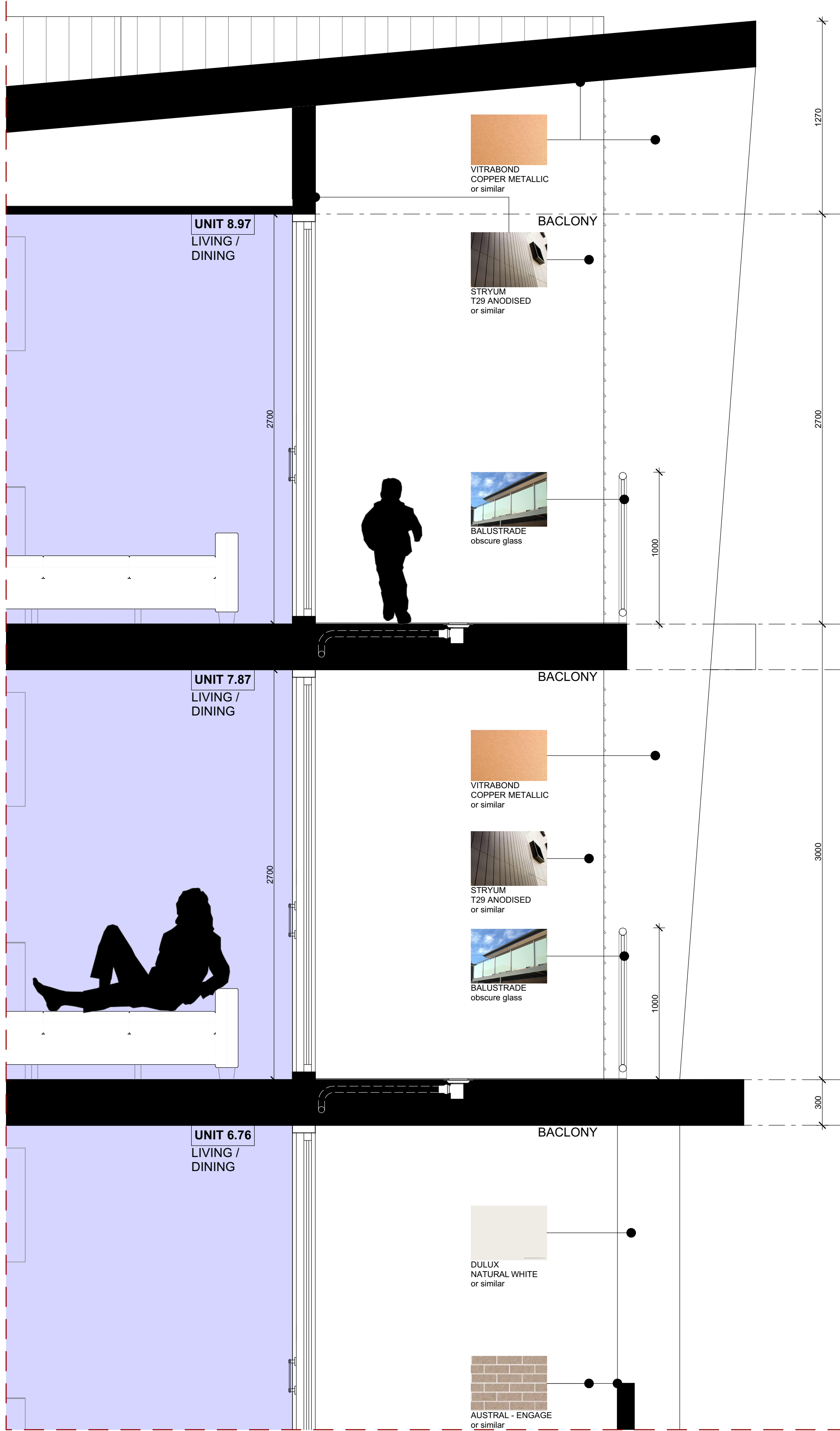
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SECTION A-A
Scale 1:200



SECTION B-B
Scale 1:200



DETAIL SECTION X
Scale 1:20

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
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LIVERPOOL

Client
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Title
SECTIONS

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

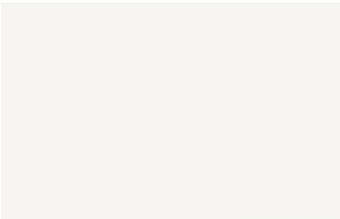
Job #
1349-16

Scale @ A1
AS SHOWN

Project #
P4714

Sheet #
A15

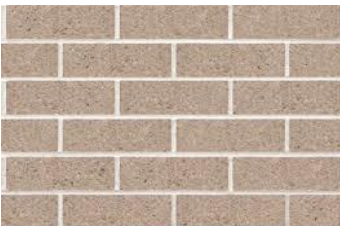
Issue
D



DULUX_NATURAL WHITE
external brick wall and concrete
slab render and paint finish



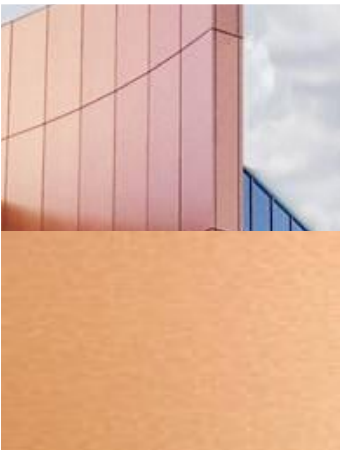
DULUX_WINDSPARY
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render and paint finish



AUSTRAL_ENGAGE
external brick wall



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VITRABOND_COPPER METALLIC
composit metal panel cladding

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A	FOR DA	18.10.2016	D.R.	CZ	1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.				villa villa		Building Designers & Consulting Civil & Structural Engineers		PROPOSED RESIDENTIAL DEVELOPMENT		DA			P4714		
B	AMENDED FOR DA	24.04.2017	D.R.	CZ	2) Levels shown are approximate unless accompanied by reduced levels.				Level 4, 24 Hickson Rd .Millers PoinNSW 20 00		Suite 4, Level 1, 84 Bathurst Street, Liverpool, NSW 2170		Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street		DA			A21		
C	AMENDED FOR DA	18.05.2017	D.R.	CZ	3) Figured dimensions must be taken in preference to scaling.				T: 02 9247 7667F: 02 9 247 7665		P.O. Box 825, Liverpool Business Centre, NSW 1871		LIVERPOOL		DA			C		
					4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.				E: eduardo@villaandvilla.com.au Abn: 27 085 744 958		t 9602 3133 / 9602 0303 f 9601 6903									
					5) Where engineering drawings are required such must take preference to this drawing.				Eduardo Villa		e admin@algorryzappia.com.au									
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