600 METRE WALK TO RAILWAY STATION



- COMMERCIAL / RETAIL PRECINCT



GENERAL NOTES:

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PLAN LEGEND:

AWNING (TO FUTURE DETAIL)

BOLLARD
ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
FIRE EXTINGUISHER B.
ELEC
FE
FG
FH
VL
HS
LS
MA
MB
MS
MV
NGL
PB
PS
SB
RP

FLOOR GRATE

FIRE HYDRANT FIXED VERTICAL LOUVRES
HIGHLIGHT WINDOW ABOVE WALL

LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)

MAINTENANCE ACCESS MAILBOX TO FUTURE DETAIL

MOBILE SCREEN

MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)

NATURAL GROUND LEVEL
PLANTER BOX (TO FUTURE DETAIL) PRIVACY SCREEN

SAFETY BARRIER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY RIVER PEBBLES (FOR LOCATIONS ON FLAT CONC. ROOF WITH INSULATION

SUN LOUVRE SYSTEM CENTRALISED WATER TANK TO FUTURE DETAIL
RAINWATER TANK TO FUTURE DETAIL

RECYCLE BINS

RETAINING WALL
TILT DOOR

ELEVATIONS LEGEND:

AWNING (TO FUTURE DETAIL)

FACE BRICK
FRAMELESS TOUGHENED GLASS BALUSTRADE
(TO BCA/ AUSTRALIAN STANDARDS)

HORIZONTAL LOUVRES METAL FENCE

MOBILE FEATURE SCREEN
OPAQUE GLAZING

PANEL CLADDING METAL PRIVACY SCREEN (TO FUTURE SELECTION/DETAIL)

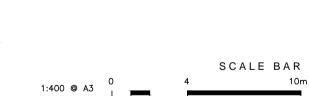
PAINT FINISH

ROLLER DOOR RENDERED WALL/ SELECTED PAINT FINISH SCORED RENDERED WALL

DEVELOPMENT APPLICATION

28 CORDEAUX STREET, CAMPBELLTOWN

PROJECT No. 1530 CLIENT: PROPERTY LOGIC



DESCRIPTION REVISION

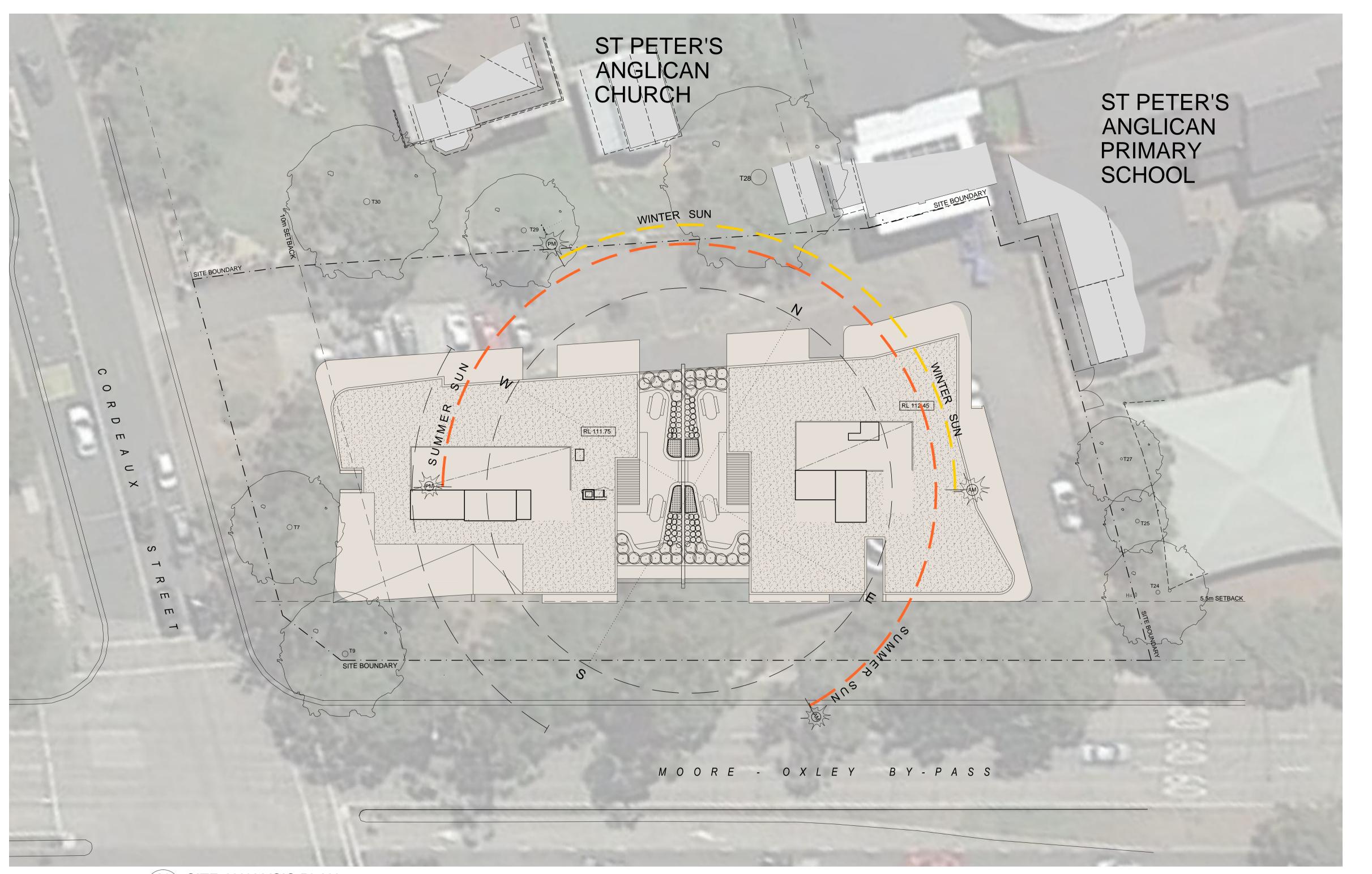
01.09.2016 ISSUE FOR DEVELOPMENT APPLICATION

DA 001 LOCALITY PLAN

A B N 36 147 035 550

P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Level 2, 52 Albion Street, Surry Hills NSW 2010

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O1 SITE ANALYSIS PLAN
- 1:200

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PLAN LEGEND:

AWNING (TO FUTURE DETAIL)

BOLLARD
ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
FIRE EXTINGUISHER

FLOOR GRATE

FIRE HYDRANT

FIXED VERTICAL LOUVRES
HIGHLIGHT WINDOW ABOVE WALL LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)

MAINTENANCE ACCESS MAILBOX TO FUTURE DETAIL

MOBILE SCREEN MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)

NATURAL GROUND LEVEL
PLANTER BOX (TO FUTURE DETAIL) PRIVACY SCREEN

SAFETY BARRIER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY RIVER PEBBLES (FOR LOCATIONS ON FLAT CONC. ROOF WITH INSULATION

CENTRALISED WATER TANK TO FUTURE DETAIL
RAINWATER TANK TO FUTURE DETAIL RECYCLE BINS

RETAINING WALL
TILT DOOR

ELEVATIONS LEGEND:

AWNING (TO FUTURE DETAIL)

FACE BRICK
FRAMELESS TOUGHENED GLASS BALUSTRADE
(TO BCA/ AUSTRALIAN STANDARDS)

HORIZONTAL LOUVRES METAL FENCE

MOBILE FEATURE SCREEN

OPAQUE GLAZING PANEL CLADDING

METAL PRIVACY SCREEN (TO FUTURE SELECTION/DETAIL) PAINT FINISH

ROLLER DOOR RENDERED WALL/ SELECTED PAINT FINISH

SCORED RENDERED WALL

BASIX COMMITMENTS NOTES O TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER					
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps	
	3 star(>6 but<=7.5L/min)	4 star	4 star	4 star	
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed				
Appliances:	Dishwashers - 4.5 star water rating				
ENERGY	Hot water system: Central Gas Storage – Refer to approved BASIX				
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
	Kitchen ventilation system: Individual fan, not ducted manual switch on/off				
<u>REFER TO</u> APPROVED	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
BASIX	Cooling system: air-conditioning 1 Phase – EER 2.5 – 3.0 – to living areas only				
	Heating system: air-conditioning 1Phase – EER 2.5 – 3.0 –to living areas only				
	Artificial lighting: As per BASIX				
	Natural lighting: As per BASIX				
	Appliances:				
	Gas cooktop & electric oven				
	Dishwashers: 3.5 star	energy rating			
COMMON	Refer to approved BA	SIX cert			

Nathers - Thermal Comfort SUMMARY

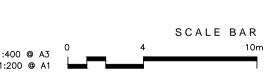
Building Elements	Material	Detail
External walls	Hebel+ Furring Channel + Insulation + Plasterboard	R1.5 Bulk Insulation to all units except as nominated below R2.5 Bulk Insulation to Units A304 / A404 / A504 A604 / A704 / A804 / A903
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Hebel + Furring Channel + Plasterboard	-
Common walls between Units & Fire Stairs/lift Shaft	200mm Concrete+ Furring Channel + Insulation + Plasterboard	R1.5 Bulk Insulation except as nominated below R2.5 bulk insulation to Units A704 / A804 / A903
Ceilings	Plasterboard	×
Roof – L1 & 7	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Roof – L8 and Top Floor Roof	Concrete	R3.5 Bulk Insulation
Floors	Concrete	R1.5 Bulk Insulation to floor suspended over open carparking / loading / driveway for Units A101 / A105 / A106 / B104 / B105 / B106
Windows	Aluminium framed, single glazed clear – Sliding Windows / Doors / fixed glazing	U value 6.70 or less and a SHGC of 0.70 +/- 5% (to all units except as nominated below)
	Aluminium framed, single glazed clear – Awning Windows / Hinged Doors	U value 6.70 or less and a SHGC of 0.57 +/- 5%
	Aluminium framed, single glazed, high solar gain Low E – Sliding Windows / Doors / fixed glazing	U value 5.4 or less and a SHGC of 0.58 +/- 5% - To units A104 / A204 / A304 / A404 / A504 / A604 / A704 / A804 / A903

DEVELOPMENT APPLICATION

28 CORDEAUX STREET CAMPBELLTOWN

PROJECT No. 1530 CLIENT: PROPERTY LOGIC





DATE	DESCRIPTION	REVISION
01.09.2016	ISSUE FOR DEVELOPMENT APPLICATION	А

DA 002 SITE ANALYSIS PLAN

PBD | ARCHITECTS

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