

Development Application

Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

2-6 Bold Street & 80-82 Cowper Street Granville



NSW Architects Registration Board No: 5347
Nominated registered architect - Adriaan Winton
P: 02 9648 8848 w: www.idraft.com.au
M: PO Box 427, Merrylands NSW 2160





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Idraft
Architects Pty Ltd

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IDRAFT
ARCHITECTS

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Details / Calculations

Site Details		Gross Floor Area	Unit Summary	Parking	Requirements	Provided	Open Space
DP & Lot:	DP 7553 & DP651169 Lot 19 & 20, 18,17-21,22	Ground Floor 680.55m ²	Studio 3 (3%)	Requirements - Granville Town Centre (PCC DCP Residential <400m to transport)			Required Communal Open Space = 551m ² (25%)
Site Area:	2,204m ²	Level 1 989.70m ²	1 Bedroom 26 (29%)	Comm/Retail - 1 Space/40m ² Floor Area		07 Spaces	Proposed Communal Open Space
Frontage:	47m	Level 2 1075.60m ²	2 Bedroom 48 (52%)	1.0 Space/1 or 2 BR unit		71 Spaces	- Ground Floor (Bicycle Forecourt
Current Use:	Factory, workshop, vacant lots	Level 3 1068.35m ²	3 Bedroom 15 (16%)	1.2 Space/3 BR unit		10 Spaces	Podium Forecourt, Deep Soil & Gym)
Existing GFA:	600m ²	Level 4 433.25m ²		0.2 Space/Unit (Visitors)		14 Spaces	
Floor Space		Level 5-14 421.90m ² (x10)	Total Units 92	Total Spaces Required		102 Spaces	Total Spaces Provided 102
		Level 15 416.55m ²	Adaptable (10%) 10				
		Communal 12.60m ²		Bicycle rack Required - 48 Spaces			
				Bicycle Rack Provided - 60 Spaces			
				Bicycle Rack Locations - Ground Floor- 12			
Proposal 17 Storey Mixed Use Development containing 92 Residential Units with 374.85m ² of ground floor retail/commercial, basement parking		Total 8895.60m ²		Basement 01- 48			
		Shop 1 105.25m ²					
		Shop 2 269.60m ²					
		Total 374.85m ²					
Idraft Architects Pty Ltd NSW Architects Registration Board No: 5347 Nominated registered architect - Adriaan Winton p: 02 9648 8848 w: www.idraft.com.au m: PO Box 427, Merrylands NSW 2160		Total Development Area - 9270.45m ² FSR Used 4.2:1					
		2-6 Bold Street & 80-82 Cowper Street Granville					
			Deep Soil Excluding Planterboxes				
			Required Deep Soil Area (07%) 154.30m ² (Required)				
			Proposed Deep Soil Area (15%) 330.35m ² (Provided)				
			Deep Soil including Planterboxes				
			Required Deep Soil Area (07%) 154.30m ² (Required)				
			Proposed Deep Soil Area (26%) 575.30m ² (Provided)				

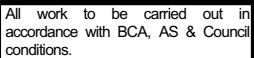
Unit Schedule		
Unit Name	Unit Type	Area (m2)
Unit 001	1 Bed.	64.86
Unit 002	1 Bed.	53.66
Unit 003	2 Bed	94.84
Unit 004	1 Bed + Study.	69.21
Unit 005	1 Bed + Study.	69.23
Unit 007	Studio/Home Office	46.92
Unit 008	2 Bed.	76.95
Unit 009	2 Bed.	76.95
Unit 010	2 Bed.	76.41
Unit 011	1 Bed.	64.39
Unit 012	1 Bed.	65.75
Unit 013	2 Storey - 3 Bed.	60.00
Unit 013	2 Storey - 3 Bed.	66.29
Unit 014	2 Storey - 2 Bed.	53.66
Unit 014	2 Storey - 2 Bed.	53.66
Unit 015	2 Bed	94.84
Unit 016	1 Bed	60.41
Unit 017	1 Bed	60.41
Unit 018	1 Bed.	60.41
Unit 019	1 Bed.	60.41
Unit 020	2 Bed	76.16
Unit 021	Studio/Home Office	44.39
Unit 022	2 Storey - 2 Bed.	42.06
Unit 022	2 Storey - 2 Bed.	46.84
Unit 023	2 Storey - 2 Bed.	53.17
Unit 023	2 Storey - 2 Bed.	57.95
Unit 024	2 Storey - 2 Bed.	53.17
Unit 024	2 Storey - 2 Bed.	57.95
Unit 025	2 Bed.	76.41
Unit 026	1 Bed.	65.75
Unit 027	2 Bed	94.84
Unit 028	1 Bed	60.41
Unit 029	1 Bed.	60.41
Unit 030	1 Bed.	60.41
Unit 031	1 Bed.	60.41
Unit 032	2 Bed	76.16
Unit 033	Studio/Home Office	44.39
Unit 034	2 Bed.	76.41
Unit 035	2 Bed.	75.34
Unit 036	2 Bed.	75.34
Unit 037	3 Bed.	95.83
Unit 038	2 Bed.	81.17
Unit 039	1 Bed.	50.46
Unit 040	2 Bed.	75.63
Unit 041	2 Bed.	76.30
Unit 042	3 Bed.	95.83
Unit 043	2 Bed.	81.17
Unit 044	1 Bed.	50.38
Unit 045	2 Bed.	75.63
Unit 046	2 Bed.	76.30
Unit 047	3 Bed.	95.83

Unit Schedule		
Unit Name	Unit Type	Area (m2)
Unit 048	2 Bed.	81.17
Unit 049	1 Bed.	50.38
Unit 050	2 Bed.	75.63
Unit 051	2 Bed.	76.30
Unit 052	3 Bed.	95.83
Unit 053	2 Bed.	81.17
Unit 054	1 Bed.	50.38
Unit 055	2 Bed.	75.63
Unit 056	2 Bed.	76.30
Unit 057	3 Bed.	95.83
Unit 058	2 Bed.	81.17
Unit 059	1 Bed.	50.38
Unit 06	2 Bed	104.67
Unit 060	2 Bed.	75.63
Unit 061	2 Bed.	76.30
Unit 062	3 Bed.	95.83
Unit 063	2 Bed.	81.17
Unit 064	1 Bed.	50.38
Unit 065	2 Bed.	75.63
Unit 066	2 Bed.	76.30
Unit 067	3 Bed.	95.83
Unit 068	2 Bed.	81.17
Unit 069	1 Bed.	50.38
Unit 070	2 Bed.	75.63
Unit 071	2 Bed.	76.30
Unit 072	3 Bed.	95.83
Unit 073	2 Bed.	81.17
Unit 074	1 Bed.	50.38
Unit 075	2 Bed.	75.63
Unit 076	2 Bed.	76.30
Unit 077	3 Bed.	95.83
Unit 078	2 Bed.	81.17
Unit 079	1 Bed.	50.38
Unit 080	2 Bed.	75.63
Unit 081	2 Bed.	76.30
Unit 082	3 Bed.	95.83
Unit 083	2 Bed.	81.17
Unit 084	1 Bed.	50.38
Unit 085	2 Bed.	75.63
Unit 086	2 Bed.	76.30
Unit 087	3 Bed.	95.83
Unit 088	2 Bed.	81.17
Unit 089	1 Bed.	50.38
Unit 090	3 Bed.	139.43
Unit 091	3 Bed.	134.09
Unit 092	3 Bed.	104.61

Unit POS	
Unit Type	Measured Area (m2)
Unit 001	10.10
Unit 001	15.48
Unit 002	15.16
Unit 003	15.92
Unit 004	18.97
Unit 005	23.49
Unit 006	27.34
Unit 007	8.30
Unit 007a	10.86
Unit 008	29.66
Unit 009	25.44
Unit 010	18.54
Unit 012	10.10
Unit 013a	15.71
Unit 013b	15.71
Unit 014a	15.16
Unit 014b	15.16
Unit 015	15.92
Unit 016	18.97
Unit 017	17.97
Unit 018	16.61
Unit 019	26.08
Unit 020	21.98
Unit 021	8.30
Unit 022a	16.33
Unit 022b	16.33
Unit 023a	16.22
Unit 023b	16.22
Unit 024a	16.22
Unit 024b	16.22
Unit 025	18.33
Unit 026	10.10
Unit 027	15.92
Unit 028	18.97
Unit 029	17.97
Unit 030	16.61
Unit 031	26.08
Unit 032	21.99
Unit 033	8.30
Unit 034	18.33
Unit 038	42.77
Unit 040	12.73
Unit 041	12.73
Unit 042	19.87
Unit 043	10.10
Unit 044	10.52
Unit 045	12.73
Unit 046	12.73
Unit 047	19.87
Unit 048	10.10
Unit 049	10.52

Unit POS	
Unit Type	Measured Area (m2)
Unit 050	12.73
Unit 051	12.73
Unit 052	19.87
Unit 053	10.10
Unit 054	10.52
Unit 055	12.73
Unit 056	12.73
Unit 057	19.87
Unit 058	10.10
Unit 059	10.52
Unit 060	12.73
Unit 061	12.73
Unit 062	19.87
Unit 063	10.10
Unit 064	10.52
Unit 065	12.73
Unit 066	12.73
Unit 067	19.87
Unit 068	10.10
Unit 069	10.52
Unit 070	12.73
Unit 071	12.73
Unit 072	19.87
Unit 073	10.10
Unit 074	10.52
Unit 075	12.73
Unit 076	12.73
Unit 077	19.87
Unit 078	10.10
Unit 079	10.52
Unit 080	12.73
Unit 081	12.73
Unit 082	19.87
Unit 083	10.10
Unit 084	10.52
Unit 085	12.73
Unit 086	12.73
Unit 087	19.87
Unit 088	10.10
Unit 089	10.52
Unit 090	38.02
Unit 091	15.47
Unit 091a	62.76
Unit 092	11.02
Unit 092a	57.65

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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Notes:

AAC Veneer Insulation R1.5 Bulk
Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation
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All Bathroom/Kitchen Taps 4 Stars

All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

project:

Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:

Designer Home Constructions

Council
City of Parramatta
Council

Drawing title:
Basix Certification

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:2.86

Date: 9/08/2017

Job #:

28049

Dwg #:

07

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

(iii) Thermal Comfort	Show on DA plans	Show on CCDCs and CPDs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a certifying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development (or, if the applicant is applying for a final occupation certificate for a development that is a certifying development, to that application).			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from an Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or compiling development certificate, if applicable), all matters set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			

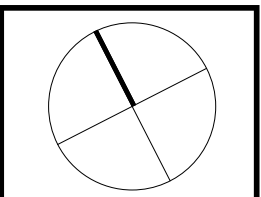
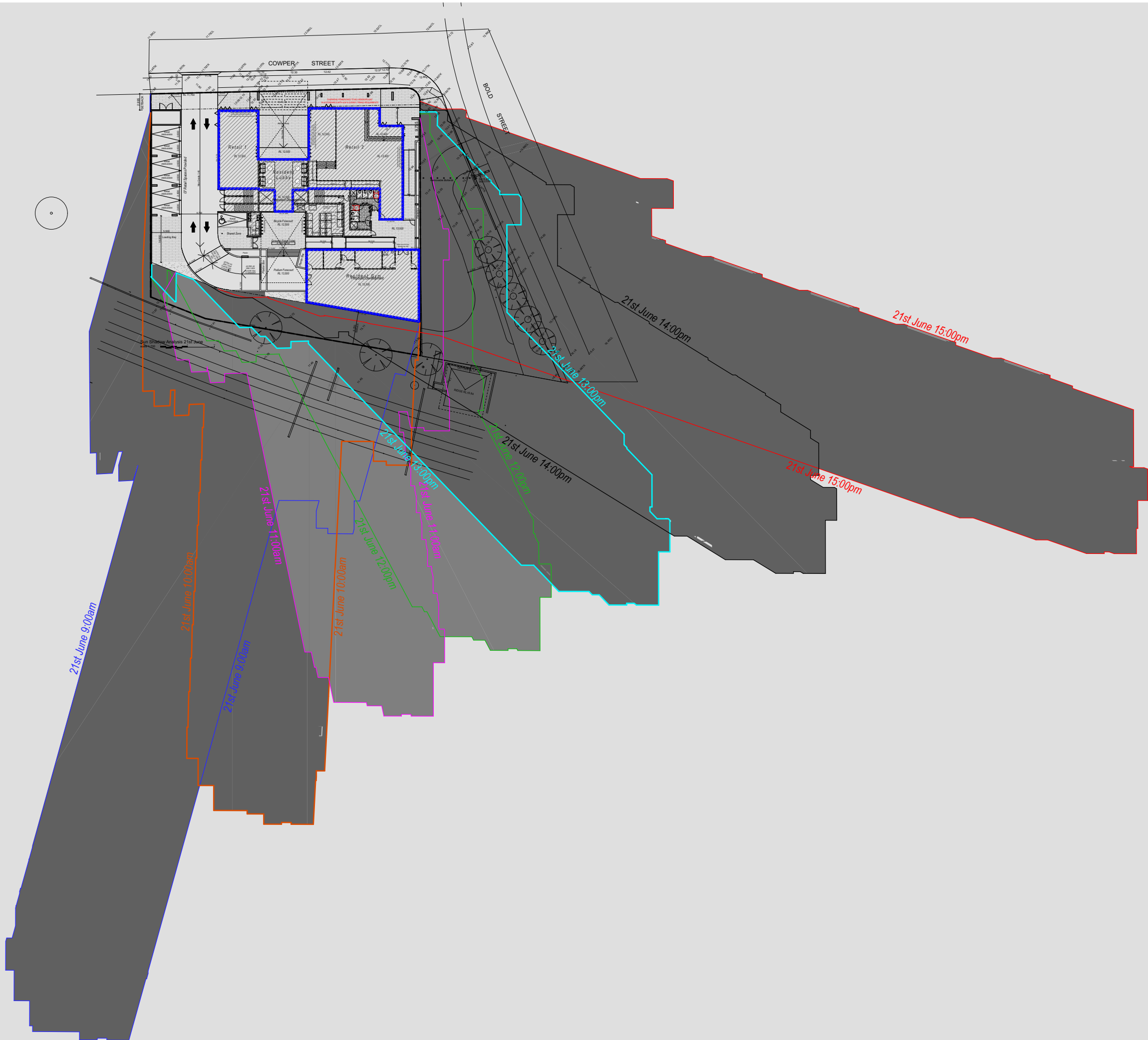
Dwelling no.	Thermal loads			
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)		
72	27.9	15.1		
75	16.8	10.2		
76	18.2	11.0		
77	27.2	15.1		
78	33.0	12.4		
79	10.8	11.7		
80	16.9	10.4		
81	18.3	11.2		
82	26.6	15.3		
83	33.1	12.5		
85	19.3	10.6		
86	19.6	11.5		
87	22.8	15.3		
88	33.5	12.4		
90	33.6	18.0		
91	53.2	19.6		
92	52.6	14.5		
13, 73	32.8	12.4		
49, 74	10.6	11.7		
All other dwellings	10.9	11.7		
(j) Water		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.				✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.		✓		✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.		✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.			✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			✓	
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.			✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. The lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and features specified in the "Central energy systems" column of the table below. In each case, the system or feature must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓		✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
72	27.0	15.1
75	18.8	10.2
76	18.2	11.0
77	27.2	15.1
78	33.0	12.4
79	10.8	11.7
80	16.9	10.4
81	18.3	11.2
82	26.6	15.3
83	33.1	12.5
85	18.3	10.6
86	19.6	11.5
87	22.8	15.3
88	33.5	12.4
90	33.6	16.0
91	53.2	19.6
92	52.6	14.5
13, 73	32.8	12.4
69, 74	10.6	11.7
All other dwellings	10.9	11.7

(b) Water	Show on DA plans	Show on CC-IDD plans & specs	Certifier check
(i) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(j) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be listed, be verified, and be configured as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓		✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.			✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.			✓



All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

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client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
**Shadow Analysis
June 21st**

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/

Date:
9/08/2017

Job #:
28049

Dwg #:
09

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



Subject Site - 2-6 Bold Street & 80-82 Cowper Street, Granville

01

Westfield Parramatta
1.9km by Vehicle

03

Granville Railway Station
400m Walking Distance

05

Westmead Hospital
5.6km by Vehicle

07

Western Sydney University
Parramatta Campus
4.3km by Vehicle

09

Granville Branch Library
290m Walking

02

Parramatta CBD
3km by Vehicle

04

South Street Local Shops
500m Walking Distance

06

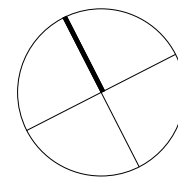
Rosehill Gardens
2.5km by Vehicle

08

Pirtek Stadium /Parramatta Pools
4.5km by Vehicle

10

Granville Police Station
280m Walking



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Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Site Analysis Plan

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

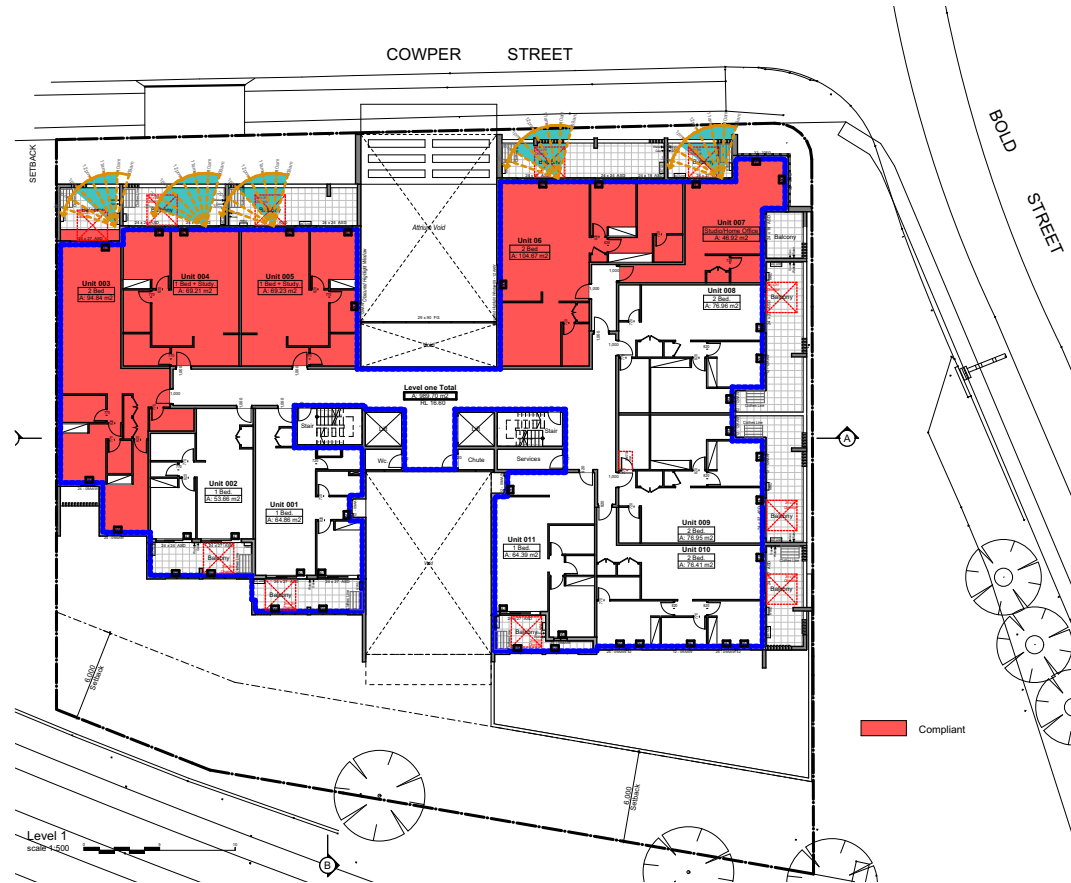
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9/08/2017

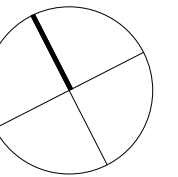
Job #:
28049

Dwg #:
10

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



66 Units Achieve Solar Access
70% Provided.



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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Notes:

AAC Veneer Insulation R1.5 Bulk
Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Solar Layout

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:500

Date:
9/08/2017

Job #:
28049

Dwg #:
31

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



66 Units Achieve Solar Access
70% Provided.

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

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All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

NSW Architects Registration Board No: 5347
Notified registered architect - Adrian Vinton
P: 02 9648 8848 w: www.idraft.com.au
M: PO Box 4217, Merrylands NSW 2160

project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Solar Layout

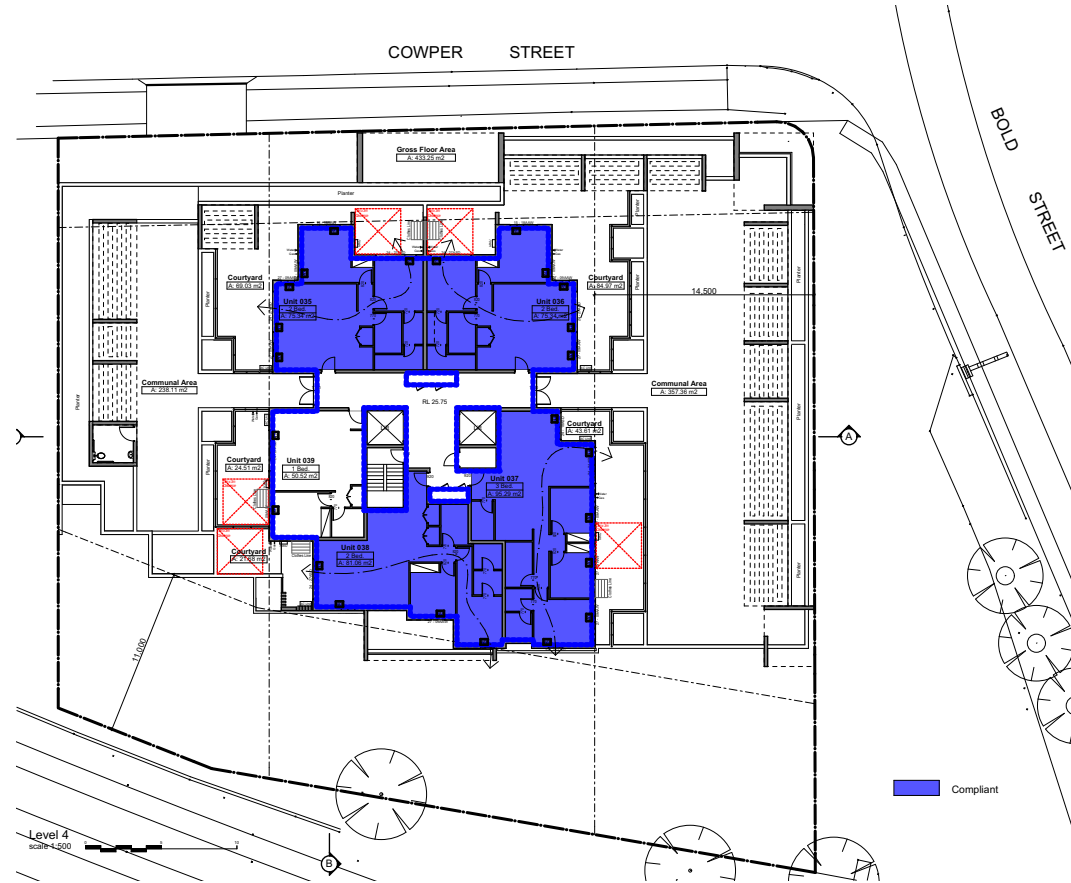
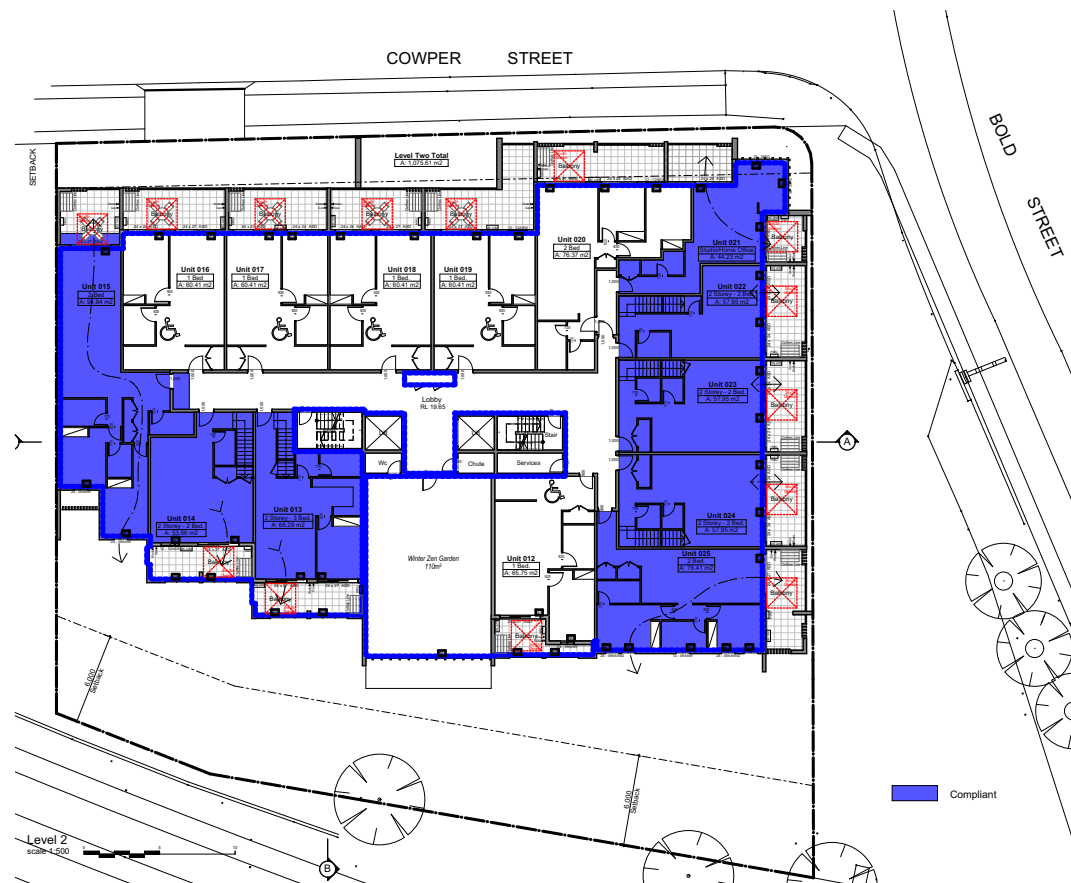
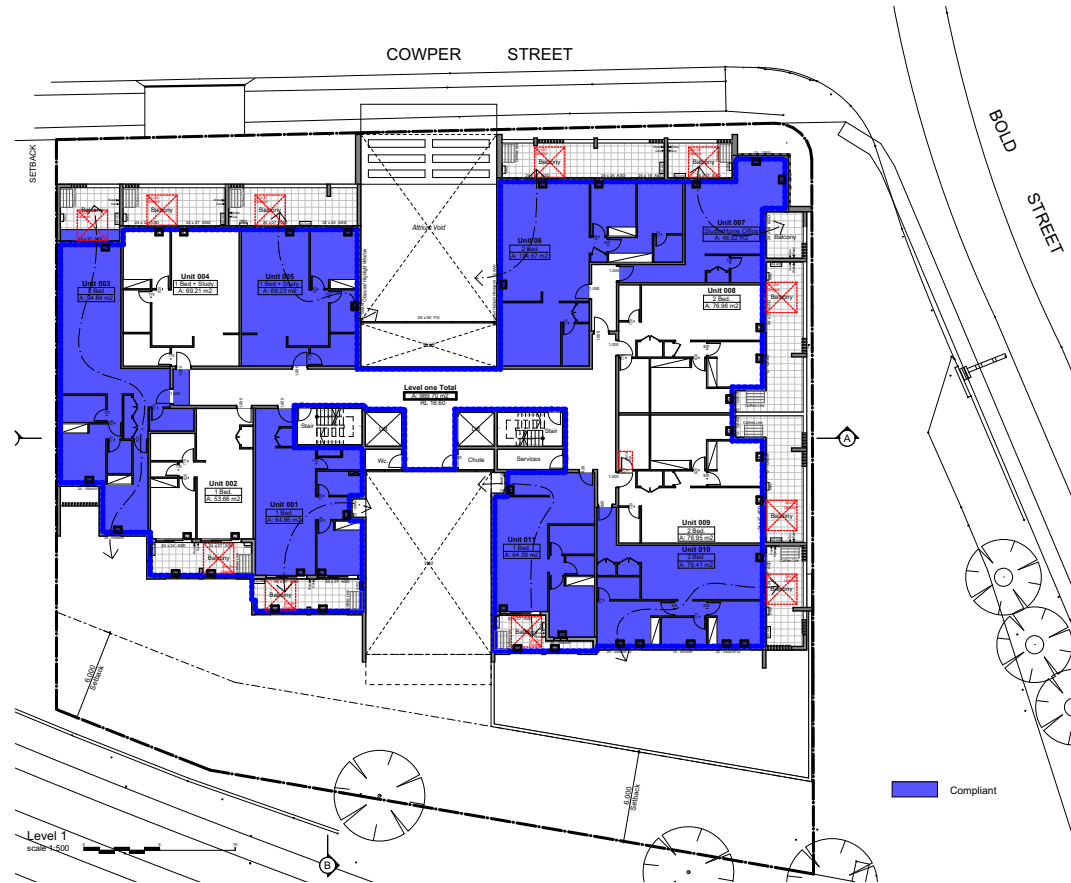
Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

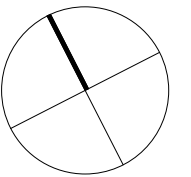
Paper/Scale:
A3/1:500

Date:
9/08/2017

Job #: 28049	Dwg #: 32
------------------------	---------------------



72 Units Achieve Ventilation
76% Provided.



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Notes:

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Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Ventilation Layout

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

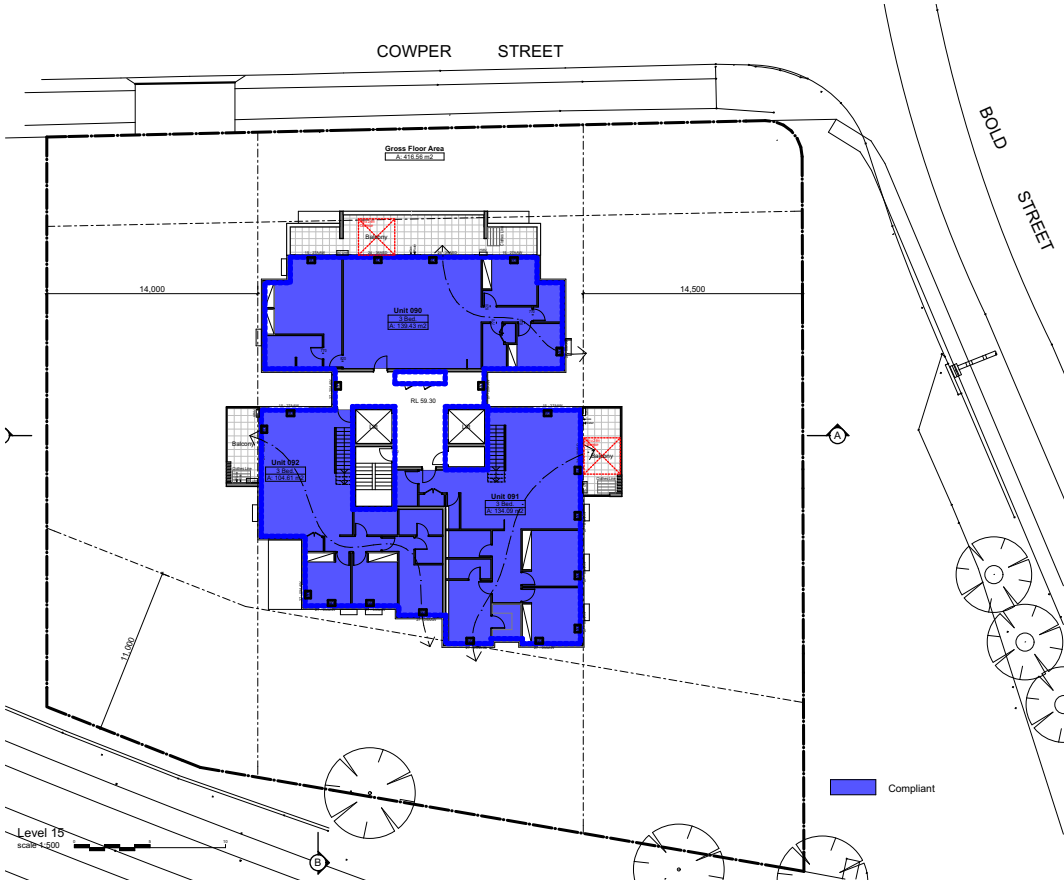
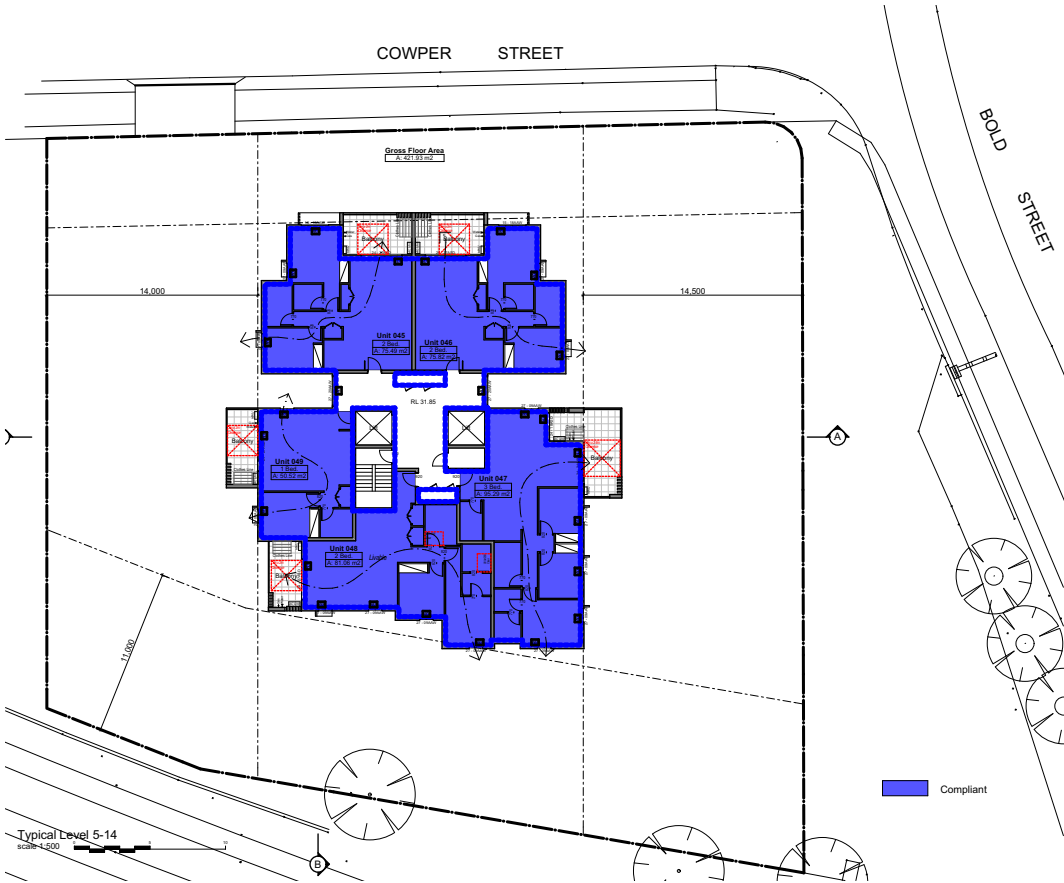
Paper/Scale:
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Date:
9/08/2017

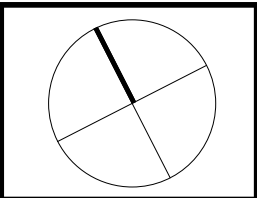
Job #:
28049

Dwg #:
33

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



72 Units Achieve Ventilation
76% Provided.



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Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation
R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Ventilation Layout

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:500

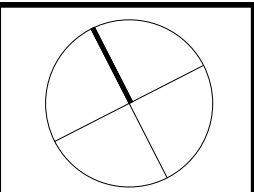
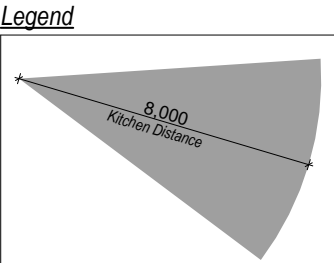
Date:
9/08/2017

Job #:
28049

Dwg #:
34

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville





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Notes:
AAC Veneer Insulation R1.5 Bulk
Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Kitchen Distance

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

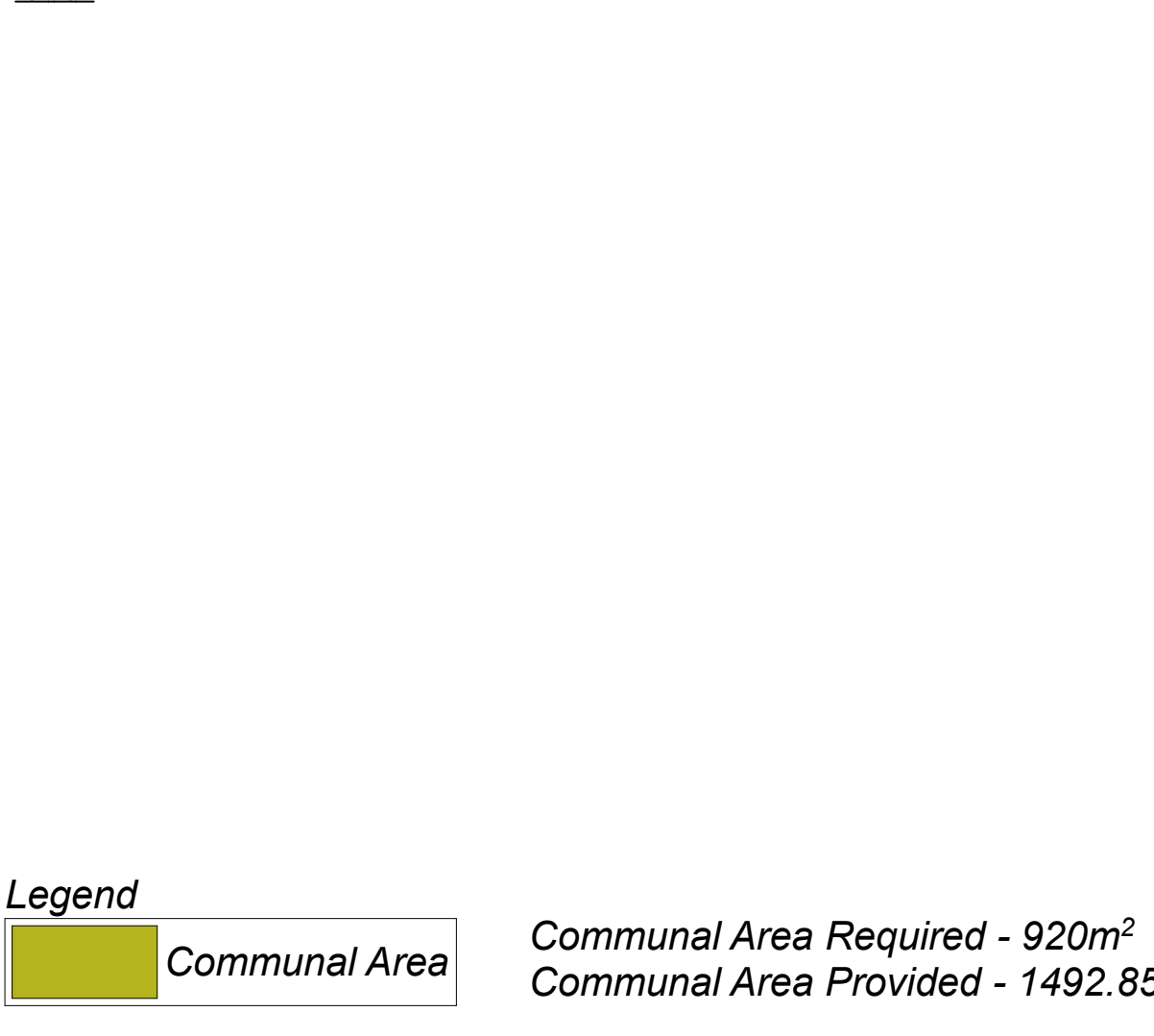
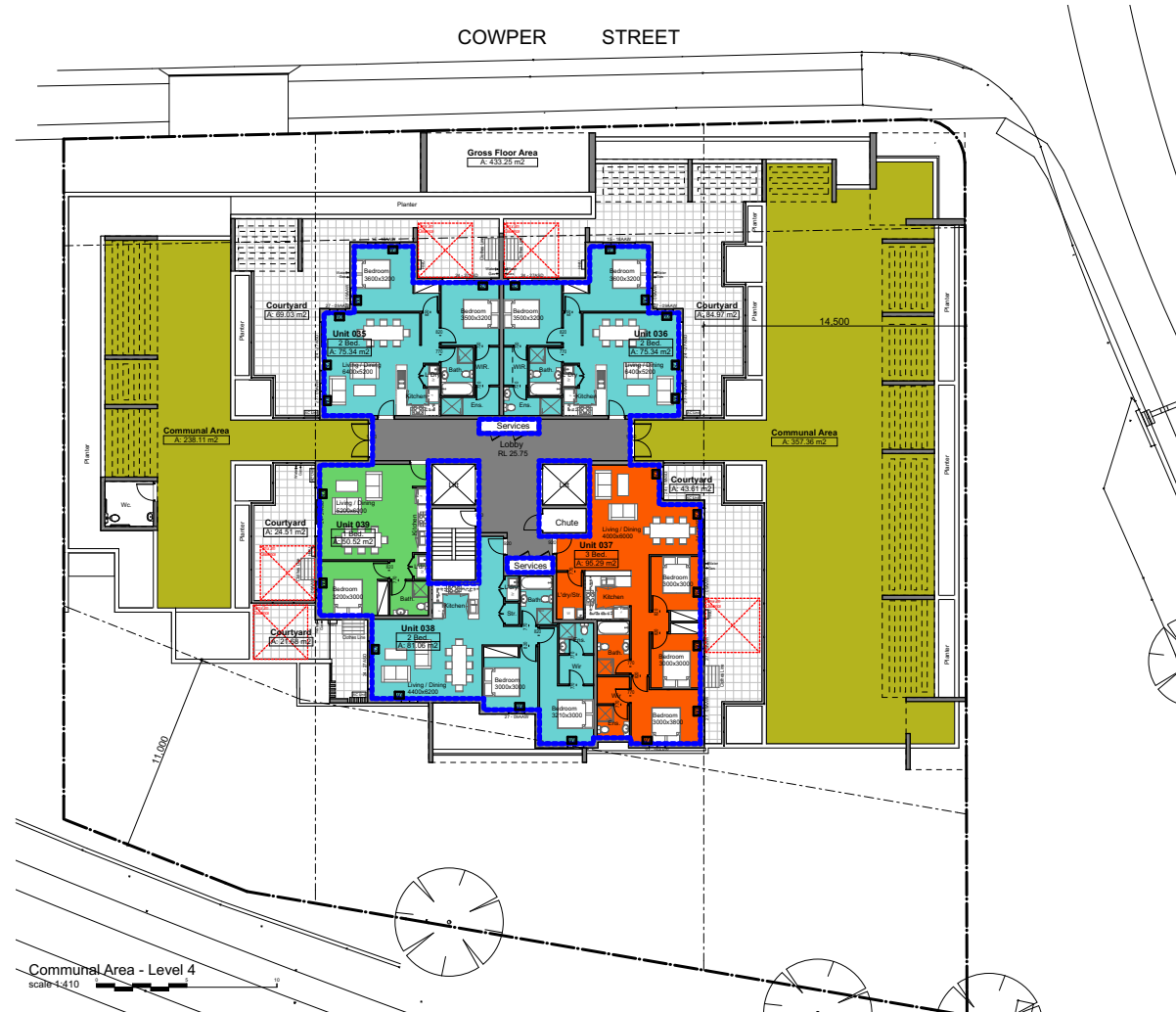
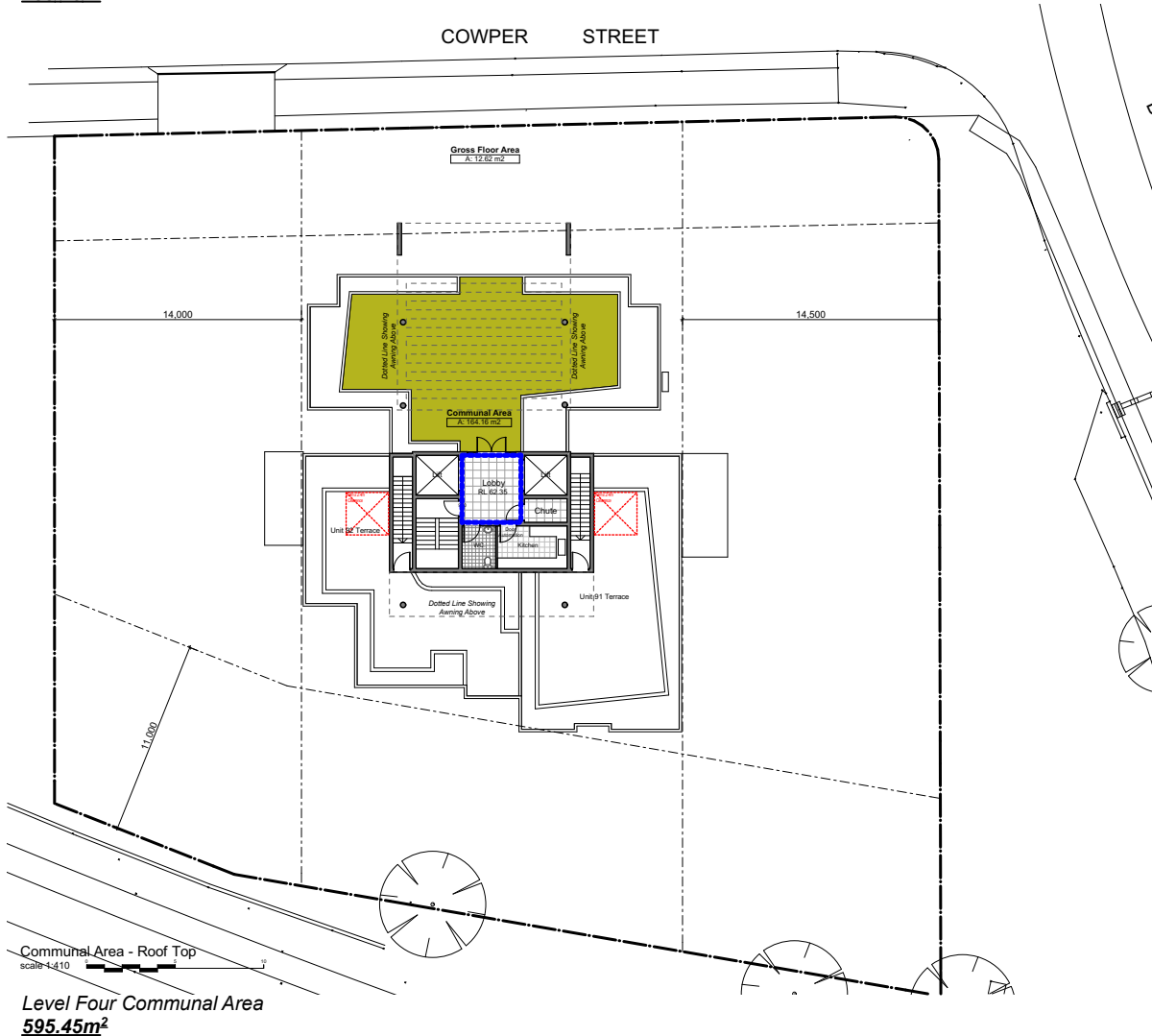
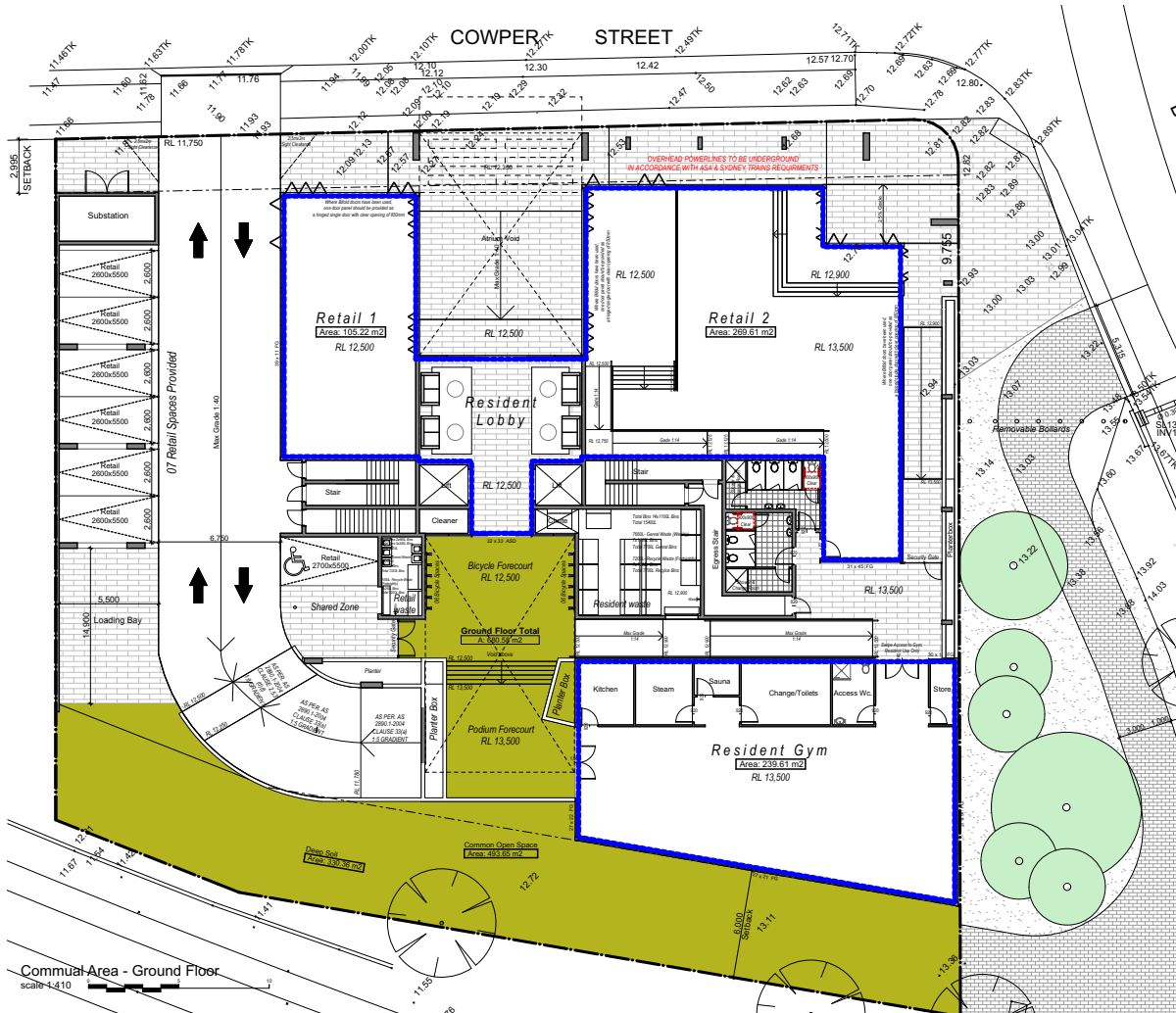
Paper/Scale:
A3/1:500, 1:200

Date:
9/08/2017

Job #:
28049

Dwg #:
36

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



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 Metal Cladding Insulation R1.5 Bulk
 Concrete Roof Insulation R1.0 EPS
 Concrete Slab Above Level 1 Insulation R1.0 EPS
 All Bathroom/Kitchen Taps 4 Stars
 All Toilet Flushing Systems 4 Stars
 All Shower Heads 3 Stars
 Gas Instantaneous 5 Star
 Heating/Cooling 1 phase 1 Star System
 Gas Cooktop & Electric Oven

IDRAFT ARCHITECTS
 NSW Architects Registration Board No: 5347
 Registered professional architect - Adrian Winton
 P: 02 9648 8888 w: www.idraft.com.au
 PO Box 427, Merrylands NSW 2160

project:
 Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

client:
 Designer Home Constructions

Council:
 City of Parramatta Council

Drawing title:
 Communal Area Zone Calculations

Designed:
 J.Johannsen/A.Winton
 M.Trinh/J.Ellis

Issue/Stage:
 Issue C - DA

Paper/Scale:
 A3/1:410

Date:
 9/08/2017

Job #:
 28049

Dwg #:
 38

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

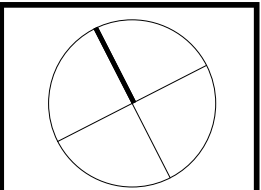


Colour Schedule

- 01 Feature Cladding - Slate Alucobond
- 02 Feature Cladding - White Alucobond
- 03 Dulux Silver City - Powdercoated Orb
- 04 Dulux Lexicon - Feature Render
- 05 Powdercoat Finish - Intensity® Desert Satin
- 05 Powdercoat Finish - Charcoal Pearl Satin
- 05 Powdercoat Finish - Arctic White Satin

COWPER STREET

North Elevation
scale 1:200



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Heating/Cooling 1 phase 1 Star System
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project:
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Construction of a 17
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development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
North Elevation

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

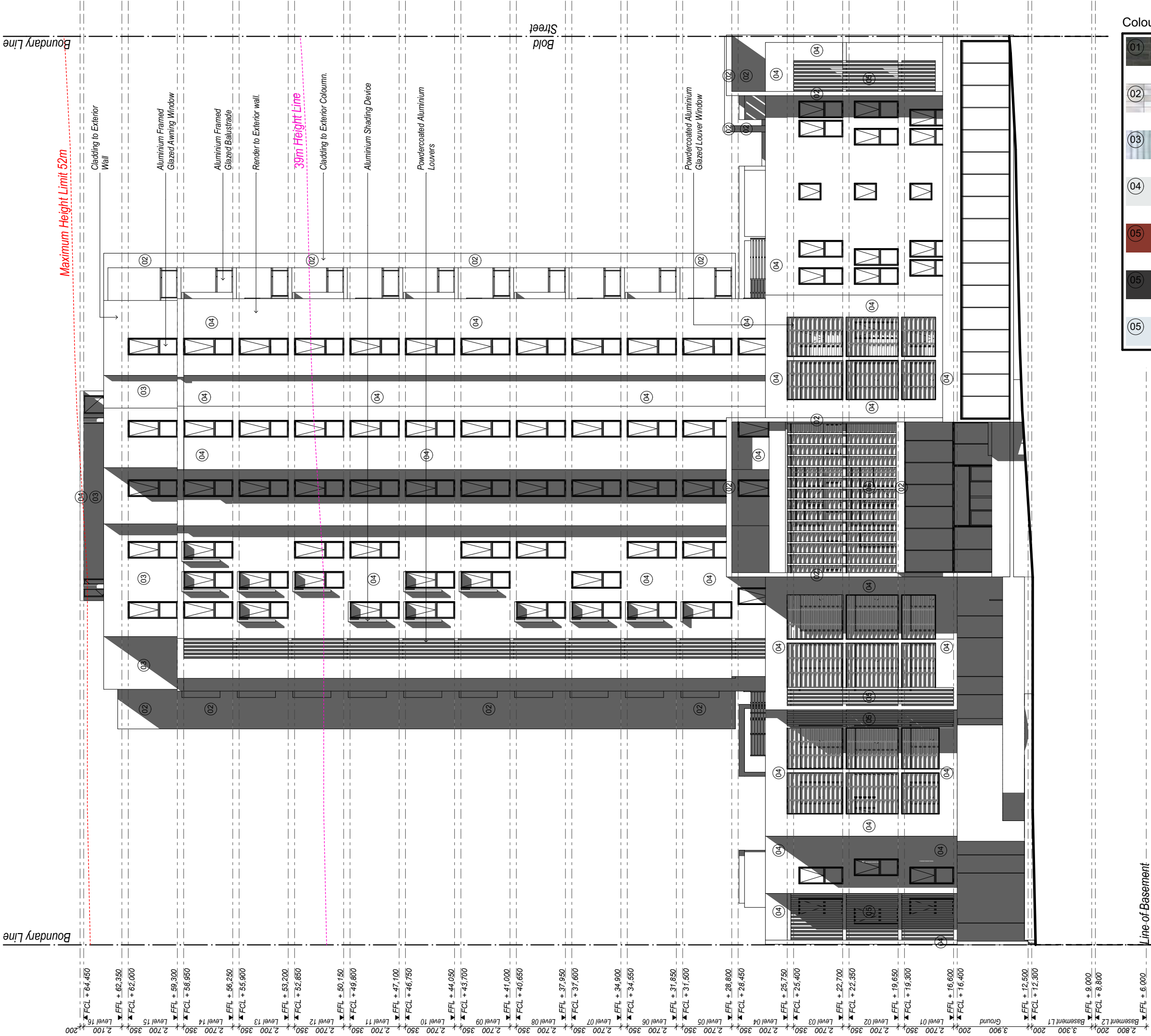
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Date:
9/08/2017

Job #:
28049

Dwg #:
23

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



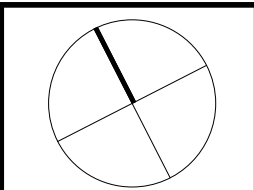
Colour Schedule

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03	Dulux Silver City - Powdercoated Orb
04	Dulux Lexicon - Feature Render
05	Powdercoat Finish - Intensity® Desert Satin
05	Powdercoat Finish - Charcoal Pearl Satin
05	Powdercoat Finish - Arctic White Satin

Line of Basement

South Elevation

scale 1:200



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Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

client:
Designer Home Constructions

Council:
City of Parramatta Council

Drawing title:
South Elevation

Designed:
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:
28049

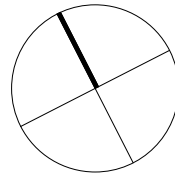
Dwg #:
24

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



Colour Schedule

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04	Dulux Lexicon - Feature Render
05	Powdercoat Finish - Intensity® Desert Satin
05	Powdercoat Finish - Charcoal Pearl Satin
05	Powdercoat Finish - Arctic White Satin



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All Bathroom/Kitchen Taps 4 Stars
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All Shower Heads 3 Stars
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Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

client:
Designer Home Constructions

Council
City of Parramatta Council

Drawing title:
East Elevation

Designed
**J.Johannsen/A.Winton
M.Trinh/J.Ellis**

Issue/Stage:
Issue C - DA

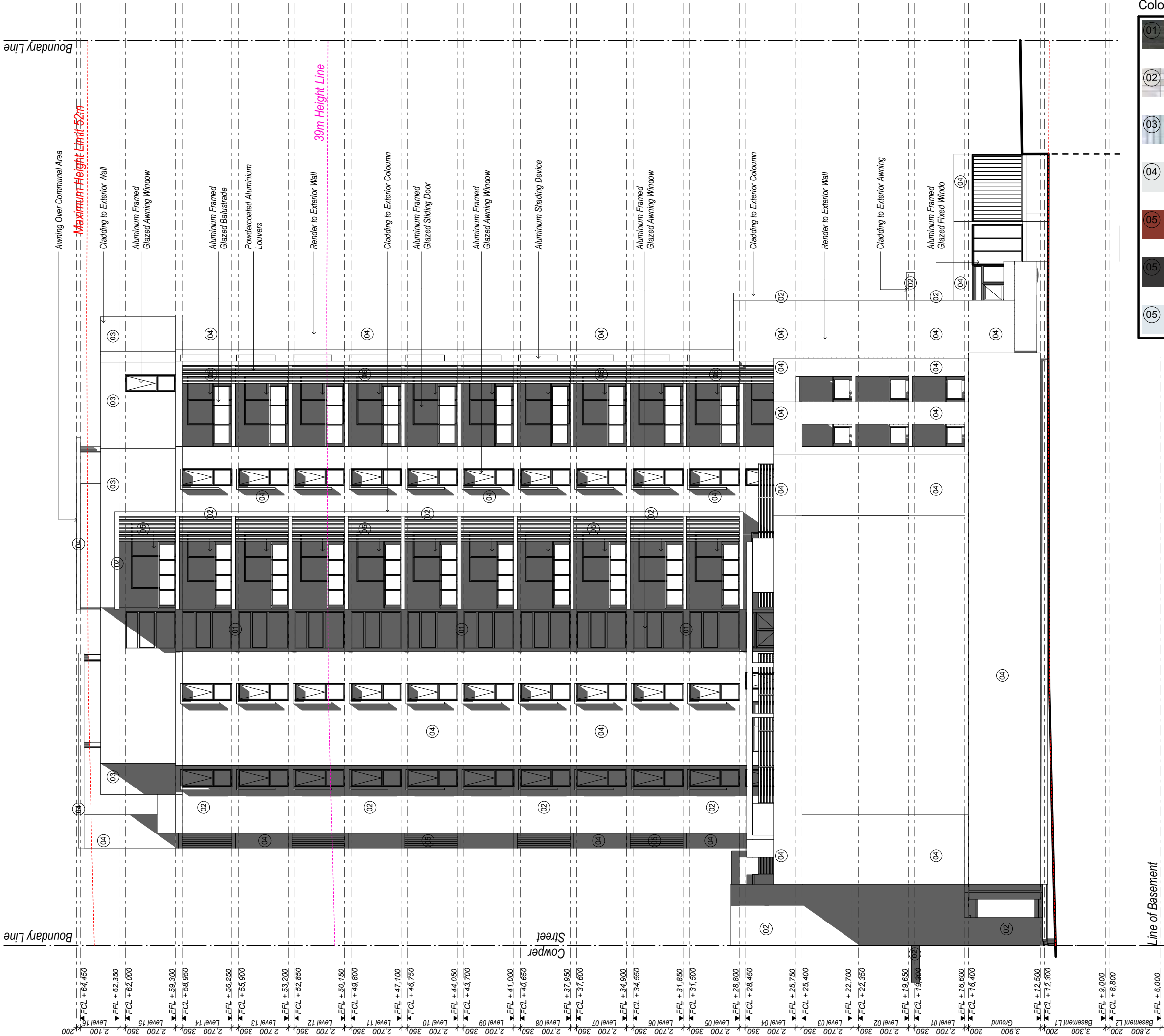
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Date:
9/08/2017

Job #:
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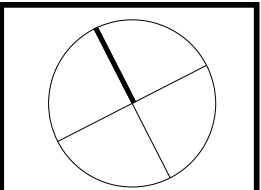
Dwg #:
25

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



Colour Schedule

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03	Dulux Silver City - Powdercoated Orb
04	Dulux Lexicon - Feature Render
05	Powdercoat Finish - Intensity® Desert Satin
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All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

client:
Designer Home Constructions

Council:
City of Parramatta Council

Drawing title:
West Elevation

Designed:
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:
28049

Dwg #:
26

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

Boundary Line

Boundary Line

Conc. Roof
Insulation R1.0 EPS

52m Maximum Height Clearance

Selected Cladding
to Top Floor Only
Insulation R1.5

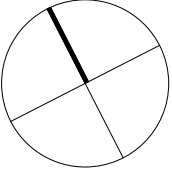
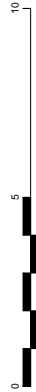
39m Height Line

Concrete Slab
Insulation R1.0 EPS

Concrete to Erg.
Details

Natural Ground Line
Maximum Height Line

Section
scale 1:200



All work to be carried out in accordance with BCA, AS & Council conditions.

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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

Notes:

AAC Veneer Insulation R1.5 Bulk
Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slab Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star
Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven



project:
Demolition &
Construction of a 17
storey mixed use
development
containing 92 units with
2 tenancies over
basement parking

client:
Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:
Section A-A

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

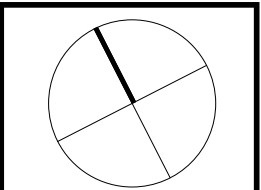
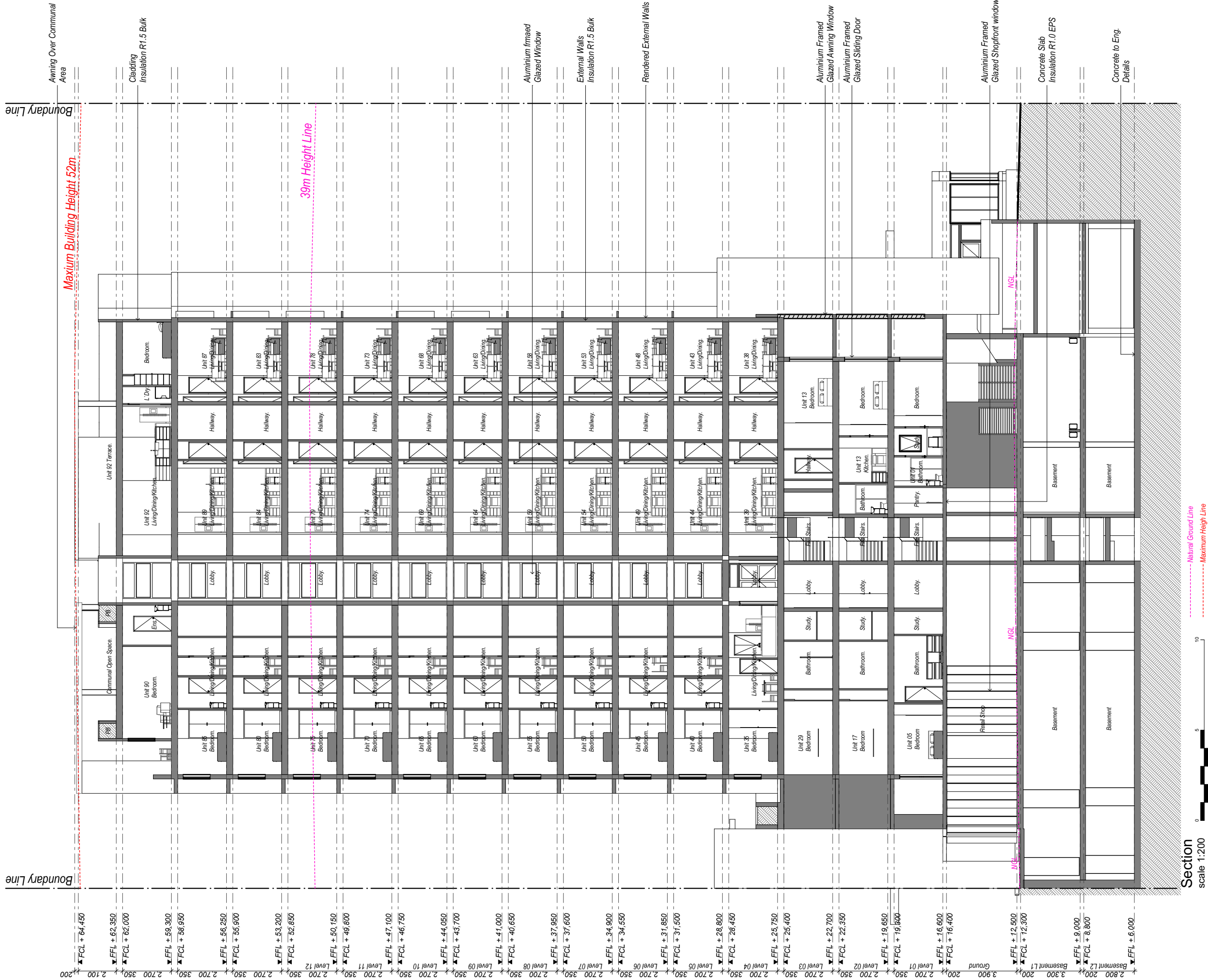
Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:
28049

Dwg #:
27

2 - 6 Bold Street & 80 - 82 Cowper Street, Granville



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project:
Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over basement parking

client:
Designer Home Constructions

Council
City of Parramatta Council

Drawing title:
Section B-B

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:
28049

Dwg #:
28