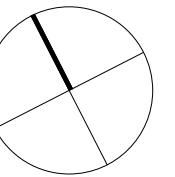


COWPER STREET



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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:
Level One Plan

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date: 9/08/2017

Job #:	Dwg #:
28049	14

[illegible]

BOLD

STREET

Legend

Lobby

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

GFA

Level One Plan
scale 1:200

~~scale 1:200~~



COWPER STREET

BOLD STREET

SETBACK

Level Two Total
A: 1,075.61 m2

Services

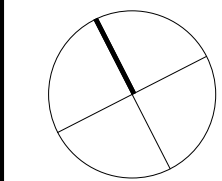
Lobby
RL 19.65

Winter Zen Garden
110m²

Legend

- Lobby
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- GFA

Level Two Plan
scale 1:200



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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:
Level Two Plan

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

Issue/Stage:
Issue C - DA

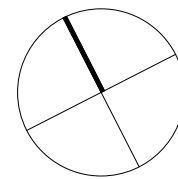
Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:
28049

Dwg #:
15

COWPER STREET



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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:
Level Three Plan

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date:
9/08/2017

Job #:	Dwg #:
28049	16

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

BOLD
STREET



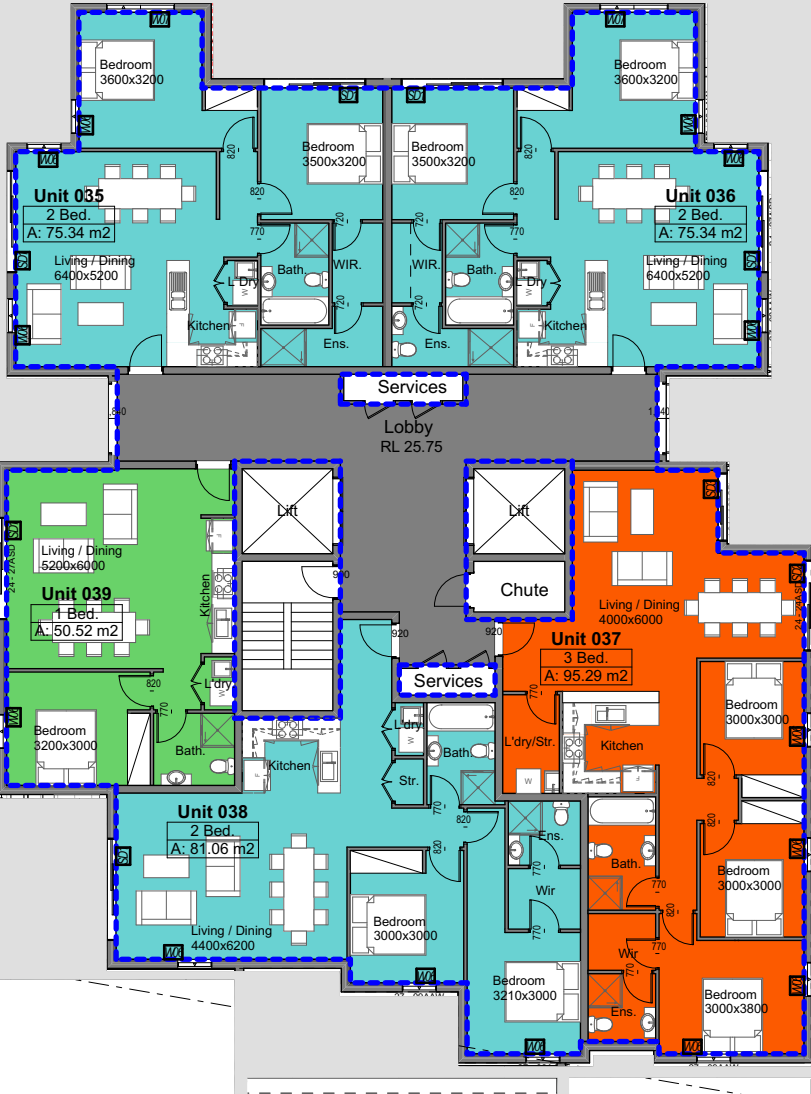
Level Three Plan
scale 1:200



COWPER STREET

BOLD STREET

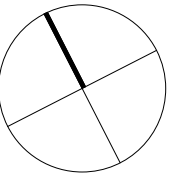
Gross Floor Area
A: 433.25 m²



Legend

	Lobby
	1 Bedroom Unit
	2 Bedroom Unit
	3 Bedroom Unit
	GFA

Level Four Plan
scale 1:200



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Concrete Slab Above Level 1 Insulation R1.0 EPS

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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



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:
Level Four Plan

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

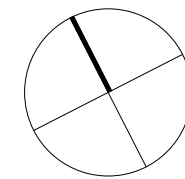
Date:
9/08/2017

Job #:
28049

Dwg #:
17

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

COWPER STREET



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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:
Level Five Plan

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date:
9/08/2017

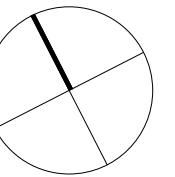
Job #:	Dwg #:
28049	18

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



~~Level 5~~
~~scale 1:200~~

COWPER STREET



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 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



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:
Typical Level 6-14

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

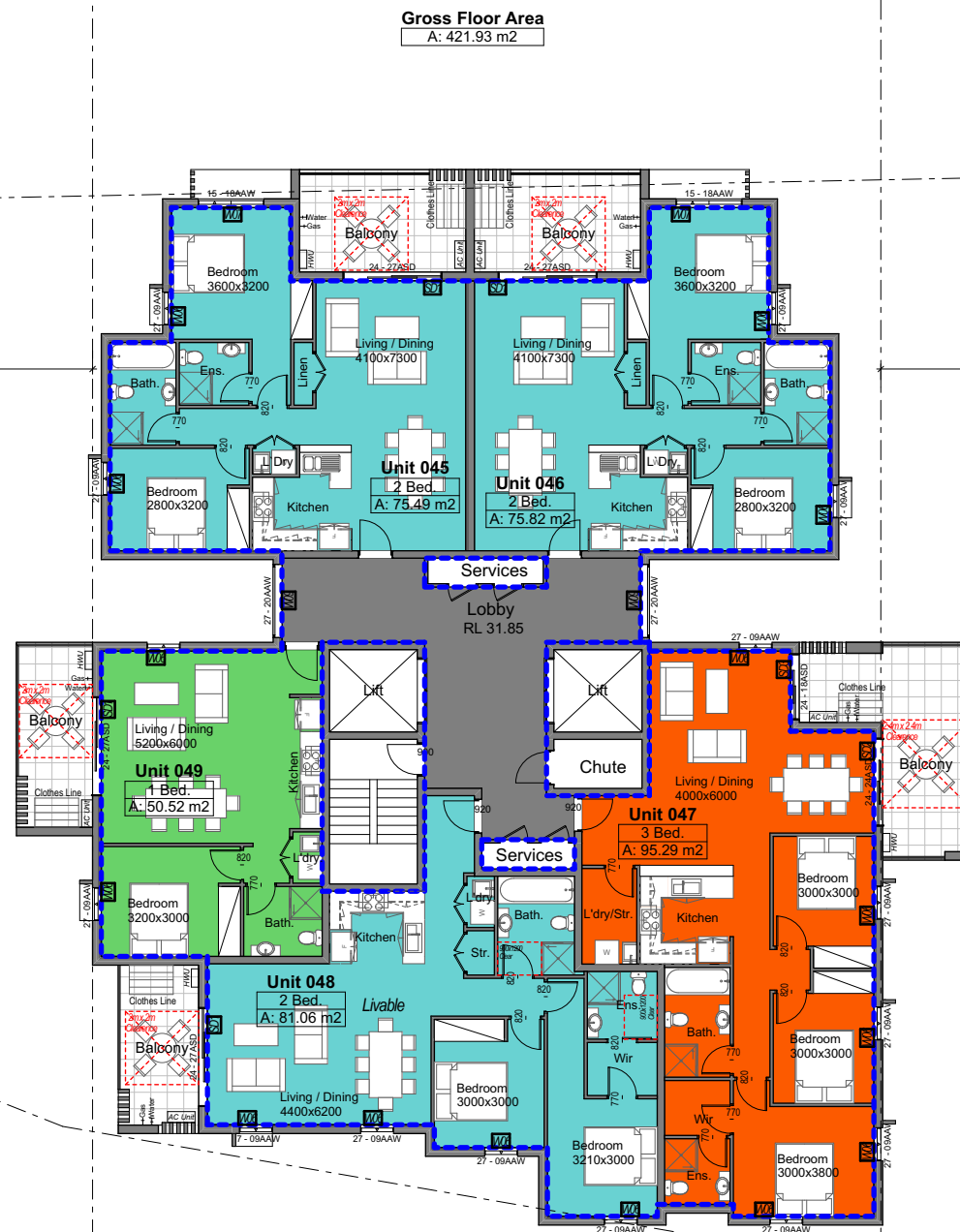
Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date: 9/08/2017

Job #:	Dwg #:
28049	19

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



Legend

Lobby

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

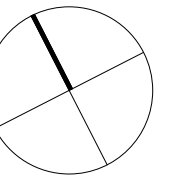
Diagram illustrating a GFA (Generalized Forward Algorithm) structure. It shows a sequence of five blue horizontal bars. The first bar is connected to a vertical line on the left. The last bar is connected to a vertical line on the right, which is labeled 'GFA'.

~~Typical Level 6-14~~

scale 1:200



COWPER STREET



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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:
Penthouse Plan

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:200

Date: 9/08/2017

Job #:	Dwg #:
28049	20

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

BOLD
STREET



Legend

Lobby

1 Bedroom Unit

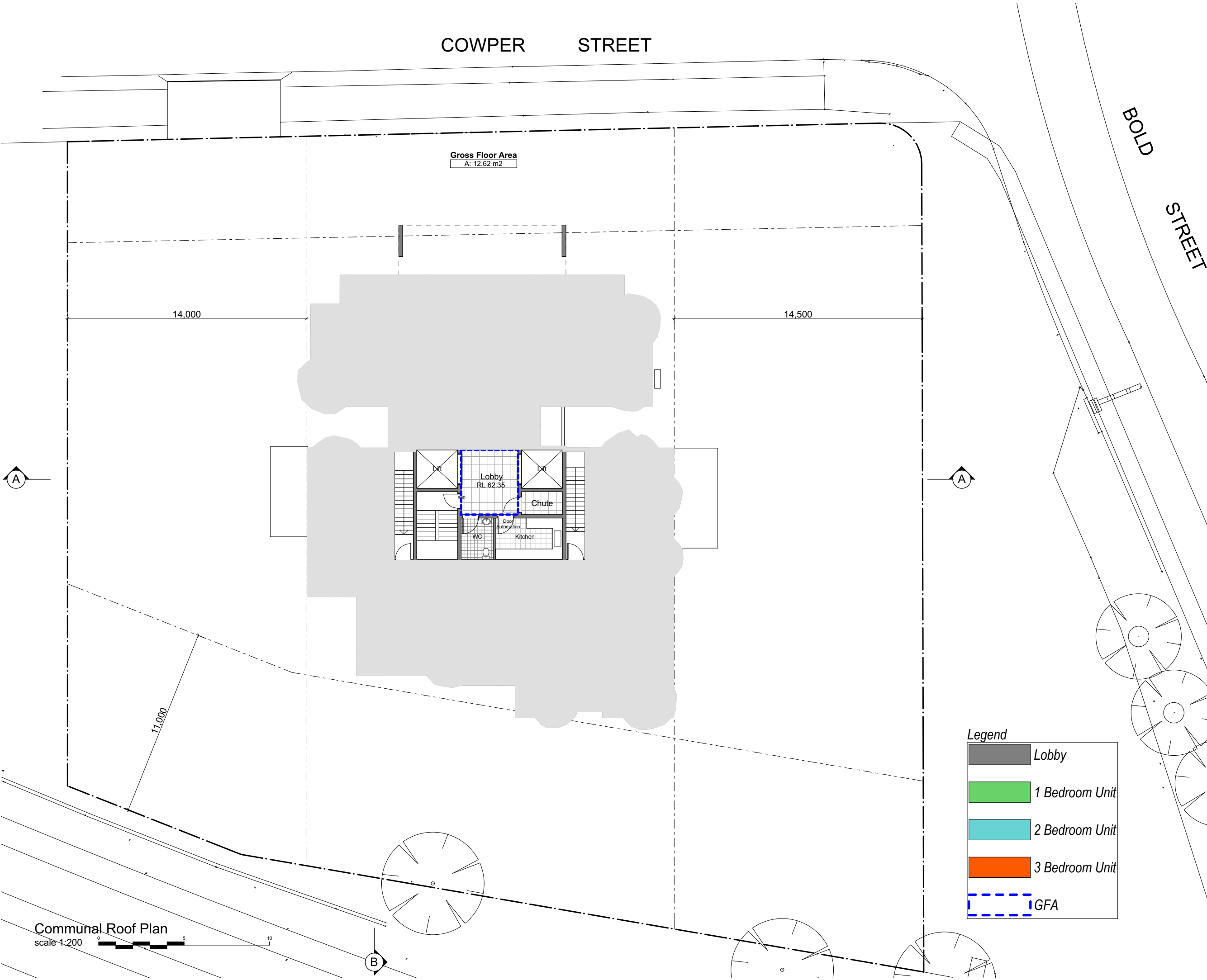
2 Bedroom Unit

3 Bedroom Unit

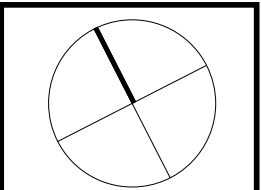
Diagram illustrating a GFA (Generalized Forward Algorithm) structure. It shows a sequence of five blue horizontal bars. The first bar is connected to a vertical line on the left. The last bar is connected to a vertical line on the right, which is labeled 'GFA'.

Penthouse Plan
scale 1:200





Typical Furniture Layout Plan
Scale 1:100



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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:
Furniture Layout Detail

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

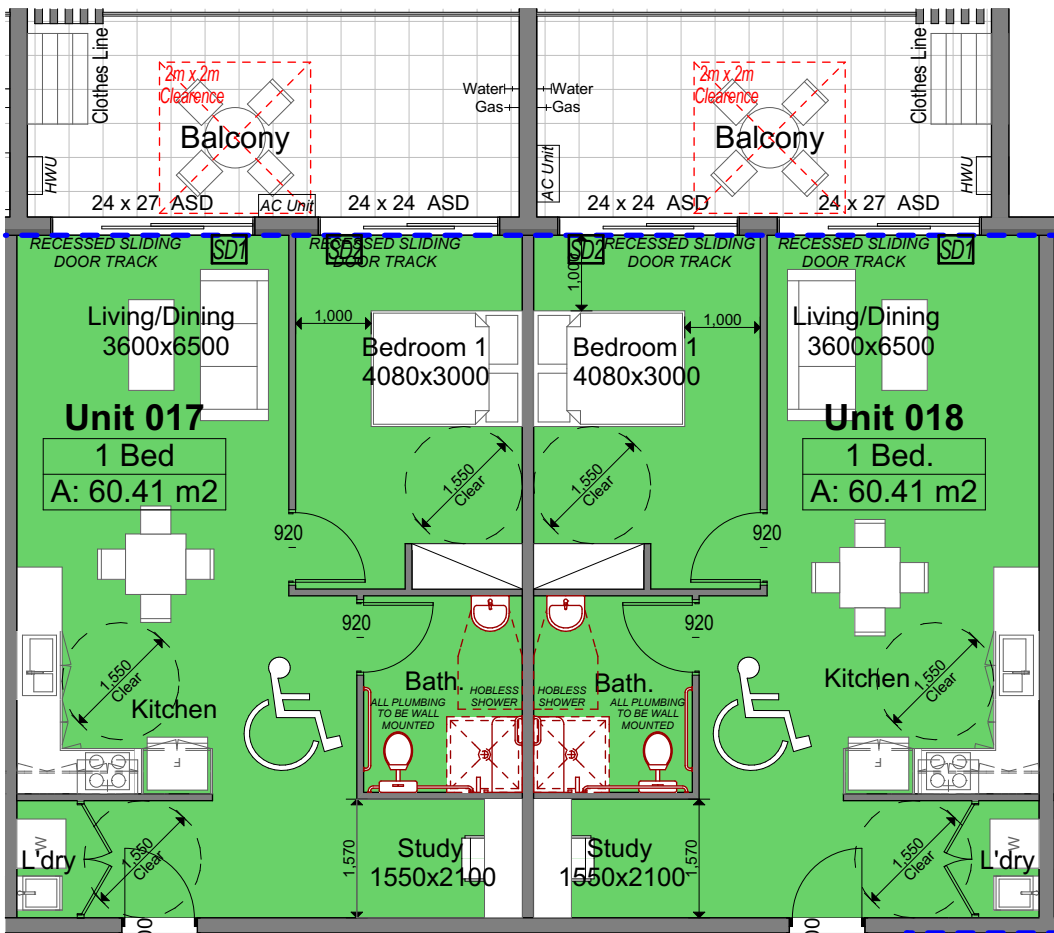
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Paper/Scale:
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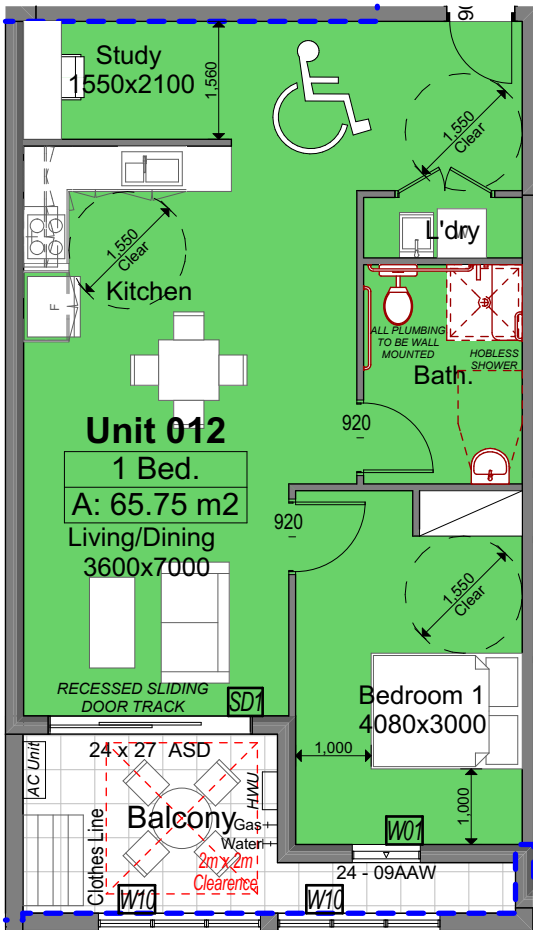
Date:
9/08/2017

Job #:
28049

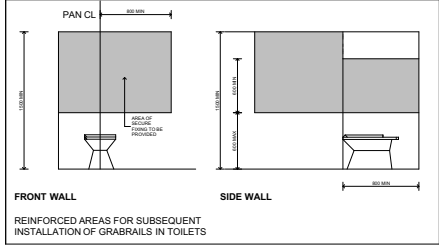
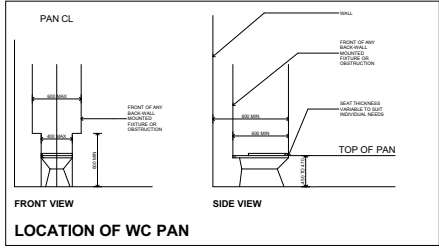
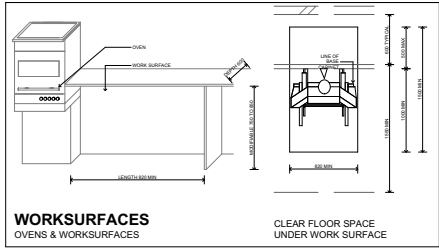
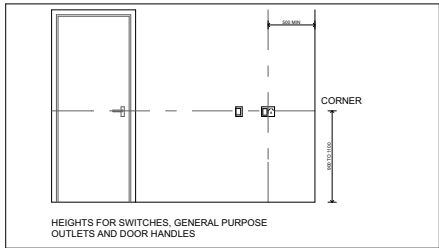
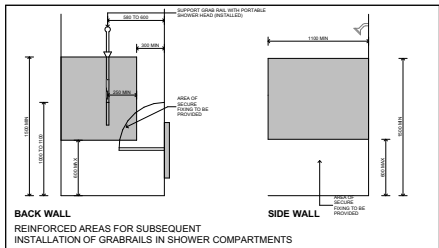
Dwg #:
37



Typical Units (Mirrored)
Units 16,17,18,19,28,29,30 & 31



Typical Units Adaptable Units Required 9.2 (10%)
Units 12 & 26 Adaptable Units Provided 10 (10%)

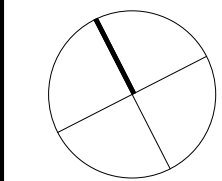


SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

ADAPTABLE HOUSE CLASS B

All essential features incorporated.

	DRAWINGS	CLAUSE
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
3	SITING A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
11	LETTERBOXES IN ESTATE DEVELOPMENTS Letterboxes to be on hard standing area connected to accessible pathway	3.8
14	PRIVATE CAR ACCOMMODATION Carparking space or garage min. area 6.0m x 3.8m	3.7.2
20	ACCESSIBLE ENTRY Accessible entry	4.3.1
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2
23	Threshold to be low-level	4.3.2
24	Landing to enable wheelchair manoeuvrability	4.3.2
25	Accessible entry door to have 850mm min clearance	4.3.1
27	Door lever handles and hardware to AS 1428.1	4.3.4
32	INTERIOR GENERAL Internal doors to have 820 mm min clearance	4.3.3
33	Internal corridors min. width of 1000mm	4.3.7
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7
36	LIVING ROOM & DINING ROOM Provision for circulation space of min 2250mm diameter	4.7.1
38	Telephone adjacent to GPO	4.7.4
41	Potential illumination level min 300 lux	4.10
42	KITCHEN Minimum width 2.7m (1550mm clear between benches)	4.5.2
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. refer to Figure 4.8	4.5.5
45	Refrigerator adjacent to work surface	4.5.5
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6
47	Kitchen sink bowl max 150mm deep	4.5.6
48	Tap set capstan or lever handles or lever mixer	4.5.6 (e)
49	Tap set located within 300mm of front of sink	4.5.6 (e)
51	Cooktops to include either front or side controls with raised cross bars	4.5.7
52	Cooktops to include isolating switch	4.5.7
53	Worksurface min 800mm length adjacent to cooktop at same height	4.5.7
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8
59	GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of worksurface	4.5.11
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11
61	Slip-resistant floor surface	4.5.4
62	MAIN BEDROOM At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1
75	BATHROOM Provision for bathroom area to comply with as 1428.1	4.4.1
76	Slip-resistant floor surface	4.4.2
77	Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4 (f)
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)
79	Recessed soap holder	4.4.4 (f)
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)
83	Provision for grabrail in shower to comply with AS 1428.1	4.4.4 (h)
86	Tap sets to be capstan or lever handles with single outlet	4.4.4 (g)
88	Provision for washbasin with clearance to comply with AS 1428.1	4.4.4 (d)
90	Double GPO beside mirror	4.4.4 (d)
92	TOILET Provision of either 'visitable toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone.	4.4.4 (h)
96	Slip resistant floor surface (Vitrous tiles or similar).	4.4.2
98	LAUNDRY Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth) 4.8	4.8
100	Provision for automatic washing machine	4.8 (e)
102	Where clothes line is provided an accessible path of travel to this	4.8 (a)
105	Double GPO	4.8 (g)
108	Slip-resistant floor surface	4.9.1
DOOR LOCKS		
110	Door hardware operable with one hand, located 900-1100mm above floor.	4.3.4



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:
Adaptable Details

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

Issue/Stage:
Issue C - DA

Paper/Scale:
A3/1:100

Date:
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Job #:
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Dwg #:
40

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