

01 SITE ANALYSIS PLAN
1:300



AERIAL VIEW - BROADER CONTEXT



01 VIEW TO SUBJECT SITE FROM REGENT STREET



02 VIEW TO SUBJECT SITE FROM CORNER OF FISHER & REGENT STREET



03 VIEW TO SUBJECT SITE FROM FISHER STREET



01 BASEMENT 2 FLOOR PLAN
1:200

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NSW ARCHITECTS REG No. - 5773

PROJECT:
3-7 REGENT ST, PETERSHAM

CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD

SCALE: 1:200@A1 / 1:400@A3
0 5m 10m

DATE:
25 OCT 2018

CHECKED 1:
SVA, LM

CHECKED 2:
JL

DRAWN BY:
SVA, LM, PN

DRAWING:
BASEMENT 2
FLOOR PLAN

DRAWING No.
DA - 1101

JOB No.
5796

ISSUE
B



01 BASEMENT 1 FLOOR PLAN
1:200

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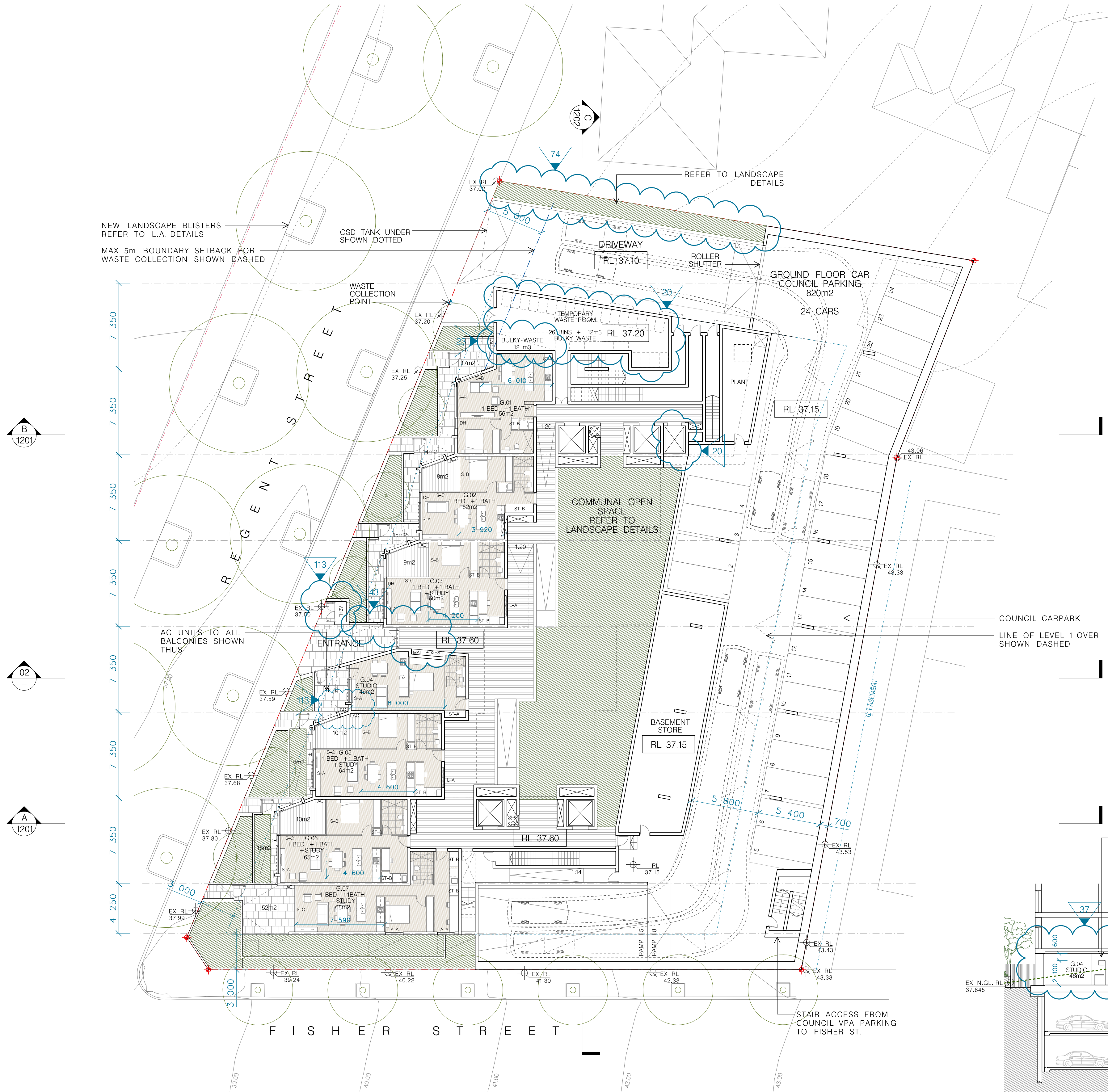
DRAWN BY:
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DRAWING:
BASEMENT 1
FLOOR PLAN

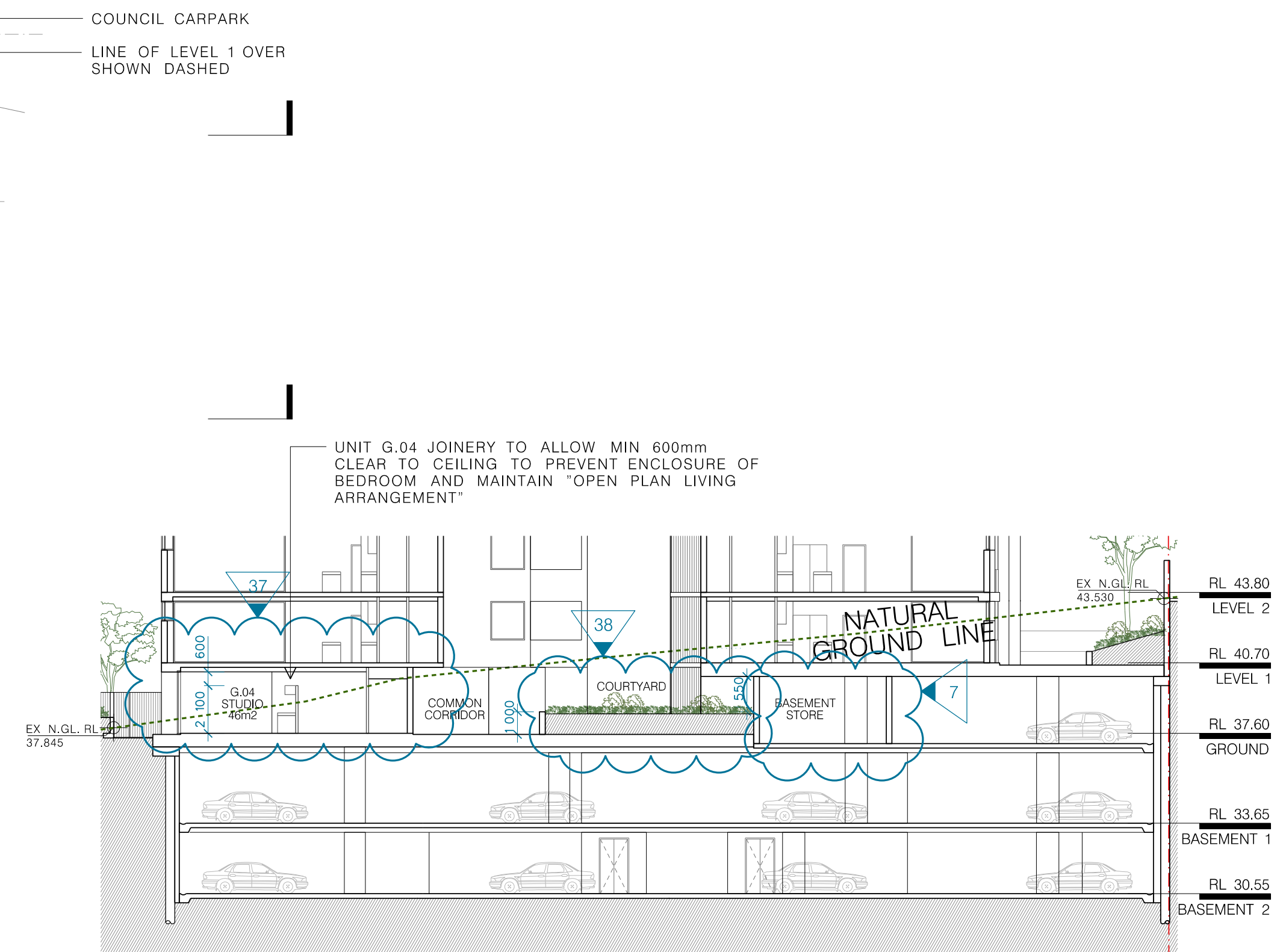
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DA - 1102

JOB No.
5796

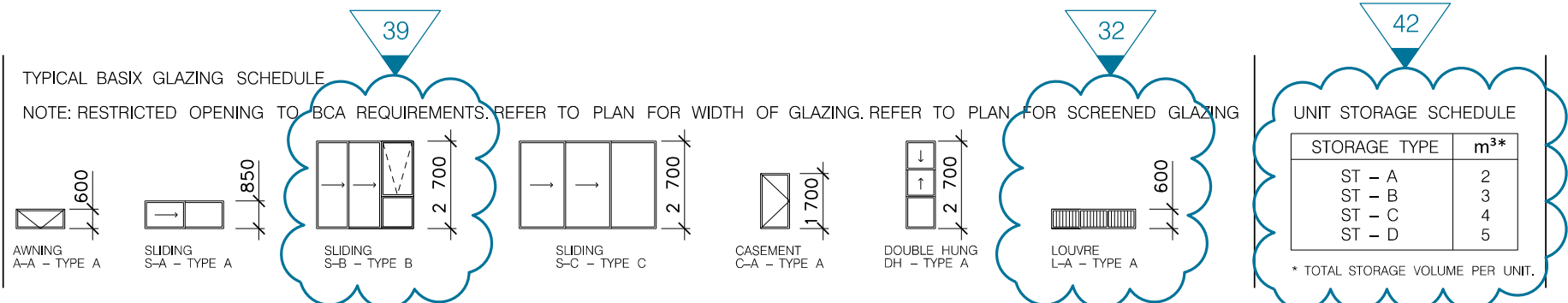
ISSUE
B



01 GROUND FLOOR PLAN
1:200



02 SECTION
1:200





01 LEVEL 1 FLOOR PLAN
1:200

TYPICAL BASIC GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING.

AWNING A-A - TYPE A	SLIDING S-A - TYPE A	SLIDING S-B - TYPE B	SLIDING S-C - TYPE C	CASEMENT C-A - TYPE A	DOUBLE HUNG DH - TYPE A	LOUVRE L-A - TYPE A
600	850	2 700	2 700	2 700	2 700	600

UNIT STORAGE SCHEDULE
* TOTAL STORAGE VOLUME PER UNIT

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	5
ST - E	6

UNIT STORAGE SCHEDULE
* TOTAL STORAGE VOLUME PER UNIT

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	5
ST - E	6

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3-7 REGENT ST, PETERSHAM

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DEICORP PROJECTS PETERSHAM PTY LTD

SCALE: 1:200@A1 / 1:400@A3
0 5m 10m

DATE:
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SVA, LM, PN

DRAWING:
LEVEL 1
FLOOR PLAN

DRAWING No.
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JOB No.
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ISSUE
B



01 LEVEL 2 FLOOR PLAN
1:200

TYPICAL BASIC GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING.

AWING A-A - TYPE A	SLIDING S-A - TYPE A	SLIDING S-B - TYPE B	SLIDING S-C - TYPE C	CASEMENT C-A - TYPE A	DOUBLE HUNG DH - TYPE A	LOUVER L-A - TYPE A
600	850	2700	2700	700	2700	600

UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	6

* TOTAL STORAGE VOLUME PER UNIT

UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	6

* TOTAL STORAGE VOLUME PER UNIT

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DRAWING:
LEVEL 2
FLOOR PLAN

DRAWING No.
DA - 1105

JOB No.
5796

ISSUE
B



01 LEVEL 3-4 FLOOR PLAN
1:200

TYPICAL BASIC GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING

AWNING A-A - TYPE A	SLIDING S-A - TYPE A	SLIDING S-B - TYPE B	SLIDING S-C - TYPE C	CASEMENT C-A - TYPE A	DOUBLE HUNG DH - TYPE A	LOUVER L-A - TYPE A
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UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	6

* TOTAL STORAGE VOLUME PER UNIT

UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	6

* TOTAL STORAGE VOLUME PER UNIT

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DRAWING:
LEVEL 3-4
FLOOR PLAN

DRAWING No.
DA - 1106

JOB No.
5796

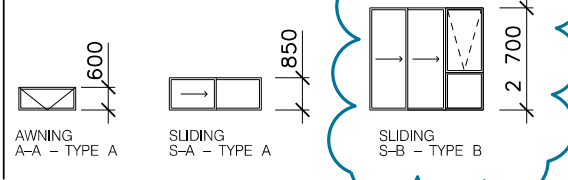
ISSUE
B



01 LEVEL 5 FLOOR PLAN
1:200

TYPICAL BASIC GLAZING SCHEDULE

NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING



UNIT STORAGE SCHEDULE

* TOTAL STORAGE VOLUME PER UNIT

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	5
ST - E	6

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LEVEL 5 FLOOR PLAN

DRAWING No.
DA - 1107

JOB No.

5796

ISSUE
B



01 TYPICAL LEVEL 6-7 FLOOR PLAN
1:200 LEVEL 6 SHOWN
NOTE:
NO ADAPTABLE UNITS TO LEVEL 7 REFER TO
DA-1950-ADAPTABLE UNIT PLANS

TYPICAL BASIC GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING

AWING
A-A - TYPE A

SLIDING
S-A - TYPE A

SLIDING
S-B - TYPE B

SLIDING
S-C - TYPE C

CASEMENT
C-A - TYPE A

DOUBLE HUNG
DH - TYPE A

LOUVER
L-A - TYPE A

39

32

42

UNIT STORAGE SCHEDULE

STORAGE TYPE	m ²
ST - A	2
ST - B	3
ST - C	4
ST - D	5
ST - E	6

* TOTAL STORAGE VOLUME PER UNIT

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0 5m 10m

DATE:
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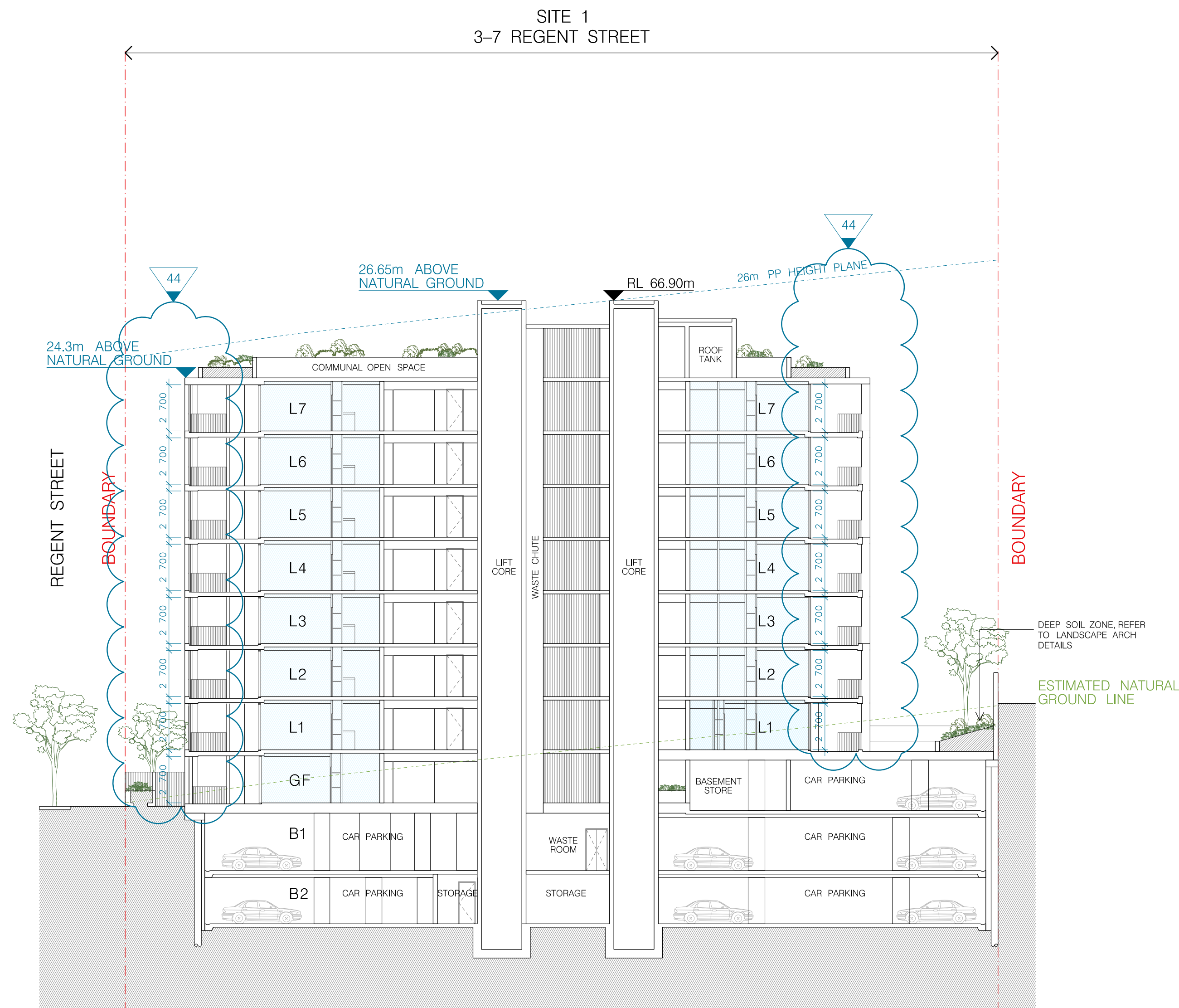
DRAWN BY:
SVA, LM, PN

DRAWING:
LEVELS 6-7
FLOOR PLAN

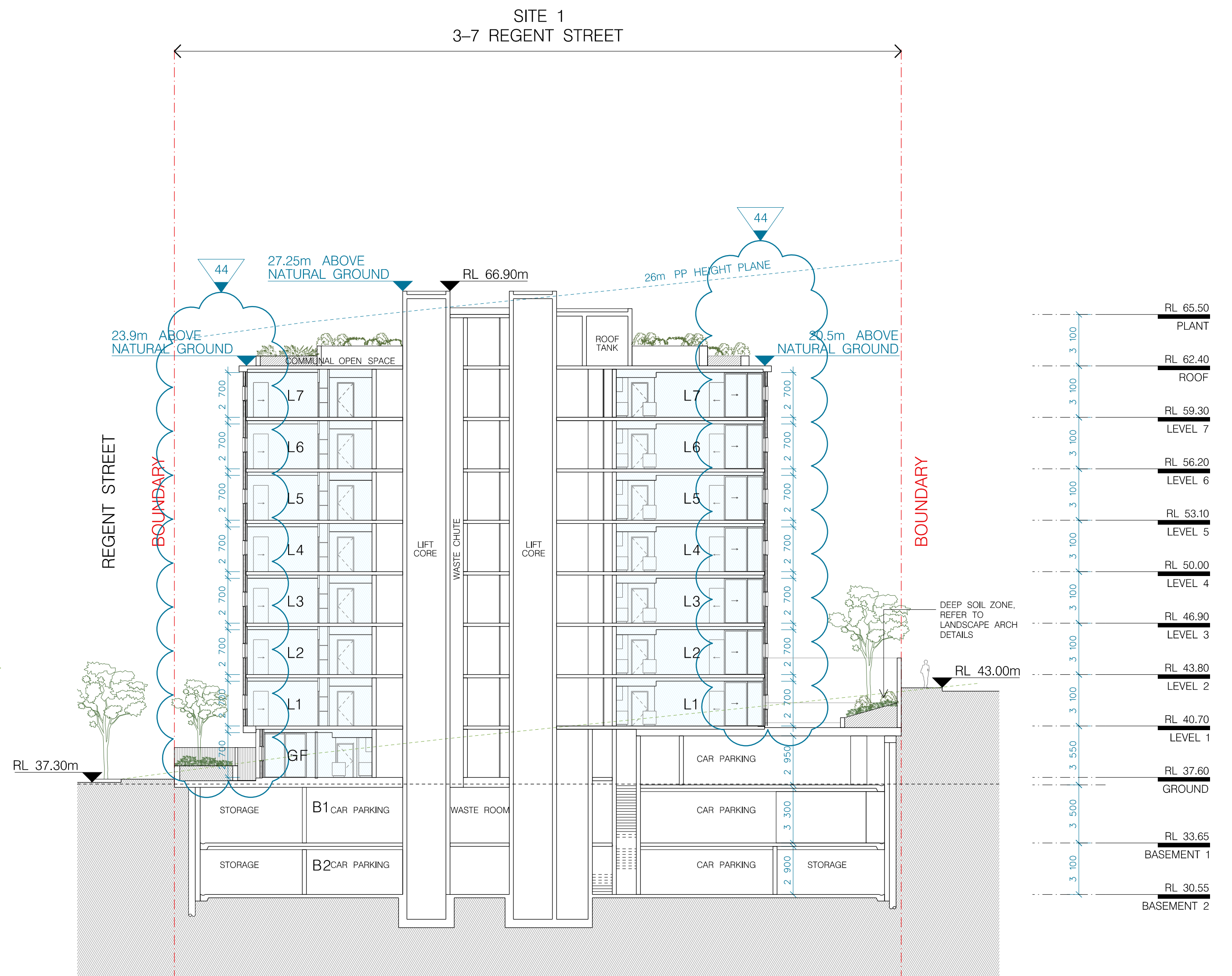
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DA - 1108

JOB No.
5796

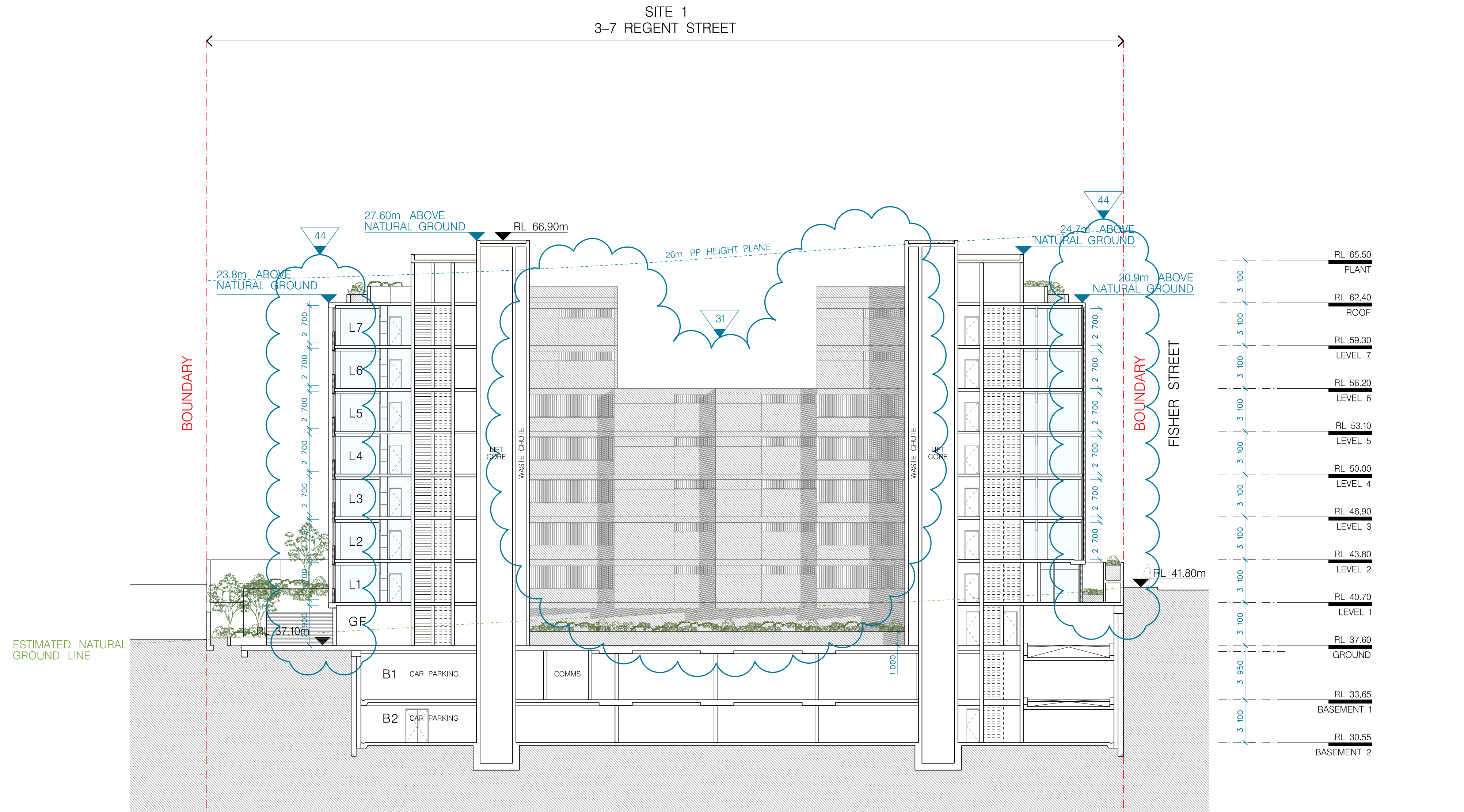
ISSUE
B



01 SECTION A
1:200



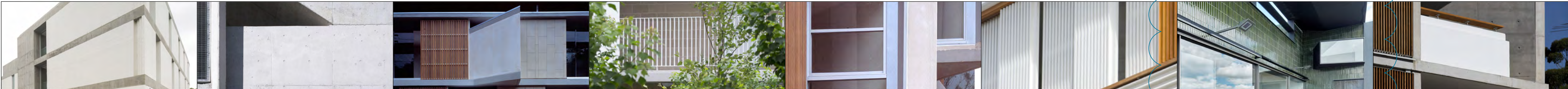
02 SECTION B
1:200



01 SECTION C
1:200



01 REGENT STREET ELEVATION
1:200



A. WHITE BRICK
CANDALEPAS ASSOCIATES
-ST ANDREWS HOUSE

B. OFF FORM CONCRETE
CANDALEPAS ASSOCIATES
- ALL SAINTS PRIMARY SCHOOL

C. ARTICULATED WINDOW
CANDALEPAS ASSOCIATES
- PINDARI RANDWICK

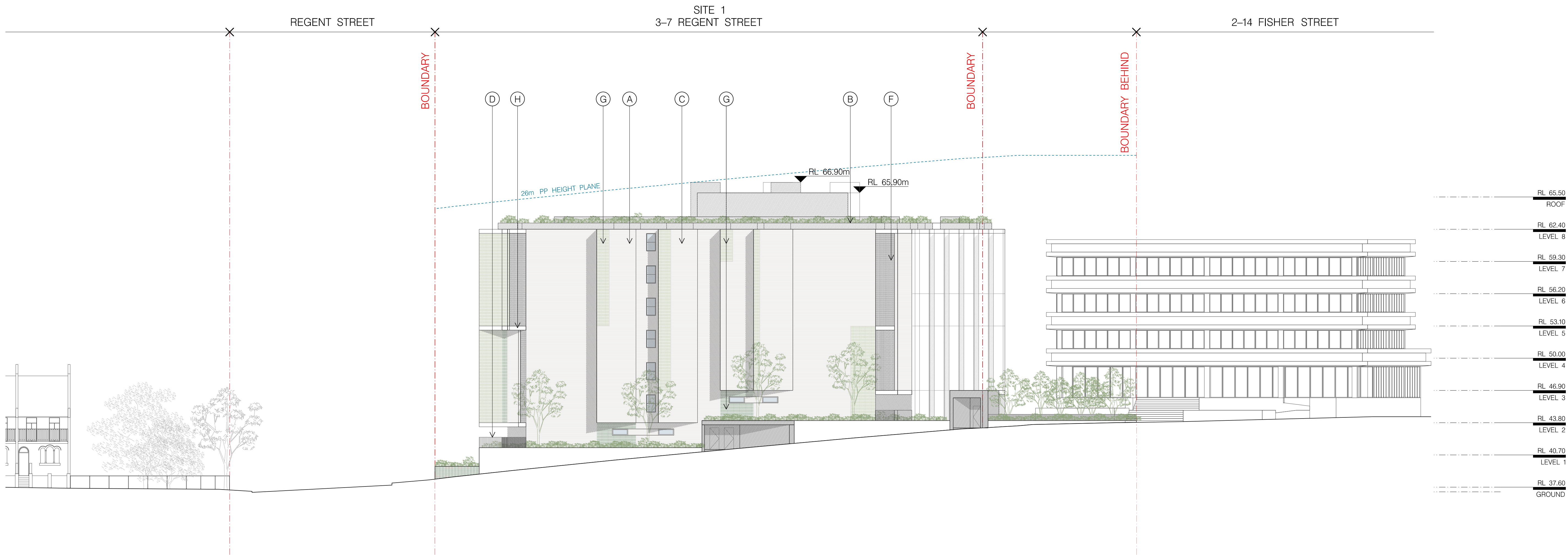
D. METAL BALUSTRADE
CANDALEPAS ASSOCIATES -
REVOLUTION APARTMENTS

E. ALUMINIUM FRAMED GLAZING

F. PRIVACY SCREEN
CANDALEPAS ASSOCIATES
- LAMIA MARRICKVILLE

G. GLAZED TILES - CRYSTAL SERIES 'LUB-T',
SIZE: 227X30X30MM, COLOUR: CUSTOM GLAZE
WENDY LEWIN
BIRCHGROVE HOUSE

H. WHITE PAINTED CONCRETE
CANDALEPAS ASSOCIATES
- PRESIDENT AVENUE



01 FISHER STREET ELEVATION
1:200



A. WHITE BRICK
CANDALEPAS ASSOCIATES
-ST ANDREWS HOUSE

B. OFF FORM CONCRETE
CANDALEPAS ASSOCIATES
- ALL SAINTS PRIMARY SCHOOL

C. ARTICULATED WINDOW
CANDALEPAS ASSOCIATES
- PINDARI RANDWICK

D. METAL BALUSTRADE
CANDALEPAS ASSOCIATES -
REVOLUTION APARTMENTS

E. ALUMINIUM FRAMED GLAZING

F. PRIVACY SCREEN
CANDALEPAS ASSOCIATES
- LAMIA MARRICKVILLE

G. GLAZED TILES - CRYSTAL SERIES 'LUB-T'
SIZE: 227X30X30mm, COLOUR: CUSTOM GLAZE
WENDY LEWIN
BRIGHGROVE HOUSE

H. WHITE PAINTED CONCRETE
CANDALEPAS ASSOCIATES
- PRESIDENT AVENUE



01 NORTH ELEVATION
1:200



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CLIENT:
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SCALE: 1:200@A1 / 1:400@A3
0 5m 10m

DATE:
25 OCT 2018
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SVA, LM
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JL
DRAWN BY:
SVA, LM, PN

DRAWING:
NORTH ELEVATION

DRAWING No.
DA - 1303

JOB No.
5796

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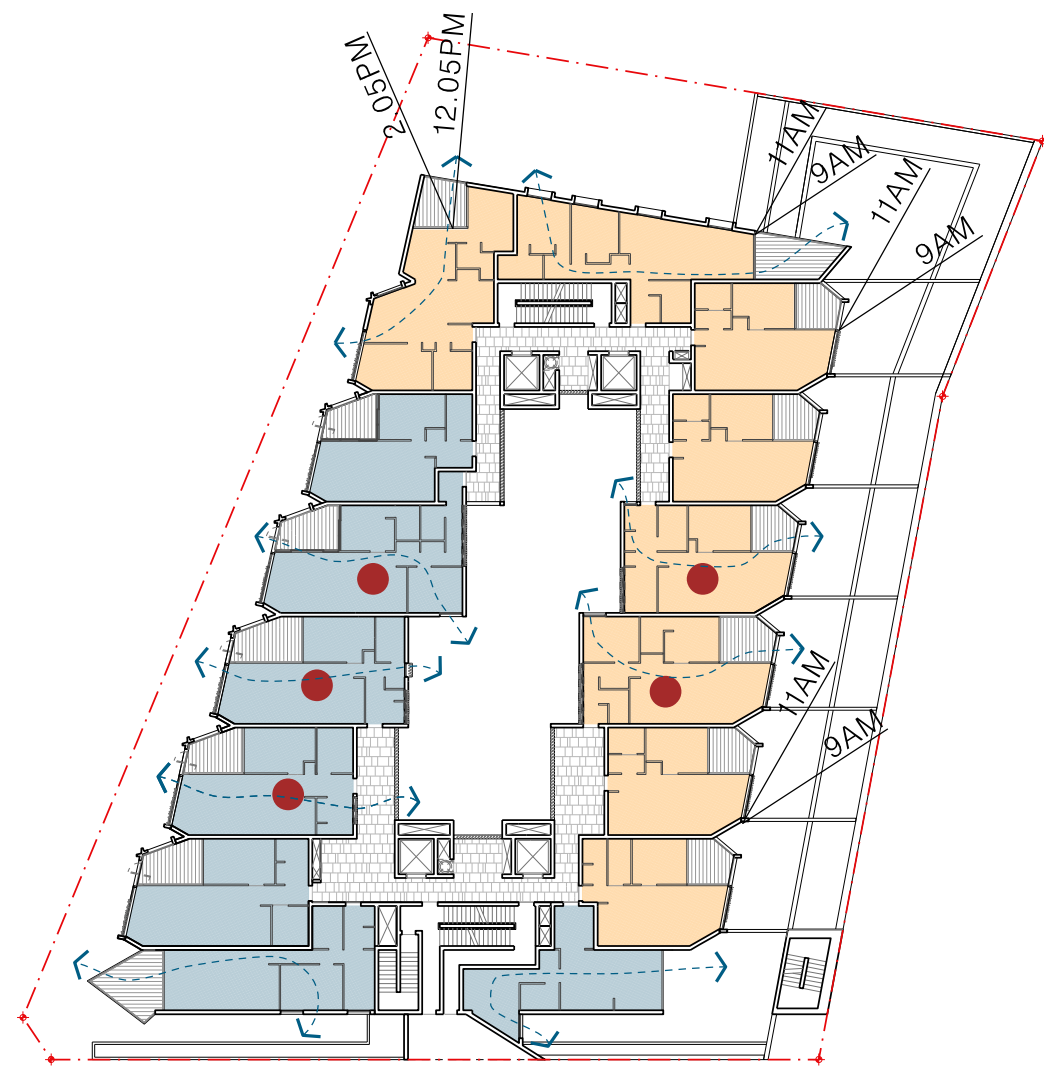


SOLAR ACCESS – GROUND FLOOR

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	0 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	6 UNITS
	NUMBER OF UNITS WITH NO SOLAR ACCESS IN MID-WINTER	1 UNITS
TOTAL NO. OF UNITS		7 UNITS

CROSS VENTILATION – GROUND FLOOR

<div></div>	NATURAL CROSS VENTILATION	4 UNITS
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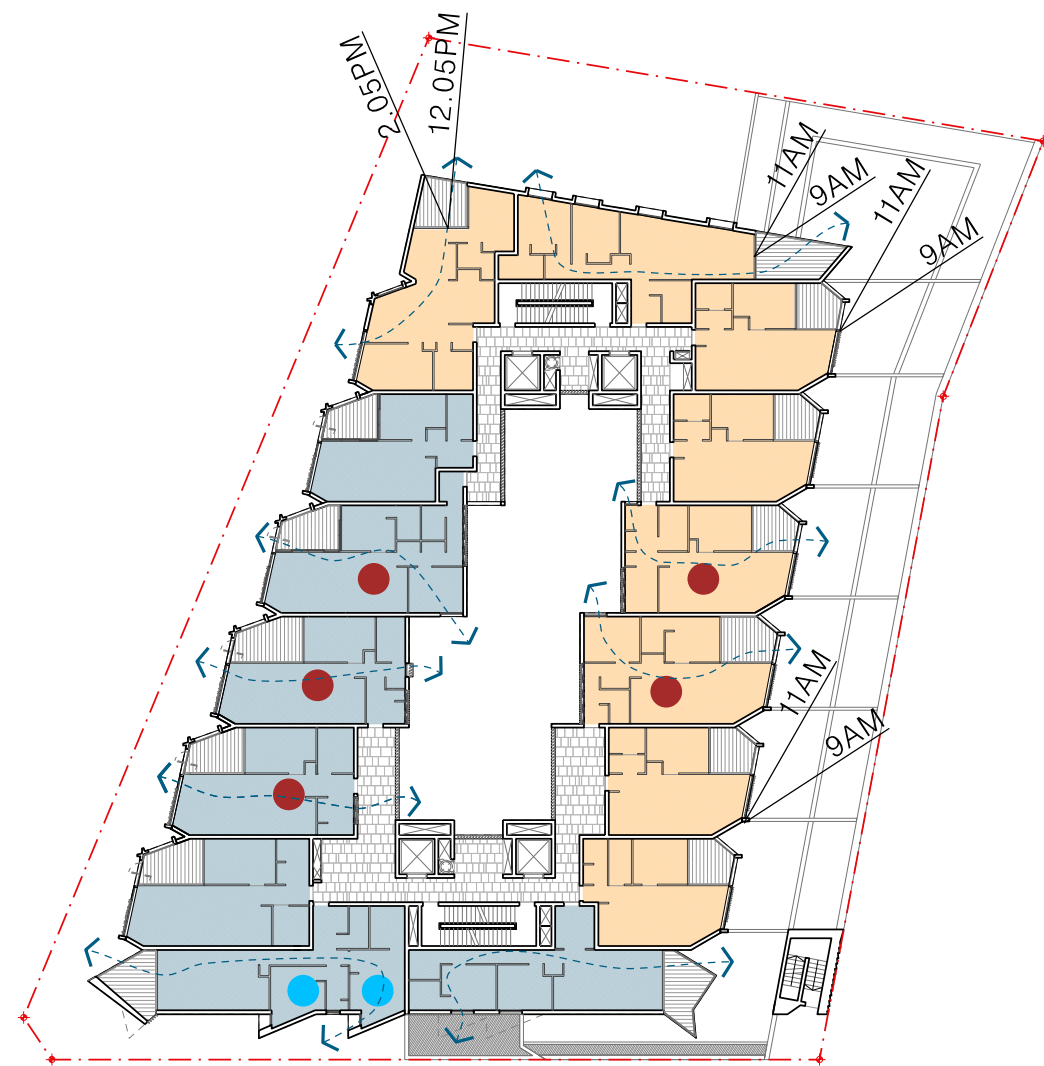


SOLAR ACCESS – LEVEL 1

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	8 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	7 UNITS
TOTAL NO. OF UNITS		15 UNITS

CROSS VENTILATION – LEVEL 1

<div></div>	NATURAL CROSS VENTILATION	9 UNITS
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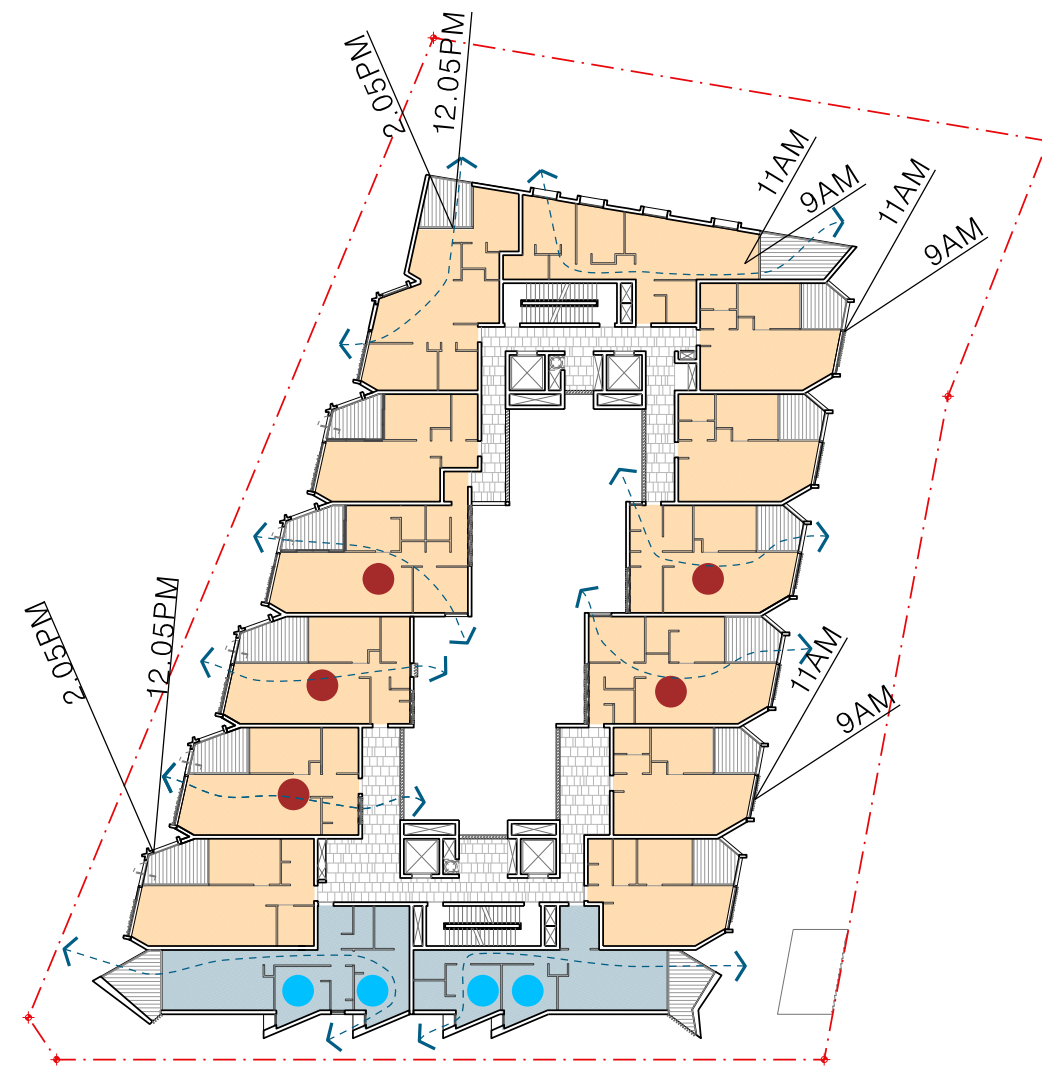


SOLAR ACCESS – LEVEL 2

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	8 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	7 UNITS
TOTAL NO. OF UNITS		15 UNITS

CROSS VENTILATION – LEVEL 2

<div></div>	NATURAL CROSS VENTILATION	9 UNITS
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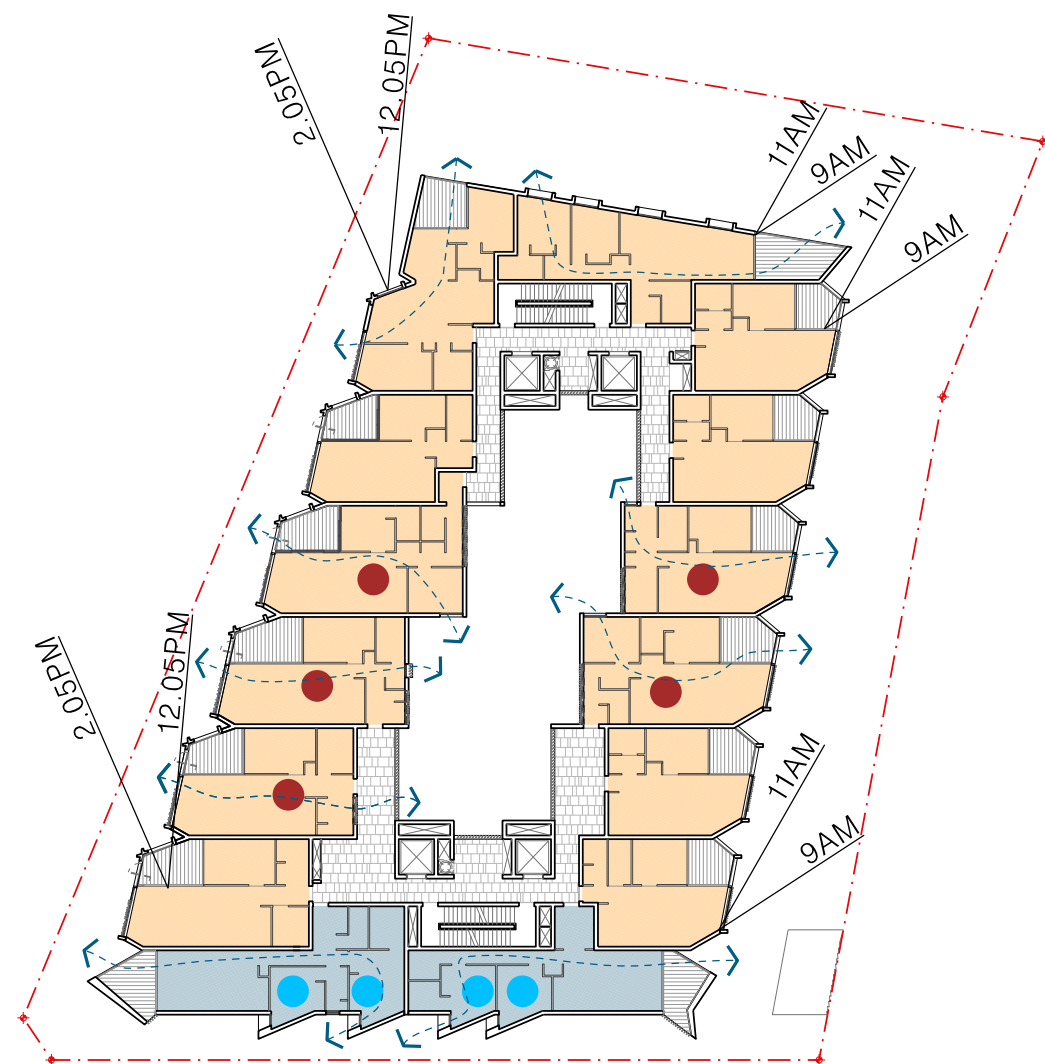


SOLAR ACCESS – LEVEL 3

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	13 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	2 UNITS
TOTAL NO. OF UNITS		15 UNITS

CROSS VENTILATION – LEVEL 3

<div></div>	NATURAL CROSS VENTILATION	9 UNITS
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SOLAR ACCESS – LEVELS 4+5

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	26 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	4 UNITS
TOTAL NO. OF UNITS		30 UNITS

CROSS VENTILATION – TYPICAL LEVEL

<div></div>	NATURAL CROSS VENTILATION	18 UNITS
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SOLAR ACCESS – LEVEL 6

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	11 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	2 UNITS
TOTAL NO. OF UNITS		13 UNITS

CROSS VENTILATION – TYPICAL LEVEL

<div></div>	NATURAL CROSS VENTILATION	9 UNITS
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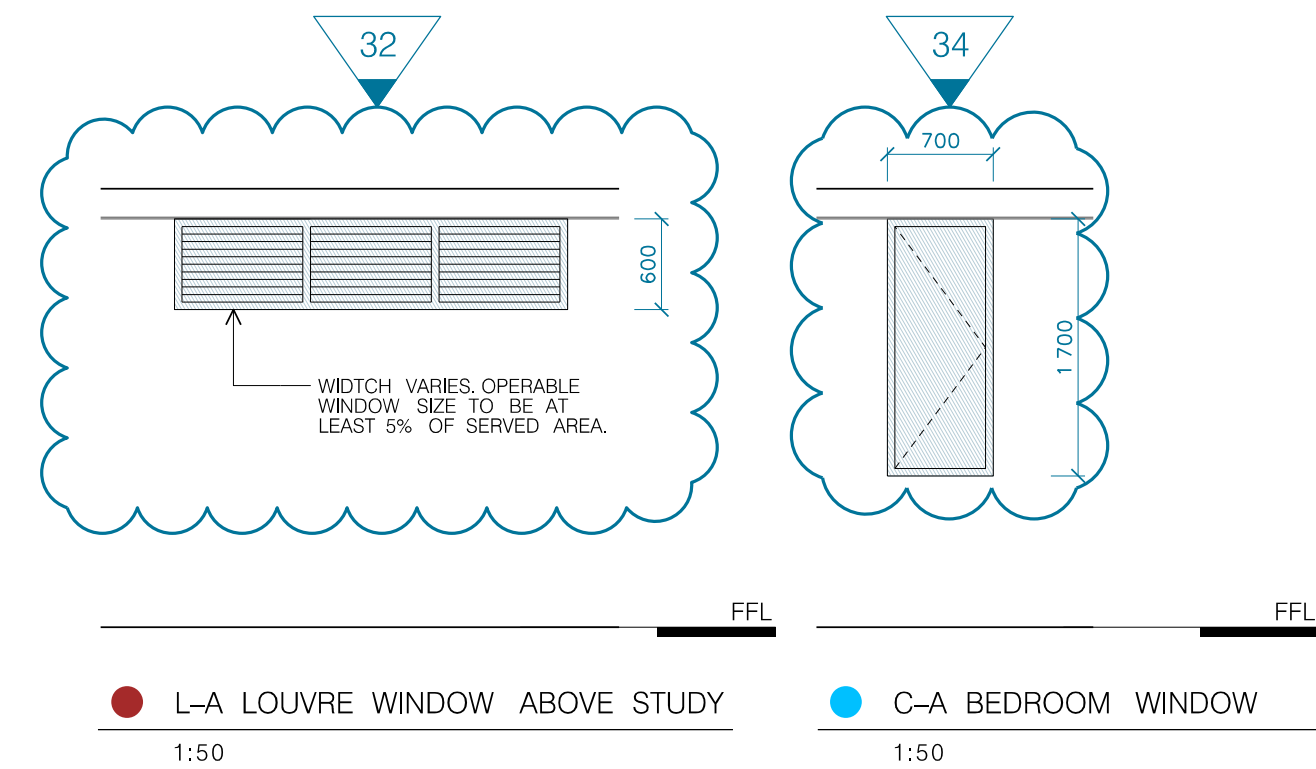
SOLAR ACCESS – LEVEL 7

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	*13 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	0 UNITS
TOTAL NO. OF UNITS		13 UNITS

CROSS VENTILATION – TYPICAL LEVEL

<div></div>	NATURAL CROSS VENTILATION	9 UNITS
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*2 UNITS REQUIRE SKYLIGHTS TO ACHIEVE SOLAR ACCESS



WINDOW DETAILS

<div></div>	SINGLE ASPECT UNIT LOUVRE ABOVE DOOR DETAIL (MIN 5% SERVED AREA)	1.5 sqm
<div></div>	C-A WINDOW SIZE (MIN 5% OF 10sqm BEDROOM)	1.2 sqm

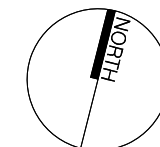
3-7 REGENT STREET – SITE 1

SOLAR ACCESS

<div></div>	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	79 UNITS
<div></div>	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	28 UNITS
	NUMBER OF UNITS WITH NO SOLAR ACCESS IN MID-WINTER	1 UNITS
TOTAL NO. OF UNITS		108 UNITS
% COMPLIANCE		73 %

CROSS VENTILATION

<div></div>	NATURAL CROSS VENTILATION	67 UNITS
% COMPLIANCE		62 %



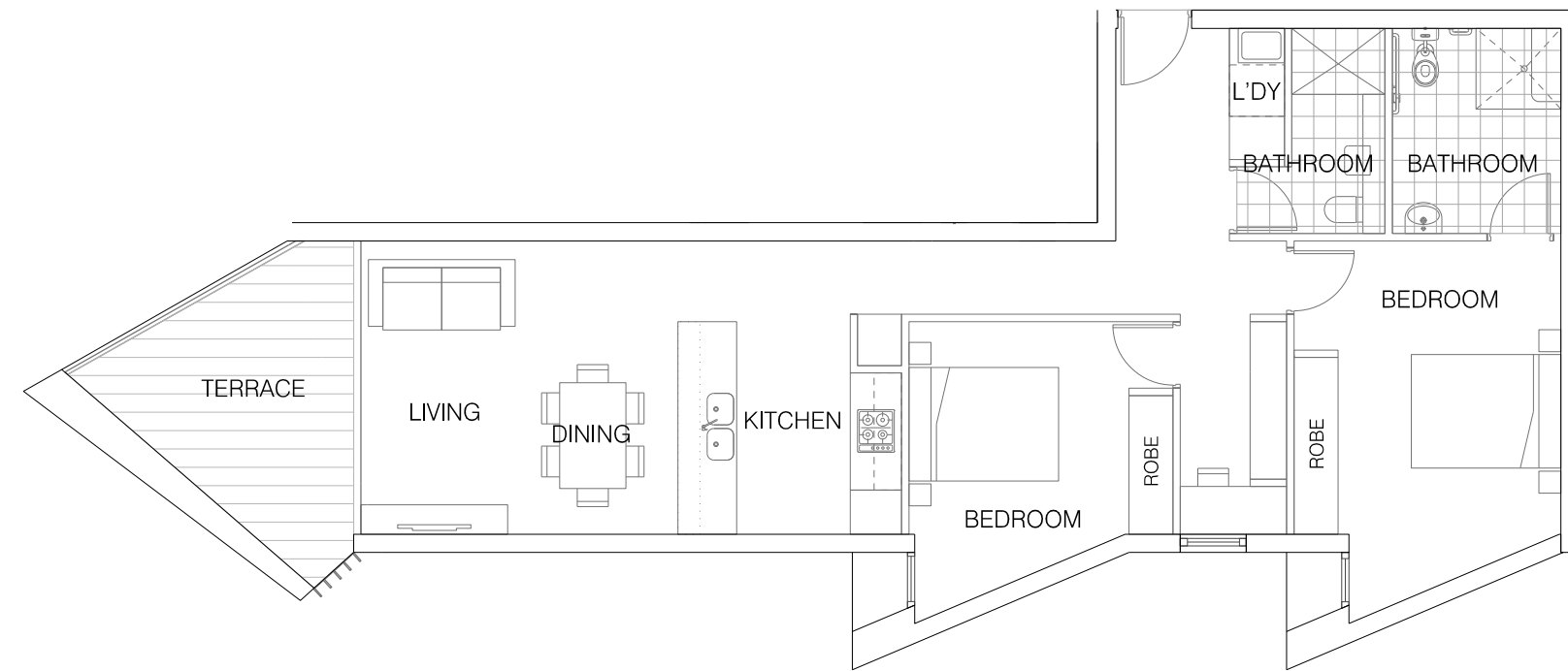
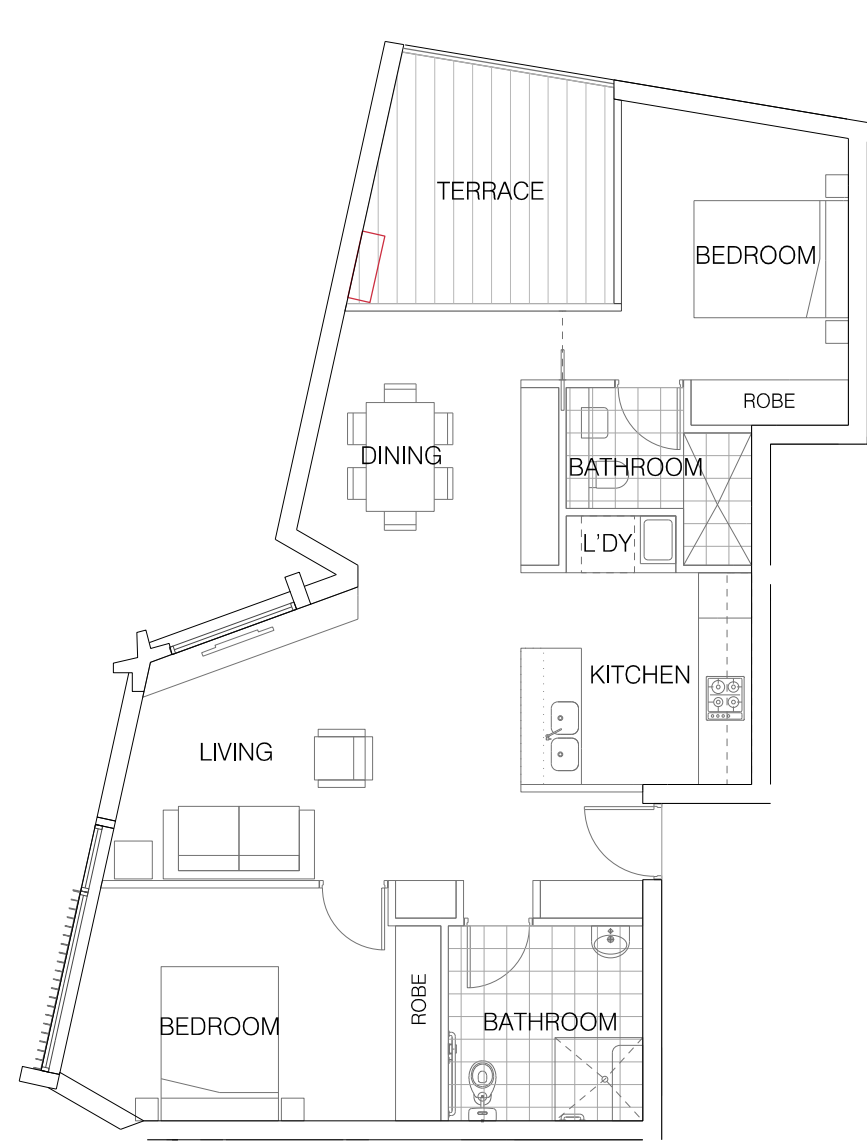
NOTES – ACCESSIBILITY

GENERAL

CT DENOTES CERAMIC TILE FLOORING TO BATHROOM / ENSURE FLOORING TO COMPLY WITH SLP RESISTANCE AS REQUIRED BY AS 4286 – WET PENDULUM RATING MIN. P3
FLOORING TO BATHROOMS, KITCHENS AND LAUNDRY AREAS ARE TO BE SLP-RESISTANT COMPLIANT AS REQUIRED BY AS 4286 – WET PENDULUM RATING MIN. P3
REFRIGERATOR GPO IN FUTURE ADAPTABLE UNIT TO BE EASILY REACHABLE WHEN FRIDGE IS IN ITS OPERATING POSITION IN ACCORDANCE WITH AS 4286.
WALL-STRENGTHENING FOR FUTURE INSTALLATION OF GRABRAILS AND SHOWER SEAT TO BE PROVIDED PRE-ADAPTATION IN ACCORDANCE WITH LHA HOUSING DESIGN GUIDELINES (LHA) AND AS 4299 IN ALL ADAPTABLE UNITS AND VETABLE BATHROOMS.
ADAPTABLE UNITS ARE DESIGNED IN ACCORDANCE WITH LHA HOUSING DESIGN GUIDELINES (LHA) SILVER LEVEL.

ELECTRICAL

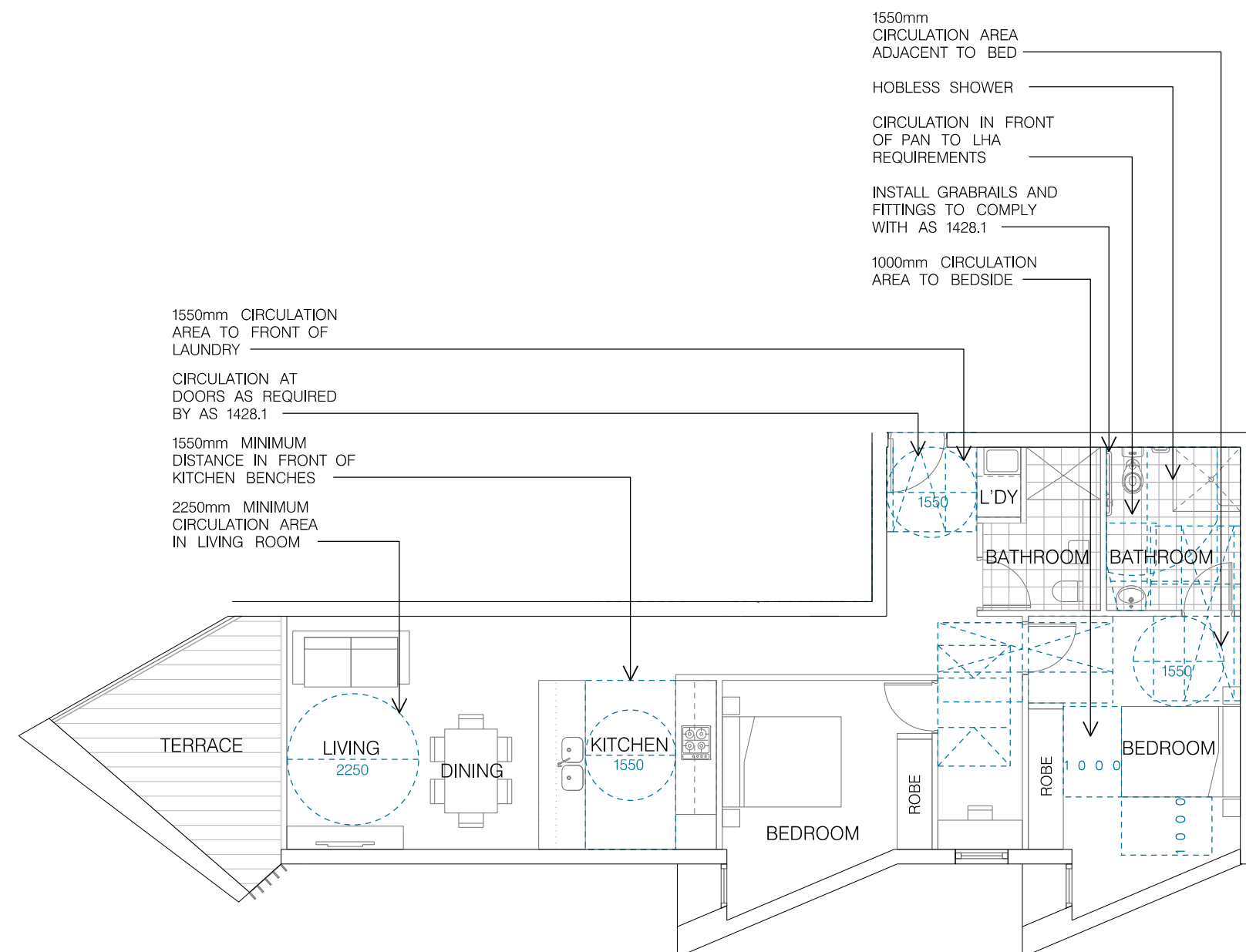
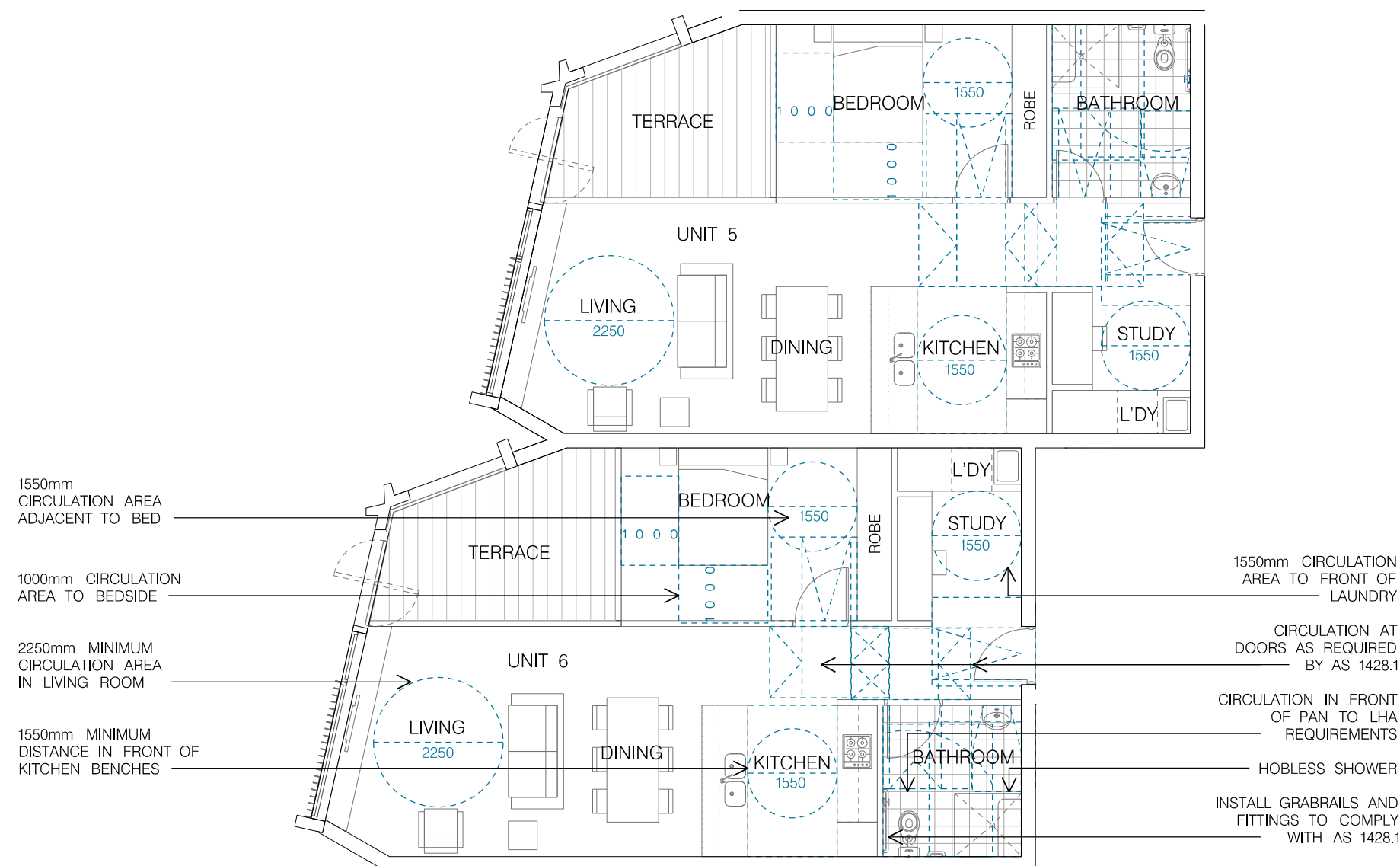
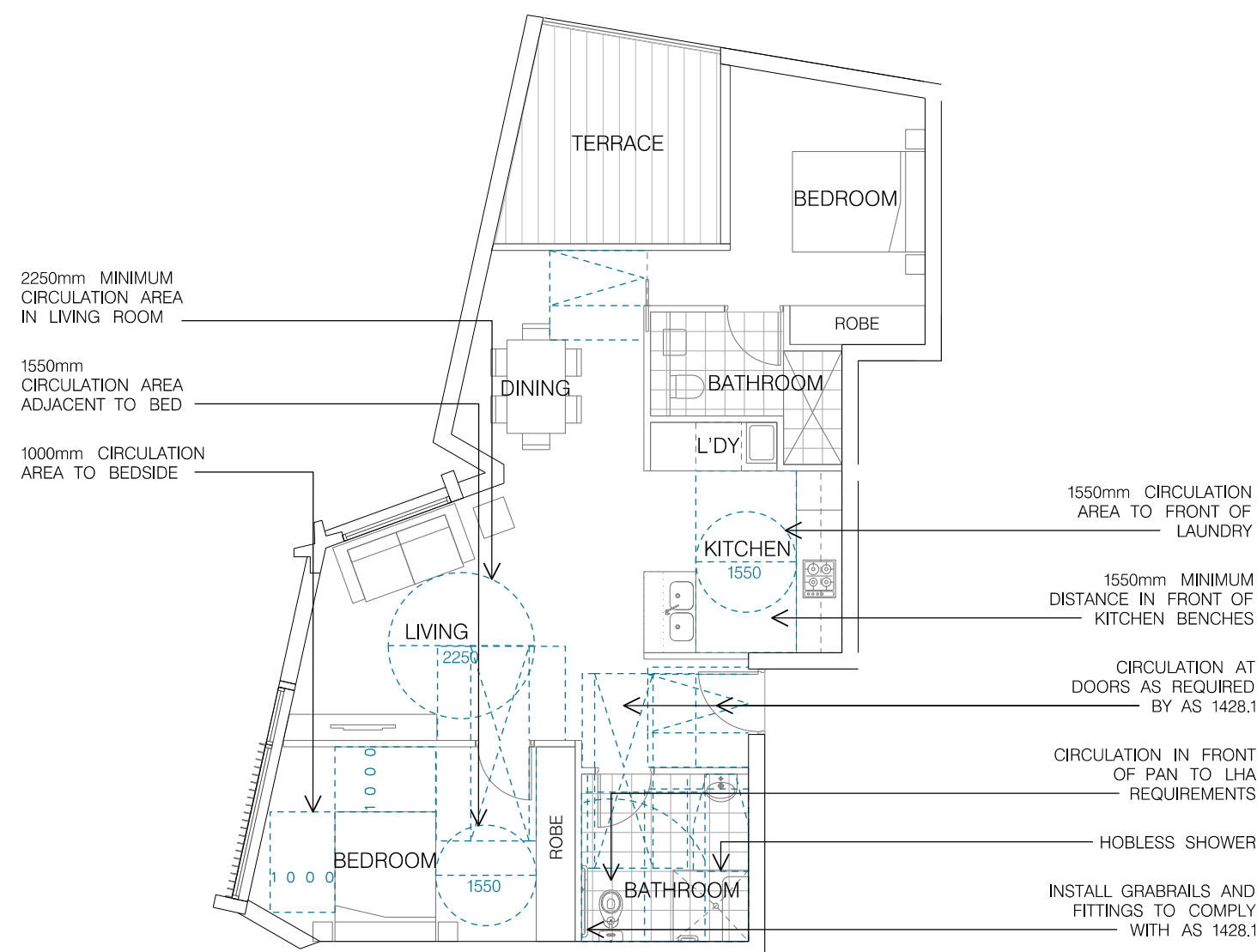
LIVING/DINING ROOMS OF FUTURE ADAPTABLE UNITS TO BE PROVIDED WITH A TELEPHONE OUTLET ADJACENT TO A GPO COMPLIANT WITH AS 4299.
AT LEAST ONE DOUBLE GPO TO BE PROVIDED WITHIN 300mm OF THE FRONT EDGE OF THE FUTURE ADAPTABLE UNIT KITCHEN WORK SURFACE COMPLIANT WITH AS 4299.
REFRIGERATOR GPO IN FUTURE ADAPTABLE UNIT TO BE EASILY REACHABLE WHEN FRIDGE IS IN ITS OPERATING POSITION IN ACCORDANCE WITH AS 4286.
PROVIDE A DOUBLE GPO ADJACENT TO THE BATHROOM MIRROR OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4299.
PROVIDE A DOUBLE GPO WITHIN THE LAUNDRY OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4299.
LIVING, DINING AND BEDROOM OF FUTURE ADAPTABLE UNIT TO HAVE WIRING TO ALLOW A POTENTIAL ILLUMINATION LEVEL OF AT LEAST 300 LUX IN ACCORDANCE WITH AS 4299.



02 UNIT 1 TYPICAL LEVEL 1-6 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 6 UNITS

06 UNIT 5 & 6 TYPICAL LEVEL 1-6 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT 12 UNITS

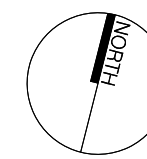
04 UNIT 7 TYPICAL LEVEL 2-5 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 4 UNITS

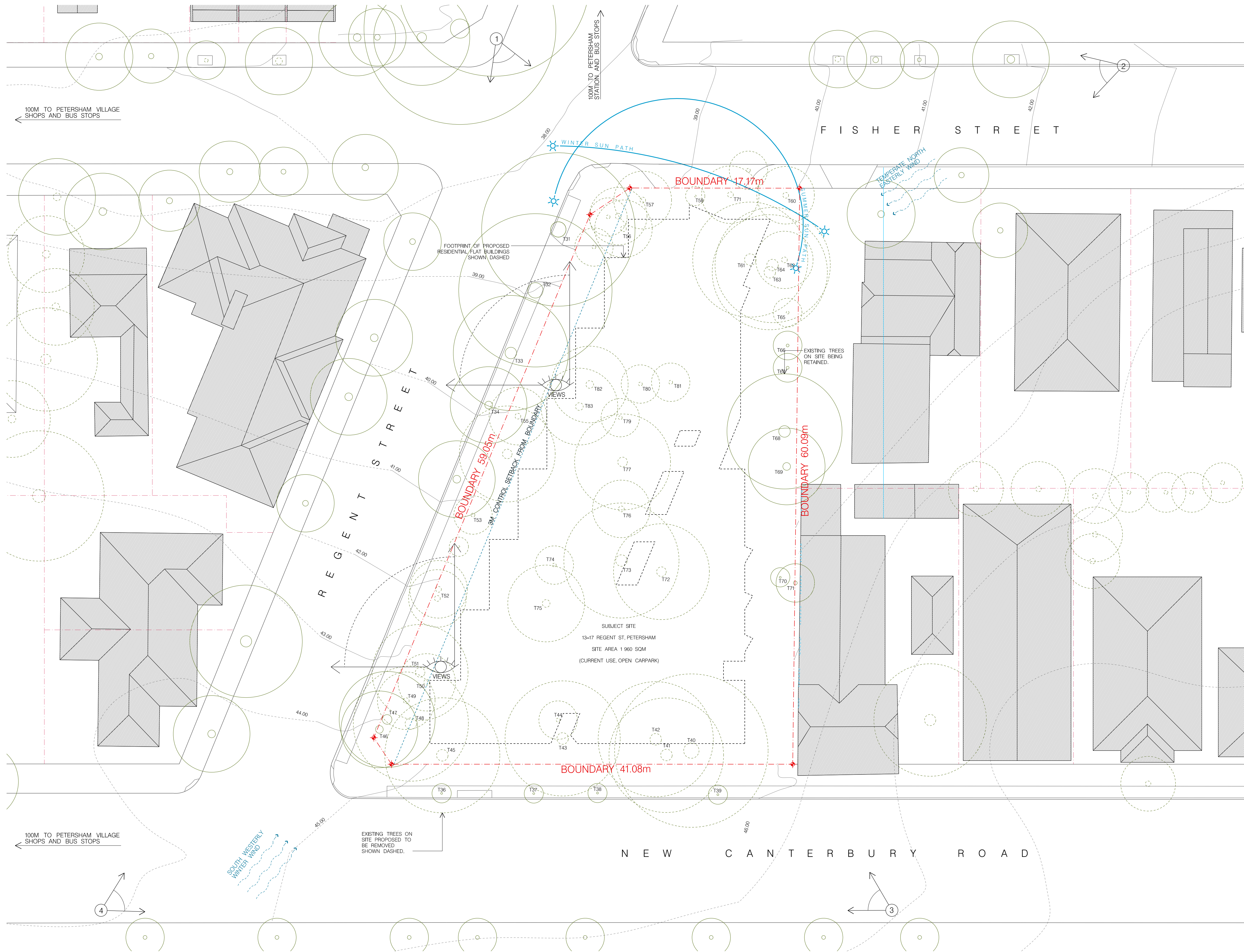


01 UNIT 1 TYPICAL LEVEL 1-6 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 6 UNITS

05 UNIT 5 & 6 TYPICAL LEVEL 1-6 FLOOR PLAN
1:100 POST ADAPTED LAYOUT 12 UNITS

03 UNIT 7 TYPICAL LEVEL 2-5 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 4 UNITS





01 VIEW TO SUBJECT SITE FROM CORNER OF FISHER & REGENT STREET



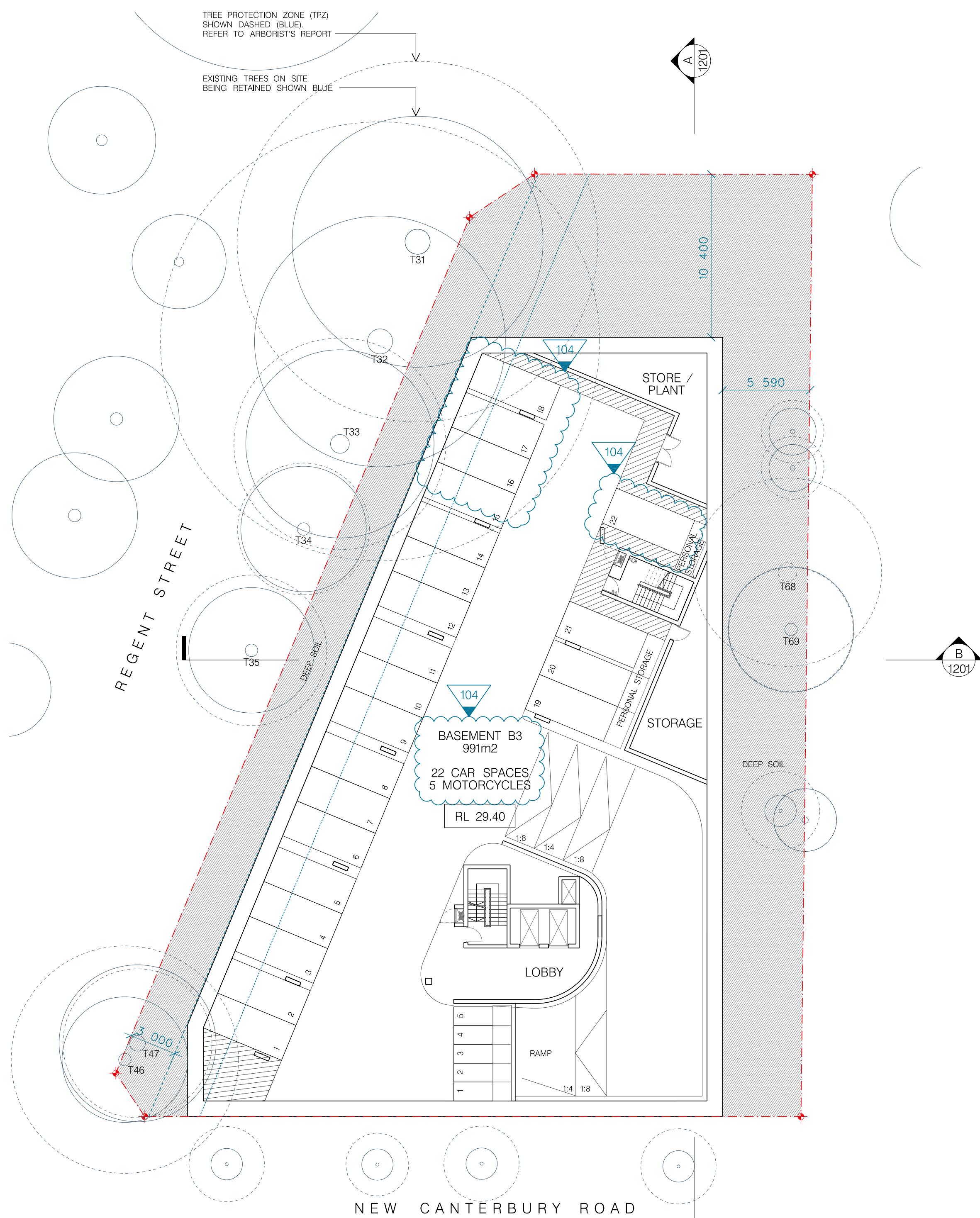
02 VIEW TO SUBJECT SITE FROM FISHER STREET



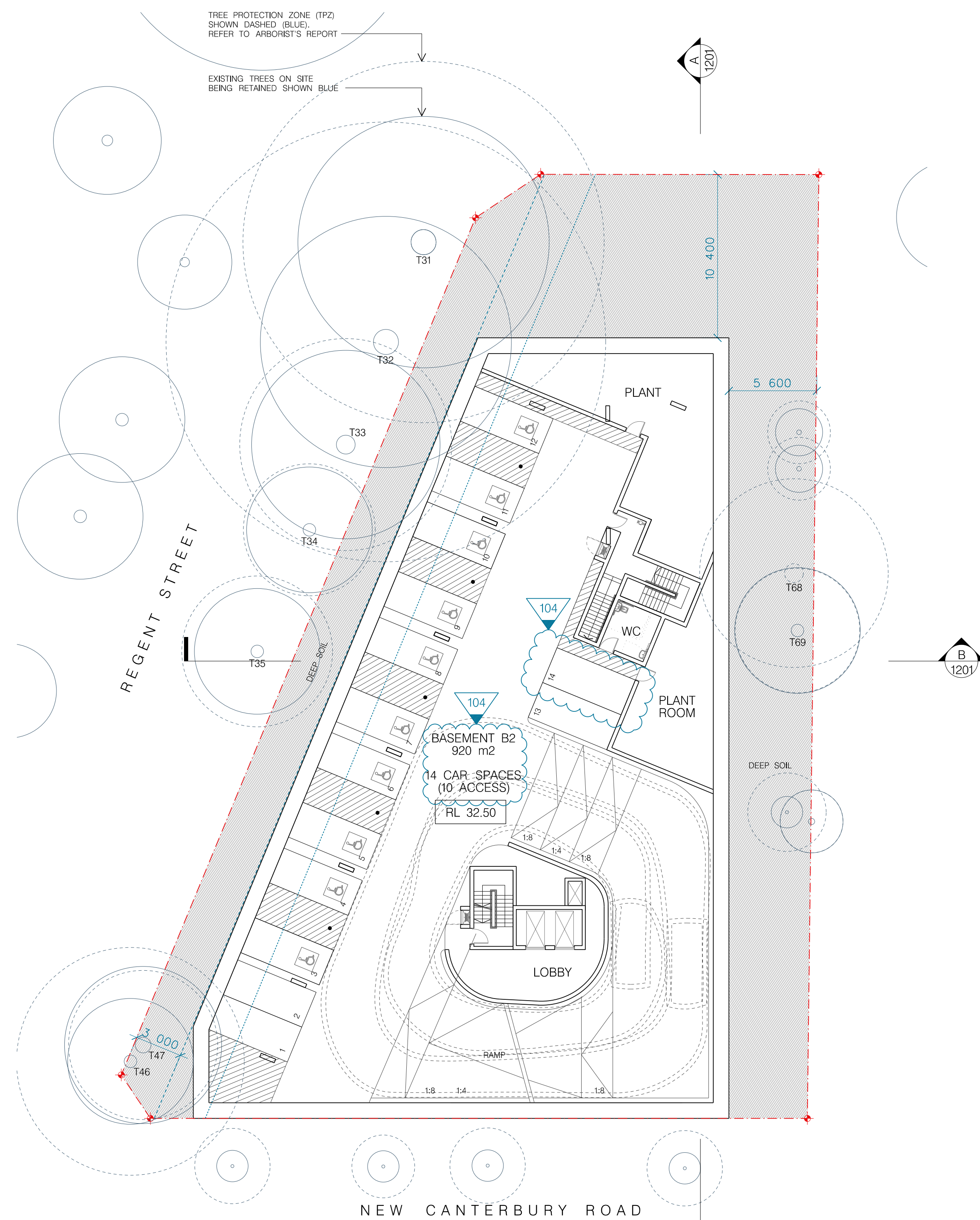
03 VIEW TO SUBJECT SITE FROM NEW CANTEBURY ROAD



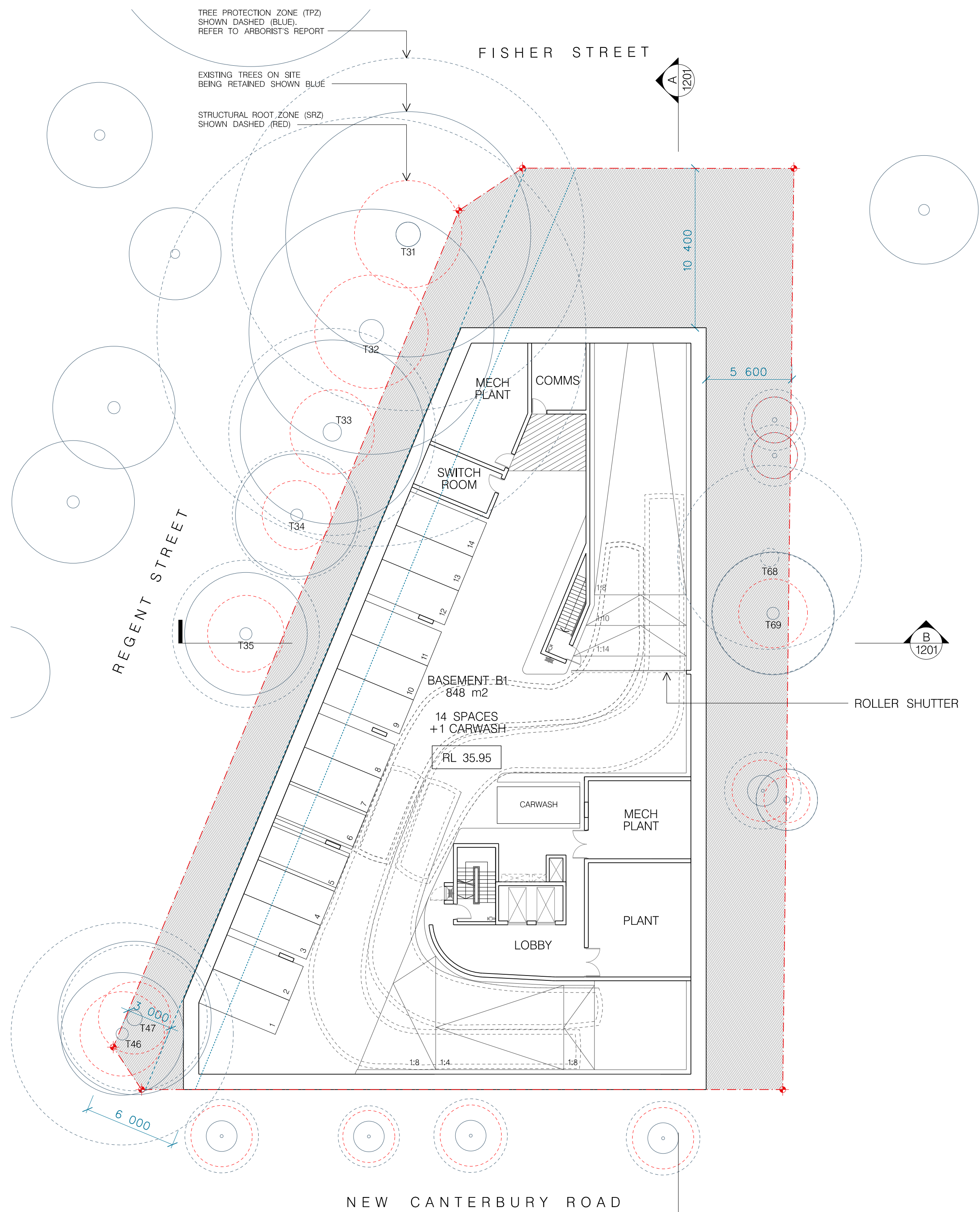
04 VIEW TO SUBJECT SITE FROM INTERSECTION OF NEW CANTEBURY ROAD & REGENT STREET



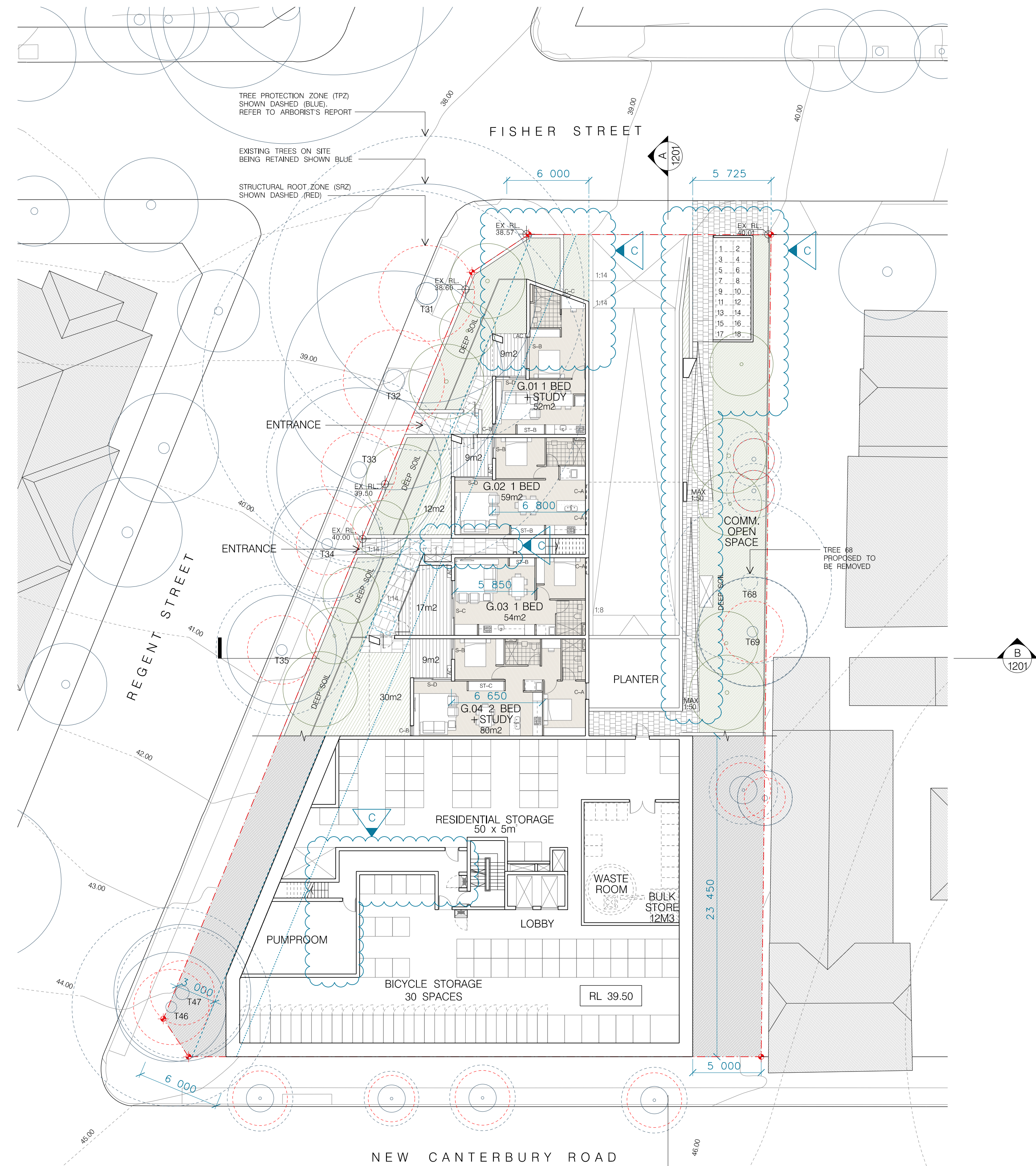
01 BASEMENT B3 FLOOR PLAN
1:200



02 BASEMENT B2 FLOOR PLAN
1:200



01 BASEMENT 1 FLOOR PLAN
1:200



02 GROUND FLOOR PLAN
1:200

TYPICAL BASIX GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING

GLAZING TYPE	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING	SCREENED GLAZING
FIXED GLAZING FG-A - TYPE A	SLIDING SG-A - TYPE A	SLIDING SG-B - TYPE B	SLIDING SG-C - TYPE C	SLIDING SG-D - TYPE D	SLIDING SG-E - TYPE E	CASEMENT CA-A - TYPE A	CASEMENT CA-B - TYPE B	CASEMENT CA-C - TYPE C	CASEMENT CA-D - TYPE D

UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	5

* TOTAL STORAGE VOLUME PER UNIT.

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PROJECT:
13-17 REGENT STREET, PETERSHAM

CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD

SCALE: 1:200@A1

DATE:
29 MAR 2019

CHECKED 1:
LM, KC, YD

CHECKED 2:
JLO

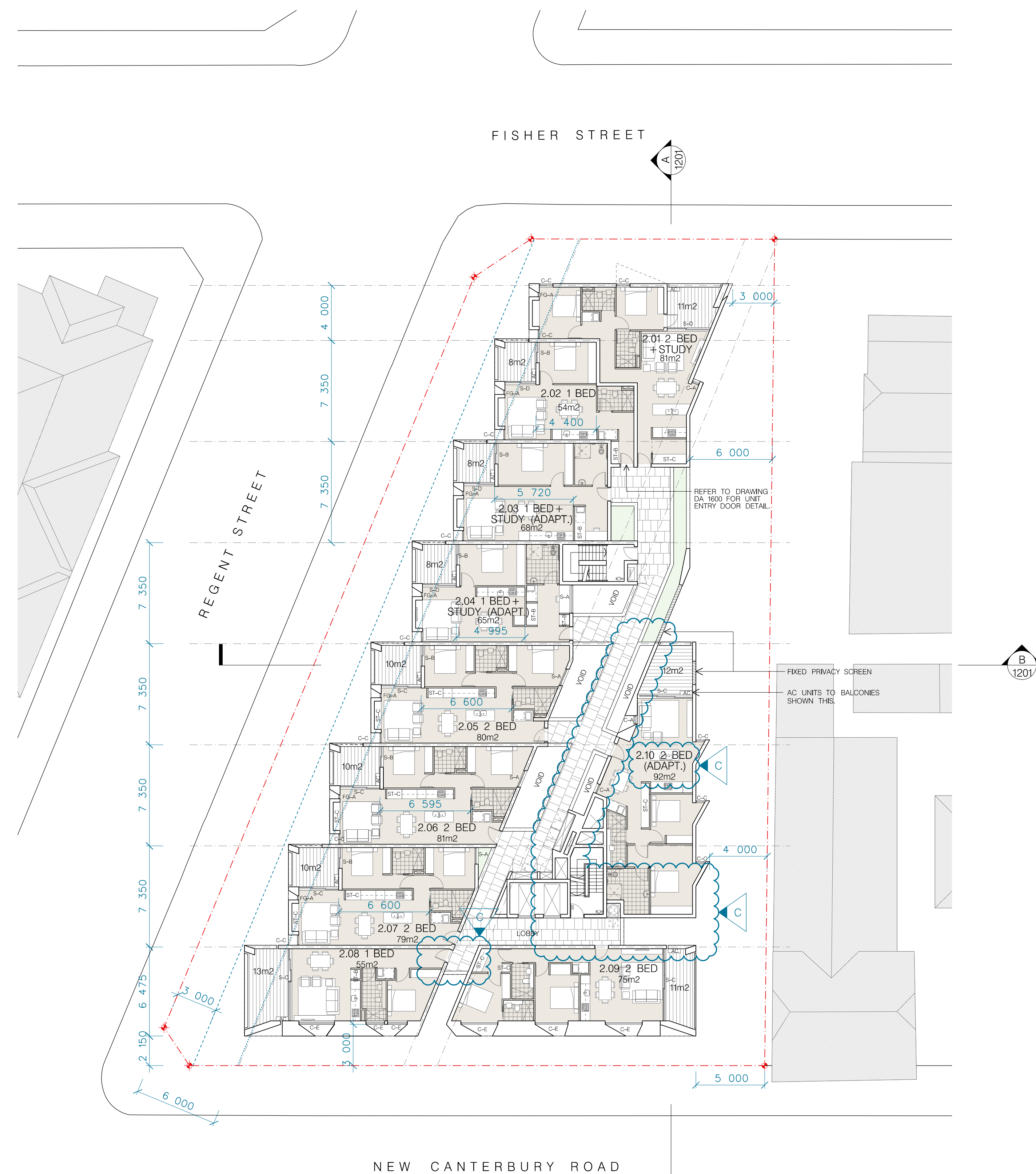
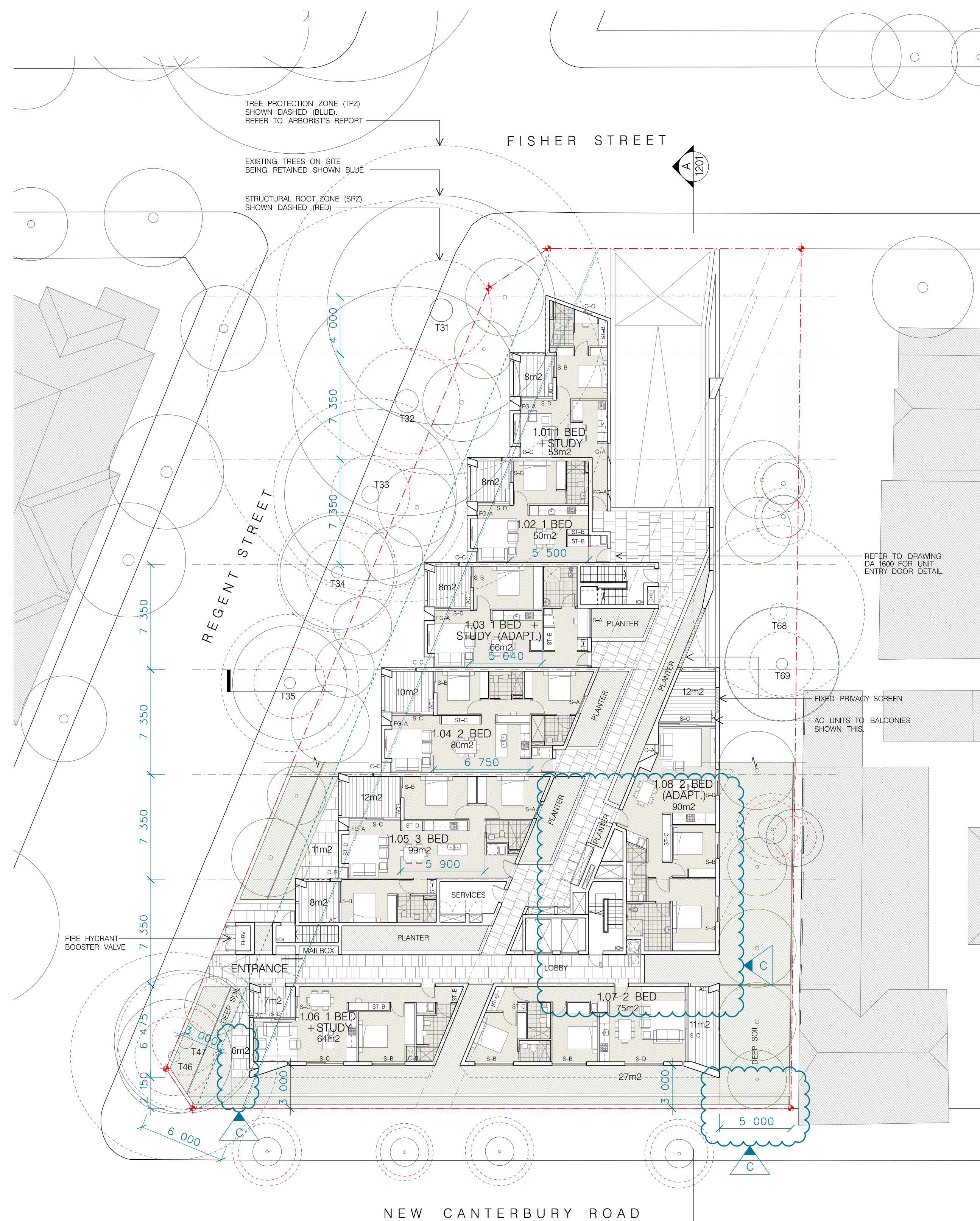
DRAWN BY:
LM, KC, YD

DRAWING:
BASEMENT B1
PLAN + GROUND
FLOOR PLAN

DRAWING No.
DA - 1102

JOB No.
5766

ISSUE
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TYPICAL BASIC GLAZING SCHEDULE

NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING.

FIXED GLAZING
RMA - TYPE A

SLIDING
RMA - TYPE B

SLIDING
SC - TYPE C

SLIDING
SC - TYPE D

CASEMENT
C-B - TYPE A

CASEMENT
C-B - TYPE B

CASEMENT
C-B - TYPE C

STORAGE TYPE	m ³ *
ST - A	2
ST - B	3
ST - C	4
ST - D	5

* TOTAL STORAGE VOLUME PER UNIT.

Issue	Date	Description
A	18.11.16	DA ISSUE
B	29.10.18	DA ISSUE
C	29.03.19	DA ISSUE

Drawing	Original Size	A1
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CHECKED BY: J. M. KC,
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DRAWN BY: J. M. KC,
J. M. KC,

2019
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ED 2:
BY:
YD

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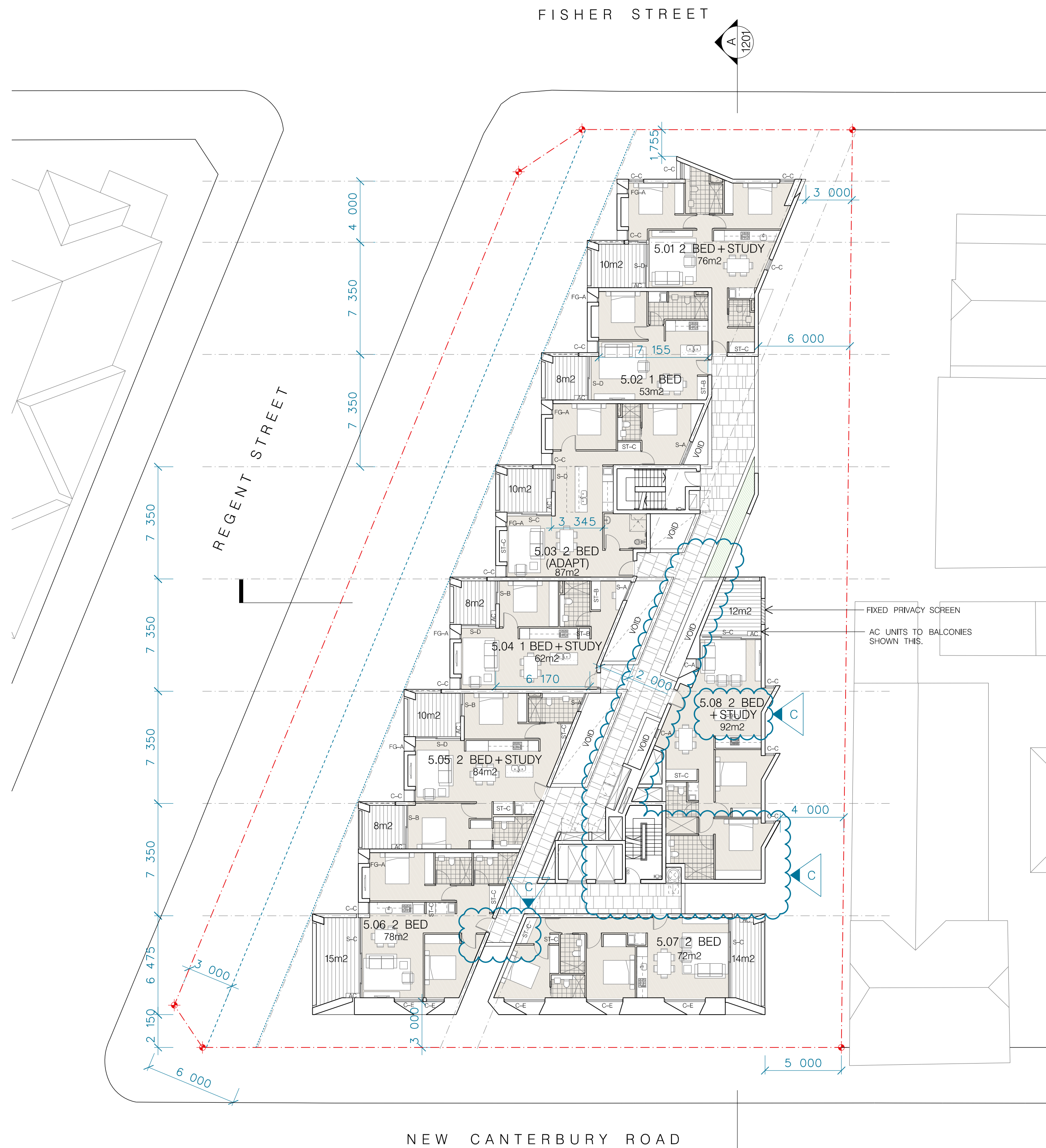
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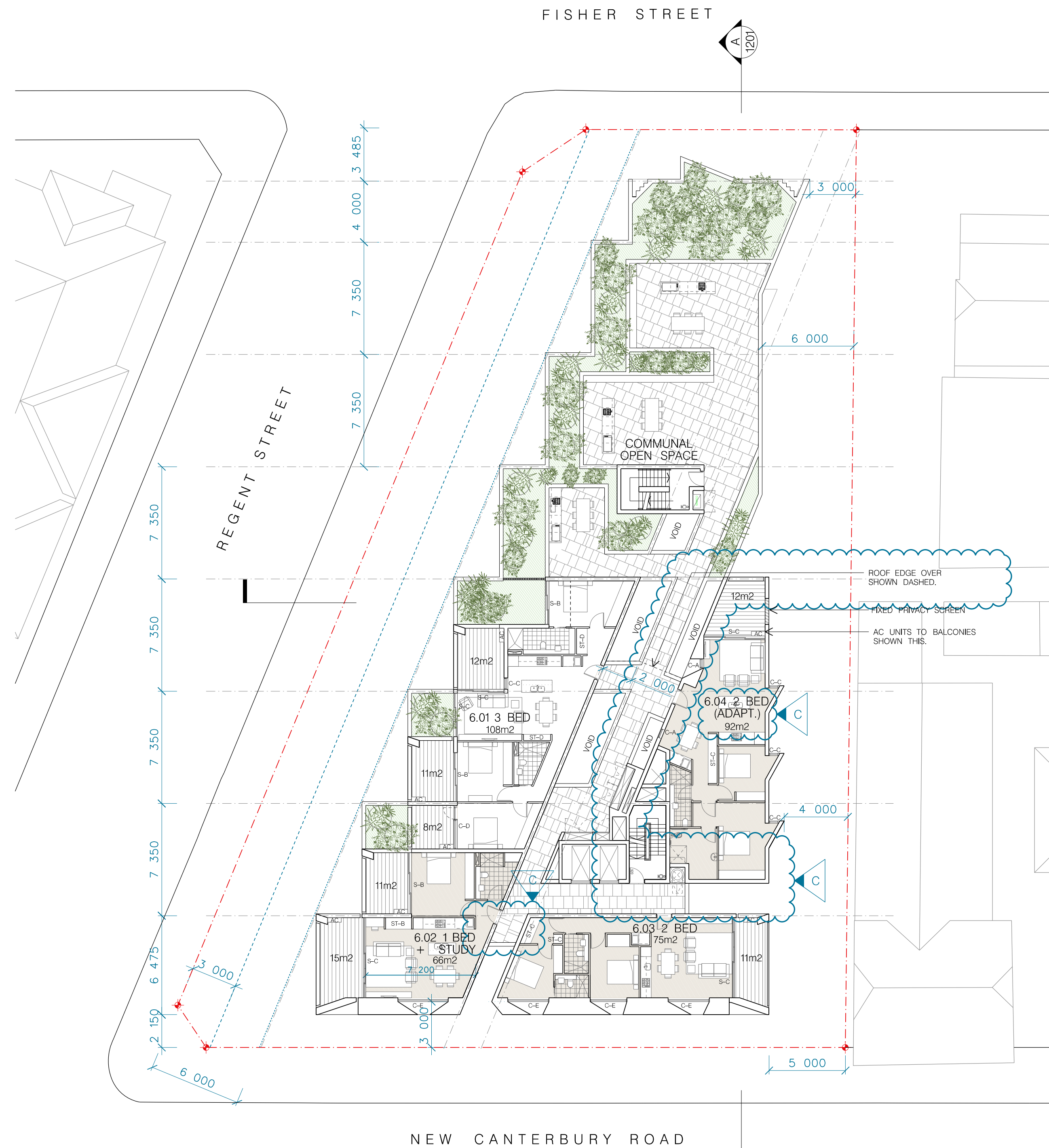
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ISSUE
JOB No.
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01 LEVEL 5 PLAN
1:200



02 LEVEL 6 PLAN
1:200

TYPICAL BASIX GLAZING SCHEDULE
NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING

FIXED GLAZING FG-A - TYPE A	SLIDING S-A - TYPE A	SLIDING S-B - TYPE B	SLIDING S-C - TYPE C	SLIDING S-D - TYPE D	SLIDING S-E - TYPE E	CASEMENT CA-A - TYPE A	CASEMENT CB-B - TYPE B	CASEMENT CC-C - TYPE C	CASEMENT CD-D - TYPE D	CASEMENT CE-E - TYPE E
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UNIT STORAGE SCHEDULE

STORAGE TYPE	m³
ST - A	2
ST - B	3
ST - C	4
ST - D	5

* TOTAL STORAGE VOLUME PER UNIT.

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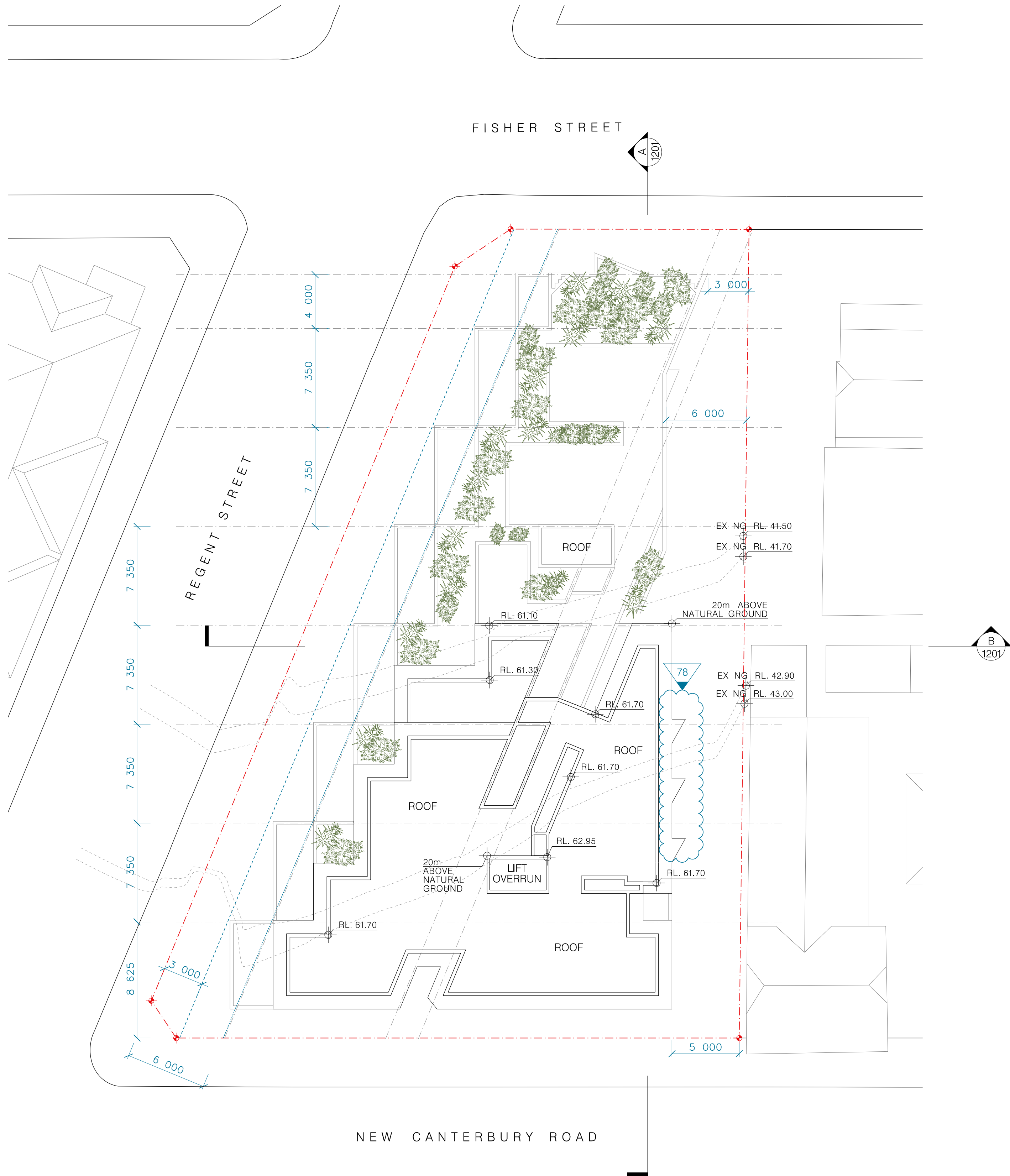
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PROJECT:
13-17 REGENT STREET, PETERSHAM
CLIENT:
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CHECKED 2:
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DRAWN BY:
LM, KC, YD

DRAWING No.
DA - 1105
DRAWING: LEVEL 5 + LEVEL 6 FLOOR PLANS

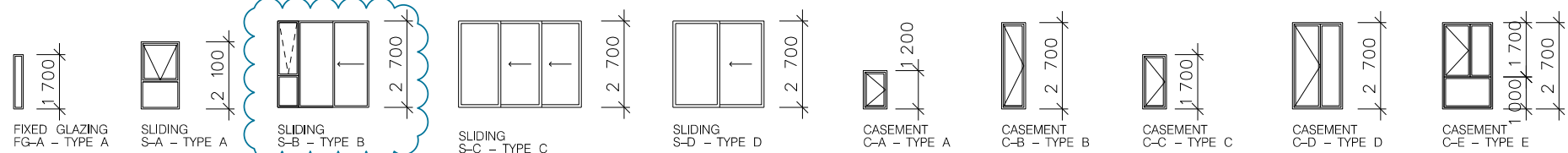
JOB No.
5766
ISSUE
C



01 ROOF PLAN
1:200

TYPICAL BASIX GLAZING SCHEDULE

NOTE: RESTRICTED OPENING TO BCA REQUIREMENTS. REFER TO PLAN FOR WIDTH OF GLAZING. REFER TO PLAN FOR SCREENED GLAZING



UNIT STORAGE SCHEDULE

STORAGE TYPE	m ³
ST - A	2
ST - B	3
ST - C	4
ST - D	5

* TOTAL STORAGE VOLUME PER UNIT.

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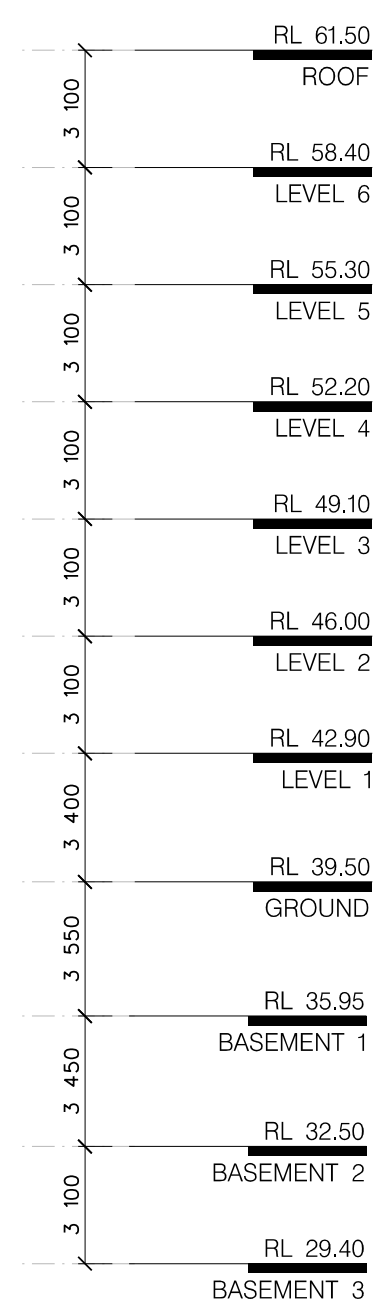
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13-17 REGENT STREET, PETERSHAM
CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD
SCALE: 1:200@A1
0 5m 10m

DATE:
25 OCT 2018
CHECKED 1:
LM, KC, YD
CHECKED 2:
JLO
DRAWN BY:
LM, KC, YD

DRAWING No.
DA - 1106

JOB No.
5766

ISSUE
B





01 REGENT STREET ELEVATION
1:200



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CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD

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DRAWN BY:
LM, KC, YD

DRAWING:
WEST ELEVATION
(REGENT STREET)

DRAWING No.
DA - 1301

JOB No.
5766

ISSUE
B



3 100	RL 61.50
3 100	ROOF
3 100	RL 58.40
3 100	LEVEL 6
3 100	RL 55.30
3 100	LEVEL 5
3 100	RL 52.20
3 100	LEVEL 4
3 100	RL 49.10
3 100	LEVEL 3
3 100	RL 46.00
3 100	LEVEL 2
3 400	RL 42.90
	LEVEL 1
	RL 39.50
	GROUND

01 EAST ELEVATION
1:200



A. DRY-PRESSED FACE BRICKWORK
CANDALEPAS ASSOCIATES - FINLAYSON STREET
PGH BRICK & PAVERS - MACARTHUR MIX
SIZES 230x115x76mm

B. OFF FORM CONCRETE
CANDALEPAS ASSOCIATES
- ALL SAINTS PRIMARY SCHOOL

C. CONCRETE BALUSTRADE WITH TIMBER HANDRAIL
CANDALEPAS ASSOCIATES
- FRANCIS STREET

D. METAL BALUSTRADE
CANDALEPAS ASSOCIATES -
REVOLUTION APARTMENTS

E. GLAZING CLEAR
CANDALEPAS ASSOCIATES
- FRANCIS STREET

F. WHITE GLAZED CERAMIC TILES

G. SANDSTONE TILES

H. WHITE PAINTED CONCRETE
CANDALEPAS ASSOCIATES
- PRESIDENT AVENUE

01 EAST ELEVATION
1:200

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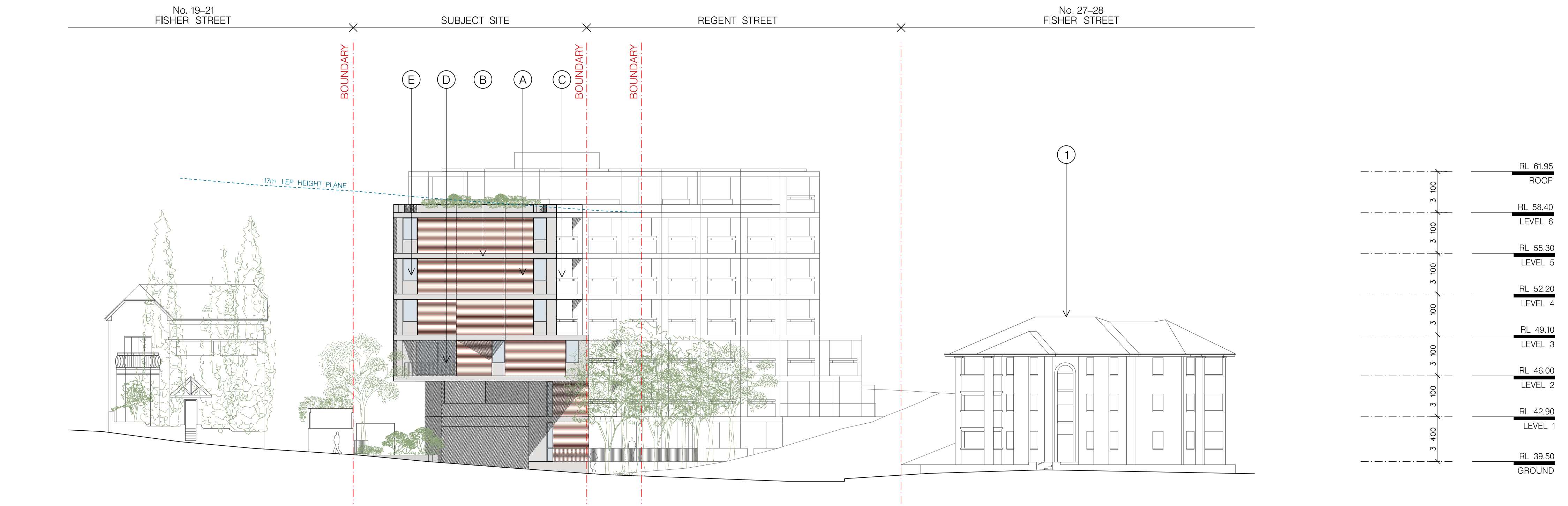
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NSW ARCHITECTS REG. NO. 5773

PROJECT:
13-17 REGENT STREET, PETERSHAM
CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD
SCALE: 1:200@A1
0 5m 10m

DATE:
25 OCT 2018
CHECKED 1:
LM, KC, YD
CHECKED 2:
JLO
DRAWN BY:
LM, KC, YD

DRAWING No.
DA - 1302

JOB No.
5766
ISSUE
B



01 NORTH ELEVATION
1:200



02 SOUTH ELEVATION
1:200



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PROJECT:
13-17 REGENT STREET, PETERSHAM

CLIENT:
DEICORP PROJECTS PETERSHAM PTY LTD

SCALE: 1:200@A1

0 5m 10m

DATE:
25 OCT 2018

CHECKED 1:
LM, KC, YD

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JLO

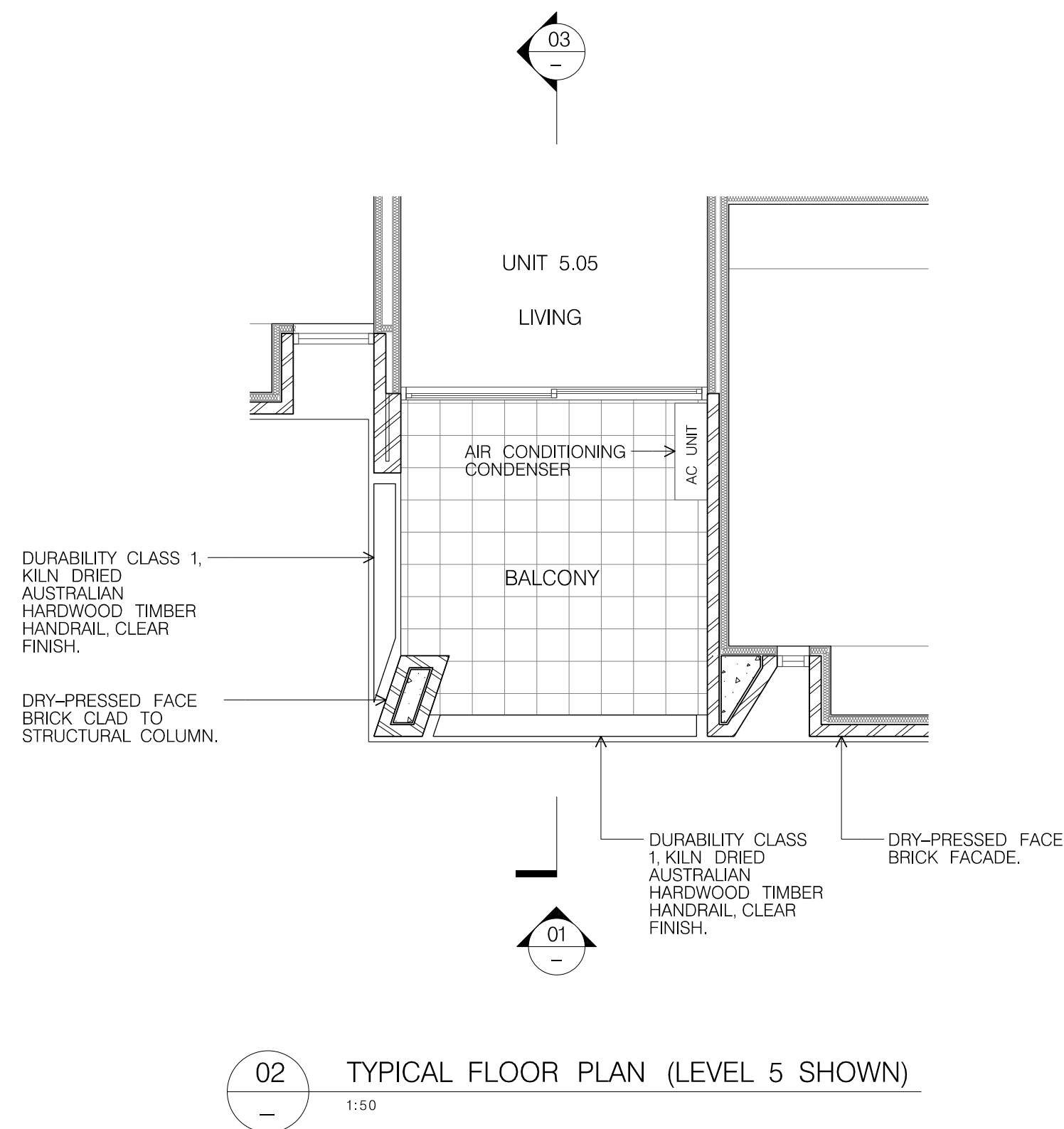
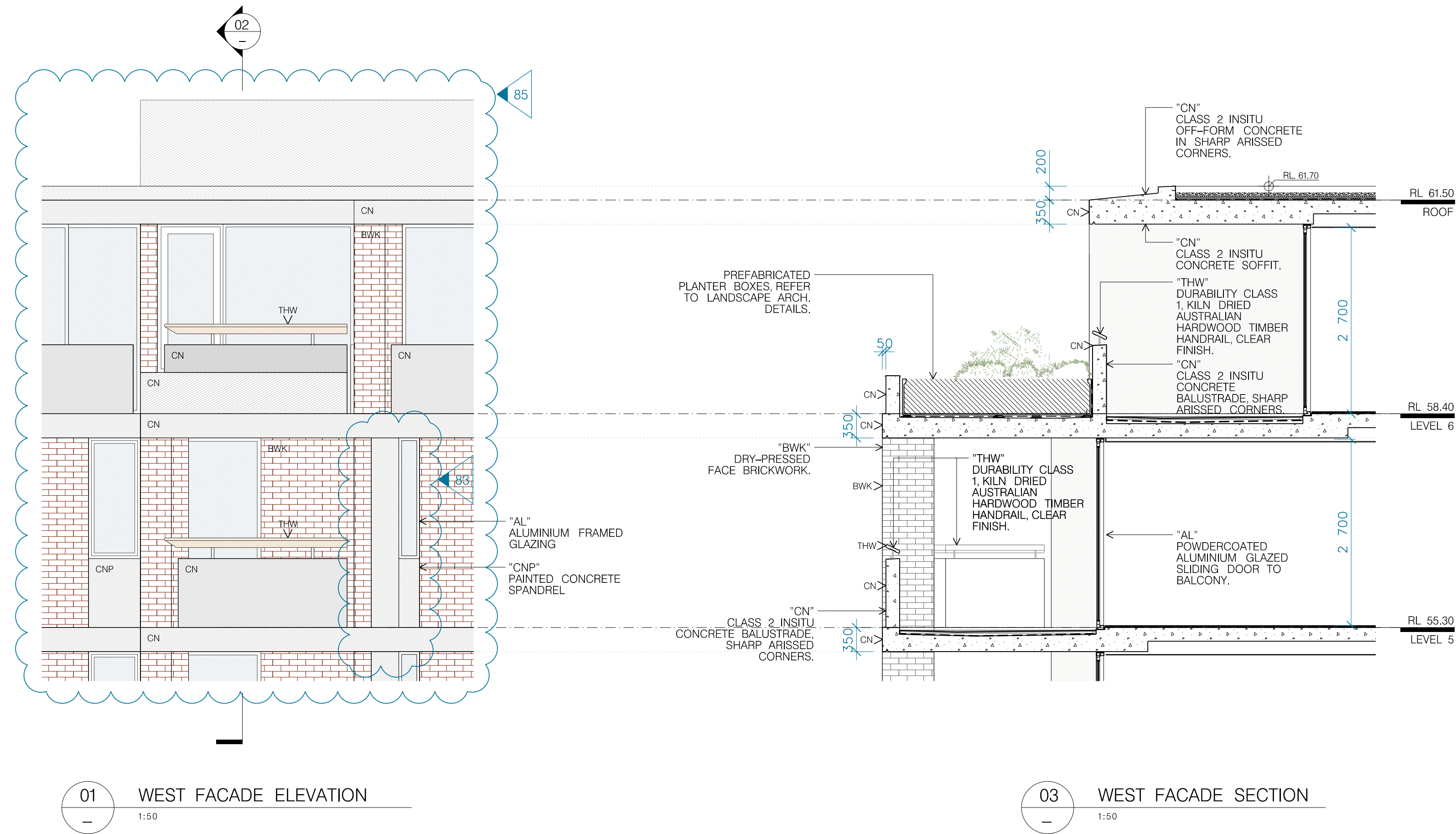
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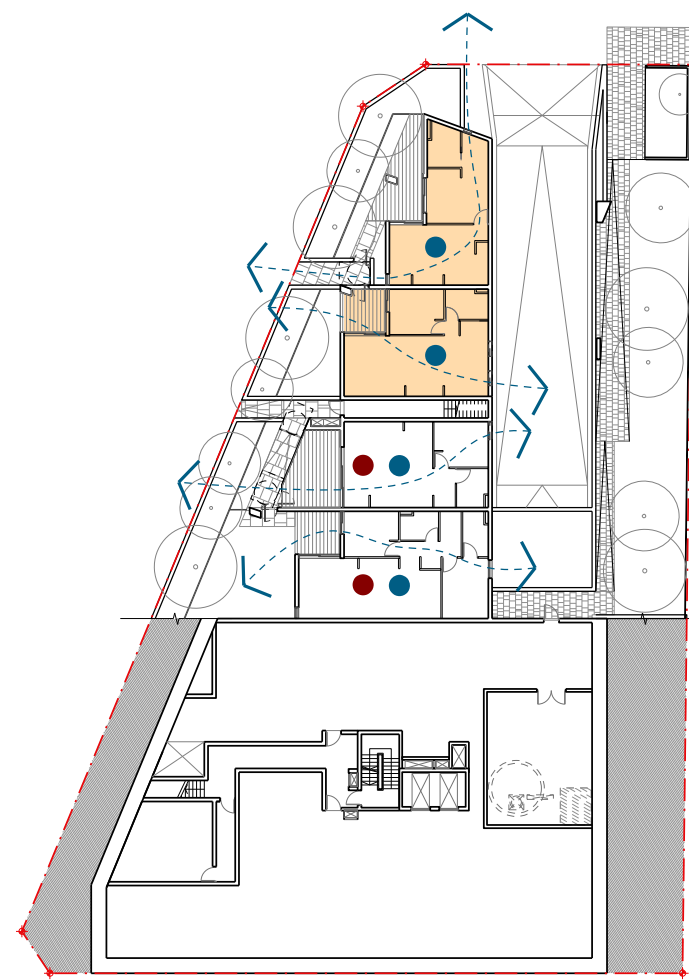
DRAWING:
NORTH ELEVATION +
SOUTH ELEVATION

DRAWING No.
DA - 1303

JOB No.
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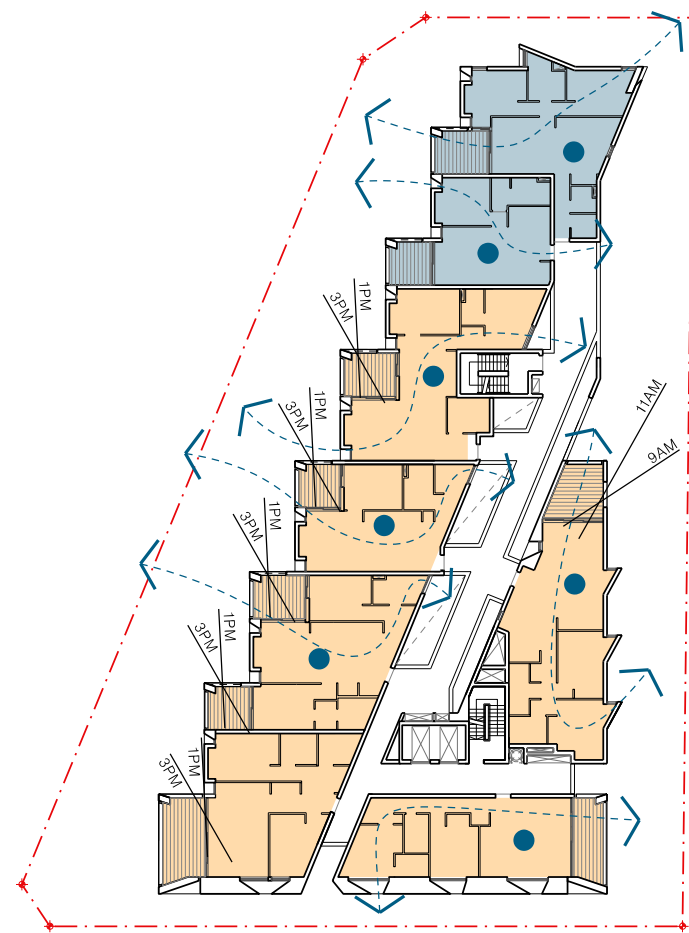
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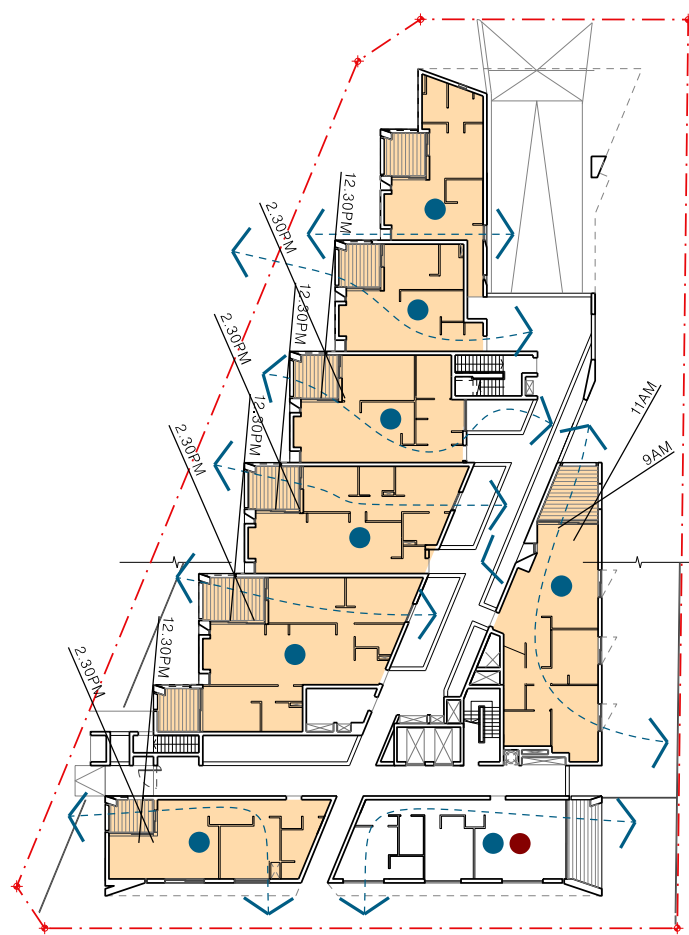
SOLAR ACCESS – GROUND FLOOR LEVEL		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	2 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	– UNITS
	NO DIRECT SOLAR ACCESS	2 UNITS
TOTAL NO. OF UNITS		4 UNITS

CROSS VENTILATION – GROUND FLOOR LEVEL		
	NATURAL CROSS VENTILATION	4 UNITS



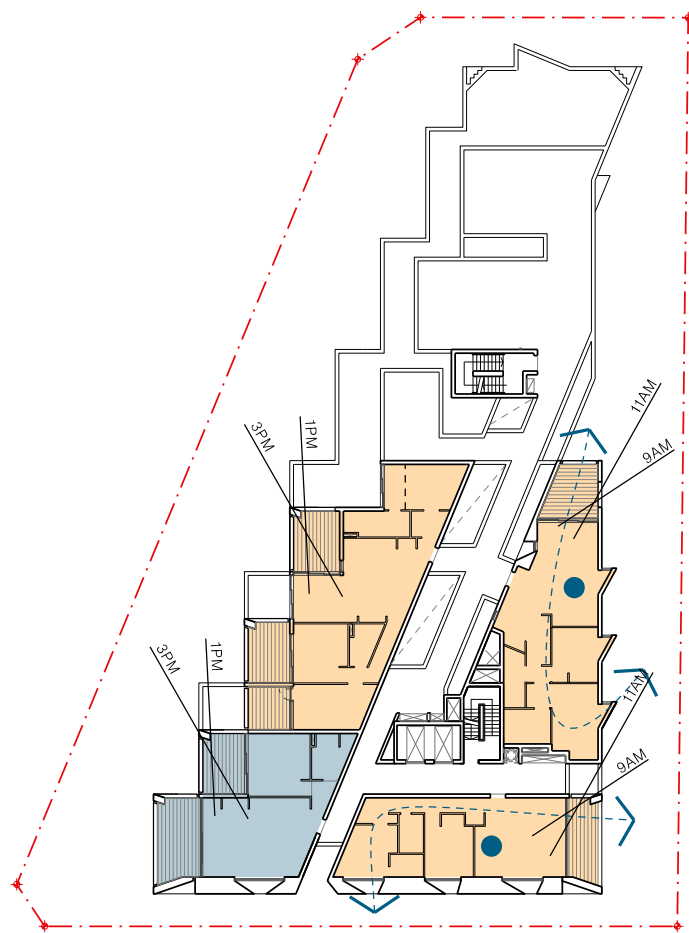
SOLAR ACCESS – LEVELS 3-5		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS (x 3)	18 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS (x 3)	6 UNITS
	NO DIRECT SOLAR ACCESS	– UNITS
TOTAL NO. OF UNITS		24 UNITS

CROSS VENTILATION – LEVELS 3-5		
	NATURAL CROSS VENTILATION (x 3)	21 UNITS



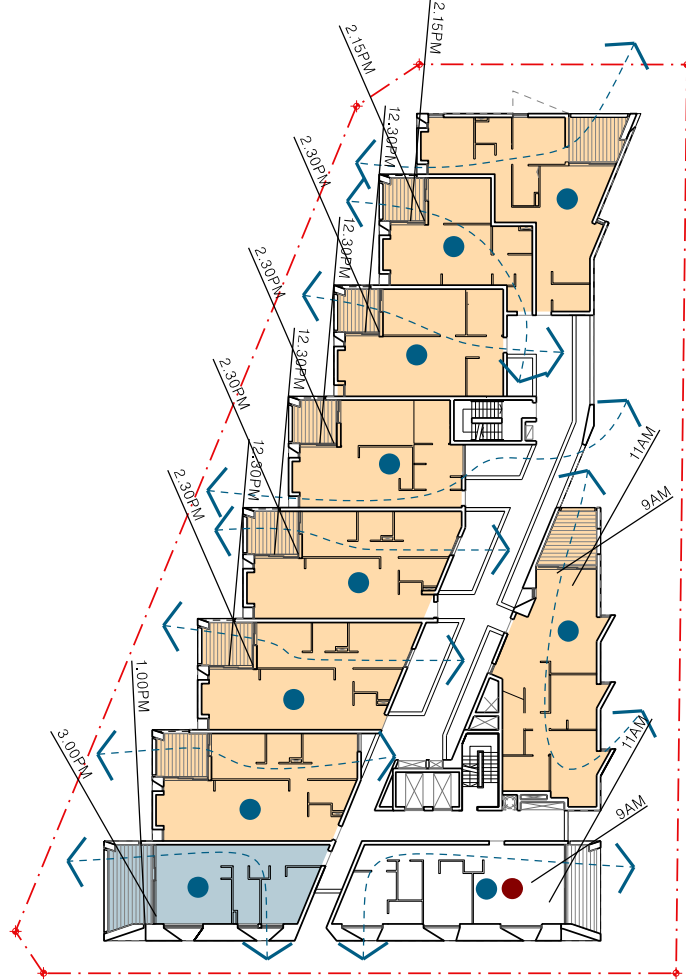
SOLAR ACCESS – LEVEL 1		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	7 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	– UNITS
	NO DIRECT SOLAR ACCESS	1 UNITS
TOTAL NO. OF UNITS		8 UNITS

CROSS VENTILATION – LEVEL 1		
	NATURAL CROSS VENTILATION	8 UNITS



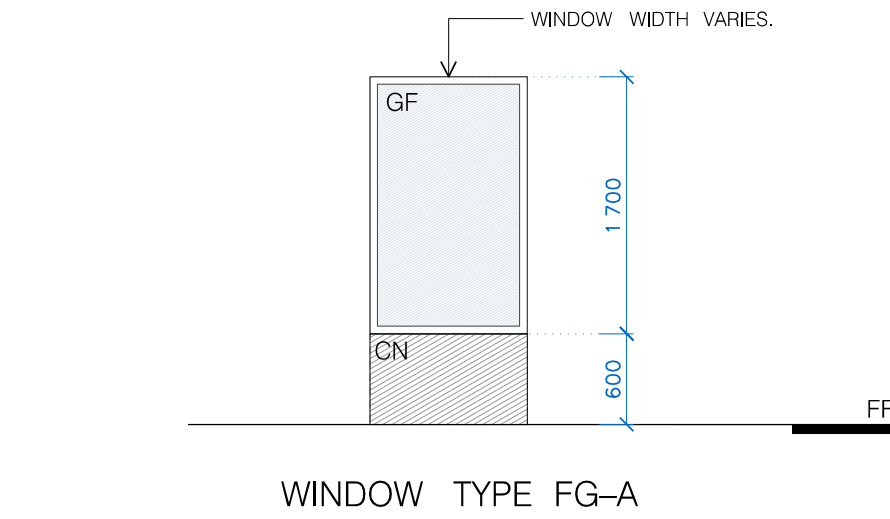
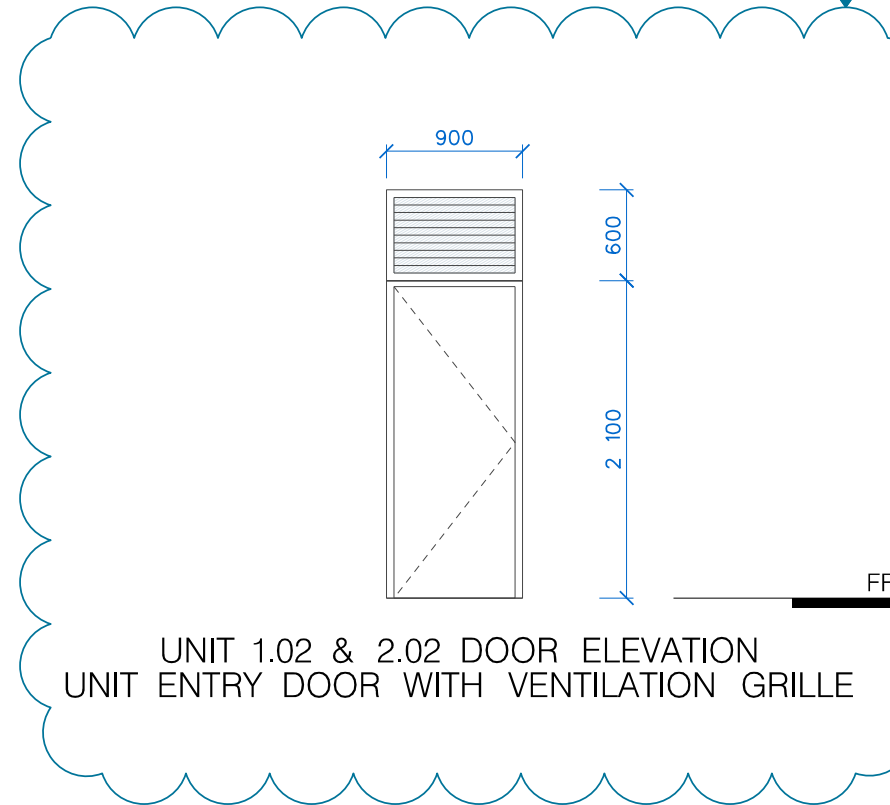
SOLAR ACCESS – LEVEL 6		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	3 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	1 UNITS
	NO DIRECT SOLAR ACCESS	– UNITS
TOTAL NO. OF UNITS		4 UNITS

CROSS VENTILATION – LEVEL 6		
	NATURAL CROSS VENTILATION	2 UNITS



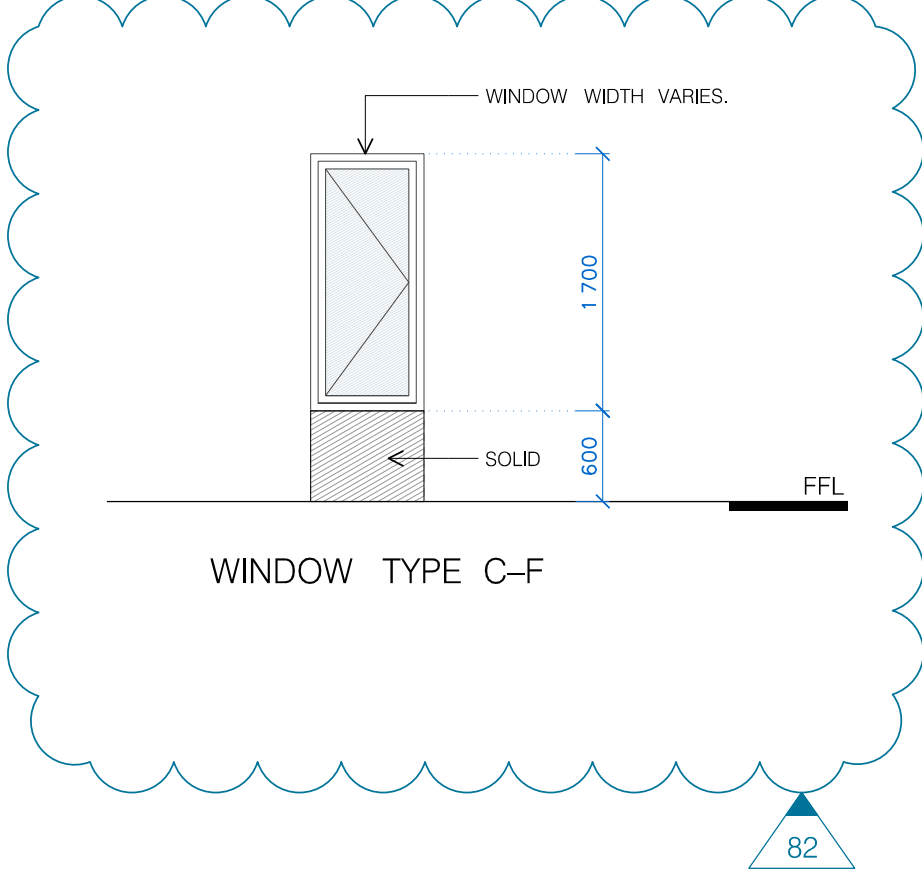
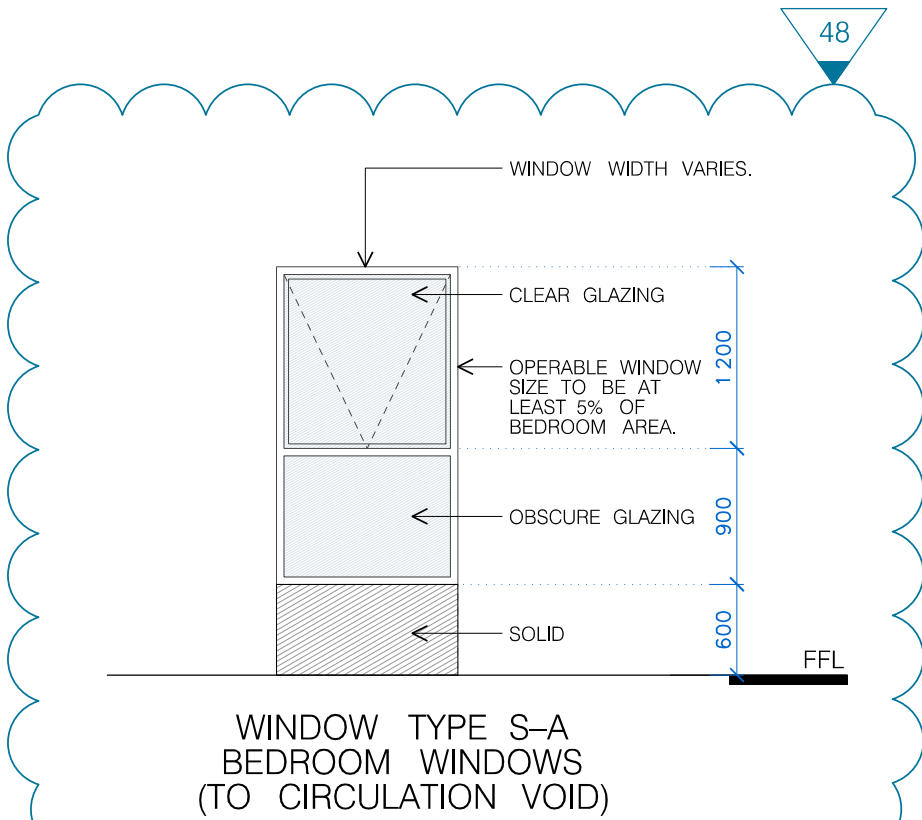
SOLAR ACCESS – LEVEL 2		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	8 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	1 UNITS
	NO DIRECT SOLAR ACCESS	1 UNITS
TOTAL NO. OF UNITS		10 UNITS

CROSS VENTILATION – LEVEL 2		
	NATURAL CROSS VENTILATION	10 UNITS



01 DOOR AND WINDOW ELEVATIONS
1:50

13-17 REGENT STREET – SITE 2		
SOLAR ACCESS		
	MORE THAN 2 HOURS OF DIRECT SOLAR ACCESS	38 UNITS
	LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS	8 UNITS
	NO DIRECT SOLAR ACCESS	4 UNITS
TOTAL NO. OF UNITS		50 UNITS
% NO DIRECT SOLAR ACCESS		8 %
% COMPLIANCE		76 %
CROSS VENTILATION – TYPICAL LEVEL		
	NATURAL CROSS VENTILATION	45 UNITS
TOTAL NO. OF UNITS		50 UNITS
% COMPLIANCE		90 %



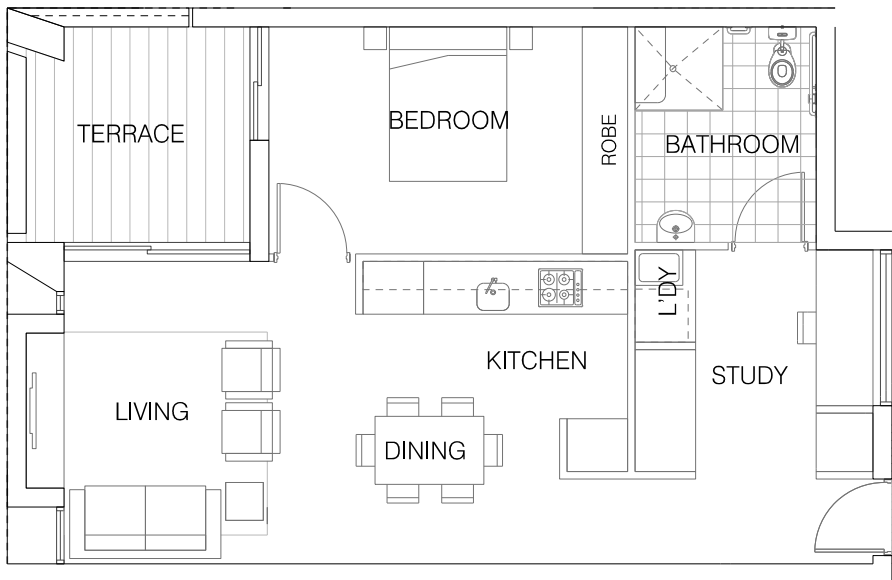
NOTES – ACCESSIBILITY

GENERAL

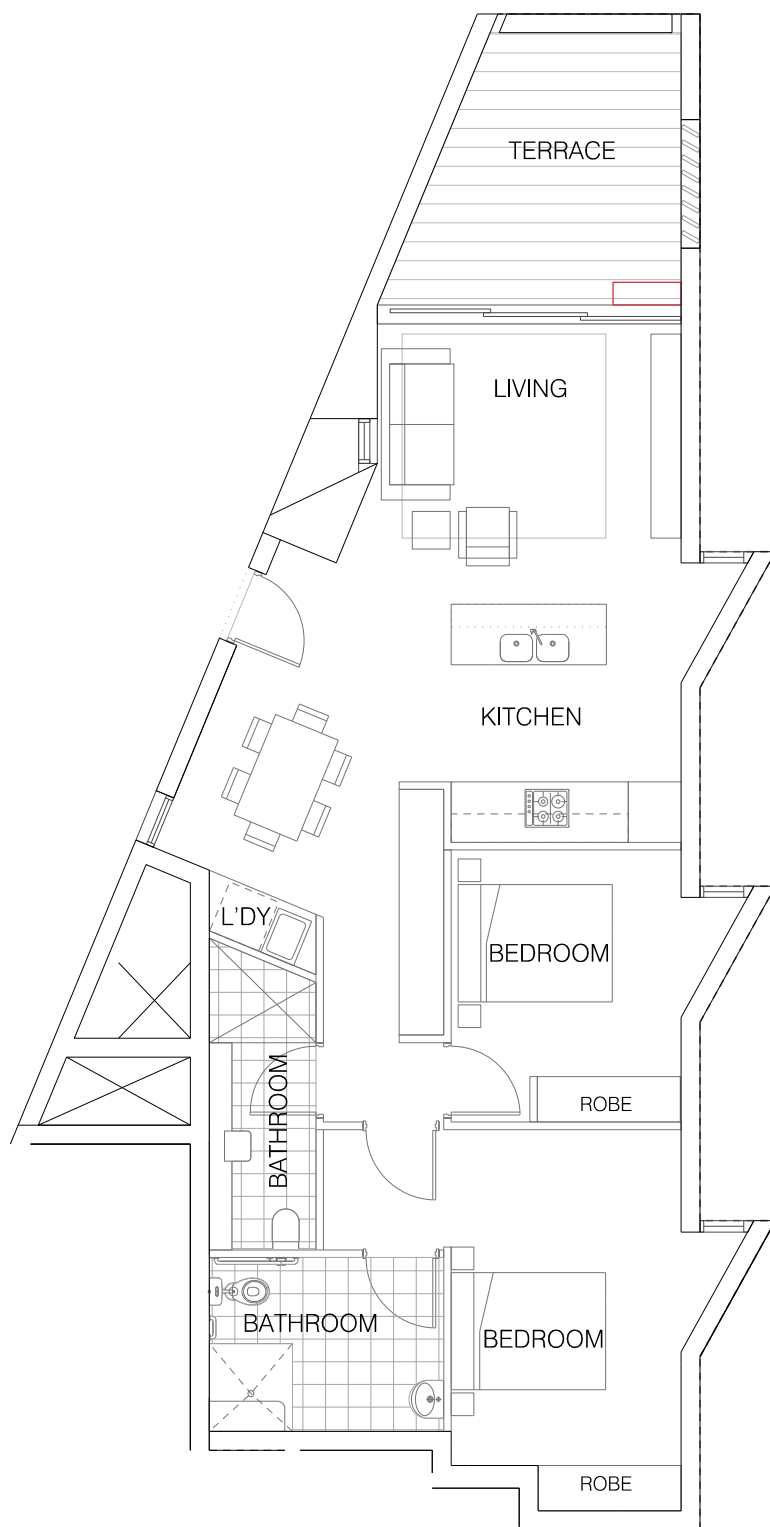
1. CT DENOTES CERAMIC TILE FLOORING TO BATHROOM / ENSUITE FLOORING TO COMPLY WITH SLIP RESISTANCE AS REQUIRED BY AS 4586 – WET PENDULUM RATING MIN. P3
2. FLOORING TO BATHROOMS, KITCHENS AND LAUNDRY AREAS ARE TO BE SLIP-RESISTANT COMPLIANT AS REQUIRED BY AS 4586 – WET PENDULUM RATING MIN. P3
3. WALL-STRENGTHENING FOR FUTURE INSTALLATION OF GRABRAILS AND SHOWER SEAT TO BE PROVIDED PRE-ADAPTATION IN ACCORDANCE WITH LIXEABLE HOUSING DESIGN GUIDELINES (LHA) AND AS 4299 IN ALL ADAPTABLE UNITS AND VESTIBULE BATHROOMS
4. ADAPTABLE UNITS ARE DESIGNED IN ACCORDANCE WITH LIXEABLE HOUSING DESIGN GUIDELINES (LHA) SILVER LEVEL.

ELECTRICAL

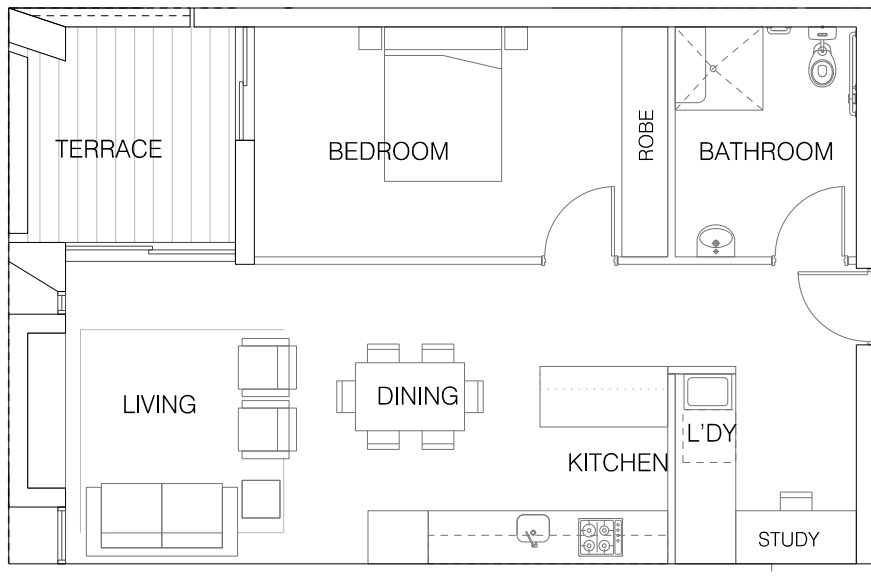
1. LIVING/DINING ROOMS OF FUTURE ADAPTABLE UNITS TO BE PROVIDED WITH A TELEPHONE OUTLET ADJACENT TO A GPO COMPLIANT WITH AS 4399
2. AT LEAST ONE DOUBLE GPO TO BE PROVIDED WITHIN 300mm OF THE FRONT EDGE OF THE FUTURE ADAPTABLE UNIT KITCHEN WORK SURFACE COMPLIANT WITH AS 4299
3. REFRIGERATOR GPO IN FUTURE ADAPTABLE UNIT TO BE EASILY REACHABLE WHEN FRIDGE IS IN ITS OPERATING POSITION IN ACCORDANCE WITH AS 4299
4. PROVIDE A DOUBLE GPO ADJACENT TO THE BATHROOM MINOR OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4299
5. PROVIDE A DOUBLE GPO WITHIN THE LAUNDRY OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4299
6. LIVING, DINING AND BEDROOM OF FUTURE ADAPTABLE UNIT TO HAVE WIRING TO ALLOW A POTENTIAL ILLUMINATION LEVEL OF AT LEAST 300 LUX IN ACCORDANCE WITH AS 4299



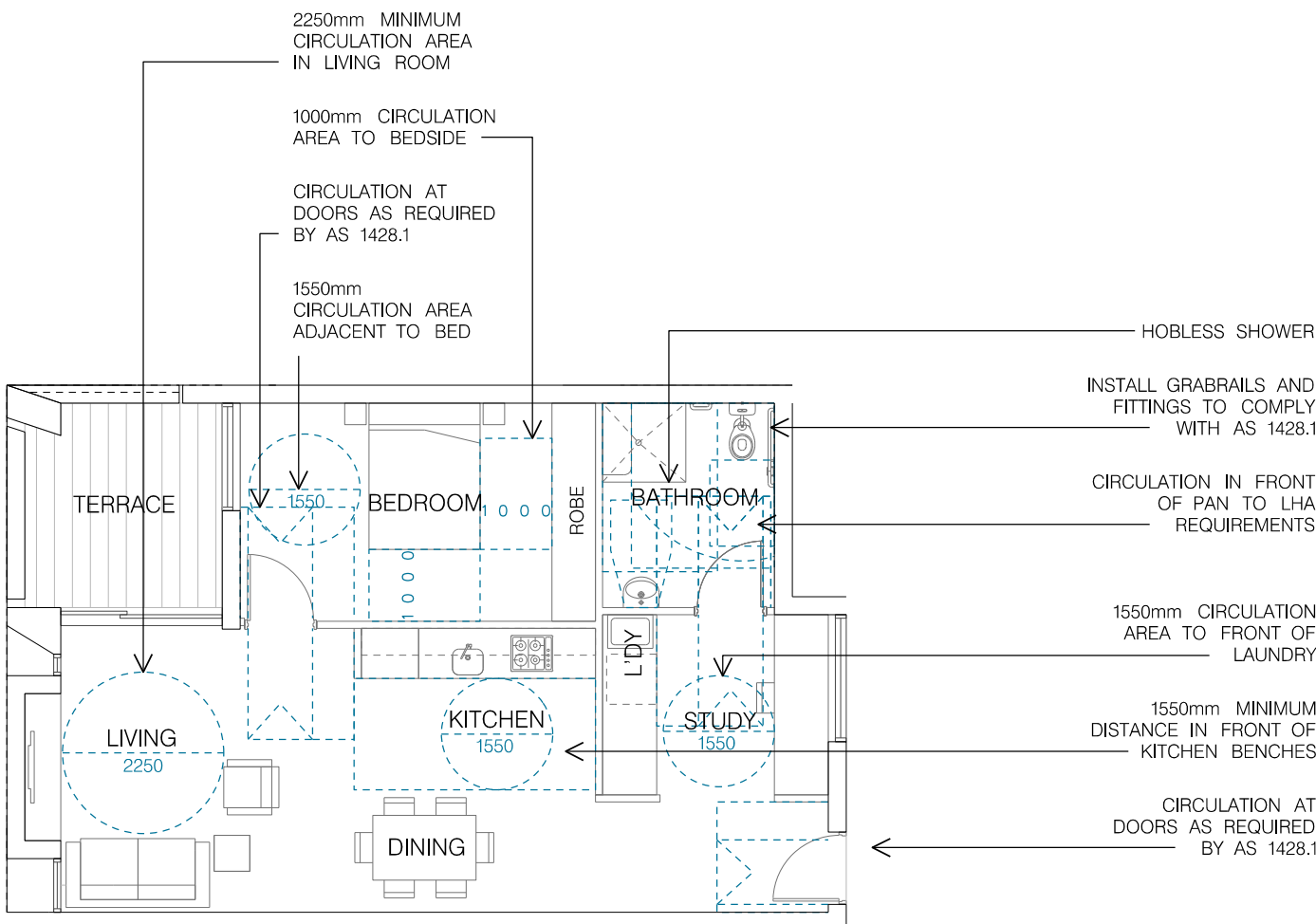
02 UNIT 1.03 & 2.04 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 2 UNITS



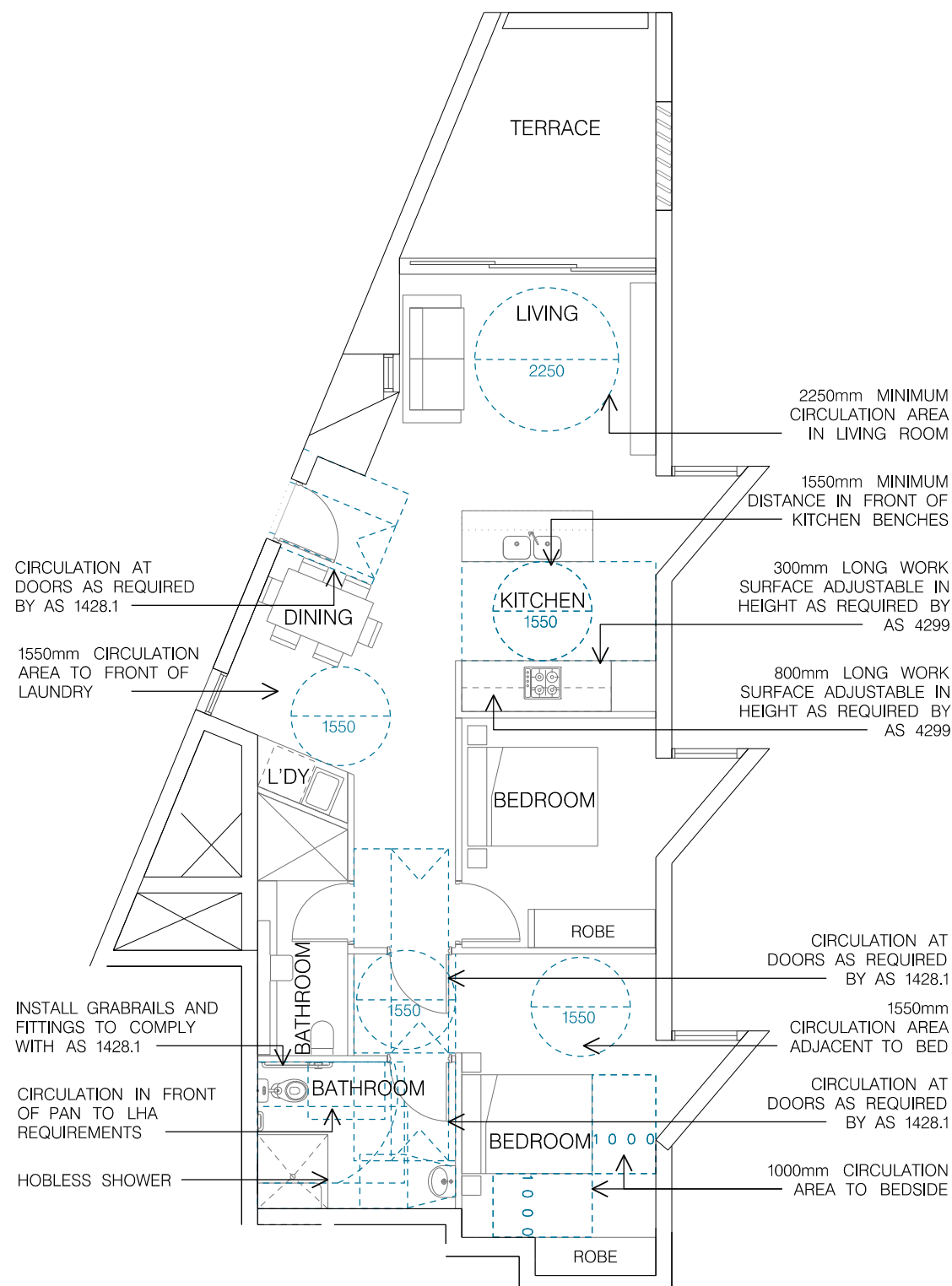
04 UNIT 4, 8 & 10 LEVEL 1-6 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 6 UNITS



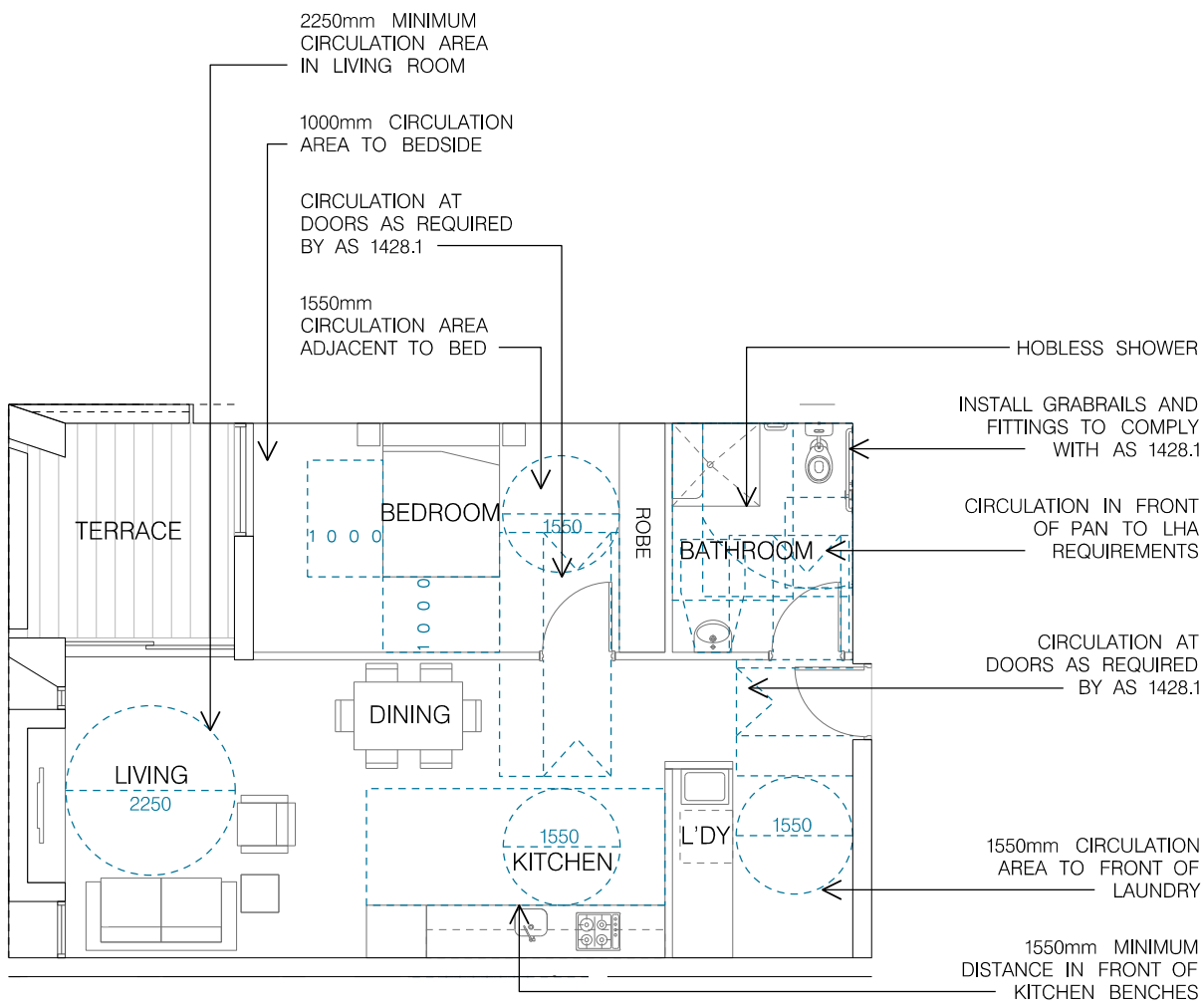
06 UNIT 2.03 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 1 UNIT



01 UNIT 1.03 & 2.04 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 2 UNITS



03 UNIT 4, 8 & 10 LEVEL 1, 2 & 6 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 3 UNITS



05 UNIT 2.03 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 1 UNIT

NOTES – ACCESSIBILITY

GENERAL

1. CT DENOTES CERAMIC TILE FLOORING TO BATHROOM / ENSUITE FLOORING TO COMPLY WITH SLIP RESISTANCE AS REQUIRED BY AS 4586 – WET PENDULUM RATING MIN. P3
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4. ADAPTABLE UNITS ARE DESIGNED IN ACCORDANCE WITH LIVEABLE HOUSING DESIGN GUIDELINES (LHA) SILVER LEVEL.

ELECTRICAL

LIVING/DINING ROOMS OF FUTURE ADAPTABLE UNITS TO BE PROVIDED WITH A TELEPHONE OUTLET ADJACENT TO A GPO COMPLIANT WITH AS 4399.

AT LEAST ONE DOUBLE GPO TO BE PROVIDED WITHIN 300mm OF THE FRONT EDGE OF THE FUTURE ADAPTABLE UNIT KITCHEN WORK SURFACE COMPLIANT WITH AS 4399.

REFRIGERATOR GPO IN FUTURE ADAPTABLE UNIT TO BE EASILY REACHABLE WHEN FRIDGE IS IN ITS OPERATING POSITION IN ACCORDANCE WITH AS 4399.

PROVIDE A DOUBLE GPO ADJACENT TO THE BATHROOM MINOR OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4399.

PROVIDE A DOUBLE GPO WITHIN THE LAUNDRY OF FUTURE ADAPTABLE UNIT IN ACCORDANCE WITH AS 4399.

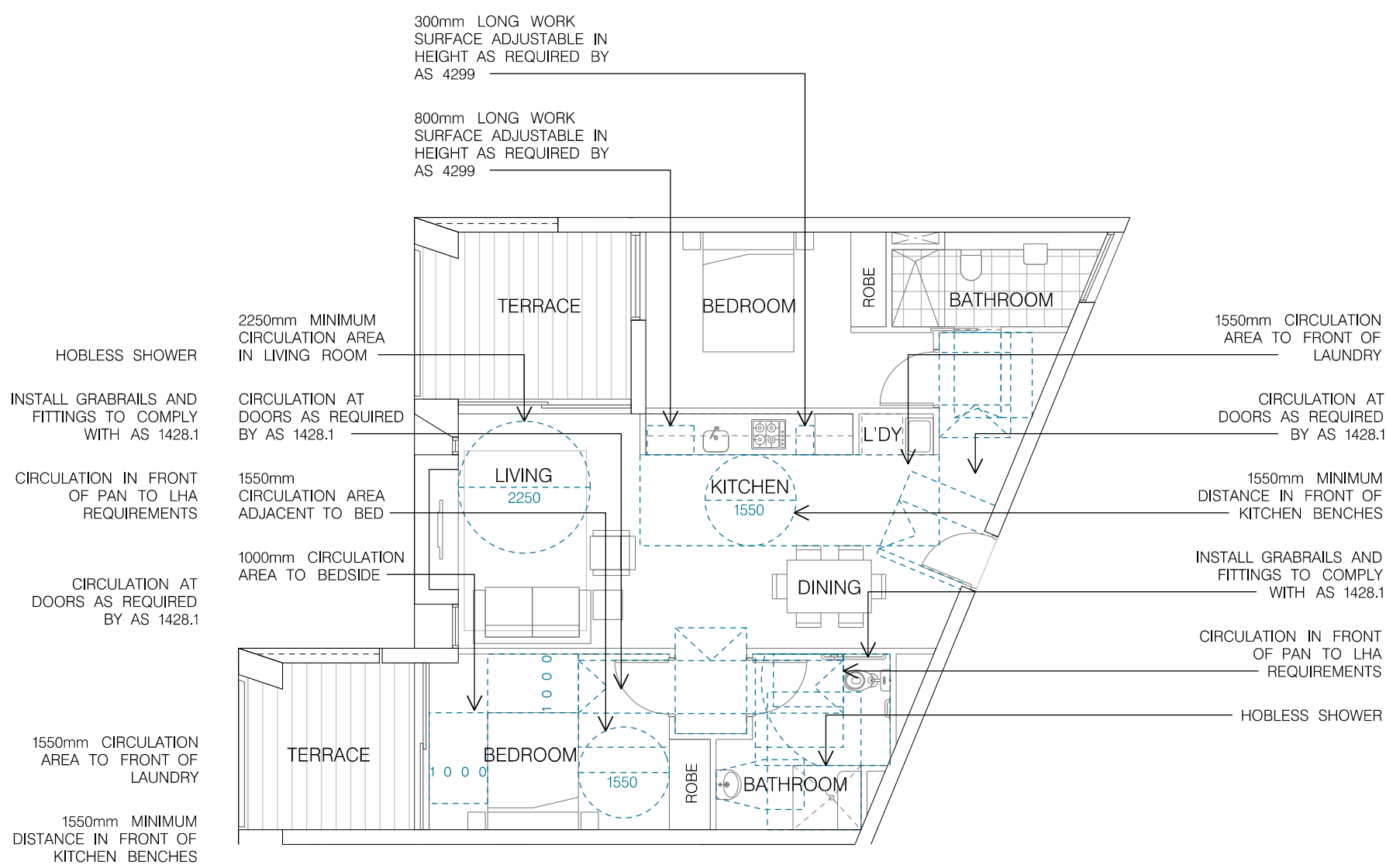
LIVING/DINING AND BEDROOM OF FUTURE ADAPTABLE UNIT TO HAVE WIRING TO ALLOW A POTENTIAL ILLUMINATION LEVEL OF AT LEAST 300 LUX IN ACCORDANCE WITH AS 4399.



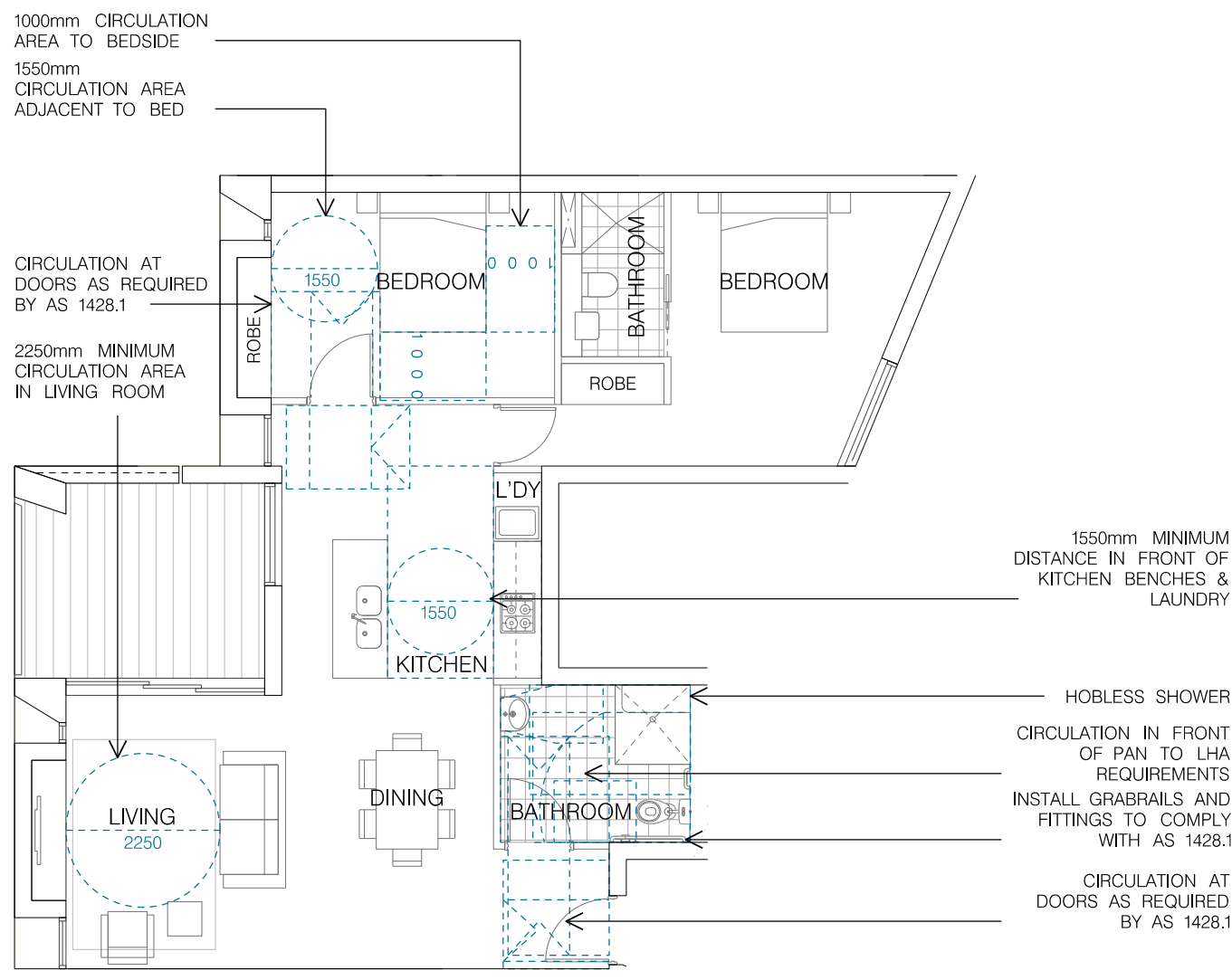
02 UNIT 3.05 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 1 UNIT



04 UNIT 3 LEVEL 3-5 FLOOR PLAN
1:100 PRE ADAPTED LAYOUT – TOTAL 3 UNIT



01 UNIT 3.05 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 1 UNIT



03 UNIT 3 LEVEL 3-5 FLOOR PLAN
1:100 POST ADAPTED LAYOUT – TOTAL 3 UNIT