DEVELOPMENT APPLICATION

SGCH MILLER

71-75 CABRAMATTA AVENUE MILLER NSW 2168
ST GEORGE COMMUNITY HOUSING LTD

SMITH & TZANNES

Certificate no:	0002167640
Assessor Name:	Amir Girgis
Accreditation no:	20579
Certificate date:	15 November 2017
Dwelling Address:	71-75 Cabramatta Avenue Miller, NSW 2168

www.nathers.gov.au

17_037
REV -. 14-11-2017

BASIX NOTES

Water efficiency:

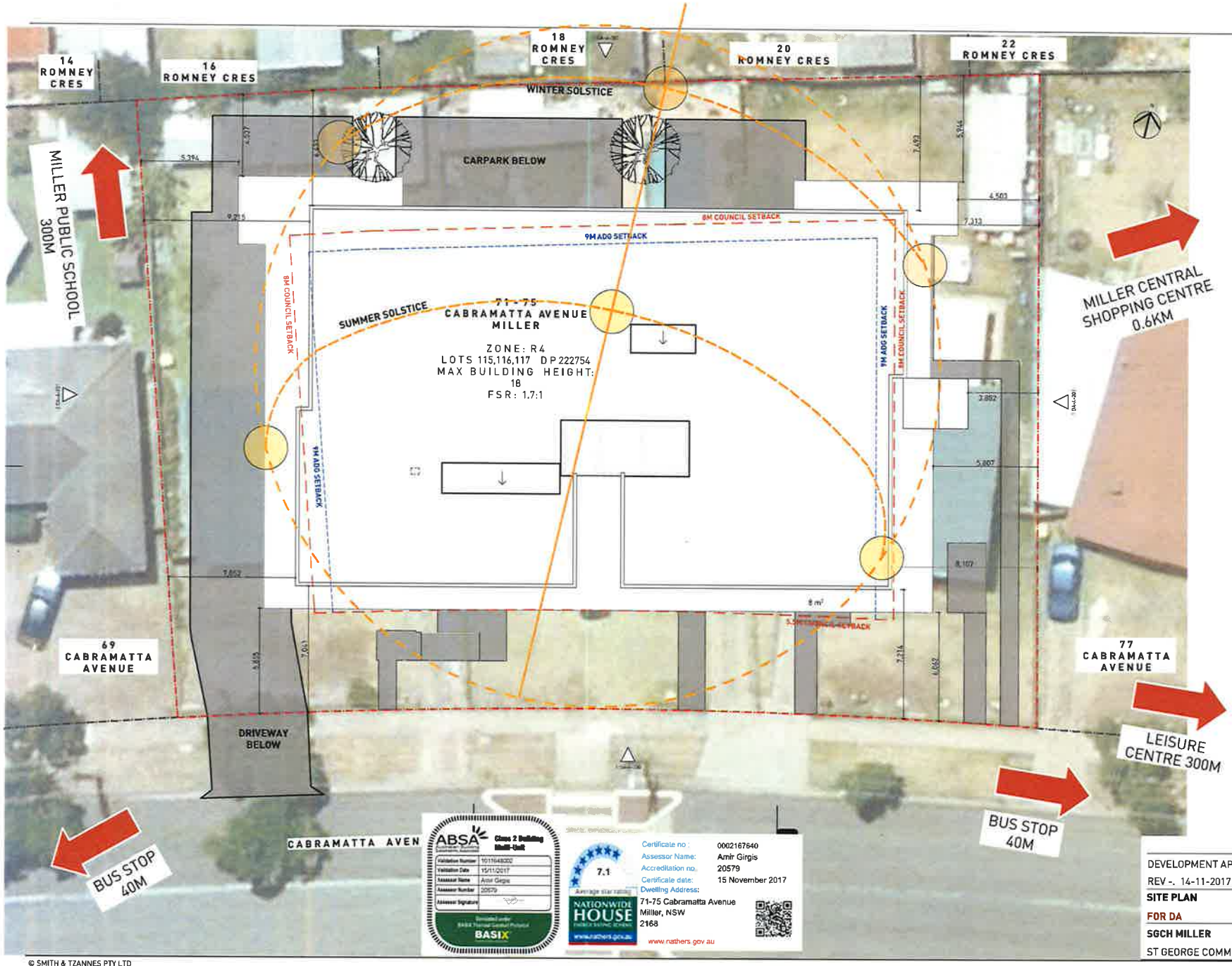
•5,000L rainwater tank to collect water from a roof area of 450m2
•Rainwater to serve all common landscape irrigation on ground floor 519m.
• 4- Star WELS rated toilets
•5-Star WELS kitchen taps and bathroom taps
•3-Star WELS rated showers (>4.5 but <= 6 L/min)
• 4 Star WELS rated toilet for common areas
• 4Star WELS rated taps for common areas

Thermal Comfort:

•R4.5 bulk insulation to all external exposed walls (total R-value for the wall system R3.24)
•R1.5 slab insulation for all suspended floors (total R-value for the suspended floor, R1.71)
• Double stud, plasterboard party walls to other apartments (total R-value R0.28)
• AAC (or equivalent) party walls to plantrooms and lifts (total R-value R0.70)
•R4.5 bulk insulation under all exposed ceilings (G.01, G.02,G.03, 3.01,3.02,3.03,3.04,3.05,3.06,3.07,3.08,3.09) (total R-value 4.56)
•R4.5 bulk insulation to ceiling/roof of Level 5 apartments (total R-value 4.56)
•All windows to achieve a total U-value of 5.4 (max) and SHGC of 0.49 (+-5%) (NFRC)
• Floor coverings: kitchen/living - tiled/carpet, wet areas - tiled, bedrooms - carpet
• Provision of NO downlights/spotlights in the apartments or provision of thermally sealed fittings
• Weather seals for all exhaust & ventilation vents

Energy Efficiency:

•Gearless traction lifts with Variable Voltage & Frequency (VVVF) motors
• No Mechanical ventilation to switch room, caretaker amenities and main comms room
• Exhaust ventilation in garbage room, hydraulic pump room and bulky waste room
•Natural Ventilation(no mechanical ventilation) in hallways and lobbies
• LED lighting for all lifts and lighting connected to lift call button
• LED for all plant and services rooms, manual on/off switch
• LED lighting with daylight sensors and motion sensors for GF lobby and all other hallways
•6 Star instantaneous gas hot water system for each individual dwelling
• Individual fans ducted to façade for kitchen, bathroom and laundry exhaust and interlocked to light
• Gas cooktops and electric ovens
• Dedicated Compact Fluorescent/LED fittings for all internal areas in apartments
•ceiling fans for living rooms and bedrooms
• Indoor clothes drying line (including balconies)



LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

ABSA Class 2 Building Shell-Unit

Validation Number	1011648302
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol BASIX

7.1 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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Miller, NSW
2168

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DEVELOPMENT APPLICATION
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SITE PLAN

FOR DA

SGCH MILLER

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0 10m - 1:200 5.0m - 1:100 2.5m - 1:50 1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

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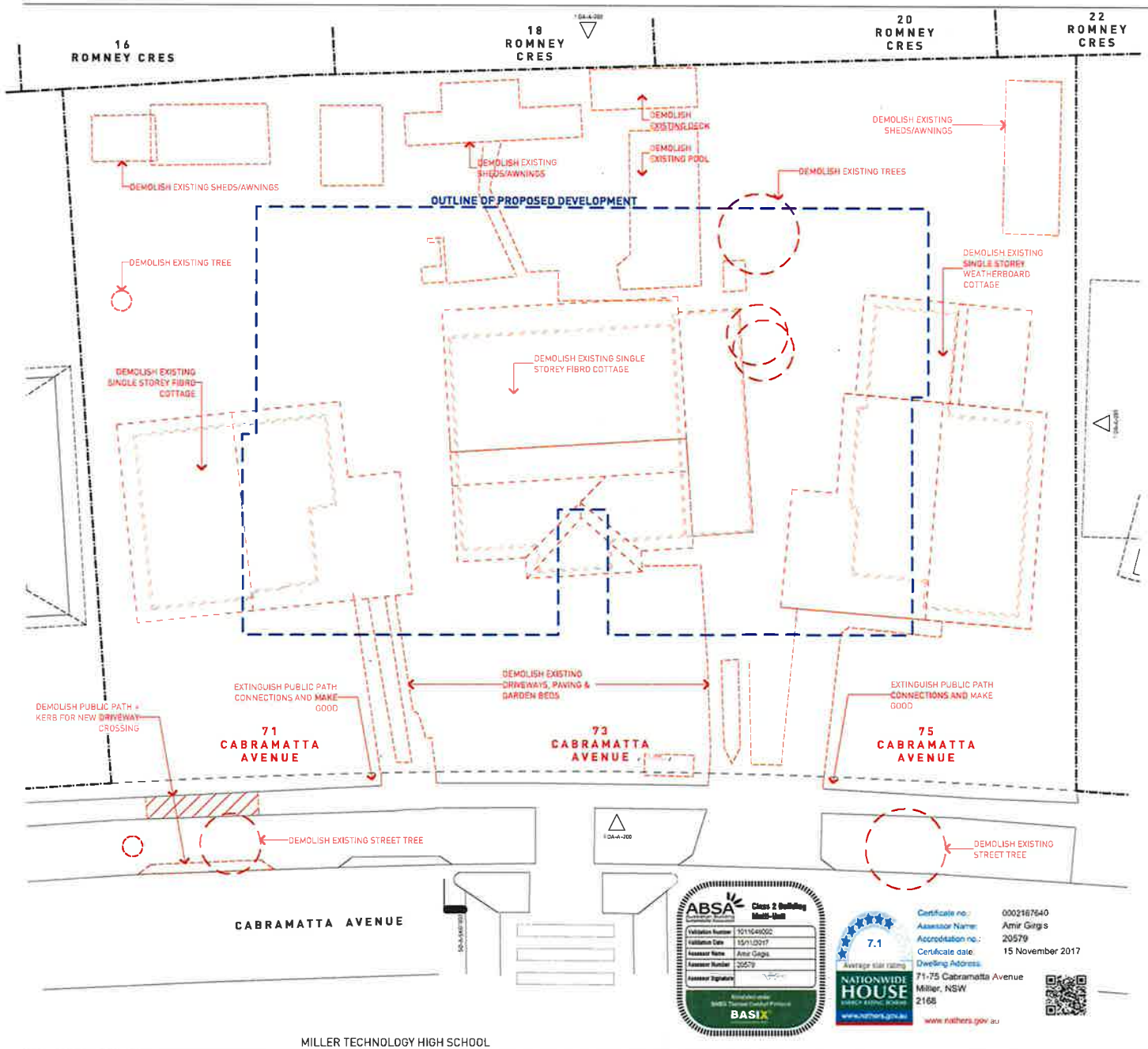

MILLER TECHNOLOGY HIGH SCHOOL

CONSTRUCTION MANAGEMENT

MATERIALS HANDLING

Materials handling and vehicle operations will comply with the Road Transport Act 1999 (NSW) which incorporates the Mass Loading and Access Regulation 1996 and Safety Traffic Management Road Rules Regulations 1999. All loads will be covered to minimise dust and prevent the transfer of sediment onto the roadway.

DILAPIDATION SURVEY

A dilapidation survey is to be undertaken to record the physical condition of any existing structure or situation that may be effected by the proposed development.

TRAFFIC MANAGEMENT PLAN

A traffic management plan to be prepared to meet council and RTA ("Traffic Control Worksite Manual") requirements, by a suitably qualified person (minimum red card" qualification).

WASTE MANAGEMENT

The proposed development will incorporate the waste minimisation principles of Avoid, Reduce, Reuse and Recycle, and conform with the Waste Avoidance and Recovery Act 2001. Specific bins for waste and recycling shall be provided on site.

NOISE CONTROL

To reduce noise from construction and demolition sites, all activities should be carried out in accordance with the requirements of Australian Standard Guidelines AS2436-1981 "Guide to noise control on Construction Maintenance and Demolition sites."

OCCUPATIONAL HEALTH AND SAFETY

All site works must comply with the occupational health and safety requirements of the New South Wales Work Cover Authority.

TOILET FACILITIES

During excavation, demolition and construction phases, toilet facilities are to be provided on the site, at the rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site.

SOIL AND WATER MANAGEMENT

1. Minimise the area of soils exposed at any one time.
2. Conserve top soil.
3. Protect proposed stockpile locations. Use only nominated stockpile locations.
4. A durable sign, available from Council must be erected during the works in a prominent location on site, warning of penalties should appropriate measures required by the Soil and Water Management Plan not be maintained.
5. Prevent soil, sand and sediments leaving the site in an uncontrolled manner.
6. Control surface water flows through the site in a manner that:
   - i) Diverts clean run-off around disturbed areas
   - ii) Minimises slope gradient & flow distance within disturbed areas
   - iii) Ensures surface run-off occurs at non-erodable velocities
   - iv) Ensures disturbed areas are promptly rehabilitated.
7. Sediment and erosion control measures are to be in place before work commences.
8. Materials are not to be tracked onto the road by vehicles entering or leaving the site.
9. Specified drainage is to be implemented to protect and drain the site during works.

DEVELOPMENT APPLICATION

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DEMOLITION & SITE MANAGEMENT PLAN

FOR DA

SGCH MILLER

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5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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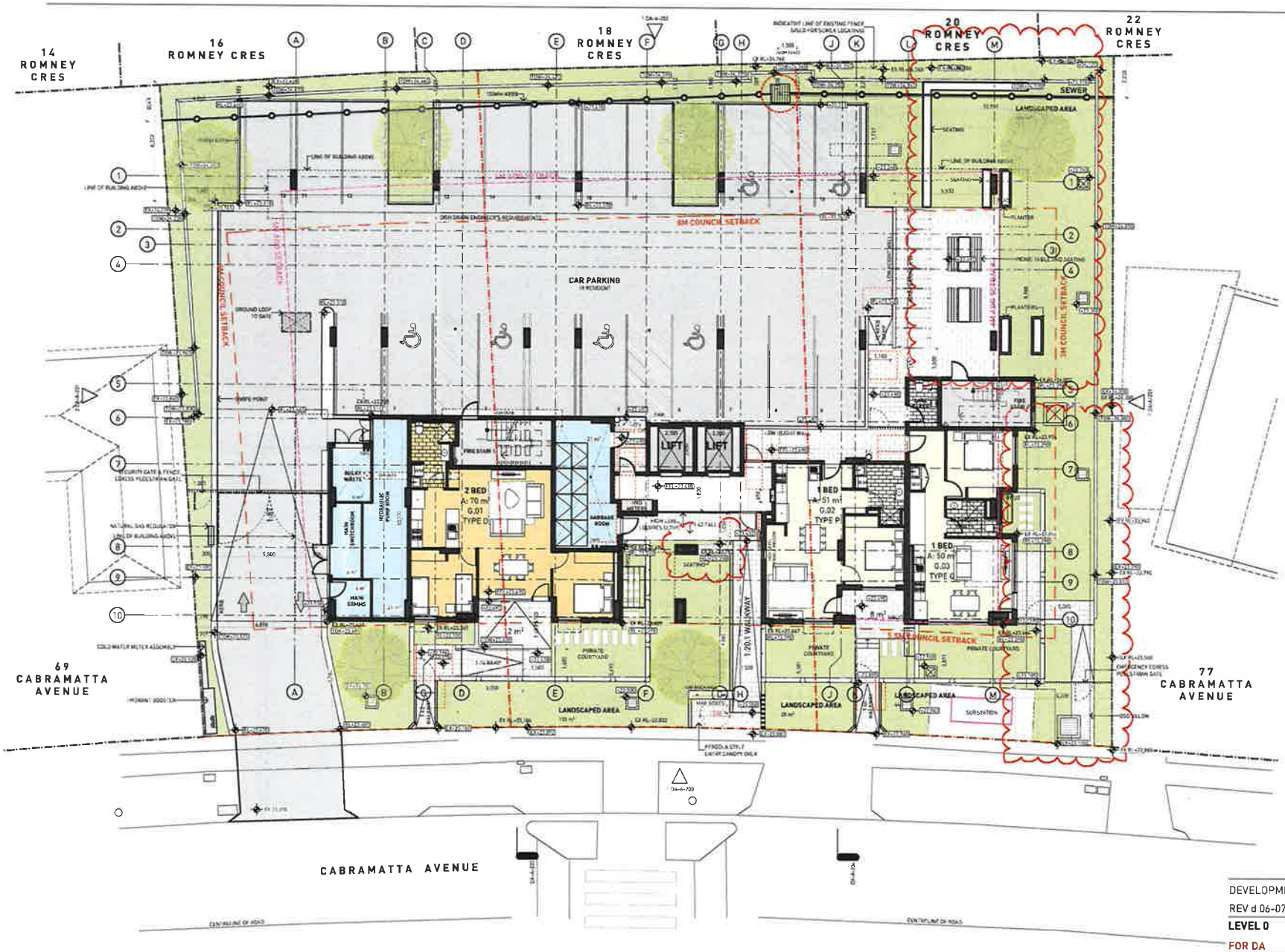
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

MILLER TECHNOLOGY HIGH SCHOOL

DEVELOPMENT APPLICATION

REV d 06-07-2018

LEVEL 0

FOR DA

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smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7074)
SMITH & TZANNES

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LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
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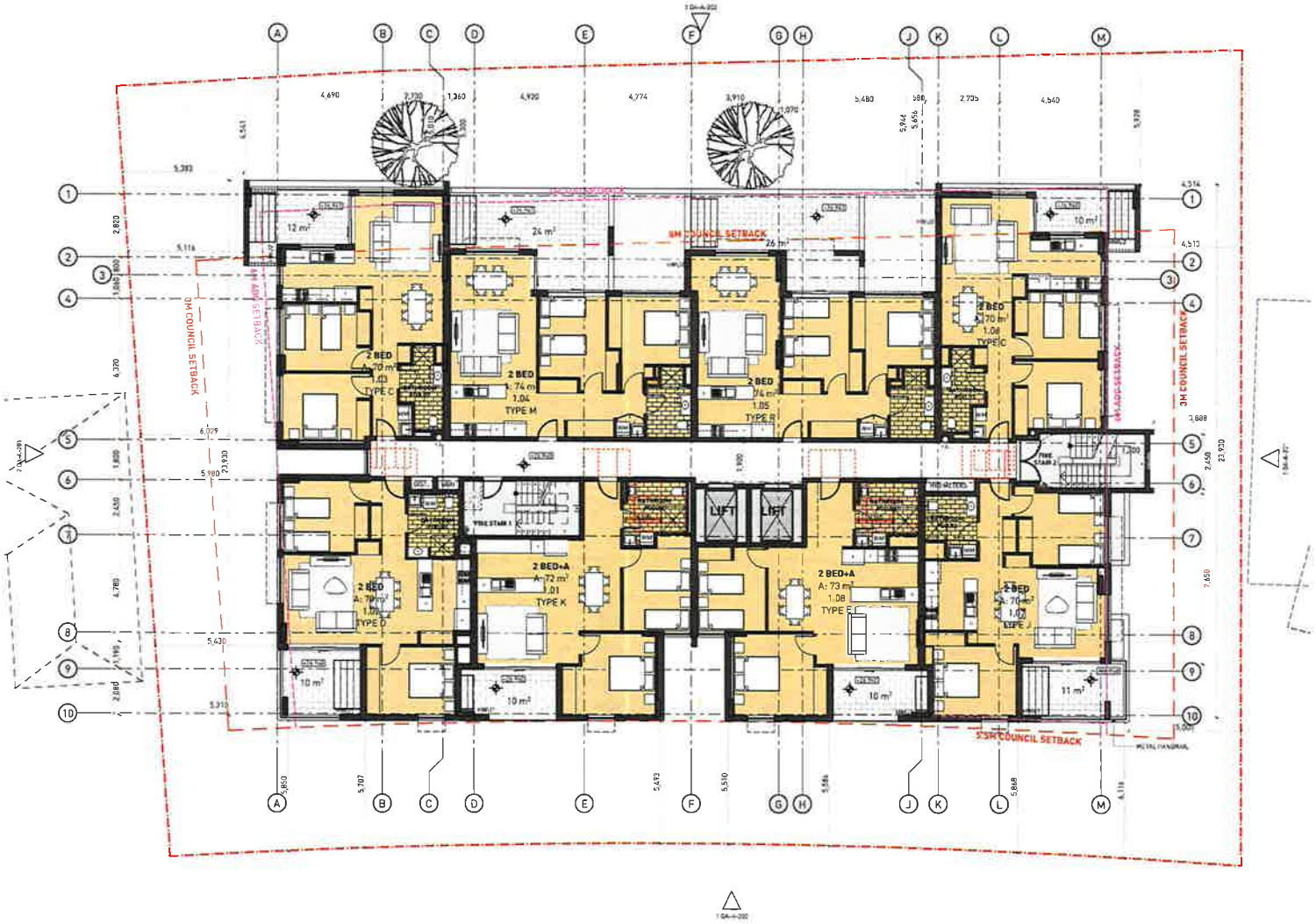
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address: 71-75 Cabramatta Avenue Miller, NSW 2168

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DEVELOPMENT APPLICATION

REV -. 14-11-2017

LEVEL 1

FOR DA

SGCH MILLER

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1.25m - 1:25

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smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

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DEVELOPMENT APPLICATION

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LEVEL 2-3

FOR DA

SGCH MILLER

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5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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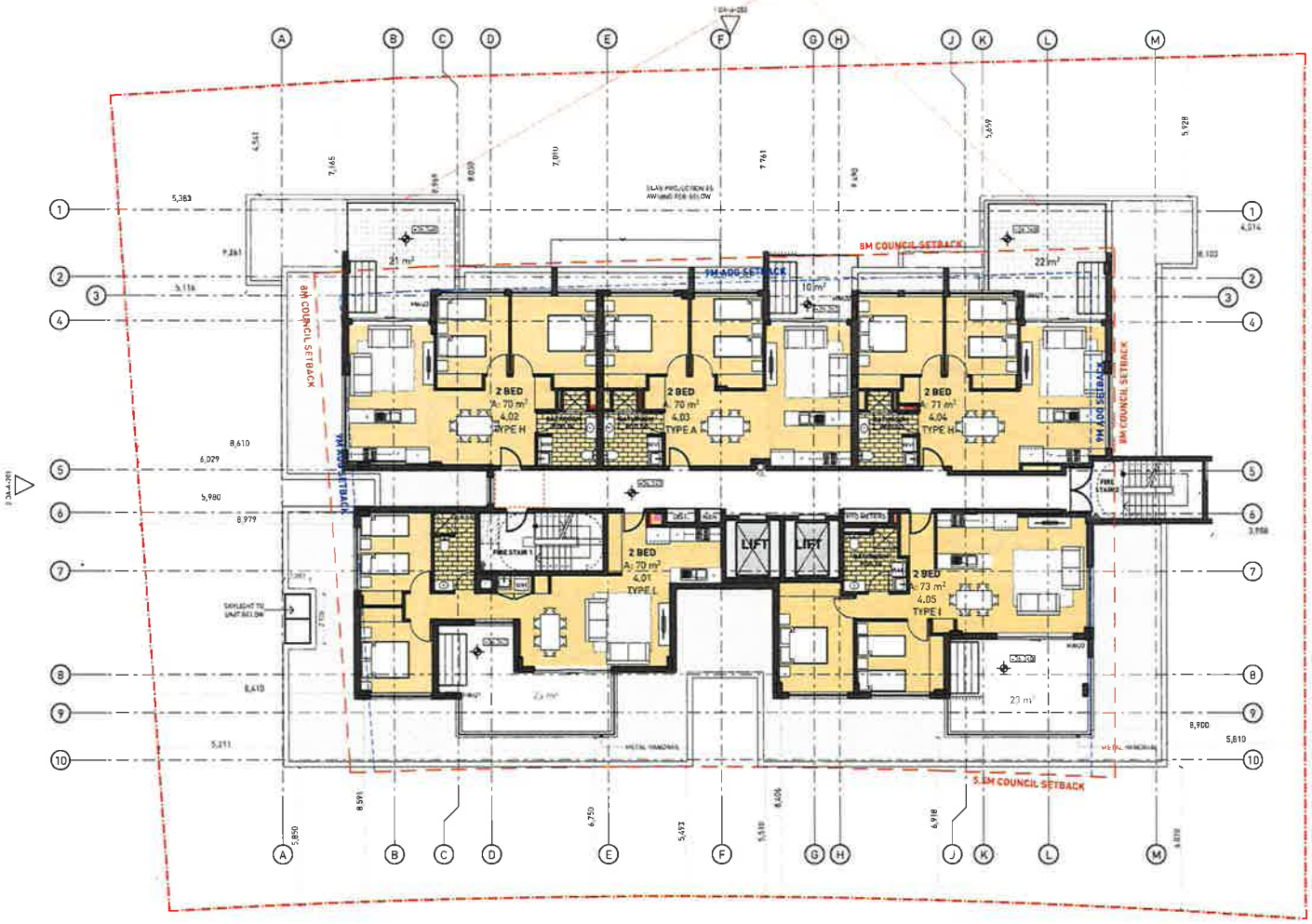
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7074)

SMITH & TZANNES

Aluminium privacy screening shall be provided to the northern elevation of the balconies associated with Unit 4.02, 4.04, 5.02, 5.03 and 5.04.

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



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Accreditation no.: 20579
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DEVELOPMENT APPLICATION

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LEVEL 4

FOR DA

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10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

Aluminium privacy screening shall be provided to the northern elevation of the balconies associated with Unit 4.02, 4.04, 5.02, 5.03 and 5.04.

LEGEND

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MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
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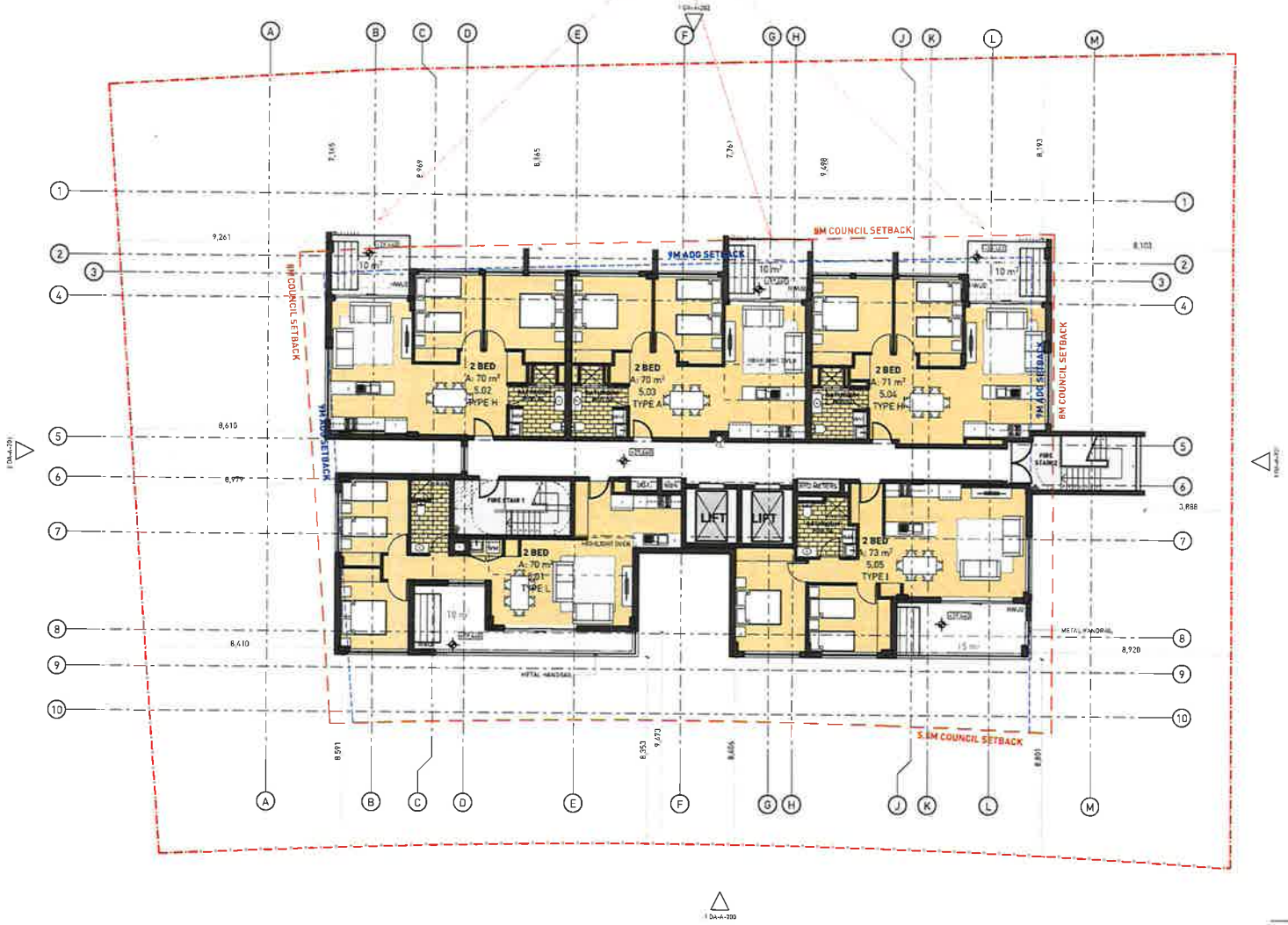
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



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DEVELOPMENT APPLICATION

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LEVEL 5

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10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7034)

SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
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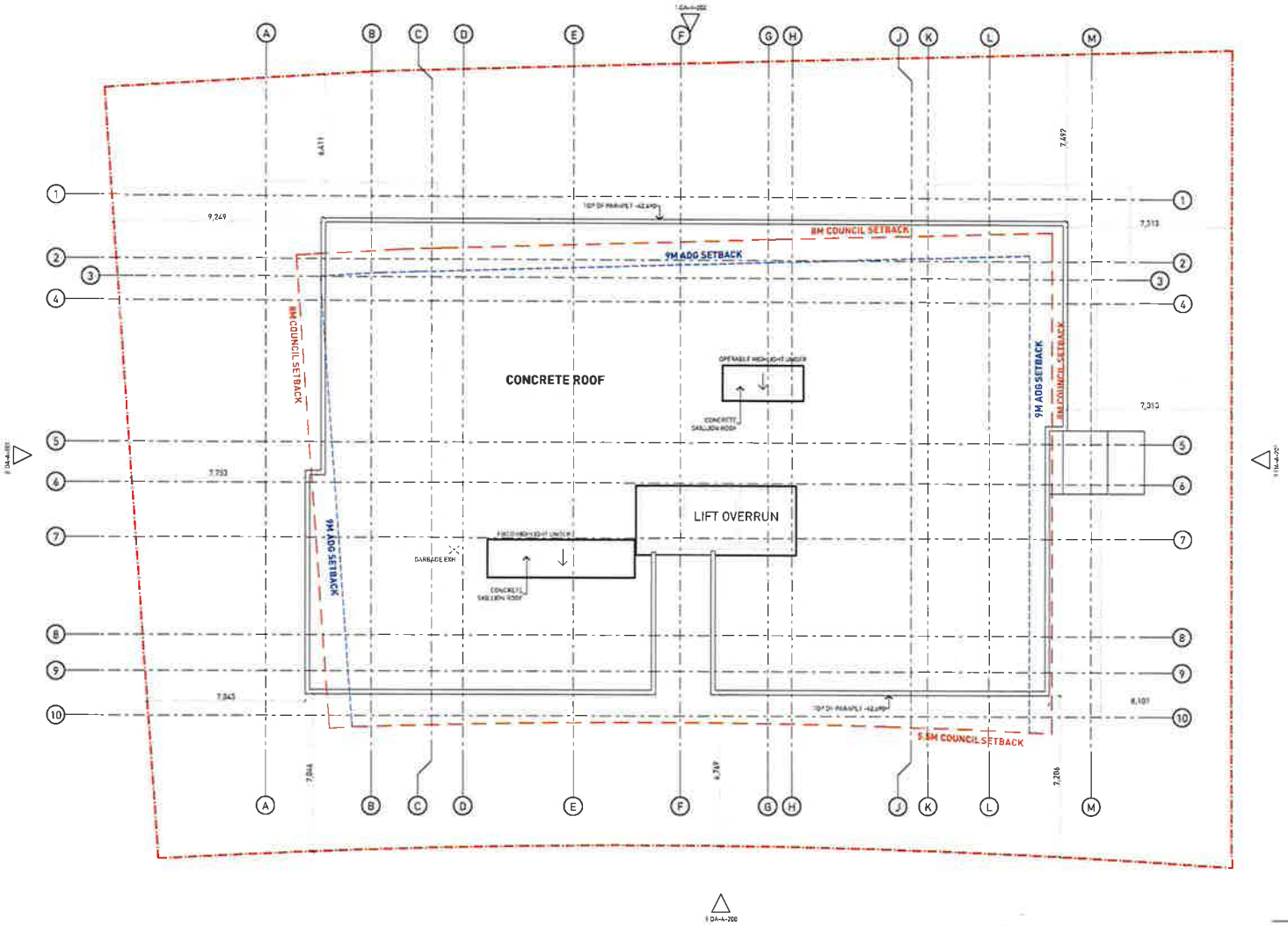
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



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DEVELOPMENT APPLICATION

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ROOF PLAN

FOR DA

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10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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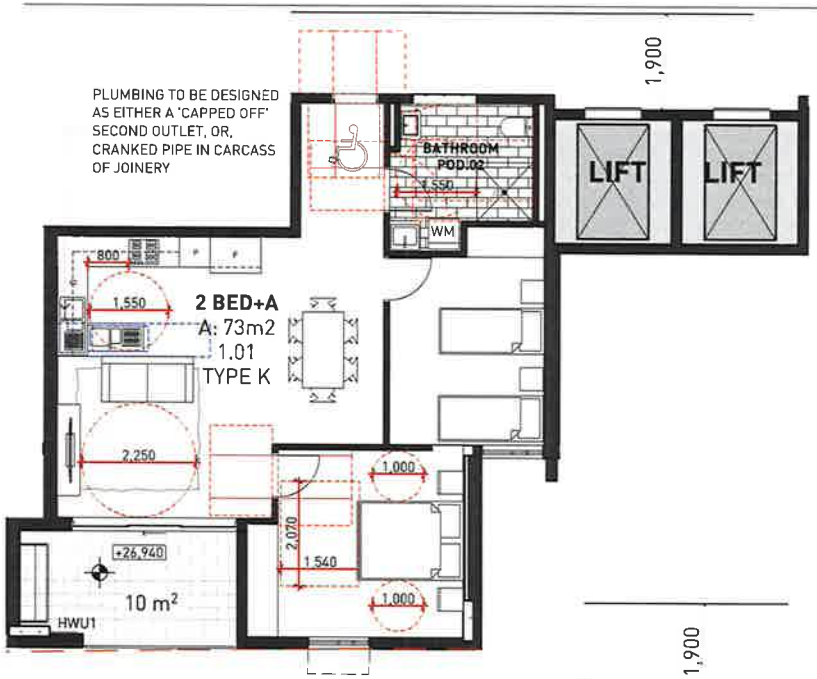
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



1 ADAPTABLE UNITS - TYPE K TYPICAL
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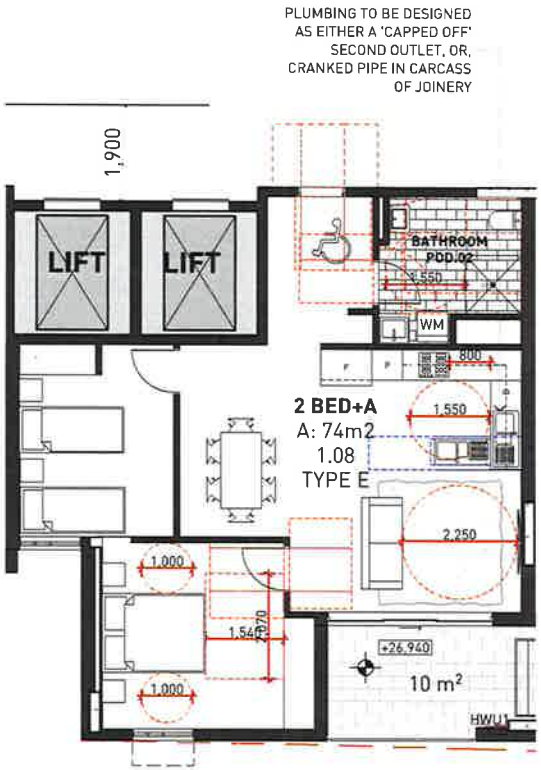

2 ADAPTABLE UNITS - TYPE E TYPICAL
1:100

ADAPTABLE RESIDENTIAL UNITS SPECIFICATION
ADAPTABLE 2 BED UNITS: TYPE K - 1.01,2.01, 3.01 , TYPE E -1.08, 2.09, 3.09
APPLICABLE STANDARDS: AS 4299-1995, AS 1428.1-2009, AS 1428.2-1992
SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

(Item numbers relate to relevant items in Appendix A AS4299-1995)
SITE
3 SITING Continuous accessible path provided from street and from accessible carspaces.
11 LETTERBOXES Located outside main lobby entry off Cabramatta Avenue. Area is flat, paved and accessible from the street and main entrance walkway.
14 CARSPACES Minimum area 5.4m x 2.4m. Carspaces 2, 3, 5, 6, 18 and 19 have been allocated to the accessible apartments. Comply with AS1428.1 (Min 5.4m x 2.4m)
ENTRANCE
20 ENTRY Entry to apartments accessible by ramp direct from street or lift from carpark.
22 LEVEL Accessible entry to be level (Max 1:40 slope)
23 THRESHOLD Threshold to be low-level
24 LANDING Landing to enable wheelchair manoeuvrability.
25 ENTRY DOORS Min 920mm leaf.
27 DOOR HARDWARE Door lever and hardware to AS 1428.1
INTERNAL GENERALLY
32 INTERNAL DOORS Min 870mm leaf.
33 CORRIDORS Min 1000mm width clearance.
34 DOOR APPROACHES Comply AS 1428.1 - refer to drawings.
LIVING
36 LIVING SPACE CIRCULATION Provision for circulation space of min 2250mm diameter.
37 POWER Provide 4 double GPO.
38 PHONE Provide phone outlet adjacent.
41 ILLUMINATION Min 300 lux.
KITCHEN
42 BENCHES Min width 2700mm. Min 1550mm clear between benches.
43 CIRCULATION Comply with AS 1428.1 - refer to drawings.
44 BENCH Adjustable/removable surface 800mm wide adjacent cooktop.
45 REFRIGERATOR Located adjacent worksurface.
46 SINK Plumbing to allow to make adjustable in height.
47 SINK BOWL Max depth 150mm.
48 TAPS Lever handles.
49 TAPS Locate to side of sink.
51 COOKTOP Provide side located crossbar controls.
52 COOKTOP Provide isolating switch.
53 WORKSURFACE Min 800mm length adjacent to cooktop at same height.
54 OVEN Oven located adjacent to an adjustable height or replaceable work surface.
59 POWER GPO to comply with AS 1428.1 within 300mm of worksurface.
60 POWER GPO located at side of refrigerator.
61 FLOOR Slip resistant.
MAIN BEDROOMS
62 BEDROOM To accomodate circulation space to AS 1428.2.
63 POWER Two power outlets on either side of bed location.
64 POWER One GPO on opposite wall to bed.
65 PHONE Outlet provided near bed.
66 TV Outlet provided in wall opposite bed.
67 LIGHT Two way light switch: One switch located at bed, other switch located at door.
68 ILLUMINATION Min 300 lux.
69 ROBE Sliding mirror doors.
BATHROOMS
75 AREA Bathroom area to compy with AS 1428.1.
76 FLOOR Slip resistant floor surface.
77 SHOWER Min size 1160mm x 1100mm.
78 SHOWER WATERPROOFING Comply with AS 3740.
79 SOAP HOLDER Recessed.
80 TAPS Shower taps positioned for easy reach to access side of shower sliding track.
82 SHOWER ROSE Handheld.
83 SHOWER Wall studs located to enable grab rails to be installed.
86 TAPS Located to AS 1428.1 with lever handles with single outlet.
88 BASIN Clearance to comply with AS 1428.1.
90 POWER Double GPO beside mirror.
93 TOILET Position and circulation to comply with AS 1428.1.
94 WC Location to comply with AS 1428.1.
95 WALLS Locate to enable grab rails to be installed.
96 FLOOR Slip resistant floor surface.
LAUNDRY
98 CIRCULATION Circulation at doors to comply with AS 1428.1.
99 CIRCULATION Min 1150mm clearance in front of appliances.
100 WASHING MACHINE Provide automatic washing machine.
102 CLOTHES LINE Direct path to external clothes line.
105 POWER Double GPO.
108 FLOOR Slip resistant.
DOOR LOCKS
110 HARDWARE Locate between 900mm - 1100mm above floor.
FLOOR COVERINGS
111 INTERNAL/EXTERNAL Generally slip resistant surfaces.
BCA PART D3
1. An accessible path of travel is provided to the entrance doorways of each sole occupancy unit served by the lift from the street and carspace .
2. Accessible parking spaces are available at grade.

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DEVELOPMENT APPLICATION
REV -. 14-11-2017
ADAPTABLE UNIT PLANS
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

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2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
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Nominated Architect: Peter Smith (Reg 7044)
SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
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PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

1 SOUTH ELEVATION
1:200

ABSA Class 2 Building Multi-Unit
Validation Number 1211649002
Validation Date 15/11/2017
Assessor Name Amir Girgis
Assessor Number 20579
Assessor Signature
BASIX

7.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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Miller, NSW
2168
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DEVELOPMENT APPLICATION
REV - 14-11-2017
SOUTH (STREET) ELEVATION
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-200

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10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
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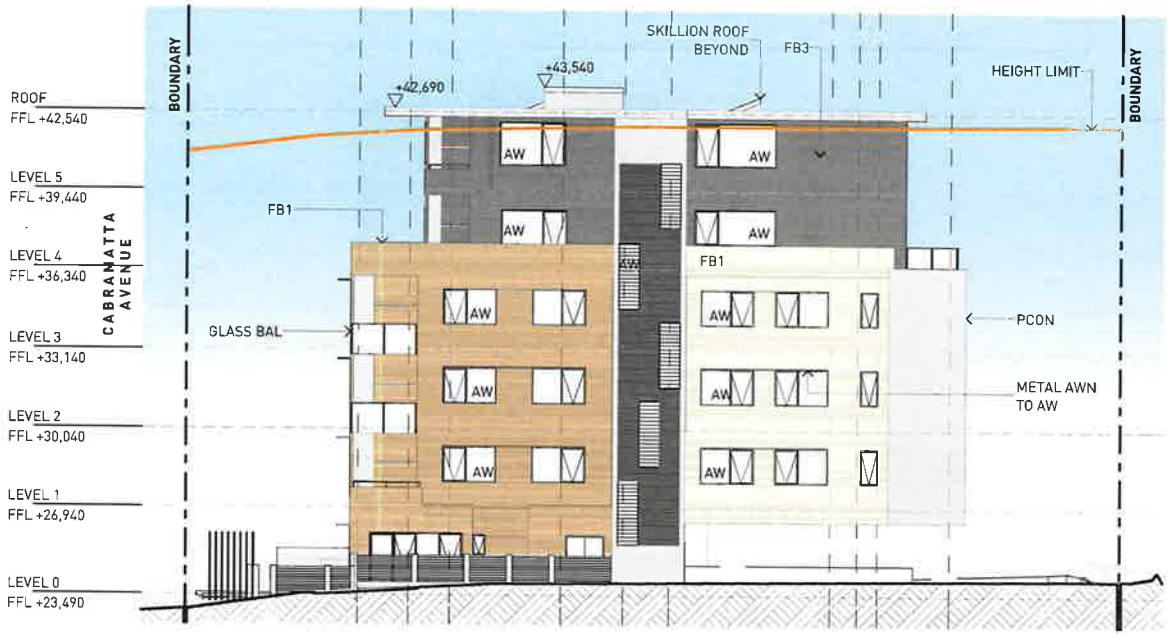
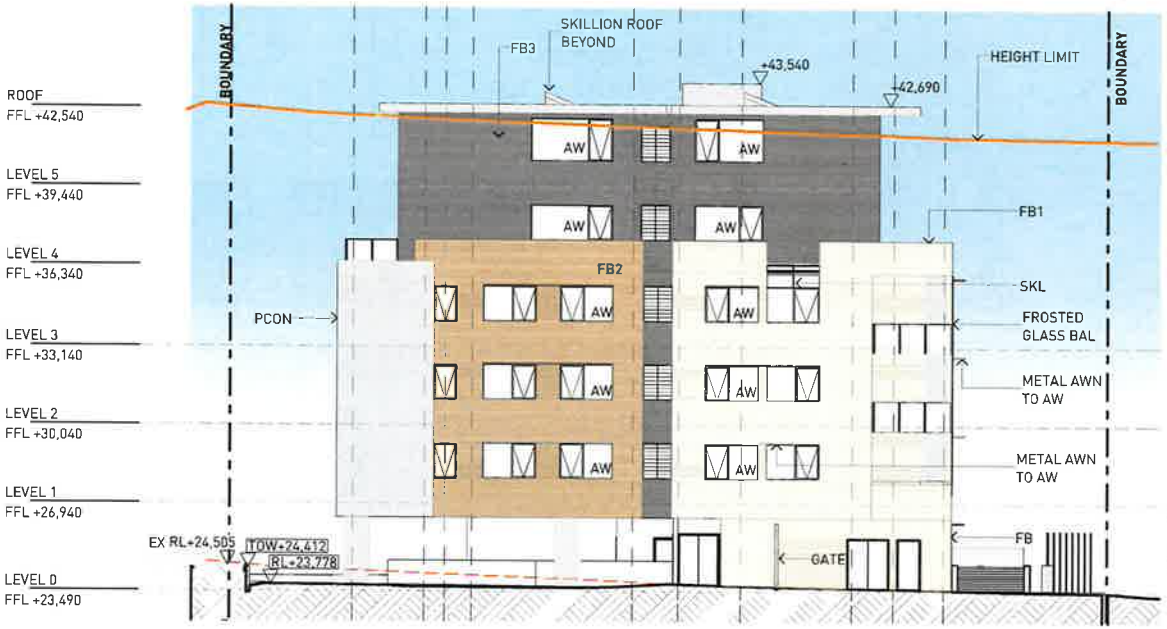


1 EAST ELEVATION
1:200



2 WEST ELEVATION
1:200

LEGEND

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ABSA Class 2 Building Multi-Unit
Validation Number 1011649050
Validation Date 15/11/2017
Assessor Name Amir Girgis
Assessor Number 20579
Assessor Signature
Submitted under BASIX Thermal Comfort Protocol
BASIX

7.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Certificate no	0002187640
Assessor Name	Amir Girgis
Accreditation no.	20579
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DEVELOPMENT APPLICATION
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EAST & WEST ELEVATIONS
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-201

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0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

1 NORTH ELEVATION
1:200

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

www.nathers.gov.au

DEVELOPMENT APPLICATION
REV -. 14-11-2017
NORTH ELEVATION
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-202

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0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7074)
SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

1 SECTION [1]
1:200

DEVELOPMENT APPLICATION

REV -. 14-11-2017

SECTION 01

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

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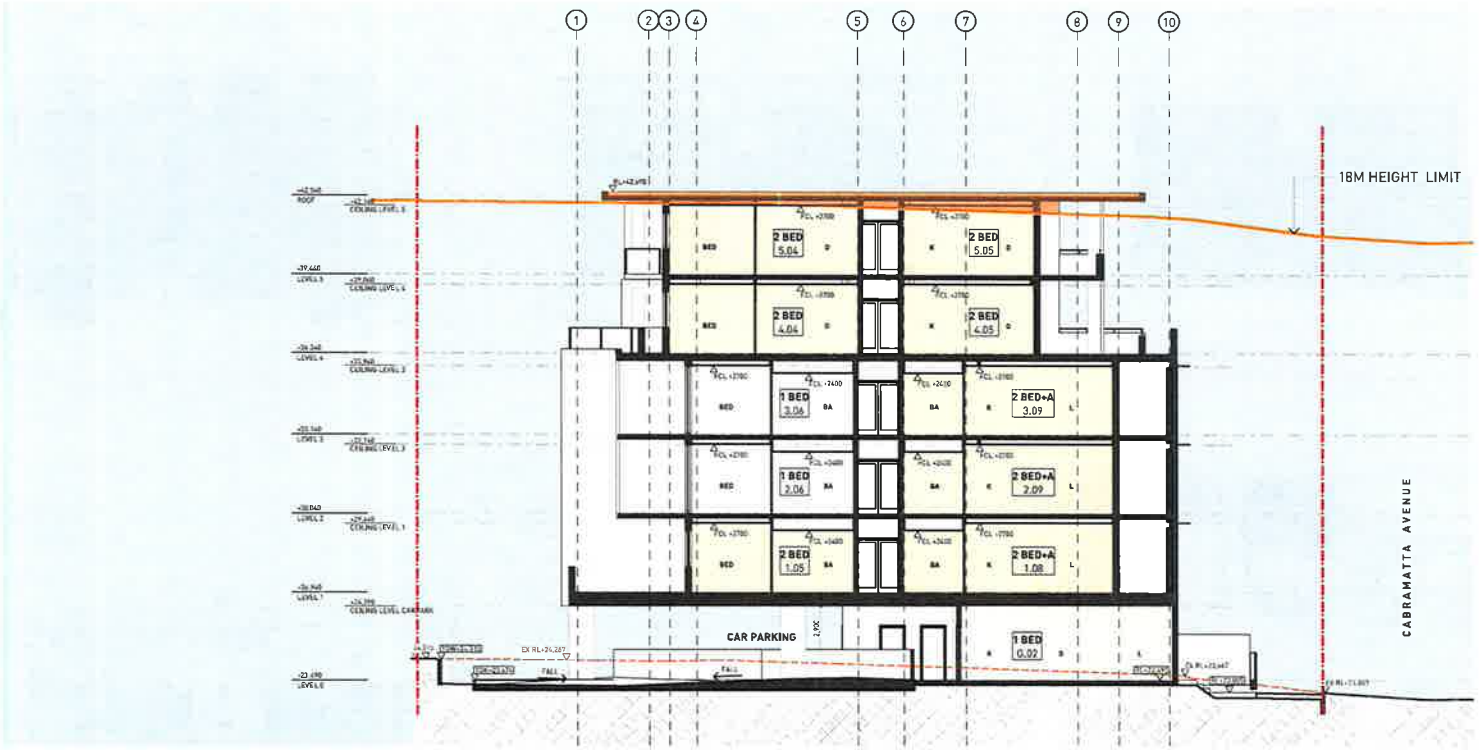
0 10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



1 SECTION (2)
1:200

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Millier, NSW
2168

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DEVELOPMENT APPLICATION
REV -. 14-11-2017

SECTION 02

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

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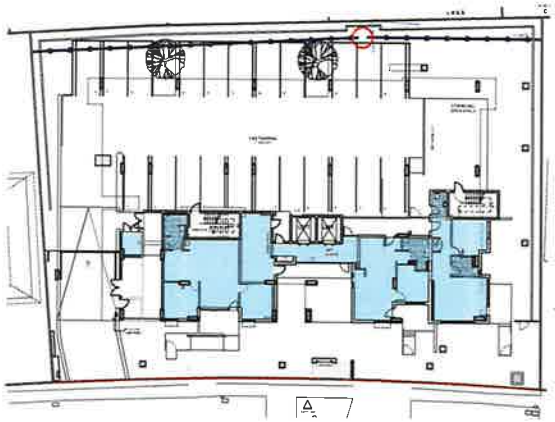
0

10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7034)
SMITH & TZANNES



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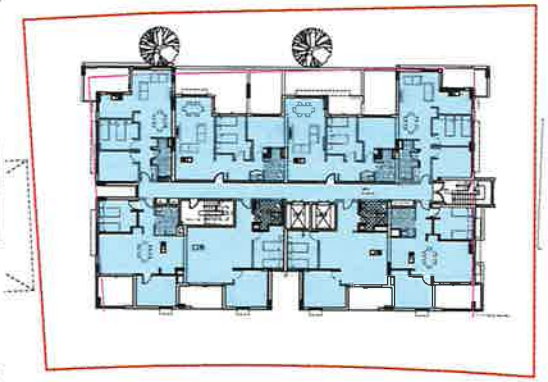

2. LEVEL 1 GFA
1:500

3. LEVEL 2 & 3 GFA
1:500

4. LEVEL 4 GFA
1:500

5. LEVEL 5 GFA
1:500

GFA SCHEDULE

TYPE	LEVEL	NAME	AREA
GROSS FLOOR AREA			
	LEVEL 0	GFA	218
	LEVEL 1	GFA	634
	LEVEL 2	GFA	638
	LEVEL 3	GFA	638
	LEVEL 4	GFA	400
	LEVEL 5	GFA	400
			2,928 m²

Permissible FSR 1.7:1	FSR:	2928/ 1728 = 1.69:1
Permissible GFA: 2937m²		(9M² UNDER LIMIT)

ABSA Class 2 Building Multi-Unit
Validation Number: 1011049002
Validation Date: 15/11/2017
Assessor Name: Amir Girgis
Assessor Number: 20579
Assessor Signature:
Simulated under BASIX Thermal Comfort Protocol
BASIX

7.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address
71-75 Cabramatta Avenue
Miller, NSW
2168

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LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

APARTMENT SCHEDULE

LEVEL	UNIT NUMBER	BEDS	INTERNAL AREA
LEVEL 0			
	G.01	2 BED	70
	G.02	1 BED	51
	G.03	1 BED	50
LEVEL 1			
	1.01	2 BED	72
	1.02	2 BED	70
	1.03	2 BED	70
	1.04	2 BED	74
	1.05	2 BED	74
	1.06	2 BED	70
	1.07	2 BED	70
	1.08	2 BED	73
LEVEL 2			
	2.01	2 BED	73
	2.02	2 BED	70
	2.03	2 BED	70
	2.04	1 BED	51
	2.05	1 BED	51
	2.06	1 BED	51
	2.07	2 BED	70
	2.08	2 BED	70
	2.09	2 BED	73
LEVEL 3			
	3.01	2 BED	72
	3.02	2 BED	70
	3.03	2 BED	70
	3.04	1 BED	51
	3.05	1 BED	51
	3.06	1 BED	51
	3.07	2 BED	70
	3.08	2 BED	70
	3.09	2 BED	74
LEVEL 4			
	4.01	2 BED	70
	4.02	2 BED	70
	4.03	2 BED	70
	4.04	2 BED	71
	4.05	2 BED	73
LEVEL 5			
	5.01	2 BED	70
	5.02	2 BED	70
	5.03	2 BED	70
	5.04	2 BED	71
	5.05	2 BED	73
	TOTAL	39 UNITS	

DWELLING MIX:

1 BED UNITS = 8 (20.5%)
2 BED UNITS = 31 (79.5%)

DEVELOPMENT APPLICATION

REV -. 14-11-2017

GFA CALCULATIONS

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

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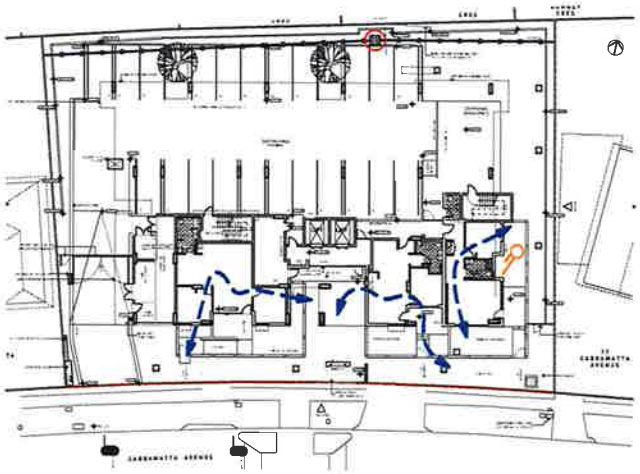
0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1:25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



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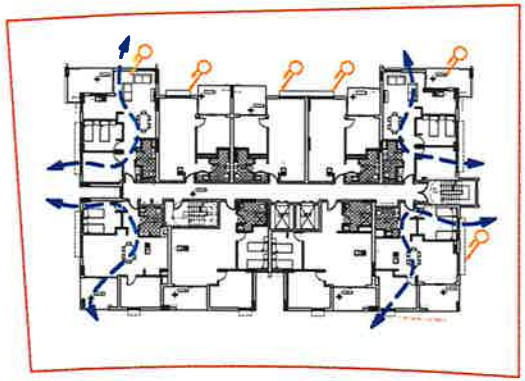

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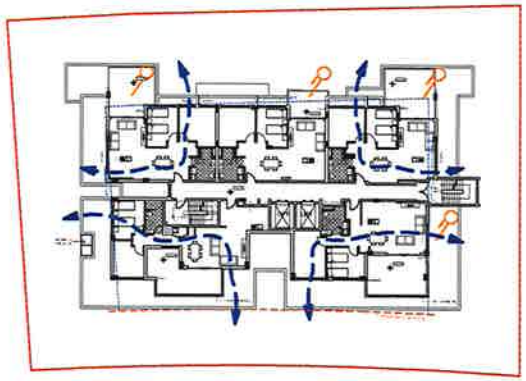
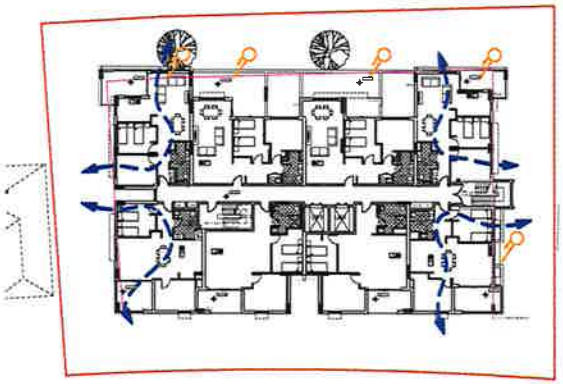


5. LEVEL 4 CROSS VENT / SOLAR ACCESS
1:500



2. LEVEL 1 CROSS VENT / SOLAR ACCESS
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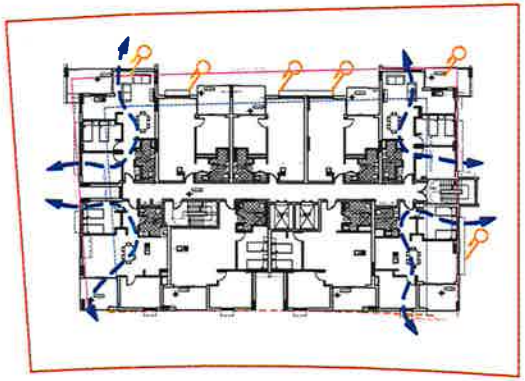

4. LEVEL 3 CROSS VENT / SOLAR ACCESS
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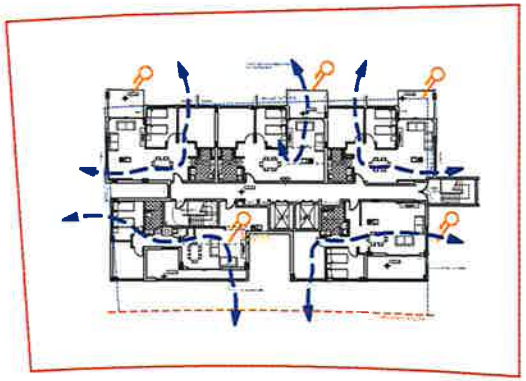

6. LEVEL 5 CROSS VENT / SOLAR ACCESS
1:500

ABSA Class 2 Building Multi-Unit
Validation Number 1011648002
Validation Date 15/11/2017
Assessor Name Amir Girgis
Assessor Number 20579
Assessor Signature
BASIX

7.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

www.nathers.gov.au

CROSS VENTILATION

24 UNITS CROSS VENTILATED (61%)

(ADG MINIMUM REQUIREMENT 60%)

SOLAR ACCESS

27 UNITS RECEIVE MINIMUM 2 HRS DIRECT SUNLIGHT TO LIVING AREAS MID WINTER 9am-3pm (69.2%)

(ADG MINIMUM REQUIREMENT 70%)

N

DEVELOPMENT APPLICATION

REV -, 14-11-2017

CROSS VENT & SOLAR ACCESS

FOR DA

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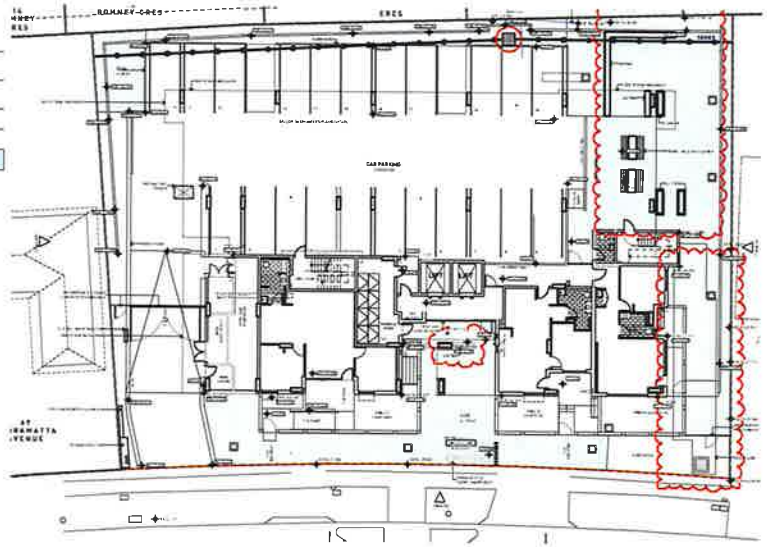
0 | | | | | | |
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

COMMUNAL OPEN SPACE CALCULATION

TYPE	LEVEL	NAME	AREA
COMMUNAL OPEN SPACE			
	LEVEL 0	COS	449
			449 m²

(ADG REQUIREMENT 25% OF SITE = 432M²)



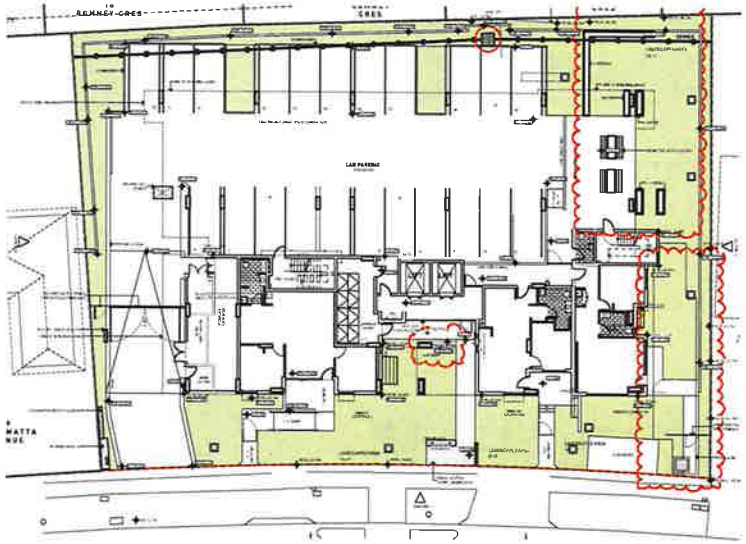
LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

LANDSCAPE CALCULATION

TYPE	LEVEL	NAME	AREA
LANDSCAPED AREA			
	LEVEL 0	LANDSCAPE	551
			551 m²

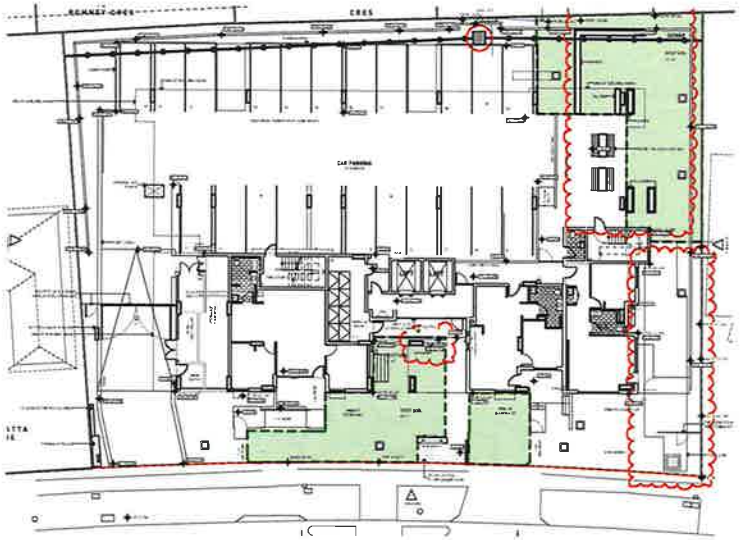
(ARH LANDSCAPE REQUIREMENT 30% OF SITE = 518M²)



LANDSCAPE - DEEP SOIL

TYPE	LEVEL	NAME	AREA
DEEP SOIL			
	LEVEL 0	DEEP SOIL	275
			275 m²

(ARH LANDSCAPE REQUIREMENT 15% OF SITE = 265M²)



DEVELOPMENT APPLICATION

REV B 06-07-2018

LANDSCAPE CALCULATIONS

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

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5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
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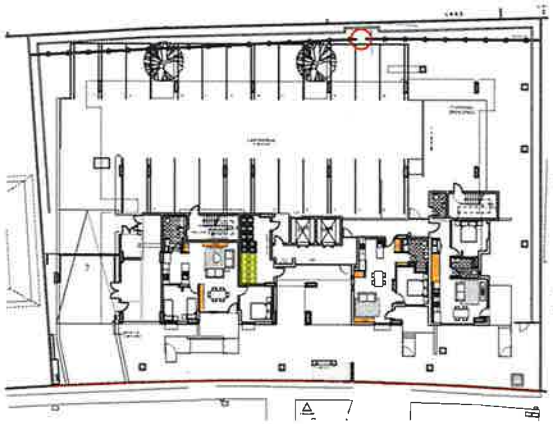

1. LEVEL 0 STORAGE
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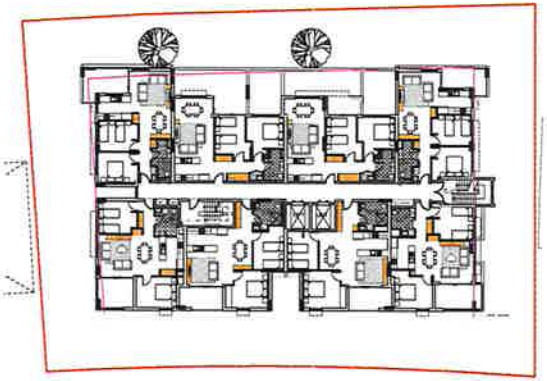

2. LEVEL 1 STORAGE
1:500

ABSA Class 2 Building Multi-Unit

Validation Number	1011648002
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

Provided under BASIX Thermal Comfort Protocol
BASIX

7.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Certificate no: 0002167640
Assessor Name: Amir Girgis
Accreditation no: 20579
Certificate date: 15 November 2017
Dwelling Address:
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2168

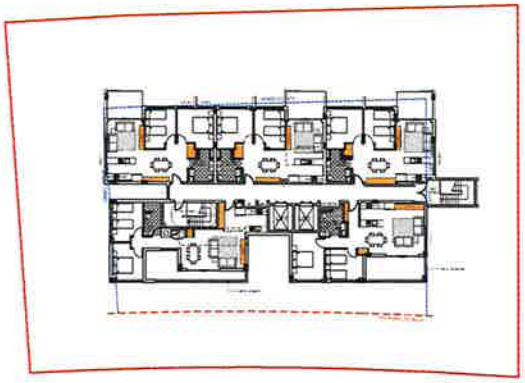
www.nathers.gov.au

APARTMENT STORAGE SCHEDULE

LEVEL	APARTMENT	No	VOLUME
LEVEL 0			
	G.01 - 2 BED	1	2
	G.01 - 2 BED	1	3
	G.01 - 2 BED	3	3
			8 m³
	G.02 - 1 BED	1	2
	G.02 - 1 BED	2	1
	G.02 - 1 BED	3	2
	G.02 - 1 BED	4	2
			7 m³
	G.02 - 1 BED	1	6
			6 m³
LEVEL 1			
	1.01 - 2 BED	1	4
	1.01 - 2 BED	2	2
	1.01 - 2 BED	3	3
			9 m³
	1.02 - 2 BED	1	2
	1.02 - 2 BED	2	2
	1.02 - 2 BED	3	3
	1.02 - 2 BED	4	3
			10 m³
	1.03 - 2 BED	1	1
	1.03 - 2 BED	2	2
	1.03 - 2 BED	3	2
	1.03 - 2 BED	4	3
			8 m³
	1.04 - 2 BED	1	4
	1.04 - 2 BED	2	3
	1.04 - 2 BED	3	3
			10 m³
	1.05 - 2 BED	1	4
	1.05 - 2 BED	2	3
	1.05 - 2 BED	3	3
			10 m³
	1.06 - 2 BED	1	1
	1.06 - 2 BED	2	1
	1.06 - 2 BED	3	3
	1.06 - 2 BED	4	3
			8 m³
	1.07 - 2 BED	1	2
	1.07 - 2 BED	2	2
	1.07 - 2 BED	3	1
	1.07 - 2 BED	4	3
			8 m³
	1.08 - 2 BED	1	4
	1.08 - 2 BED	2	1
	1.08 - 2 BED	3	3
			8 m³
LEVEL 2			
	2.01 - 2 BED	1	4
	2.01 - 2 BED	2	2
	2.01 - 2 BED	3	3
			9 m³
	2.02 - 2 BED	1	2
	2.02 - 2 BED	2	2
	2.02 - 2 BED	3	3
	2.02 - 2 BED	4	3
			10 m³
	2.03 - 2 BED	1	2
	2.03 - 2 BED	2	1
	2.03 - 2 BED	3	2
	2.03 - 2 BED	4	3
			8 m³
	2.04 - 1 BED	1	2
	2.04 - 1 BED	2	2
	2.04 - 1 BED	3	3
			7 m³
	2.05 - 1 BED	1	2
	2.05 - 1 BED	2	2
	2.05 - 1 BED	3	3
			7 m³
	2.06 - 1 BED	1	2
	2.06 - 1 BED	2	2
	2.06 - 1 BED	3	3
			7 m³
	2.07 - 2 BED	1	1
	2.07 - 2 BED	2	1
	2.07 - 2 BED	3	3
	2.07 - 2 BED	4	3
			8 m³
	2.08 - 2 BED	1	2
	2.08 - 2 BED	2	2
	2.08 - 2 BED	3	1
	2.08 - 2 BED	4	3
			8 m³
	2.09 - 2 BED	1	4
	2.09 - 2 BED	2	1
	2.09 - 2 BED	3	3
			8 m³
LEVEL 3			
	3.01 - 2 BED	1	4
	3.01 - 2 BED	2	2
	3.01 - 2 BED	3	3
			9 m³
	3.02 - 2 BED	1	2
	3.02 - 2 BED	2	2
	3.02 - 2 BED	3	3
	3.02 - 2 BED	4	3
			10 m³
	3.03 - 2 BED	1	2
	3.03 - 2 BED	2	1
	3.03 - 2 BED	3	2
	3.03 - 2 BED	4	3
			8 m³
	3.04 - 1 BED	1	2
	3.04 - 1 BED	2	2
	3.04 - 1 BED	3	3
			7 m³
	3.05 - 1 BED	1	2
	3.05 - 1 BED	2	2
	3.05 - 1 BED	3	3
			7 m³
	3.06 - 1 BED	1	2
	3.06 - 1 BED	2	2
	3.06 - 1 BED	3	3
			7 m³
	3.07 - 2 BED	1	1
	3.07 - 2 BED	2	1
	3.07 - 2 BED	3	3
	3.07 - 2 BED	4	3
			8 m³
	3.08 - 2 BED	1	2
	3.08 - 2 BED	2	2
	3.08 - 2 BED	3	1
	3.08 - 2 BED	4	3
			8 m³
	3.09 - 2 BED	1	4
	3.09 - 2 BED	2	1
	3.09 - 2 BED	3	3
			8 m³
LEVEL 4			
	4.01 - 2 BED	1	4
	4.01 - 2 BED	2	1
	4.01 - 2 BED	3	3
			8 m³
	4.02 - 2 BED	1	3
	4.02 - 2 BED	2	3
	4.02 - 2 BED	3	3
			9 m³
	4.03 - 2 BED	1	3
	4.03 - 2 BED	2	3
	4.03 - 2 BED	3	3
			9 m³
	4.04 - 2 BED	1	2
	4.04 - 2 BED	2	5
	4.04 - 2 BED	3	3
			10 m³
	4.05 - 2 BED	1	2
	4.05 - 2 BED	2	2
	4.05 - 2 BED	3	4
			8 m³
LEVEL 5			
	5.01 - 2 BED	1	4
	5.01 - 2 BED	2	1
	5.01 - 2 BED	3	3
			8 m³
	5.02 - 2 BED	1	3
	5.02 - 2 BED	2	3
	5.02 - 2 BED	3	3
			9 m³
	5.03 - 2 BED	1	3
	5.03 - 2 BED	2	3
	5.03 - 2 BED	2	3
			9 m³
	5.04 - 2 BED	1	2
	5.04 - 2 BED	2	5
	5.04 - 2 BED	3	3
			10 m³
	5.05 - 2 BED	1	2
	5.05 - 2 BED	2	2
	5.05 - 2 BED	3	4
			8 m³

3. LEVEL 2&3 STORAGE
1:500

4. LEVEL 4 STORAGE
1:500



5. LEVEL 5 STORAGE
1:500

DEVELOPMENT APPLICATION

REV -. 14-11-2017

STORAGE CALCULATIONS

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

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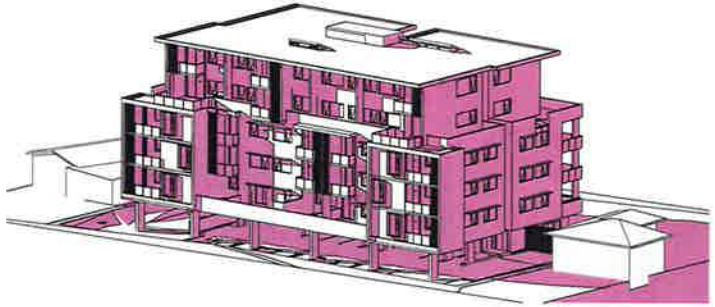
0

10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

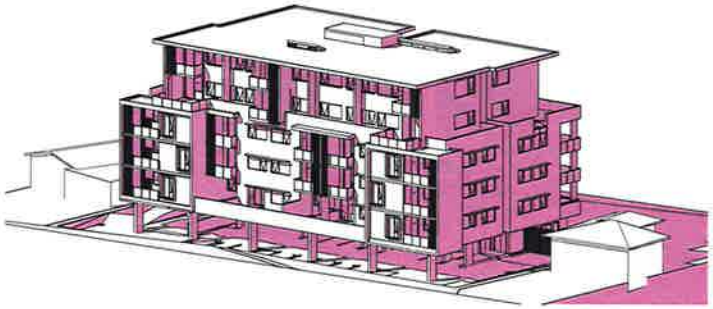


SHADOWS 21 JUN 9AM
1:500

SHADOWS (2) 21 JUN 9AM
1:500

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING



SHADOWS 21 JUN 12PM
1:500

SHADOWS (2) 21 JUN 12PM
1:500

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

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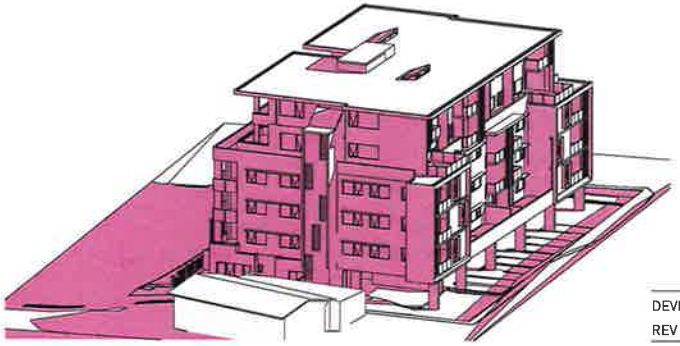
SHADOWS 21 JUN 3PM
1:500



SHADOWS (2) 21 JUN 3PM
1:500

DEVELOPMENT APPLICATION

REV -. 14-11-2017

SHADOWS 3D - WINTER SOLSTICE

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-850

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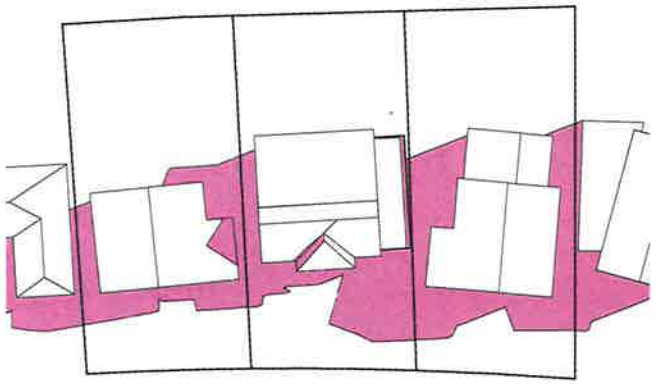
0

10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7074)

SMITH & TZANNES



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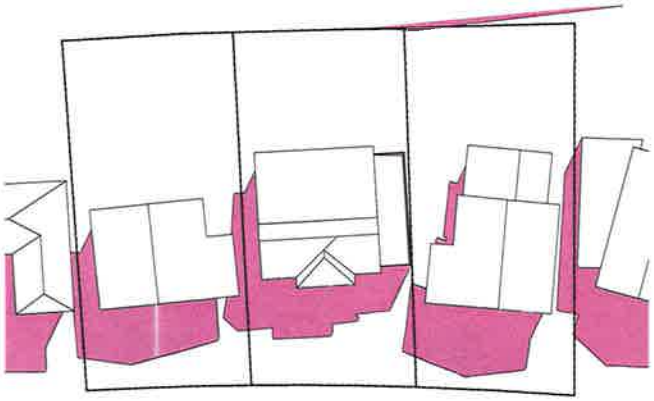

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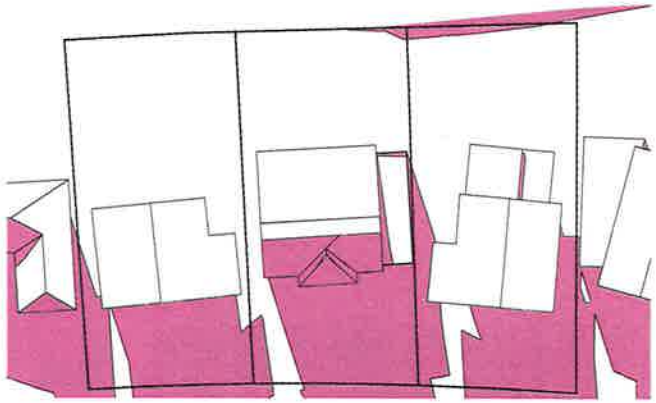

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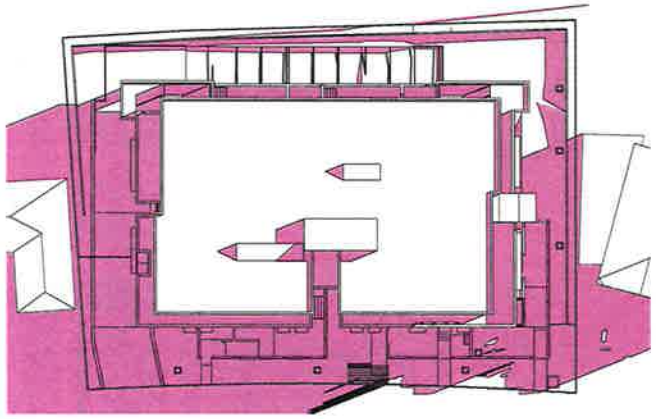

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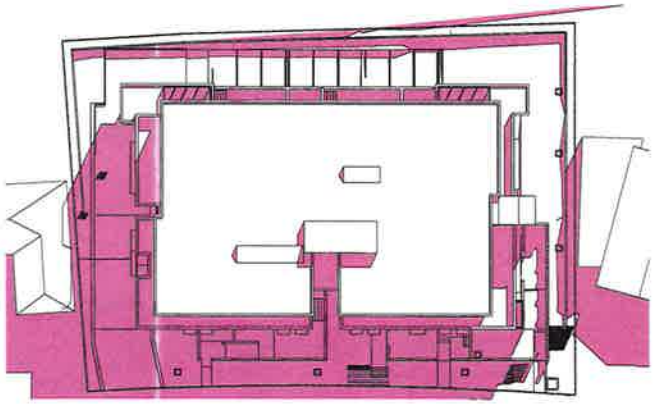

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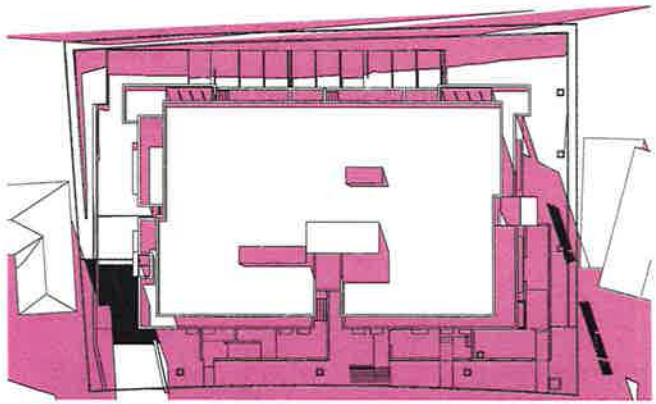

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ABSA Class 2 Building Multi-Unit

Validation Number	1011648092
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

7.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0002187640
Assessor Name:	Amir Girgis
Accreditation no.:	20579
Certificate date:	15 November 2017
Dwelling Address:	71-75 Cabramatta Avenue Miller, NSW 2168

www.nathers.gov.au

DEVELOPMENT APPLICATION
REV -. 14-11-2017
SHADOWS - WINTER SOSLTICE
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-851

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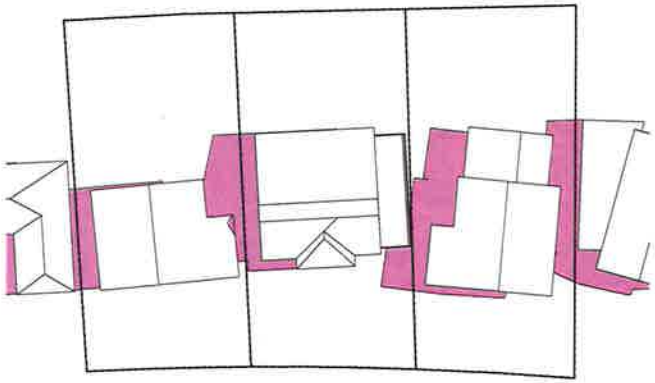
0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



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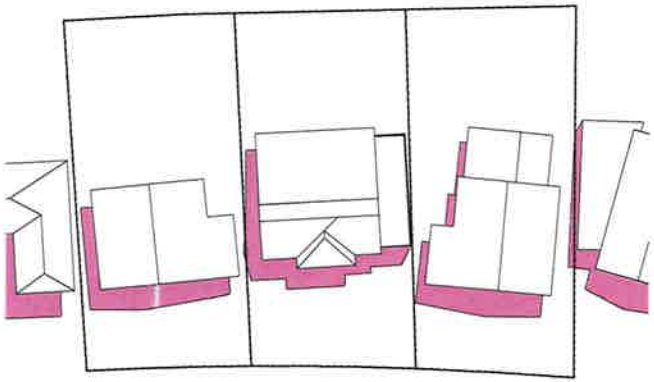

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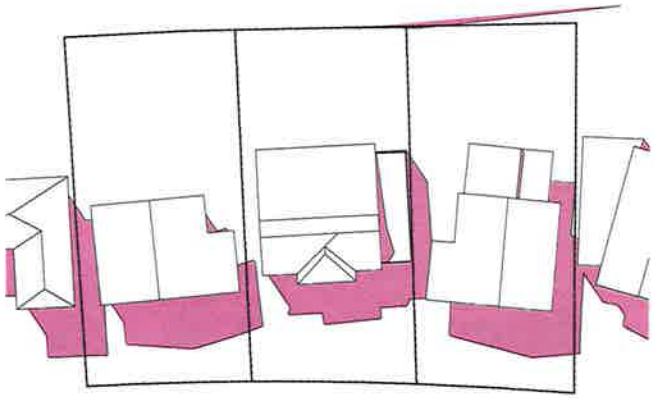

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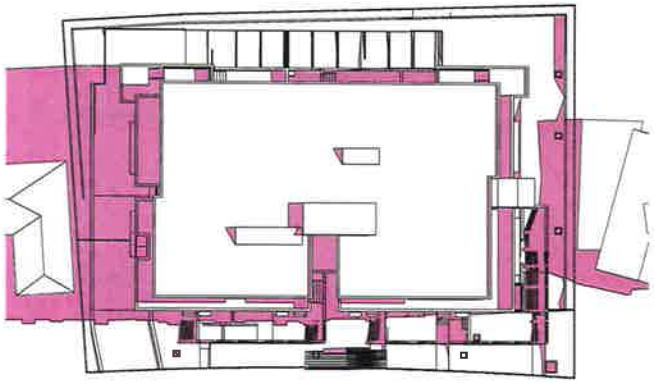

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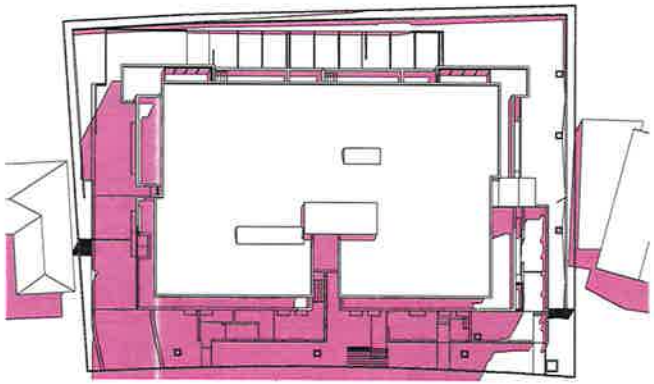

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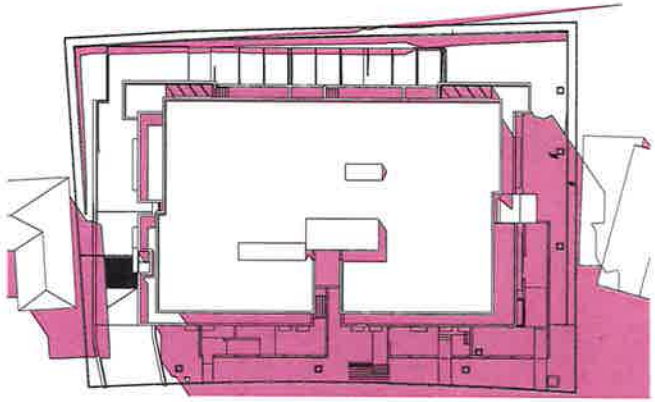

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ABSA Class 2 Building Multi-Unit

Validation Number	1011644000
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

Generated under BASIX Thermal Comfort Protocol
BASIX

7.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no. 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

www.nathers.gov.au

DEVELOPMENT APPLICATION
REV -. 14-11-2017
SHADOWS - EQUINOX MARCH
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-852

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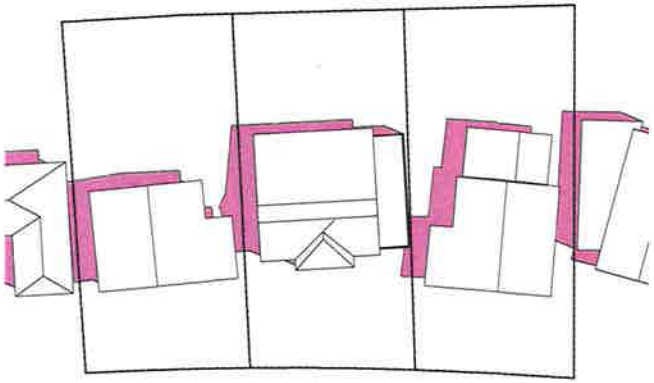
0 10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



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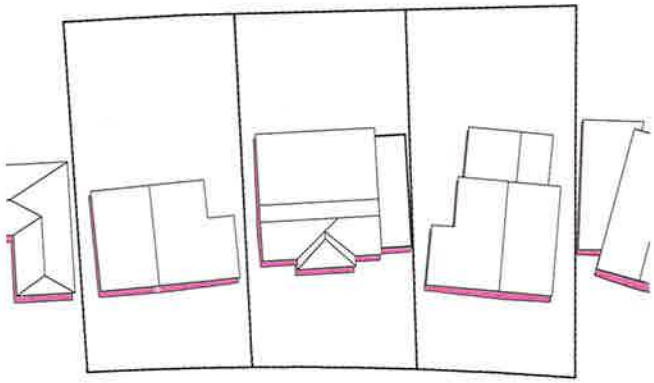

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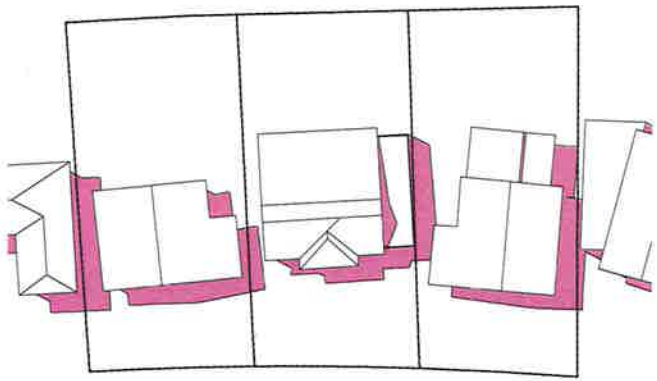

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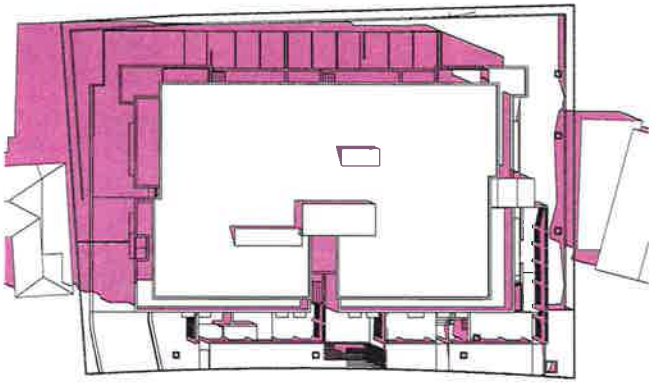

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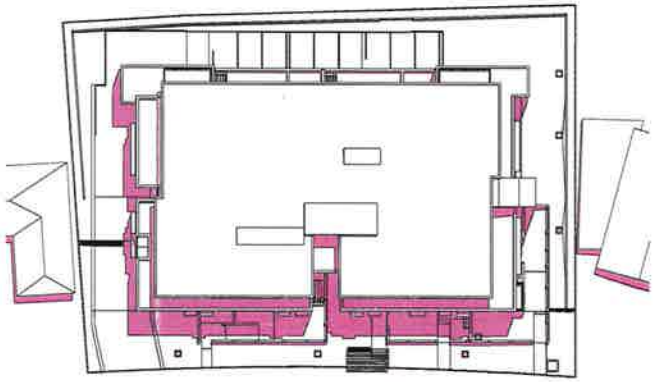

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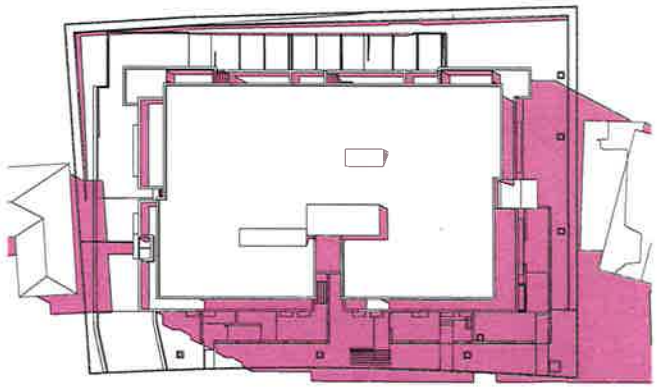

PROPOSED 21 DEC 3:00PM
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ABSA Class 2 Building Multi-Unit

Validation Number	1011648000
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

BASIX

7.1
Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no. 0002167640
Assessor Name: Amir Girgis
Accreditation no. 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

www.nathers.gov.au

DEVELOPMENT APPLICATION
REV -. 14-11-2017
SHADOWS - SUMMER SOLSTICE
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-853

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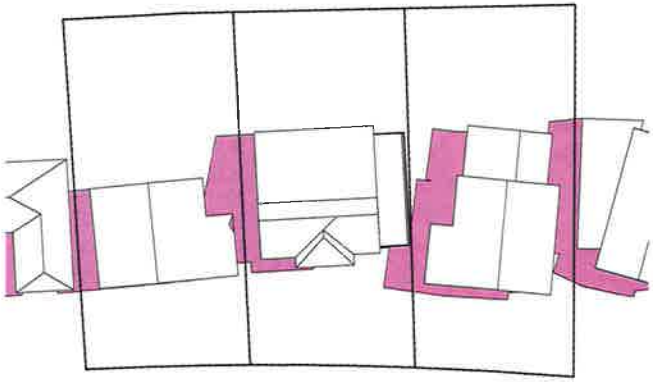
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7074)
SMITH & TZANNES



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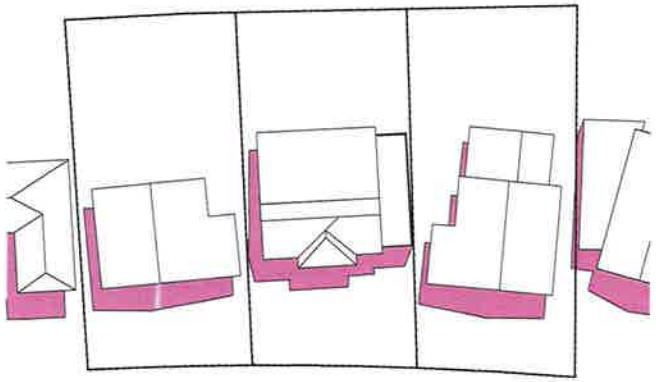

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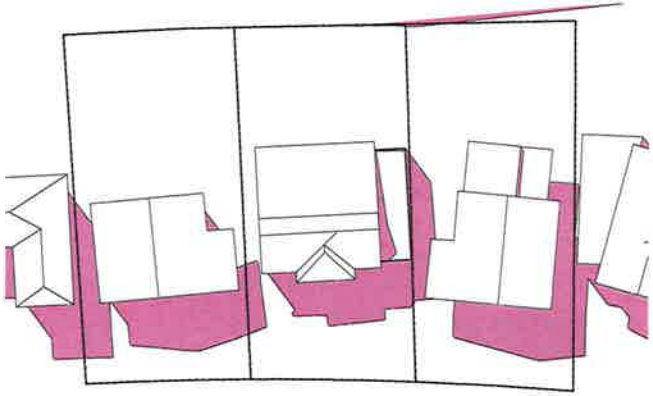

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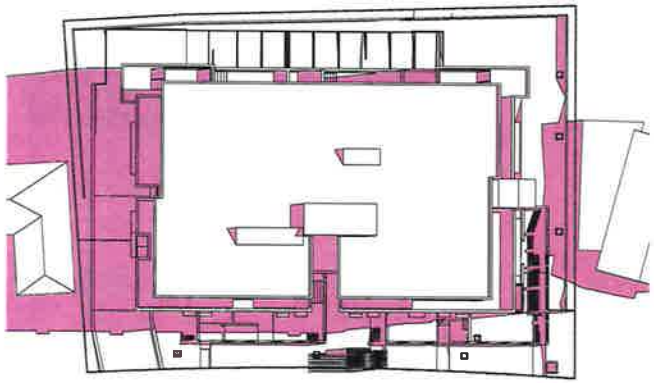

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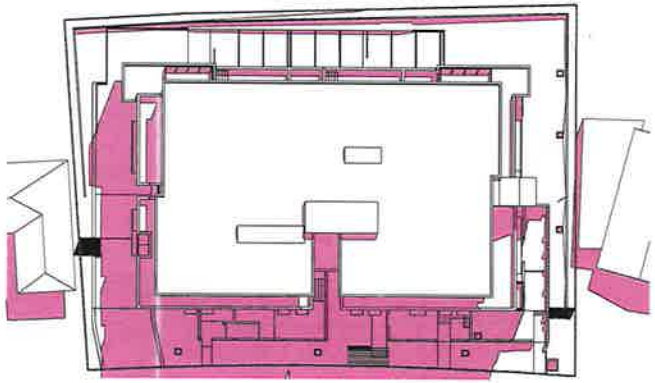

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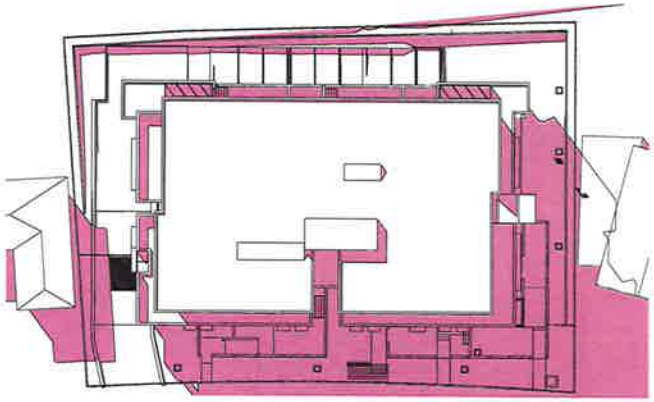

PROPOSED 21 SEPT 3:00PM
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ABSA Class 2 Building Multi-Unit

Validation Number	1011648002
Validation Date	15/11/2017
Assessor Name	Amir Girgis
Assessor Number	20579
Assessor Signature	

Annotated under BASIX Thermal Comfort Protocol
BASIX

7.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no:	0002167640
Assessor Name:	Amir Girgis
Accreditation no.:	20579
Certificate date:	15 November 2017
Dwelling Address:	71-75 Cobramatta Avenue Miller, NSW 2168

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DEVELOPMENT APPLICATION
REV -. 14-11-2017
SHADOWS - EQUINOX SEPTEMBER
FOR DA
SGCH MILLER
ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-854

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0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

9AM

10AM

11AM

12PM

2PM

3PM

Certificate no.: 0002167640
Assessor Name: Amir Girgis
Accreditation no.: 20579
Certificate date: 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

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DEVELOPMENT APPLICATION

REV -. 14-11-2017

C.O.S WINTER SOLAR ACCESS

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

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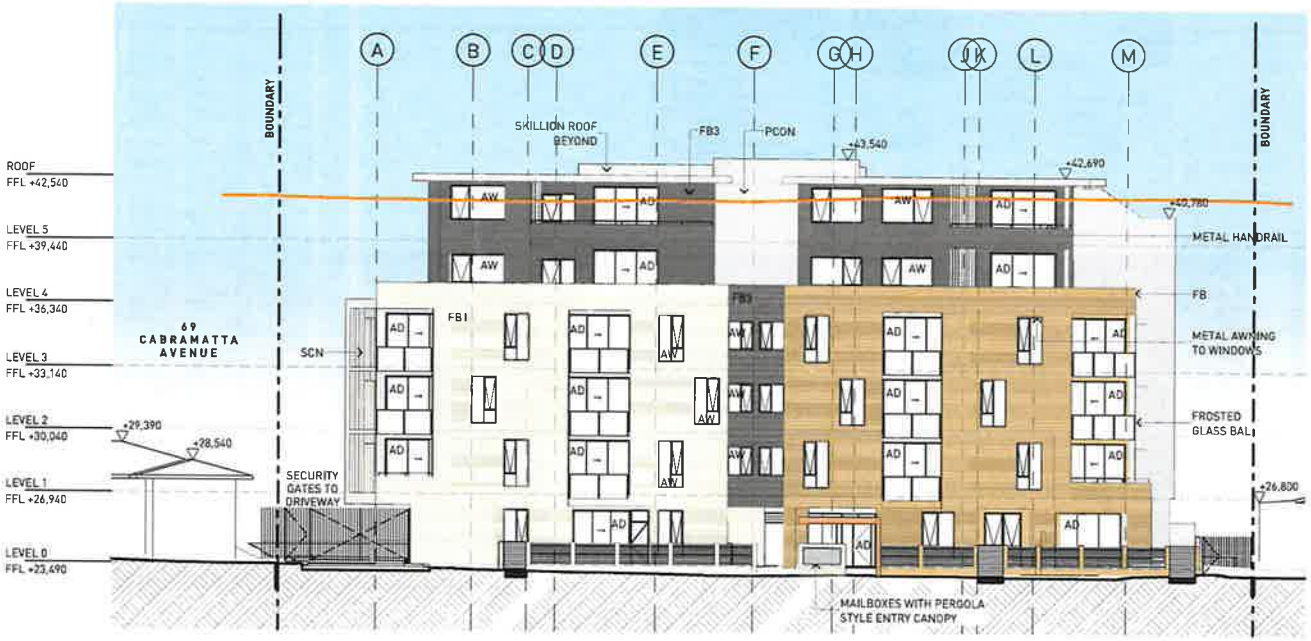

1 SOUTH ELEVATION
1:250

LEGEND

AW	ALUMINIUM WINDOW
FB	FACE BRICK
MBAL	POWDERCOATED METAL MESH BALUSTRADE WITH CAP FIXED FRAMING
MC	PROFILED METAL CLADDING
MR	METAL ROOFING
PCON	PRECAST CONRETE
SCN	ALUMINIUM BATTEN SCREENING

COLORBOND 'BASALT' POWDERCOAT TO ALL METALWORK (WINDOW FRAMES, FENCING ETC)

ALUMINIUM PRIVACY SCREENING (TIMBER PATTERNED VENEER)

PCON: PRECAST CONCRETE

BAL: FROSTED GLASS BALUSTRADES WITH POWDERCOATED GREY FRAMING

FB1: PGH 'JAROSITE' BRICK

FB2: PGH 'GRAPHITE' BRICK

FB3: CHARCOAL BRICK TBC

PALISADE FENCING

Certificate no. 0002167640
Assessor Name Amir Girgis
Accreditation no. 20579
Certificate date 15 November 2017
Dwelling Address:
71-75 Cabramatta Avenue
Miller, NSW
2168

www.nathers.gov.au

DEVELOPMENT APPLICATION
REV - 04-12-2017

MATERIALS AND FINISHES

FOR DA

SGCH MILLER

ST GEORGE COMMUNITY HOUSING LTD

17_037 DA-A-900

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0 10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

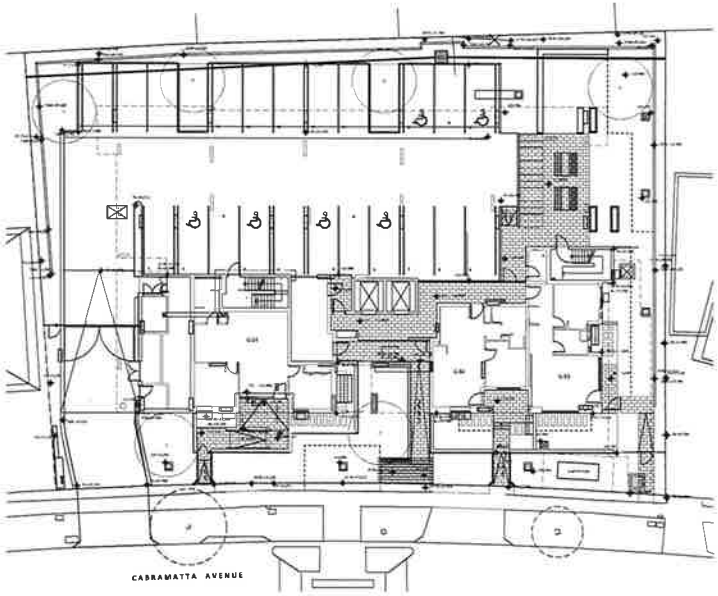
ARCHITECTURE URBAN PLANNING
M 1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7044)
SMITH & TZANNES

71-75 CABRAMATTA AVENUE, MILLER, NSW

LANDSCAPE CONSTRUCTION CERTIFICATE / TENDER PACKAGE

PREPARED FOR ST GEORGE COMMUNITY HOUSING
Project Number 17_008

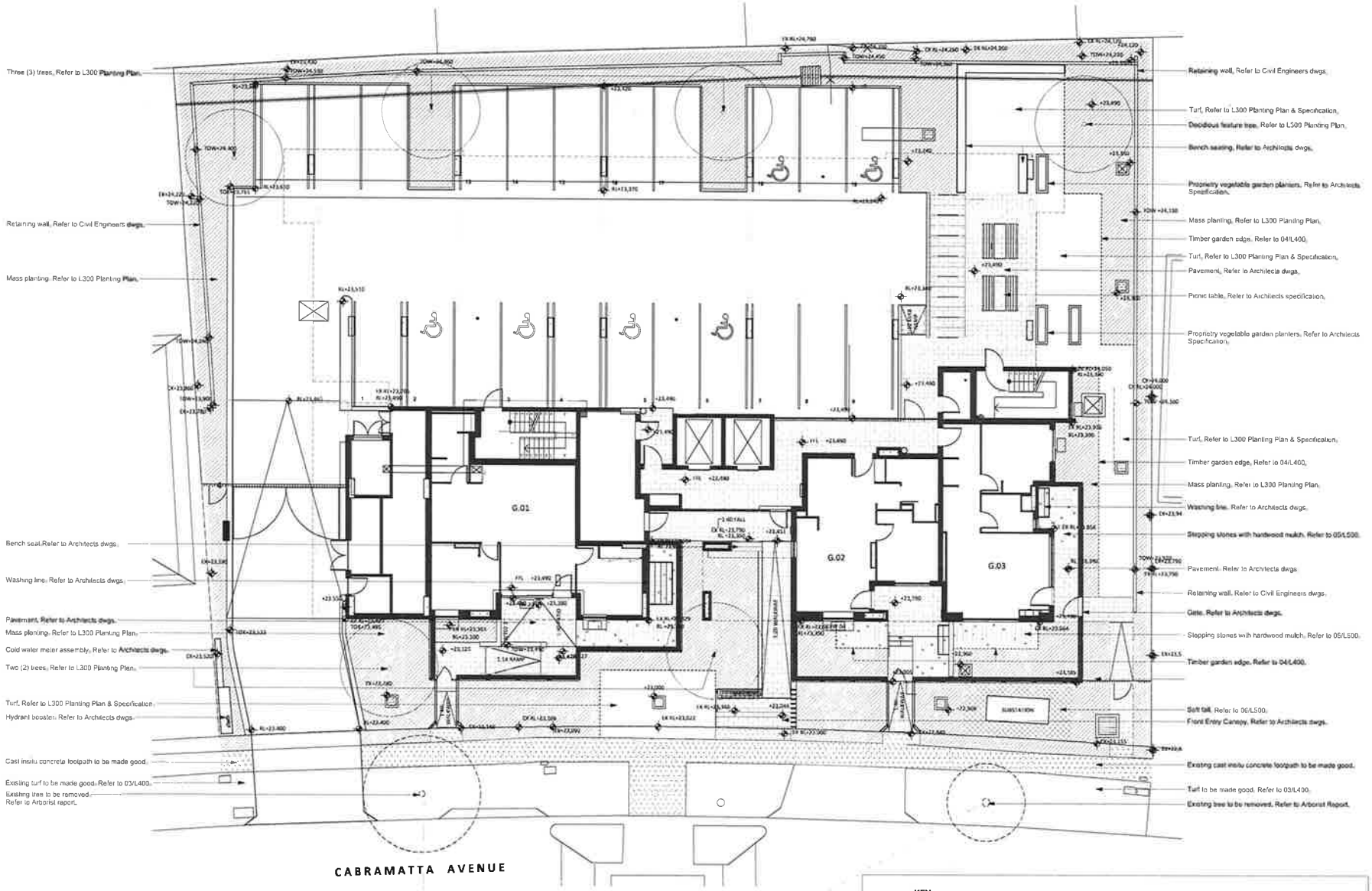
JULY 2018



SCHEDULE OF DRAWINGS

Drawing No.	Title	Scale	Issue
L000	Cover Page	NTS	G
L100	Surfaces & Finishes	1:100	G
L200	Setout & Grading	1:100	G
L300	Planting Plan	1:100	G
L400	Softscape Details 01	Various	G
L500	Hardscape Details 01	Various	G

stitch
design studio



The existing street tree shall be removed and replaced with a Fraxinus Griffithii (minimum pot size of 25 litre)

The existing street tree shall be removed and replaced with a Fraxinus Griffithii (minimum pot size of 25 litre)

KEY

- Existing trees to be removed.
- Proposed trees.
- Turf. Refer to 03/ L400.
- Mass planting. Refer to 02/ L400.
- Stepping stones with hardwood mulch. Refer to 05/ L500.
- Rubber soft fall. Refer to 06/ L500.
- Cast insitu concrete footpath to Council specification.
- Timber garden edge. Refer to 04/L400.

REVISION HISTORY

REVISION	DESCRIPTION	DATE APPROVED
A	PRELIM. (50%) CC	23/02/18
B	CC / TENDER ISSUE	23/03/18
C	CC / TENDER ISSUE	27/03/18
D	CC / TENDER ISSUE	25/06/18
E	CC / TENDER ISSUE	26/06/18
F	CC / TENDER ISSUE	03/07/18
G	CC / TENDER ISSUE	06/07/18

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CLIENT

St George Community Housing Ltd.

PROJECT

71-75 Cabramatta Ave, Miller, NSW

DRAWING TITLE

SURFACES & FINISHES PLAN

Sheet 1 of 1

SCALE

1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	06/07/18
PROJECT No.	**DRAWING No.**	**REVISION**
17_008	L100	G

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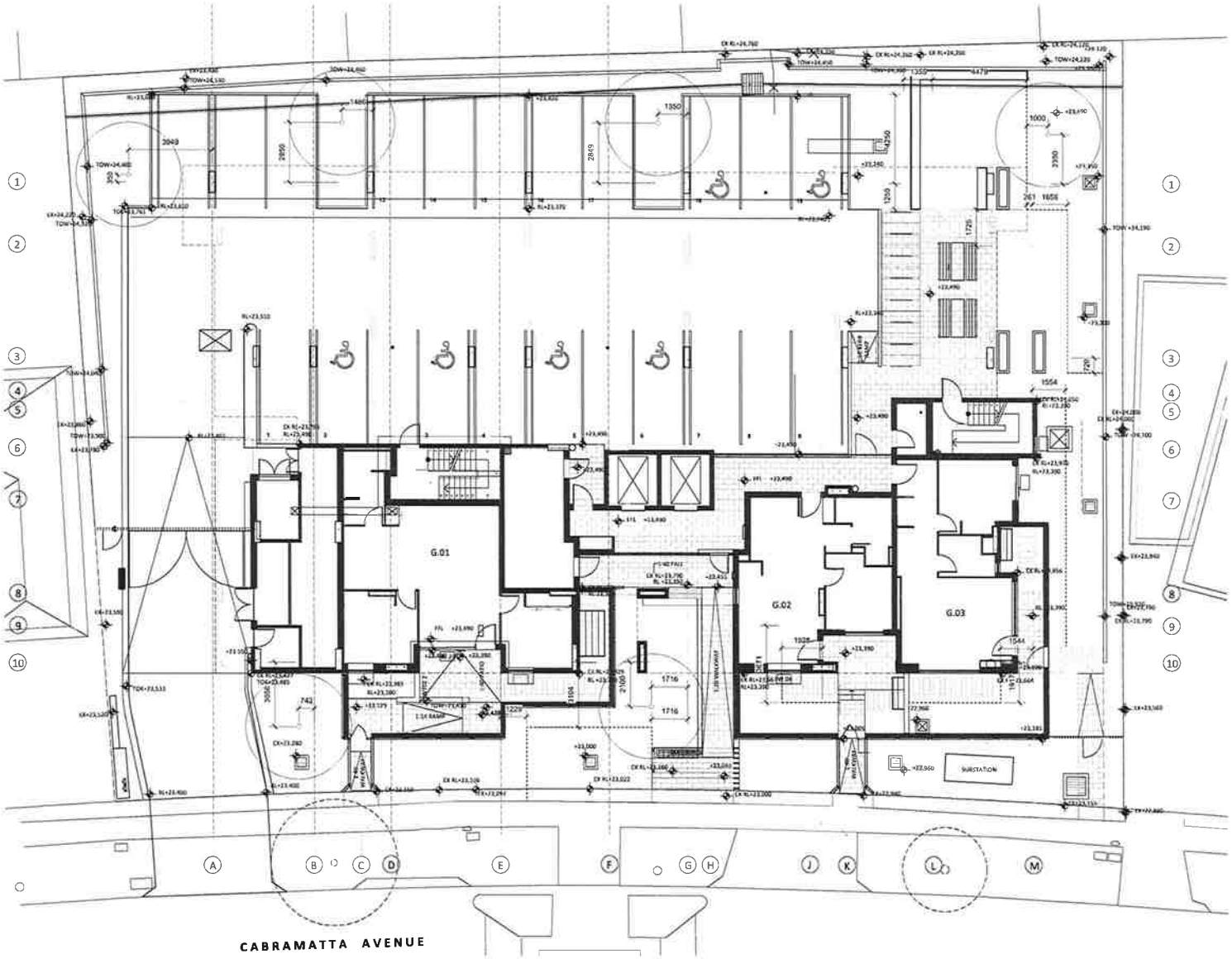

REVISION HISTORY

REVISION	DESCRIPTION	DATE APPROVED
A	PRELIM. (50%) CC	23/02/18
B	CC / TENDER ISSUE	23/03/18
C	CC / TENDER ISSUE	27/03/18
D	CC / TENDER ISSUE	25/06/18
E	CC / TENDER ISSUE	26/06/18
F	CC / TENDER ISSUE	03/07/18
G	CC / TENDER ISSUE	06/07/18

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St George Community Housing Ltd.

PROJECT

71-75 Cabramatta Ave, Miller, NSW

DRAWING TITLE

SETOUT & GRADING PLAN

Sheet 1 of 1

SCALE

1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	06/07/18

PROJECT No.	DRAWING No.	REVISION
17_008	L200	G

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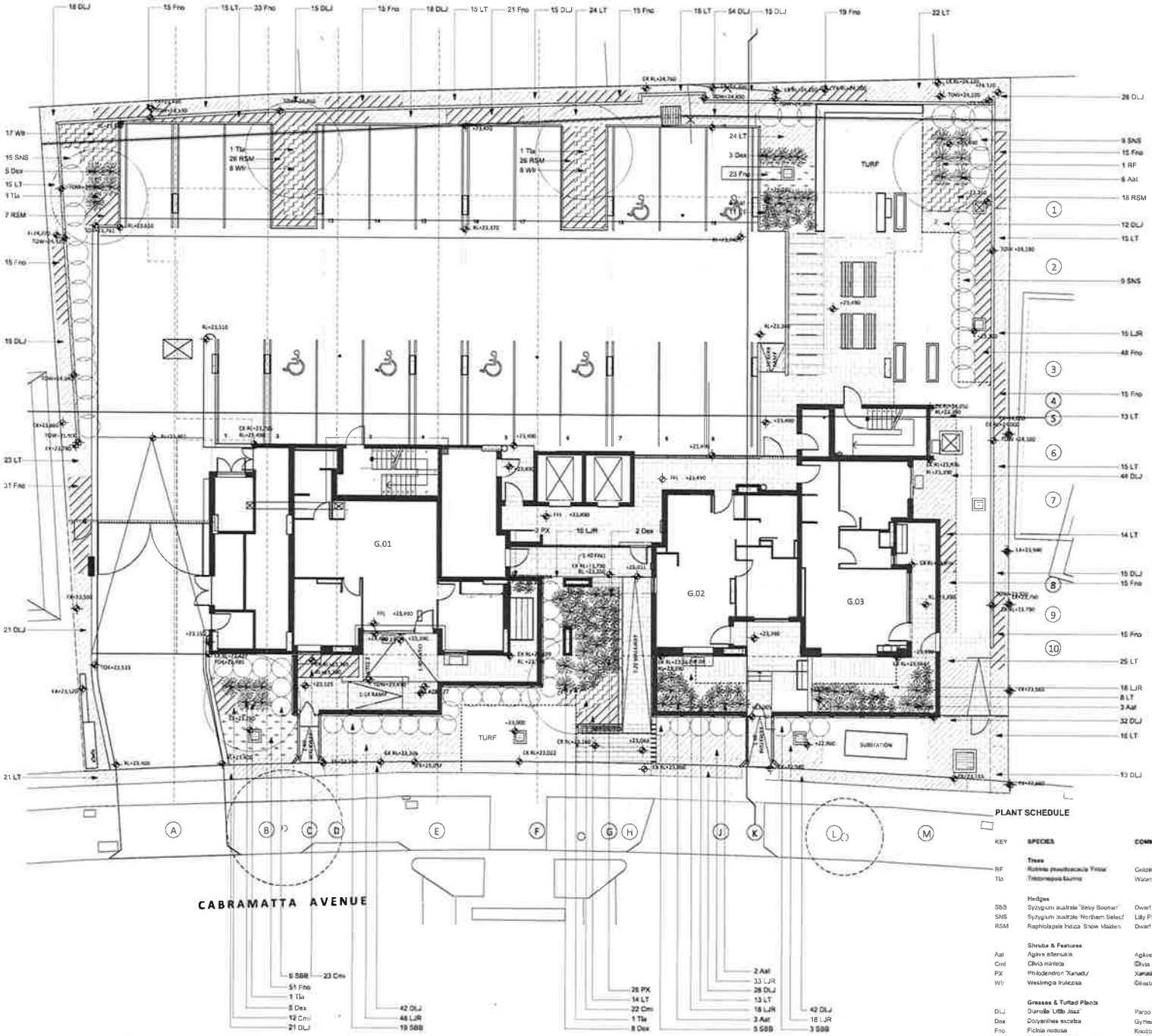

PLANT SCHEDULE

KEY	SPECIES	COMMON NAME	ORIGIN	HEIGHT x SPREAD (m)	DENSITY	POT SIZE	NUMBER
	Trees						
RF	Robinia pseudoacacia 'Frisia'	Golden Robinia	Exotic	9 x 6	as shown	100L	1
Tla	Tristaniopsis laurina	Watergum	Native	8 x 6	as shown	100L	8
	Hedges						
SBB	Syzygium australe 'Baby Boomer'	Dwarf Lilly Pilly	Native	1.5 x 1.0	0.5m ctrs	300mm	33
SNS	Syzygium australe 'Northern Select'	Lilly Pilly	Native	5 x 1.5	0.5m ctrs	300mm	33
RSM	Raphiolepsis indica 'Snow Maiden	Dwarf Raphiolepis	Exotic	0.75 x 0.5	0.5m ctrs	300mm	77
	Shrubs & Features						
Aat	Agave attenuata	Agave	Exotic	1 x 1	3/m2	300mm	16
Cmi	Olivia miniata	Olivia	Exotic	1 x 1	6/m2	300mm	57
PX	Philodendron 'Xanadu'	Xanadu	Exotic	1 x 1	4/m2	300mm	26
Wfr	Westringia fruticosa	Coastal Rosemary	Native	1.5 x 1	0.5m ctrs	300mm	33
	Grasses & Tufted Plants						
DLJ	Dianella 'Little Jess'	Paroo Lily	Native	0.5 x 1	9/m2	150mm	449
Dss	Doryanthes excelsa	Gymea Lily	Native	1.5-2 x 2	3/m2	300mm	21
Fno	Ficinia nodosa	Knobby Club Rush	Native	1 x 1	6/m2	150mm	346
LJR	Liriope muscari 'Just Right'	Giant Liriope	Exotic	1 x 1	6/m2	150mm	150
LT	Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	Native	0.5 x 1	6/m2	150mm	309

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PROJECT

71-75 Cabramatta Ave, Miller, NSW

DRAWING TITLE

PLANTING PLAN

Sheet 1 of 1

SCALE

1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	06/07/18

PROJECT No.	DRAWING No.	REVISION
17_008	L300	G

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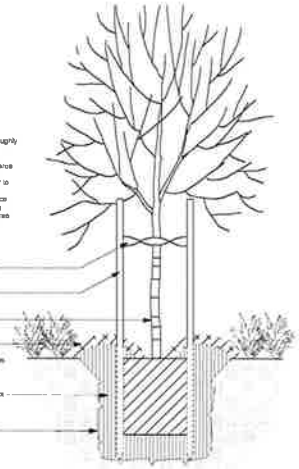
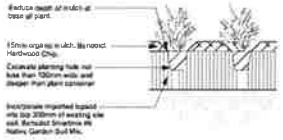
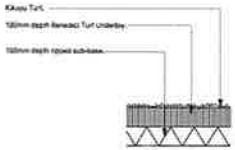
NOTE
1. Ensure plants are watered thoroughly prior to planting and immediately following planting procedure.
2. All existing weeds and grass in area of each tree is to be poisoned with 'Roundup' (or equal) one week prior to planting.
3. Trees to comply with the guidance given in Natspec Guide. Specifying Trees a Guide to Assessment of Tree Quality (Clark R, 2003)



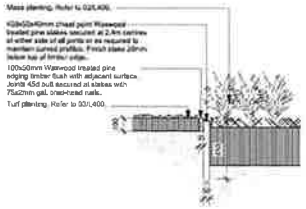
01 Typical Tree Planting On Natural Ground
1:20



02 Typical Mass Planting On Natural Ground
1:20



03 Typical Turf Detail
1:20



04 Typical Timber Garden Edge
1:20

REVISION HISTORY

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A	PRELIM. (50%) CC	23/02/18
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PROJECT
71-75 Cabramatta Ave, Miller, NSW

DRAWING TITLE
SOFTSCAPE DETAILS

Sheet 1 of 1

SCALE
1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	06/07/18
PROJECT No.	**DRAWING No.**	**REVISION**
17_008	L400	G

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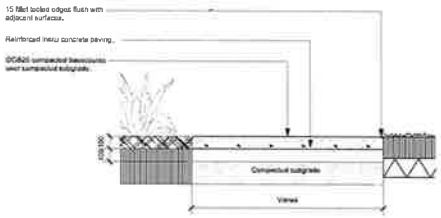
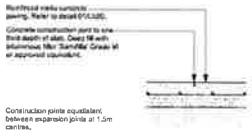
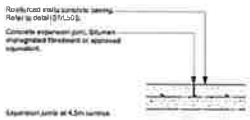


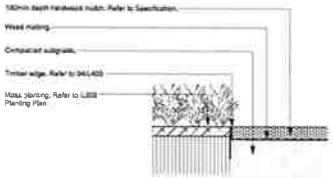
01 Insitu Concrete Pavements
1:20



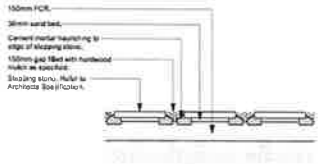
02 Concrete Pavement Construction Joint Detail
1:20



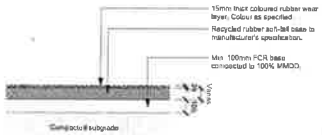
03 Concrete Pavement Expansion Joint Detail
1:20



04 Typical Hardwood Mulch
1:20



05 Typical Stepping Stones in Hardwood Mulch
1:20



06 Typical Rubber Softfall Surface
1:20

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PROJECT

71-75 Cabramatta Ave, Miller, NSW

DRAWING TITLE

HARDSCAPE DETAILS

Sheet 1 of 1

SCALE

1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	06/07/18

PROJECT No.	DRAWING No.	REVISION
17_008	L500	G

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NOTES:

1) TITLE BEARINGS AND DIMENSIONS ARE SHOWN. BOUNDARY REDEFINITION HAS NOT BEEN UNDERTAKEN.

2) ORIGIN OF LEVELS: SSM 36935 RL21.593 (A.H.D.) SCIMS

3) SITE COMPRISES LOTS 115-117 DP 222754

4) SITE AREA 1727.0m² BY TITLE DIMENSIONS

5) UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.

6) (G) DENOTES GUTTER LEVEL.
0.3⊕10S,8H DENOTES TREE SIZE 0.3 TRUNK DIAMETER, 10 SPREAD, 8 HIGH.

7) TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATION IS IMPORTANT FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.

ISSUE	DATE	AMENDMENT
A	08.02.17	ADDITIONAL DETAIL AND LEVELS ADDED
B	19.09.17	TRUE NORTH ADDED.

TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER No.71-75 CABRAMATTA AVENUE, MILLER

LGA: LIVERPOOL | REFERENCE: 24484

CLIENT: SGCH | DATE: 10.03.17 | SHEET 1

SCALE (AT A1) 1:150 | DATUM: AHD | SURVEYOR: MA

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