

PROPOSED DEVELOPMENT AT 86-92 OLD BAR ROAD, OLD BAR

REVISIONS	
R	DATE DESCRIPTION

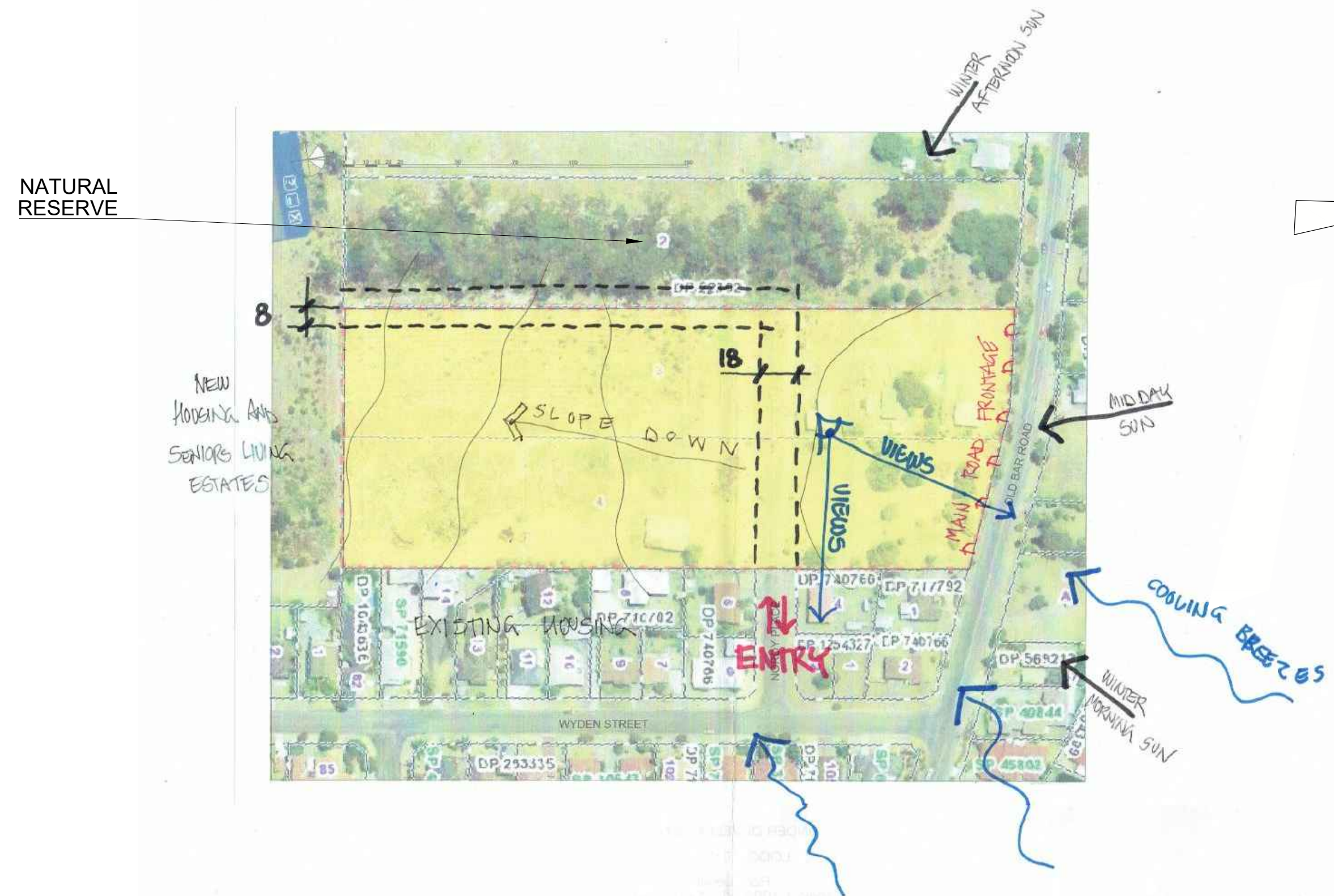
A	24MAY22	DA LODGEMENT
B	10FEB23	NEW DRAWINGS A302, A303
C	30JUN23	VILLA, RFB NUMBERS
D	12JUL23	COUNCIL REQUEST
E	04OCT23	RFB SUBDIVISION PLAN ADDED

KEY INFORMAMTION		
DISCIPLINE	COMPANY	NOTE
LOT DP	LOT 3 DP 22392	
SITE AREA	32,339.1 m2 APPROX	
HEIGHT CONTROL	8.5 METRES	
FSR CONTROL	0.6 : 1	

ARCHITECTURAL DOCUMENTS			
NUMBER	DRAWING	SIZE	SCALE
A101	COVERSHEET	A1	NTS
A102	SITE CONTOUR PLAN	A1	1:500
A104	SITE GROUND PLAN	A1	1:500
A105	SITE UPPER FLOOR PLAN	A1	1:500
A106	SITE ROOF PLAN	A1	1:500
A107	FOOTPATH PLAN	A1	1:500
A110	VIEWS	A1	NTS
A111	SITE SUBDIVISION PLAN	A1	1:200
A112	RFB SUBDIVISION PLAN	A1	1:200
A115	HEIGHT ANALYSIS	A1	NTS
A201	TOWN HOUSE A - TYPICAL	A1	1:100
A202	TOWN HOUSE B - + BEDROOM	A1	1:100
A203	TOWNHOUSE A - END	A1	1:100
A204	TOWNHOUSE B - TYPICAL	A1	1:100
A205	TOWNHOUSE C - TYPICAL	A1	1:100
A206	DETENTION BASIN ELEVATIONS	A1	1:100
A211	APARTMENT BLDG - LEVEL 1(SITE)	A1	1:200
A212	APARTMENT BLDG - PLAN & ELEVATION	A1	1:200
A220	APARTMENT BLDG - BASEMENT	A1	1:100
A221	APARTMENT BLDG - LEVEL 1	A1	1:100
A222	APARTMENT BLDG - LEVEL 2&3	A1	1:100
A225	APARTMENT BLDG - ELEVATIONS	A1	1:100
A301	STREET ELEVATIONS	A1	1:500
A302	PHOTO / MODEL OVERLAY	A1	NTS
A303	VIEW OUT	A1	NTS
A501	PLAN ADAPTABLE UNIT	A1	1:50

OTHER DOCUMENTS			
DISCIPLINE	COMPANY	CONTACT	DOCUMENT
BASIX	ESD SYNERGY	HENKY MANTOPHANI	
BUSHFIRE	MIDCOAST B & E	T.MECHAM	
CIVIL	ENSPIRE	L. CONNORS	
LANDSCAPE			
PLANNER	PLANNING RESOLUTIONS	C. PRATT	
SURVEYOR			
TRAFFIC	ENSPIRE	L. CONNORS	

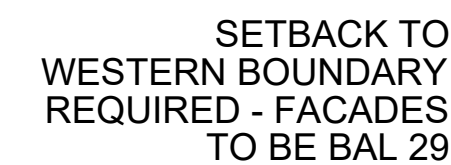
PROPOSAL INFORMATION					
RESIDENT TYPE	NUMBER	GFA	FSR	CAR PARKING	NOTE
HOUSE LOTS	8	3,299	0.9:1	16	
TOWNHOUSE (STRATA PLAN 1)	42	7,340	0.44:1	84	NET AREA VARIES 172m2 - 261m2
TOWNHOUSE (STRATA PLAN 2)	13	2,319	0.42:1	26	
APARTMENTS	23	2,125	0.60:1	37	NET AREA AVE 79m2
TOTALS	86	15,083			
FSR		0.47:1			
VISITOR PARKING	8	HOUSE LOTS			+ 20 on Private Roads
	55	TOWNHOUSES			
	5	APARTMENTS			



1. SITE FALLS APPROXIMATELY 8 METRES TO THE SOUTH-WEST WITH POTENTIAL GOOD VIEWS FROM A KNOLL TO THE NORTHEAST
2. DCP LAYOUT OF STREET PATTERN WITH CONTINUATION OF NOROY PLACE
3. RESULTS WITH MOST TOWNHOUSES FACING EAST AND WEST AND RECEIVING MIDDAY SUN IN BACKYARDS
5. SURROUNDING HOUSING IS LOW SCALE HOUSES AND DUPLEXES WITH BACKYARDS ON THE BOUNDARY.

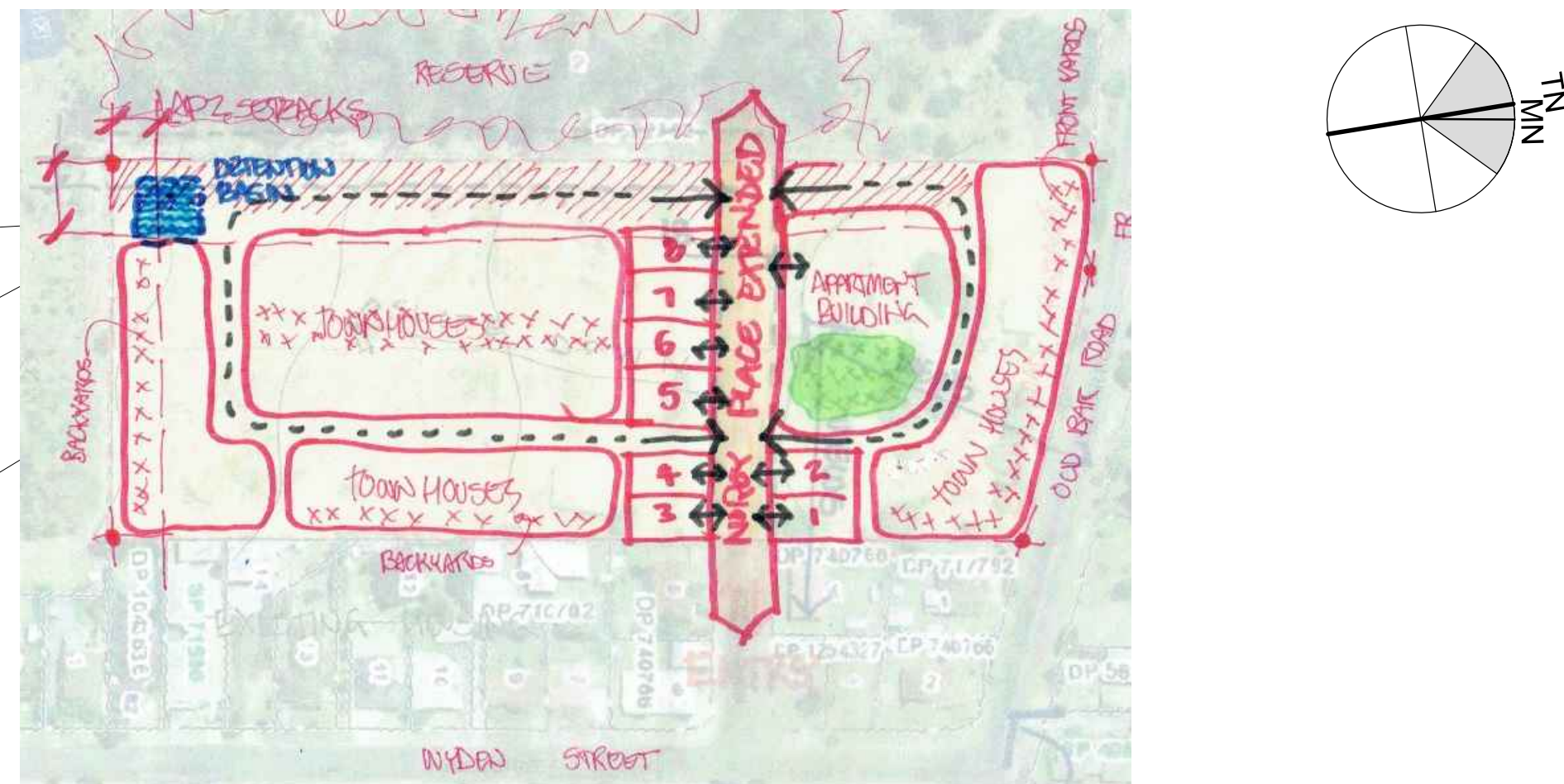
A SITE ANALYSIS

A101 SCALE 1:1000 @ A1



STORMWATER
DETENTION
BASIN

SETBACK TO
SOUTHERN BOUNDARY
REQUIRED - FACADES
TO BE BAL29



1. STUDIES OF HOUSING TYPOLOGY CONCLUDED A MIXTURE OF HOUSE TYPES WAS THE MOST APPROPRIATE
2. APARTMENTS WITH A COMUNAL GARDEN ARE BEST SITED ON THE FLATTEST PORTION OF THE SITE AND NEAR THE ENTRY.
3. TOWNHOUSES MOSTLY IN GROUPS OF 6 IN TWO SEPARATE STRATA TITLES.
4. STAND ALONE HOUSE LOTS OF 450m2 ON THE EXTENSION OF NOROY PLACE ALLOWS FREEHOLD TITLE.

SITE CONCEPT

A101 SCALE 1:1000 @ A1

STRATUM LOT	STRATUM AREA	SITE COVERAGE
PLAN 1	14,318.8	59%
PLAN 2	5,436.0	56%
PLAN 3	3,534.6	33%

ARCHITECT

mijolla
INTERNATIONAL

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CLIENT
OATRAN PTY LTD

PROJECT
SUBDIVISION & MEDIUM DENSITY
RESIDENTIAL DEVELOPMENT
86-92 OLD BAR ROAD, OLD BAR

DRAWING
COVERSHEET
ANALYSIS & CONCEPT

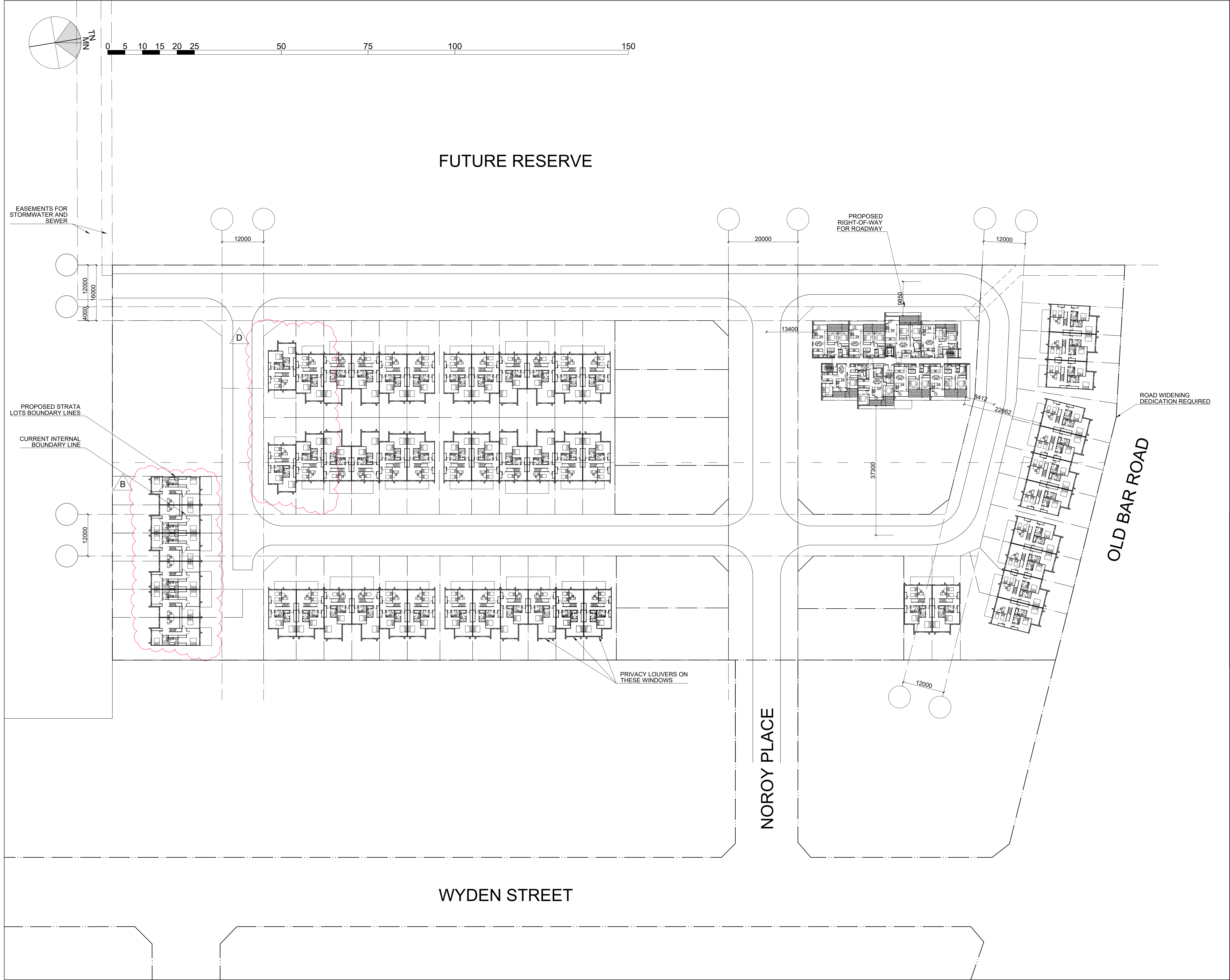
PROJECT# 2040	DRAWING NUMBER A101-E	SCALE NTS
STAGE DA		LEADER ML



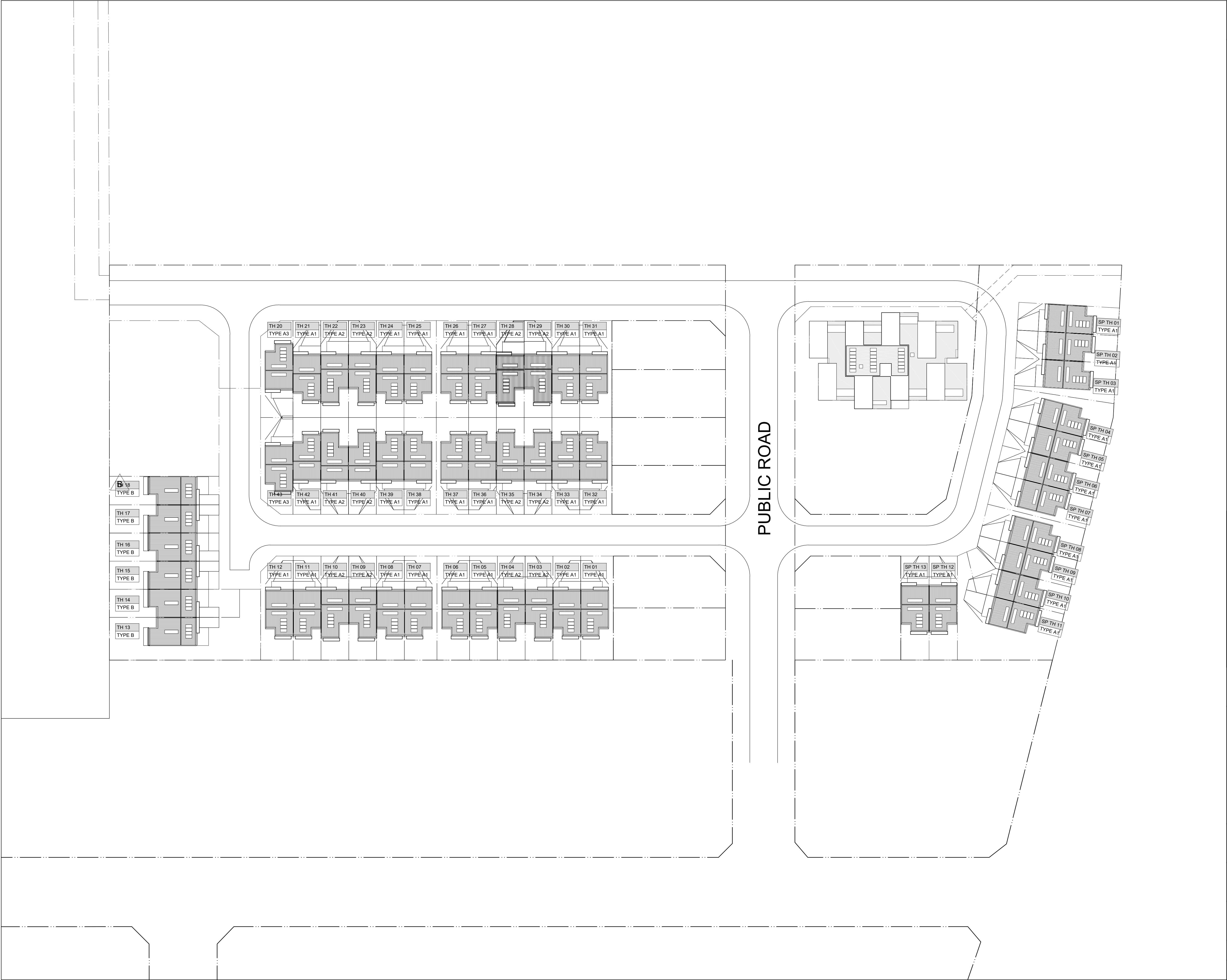
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	12JUL23	COUNCIL REQUEST
ARCHITECT		
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CLIENT OATRIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING SITE CONTOUR PLAN DEMOLITION & TREE REMOVAL		
PROJECT# 2040	DRAWING NUMBER A102-B	SCALE 1:500@A1
STAGE DA	LEADER ML	



REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	02DEC22	RESPONSE TO COUNCIL'S REQUESTS
C	12APR23	BASIN REDESIGN, CYCLEWAY, RETAINING WALL & LEVELS ON SOUTH
D	23JUN23	BASIN REDESIGN, WESTERN ROAD, SOUTHERN TOWNHOUSES, NOROY PLACE EXTENSION, RFB
E	12JUL23	COUNCIL REQUEST
F	22AUG23	DRIVEWAYS & BASIN RAMP & BATTER
G	31OCT23	BIN COLLECTION ARRANGEMENT
ARCHITECT		
		
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CLIENT OATRIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING SITE GROUND PLAN		
PROJECT# 2040	DRAWING NUMBER A104-G	SCALE 1:500@A1
STAGE DA	LEADER ML	



REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	12APR23	LOTS ON SOUTH BOUNDARY
C	12JUL23	COUNCIL REQUEST
D	28JUL23	4 TOWNHOUSES
ARCHITECT		
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CLIENT OATRAIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING SITE UPPER FLOOR PLAN		
PROJECT# 2040	DRAWING NUMBER A105-D	SCALE 1:500@A1
STAGE DA	LEADER ML	



REVISIONS

R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	12APR23	LOTS ON SOUTH BOUNDARY
C	12JUL23	COUNCIL REQUEST
D	01NOV23	4 TOWNHOUSES

ARCHITECT



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PROJECT

SUBDIVISION & MEDIUM DENSITY
RESIDENTIAL DEVELOPMENT
86-92 OLD BAR ROAD, OLD BAR

DRAWING

SITE ROOF PLAN

PROJECT# 2040	DRAWING NUMBER A106-D	SCALE 1:500@A1
STAGE DA	LEADER ML	



A VIEW 01



B VIEW 02



C VIEW 03



D VIEW 04

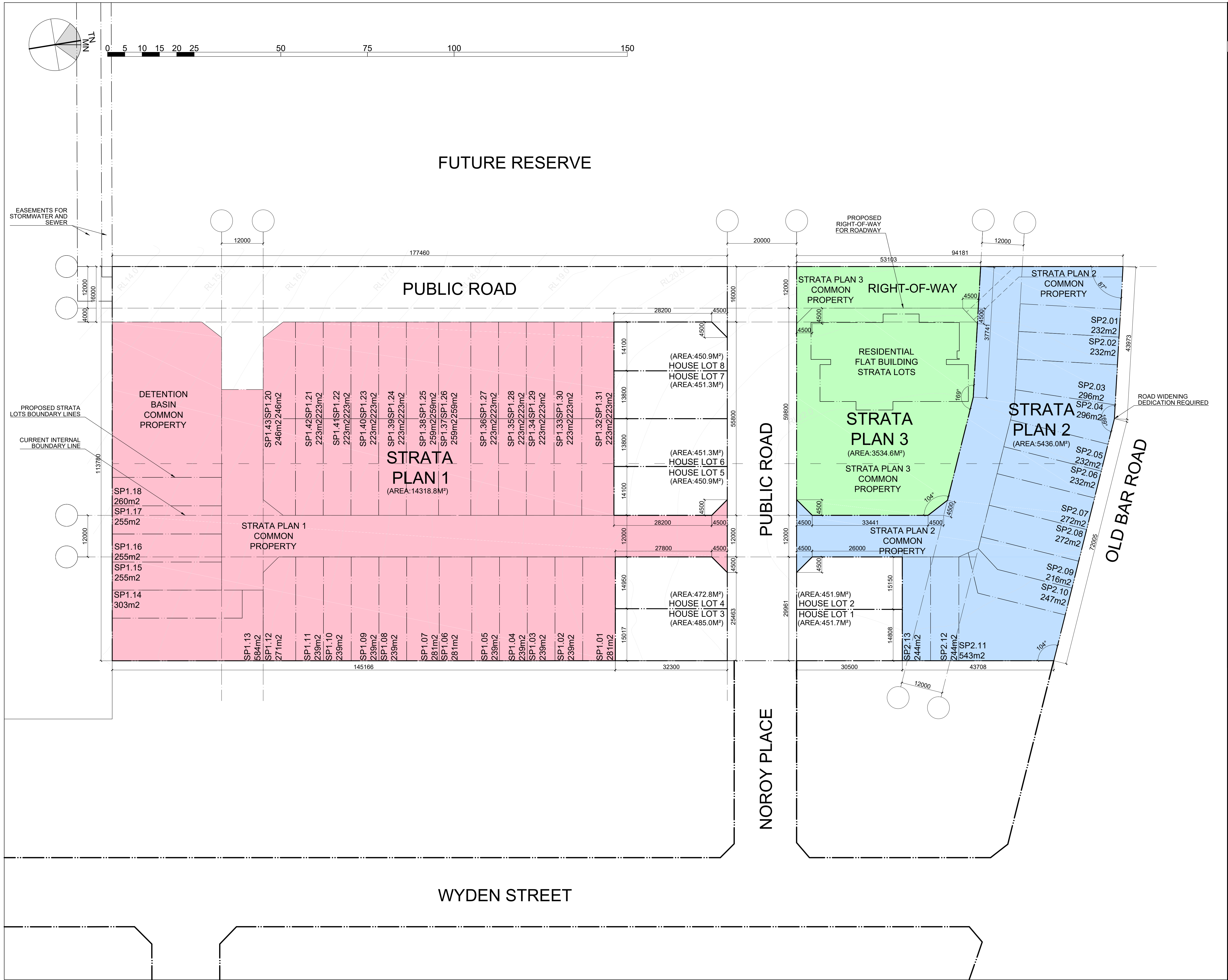


KEY MAP

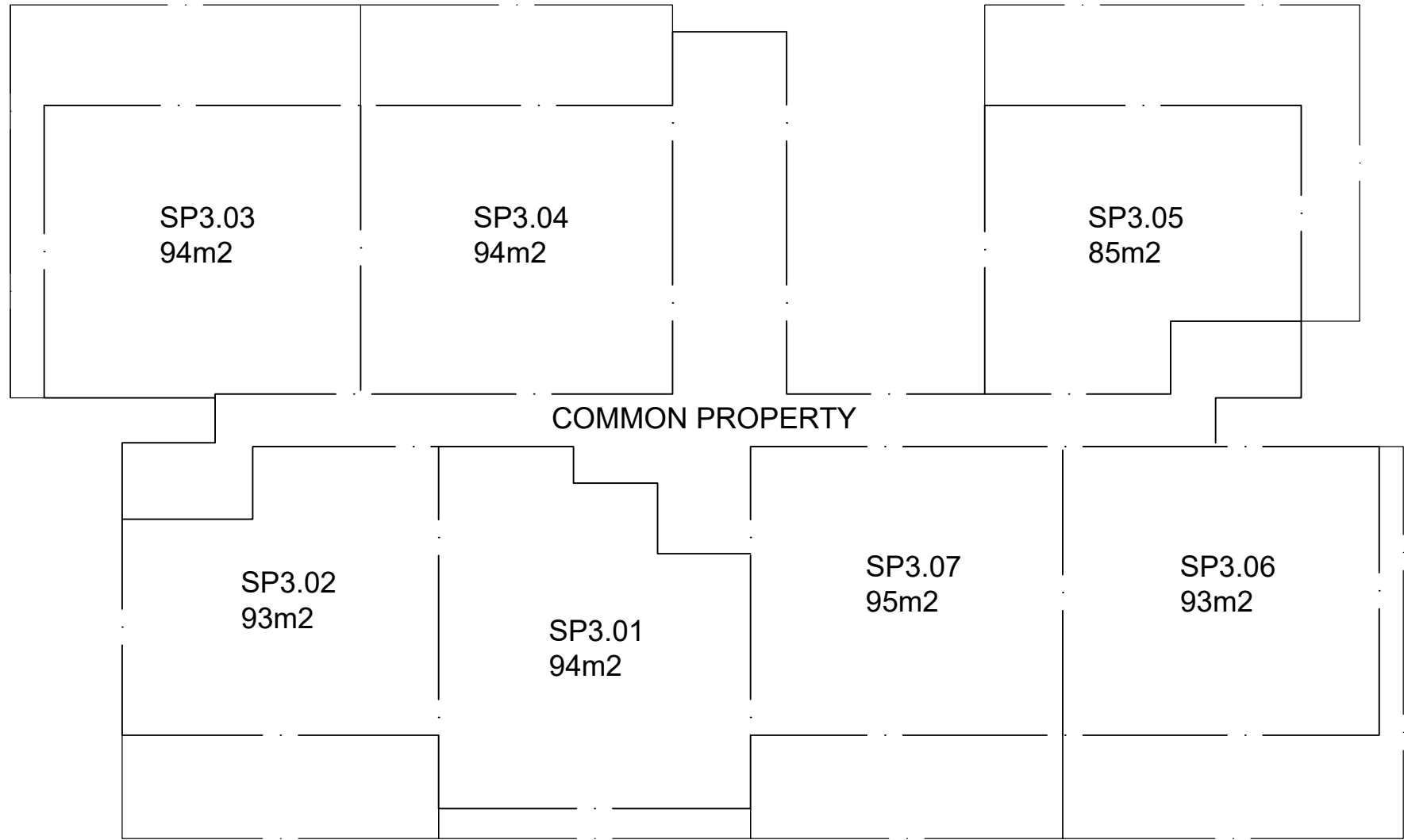


D VIEW 05 - STREETSCAPE COLOURS AND MATERIALS

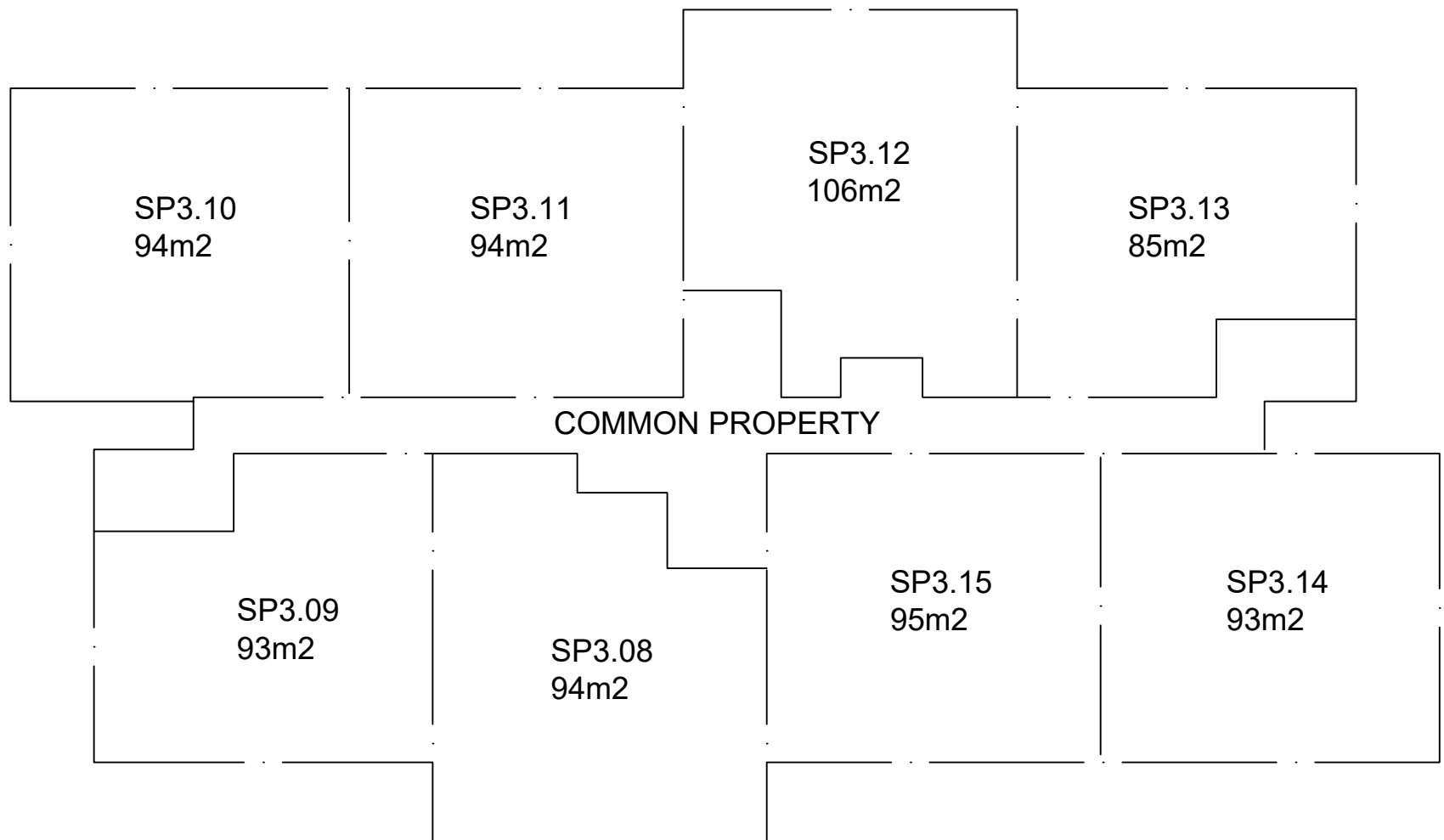
REVISIONS		
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING VIEWS		
PROJECT# 2040	DRAWING NUMBER A110-A	SCALE NTS
STAGE DA	LEADER ML	



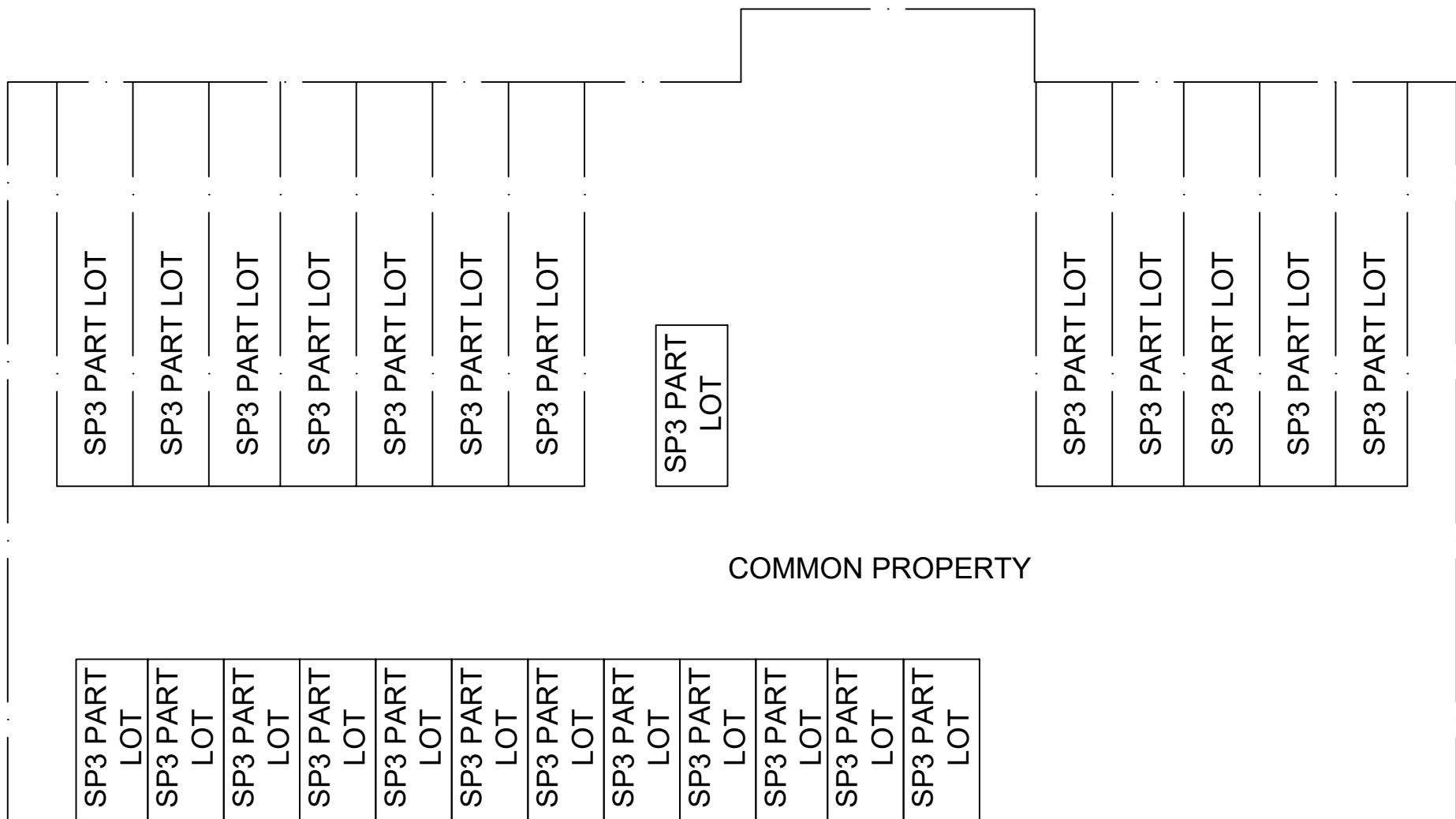
REVISIONS		
R	DATE	DESCRIPTION
A	040CT23	DRAFT STRATA AREAS
ARCHITECT		
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CLIENT OATRIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING SITE SUBDIVISION PLAN		
PROJECT# 2040	DRAWING NUMBER A111-A	SCALE 1:500@A1
STAGE DA	LEADER ML	



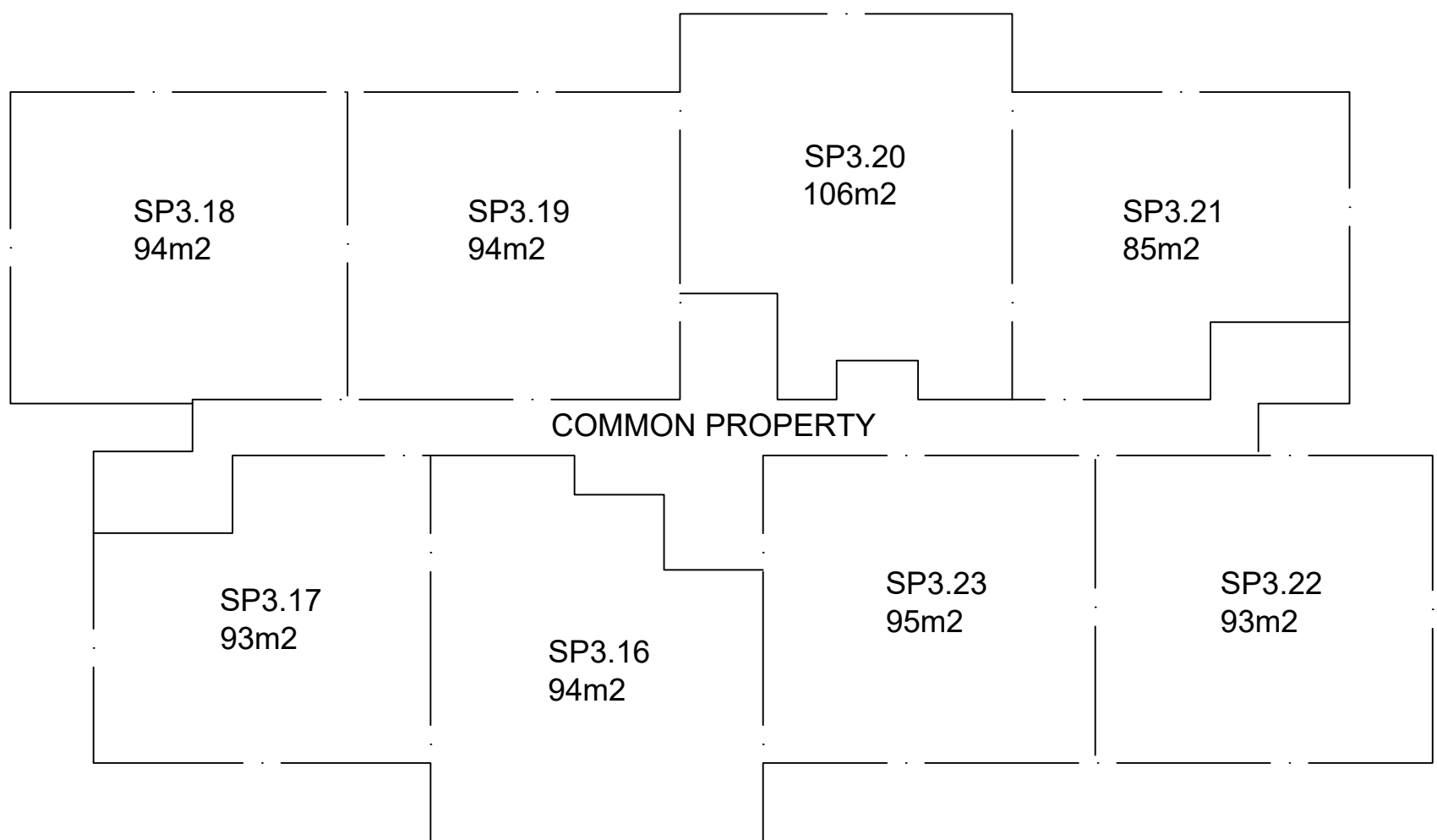
B LEVEL 1 (GROUND LEVEL)



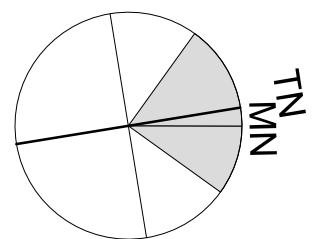
B LEVEL 2



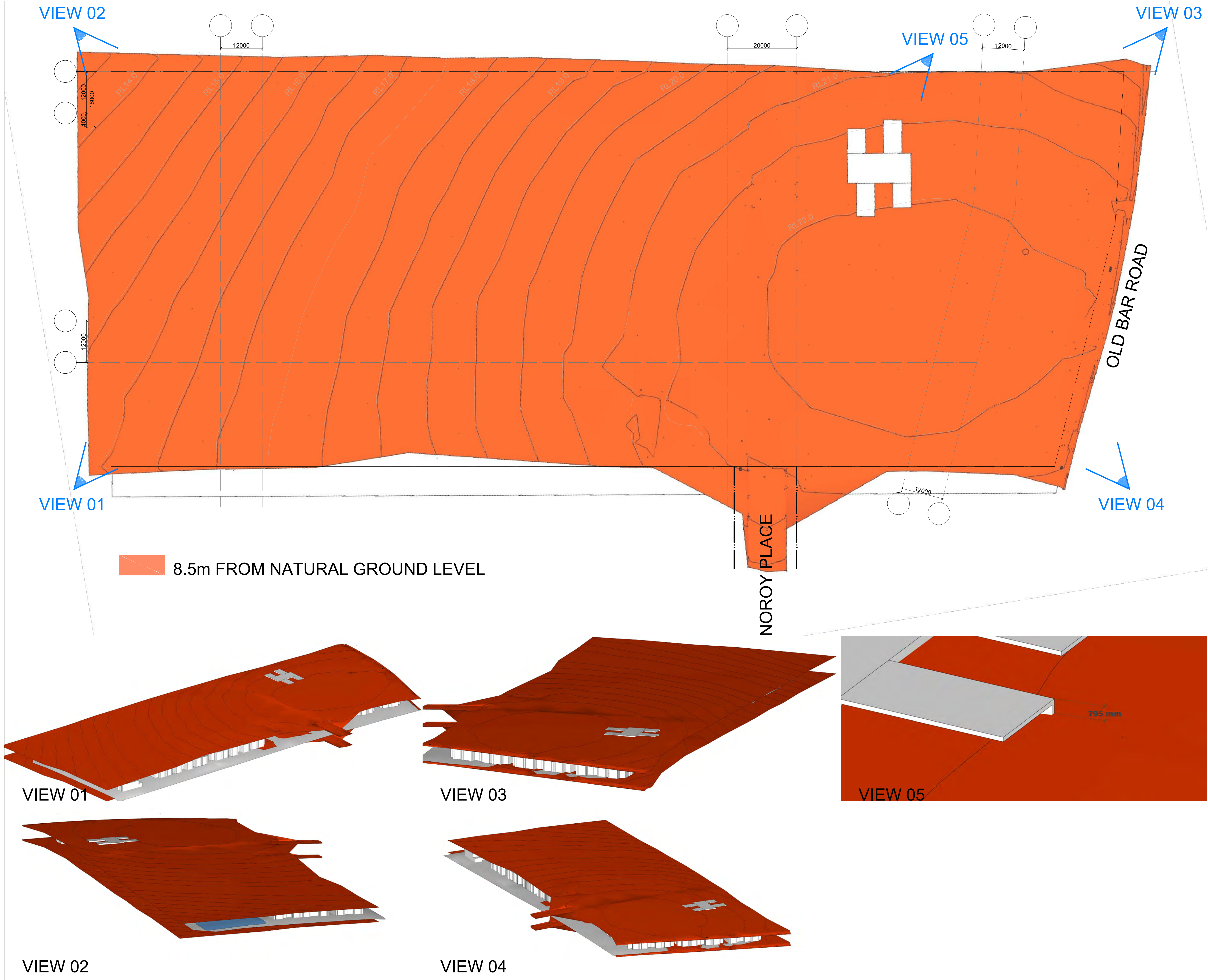
A PARKING LEVEL



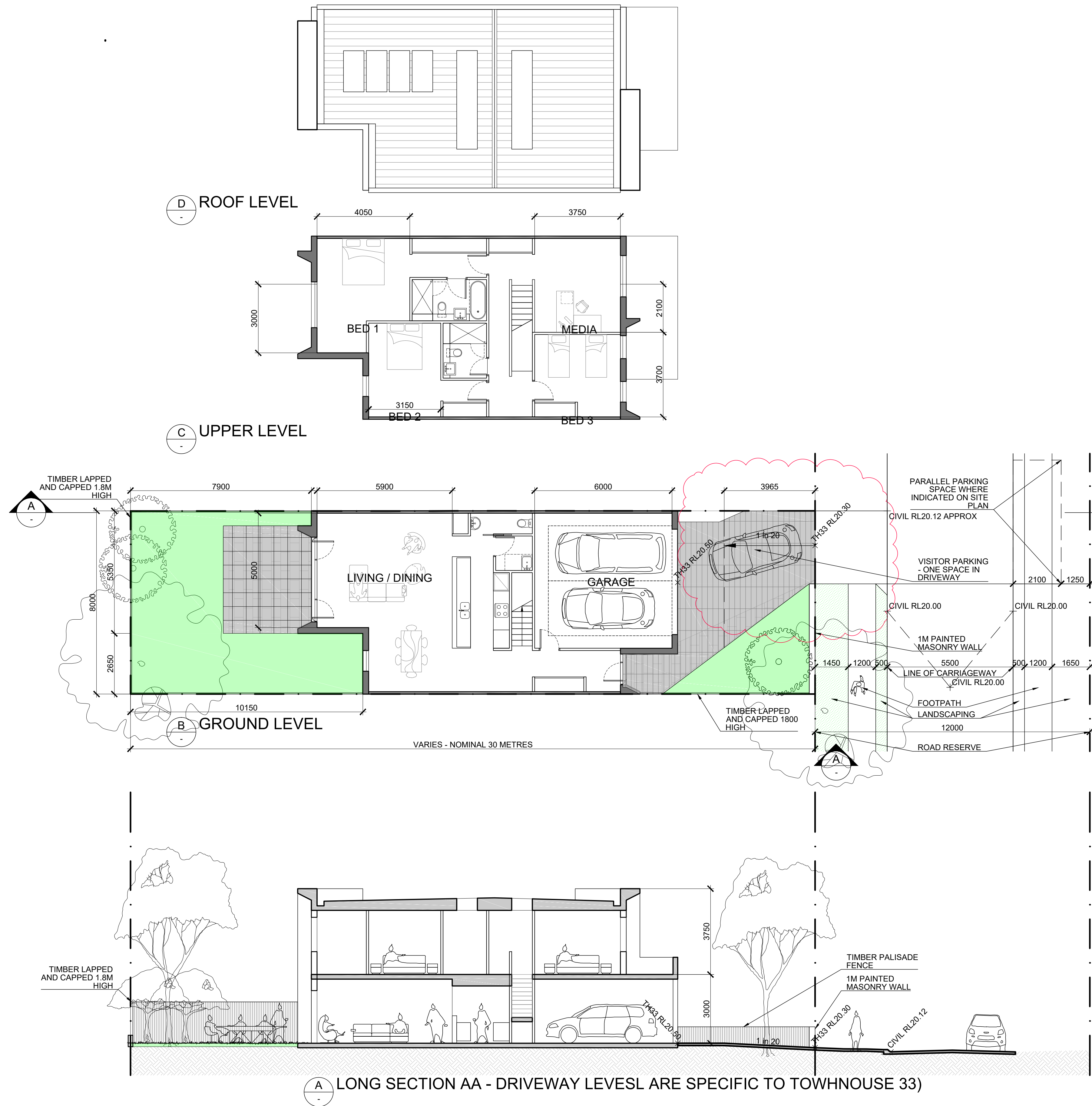
C LEVEL 3



REVISIONS		
R	DATE	DESCRIPTION
A 04OCT23 DRAFT STRATA AREAS		
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING APARTMENT BUILDING DRAFT STRATA PLAN		
PROJECT# 2040	DRAWING NUMBER A112-A	SCALE 1:200 @ A1
STAGE DA	LEADER ML	



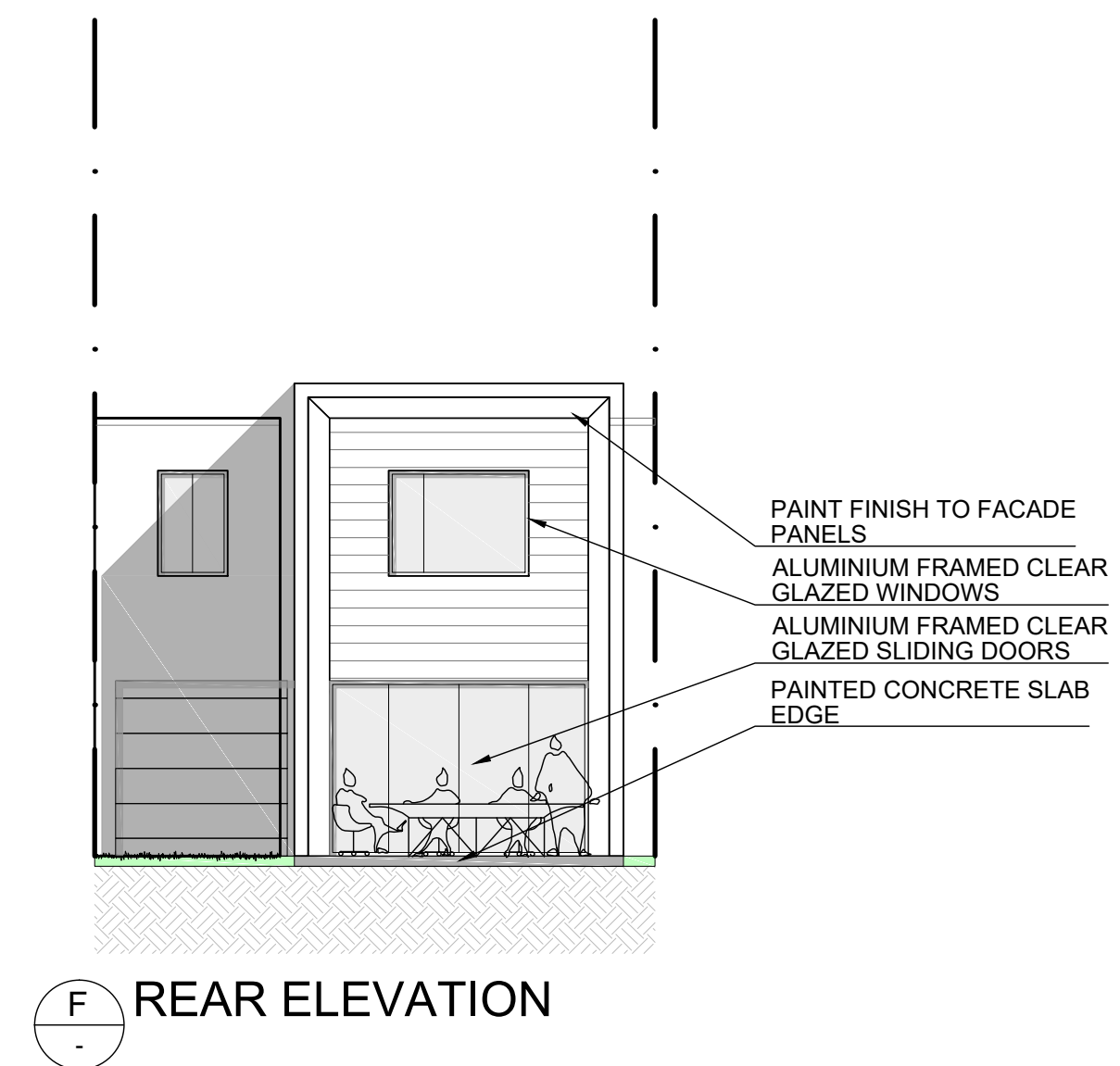
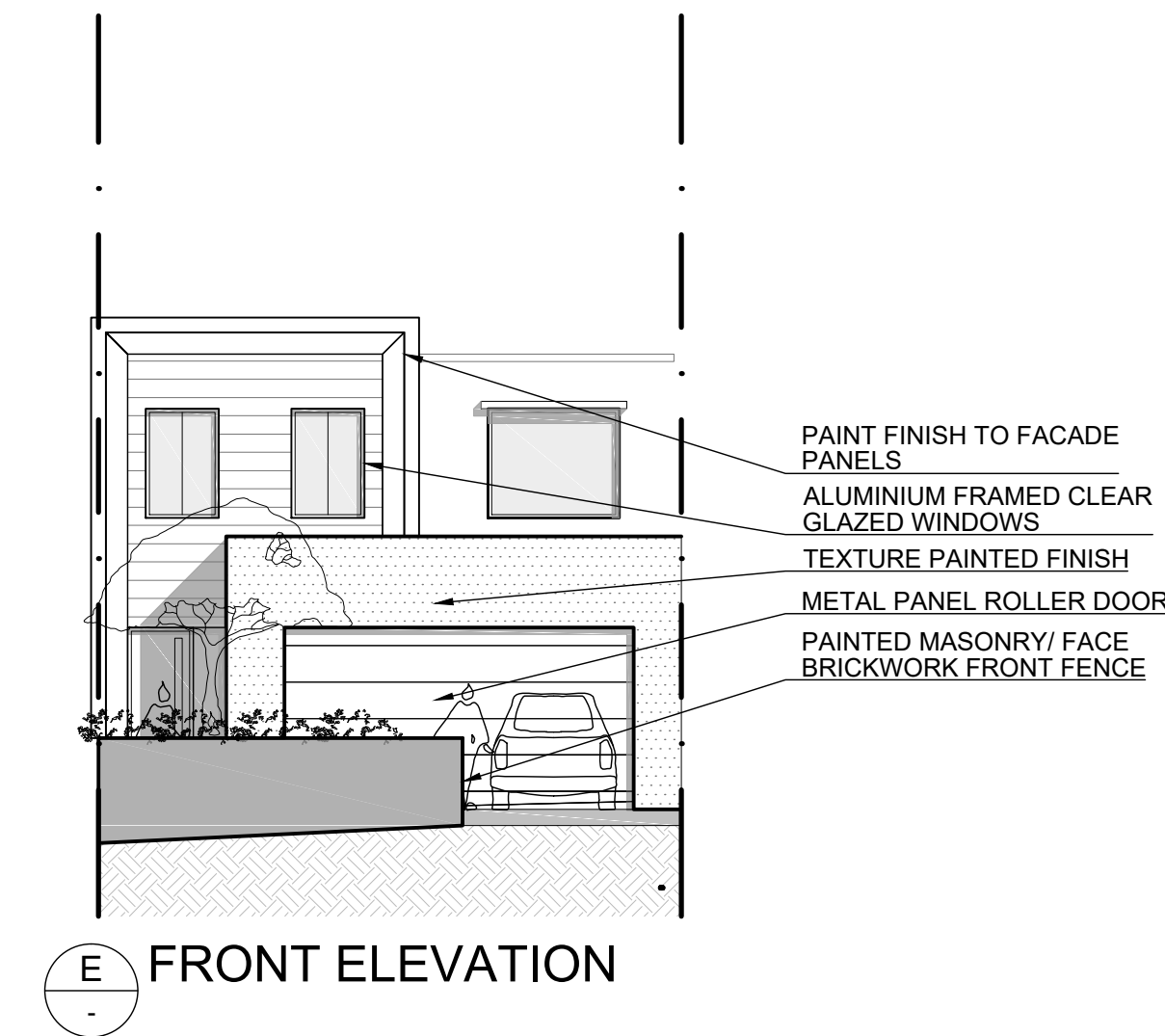
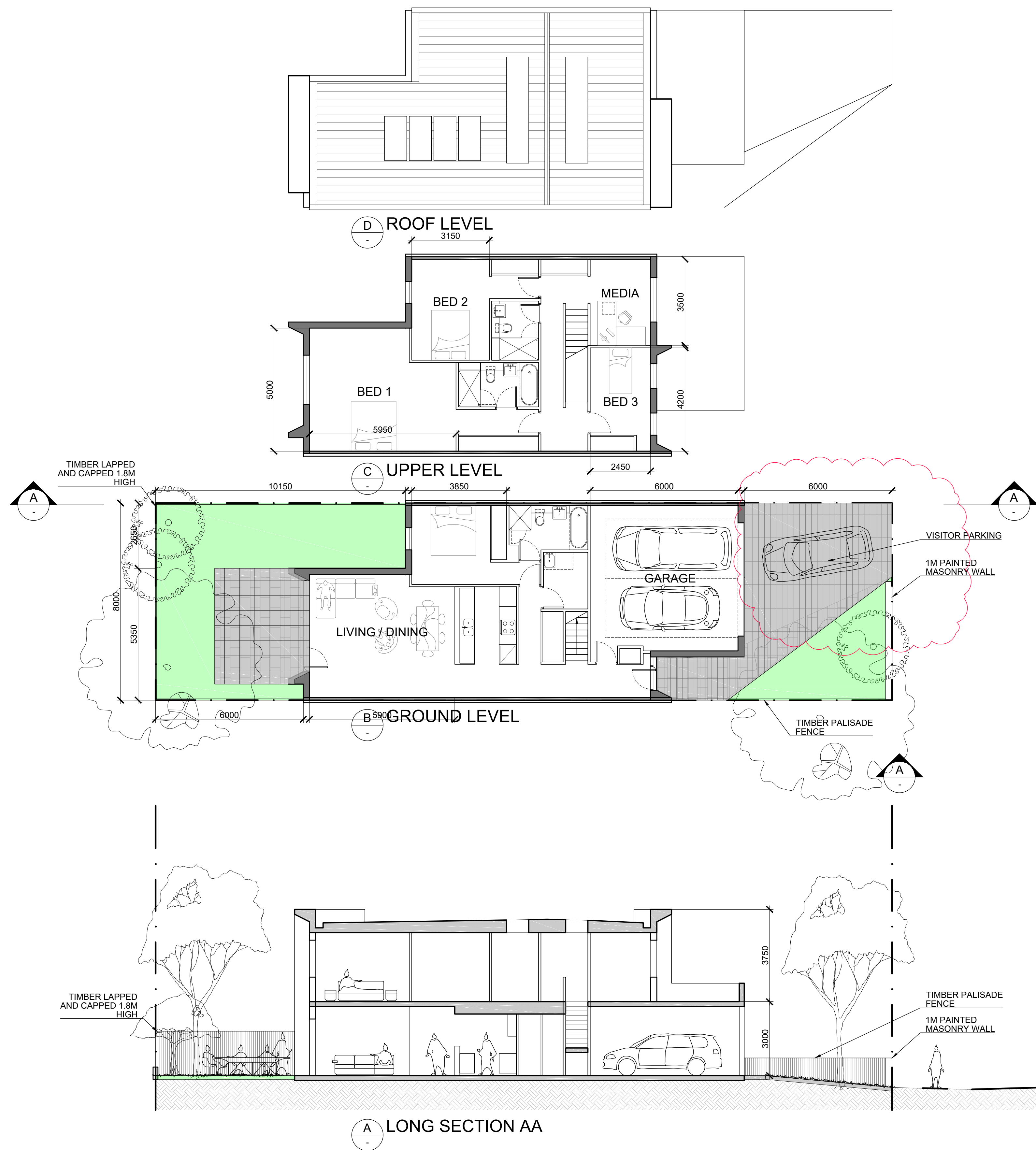
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	22JUN23	RESPONSE TO COUNCIL'S REQUESTS
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CLIENT OATRAIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING HEIGHT ANALYSIS		
PROJECT# 2040	DRAWING NUMBER A115-B	SCALE 1:500 @ A1
STAGE DA	LEADER ML	



TOWNHOUSE TYPE A1 (3 BEDROOM)
NUMBERS:
SP101, 102, 105, 106, 107, 108, 111, 112,
121, 124, 125, 126, 127, 130, 131, 132, 133,
136, 137, 138, 139, 142, 201, 202, 203, 204,
205, 206, 207, 208, 209, 210, 211, 212, 213,
214

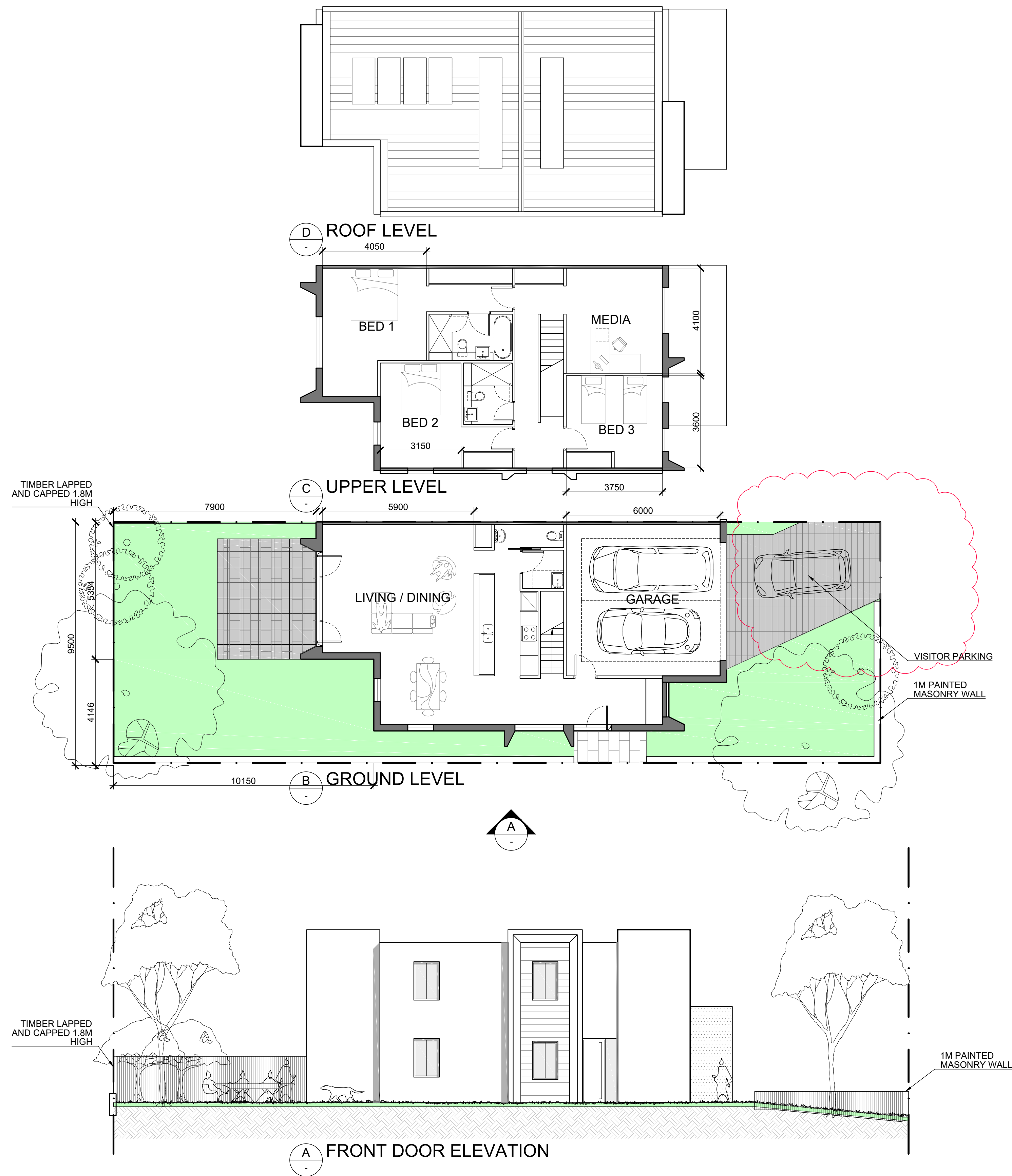
GFA: 172 SQ.M.

REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	02DEC22	RESPONSE TO COUNCIL'S REQUESTS
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CLIENT OATRIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING TOWNHOUSE TYPE A PLANS & ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A201-B	SCALE 1:100 @ A1
STAGE DA	LEADER ML	

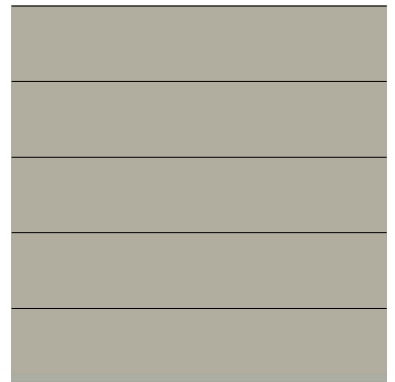


TOWNHOUSE TYPE A2 (3BEDROOM) -
WITH BEDROOM @ GROUND
NUMBERS:
SP103, 104, 109, 110, 122, 123, 128, 129,
134, 135, 140, 141
GFA: 178 SQ.M.

REVISIONS		
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING TOWNHOUSE A + BED PLANS & ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A202-B	SCALE 1:100 @ A1
STAGE DA	LEADER ML	



FB1 - FACE BRICK 1



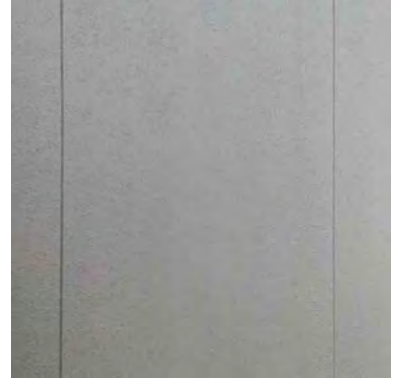
MT1 - GARAGE DOORS, ROOFS



FC1 - NARROW BOARD TO HIGHLIGHT WALLS



FC2 - TEXTURE BOARD TO GARAGE WALLS

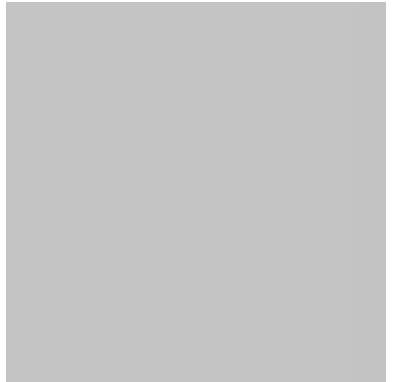


FC3 - WIDE BOARD TO TYPICAL WALLS

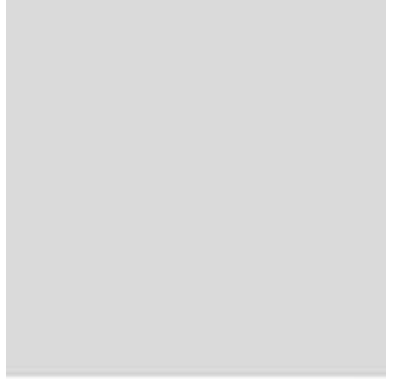
PF1 - TRIM COLOUR



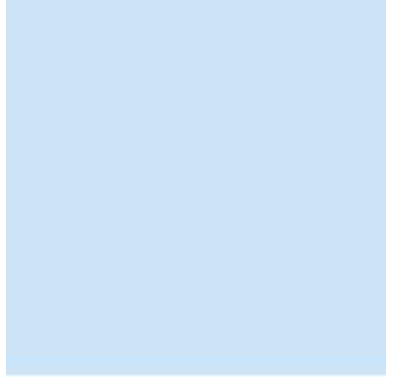
MF1 - WINDOW, SUNSHADING COLOUR



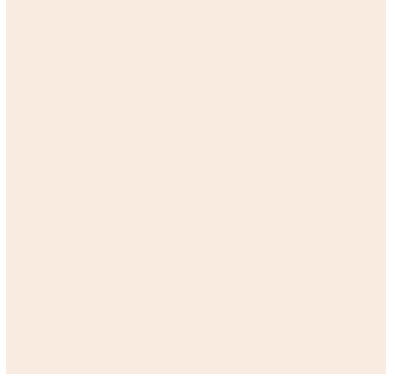
PF2 - BASE COLOUR TO GARAGE WALLS



PF3 - BASE COLOUR TO TYPICAL WALLS



PF4 - SCHEME A TO HIGHLIGHT WALLS



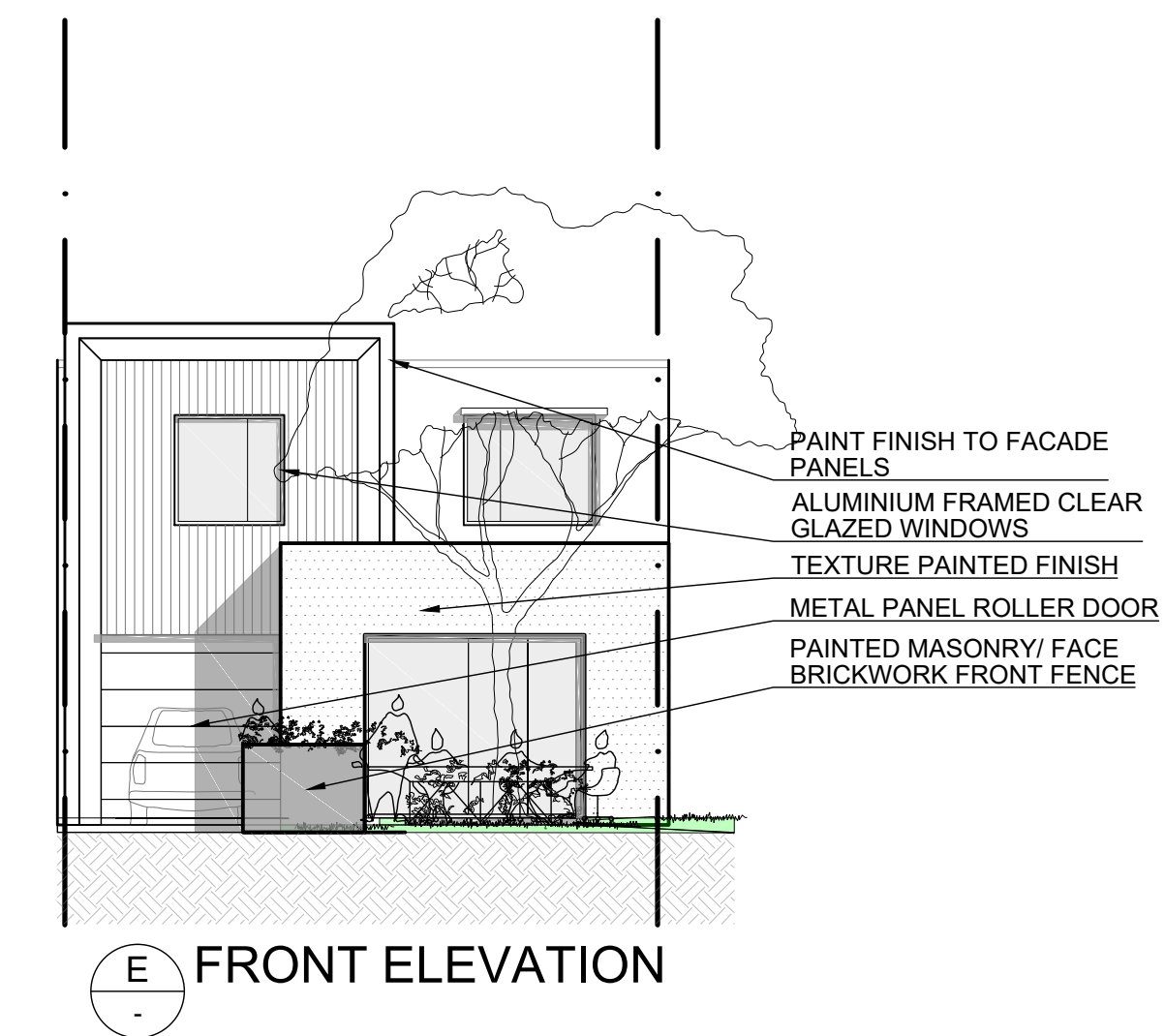
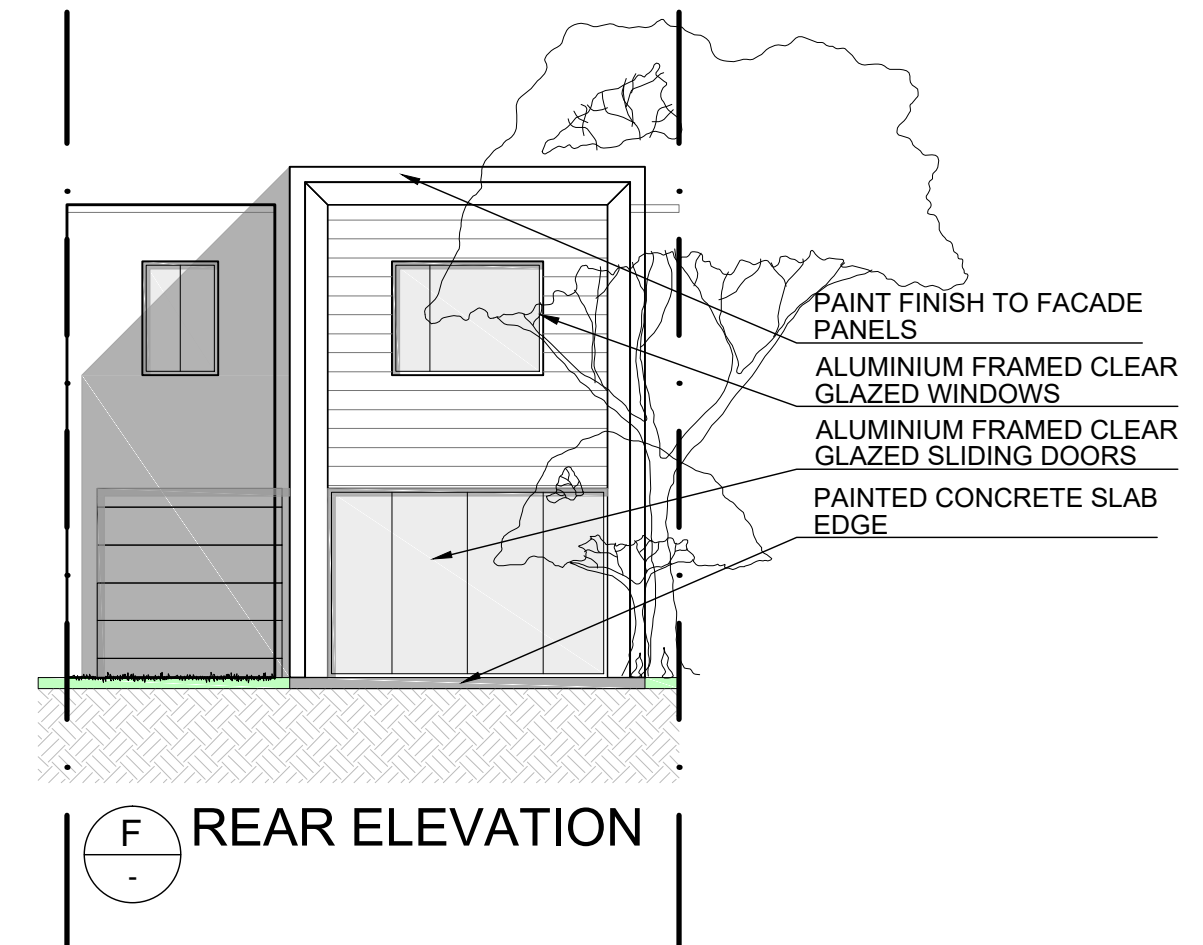
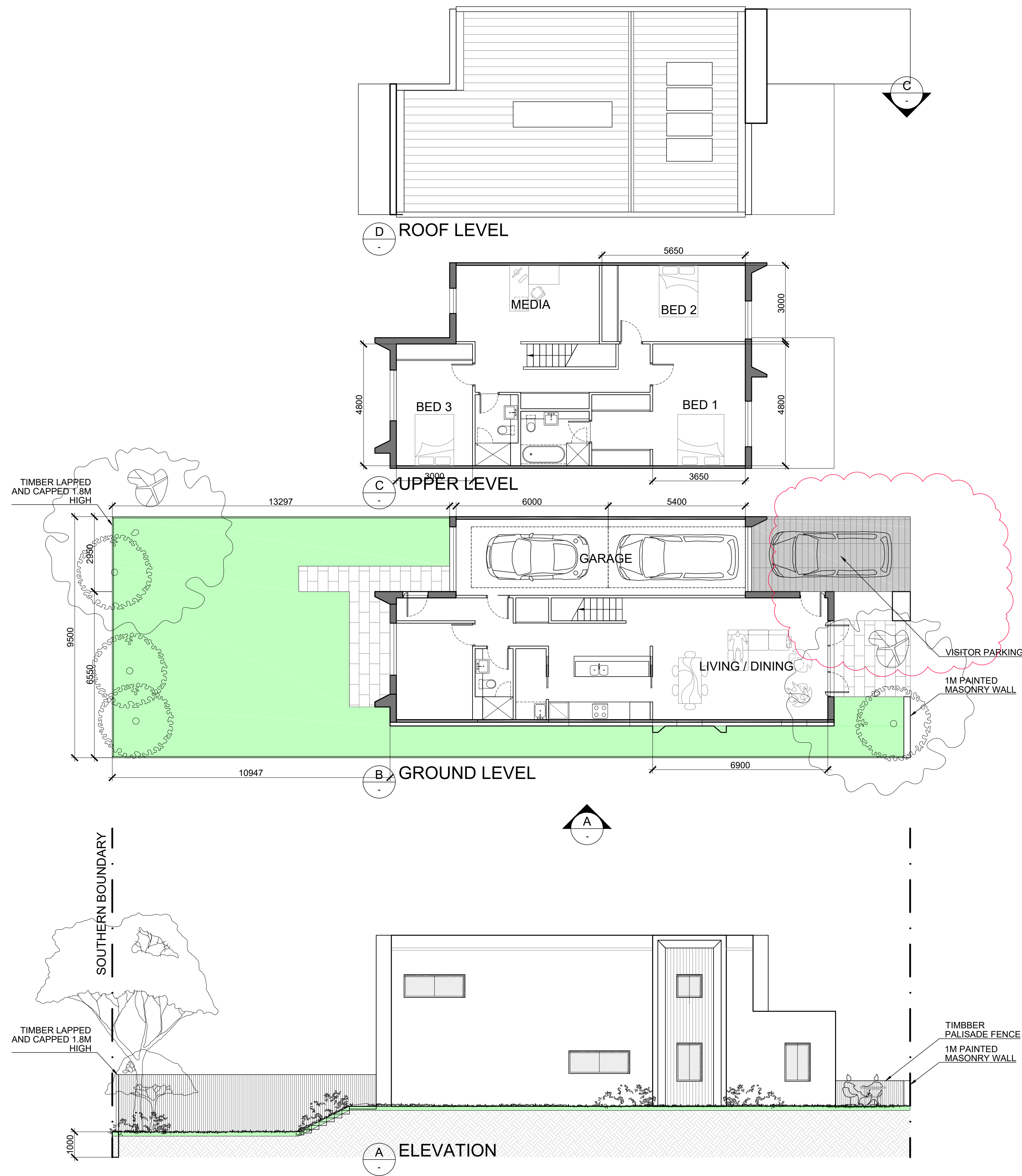
PF4 - SCHEME A TO HIGHLIGHT WALLS

F MATERIAL AND COLOUR SCHEMES

TOWNHOUSE TYPE A3 (3 BEDROOM) -
END WITH SIDE ENTRY
NUMBERS SP120, 143

GFA: 172 SQ.M.

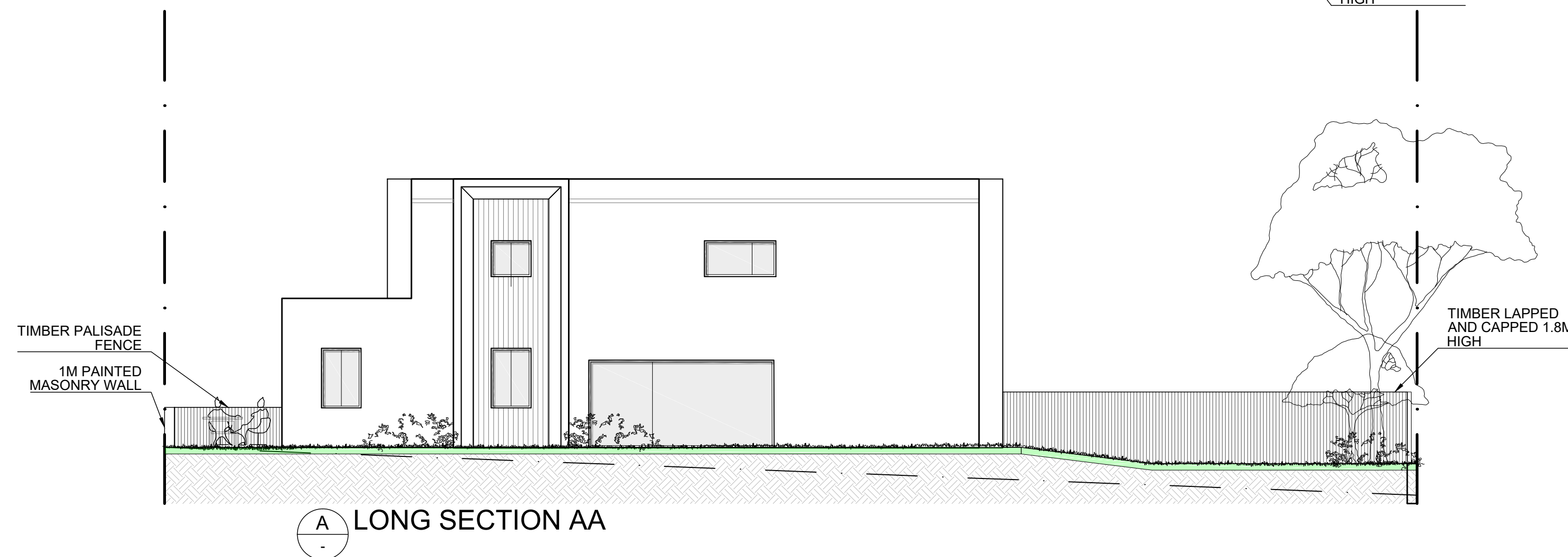
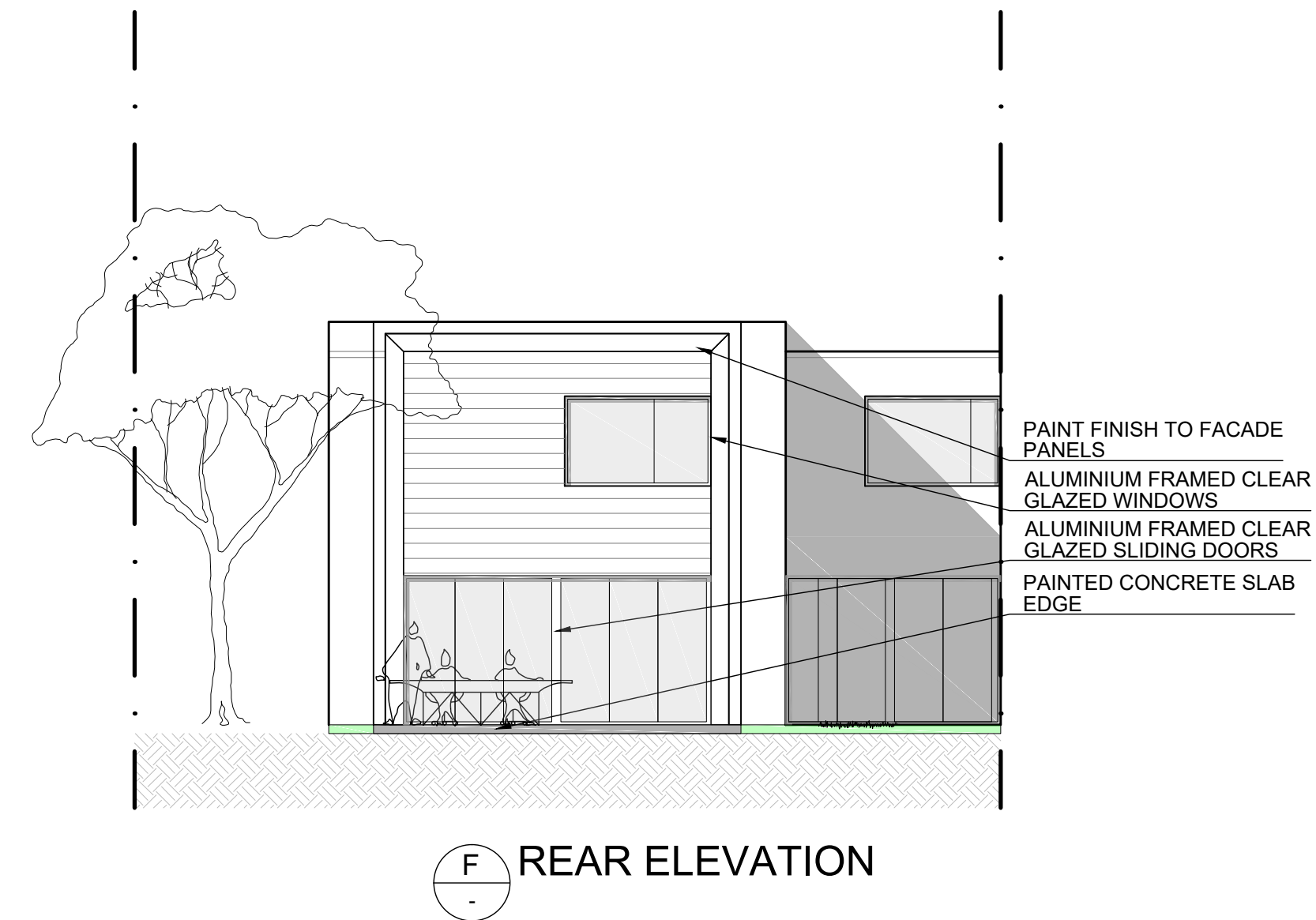
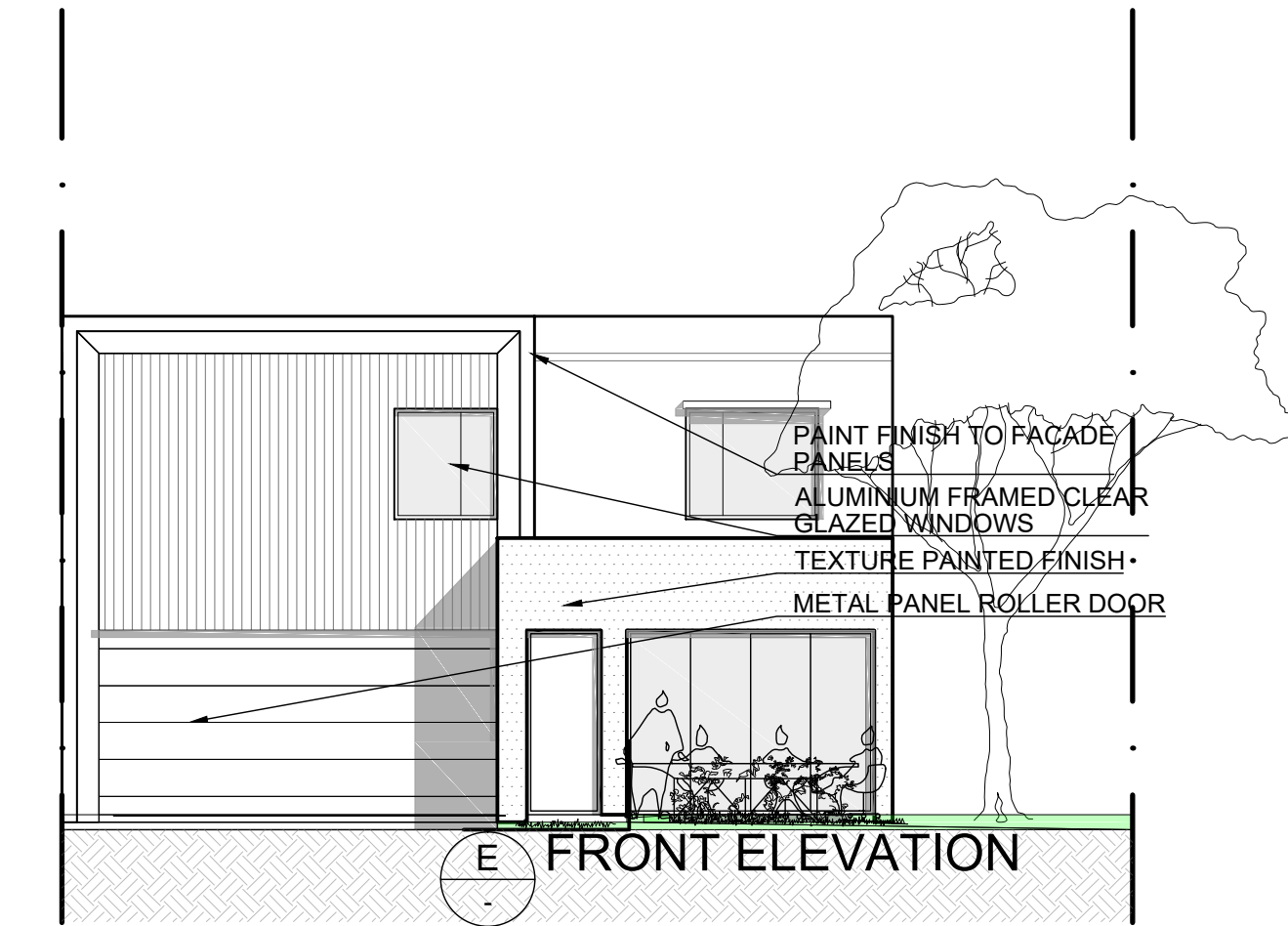
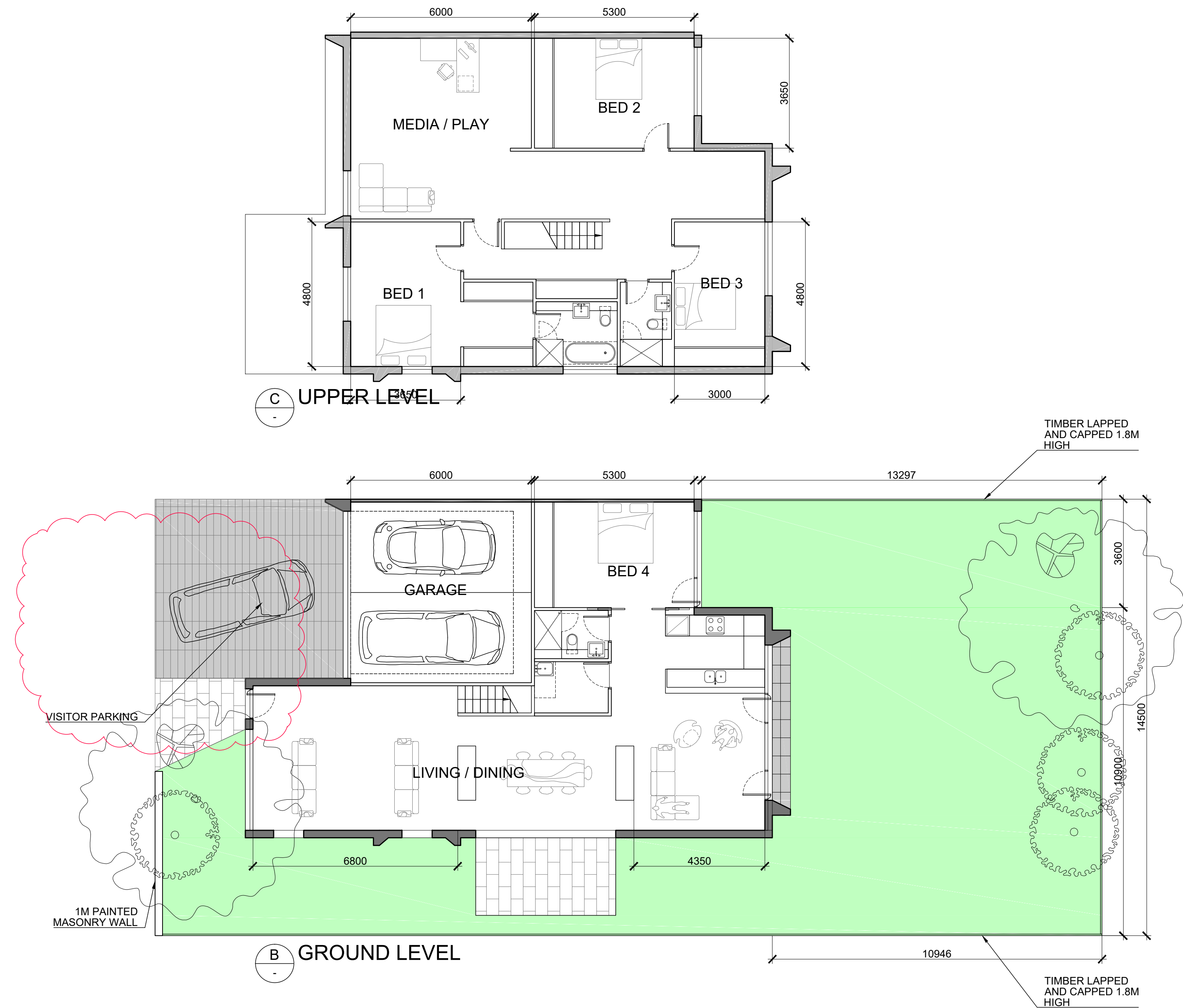
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	02DEC22	RESPONSE TO COUNCIL'S REQUESTS
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING TOWNHOUSE A AT END PLANS & ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A203 -B	SCALE 9000 @ A1
STAGE DA	LEADER ML	



TOWNHOUSE TYPE B (3 BEDROOM)
NUMBERS SP115, 116, 117, 118, 119

GFA: 183 SQ.M.

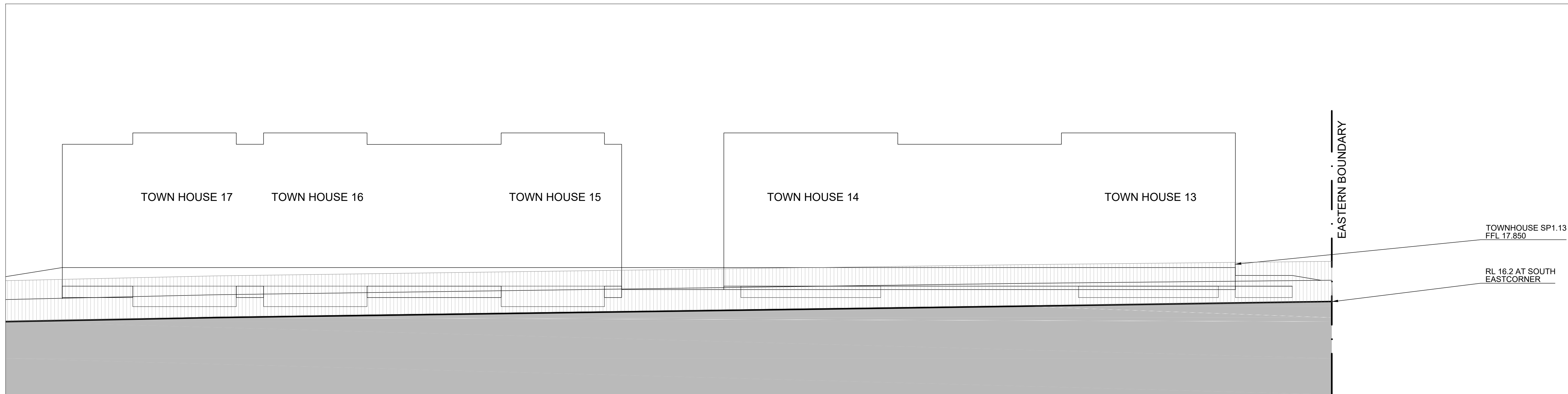
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	02DEC22	RESPONSE TO COUNCIL'S REQUESTS
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CLIENT OATRAIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING TOWNHOUSE B AT END PLANS & ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A204 -B	SCALE 1:100 @ A1
STAGE DA	LEADER ML	



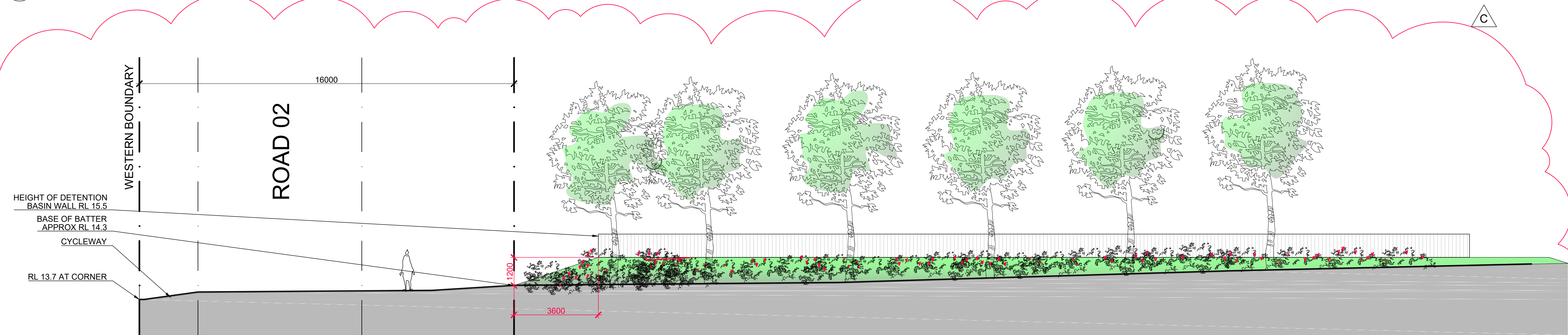
TOWNHOUSE TYPE C (4 BEDROOM)
NUMBERS:
SP113, 114

GFA: 261 SQ.M.

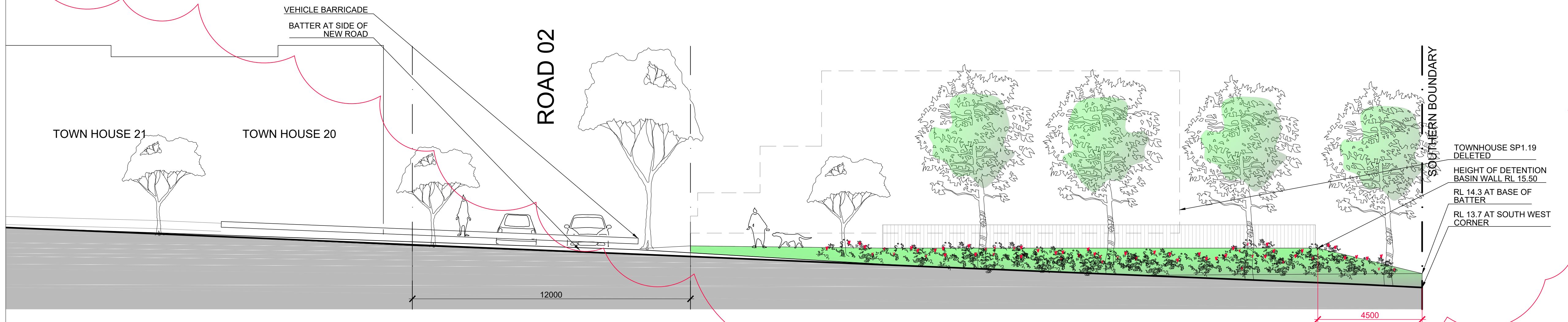
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
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CLIENT OATRAIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING TOWNHOUSE C PLANS & ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A205 -B	SCALE 9000 @ A1
STAGE DA	LEADER ML	



A SOUTHERN BOUNDARY ELEVATION

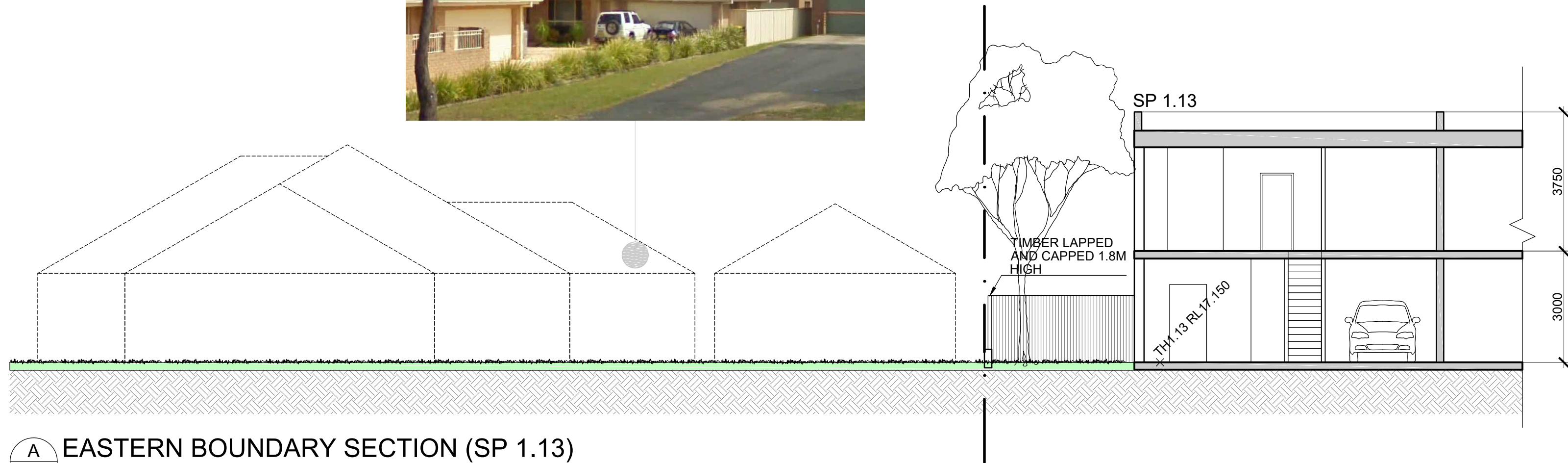


SOUTHERN BOUNDARY ELEVATION CONTINUED

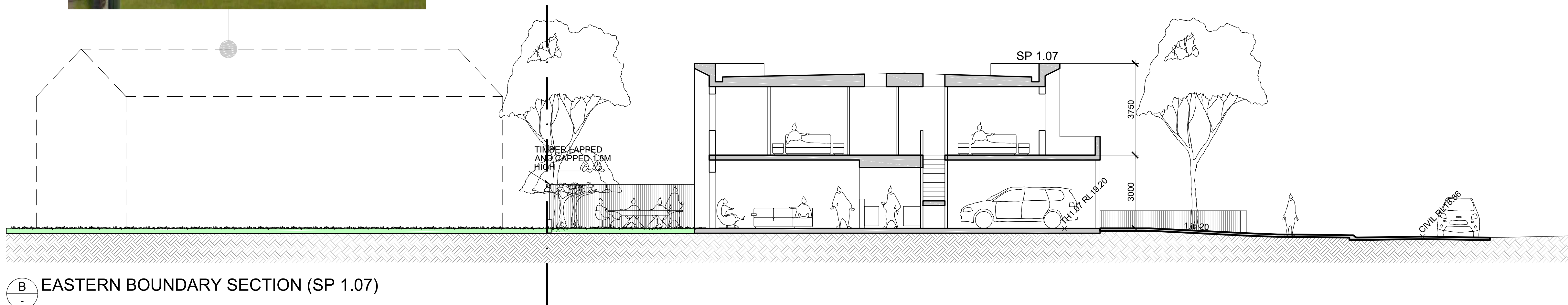


A WESTERN BOUNDARY ELEVATION

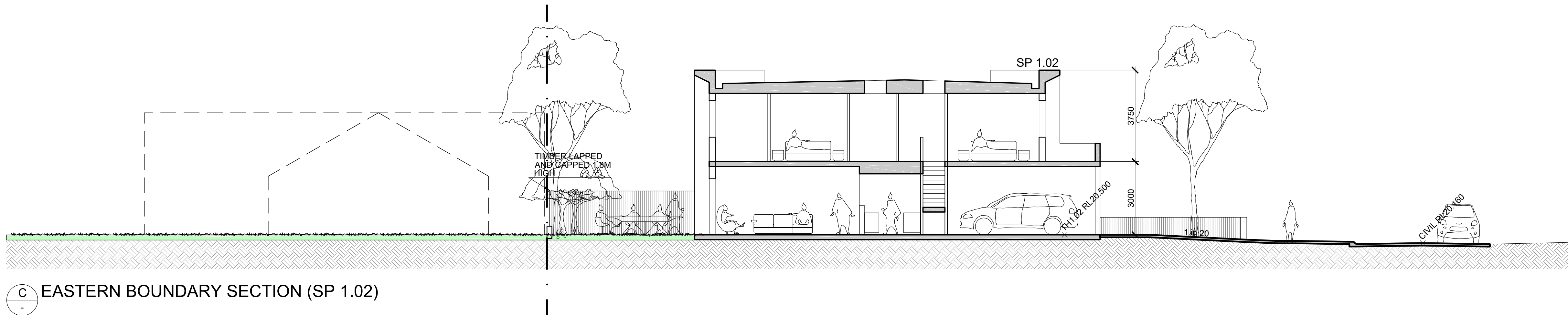
REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	02DEC22	RESPONSE TO COUNCIL'S REQUESTS
C	29JUN23	BASIN RELOCATION
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING DETENTION BASIN ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A206-C	SCALE 1:100 @ A1
STAGE DA	LEADER ML	



A EASTERN BOUNDARY SECTION (SP 1.13)

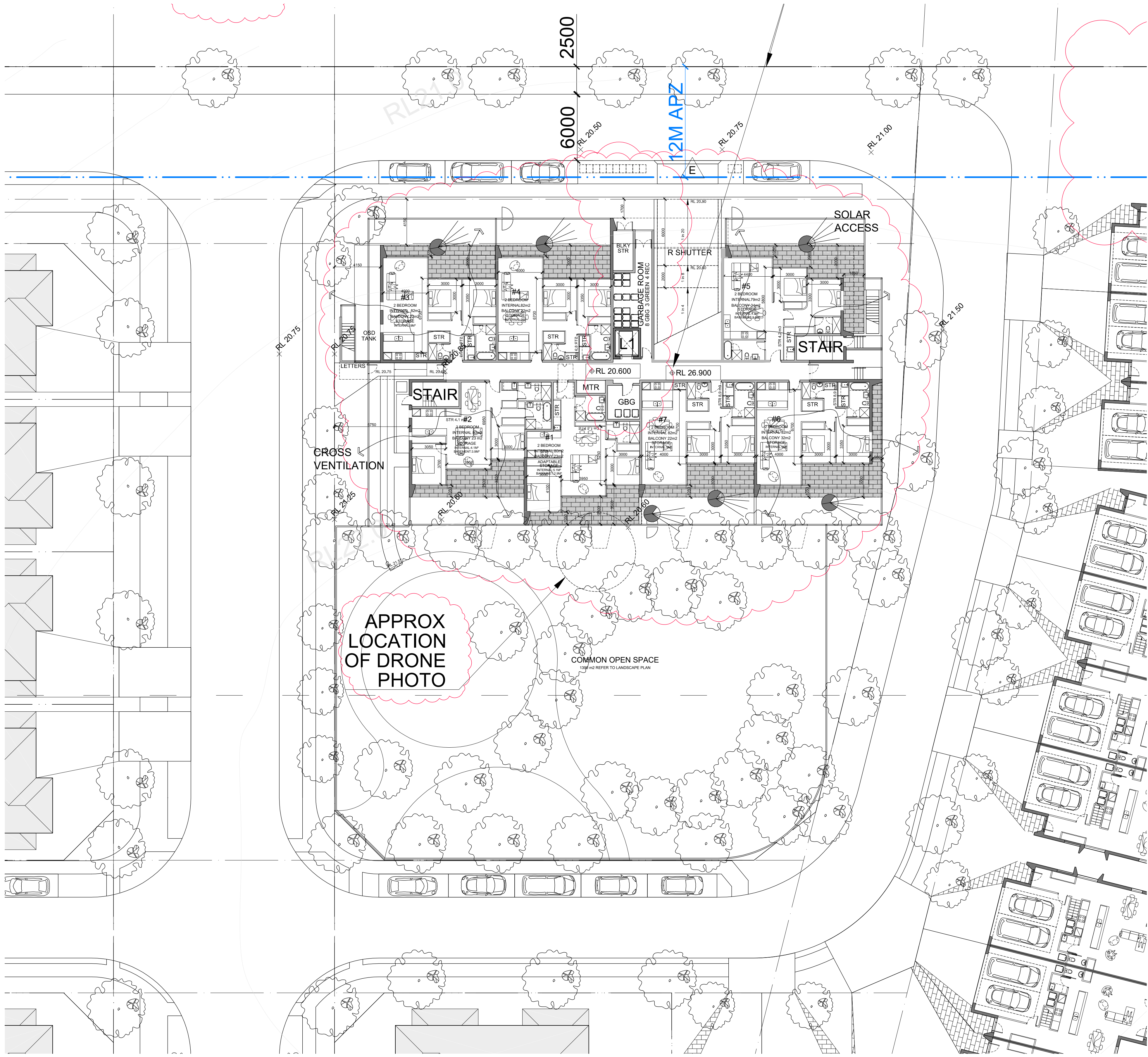


B EASTERN BOUNDARY SECTION (SP 1.07)



C EASTERN BOUNDARY SECTION (SP 1.02)

REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
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PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING EASTERN BOUNDARY SECTIONS		
PROJECT# 2040	DRAWING NUMBER A207-C	SCALE 1:100 @ A1
STAGE DA	LEADER ML	



REVISIONS	
R	DATE DESCRIPTION

B	02DEC22	RESPONSE TO COUNCIL'S REQUEST
C	23JUNE23	RAMP TO BASEMENT PARKING, UNITS TO GROUND FLOOR
D	12JUL23	COUNCIL REQUEST
E	06SEP23	GARBAGE ROOM

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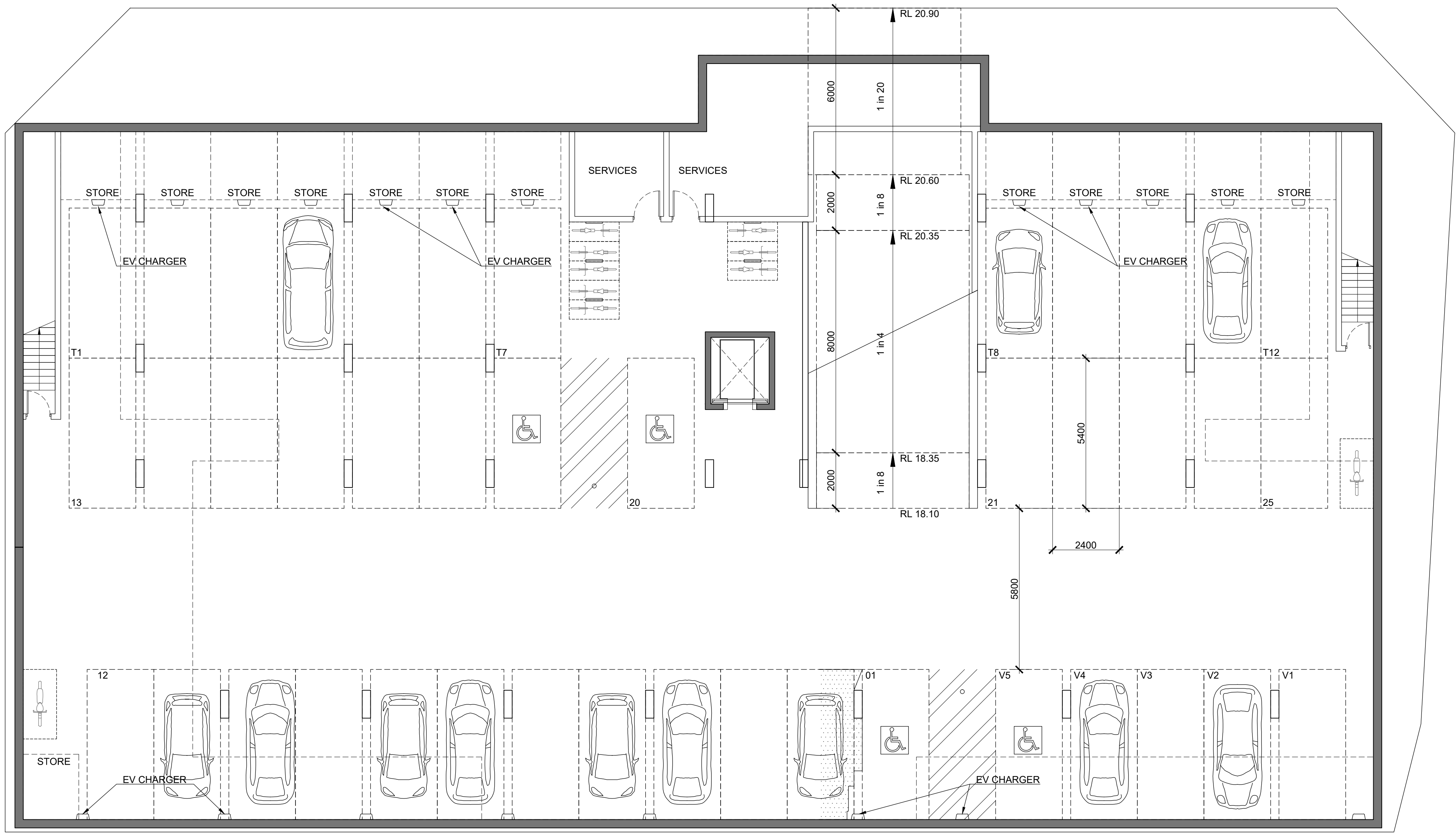
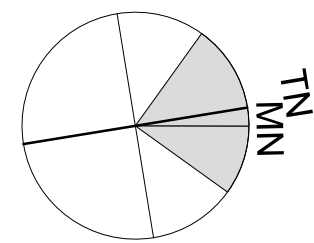
CLIENT
OATRIN PTY LTD

PROJECT
SUBDIVISION & MEDIUM DENSITY
RESIDENTIAL DEVELOPMENT
86-92 OLD BAR ROAD, OLD BAR

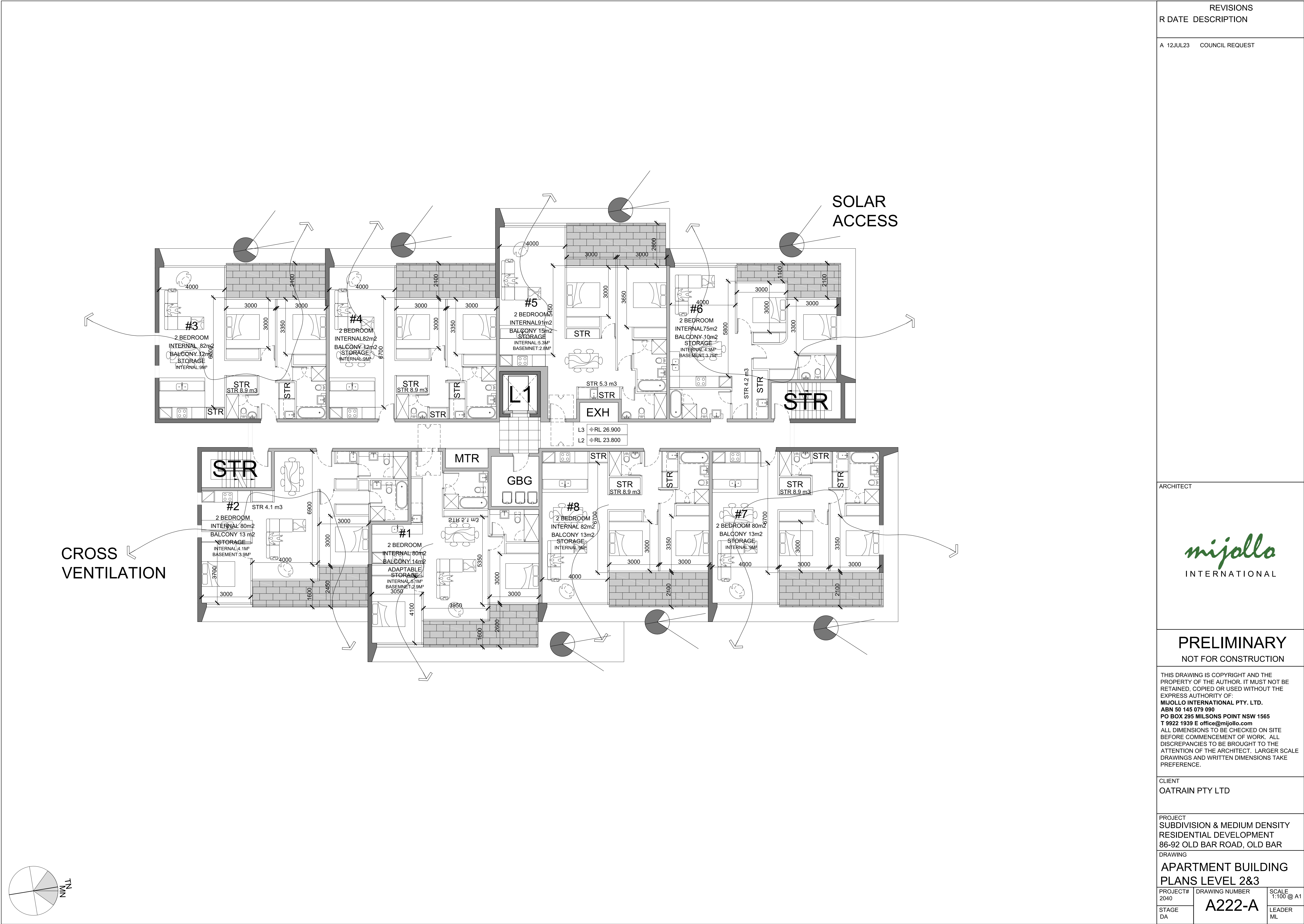
DRAWING
APARTMENT BUILDING
LEVEL 1 (SITE)

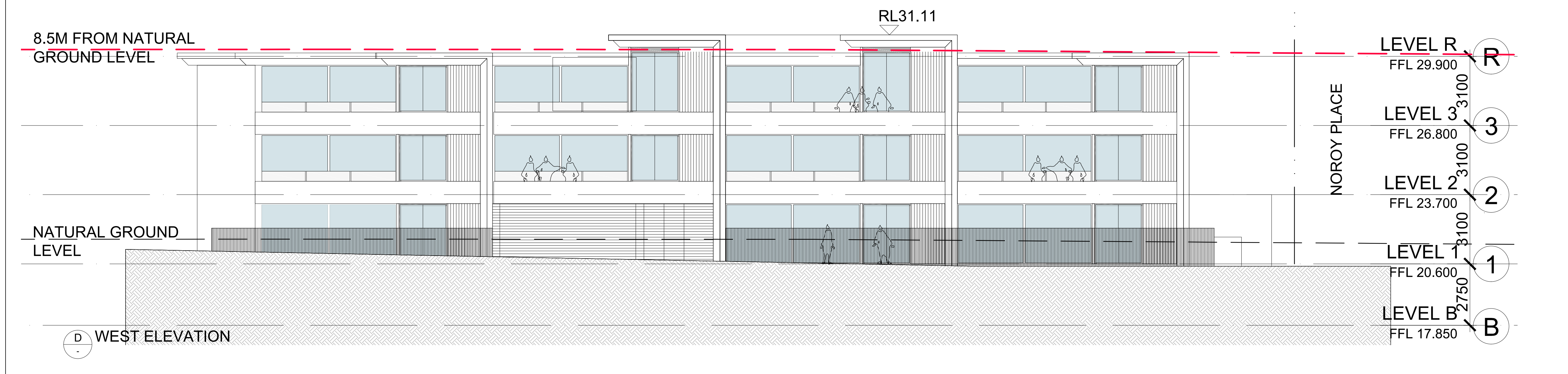
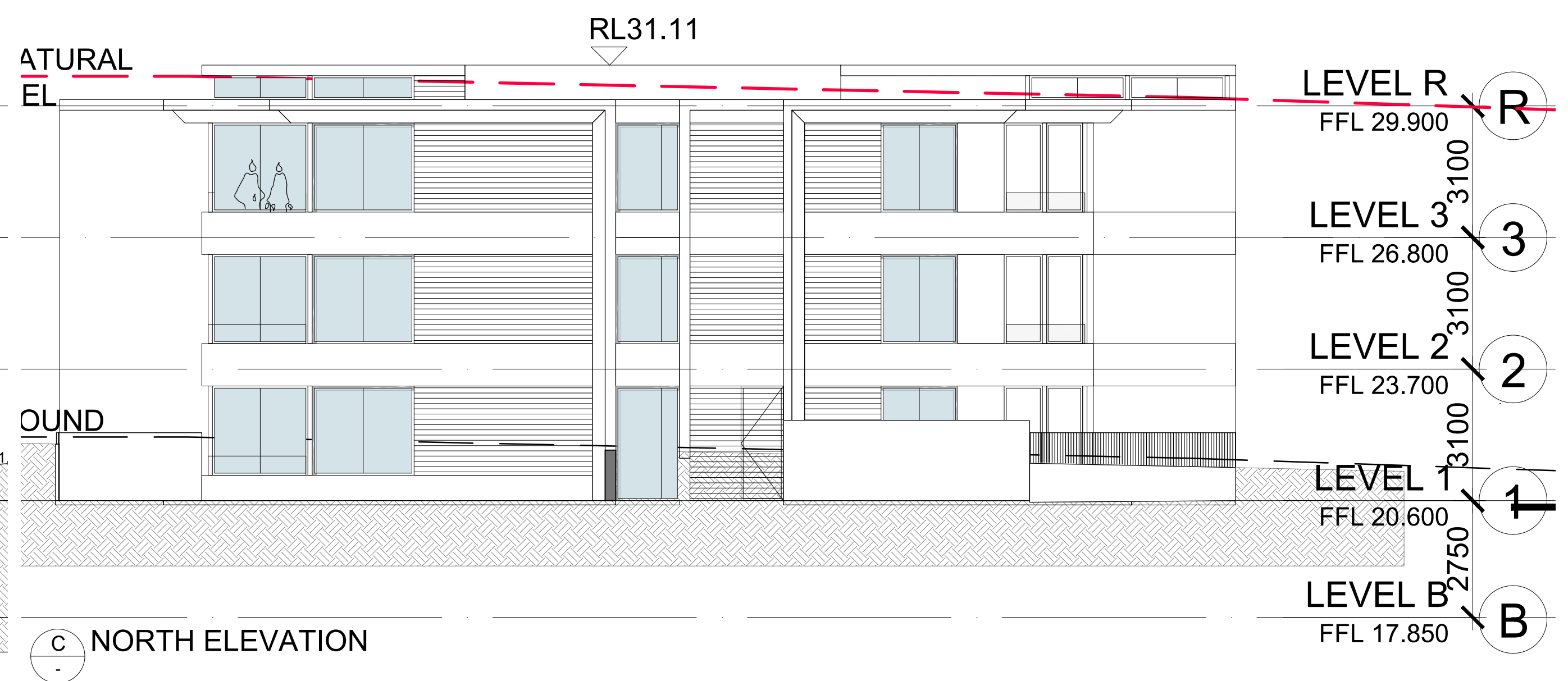
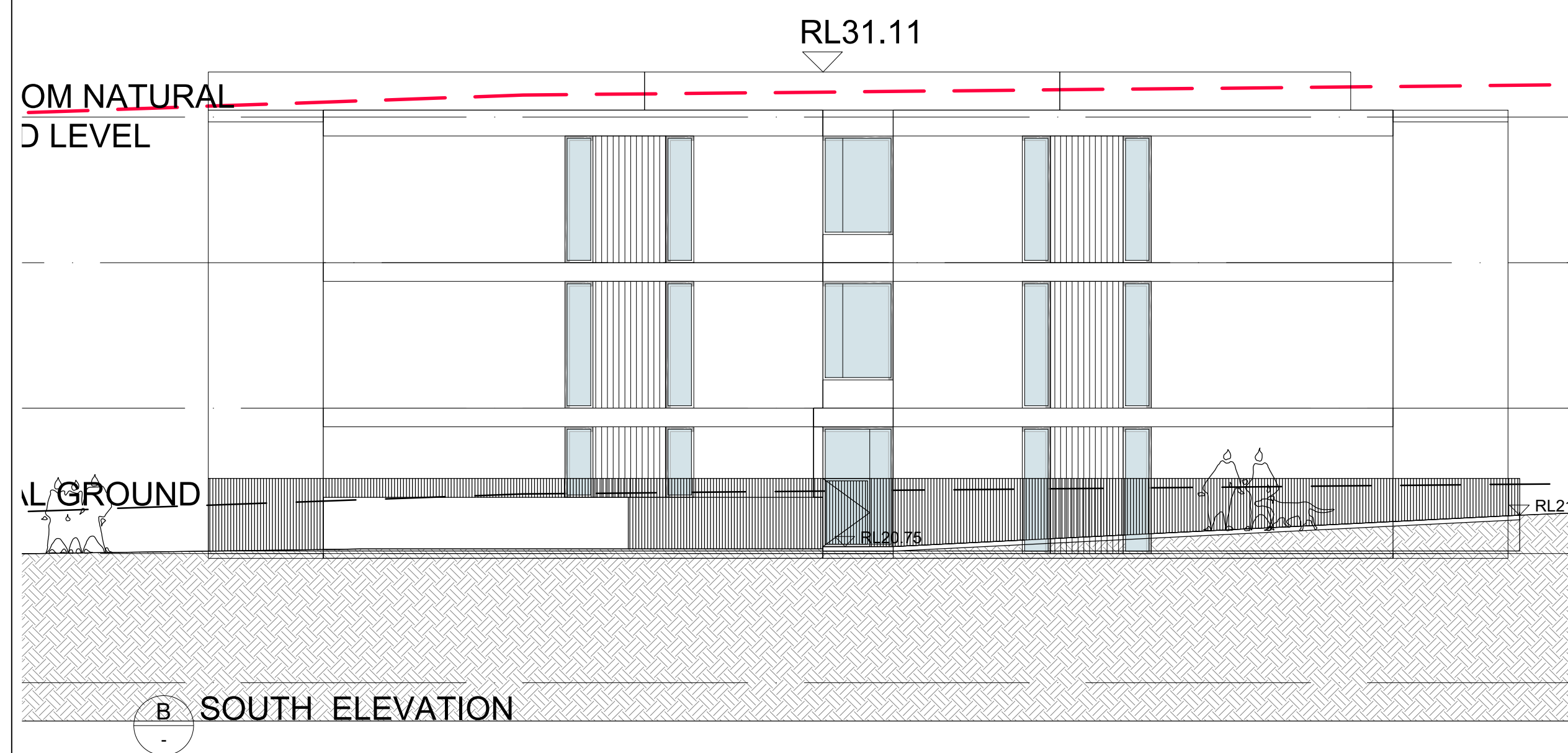
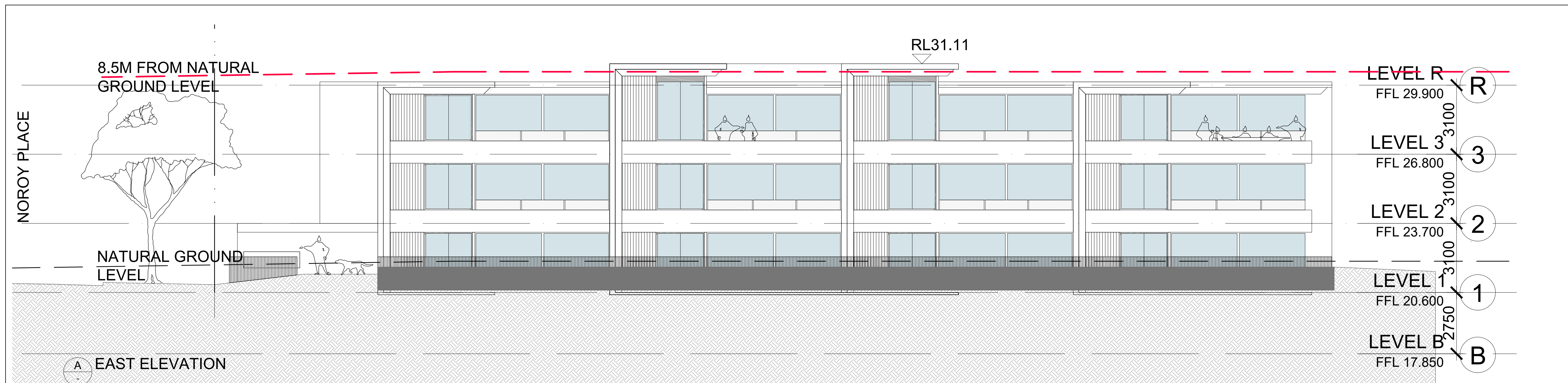
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STAGE DA	LEADER ML	



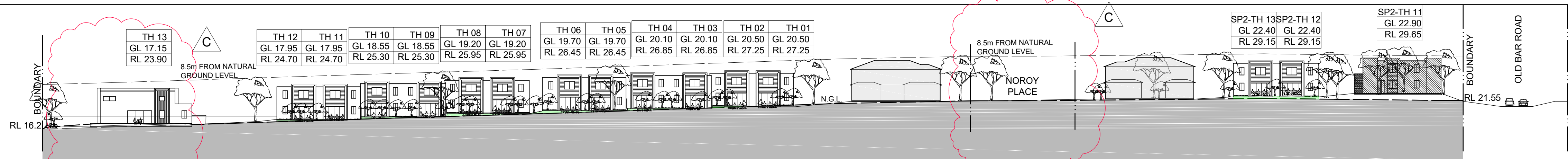


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R	DATE	DESCRIPTION
A	12JUL23	COUNCIL REQUEST
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CLIENT OATRAIN PTY LTD		
PROJECT SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING APARTMENT BUILDING PLAN BASEMENT		
PROJECT# 2040	DRAWING NUMBER A220-A	SCALE 1:100 @ A1
STAGE DA	LEADER ML	

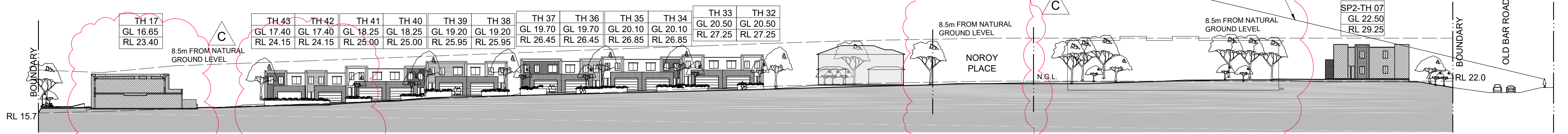




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R	DATE	DESCRIPTION
A	12JUL23	COUNCIL REQUEST
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CLIENT		
OATRAIN PTY LTD		
PROJECT		
SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING		
APARTMENT BUILDING ELEVATIONS		
PROJECT# 2040	DRAWING NUMBER A225-A	SCALE 1:100 @ A1
STAGE DA	LEADER ML	



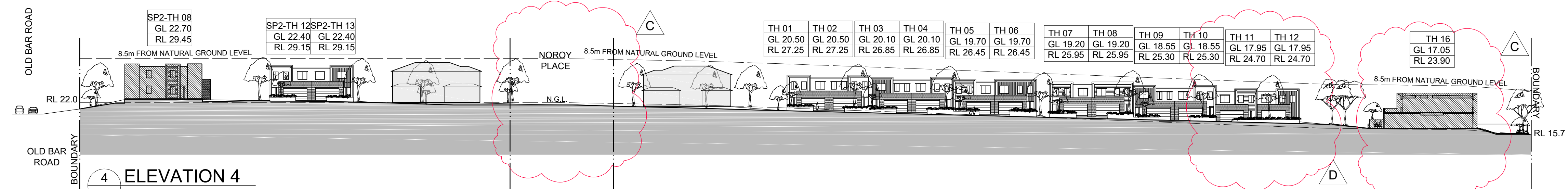
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SCALE 1:500



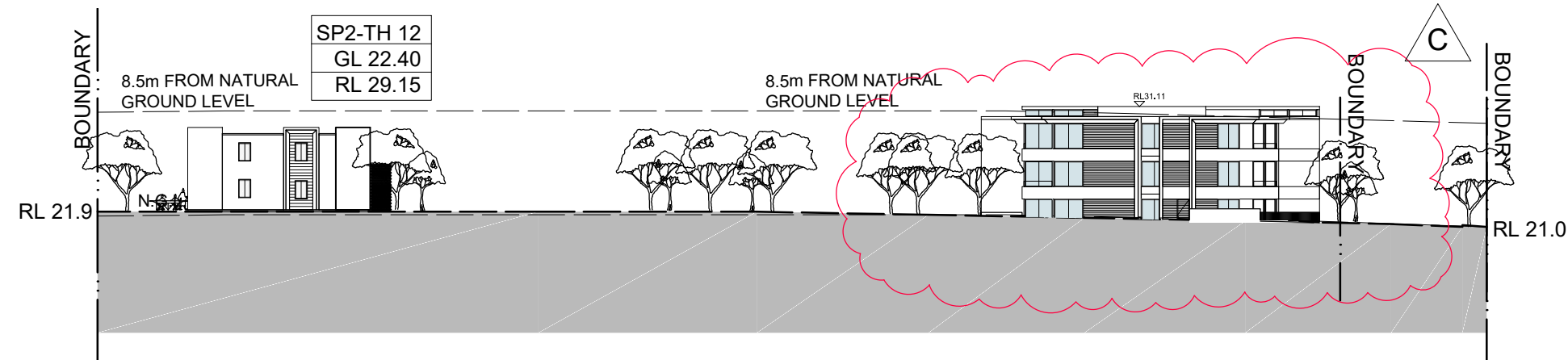
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SCALE 1:500



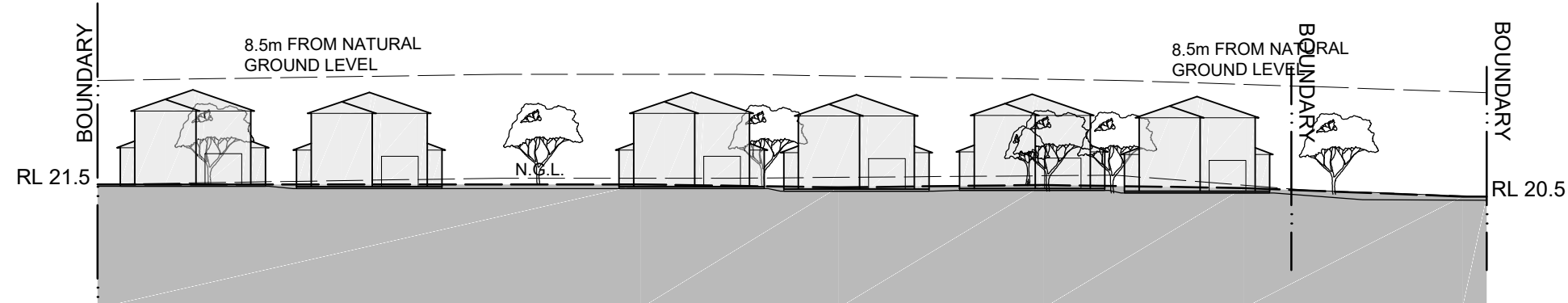
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SCALE 1:500



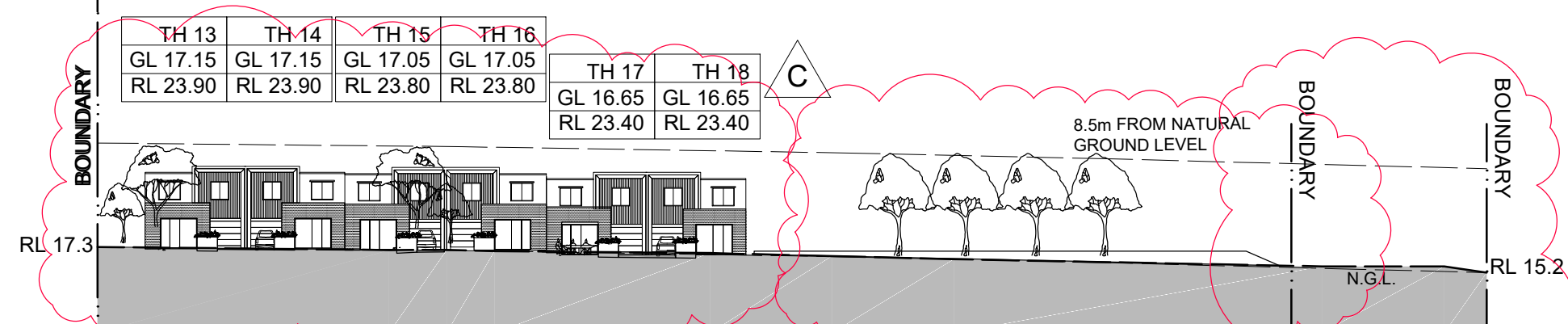
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SCALE 1:500



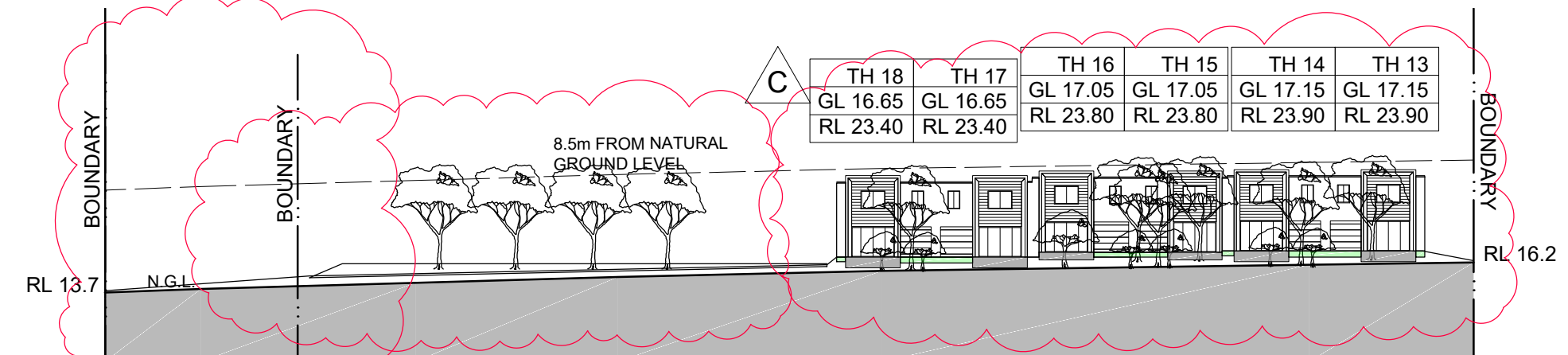
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SCALE 1:500



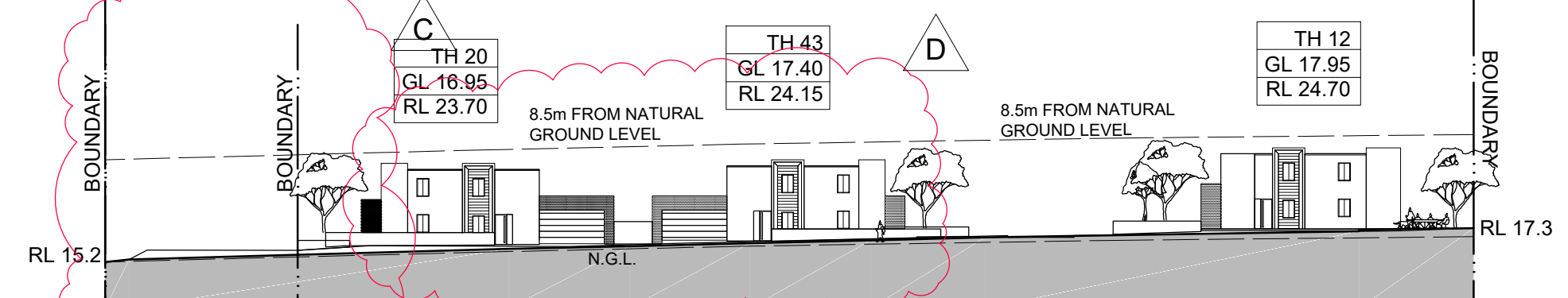
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SCALE 1:500



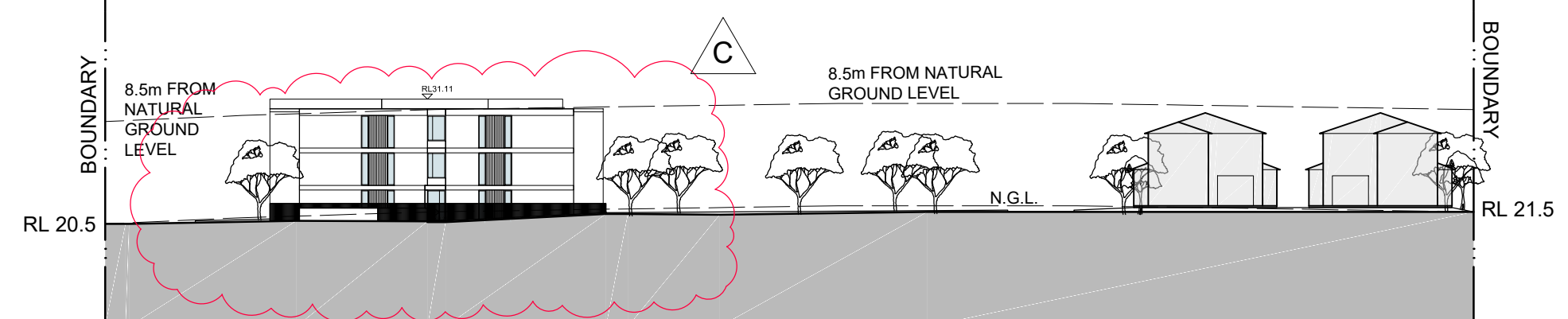
7 ELEVATION 7
SCALE 1:500



8 ELEVATION 8
SCALE 1:500



9 ELEVATION 9
SCALE 1:500



10 ELEVATION 10
SCALE 1:500

REVISIONS

R	DATE	DESCRIPTION
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A 24MAY22	DA LODGEMENT	RESPONSE TO COUNCIL'S REQUEST
B 02DEC22	SOUTHERN TOWNHOUSES, RFB,	DETENTION BASIN, PUBLIC ROAD
C 26JUN23	WIDTHS	TOWNHOUSE DRIVEWAYS
D 08SEP23		

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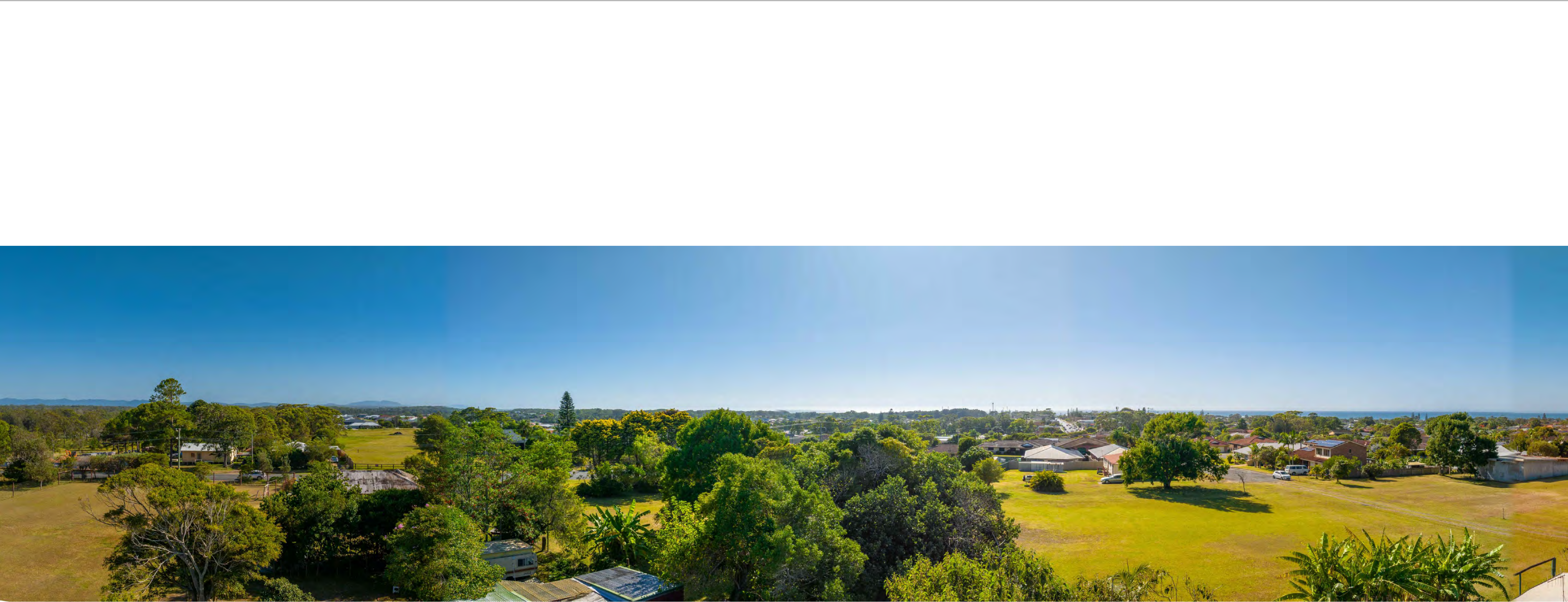
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CLIENT
OATRIN PTY LTD

PROJECT
SUBDIVISION & MEDIUM DENSITY
RESIDENTIAL DEVELOPMENT
86-92 OLD BAR ROAD, OLD BAR

DRAWING STREET ELEVATIONS

PROJECT# 2040	DRAWING NUMBER A301-D	SCALE 1:500 @ A1
STAGE DA	LEADER ML	



DRONE PHOTO FROM 12.5m ELEVATION - LOOKING NORTH AND EAST



DRONE PHOTO FROM 12.5m ELEVATION - LOOKING SOUTH AND WEST

REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
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CLIENT		
OATRAIN PTY LTD		
PROJECT		
SUBDIVISION & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT 86-92 OLD BAR ROAD, OLD BAR		
DRAWING		
SITE VIEW OUT		
PROJECT# 2040	DRAWING NUMBER A303-A	SCALE 1:500@A1
STAGE DA		LEADER ML



A PRE-ADAPTION UNIT
SCALE 1:50



B POST-ADAPTION UNIT
SCALE 1:50

ACCESS & ADAPTABLE UNITS
NOTES

1. ALL GPO'S TO BE INSTALLED SO THAT RAISING TO 600MM HIGH IN POSTADAPTION IS EASILY ACHIEVABLE
2. ALL ROBES TO HAVE ADJUSTABLE SHELVES, RAILS AND HOOKS
3. BATHROOM & LAUNDRY: PROVIDE PLYWOOD BACKING TO ALL STUD WALLS FOR FIXING ACCESSORIES AND GRAB RAILS. REFER TO A601 FOR HEIGHTS.
4. ISOLATION SWITCH FOR FRIDGES + MICROWAVES. REFER TO ELECTRICAL DRAWINGS.

LEGEND

1. FRIDGE SPACE
2. 800MM WIDE ADJUSTABLE WORK SPACE
3. COOKTOP
4. MICROWAVE PROVISION
5. SINK - ADJUSTABLE IN HEIGHT - REMOVABLE CABINET UNDER
6. CLOTHES DRYER

SPECIFICATION

General

- 1 Level I accessible sartary facility will allow a 530mm latch side nib and 110mm hinge side nib to the door to achieve the circulation space at the door in accordance th AS 1428.1-2W9.
2. Tactile ground surface indicators will be installed at the top and bottom of stairways (other than fire isolated stairways), and where an overhead obstruction is less than 2 metres above the floor level- Tactile ground surface indicators wit comply with Sections 1 and 2ofASINZS 1428.4. 1
- 3 On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.8 of AS14281-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel The tower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finthed floor level. The contrasting line is to provide a minimum of 301/o luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side
4. At doorways will have a minimum luminance contrast of 30% In accordance with Clause 13.1 of AS1428. 1-2009.
5. Fixtures and fittings in accessible sanitary facilities wlt be provided and installed in accordance Clause 15 of AS1428. 1-2009.
- 8 Walkways will comply with Clause 10 of AS 14281-2009.
- 7 For the walkways the floor or ground surface abutting the sides of the walkway Will be firm and level of e different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided With a kerb or kerb rail in accordance with Clause 10.2 of AS1428.2009

- li Stairways Will comply With Clause 11 of AS14281-2009.
- 9_ The fire isolated stairs Will comply with Clause 11.1.1 (f) and (g) of AS14281-2009. i0_ Handrails will comply with Clause 12 of AS1428-2009

11. Grabrails will comply with Clause 1T of AS 1428-1-2009
- 12 Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 24 of AS/NZS 28906-2009.
13. Bollards Will be provided in the shared disabled car space area in accordance wit Clause 221(e) oIASINZS 2890.8-2009. Refer to Annexure 61 for a diagrammatic explanation.
14. Switches and power points will comply with Clause 14 of AS14281-2009.
15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS 1428.1-2009-
- 16 Braille and tactile signage will comply with BCA2012 Clause 03.6.
17. Signage will to comply with Clause 13 of A61428.1-2009.
18. The passenger lifts will comply with BCA2012 Table E3.6b and AS1735.12.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
20. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1- 2009.

Adaptable Housing Units

1. All ground surfaces will be slip resistant to comply with AS3661.1.
2. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
- 3* The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
4. Door hardware will be compliant with AS 1428. 1 and all external doors will be keyed alike in Clause 43.4 of AS4299.
5. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
- 6 Atelephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 414 of AS4299.
7. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 45.6 of AS4299
8. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4. 5_ 7 of AS4299
9. GPC's wly comply with AS 14281 with at least one double GPO provided within 300mm of front of work surface and a GPO for the refrigerator will be easily reachable When the reitor is in its operating positioin in accordance with Clause 4.5.1 1 of AS4299.
10. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 441 of AS4299
- it The shower of the adaptable bathroom will behob-less in accordance with Clause 44.4(f) of A54299
12. The bathrooms Will be waterproofed to comply with AS3740.
- 13 The soap holder will be recessed in accordance with Clause 4A-4(f) Of A84299. 14. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with clause 44.40) Of AS4299.
- 15_ Provision for the it stat1atci of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with cause 44A(h)of AS4299.
16. Provision for the installation of washbasin with clearances as required by AS1428.1 will be provided in accordance with clause 4.4.4(g) of AS4299.
- IT A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 44A(d) O1AS4299.
18. Provision for the toilet to comply with AS1428. 1. will be provided, inducing locating the pan in the correct position, and the provision for the installation of all grabrafrs in accordance with Clauses 4.4.1. 44.3 and 4.4A(h)of AS4299.
19. Where a clothes line is provided and accessible path Of travel will be provided to this in accordance with Cl 8(a) of AS4299.
20. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Cl 4.8 of AS4299.
21. Lighting will be pIOViced to the adaptable units in accordance with Clause 410 of AS4299.

REVISIONS
R DATE DESCRIPTION

A 24MAY22 DA LODGEMENT

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CLIENT
OATRAIN PTY LTD

PROJECT
SUBDIVISION & MEDIUM DENSITY
RESIDENTIAL DEVELOPMENT
86-92 OLD BAR ROAD, OLD BAR

DRAWING
PLAN ADAPTABLE UNIT

PROJECT# 2040	DRAWING NUMBER A501-A	SCALE 1:50 @ A1
STAGE DA		LEADER ML



21ST JUNE - 0900



21ST JUNE - 1200



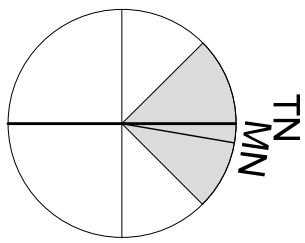
21ST JUNE - 1300



21ST JUNE - 1400



21ST JUNE - 1500



 SITE BOUNDARY
 SHADOW FROM PROPOSED DEVELOPMENT

REVISIONS		
R	DATE	DESCRIPTION
A	24MAY22	DA LODGEMENT
B	15MAR23	RESPONSE TO COUNCIL'S REQUESTS
C	03JUL23	SOUTHERN BOUNDARY AND RFB UPDATED
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DRAWING SHADOW ANALYSIS		
PROJECT# 2040	DRAWING NUMBER A611-C	SCALE 1:1100 @ A1
STAGE DA	LEADER ML	