

A photograph of a single-story house with a tiled roof and a covered entrance, surrounded by lush greenery and a paved driveway.

NOTE:

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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

☒ Smoke detectors to comply with requirements of specification 1.7 (NSW) and all smoke alarms shall comply with AS 3786 and be connected to the main power supply.

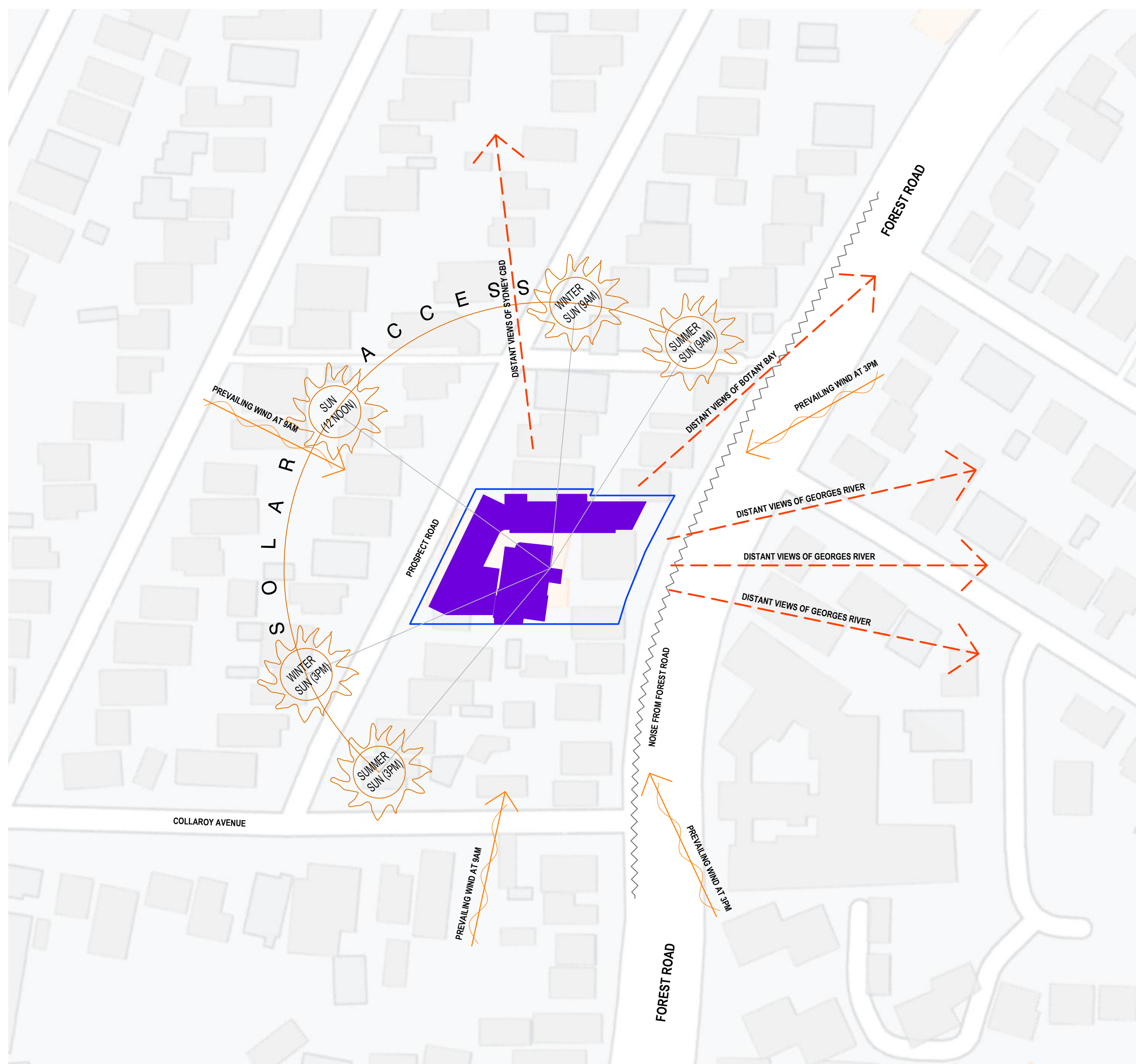


ADJOINING DWELLINGS / CONTEXT

VIEWS OF SITE SHOWN IN IMAGES





 EXTENT OF LAND TO BE PURCHASED FROM GEORGES RIVER COUNCIL

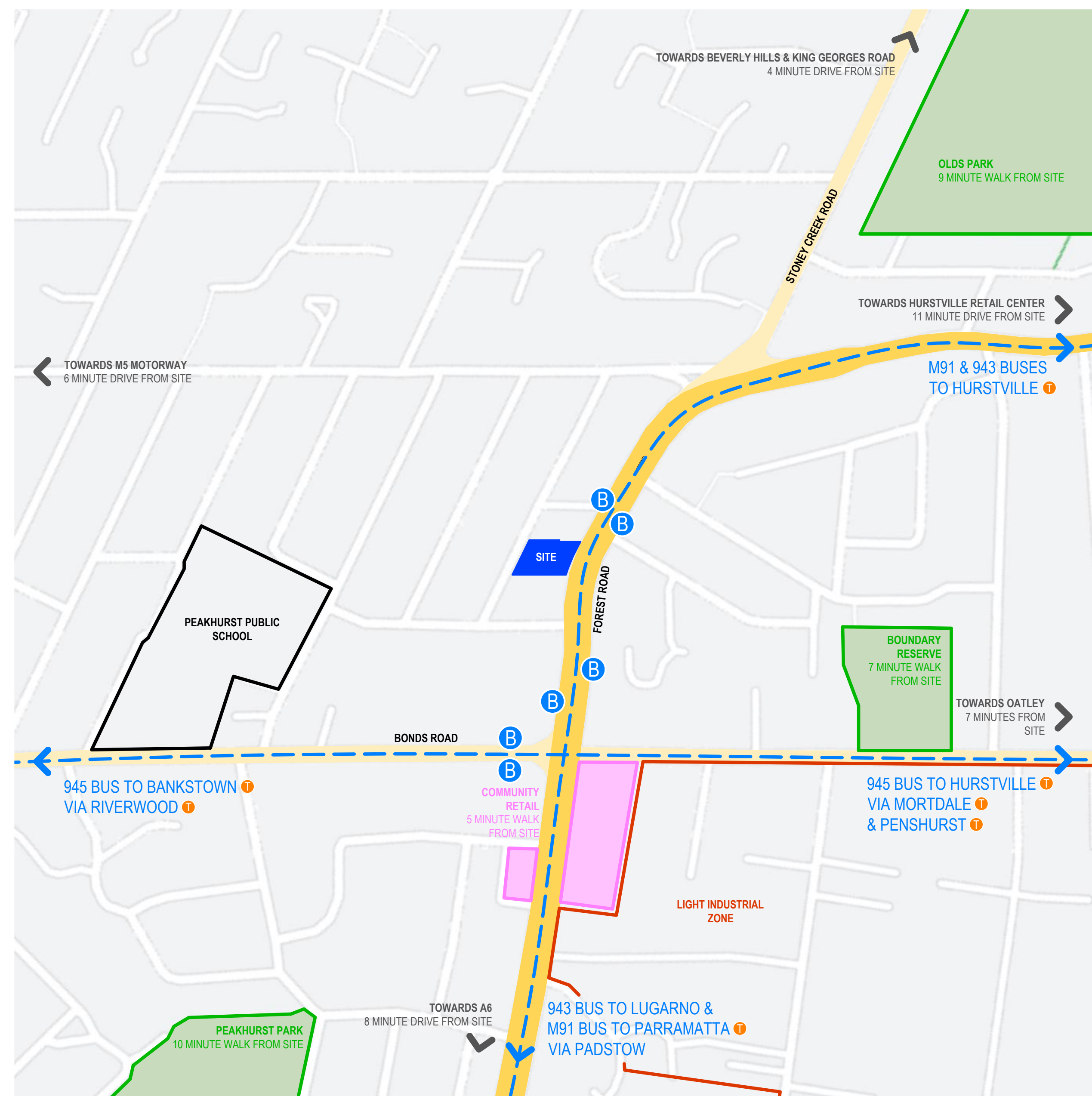
Drawn MJ	Scale 1:200@A1
Check GJ	Issue A
Date OCT 2020	
	Sheet SA01



SOLAR ACCESS, VIEWS, NOISE & PREVAILING WINDS










KEY

-  SITE BOUNDARY
 PROPOSAL
 NOISE
 PREVAILING WIND
 VIEWS



TRANSPORT, TRAFFIC & LOCALITY MAP

KEY

-  SITE
 RETAIL
 PUBLIC OPEN SPACE
 EDUCATION
 LIGHT INDUSTRIAL AREA
 PRIMARY ROAD
 SECONDARY ROAD
 BUS ROUTE
 BUS STOP
 TRAIN STATION

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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanshiplike manner according to the plans and specification.

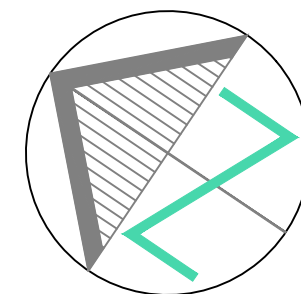
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A	DEVELOPMENT APPLICATION ISSUE	DEC 2020	GJ
ISSUE	AMENDMENT	DATE	INT.



Client	Address
FENTON	762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST
Project	Drawing Title
PROPOSED HOSTEL DEVELOPMENT	AREA ANALYSIS DIAGRAMS

Innovate


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Nominated Architect
Cameron Jones 7143

Architects

	Drawn MJ	Scale NTS @A1
	Check GJ	Issue
	Date OCT 2020	A
Job Number 2699		Sheet SA02



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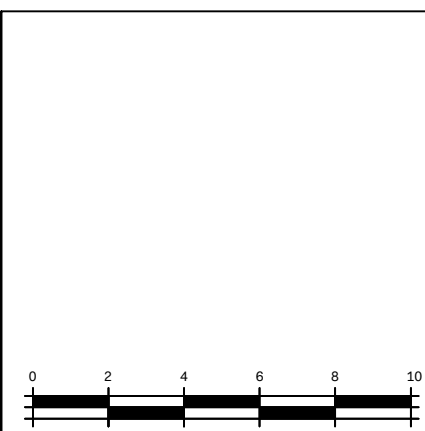
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Client	Address
FENTON	762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST
Project	Drawing Title
PROPOSED HOSTEL DEVELOPMENT	STREETSCAPE ANALYSIS PROSPECT ROAD

Innovate

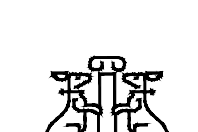
Suite 9b, 32 Frederick Street
Oatley NSW 2223

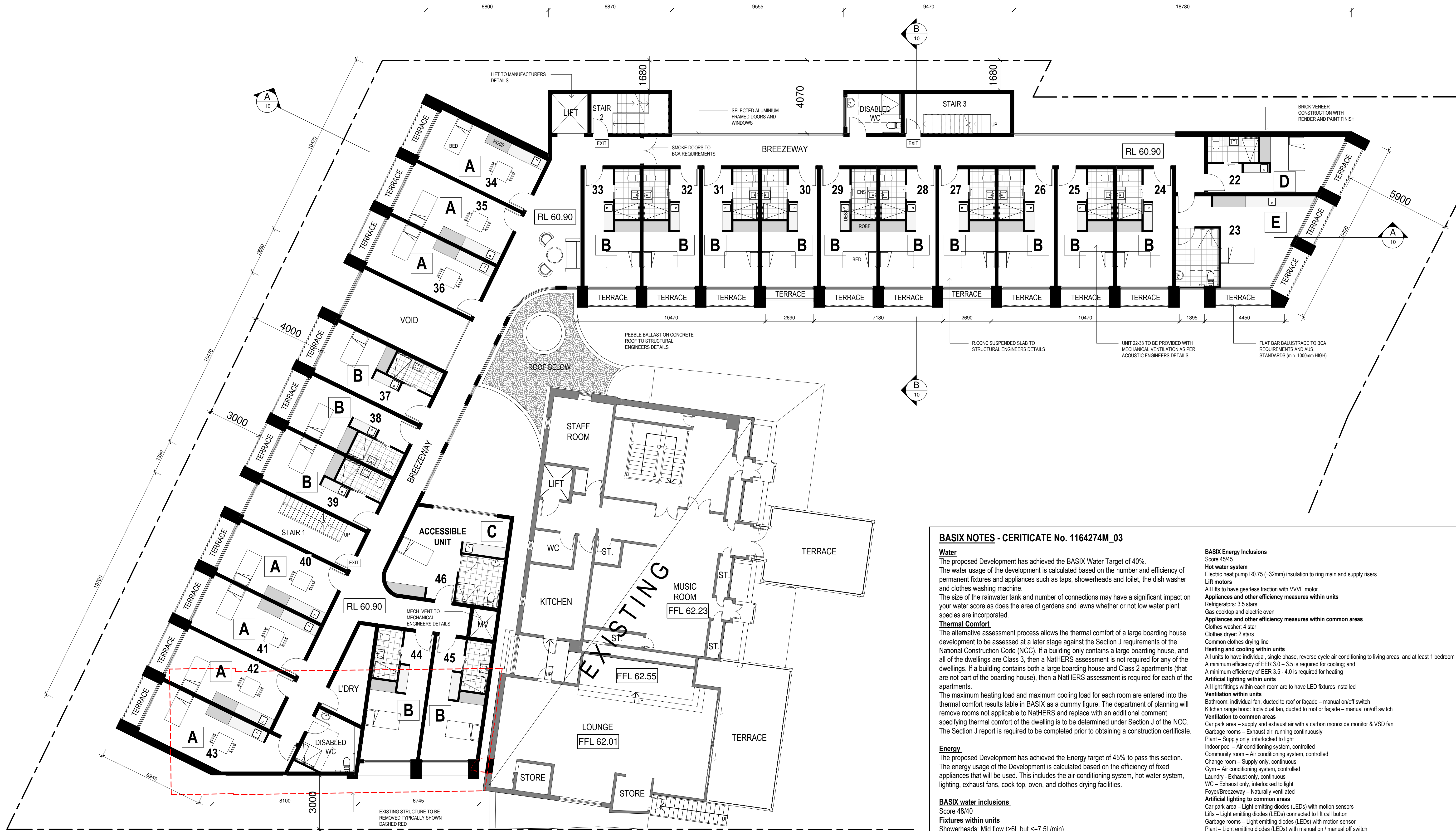
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Nominated Architect
Cameron Jones 7143

Architects

	Drawn MJ	Scale 1:200 @A1
	Check GJ	Issue
	Date OCT 2020	A
Job Number 2699	Sheet SA04	



1 FIRST FLOOR PLAN
SCALE 1 : 100

BASIX NOTES - CERITICATE No. 1164274M_03

Water
The proposed Development has achieved the BASIX Water Target of 40%.
The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads and toilet, the dish washer and clothes washing machine.
The size of the rainwater tank and number of connections may have a significant impact on your water score as does the area of gardens and lawns whether or not low water plant species are incorporated.

Thermal Comfort
The alternative assessment process allows the thermal comfort of a large boarding house development to be assessed at a later stage against the Section J requirements of the National Construction Code (NCC). If a building only contains a large boarding house, and all of the dwellings are Class 3, then a NatHERS assessment is not required for any of the dwellings. If a building contains both a large boarding house and Class 2 apartments (that are not part of the boarding house), then a NatHERS assessment is required for each of the apartments.
The maximum heating load and maximum cooling load for each room are entered into the thermal comfort results table in BASIX as a dummy figure. The department of planning will remove rooms not applicable to NatHERS and replace with an additional comment specifying thermal comfort of the dwelling is to be determined under Section J of the NCC. The Section J report is required to be completed prior to obtaining a construction certificate.

Energy
The proposed Development has achieved the Energy target of 45% to pass this section. The energy usage of the Development is calculated based on the efficiency of fixed appliances that will be used. This includes the air-conditioning system, hot water system, lighting, exhaust fans, cook top, oven, and clothes drying facilities.

BASIX water inclusions
Score 48/40
Fixtures within units
Showerheads: Mid flow (>6L but <=7.5L/min)
Toilets: 4.0 star
Kitchen taps: 5.0 star
Bathroom vanity taps: 5.0 star
Fixtures within common areas
Showerheads: Mid flow (>6L but <=7.5L/min)
Toilets: 4.0 star
Taps: 5.0 star
Fire sprinkler test water
No BASIX restriction
Common area swimming pool - No greater than 36kL

BASIX Energy Inclusions
Score 45/45
Hot water system
Electric heat pump R0.75 (~32mm) insulation to ring main and supply risers
Lift motors
All lifts to have gearless traction with VVVF motor
Appliances and other efficiency measures within units
Refrigerators: 3.5 stars
Gas cooktop and electric oven
Appliances and other efficiency measures within common areas
Clothes washer: 4 star
Clothes dryer: 2 stars
Common clothes drying line
Heating and cooling within units
All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom
A minimum efficiency of EER 3.0 - 3.5 is required for cooling; and
A minimum efficiency of EER 3.5 - 4.0 is required for heating
Artificial lighting within units
All light fittings within each room are to have LED fixtures installed
Ventilation within units
Bathroom: individual fan, ducted to roof or façade - manual on/off switch
Kitchen range hood: Individual fan, ducted to roof or façade - manual on/off switch
Ventilation to common areas
Car park area - supply and exhaust air with a carbon monoxide monitor & VSD fan
Garbage rooms - Exhaust air, running continuously
Plant - Supply only, interlocked to light
Indoor pool - Air conditioning system, controlled
Community room - Air conditioning system, controlled
Change room - Supply only, continuous
Gym - Air conditioning system, controlled
Laundry - Exhaust only, continuous
WC - Exhaust only, interlocked to light
Foyer/Breezeway - Naturally ventilated
Artificial lighting to common areas
Car park area - Light emitting diodes (LEDs) with motion sensors
Lifts - Light emitting diodes (LEDs) connected to lift call button
Garbage rooms - Light emitting diodes (LEDs) with motion sensor
Plant - Light emitting diodes (LEDs) with manual on / manual off switch
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WC - Light emitting diodes (LEDs) with manual on / manual off switch
Foyer/breezeway - Light emitting diodes (LEDs) with daylight and motion sensors
Common area swimming pool
Heating system: Electric heat pump
Pump controlled by a timer
Alternative energy supply
Photovoltaic system: 19kW

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NO.	DATE	BY	INT.
1	DEC 2020	GJ	INT.

CLIENT
FENTON

ADDRESS
762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST

DRAWING TITLE
FIRST FLOOR PLAN

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REGISTERED ARCHITECTS
Innovate Architects
Cameron Jones
7143

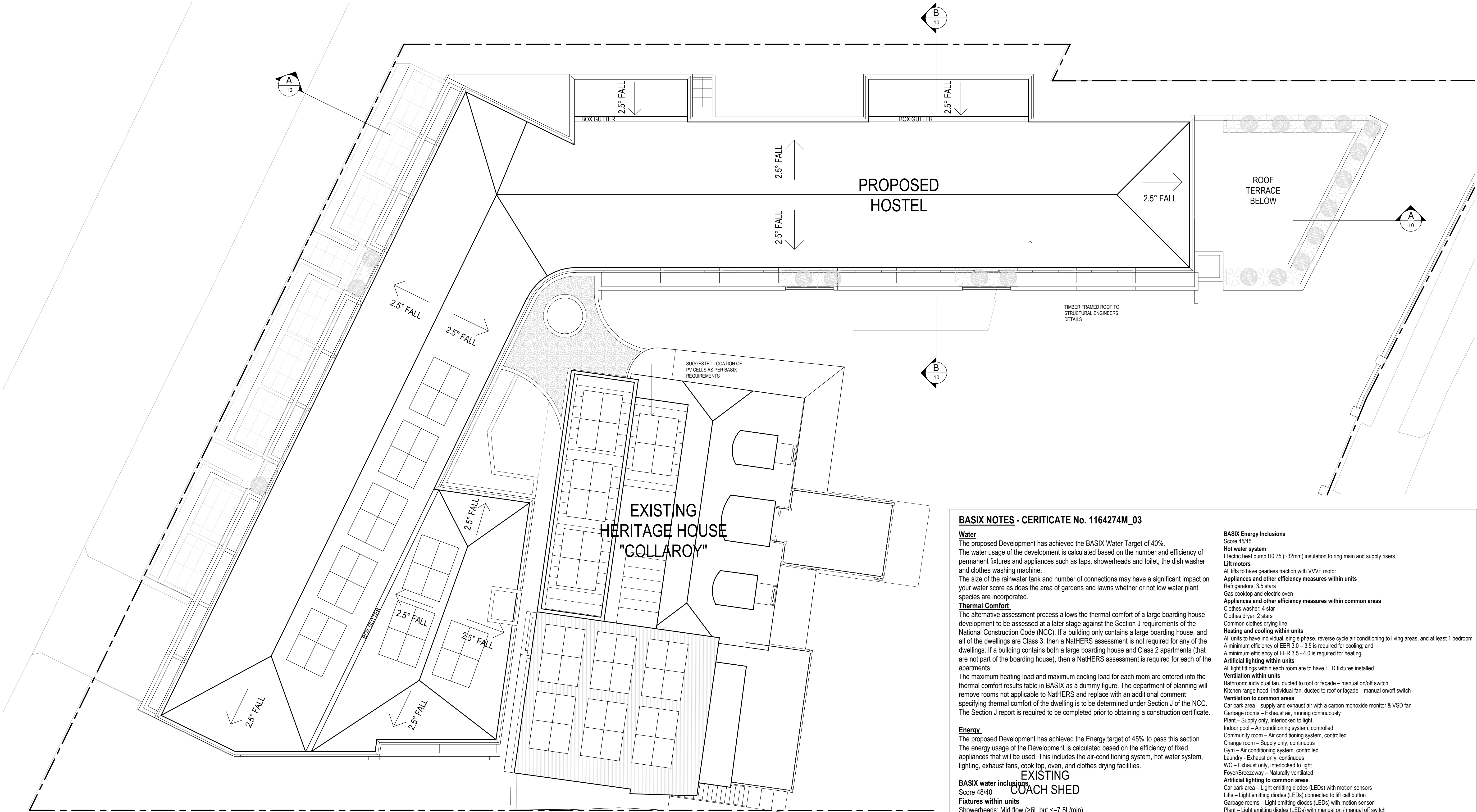
Architects

Job Number	Scale	Sheet
2699	1:100@A1	04

FENTON - DEVELOPMENT APPLICATION ISSUE



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	Check	Issue	
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	Date		
	OCT 2020		
Job Number		Sheet	
2699		05	



1 ROOF PLAN
SCALE 1 : 100

BASIX NOTES - CERITICATE No. 1164274M_03

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A	DEVELOPMENT APPLICATION ISSUE	DEC 2020	GJ
ISSUE	AMENDMENT	DATE	INT.

Client
FENTON

To project
PROPOSED HOSTEL DEVELOPMENT

Address
762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST

Drawing title
ROOF PLAN

Innovate
Suite 90, 32 Frederick Street
Culley NSW 2223
PO BOX 214 Culley NSW

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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

	Drawn DM	Scale 1:100@A1
	Check GJ	Issue A
	Date OCT 2020	

Job Number
2699

Sheet
06

FENTON - DEVELOPMENT APPLICATION ISSUE



PROSPECT ROAD ELEVATION (north)

SCALE 1 : 100

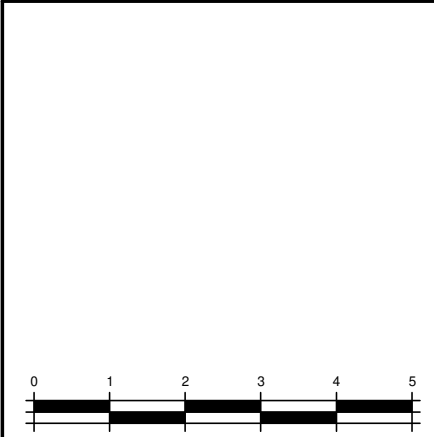


SOUTH WEST ELEVATION

SCALE 1 : 100

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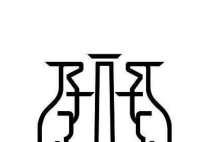


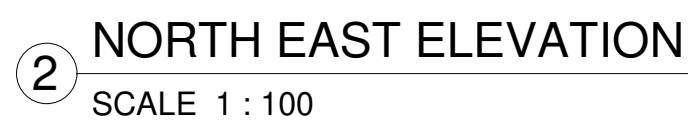
Client FENTON	Address 762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST
Project PROPOSED HOSTEL DEVELOPMENT	Drawing Title ELEVATIONS


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REGISTERED ARCHITECTS
Nominated Architect
Camaron Jones
7143

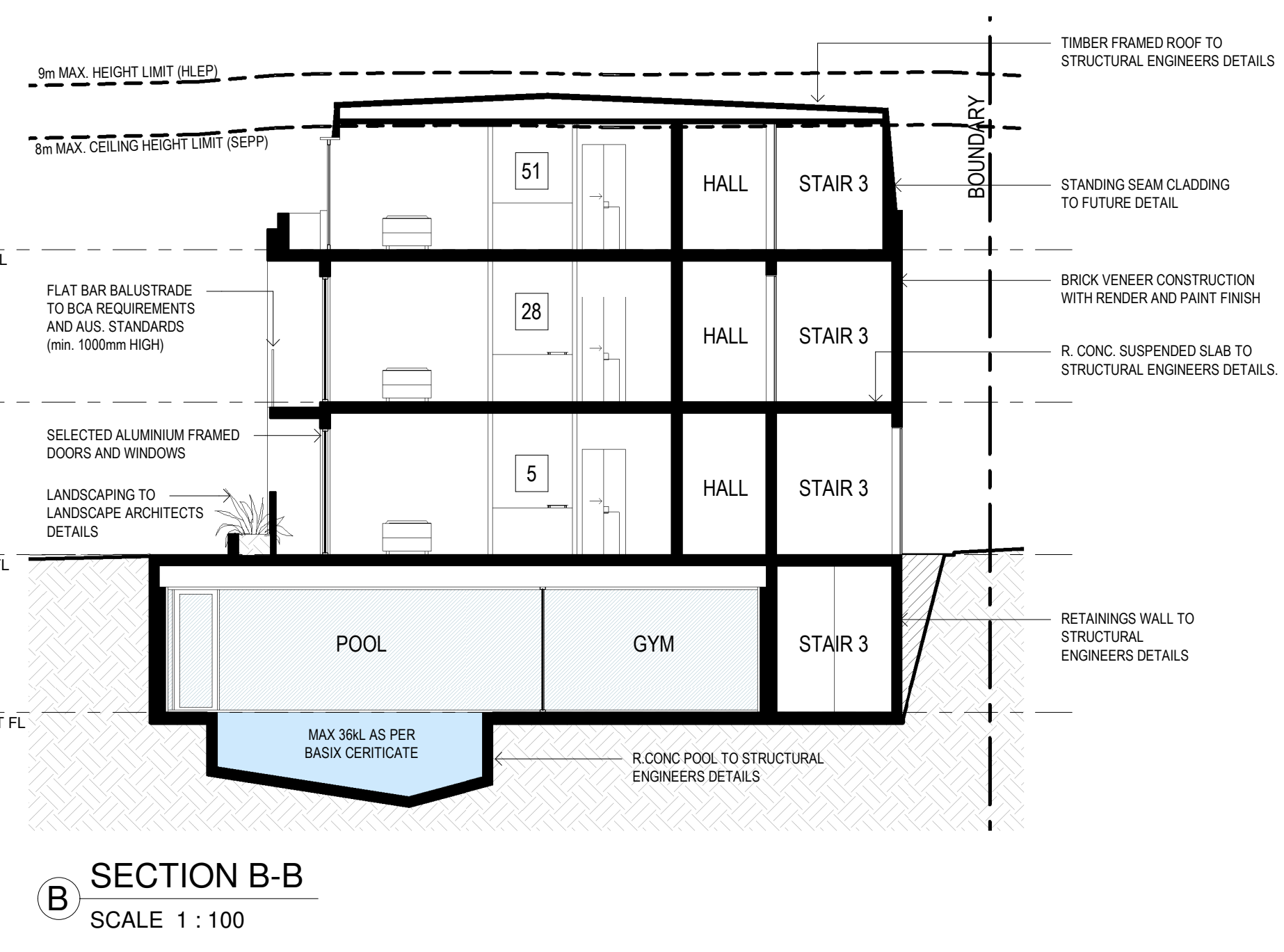
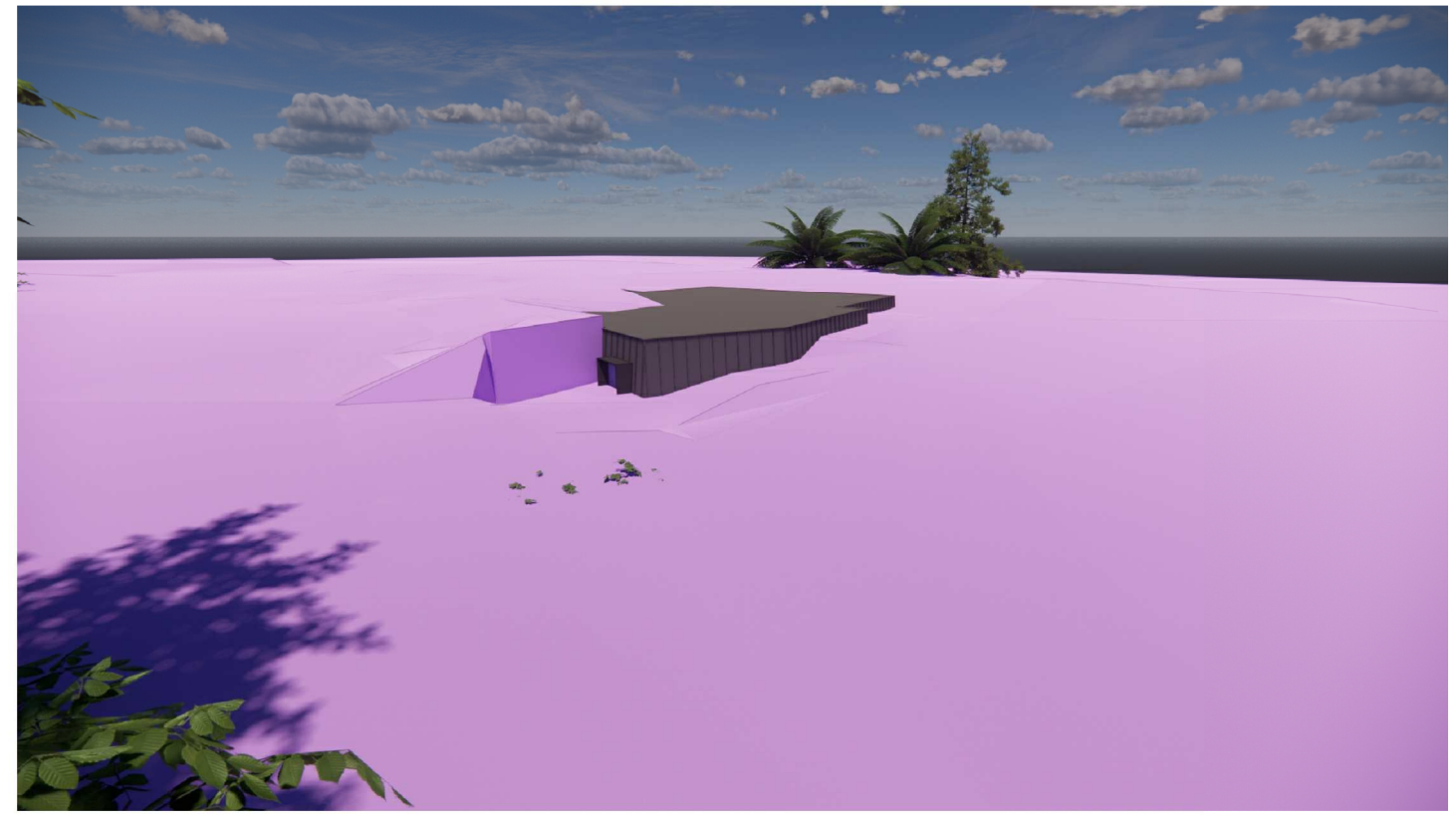
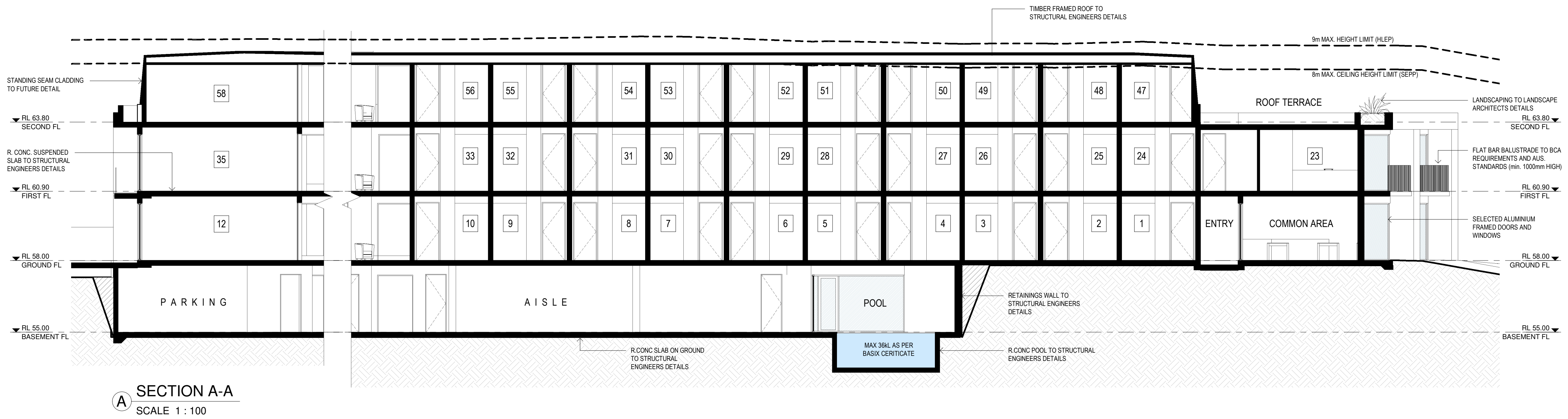
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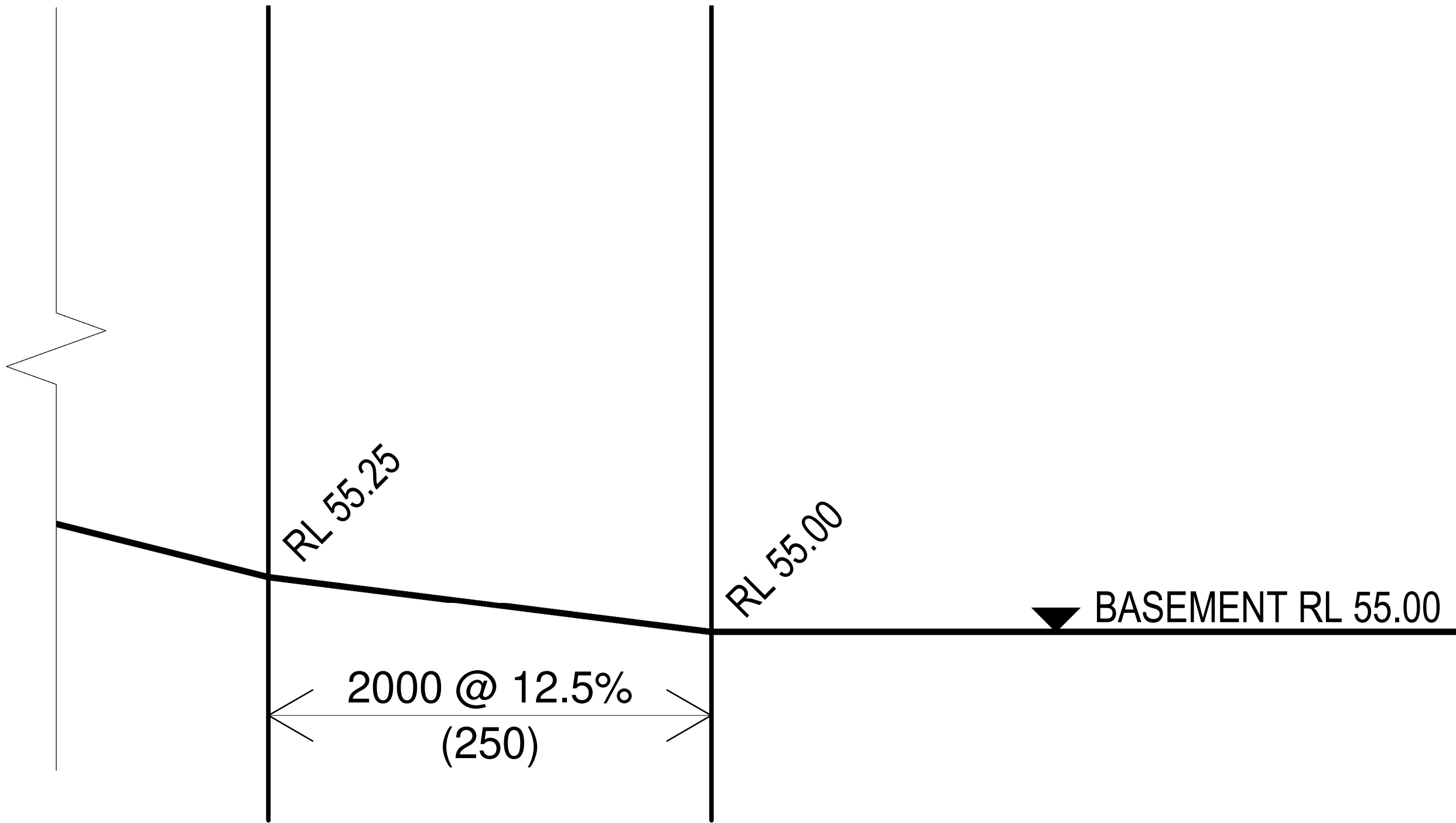
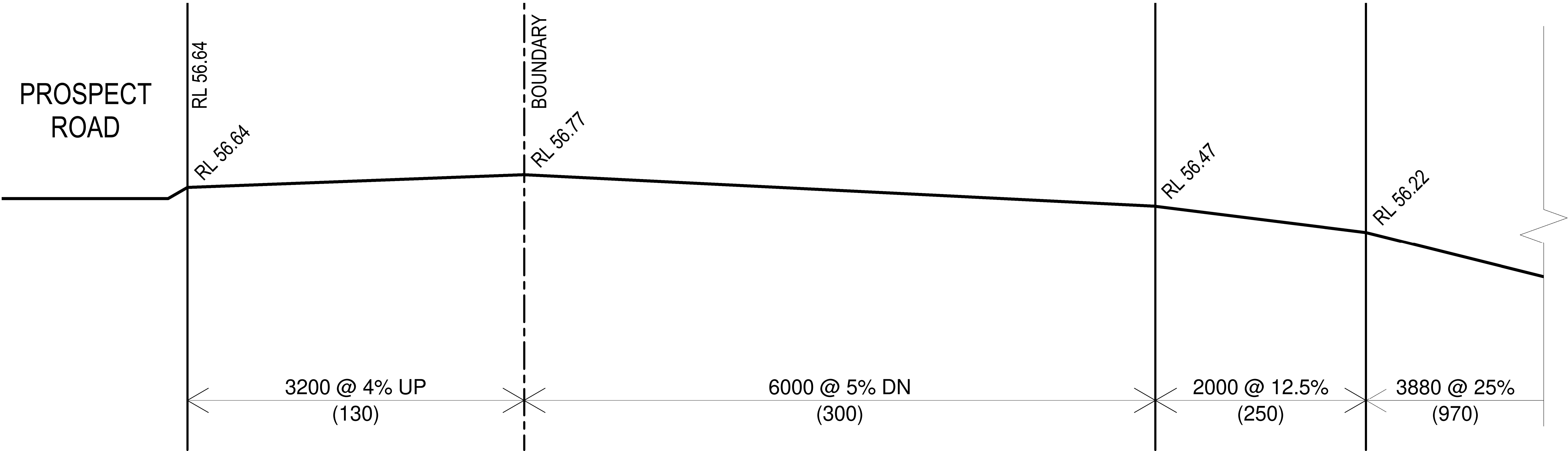
Architects

 MEMBER	Drawn DM	Scale 1:100@A1	A	FENTON - DEVELOPMENT APPLICATION ISSUE
	Check GJ	Issue		
	Date OCT 2020			
Job Number 2699		Sheet 07		



 M E M B E R	Drawn	Scale	PENTON - DEVELOPMENT APPLICATION ISSUE
	DM	1 : 100@A1	
	Check	Issue	
	GJ	A	
Date	OCT 2020		
Job Number		Sheet	
2699		08	





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Client

FENTON

Address

762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST

Project

PROPOSED HOSTEL DEVELOPMENT

Drawing Title

DRIVEWAY SECTION (INTERNAL KERB)

Innovate

Suite 90, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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Architects

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DM	1:20@A1
Check	Issue
GJ	A
Date	Sheet
OCT 2020	14

Job Number

2699

FENTON - DEVELOPMENT APPLICATION ISSUE



BASIX Energy Inclusions
Score 45/45

Hot water system
Electric heat pump R0.75 (~32mm) ducting to ring main and supply risers

Lift motors
All lifts to have gearless traction with VVVF motor

Appliances and other efficiency measures within units
Refrigerators: 3.5 stars
Gas cooktop and electric oven

Appliances and other efficiency measures within common areas
Clothes washer: 4 star
Clothes dryer: 2 stars
Common clothes drying line

Heating and cooling within units
All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom
A minimum efficiency of EER 3.0 – 3.5 is required for cooling; and
A minimum efficiency of EER 3.5 - 4.0 is required for heating

Artificial lighting within units
All light fittings within each room are to have LED fixtures installed

Ventilation within units
Bathroom: individual fan, ducted to roof or façade – manual on/off switch
Kitchen range hood: Individual fan, ducted to roof or façade – manual on/off switch

Ventilation to common areas
Car park area – supply and exhaust air, with a carbon monoxide monitor & VSD fan
Garbage rooms – Exhaust air, running continuously
Plant – Supply only, interlocked to lift
Indoor pool – Air conditioning system, controlled
Community room – Air conditioning system, controlled
Change room – Supply only, continuous
Gym – Air conditioning system, controlled
Laundry - Exhaust only, continuous
WC – Exhaust only, interlocked to lift
Foyer/Breezeway – Naturally ventilated

Artificial lighting to common areas
Car park area – Light emitting diodes (LEDs) with motion sensors
Lifts – Light emitting diodes (LEDs) connected to lift call button
Garbage rooms – Light emitting diodes (LEDs) with motion sensor
Plant – Light emitting diodes (LEDs) with manual on / manual off switch
Indoor pool – Light emitting diodes (LEDs) with manual on / manual off switch
Community room – Light emitting diodes (LEDs) with manual on / manual off switch
Change room – Light emitting diodes (LEDs) with manual on / timer off
Gym – Light emitting diodes (LEDs) with manual on / timer off
Laundry - Light emitting diodes (LEDs) with manual on / manual off switch
WC – Light emitting diodes (LEDs) with manual on / manual off switch
Foyer/breezeway – Light emitting diodes (LEDs) with daylight and motion sensors

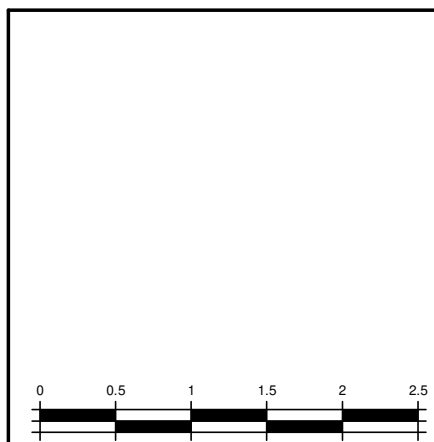
Common area swimming pool
Heating system: Electric heat pump
Pump controlled by a timer

Alternative energy supply
Photovoltaic system: 19kW

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to change without notice. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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A	DEVELOPMENT APPLICATION ISSUE	DEC 2020	GJ
ISSUE	AMENDMENT	DATE	INT



<p>Item</p> <p>FENTON</p>	<p>Address</p> <p>762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST</p>
<p>Project</p> <p>PROPOSED HOSTEL DEVELOPMENT</p>	<p>Drawing Title</p> <p>TYPICAL ROOM LAYOUTS</p>

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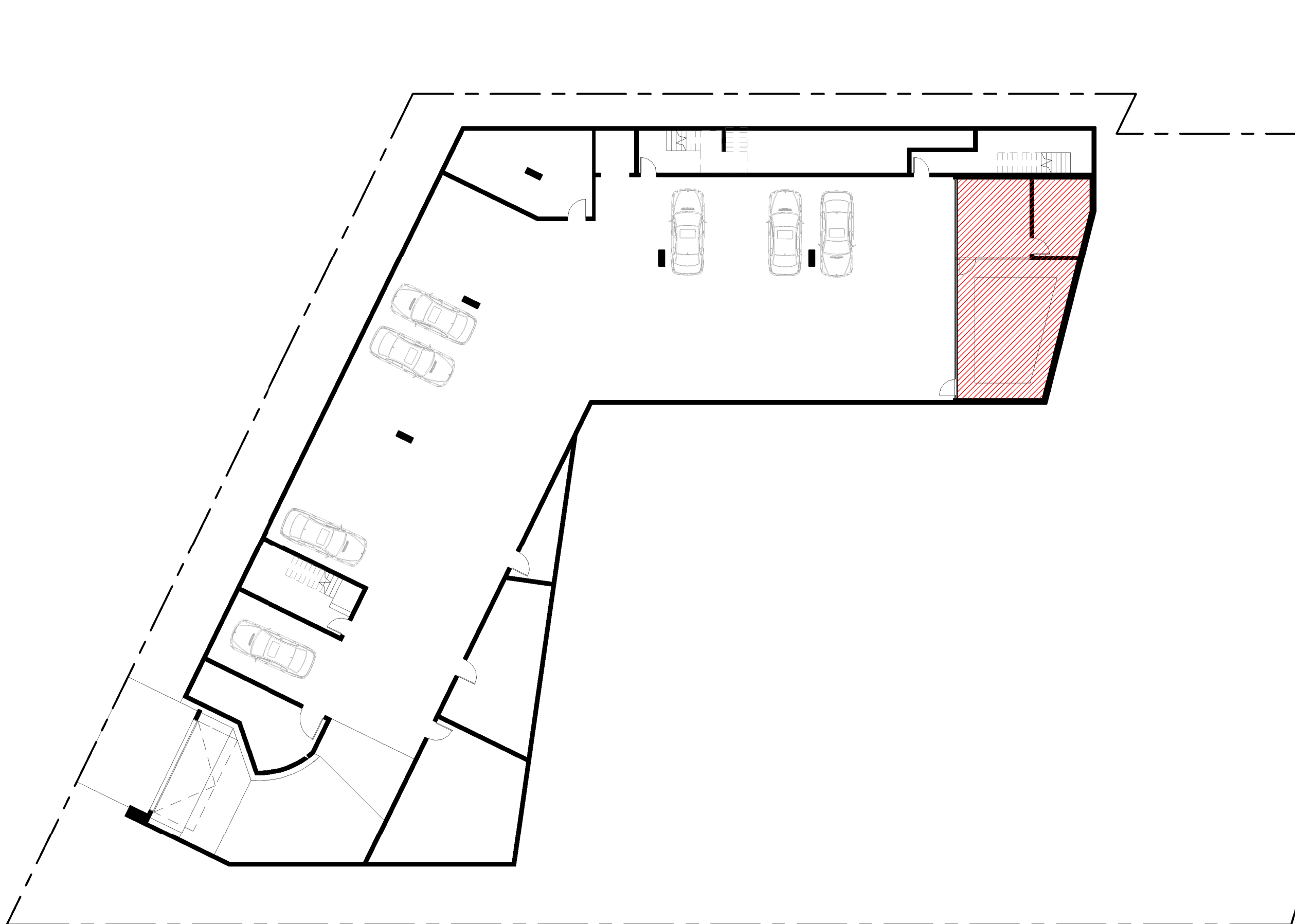
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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

	Drawn	Scale	FENTON - DEVELOPMENT APPLICATION ISSUE
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	GJ	Issue	
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	OCT 2020		
Job Number	Sheet		
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1 BASEMENT FLOOR PLAN
SCALE 1 : 200



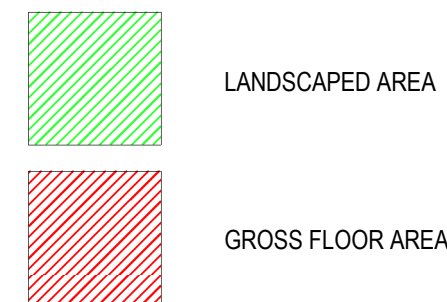
2 CALCS - GROUND FL
SCALE 1 : 200



3 CALCS - FIRST FL
SCALE 1 : 200



4 SECOND FLOOR PLAN
SCALE 1 : 200



SITE CALCULATIONS

SITE AREA = 2673.1m²
SITE AREA INCLUDING LAND PURCHASED FROM COUNCIL = 2686.7m²

FLOOR SPACE
SEPP (Housing for Seniors or People with a Disability)

maximum FSR for SEPP = 1:1
[2685.8 x 1] = 2685.8m²

PROPOSED FLOOR AREAS

BASEMENT FLOOR AREA: = 65.3m²
GROUND FLOOR AREA: = 993.8m²
FIRST FLOOR AREA: = 939.6m²
SECOND FLOOR AREA: = 667m²

SUBTOTAL: = 2685.7m²

PROPOSED FSR: = 2685.7m²
= 0.99 : 1

LANDSCAPING

SEPP (Housing for Seniors or People with a Disability)

minimum landscaping for SEPP = 25m² / BED
[70 BEDS x 25m²] = 1750m²

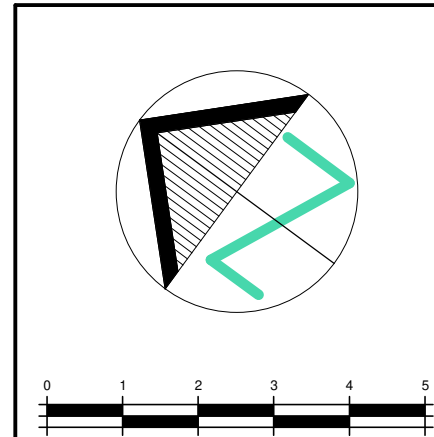
PROPOSED LANDSCAPING = 1070.2m²

NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
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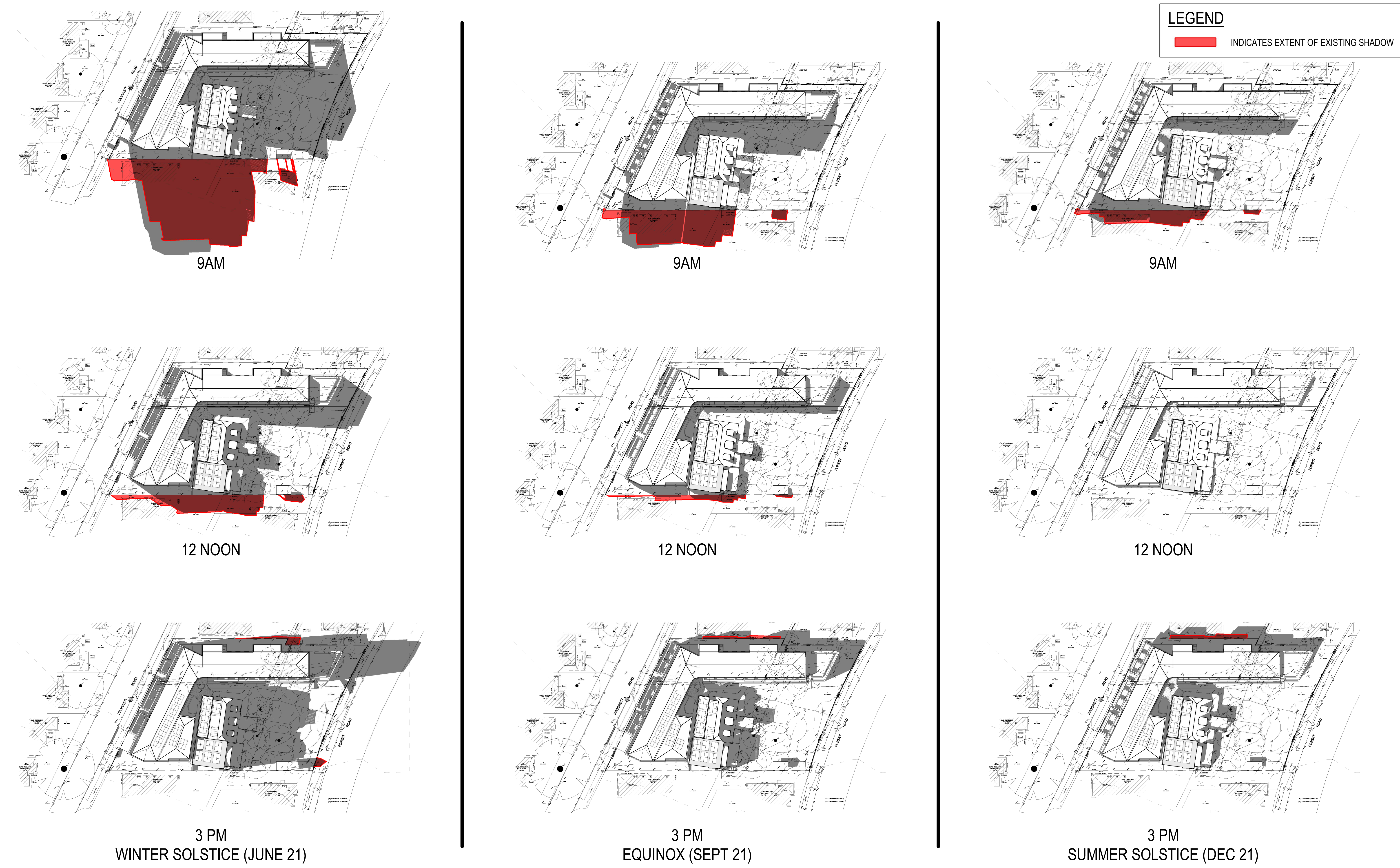
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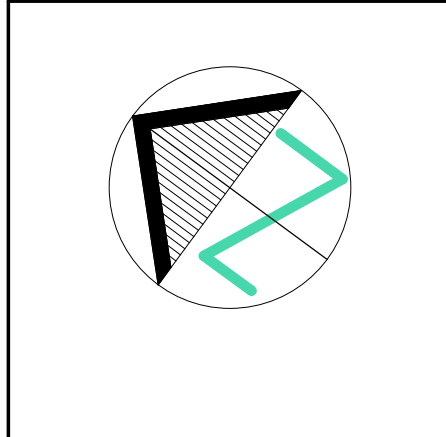
Client	FENTON
Address	762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST
Project	PROPOSED HOSTEL DEVELOPMENT
Drawing Title	CALCULATIONS


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ISSUE	AMENDMENT	DATE INT.



client		address		Innovate		architect		drawing		scale	
FENTON		762-764 FOREST ROAD & 21 PROSPECT ROAD PEAKHURST		<div>Suite 90, 32 Frederick Street Culley NSW 2223</div> <div>PO BOX 214 Culley NSW</div> <div>REGISTERED ARCHITECTS Nominated Architect Cameron Jones 7143</div> <div>Architects</div>				DM NTS@A1		scale	
project		drawing title				check GJ		scale			
PROPOSED HOSTEL DEVELOPMENT		SHADOW DIAGRAMS				date OCT 2020		A			
job number		sheet		2699		11		FENTON - DEVELOPMENT APPLICATION ISSUE			

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EXTERNAL FINISHES

762- 764 Forest Road, Peakhurst

FENTON

DEC 2020

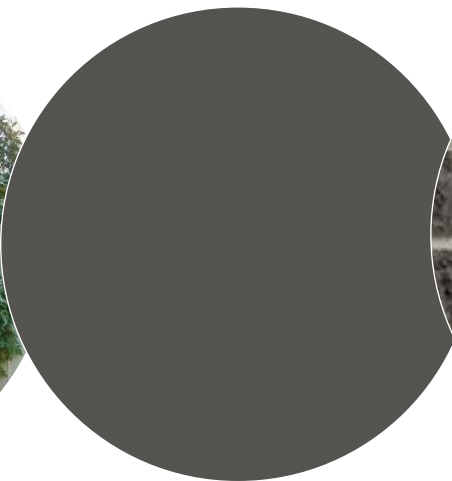
Making the new.



DEVELOPMENT APPLICATION
762- 764 Forest Road, Peakhurst
PERSPECTIVE VIEW



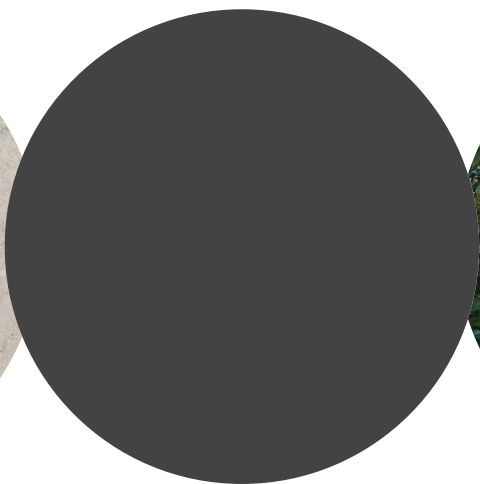
GB VENEER FACE BRICK IN PEWTER



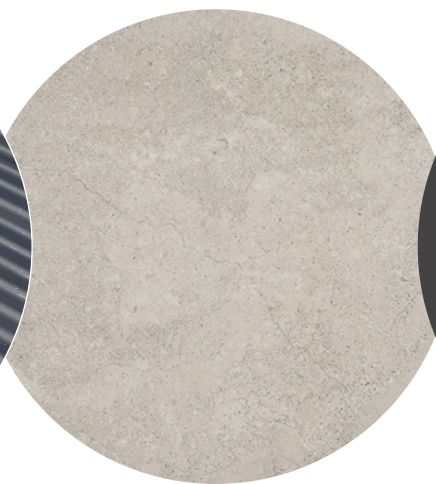
RENDER PAINTED IN WOODLAND GREY



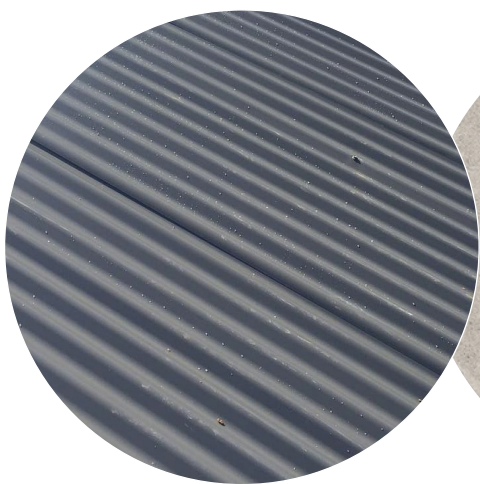
LANDSCAPING



POWDERCOATED ALUMINIUM WINDOWS AND
FENCE IN COLORBOND MONUMENT

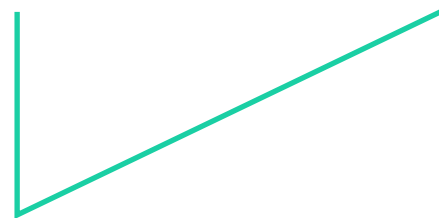


WALLS TILED IN SCHEME AGGREGATE GREY



COLORBOND STANDING SEAM
ROOFING IN WOODLAND GREY

DEVELOPMENT APPLICATION
762- 764 Forest Road, Peakhurst
EXTERNAL FINISHES



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for FENTON

762- 764 FOREST ROAD, PEAKHURST