

23-25 CHARLES STREET, LIVERPOOL

PROPOSED RESIDENTIAL FLAT BUILDING



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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - 23-25 Charles

(a) Dwellings

(i) Water							Show on DA plans	Show on CC/CDC plans & specs	Certifier check					
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.														
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).							✓	✓						
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.								✓	✓					
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.								✓	✓					
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.								✓	✓					
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.							✓	✓						
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).								✓						
(g) The pool or spa must be located as specified in the table.														
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.							✓	✓	✓					
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water		Bathroom ventilation system		Kitchen ventilation system			Laundry ventilation system				
Dwelling no.	Hot water system		Each bathroom	Operation control	Each kitchen	Operation control		Each laundry		Operation control		
All dwellings	gas instantaneous 5.5 star		individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off		individual fan, ducted to façade or roof		manual switch on/off		
Cooling			Heating			Artificial lighting				Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 3, 4, 5, 7, 8, 9, 11, 12, 22, 23	1-phase airconditioning 1 star (average zone)	-	1-phase airconditioning 1 star (average zone)	-	2	1	yes	yes	yes	yes	0	no
All other dwellings	1-phase airconditioning 1 star (average zone)	-	1-phase airconditioning 1 star (average zone)	-	1	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	2.5 star	-	1.5 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	61.4	35.8
2	62.3	16.4
3	42.7	16.7
4	36.7	28.1
5	50.4	27.2
6	53.4	21.5
7	29.0	17.4

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
8	27.2	28.1
9	58.7	33.9
10	59.5	24.1
11	45.2	18.6
12	30.1	25.0
13	34.0	21.0
14	22.5	27.0
15	22.0	38.9
16	31.5	21.6
17	21.5	27.9
18	22.2	39.1
19	30.4	21.7
20	20.7	28.6
21	23.3	39.0
22	61.9	27.0
All other dwellings	37.3	34.6

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.			
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	4 star

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Service room	no mechanical ventilation	-	compact fluorescent	manual on / manual off	No
Pump Room	ventilation (supply + exhaust)	thermostatically controlled	compact fluorescent	manual on / manual off	No
WC (G/F)	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
WC (Roof)	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Hallway/Lobby (L1-L7)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Stairs	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	geared traction with V V A C motor	Number of levels (including basement): 9

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.			
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	4 star

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 20.0 peak kW

Notes

- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

- Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Assessor Certificate

Multiple Dwellings

Non-Regulatory Document

DMN # 121472

Name: Raymond Stalman

Company: Taylor Smith Consulting

Address: PO Box 5044 Kingsdene NSW 2118

Phone: 02 9890 8002

Client: Michael Trinh

Company: Draft Group Pty Ltd

Address: Unit 43, 2 Slough Avenue, Silverwater NSW 2128

Phone: 02 9648 8848

Project: 23-25 Charles St, Liverpool NSW 2170

Applicant: Hume Community Housing

Date: 08/12/2020

File ref: 2020410

Software: AccuRate

Version: 2.4.3.21

Climate Zone: 28

Documentation: Drawings: (Title, Ref & Revision, Issue date, etc)

Drawings: 28/05, 11-12-2020, DA Issue A

Assessor Certificate

DMN Assessor # 121472

Certificate # 0005484000

Issued: 09/12/20

Page 1 of 2

Thermal performance specifications				
Unit	number(s)	Floor area (m ²)	Predict. loads (MJ/m ² /y)	Star Rating
		Cond.	Uncond.	
	1	69.2	0.0	61.4 35.8 5.6
	2	48.6	0.0	42.3 16.4 6.4
	3	68.9	0.0	42.7 16.7 7.3
	4	68.3	0.0	36.7 26.1 7.1
	5	69.2	0.0	50.4 37.2 5.9
	6	48.6	0.0	53.4 21.5 6.6
	7	68.9	0.0	28.0 17.4 7.9
	8	68.3	0.0	27.2 28.1 7.4
	9	69.2	0.0	43.2 43.8 6.2
	10	48.6	0.0	58.5 24.1 6.2
	11	68.9	0.0	45.1 18.6 7.1
	12	68.3	0.0	30.1 25.0 7.4
	13	52.4	0.0	34.0 21.0 7.5
	14	51.6	0.0	22.5 27.0 7.7
	15	48.2	0.0	22.0 38.9 7.2
	16	52.4	0.0	31.5 21.6 7.6
	17	51.6	0.0	21.5 27.9 7.8
	18	48.2	0.0	22.2 39.1 7.2
	19	52.4	0.0	30.4 21.7 7.6
	20	51.6	0.0	20.7 28.6 7.8
	21	48.2	0.0	23.3 39.0 7.2
	22	74.6	0.0	61.9 27.0 5.9
	23	75.4	0.0	37.3 34.6 6.7

Assessor

0005484000 09 Dec 2020

Assessor

Accreditation No. (DNV12102)

Address

23-25 Charles St,

Liverpool NSW 2170

www.taylor-smith.com.au

DMN Assessor # 121472

Certificate # 0005484000

Issued: 09/12/20

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If any one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below (or, if clearly indicated on referenced drawings).

Windows	Product ID	Class	Frame	U value	SHGC	Area (m ²)	Detail
Unit 02	Double Low-E	Aluminium	3.1	0.39	Airring		
Units 06, 10	Double Low-E	Aluminium	3.1	0.49	Sliding, Fixed		
	Double Low-E	Aluminium	4.3	0.47	Airring		
	Double Low-E	Aluminium	4.3	0.50	Sliding, Fixed		
All Other Units	Single Low-E	Aluminium	5.4	0.49	Airring		
	Single Low-E	Aluminium	5.4	0.58	Sliding, Fixed		

Doors	Product ID	Class	Frame	U value	SHGC	Area (m ²)	Detail
Window and Skylight U and SHGC values, if specified, are according to AS/NZS 4846. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than that U and SHGC value of the product specified above.	External walls	Construction	Insulation	Colour - solar able	Detail		
Carport	None	Medium	SA 0.475-0.7	Ground Floor Carport			
Carport	None	High	SA 0.475-0.7	Level 1 - 3			
Carport	None	High	SA 0.475-0.7	Level 1 - 3			

Internal walls	Construction	Insulation	Detail
Window and Skylight U and SHGC values, if specified, are according to AS/NZS 4846. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than that U and SHGC value of the product specified above.	Plasterboard on Studs	None	As per plans
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7

Internal walls	Construction	Insulation	Detail
Window and Skylight U and SHGC values, if specified, are according to AS/NZS 4846. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than that U and SHGC value of the product specified above.	Plasterboard on Studs	None	As per plans
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7

Internal walls	Construction	Insulation	Detail
Window and Skylight U and SHGC values, if specified, are according to AS/NZS 4846. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than that U and SHGC value of the product specified above.	Plasterboard on Studs	None	As per plans
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7
Carport	None	High	SA 0.475-0.7

Internal walls	Construction	Insulation	Detail</
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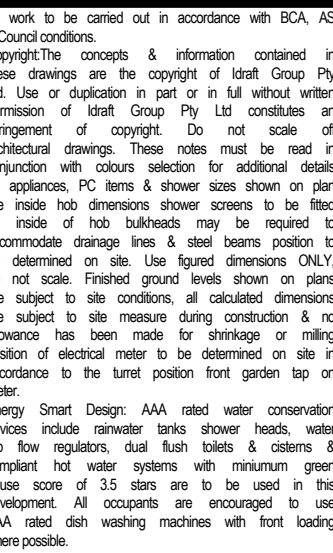
The image is an aerial photograph of a residential development site in Liverpool, Australia. The site is bounded by Hume Highway to the north, Macquarie Street to the east, Mill Road to the south, and Charles Street to the west. The site is divided into several blocks (A, B, C) and includes a podium level and landscaped garden. The existing buildings are shown in grey, and the proposed buildings are shown in white. The site plan includes details such as podium levels, landscaped gardens, and building footprints. The surrounding area includes other residential buildings and streets.

Streets: HUME HIGHWAY, MACQUARIE STREET, MILL ROAD, CHARLES STREET.

Blocks and Features:

- BLOCK C:** 420 MACQUARIE STREET, LIVERPOOL (SKY HAUS) DA-582/2016 MIXED USE DEVELOPMENT RETAIL SHOPS WITH 162 UNITS OVER 3 TOWERS 30 LEVELS, 6 LEVELS. Includes PODIUM LEVEL 1, PODIUM LEVEL 2, and PODIUM LEVEL 3.
- BLOCK A:** Includes a PLANT ROOM and NON-TRAFFICABLE ROOF.
- BLOCK B:** Located at 21 CHARLES ST, includes a landscaped garden.
- PROPOSAL:** A large rectangular area outlined in red, located between Mill Road and Charles Street.

Other Labels: 45 MILL RD, 41-43 MILL RD, 26-30 MILL ROAD LIVERPOOL, 37-41 CHARLES STREET, LIVERPOOL, 38-45 CHARLES STREET, LIVERPOOL, 27-31 CHARLES STREET, LIVERPOOL.

[illegible]

DRAFT
ARCHITECTS

Completed Architect
Sean Win NSW Architects Registration Board 534
www.seanwin.com.au PC Ref: 427 Member NSW 21
Project:

Demolition &
construction of a eight
(8) storey Residential
development contain
23 units under
ARHSEPP

Hume Community
Housing
Council
Liverpool City
Council

Drawing title:
**Building Separation
Context - Up to 4
Storeys**

Designed & drawn:
M. Trinh & P. Revollar
Author/Stage:
DA - ISSUE A
Paper/Scale:
A2/1:400, 1:1.33, 1:2.
Date:
10/12/2020

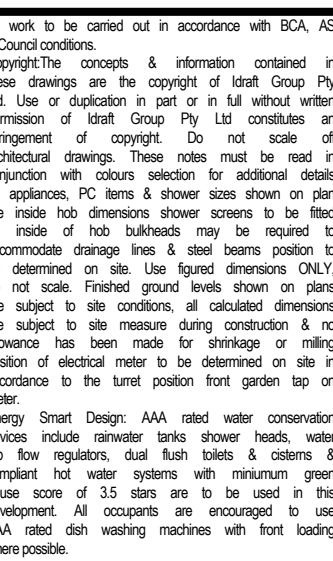
Job # :
282705

dwg #:
0004



BUILDING SEPARATION + SETBACKS UP TO 4 STOREYS

SITE CONTEXT

[illegible][illegible]

DRAFT
ARCHITECTS

Unlimited Architect
 14 Main Street NSW Architects Registration Board 534
 0484 884 000 | www.draft.com.au | PO Box 427, Rydgeside NSW 2112

Project:
 Demolition &
 construction of a eight
 (8) storey Residential
 development containing
 23 units under
 ARHSEPP

Client:
 Hume Community
 Housing
 Council
 Liverpool City
 Council

Drawing title:
**Building Separation
 Context - Up to 8
 Storeys**

Designed + drawn:
 M. Trinh & P. Revollar

Issue/Stage:
0A - ISSUE A

Paper/size:
 A2/1:400, 1:1.56, 1:1.

Date:
 10/12/2020

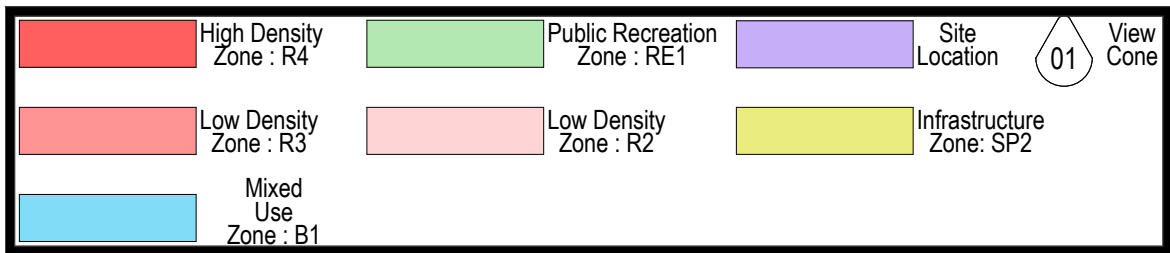
Job #:
28705

dwg #:
0005



BUILDING SEPARATION+ SETBACKS UP TO 8 STOREYS + PARKING AT GRADE EXAMPLES

SITE CONTEXT



NOTES

[illegible]

IDRAFT ARCHITECTS	
Not in a table Architect Issue Number NSW Architects Registration Board 5347 C:\d\1\2011\www\idraft.com.au\PC\Rev 427 Marylands NSW 2160	
project: Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP client: Hume Community Housing council: Liverpool City Council drawing title: Site Analysis	
designed + drawn: M. Trinh & P.Revollar Issue/Stage: DA - ISSUE A paperscale: A2/1:1.83, 1:500, 1:0.1 date: 10/12/2020 job #: 28705 dwg #: 0006	

TREE ID	STATUS	ACTION
T1	EXISTING	TO BE REMOVED
T2	EXISTING	TO BE REMOVED
T3	EXISTING	TO BE REMOVED
T4	EXISTING	TO BE REMOVED
T5	EXISTING	TO BE REMOVED
T6	EXISTING	TO BE REMOVED
T7	EXISTING	TO BE REMOVED

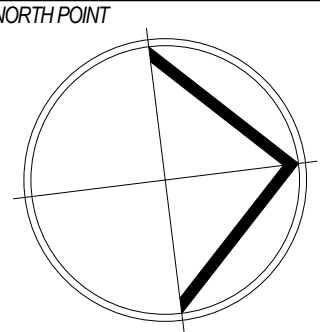


MILL

STREET

CHARLES

Demolition Plan²¹⁴⁰
scale 1:100



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16. The drawings are to be used in conjunction with sections selected for additional details on appliances, PC items and shower sizes shown on plan.

17. The drawings are to be used in conjunction with the accommodation drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are to be used in conjunction with the drawings. They are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in conjunction to the turret position front garden tap on meter.

Energy Smart Design: AAA rated water conservation devices include: Pressure tanks, shower heads, water saving taps, water saving toilets, water saving urinals, compact hot water systems with minimum green house score of 35 stars are to be used in this project. The drawings are to be used in conjunction with AAA rated dish washing machines, with front loading where possible.

NOTES

[illegible]

23-25 Charles Street, Liverpool

IDRAFT
ARCHITECTS

Nominated Architect
Adrian Winton NSW Architects Registration Board 5347
02 9648 6648 | www.idraft.com.au | PO Box 427, Merrylands NSW 2160

projec

Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community
Housing

Liverpool City Council

drawing title:
Demolition Plan

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:

DA - ISSUE A

paper/scale:
A0/1: 100

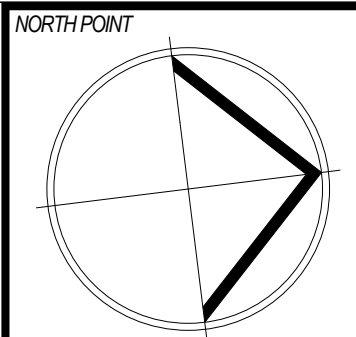
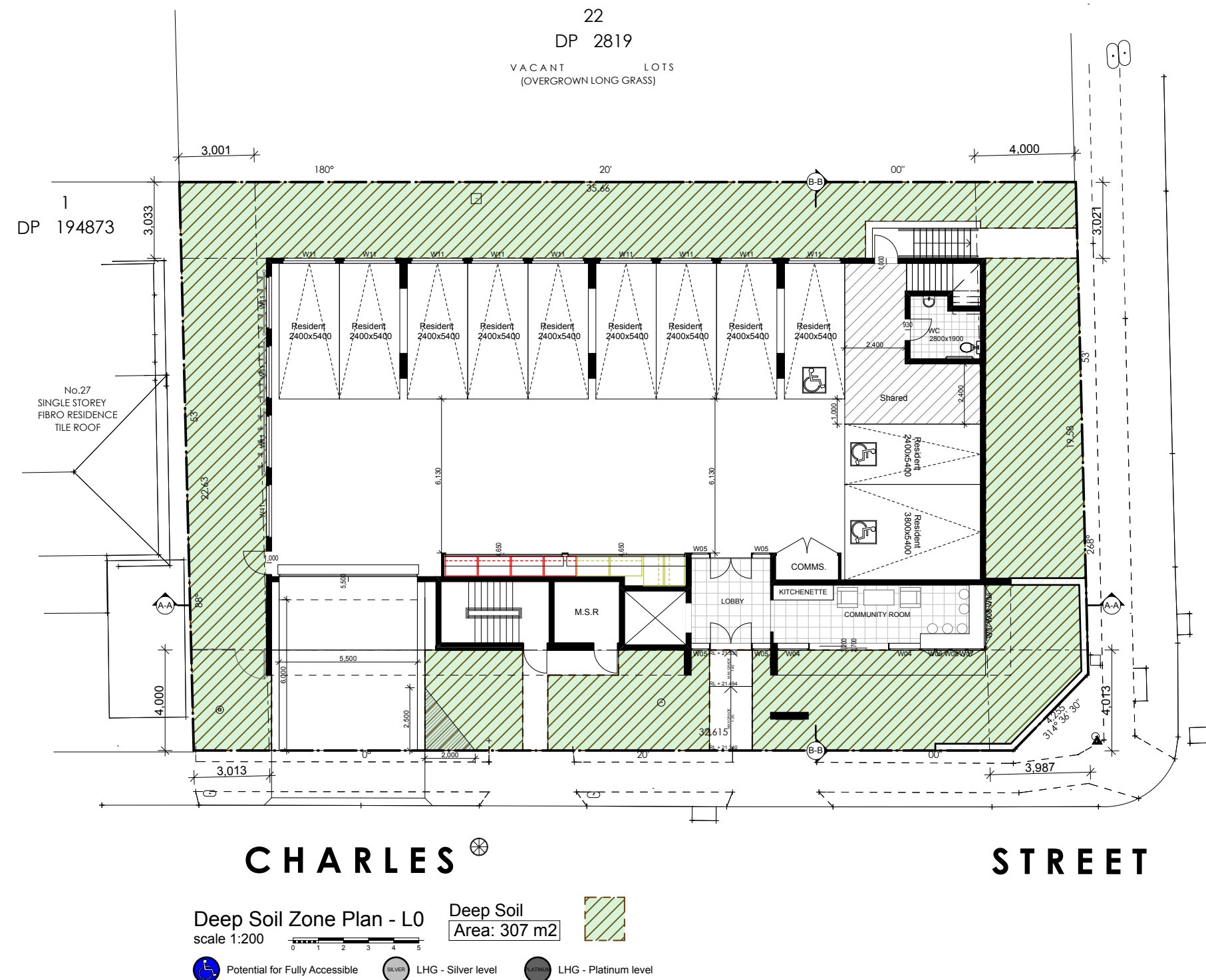
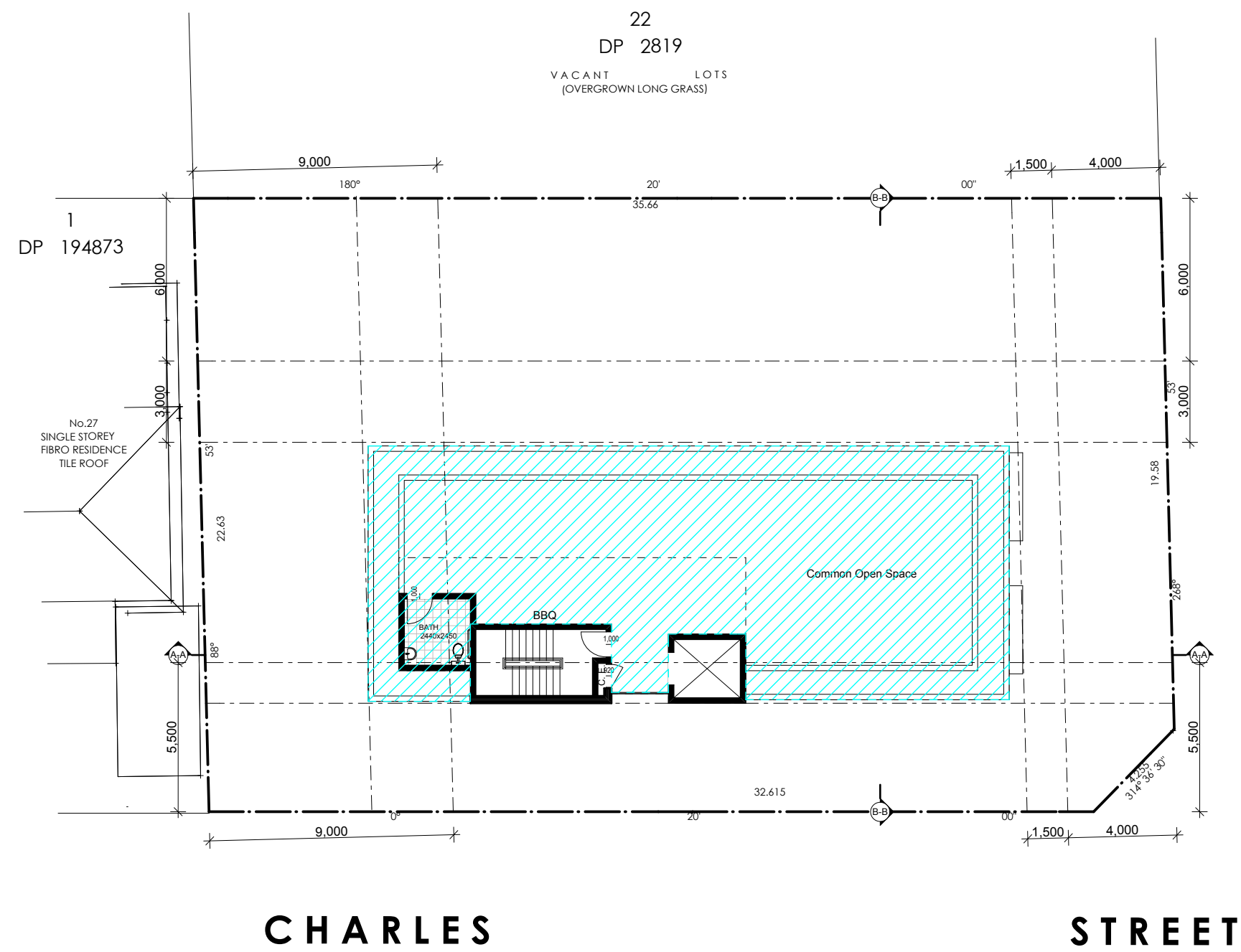
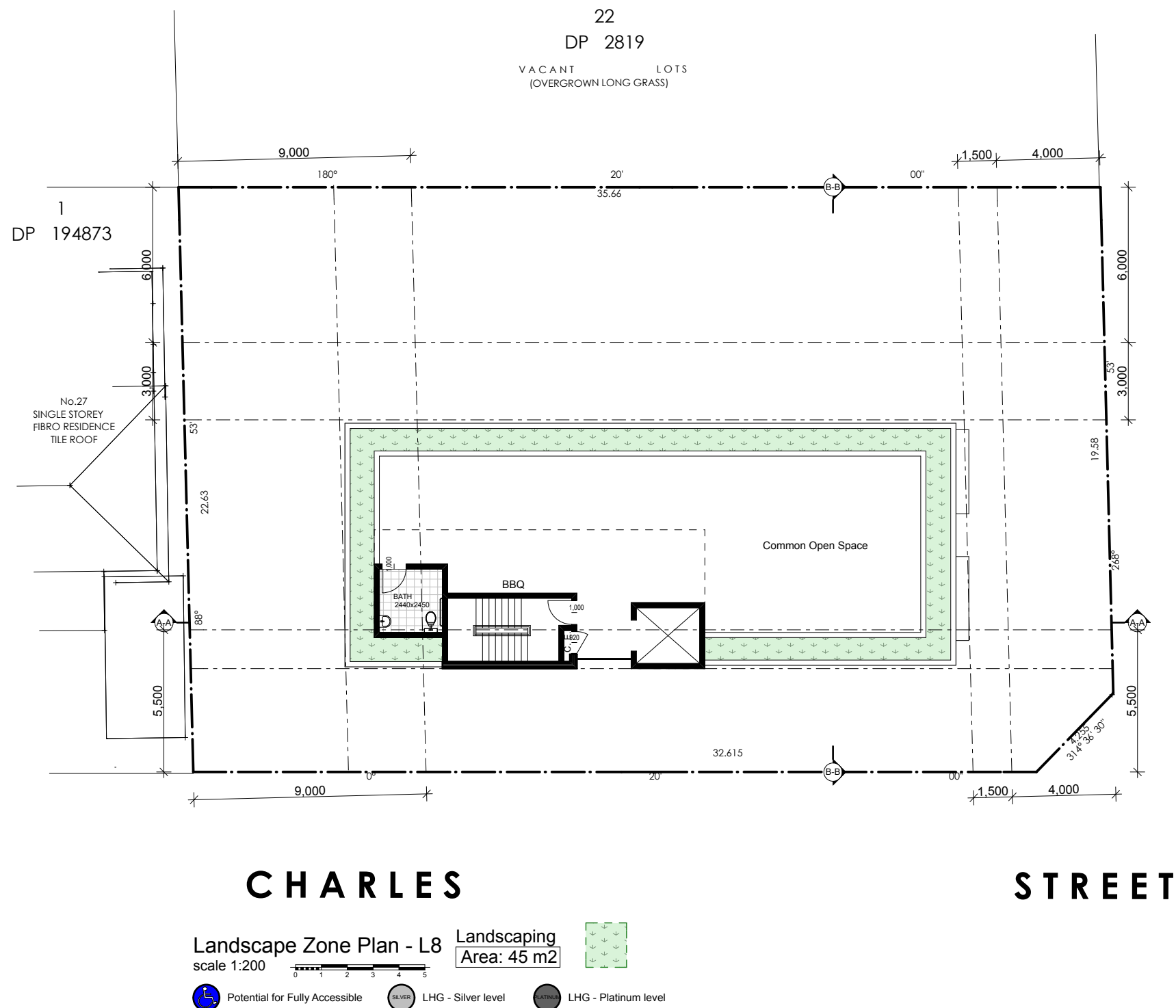
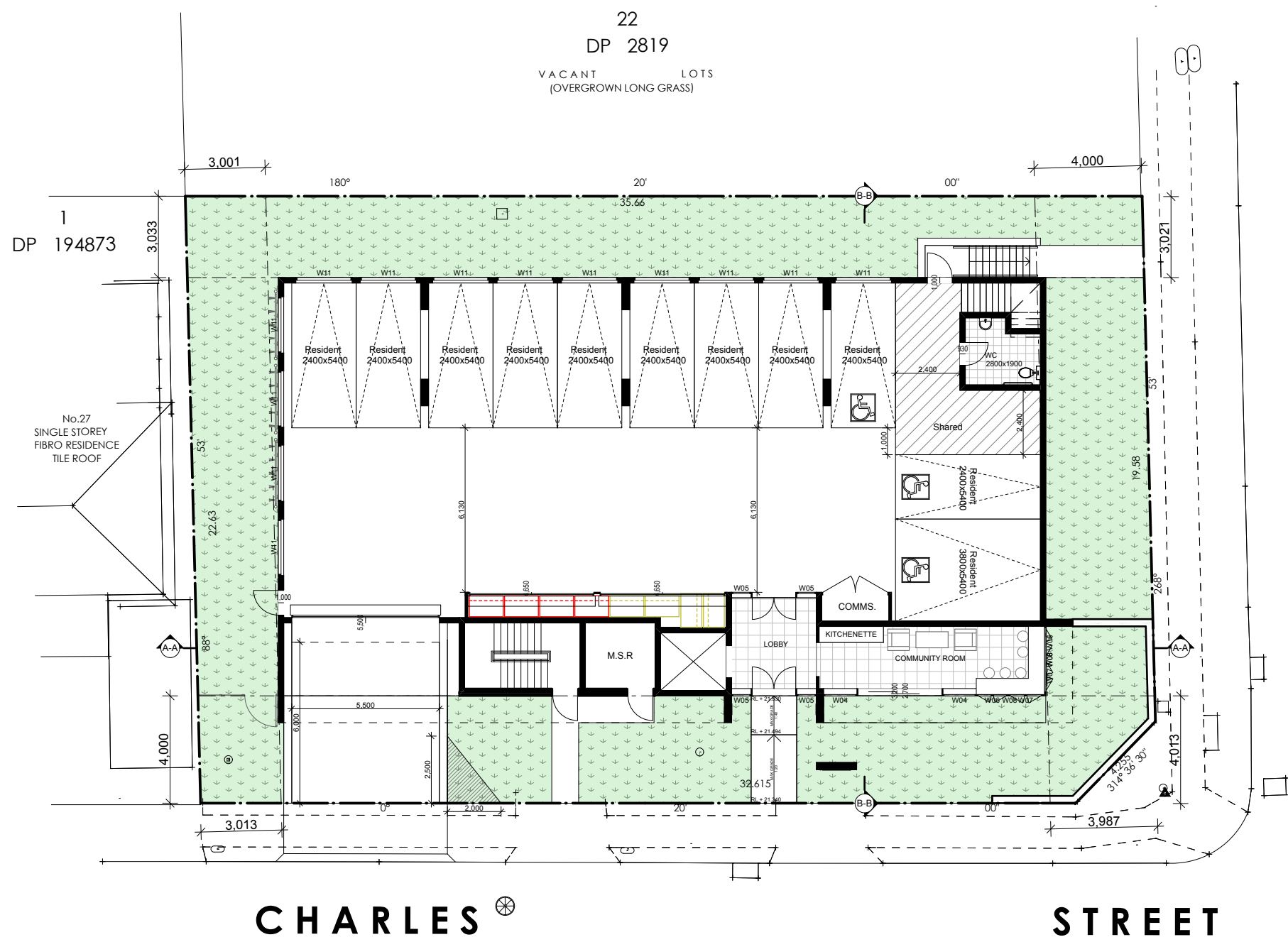
A2/1:100

104

job #:

285

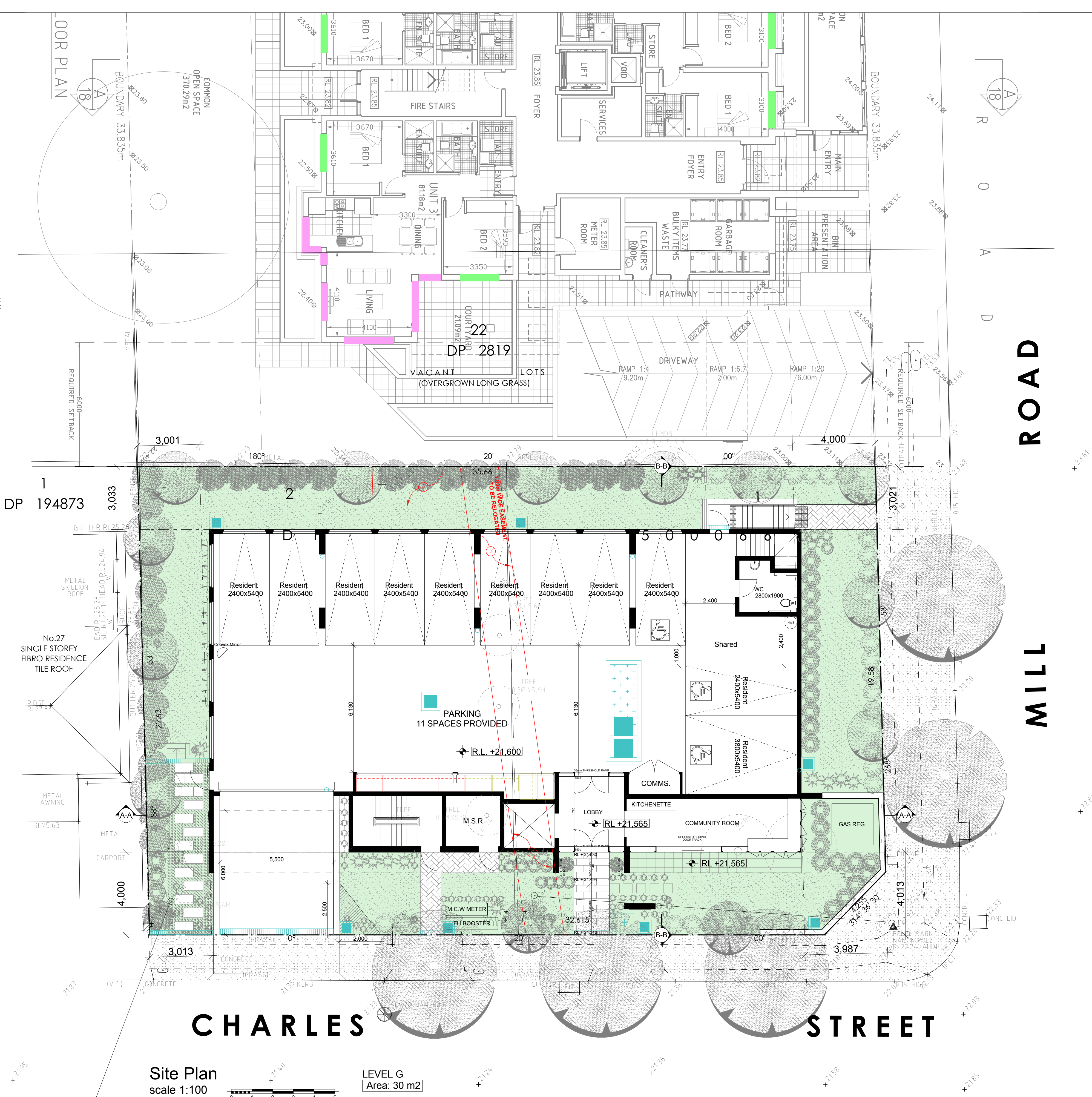
20700



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Energy Smart Design: AAA rated water conservation devices include shower mixer, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

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Site Plan
scale 1:100

LEVEL G
Area: 30 m2



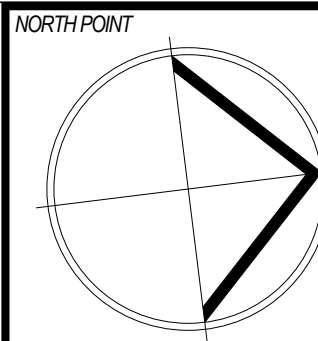
Potential for Fully Accessible



LHG - Silver level



LHG - Platinum level



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conjunction with council conditions for additional details
on appliances, PC items & shower sizes shown on plans
are made too dimensions shower screens to be fitted
in inside of room. Bathrooms may be required to
accommodate drainage lines & steel beams position to
be determined on site. Use liquid dimensions ONLY
do not scale. Finished ground levels shown on plans
are subject to site conditions. All calculated dimensions
are subject to site measures during construction & no
allowance has been made for shrinkage or milling
position of electrical meter to be determined on site in
accordance to the latest position from garden up on
water.
Energy Smart Design: AAA rated water conservation
designs include: shower, toilet, shower, waste
tap flow regulators, dual flush toilets & showers &
compliant hot water systems with minimum green
house score of 3.5 stars are to be used in this
development. All occupants are encouraged to use
AAA rated dish washing machines with front loading
where possible.

NOTES

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IDRAFT ARCHITECTS

Nominated Architect
Nominating Body: NSW Architects Registration Board (SAB)
21/07/2020
www.idraft.com.au | PO Box 427, Weybridge NSW 2155

project:

Demolition &
construction of a eight
(8) storey Residential
development containing
23 units under
ARHSEPP

client:
Hume Community
Housing

council:
Liverpool City
Council

drawing title:
Site Plan

designed + drawn:
M.Trinh & P.Revollar

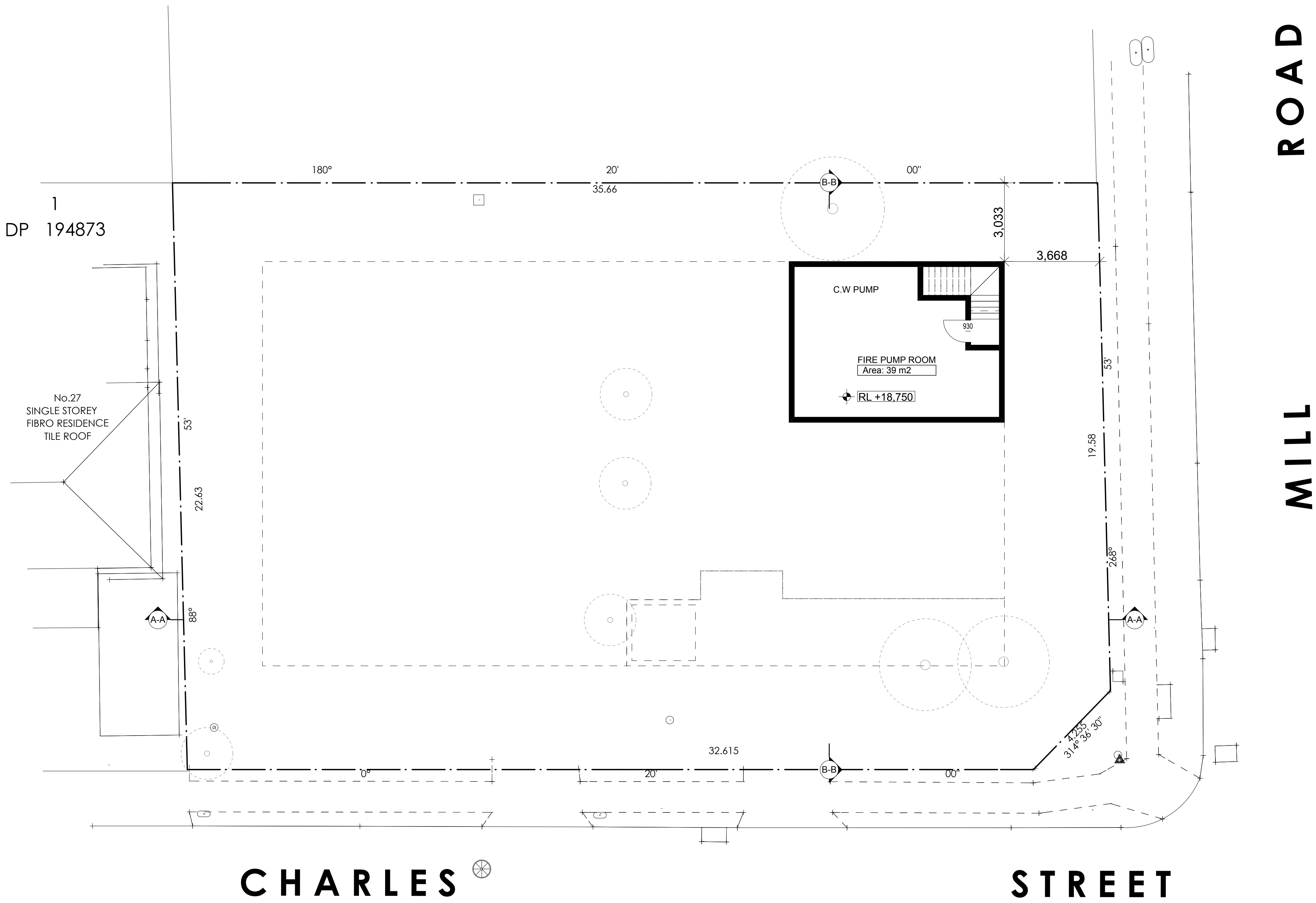
Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100

date:
10/12/2020

job #: 28705 dwg #: 0010

23-25 Charles Street, Liverpool



Subfloor
scale 1:100



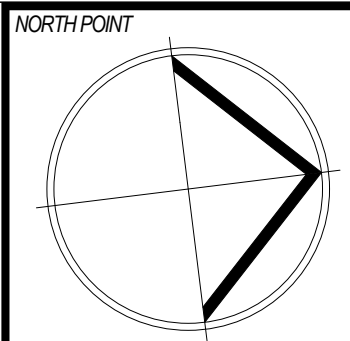
Potential for Fully Accessible



LHG - Silver level



LHG - Platinum level



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Energy Smart Design: AAA rated water conservation devices include shower mixer, shower heads, valve tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	21/07/20	REVISED CONCEPT BASED ON DPA AND PRE DA COMMENTS	2		
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23-25 Charles Street, Liverpool

IDRAFT ARCHITECTS

Nominated Architect

Robert William HEWITT Architects Registration Board 5347

21/06/2018

www.idraft.com.au | PO Box 427, Merseyside L20 2JG

project:

Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:

Hume Community Housing

council:

Liverpool City Council

drawing title:

Subfloor Plan

designed + drawn:

M.Trinh & P.Revollar

Issue/Stage:

DA - ISSUE A

paper/scale:

A2/1:0.94, 1:100

date:

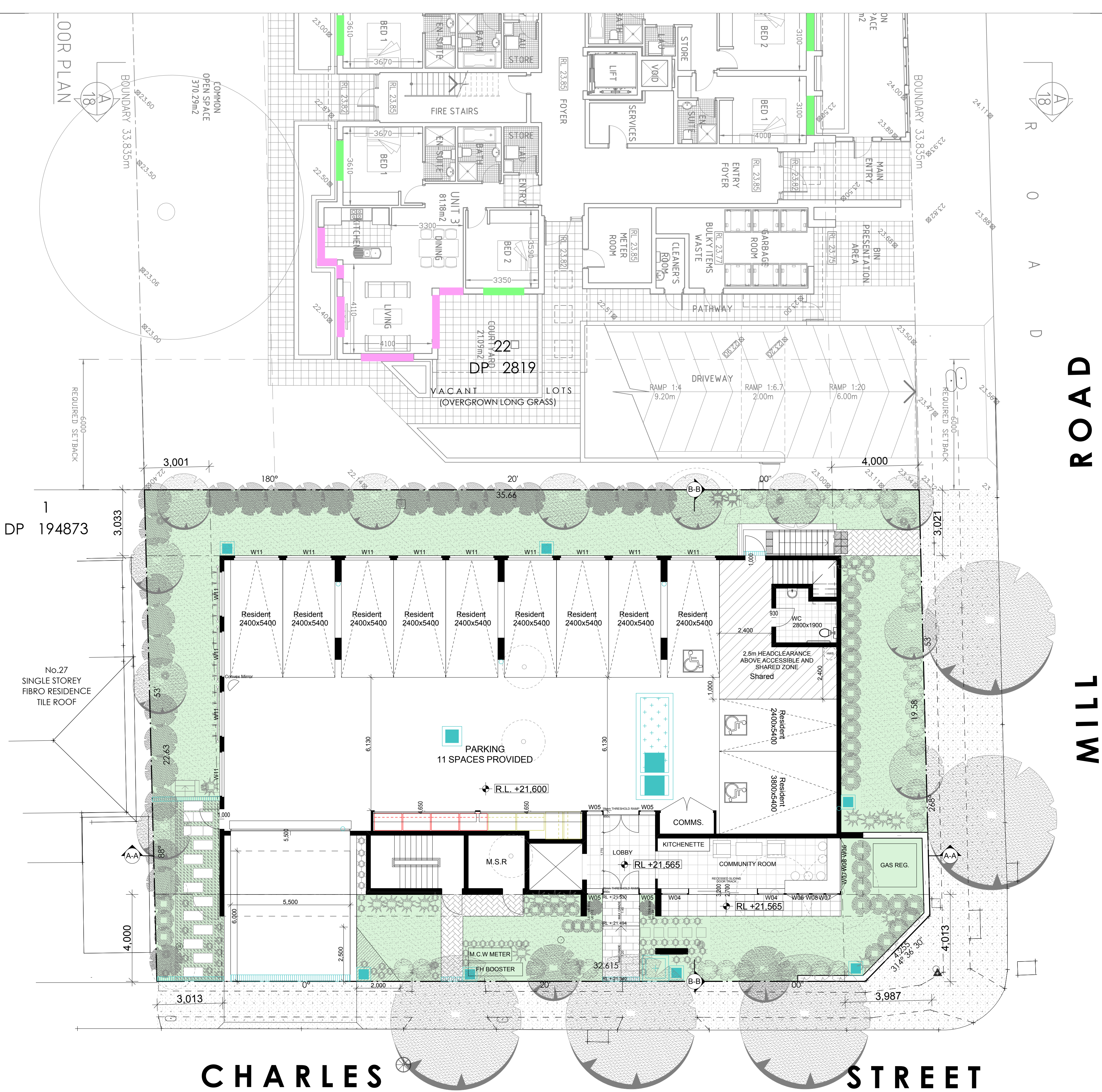
10/12/2020

job #:

28705

dwg #:

1001



Ground floor
scale 1:100



Potential for Fully Accessible

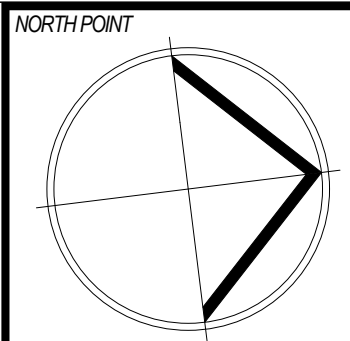


LHG - Silver level



LHG - Platinum level

LEVEL G
Area: 30 m2



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permission of Isth Group Pty Ltd constitutes an
infringement of copyright. Do not scale off
architectural drawings. These notes must be read in
conjunction with current legislation for additional details
on appliances, PC items & shower sizes shown on plans
are made too dimensions shower screens to be fitted
in inside of non-slipwalkways may be required to
accommodate drainage lines & steel beams position to
be determined on site. Use liquid dimensions ONLY
do not scale. Finished ground levels shown on plans
are subject to site conditions. All calculated dimensions
are subject to site measures during construction & no
allowance has been made for shrinkage or milling
position of electrical meter to be determined on site in
accordance to the latest position from garden up on
water.
Energy Smart Design: AAA rated water conservation
designs include: shower mixer, shower heads, water
tap flow regulators, dual flush toilets & cisterns &
compliant hot water systems with minimum green
house score of 3.5 stars are to be used in this
development. All occupants are encouraged to use
AAA rated dish washing machines with front loading
where possible.

NOTES

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
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IDRAFT
ARCHITECTS

Nominated Architect
Nominating Body: NSW Architects Registration Board (SAR)
21/06/2020 - 21/06/2021
Project: 23-25 Charles Street, Liverpool

Demolition &
construction of a eight
(8) storey Residential
development containing
23 units under
ARHSEPP

client:
Hume Community
Housing

council:
Liverpool City
Council

drawing title:
Ground Floor Plan

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE A

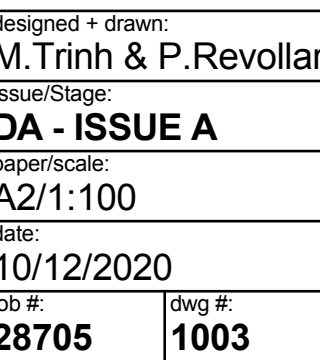
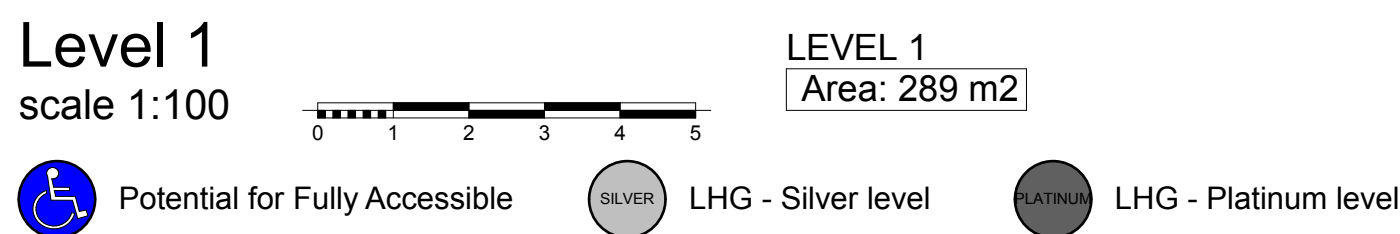
paper/scale:
A2/1:0.94, 1:100

date:
10/12/2020

job #:
28705

dwg #:
1002

23-25 Charles Street, Liverpool





Level 2
scale 1:100

LEVEL 2
Area: 289 m2

Potential for Fully Accessible

LHG - Silver level

LHG - Platinum level

NORTH POINT

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Energy Smart Design: AAA rated water conservation devices include shower mixer, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

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23-25 Charles Street, Liverpool

IDRAFT ARCHITECTS

Nominated Architect
Nominating Body: NSW Architects Registration Board (SAB)

project:
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community Housing

council:
Liverpool City Council

drawing title:
Level 2 Plan

designed + drawn:
M.Trinh & P.Revollar

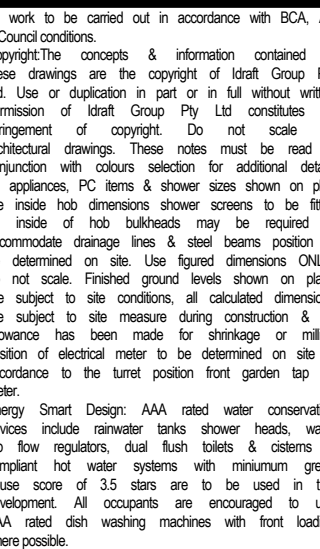
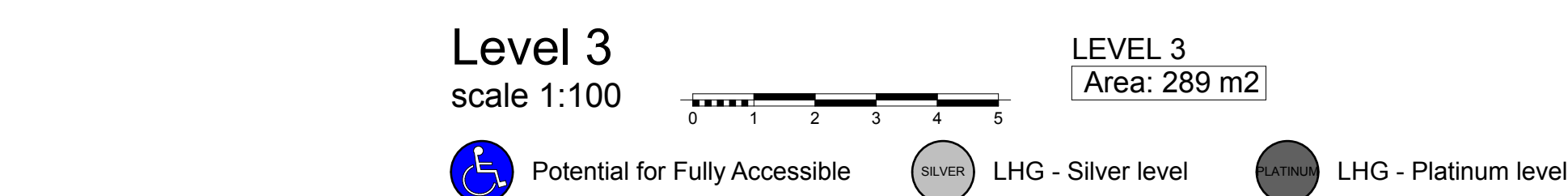
Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100

date:
10/12/2020

job #:
28705

dwg #:
1004

[illegible]

5648 8848 | www.icdrt.com.au | PO Box 477, Murrumbidgee NSW

project:

Demolition &
construction of a eight
(8) storey Residential
development containin
23 units under
ARHSEPP

Client: **Hume Community Housing**

Liverpool City Council

Drawing title:
Level 3 Plan

Designed + drawn:
M.Trinh & P.Revollar

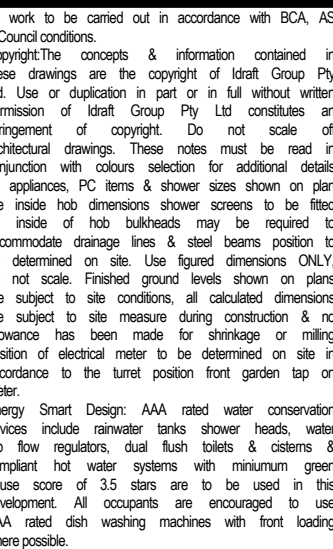
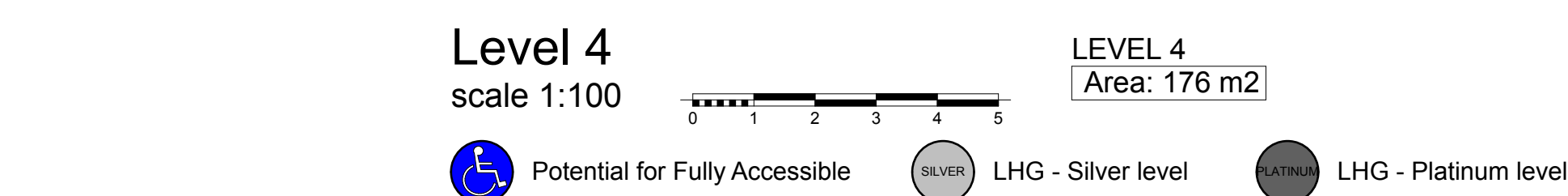
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paper/scale:
A3/1:100

Rate: 1.000000

job #: dwg #:

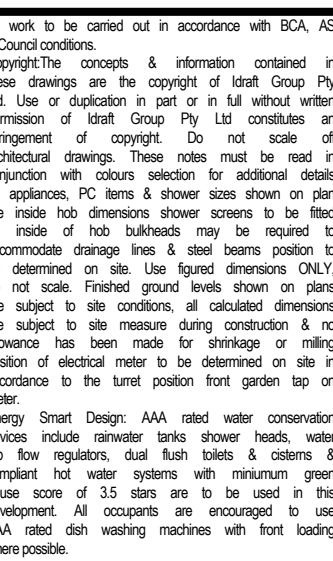
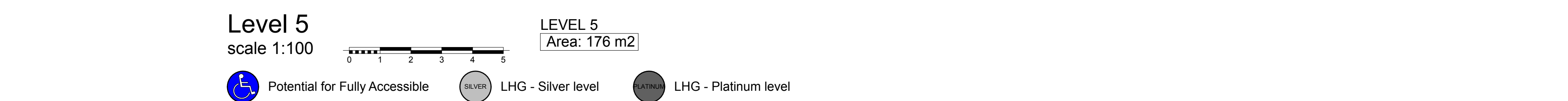
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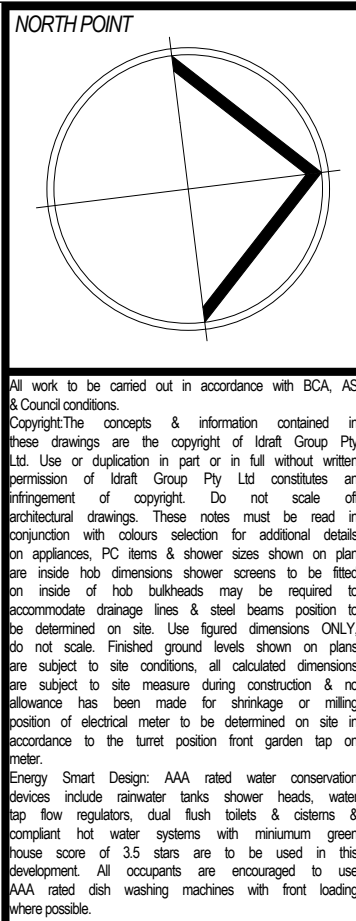
0648 8848 | www.icraft.com.au | PO Box 427, Merrylands NSW 2160

job #:	dwg #:
28705	1006

23-25 Charles Street, Liverpool

[illegible]

Nominated		Archiving	
Action Items - RSH Architects Registration Board (SR)			
21 May 2016 - www.rsh-architects.co.uk		191 New 427 Margaret St B2 2JQ	
project			
Demolition & construction of a eight (8) storey Residential development containin 23 units under ARHSEPP			
client:			
Hume Community Housing			
council			
Liverpool City Council			
drawing title:			
Level 5 Plan			
designed + drawn:			
M.Trinh & P.Revollar			
Issue/Stage:			
DA - ISSUE A			
paperscale:			
A2/1:100			
date:			
10/12/2020			
job #:		dwg #:	
28705		1007	

[illegible]

IDRAFT
ARCHITECTS

Nominated Architect
 Adrian Whitton NSW Architects Registration Board 534
 02 9588 8888 | www.idraft.com.au | PO Box 477, Merajona NSW 2170

project:
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community Housing

council:
Liverpool City Council

drawing title:
Level 6 Plan

designed + drawn:
M. Trinh & P. Revollar

issue/Stage:
DA - ISSUE A

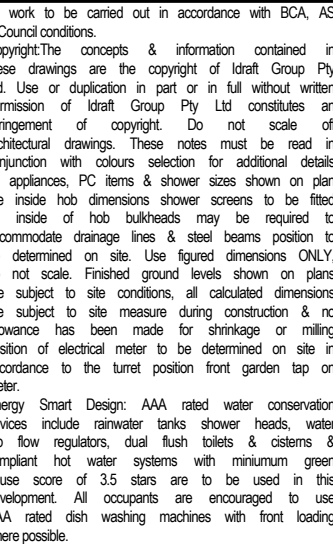
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date:
10/12/2020

job ref:
28705

dwg ref:
1008

23-25 Charles Street, Liverpool



NOTES

[illegible]

Demolition &
construction of a eight
(8) storey Residential
development containin
23 units under
ARHSEPP

Client: **Hume Community Housing**

Liverpool City Council

Drawing title:
Level 7 Plan

Designed + drawn:
M.Trinh & P.Revollar

DA - ISSUE A

paper/scale:
A2/1:100

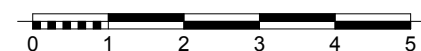
10/12/2020

job #:	dwg #:
28705	1009

20700	1000
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Level 7
scale 1:100



Potential for Fully Accessible



LHG - Silver level



LHG - Platinum level

LEVEL 7
Area: 170 m2

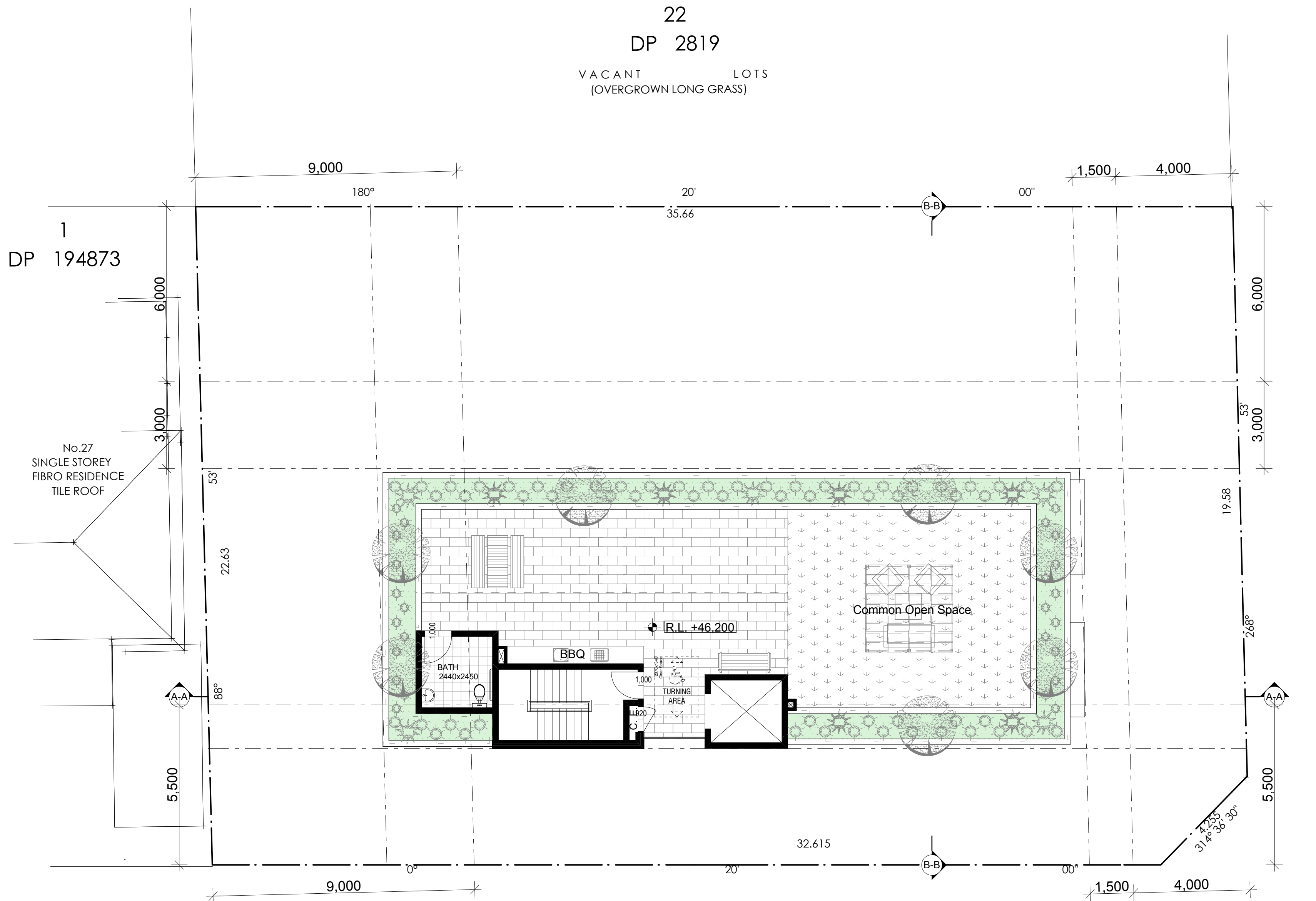
CHARLES

STREET

ROAD

WILL

223-25 Charles Street, Liverpool



CHARLES

STREET

ROAD
MILL

Level 8
scale 1:100



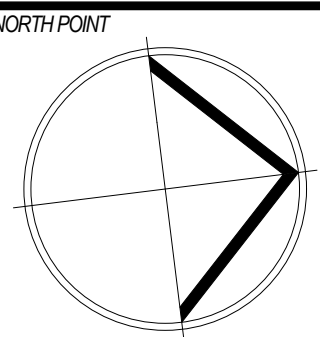
Potential for Fully Accessible



LHG - Silver level



LHG - Platinum level



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conjunction with current selection for additional details
on appliances, PC items & shower sizes shown on plans
are made too dimensions shower screens to be fixed
on inside of non-slipwalkways may be required to
accommodate drainage lines & steel beams position to
be determined on site. Use liquid dimensions ONLY
do not scale. Finished ground levels shown on plans
are subject to site conditions. All calculated dimensions
are subject to site measure during construction & no
allowance has been made for shrinkage or milling
position of electrical meter to be determined on site in
accordance to the latest position from garden up on
meter.
Energy Smart Design: AAA rated water conservation
designs include: shower, toilet, shower heads, water
tap flow regulators, dual flush toilets & cisterns &
compliant hot water systems with minimum green
house score of 3.5 stars are to be used in this
development. All occupants are encouraged to use
AAA rated dish washing machines with front loading
where possible.

NOTES

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23-25 Charles Street, Liverpool

IDRAFT

ARCHITECTS

Nominated Architect

Robert William HEYD Architects Registration Board 5347

21/06/2018 www.idraft.com.au | PO Box 427, Murrumbidgee NSW 2510

project:

Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:

Hume Community Housing

council:

Liverpool City Council

drawing title:

Level 8 Plan

designed + drawn:

M.Trinh & P.Revollar

Issue/Stage:

DA - ISSUE A

paper/scale:

A2/1:100

date:

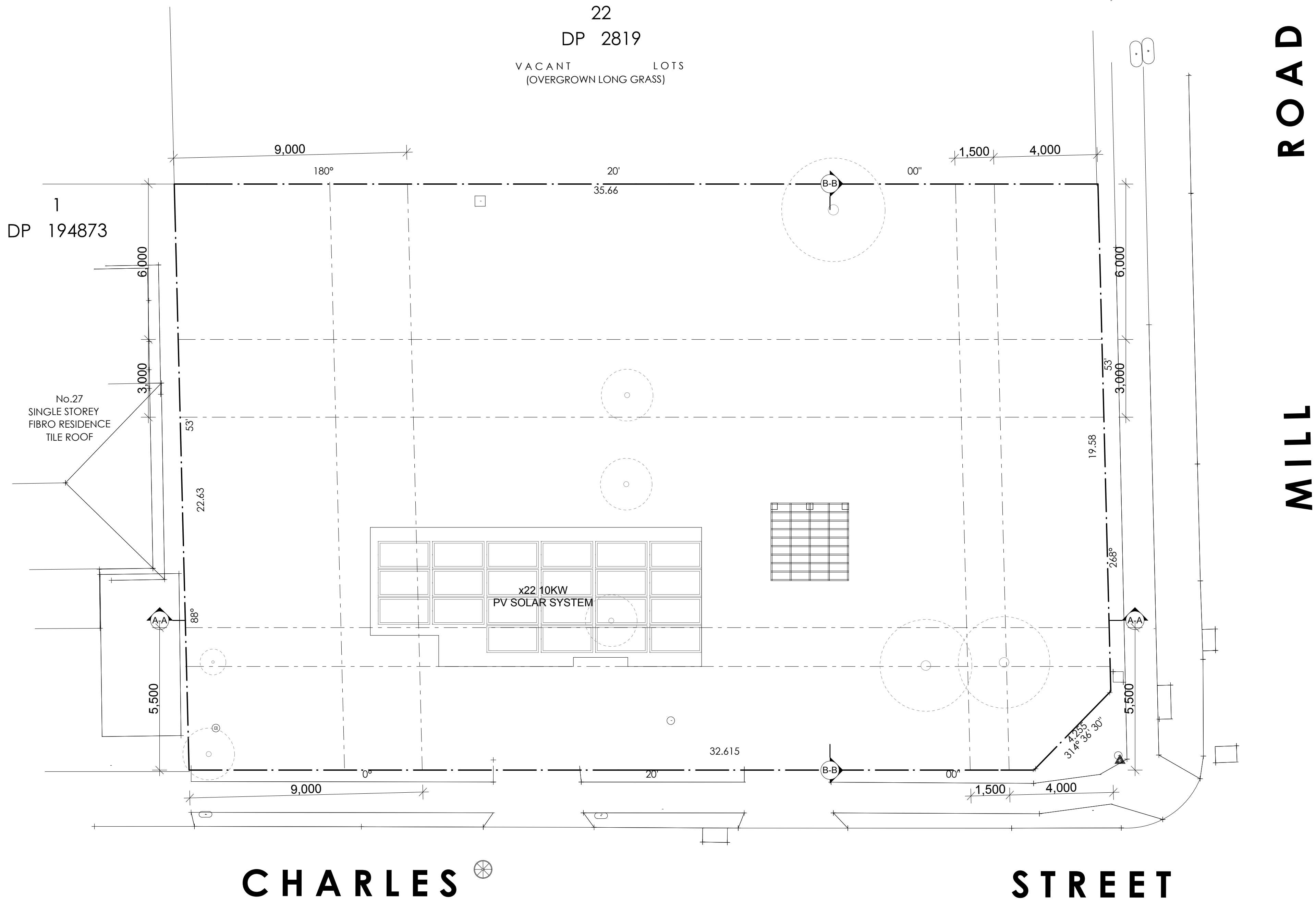
10/12/2020

job #:

28705

dwg #:

1010



Roof

scale 1:100



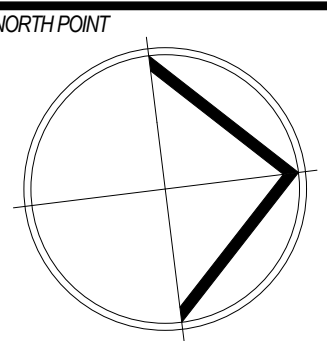
Potential for Fully Accessible



LHG - Silver level



LHG - Platinum level



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conjunction with current selection for additional details
on appliances, PC items & shower sizes shown on plans
are made too dimensions shower screens to be fixed
on inside of non-bulkheads may be required to
accommodate drainage lines & steel beams position to
be determined on site. Use liquid dimensions ONLY
do not scale. Finished ground levels shown on plans
are subject to site conditions. All calculated dimensions
are subject to site measure during construction & no
allowance has been made for shrinkage or milling.
position of electrical meter to be determined on site in
accordance to the latest position from garden up on
meter.
Energy Smart Design: AAA rated water conservation
designs include: rimless toilet, shower heads, water
tap flow regulators, dual flush toilets & showers &
compliant hot water systems with minimum green
house score of 3.5 stars are to be used in this
development. All occupants are encouraged to use
AAA rated dish washing machines with front loading
where possible.

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Nominated Architect
Nominating Body: NSW Architects Registration Board (SAB)

Project:

Demolition &
construction of a eight
(8) storey Residential
development containing
23 units under
ARHSEPP

client:
Hume Community
Housing

council:
Liverpool City
Council

drawing title:
Roof Plan

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100

date:
10/12/2020

job #: 28705 dwg #: 1011

23-25 Charles Street, Liverpool

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Energy Smart Design: AAA rated water conservation devices include rimless toilet, shower heads, water tap flow regulators, dual flush toilets & showers & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

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23-25 Charles Street, Liverpool

IDAFT

ARCHITECTS

Nominated Architect

Robert William Istaal Architects Registration Board 5347

015641 0661 | www.idaft.com.au | PO Box 427, Murrumbidgee NSW 2510

project:
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community Housing

council:
Liverpool City Council

drawing title:
North Elevation

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100

date:
10/12/2020

job #:
28705

dwg #:
2001

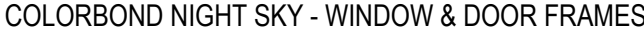
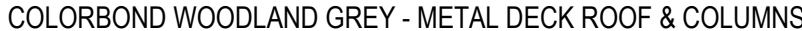
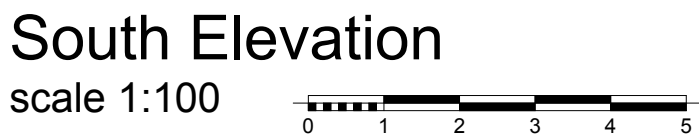
CEMINTEL CLADDING TO EXT. WALL & FEATURE BLADE WALL

FACEBRICK - PGH - SANDSTOCKS BALMAIN TO EXT. WALLS

WHITE RENDER TO EXT. WALLS


COLORBOND WOODLAND GREY - METAL DECK ROOF & COLUMNS

COLORBOND NIGHT SKY - WINDOW & DOOR FRAMES



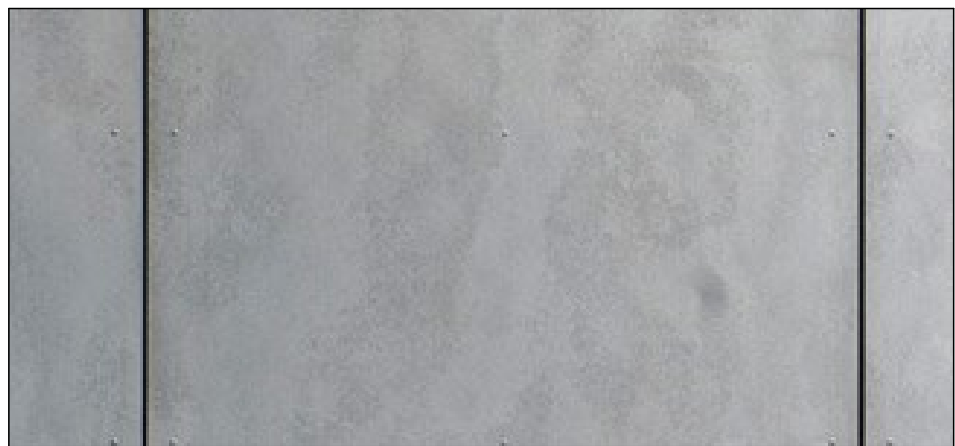
NOTES

[illegible]

	
Nominated Architect:	Architect:
Arrian Wilson NSW Architects Registration Board 5347	Arrian Wilson NSW Architects Registration Board 5347
02 9551 9660 www.idraft.com.au PO Box 427 Anyaroad NSW 2161	02 9551 9660 www.idraft.com.au PO Box 427 Anyaroad NSW 2161
project:	
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP	
client:	
Hume Community Housing	
council:	
Liverpool City Council	
drawing title:	
South Elevation	
designed + drawn:	
M. Trinh & P. Revollar	
issue/Stage:	
DA - ISSUE A	
paper/scale:	
A2/1:100	
date:	
10/12/2020	
job #:	dwg #:
28705	2002



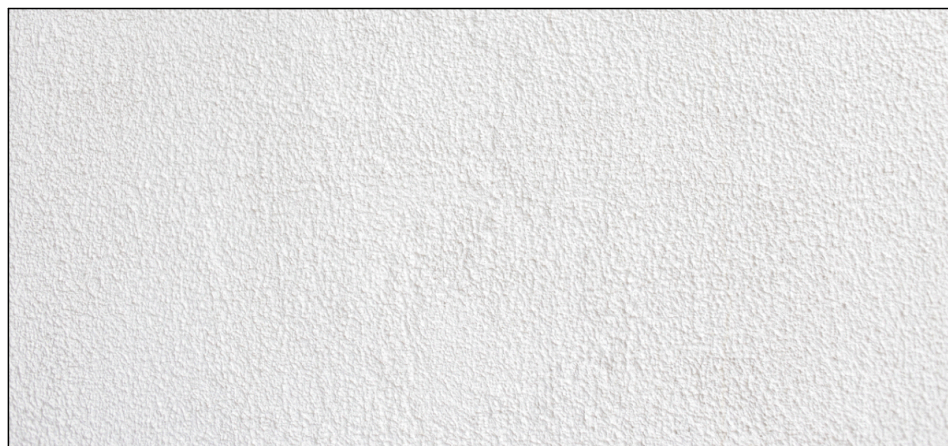
East Elevation
scale 1:100



CEMINTEL CLADDING TO EXT. WALL & FEATURE BLADE WALL



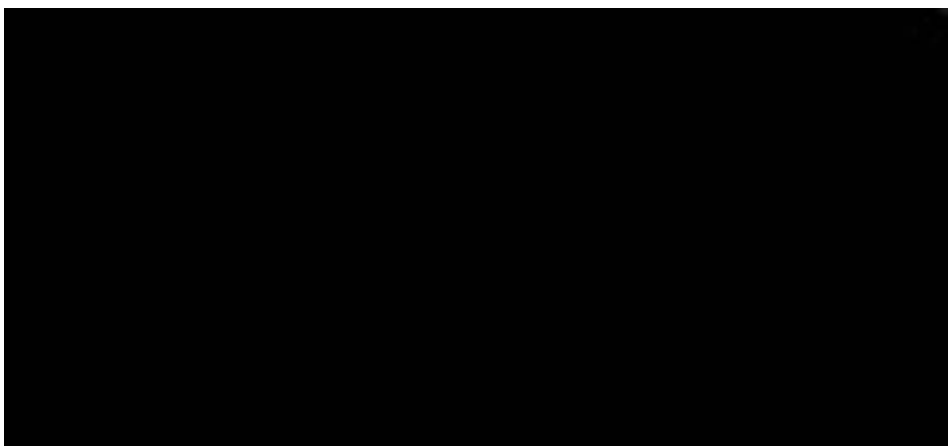
FACEBRICK - PGH - SANDSTOCKS BALMAIN TO EXT. WALLS



WHITE RENDER TO EXT. WALLS



COLORBOND WOODLAND GREY - METAL DECK ROOF & COLUMNS



COLORBOND NIGHT SKY - WINDOW & DOOR FRAMES

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Energy Smart Design: AAA rated water conservation devices include shower mixer, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
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23-25 Charles Street, Liverpool

IDRAFT
ARCHITECTS

Nominated Architect

Robert William REVITT Architects Registration Board 5347

21/06/2018 www.idraft.com.au | PO Box 427, Maryborough 3200 VIC

project:
Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:
Hume Community Housing

council:
Liverpool City Council

drawing title:
East Elevation

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:
DA - ISSUE A

paper/scale:
A2/1:100

date:
10/12/2020

job #:
28705

dwg #:
2003



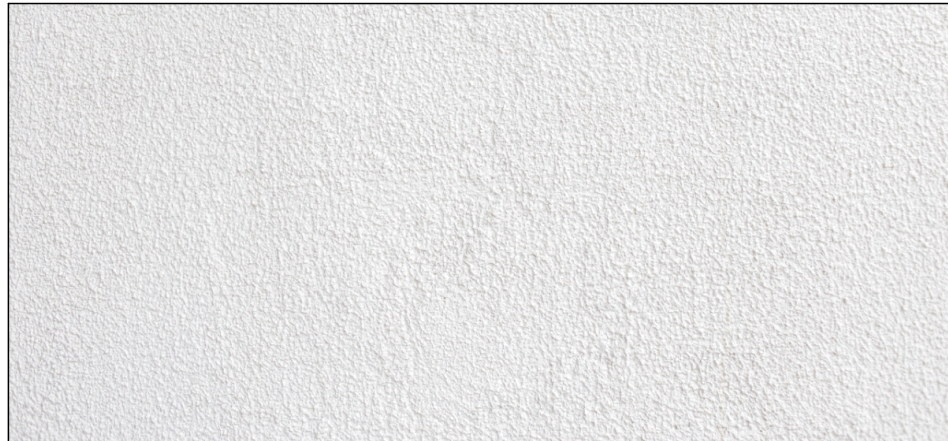
West Elevation
scale 1:100



CEMINTEL CLADDING TO EXT. WALL & FEATURE BLADE WALL



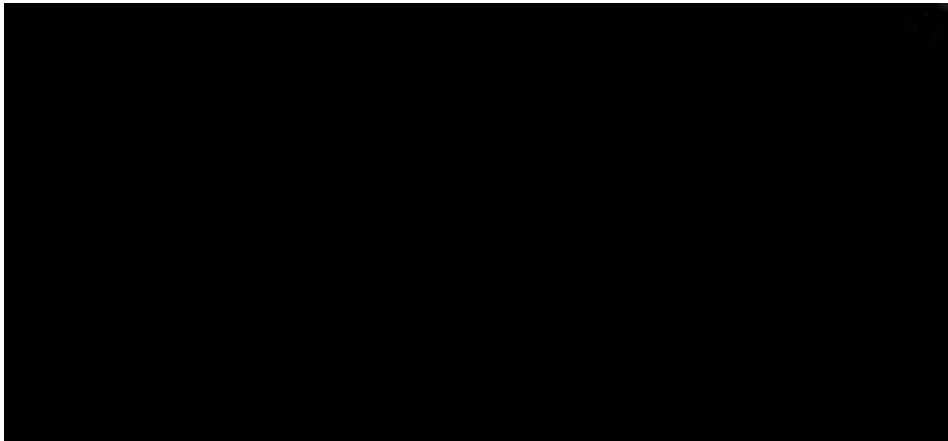
FACEBRICK - PGH - SANDSTOCKS BALMAIN TO EXT. WALLS



WHITE RENDER TO EXT. WALLS



COLORBOND WOODLAND GREY - METAL DECK ROOF & COLUMNS



COLORBOND NIGHT SKY - WINDOW & DOOR FRAMES

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Energy Smart Design: AAA rated water conservation devices include rimless urinals, shower heads, water tap flow regulators, dual flush toilets & showers & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

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23-25 Charles Street, Liverpool

IDRAFT

ARCHITECTS

Nominated Architect

Robert William KEW Architects Registration Board 5347

015641 0661 info@idraft.com.au | PO Box 427, Merrylands NSW 2160

project:

Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client:

Hume Community Housing

council:

Liverpool City Council

drawing title:

West Elevation

designed + drawn:

M.Trinh & P.Revollar

Issue/Stage:

DA - ISSUE A

paper/scale:

A2/1:100

date:

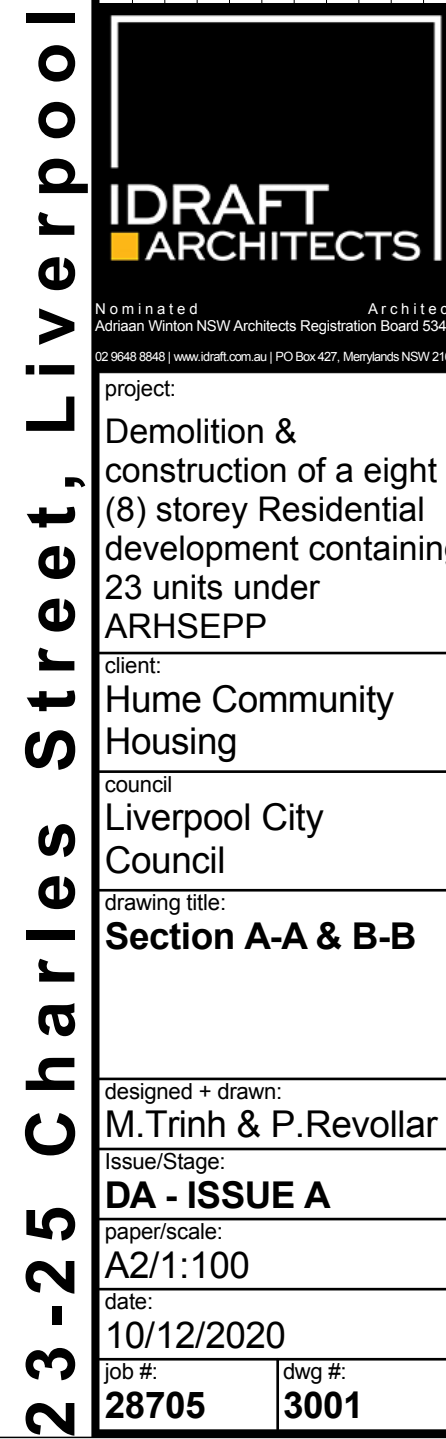
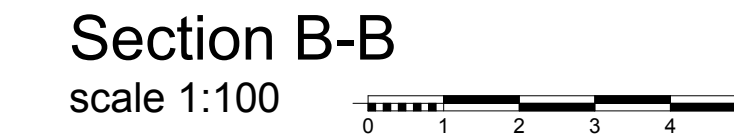
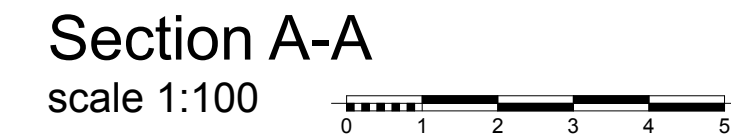
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job #:

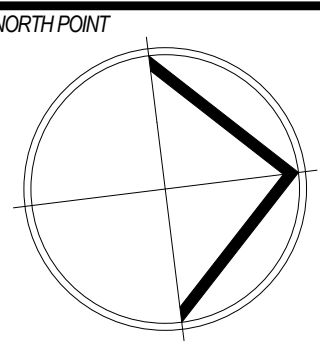
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dwg #:

2004
















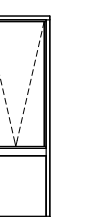






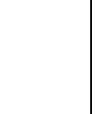




23-25 Charles Street, Liverpool

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NOTES

[illegible]

	
Unlimited Architect Huan Win NSW Architects Registration Board 53467 0604 6611 (www.draft.com.au) PO Box 427, Marygrove NSW 2111	
Project: Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP	
Client: Hume Community Housing Council	
Location: Liverpool City Council	
Drawing title: Section B & Driveway Section	
Designed + drawn: M.Trinh & P.Revollar	
Issue/Stage: DA - ISSUE A	
Paper/Scale: A2/	
Date: 10/12/2020	
Job #: 287505	dwg #: 3002

WINDOW SCHEDULE												
ID	W01	W02	W02	W03	W04	W05	W06	W07	W08	W08	W09	W10
NAME	W Awning 15	W Awning 15	W Awning 15	W Awning 15	W Direct Glazed 15	W Direct Glazed 15	W Double Sash 15	W Double Sash 15	W Direct Glazed 15	W Direct Glazed 15	W Awning 15	W Glass Block Wall 15
QUANTITY	43	1	41	14	2	4	2	2	1	2	6	9
HEIGHT	2,700	1,800	2,700	2,700	2,700	2,700	1,800	1,800	900	900	600	600
WIDTH	900	900	900	1,050	1,245	730	1,195	1,295	2,590	2,490	2,100	1,500
HEAD HEIGHT	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	900	900	2,700	2,700
SILL HEIGHT	0	900	0	0	0	0	900	900	0	0	2,100	2,100
PLAN												
ELEVATION												

DOOR SCHEDULE					
ID	D01	D02	D03	D04	D05
NAME	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15
QUANTITY	12	9	3	6	3
HEIGHT	2,700	2,700	2,700	2,700	2,700
WIDTH	3,250	3,000	2,700	1,800	1,480
PLAN					
ELEVATION					

may be carried out in accordance with BCA, AS and Council conditions.

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Design: The design is subject to change without notice and is in accordance with current standards for additional details on appliances, Pico's selection shows sizes shown on plan and in section. The design is subject to change without notice. The design is in accordance with shower screens to be fitted to the shower area. The design is in accordance with drainage lines and steel beams position to be determined on site. Use figured dimensions only. Do not scale. Finished ground levels shown on plans are for information only. The design is subject to site measures during construction and no allowance has been made for shrinkage or milling of concrete. The design is in accordance with the electrical meter to be determined on site in accordance with the latest position prior to plan on meter.

Energy Star Design: AWA rated water conservation appliances include showers, tanks, shower heads, water saving taps, water saving toilets, water saving and compliant hot water systems with minimum green water score of 3.5 stars are to be used in this design. The design is in accordance with the AWA rated washing machines with front loading.

Where possible.

[illegible]

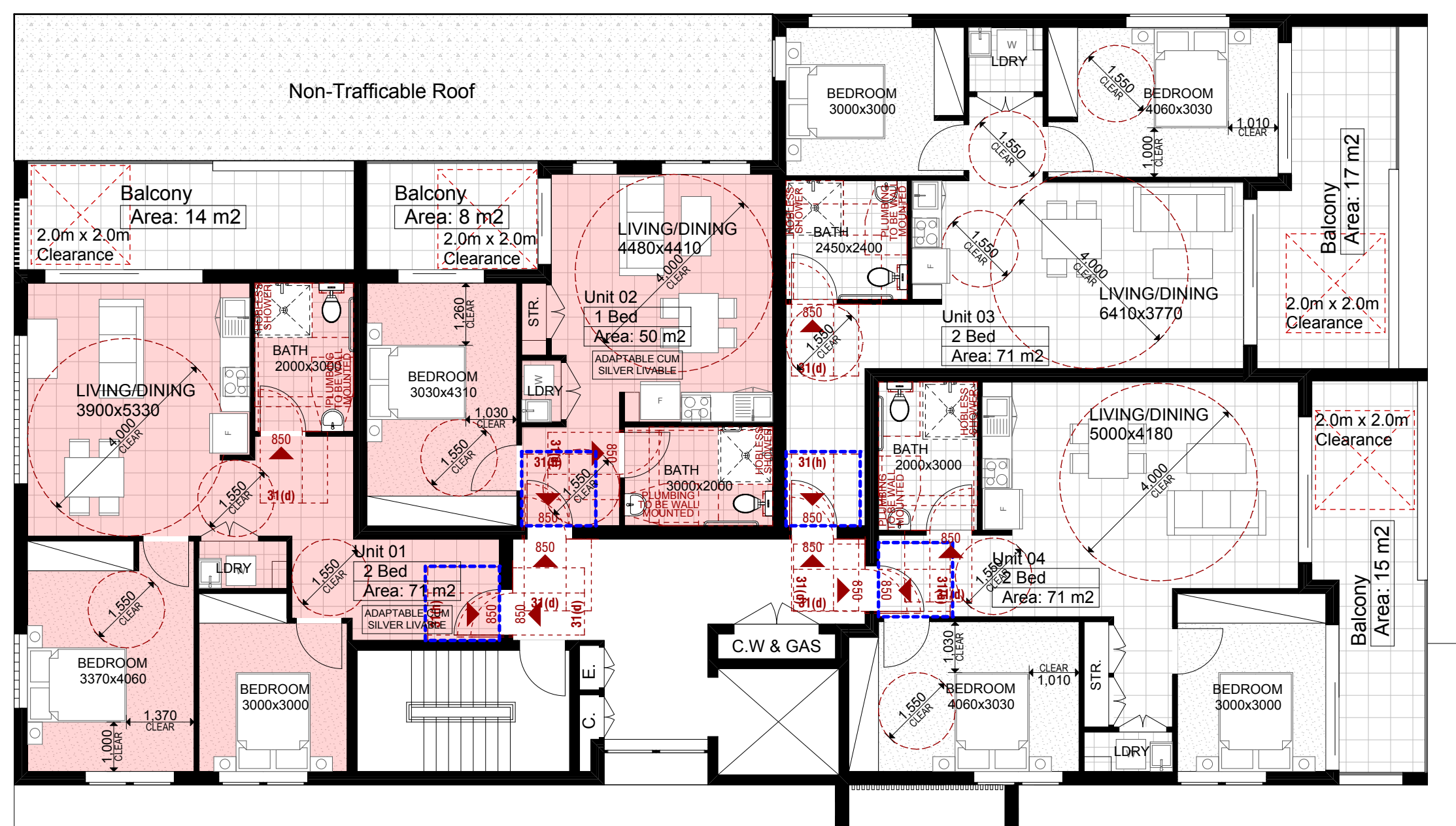
23-25 Charles Street, Liverpool

	
<small> Incorporated in Victoria Australian Member NSW Architects Registration Board 53871 0648 0648 www.idraft.com.au PO Box 427, Maryland, NSW 2100 </small>	
project: Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP	
client: Hume Community Housing	
council: Liverpool City Council	
drawing title: Window & Door Schedule	
designed + drawn: M.Trinh & P.Revollar	
Issue/Stage: DA - ISSUE A	
paper/scale: A2/1:1	
date: 10/12/2020	
job #: 28705	dwg #: 4001

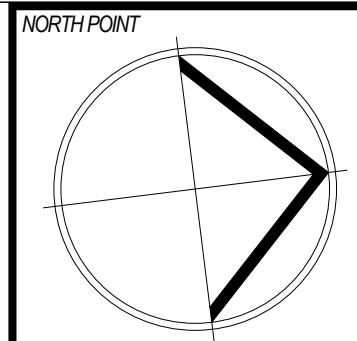
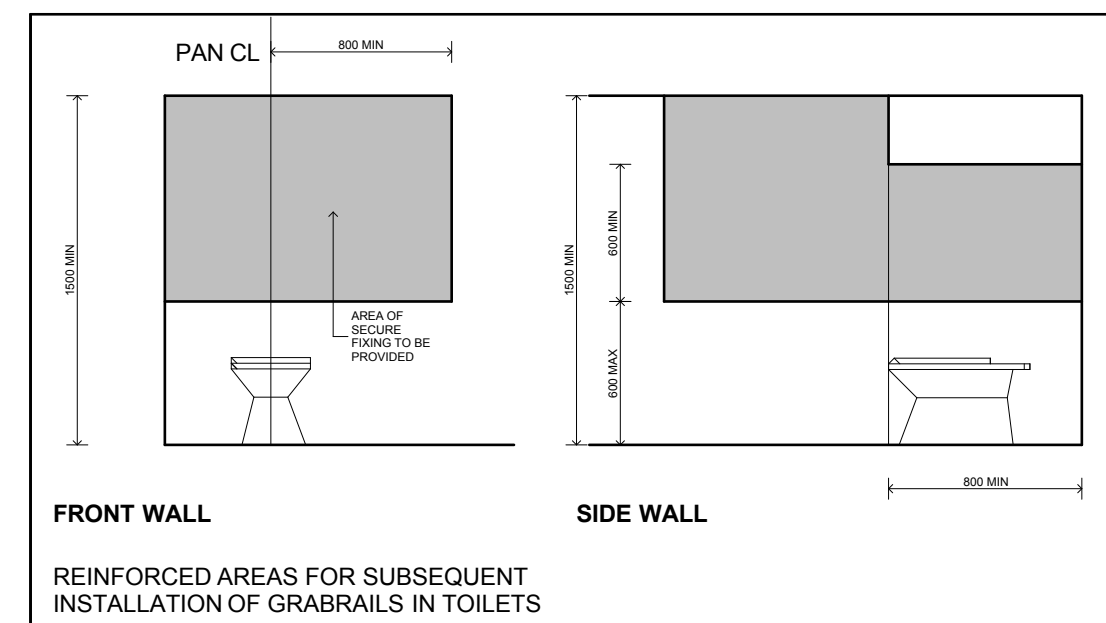
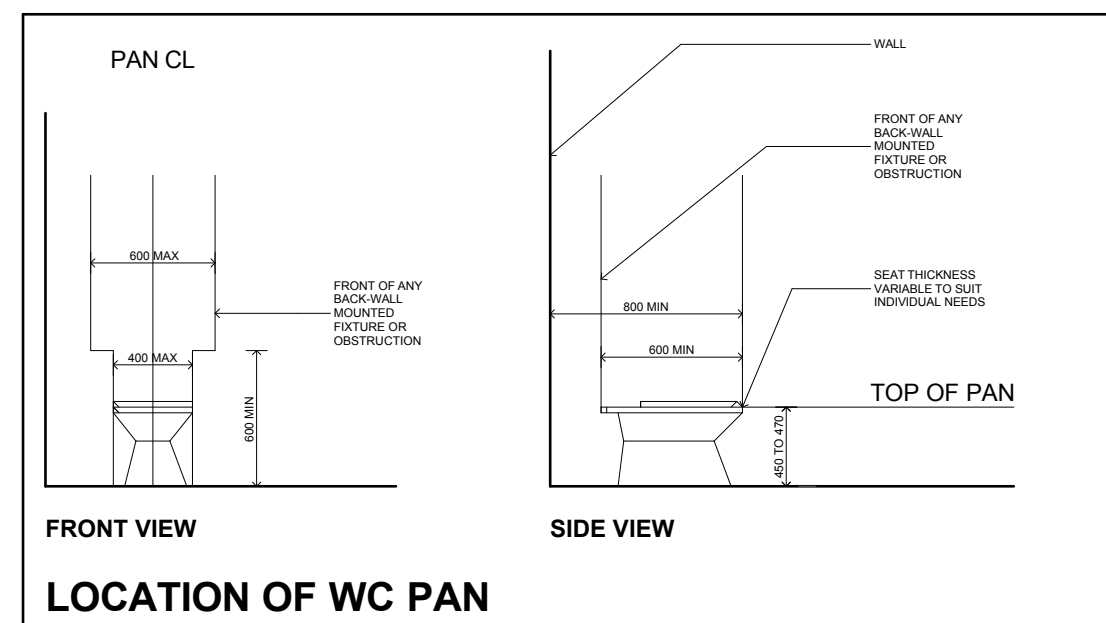
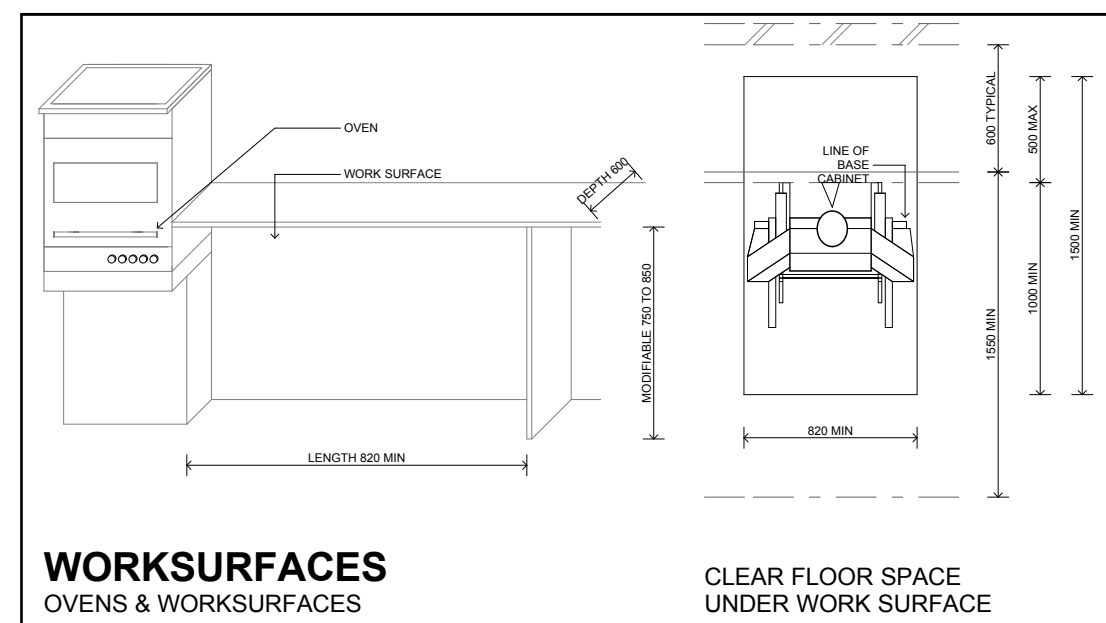
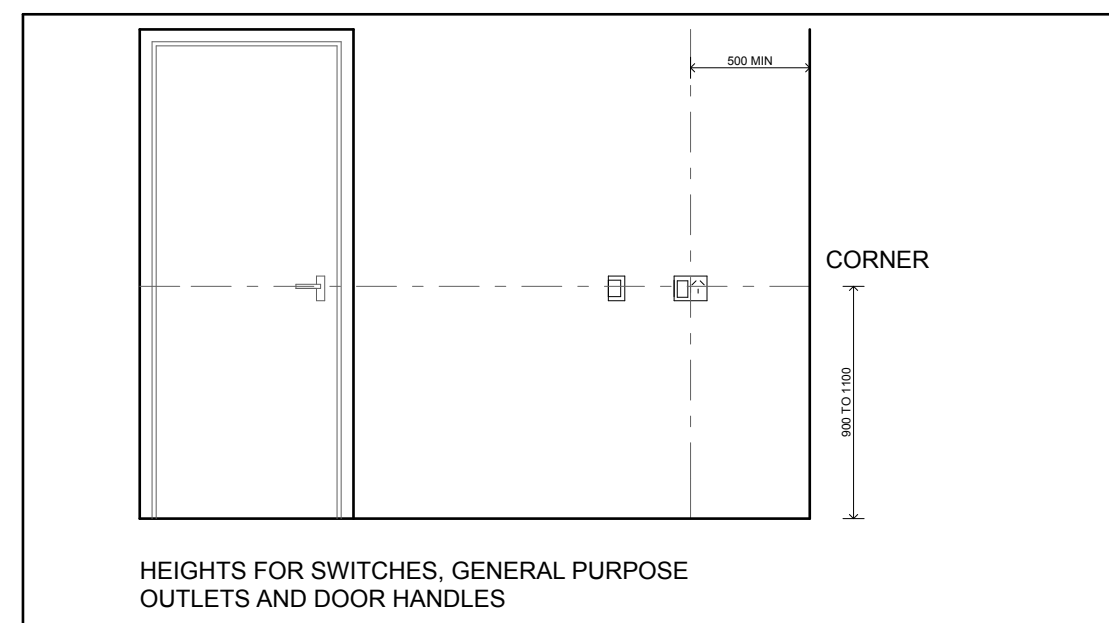
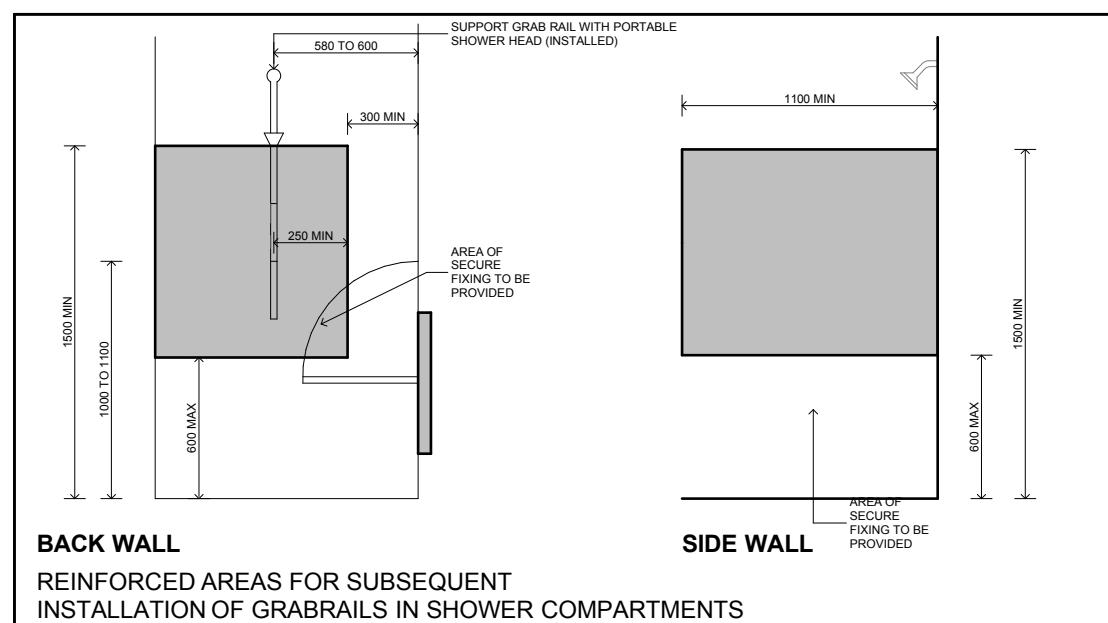
ADAPTABLE UNITS PROVIDED 10% - 3 UNITS (UNIT 01, UNIT 02, UNIT 05)

All essential features incorporated.

	DRAWINGS	CLAUSE
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
	SITING	
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
	LETTERBOXES IN ESTATE DEVELOPMENTS	
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8
	PRIVATE CAR ACCOMMODATION	
14	Carparking space or garage min. area 6.0m x 3.8m	3.7.2
	ACCESSIBLE ENTRY	
20	Accessible entry	4.3.1
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2
23	Threshold to be low-level	4.3.2
24	Landing to enable wheelchair manoeuvrability	4.3.2
25	Accessible entry door to have 850mm min clearance	4.3.1
27	Door lever handles and hardware to AS 1428.1	4.3.4
	INTERIOR GENERAL	
32	Internal doors to have 820 mm min clearance	4.3.3
33	Internal corridors min. width of 1000mm	4.3.7
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7
	LIVING ROOM & DINING ROOM	
36	Provision for circulation space of min 2250mm diameter	4.7.1
38	Telephone adjacent to GPO	4.7.4
41	Potential illumination level min 300 lux	4.10
	KITCHEN	
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. refer to Figure 4.8	4.5.5
45	Refrigerator adjacent to work surface	4.5.5
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6
47	Kitchen sink bowl max 150mm deep	4.5.6
48	Tap set capstan or lever handles or lever mixer	4.5.6
49	Tap set located within 300mm of front of sink	4.5.6
51	Cooktops to include either front or side controls with raised cross bars	4.5.7
52	Cooktops to include isolation switch	4.5.7
53	Worksurface min 800mm length adjacent to cooktop at same height	4.5.7
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8
59	GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of worksurface	4.5.1
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.1
61	Slip-resistant floor surface	4.5.4
	MAIN BEDROOM	
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1
	BATHROOM	
75	Provision for bathroom area to comply with as 1428.1	4.4.1
76	Slip-resistant floor surface	4.4.2
77	Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4
79	Recessed soap holder	4.4.4
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4
83	Provision for grabrail in shower to comply with AS 1428.1	4.4.4
86	Tap sets to be capstan or lever handles with single outlet	4.4.4
88	Provision for washbasin with clearance to comply with AS 1428.1	4.4.4
90	Double GPO beside mirror	4.4.4
	TOILET	
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone.	4.4.4
96	Slip resistant floor surface (Vitreous tiles or similar).	4.4.2
	LAUNDRY	
98	Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth)	4.8
100	Provision for automatic washing machine	4.8
102	Where clothes line is provided an accessible path of travel to this	4.8
105	Double GPO	4.8
108	Slip-resistant floor surface	4.9.1
	DOOR LOCKS	
110	Door hardware operable with one hand, located 900-1100mm above floor.	4.3.



LEVEL 1
Area: 289 m2



work to be carried out in accordance with BCA, AS/NZS and Council conditions.

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- a) All work shall be subject to the satisfaction of the Engineer
- b) Where necessary, additional reinforcement allowance has been made for shrinkage or milling
- c) The location of electrical meter to be determined on site in accordance to the turnst position front garden tap water meter.

Energy Star Design AAA rated water conservation devices include rainwater tanks, shower heads, water saving taps, dual flush toilets, low flow showers, water compliant hot water systems with minimum green star score of 3.5 stars are to be used in the development. All occupants are encouraged to use water saving measures such as washing machines with full loads, etc where possible.

NOTES

[illegible]

223-25 Charles Street, Liverpool

	
Nominated Architect Architect Winton NSW Architects Registration Board 534 62 (old field) www.idraft.com.au POC: 0411 427 769696 NBN 1 800 000 000	
project: Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP	
client: Hume Community Housing	
council: Liverpool City Council	
drawing title: Adaptation Details Typical L1 - L3	
designed + drawn: M. Trinh & P. Revollar	
issue/Stage: DA - ISSUE A	
paper/scale: A2/1:100	
date: 10/12/2020	
job #: 28705	dwg #: 4002

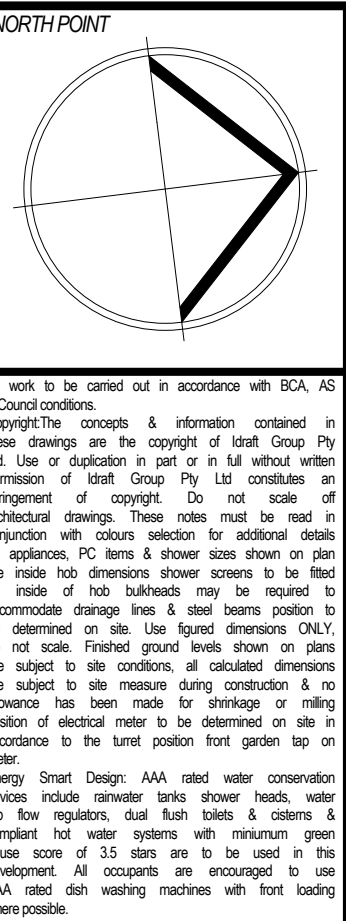
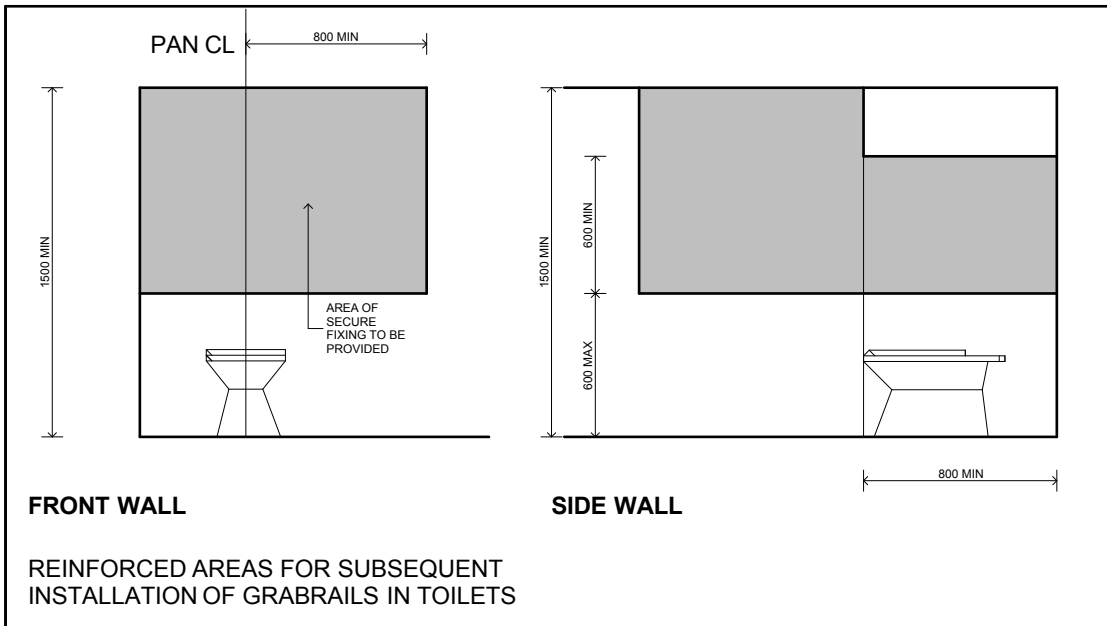
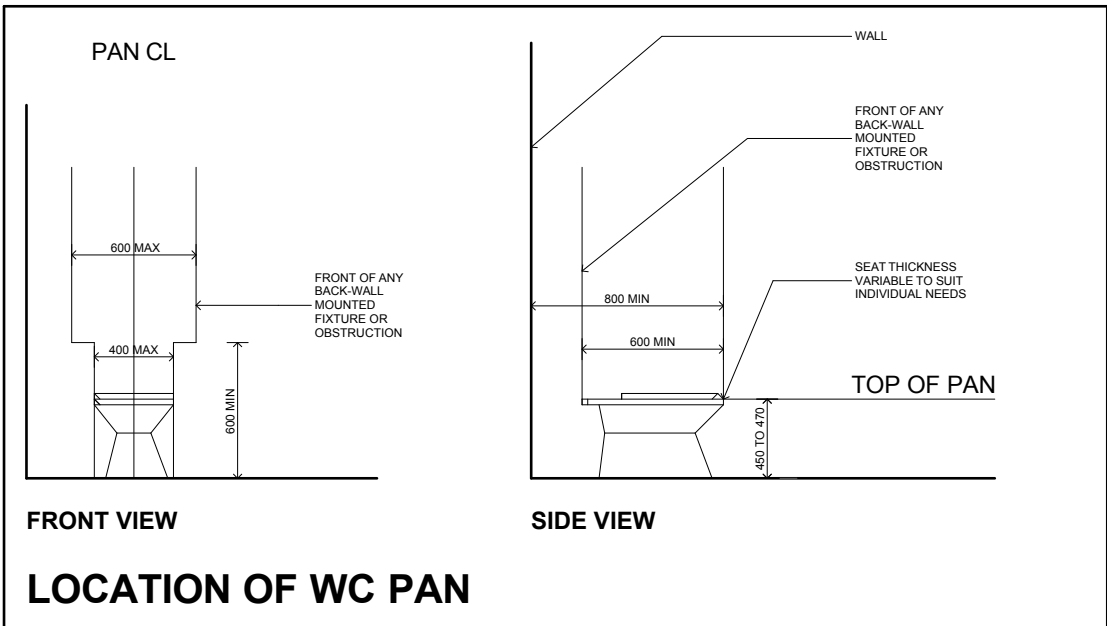
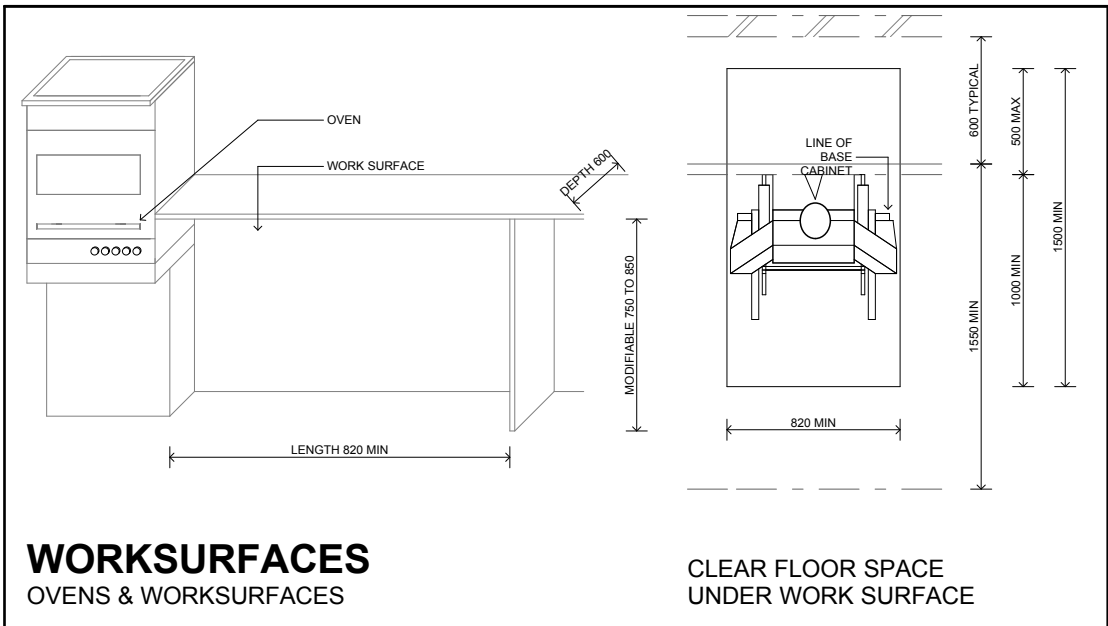
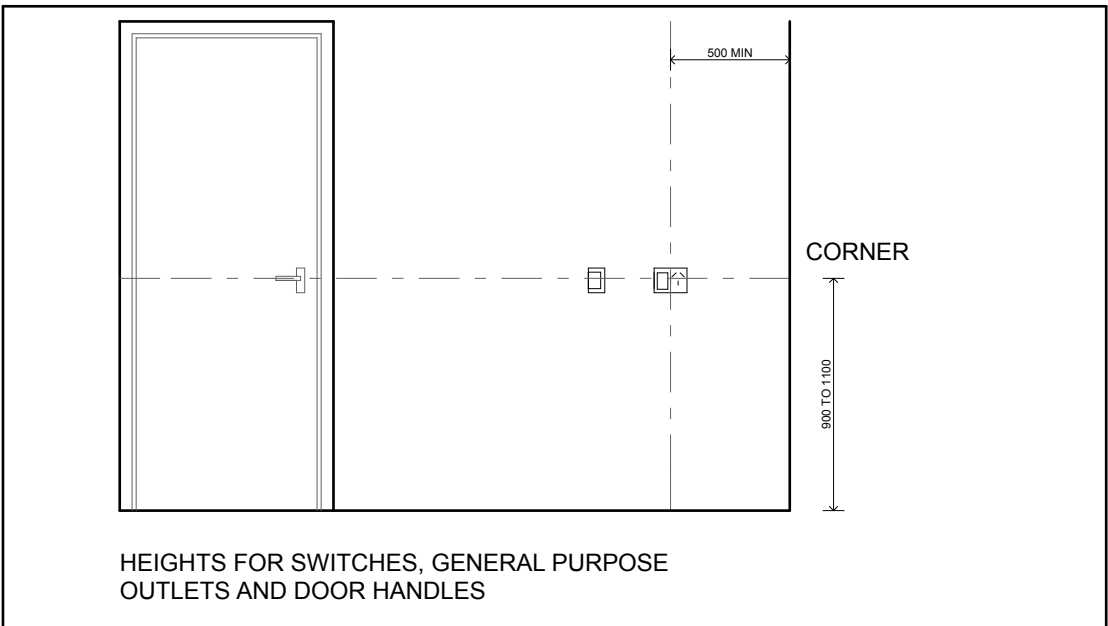
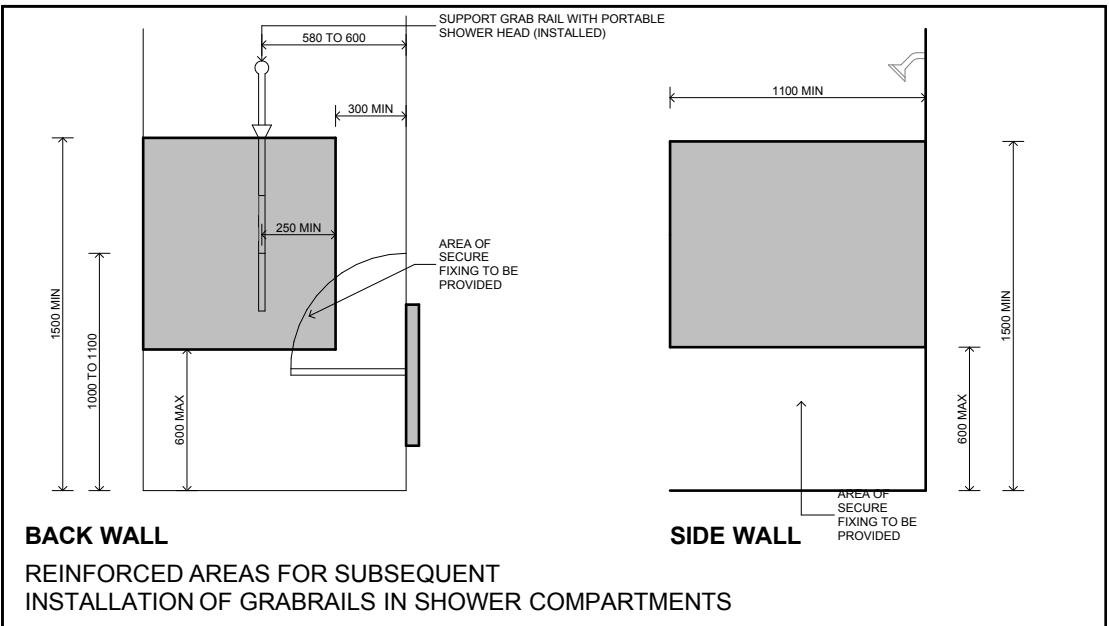
All essential features incorporated.

	DRAWINGS	CLAUSE
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
3	SITING A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
11	LETTERBOXES IN ESTATE DEVELOPMENTS Letterboxes to be on hard standing area connected to accessible pathway	3.8
14	PRIVATE CAR ACCOMMODATION Carparking space or garage min. area 6.0m x 3.8m	3.7.2
20	ACCESSIBLE ENTRY Accessible entry	4.3.1
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2
23	Threshold to be low-level	4.3.2
24	Landing to enable wheelchair manoeuvrability	4.3.2
25	Accessible entry door to have 850mm min clearance	4.3.1
27	Door lever handles and hardware to AS 1428.1	4.3.4
32	INTERIOR GENERAL Internal doors to have 820 mm min clearance	4.3.3
33	Internal corridors min. width of 1000mm	4.3.7
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7
36	LIVING ROOM & DINING ROOM Provision for circulation space of min 2250mm diameter	4.7.1
38	Telephone adjacent to GPO	4.7.4
41	Potential illumination level min 300 lux	4.10
42	KITCHEN Minimum width 2.7m (1550mm clear between benches)	4.5.2
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. refer to Figure 4.8	4.5.5
45	Refrigerator adjacent to work surface	4.5.5
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6
47	Kitchen sink bowl max 150mm deep	4.5.6
48	Tap set capstan or lever handles or lever mixer	4.5.6 (e)
49	Tap set located within 300mm of front of sink	4.5.6 (e)
51	Cooktops to include either front or side controls with raised cross bars	4.5.7
52	Cooktops to include isolating switch	4.5.7
53	Worksurface min 800mm length adjacent to cooktop at same height	4.5.7
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8
59	GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of worksurface	4.5.11
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11
61	Slip-resistant floor surface	4.5.4
62	MAIN BEDROOM At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1
75	BATHROOM Provision for bathroom area to comply with AS 1428.1	4.4.1
76	Slip-resistant floor surface	4.4.2
77	Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4 (f)
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)
79	Recessed soap holder	4.4.4 (f)
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)
83	Provision for grabrail in shower to comply with AS 1428.1	4.4.4 (h)
86	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)
88	Provision for washbasin with clearance to comply with AS 1428.1	4.4.4 (g)
90	Double GPO beside mirror	4.4.4 (d)
92	TOILET Provision of either 'visitable toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone.	4.4.4 (h)
96	Slip resistant floor surface (Vitreous tiles or similar).	4.4.2
98	LAUNDRY Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth)	4.8
100	Provision for automatic washing machine	4.8 (e)
102	Where clothes line is provided an accessible path of travel to this	4.8 (a)
105	Double GPO	4.8 (g)
108	Slip-resistant floor surface	4.9.1
110	DOOR LOCKS Door hardware operable with one hand, located 900-1100mm above floor.	4.3.

ADAPTABLE UNITS PROVIDED 10% - 3 UNITS (UNIT 01, UNIT 02, UNIT 05)



LEVEL 4
Area: 176 m2

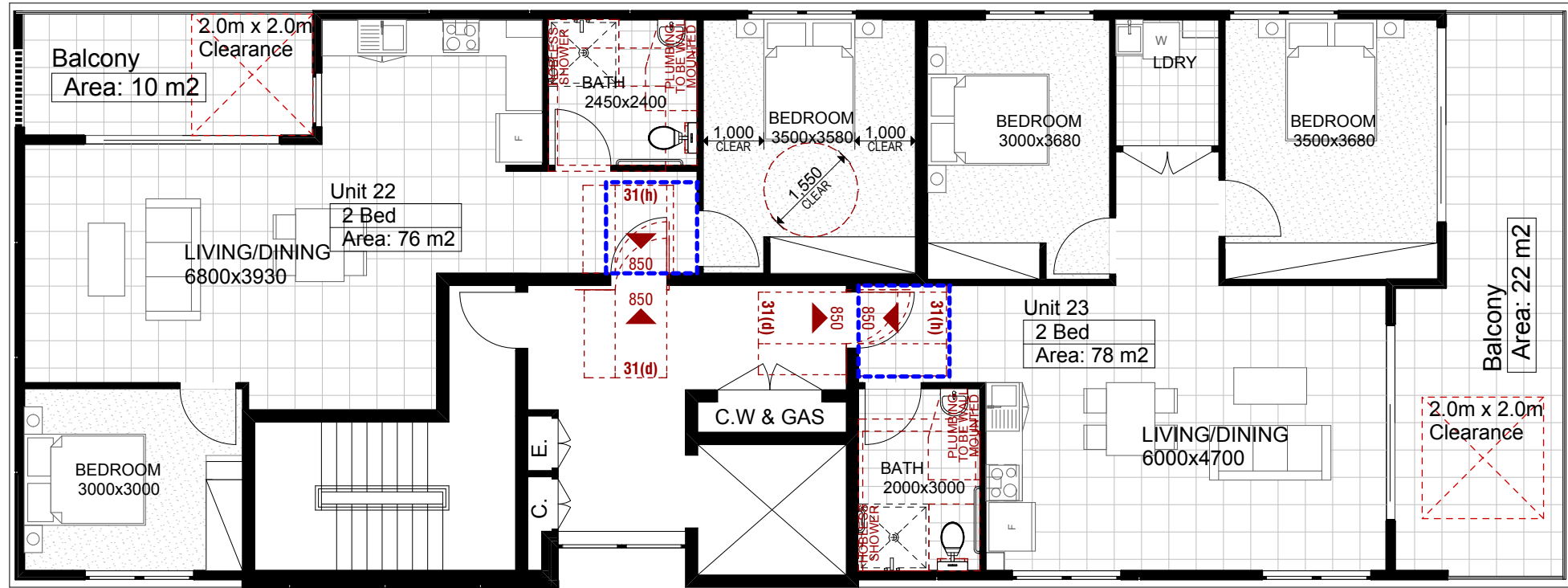
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223-25 Charles Street, Liverpool	IDRAFT ARCHITECTS
	Nominated Architect Advised With NSW Architects Registration Board S347 tel: 0488 8888 www.idraft.com.au PO Box 427 Liverpool NSW 2170
project:	Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP client: Hume Community Housing
council:	Liverpool City Council
drawing title:	Adaptation Details Typical L4 - L6
designed + drawn:	M. Trinh & P.Revollar
issue stage:	DA - ISSUE A
paper/scale:	A2/1:100
date:	10/12/2020
job #:	dwg #:
28705	4003

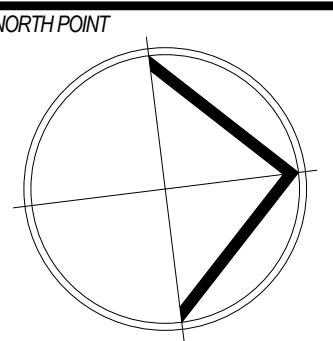
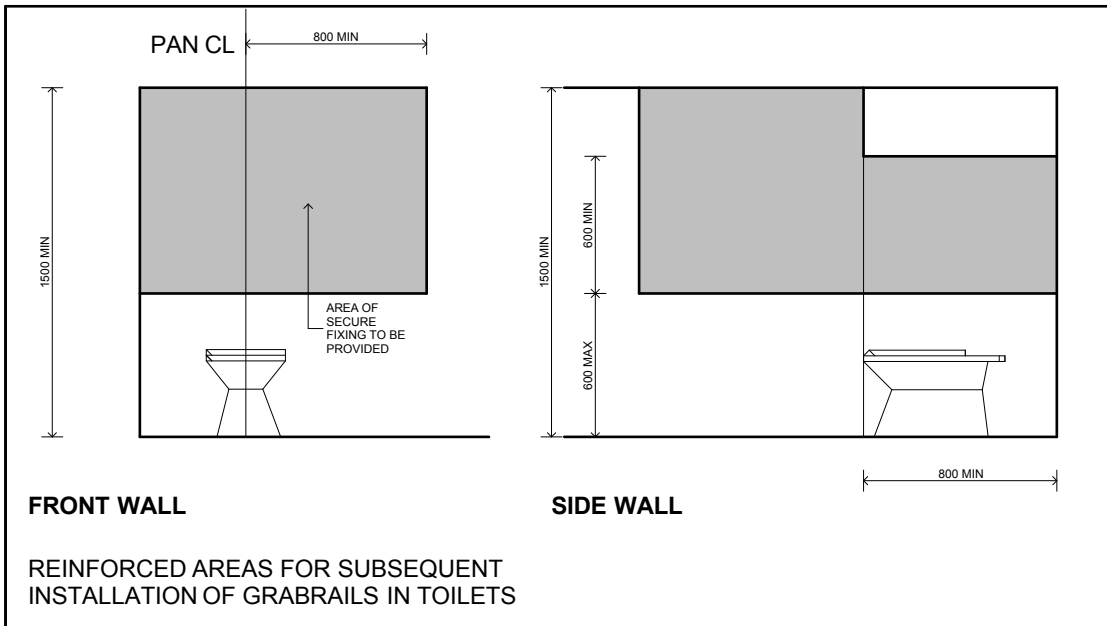
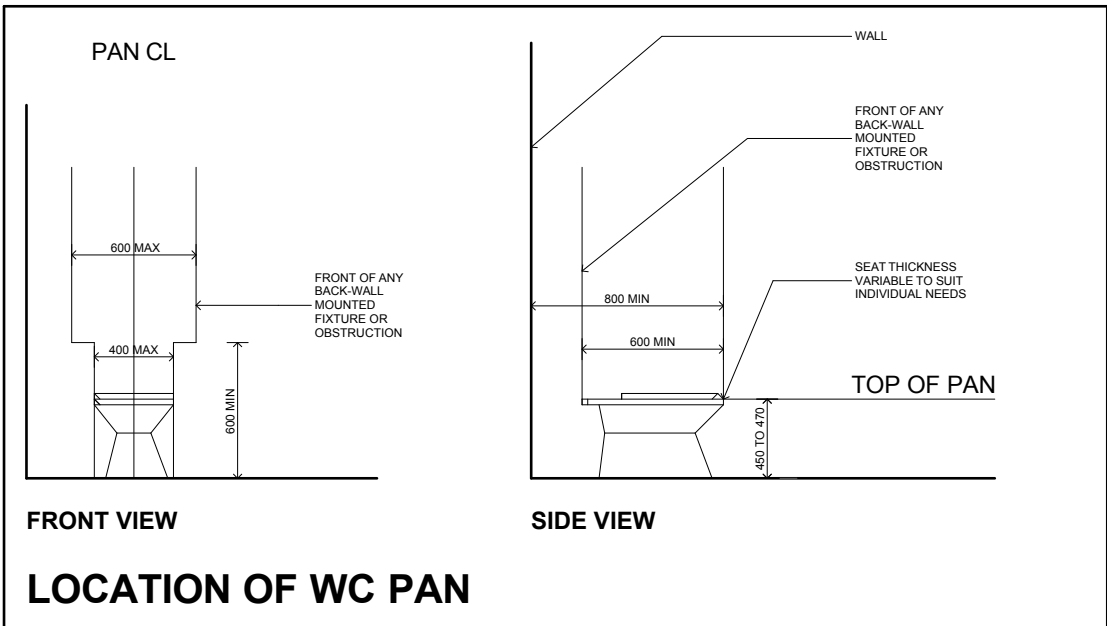
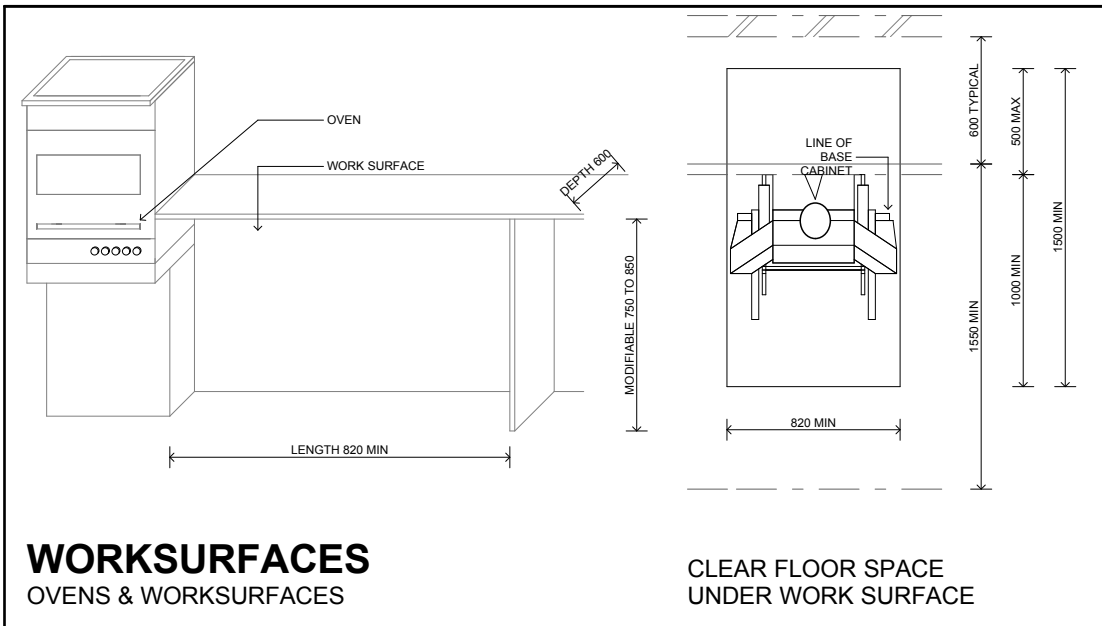
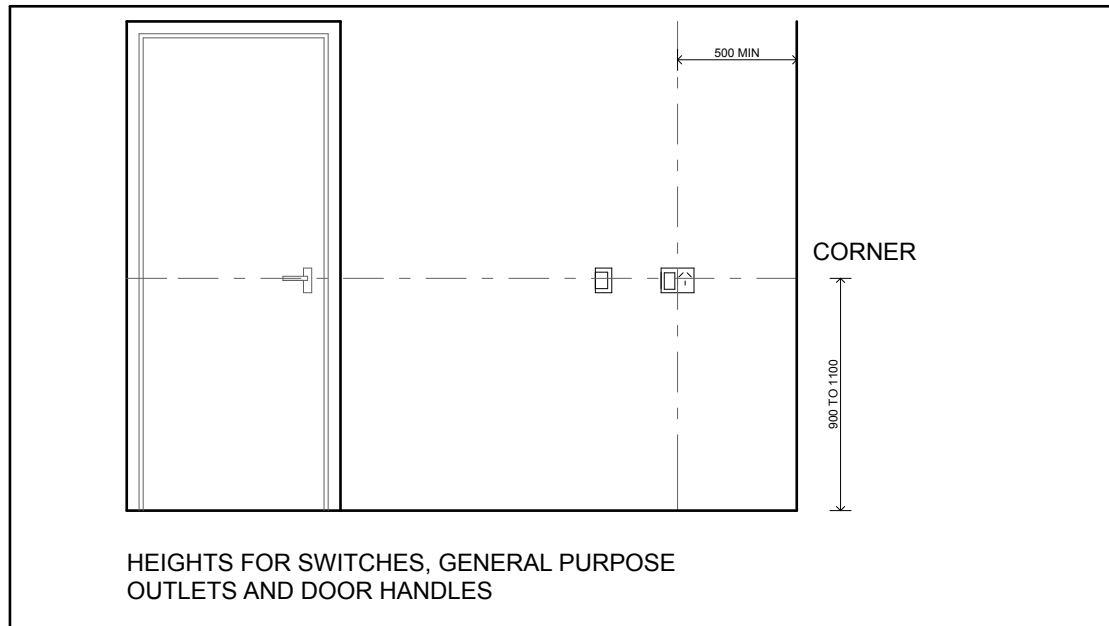
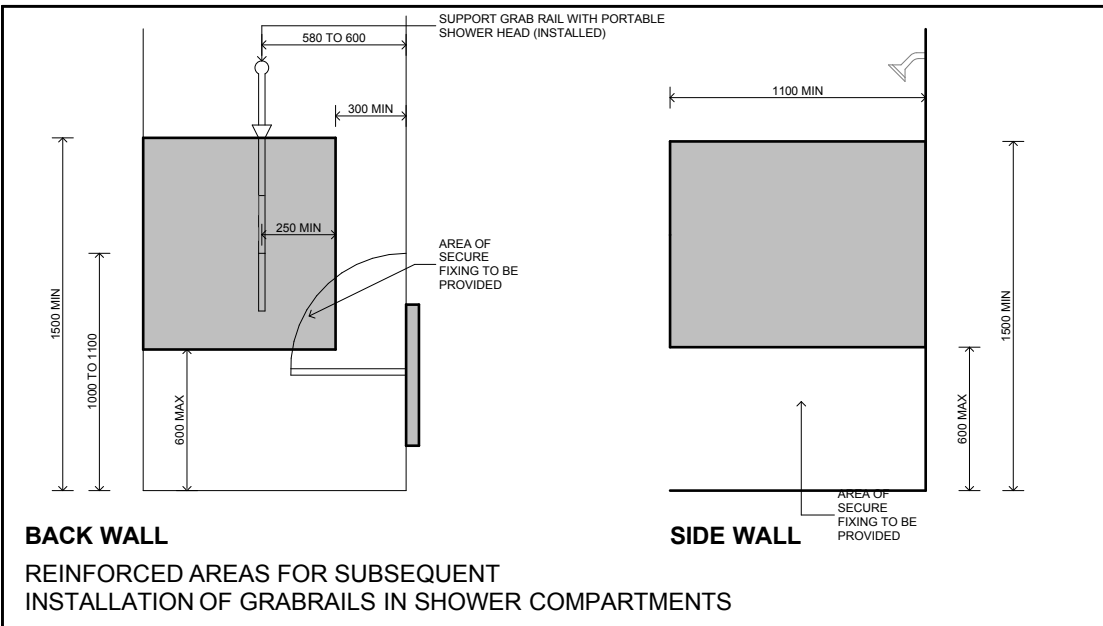
All essential features incorporated.

	DRAWINGS	CLAUSE
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52	Cooktops to include isolating switch	4.5.7
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77	Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4 (f)
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90	Double GPO beside mirror	4.4.4 (d)
92	TOILET Provision of either 'visitable toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone.	4.4.4 (h)
96	Slip resistant floor surface (Vitreous tiles or similar).	4.4.2
98	LAUNDRY Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth)	4.8
100	Provision for automatic washing machine	4.8 (e)
102	Where clothes line is provided an accessible path of travel to this	4.8 (a)
105	Double GPO	4.8 (g)
108	Slip-resistant floor surface	4.9.1
110	DOOR LOCKS Door hardware operable with one hand, located 900-1100mm above floor.	4.3.

ADAPTABLE UNITS REQUIRED 10% -	3 UNITS
ADAPTABLE UNITS PROVIDED 10% -	3 UNITS (UNIT 01, UNIT 02, UNIT 05)



LEVEL 7
Area: 170 m2

[illegible]

NOTES

[illegible]

23-25 Charles Street, Liverpool

IDRAFT
ARCHITECTS

ominated Architect
rian Winton NSW Architects Registration Board 534
0648 8048 | www.icraft.com.au | PO Box 427, Merrylands NSW 21
10

projec

Demolition &
construction of a eight
(8) storey Residential
development containin
23 units under
ARHSEPP

lient:

Hume Community Housing

Liverpool City
Council

Drawing title:
Adaptation Details
Typical L7

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Journal compilation © 2006 Blackwell Publishing Ltd

M Trinh & P R

Issue/Stage:

DA - ISSU

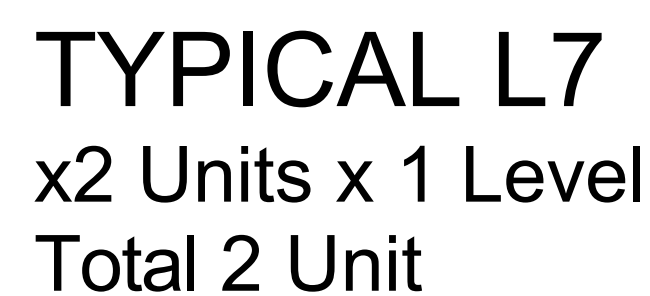
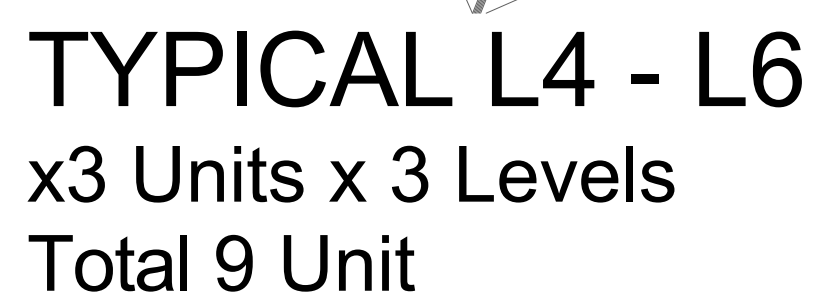
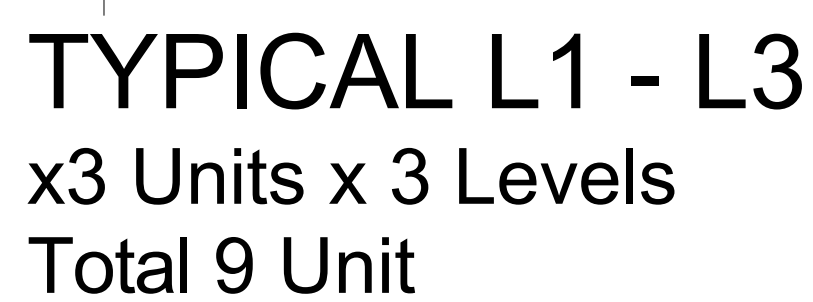
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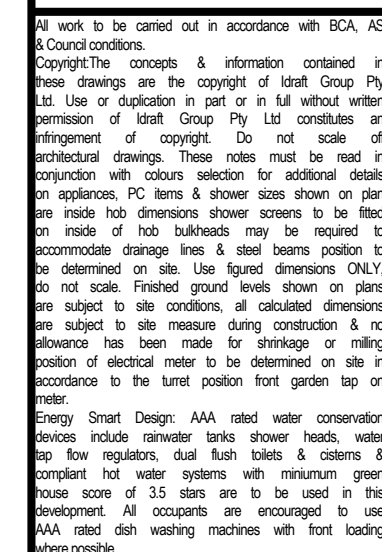
10/12/2020

Job #: 08705

26703	4004
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SOLAR ACCESS REQUIRED - 70%	17 ROOMS
SOLAR ACCESS PROVIDED - 100%	20 ROOMS



NOTE

[illegible]

23-25 Charles Street, Liverpool

IDRAFT
ARCHITECTS

Nominated Architect
Adrian Winton NSW Architects Registration Board 534
02 9648 6848 | www.idraft.com.au | PO Box 427, Merylands NSW 2111

proje

Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP

client

Hume Community
Housing

council
Liverpool City
Council

drawing title:
Solar Diagrams

designed + drawn:
M.Trinh & P.Revollar

Issue/Stage:

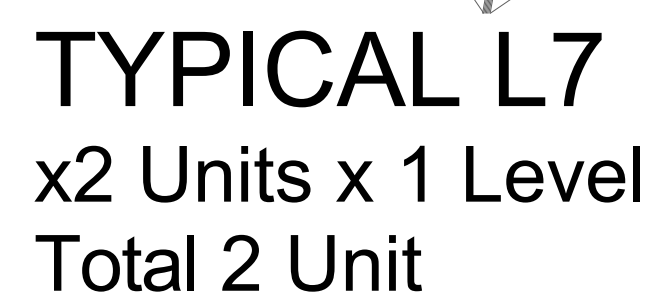
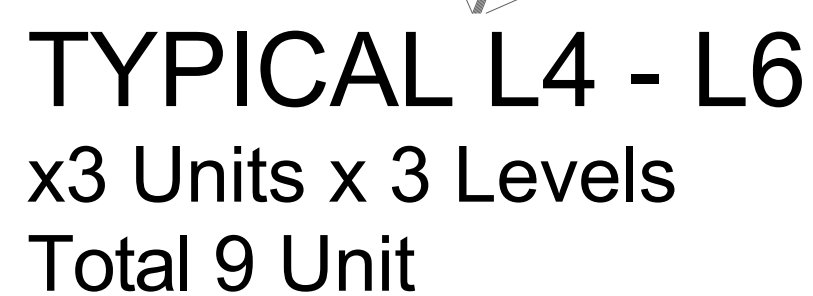
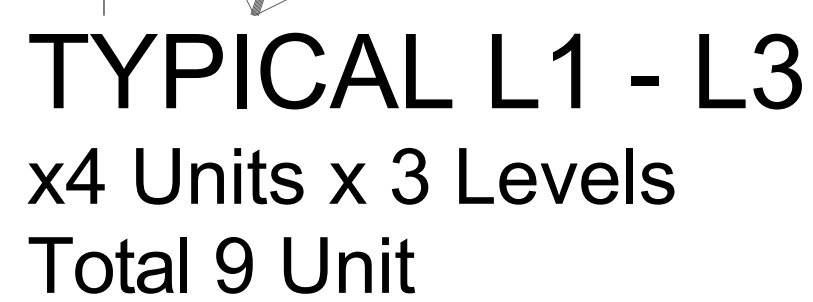
DA - ISSUE A

paper/scale:
A2/1:100

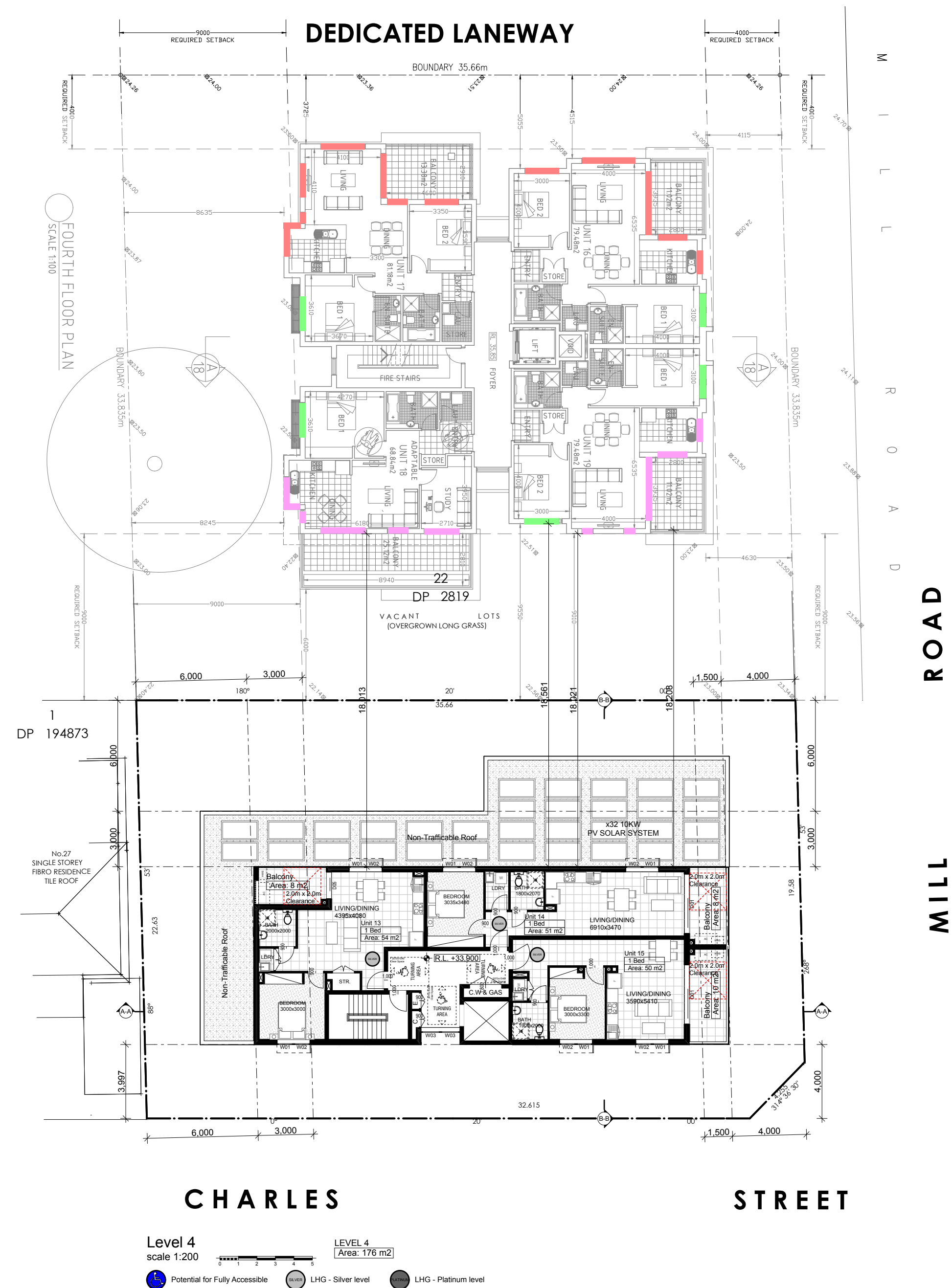
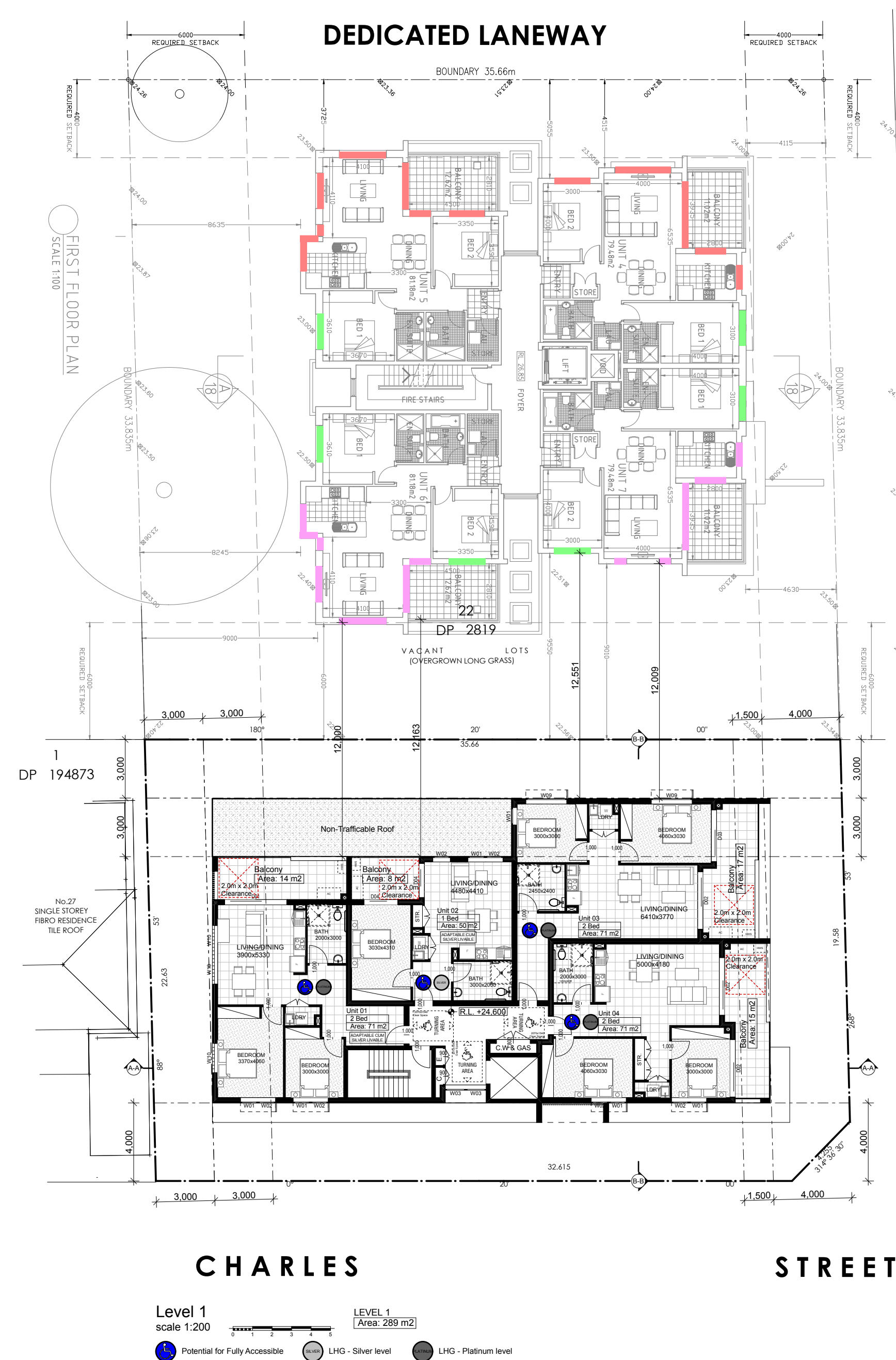
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10/12/2020

job #:	dwg
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CROSS VENT REQUIRED - 60%	14 ROOMS
CROSS VENT PROVIDED - 100%	20 ROOMS



A work to be carried out in accordance with BCA AAS and Coud conditions.

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Notes:

1. All dimensions are given in millimetres.
2. Dimensions of wall, ceiling and floor finishings on appliances, PC items and shower sizes shown on plans shall be taken from manufacturer's literature.
3. Wherever there is a change in level, the height must accommodate drainage lines & steel beams position to be determined on site. Use leveled dimensions ONLY.
4. Do not seal. Finished ground floors shown on plan.
5. All measurements are to be taken at the top of walls. They are subject to size measure during construction & no allowance has been made for shrinkage or milling.
6. The vertical distance between the bottom of the horizontal section of electrical meter to be determined on site in relation to the turret position front garden tap water meter.

Energy Saver Design: AAS rated water conservation devices include: tankless shower heads, water saving showerheads, low flow toilets, dual flush toilet, compact hot water systems with minimum green house score of 35 stars are to be used in the kitchen, laundry, bathroom and bedrooms.

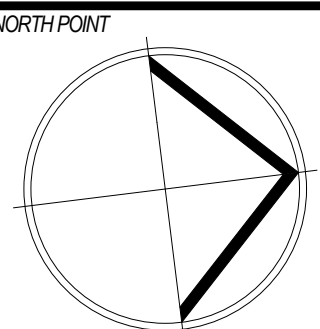
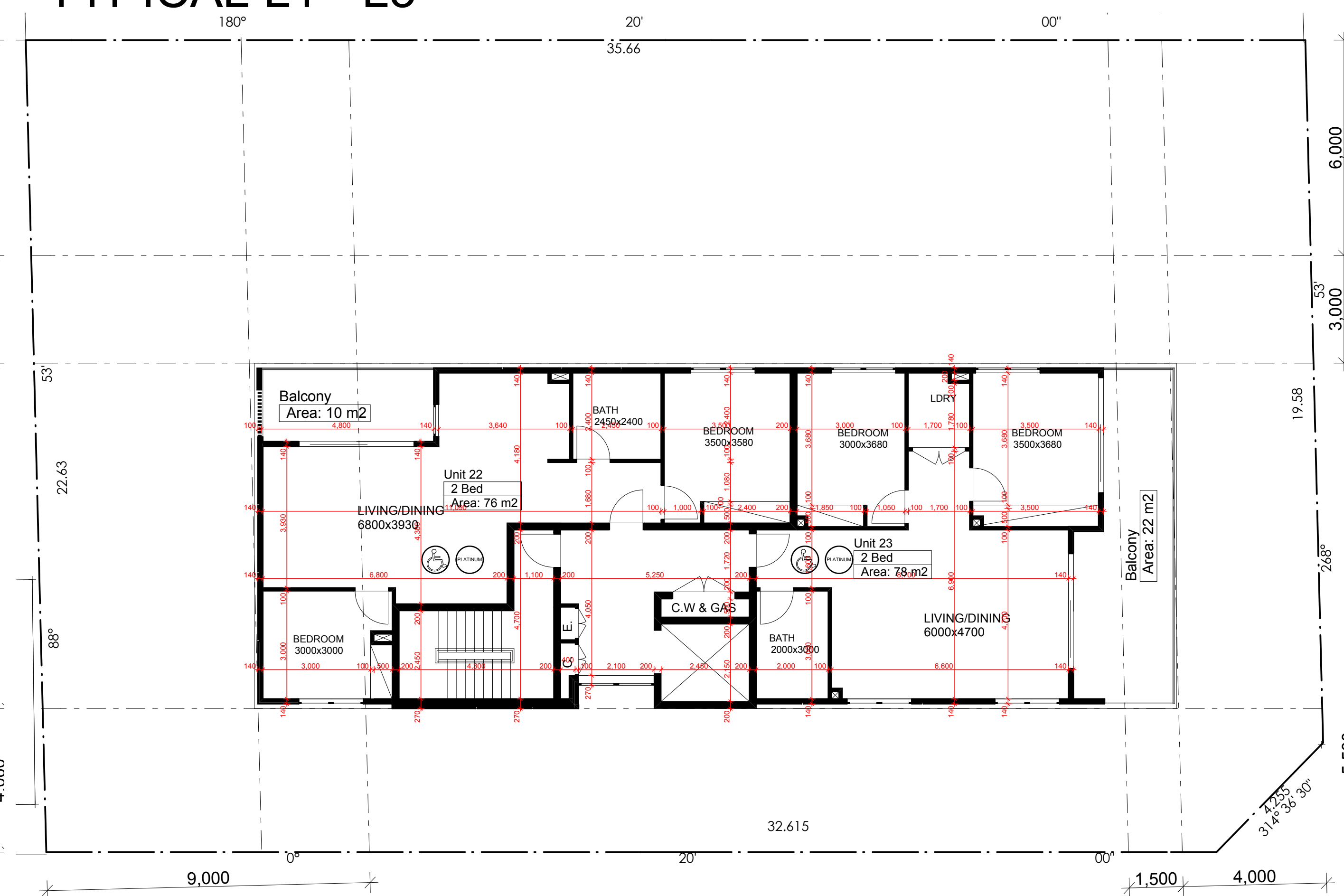
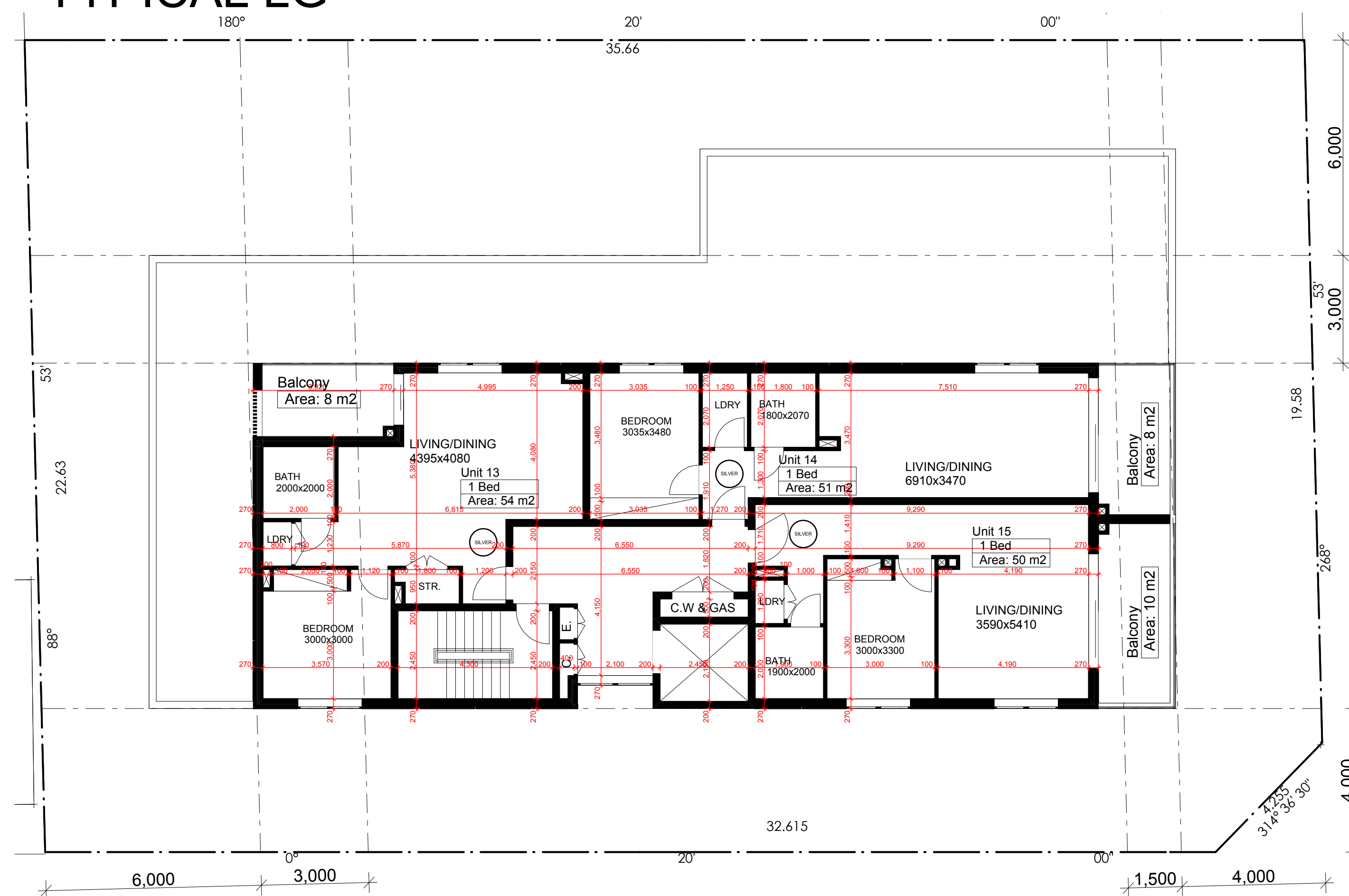
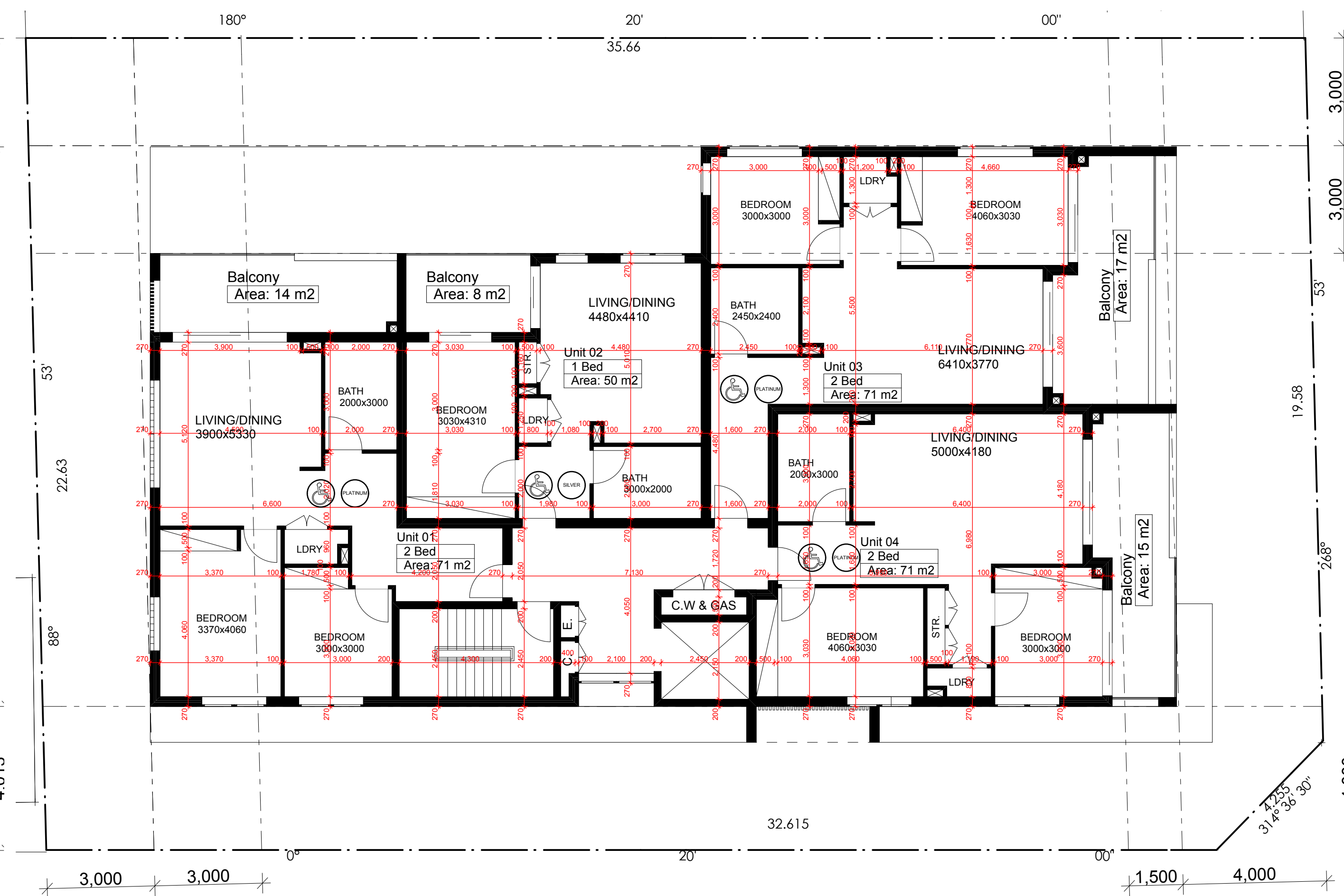
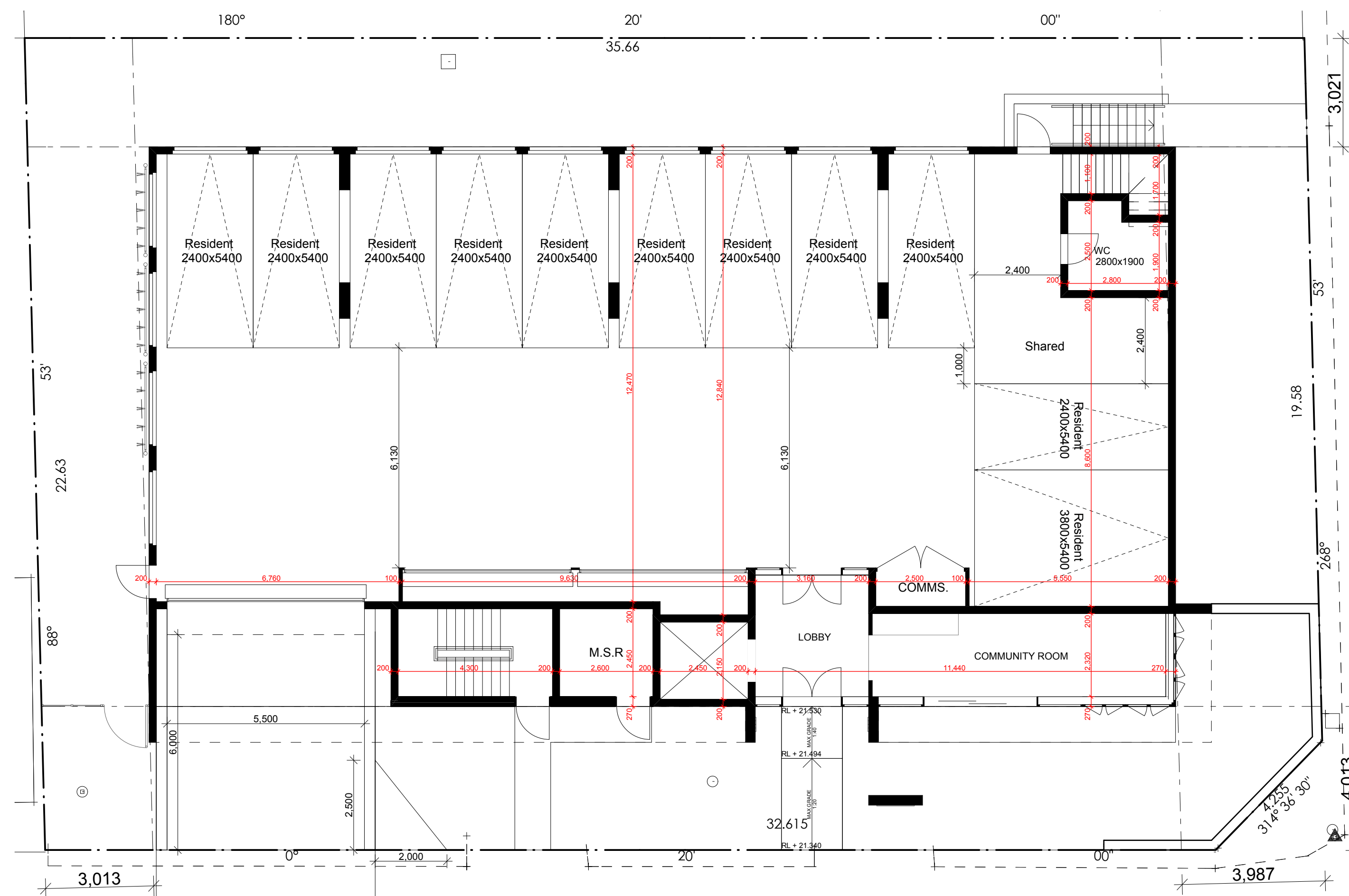
AAS rated dish washing machines: Low load group 1000 litres per week.

Where possible.

[illegible]

23-25 Charles Street, Liverpool

IDRAFT ARCHITECTS	
Nominated Adrian Winton NSW Architects Registration Board 5346 06 9681 9661 www.idraft.com.au PO Box 477, Merimbah NSW 2261	Architects NSW Architects Registration Board 5346
project: Demolition & construction of a eight (8) storey Residential development containing 23 units under ARHSEPP	
client: Hume Community Housing	
council: Liverpool City Council	
drawing title: Consolidated Plans - Mill Road	
designed + drawn: M.Trinh & P.Revollar	
issue/Stage: DA - ISSUE A	
paper/scale: A2/1:200	
date: 10/12/2020	
job #: 28705	dwg #: 4008

[illegible][illegible]

23-25 Charles Street, Liverpool

DRAFT
ARCHITECTS

Project: **Demolition & construction of a eight (8) storey Residential development containing 23 units under HARSEPP**

Client: **Lume Community Housing Council Liverpool City Council**

Drawing title: **Dimensioned Typical Floor Plan**

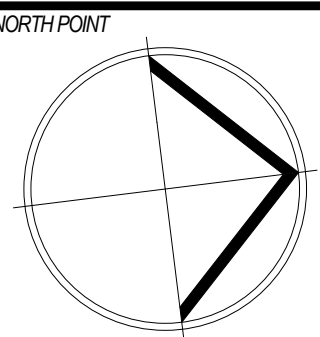
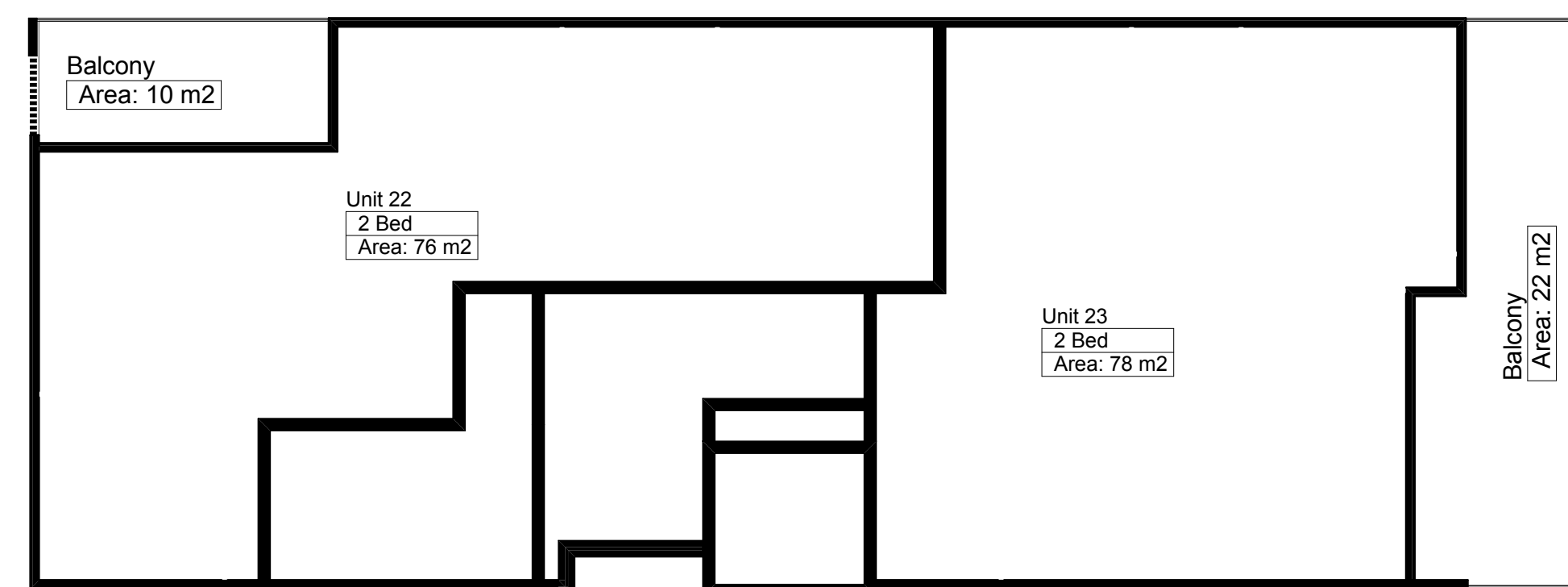
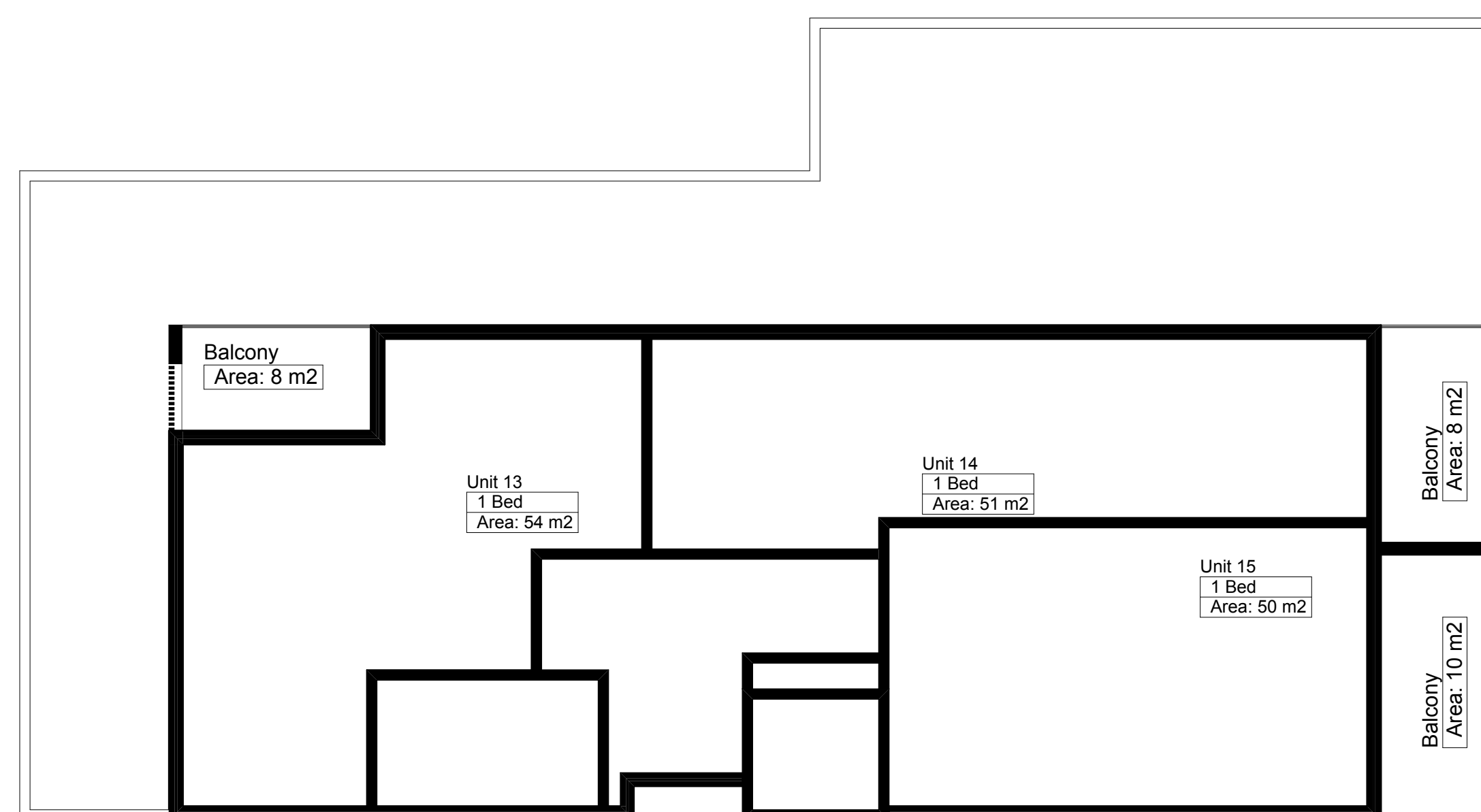
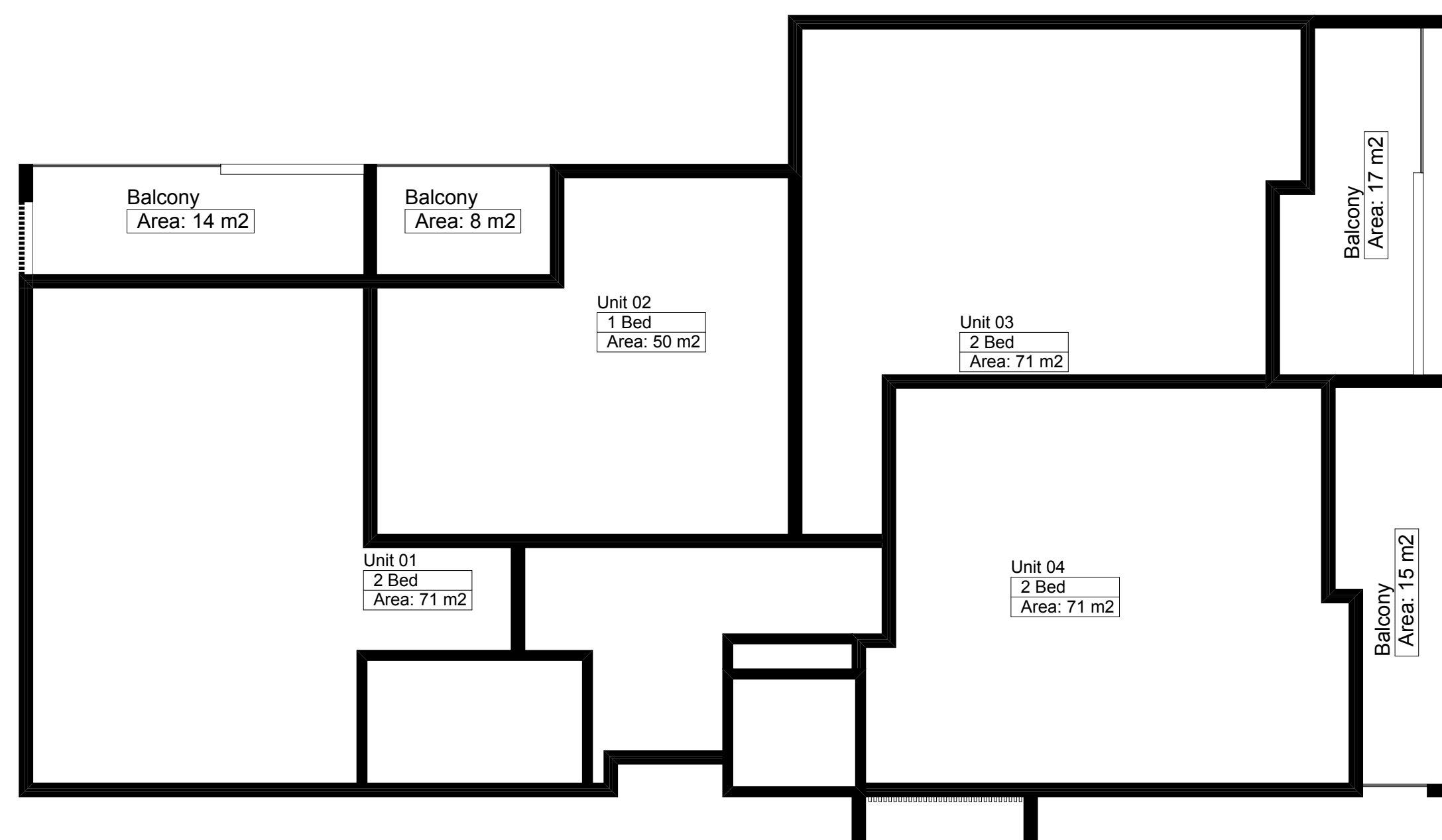
Designed & drawn by: **M.Trinh & P.Revolina**

Issue/Scale: **DA - ISSUE A**

paper/size: **A2/1:100**

Date: **10/12/2020**

Job # **28705** dwg # **4010**

[illegible]

NOTES

[illegible]

23-25 Charles Street, Liverpool

DRAFT
ARCHITECTS

Incorporated Architects
 141/142-143/144-145/146-147/148-149/150-151/152-153/154-155/156-157/158-159/160-161/162-163/164-165/166-167/168-169/170-171/172-173/174-175/176-177/178-179/180-181/182-183/184-185/186-187/188-189/190-191/192-193/194-195/196-197/198-199/200-201/202-203/204-205/206-207/208-209/210-211/212-213/214-215/216-217/218-219/220-221/222-223/224-225/226-227/228-229/230-231/232-233/234-235/236-237/238-239/240-241/242-243/244-245/246-247/248-249/250-251/252-253/254-255/256-257/258-259/260-261/262-263/264-265/266-267/268-269/270-271/272-273/274-275/276-277/278-279/280-281/282-283/284-285/286-287/288-289/290-291/292-293/294-295/296-297/298-299/300-301/302-303/304-305/306-307/308-309/310-311/312-313/314-315/316-317/318-319/320-321/322-323/324-325/326-327/328-329/330-331/332-333/334-335/336-337/338-339/340-341/342-343/344-345/346-347/348-349/350-351/352-353/354-355/356-357/358-359/360-361/362-363/364-365/366-367/368-369/370-371/372-373/374-375/376-377/378-379/380-381/382-383/384-385/386-387/388-389/390-391/392-393/394-395/396-397/398-399/400-401/402-403/404-405/406-407/408-409/410-411/412-413/414-415/416-417/418-419/420-421/422-423/424-425/426-427/428-429/430-431/432-433/434-435/436-437/438-439/440-441/442-443/444-445/446-447/448-449/450-451/452-453/454-455/456-457/458-459/460-461/462-463/464-465/466-467/468-469/470-471/472-473/474-475/476-477/478-479/480-481/482-483/484-485/486-487/488-489/490-491/492-493/494-495/496-497/498-499/500-501/502-503/504-505/506-507/508-509/510-511/512-513/514-515/516-517/518-519/520-521/522-523/524-525/526-527/528-529/530-531/532-533/534-535/536-537/538-539/540-541/542-543/544-545/546-547/548-549/550-551/552-553/554-555/556-557/558-559/560-561/562-563/564-565/566-567/568-569/570-571/572-573/574-575/576-577/578-579/580-581/582-583/584-585/586-587/588-589/590-591/592-593/594-595/596-597/598-599/600-601/602-603/604-605/606-607/608-609/610-611/612-613/614-615/616-617/618-619/620-621/622-623/624-625/626-627/628-629/630-631/632-633/634-635/636-637/638-639/640-641/642-643/644-645/646-647/648-649/650-651/652-653/654-655/656-657/658-659/660-661/662-663/664-665/666-667/668-669/670-671/672-673/674-675/676-677/678-679/680-681/682-683/684-685/686-687/688-689/690-691/692-693/694-695/696-697/698-699/700-701/702-703/704-705/706-707/708-709/710-711/712-713/714-715/716-717/718-719/720-721/722-723/724-725/726-727/728-729/730-731/732-733/734-735/736-737/738-739/740-741/742-743/744-745/746-747/748-749/750-751/752-753/754-755/756-757/758-759/760-761/762-763/764-765/766-767/768-769/770-771/772-773/774-775/776-777/778-779/780-781/782-783/784-785/786-787/788-789/790-791/792-793/794-795/796-797/798-799/800-801/802-803/804-805/806-807/808-809/810-811/812-813/814-815/816-817/818-819/820-821/822-823/824-825/826-827/828-829/830-831/832-833/834-835/836-837/838-839/840-841/842-843/844-845/846-847/848-849/850-851/852-853/854-855/856-857/858-859/860-861/862-863/864-865/866-867/868-869/870-871/872-873/874-875/876-877/878-879/880-881/882-883/884-885/886-887/888-889/890-891/892-893/894-895/896-897/898-899/900-901/902-903/904-905/906-907/908-909/910-911/912-913/914-915/916-917/918-919/920-921/922-923/924-925/926-927/928-929/930-931/932-933/934-935/936-937/938-939/940-941/942-943/944-945/946-947/948-949/950-951/952-953/954-955/956-957/958-959/960-961/962-963/964-965/966-967/968-969/970-971/972-973/974-975/976-977/978-979/980-981/982-983/984-985/986-987/988-989/990-991/992-993/994-995/996-997/998-999/1000-1001/1002-1003/1004-1005/1006-1007/1008-1009/1010-1011/1012-1013/1014-1015/1016-1017/1018-1019/1020-1021/1022-1023/1024-1025/1026-1027/1028-1029/1030-1031/1032-1033/1034-1035/1036-1037/1038-1039/1040-1041/1042-1043/1044-1045/1046-1047/1048-1049/1050-1051/1052-1053/1054-1055/1056-1057/1058-1059/1060-1061/1062-1063/1064-1065/1066-1067/1068-1069/1070-1071/1072-1073/1074-1075/1076-1077/1078-1079/1080-1081/1082-1083/1084-1085/1086-1087/1088-1089/1090-1091/1092-1093/1094-1095/1096-1097/1098-1099/1100-1101/1102-1103/1104-1105/1106-1107/1108-1109/1110-1111/1112-1113/1114-1115/1116-1117/1118-1119/