VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants
ACN 071 762 537 ABN 88 071 762 537

27 February 2024
Ref 23555

Aland Developments

Attn: Mr Chris Tran
Chris.tran@aland.com.au

Dear Chris,

PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 2 – LOT 101 DP1267563 SOMME AVENUE, EDMONDSON PARK
TRAFFIC & PARKING ASSESSMENT REPORT

Introduction

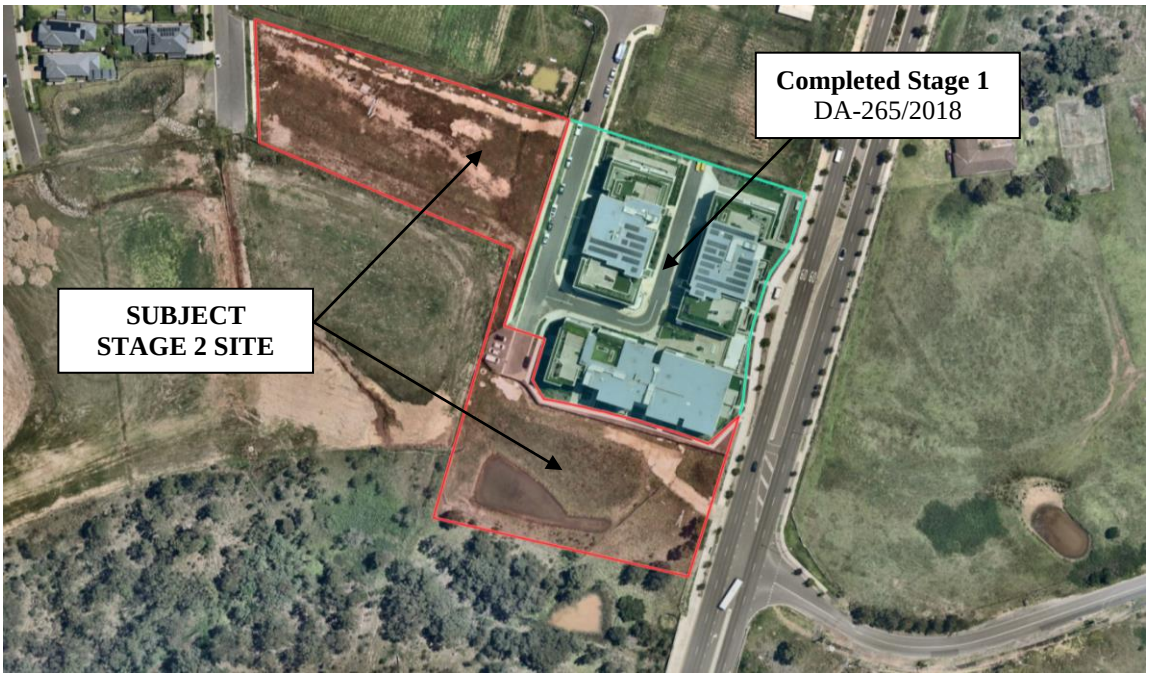
This Traffic and Parking Assessment Report has been prepared to accompany a Development Application to Liverpool City Council for a residential development proposal to be located at the abovementioned location.

In September 2022, the Sydney Western City Planning Panel approved DA-1320/2021, involving the Stage 2, two lot Torrens subdivision and construction of three residential flat buildings ranging from three to six-storeys comprising 137 apartments and basement car parking.

This application therefore involves the *addition* of a new 'in-fill affordable housing' component, to the previously approved residential development, resulting in an additional 41 apartments.

Site

The subject site is located on the western side of Soldiers Parade/Bernera Road, extending through to Somme Avenue and constitutes part of a larger site which has been subdivided into 3 allotments. The Central Lot (Stage 1) was approved for the construction of 3 x new residential apartment buildings which has since been completed, with the remainder Stage 2 site currently *vacant* of structures, as indicated in the aerial image reproduced below.



Approved Development

In September 2022, the *Sydney Western City Planning Panel* approved DA-1320/2021 on the Stage 2 site, involving the two lot Torrens subdivision and construction of three residential flat buildings ranging from three to six-storeys, with basement car parking.

The approval included the *deletion* of the ILP street located within the northern portion of the site, thereby rationalising the number of intersections in the vicinity of the site. The remaining ILP roads located throughout the Stage 2 site was to be designed and constructed in accordance with the *Edmondson Park Precinct* Indicative Layout Plan.

A total of 137 residential apartments were approved across the 3 new buildings as part of DA-1320/2021, as follows:

Previously Approved Stage 2	**Northern Block**		**Southern Block**	
Unit Mix	**Building A**	**Building B**	**Building C**	**TOTAL**
1 bedroom dwelling	8	13	17	38
2 bedroom dwelling	10	30	48	88
3 bedroom dwelling	2	3	6	11
TOTAL UNITS	**20**	**46**	**71**	**137**

Off-street parking in the DA-1320/2021 scheme was approved for a total of 241 cars across the two lots, comprising 204 residential spaces, 35 visitor spaces (including a shared removalist/courier space for each respective block) and 2 dedicated car wash bays, in accordance with Council's *DCP* requirements.

A new local road was approved to be constructed through the Southern Lot to serve these future allotments and will connect onto Bernera Road and Passendale Road. Passendale Road was also to be completed to meet this new road as part of the approved works.

Vehicular access to the Northern Lot's basement parking area was approved via a new entry/exit driveway located at the northern end of the site's Passendale Road site frontage. Vehicular access to the Southern Lot's basement parking area was approved via a new entry/exit driveway located midway along the future east-west road through the site.

Loading/servicing for the approved development was to be undertaken by a variety of light commercial vehicles including trucks up to and including 9.5m long rigid trucks. Dedicated loading areas is to be provided on the western side of the extended Passendale Road as well as the southern side of the 'Future Street', via kerbside collection along Buildings B and C. The loading areas are to service Buildings A, B and C.

A copy of the stamped plans for the DA-1320/2021 scheme is reproduced in **Appendix A**.

Proposed Development

The proposed development involves the *addition* of a new 'in-fill affordable housing' component, to the approved new residential apartment buildings on the 'Northern' and 'Southern' Lots of the site, resulting in an overall additional 41 apartments across the Stage 2 site.

The in-fill affordable housing is to be provided entirely within Building A, comprising a total of 27 *in-fill affordable units* and will provide opportunities for the delivery of new affordable housing in well-located areas to meet the needs of a wide range of households on very low to moderate incomes.

A total of 178 residential apartments are proposed across the 3 buildings, as follows:

Proposed new Stage 2 DA	**Northern Block**		**Southern Block**	
Unit Mix	**Building A**	**Building B**	**Building C**	**TOTAL**
1 bedroom dwelling	11	19	20	50
2 bedroom dwelling	13	34	68	115
3 bedroom dwelling	3	8	2	13
TOTAL UNITS	**27**	**61**	**90**	**178**

Off-street parking for the proposed development is again to be provided for a total of 239 cars across the two lots, comprising 192 residential spaces, 45 visitor spaces (including a shared removalist/courier space for each respective block), and 2 dedicated car wash bays, which remains generally *unchanged* when compared to the approved DA-1320/2021 parking layout, in accordance with Council's *DCP* and *SEPP (Housing) 2021* requirements.

The previously approved basement footprint, including the approved vehicular access and loading arrangements also remain *unchanged*, consistent with the DA-1320/2021 approved scheme on the site.

Plans of the proposed development have been prepared by *Stanisic Architects* is reproduced in **Appendix B**.

Existing Alternate Transport & Essential Services

The existing public transport services available in the vicinity of the site are illustrated below.

The subject site is conveniently located within 500m walking distance north of the Edmondson Park Railway Station, which is served by the T2 Inner West & Leppington Line as well as the T5 C
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Park Railway Station. These bus services include the 859, 868 and 869, with weekday services every 30 minutes (every 15 to 20 minutes during the morning and afternoon peak) and weekend services every 30 minutes.

The site also lies within close proximity to Edmondson Park Town Centre, which includes a wide range of essential shops and services such as a supermarket, restaurants, specialty shops, post office, and banks.

The site is therefore considered to be well served by public transport services.

Traffic Assessment

The traffic implications of development proposals primarily concern the effects of the *additional* traffic flows generated as a result of a development proposal and its impact on the operational performance of the adjacent road networks, particularly during the weekday morning and afternoon peak periods.

An indication of the traffic generation potential of the development proposal is provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)* and the updated traffic generation rates in the RMS *Technical Direction* (TDT 2013/04a) document.

The TDT 2013/04a document specifies that it replaces those sections of the RMS *Guidelines* indicated, and must be followed when RMS is undertaken trip generation and/or parking demand assessments.

> **High Density Residential Flat Dwellings**
> AM: 0.19 peak hour vehicle trips unit
> PM: 0.15 peak hour vehicle trips unit

The RMS *Guidelines* also make the following observation in respect of high density residential flat buildings:

> **Definition**
> A *high density residential flat building* refers to a building containing 20 or more dwellings. This does not include aged or disabled persons housing. *High density residential flat buildings* are usually more than 5 levels, have basement level car parking and are located in close proximity to public transport services. The building may contain a component of commercial use.
>
> **Factors**
> The above rates include visitors, staff, service/delivery and on-street movements such as taxis and pick-up/set-down activities.

Application of the above traffic generation rates to the 178 residential apartments outlined in the development proposal yields a traffic generation potential of 34 vph during the weekday *morning* peak period and 27 vph during the weekday *afternoon* peak period.

That projected future level of traffic generation potential should however, be offset or *discounted* by the volume of traffic which could reasonably be expected to be generated by the approved DA-1320/2021 scheme on the site, in order to determine the *nett increase (or decrease)* in traffic generation potential expected to occur as a consequence of the new development application.

Application of the above traffic generation rates to the *approved* 137 dwellings within the DA-1320/2021 scheme yields a traffic generation potential of approximately 26 vph during the weekday *morning* peak period and 21 vph during the weekday *afternoon* peak period.

Accordingly, it is likely that the proposed development will result in a *nett increase* of 6-8 additional vehicle trips per hour (vph) during the weekday peak periods, as set out on the following page:

Projected Nett Increase in Peak Hour Traffic Generation Potential of the site as a consequence of the new Development Proposal

	AM	PM
Projected Future Traffic Generation Potential:	33.8 vph	26.7 vph
Less Previously Approved Traffic Generation Potential:	-26.0 vph	-20.6 vph
NETT INCREASE IN TRAFFIC GENERATION POTENTIAL:	**7.8 vph**	**6.1 vph**

In this regard, it is noted that the target demographic for the proposed *in-fill affordable housing* component is expected to be students and young professionals who traditionally have a low car ownership rate, particularly those that prefer living close to town centres with excellent public transport services, such as the subject site.

In any event, that level of traffic activity as a consequence of the development proposal will clearly not have any unacceptable traffic implications in terms of road network capacity.

Off-street Car Parking Provisions

The off-street parking requirements applicable to the development proposal are specified in the *State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2 – Development for Affordable Housing* document in the following terms:

Division 1 In-fill affordable housing

19 Non-discretionary development standards– the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of in-fill affordable housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development to which this Division applies –

(e) The following number of parking spaces for dwellings used for affordable housing –
(i) for each dwelling containing 1 bedroom – at least 0.4 parking spaces, or
(ii) for each dwelling containing 2 bedrooms – at least 0.5 parking space, or
(iii) for each dwelling containing at least 3 bedrooms – at least 1 parking space.

(f) The following number of parking spaces for dwellings not used for affordable housing –
(i) for each dwelling containing 1 bedroom – at least 0.5 parking spaces, or
(ii) for each dwelling containing 2 bedrooms – at least 1 parking space, or
(iii) for each dwelling containing at least 3 bedrooms – at least 1.5 parking spaces.

Application of the above *SEPP* parking requirements to the 178 dwellings outlined in the development proposal (27 x affordable and 151 x standard), yields an off-street car parking requirement of 150 parking spaces, as set out below:

CUMULATIVE PARKING REQUIREMENTS

Affordable Dwellings	**Required**
1 bed (11 apartments):	4.4 spaces
2 bed (13 apartments):	6.5 spaces
3 bed (3 apartments):	3.0 spaces
Visitors:	n/a
Total (27 apartments):	**13.9 spaces**

Standard Dwellings	**Required**
1 bed (39 apartments):	19.5 spaces
2 bed (102 apartments):	102.0 spaces
3 bed (10 apartments):	15.0 spaces
Visitors:	n/a
Total (151 apartments):	**136.5 spaces**
TOTAL PARKING REQUIRED:	**150.4 spaces**

By way of comparison however, the off-street parking rate applicable to the 'standard' residential component of the development proposal are also specified in the *Liverpool DCP 2008, Part 1: General Controls for all development* document in the following terms:

Residential Development	
1 bedroom dwelling:	1 space per dwelling
2 bedroom dwelling:	1.5 spaces per dwelling
3 bedroom dwelling:	2 spaces per dwelling
Visitors:	1 space per 4 dwellings

Application of the above *DCP* parking rates to the 151 x 'standard' residential apartments outlined in the development proposal yields an off-street car parking requirement of 250 spaces, comprising 212 residential spaces and 38 visitor spaces.

In this regard, it should be noted that the *SEPP* does not require off-street parking to be provided for visitors. Notwithstanding, to ensure off-street parking is available for *all* visitors of the 178 residential dwellings outlined in the development proposal, the above *DCP* rate of *1 visitor space per 4 dwellings* has been adopted.

Accordingly, the off-street parking requirement applicable to the 178 apartments outlined in the proposed development is between 150 spaces and 270 spaces as set out below:

Proposed Development	**Lower-limit (minimum)**	**Upper-limit**
In-fill Affordable Residential (27 Apartments):	13.9 spaces (SEPP)	13.9 spaces (SEPP)
Standard Residential (151 Apartments):	136.5 spaces (SEPP)	212.0 spaces (DCP)
Visitors (178 Apartments):	n/a (SEPP)	44.5 spaces (DCP)
TOTAL:	**150.4 spaces**	**270.4 spaces**

The proposed development scheme makes provision for a total of 239 car parking spaces across the two lots, comprising 192 residential spaces, 45 visitor spaces (including a shared removalist/courier space for each respective block) and 2 dedicated car wash bays, thereby satisfying both *SEPP (Housing) 2021* and Council's *DCP* car parking requirements.

The geometric design layout of the proposed car parking facilities is near-identical to the approved DA-1320/2021 scheme which were designed to comply with the relevant requirements specified in the Standards Australia publications *AS2890.1:2004* & *AS2890.6:2009* in respect of parking bay dimensions, driveway widths, ramp grades, aisle width and overhead clearance.

Conclusion

In essence, the development proposal from a traffic and parking perspective involves the *addition* of a new 'in-fill affordable housing' component, to the previously approved residential development, resulting in an additional 41 apartments and a *reduction* of 2 car parking spaces.

In particular, the previously approved basement footprint, vehicular access and loading/servicing arrangements remain generally *unchanged.*

It is also noted that the proposed modified parking layout complies with the *SEPP (Housing) 2021,* Council's *DCP 2008* numerical requirements and *AS2890* design requirements. In the circumstances, it is concluded that the proposed development application will not result in any unacceptable traffic, parking, access or servicing implications.

Yours sincerely

[redacted]

Donald Lee
Senior Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd

APPENDIX A

APPROVED STAMPED ARCHITECTURAL PLANS
DA 1320/2021

EXISTING 1 + 2ST HOUSES
LEAROYD RD
EXISTING 2ST HOUSES
SOMME AVE
McFARLANE RD
EXISTING 2ST HOUSES
EXISTING 2ST HOUSES
FUTURE STREET (SSP)
FUTURE STREET (SSP)
FUTURE 4ST HOUSING 12M HOB
FUTURE STREET (SSP)
FUTURE 4ST HOUSING 12M HOB
PASSENDALE RD
FUTURE APARTMENT BUILDING
COSTELLO LN
FUTURE APARTMENT BUILDING
FUTURE STREET (DCP) EXTENSION
FUTURE APARTMENT BUILDING 21M HOB
FUTURE APARTMENT BUILDING 21M HOB
BUILDING A
SB 117.65
BUILDING B
SB 43.43
SB 76.51
SP 100582
5 ST
BLD C RL 72.20
4 ST
SP 100581
5 ST
BLD A 6 ST RL 71.10
4 ST
COS
SB 108.40
SITE 1 (NORTH) LOT 1
SB 15.20
SB 99.45
5 ST
BLD B 6 ST RL 69.60
SB 15.18
SB 14.62
SB 60.93 (ARC)
BERNERA RD (FORMERLY CROATIA AVE)
FUTURE APARTMENT BUILDING
CROATIA AVE
BUILDING C
SB 69.62
FUTURE CROATIA AVE REALIGNMENT (DCP)
FUTURE APARTMENT BUILDING
FUTURE STREET (DCP)
SITE 2 (SOUTH) LOT 2
SB 93.40
EXISTING CREEK
SB 87.96
RE1 - PUBLIC RESERVATION
FUTURE RIPARIAN PARK
SOLIDERS PDE
FUTURE RIPARIAN PARK
RE1 - PUBLIC RESERVATION
FUTURE STREET (SSP)
FUTURE TOWN CENTRE
FUTURE STREET (SSP)

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22

legend

Bx	Bedroom
BAx	Bathroom
BAL	Balcony
C	Courtyard
D	Dining room
EN	Ensuite
K	Kitchen
L	Living room
LD	Laundry
P	Pantry
R	Wardrobe
S	Storage
ST	Study
T	Terrace

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do not scale from drawings.

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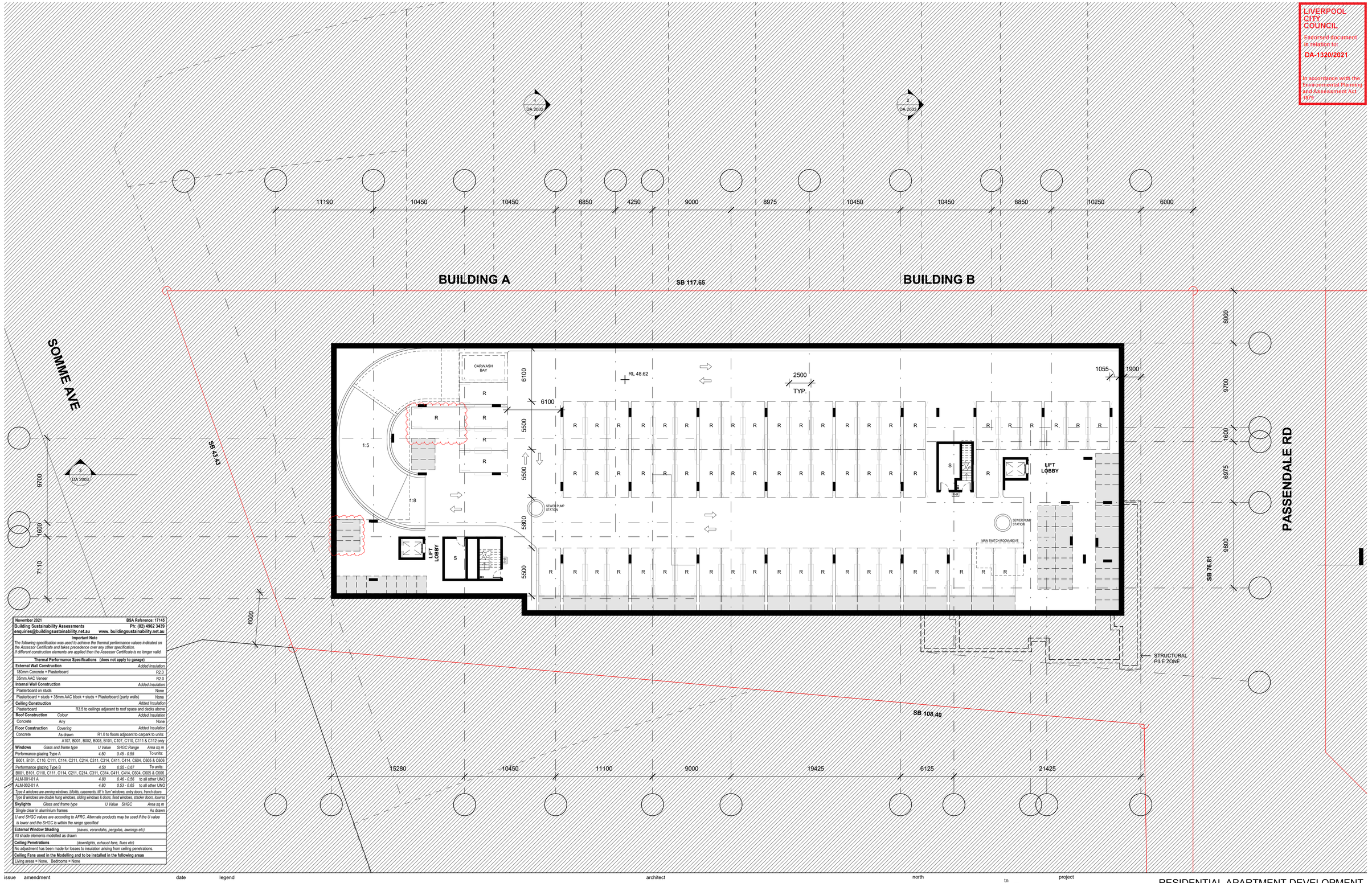
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS	drawing	SITE PLAN
scale	1:800@A1 1:1600@A3	drawn	JN
scale bar	0 8 16 24 32 40 m	issue	B
project no	20 117	drawing no	DA 0006



November 2021		BSA Reference: 17145
Building Sustainability Assessments		Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au
Important Note		
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.		
If different construction elements are applied then the Assessor Certificate is no longer valid.		
Thermal Performance Specifications (does not apply to garage)		
External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	*Glass and frame type* *U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		
Performance glazing Type B	*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		
ALM-001-01 A	*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors		
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres		
Skylights	*Glass and frame type* *U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames		As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified		
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*	
All shade elements modelled as drawn		
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*	
No adjustment has been made for losses to insulation arising from ceiling penetrations.		
Ceiling Fans used in the Modelling and to be installed in the following areas		
Living areas = None. Bedrooms = None.		

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22

legend

architect
stanisic architects
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north
tn

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS	drawing	BASEMENT 2 PLAN
scale	1:200@A1 1:400@A3	drawn	JN
scale bar	0 2 4 6 8 10 m	issue	B
		project no	20 117
		drawing no	DA 1001

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do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

11190 | 10450 | 10450 | 6850 | 4250 | 9000 | 8975 | 10450 | 10450 | 6850 | 10250 | 6000

4 DA 2003 | 2 DA 2003 | 3 DA 2003

BUILDING A | BUILDING B

SB 117.65

SOMME AVE

SB 43.43

PASSENDALE RD

SB 76.81

SB 108.40

9700 | 1600 | 7110 | 6000

15280 | 10450 | 11100 | 9000 | 19425 | 6125 | 21425

3000 | 9700 | 1600 | 6975 | 9800

PROPOSED SUBSTATION TO BE SEPARATELY APPROVED PURSUANT TO PART 5.1 OF THE EPA ACT 1979

SUBSTATION

RL 52.04
(2.3M CLEAR HEAD HEIGHT)

1:20

8425

KERB RAMP FOR WASTE COLLECTION

BUILDING ABOVE

RL 51.98

RL 51.62

1:8

1:5

300 | 5500 | 300

6100 | 6100

2500 TYP.

V/ACC

REMOVALIST/ COURIER BAY

OPEN TO BELOW

WASTE ROOM

LIFT LOBBY

COLD WATER BOOSTER PUMPSET

FIRE PUMP ROOM

WASTE ROOM + WASTE HOLDING AREA

ENTRY LOBBY

BULKY GOODS STORE

MAIN SWITCH ROOM

MAIN COMMS ROOM

STORE

B001 1 BED B9 55 m²

B002 3 BED 95 m²

B003 1 BED B7 60 m²

OSD TANK BELOW 40.4m³ MIN
TO HYDRAULIC ENG DETAIL

GARDEN
(REFER TO LANDSCAPE ARCHITECT DWGS)

5800 | 5500

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Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*
All shade elements modelled as drawn	
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None. Bedrooms = None	

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EDMONDSON PARK

checked FS | drawing LEVEL LG (B1) PLAN - BLD A+B
scale 1:200@A1, 1:400@A3 | drawn JN | issue B
scale bar 0 2 4 6 8 10 m | project no 20 117 | drawing no DA 1002

27/05/2022 10:04:31 AM

do not scale from drawings.

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November 2021			BSA Reference: 17145
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35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:	
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50 0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50 0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80 0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80 0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22

legend

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client

CROATIA 88 PTY LTD

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE EDMONDSON PARK

checked	drawing
FS	LEVEL 1 (G) PLAN - BLD A+B
scale	1:200@A1 1:400@A3
drawn	JN
issue	B
project no	20 117
drawing no	DA 1003

scale bar 0 2 4 6 8 10 m

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

27/05/2022 10:04:44 AM

November 2021	BSA Reference: 17145
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainabilty.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*
All shade elements modelled as drawn	
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None. Bedrooms = None	

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21	

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project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS	drawing	BASEMENT 1 PLAN - BLD C
scale	1:200@A1 1:400@A3	drawn	JN
		issue	A
scale bar	0 2 4 6 8 10 m	project no	20 117
		drawing no	DA 1104

04-Nov-21 4:34:41 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

November 2021			BSA Reference: 17145
Building Sustainability Assessments			Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au			www. buildingsustainability.net.au
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
180mm Concrete + Plasterboard			R2.0
35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units: A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21	

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RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS	drawing	BASEMENT 2 PLAN - BLD C
scale	1:200@A1 1:400@A3	drawn	JN
scale bar	0 2 4 6 8 10 m	issue	A
		project no	20 117
		drawing no	DA 1103

04-Nov-21 4:34:38 PM

do not scale from drawings.

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November 2021	BSA Reference: 17145
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading *(eaves, verandahs, pergolas, awnings etc)*
All shade elements modelled as drawn
Ceiling Penetrations *(downlights, exhaust fans, flues etc)*
No adjustment has been made for losses to insulation arising from ceiling penetrations.
Ceiling Fans used in the Modelling and to be installed in the following areas
Living areas = None. Bedrooms = None

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21

legend

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project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS
drawing	BASEMENT 4 PLAN - BLD C
scale	1:200@A1 1:400@A3
drawn	JN
issue	A
project no	20 117
drawing no	DA 1101

scale bar 0 2 4 6 8 10 m

do not scale from drawings.

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05-Nov-21 11:12:42 AM

November 2021			BSA Reference: 17145
Building Sustainability Assessments			**Ph: (02) 4962 3439**
enquiries@buildingsustainability.net.au			**www. buildingsustainability.net.au**
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
180mm Concrete + Plasterboard			R2.0
35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:	
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn/ windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None. Bedrooms = None			

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21

legend

Bx	Bedroom
BAx	Bathroom
BAL	Balcony
C	Courtyard
D	Dining room
EN	Ensuite
K	Kitchen
L	Living room
LD	Laundry
P	Pantry
R	Wardrobe
S	Storage
ST	Study
T	Terrace

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project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked	FS	drawing	BASEMENT 3 PLAN - BLD C
scale	1:200@A1 1:400@A3	drawn	JN
		issue	**A**
scale bar	0 2 4 6 8 10 m	project no	20 117
		drawing no	**DA 1102**

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

04-Nov-21 4:34:35 PM

APPENDIX B

PROPOSED ARCHITECTURAL PLANS

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.

EXISTING 1 + 2ST HOUSES
LEAROYD RD
EXISTING 2ST HOUSES
SOMME AVE
FUTURE 4ST HOUSING 12M HOB
PASSENDALE RD
FUTURE APARTMENT BUILDING
COSTELLO LN
FUTURE APARTMENT BUILDING
FUTURE STREET (DCP) EXTENSION
McFARLANE RD
FUTURE 4ST HOUSING 12M HOB
FUTURE 4ST HOUSING 12M HOB
FUTURE APARTMENT BUILDING 21M HOB
FUTURE APARTMENT BUILDING 21M HOB
RL 56.55
SB 117.65
BUILDING B
BUILDING A
4 ST
4 ST
8 ST
SP 100582
SP 100581
5 ST
5 ST
BLD C RL 72.20
BLD A 6 ST RL 71.10
4 ST
4 ST
COS
SB 43.43
SB 76.51
SB 108.40
SB 15.20
SB 15.18
SB 14.62
SB 60.93 (ARC)
5 ST
BLD B 6 ST RL 69.60
SITE 1 (NORTH) LOT 1
2-3 ST
6-8 ST
6-8 ST
SB 99.45
FUTURE STREET (SSP)
BUILDING C
SB 59.62
8 ST
6 ST
SITE 2 (SOUTH) LOT 2
SB 93.40
EXISTING CREEK
SB 87.96
RE1 - PUBLIC RESERVATION
FUTURE RIPARIAN PARK
FUTURE STREET (SSP)
FUTURE TOWN CENTRE
FUTURE STREET (SSP)
SOLIDERS PDE
BERNERA RD (FORMERLY CROATIA AVE)
FUTURE APARTMENT BUILDING
CROATIA AVE
FUTURE CROATIA AVE REALIGNMENT (DCP)
FUTURE APARTMENT BUILDING
FUTURE STREET (DCP)
FUTURE RIPARIAN PARK
RE1 - PUBLIC RESERVATION

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22
P1	ISSUE PRELIMINARY SKETCH DESIGN	11.01.24
P2	ISSUE FOR FINAL SKETCH DESIGN	18.01.24
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

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CROATIA 88 PTY LTD

north
tn

scale
1:800@A1
1:1600@A3

scale bar
0 8 16 24 32 40 m

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS
drawing SITE PLAN
drawn JN
issue C
project no 20 117
drawing no DA 0006

21/02/2024 5:03:28 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.

4 DA 2003

2 DA 2003

11190 | 10450 | 10450 | 6850 | 4250 | 9000 | 8975 | 10450 | 10450 | 6850 | 10250 | 6000

BUILDING A **SB 117.65** **BUILDING B**

SOMME AVE

PASSENDALE RD

SB 43.43

SB 76.81

SB 108.40

3 DA 2003

9700 | 1600 | 7110 | 6000

6000 | 9700 | 1600 | 6975 | 9800

OIL SEPARATOR

CAR WASH BAY

RL 48.04

3

2500 TYP.

2

1055 | 1900

6100

5500 | 5500 | 5800 | 5500

1:5

1:8

SEWER PUMP STATION

SEWER PUMP STATION

MAIN SWITCH ROOM ABOVE

LIFT LOBBY

S

LIFT LOBBY

STRUCTURAL PILE ZONE

15280 | 10450 | 11100 | 9000 | 19425 | 6125 | 21425

November 2021		**BSA Reference: 17145**
Building Sustainability Assessments		**Ph: (02) 4962 3439**
enquiries@buildingsustainability.net.au		**www. buildingsustainability.net.au**

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Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	*As drawn*	R1.0 to floors adjacent to carpark to units:
	A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading *(eaves, verandahs, pergolas, awnings etc)*
All shade elements modelled as drawn
Ceiling Penetrations *(downlights, exhaust fans, flues etc)*
No adjustment has been made for losses to insulation arising from ceiling penetrations.
Ceiling Fans used in the Modelling and to be installed in the following areas
Living areas = None, Bedrooms = None

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

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client

CROATIA 88 PTY LTD

north

tn

scale

1:200@A1
1:400@A3

scale bar

0 2 4 6 8 10 m

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS

drawing BASEMENT 2 PLAN

drawn JN, SV

issue C

project no 20 117

drawing no **DA 1001**

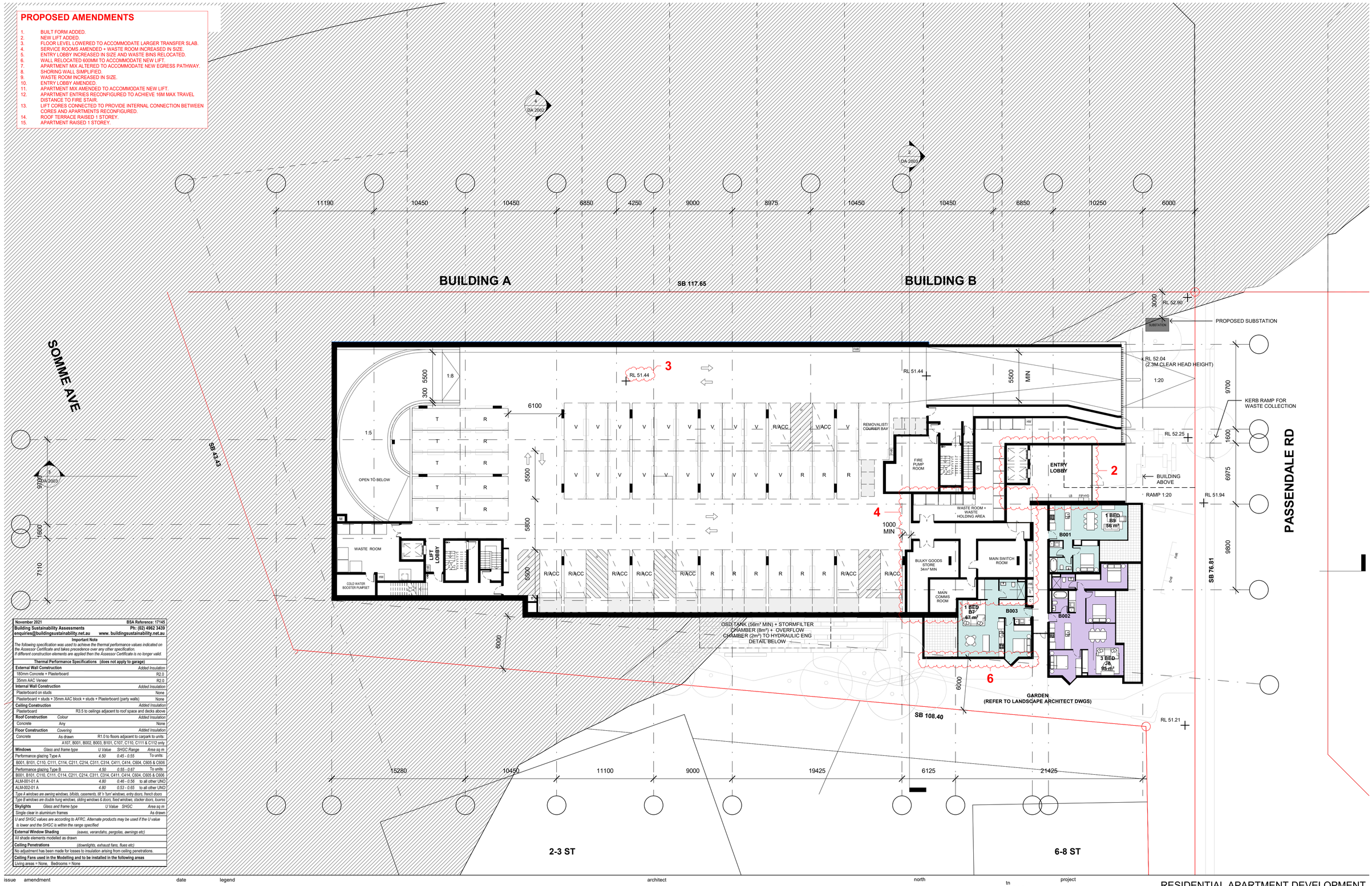
22/02/2024 9:45:20 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.



November 2021	BSA Reference: 17145
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units: A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*	
Performance glazing Type A	*4.50*	*0.45 - 0.55*		To units: B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606
Performance glazing Type B	*4.50*	*0.55 - 0.67*		To units: B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606
ALM-001-01 A	*4.80*	*0.46 - 0.56*		to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*		to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading *(eaves, verandahs, pergolas, awnings etc)*	
All shade elements modelled as drawn	
Ceiling Penetrations *(downlights, exhaust fans, flues etc)*	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None. Bedrooms = None	

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22
P1	ISSUE FINAL SKETCH DESIGN	16.01.24
P2	ISSUE FOR FINAL SKETCH DESIGN	18.01.24
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

legend

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client

CROATIA 88 PTY LTD

north

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked	FS	drawing	LEVEL LG (B1) PLAN - BLD A+B
scale	1:200@A1 1:400@A3	drawn	JN, SV
		issue	C
scale bar	0 2 4 6 8 10 m	project no	20 117
		drawing no	DA 1002

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

22/02/2024 9:45:26 AM

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.

November 2021	BSA Reference: 17145
Building Sustainability Assessments enquiries@buildingsustainability.net.au	Ph: (02) 4962 3439 www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction				*Added Insulation*
180mm Concrete + Plasterboard				R2.0
35mm AAC Veneer				R2.0
Internal Wall Construction				*Added Insulation*
Plasterboard on studs				None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)				None
Ceiling Construction				*Added Insulation*
Plasterboard				R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	*Colour*			*Added Insulation*
Concrete	Any			None
Floor Construction	*Covering*			*Added Insulation*
Concrete	As drawn			R1.0 to floors adjacent to carpark to units: A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	*Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		4.50	0.45 - 0.55	To units: B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606
Performance glazing Type B		4.50	0.55 - 0.67	To units: B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606
ALM-001-01 A		4.80	0.46 - 0.56	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.65	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres				
Skylights	*Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified				
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*			
All shade elements modelled as drawn				
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*			
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None, Bedrooms = None				

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	AMENDMENTS INCORPORATING DEP COMMENTS	26.05.22
C	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

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client

CROATIA 88 PTY LTD

north

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked: FS

drawing: LEVEL 1 (G) PLAN - BLD A+B

scale: 1:200@A1 1:400@A3

drawn: JN, SV

issue: C

scale bar: 0 2 4 6 8 10 m

project no: 20 117

drawing no: **DA 1003**

22/02/2024 9:45:38 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.

November 2021			BSA Reference: 17145
Building Sustainability Assessments			Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au			**www. buildingsustainability.net.au**
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
180mm Concrete + Plasterboard			R2.0
35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:	
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
P1	ISSUE FINAL SKETCH DESIGN	16.01.24
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

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client

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tn

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS

drawing LEVEL 1 (G) PLAN - BLD C

scale 1:200@A1
1:400@A3

drawn JN, SV

issue B

scale bar 0 2 4 6 8 10 m

project no 20 117

drawing no DA 1106

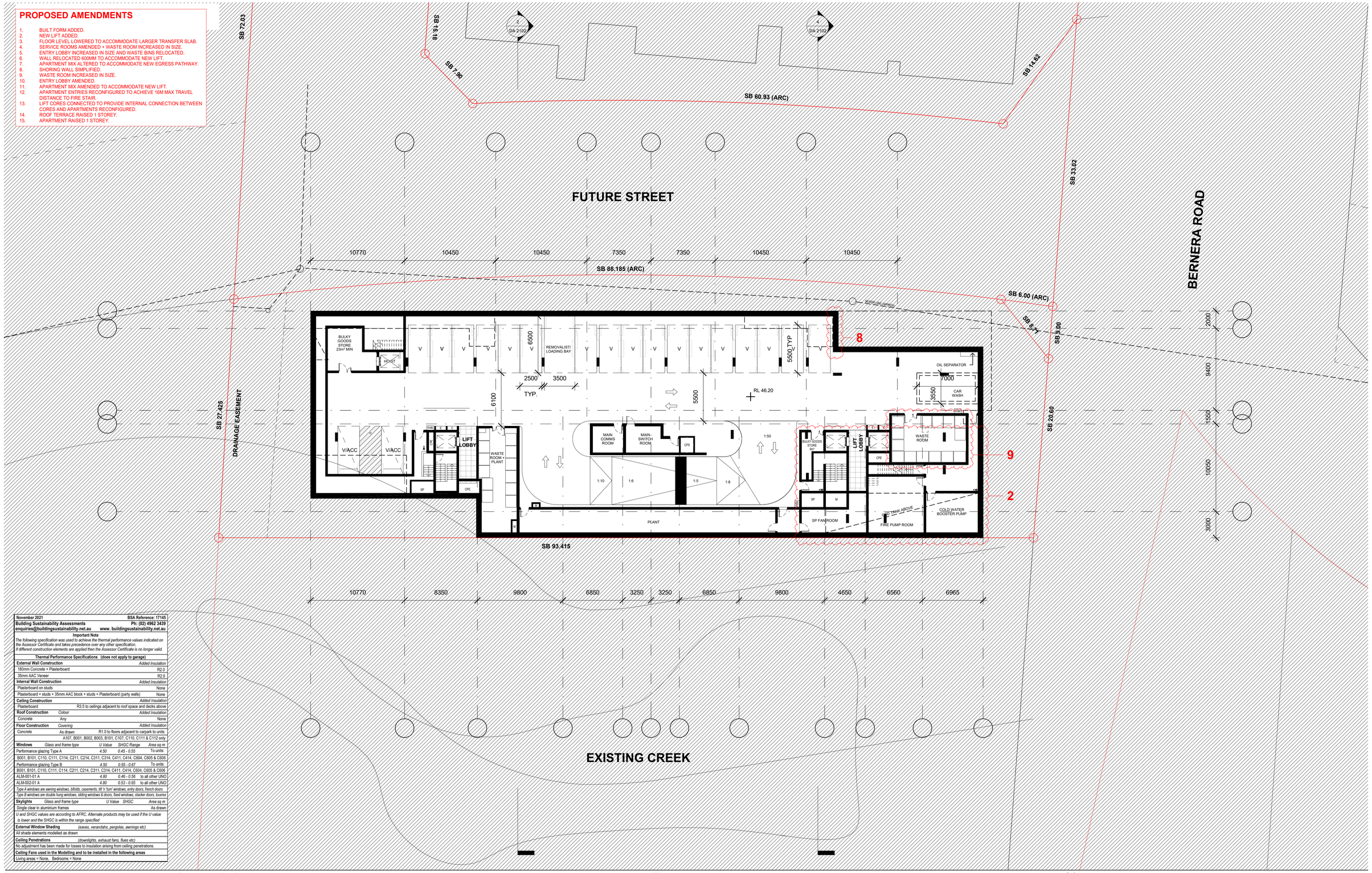
22/02/2024 9:47:45 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED.
2. NEW LIFT ADDED.
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB.
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE.
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED.
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT.
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY.
8. SHORING WALL SIMPLIFIED.
9. WASTE ROOM INCREASED IN SIZE.
10. ENTRY LOBBY AMENDED.
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT.
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 16M MAX TRAVEL DISTANCE TO FIRE STAIR.
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED.
14. ROOF TERRACE RAISED 1 STOREY.
15. APARTMENT RAISED 1 STOREY.



November 2021			BSA Reference: 17145
Building Sustainability Assessments			**Ph: (02) 4962 3439**
enquiries@buildingsustainability.net.au			**www. buildingsustainability.net.au**
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
180mm Concrete + Plasterboard			R2.0
35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:	
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn/ windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None. Bedrooms = None			

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

legend

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project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS

drawing BASEMENT 1 PLAN - BLD C

scale 1:200@A1
1:400@A3

drawn JN, SV

issue **B**

scale bar 0 2 4 6 8 10 m

project no 20 117

drawing no **DA 1105**

22/02/2024 9:47:34 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED
2. NEW LIFT ADDED
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY
8. SHORING WALL SIMPLIFIED
9. WASTE ROOM INCREASED IN SIZE
10. ENTRY LOBBY AMENDED
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 18M MAX TRAVEL DISTANCE TO FIRE STAIR
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED
14. ROOF TERRACE RAISED 1 STOREY
15. APARTMENT RAISED 1 STOREY

November 2021	BSA Reference: 17145
Building Sustainability Assessments	**Ph: (02) 4862 3439**
enquiries@buildingsustainability.net.au	**www. buildingsustainability.net.au**

Important Note

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If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading *(eaves, verandahs, pergolas, awnings etc)*

All shade elements modelled as drawn

Ceiling Penetrations *(downlights, exhaust fans, flues etc)*

No adjustment has been made for losses to insulation arising from ceiling penetrations.

Ceiling Fans used in the Modelling and to be installed in the following areas

Living areas = None, Bedrooms = None

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

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client

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tn

scale 1:200@A1 1:400@A3

scale bar 0 2 4 6 8 10 m

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS

drawing BASEMENT 2 PLAN - BLD C

drawn JN, SV

issue B

project no 20 117

drawing no DA 1104

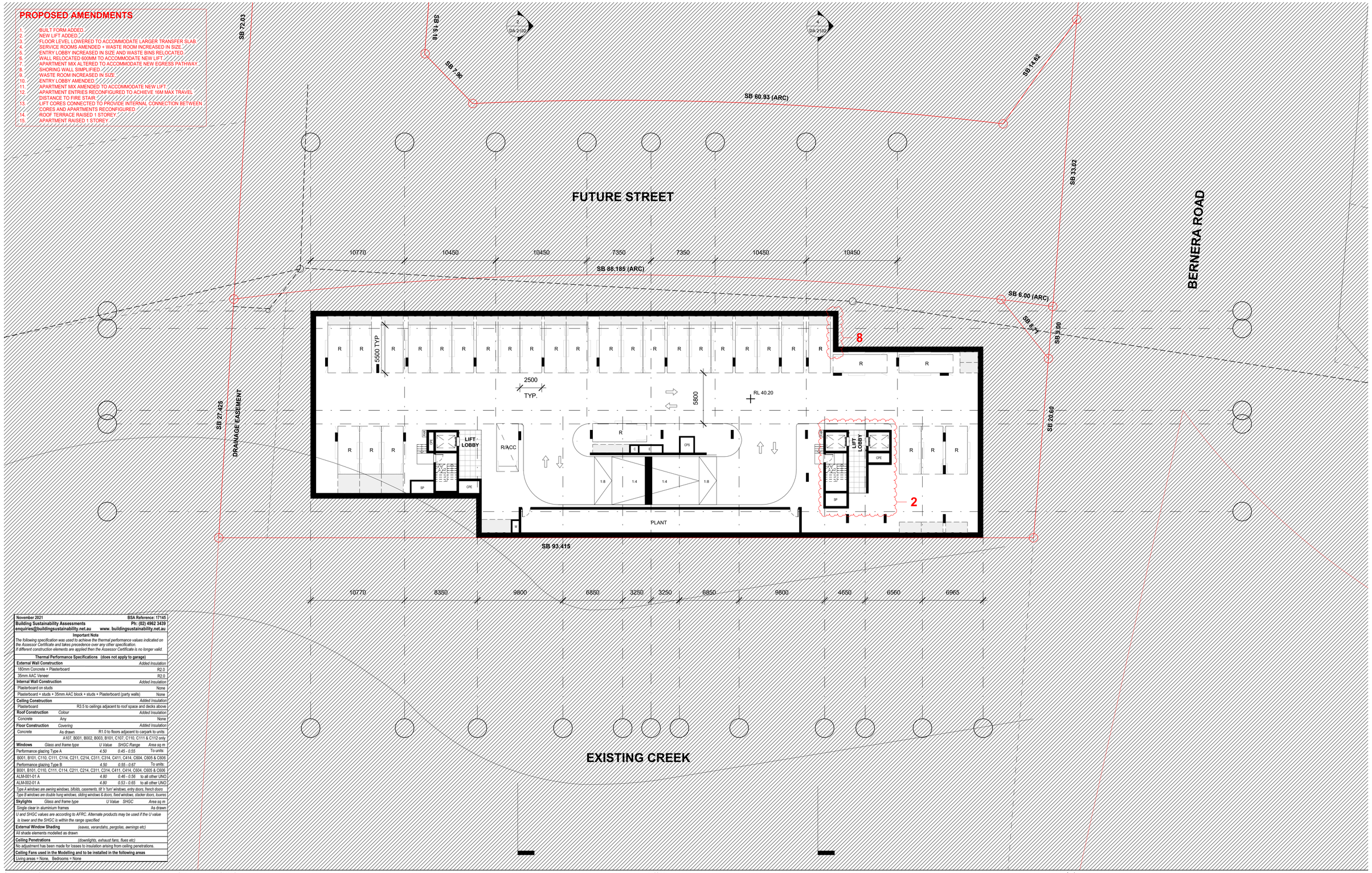
do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

22/02/2024 9:47:29 AM

PROPOSED AMENDMENTS

1. BUILT FORM ADDED
2. NEW LIFT ADDED
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY
8. SHORING WALL SIMPLIFIED
9. WASTE ROOM INCREASED IN SIZE
10. ENTRY LOBBY AMENDED
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 18M MAX TRAVEL DISTANCE TO FIRE STAIR
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED
14. ROOF TERRACE RAISED 1 STOREY
15. APARTMENT RAISED 1 STOREY



November 2021			BSA Reference: 17145
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Thermal Performance Specifications (does not apply to garage)			
External Wall Construction			*Added Insulation*
180mm Concrete + Plasterboard			R2.0
35mm AAC Veneer			R2.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)			None
Ceiling Construction			*Added Insulation*
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*		*Added Insulation*
Concrete	Any		None
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:	
		A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	*Glass and frame type*	*U Value* *SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50* *0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B		*4.50* *0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A		*4.80* *0.46 - 0.56*	to all other UNO
ALM-002-01 A		*4.80* *0.53 - 0.65*	to all other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	*Glass and frame type*	*U Value* *SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*		
All shade elements modelled as drawn			
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.11.21
B	ISSUE FOR AMENDING DEVELOPMENT APPLICATION	29.02.24

legend

architect

stanisic architects

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T (61 2) 9358 2588
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NSW ARB Frank Stanisic 4480

client

CROATIA 88 PTY LTD

tn

scale 1:200@A1 1:400@A3

scale bar 0 2 4 6 8 10 m

project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked FS

drawing BASEMENT 3 PLAN - BLD C

drawn JN, SV

issue B

project no 20 117

drawing no **DA 1103**

22/02/2024 9:47:25 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

PROPOSED AMENDMENTS

1. BUILT FORM ADDED
2. NEW LIFT ADDED
3. FLOOR LEVEL LOWERED TO ACCOMMODATE LARGER TRANSFER SLAB
4. SERVICE ROOMS AMENDED + WASTE ROOM INCREASED IN SIZE
5. ENTRY LOBBY INCREASED IN SIZE AND WASTE BINS RELOCATED
6. WALL RELOCATED 600MM TO ACCOMMODATE NEW LIFT
7. APARTMENT MIX ALTERED TO ACCOMMODATE NEW EGRESS PATHWAY
8. SHORING WALL SIMPLIFIED
9. WASTE ROOM INCREASED IN SIZE
10. ENTRY LOBBY AMENDED
11. APARTMENT MIX AMENDED TO ACCOMMODATE NEW LIFT
12. APARTMENT ENTRIES RECONFIGURED TO ACHIEVE 18M MAX TRAVEL DISTANCE TO FIRE STAIR
13. LIFT CORES CONNECTED TO PROVIDE INTERNAL CONNECTION BETWEEN CORES AND APARTMENTS RECONFIGURED
14. ROOF TERRACE RAISED 1 STOREY
15. APARTMENT RAISED 1 STOREY

SB 72.03
SB 15.18
SB 7.90
SB 60.93 (ARC)
SB 14.62
SB 33.02
SB 88.185 (ARC)
SB 6.00 (ARC)
SB 8.74
SB 9.00
SB 20.60
SB 27.425
SB 93.415
DRAINAGE EASEMENT
BERNERA ROAD
FUTURE STREET
EXISTING CREEK
10770
10450
10450
7350
7350
10450
10450
5500 TYP
2500 TYP.
5800
RL 37.20
LIFT LOBBY
SEWER PUMP STATION
PLANT
CPS
CPE
SP
1:8
1:4
8
2
10770
8350
9800
6850
3250
3250
6850
9800
4650
6560
6965

November 2021	BSA Reference: 17145
Building Sustainability Assessments	Ph: (02) 4862 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
180mm Concrete + Plasterboard		R2.0
35mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs		None
Plasterboard + studs + 35mm AAC block + studs + Plasterboard (party walls)		None
Ceiling Construction		*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	*Colour*	*Added Insulation*
Concrete	Any	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to floors adjacent to carpark to units:
	A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	

Windows *Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A	*4.50*	*0.45 - 0.55*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
Performance glazing Type B	*4.50*	*0.55 - 0.67*	To units:
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606			
ALM-001-01 A	*4.80*	*0.46 - 0.56*	to all other UNO
ALM-002-01 A	*4.80*	*0.53 - 0.65*	to all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors
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Skylights *Glass and frame type*	*U Value*	*SHGC*	*Area sq m*
Single clear in aluminium frames			As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading *(eaves, verandahs, pergolas, awnings etc)*

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project

RESIDENTIAL APARTMENT DEVELOPMENT
LOT 101 DP 1267563 SOMME AVENUE
EDMONDSON PARK

checked	FS
drawing	BASEMENT 4 PLAN - BLD C
scale	1:200@A1 1:400@A3
drawn	JN, SV
issue	B
scale bar	0 2 4 6 8 10 m
project no	20 117
drawing no	DA 1102

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