

**PROPOSED SHOP TOP HOUSING
21 OAKS AVENUE, DEE WHY NSW**

UNIT SCHEDULE				
UNIT No	UNIT TYPE	UNIT AREA m2	SOLAR ACCESS	NATURAL VENTILATION
01	STUDIO	50	SOLAR = NO	VENT = NO
02	1 BED (A)	54	SOLAR = NO	VENT = NO
03	STUDIO	53	SOLAR = NO	VENT = NO
04	2 BED (S)	80	SOLAR = YES	VENT = YES
05	2 BED	77	SOLAR = YES	VENT = YES
06	2 BED	70	SOLAR = NO	VENT = YES
07	2 BED	70	SOLAR = NO	VENT = YES
08	2 BED	80	SOLAR = YES	VENT = YES
09	2 BED	77	SOLAR = YES	VENT = YES
10	2 BED	71	SOLAR = NO	VENT = YES
11	2 BED	71	SOLAR = NO	VENT = YES
12	2 BED	72	SOLAR = YES	VENT = YES
13	2 BED	70	SOLAR = YES	VENT = YES
14	2 BED	70	SOLAR = NO	VENT = YES
15	2 BED	70	SOLAR = YES	VENT = YES
16	1 BED (A)	52	SOLAR = YES	VENT = YES
17	2 BED	70	SOLAR = YES	VENT = YES
18	1 BED (S)	56	SOLAR = YES	VENT = YES
19	1 BED (S)	56	SOLAR = YES	VENT = YES
20	1 BED (A)	52	SOLAR = YES	VENT = YES
21	2 BED	70	SOLAR = YES	VENT = YES
22	3 BED	94	SOLAR = YES	VENT = YES

DRAWING No:	DRAWING TITLE
A 00	COVER SHEET
A 01	SITE PLAN + SITE ELEVATION
A 02	SITE ANALYSIS PLAN
A 03	BASEMENTS 02 + 01
A 04	GROUND FLOOR + LEVEL 01
A 05	LEVELS 02 + 03
A 06	LEVELS 04 + 05
A 07	LEVELS 06 + ROOF
A 08	SECTION A-A
A 09	SECTION B-B
A 10	ELEVATIONS NORTH + SOUTH
A 11	ELEVATIONS EAST
A 12	ELEVATIONS WEST
A 13	SHADOW DIAGRAMS
A 14	3D VIEWS
A 15	CONTEXT VIEWS SHEET 01
A 16	CONTEXT VIEWS SHEET 02
A 17	DEVELOPMENT SUMMARY OPTION A- PLANS
A 18	DEVELOPMENT SUMMARY OPTION A- DRAWINGS
A 19	DEVELOPMENT SUMMARY OPTION B- PLANS
A 20	DEVELOPMENT SUMMARY OPTION B- DRAWINGS
A 21	AREA CALCULATIONS
A 22	SUN ACCESS VIEW FROM SUN
A 23	COUTYARD ELEVATIONS

SOLAR ACCESS & NATURAL VENTILATION

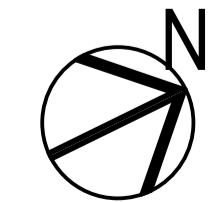
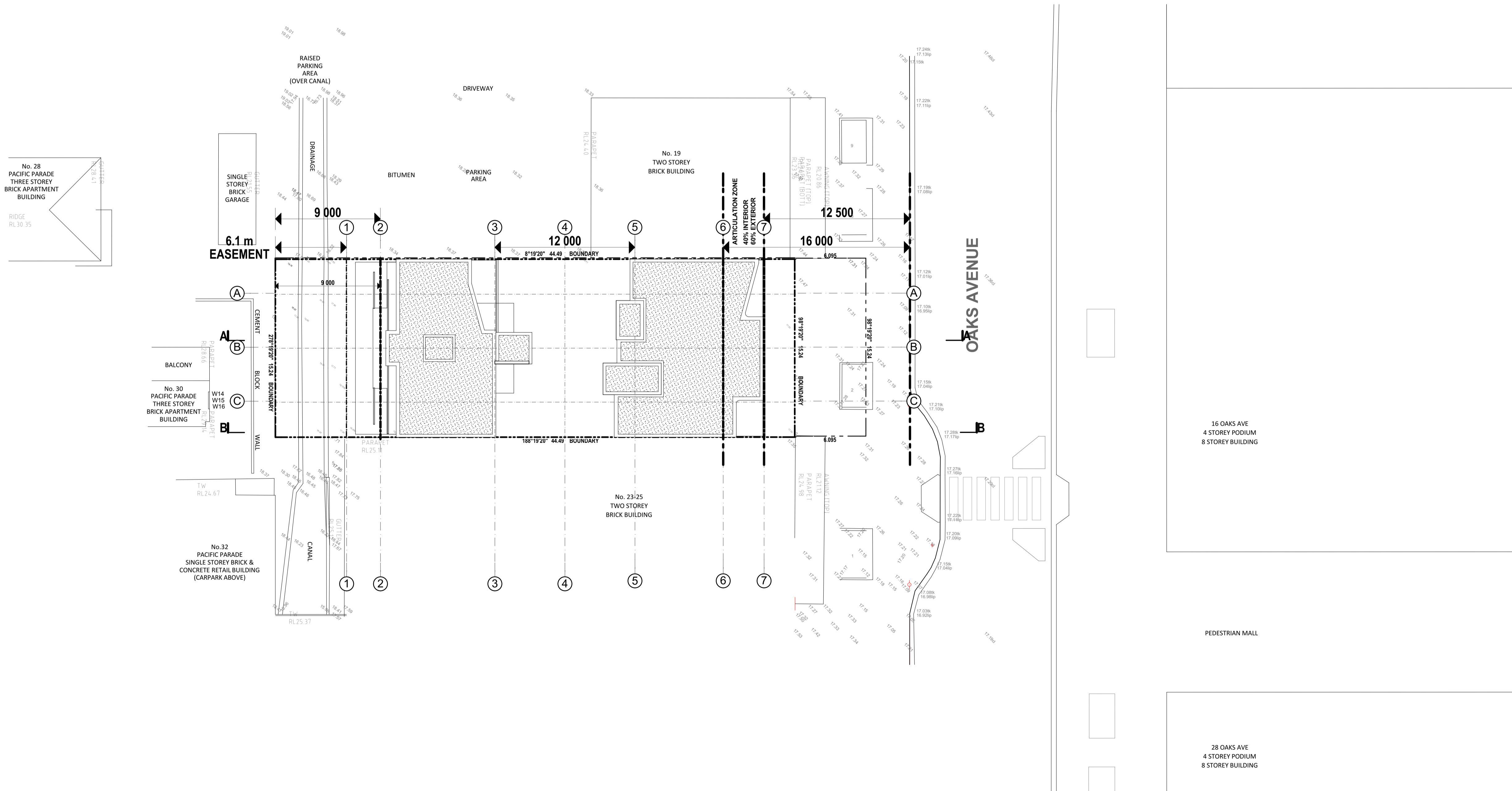
SOLAR ACCESS = 14 / 22 (64%)
X-VENTILATION = 19 / 22 (86%)

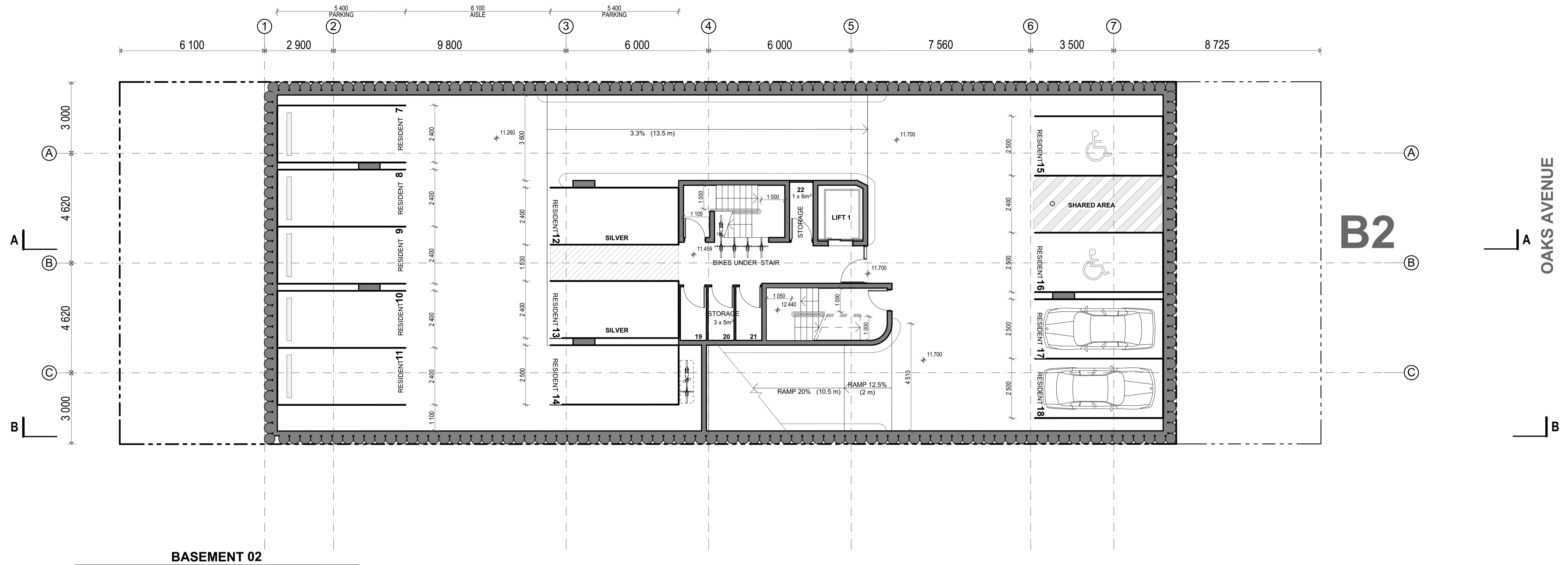
FSR

2.9:1

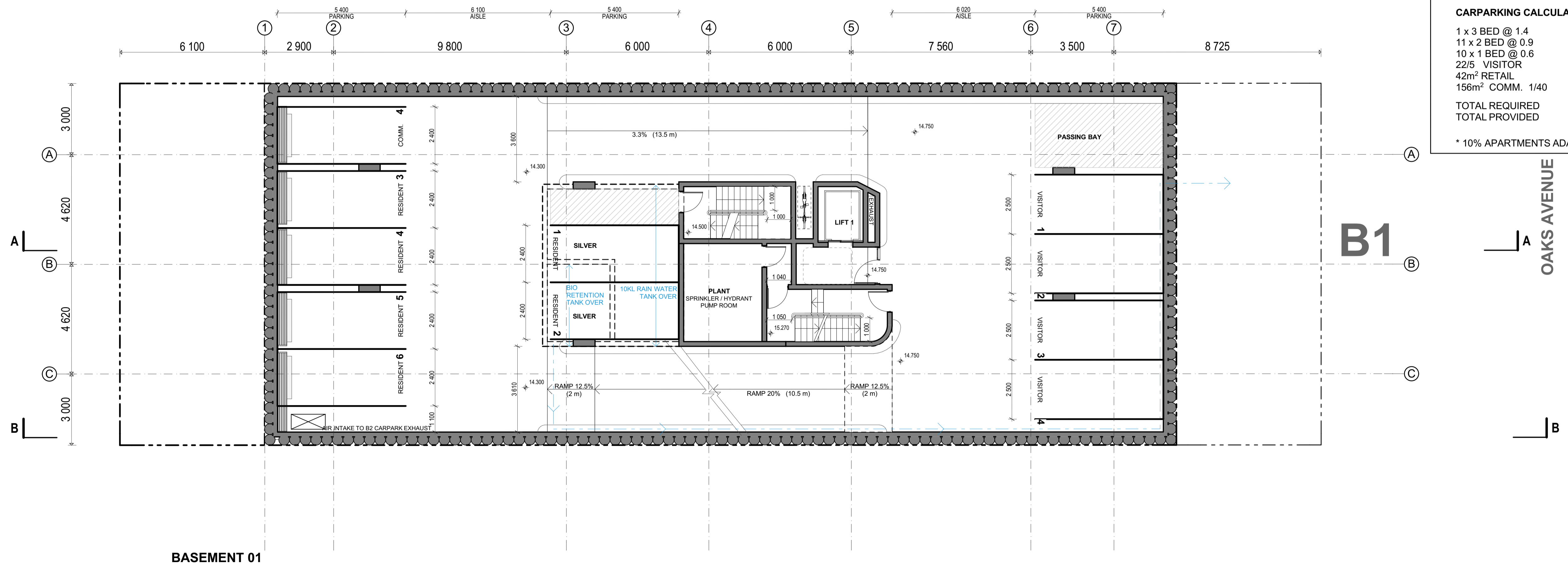
(S) SILVER LIVING
(A) ADAPTABLE APARTMENT







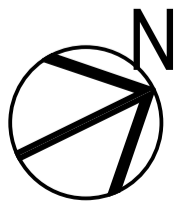
BASEMENT 02



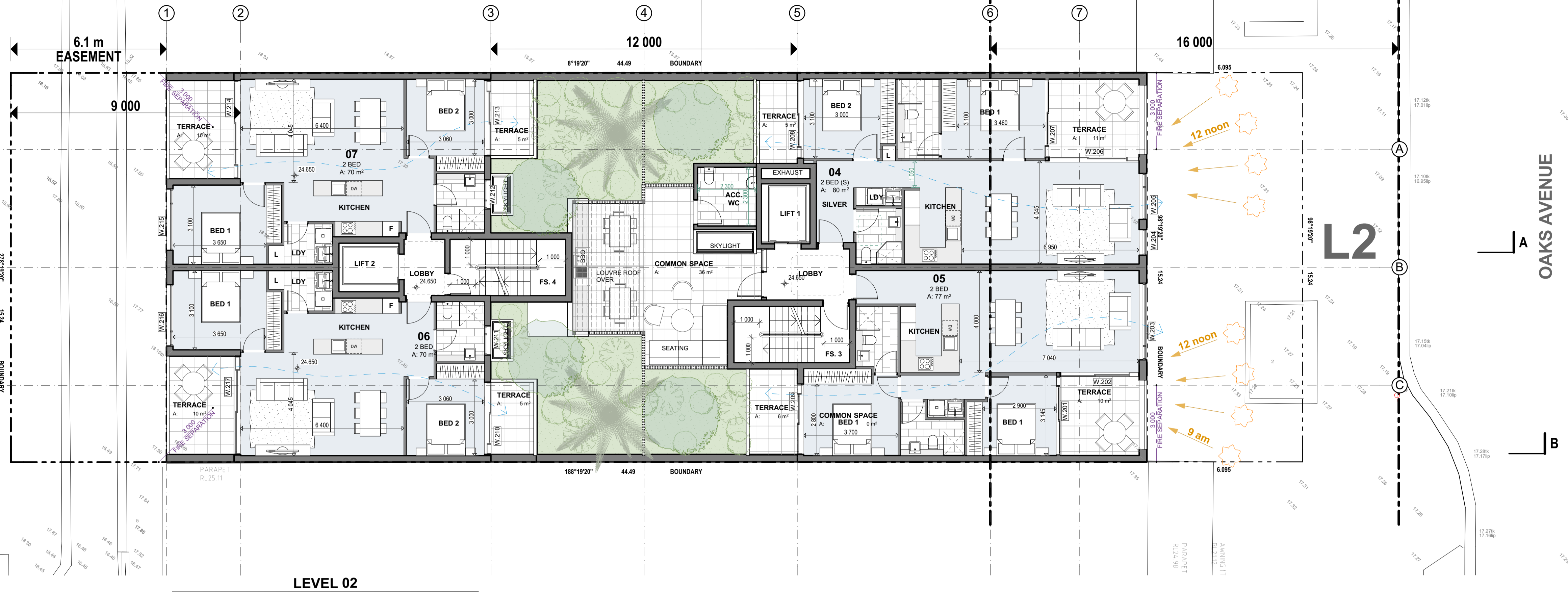
BASEMENT 01

CARPARKING CALCULATION		
1 x 3 BED @ 1.4	1.4	
11 x 2 BED @ 0.9	9.9	
10 x 1 BED @ 0.6	6 (18)	
22/5 VISITOR	4.4 (4)	
42m ² RETAIL	2	
156m ² COMM. 1/40	3.9 (4)	
TOTAL REQUIRED	28	
TOTAL PROVIDED	28	

* 10% APARTMENTS ADAPTABLE

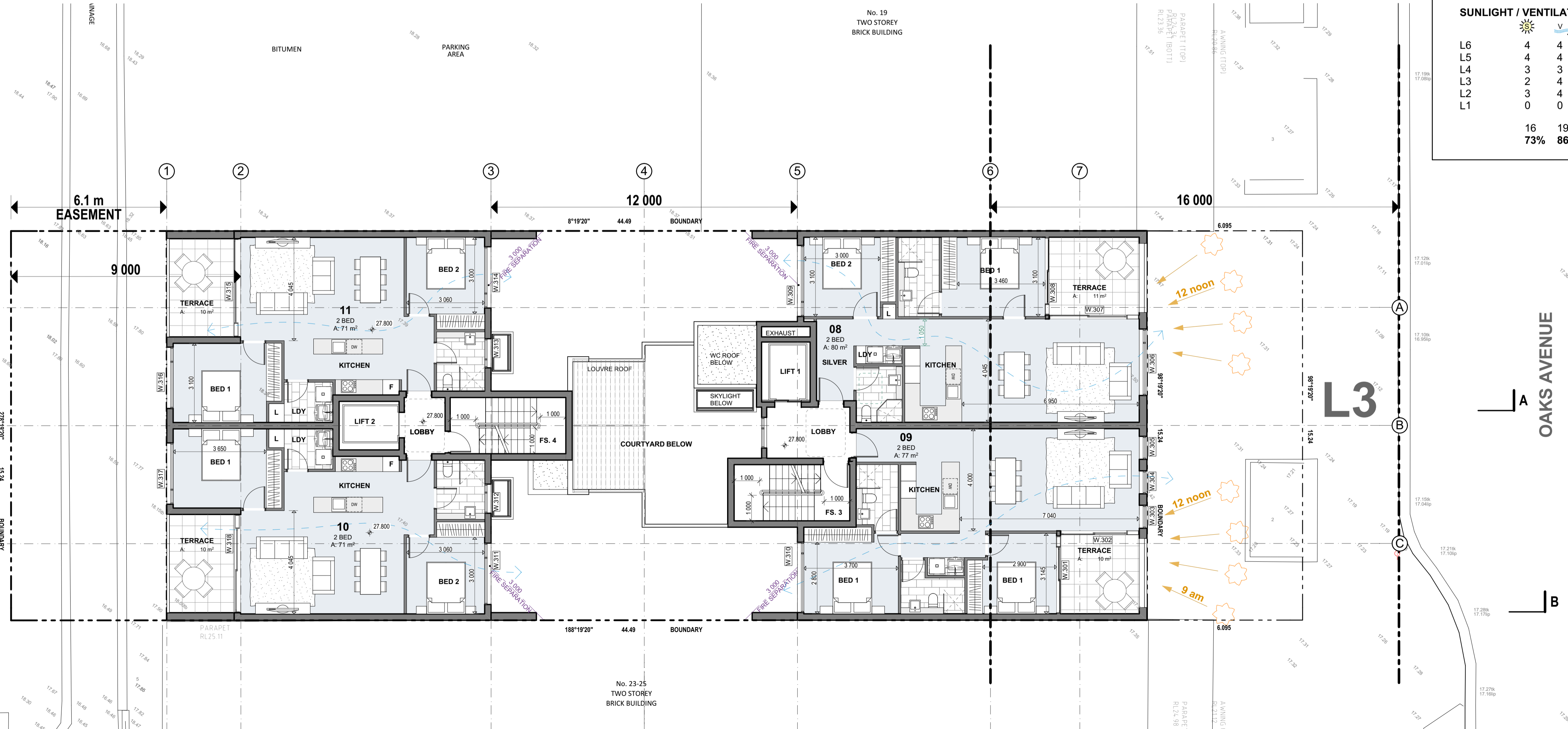


Window No.	Area	Width	Height
W.301	7	3 050	2 400
W.302	7	3 090	2 400
W.303	2	900	1 800
W.304	2	900	1 800
W.305	2	900	1 800
W.306	5	2 600	1 800
W.307	8	3 530	2 400
W.308	7	3 050	2 400
W.309	5	2 780	1 800
W.310	5	2 750	1 800
W.311	4	2 400	1 800
W.312	1	1 140	960
W.313	1	1 140	960
W.314	4	2 400	1 800
W.315	9	3 845	2 400
W.316	4	2 400	1 800
W.317	4	2 400	1 800
W.318	9	3 844	2 400



LEVEL 02

Window No.	Area	Width	Height
W.201	7	3 100	2 400
W.202	7	3 090	2 400
W.203	5	3 000	1 800
W.204	3	1 000	2 590
W.205	4	1 800	2 000
W.206	8	3 530	2 400
W.207	7	3 050	2 400
W.208	7	3 050	2 400
W.209	7	2 750	2 400
W.210	7	2 823	2 400
W.211	1	1 140	960
W.212	1	1 140	960
W.213	7	2 950	2 400
W.214	9	3 845	2 400
W.215	4	2 400	1 800
W.216	4	2 400	1 800
W.217	9	3 844	2 400



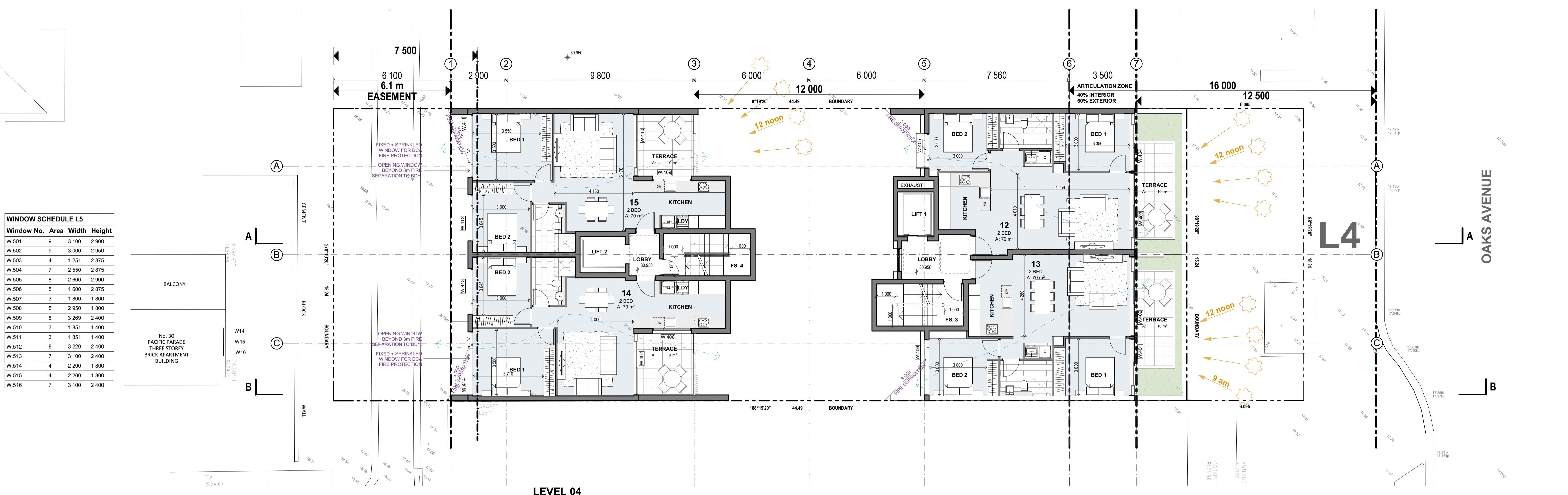
LEVEL 03

SUNLIGHT / VENTILATION SCHEDULE			
L6	4	4	/4
L4	4	4	/4
L4	3	3	/3
L3	2	4	/4
L2	3	4	/5
L1	0	0	/2
	16	19	/22
	73%	86%	

Window No.	Area	Width	Height
W.501	9	3 100	2 900
W.502	9	3 000	2 950
W.503	4	1 251	2 875
W.504	7	2 550	2 875
W.505	8	2 600	2 900
W.506	5	1 600	2 875
W.507	3	1 800	1 800
W.508	5	2 950	1 800
W.509	8	3 269	2 400
W.510	3	1 851	1 400
W.511	3	1 851	1 400
W.512	8	3 220	2 400
W.513	7	3 100	2 400
W.514	4	2 200	1 800
W.515	4	2 200	1 800
W.516	7	3 100	2 400

Window No.	Area	Width	Height
W.401	8	2 960	2 700
W.402	11	4 134	2 700
W.403	11	3 999	2 700
W.404	8	3 013	2 700
W.405	3	1 800	1 800
W.406	5	2 900	1 800
W.407	8	3 220	2 400
W.408	3	2 015	1 400
W.409	3	2 015	1 400
W.410	8	3 220	2 400
W.411	6	3 300	1 800
W.412	4	2 400	1 800
W.413	4	2 400	1 800
W.414	6	3 300	1 800

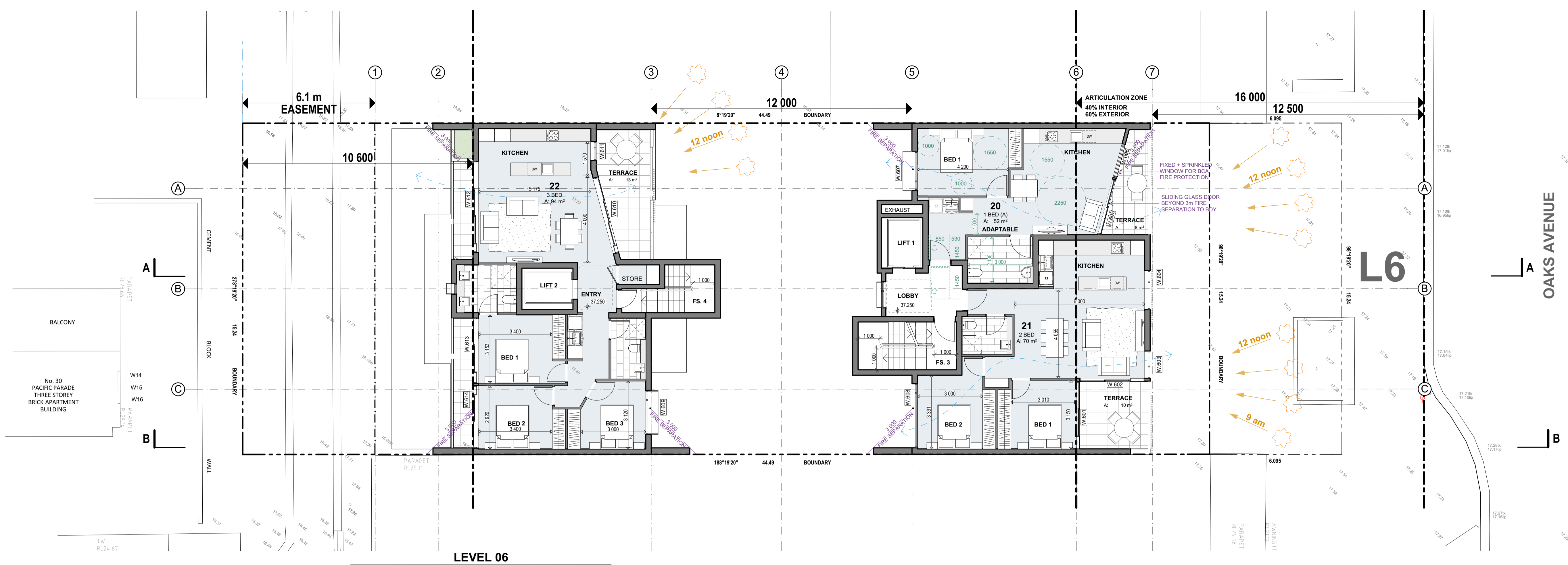
Level	North	East	Total
L6	4	4	/4
L5	4	4	/4
L4	3	3	/3
L3	2	4	/4
L2	3	4	/5
L1	0	0	/2
Total	16	19	/22
	73%	86%	



LEVEL 04

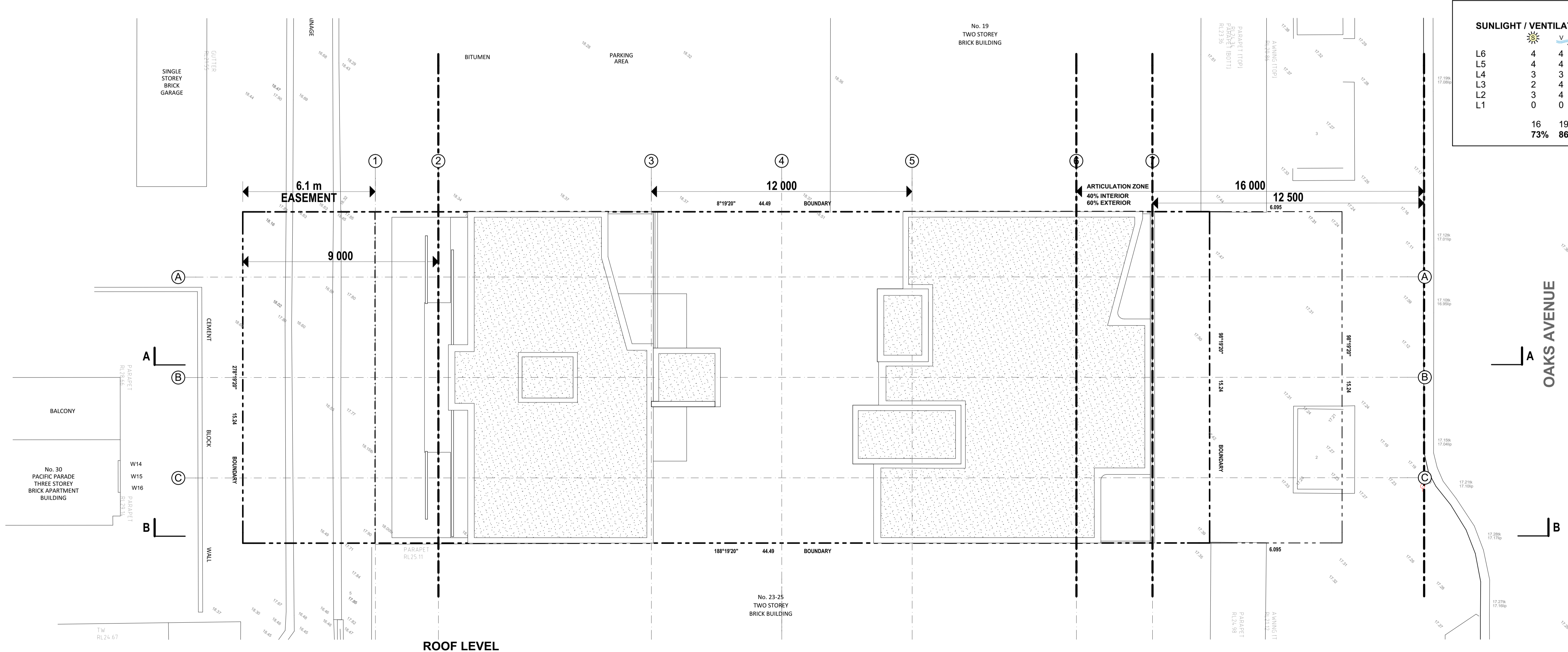


LEVEL 05



LEVEL 06

SUNLIGHT / VENTILATION SCHEDULE			
	☀	↘	
L6	4	4	/4
L5	4	4	/4
L4	3	3	/3
L3	2	4	/4
L2	3	4	/5
L1	0	0	/2
	16	19	/22
	73%	86%	



ROOF LEVEL

WINDOW SCHEDULE L6			
Window No.	Area	Width	Height
W.601	9	3 100	2 900
W.602	9	3 000	2 950
W.603	4	1 251	2 875
W.604	5	1 800	2 875
W.605	8	2 600	2 900
W.606	5	1 600	2 875
W.607	3	1 800	1 800
W.608	5	2 950	1 800
W.609	1	500	1 400
W.609	4	2 000	1 800
W.610	10	3 600	2 900
W.611	3	872	2 875
W.612	10	4 200	2 400
W.613	7	3 003	2 400
W.614	7	2 880	2 400

Thermal Performance Requirements

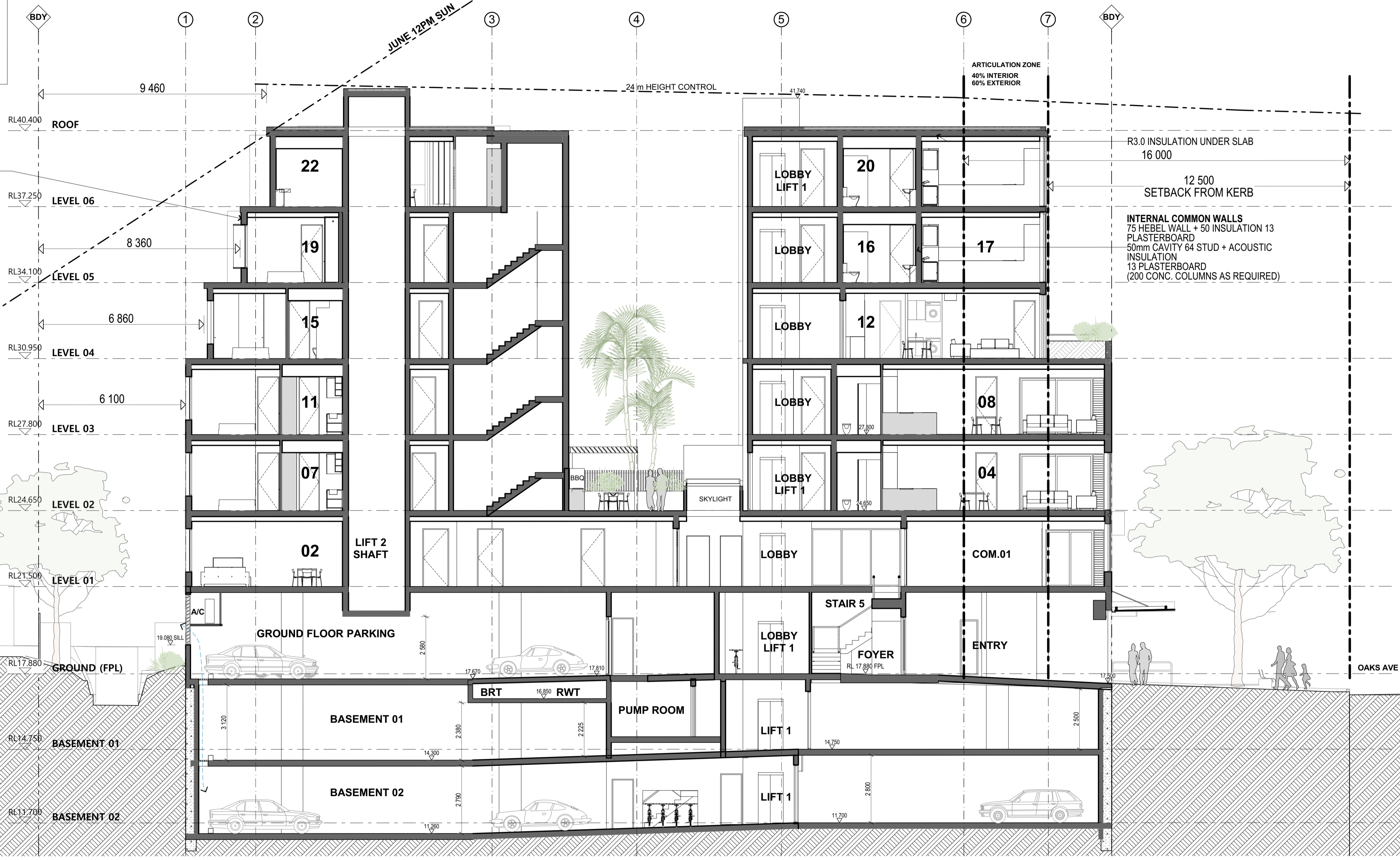
- Concrete floors throughout (min 150mm) with R2.0 insulation under slab adjacent to car park and Unit 22 floor to outdoor air
- All external walls of level 6 to include R2.5 insulation
- All external walls of all other levels to include R2.0 insulation
- Internal walls between units & common areas to include R1.5 insulation
- Internal walls adjacent to bathroom of units 10 & 11 to include R2.0 insulation
- All ceilings adjacent to concrete roof (including terraces) to include R3.0 insulation
- All louvre windows Breezway U=6.0 SHGC=0.67 (+/-5%)
- Unit 22 all other windows thermally broken frames/DG U=3.1 SHGC=0.49 (+/-10%)
- All other windows of all other units aluminium frames/DG U=4.3 SHGC=0.53 (+/-10%)
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed
- Ceiling fans to living & all bedrooms of all units (min 1200mm diameter)

EXTERNAL WALLS
150 AFS WALL + RENDER
20mm CAVITY 64 STUD +
INSULATION R 2.0
13 PLASTERBOARD

R3.0 INSULATION UNDER SLAB
16 000

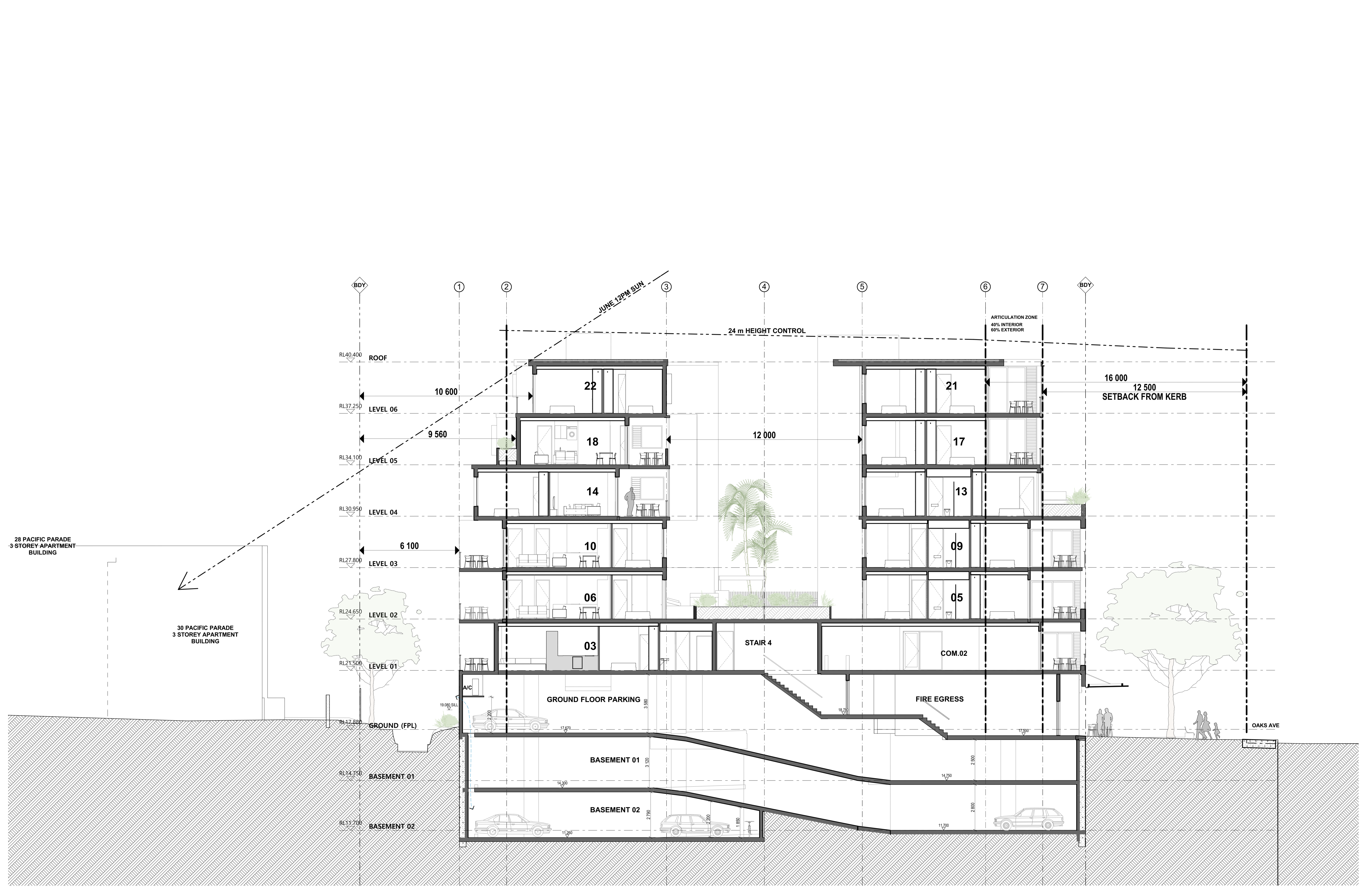
12 500
SETBACK FROM KERB

INTERNAL COMMON WALLS
75 HEBEL WALL + 50 INSULATION 13
PLASTERBOARD
50mm CAVITY 64 STUD + ACOUSTIC
INSULATION
13 PLASTERBOARD
(200 CONC. COLUMNS AS REQUIRED)



28 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING

OAKS AVE

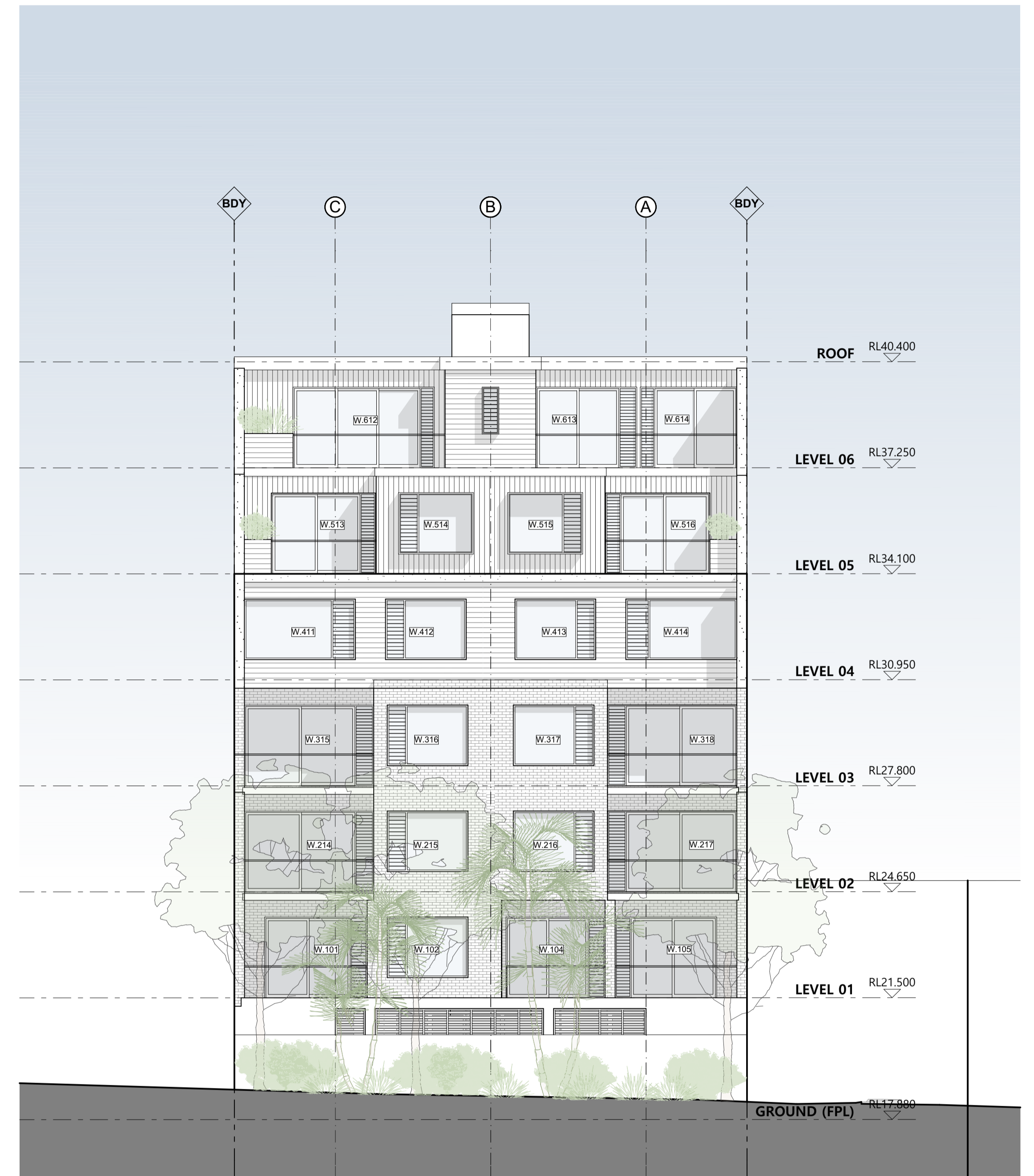


28 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING

30 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING



NORTH ELEVATION

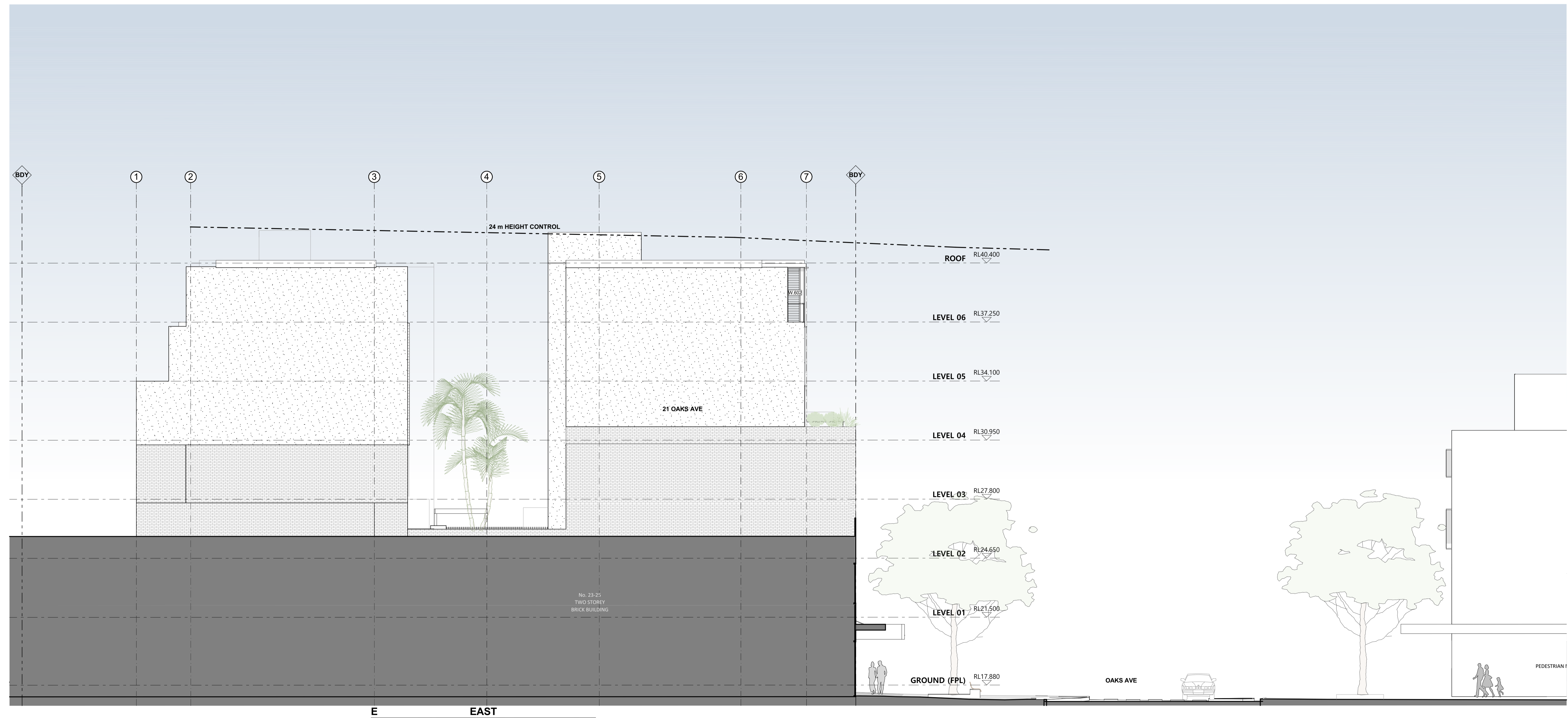


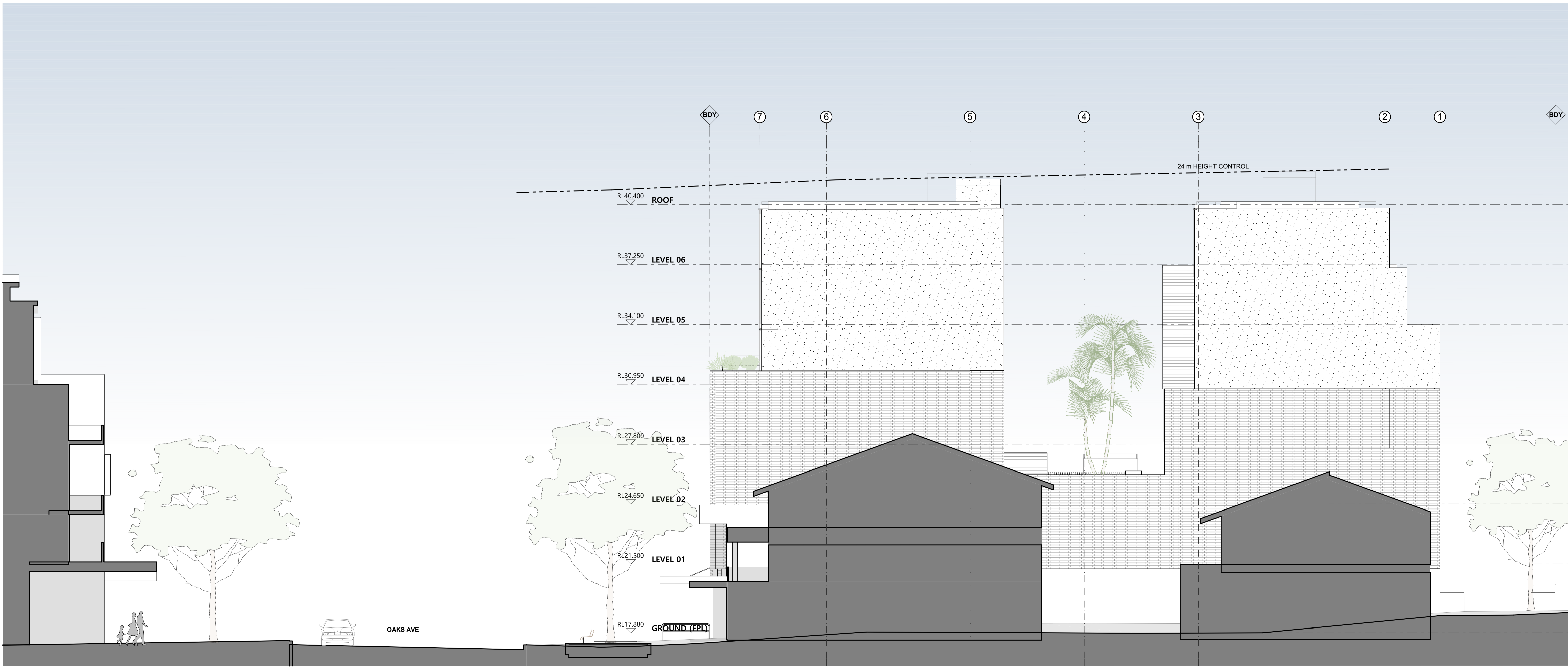
SOUTH ELEVATION

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

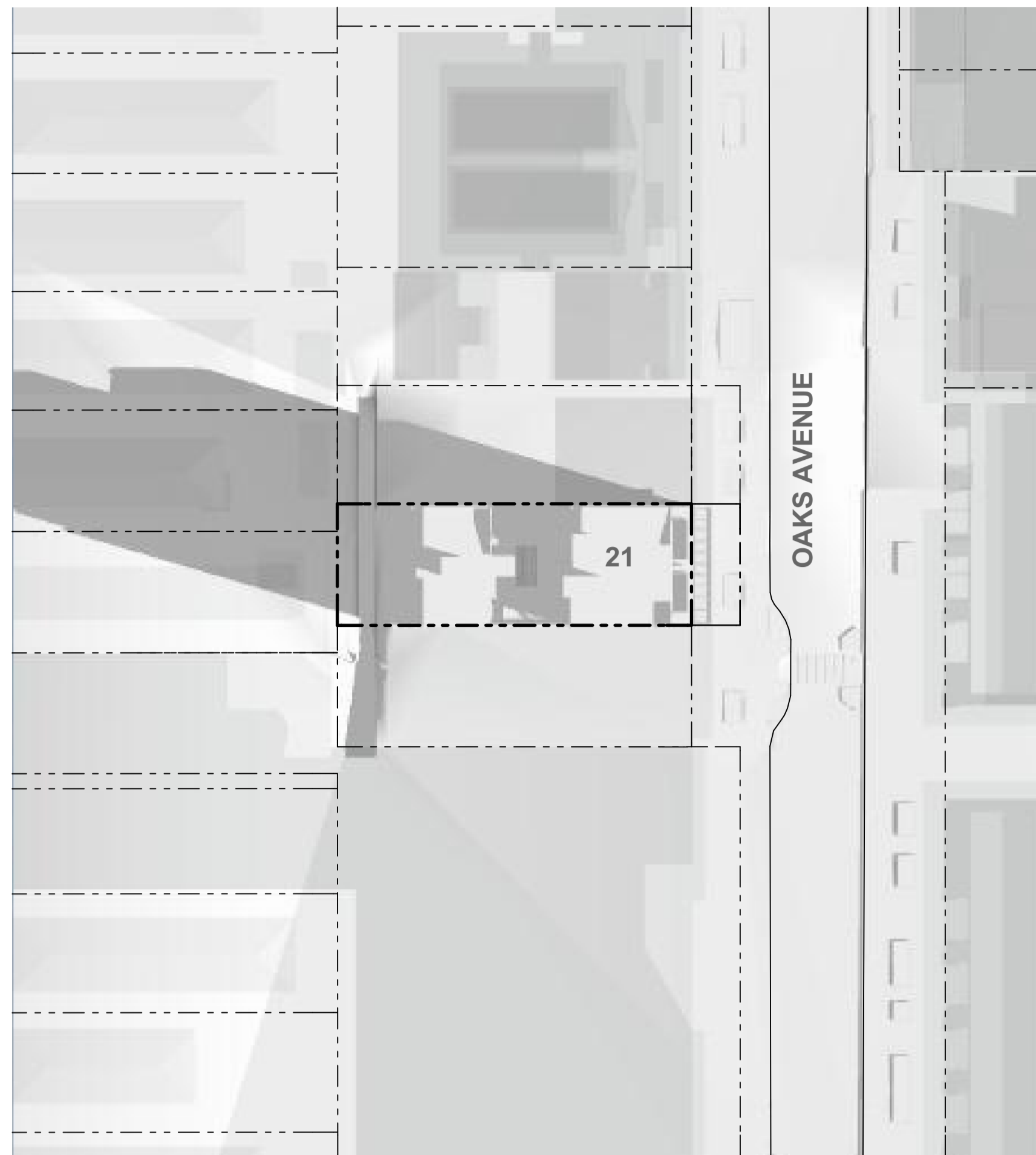
<p>BRICKWORK</p> <p>A FACE BRICKWORK RECYCLED LOOK BRICKS MID GREY BROWN</p>	<p>OFF FORM CONCRETE</p> <p>B SELECTED TIMBER FORMWORK</p>	<p>RENDERED WALLS</p> <p>C PAINTED RENDER COLOUR - WARM DARK GREY</p>	<p>D PAINTED RENDER COLOUR - OFF WHITE</p>	<p>E PAINTED RENDER COLOUR - LIGHT GREY</p>	<p>FC CLAD WALLS</p> <p>F WEATHERBOARD VERTICAL PAINT OFF WHITE</p>	<p>G WEATHERBOARD HORIZONTAL PAINT DARK GREY</p>	<p>METALWORK COLOUR</p> <p>H FENCES / HANDRAILS COLOUR CB MONUMENT</p>	<p>I TOP LEVEL HANDRAILS COLOUR - OFF WHITE</p>	<p>FACADE SCREENS</p> <p>J BATTEN SCREENS ALUMINIUM WHITE POWDERCOAT</p>	<p>K BATTEN SCREENS ALUMINIUM TIMBER LOCK</p>



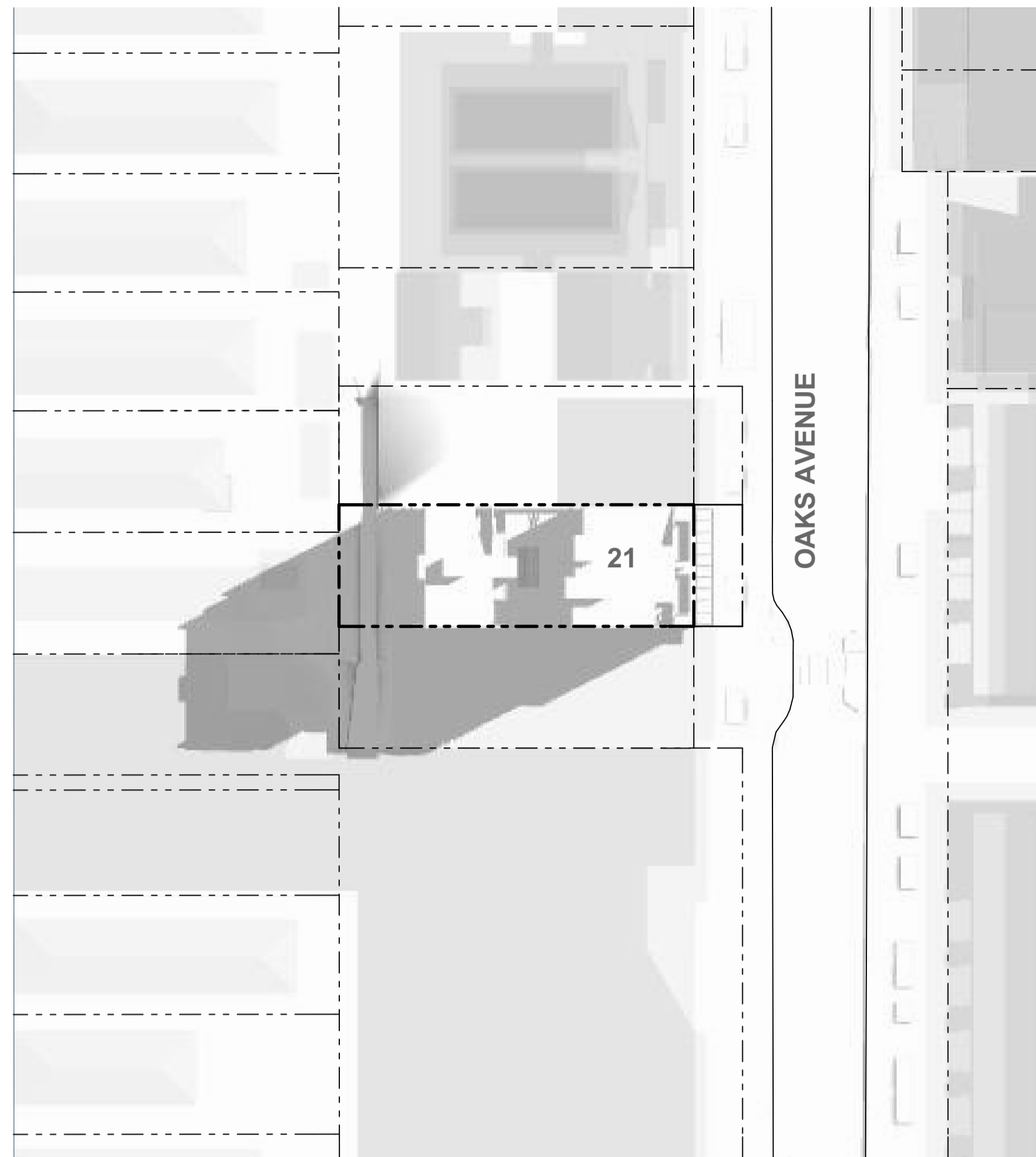


W WEST

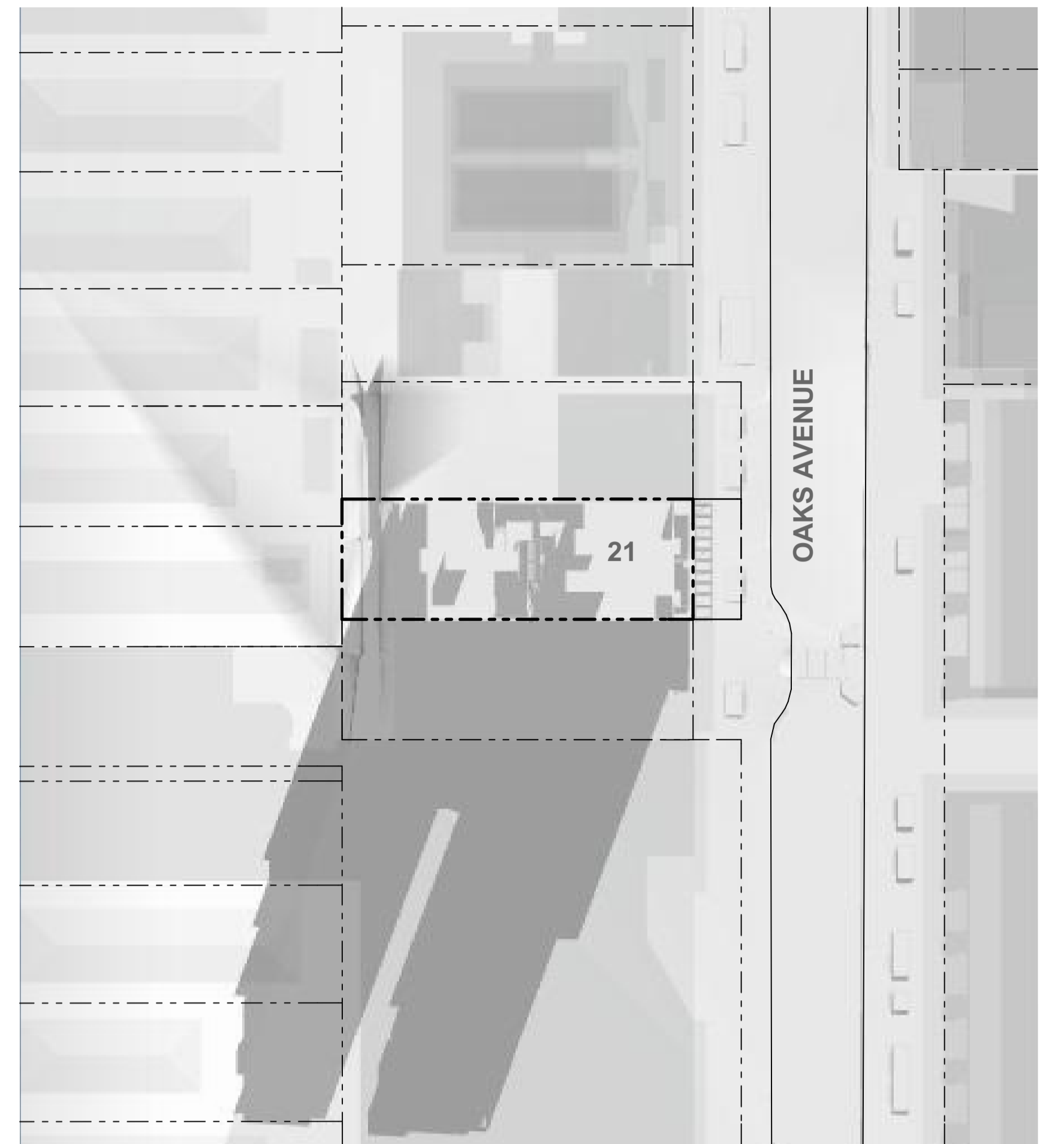
Issue Date	Rev	Change Name
FEB 2024	A	ISSUE FOR DA



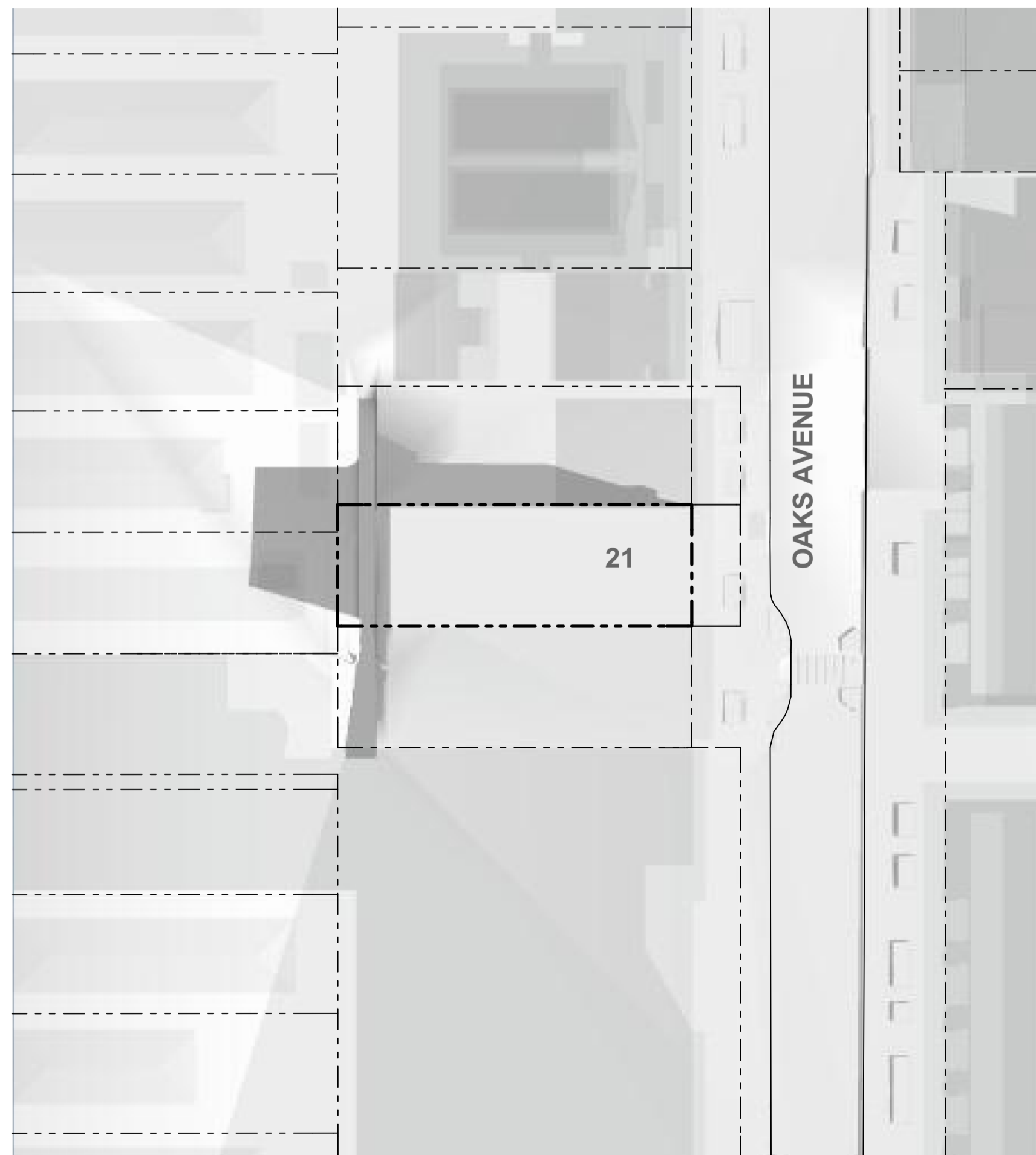
JUNE 21 - 9 AM PROPOSED



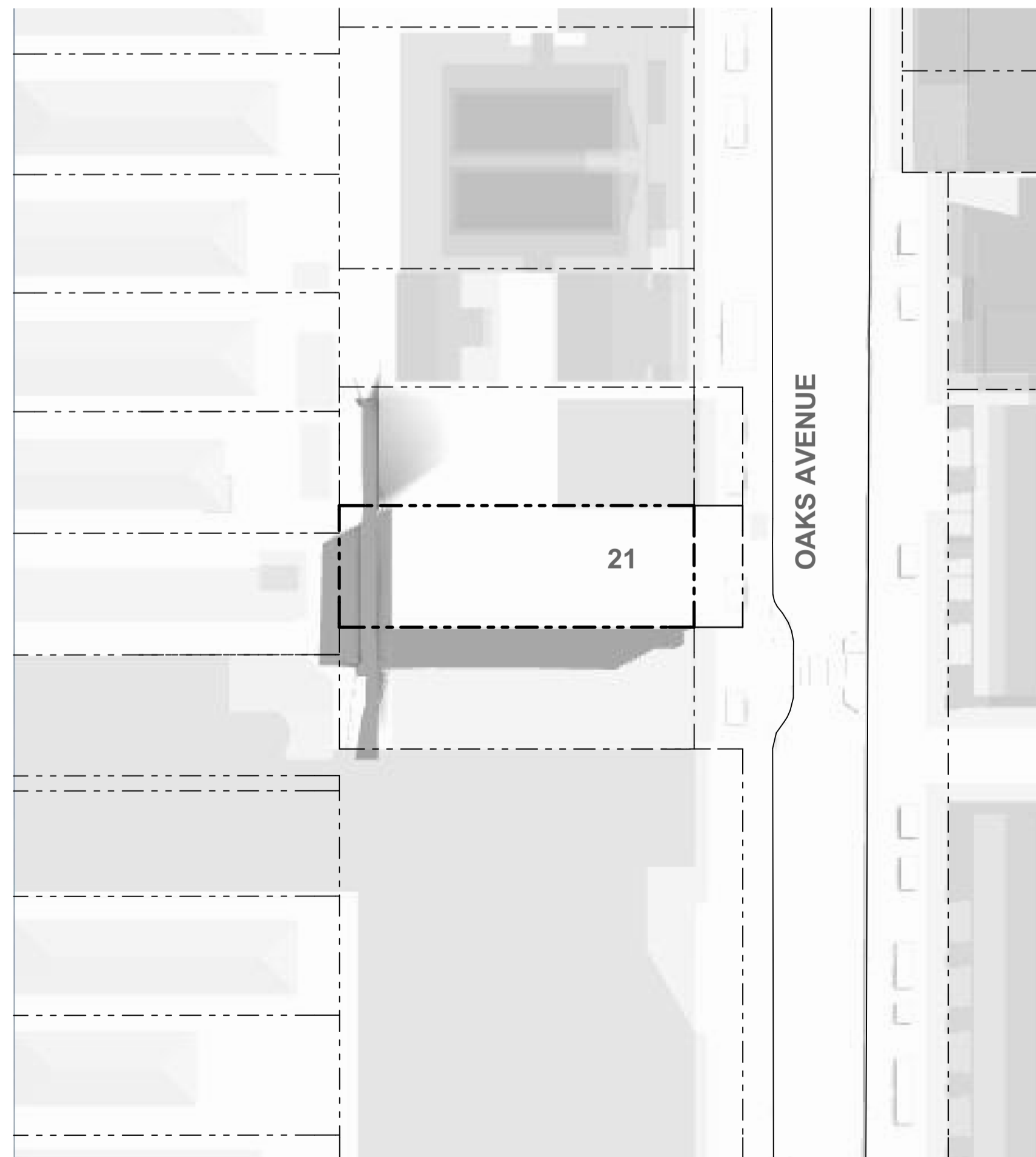
JUNE 21 - 12 PM PROPOSED



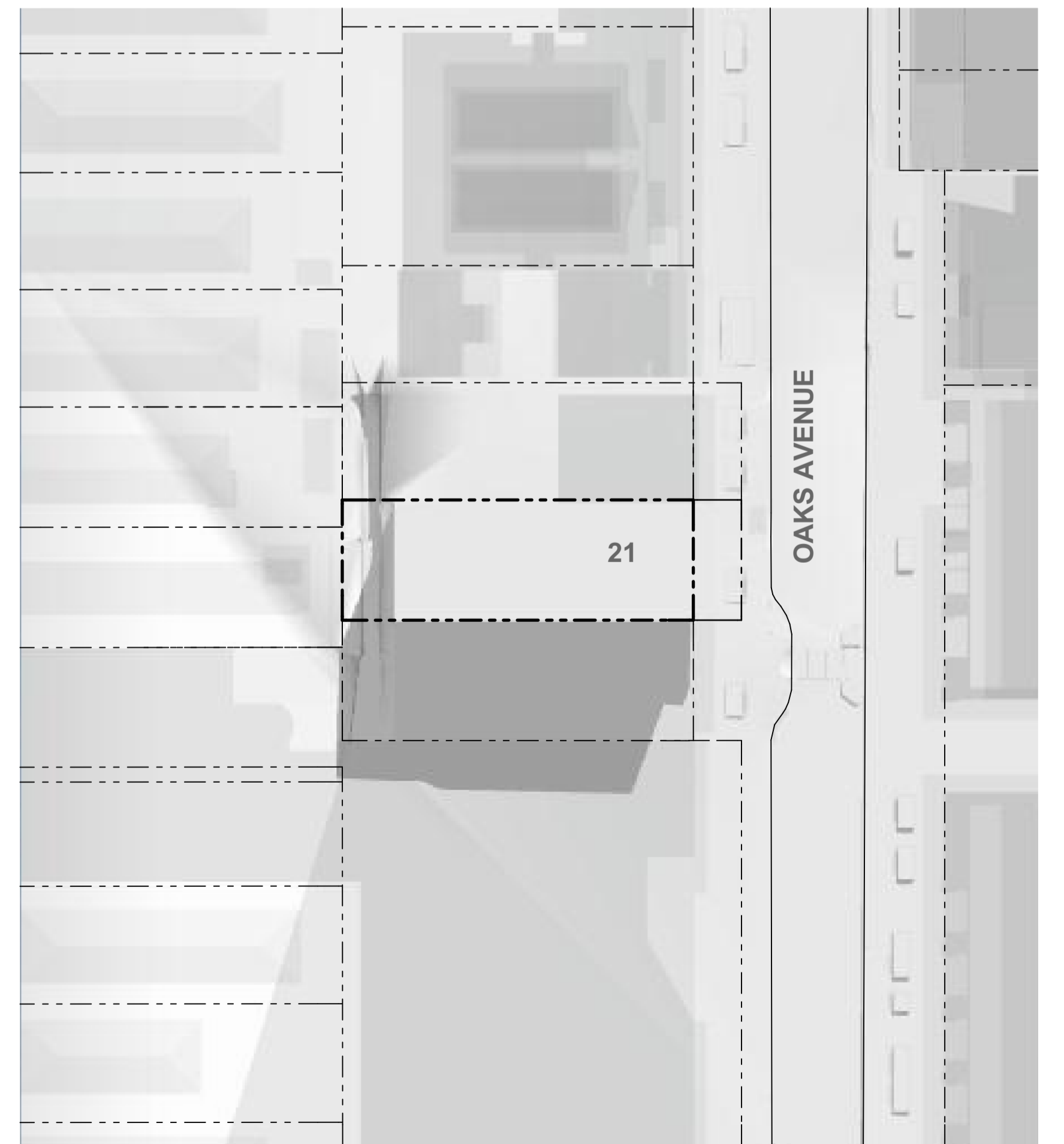
JUNE 21 - 3 PM PROPOSED



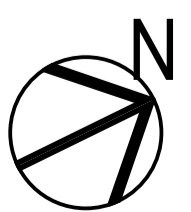
JUNE 21 - 9 AM EXISTING



JUNE 21 - 12 PM EXISTING



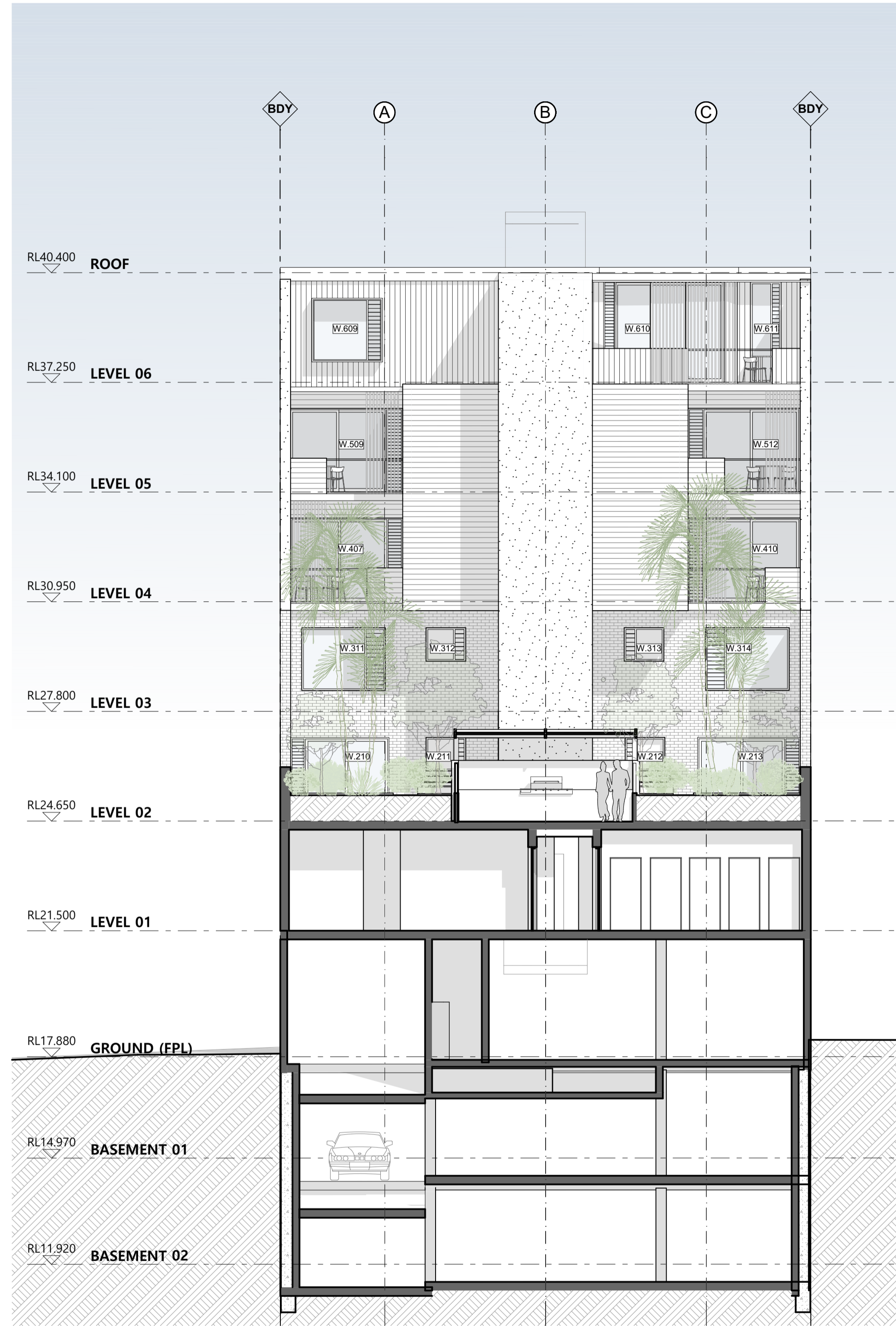
JUNE 21 - 3 PM EXISTING







SOUTH ELEVATION FRONT APARTMENTS



NORTH ELEVATION REAR APARTMENTS



EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

BRICKWORK <p>A FACE BRICKWORK RECYCLED LOOK BRICKS MID GREY BROWN</p>	OFF FORM CONCRETE <p>B SELECTED TIMBER FORMWORK</p>	RENDERED WALLS <p>C PAINTED RENDER COLOUR - WARM DARK GREY</p>	<p>D PAINTED RENDER COLOUR - OFF WHITE</p>	<p>E PAINTED RENDER COLOUR - LIGHT GREY</p>	FC CLAD WALLS <p>F WEATHERBOARD VERTICAL PAINT OFF WHITE</p>	<p>G WEATHERBOARD HORIZONTAL PAINT DARK GREY</p>	METALWORK COLOUR <p>H FENCES / HANDRAILS COLOUR CB MONUMENT</p>	<p>I TOP LEVEL HANDRAILS COLOUR - OFF WHITE</p>	FACADE SCREENS <p>J BATTEN SCREENS ALUMINIUM WHITE POWDERCOAT</p>	<p>K BATTEN SCREENS ALUMINIUM TIMBER LOOK</p>
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CONTEXT 01



CONTEXT 04



CONTEXT 02



CONTEXT 05



CONTEXT 03



CONTEXT 06



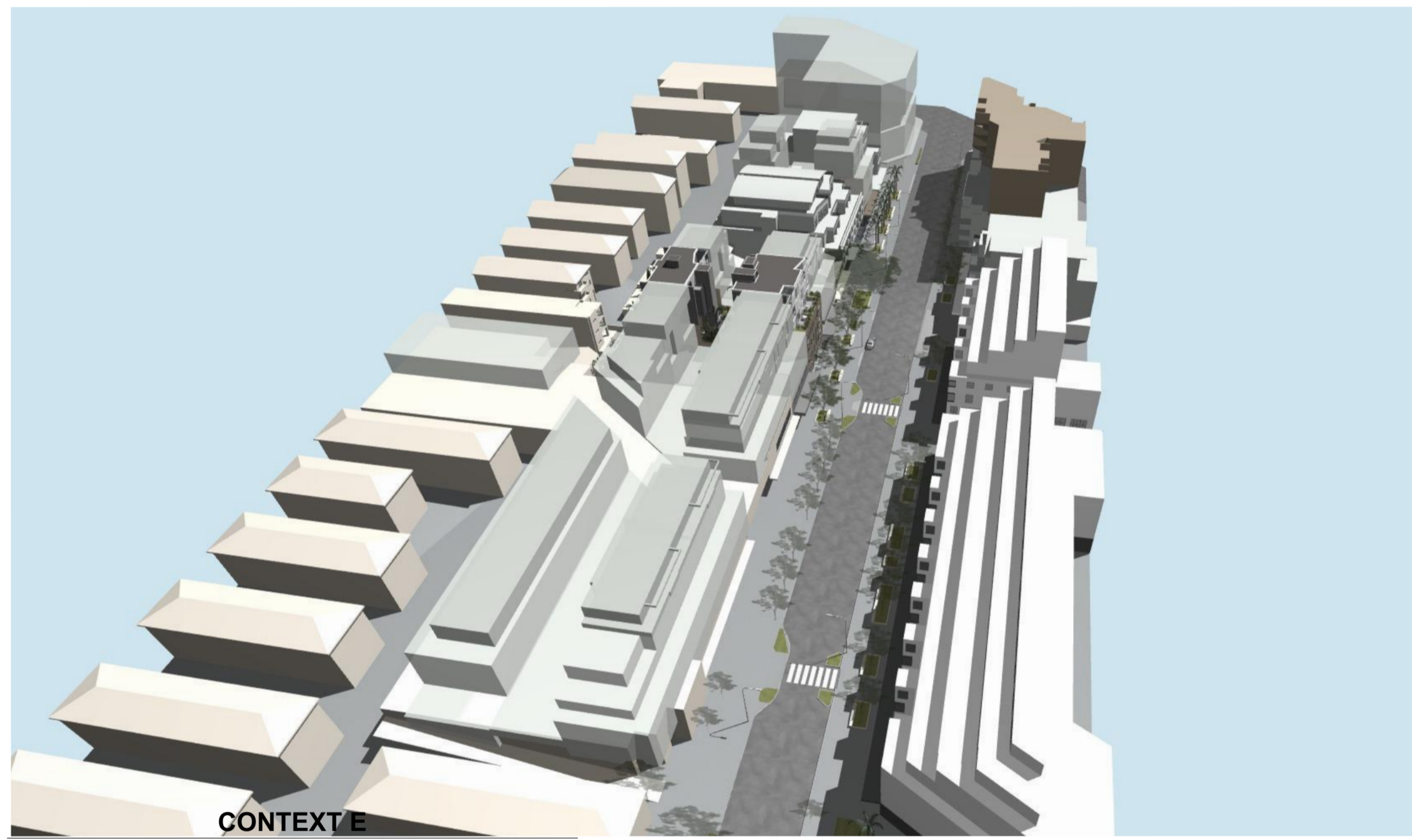
CONTEXT A



CONTEXT D



CONTEXT B



CONTEXT E

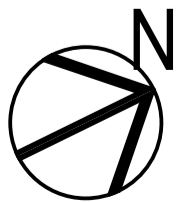
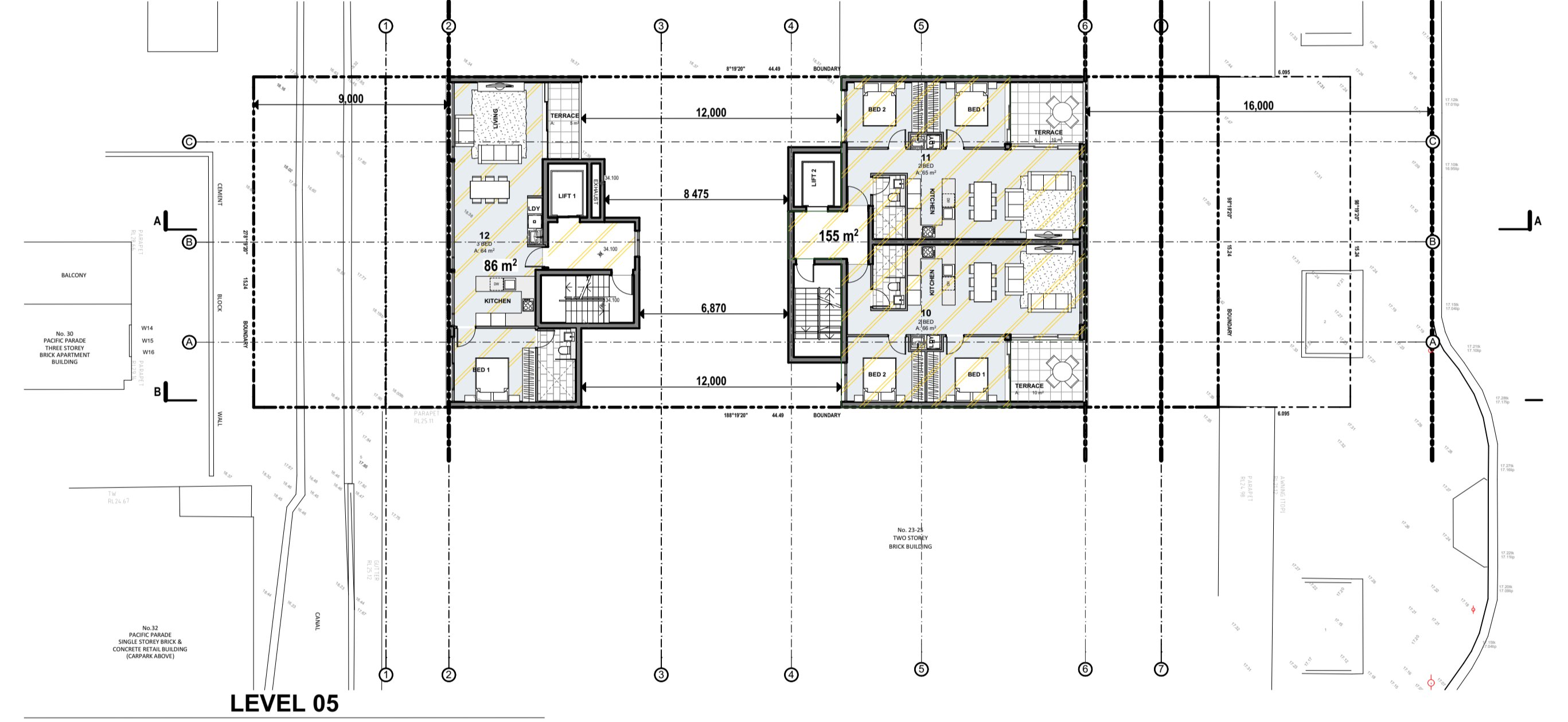
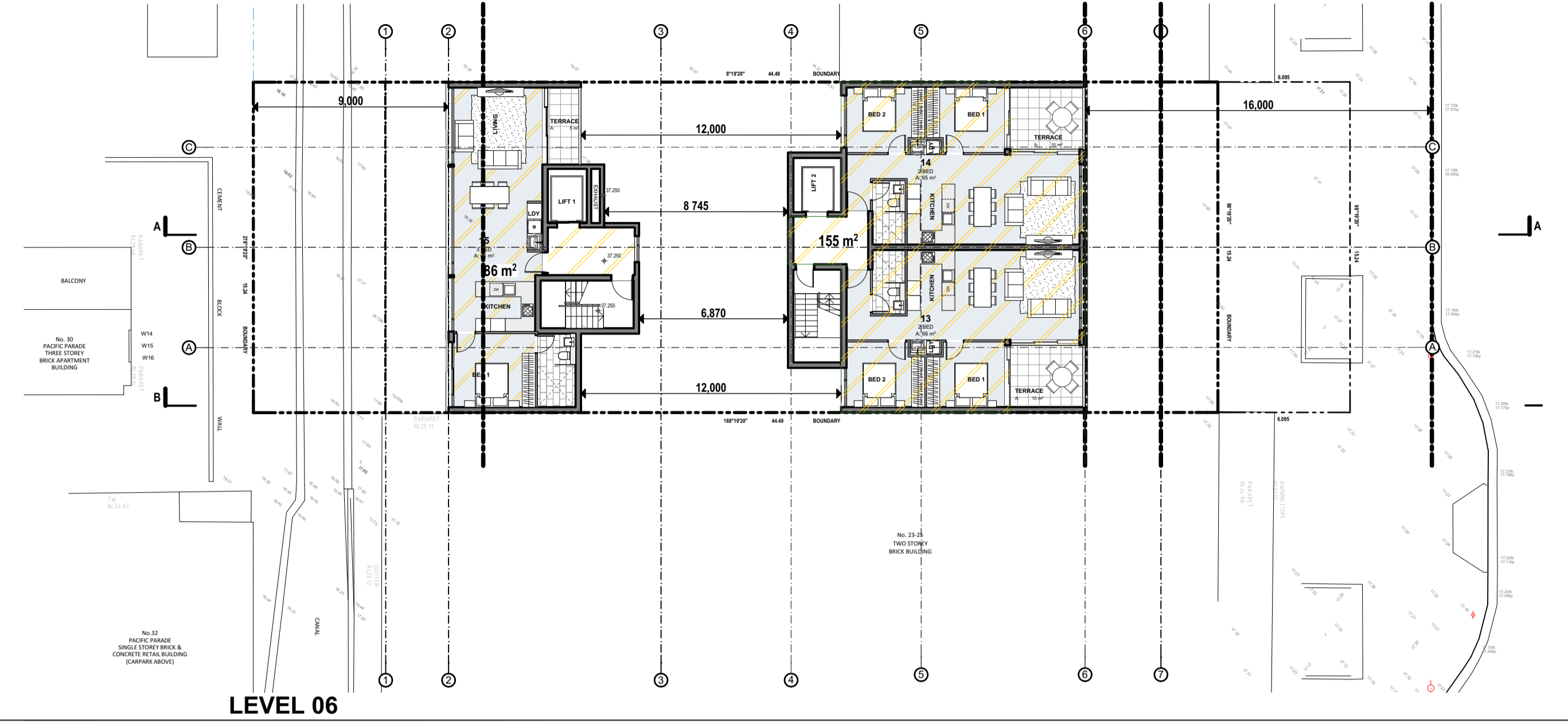
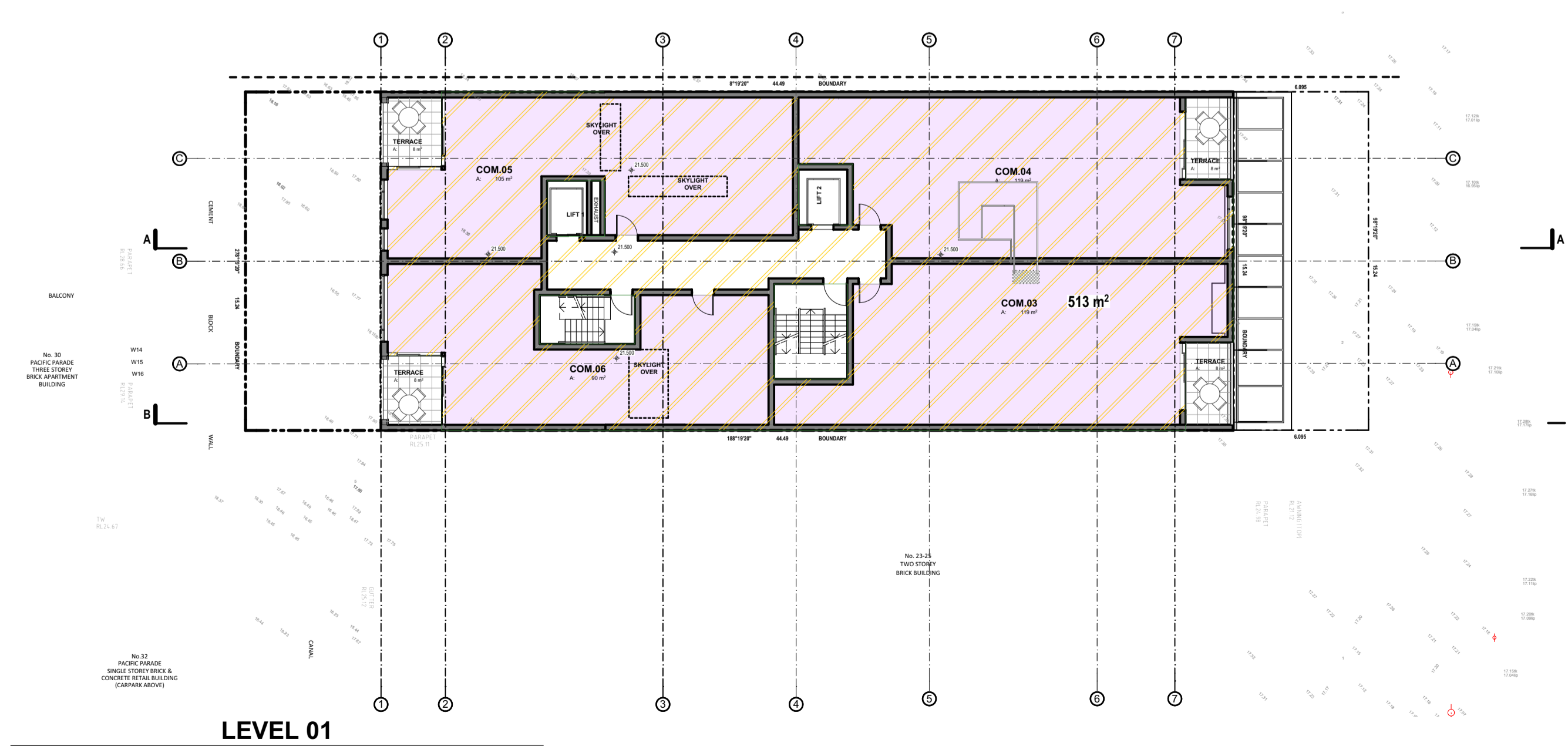


CONTEXT C



CONTEXT F

ALTERNATIVE DESIGN CONCEPT - OPTION A



NOTES- OPTION A

1. COMPLIANT FRONT SETBACK
2. ADG COMPLIANCE FOR SOLAR: 80% (12/15 APARTMENTS) CROSS VENTILATION: 100%
3. SITE AREA: 770.9m²
4. FSR CONTROL - 3.4:1
FSR (INCLUDING RESTRICTIONS) MAX FSR - 2621m² (3.4:1)
PROPOSED FSR - 2121 m²
FSR - 2.75:1
5. NON - UTILISED FSR - 500 m²
6. RESIDENTIAL - 1358 m² (64.02%)
7. COMMERCIAL - 679 m² - 17 UNITS
RETAIL - 84m² - 5 UNITS
TOTAL - 763m² (35.98%)
(COMMERCIALLY NOT VIABLE)
NO DEMAND
8. EXCESS EXCAVATION REQUIRED : 9.2M
9. 15 APARTMENTS ONLY (NOT COMMERCIALLY FEASIBLE)



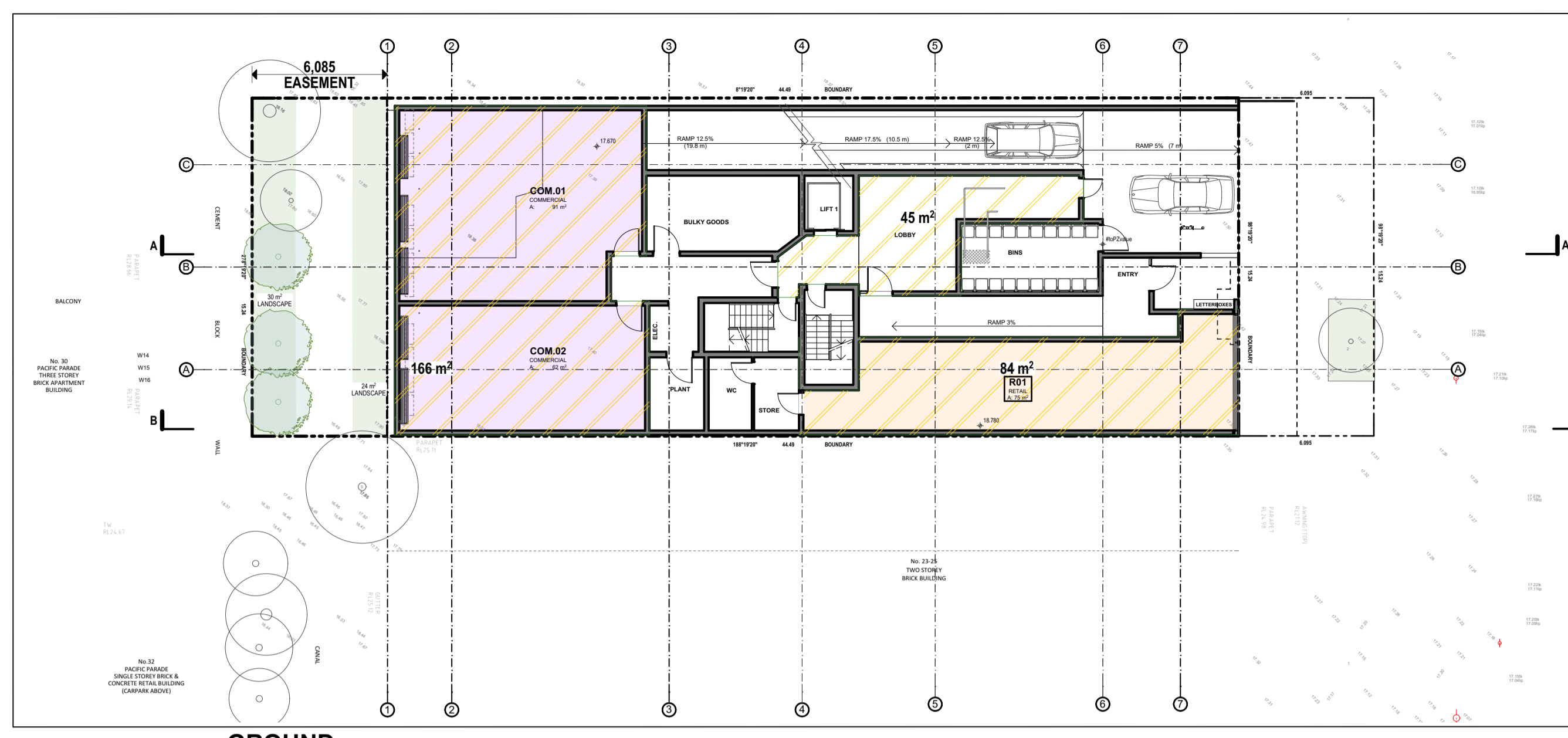
VIEW 01



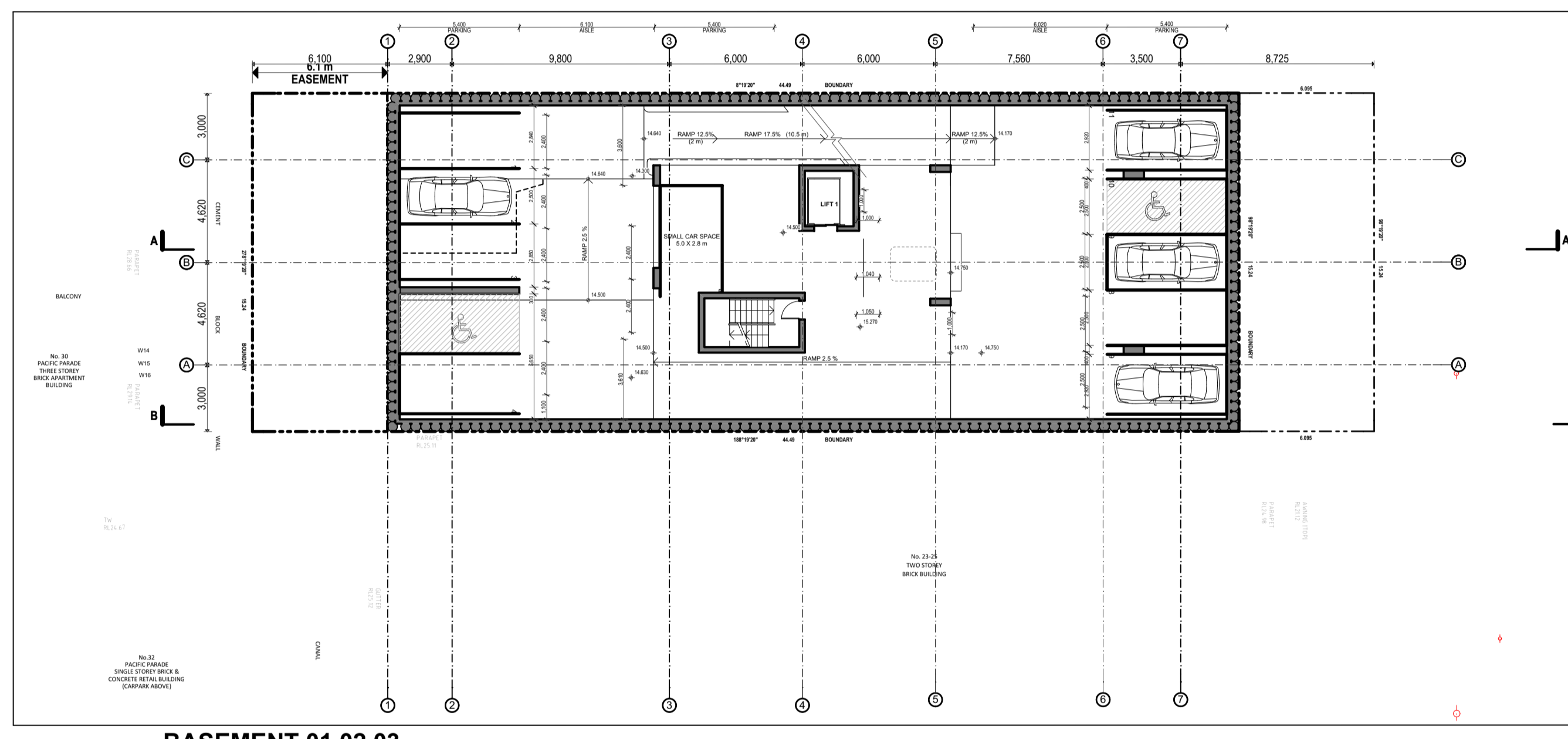
VIEW 02



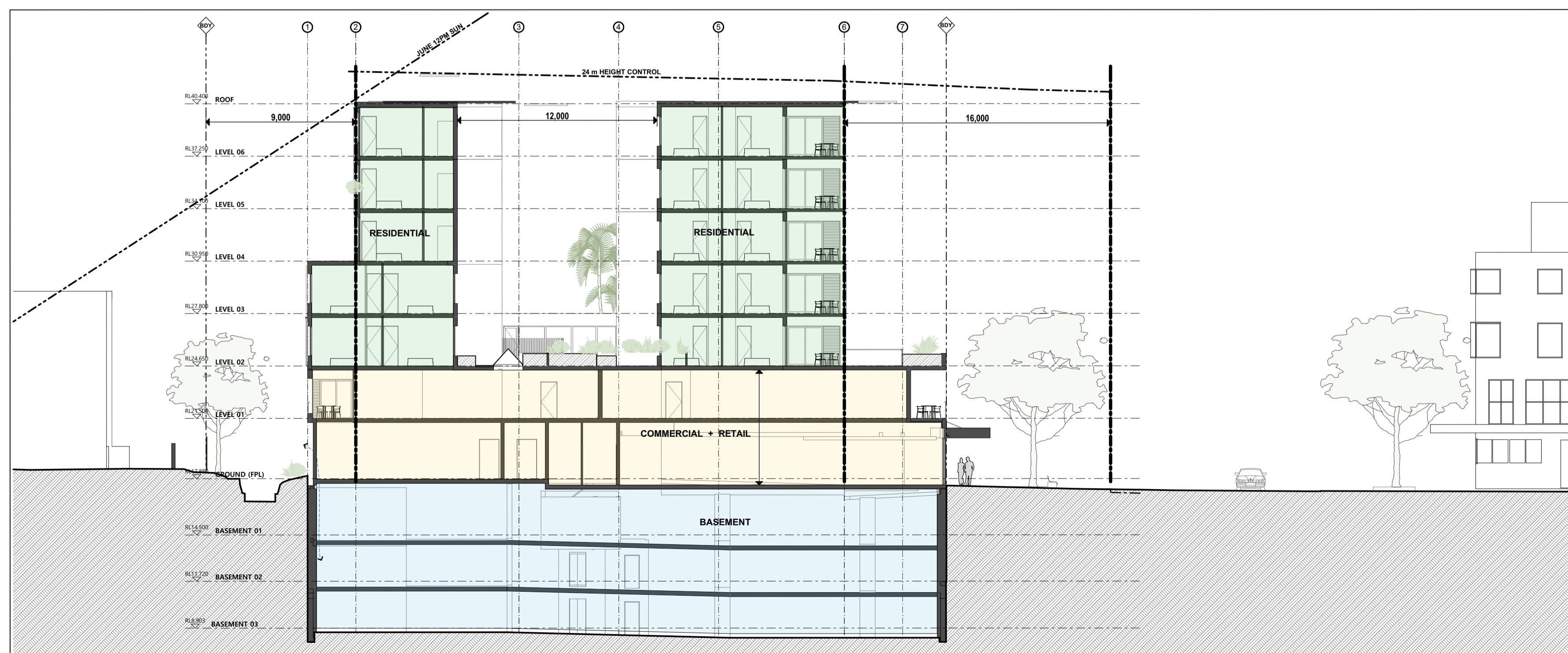
VIEW 03



GROUND

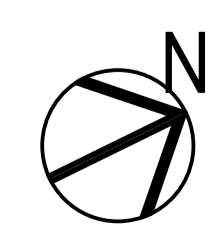
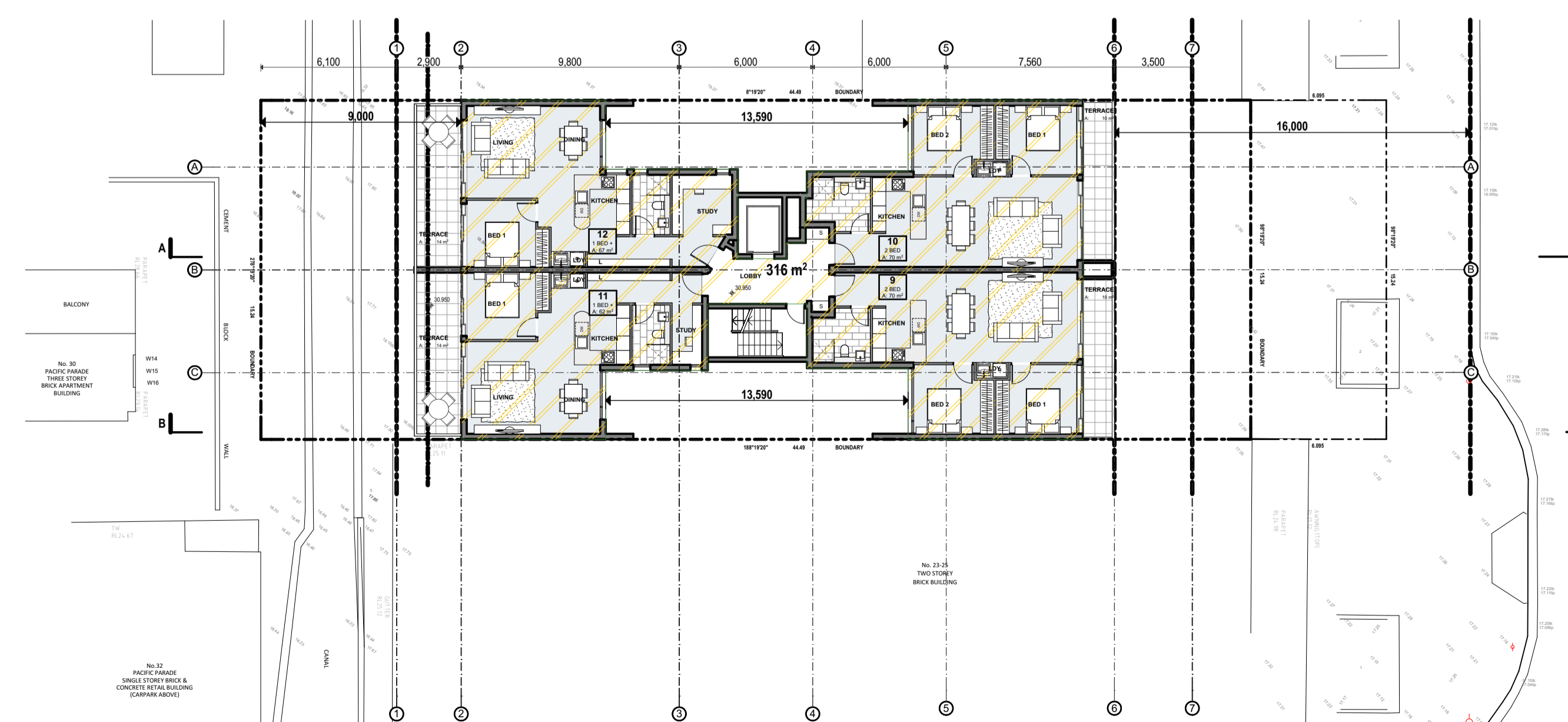
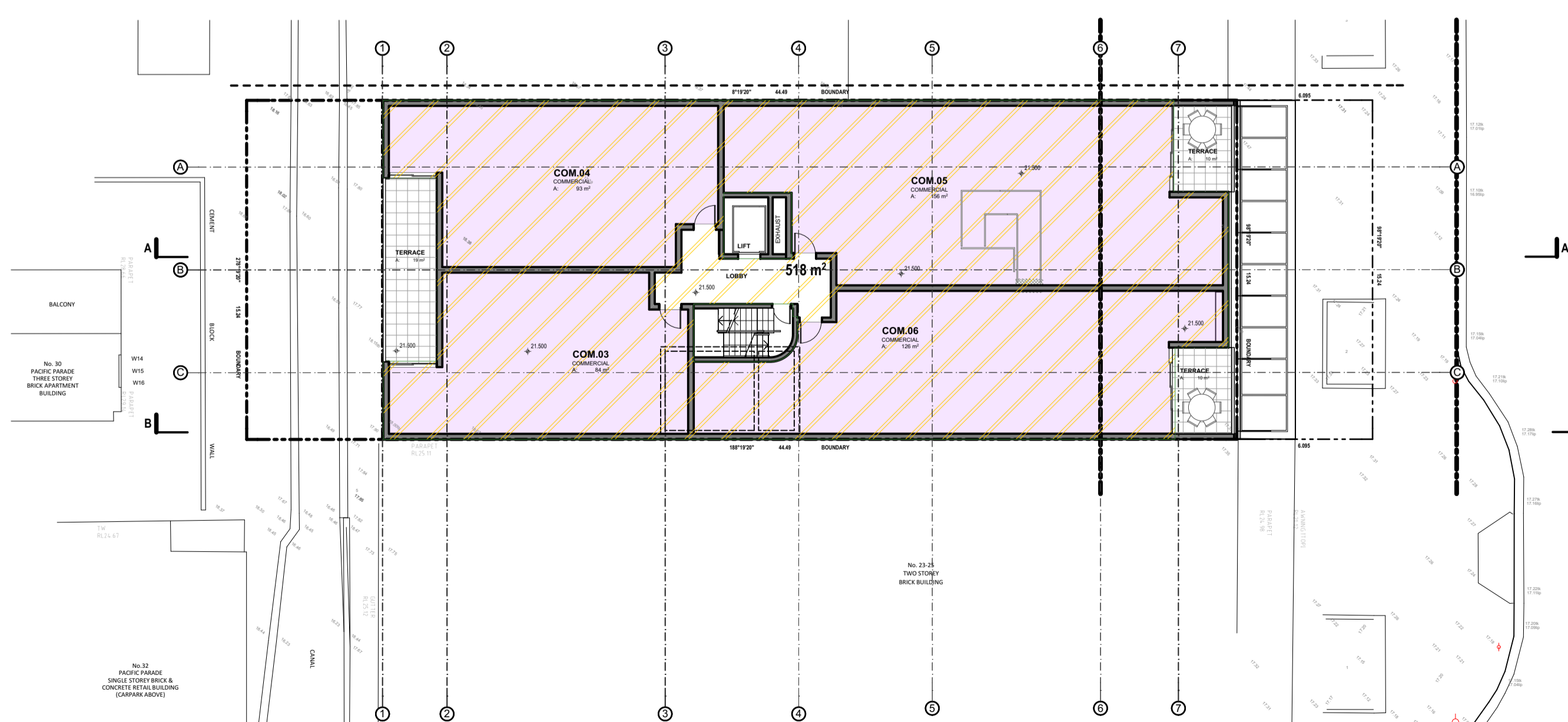
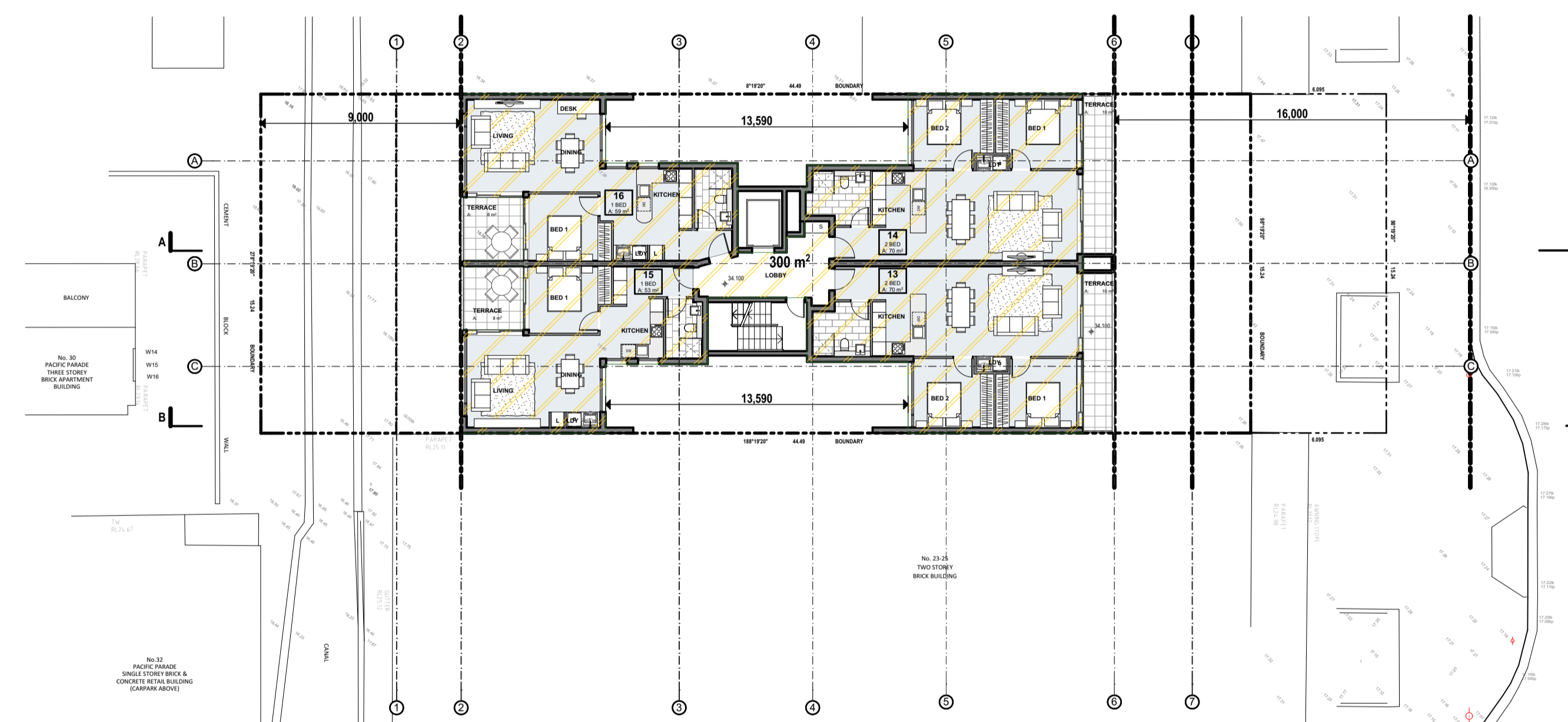
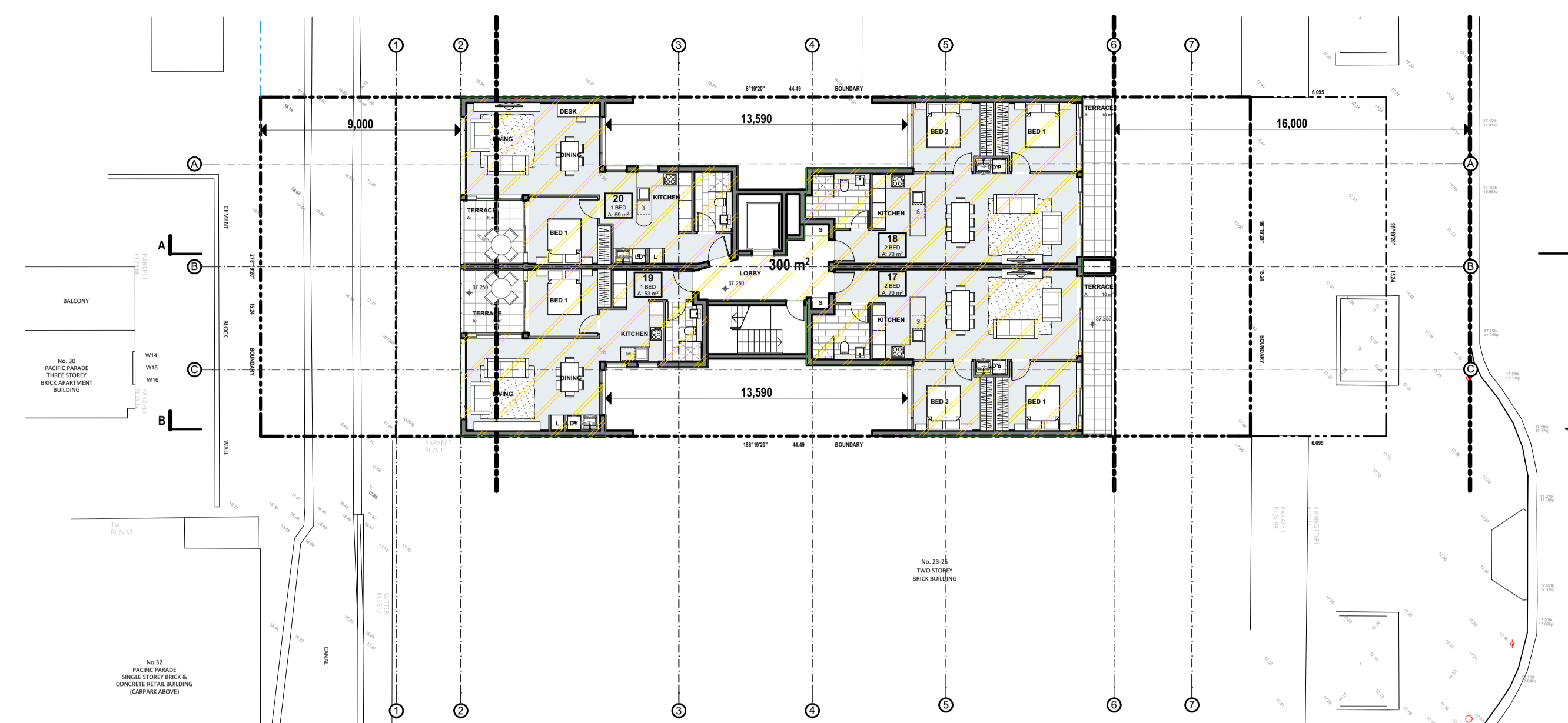
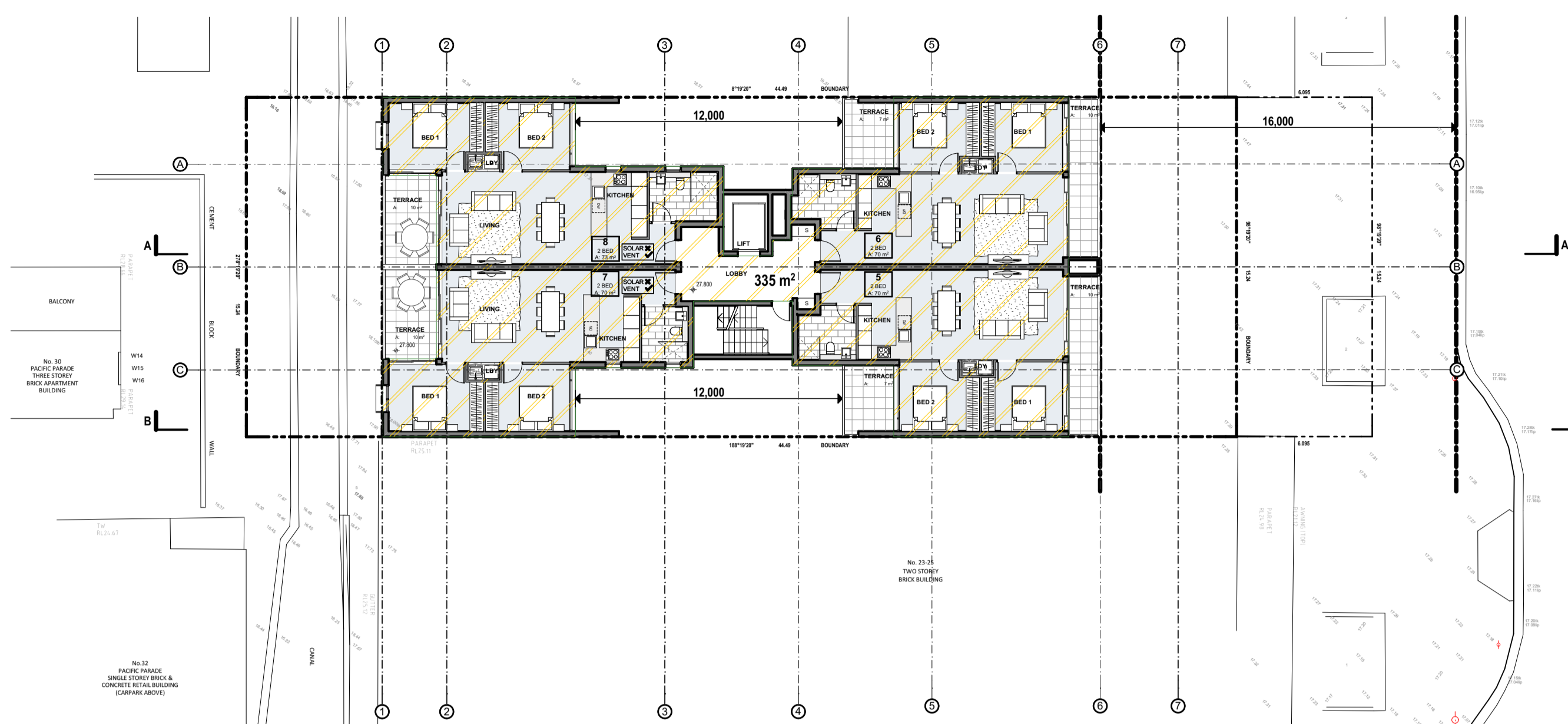


BASEMENT 01,02,03



SECTION B

ALTERNATIVE DESIGN CONCEPT - OPTION B



NOTES- OPTION B

1. COMPLIANT FRONT SETBACK
2. ADG COMPLIANCE FOR SOLAR: 50% (10/20 APARTMENTS)
CROSS VENTILATION: 100%
POOR AMENITY: 50%
3. SITE AREA: 770.9m²
4. FSR CONTROL - 3.4:1
FSR (INCLUDING RESTRICTIONS)
MAX FSR - 2621m² (3.4:1)
PROPOSED FSR - 2421 m²
FSR - 3.14:1
5. NON - UTILISED FSR - 200 m²
6. RESIDENTIAL - 1646 m² (66.30%)
7. COMMERCIAL - 684 m² - 17 UNITS
RETAIL - 91m² - 5 UNITS
TOTAL - 775m² (33.70%)
(COMMERCIALLY NOT VIABLE)
NO DEMAND
8. EXCESS EXCAVATION REQUIRED : 9.2M
9. 20 APARTMENTS ONLY (NOT COMMERCIALY FEASIBLE)



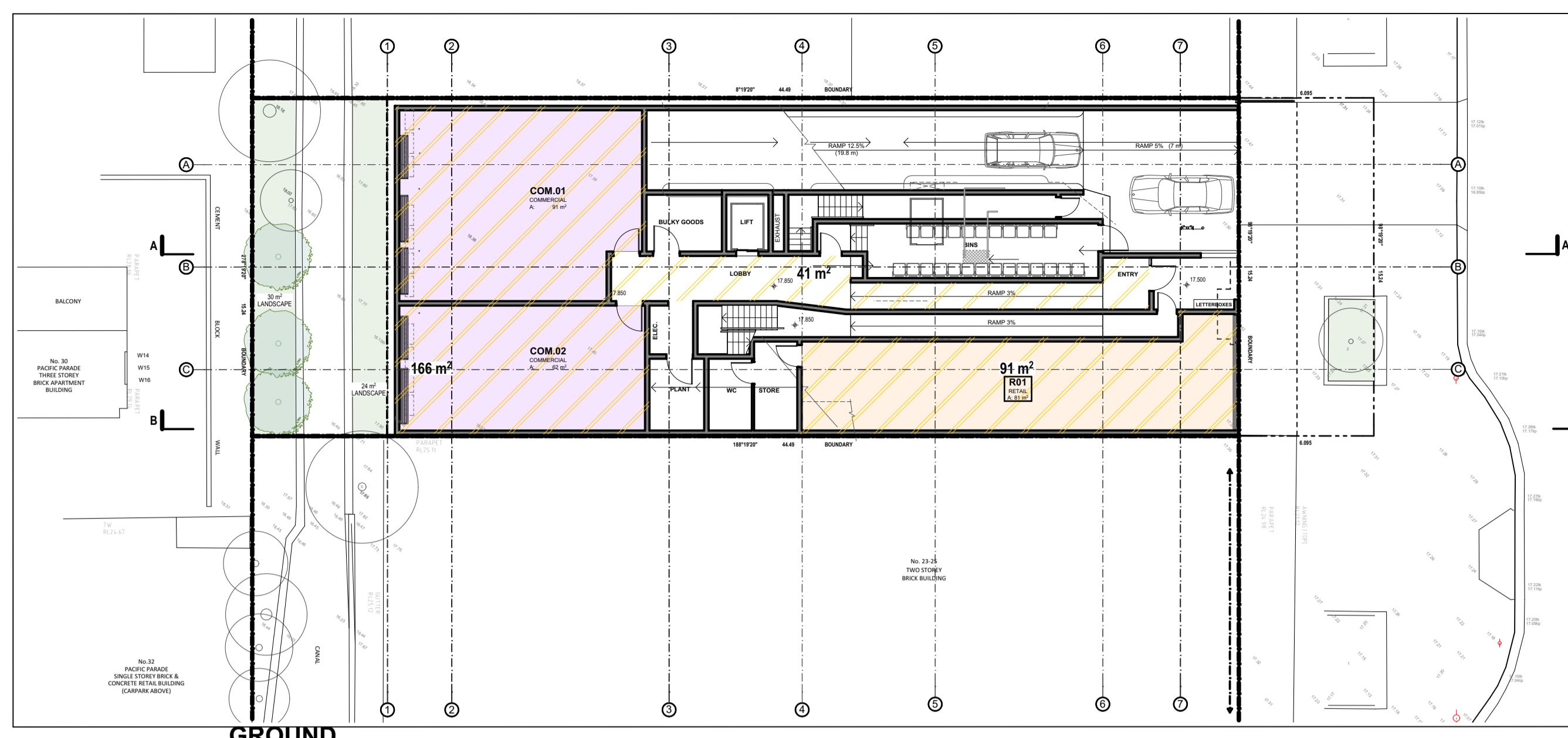
VIEW 01



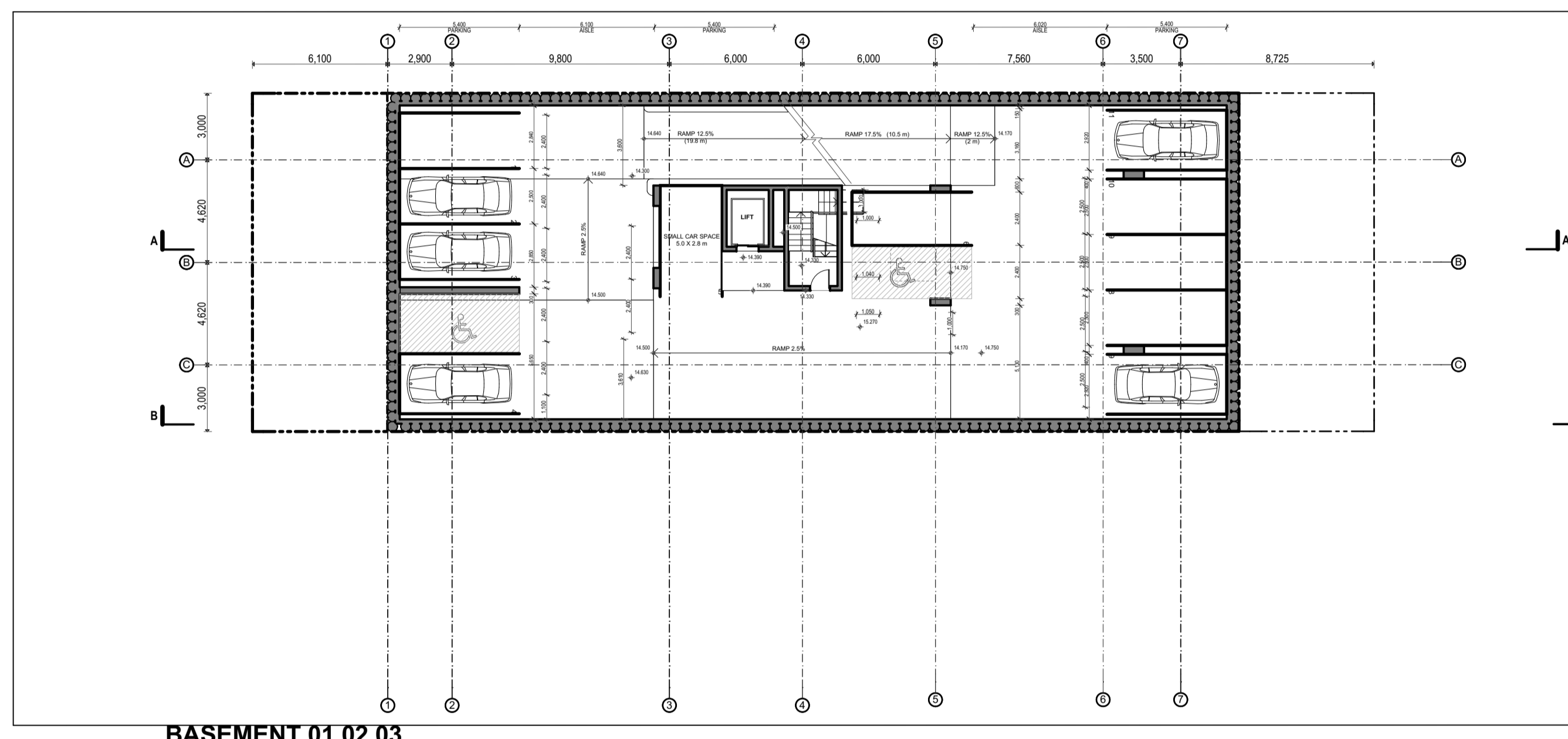
VIEW 02



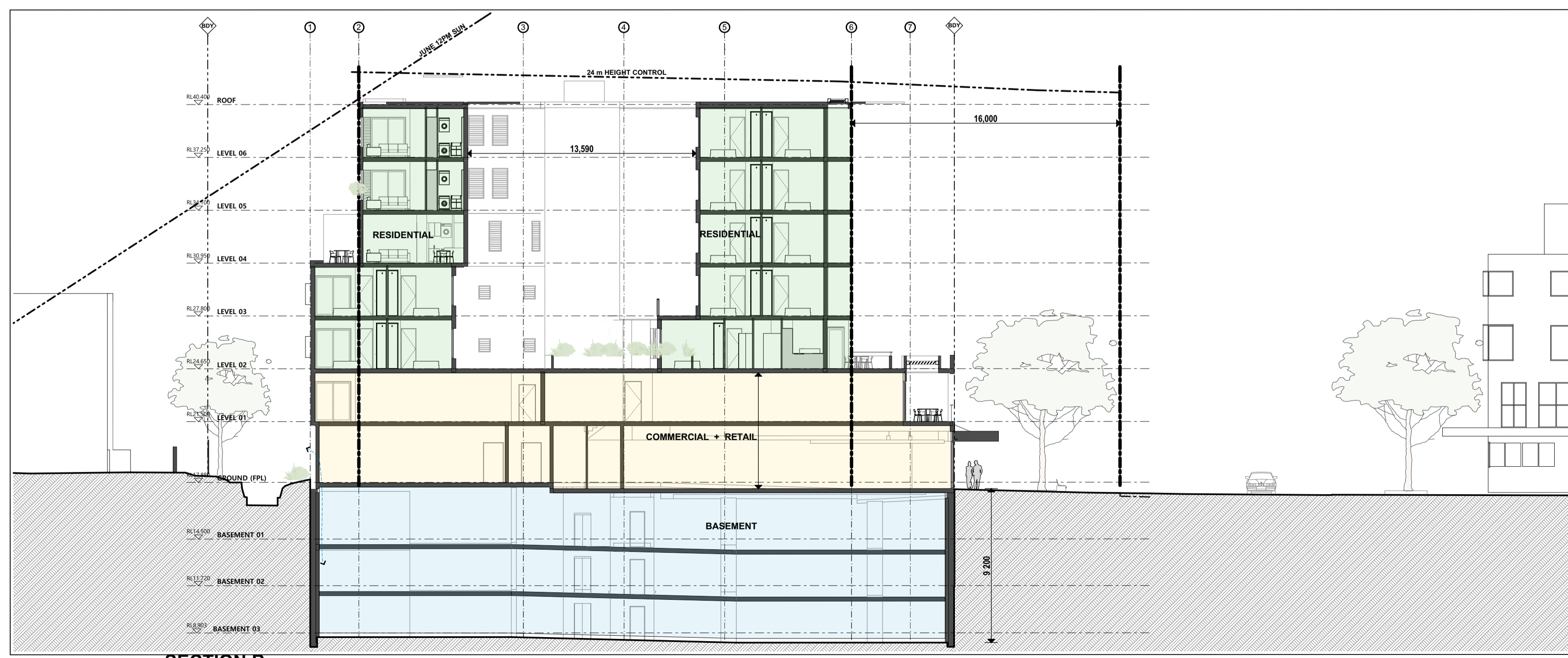
VIEW 03



GROUND

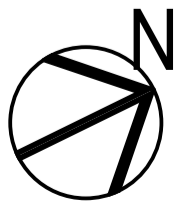


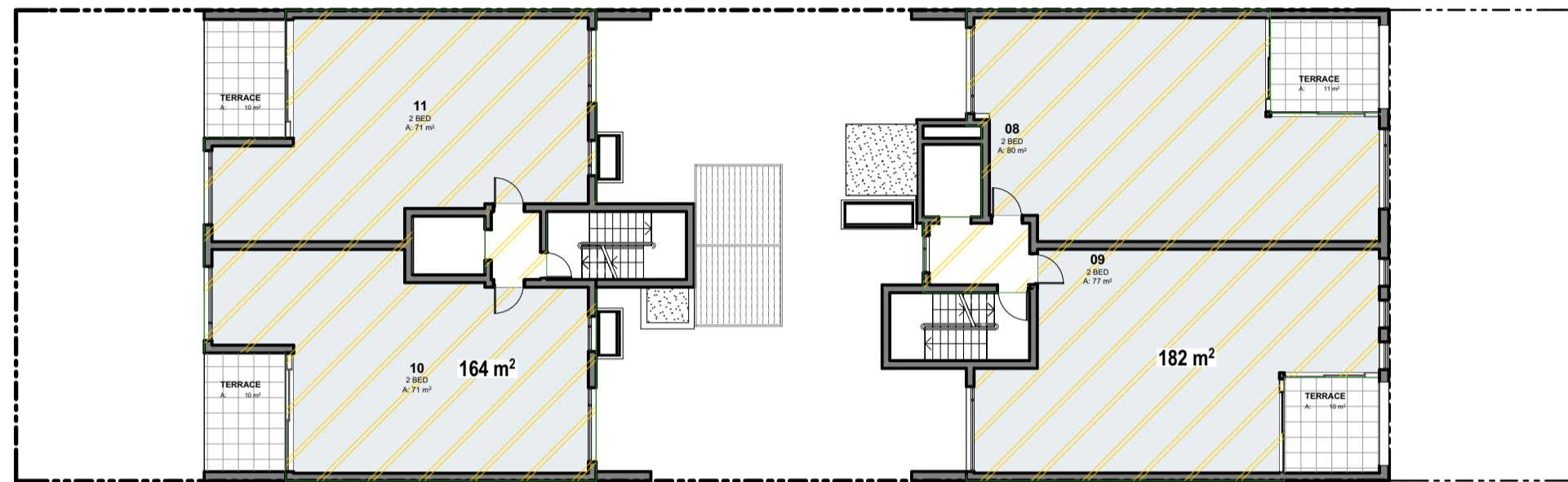
BASEMENT 01,02,03



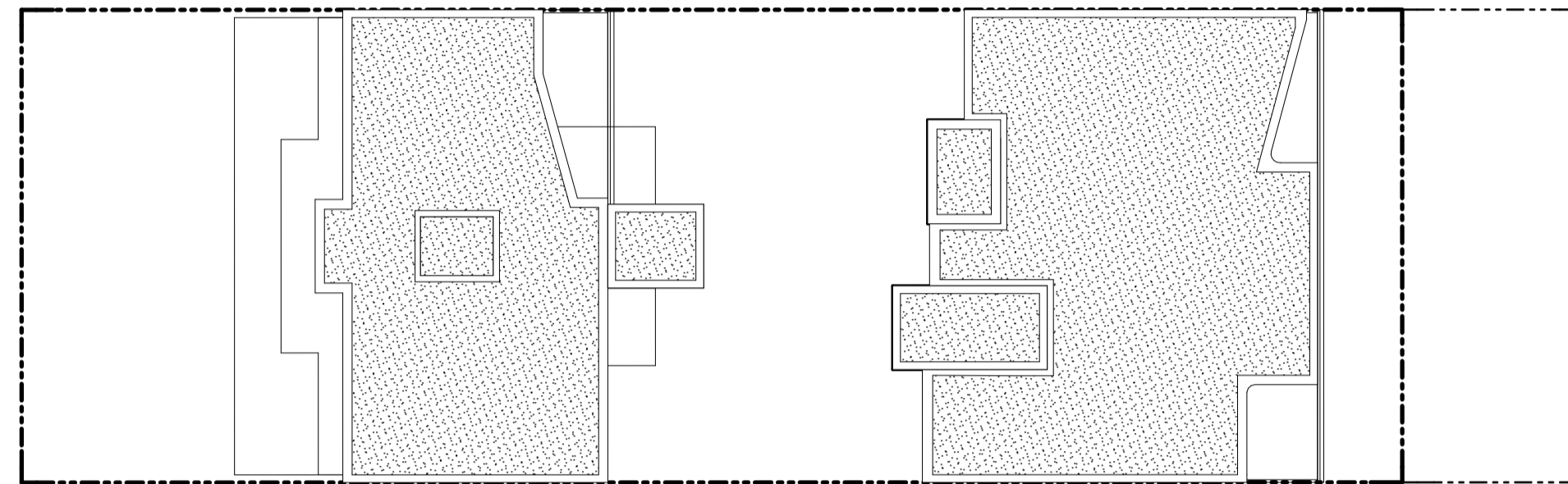
SECTION B

Issue Date	Rev	Change Name
FEB 2024	A	ISSUE FOR DA

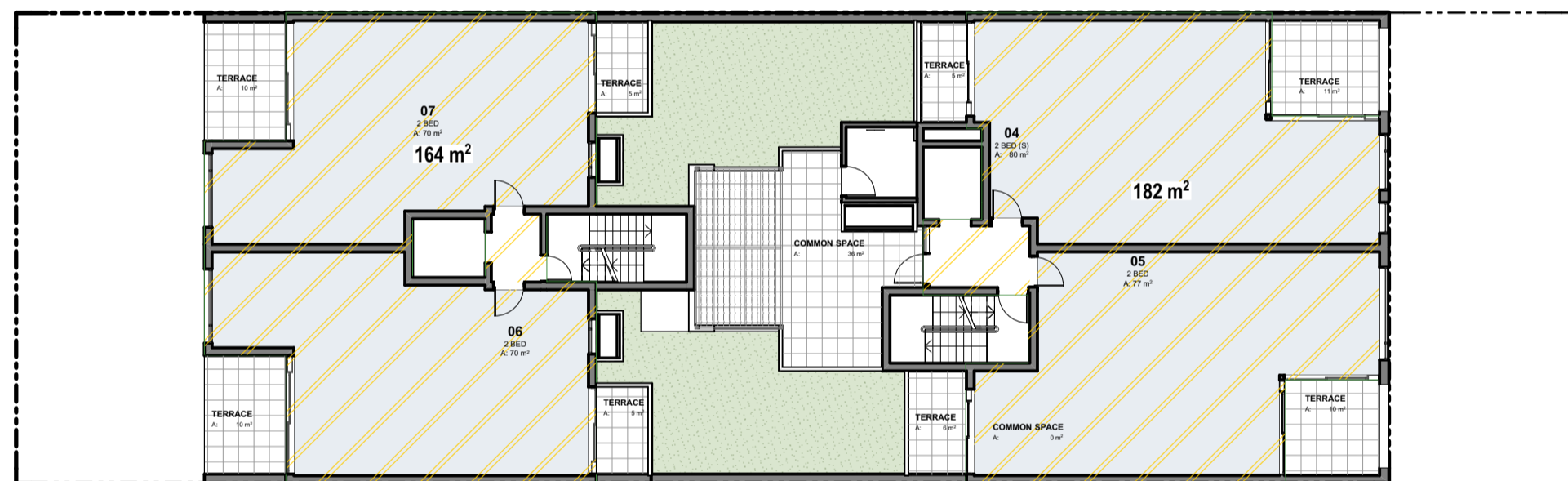




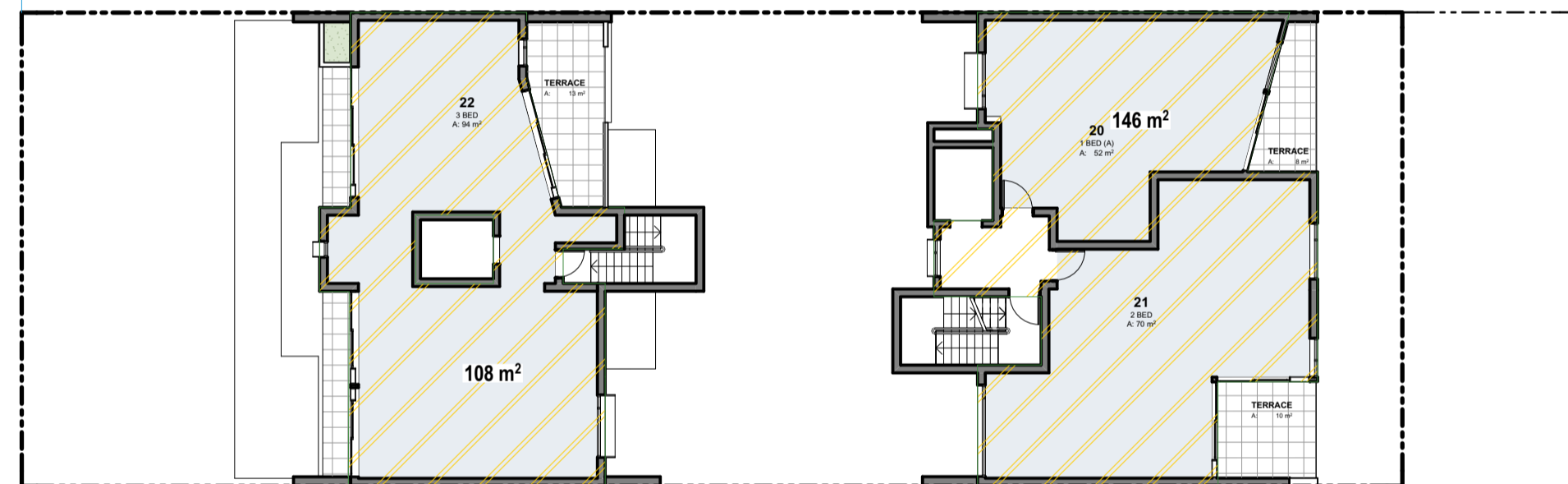
LEVEL 03 GFA



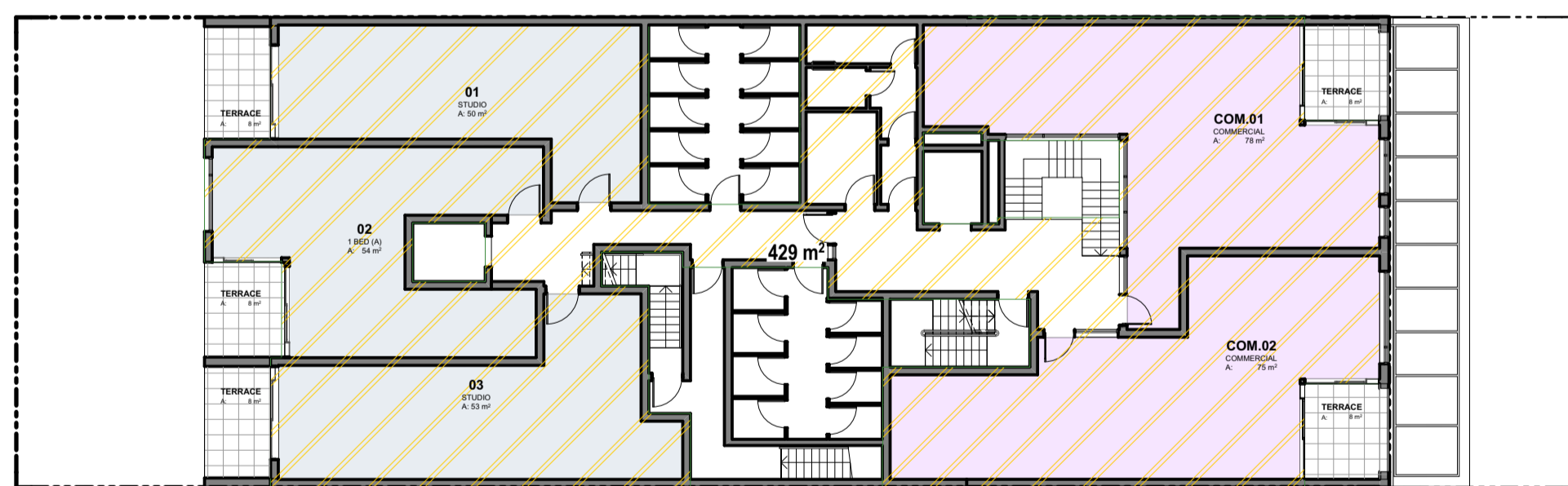
ROOF LEVEL GFA



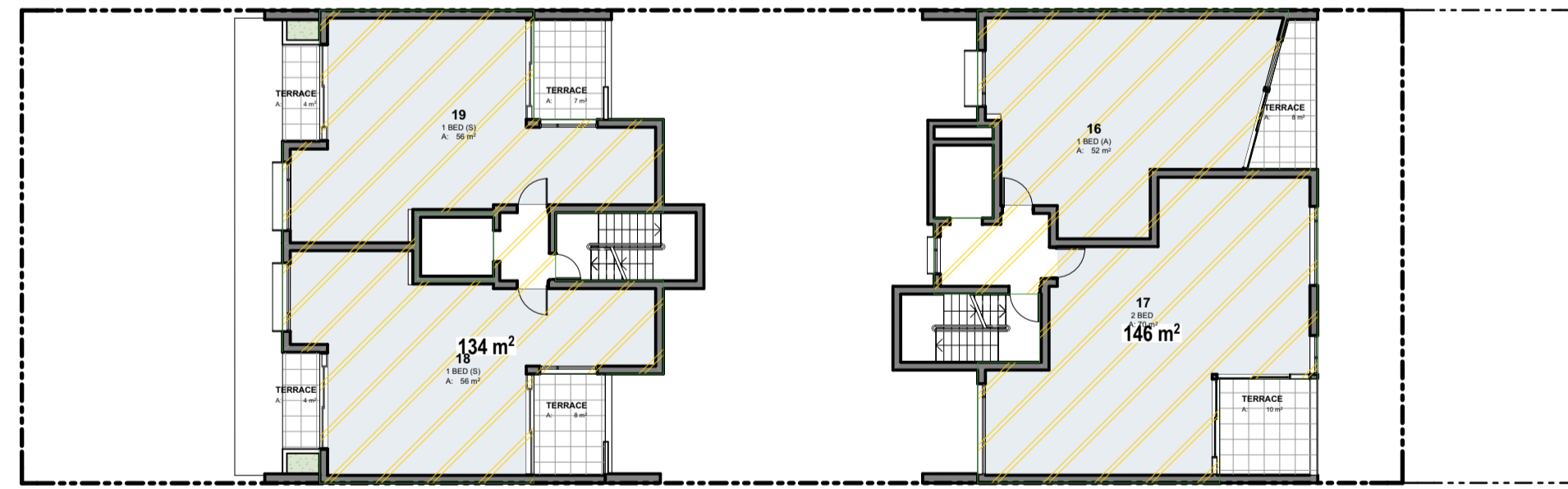
LEVEL 02 GFA



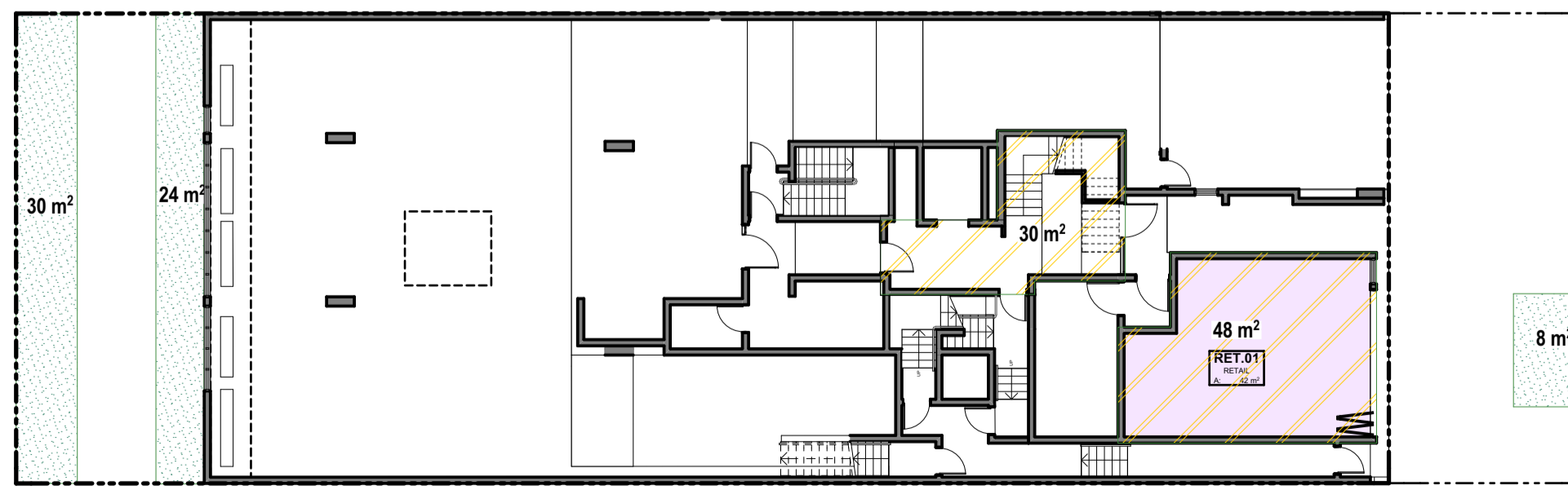
LEVEL 06 GFA



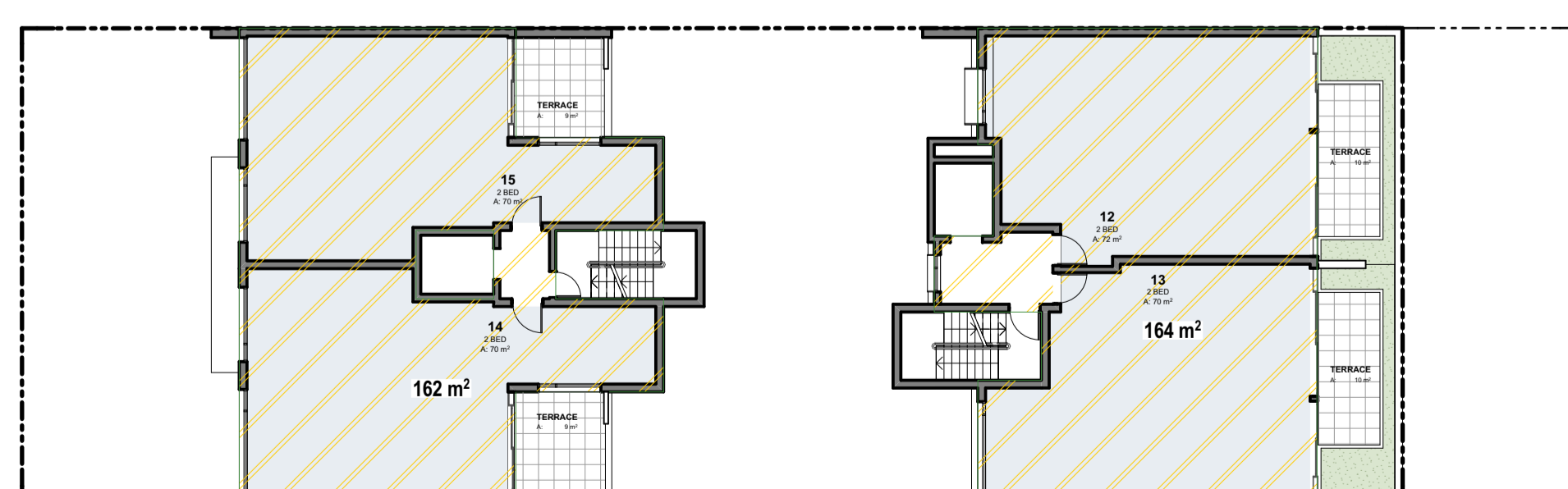
LEVEL 01 GFA



LEVEL 05 GFA



GROUND GFA



LEVEL 04 GFA

SITE AREA (INCLUDING ROAD WIDENING ZONE) : 770.9 m²
LEP FSR CONTROL 3.4:1

GFA : 2 251 m²
FSR : 2.9:1

DEEP SOIL 62 m²
8% OF SITE

GFA SCHEDULE	
Storey	Area
GROUND	30
GROUND	48
LEVEL 01	192
LEVEL 01	429
LEVEL 02	164
LEVEL 02	182
LEVEL 03	164
LEVEL 03	182
LEVEL 04	162
LEVEL 04	164
LEVEL 05	134
LEVEL 05	146
LEVEL 06	108
LEVEL 06	146
	2 251 m ²



SUN ACCESS JUNE 21 - 9 AM



SUN ACCESS JUNE 21 - 10 AM



SUN ACCESS JUNE 21 - 11 AM



SUN ACCESS JUNE 21 - 12 PM



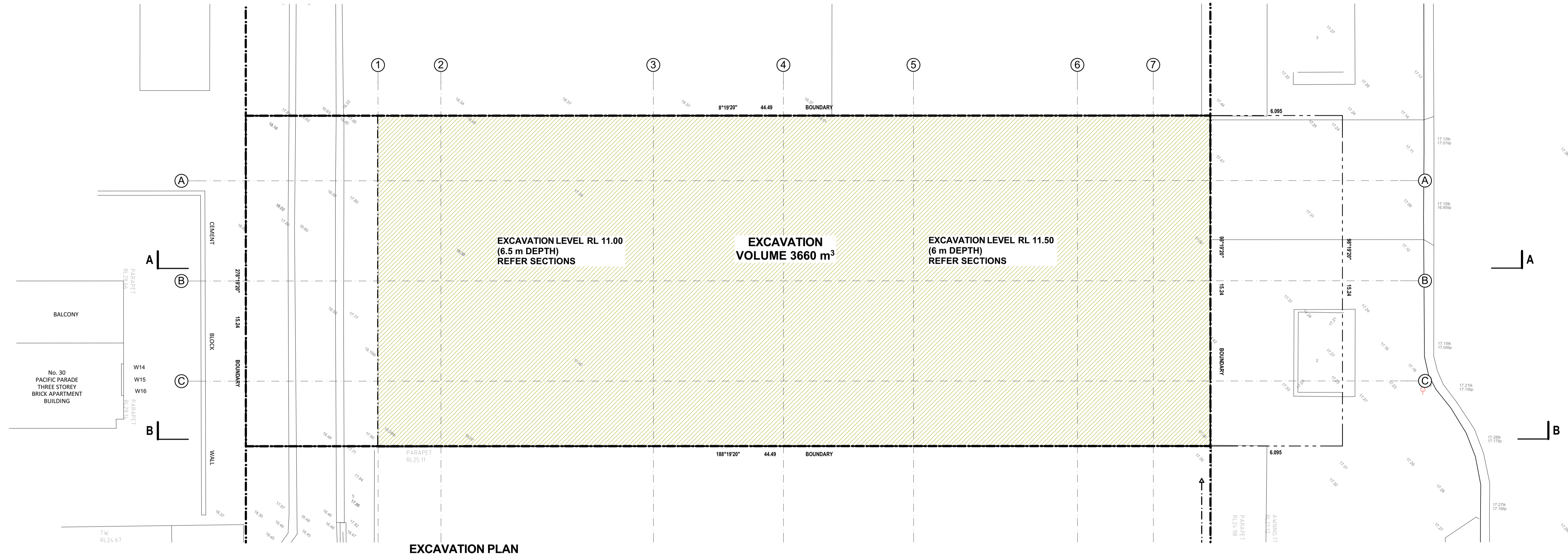
SUN ACCESS JUNE 21 - 1 PM



SUN ACCESS JUNE 21 - 2 PM



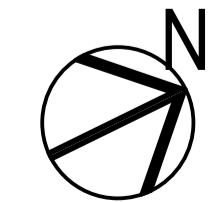
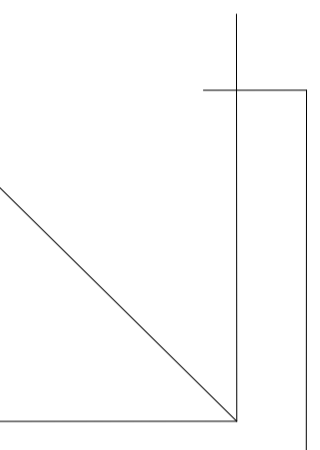
SUN ACCESS JUNE 21 - 3 PM



EXCAVATION PLAN

No. 30
PACIFIC PARADE
THREE STOREY
BRICK APARTMENT
BUILDING

TW
RL24.67



Issue Date	Rev	Change Name
FEB 2024	A	ISSUE FOR DA

PROJECT
NEW SHOP TOP HOUSING
 21 OAKS AVENUE
 DEE WHY NSW
 LOT 10 SECTION 15 DP 8172