

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



APARTMENT SCHEDULE					
LEVEL	No.	TYPE	AREA m2	SOLAR ACCESS	NATURAL VENTILATION
LEVEL 01	01	STUDIO	59.2	SOLAR = YES	VENT = NO
LEVEL 01	02	1 BED (A)	50.4	SOLAR = YES	VENT = NO
LEVEL 01	03	STUDIO	58.2	SOLAR = YES	VENT = NO
LEVEL 02	04 (A)	STUDIO +	59.4	SOLAR = YES	VENT = NO
LEVEL 02	05	1 BED	50.4	SOLAR = YES	VENT = NO
LEVEL 02	06	STUDIO +	58.1	SOLAR = YES	VENT = NO
LEVEL 02	07 (A)	1 BED +	84.8	SOLAR = NO	VENT = NO
LEVEL 02	08 (A)	1 BED +	84.9	SOLAR = NO	VENT = NO
LEVEL 03	09 (S)	2 BED	69.6	SOLAR = YES	VENT = YES
LEVEL 03	10	2 BED	70.3	SOLAR = YES	VENT = YES
LEVEL 03	11	2 BED	72.6	SOLAR = NO	VENT = YES
LEVEL 03	12	2 BED	72.6	SOLAR = NO	VENT = YES
LEVEL 04	13 (S)	2 BED	70.0	SOLAR = YES	VENT = YES
LEVEL 04	14	2 BED	69.6	SOLAR = YES	VENT = YES
LEVEL 04	15	1 BED	50.0	SOLAR = NO	VENT = YES
LEVEL 04	16 **	1 BED	50.2	SOLAR = YES	VENT = YES
LEVEL 05	17	2 BED	70.0	SOLAR = YES	VENT = YES
LEVEL 05	18	2 BED	69.7	SOLAR = YES	VENT = YES
LEVEL 05	19	3 BED	92.1	SOLAR = YES	VENT = YES
LEVEL 06	20	2 BED	70.0	SOLAR = YES	VENT = YES
LEVEL 06	21	2 BED	69.7	SOLAR = YES	VENT = YES
LEVEL 06	22	3 BED	92.1	SOLAR = YES	VENT = YES
			1 493.9 m ²		

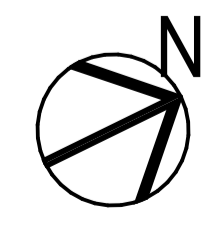
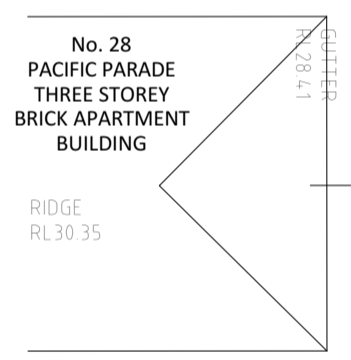
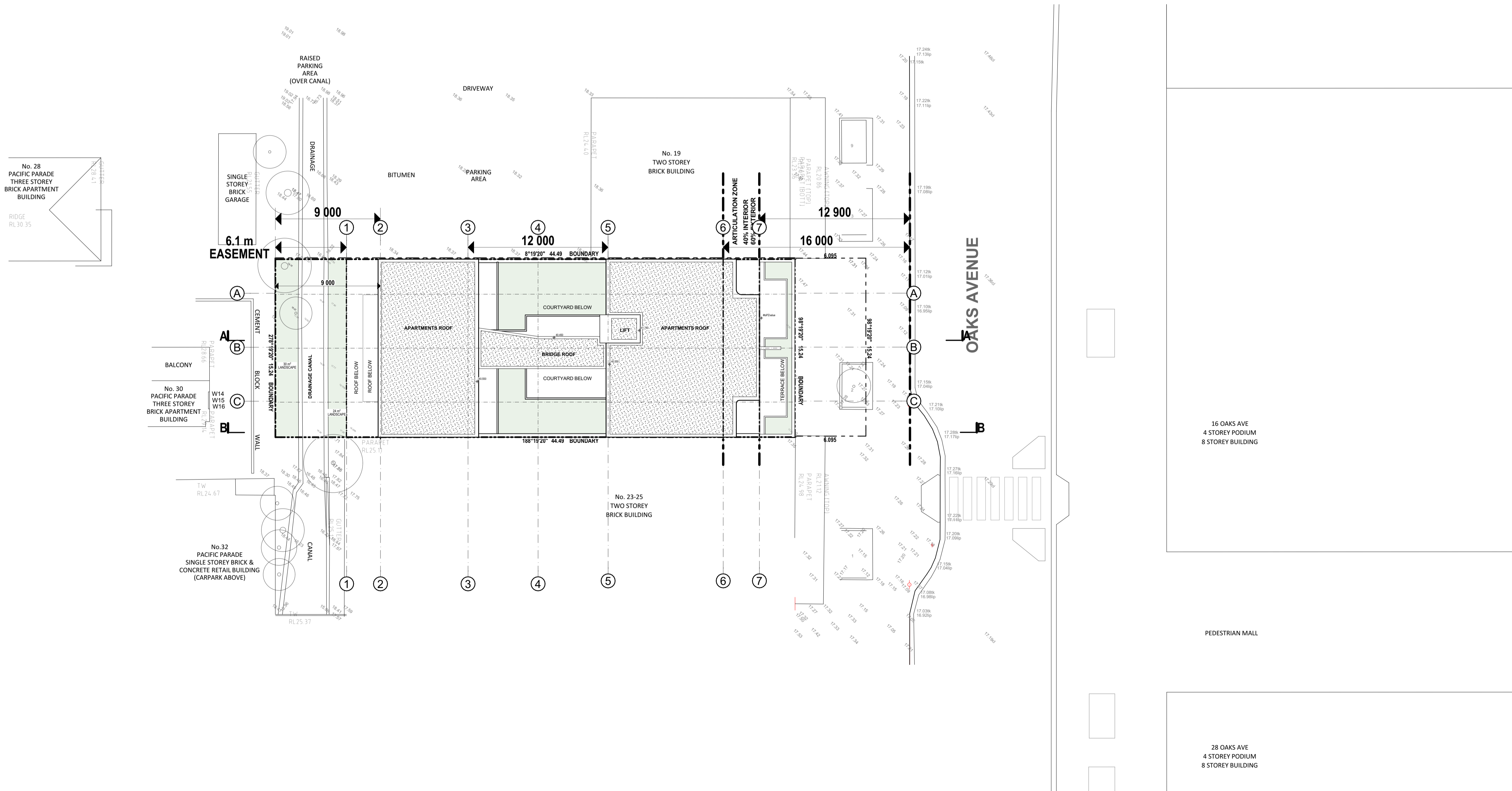
SOLAR ACCESS & NATURAL VENTILATION

SOLAR ACCESS = 17 / 22 (77%) FSR
 X-VENTILATION = 14 / 22 (64%) 2.6:1
 ** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)

(S) SILVER LIVING
 (A) ADAPTABLE APARTMENT

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	(NOT USED)
A 18	(NOT USED)
A 19	(NOT USED)
A 20	(NOT USED)
A 21	AREA CALCULATIONS
A 22	SUN ACCESS VIEW FROM SUN
A 23	COURTYARD ELEVATIONS
A 24	FUTURE STAGE 2 PLAN
A 25	EXCAVATION PLAN



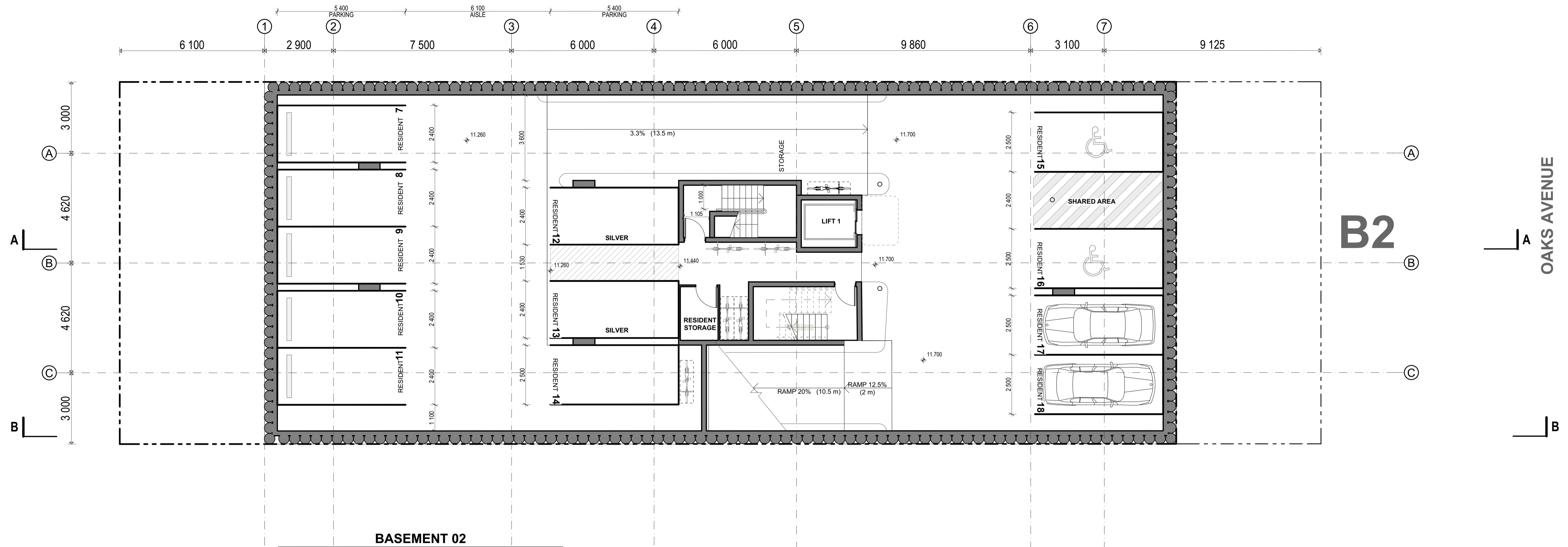


Issue Date	Rev	Description
FEB 2024	A	ISSUE FOR DA
NOV 2024	B	REVISED DA

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

Scale	Drawn By	Plot Date
1:200 @ A1	SG / DH	20/11/2024

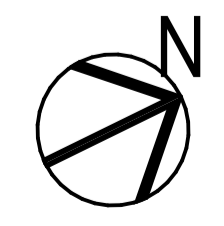
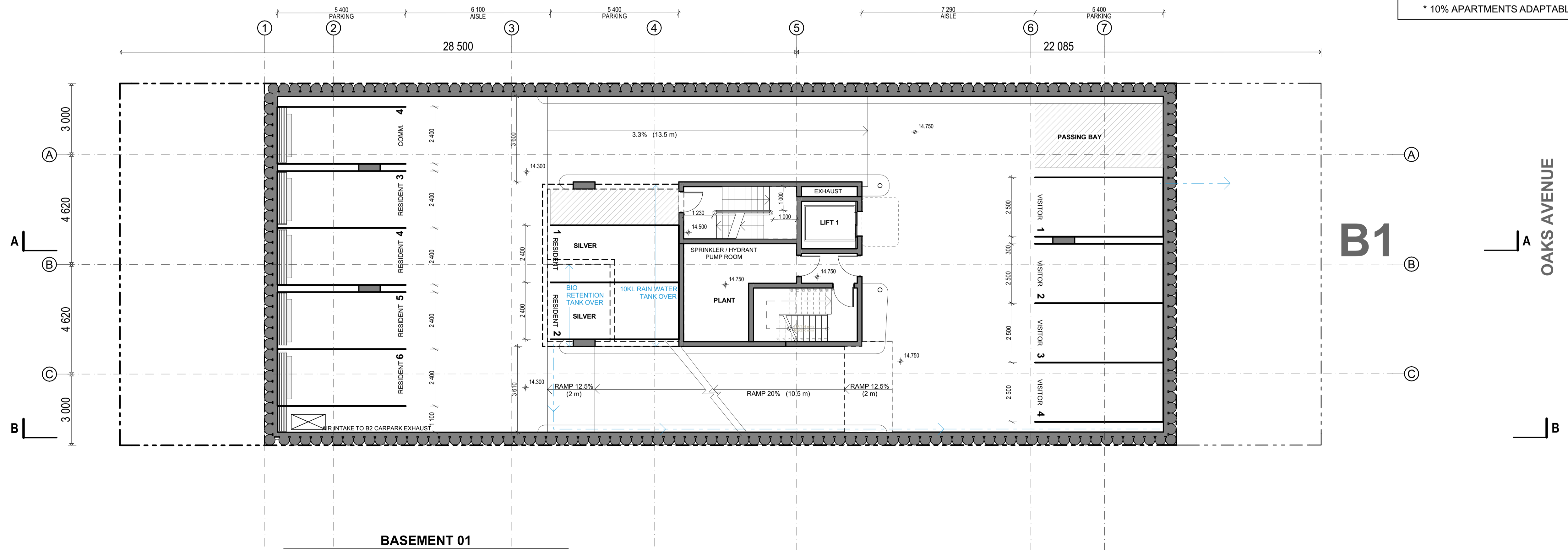
Project No.	Drawing No.	Revision
2226	A01	B

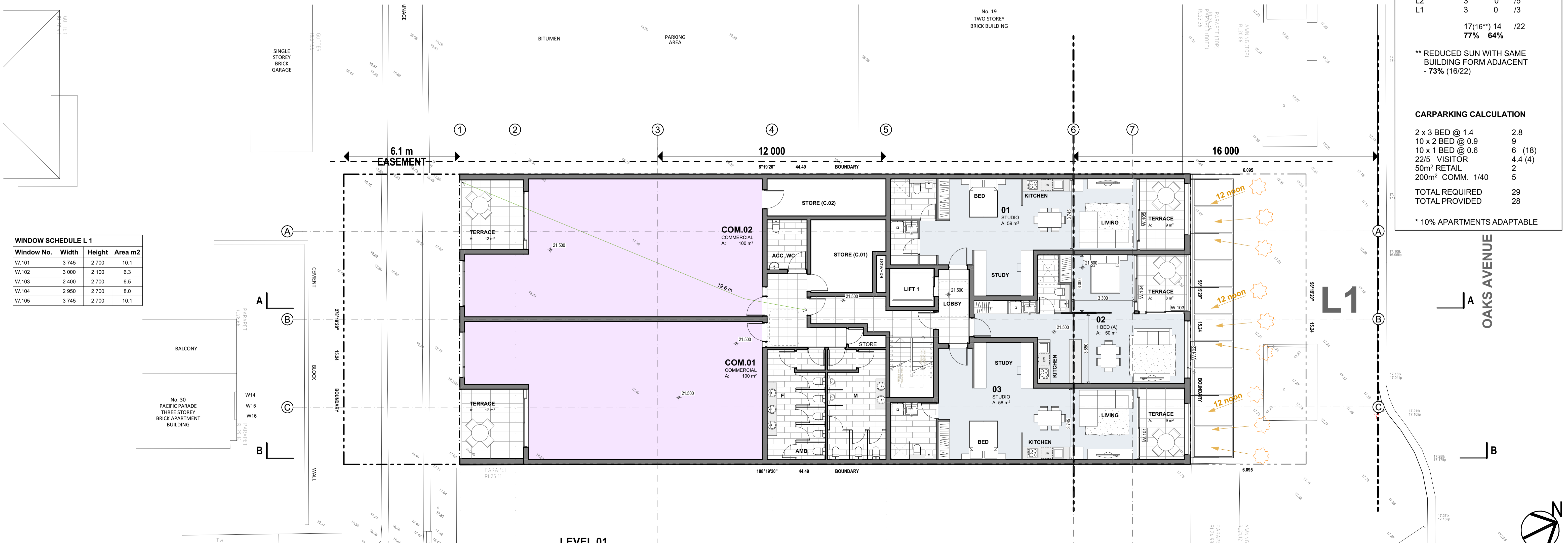
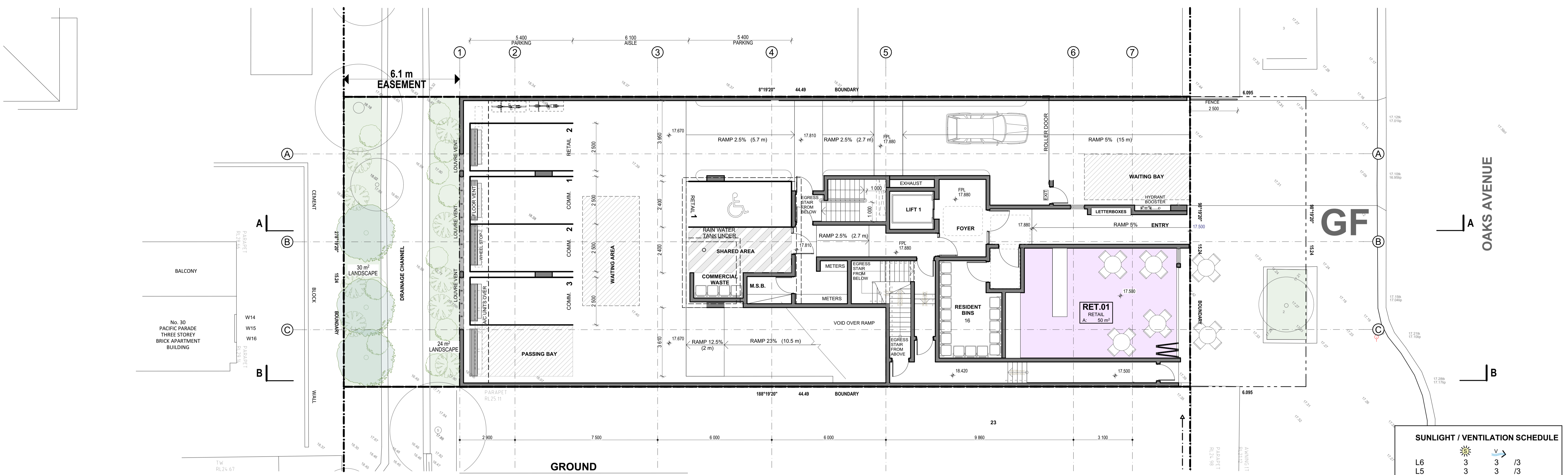


CARPARKING CALCULATION

2 x 3 BED @ 1.4	2.8
10 x 2 BED @ 0.9	9
10 x 1 BED @ 0.6	6 (18)
22/5 VISITOR	4.4 (4)
50m ² RETAIL	2
200m ² COMM. 1/40	5
TOTAL REQUIRED	29
TOTAL PROVIDED	28

* 10% APARTMENTS ADAPTABLE





SUNLIGHT / VENTILATION SCHEDULE

	Sunlight	Ventilation	
L6	3	3	/3
L5	3	3	/3
L4	3 (2**)	4	/4
L3	2	4	/4
L2	3	0	/5
L1	3	0	/3
	17(16**)	14	/22
	77%	64%	

** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)

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TOTAL PROVIDED	28

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WINDOW SCHEDULE L 1

Window No.	Width	Height	Area m2
W.101	3.745	2.700	10.1
W.102	3.000	2.100	6.3
W.103	2.400	2.700	6.5
W.104	2.950	2.700	8.0
W.105	3.745	2.700	10.1

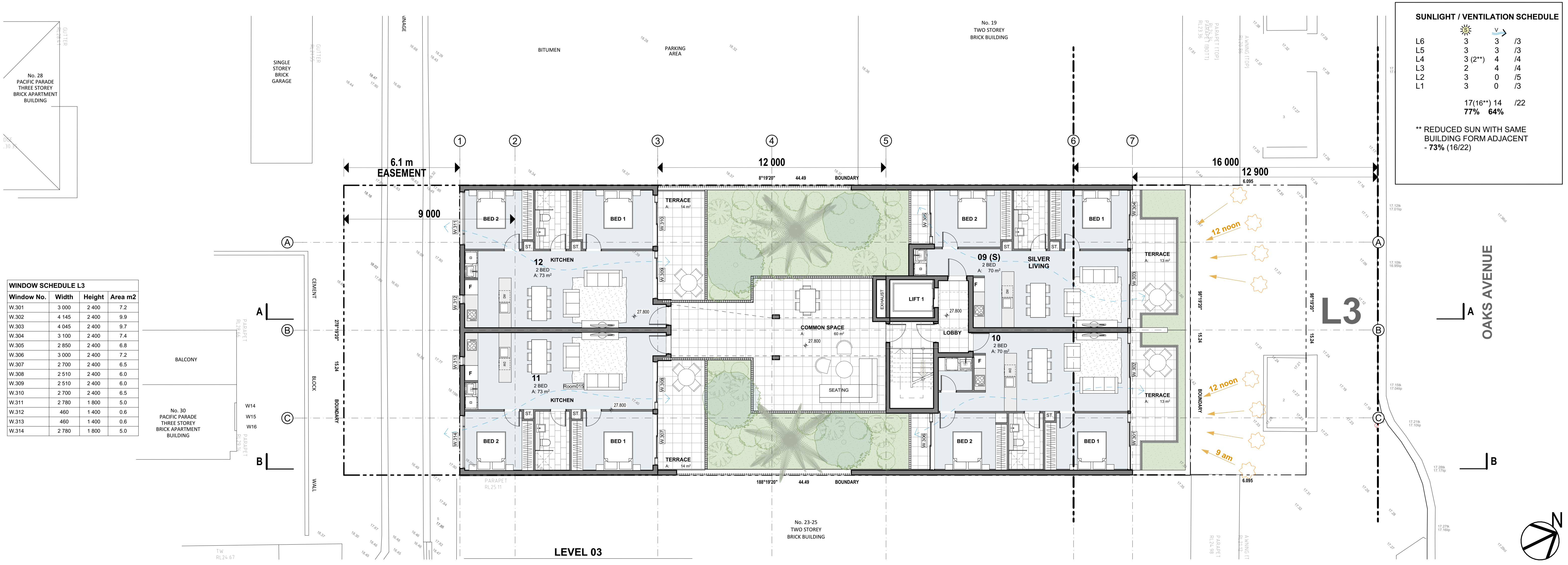
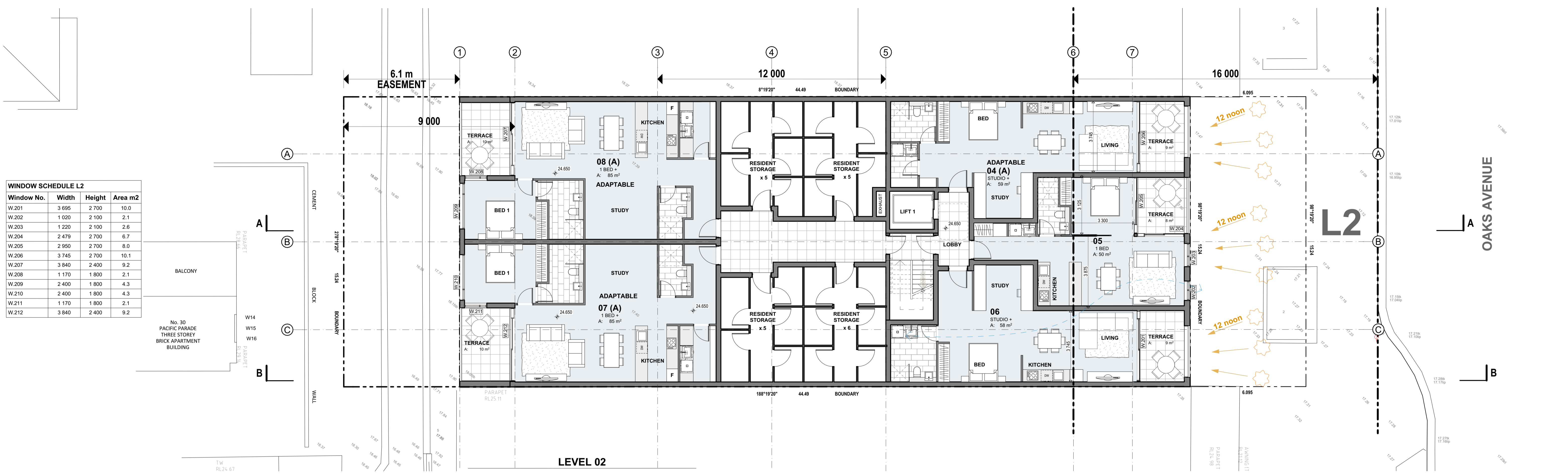
Window No.	Width	Height	Area m2
W.201	3 695	2 700	10.0
W.202	1 020	2 100	2.1
W.203	1 220	2 100	2.6
W.204	2 479	2 700	6.7
W.205	2 950	2 700	8.0
W.206	3 745	2 700	10.1
W.207	3 840	2 400	9.2
W.208	1 170	1 800	2.1
W.209	2 400	1 800	4.3
W.210	2 400	1 800	4.3
W.211	1 170	1 800	2.1
W.212	3 840	2 400	9.2

Window No.	Width	Height	Area m2
W.301	3 000	2 400	7.2
W.302	4 145	2 400	9.9
W.303	4 045	2 400	9.7
W.304	3 100	2 400	7.4
W.305	2 850	2 400	6.8
W.306	3 000	2 400	7.2
W.307	2 700	2 400	6.5
W.308	2 510	2 400	6.0
W.309	2 510	2 400	6.0
W.310	2 700	2 400	6.5
W.311	2 780	1 800	5.0
W.312	460	1 400	0.6
W.313	460	1 400	0.6
W.314	2 780	1 800	5.0

Window No.	Width	Height	Area m2
W.301	3 000	2 400	7.2
W.302	4 145	2 400	9.9
W.303	4 045	2 400	9.7
W.304	3 100	2 400	7.4
W.305	2 850	2 400	6.8
W.306	3 000	2 400	7.2
W.307	2 700	2 400	6.5
W.308	2 510	2 400	6.0
W.309	2 510	2 400	6.0
W.310	2 700	2 400	6.5
W.311	2 780	1 800	5.0
W.312	460	1 400	0.6
W.313	460	1 400	0.6
W.314	2 780	1 800	5.0

Level	Sunlight	Ventilation	Ratio
L6	3	3	/3
L5	3	3	/3
L4	3 (2")	4	/4
L3	2	4	/4
L2	3	0	/5
L1	3	0	/3
17(16**) 14		/22	
77%		64%	

** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)

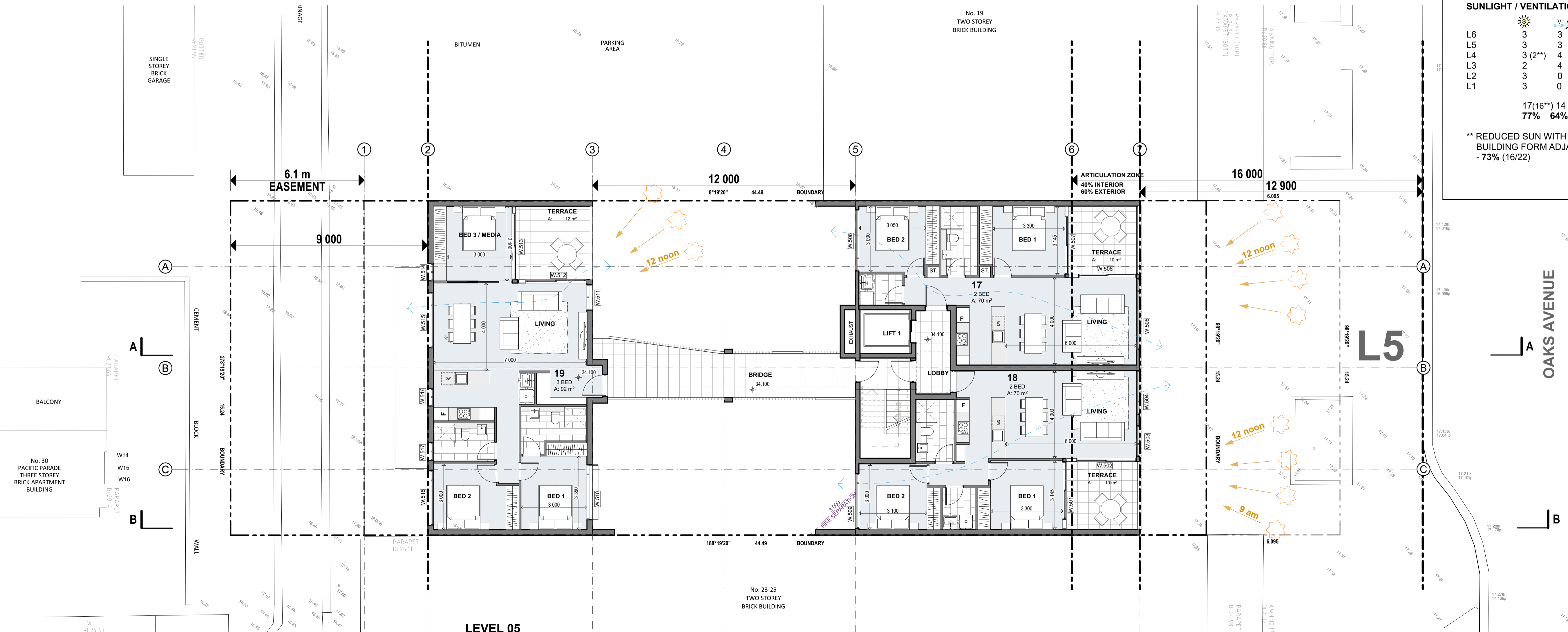


Window No.	Width	Height	Area m2
W.401	3 095	2 400	7.4
W.402	3 210	2 400	7.7
W.403	3 200	2 200	7.0
W.404	3 680	2 200	8.1
W.405	3 110	2 400	7.5
W.406	3 095	2 400	7.4
W.407	2 780	1 800	5.0
W.408	2 500	1 800	4.5
W.409	2 900	2 400	7.0
W.410	1 910	2 400	4.6
W.411	2 400	1 800	4.3
W.412	2 400	1 800	4.3
W.413	1 910	2 400	4.6
W.414	2 900	2 400	7.0
W.415	800	1 400	1.1
W.416	800	1 400	1.1
W.417	800	1 400	1.1
W.418	800	1 400	1.1
W.419	800	1 400	1.1
W.420	800	1 400	1.1

Window No.	Width	Height	Area m2
W.501	3 095	2 400	7.4
W.502	3 210	2 400	7.7
W.503	1 400	2 200	3.1
W.504	1 980	2 200	4.4
W.505	3 200	2 200	7.0
W.506	3 110	2 400	7.5
W.507	3 095	2 400	7.4
W.508	2 780	1 800	5.0
W.509	2 500	1 800	4.5
W.510	2 500	1 800	4.5
W.511	1 150	1 800	2.1
W.512	3 160	2 400	7.6
W.513	3 350	2 400	8.0
W.514	800	1 400	1.1
W.515	2 500	1 800	4.5
W.516	800	1 400	1.1
W.517	800	1 400	1.1
W.518	2 500	1 800	4.5

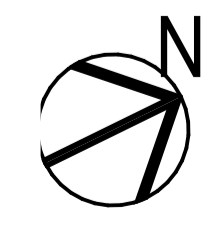


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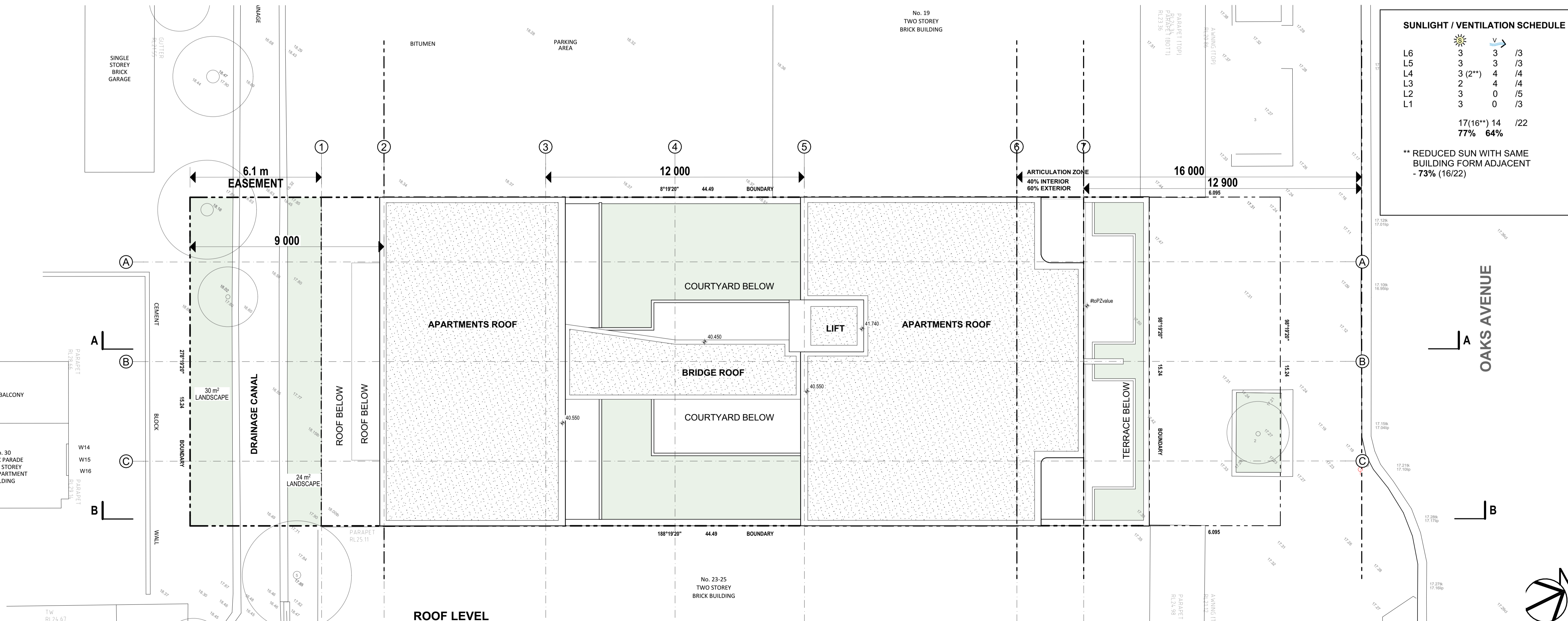
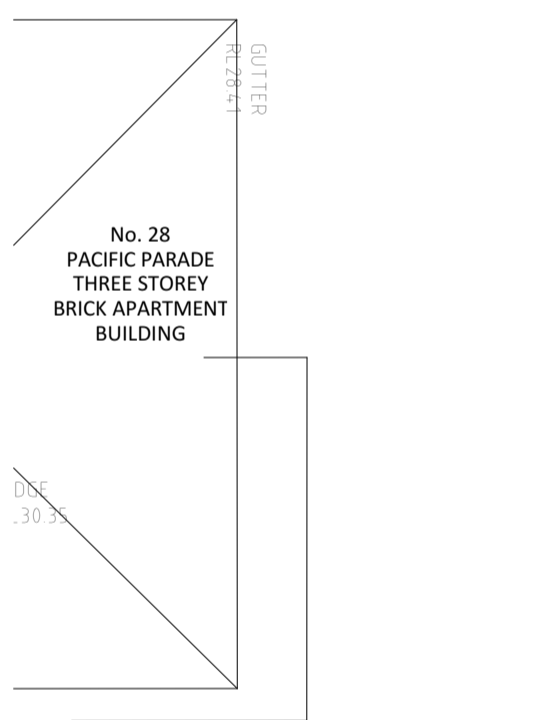


SUNLIGHT / VENTILATION SCHEDULE		
L6	3	3 /3
L5	3	3 /3
L4	3 (2*)	4 /4
L3	2	4 /4
L2	3	0 /5
L1	3	0 /3
		17(16**) 14 /22
		77% 64%
** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)		

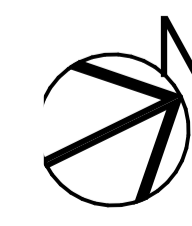
Issue Date	Rev	Description	PROJECT	22/26
FEB 2024	A	ISSUE FOR DA	NEW SHOP TOP HOUSING	
NOV 2024	B	REVISED DA	21 OAKS AVENUE	
			DEE WHY NSW	
			LOT 10 SECTION 15 DP 8172	



Window No.	Width	Height	Area m2
W.601	3 095	2 400	7.4
W.602	3 210	2 400	7.7
W.603	3 200	2 200	7.0
W.604	2 060	2 200	4.5
W.605	1 000	2 200	2.2
W.606	3 110	2 400	7.5
W.607	3 095	2 400	7.4
W.608	2 780	1 800	5.0
W.609	2 500	1 800	4.5
W.610	2 500	1 800	4.5
W.611	1 150	1 800	2.1
W.612	3 160	2 400	7.6
W.613	3 350	2 400	8.0
W.614	800	1 400	1.1
W.615	2 500	1 800	4.5
W.616	800	1 400	1.1
W.617	800	1 400	1.1
W.618	2 500	1 800	4.5



SUNLIGHT / VENTILATION SCHEDULE		
L6	3	3 /3
L5	3	3 /3
L4	3 (2*)	4 /4
L3	2	4 /4
L2	3	0 /5
L1	3	0 /3
		17(16**) 14 /22
		77% 64%
** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)		



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

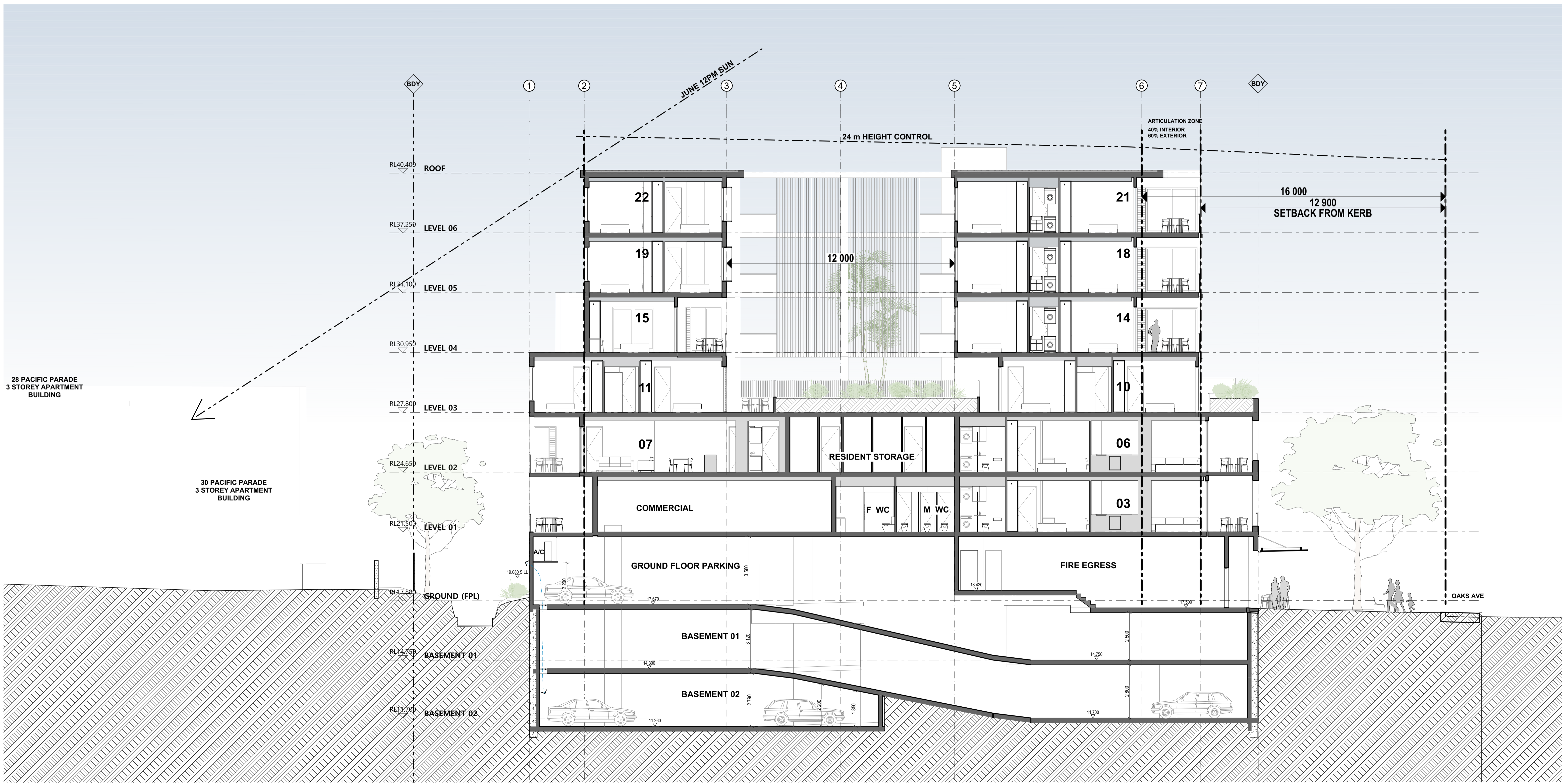
R3.0 INSULATION UNDER SLAB
16 000

12 900
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)

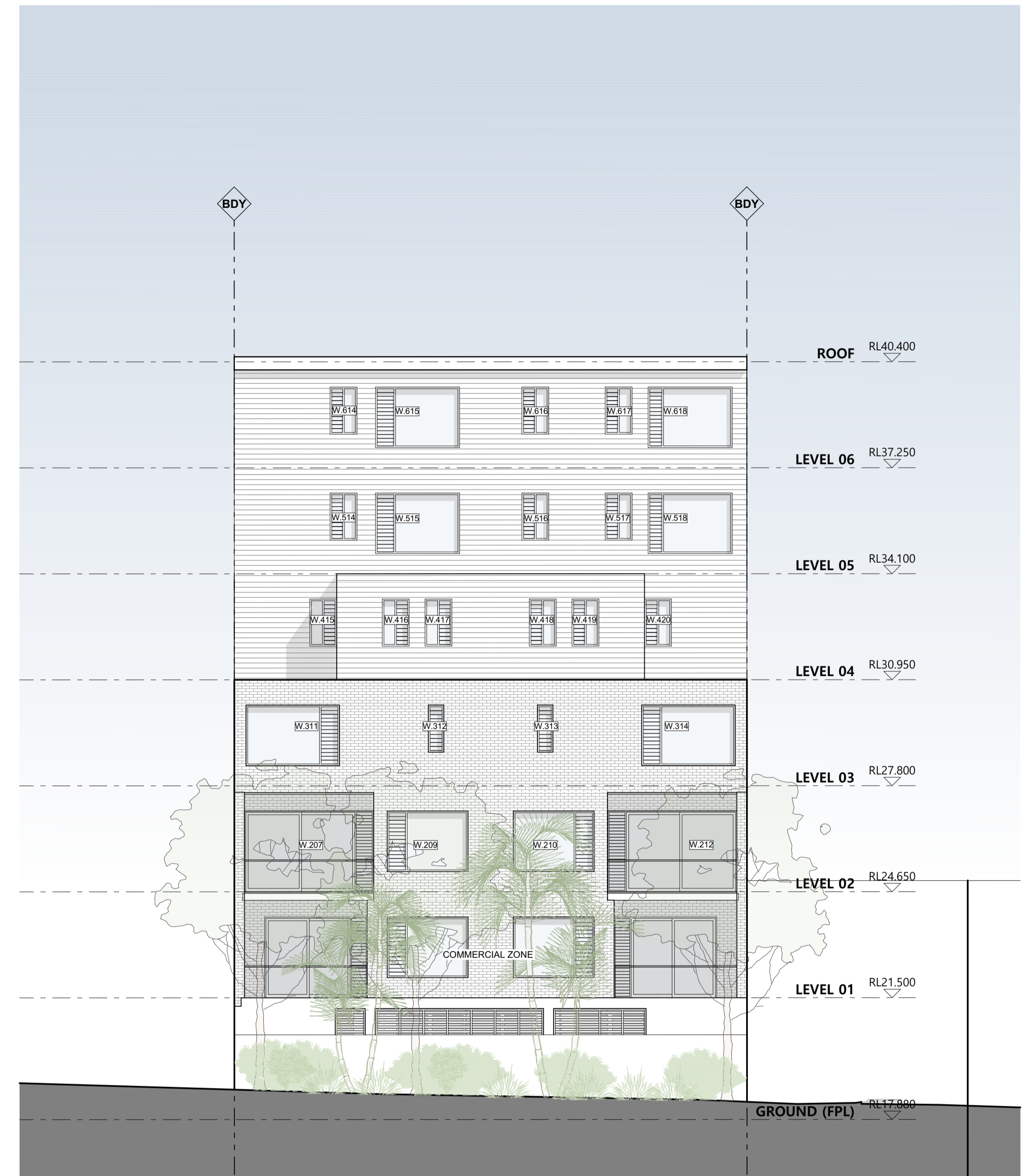
28 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING







NORTH ELEVATION

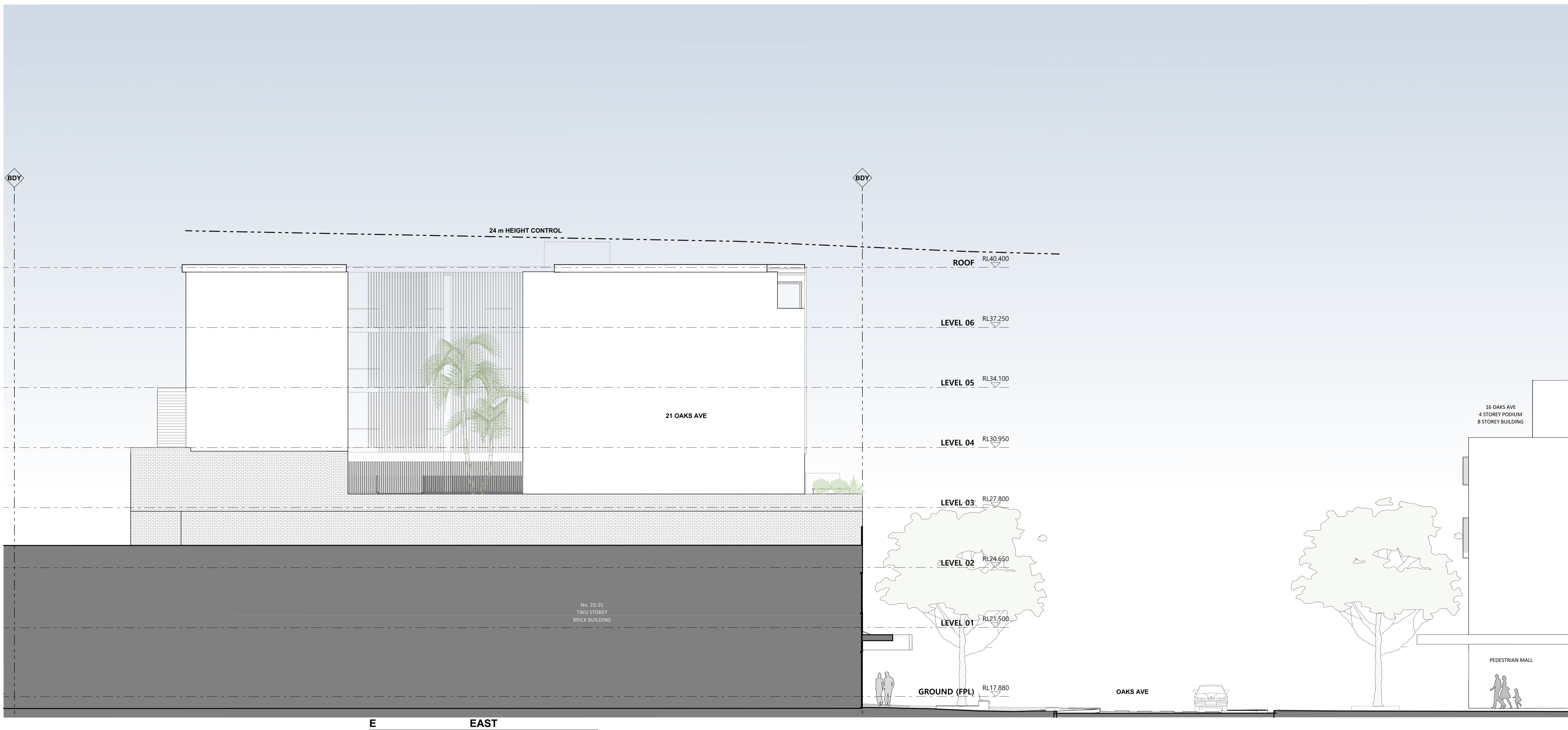


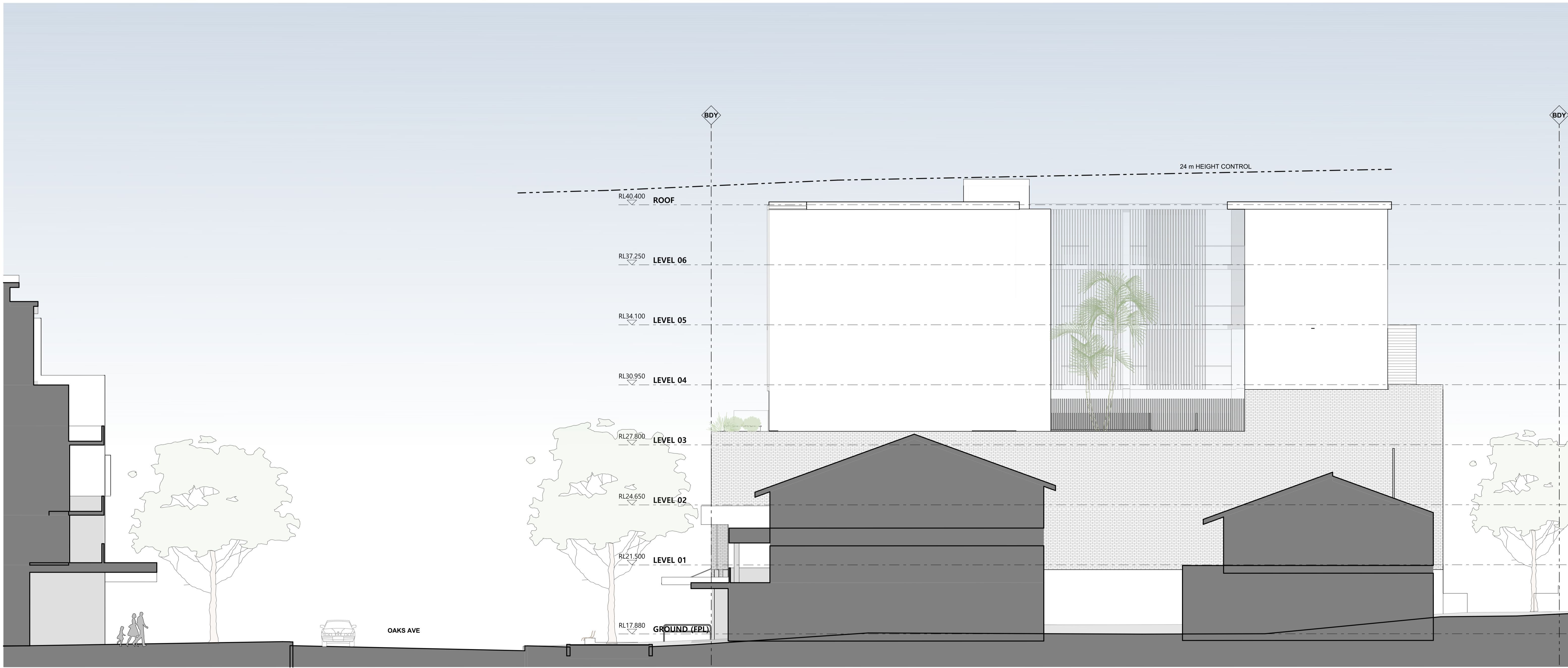
SOUTH ELEVATION

EXTERNAL FINISHES

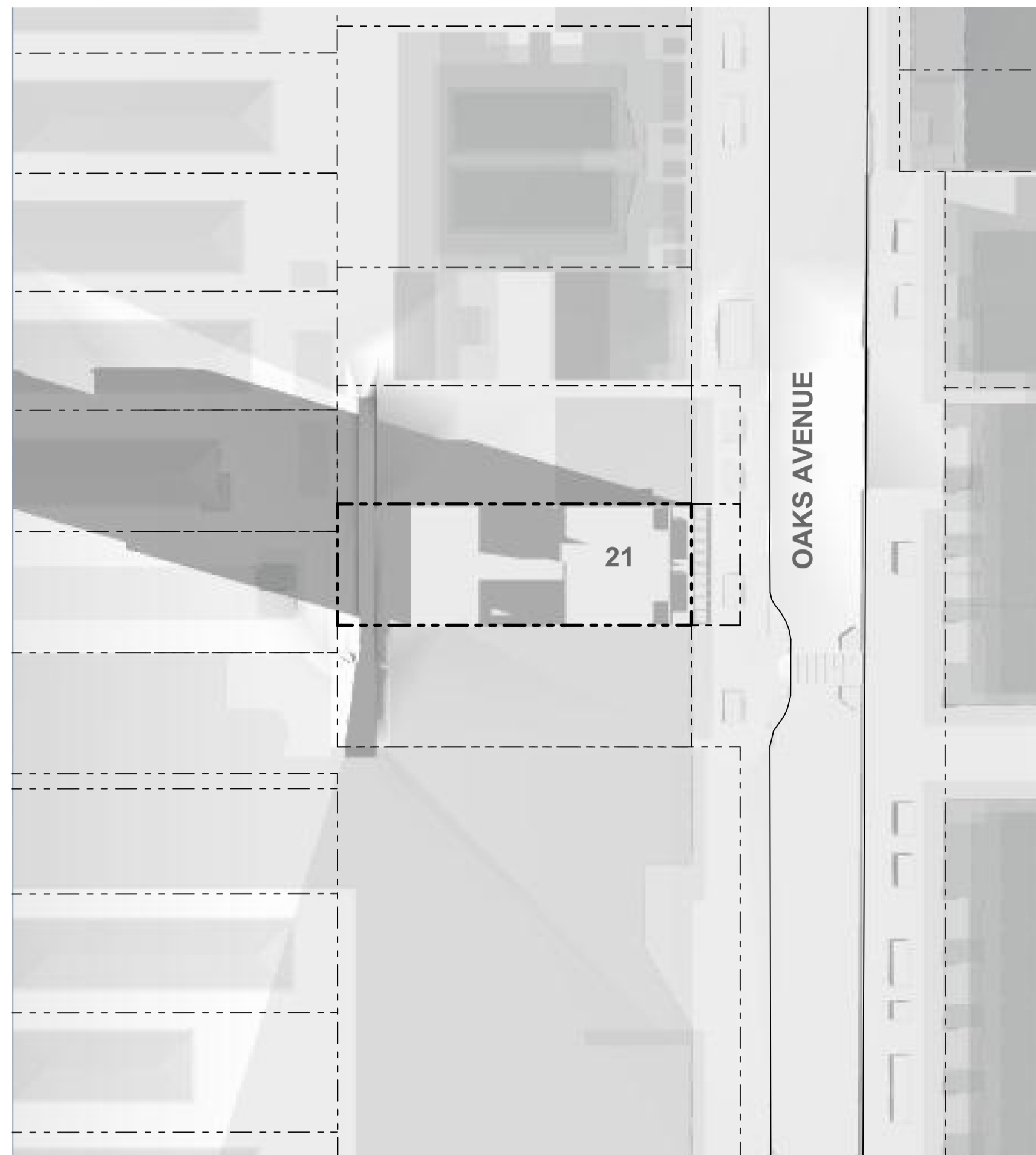
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

<p>A FACE BRICKWORK RECYCLED LOOK BRICKS MID GREY BROWN</p>	<p>B SELECTED TIMBER FORMWORK</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>F WEATHERBOARD VERTICAL PAINT OFF WHITE</p>	<p>G WEATHERBOARD HORIZONTAL PAINT DARK GREY</p>	<p>H FENCES / HANDRAILS COLOUR CB MONUMENT</p>	<p>I TOP LEVEL HANDRAILS COLOUR - OFF WHITE</p>	<p>J BATTEN SCREENS ALUMINIUM WHITE POWDERCOAT</p>	<p>K BATTEN SCREENS ALUMINIUM TIMBER LOOK</p>

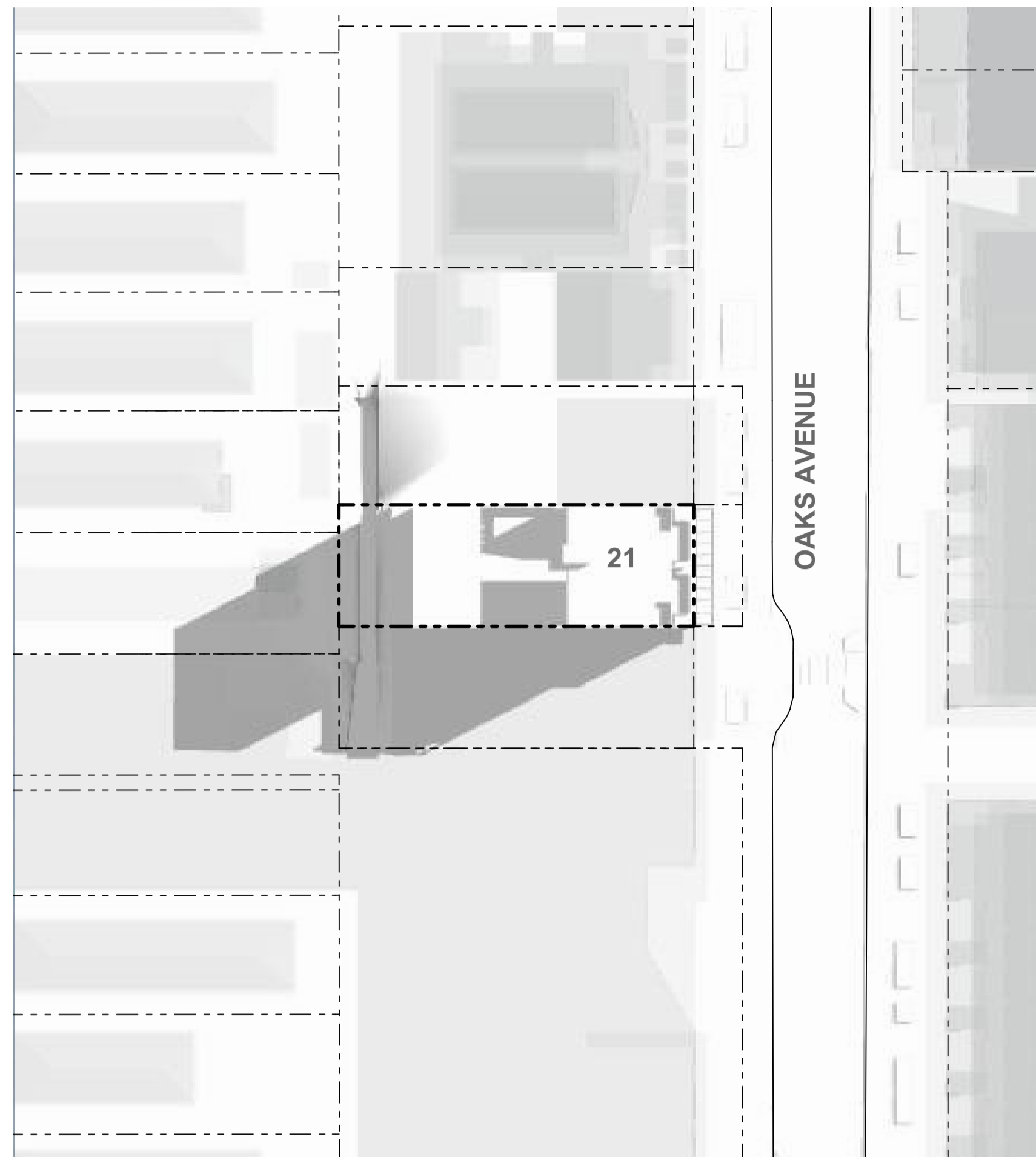




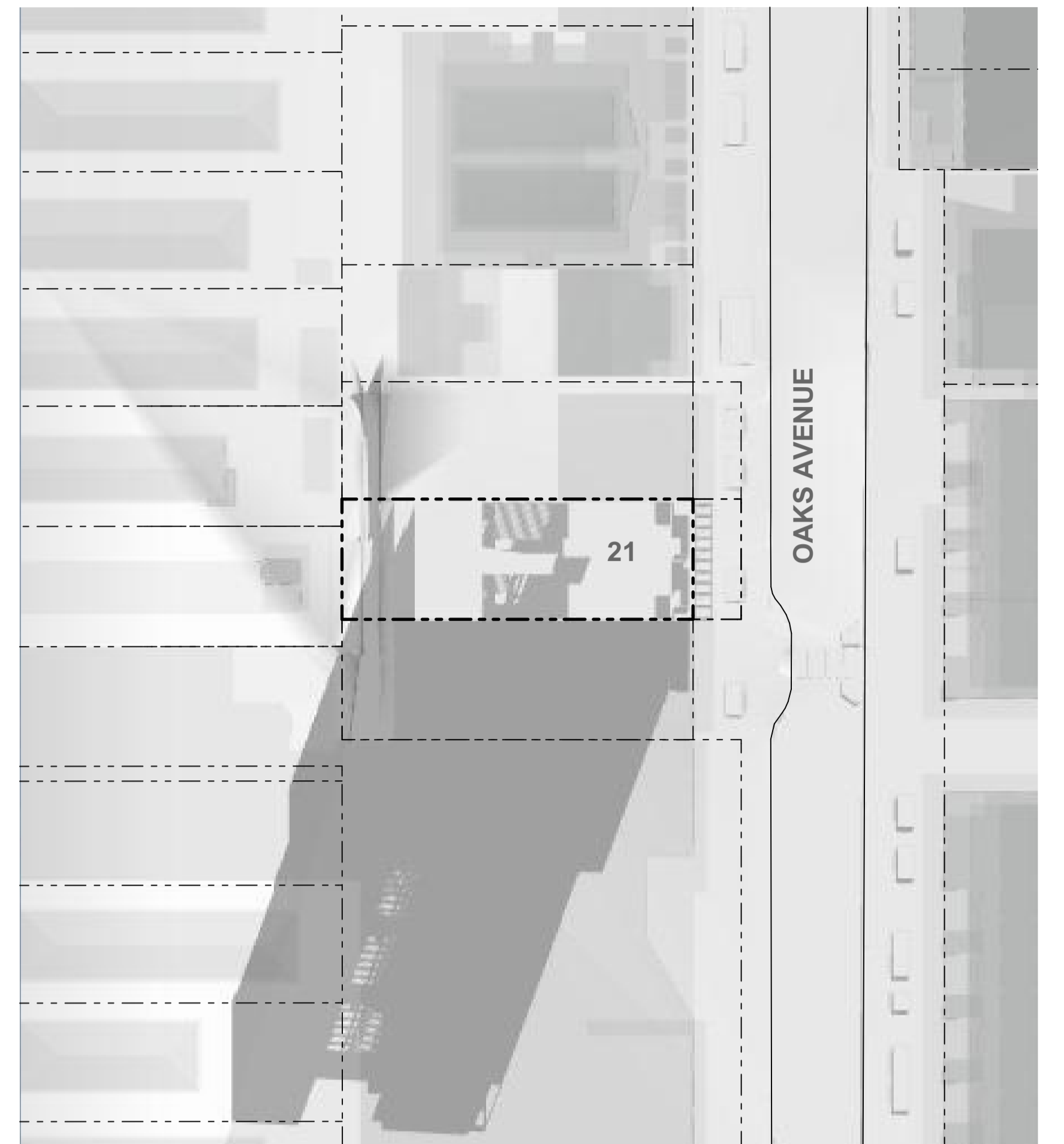
W WEST



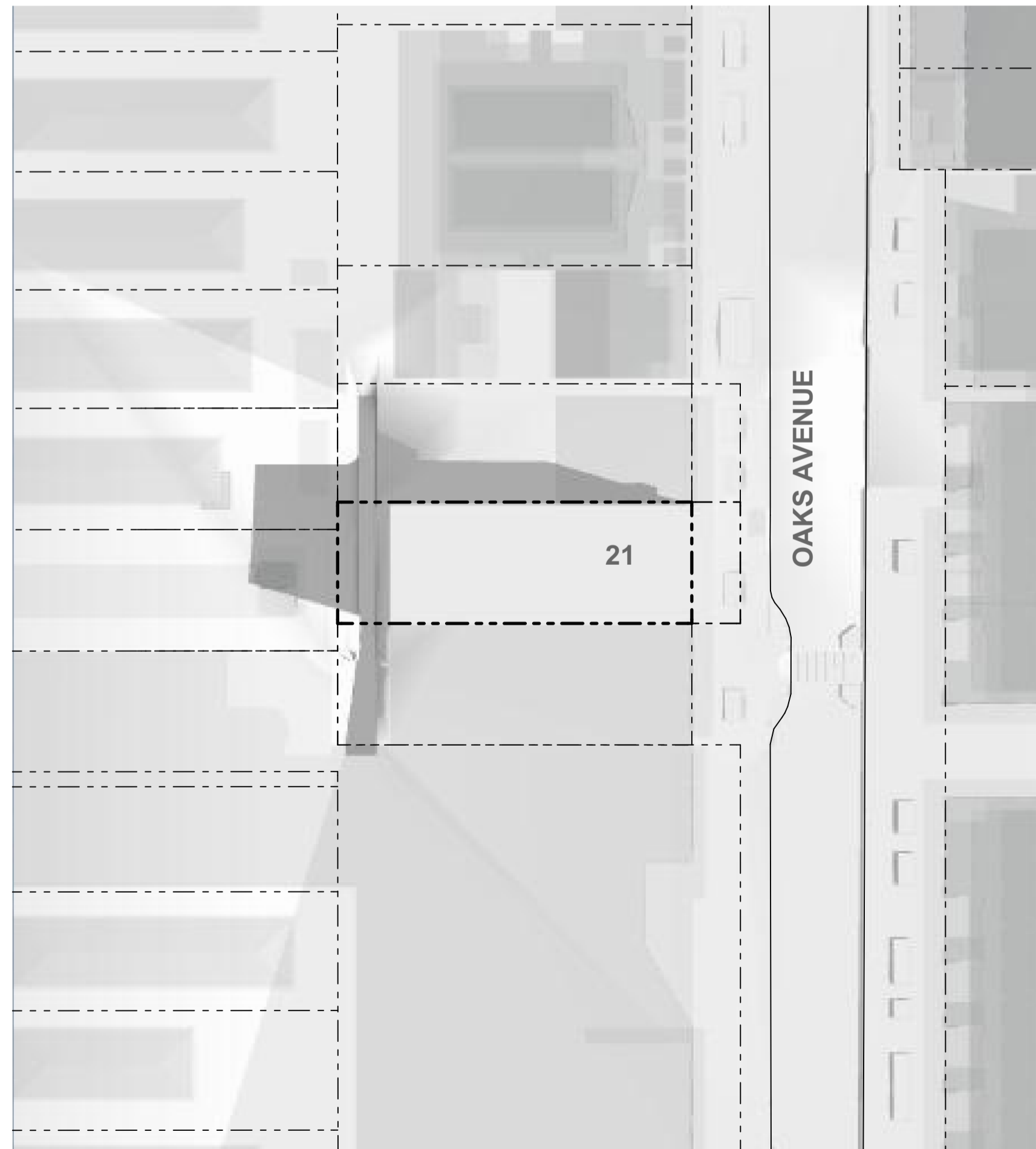
JUNE 21 - 9 AM PROPOSED



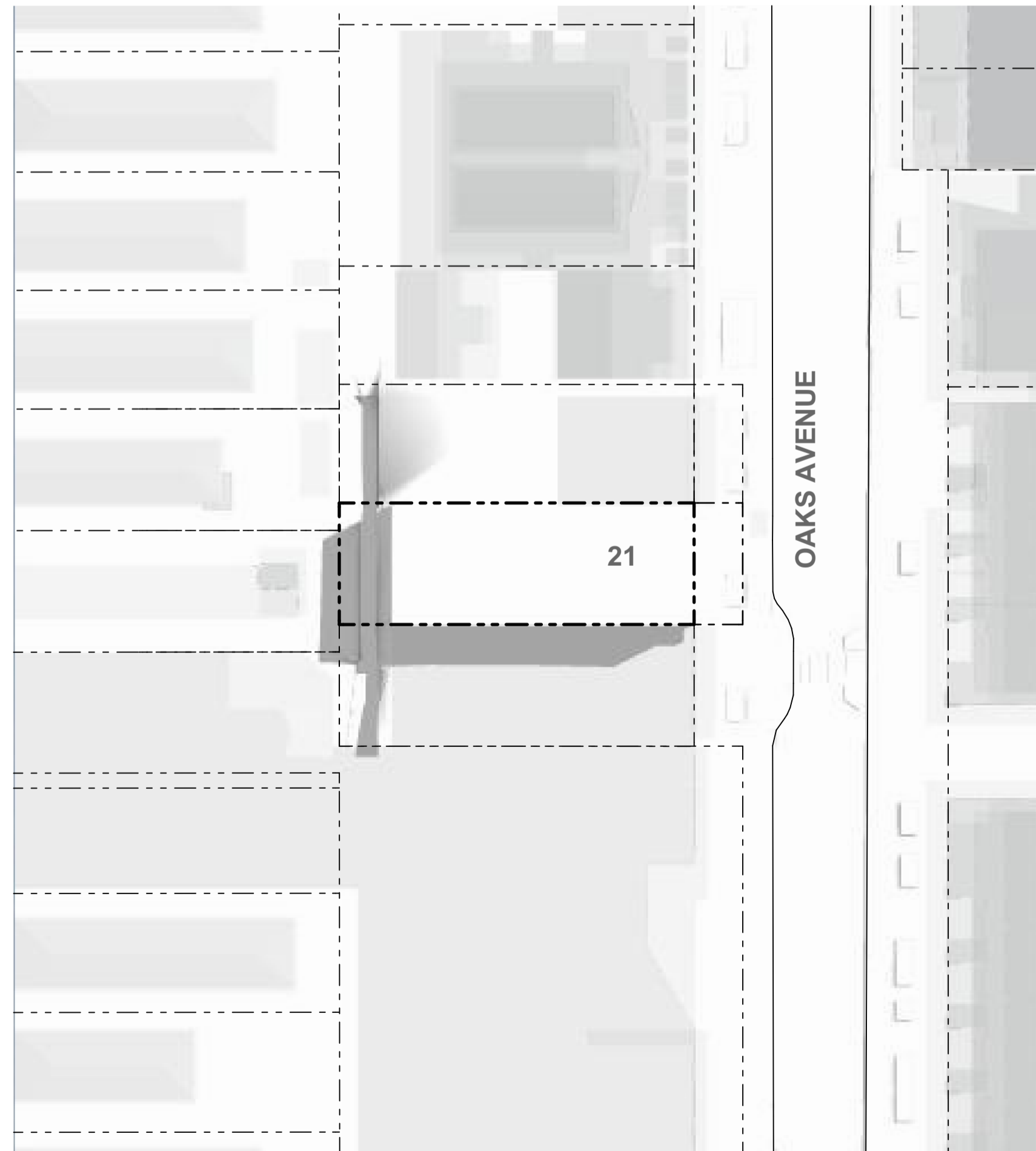
JUNE 21 - 12 PM PROPOSED



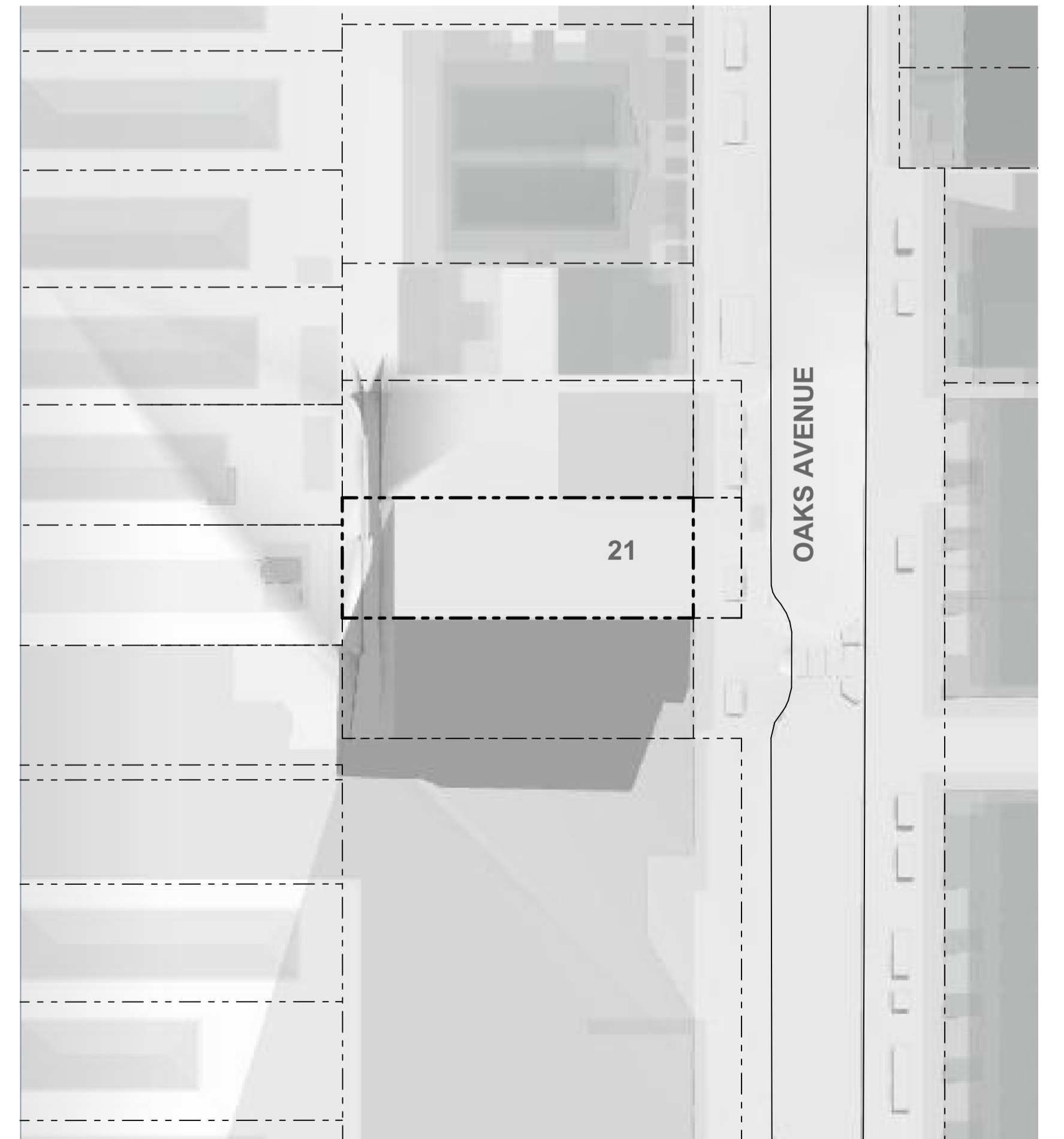
JUNE 21 - 3 PM PROPOSED



JUNE 21 - 9 AM EXISTING



JUNE 21 - 12 PM EXISTING



JUNE 21 - 3 PM EXISTING







CONTEXT 01



CONTEXT 04



CONTEXT 02



CONTEXT 05



CONTEXT 03



CONTEXT 06



CONTEXT A



CONTEXT D



CONTEXT B



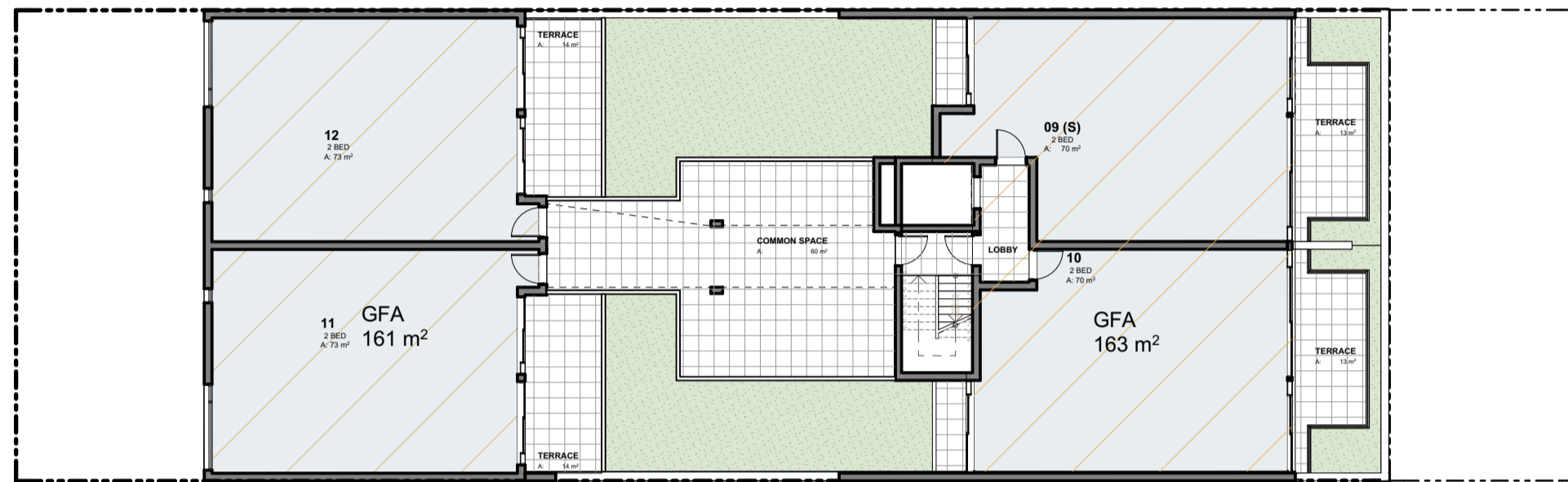
CONTEXT E



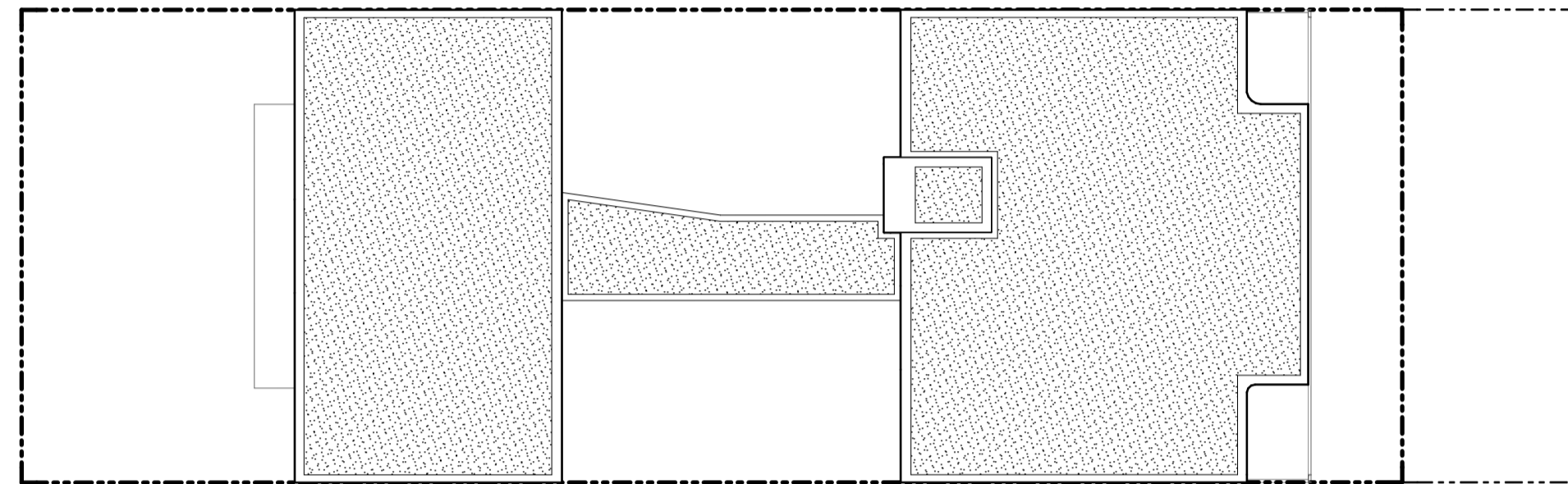
CONTEXT C



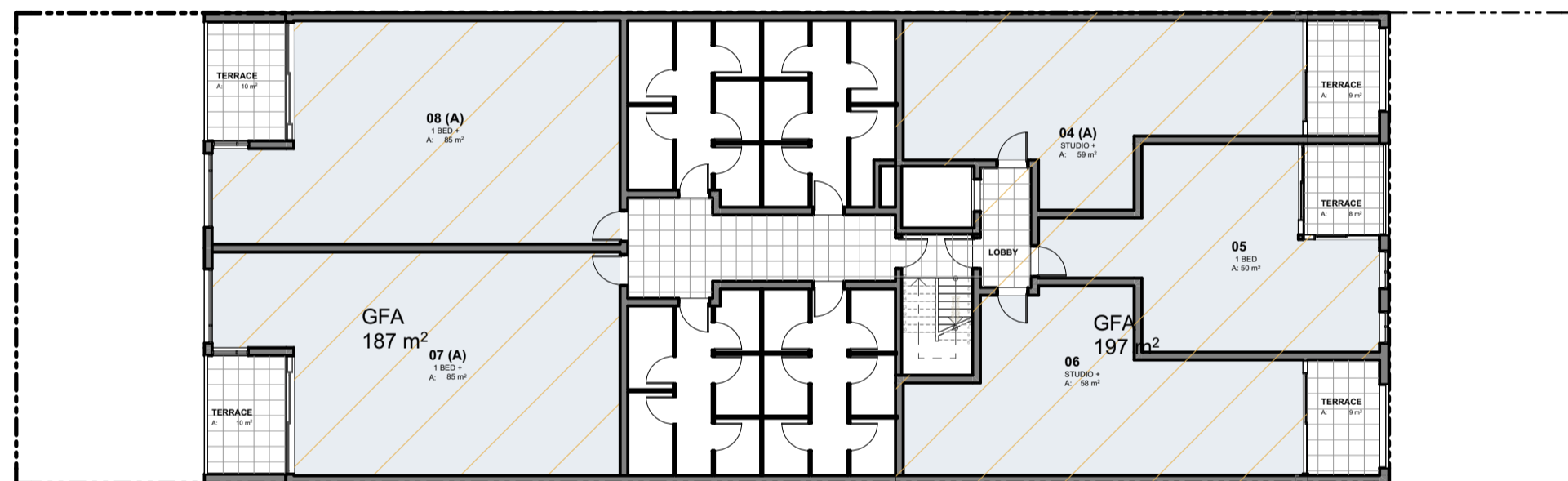
CONTEXT F



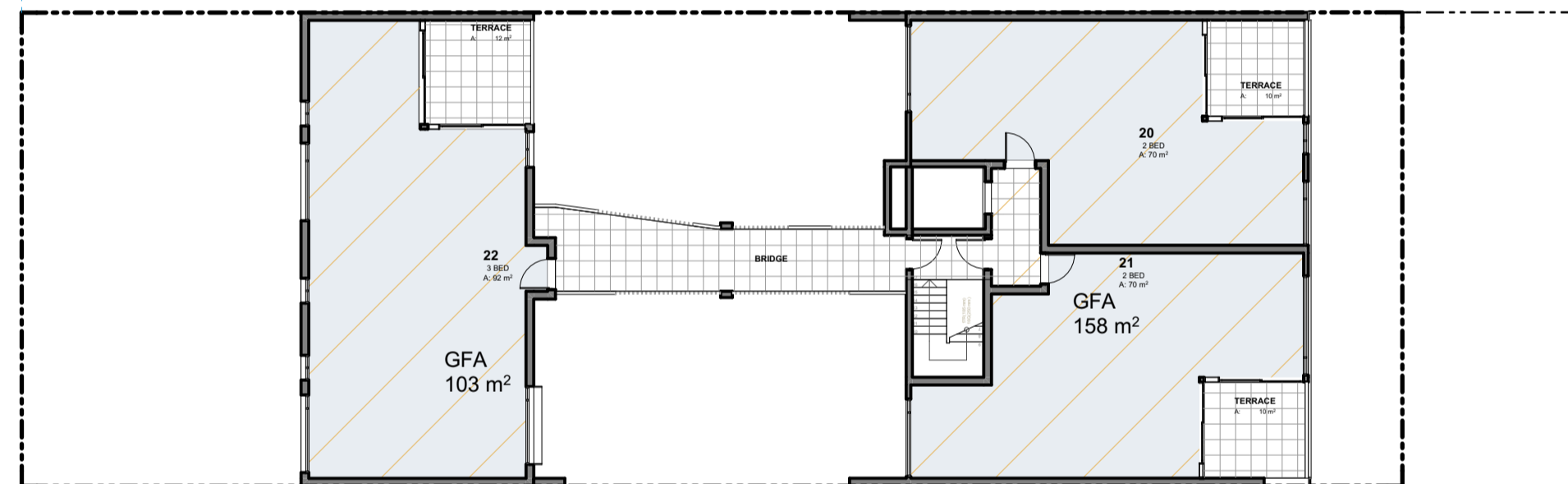
LEVEL 03 GFA



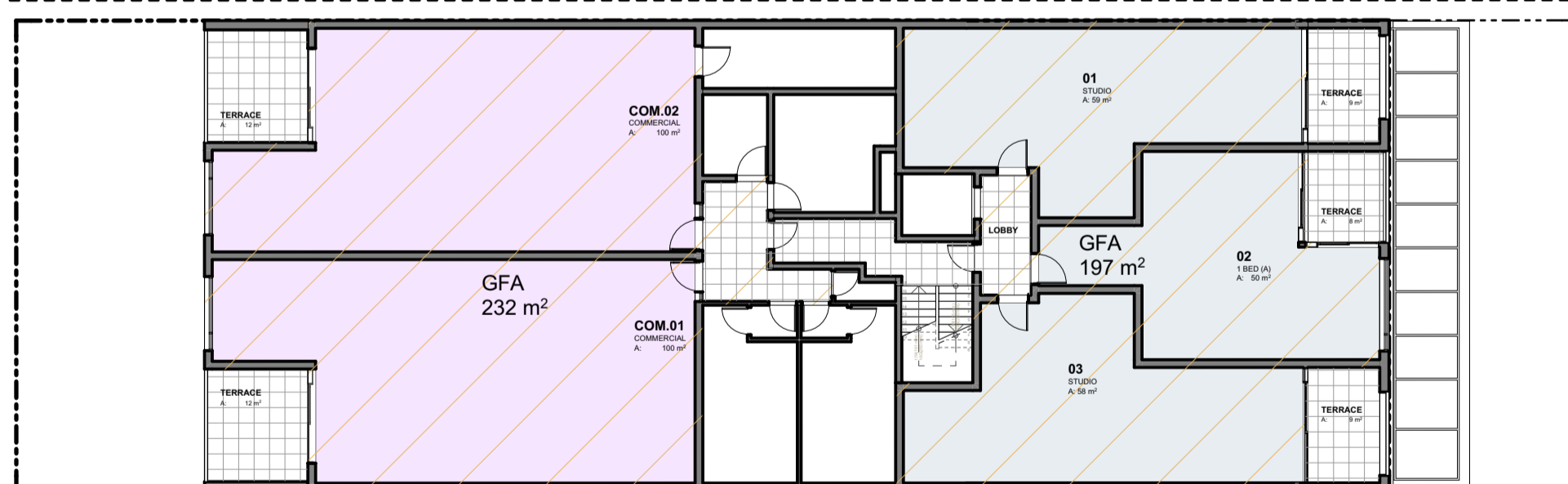
ROOF LEVEL GFA



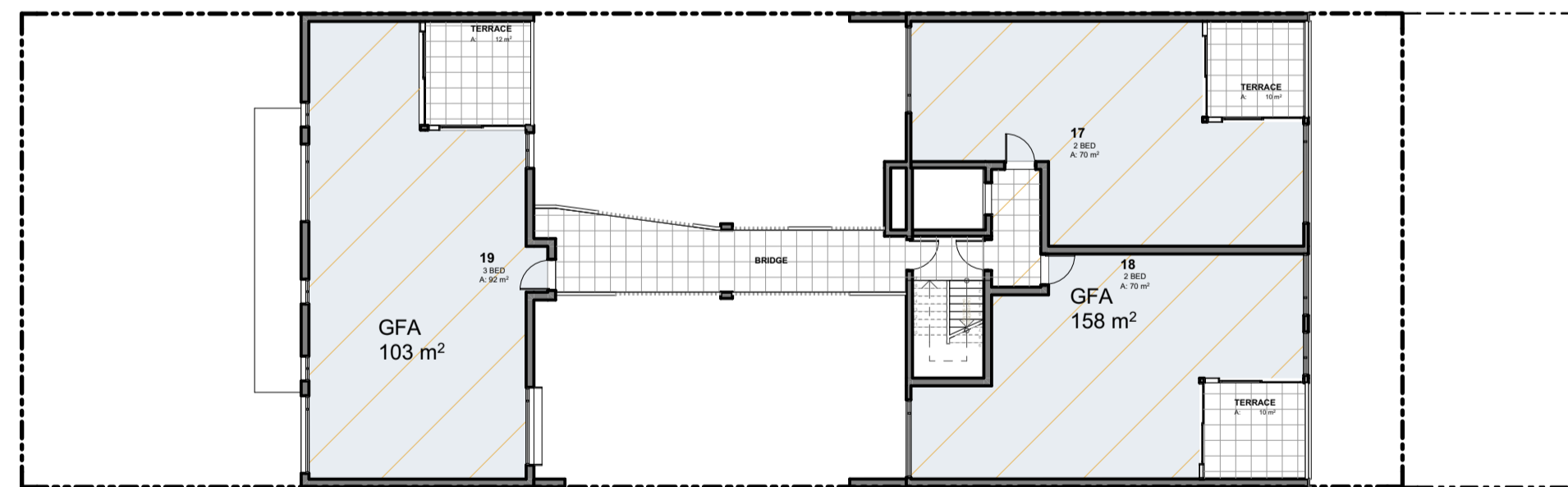
LEVEL 02 GFA



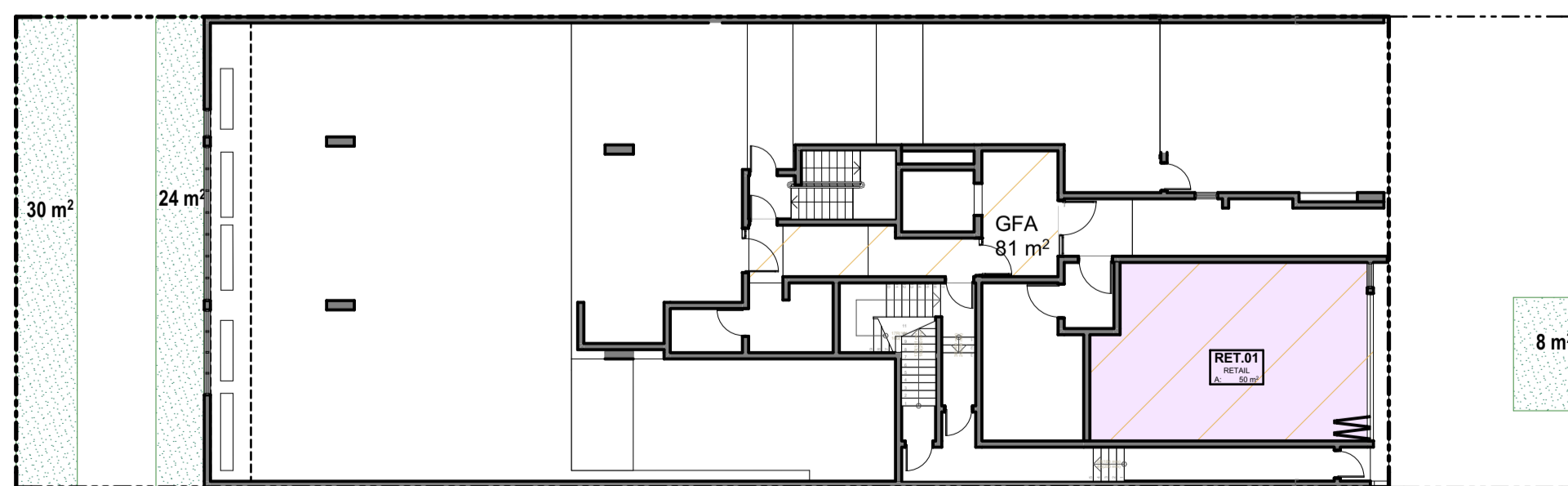
LEVEL 06 GFA



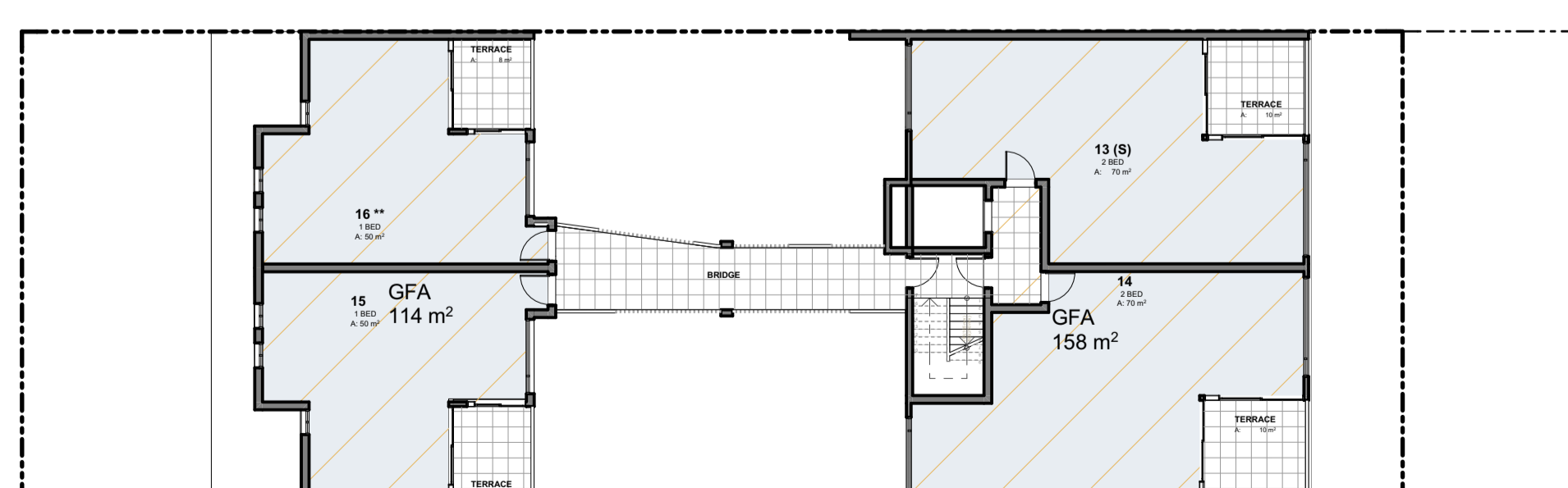
LEVEL 01 GFA



LEVEL 05 GFA



GROUND GFA



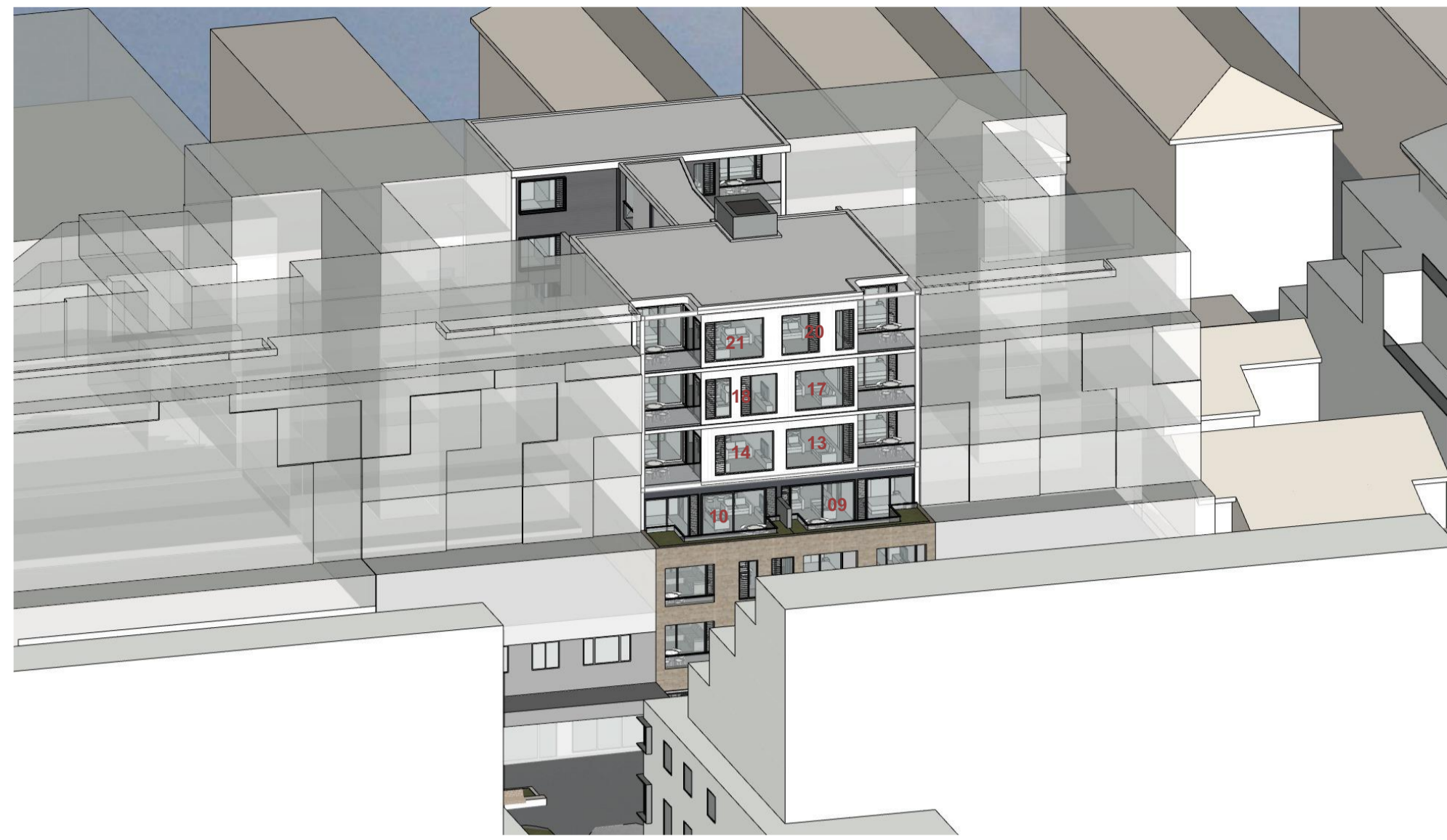
LEVEL 04 GFA

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

GFA : 2 012.2 m²
FSR : 2.61:1

DEEP SOIL 62 m²
8% OF SITE

GFA CALCULATION	
LEVEL	AREA
GROUND	80.6
LEVEL 01	196.8
LEVEL 01	231.6
LEVEL 02	187.3
LEVEL 02	197.2
LEVEL 03	160.8
LEVEL 03	163.0
LEVEL 04	113.8
LEVEL 04	158.2
LEVEL 05	103.1
LEVEL 05	158.4
LEVEL 06	103.1
LEVEL 06	158.3
	2 012.2 m ²



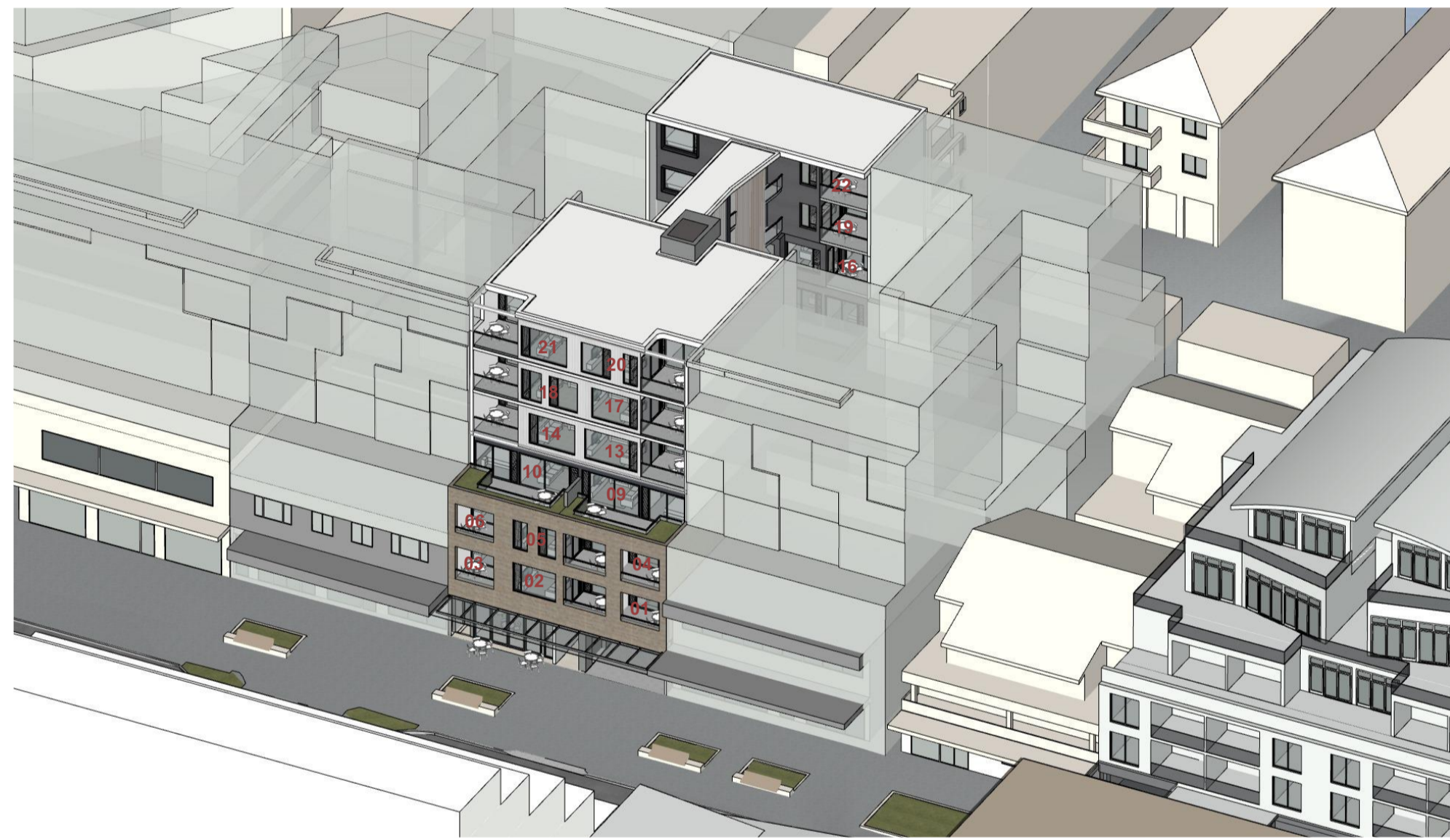
SUN ACCESS JUNE 21 - 9 AM



SUN ACCESS JUNE 21 - 10 AM



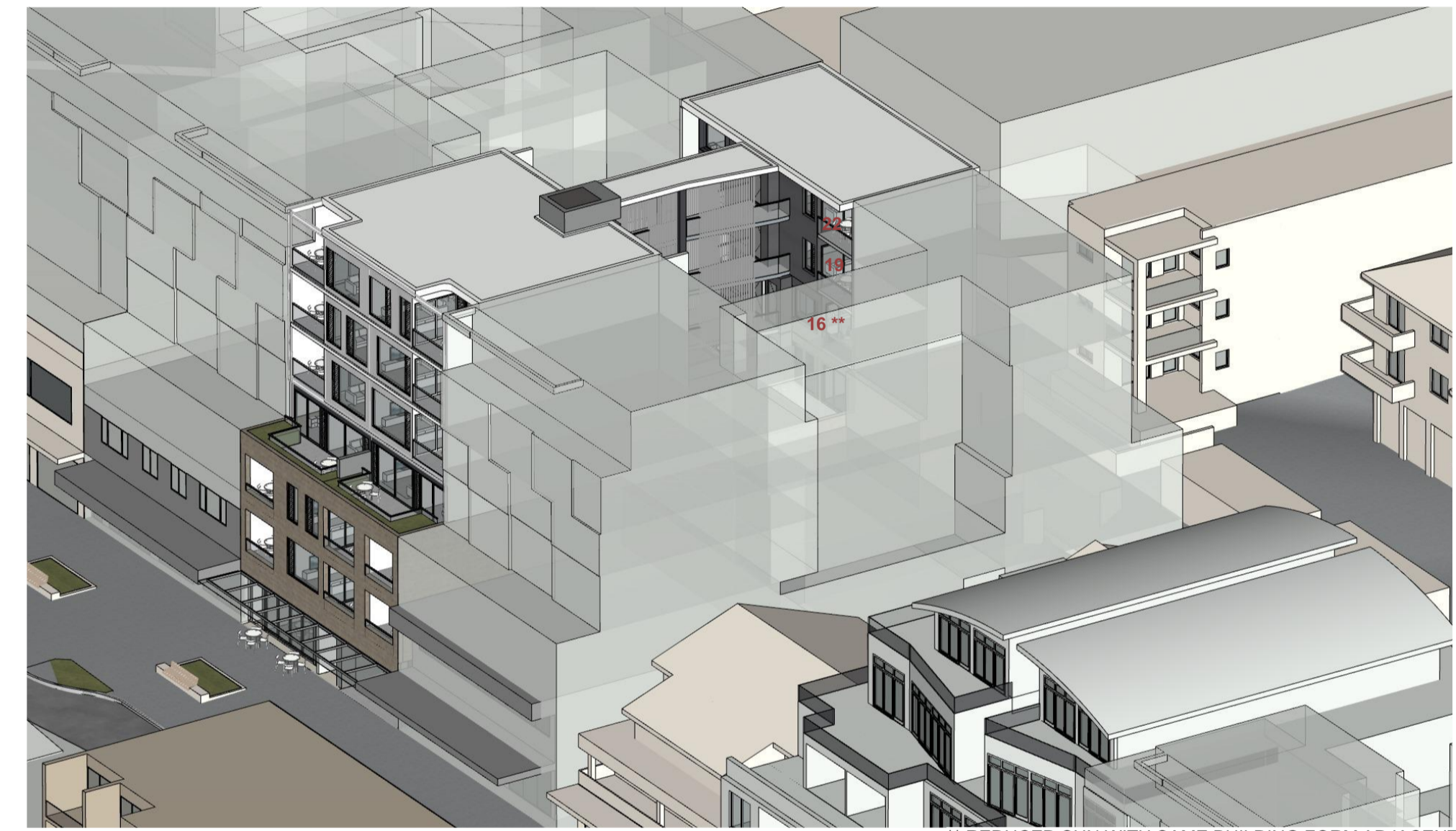
SUN ACCESS JUNE 21 - 11 AM



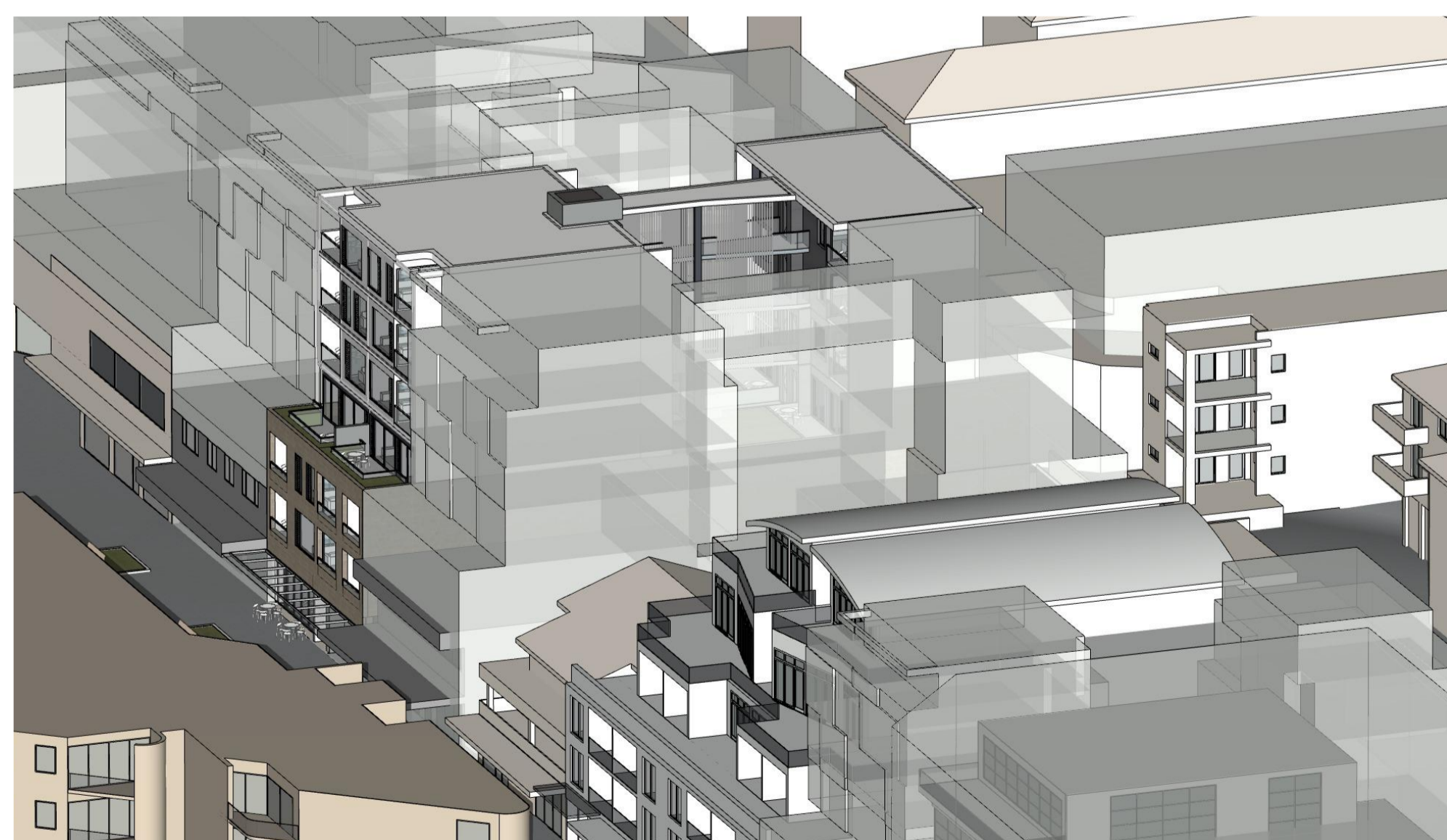
SUN ACCESS JUNE 21 - 12 PM



SUN ACCESS JUNE 21 - 1 PM



SUN ACCESS JUNE 21 - 2 PM



SUN ACCESS JUNE 21 - 3 PM

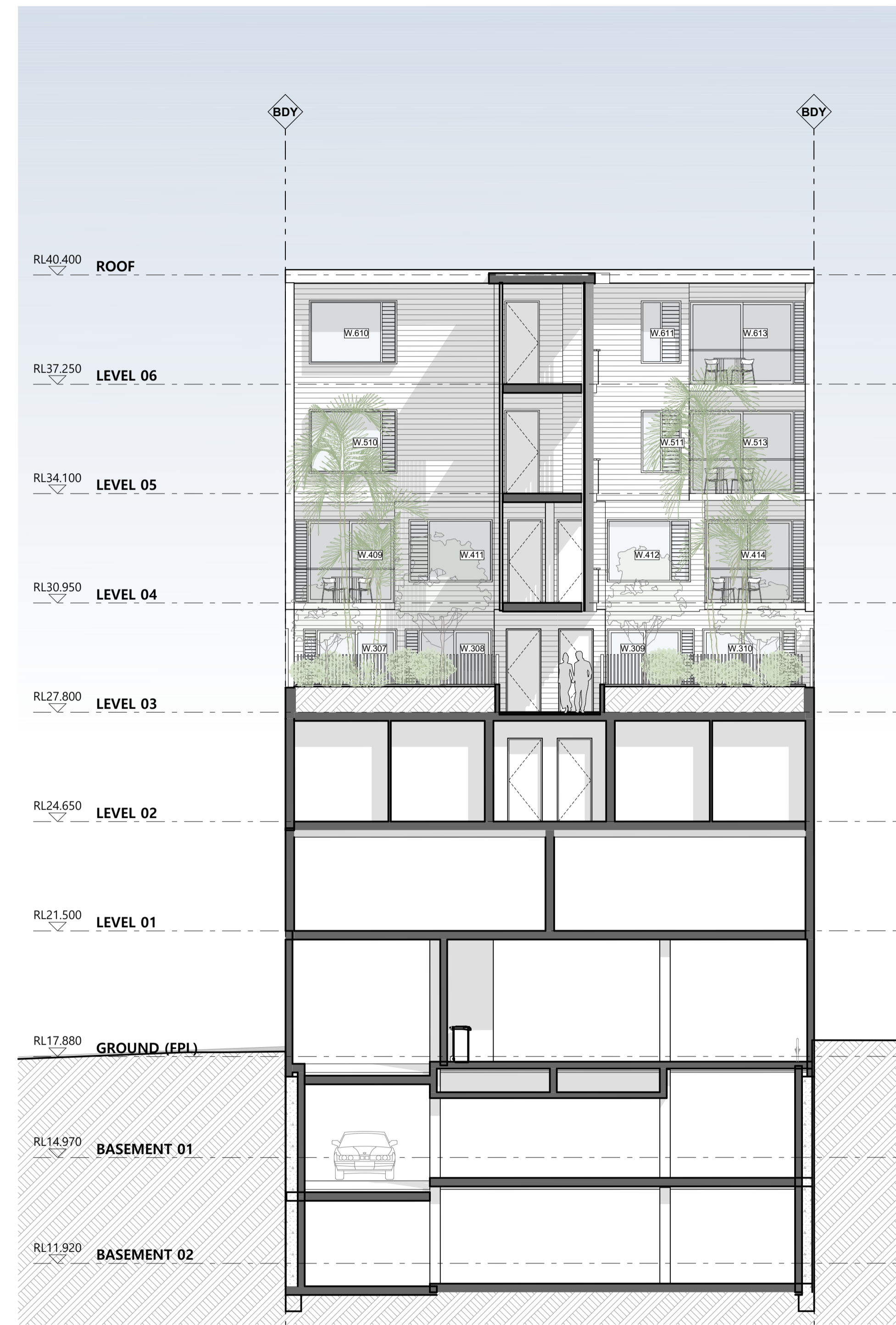
** REDUCED SUN WITH SAME BUILDING FORM ADJACENT

SUNLIGHT / VENTILATION SCHEDULE			
L6	3	3	/3
L5	3	3	/3
L4	3 (2**)	4	/4
L3	2	4	/4
L2	3	0	/5
L1	3	0	/3
	17(16**)	14	/22
	77%	64%	

** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)



SOUTH ELEVATION FRONT APARTMENTS



NORTH ELEVATION REAR APARTMENTS

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 LOOK</p>