

23 FISHER ROAD DEE WHY

S4.55 Application

DRAWING SCHEDULE

DWG NO.	TITLE	REV.
A 0.00	COVER PAGE	D
A 2.03	LEVEL 1 PLAN	D
A 2.04	LEVEL 2 PLAN	D
A 2.05	LEVEL 3 PLAN	D
A 2.06	LEVEL 4 PLAN	D
A 2.07	LEVEL 5 PLAN	D
A 2.08	ROOF PLAN	D
A 3.02	WEST ELEVATION (FISHER ROAD) & SOUTH ELEVATION (ST DAVID AVENUE) no trees	D
A 3.04	EAST ELEVATION (CIVIC PARADE) & NORTH ELEVATION no trees	D
A 3.05	SECTION A-A & SECTION B-B	D
A 3.06	SECTION C-C & SECTION D-D	D



BASIX COMMITMENTS

- Refer to BASIX Certificate No. 944202M_04 for all BASIX requirements
 - All fixtures & appliances to be as specified in B. ASIX certificate

WATER COMMITMENTS

ALTERNATIVE WATER SUPPLY

Central water tank. Capacity 15,000L.
 To collect run off from minimum 400m² of roof area.
 Provide connection to 2000m² common landscaped area and 1 car wash bay.

FIXTURES EFFICIENCY (ALL)

- Shower Heads 4 star (>6.0 but <=7.5 L/m)
- Toilet Flushing 4 star
- Kitchen Taps 6 star
- Bathroom Taps 4 star
- Dishwasher 3.5 star (Water) & 4 star (Energy)
- Clothes dryer 2 star

THERMAL COMFORT COMMITMENTS

(refer to schedules for performance ratings)

ENERGY COMMITMENTS

Alternate energy supply
 Photovoltaic system rated electrical output 15.0 peak kW

Hot water

Central hot water system - electric heat pump, gas boosted.

Ventilation

Laundry and bathroom - Individual fan, ducted to facade or roof
 Operation control - Interlocked to light
 Kitchen - Individual fan, ducted to facade or roof
 Operation control - Manual switch on/off

Appliances

Induction cooktop & electric oven

Air conditioning

Units (zoned) to all bedrooms and living areas. 1 - phase
 Cooling to living areas and bedrooms to achieve 4 star
 Heating to living areas and bedrooms to achieve 4 star

All Lobbies

No mechanical ventilation with compact fluorescent, daylight sensor and motion sensor.

Basements

Ventilation supply and exhaust, carbon monoxide monitor + VSD fan. Fluorescent lighting with time clock and motion sensor.
 Mechanical ventilation exhaust to garbage room. Mechanical ventilation exhaust interlocked to light in Cleaners/WC only. All fluorescent lighting with manual on/off.

Lifts

Gearless traction with VVVF motor, LED lighting connected to call button

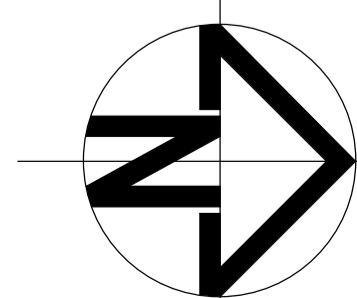
THERMAL COMFORT SPECIFICATION

Thermal Comfort Item	Details
External Walls (a)	Brick veneer + R2.5 added
External Walls (b)	Weatherboard FC + R2.5 added
Unit Walls next to car park / plant	Concrete block ≥140mm with R2.5 added
Unit Walls next to corridors/lobbies	Plasterboard + R1.5 acoustic insulation
Unit Party Walls next to other units	Plasterboard + R1.5 acoustic insulation
Walls next to lifts/stairwells	Concrete and insulation optional
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with neighbour below
External Floors	Concrete slab with basement or ground below
External Floor Insulation 1	R1.5 under units (optional bedrooms) if above basement
External Floor Insulation 2	R1.5 under all rooms (incl. bedrooms) - aG02, aG05, aG08, eG01
External Floor Insulation 3	R2.0 under all rooms (incl. bedrooms) - b102, b103
Floor Finishes	Tiles - wet areas, carpet - beds, timber - other
Roofs 1 - Penthouse Roofs	Metal roofs + foil under + R4.1 at ceiling (unvented roof due to pitch)
Roofs 2 - under balconies/terraces	Concrete roof + R2.5 under and plasterboard
Roof Colour	Dark colour metal roofs
Units with Low-E (see below)	Low-E living - aG01, a101, a104, a201, a301, a401, b402 cG01, c102, c202, c209, c210, c302, c309, c401 Low-E all - a203, a303, a205, a305

Windows (problems units, see list)	Aluminium frames and low-E
Windows - U-value	≤ 4.8 hinged/awning/bifold, ≤ 5.4 fixed/sliders/other
Windows - SHGC	0.59 ± 5% hinged/awning/bifold, 0.49 ± 5% for others
Windows (all other)	Aluminium frame, single clear glass
Windows U-value (frame + glass)	≤ 6.7 hinged/awning/bifold, ≤ 6.7 fixed/sliders/other
Windows SHGC (frame + glass)	0.57 ± 5% for hinged/awning/bifold, 0.70 ± 5% for others
Skylights	None
Window Shading	As shown - adjustable vertical screens as shown and pergolas 50% opaque - detail designs to be checked at CC stage
Weather Stripping	All external doors and windows
Downlights near Insulation	Downlights affecting insulation (generic LED hole, TBC at CC)
Terrain	Suburban
Ceiling Fans	Not simulated but can add over 0.5 stars
Window openings and schedule	Openings as shown on elevations (must check this with window schedule at CC stage)
Window openings small windows	Small-medium (single pane) windows are awning (check at CC stage)
Large corner glazing (usually 2+3 panels)	All glazing is operable - for upper windows these are awning and for sliders on balconies these are 1/2 + 2/3 operable (check at CC)

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B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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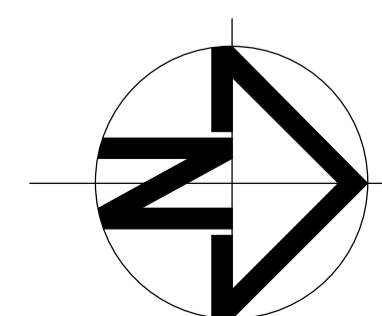
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PROPOSED MIXED USE DEVELOPMENT	COVER PAGE	DEVELOPMENT APPLICATION
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: NTS Date: APRIL 2019	Project No: 1607 Drawing No: A 0.00
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checkered: AO	Revision: D



1 Level 1 plan
1:200

LEGEND
 - - - - - Approved DA building outline shown in red
 A/C A/C condensers located on balcony / courtyards

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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 1 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A 2.03 Revision D



1 Level 2 Plan
1:200

LEGEND

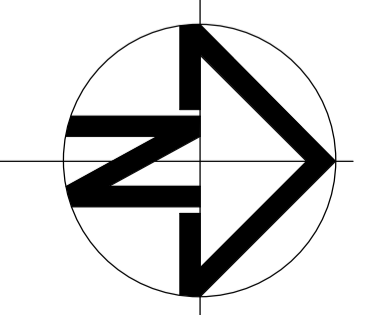
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PROPOSED MIXED USE DEVELOPMENT	LEVEL 2 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A.2.04 Revision D



1 Level 3 plan
1 : 200

LEGEND

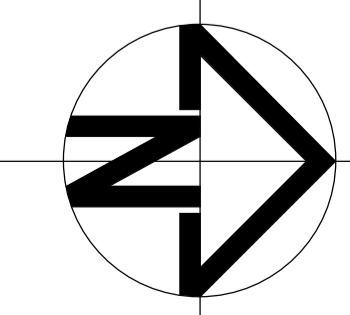
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Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 2.05 Revision: D



1 Level 4 plan
1:200

LEGEND

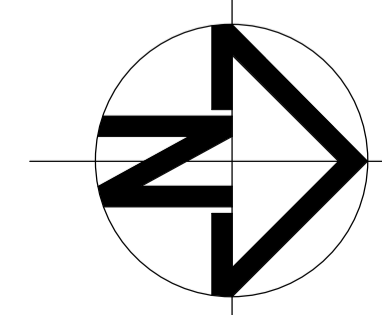
- - - - - Approved DA building outline shown in red
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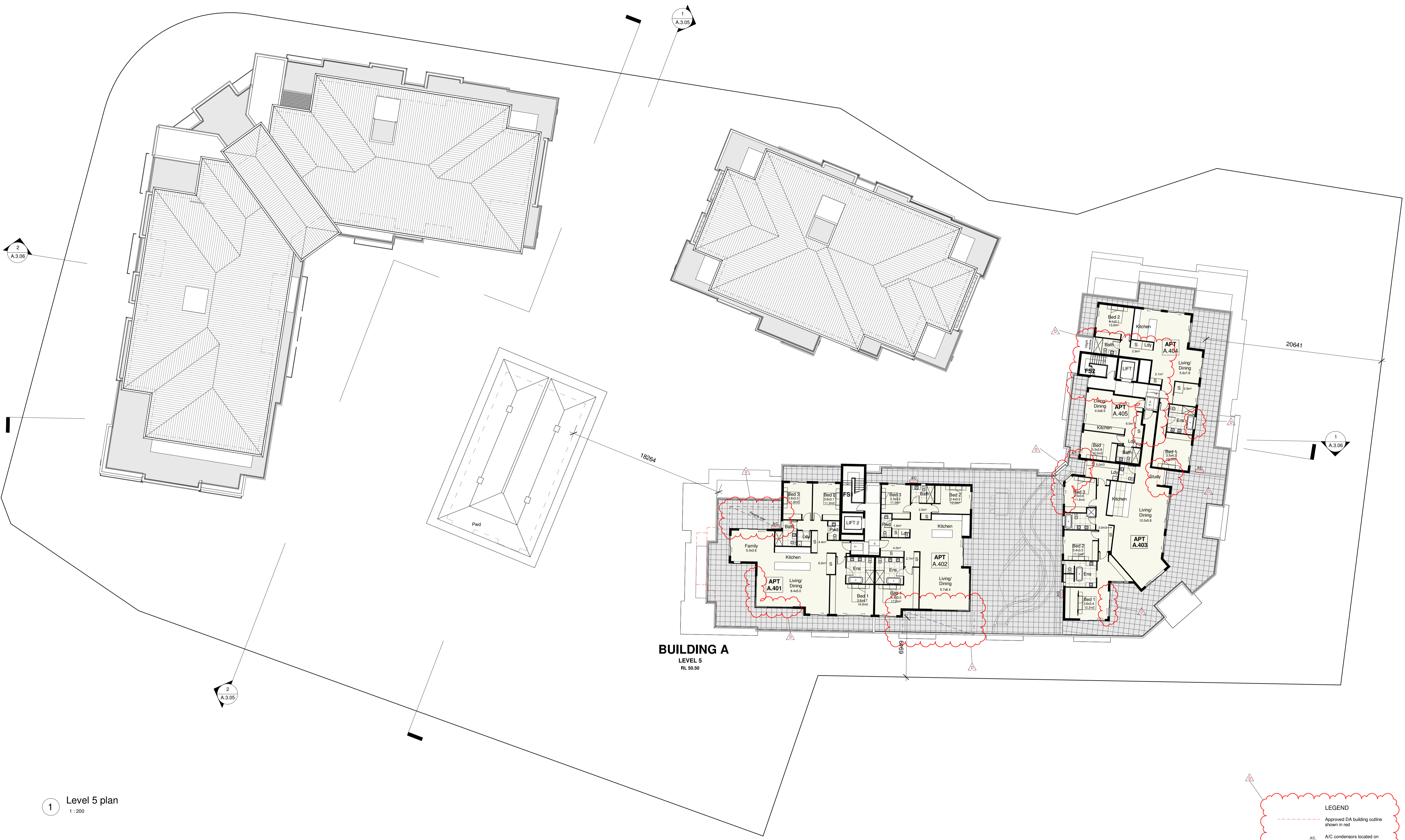


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Project	Address	Client	Drawing title	Scale	Date	Status	Project No	Drawing No
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 4 PLAN	1:200	JAN 2022	S4.55	1607	A 2.06
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				RAD		AO		D

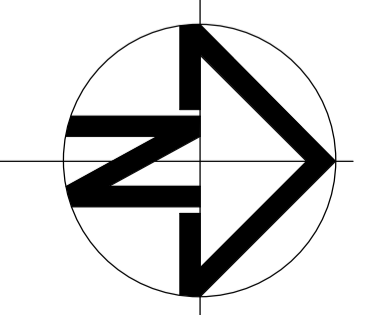


1 Level 5 plan
1:200

LEGEND

- Approved DA building outline shown in red
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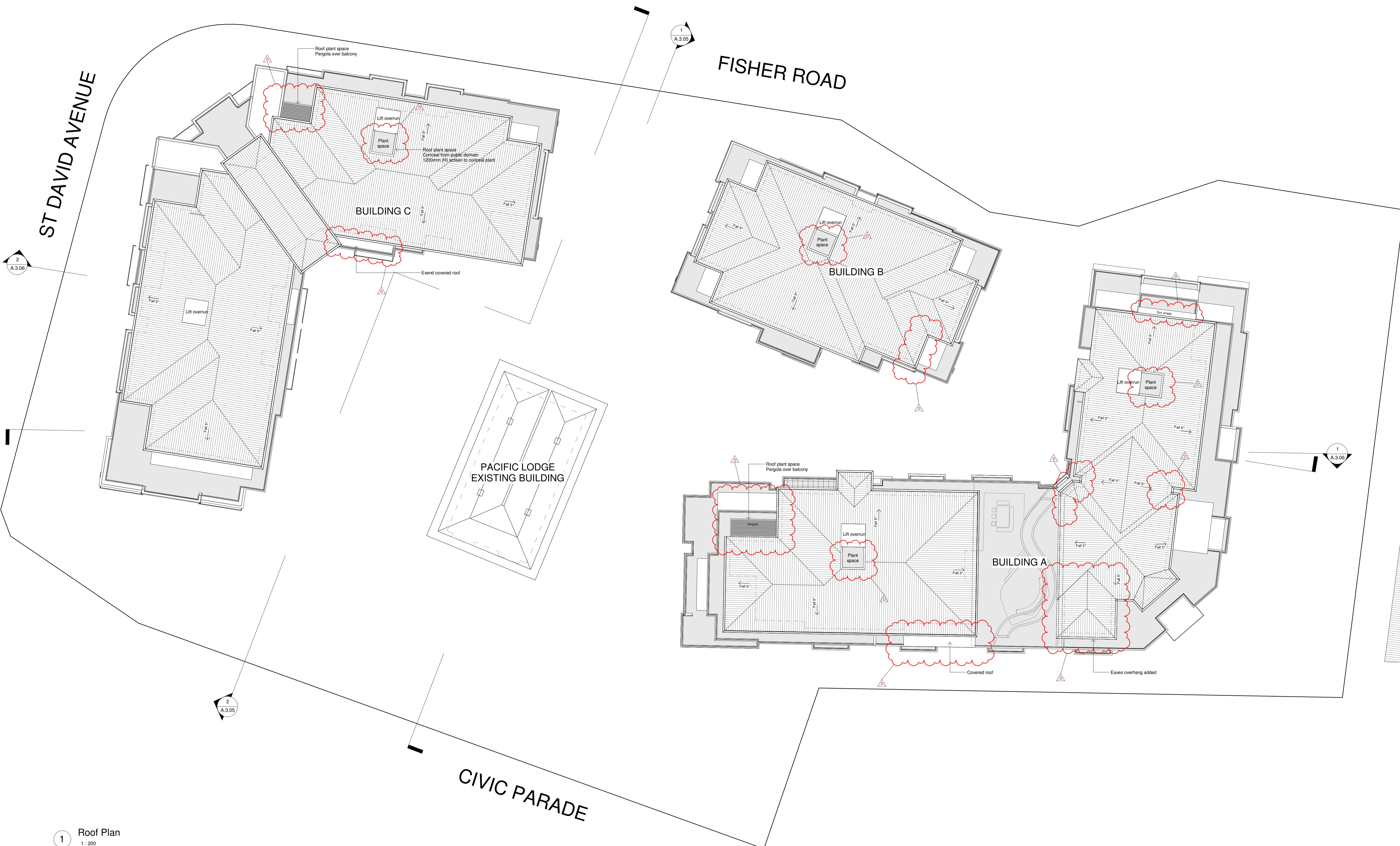


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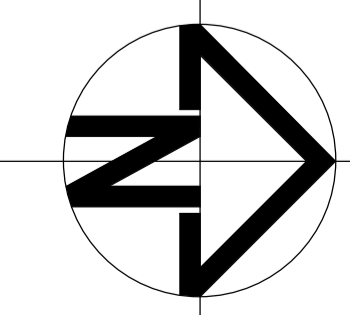


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PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 5 PLAN	1:200	JAN 2022	S4.55	1607	A 2.07
				Drawn	Reviewed	Checked		Revision
				RAD		AO		D



1 Roof Plan
1:200

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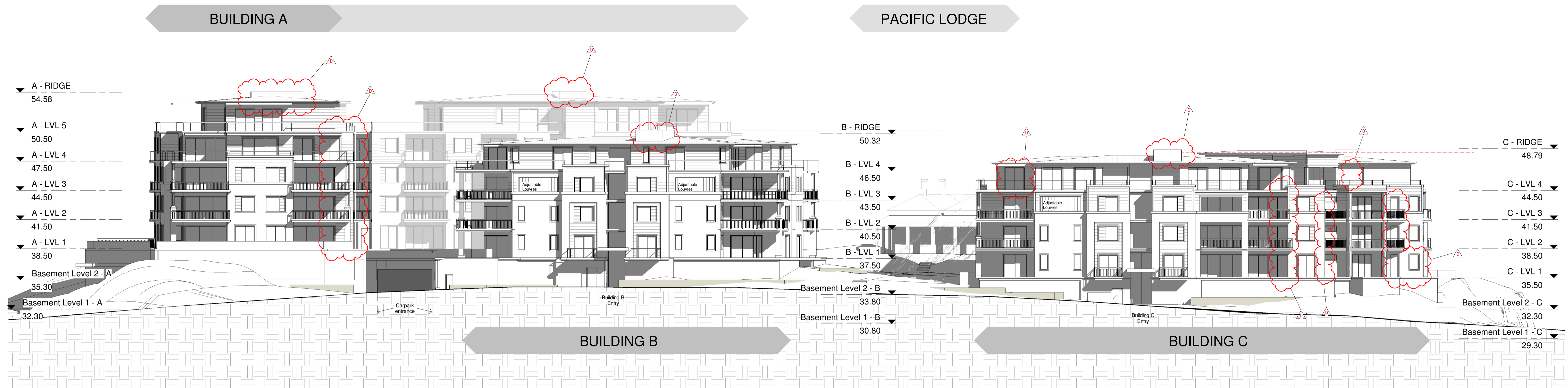


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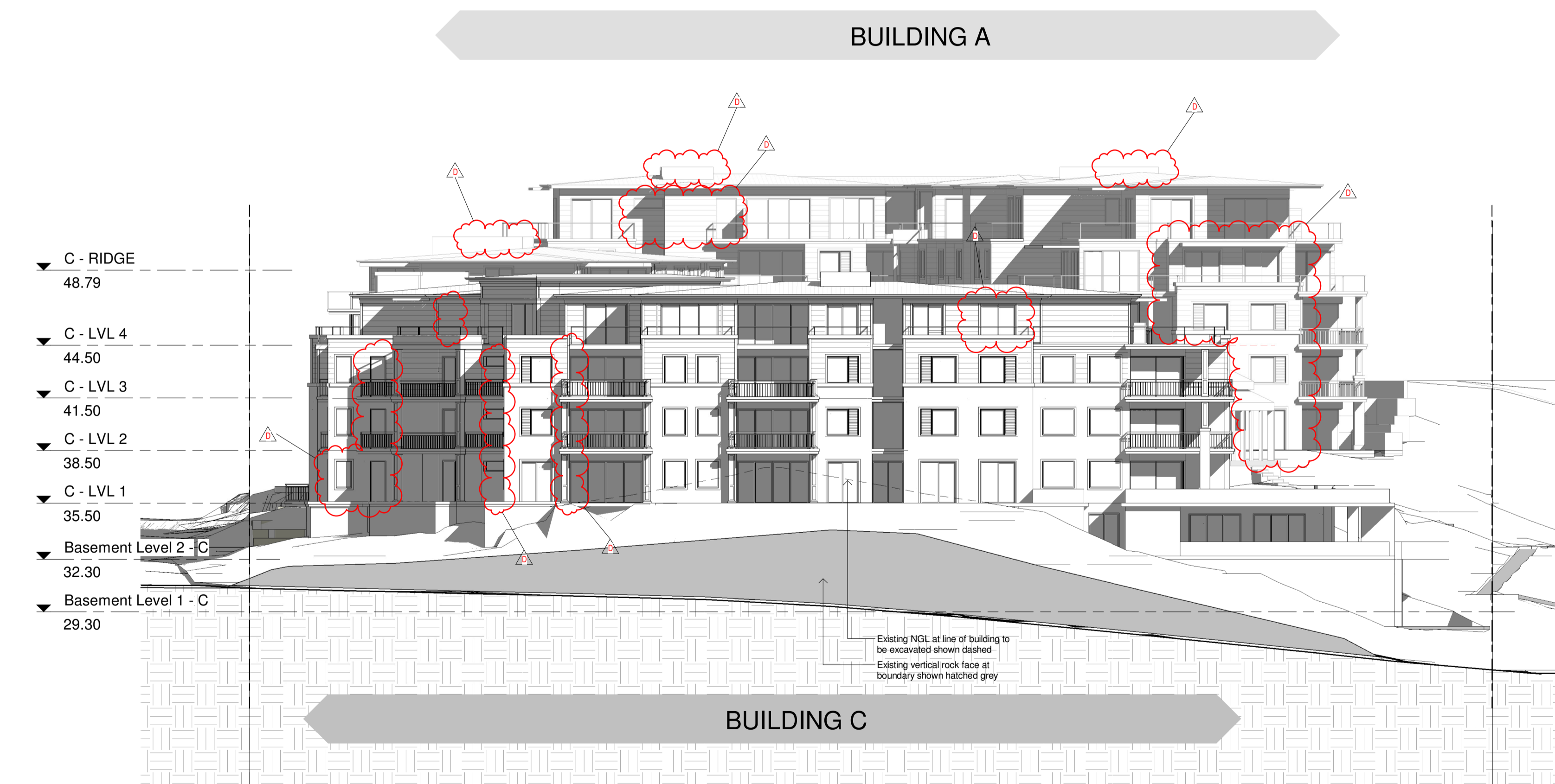
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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	ROOF PLAN	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 2.08 Revision: D

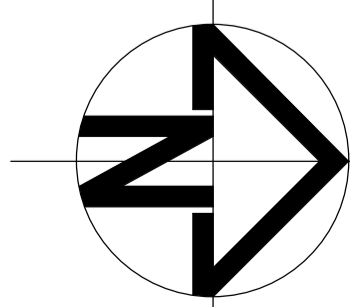


1 West Elevation (No trees)
1:200



2 South Elevation (No trees)
1:200

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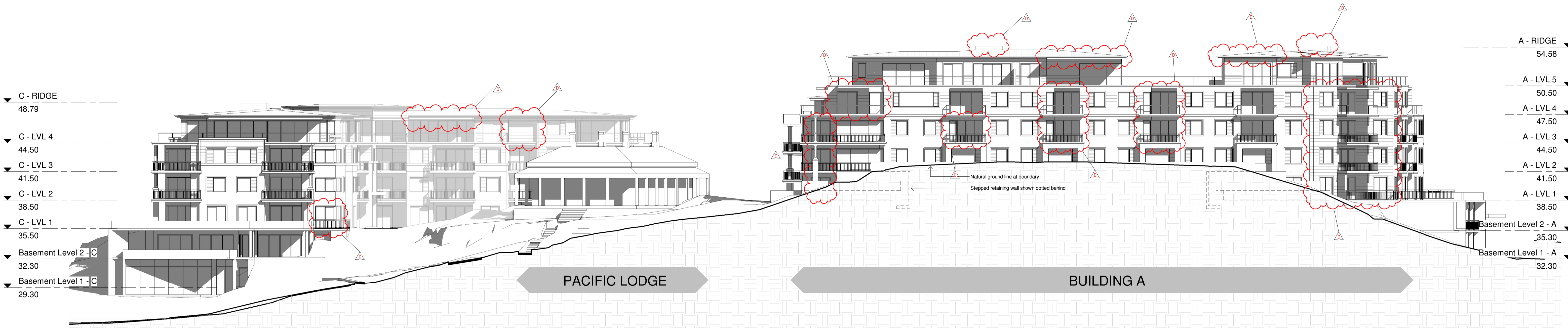
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Project	Address	Client	Project No.	Drawing No.	Status
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	1607	A 3.02	S4.55
Drawing title: WEST ELEVATION & SOUTH ELEVATION (no trees)		Scale: 1:200 Date: JAN 2022		Revision: D	
Drawn: RAD		Reviewed: AO		Checked: AO	

BUILDING C



- ▼ C - RIDGE 48.79
- ▼ C - LVL 4 44.50
- ▼ C - LVL 3 41.50
- ▼ C - LVL 2 38.50
- ▼ C - LVL 1 35.50
- ▼ Basement Level 2 - C 32.30
- ▼ Basement Level 1 - C 29.30

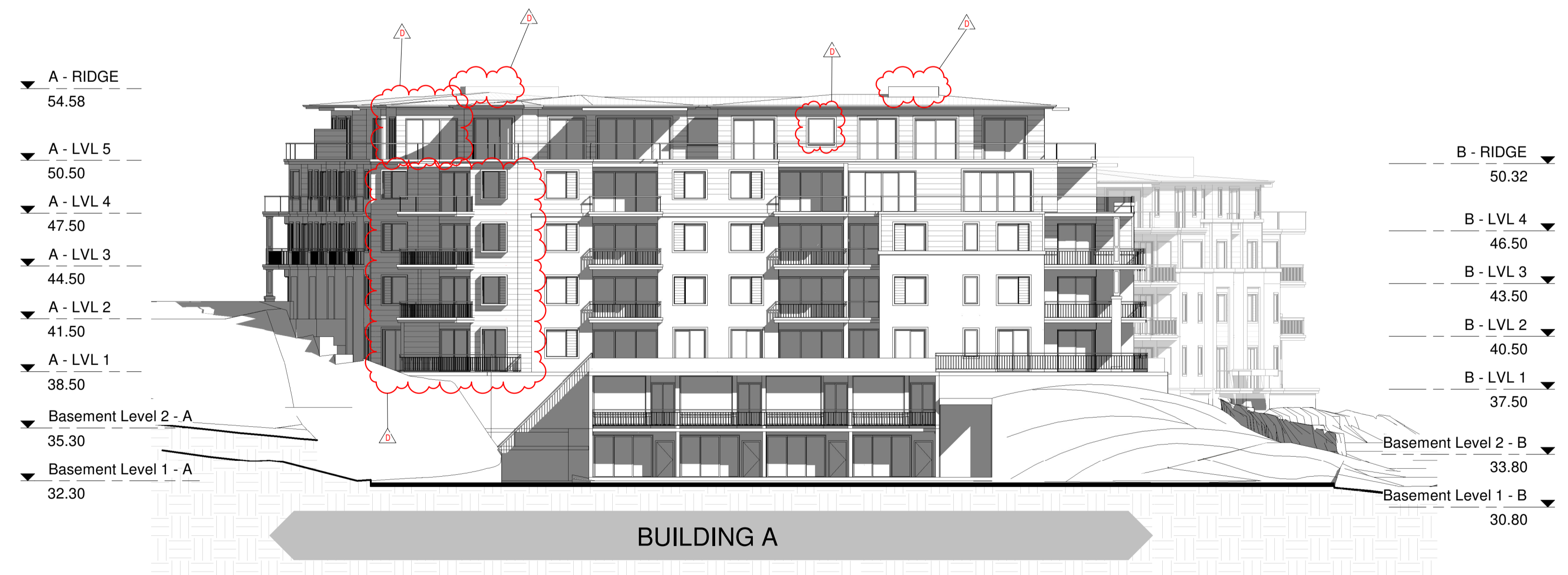
- ▼ A - RIDGE 54.58
- ▼ A - LVL 5 50.50
- ▼ A - LVL 4 47.50
- ▼ A - LVL 3 44.50
- ▼ A - LVL 2 41.50
- ▼ A - LVL 1 38.50
- ▼ Basement Level 2 - A 35.30
- ▼ Basement Level 1 - A 32.30

PACIFIC LODGE

BUILDING A

1 East Elevation (No trees)
1:200

BUILDING B



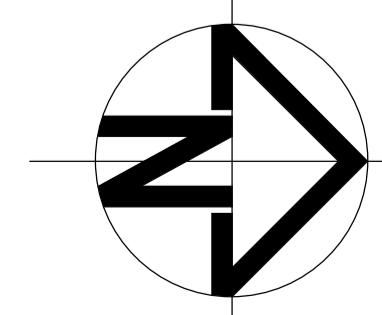
- ▼ A - RIDGE 54.58
- ▼ A - LVL 5 50.50
- ▼ A - LVL 4 47.50
- ▼ A - LVL 3 44.50
- ▼ A - LVL 2 41.50
- ▼ A - LVL 1 38.50
- ▼ Basement Level 2 - A 35.30
- ▼ Basement Level 1 - A 32.30

- ▼ B - RIDGE 50.32
- ▼ B - LVL 4 46.50
- ▼ B - LVL 3 43.50
- ▼ B - LVL 2 40.50
- ▼ B - LVL 1 37.50
- ▼ Basement Level 2 - B 33.80
- ▼ Basement Level 1 - B 30.80

BUILDING A

2 North Elevation (No trees)
1:200

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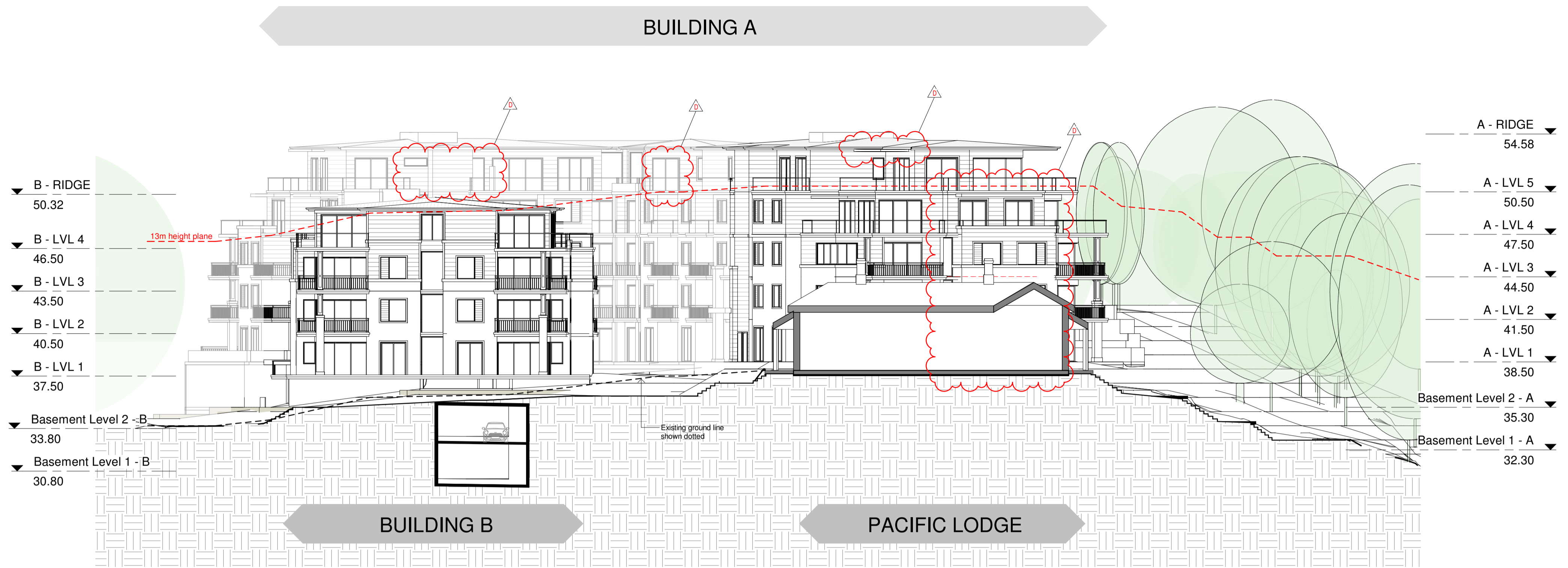


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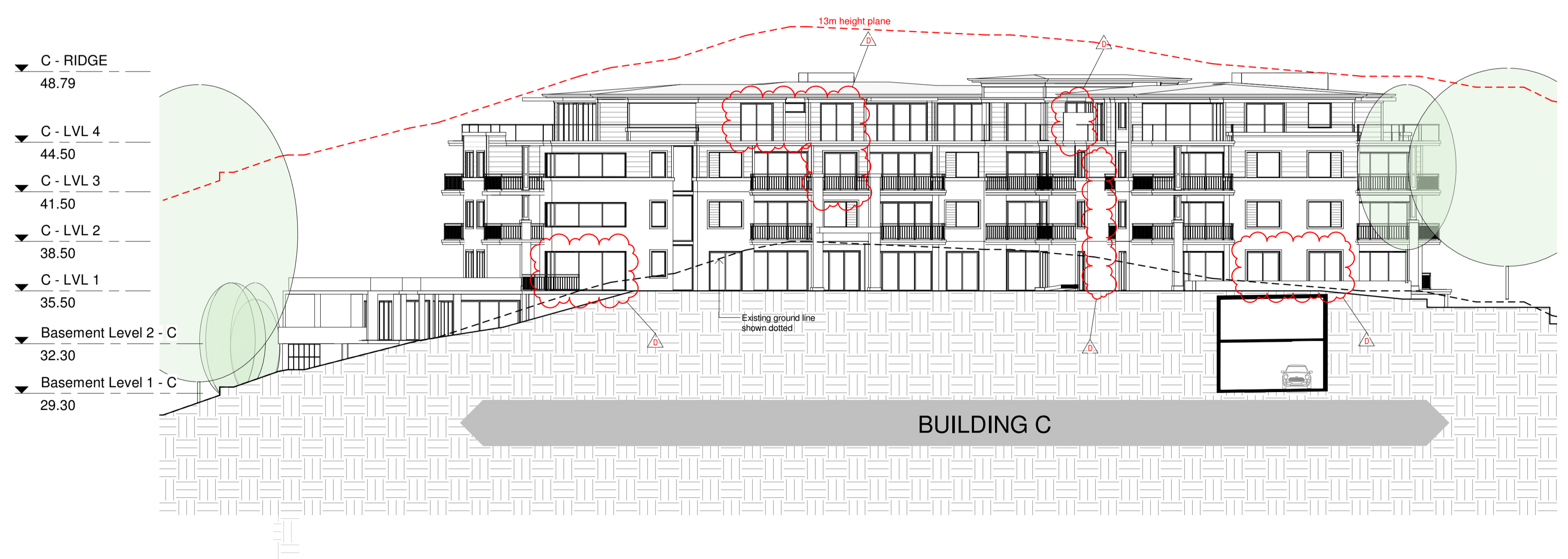
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Project	PROPOSED MIXED USE DEVELOPMENT	Drawing title	EAST ELEVATION & NORTH ELEVATION (no trees)	Status	S4.55
Address	23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale	1:200	Date	JAN 2022
Client	Hamptons By Rose Pty Ltd	Drawn	RAD	Reviewed	Checked
				Checked	AO
				Project No	1607
				Drawing No	A 3.04
				Revision	D

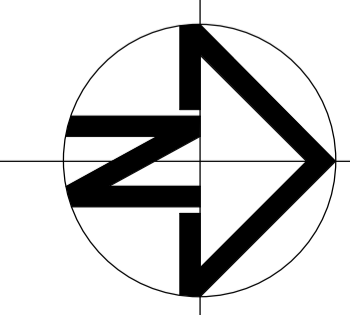


1 Section A-A
1 : 200



2 Section B-B
1 : 200

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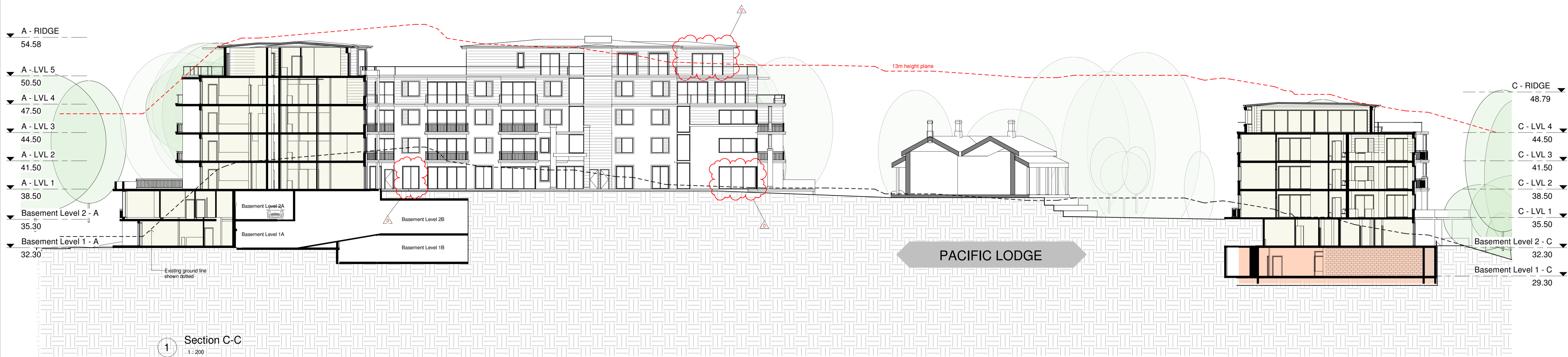
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PROPOSED MIXED USE DEVELOPMENT	SECTION A-A & B-B	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607 Drawing No: A 3.05
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Revision: D

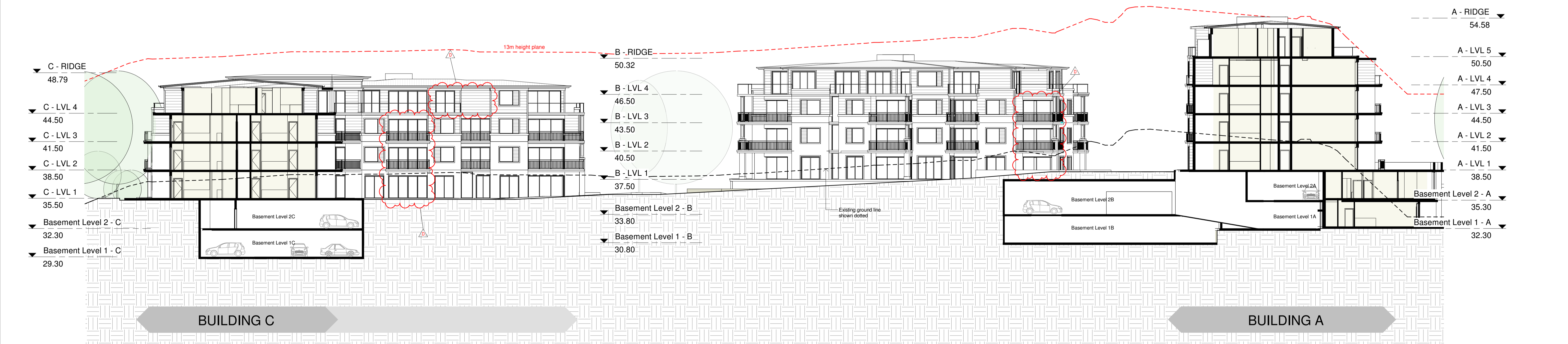
BUILDING A

BUILDING C



1 Section C-C
1:200

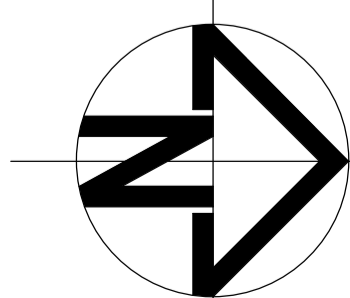
BUILDING B



2 Section D-D
1:200

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