

MELWOOD AVENUE

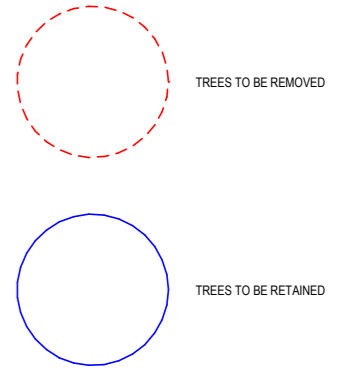
LIST OF CHANGES: 13.07.2023
• NO CHANGE

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LEGEND



Rev.	Date	Description
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
0 1 2 4 6 8
1:100 at A1 1:200 at A3

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Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



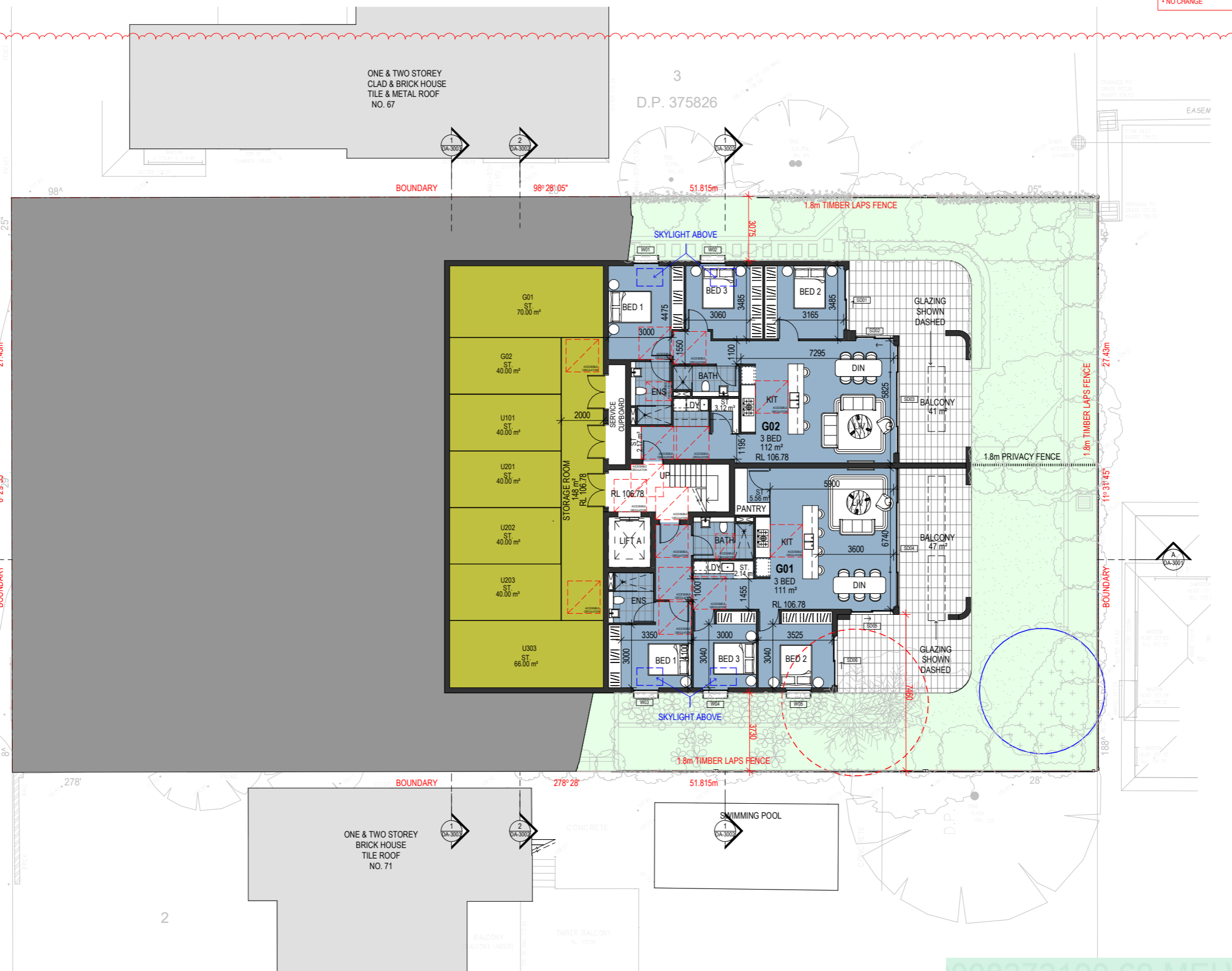
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
Forestville
Drawing Title
GROUND FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1101	B

Drawn by: HF
Checked by: RJ
Approved by: ZC
Date: SEP. 2022



1 GROUND LEVEL
1:100 at A1 1:200 at A3

0008272190 25 Jul 2023
Assessor Raymond Sleiman
Accreditation No. DMN/12/1472
Address
69 Melwood Avenue,
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MELWOOD AVENUE

LIST OF CHANGES: 13.07.2023
 • OUTLINE OF LEVEL 2 REVISED
 • UNIT 101 BEDROOM 3 WINDOW REVISED
 • UNIT 101 BEDROOM 2&3 WALL REVISED

REFERENCES
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PARKING SCHEDULE

- RESIDENTIAL PARKING 2400x5400, U.N.O.
- VISITOR PARKING 2400x5400

LEGEND

- TREES TO BE REMOVED
- TREES TO BE RETAINED

C 13/07/2023 DA AMENDMENTS
 B 21/03/2023 DA AMENDMENTS
 A 5/12/2022 DA SUBMISSION

Rev.	Date	Description

Scale
 0 1 2 4 6 8
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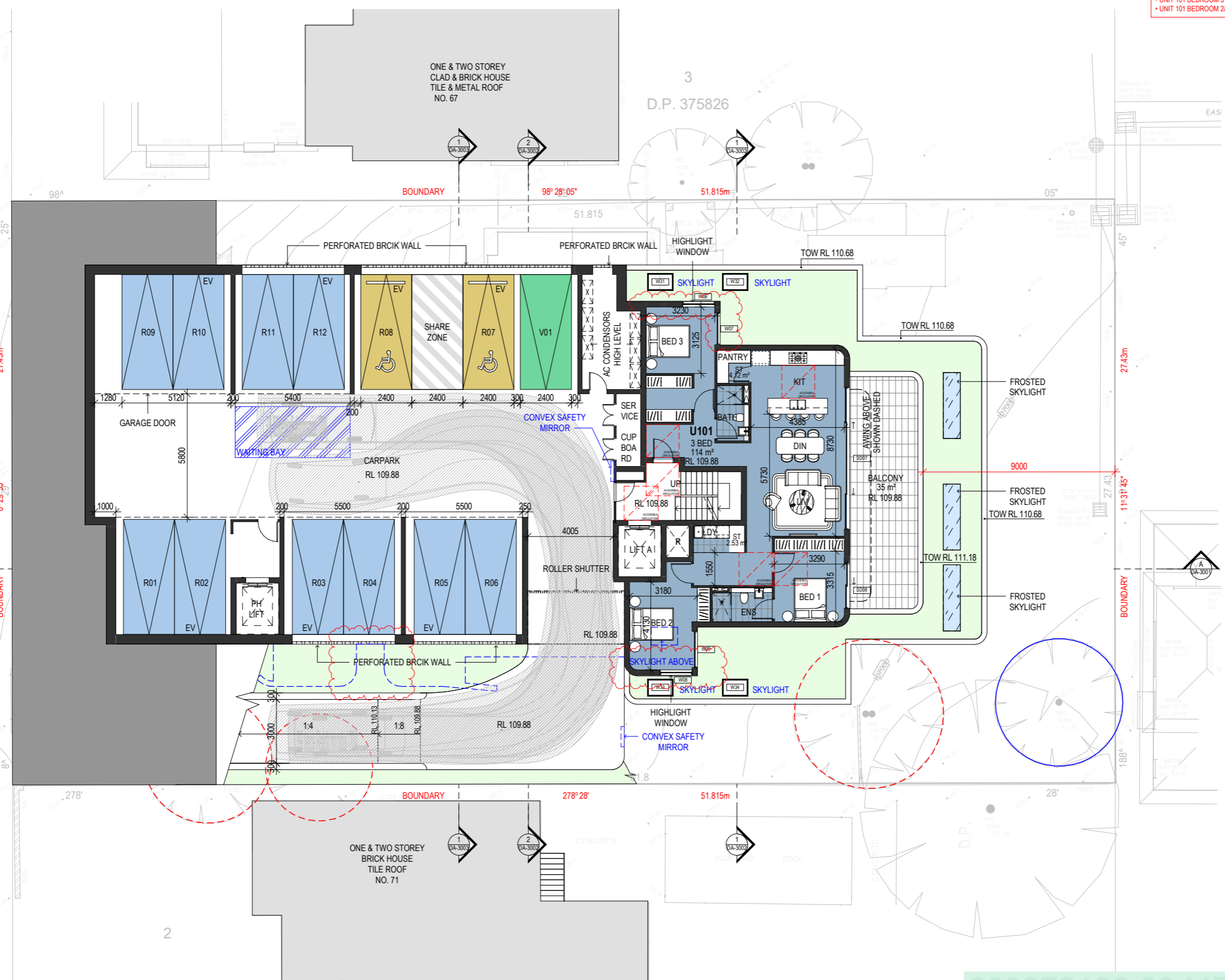
Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
LEVEL 1 FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1102	C

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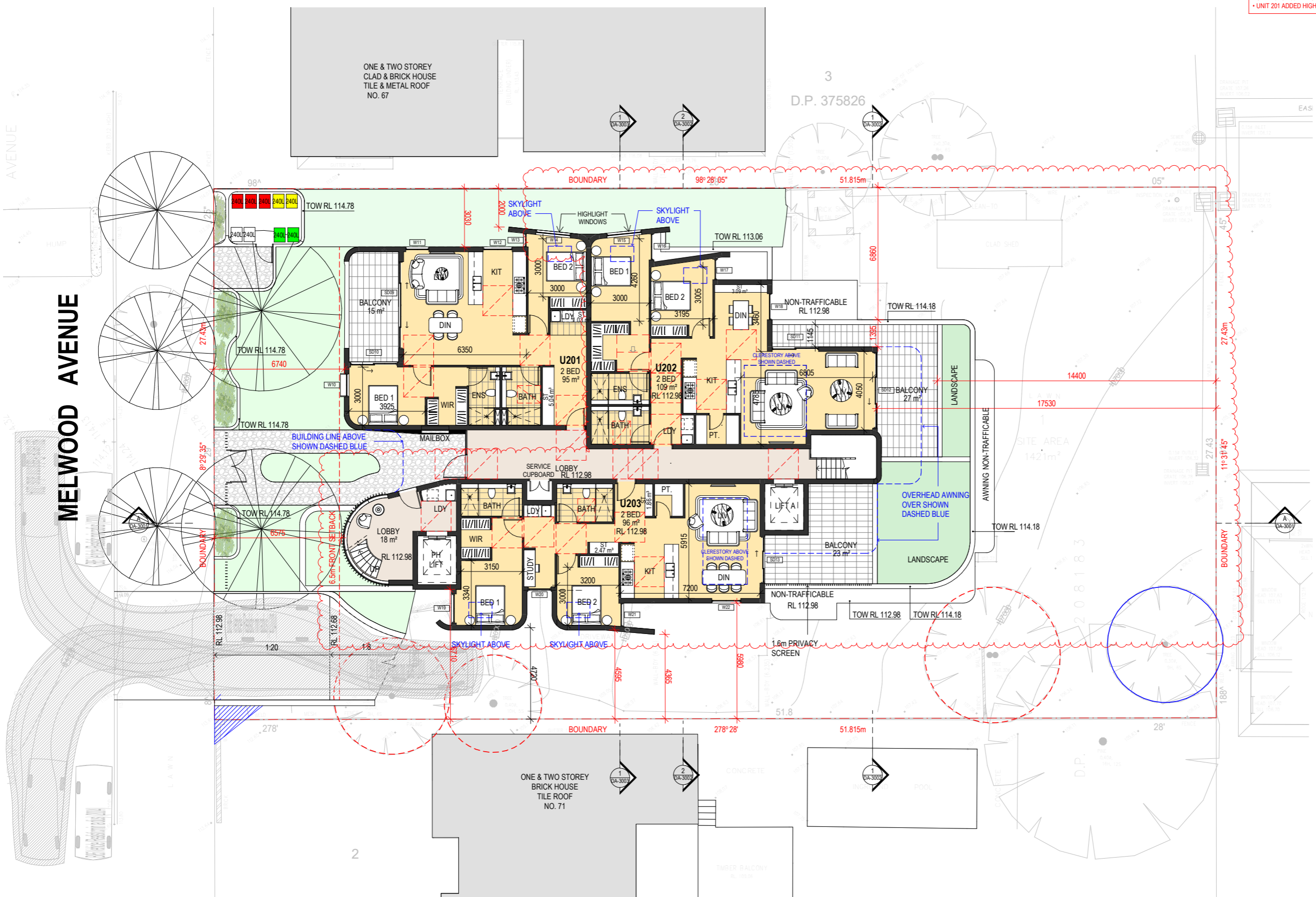


1 LEVEL 1 FLOOR PLAN
 1:100 at A1 1:200 at A3

5.8
 Average star rating
 NATIONWIDE HOUSE
 www.nathers.gov.au

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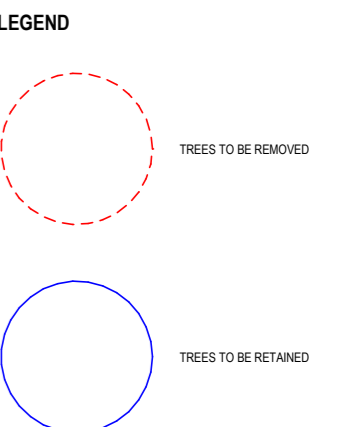
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LIST OF CHANGES: 13.07.2023
 • UNIT 202 & 203 REVISED
 • UNIT 201 ADDED HIGHLIGHT WINDOW IN BED 2

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Scale
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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 Drawing Title
LEVEL 2 FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1103	C

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1 LEVEL 2 FLOOR PLAN
 1:100 at A1 1:200 at A3

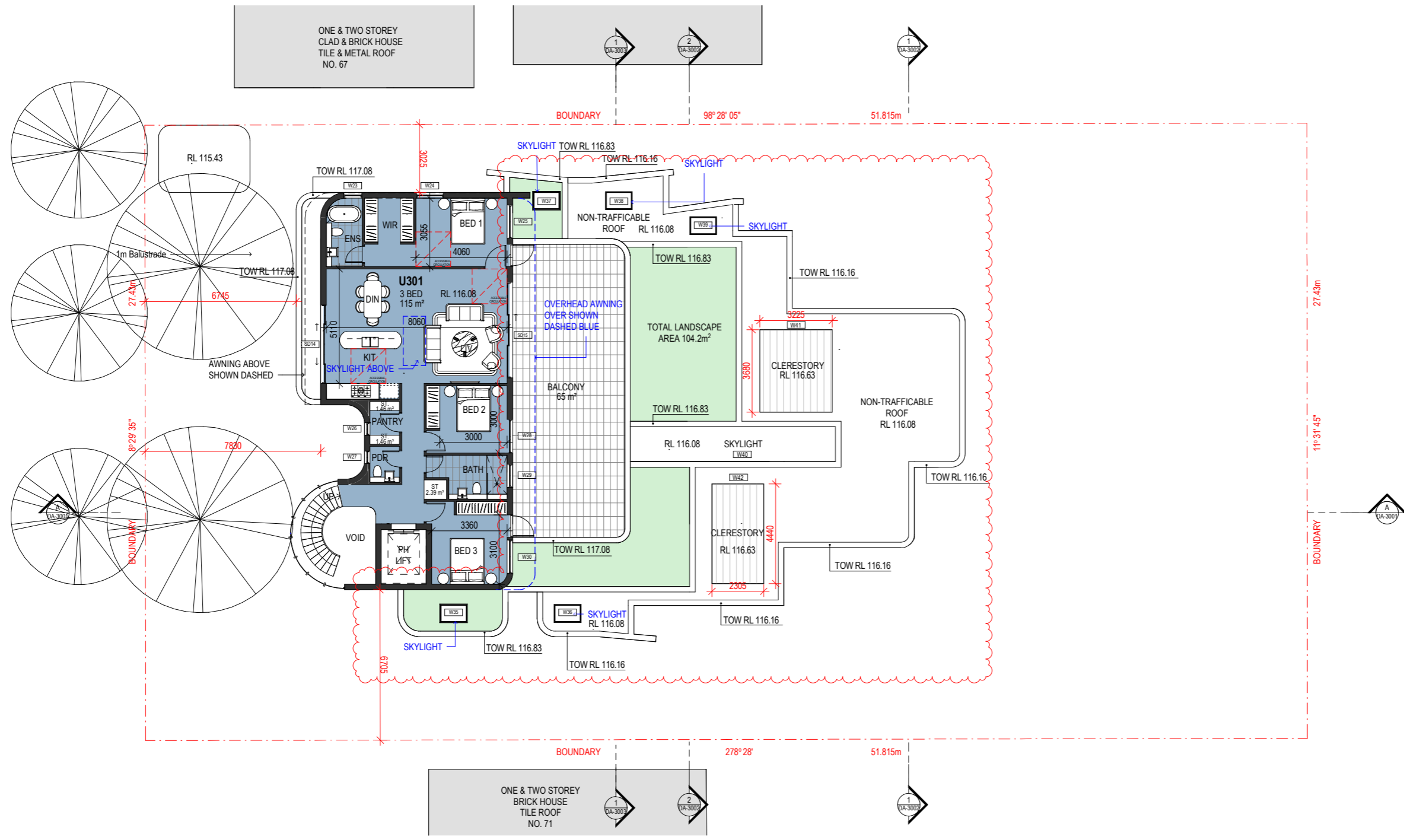
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WASTE CALCULATION

	RATE OF WASTE	TOTAL WASTE	BIN SIZE	NO. OF BINS COMPLIANCE REQUIRED	NO. OF BINS PROPOSED
RESIDENTIAL (7 UNITS)					
WASTE	/	/	240L	3	3
RECYCLE	/	/	240L	2	2
GLASS	/	/	240L	2	2
VEGETATION	/	/	240L	2	2
PROPOSED TOTAL					9

■ GENERAL WASTE BIN
 ■ RECYCLE BIN
 ■ VEGETATION BIN
 GLASS BIN

MELWOOD AVENUE



LIST OF CHANGES: 13.07.2023
 • ROOF TOP FOR UNIT 202 & 203 REVISED
 • UNIT 301 BEDROOM WINDOWS REVISED

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
LEVEL 3 FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 1104	C

Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

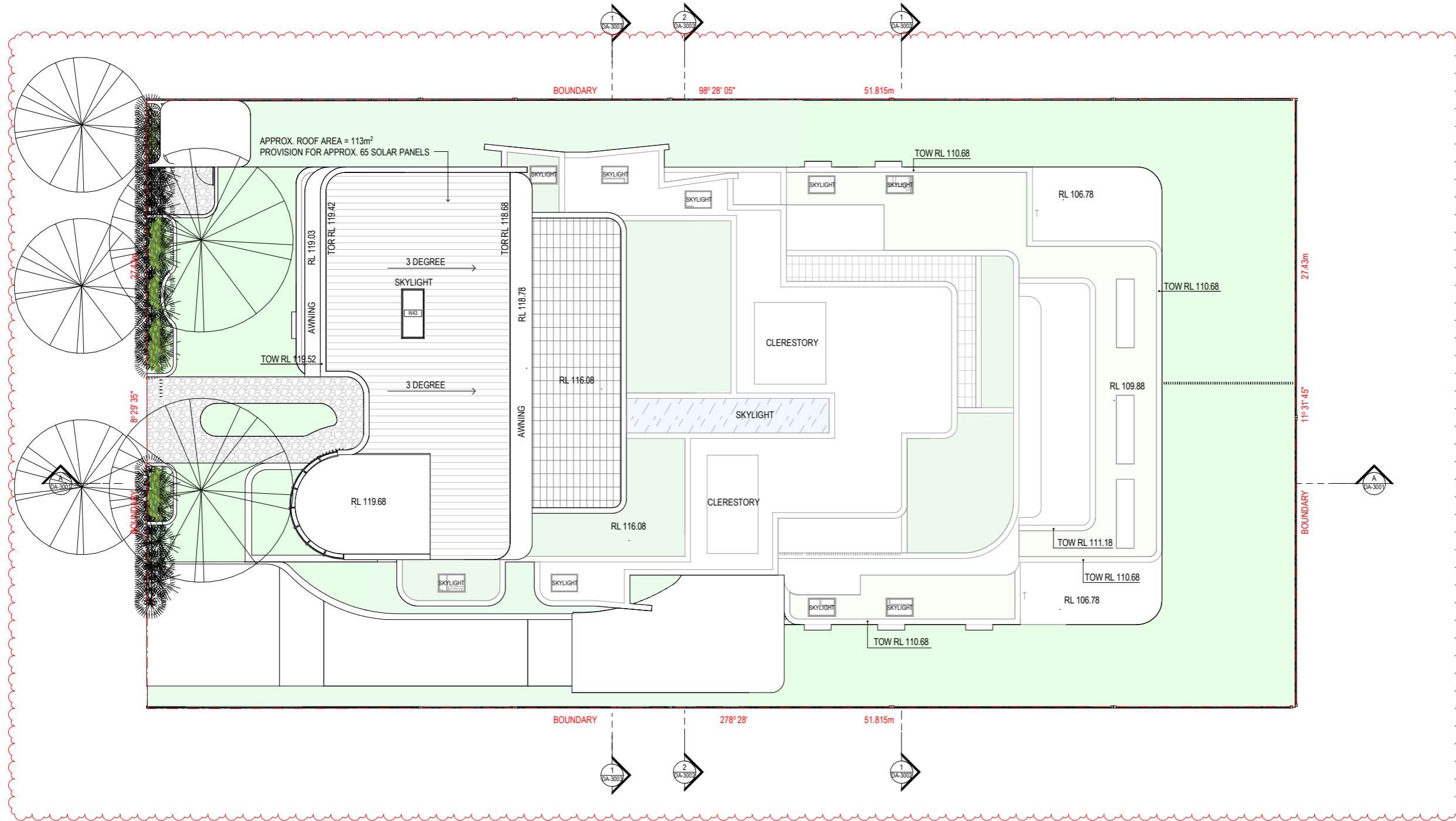
1 LEVEL 3 FLOOR PLAN
 1: 100 at A1 1:200 at A3

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MELWOOD AVENUE

LIST OF CHANGES: 13.07.2023
 * ROOF TOP REVISED

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C	13/07/2023	DA AMENDMENTS
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Scale
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
ROOF PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 1105	C
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HF	RJ	ZC
Date	SEP. 2022	

1 ROOF PLAN
 1:100 at A1 1:200 at A3

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LIST OF CHANGES: 13.07.2023
 * ELEVATIONS AMENDED TO
 REFLECT CHANGES ON FLOOR
 PLANS

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MATERIAL LEGEND

- BR1 PGH MORADA BLANCO - STACK BOND
- RP1 RENDER PAINTED - DULUX WHISPER WHITE
- SS1 STADNING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings

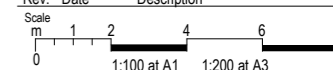


1 NORTH ELEVATION

1:100 at A1 1:200 at A3

C 13/07/2023 DA AMENDMENTS
 B 21/03/2023 DA AMENDMENTS
 A 5/12/2022 DA SUBMISSION

Rev.	Date	Description
0		



2 SOUTH ELEVATION

1:100 at A1 1:200 at A3

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SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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Drawing Title
NORTH & SOUTH ELEVATION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 2001	C
Drawn by HF	Checked by RJ	Approved by ZC
Date	SEP. 2022	

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 ELEVATIONS AMENDED TO
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MATERIAL LEGEND

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- RP1 RENDER PAINTED - DULUX WHISPER WHITE
- SS1 STADNING SEAM SOLID ALUMINIUM CLADDING - Duratec Zeus - Lunar Eclipse - Satin - Dulux Powder Coatings



1 EAST ELEVATION

1 : 100 at A1 1:200 at A3

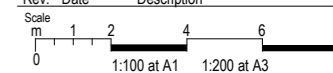


2 WEST ELEVATION

1 : 100 at A1 1:200 at A3

- C 13/07/2023 DA AMENDMENTS
- B 21/03/2023 DA AMENDMENTS
- A 5/12/2022 DA SUBMISSION

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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Drawing Title
EAST & WEST ELEVATION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 2002	C

Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

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C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
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Scale
 0 1 2 4 6 8
 1:100 at A1 1:200 at A3

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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 Drawing Title
LONG SECTION

DA SUBMISSION			
Job no.	Drawing no.	Rev.	
J22558D	DA 3001	C	
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A LONG CROSS SECTION - 1
 1 : 100 at A1 1:200 at A3

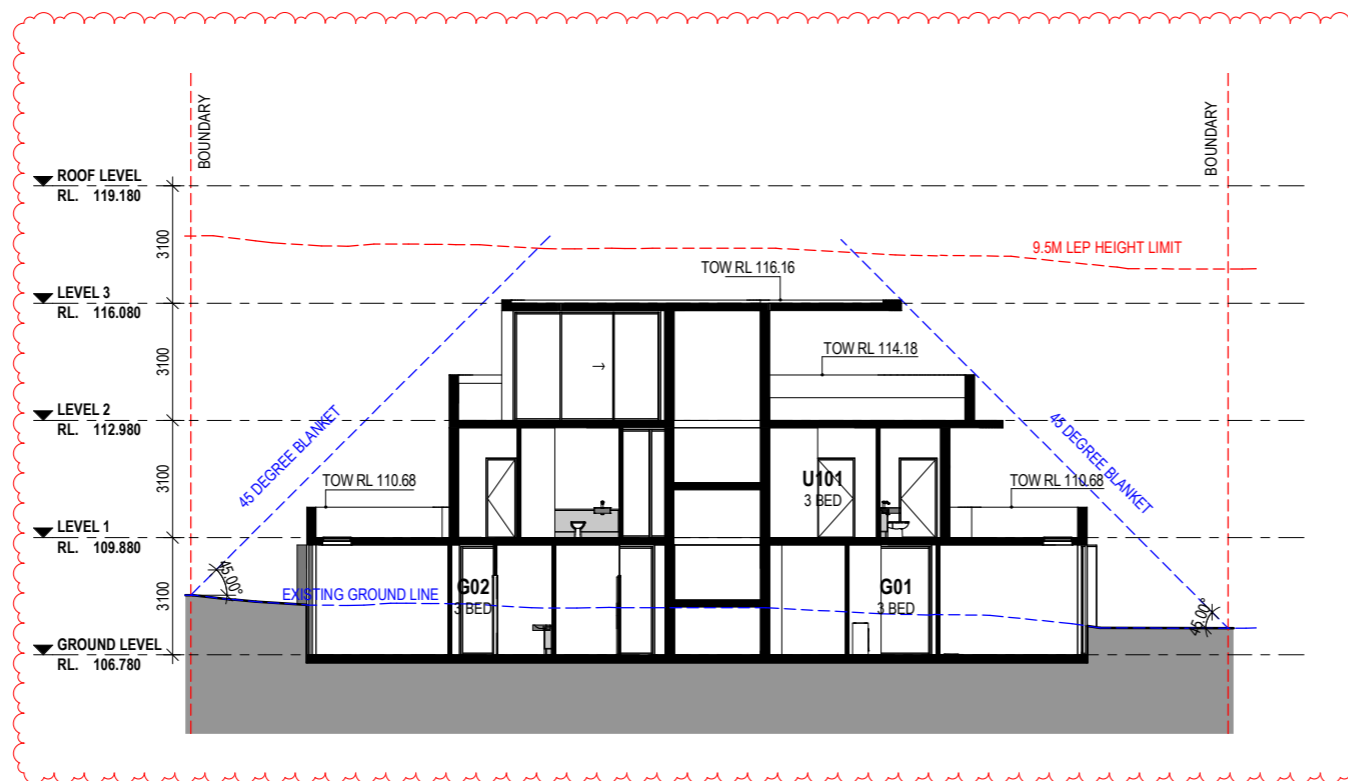
LIST OF CHANGES: 13.07.2023
 SECTION AMENDED TO REFLECT
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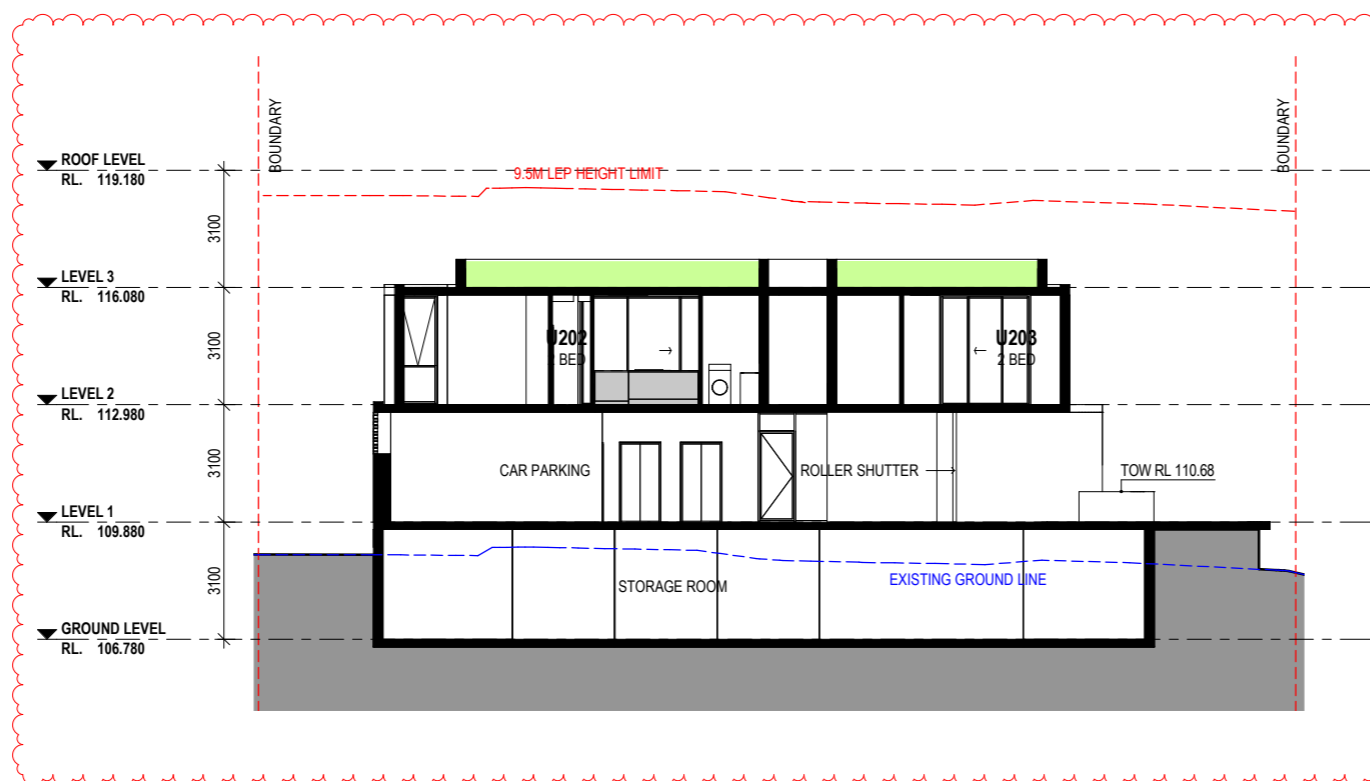
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1 CROSS SECTION - 1

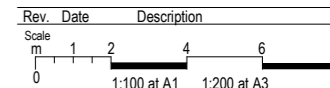
1 : 100 at A1 1:200 at A3



2 CROSS SECTION - 2

1 : 100 at A1 1:200 at A3

Rev.	Date	Description
C	13/07/2023	DA AMENDMENTS
B	21/03/2023	DA AMENDMENTS
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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
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Drawing Title
CROSS SECTION

DA SUBMISSION

Job no.	Drawing no.	Rev.	
J22558D	DA 3002	C	
Drawn by	Checked by	Approved by	Date
HF	RJ	ZC	SEP. 2022

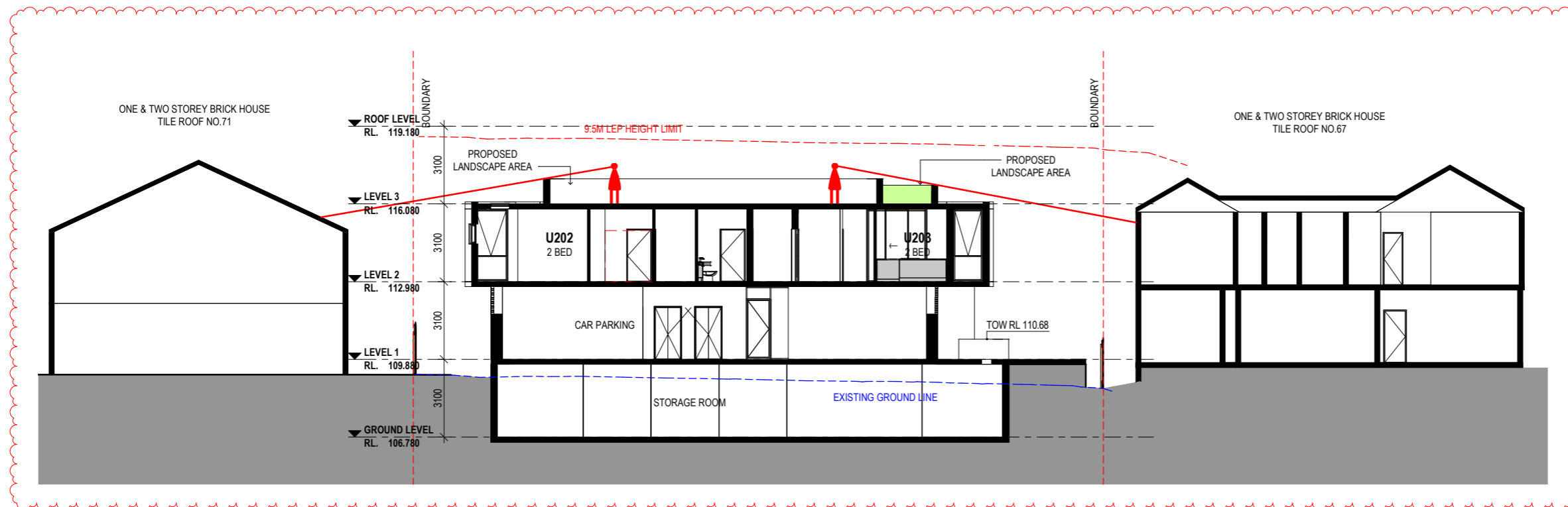
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1 CROSS SECTION - 3
 1:100 at A1 1:200 at A3

Rev.	Date	Description
B	13/07/2023	DA AMENDMENTS
A	21/03/2023	DA AMENDMENTS

Scale
 0 1 2 4 6 8
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Project
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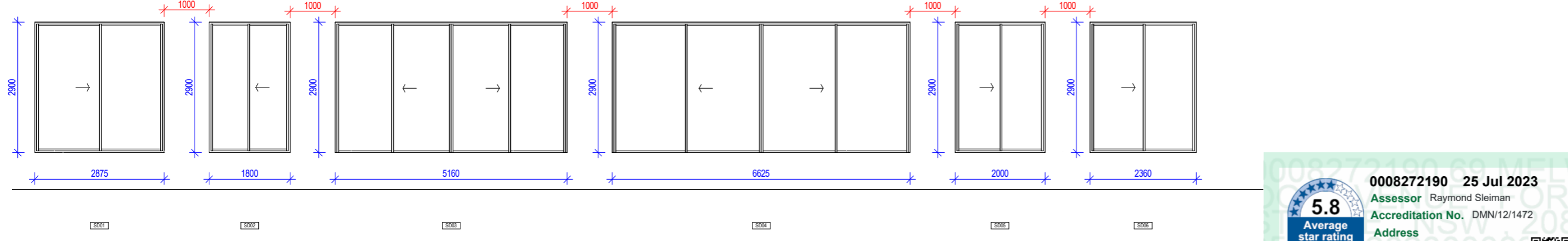
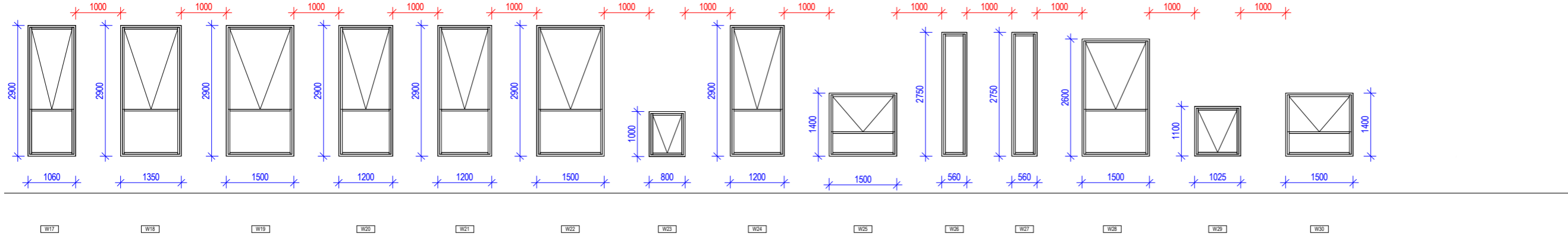
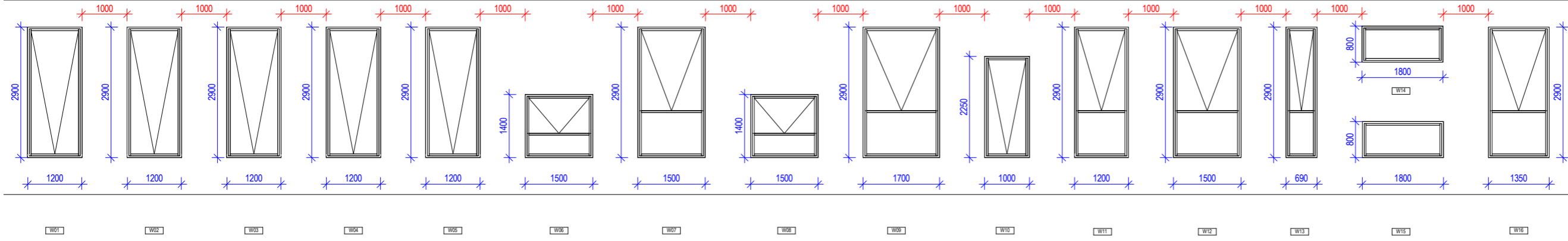
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 Drawing Title
CROSS SECTION

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 3003	B
Drawn by	Checked by	Approved by
HF	ZC	ZC
Date	SEP. 2022	

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A	5/12/2022	DA SUBMISSION

Scale
 0 0.5 1 2 3 4
 1:50 at A1 1:100 at A3

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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville

Drawing Title
WINDOW SCHEDULE

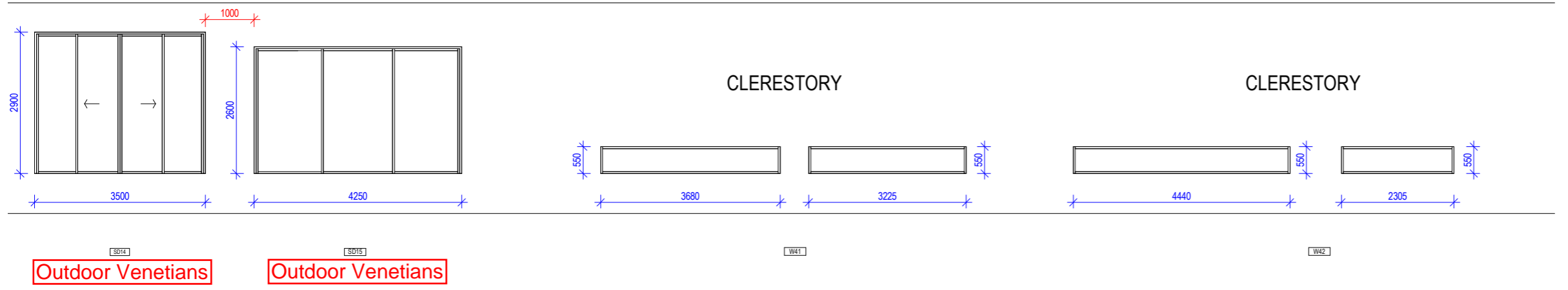
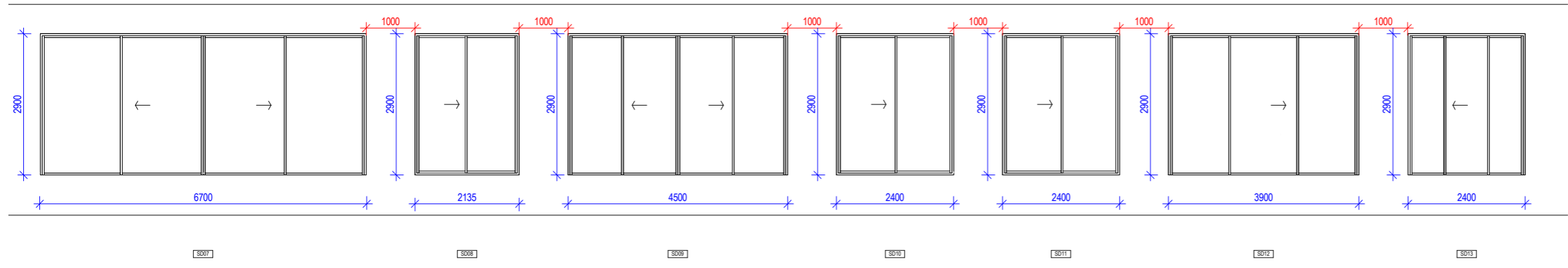
DA SUBMISSION

Job no.	Drawing no.	Rev.
J22558D	DA 7042	B
Drawn by HF	Checked by RJ	Approved by ZC
Date SEP. 2022		

0008272190 25 Jul 2023
 Assessor Raymond Sleiman
 Accreditation No. DMN/12/1472
 Address
 69 Melwood Avenue,
 Forestville, NSW, 2087
 www.hstar.com.au

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS. REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS.

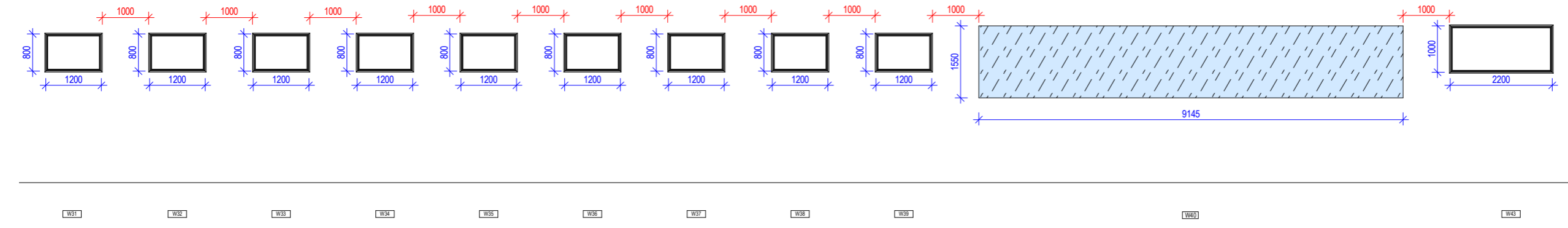
NOTES
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Outdoor Venetians

Outdoor Venetians

SKYLIGHT



Rev.	Date	Description
B	21/03/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Scale
 0 0.5 1 2 3 4
 1:50 at A1 1:100 at A3

Project Architect
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 Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327



Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
 Forestville
 Drawing Title
WINDOW SCHEDULE 2

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J22558D	DA 7043	B
Drawn by	Checked by	Approved by
HF	RJ	ZC
		Date
		SEP. 2022

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Thermal Performance Specifications

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

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Units G01 & G02		Single Clear	Aluminium	6.7	0.57		Awning
		Single Clear	Aluminium	6.7	0.70		Sliding, Fixed
Unit 201		Single Low-E	Aluminium	5.6	0.36		Awning
		Single Low-E	Aluminium	5.6	0.41		Sliding, Fixed
Units 101, 202 & 203		Double Low-E	Aluminium	3.0	0.26		Awning
		Double Low-E	Aluminium	3.0	0.27		Sliding, Fixed
Unit 301		Double Low-E	Aluminium	2.0	0.18		Awning
		Double Low-E	Aluminium	2.0	0.23		Sliding, Fixed

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		Double Low-E	Aluminium	2.6	0.24		As per plan

Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Concrete		None	Medium – SA 0.475–0.7	Basement Carpark
Brick Veneer		R2.5 Bulk	Light – SA < 0.475	As per plan
Brick Veneer Render		R2.5 Bulk	Light – SA < 0.475	As per plan
Metal Cladding		R2.5 Bulk	Dark – SA > 0.70	As per plan

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plan
Cavity Brick Plasterboard		None	Party / Lobby Walls
Concrete		None	Lift / Stair Walls
Cavity Brick Plasterboard		R1.0 XPS	Carpark to U101

Floors	Construction	Insulation	Covering	Detail
Concrete		R1.0 XPS	Tiles / Timber	Carpark / Outdoor Air Below
Concrete		None	Tiles / Timber	As per plan

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0 XPS	Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Medium – SA 0.475–0.7	** Insulation in Ceiling Below
Metal Deck		R1.0 Anticon	Medium – SA 0.475–0.7	As per plan

Overshadowing	Overshadowing structures
	67 Melwood Avenue

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	5
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans	SEALED

Rev.	Date	Description
B	13/07/2023	DA AMENDMENTS
A	5/12/2022	DA SUBMISSION

Project Architect



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Project
SENIOR HOUSING DEVELOPMENT

69 Melwood Avenue,
Forestville

Drawing Title
BASIX - THERMAL SPECIFICATION

DA SUBMISSION

Job no. Drawing no. Rev.

J22558D DA 7044 B

Drawn by Checked by Approved by Date
HF RJ ZC SEP. 2022

0008272190 25 Jul 2023
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