

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		

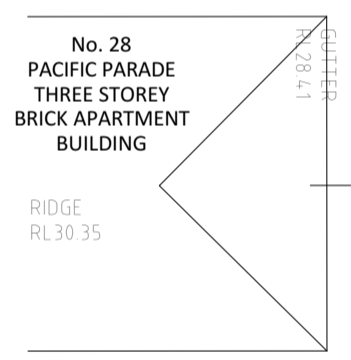
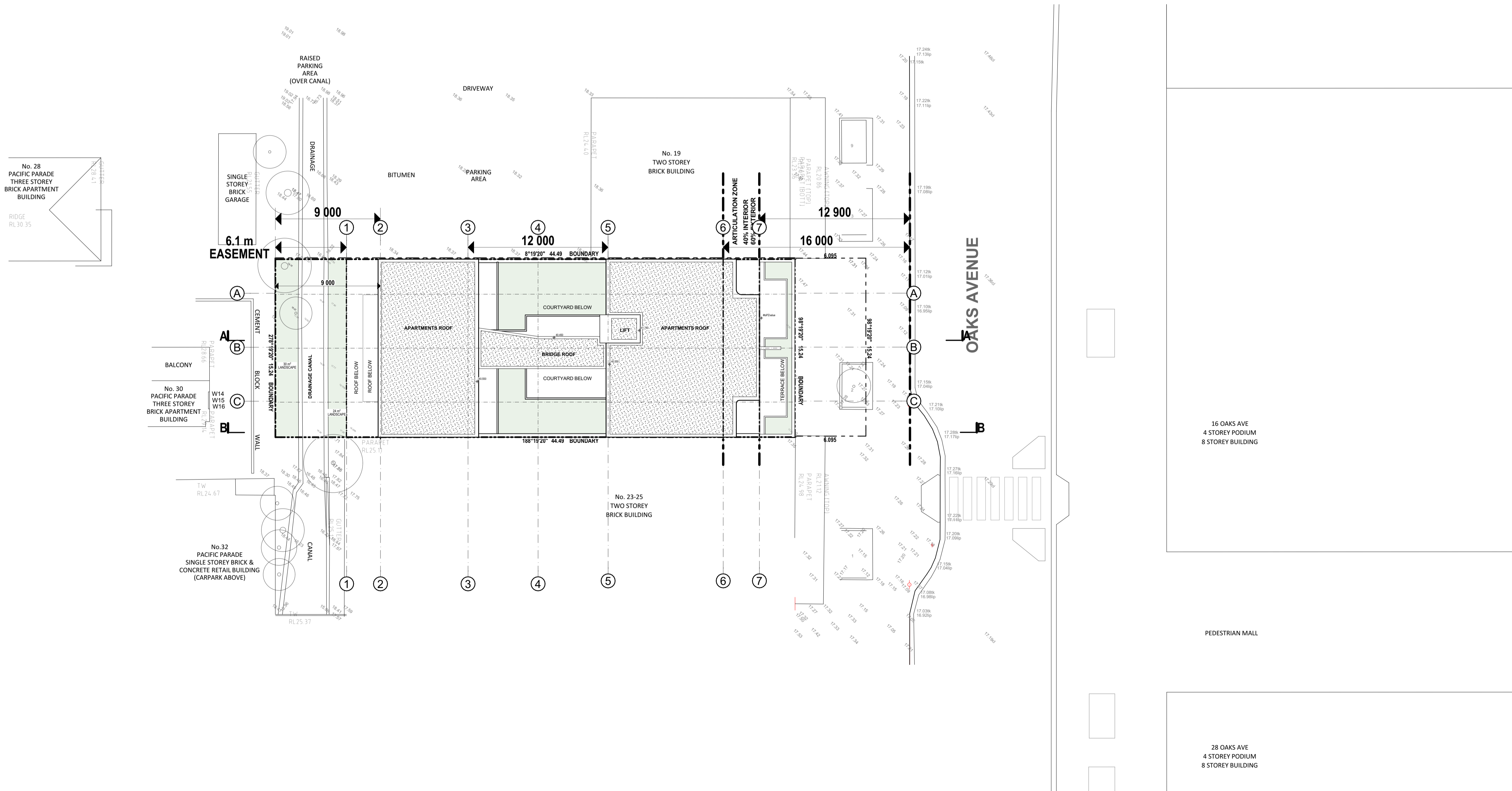
SOLAR ACCESS & NATURAL VENTILATION

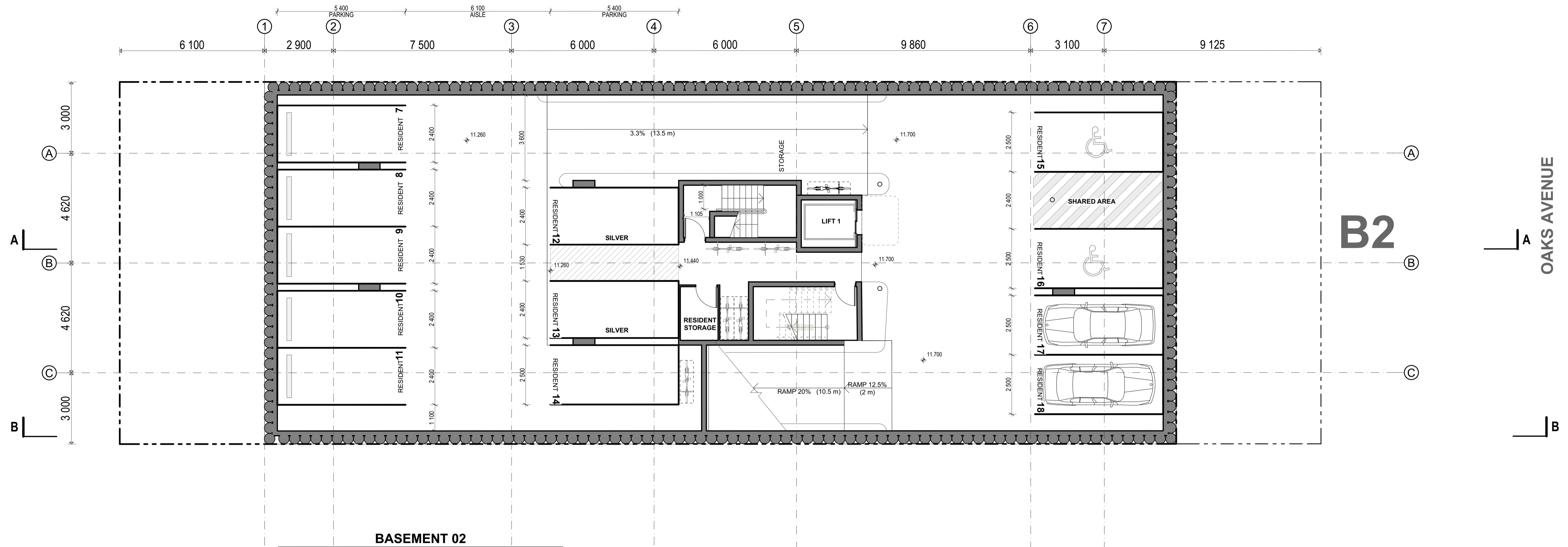
SOLAR ACCESS = 17 / 22 (77%) FSR
 X-VENTILATION = 14 / 22 (64%) 2.6:1
 ** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)

(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



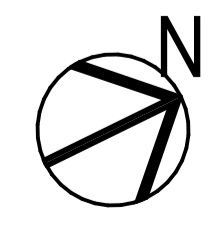
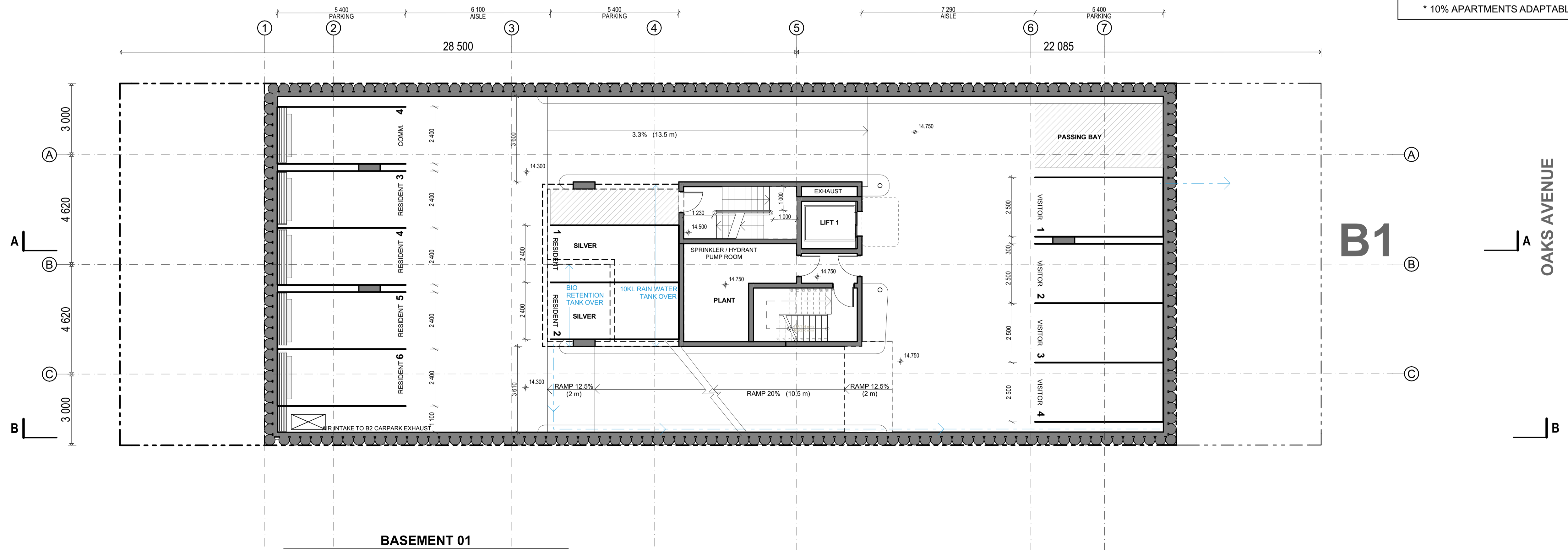


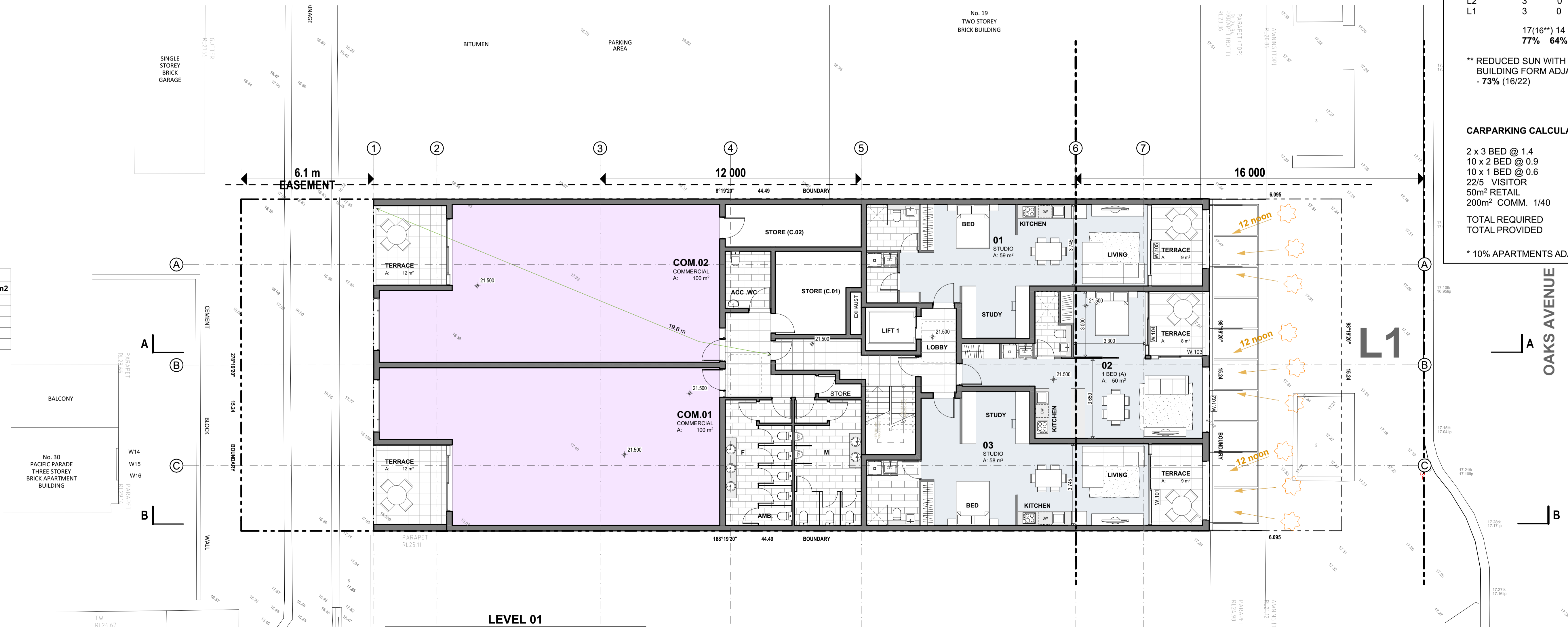
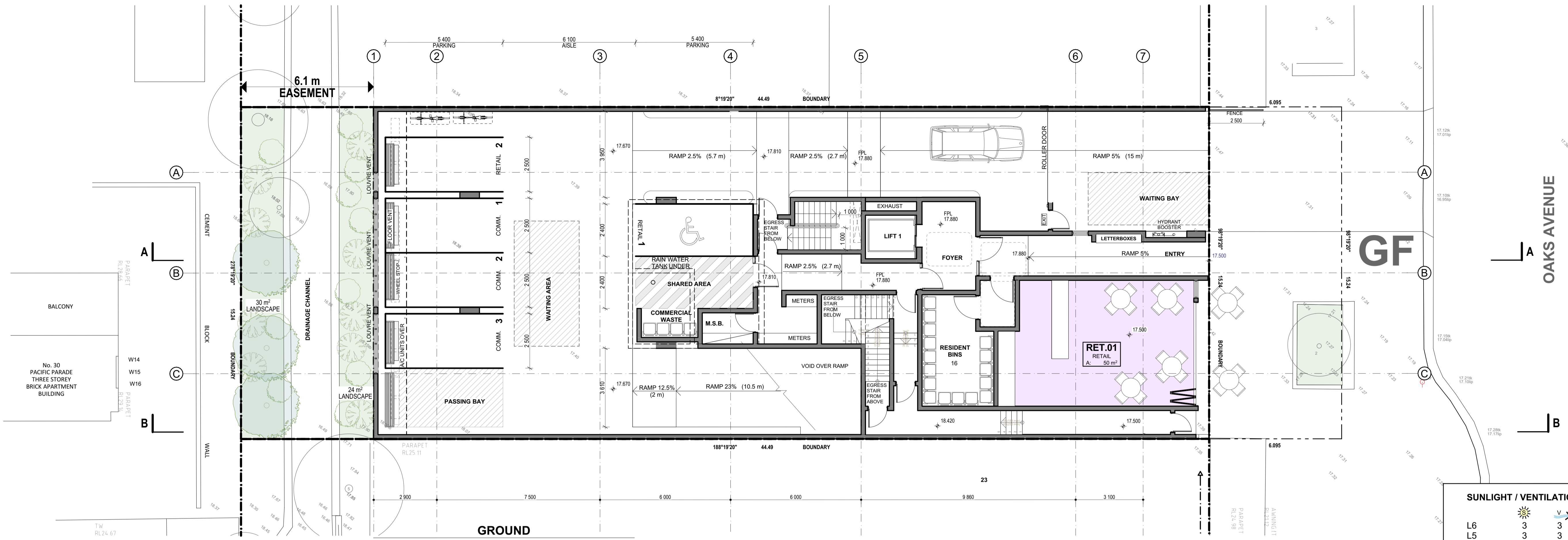


CARPARKING CALCULATION

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)

CARPARKING CALCULATION

2 x 3 BED @ 1.4	2.8
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50m ² RETAIL	2
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TOTAL REQUIRED	29
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

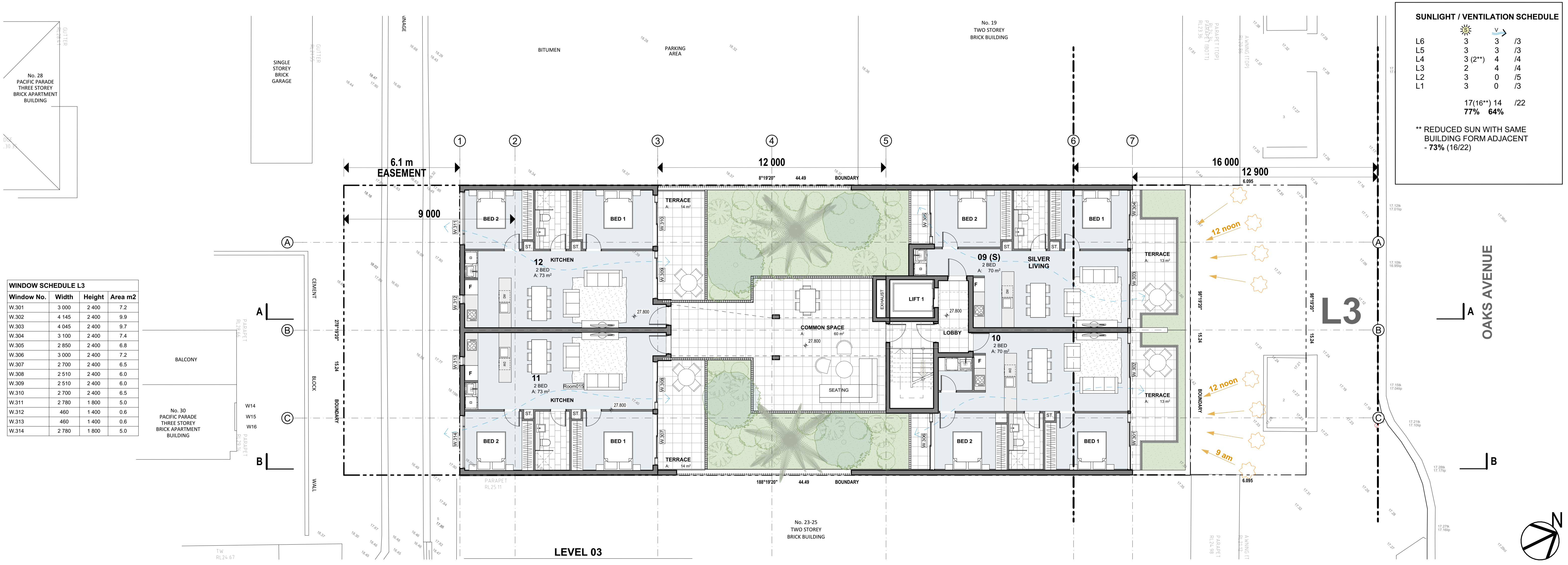
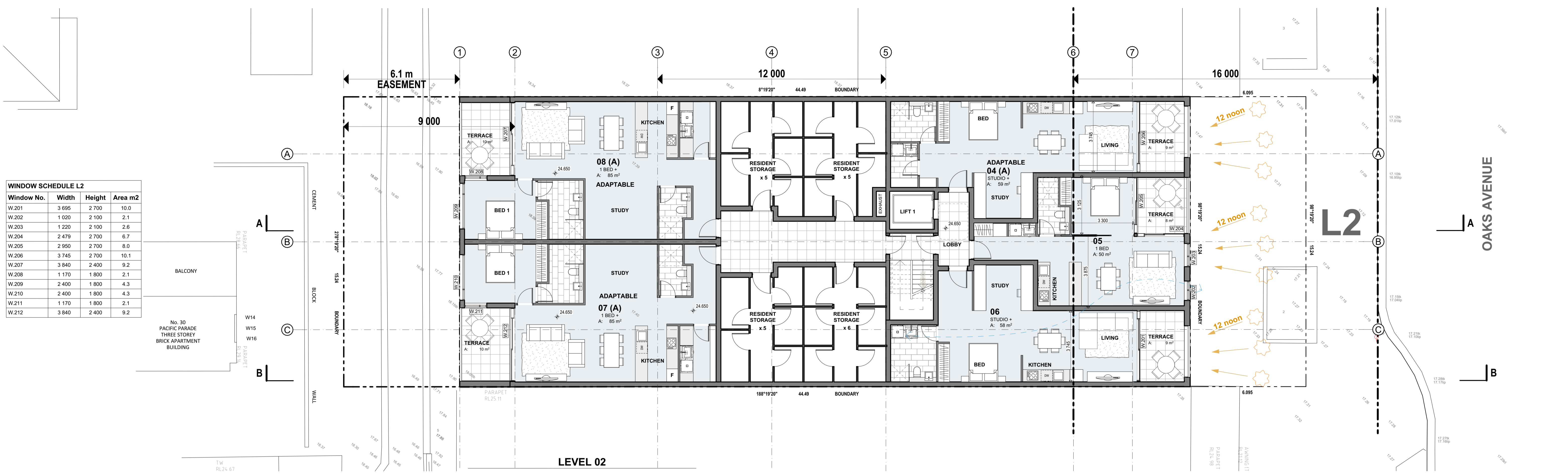
Window No.	Width	Height	Area m2
W.201	3 695	2 700	10.0
W.202	1 020	2 100	2.1
W.203	1 220	2 100	2.6
W.204	2 479	2 700	6.7
W.205	2 950	2 700	8.0
W.206	3 745	2 700	10.1
W.207	3 840	2 400	9.2
W.208	1 170	1 800	2.1
W.209	2 400	1 800	4.3
W.210	2 400	1 800	4.3
W.211	1 170	1 800	2.1
W.212	3 840	2 400	9.2

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

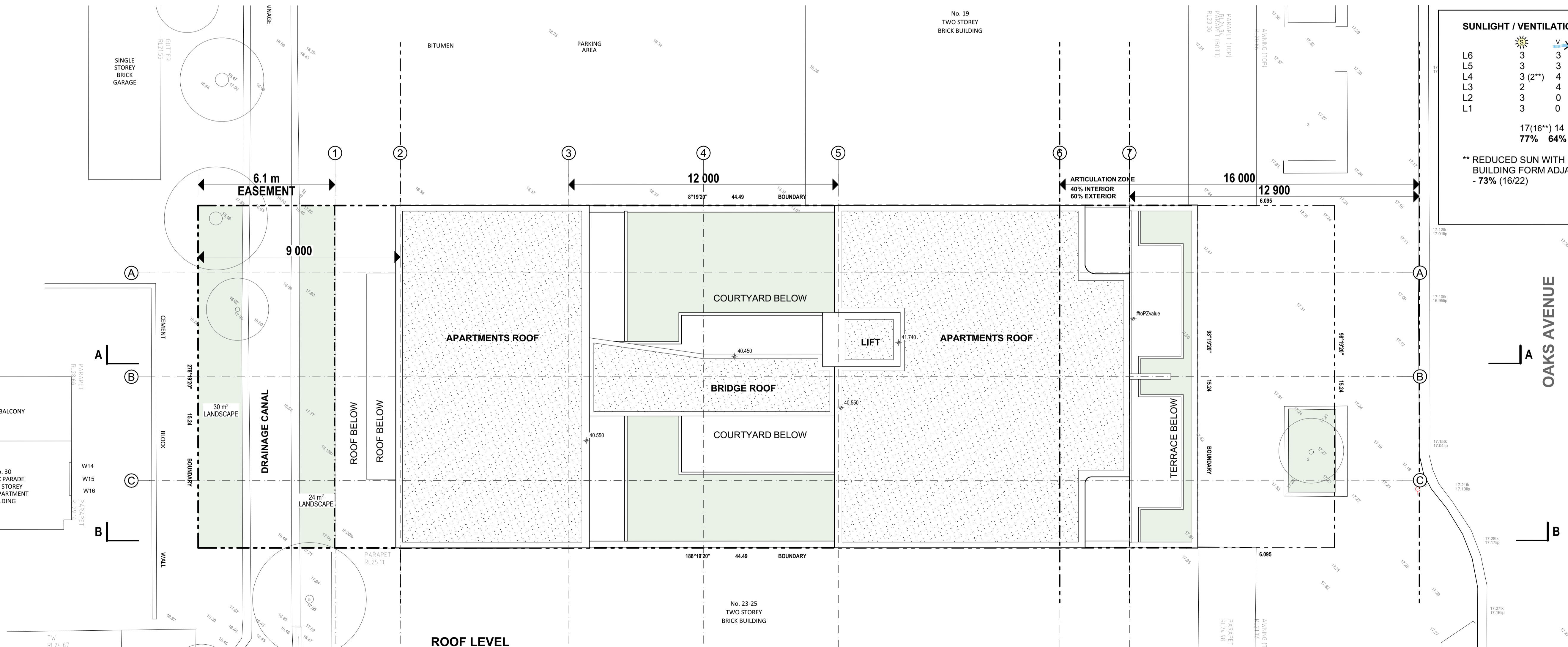
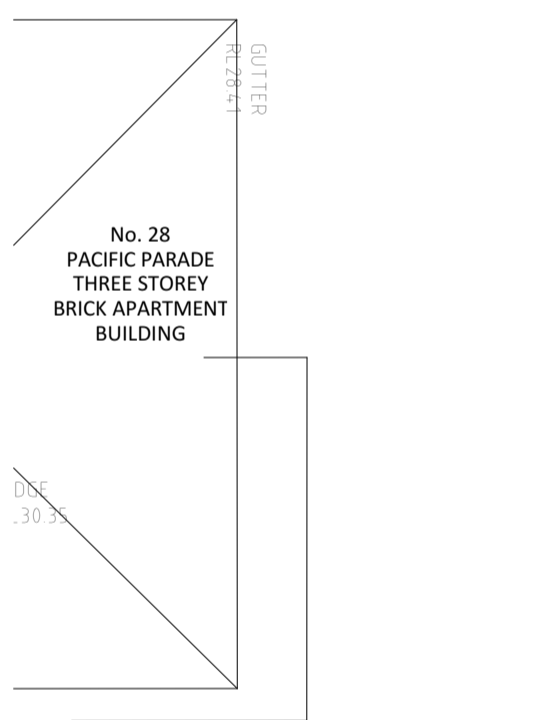
Window No.	Width	Height	Area m2
W.301	3 000	2 400	7.2
W.302	4 145	2 400	9.9
W.303	4 045	2 400	9.7
W.304	3 100	2 400	7.4
W.305	2 850	2 400	6.8
W.306	3 000	2 400	7.2
W.307	2 700	2 400	6.5
W.308	2 510	2 400	6.0
W.309	2 510	2 400	6.0
W.310	2 700	2 400	6.5
W.311	2 780	1 800	5.0
W.312	460	1 400	0.6
W.313	460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

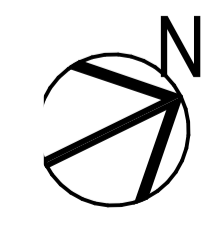
** REDUCED SUN WITH SAME BUILDING FORM ADJACENT - 73% (16/22)



Window No.	Width	Height	Area m2
W.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

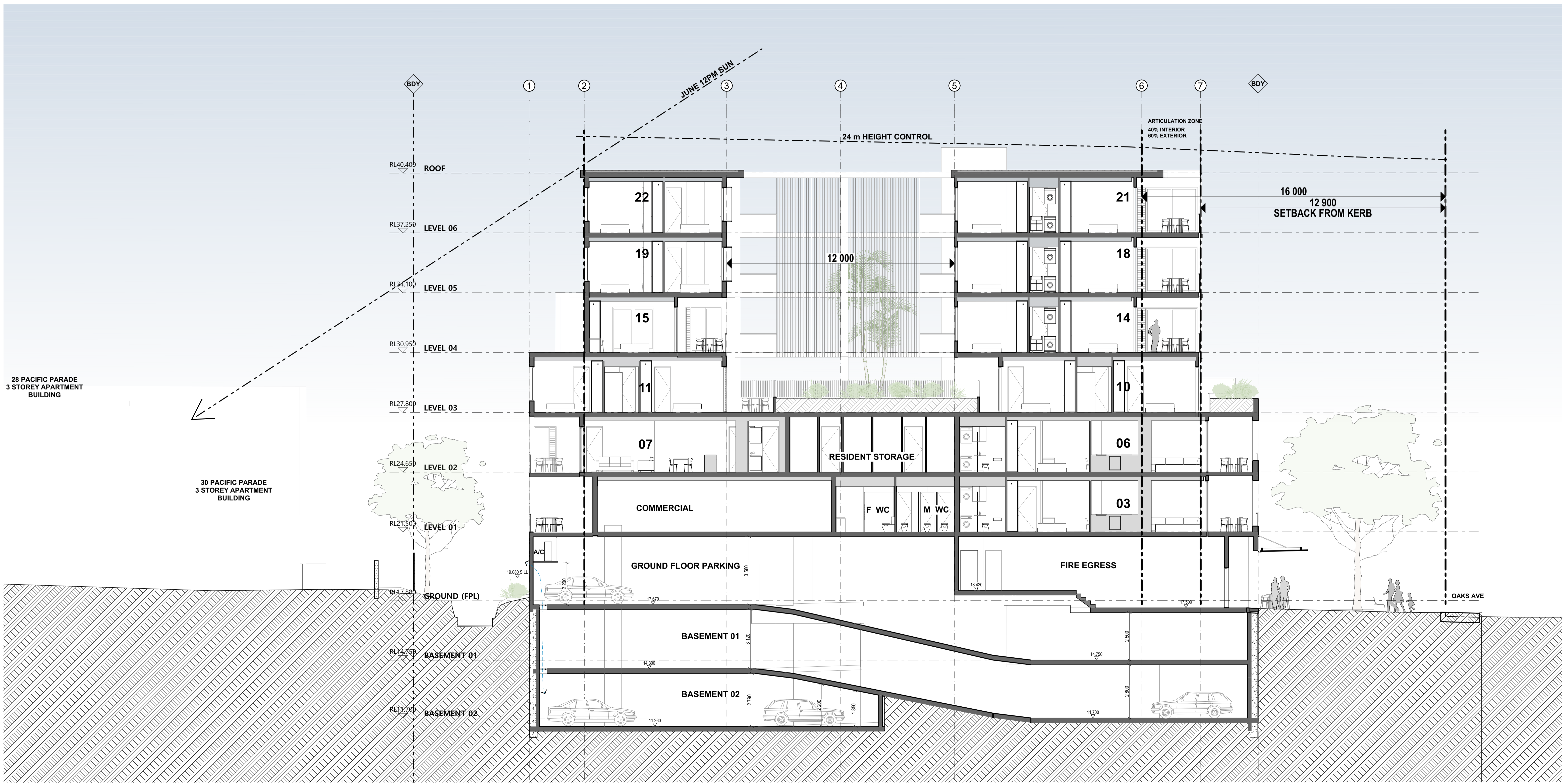
R3.0 INSULATION UNDER SLAB
16 000

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



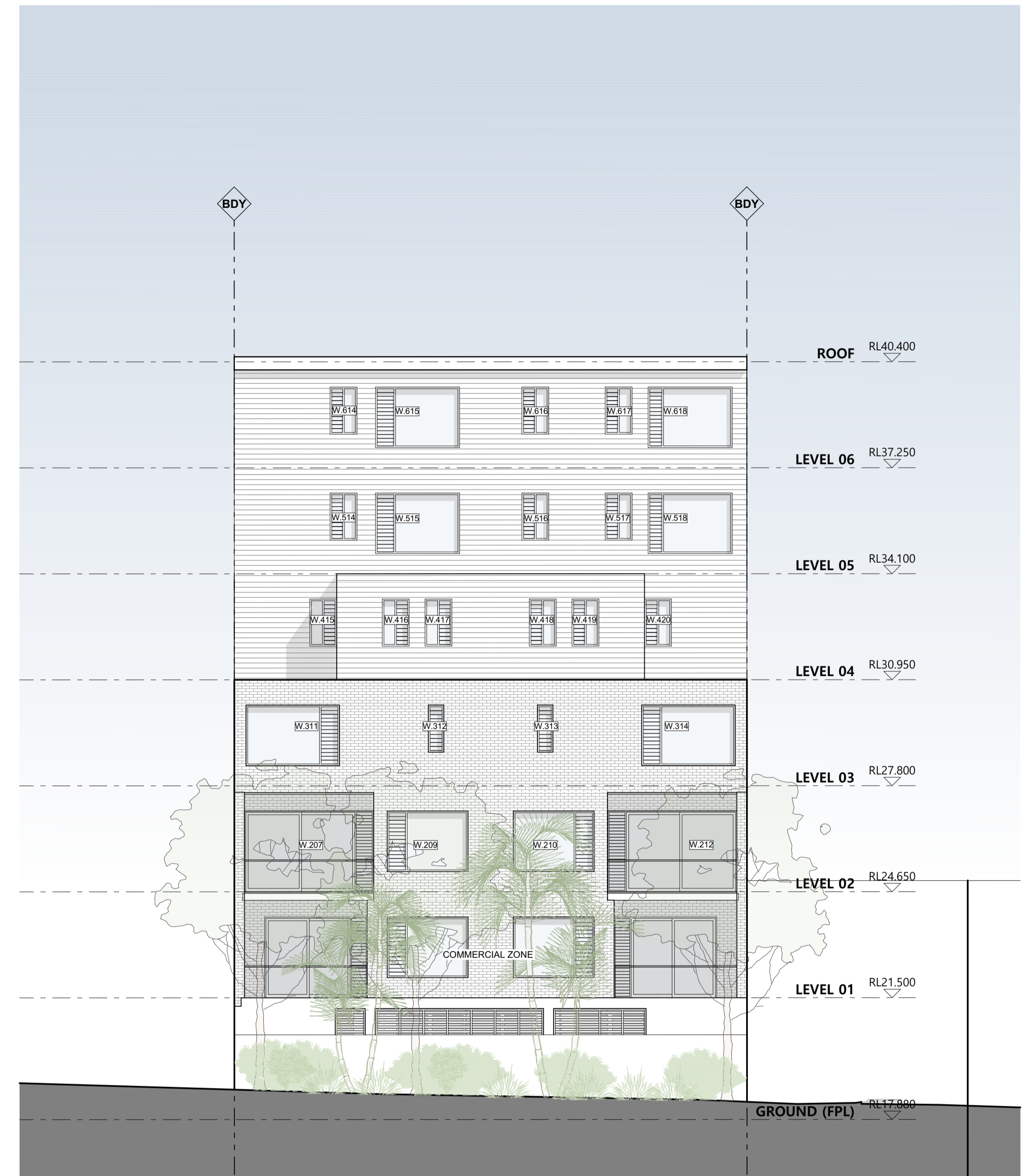


28 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING

30 PACIFIC PARADE
3 STOREY APARTMENT
BUILDING



NORTH ELEVATION

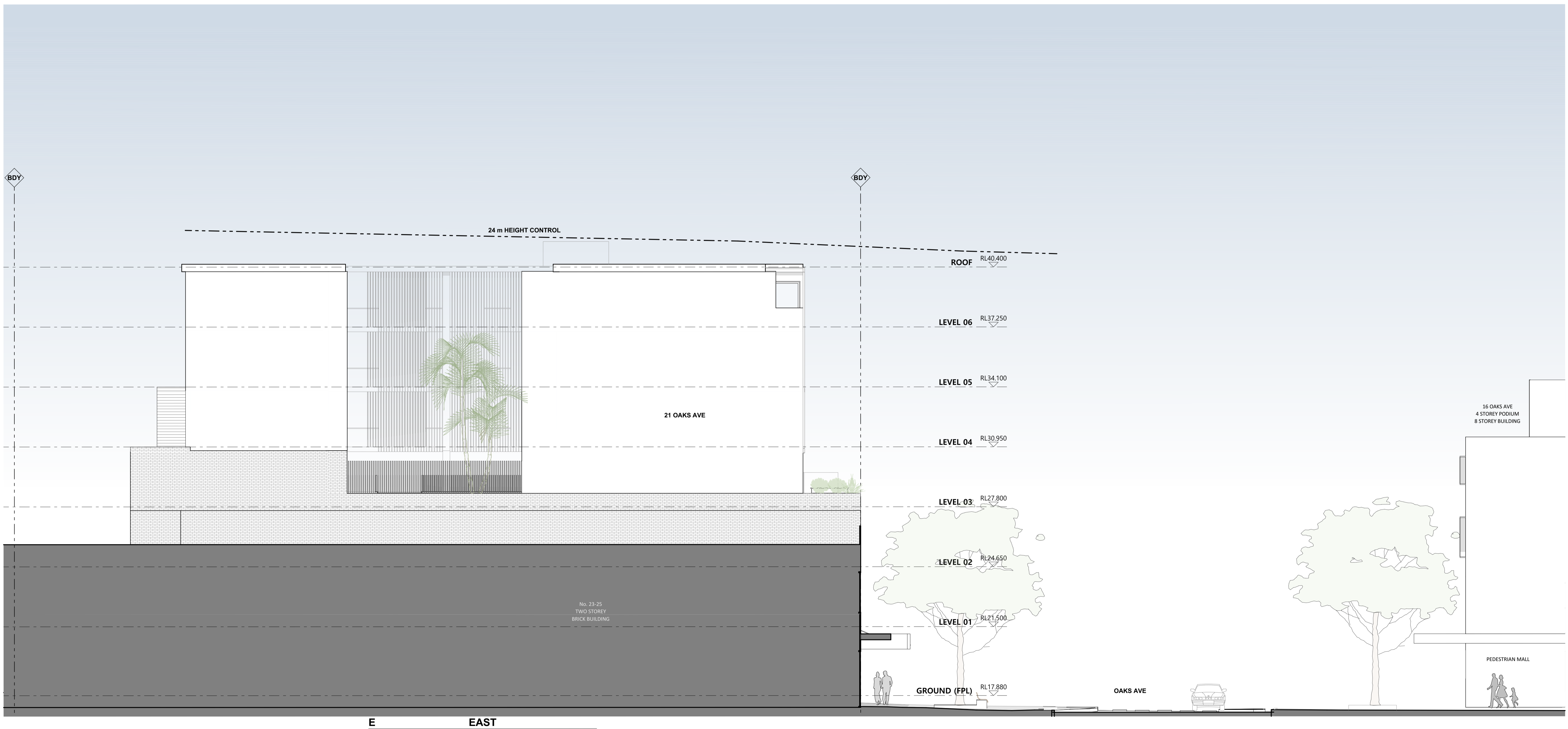


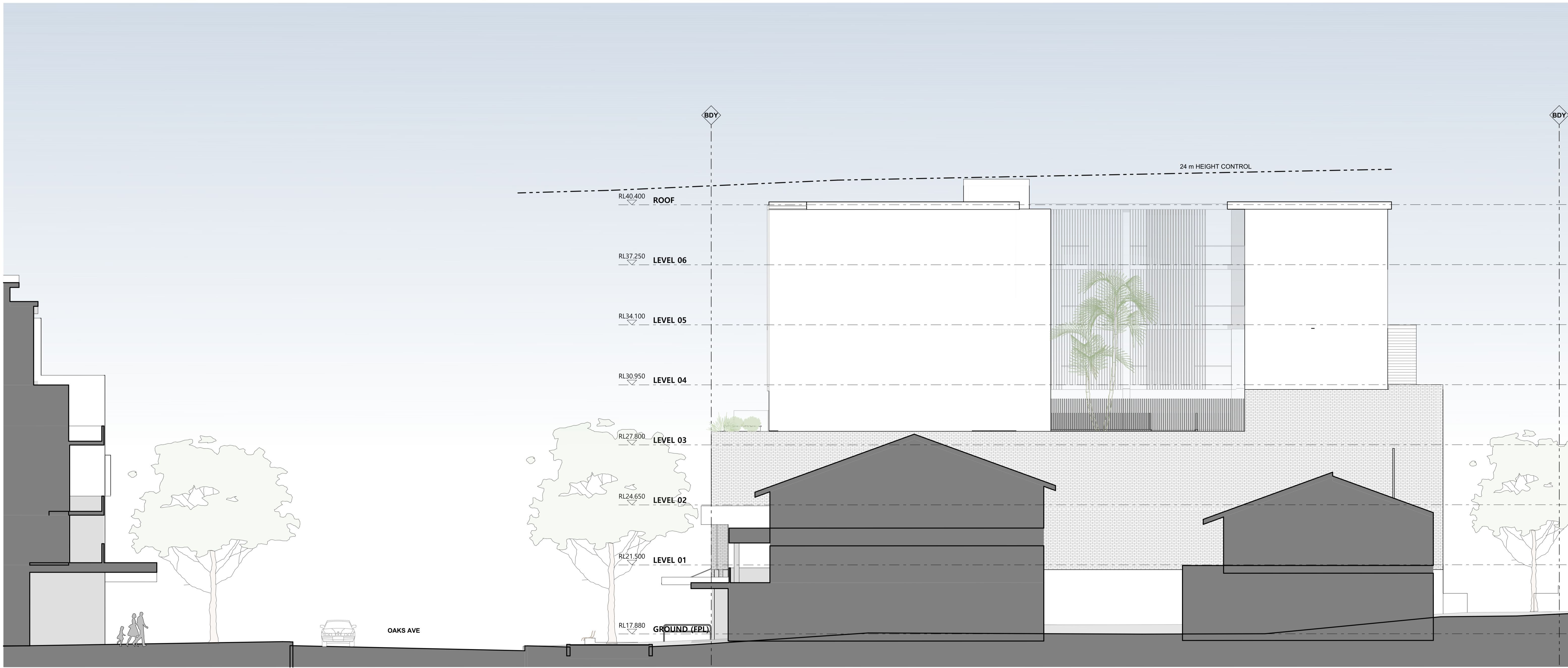
SOUTH ELEVATION

EXTERNAL FINISHES

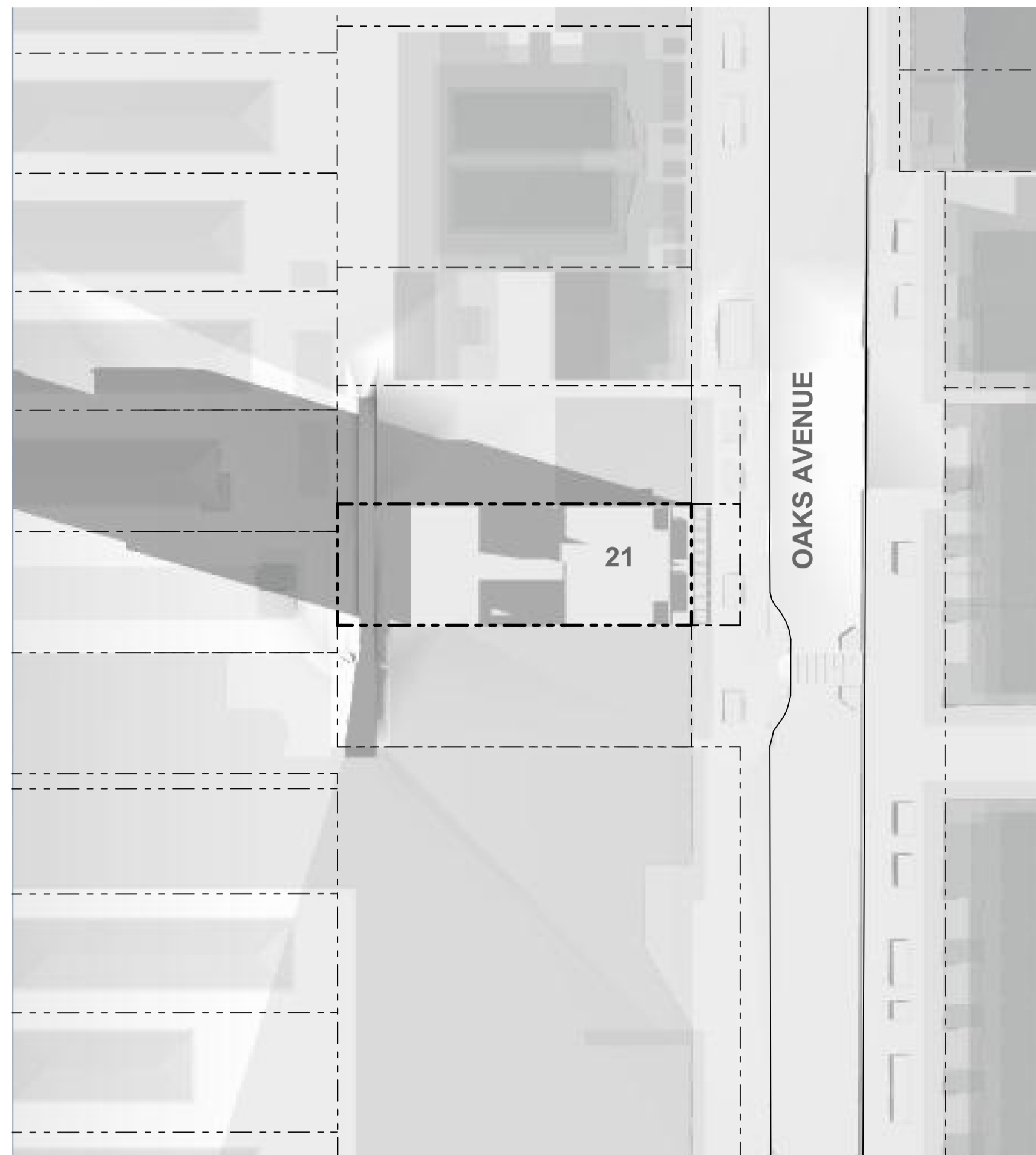
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

<p>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>

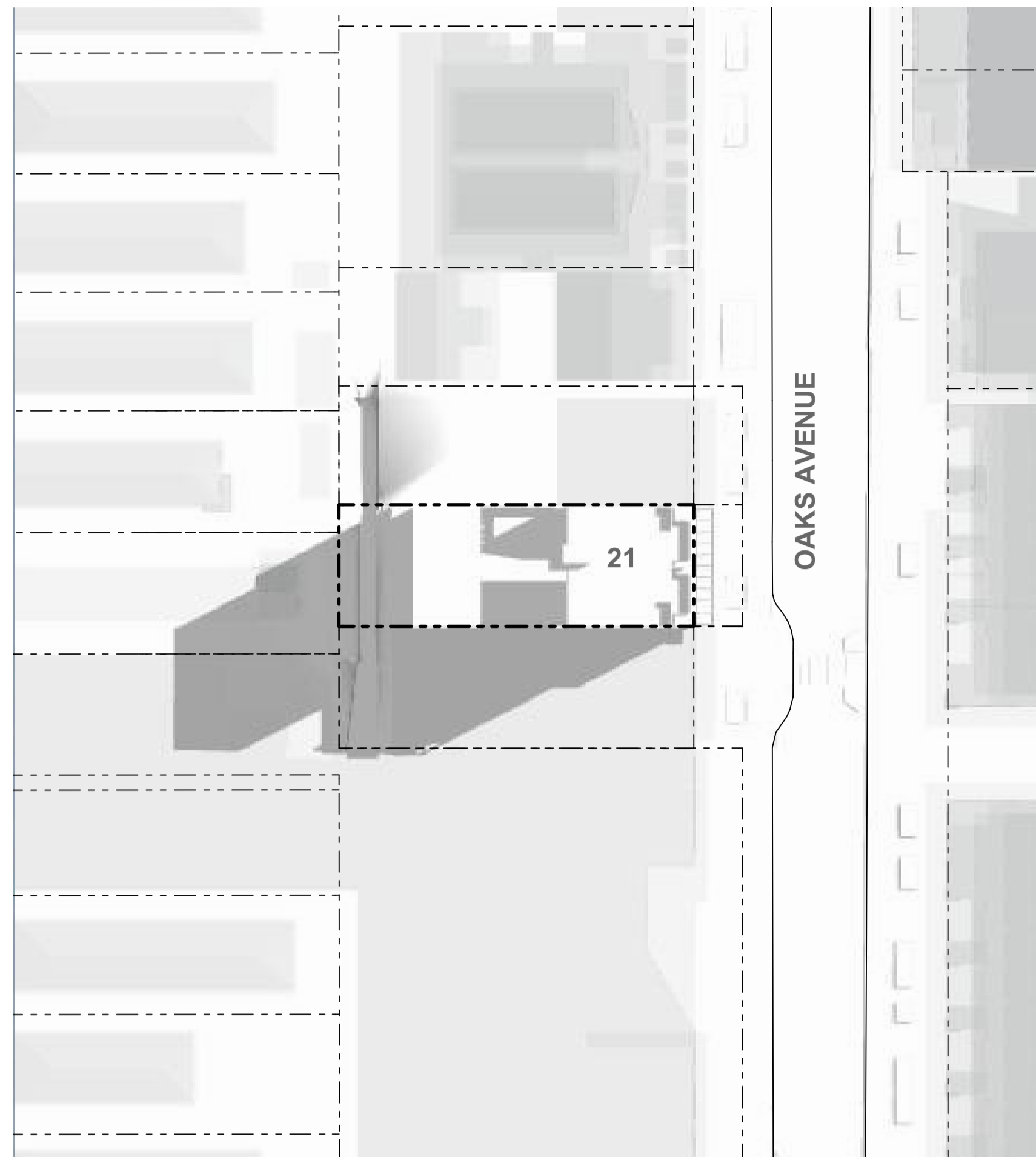




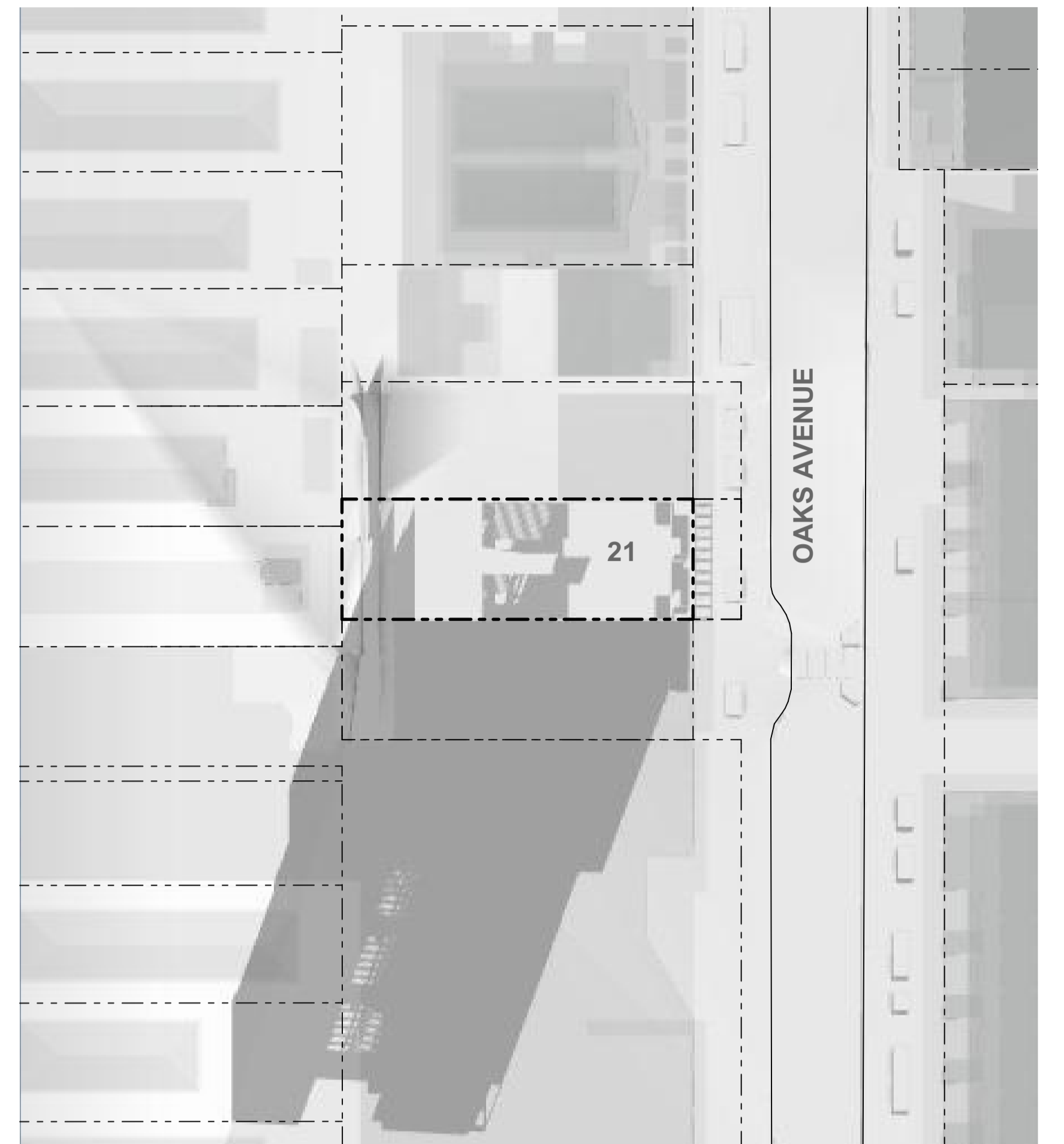
W WEST



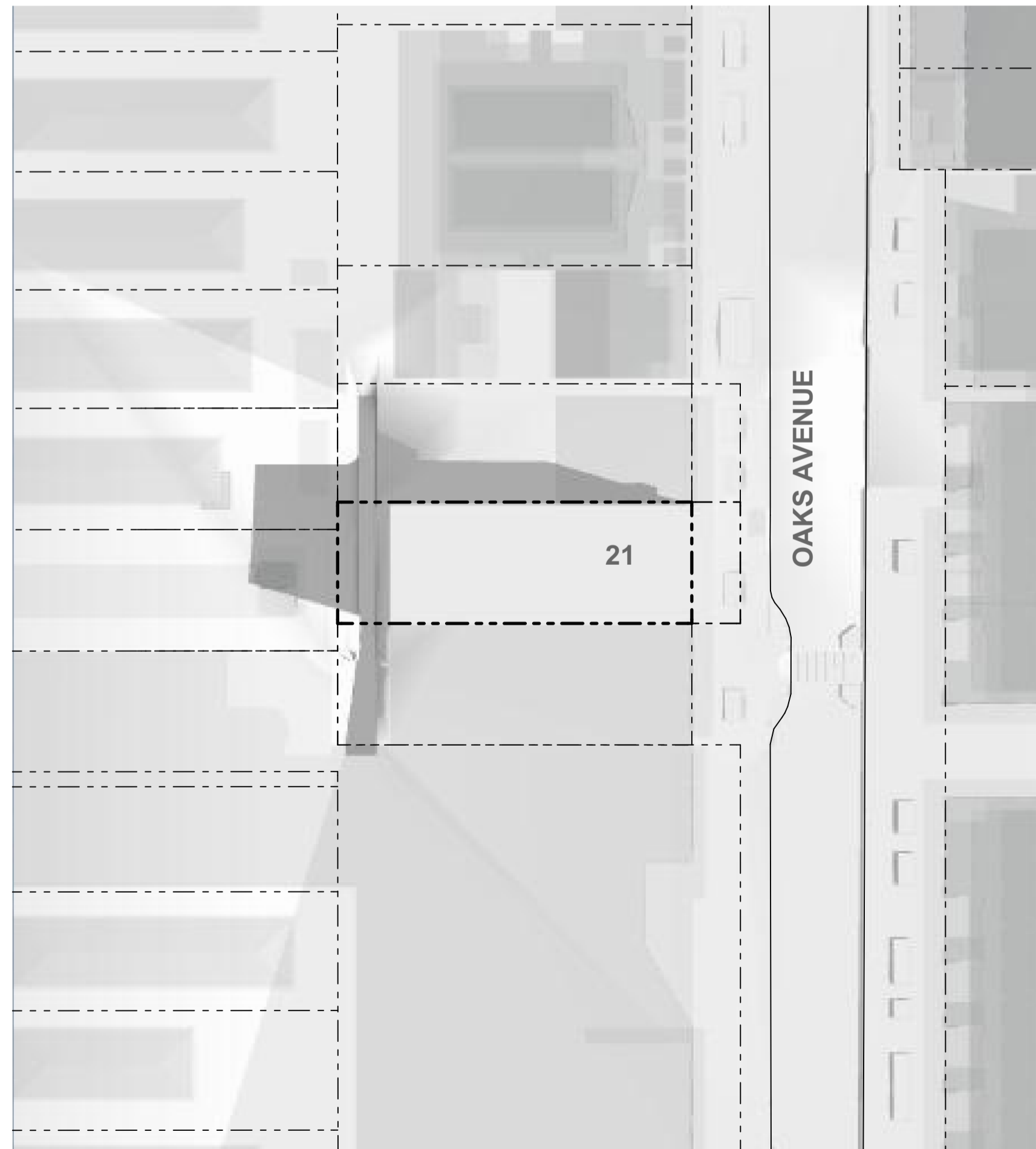
JUNE 21 - 9 AM PROPOSED



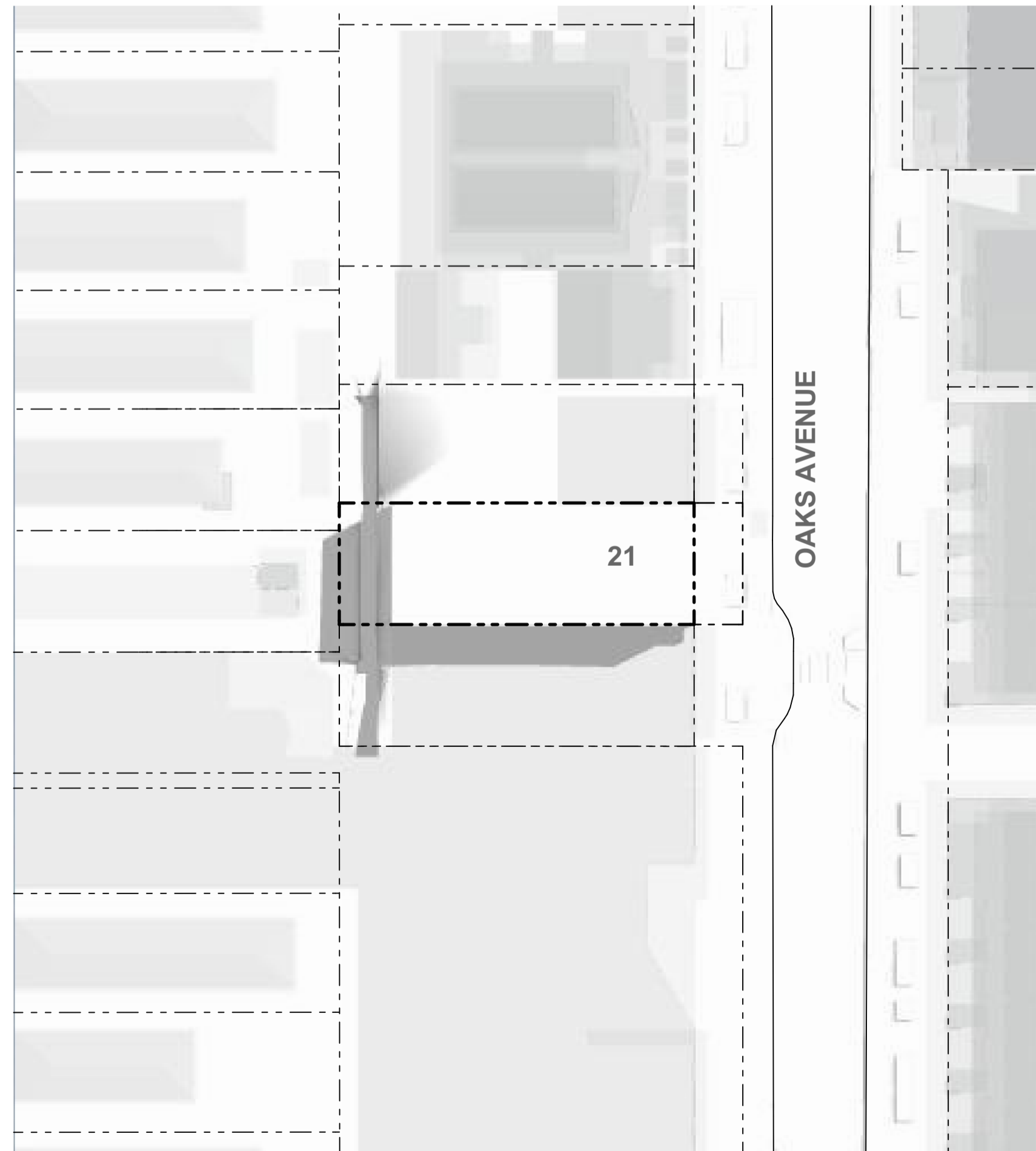
JUNE 21 - 12 PM PROPOSED



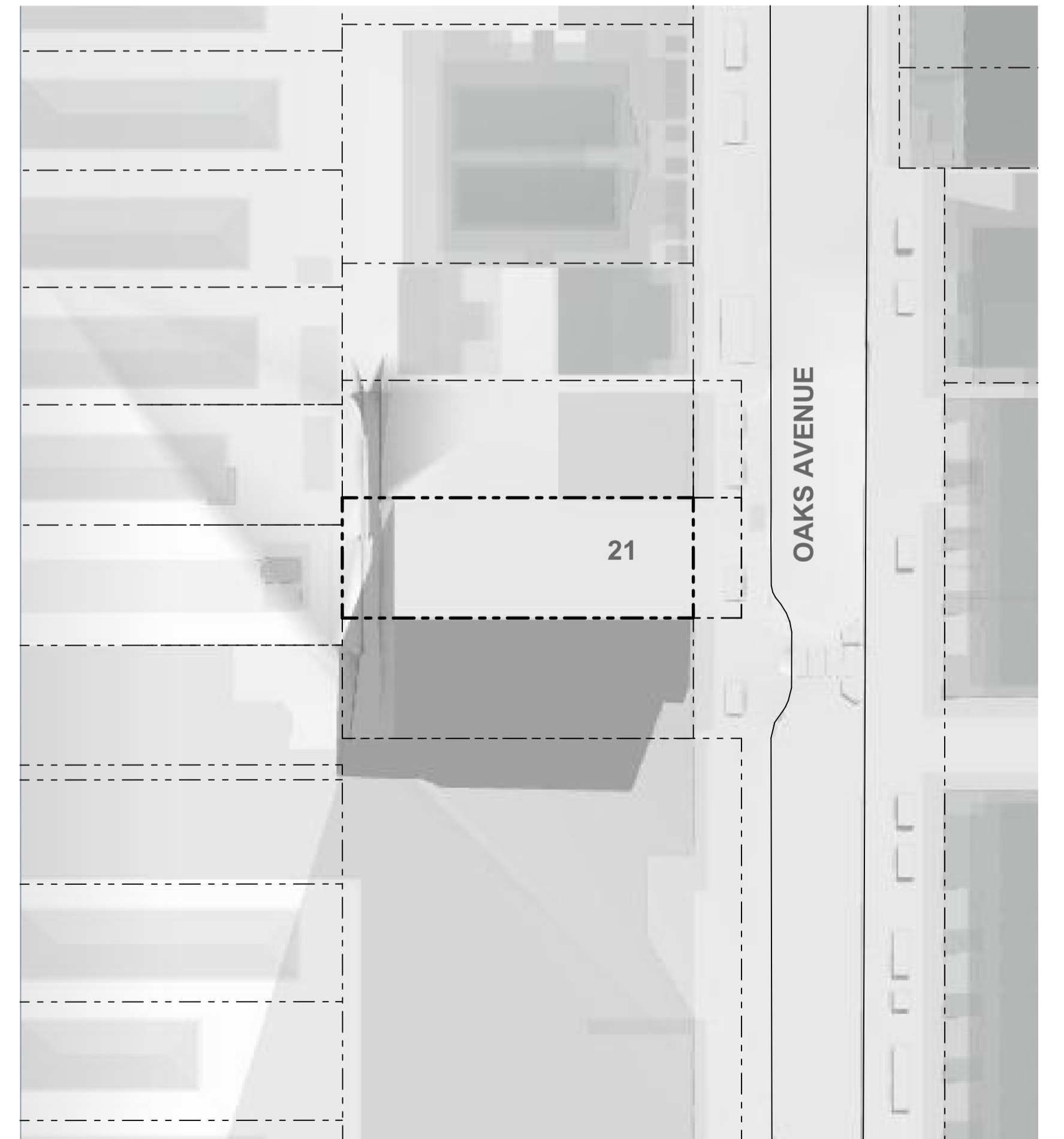
JUNE 21 - 3 PM PROPOSED



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



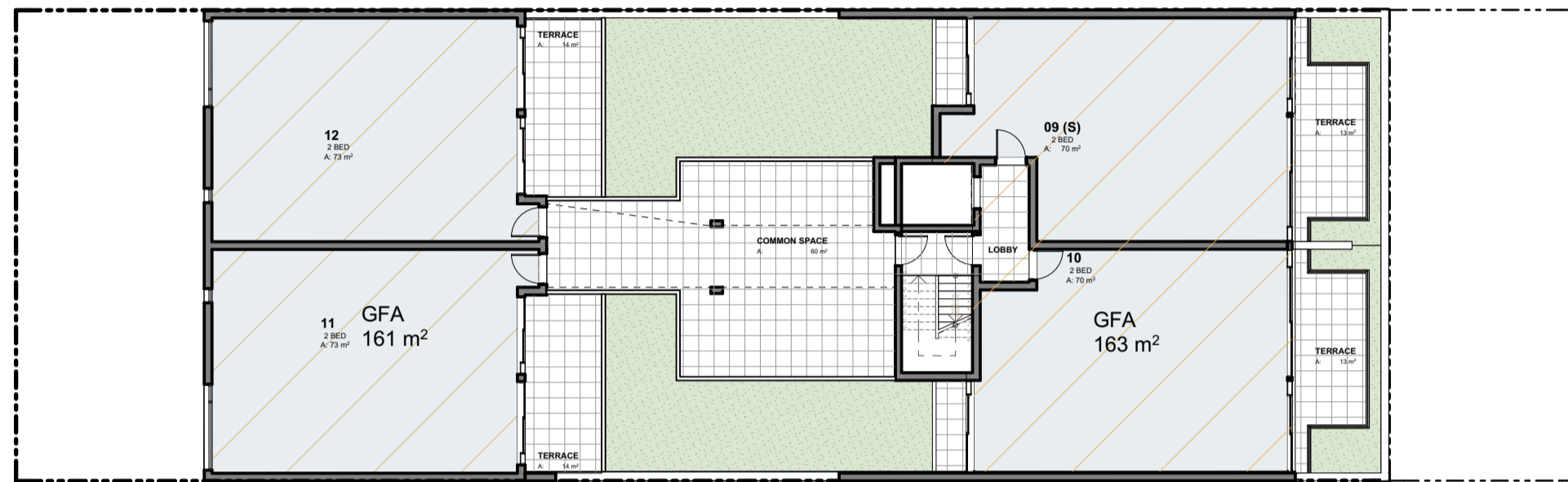
CONTEXT E



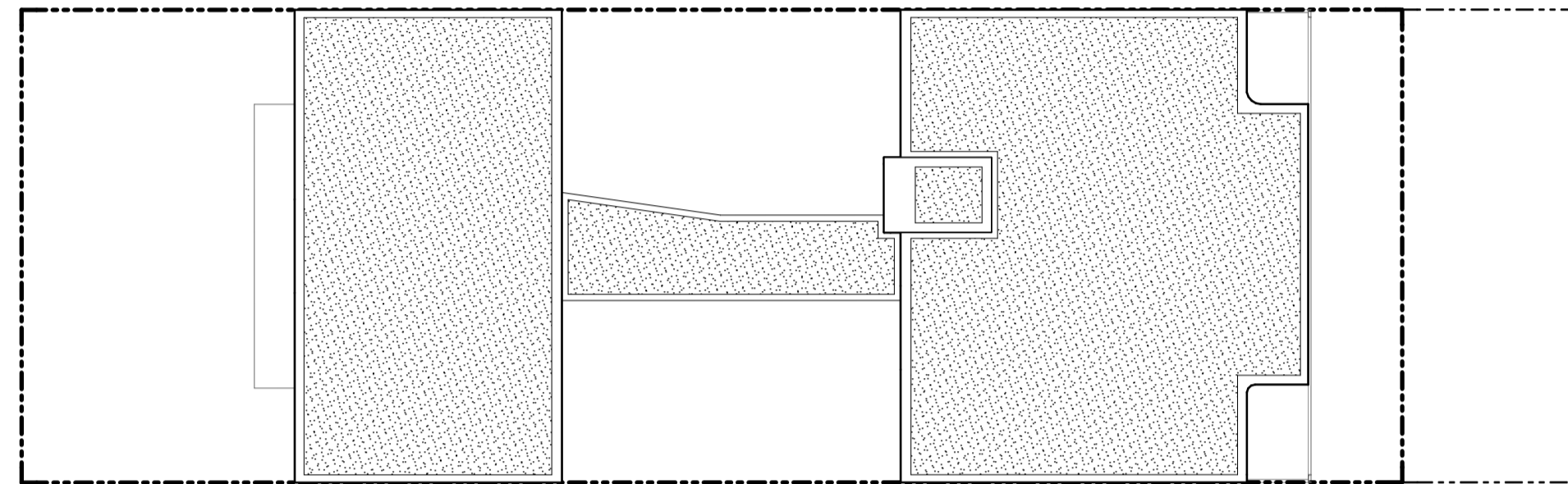
CONTEXT C



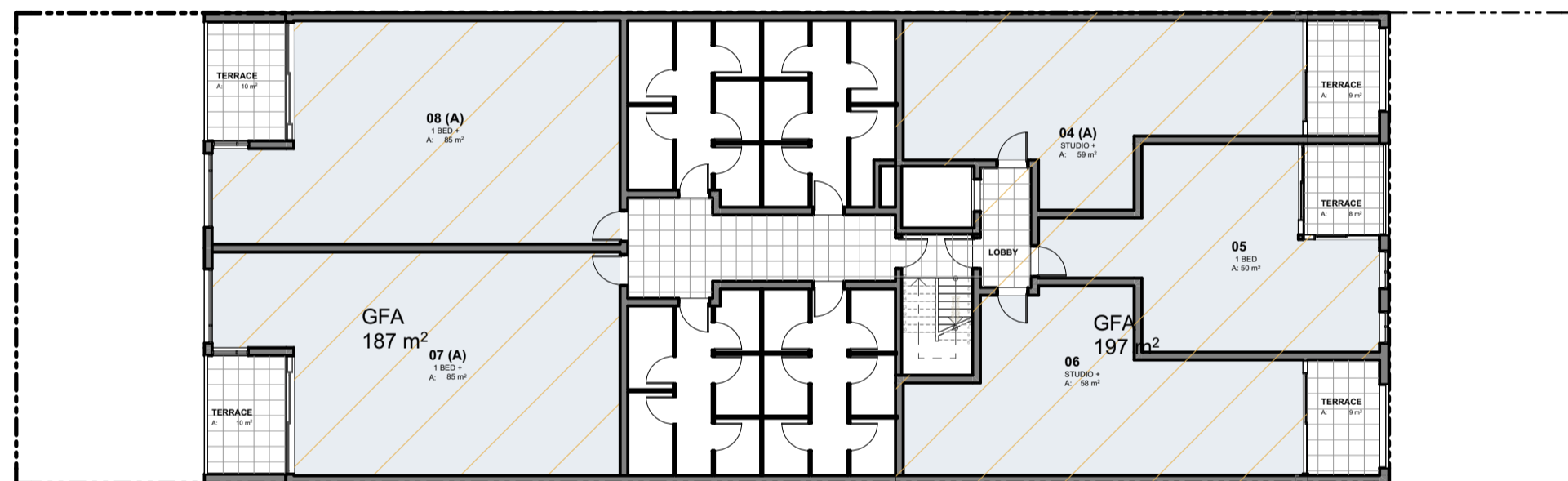
CONTEXT F



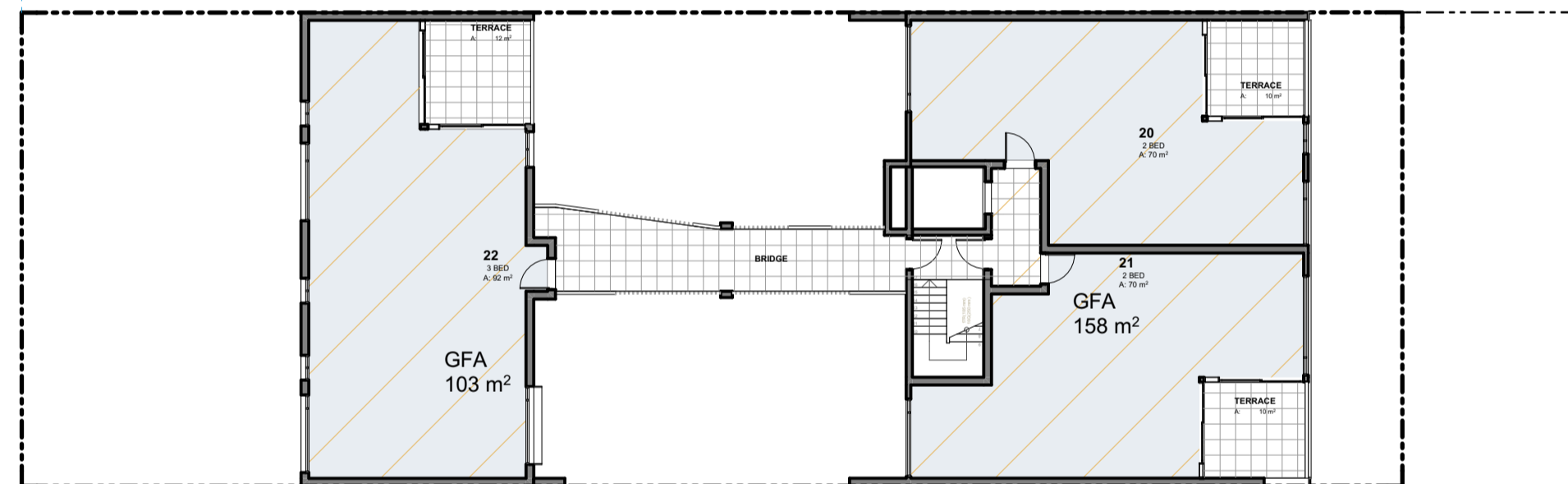
LEVEL 03 GFA



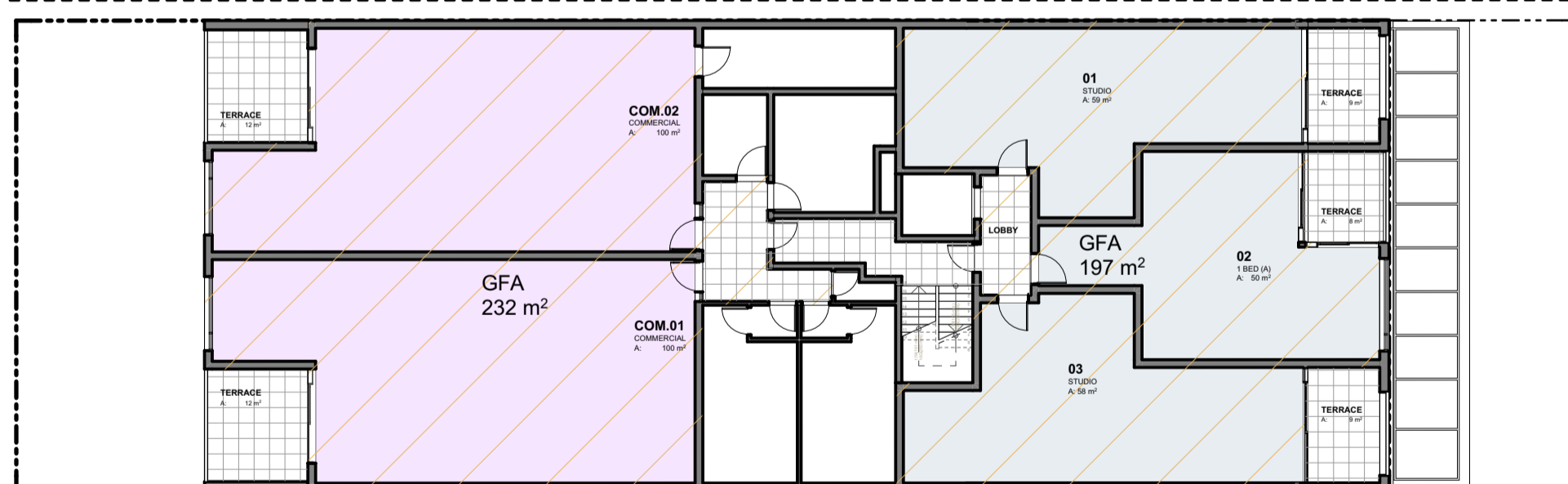
ROOF LEVEL GFA



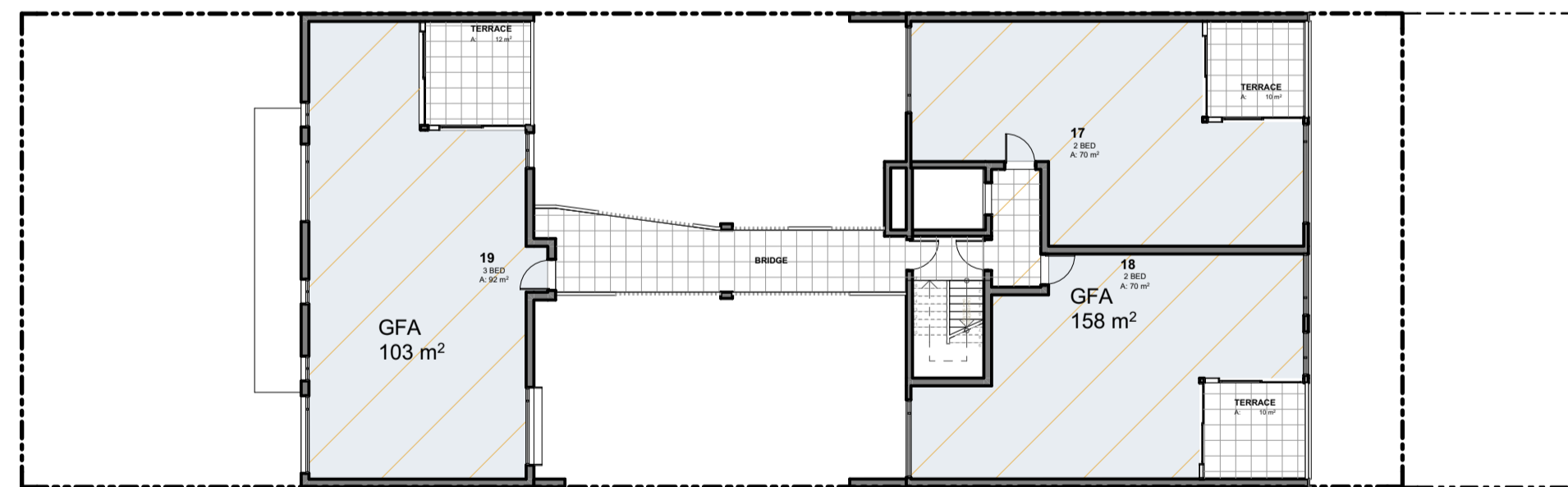
LEVEL 02 GFA



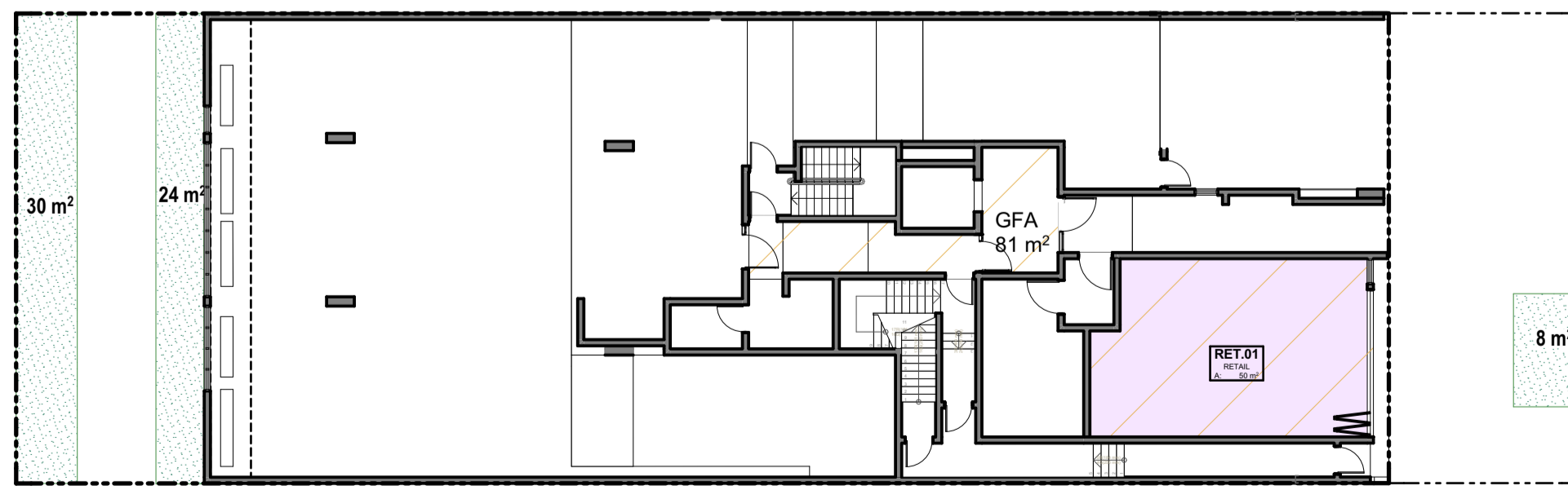
LEVEL 06 GFA



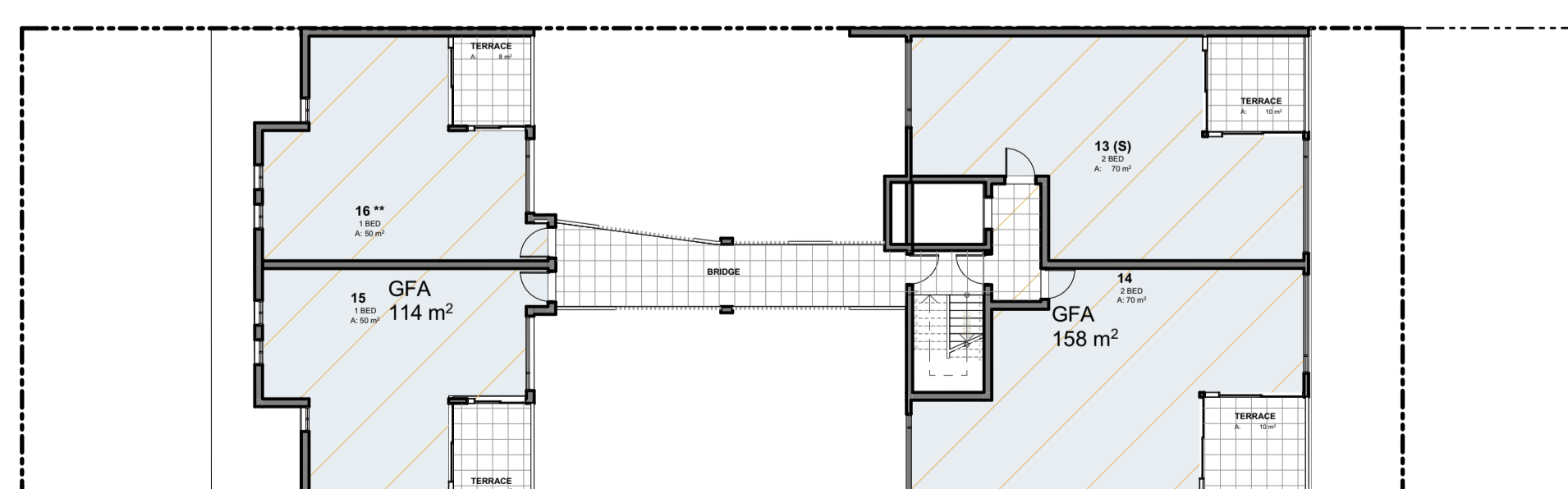
LEVEL 01 GFA



LEVEL 05 GFA



GROUND GFA



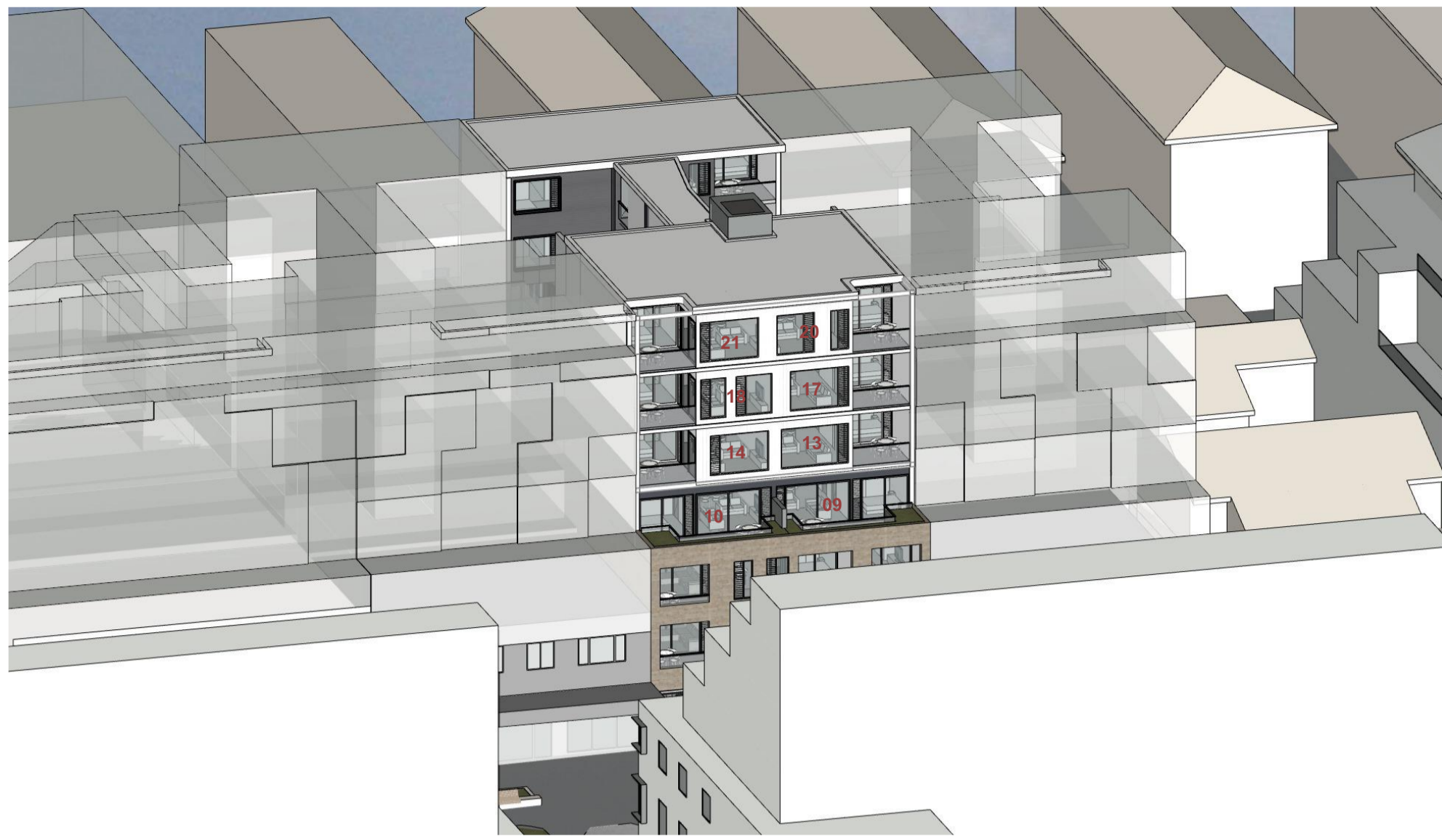
LEVEL 04 GFA

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



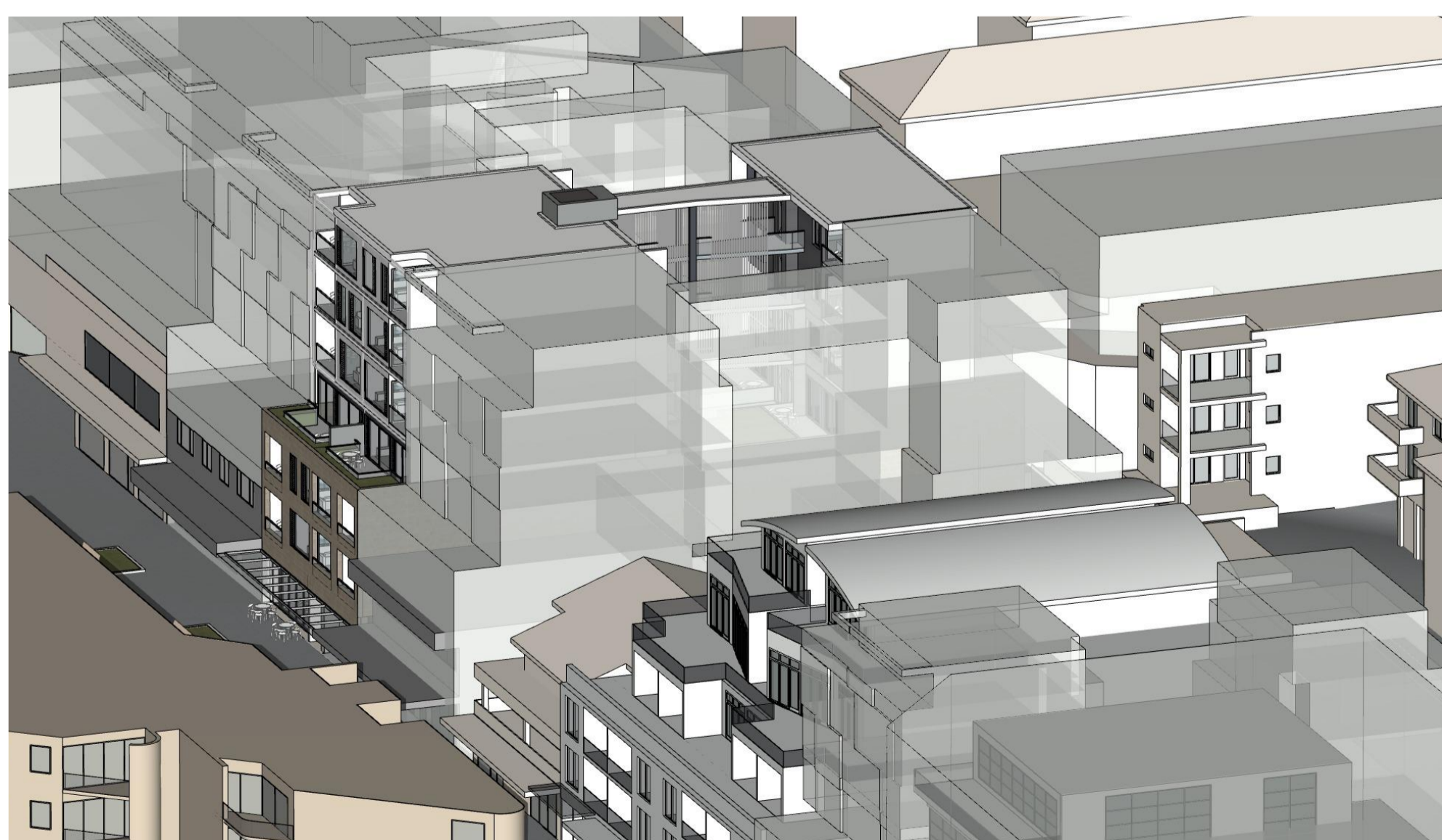
SUN ACCESS JUNE 21 - 12 PM



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

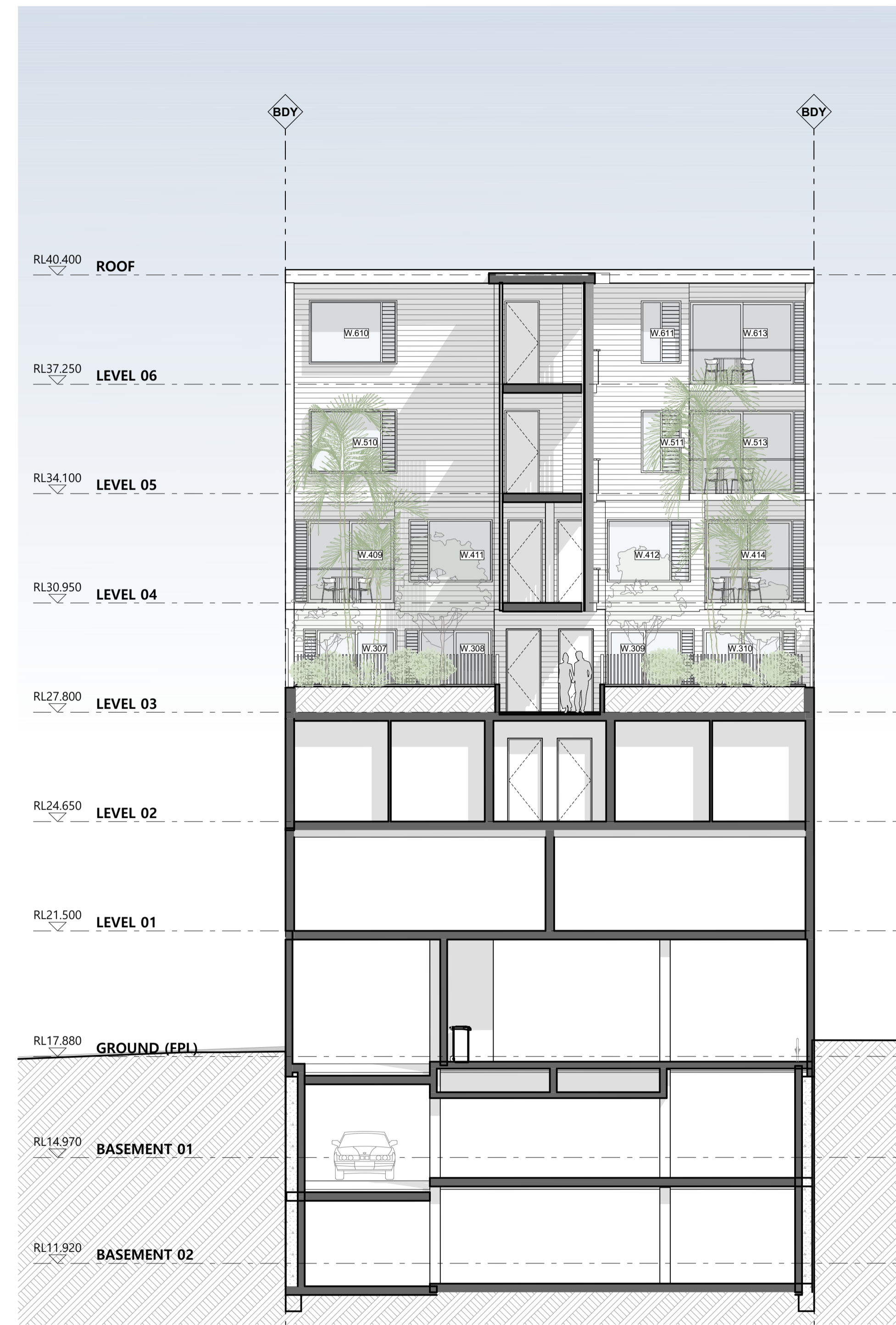
SUNLIGHT / VENTILATION SCHEDULE

			
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

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