

ADEVELOPMENT APPLICATIONP2PRELIMINARY DA PLANSP1PRELIMINARY DA PLANS

ISSUE AMENDMENT

09/07/2021

30/06/2021

07/06/2021 DATE INT.

NOTE: All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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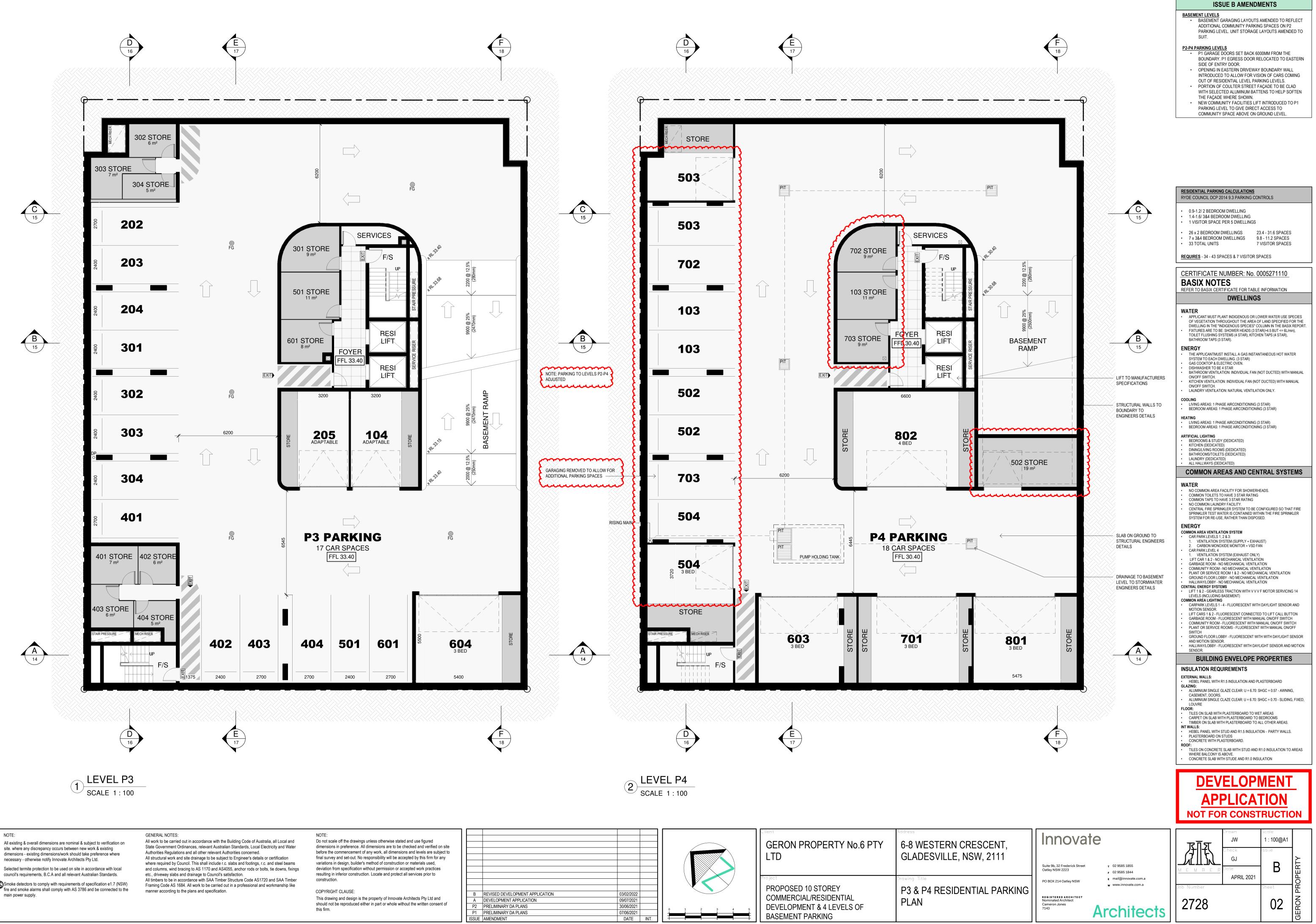
## CRESCENT

COMMERCIAL/RESIDENTIAL

BASEMENT PARKING

**DEVELOPMENT & 4 LEVELS OF** 

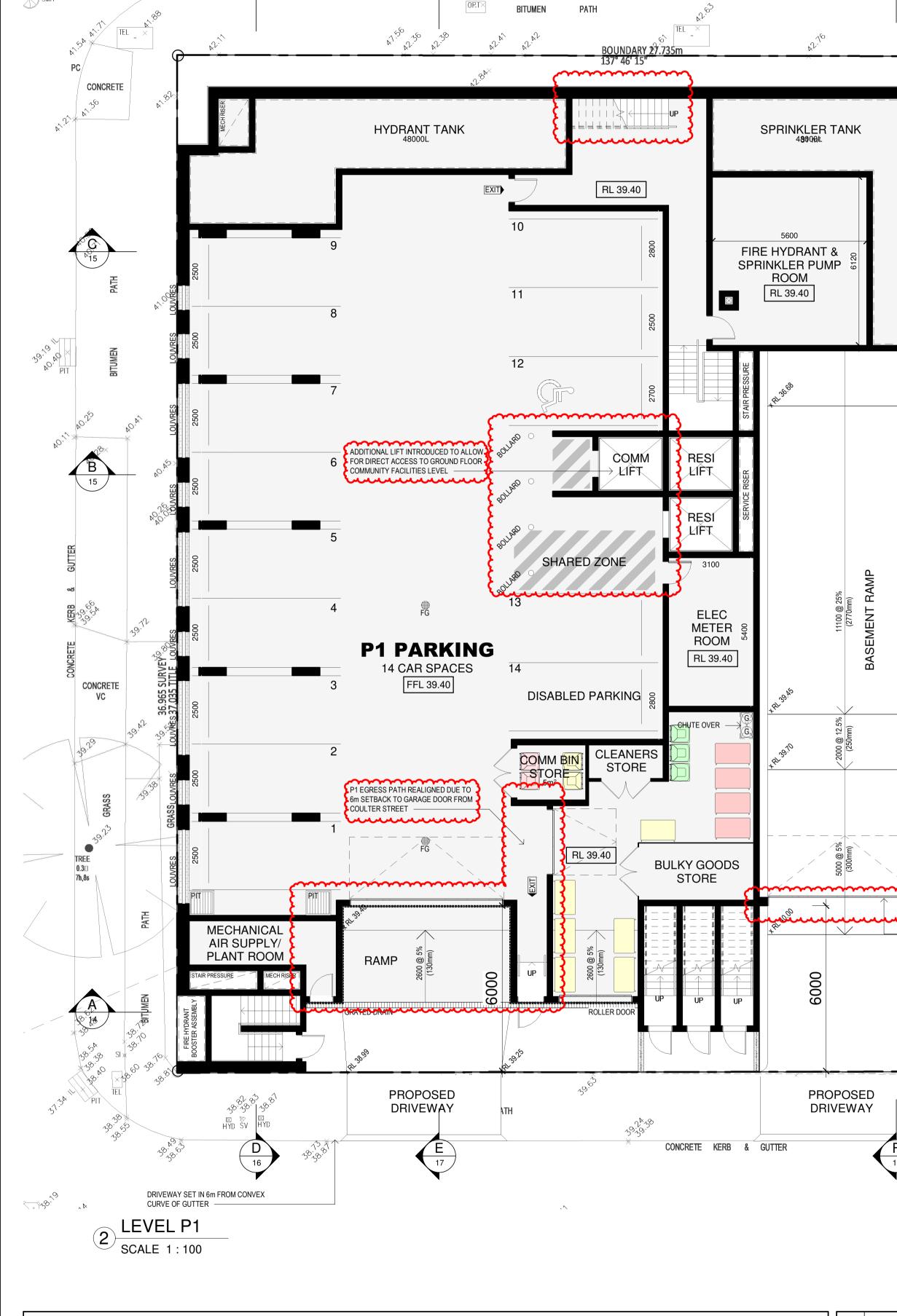
	SITE CALCULATIONS	ISSUE B AMENDMENTS BASEMENT LEVELS BASEMENT CAPACING LAVOLITS AMENDED TO REFLECT ADDITIONAL
	SITE AREA = 1024.4m <sup>2</sup> FLOOR SPACE RLEP 2014 - ZONE B4 maximum FSR for Zone B4 = 4.3 : 1	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.      P2-P4 PARKING LEVELS     P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.     OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.     PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTERS UFT INTRODUCED TO P1 PARKING LEVEL TO
×× ·	$ \begin{bmatrix} 1024.4 \times 4.3 \end{bmatrix} = 4404.92m^{2} \\ \hline PROPOSED FLOOR AREAS \\ \hline PARKING LEVEL 1 FLOOR AREA: = 0m^{2} \\ GROUND FLOOR AREA: = 760.9m^{2} \\ LEVEL 1 FLOOR AREA: = 452.2m^{2} \\ LEVEL 2 FLOOR AREA: = 452.2m^{2} \\ LEVEL 2 FLOOR AREA: = 499.2m^{2} \\ LEVEL 3 FLOOR AREA: = 499.2m^{2} \\ LEVEL 4 FLOOR AREA: = 499.2m^{2} \\ LEVEL 5 FLOOR AREA: = 499.2m^{2} \\ LEVEL 6 FLOOR AREA \\ LEVEL 6 FLOOR \\ LEVEL 6 FLOOR AREA \\ LEVEL 6 FLOOR \\ LEVEL 6 FLOOR \\ LEVEL \\ LEVEL 6 FLOOR \\ LEVEL \\ L$	NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.      GROUND FLOOR     GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2.     NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.     GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.     ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.     LEVEL 1 LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.     AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBO FACILITIES     AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60) LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.60)     LEVEL 2 FLOOR LEVEL AD
	LEVEL 7 FLOOR AREA: = 371.3m <sup>2</sup> LEVEL 8 FLOOR AREA: = 324.1m <sup>2</sup>	<ul> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> </ul>
	TOTAL: $= 4404.5m^2$ PROPOSED FSR: $= 4.30 : 1$	LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)      LEVEL 6     LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6     LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
		DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS.      RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.     LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)     AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS, AND BBQ FACILITIES.     DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS.      LEVEL 8
		LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)     DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO     INCREASE SOLAR ACCESS TO BEDROOM 3.  LEVEL 9
		LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.
		CERTIFICATE NUMBER: No. 0005271110 BASIX NOTES REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION DWELLINGS
		<ul> <li>WATER</li> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR(&gt;4.5 BUT &lt;= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> <li>ENERGY</li> </ul>
		<ul> <li>THE APPLICANTMUST INSTALL &amp; GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. (3 STAR)</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
		<ul> <li>COOLING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
		HEATING LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR) ARTIFICIAL LIGHTING
		<ul> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>
		COMMON AREAS AND CENTRAL SYSTEMS WATER • NO COMMON AREA FACILITY FOR SHOWERHEADS. • COMMON TOILETS TO HAVE 3 STAR RATING • COMMON TAPS TO HAVE 3 STAR RATING • NO COMMON LAUNDRY FACILITY. • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER
		SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY COMMON AREA VENTILATION SYSTEM CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN CAR PARK LEVEL 4
		1. VENTILATION SYSTEM (EXHAUST ONLY)     LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION     GARBAGE ROOM - NO MECHANICAL VENTILATION     COMMUNITY ROOM - NO MECHANICAL VENTILATION     PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION     GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION     HALLWAY/LOBBY - NO MECHANICAL VENTILATION     CENTRAL ENERGY SYSTEMS     LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14
		<ul> <li>LEVELS (INCLUDING BASEMENT)</li> <li>COMMON AREA LIGHTING</li> <li>CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF</li> </ul>
		<ul> <li>SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY/LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>
		BUILDING ENVELOPE PROPERTIES INSULATION REQUIREMENTS
Q.		<ul> <li>EXTERNAL WALLS:</li> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> <li>GLAZING:</li> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70, SUDING, EIVED</li> </ul>
\$0. \$0. \$0. \$0. \$0. \$0. \$0. \$0.	5.4 0005271110 05 Jul 2021 Assessor Brian Teplicanec Accreditation No. 100588	ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE     FLOOR:     TILES ON SLAB WITH PLASTERBOARD TO WET AREAS     CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
	Average star rating NATIONWIDE HOUSE Address 6-8 Western Crescent , Gladesville , NSW , 2111	TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.     INT WALLS:         HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.         PLASTERBOARD ON STUDS         CONCRETE WITH PLASTERBOARD.         ROOF:
	www.nathers.gov.au hstar.com.a	TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS
	Accordination Participation (1)03/2021	DEVELOPMENT
	Accorditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec Assessor Signature The Accorditation Assessor Bacality of the	APPLICATION NOT FOR CONSTRUCTION
	Innovate	Drawn     Scale       JW     1 : 100@A1
	Suite 9b, 32 Frederick Street <b>T</b> 02 9585 1855 Oatley NSW 2223 <b>F</b> 02 9585 1844	M E M B E R Date A Lissue
	F 02 9585 1844 E mail@innovate.com.a w www.innovate.com.a	Image: Market delta biling     GJ     A       Image: Market delta biling     Date     A       Image: Approximation delta biling     A     <
	REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143 Architects	2728 01 NO HAD N





Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the

			GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCEN GLADESVILLE, NSW, 211
REVISED DEVELOPMENT APPLICATION	03/02/2022		Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL	Prawing Title P3 & P4 RESIDENTIAL P/ PLAN
DEVELOPMENT APPLICATION	09/07/2021			
PRELIMINARY DA PLANS	30/06/2021		DEVELOPMENT & 4 LEVELS OF	
PRELIMINARY DA PLANS	07/06/2021			
AMENDMENT	DATE INT.		BASEMENT PARKING	



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council's requirements, B.C.A and all relevant Australian Standards.

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

### NOTE:

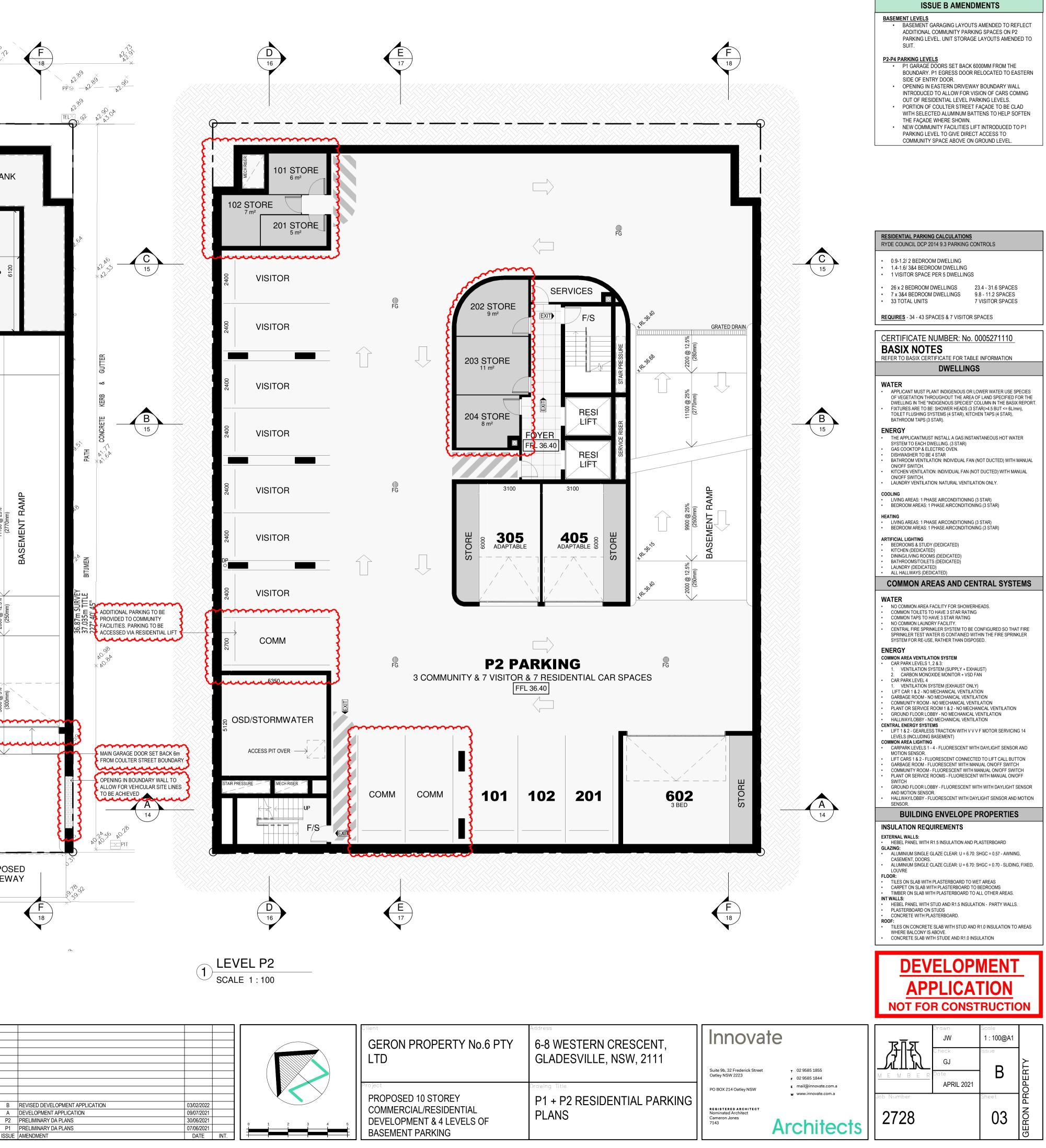
CONCRETE KERB & GUTTER

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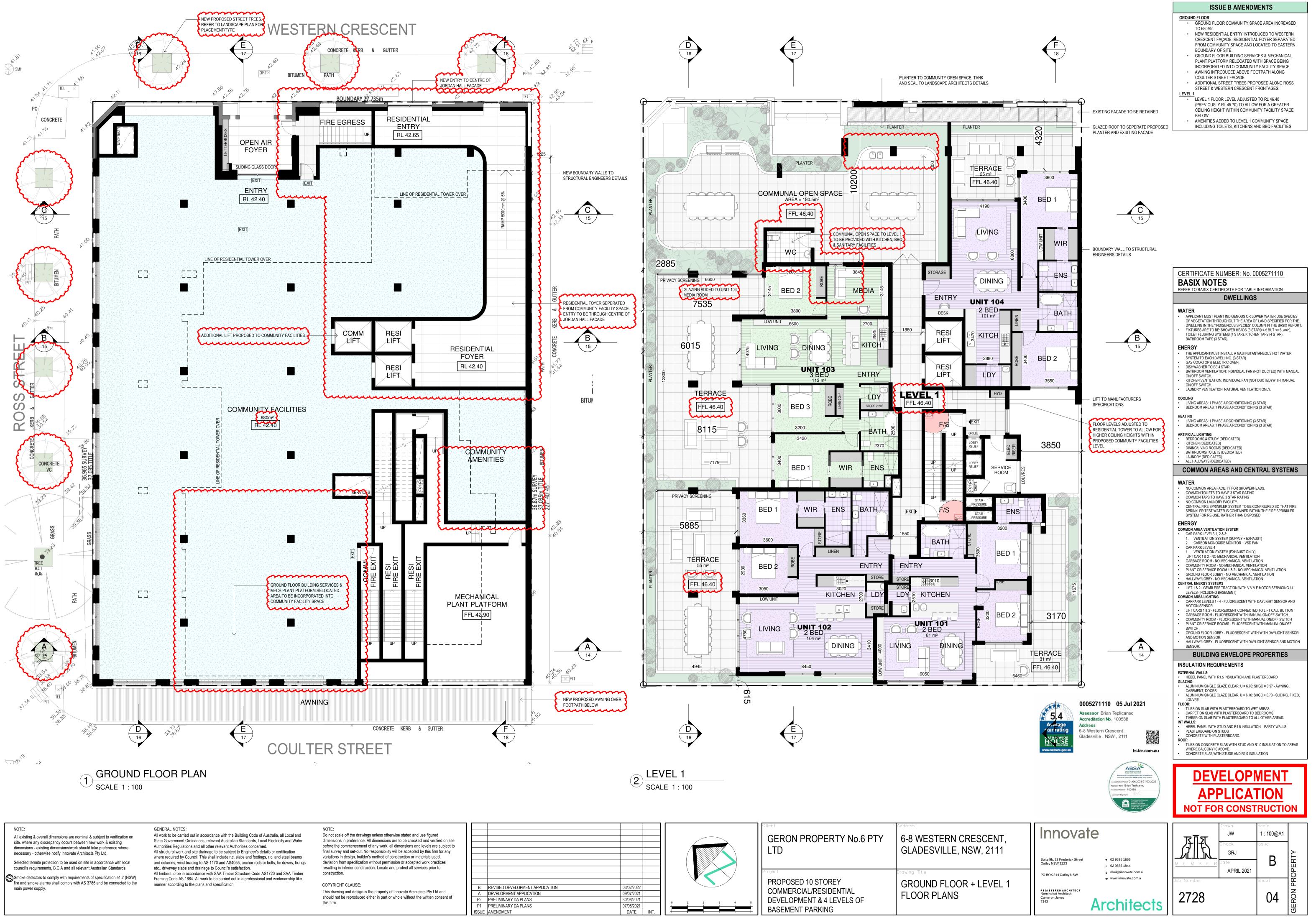
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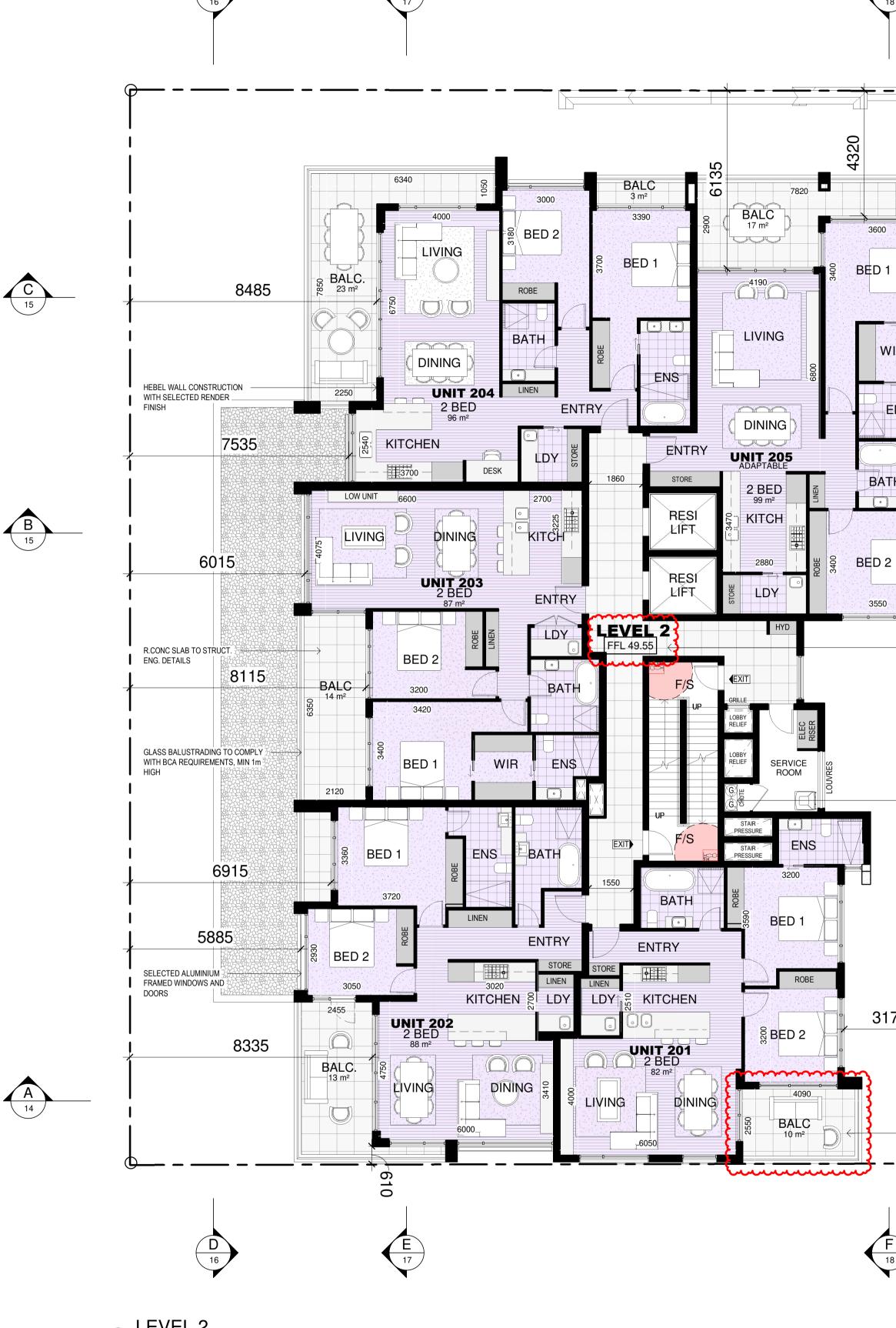
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		GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCEN GLADESVILLE, NSW, 21
EVISED DEVELOPMENT APPLICATION EVELOPMENT APPLICATION RELIMINARY DA PLANS RELIMINARY DA PLANS MENDMENT	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Prawing Title P1 + P2 RESIDENTIAL PA PLANS



				Client	Address
				GERON PROPERTY No.6 PTY LTD	6-8 WESTERN CRESCEN GLADESVILLE, NSW, 21
	00/00/0000			Project PROPOSED 10 STOREY	Drawing Title GROUND FLOOR + LEVE
REVISED DEVELOPMENT APPLICATION	03/02/2022			COMMERCIAL/RESIDENTIAL	
DEVELOPMENT APPLICATION	09/07/2021				FLOOR PLANS
PRELIMINARY DA PLANS	30/06/2021		0 1 2 3 4 5	DEVELOPMENT & 4 LEVELS OF	
PRELIMINARY DA PLANS	07/06/2021				
AMENDMENT	DATE	INT.		BASEMENT PARKING	





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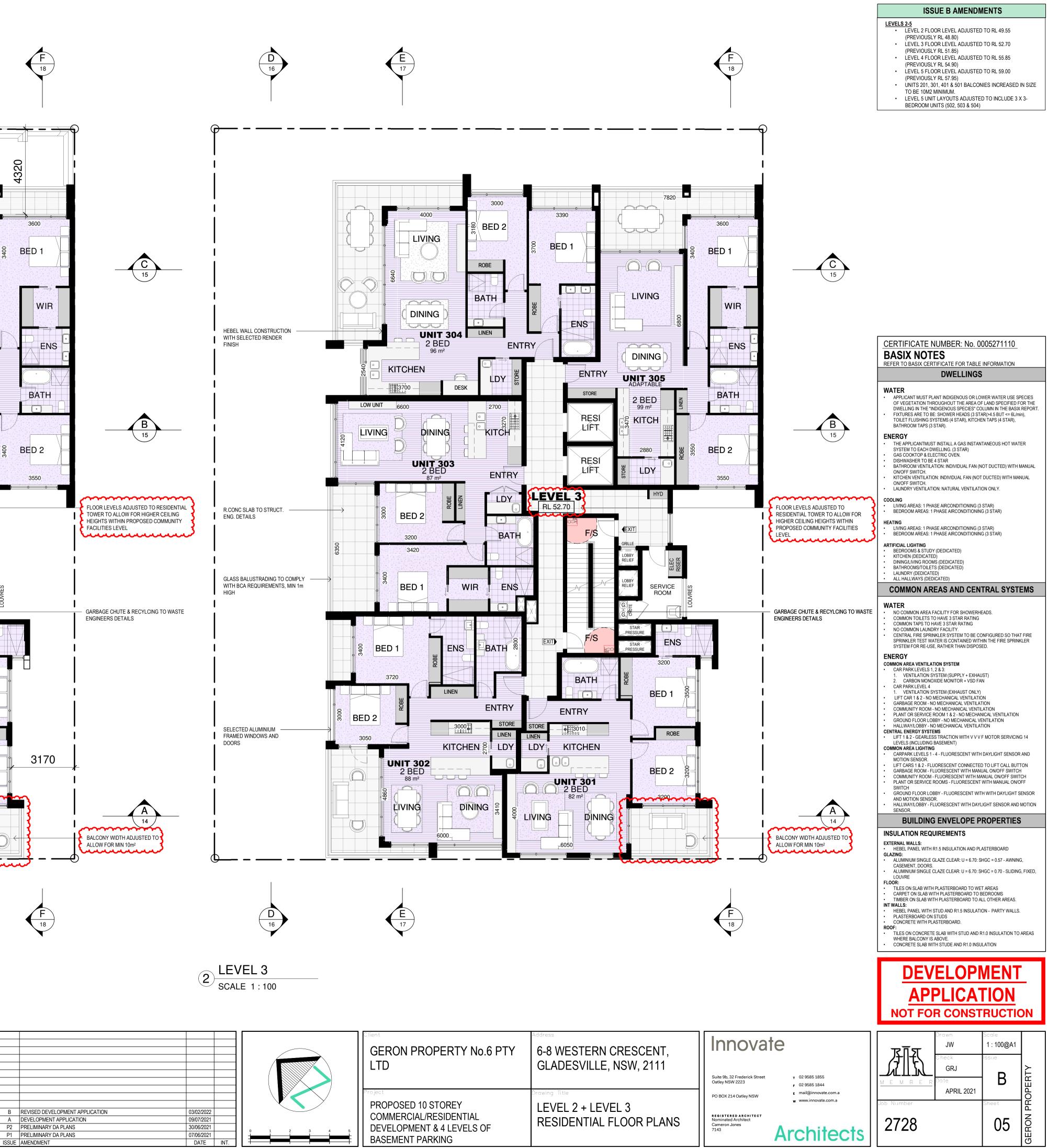
GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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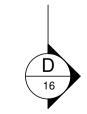
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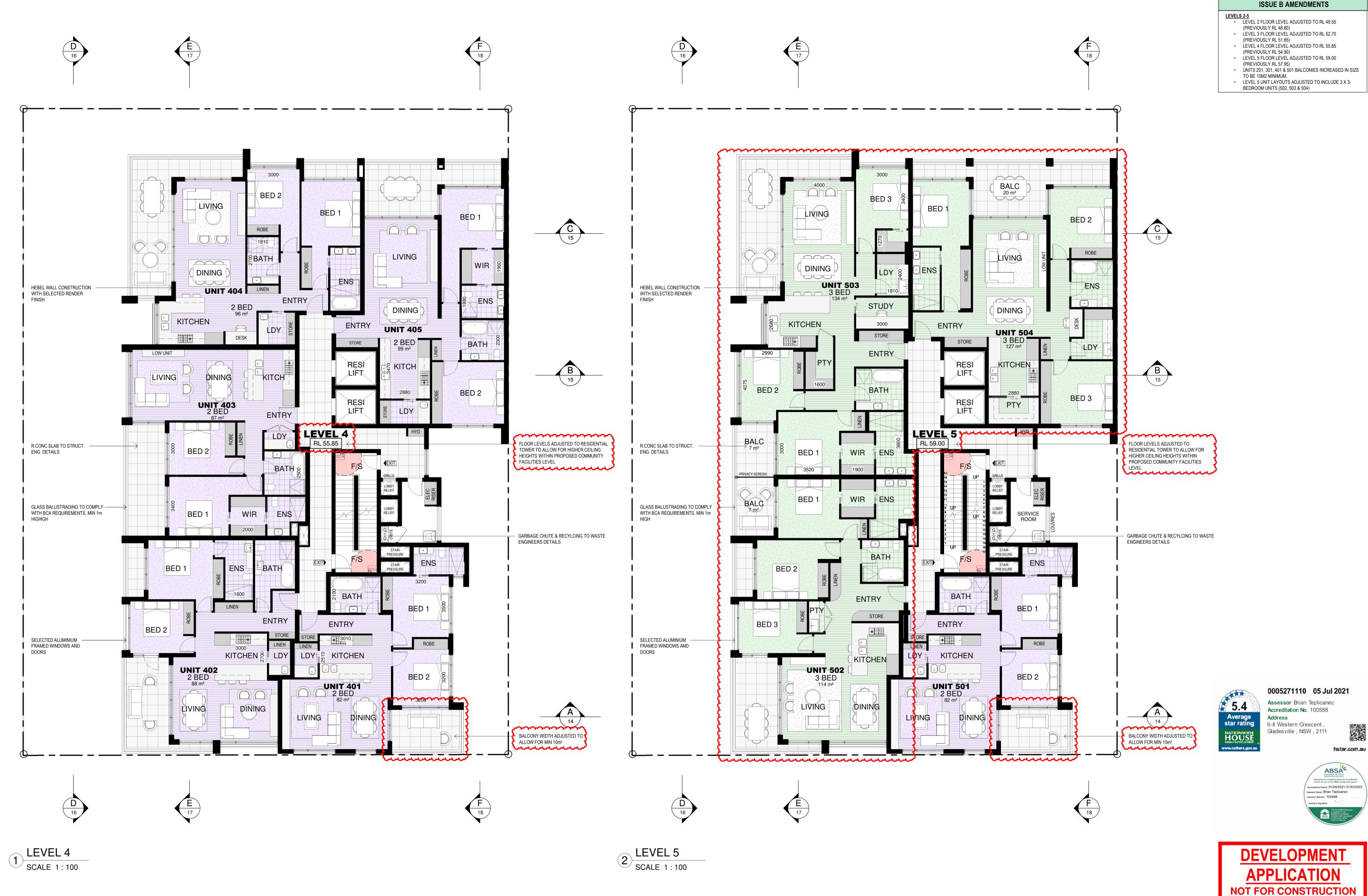
3600

3550





	GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT GLADESVILLE, NSW, 2111
03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	LEVEL 2 + LEVEL 3 RESIDENTIAL FLOOR PLA

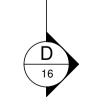




**A** 14

C 15

**B** 15







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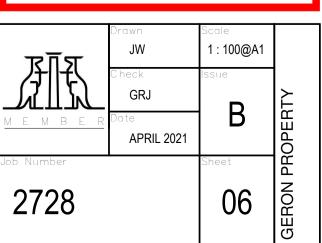
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A DE<sup>V</sup> P2 PRI P1 PRI ISSUE AM



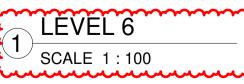
REVISED DEVELOPMENT APPLICATION 03/02/2022 DEVELOPMENT APPLICATION 09/02/0021	
PRELIMINARY DA PLANS 30/06/2021 DEVELOPMENT	
AMENDMENT DATE INT.	RKING







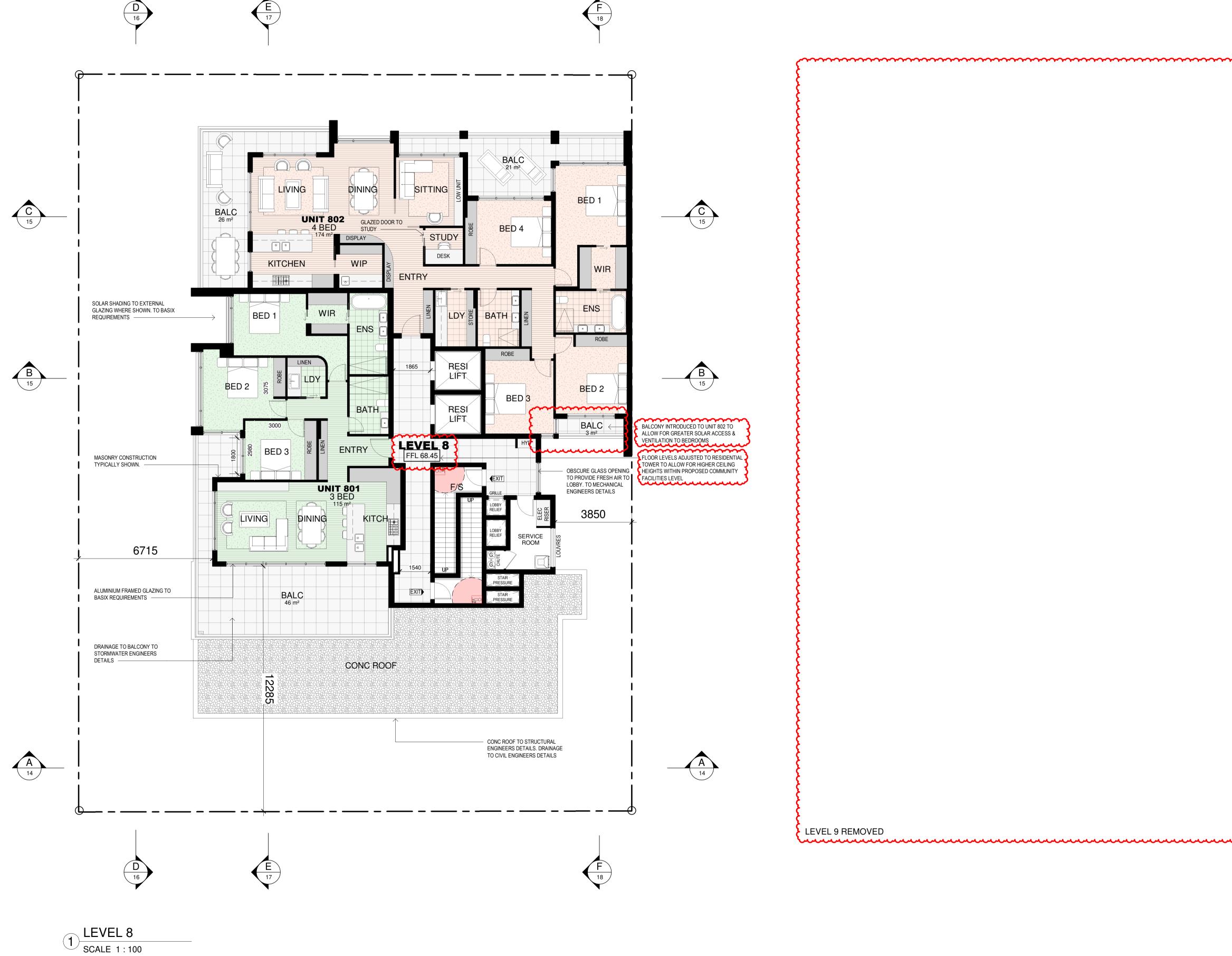




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			GERON PROPERTY No.6 P LTD	TY 6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	Project PROPOSED 10 STOREY	Drawing Title LEVEL 8 FLOOR PLAN
A	DEVELOPMENT APPLICATION	09/07/2021		
P2 P1	PRELIMINARY DA PLANS PRELIMINARY DA PLANS	30/06/2021 07/06/2021		
ISSUE	AMENDMENT	DATE INT		

		ISSUE B AMEND	<b>IENTS</b>
		LEVEL 8 LEVEL 8 FLOOR LEVEL ADJUSTED (PREVIOUSLY RL 67.20) DESIGN OF UNIT 802 ADJUSTED T OFF BEDROOM 2 TO INCREASE S BEDROOM 3. LEVEL 9 LEVEL 9 REMOVED FROM THE DE FLOORSPACE CHANGES TO GRO	O INCLUDE BALCONY OLAR ACCESS TO SIGN DUE TO
		BEDROOM 3. LEVEL 9	SIGN DUE TO UND FLOOR & LEVEL 6.
		GARBAGE ROOM - FLUORESCENT WITH MAN     COMMUNITY ROOM - FLUORESCENT WITH M.     PLANT OR SERVICE ROOMS - FLUORESCENT WITH     GROUND FLOOR LOBBY - FLUORESCENT WITH     AND MOTION SENSOR.     HALLWAY/LOBBY - FLUORESCENT WITH DAY     SENSOR.     BUILDING ENVELOPE P  INSULATION REQUIREMENTS EXTERNAL WALLS:     HEBEL PANEL WITH R1.5 INSULATION AND PL	ANUAL ON/OFF SWITCH WITH MANUAL ON/OFF TH WITH DAYLIGHT SENSOR LIGHT SENSOR AND MOTION
uuu		<ul> <li>GLAZING:</li> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: S CASEMENT, DOORS.</li> <li>ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: S LOUVRE</li> <li>FLOOR:</li> <li>TILES ON SLAB WITH PLASTERBOARD TO WE</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO A</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO A</li> <li>INT WALLS:</li> <li>HEBEL PANEL WITH STUD AND R1.5 INSULAT</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD.</li> <li>ROOF:</li> <li>TILES ON CONCRETE SLAB WITH STUD AND F WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUDE AND R1.0 INSU</li> </ul>	HGC = 0.57 - AWNING, HGC = 0.70 - SLIDING, FIXED, T AREAS BEDROOMS LL OTHER AREAS. ION - PARTY WALLS.
		• CONCRETE SLAB WITH STUDE AND RT. UNSC DEVELOP APPLICA NOT FOR CONST	<u>MENT</u> TION
,	Suite 9b, 32 Frederick Street Oatley NSW 2223       T 02 9585 1855 F 02 9585 1844         PO BOX 214 Oatley NSW       mail@innovate.com.a         w www.innovate.com.a	Drawn JW Check GRJ Date APRIL 2021	Scale 1:100@A1 Issue B Sheet 08
	REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143	2728	08 NON

Architects || 2728

CB CERC



Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

council's requirements, B.C.A and all relevant Australian Standards.

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

GENERAL NOTES:

NOTE: Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

### COPYRIGHT CLAUSE:

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		GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B       REVISED DEVELOPMENT APPLICATION         A       DEVELOPMENT APPLICATION         P2       PRELIMINARY DA PLANS         P1       PRELIMINARY DA PLANS         ISSUE       AMENDMENT	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	NORTH WEST ELEVATION (ROSS STREET)

	ISSUE B A	MENDMENTS
		S AMENDED TO REFLECT ADDITIONAL ON P2 PARKING LEVEL, UNIT STORAGE
	LAYOUTS AMENDED TO SUIT. <u>P2-P4 PARKING LEVELS</u> • P1 GARAGE DOORS SET BACK 6	5000MM FROM THE BOUNDARY. P1 EGRESS
	FOR VISION OF CARS COMING C LEVELS.	AY BOUNDARY WALL INTRODUCED TO ALLOW DUT OF RESIDENTIAL LEVEL PARKING
	ALUMINUM BATTENS TO HELP S • NEW COMMUNITY FACILITIES LI	FAÇADE TO BE CLAD WITH SELECTED SOFTEN THE FAÇADE WHERE SHOWN. FT INTRODUCED TO P1 PARKING LEVEL TO JUNITY SPACE ABOVE ON GROUND LEVEL.
	<ul> <li>NEW RESIDENTIAL ENTRY INTR</li> </ul>	PACE AREA INCREASED TO 680M2. ODUCED TO WESTERN CRESCENT FAÇADE.
	TO EASTERN BOUNDARY OF SI GROUND FLOOR BUILDING SER' RELOCATED WITH SPACE BEIN	ED FROM COMMUNITY SPACE AND LOCATED TE. VICES & MECHANICAL PLANT PLATFORM G INCORPORATED INTO COMMUNITY FACILITY
	CRESCENT FRONTAGES. LEVEL 1	OPOSED ALONG ROSS STREET & WESTERN
	ALLOW FOR A GREATER CEILIN SPACE BELOW. • AMENITIES ADDED TO LEVEL 1	ED TO RL 46.40 (PREVIOUSLY RL 45.70) TO G HEIGHT WITHIN COMMUNITY FACILITY COMMUNITY SPACE INCLUDING TOILETS,
	LEVELS 2-5     LEVEL 2 FLOOR LEVEL ADJUST	OOTPATH ALONG COULTER STREET FACADE ED TO RL 49.55 (PREVIOUSLY RL 48.80)
	LEVEL 4 FLOOR LEVEL ADJUSTI     LEVEL 5 FLOOR LEVEL ADJUSTI     UNITS 201, 301, 401 & 501 BALCO	ED TO RL 52.70 (PREVIOUSLY RL 51.85) ED TO RL 55.85 (PREVIOUSLY RL 54.90) ED TO RL 59.00 (PREVIOUSLY RL 57.95) ONIES INCREASED IN SIZE TO BE 10M2
	503 & 504) <u>LEVEL 6</u>	TED TO INCLUDE 3 X 3-BEDROOM UNITS (502,
		CATED UP TO LEVEL 6 ED TO RL 62.15 (PREVIOUSLY RL 61.05) TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-
	<ul> <li>LEVEL 7 FLOOR LEVEL ADJUST</li> </ul>	N SPACE MOVED UP TO LEVEL 7. ED TO RL 65.30 (PREVIOUSLY RL 64.15)
	<ul> <li>KITCHENS, AND BBQ FACILITIES</li> <li>DESIGN OF LEVEL 7 ADJUSTED BEDROOM UNITS.</li> </ul>	COMMUNITY SPACE INCLUDING TOILETS, 3. TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-
		ED TO RL 68.45 (PREVIOUSLY RL 67.20) TO INCLUDE BALCONY OFF BEDROOM 2 TO 3EDROOM 3.
	LEVEL 9 REMOVED FROM THE D GROUND FLOOR & LEVEL 6.	DESIGN DUE TO FLOORSPACE CHANGES TO
		R: No. 0005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE F	
	DWEI	LLINGS
		IOUS OR LOWER WATER USE SPECIES THE AREA OF LAND SPECIFIED FOR THE
	FIXTURES ARE TO BE: SHOWER H TOILET FLUSHING SYSTEMS (4 ST	SPECIES" COLUMN IN THE BASIX REPORT. IEADS (3 STAR(>4.5 BUT <= 6L/min), 'AR), KITCHEN TAPS (4 STAR),
	BATHROOM TAPS (3 STAR). ENERGY • THE APPLICANTMUST INSTALL &	GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 S • GAS COOKTOP & ELECTRIC OVEN • DISHWASHER TO BE 4 STAR	STAR) I.
	ON/OFF SWITCH.	DUAL FAN (NOT DUCTED) WITH MANUAL AL FAN (NOT DUCTED) WITH MANUAL
	LAUNDRY VENTILATION: NATURAI     COOLING	L VENTILATION ONLY.
	LIVING AREAS: 1 PHASE AIRCOND     BEDROOM AREAS: 1 PHASE AIRCO     HEATING	
	LIVING AREAS: 1 PHASE AIRCOND     BEDROOM AREAS: 1 PHASE AIRCO	
	ARTIFICIAL LIGHTING     BEDROOMS & STUDY (DEDICATED     KITCHEN (DEDICATED)     DINING/LIVING ROOMS (DEDICATE	
	<ul> <li>BATHROOMS/TOILETS (DEDICATE</li> </ul>	
	LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)	
	ALL HALLWAYS (DEDICATED)	D CENTRAL SYSTEMS
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 ST/	ID CENTRAL SYSTEMS SHOWERHEADS. AR RATING
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STA     COMMON TAPS TO HAVE 3 STAR I     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT	ID CENTRAL SYSTEMS SHOWERHEADS. AR RATING RATING EM TO BE CONFIGURED SO THAT FIRE FAINED WITHIN THE FIRE SPRINKLER
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER         NO COMMON AREA FACILITY FOR         COMMON TOILETS TO HAVE 3 STAF         COMMON TAPS TO HAVE 3 STAF         NO COMMON LAUNDRY FACILITY.         CENTRAL FIRE SPRINKLER SYSTE         SPRINKLER TEST WATER IS CONT         SYSTEM FOR RE-USE, RATHER TH     ENERGY	ID CENTRAL SYSTEMS SHOWERHEADS. AR RATING RATING M TO BE CONFIGURED SO THAT FIRE FAINED WITHIN THE FIRE SPRINKLER HAN DISPOSED.
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAF     COMMON TAPS TO HAVE 3 STAF     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT     SYSTEM FOR RE-USE, RATHER TH	ID CENTRAL SYSTEMS SHOWERHEADS. AR RATING RATING EM TO BE CONFIGURED SO THAT FIRE FAINED WITHIN THE FIRE SPRINKLER HAN DISPOSED.
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAF     COMMON TAPS TO HAVE 3 STAF     NO COMMON LAUNDRY FACILITY,     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONI     SYSTEM FOR RE-USE, RATHER TH     ENERGY     COMMON AREA VENTILATION SYSTEM (SUPF         CAR PARK LEVELS 1, 2 & 3:             1. VENTILATION SYSTEM (SUPF             2. CARBON MONOXIDE MONITO             CAR PARK LEVEL 4             1. VENTILATION SYSTEM (EXHA             LIFT CAR 1 & 2 - NO MECHANICAL	ID CENTRAL SYSTEMS
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAR     NO COMMON TAPS TO HAVE 3 STAR     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONI     SYSTEM FOR RE-USE, RATHER TH     ENERGY     COMMON AREA VENTILATION SYSTEM     CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXHA	ID CENTRAL SYSTEMS
	ALL HALLWAYS (DEDICATED)     COMMON AREA FACILITY FOR     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAF     COMMON TOILETS TO HAVE 3 STAF     COMMON TAPS TO HAVE 3 STAF     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT     SYSTEM FOR RE-USE, RATHER TF     ENERGY     COMMON AREA VENTILATION SYSTEM (SUPF     CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. GARBAGE ROOM - NO MECHANICAL         GABAGE ROOM - NO MECHANICAL         GAUND FLOOR LOBBY - NO MECHANICAL         GAUND FLOOR LOBBY - NO MECHANICAL         HALLWAYLOBBY - NO MECHANICAL         LIFT 1 & 2 - GEARLESS TRACTION	ID CENTRAL SYSTEMS
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAR     NO COMMON TAPS TO HAVE 3 STAR     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONI     SYSTEM FOR RE-USE, RATHER TH     ENERGY     COMMON AREA VENTILATION SYSTEM     CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO         CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXH4         LIFT CAR 1 & 2 - NO MECHANICAL         GARBAGE ROOM - NO MECHANICAL         GARBAGE ROOM - NO MECHANICAL         GARBAGE ROOM - NO MECHANICAL         GARDAR SERVICE ROOM 1 & 2 -         GROUND FLOOR LOBBY - NO MECHANICAL         CHAILWAY/LOBBY - NO MECHANICAL         CHAILWAY/LOBBY - NO MECHANICAL         CHAILWAY/LOBBY - NO MECHANICAL         LIFT 1 & 2 - GEARLESS TRACTION         LEVELS (INCLUDING BASEMENT)     COMMON AREA LIGHTING	ID CENTRAL SYSTEMS
	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STA     COMMON TAPS TO HAVE 3 STAFI     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT     SYSTEM FOR RE-USE, RATHER TH     ENERGY     COMMON AREA VENTILATION SYSTEM (SUPF         CAR PARK LEVELS 1, 2 & 3:             1. VENTILATION SYSTEM (SUPF             2. CARBON MONOXIDE MONITO             CAR PARK LEVEL 4             1. VENTILATION SYSTEM (SUPF             2. CARBON MONOXIDE MONITO             CAR PARK LEVEL 4             1. VENTILATION SYSTEM (EXH4             LIFT CAR 1 & 2 - NO MECHANICAL             GARBAGE ROOM - NO MECHANICAL             LIFT 1 & 2 - GEARLESS TRACTION             LEVELS (INCLUDING BASEMENT)             COMMON AREA LIGHTING             CARPARK LEVELS 1 - 4 - FLUORESCENT I             GARBAGE ROOM - FLUORESCENT I             GARBAGE ROOM - FLUORESCENT I             GARBAGE ROOM - FLUORESCENT I             COMMUNITY ROOM - FLUORESCENT I	ID CENTRAL SYSTEMS
	<ul> <li>ALL HALLWAYS (DEDICATED)</li> <li>COMMON AREAS AN</li> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR</li> <li>COMMON TOILETS TO HAVE 3 STA</li> <li>COMMON TOILETS TO HAVE 3 STA</li> <li>COMMON TAPS TO HAVE 3 STA</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTE SPRINKLER TEST WATER IS CONT SYSTEM FOR RE-USE, RATHER TH</li> <li>ENERGY</li> <li>COMMON AREA VENTILATION SYSTEM (SUPF 2. CARBON MONOXIDE MONITO</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:         <ol> <li>VENTILATION SYSTEM (SUPF 2. CARBON MONOXIDE MONITO</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (EXH4)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL</li> <li>GARBAGE ROOM - NO MECHANICAL</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL</li> <li>CARPARK LEVELS 1 - 4 - FLUORES MOTION SENSOR.</li> <li>LIFT 1 &amp; 2 - GEALESS TRACTION LEVELS (INCLUDING BASEMENT)</li> <li>COMMON AREA LIGHTING</li> <li>CARPARK LEVELS 1 - 4 - FLUORESCENT I GARBAGE ROOM - FLUORESCENT I GARBAGE ROOM - FLUORESCENT I GARBAGE ROOM - FLUORESCENT I GARBAGE ROOM - FLUORESCENT I GOMUNITY ROOM - FLUORESCENT I GOND FLOOR LOBBY - FLUORESCENT I GONDUNITY ROOM - FLUORESCENT I GON</li></ol></li></ul>	ID CENTRAL SYSTEMS
	<ul> <li>ALL HALLWAYS (DEDICATED)</li> <li>COMMON AREAS AN</li> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR</li> <li>COMMON TOILETS TO HAVE 3 STA</li> <li>COMMON TOILETS TO HAVE 3 STA</li> <li>COMMON TAPS TO HAVE 3 STAR I</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTE SPRINKLER TEST WATER IS CONT SYSTEM FOR RE-USE, RATHER TH</li> <li>ENERGY</li> <li>COMMON AREA VENTILATION SYSTEM (SUPF 2. CARBON MONOXIDE MONITO</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li> <li>VENTILATION SYSTEM (SUPF 2. CARBON MONOXIDE MONITO</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (EXHA)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL</li> <li>GARBAGE ROOM - NO MECHANICAL</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION LEVELS (INCLUDING BASEMENT)</li> <li>COMMON AREA LIGHTING</li> <li>CARPARK LEVELS 1 - 4 - FLUORESCENT GARBAGE ROOM - FLUORESCENT GARBAGE ROOM - FLUORESCENT</li> <li>GARBAGE ROOM - FLUORESCENT</li> <li>GOMUNITY ROOM - FLUORESCENT</li> <li>GARBAGE ROOM - FLUORESCENT</li> <li>GOMUNITY ROOM - FLUORESCENT</li> <li>GONDUNITY ROOM - FLUORESCENT</li> <li>GONDUN FLOOR LOBBY - FLUORESCENT</li> <li>GONDUN FLOOR LOBBY - FLUORESCENT</li> <li>GROUND FLOOR LOBBY - FLUORESCENT</li> <li>GROUND FLOOR LOBBY - FLUORESCENT</li> <li>GROUND FLOOR LOBBY - FLUORESCENT</li> <li>SENSOR.</li> </ul>	ID CENTRAL SYSTEMS
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	ALL HALLWAYS (DEDICATED)     COMMON AREA FACILITY FOR     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAF     COMMON TOILETS TO HAVE 3 STAF     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT     SYSTEM FOR RE-USE, RATHER TF     ENERGY     COMMON AREA VENTILATION SYSTEM     CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO     CAR PARK LEVEL 4         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO     CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXH4         LIFT CAR 1 & 2 - NO MECHANICAL     GARBAGE ROOM - NO MECHANICAL     GARUND FLOOR LOBBY - NO MECHANICAL     GARUND FLOOR LOBBY - NO MECHANICAL     COMMUNITY ROOM - NO MECHANICAL     GARBAGE ROOM - NO MECHANICAL     GARBAGE ROOM - NO MECHANICAL     GARBAGE ROOM - NO MECHANICAL     GARUND FLOOR LOBBY - NO MECHANICAL     GARUND FLOOR LOBBY - NO MECHANICAL     GARUND FLOOR LOBBY - NO MECHANICAL     COMMUNITY ROOM - NO MECHANICAL     GARBAGE ROOM - NO MECHANICAL     HALLWAY/LOBBY - NO MECHANICAL     GARBAGE ROOM - FLUORESCENT     COMMUNITY ROOM - FLUORESCENT     GARBAGE ROOM - FLUORESCENT     GARDAGE ROOM - FLUORESCENT     GARDAGE ROOM - FLUORESCENT     GARBAGE ROOM - FLUORESCENT     GARDAGE ROOM - FL	ID CENTRAL SYSTEMS
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0005271110 05 Jul 2021 Assessor Brian Teplicanec Accreditation No. 100588	ALL HALLWAYS (DEDICATED)     COMMON AREAS AN     WATER     NO COMMON AREA FACILITY FOR     COMMON TOILETS TO HAVE 3 STAR I     NO COMMON TAPS TO HAVE 3 STAR I     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTE     SPRINKLER TEST WATER IS CONT     SYSTEM FOR RE-USE, RATHER TH     ENERGY     COMMON AREA VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO     CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPF         2. CARBON MONOXIDE MONITO     CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXH4         LIFT CAR 1 & 2 - NO MECHANICAL         GARBAGE ROOM - FLUORESCENT         LIFT CARS 1 & 2 - FLUORESCENT         COMMUNITY ROOM - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT     SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     HALLWAY/LOBBY - FLUORESCENT         SENSOR.     ALUMINIUM SINGLE GLAZE CLEAF         CARPET ON SLAB WITH PLASTEREO         CARPET ON SLAB WITH PLASTEREO         CARPET ON SLAB WITH P	ADDECENTRAL SYSTEMS
Assessor Brian Teplicanec Accreditation No. 100588 Address 6-8 Western Crescent,	<ul> <li>ALL HALLWAYS (DEDICATED)</li> <li>COMMON AREAS AN</li> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR</li> <li>COMMON TOILETS TO HAVE 3 STAR I</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTE SPRINKLER TEST WATER IS CONT SYSTEM FOR RE-USE, RATHER TH</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:         <ol> <li>VENTILATION SYSTEM (SUPF</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ol></ol></li></ol></li></ul>	ADDECENTRAL SYSTEMS
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Innovate

Suite 9b, 32 Frederick Street Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

GENERAL NOTES:

NOTE: Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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Image: constraint of the constr								GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCE GLADESVILLE, NSW, 21
B       REVISED DEVELOPMENT APPLICATION       03/02/2022         A       DEVELOPMENT APPLICATION       09/07/2021         P2       PRELIMINARY DA PLANS       09/07/2021         P1       PRELIMINARY DA PLANS       07/06/2021								Project	Drawing Title
B       REVISED Development APPLICATION       03/02/2022         A       DEVELOPMENT APPLICATION       09/07/2021         P2       PRELIMINARY DA PLANS       30/06/2021         P1       PRELIMINARY DA PLANS       07/06/2021								PROPOSED 10 STOREY	SOUTH EAST ELEVATIO
P2     PRELIMINARY DA PLANS     30/06/2021       P1     PRELIMINARY DA PLANS     0 1 2 3 4 5	В	REVISED DEVELOPMENT APPLICATION 03/02/2022							
	А	DEVELOPMENT APPLICATION 09/07/2021						COMMERCIAL/RESIDENTIAL	
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ISSUE AMENDMENT DATE INT.	P1	PRELIMINARY DA PLANS 07/06/2021		-	1 2	3	4 5		
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	ISSUE B AMENDMENTS
	BASEMENT LEVELS     BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL     COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE     LAYOUTS AMENDED TO SUIT.
}	P2-P4 PARKING LEVELS P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS
}	DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. • OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING
<u>}</u>	LEVELS. PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO
8	GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
	<ul> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> </ul>
	<ul> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> </ul>
}	ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.      LEVEL 1     LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO
	ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS,
}	KITCHENS AND BBQ FACILITIES AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
8	<ul> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)</li> </ul>
	<ul> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 &amp; 504)</li> </ul>
	LEVEL 5 LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6 LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
	<ul> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT &amp; 2X 2- BEDROOM UNITS.</li> <li>LEVEL 7</li> </ul>
	RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.     LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)     AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS,
	KITCHENS, AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS. LEVEL 8
{	LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)     DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO     INCREASE SOLAR ACCESS TO BEDROOM 3.
	LEVEL 9 LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.
(	
	CERTIFICATE NUMBER: No. 0005271110 BASIX NOTES
	REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION DWELLINGS
	WATER
	<ul> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> </ul>
	<ul> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR(&gt;4.5 BUT &lt;= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
	ENERGY     THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 STAR) • GAS COOKTOP & ELECTRIC OVEN.
	DISHWASHER TO BE 4 STAR     BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL     ON/OFF SWITCH.     KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL
	<ul> <li>ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
	<ul> <li>COOLING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	HEATING <ul> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)  ARTIFICIAL LIGHTING
	BEDROOMS & STUDY (DEDICATED)     KITCHEN (DEDICATED)     DINING/LIVING ROOMS (DEDICATED)     DATUBOONDECTURES (DEDICATED)
	BATHROOMS/TOILETS (DEDICATED)     LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)
	COMMON AREAS AND CENTRAL SYSTEMS
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> </ul>
	COMMON TOLLETS TO HAVE 3STAR RATING     COMMON TAPS TO HAVE 3 STAR RATING     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE
	SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
	ENERGY COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2 & 3:
	CAR PARK LEVELS 1, 2 & 3:     1. VENTILATION SYSTEM (SUPPLY + EXHAUST)     2. CARBON MONOXIDE MONITOR + VSD FAN     CAR PARK LEVEL 4
	CAR PARK LEVEL 4     I. VENTILATION SYSTEM (EXHAUST ONLY)     LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION     GARBAGE ROOM - NO MECHANICAL VENTILATION
	GARBAGE ROOM - NO MECHANICAL VENTILATION     COMMUNITY ROOM - NO MECHANICAL VENTILATION     PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION     GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
	HALLWAY/LOBBY - NO MECHANICAL VENTILATION     HALLWAY/LOBBY - NO MECHANICAL VENTILATION     CENTRAL ENERGY SYSTEMS     LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14
	LEFT T & 2 - GEARBOR TON WITH V V F MOTOR SERVICING 14     LEVELS (INCLUDING BASEMENT)     COMMON AREA LIGHTING     CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND
	CARFAR LEVELS 1 * 1 - FLUORESCENT WITH DATLIGHT SENSOR AND MOTION SENSOR.     LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON     GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
	COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH     PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF     SWITCH
	<ul> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY/LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION</li> </ul>
	BUILDING ENVELOPE PROPERTIES
	INSULATION REQUIREMENTS
	EXTERNAL WALLS: • HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD GLAZING: • ALLIMINIUM SINGLE GLAZE CLEAP: LLE 6 70: SHGC = 0.57 - AWNING
	<ul> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE</li> </ul>
0005271110 05 Jul 2021 Assessor Brian Teplicanec	LOUVRE FLOOR: • TILES ON SLAB WITH PLASTERBOARD TO WET AREAS • CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
Assessor Brian replicanec Accreditation No. 100588 Address	CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS     TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.     INT WALLS:     HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
6-8 Western Crescent , Gladesville , NSW , 2111	PLASTERBOARD ON STUDS     CONCRETE WITH PLASTERBOARD.     ROOF:
回来從對 hstar.com.au	<ul> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUDE AND R1.0 INSULATION</li> </ul>
ABSA	
Austration Putitive Austration Putitive Provide the Additional Manual Australia Participation and Additional Australia Accorditation Period 01/04/2021-31/03/2022	DEVELOPMENT
Assessor Namber 100588 Assessor Signature	APPLICATION
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REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



council's requirements, B.C.A and all relevant Australian Standards. Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE: Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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			GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B A P2 P1 ISSUE	REVISED DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION PRELIMINARY DA PLANS PRELIMINARY DA PLANS AMENDMENT	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title NORTH EAST ELEVATION

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	<u>{</u>	ISSU	JE B AMENDN	IENTS	
		SEMENT GARAG	SING LAYOUTS AMENDED T		
	P2-P4 PARKING	YOUTS AMENDE <u>G LEVELS</u>	D TO SUIT.		
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	• NEW GIVE	W COMMUNITY F /E DIRECT ACCE	FACILITIES LIFT INTRODUC SS TO COMMUNITY SPACE	ED TO P1 PARKING LEV	'EL TO
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	SPA • ADD	ACE. DITIONAL STREE	SPACE BEING INCORPORA		
	LEVEL 1 • LEVI		AGES. VEL ADJUSTED TO RL 46.41 ATER CEILING HEIGHT WIT		
	SPA • AME	ACE BELOW.	TO LEVEL 1 COMMUNITY S		
	· AWN LEVELS 2-5 · LEVI	/NING INTRODUC	CED ABOVE FOOTPATH ALC	5 (PREVIOUSLY RL 48.8	0)
	LEVI	VEL 4 FLOOR LE' VEL 5 FLOOR LE'	VEL ADJUSTED TO RL 52.7 VEL ADJUSTED TO RL 55.8 VEL ADJUSTED TO RL 59.0 & 501 BALCONIES INCREA	5 (PREVIOUSLY RL 54.9 ) (PREVIOUSLY RL 57.9	0) 5)
	MINI • LEVI	NIMUM.	DUTS ADJUSTED TO INCLU		
	LEVEL 6 • LEVI	VEL 5 FLOOR LA	YOUT DUPLICATED UP TO VEL ADJUSTED TO RL 62.1		5)
	BED	SIGN OF LEVEL DROOM UNITS.	6 ADJUSTED TO INCLUDE 1	X 3-BEDROOM UNIT & 2	2X 2-
	• LEVI	VEL 7 FLOOR LE	MUNAL OPEN SPACE MOVE VEL ADJUSTED TO RL 65.30 TO LEVEL 7 COMMUNITY S	) (PREVIOUSLY RL 64.1	
	<ul> <li>KITC</li> <li>DES</li> </ul>	CHENS, AND BB			
	DES	SIGN OF UNIT 80	VEL ADJUSTED TO RL 68.4 2 ADJUSTED TO INCLUDE		
	LEVEL 9		ACCESS TO BEDROOM 3.		
	GRC	OUND FLOOR &			
	CERTIFIC	CATE N	UMBER: No. 0	005271110	
	BASIX REFER TO B		<b>S</b>	INFORMATION	
			DWELLINGS		
			NT INDIGENOUS OR LO		ECIES
	OF VEGET DWELLING	ETATION THRC	DUGHOUT THE AREA OF	LAND SPECIFIED FOLLOWIN IN THE BASIX	or the Report.
	TOILET FL		SHOWER HEADS (3 STA STEMS (4 STAR), KITCHE TAR).		11),
	ENERGY	LICANTMUST	INSTALL A GAS INSTAN	TANEOUS HOT WAT	ER
	• GAS COO		ELLING. (3 STAR) CTRIC OVEN.		
	BATHROC ON/OFF S	OM VENTILATI SWITCH.	ION: INDIVIDUAL FAN (N	,	
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			E AIRCONDITIONING (3		
	• BEDROOM	DM AREAS: 1 PI	HASE AIRCONDITIONIN	G (3 STAR)	
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		ION ARE	AS AND CEN	IKAL SYSTE	EMS
			CILITY FOR SHOWERHE HAVE 3 STAR RATING	EADS.	
	COMMON     NO COMM	N TAPS TO HA' MON LAUNDR'	VE 3 STAR RATING		FIRE
	SPRINKLE	ER TEST WAT	ER IS CONTAINED WITH RATHER THAN DISPOS	IIN THE FIRE SPRINK	
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	1. VEN		& 3: STEM (SUPPLY + EXHAU IDE MONITOR + VSD FA		
	CAR PARI     1. VEN	RK LEVEL 4 NTILATION SYS	STEM (EXHAUST ONLY) ECHANICAL VENTILATIO		
	GARBAGE     COMMUN	E ROOM - NO NITY ROOM - N	MECHANICAL VENTILAT	TION ATION	
	GROUND     HALLWAY	) Floor Lobe Y/Lobby - No	DOM 1 & 2 - NO MECHAN 3Y - NO MECHANICAL VE MECHANICAL VENTILAT	INTILATION	
	LEVELS (I	2 - GEARLESS (INCLUDING B/	TRACTION WITH V V V	F MOTOR SERVICING	G 14
	COMMON ARE	EA LIGHTING K LEVELS 1 - 4	- FLUORESCENT WITH	DAYLIGHT SENSOR	AND
	LIFT CARS     GARBAGE	RS 1 & 2 - FLUC E ROOM - FLU	DRESCENT CONNECTED ORESCENT WITH MANU	JAL ON/OFF SWITCH	
	PLANT OF SWITCH	R SERVICE RO	DOMS - FLUORESCENT	WITH MANUAL ON/O	FF
	AND MOT • HALLWAY	TION SENSOR Y/LOBBY - FLU			
	SENSOR.		ENVELOPE P	ROPERTIES	
			IREMENTS		
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	ALUMINIU     CASEMEN	NT, DOORS.	.AZE CLEAR: U = 6.70: SI AZE CLEAR: U = 6.70: SI		<i>.</i>
0005271110 05 Jul 2021	LOUVRE FLOOR:		PLASTERBOARD TO WE		,
Assessor Brian Teplicanec Accreditation No. 100588	CARPET C	ON SLAB WITH	H PLASTERBOARD TO WE I PLASTERBOARD TO A	EDROOMS	
Address 6-8 Western Crescent,	HEBEL PA     PLASTERI	ANEL WITH ST RBOARD ON S TE WITH PLAS		ON - PARTY WALLS.	
Gladesville, NSW, 2111	ROOF: • TILES ON		SLAB WITH STUD AND R	1.0 INSULATION TO	AREAS
hstar.com.au			BOVE. I STUDE AND R1.0 INSU	LATION	
Assessments compared within the accredition period are part of the ABR-analymical system Accreditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec			ELOP		-
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council's requirements, B.C.A and all relevant Australian Standards. Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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			GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B A P2 P1 ISSUE	DEVELOPMENT APPLICATION     09       PRELIMINARY DA PLANS     30	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title SOUTH WEST ELEVATION

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}	ISSUE B AMENDN	IENTS
	BASEMENT LEVELS BASEMENT GARAGING LAYOUTS AMENDED T COMMUNITY PARKING SPACES ON P2 PARKIN LAYOUTS AMENDED TO SUIT.	
}	P2-P4 PARKING LEVELS     P1 GARAGE DOORS SET BACK 6000MM FROM	THE BOUNDARY. P1 EGRESS
	<ul> <li>DOOR RELOCATED TO EASTERN SIDE OF ENT</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY</li> <li>FOR VISION OF CARS COMING OUT OF RESIDE</li> </ul>	IRY DOOR. WALL INTRODUCED TO ALLOW
	LEVELS. PORTION OF COULTER STREET FACADE TO B ALUMINUM BATTENS TO HELP SOFTEN THE F NEW COMMUNITY FACILITIES LIFT INTRODUCI	AÇADE WHERE SHOWN.
8	GIVE DIRECT ACCESS TO COMMUNITY SPACE GROUND FLOOR	EABOVE ON GROUND LEVEL.
	<ul> <li>GROUND FLOOR COMMUNITY SPACE AREA IN NEW RESIDENTIAL ENTRY INTRODUCED TO W RESIDENTIAL FOYER SEPARATED FROM COM TO EASTERN BOUNDARY OF SITE.</li> </ul>	ESTERN CRESCENT FAÇADE.
	<ul> <li>GROUND FLOOR BUILDING SERVICES &amp; MECH RELOCATED WITH SPACE BEING INCORPORA SPACE.</li> </ul>	
	ADDITIONAL STREET TREES PROPOSED ALO CRESCENT FRONTAGES.     LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.4(	
	ALLOW FOR A GREATER CEILING HEIGHT WIT SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY S	HÌN COMMUNITY FACILITY
}	KITCHENS AND BBQ FACILITIES • AWNING INTRODUCED ABOVE FOOTPATH ALC <u>LEVELS 2-5</u>	ONG COULTER STREET FACADE
	<ul> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.5;</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.7;</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 59.0;</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.0;</li> </ul>	0 (PREVIOUSLY RL 51.85) 5 (PREVIOUSLY RL 54.90)
	<ul> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREA MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUE</li> </ul>	SED IN SIZE TO BE 10M2
8	503 & 504)           LEVEL 6           .           LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO I           .           LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.11	
	<ul> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 BEDROOM UNITS.</li> </ul>	
	LEVEL 7 RESIDENTIAL COMMUNAL OPEN SPACE MOVE LEVEL 7 FLOOR LEVEL ADJUSTED TO R 65.33 AMENITIES ADDED TO LEVEL 7 COMMUNITY	0 (PREVIOUSLY RL 64.15)
	<ul> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY S KITCHENS, AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 BEDROOM UNITS.</li> </ul>	
}	LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.43 DESIGN OF UNIT 802 ADJUSTED TO INCLUDE I	
<u>}</u>	INCREASE SOLAR ACCESS TO BEDROOM 3.     LEVEL 9     LEVEL 9 REMOVED FROM THE DESIGN DUE TO	O FLOORSPACE CHANGES TO
8	GROUND FLOOR & LEVEL 6.	
	CERTIFICATE NUMBER: No. 00	005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE FOR TABLE	
	DWELLINGS	
	WATER     APPLICANT MUST PLANT INDIGENOUS OR LO     OF VEGETATION THROUGHOUT THE AREA OF	
	<ul> <li>OF VEGETATION THROUGHOUT THE AREA OF DWELLING IN THE "INDIGENOUS SPECIES" CO</li> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STA TOILET FLUSHING SYSTEMS (4 STAR), KITCHE</li> </ul>	LUMN IN THE BASIX REPORT. AR(>4.5 BUT <= 6L/min),
	BATHROOM TAPS (3 STAR).	
	THE APPLICANTMUST INSTALL A GAS INSTAN SYSTEM TO EACH DWELLING. (3 STAR)	TANEOUS HOT WATER
	GAS COOKTOP & ELECTRIC OVEN.     DISHWASHER TO BE 4 STAR     BATHROOM VENTILATION: INDIVIDUAL FAN (N     ON/OF ON/O	OT DUCTED) WITH MANUAL
	<ul> <li>ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT ON/OFF SWITCH.</li> </ul>	
	LAUNDRY VENTILATION: NATURAL VENTILATIO     COOLING     LINUM ADDATE: A DEAD. 4 DEAD. 4 DEAD.	
	LIVING AREAS: 1 PHASE AIRCONDITIONING (3     BEDROOM AREAS: 1 PHASE AIRCONDITIONING	
	<ul> <li>HEATING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING</li> </ul>	
	ARTIFICIAL LIGHTING • BEDROOMS & STUDY (DEDICATED) • KITCHEN (DEDICATED)	
	<ul> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> </ul>	
	LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)     COMMON AREAS AND CEN	TRAL SYSTEMS
	WATER	
	<ul> <li>NO COMMON AREA FACILITY FOR SHOWERHE</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> </ul>	EADS.
	<ul> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CC SPRINKLER TEST WATER IS CONTAINED WITH</li> </ul>	IN THE FIRE SPRINKLER
	SYSTEM FOR RE-USE, RATHER THAN DISPOSI	ED.
	COMMON AREA VENTILATION SYSTEM CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAU	
	2. CARBON MONOXIDE MONITOR + VSD FAI     CAR PARK LEVEL 4     1. VENTILATION SYSTEM (EXHAUST ONLY)	
	LIFT CAR 1 & 2 - NO MECHANICAL VENTILATIC     GARBAGE ROOM - NO MECHANICAL VENTILAT     COMMUNITY ROOM - NO MECHANICAL VENTIL	TION LATION
	<ul> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHAN</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VE</li> <li>HALLWAY/LOBBY - NO MECHANICAL VENTILAT</li> </ul>	ENTILATION
	CENTRAL ENERGY SYSTEMS • LIFT 1 & 2 - GEARLESS TRACTION WITH V V V LEVELS (INCLUDING BASEMENT) COMMON AREA LIGHTING	F MOTOR SERVICING 14
	COMMON AREA LIGHTING CARPARK LEVELS 1 - 4 - FLUORESCENT WITH MOTION SENSOR.	
	<ul> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED</li> <li>GARBAGE ROOM - FLUORESCENT WITH MANU</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MA</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT</li> </ul>	JAL ON/OFF SWITCH NUAL ON/OFF SWITCH
	<ul> <li>PLANT OR SERVICE ROOMS - FLUORESCENT SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WIT AND MOTION SENSOR.</li> </ul>	
	HALLWAY/LOBBY - FLUORESCENT WITH DAYL SENSOR.	
	BUILDING ENVELOPE P	KOPERTIES
	EXTERNAL WALLS: • HEBEL PANEL WITH R1.5 INSULATION AND PL/	ASTERBOARD
	<ul> <li>GLAZING:</li> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SI CASEMENT, DOORS.</li> <li>ALUMINIUM SINCLE CLAZE CLEAD. U = 6.70: SI</li> </ul>	
0005271110 05 Jul 2021	ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SI LOUVRE     FLOOR:     TILES ON SLAB WITH PLASTERBOARD TO WE	
Assessor Brian Teplicanec Accreditation No. 100588	TILES ON SLAB WITH PLASTERBOARD TO WE     CARPET ON SLAB WITH PLASTERBOARD TO B     TIMBER ON SLAB WITH PLASTERBOARD TO AI     INT WALLS:	EDROOMS
Address 6-8 Western Crescent, Gladesville, NSW, 2111	HEBEL PANEL WITH STUD AND R1.5 INSULATIO     PLASTERBOARD ON STUDS     CONCRETE WITH PLASTERBOARD.	ON - PARTY WALLS.
hstar.com.au	<ul> <li>ROOF:</li> <li>TILES ON CONCRETE SLAB WITH STUD AND R WHERE BALCONY IS ABOVE.</li> </ul>	1.0 INSULATION TO AREAS
	CONCRETE SLAB WITH STUDE AND R1.0 INSU	LATION
Assessment complete Automation that accreditation restored and the second secon	DEVELOP	MENT
Accreditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec Assessor Namber 100588	APPLICA	
Assessor Signature	NOT FOR CONST	
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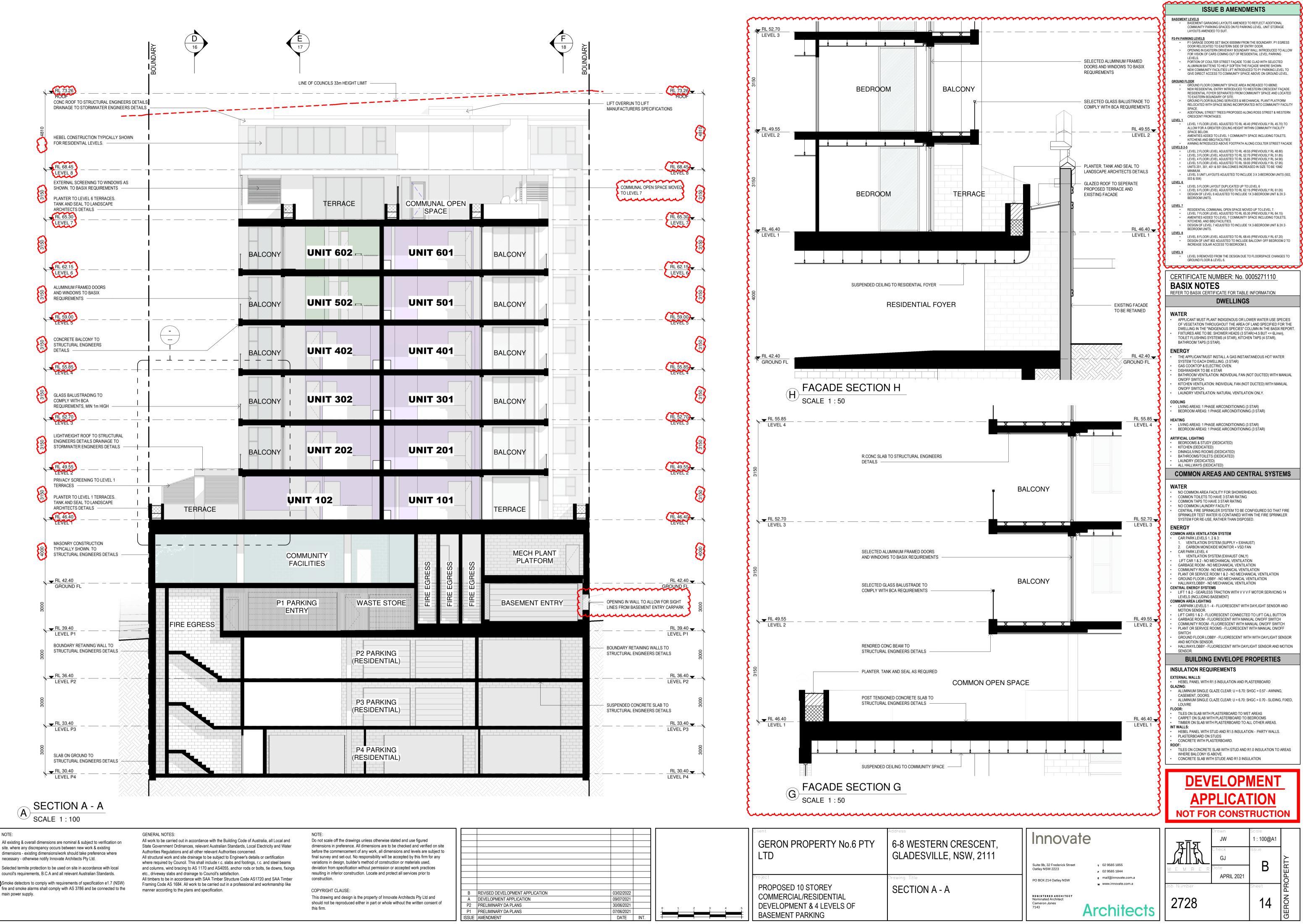




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REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143

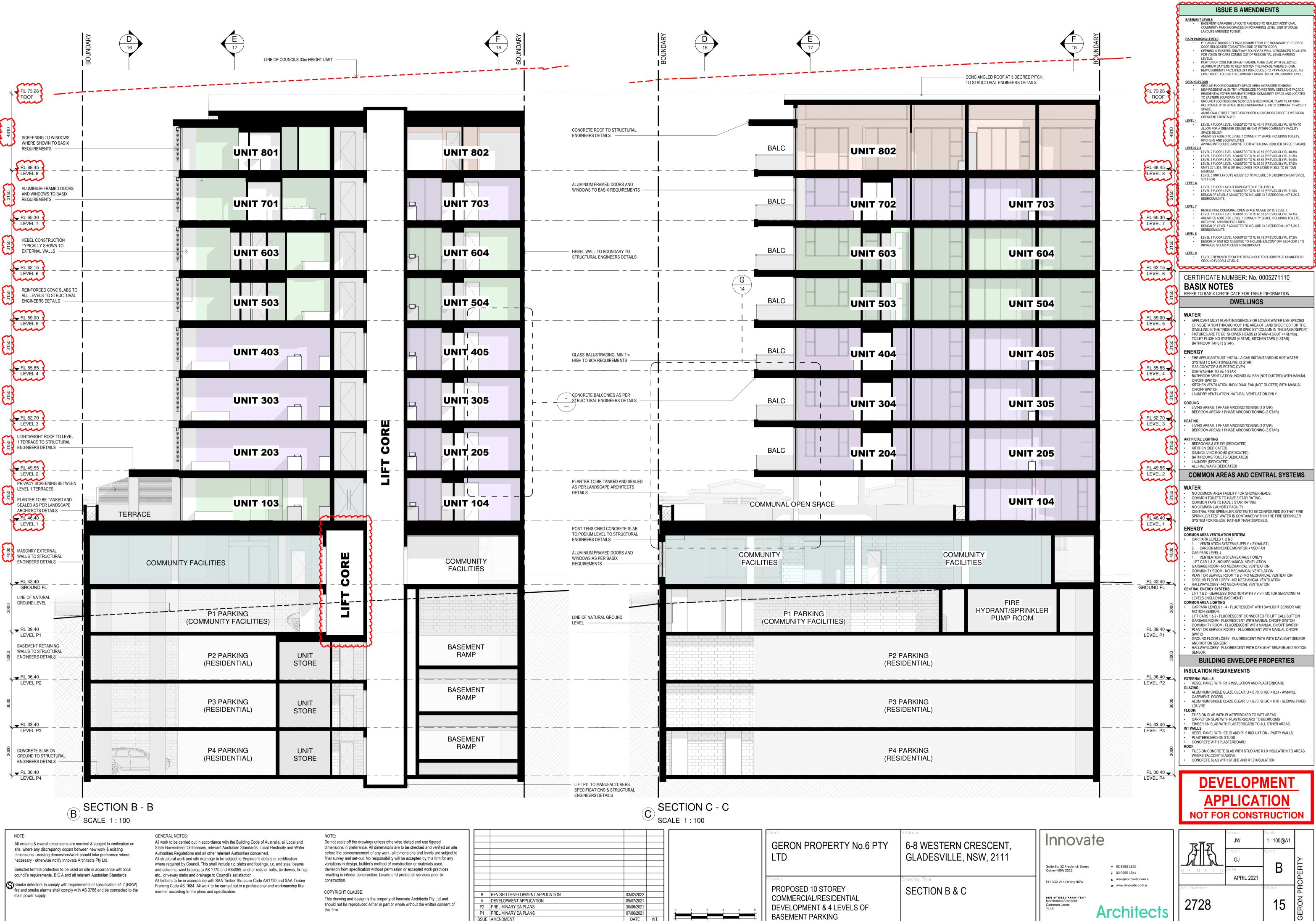


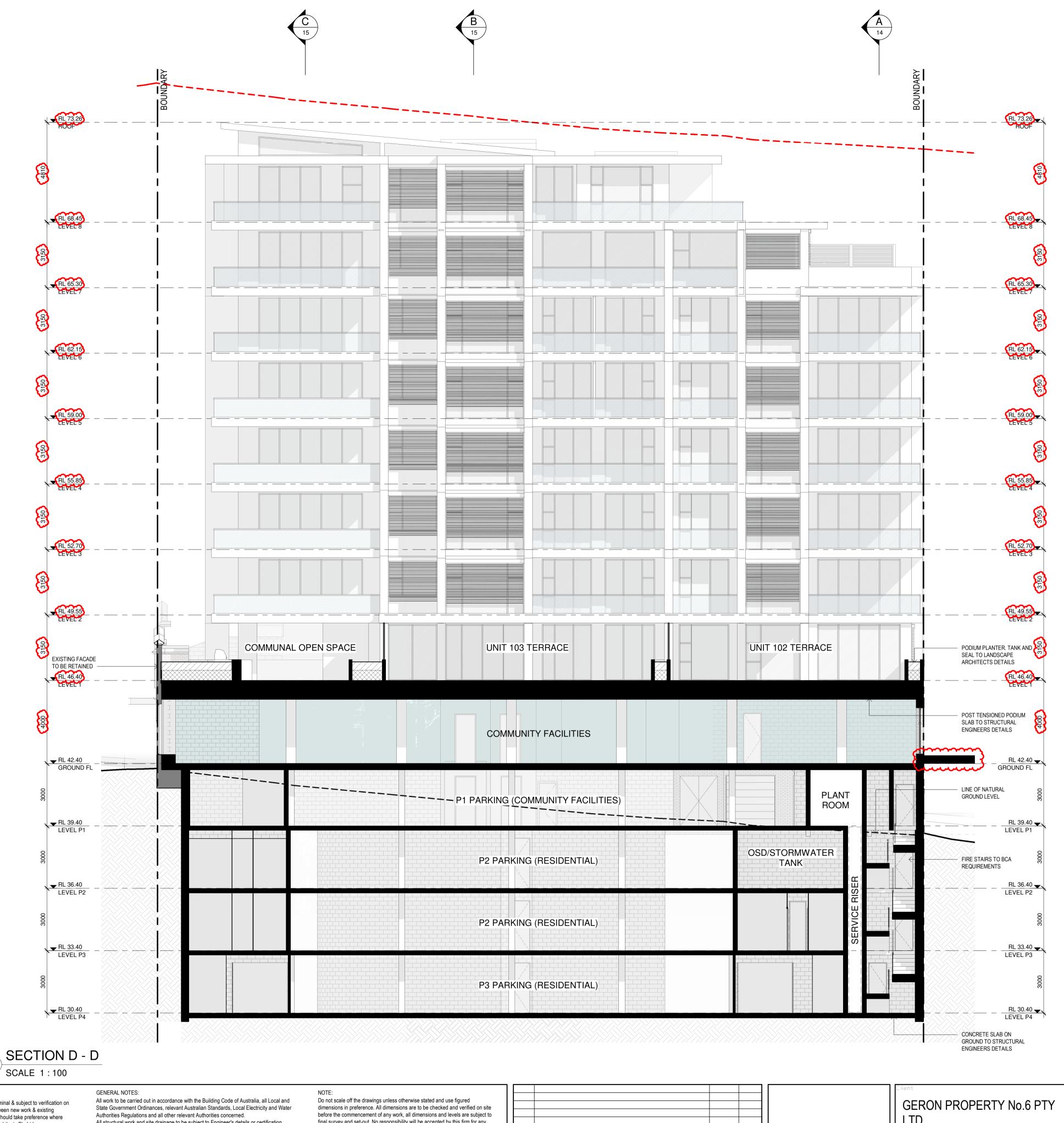
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NOTE:

All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd. Selected termite protection to be used on site in accordance with local

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.





# D SLC . SCALE 1:100

NOTE: All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd. Selected termite protection to be used on site in accordance with local

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

council's requirements, B.C.A and all relevant Australian Standards.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings

etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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				GERON PROPERTY No.6 PTY LTD	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
				Project	Drawing Title
				PROPOSED 10 STOREY	SECTION D - D
В	REVISED DEVELOPMENT APPLICATION	03/02/2022			SECTION D - D
А	DEVELOPMENT APPLICATION	09/07/2021			
P2	PRELIMINARY DA PLANS	30/06/2021		1 2 3 4 5 DEVELOPMENT & 4 LEVELS OF	
P1	PRELIMINARY DA PLANS	07/06/2021			
ISSUE	AMENDMENT	DATE	INT.	BASEMENT PARKING	

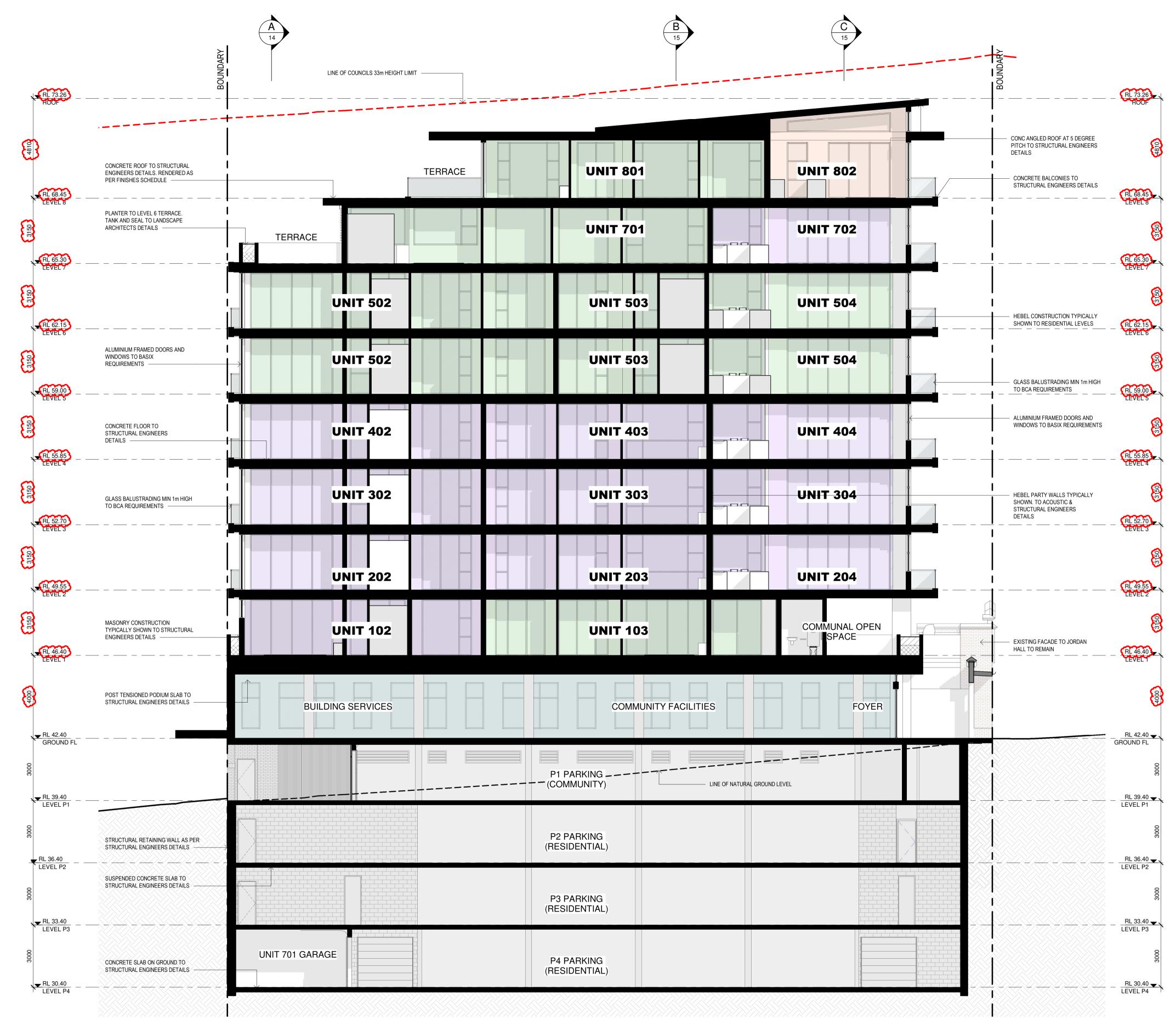
	ISSUE B AMENDMENTS BASEMENT LEVELS EASEMENT CARACINC LAVOLITS AMENDED TO BELLECT ADDITIONAL
	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
	P2-P4 PARKING LEVELS     P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW
	<ul> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN.</li> </ul>
	<ul> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
	GROUND FLOOR     GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2.     NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE.     RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED
	TO EASTERN BOUNDARY OF SITE. • GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY
	SPACE. • ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES. LEVEL 1
	<ul> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> </ul>
	AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES     AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVELS 2-5
	LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)     LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 54.85)     LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.65 (PREVIOUSLY RL 54.90)     LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)
	<ul> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502,</li> </ul>
	503 & 504) LEVEL 5 LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6 LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
	<ul> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT &amp; 2X 2- BEDROOM UNITS.</li> </ul>
	EEVEL 7     RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.     LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)     AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLIDING TOILETS,
	KITCHENS, AND BBQ FACILITIES. • DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS.
	LEVEL 8 LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
	LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.
	CERTIFICATE NUMBER: No. 0005271110 BASIX NOTES
	REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION DWELLINGS
	WATER
	<ul> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> </ul>
	<ul> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR(&gt;4.5 BUT &lt;= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
	ENERGY     THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 STAR) GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR
	<ul> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL</li> </ul>
	ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
	<ul> <li>COOLING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	HEATING LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
	BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)  ARTIFICIAL LIGHTING
	BEDROOMS & STUDY (DEDICATED)     KITCHEN (DEDICATED)     DINING/LIVING ROOMS (DEDICATED)     DATUPOOMS(TAU ETS (DEDICATED)
	BATHROOMS/TOILETS (DEDICATED)     LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)
	COMMON AREAS AND CENTRAL SYSTEMS
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> </ul>
	COMMON TOILETS TO HAVE 3 STAR RATING     COMMON TAPS TO HAVE 3 STAR RATING     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE
	SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
	ENERGY COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2 & 3:
	<ul> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li> <li>1. VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>2. CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> </ul>
	CAR PARK LEVEL 4     1. VENTILATION SYSTEM (EXHAUST ONLY)     LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION     GARBAGE ROOM - NO MECHANICAL VENTILATION
	GARBAGE ROUM - NO MECHANICAL VENTILATION     COMMUNITY ROOM - NO MECHANICAL VENTILATION     PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION     GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
	GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION     HALLWAY/LOBBY - NO MECHANICAL VENTILATION     CENTRAL ENERGY SYSTEMS     LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14
	LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14     LEVELS (INCLUDING BASEMENT)     COMMON AREA LIGHTING     CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND
	<ul> <li>CARPARK LEVELS 1-4 - FLOORESCENT WITH DATLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> </ul>
	<ul> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> </ul>
	<ul> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY/LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION</li> </ul>
	BUILDING ENVELOPE PROPERTIES
	INSULATION REQUIREMENTS EXTERNAL WALLS:
	HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD     GLAZING:     ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING,
000000000000000000000000000000000000000	<ul> <li>CASEMENT, DOORS.</li> <li>ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE</li> </ul>
0005271110 05 Jul 2021 Assessor Brian Teplicanec	<ul> <li>FLOOR:</li> <li>TILES ON SLAB WITH PLASTERBOARD TO WET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> </ul>
Accreditation No. 100588 Address	TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.     INT WALLS:     HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.     DIASTERBOARD ON STUDS
6-8 Western Crescent,	PLASTERBOARD ON STUDS     CONCRETE WITH PLASTERBOARD.     ROOF:     THES ON CONCRETE SLAB WITH STUD AND R10 INSULATION TO AREAS
hstar.com.au	<ul> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUDE AND R1.0 INSULATION</li> </ul>
Augustan Balang	
Accession transmission of the second	<u>DEVELOPMENT</u>
Assessor Number 100588 Assessor Strubber 100588 Til Accendited Assessor	APPLICATION
Account of the second s	NOT FOR CONSTRUCTION
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Architects	



Innovate

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REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



SECTION E - E E SCALE 1:100

NOTE: All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd. Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like

manner according to the plans and specification.

NOTE:

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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	Image: sector		GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B A P2 P1 ISSU	REVISED DEVELOPMENT APPLICATION     03/02/2022       DEVELOPMENT APPLICATION     09/07/2021       2     PRELIMINARY DA PLANS     30/06/2021       1     PRELIMINARY DA PLANS     07/06/2021       JE     AMENDMENT     DATE	NT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title SECTION E - E

	ISSUE B AMENDMENTS
	BASEMENT LEVELS     BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL     COMMUNTY DAPPING SPACES ON DO DAPPING LEVEL UNIT STORAGE
	COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT. P2-P4 PARKING LEVELS
	<ul> <li>P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> </ul>
	<ul> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> </ul>
	PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED     ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN.     NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO     ONLY DEPTY LODGED TO P1 PARKING LEVEL TO
	GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
	<ul> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED</li> </ul>
	TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY
	SPACE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
	LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY
	<ul> <li>SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES</li> </ul>
	AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE      LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
	<ul> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)</li> </ul>
	<ul> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502,</li> </ul>
	503 & 504) LEVEL 6 • LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6
	<ul> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62 15 (PREVIOUSLY RL 61 05)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT &amp; 2X 2- BEDROOM UNITS.</li> </ul>
	LEVEL 7 • RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.
	<ul> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS, AND BBQ FACILITIES.</li> </ul>
	DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS. LEVEL 8
8	<ul> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
8	LEVEL 9 • LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO CROLIND EL CORE & LEVEL 6
(	GROUND FLOOR & LEVEL 6.
	CERTIFICATE NUMBER: No. 0005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
	DWELLINGS
	<ul> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> </ul>
	<ul> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR(&gt;4.5 BUT &lt;= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), PATHROOM TARS (4 STAR).</li> </ul>
	BATHROOM TAPS (3 STAR). ENERGY
	THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. (3 STAR)     GAS COOKTOP & ELECTRIC OVEN
	<ul> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL</li> </ul>
	ON/OFF SWITCH. • KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
	LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
	<ul> <li>COOLING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	HEATING  • LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
	BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
	ARTIFICIAL LIGHTING <ul> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> </ul>
	DINING/LIVING ROOMS (DEDICATED)     BATHROOMS/TOILETS (DEDICATED)
	LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)
	COMMON AREAS AND CENTRAL SYSTEMS
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> </ul>
	WATER
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER</li> </ul>
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> <li>ENERGY</li> </ul>
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	WATER         • NO COMMON AREA FACILITY FOR SHOWERHEADS.         • COMMON TOILETS TO HAVE 3 STAR RATING         • NO COMMON TAPS TO HAVE 3 STAR RATING         • NO COMMON LAUNDRY FACILITY.         • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.         ENERGY         COMMON AREA VENTILATION SYSTEM         • CAR PARK LEVELS 1, 2 & 3:         1. VENTILATION SYSTEM (SUPPLY + EXHAUST)         2. CARBON MONOXIDE MONITOR + VSD FAN         • CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXHAUST ONLY)         • LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li></ul></li></ul></li></ul>
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	<ul> <li>WATER <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3: <ol> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY/LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY/LOBBY - NO MECHANICAL VENTILATION</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT)</li> </ol></li></ul> </li> <li>COMMON AREA LIEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>
	<ul> <li>WATER <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY/LOBBY - NO MECHANICAL VENTILATION</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT)</li> </ul> </li> <li>COMMON AREA LIGHTING <ul> <li>CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> </ul> </li> </ul>
	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVELS 4</li> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li>                                GARBAGE ROOM - NO MECHANICAL VENTILATION</ul></li></ul></li></ul>
	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li></ul></li></ul></li></ul>
	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li>                           GARBAGE ROOM - NO MECHANICAL VENTILATION</ul></li></ul></li></ul>
	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li></ul></li></ul></li></ul>
	<ul> <li>WATER</li> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> <li>ENERGY</li> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:         <ol> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> </ol> </li> <li>CAR PARK LEVEL 4         <ol> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAYLOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAYLOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAYLOBBY - NO MECHANICAL VENTILATION</li> <li>CARPARK LEVELS 1 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT):</li> </ol> </li> <li>COMMON AREA LIGHTING</li> <li>CARPARK LEVELS 1 4 - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERSOR.</li> <li>BUILDING ENVELOPE PROPERTIE</li></ul>
	<ul> <li>WATER <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER STEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4 <ul> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GARBAGE ROOM - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY/LOBBY - NO MECHANICAL VENTILATION</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT)</li> </ul> </li> <li>COMMON AREA LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMON FLOOR LOBBY - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GONND FLOOR LOBBY - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GONND FLOOR LOBBY - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>MOTION SENSOR.</li> <li>BUILDING ENVELOPE PROPERTIES</li> </ul> </li> <li>INSULATION REQUIREMENTS</li> <li>EXTERNAL WALLS: <ul> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> <li>GLAZING:</li> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> </ul> </li> </ul>
0005271110 05 Jul 2021	WATER         • NO COMMON AREA FACILITY FOR SHOWERHEADS.         • COMMON TOLETS TO HAVE 3 STAR RATING         • NO COMMON LAUNDRY FACILITY.         • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.         ENERGY         • COMMON AREA VENTILATION SYSTEM         • CAR PARK LEVELS 1, 2.8.3:         • VENTILATION SYSTEM (SUPPLY + EXHAUST)         • CAR PARK LEVELS 1, 2.8.3:         • VENTILATION SYSTEM (SUPPLY + EXHAUST)         • CAR PARK LEVEL 4         • VENTILATION SYSTEM (SUPPLY + EXHAUST)         • CAR PARK LEVEL 4         • VENTILATION SYSTEM (SUPPLY + EXHAUST ONLY)         • LIFT CAR 18.2 - NO MECHANICAL VENTILATION         • GAR BAGE ROOM - NO MECHANICAL VENTILATION         • GAR BAGE ROOM - NO MECHANICAL VENTILATION         • GOMUND FLOOR LOBBY - NO MECHANICAL VENTILATION         • GROMON GLOBBY - NO MECHANICAL VENTILATION         • HALLWAYLOBBY - NO MECHANICAL VENTILATION         • HALLWAYLOBBY - NO MECHANICAL VENTILATION         • COMMON AREA LIGHTING         • LIFT 18.2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14         LEVELS (ICLUDING BASEMENT)         COMMON AREA LIGHTING         • LIFT CARS 18.2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH         • LIFT CARS 18.
Assessor Brian Teplicanec	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOLETS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2, 8.3:                 <ul></ul></li></ul></li></ul>
Assessor Brian Teplicanec Accreditation No. 100588 Address	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOLETS TO HAVE 3 STAR RATING</li> <li>COMMON TALSTO HAVE 3 STAR RATING</li> <li>COMMON TALSTO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE STRIKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL4</li></ul></li></ul></li></ul>
Assessor Brian Teplicanec Accreditation No. 100588	WATER         • NO COMMON AREA FACILITY FOR SHOWERHEADS.         • COMMON TOLETS TO HAVE 3 STAR RATING         • COMMON TAPS TO HAVE 3 STAR RATING         • COMMON TALUNDRY FACILITY.         • CERTRAL FIRE SPIRIKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.         ENERGY         COMMON AREA VENTILATION SYSTEM         • CAR PARKLEVELS 1, 2.8.3:         1. VENTILATION SYSTEM (SUPPLY + EXHAUST)         2. CARBON MONOXIDE MONITOR + VSD FAN         • CAR PARKLEVEL3 1, 2.8.3:         1. VENTILATION SYSTEM (EXHAUST ONLY)         • LIFT CAR 1.8.2 - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION         • HOUNNITY ROOM - NO MECHANICAL VENTILATION         • HOUNNITY ROOM - NO MECHANICAL VENTILATION         • HALLWAYLOBBY - NO MECHANICAL VENTILATION         • HOUND FLOOR LOBBY - NO MECHANICAL VENTILATION         • CARPARK LEVELS 1 - 4. FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.         • LIFT CARS 1 & 2. FLUORESCENT WITH MANUAL ON/OFF SWITCH         • LIFT CARS 1 & 2. FLUORESCENT WITH MANUAL ON/OFF SWITCH         • COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH         • COMMUNIT KOOM - FLUORESCENT WITH MAN
Assessor Brian Teplicanec Accreditation No. 100588 Address 6-8 Western Crescent,	WATER         • NO COMMON AREA FACILITY FOR SHOWERHEADS.         • COMMON TOILETS TO HAVE 3 STAR RATING         • COMMON TAPS TO HAVE 3 STAR RATING         • NO COMMON LAUNDRY FACILITY.         • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.         ENERGY         COMMON AREA VENTILATION SYSTEM         • CAR PARK LEVELS 1, 2.8.3:         1. VENTILATION SYSTEM (SUPPLY + EXHAUST)         2. CARBON MONOXIDE MONTOR + VSD FAN         • CAR PARK LEVEL 4         1. VENTILATION SYSTEM (EXHAUST ONLY)         • LIFT CAR 18.2 - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • COMMUNITY ROOM - NO MECHANICAL VENTILATION         • GARBAGE ROOM - NO MECHANICAL VENTILATION         • COMMUNTY FORDER STRACTION WITH V V V F MOTOR SERVICING 14         LEVELS (INCLUDING BASEMENT)         COMMON AREA LIGHTINO         • LIFT 1.8.2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14         LEVELS (INCLUDING BASEMENT)         COMMUNT ROOM - NO LECORSCENT WITH MANUAL ON/OFF SWITCH         • LIFT CARS 1 & 2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH         • COMMUNTY ROOM - FLUORESCENT WITH MANU
Assessor Brian Teplicanec Accreditation No. 100588 Address 6-8 Western Crescent , Gladesville , NSW , 2111 Instar.com.au	<ul> <li>WATER         <ul> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>OCOMMON TADDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul> </li> <li>ENERGY         <ul> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3:                 <ul> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CAR PARK LEVEL 3</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST ONLY)</li>                              LIFT CAR 18 2 - NO MECHANICAL VENTILATION</ul></li></ul></li></ul>
Assessor Brian Teplicanec Accreditation No. 100588 Address 6-8 Western Crescent , Gladesville , NSW , 2111 Instar.com.au Material Comparison of the Mathematic and the Comparison of the Comparison of the Mathematic and the Comparison of the Comparison of the Mathematic and the Comparison of the Comparison of the Mathematic and the Comparison of the Compa	<ul> <li>WATER</li> <li>AN COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>COMMON LAURONF FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> <li>ENERGY</li> <li>CAR PARK LEVELS 1, 2, 8.3.</li> <li>CAR PARK LEVELS 1, 2, 8.3.</li> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CAR PARK LEVEL 1</li> <li>CAR PARK LEVEL 1</li> <li>CARBAGE ROOM. NO MECHANICAL VENTLATION</li> <li>CARBAGE ROOM. NO MECHANICAL VENTLATION</li> <li>GARBAGE ROOM. NO MECHANICAL VENTLATION</li> <li>GARBAGE ROOM. NO MECHANICAL VENTLATION</li> <li>COMMUNITY ROOM. NO MECHANICAL VENTLATION</li> <li>PLATO RS SERVICE ROOM 13, 2- NO MECHANICAL VENTLATION</li> <li>COMMUNITY ROOM. NO MECHANICAL VENTLATION</li> <li>GROUND FLOOR LOBBY. NO MECHANICAL VENTLATION</li> <li>GROUND FLOOR LOBBY. NO MECHANICAL VENTLATION</li> <li>HALIWAY/LOBBY. NO MECHANICAL VENTLATION</li> <li>GROUND FLOOR COBBY. NO MECHANICAL VENTLATION</li> <li>HALIWAY/LOBBY. NO MECHANICAL VENTLATION</li> <li>GRARAGE ROM. 14, 2- HUNGRESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT 18, 2- GEARLESS TRACTION WITH VV VF MOTOR SERVICING 14 LEVELS (INCLUION BASEMENT)</li> </ul> COMMON AREA LEVELS 1, 2-4, FLUORESCENT WITH MANUAL ON/OFF SWITCH <ul> <li>GARAGE ROM. FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GARAGE ROM. FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GARANELEVELS 1-4, FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GARANELEVELS 1-4, FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GARANE SCORD.</li> <li>BULLDING ENCLOPE PROPERTIES</li> </ul> DISTING CONSCIDES. NUMOTION SENSOR. <ul> <li>HALIWAYLOBBY. FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>CAMMUNITY ROOM. FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>CAMMUNITY ROOM. FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>CAMMUNITY SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING,</li></ul>
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Innovate

Suite 9b, 32 Frederick Street Oatley NSW 2223 PO BOX 214 Oatley NSW

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



NOTE:

All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd. Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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1 [-				Client	Address
				GERON PROPERTY No.6 PTY	,
					GLADESVILLE, NSW, 2111
				Project	Drawing Title
				PROPOSED 10 STOREY	SECTION F - F
В	REVISED DEVELOPMENT APPLICATION	03/02/2022			SECTION F - F
A	DEVELOPMENT APPLICATION	09/07/2021			
P2	PRELIMINARY DA PLANS	30/06/2021			
P1	PRELIMINARY DA PLANS	07/06/2021			
ISSL	E AMENDMENT	DATE	INT.		

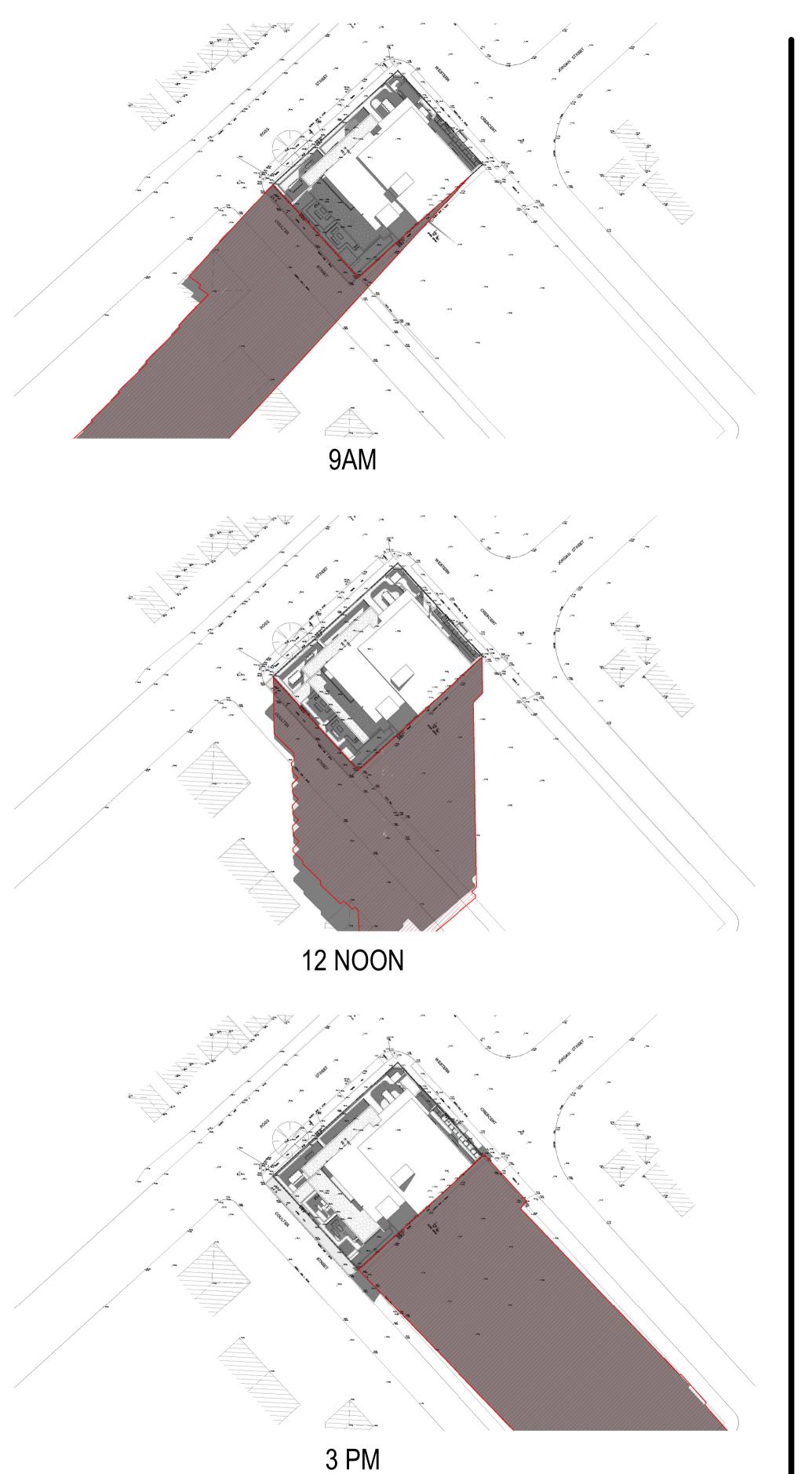
	ISSUE B AMENDMENTS BASEMENT LEVELS DASEMENT CARACINC LAYOUTS AMENDED TO REFLECT ADDITIONAL
	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
	P2-P4 PARKING LEVELS     P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.     OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW
	<ul> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN.</li> </ul>
	<ul> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
	GROUND FLOOR     GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2.     NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE.     RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED
	TO EASTERN BOUNDARY OF SITE. • GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY
	SPACE. • ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES. LEVEL 1
	LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO     ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY     SPACE BELOW.     AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS.
	KITCHENS AND BBQ FACILITIES AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVELS 2-5
	<ul> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)</li> </ul>
	<ul> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502,</li> </ul>
	503 & 504) LEVEL 5 LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6 LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
	DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS.     LEVEL 7
	<ul> <li>RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS,</li> </ul>
	KITCHENS, AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS. LEVEL 8
	<ul> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
	LEVEL 9 LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.
	CERTIFICATE NUMBER: No. 0005271110 BASIX NOTES
	REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION DWELLINGS
	WATER
	APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES     OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE     DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.     EVITURES ADE TO DE: SUCIMENT BEADS (2) CTAP(A & DET C) = (1) (2)
	<ul> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR(&gt;4.5 BUT &lt;= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
	ENERGY     THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 STAR) GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR
	BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.     KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL
	ON/OFF SWITCH.  LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
	<ul> <li>COOLING</li> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	HEATING <ul> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
	BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)  ARTIFICIAL LIGHTING  BEDROOMS & STUDY (DEDICATED)
	KITCHEN (DEDICATED)     DINING/LIVING ROOMS (DEDICATED)     BATHROOMS/TOILETS (DEDICATED)
	LAUNDRY (DEDICATED)     ALL HALLWAYS (DEDICATED)
	COMMON AREAS AND CENTRAL SYSTEMS
	WATER NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING COMMON TOILETS TO HAVE 3 STAR BATING
	COMMON TAPS TO HAVE 3 STAR RATING     NO COMMON LAUNDRY FACILITY.     CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE     SPRINKLED TEST WATCHING WITHIN THE FIRE OF REDINKLED
	SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY
	COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
	VENTILATION SYSTEM (SUPPLY + EXHAUST)     CARBON MONOXIDE MONITOR + VSD FAN     CAR PARK LEVEL 4     . VENTILATION SYSTEM (EXHAUST ONLY)
	LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION     GARBAGE ROOM - NO MECHANICAL VENTILATION     COMMUNITY ROOM - NO MECHANICAL VENTILATION
	COMMUNITY ROOM - NO MECHANICAL VENTILATION     PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION     GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION     HALLWAY/LOBBY - NO MECHANICAL VENTILATION
	<ul> <li>CENTRAL ENERGY SYSTEMS</li> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT)</li> </ul>
	<ul> <li>COMMON AREA LIGHTING</li> <li>CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>
	LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON     GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH     COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
	<ul> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH WITH DAYLIGHT SENSOR</li> </ul>
	AND MOTION SENSOR. • HALLWAY/LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
	BUILDING ENVELOPE PROPERTIES
	INSULATION REQUIREMENTS EXTERNAL WALLS: • HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
	<ul> <li>GLAZING:</li> <li>ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> </ul>
0005271110 05 Jul 2021	<ul> <li>ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE</li> <li>FLOOR:</li> </ul>
Assessor Brian Teplicanec Accreditation No. 100588	TILES ON SLAB WITH PLASTERBOARD TO WET AREAS     CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS     TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.     INT WALLS:
Address 6-8 Western Crescent, Gladesville, NSW, 2111	INT WALLS: • HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS. • PLASTERBOARD ON STUDS • CONCRETE WITH PLASTERBOARD.
	<ul> <li>CONCRETE WITH PLASTERBOARD.</li> <li>ROOF:</li> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> </ul>
hstar.com.au	CONCRETE SLAB WITH STUDE AND R1.0 INSULATION
Australia Austra	DEVELOPMENT
Accreditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec Assessor Namber 100588	APPLICATION
Assessor Signatur	AFFLICATION NOT FOR CONSTRUCTION
The second se	
vate	JW 1:100@A1
	Check Issue
Street T 02 9585 1855 F 02 9585 1844	
W E mail@innovate.com.a	APRIL 2021
ECT	
<b>Architects</b>	2728   18   <sup>[</sup>



Innovate

Suite 9b, 32 Frederick Street Oatley NSW 2223 PO BOX 214 Oatley NSW

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



WINTER SOLSTICE (JUNE 21)

NOTE: All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd. Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

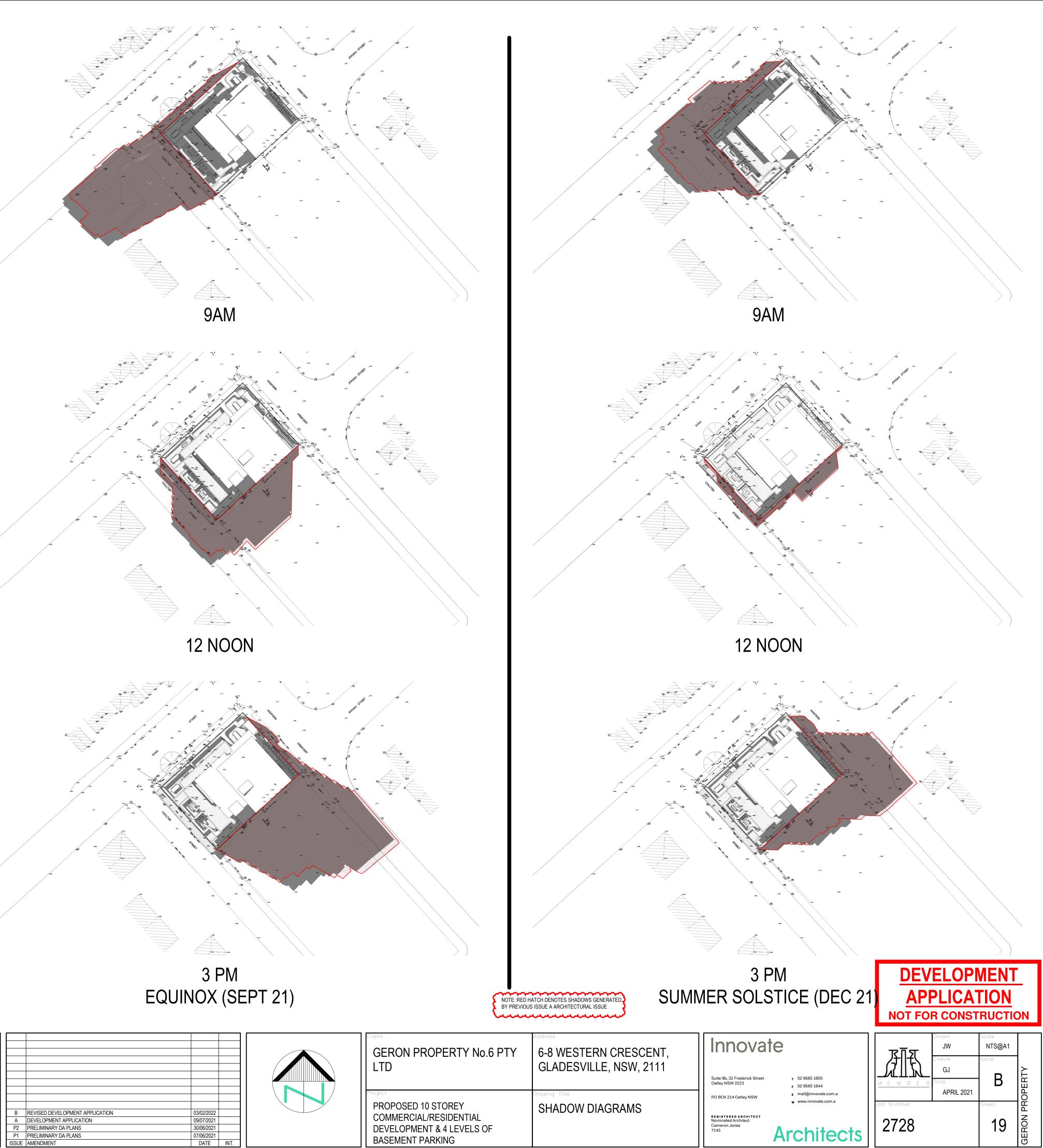
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

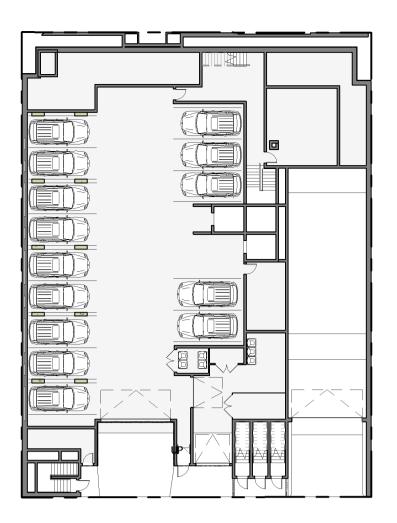
NOTE: Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

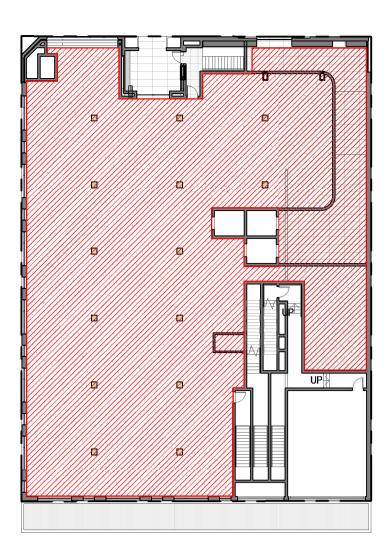
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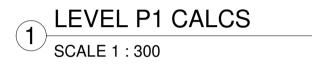
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BASEMENT PARKING

















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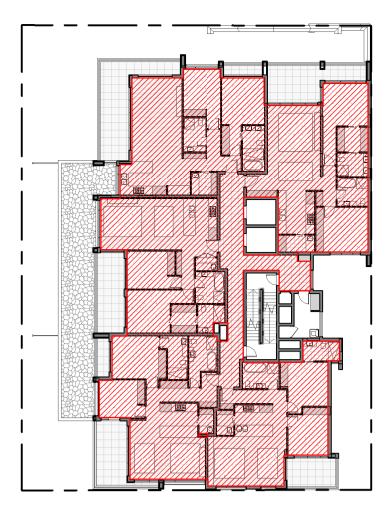
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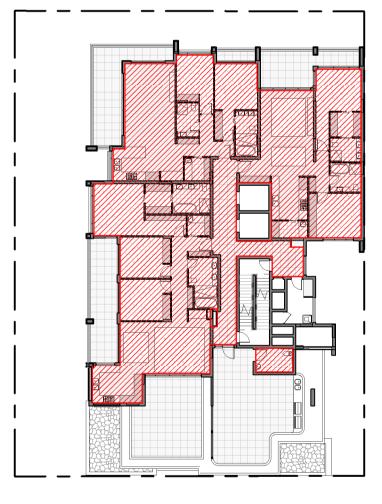


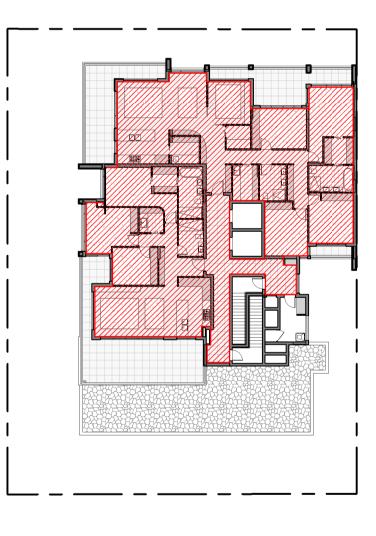






8 LEVEL 6 CALCS SCALE 1 : 300

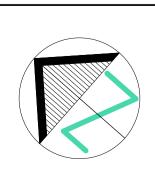




LEVEL 7 CALCS 9 SCALE 1 : 300

LEVEL 8 CALCS (10)-SCALE 1 : 300

В	REVISED DEVELOPMENT APPLICATION	03/02/2022	
А	DEVELOPMENT APPLICATION	09/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCEN
LTD Project	GLADESVILLE, NSW, 211
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	FSR CALCULATIONS



FLOOR SPACE RLEP 2014 - ZONE B4

maximum FSR for Zone B4 = 4.3 : 1 [1024.4 x 4.3] = 4404.92m<sup>2</sup>

PROPOSED FLOOR AREAS

PARKING LEVEL 1 FLOOR AREA:	= 0m <sup>2</sup>
GROUND FLOOR AREA:	= 760.9m <sup>2</sup>
LEVEL 1 FLOOR AREA:	= 452.2m <sup>2</sup>
LEVEL 2 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 3 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 4 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 5 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 6 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 7 FLOOR AREA:	= 371.3m <sup>2</sup>
LEVEL 8 FLOOR AREA:	= 324.1m <sup>2</sup>
TOTAL:	= 4404.5m <sup>2</sup>
PROPOSED FSR:	= 4.30 : 1

