

### SITE CALCULATIONS

SITE AREA = 1024 m<sup>2</sup>

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

### 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 800MM 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 BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN.
- NEW COMMUNITY FACILITIES LEFT 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 800M<sup>2</sup>.
- 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.
- AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
- WINNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FAÇADE.

**LEVELS 2-5**

- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80).
- LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80).
- LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 50.55 (PREVIOUSLY RL 51.50).
- LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 50.55 (PREVIOUSLY RL 51.50).
- UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.
- LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).

**LEVEL 6**

- LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
- LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 51.05 (PREVIOUSLY RL 51.05).
- DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2 BEDROOM UNITS.

**LEVEL 7**

- RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.
- LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 53.30 (PREVIOUSLY RL 54.10).
- AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
- DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2 BEDROOM UNITS.

**LEVEL 8**

- LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 58.45 (PREVIOUSLY RL 61.20).
- DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 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**

- 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.
- FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5 LIT (4 LIT) MIN.
- TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

**ENERGY**

- THE APPLICANT MUST 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.

**COOLING**

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).

**HEATING**

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (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 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 REUSE, 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.
- GARAGE 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 MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT.

**COMMON AREA LIGHTING**

- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON.
- GARAGE 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.
- GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR 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.

**GLAZING:**

- ALUMINUM SINGLE GLAZE CLEAR U = 6.70 SHGC = 0.57 - AWNING, CASEMENT, DOORS.
- ALUMINUM SINGLE GLAZE CLEAR U = 6.70 SHGC = 0.70 - SLIDING, FIXED, LOUVER.

**FLOOR:**

- CARPET ON SLAB WITH PLASTERBOARD TO WET AREAS.
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS.
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.

**WALLS:**

- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
- PLASTERBOARD ON STUDS.
- CONCRETE WITH PLASTERBOARD.

**ROOF:**

- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
- CONCRETE SLAB WITH STUD AND R1.0 INSULATION.

5.4  
Average  
star rating

NATIONWIDE  
HOUSE  
RATING

www.nathurs.gov.au

0005271110 05 Jul 2021

Assessor Brian Tepicanec  
Accreditation No. 100598

Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111

hstar.com.au

ABSA  
Australian Building Sustainability Association

Accreditation Period: 01/04/2021 - 31/03/2023

Assessor Name: Brian Tepicanec  
Assessor Number: 100598  
Assessor Signature:

## DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

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 i.e. slabs and footings, i.e. 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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ISSUE	AMENDMENT	DATE	INT.
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	

0 1 2 3 4 5

Client  
**GERON PROPERTY No.6 PTY LTD**

To/From  
**PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING**

Address  
**6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111**

Drawing Title  
**SITE PLAN**

**Innovate**

Suite 9b, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones

02 9686 1856  
02 9686 1844  
mail@innovate.com.au  
www.innovate.com.au

Architects

Drawn	Check	Scale	Issue
JW	GU	1:100@A1	A

Date  
**APRIL 2021**

Job Number  
**2728**

Sheet  
**01**

GERON PROPERTY



ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P2-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <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 COLLIER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.</li> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>

RESIDENTIAL PARKING CALCULATIONS	
RYDE COUNCIL DCP 2014 9.3 PARKING CONTROLS	
<ul style="list-style-type: none"> <li>0.9-1.2 / 2 BEDROOM DWELLING</li> <li>1.4-1.8 / 3-4 BEDROOM DWELLING</li> <li>1 VISITOR SPACE PER 5 DWELLINGS</li> </ul>	<ul style="list-style-type: none"> <li>26 x 2 BEDROOM DWELLINGS</li> <li>7 x 3-4 BEDROOM DWELLINGS</li> <li>33 TOTAL UNITS</li> </ul>
REQUIRES - 34 - 43 SPACES & 7 VISITOR SPACES	

CERTIFICATE NUMBER: No. 0005271110
<b>BASIX NOTES</b>
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
<b>DWELLINGS</b>

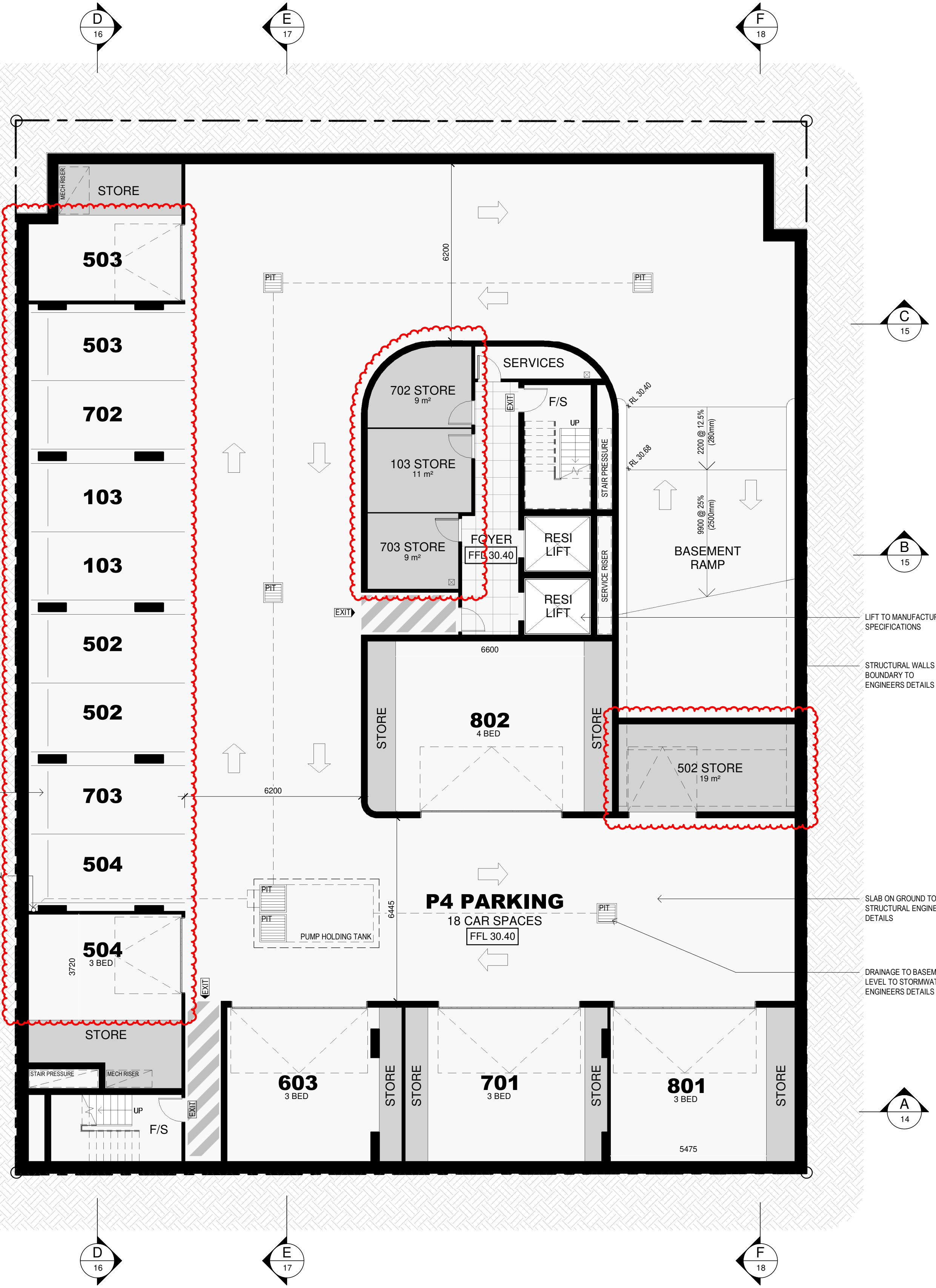
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) &amp; 4 STAR (4 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A 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>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <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>
<b>COMMON AREAS AND CENTRAL SYSTEMS</b>	

<b>WATER</b>	<ul style="list-style-type: none"> <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 REUSE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3: <ul style="list-style-type: none"> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VEST FAN</li> </ul> </li> <li>CAR PARK LEVEL 4: <ul style="list-style-type: none"> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ul> </li> <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>
<b>COMMON AREA LIGHTING</b>	<ul style="list-style-type: none"> <li>CAR PARK 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>GARAGE 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 SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>

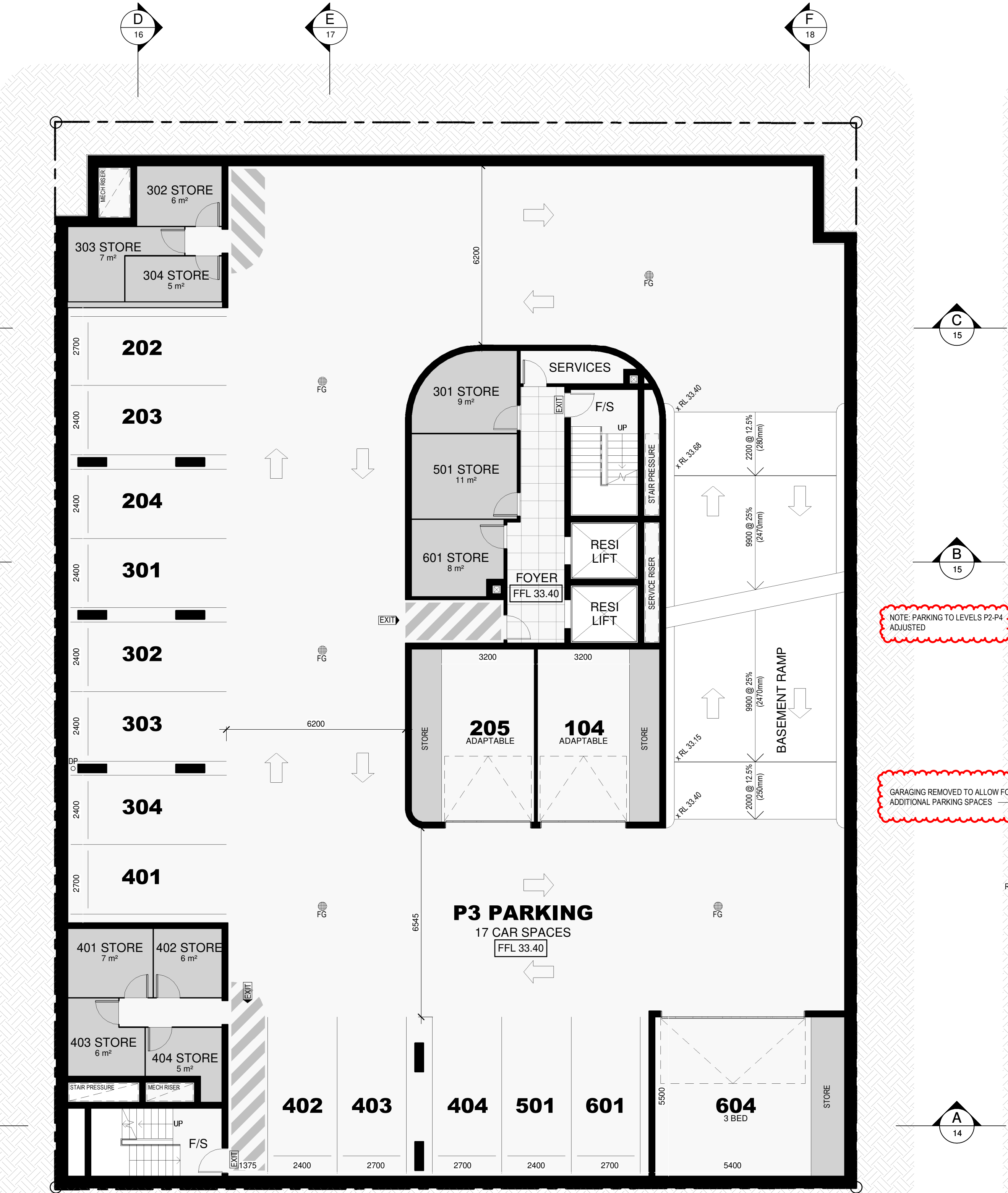
<b>BUILDING ENVELOPE PROPERTIES</b>
<b>INSULATION REQUIREMENTS</b>
<b>EXTERNAL WALLS:</b>
HERBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
<b>GLAZING:</b>
ALUMINUM SINGLE GLAZE CLEAR U = 6.70 SHGC = 0.57 - AWNING, CASEMENT, DOORS.
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TILES ON SLAB WITH PLASTERBOARD TO WET AREAS.
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TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
CONCRETE SLAB WITH STUOE AND R1.0 INSULATION

<b>DEVELOPMENT APPLICATION</b>	
<b>NOT FOR CONSTRUCTION</b>	

	Drawn JW	Scale 1:100@A1	Issue B	Job Number 2728	Sheet 02	GIRON PROPERTY
	Checked GJ	Date APRIL 2021				

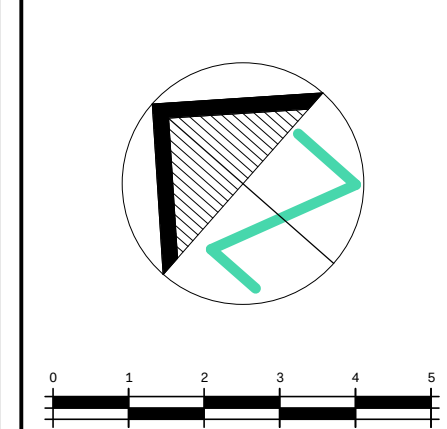


2 LEVEL P4  
SCALE 1 : 100



1 LEVEL P3  
SCALE 1 : 100

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Client <b>GERON PROPERTY No.6 PTY LTD</b>	Address <b>6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111</b>
Project <b>PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT &amp; 4 LEVELS OF BASEMENT PARKING</b>	Drawing Title <b>P3 &amp; P4 RESIDENTIAL PARKING PLAN</b>

Suite 9b, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones  
7143

02 9666 1866  
02 9666 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**





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.
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	NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1
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• 1.4-1/3 & 3/4 BEDROOM DWELLING	
• 1 VISITOR SPACE PER 5 DWELLINGS	
• 26 x 2 BEDROOM DWELLINGS	
• 7 x 3/4 BEDROOM DWELLINGS	
• 33 TOTAL UNITS	
REQUIRES - 34 - 43 SPACES & 7 VISITOR SPACES	

CERTIFICATE NUMBER: No. 0005271110
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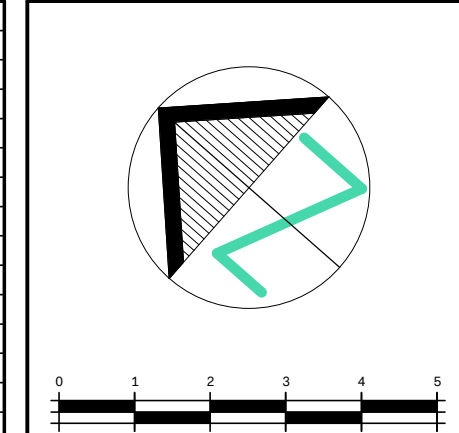
DWELLINGS	
<b>WATER</b>	
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<b>ENERGY</b>	
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• DISHWASHER TO BE 4 STAR	
• BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH	
• KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH	
• LAUNDRY VENTILATION: NATURAL VENTILATION ONLY	
<b>COOLING</b>	
• LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)	
• BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)	
<b>HEATING</b>	
• LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)	
• BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)	
<b>ARTIFICIAL LIGHTING</b>	
• BEDROOMS & STUDY (DEDICATED)	
• KITCHEN (DEDICATED)	
• DINING/LIVING ROOMS (DEDICATED)	
• BATHROOMS/TOILETS (DEDICATED)	
• LAUNDRY (DEDICATED)	
• ALL HALLWAYS (DEDICATED)	
COMMON AREAS AND CENTRAL SYSTEMS	
<b>WATER</b>	
• 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 REUSE, RATHER THAN DISPOSED	
<b>ENERGY</b>	
<b>COMMON AREA VENTILATION SYSTEM</b>	
1. CAR PARK LEVELS 1, 2 & 3	
2. CARBON MONOXIDE MONITOR - VSD FAN	
3. CAR PARK LEVEL 4	
1. VENTILATION SYSTEM (EXHAUST ONLY)	
2. CAR PARK LEVEL 1 & 2 - NO MECHANICAL VENTILATION	
3. GARBAGE ROOM - NO MECHANICAL VENTILATION	
4. COMMUNITY ROOM - NO MECHANICAL VENTILATION	
5. PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION	
6. GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION	
7. HALLWAY LOBBY - NO MECHANICAL VENTILATION	
<b>CENTRAL ENERGY SYSTEMS</b>	
1. LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT	
<b>COMMON AREA LIGHTING</b>	
1. CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR	
2. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON	
3. GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH	
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5. PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH	
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7. HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR	

BUILDING ENVELOPE PROPERTIES	
<b>INSULATION REQUIREMENTS</b>	
<b>EXTERNAL WALLS:</b>	
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD	
<b>GLAZING:</b>	
• ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS	
• ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER	
<b>FLOOR:</b>	
• TILES ON SLAB WITH PLASTERBOARD TO WET AREAS	
• CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS	
• TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS	
<b>WALLS:</b>	
• HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS	
• PLASTERBOARD ON STUDS	
• CONCRETE WITH PLASTERBOARD	
<b>ROOF:</b>	
• TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE	
• CONCRETE SLAB WITH STUD AND R1.0 INSULATION	

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

<b>NOTE:</b> 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 precedence where necessary - otherwise notify Innovate Architects Pty Ltd.		<b>GENERAL NOTES:</b> 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 i.e. 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.	<b>NOTE:</b> 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.
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.			<b>COPYRIGHT CLAUSE:</b> This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.
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.			

GERON PROPERTY No.6 PTY LTD	
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111	
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	

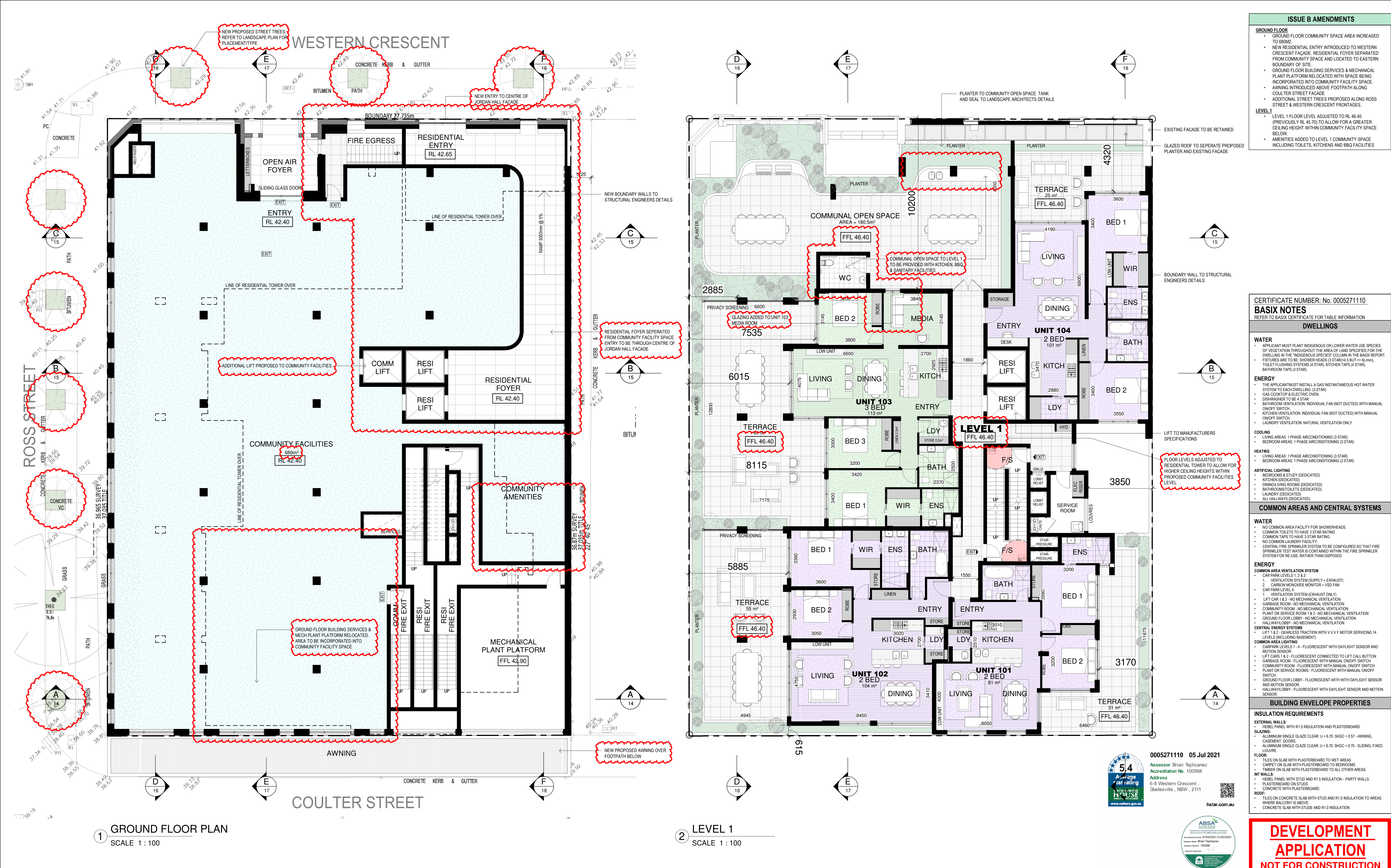


GERON PROPERTY No.6 PTY LTD	
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111	
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	

Innovate	
Suite 9b, 32 Frederick Street Culley NSW 2223	
PO BOX 214 Cusley NSW	
REGISTERED ARCHITECT Nominated Architect Cameron Jones	
7143	

JW	
GJ	
APRIL 2021	
2728	
03	
GERON PROPERTY	





- ISSUE B AMENDMENTS**
- GROUND FLOOR**
    - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M<sup>2</sup>.
    - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. 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.
    - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
    - 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.

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.
  - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 4.5 LIT (4.5 LIT/MIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST 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.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
  - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
  - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (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 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 REUSE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3.
  - VENTILATION SYSTEM (SUPPLY + EXHAUST).
  - CARBON MONOXIDE MONITOR - VSD FAN.
  - CAR PARK LEVEL 4.
  - VENTILATION SYSTEM (EXHAUST ONLY).
  - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION.
  - GARAGE 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 MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT.
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
  - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON.
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  - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

**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, CASEMENT, DOORS.
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- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS.
  - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS.
  - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
  - PLASTERBOARD ON STUDS.
  - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
  - CONCRETE SLAB WITH STUD AND R1.0 INSULATION.

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

**NOTE:**  
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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.

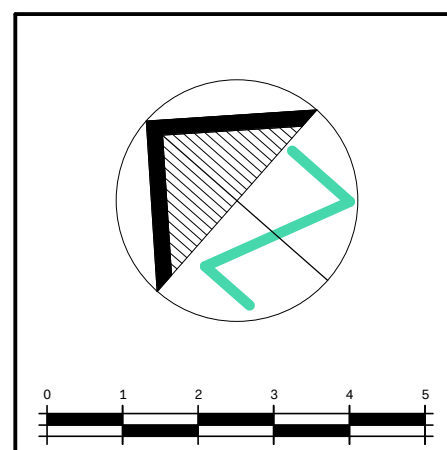
**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. 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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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



**GERON PROPERTY No.6 PTY LTD**

**PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING**

**6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111**

**GROUND FLOOR + LEVEL 1 FLOOR PLANS**

**Innovate**

Suite 9b, 32 Frederick Street  
Sydney NSW 2023

PO BOX 214 Oatley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones

7143

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02 9686 1844  
m@innovate.com.au  
www.innovate.com.au

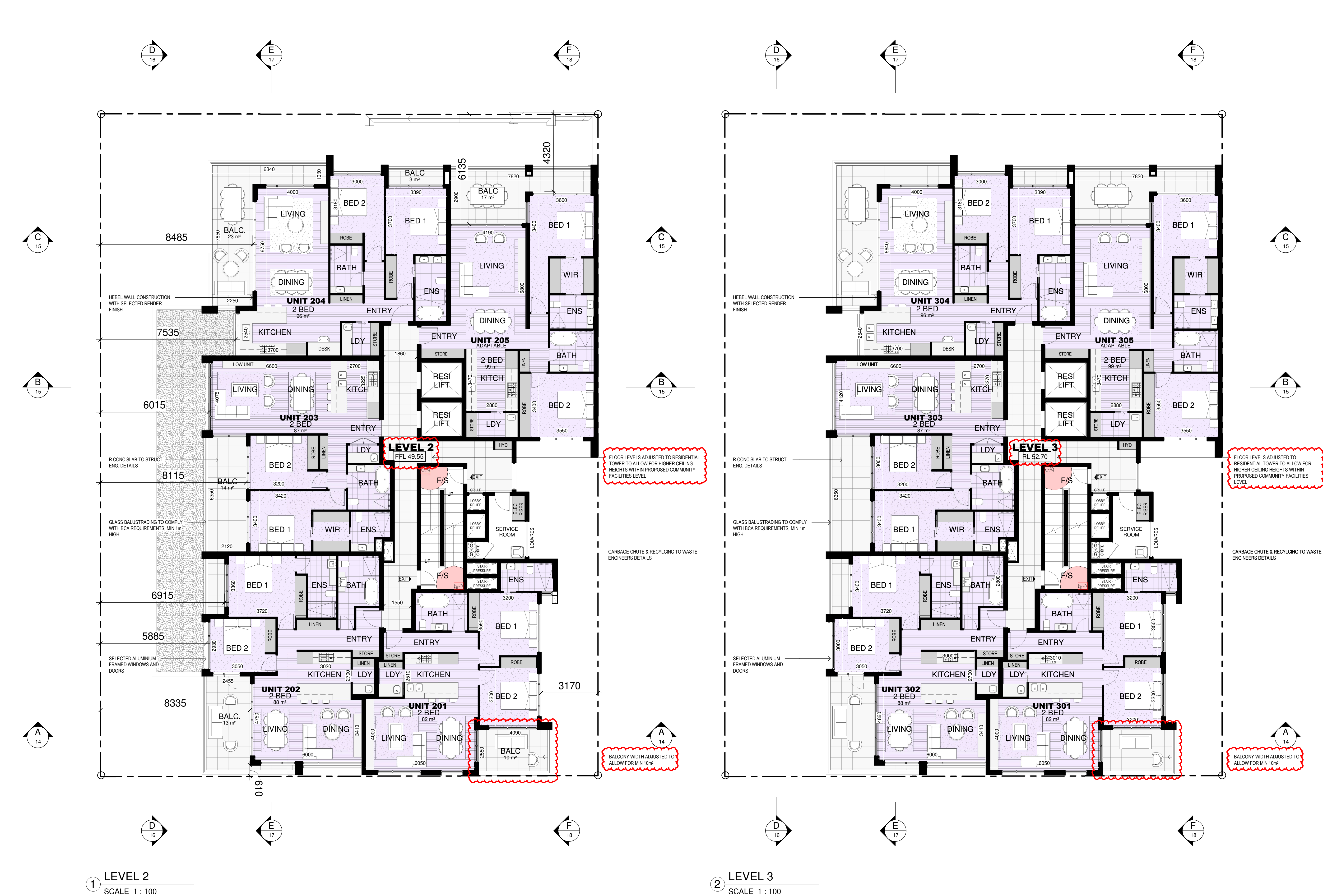
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**04**

**GERON PROPERTY**



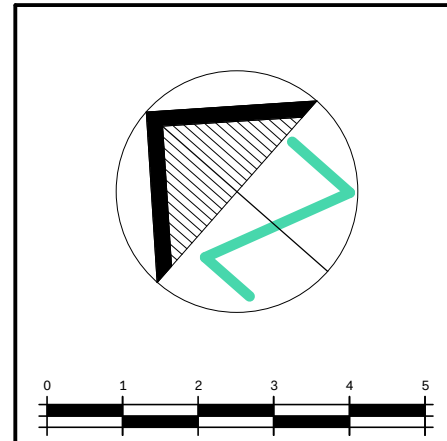
ISSUE B AMENDMENTS	
LEVELS 2 & 3	
•	LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
•	LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)
•	LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 52.85 (PREVIOUSLY RL 54.90)
•	LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.85)
•	UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.
•	LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)



CERTIFICATE NUMBER: No. 0005271110 <b>BASIX NOTES</b> REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION	
DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <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) &amp; 5 LIT (4 LIT MIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT MUST INSTALL A 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>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>• LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li> <li>• BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>• LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li> <li>• BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <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	
<b>WATER</b>	<ul style="list-style-type: none"> <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 REUSE, RATHER THAN DISPOSED.</li> </ul>
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BUILDING ENVELOPE PROPERTIES	
<b>INSULATION REQUIREMENTS</b>	
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<ul style="list-style-type: none"> <li>• ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>• ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.</li> </ul>	
<b>FLOOR:</b>	
<ul style="list-style-type: none"> <li>• TILES ON SLAB WITH PLASTERBOARD TO WET AREAS.</li> <li>• CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS.</li> <li>• TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.</li> </ul>	
<b>WALLS:</b>	
<ul style="list-style-type: none"> <li>• HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.</li> <li>• PLASTERBOARD ON STUDS.</li> <li>• CONCRETE WITH PLASTERBOARD.</li> </ul>	
<b>ROOF:</b>	
<ul style="list-style-type: none"> <li>• TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>• CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION.</li> </ul>	

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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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.



<b>GERON PROPERTY No.6 PTY LTD</b>  PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING		6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111  LEVEL 2 + LEVEL 3 RESIDENTIAL FLOOR PLANS		<b>Innovate</b> Suite 9b, 32 Frederick Street Sydney NSW 2223 PO BOX 214 Outley NSW 02 9686 1856 02 9686 1844 mail@innovate.com.au www.innovate.com.au <b>REGISTERED ARCHITECT</b> Nominated Architect Cameron Jones 7143	
Project Drawing Date Job Number		Address Drawing Title Date Job Number		Scale Sheet Sheet	
Geron Property No.6 Pty Ltd		6-8 Western Crescent, Gladesville, NSW, 2111		1:100@A1	
2728		05		Geron Property	



ISSUE B AMENDMENTS	
LEVELS 2-5	
•	LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
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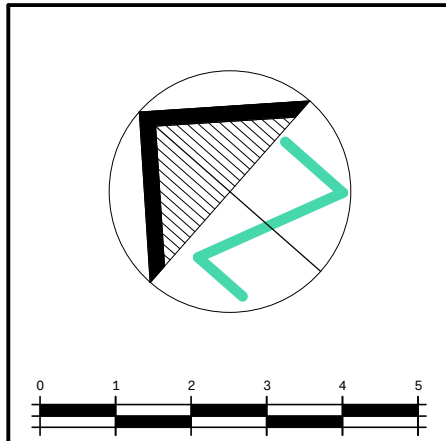


1 LEVEL 4  
SCALE 1 : 100



2 LEVEL 5  
SCALE 1 : 100

NOTE:		GENERAL NOTES:		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.		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.		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.	
Selected termite protection to be used on site in accordance with local 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 i.e. 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.			
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 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.		COPYRIGHT CLAUSE: This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.	



Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing title	LEVEL 4 + LEVEL 5 RESIDENTIAL FLOOR PLANS

**Innovate**

Suite 9b, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones  
7143

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02 9685 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

	<p>Drawn JW</p> <p>Check GRJ</p> <p>Date APRIL 2021</p>	<p>Scale 1:100@A1</p> <p>Sheet B</p>	<p>Job Number 2728</p> <p>Sheet 06</p> <p>GERON PROPERTY</p>

0005271110 05 Jul 2021

Assessor Brian Tepicanec  
Accreditation No. 100588  
Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111

**5.4**  
Average star rating  
NATIONAL HOUSE BUILDING AWARD

hstar.com.au





# ISSUE B AMENDMENTS

- LEVEL 6**
- 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**
- 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.

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.
- FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 5 LIT (4 LIT MIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).

#### ENERGY

- THE APPLICANT MUST 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.

#### COOLING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)

#### HEATING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (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 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 REUSE, RATHER THAN DISPOSED.

#### ENERGY

##### COMMON AREA VENTILATION SYSTEM

- CAR PARK LEVELS 1, 2 & 3.
- VENTILATION SYSTEM (SUPPLY + EXHAUST)
- CARBON MONOXIDE MONITOR + VISO FAN
- CAR PARK LEVEL 4
- VENTILATION SYSTEM (EXHAUST ONLY)
- LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
- GARAGE 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 MOTOR SERVING 14 LEVELS INCLUDING BASEMENT

##### COMMON AREA LIGHTING

- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
- GARAGE 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
- GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR 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

##### GLAZING:

- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVRE.

##### FLOOR:

- CARPET ON SLAB WITH PLASTERBOARD TO MET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.

##### WALLS:


- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
- PLASTERBOARD ON STUDS
- CONCRETE WITH PLASTERBOARD

##### ROOF:

- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
- CONCRETE SLAB WITH STUD AND R1.0 INSULATION

## DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

 M E M B E R	Drawn JW	Scale 1:100@A1	GERON PROPERTY
	Checked GRJ	Scale B	
	Date APRIL 2021		
Job Number 2728	Sheet 07		

**Innovate**

Suite 9b, 32 Frederick Street  
Sydney NSW 2023

PO BOX 214 Outley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones  
7143

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02 9666 1844  
mail@innovate.com.au  
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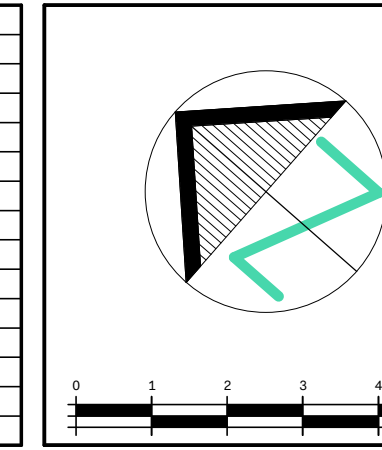
**Architects**

Client: **GERON PROPERTY No.6 PTY LTD**

Address: **6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111**

Drawing title: **LEVEL 6 + LEVEL 7 RESIDENTIAL FLOOR PLANS**

To: **PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING**



ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	

**NOTE:**  
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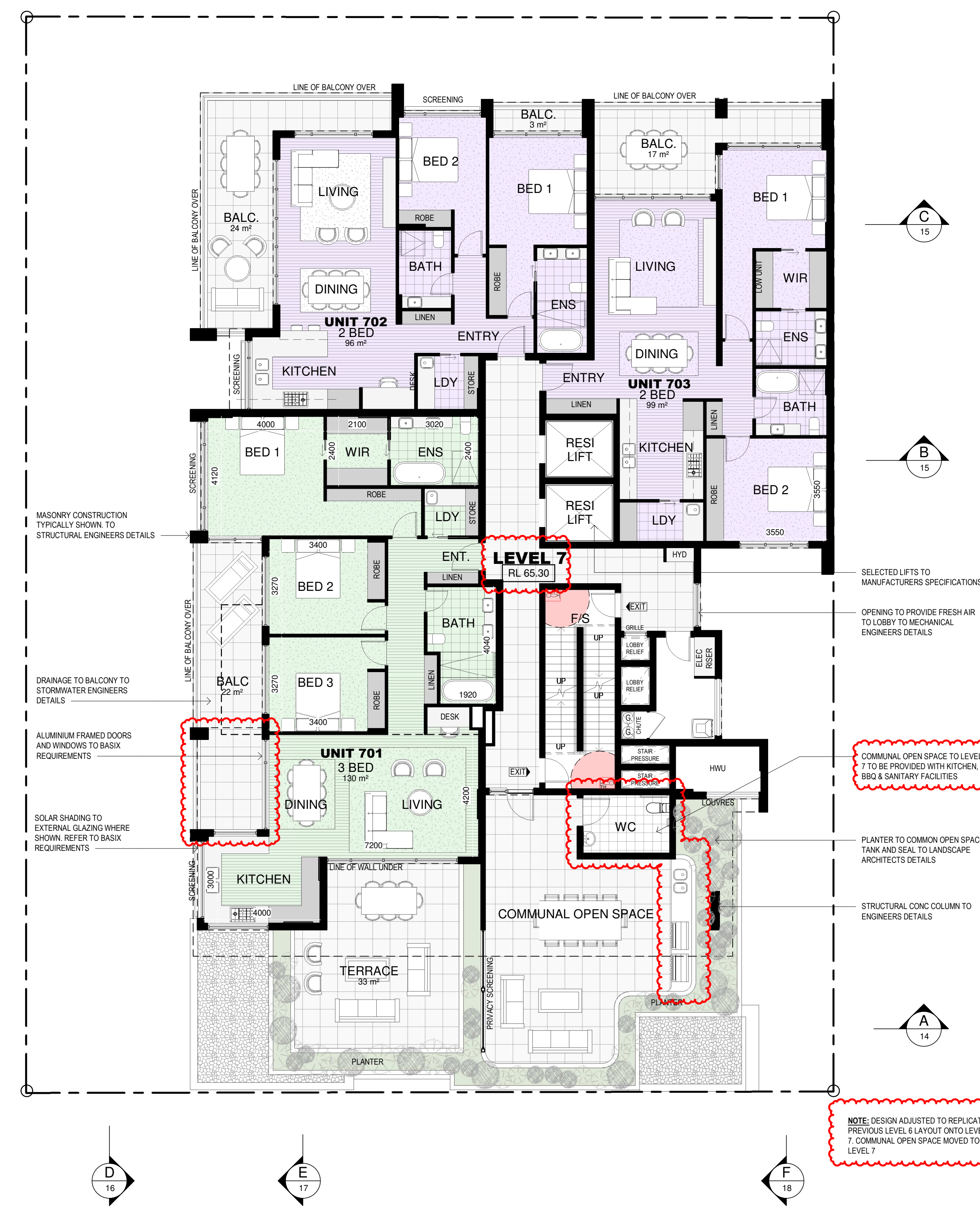
**COPYRIGHT CLAUSE:**  
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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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.

## 2 LEVEL 7

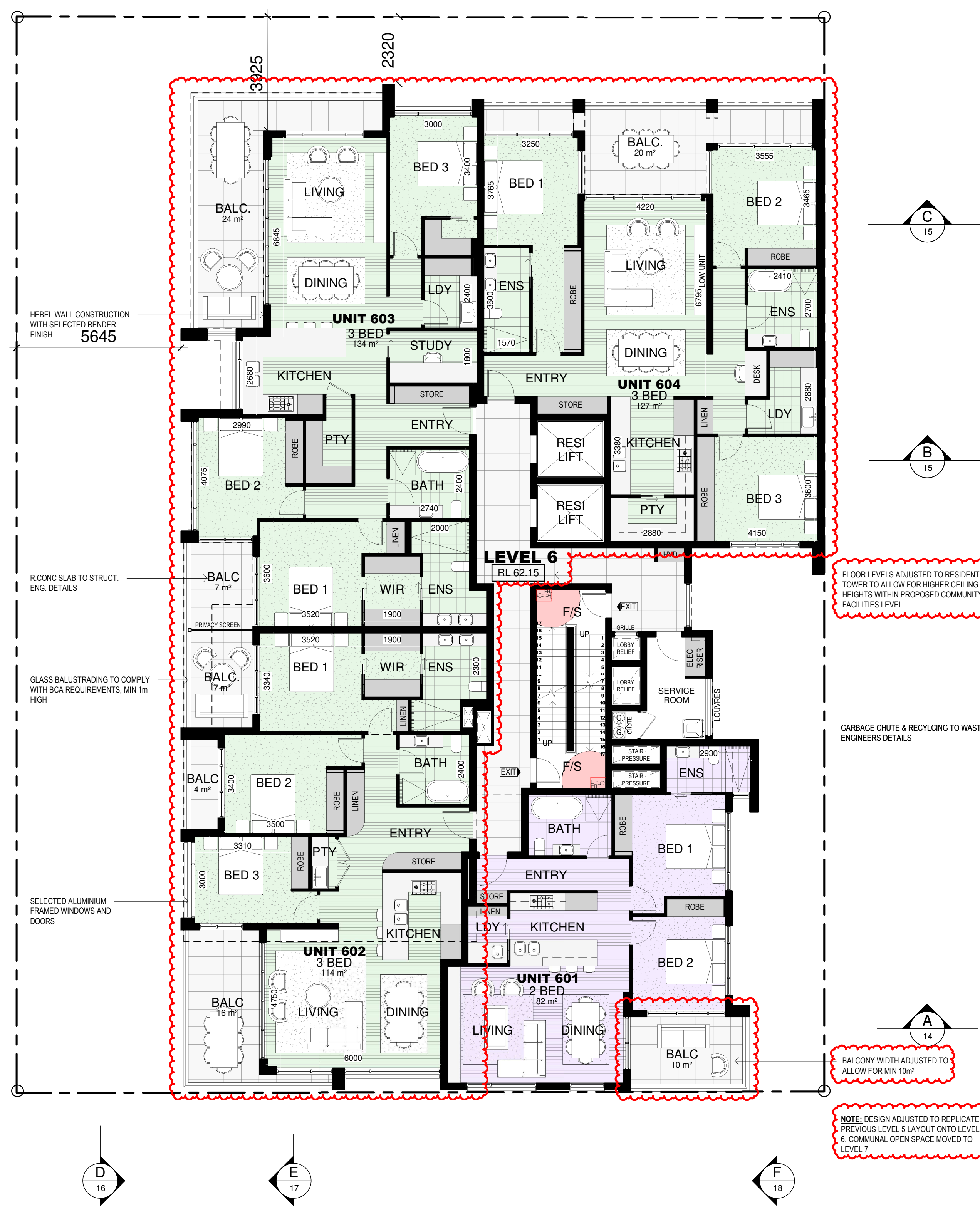
SCALE 1 : 100



NOTE: DESIGN ADJUSTED TO REPLICATE PREVIOUS LEVEL 6 LAYOUT ONTO LEVEL 7. COMMUNAL OPEN SPACE MOVED TO LEVEL 7

## 1 LEVEL 6

SCALE 1 : 100



FLOOR LEVELS ADJUSTED TO RESIDENTIAL TOWER TO ALLOW FOR HIGHER CEILING HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

GARBAGE CHUTE & RECYCLING TO WASTE ENGINEERS DETAILS

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m

NOTE: DESIGN ADJUSTED TO REPLICATE PREVIOUS LEVEL 5 LAYOUT ONTO LEVEL 6. COMMUNAL OPEN SPACE MOVED TO LEVEL 7









**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.

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B	REVISED DEVELOPMENT APPLICATION	03/02/2022
A	DEVELOPMENT APPLICATION	08/07/2021
P2	PRELIMINARY DA PLANS	30/06/2021
P1	PRELIMINARY DA PLANS	07/06/2021
ISSUE	AMENDMENT	DATE INT.

Client: GERON PROPERTY No.6 PTY LTD

Address: 6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project: PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title: NORTH WEST ELEVATION (ROSS STREET)

0 1 2 3 4 5

5.4  
Average  
star rating  
www.safesite.gov.au

0005271110 05 Jul 2021  
Assessor Brian Tepicaneac  
Accreditation No. 100588  
Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111

hstar.com.au

ABSA  
Australian Building Surveyors Association  
Accreditation Period: 01/04/2021 - 31/03/2022  
Assessor Name: Brian Tepicaneac  
Assessor Number: 100588  
Assessor Signature

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

**Innovate Architects**  
Suite 9b, 32 Frederick Street  
Culley NSW 2223  
PO BOX 214 Culley NSW  
REGISTRED ARCHITECT  
Nominated Architect  
Cameron Jones  
7143

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02 9685 1844  
mail@innovate.com.au  
www.innovate.com.au

Job Number: 2728  
Scale: 1:100@A1  
Date: APRIL 2021  
Sheet: 10  
Job Title: GERON PROPERTY





CERTIFICATE NUMBER: No. 0005271110

**BASIX NOTES**

REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

## 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 BASIK REPORT.
- FIXTURES ARE TO BE: SHOWER HEADS (3 STAR)>4.5 BUT <= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

## ENERGY

- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. (3 STAR)
- GAS COOKTOP & ELECTRIC OVEN.
- DISHWASHER TO 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.

**COOLING**

- LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)

**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)
- 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 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 CAV 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 - MECHANICAL VENTILATION
- HALLWAY LOBBY - NO MECHANICAL VENTILATION

### CENTRAL ENERGY SYSTEMS

- LIFT 1 & 2 - GEARELESS TRACTION WITH VVVF MOTOR SERVINGING 14
- 2. RAMP MOTOR

**COMMON AREA LIGHTING**

- CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTOR SENSOR
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
- CARBIDE 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
- GROUND FLOOR LOBBY - FLUORESCENT WITH WITH DAYLIGHT SENSOR AND MOTOR SENSOR
- MEETING LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTOR SENSOR

BUILDING ENVELOPE PROPERTIES	
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99	99.1
100	100.1

## INSTALLATION REQUIREMENTS

**EXTERNAL WALLS:**

- EXTERIOR PANEL WITH R15 INSULATION AND PLASTERBOARD
- ALUMINUM SINGLE GLAZE CLEAR: U = 6.70. SHGC = 0.57 - ANVING
- GLAZEMENT: DOORS
- ALUMINUM SINGLE GLAZE CLEAR: U = 6.70. SHGC = 0.70 - SLIDING, FIXED, PARTIAL GLAZED

**FLOOR:**

- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS

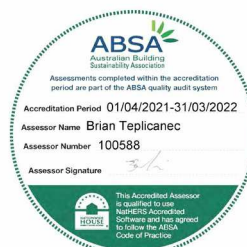
**INT WALLS:**

- EXTERIOR PANEL WITH STUD AND R15 INSULATION - PARTY WALLS
- PLASTERBOARD ON STUDS
- CONCRETE WITH PLASTERBOARD

**ROOF:**

- TILES ON CONCRETE SLAB WITH STUD AND R15 INSULATION TO AREAS WHERE BALCONY IS ABOVE
- CONCRETE SLAB WITH STUD AND R15 INSULATION

0005271110 05 Jul 2021  
Assessor Brian Tepicanec  
Accreditation No. 100588  
Address  
6-8 Western Crescent ,  
Gladesville NSW 2111



**DEVELOPMENT  
APPLICATION**  
NOT FOR CONSTRUCTION

Suite 9b, 32 Frederick Street  
Oatley NSW 2222

0805y NSW 2225


PO BOX 214 Oatley NSW

REGISTERED ARCHITECT

Nominated Architect  
Cameron Jones  
74.42

7143

## Architects

	Drawn	Society	<b>GERON PROPERTY</b>
	JW	1: 100@A1	
	Checked	Issue	
	GJ		
MEMBER	Date	B	
	APRIL 2021		
Job Number	Sheet		
2728	11		

**NOTE:**  
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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

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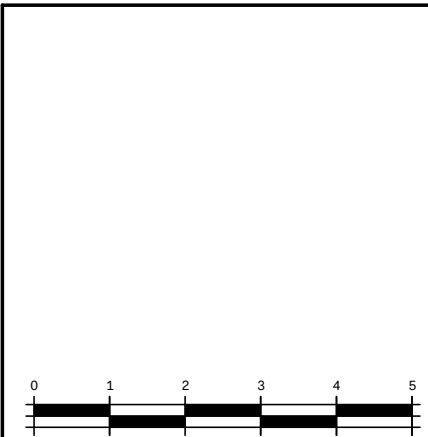
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B	REVISED DEVELOPMENT APPLICATION	03/02/2022		
A	DEVELOPMENT APPLICATION	09/07/2021		
P2	PRELIMINARY DA PLANS	30/06/2021		
P1	PRELIMINARY DA PLANS	07/06/2021		
ISSUE AMENDMENT	DATE:			INT



Client	Address
GERON PROPERTY No.6 PTY LTD	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	Drawing Title
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	SOUTH EAST ELEVATION

Address 6-8 WESTERN CRESCENT,  
GLADESVILLE, NSW, 2111

SOUTH EAST ELEVATION

Suite 9b, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855  
F 02 9585 1844  
E [mail@innovate.com.au](mailto:mail@innovate.com.au)  
W [www.innovate.com.au](http://www.innovate.com.au)

REGISTERED ARCHITECT

Nominated Architect  
Cameron Jones

7143









1 SOUTH-WEST ELEVATION - COULTER STREET  
SCALE 1 : 100

### 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 600MM 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 FACADE TO BE CLAD WITH SELECTED ALUMINIUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
- NEW COMMUNITY FACILITIES LEFT 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 88M<sup>2</sup>.
- NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
- 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**

- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80).
- LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.80).
- LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90).
- LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.50).
- UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.
- LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).

**LEVEL 6**

- LEVEL 6 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**

- 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 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 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**

- 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.
- FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5 LIT (4 LIT MAX), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

**ENERGY**

- THE APPLICANT MUST 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.

**COOLING**

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).

**HEATING**

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (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 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 REUSE, 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
- GARAGE 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 MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT

**COMMON AREA LIGHTING**

- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
- GARAGE 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
- GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR 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

**GLAZING:**

- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70 SHGC = 0.57 - AWNING, CASEMENT, DOORS.
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70 SHGC = 0.70 - SLIDING, FIXED, LOUVER.

**FLOOR:**

- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.

**WALLS:**

- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
- PLASTERBOARD ON STUDS
- CONCRETE WITH PLASTERBOARD.

**ROOF:**

- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
- CONCRETE SLAB WITH STUD AND R1.0 INSULATION

**5.4**  
Average  
star rating  
www.safers.gov.au

**0005271110 05 Jul 2021**  
Assessor Brian Tepicaneac  
Accreditation No. 100588  
Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111

**hstar.com.au**

**ABSA**  
Accreditation No. 100588  
Accreditation Period: 01/04/2021 - 31/03/2022  
Assessor Name: Brian Tepicaneac  
Assessor Number: 100588  
Assessor Signature

**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 i.e. slabs and ceilings, i.e. 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.

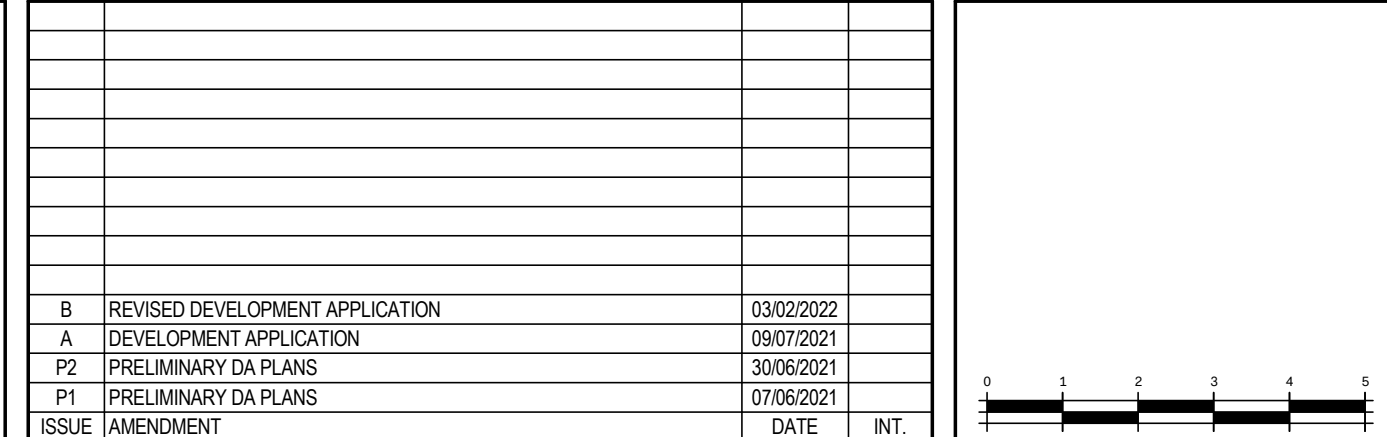
**NOTE:**

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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B	REVISED DEVELOPMENT APPLICATION	03/02/2022
A	DEVELOPMENT APPLICATION	08/07/2021
P2	PRELIMINARY DA PLANS	30/06/2021
P1	PRELIMINARY DA PLANS	07/06/2021
ISSUE	AMENDMENT	
		DATE INT.



Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	SOUTH WEST ELEVATION

**Innovate**

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Culley NSW 2223

PO BOX 214 Outley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones  
7143

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02 9686 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

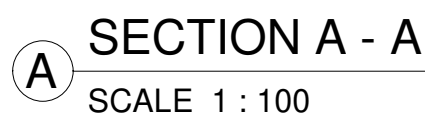
### DEVELOPMENT APPLICATION

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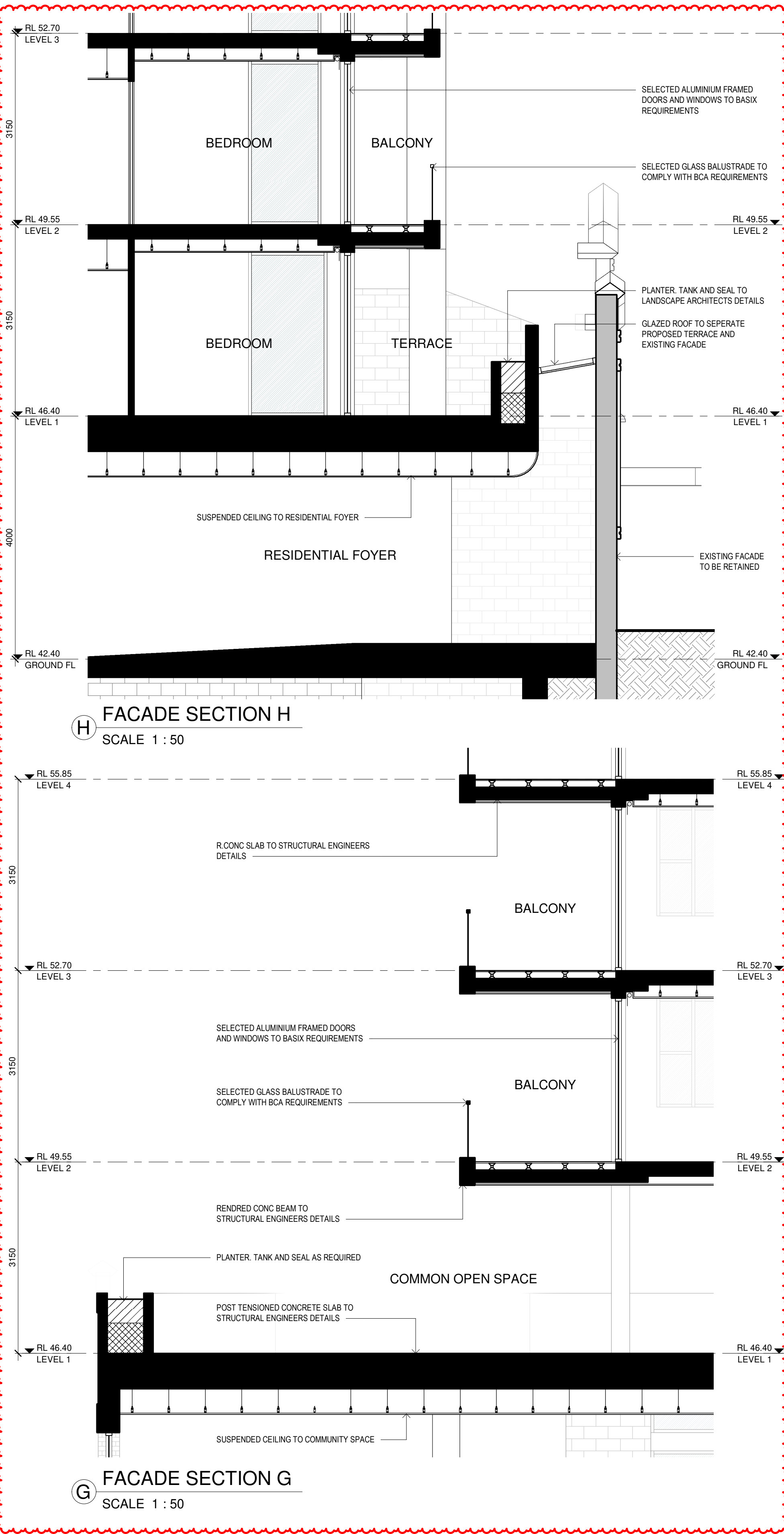
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Date	APRIL 2021	Sheet	13
Job Number	2728		

GERON PROPERTY





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		
ISSUE	AMENDMENT			DATE	INT.



**RASSEMBLY 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 800MM FROM THE BOUNDARY. 11 PLEISS ROAD USED TO BE THE START OF ENTRY DRIVE.
- OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW THROUGH TRAFFIC TO BE DIRECTED TO THE DRIVEWAY.
- REMOVAL OF CAR COPS OUT OF PRESIDENTIAL LEVEL PARKING SPACES.
- PORTION OF COLLIER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM FINISHING TO HELP SOFTEN THE FACADE WHEN SHOWN.
- ADDITIONAL COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO PROVIDE A RANGE OF COMMUNITY FACILITIES FOR THE GROUND AND LEVEL 1.

**GROUND/FLOOR**

- GROUND/FLOOR COMMUNITY SPACE AREA INCREASED TO 680M<sup>2</sup>.
- REDESIGNED WITH INTERIOR PLANT PLATFORM TO PROVIDE A COMMUNITY SPACE. REIDENTAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN DRIVEWAY OF SITE.
- REDESIGNED BUILDING SCHEME INCORPORATED A PLANT PLATFORM RELOCATED WITH SPACE BEING MACHINERY FROM COMMUNITY FACILITY SPACE.
- ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN DRIVEWAY OF PROTRACT.

**LEVEL 1**

- LEVEL 1 FLOOR LAYOUT ADJUSTED TO RL 44.0 (PREVIOUSLY RL 45.7) TO ALLOW FOR A GREATER CEILING HEIGHT WITH INCLUDING TOILETS, SPACE BELOW.
- MINIMUM HEADROOM ADJUSTED TO LEVEL 1, COMMUNITY SPACE INCLUDING TOILETS, KITCHEN AND BROS FACILITIES
- MINIMUM HEADROOM ABOVE FOOTPATH AND COLLIER STREET FACADE

**LEVELS 2-5**

- LEVEL 2 FLOOR LAYOUT ADJUSTED TO RL 45.95 (PREVIOUSLY RL 48.0)
- LEVEL 3 FLOOR LAYOUT ADJUSTED TO RL 47.0 (PREVIOUSLY RL 49.0)
- LEVEL 4 FLOOR LAYOUT ADJUSTED TO RL 48.0 (PREVIOUSLY RL 50.0)
- LEVEL 5 FLOOR LAYOUT ADJUSTED TO RL 49.0 (PREVIOUSLY RL 51.0)
- MINIMUM 201, 401 & 501 BALCONIES INCREASED TO BE 2 TO BE 10M<sup>2</sup>
- MINIMUM
- ADDITIONAL 1001 LAYOUTS ADJUSTED TO INCLUDE X3 BEDROOM UNITS (952, 1040, 1041)

**LEVEL 6**

- LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6
- LEVEL 6 FLOOR LAYOUT ADJUSTED TO RL 51.5 (PREVIOUSLY RL 61.0)
- DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE X3 BEDROOM UNIT & X2 BEDROOM UNITS

**LEVEL 7**

- REIDENTAL COMMUNITY SPACE MOVIED UP TO LEVEL 7
- LEVEL 7 FLOOR LAYOUT ADJUSTED TO RL 55.0 (PREVIOUSLY RL 64.5)
- AMENITIES ADJUSTED TO LEVEL 7, COMMUNITY SPACE INCLUDING TOILETS, KITCHEN AND BROS FACILITIES
- DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE X3 BEDROOM UNIT & X2 BEDROOM UNITS

**LEVEL 8**

- LEVEL 8 FLOOR LAYOUT ADJUSTED TO RL 64.95 (PREVIOUSLY RL 67.20)
- DESIGN OF LEVEL 8O ADJUSTED TO INCLUDE BALCONY OF BEDROOM 2 TO INCREASE LOCAL ACCESS TO BEDROOM 3

**LEVEL 9**

- LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND/FLOOR & LEVEL 6.

## BASIX NOTES

## DWELLINGS

## ENERGY

- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. (3 STAR)
- GAS COOKTOP & ELECTRIC OVEN.
- DISHWASHER TO BE A 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.

**COOLING**

- LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)

**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)
- 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 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 - GEARESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (IN LINDING BASEMENT)
- COMMON AREA LIGHTING
  - CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
  - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
  - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - PLANT & SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
  - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION

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, CASEMENT, DOORS.
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED.

**FLOOR:**

- 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:**


- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
- PLASTERBOARD ON STUDS
- CONCRETE WITH PLASTERBOARD

- CONCRETE WITH PLASTERBOARD.

**ROOF:**

- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
- CONCRETE SLAB WITH STUDE AND R1.0 INSULATION

**DEVELOPMENT**  
**APPLICATION**  
**NOT FOR CONSTRUCTION**

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	Date APRIL 2021	B
Job Number 2728		Sheet 14

GERON PROPERTY





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.

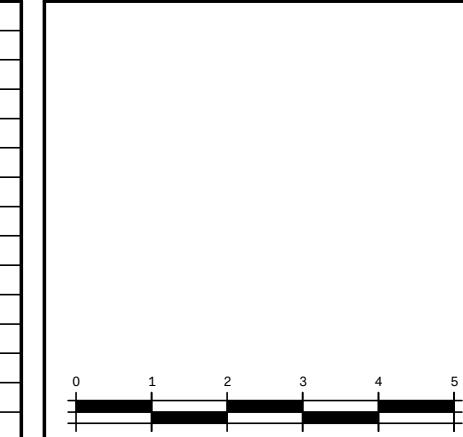
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	28/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION B & C

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REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones  
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Checked	GU	Issue	B
Date	APRIL 2021	Sheet	15
Job Number	2728		

GERON PROPERTY



# 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 LEVELS.
  - PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
  - 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 88M<sup>2</sup>.
  - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
  - 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**
- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80).
  - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95).
  - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90).
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  - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.
  - LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
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  - 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**
- 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 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 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

- 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.
- FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5 LIT (4 LIT MIN), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

#### ENERGY

- THE APPLICANT MUST 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.

#### COOLING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).

#### HEATING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (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 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 REUSE, RATHER THAN DISPOSED.

#### ENERGY

- COMMON AREA VENTILATION SYSTEM
  - CAR PARK LEVELS 1, 2 & 3.
  - VENTILATION SYSTEM (SUPPLY + EXHAUST)
  - CARBON MONOXIDE MONITOR + VSD FAN
  - CAR PARK LEVEL 4
  - VENTILATION SYSTEM (EXHAUST ONLY)
  - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
  - GARAGE 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 MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING
  - CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
  - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
  - GARAGE 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
  - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR 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
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
  - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS.
  - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS.
  - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
  - PLASTERBOARD ON STUDS.
  - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
  - CONCRETE SLAB WITH STUD AND R1.0 INSULATION



0005271110 05 Jul 2021

Assessor Brian Tepicaneac

Accreditation No. 100588

Address

6-8 Western Crescent ,

Gladesville , NSW , 2111



hstar.com.au



## SECTION D - D

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 i.e. slabs and footings, i.e. 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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ISSUE	AMENDMENT	DATE	INT.
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	

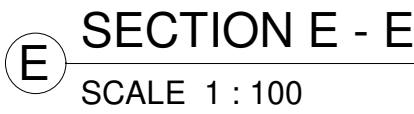
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Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	SECTION D - D

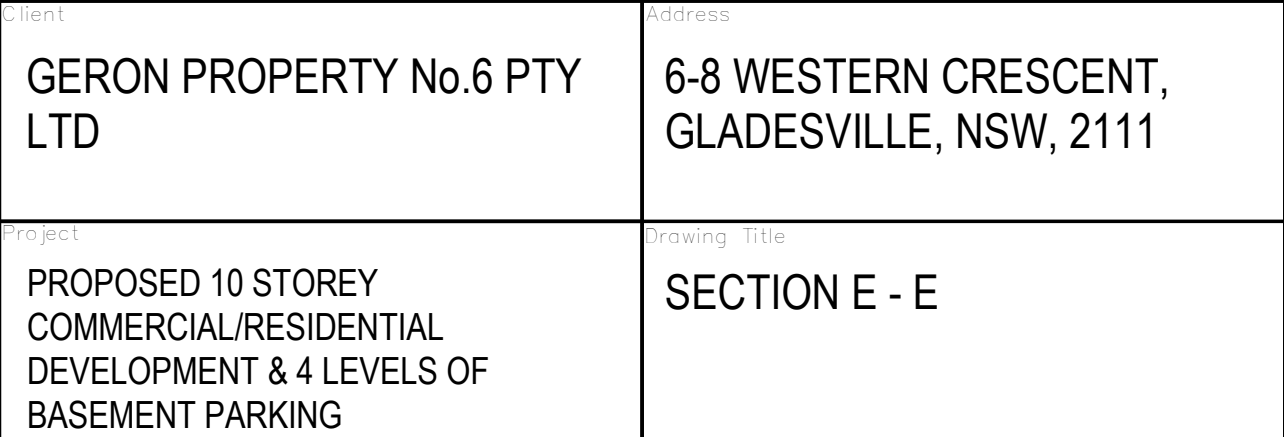
Innovate	5.4 Average star rating	0005271110 05 Jul 2021	Assessor Brian Tepicaneac	Accreditation No. 100588	Address 6-8 Western Crescent , Gladesville , NSW , 2111	hstar.com.au
Registered Architect	Nominated Architect	Carerion Jones	7143	02 9686 1856	02 9686 1844	mail@innovate.com.au
PO BOX 214 Outley NSW						


Job Number	2728	Drawn	JW	Scale	1:100@A1	Issue	B	Sheet	16	GERON PROPERTY
Job Title	2728	Drawn	JW	Scale	1:100@A1	Issue	B	Sheet	16	GERON PROPERTY





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	
ISSUE	AMENDMENT			DATE	INT.



<h1 style="margin: 0;">DEVELOPMENT</h1> <h1 style="margin: 0;">APPLICATION</h1> <h2 style="margin: 0;">NOT FOR CONSTRUCTION</h2>			
 <p style="margin: 5px 0;">M E M B E R</p>	Drawn <b>JW</b>	Scale <b>1: 100@A1</b>	GERON PROPERTY
	Checked <b>GJ</b>	Date	
	<b>APRIL 2021</b>		
Job Number  <b>2728</b>		Sheet  <b>17</b>	

<b>CERTIFICATE NUMBER: No. 0005271110</b>	
<b>BASIX NOTES</b>	
<b>REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION</b>	
<b>DWELLINGS</b>	
<b>WATER</b>	
* 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.	
* TOILET TAPS TO BE: SHOWER HEADS (3 STAR) & BUT <= (4)WING, TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).	
<b>ENERGY</b>	
* THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM FOR EACH DWELLING.	
* GAS COOKTOP & ELECTRIC OVEN	
* DISHWASHER	
* BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.	
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<b>COOLING</b>	
* LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)	
* BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)	
<b>HEATING</b>	
* LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)	
* BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)	
<b>ARTIFICIAL LIGHTING</b>	
* BEDROOMS & STUDY (DEDICATED)	
* KITCHEN (DEDICATED)	
* DINING/LIVING AREAS (DEDICATED)	
* BATHROOMS/TOILETS (DEDICATED)	
* LAUNDRY (DEDICATED)	
* ALL HALLWAYS (DEDICATED)	
<b>COMMON AREAS AND CENTRAL SYSTEMS</b>	
<b>WATER</b>	
* 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 SMOKELER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR REUSE, RATHER THAN DISPOSED.	
<b>ENERGY</b>	
<b>COMMON AREA VENTILATION SYSTEM</b>	
* CAR PARK LEVELS 1, 2 & 3	
* VENTILATION SYSTEM (SUPPLY + EXHAUST)	
* CARBON MONOXIDE MONITOR - VSD FAN	
* CAR PARK LEVEL 4	
* VENTILATION SYSTEM (EXHAUST ONLY)	
* LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION	
* GROUND FLOOR - 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	
<b>CENTRAL ENERGY SYSTEMS</b>	
* LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT)	
<b>COMMON AREA LIGHTING</b>	
* CAR PARK LEVELS 1 - 4 - FLOURESCENT WITH DAYLIGHT SENSOR AND MOTOR SENSOR.	
* LIFT 1 & 2 - FLOURESCENT CONNECTED TO LIFT CALL BUTTON	
* GARBAGE ROOM - FLOURESCENT WITH MANUAL ON/OFF SWITCH	
* COMMUNITY ROOM - FLOURESCENT WITH MANUAL ON/OFF SWITCH	
* GROUND FLOOR ROOMS - FLOURESCENT WITH MANUAL ON/OFF SWITCH	
* GROUND FLOOR LOBBY - FLOURESCENT WITH DAYLIGHT SENSOR AND MOTOR SENSOR	
* HALLWAY LOBBY - FLOURESCENT WITH DAYLIGHT SENSOR AND MOTOR SENSOR	
<b>BUILDING ENVELOPE PROPERTIES</b>	
<b>INSULATION REQUIREMENTS</b>	
<b>EXTERNAL WALLS:</b>	
* HEBEL PANEL WITH R15 INSULATION AND PLASTERBOARD	
<b>GLAZING</b>	
* ALUMINIUM SINGLE GLAZE CLEAR U = 6.70: SHGC = 0.57 - AWNING, CASHEMENT, DOORS.	
* ALUMINIUM SINGLE GLAZE CLEAR U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVER.	
<b>FLOOR</b>	
* TILES ON SLAB WITH PLASTERBOARD TO VET AREAS	
* CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS	
* RUBBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.	
<b>INT WALLS:</b>	
* HEBEL PANEL WITH STD AND R15 INSULATION - PARTY WALLS.	
* PLASTERBOARD ON STUD.	
* CONCRETE TO PLASTERBOARD.	
<b>ROOF:</b>	
* TILES ON CONCRETE SLAB WITH STD AND R10 INSULATION TO AREAS WHERE BALCONY IS ABOVE.	
* CONCRETE SLAB WITH STD AND R10 INSULATION	





SECTION F - F  
SCALE 1 : 100

NOTE:

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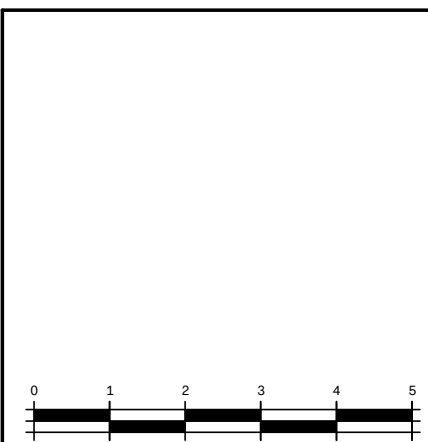
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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



Client	GERON PROPERTY No.6 PTY LTD
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Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing title	SECTION F - F

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REGISTERED ARCHITECT  
Nominated Architect  
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05 Jul 2021  
Assessor Brian Tepicaneac  
Accreditation No. 100588  
Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111

5.4  
Average  
star rating  
HOUSE  
www.safers.gov.au

ABS  
Accreditation No. 100588  
Accreditation Period: 01/04/2021 - 31/03/2022  
Assessor: Brian Tepicaneac  
Assessment Number: 100588  
Assessment Type: Residential

Drawn	JW	Scale	1:100@A1
Check	GJ	Issue	B
Date	APRIL 2021	Sheet	18
Job Number	2728		

DEVELOPMENT  
APPLICATION  
NOT FOR CONSTRUCTION

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 600MM 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 FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
- 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 880M<sup>2</sup>.
- NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND ALLOCATED 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

- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80).
- LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95).
- LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90).
- LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.50).
- UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.
- LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).

LEVEL 6

- LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
- LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.15 (PREVIOUSLY RL 61.05).
- DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3 BEDROOM UNIT & 2X 2 BEDROOM UNITS.

LEVEL 7

- RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.
- LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 63.30 (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 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.

LEVEL 9

- LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.

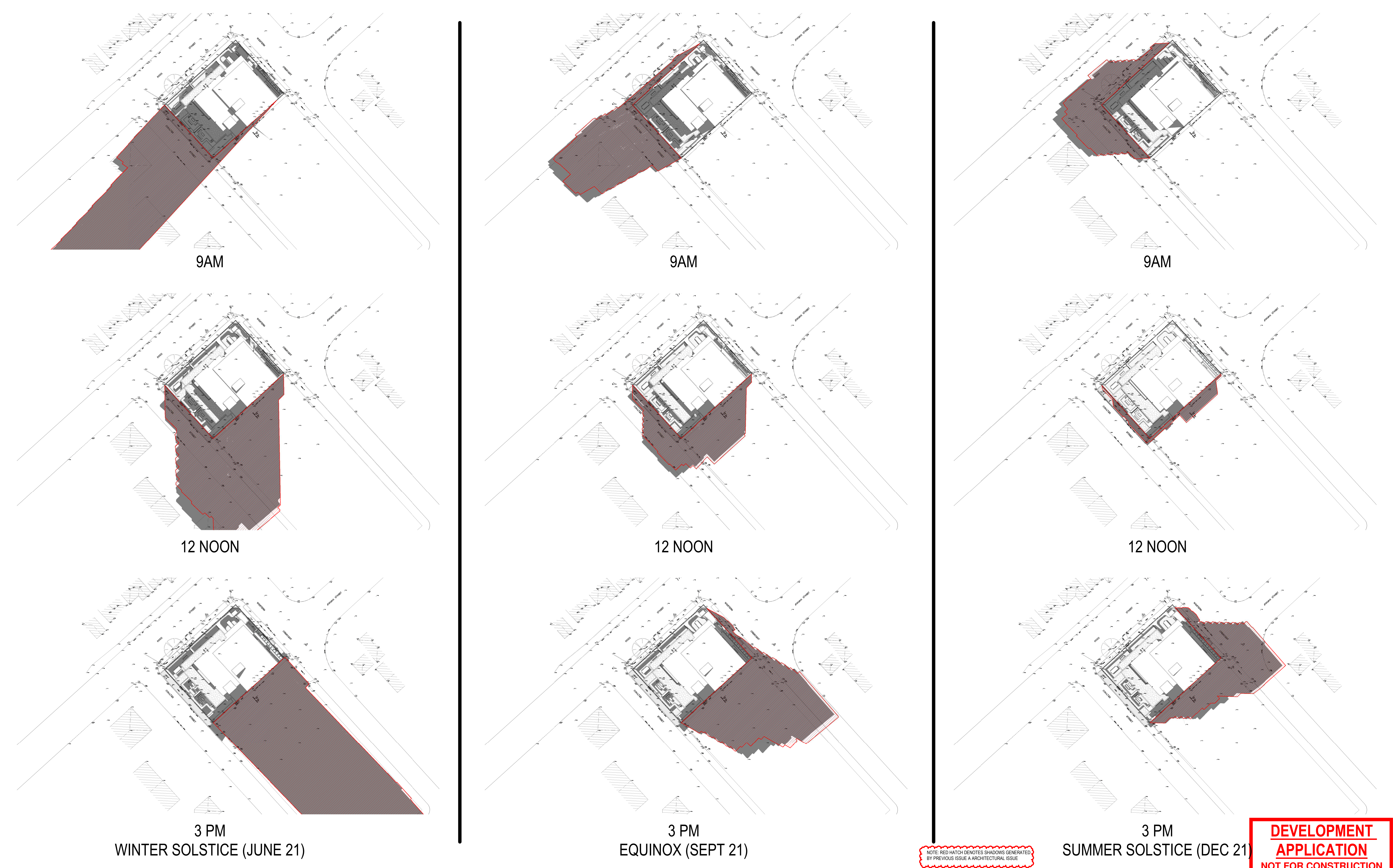
CERTIFICATE NUMBER: No. 0005271110  
BASIX NOTES  
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS
<b>WATER</b> <ul style="list-style-type: none"><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: SHOWERHEADS (3 STAR) &amp; 5 LIT (4 L LIT), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li></ul>
<b>ENERGY</b> <ul style="list-style-type: none"><li>THE APPLICANT MUST INSTALL A 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>
<b>COOLING</b> <ul style="list-style-type: none"><li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li><li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li></ul>
<b>HEATING</b> <ul style="list-style-type: none"><li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li><li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR).</li></ul>
<b>ARTIFICIAL LIGHTING</b> <ul style="list-style-type: none"><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
<b>WATER</b> <ul style="list-style-type: none"><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 REUSE, RATHER THAN DISPOSED.</li></ul>
<b>ENERGY</b> <ul style="list-style-type: none"><li>COMMON AREA VENTILATION SYSTEM<ul style="list-style-type: none"><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</li><li>VENTILATION SYSTEM (EXHAUST ONLY)</li><li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li><li>GARAGE ROOM - NO MECHANICAL VENTILATION</li><li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li><li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li><li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li><li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li></ul></li><li>CENTRAL ENERGY SYSTEMS<ul style="list-style-type: none"><li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li></ul></li><li>COMMON AREA LIGHTING<ul style="list-style-type: none"><li>CAR PARK 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>GARAGE 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 SWITCH</li><li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li><li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li></ul></li></ul>

BUILDING ENVELOPE PROPERTIES
<b>INSULATION REQUIREMENTS</b> <ul style="list-style-type: none"><li>EXTERNAL WALLS:<ul style="list-style-type: none"><li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li></ul></li><li>GLAZING:<ul style="list-style-type: none"><li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li><li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.</li></ul></li><li>FLOOR:<ul style="list-style-type: none"><li>TILES ON SLAB WITH PLASTERBOARD TO WET AREAS</li><li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li><li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.</li></ul></li><li>WALLS:<ul style="list-style-type: none"><li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.</li><li>PLASTERBOARD ON STUDS</li><li>CONCRETE WITH PLASTERBOARD</li></ul></li><li>ROOF:<ul style="list-style-type: none"><li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE</li><li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li></ul></li></ul>





NOTE: RED HATCH DENOTES SHADOWS GENERATED BY PREVIOUS ISSUE A ARCHITECTURAL ISSUE

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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:**  
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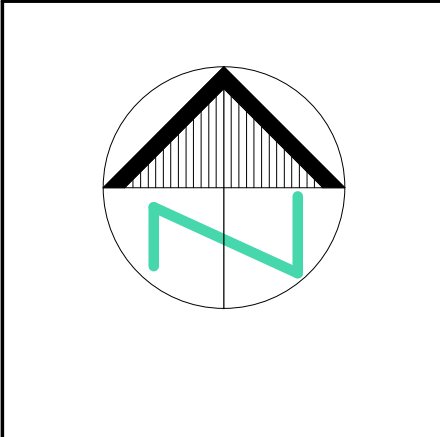
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage 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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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
ISSUE	AMENDMENT	DATE INT.



Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	SHADOW DIAGRAMS

**Innovate**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Cusley NSW

REGISTERED ARCHITECT  
Nominated Architect  
Cameron Jones

02 9686 1866  
02 9686 1844  
mail@innovate.com.au  
www.innovate.com.au

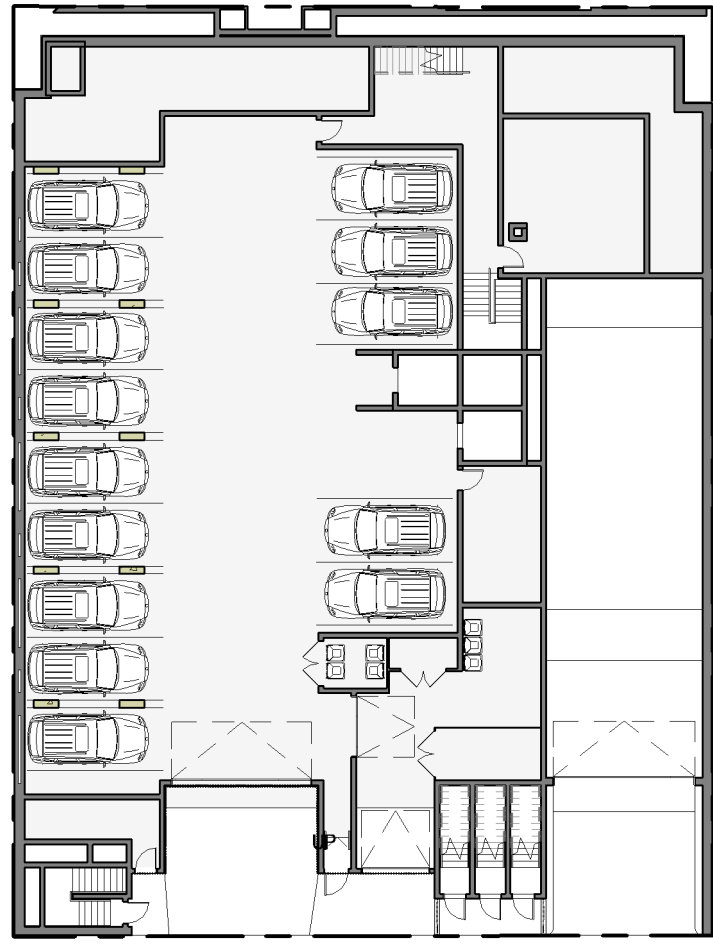
**Architects**

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

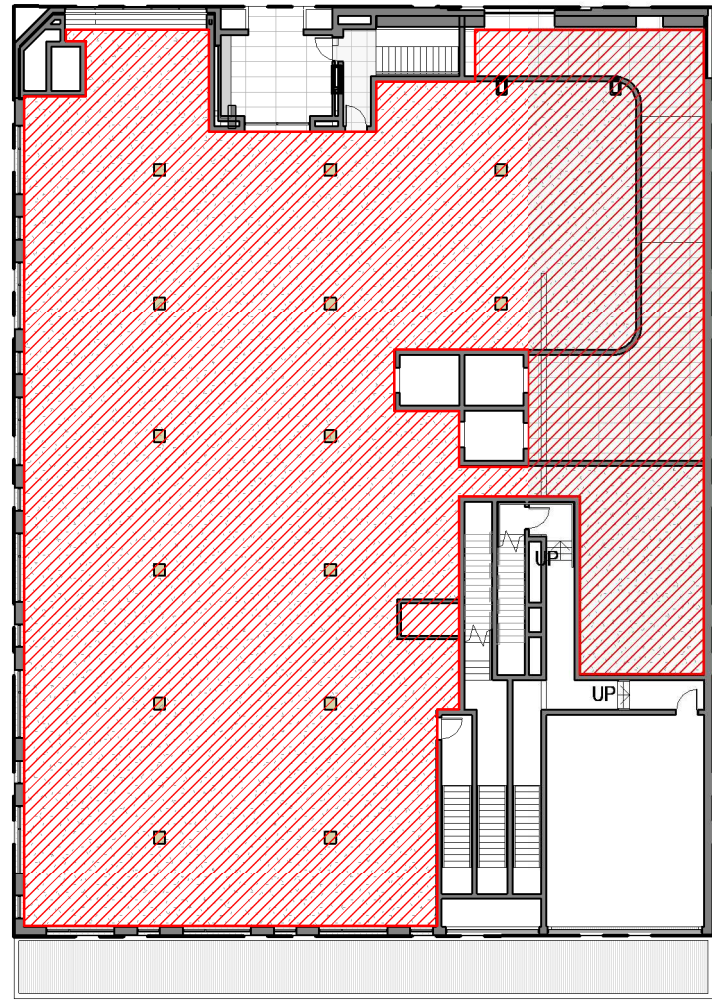
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	Check GJ	Issue B
	Date APRIL 2021	Sheet 19
Job Number 2728		

GERON PROPERTY





1 LEVEL P1 CALCS  
SCALE 1 : 300



2 GROUND FLOOR CALCS  
SCALE 1 : 300



3 LEVEL 1 CALCS  
SCALE 1 : 300



4 LEVEL 2 CALCS  
SCALE 1 : 300



5 LEVEL 3 CALCS  
SCALE 1 : 300

## SITE CALCULATIONS

SITE AREA = 1024.4m<sup>2</sup>

FLOOR SPACE  
RLEP 2014 - ZONE B4

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

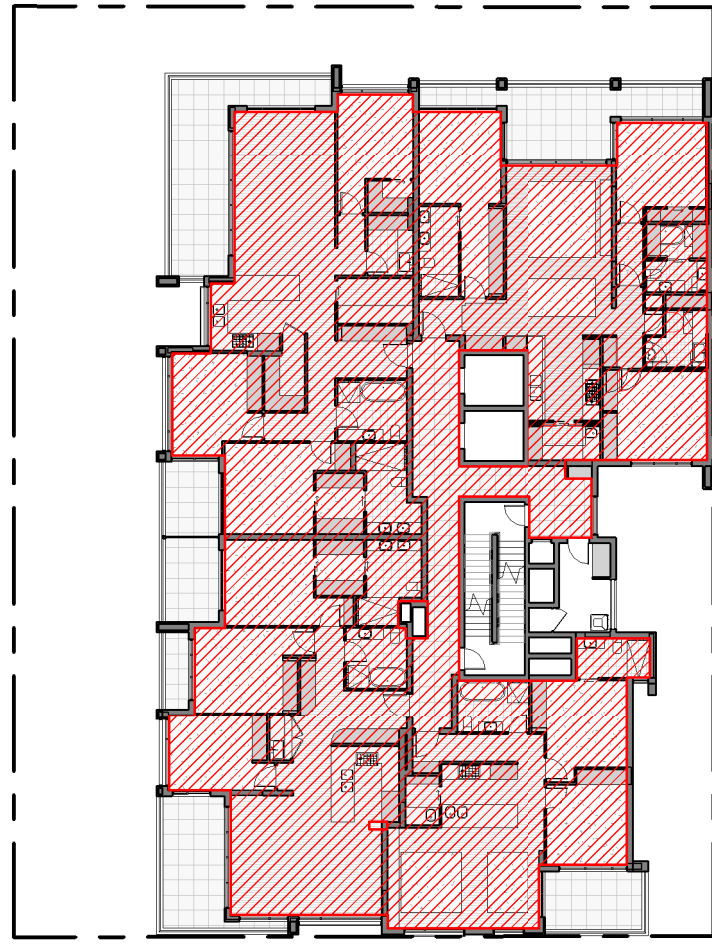
### PROPOSED FLOOR AREAS

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



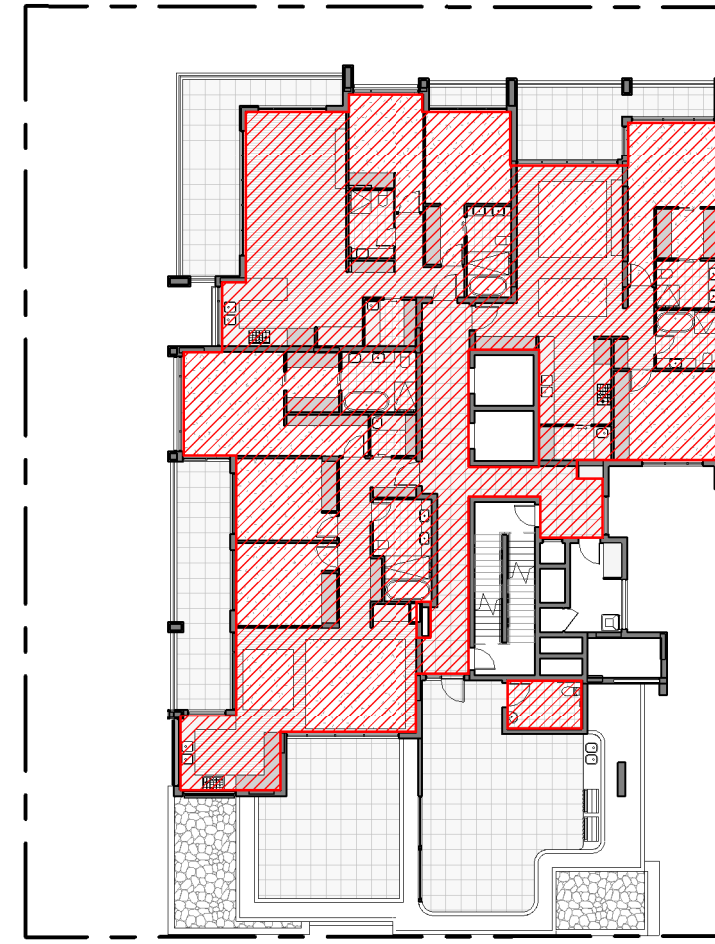
6 LEVEL 4 CALCS  
SCALE 1 : 300



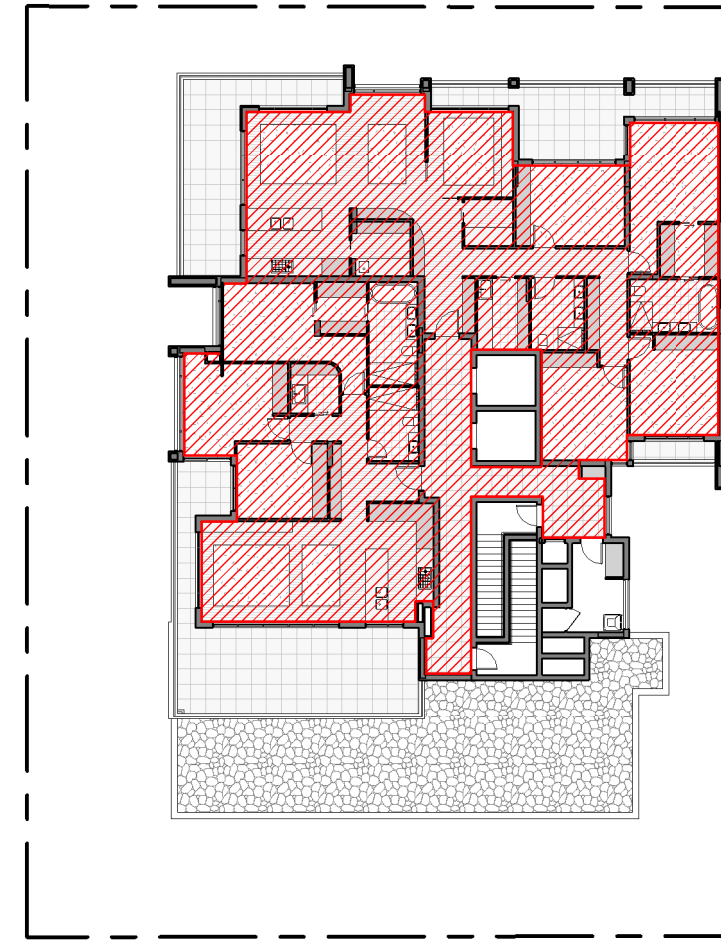
7 LEVEL 5 CALCS  
SCALE 1 : 300



8 LEVEL 6 CALCS  
SCALE 1 : 300



9 LEVEL 7 CALCS  
SCALE 1 : 300



10 LEVEL 8 CALCS  
SCALE 1 : 300

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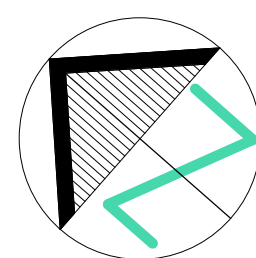
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Client  
**GERON PROPERTY No.6 PTY LTD**

Project  
**PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING**

Address  
**6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111**

Drawing Title  
**FSR CALCULATIONS**

**Innovate**

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REGISTERED ARCHITECT  
Nominated Architect  
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7143

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**Architects**

**DEVELOPMENT APPLICATION**  
**NOT FOR CONSTRUCTION**

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	Check GJ	Issue B
	Date APRIL 2021	Sheet 20
Job Number 2728		

GERON PROPERTY