

ADEVELOPMENT APPLICATIONP2PRELIMINARY DA PLANSP1PRELIMINARY DA PLANS

ISSUE AMENDMENT

09/07/2021

30/06/2021

07/06/2021 DATE INT.

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

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

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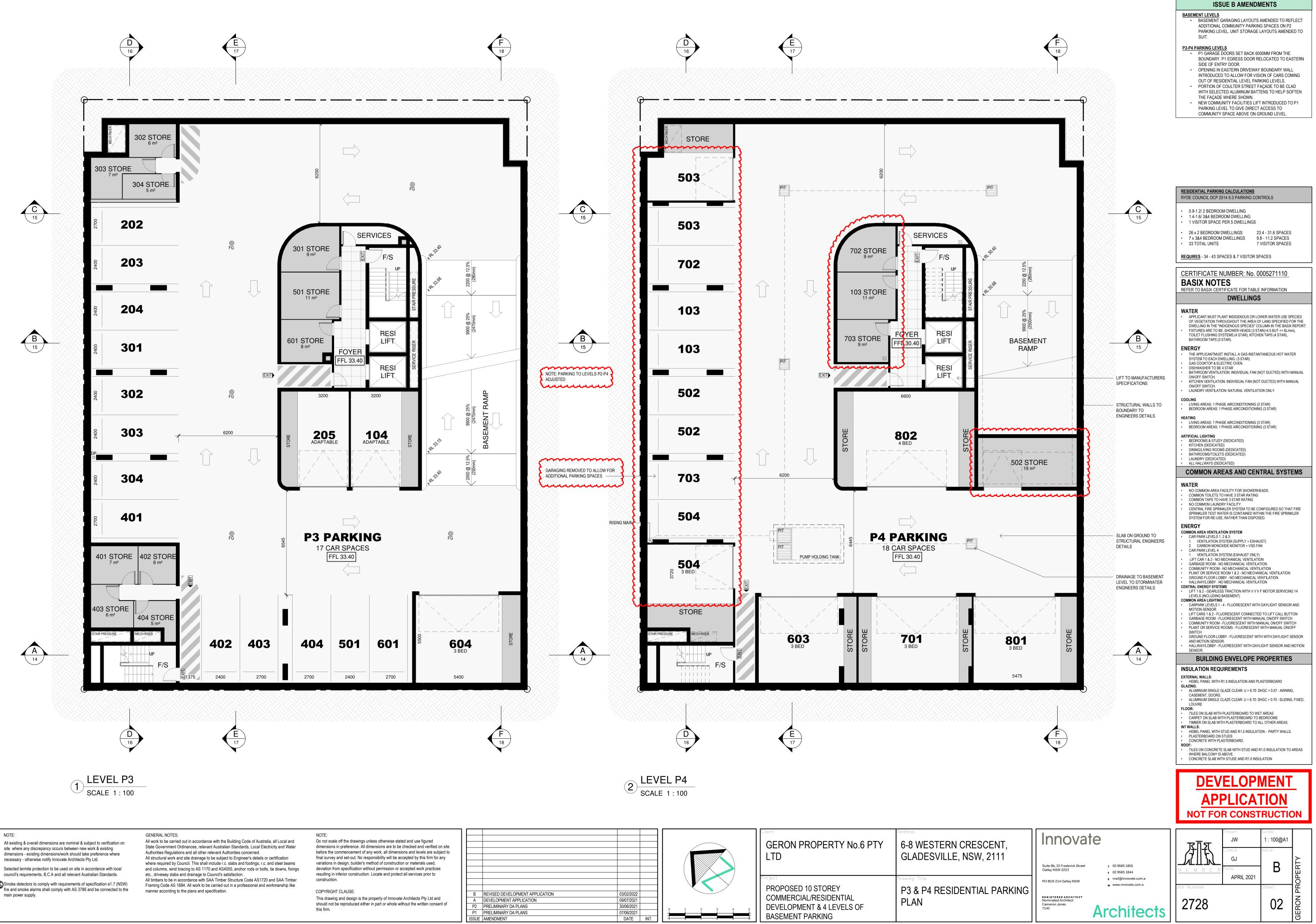
CRESCENT

COMMERCIAL/RESIDENTIAL

BASEMENT PARKING

DEVELOPMENT & 4 LEVELS OF

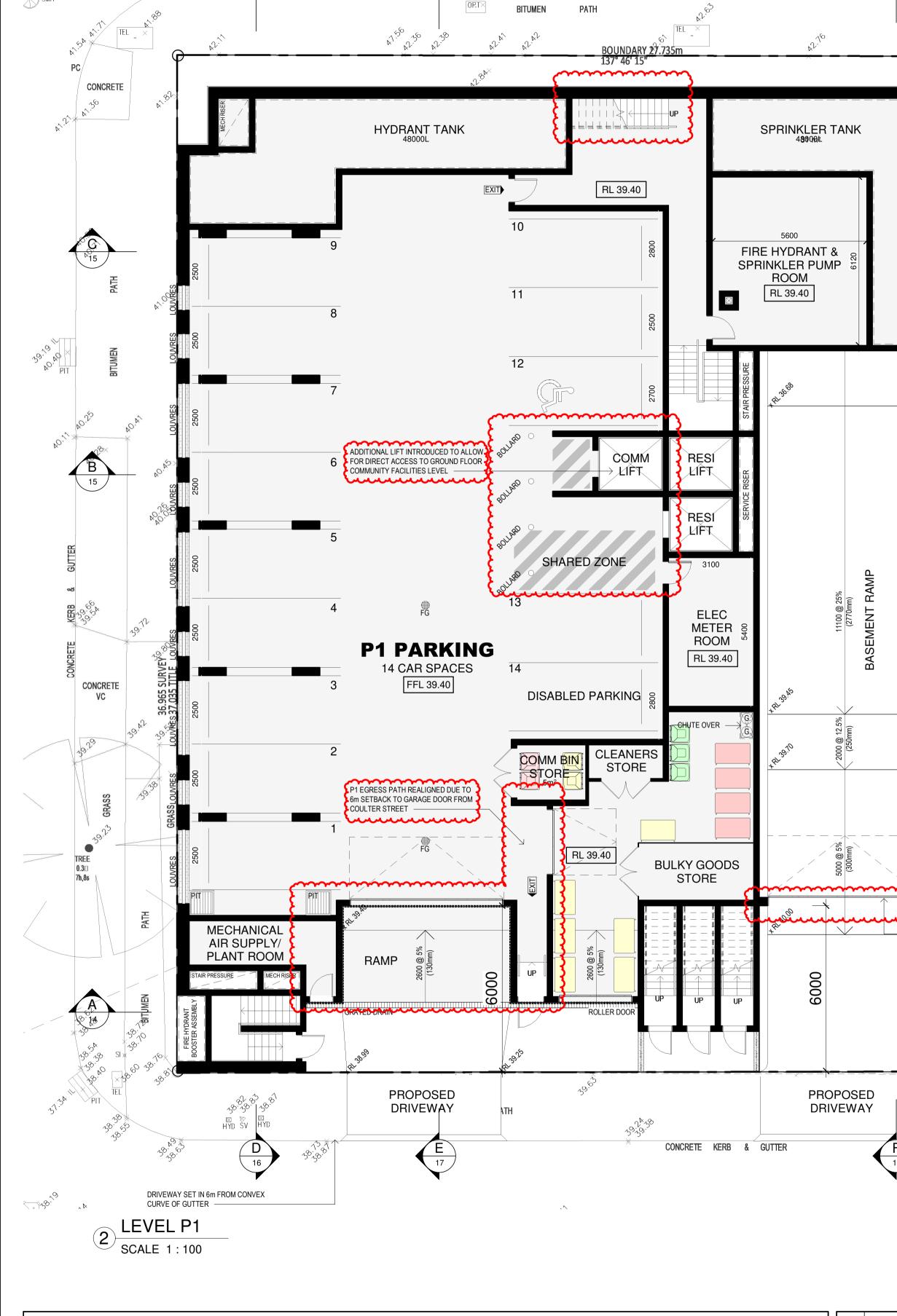
	SITE CALCULATIONS	ISSUE B AMENDMENTS BASEMENT LEVELS BASEMENT CAPACING LAVOLITS AMENDED TO REFLECT ADDITIONAL
	SITE AREA = 1024.4m ² FLOOR SPACE RLEP 2014 - ZONE B4 maximum FSR for Zone B4 = 4.3 : 1	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL.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





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

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



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

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

NOTE:

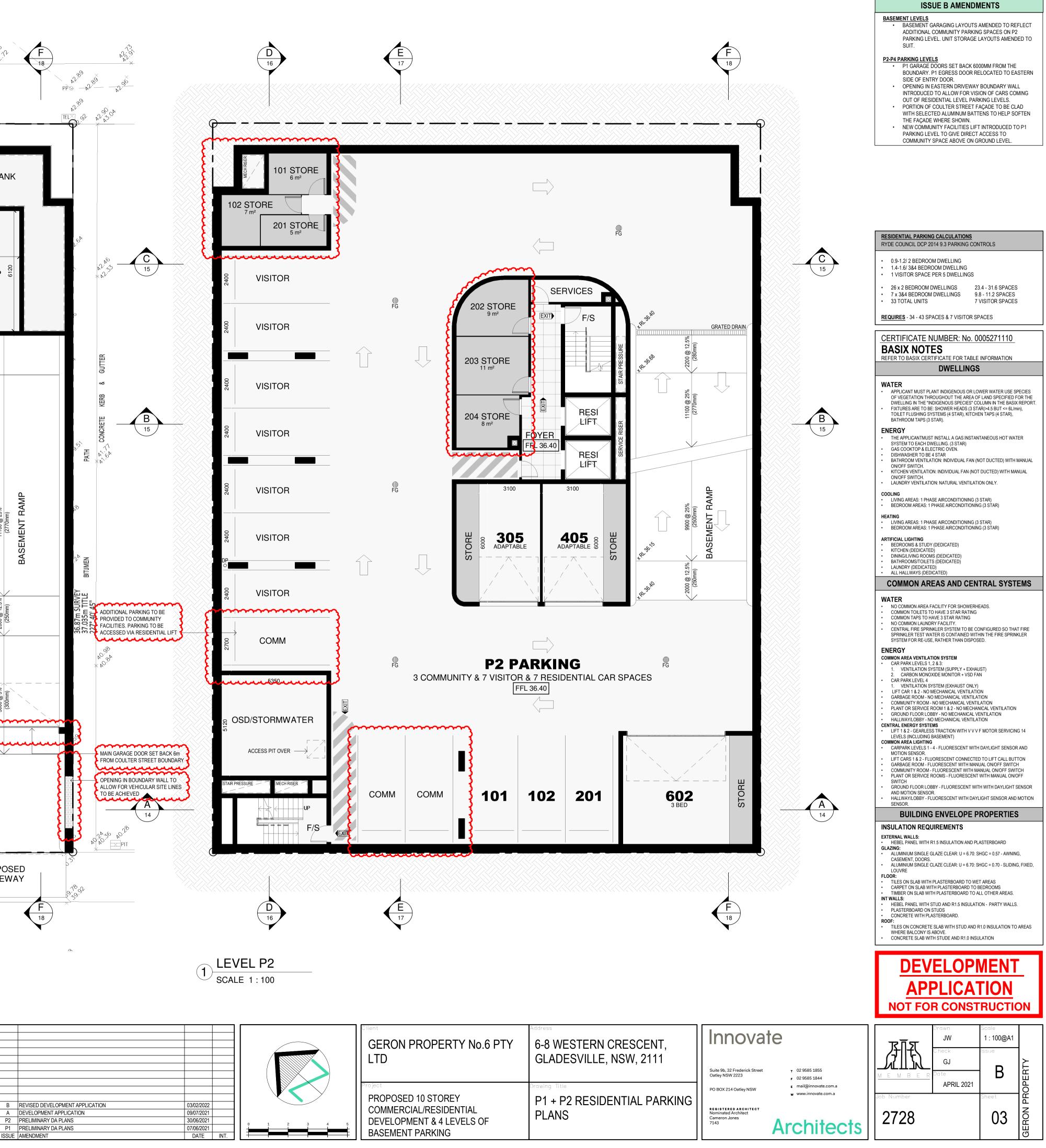
CONCRETE KERB & GUTTER

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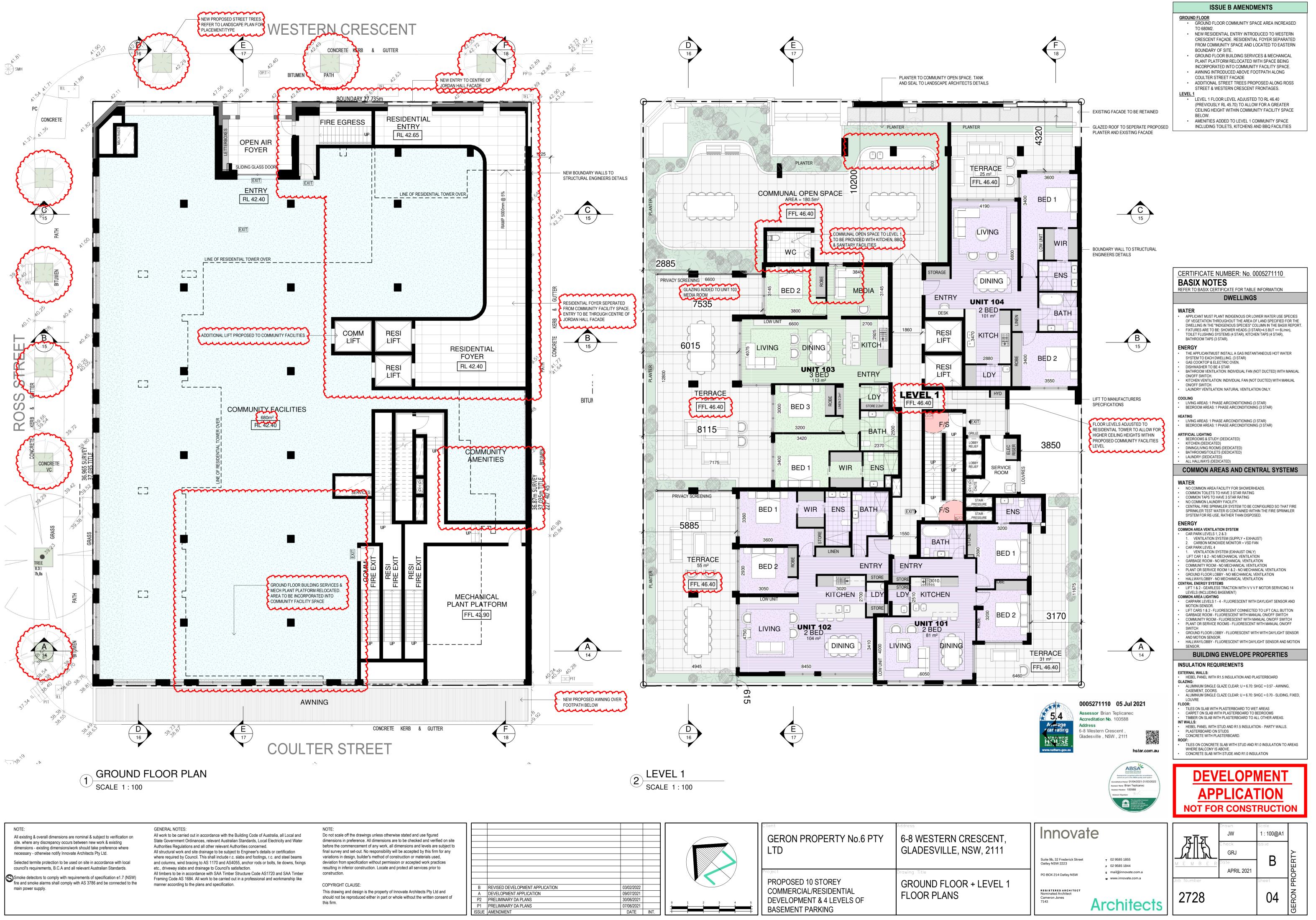
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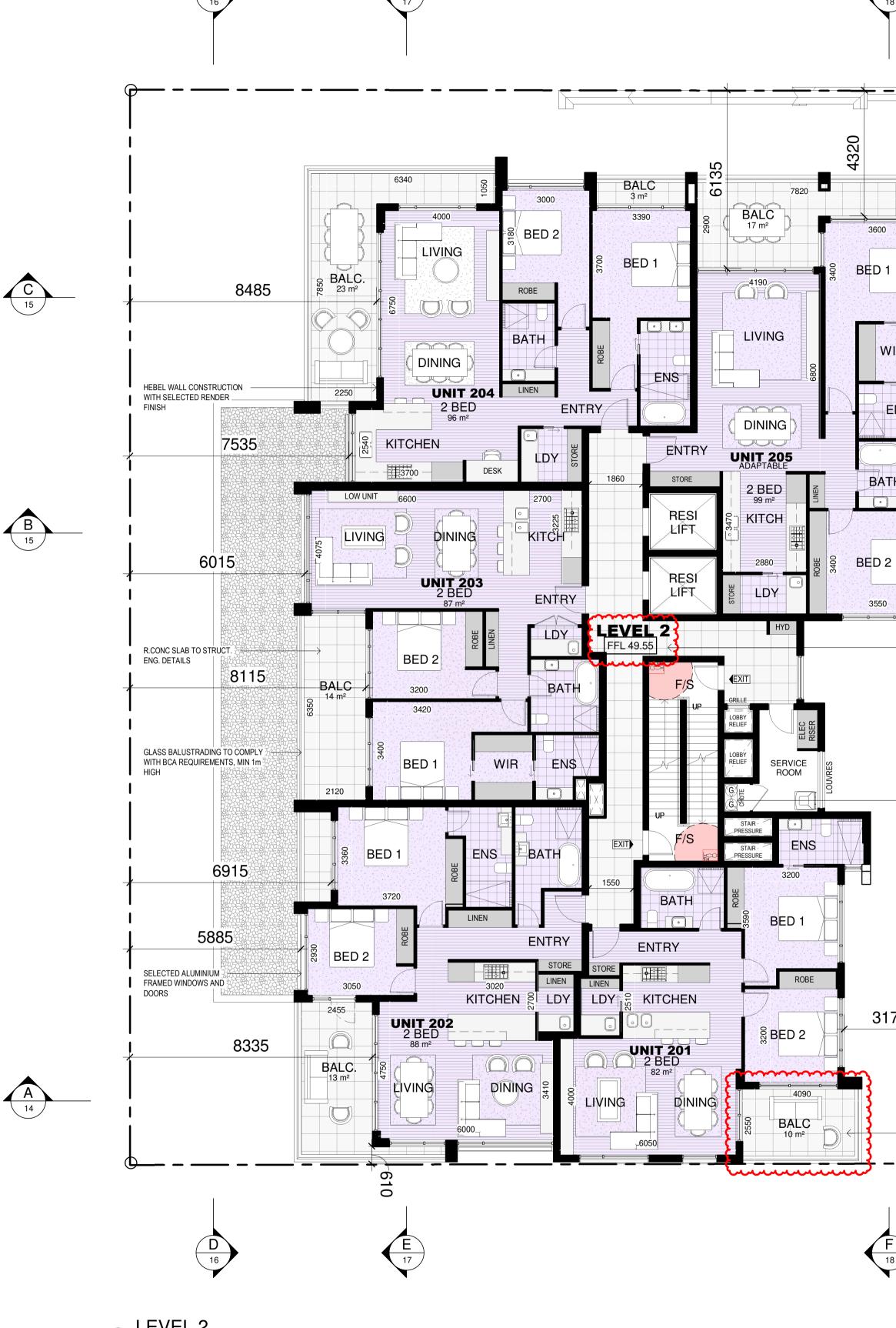
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		GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCEN GLADESVILLE, NSW, 21
EVISED DEVELOPMENT APPLICATION EVELOPMENT APPLICATION RELIMINARY DA PLANS RELIMINARY DA PLANS MENDMENT	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY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



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





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

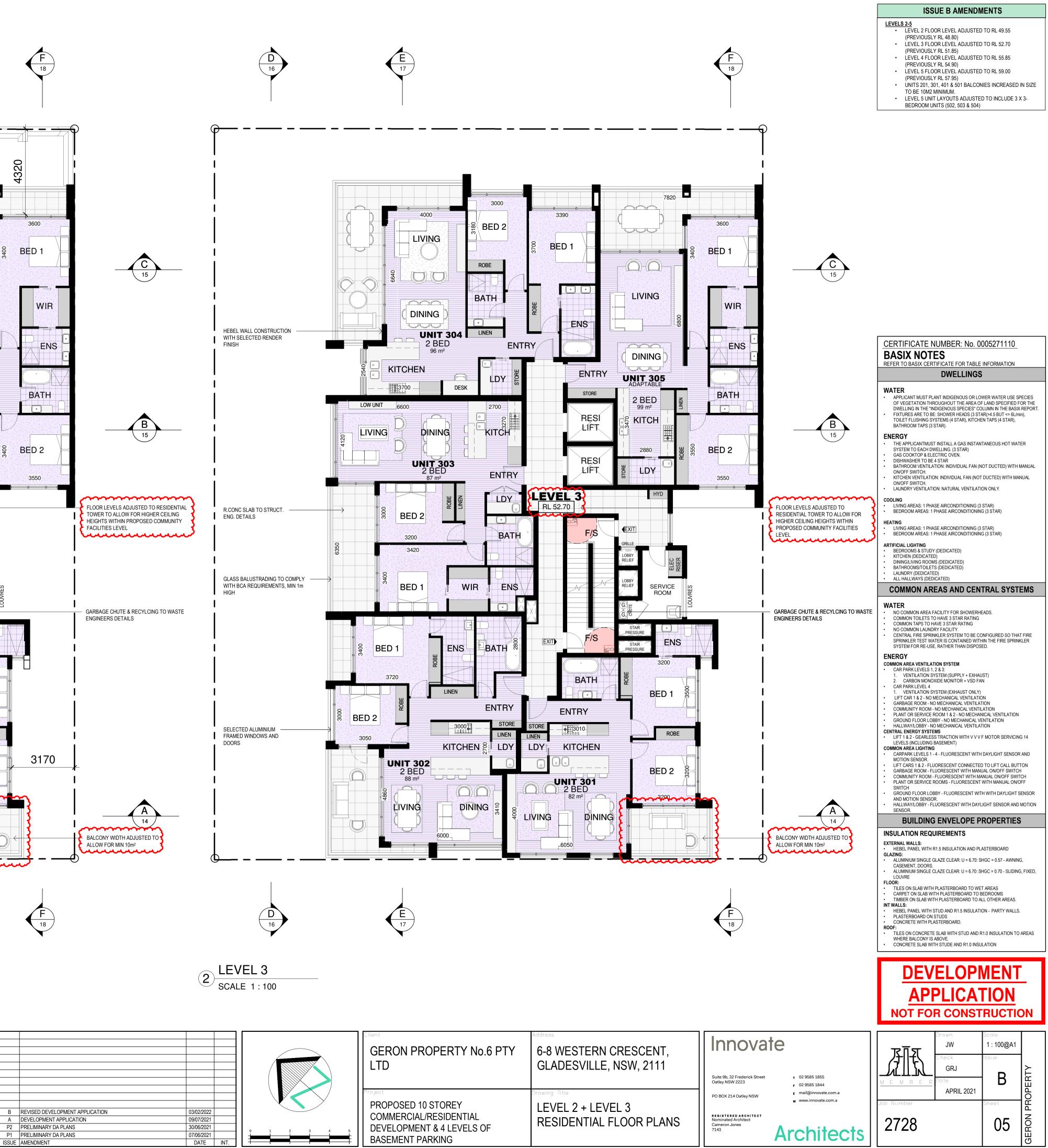
GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage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

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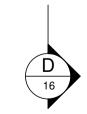
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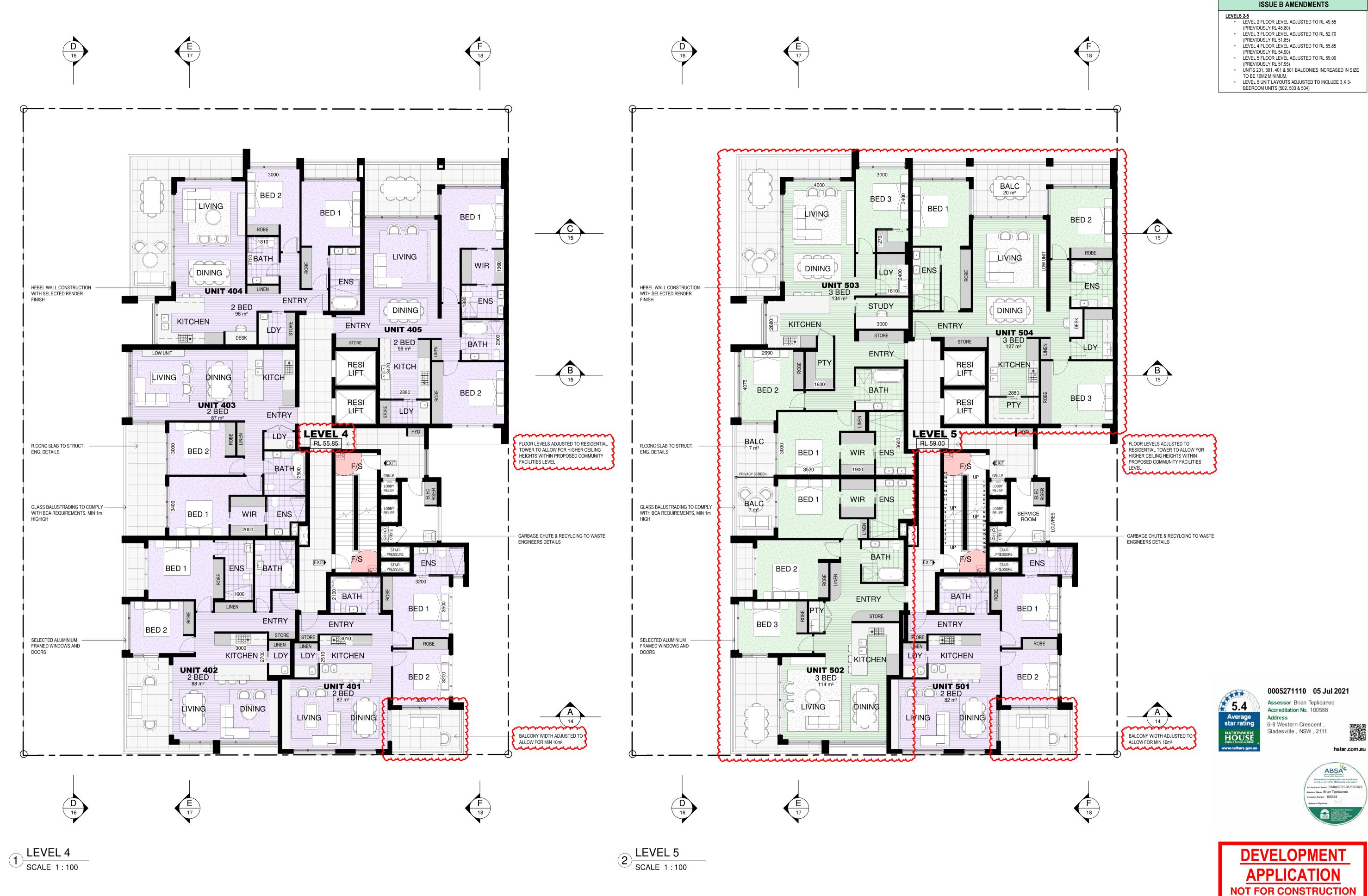
3600

3550





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

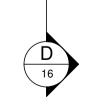




A 14

C 15

B 15







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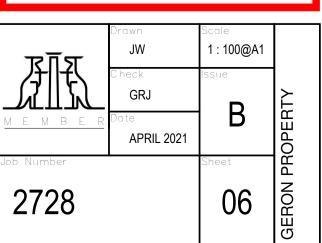
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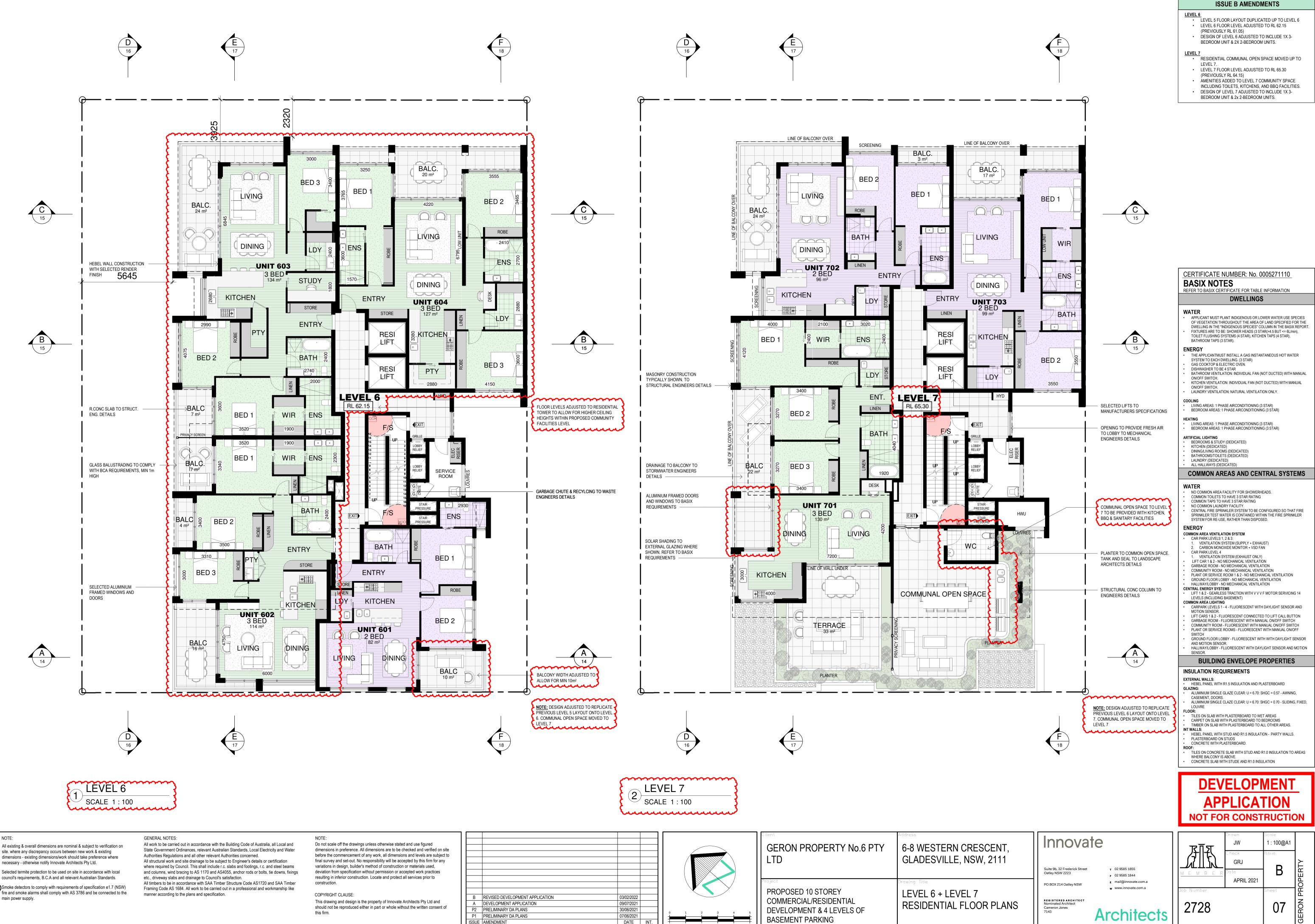
A DE^V P2 PRI P1 PRI ISSUE AM



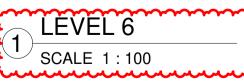
REVISED DEVELOPMENT APPLICATION 03/02/2022 DEVELOPMENT APPLICATION 09/02/0021	
PRELIMINARY DA PLANS 30/06/2021 DEVELOPMENT	
AMENDMENT DATE INT.	RKING







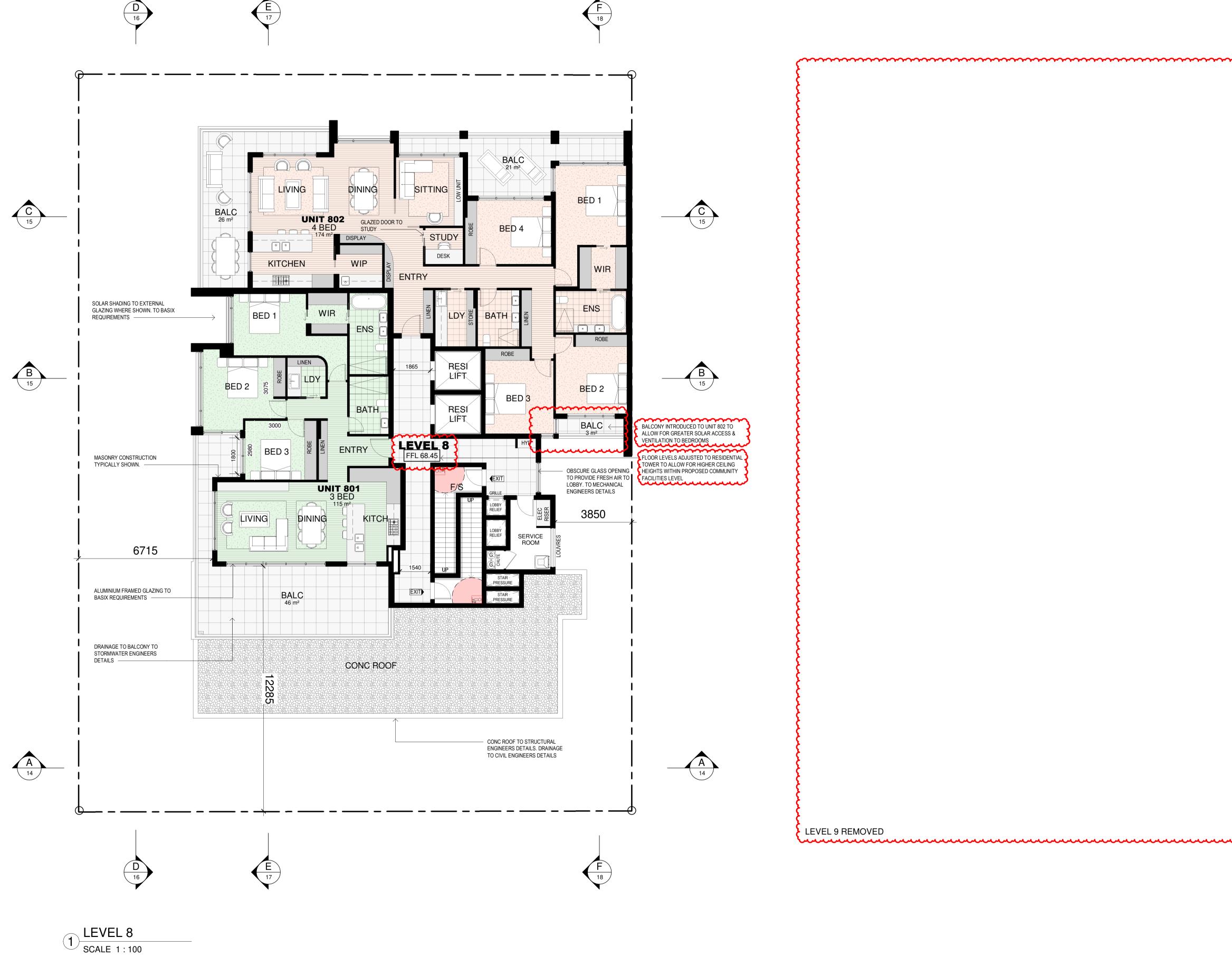




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			GERON PROPERTY No.6 P LTD	TY 6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	Project PROPOSED 10 STOREY	Drawing Title LEVEL 8 FLOOR PLAN
A	DEVELOPMENT APPLICATION	09/07/2021		
P2 P1	PRELIMINARY DA PLANS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

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

Architects || 2728

CB CERC



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

GENERAL NOTES:

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

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

	ISSUE B A	MENDMENTS
		S AMENDED TO REFLECT ADDITIONAL ON P2 PARKING LEVEL, UNIT STORAGE
	LAYOUTS AMENDED TO SUIT. <u>P2-P4 PARKING LEVELS</u> • P1 GARAGE DOORS SET BACK 6	5000MM FROM THE BOUNDARY. P1 EGRESS
	FOR VISION OF CARS COMING C LEVELS.	AY BOUNDARY WALL INTRODUCED TO ALLOW DUT OF RESIDENTIAL LEVEL PARKING
	ALUMINUM BATTENS TO HELP S • NEW COMMUNITY FACILITIES LI	FAÇADE TO BE CLAD WITH SELECTED SOFTEN THE FAÇADE WHERE SHOWN. FT INTRODUCED TO P1 PARKING LEVEL TO JUNITY SPACE ABOVE ON GROUND LEVEL.
	 NEW RESIDENTIAL ENTRY INTR 	PACE AREA INCREASED TO 680M2. ODUCED TO WESTERN CRESCENT FAÇADE.
	TO EASTERN BOUNDARY OF SI GROUND FLOOR BUILDING SER' RELOCATED WITH SPACE BEIN	ED FROM COMMUNITY SPACE AND LOCATED TE. VICES & MECHANICAL PLANT PLATFORM G INCORPORATED INTO COMMUNITY FACILITY
	CRESCENT FRONTAGES. LEVEL 1	OPOSED ALONG ROSS STREET & WESTERN
	ALLOW FOR A GREATER CEILIN SPACE BELOW. • AMENITIES ADDED TO LEVEL 1	ED TO RL 46.40 (PREVIOUSLY RL 45.70) TO G HEIGHT WITHIN COMMUNITY FACILITY COMMUNITY SPACE INCLUDING TOILETS,
	LEVELS 2-5 LEVEL 2 FLOOR LEVEL ADJUST	OOTPATH ALONG COULTER STREET FACADE ED TO RL 49.55 (PREVIOUSLY RL 48.80)
	LEVEL 4 FLOOR LEVEL ADJUSTI LEVEL 5 FLOOR LEVEL ADJUSTI UNITS 201, 301, 401 & 501 BALCO	ED TO RL 52.70 (PREVIOUSLY RL 51.85) ED TO RL 55.85 (PREVIOUSLY RL 54.90) ED TO RL 59.00 (PREVIOUSLY RL 57.95) ONIES INCREASED IN SIZE TO BE 10M2
	503 & 504) <u>LEVEL 6</u>	TED TO INCLUDE 3 X 3-BEDROOM UNITS (502,
		CATED UP TO LEVEL 6 ED TO RL 62.15 (PREVIOUSLY RL 61.05) TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-
	 LEVEL 7 FLOOR LEVEL ADJUST 	N SPACE MOVED UP TO LEVEL 7. ED TO RL 65.30 (PREVIOUSLY RL 64.15)
	 KITCHENS, AND BBQ FACILITIES DESIGN OF LEVEL 7 ADJUSTED BEDROOM UNITS. 	COMMUNITY SPACE INCLUDING TOILETS, 3. TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-
		ED TO RL 68.45 (PREVIOUSLY RL 67.20) TO INCLUDE BALCONY OFF BEDROOM 2 TO 3EDROOM 3.
	LEVEL 9 REMOVED FROM THE D GROUND FLOOR & LEVEL 6.	DESIGN DUE TO FLOORSPACE CHANGES TO
		R: No. 0005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE F	
	DWEI	LLINGS
		IOUS OR LOWER WATER USE SPECIES THE AREA OF LAND SPECIFIED FOR THE
	FIXTURES ARE TO BE: SHOWER H TOILET FLUSHING SYSTEMS (4 ST	SPECIES" COLUMN IN THE BASIX REPORT. IEADS (3 STAR(>4.5 BUT <= 6L/min), 'AR), KITCHEN TAPS (4 STAR),
	BATHROOM TAPS (3 STAR). ENERGY • THE APPLICANTMUST INSTALL &	GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 S • GAS COOKTOP & ELECTRIC OVEN • DISHWASHER TO BE 4 STAR	STAR) I.
	ON/OFF SWITCH.	DUAL FAN (NOT DUCTED) WITH MANUAL AL FAN (NOT DUCTED) WITH MANUAL
	LAUNDRY VENTILATION: NATURAI COOLING	L VENTILATION ONLY.
	LIVING AREAS: 1 PHASE AIRCOND BEDROOM AREAS: 1 PHASE AIRCO HEATING	
	LIVING AREAS: 1 PHASE AIRCOND BEDROOM AREAS: 1 PHASE AIRCO	
	ARTIFICIAL LIGHTING BEDROOMS & STUDY (DEDICATED KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATE	
	 BATHROOMS/TOILETS (DEDICATE 	
	LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)	
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Innovate

Suite 9b, 32 Frederick Street Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



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

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

GENERAL NOTES:

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

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	ISSUE B AMENDMENTS
	BASEMENT LEVELS BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
}	P2-P4 PARKING LEVELS P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS
}	DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. • OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING
<u>}</u>	LEVELS. PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO
8	GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
	 GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2. NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
	 GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
}	ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES. LEVEL 1 LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO
	ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS,
}	KITCHENS AND BBQ FACILITIES AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
8	 LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)
	 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)
	LEVEL 5 LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6 LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
	 DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS. LEVEL 7
	RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15) AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS,
	KITCHENS, AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2- BEDROOM UNITS. LEVEL 8
{	LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
	LEVEL 9 LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.
(
	CERTIFICATE NUMBER: No. 0005271110 BASIX NOTES
	REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION DWELLINGS
	WATER
	 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 BUT <= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
	ENERGY THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER
	SYSTEM TO EACH DWELLING. (3 STAR) • GAS COOKTOP & ELECTRIC OVEN.
	DISHWASHER TO BE 4 STAR BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL
	 ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
	 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) DATUBOONDECTURES (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 TOLLETS TO HAVE 3STAR RATING COMMON TAPS TO HAVE 3 STAR RATING NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE
	SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
	ENERGY COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2 & 3:
	CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN CAR PARK LEVEL 4
	CAR PARK LEVEL 4 I. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARBAGE ROOM - NO MECHANICAL VENTILATION
	GARBAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
	HALLWAY/LOBBY - NO MECHANICAL VENTILATION HALLWAY/LOBBY - NO MECHANICAL VENTILATION CENTRAL ENERGY SYSTEMS LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14
	LEFT T & 2 - GEARBOR TON WITH V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT) COMMON AREA LIGHTING CARPARK LEVELS 1 - 4 - FLUORESCENT WITH DAYLIGHT SENSOR AND
	CARFAR LEVELS 1 * 1 - FLUORESCENT WITH DATLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
	COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
	 GROUND FLOOR LOBBY - FLUORESCENT WITH 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: • ALLIMINIUM SINGLE GLAZE CLEAP: LLE 6 70: SHGC = 0.57 - AWNING
	 ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SHGC = 0.70 - SLIDING, FIXED, LOUVRE
0005271110 05 Jul 2021 Assessor Brian Teplicanec	LOUVRE FLOOR: • TILES ON SLAB WITH PLASTERBOARD TO WET AREAS • CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
Assessor Brian replicanec Accreditation No. 100588 Address	CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS. INT WALLS: HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
6-8 Western Crescent , Gladesville , NSW , 2111	PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD. ROOF:
回来從對 hstar.com.au	 TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE. CONCRETE SLAB WITH STUDE AND R1.0 INSULATION
ABSA	
Austration Putitive Austration Putitive Provide the Additional Manual Australia Participation and Additional Australia Accorditation Period 01/04/2021-31/03/2022	DEVELOPMENT
Assessor Namber 100588 Assessor Signature	APPLICATION
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_	Drawn Scale
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SW E mail@innovate.com.a w www.innovate.com.a	Job Number Sheet
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Suite 9b, 32 Frederick Street Oatley NSW 2223 PO BOX 214 Oatley NSW

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



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

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

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	<u>{</u>	ISSU	JE B AMENDN	IENTS	
		SEMENT GARAG	SING LAYOUTS AMENDED T		
	P2-P4 PARKING	YOUTS AMENDE <u>G LEVELS</u>	D TO SUIT.		
	P1 G     DOC     OPE	GARAGE DOORS OR RELOCATED ENING IN EASTE	S SET BACK 6000MM FROM TO EASTERN SIDE OF EN RN DRIVEWAY BOUNDARY RS COMING OUT OF RESIDI	TRY DOOR. WALL INTRODUCED TO	DALLOW
	LEV     POR	VELS. RTION OF COUL	TER STREET FAÇADE TO B	E CLAD WITH SELECTE	D
	• NEW GIVE	W COMMUNITY F /E DIRECT ACCE	FACILITIES LIFT INTRODUC SS TO COMMUNITY SPACE	ED TO P1 PARKING LEV	'EL TO
	• NEW	OUND FLOOR CO W RESIDENTIAL	OMMUNITY SPACE AREA IN ENTRY INTRODUCED TO V	ESTERN CRESCENT F	
	RES TO E • GRC	SIDENTIAL FOYE EASTERN BOUN	ER SEPARATED FROM CON NDARY OF SITE. JILDING SERVICES & MECH	IMUNITY SPACE AND LO	DCATED DRM
	SPA • ADD	ACE. DITIONAL STREE	SPACE BEING INCORPORA		
	LEVEL 1 • LEVI		AGES. VEL ADJUSTED TO RL 46.41 ATER CEILING HEIGHT WIT		
	SPA • AME	ACE BELOW.	TO LEVEL 1 COMMUNITY S		
	· AWN LEVELS 2-5 · LEVI	/NING INTRODUC	CED ABOVE FOOTPATH ALC	5 (PREVIOUSLY RL 48.8	0)
	LEVI	VEL 4 FLOOR LE' VEL 5 FLOOR LE'	VEL ADJUSTED TO RL 52.7 VEL ADJUSTED TO RL 55.8 VEL ADJUSTED TO RL 59.0 & 501 BALCONIES INCREA	5 (PREVIOUSLY RL 54.9 ) (PREVIOUSLY RL 57.9	0) 5)
	MINI • LEVI	NIMUM.	DUTS ADJUSTED TO INCLU		
	LEVEL 6 • LEVI	VEL 5 FLOOR LA	YOUT DUPLICATED UP TO VEL ADJUSTED TO RL 62.1		5)
	BED	SIGN OF LEVEL DROOM UNITS.	6 ADJUSTED TO INCLUDE 1	X 3-BEDROOM UNIT & 2	2X 2-
	• LEVI	VEL 7 FLOOR LE	MUNAL OPEN SPACE MOVE VEL ADJUSTED TO RL 65.30 TO LEVEL 7 COMMUNITY S	) (PREVIOUSLY RL 64.1	
	<ul> <li>KITC</li> <li>DES</li> </ul>	CHENS, AND BB			
	DES	SIGN OF UNIT 80	VEL ADJUSTED TO RL 68.4 2 ADJUSTED TO INCLUDE		
	LEVEL 9		ACCESS TO BEDROOM 3.		
	GRC	OUND FLOOR &			
	CERTIFIC	CATE N	UMBER: No. 0	005271110	
	BASIX REFER TO B		<b>S</b>	INFORMATION	
			DWELLINGS		
			NT INDIGENOUS OR LO		ECIES
	OF VEGET DWELLING	ETATION THRC	DUGHOUT THE AREA OF	LAND SPECIFIED FOLLOWIN IN THE BASIX	or the Report.
	TOILET FL		SHOWER HEADS (3 STA STEMS (4 STAR), KITCHE TAR).		11),
	ENERGY	LICANTMUST	INSTALL A GAS INSTAN	TANEOUS HOT WAT	ER
	• GAS COO		ELLING. (3 STAR) CTRIC OVEN.		
	BATHROC ON/OFF S	OM VENTILATI SWITCH.	ION: INDIVIDUAL FAN (N	,	
	ON/OFF S	SWITCH.	I: INDIVIDUAL FAN (NOT N: NATURAL VENTILATI	,	IUAL
			E AIRCONDITIONING (3		
	• BEDROOM	DM AREAS: 1 PI	HASE AIRCONDITIONIN	G (3 STAR)	
	LIVING AR		E AIRCONDITIONING (3 HASE AIRCONDITIONING		
		MS & STUDY (			
	DINING/LI     BATHROC	N (DEDICATED) IVING ROOMS OMS/TOILETS	(DEDICATED) (DEDICATED)		
	ALL HALL	Y (DEDICATED	ATED)		-140
		ION ARE	AS AND CEN	IKAL SYSTE	EMS
			CILITY FOR SHOWERHE HAVE 3 STAR RATING	EADS.	
	COMMON     NO COMM	N TAPS TO HA' MON LAUNDR'	VE 3 STAR RATING		FIRE
	SPRINKLE	ER TEST WAT	ER IS CONTAINED WITH RATHER THAN DISPOS	IIN THE FIRE SPRINK	
	ENERGY COMMON ARE				
	1. VEN		& 3: STEM (SUPPLY + EXHAU IDE MONITOR + VSD FA		
	CAR PARI     1. VEN	RK LEVEL 4 NTILATION SYS	STEM (EXHAUST ONLY) ECHANICAL VENTILATIO		
	GARBAGE     COMMUN	E ROOM - NO NITY ROOM - N	MECHANICAL VENTILAT	TION ATION	
	GROUND     HALLWAY	) Floor Lobe Y/Lobby - No	DOM 1 & 2 - NO MECHAN 3Y - NO MECHANICAL VE MECHANICAL VENTILAT	INTILATION	
	LEVELS (I	2 - GEARLESS (INCLUDING B/	TRACTION WITH V V V	F MOTOR SERVICING	G 14
	COMMON ARE	EA LIGHTING K LEVELS 1 - 4	- FLUORESCENT WITH	DAYLIGHT SENSOR	AND
	LIFT CARS     GARBAGE	RS 1 & 2 - FLUC E ROOM - FLU	DRESCENT CONNECTED ORESCENT WITH MANU	JAL ON/OFF SWITCH	
	PLANT OF SWITCH	R SERVICE RO	DOMS - FLUORESCENT	WITH MANUAL ON/O	FF
	AND MOT • HALLWAY	TION SENSOR Y/LOBBY - FLU			
	SENSOR.		ENVELOPE P	ROPERTIES	
			IREMENTS		
	GLAZING:	ANEL WITH R1	5 INSULATION AND PL		
	ALUMINIU     CASEMEN	NT, DOORS.	.AZE CLEAR: U = 6.70: SI AZE CLEAR: U = 6.70: SI		<i>.</i>
0005271110 05 Jul 2021	LOUVRE FLOOR:		PLASTERBOARD TO WE		,
Assessor Brian Teplicanec Accreditation No. 100588	CARPET C	ON SLAB WITH	H PLASTERBOARD TO WE I PLASTERBOARD TO A	EDROOMS	
Address 6-8 Western Crescent,	HEBEL PA     PLASTERI	ANEL WITH ST RBOARD ON S TE WITH PLAS		ON - PARTY WALLS.	
Gladesville, NSW, 2111	ROOF: • TILES ON		SLAB WITH STUD AND R	1.0 INSULATION TO	AREAS
hstar.com.au			BOVE. I STUDE AND R1.0 INSU	LATION	
Assessments compared within the accredition period are part of the ABR-analymical system Accreditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec			ELOP		-
Assessor Number 100588 Assessor Signature This Acondition Assessor		APF	<b>PLICA</b>	ΓΙΟΝ	
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			GERON PROPERTY No.6 PTY	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
B A P2 P1 ISSUE	DEVELOPMENT APPLICATION     09       PRELIMINARY DA PLANS     30	03/02/2022 09/07/2021 30/06/2021 07/06/2021 DATE INT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title SOUTH WEST ELEVATION

		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
}	ISSUE B AMENDN	IENTS
	BASEMENT LEVELS BASEMENT GARAGING LAYOUTS AMENDED T COMMUNITY PARKING SPACES ON P2 PARKIN LAYOUTS AMENDED TO SUIT.	
}	P2-P4 PARKING LEVELS P1 GARAGE DOORS SET BACK 6000MM FROM	THE BOUNDARY. P1 EGRESS
	 DOOR RELOCATED TO EASTERN SIDE OF ENT OPENING IN EASTERN DRIVEWAY BOUNDARY FOR VISION OF CARS COMING OUT OF RESIDE 	IRY DOOR. WALL INTRODUCED TO ALLOW
	LEVELS. PORTION OF COULTER STREET FACADE TO B ALUMINUM BATTENS TO HELP SOFTEN THE F NEW COMMUNITY FACILITIES LIFT INTRODUCI	AÇADE WHERE SHOWN.
8	GIVE DIRECT ACCESS TO COMMUNITY SPACE GROUND FLOOR	EABOVE ON GROUND LEVEL.
	 GROUND FLOOR COMMUNITY SPACE AREA IN NEW RESIDENTIAL ENTRY INTRODUCED TO W RESIDENTIAL FOYER SEPARATED FROM COM TO EASTERN BOUNDARY OF SITE. 	ESTERN CRESCENT FAÇADE.
	 GROUND FLOOR BUILDING SERVICES & MECH RELOCATED WITH SPACE BEING INCORPORA SPACE. 	
	ADDITIONAL STREET TREES PROPOSED ALO CRESCENT FRONTAGES. LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.4(
	ALLOW FOR A GREATER CEILING HEIGHT WIT SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY S	HÌN COMMUNITY FACILITY
}	KITCHENS AND BBQ FACILITIES • AWNING INTRODUCED ABOVE FOOTPATH ALC <u>LEVELS 2-5</u>	ONG COULTER STREET FACADE
	 LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.5; LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.7; LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 59.0; LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.0; 	0 (PREVIOUSLY RL 51.85) 5 (PREVIOUSLY RL 54.90)
	 UNITS 201, 301, 401 & 501 BALCONIES INCREA MINIMUM. LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUE 	SED IN SIZE TO BE 10M2
8	503 & 504) LEVEL 6 . LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO I . LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.11	
	 DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 BEDROOM UNITS. 	
	LEVEL 7 RESIDENTIAL COMMUNAL OPEN SPACE MOVE LEVEL 7 FLOOR LEVEL ADJUSTED TO R 65.33 AMENITIES ADDED TO LEVEL 7 COMMUNITY	0 (PREVIOUSLY RL 64.15)
	 AMENITIES ADDED TO LEVEL 7 COMMUNITY S KITCHENS, AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 BEDROOM UNITS. 	
}	LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.43 DESIGN OF UNIT 802 ADJUSTED TO INCLUDE I	
<u>}</u>	INCREASE SOLAR ACCESS TO BEDROOM 3. LEVEL 9 LEVEL 9 REMOVED FROM THE DESIGN DUE TO	O FLOORSPACE CHANGES TO
8	GROUND FLOOR & LEVEL 6.	
	CERTIFICATE NUMBER: No. 00	005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE FOR TABLE	
	DWELLINGS	
	WATER APPLICANT MUST PLANT INDIGENOUS OR LO OF VEGETATION THROUGHOUT THE AREA OF	
	 OF VEGETATION THROUGHOUT THE AREA OF DWELLING IN THE "INDIGENOUS SPECIES" CO FIXTURES ARE TO BE: SHOWER HEADS (3 STA TOILET FLUSHING SYSTEMS (4 STAR), KITCHE 	LUMN IN THE BASIX REPORT. AR(>4.5 BUT <= 6L/min),
	BATHROOM TAPS (3 STAR).	
	THE APPLICANTMUST INSTALL A GAS INSTAN SYSTEM TO EACH DWELLING. (3 STAR)	TANEOUS HOT WATER
	GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR BATHROOM VENTILATION: INDIVIDUAL FAN (N ON/OF ON/O	OT DUCTED) WITH MANUAL
	 ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT ON/OFF SWITCH. 	
	LAUNDRY VENTILATION: NATURAL VENTILATIO COOLING LINUM ADDATE: A DEAD. 4 DEAD. 4 DEAD.	
	LIVING AREAS: 1 PHASE AIRCONDITIONING (3 BEDROOM AREAS: 1 PHASE AIRCONDITIONING	
	 HEATING LIVING AREAS: 1 PHASE AIRCONDITIONING (3 BEDROOM AREAS: 1 PHASE AIRCONDITIONING 	
	ARTIFICIAL LIGHTING • BEDROOMS & STUDY (DEDICATED) • KITCHEN (DEDICATED)	
	 DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) 	
	LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED) COMMON AREAS AND CEN	TRAL SYSTEMS
	WATER	
	 NO COMMON AREA FACILITY FOR SHOWERHE COMMON TOILETS TO HAVE 3 STAR RATING COMMON TAPS TO HAVE 3 STAR RATING 	EADS.
	 NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CC SPRINKLER TEST WATER IS CONTAINED WITH 	IN THE FIRE SPRINKLER
	SYSTEM FOR RE-USE, RATHER THAN DISPOSI	ED.
	COMMON AREA VENTILATION SYSTEM CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAU	
	2. CARBON MONOXIDE MONITOR + VSD FAI CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY)	
	LIFT CAR 1 & 2 - NO MECHANICAL VENTILATIC GARBAGE ROOM - NO MECHANICAL VENTILAT COMMUNITY ROOM - NO MECHANICAL VENTIL	TION LATION
	 PLANT OR SERVICE ROOM 1 & 2 - NO MECHAN GROUND FLOOR LOBBY - NO MECHANICAL VE HALLWAY/LOBBY - NO MECHANICAL VENTILAT 	ENTILATION
	CENTRAL ENERGY SYSTEMS • LIFT 1 & 2 - GEARLESS TRACTION WITH V V V LEVELS (INCLUDING BASEMENT) COMMON AREA LIGHTING	F MOTOR SERVICING 14
	COMMON AREA LIGHTING CARPARK LEVELS 1 - 4 - FLUORESCENT WITH MOTION SENSOR.	
	 LIFT CARS 1 & 2 - FLUORESCENT CONNECTED GARBAGE ROOM - FLUORESCENT WITH MANU COMMUNITY ROOM - FLUORESCENT WITH MA PLANT OR SERVICE ROOMS - FLUORESCENT 	JAL ON/OFF SWITCH NUAL ON/OFF SWITCH
	 PLANT OR SERVICE ROOMS - FLUORESCENT SWITCH GROUND FLOOR LOBBY - FLUORESCENT WIT AND MOTION SENSOR. 	
	HALLWAY/LOBBY - FLUORESCENT WITH DAYL SENSOR.	
	BUILDING ENVELOPE P	KOPERTIES
	EXTERNAL WALLS: • HEBEL PANEL WITH R1.5 INSULATION AND PL/	ASTERBOARD
	 GLAZING: ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70: SI CASEMENT, DOORS. ALUMINIUM SINCLE CLAZE CLEAD. U = 6.70: SI 	
0005271110 05 Jul 2021	ALUMINIUM SINGLE CLAZE CLEAR: U = 6.70: SI LOUVRE FLOOR: TILES ON SLAB WITH PLASTERBOARD TO WE	
Assessor Brian Teplicanec Accreditation No. 100588	TILES ON SLAB WITH PLASTERBOARD TO WE CARPET ON SLAB WITH PLASTERBOARD TO B TIMBER ON SLAB WITH PLASTERBOARD TO AI INT WALLS:	EDROOMS
Address 6-8 Western Crescent, Gladesville, NSW, 2111	HEBEL PANEL WITH STUD AND R1.5 INSULATIO PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD.	ON - PARTY WALLS.
hstar.com.au	 ROOF: TILES ON CONCRETE SLAB WITH STUD AND R WHERE BALCONY IS ABOVE. 	1.0 INSULATION TO AREAS
	CONCRETE SLAB WITH STUDE AND R1.0 INSU	LATION
Assessment complete Automation that accreditation restored and the second secon	DEVELOP	MENT
Accreditation Period 01/04/2021-31/03/2022 Assessor Name Brian Teplicanec Assessor Namber 100588	APPLICA	
Assessor Signature	NOT FOR CONST	
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		Issue
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Architects	2728	13
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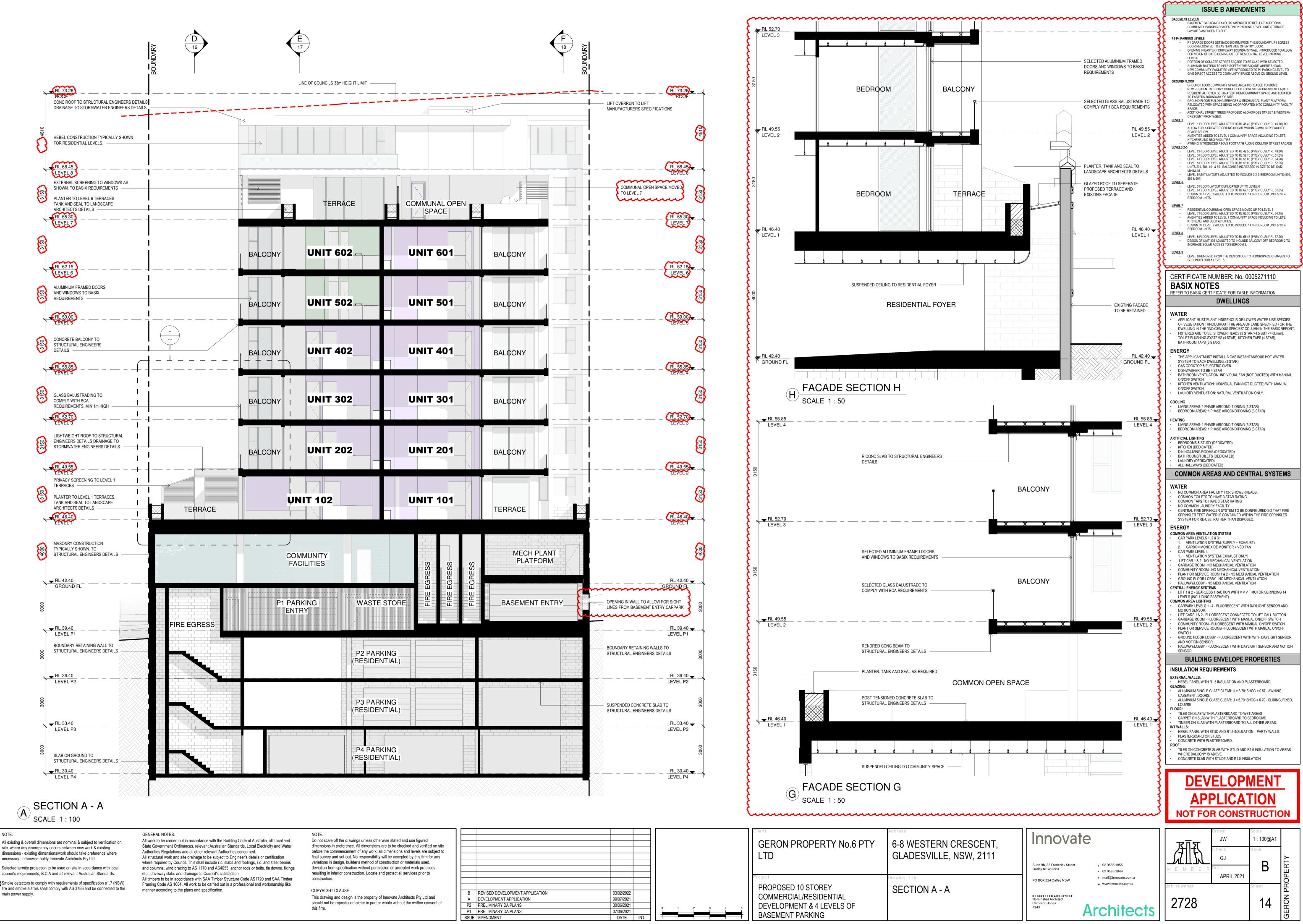




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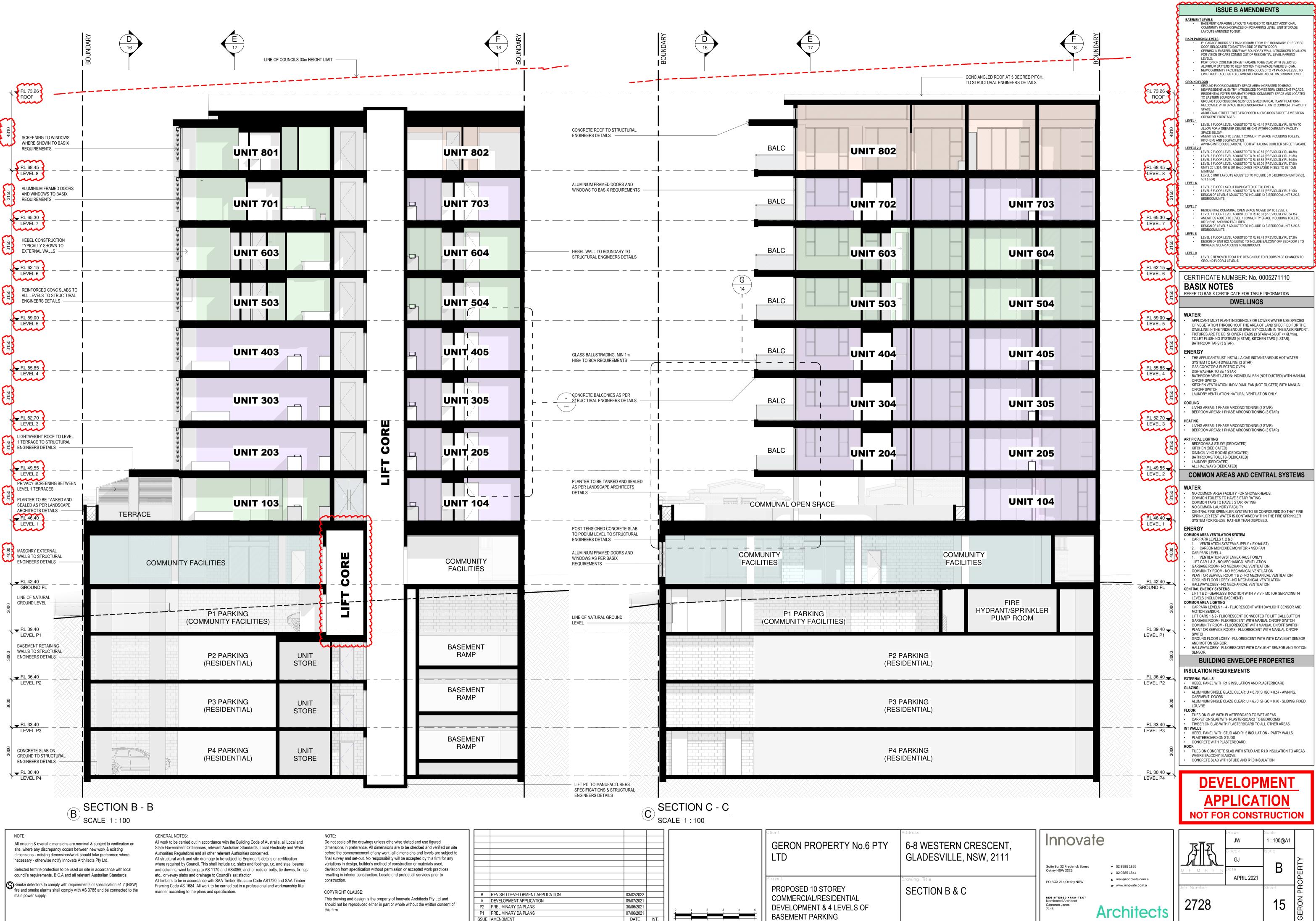


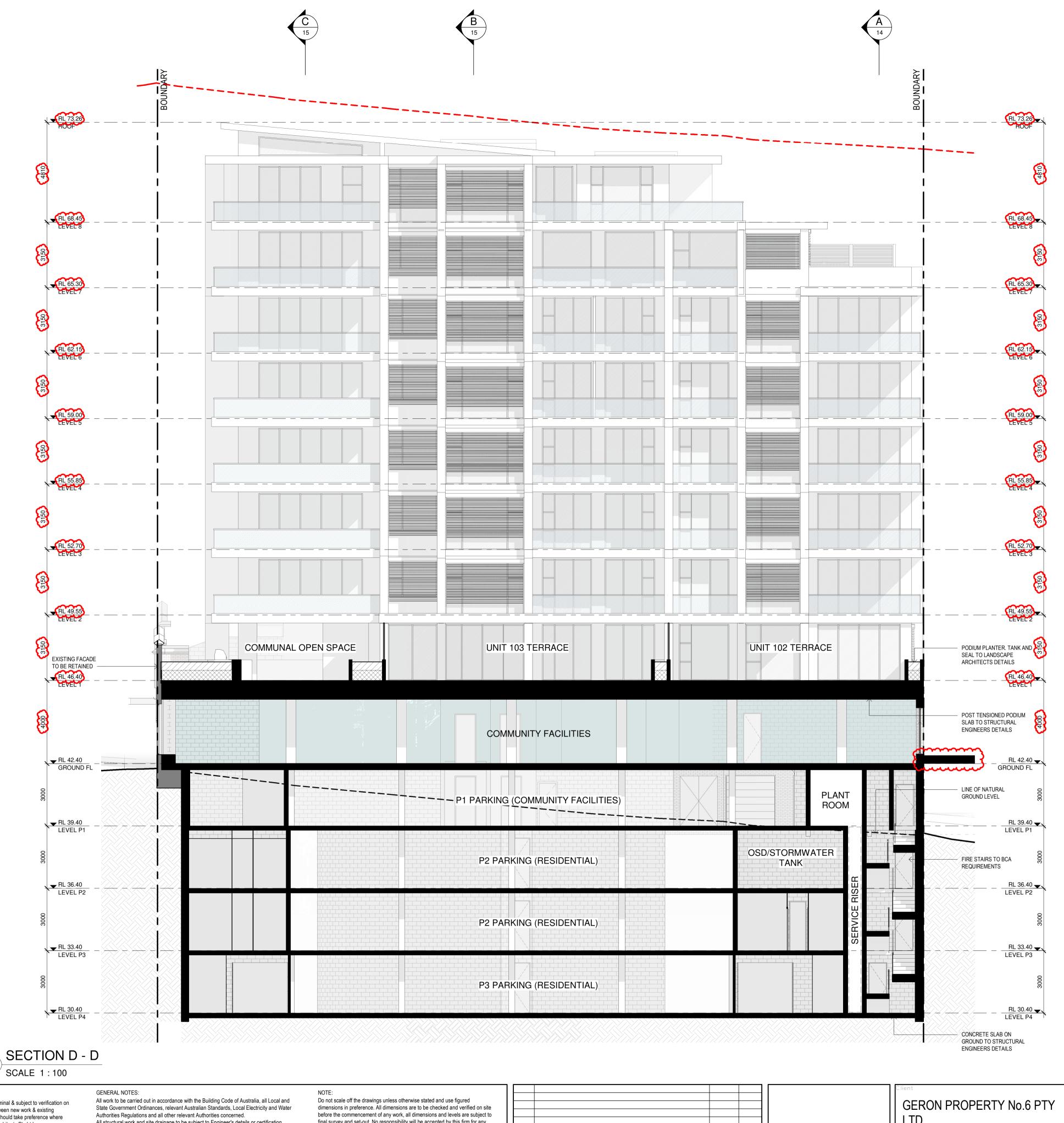
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				GERON PROPERTY No.6 PTY LTD	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
				Project	Drawing Title
				PROPOSED 10 STOREY	SECTION D - D
В	REVISED DEVELOPMENT APPLICATION	03/02/2022			SECTION D - D
А	DEVELOPMENT APPLICATION	09/07/2021			
P2	PRELIMINARY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

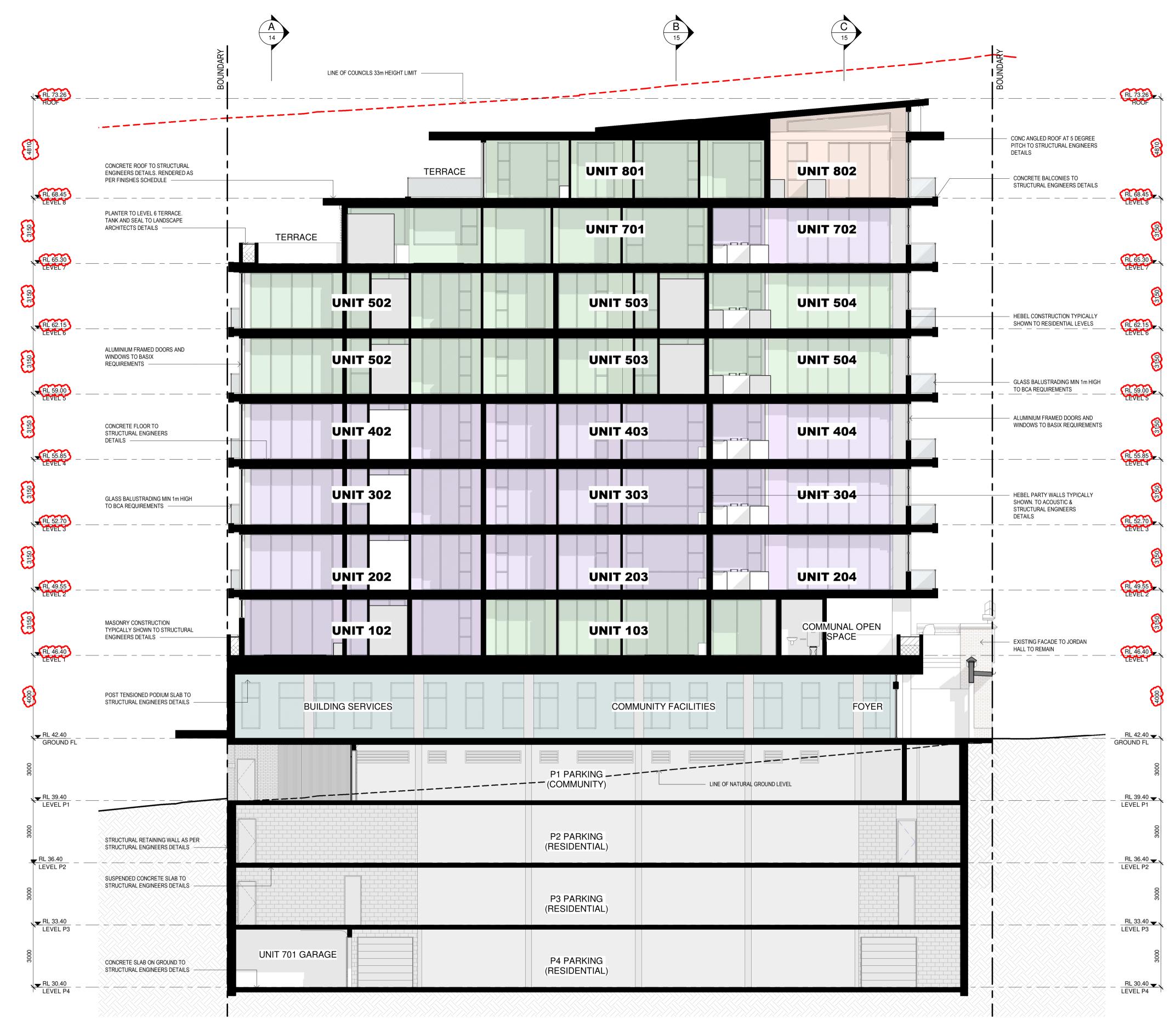
	ISSUE B AMENDMENTS BASEMENT LEVELS EASEMENT CARACINC LAVOLITS AMENDED TO BELLECT ADDITIONAL
	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
	P2-P4 PARKING LEVELS P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY.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



Innovate

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

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



SECTION E - E E SCALE 1:100

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

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

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

manner according to the plans and specification.

NOTE:

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

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B A P2 P1 ISSU	REVISED DEVELOPMENT APPLICATION 03/02/2022 DEVELOPMENT APPLICATION 09/07/2021 2 PRELIMINARY DA PLANS 30/06/2021 1 PRELIMINARY DA PLANS 07/06/2021 JE AMENDMENT DATE	NT.	Project PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title SECTION E - E

	ISSUE B AMENDMENTS
	BASEMENT LEVELS BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNTY DAPPING SPACES ON DO DAPPING LEVEL UNIT STORAGE
	COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT. P2-P4 PARKING LEVELS
	 P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.
	 OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
	PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO ONLY DEPTY LODGED TO P1 PARKING LEVEL TO
	GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
	 GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2. NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED
	TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY
	SPACE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
	LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY
	 SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES
	AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
	 LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)
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	503 & 504) 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. LEVEL 8
8	 LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
8	LEVEL 9 • LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO CROLIND EL CORE & LEVEL 6
(GROUND FLOOR & LEVEL 6.
	CERTIFICATE NUMBER: No. 0005271110
	BASIX NOTES REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
	DWELLINGS
	 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 BUT <= 6L/min), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), PATHROOM TARS (4 STAR).
	BATHROOM TAPS (3 STAR). ENERGY
	THE APPLICANTMUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. (3 STAR) GAS COOKTOP & ELECTRIC OVEN
	 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 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.
	WATER
	 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
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	 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 CAR PARK LEVELS 1, 2 & 3: VENTILATION SYSTEM CAR PARK LEVELS 1, 2 & 3:
	WATER • NO COMMON AREA FACILITY FOR SHOWERHEADS. • COMMON TOILETS TO HAVE 3 STAR RATING • NO COMMON TAPS TO HAVE 3 STAR RATING • NO COMMON LAUNDRY FACILITY. • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2 & 3: 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN • CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) • LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
	 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: VENTILATION SYSTEM (SUPPLY + EXHAUST) CARBON MONOXIDE MONITOR + VSD FAN CAR PARK LEVEL 4
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	 WATER NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS 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: VENTILATION SYSTEM (SUPPLY + EXHAUST) CAR PARK LEVEL 4 VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARBAGE ROOM - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY/LOBBY - NO MECHANICAL VENTILATION LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F 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 WITH MANUAL ON/OFF SWITCH
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0005271110 05 Jul 2021	WATER • NO COMMON AREA FACILITY FOR SHOWERHEADS. • COMMON TOLETS TO HAVE 3 STAR RATING • NO COMMON LAUNDRY FACILITY. • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY • COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2.8.3: • VENTILATION SYSTEM (SUPPLY + EXHAUST) • CAR PARK LEVELS 1, 2.8.3: • VENTILATION SYSTEM (SUPPLY + EXHAUST) • CAR PARK LEVEL 4 • VENTILATION SYSTEM (SUPPLY + EXHAUST) • CAR PARK LEVEL 4 • VENTILATION SYSTEM (SUPPLY + EXHAUST ONLY) • LIFT CAR 18.2 - NO MECHANICAL VENTILATION • GAR BAGE ROOM - NO MECHANICAL VENTILATION • GAR BAGE ROOM - NO MECHANICAL VENTILATION • GOMUND FLOOR LOBBY - NO MECHANICAL VENTILATION • GROMON GLOBBY - NO MECHANICAL VENTILATION • HALLWAYLOBBY - NO MECHANICAL VENTILATION • HALLWAYLOBBY - NO MECHANICAL VENTILATION • COMMON AREA LIGHTING • LIFT 18.2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (ICLUDING BASEMENT) COMMON AREA LIGHTING • LIFT CARS 18.2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH • LIFT CARS 18.
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Assessor Brian Teplicanec Accreditation No. 100588 Address 6-8 Western Crescent,	WATER • NO COMMON AREA FACILITY FOR SHOWERHEADS. • COMMON TOILETS TO HAVE 3 STAR RATING • COMMON TAPS TO HAVE 3 STAR RATING • NO COMMON LAUNDRY FACILITY. • CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY COMMON AREA VENTILATION SYSTEM • CAR PARK LEVELS 1, 2.8.3: 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONTOR + VSD FAN • CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) • LIFT CAR 18.2 - NO MECHANICAL VENTILATION • GARBAGE ROOM - NO MECHANICAL VENTILATION • GARBAGE ROOM - NO MECHANICAL VENTILATION • GARBAGE ROOM - NO MECHANICAL VENTILATION • COMMUNITY ROOM - NO MECHANICAL VENTILATION • GARBAGE ROOM - NO MECHANICAL VENTILATION • COMMUNTY FORDER STRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT) COMMON AREA LIGHTINO • LIFT 1.8.2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS (INCLUDING BASEMENT) COMMUNT ROOM - NO LECORSCENT WITH MANUAL ON/OFF SWITCH • LIFT CARS 1 & 2 - FLUORESCENT WITH MANUAL ON/OFF SWITCH • COMMUNTY ROOM - FLUORESCENT WITH MANU
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<text><text><text><text><text><text><image/></text></text></text></text></text></text>	WATER • NO COMMON AREA FACILITY FOR SHOWERHEADS. • COMMON TOLETS TO HAVE 3 STAR RATING • COMMON TAPE TO HAVE 3 STAR RATING • COMMON TAPES TO HAVE 3 STAR RATING • NO COMMON LAUNDRY FACILITY. • SPRINKLER TESS WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED. ENERGY • OWNON AREA VENTLATION SYSTEM • OWNON AREA VENTLATION SYSTEM (SUPPLY - EXHAUST) • OWNON AREA PROMI-NOW INTO + SUP FANDING • OWNON AREA PROMI-NOW INTO HAVENDAL VENTLATION • ORDIND FLOOR LOBBY - NO MECHANICAL VENTLATION • HALLWAYLOBBY - NO MECHANICAL VENTLATION • COMMUNT ROOM - SERVICING ALL VENTLATION • HALLWAYLOBBY - NUORESCENT WITH MANULA ONOFE SWITCH • ULPLAT RO SERVER



Innovate

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

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



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

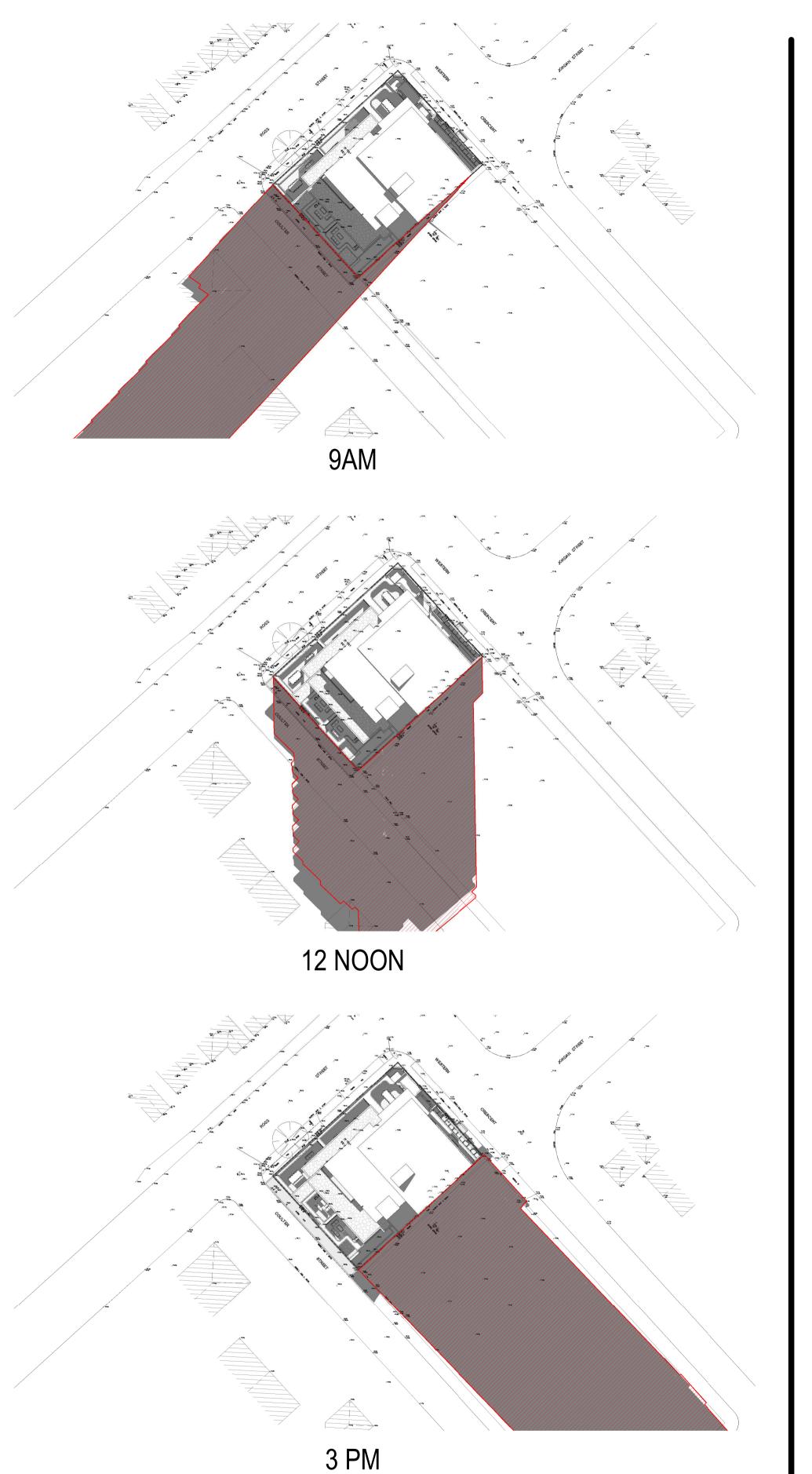
	ISSUE B AMENDMENTS BASEMENT LEVELS DASEMENT CARACINC LAYOUTS AMENDED TO REFLECT ADDITIONAL
	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
	P2-P4 PARKING LEVELS P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY.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



Innovate

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

REGISTERED ARCHITECT Nominated Architect Cameron Jones 7143



WINTER SOLSTICE (JUNE 21)

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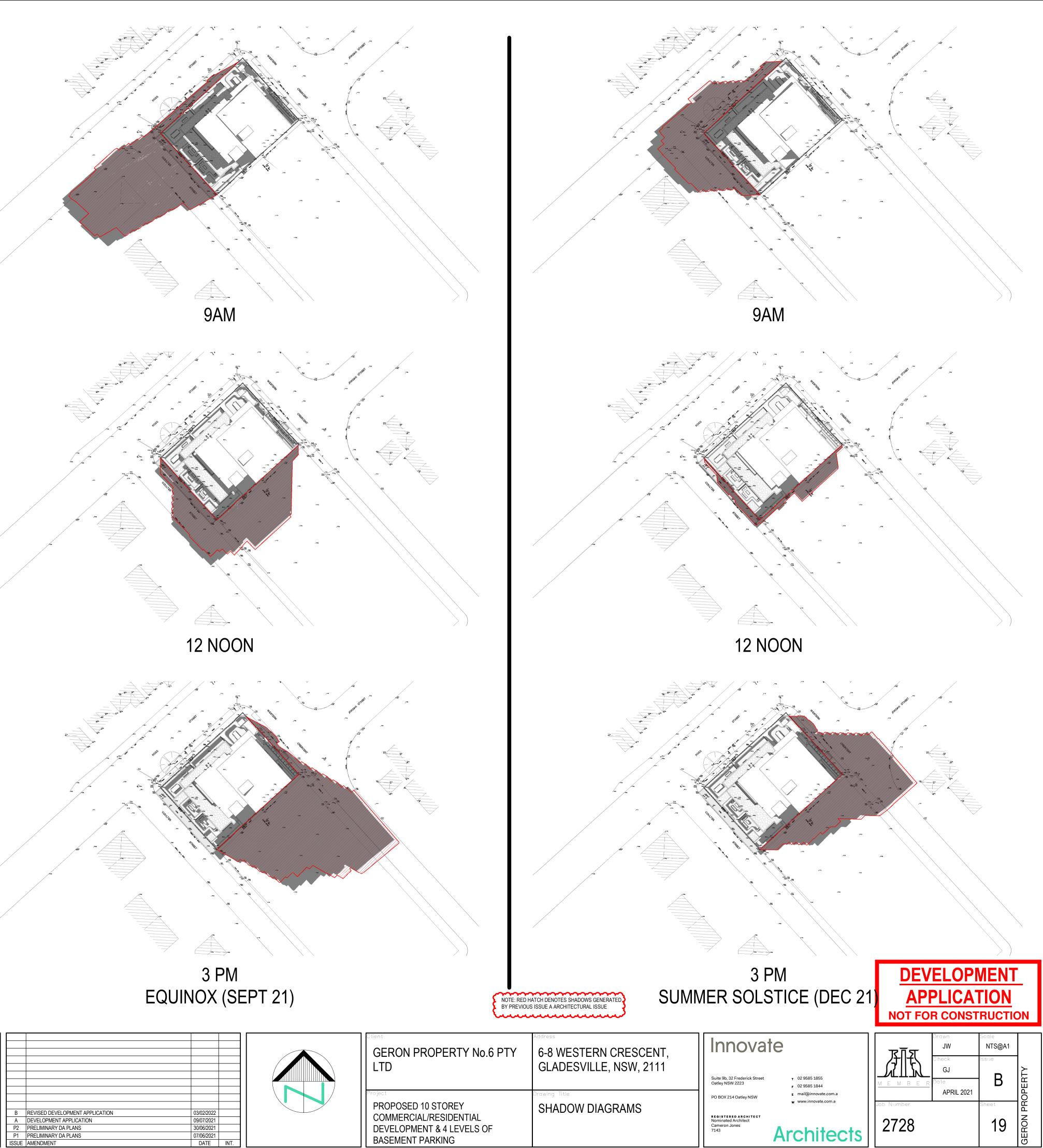
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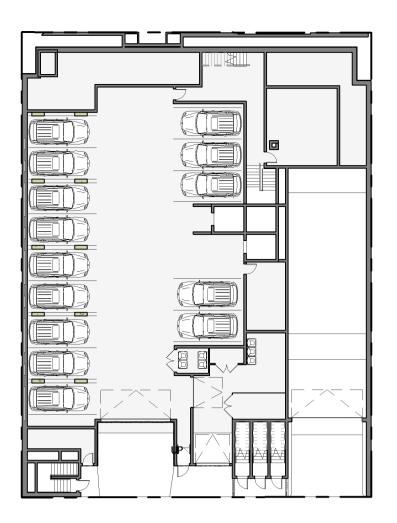
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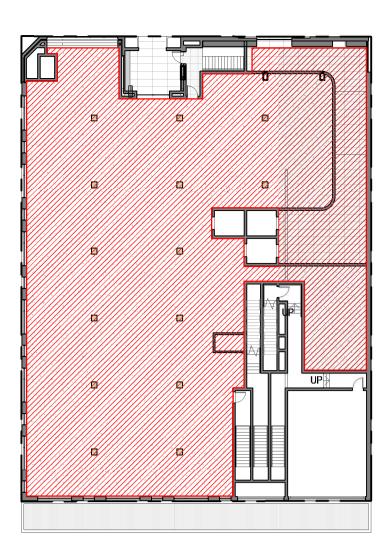
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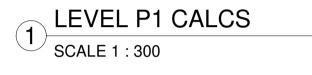
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BASEMENT PARKING

















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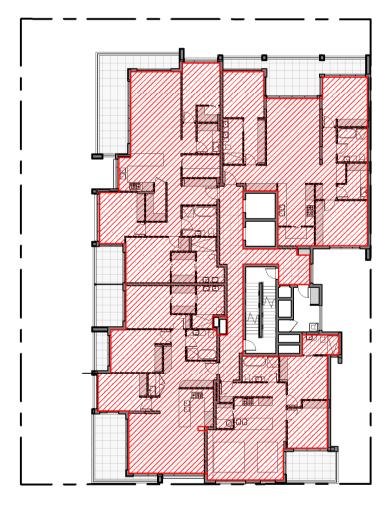




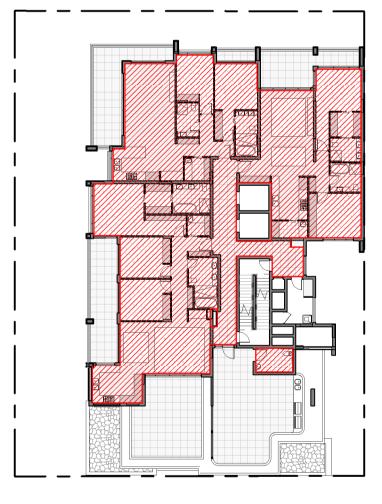


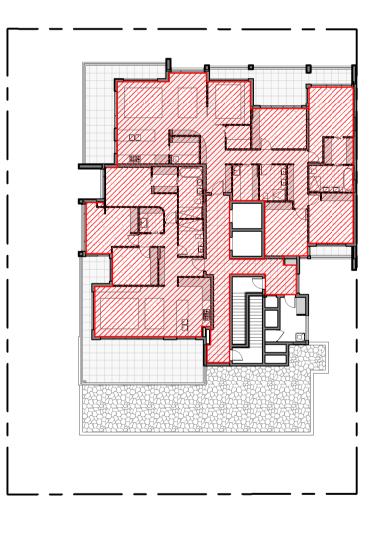






8 LEVEL 6 CALCS SCALE 1 : 300





LEVEL 7 CALCS 9 SCALE 1 : 300

LEVEL 8 CALCS (10)-SCALE 1 : 300

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



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



FLOOR SPACE RLEP 2014 - ZONE B4

maximum FSR for Zone B4 = 4.3 : 1 [1024.4 x 4.3] = 4404.92m²

PROPOSED FLOOR AREAS

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

