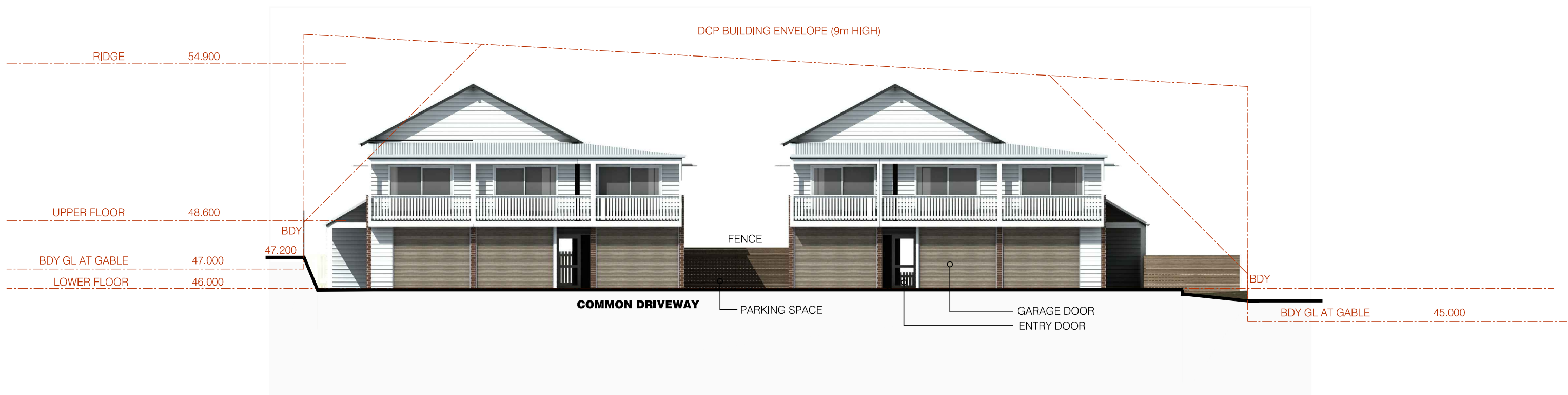






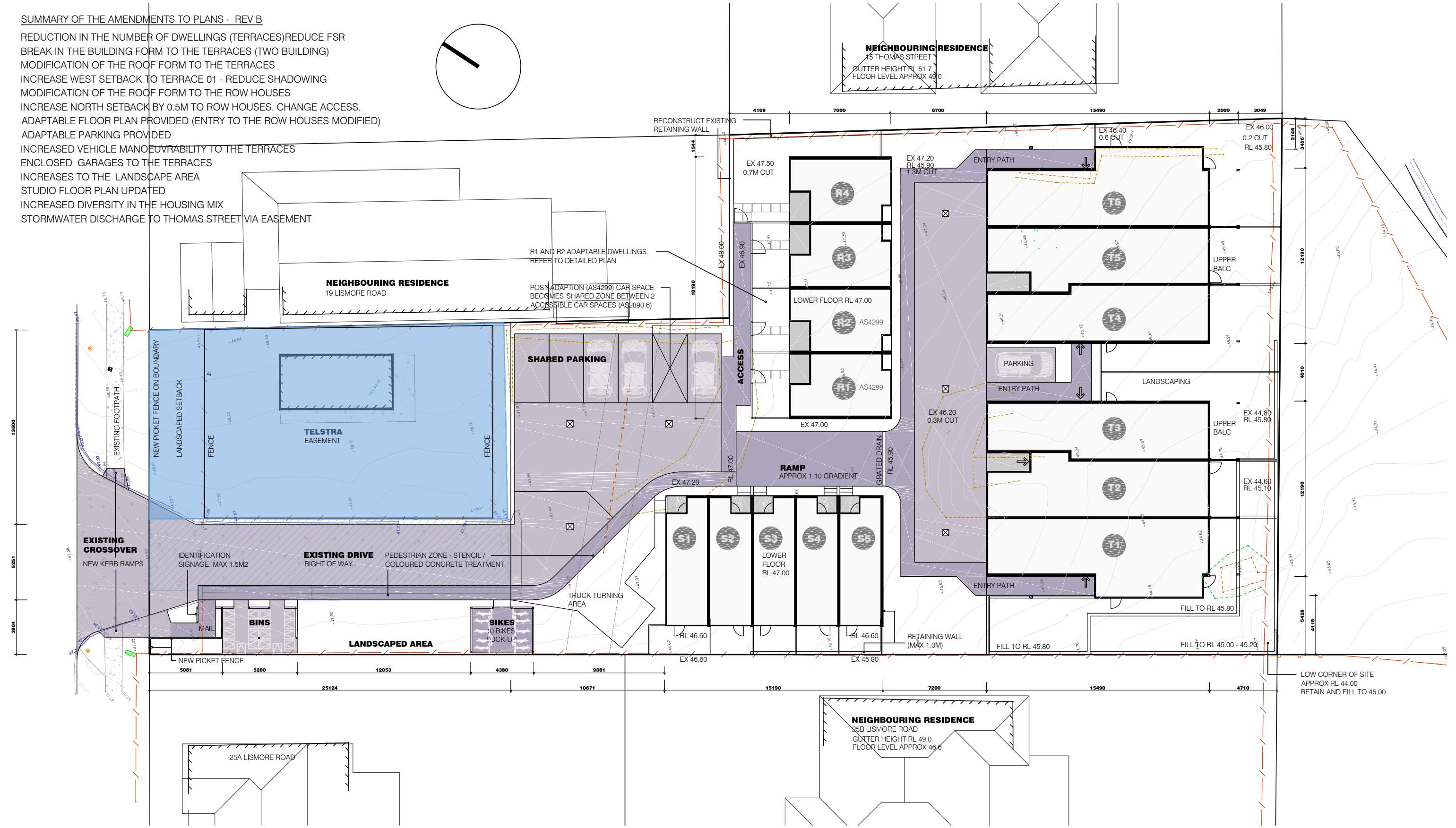
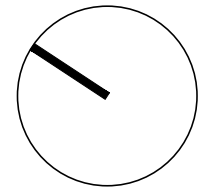
PERSPECTIVE VIEW
TERRACES AND DRIVEWAY



NORTH ELEVATION - TERRACES

SUMMARY OF THE AMENDMENTS TO PLANS - REV B

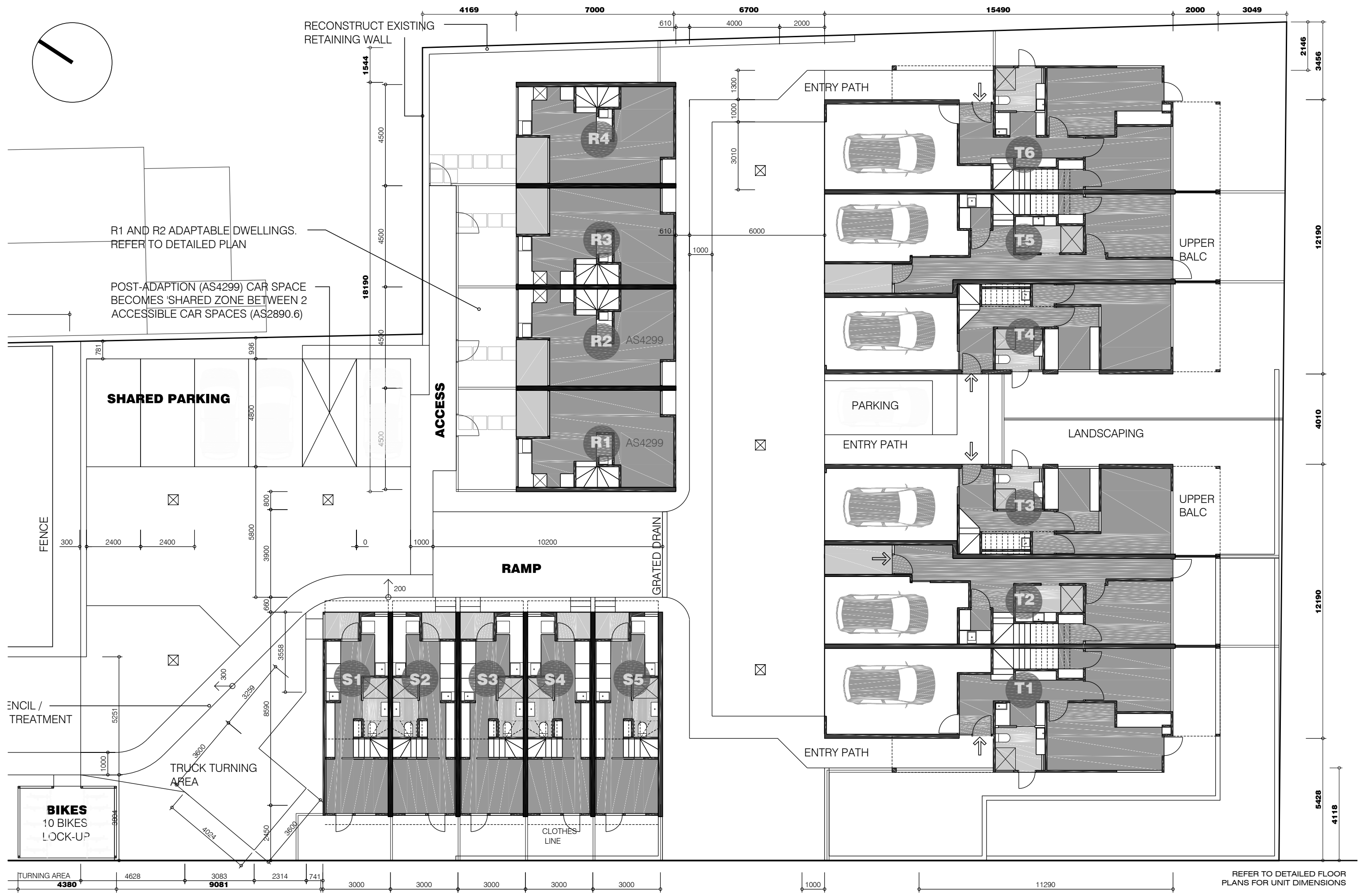
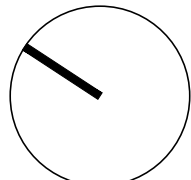
- REDUCTION IN THE NUMBER OF DWELLINGS (TERRACES) REDUCE FSR
- BREAK IN THE BUILDING FORM TO THE TERRACES (TWO BUILDING)
- MODIFICATION OF THE ROOF FORM TO THE TERRACES
- INCREASE WEST SETBACK TO TERRACE 01 - REDUCE SHADOWING
- MODIFICATION OF THE ROOF FORM TO THE ROW HOUSES
- INCREASE NORTH SETBACK BY 0.5M TO ROW HOUSES. CHANGE ACCESS.
- ADAPTABLE FLOOR PLAN PROVIDED (ENTRY TO THE ROW HOUSES MODIFIED)
- ADAPTABLE PARKING PROVIDED
- INCREASED VEHICLE MANOEUVRABILITY TO THE TERRACES
- ENCLOSED GARAGES TO THE TERRACES
- INCREASES TO THE LANDSCAPE AREA
- STUDIO FLOOR PLAN UPDATED
- INCREASED DIVERSITY IN THE HOUSING MIX
- STORMWATER DISCHARGE TO THOMAS STREET VIA EASEMENT



SITE AREA		FSR CALC		UNIT AREAS												TOTALS		AFFORDABLE HOUSING UNITS			
				S1	S2	S3	S4	S5	R1	R2	R3	R4	T1	T2	T3	T4	T5	T6			
TOTAL SITE AREA	2330	SITE AREA ASSESSED	1998	23	23	23	23	23	25	25	25	25	46	39	36	36	39	46			
TELSTRA EASEMENT	332		TOTAL GFA	949	12	12	12	12	12	27	27	27	27	54	57	51	51	57	54		
RIGHT OF WAY	125	FSR	0.47:1	35	35	35	35	35	52	52	52	52	100	96	87	87	96	100	949		
BALANCE	1873		TOTAL GFA											24	17	19	19	17	24		



SITE PLAN REV B



REFER TO DETAILED FLOOR PLANS FOR UNIT DIMENSIONS

LOWER FLOOR PLAN



23 LISMORE STREET BANGALOW
1:150 AT A3
10 DEC 2019

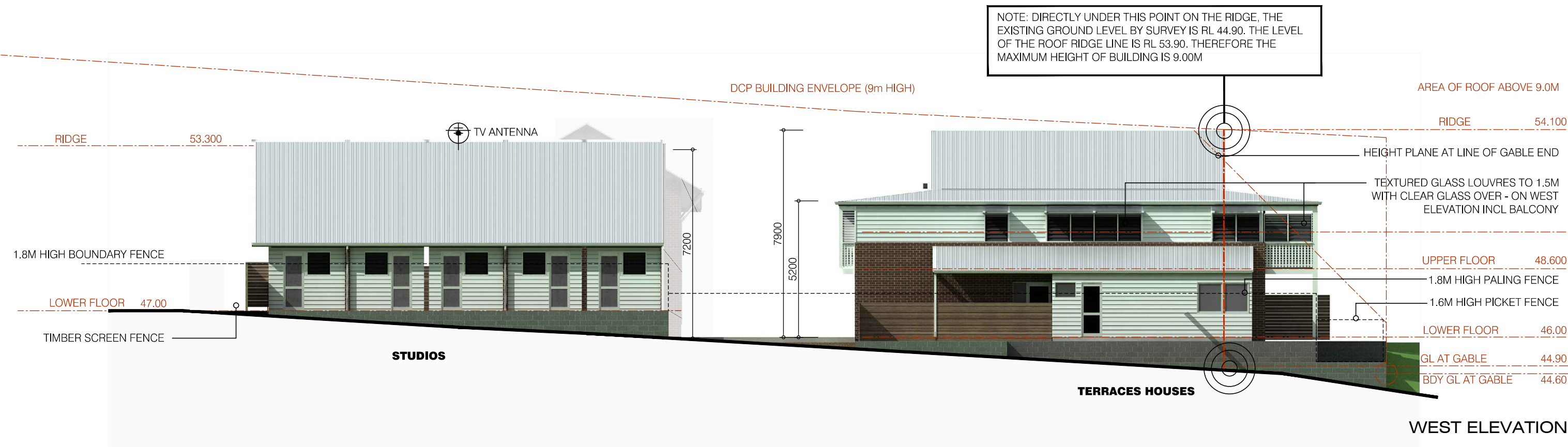
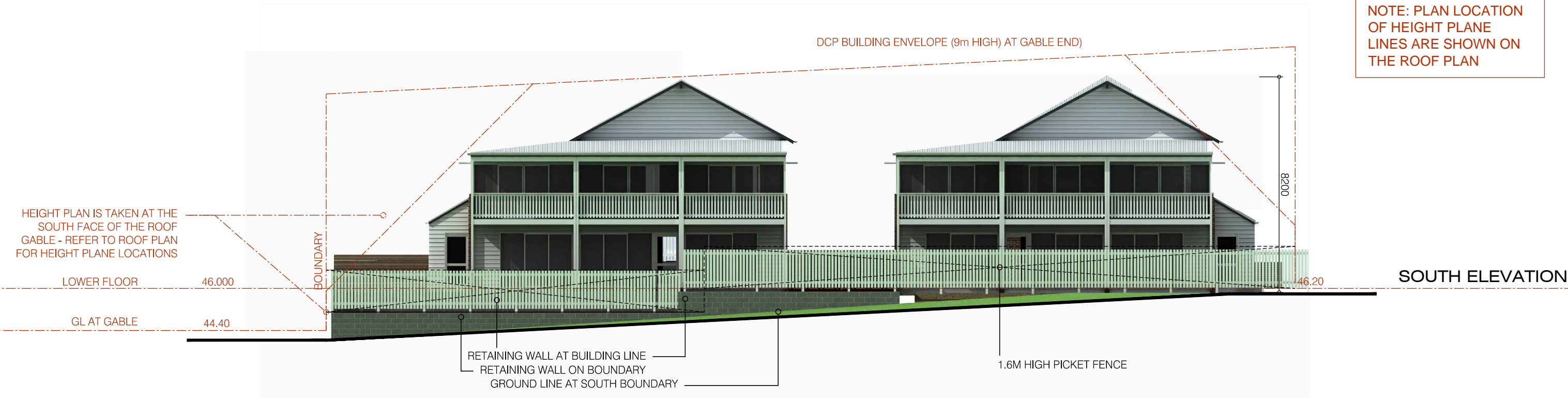
D-P-01
REVISION B

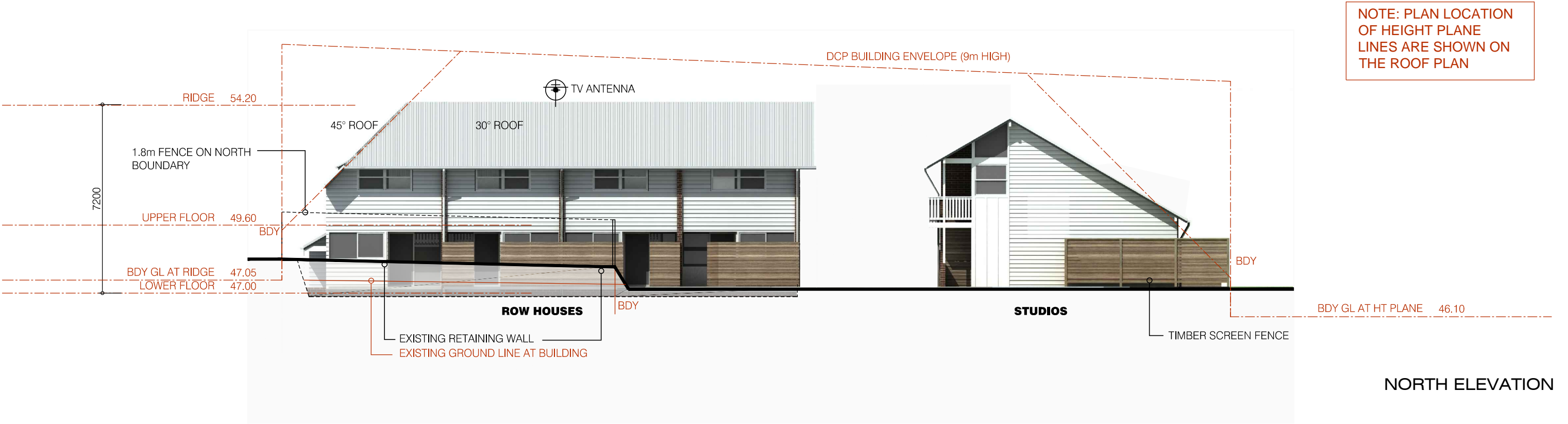
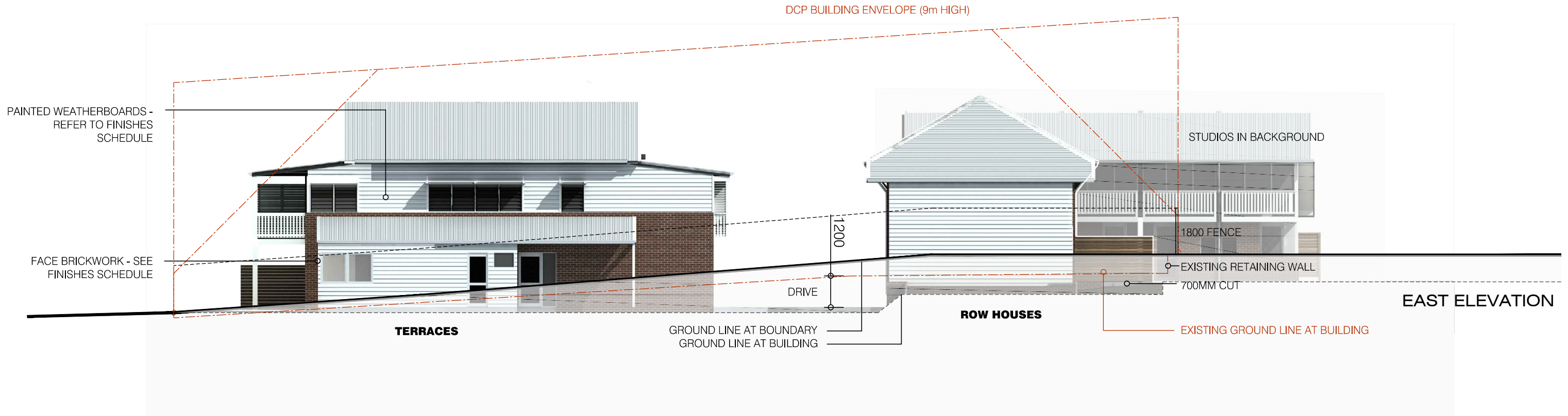


REFER TO DETAILED FLOOR PLANS FOR UNIT DIMENSIONS

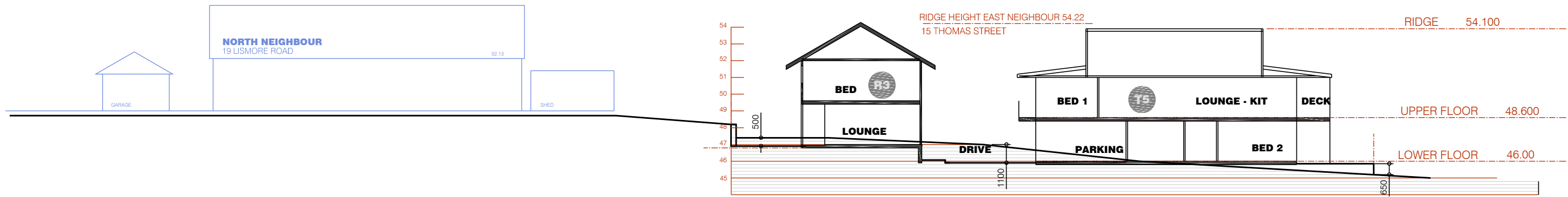
UPPER FLOOR PLAN

NOTE: PLAN LOCATION OF HEIGHT PLANE LINES ARE SHOWN ON THE ROOF PLAN

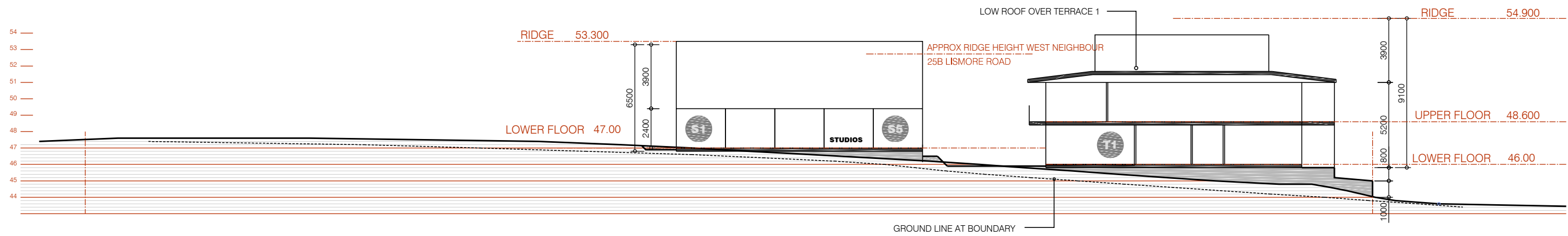




NOTE: PLAN LOCATION OF HEIGHT PLANE LINES ARE SHOWN ON THE ROOF PLAN



SITE SECTION A



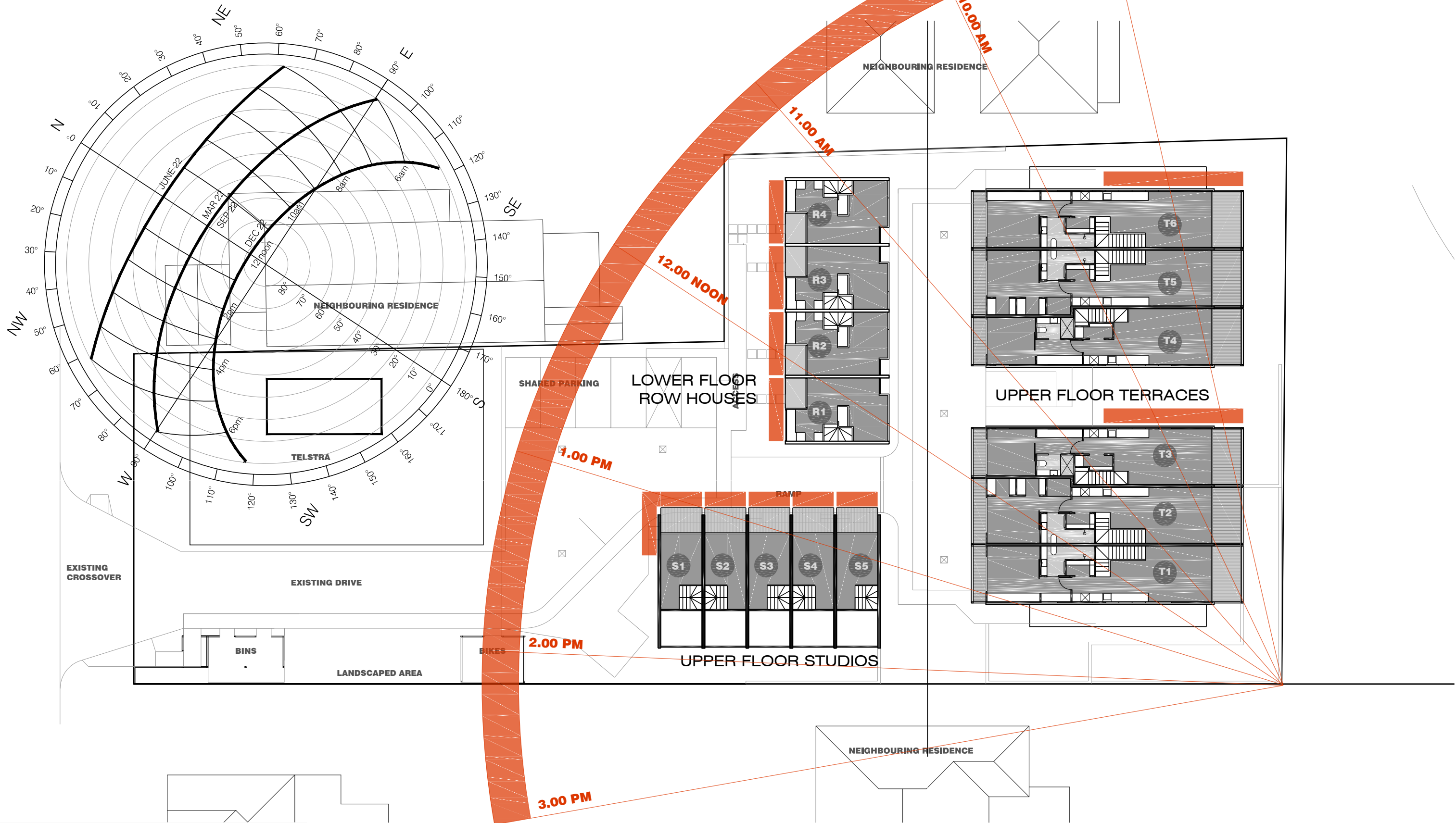
SITE SECTION B

	<p>PAINTED FIBRE CEMENT BOARDS AND ASSOCIATED TRIMS OFF WHITE PAINT DULUX ANTIQUE WHITE USA OR CHINA WHITE</p> <p>CLADDING</p>		<p>POWDERCOATED ALUMINIUM WHITE COLORBOND DULUX VIVID WHITE</p> <p>WINDOW FRAMES</p>		<p>SELECTED TIMBER AUSTRALIAN HARDWOOD SELECTED OIL FINISH - ALLOW TO SILVER</p> <p>SELECTED WALLS AND FENCES</p>
	<p>RED BRICK SELECTED FIRED CLAY BRICKS</p> <p>EXTERNAL WALLS</p>		<p>GREY PAINT DARK GREY PAINT - COLORBOND MONUMENT</p> <p>FASCIAS AND OUTRIGGERS</p>		<p>CORRUGATED STEEL ROOFING COLORBOND SHALE GREY</p> <p>ROOFING & FLASHING</p>

WINTER SUN

	S1	S2	S3	S4	S5	R1	R2	R3	R4	T1	T2	T3	T4	T5	T6	TOTALS
HRS BTWN 9AM & 3PM	6	5	5	5	5	6	6	6	6	0	0	4	0	0	4	73%

73% (OR 11 DWELLINGS) OF THE PROPOSED DWELLINGS RECEIVED THE REQUIRED SOLAR ACCESS. REFER TO THE SOLAR ACCESS PLAN.



TV ANTENNA



INSTALL 1 DIGITAL TV ANTENNA PER BUILDING.

DOWN PIPES

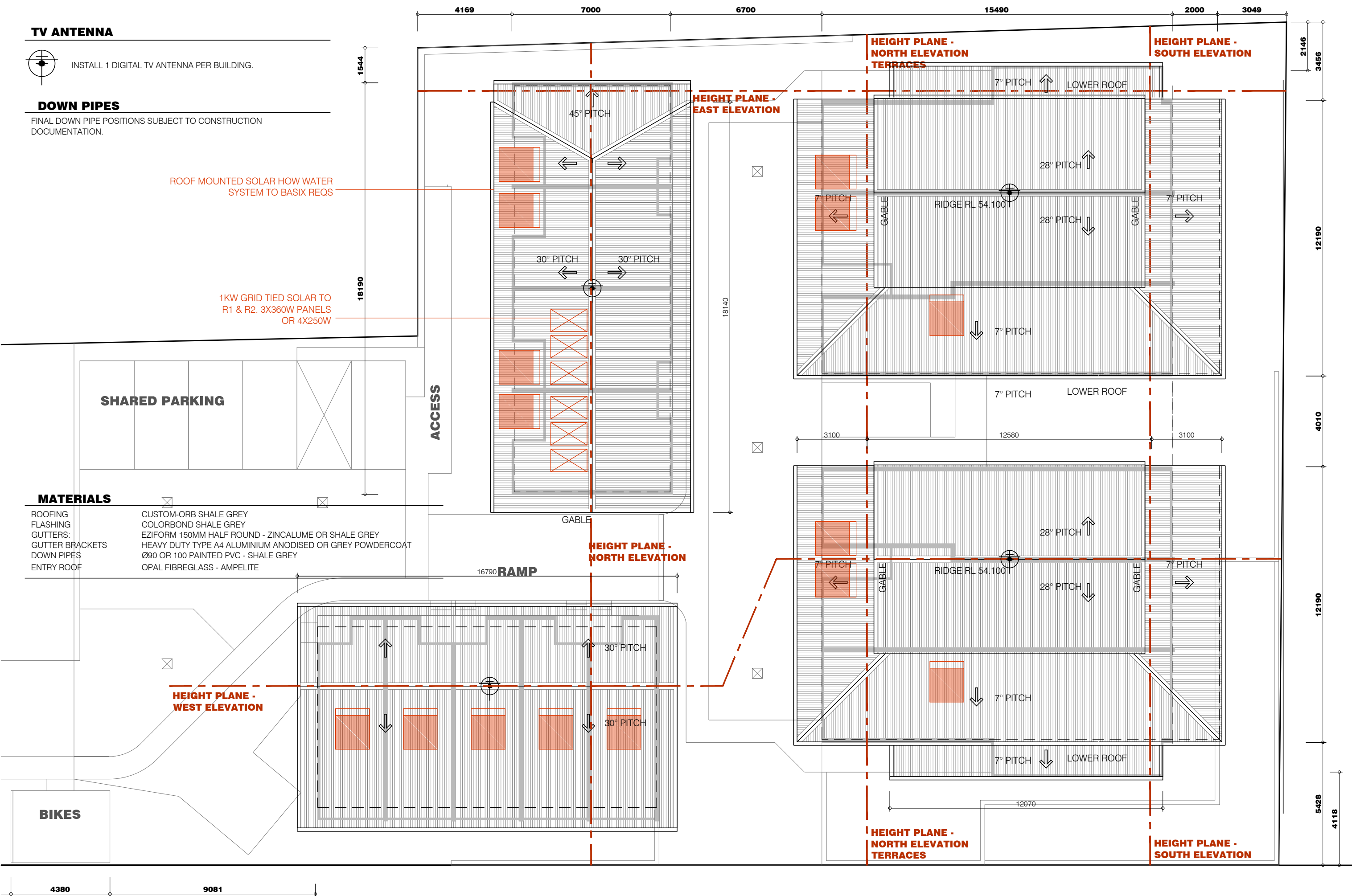
FINAL DOWN PIPE POSITIONS SUBJECT TO CONSTRUCTION DOCUMENTATION.

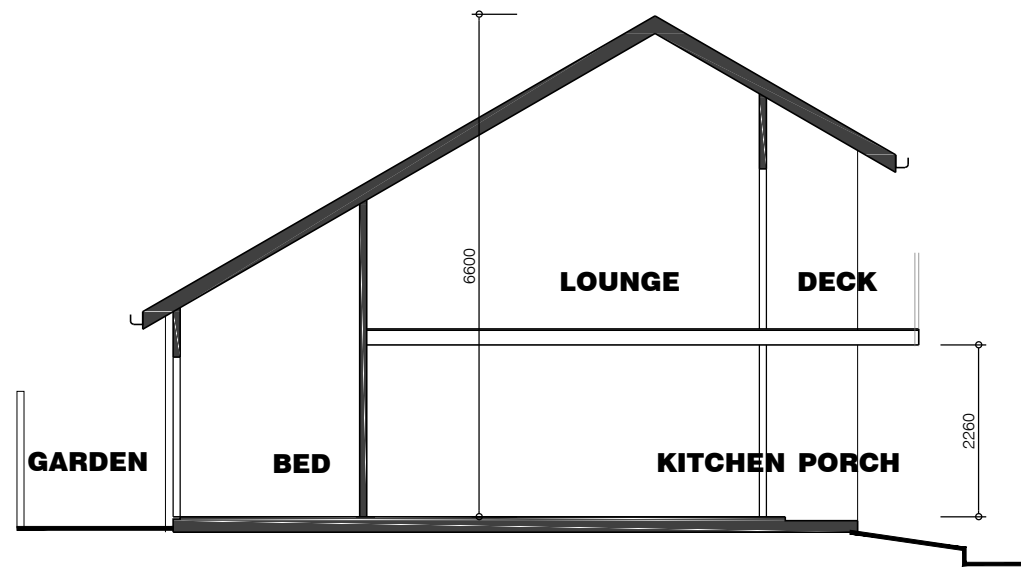
ROOF MOUNTED SOLAR HOW WATER SYSTEM TO BASIX REQS

1KW GRID TIED SOLAR TO R1 & R2. 3X360W PANELS OR 4X250W

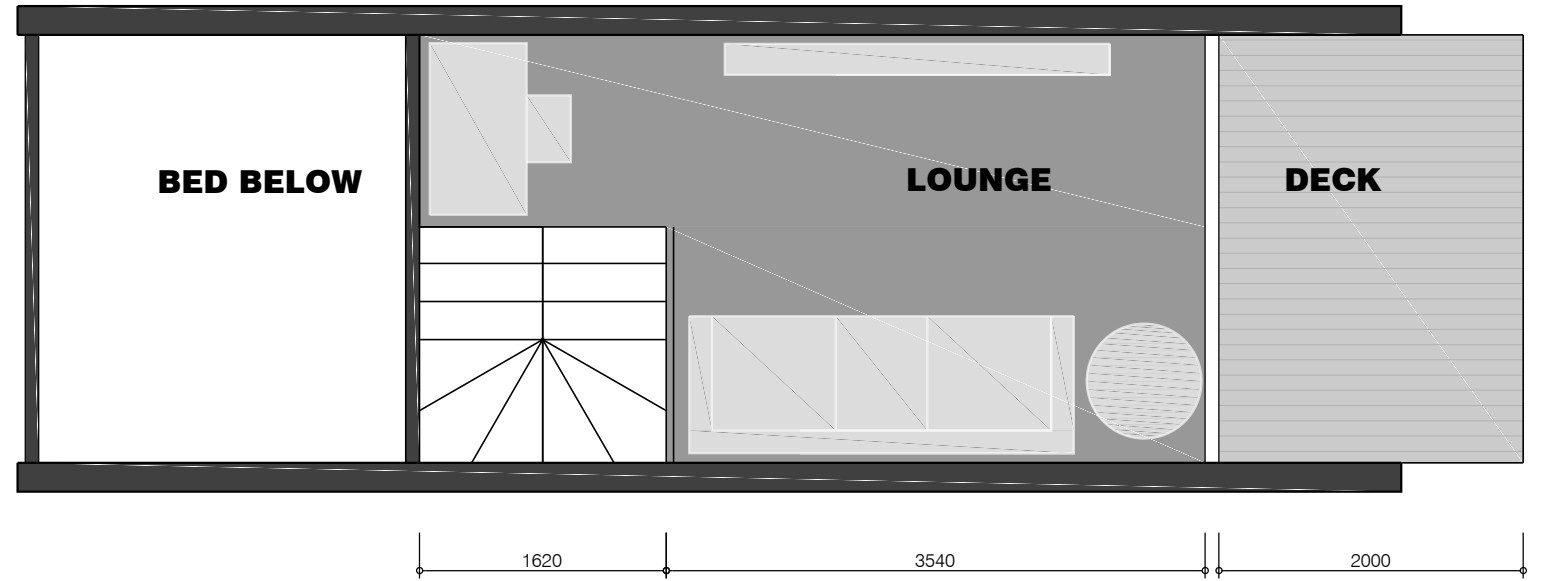
MATERIALS

ROOFING	CUSTOM-ORB SHALE GREY
FLASHING	COLORBOND SHALE GREY
GUTTERS:	EZIFORM 150MM HALF ROUND - ZINCALUME OR SHALE GREY
GUTTER BRACKETS	HEAVY DUTY TYPE A4 ALUMINIUM ANODISED OR GREY POWDERCOAT
DOWN PIPES	Ø90 OR 100 PAINTED PVC - SHALE GREY
ENTRY ROOF	OPAL FIBREGLASS - AMPELITE



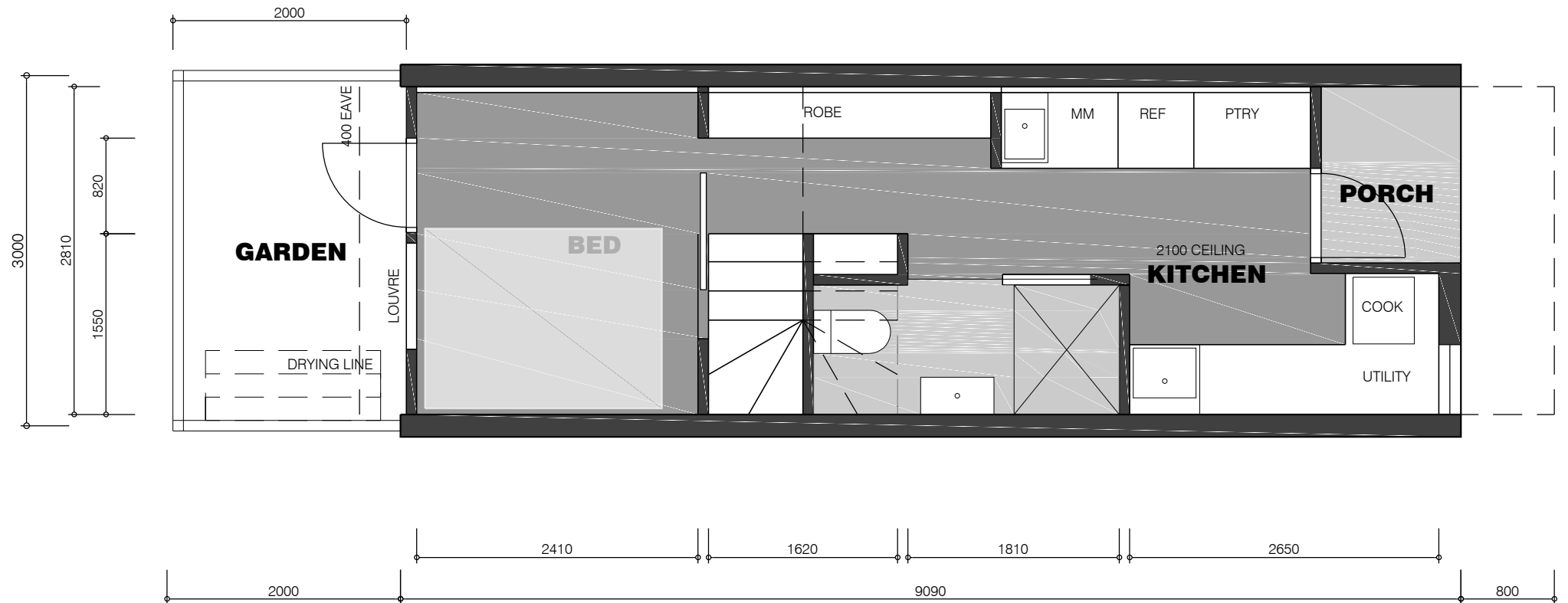


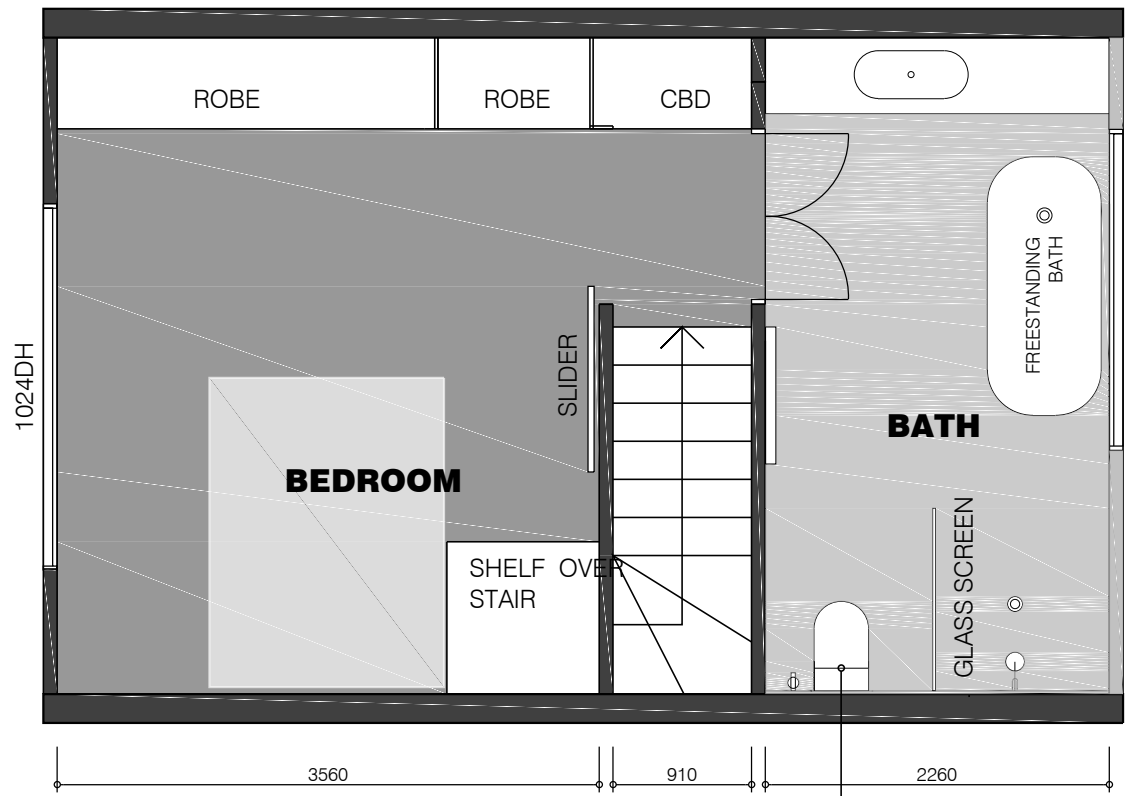
SECTION (1:1100)



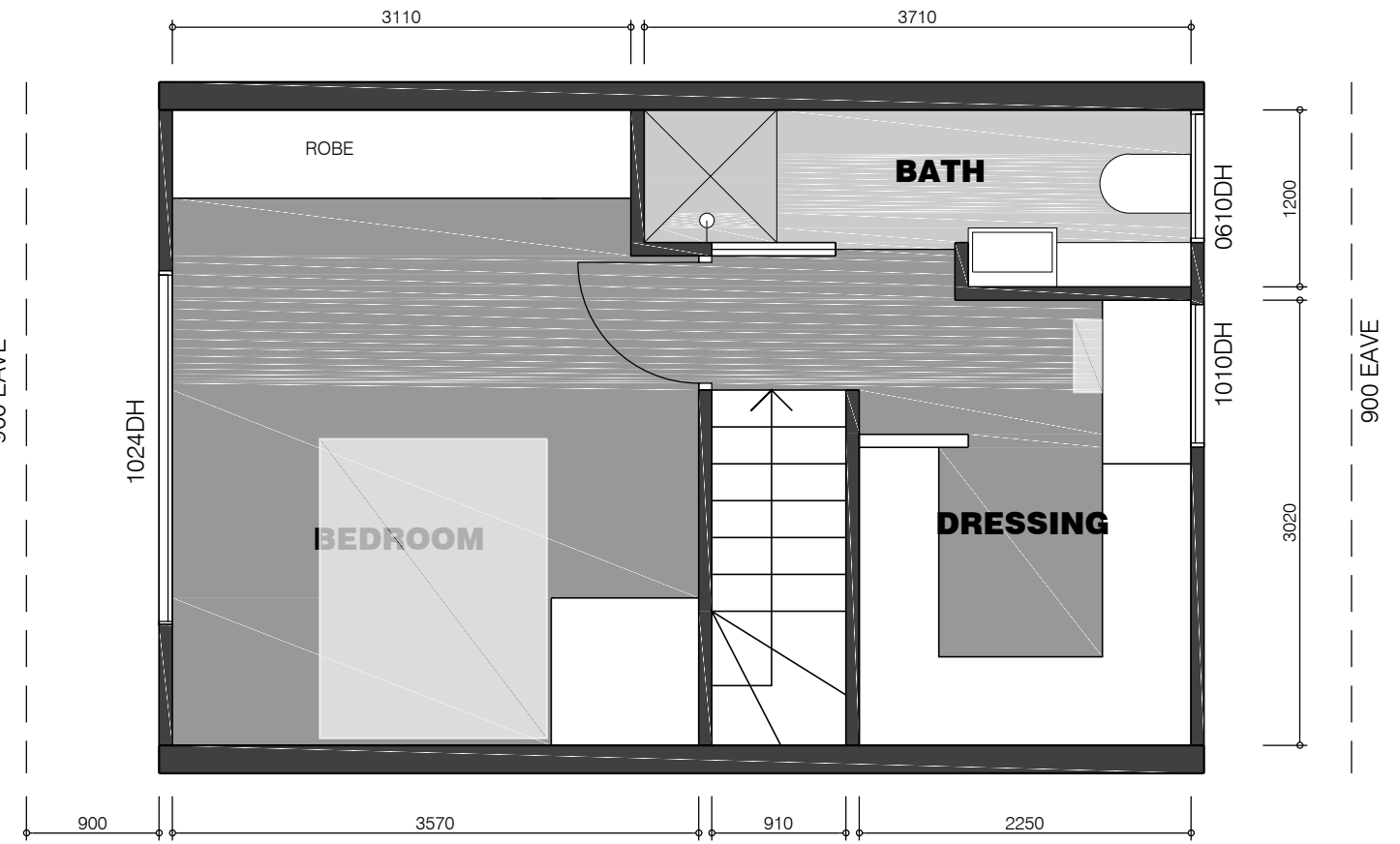
UNIT AREAS

BEDROOMS	1
LOWER FLOOR GFA	23
UPPER FLOOR GFA	12
TOTAL GFA	35
DECK & PORCH	8





UPPER FLOOR - R1 & R2
PRE-ADAPTED FLOOR PLAN



UPPER FLOOR - R3 & R4

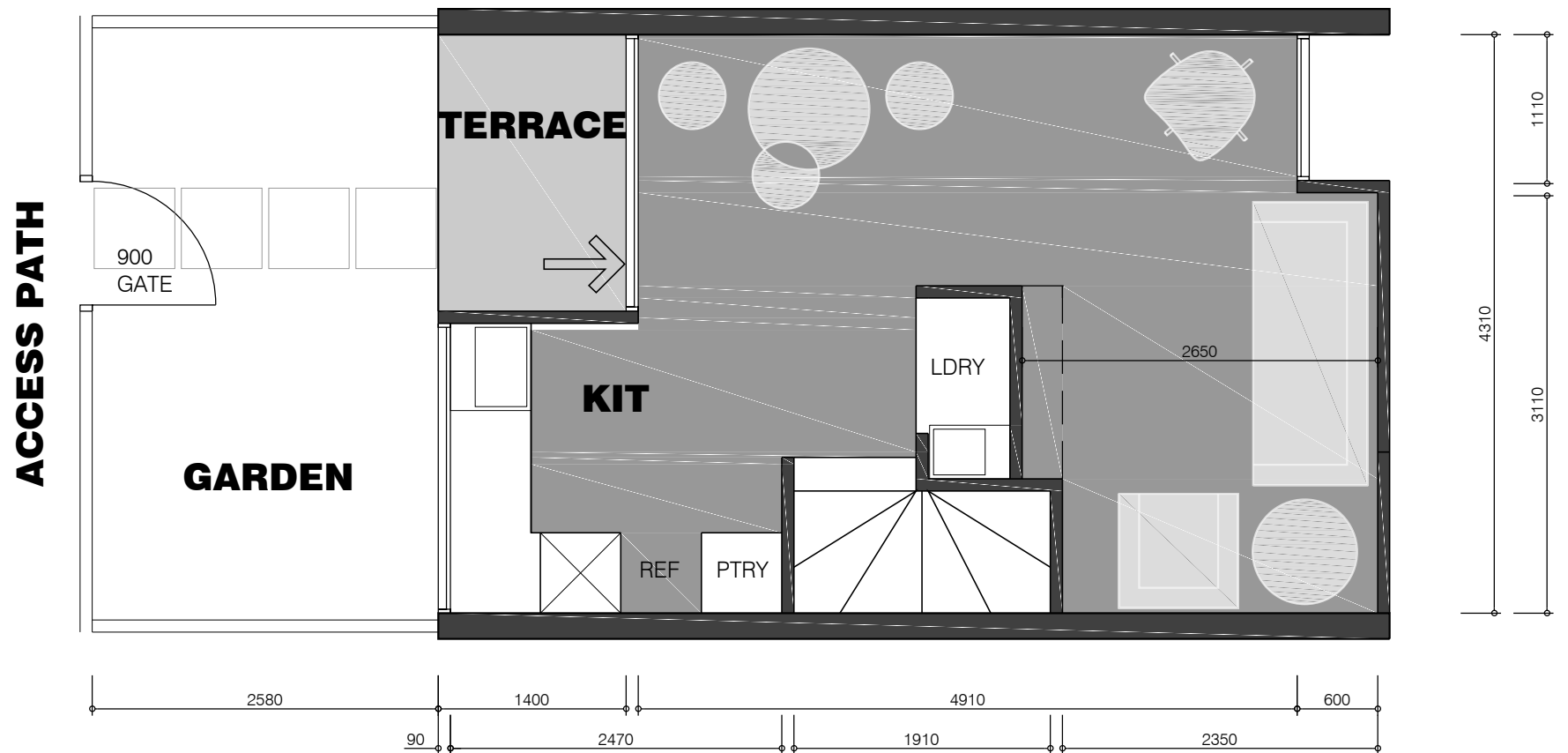
NOTE: REINFORCE BATHROOM WALLS FOR FUTURE INSTALLATION OF GRAB RAILS.

PROVIDE CAPPER SEWER FOR AS1428.1 WC SUITE

UNIT AREAS

BEDROOMS	1
LOWER FLOOR GFA	25
UPPER FLOOR GFA	27
TOTAL GFA	52
TERRACE	3

NOTE: NO ADDITIONAL WINDOWS IN END UNITS TO AVOID OVERLOOKING



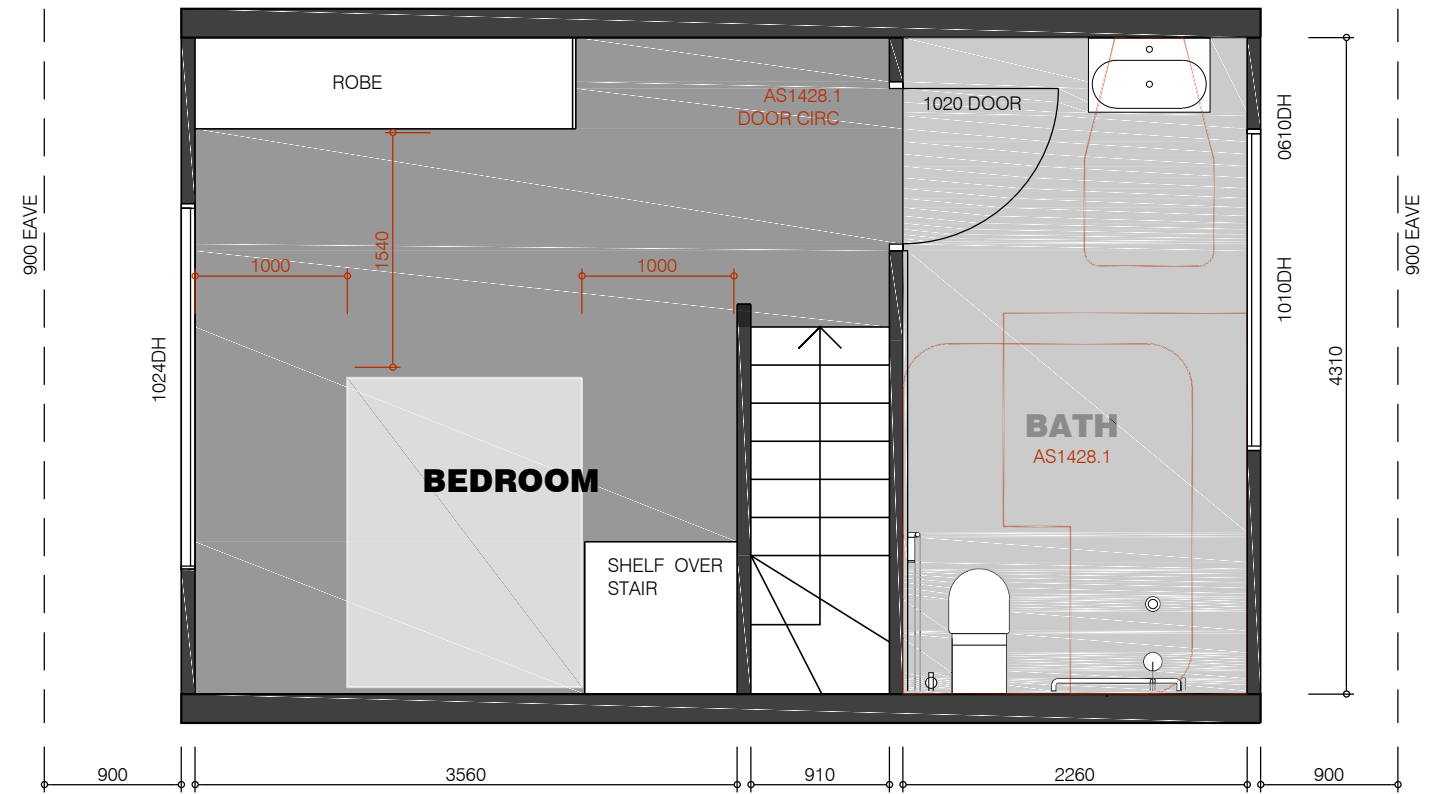
LOWER FLOOR - R1-R4 PRE-ADAPTED FLOOR PLAN (R1-R2)

DETAILED PLAN - TYPICAL ROW HOUSE

23 Lismore Street Bangalow				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes (> 4.5 but <= 6L/min)			
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	20	
Tank Connected To:				
All Toilets	No	Laundry W/M Cold Tap	No	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Solar (Electric Boost) 21 to 25 STCs			
Cooling System	Living	None		N/A
	Bedrooms	1 Phase A/C		3 Star
Heating System	Living	None		N/A
	Bedrooms	1 Phase A/C		3 Star
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Fan ducted to exterior		Manual on/off
Natural Lighting	Window/Skylight in Kitchen			As Drawn
	Window/Skylight in Bathrooms/Toilets			As Drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes	
Stove/Oven	Electric cooktop & electric oven			
Alternative Energy	Photovoltaic System: 1 kW to R1 & R2 only			
January 2019	BSA Reference: 14538			
Building Sustainability Assessments	Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au			
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Brick Veneer & Lightweight		R2.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		None		
Cavity Brick (party walls)		R1.0		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof space		
Roof Construction		Added Insulation		
Metal		Foil + R1.0 blanket		
Floor Construction		Added Insulation		
Concrete		None		
Timber		As drawn R1.0 to floors where open below to T1 & T8		
Windows		Glass and frame type	U Value	SHGC Range
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres				
Skylights		Glass and frame type	U Value	SHGC
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified				
External Window Shading		(eaves, verandahs, pergolas, awnings etc)		
All shade elements modelled as drawn				
Ceiling Penetrations		(downlights, exhaust fans, flues etc)		
No adjustment has been made for losses to insulation arising from ceiling penetrations.				

BEDROOM MODIFICATIONS:
 1. REMOVE PART OF ROBE AND BEDROOM ENTRY DOOR

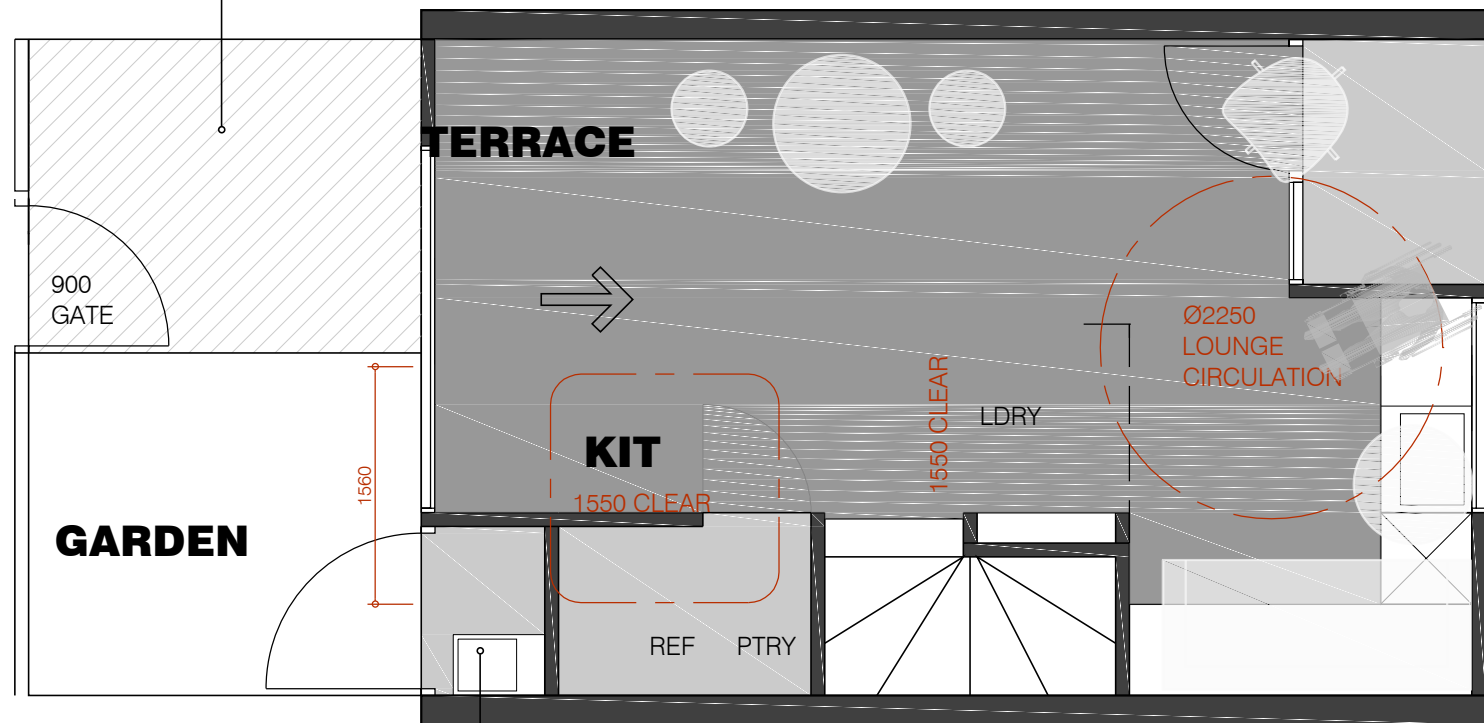
BATHROOM MODIFICATIONS
 1. CHANGE DOOR
 2. REMOVE FREESTANDING BATH
 3. REMOVE SHOWER SCREEN IF REQD
 4. REPLACE VANITY WITH COMPLIANT WALL HUNG MODEL
 5. REPLACE WC WITH COMPLIANT PWD MODEL
 6. ADD GRAB RAILS AS REQD



UPPER FLOOR - R1 & R2
 POST-ADAPTED FLOOR PLAN

PAVE FROM TERRACE TO ENTRY GATE

ACCESS PATH



REMOVABLE CABINETRY. NO MODIFICATIONS REQD

LOWER FLOOR - R1&R2
 POST-ADAPTED FLOOR PLAN

DETAILED PLAN - ROW HOUSE - AS4299 ADAPTABLE



UNIT AREAS

BEDROOMS	2
LOWER FLOOR GFA	36
UPPER FLOOR GFA	51
TOTAL GFA	87
DECKS	10
GARAGE	19

UNIT AREAS

BEDROOMS	2
LOWER FLOOR GFA	39
UPPER FLOOR GFA	57
TOTAL GFA	96
DECKS	10
GARAGE	17

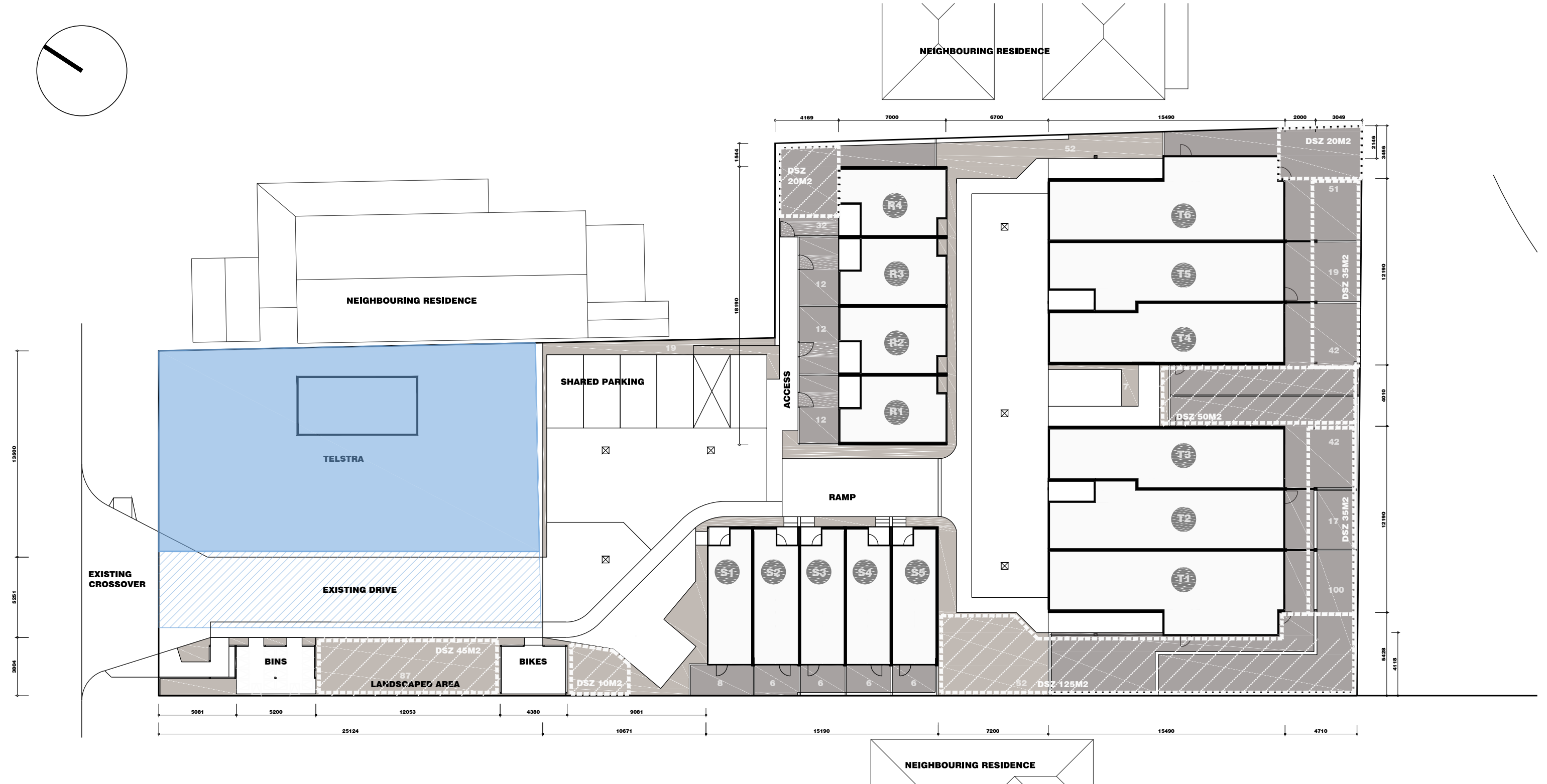
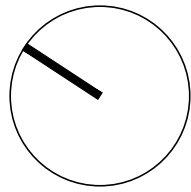
UNIT AREAS

BEDROOMS	3
LOWER FLOOR GFA	46
UPPER FLOOR GFA	54
TOTAL GFA	100
DECKS	10
GARAGE	24

NOTE: TERRACE T4-T6 ARE MIRROR IMAGE. REFER TO FLOOR PLANS D-P-01

DETAILED PLAN - TERRACES LOWER <T1-T3>

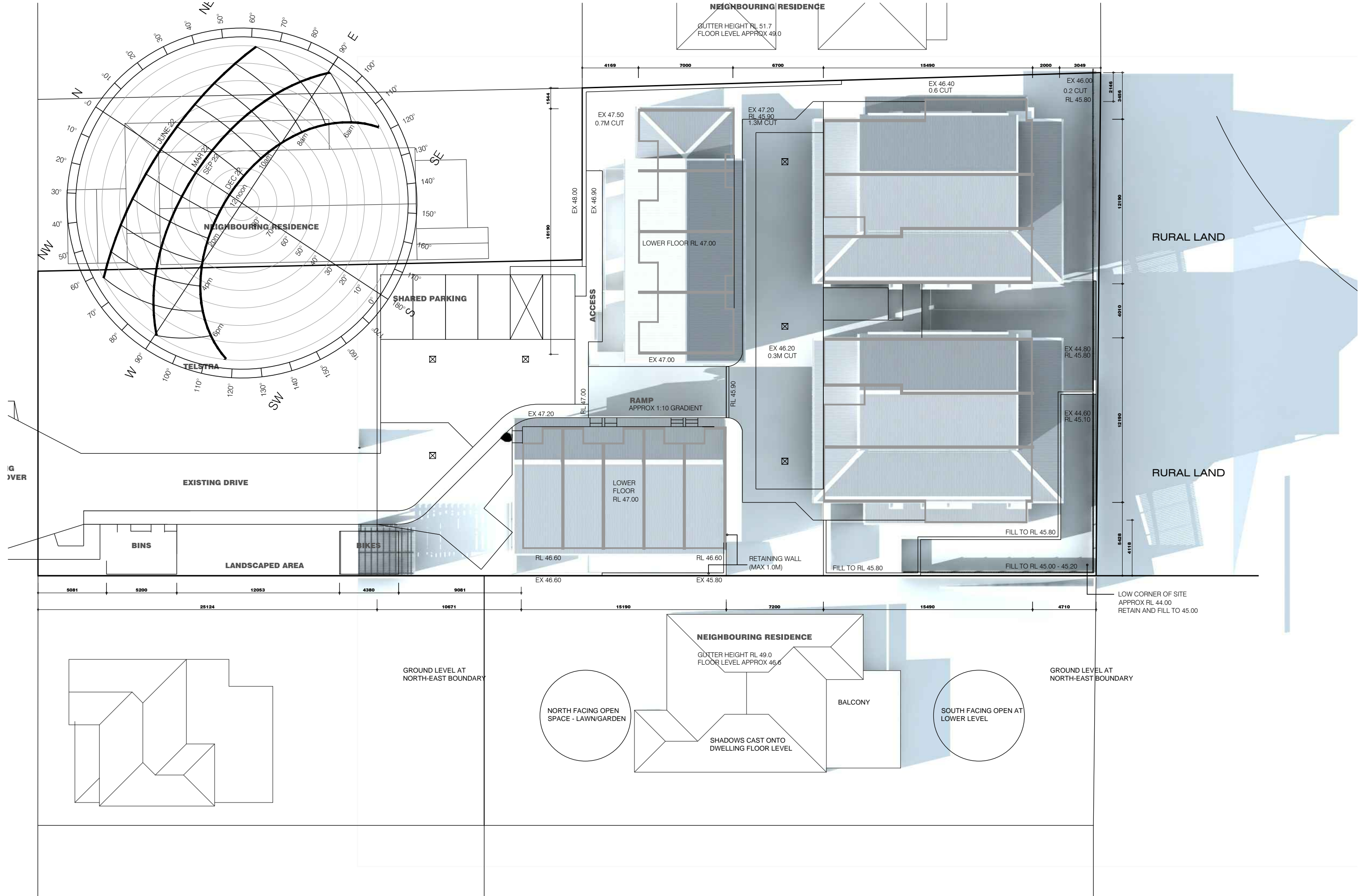


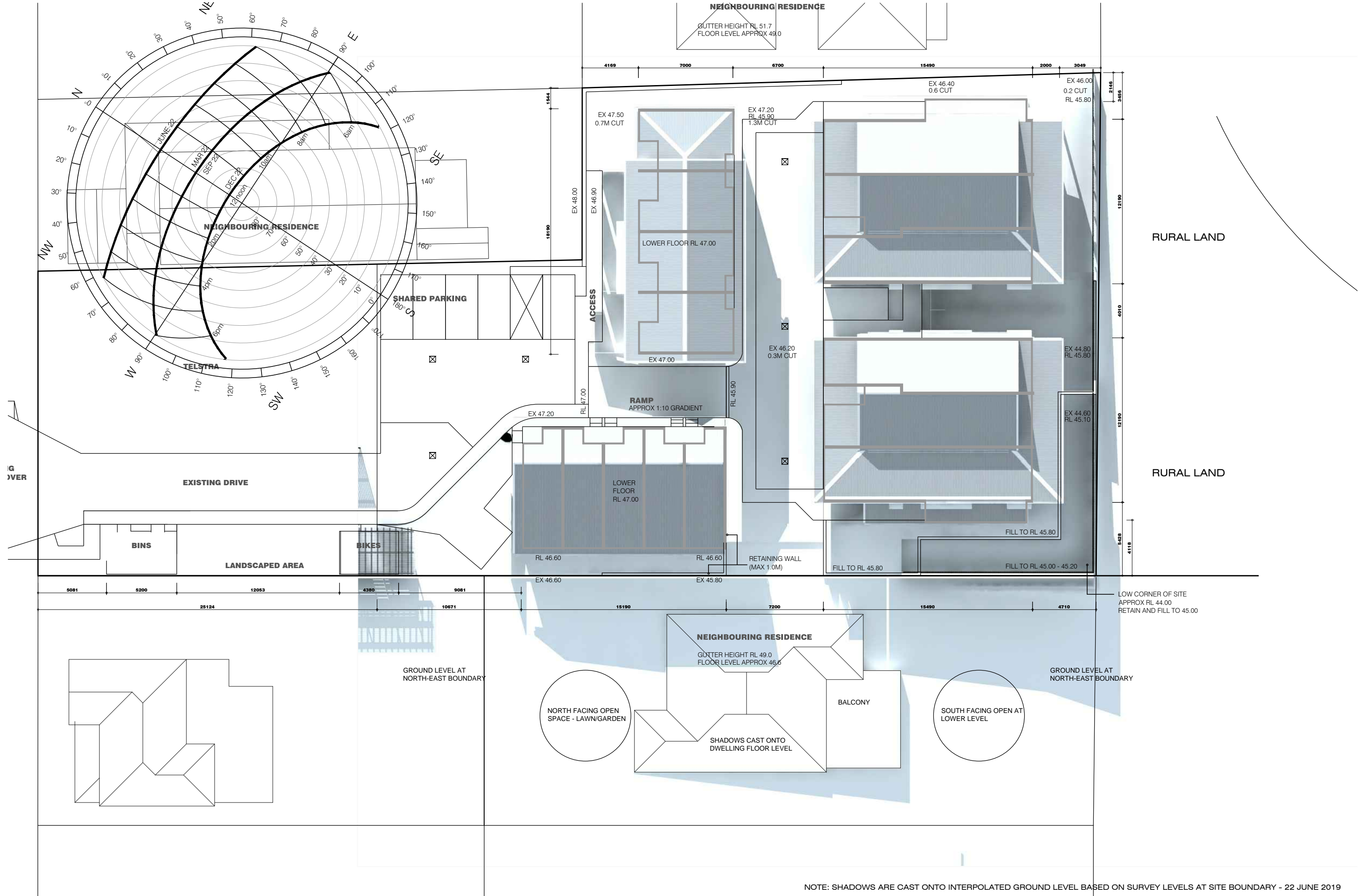


PRIVATE OPEN SPACE	S1	S2	S3	S4	S5	R1	R2	R3	R4	T1	T2	T3	T4	T5	T6	TOTALS
TERRACE	2	2	2	2	2	3	3	3	3							
BALCONY	6	6	6	6	6	-	-	-	-	8	8	8	8	8	8	
LANDSCAPED AREA	9	7	7	7	7	12	12	12	34	100	17	42	42	19	51	378
PRIVATE OPEN SPACE	17	15	15	15	15	15	15	15	37	108	25	50	50	27	59	

LANDSCAPED AREA

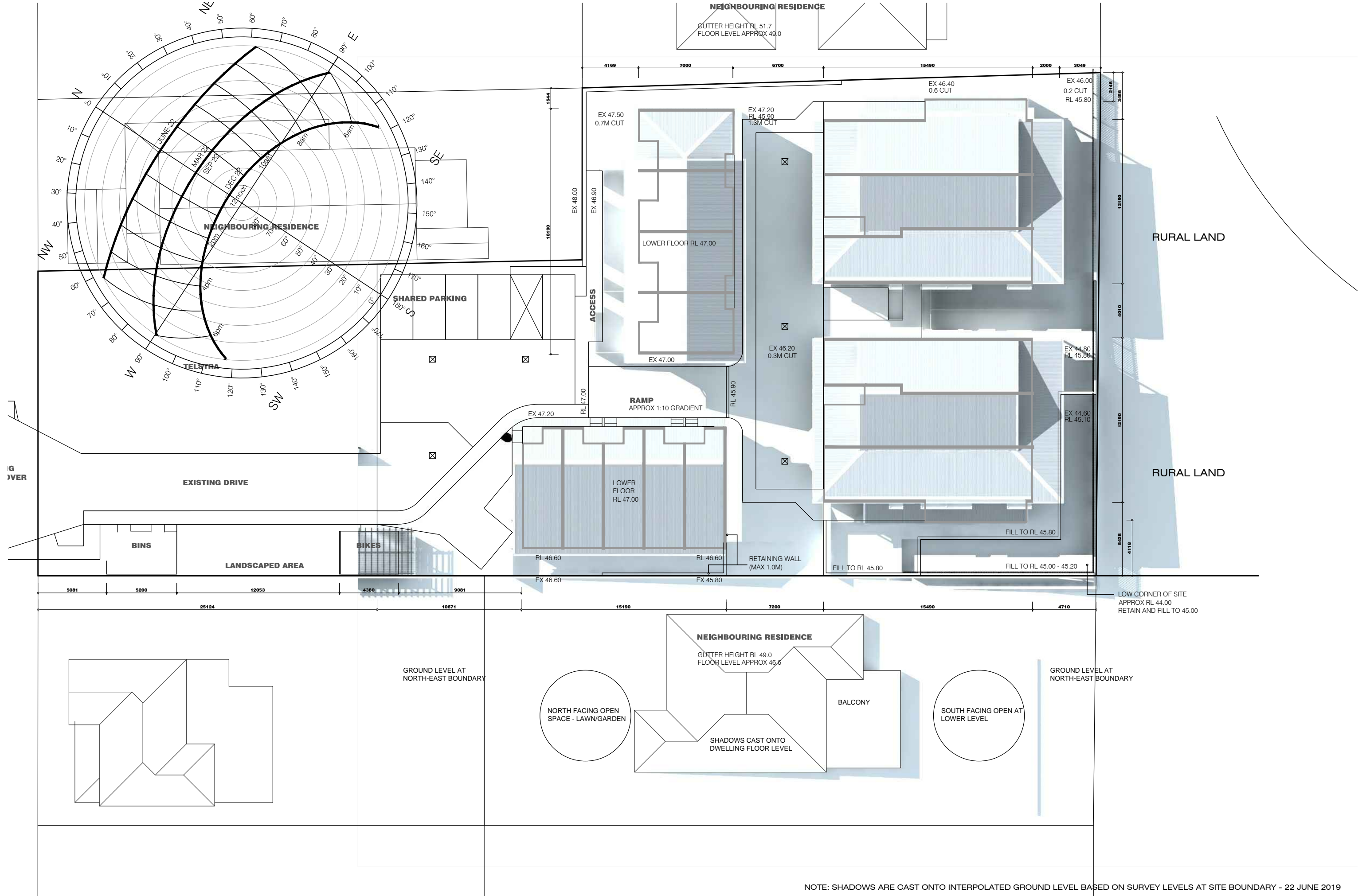
SITE AREA	2330	PROVIDED	REQD SEPP
TELSTRA EASEMENTS	332		
SITA AREA ASSESSED	1998		
PRIVATE LANDSCAPED	378		
COMMON LANDSCAPED	217		
TOTAL LANDSCAPED AREA	604	30%	30%
DEEP SOIL ZONES	340	17%	15%
DSZ = MIN 3.0M WIDE			





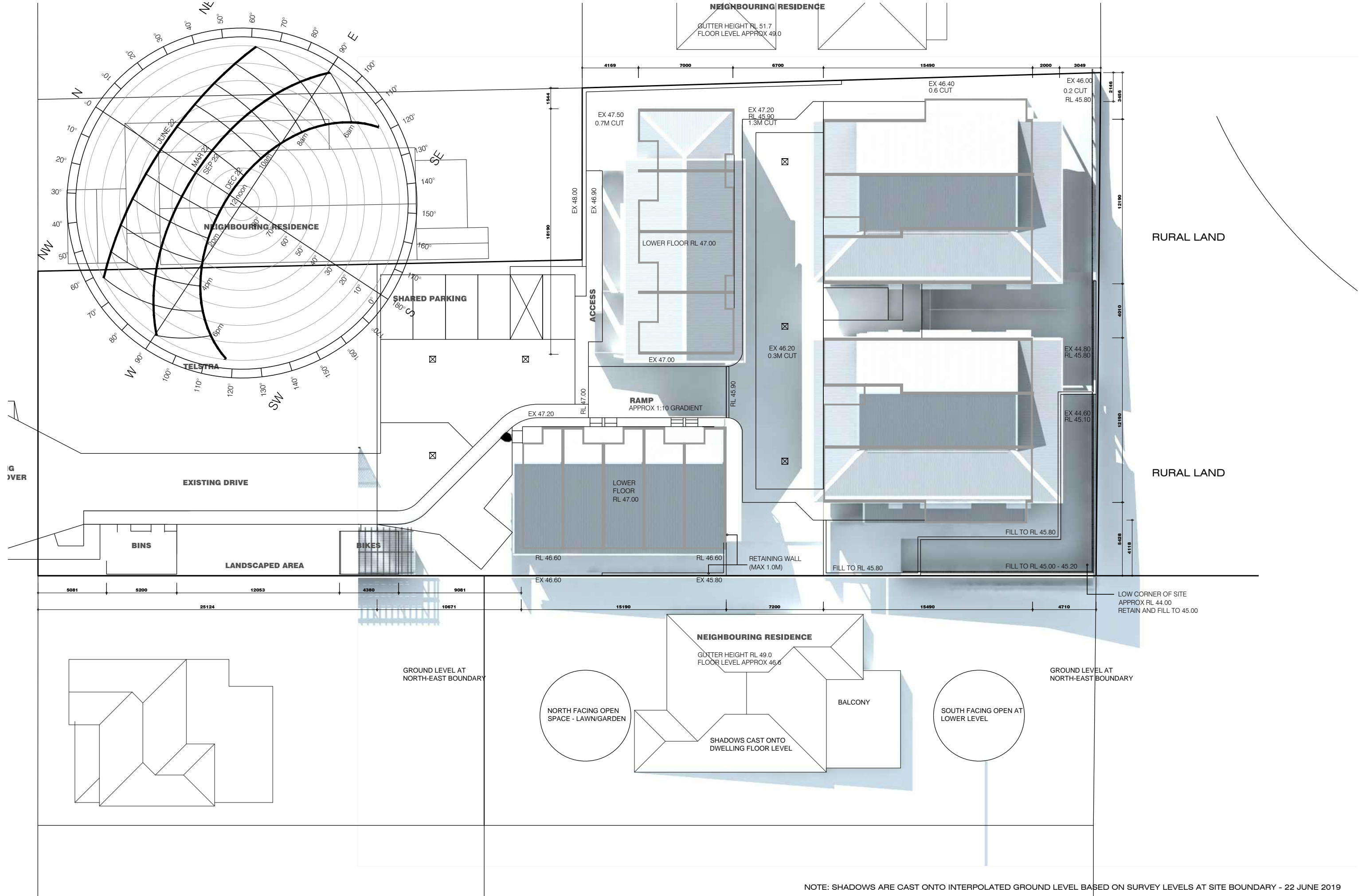
NOTE: SHADOWS ARE CAST ONTO INTERPOLATED GROUND LEVEL BASED ON SURVEY LEVELS AT SITE BOUNDARY - 22 JUNE 2019

SHADOW DIAGRAM 9AM



NOTE: SHADOWS ARE CAST ONTO INTERPOLATED GROUND LEVEL BASED ON SURVEY LEVELS AT SITE BOUNDARY - 22 JUNE 2019

SHADOW DIAGRAM 12 NOON



NOTE: SHADOWS ARE CAST ONTO INTERPOLATED GROUND LEVEL BASED ON SURVEY LEVELS AT SITE BOUNDARY - 22 JUNE 2019

SHADOW DIAGRAM 10am