

# MULTI-RESIDENTIAL DEVELOPMENT

AT

59 TINDALE ST, MUSWELLBROOK

PROJECT NUMBER

2201

FOR

TINDALE INVESTMENTS PTY LTD

STAGE

DA SUBMISSION

## SHEET SCHEDULE

NO.	Sheet Number	Sheet Name	Current Revision
1	00-00	COVER	O
2	01-01	PROPOSED 3D SITE VIEW	O
3	01-02	PROPOSED 3D SITE VIEW	O
4	01-03	PROPOSED 3D SITE VIEW	O
5	01-04	PROPOSED 3D SITE VIEW	O
6	02-01	PROPOSED SITE PLAN	O
7	02-01a	BASIX NOTES	A
8	04-01	EXISTING SITE PLAN	A
9	04-02	EXISTING 3D VIEWS	A
10	04-30	EXISTING SECTIONS	A
11	04-31	EXISTING SECTIONS	A
12	05-01	GROUND FLOOR PLAN	O
13	05-02	AREA LAYOUT	B
14	05-03	P.O.S. LAYOUT	A
15	05-40	ELEVATIONS	O
16	05-41	ELEVATIONS	B
17	05-50	SITE SECTIONS	O
18	05-51	SITE SECTIONS	O
19	05-60	HOUSE SECTION	O
20	05-61	HOUSE SECTION	O
21	05-62	HOUSE SECTION	O
22	07-00	WINDOW SCHEDULE	A
23	07-01	WINDOW SCHEDULE	A
24	07-02	DOOR SCHEDULE	A
25	07-03	DOOR SCHEDULE	A
26	13-01	SHADOW DIAGRAM	B
27	13-02	SHADOW DIAGRAM	B
28	14-00	COLOUR & FINISHES	A

LOT AREA 6033 m<sup>2</sup>  
 TOTAL GFA 2263.84 m<sup>2</sup> or FSR: 0.37:1  
 ( 752.66 m<sup>2</sup> Under Permissible )

PERMISSIBLE FSR 0.5:1 or 3,016.5 m<sup>2</sup>

LANDSCAPE 1463.41 m<sup>2</sup> or 24.26%

PAVED AREA 2111.62 m<sup>2</sup> ( Includes Car Parking Areas )



TINDALE ST STAGE 2 ST19 - BASIX NOTES

COMMITMENTS FOR MULTI-DWELLING HOUSES

1.) DWELLINGS

A.) WATER COMMITMENTS

LANDSCAPE:

1.) THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN OF THE TABLE BELOW. AS PRIVATE LANDSCAPING FOR THAT DWELLING. THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE "AREA OF GARDEN AND LAWN" FOR THE DWELLING SPECIFIED IN THE "DESCRIPTION OF PROJECT" TABLE).

SWIMMING POOL:

1.) THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN THE TABLE BELOW.  
2.) THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

ALTERNATIVE WATER

1.) THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM AT LEAST 1500 LITRES INDIVIDUAL WATER TANK, TO COLLECT RUN-OFF FROM AT LEAST: 77.0 SQUARE METRES OF ROOF AREA, WITH LANDSCAPE & TOILET CONNECTIONS, (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

FIXTURES					
DWELLING NO.	ALL SHOWER HEADS	ALL TOILET FLUSHING SYSTEMS	ALL KITCHEN TAPS	ALL BATHROOM TAPS	HW RECIRCULATION OR DIVERSION
ALL DWELLINGS	4 STAR (> 6 BUT <= 7.5 L/MIN)	4 STAR	4 STAR	4 STAR	NO

B.) ENERGY COMMITMENTS

HOT WATER:

1.)THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

NATURAL LIGHTING

1.)THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING WHICH IS REFERRED TO IN A HEADING TO THE "NATURAL LIGHTING" COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

ALTERNATIVE ENERGY

1.)THE APPLICANT MUST INSTALL THE PHOTOVOLTAIC SYSTEM SPECIFIED FOR THE DWELLING WITH THE CAPACITY TO GENERATE AT LEAST 0.9 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DWELLING UNDER THE "PHOTOVOLTAIC SYSTEM" HEADING OF THE "ALTERNATIVE ENERGY" COLUMN OF THE TABLE BELOW, AND CONNECT TO THAT DWELLING'S ELECTRICAL SYSTEM.

HOT WATER		BATHROOM VENTILATION SYSTEM		KITCHEN VENTILATION SYSTEM		LAUNDRY VENTILATION SYSTEM	
DWELLING NO.	HOT WATER SYSTEM	EACH BATHROOM	OPERATION CONTROL	EACH KITCHEN	OPERATION CONTROL	EACH LAUNDRY	OPERATION CONTROL
ALL DWELLINGS	GAS INSTANTANEOUS 5.5 STAR	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF	MANUAL SWITCH ON/OFF	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF	MANUAL SWITCH ON/OFF	INDIVIDUAL FAN, NOT DUCTED	MANUAL SWITCH ON/OFF

	COOLING		HEATING		ARTIFICIAL LIGHTING						NATURAL LIGHTING	
DWELLING NO.	LIVING AREAS	BEDROOM AREAS	LIVING AREAS	BEDROOM AREAS	NO. OF BEDROOMS &/OR STUDY	NO. OF LIVING &/OR DINING ROOMS	EACH KITCHEN	ALL BATHROOMS/TOILETS	EACH LAUNDRY	ALL HALLWAYS	NO. OF BEDROOMS &/OR TOILETS	MAIN KITCHEN
18	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	2 (DEDICATED)	1 (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	0	YES
30	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1 (DEDICATED)	1 (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	0	YES
4,5,6,7	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1 (DEDICATED)	1 (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	0	NO
ALL OTHER DWELLINGS	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	1-PHASE AIRCONDITIONING 2.5 STAR (OLD LABEL)	2 (DEDICATED)	1 (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	YES (DEDICATED)	0	NO

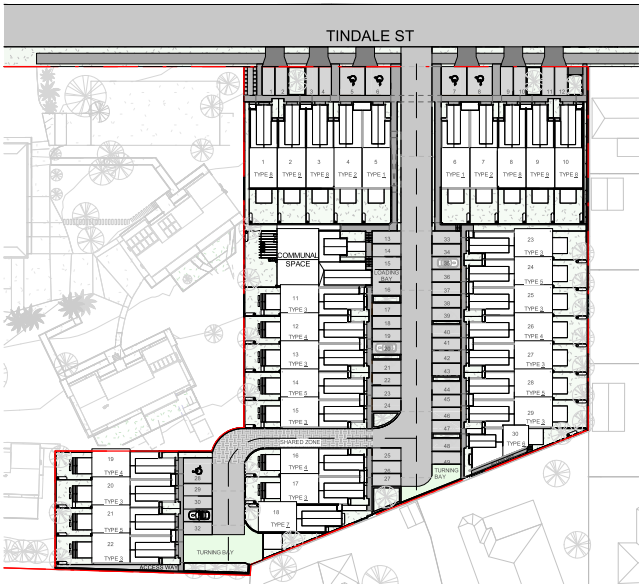
C.) THERMAL COMFORT

1.) THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT, ALL MATTERS WHICH THE THERMAL COMFORT PROTOCOL REQUIRES TO BE SHOWN ON THOSE PLANS. THOSE PLANS MUST BEAR A STAMP OF ENDORSEMENT FROM THE ACCREDITED ASSESSOR, TO CERTIFY THAT THIS IS THE CASE.

2.) WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM, THE APPLICANT MUST  
(aa) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB, OR  
(bb) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE STAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB.

3.) THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS: DWELLING NO. 30 CONCRETE SLAB ON GROUND IS 55M<sup>2</sup> AND ALL OTHER DWELLINGS CONCRETE SLAB ON GROUND IS 71M<sup>2</sup>.

THERMAL LOADS		
DWELLING NO.	AREA ADJUSTED HEATING LOAD (IN MJ/M <sup>2</sup> /YR)	AREA ADJUSTED COOLING LOAD (IN MJ/M <sup>2</sup> /YR)
1	229.0	9.2
2	183.0	8.8
3	183.9	8.0
4	186.2	14.0
5	230.2	14.6
6	222.5	11.1
7	187.7	13.3
8	183.2	8.3
9	182.3	8.9
10	230.1	9.7
11	172.7	24.4
12	170.3	23.9
16	203.5	22.8
17	178.5	24.4
18	239.7	16.1
19	202.7	22.1
23	208.7	9.8
26	167.9	9.6
29	184.4	10.0
30	235.4	11.9
13, 20	172.7	24.2
14, 21	171.7	23.1
15, 22	207.7	23.1
24, 28	168.3	11.9
ALL OTHER DWELLINGS	169.6	10.0



COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

A.) WATER

1.) THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

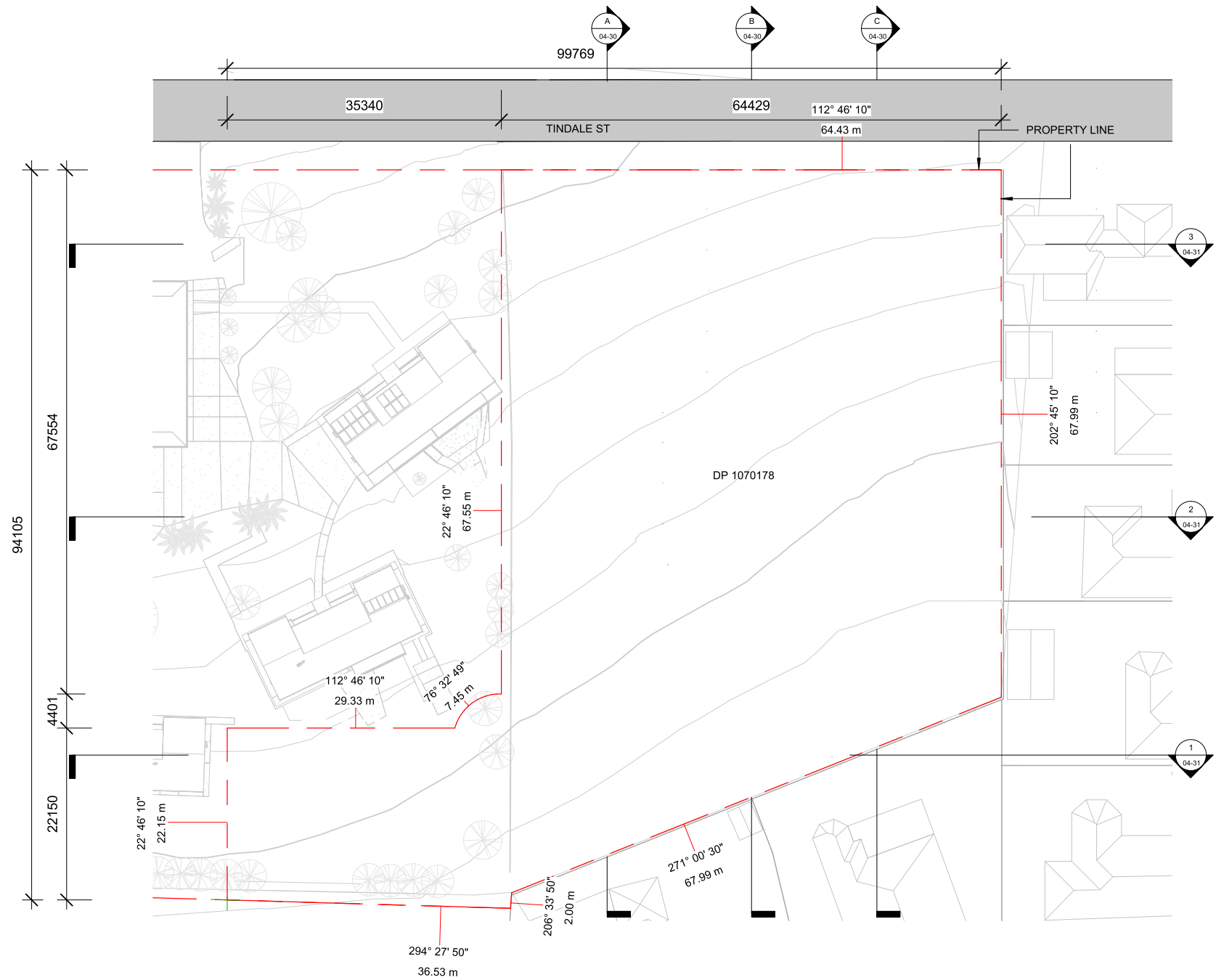
2.) A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

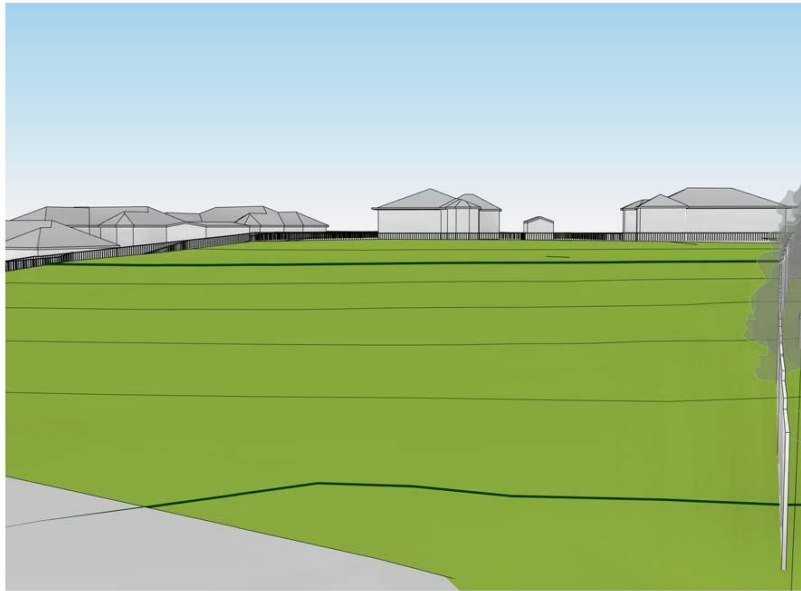
B.) ENERGY SYSTEMS AND FIXTURES

1.) THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE "CENTRAL ENERGY SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE , AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

COMMON AREA VENTILATION SYSTEM		
COMMON AREA	AVENTILATION SYSTEM TYPE	VENTILATION EFFICIENCY MEASURE
COMMUNITY ROOM	AIR CONDITIONING SYSTEM	TIME CLOCK OR BMS CONTROLLED

COMMON AREA LIGHTING			
COMMON AREA	PRIMARY TYPE OF ARTIFICIAL LIGHTINGS	LIGHTING EFFICIENCY MEASURE	LIGHTING CONTROL SYSTEM/BMS
COMMUNITY ROOM	LIGHT-EMITTING DIODE	TIME CLOCKS	NO

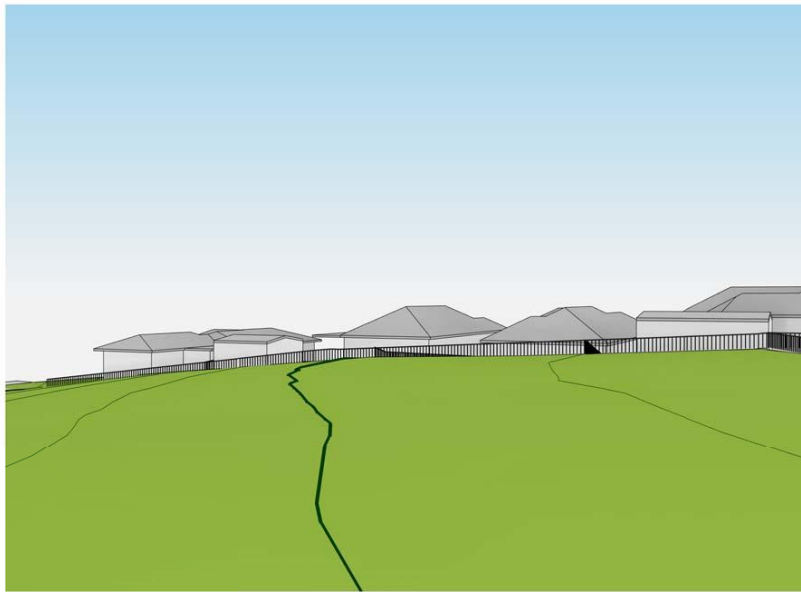




1 EXISTING NORTH VIEW



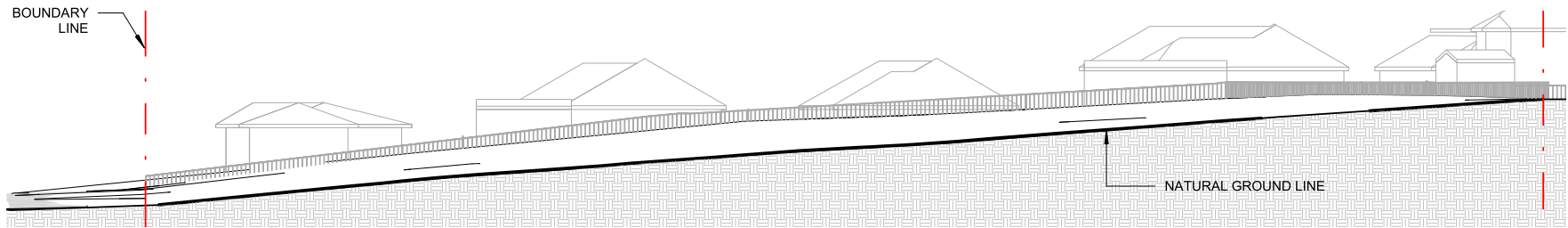
2 EXISTING SOUTH VIEW



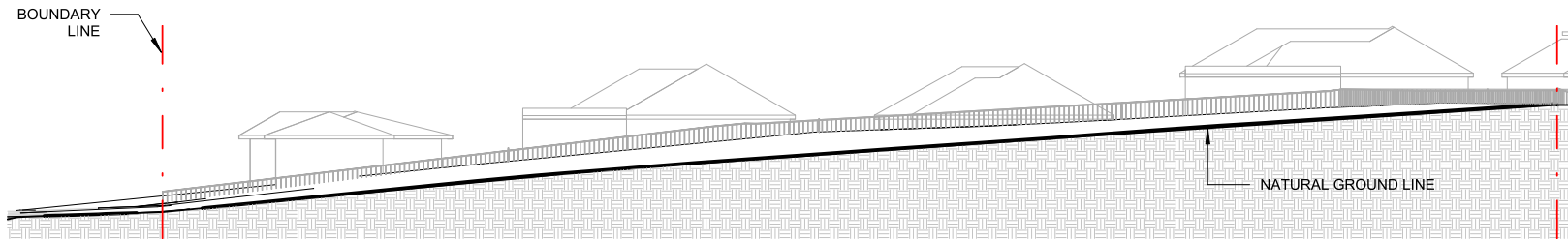
4 EXISTING WEST VIEW



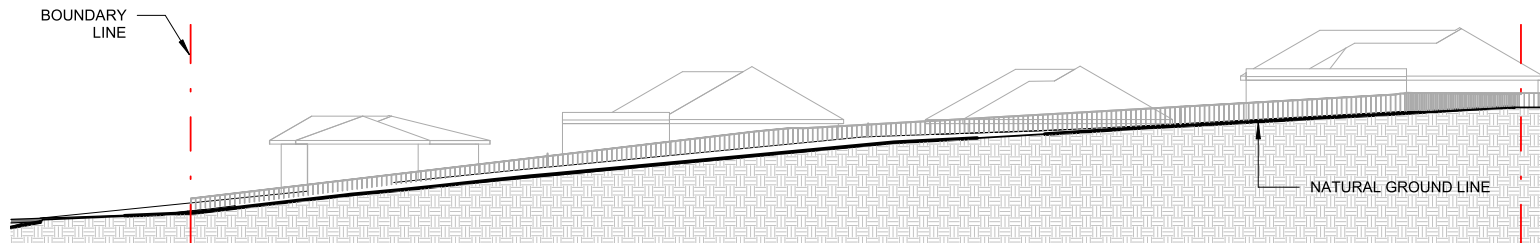
3 EXISTING EAST VIEW



**A** EXISTING SITE SECTION A  
1 : 300

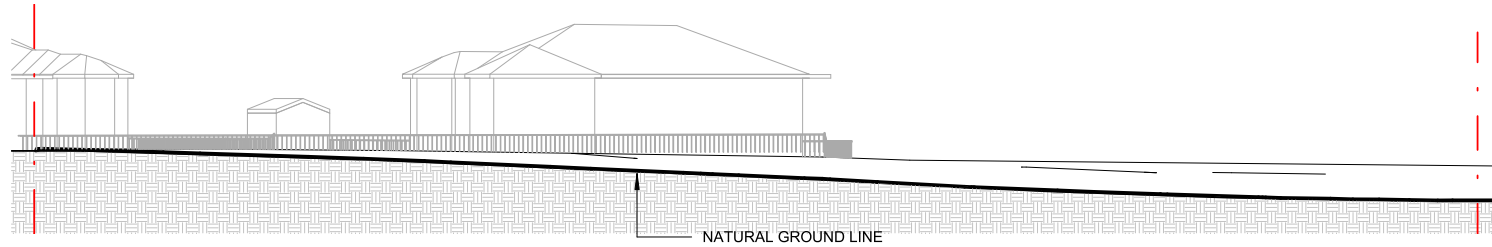


**B** EXISTING SITE SECTION B  
1 : 300

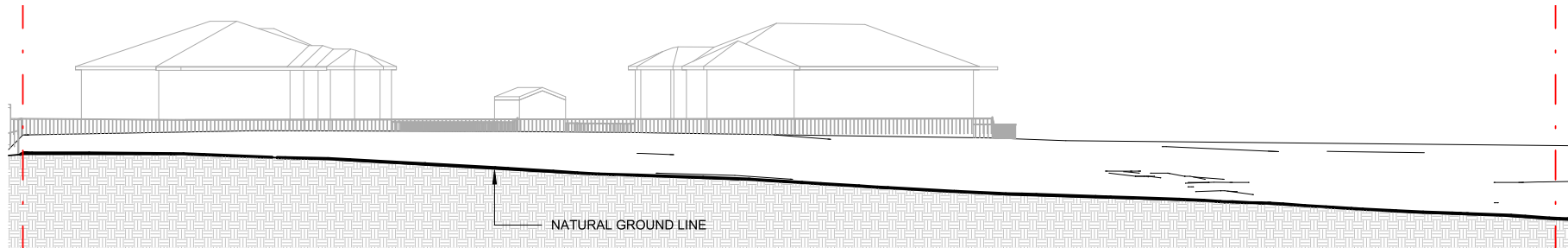


**C** EXISTING SITE SECTION C  
1 : 300

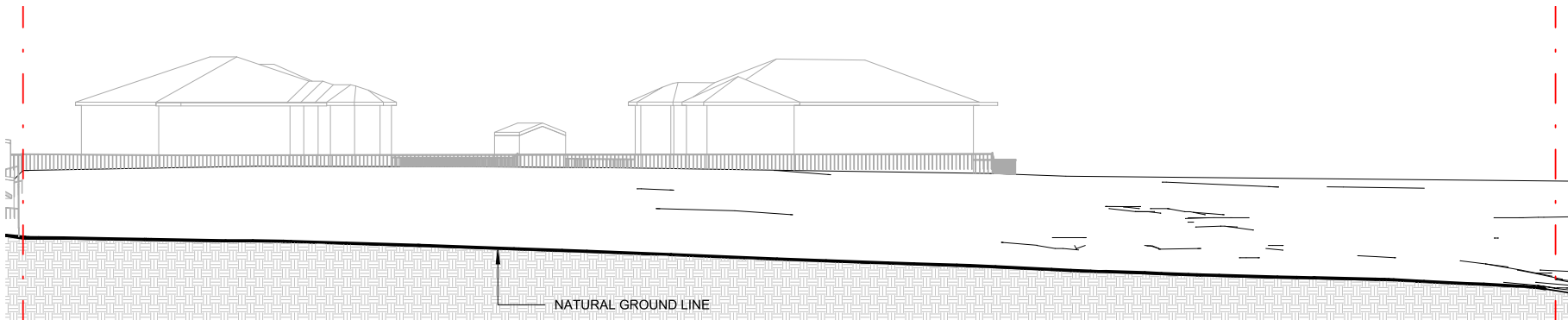




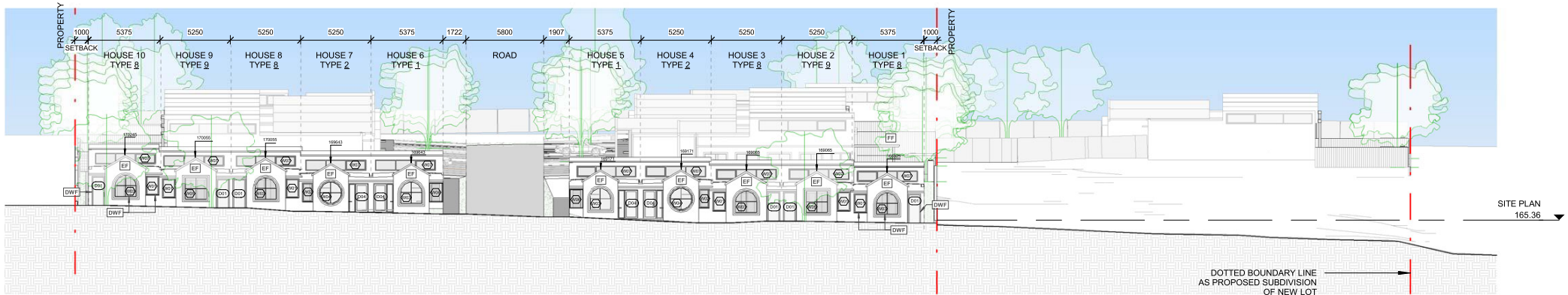
1 EXISTING SITE SECTION 1  
1 : 300



2 EXISTING SITE SECTION 2  
1 : 300



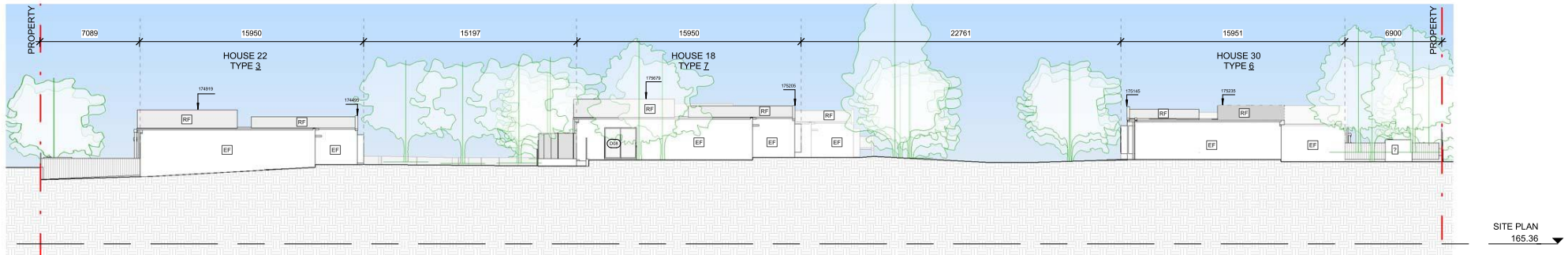
3 EXISTING SITE SECTION 3  
1 : 300



1

STREETSCAPE ELEVATION

1 : 300



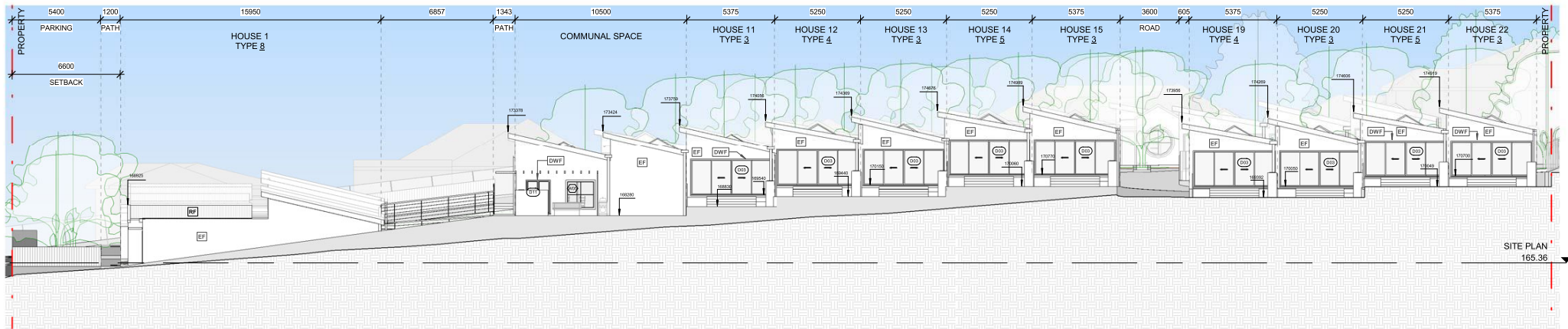
2

SOUTH ELEVATION

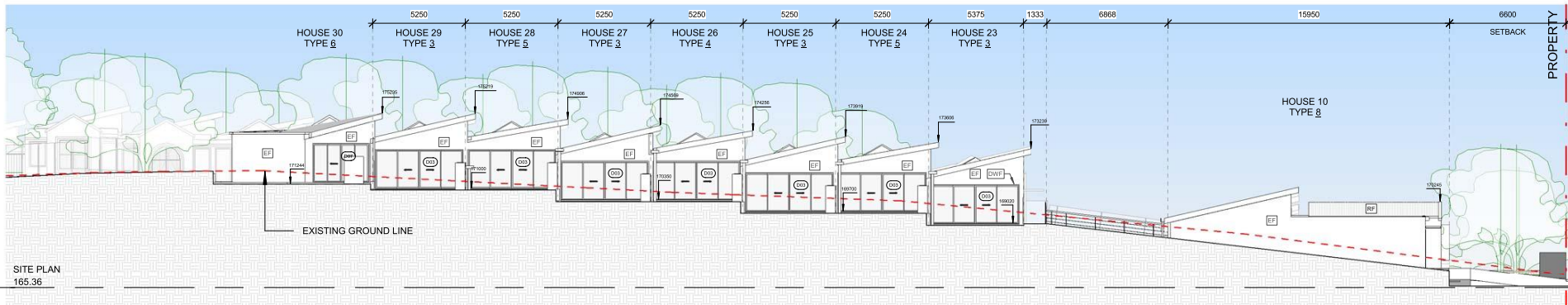
1 : 300

<b>EF</b>	EXTERIOR WALL FINISH	<b>RF</b>	ROOF FINISH
<b>IF</b>	INTERNAL WALL FINISH	<b>FF</b>	FENCES FINISH
<b>DWF</b>	WINDOWS & DOORS FRAMES		





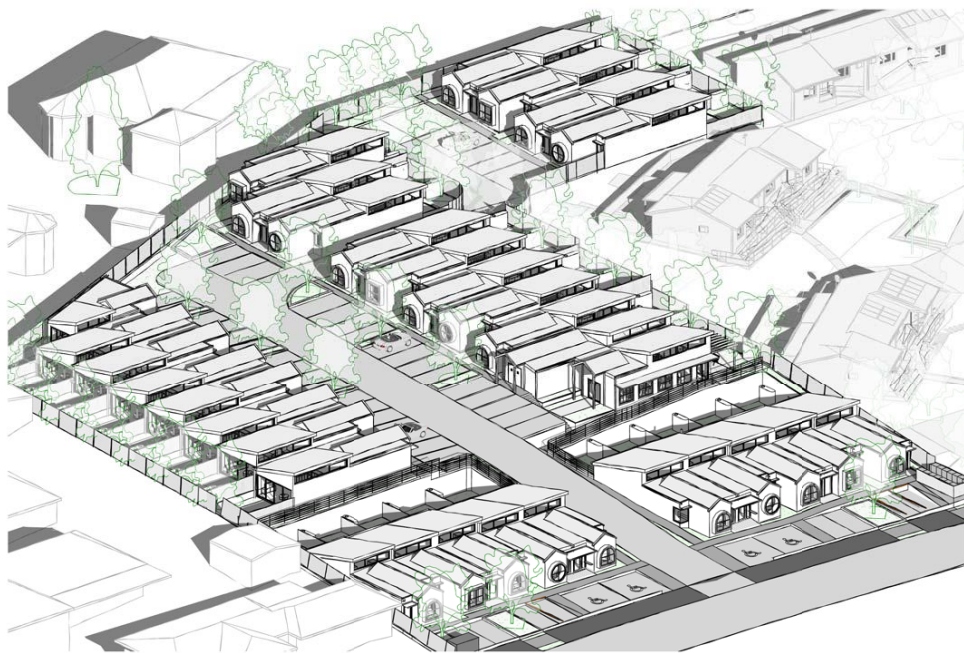
1 WEST ELEVATION  
1 : 250



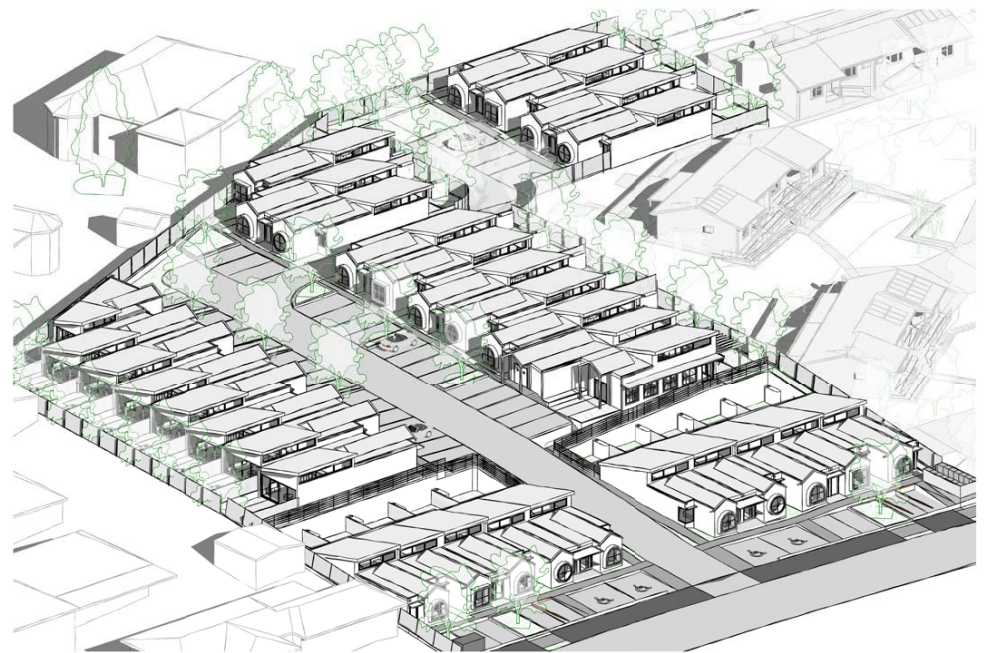
2 EAST ELEVATION  
1 : 250

- |                                   |                         |
|-----------------------------------|-------------------------|
| <b>EF</b> EXTERIOR WALL FINISH    | <b>RF</b> ROOF FINISH   |
| <b>IF</b> INTERNAL WALL FINISH    | <b>FF</b> FENCES FINISH |
| <b>DWF</b> WINDOWS & DOORS FRAMES |                         |

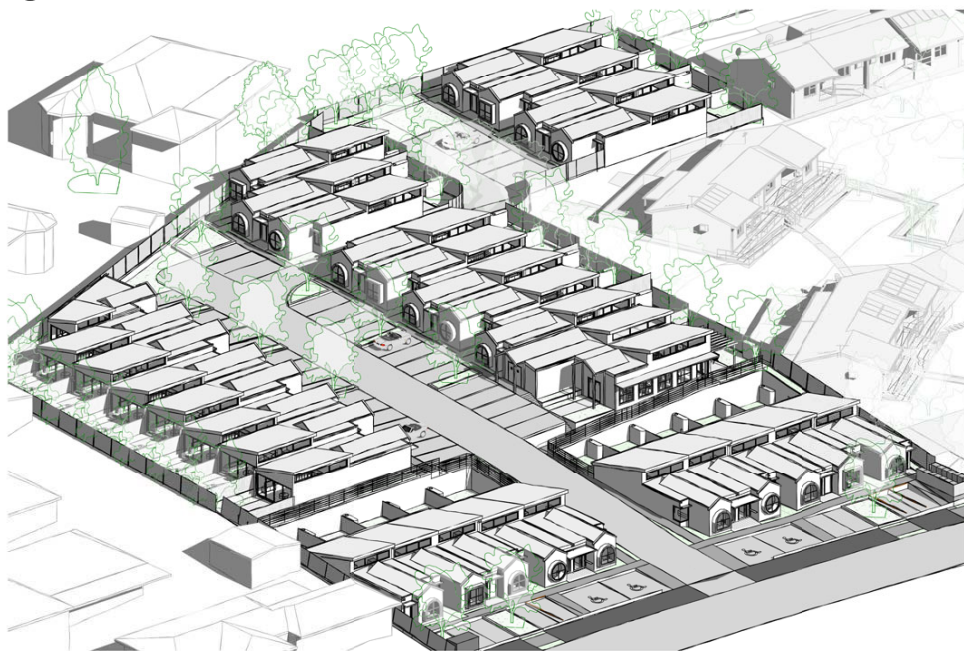




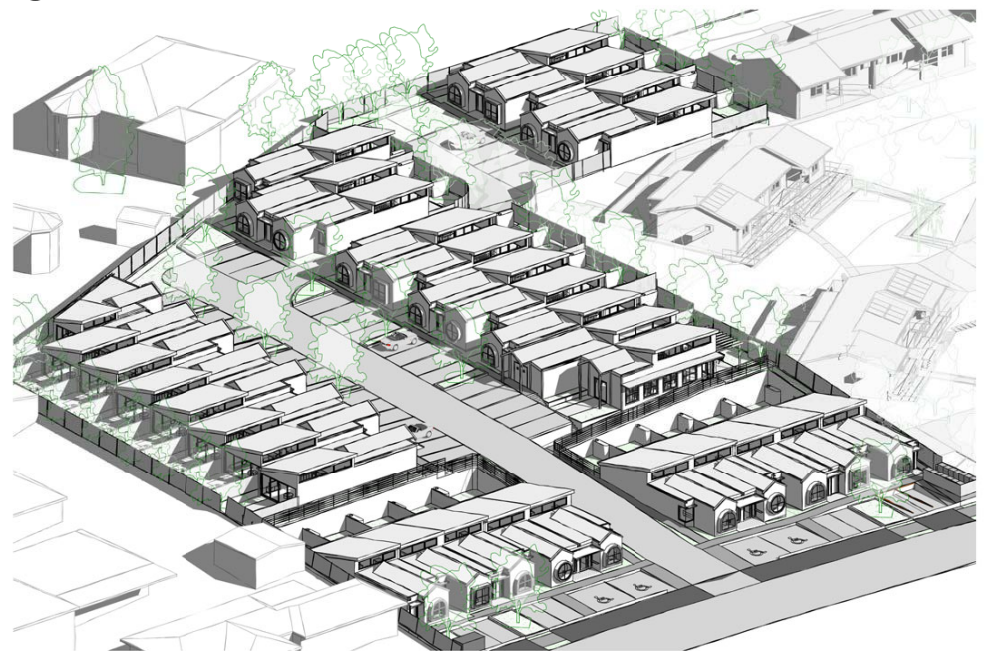
1 EAST VIEW - 21 JUNE 09.00 HRS



2 EAST VIEW - 21 JUNE 10.00 HRS



3 EAST VIEW - 21 JUNE 11.00 HRS



4 EAST VIEW - 21 JUNE 12.00 HRS





1 EAST VIEW - 21 JUNE 13.00 HRS



2 EAST VIEW - 21 JUNE 14.00 HRS



3 EAST VIEW - 21 JUNE 15.00 HRS

NATURAL WHITE

B1

**EF** EXTERIOR WALL FINISH

**DULUX NATURAL WHITE**  
RGB - 237 - 237 - 227

**RF** ROOF FINISH

**DULUX WOODLAND GREY**  
RGB - 083 - 084 - 079

VIVID WHITE

B12

**IF** INTERNAL WALL FINISH

**DULUX VIVID WHITE**  
RGB - 244 - 246 - 235

**FF** FENCES FINISH

**COLORBOND WOODLAND GREY**  
RGB - 075 - 076 - 070

VIVID WHITE

B12

**DWF** WINDOWS & DOORS FRAMES

**DULUX VIVID WHITE**  
RGB - 244 - 246 - 235