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NatHERS Thermal Performance Specification - Cremorne			
External Walls			
Wall Type	Insulation	Colour	Comments
Brick Veneer	R2.5	Med - SA 0.475 - 0.70	Ground to Level 2, as per elevations
Metal Clad	R2.5	Med - SA 0.475 - 0.70	Level 3, as per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Internally in units	
Hebel Plasterboard on Stud	None	Party walls	
Concrete Panel, plaster on studs	None	Shared walls with stairs/lift	
Plasterboard Stud	None	Shared walls with corridor	
Floors			
Floor Type	Insulation	Comments	
Concrete	R1.5	All units with suspended slab over carpark	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	R2.5	All exposed ceilings throughout	
<i>Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.</i>			
Roof			
Roof Type	Insulation	Colour	Comments
Concrete with waterproofing membrane	None	Med - SA 0.475 - 0.70	All exposed roof throughout
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (All Units)	4.8	0.59	e.g. Single glazed Low-e clear Aluminium frame
Awning (All Units)	4.8	0.51	e.g. Single glazed Low-e clear Aluminium frame
<i>U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.</i>			
Skylights			
Skylight Type	Frame Type	Comments	
Double Glazed	Timber and Aluminium		
Ceiling fans			
Size	Location	Comments	
1200mm diameter	Kitchen/Living area	Units 1.01, 1.03, 1.04, 2.01, 2.03, 2.04	



# Allister Apartments

Project  
**13-15 Allister Street, Cremorne**  
**Lot 1, DP439695 & Lot 29 DP8862**

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Client  
**WINIM Developments Pty Ltd**

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## Development Application

Project No **221061** Date **18.10.21**  
 Drawing No. **DA00.00** Revision **P6**

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**DEVELOPMENT APPLICATION**

Revisions			
P2	22.08.22	FOR INFORMATION	AH
P3	09.09.22	Draft DA Issue	SM
P4	13.09.22	DA Issue	SM
P5	25.01.23	For Information	AT
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT

Project **Allister Apartments** Drawing **Existing Site Plan** Project No **221061** Author **NW** Scale: @ A1/ **1 : 200** Drawing No. **DA01.00**

Revision **P6** **rothelowman**

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**Demolition Notes**

Contractor to confirm existing conditions on site.

Contractor to demolish existing structure/remove all materials. Cut and seal services as required in accordance with local authority requirements and a.s. codes for that trade u.n.o

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

**Asbestos**

Contractor to allow for complete demolition & removal of all asbestos products. All asbestos products to be removed & handled as per relevant Australian standards

Extent of demolition work as indicated on this drawing, including but not limited to the following:

Removal/demolition of all existing floor/slabs & footings, external and internal walls, windows, doors, cladding, gutters, downpipes, rainwater heads, cappings, flashing gutter board supports etc. u.n.o

Removal/demolition of all existing works including but not limited to external steps, paths, carparks, planters & landscaping, gates, fences, garden walls, retaining walls, bollards, light blades signs, columns etc. u.n.o

Removal/demolition of all existing fixtures and fittings including but not limited to lights, taps, basins, wcs etc. Disconnection & removal of existing services to be undertaken by appropriate contractors

Contractor to make good damage to adjoining buildings, pavement, laneways, roads, fences, kerbs, channels, services, street furniture, carspace markings etc. (ie. Any adjoining objects/materials not within site boundary) resulting from demolition works.

All repairs to authority requirements or to condition prior to demolition. Contractors are responsible for relocation and co-ordination of road carparking markings, ticket machines etc.

**Preliminary**

Precautionary measures to be undertaken as described in AS.2601-2001. A "hazardous substances management plan" is to be implemented before and during demolition. If the preliminary investigation of the building identifies any hazardous materials contained therein. These materials will be removed as per the guidelines of the responsible authority and clearance certificate obtained before demolition commences

**Safety fencing**

Security fences shall be provided to the street boundary of the demolition site and any additional precautionary measures, taken as may be necessary to prevent unauthorised entry to the site, where the demolition site adjoins a public thoroughfare the common boundary between them shall be fenced for its full length with a hoarding unless the least horizontal distance between the common boundary and the nearest part of the structure is greater than twice the height of the structure. The fencing shall be the equivalent of the chain wire as specified in AS.1725

Notices lettered in accordance with AS.1319 and displaying the words "warning demolition in progress", or similar, shall be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident

**Demolition work**  
Structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure, and the safety of persons on and outside the site, will be maintained in the event of sudden and severe weather changes.

Walls on the boundaries are to be demolished in a safe and workmanship like manner. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse, allowable loading of the suspended floors shall be determined by an independent structural engineer.

**Dust control**

The techniques adopted for stripping out and for demolition shall minimise the release of dust into the atmosphere. Before the commencement of stripping or demolition in an area of a structure, any existing accumulations of dust in that area shall be collected, placed in suitable containers and removed. Selection of an appropriate collection technique, such as vacuuming or hoisting down, shall take due account of the nature of the dust and the type of hazard it presents. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose shall be avoided.

**Noise control**

Noise shall be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever practicable to epa/code requirements.  
Note:  
1. Attention is drawn to recommendations in AS.2436  
2. Hours of operating equipment may be restricted by regulatory authority

**Fire services**

Where a fire hydrant service or a fire hose reel service is provided in a building, it shall be available at all times during the demolition of the building, so that all remaining storeys except the two uppermost storeys, are serviced. Access to the fire protection services, including any booster fitting, shall be maintained at all times. If a sprinkler system is installed in a building to be demolished, it shall be maintained in an operable condition at each storey below the two uppermost unstripped storeys. Suitable portable fire extinguishers shall be kept at all times in working areas and are not protected by other fire services, and maintained in an operable condition.

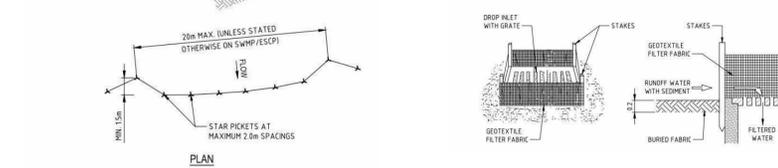
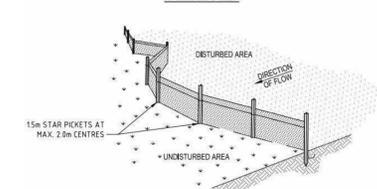
**Adjoining properties**

Safe access to and egress from adjoining buildings shall be maintained at all times for the duration of the demolition work. No demolition activity shall cause damage to or adversely affect the structural integrity of adjoining buildings. The effects of vibration and conversion on adjoining buildings and their occupants shall be minimised by selecting demolition methods and equipment appropriate to the circumstances. Where any surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate. Precautions shall be taken to minimise the spreading of mud and debris by vehicles leaving the site.

**General**

Openings in existing walls and floors, through which there is a risk of persons falling to lower level, shall be either properly guarded or boarded over and the boarding secured against unauthorised or accidental removal. Precautions shall be taken to prevent glass from falling on any person in or outside the building. Demolished material shall not be allowed to fall freely outside the structure unless it is confined within a chute or similar enclosure, which is clear of obstructions to objects falling freely. Demolished material shall be removed progressively from the site and at any time, shall not be allowed to accumulate to the extent that it presents a hazard to the public or to site personnel.

**Site Control Measures**



**STOCKPILE**

NOTE:

1. PLACE STOCKPILES MORE THAN 2m FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT
4. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2m DOWNSLOPEBACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

**GEOTEXTILE INLET FILTER**

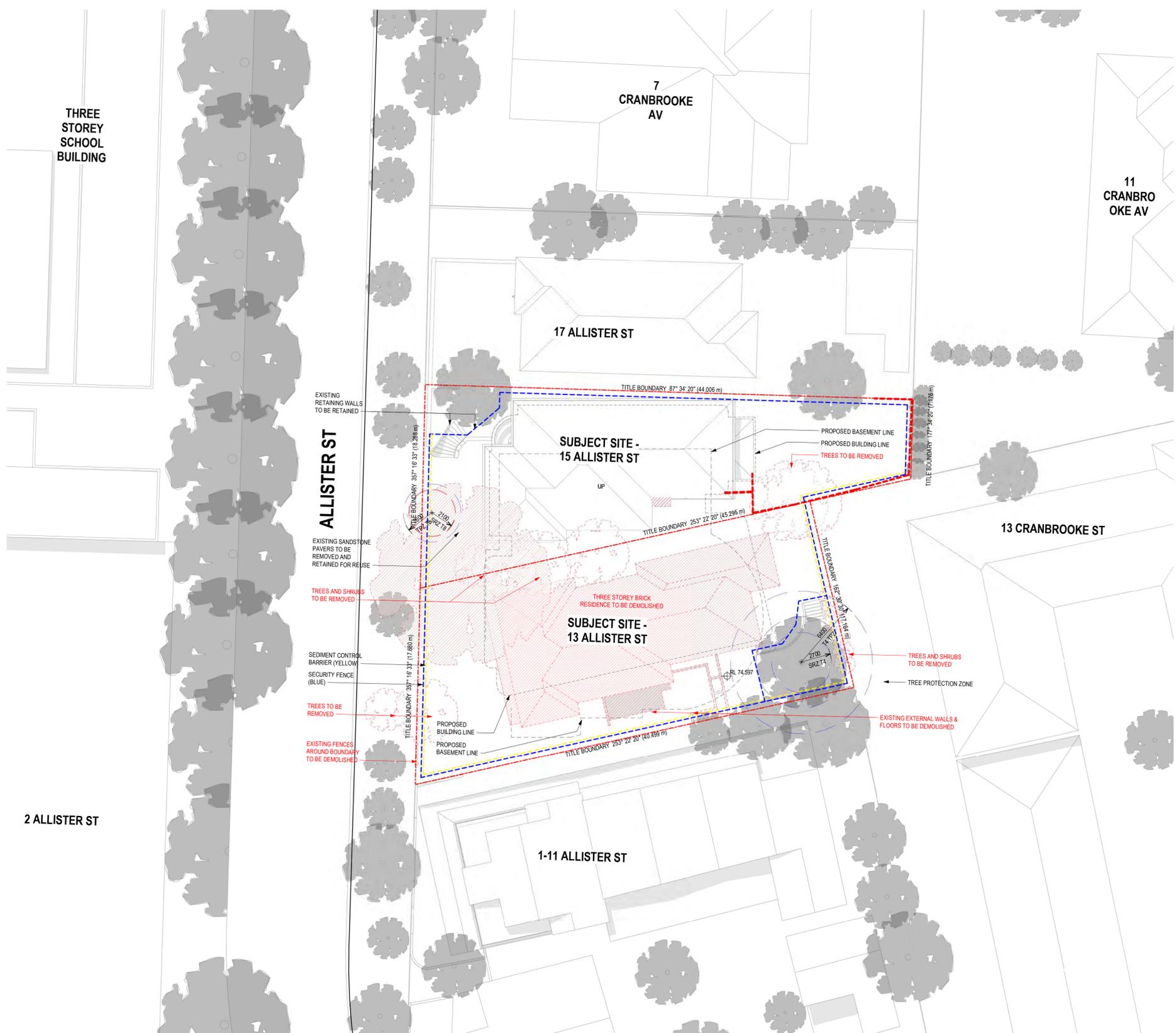
NOTE:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1m LONG STAR PICKETS INTO GROUND AT THE FOUR CORNERS OF PIT WALLS. ENSURE ANY STAR PICKET ARE FITTED WITH SAFETY CAPS.
4. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING.
5. JOIN SECTIONS OF FABRIC AT SUPPORT POST WITH A 150mm OVERLAP. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.
- 6.

**SEDIMENT FENCE**

NOTE:

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50% IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2m INTERVALS AT DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKET ARE FITTED WITH SAFETY CAPS.
4. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING.
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Revisions	P1	22.08.22	FOR INFORMATION	AH
	P2	09.09.22	Draft DA Issue	SM
	P3	13.09.22	DA Issue	SM
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	P5	30.01.23	RESPONSE TO COUNCIL RFI	AT

**LEGEND**

- SECURITY FENCE
- SEDIMENT CONTROL BARRIER

Project / **Allister Apartments**

Drawing / **Demolition Plan**

Project No / **221061**

Author / **NW**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA01.01**

Revision / **P5**



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**SUBJECT SITES:  
13 & 15 ALLISTER ST**

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- HERITAGE ITEM
- CONSERVATION AREA

Project **Allister Apartments**

Drawing **Context Plan**

Project No **221061** Author **NW**

Scale: @ A1 **1 : 500**

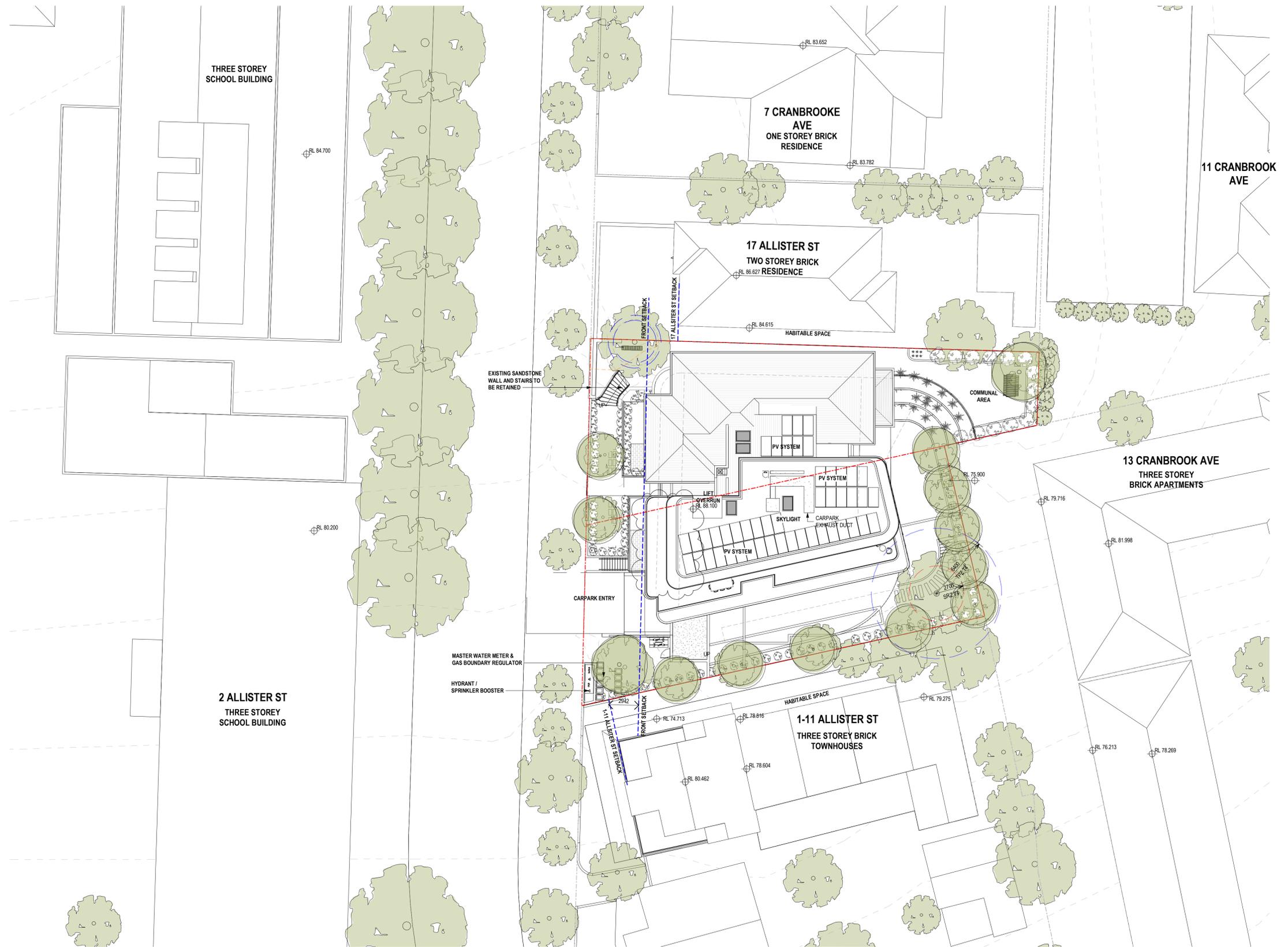
Drawing No **DA01.02**

Revision **P5**



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P4	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P5	21.04.23	RFI ISSUE	SM	

Project **Allister Apartments**

Drawing **Site Plan**

Project No **221061**

Author **PM**

Scale: @ A1 **1 : 200**

Drawing No **DA01.03**

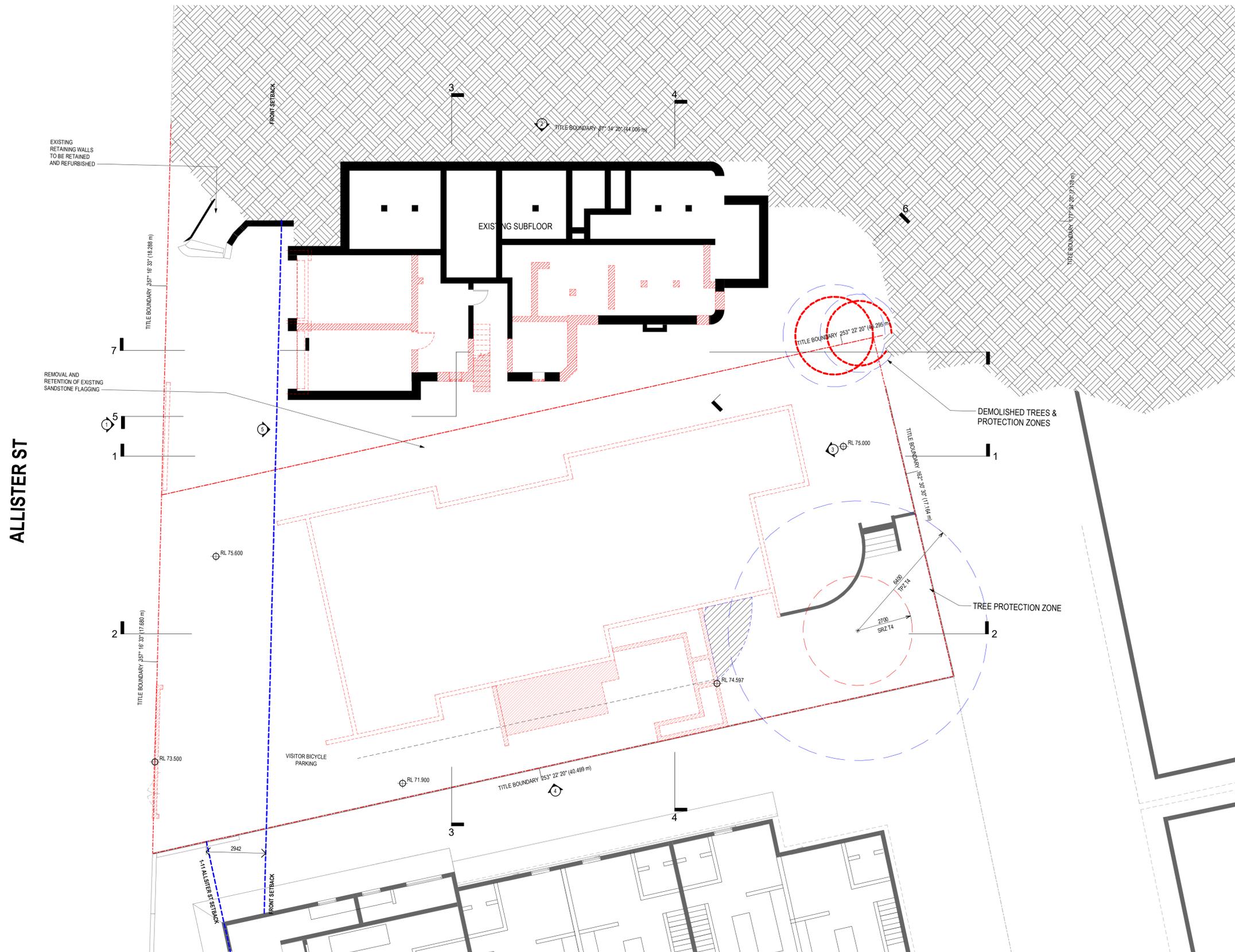
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- EXISTING STRUCTURE
- STRUCTURE TO BE DEMOLISHED

Project / **Allister Apartments**

Drawing / **Existing Ground Floor Plan**

Project No / **221061** Author / **NW**

Scale: @ A1 / **As indicated**

Drawing No. / **DA01.04**

Revision / **P6**



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— EXISTING STRUCTURE  
 - - - - - STRUCTURE TO BE DEMOLISHED

Project / **Allister Apartments**

Drawing / **Existing Level 1 Plan**

Project No / **221061**

Author / **NW**

Scale: @ A1 / **As indicated**

Drawing No. / **DA01.05**

Revision / **P7**

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— EXISTING STRUCTURE  
 - - - - - STRUCTURE TO BE DEMOLISHED

Project / **Allister Apartments**

Drawing / **Existing Level 2 Plan**

Project No / **221061**

Author / **NW**

Scale: @ A1 / **As indicated**

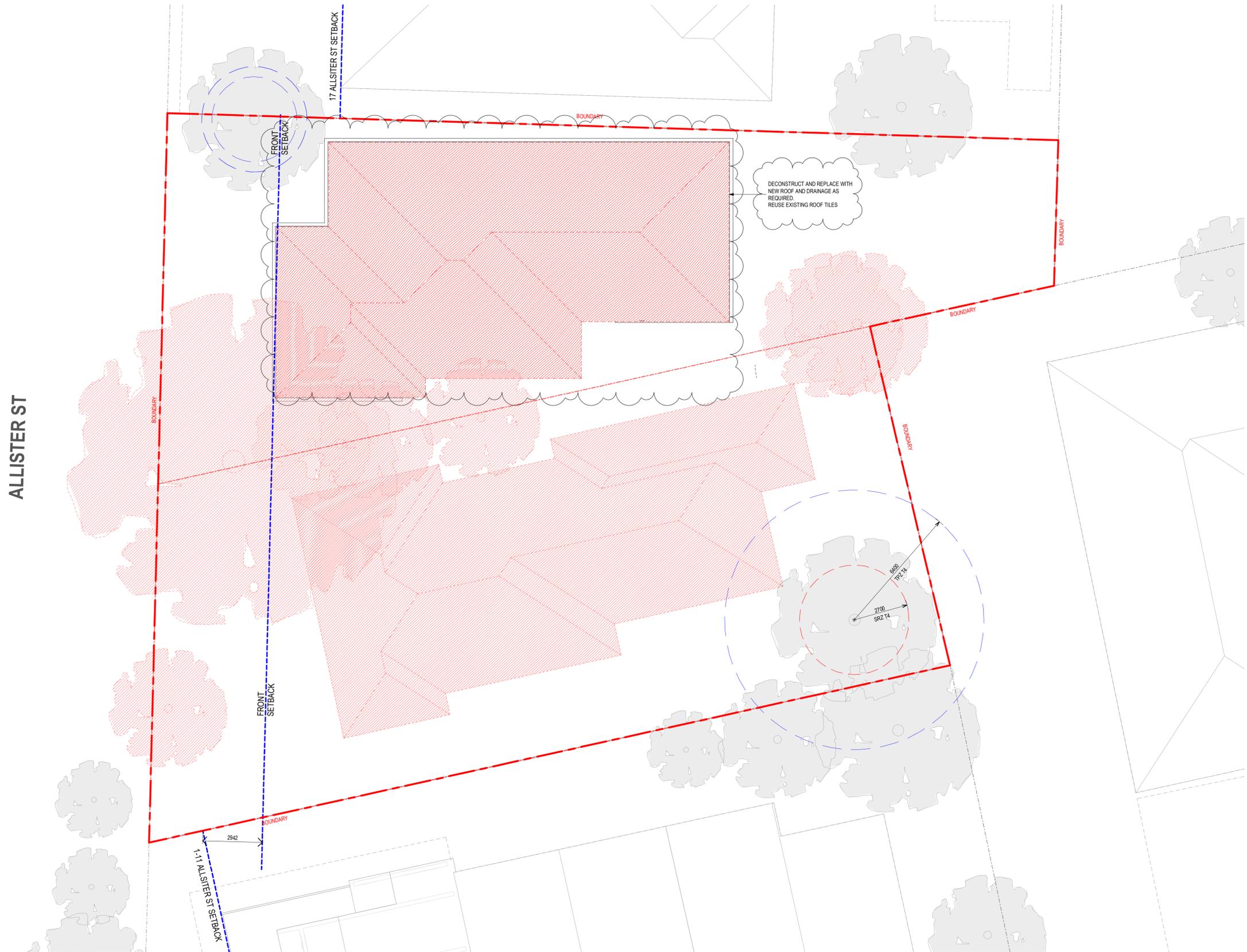
Drawing No. / **DA01.06**

Revision / **P7**



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P7	21.04.23	RFI ISSUE	SM	

— EXISTING STRUCTURE  
 - - - - - STRUCTURE TO BE DEMOLISHED

Project / Allister Apartments

Drawing / Existing Level 3 Plan

Project No / 221061 Author / NW

Scale: @ A1 / As indicated

Drawing No. / DA01.07

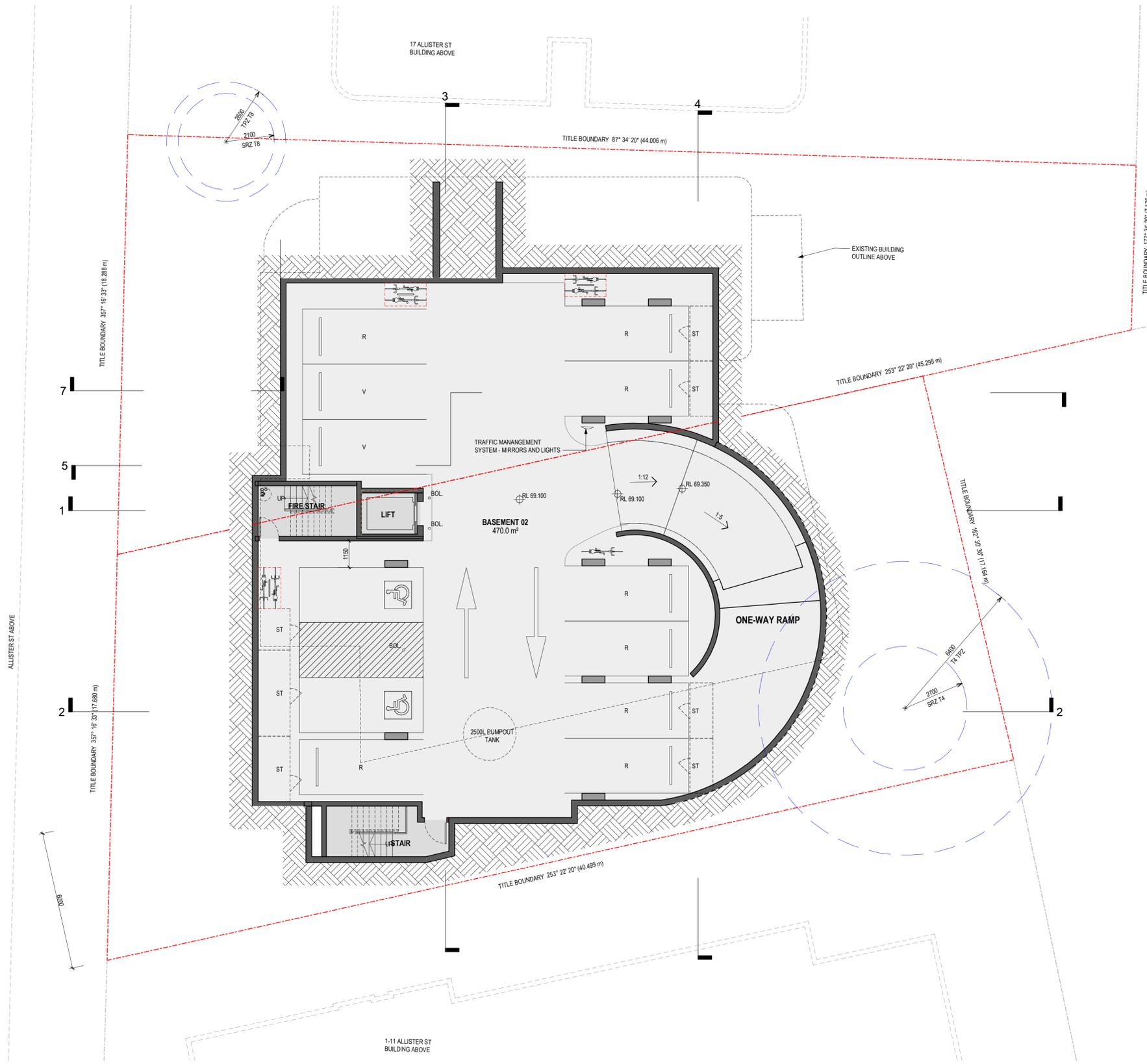
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ALLISTER ST



DEVELOPMENT APPLICATION

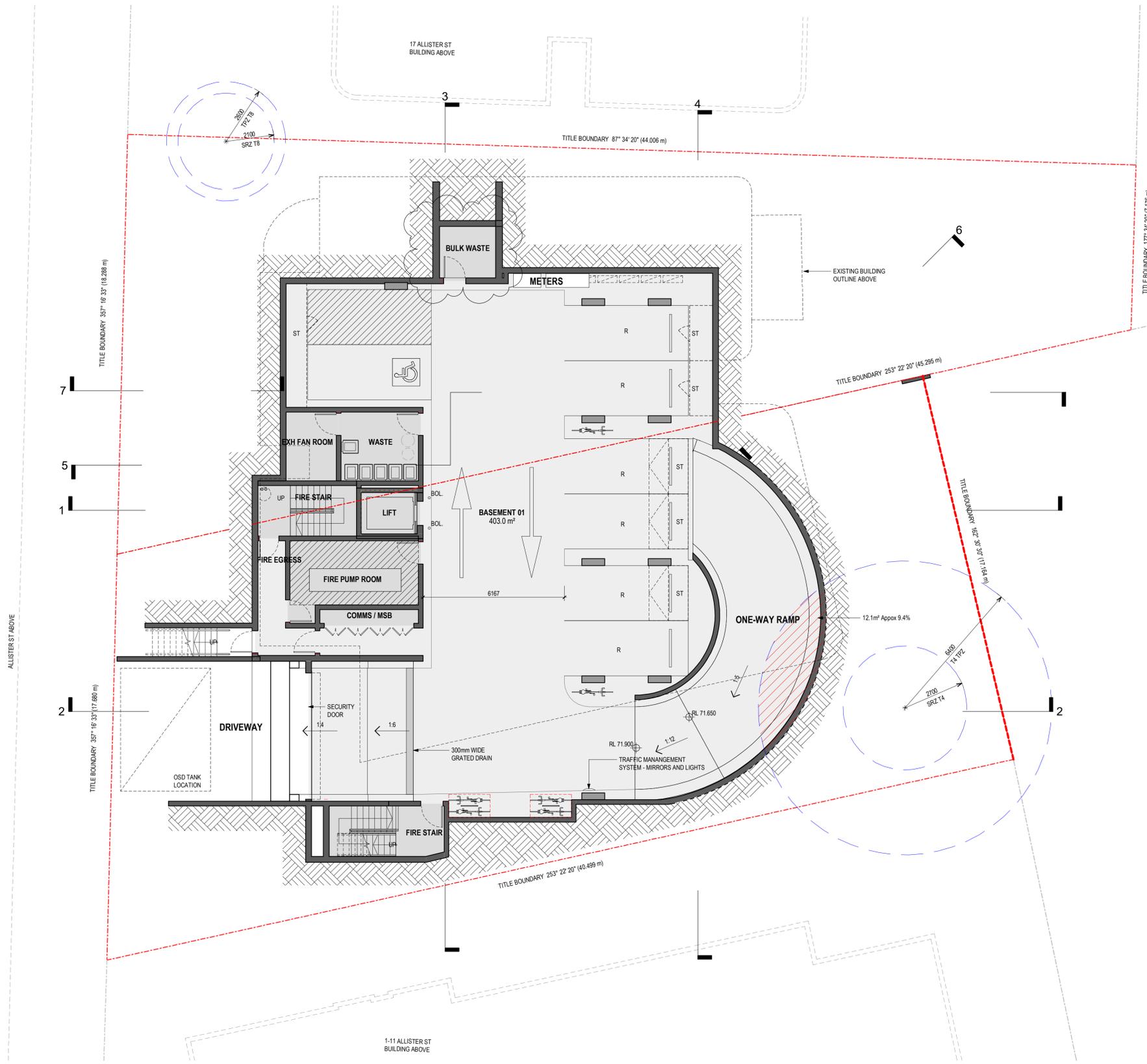
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Project **Allister Apartments** Drawing **Basement 2 Floor Plan** Project No **221061** Author **NW** Scale: @ A1 **1 : 100** Drawing No **DA01.11**

Revision **P13** **rothelowman**

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Project / Allister Apartments

Drawing / Basement 1 Floor Plan

Project No / 221061

Author / PM

Scale: @ A1 / 1 : 100

Drawing No. / DA01.12

Revision / P14

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Project / Allister Apartments

Drawing / Level 1 Floor Plan

Project No / 221061

Author / NW

Scale: @ A1 / 1 : 100

Drawing No. / DA01.14

Revision / P13



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13 CRANBROOKE AVE  
THREE STOREY  
BRICK APARTMENTS

**DEVELOPMENT APPLICATION**

Revisions				
P9	09.09.22	Draft DA Issue	SM	
P10	13.09.22	DA Issue	SM	
P11	12.01.23	For Information	AT	
P12	25.01.23	For Information	AT	
P13	30.01.23	RESPONSE TO COUNCIL RFI	AT	

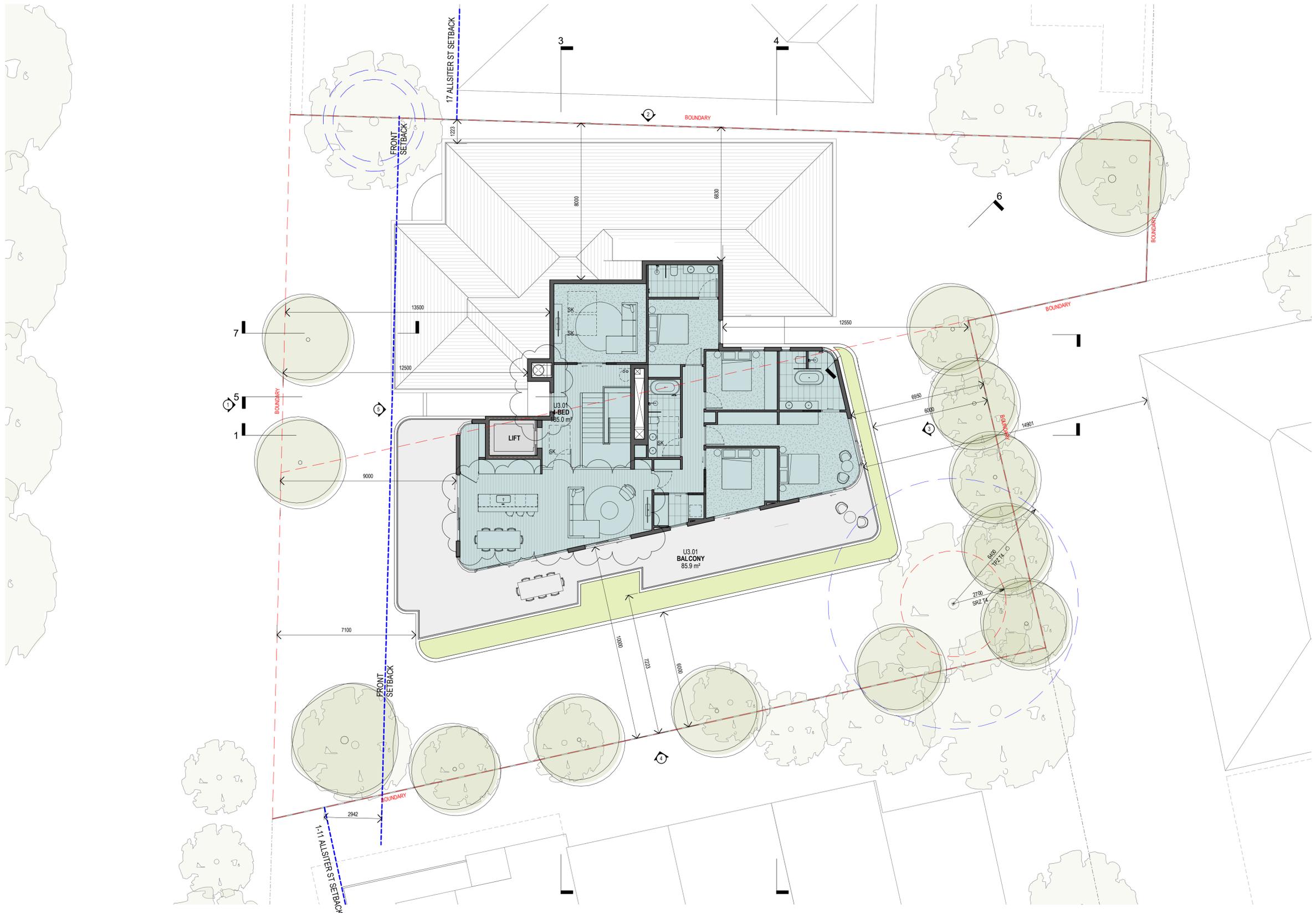
Project / **Allister Apartments** Drawing / **Level 2 Floor Plan** Project No / **221061** Author / **NW** Scale: @ A1 / **1 : 100** Drawing No. / **DA01.15**

Revision / **P13** **rothelowman**

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DEVELOPMENT APPLICATION

Revisions				
P10	13.09.22	DA Issue	SM	
P11	12.01.23	For Information	AT	
P12	25.01.23	For Information	AT	
P13	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P14	21.04.23	RFI ISSUE	SM	

Project / Allister Apartments

Drawing / Level 3 Floor Plan

Project No / 221061

Author / NW

Scale: @ A1 / 1 : 100

Drawing No. / DA01.16

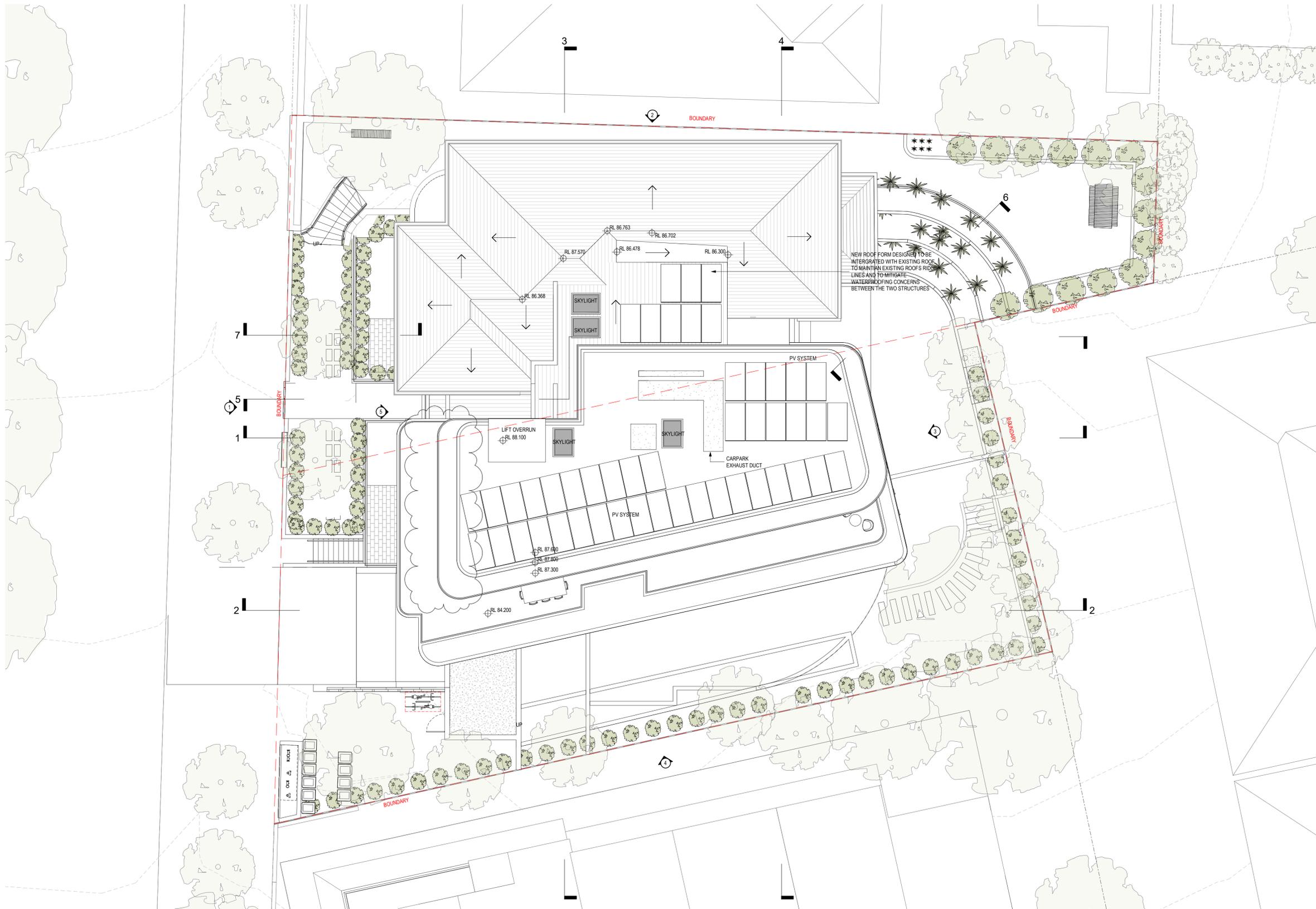
Revision / P14



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Revisions				
P8	13.09.22	DA Issue	SM	
P9	12.01.23	For Information	AT	
P10	25.01.23	For Information	AT	
P11	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P12	21.04.23	RFI ISSUE	SM	

21/04/2023 3:39:07 PM

Project **Allister Apartments**

Drawing **Roof Plan**

Project No **221061**

Author **PM**

Scale: @ A1 **1 : 100**

Drawing No **DA01.17**

Revision **P12**

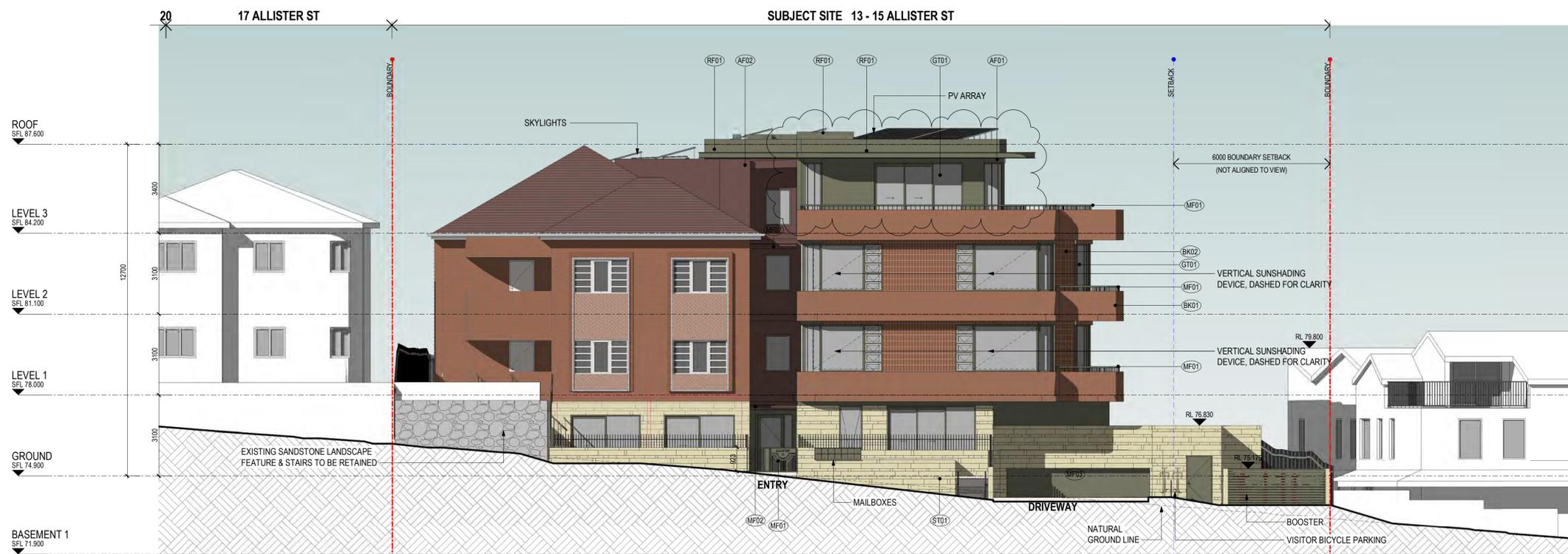


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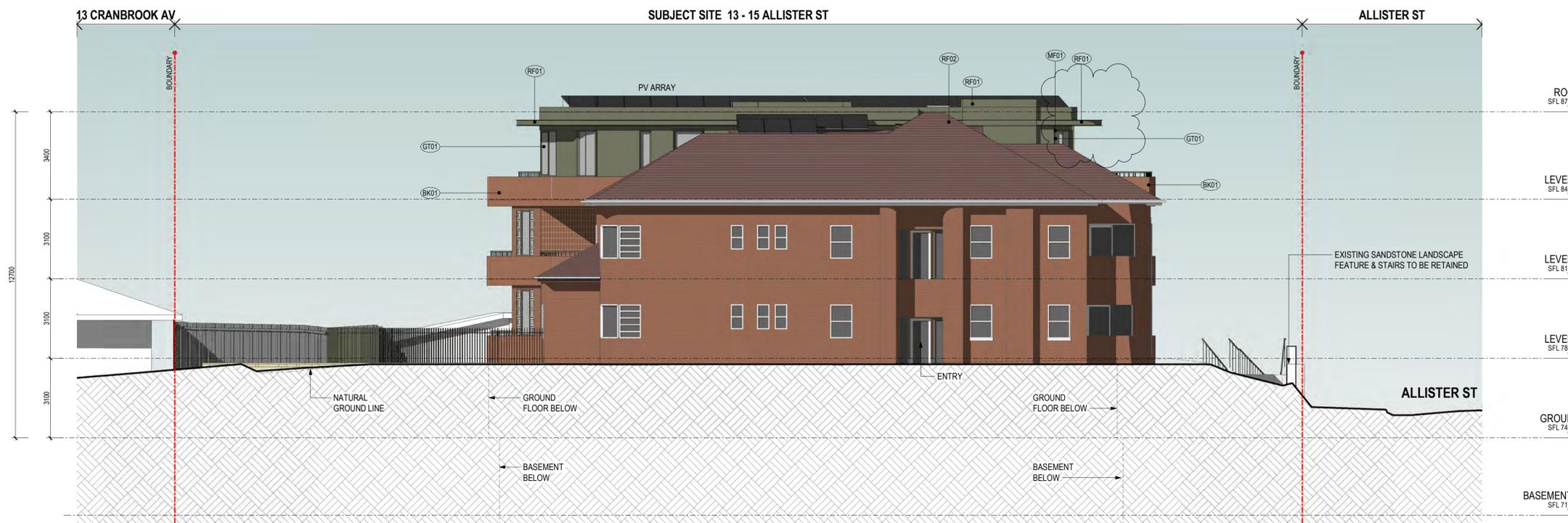
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**Material Legend**

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	AF02 FINISH LOCATION	APPLIED FINISH, EQ TO 'BURNISH COPPER' EXTERNAL WALLS
	BK01 FINISH LOCATION	FACE BRICK, EQ TO 'AUSTRAL GERTRUIDS BROWN' EXTERNAL WALLS
	BK02 FINISH LOCATION	TILE CLADDING, EQ TO 'AUSTRAL CAPITOL RED' EXTERNAL WALLS
	GT01 FINISH LOCATION	CLEAR GLAZING GLAZED DOORS AND WINDOWS
	MC01 FINISH LOCATION	HORIZONTAL CLADDING 'COLORBOND MANGROVE' EXTERNAL WALLS
	MF01 FINISH LOCATION	METAL FINISH 'COLORBOND MANGROVE' WINDOWS & DOORS, METAL WORK AND BALUSTRADES
	MF02 FINISH LOCATION	METAL FINISH 'BURNISH COPPER' WINDOWS & DOORS, METAL WORK AND BALUSTRADES
	RF01 FINISH LOCATION	METAL DECK ROOFING 'COLORBOND MANGROVE' ROOF, AWNINGS AND FLASHING
	RF02 FINISH LOCATION	METAL DECK ROOF 'COLORBOND BURNISH COPPER' AWNINGS AND FLASHING
	ST01 FINISH LOCATION	SANDSTONE SPLITFACE CLADDING EXTERNAL WALLS, FRONT FENCE AND PLANTERS

**1 - WEST ELEVATION**



**2 - NORTH ELEVATION**

**DEVELOPMENT APPLICATION**

Revisions				
P4	13.09.22	DA Issue	SM	
P5	12.01.23	For Information	AT	
P6	25.01.23	For Information	AT	
P7	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P8	21.04.23	RFI ISSUE	SM	

Project / **Allister Apartments**

Drawing / **Elevations**

Project No / **221061**

Author / **PM**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA02.01**

Revision / **P8**

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AF02 FINISH LOCATION	APPLIED FINISH, EQ TO 'BURNISH COPPER' EXTERNAL WALLS
BK01 FINISH LOCATION	FACE BRICK, EQ TO 'AUSTRAL GERTRUIDS BROWN' EXTERNAL WALLS
BK02 FINISH LOCATION	TILE CLADDING, EQ TO 'AUSTRAL CAPITOL RED' EXTERNAL WALLS
GT01 FINISH LOCATION	CLEAR GLAZING GLAZED DOORS AND WINDOWS
MC01 FINISH LOCATION	HORIZONTAL CLADDING 'COLORBOND MANGROVE' EXTERNAL WALLS
MF01 FINISH LOCATION	METAL FINISH 'COLORBOND MANGROVE' WINDOWS & DOORS, METAL WORK AND BALUSTRADES
MF02 FINISH LOCATION	METAL FINISH 'BURNISH COPPER' WINDOWS & DOORS, METAL WORK AND BALUSTRADES
RF01 FINISH LOCATION	METAL DECK ROOFING 'COLORBOND MANGROVE' ROOF, AWNINGS AND FLASHING
RF02 FINISH LOCATION	METAL DECK ROOF 'COLORBOND BURNISH COPPER' AWNINGS AND FLASHING
ST01 FINISH LOCATION	SANDSTONE SPLITFACE CLADDING EXTERNAL WALLS, FRONT FENCE AND PLANTERS

3 - EAST ELEVATION



4 - SOUTH ELEVATION

**DEVELOPMENT APPLICATION**

Revisions				
P4	13.09.22	DA Issue	SM	
P5	12.01.23	For Information	AT	
P6	25.01.23	For Information	AT	
P7	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P8	21.04.23	RFI ISSUE	SM	

Project / **Allister Apartments**

Drawing / **Elevations**

Project No / **221061** Author / **PM**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA02.02**

Revision / **P8**



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**Material Legend**

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	AF02 FINISH LOCATION	APPLIED FINISH, EQ TO 'BURNISH COPPER' EXTERNAL WALLS
	BK01 FINISH LOCATION	FACE BRICK, EQ TO 'AUSTRAL GERTRUDIS BROWN' EXTERNAL WALLS
	BK02 FINISH LOCATION	TILE CLADDING, EQ TO 'AUSTRAL CAPITOL RED' EXTERNAL WALLS
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	MF02 FINISH LOCATION	METAL FINISH 'BURNISH COPPER' WINDOWS & DOORS, METAL WORK AND BALUSTRADES
	RF01 FINISH LOCATION	METAL DECK ROOFING 'COLORBOND MANGROVE' ROOF, AWNINGS AND FLASHING
	RF02 FINISH LOCATION	METAL DECK ROOF 'COLORBOND BURNISH COPPER' AWNINGS AND FLASHING
	ST01 FINISH LOCATION	SANDSTONE SPLITFACE CLADDING EXTERNAL WALLS, FRONT FENCE AND PLANTERS

5 - WEST ELEVATION (INTERNAL)

**DEVELOPMENT APPLICATION**

Revisions				
P1	12.01.23	For Information		AT
P2	25.01.23	For Information		AT
P3	30.01.23	RESPONSE TO COUNCIL RFI		AT
P4	21.04.23	RFI ISSUE		SM

Project **Allister Apartments** Drawing **Elevations** Project No **221061** Author **DM** Scale: @ A1 / **1 : 100** Drawing No **DA02.03**

Revision **P4** **rothelowman**

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View looking East from Allister St



View looking East from Allister St (front elevation)

**DEVELOPMENT APPLICATION**

Revisions			
P2	09.09.22	Draft DA Issue	SM
P3	13.09.22	DA Issue	SM
P4	25.01.23	For Information	AT
P5	30.01.23	RESPONSE TO COUNCIL RFI	AT
P6	21.04.23	RFI ISSUE	SM

Project / **Allister Apartments**

Drawing / **Perspectives**

Project No / **221061** Author / **SM**

Scale: @ A1/

Drawing No / **DA02.04**

Revision / **P6**

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View looking Southeast from Allister St



View looking Northeast from Allister St

### DEVELOPMENT APPLICATION

Revisions				
P1	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P2	21.04.23	RFI ISSUE	SM	

Project / **Allister Apartments**

Drawing / **Perspectives**

Project No / **221061** Author / **DM**

Scale: @ A1

Drawing No. / **DA02.06**

Revision / **P2**

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View looking west from communal garden



View looking Northwest from rear yard of 13 Cranbrook Ave

**DEVELOPMENT APPLICATION**

Revisions / P1 30.01.23 RESPONSE TO COUNCIL RFI AT

Project / **Allister Apartments**

Drawing / **Perspectives**

Project No / **221061** Author / **DM**

Scale: @ A1/

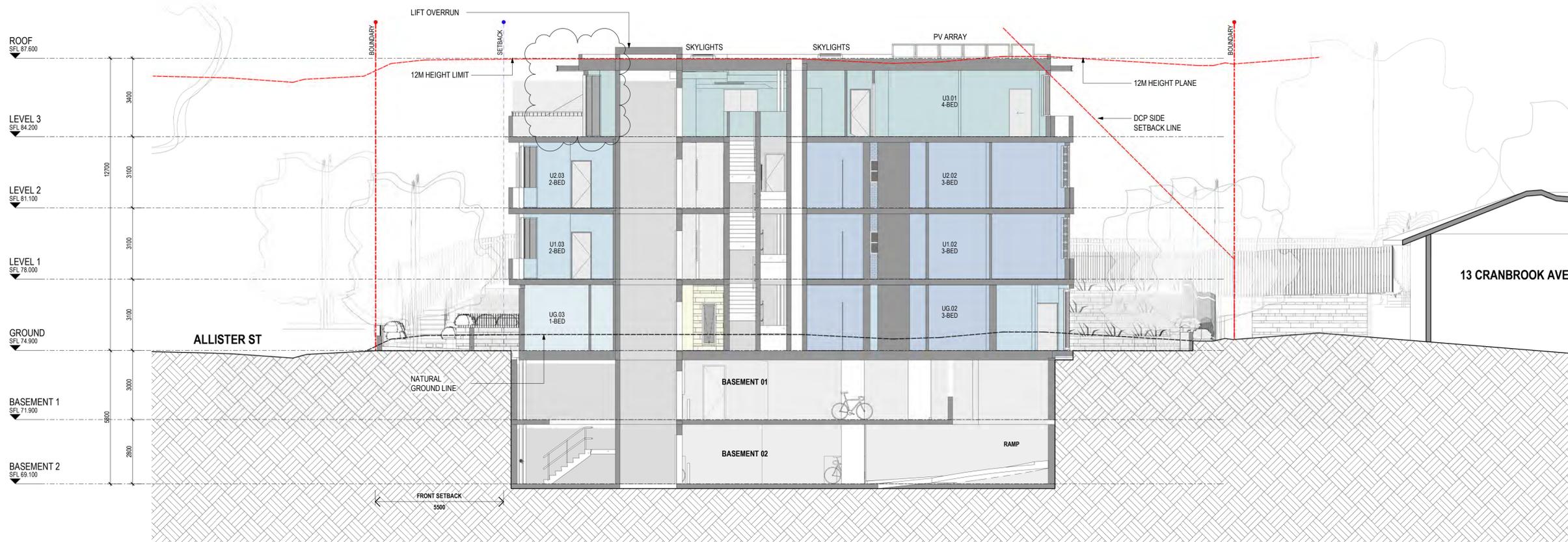
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Revision / **P1**

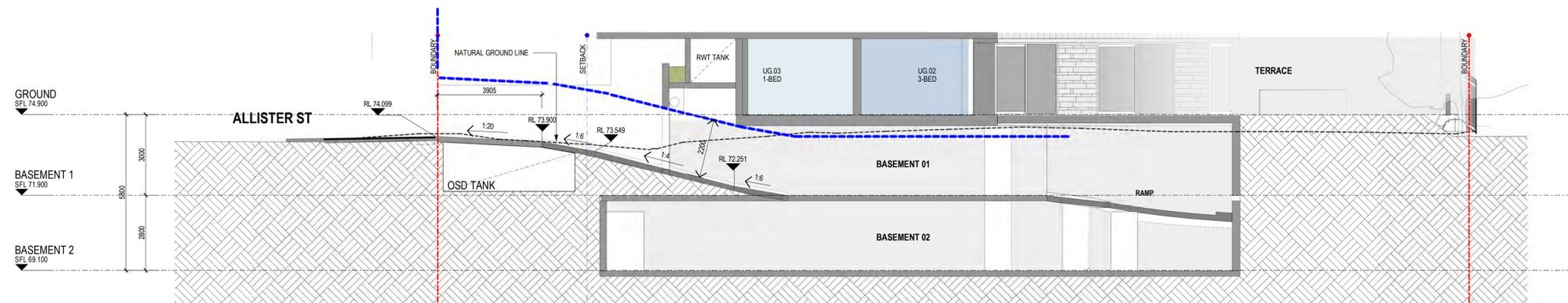
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Section 1



Section 2

**DEVELOPMENT APPLICATION**

Revisions				
P3	09.09.22	Draft DA Issue	SM	
P4	13.09.22	DA Issue	SM	
P5	25.01.23	For Information	AT	
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P7	21.04.23	RFI ISSUE	SM	

Project / **Allister Apartments**

Drawing / **Sections**

Project No / **221061**

Author / **PM**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA03.01**

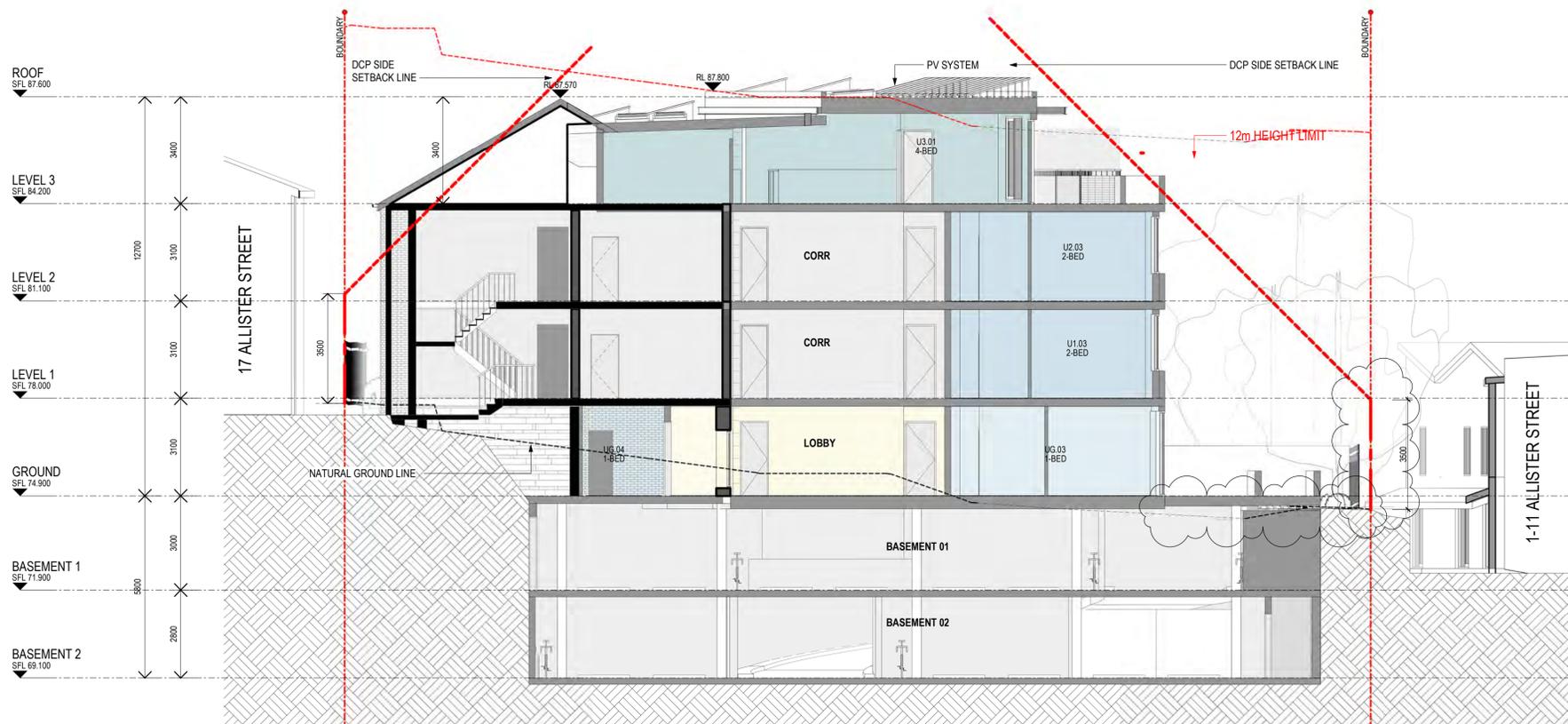
Revision / **P7**

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Section 3



Section 5

DEVELOPMENT APPLICATION

Revisions				
P4	13.09.22	DA Issue	SM	
P5	12.01.23	For Information	AT	
P6	25.01.23	For Information	AT	
P7	30.01.23	RESPONSE TO COUNCIL RFI	AT	
P8	21.04.23	RFI ISSUE	SM	

Project / Allister Apartments

Drawing / Sections

Project No / 221061

Author / PM

Scale: @ A1 / 1 : 100

Drawing No. / DA03.02

Revision / P8

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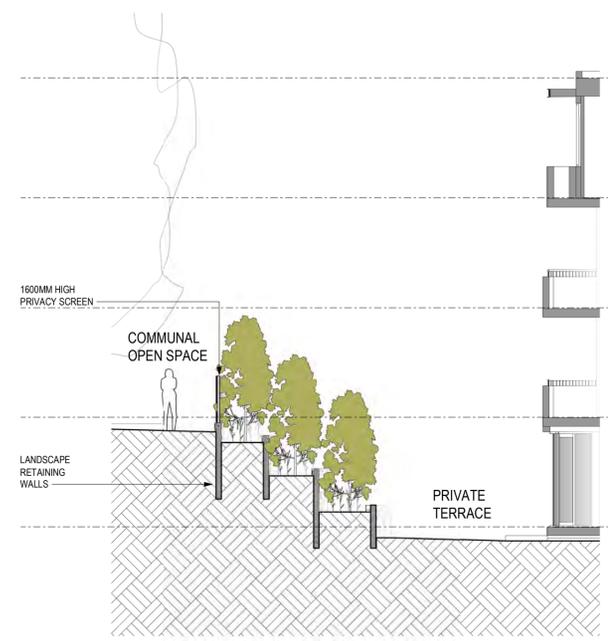
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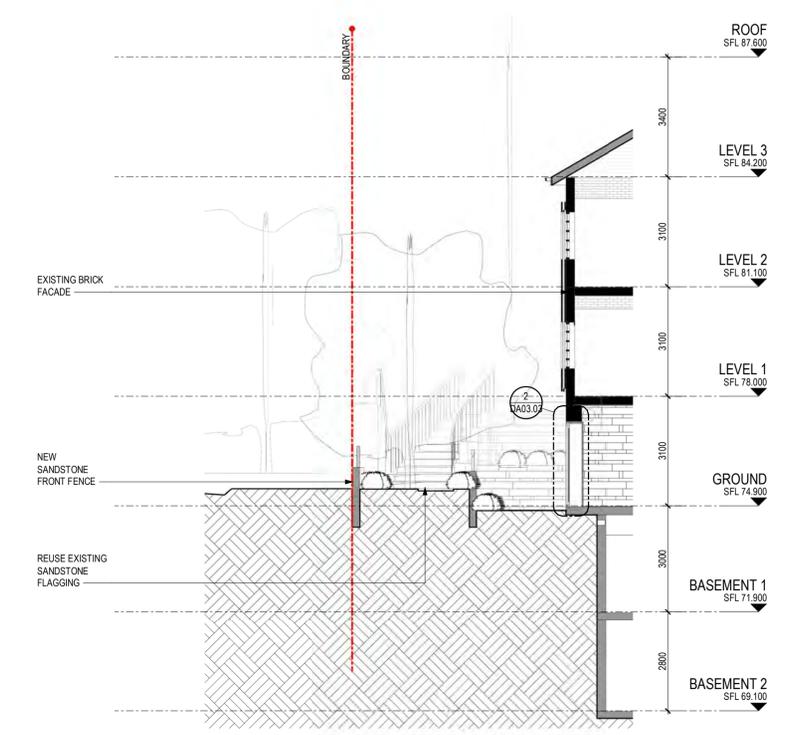
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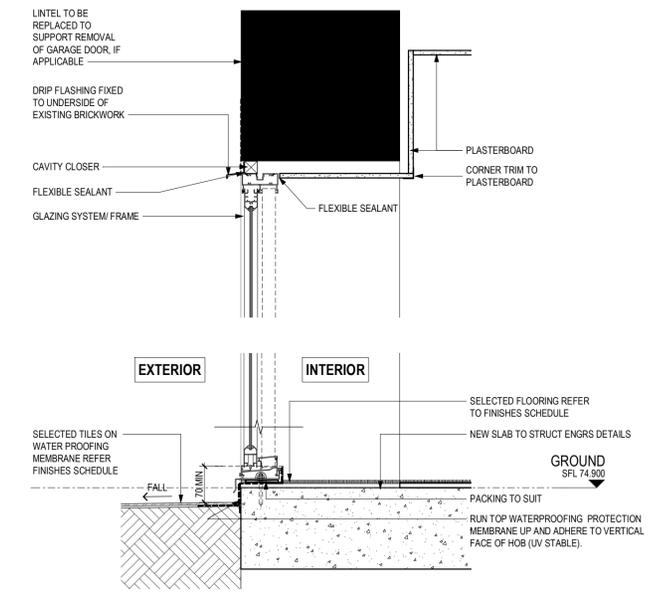
Section 4



Section 6



Section 7



2 - DOOR INFILL DETAIL

DEVELOPMENT APPLICATION

Revisions	P1	25.01.23	For Information	AT
	P2	30.01.23	RESPONSE TO COUNCIL RFI	AT

Project / Allister Apartments Drawing / Sections

Project No / 221061 Author / DM

Scale: @ A1 / As indicated

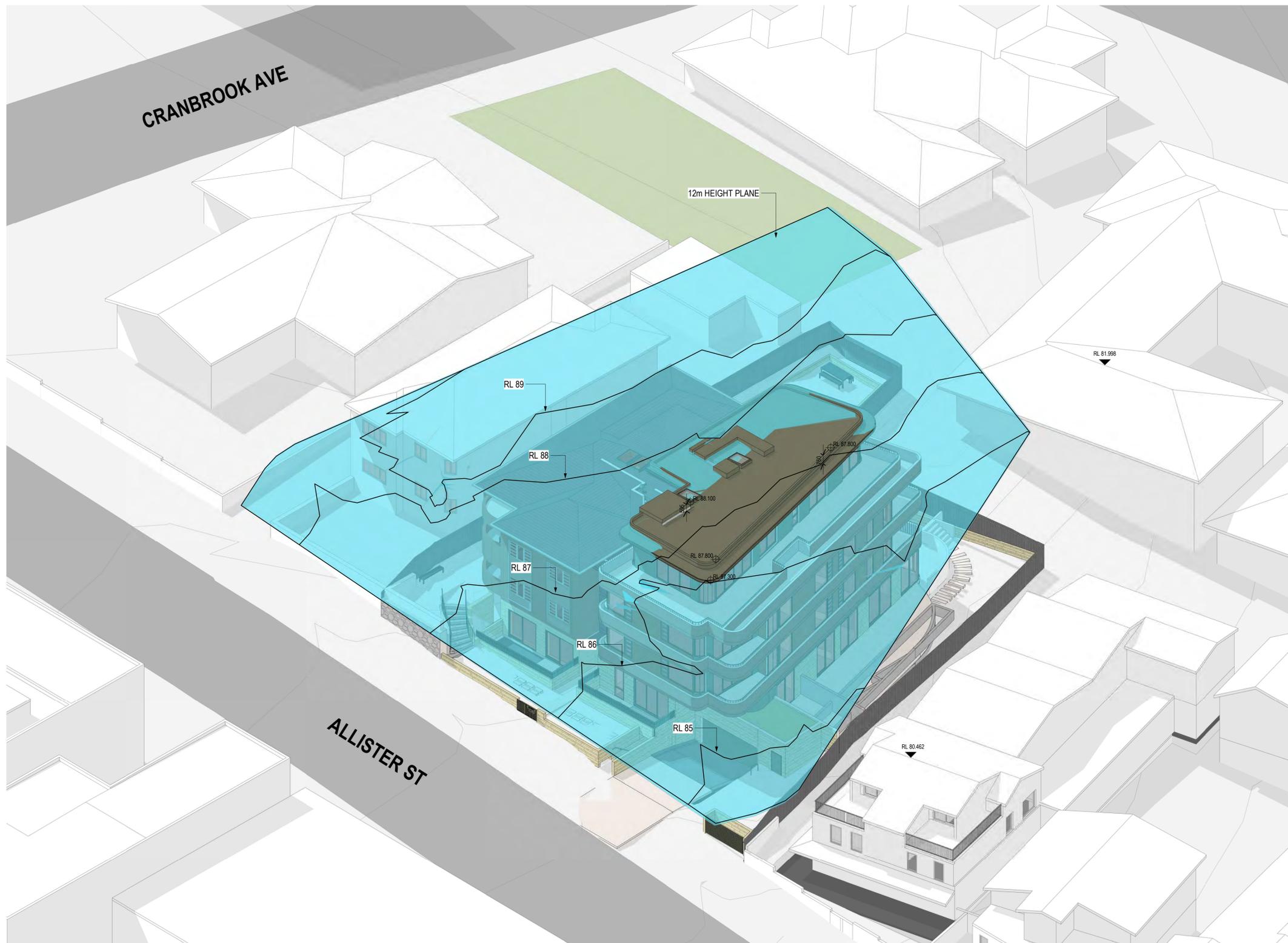
Drawing No. / DA03.03

Revision / P2



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**DEVELOPMENT APPLICATION**

Revisions				
P2	22.08.22	FOR INFORMATION	AH	
P3	09.09.22	Draft DA Issue	SM	
P4	13.09.22	DA Issue	SM	
P5	25.01.23	For Information	AT	
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT	

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Project / **Allister Apartments**

Drawing / **Height Plane**

Project No / **221061** Author / **PM**

Scale: @ A1/

Drawing No. / **DA04.01**

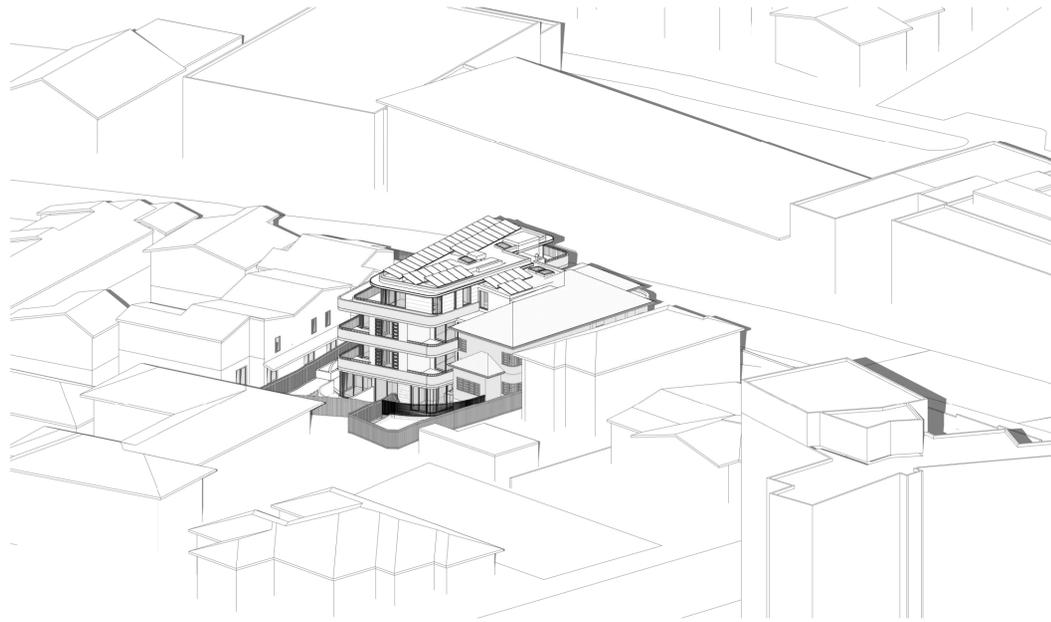
Revision / **P6**

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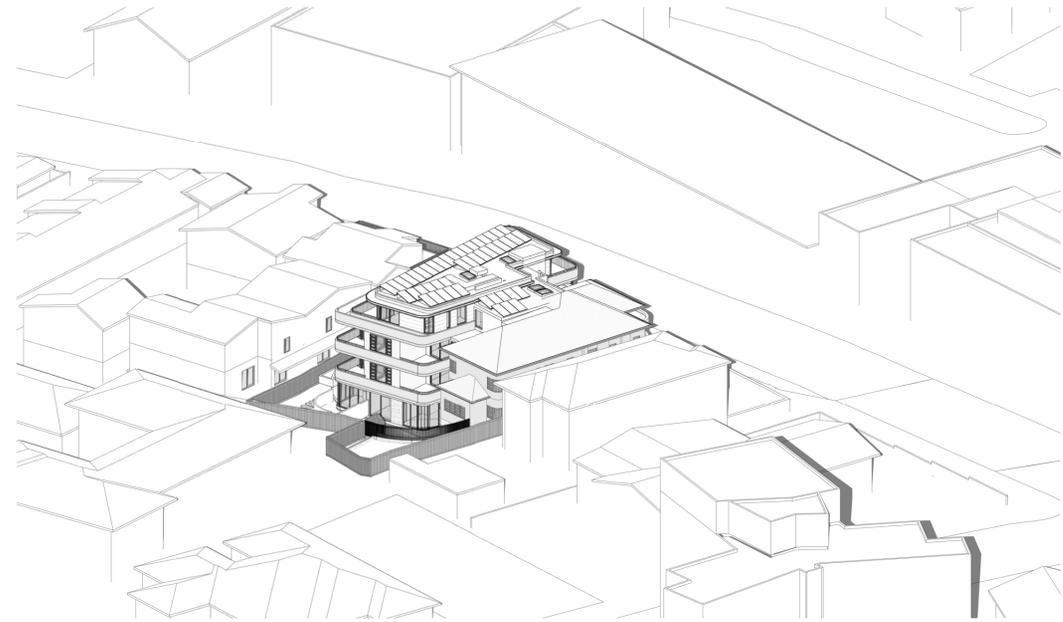
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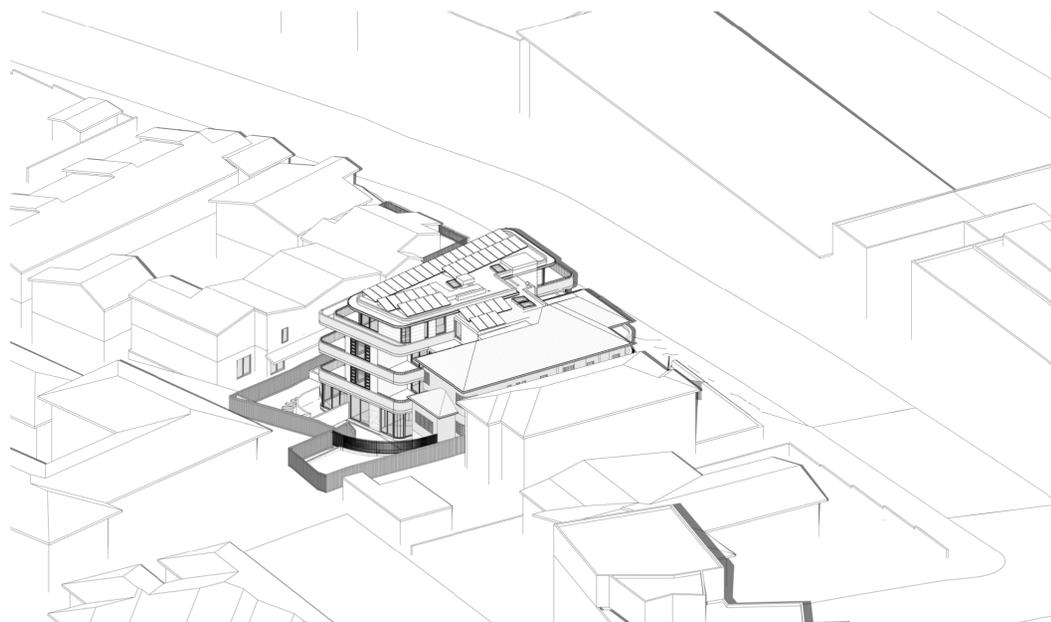
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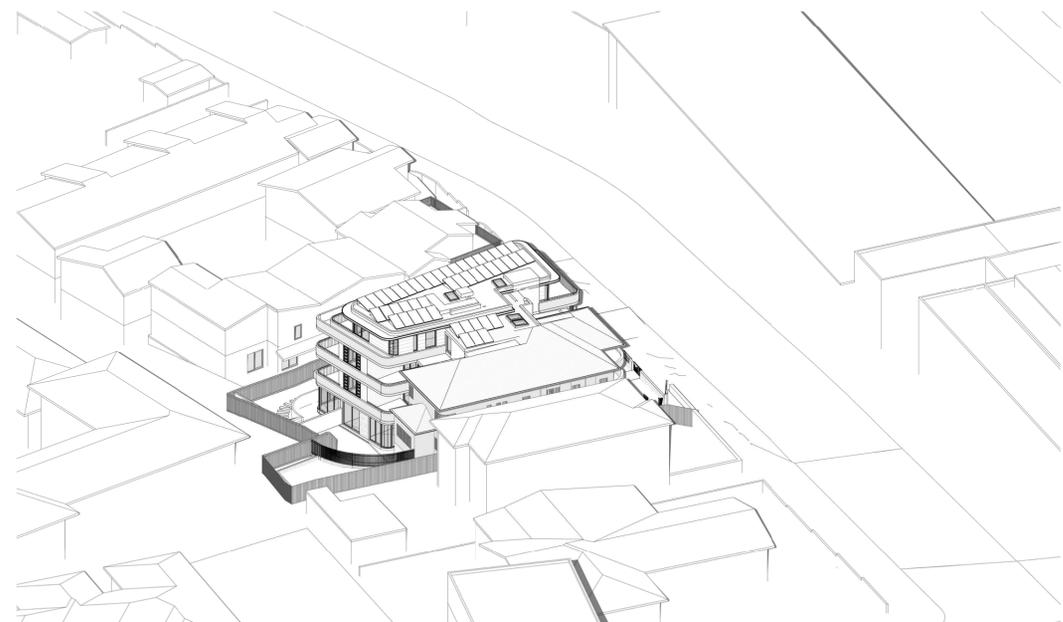
1 0900 21 June  
SCALE



3 0930 21 June  
SCALE



2 1000 21 June  
SCALE



4 1030 21 June  
SCALE

**DEVELOPMENT APPLICATION**

Revisions				
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P3	09.09.22	Draft DA Issue	SM	
P4	13.09.22	DA Issue	SM	
P5	25.01.23	For Information	AT	
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT	

Project / **Allister Apartments**

Drawing / **Solar POV**

Project No / **221061** Author / **PM**

Scale: @ A1

Drawing No. / **DA04.02**

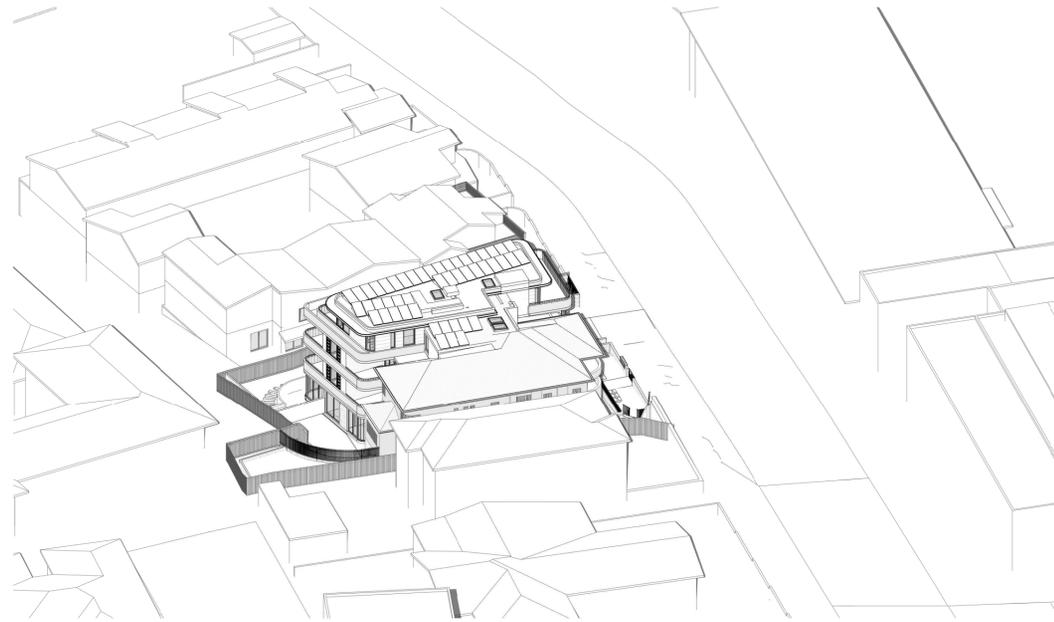
Revision / **P6**

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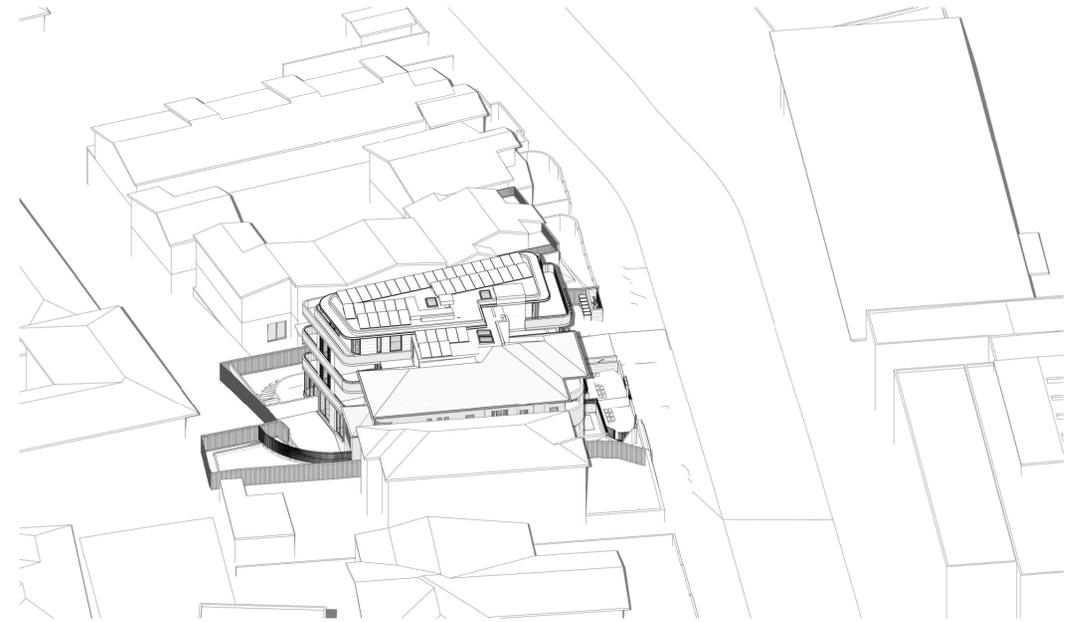
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1 1100 21 June  
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3 1130 21 June  
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2 1200 21 June  
SCALE



4 1230 21 June  
SCALE

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Revisions				
P2	22.08.22	FOR INFORMATION	AH	
P3	09.09.22	Draft DA Issue	SM	
P4	13.09.22	DA Issue	SM	
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P6	30.01.23	RESPONSE TO COUNCIL RFI	AT	

Project / **Allister Apartments**

Drawing / **Solar POV**

Project No / **221061** Author / **NW**

Scale: @ A1

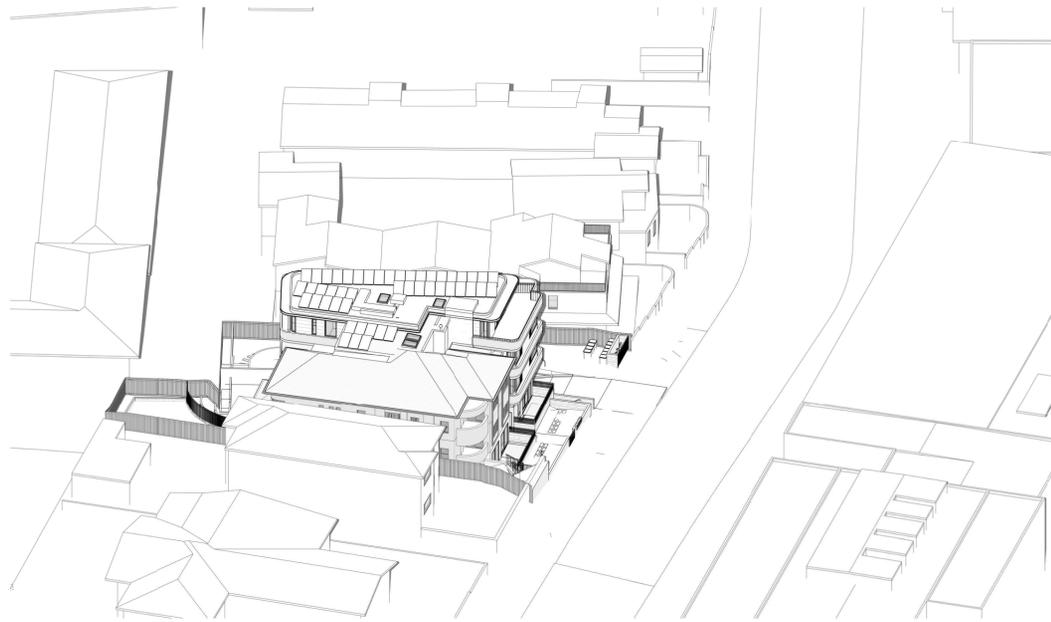
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Revision / **P6**

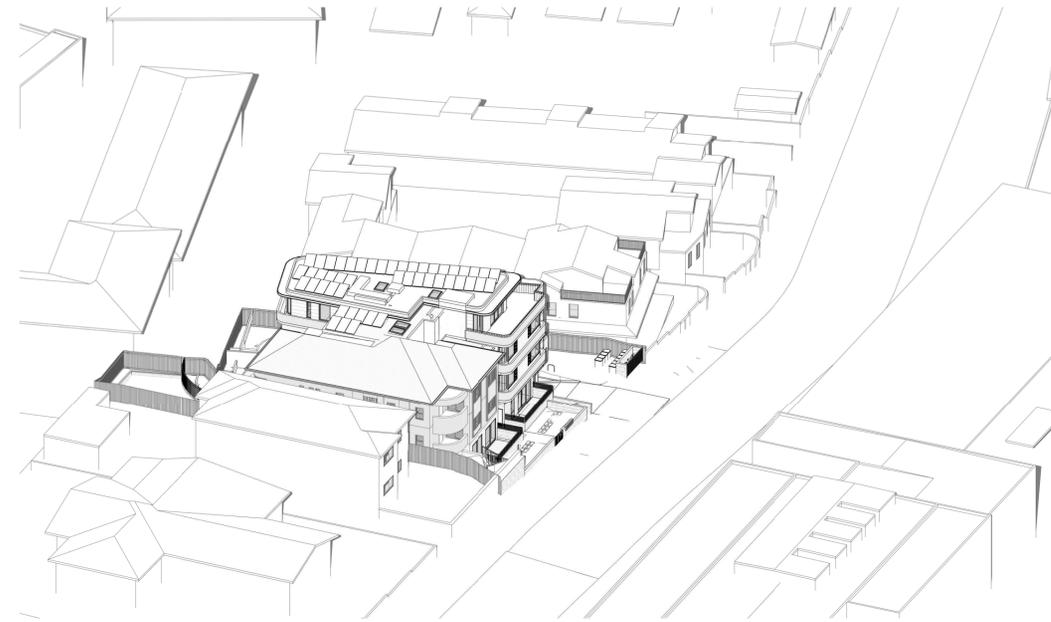


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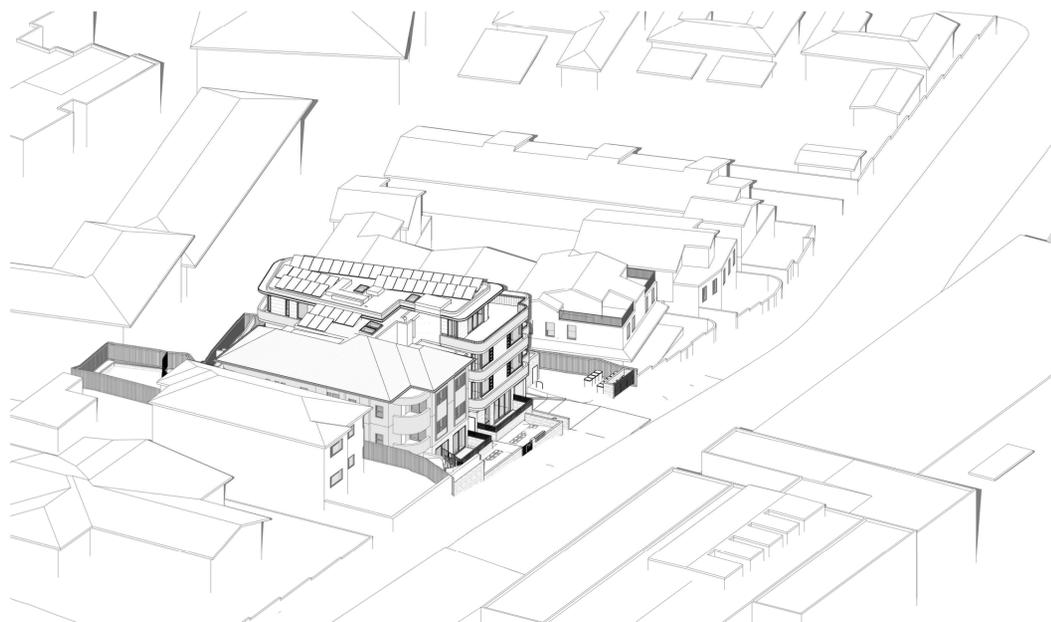
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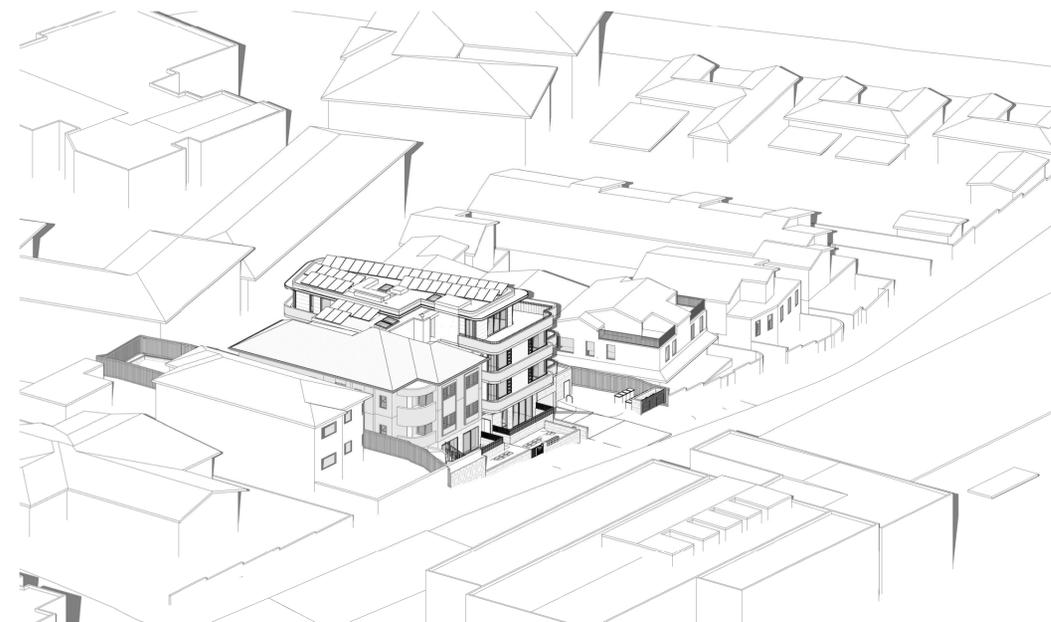
1 1300 21 June  
SCALE



3 1330 21 June  
SCALE



2 1400 21 June  
SCALE



4 1430 21 June  
SCALE

**DEVELOPMENT APPLICATION**

Revisions			
P2	22.08.22	FOR INFORMATION	AH
P3	09.09.22	Draft DA Issue	SM
P4	13.09.22	DA Issue	SM
P5	25.01.23	For Information	AT
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT

21/04/2023 3:42:21 PM

Project / **Allister Apartments**

Drawing / **Solar POV**

Project No / **221061** Author / **NW**

Scale: @ A1

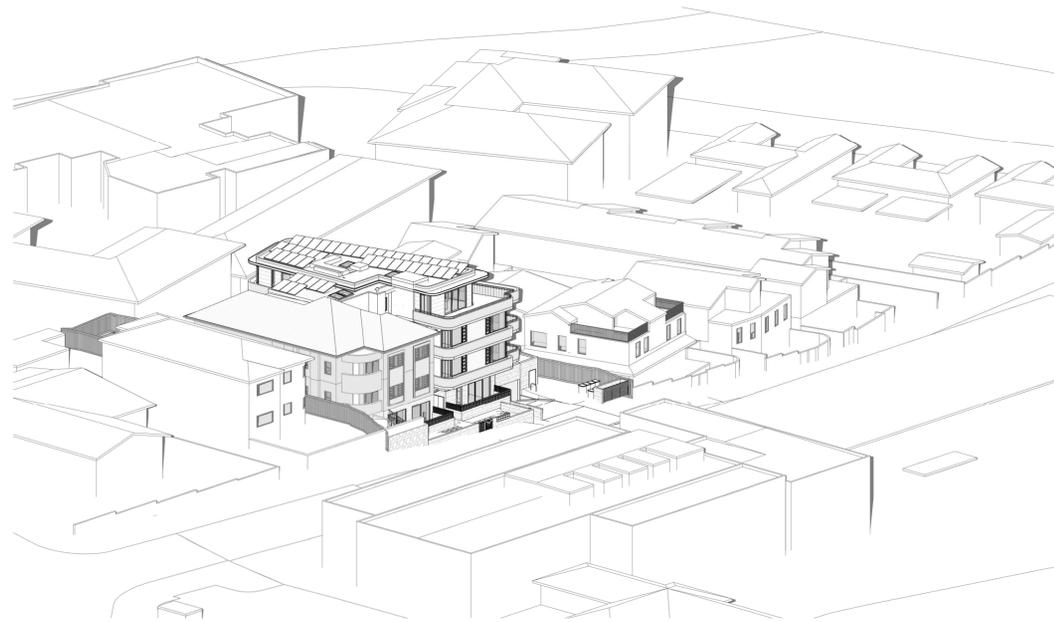
Drawing No. / **DA04.04**

Revision / **P6**

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1 1500 21 June  
SCALE

**DEVELOPMENT APPLICATION**

Revisions			
P2	22.08.22	FOR INFORMATION	AH
P3	09.09.22	Draft DA Issue	SM
P4	13.09.22	DA Issue	SM
P5	25.01.23	For Information	AT
P6	30.01.23	RESPONSE TO COUNCIL RFI	AT

Project / **Allister Apartments**

Drawing / **Solar POV**

Project No / **221061** Author / **NW**

Scale: @ A1

Drawing No. / **DA04.05**

Revision / **P6**

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SHADOW - 0900 JUNE - EXISTING



SHADOW - 1000 JUNE - EXISTING



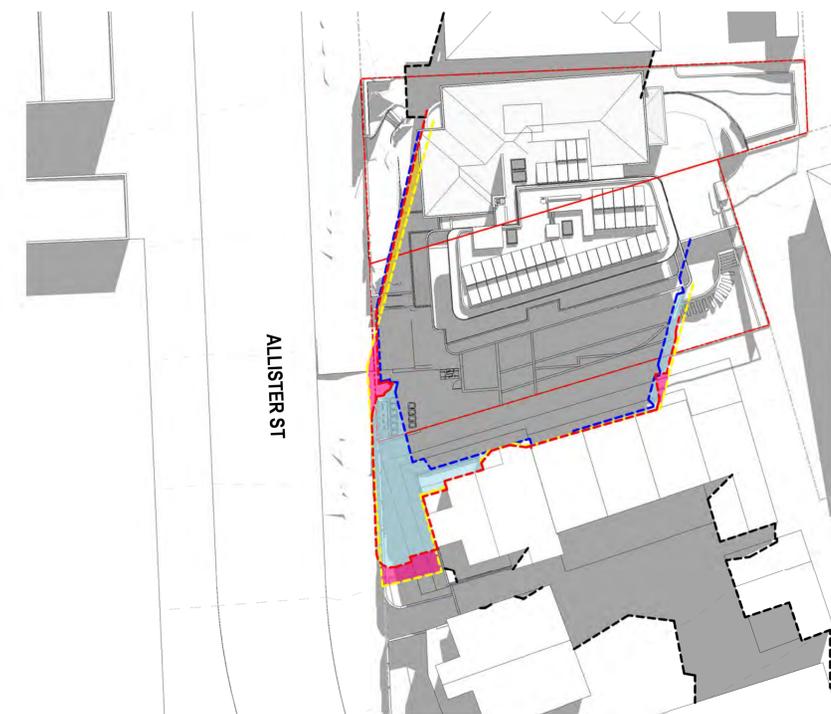
SHADOW - 1100 JUNE - EXISTING



SHADOW - 0900 JUNE - PROPOSED



SHADOW - 1000 JUNE - PROPOSED



SHADOW - 1100 JUNE - PROPOSED

DEVELOPMENT APPLICATION

Revisions	Date	Description	Author
P1	09.09.22	Draft DA Issue	SM
P2	13.09.22	DA Issue	SM
P3	25.01.23	For Information	AT
P4	30.01.23	RESPONSE TO COUNCIL RFI	AT

- EXISTING SHADOW LINE
- EXISTING NEIGHBOURING SHADOW LINE
- DCP ENVELOPE SHADOW LINE
- PROPOSED SHADOW LINE

- REDUCED OVERSHADOWING TO DCP
- INCREASED OVERSHADOWING TO DCP
- PROPOSED ADDITIONAL OVERSHADOWING
- EXISTING SHADOW CAST - NO IMPACT TO THIS AREA

Project / **Allister Apartments**

Drawing / **Shadow Diagrams**

Project No / **221061**

Author / **PM**

Scale: @ A1 / **As indicated**

Drawing No. / **DA04.06**

Revision / **P4**

**rothelowman**

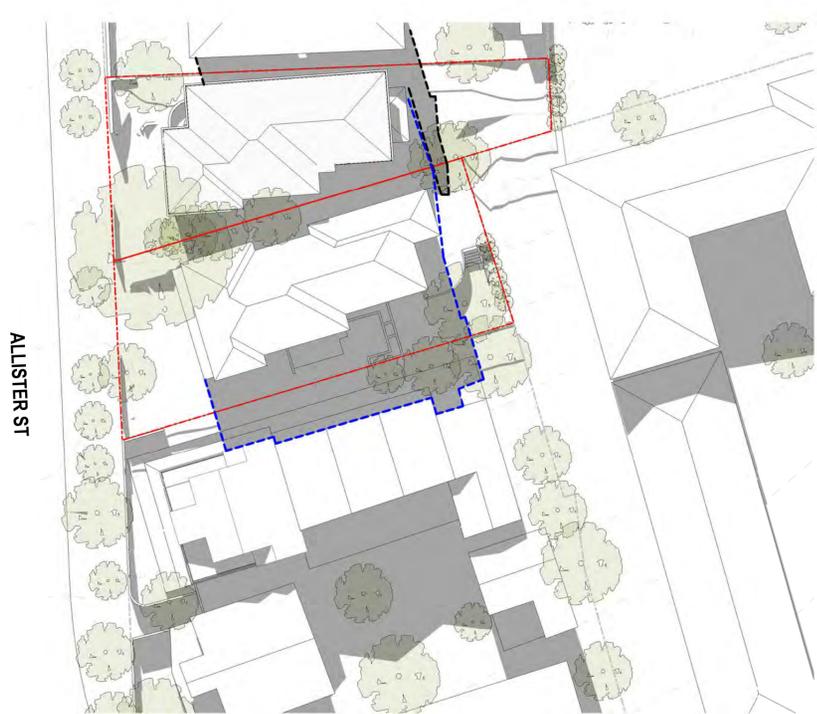
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SHADOW - 1200 JUNE - EXISTING



SHADOW - 1300 JUNE - EXISTING



SHADOW - 1400 JUNE - EXISTING



SHADOW - 1200 JUNE - PROPOSED



SHADOW - 1300 JUNE - PROPOSED



SHADOW - 1400 JUNE - PROPOSED

DEVELOPMENT APPLICATION

Revisions			
P1	09.09.22	Draft DA Issue	SM
P2	13.09.22	DA Issue	SM
P3	25.01.23	For Information	AT
P4	30.01.23	RESPONSE TO COUNCIL RFI	AT

- EXISTING SHADOW LINE
- EXISTING NEIGHBOURING SHADOW LINE
- DCP ENVELOPE SHADOW LINE
- PROPOSED SHADOW LINE
- █ REDUCED OVERSHADOWING TO DCP
- █ INCREASED OVERSHADOWING TO DCP
- █ PROPOSED ADDITIONAL OVERSHADOWING
- █ EXISTING SHADOW CAST - NO IMPACT TO THIS AREA

Project **Allister Apartments** Drawing **Shadow Diagrams** Project No **221061** Author **NW** Scale: @ A1 **As indicated** Drawing No. **DA04.07** Revision **P4**

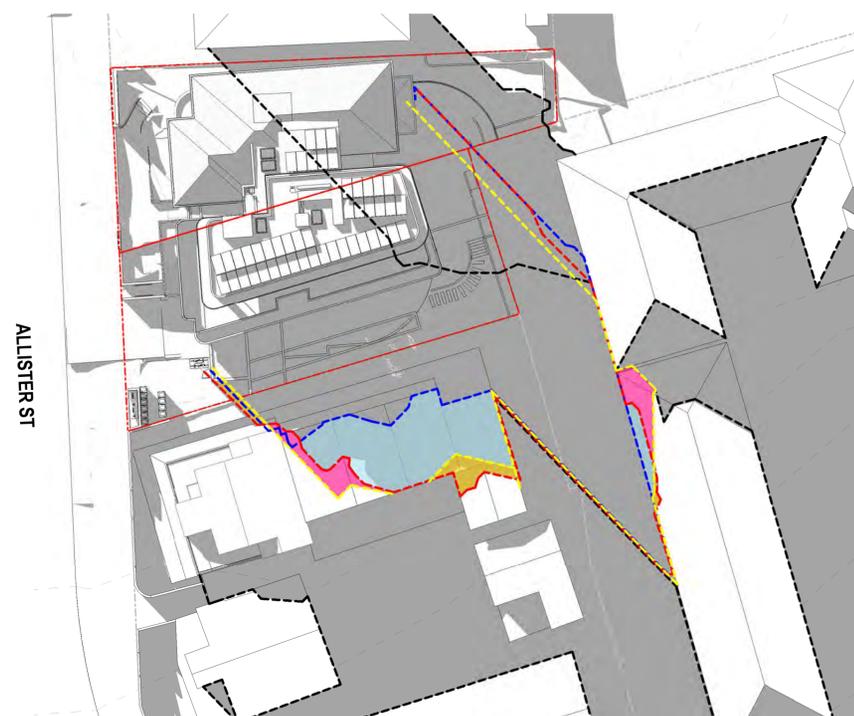
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SHADOW - 1500 JUNE - EXISTING



SHADOW - 1500 JUNE - PROPOSED

DEVELOPMENT APPLICATION

Revisions				
P1	09.09.22	Draft DA Issue	SM	
P2	13.09.22	DA Issue	SM	
P3	25.01.23	For Information	AT	
P4	30.01.23	RESPONSE TO COUNCIL RFI	AT	

- - - - EXISTING SHADOW LINE
- - - - EXISTING NEIGHBOURING SHADOW LINE
- - - - DCP ENVELOPE SHADOW LINE
- - - - PROPOSED SHADOW LINE

- REDUCED OVERSHADOWING TO DCP
- INCREASED OVERSHADOWING TO DCP
- PROPOSED ADDITIONAL OVERSHADOWING
- EXISTING SHADOW CAST - NO IMPACT TO THIS AREA

Project **Allister Apartments**

Drawing **Shadow Diagrams**

Project No **221061**

Author **NW**

Scale: @ A1 **As indicated**

Drawing No **DA04.08**

Revision **P4**

**rothelowman**

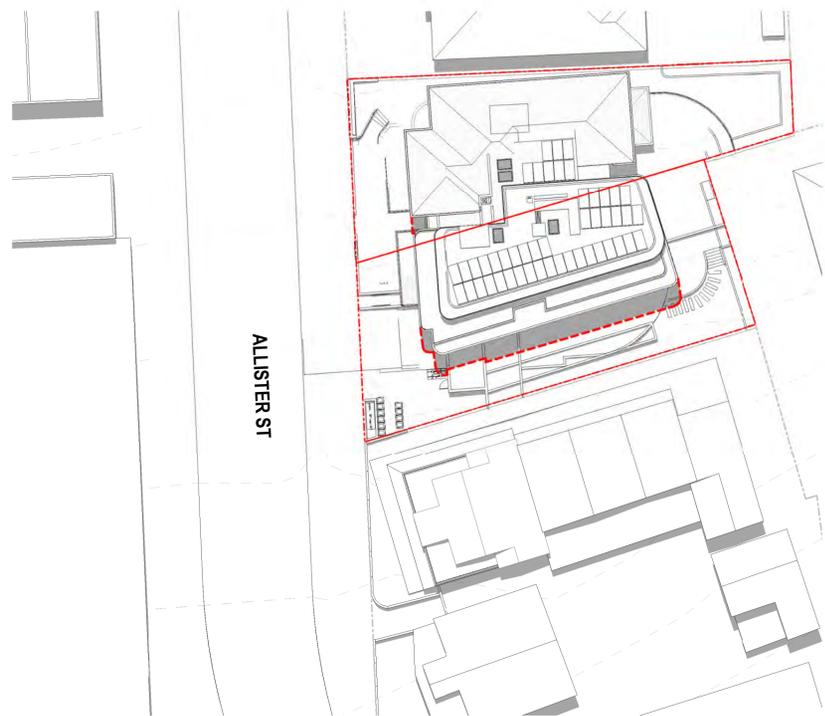
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SHADOW - 0900 DEC - PROPOSED



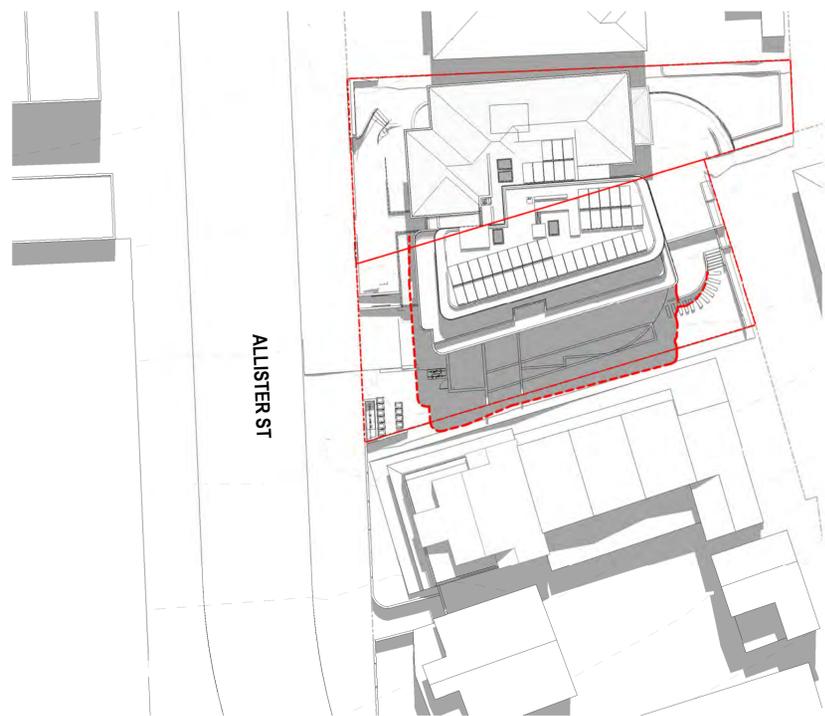
SHADOW - 1200 DEC - PROPOSED



SHADOW - 1500 DEC - PROPOSED



SHADOW - 0900 MAR - PROPOSED



SHADOW - 1200 MAR - PROPOSED



SHADOW - 1500 MAR - PROPOSED

DEVELOPMENT APPLICATION

Revisions			
P1	09.09.22	Draft DA Issue	SM
P2	13.09.22	DA Issue	SM
P3	25.01.23	For Information	AT
P4	30.01.23	RESPONSE TO COUNCIL RFI	AT

SM  
SM  
AT  
AT

--- EXISTING SHADOW LINE

--- EXISTING NEIGHBOURING SHADOW LINE

--- DCP ENVELOPE SHADOW LINE

--- PROPOSED SHADOW LINE

■ REDUCED OVERSHADOWING TO DCP

■ INCREASED OVERSHADOWING TO DCP

■ PROPOSED ADDITIONAL OVERSHADOWING

■ EXISTING SHADOW CAST - NO IMPACT TO THIS AREA

Project / **Allister Apartments**

Drawing / **Shadow Diagrams**

Project No / **221061**

Author / **NW**

Scale: @ A1 / **As indicated**

Drawing No. / **DA04.09**

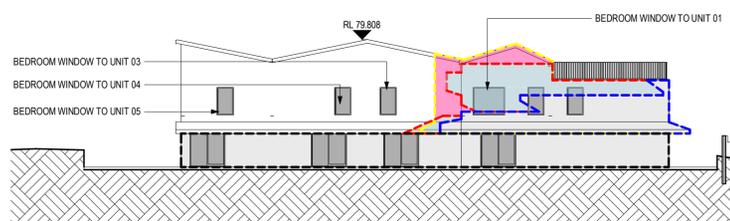
Revision / **P4**

**rothelowman**

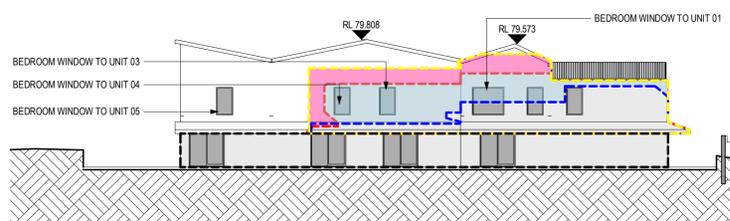
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Lot 1, DP439695 & Lot 29 DP8862

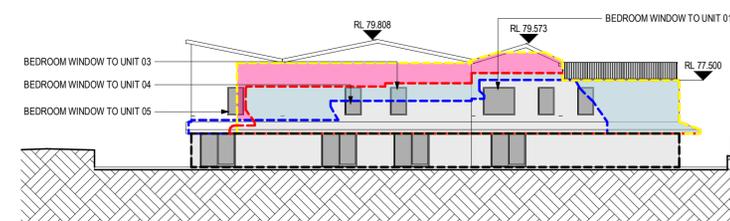
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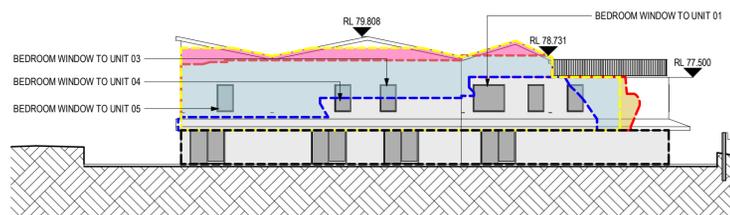
1-11 ALLISTER ELEVATION - 0900



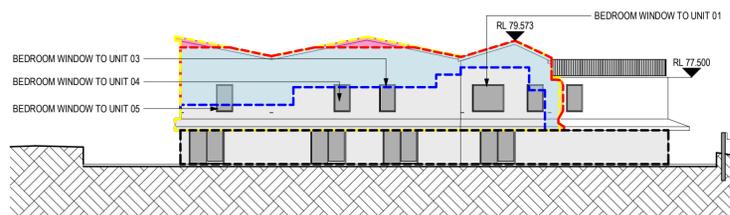
1-11 ALLISTER ELEVATION - 1000



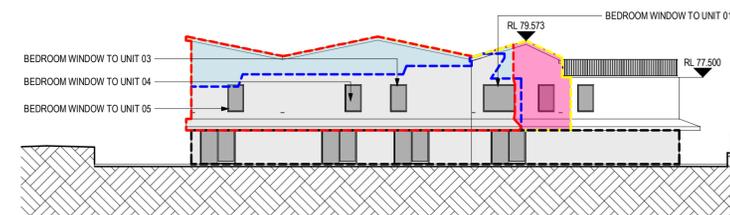
1-11 ALLISTER ELEVATION - 1100



1-11 ALLISTER ELEVATION - 1200



1-11 ALLISTER ELEVATION - 1300



1-11 ALLISTER ELEVATION - 1400



1-11 ALLISTER ELEVATION - 1500

**DEVELOPMENT APPLICATION**

Revisions				
P1	09.09.22	Draft DA Issue	SM	
P2	13.09.22	DA Issue	SM	
P3	25.01.23	For Information	AT	
P4	30.01.23	RESPONSE TO COUNCIL RFI	AT	

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- DCP ENVELOPE SHADOW LINE
- PROPOSED SHADOW LINE

- REDUCED OVERSHADOWING TO DCP
- INCREASED OVERSHADOWING TO DCP
- PROPOSED ADDITIONAL OVERSHADOWING
- EXISTING SHADOW CAST - NO IMPACT TO THIS AREA

Project **Allister Apartments**

Drawing **Shadow Elevation Diagrams**

Project No **221061** Author **NW**

Scale: @ A1 **As indicated**

Drawing No **DA04.10**

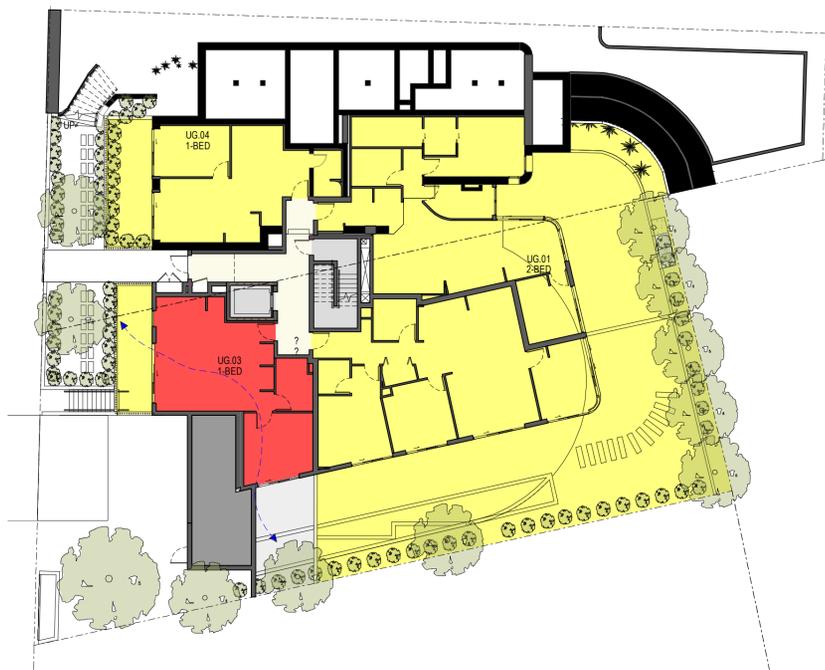
Revision **P4**

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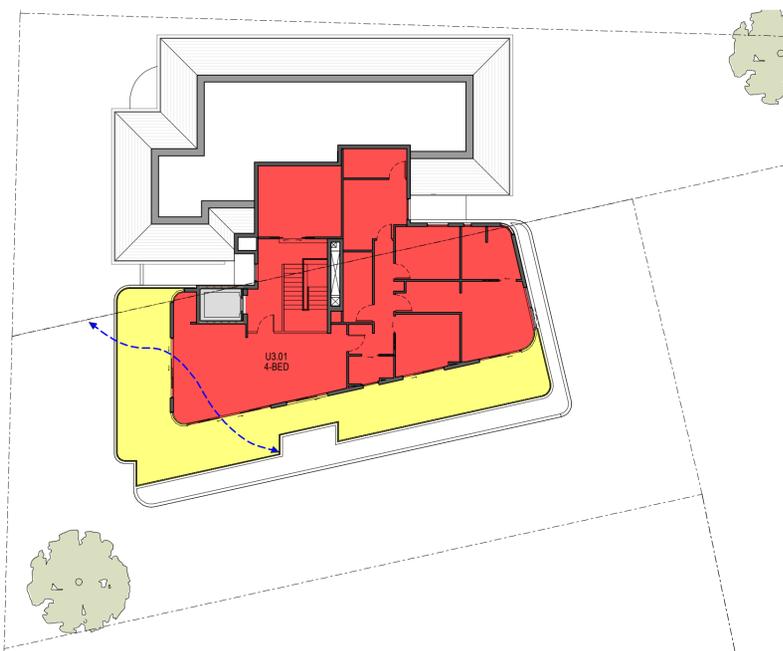
GROUND SOLAR x VENT



LEVEL 1 SOLAR x VENT



LEVEL 2 SOLAR x VENT



LEVEL 3 SOLAR x VENT

SEPP 65 ADG SOLAR COMPLIANCE TABLE (JUNE...)

UNIT	ORIENTATION	Orientation											Total (Living)	Total (POS)			
		0900 - 0930	0930 - 1000	1000 - 1030	1030 - 1100	1100 - 1130	1130 - 1200	1200 - 1230	1230 - 1300	1300 - 1330	1330 - 1400	1400 - 1430			1430 - 1500		
UG.01	E															3.5	4.5
UG.02	SE															4	5
UG.03	W															2	3.5
UG.04	W															2	3.5
U1.01	NW															3.5	3
U1.02	E															4	3.5
U1.03	SW															2	2.5
U1.04	W															2	3.5
U2.01	NW															3.5	4.5
U2.02	E															4	4
U2.03	SW															2	2.5
U2.04	W															2	4.5
U3.01	NW															4.5	6

Living + POS  
POS

AMENITY COMPLIANCE				
Level	Number	Compliant Solar	Compliant Ventilation	Compliant Adaptable

GROUND				
GROUND	UG.01	Yes	No	No
GROUND	UG.02	Yes	No	Yes
GROUND	UG.03	Yes	Yes	No
GROUND	UG.04	Yes	No	No

LEVEL 1				
LEVEL 1	U1.01	Yes	No	No
LEVEL 1	U1.02	Yes	Yes	Yes
LEVEL 1	U1.03	Yes	Yes	No
LEVEL 1	U1.04	Yes	Yes	No

LEVEL 2				
LEVEL 2	U2.01	Yes	No	No
LEVEL 2	U2.02	Yes	Yes	Yes
LEVEL 2	U2.03	Yes	Yes	No
LEVEL 2	U2.04	Yes	Yes	No

LEVEL 3				
LEVEL 3	U3.01	Yes	Yes	No

TOTAL	13	8	3
	100%	61.5%	23.1%
COMPLIANCE	70%	60%	20%
	ADG	ADG	DCP

DEVELOPMENT APPLICATION

Revisions	Date	Description	Author
P1	05.08.22	FOR INFORMATION	AH
P2	22.08.22	FOR INFORMATION	AH
P3	09.09.22	Draft DA Issue	SM
P4	13.09.22	DA Issue	SM
P5	25.01.23	For Information	AT

Red	YES - SOLAR xVENT
Yellow	YES - SOLAR
Cyan	YES - xVENT

Project / Allister Apartments

Drawing / Solar / Cross Ventilation Compliance

Project No / 221061 Author / NW

Scale: @ A1 / 1 : 200

Drawing No. / DA04.11

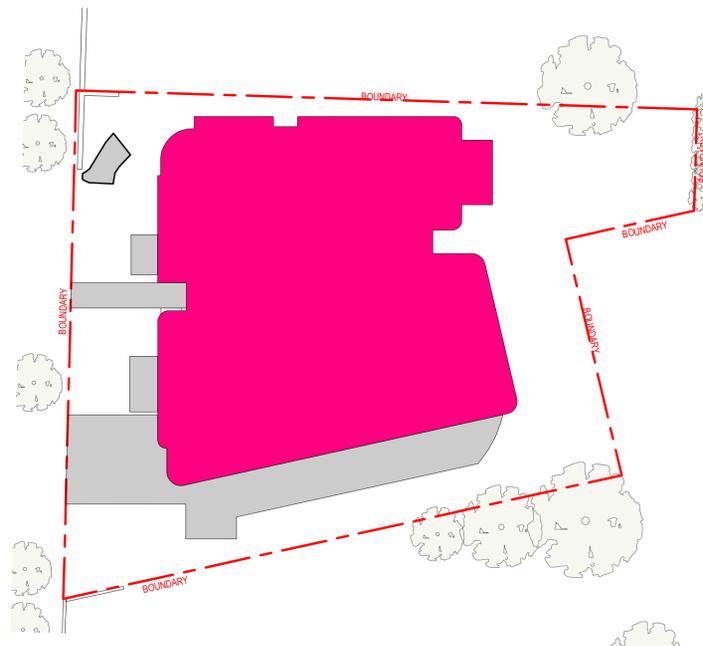
Revision / P5

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SITE COVERAGE: 546.6m<sup>2</sup> 44.9%  
 UN-BUILT UPON AREA: 149.9m<sup>2</sup> 12.3%

**NOTE:**  
 SITE COVERAGE 45% max. (546.75m<sup>2</sup>)  
 LANDSCAPE AREA 40% min. (486m<sup>2</sup>)  
 UN-BUILT UPON AREA 15% max. (182.25m<sup>2</sup>)  
 NSDCP 2013 -1.5 **QUALITY URBAN ENVIRONMENT** CLAUSE 1.5.6 LANDSCAPE CONTROL  
 LANDSCAPE AREA TO BE 40% OF SITE AREA (486m<sup>2</sup> min.)  
 NSDCP 2013 - 1.6 **QUALITY URBAN ENVIRONMENT** CLAUSE 1.5.5 SITE COVERAGE  
 SITE COVER TO BE 45% OF SITE AREA (546.75m<sup>2</sup> min.)  
 UN-BUILT UPON AREA TO BE 15% OF SITE AREA (182.25m<sup>2</sup> min.)  
 SITE AREA - 1215m<sup>2</sup>

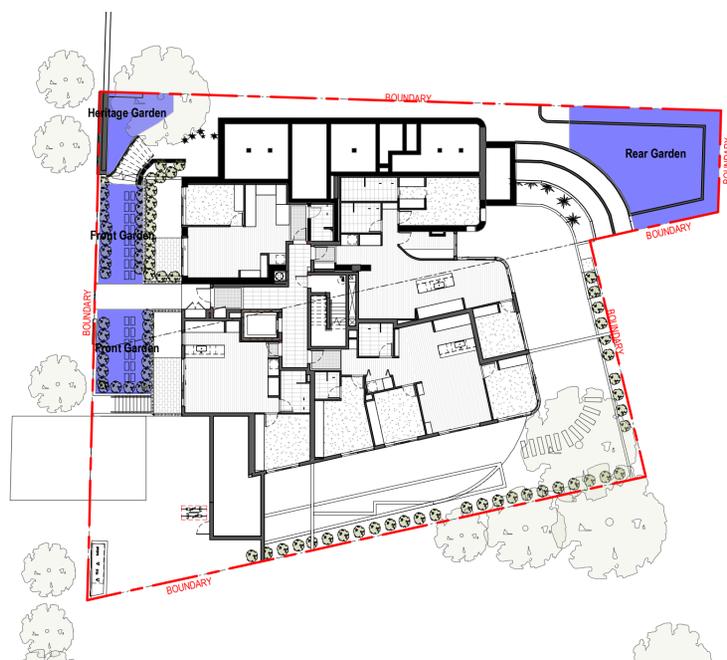


AREA - Landscaped Area		
Comments	Area	Total
At Grade	475.1 m <sup>2</sup>	39.1%
Structured	64.7 m <sup>2</sup>	5.3%
	539.8 m <sup>2</sup>	44.4%

**Note**  
 EXISTING STAIR FOOTPRINT  
 6.1m<sup>2</sup>

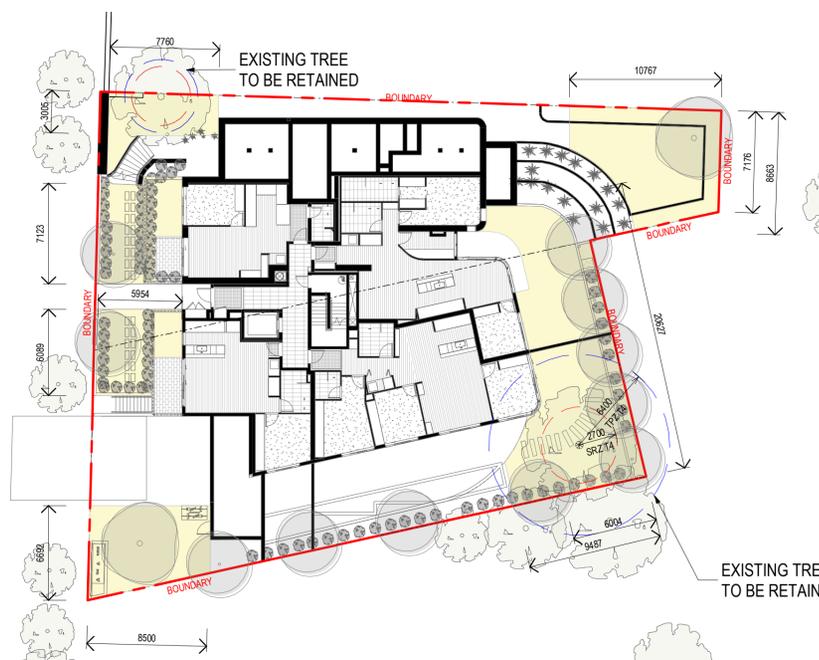
**COMPLIANCE DIAGRAM - SITE COVERAGE**

**LANDSCAPE COMPLIANCE PLAN**



AREA - Communal Open Space		
Name	Area	Total
Front Garden	44.9 m <sup>2</sup>	3.7%
Heritage Garden	15.0 m <sup>2</sup>	1.2%
Rear Garden	69.9 m <sup>2</sup>	5.8%
	129.9 m <sup>2</sup>	10.7%

**NOTE:**  
 SEPP65 MIN. COMPLIANCE  
 303.75M<sup>2</sup> MIN. (25%)



AREA - Deep Soil	
Area	Total
345.7 m <sup>2</sup>	28.4%
345.7 m <sup>2</sup>	28.4%

**NOTE:**  
 SEPP65 MIN. COMPLIANCE 85m<sup>2</sup> (7%)

**COMMUNAL SPACE**

**DEEP SOIL**

**DEVELOPMENT APPLICATION**

Revisions	Date	Description	Author
P5	09.09.22	Draft DA Issue	SM
P6	13.09.22	DA Issue	SM
P7	12.01.23	For Information	AT
P8	25.01.23	For Information	AT
P9	30.01.23	RESPONSE TO COUNCIL RF1	AT

Project / **Allister Apartments**

Drawing / **Compliance Diagrams**

Project No / **221061**

Author / **NW**

Scale: @ A1 / **1 : 250**

Drawing No. / **DA05.01**

Revision / **P9**

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UNIT BREAKDOWN									
LEVEL	RESIDENTIAL (NSA)	PARKING	CIRCULATION/SERVICES	TERRACE	APARTMENTS				TOTAL UNITS
					No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 4 BEDS	
BASEMENT 2	0.0 m <sup>2</sup>	470.0 m <sup>2</sup>	24.6 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0
BASEMENT 1	0.0 m <sup>2</sup>	403.0 m <sup>2</sup>	69.4 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0
GROUND	331.6 m <sup>2</sup>	0.0 m <sup>2</sup>	35.1 m <sup>2</sup>	291.0 m <sup>2</sup>	2	1	1	0	4
LEVEL 1	391.0 m <sup>2</sup>	0.0 m <sup>2</sup>	43.4 m <sup>2</sup>	49.1 m <sup>2</sup>	0	2	2	0	4
LEVEL 2	391.2 m <sup>2</sup>	0.0 m <sup>2</sup>	43.1 m <sup>2</sup>	41.3 m <sup>2</sup>	0	2	2	0	4
LEVEL 3	185.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	85.9 m <sup>2</sup>	0	0	0	1	1
	1298.7 m <sup>2</sup>	873.0 m <sup>2</sup>	215.6 m <sup>2</sup>	467.3 m <sup>2</sup>	2	5	5	1	13

APARTMENTS					TOTAL
1 BED	2 BED	3 BED	4 BED		
15.4%	38.5%	38.5%	7.7%		100%

CARPARKING SUMMARY				
Level	CARPARKS		Carwash	Bicycle Parks
	Residential	Visitor		
BASEMENT 2	10	2	0	7
BASEMENT 1	7	0	0	6
GROUND	0	0	0	2
	17	2	0	15

**PARKING RATES REQUIREMENTS (NORTH SYDNEY COUNCIL)**

1 SPACE PER STUDIO, 1 BED, AND 2 BED - 7 SPACES

1.5 SPACES PER 3 BED - 9 SPACES

0.25 SPACE PER VISITOR (MINIMUM OF 1 SPACE) - 3 SPACES

**TOTAL - 19 SPACES**

DCP B10-3 - P6  
DEVELOPMENTS CONTAINING ADAPTABLE HOUSING MUST  
ALLOCATE AT LEAST ONE ACCESSIBLE PARKING SPACE TO EACH  
ADAPTABLE DWELLING.

ROOM SCHEDULE			
UNIT	UNIT AREA (NSA)	TERRACE	TOTAL AREA
GROUND			
UG.01	107.4 m <sup>2</sup>	72.4 m <sup>2</sup>	179.8 m <sup>2</sup>
UG.02	108.9 m <sup>2</sup>	166.2 m <sup>2</sup>	275.1 m <sup>2</sup>
UG.03	60.5 m <sup>2</sup>	34.2 m <sup>2</sup>	94.7 m <sup>2</sup>
UG.04	54.8 m <sup>2</sup>	18.2 m <sup>2</sup>	73.0 m <sup>2</sup>
LEVEL 1			
U1.01	135.4 m <sup>2</sup>	20.3 m <sup>2</sup>	155.7 m <sup>2</sup>
U1.02	106.0 m <sup>2</sup>	12.3 m <sup>2</sup>	118.3 m <sup>2</sup>
U1.03	79.2 m <sup>2</sup>	10.8 m <sup>2</sup>	90.0 m <sup>2</sup>
U1.04	70.4 m <sup>2</sup>	5.7 m <sup>2</sup>	76.1 m <sup>2</sup>
LEVEL 2			
U2.01	135.6 m <sup>2</sup>	12.5 m <sup>2</sup>	148.1 m <sup>2</sup>
U2.02	106.0 m <sup>2</sup>	12.3 m <sup>2</sup>	118.3 m <sup>2</sup>
U2.03	79.2 m <sup>2</sup>	10.8 m <sup>2</sup>	90.0 m <sup>2</sup>
U2.04	70.4 m <sup>2</sup>	5.7 m <sup>2</sup>	76.1 m <sup>2</sup>
LEVEL 3			
U3.01	185.0 m <sup>2</sup>	85.9 m <sup>2</sup>	270.9 m <sup>2</sup>
	1298.8 m <sup>2</sup>	467.3 m <sup>2</sup>	1766.1 m <sup>2</sup>

UNIT STORAGE			GARAGE STORAGE	
Unit	Volume	No. of Bed	Unit	Volume
U1.01	5 m <sup>3</sup>	3-BED	U1.01	5 m <sup>3</sup>
U1.02	5 m <sup>3</sup>	3-BED	U1.02	5 m <sup>3</sup>
U1.03	5 m <sup>3</sup>	2-BED	U1.03	5 m <sup>3</sup>
U1.04	4 m <sup>3</sup>	2-BED	U1.04	5 m <sup>3</sup>
U2.01	5 m <sup>3</sup>	3-BED	U2.01	12 m <sup>3</sup>
U2.02	5 m <sup>3</sup>	3-BED	U2.02	6 m <sup>3</sup>
U2.03	3 m <sup>3</sup>	2-BED	U2.03	9 m <sup>3</sup>
U2.04	4 m <sup>3</sup>	2-BED	U2.04	5 m <sup>3</sup>
U3.01	2 m <sup>3</sup>	4-BED	U3.01	11 m <sup>3</sup>
UG.01	6 m <sup>3</sup>	2-BED	UG.01	2 m <sup>3</sup>
UG.02	5 m <sup>3</sup>	3-BED	UG.02	5 m <sup>3</sup>
UG.03	4 m <sup>3</sup>	1-BED	UG.03	2 m <sup>3</sup>
UG.04	4 m <sup>3</sup>	1-BED	UG.04	2 m <sup>3</sup>
	58 m <sup>3</sup>			73 m <sup>3</sup>

\*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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## DEVELOPMENT APPLICATION

Revisions				
P8	09.09.22	Draft DA Issue	SM	
P9	13.09.22	DA Issue	SM	
P10	12.01.23	For Information	AT	
P11	25.01.23	For Information	AT	
P12	30.01.23	RESPONSE TO COUNCIL RF1	AT	

21/04/2023 3:44:15 PM

Project/ **Allister Apartments**

Drawing/ **Development Summary**

Project No/ **221061**

Author/ **PM**

Scale: @ A1/

Drawing No./ **DA06.01**

Revision/ **P12**

**rothelowman**

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U1.02 & U2.02 - Pre Adaptable Plan



U1.02 & U2.02 - Post Adaptable Plan

**DEVELOPMENT APPLICATION**

Revisions			
P4	09.09.22	For Coordination	SM
P5	09.09.22	Draft DA Issue	SM
P6	13.09.22	DA Issue	SM
P7	25.01.23	For Information	AT
P8	30.01.23	RESPONSE TO COUNCIL RFI	AT

Project / **Allister Apartments**

Drawing / **Adaptable Plan - U102 & U202**

Project No / **221061** Author / **AH**

Scale: @ A1 / **1 : 50**

Drawing No. / **DA07.01**

Revision / **P8**

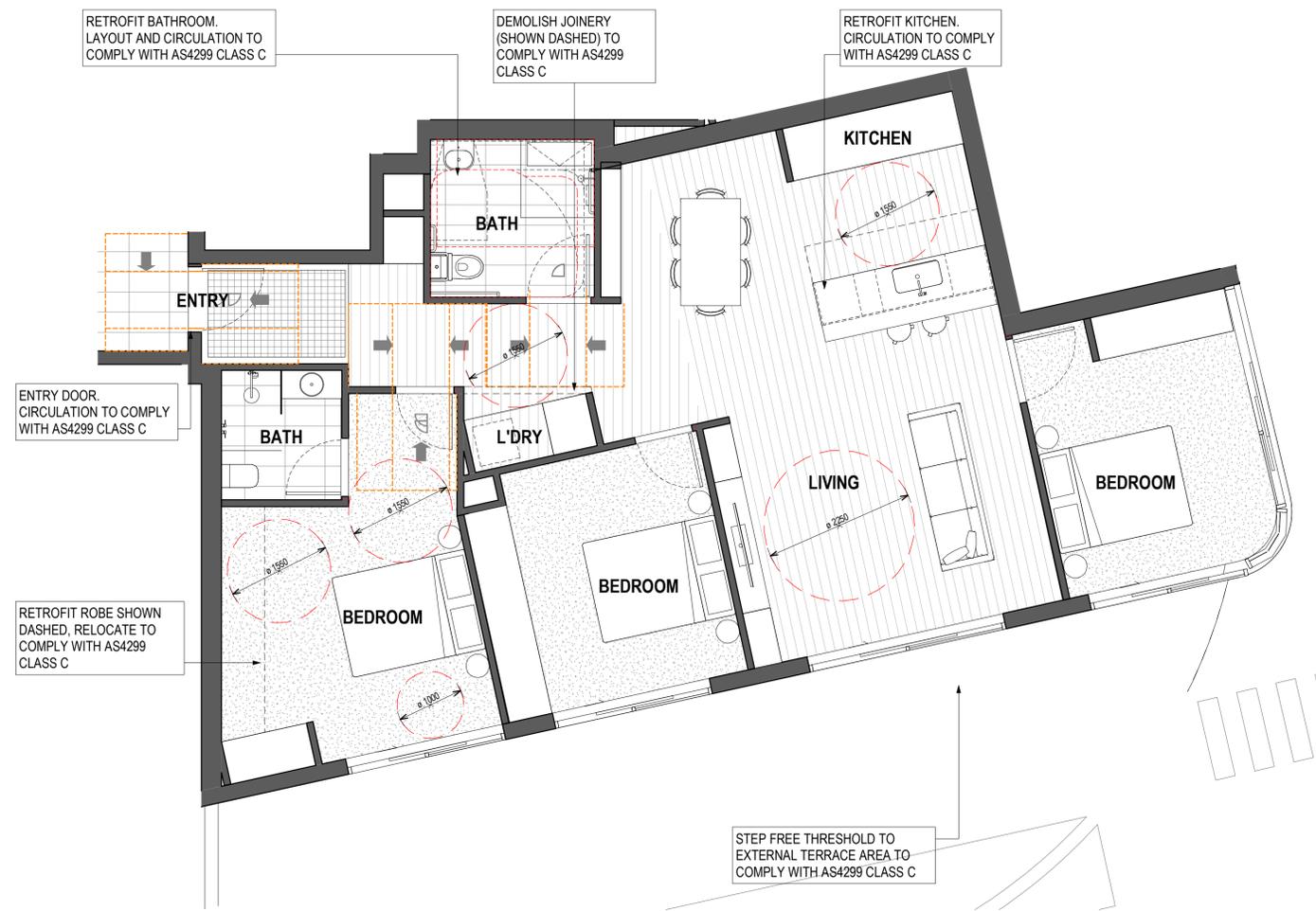
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UG02 - Pre-Adaptable



UG02 - Post Adaptable

**DEVELOPMENT APPLICATION**

Revisions			
P3	09.09.22	For Coordination	SM
P4	09.09.22	Draft DA Issue	SM
P5	13.09.22	DA Issue	SM
P6	25.01.23	For Information	AT
P7	30.01.23	RESPONSE TO COUNCIL RF1	AT

21/04/2023 3:44:23 PM

Project / **Allister Apartments**

Drawing / **Adaptable Plans - UG02**

Project No / **221061**

Author / **AH**

Scale: @ A1 / **1 : 50**

Drawing No. / **DA07.02**

Revision / **P7**

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Cyathea cooperi x20x200mm, Dicksonia antarctica x10x300mm under planted with 50x Doodia aspera x100mm pot, in stepped garden planters with Dichondra Silverfalls 80x tube stock as spill over plants

10x Camellia japonica hedgex 300mm pot

Jacaranda mimosifolia 1x100 ltr, with 1200x1200 H4 pine garden edge painted flat black

Protect Gordonia tree during construction, under plant with 10x Gardenia florida x300mm pot

800 Dichondra repens x tube stock in between stepping pads

7x(A) Acacia implexa, inter planted with 5x Grevillea linearifolia, 5x Grevillea speciosa x200mm pot, 20x Pelargonium australex 140mm pot

Retain stone steps, rock outcrop and general garden area and planting

16x Camellia reticulata JS x300mm, shape to formal form

Garden seats  
USE NATIVE GARDEN MIX in native garden area

12x Magnolia Little gem x45ltr trimmed to decorative formal shape. As feature plant entrance statement. 8 either side of pathway

600x300 Sandstone stepping pads with approx 250 Dichondra repens ground cover x100mm pot

Soft leaf Sir Walter Buffalo lawn

NOTE: All plant location and quantity order to final site logistics by Level 4 Horticulturalist and or LANDSCAPE DESIGNER

2x Veg gardens; H4 pine sleepers, painted ebony 1800x1000x800ht, with Mint and Salvia plants

Re use exist sandstone flagging to create garden pathways  
2x 400mm Pyrus calleryana  
Cleveland select feature trees

10x Camellia reticulata Jennifer Susan, x300mm, shape to formal form  
600x300 Sandstone stepping pads with approx 100 Dichondra repens ground cover x100mm pot  
20x Viburnum tinus x200mm pot

5x Elaeocarpus reticulatus (Blueberry ash trees) x500mm underplanted with hedge row of 40x250mm Syzygium cascade

8x 300mm Magnolia Little gem  
30x200mm Crassula Blue bird spill over 70x Rosemary prostranus x 100mm pot  
1x Corymbia maculata (Spotted gum) x100ltr min 3/5mt from building with tree staking. and 1200x1200 H4 garden edge. approval by site Arborist. Under plant with 50x100mm Lomandra lime tuff

Herb garden

20x Acacia floribunda x140  
200x Dichondra repens x tubes in between steppers

End Syzygium cascade, Start Syzygium resilience hedge

600x300 Garden steppers with 100 Dichondra repens x100mm pot

10x Osmanthus fragrans feature plant x 300mm in planter

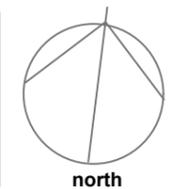
45 x Syzygium resilience hedgex 300mm with 5x(T) Tristaniopsis laurina Luscious small tree x100ltr/ NOTE Pollard trees/pre order.

**Site PLAN 1 to 200 A3**

**Landscape DA plan  
13-15 Allister st Cremorne**

Issue: A Client review 15.10.21  
Issue: B council application  
Issue: C Rev bld council app  
Issue: D Rev bld council app  
Issue: E Rev bld and Exist bld council app  
Issue: F Rev bld and Exist bld council app

NOTE to be read in Conjunction with Blue Bros Arborist report, Rothelowman architects and other consultants information



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Landscape DA Plan

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: C02 210816
Date: 24.1.23	Issue: F
Scale: 1:100 A3	

1
2

Botanical Name	Common Name	Pot size mm	Dimensions WxH in metres	Qty.
<i>Acacia implexa</i>	Acacia	200	4x4	7
<i>Acacia floribunda</i>	Acacia	140	3x3	20
<i>Camellia japonica</i>	Camellia	300	3x3	10
<i>Camellia Sasanqua Jennifer Susan</i>	Camellia	300	2.5x4.+Hedge	26
<i>Corymbia maculata</i>	Spotted gum	100ltr	15-20x20+	1
<i>Crassula Blue bird</i>	Crassula	140	.5x.5	30
<i>Cyathea cooperi</i>	Fern	300	1.5x3.5	20
<i>Dichondra repens</i>	Kidney weed green	100	.2x.5	450
<i>Dichondra repens</i>	Kidney weed green	tubes	.2x.5	1000
<i>Dichondra repens Silver Falls</i>	Kidney weed Silver	tubes	spill over curved walls	80
<i>Dicksonia antartica</i>	Fern	300	2.0x2.0	10
<i>Doodia aspera</i>	Small fern	100	.5x.5	50
<i>Elaeocarpus reticulatus</i>	Blueberry ash tree	500	5-8x12+	5
<i>Gardenia augusta Florida</i>	Gardenia	300	.8x1.2	10
<i>Grevillea linearifolia</i>	Grevillea	200	2x1.5	5
<i>Grevillea speciosa</i>	Grevillea	200	2x2	5
<i>Jacaranda mimosifolia</i>	Jacaranda	100ltr	15x12-15+	1
<i>Lomandra Lime tuff</i>	Lomandra grass	100	.6x.6	50
<i>Magnolia Little Gem</i>	Magnolia	45ltr	2x2 trimmed	20
<i>Olea sp</i>	Olive tree	300	1.5x2.4 in pots	11
<i>Osmanthus fragrans</i>	Sweet Osmanthus	300	3x3	10
<i>Pelargonium australe</i>	Native pelargonium	140	.4x.5	20
<i>Pyrus calleryana Cleveland select</i>	Pyrus/Pear tree	400	4+x6+	2
<i>Rosemarinus officinalis Prostranus</i>	Ground cover rosemary	100	.5x.2	70
<i>Salvia spp</i>	Salvia	140	.5x.5	20
<i>Syzygium cascade</i>	Pink flower Lillypilly	250	1.5x2.3	40
<i>Syzygium resillence</i>	Pysllid resistant Lillypilly	300	2.5x3to4	45
<i>Tristaniopsis lurina Luscious</i>	Watergum PBR	100ltr	preorder to pollard5x12+	5
<i>Veg garden plants</i>	Mixed VEG plants	140	NA	20
<i>Viburnum tinus</i>	Laurustinus	200	1.2x1.2	20

### LANDSCAPE GENERAL SPECIFICATION AND NOTES

All landscape works and material supply, to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia

All dimensions and locations to be checked on site and confirmed by Landscape Site Supervisor before commencement of works

Do not scale from drawings. Dimensions take preference

Plant schedule and quantities to be used as guide only and to be confirmed by Landscape Site Supervisor before final purchase of plants

Final plant positions to be determined on site (by Landscape Site Supervisor).

**DESIGN LIABILITY NOTE:** No liability is accepted by these plans. Contractors are required to check ALL construction facts, figures and relevant information pertaining to the soft and hard scape works to be performed. Should anomalies occur, the designer or a representative of Banksia Design Group must be contacted and given due notice and sufficient documentation and, if required, due compensation to allow for adjustment/s to plans, documentation etc

**REMOVAL OF NOXIOUS WEEDS:** As a duty of care exists for all contractors; if a noxious weed exist onsite it should be removed after discussion with the owner or Landscape Site Supervisor.

**ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL:** All landscape works to adhere to Environmental Legislation outlined in the *Protection of the environment operations act 1997*, by the EPA NSW. It is highly recommended to use Dial Before You Dig services – contact for information at [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) or call 1100.

**TREES:** All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail. Stakes to be removed as part of maintenance when appropriate. Note for *Corymbia maculata*, use 4 stakes

**TURF:** 1. Install turf rolls diagonal to the edge of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo

2. 50 - 70mm topsoil underlay to be used in ground preparation .Note check pH after construction and before laying turf, adjust as required for optimum plant growth

**SOIL:**

1. Contractor is to check soil pH levels, two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability

2. Break up existing ground surface using mattock, rotary hoe or tractor tine as required.

3. Planters to be installed with Nylex drainage cells base and sides. Install Benedict planter mix soil or equivalent. Use Benedict Smart mix A and B horizon mix.

4. use Native soil mix in native garden areas, organic soil mix in other area and planter soil mix for level 3 planters and veg garden planters.

**MULCH:** Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics for general garden bed areas. Planter mulch type to be advised

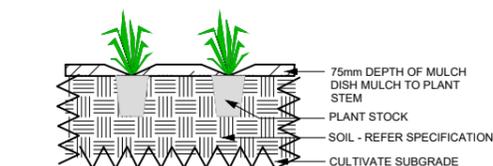
**PLANTS:** All plants to be set out by Landscape Designer or Horticulturist

**GENERAL CONSTRUCTION:** As per BCA codes

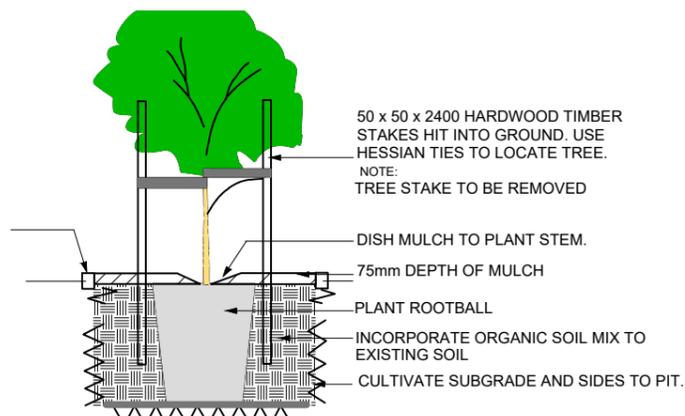
Irrigation: Install drip irrigation connecting to rainwater tanks /discuss with Builder.

Maintenance: Practical completion to Final completion: All plants must receive adequate professional horticultural level 4 cert level care. Trim to stylise plants as required, remove decayed foliage, apply seasonal native and exotic fertiliser as required, check pH if necessary and to within reason adjust soil, control all plant pest and disease as required. Record all garden events and log maintenance days for review at end of practical completion. Remove tree stakes as required.

NOTE : All plant location and quantity order to final site logistics by Level 4 Horticulturist and or LANDSCAPE DESIGNER



SHRUB PLANTING section 1:20



TREE PLANTING section NTS

### Plant schedule and notes

### Landscape DA plan 13-15 Allister st Cremorne

Issue: A 15.10.21 Client review  
 Issue: B council application  
 Issue: C Rev bld council app  
 Issue: D Rev bld council app  
 Issue: E Rev bld and Exist bld council app  
 Issue: F Rev bld and Exist bld council app

NOTE to be read in Conjunction with Blue Bros Arborist report, Rothelowman architects and other consultants information

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Landscape DA Plan

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: C02 210816
Date: 24.1.23	Issue: F
Scale: NTSC	

2

2