SUSTAINABLE DESIGN REQUIREMENTS

METERING and MONITORING

Sub-Meters to be provided for each major water and electricity usage

BUILDING USER GUIDE (BUG)
will be developed and made available to building management and staff

THERMAL PERFORMANCE
To meet the BESS best practice requirements for thermal efficiency a Part J assessment will be undertaken during the detailed design stage of the project to demonstrate the ability of the design to meet the requirements of Section J of the BCA 2019 for building fabric
The roof and exposed floor areas will be provided with insulation at least 10% greater than the minimum required by the NCC BCA

PEAK DEMAND
Peak demand of the proposed building will be no higher than that of the reference building . This will be achieved with internal blinds , suitable glazing performance

HEATING and COOLING
No mechanical heating and cooling will be provided to the warehouse

GAS SUBSTATION
This project will not be connected to a gas supply.

INDOOR LIGHTING
Energy consumption from artificial lighting throughout the development to be reduced by using LED lighting
Typical use of artificial lighting is also to be reduced with optimized natural light in the warehouse areas through translucent roofing
sections, which have been modeled as designed covering approximately 10% of the warehouse roof areas

EXTERNAL LIGHTING
external lighting will be LED and will have controls (motion detectors and timers)

RENEWABLE ENERGY - SOLAR
Space on the roof will be allocated for the provision of a minimum 27kW solar PV system
(3kW per Tenancy)

WATER FIXTURES
. Kitchenette and bathrooms taps flow rate <6.0L/min(5 star)
. Toilets : dual flushing 3/4.5 L/flush (4star)
. Showers , 7.5L/min (4star)

RAINWATER
1000LT water tanks provided within each unit
the tanks will be connected to each respective units toilets

WATER EFFICIENT LANDSCAPING
Landscaping for the development will be tolerant and will not require potable water for irrigation

DAYLIGHT ACCESS
Glazing must have a minimum visible light transmittance (VLT) of 40%

VENTILATION
The HVAC systems will provide outside air at a rate that exceeds the minimum 50% as outlined in AS 1668.2:2012

EXTERNAL CLADDING
Effective external shading to be provided to entire mezzanine glazing on the eastern facade in the form of horizontal or vertical sliding screens

CYCLING FACILITIES
Two Secure bike parking spaces and one visitor space required to be provided

1000LT water tanks provided within each unit
the tanks will be connected to each respective units toilets

Operational Waste
The tenancies will be provided with dedicated bins for the separation and collection of general waste and recyclables .
Recycling facilities will be adjacent to each bin for general waste with bin coloring and signage to ensure a clear distinction between the two waste streams

All above notations refer to Sustainable Report prepared by Sustainable Development Consultants (SDC) S 4912 SDA 1

General & Recycling Waste

10L/ 100m² of floor area per day general waste
10L/ 100m² of floor area per day Recycling waste

	Ground Floor	Mezzanine	Total	
UNIT 1	118 m²	67 m²	185 m²	18.5L/ 100m² of floor area per day general waste 18.5L/ 100m² of floor area per day general waste
UNIT 2	118 m²	62 m²	180m²	18L/ 100m² of floor area per day general waste 18L/ 100m² of floor area per day general waste
UNIT 3	118 m²	62 m²	180m²	18L/ 100m² of floor area per day general waste 18L/ 100m² of floor area per day general waste
UNIT 4	118 m²	62 m²	180m²	18L/ 100m² of floor area per day general waste 18L/ 100m² of floor area per day general waste
UNIT 5	118 m²	62 m²	180m²	18L/ 100m² of floor area per day general waste 18L/ 100m² of floor area per day general waste
UNIT 6	103 m²	62 m²	165m²	16.5L/ 100m² of floor area per day general waste 16.5L/ 100m² of floor area per day general waste
UNIT 7	112 m²	73 m²	185m²	18.5L/ 100m² of floor area per day general waste 18.5L/ 100m² of floor area per day general waste
UNIT 8	107 m²	62 m²	169m²	16.9L/ 100m² of floor area per day general waste 16.9L/ 100m² of floor area per day general waste
UNIT 9	76 m²	76 m²	152m²	15.2L/ 100m² of floor area per day general waste 15.2L/ 100m² of floor area per day general waste

GW 120 Litre General Waste Bin

RW 120 Litre Recycling Waste Bin

AREA ANALYSIS

SITE AREA 1974 m²

	Ground Floor	Mezzanine	Total
UNIT 1	118 m²	67 m²	185 m²
UNIT 2	118 m²	62 m²	180 m²
UNIT 3	118 m²	62m²	180 m²
UNIT 4	118 m²	62 m²	180 m²
UNIT 5	118 m²	62 m²	180 m²
UNIT 6	103 m²	62 m²	165 m²
UNIT 7	112 m²	73 m²	185 m²
UNIT 8	107 m²	62 m²	169m²
UNIT 9	76 m²	76 m²	152m²
		Total floor area	1576 m²



FIRST FLOOR PLAN

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Partsioglou

37 Levanswell RD
Cheltenham

Project No. 2022.53

AMENDMENTS

DATE	ID	DESCRIPTION
15 Feb 2023	PK	Car parking redesign 19 car spaces
25 September 2023	PK	Sustainable design notes

Notes
1.

Project North

Sheet size A3
Scale 1:200

Drawing Title
FIRST FLOOR PLAN

Sheet No. **A1.02**
Revision **2**

ROBERNA STREET

9m From Title Boundary

ROAD

LEVANSWELL

1.9m High Fibro Fence

1.8 meter high temporary fence constructed using steel or timber posts fixed in the ground. With the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting

Fencing to encompass the entire nature strip with each end 3 meters from the base of the trees

remove cross over and reinstate nature strip

Invert of Concrete Kerb

Concrete Crossover

Concrete Footpath

Nature Strip

Existing Street Tree

Elec. Pole

Post

Boxes

Telstra Pits

Sign

Not Fenced

Not Fenced

Concrete Footpath

Invert of Concrete Kerb

Back of Concrete Kerb

Invert of Concrete Kerb

One Visitor Parking Bicycle Space

remove existing cross over and reinstate nature strip

remove existing cross over and reinstate nature strip

Proposed 6.1M wide Vehicle Crossing constructed at 90 degree alignment with the kerb on Levanswell road and to council's requirements as per Drg S201

Corner splayed 2.0 M along Levanswell road frontage
2.5M allong the common driveway to be at least 50 percent clear of visual obstructions to provide clear view of pedestrians on the footpath along the frontage of the property

remote control
Automatic 2400 high transparent sliding gate

TBM RIVET IN KERB RL 38.41

61.44
180°01'30"

90°30'30"
30.61

269°50'30"
27.56

224°32'56"
4.32

0°01'30"
64.85

Unit 1
Floor Level
38.800

Unit 2
Floor Level
38.800

Unit 3
Floor Level
38.900

Unit 4
Floor Level
38.900

Unit 5
Floor Level
38.900

Unit 6
Floor Level
38.900

Unit 7
Floor Level
38.900

Unit 8
Floor Level
39.100

Unit 9
Floor Level
39100

Loading Bay
3500 x 7000

Roller Door
3.5M wide x 5M high

Bicycle parking

1000 Lt tank connected to the wc

Disable WC

Car spaces
2600 x 4900

Disable Car space

3500 wide x 3500 high Glazed folded Door

Remote control security safety lights with motion sensors & timers , maintained by the development's Owners Corporation Committee

Condition b.
Prior to the commencement of development, property boundary,footpath and vehicle crossing levels must be obtained
from council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority

Condition c.
The footpath nominated as reconstructed to council's commercial standards to the satisfaction of the Responsible Authority

Condition e.
The accessible car park and shared space must be implemented in accordance with AS/NZS 2890.6

Condition f.
The Surface material of all driveways , access ways and car parking spaces nominated in all weather coloured concrete seal coat or similar .

Benedict ' Smartmix 3 / 40mm structural soil installed to manufacturer's written specifications under car parking spaces No 2-19,To be provided from the western boundary garden bed to the existing easement
see (Detail Section A.- A)

0.5m High Concrete Base + 2.0m Gl Sheeting

E-1

A.

Structural Soil

Top Soil as specified in Landscape drawings

Boundary line

Concrete Pavement

100 mm Drainage screening

AG drain connected to storm water Drainage system

Section A.- A.

5/35 Levanswell Road
Concrete Panels
Two Storey Dwelling
Office Complex

SITE & GROUND FLOOR PLAN

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Project No. 2022.53

AMENDMENTS

DATE	ID	DESCRIPTION
15 Feb 2023	PK	Car parking redesign 19 car spaces
25 September 2023	PK	Sustainable design notes
13 April 2024	PK	Accessible parking note Corner splayed note
19 Nov 2024	PK	Condition b,c,e,f notes
14 Feb 2025	PK	Structural soil note under car spaces 2 to 19
		Existing Street Tree Protection Fencing

Notes
1.

Project North

Sheet size A3
Scale 1:200

Drawing Title

Sheet No. A1.01
Revision 4

ROBERNA STREET

9m From Title Boundary

37
Street number sign
900 wide x 1300 high x 150 concrete panel

15540 | 43050

150 | 7000 | 150 | 8240 | 150 | 7000 | 150 | 7000 | 150 | 7000 | 150 | 7000 | 150 | 7000 | 150 | 7150

1.8 meter high temporary fence constructed using steel or timber posts fixed in the ground. With the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting

Fencing to encompass the entire nature strip with each end 3 meters from the base of the trees

6000 | 3000 | 3000 | 6000 | 3000 | 3000

38.59 | 38.47 inv. | 38.53 inv. | 38.66 | Invert of Concrete Kerb | 38.71 | 38.50 | 38.38 inv. | 38.50 | 38.36 inv. | 38.32 inv. | Invert of Concrete Kerb | 38.42 | 38.28 inv. | 38.38 | 38.24 inv. | 38.37 | 38.22 inv.

remove cross over and reinstate nature strip

38.70 | 38.75 | Concrete Crossover | 38.74 | 38.79 | Elec. Pole | 38.80 | Nature Strip | Existing Street Tree | 2400 | 38.80 | 38.82 | Concrete Footpath | remove cross over and reinstate nature strip | 38.80 | Nature Strip | Existing Street Tree | 2400 | Elec. Pole | 38.69 | 61.44 | 180°01'30" | 38.72 | Concrete Footpath | 38.62 | 38.63 | Post | Boxes | 38.55 | Elec. Pole | 38.52 | 38.59 | 38.51 | 38.34 | 38.21 inv. | 38.18 inv. | 38.31

One Visitor Parking Bicycle Space

1.9m High Fibro Fence

2595 | 2395 | 2395 | 2395 | 2395 | 1000

Sign | Telstra Pits | 4.32 | 224.56 | street number sign | 1000 | 38.41 | 38.33 | CL | SEP | 38.46 | 27.56 | 269°50'30" | Sign | Invert of Concrete Kerb | ROAD

First floor

3500 wide x 3500 high Glazed folded Door

Loading Bay 3500 x 7000

Unit 8 Floor Level 39.000

Unit 7 Floor Level 39.000

Unit 6 Floor Level 39.000

Unit 5 Floor Level 39.000

Unit 4 Floor Level 39.000

Unit 3 Floor Level 38.900

Unit 2 Floor Level 38.900

Unit 1 Floor Level 38.900

Disable WC | Vb | Par | Sh | GW | RW | up

Roller Door 3.5M wide x 5M high

Bicycle parking

1000 Lt tank connected to the wc

Electrical Main Switchboard 1640S

2400 high transparent metal fence

Not Fenced | Concrete Footpath | 38.55 | 38.47 | 38.64 | 38.58 | 1002 | U1. | 1700 | 1 | 2500 | 6000

TBM RIVET IN KERB RL 38.41

remove existing cross over and reinstate nature strip

Proposed 6.1M wide Vehicle Crossing constructed at 90 degree alignment with the kerb on Levanswell road and to council's requirements as per Drg 8201

Remote control security safety lights with motion sensors & timers , maintained by the development's Owners Corporation Committee

Condition b.
Prior to the commencement of development, property boundary,footpath and vehicle crossing levels must be obtained
from council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority

Condition c.
The footpath nominated as reconstructed to council's commercial standards to the satisfaction of the Responsible Authority

Condition e.
The accessible car park and shared space must be implemented in accordance with AS/NZS 2890.6

Condition f.
The Surface material of all driveways , access ways and car parking spaces nominated in all weather coloured concrete seal coat or similar .

6400

Remote control security safety lights with motion sensors & timers , maintained by the development's Owners Corporation Committee

Corner splayed 2.0 M along Levanswell road frontage
2.5M allong the common driveway to be at least 50 percent clear of visual obstructions to provide clear view of pedestrians
on the footpath along the frontage of the property

remote control Automatic 2400 high transparent sliding gate

2500 | 38.67 | 38.62 | 38.34 inv. | 38.47 | 2000

remove existing cross over and reinstate nature strip

38.63 | 38.53 | 38.39 inv.

Note: Accessible car park to be implemented in accordance with AS/NZS 2890.6

800 | Disable Car space | 150mm dia bollard 1300mm high above ground painted red with rounded top painted safety yellow

Loading Bay 3500 x 7000 | Roller Door 3.5M wide x 5M high | 1000 Lt tank connected to the wc | Unit 9 Floor Level 39100 | Vb | Disable WC | Par | Sh | up | 21 | 20 | 19 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

ROOF OVER

19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2

Car spaces 2600 x 4900

U9. | U9. | U8. | U8. | U7. | U7. | U6. | U6. | U5. | U5. | U4. | U4. | A. | U3. | U3. | U2. | U2. | U1.

4900 | 2400 | 600

2500 | 2400 high metal fence

E-1 | E-1 | E-1

38.94 | 47.16 Top | 42.57 Top | Top 47.16 | 45.94h | 39.00 | 39.00 | 38.97 | 38.84 | 0.5m High Concrete Base + 2.0m GI Sheeting | 0°01'30" | 64.85 | 38.81 | 38.80 | 38.78 | Top 46.75 | 38.96 | Grated Pit CL38.84 | 38.73 | 38.70

Benedict ' Smartmix 3 / 40mm structural soil installed to manufacturer's written specifications under car parking spaces No 2-19,To be provided from the western boundary garden bed to the existing easement
see (Detail Section A.- A)

Benedict ' Smartmix 3 / 40mm structural soil installed to manufacturer's written specifications under car parking spaces No 2-19,To be provided from the western boundary garden bed to the existing easement
see (Detail Section A.- A)

7300 | 8240 | 7000 | 7000 | 7000 | 7000 | 7000 | 7000 | 6000

232 | 150 | 150 | 150 | 150 | 150 | 150 | 150

Concrete Footpath | Back of Concrete Kerb | Invert of Concrete Kerb | LEVANSWELL

5/35 Levanswell Road
Concrete Panels
Two Storey Dwelling
Office Complex

SITE & GROUND FLOOR PLAN

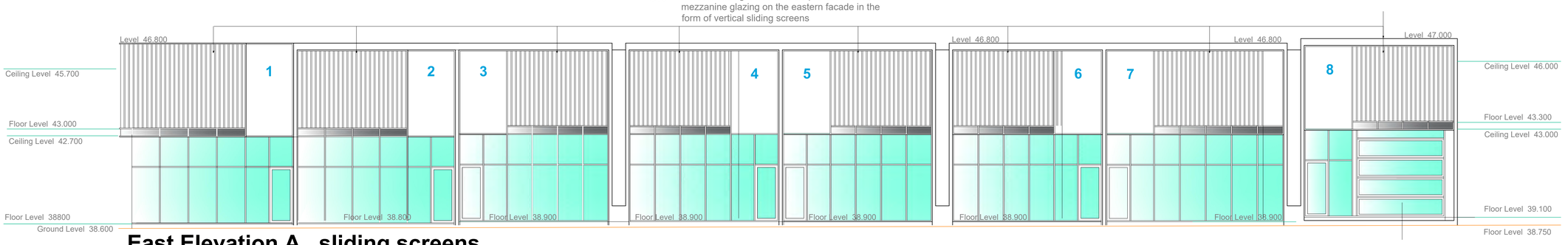
Structural Soil

Benedict ' Smartmix 3 / 40mm structural soil installed to manufacturer's written specifications under car parking spaces No 2-19,To be provided from the western boundary garden bed to the existing easement

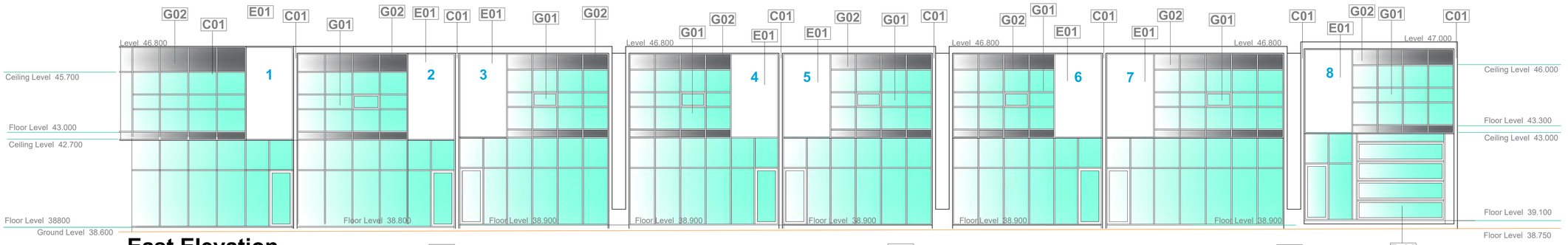
Top Soil as specified in Landscape drawings | Boundary line | Concrete Pavement | 100 mm Drainage screening | 600 | AG drain connected to storm water Drainage system | 600 | 1840 | 2440

Section A.- A.

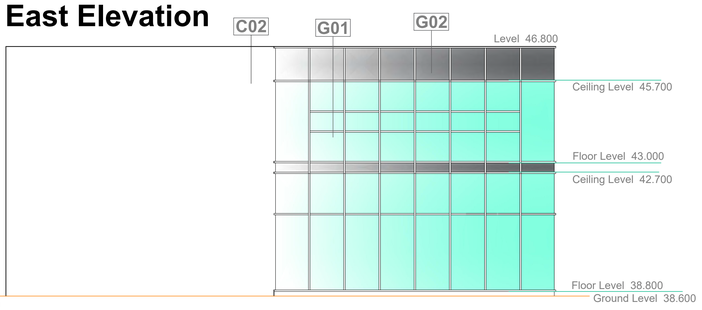
S.01 Vertical Sliding Screens to be provided to entire mezzanine glazing on the eastern facade in the form of vertical sliding screens



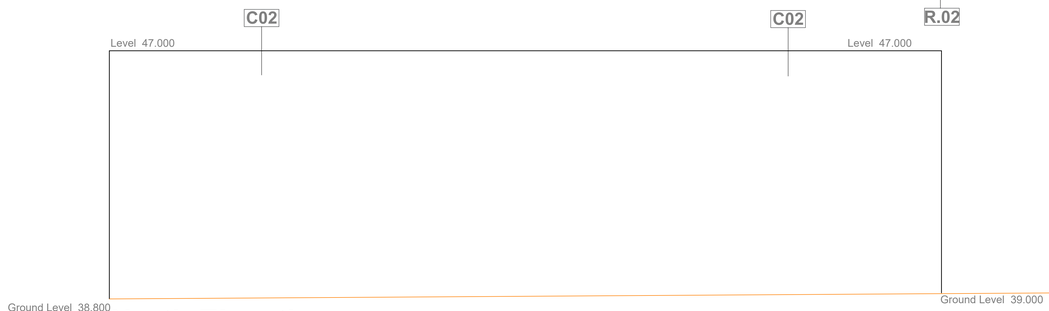
East Elevation A. sliding screens



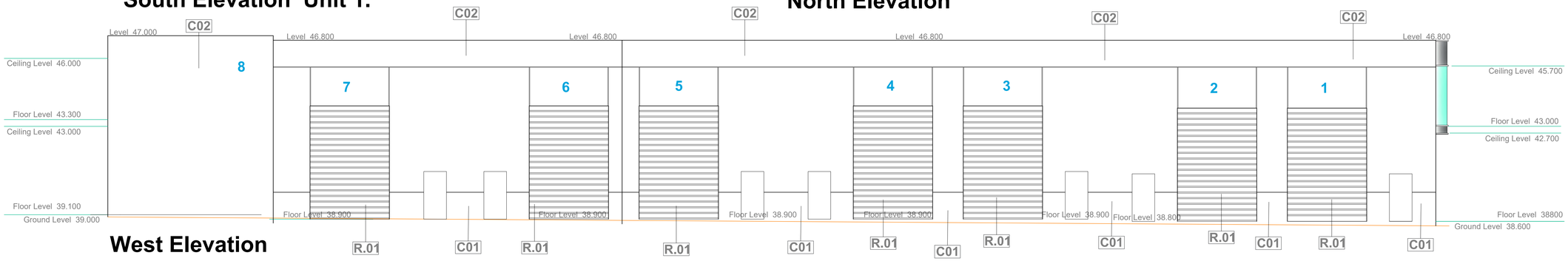
East Elevation



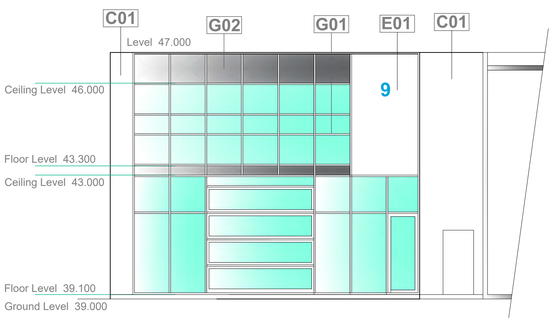
South Elevation Unit 1.



North Elevation



West Elevation



South Elevation Unit 9.

MATERIAL & FINISHES

Precast concrete panel wall to be water sealed and painted ' dulux whisper white '

C02
Precast concrete panel water sealed and painted ' Whisper White PCWF6 '

C03
Precast concrete panel wall to be water sealed and painted ' dulux light GREY '

T01
Concrete panel wall covered with Crystal Glass porcelain black tiles

G 01
Natural Aluminum framed windows with light grey tinted glass

G 02
Natural Aluminum framed windows with black painted glass

Driveway
The surface material of all driveways,access ways and car parking spaces to be finished in all weather grey coloured sealcoat

E01
Exotec cladding painted with Dulux Monument

R 01 Roller shutter door Colorbond Monument

R 02
Roller glazed door Grey



S.01
Vertical Sliding Screens to be provided to entire mezzanine glazing on the eastern facade in the form of vertical sliding screens

General Notes
. Solar Absorptance values need to be achieve at <0.6 . roof to be white colorbond color and all external wall surfaces painted in light colors
. Light color concrete to be used for the driveway and car parking area

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AMENDMENTS

DATE	ID	DESCRIPTION
25 September 2023	PK	Sustainable design notes
13 April 2024	PK	Accessible parking note Driveway & car parking material note

Notes
1.

Project North

Sheet size A3
Scale 1:200

Drawing Title
ELEVATIONS

Sheet No. A1.03
Revision 2