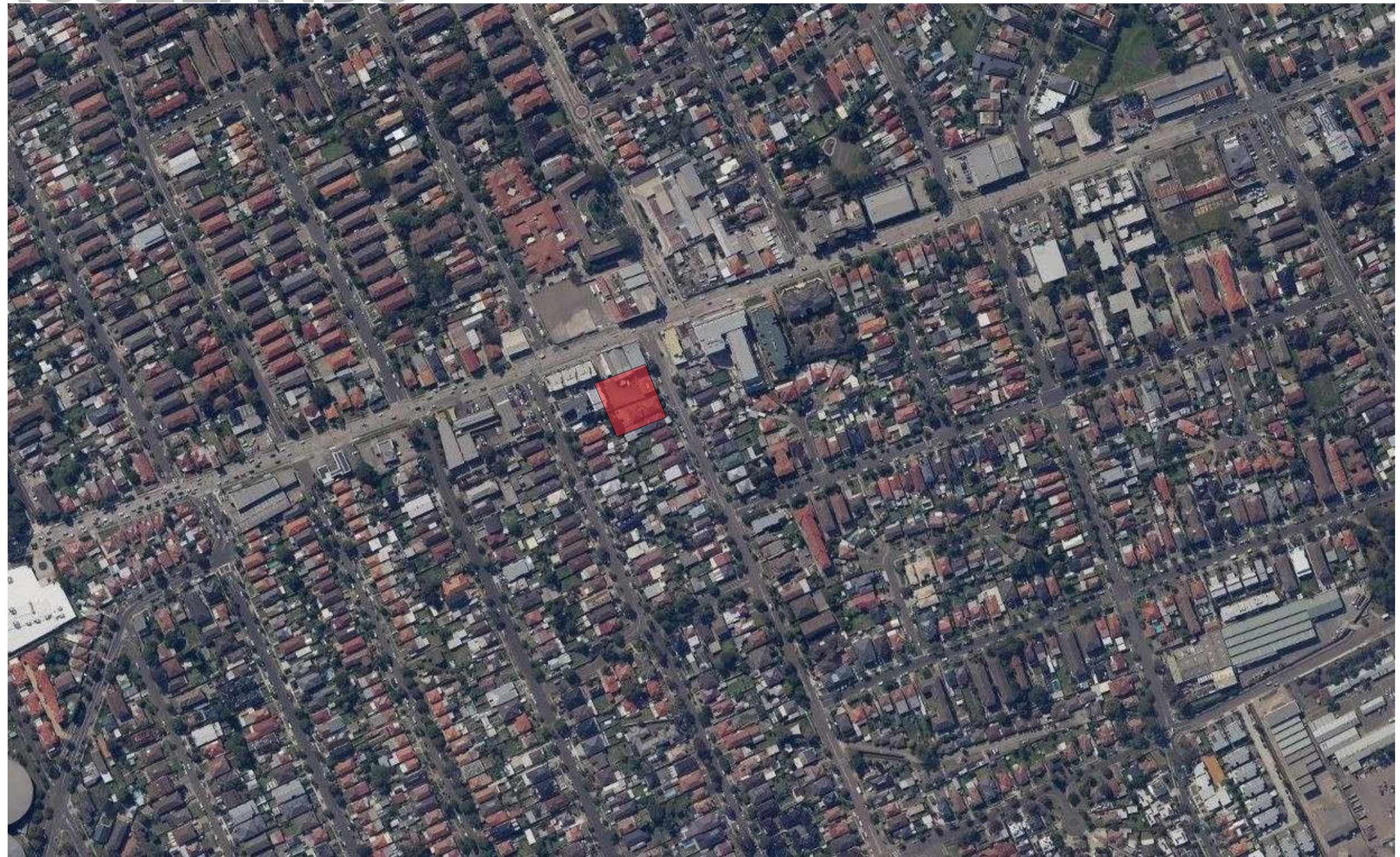


# RESIDENTIAL DEVELOPMENT

## 892, 898-902 & 906 CANTERBURY ROAD | ROSELANDS

### DEVELOPMENT APPLICATION DOCUMENTATION



Units Area Schedule															
Apartment No:	No of Bedrooms	Area (m2)	Adaptable	Cross Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Hours	Apartment Storage	Car Park Storage	Total Storage
01-01	2 BEDROOM	77	NO	YES	0	0	1	1	1	1	1	5	3.00	5.04	8.04
01-02	1 BEDROOM	50	NO	NO	1	1	1	1	1	1	1	7	3.00	3.00	6.00
01-03	2 BEDROOM	79	NO	YES	0	0	0	1	1	1	1	4	5.00	3.00	8.00
01-04	1 BEDROOM + STUDY	66	NO	YES	0	0	0	0	1	1	1	3	4.00	4.00	8.00
01-05	1 BEDROOM	51	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
01-06	1 BEDROOM	50	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
01-07	2 BEDROOM + STUDY	85	NO	YES	1	1	1	1	0	0	0	4	5.00	3.00	8.00
01-08	2 BEDROOM + STUDY LIVABLE	89	NO	NO	1	1	1	0	0	0	0	3	6.00	2.00	8.00
01-09	2 BEDROOM + STUDY LIVABLE	91	NO	NO	1	1	1	1	0	0	0	4	6.00	2.00	8.00
01-10	3 BEDROOM LIVABLE	103	NO	YES	1	1	1	0	0	0	0	3	5.00	5.04	10.04
01-11	2 BEDROOM + STUDY	75	NO	YES	0	0	0	0	0	0	0	0	3.00	5.04	8.04
01-12	2 BEDROOM + STUDY	82	NO	NO	0	0	0	0	0	0	0	0	4.50	2.60	7.10
02-01	2 BEDROOM	77	NO	YES	0	0	1	1	1	1	1	5	3.00	5.04	8.04
02-02	1 BEDROOM	50	NO	NO	1	1	1	1	1	1	1	7	3.00	3.00	6.00
02-03	2 BEDROOM	79	NO	YES	0	0	0	1	1	1	1	4	5.00	3.00	8.00
02-04	1 BEDROOM + STUDY	66	NO	YES	0	0	0	0	1	1	1	3	4.00	4.00	8.00
02-05	1 BEDROOM	51	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
02-06	1 BEDROOM	50	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
02-07	2 BEDROOM + STUDY	85	NO	YES	1	1	1	1	0	0	0	4	5.00	3.00	8.00
02-08	2 BEDROOM + STUDY LIVABLE	89	NO	NO	1	1	1	0	0	0	0	3	6.00	2.00	8.00
02-09	2 BEDROOM + STUDY LIVABLE	91	NO	NO	1	1	1	1	0	0	0	4	6.00	2.00	8.00
02-10	3 BEDROOM LIVABLE	103	NO	YES	1	1	1	0	0	0	0	3	5.00	5.04	10.04
02-11	2 BEDROOM + STUDY	75	NO	YES	0	0	0	0	0	0	0	0	3.00	5.04	8.04
02-12	2 BEDROOM + STUDY	82	NO	NO	0	0	0	0	0	0	0	0	4.50	2.60	7.10
03-01	2 BEDROOM	77	NO	YES	0	0	1	1	1	1	1	5	3.00	5.04	8.04
03-02	1 BEDROOM	50	NO	NO	1	1	1	1	1	1	1	7	3.00	3.00	6.00
03-03	2 BEDROOM	79	NO	YES	0	0	0	1	1	1	1	4	5.00	3.00	8.00
03-04	1 BEDROOM + STUDY	66	NO	YES	0	0	0	0	1	1	1	3	4.00	4.00	8.00
03-05	1 BEDROOM	51	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
03-06	1 BEDROOM	50	NO	NO	0	0	1	1	1	1	1	5	4.00	4.00	8.00
03-07	2 BEDROOM + STUDY	85	NO	YES	1	1	1	1	0	0	0	4	5.00	3.00	8.00
03-08	2 BEDROOM + STUDY LIVABLE	89	NO	NO	1	1	1	0	0	0	0	3	6.00	2.00	8.00
03-09	2 BEDROOM + STUDY LIVABLE	91	NO	NO	1	1	1	1	0	0	0	4	6.00	2.00	8.00
03-10	3 BEDROOM LIVABLE	103	NO	YES	1	1	1	0	0	0	0	3	5.00	5.04	10.04
03-11	2 BEDROOM + STUDY	75	NO	YES	0	0	0	0	0	0	0	0	3.00	5.04	8.04
03-12	2 BEDROOM + STUDY	82	NO	NO	0	0	0	0	0	0	0	0	4.50	2.60	7.10
04-01	2 BEDROOM	77	NO	YES	1	1	1	1	1	1	1	7	4.80	5.04	9.84
04-02	2 BEDROOM	70	NO	YES	1	1	1	1	1	1	1	7	6.00	3.00	9.00
04-03	2 BEDROOM	79	NO	YES	1	1	1	1	1	1	1	7	4.00	4.00	8.00
04-04	2 BEDROOM	75	NO	YES	1	1	1	1	1	1	1	7	4.00	4.00	8.00
04-05	1 BEDROOM ADAPTABLE	51	YES	NO	1	1	1	1	0	0	0	4	3.00	3.00	6.00
04-06	2 BEDROOM ADAPT	76	NO	YES	1	1	1	0	0	0	0	3	4.00	4.00	8.00
04-07	3 BEDROOM + STUDY	98	NO	YES	0	0	0	0	0	0	0	0	4.50	2.60	7.10
05-01	2 BEDROOM	76	NO	YES	1	1	1	1	1	1	1	7	4.80	5.04	9.84
05-02	2 BEDROOM	70	NO	YES	1	1	1	1	1	1	1	7	6.00	3.00	9.00
05-03	2 BEDROOM	79	NO	YES	1	1	1	1	1	1	1	7	4.00	4.00	8.00
05-04	2 BEDROOM	75	NO	YES	1	1	1	1	1	1	1	7	4.00	4.00	8.00
05-05	1 BEDROOM ADAPTABLE	51	YES	NO	1	1	1	1	0	0	0	4	3.00	3.00	6.00
05-06	2 BEDROOM ADAPT	76	NO	YES	1	1	1	0	0	0	0	3	4.00	4.00	8.00
49		3,647 m <sup>2</sup>													
				30/49 61%										42/49 85%	

Eco Certificates Pty Ltd info@ecocertificates.com.au 1300 16 24 36 PO Box 5172 South Turrumurra NSW 2074	Building Components Performance and Specifications Schedule NatHERS Thermal Comfort Modeling
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These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the National Construction Code of Australia 2016 and 2019. In case of any variation from these specifications contact Eco Certificates Pty Ltd to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications.

Assessment Date: 30/01/2022  
Assessor: Manuel Basiri - DMN Accredited Assessor DMN/12/1462 / MIEAust  
Thermal Modeling Software: HERO 1.2  
Development: 892-894 Canterbury Road Roselands

Windows and Skylights			
Description	Type	U Value	SHGC
1 All windows and glazed doors of unit 01-11, 01-12, 3-11, 04-07	Aluminium Frame Double Glazed Clear	4.80	0.59
2 All windows and glazed doors of unit 05-02	Aluminium Frame Double Glazed Clear	4.30	0.53
3 All windows of and glazed doors of all other units	Aluminium Frame Single Glazed Clear	6.70	0.70

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower than the U and SHGC values of the product specified above. Note that the NatHERS Technical Notes 2019 allows only a 5% tolerance for the SHGC value however this is overridden by BASIX Thermal Comfort Protocol to be 10%.

External and Internal Walls			
Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All external walls of all units	Brick Veneer and light-weight Aluminium cladding	R 2.0	Medium (0.30 - SA < 0.85)
2 All internal walls of all units	Plasterboard	None	N/A
3 All common area walls of all units	Concrete Block	R2.0	N/A
4 All party walls of all units	Concrete Block	None	N/A

The solar absorptance values are as per definition of Light, Medium and Dark Colours in the BERS Pro software and the naming might differ according to the BASIX thermal comfort protocol 2017.

Floors			
Description	Construction Type	Insulation	Floor Covering
1 All floors of level 1 units above un-condition common areas and car park	Suspended concrete slab	R 1.5	Not Specified (Defaults Applied)
2 All other floors of all other units	Suspended concrete slab	None	Not Specified (Defaults Applied)

Ceilings and Roofs			
Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All ceilings of level 5 units	Plasterboard	R 4.0	N/A
2 All ceiling of all other units under balcony and roof areas	Plasterboard	R 3.5	N/A
3 All roofs	Concrete	None	Medium (0.30 - SA < 0.85)

No ceiling penetration(s) as a result of installation of sealed or unsealed recessed downlights is being considered in the NatHERS thermal comfort modeling associated with this specifications schedule. If recessed downlights are introduced to the project at a later state the NatHERS certificate associated with this specification and the BASIX certificate of this development, if any, would become invalid and must be updated.

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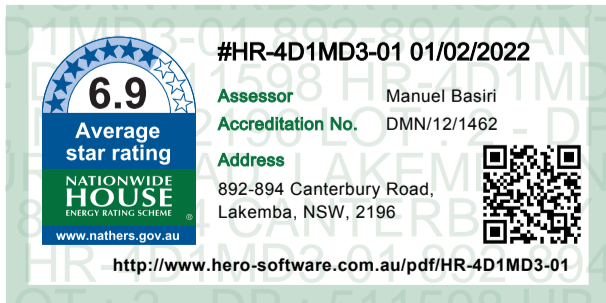
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LOT 1 DP 511598 LOT 2 DP 511598 LOT 3 DP 418485	
SITE AREA	2219.06 m <sup>2</sup>
COMMON OPEN SPACE (25% OF SITE AREA)	555 m <sup>2</sup>
GROUND FLOOR DEEP SOIL AREA (6% OF SITE AREA)	132.58 m <sup>2</sup>
PROPOSED -- UNITS : 14 X 1 BEDROOM UNIT 31 X 2 BEDROOM UNIT 4 X 3 BEDROOM UNIT	
TOTAL UNITS :	49
CAR PARKING :	AT LEVEL -2 BASEMENT : 52 AT LEVEL -1 BASEMENT : 53 AT GROUND FLOOR : 10 CAR WASH BAYS : 1
TOTAL PARKING :	116
BYCYCLE PARKING :	17

SHOP SCHEDULE	
Zone Name	Area (m2)
SHOP 01	89
SHOP 02	94
SHOP 03	104
SHOP 04	103
SHOP 05	64
SHOP 06	60
	514 m <sup>2</sup>

GFA Calculations	
Zone Name	Area (m2)
GFA Fifth Floor	488
GFA First Floor	1,004
GFA Fourth Floor	639
GFA Ground Floor	780
GFA Second Floor	1,004
GFA Third Floor	1,004
	4,919 m <sup>2</sup>

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A 30/02/14 ISSUE FOR PRELIMINARY DA	VA
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ROSELANDS NSW 2196

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APARTMENT SCHEDULE  
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LOWER BASEMENT PLAN  
1:100

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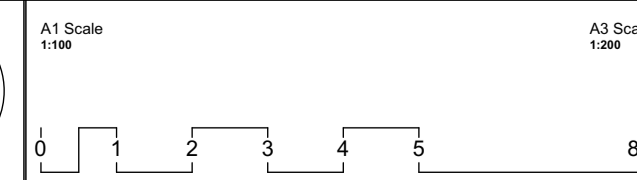
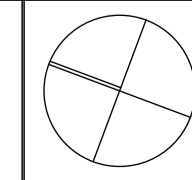
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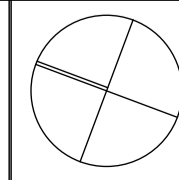
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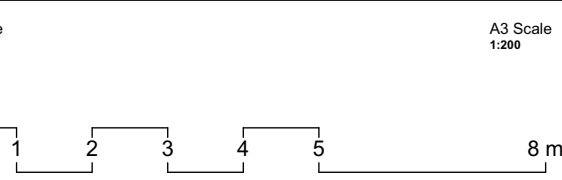
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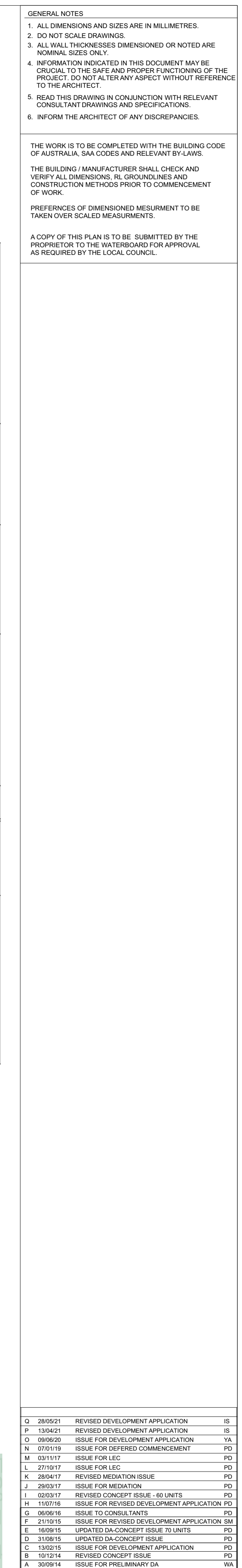
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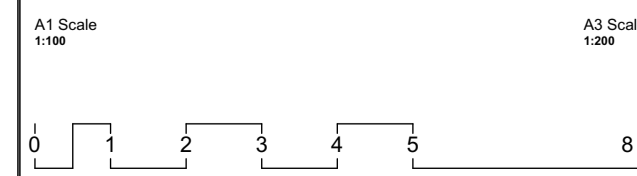
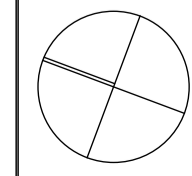


SECOND FLOOR PLAN  
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H	11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PO
G	06/06/16	ISSUE TO CONSULTANTS	PO
F	21/10/15	ISSUE FOR REVISED DEVELOPMENT APPLICATION SM	PO
E	16/09/15	UPDATED DA-CONCEPT ISSUE 70 UNITS	PO
D	31/08/15	UPDATED DA-CONCEPT ISSUE	PO
C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PO
B	10/12/14	REVISED CONCEPT ISSUE	PO
A	30/02/14	ISSUE FOR PRELIMINARY DA	WA
Rev	Date	Amendment	By

Drawing Title	Project No.
SECOND FLOOR PLAN	Pn_0661
Date	Checked
19/12/22	is
Drawing No.	Revision
1302	SECOND FLOOR PLAN



THIRD FLOOR PLAN  
1:100

1

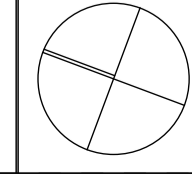
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email: info@ad-s.com.au



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A1 Scale  
1:100

A3 Scale  
1:200

0 1 2 3 4 5 8 m



Client  
**AHMAD CORPORATION**  
Project  
RESIDENTIAL DEVELOPMENT  
Address  
892-894 CANTERBURY ROAD  
ROSELANDS NSW 2196

Drawing Title	THIRD FLOOR PLAN	Project No.	Pn_0661
Date	19/12/2022	Checked	is
Drawing No.	1303	Revision	Q

Q	28/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
N	07/01/19	ISSUE FOR DEFERRED COMMENCEMENT	PO
M	03/11/17	ISSUE FOR LEC	PO
L	27/10/17	ISSUE FOR LEC	PO
K	28/04/17	REVISED MEDIATION ISSUE	PO
J	28/03/17	ISSUE FOR MEDIATION	PO
I	02/03/17	REVISED CONCEPT ISSUE - 60 UNITS	PO
H	11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PO
G	06/06/16	ISSUE TO CONSULTANTS	PO
F	21/10/15	ISSUE FOR REVISED DEVELOPMENT APPLICATION SM	PO
E	16/09/15	UPDATED DA-CONCEPT ISSUE 70 UNITS	PO
D	31/08/15	UPDATED DA-CONCEPT ISSUE	PO
C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PO
B	10/12/14	REVISED CONCEPT ISSUE	PO
A	30/02/14	ISSUE FOR PRELIMINARY DA	WA
Rev	Date	Amendment	By

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Drawing Title	Project No
<b>FOURTH FLOOR PLAN</b>	<b>Pn_0661</b>
Date	Checked
15/01/2022	IS
Drawing No	Revision
<b>1304</b>	<b>Q</b>

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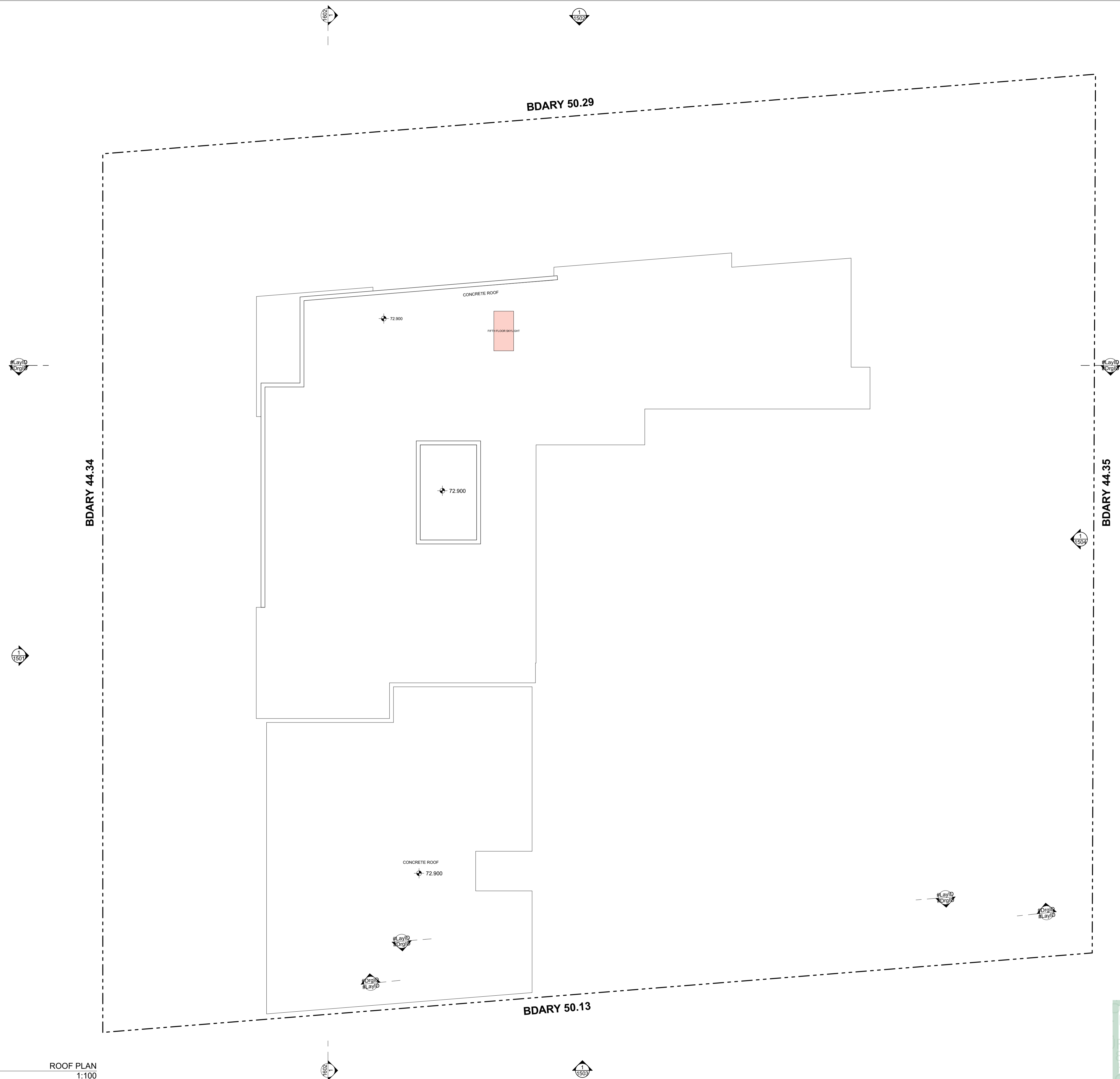
THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

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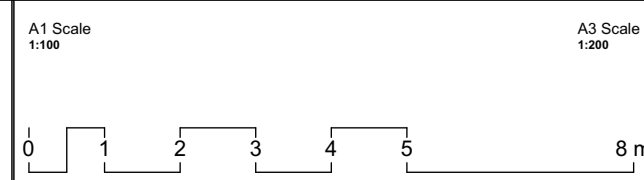
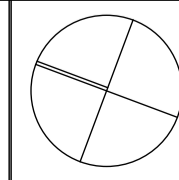
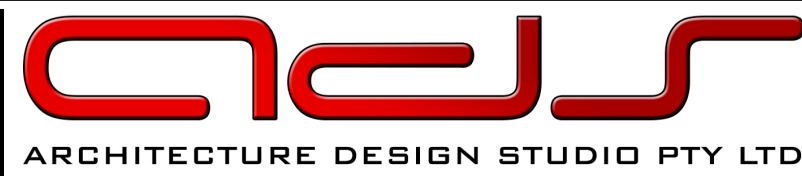


ROOF PLAN  
1:100

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Client	<b>AHMAD CORPORATION</b>
Project	<b>RESIDENTIAL DEVELOPMENT</b>
Address	<b>892, 898-902 &amp; 906 CANTERBURY ROAD ROSELANDS NSW 2196</b>

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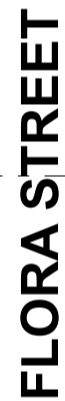
PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

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Q	280521	REVISED DEVELOPMENT APPLICATION	IS
P	130422	REVISED DEVELOPMENT APPLICATION	IS
Q	080620	ISSUE FOR DEVELOPMENT APPLICATION	PD
R	070719	ISSUE FOR REQUIRED COMMENCEMENT	PD
M	031117	ISSUE FOR LEC	PD
L	271017	ISSUE FOR LEC	PD
K	280416	REVISED MEDIATION ISSUE	PD
J	290317	ISSUE FOR MEDIATION	PD
	020317	REVISED CONCEPT ISSUE - 60 UNITS	PD
L	110716	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PD
Q	060615	ISSUE TO CONSULTANTS	PD
F	211015	ISSUE FOR REVISED DEVELOPMENT APPLICATION	SM
E	160915	UPDATED D-3 CONCEPT ISSUE 70 UNITS	PD
D	210815	UPDATED D-3 CONCEPT ISSUE	PD
C	130215	ISSUE FOR DEVELOPMENT APPLICATION	PD
B	021214	REVISED CONCEPT ISSUE	PD
A	300914	ISSUE FOR PRELIMINARY DA	WA
Rev Date	Amendment		By

Drawing Title	Project No
ROOF PLAN	Pn_0661
Date	Checked
19/11/2022	IS
Drawing No	Revision
1401	Q

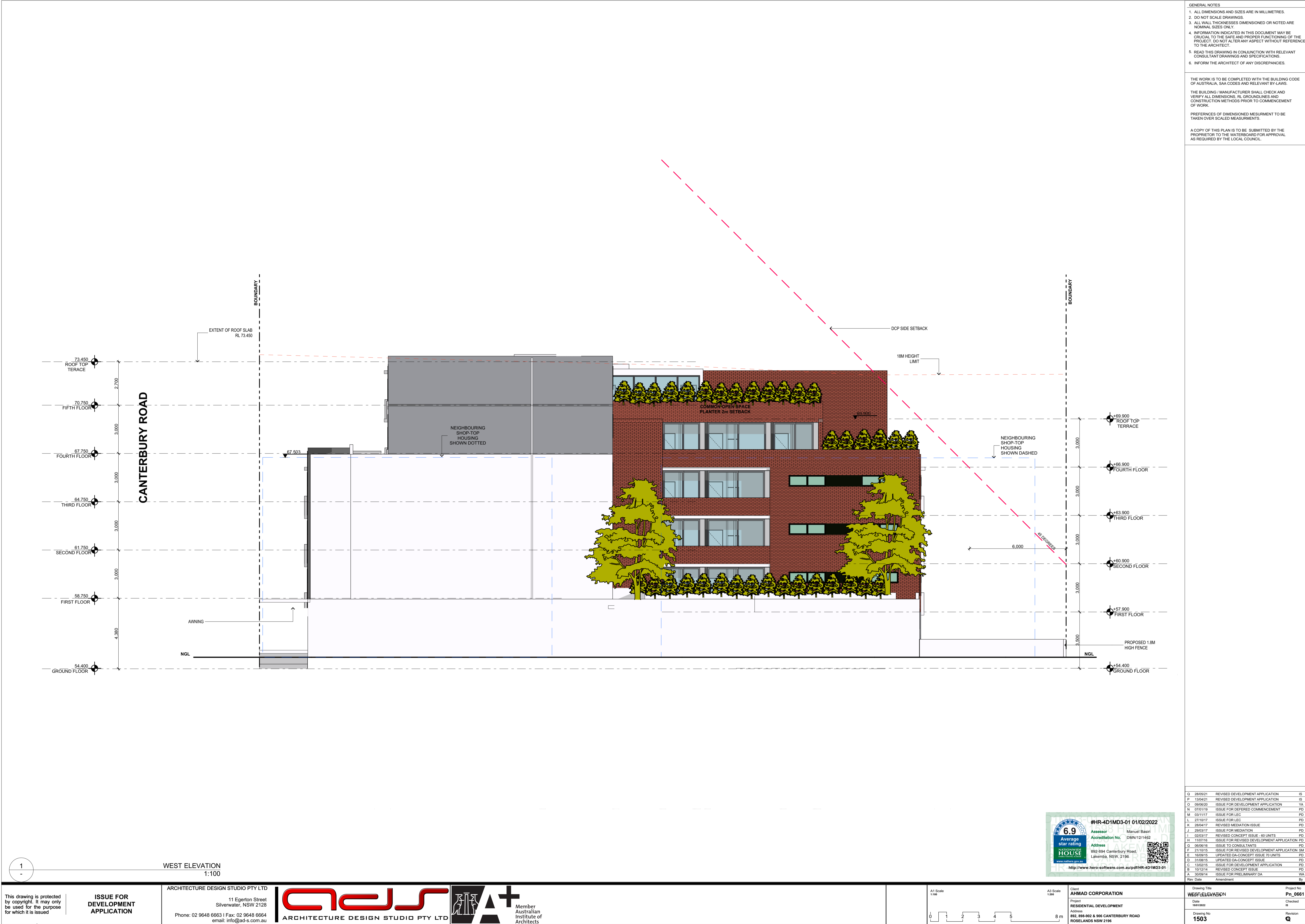
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Drawing Title	Project No
<b>NORTH ELEVATION</b>	<b>Pn_0661</b>
Date	Checked
19/01/2022	IS
Drawing No	Revision
<b>1501</b>	<b>Q</b>





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P	28/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
N	07/01/19	ISSUE FOR DEFERRED COMMENCEMENT	PD
M	03/11/17	ISSUE FOR LEC	PD
L	27/10/17	ISSUE FOR LEC	PD
K	28/04/17	REVISED MEDIATION ISSUE	PD
J	29/03/17	ISSUE FOR MEDIATION	PD
I	02/03/17	REVISED CONCEPT ISSUE - 60 UNITS	PD
H	11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PD
G	06/06/16	ISSUE TO CONSULTANTS	PD
F	21/10/15	ISSUE FOR REVISED DEVELOPMENT APPLICATION	SM
E	16/09/15	UPDATED DA-CONCEPT ISSUE 70 UNITS	PD
D	04/08/15	CONCEPT ISSUE	PD
C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PD
B	10/12/14	REVISED CONCEPT ISSUE	PD
A	30/09/14	ISSUE FOR PRELIMINARY DA	WA

Drawing Title	Project No
<b>SOUTH ELEVATION</b>	<b>Pn_0661</b>
Date	Checked
18/01/2022	18
Drawing No	Revision
<b>1504</b>	<b>Q</b>

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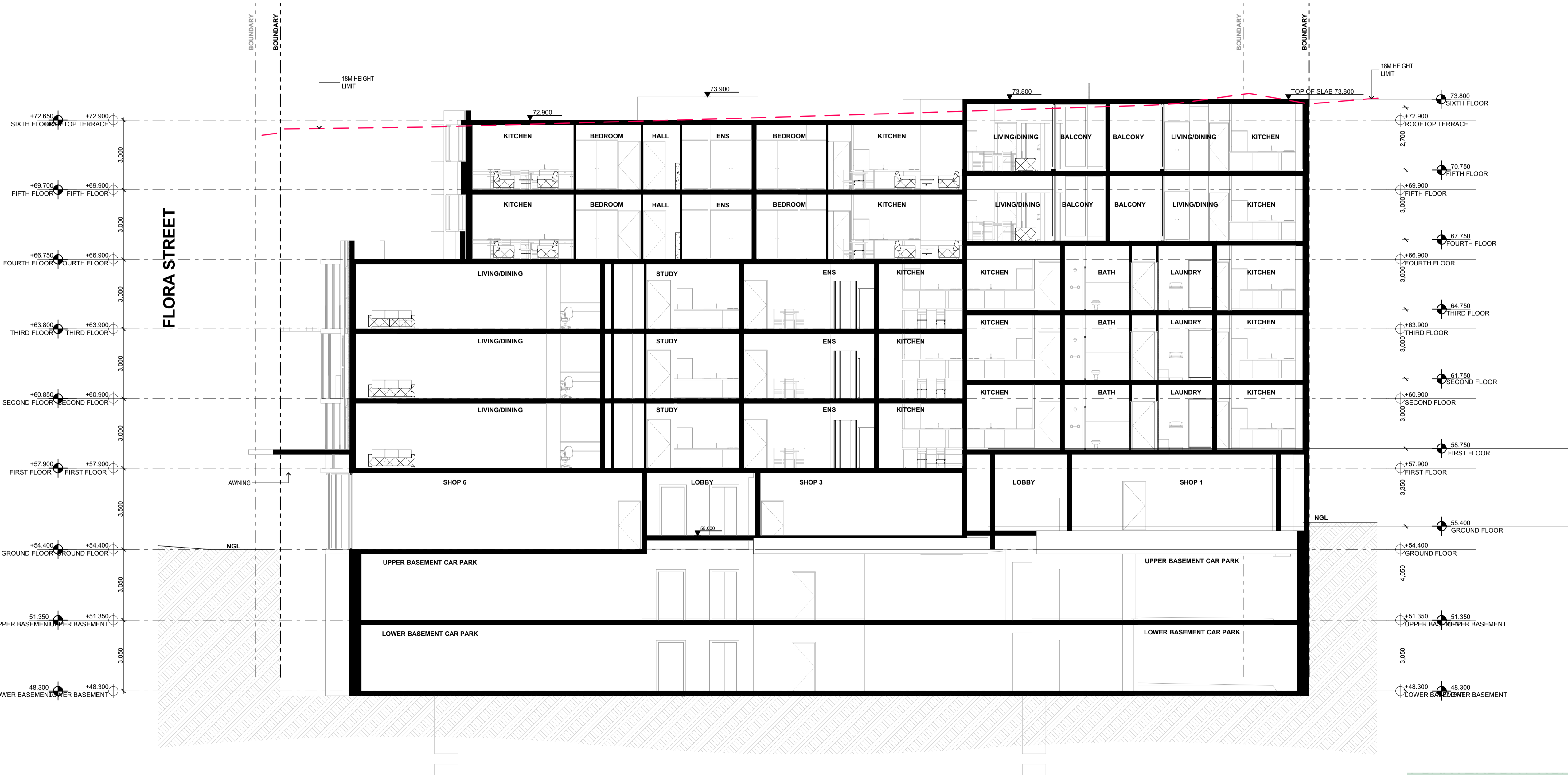
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P	23/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	28/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
N	07/01/19	ISSUE FOR DEFERRED COMMENCEMENT	PD
M	03/11/17	ISSUE FOR LEC	PD
L	27/10/17	ISSUE FOR LEC	PD
K	28/04/17	REVISED MEDIATION ISSUE	PD
J	29/03/17	ISSUE FOR MEDIATION	PD
I	02/03/17	REVISED CONCEPT ISSUE - 60 UNITS	PD
H	11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PD
G	06/06/16	ISSUE TO CONSULTANTS	PD
F	21/10/15	ISSUE FOR REVISED DEVELOPMENT APPLICATION	SM
E	16/09/15	UPDATED DA-CONCEPT ISSUE 70 UNITS	PD
D	31/08/15	UPDATED DA-CONCEPT ISSUE	PD
C	24/08/15	ISSUE FOR DEVELOPMENT APPLICATION	PD
B	18/12/14	REVISED CONCEPT ISSUE	PD
A	30/09/14	ISSUE FOR PRELIMINARY DA	WA

Rev	Date	Amendment	By
Drawing Title			Project No
<b>SECTION 01</b>			<b>Pn_0661</b>
Date			Checked
19/01/2022			IS
Drawing No			Revision
<b>1601</b>			<b>Q</b>



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Q	28/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
N	07/01/19	ISSUE FOR DEFERRED COMMENCEMENT	PD
M	03/11/17	ISSUE FOR LEC	PD
L	27/10/17	ISSUE FOR LEC	PD
K	28/04/17	REVISED MEDIATION ISSUE	PD
J	29/03/17	ISSUE FOR MEDIATION	PD
I	02/03/17	REVISED CONCEPT ISSUE - 60 UNITS	PD
H	11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PD
G	06/06/16	ISSUE TO CONSULTANTS	PD
F	21/10/15	ISSUE FOR REVISED DEVELOPMENT APPLICATION SM	PD
E	16/09/15	UPDATED DA-CONCEPT ISSUE 70 UNITS	PD
D	31/08/15	UPDATED DA-CONCEPT ISSUE	PD
C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PD
B	10/12/14	REVISED CONCEPT ISSUE	PD
A	30/02/14	ISSUE FOR PRELIMINARY DA	VA
Rev	Date	Amendment	By