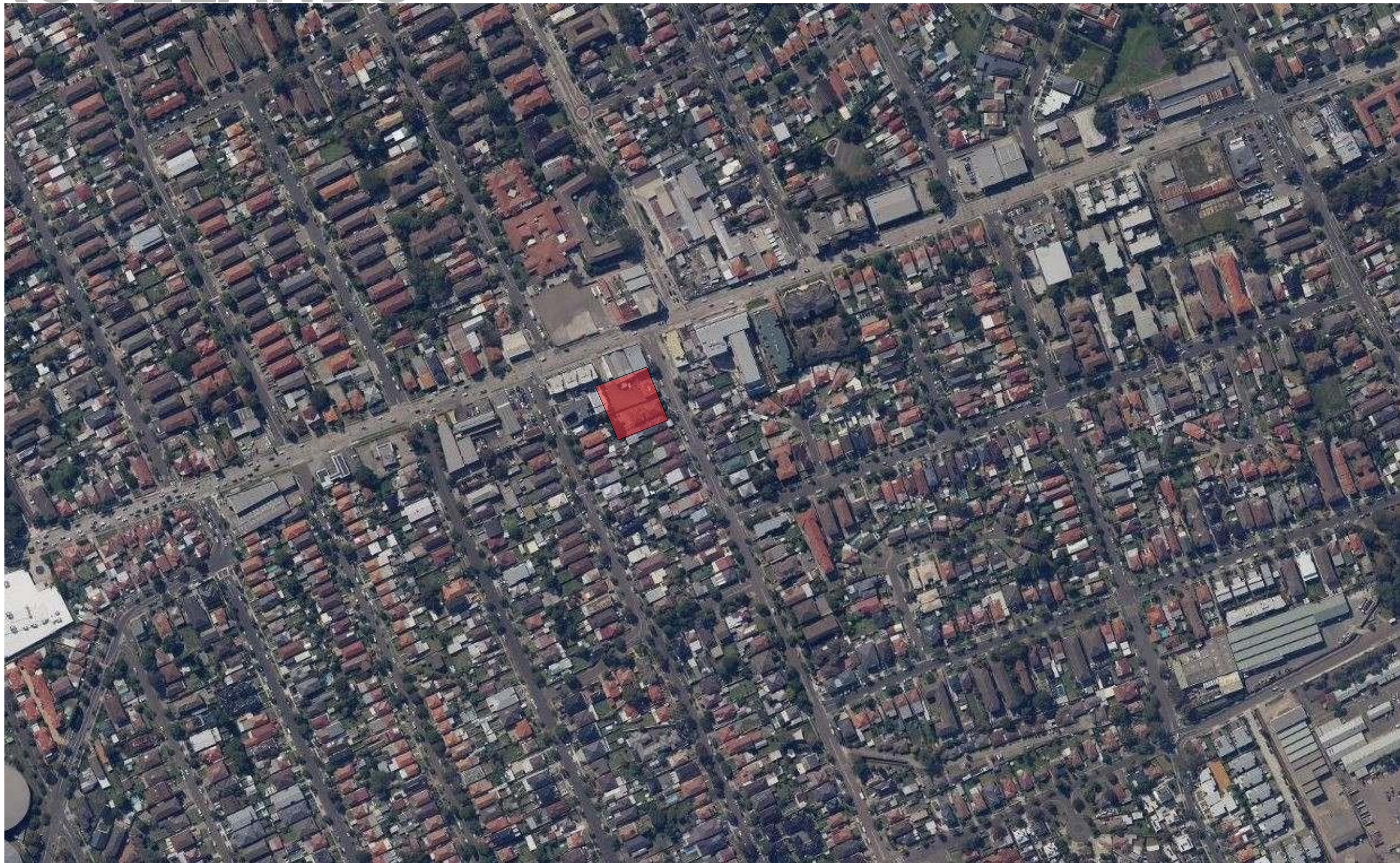


RESIDENTIAL DEVELOPMENT

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 m²													
				30/49 61%										42/49 85%	

Eco Certificates Pty Ltd info@ecocertificates.com.au 1300 16 24 36 P.O. Box 5172 South Turramurra 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 DMN12/1462 / 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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PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

LOT 1 DP 511598 LOT 2 DP 511598 LOT 3 DP 418485	
SITE AREA	2219.06 m²
COMMON OPEN SPACE (25% OF SITE AREA)	555 m²
GROUND FLOOR DEEP SOIL AREA (6% OF SITE AREA)	132.58 m²
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 :	28

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 ²

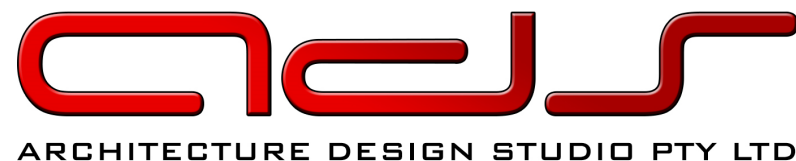
GFA Calculations	
Zone Name	Area (m2)
GFA Fifth Floor	488
GFA First Floor	1,004
GFA Fourth Floor	639
GFA Ground Floor	780
GFA Second Floor	1,004
GFA Third Floor	1,004
	4,919 m ²

R 23/02/22	ISSUE FOR SECTION 8.2	IS
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 07/11/19	ISSUE FOR DEFERRED COMMENCEMENT	PD
M 03/11/17	ISSUE FOR LEC	PD
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I 02/03/17	REVISED CONCEPT ISSUE - 60 UNITS	PD
H 11/07/16	ISSUE FOR REVISED DEVELOPMENT APPLICATION	PD
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A 30/02/14	ISSUE FOR PRELIMINARY DA	VA
Rev	Date	Amendment
		By

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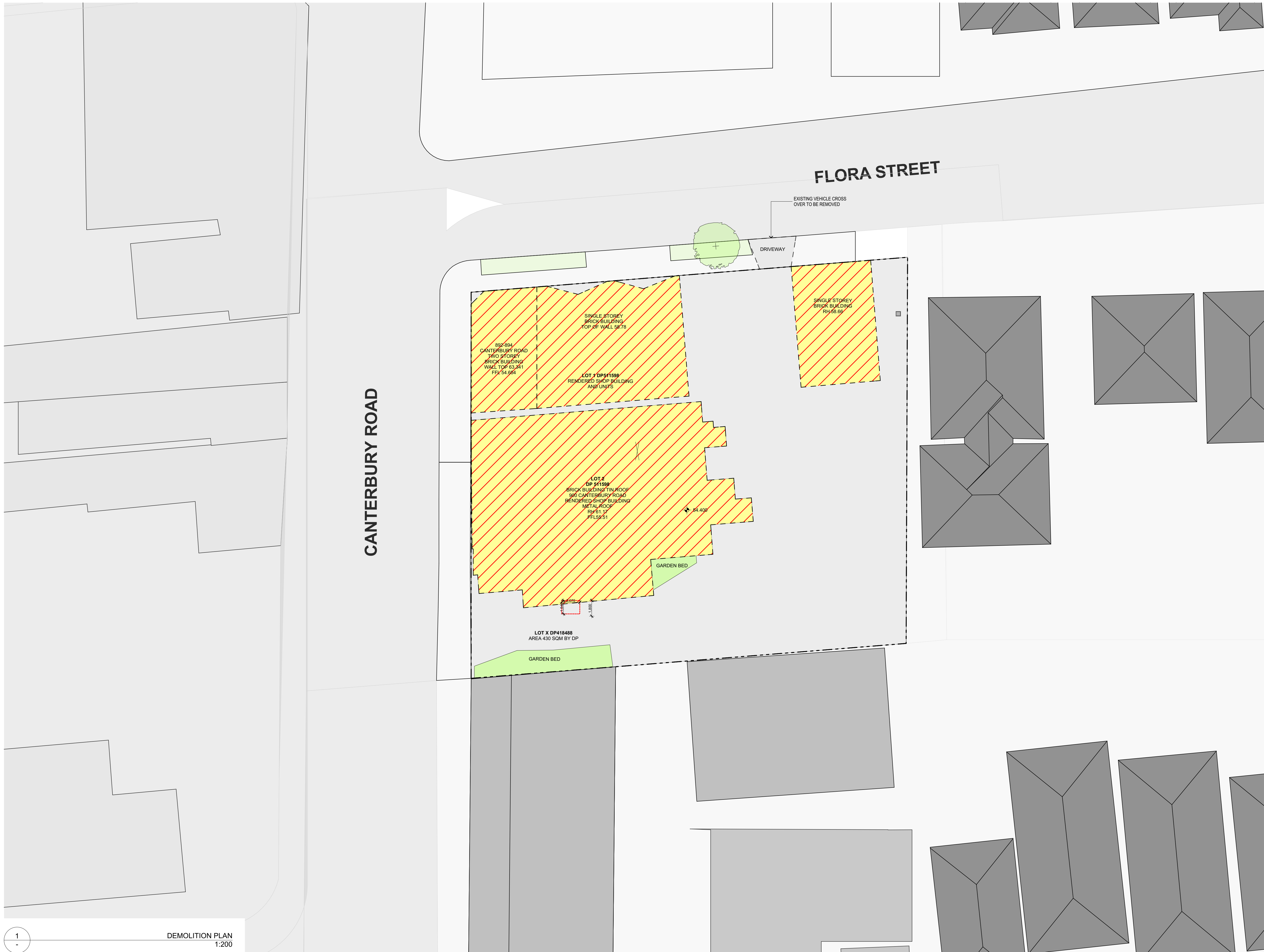
ISSUE FOR DEVELOPMENT APPLICATION

ARCHITECTURE DESIGN STUDIO PTY LTD
11 Egerton Street
Silverwater, NSW 2128
Phone: 02 9648 6663 | Fax: 02 9648 6664
email: info@ad-s.com.au



Client
AHMAD CORPORATION
Project
RESIDENTIAL DEVELOPMENT
Address
**892, 898-902 & 906 CANTERBURY ROAD
ROSELANDS NSW 2196**

Drawing Title	Project No
APARTMENT SCHEDULE	Pn_0661
Date	Checked
29/02/2022	is
Drawing No	Revision
0000	R



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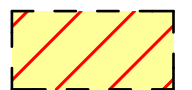
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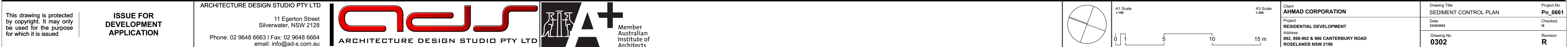
PREFERENCES OF DIMENSIONED MESURMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

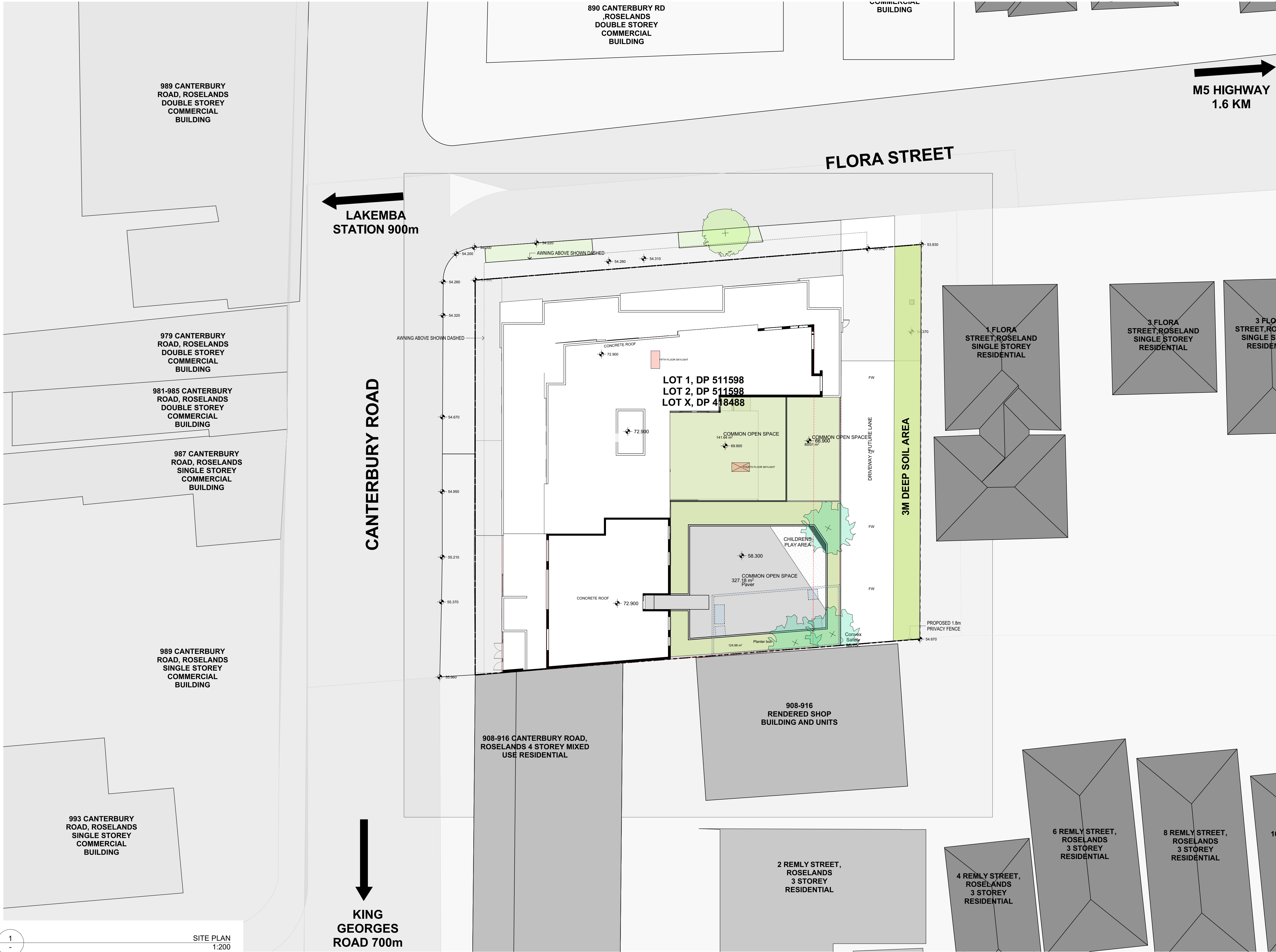
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DEMOLITION PLAN
LEGEND

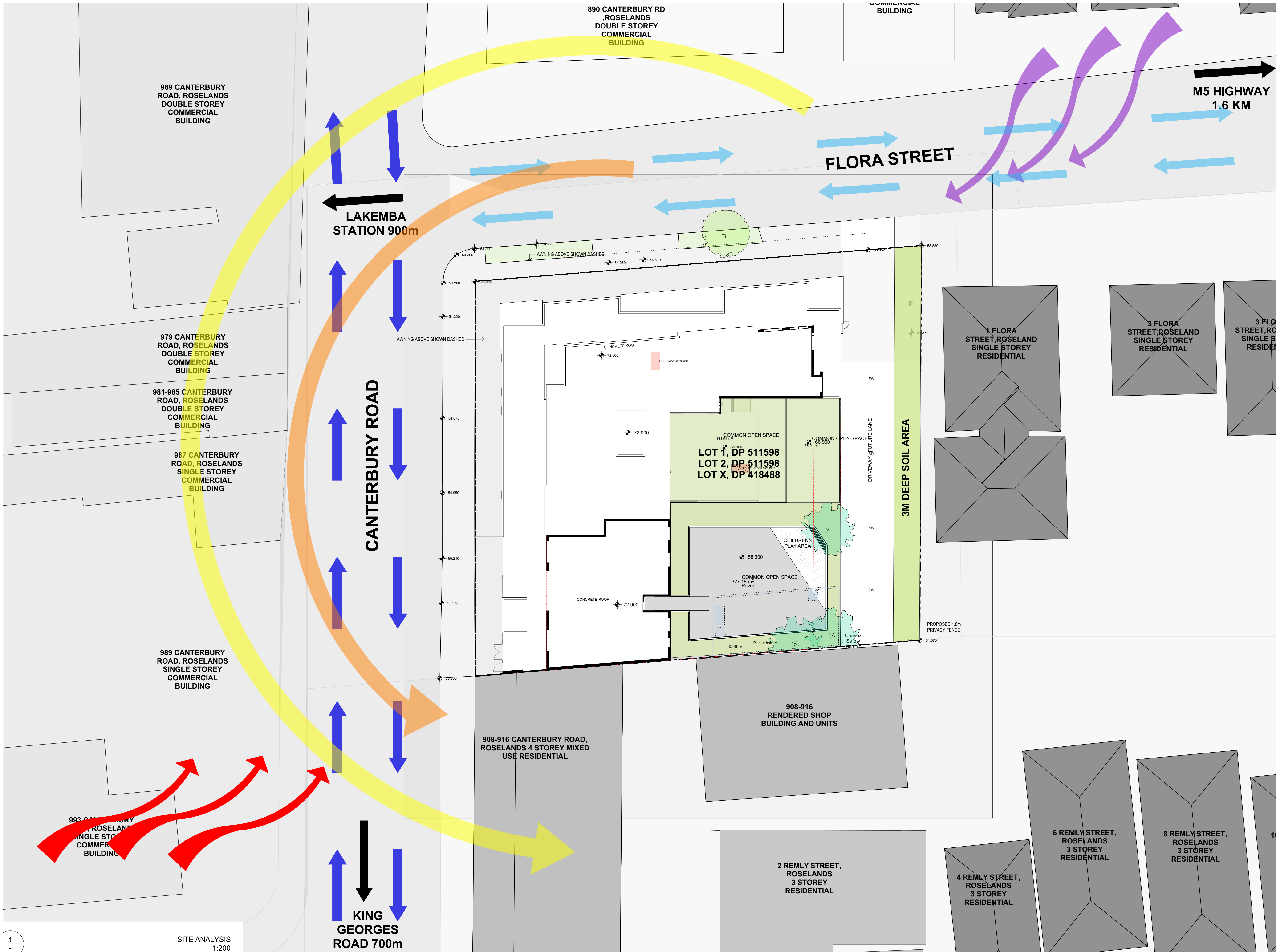
 BUILDING TO BE
DEMOLISHED

1
-
DEMOLITION PLAN
1:200





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LOT 1 DP 511598 LOT 2 DP 511598 LOT X DP 418488	
SITE AREA	
2219.06 m ²	
COMMON OPEN SPACE (25% OF SITE AREA)	
555 m ²	
GROUND FLOOR DEEP SOIL AREA (6% OF SITE AREA)	
132.58 m ²	
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 :	
28	



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LEGEND	
	SUMMER BREEZE
	WINTER WIND
	SUMMER SUN PATH
	WINTER SUN PATH
	PEDESTRIAN ENTRY
	PRIMARY ROAD
	SECONDARY ROAD
	SERVICE LANE

R	23/02/22	ISSUE FOR SECTION & 2	IS
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
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B	10/12/14	REVISED CONCEPT ISSUE	PD
A	30/02/14	ISSUE FOR PRELIMINARY DA	YA

Drawing Title	Project No.
SITE ANALYSIS	Pn_0661
Date	Checked
29/02/2022	is
Drawing No.	Revision
1002	R

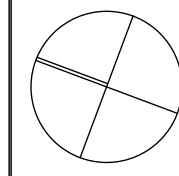
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A3 Scale 1:400

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O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
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UPPER BASEMENT PLAN
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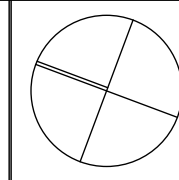
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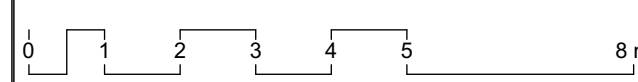
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Drawing Title	Project No.
UPPER BASEMENT PLAN	Pn_0661
Date	29/02/2022
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Drawing No.	1102
Revision	R

R	23/02/22	ISSUE FOR SECTION & 2	IS
Q	28/02/21	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	31/08/15	UPDATED DA-CONCEPT ISSUE	PD
C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PD
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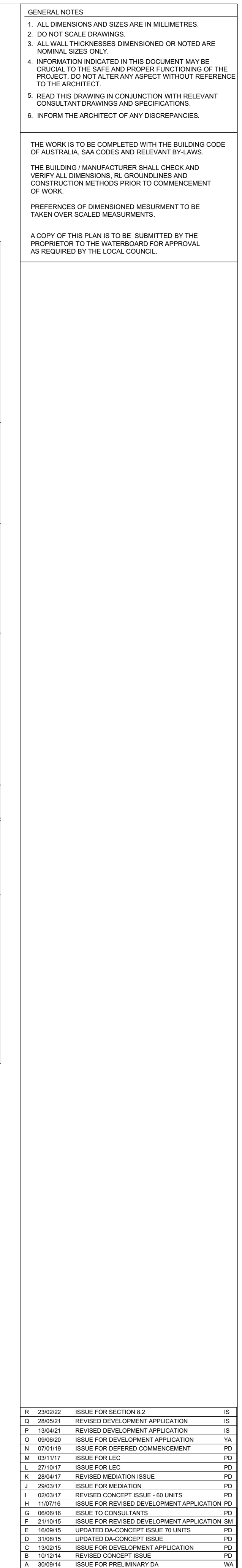
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N 07/01/19 ISSUE FOR DEFERRED COMMENCEMENT PD			
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B 10/12/14 REVISED CONCEPT ISSUE PD			
A 30/02/14 ISSUE FOR PRELIMINARY DA WA			
Rev	Date	Amendment	By
Drawing Title		Project No.	
GROUND FLOOR PLAN		Pn_0661	
Date		Checked	
20/02/2022		is	
Drawing No.		Revision	
1201		R	



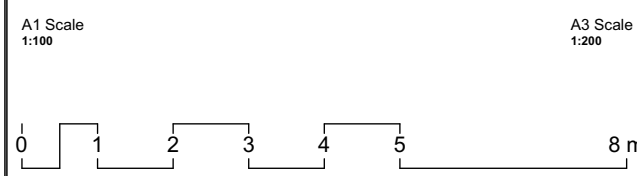
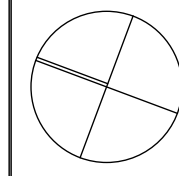


SECOND FLOOR PLAN
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SECOND FLOOR PLAN	Pn_0661
Date	2022/02/22
Drawing No.	1302
Revision	R

Rev	Date	Amendment	By
R	23/02/22	ISSUE FOR SECTION 8.2	IS
Q	28/02/21	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
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THIRD FLOOR PLAN
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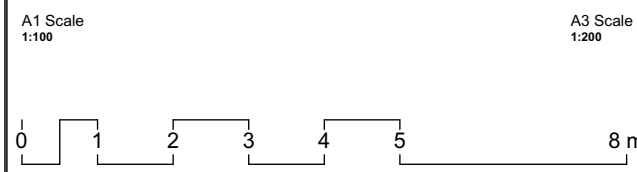
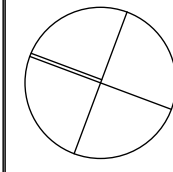
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THIRD FLOOR PLAN	Pn_0661
Date	29/02/2022
Drawing No.	1303
Revision	R

R	23/02/22	ISSUE FOR SECTION 8.2	IS
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	SM
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	VA

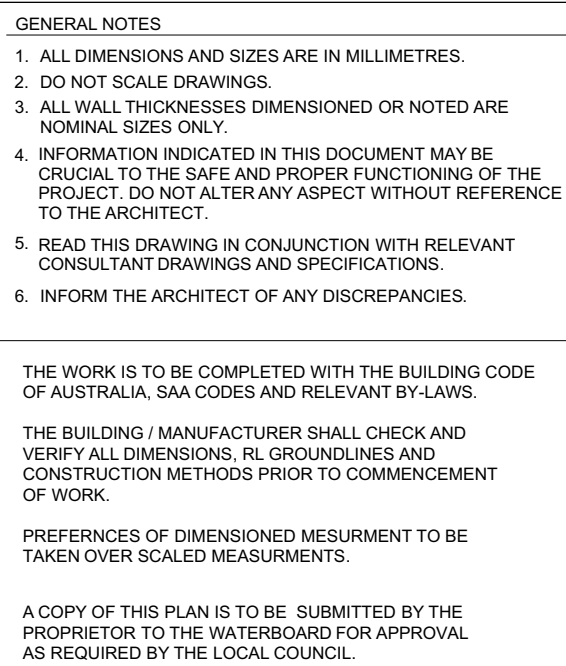
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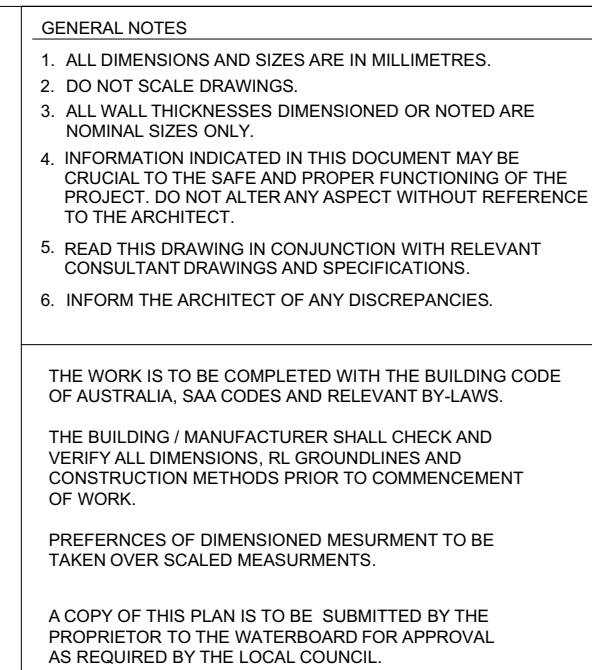
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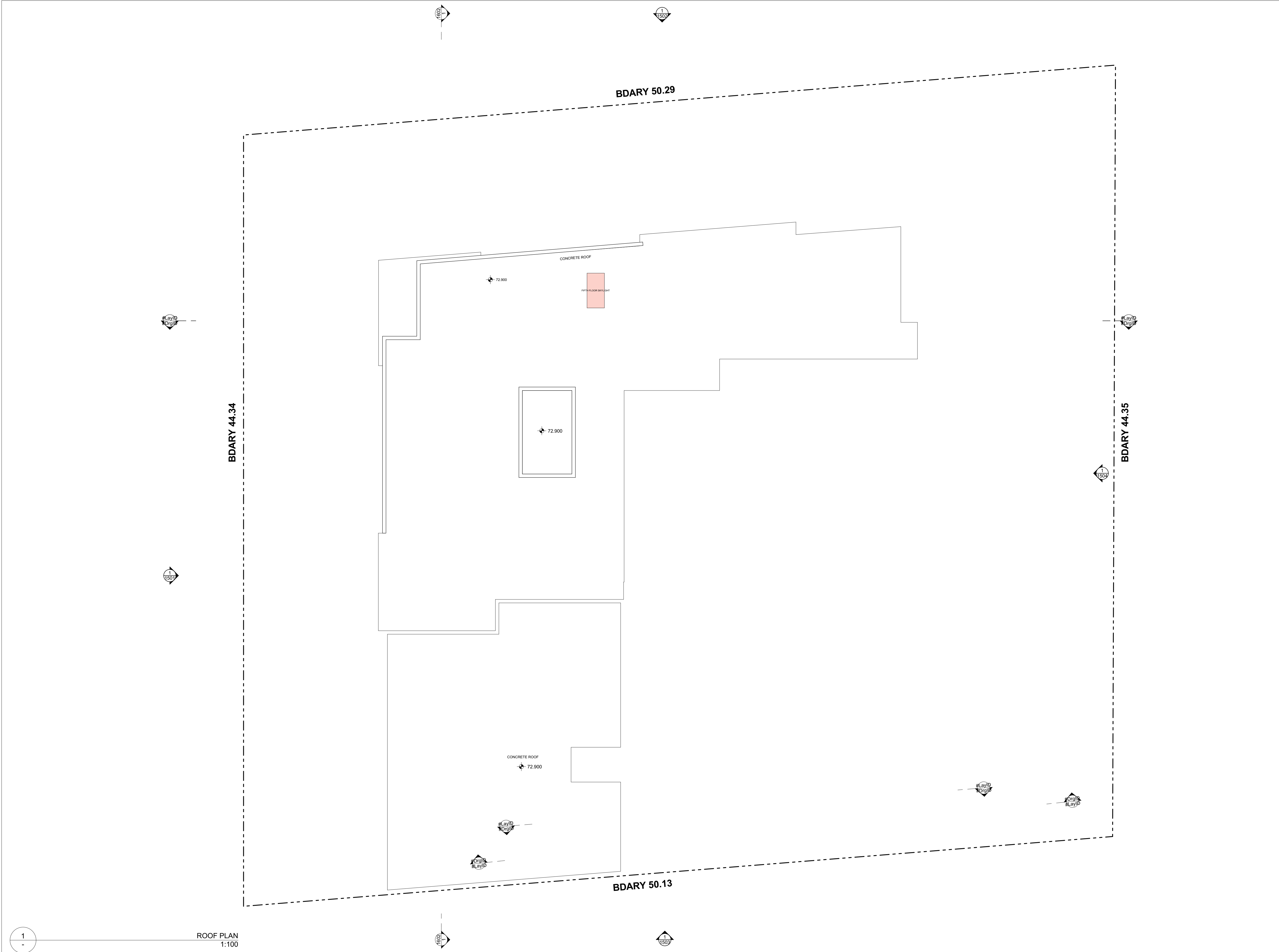
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P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
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C	13/02/15	ISSUE FOR DEVELOPMENT APPLICATION	PD
B	18/10/14	REVISED CONCEPT ISSUE	PD
A	30/09/14	ISSUE FOR PRELIMINARY DA	WA



Rev	Date	Amendment	By
	Drawing Title		Project No
	FIFTH FLOOR PLAN		Pn_0661
	Date		Checked
	23/02/2022		IS
	Drawing No		Revision
	1305		R



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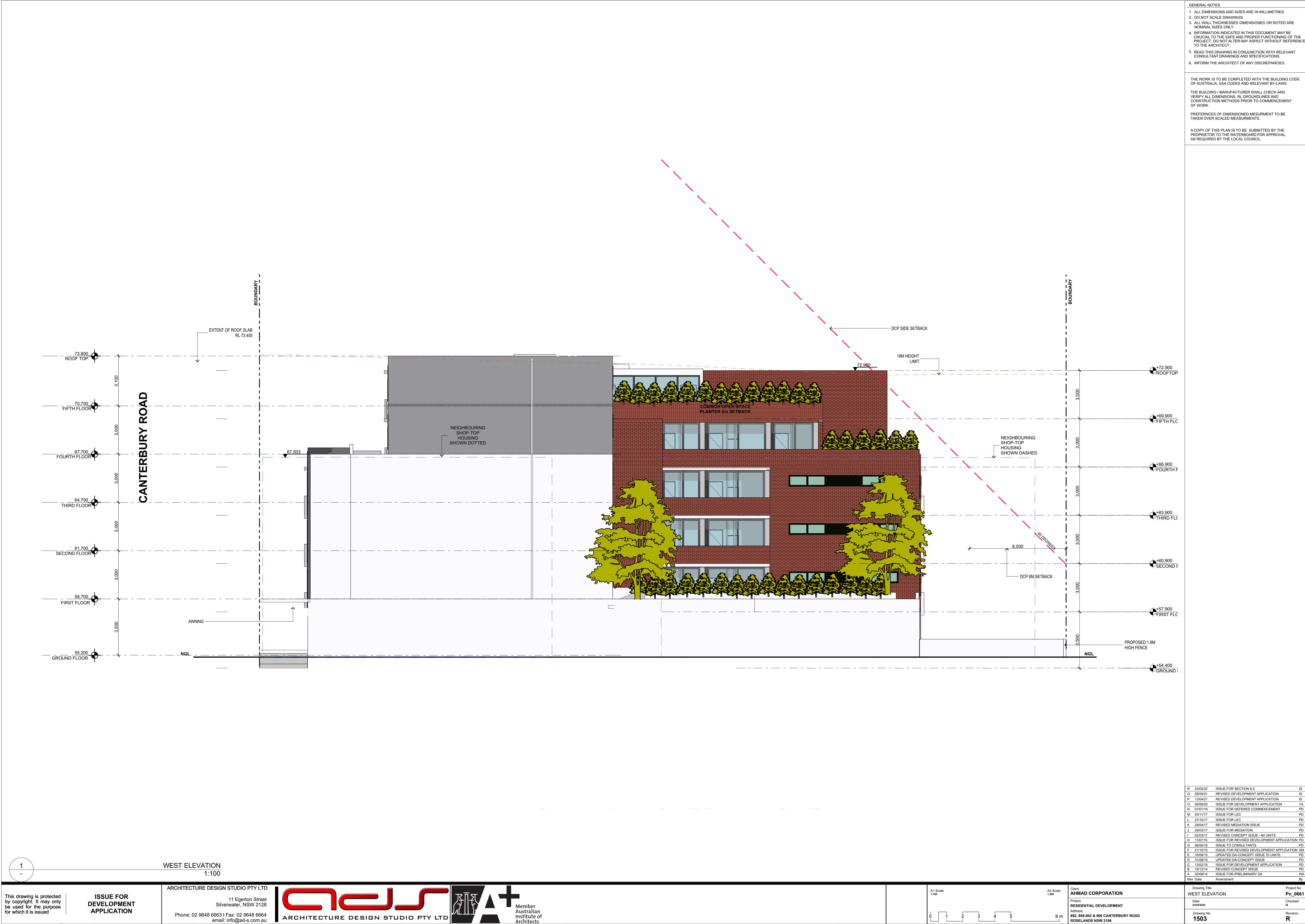
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P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
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Q	28/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
O	09/06/20	ISSUE FOR DEVELOPMENT APPLICATION	YA
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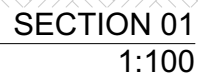


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Drawing Title SECTION 01	Project No Pn_0661
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Drawing No 1601	Revision R

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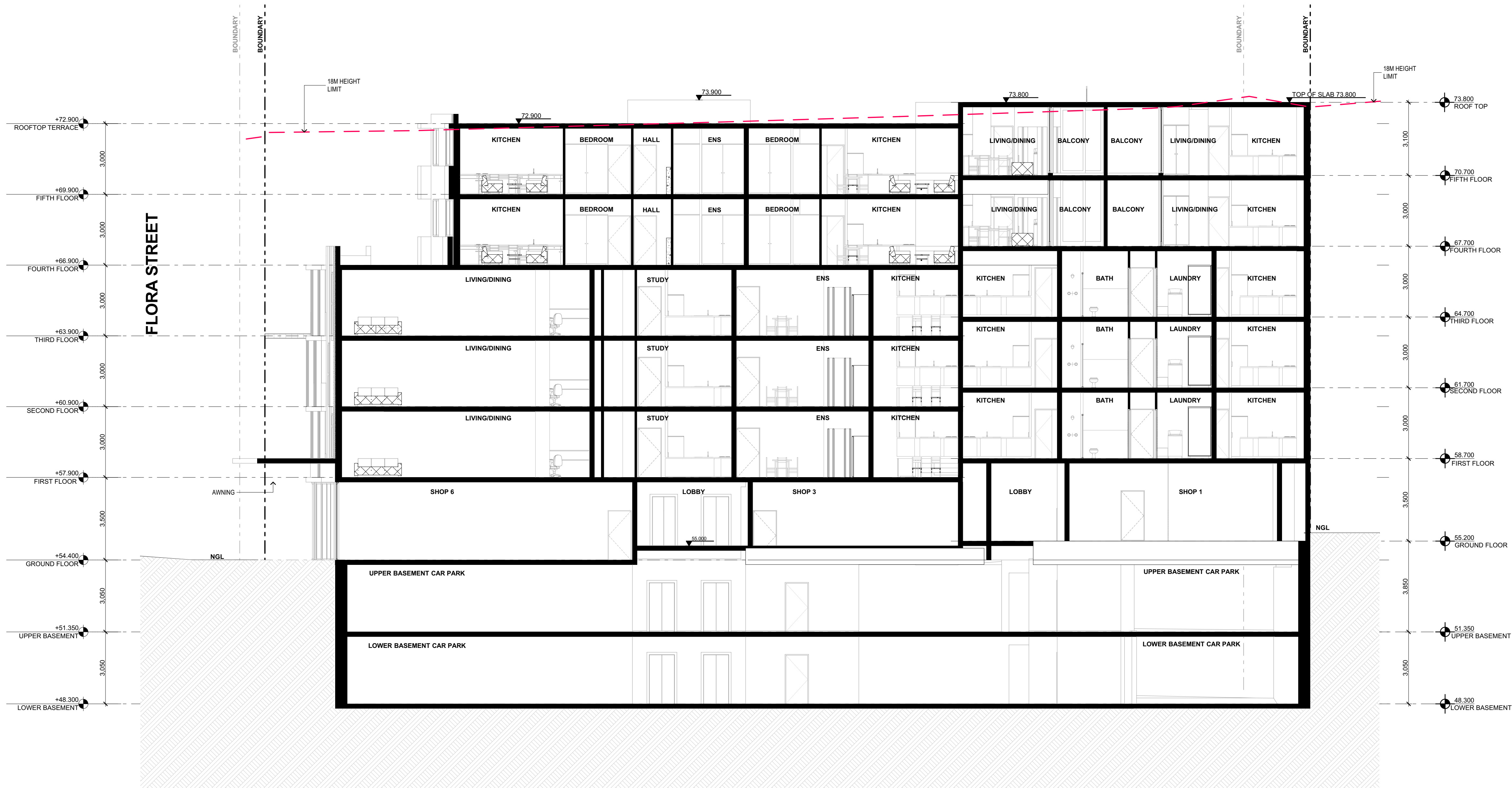
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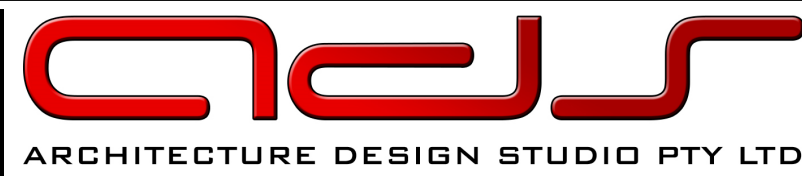
SECTION 03
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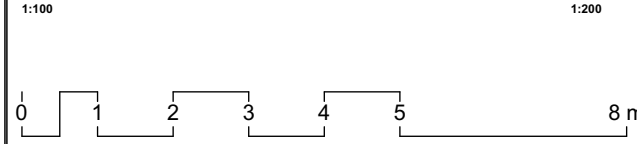
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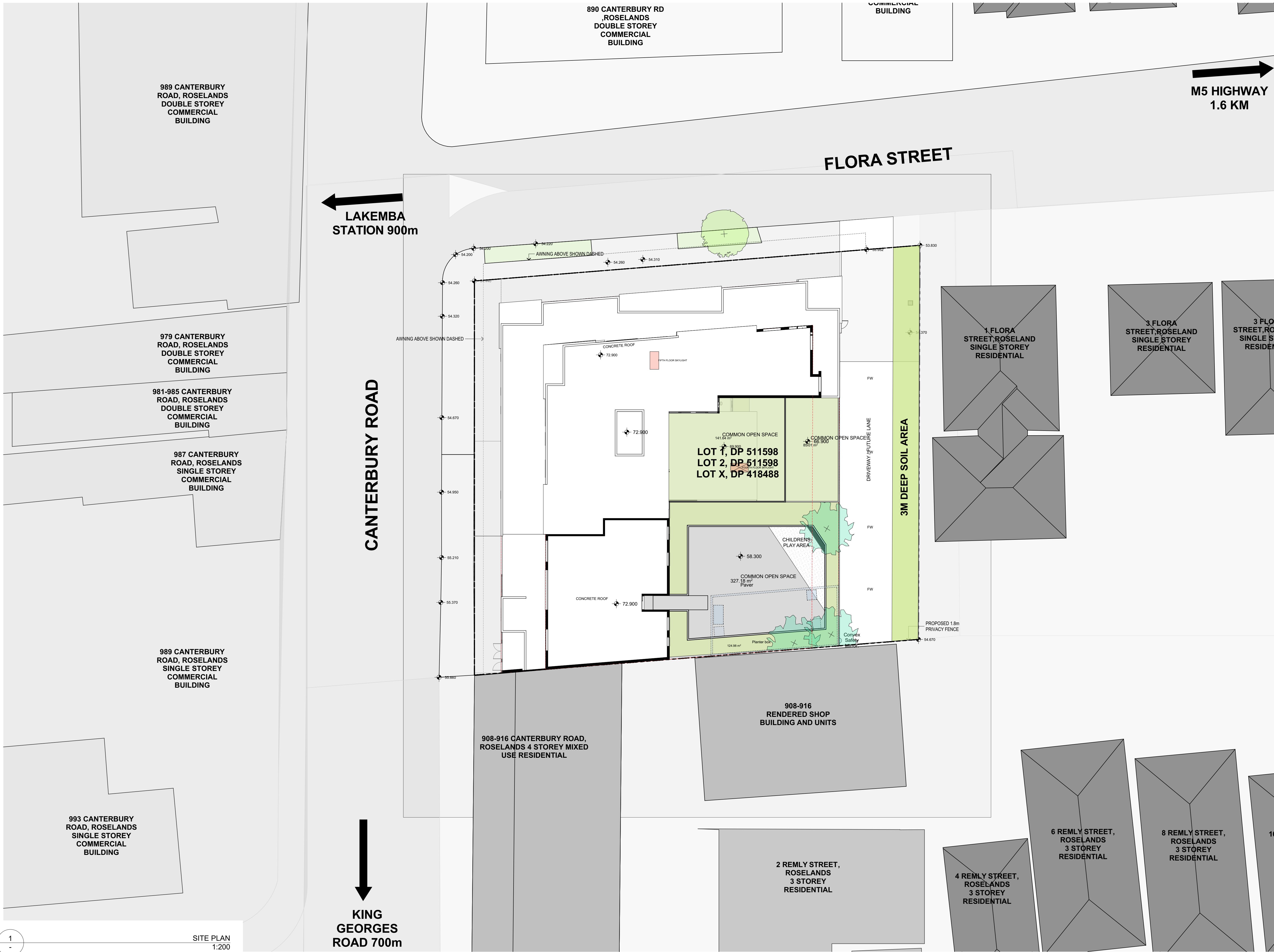
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Drawing Title	Project No.
SECTION 02	Pn_0661
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Drawing No.	Revision
1602	R

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Drawing Title	Project No
DRIVEWAY RAMP PROFILE	Pn_0661
Date	Checked
23/02/2022	IS
Drawing No	Revision
1603	R



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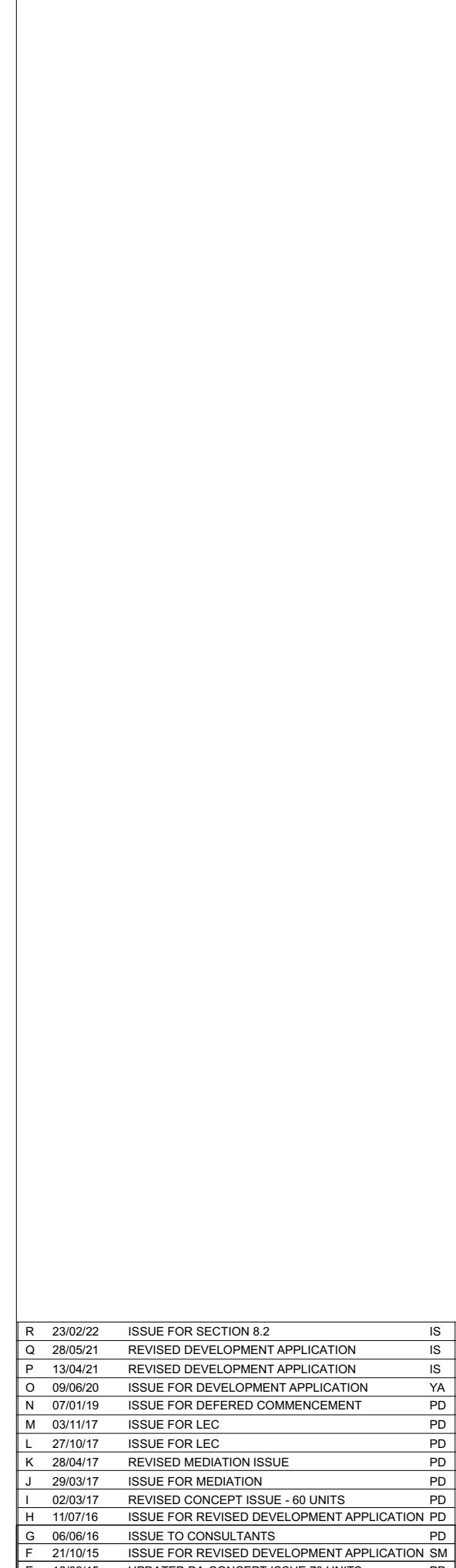
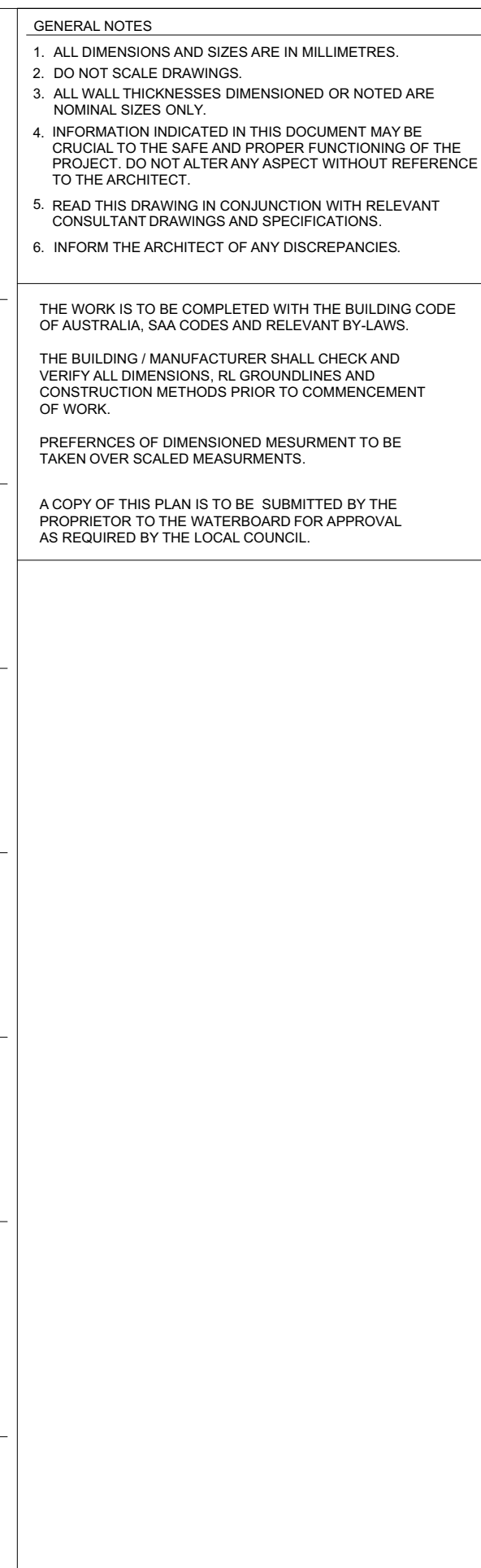
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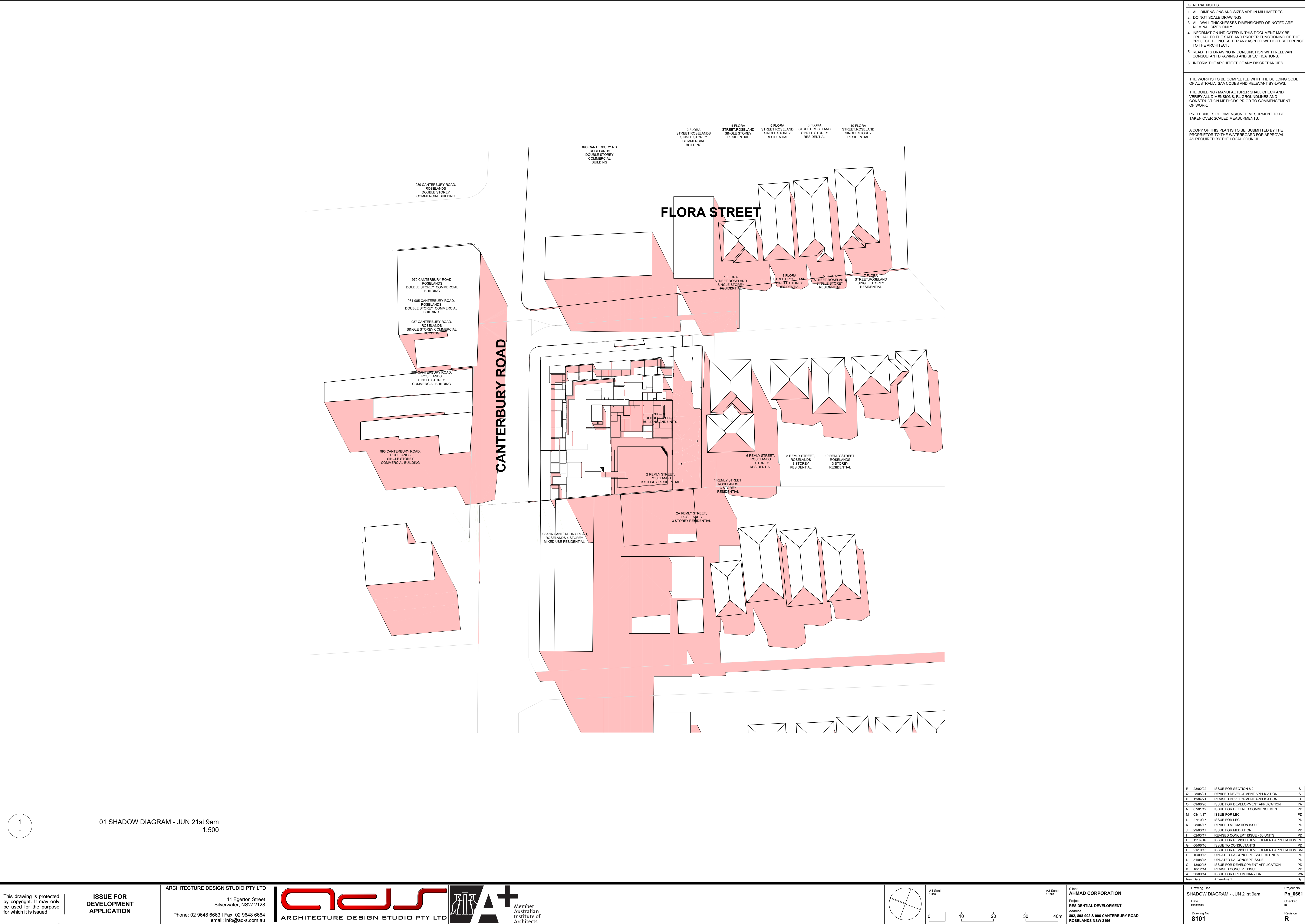
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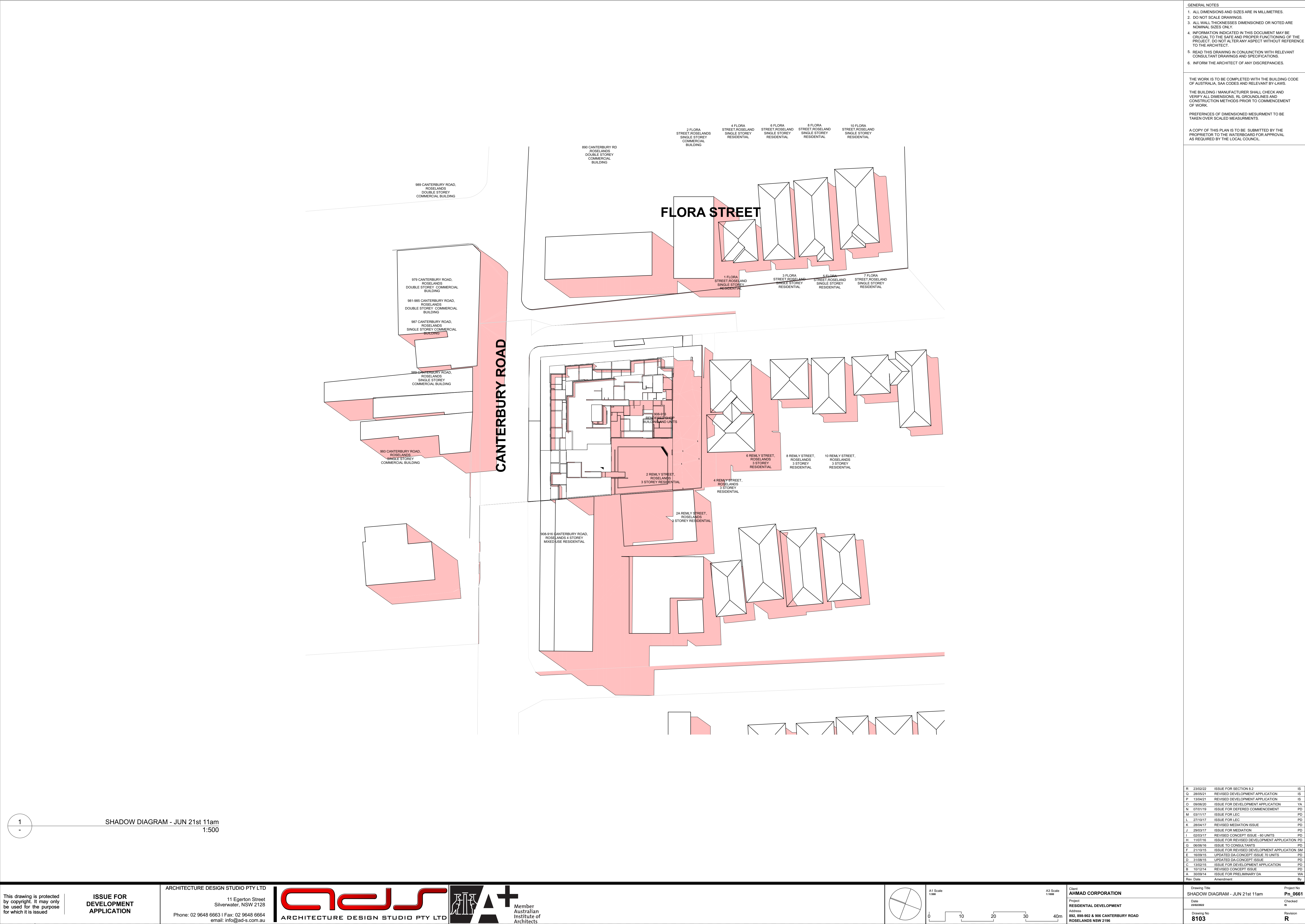
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Rev Date	Amendment		By

Drawing Title	Project No
SHADOW DIAGRAM - JUN 21st 10am	Pn_0661
Date	Checked
23/02/2022	IS
Drawing No	Revision
8102	R



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989 CANTERBURY ROAD
ROSELANDS
DOUBLE STOREY
COMMERCIAL BUILDING

979 CANTERBURY ROAD,
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BUILDING

985 CANTERBURY ROAD,
ROSELANDS
SINGLE STOREY COMMERCIAL
BUILDING

987 CANTERBURY ROAD,
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BUILDING

89 CANTERBURY ROAD
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908-916 CANTERBURY ROAD
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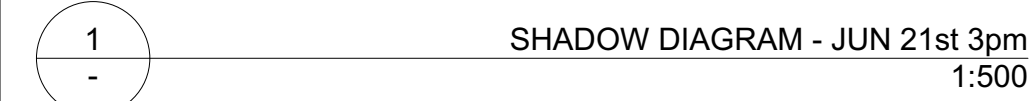
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Drawing Title	Project No.
ELEVATIONAL SHADOW - JUNE 21st 9am	Pn_0661
Date	Checked
29/02/22	is
Drawing No.	Revision
8401	R

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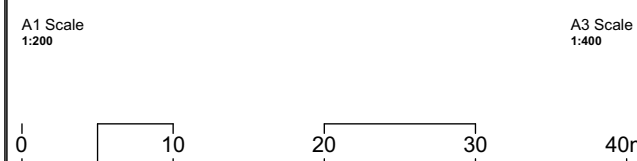
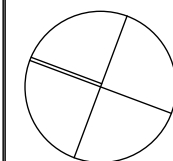
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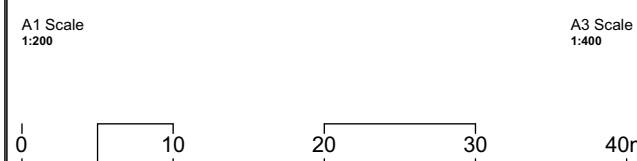
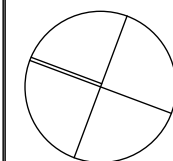
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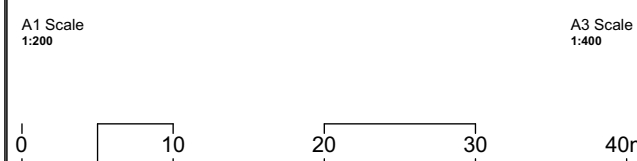
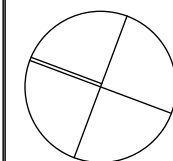
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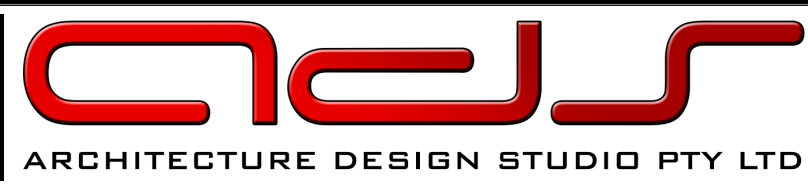
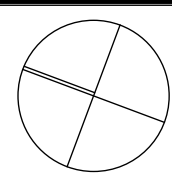
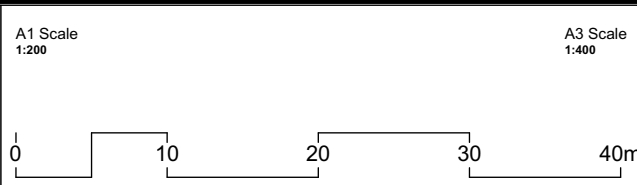
R	23/02/22	ISSUE FOR SECTION & 2	IS
Q	28/05/21	REVISED DEVELOPMENT APPLICATION	IS
P	13/04/21	REVISED DEVELOPMENT APPLICATION	IS
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N	07/01/19	ISSUE FOR DEFERRED COMMENCEMENT	PD
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Drawing Title	Project No.
ELEVATIONAL SHADOW - JUNE 21st 12pm	Pn_0661
Date	Checked
29/02/22	is
Drawing No.	Revision
8404	R

Client
AHMAD CORPORATION

Project
RESIDENTIAL DEVELOPMENT

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Drawing Title	Project No.
ELEVATIONAL SHADOW - JUNE 21st 1pm	Pn_0661
Date	Checked
29/02/2022	is
Drawing No.	Revision
8405	R

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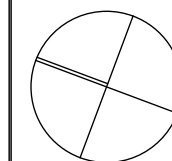
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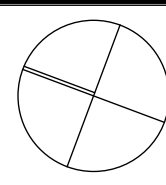
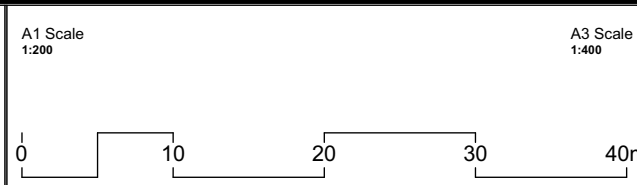
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Drawing Title	Project No.
ELEVATIONAL SHADOW - JUNE 21st 2pm	Pn_0661
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29/02/22	IS
Drawing No.	Revision
8406	R

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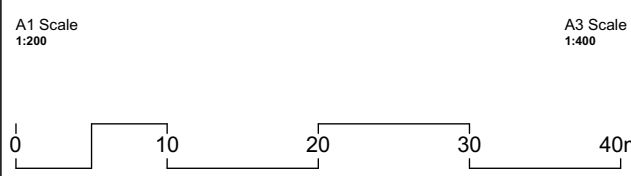
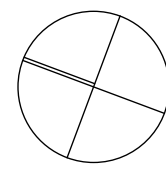
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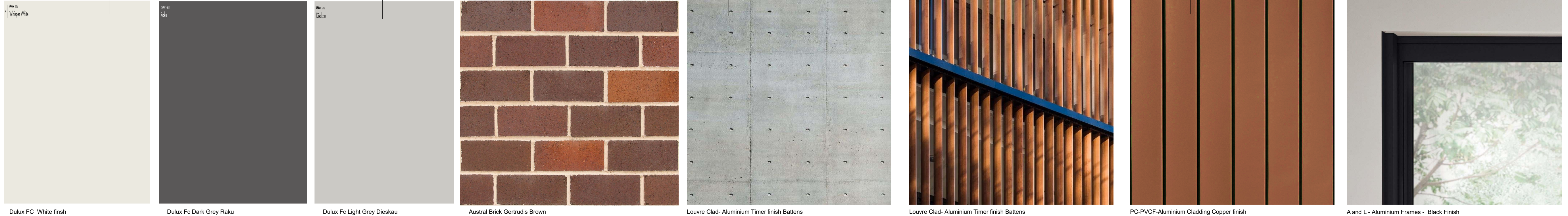
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