BELMORE

754-774 CANTERBURY RD, BELMORE

S4.55 APPLICATION

GUIDELINES SITE AREA

CONTROLS	REQUIRED	PROPOSED
ZONE	DA LIICH DENGITY DEGIDENTIAL	
ZONE	R4 HIGH DENSITY RESIDENTIAL	
HEIGHT LIMIT	18m	18m
ALLOWABLE FSR	1.6:1	1.6:1
COMMUNAL OPEN SPACE	CE 25% (734.75 SQM)	25.1% (738.5m²)
DEEP SOIL	7% (205.73m²)	30% (890.689m²)
	, ,	, ,

RESIDENTIAL CAR PARKING CALCULATIONS

TYPE	No	Min. rate	Provided
1 BEDROOM APARTMENT	17	17	
2 BEDROOM APARTMENT	43	52	
3 BEDROOM APARTMENT	0	0	82
VISITOR'S SPACE		12	
3 BEDROOM APARTMENT	1	1	
TOTAL		82	82
Accessible resident car spaces included (10% of total development)		6.0	6
Accessible visitor car spaces included (10% of total development)			1

TYPE	No	Min. rate	Provided
BIKE SPACES	1 PER 5 UNITS	12	12
VISITOR BIKE SPACES	1 PER 10 UNITS	6	6
TOTAL		18	18

CROSS VENTILATION CALCULATIONS

LEVEL	NO. OF UNITS	NO. CROSS VENTILATED
LV LG	03	2
LV 1	11	6
LV 2	12	6
LV 3	12	7
LV 4	13	9
LV 5	08	8
TOTAL	59	38
PERCENTAGE		64%
MIN COMPLIANCE		60%

2 HOURS SOLAR ACCESS CALCULATIONS

LEVEL	NO. OF UNITS	NO. 2 HOURS SOLAR	NO OF 0 HOURS SOLAR
LV LG	03	0	1
LV 1	11	7	1
LV 2	12	8	1
LV 3	12	8	1
LV 4	13	10	1
LV 5	08	8	1
TOTAL	59	41	6
PERCENTAGE MIN COMPLIANCE		70% 70%	10.2%
MAX COMPLIANCE			15%

STORAGE: ADG COMPLIANCE

UNITS		No OF	REQUIRED		PROVIDED
1 BEDROOM		15	6m³		6m³
2 BED ROOM	42		8m³	8m³	
3 BED ROOM	2		10m³	10m³	
TOTAL PROVIDED					

YIELD APARTMENTS

LEVEL	1 BED	2 BEDS	3 BEDS	TOTAL
LV LG	3	0	0	3
LV 1	2	9	0	11
LV 2	2	10	0	12
LV 3	2	10	0	12
LV 4	2	11	0	13
LV 5	4	2	2	8
TOTAL PERCENTAGE	15 25%	42 72%	2 3%	59

GFA DIAGRAM

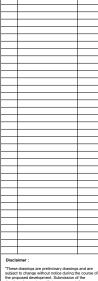
2939 M SQM
GFA SQM
216
878
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4660 1.6 :1

ARCH	ITECTURAL DRAWING	DA
DRAWING NO	DRAWING NAME	Revision
DA00	COVER SHEET	3
DA01	SITE ANALYSIS AND DEMOLITION PLAN	1
DA02	SITE, ROOF PLAN	1
DA03	BASEMENT 01	2
DA04	LOWER GROUND	2
DA05	LEVEL 01	2
DA06	LEVEL 02	2
DA07	LEVEL 3	2
DA08	LEVEL 04	2
DA09	LEVEL 05	2
DA09A	ROOF PLAN	1
DA10	SECTION A_A	2
DA11	SECTION B_B	2
DA12	NORTH ELEVATION	2
DA13	SOUTH ELEVATION	2
DA14	WEST ELEVATION	2
DA15	EAST ELEVATION	2
DA16	FINISHES SCHEDULE	2
DA17	SHADOW DIAGRAM 1	2
DA17A	SHADOW DIAGRAM 2	2
DA18	SHADOW DIAGRAM 3	1
DA18A	SHADOW DIAGRAM 4	1
DA19	ELEVATION SHADOW DIAGRAM 21/06	1
DA20	PRE AND POST ADAPTATION PLAN	1
DA21	GFA, COS, AND DEEP SOIL CALCULATION	1
DA22	PARKING SCHEDULE	2
DA22 A	CROSS VENTILATION DIAGRAM	2
DA23	PERSPECTIVE 1	1
DA24	PERSPECTIVE 2	1
DA25	PERSPECTIVE 3	1
DA26	NOTIFICATION PLAN 01	1
DA27	NOTIFICATION PLAN 02	1
DA28 A	PROPOSED & APPROVED FSR	1

LEGEND











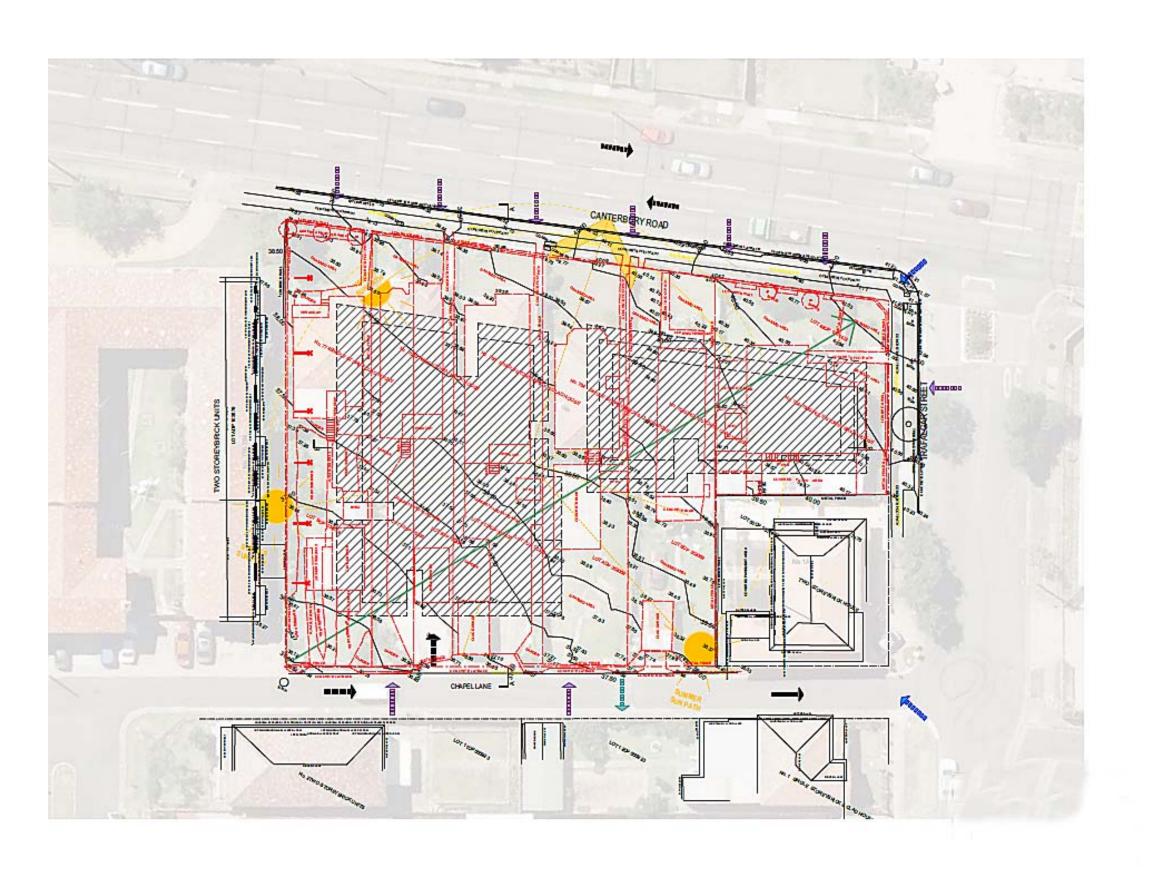


As indicated @ A1

COVER SHEET

DA00

Designer Author Checker DATE: 23/02/09



KEY



POSITION OF EXISTING DWELLING TO BE DEMO

POSITION OF NEW DWELLING





VEHICLE CIRCULAT



OPEN VIEW

SITE FALL



DDEVALING WINDS



ROLINDARY

VIEWS TO BE SO PRIVACY NEEDE NEIGHBOURS

PEDESTRIAN PATH

SITE ANALYSIS AND DEMOLITION PLAN

PROJECT NO: 11

DRAWING NO: DA01

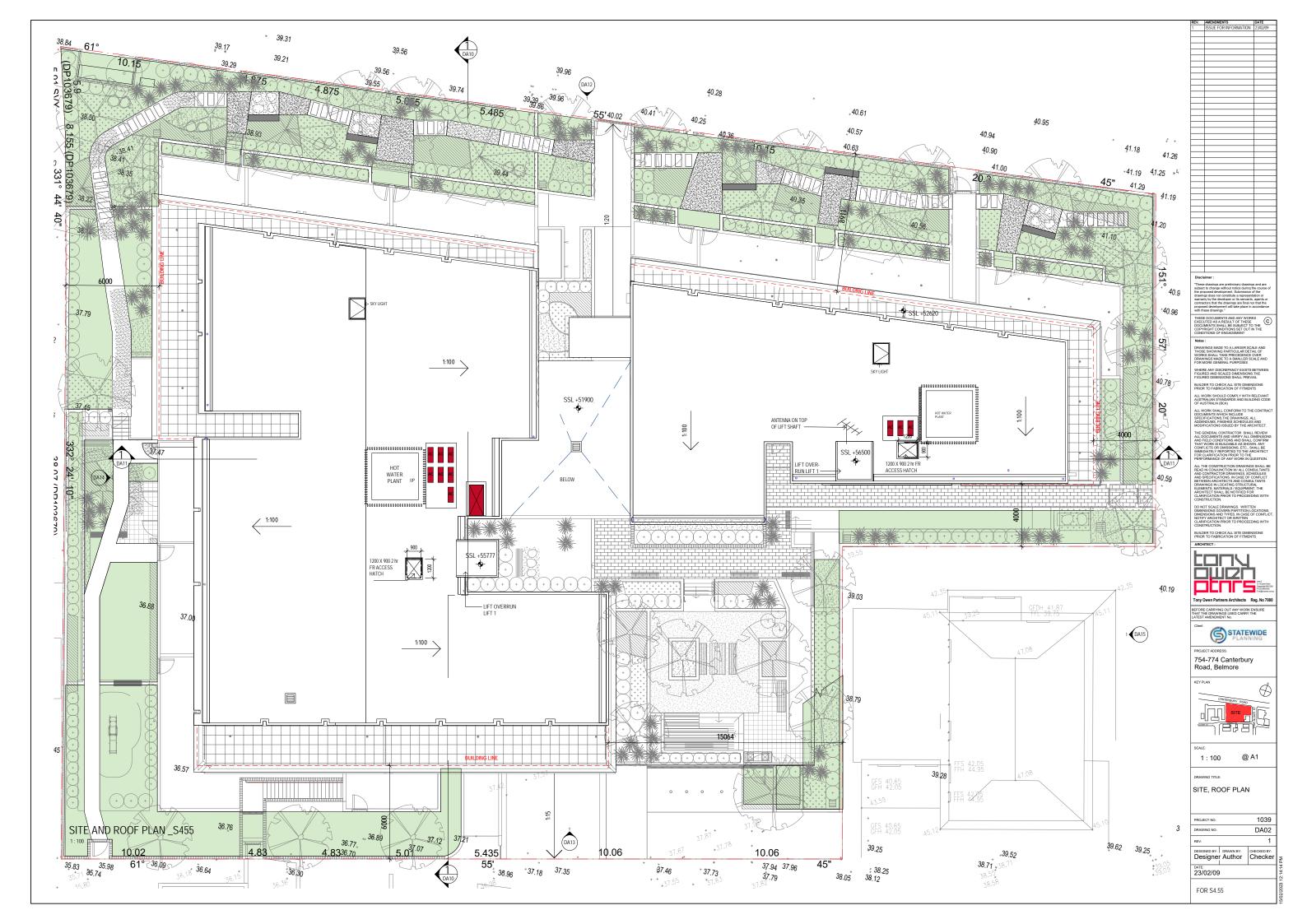
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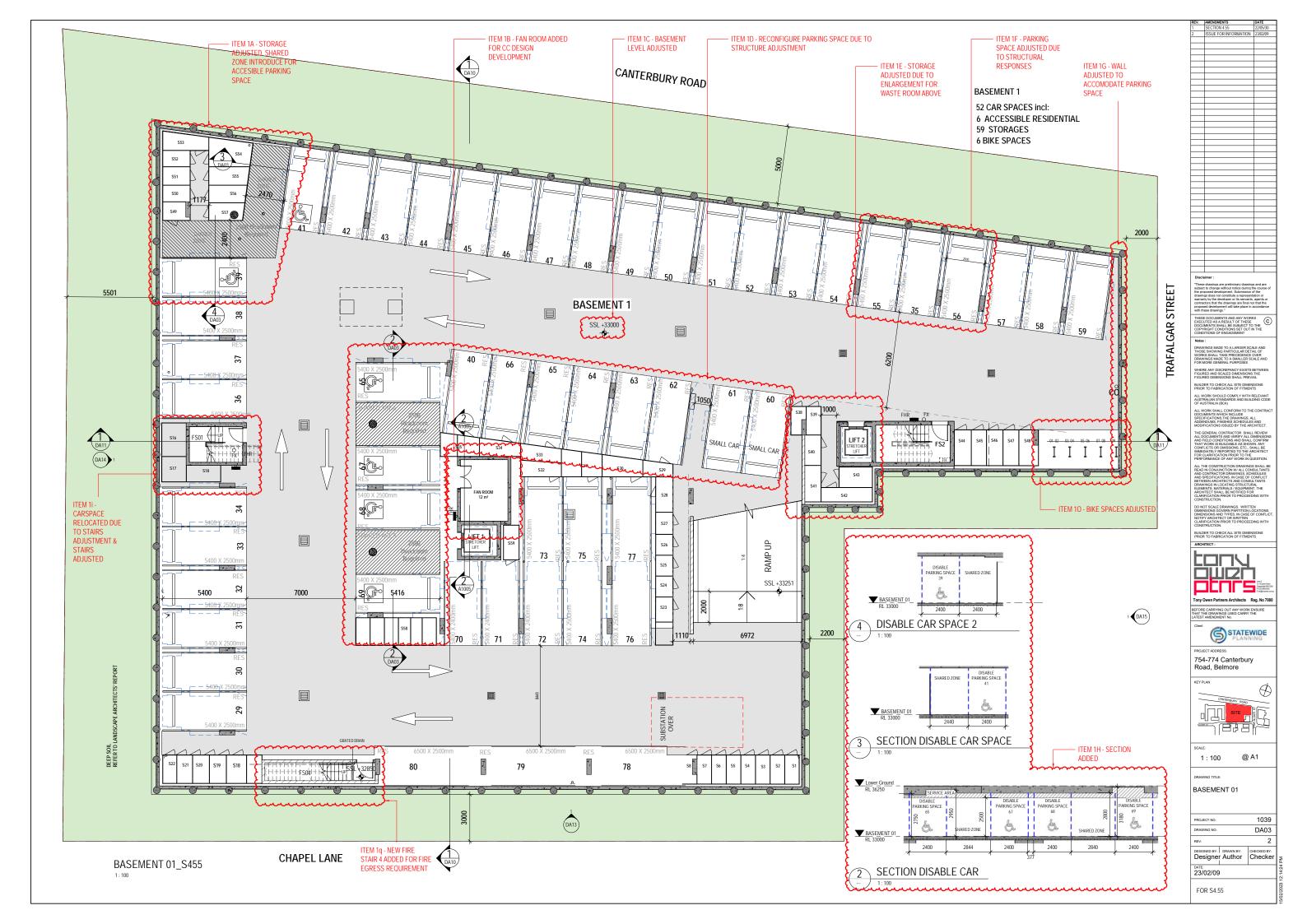
DESIGNED BY: DRAWN BY: CHECKED BY: Checker

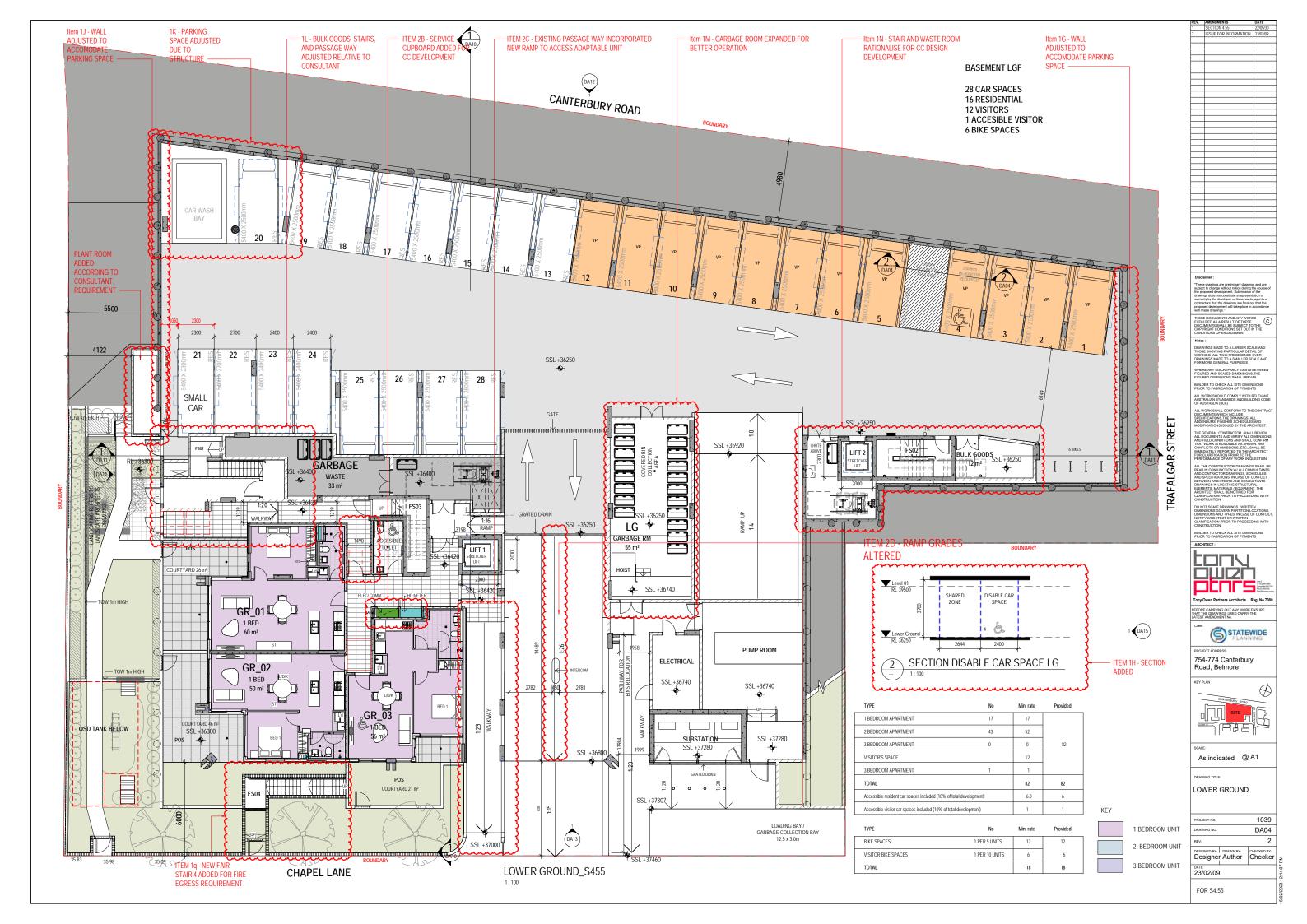
DATE: 23/02/09

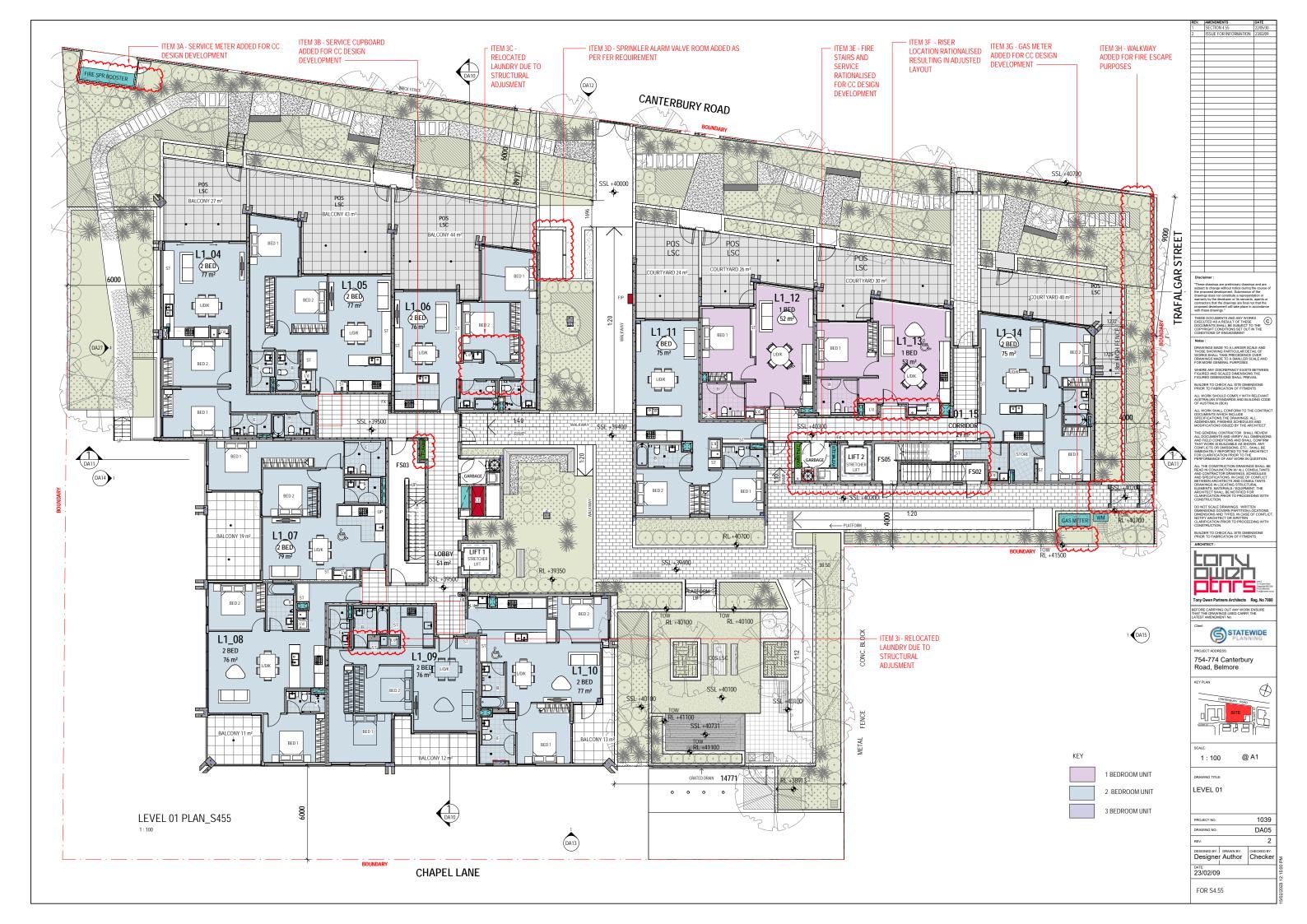
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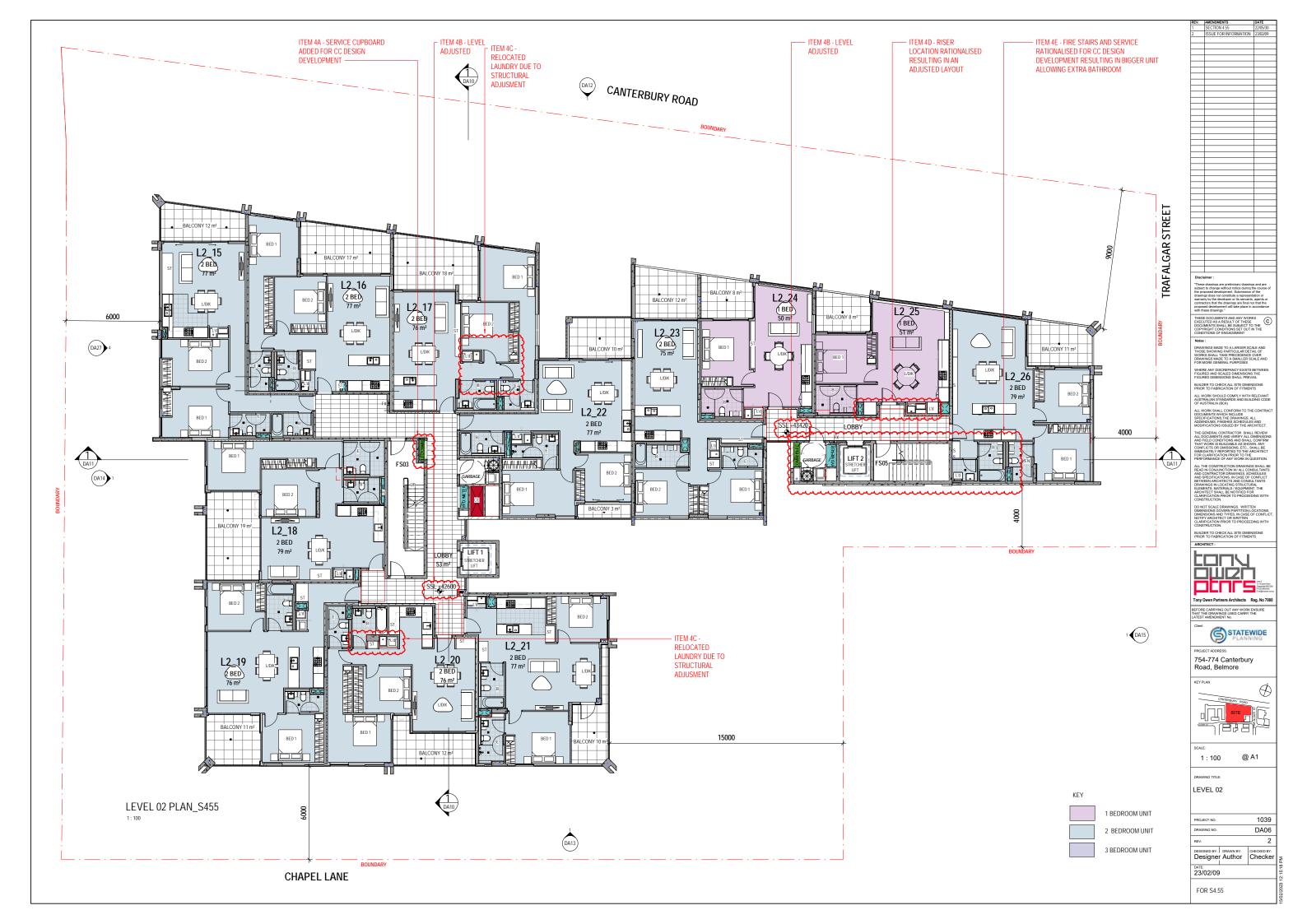


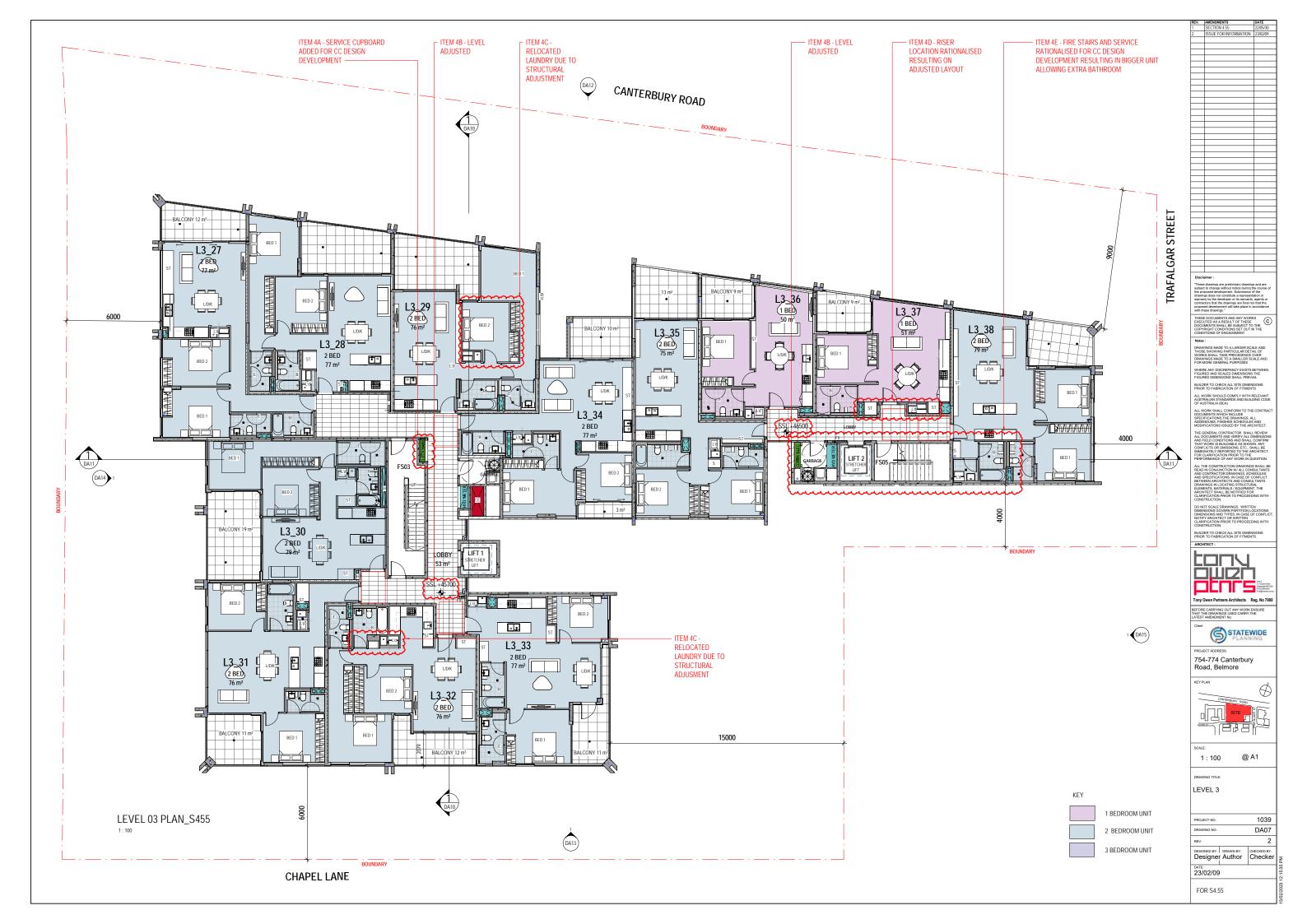


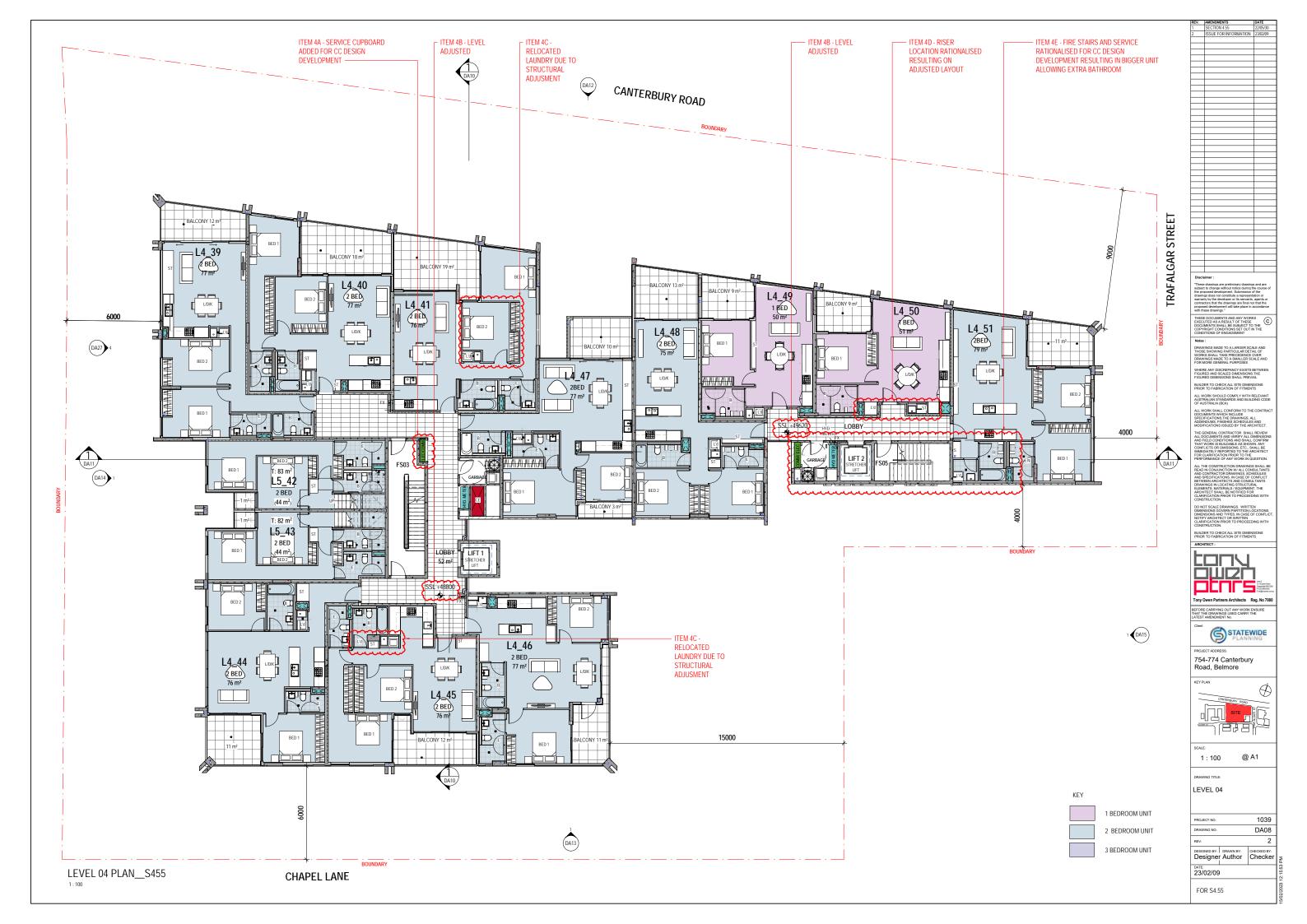


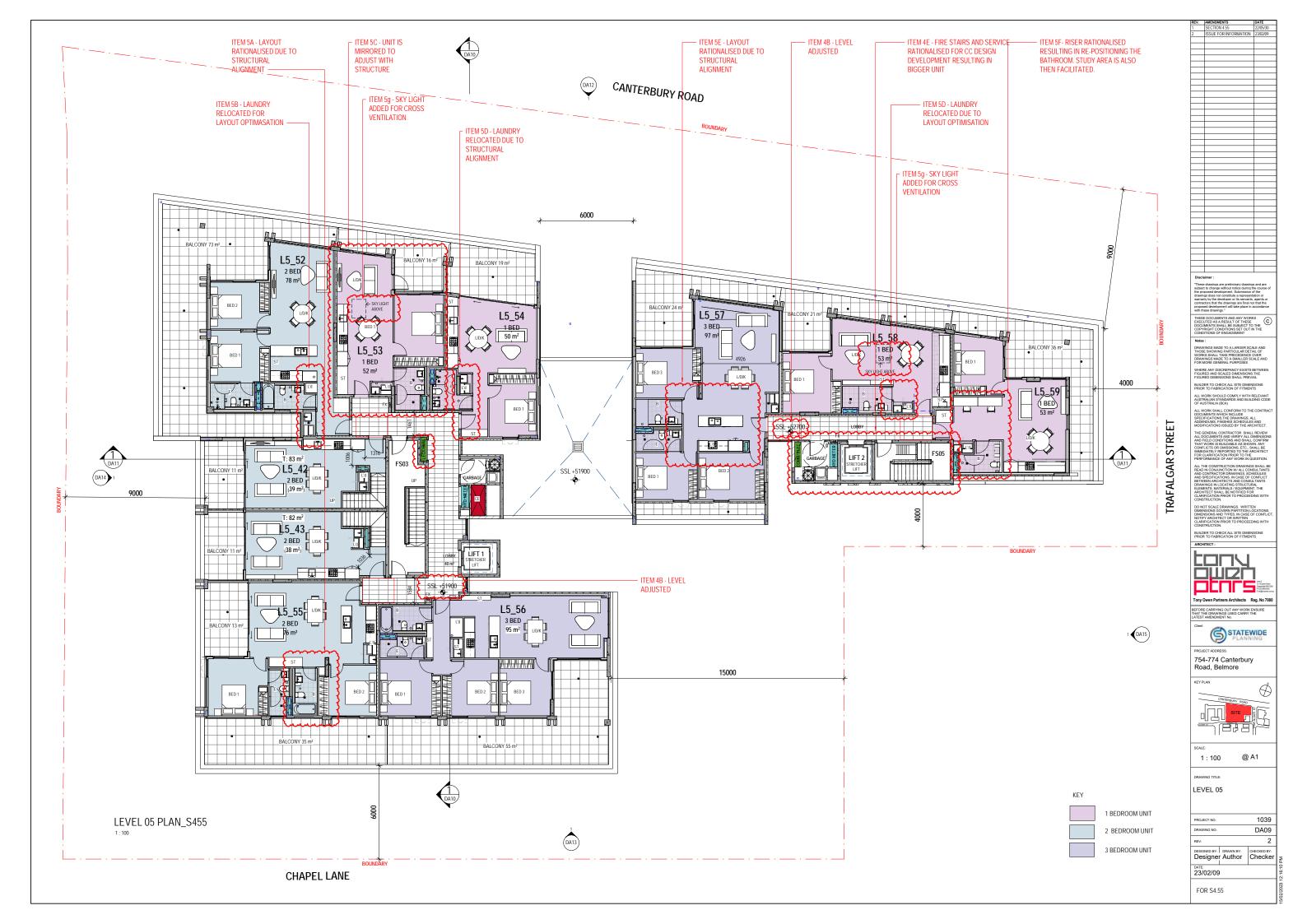


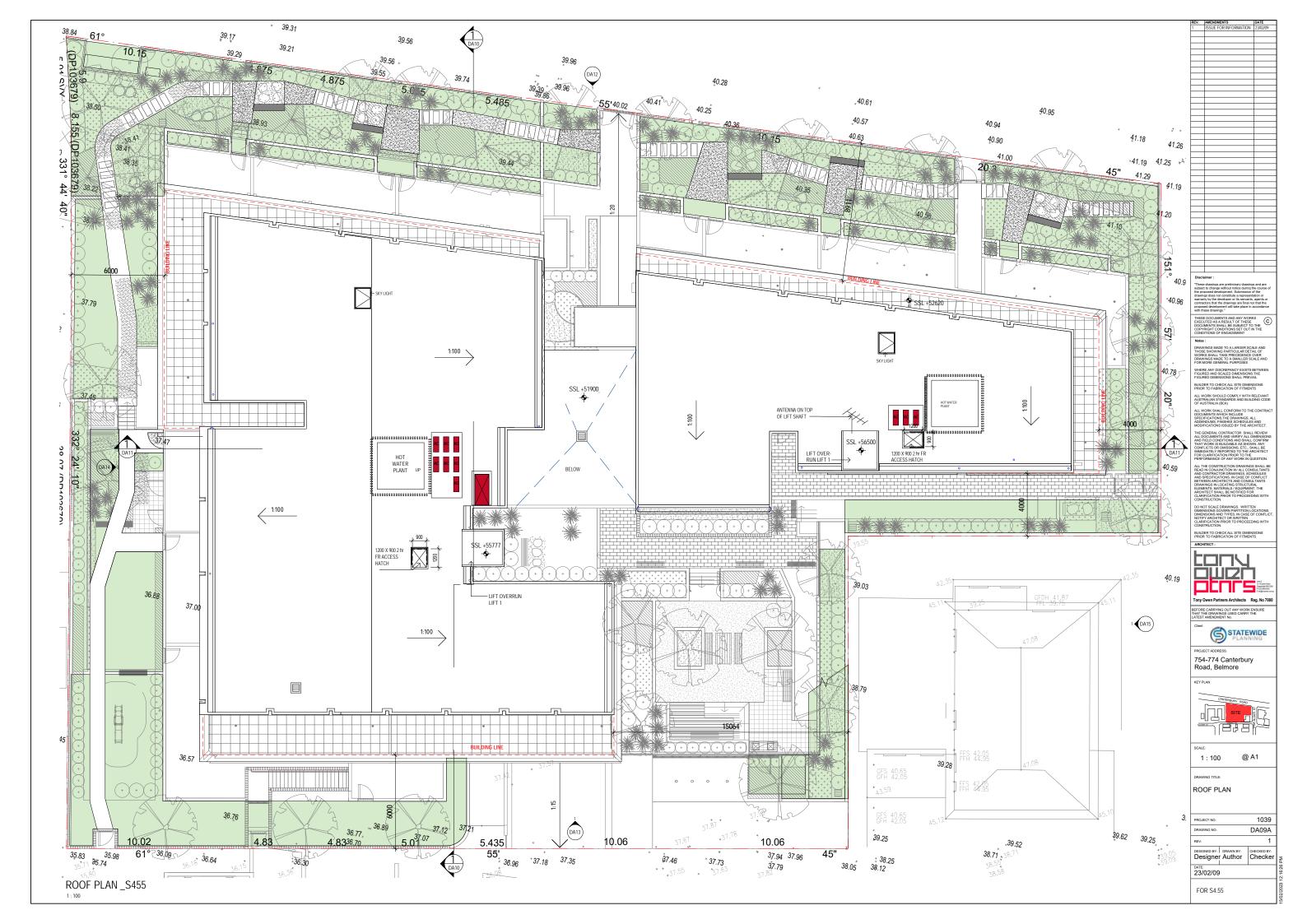


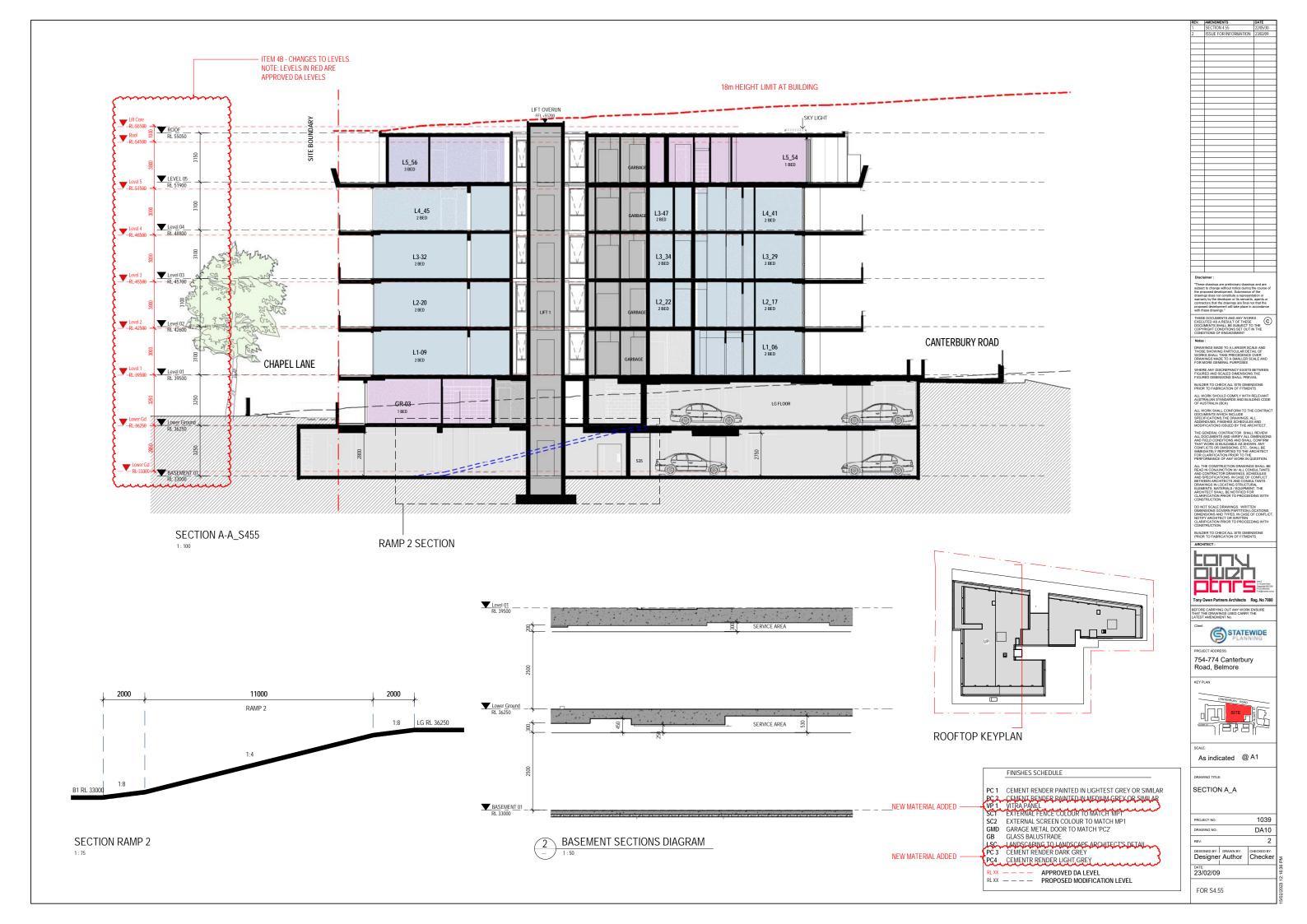


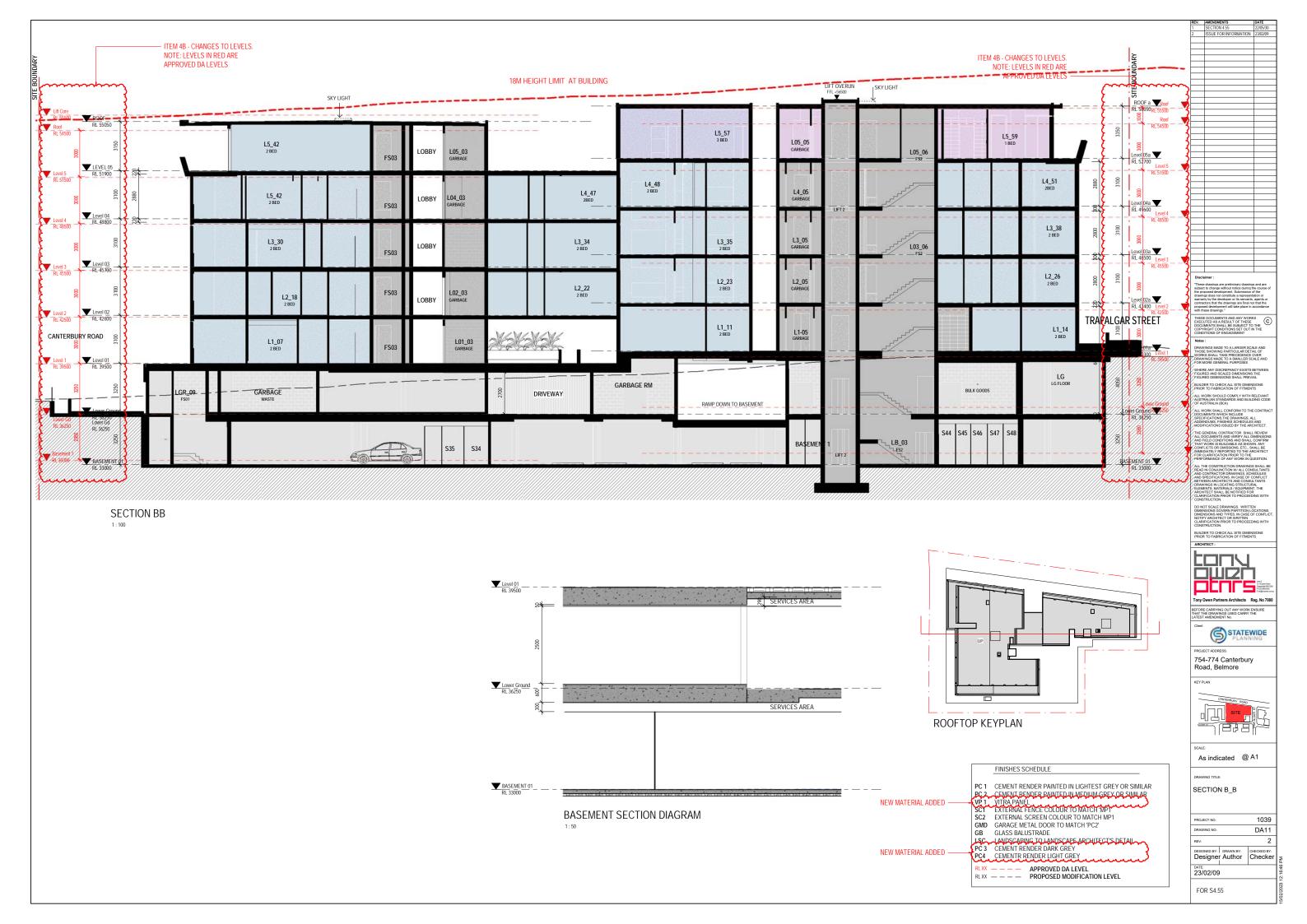




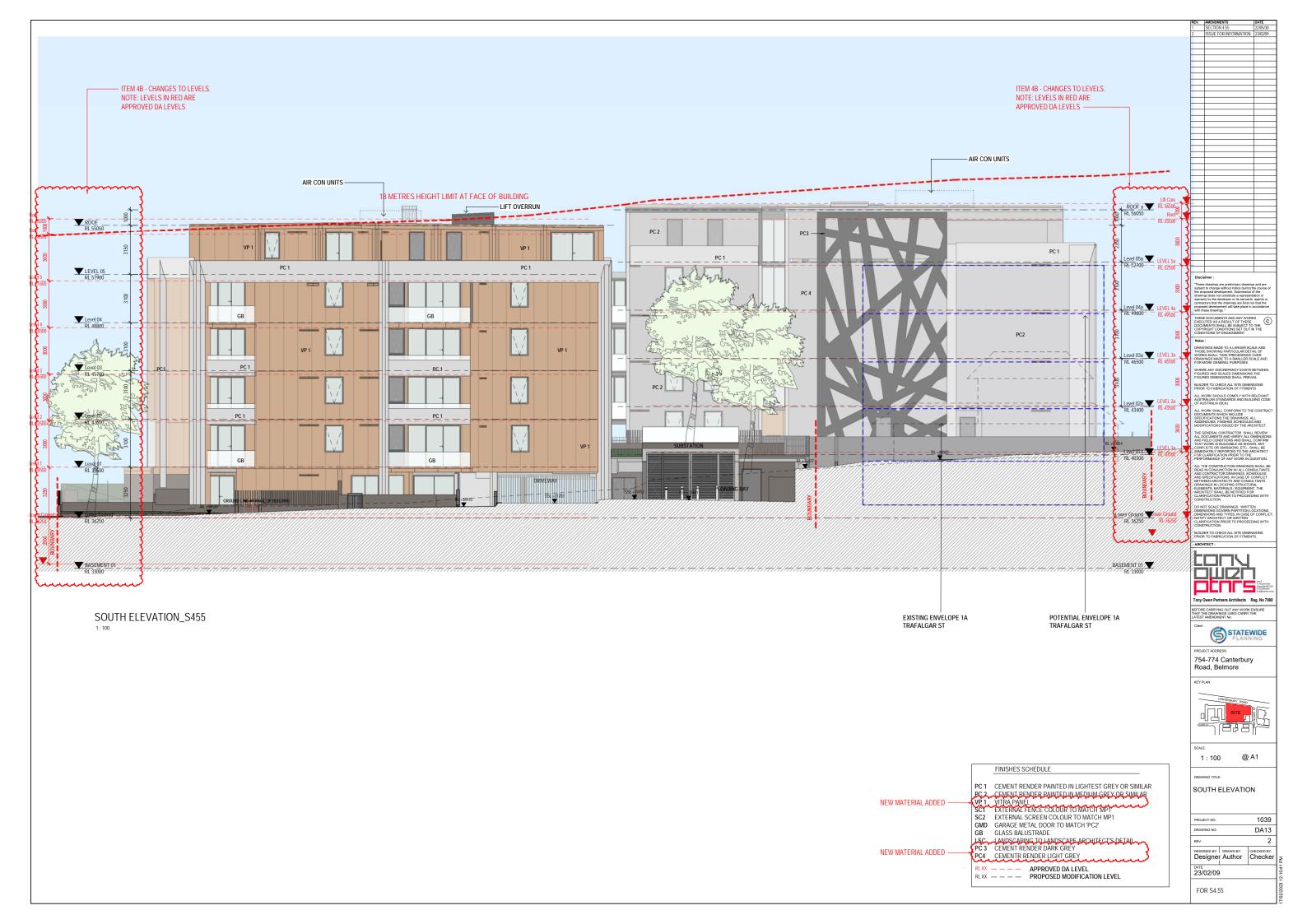






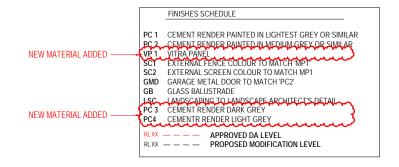


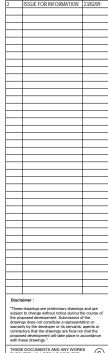






WEST ELEVATION_S455





BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

ARCHITECT :



Tony Owen Partners Architects Reg. No 7080 BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

STATEWIDE

754-774 Canterbury Road, Belmore



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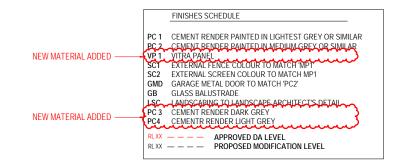
WEST ELEVATION

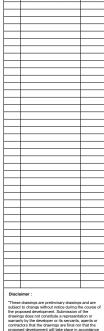
1039 PROJECT NO: DRAWING NO: DA14

Designer Author Checker

23/02/09 FOR S4.55











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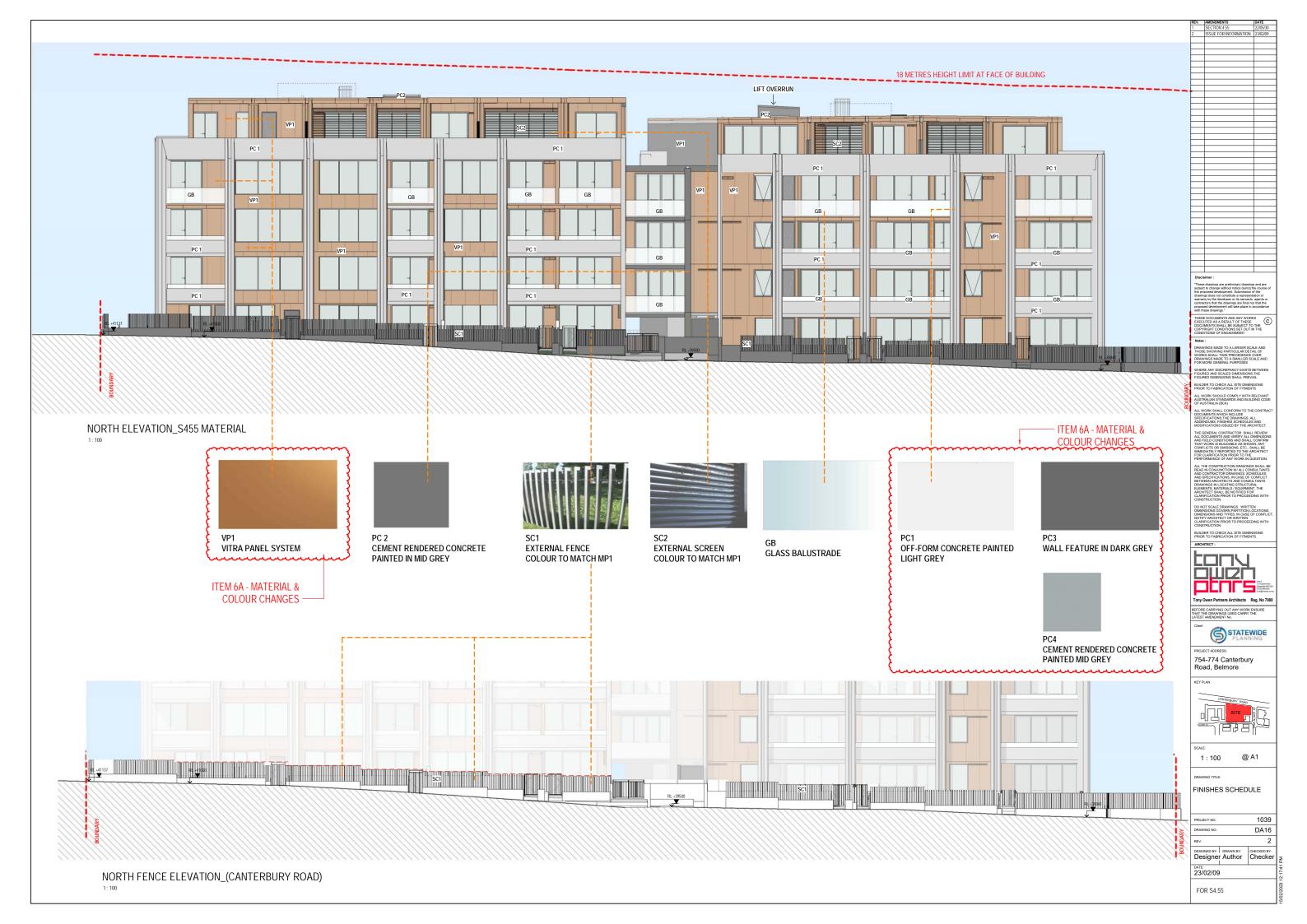
@ A1 1:100

EAST ELEVATION

1039 PROJECT NO: DA15

Designer Author Checker

23/02/09 FOR S4.55





■21/06 9:00 AM APPROVED SHADOWS





PROPOSED SHADOWS ■21/06 9:00 AM



PROPOSED SHADOWS

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with th	ese drawings."	
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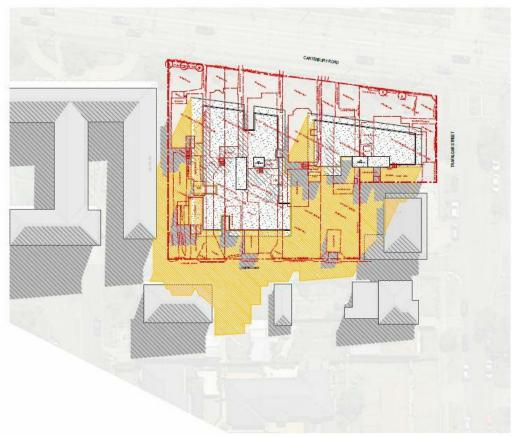


SHADOW DIAGRAM 1



■21/06 11:00 AM APPROVED SHADOWS

■21/06 12:00 PM APPROVED SHADOWS





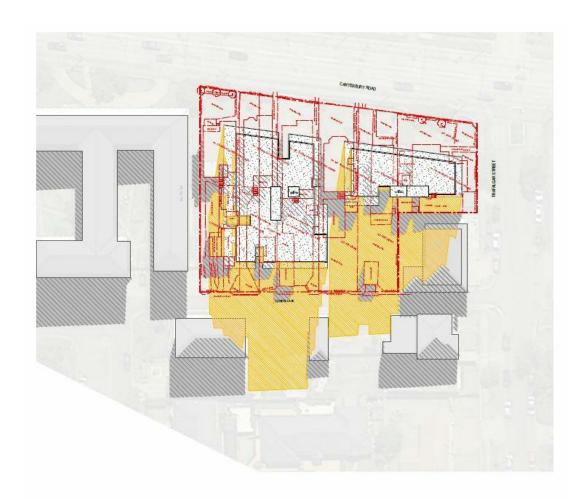
PROPOSED SHADOWS



■21/06 12:00 PM

PROPOSED SHADOWS

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■21/06 14:00 PM APPROVED SHADOWS





PROPOSED SHADOWS



■21/06 14:00 PM

PROPOSED SHADOWS

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PROPOSED SHADOWS

Disclaimer:

These deavings are preliminary drawings and are the second of the second

BUILDER TO CHECK ALL SITE DIMENSION: PRIOR TO FABRICATION OF FITMENTS

ALL WORK SHOULD COMPLY WITH RELEV AUSTRALIAN STANDARDS AND BUILDING: OF AUSTRAI (A IPCA)

ALL WORK SHALL CONFORM TO THE CONTRAC DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.

AND FIELD CONDITIONS AND SHALL COMP THAT WORK IS BUILDABLE AS SHOWN, AN CONFLICTS OR OMISSIONS, ETC., SHALL B IMMEDIATELY REPORTED TO THE ARCHIT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION

READ IN CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLIC BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / FQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WIT

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIO DIMENSIONS AND TYPES. IN CASE OF CONE NOTIFY ARCHITECT OR WRITTEN CAMPIECATION DESIGN TO DECCEENING ME

CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

BUILDED TO CHECK ALL SITE DIMENSIONS

PRIOR TO FABRICATION OF FITMENTS



Tony Owen Partners Architects Reg. No 708



PROJECT ADDRESS:

754-774 Canterbu Road, Belmore



SCALE:

@ A1

SHADOW DIAGRAM 4

PROJECT NO: 103

DRAWING NO: DA18

REV: DESIGNED BY: DRAWN BY: CHECKED

3/02/09

OR S4 55

s. L. MA 42-11-21 20-02/20/21

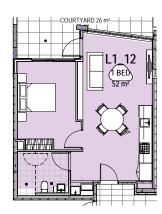




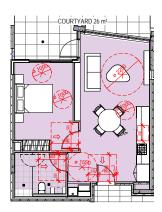




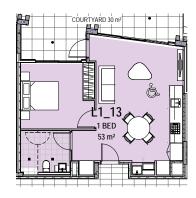
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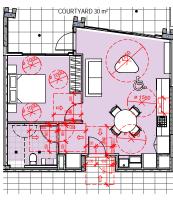
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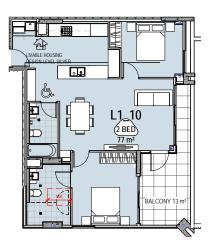
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L1_13 PRE-ADAPTABLE_DA



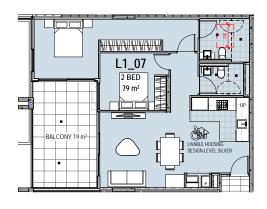
L1_13 POST-ADAPTABLE_DA



L1_07 PRE-ADAPTABLE_DA



L1_07 POST-ADAPTABLE_DA



L1&2_04 PRE-ADAPTABLE_DA 1:100 UNIT 07 & 14



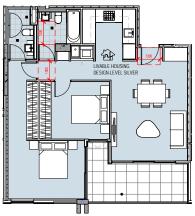
L1&2_04 POST-ADAPTABLE_DA 1:100

UNIT 07 & 14

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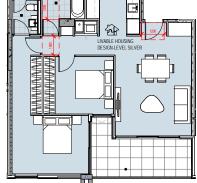
SILVER LIVABLE UNIT TYPE 1

UNIT 08, 19, 31, AND 49



SILVER LIVABLE UNIT TYPE 2

UNIT 09, 20, 32, AND 50



ADAPTABLE COMMITMENTS:

ALL WORK TO BE CARRIED OUT AS PER THE ACCESS REPORT BY ACCESS BUILDING SOLUTIONS

- INDICATES FITTINGS OR STRUCTURES THAT ARE TO BE REMOVED INDICATES MODIFICATIONS ACCESS CLEARANCES AS TO AS 1428.1 AND AS 4299

- ACCESS CLEARANCES AS 10 AS 1426.1 AND AS 4299
 BAHTROOM UNDERTAKE MODIFICATION AS INDICATED, SHOWER SCREEN TO BE REMOVED
 AND REPLACES WITH HOBLESS SHOWER WITH CURTAIN + CEILING MOUNTED TRACK. EXISTING WASTE OUTLET LOCATION TO BE UTILISED. ACCESIBLE COMPLIANT FITTING AND TAPSETS TO BE PROVIDED.
- TO ALLOW FOR SECURE FITTINGS OF GRAB RAILS, ALL LININGS TO BATHROOM ARE TO BE REINFORCED AT OUTSET WITH 12MM STRUCTURAL PLYWOOD, LOCATION DETAILS TO THE REQUIREMENTS OF AS 4299.
- KITCHENS TO BE RETROFITTED TO PROVIDE CIRCULATION CLEARANCES AS INDICATED, WALL OVEN AND A DEDDICATED ADJUSTABLE WORK SURFACE.

 ACCESIBLE THRESHOLD TO BE PROVIDED TO THE TERRACE OR BALCONY OF THE UNIT AT
- TILING AND WATERPROOFING WHERE REQUIRED IS TO BE EXTEND UNDERNEATH JOINERY AND FIXTURES/FITTINGS, TILING AND OTHER RESILIENT FLOOR SURFACE TO BE SLIP
- RESISTANT AT OUTSET POWER ISOLATING, GPO AND LIGHTING REQUIREMENTS OF AS4299 TO BE PROVIDED AT
- COMBINED FRINT LOADING WASHER DRYER REQUIRED

NOTE:

- GPO'S AT 600MM ABOVE FFL LIGHT SWITCHES AT 1000MM ABOVE FFL + ADDITIONAL CABLE 2 WAY LIGHT SWITCES AT 1000MM ABOVE FFL ABOVE BED IN ADAPTABLE BEDROOM
- PROVIDE PLUMBINGS AS PER POST ADAPTATINO PLAN
 DOOR HANDLES TO BE POSITIONED 900-1100MM ABOVE FFL
- DOOR HANDLES ARE TO BE OF A TYPE THAT ALLOWS THE DOORS TO BE UNLOCKED AND OPENED WITH ONE HAND
 THE ADAPTABLE APARTMENT ENTRY DOORS AND STORAGE CAGES TO BE KEYED ALIKE
- KITCHEN BENCH TOP TO BE BETWEEN 750-850MM IN ADAPTABLE UNITS
 PROVIDE MINIMUM 4 DOUBLE GPO'S IN THE LIVING ROOMS AS PER ELECTRICAL ENGINEER'S
- DOCUMENTATION COOK TOP TO BE INCLUDED ISOLATION SWITCH AS PER ELECTRICAL ENGINEER'S
- DOCUMENTATION
- PROVIDE PORTABLE STEP RAMP IN POST ADAPTATION UNITS

NUMBER OF UNITS NUMBER OF UNITS ADAPTABLE 10% REQUIRED

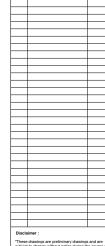
SILVER LIVABLE UNITS

- LIGHT SWITCHES AT 1000MM ABOVE FFL + ADDITIONAL CABLE
- 2 WAY LIGHT SWITCES AT 1000MM ABOVE FFL ABOVE BED IN ADAPTABLE BEDROOM
 PROVIDE PLUMBINGS AS PER POST ADAPTATINO PLAN
- DOOR HANDLES TO BE POSITIONED 900-1100MM ABOVE FFL DOOR HANDLES ARE TO BE OF A TYPE THAT ALLOWS THE DOORS TO BE UNLOCKED AND DOOR HANDLES ARE TO BE OF A TYPE THAT ALLOWS THE DOORS TO BE UNLOCKED AND OPENED WITH ONE HAND
 THE ADAPTABLE APARTMENT ENTRY DOORS AND STORAGE CAGES TO BE KEYED ALIKE KITCHEN BENCH TOP TO BE BETWEEN 750-850MM IN ADAPTABLE UNITS
 PROVIDE MINIMUM 4 DOUBLE GPO'S IN THE LIVING ROOMS AS PER ELECTRICAL ENGINEER'S DOCUMENTATION

- COOK TOP TO BE INCLUDED ISOLATION SWITCH AS PER ELECTRICAL ENGINEER'S DOCUMENTATION

PROVIDE PORTABLE STEP RAMP IN POST ADAPTATION UNITS

NUMBER OF SILVER UNIT LIVABLE 20% 20% REQUIRED



BUILDER TO CHECK ALL SITE DIMENSION PRIOR TO FABRICATION OF FITMENTS

ARCHITECT :



Tony Owen Partners Architects Reg. No 708

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE



754-774 Canterbury Road, Belmore



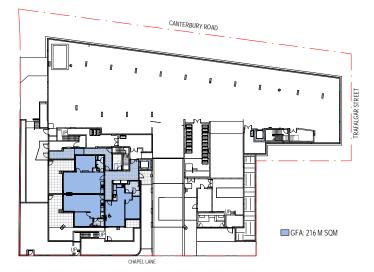
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PRE AND POST ADAPTATION PLAN

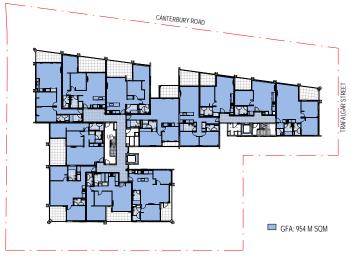
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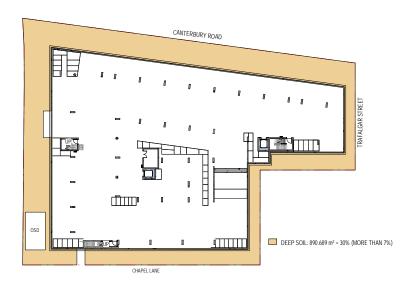
DEEP SOIL



LOWER GROUND_DA GFA



LEVEL 03 PLAN_DA GFA



DEEP SOIL DIAGRAM

AREA: 890.689 m²

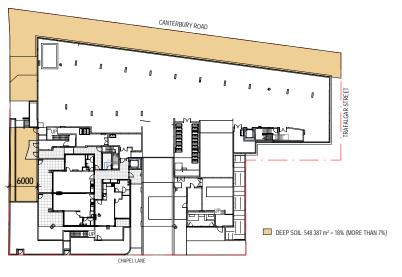
PERCENTAGE: 30%



LEVEL 01 PLAN_DA GFA



LEVEL 04 PLAN_DA GFA

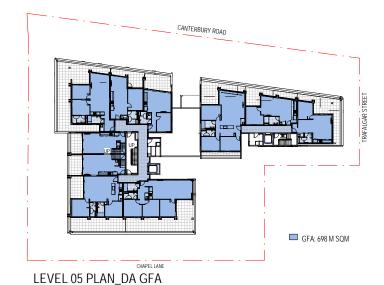


DEEP SOIL DIAGRAM WITH MINIMUM WIDTH AS PER APPROVAL

AREA: 548.387 m² PERCENTAGE: 18%



LEVEL 02 PLAN_DA GFA



GUIDELINES SITE AREA

CONTROLS	REQUIRED	PROPOSED
CONTROLO	REGUIRED	T NOT GOLD
ZONE	R4 HIGH DENSITY RESIDENTIAL	
HEIGHT LIMIT	18m	18m
ALLOWABLE FSR	1.6:1	1.6:1
	(
DEEP SOIL	7% (205.73m²)	30% (890.689m²)
	1.6:1	

GFA DIAGRAM

2939 W 3QW
GFA SQM
216
878
954
954
960
698
4660
1.6:1

YIELD APARTMENTS

LEVEL	1 BED	2 BEDS	3 BEDS	TOTAL
LV LG	3	0	0	3
LV1	2	9	0	11
LV 2	2	10	0	12
LV 3	2	10	0	12
LV 4	2	11	0	13
LV 5	4	2	2	8
TOTAL	15	42	2	59
PERCENTAGE	25%	72%	3%	





754-774 Canterbury



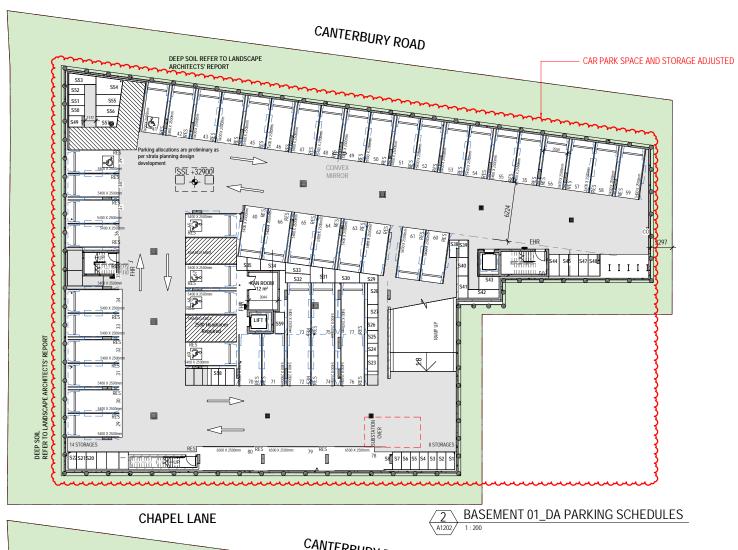


As indicated @ A1

GFA, COS, AND DEEP SOIL CALCULATION

DA21

Designer Author Checker 23/02/09



CHAPEL LANE	2 BASEMENT 01_DA PARKING SCHEDULES
CANTERBURY ROAL	
SORTROAL)
SSL +36300 SSL +36450 27 SSL +3645	LOADING BAY/ CARBAGE COLLECTION BAY 125 x 3 0m
LANDSCAPE ARCHITECTS CHAPEL LANE ORANINGS CHAPEL LANE 1.20 1.20	OWER GROUND_DA PARKING SCHEDULES_

APT NO	LOT NO	CAR SPOT NO	CAR SPOT LOCATION	STORAGE NO	BEDS	LEVEL	ADAPTABLE APT
1	LG.1	28	B1	1	1	LG.	
2	LG.2	27	B1	2	1	LG.	
3	LG.3	68	B2	10	1	LG.	YES
4	1.4	26	B1	3	2	1.	
5	1.5	25	B1	4	2	1.	
6	1.6	24	B1	5	2	1.	
7	1.7	70	B2	12	2	1.	YES
8	1.8	23	B1	6	2	1.	
9	1.9	22	B1	7	2	1.	
10	1.10	69	B2	11	2	1.	YES
11	1.11	13	B1	46	2	1.	
12	1.12	39	B2	58	1	1.	YES
13	1.13	41	B2	59	1	1.	YES
14	1.14	17	B1	36	2	1.	
15	2.15	15	B1	37	2	2.	
16	2.16	16	B1	38	2	2.	
17	2.17	17	B1	39	2	2.	
18	2.18	67	B2	9	2	2.	YES
19	2.19	21	B1	8	2	2.	
20	2.20	18	B1	40	2	2.	
21	2.21	19	B1	45	2	2.	
22	2.22	51 52	B2	41	2	2.	
23	2.23	59	B2	60	2	2.	
24	2.24	58	B2	61	1	2.	
25	2.25	57	B2	53	1	2.	
26	2.26	62	B2	29	2	2.	
27	3.27	79	B2	26	2	3.	
28	3.28	80	B2	25	2	3.	
29	3.29	81	B2	24	2	3.	
30	3.30	29	B2	23	2	3.	
31	3.31	30	B2	14	2	3.	
32	3.32	31	B2	15	2	3.	
33	3.33	35	B2	16	2	3.	
34	3.34	49 50	B2	54	2	3.	
35	3.35	63	B2	30	2	3.	
36	3.36	64	B2	31	1 1	3. 3.	
37	3.37	65	B2	33			
38	3.38	66	B2	34	2	3.	
39 40	4.39	33 36	B2 B2	17 18	2 2	4.	
40	4.40	73 74	B2 B2	32	2	4. 4.	
41	4.41	75 76	B2	27	2	4.	
42	4.42	77 78	B2	28	2	4.	
43	4.43	37	B2	19	2	4.	
45	4.44	38	B2	20	2	4.	
46	4.45	55	B2	21	2	4.	
47	4.47	71 72	B2	61	2	4.	
48	4.47	40	B2	35	2	4.	
49	4.49	46	B2	52	1	4.	
50	4.49	45	B2	51	1	4.	+
51	4.51	53 54	B2	55	2	4.	
52	5.52	34	B2	44	2	5.	+
53	5.53	35	B2	50	1	5.	+
54	5.54	43	B2	49	1	5.	
55	5.55	42	B2	43	2	5.	
56	5.56	47 48	B2	57	3	5.	
57	5.57	61 60	B2	56	3	5.	
58	5.58	52	B2	42	<u>3</u> 1	5.	
59	5.59	20	B1	22	1	5.	
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Disclaimer:

i**sclaimer** : hese drawings ar

stupect to crisingle Warrout notice during the course of the proposed development. Submission of the drawings does not constitute a representation or warrantly by the developer or its servants, agents or contractors that the drawings are final nor that the proposed development will take place in accordance with these drawings."

THESE DOVINENT'S AND ANY WORK'S

OCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT

DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES

WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS.THE FIGURED DIMENSIONS SHALL PREVAIL

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS ALL WORK SHOULD COMPLY WITH RELEVAN

AUSTRALIAN STANDARDS AND BUILDING COLL OF AUSTRALIA (BCA)

ALL WORK SHALL CONFORM TO THE CONTRA DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL

THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN, ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT

ALL THE CONSTRUCTION DRAWINGS SHALL READ IN CONJUNCTION W/ ALL CONSULTAN AND CONTRACTOR DRAWINGS, SCHEDULE: AND SPECIFICATIONS. IN CASE OF CONFILID BETWEEN ARCHITECTS AND CONSULTANTS DELIVED AND CONSULTANTS DELIVED SHALL S

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLIC NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH

CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

BUILDER TO CHECK ALL SITE DIMENSIONS

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS ARCHITECT:



Tony Owen Partners Architects Reg. No 7080

BEFORE CARRYING OUT ANY WORK ENSURE
THAT THE DRAWINGS USED CARRY THE
LATEST AMENDMENT NO.



PROJECT ADDRESS: 754-774 Canterbury Road, Belmore



As indicated @ A1

DRAWING TITLE:
PARKING SCHEDULE

PROJECT NO: 1039

DRAWING NO: DA22

REV: 2

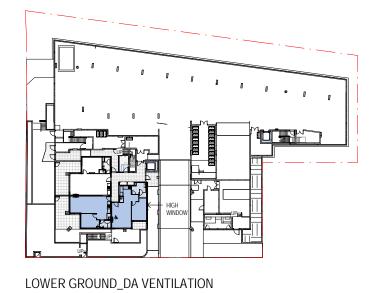
DESIGNED BY: DRAWN BY: CHECKED BY: Checker

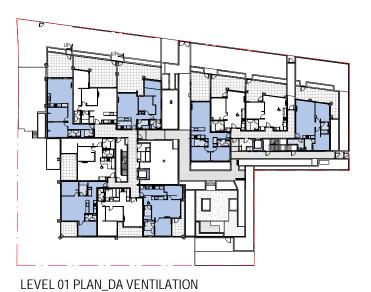
Designer Author
DATE:
23/02/09

FOR S4.55

Car Park Schedule

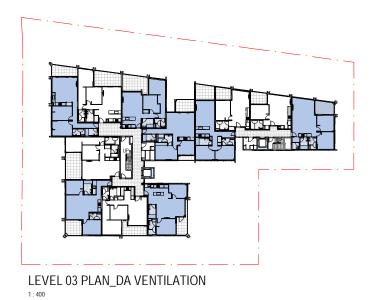
CROSS VENTILATION

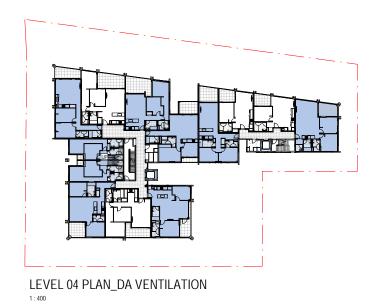






LEVEL 02 PLAN_DA VENTILATION



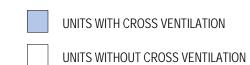




LEVEL 05 PLAN_DA VENTILATION

APARTMENT NO. 53 AND 58 ARE CROSS VENTILATED VIA SKY WINDO
--

LEVEL	NO. OF UNITS	NO. CROSS VENTILATED
LV LG	03	2
LV 1	11	6
LV 2	12	6
LV 3	12	7
LV 4	13	9
LV 5	08	8
TOTAL	59	38
PERCENTAGE		64%
MIN COMPLIANCE		60%



2	AMENDMENTS ISSUE FOR INFORMATION	23/01/
	ISSUE FOR INFORMATION	23/02/
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		H
Discl		
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As indicated @ A1

CROSS VENTILATION DIAGRAM

DA22 A Designer Author Checker 23/02/09



NO CHANGE FROM APPROVED DA

These subject	timer : drawings are preliminary drawings to change without notice during the posed development. Submission o	and are
the pro	posed development. Submission o	f the







NO CHANGE FROM APPROVED DA

"These	nimer : drawings are preliminary drawings	and are
the pro	to change without notice during the posed development. Submission o	e course of f the

hese drawings are preimmary drawings and are tilyed to change without notice during the course of e proposed development. Submission of the awings does not constitute a representation or arranty by the developer or its servings, agents or arranty by the developer or its servings, agents or arranty by the developer or its servings, agents or opposed development will take place in accordance in these drawings."

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Notes :

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FIGURED DIMENSIONS SHALL PREVAIL
BUILDER TO CHECK ALL SITE DIMENSIONS
PRIOR TO FABRICATION OF FITMENTS

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA)

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DOCUMENTS WHICH INCLUDE SPECIFICATIONS THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.

AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

ALL THE CONSTRUCTION DRAWINGS SHALL BE

ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS

DIMENSIONS AND TYPES IN CASE OF CONFLIC-NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

PRIOR TO FABRICATION OF FITMENTS



Tony Owen Partners Architects Reg. No 7

STATEWIDE

PLANNIN

754-774 Canterb Road, Belmore



SCALE:

@ A1

PERSPECTIVE 2

PROJECT NO: 1039

DRAWING NO: DA24

REV: 1

DESIGNED BY: DRAWIN BY: Checked BY: Checker



NO CHANGE FROM APPROVED DA

Discla	imer:			
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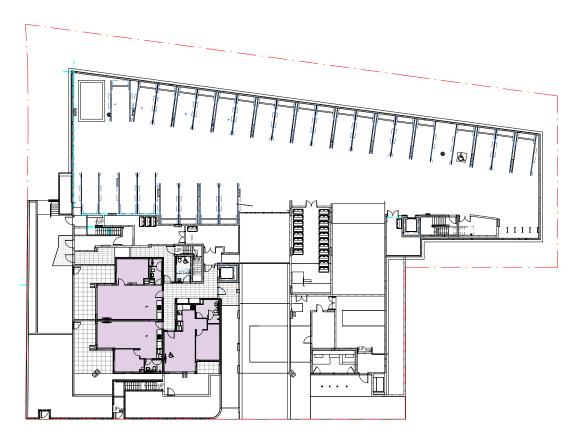




@ A1

PERSPECTIVE 3

1039 DA25 Designer By: DRAWN BY: CHECKED BY: Checker



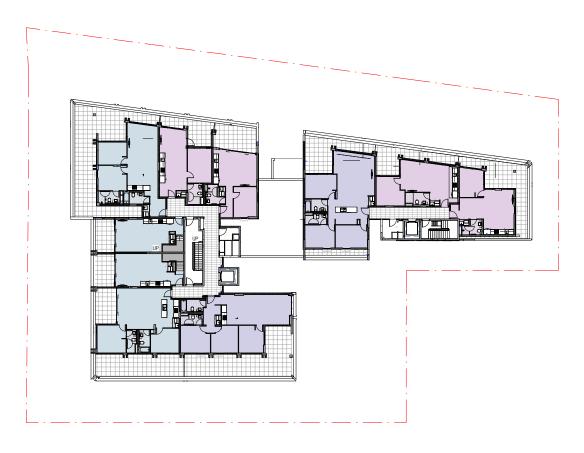
LOWER GROUND LEVEL



LEVEL 02 - 04 LEVEL 05



LEVEL 01









NOTIFICATION PLAN 01

PROJECT NO:	1039
DRAWING NO:	DA26
REV:	1

Designer Author Checker 23/02/09



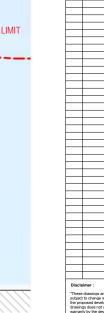


WEST ELEVATION NOTIFICATION 1:150 ROOF a RL 56050 18 METRES HEIGHT LIMIT AT FACE OF BUILDING Level 04a RL 49600 Level 04 RL 48800 Level 03 RL 45700 Level 02a RL 43400 Level 02 RL 42600 Level 01 RL 39500

SOUTH ELEVATION NOTIFICATION



NORTH ELEVATION NOTIFICATION







754-774 Canterbury Road, Belmore



1:150 @ A1

NOTIFICATION PLAN 02

1039 PROJECT NO: DA27

Designer Author Checker

APPROVED YIELD APARTMENTS

LEVEL	1 BED	2 BEDS	3 BEDS	TOTAL
LV LG	3	0	0	3
LV 1	2	9	0	11
LV 2	2	10	0	12
LV 3	2	10	0	12
LV 4	2	11	0	13
LV 5	4	2	2	8
TOTAL	15	42	2	59
PERCENTAGE	25%	72%	3%	

Areas: Residential GFA

		1	1
	no. of storeys	GFA per floor (m²)	GFA total (m²)
LG	1	287	287
L1	1	881	881
L2-L3	2	941	1882
L4	1	954	954
L5	1	671	671
TOTAL	6	_	

total GFA 4,675 1.60 FSR

APPROVED FSR

PROPOSED YIELD APARTMENTS

LEVEL	1 BED	2 BEDS	3 BEDS	TOTAL
LV LG	3	0	0	3
LV 1	2	9	0	11
LV 2	2	10	0	12
LV 3	2	10	0	12
LV 4	2	11	0	13
LV 5	4	2	2	8
TOTAL	15	42	2	59
PERCENTAGE	25%	72%	3%	

GFA DIAGRAM

SITE AREA 2939 M SQM

LEVEL	GFA	SQM
LV LG		216
LV 1		878
LV 2		954
LV 3		954
LV 4		960
LV 5		698
TOTAL		4660
FSR		1.6:1

PROPOSED FSR

Disclaimer:							
PR	Discla	imer :					
subject to change without notice during the course of the proposed development. Submission of the drawings does not constitute a representation or	subject the pro	posed development. Submission of	e course of f the				









PROPOSED & APPROVED FSR

PROJECT NO:		1039
DRAWING NO:		DA28 A
REV:		1
DESIGNED BY:	DRAWN BY:	CHECKED BY:

23/02/09