



STREET VIEW 1



GLOBAL VIEW 2



MAIN ENTRANCE



GLOBAL VIEW 3



STREET VIEW 2

General Note : Minor Changes are applied to all unit internal layouts		
Site Area		3193.81m ²

	PERCENTAGE	Permissible	Approved	Proposed
Landscape	30%	958.14m ²	1016	1016m ²
Deep Soil	15% (Min 3m SEPP ARH 2009)	479.07m ²	575	575m ²
Communal Open Space	25%	798.45m ²	799.3m ²	27.08%= 865m ²
FSR	LEP FSR + 30% AFH	2.275:1		2.275:1
GFA	-	7265.92	7088.04m ²	7265
Cross-Flow	60%	-	65.50%	65.1%
Permissible Height	LEP HEIGHT +30% AFH	19m + 30% = 24.7m	19.47m	22.62m
Front Setback	-	6m	3-6m	3-6m
Side Setback	-	4.5m	6m	6m
Rear Setback	-	4.5m	6m	6m
Car Spaces	-	120	127	139
Unit Mix	-	-	1x Studio 18x 1 Bed 67x 2 Bed 1x 3 Bed	1x Studio 19x 1 Bed 67x 2 Bed 2x 3 Bed
Total units	-	-	87	89



GLOBAL VIEW 1



SITE LOCATION



COMMUNAL OPEN SPACE

SITE		
001	TITLE COVER SHEET	L
002	SITE PLAN	L
GENERAL ARRANGEMENT PLANS		
101	BASEMENT 2	L
102	BASEMENT 1	L
103	GROUND FLOOR	L
104	LEVEL 1	L
105	LEVEL 2	L
106	LEVEL 3	L
107	LEVEL 4	L
108	LEVEL 5	L
109	LEVEL 6	L
110	ROOF LEVEL	L
ELEVATIONS		
201	SOUTH SOUTH ELEVATION (MACAULEY AVE)	L
202	W WEST ELEVATION (RESTWELL ST)	L
203	N NORTH ELEVATION	L
204	EAST ELEVATION	L
205	MACALEY STREETSCAPE ELEVATIONS	L
206	RESTWELL STREETSCAPE ELEVATIONS	L
SECTIONS		
301	AA SECTIONS	L
302	BB SECTIONS	L
COMPLIANCE		
1001	JUN 21st SOLSTICE INDICATIVE SUN DIAGRAMS	L
1002	INDICATIVE SUN VIEW DIAGRAMS	L
1003	Landscape Area calculation	L
1004	Communal Open Space calculation	L
1005	APPROVED AFFORDABLE UNITS	L
1006	PROPOSED AFFORDABLE UNITS	L
1007	PROPOSED GFA UNITS	L
1008	ADG KEY COMPLIANCE	L
1009	ADG KEY COMPLIANCE 2	L
1010	Cross-Flow Ventilation	L
1011	BASIX COMMITMENT	L
1012	Height Bonus 3D Views	L

**Energy Rating**

Certificate Number 0006180250

☐ single-dwelling rating

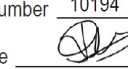
☒ multi-unit development (attach listing of ratings)

heating 37.3 MJ/m²

cooling 22.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature 

Date 22/08/2024

5.9 stars

10194

Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

DIAL BEFORE YOU DIG

APPROVED DA

APPROVED DA

APPROVED DA

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 SUBMISSION	15.02.2024	GJ
Rev	Description	Date	App'd

Project

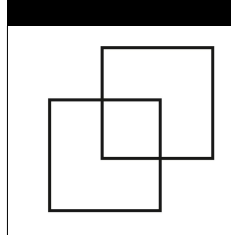
116-124 Restwell St Bankstown

Ostar Gardens

Multi Residential

116-124 Restwell Street, Bankstown

Sydney NSW 2207 Australia

**URBAN LINK**
ARCHITECTS

Business Address: Level 7, Suite 703, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreije - Reg no 10993

Drawing Title

SITE

TITLE COVER SHEET

Date of Issue 30.05.2024

Checked WN

Approved GJ

Scale

Project Number 20-030

Drawing Number 001

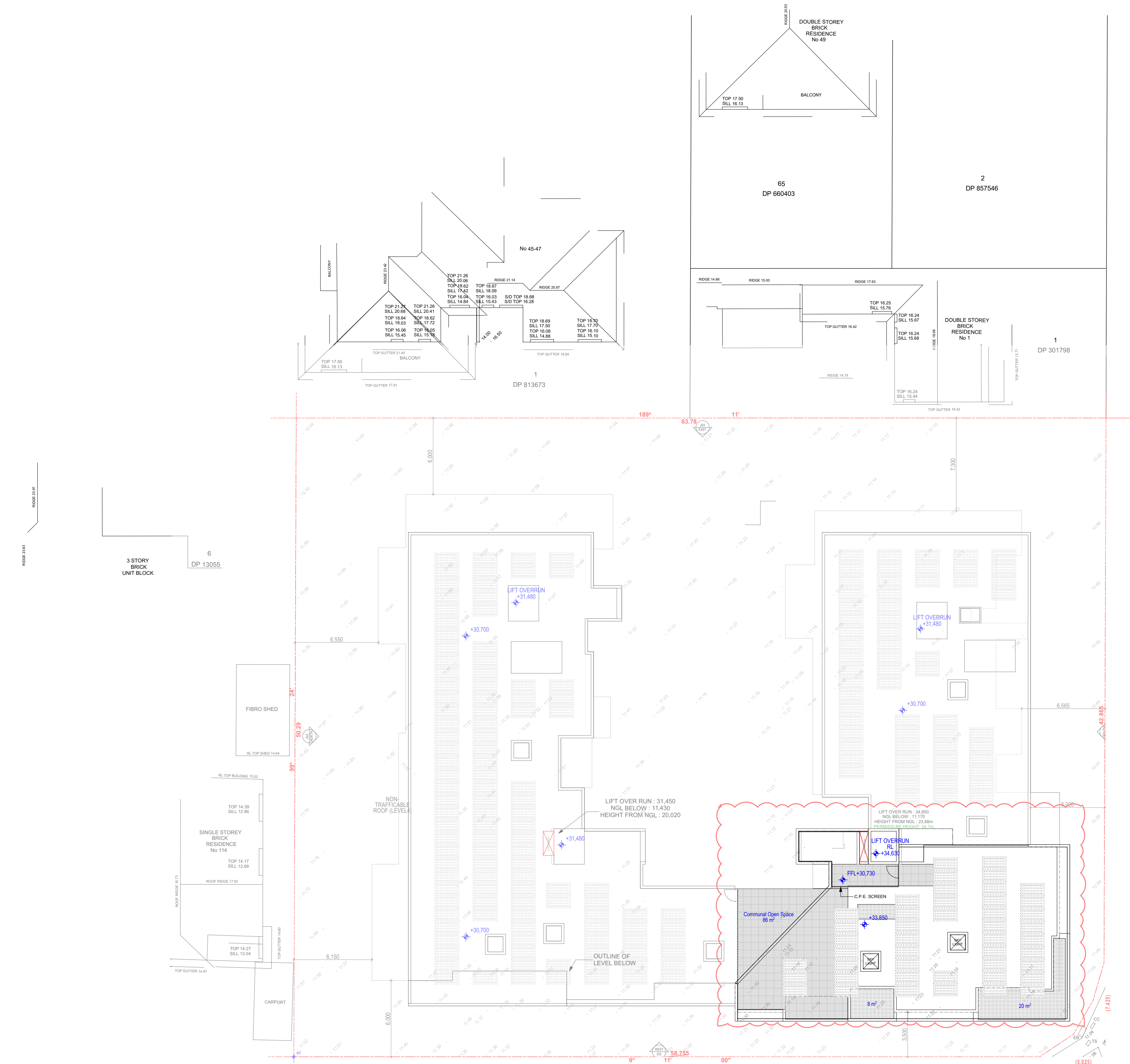
@A1 Sheet Size

Status

S 4.55

Revision L

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SITE PLAN
SCALE 1:200

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

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Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

**Energy Rating**

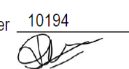
Certificate Number 00061802250

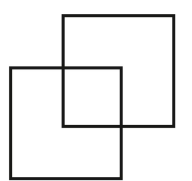
☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating **5.9** stars
cooling **37.3** MJ/m²
cooling **22.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194
Assessor Signature  Date 22/08/2024



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Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreijie - Reg no 10993

Drawing Title
SITE

SITE PLAN

Date of Issue 30.05.2024

Checked WN

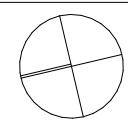
Approved GJ

Scale 1:200

Project Number 20-030

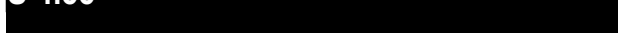
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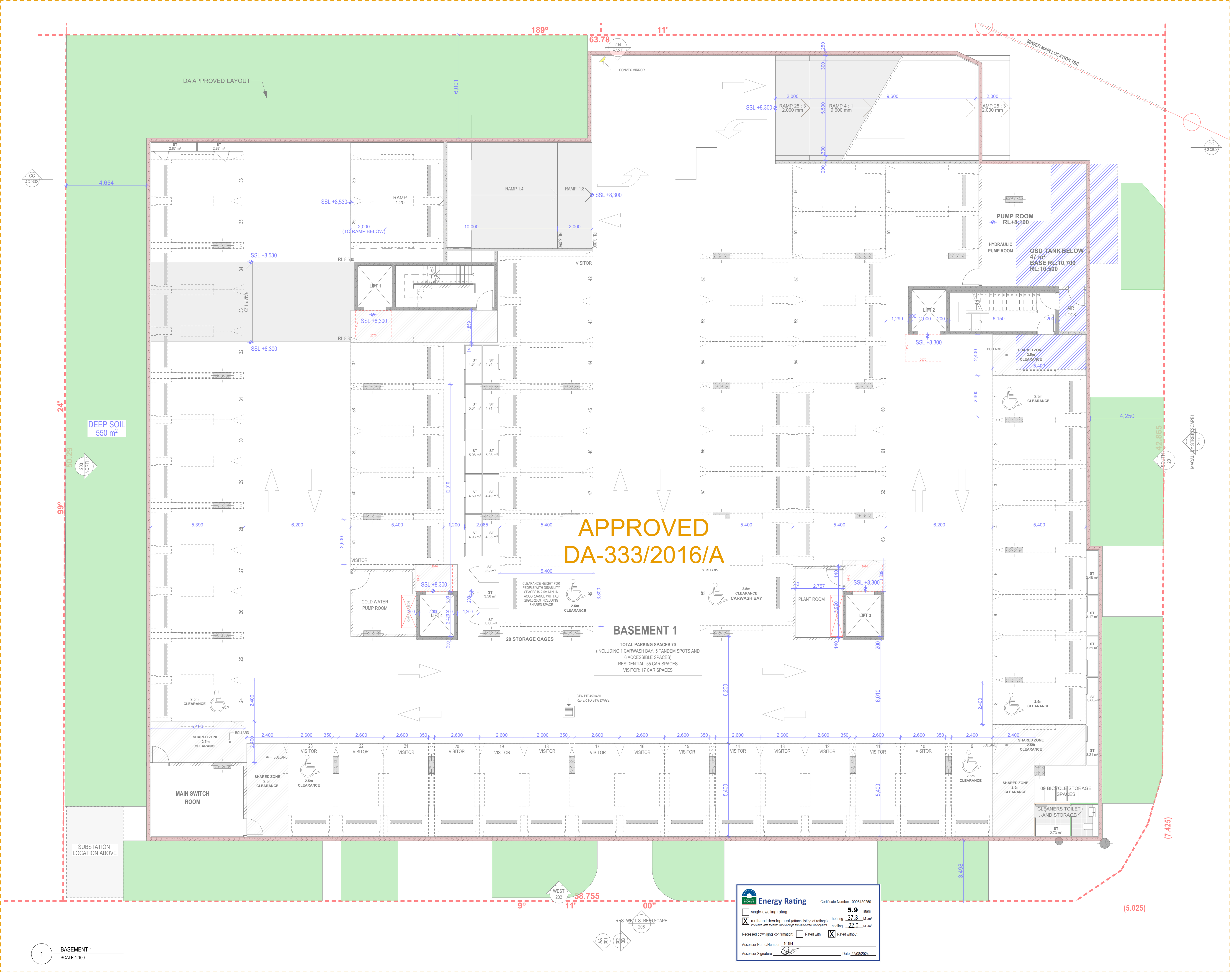
Status **\$ 4.55**



Revision **L**

Revision





PARKING NUMBERS TO BE
CONFIRMED

DEEP SOIL

APPROVED
DA-333/2016/A

BASEMENT 1
TOTAL PARKING SPACES 70
(INCLUDING 1 CARWASH BAY, 5 TANDEM SPOTS AND
6 ACCESSIBLE SPACES)
RESIDENTIAL: 55 CAR SPACES
VISITOR: 17 CAR SPACES

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF
CHANGES

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I	ISSUE FOR S4.55 SUBMISSION	08.07.2023	ZBM
H	ISSUE FOR COORDINATION	03.07.2023	ZBM
G	ISSUE FOR COORDINATION	29.06.2023	ZBM
F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
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Sydney NSW 2207 Australia

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North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jelle - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
GENERAL ARRANGEMENT PLANS

BASEMENT 1

Date of Issue
30.05.2024

Checked
WN

Approved
GJ

Scale
1:100

Project Number
20-030

Drawing Number
102

Revision
L

Status
S 4.55

**Energy Rating**

Certificate Number 0006180250

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If listed, also specify if the average across the entire development

heating 37.3 MJ/m²

cooling 22.0 MJ/m²

Recessed downlights confirmation

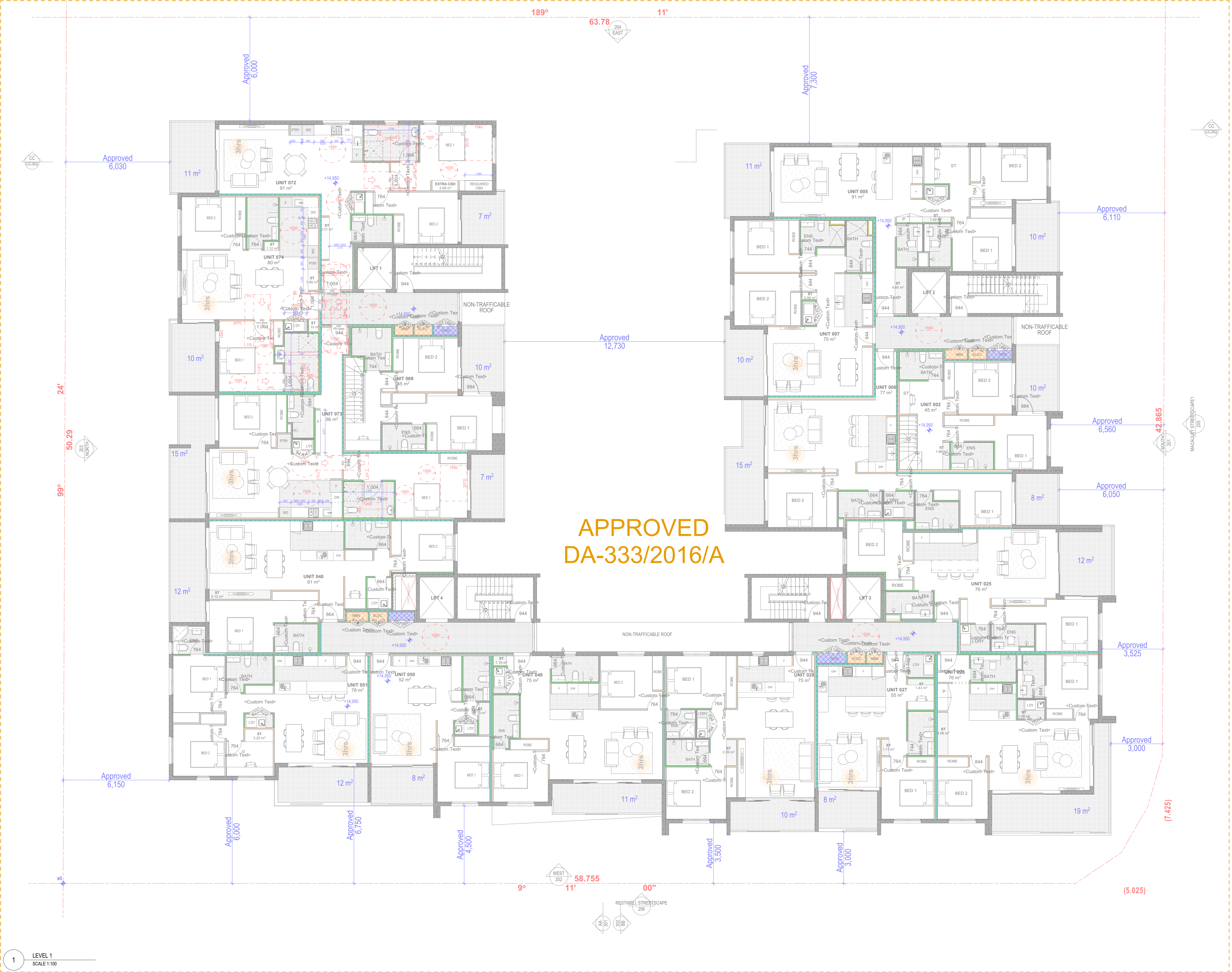
☐ Rated with

☒ Rated without

Assessor Name/Number 10194

Assessor Signature

Date 22/09/2024



MIN 3hrs SUN
DA APPROVED
DA APPROVED DIMENSIONS

Energy Rating
Certificate Number: 0006180250
Single-dwelling rating: **5.9** stars
Multi-unit development (attach listing of ratings): heating **37.3** MJ/m², cooling **22.0** MJ/m²
Recessed downlights confirmation: ☐ Rated with, ☒ Rated without
Assessor Name/Number: 10154
Assessor Signature: [Signature]
Date: 22/08/2024

NO AMENDMENTS		
L	ISSUE FOR \$4.55 REVISION	30.05.2024 GJ
K	ISSUE FOR \$4.55 REVISION	15.02.2024 GJ
J	ISSUE FOR \$4.55 REVISION	08.08.2023 ZBM
I	ISSUE FOR \$4.55 SUBMISSION	08.07.2023 ZBM
H	ISSUE FOR COORDINATION	03.07.2023 ZBM
G	ISSUE FOR COORDINATION	29.06.2023 ZBM
F	ISSUE FOR COORDINATION	22.06.2023 ZBM
Rev	Description	Date App'd

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North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jelle - Reg no 10593

URBAN LINK ARCHITECTS

Drawing Title
GENERAL ARRANGEMENT PLANS

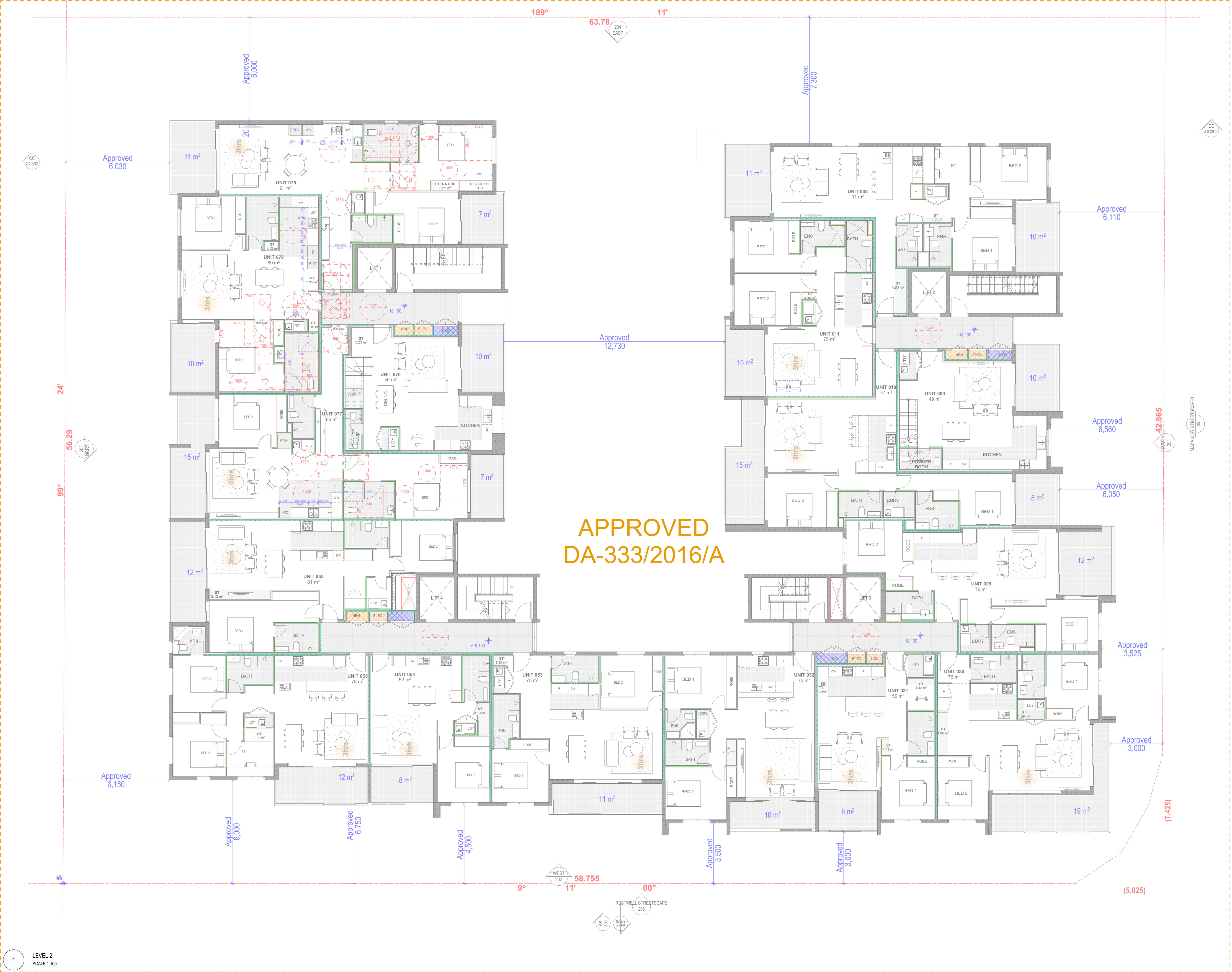
LEVEL 1

Date of Issue: 30.05.2024
Checked: WN
Approved: GJ

Scale: 1:100

Project Number: 20-030
Drawing Number: 104
Revision: L

Status: S 4.55



3hrs MIN 3hrs SUN

Energy Rating Certificate Number 0006180250

5.9 stars

single-dwelling rating

multi-unit development (attach listing of ratings)

heating 37.3 MJ/m²/yr

cooling 22.0 MJ/m²/yr

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194

Assessor Signature: [Signature] Date: 22/08/2024

NO AMENDMENTS		
L	ISSUE FOR S4.55 REVISION	30.05.2024 GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024 GJ
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F	ISSUE FOR COORDINATION	22.06.2023 ZBM
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Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jieille - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
GENERAL ARRANGEMENT PLANS

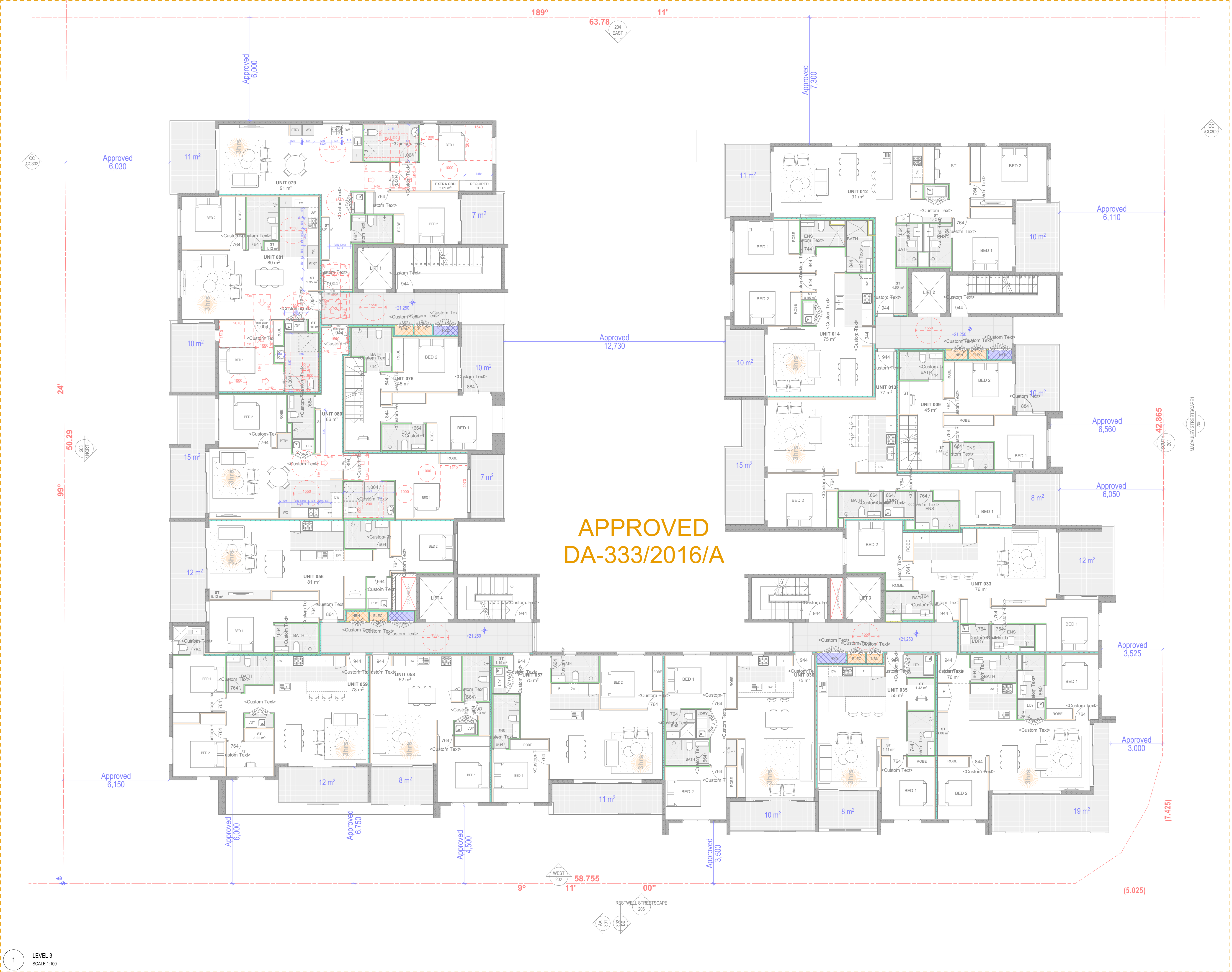
LEVEL 2

Date of Issue: 30.05.2024
Checked: WN
Approved: GJ

Scale: 1:100

Project Number: 20-030
Drawing Number: 105
Revision: L

Status: S 4.55



3hrs MIN 3hrs SUN

Energy Rating

single-dwelling rating: **5.9** stars

multi-unit development (attach listing of ratings): heating **37.3** MJ/m², cooling **22.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with, ☒ Rated without

Assessor Name/Number: 10194, Date: 22/08/2024

NO AMENDMENTS		
L	ISSUE FOR S4.55 REVISION	30.05.2024 GJ
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F	ISSUE FOR COORDINATION	22.06.2023 ZBM
Rev	Description	Date App'd

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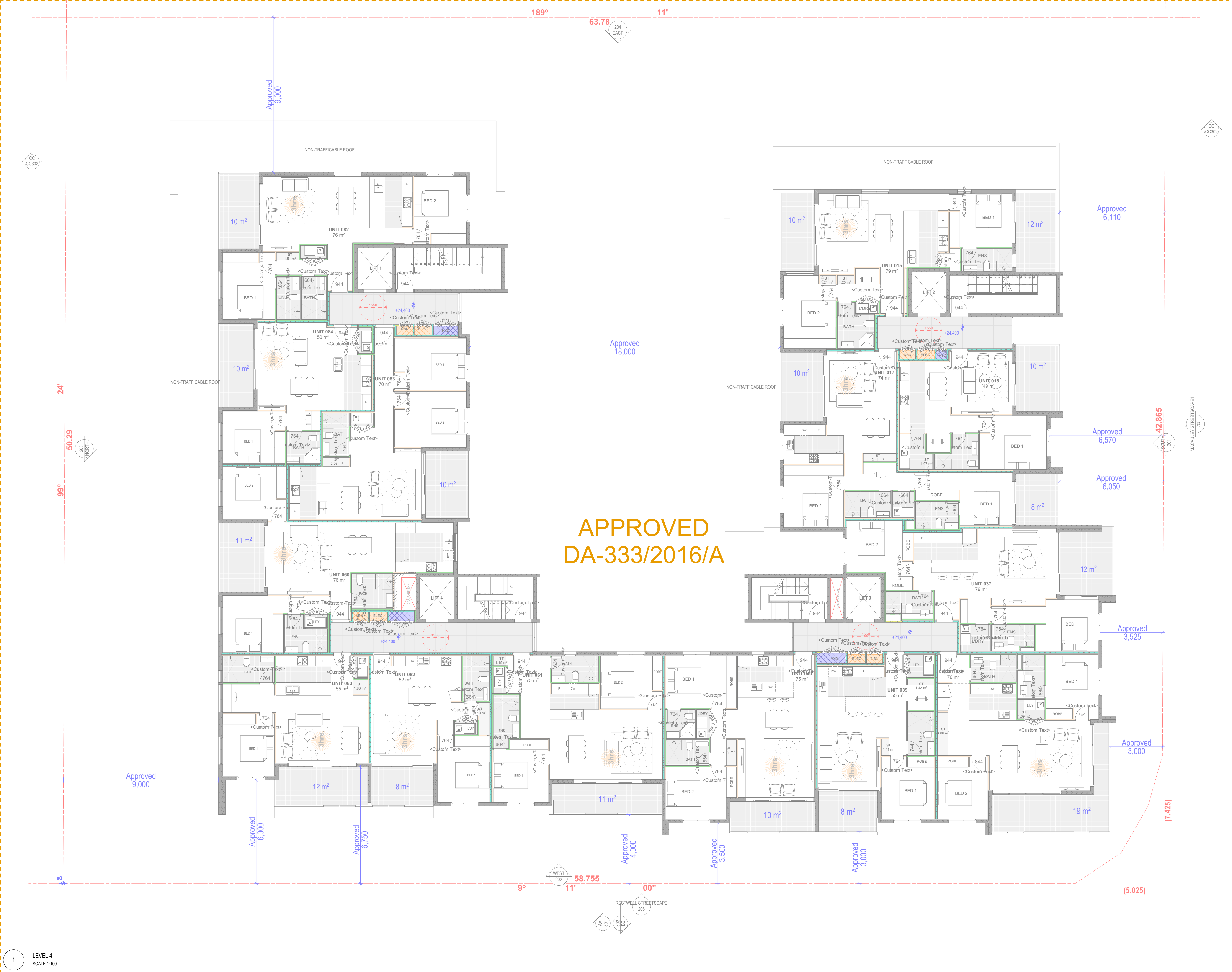
Nominated Architect(s):
Georges Jieje - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
GENERAL ARRANGEMENT PLANS

LEVEL 3

Date of Issue	30.05.2024	Checked	WN	Approved	GJ
Scale	1:100				
Project Number	20-030	Drawing Number	106	Revision	L
Status	S 4.55				



3hrs MIN 3hrs SUN

Energy Rating Certificate Number: 0006180290

☐ Single-dwelling rating **5.9** stars

☒ Multi-unit development (attach listing of ratings)

heating **37.3** MJ/m²
cooling **22.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10154
Assessor Signature: [Signature]
Date: 22/08/2024

NO AMENDMENTS		
L	ISSUE FOR S4.55 REVISION	30.05.2024 GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024 GJ
J	ISSUE FOR S4.55 REVISION	08.08.2023 ZBM
I	ISSUE FOR S4.55 SUBMISSION	08.07.2023 ZBM
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G	ISSUE FOR COORDINATION	29.06.2023 ZBM
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Rev	Description	Date App'd

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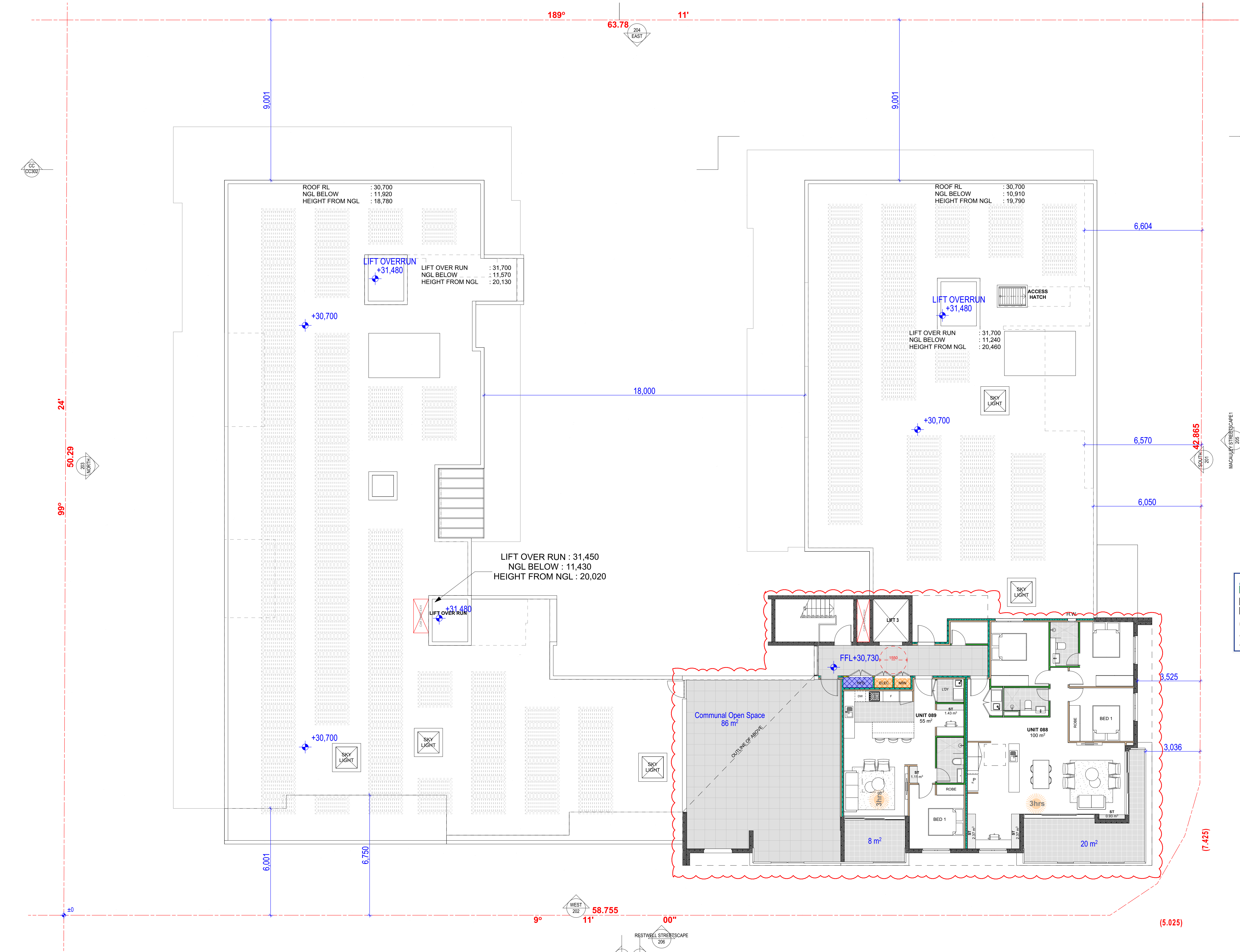
Nominated Architect(s):
Georges Jleli - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
GENERAL ARRANGEMENT PLANS

LEVEL 4

Date of Issue	Checked	Approved	
30.05.2024	WN	GJ	
Scale	1:100		
Project Number	Drawing Number	Revision	
20-030	107	L	
Status	S 4.55		



**Energy Rating**

Certificate Number 0006180290

☐ single-dwelling rating

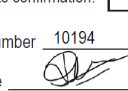
☒ multi-unit development (attach listing of ratings)

heating **5.9** stars

cooling **37.3** MJ/m²

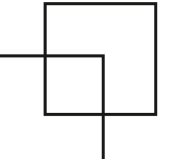
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10154

Assessor Signature  Date 22/08/2024

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
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116-124 Restwell St Bankstown
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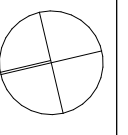
Nominated Architect(s):
Georges Jleli - Reg no 10993

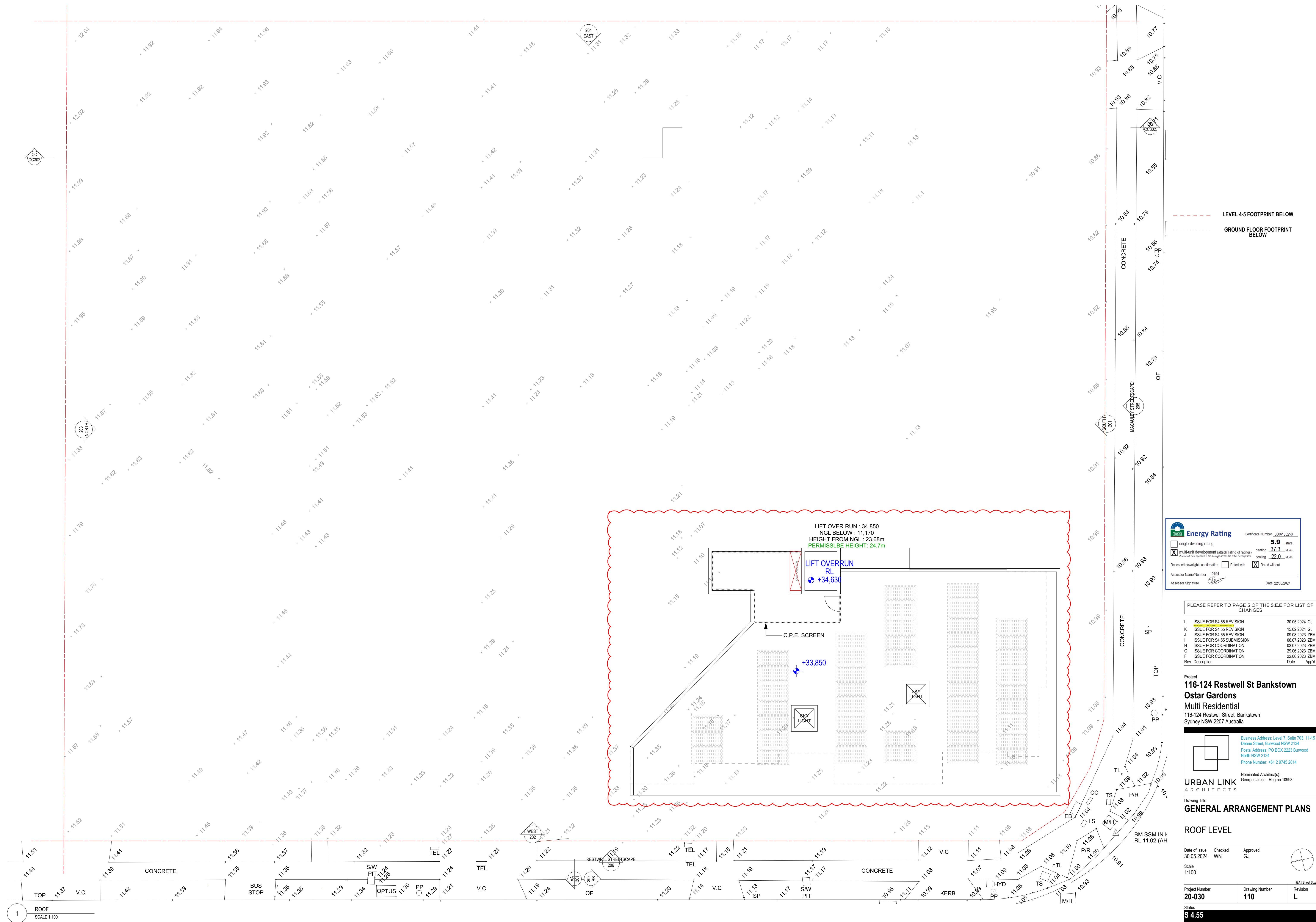
URBAN LINK ARCHITECTS

Drawing Title

GENERAL ARRANGEMENT PLANS

LEVEL 6

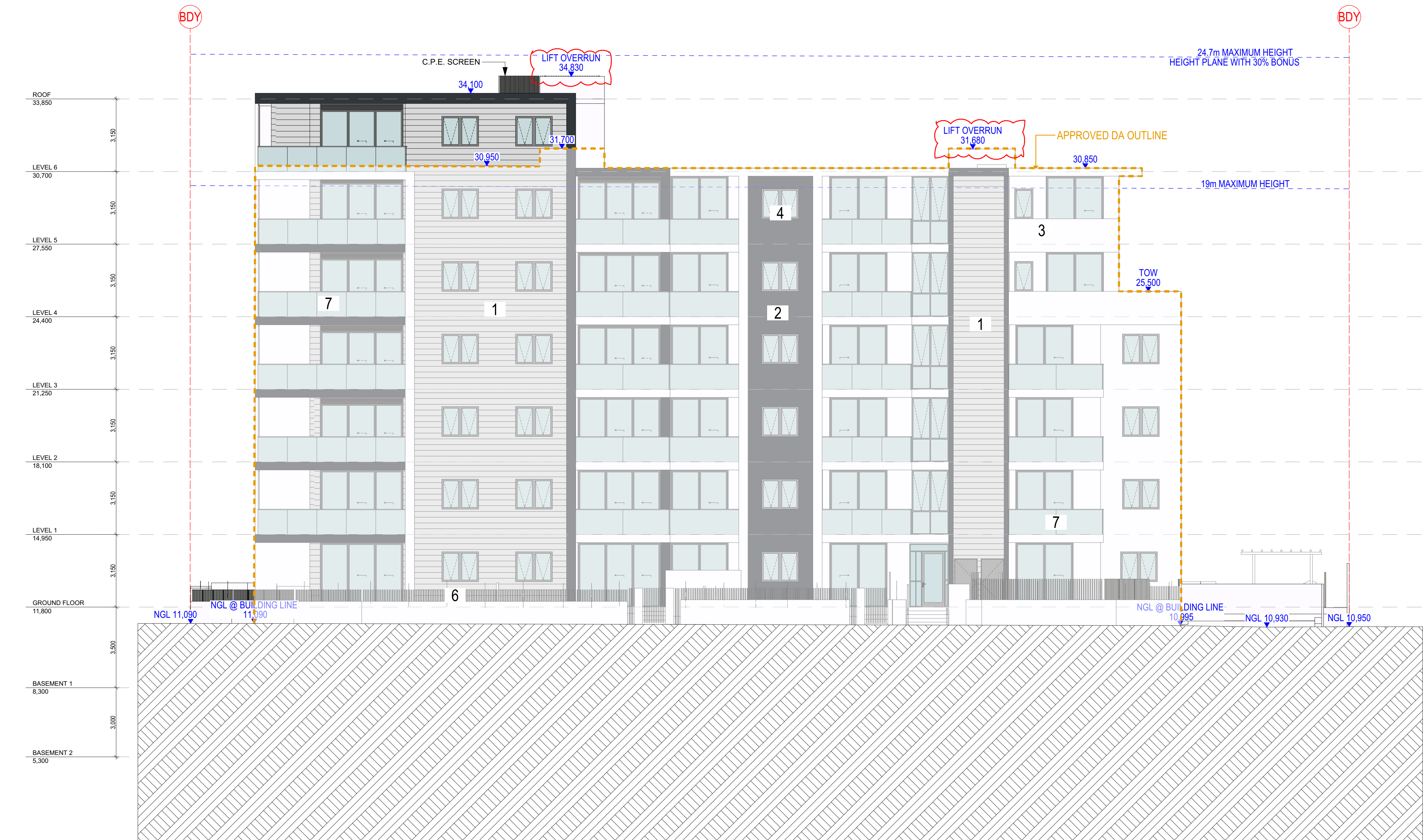
Date of Issue	Checked	Approved	
30.05.2024			
Scale	1:100		
Project Number	Drawing Number	Revision	
20-030	109	L	
Status	S 4.55		





Notes

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4. ALL ARCHITECTURAL DRAWINGS MUST BE READ IN PARALLEL TO THE OTHER CONSULTANTS AND MANUFACTURER'S DOCUMENTS. THE BUILDER DISCREPANCY OCCURS PRIOR TO CONSTRUCTION ONLY IF ALL THE BELOW ARE INCLUDED:
 - THE ARCHITECT DCD FORM IS ISSUE.
 - THE DECLARED DRAWINGS ARE INSCRIBED WITH THE PCA OFFICIAL SEAL.
 - THE PCA ISSUES THE CC CERTIFICATE.ALL THE CC DOCUMENTS ARE UPLOADED TO THE NSW E-PORTAL.



PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
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Nominated Architect(s):
Georges Jreije - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
ELEVATIONS

SOUTH SOUTH ELEVATION (MACAULEY AVE)

Date of Issue 30.05.2024 Checked WN Approved GJ

Scale 1:100

Project Number 20-030 Drawing Number 201 Revision L

Status \$ 4.55

1 GROOVED CONCRETE
GREY COLOR
UNFINISHED LOOK

2 RENDER AND PAINT FINISH - DULUX
WAYWARD GREY COLOUR (OR SIMILAR)

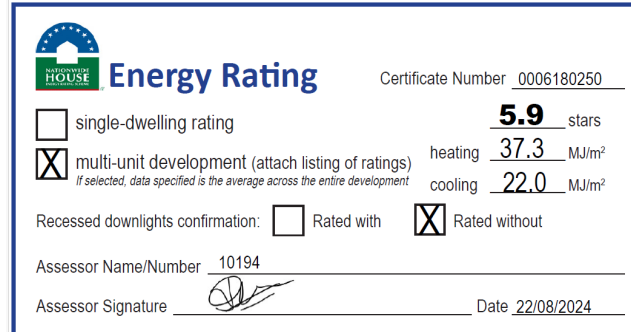
3 RENDER AND PAINT FINISH - DULUX
LEXICON COLOUR (OR SIMILAR)

4 POWDER COATED ALUMINUM FIXED
LOUVRES DULUX MALAY GREY COLOUR
(OR SIMILAR)

5 POWDER COATED ALUMINUM FIXED
LOUVRES DULUX WAYWARD GREY
COLOUR (OR SIMILAR)

6 POWDER COATED ALUMINUM METAL
BARS FENCE DULUX WAYWARD GREY
COLOUR (OR SIMILAR)

7 GLASS CLEAR
BALLUSTRADE





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Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreije - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
ELEVATIONS

W WEST ELEVATION (RESTWELL ST)

Date of Issue 30.05.2024 Checked WN Approved GJ

Scale 1:100

Project Number 20-030 Drawing Number 202 Revision L

Status
S 4.55

- 1

GROOVED CONCRETE
GREY COLOR
UNFINISHED LOOK
- 2

RENDER AND PAINT FINISH - DULUX
WAYWARD GREY COLOUR (OR SIMILAR)
- 3

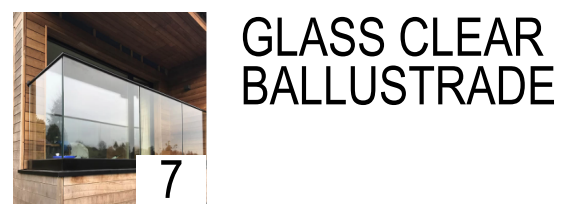
RENDER AND PAINT FINISH - DULUX
LEXICON COLOUR (OR SIMILAR)

- 4

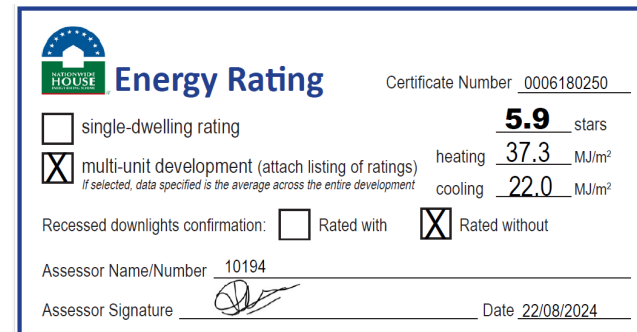
POWDER COATED ALUMINUM FIXED
LOUVRES DULUX MALAY GREY COLOUR
(OR SIMILAR)
- 5

POWDER COATED ALUMINUM FIXED
LOUVRES DULUX WAYWARD GREY
COLOUR (OR SIMILAR)
- 6

POWDER COATED ALUMINUM METAL
BARS FENCE DULUX WAYWARD GREY
COLOUR (OR SIMILAR)

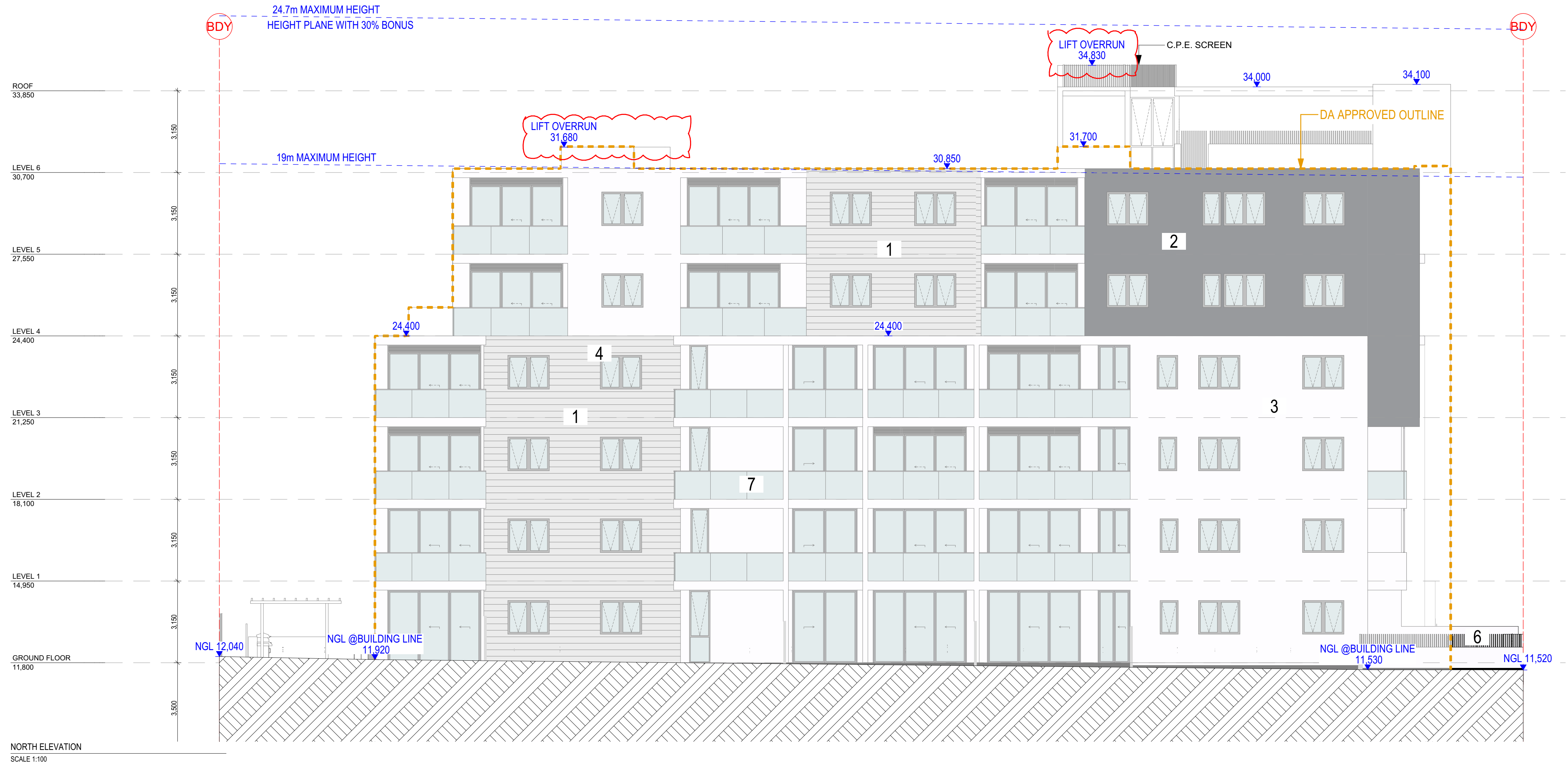


GLASS CLEAR
BALLUSTRADE



1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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 - THE PCA ISSUES THE CC CERTIFICATE
5. ALL THE DDO DOCUMENTS ARE UPLOADED TO THE NSW E-PORTAL.

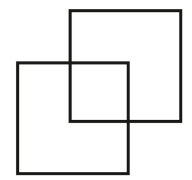
PLEASE REFER TO PAGE 5
OF THE S.E.E FOR LIST OF
CHANGES



PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR \$4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR \$4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR \$4.55 REVISION	09.08.2023	ZBM
I	ISSUE FOR \$4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia



Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreije - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
ELEVATIONS

N NORTH ELEVATION

Date of Issue	Checked	Approved
30.05.2024	WN	GI

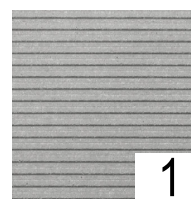
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			@A1 Sheet Size	

Project Number 20-030	Drawing Number 203	Revision L
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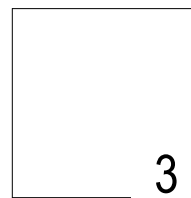
Status
S 4.55



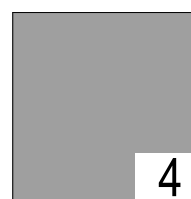
GROOVED CONCRETE
GREY COLOR
UNFINISHED LOOK



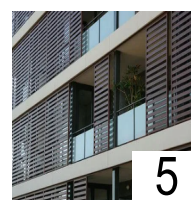
RENDER AND PAINT FINISH - DULUX
WAYWARD GREY COLOUR (OR SIMILAR)



RENDER AND PAINT FINISH - DULUX
LEXICON COLOUR (OR SIMILAR)



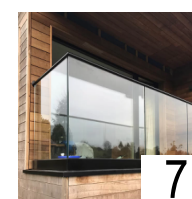
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LOUVRES DULUX MALAY GREY COLOUR
(OR SIMILAR)



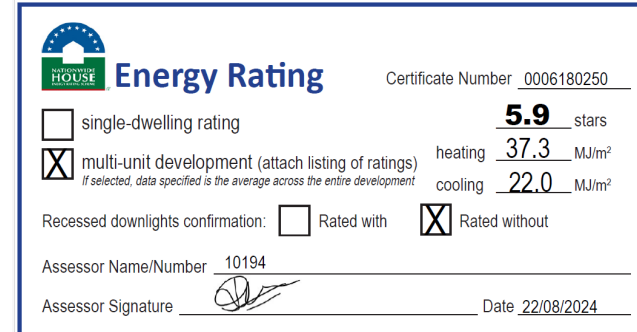
POWDER COATED ALUMINUM FIXED
LOUVRES DULUX WAYWARD GREY
COLOUR (OR SIMILAR)



POWDER COATED ALUMINUM METAL
BARS FENCE DULUX WAYWARD GREY
COLOUR (OR SIMILAR)



GLASS CLEAR
BALLUSTRADE



Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

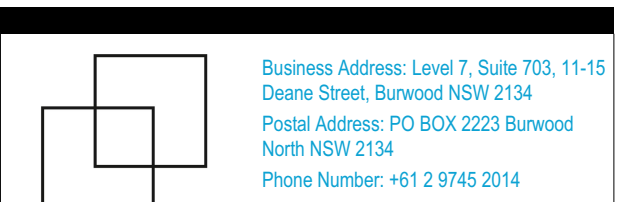
Notes

- PLEASE REFER TO PAGE 5
OF THE S.E.E FOR LIST OF
CHANGES



Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia



ELEVATIONS

EAST ELEVATION

Date of Issue	Checked	Approved	
30.05.2024	W.N.	G.I.	

Scale
1:100

Project Number 20-030	Drawing Number 204	Revision L
---------------------------------	------------------------------	----------------------

S 4.55

 4 POWDER COATED ALUMINUM FIXED LOUVRES DULUX MALAY GREY COLOUR (OR SIMILAR)

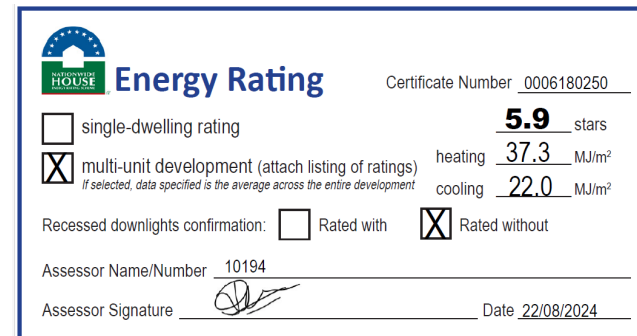
 5 POWDER COATED ALUMINUM FIXED LOUVRES DULUX WAYWARD GREY COLOUR (OR SIMILAR)

 6 POWDER COATED ALUMINUM METAL BARS FENCE DULUX WAYWARD GREY COLOUR (OR SIMILAR)



7

GLASS CLEAR
BALLUSTRADE



Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

URBAN LINK
ARCHITECTS

ELEVATIONS

EAST ELEVATION

Date of Issue	Checked	Approved	
30.05.2024	W.N.	G.I.	

Scale
1:100

Project Number 20-030	Drawing Number 204	Revision L
---------------------------------	------------------------------	----------------------

S 4.55

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MACAULEY STREETScape1 ELEVATION
SCALE 1:100



MACAULEY STREET VIEW

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR S4.55 REVISION	09.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

Energy Rating Certificate Number: 00061802250

☐ single-dwelling rating **5.9** stars

☒ multi-unit development (attach listing of ratings) heating **37.3** MJ/m² cooling **22.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194
Assessor Signature: [Signature] Date: 22/08/2024

Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreije - Reg no 10993

Urban Link Architects

Drawing Title
ELEVATIONS

MACAULEY STREETScape
ELEVATIONS

Date of Issue: 30.05.2024 Checked: WN Approved: GJ

Scale: 1:100

Project Number: 20-030 Drawing Number: 205 Revision: L

Status: **S 4.55**

Notes

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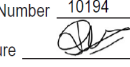
**Energy Rating**

Certificate Number: 0006180250

☐ single-dwelling rating

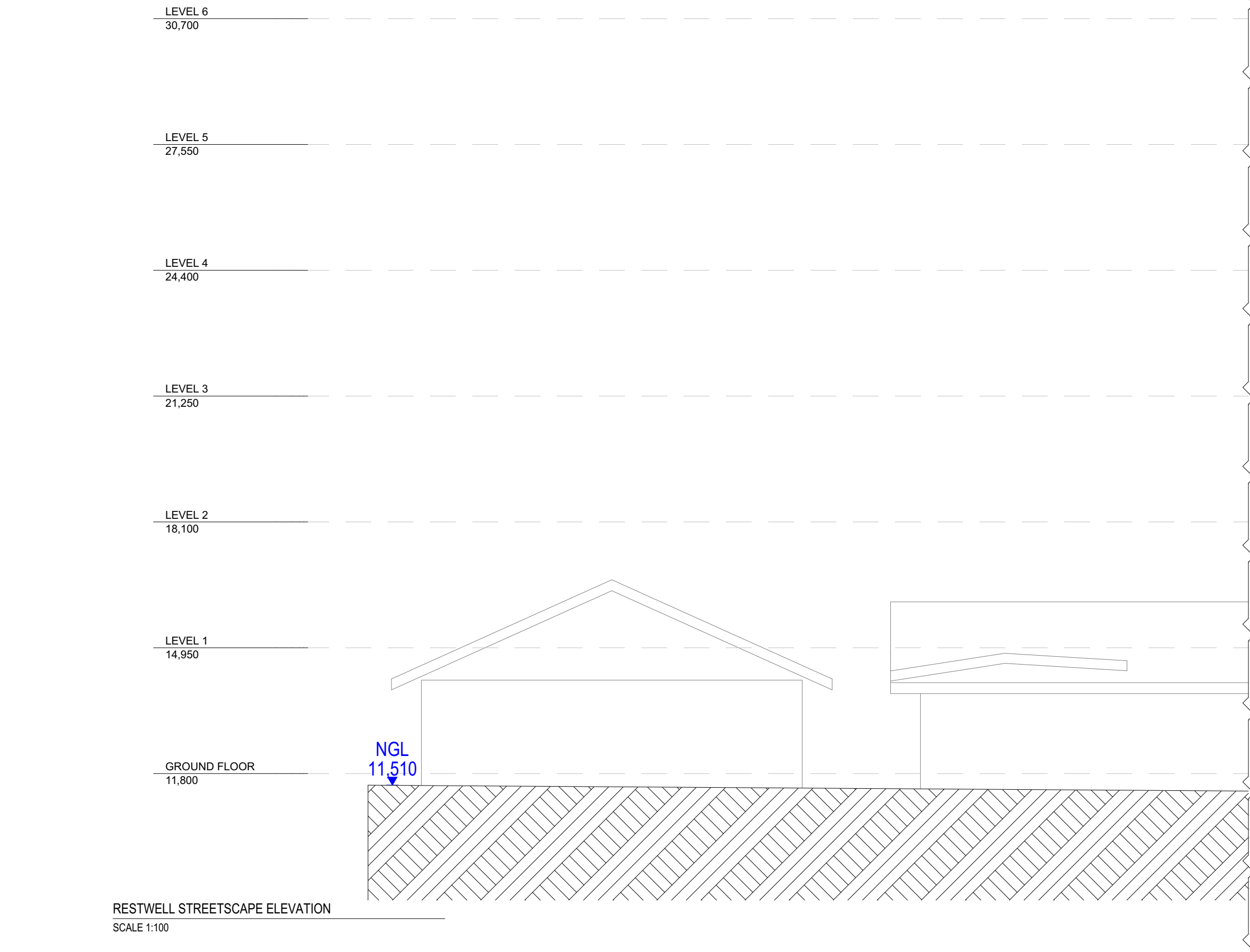
☒ multi-unit development (attach listing of ratings)
† asterisk, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194
Assessor Signature:  Date: 22/09/2024

5.9 stars

heating: 37.3 MJ/m²
cooling: 22.0 MJ/m²

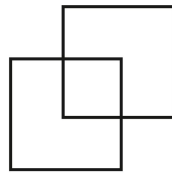


RESTWELL STREET VIEW

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR S4.55 REVISION	09.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia



Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreijie - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
ELEVATIONS

RESTWELL STREETSCAPE ELEVATIONS

Date of Issue: 30.05.2024
Checked: WN
Approved: GJ

Scale: 1:100
@A1 Sheet Size

Project Number 20-030	Drawing Number 206	Revision L
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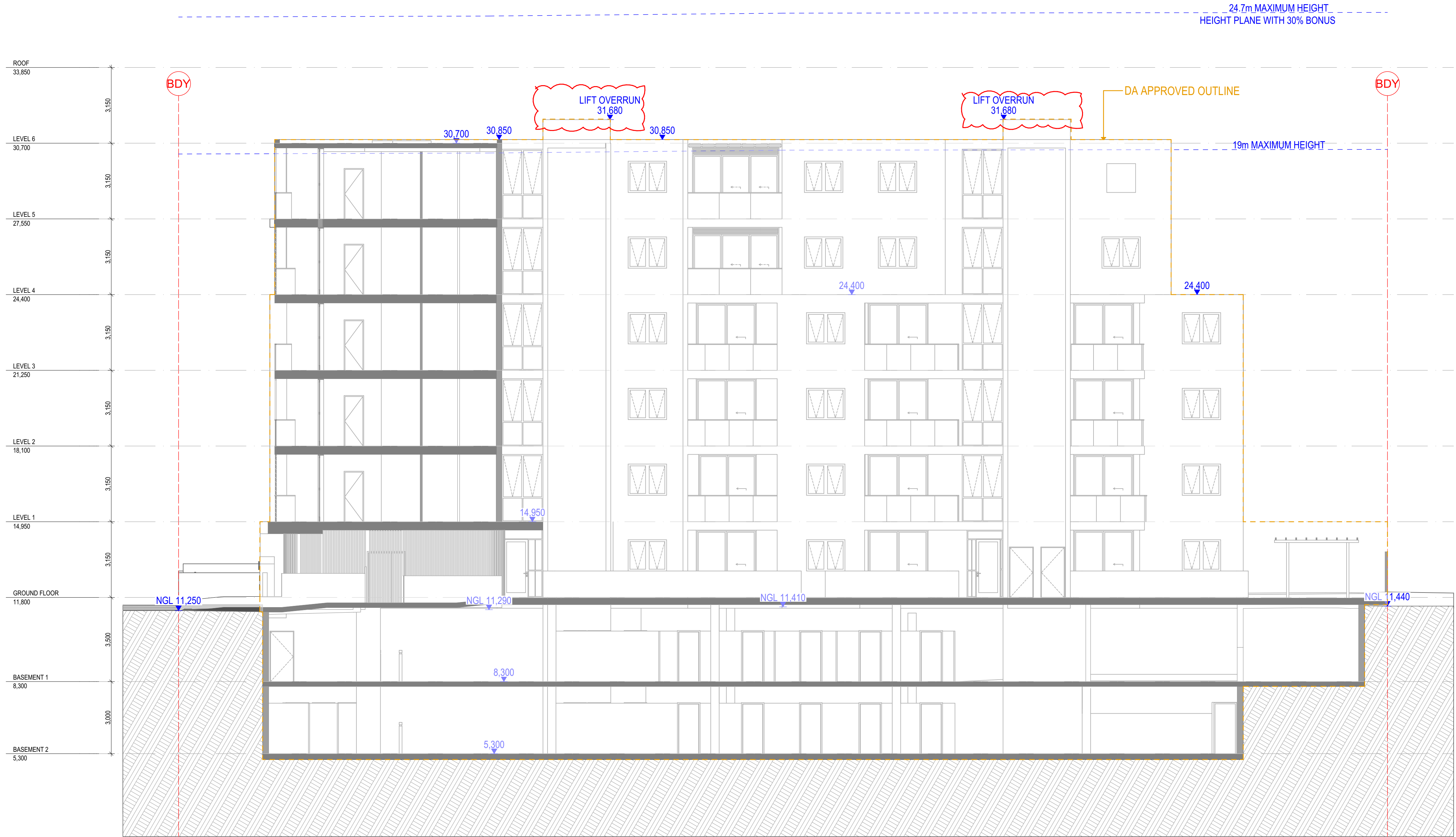
Status
\$ 4.55

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I	ISSUE FOR S4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

Energy Rating

Certificate Number: 0006180250

single-dwelling rating: **5.9** stars

multi-unit development (attach listing of ratings): heating: **37.3** MJ/m² cooling: **22.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194
Assessor Signature: [Signature] Date: 22/08/2024

URBAN LINK ARCHITECTS

Business Address: Level 7, Suite 703, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s): Georges Jreije - Reg no 10993

Drawing Title
SECTIONS

AA SECTIONS

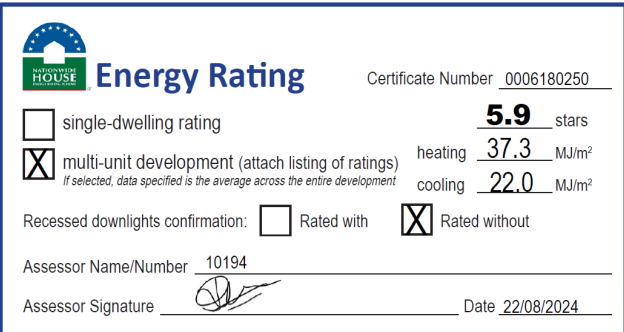
Date of Issue: 30.05.2024
Checked: WN
Approved: GJ

Scale: 1:100

Project Number: **20-030**
Drawing Number: **301**
Revision: **L**

Status: **S 4.55**

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Rev	Description	Date	App

Project
116-124 Restwell St Bankstown
Ostar Gardens
 Multi Residential
 116-124 Restwell Street, Bankstown
 Sydney NSW 2207 Australia

Business Address: Level 7, Suite 703, 11-13
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

URBAN LINK
ARCHITECTS

SECTIONS

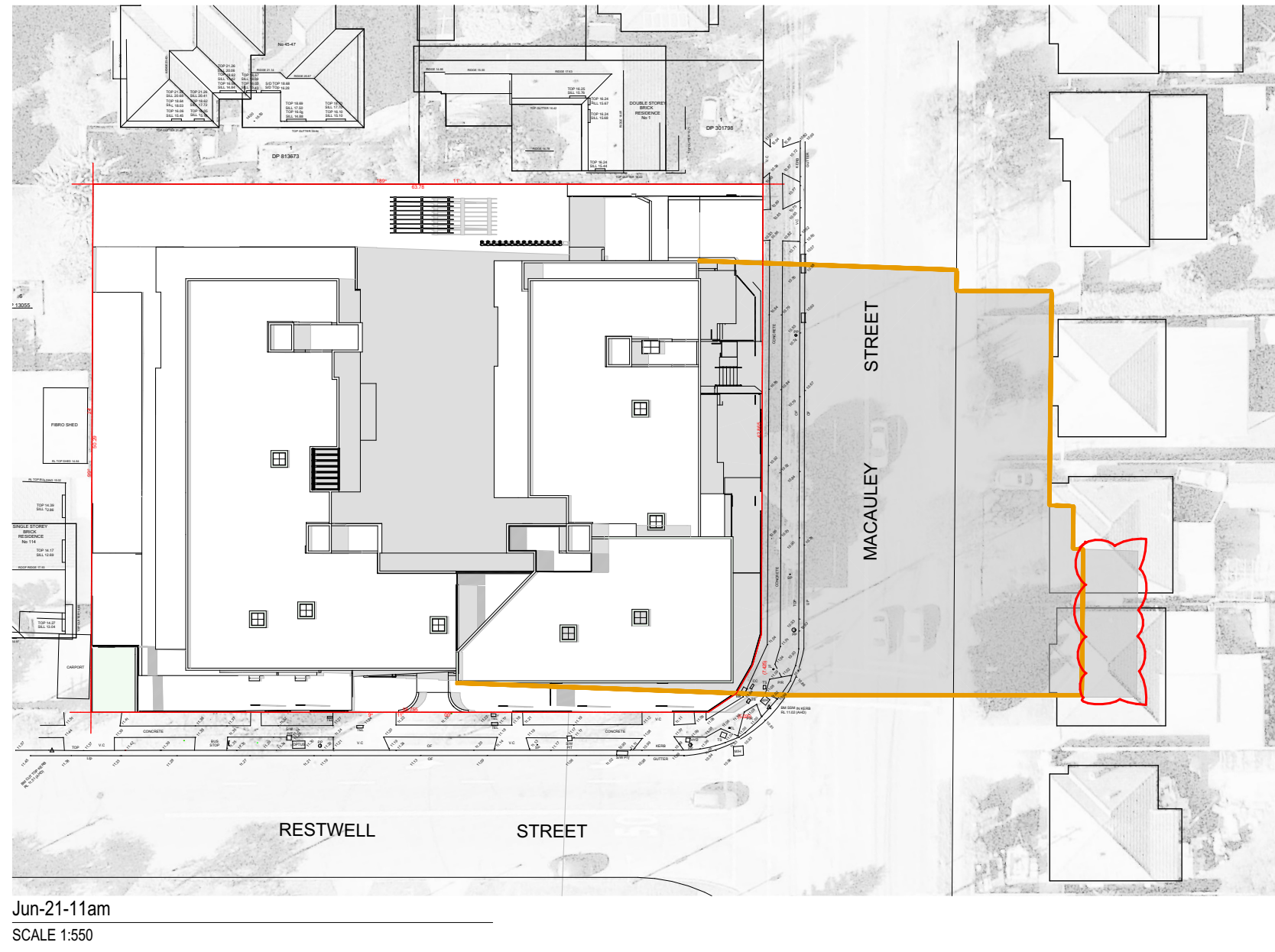
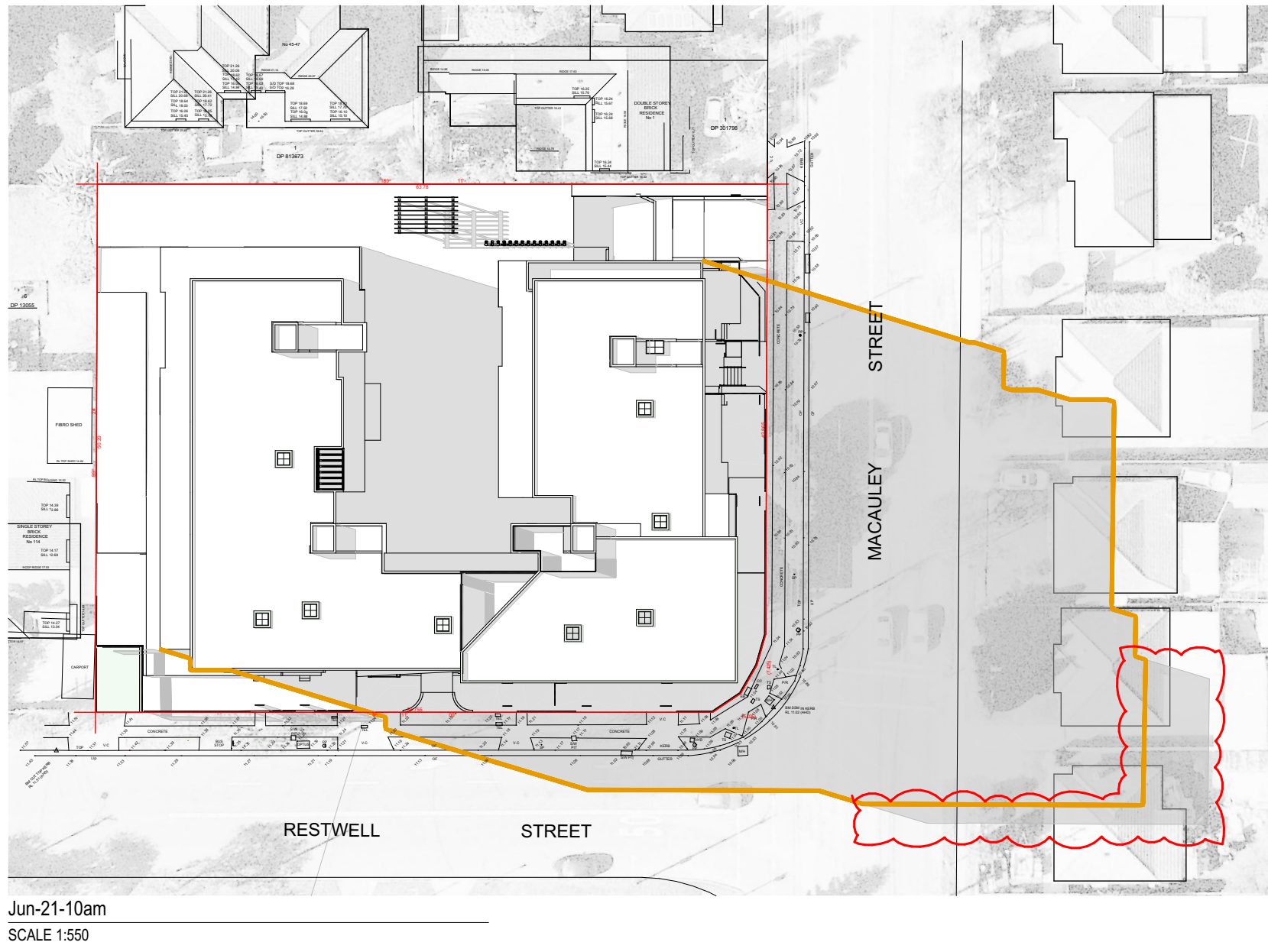
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Date of Issue 30.05.2024	Checked WN	Approved GJ	
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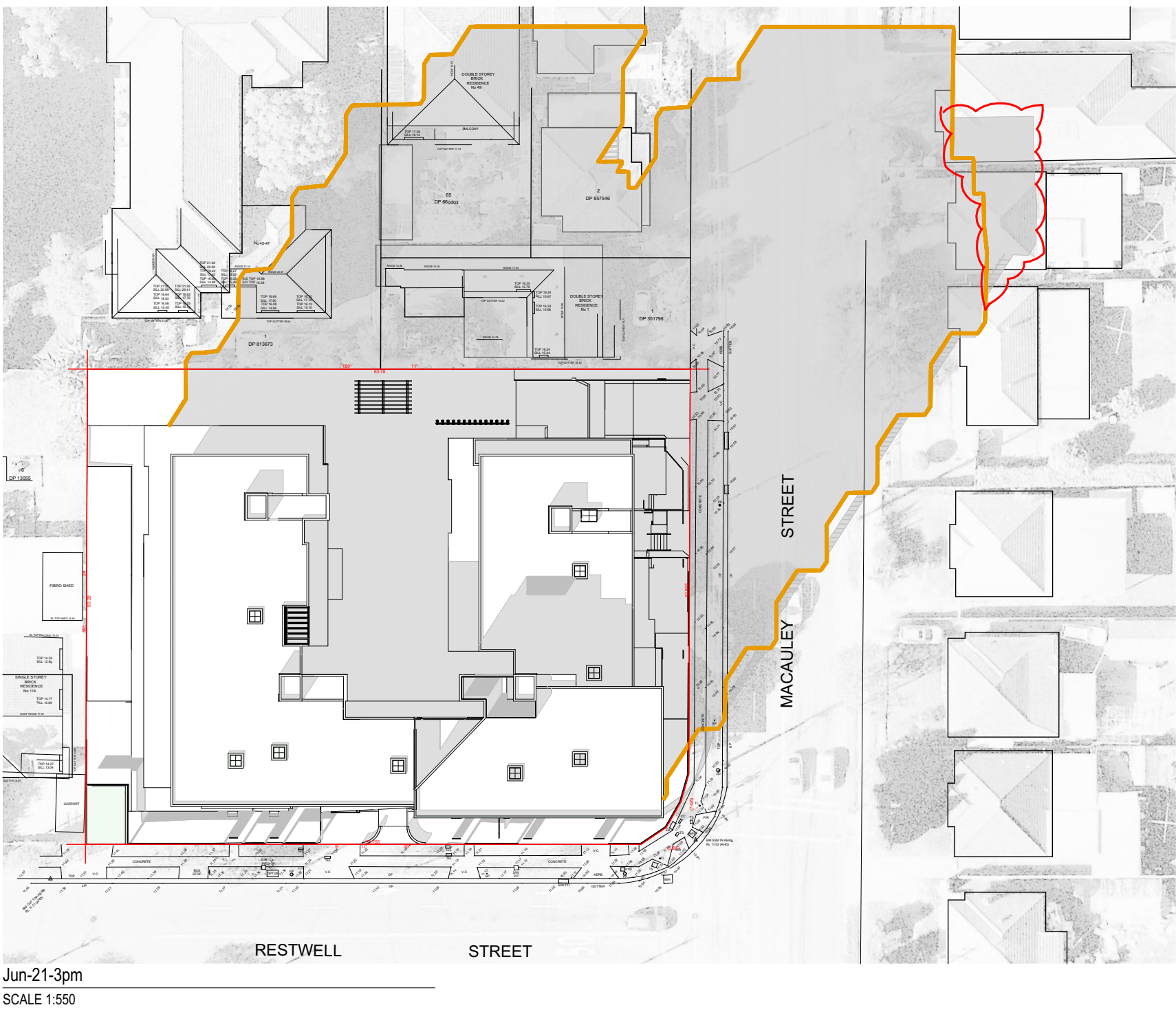
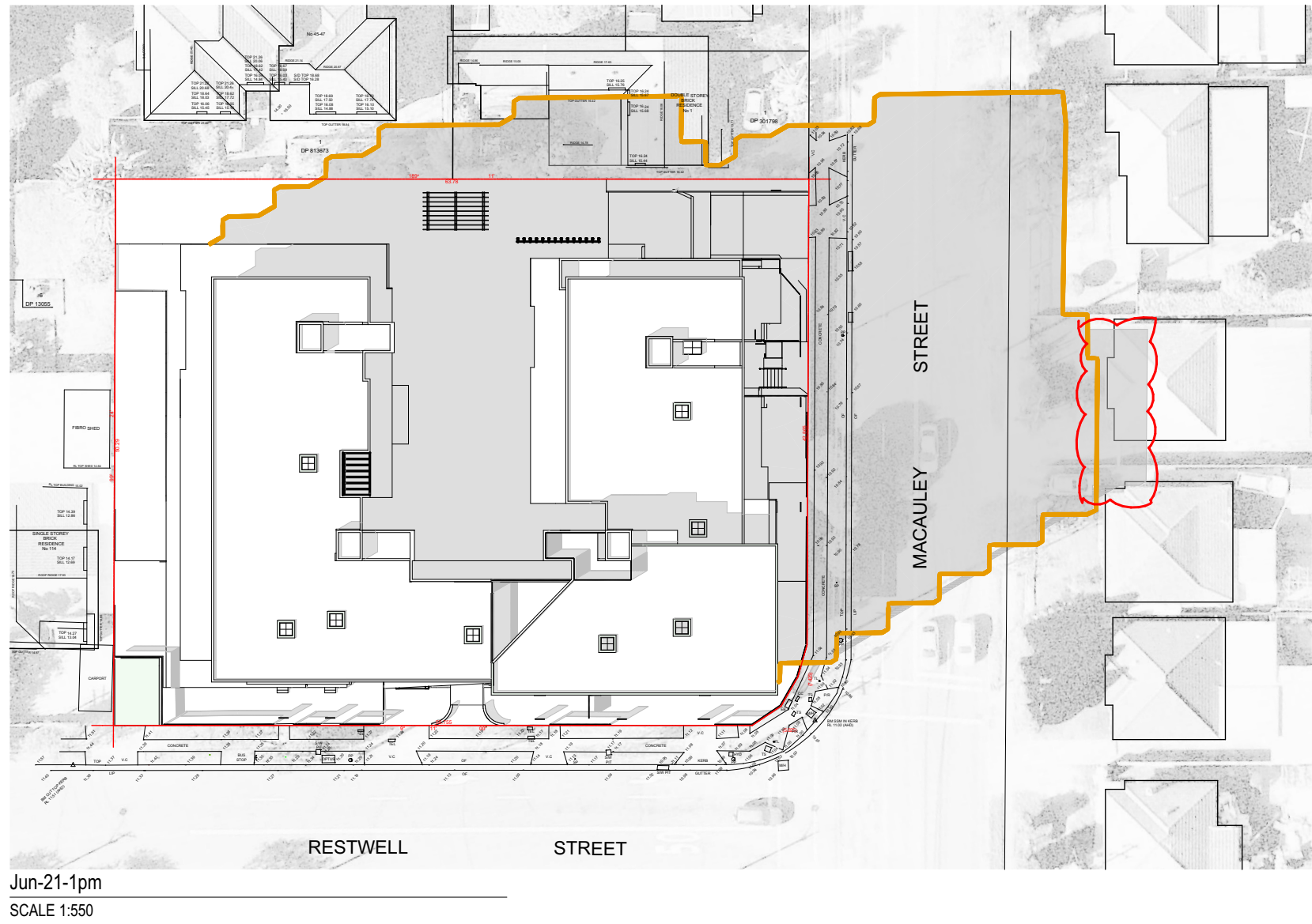
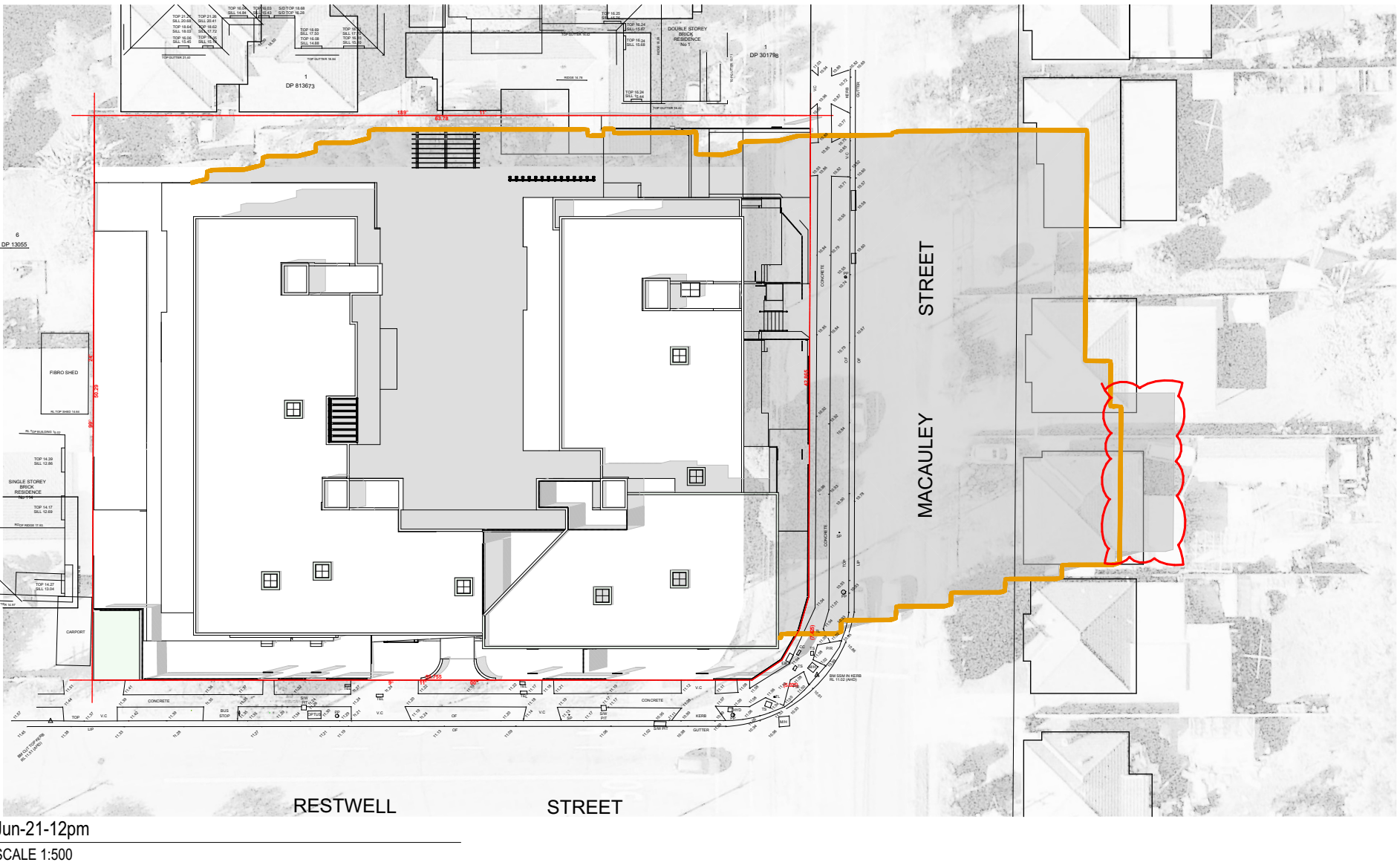
Project Number	Drawing Number	Revision
20-030	302	L

Status

S 4.55



DA APPROVED SHADOWS
ADDITIONAL SHADOWS



**Energy Rating**

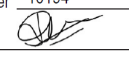
Certificate Number 0006180250

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if listed, also specify if the average across the entire development)

heating **37.3** stars
cooling **22.0** stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194
Assessor Signature  Date 22/08/2024

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES		
L	ISSUE FOR S4.55 REVISION	30.05.2024 GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024 GJ
J	ISSUE FOR S4.55 REVISION	08.08.2023 ZBM
I	ISSUE FOR S4.55 SUBMISSION	08.07.2023 ZBM
H	ISSUE FOR COORDINATION	03.07.2023 ZBM
G	ISSUE FOR COORDINATION	29.06.2023 ZBM
F	ISSUE FOR COORDINATION	22.06.2023 ZBM
Rev	Description	Date App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
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Business Address: Level 7, Suite 703, 11-15
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Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jelle - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
COMPLIANCE

**JUN 21st SOLSTICE INDICATIVE
SUN DIAGRAMS**

Date of issue 30.05.2024
Checked WN
Approved GJ

Scale
1:550, 1:500

Project Number
20-030

Drawing Number
1001

Revision
L

Status
S 4.55



Jun-21-9am SUN VIEW
SCALE



Jun-21-10am SUN VIEW
SCALE



Jun-21-11am SUN VIEW
SCALE



Jun-21-12pm SUN VIEW
SCALE



Jun-21-1pm SUN VIEW
SCALE



Jun-21-2pm SUN VIEW
SCALE



Jun-21-3pm SUN VIEW
SCALE

APPROVED DA
OUTLINE
SUNLIGHT

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF
CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
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Nominated Architect(s):
Georges Jhele - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
COMPLIANCE

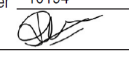
INDICATIVE SUN VIEW DIAGRAMS

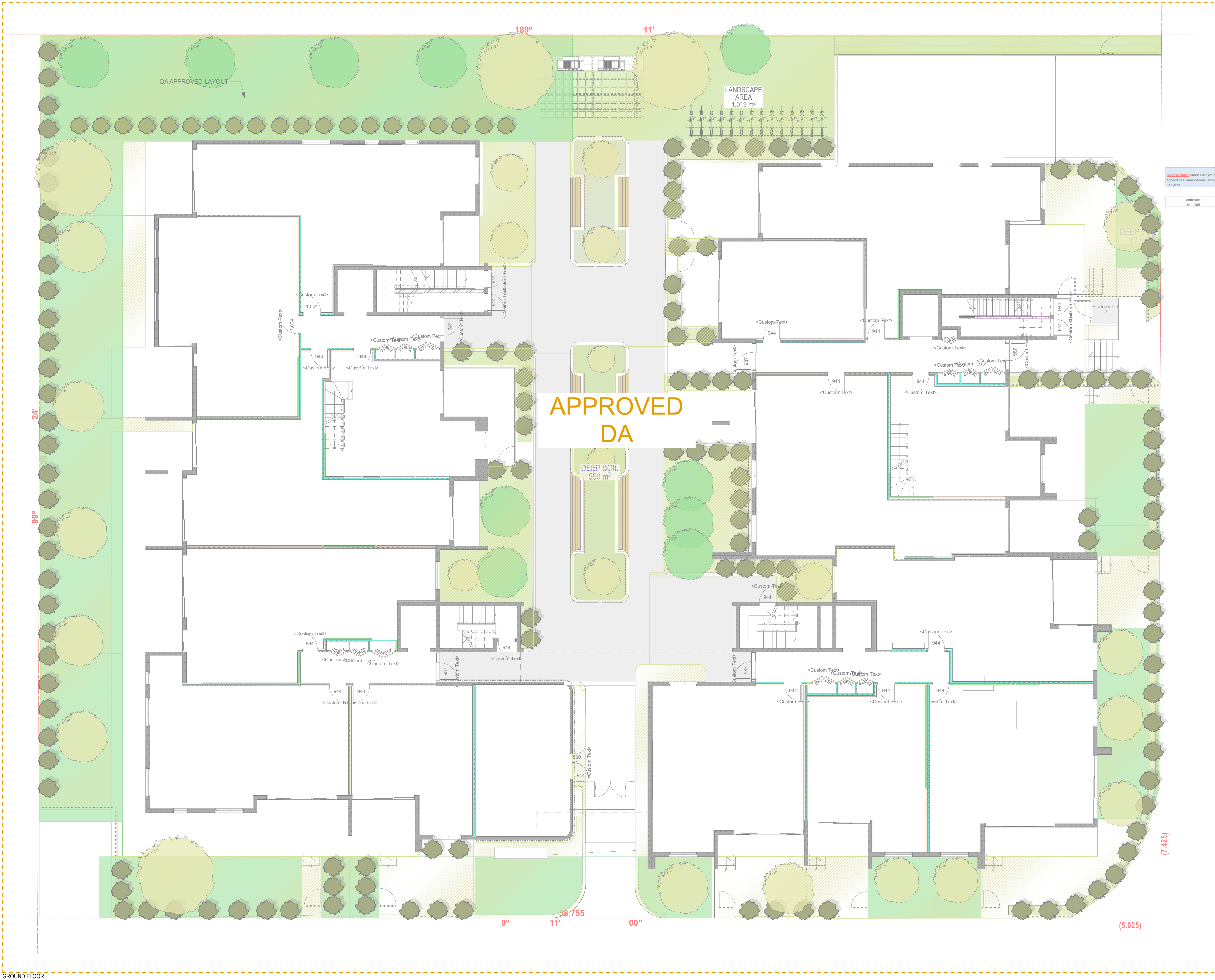
Date of Issue
30.05.2024
Checked
WN
Approved
GJ

Scale
@A1 Sheet Size

Project Number
20-030
Drawing Number
1002
Revision
L

Status
S 4.55

 Energy Rating		Certificate Number 0006180250	
☐ single-dwelling rating		5.9 stars	
☒ multi-unit development (attach listing of ratings)		heating	37.3 MJ/m ²
if listed, also specify if the average across the entire development		cooling	22.0 MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number	10194		
Assessor Signature		Date	22/08/2024



GROUND FLOOR
SCALE 1:100

DEEP SOIL AREA

LANDSCAPE AREA

General Note: Minor Changes are applied to all unit internal layouts. See Also:		3193.81m²		
	PERCENTAGE	Permissible	Approved	Proposed
Landscape	30%	958.14m²	1016	1016m²
Deep Soil	15% (Min 3m SEPP A88 2009)	479.07m²	375	375m²

**Energy Rating**

Certificate Number 0005180250

☐ single-dwelling rating

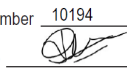
☒ multi-unit development (attach listing of ratings)

heating 37.3 MJ/m²

cooling 22.0 MJ/m²

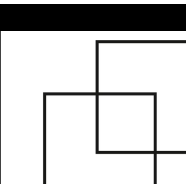
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194

Assessor Signature:  Date 22/08/2024

NO AMENDMENTS		
L	ISSUE FOR S4.55 REVISION	30.05.2024 GJ
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Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134

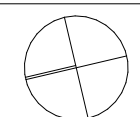
Postal Address: PO BOX 2223 Burwood
North NSW 2134

Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jieje - Reg no 10593

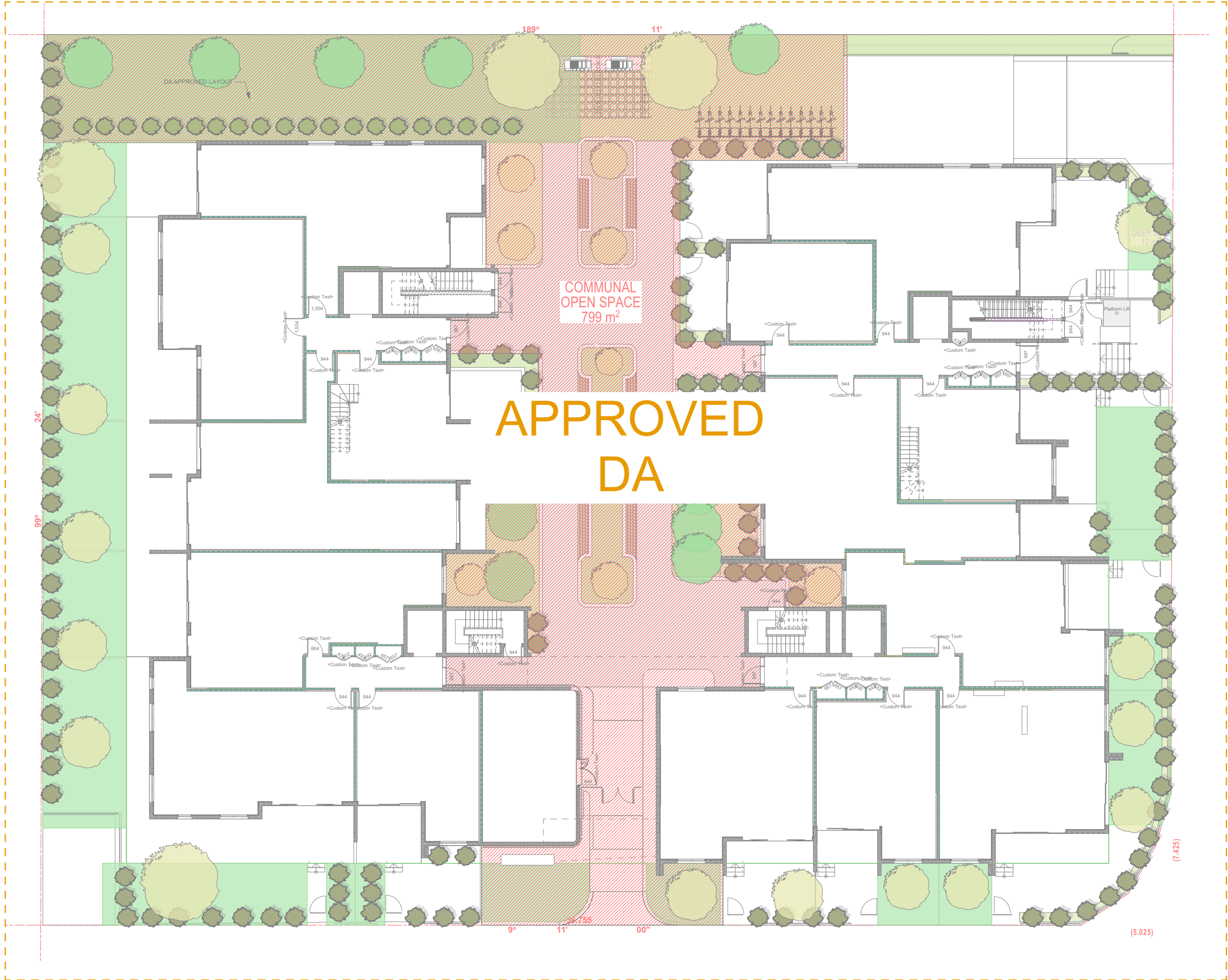
Drawing Title
COMPLIANCE

Landscape Area calculation

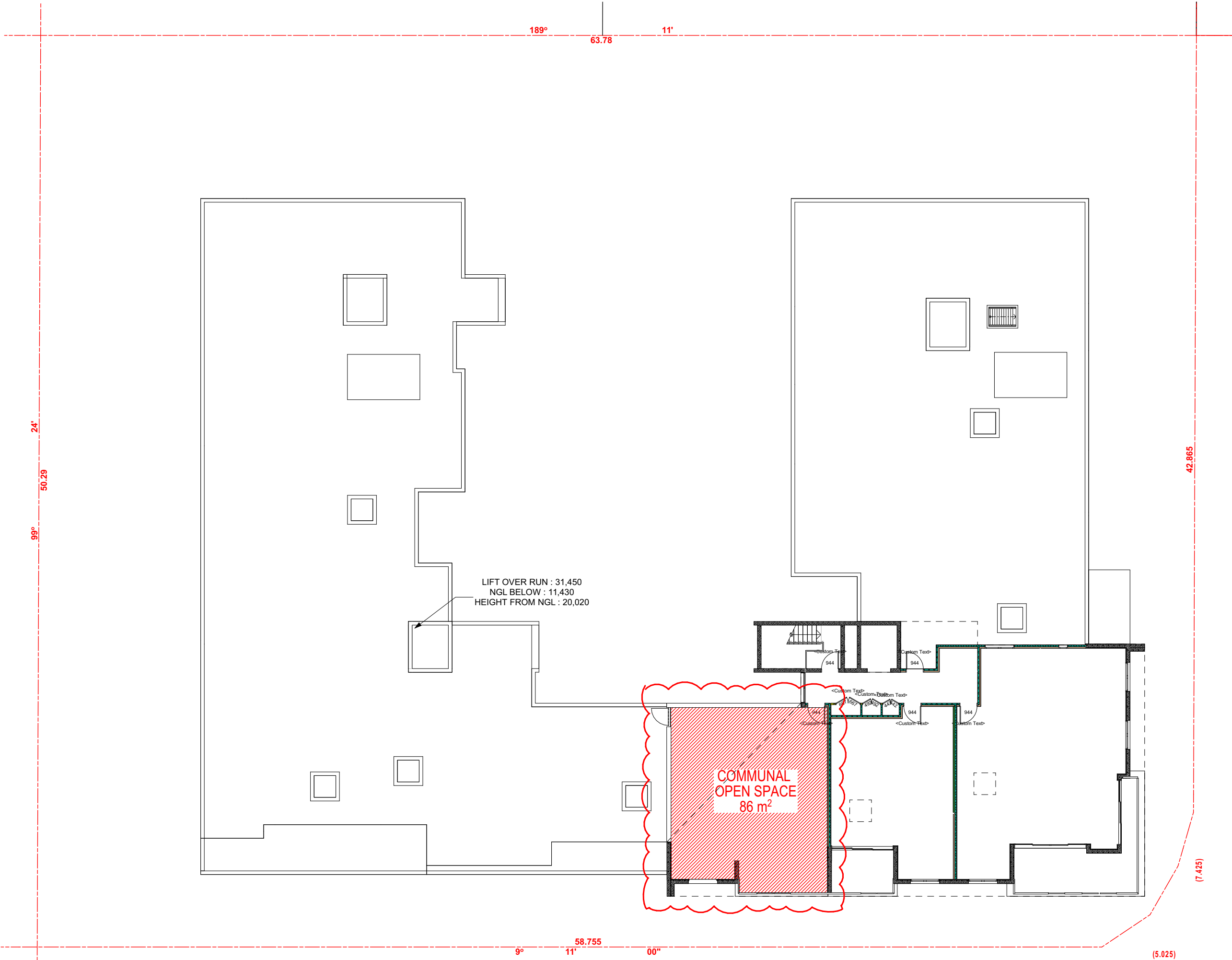
Date of Issue 30.05.2024	Checked WN	Approved GJ
Scale 1:100, 1:0.60		

Project Number 20-030	Drawing Number 1003	Revision L
---------------------------------	-------------------------------	----------------------

Status
S 4.55



GROUND FLOOR
SCALE 1:200



LEVEL 6
SCALE 1:200

General Note : Minor Changes are applied to all unit internal layouts		
Site Area		3193.81m ²

	PRECENTAGE	Permissible	Approved	Proposed
Communal Open Space	25%	798.45m ²	799.3m ²	27.08%= 865m ²

**Energy Rating**

Certificate Number 0006180250

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(lowest date specified is the average across the entire development)

heating 37.3_MJ/m²

cooling 22.0_MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10154

Assessor Signature  Date 22/08/2024

COMMUNAL OPEN SPACE

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR S4.55 REVISION	08.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	08.07.2023	ZBM
H	ISSUE FOR COORDINATION	03.07.2023	ZBM
G	ISSUE FOR COORDINATION	29.06.2023	ZBM
F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jelleje - Reg no 10993

URBAN LINK
ARCHITECTS

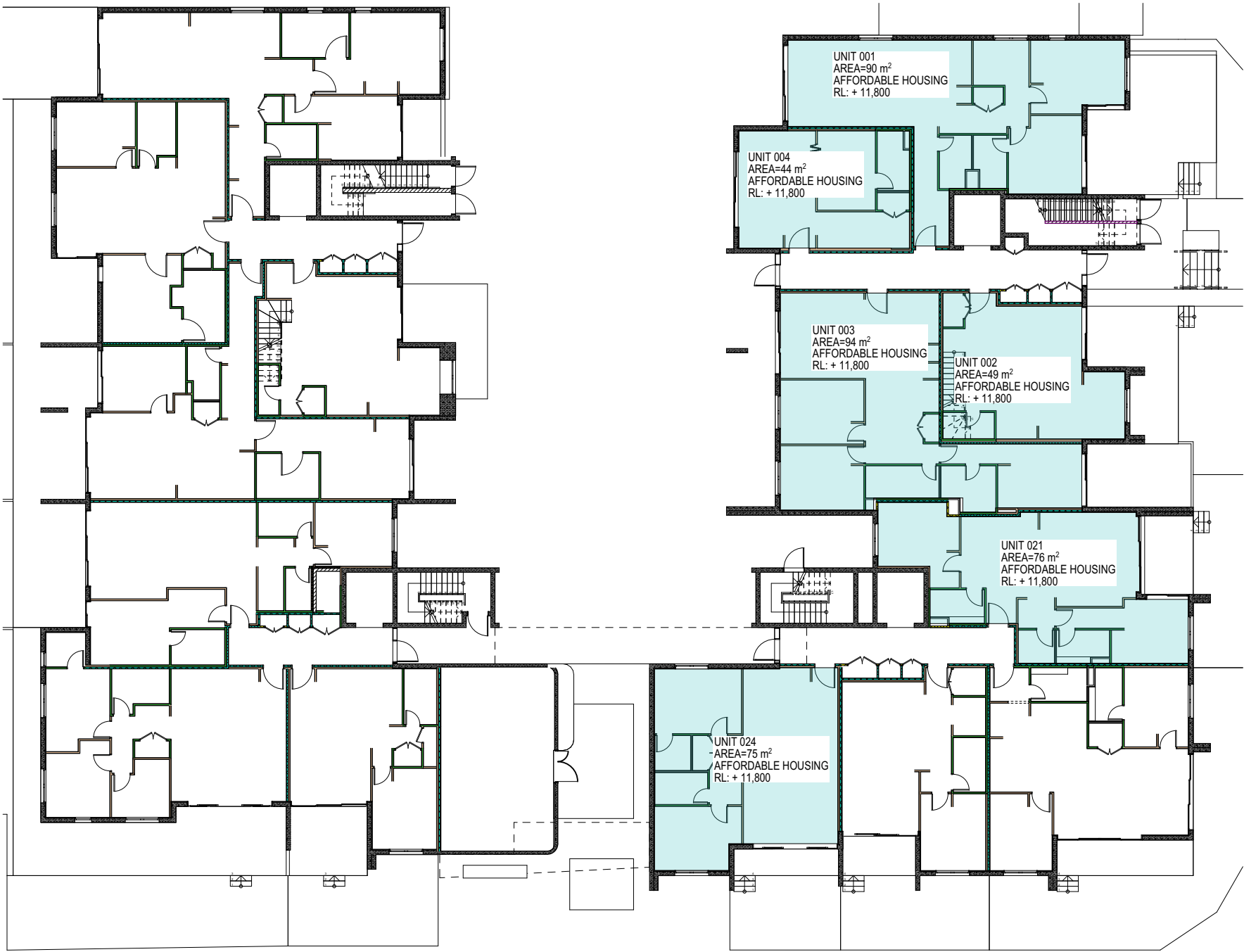
Drawing Title
COMPLIANCE

Communal Open Space calculation

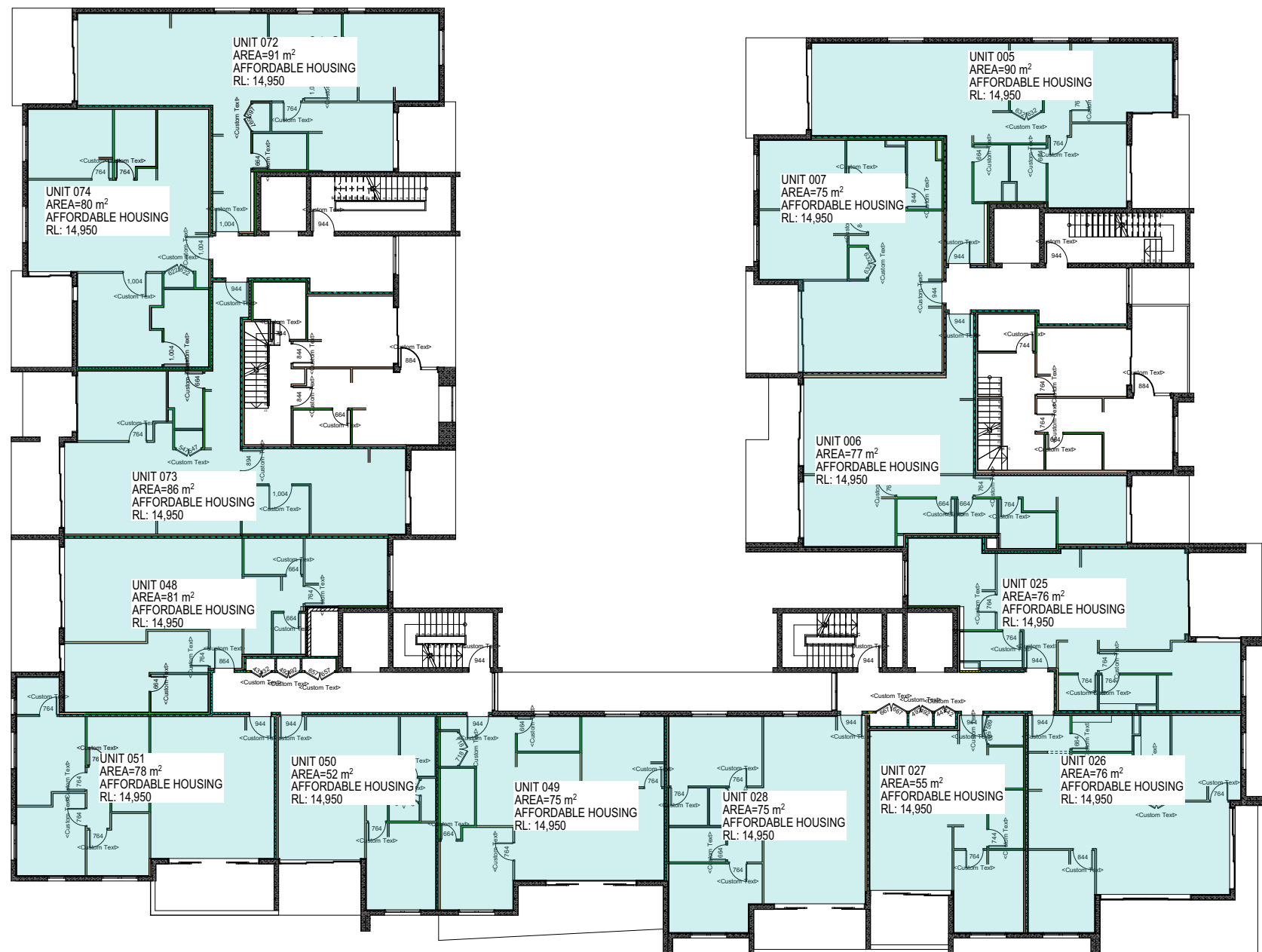
Date of Issue 30.05.2024
Checked WN
Approved GJ
Scale 1:200, 1:0.75, 1:0.25

Project Number 20-030
Drawing Number 1004
Revision L

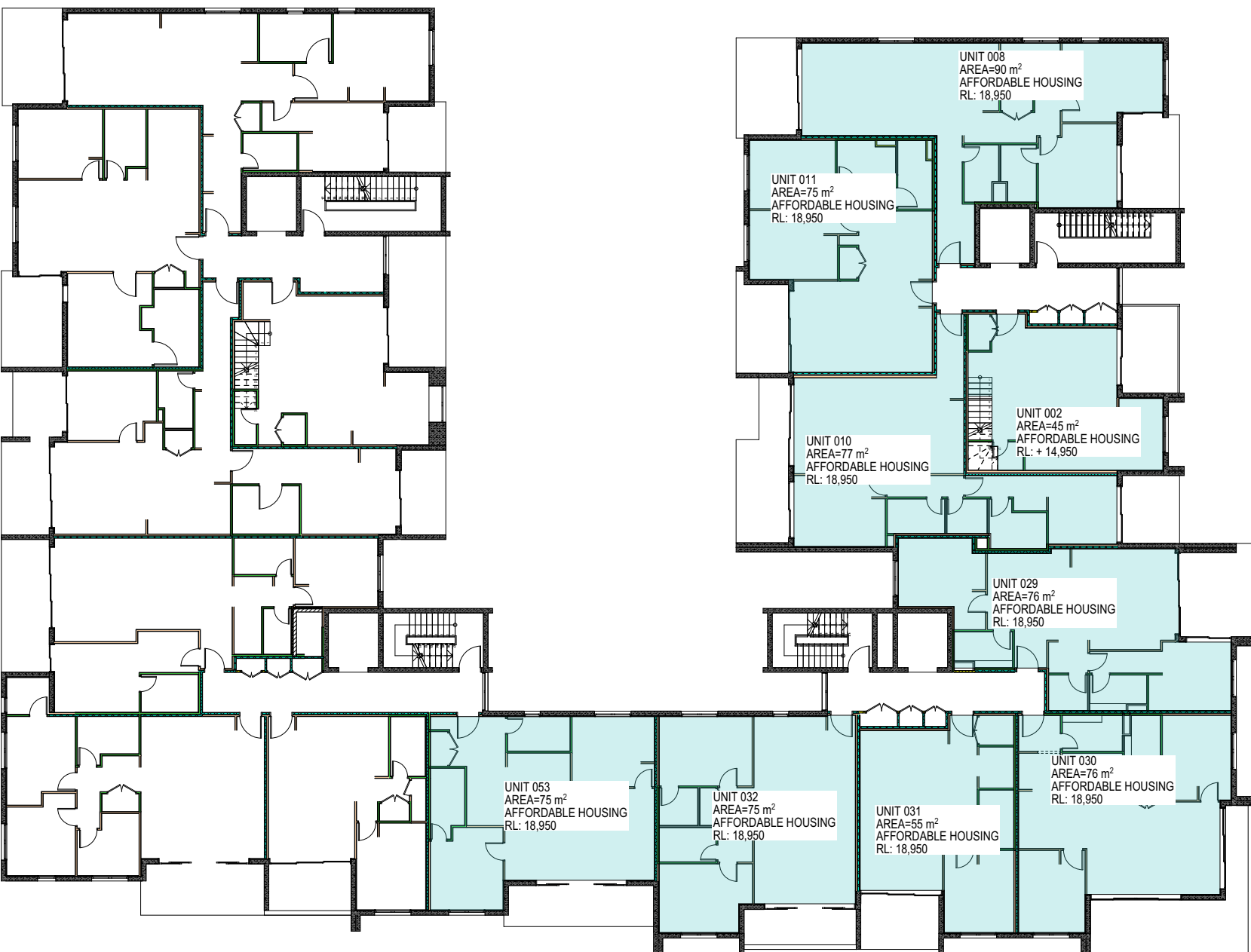
Status
S 4.55



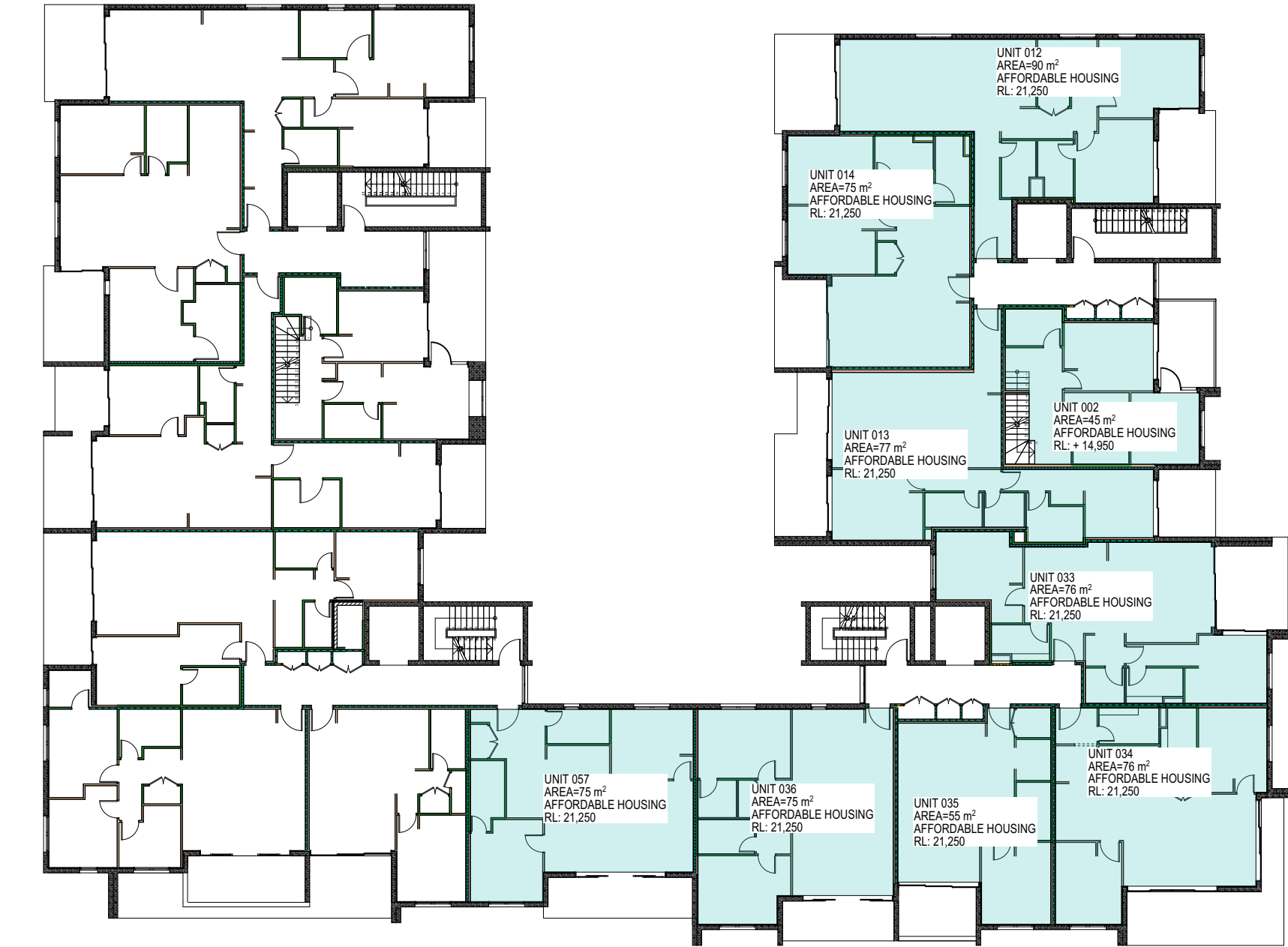
GROUND FLOOR
SCALE



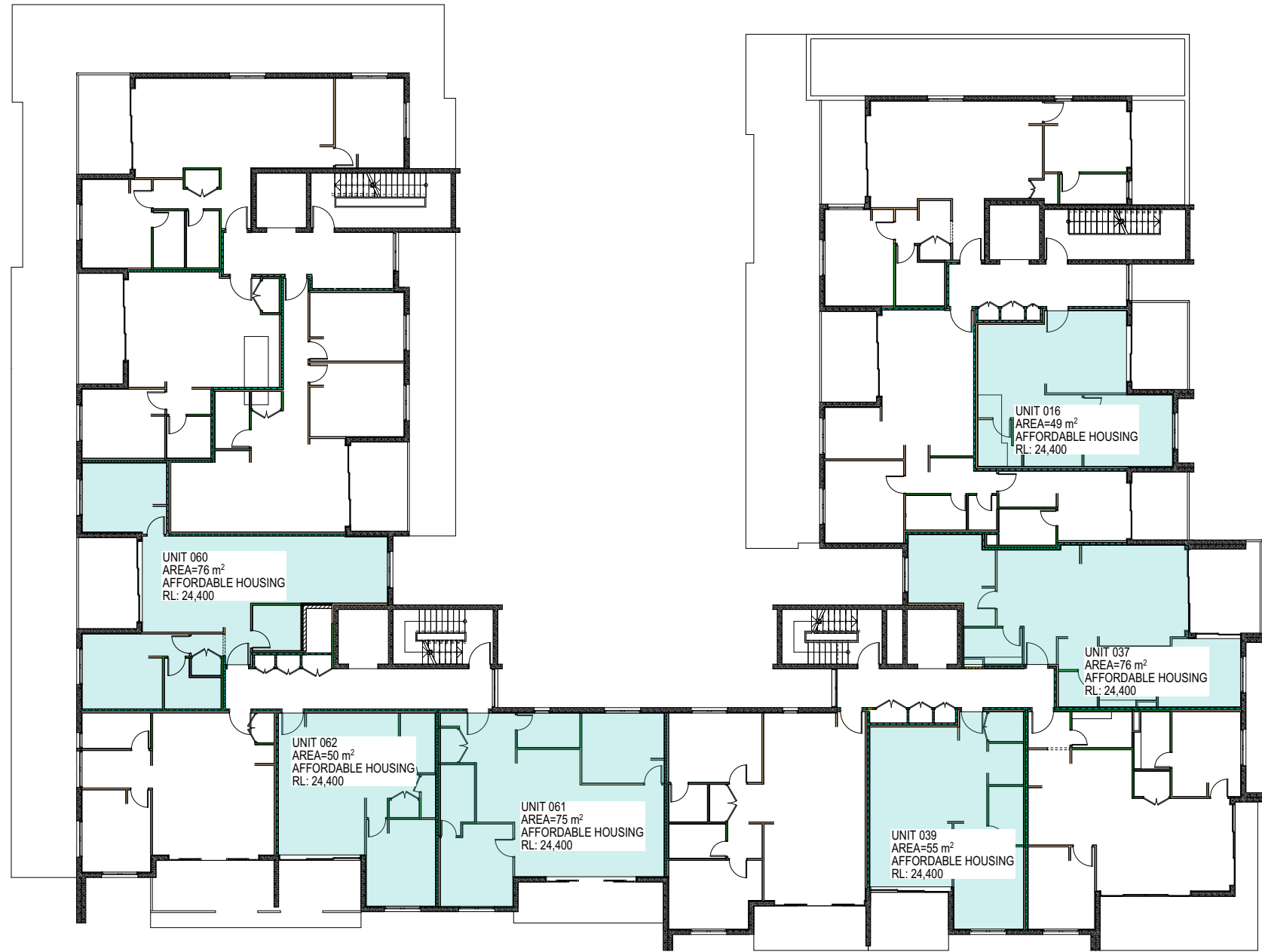
LEVEL 1
SCALE



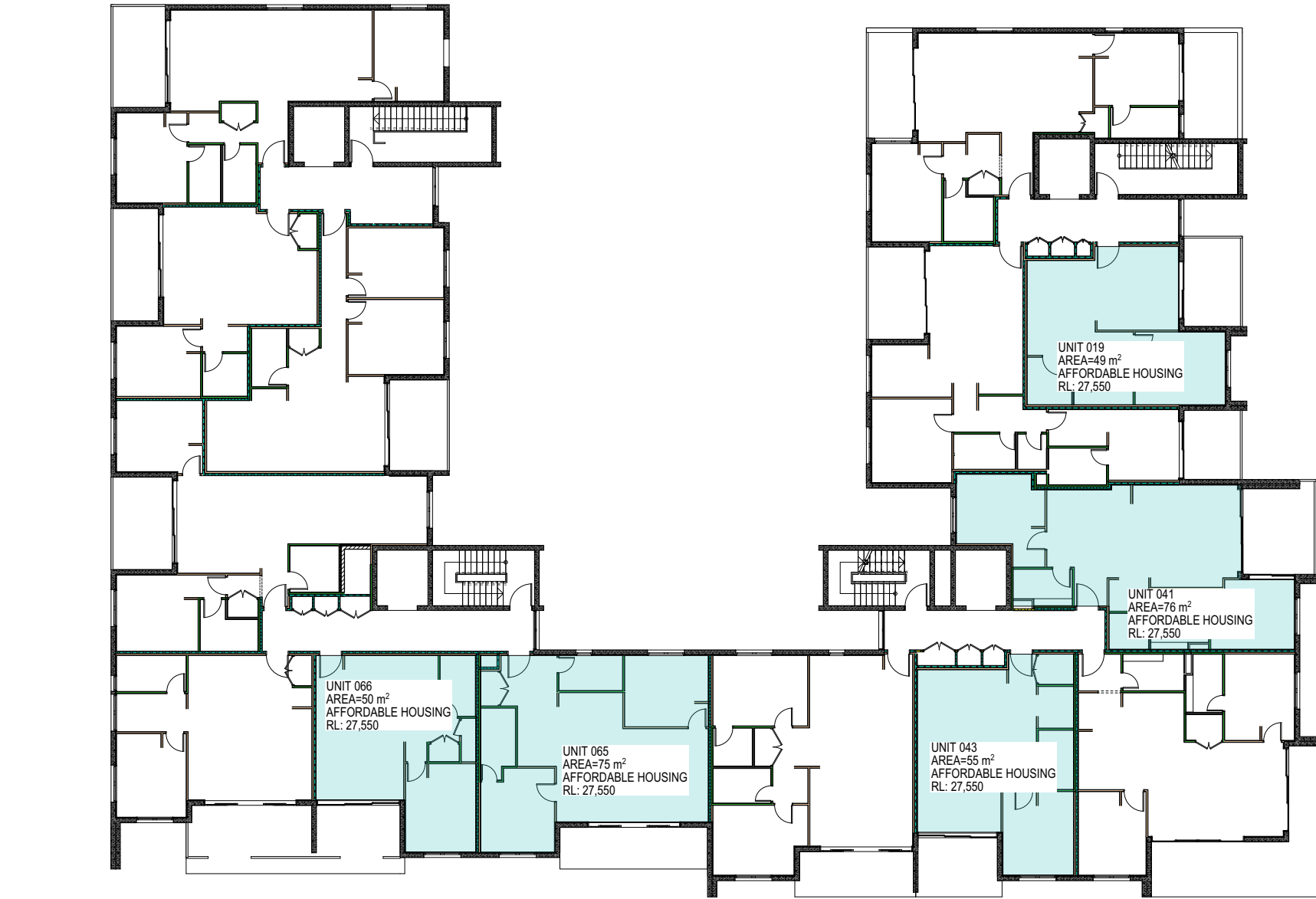
LEVEL 2
SCALE



LEVEL 3
SCALE



LEVEL 4
SCALE



LEVEL 5
SCALE

DELETE SHEET?

**Energy Rating**

Certificate Number 0008180250

5.9 stars

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
heating 37.3 MJ/m²
cooling 22.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

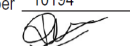
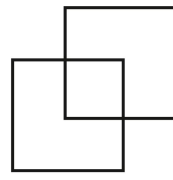
Assessor Signature  Date 22/08/2024

Table		
	Unit	Area(m²)
1	0.01	83
1	0.04	44
1	0.05	83
1	0.06	75
1	0.07	75
1	0.08	83
1	0.10	75
1	0.11	75
1	0.12	83
1	0.13	75
1	0.14	75
1	0.16	50
1	0.19	50
1	0.21	70
1	0.24	75
1	0.25	70
1	0.26	75
1	0.27	58
1	0.29	70
1	0.30	75
1	0.31	58
1	0.33	70
1	0.34	75
1	0.35	58
1	0.37	70
1	0.38	75
1	0.39	58
1	0.41	70
1	0.42	75
1	0.43	58
1	0.63	62
1	0.67	62
1	0.68	83
1	0.70	79
1	0.72	83
1	0.73	79
1	0.75	83
1	0.77	79
1	0.79	83
1	0.80	79
1	0.83	75
1	0.86	75
42	TOTAL	3008

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
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J	ISSUE FOR S4.55 REVISION	08.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	08.07.2023	ZBM
H	ISSUE FOR COORDINATION	03.07.2023	ZBM
G	ISSUE FOR COORDINATION	29.06.2023	ZBM
F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

**URBAN LINK**
ARCHITECTS

Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architect(s):
Georges Jielej - Reg no 10993

Drawing Title
COMPLIANCE

APPROVED AFFORDABLE UNITS

Date of Issue
30.05.2024

Checked
WN

Approved
GJ



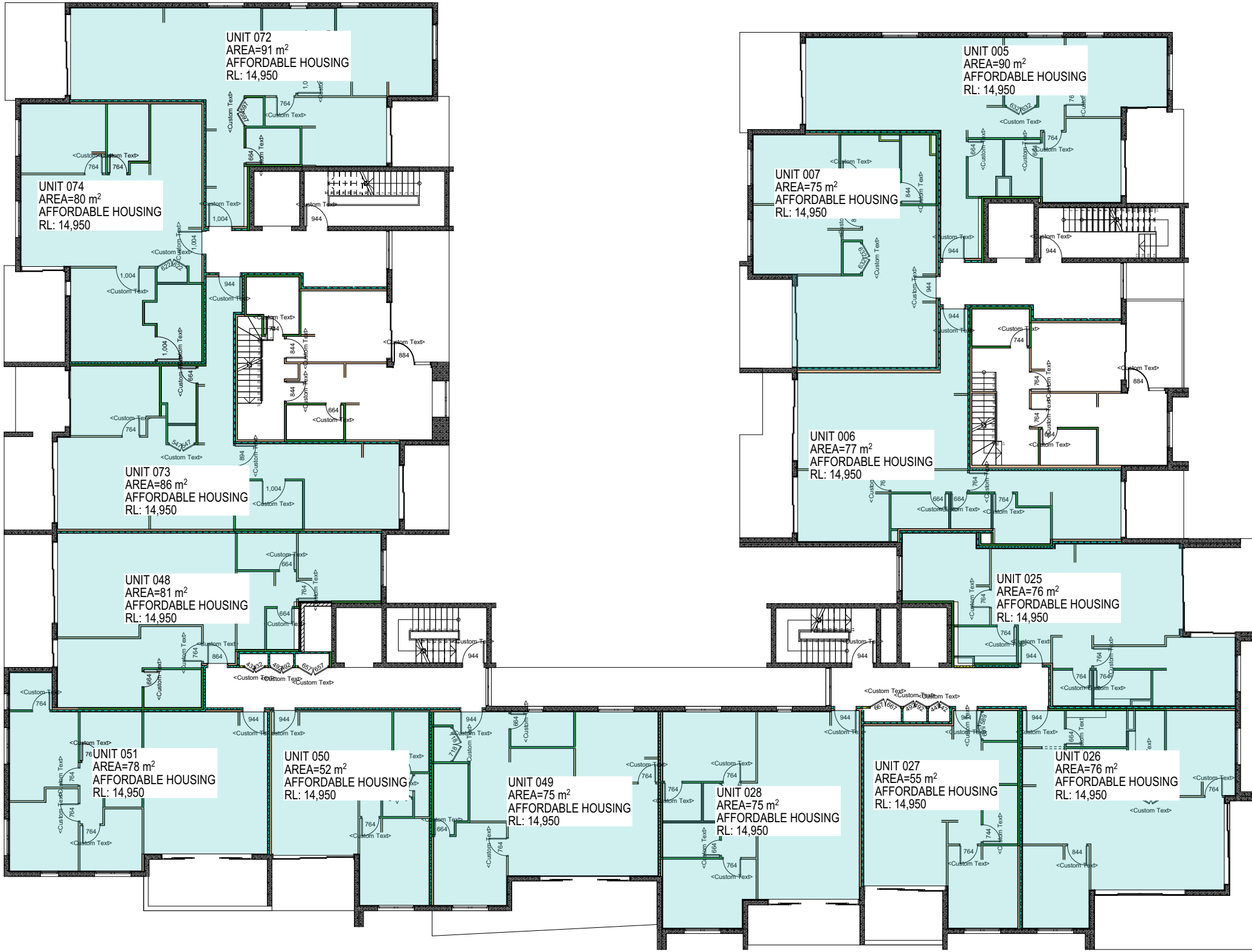
Project Number
20-030

Drawing Number
1005

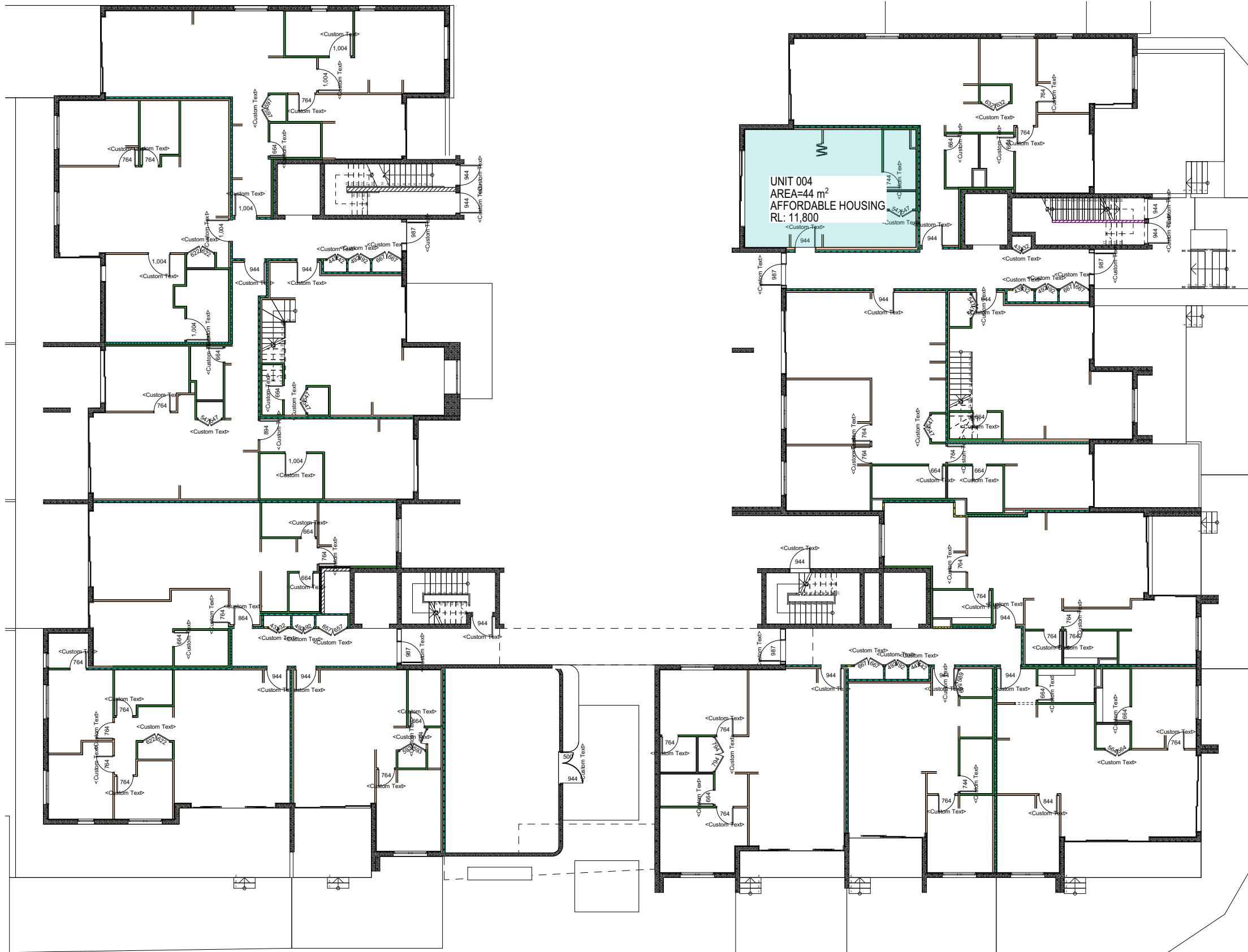
Status
S 4.55

Revision
L

Scale
@A1 Sheet Size



LEVEL 1
SCALE



GROUND FLOOR
SCALE

Proposed Affordable Units Table	
Unit	Area(m²)
004	44
005	90
006	77
007	75
025	76
026	76
027	55
028	75
048	81
049	75
050	52
051	78
072	91
073	86
074	80
Min AFH sqm (15%)	1090
Proposed AFH sqm	1111
Number of Units	15

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
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Rev	Description	Date	App'd

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116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

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Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jlelle - Reg no 10993

URBAN LINK
ARCHITECTS

Drawing Title
COMPLIANCE

PROPOSED AFFORDABLE UNITS

Date of Issue
30.05.2024

Checked
WN

Approved
GJ

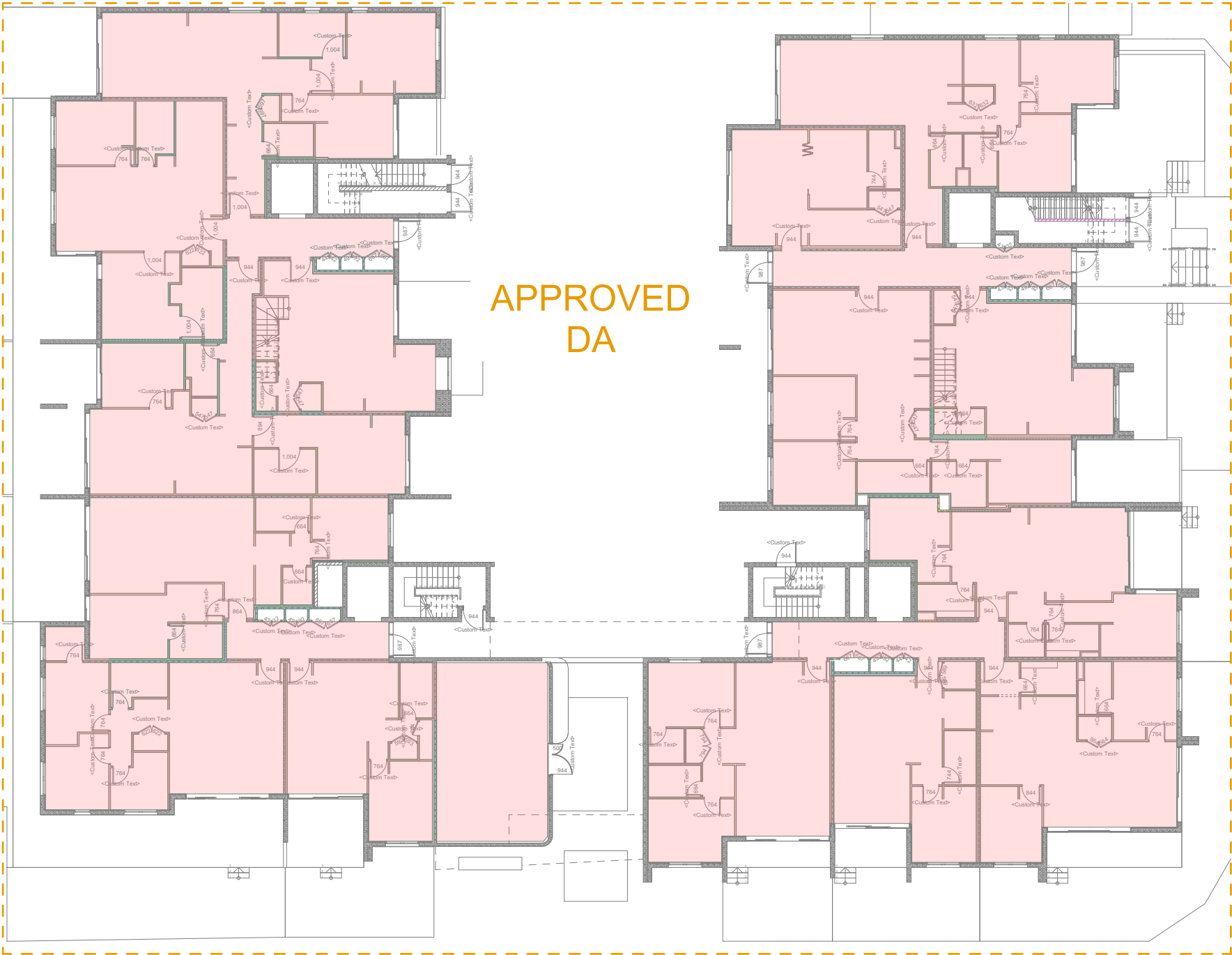
Scale

Project Number
20-030

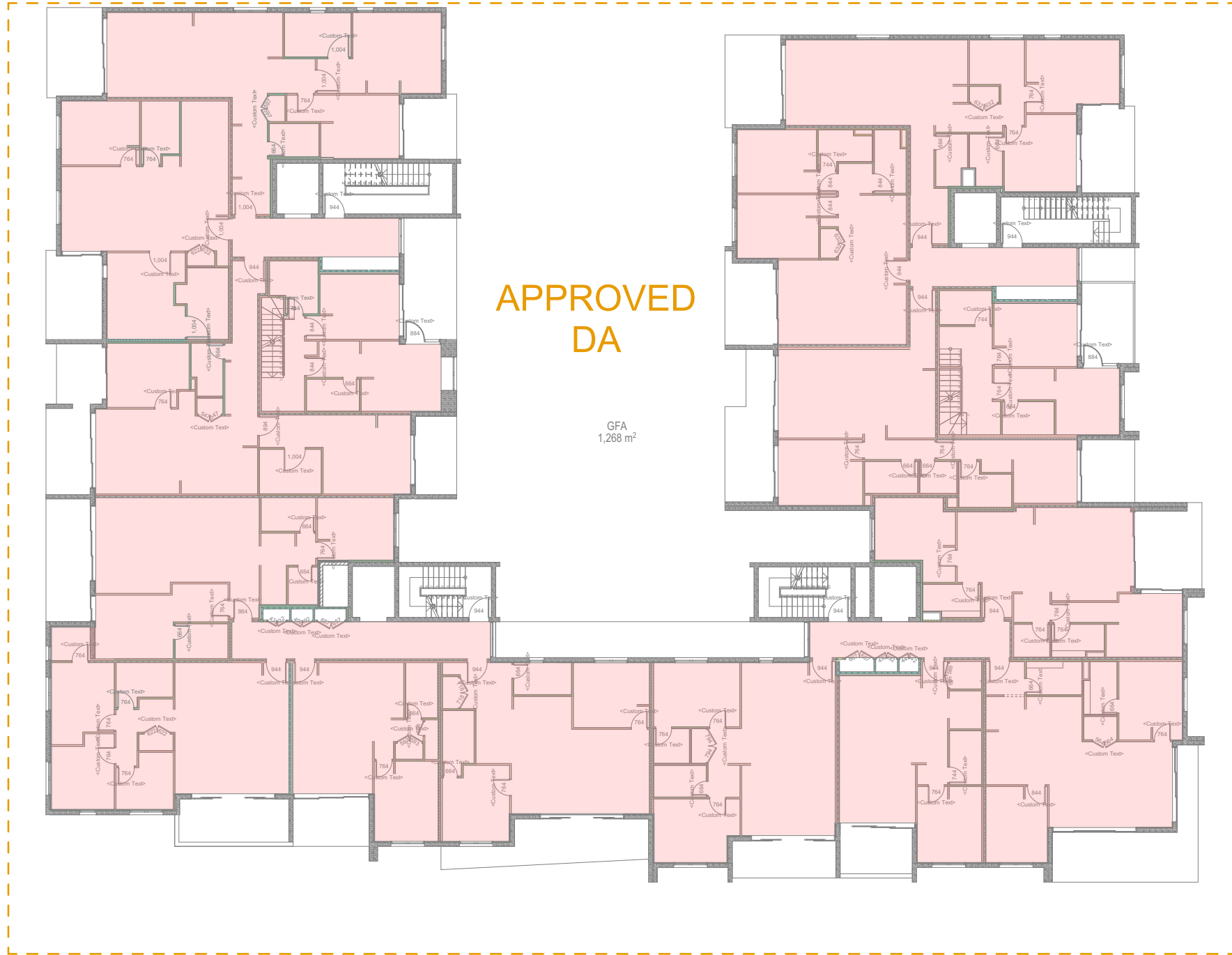
Drawing Number
1006

Revision
L

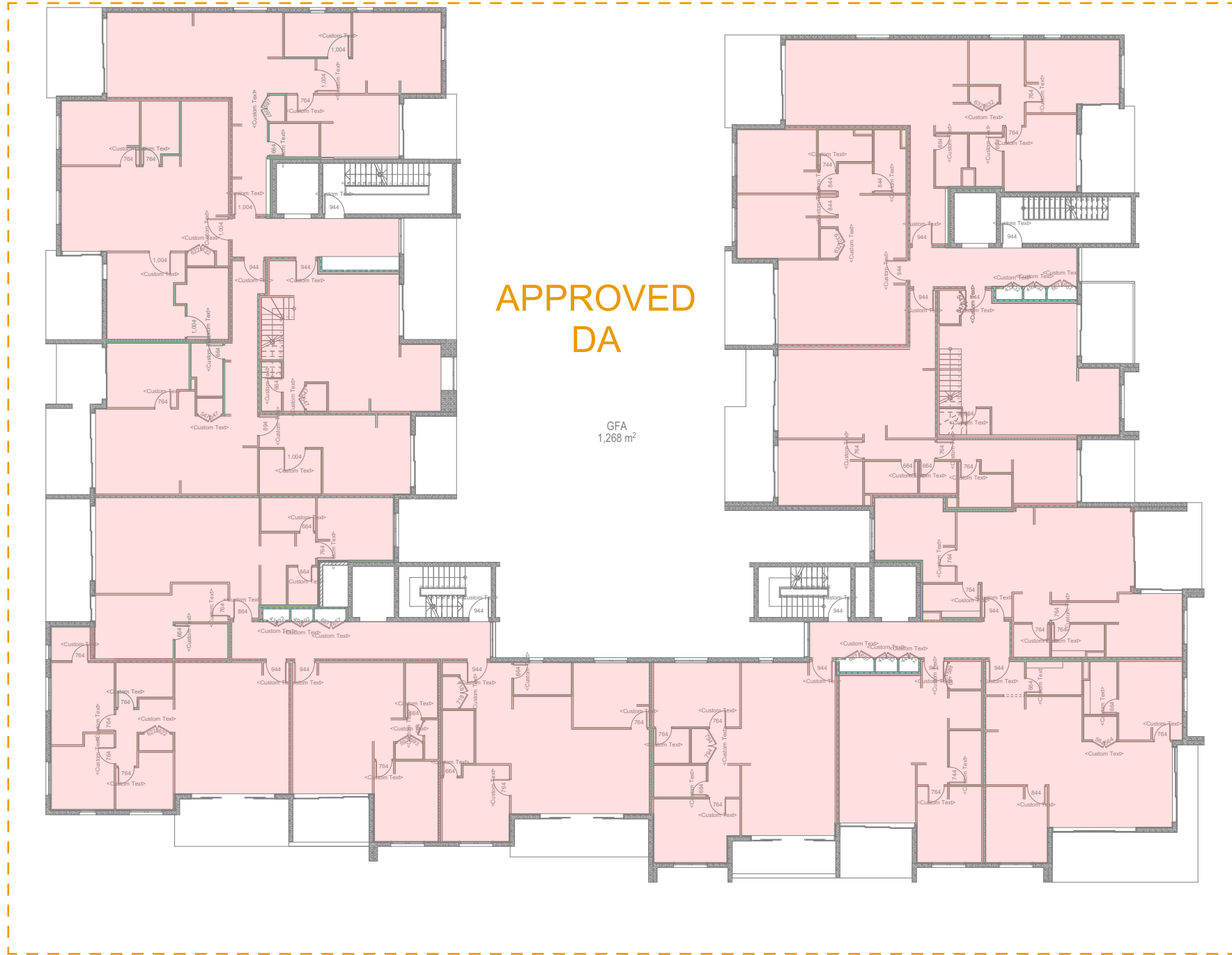
Status
\$ 4.55



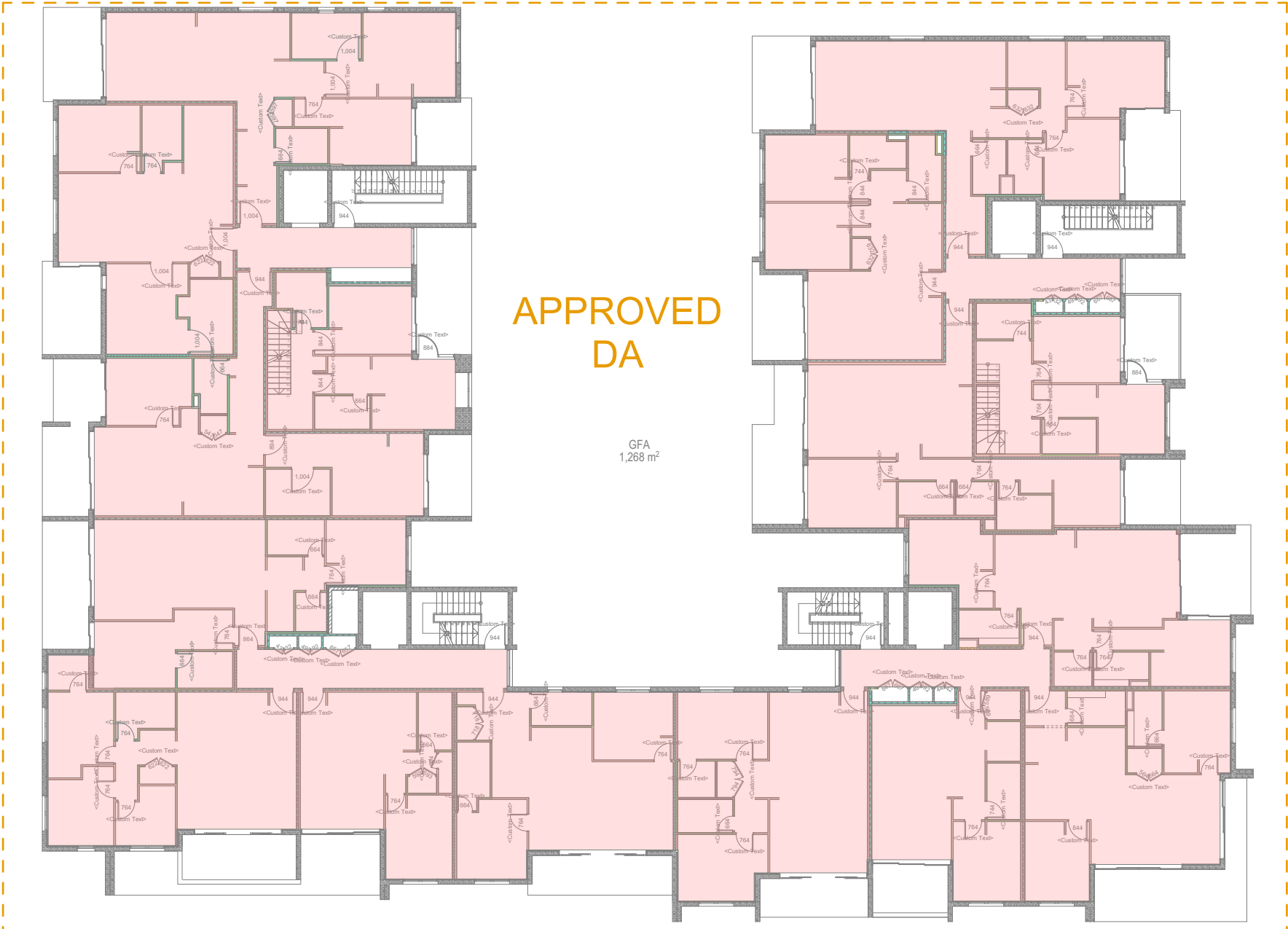
GROUND FLOOR
SCALE



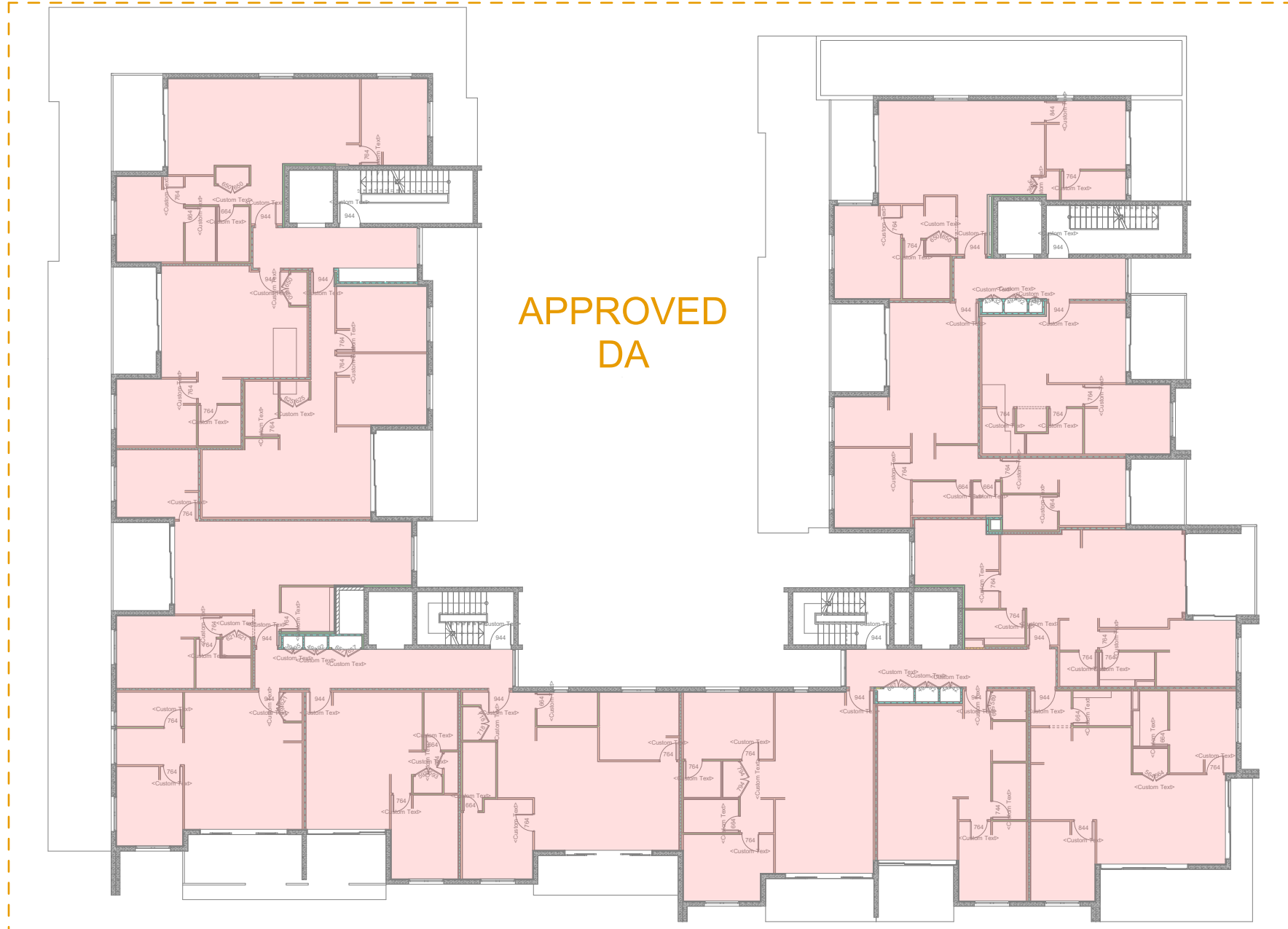
LEVEL 1
SCALE



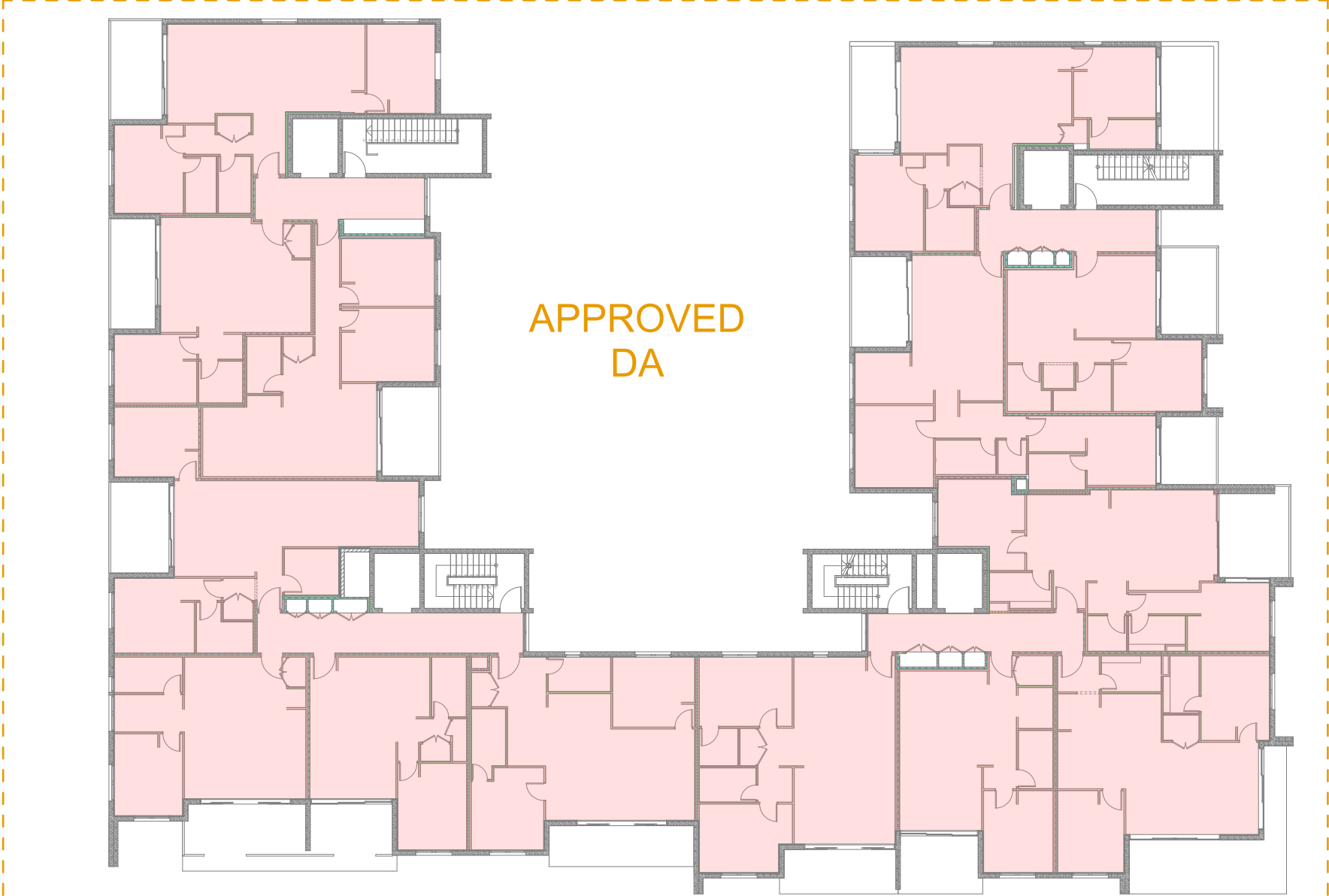
LEVEL 2
SCALE



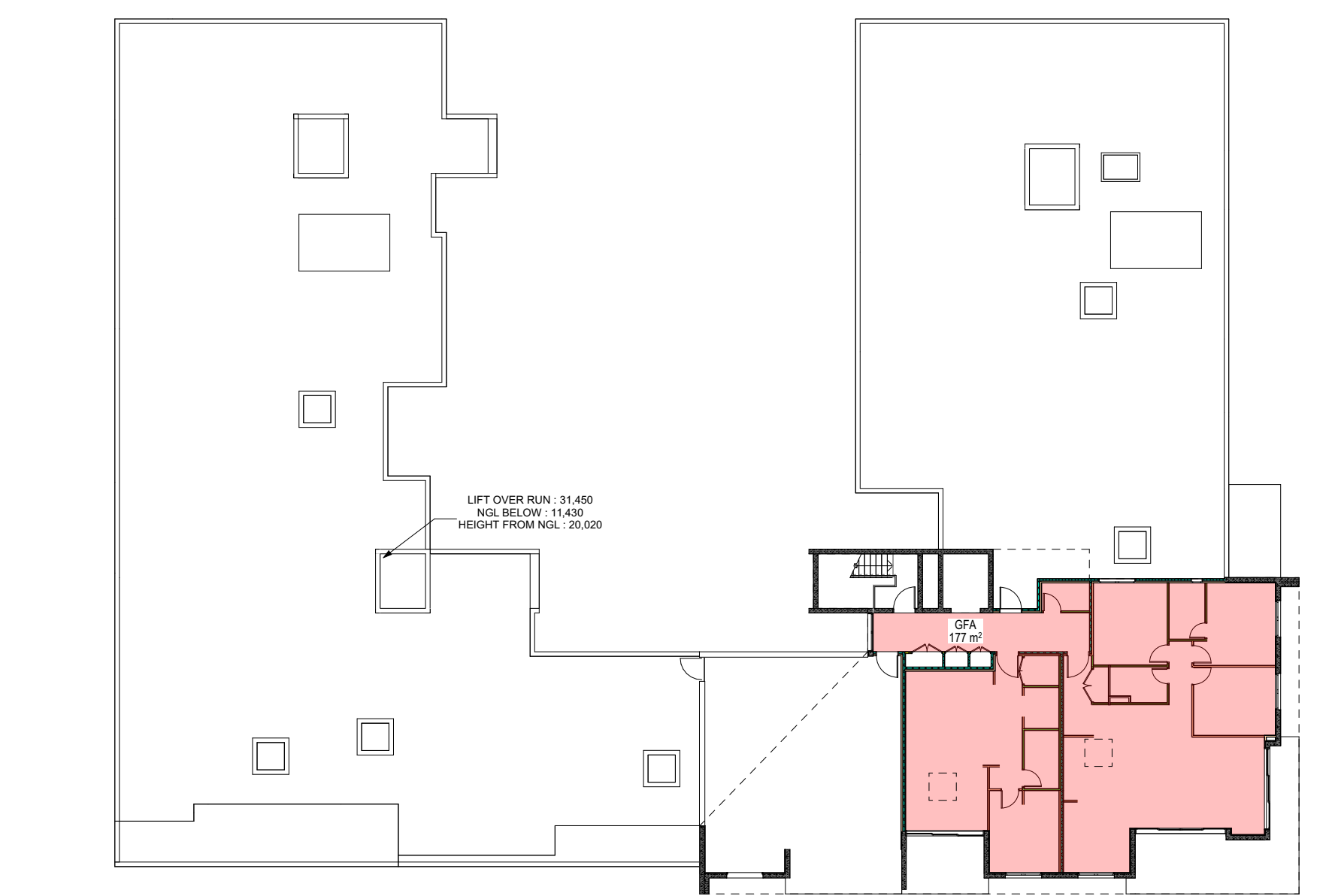
LEVEL 3
SCALE



LEVEL 4
SCALE



LEVEL 5
SCALE



LEVEL 6
SCALE

Total Floor GFA Table	Level	Area (m²)
APPROVED DA	GROUND FLOOR	1228
	LEVEL 1	1268
	LEVEL 2	1268
	LEVEL 3	1268
	LEVEL 4	1028
	LEVEL 5	1028
	LEVEL 6	177
TOTAL		7265

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

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F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

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Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jlelle - Reg no 10593

URBAN LINK
ARCHITECTS

Drawing Title
COMPLIANCE

PROPOSED GFA UNITS

Date of Issue
30.05.2024

Checked
WN

Approved
GJ

Scale
1:0.32

Project Number
20-030

Drawing Number
1007

Revision
L

Status
S 4.55

Gr+G127+B4:AE2+B4:AE21																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m ² & other bedrooms 9m ² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
001	2	2	90 m ²	77 m ²	8.3 m ³	2.2 m ³	10.5 m ³	4050 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
002	2	2	94m ²	70 m ²	7.1 m ³	4.1 m ³	11.2 m ³	4000 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
003	3	2	94 m ²	35 m ²	14.6 m ³	1.3 m ³	15.9 m ³	4100 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
004	Studio	1	44 m ²	18 m ²	6.0 m ³	0.9 m ³	6.9 m ³	3600 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
021	2	1	76 m ²	40 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4050 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
022	2	2	78 m ²	74 m ²	4.6 m ³	3.5 m ³	8.1 m ³	4205 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
023	1	1	55 m ²	27 m ²	5.5 m ³	1.7 m ³	7.2 m ³	3535 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
024	2	2	75 m ²	21 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
045	2	2	80 m ²	58 m ²	14.6 m ³	4.3 m ³	18.9 m ³	4245 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
046	1	1	52 m ²	39 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3700 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
047	2	2	78 m ²	134 m ²	7.8 m ³	3.0 m ³	10.8 m ³	5400 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
068	2	2	91 m ²	36 m ²	7.1 m ³	2.2 m ³	9.3 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
069	2	2	95 m ²	37 m ²	7.1 m ³	3.9 m ³	11.0 m ³	5000 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
070	2	2	79 m ²	71 m ²	11.1 m ³	3.4 m ³	14.5 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
071	2	2	80 m ²	83 m ²	9.5 m ³	4.4 m ³	13.9 m ³	4020 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total : 8/15	Total: 2/15	Total: 9/15										

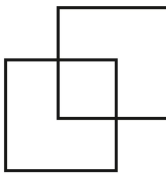
First Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m ² & other bedrooms 9m ² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
005	2	2	90 m ²	21 m ²	6.0 m ³	2.2 m ³	8.2 m ³	4050 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
006	2	2	75 m ²	23 m ²	7.3 m ³	1.3 m ³	8.6 m ³	4100 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
007	2	2	75 m ²	10 m ²	6.0 m ³	3.2 m ³	9.2 m ³	4000 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
025	2	2	76 m ²	12 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4000 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
026	2	2	76m ²	19 m ²	11.7 m ³	3.5 m ³	15.2 m ³	4065 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
027	1	1	55 m ²	8 m ²	5.5 m ³	1.7 m ³	7.2 m ³	3600 mm	No	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
028	2	2	75 m ²	10 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4466 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
048	2	2	81 m ²	12 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
049	2	2	75 m ²	11 m ²	6.3 m ³	4.3 m ³	10.6 m ³	4064 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
050	1	1	52 m ²	8 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3776 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
051	2	2	78 m ²	12 m ²	7.1 m ³	3.0 m ³	10.1 m ³	5404 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
072	2	2	91 m ²	18 m ²	7.1 m ³	2.2 m ³	9.3 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
073	2	2	86 m ²	22 m ²	5.5 m ³	3.4 m ³	8.9 m ³	4022 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
074	2	2	80 m ²	10 m ²	15.1 m ³	3.1 m ³	18.2 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 9 /14	Total: 0 /14	Total: 10/14										

Second Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m ² & other bedrooms 9m ² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
008	2	2	90 m ²	22m ²	6.0 m ³	2.2 m ³	8.2 m ³	4050 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
009	2	2	94m ²	20 m ²	7.1 m ³	4.1 m ³	11.2 m ³	6965 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
010	2	2	75 m ²	21 m ²	7.3 m ³	1.3 m ³	8.6 m ³	4100 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
011	2	2	75 m ²	10 m ²	7.0 m ³	3.2 m ³	10.2 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
029	2	2	76 m ²	12 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4000 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
030	2	2	76 m ²	19 m ²	5.0 m ³	3.5 m ³	8.5 m ³	4065 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
031	1	1	55 m ²	8 m ²	5.5 m ³	1.7 m ³	7.2 m ³	3600 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
032	2	2	75 m ²	10 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4710 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
052	2	2	80 m ²	15 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4466 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
053	2	2	75 m ²	11 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4064 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
054	1	1	52 m ²	8 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3776 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
055	2	2	78 m ²	12 m ²	7.1 m ³	3.0 m ³	10.1 m ³	5404 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
075	2	2	91 m ²	18 m ²	7.1 m ³	2.2 m ³	9.3 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
076	2	2	95 m ²	20 m ²	14.6 m ³	3.9 m ³	18.5 m ³	5000 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
077	2	2	86 m ²	22 m ²	5.5 m ³	3.4 m ³	8.9 m ³	4022 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
078	2	2	80 m ²	10 m ²	15.1 m ³	3.1 m ³	18.2 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 11 /16	Total: 2/16	Total: 10/16										

NO CHANGES.
SAME AS APPROVED NUMBERS.

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR S4.55 REVISION	08.08.2023	ZBM
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F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia



Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 1014

Nominated Architect(s):
Georges Jleli - Reg no 10993

URBAN LINK
ARCHITECTS

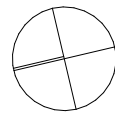
Drawing Title
COMPLIANCE

ADG KEY COMPLIANCE

Date of Issue
30.05.2024

Checked
WN

Approved
GJ



Scale
1:0.77, 1:0.81

Project Number
20-030

Drawing Number
1008

Revision
L

Status
\$ 4.55



Energy Rating

Certificate Number: 8086180250

☐ single-dwelling rating

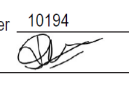
☒ multi-unit development (attach listing of ratings)
(if listed, else specified is the average across the entire development)

heating **37.3** stars

cooling **22.0** stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **10194**

Assessor Signature  Date **22/08/2024**

Third Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
012	2	2	90 m ²	21 m ²	7.0 m ³	2.2 m ³	9.2 m ³	4050 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
013	2	2	75 m ²	23 m ²	7.1 m ³	1.3 m ³	8.4 m ³	4100 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
014	2	2	75 m ²	10 m ²	7.0 m ³	3.2 m ³	10.2 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
033	2	2	76 m ²	12 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4000mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
034	2	2	76 m ²	19 m ²	6.3 m ³	3.5 m ³	9.8 m ³	4205 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
035	1	1	58 m ²	8 m ²	5.5 m ³	1.7 m ³	7.2 m ³	4065 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
036	2	2	75 m ²	10 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4710 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
056	2	2	80 m ²	15 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4466 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
057	2	2	75 m ²	11 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4064 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
058	1	1	52 m ²	8 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3776 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
059	2	2	78 m ²	12 m ²	7.8 m ³	3.0 m ³	10.8 m ³	5404mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
079	2	2	91 m ²	18m ²	7.1 m ³	2.2 m ³	9.3 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
080	2	2	86 m ²	22 m ²	6.6 m ³	3.4 m ³	10.0 m ³	4022 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
081	2	2	80 m ²	10 m ²	7.0 m ³	3.1 m ³	10.1 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 11 /14	Total: 0/14	Total: 10/14										

Fourth Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
015	2	2	79 m ²	22 m ²	4.9 m ³	6.2 m ³	11.1 m ³	4270 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
016	1	1	49 m ²	10 m ²	4.9 m ³	1.9 m ³	6.8 m ³	3600 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
017	2	2	83 m ²	18 m ²	14.6 m ³	3.8 m ³	18.4 m ³	4030 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
037	2	2	76 m ²	12 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4000 mm	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
038	2	2	76 m ²	19 m ²	4.6 m ³	3.5 m ³	8.1 m ³	4051 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
039	1	1	55 m ²	8 m ²	5.5 m ³	1.7 m ³	7.2 m ³	3600 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
040	2	2	75 m ²	10 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
060	2	2	76 m ²	11 m ²	11.7 m ³	1.9 m ³	13.6 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
061	2	2	75 m ²	11 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4013 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
062	1	1	52 m ²	8 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3776 mm	No	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
063	1	1	55 m ²	12 m ²	7.0 m ³	4.5 m ³	11.5 m ³	4000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
082	2	2	75 m ²	10 m ²	6.3 m ³	3.3 m ³	9.6 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
083	2	2	70 m ²	10 m ²	13.2 m ³	0.8 m ³	14.0 m ³	4000 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
084	1	1	50 m ²	10 m ²	7.3 m ³	1.7 m ³	9.0 m ³	4700 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 9 /14	Total: 2/14	Total: 9/14										

Fifth Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
018	2	2	79 m ²	22 m ²	5.0 m ³	6.2 m ³	11.2 m ³	4270 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
019	1	1	49 m ²	10 m ²	7.1 m ³	1.9 m ³	9.0 m ³	3600mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
020	2	2	83 m ²	18 m ²	14.6 m ³	3.8 m ³	18.4 m ³	4030 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
041	2	2	76 m ²	12 m ²	7.1 m ³	1.1 m ³	8.2 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
042	2	2	76 m ²	19 m ²	7.1 m ³	3.5 m ³	10.6 m ³	4051 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
043	1	1	55 m ²	8 m ²	5.5 m ³	1.7 m ³	7.2 m ³	3600 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N/A	Yes	Yes
044	2	2	75 m ²	10 m ²	7.1 m ³	2.0 m ³	9.1 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
064	2	2	76 m ²	11 m ²	13.2 m ³	1.9 m ³	15.1 m ³	4000mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
065	2	2	75 m ²	11 m ²	7.1 m ³	4.3 m ³	11.4 m ³	4013 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
066	1	1	52 m ²	8 m ²	7.3 m ³	2.9 m ³	10.2 m ³	3776 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
067	1	1	55 m ²	12 m ²	7.0 m ³	4.5 m ³	11.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
085	2	2	75 m ²	10 m ²	7.1 m ³	3.3 m ³	10.4 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
086	2	2	70 m ²	10 m ²	9.4 m ³	0.8 m ³	10.2 m ³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
087	1	1	50 m ²	10 m ²	7.3 m ³	1.7 m ³	9.0 m ³	4700 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 14/14	Total: 0/14	Total: 9/14										

Sixth Floor																					
Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
042	3	2	100	20	9	1	10	4013mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
043	1	1	55	8	4	2	6	3600mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 2/2	Total: 0/0	Total: 1/2										

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR \$4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR \$4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR \$4.55 REVISION	08.08.2023	ZBM
I	ISSUE FOR \$4.55 SUBMISSION	08.07.2023	ZBM
H	ISSUE FOR COORDINATION	03.07.2023	ZBM
G	ISSUE FOR COORDINATION	29.06.2023	ZBM
F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

**Energy Rating**

Certificate Number **0006180250**

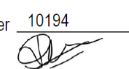
☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
(if listed, also specified is the average across the entire development)

heating **37.3** stars

cooling **22.0** stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

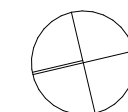
Assessor Name/Number **10194**
Assessor Signature  Date **22/08/2024**

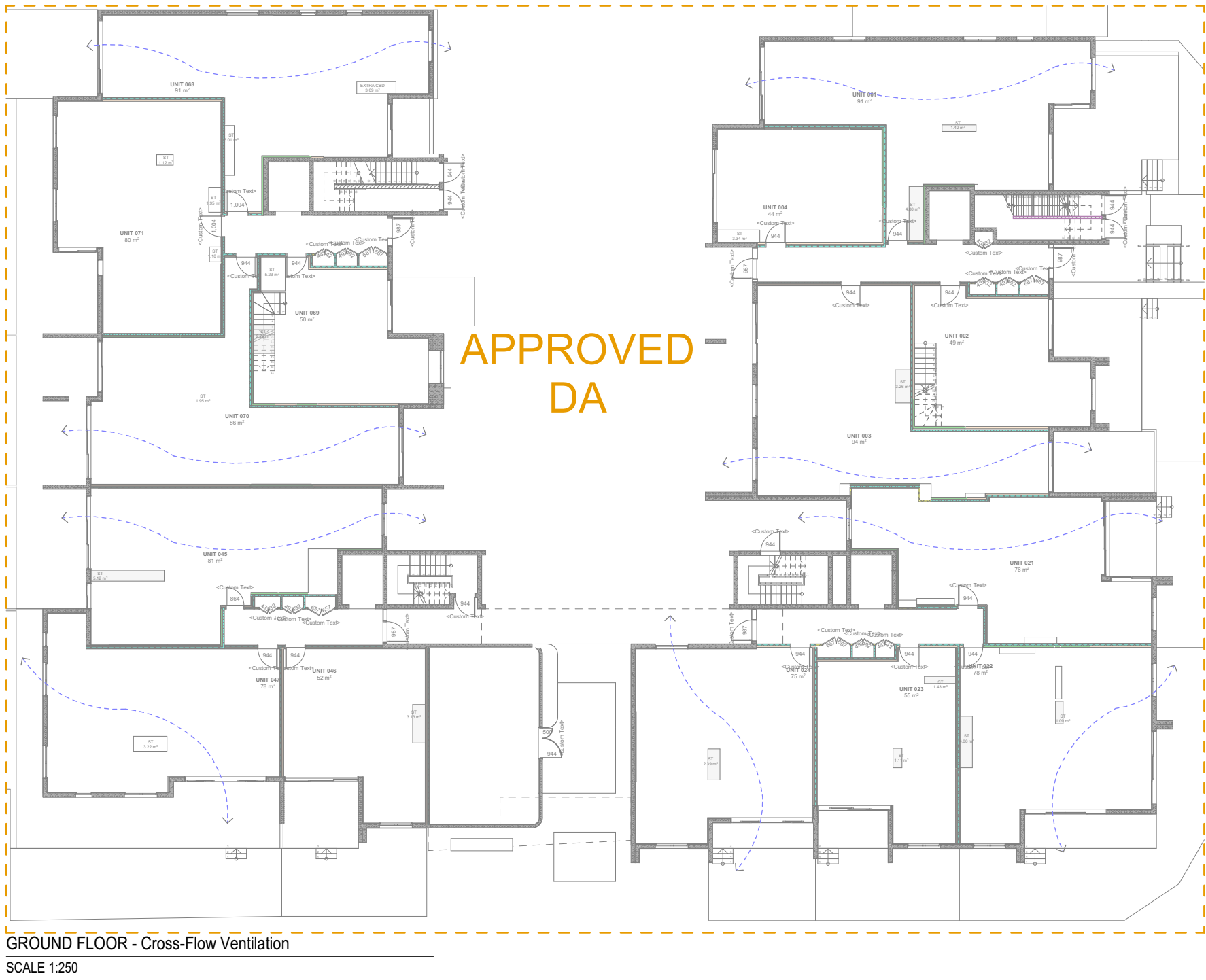
Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jelle - Reg no 10993

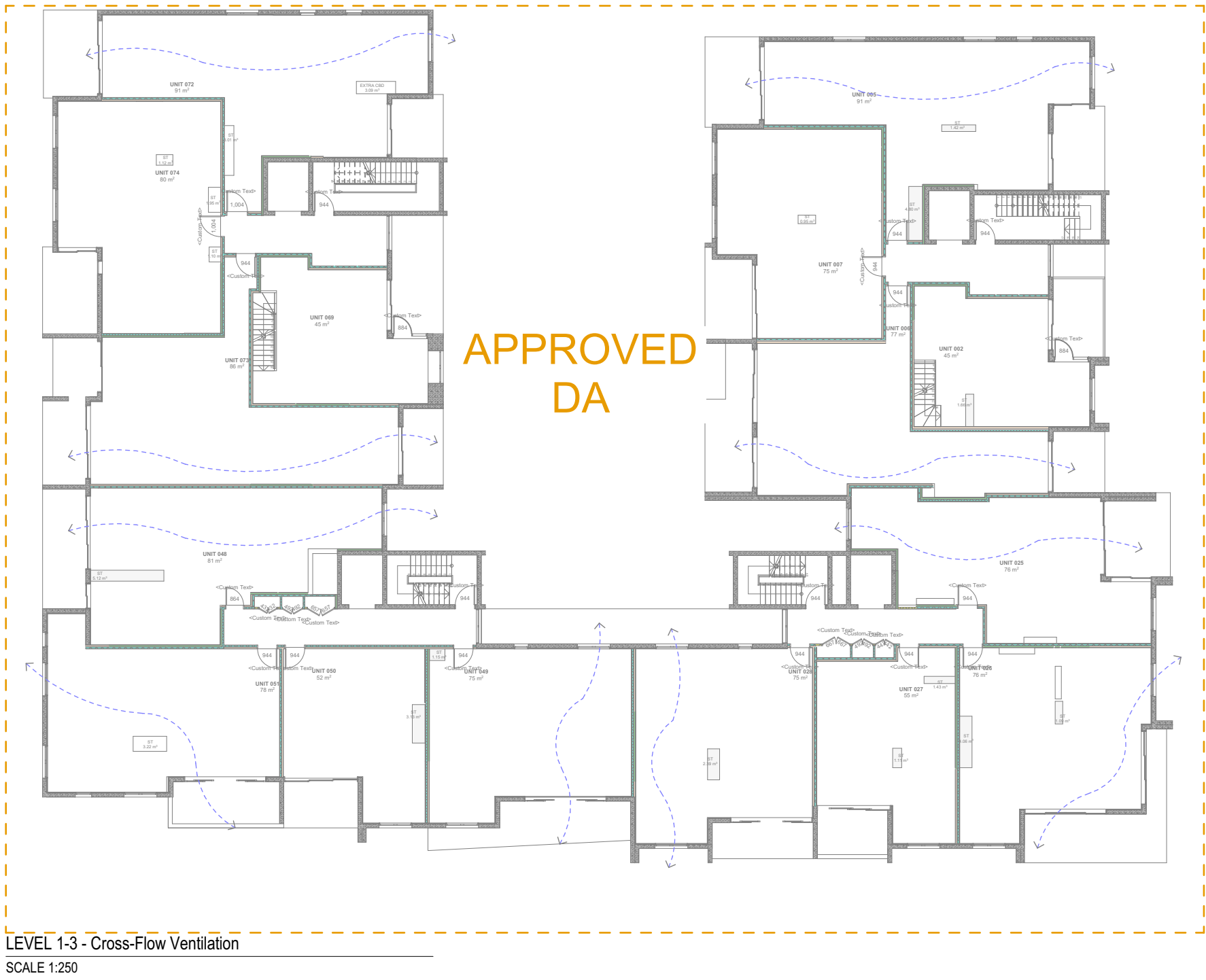
Drawing Title
COMPLIANCE

ADG KEY COMPLIANCE 2

Date of Issue 30.05.2024	Checked WN	Approved GJ	
Scale 1:0.77, 1:0.81, 1:0.30			

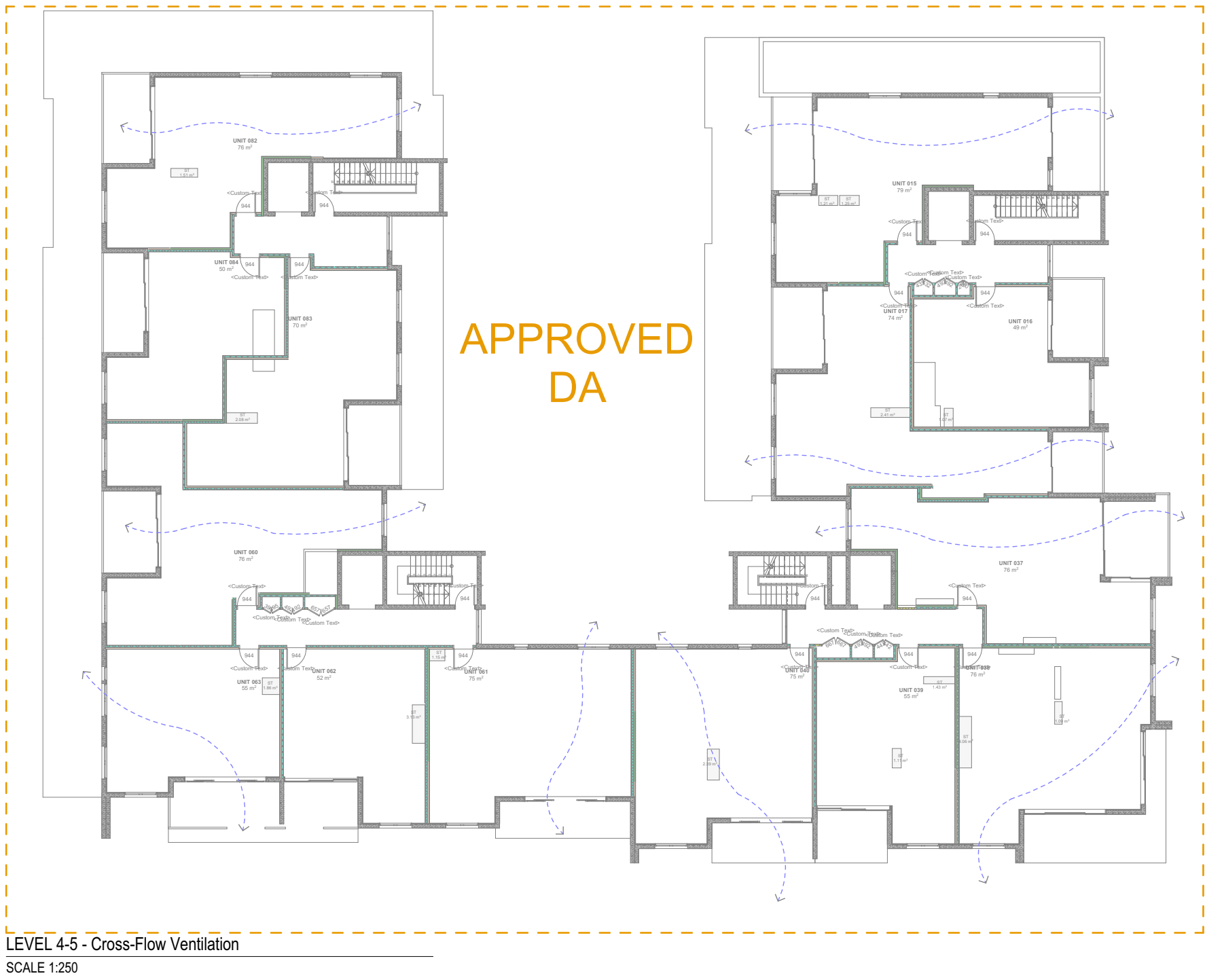


GROUND FLOOR - Cross-Flow Ventilation
SCALE 1:250

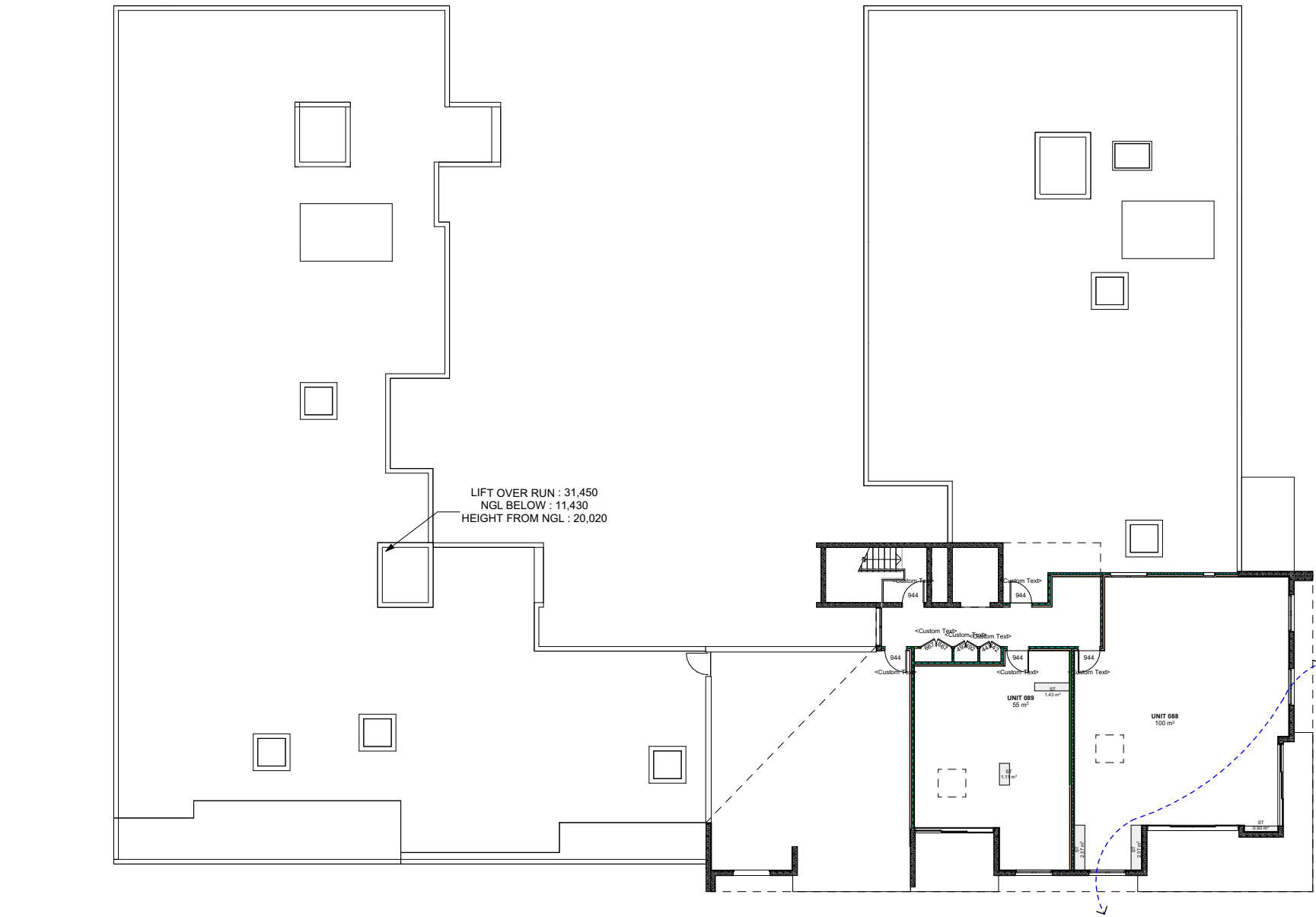


LEVEL 1-3 - Cross-Flow Ventilation
SCALE 1:250

CROSS FLOW
VENTILATION



LEVEL 4-5 - Cross-Flow Ventilation
SCALE 1:250



LEVEL 6 - Cross-Flow Ventilation
SCALE 1:250

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF
CHANGES

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G	ISSUE FOR COORDINATION	29.06.2023	ZBM
F	ISSUE FOR COORDINATION	22.06.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jlelle - Reg no 10693

URBAN LINK
ARCHITECTS

Drawing Title
COMPLIANCE

Cross-Flow Ventilation

Date of Issue
30.05.2024

Checked
WN

Approved
GJ

Scale
1:250

Project Number
20-030

Drawing Number
1010

Status
S 4.55

@A1 Sheet Size

Proposed Natural Cross-Flow Ventilation	
Floor	Units
Ground Floor	9/15
First Floor	10/14
Second Floor	10/16
Third Floor	10/14
Fourth Floor	9/14
Fifth Floor	9/14
Sixth Floor	1/2
Total	58/89 (65.1%)
ADG requirement	60%

Energy Rating Certificate Number: 8006180250

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating **5.9** stars

cooling **37.3** stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: 10194

Assessor Signature: [Signature] Date: 22/08/2024

Notes

- CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
- DO NOT SCALE DRAWINGS
- CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.
- ALL ARCHITECTURAL DRAWINGS MUST BE READ IN PARALLEL TO THE OTHER CONSULTANTS AND MANUFACTURER'S DOCUMENTS. THE BUILDER DISCREPANCY OCCURS PRIOR TO CONSTRUCTION ONLY IF ALL THE BELOW ARE INCLUDED:
 - THE ARCHITECT DCD FORM IS ISSUE.
 - THE DECLARED DRAWINGS ARE INSCRIBED WITH THE PCA OFFICIAL SEAL.
 - THE PCA ISSUES THE CC CERTIFICATE.
 - ALL THE CC DOCUMENTS ARE UPLOADED TO THE NSW E-PORTAL.

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 87 dwellings, 6 storeys above ground

Dwelling no.	Area of bedrooms & living areas (m ²)			Dwelling no.	Area of bedrooms & living areas (m ²)			Dwelling no.	Area of bedrooms & living areas (m ²)			Dwelling no.	Area of bedrooms & living areas (m ²)									
	Configured floor area (m ²)	Unconfigured floor area (m ²)	Total floor area (m ²)		Configured floor area (m ²)	Unconfigured floor area (m ²)	Total floor area (m ²)		Configured floor area (m ²)	Unconfigured floor area (m ²)	Total floor area (m ²)		Configured floor area (m ²)	Unconfigured floor area (m ²)	Total floor area (m ²)							
1	2 90.0	0.0	22.0	0.0	2	2 94.0	0.0	30.0	0.0	3	3 94.0	0.0	12.0	0.0	4	1 44.0	0.0	0.0	5	2 90.0	0.0	0.0
6	2 77.0	0.0	0.0	0.0	7	2 75.0	0.0	0.0	0.0	8	2 90.0	0.0	0.0	0.0	9	2 94.0	0.0	0.0	10	2 77.0	0.0	0.0
11	2 75.0	0.0	0.0	0.0	12	2 90.0	0.0	0.0	0.0	13	2 77.0	0.0	0.0	0.0	14	2 75.0	0.0	0.0	15	2 77.0	0.0	0.0
16	1 49.0	0.0	0.0	0.0	17	2 74.0	0.0	0.0	0.0	18	2 77.0	0.0	0.0	0.0	19	1 49.0	0.0	0.0	20	2 74.0	0.0	0.0
21	2 76.0	0.0	0.0	0.0	22	2 78.0	0.0	0.0	0.0	23	1 55.0	0.0	10.0	0.0	24	2 75.0	0.0	0.0	25	2 76.0	0.0	0.0
26	2 76.0	0.0	0.0	0.0	27	1 55.0	0.0	0.0	0.0	28	2 76.0	0.0	0.0	0.0	29	2 76.0	0.0	0.0	30	2 76.0	0.0	0.0
31	1 55.0	0.0	0.0	0.0	32	2 75.0	0.0	0.0	0.0	33	2 76.0	0.0	0.0	0.0	34	2 76.0	0.0	0.0	35	1 55.0	0.0	0.0
36	2 75.0	0.0	0.0	0.0	37	2 76.0	0.0	0.0	0.0	38	2 76.0	0.0	0.0	0.0	39	1 55.0	0.0	0.0	40	2 75.0	0.0	0.0
41	2 76.0	0.0	0.0	0.0	42	2 76.0	0.0	0.0	0.0	43	2 76.0	0.0	0.0	0.0	44	2 76.0	0.0	0.0	45	2 76.0	0.0	0.0
46	1 52.0	0.0	7.0	0.0	47	2 75.0	0.0	35.0	0.0	48	2 81.0	0.0	0.0	0.0	49	2 75.0	0.0	0.0	50	1 52.0	0.0	0.0
51	2 78.0	0.0	0.0	0.0	52	2 81.0	0.0	0.0	0.0	53	2 75.0	0.0	0.0	0.0	54	1 52.0	0.0	0.0	55	2 78.0	0.0	0.0
56	2 81.0	0.0	0.0	0.0	57	2 75.0	0.0	0.0	0.0	58	1 52.0	0.0	0.0	0.0	59	2 78.0	0.0	0.0	60	2 78.0	0.0	0.0
61	2 75.0	0.0	0.0	0.0	62	1 50.0	0.0	0.0	0.0	63	1 55.0	0.0	0.0	0.0	64	2 78.0	0.0	0.0	65	2 75.0	0.0	0.0
66	1 52.0	0.0	0.0	0.0	67	1 55.0	0.0	0.0	0.0	68	2 81.0	0.0	24.0	0.0	69	2 95.0	0.0	7.0	70	2 86.0	0.0	30.0
71	2 80.0	0.0	58.0	0.0	72	2 85.0	0.0	0.0	0.0	73	2 85.0	0.0	0.0	0.0	74	2 85.0	0.0	0.0	75	2 86.0	0.0	0.0
76	2 95.0	0.0	0.0	0.0	77	2 86.0	0.0	0.0	0.0	78	2 80.0	0.0	0.0	0.0	79	2 85.0	0.0	0.0	80	2 86.0	0.0	0.0
81	2 80.0	0.0	0.0	0.0	82	2 75.0	0.0	0.0	0.0	83	2 70.0	0.0	0.0	0.0	84	1 50.0	0.0	0.0	85	2 70.0	0.0	0.0
86	2 70.0	0.0	0.0	0.0	87	1 50.0	0.0	0.0	0.0													

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift car (No. 4)	-	Lift car (No. 2)	-	Lift car (No. 3)	-
Ground Floor Lobbies	80.0	Ground Floor Lobbies	80.0	First Floor Lobbies	74.0
Second Floor Lobbies	74.0	Third Floor Lobbies	74.0	Fourth Floor Lobbies	74.0
Fifth Floor Lobbies	74.0				

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Basement 1	2320.0	Basement 2	2195.0	Common area	-
Pump Room	30.0	Plant Room B1	11.0	Main Switch Room	22.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- (a) Dwellings
- (i) Water
- (ii) Energy
- (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- (a) Dwellings
- (i) Water
- (ii) Energy
- (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (4.5 bar < 15mm)	4 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(i) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	✓
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling, if no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "cooled" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting, if the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	✓	✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓

Dwelling no.	Hot water system	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system
All dwellings	central hot water system 1	Individual fan, ducted to facade or roof	Individual fan, ducted to facade or roof	Individual fan, ducted to facade or roof

Dwelling no.	Living areas	Bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
3	1-phase airconditioning 3.5 Star (old label)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
15, 18	1-phase airconditioning 3.5 Star (old label)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
63, 67	1-phase airconditioning 3.5 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
47, 51, 55, 59	1-phase airconditioning 3.5 Star (old label)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
69, 72, 75, 79	1-phase airconditioning 3.5 Star (old label)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
4, 15, 19, 23, 27, 31, 35, 39, 43, 46, 50, 54, 58, 62, 66, 70	1-phase airconditioning 3.5 Star (old label)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
87	1-phase airconditioning 3.5 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Living areas	Bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All other dwellings	1-phase airconditioning 3.5 Star (old label)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Wet-ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooking & electric oven	-	-	-	-	-	no	-

(iii) Thermal Comfort	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.	✓	✓	✓
(b) The Assessor's Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	✓	✓	✓
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓	✓	✓
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓	✓	✓
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
46, 65	40.0	25.0
50, 51	47.0	25.0
54, 58	47.0	26.0
64, 74	39.0	24.0
75, 84	44.0	18.0
All other dwellings	43.0	24.0

(i) Water	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.	✓	✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	✓	✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	✓	✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.	✓	✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.	✓	✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	No
Ground floor lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
First Floor Lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Second Floor Lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Third Floor Lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Fourth Floor Lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Fifth Floor Lobbies	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 8

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(i) Water	✓	✓	✓
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.	✓	✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	✓	✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	✓	✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.	✓	✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.	✓	✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	daylight sensor and motion sensor	No
Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	daylight sensor and motion sensor	No
Garbage room (No. 1)	ventilation (supply + exhaust)	-	fluorescent	motion sensors	No
Pump Room	ventilation (supply + exhaust)	none ie. continuous	fluorescent	manual on / manual off	No
Plant Room B1	ventilation (supply + exhaust)	none ie. continuous	fluorescent	manual on / manual off	No
Main Switch Room	ventilation (supply + exhaust)	none ie. continuous	fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	solar - gas boosted	Solar collector area (minimum, in square metres): 25.0 Piping insulation (minimum & supply rating): (a) Piping external to building: R0.3 (-13 mm). (b) Piping internal to building: R0.2 (-13 mm).
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5.0 peak kW

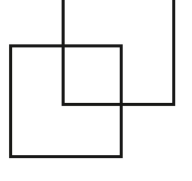
- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

- Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a  in the "Show on CCICDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
J	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
K	ISSUE FOR S4.55 REVISION	09.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

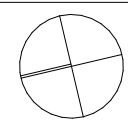


Business Address: Level 7, Suite 703, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreij - Reg no 10993

Drawing Title
COMPLIANCE

BASIX COMMITMENT

Date of Issue 30.05.2024	Checked WN	Approved GJ
Scale 1:150		
Project Number 20-030	Drawing Number 1011	@A1 Sheet Size Revision L
Status S 4.55		



Generic Perspective
SCALE 1:100



Generic Perspective
SCALE 1:100

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Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.
4. ALL ARCHITECTURAL DRAWINGS MUST BE READ IN PARALLEL TO THE OTHER CONSULTANTS AND MANUFACTURER'S DOCUMENTS. THE BUILDER DISCREPANCY OCCURS PRIOR TO CONSTRUCTION **ONLY IF ALL** THE BELOW ARE INCLUDED:
 - THE ARCHITECT DCD FORM IS ISSUE.
 - THE DECLARED DRAWINGS ARE INSCRIBED WITH THE PCA OFFICIAL SEAL.
 - THE PCA ISSUES THE CC CERTIFICATE.ALL THE CC DOCUMENTS ARE UPLOADED TO THE NSW E-PORTAL.

PLEASE REFER TO PAGE 5 OF THE S.E.E FOR LIST OF CHANGES

L	ISSUE FOR S4.55 REVISION	30.05.2024	GJ
K	ISSUE FOR S4.55 REVISION	15.02.2024	GJ
J	ISSUE FOR S4.55 REVISION	09.08.2023	ZBM
I	ISSUE FOR S4.55 SUBMISSION	06.07.2023	ZBM
Rev	Description	Date	App'd

Project
116-124 Restwell St Bankstown
Ostar Gardens
Multi Residential
116-124 Restwell Street, Bankstown
Sydney NSW 2207 Australia

	Energy Rating	Certificate Number: 00061802250
☐ single-dwelling rating		5.9 stars
☒ multi-unit development (attach listing of ratings)	heating	37.3 MJ/m ²
(if selected, also specify if the average across the entire development)	cooling	22.0 MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number	10194	
Assessor Signature		Date: 22/08/2024

Business Address: Level 7, Suite 703, 11-15
Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood
North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architect(s):
Georges Jreije - Reg no 10993

Drawing Title
COMPLIANCE

Height Bonus 3D Views

Date of Issue	Checked	Approved	
30.05.2024	WN	GJ	
Scale			
1:100			

Project Number	20-030	Drawing Number	1012	Revision	L
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Status
S 4.55