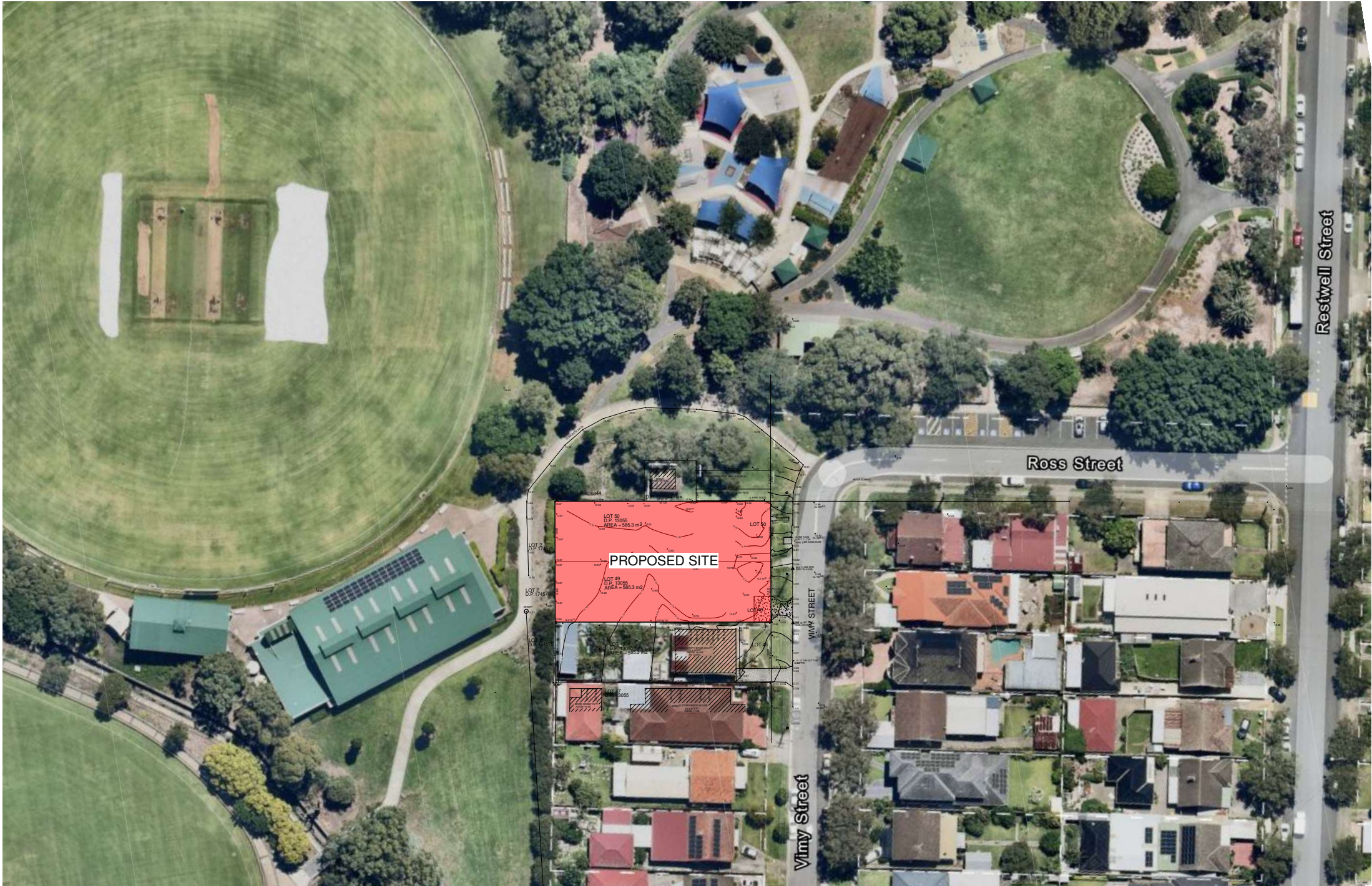


DEVELOPMENT APPLICATION

AT: 2-4 VIMY STREET, BANKSTOWN NSW

PROPOSED FLAT BUILDING



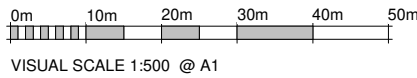
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A108	DATA CALCULATION TABLE	A
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A110	SITE PLAN	A
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Grand total: 50

1 SITE LOCATION

1 : 500

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

COVER PAGE

DATE

28/05/2025

SCALE @ A1

1 : 500

PROJECT NUMBER

030-24~25

DRAWING No.

A101

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

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ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)





REVISION SCHEDULE

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DRAWING TITLE
PERSPECTIVE

DATE
28/05/2025

SCALE @ A1

PROJECT NUMBER
030-24~25

DRAWING No.
A102

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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ABN: 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)



BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1794800M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. If it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 23 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-YIOPUR-01.

Description of project

Project address	
Project name	2 Vimy St HEC3757_02
Street address	2 VIMY STREET BANKSTOWN 2200
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 13055
Lot No.	50
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	17
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	1171
Roof area (m²)	500
Non-residential floor area (m²)	0
Residential car spaces	26
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	264
Area of indigenous or low water use species (m²)	0.00
Assessor details and thermal loads	
Assessor number	DMN/19/1851
Certificate number	HR-YIOPUR-01
Climate zone	56
Project score	
Water	40 Target 40
Thermal Performance	Pass Target Pass
Energy	61 Target 61
Materials	16 Target n/a

Description of project

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

Residential flat buildings - Building1, 17 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
01	2	84	0	0	0
05	2	94	0	0	0
09	2	94	0	0	0
13	2	94	0	0	0
17	3	134	6	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
02	3	98	0	0	0
06	2	93	0	0	0
10	2	93	0	0	0
14	2	93	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
03	3	84	0	0	0
07	2	94	0	0	0
11	2	94	0	0	0
15	2	94	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
04	2	90	7	0	0
08	2	90	7	0	0
12	2	90	7	0	0
16	3	117	7	0	0

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

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	B2 Carpark	700	B1 Carpark	585
Substation Kiosk	10	Waste Rooms (GF-L6)	60	Waste Bin Storage	71
Sprinkler and hydrant pump room	15	Store	6	Cleaner toilet	4
Bulk Storage Room	22	Roof PWD	4	Ground floor lobby	56
L1 lobby	34	L2 lobby	34	L3 lobby	34
L4 lobby	15	Roof lobby	7		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- Buildings
 - Materials
 - Dwellings
 - Water
 - Energy
 - Thermal Performance
- Common areas and central systems/facilities
 - Water
 - Energy

2. Commitments for multi-dwelling housing

- Dwellings
 - Water
 - Energy
- Thermal Performance and Materials

3. Commitments for single dwelling houses

- Dwellings
 - Water
 - Energy
- Thermal Performance and Materials

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

- Common areas and central systems/facilities
 - Water
 - Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	764	-	none
suspended floor above garage, frame: suspended concrete slab	284	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	224	-	-
suspended floor above open subfloor, frame: suspended concrete slab	49	polystyrene	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame/no frame	1098	-	polystyrene

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame/light steel frame	1709	-
Internal wall type 2	single skin masonry, frame/no frame	368	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	500	-	polyurethane

Frame types						
Glazing types		Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)
316	-	-	316	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC 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 plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa		
	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
All dwellings	4 star to 6 but <= 7.5 L/min	4 star	4 star	4 star	-	3 star	3 star	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Alternative water source						
		Size	Configuration	Landscape connection	Toilet connection (l)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC 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 system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or 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 "zoned" 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.			✓
(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;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
		Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	Individual fan, ducted to façade or roof	manual switch on/off	Individual fan, ducted to façade or roof	manual switch on/off	Individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
01	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	0	no
02, 03	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1	no
04, 08, 12, 16, 17	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	2	yes
All other dwellings	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1-phase airconditioning - non ducted / 2.5 star (old label)	no individual system	1	yes

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures				
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	2.5 star	-	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC 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 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.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ m²/yr)	Area adjusted cooling load (in MJ m²/yr)	Area adjusted total load (in MJ m²/yr)
01	6.6	11.8	18.400
02	7.2	13.5	20.700
03	21.7	16.4	38.100
04	3	17.5	20.500
05	17.3	15.9	33.200
06	10.6	18.5	29.100
07	2.3	17.5	19.800
08	3.9	17.5	21.400
09	19.1	15.3	34.400
10	11.2	18.3	29.500
11	4	20.3	24.300
12	7.4	12.4	20.000
13	26.6	11.9	38.500
14	21.80	19	40.800
15	7.8	15.9	23.700
16	28.80	9.8	38.600
All other dwellings	23.9	9.8	33.700

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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CONSULTANTS

PM

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CLIENT

Dr. Ghayath Al Shelh

DRAWING TITLE

BASIX

DATE

28/05/2025

SCALE @ A1

PROJECT NUMBER

030-24~25

DRAWING No.

A103

ISSUE

A

PROJECT

PROPOSED APARTMENT BUILDING

2-4 VIMY STREET, BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

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ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)



c) Common areas and central systems/facilities				
(i) Water		Show on DA plans	Show on CC/CDC 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 kLs) 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	no common facility	no common facility	no common laundry facility
Central systems	Size	Configuration	Connection (to allow for...)	
Fire sprinkler system (No. 1)	-	-	-	
Fire sprinkler system (No. 2)	-	-	-	
Fire sprinkler system (No. 3)	-	-	-	
(ii) Energy		Show on DA plans	Show on CC/CDC 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.			✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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		Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
B2 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + 2-speed fan	light-emitting diode	time clock and motion sensors	no
B1 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + 2-speed fan	light-emitting diode	time clock and motion sensors	no
Substation Kiosk	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	no
Waste Rooms (GF-L6)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Waste Bin Storage	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Sprinkler and hydrant pump room	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	no
Store	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Cleaner toilet	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Bulk Storage Room	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Roof PWD	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
L1 lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
L2 lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
L3 lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
L4 lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Roof lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 7 number of lifts: 1 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric storage	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

2. Commitments for multi-dwelling housing

(a) Dwellings		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water		Show on DA plans	Show on CC/CDC 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 plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).		✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.			✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.			✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.			✔	✔
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.		✔	✔	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).			✔	
(h) The pool or spa must be located as specified in the table.		✔	✔	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.		✔	✔	✔
(ii) Energy		Show on DA plans	Show on CC/CDC 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.			✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s 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 "zoned" 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.		✔	✔
(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".		✔	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC 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 Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔	✔	
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

3. Commitments for single dwelling houses

(a) Dwellings		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water		Show on DA plans	Show on CC/CDC 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 plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).			✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.			✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.			✔	
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.			✔	✔
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.		✔	✔	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).			✔	
(h) The pool or spa must be located as specified in the table.			✔	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.		✔	✔	✔
(ii) Energy		Show on DA plans	Show on CC/CDC 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.			✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s 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 "zoned" 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.		✔	✔
(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".		✔	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC 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 Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔	✔	
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

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 CC/CDC plans & specs	Certifier check
(i) Water		Show on DA plans	Show on CC/CDC 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 kLs) 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	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC 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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 17.5 peak kW
Other	-	-

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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CONSULTANTS

PM

NORTH POINT

CLIENT

Dr. Ghayath Al Shelh

DRAWING TITLE

BASIX

DATE
28/05/2025

SCALE @ A1

PROJECT NUMBER
030-24~25

DRAWING No.
A104

ISSUE
A

PROJECT

PROPOSED APARTMENT BUILDING

2-4 VIMY STREET, BANKSTOWN

JS Architects Pty Ltd

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W : www.jsarchitects.com.au
ABN: 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)



		GROUND FLOOR TO LEVEL 3									LEVEL 4					
UNIT NUMBER																
		UNIT 12	UNIT 13	UNIT 14	UNIT 15											
		UNIT 08	UNIT 09	UNIT 10	UNIT 11											
		UNIT 4	UNIT 5	UNIT 6	UNIT 7											
		UNIT 1	UNIT 2	UNIT 3												
UNIT PER BUILDING	1	1	1	3	3	3	3									
AFFORDABLE HOUSING UNIT	✓															
TOTAL UNITS	15								2							
AREA PER UNIT (sqm)	86	102	95	99	97	96	96									
BALCONY AREA PER UNIT (sqm)	15.33	27	26	10	10	10	10									
BALCONY AREA PER FLOORS (sqm)	108.33								24							
TOTAL BALCONY AREA (sqm)	188.33								24							
ROOF TERRACE AREA	368															
BEDROOMS	2	3	3	2	2	2	2	3 3								
BEDROOMS PER FLOOR	16								6							
TOTAL BEDROOMS	32								6							
UNIT STUDIOS	0								0							
UNIT 1 BEDROOMS	0								0							
UNIT 2 BEDROOMS	13								0							
UNIT 3 BEDROOMS	2								2							
TOTAL UNITS	17															
COMMON OPEN SPACE REQUIRED (sqm)	25% OF SITE AREA															292.65
COMMON OPEN SPACE PROVIDED (sqm)	58.52%															685
ADAPTABLE UNITS REQUIRED	10% OF TOTAL RESIDENTIAL															1.7
ADAPTABLE UNITS PROVIDED																2
AFFORDABLE UNITS REQUIRED	3.00%															1
AFFORDABLE UNITS PROVIDED																1
RESIDENTIAL PARKING REQUIRED	0.4spaces per 1 bedroom unit, 0.7 spaces per 2 bedroom unit, 1.2 spaces per 3 or more bedroom unit															13.9
RESIDENTIAL CAR SPACES PROVIDED																26
VISITOR CAR SPACES REQUIRED	1 space per 7 dwellings															2.4
VISITOR CAR SPACES PROVIDED																1
DISABLE PARKING SPACE REQUIRED	10% OF TOTAL RESIDENTIAL															1.39
DISABLE PARKING SPACE PROVIDED																2
TOTAL RESIDENTIAL CAR SPACES REQUIRED																13.9
TOTAL RESIDENTIAL CAR SPACES PROVIDED																26
BICYCLE PARKING REQUIRED	1 bicycle space per 2 dwellings,886m2 @ 1 bicycle spaces per 200m2															13
BYCICLE SPACES PROVIDED																12
SITE AREA (sqm)																1170.6
SOLAR ACCESS REQUIRED	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm															11.9
SOLAR ACCESS PROVIDED	76.47%															13
SOUTH ONLY UNITS MAX	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter															2.55
SOUTH ONLY UNITS PROVIDED	0.00%															0
CROSS VENTILATION REQUIRED	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building															10.2
CROSS VENTILATION PROVIDED	100.00%															17
DEEP SOIL REQUIRED	15% OF SITE PLAN															175.59
DEEP SOIL PROVIDED	15.01% OF SITE PLAN															279.72

STORAGE AREA CALCULATION						
Dwelling Type	Number	Storage size volume (m³)			Required	Provided
1 BED	0	6			0	
2 BED	13	8			104	
3 BED	4	10			40	
TOTAL	17				144	TOTAL 219

RESIDENTIAL WASTE COLLECTION TABLE:

GENERAL WASTE -	140L/WEEK - 4 X 660L GENERAL WASTE BINS
RECYCLING -	120L/WEEK - 4 X 1100L RECYCLEING BINS
GARDEN ORGANICS -	120L/WEEK - 17 X 240L GARDEN ORGANIC BINS

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT

Dr. Ghayath Al Shelh

DRAWING TITLE

DATA CALCULATION TABLE

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A108

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

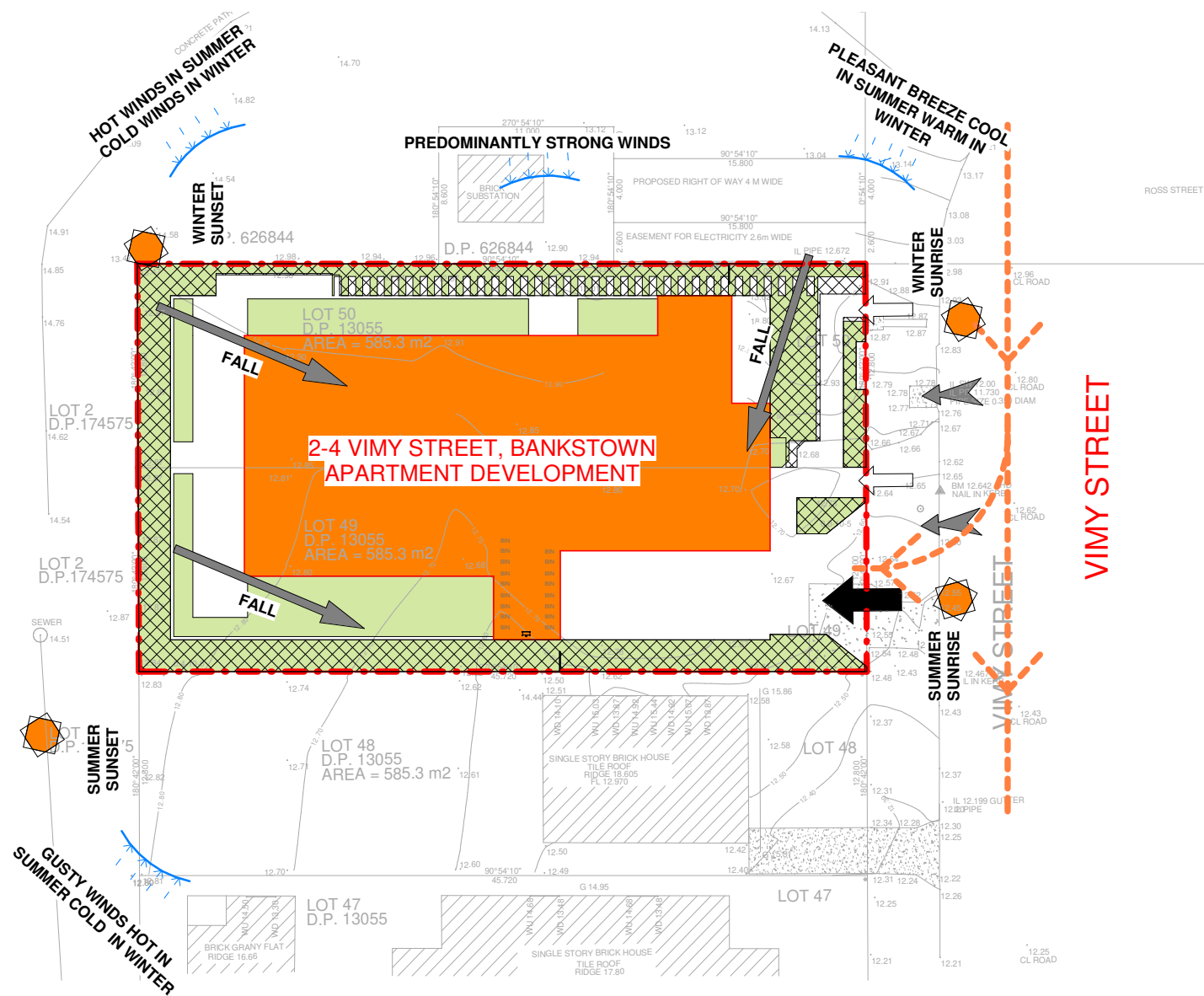
2-4 VIMY STREET,
BANKSTOWN

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Nominated Architect: Stymon Ochudzawa (RAIA 6866)



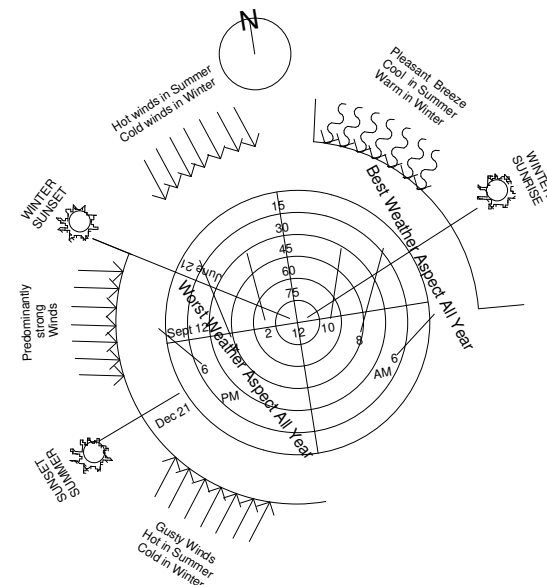


1 SITE ANALYSIS
1 : 200

LEGEND

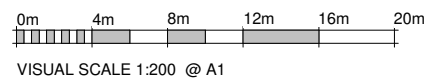
- | | | | | | |
|--|---------------------------------|--|-----------------|--|------------------------|
| | PROPOSED DEVELOPMENT FOOT PRINT | | SITE BOUNDARY | | VEHICLES ENTRY POINT |
| | VEHICLE ACCESS | | DEEP SOIL ZONES | | PEDESTRIAN ENTRY POINT |
| | PROPOSED LANDSCAPING | | TRAFFIC NOISE | | SITE FALL |

CLIMATIC SITE ANALYSIS



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETScape ELEVATION.

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A	DA	NF	28/05/2025



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DRAWING TITLE
SITE ANALYSIS

DATE
28/05/2025

SCALE @ A1
As indicated

PROJECT NUMBER
030-24~25

DRAWING No.
A109

ISSUE
A

PROJECT
PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

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W : www.jsarchitects.com.au

ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 SITE PLAN
1 : 200

Yields & Calculations

Residential Numbers and Mix

Building	Unit Type	1B	2B	3B	Total
	Mix	0%	77%	23%	100%
		0	13	4	17

Car Parking Rates

Apartment Type	Min. spaces / Unit	Required
2B	0.7	9.1
3B	1.2	4.8
Visitor	1:7	2.4
Total		16.3

Site Summary

Total GFA	2510.94 m ²
Site Area	1170.60 m ²
Max Gross FSR	1.65:1(1931.49m ²)
Proposed Gross FSR	1.64:1(1924.24m ²)
No. of Apartments	17
No. of Cars Provided	26
Site Coverage	453.00m ²

Definitions

- FSR is Floor Space Ratio = GFA (LEP) / Site Area
- GFA is Gross Floor Area measured as defined by the governing Local Government Authority
- Site Coverage is the Building Footprint plus basements extending beyond the footprint
- All areas area measured in square metres
- All numbers are calculated with decimal places and then rounded up or down to be stated as whole numbers

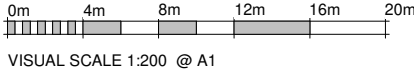
RESIDENTIAL WASTE COLLECTION TABLE:

GENERAL WASTE -	140L/WEEK - 4 X 660L GENERAL WASTE BINS
RECYCLING -	120L/WEEK - 4 X 1100L RECYCLEING BINS
GARDEN ORGANICS -	120L/WEEK - 17 X 240L GARDEN ORGANIC BINS

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DRAWING TITLE

SITE PLAN

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A110

ISSUE

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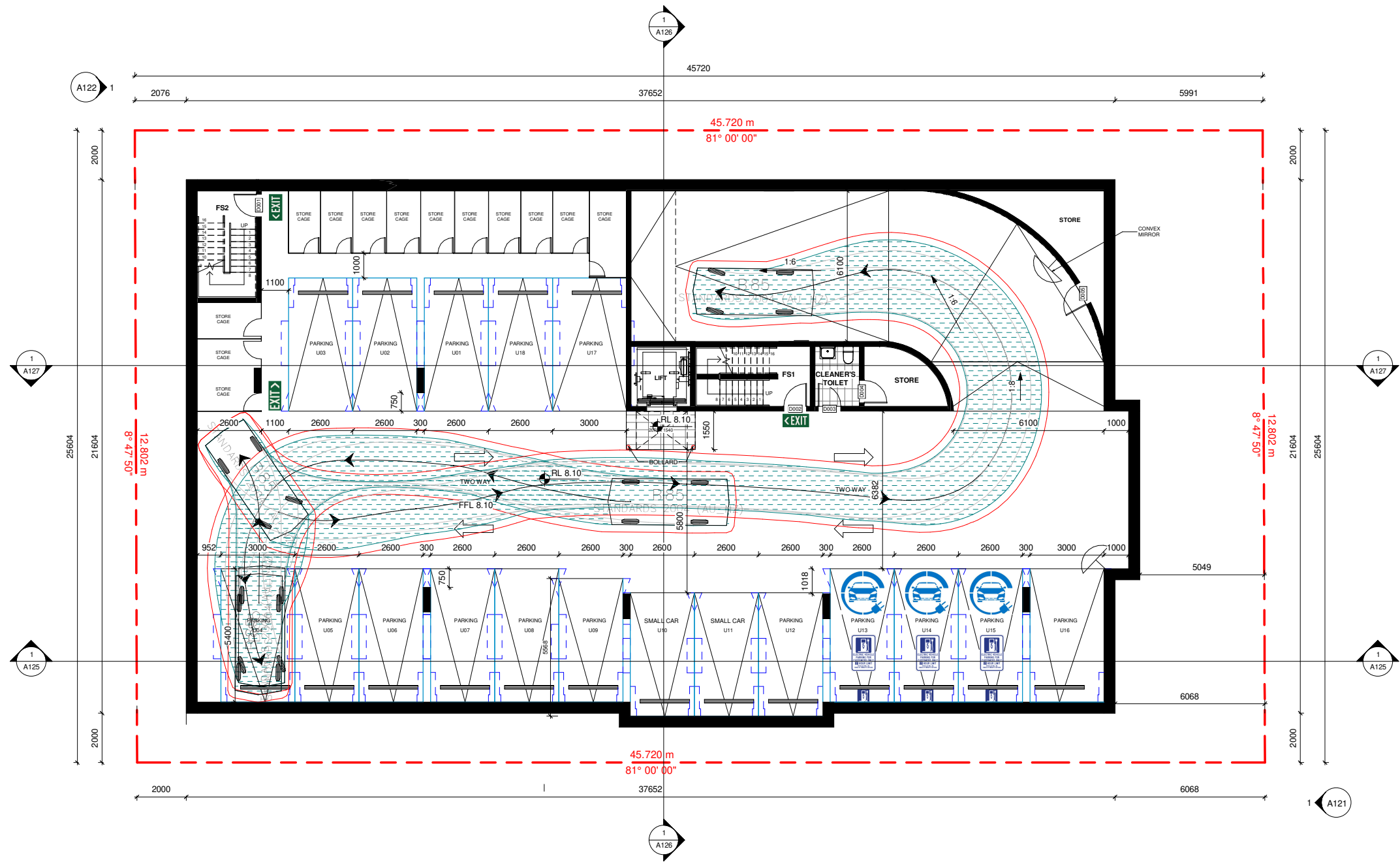
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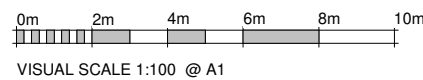
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Nominated Architect: Stymon Ochudzawa (RAIA 6866)





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DRAWING TITLE

BASEMENT 2 FLOOR PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A111

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

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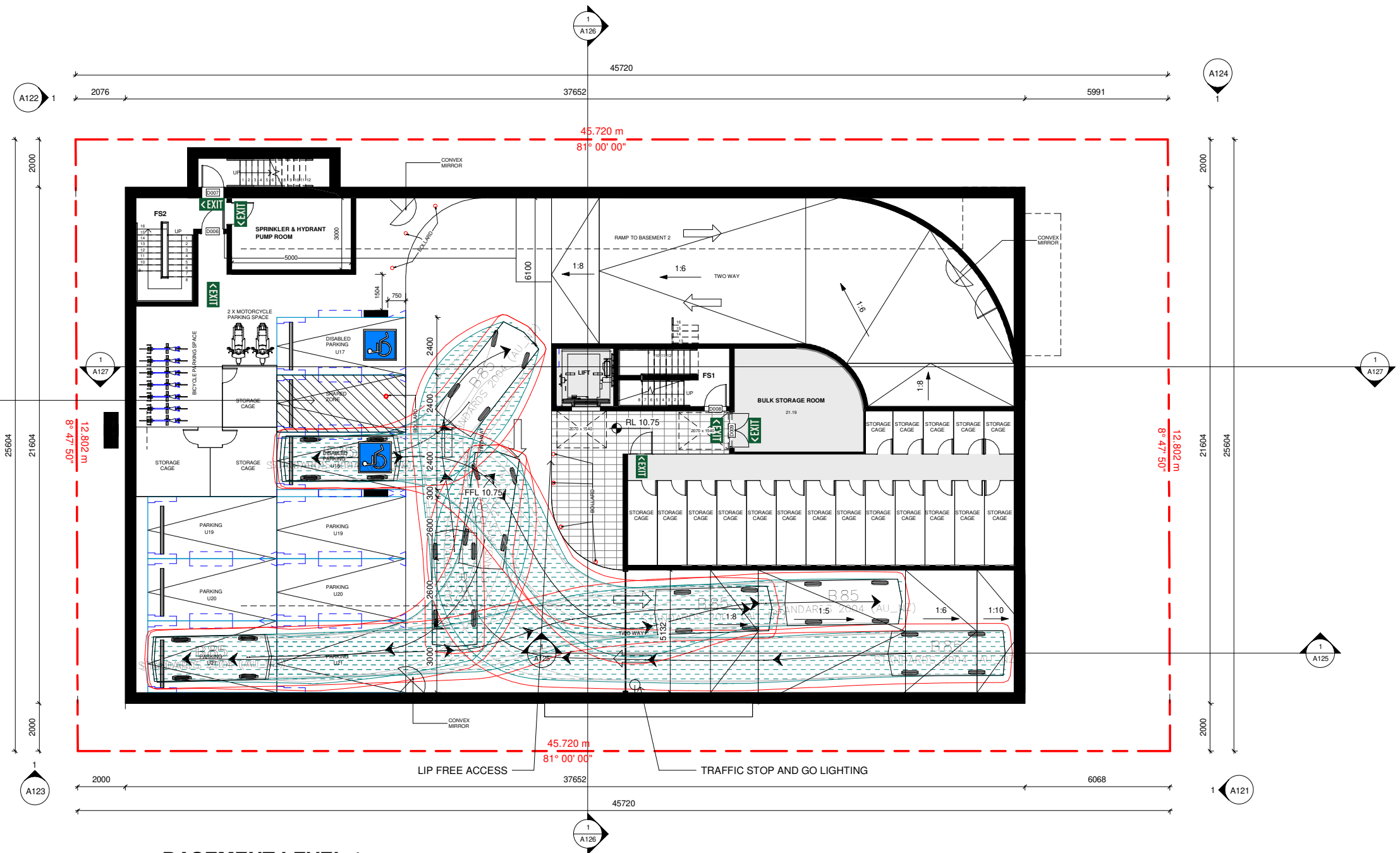
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Nominated Architect: Skymon Ochudzawa (RAIA 6866)



MIN. 2.5M CLEAR HEAD HT.
FOR ALL ACCESSIBLE
SPACES AND SHARED ZONE



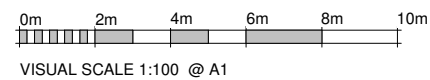
1 BASEMENT LEVEL 1
1 : 100

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BASEMENT 1 FLOOR PLAN

DATE
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SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A112

ISSUE
A

PROJECT

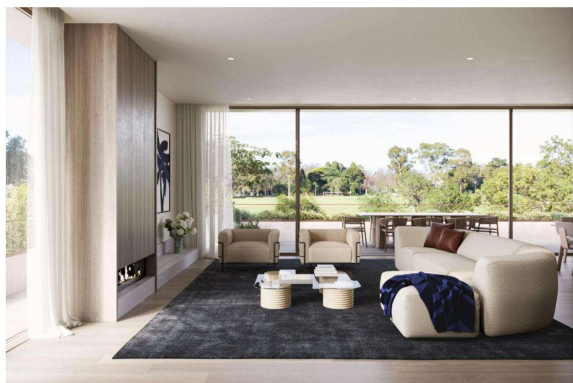
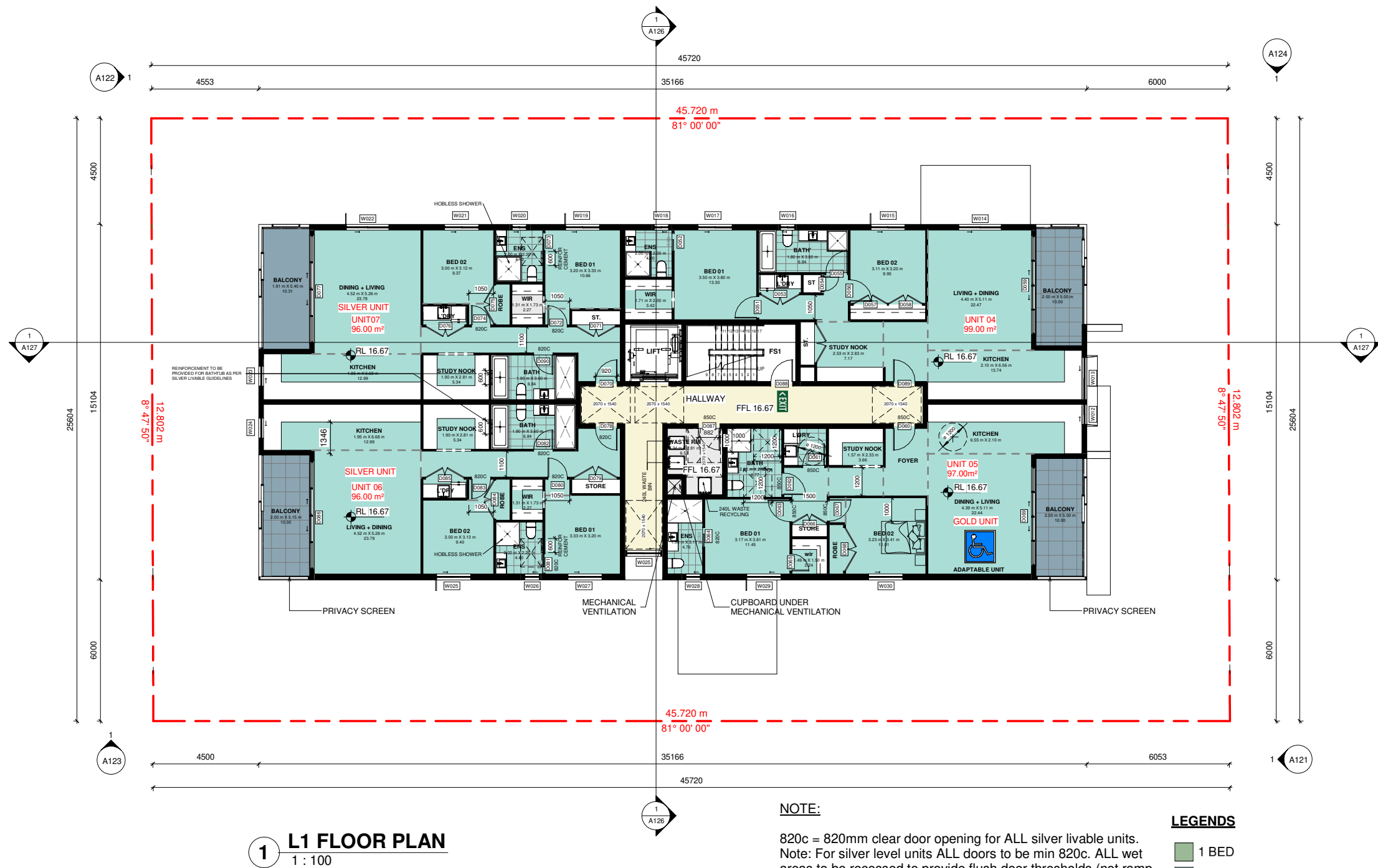
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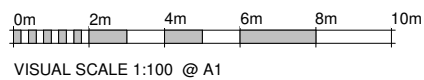
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DRAWING TITLE

L1 FLOOR PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A114

ISSUE

A

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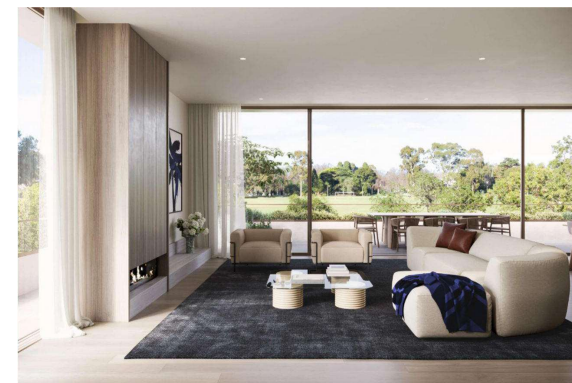
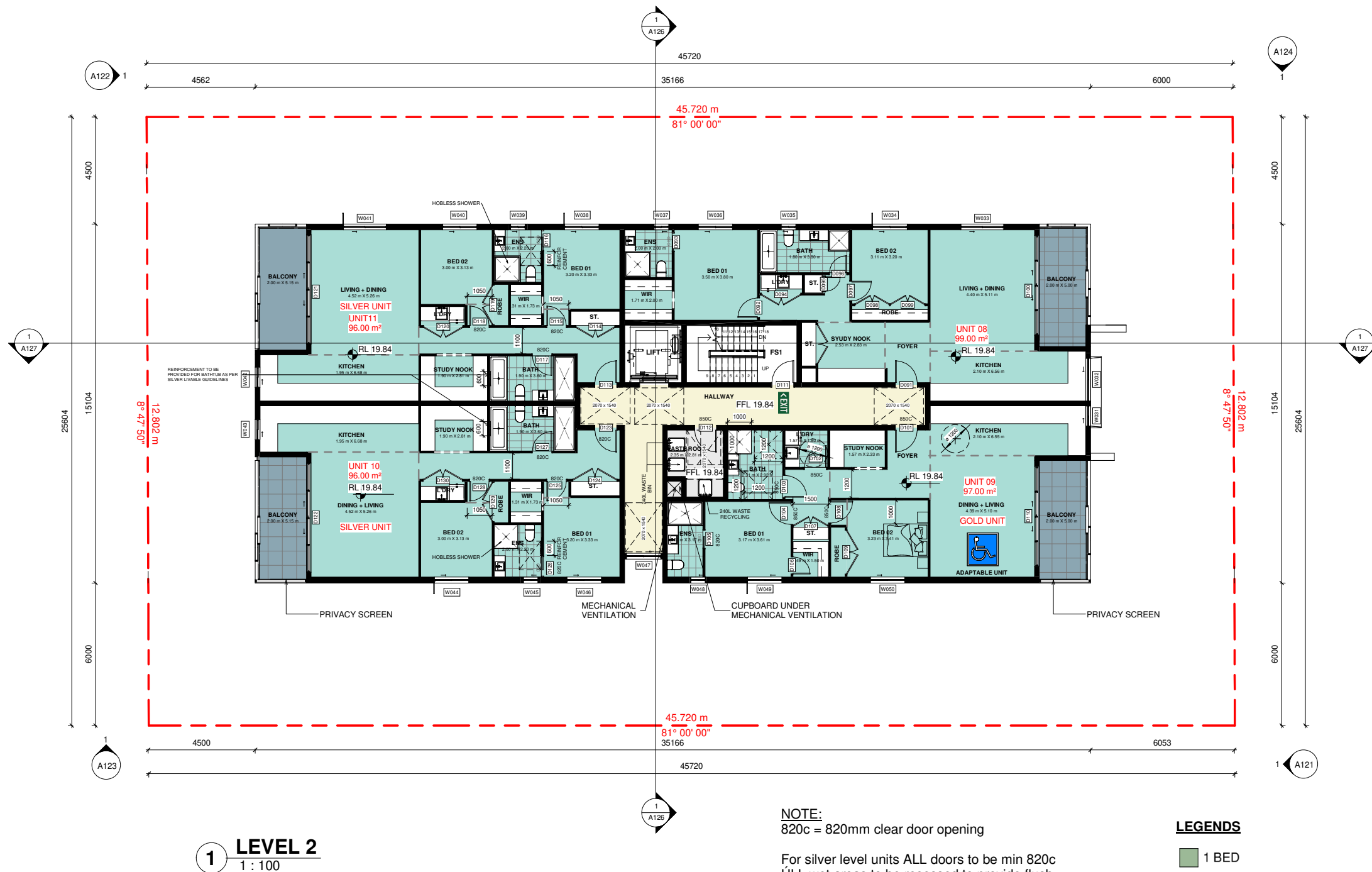
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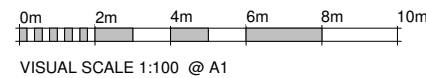
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DRAWING TITLE

L2 FLOOR PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A115

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

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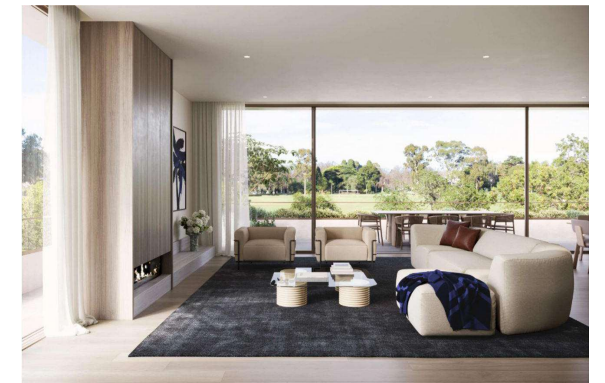




1 L4 FLOOR PLAN
1 : 100

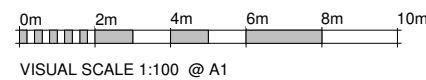
NOTE:
820c = 820mm clear door opening
For silver level units ALL doors to be min 820c
ULL wet areas to be recessed to provide flush door thresholds (no ramp permitted)
850c = 520mm clear door opening
For GOLD level units ALL doors to be min 820c
ALL wet areas to be recessed to provide flush door thresholds (no ramp permitted)

- LEGENDS**
- 1 BED
 - 2 BED
 - 3 BED
 - BAL
 - HALLWAY



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L4 FLOOR PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A117

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A

PROJECT

PROPOSED APARTMENT
BUILDING

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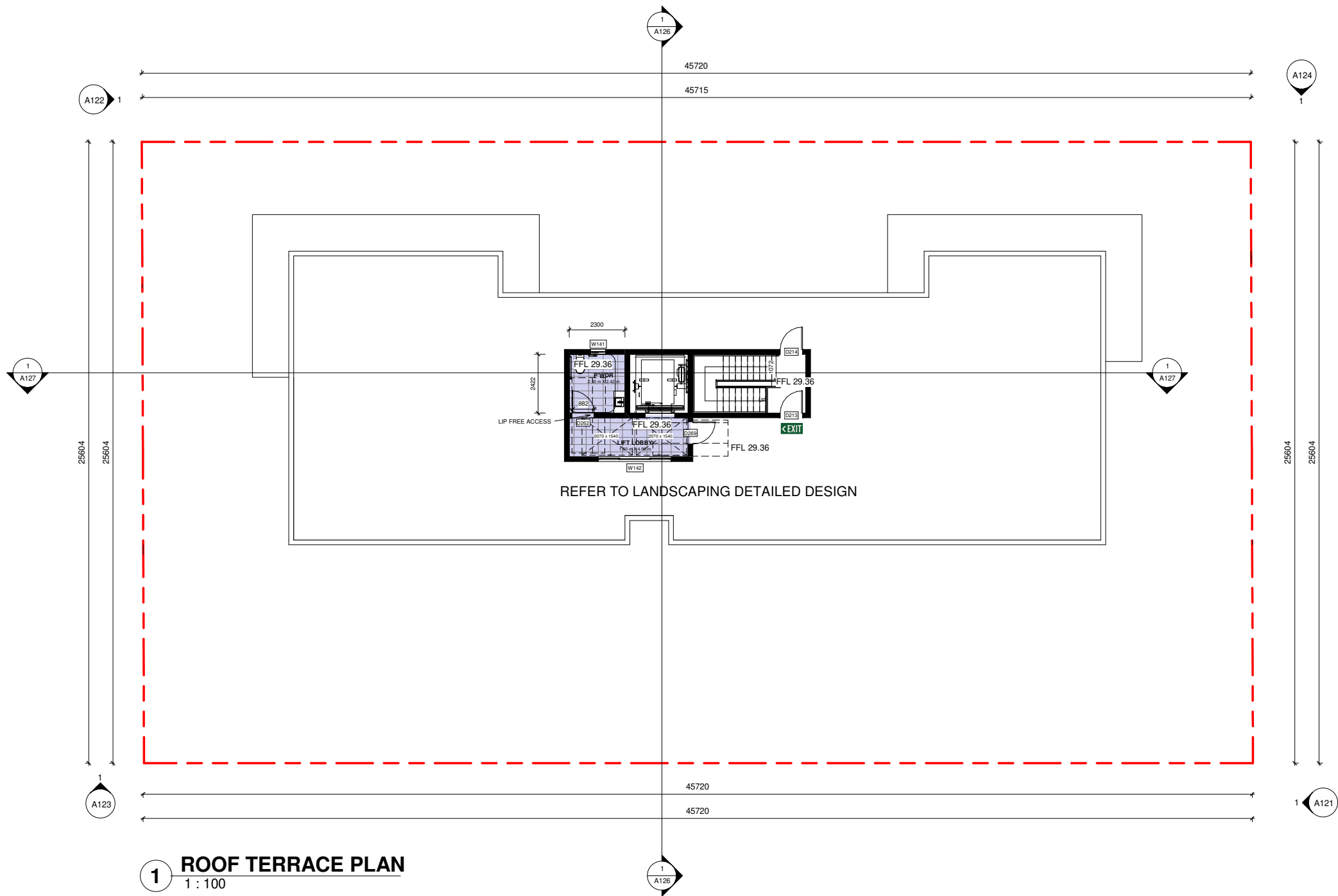
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1 ROOF TERRACE PLAN
1 : 100

REVISION SCHEDULE

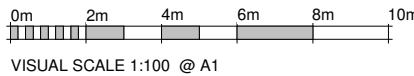
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DRAWING TITLE

ROOF TERRACE PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A118

ISSUE

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PROPOSED APARTMENT
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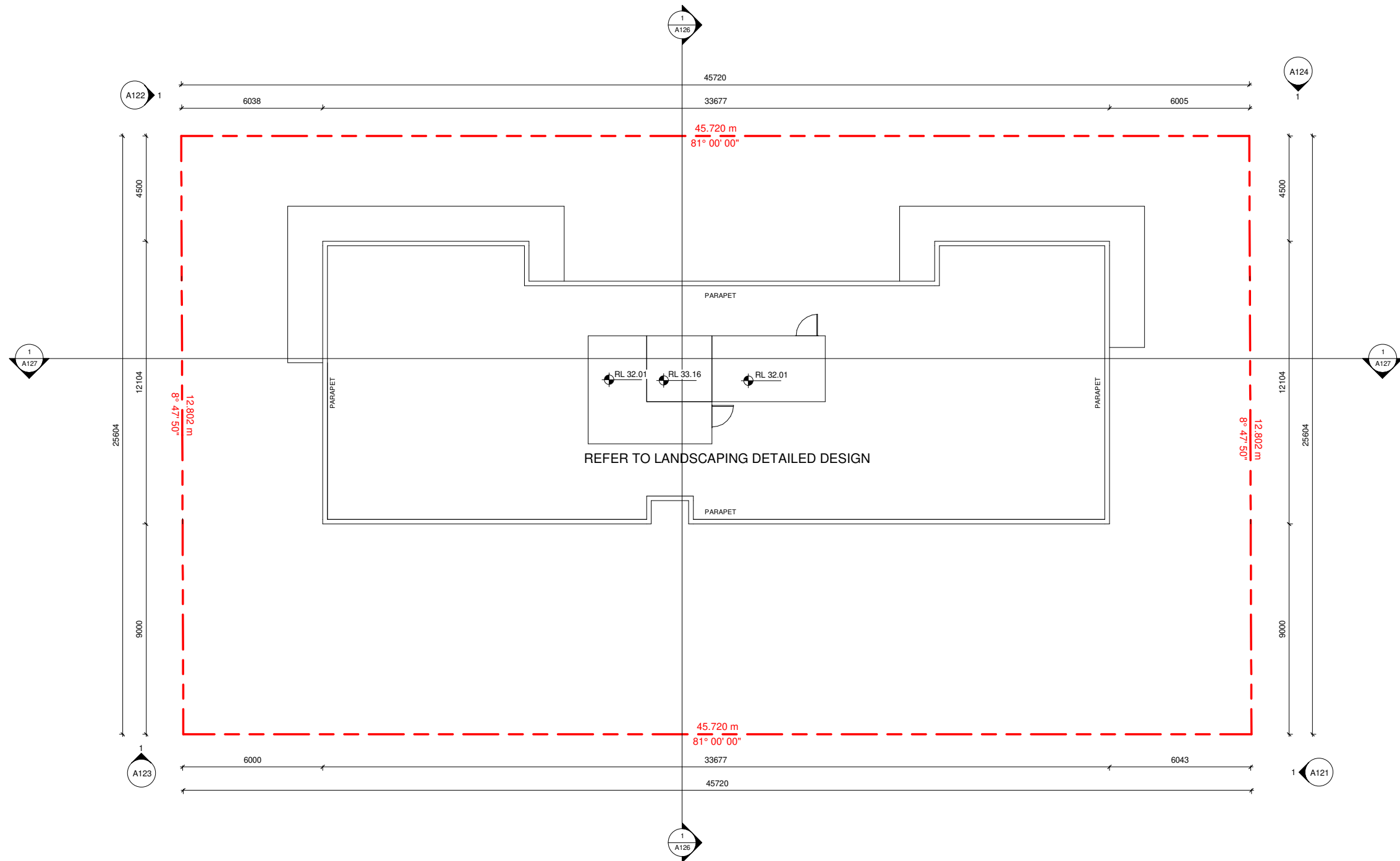
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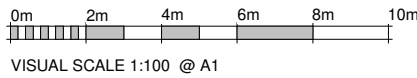


1 ROOF PLAN
1 : 100

REVISION SCHEDULE

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ROOF PLAN

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A119

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 W www.jsarchitects.com.au

ABIN 70 119 946 675
 Notarized Architect: Sylvain Ochudzka (RAMA 6865)

▼ LIFT HEAD	33.155	1150
▼ STAIR HEAD	32.005	
▼ ROOF	29.355	5921
▼ LEVEL 4	26.184	3171
▼ LEVEL 3	23.013	3171
▼ LEVEL 2	19.842	3171
▼ LEVEL 1	16.671	3171
▼ GROUND LEVEL	13.500	3171



1 WEST ELEVATION
1 : 100

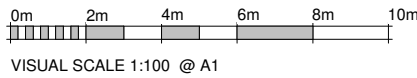
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DRAWING TITLE

WEST ELEVATION

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A122

ISSUE

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PROJECT

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▲ LIFT HEAD	33.155
▲ STAIR HEAD	32.005
▲ ROOF	29.355
▲ LEVEL 4	26.184
▲ LEVEL 3	23.013
▲ LEVEL 2	19.842
▲ LEVEL 1	16.671
▲ GROUND LEVEL	13.500



1 SOUTH ELEVATION
1 : 100

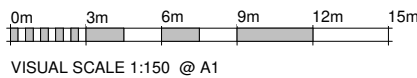
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DRAWING TITLE

SOUTH ELEVATION

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A123

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Nominated Architect: Skymon Ochudzawa (RAIA 6866)



▼ LIFT HEAD	33.155
▼ STAIR HEAD	32.005
▼ ROOF	29.355
▼ LEVEL 4	26.184
▼ LEVEL 3	23.013
▼ LEVEL 2	19.842
▼ LEVEL 1	16.671
▼ GROUND LEVEL	13.500

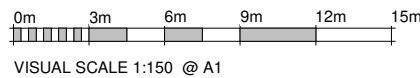


1 NORTH ELEVATION
1 : 100

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Dr. Ghayath Al Shelh

DRAWING TITLE

NORTH ELEVATION

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A124

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

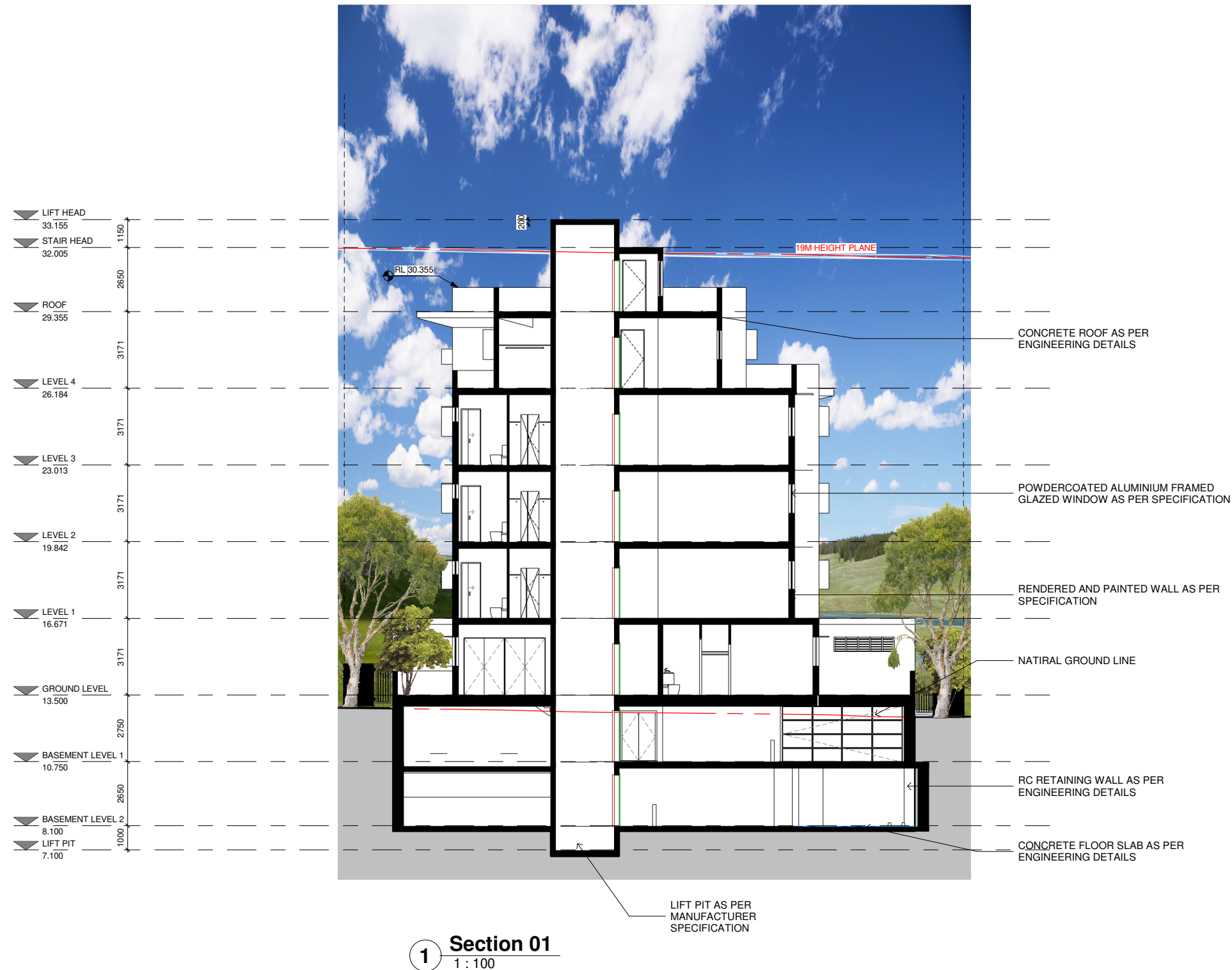
2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

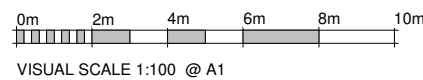
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN: 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)







REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
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DRAWING TITLE
SECTION 01

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A126

ISSUE
A

PROJECT
PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
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ABN 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)

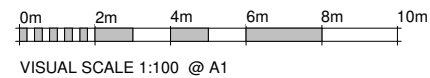




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ISSUE	DESCRIPTION
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DRAWING TITLE
SECTION 02

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A127

ISSUE
A

PROJECT
PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

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W : www.jsarchitects.com.au

ABN: 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)



Window Schedule			
Level	Mark	Width	Height

GROUND LEVEL			
GROUND LEVEL	001	1450	1200
GROUND LEVEL	002	1450	1200
GROUND LEVEL	003	610	600
GROUND LEVEL	004	1450	1200
GROUND LEVEL	005	1450	1200
GROUND LEVEL	006	1810	1200
GROUND LEVEL	007	1450	1200
GROUND LEVEL	008	1450	1200
GROUND LEVEL	009	1450	1200
GROUND LEVEL	138	900	1800
GROUND LEVEL	140	6700	600
GROUND LEVEL	143	2500	600
GROUND LEVEL	144	3880	600
GROUND FLOOR	001A	2260	2300

Window Schedule			
Level	Mark	Width	Height

LEVEL 1			
LEVEL 1	012	850	1400
LEVEL 1	013	1810	1400
LEVEL 1	014	1810	1200
LEVEL 1	015	1450	1200
LEVEL 1	016	610	600
LEVEL 1	017	1450	1200
LEVEL 1	018	610	600
LEVEL 1	019	1450	1200
LEVEL 1	020	610	600
LEVEL 1	021	1450	1200
LEVEL 1	022	1810	1200
LEVEL 1	023	850	1400
LEVEL 1	024	850	1400
LEVEL 1	025	1450	1200
LEVEL 1	025	1450	1200
LEVEL 1	026	610	600
LEVEL 1	027	1450	1200
LEVEL 1	028	610	600
LEVEL 1	029	1450	1200
LEVEL 1	030	1450	1200

Window Schedule			
Level	Mark	Width	Height

LEVEL 2			
LEVEL 2	031	850	1400
LEVEL 2	032	1810	1400
LEVEL 2	033	1810	1200
LEVEL 2	034	1450	1200
LEVEL 2	035	610	600
LEVEL 2	036	1450	1200
LEVEL 2	037	610	600
LEVEL 2	038	1450	1200
LEVEL 2	039	610	600
LEVEL 2	040	1450	1200
LEVEL 2	041	1810	1200
LEVEL 2	042	850	1400
LEVEL 2	043	850	1400
LEVEL 2	044	1450	1200
LEVEL 2	045	610	600
LEVEL 2	046	1450	1200
LEVEL 2	047	1450	1200
LEVEL 2	048	610	600
LEVEL 2	049	1450	1200
LEVEL 2	050	1450	1200

Window Schedule			
Level	Mark	Width	Height

LEVEL 3			
LEVEL 3	051	850	1400
LEVEL 3	052	1810	1400
LEVEL 3	053	1810	1200
LEVEL 3	054	1450	1200
LEVEL 3	055	610	600
LEVEL 3	056	1450	1200
LEVEL 3	057	610	600
LEVEL 3	058	1450	1200
LEVEL 3	059	610	600
LEVEL 3	060	1450	1200
LEVEL 3	061	1810	1200
LEVEL 3	062	850	1400
LEVEL 3	063	850	1400
LEVEL 3	064	1450	1200
LEVEL 3	065	610	600
LEVEL 3	066	1450	1200
LEVEL 3	067	1450	1200
LEVEL 3	068	610	600
LEVEL 3	069	1450	1200
LEVEL 3	070	1450	1200

Window Schedule			
Level	Mark	Width	Height

LEVEL 4			
LEVEL 4	071	1200	600
LEVEL 4	072	1450	1200
LEVEL 4	073	610	600
LEVEL 4	074	1450	1200
LEVEL 4	075	1450	1200
LEVEL 4	076	610	600
LEVEL 4	077	1810	1800
LEVEL 4	078	1810	1800
LEVEL 4	079	850	1800
LEVEL 4	080	850	1800
LEVEL 4	081	1200	600
LEVEL 4	082	1450	1200
LEVEL 4	083	610	600
LEVEL 4	084	1450	1200
LEVEL 4	085	1450	1200
LEVEL 4	086	1450	1200
LEVEL 4	087	610	600
LEVEL 4	088	1450	1200
LEVEL 4	145	5255	1870
ROOF			
ROOF	141	610	600
ROOF	142	3010	1460

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE
WINDOW SCHEDULE

DATE 28/05/2025 SCALE @ A1

PROJECT NUMBER 030-24~25 DRAWING No. A129 ISSUE A

PROJECT
PROPOSED APARTMENT BUILDING

2-4 VIMY STREET,
BANKSTOWN

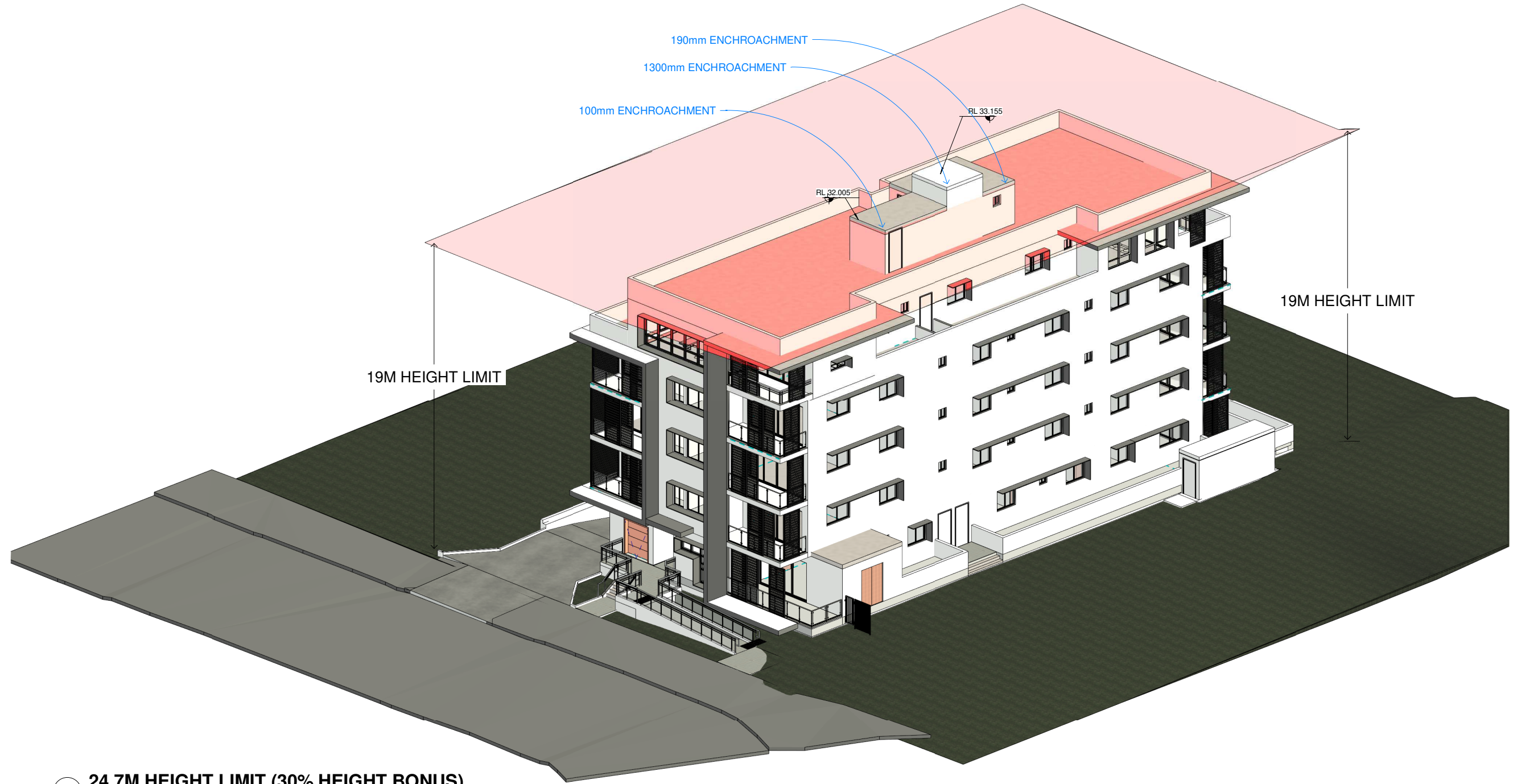
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W :www.jsarchitects.com.au

ABN 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)





1 24.7M HEIGHT LIMIT (30% HEIGHT BONUS)

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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Australian
Institute of
Architects

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DRAWING TITLE

19M HEIGHT LIMIT

DATE
28/05/2025

SCALE @ A1

PROJECT NUMBER
030-24~25

DRAWING No.
A130

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

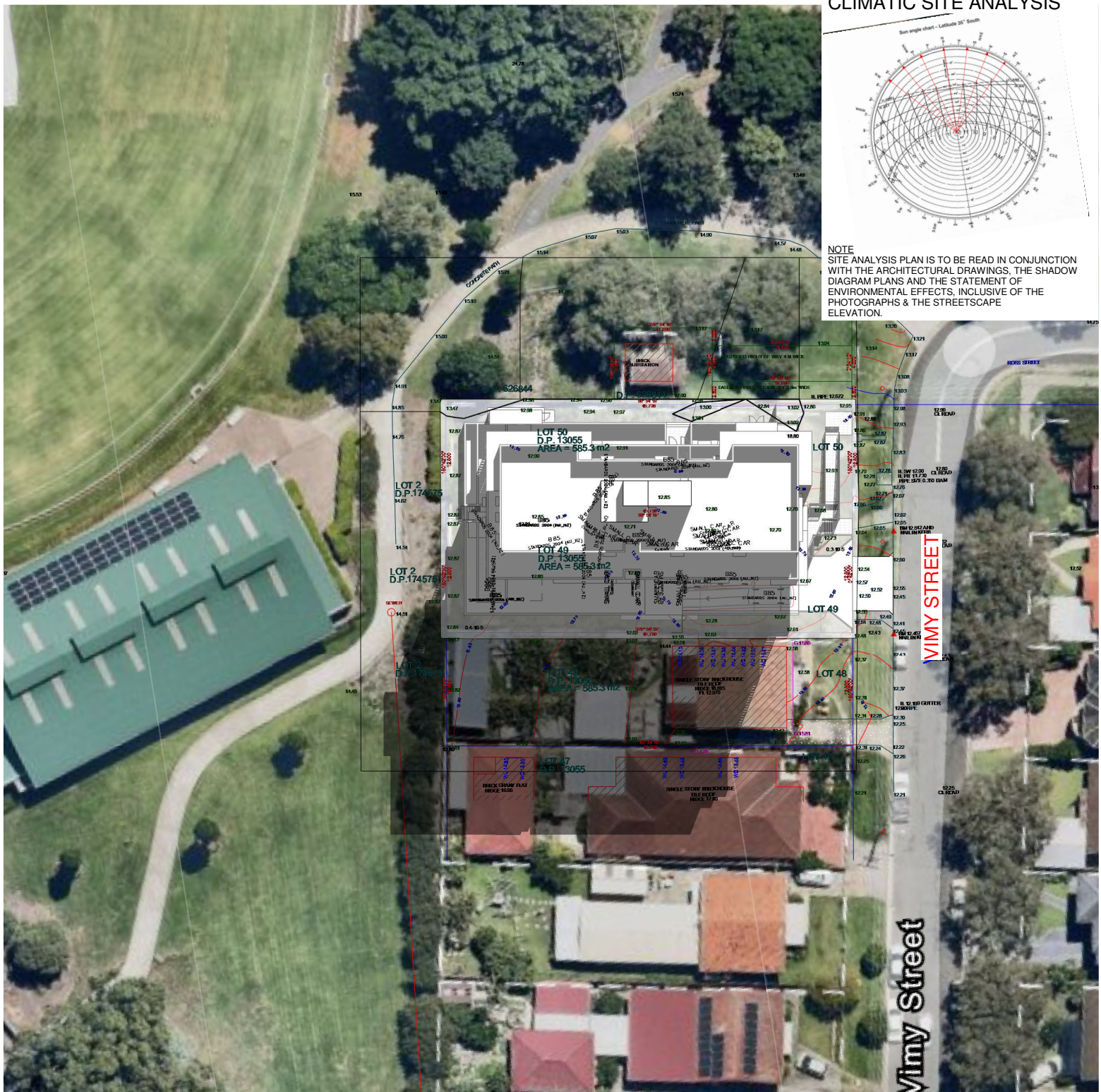
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W : www.jsarchitects.com.au
ABN: 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 SHADOW DIAGRAM @ 9am 21st JUNE
1:300



2 SHADOW DIAGRAM @ 10am 21st JUNE
1:300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

SHADOW DIAGRAMS 01

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A131

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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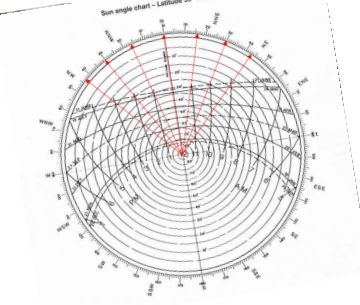
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ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)



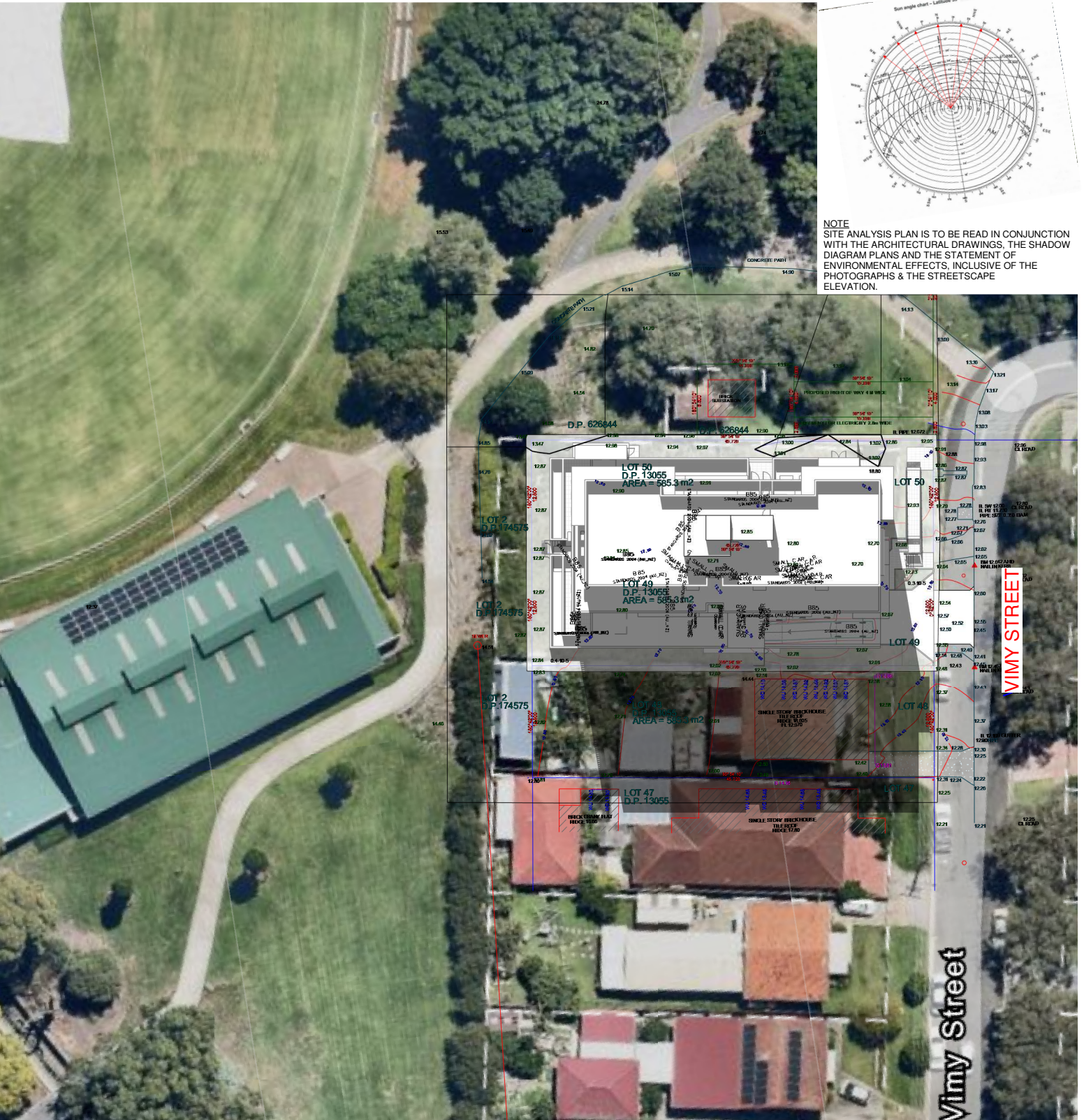
CLIMATIC SITE ANALYSIS



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETScape ELEVATION.



1 SHADOW DIAGRAM @ 11am 21st JUNE
1 : 300



2 SHADOW DIAGRAM @ 12pm 21st JUNE
1 : 300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

SHADOW DIAGRAMS 02

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A132

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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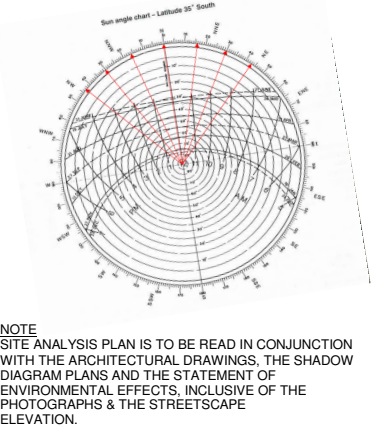
M :61 412 06 06 04

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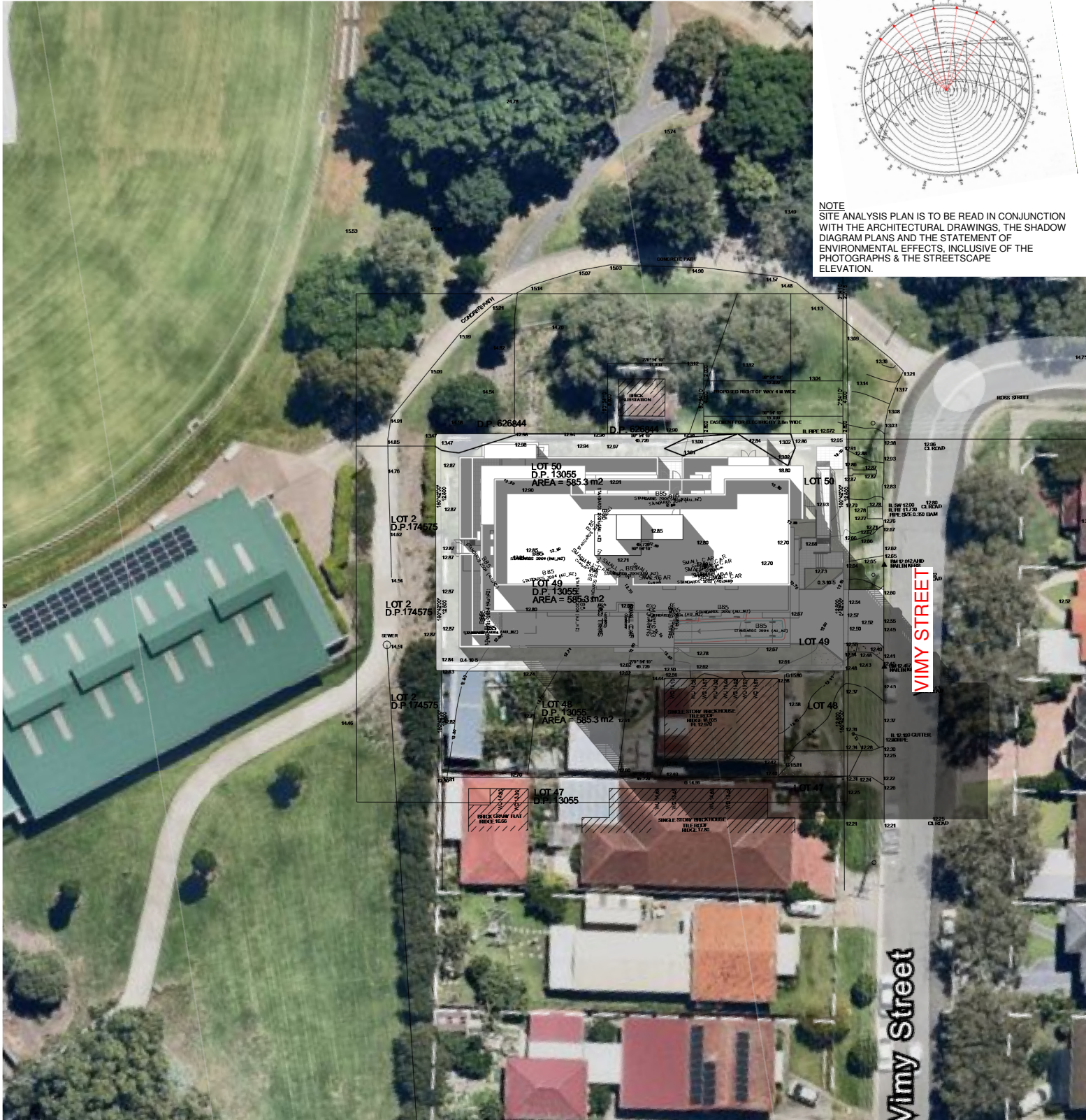
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ABN 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)





1 SHADOW DIAGRAM @ 1pm 21st JUNE
1 : 300



2 SHADOW DIAGRAM @ 2pm 21st JUNE
1 : 300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

SHADOW DIAGRAMS 03

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A133

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

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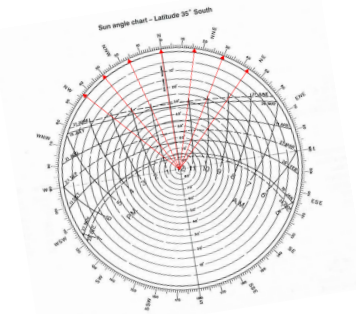
W : www.jsarchitects.com.au

ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)



CLIMATIC SITE ANALYSIS



NOTE
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WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW
DIAGRAM PLANS AND THE STATEMENT OF
ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE
PHOTOGRAPHS & THE STREETSCAPE
ELEVATION.



1 SHADOW DIAGRAM @ 3pm 21st JUNE
1 : 300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
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DRAWING TITLE

SHADOW DIAGRAMS 04

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A134

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

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BELLA VISTA - NSW 2153 Australia

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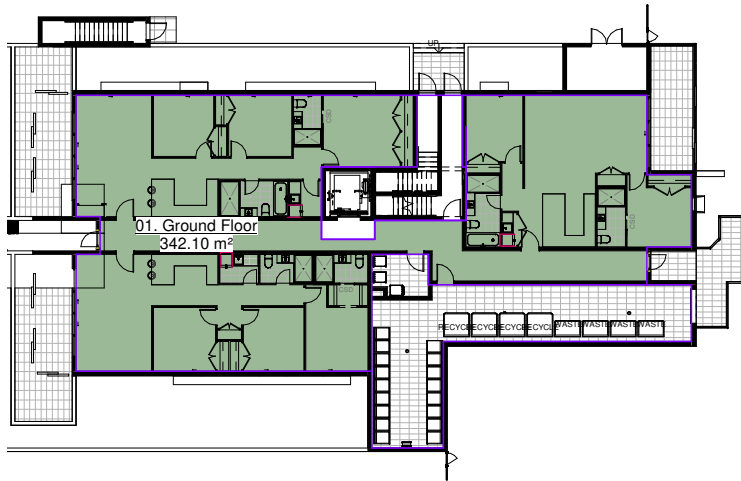
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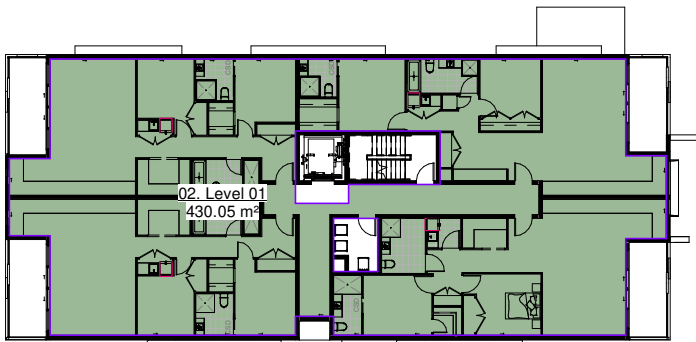
ABN: 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)

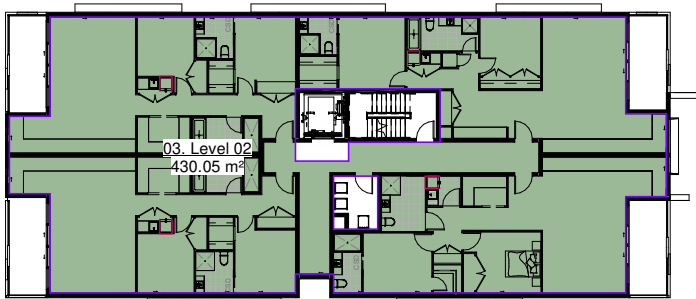




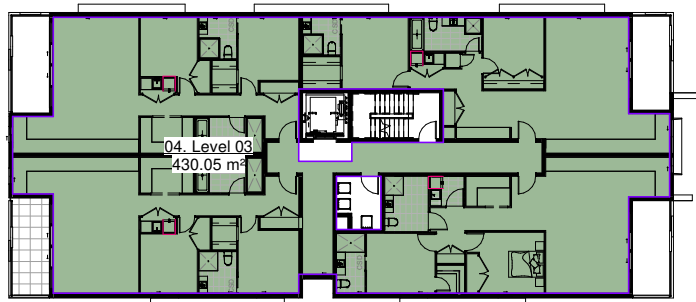
1 GROUND FLOOR GFA DIAGRAM
1 : 200



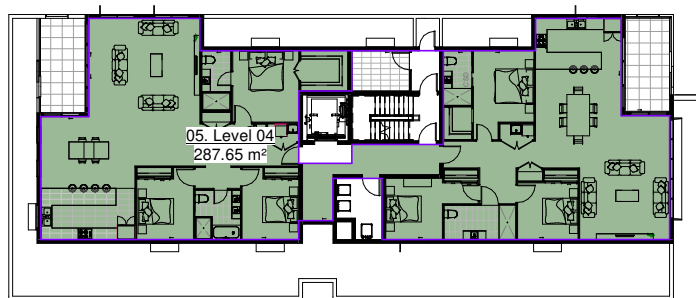
2 LEVEL 01 GFA DIAGRAM
1 : 200



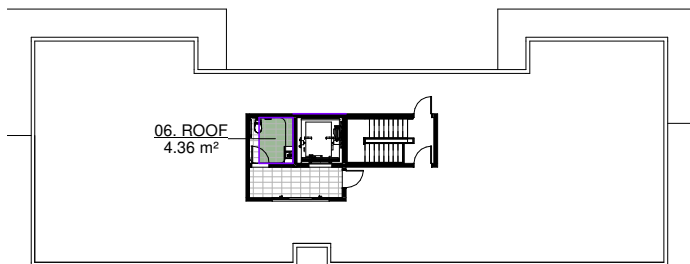
3 LEVEL 2 GFA DIAGRAM
1 : 200



4 LEVEL 3 GFA DIAGRAM
1 : 200



5 LEVEL 4 GFA DIAGRAM
1 : 200



6 ROOF GFA DIAGRAM
1 : 200

Gross Floor area		
UN	Level	Area
01. Ground Floor	GROUND LEVEL	342.10 m²
02. Level 01	LEVEL 1	430.05 m²
03. Level 02	LEVEL 2	430.05 m²
04. Level 03	LEVEL 3	430.05 m²
05. Level 04	LEVEL 4	287.65 m²
06. ROOF	ROOF	4.36 m²
Grand total: 6		1924.24 m²

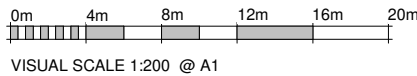
GFA CALCULATION

SITE AREA	1170.60 m²
GROUND FLOOR GFA	342.10 m²
LEVEL 1-3 GFA	430.05x 3 = 1290.00 m²
LEVEL 4 GFA	287.65 m²
ROOF GFA	4.36 m²
TOTAL GFA	1924.24 m²
ALLOWABLE GROSS FSR AFTER 30% BONUS	1.65:1(1931.49m²)
PROPOSED GROSS FSR	1.64:1(1924.24m²)

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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DRAWING TITLE

GFA DIAGRAMS

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A135

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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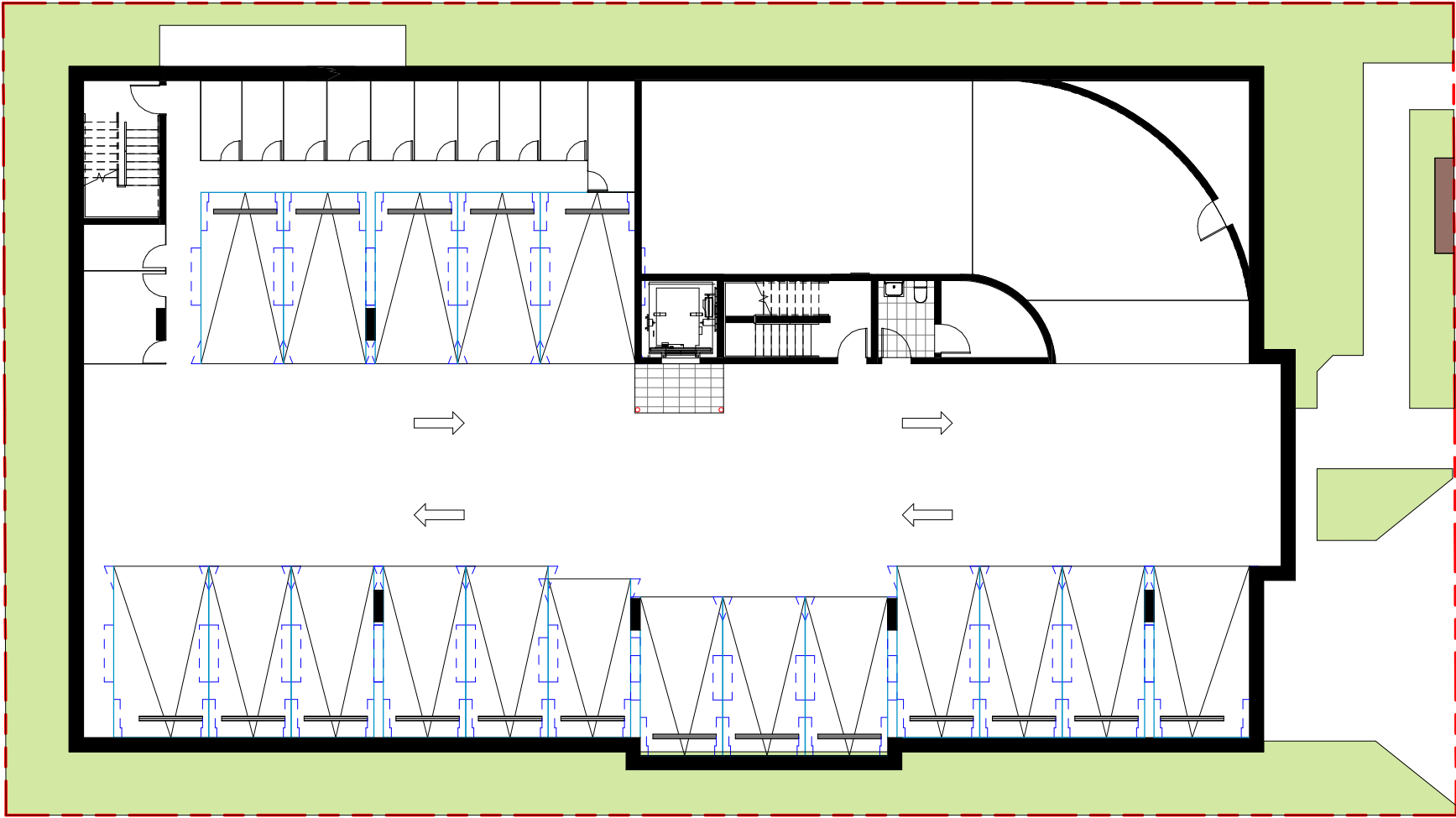
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ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)

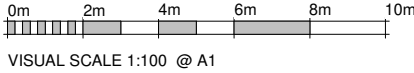




1 DEEP SOIL DIAGRAM
1 : 100

SITE AREA: 1170.60 m²
DEEP SOIL PROVIDED : 264.37 m² (22.58%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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Dr. Ghayath Al Shelh

DRAWING TITLE

DEEP SOIL DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A136

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

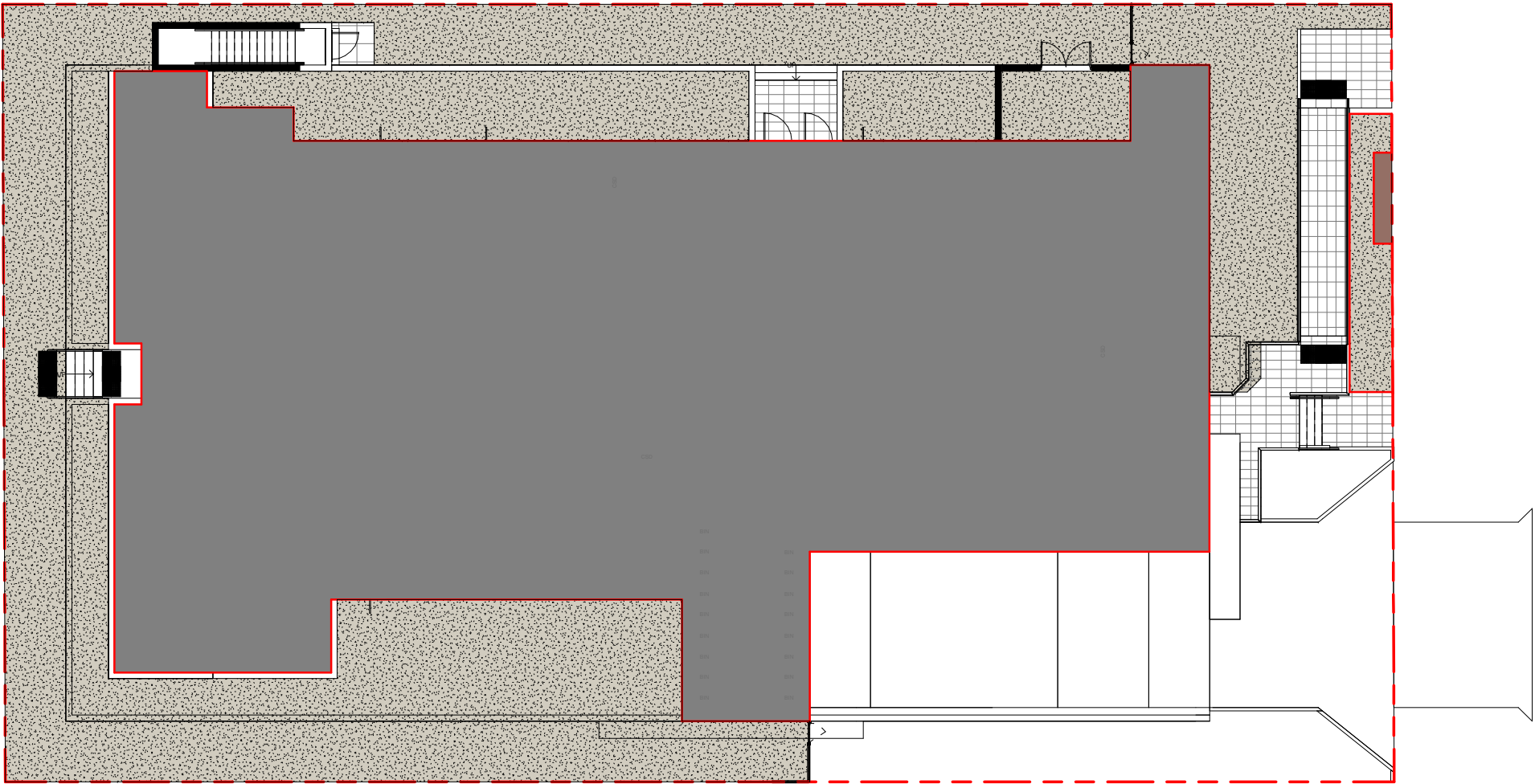
M : 61 412 06 06 04

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W : www.jsarchitects.com.au

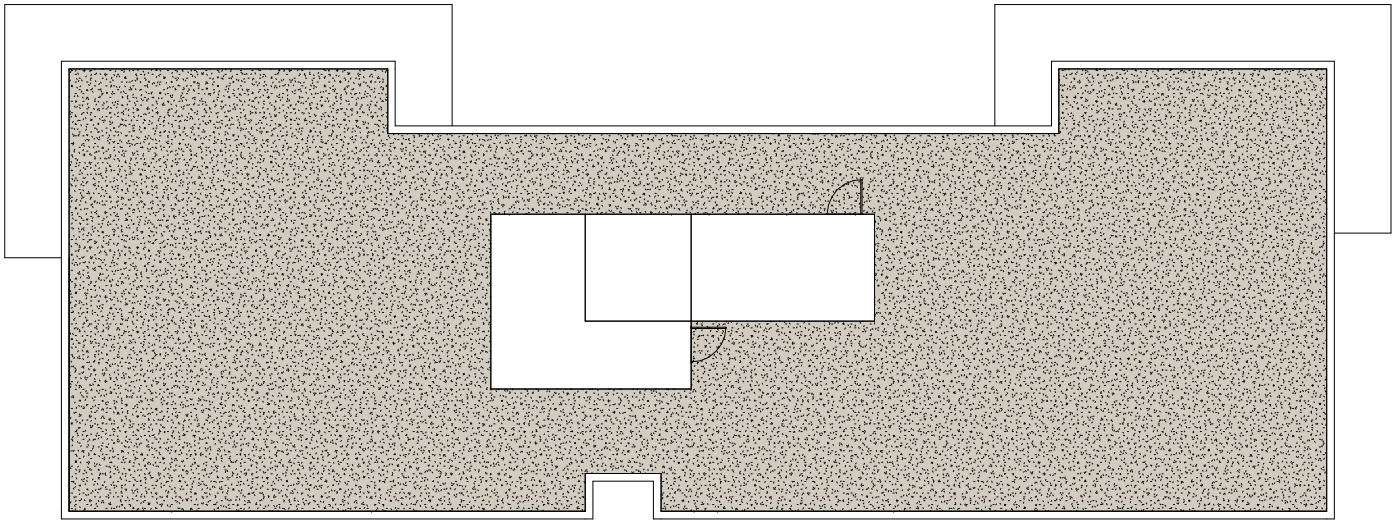
ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 GROUND FLOOR COMMON OPEN SPACE DIAGRAM
1 : 100

SITE AREA	: 1170.60m ²
GROUD FLOOR COS	: 362.00m ²
ROOF COS	: 321.00m ²
TOTAL COS	: 683.00m ² (58.37%)



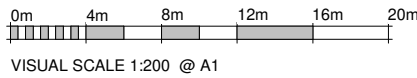
2 ROOF LEVEL COMMON OPEN SPACE DIAGRAM
1 : 100

REVISION SCHEDULE		
ISSUE	DESCRIPTION	DATE
A	DA	28/05/2025

ISSUED BY
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Member
Australian
Institute of
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VISUAL SCALE 1:200 @ A1

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DRAWING TITLE

COMMON OPEN SPACE DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

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A137

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A

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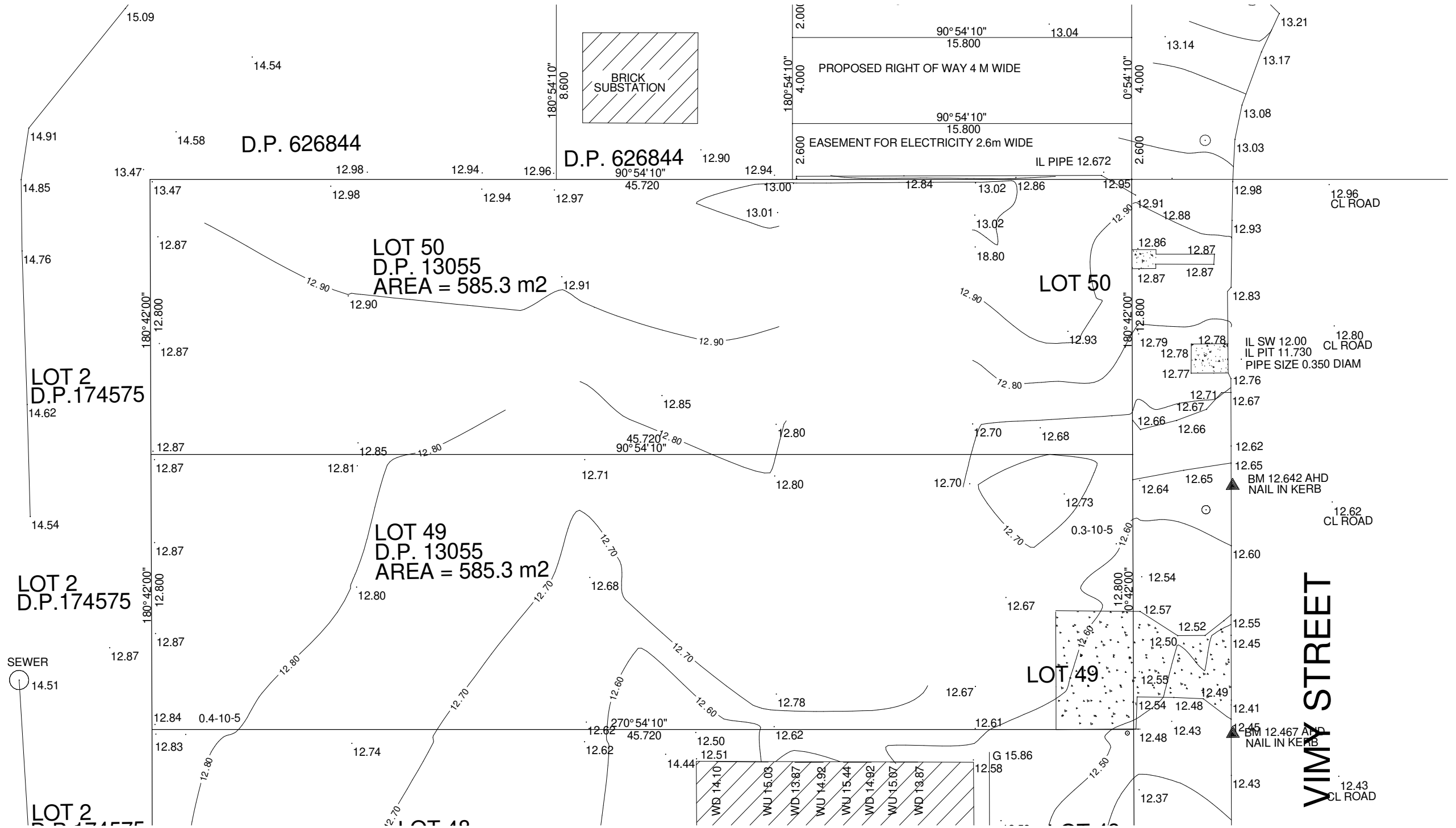
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ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)



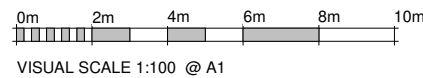


1 SURVEY PLAN
1 : 100

REVISION SCHEDULE	
ISSUE	DESCRIPTION
A	DA

ISSUED BY
NF

DATE
28/05/2025



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DRAWING TITLE
SURVEY PLAN

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A138

ISSUE
A

PROJECT

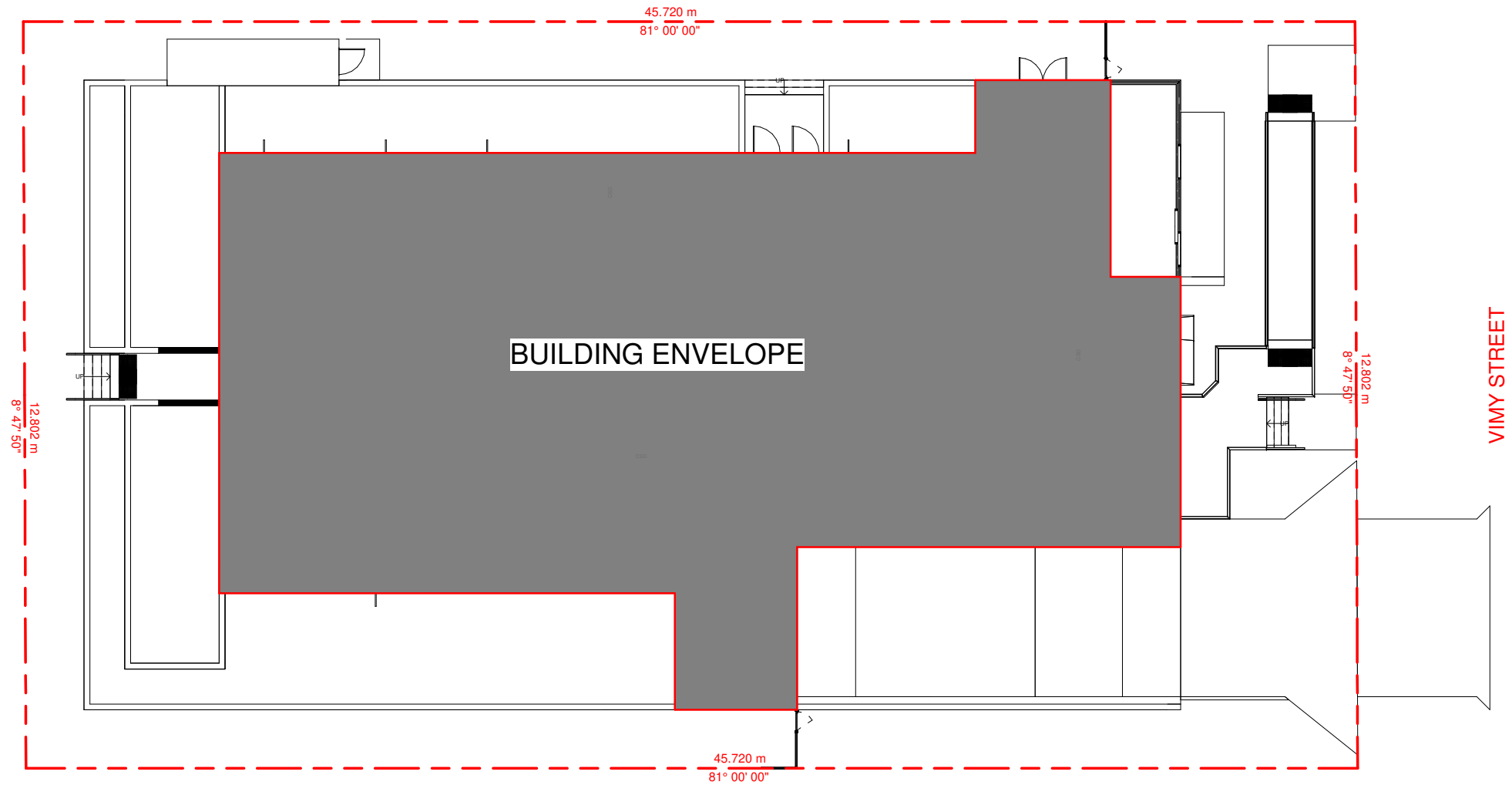
PROPOSED APARTMENT
BUILDING

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BANKSTOWN

JS Architects Pty Ltd

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BELLA VISTA ~ NSW 2153 Australia
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ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)

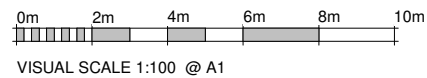




1 SITE COVERAGE DIAGRAM
1 : 100

SITE AREA : 1170.60m²
SITE COVERAGE : 496.00m² (42.37%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE
SITE COVERAGE DIAGRAM

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A139

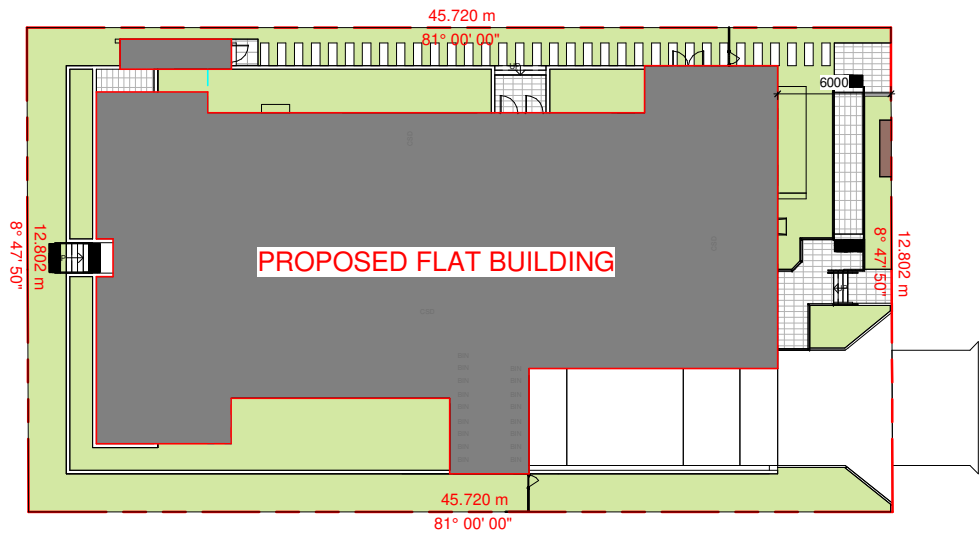
ISSUE
A

PROJECT
PROPOSED APARTMENT
BUILDING

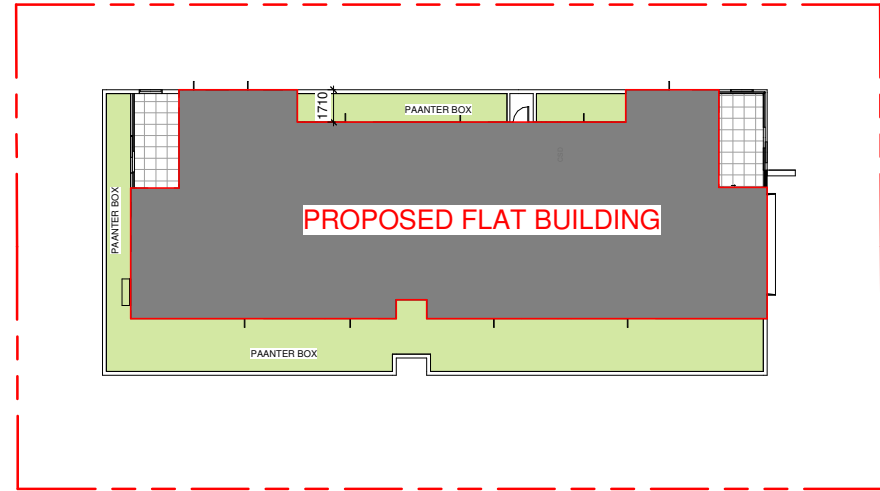
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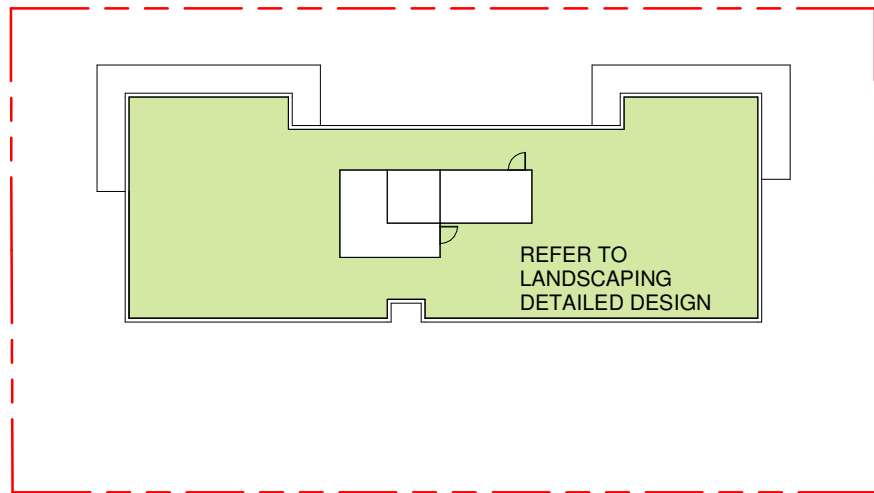




1 LANDSCAPE DIAGRAM - GF
1 : 200

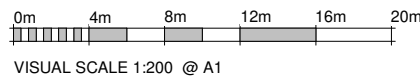


2 L4 FLOOR PLAN
1 : 200



3 LANDSCAPE DIAGRAM - ROOF LEVEL
1 : 200

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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LANDSCAPING DIAGRAM

DATE
28/05/2025

SCALE @ A1
1 : 200

PROJECT NUMBER
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A140

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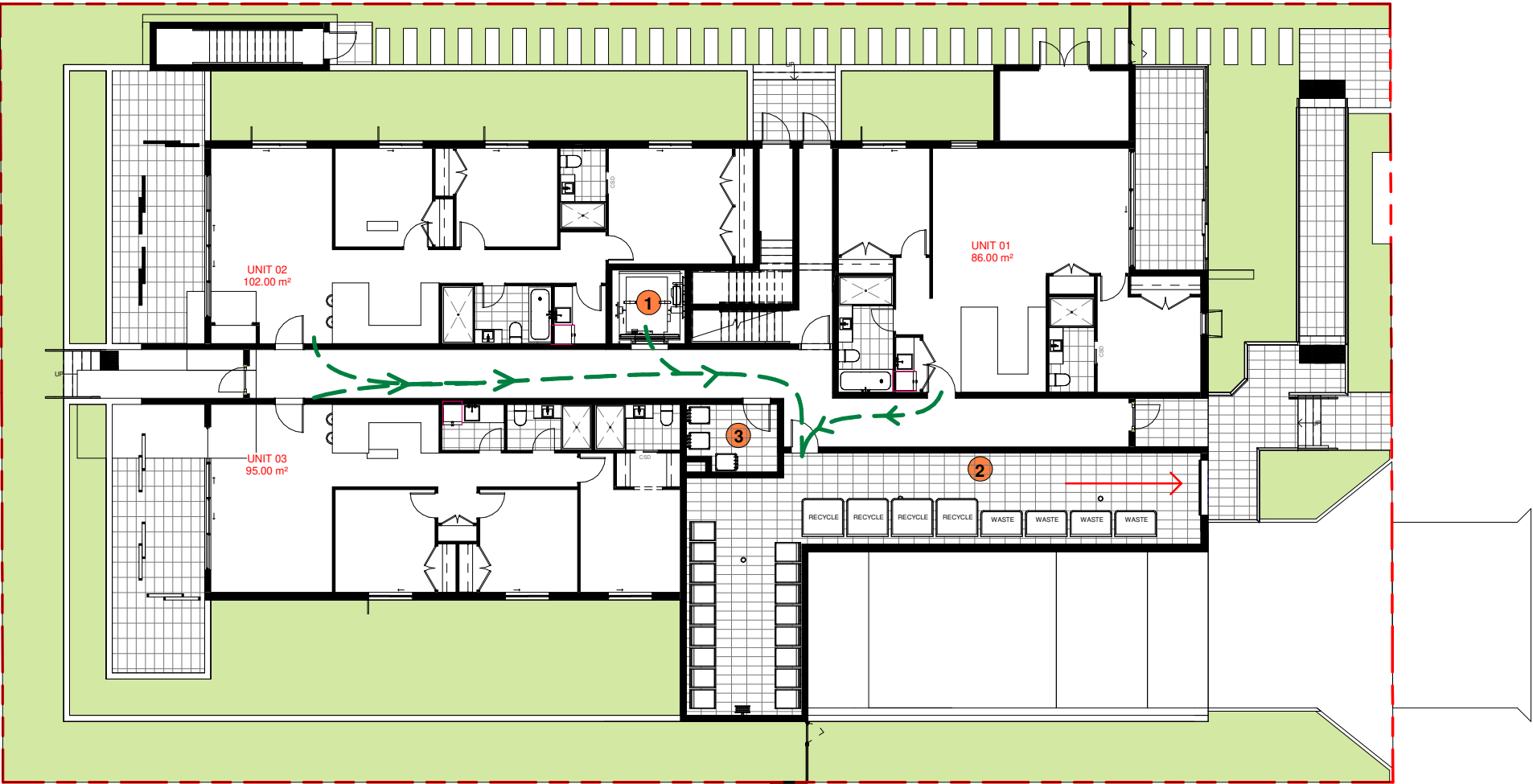
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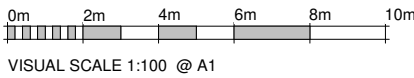
1 WASTE MANAGEMENT PLAN - GF
1:100

RESIDENTIAL WASTE COLLECTION TABLE:		
GENERAL WASTE -	140L/WEEK - 4 X 660L GENERAL WASTE BINS	
RECYCLING -	120L/WEEK - 4 X 1100L RECYCLEING BINS	
GARDEN ORGANICS -	120L/WEEK - 17 X 240L GARDEN ORGANIC BINS	

--- RESIDENT ACCESS TO THE WASTE ROOM
--- TRAVEL BIN DISTANCES NOT EXCEEDING 10m

- 1 LIFT
- 2 RESIDENTIAL BULKY WASTE
- 3 RESIDENTIAL WASTE ROOM

REVISION SCHEDULE			
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DRAWING TITLE

WASTE MANAGEMENT PLAN - GF

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A141

ISSUE

A

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PROPOSED APARTMENT
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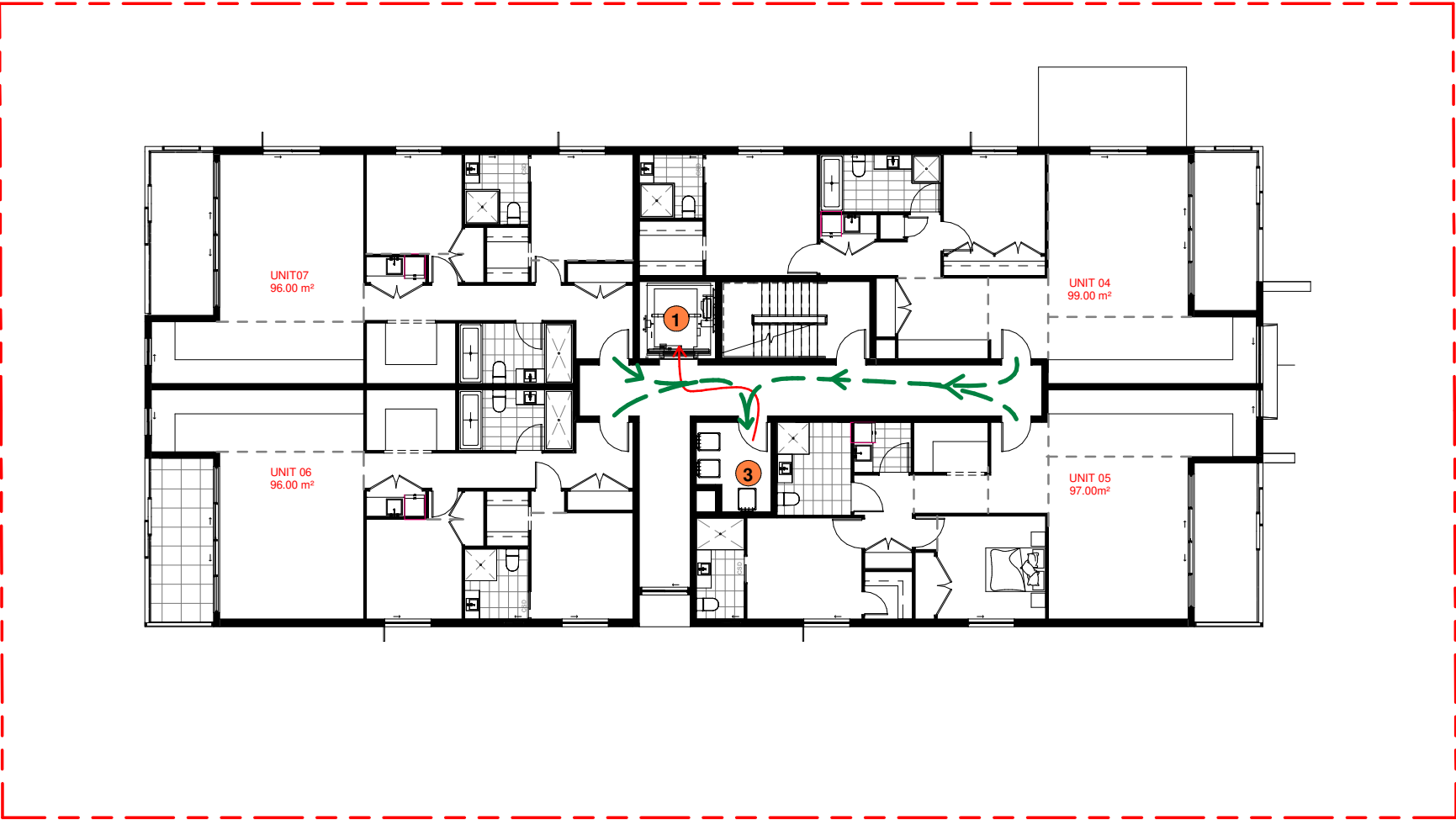
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W :www.jsarchitects.com.au

ABN 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)





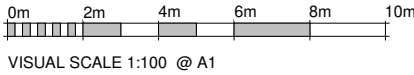
1 WASTE MANAGEMENT PLAN - LEVEL 1-3
1 : 100

--- RESIDENT ACCESS TO THE WASTE ROOM
— TRAVEL BIN DISTANCES NOT EXCEEDING 10m

- 1 LIFT
- 2 RESIDENTIAL BULKY WASTE
- 3 RESIDENTIAL WASTE ROOM

RESIDENTIAL WASTE COLLECTION TABLE:		
GENERAL WASTE -	140L/WEEK - 4 X 660L GENERAL WASTE BINS	
RECYCLING -	120L/WEEK - 4 X 1100L RECYCLEING BINS	
GARDEN ORGANICS -	120L/WEEK - 17 X 240L GARDEN ORGANIC BINS	

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

WASTE MANAGEMENT PLAN - LEVEL
1-3

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A142

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

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M : 61 412 06 06 04

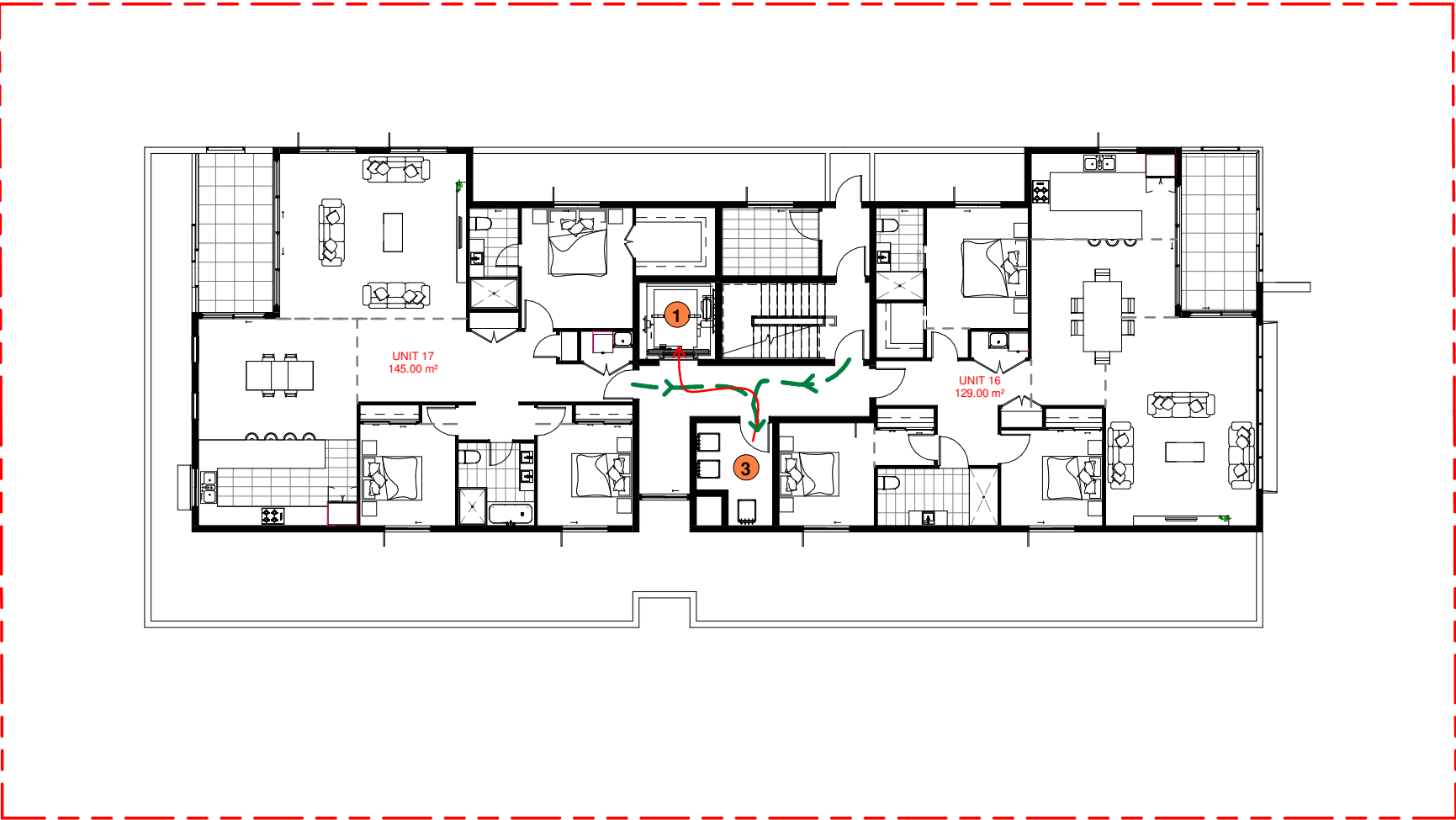
E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)





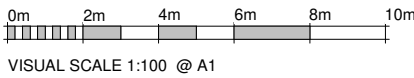
1 WASTE MANAGEMENT PLAN - LEVEL 4
1 : 100

--- RESIDENT ACCESS TO THE WASTE ROOM
--- TRAVEL BIN DISTANCES NOT EXCEEDING 10m

- 1 LIFT
- 2 RESIDENTIAL BULKY WASTE
- 3 RESIDENTIAL WASTE ROOM

RESIDENTIAL WASTE COLLECTION TABLE:		
GENERAL WASTE -	140L/WEEK - 4 X 660L GENERAL WASTE BINS	
RECYCLING -	120L/WEEK - 4 X 1100L RECYCLEING BINS	
GARDEN ORGANICS -	120L/WEEK - 17 X 240L GARDEN ORGANIC BINS	

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
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WASTE MANAGEMENT PLAN - LEVEL 4

DATE

28/05/2025

SCALE @ A1

As indicated

PROJECT NUMBER

030-24~25

DRAWING No.

A143

ISSUE

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PROJECT

PROPOSED APARTMENT
BUILDING

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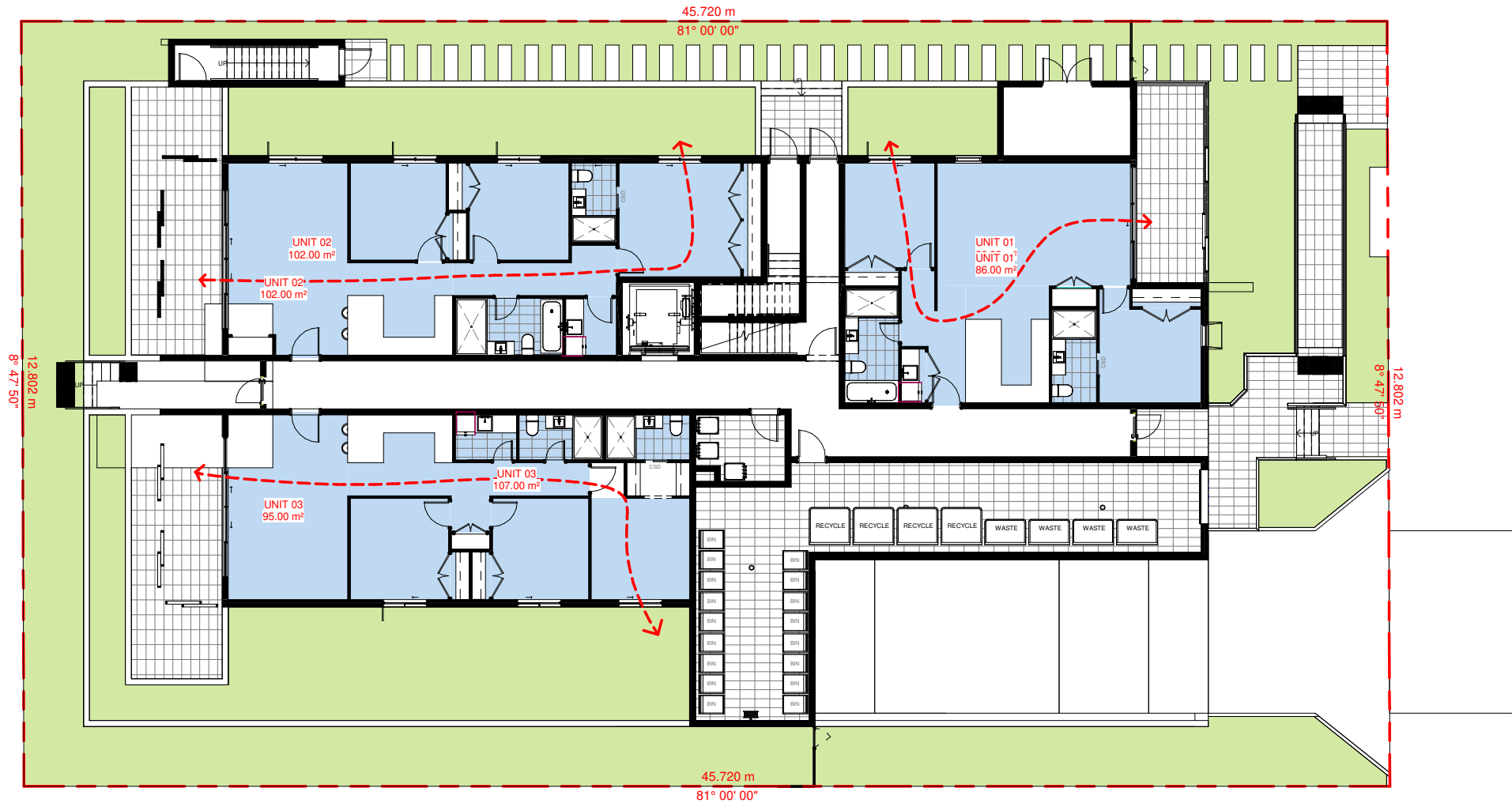
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ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 CROSS VENTILATION - GROUND FLOOR
1 : 100

No
Yes

GROUND : 3/3

LEVEL1 : 4/4

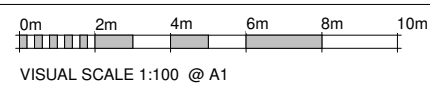
LEVEL2 : 4/4

LEVEL3 : 4/4

LEVEL4 : 2/2

TOTAL: 17/17 (100%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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Dr. Ghayath Al Shelh

DRAWING TITLE

GROUND FLOOR CROSS VENTILATION
DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A144

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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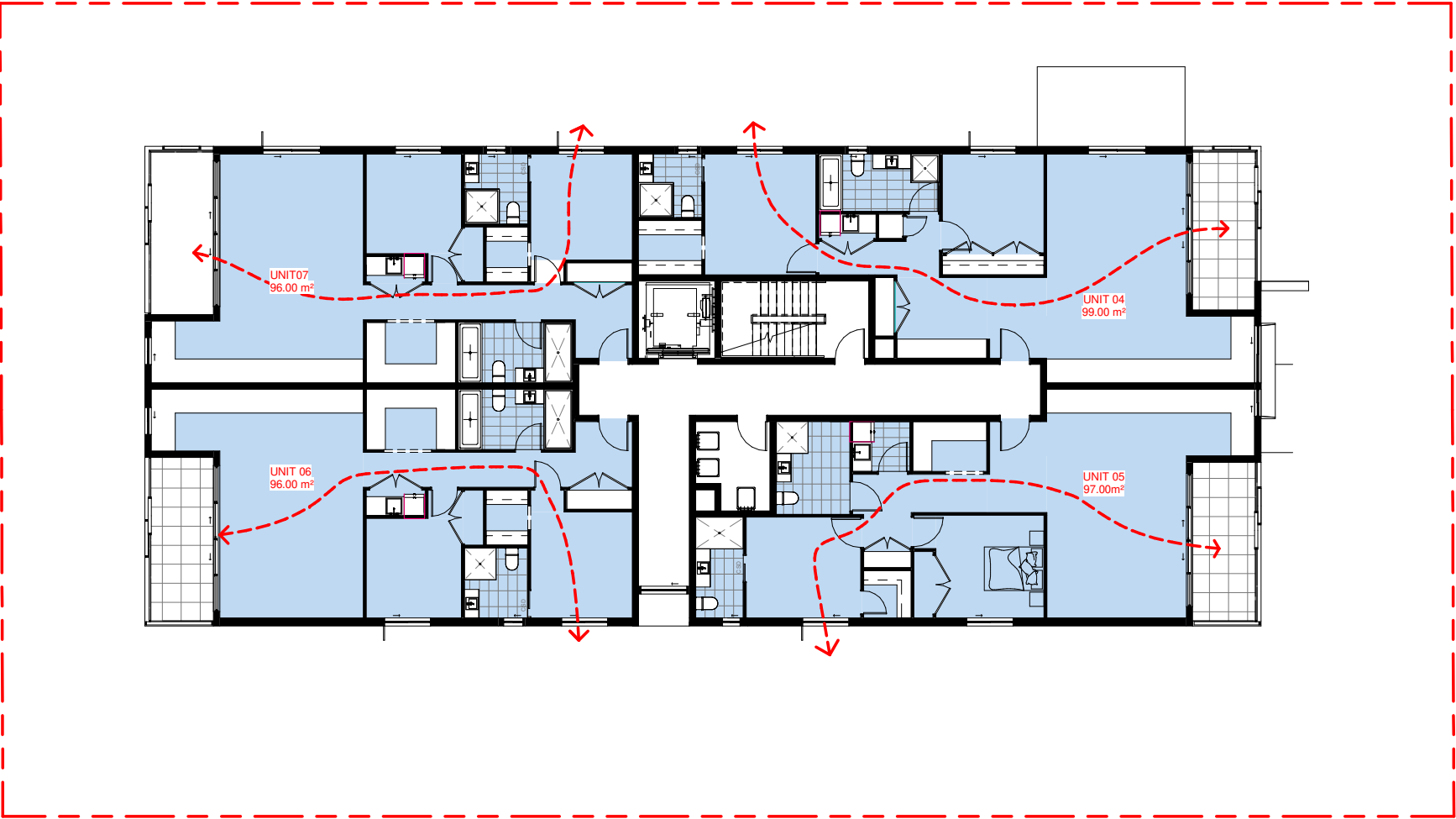
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W : www.jsarchitects.com.au

ABN: 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)





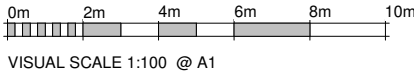
1 CROSS VENTILATION - LEVEL 1-3
1 : 100

No
Yes

GROUND : 3/3
LEVEL1 : 4/4
LEVEL2 : 4/4
LEVEL3 : 4/4
LEVEL4 : 2/2

TOTAL: 17/17 (100%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

LEVEL 1-3 CROSS VENTILATION
DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A145

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BANKSTOWN

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BELLA VISTA ~ NSW 2153 Australia

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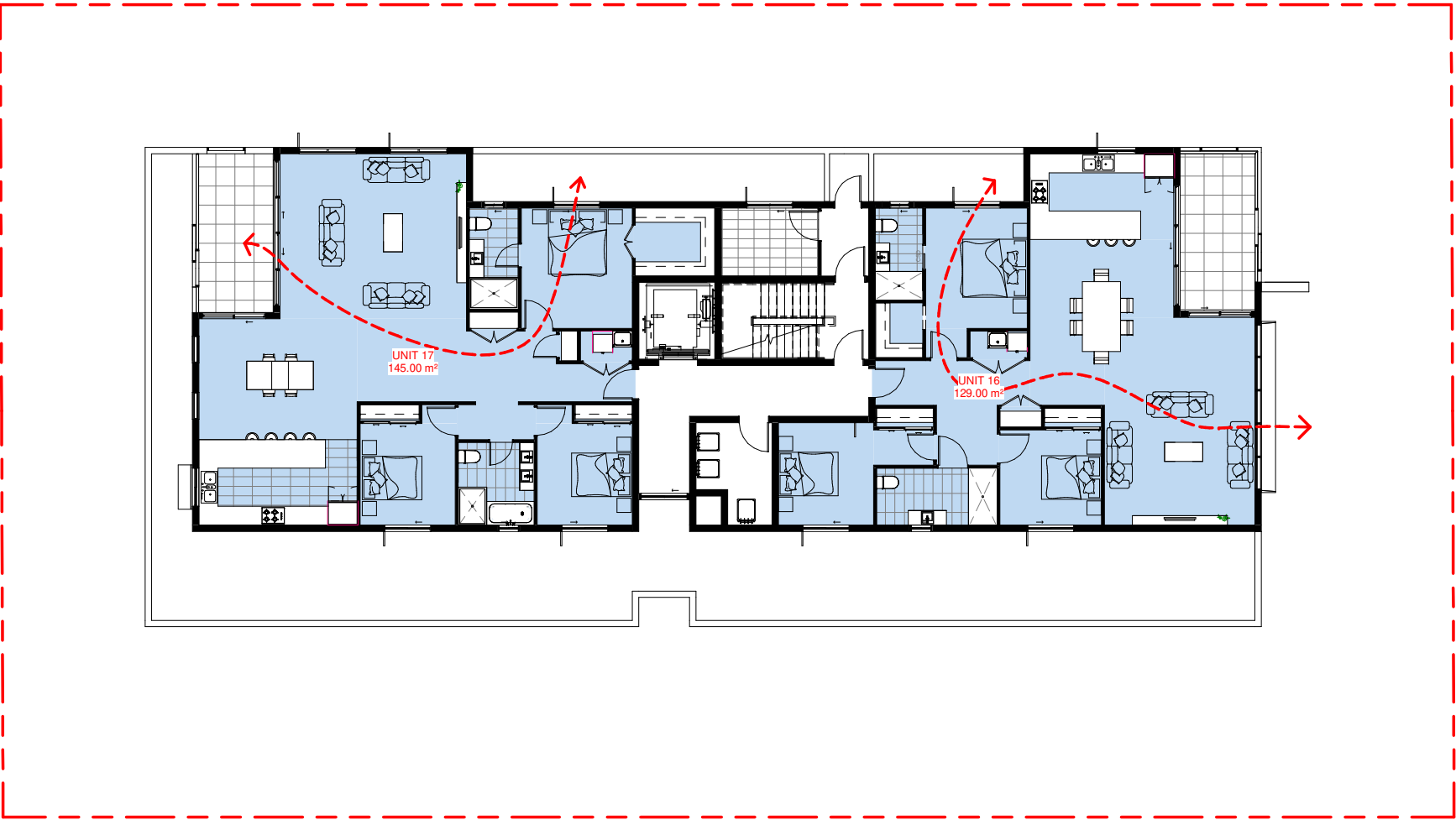
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ABN: 70 119 946 575

Nominated Architect: Skymon Ochudzawa (RAIA 6866)





1 CROSS VENTILATION - LEVEL 4
1 : 100

GROUND : 3/3

LEVEL1 : 4/4

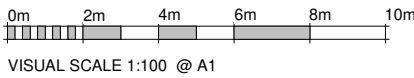
LEVEL2 : 4/4

LEVEL3 : 4/4

LEVEL4 : 2/2

TOTAL: 17/17 (100%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

LEVEL 4 CROSS VENTILATION
DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A146

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

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BANKSTOWN

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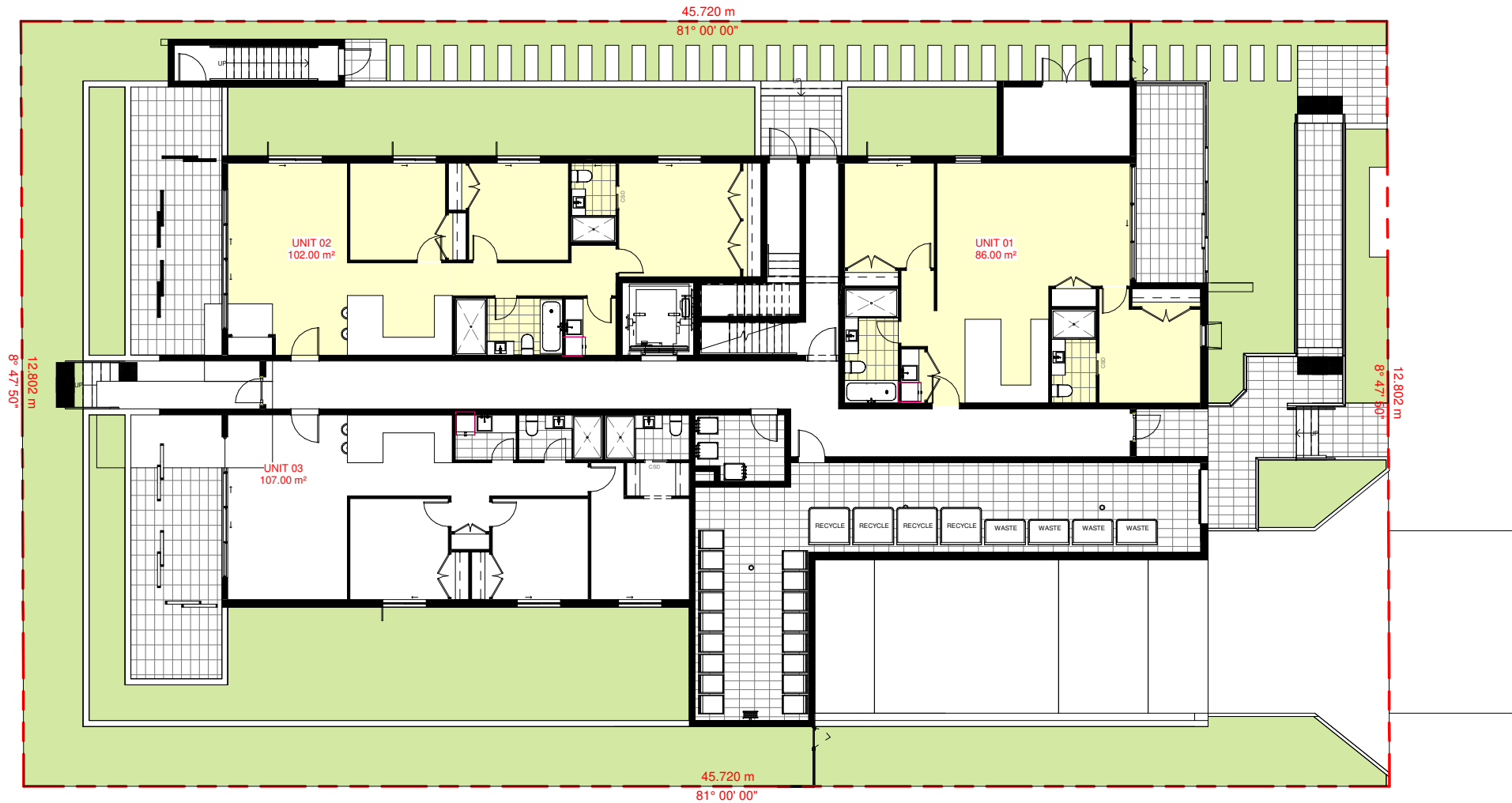
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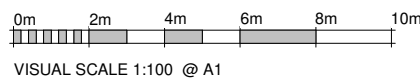
1 SOLAR DIAGRAM - GROUND FLOOR
1 : 100

GF : 2/3
LEVEL1 : 3/4
LEVEL2 : 3/4
LEVEL3 : 3/4
LEVEL4 : 2/2
TOTAL : 13/17 (76.47%)

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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Dr. Ghayath Al Shellh

DRAWING TITLE

GROUND FLOOR SOLAR ACCESS
DIAGRAM

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A147

ISSUE
A

PROJECT

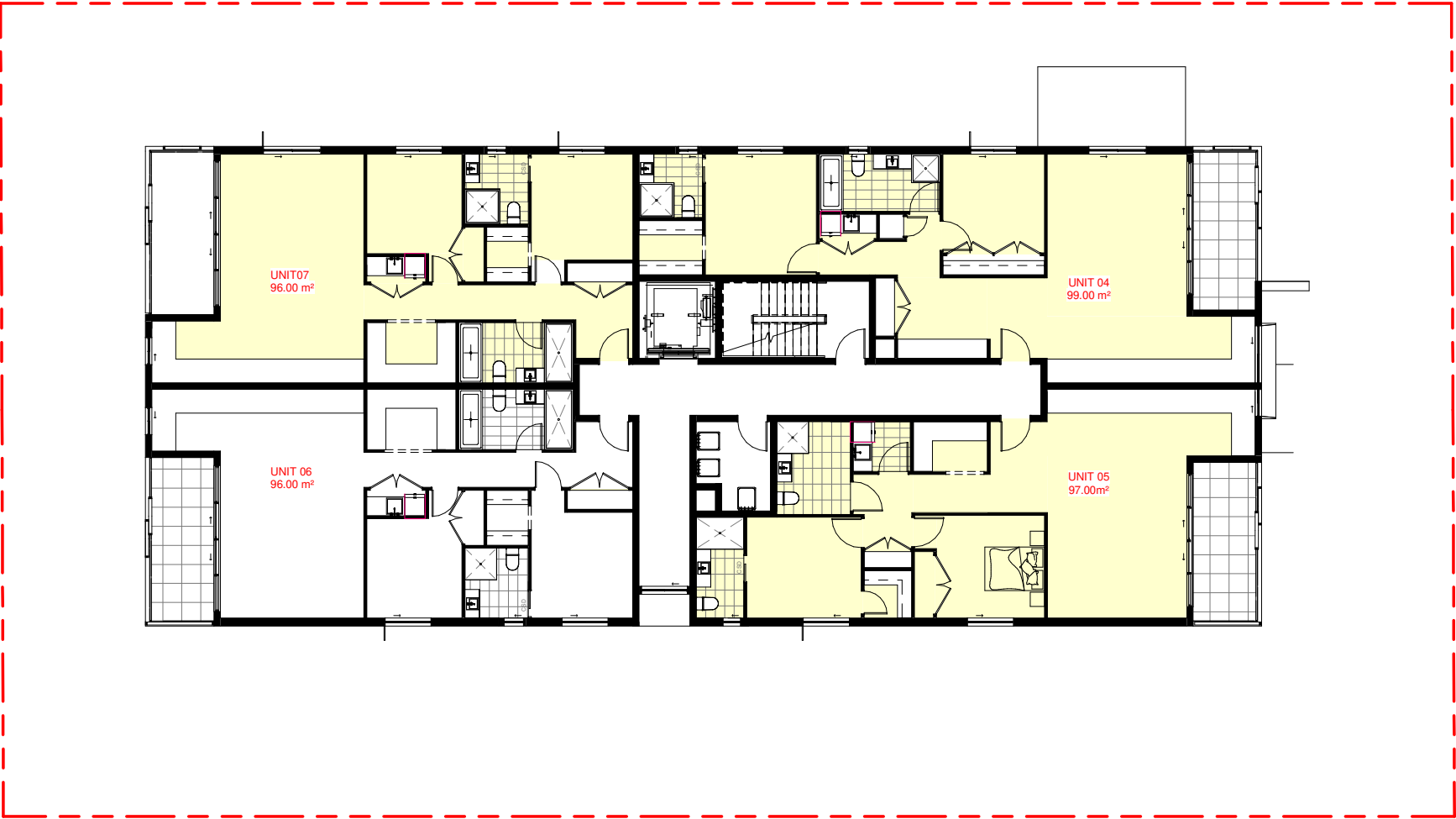
PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

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M : +61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN: 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)

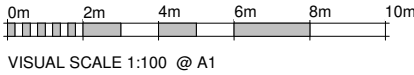




1 CROSS VENTILATION - LEVEL 1-3
1 : 100

GF	: 2/3
LEVEL1	: 3/4
LEVEL2	: 3/4
LEVEL3	: 3/4
LEVEL4	: 2/2
TOTAL	: 13/17 (76.47%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

LEVEL 1-3 SOLAR ACCESS DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A148

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

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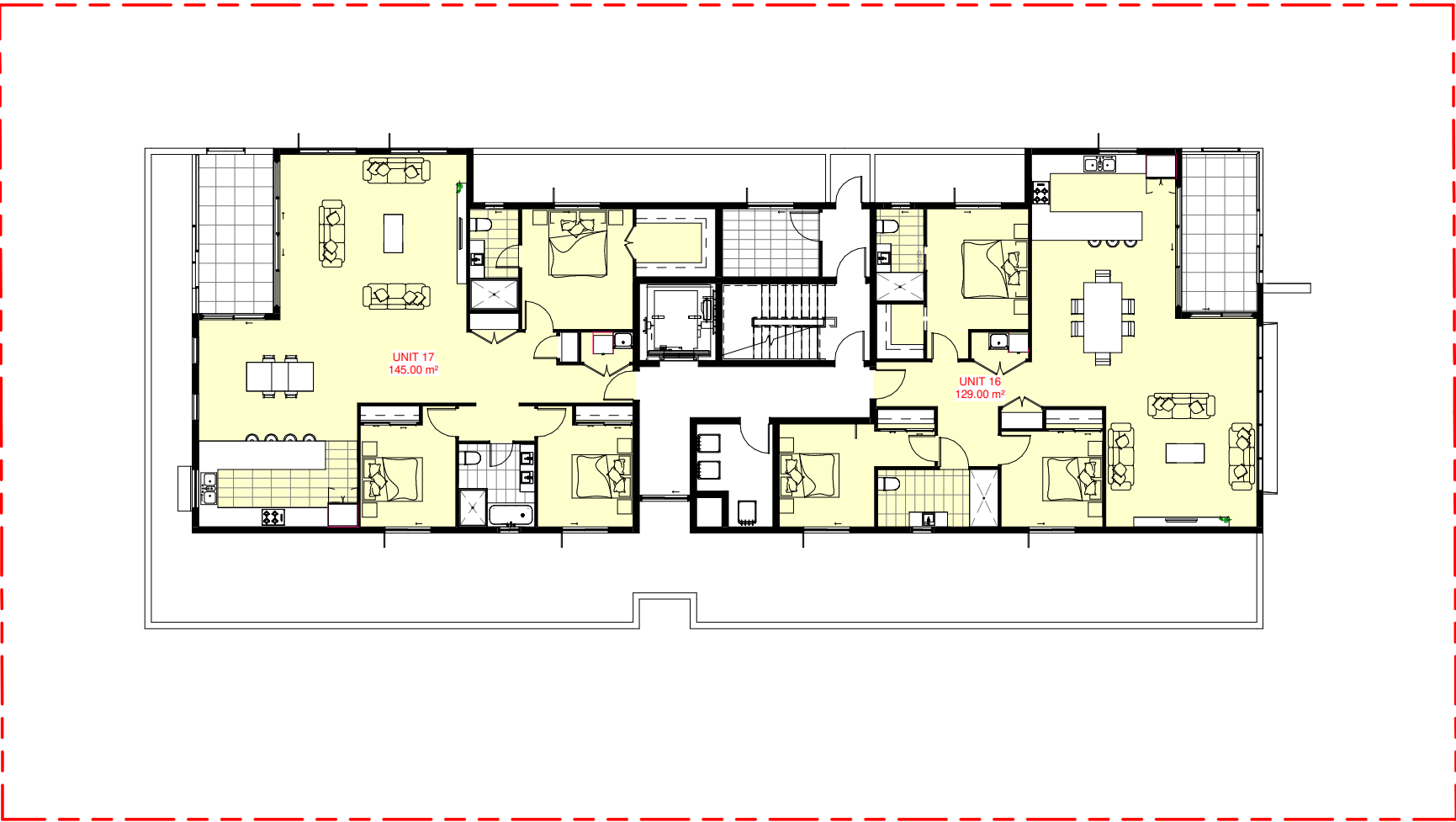
M : 61 412 06 06 04

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W : www.jsarchitects.com.au

ABN: 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)

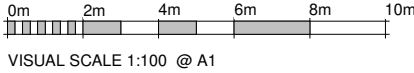




1 SOLAR DIAGRAM - LEVEL 4
1 : 100

GF	: 2/3
LEVEL1	: 3/4
LEVEL2	: 3/4
LEVEL3	: 3/4
LEVEL4	: 2/2
TOTAL	: 13/17 (76.47%)

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA	NF	28/05/2025



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DRAWING TITLE

LEVEL 4 SOLAR ACCESS DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A149

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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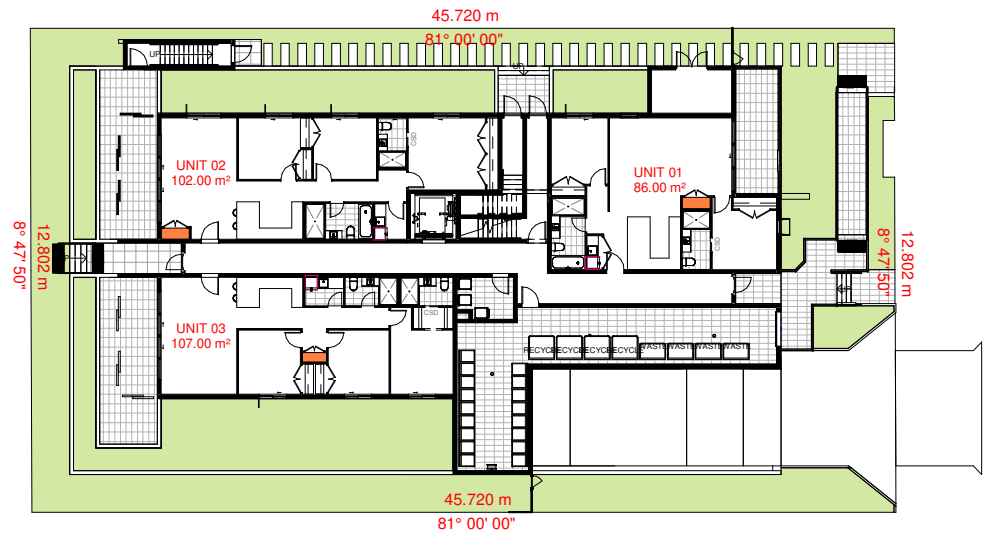
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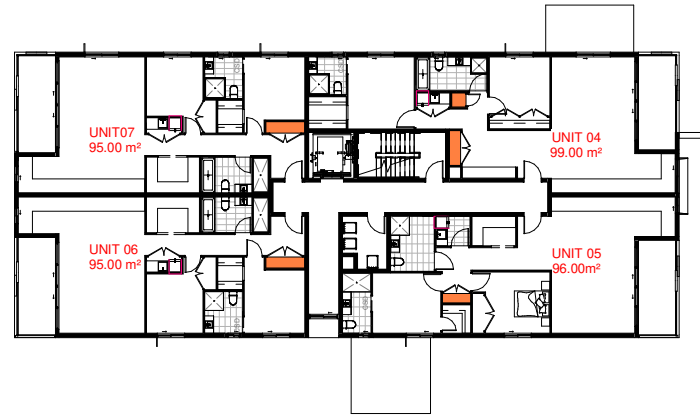
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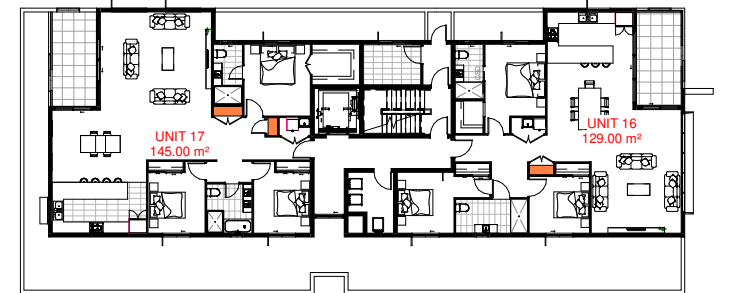




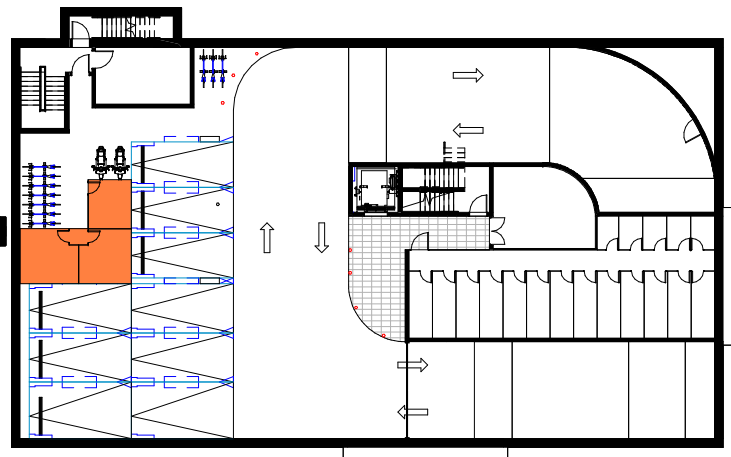
1 STORAGE DIAGRAM - GROUND FLOOR
1 : 200



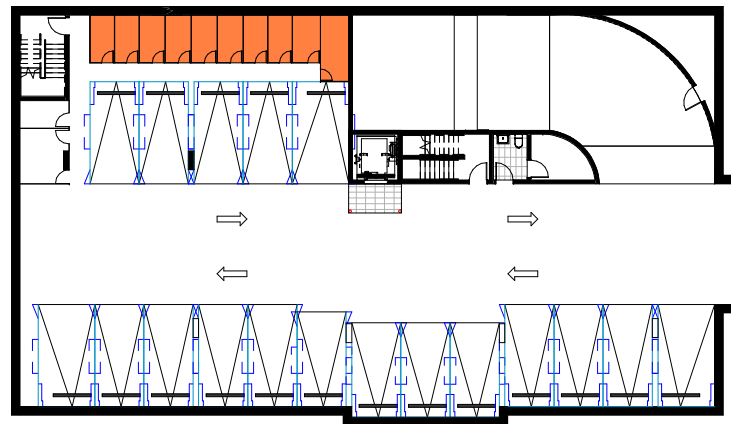
2 STORAGE DIAGRAM - LEVEL 1-3
1 : 200



3 STORAGE DIAGRAM - LEVEL 4
1 : 200



4 STORAGE DIAGRAM - BASEMENT 01
1 : 200



5 STORAGE DIAGRAM - BASEMENT 02
1 : 200

Storage Schedule 01			
Type Mark	Unit	Level	Volume
BASEMENT LEVEL 2			
BASEMENT 02			
ST	BASEMENT 02	BASEMENT LEVEL 2	86.18 m³
			86.18 m³
BASEMENTS 02			
ST	BASEMENTS 02	BASEMENT LEVEL 2	14.59 m³
			14.59 m³
BASEMENT LEVEL 1			
BASEMENT 01			
ST	BASEMENT 01	BASEMENT LEVEL 1	47.80 m³
ST	BASEMENT 01	BASEMENT LEVEL 1	16.57 m³
			64.37 m³
GROUND LEVEL			
UNIT 01			
ST	UNIT 01	GROUND LEVEL	2.52 m³
			2.52 m³
UNIT 02			
ST	UNIT 02	GROUND LEVEL	2.51 m³
			2.51 m³
UNIT 03			
ST	UNIT 03	GROUND LEVEL	1.84 m³
			1.84 m³
LEVEL 1			
UNIT 04			
ST	UNIT 04	LEVEL 1	1.66 m³
ST	UNIT 04	LEVEL 1	3.09 m³
			4.75 m³
UNIT 05			
ST	UNIT 05	LEVEL 1	2.14 m³

Storage Schedule 01			
Type Mark	Unit	Level	Volume
			2.14 m³
UNIT 06			
ST	UNIT 06	LEVEL 1	3.46 m³
			3.46 m³
UNIT 07			
ST	UNIT 07	LEVEL 1	3.46 m³
			3.46 m³
LEVEL 2			
UNIT 08			
ST	UNIT 08	LEVEL 2	3.09 m³
ST	UNIT 08	LEVEL 2	1.66 m³
			4.75 m³
UNIT 09			
ST	UNIT 09	LEVEL 2	2.14 m³
			2.14 m³
UNIT 10			
ST	UNIT 10	LEVEL 2	3.46 m³
			3.46 m³
UNIT 11			
ST	UNIT 11	LEVEL 2	3.46 m³
			3.46 m³
LEVEL 3			
UNIT 12			
ST	UNIT 12	LEVEL 3	3.09 m³
ST	UNIT 12	LEVEL 3	1.66 m³
			4.75 m³
UNIT 13			

Storage Schedule 01			
Type Mark	Unit	Level	Volume
ST	UNIT 13	LEVEL 3	2.14 m³
			2.14 m³
UNIT 14			
ST	UNIT 14	LEVEL 3	3.80 m³
			3.80 m³
UNIT 15			
ST	UNIT 15	LEVEL 3	3.46 m³
			3.46 m³
LEVEL 4			
UNIT 16			
ST	UNIT 16	LEVEL 4	1.87 m³
			1.87 m³
UNIT 17			
ST	UNIT 17	LEVEL 4	2.21 m³
ST	UNIT 17	LEVEL 4	1.34 m³
			3.55 m³
Grand total: 25			219.22 m³

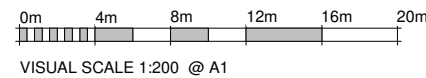
STORAGE REQUIREMENT	
STUDIO:	4m²
1 BED:	6m²
2 BED:	8m²
3 BED:	10m²

At least 50% of the required storage is to be located within the apartment

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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DRAWING TITLE

STORAGE DIAGRAMS

DATE
28/05/2025

SCALE @ A1
1 : 200

PROJECT NUMBER
030-24~25

DRAWING No.
A150

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
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E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN: 70 119 946 575
Nominated Architect: Skymon Ochudzawa (RAIA 6866)



Storage Total				
UNIT	Unit	Comments	Level	Volume
BASEMENT ST				
BASEMENT ST	BASEMENT 01	ST	BASEMENT LEVEL 1	47.80 m³
BASEMENT ST	BASEMENT 01	ST	BASEMENT LEVEL 1	16.57 m³
				64.37 m³
BASEMENT ST				
BASEMENT ST	BASEMENT 02	ST	BASEMENT LEVEL 2	86.18 m³
				86.18 m³
BASEMENT ST				
BASEMENT ST	BASEMENTS 02	ST	BASEMENT LEVEL 2	14.59 m³
				14.59 m³
2 BED				
2 BED	UNIT 01	ST	GROUND LEVEL	2.52 m³
				2.52 m³
3 BED				
3 BED	UNIT 02	ST	GROUND LEVEL	2.51 m³
				2.51 m³
3 BED				
3 BED	UNIT 03	ST	GROUND LEVEL	1.84 m³
				1.84 m³
2 BED				
2 BED	UNIT 04	ST	LEVEL 1	1.66 m³
2 BED	UNIT 04	ST	LEVEL 1	3.09 m³
				4.75 m³
2 BED				
2 BED	UNIT 05	ST	LEVEL 1	2.14 m³
				2.14 m³
2 BED				
2 BED	UNIT 06	ST	LEVEL 1	3.46 m³
				3.46 m³

Storage Total				
UNIT	Unit	Comments	Level	Volume
2 BED				
2 BED	UNIT 07	ST	LEVEL 1	3.46 m³
				3.46 m³
2 BED				
2 BED	UNIT 08	ST	LEVEL 2	3.09 m³
2 BED	UNIT 08	ST	LEVEL 2	1.66 m³
				4.75 m³
2 BED				
2 BED	UNIT 09	ST	LEVEL 2	2.14 m³
				2.14 m³
2 BED				
2 BED	UNIT 10	ST	LEVEL 2	3.46 m³
				3.46 m³
2 BED				
2 BED	UNIT 11	ST	LEVEL 2	3.46 m³
				3.46 m³
2 BED				
2 BED	UNIT 12	ST	LEVEL 3	3.09 m³
2 BED	UNIT 12	ST	LEVEL 3	1.66 m³
				4.75 m³
2 BED				
2 BED	UNIT 13	ST	LEVEL 3	2.14 m³
				2.14 m³
2 BED				
2 BED	UNIT 14	ST	LEVEL 3	3.80 m³
				3.80 m³
2 BED				
2 BED	UNIT 15	ST	LEVEL 3	3.46 m³
				3.46 m³
3 BED				
3 BED	UNIT 16	ST	LEVEL 4	1.87 m³
				1.87 m³
3 BED				
3 BED	UNIT 17	ST	LEVEL 4	2.21 m³
3 BED	UNIT 17	ST	LEVEL 4	1.34 m³
				3.55 m³
Grand total: 25				219.22 m³

STORAGE REQUIREMENT	
STUDIO:	4m²
1 BED:	6m²
2 BED:	8m²
3 BED:	10m²

At least 50% of the required storage is to be located within the apartment

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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DRAWING TITLE

STORAGE CALCULATION

DATE

28/05/2025

SCALE @ A1

PROJECT NUMBER

030-24~25

DRAWING No.

A151

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

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M :61 412 06 06 04

E :info@jsarchitects.com.au

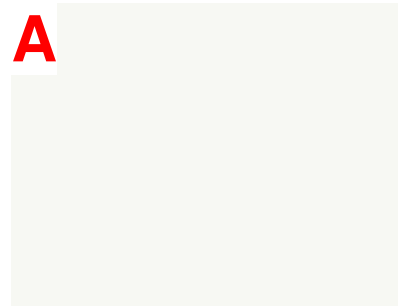
W :www.jsarchitects.com.au

ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)



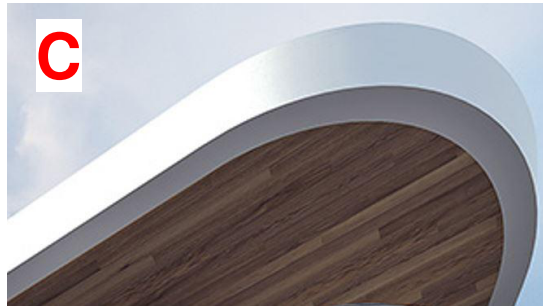
C
D
E
B
A



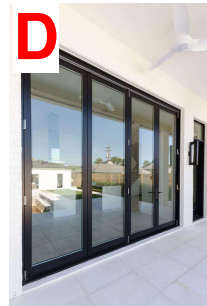
WHITE PAINTED WALL AS PER SPECIFICATION



PRIVACY SCREEN AS PER SPECIFICATION



TIMBER LOOK CEILING AS PER SPECIFICATION



ALUMINIUM FRAMED GLAZED DOORS & WINDOWS AS PER SPECIFICATION

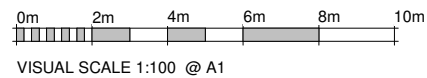


GLASS BALUSTRADE AS PER SPECIFICATION

REVISION SCHEDULE	
ISSUE	DESCRIPTION
A	DA

ISSUED BY
NF

DATE
28/05/2025



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DRAWING TITLE
MATERIALS & FINISHES

DATE
28/05/2025

SCALE @ A1

PROJECT NUMBER
030-24~25

DRAWING No.
A152

ISSUE
A

PROJECT
PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

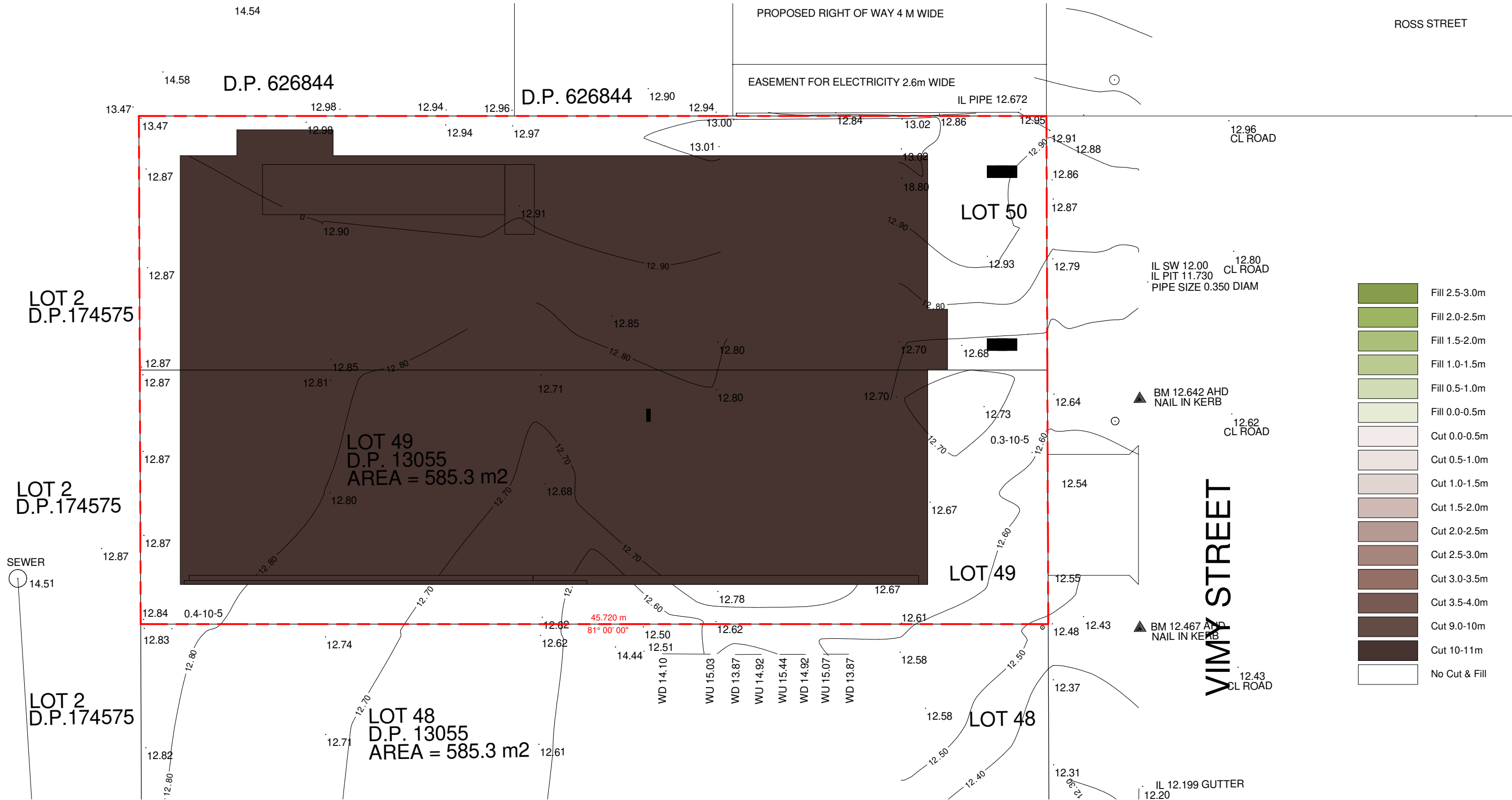
JS Architects Pty Ltd

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BELLA VISTA - NSW 2153 Australia

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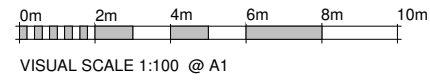




1 CUT & FILL DIAGRAM
1 : 100

REVISION SCHEDULE		
ISSUE	DESCRIPTION	DATE
A	DA	28/05/2025

ISSUED BY
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DRAWING TITLE

CUT & FILL DIAGRAM

DATE

28/05/2025

SCALE @ A1

1 : 100

PROJECT NUMBER

030-24~25

DRAWING No.

A153

ISSUE

A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

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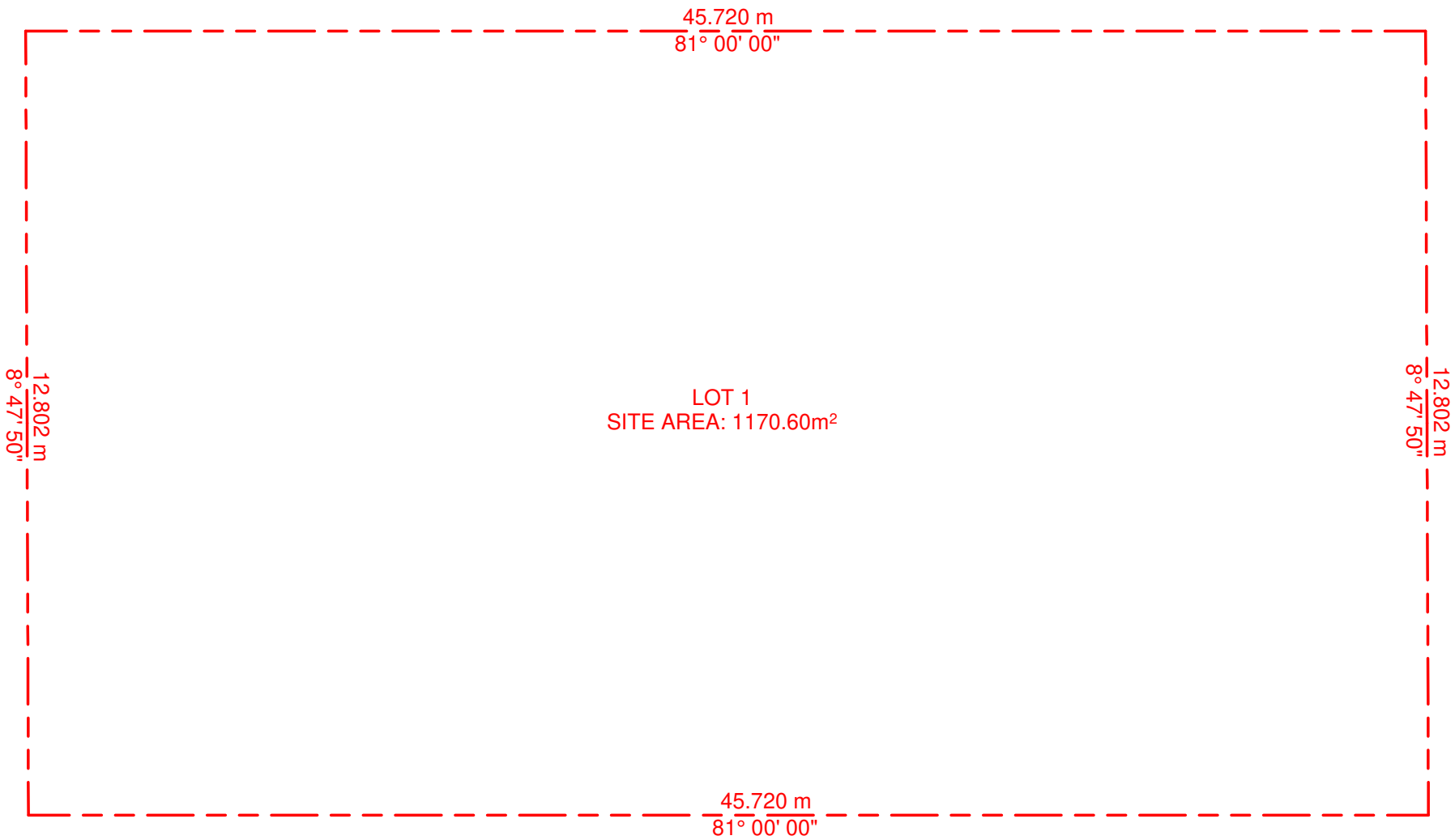
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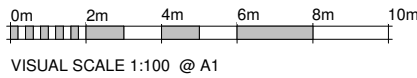


1 CONSOLIDATION PLAN
1 : 100

REVISION SCHEDULE

ISSUE	DESCRIPTION
A	DA

ISSUED BY	DATE
NF	28/05/2025



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CONSOLIDATION PLAN

DATE
28/05/2025

SCALE @ A1
1 : 100

PROJECT NUMBER
030-24~25

DRAWING No.
A154

ISSUE
A

PROJECT

PROPOSED APARTMENT
BUILDING

2-4 VIMY STREET,
BANKSTOWN

JS Architects Pty Ltd

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