PN1705 - SECTION 4.55 MODIFICATION

47-49 PERCY STREET, BANKSTOWN NSW 2200

TQMDC

For Insulation, window properties and other recommendations to meet the NatHERS component of BASIX, please see the **BASIX Thermal Performance Commitments** on page 34.

For all BASIX Water & Energy requirements, please see the **BASIX Water & Energy Commitments** on page 37.

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

SITE ADDRESS

LOT 30 & 31, 47-49 PERCY STREET, BANKSTOWN NSW 2200
D.P. 6649 & D.P. 6649

SITE AREA

2023.167m² TOTAL

SUMMARY

CARPARKING REQUIRED	62	TOTAL
	50	RESIDENTIAL
	12	VISITORS
CARPARKING PROVIDED	**62**	**TOTAL**
	50	RESIDENTIAL
	12	VISITORS
MOTORBIKE SPACES	2	PROVIDED
BICYCLE SPACES	22	RESIDENTIAL/VISITOR
ADAPTABLE UNITS	06	REQUIRED
	06	PROVIDED

COMMUNAL OPEN SPACE

COS REQUIREMENTS 25% OF 2023.167m²	25% 505.8m²
APPROVED PROVIDED	512.1m²
PROPOSED PROVIDED	**32.4% (654.6m²)**

GFA (APPROVED UNDER DA74-2017)

ALLOWABLE FSR ALLOWABLE AREA	1.75:1 3,540.54m²
APPROVED FSR APPROVED AREA	2.1:1 4,248.65m²

GFA (PROPOSED MODIFICATION)

DA74-2017 FSR DA74-2017 AREA	2.1:1 4,248.65m²
PROPOSED PROVIDED FSR **PROPOSED PROVIDED AREA**	2.19:1 **4435.99m²**
MAX 30% INCREASE FSR MAX 30% INCREASE AREA	2.275:1 4,602.70m²
PROPOSED ADDITIONAL GFA	**187.34m²**

LANDSCAPE AREA

LANDSCAPE REQUIREMENTS 30% OF 2023.167m²	30% 606.9m²
APPROVED PROVIDED	30.0%(606.9m²)
PROPOSED PROVIDED	**29.1%(588.4m²)**

DEEP SOIL

DEEP SOIL REQUIREMENTS MINIMUM DIMENSION 15% OF 2023.167m²	15% 6M 303.5m²
APPROVED PROVIDED	16.4%(331m²)
PROPOSED PROVIDED	**26.6%(539.1m²)**

GFA SCHEDULE

LEVEL	AREA	FSR
GROUND FLOOR	821.00 m²	0.41
LEVEL 1	797.27 m²	0.39
LEVEL 2	797.23 m²	0.39
LEVEL 3	797.27 m²	0.39
LEVEL 4	611.10 m²	0.30
LEVEL 5	612.12 m²	0.30
	4435.99 m²	2.19

UNIT TYPE SCHEDULE

UNIT TYPE	NO. OF UNITS
1 BED	16
2 BED	35
3 BED	4
STUDIO	5
	60

DRAWING LIST

SHEET NO.	SHEET NAME	REV.
000	COVERSHEET	P
001	DCP + LEP ANALYSIS	P
002	REGIONAL CONTEXT ANALYSIS	P
003	LOCAL CONTEXT ANALYSIS	P
004	DETAILED CONTEXT ANALYSIS	P
005	SITE PLAN	P
006	SITE SURVEY	P
010	APPROVED + PROPOSED FLOOR PLAN - BASEMENT LEVEL 2	P
011	APPROVED + PROPOSED FLOOR PLAN - BASEMENT LEVEL 1	P
012	APPROVED + PROPOSED FLOOR PLAN - GROUND LEVEL	P
013	APPROVED + PROPOSED FLOOR PLAN - LEVEL 1 - 3	P
014	APPROVED + PROPOSED FLOOR PLAN - LEVEL 4 - 5	P
015	APPROVED + PROPOSED FLOOR PLAN - ROOF LEVEL	P
016	PROPOSED - GFA PLANS	P
017	PROPOSED - KEY PLANS	P
018	PROPOSED - CROSS VENTILATION ANALYSIS	P
019	PROPOSED - AFFORDABLE HOUSING KEY PLANS	P
020	APPROVED + PROPOSED ELEVATION - NORTH	P
021	APPROVED + PROPOSED ELEVATION - SOUTH	P
022	APPROVED + PROPOSED ELEVATION - EAST	P
023	APPROVED + PROPOSED ELEVATION - WEST	P
030	APPROVED + PROPOSED - SECTION A-A	P
031	APPROVED + PROPOSED - SECTION B-B	P
040	PROPOSED - 3D VIEWS	P
050	APPROVED + PROPOSED - SHADOWS	P
051	APPROVED + PROPOSED - SHADOWS	P
052	APPROVED + PROPOSED - SHADOWS	P
053	APPROVED + PROPOSED - SHADOWS	P
060	PROPOSED - VIEW FROM THE SUN	P
061	PROPOSED - VIEW FROM THE SUN	P
062	PROPOSED - SOLAR COMPLIANCE ANALYSIS	P
063	PROPOSED - SOLAR ANALYSIS	P
080	PROPOSED - LANDSCAPE CALCULATIONS	P

DISCIPLINE	CONSULTANTS	CONTACT	PH.	EMAIL.
ARCHITECT	DESIGN WORKSHOP AUSTRALIA	ROBERT GIZZI	02 4227 1661	robert@designworkshop.com.au
PROJECT CO-ORDINATOR	DESIGN WORKSHOP AUSTRALIA	NATHAN TYERMAN	02 4227 1661	nathan@designworkshop.com.au
PLANNING CONSULTANT	PLANNING PRINCIPLES	CARLO DI GIULIO	0421 285 782	carlo.digiulio@principleplanning.com.au
LANDSCAPE CONSULTANT	SITE IMAGE LANDSCAPE	ROSS SHEPHERD	0412 438 882	rshepherd@siteimage.com.au
TRAFFIC CONSULTANT	GENESIS TRAFFIC	BERNARD LO	02 7255 8198	bernard@genesistraffic.com.au
DRAINAGE CONSULTANT	APEX CIVIL ENGINEERS	SAMIR HAKIM	0450 777 787	samir@apexce.com.au
BCA CONSULTANT	ALLCERT GROUP	ROLAND ALLAM	02 9145 3959	roland@allcertgroup.com.au
ACCESS CONSULTANT	ALLCERT GROUP	ROLAND ALLAM	02 9145 3959	roland@allcertgroup.com.au
BASIX CONSULTANT	ESD SYNERGY	HENKY MANTOPHANI	0497 979 868	henkym@esdsynergy.com
ACOUSTIC CONSULTANT	HARWOOD ACOUSTICS	MATTHEW HARWOOD	02 4421 4583	matthew@harwoodacoustics.com.au
WASTE CONSULTANT	DICKENS WASTE SOLUTIONS	GARRY DICKENS	0400 388 996	garry@dickenssolutions.com.au
FIRE SAFETY CONSULTANT	DIINNOVA SERVICES AUSTRALIA	VINH DANG	1300 88 88 62	vinh@innovaservices.com.au
EDC CONSULTANT	PROPERTY & BUILDING ASSESSMENTS PTY LTD	ANGELO ANTIDORMI	0418 455 294	angelo@pbaqs.com.au

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

design & construct tqm

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

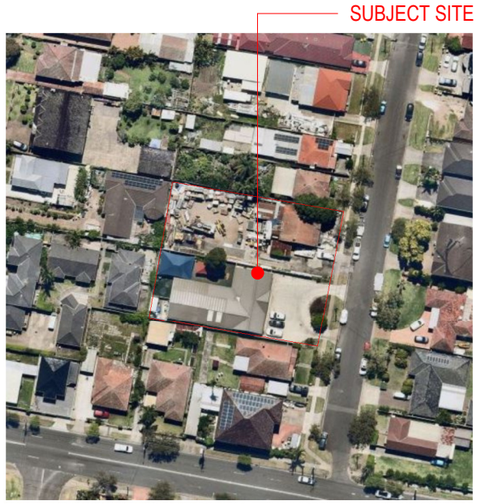
CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200
DRAWING NAME: COVERSHEET

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE:
QA: RG

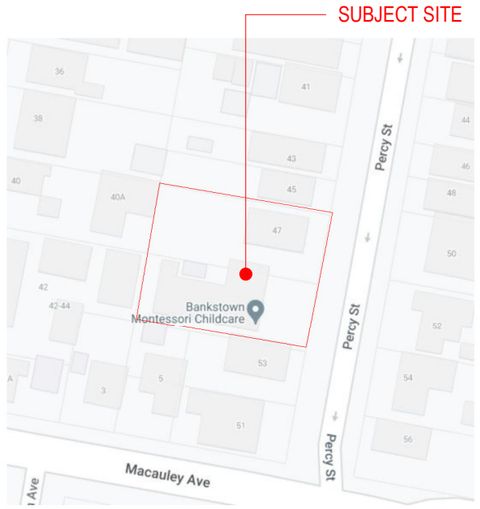
PROJECT No. 1705
DWG No. 000
Rev. P

A3

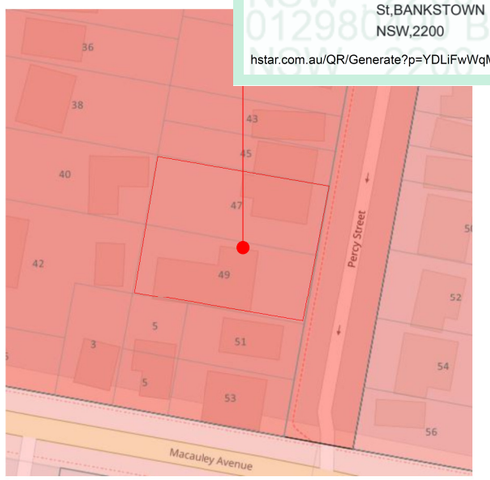
Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



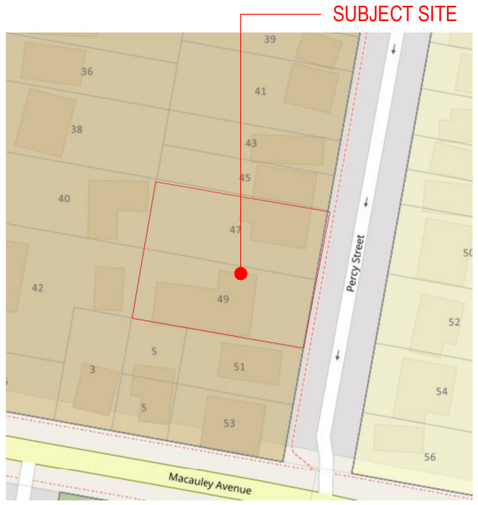
AERIAL PHOTOGRAPH
47-49 PERCY STREET, BANKSTOWN NSW 2200



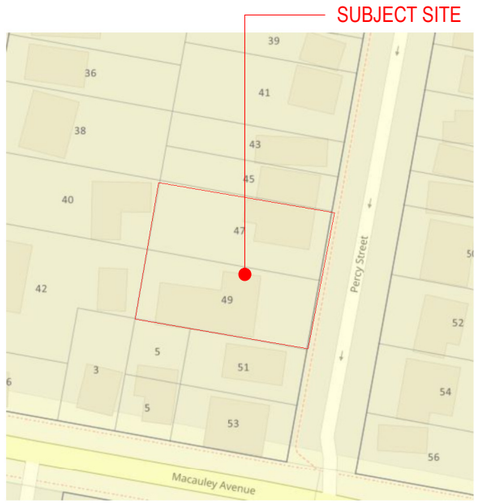
SITE LOCATION
47-49 PERCY STREET, BANKSTOWN NSW 2200



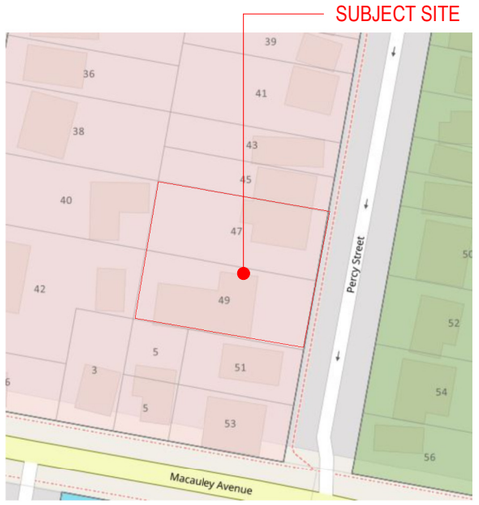
ZONING MAP - R4 HIGH DENSITY
47-49 PERCY STREET, BANKSTOWN NSW 2200



HEIGHT MAP - 19 METRES
47-49 PERCY STREET, BANKSTOWN NSW 2200



ACID SULPHATE - CLASS 5
47-49 PERCY STREET, BANKSTOWN NSW 2200



FLOOR SPACE RATIO 1.75
47-49 PERCY STREET, BANKSTOWN NSW 2200

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
C	13.11.2023	PRELIMINARY
D	20.11.2023	PRELIMINARY
E	03.06.2025	PRELIMINARY
L	13.11.2025	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: DCP + LEP ANALYSIS

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 001
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

SUBJECT SITE
47-49 Percy Street, Bankstown NSW 2200



REGIONAL CONTEXT PLAN
NTS

LEGEND
- PROPOSED DEVELOPMENT
- PARKS AND RECREATION AREAS
- BEACHES
- LOCAL SHOPS
- ENTERTAINMENT AREAS
- EDUCATION FACILITY
- PUBLIC TRANSPORT FACILITIES
- HERITAGE ITEMS
- HERITAGE CONSERVATION AREA

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
C	13.11.2023	PRELIMINARY
D	20.11.2023	PRELIMINARY
E	03.06.2025	PRELIMINARY
L	13.11.2025	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: REGIONAL CONTEXT ANALYSIS

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 002
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

SUBJECT SITE
47-49 Percy Street, Bankstown NSW 2200

BANKSTOWN OVAL
BANKSTOWN CITY GARDENS
GRAHAME THOMAS OVAL
APPROX. 750m
APPROX. 500M
SUMMER SUN
WINTER SUN
SUMMER WINDS
RESTWELL STREET
APPROX. 250M
LEONARD STREET
PERCY STREET
MACAULEY AVE
STACY STREET
FAIRFORD ROAD
APPROX. 500m
APPROX. 250m
WINTER WINDS

LEGEND

- PROPOSED DEVELOPMENT
- PARKS AND RECREATION AREAS
- BEACHES
- LOCAL SHOPS
- ENTERTAINMENT AREAS
- EDUCATION FACILITY
- PUBLIC TRANSPORT FACILITIES
- HERITAGE ITEMS
- HERITAGE CONSERVATION AREA

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
C	13.11.2023	PRELIMINARY
D	20.11.2023	PRELIMINARY
E	03.06.2025	PRELIMINARY
L	13.11.2025	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

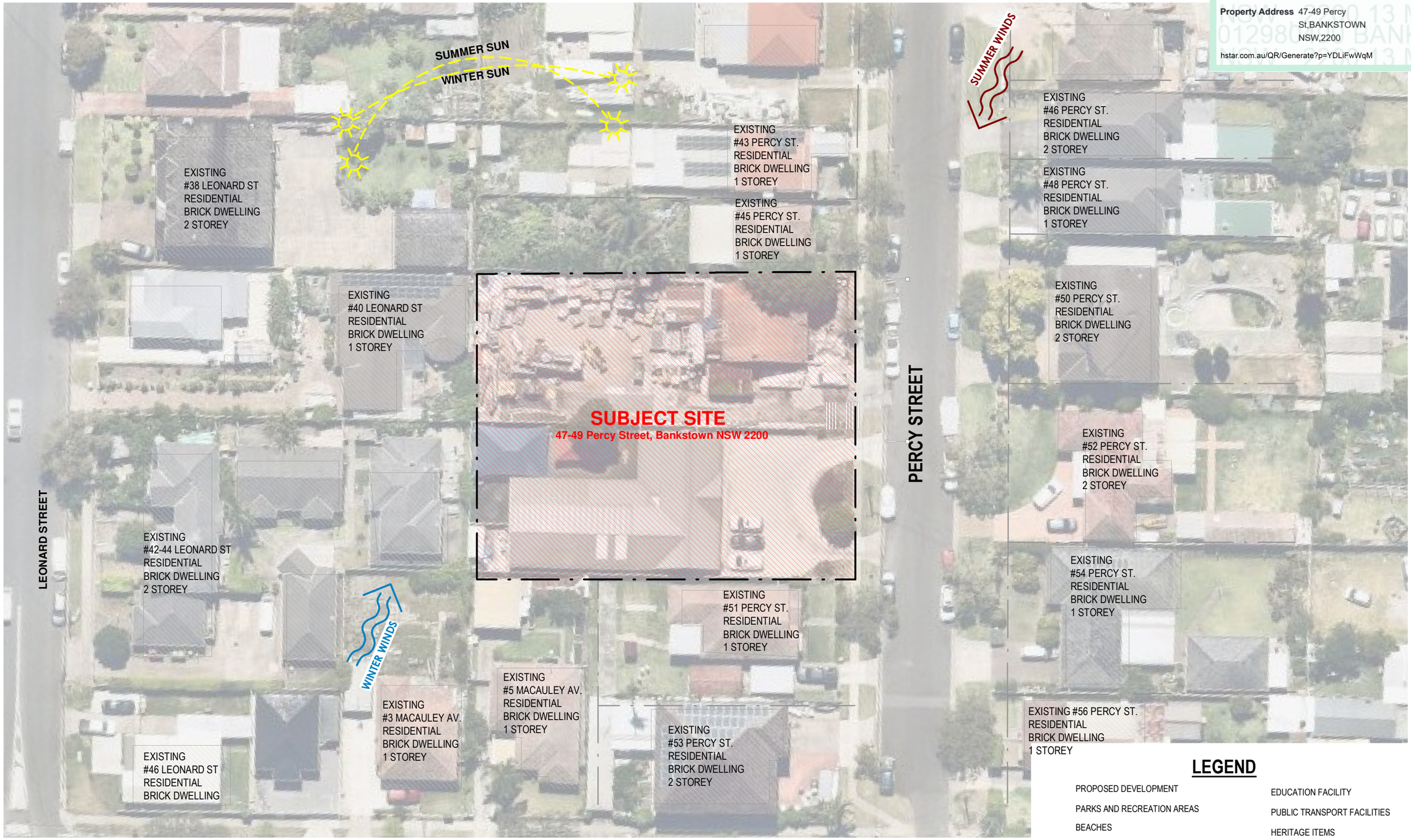
CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: LOCAL CONTEXT ANALYSIS

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 003
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



LEGEND

- PROPOSED DEVELOPMENT
- PARKS AND RECREATION AREAS
- BEACHES
- LOCAL SHOPS
- ENTERTAINMENT AREAS
- EDUCATION FACILITY
- PUBLIC TRANSPORT FACILITIES
- HERITAGE ITEMS
- HERITAGE CONSERVATION AREA

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
C	13.11.2023	PRELIMINARY
D	20.11.2023	PRELIMINARY
E	03.06.2025	PRELIMINARY
L	13.11.2025	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: DETAILED CONTEXT ANALYSIS

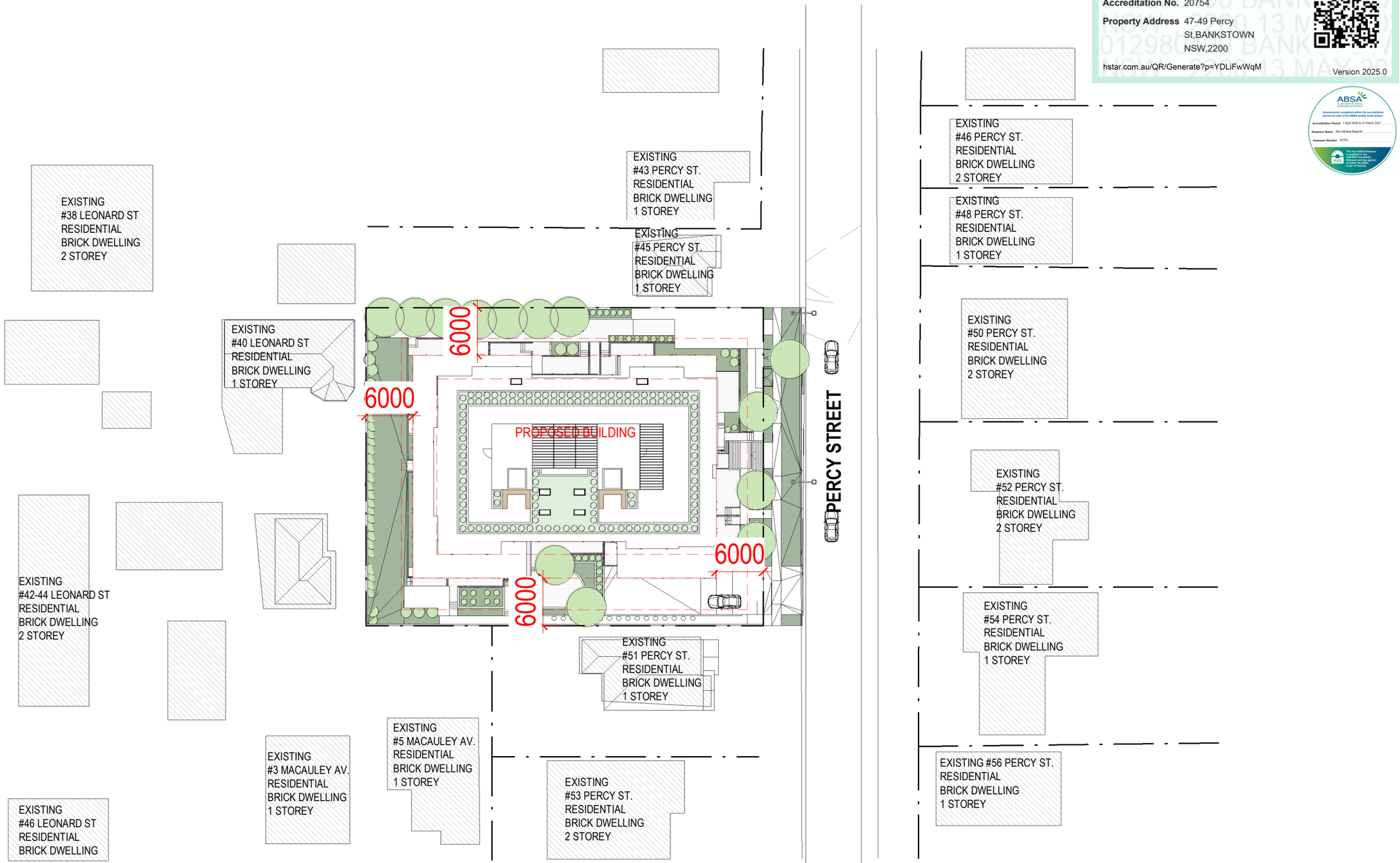
SCALE BAR: 0 20 40 60 80 100m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:2000
QA: RG

PROJECT No. 1705
DWG No. 004
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SITE PLAN
1 : 500

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
G	26.08.2025	PRELIMINARY FOR DISCUSSION
K	07.11.2025	PRELIMINARY FOR DISCUSSION
L	13.11.2025	CONSULTANT ISSUE
N	10.03.2026	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: SITE PLAN

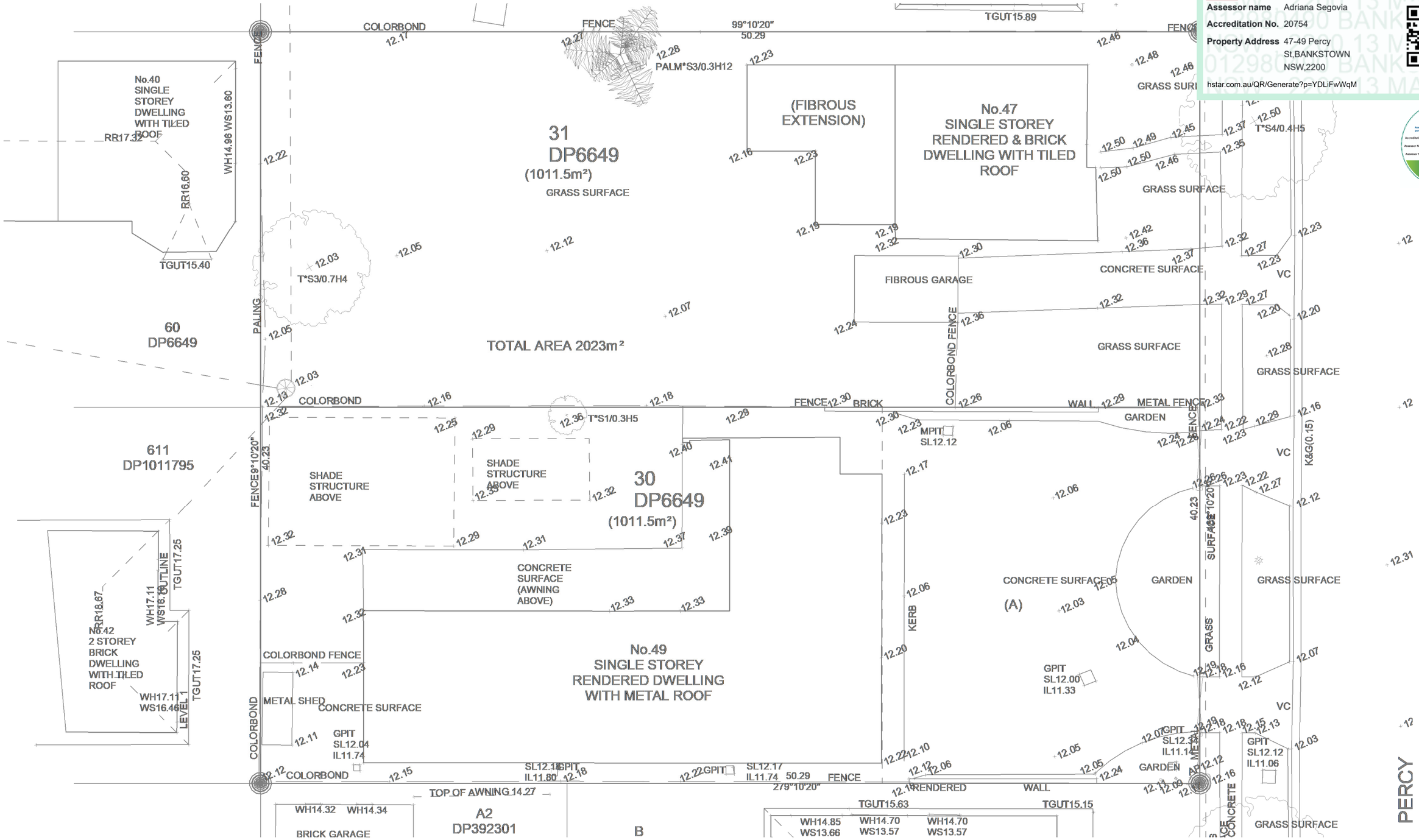
SCALE BAR:
0 20 40 60 80 100m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:2000
QA: RG

PROJECT No. 1705
DWG No. 005
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SITE SURVEY

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
E	03.06.2025	PRELIMINARY
G	26.08.2025	PRELIMINARY FOR DISCUSSION
K	07.11.2025	PRELIMINARY FOR DISCUSSION
L	13.11.2025	CONSULTANT ISSUE
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: SITE SURVEY

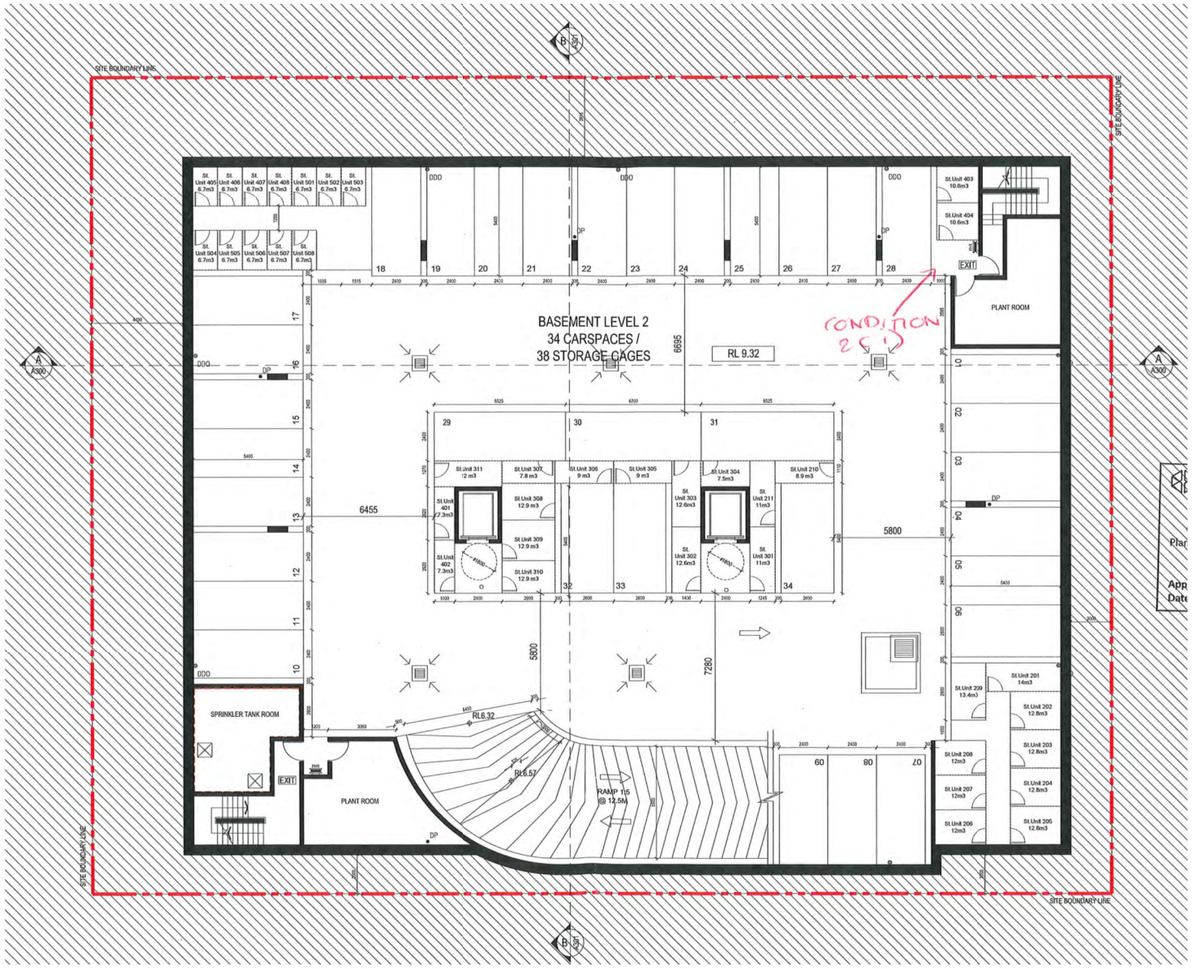
SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:200
QA: RG

PROJECT No. 1705
DWG No. 006
Rev. P

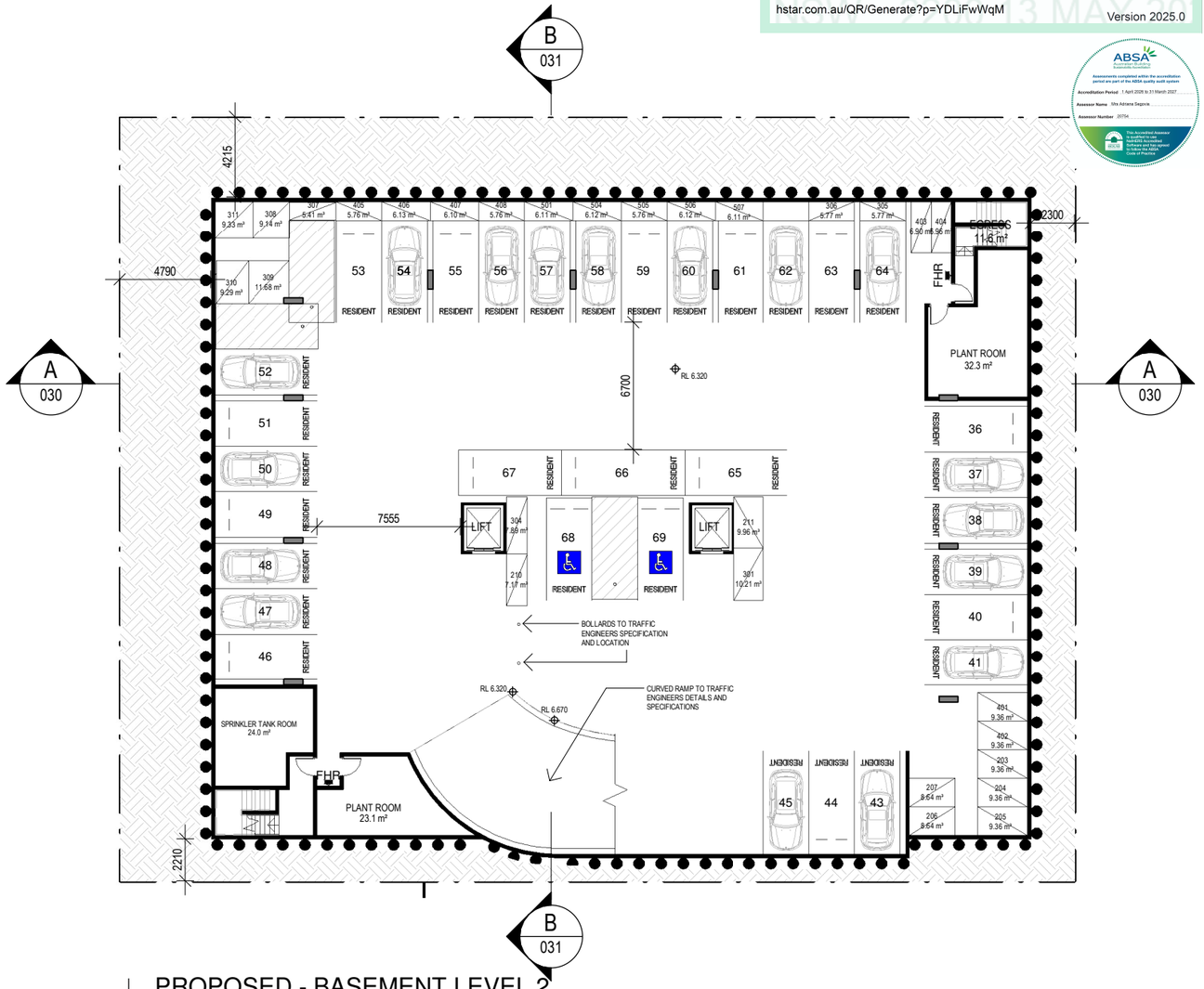
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - BASEMENT LEVEL 2

1 : 300



PROPOSED - BASEMENT LEVEL 2

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - BASEMENT LEVEL 2

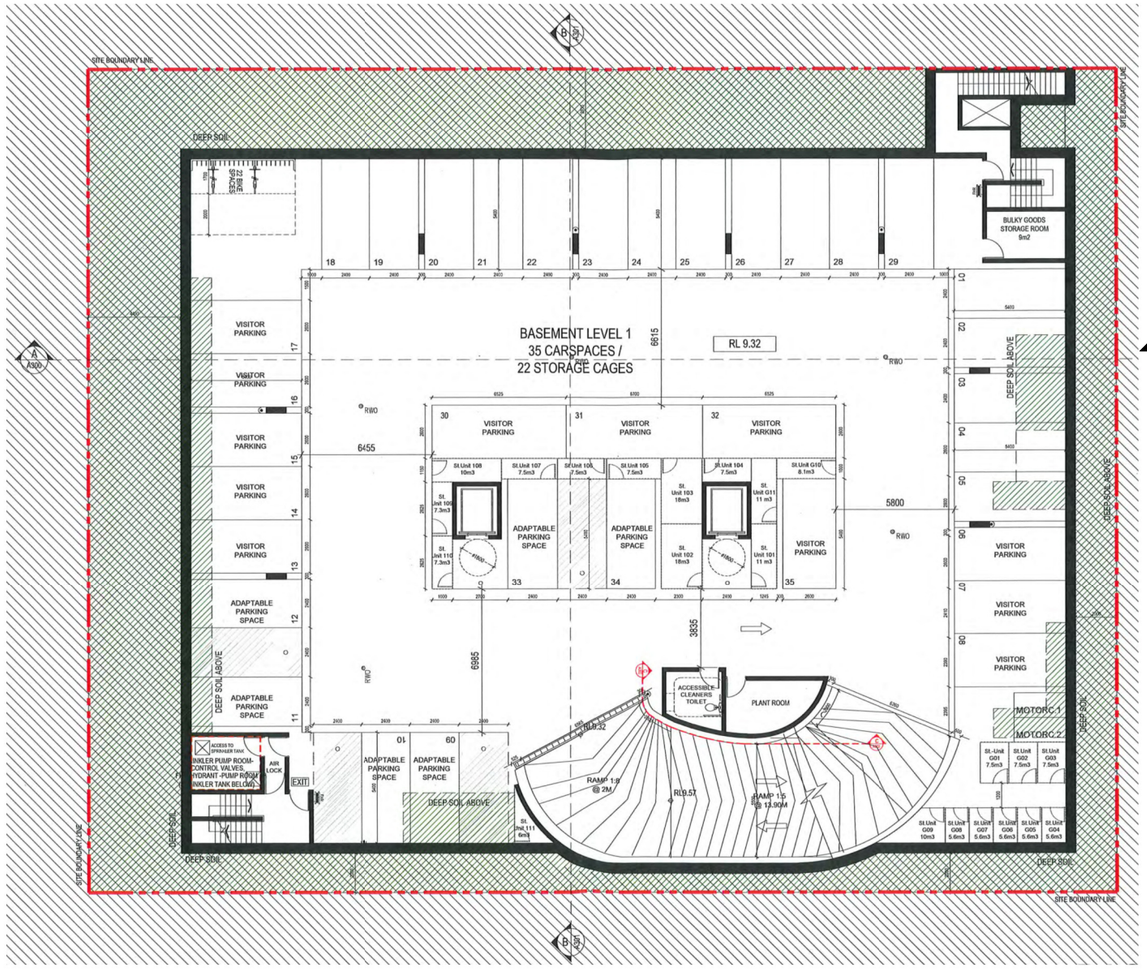
SCALE BAR:
0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

PROJECT No. 1705
DWG No. 010
Rev. P

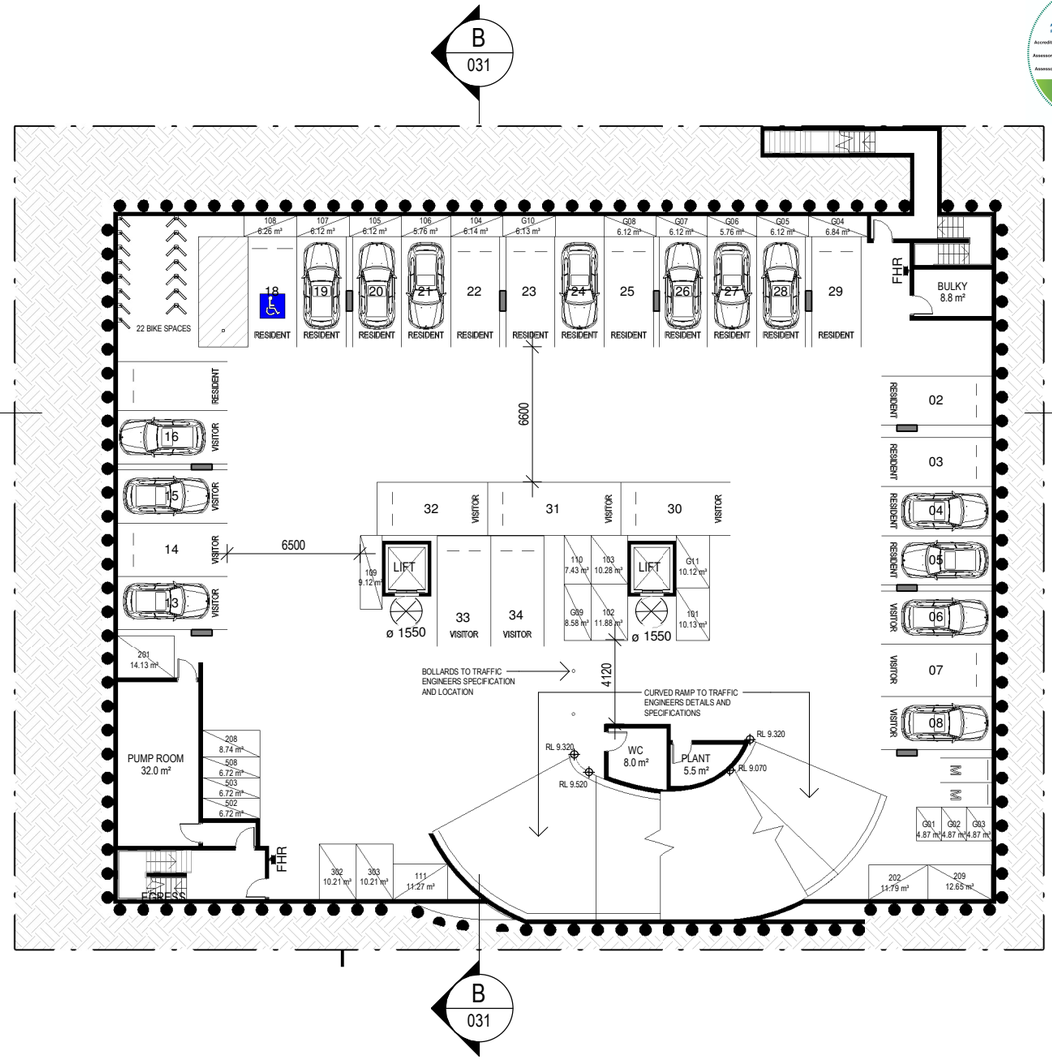
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - BASEMENT LEVEL 1

1 : 300



PROPOSED - BASEMENT LEVEL 1

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - BASEMENT LEVEL 1

SCALE BAR: 0 3 6 9 12 15 m

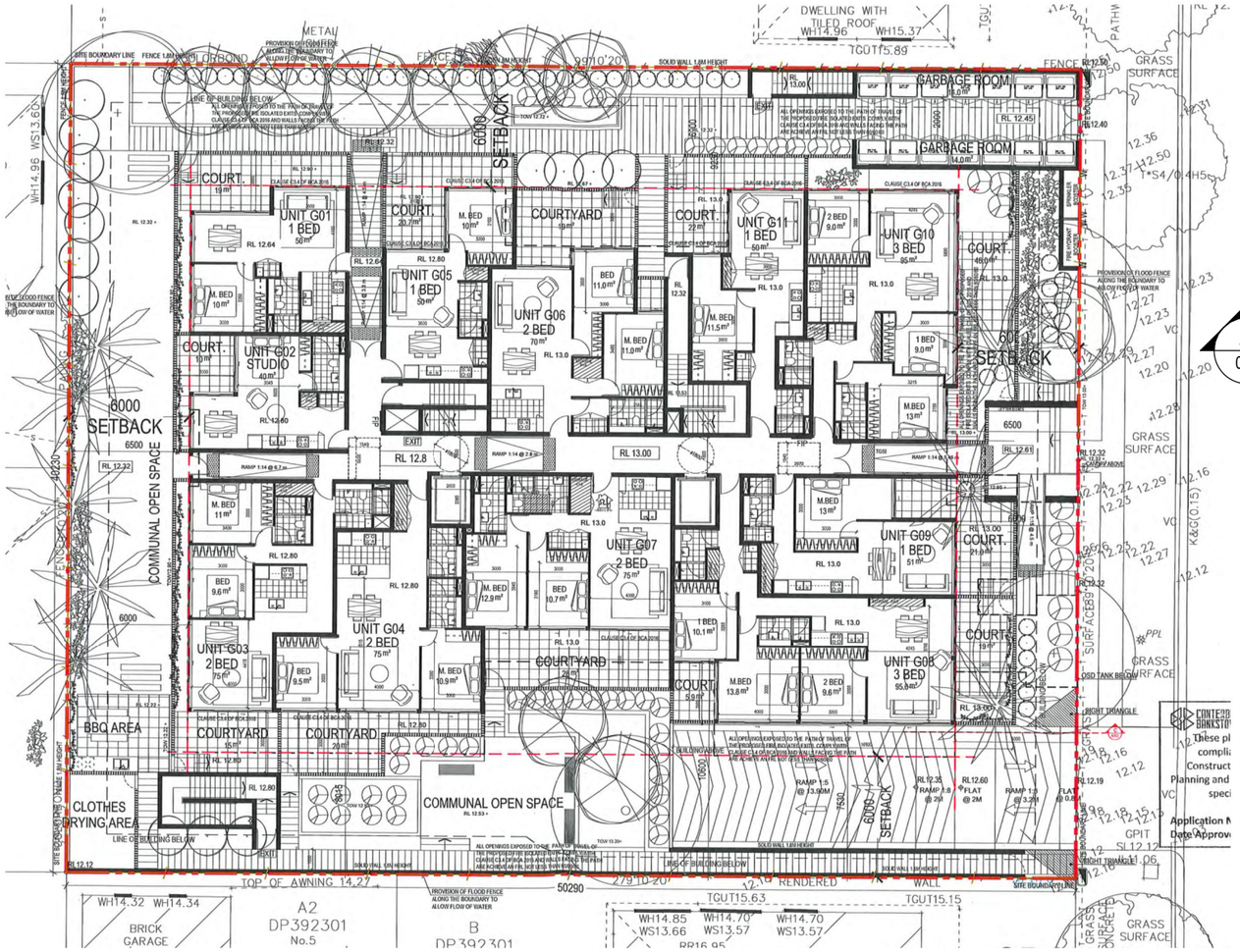
ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

PROJECT No. 1705
DWG No. 011
Rev. P

A3

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 1 April 2026 to 31 March 2027
Assessor Name Ms Adriana Segovia
Assessor Number 20754
This Accredited Assessor is licensed by ABSA to Accredit Software and has signed the ABSA Code of Practice

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - GROUND FLOOR

1 : 300



PROPOSED - GROUND FLOOR

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - GROUND LEVEL

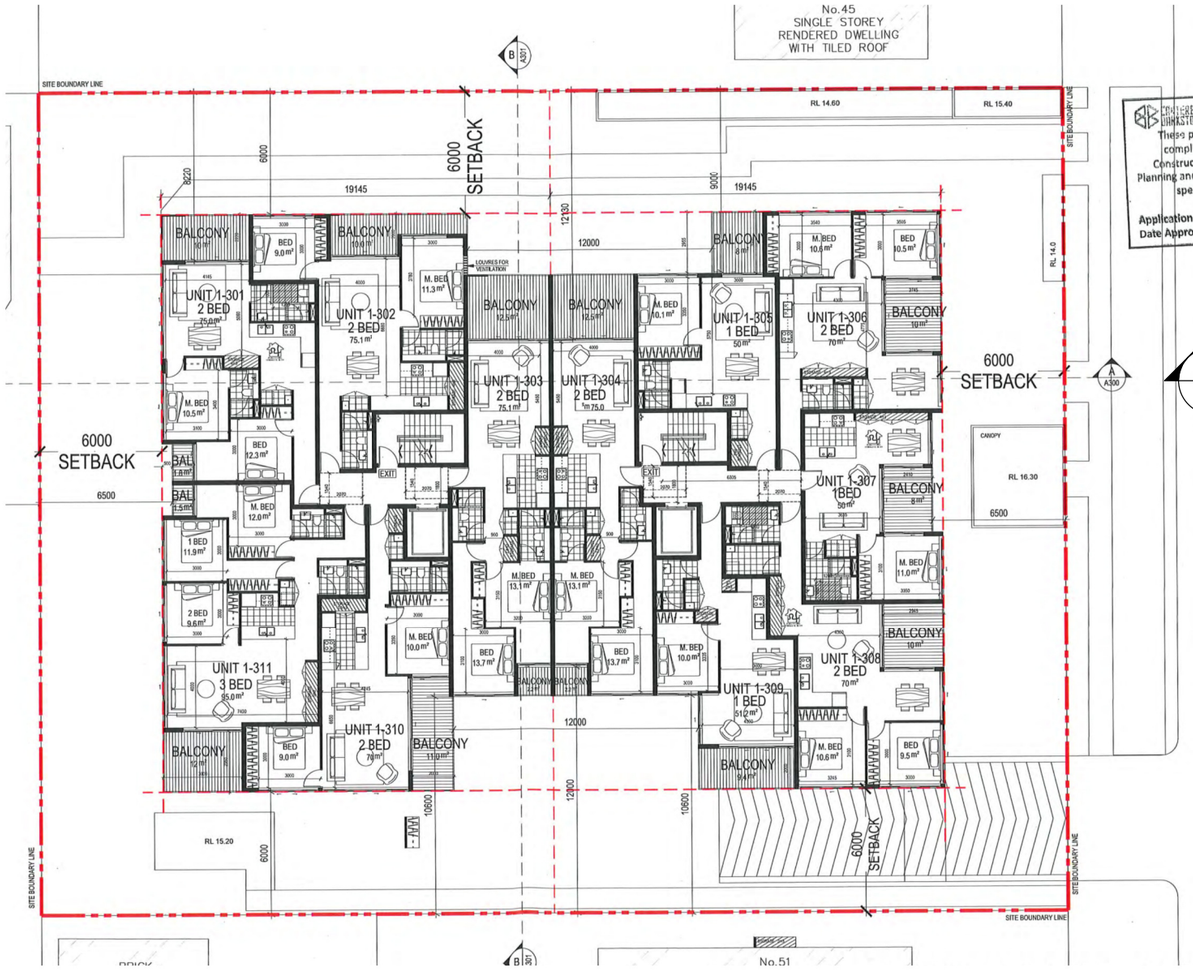
SCALE BAR: 0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

PROJECT No. 1705
DWG No. 012
Rev. P

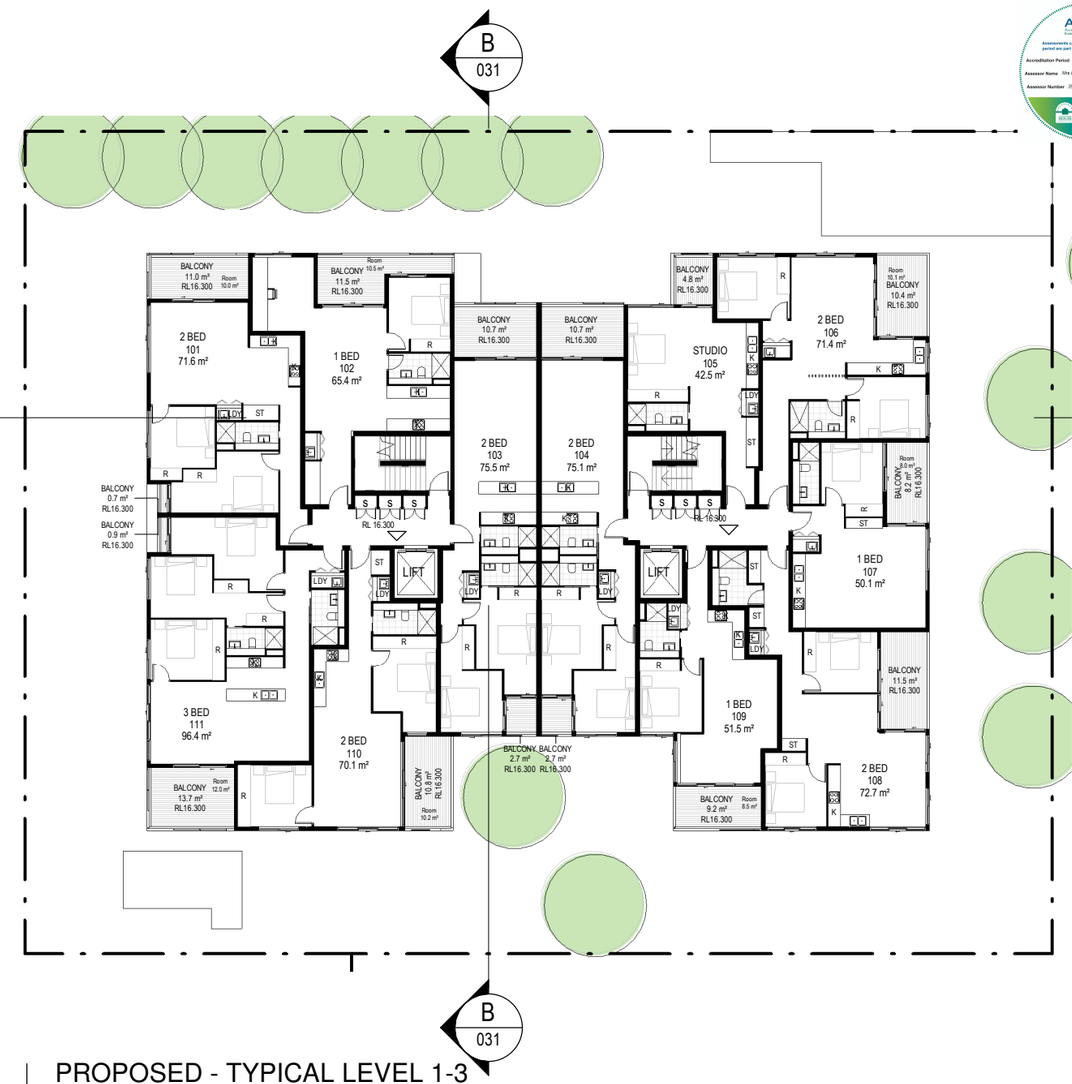
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - TYPICAL LEVEL 1-3

1 : 300



PROPOSED - TYPICAL LEVEL 1-3

1 : 300

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - LEVEL 1 - 3

SCALE BAR:
0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

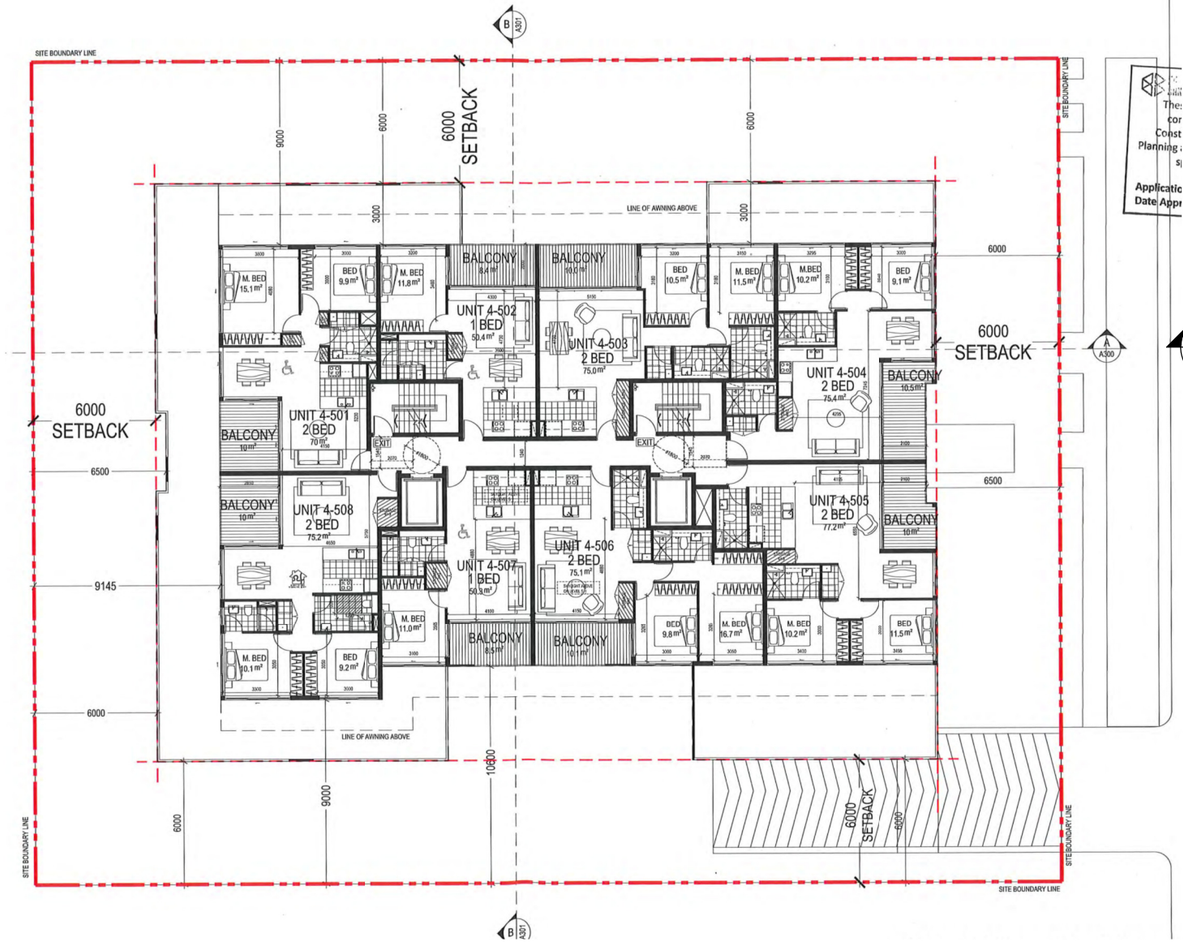
PROJECT No. 1705
DWG No. 013
Rev. P

A3

tqm design & construct

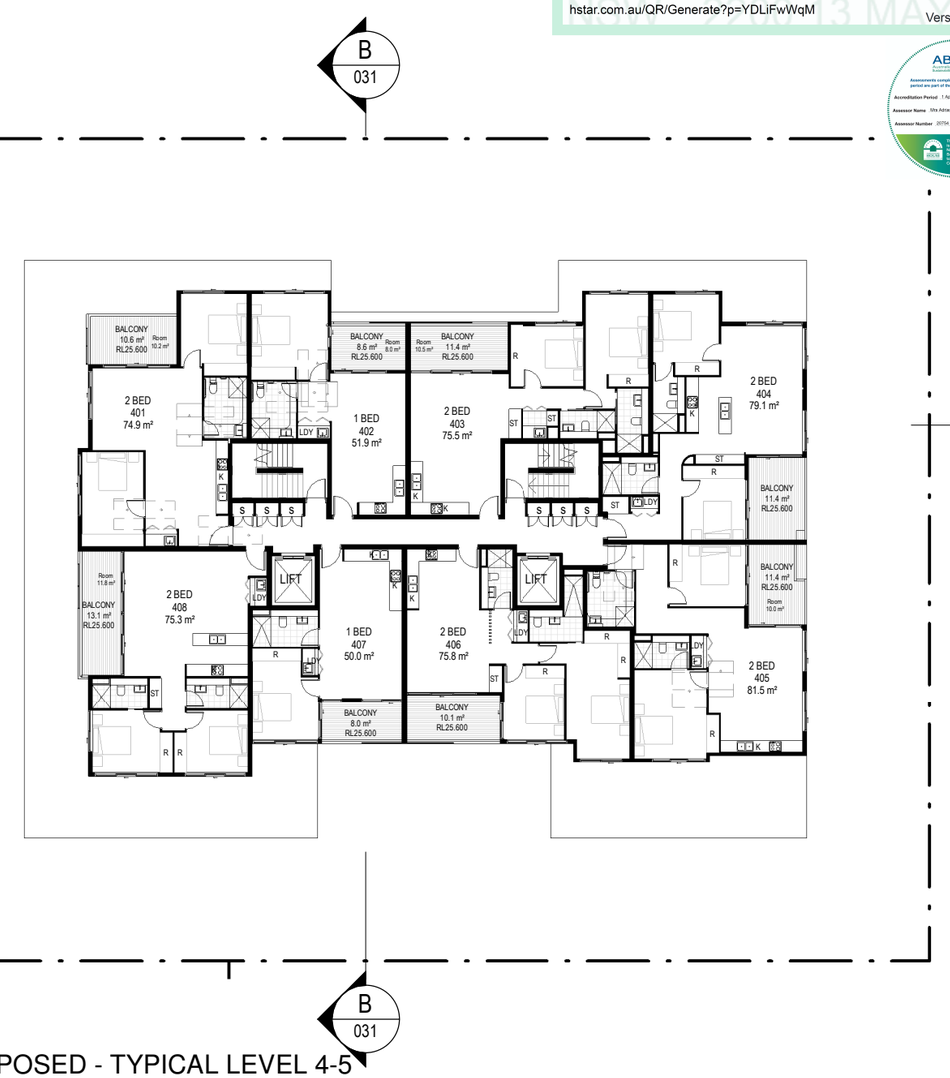
DEVELOPMENT APPLICATION

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - TYPICAL LEVEL 4-5

1 : 300



PROPOSED - TYPICAL LEVEL 4-5

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - LEVEL 4 - 5

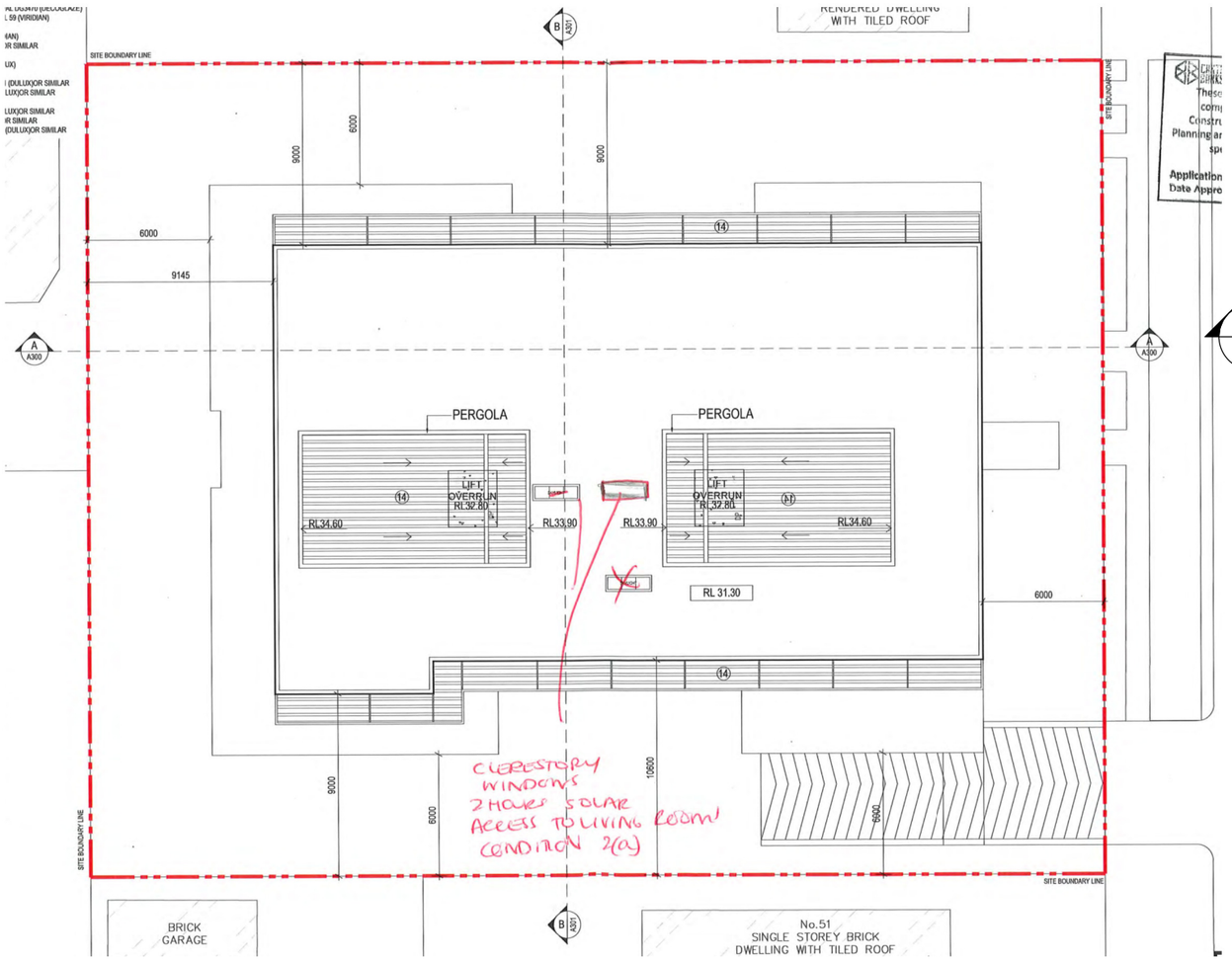
SCALE BAR: 0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

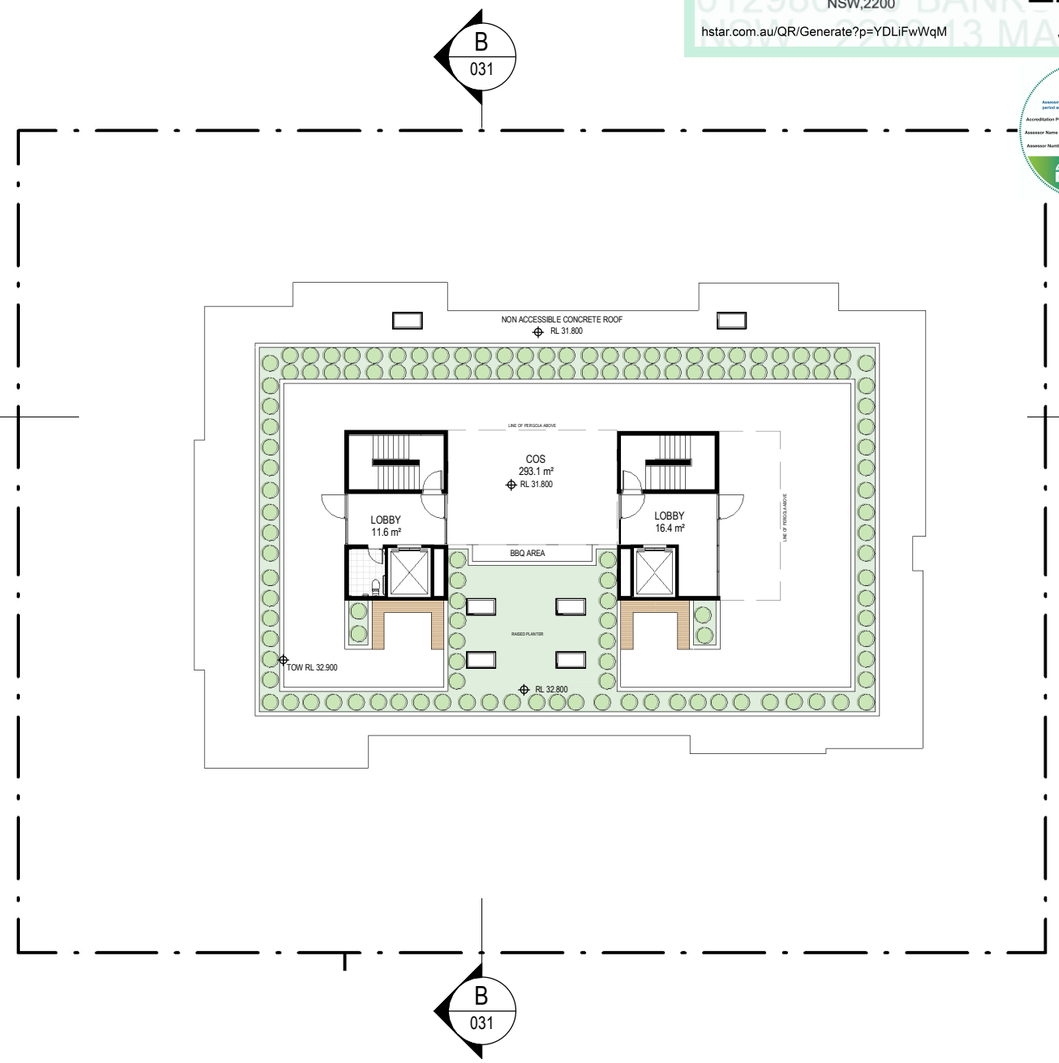
PROJECT No. 1705
DWG No. 014
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - ROOF PLAN
1 : 300



PROPOSED - ROOF PLAN
1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

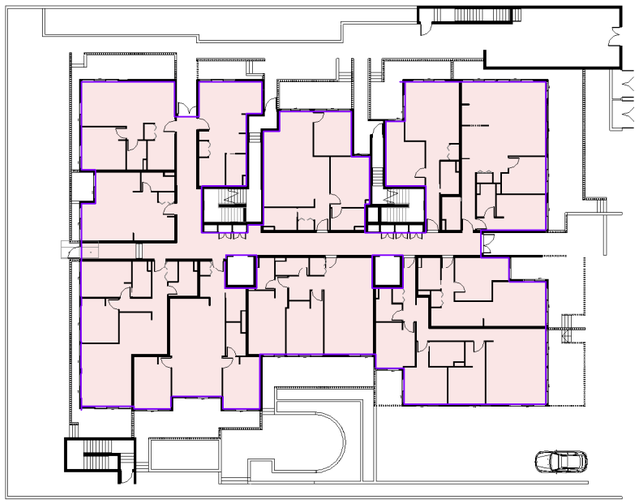
CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED FLOOR PLAN - ROOF LEVEL

SCALE BAR: 0 3 6 9 12 15 m

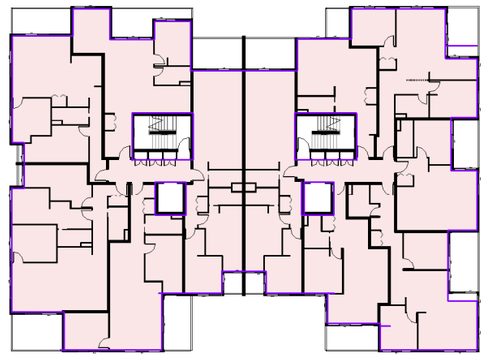
ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG
PROJECT No. 1705
DWG No. 015
Rev. P

A3

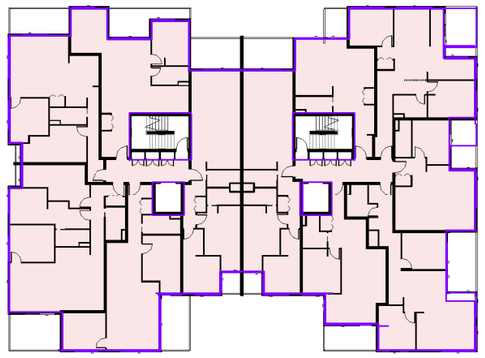
Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



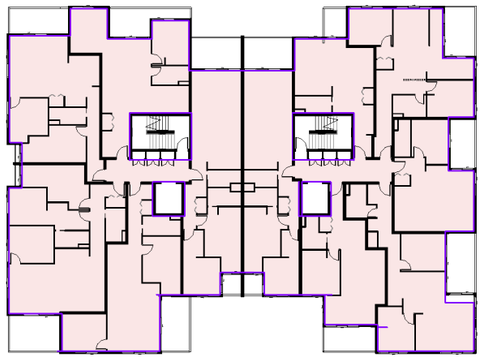
GROUND FLOOR
1 : 500



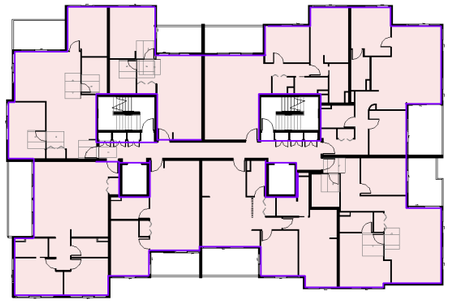
LEVEL 1
1 : 500



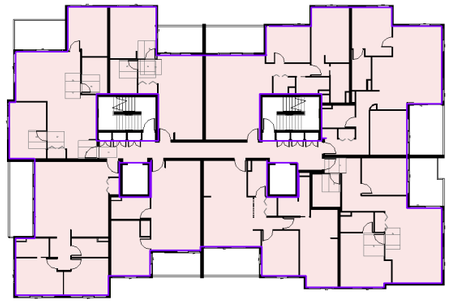
LEVEL 2
1 : 500



LEVEL 3
1 : 500



LEVEL 4
1 : 500



LEVEL 5
1 : 500

AREA SCHEDULE (GFA)

LEVEL	AREA	FSR
GROUND FLOOR	821.00 m²	0.41
LEVEL 1	797.27 m²	0.39
LEVEL 2	797.23 m²	0.39
LEVEL 3	797.27 m²	0.39
LEVEL 4	611.10 m²	0.30
LEVEL 5	612.12 m²	0.30
	4435.99 m²	2.19

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - GFA PLANS

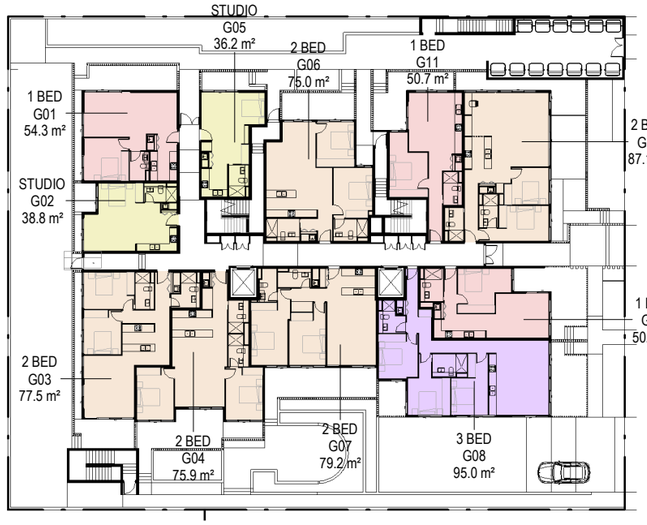
SCALE BAR:
0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 500
QA: RG

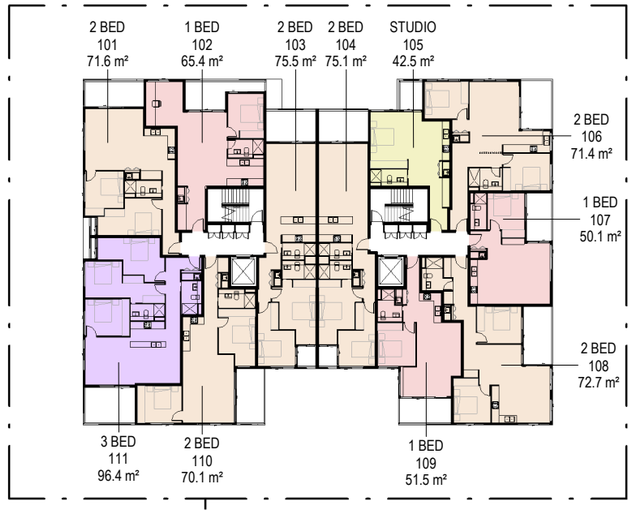
PROJECT No. 1705
DWG No. 016
Rev. P

A3

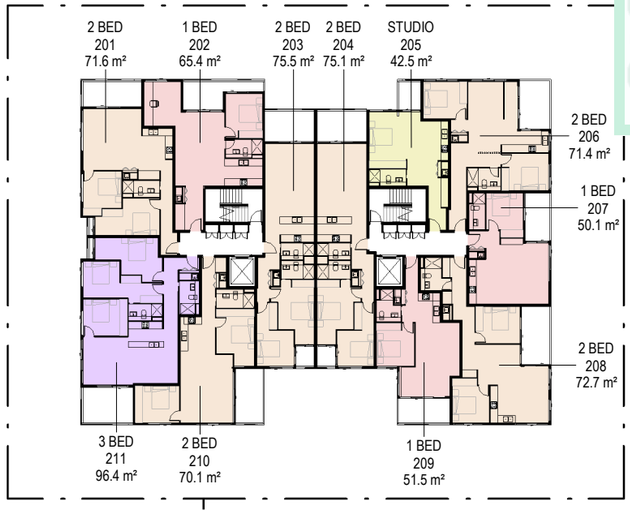
Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



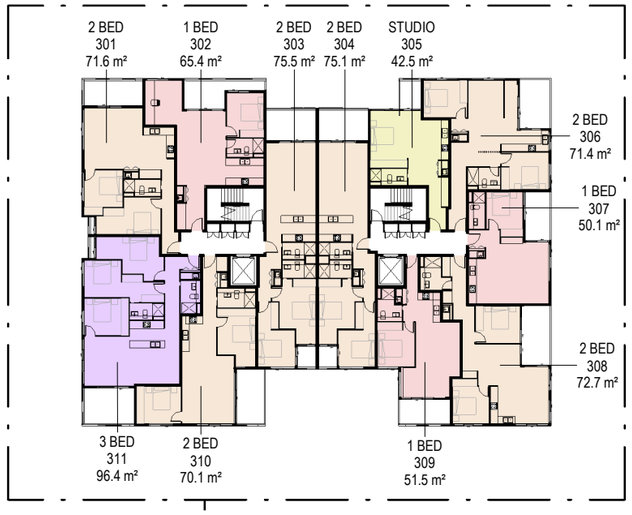
PROPOSED - GROUND FLOOR
1 : 500



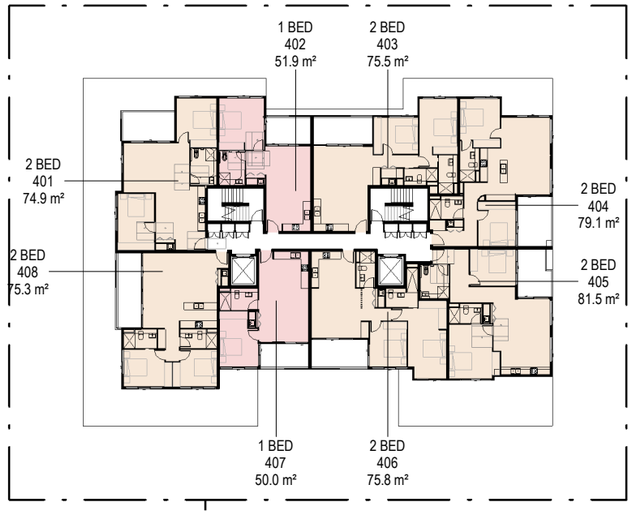
KEY PLAN - LEVEL 1
1 : 500



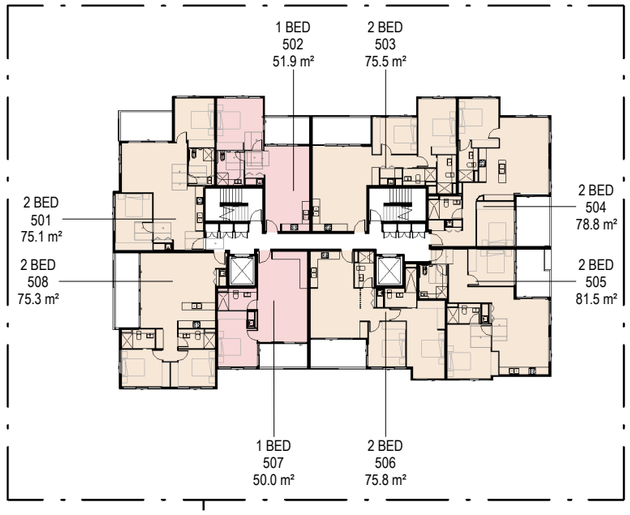
KEY PLAN - LEVEL 2
1 : 500



KEY PLAN - LEVEL 3
1 : 500



KEY PLAN - LEVEL 4
1 : 500



KEY PLAN - LEVEL 5
1 : 500

1 BED
2 BED
3 BED
PUMP ROOM
STUDIO

UNIT TYPE SCHEDULE

UNIT TYPE	NO. OF UNITS
1 BED	16
2 BED	35
3 BED	4
STUDIO	5
	60

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: PROPOSED - KEY PLANS

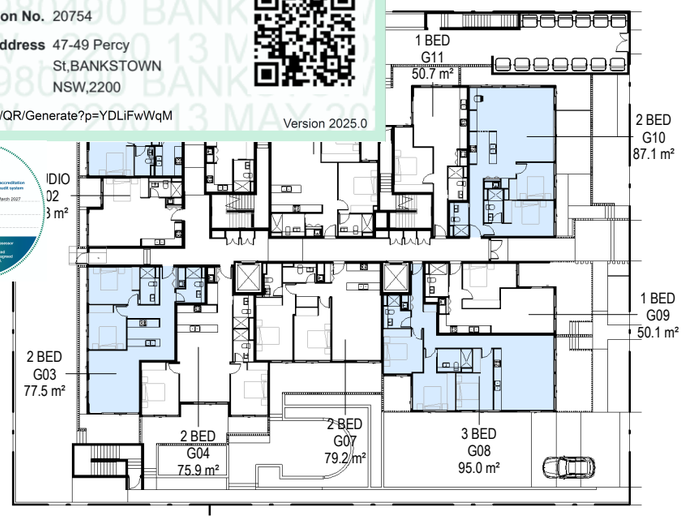
SCALE BAR:

ISSUE DATE: 09.04.2026
DRAWN: Author
SCALE: 1 : 500
QA: Checker

PROJECT No. 1705
DWG No. 017
Rev. P

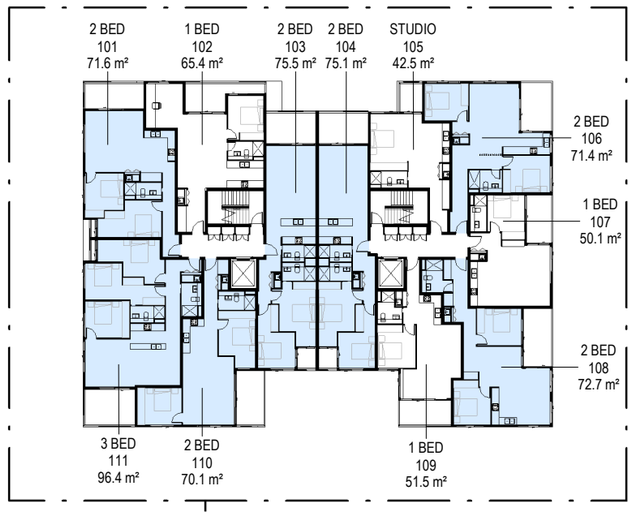
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



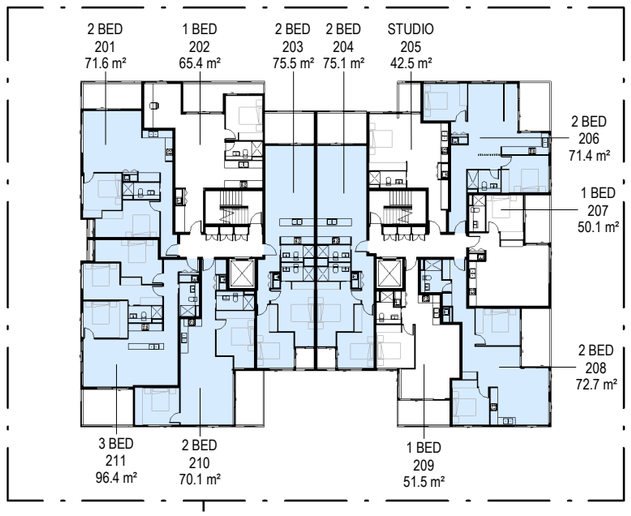
CROSS VENT - GROUND FLOOR

1 : 500



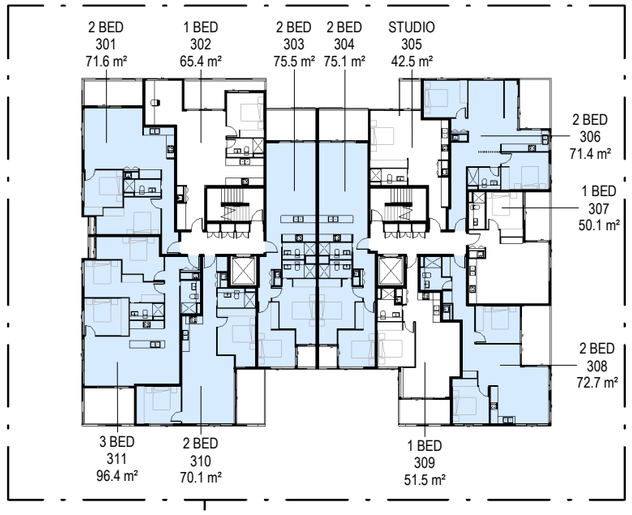
CROSS VENT - LEVEL 1

1 : 500



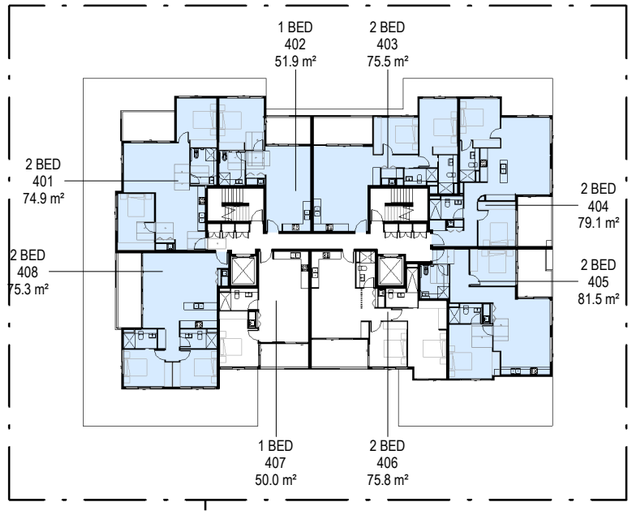
CROSS VENT- LEVEL 2

1 : 500



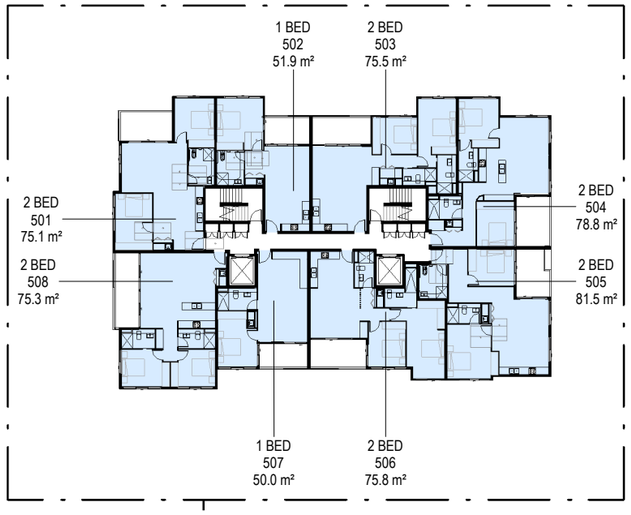
CROSS VENT - LEVEL 3

1 : 500



CROSS VENT - LEVEL 4

1 : 500



CROSS VENT- LEVEL 5

1 : 500

CROSS VENTILATION

UNIT NO:	UNIT TYPE	CROSS VENT (YES/NO)	QTY	%
G01	1 BED	Yes	1	1.67%
G02	STUDIO	No	0	0.00%
G03	2 BED	Yes	1	1.67%
G04	2 BED	No	0	0.00%
G05	STUDIO	No	0	0.00%
G06	2 BED	No	0	0.00%
G07	2 BED	No	0	0.00%
G08	3 BED	Yes	1	1.67%
G09	1 BED	No	0	0.00%
G10	2 BED	Yes	1	1.67%
G11	1 BED	No	0	0.00%
101	2 BED	Yes	1	1.67%
102	1 BED	No	0	0.00%
103	2 BED	Yes	1	1.67%
104	2 BED	Yes	1	1.67%
105	STUDIO	No	0	0.00%
106	2 BED	Yes	1	1.67%
107	1 BED	No	0	0.00%
108	2 BED	Yes	1	1.67%
109	1 BED	No	0	0.00%
110	2 BED	Yes	1	1.67%
111	3 BED	Yes	1	1.67%
201	2 BED	Yes	1	1.67%
202	1 BED	No	0	0.00%
203	2 BED	Yes	1	1.67%
204	2 BED	Yes	1	1.67%
205	STUDIO	No	0	0.00%
206	2 BED	Yes	1	1.67%
207	1 BED	No	0	0.00%
208	2 BED	Yes	1	1.67%
209	1 BED	No	0	0.00%
210	2 BED	Yes	1	1.67%
211	3 BED	Yes	1	1.67%
301	2 BED	Yes	1	1.67%
302	1 BED	No	0	0.00%
303	2 BED	Yes	1	1.67%
304	2 BED	Yes	1	1.67%
305	STUDIO	No	0	0.00%
306	2 BED	Yes	1	1.67%
307	1 BED	No	0	0.00%
308	2 BED	Yes	1	1.67%
309	1 BED	No	0	0.00%
310	2 BED	Yes	1	1.67%
311	3 BED	Yes	1	1.67%
401	2 BED	Yes	1	1.67%
402	1 BED	Yes	1	1.67%
403	2 BED	Yes	1	1.67%
404	2 BED	Yes	1	1.67%
405	2 BED	Yes	1	1.67%
406	2 BED	No	0	0.00%
407	1 BED	No	0	0.00%
408	2 BED	Yes	1	1.67%
501	2 BED	Yes	1	1.67%
502	1 BED	Yes	1	1.67%
503	2 BED	Yes	1	1.67%
504	2 BED	Yes	1	1.67%
505	2 BED	Yes	1	1.67%
506	2 BED	Yes	1	1.67%
507	1 BED	Yes	1	1.67%
508	2 BED	Yes	1	1.67%
TOTAL: 60			39	65.00%

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

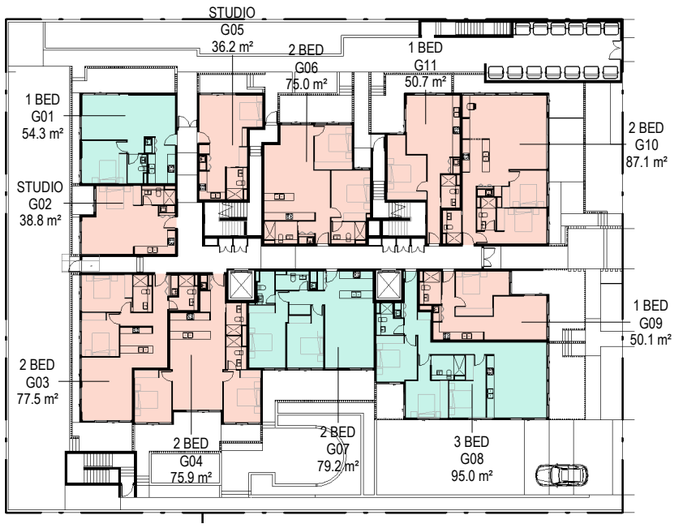
DRAWING NAME: PROPOSED - CROSS VENTILATION ANALYSIS

SCALE BAR:

ISSUE DATE: 09.04.2026
DRAWN: Author
SCALE: 1 : 500
QA: Checker

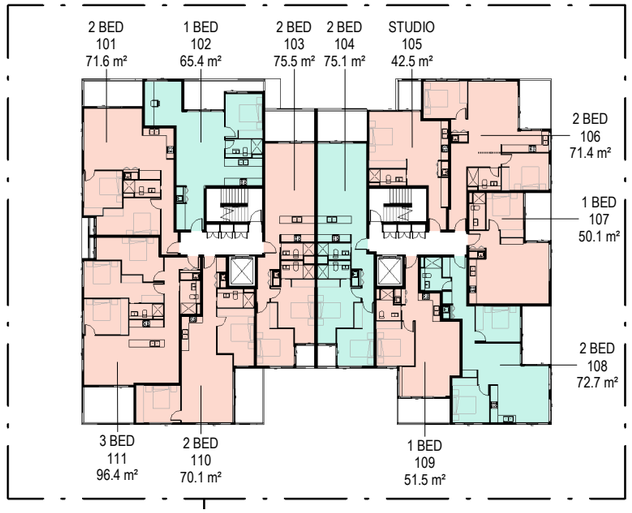
PROJECT No. 1705
DWG No. 018
Rev. P

A3



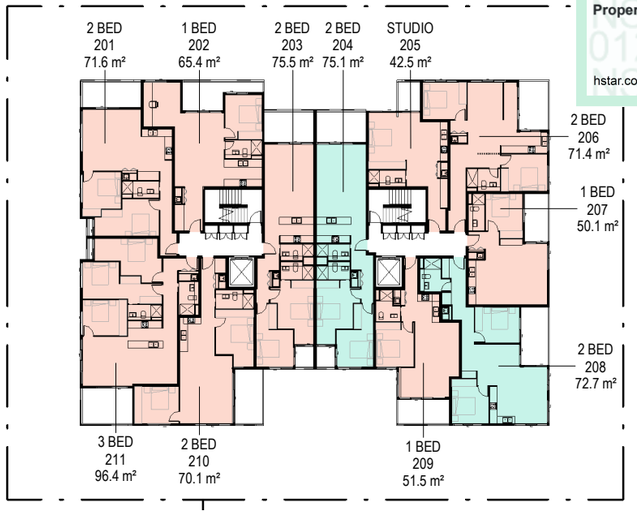
KEY PLAN - AFFORDABLE HOUSING - GROUND

1 : 500



KEY PLAN - AFFORDABLE HOUSING - LEVEL 1

1 : 500

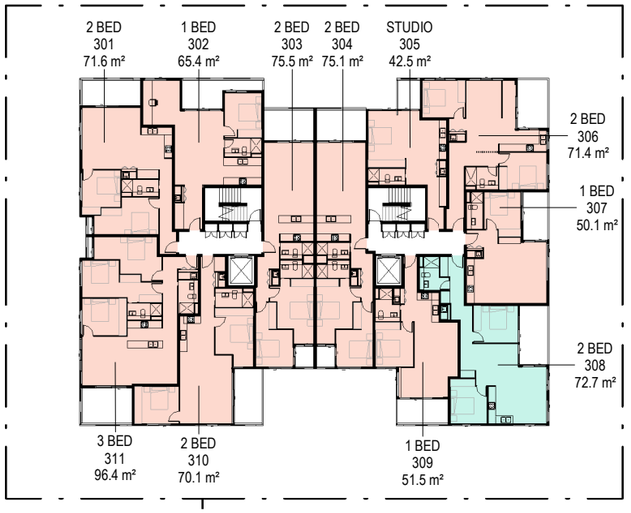


KEY PLAN - AFFORDABLE HOUSING - LEVEL 2

1 : 500

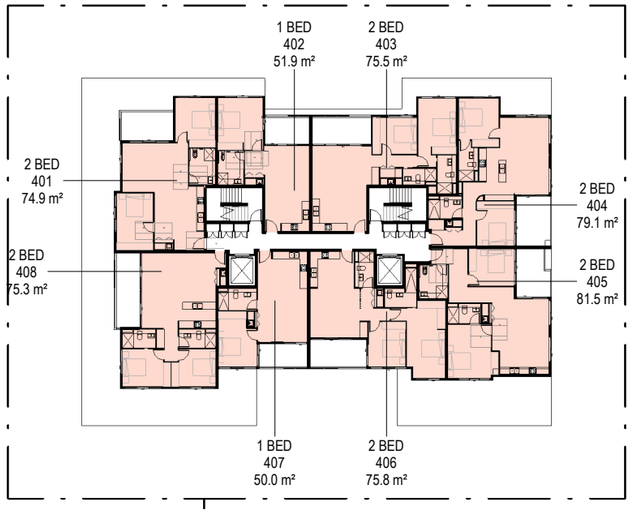
AFFORDABLE HOUSING UNIT

RESIDENTIAL UNIT



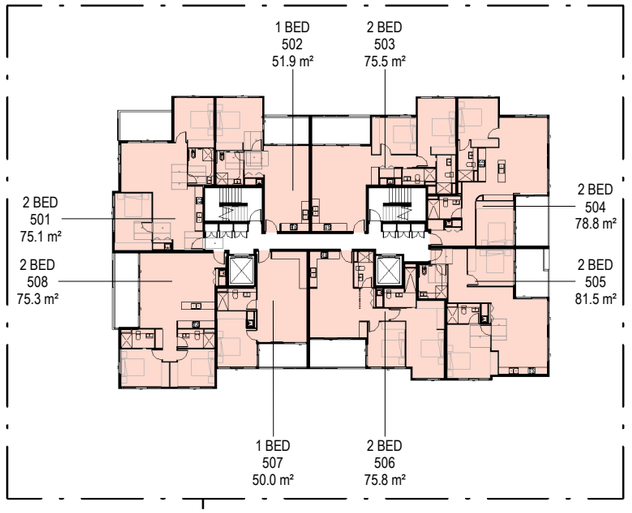
KEY PLAN - AFFORDABLE HOUSING - LEVEL 3

1 : 500



KEY PLAN - AFFORDABLE HOUSING - LEVEL 4

1 : 500



KEY PLAN - AFFORDABLE HOUSING - LEVEL 5

1 : 500

AFFORDABLE HOUSING UNIT SCHEDULE

UNIT NUMBER	UNIT TYPE	UNIT AREA
GROUND FLOOR		
G01	1 BED	54.3 m²
G07	2 BED	79.2 m²
G08	3 BED	95.0 m²
LEVEL 1		
102	1 BED	65.4 m²
104	2 BED	75.1 m²
108	2 BED	72.7 m²
LEVEL 2		
204	2 BED	75.1 m²
208	2 BED	72.7 m²
LEVEL 3		
308	2 BED	72.7 m²
TOTAL		662.2 m²

AFFORDABLE HOUSING UNIT TYPE SCHEDULE

UNIT TYPE	# OF UNITS
1 BED	2
2 BED	6
3 BED	1
TOTAL	9

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - AFFORDABLE HOUSING KEY PLANS

SCALE BAR: 0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 500
QA: RG

PROJECT No. 1705
DWG No. 019
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APRROVED - NORTH ELEVATION

1 : 300



PROPOSED - NORTH ELEVATION

1 : 300

MATERIALS LEGEND

CODE	MATERIAL
2	PAINTED RENDERED CONCRETE - DULUX - SLIGHT MUSHROOM QUARTER - S09A1Q
4	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - CHARCOAL - DG3470 (DECOGLAZE)
5	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - NEUTRAL - 59 (VIRIDIAN)
6	PAINTED RENDERED CONCRETE - DULUX - KLAVIER - SG6F9
8	PAINTED RENDERED CONCRETE - DULUX - LEADMAN - SG6F7 (OR SIMILAR)
11	TIMBER SLATTED - COPPER FACADE (PARKLEX)
12	PAINTED RENDERED CONCRETE - DULUX - TRANQUIL RETREAT - PG1F1 (OR SIMILAR)
13	PAINTED RENDERED CONCRETE - DULUX - ENDLESS DUSK - PG1F3 (OR SIMILAR)
18	ALUMINIUM FRAME - DULUX - PRIMROSE PATH - S17H5 (OR SIMILAR)

tqm design & construct

DEVELOPMENT APPLICATION

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED ELEVATION - NORTH

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:200
QA: RG

PROJECT No. 1705
DWG No. 020
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APRROVED - SOUTH ELEVATION

1 : 300



PROPOSED - SOUTH ELEVATION

1 : 300

MATERIALS LEGEND

CODE	MATERIAL
2	PAINTED RENDERED CONCRETE - DULUX - SLIGHT MUSHROOM QUARTER - S09A1Q
4	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - CHARCOAL - DG3470 (DECOGLAZE)
5	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - NEUTRAL - 59 (VIRIDIAN)
6	PAINTED RENDERED CONCRETE - DULUX - KLAVIER - SG6F9
8	PAINTED RENDERED CONCRETE - DULUX - LEADMAN - SG6F7 (OR SIMILAR)
11	TIMBER SLATTED - COPPER FACADE (PARKLEX)
12	PAINTED RENDERED CONCRETE - DULUX - TRANQUIL RETREAT - PG1F1 (OR SIMILAR)
13	PAINTED RENDERED CONCRETE - DULUX - ENDLESS DUSK - PG1F3 (OR SIMILAR)
18	ALUMINIUM FRAME - DULUX - PRIMROSE PATH - S17H5 (OR SIMILAR)

design & construct tqm

DEVELOPMENT APPLICATION

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED ELEVATION - SOUTH

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:200
QA: RG

PROJECT No. 1705
DWG No. 021
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - EAST ELEVATION

1 : 300



PROPOSED - EAST ELEVATION

1 : 300

MATERIALS LEGEND

CODE	MATERIAL
2	PAINTED RENDERED CONCRETE - DULUX - SLIGHT MUSHROOM QUARTER - S09A1Q
4	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - CHARCOAL - DG3470 (DECOGLAZE)
5	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - NEUTRAL - 59 (VIRIDIAN)
6	PAINTED RENDERED CONCRETE - DULUX - KLAVIER - SG6F9
8	PAINTED RENDERED CONCRETE - DULUX - LEADMAN - SG6F7 (OR SIMILAR)
11	TIMBER SLATTED - COPPER FACADE (PARKLEX)
12	PAINTED RENDERED CONCRETE - DULUX - TRANQUIL RETREAT - PG1F1 (OR SIMILAR)
13	PAINTED RENDERED CONCRETE - DULUX - ENDLESS DUSK - PG1F3 (OR SIMILAR)
18	ALUMINIUM FRAME - DULUX - PRIMROSE PATH - S17H5 (OR SIMILAR)

tqm design & construct

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205
Nominated Architect: Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED ELEVATION - EAST

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:200
QA: RG

PROJECT No. 1705
DWG No. 022
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - WEST ELEVATION

1 : 300



PROPOSED - WEST ELEVATION

1 : 300

MATERIALS LEGEND

CODE	MATERIAL
2	PAINTED RENDERED CONCRETE - DULUX - SLIGHT MUSHROOM QUARTER - S09A1Q
4	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - CHARCOAL - DG3470 (DECOGLAZE)
5	ALUMINIUM FRAMED TINTED GLASS BALUSTRADE - NEUTRAL - 59 (VIRIDIAN)
6	PAINTED RENDERED CONCRETE - DULUX - KLAVIER - SG6F9
8	PAINTED RENDERED CONCRETE - DULUX - LEADMAN - SG6F7 (OR SIMILAR)
11	TIMBER SLATTED - COPPER FACADE (PARKLEX)
12	PAINTED RENDERED CONCRETE - DULUX - TRANQUIL RETREAT - PG1F1 (OR SIMILAR)
13	PAINTED RENDERED CONCRETE - DULUX - ENDLESS DUSK - PG1F3 (OR SIMILAR)
18	ALUMINIUM FRAME - DULUX - PRIMROSE PATH - S17H5 (OR SIMILAR)

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

design & construct tqm

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED ELEVATION - WEST

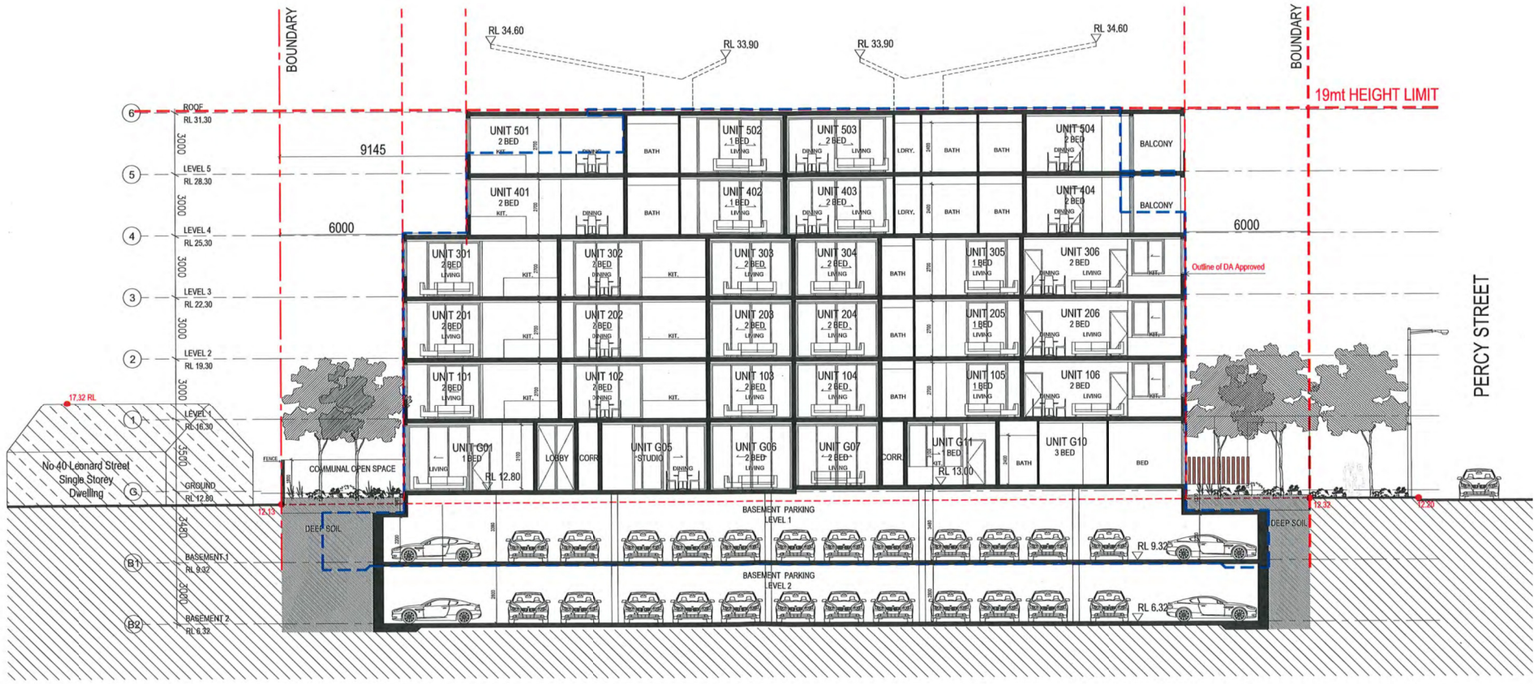
SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1:200
QA: RG

PROJECT No. 1705
DWG No. 023
Rev. P

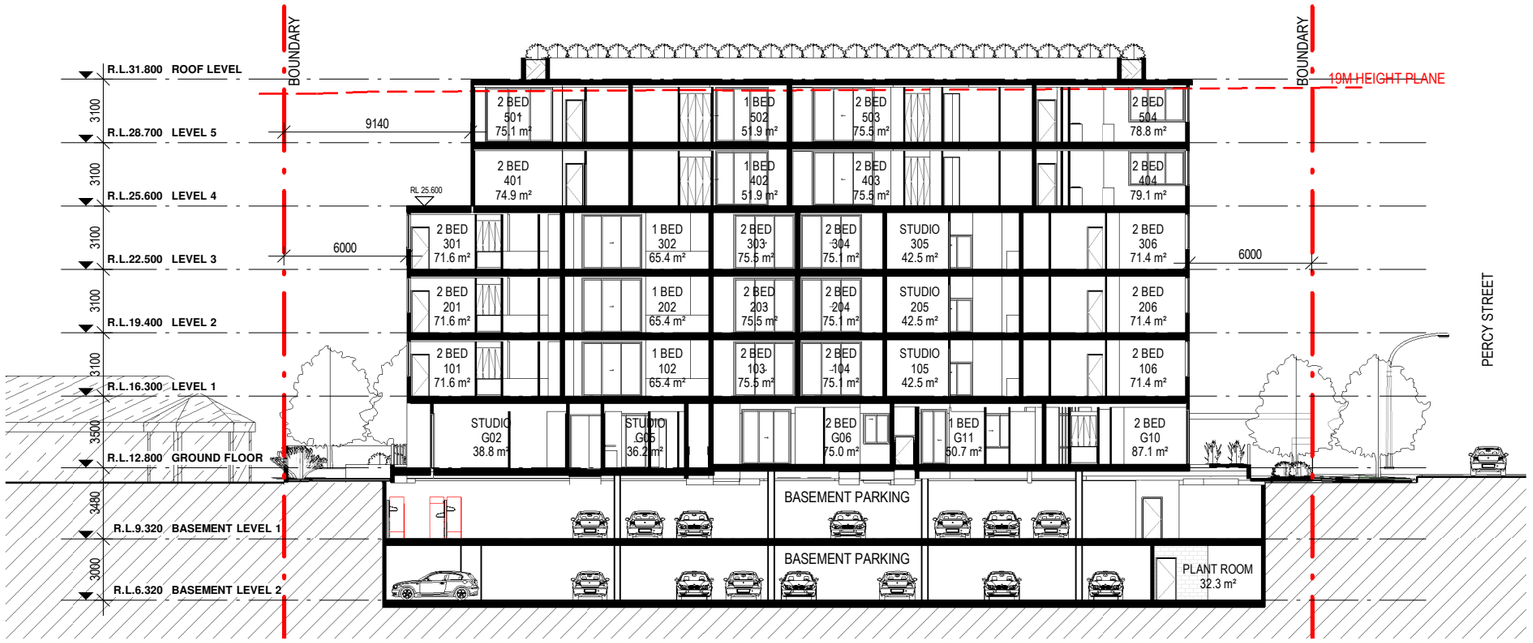
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - SECTION A-A

1 : 300



PROPOSED - SECTION A-A

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED - SECTION A-A

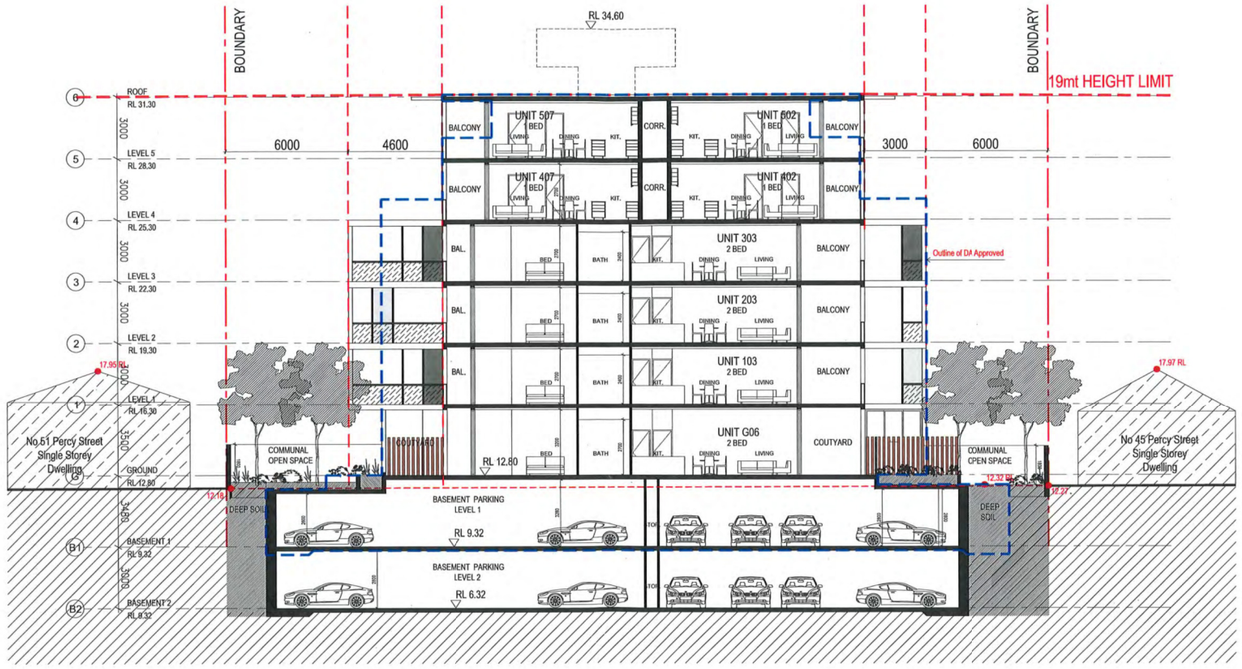
SCALE BAR:
0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

PROJECT No. 1705
DWG No. 030
Rev. P

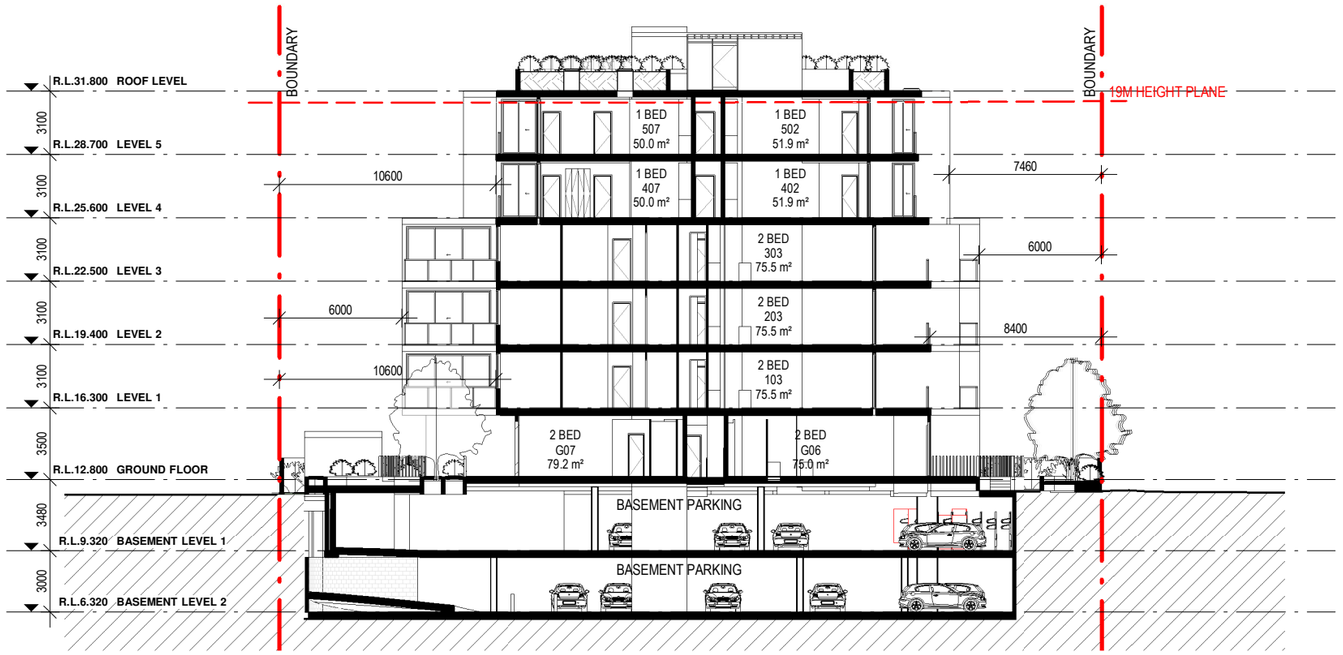
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



APPROVED - SECTION B-B

1 : 300



PROPOSED - SECTION B-B

1 : 300

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED - SECTION B-B

SCALE BAR: 0 3 6 9 12 15 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 300
QA: RG

PROJECT No. 1705
DWG No. 031
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0





DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

design & construct tqm

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

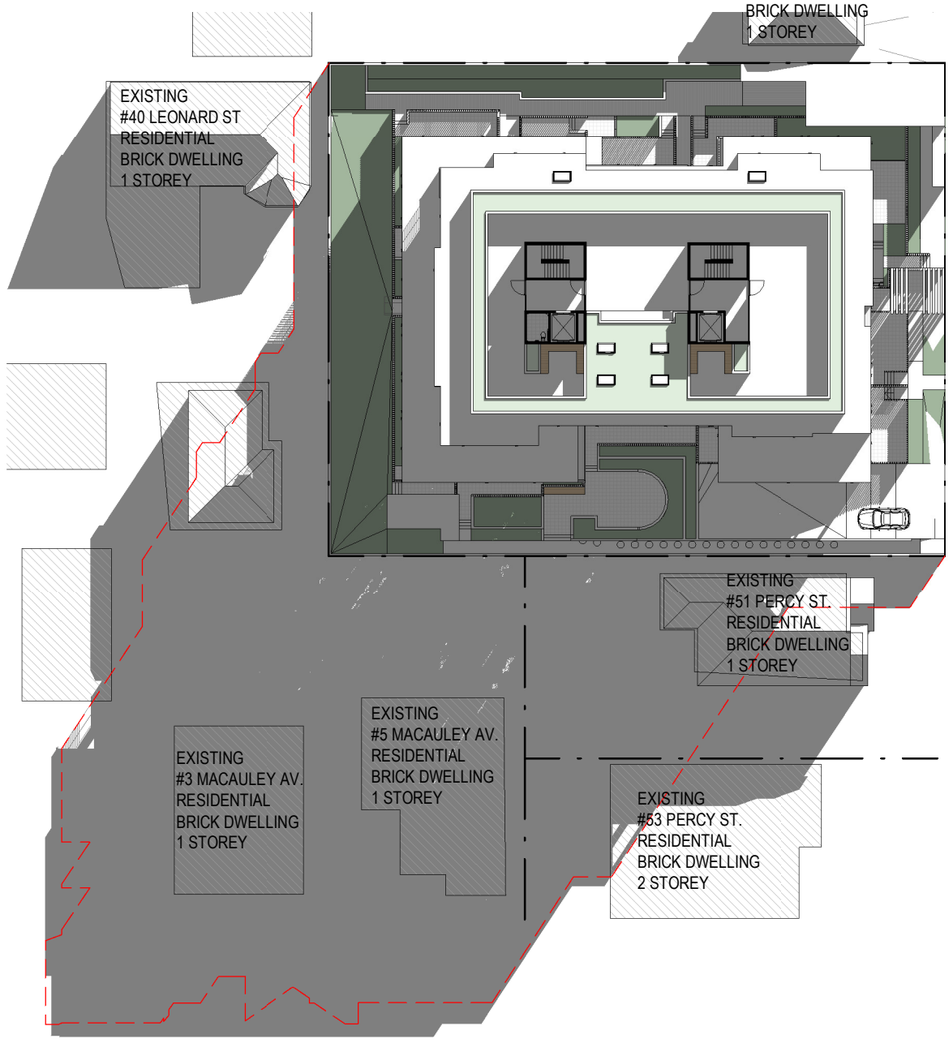
DRAWING NAME: PROPOSED - 3D VIEWS

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 040
Rev. P

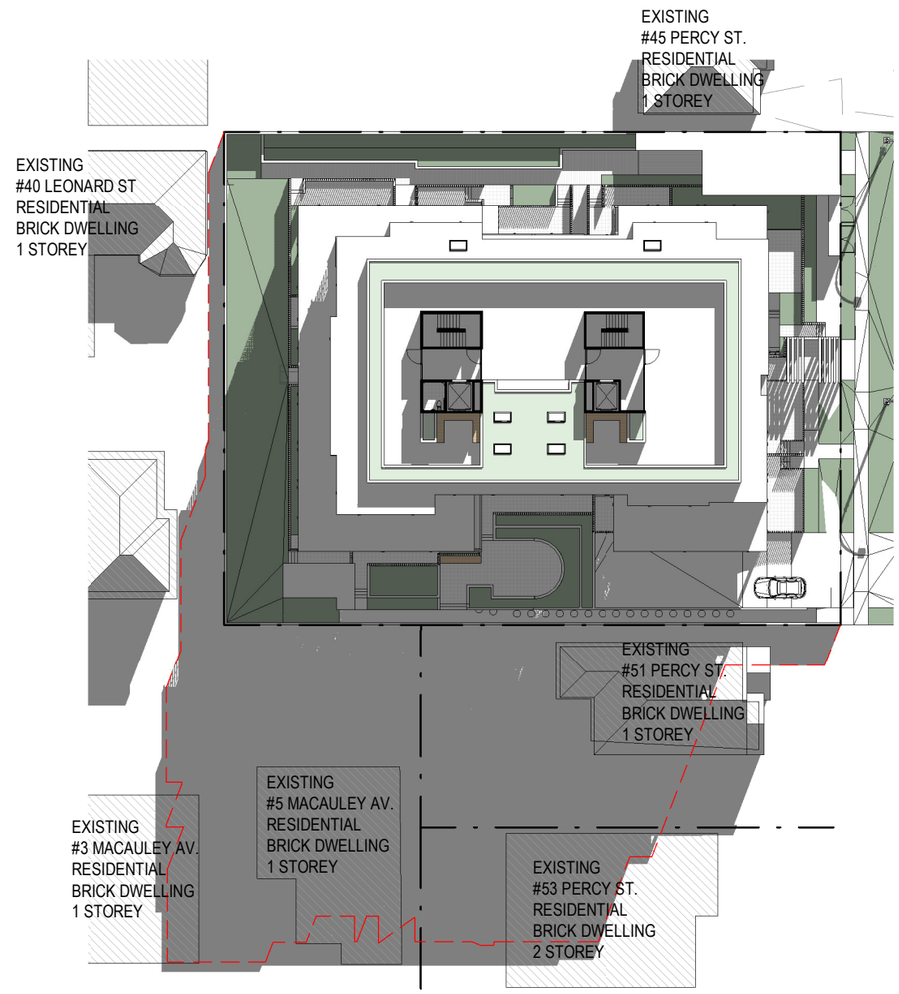
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SHADOW PLAN - 21/06/2023-9.00

1 : 500



SHADOW PLAN - 21/06/2023-10.00

1 : 500

LINE INDICATES THE EXTENT OF SHADOW ON THE APPROVED DEVELOPMENT

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED - SHADOWS

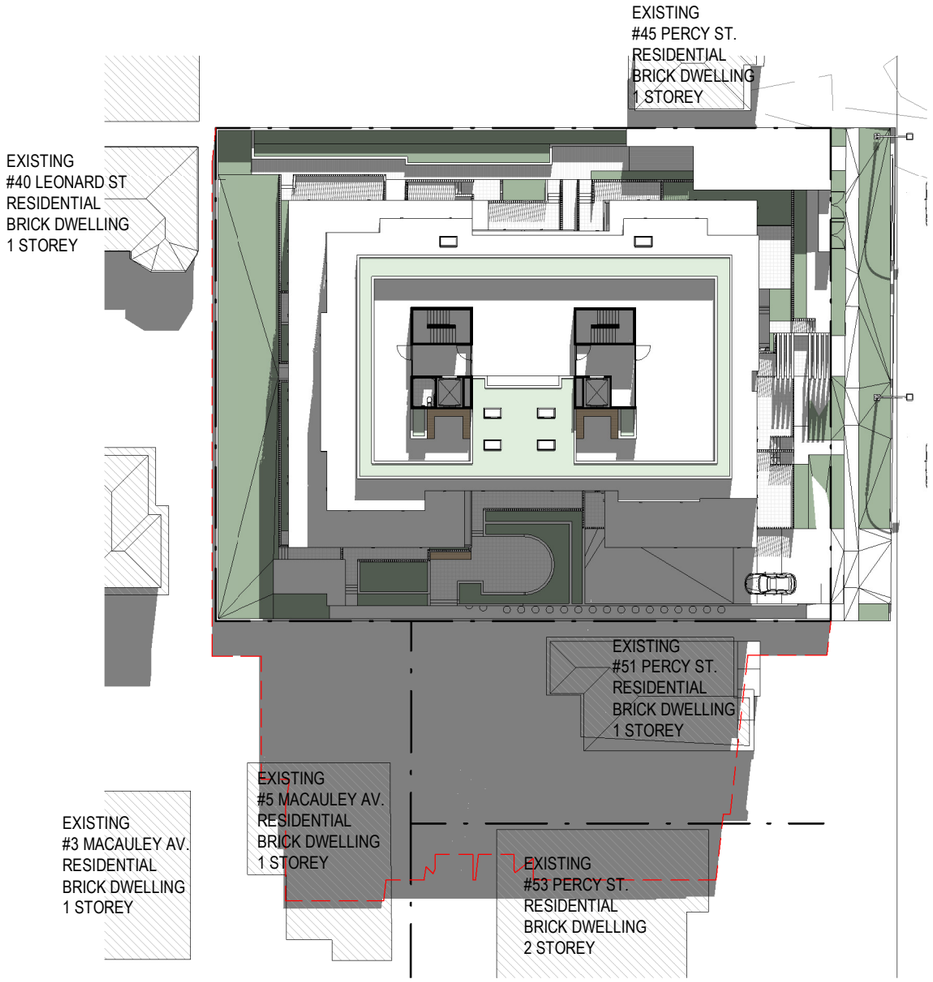
SCALE BAR: 0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE: 1 : 500
QA: RG

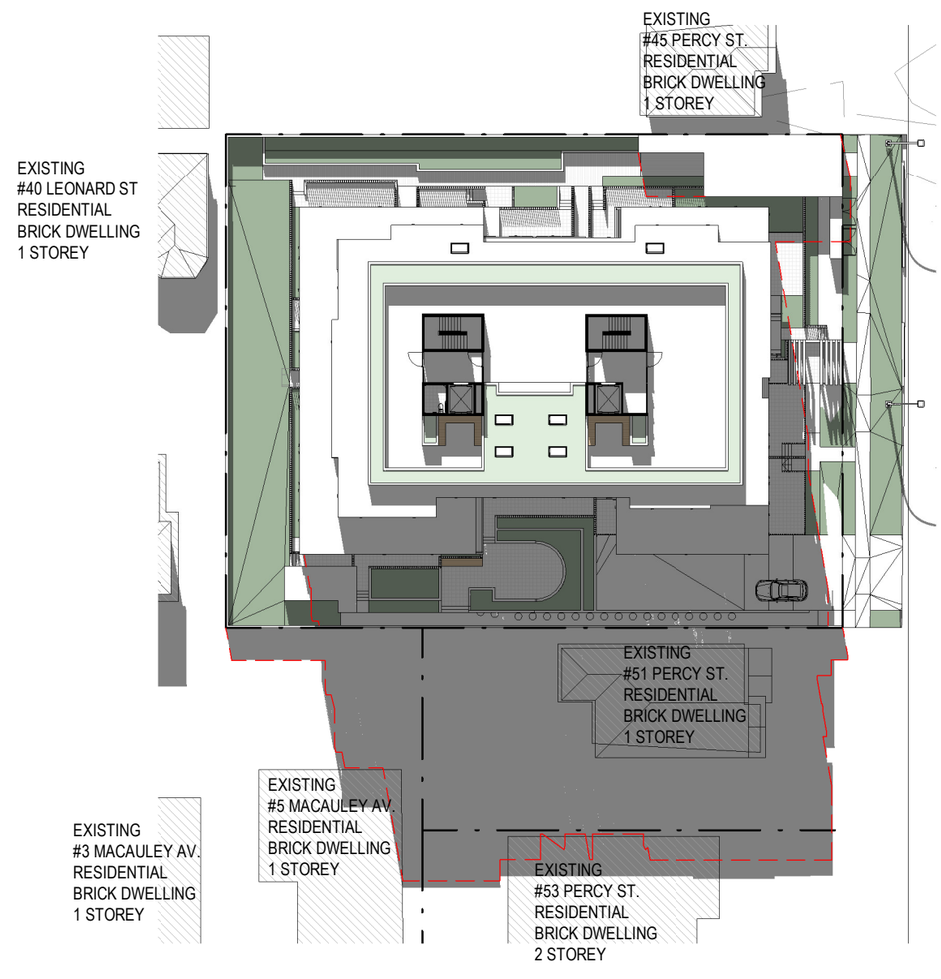
PROJECT No. 1705
DWG No. 050
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SHADOW PLAN - 21/06/2023-11.00
1 : 500



SHADOW PLAN - 21/06/2023-12.00
1 : 500

LINE INDICATES THE EXTENT OF SHADOW ON THE APPROVED DEVELOPMENT

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: APPROVED + PROPOSED - SHADOWS

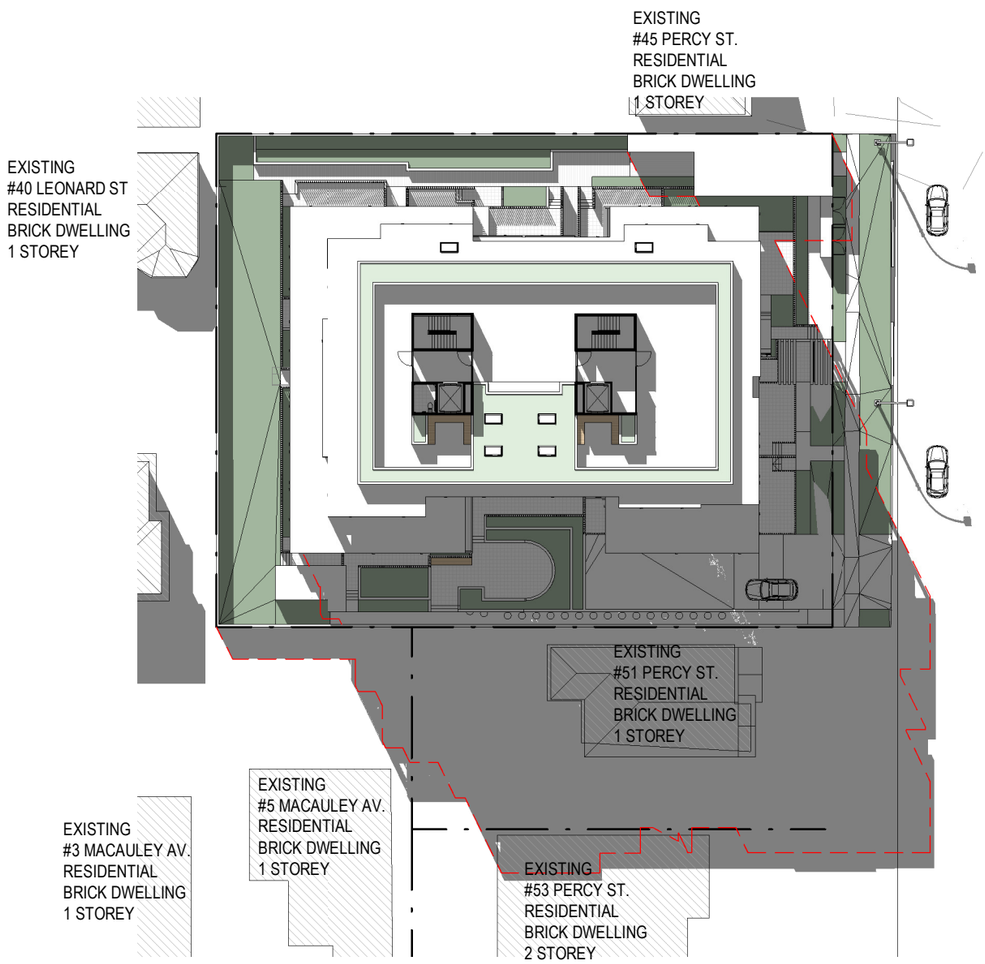
SCALE BAR:
0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE: 1 : 500
QA: RG

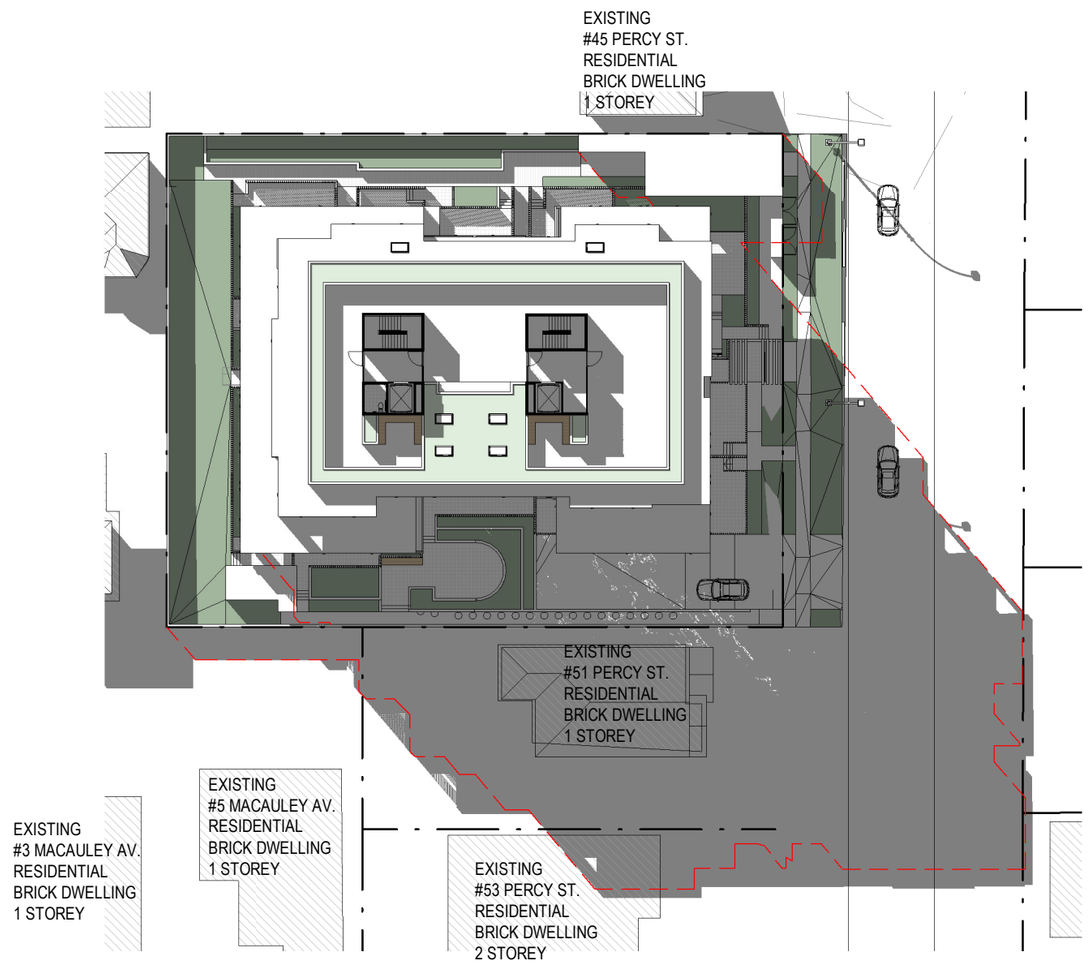
PROJECT No. 1705
DWG No. 051
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SHADOW PLAN - 21/06/2023-13.00
1 : 500



SHADOW PLAN - 21/06/2023-14.00
1 : 500

LINE INDICATES THE EXTENT OF SHADOW ON THE APPROVED DEVELOPMENT

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED - SHADOWS

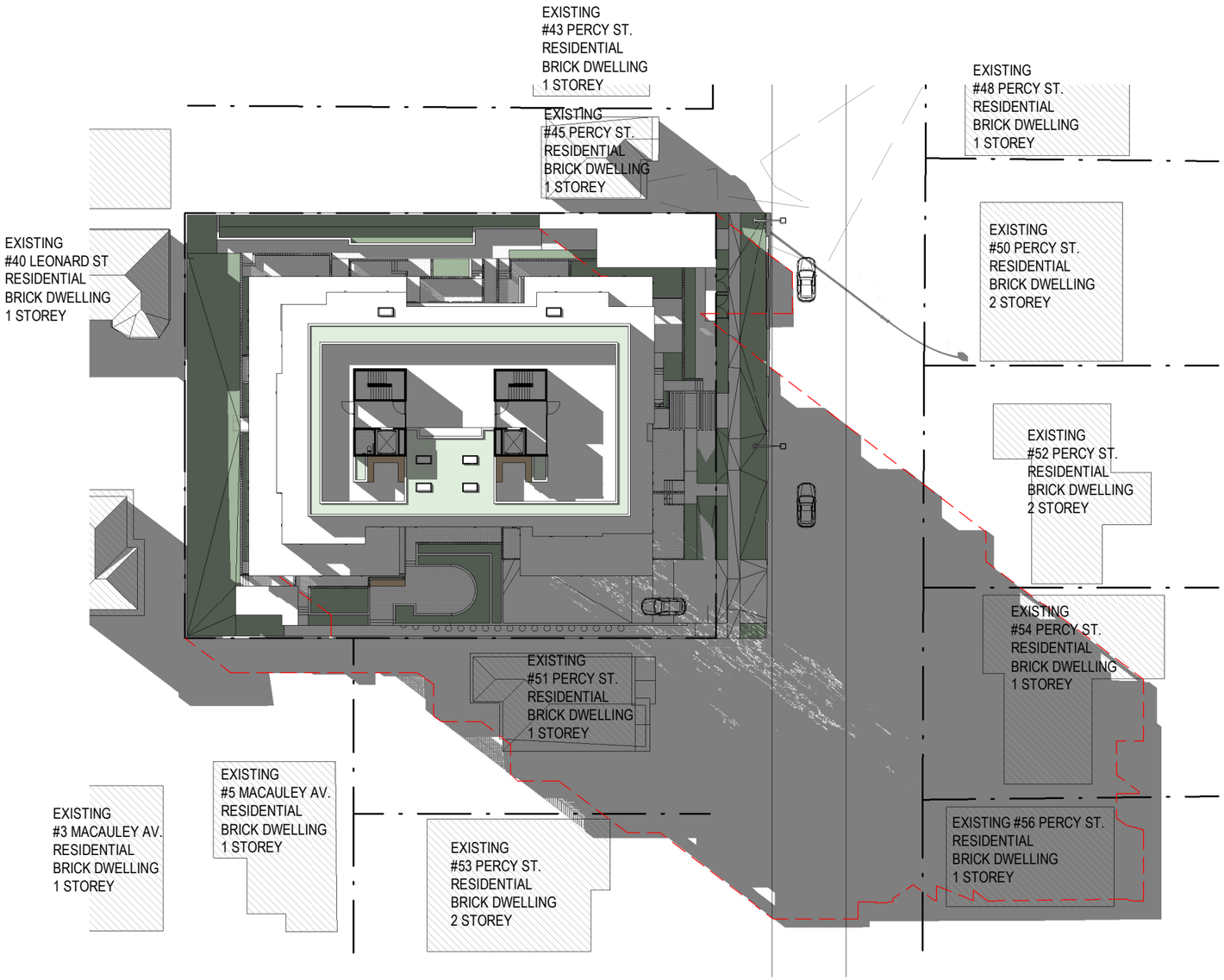
SCALE BAR: 0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE: 1 : 500
QA: RG

PROJECT No. 1705
DWG No. 052
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SHADOW PLAN - 21/06/2023-15.00

1 : 500

LINE INDICATES THE EXTENT OF SHADOW ON THE APPROVED DEVELOPMENT

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA
Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

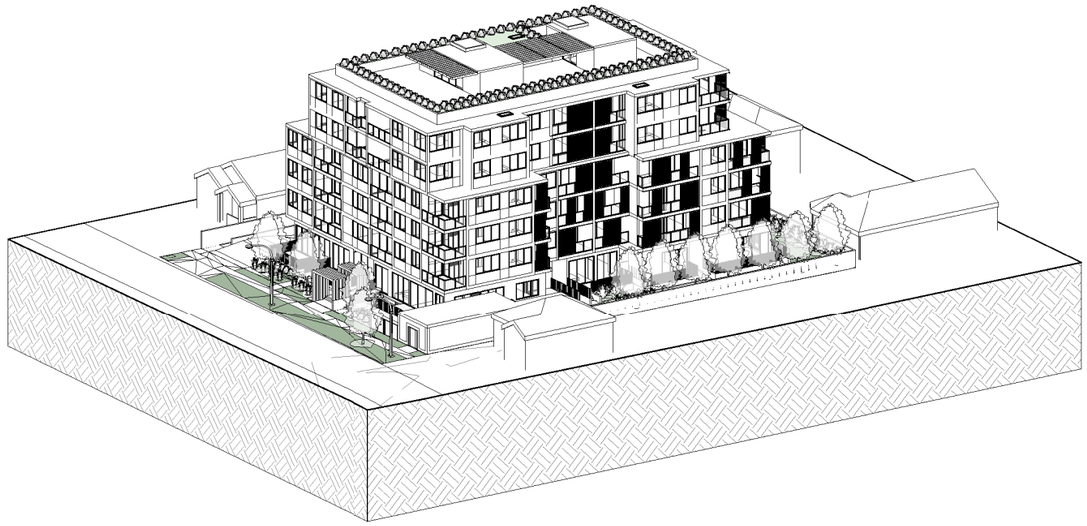
CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT
ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200
DRAWING NAME: APPROVED + PROPOSED - SHADOWS

SCALE BAR: 0 5 10 15 20 25 m

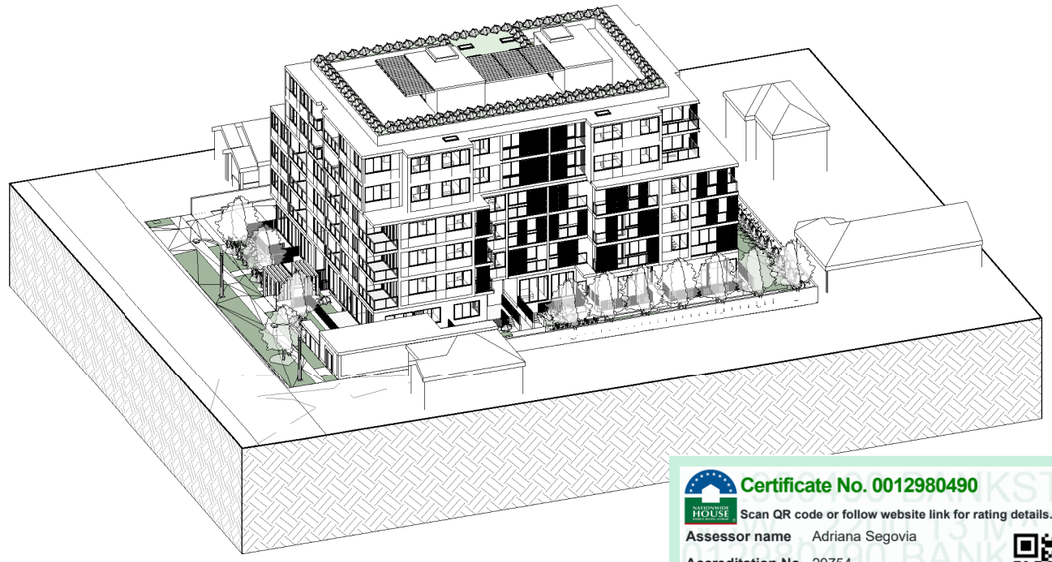
ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE: 1 : 500
QA: RG

PROJECT No. 1705
DWG No. 053
Rev. P

A3



SOLAR ACCESS - 21/06/2023-9.00



SOLAR ACCESS - 21/06/2023-10.00

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SOLAR ACCESS - 21/06/2023-11.00



SOLAR ACCESS - 21/06/2023-12.00

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 1 April 2026 to 31 March 2027
Assessor Name Mrs Adriana Segovia
Assessor Number 20754
Only Accredited Assessor Members of ABSA Australia Accredited Assessors are registered to Practice at the highest Code of Practice

design & construct tqm

DEVELOPMENT APPLICATION

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

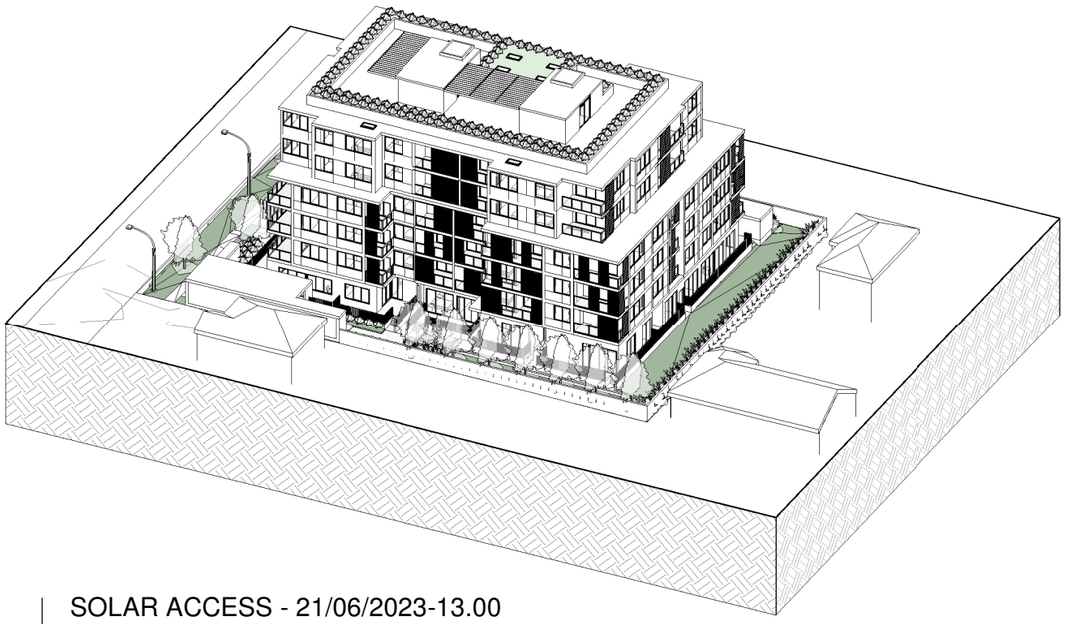
ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - VIEW FROM THE SUN

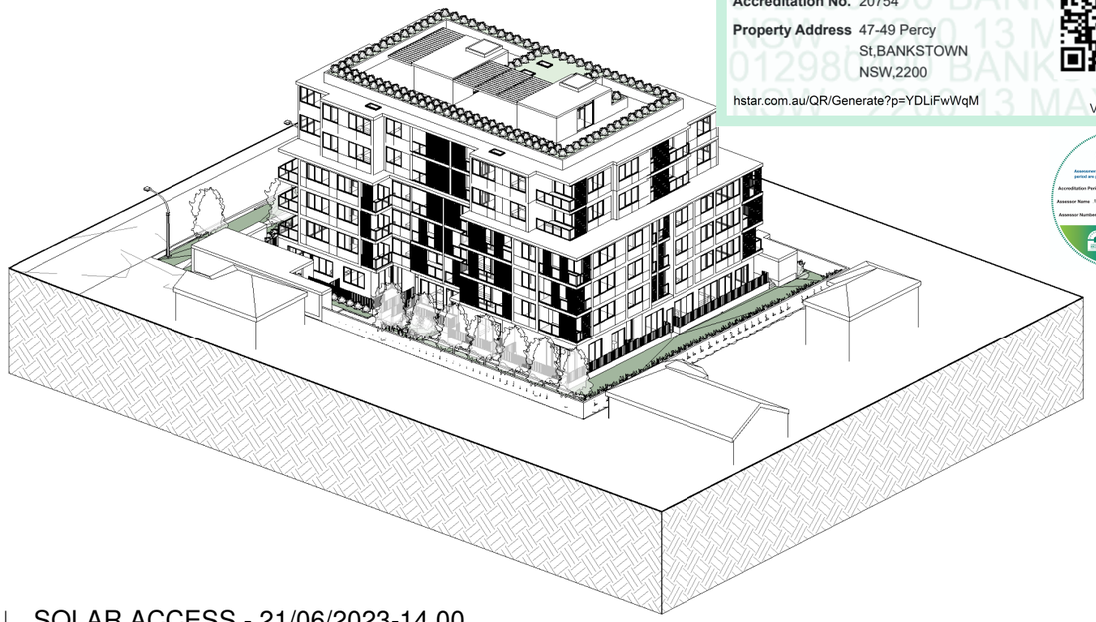
ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 060
Rev. P

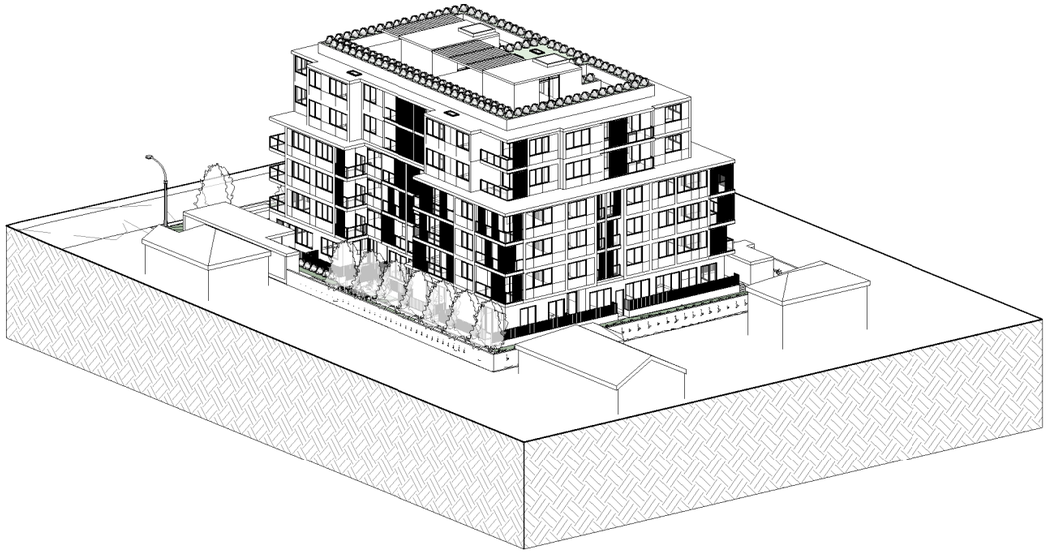
A3



SOLAR ACCESS - 21/06/2023-13.00



SOLAR ACCESS - 21/06/2023-14.00



SOLAR ACCESS - 21/06/2023-15.00

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 1 April 2026 to 31 March 2027
Assessor Name Mrs Adriana Segovia
Assessor Number 20754
This Accredited Assessor is audited to use NatHERS accredited software and is registered to follow the ABSA Code of Practice

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

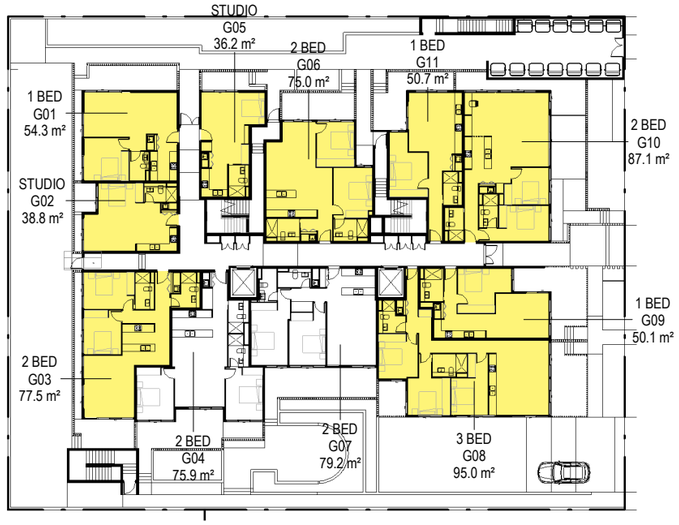
DRAWING NAME: PROPOSED - VIEW FROM THE SUN

ISSUE DATE: 09.04.2026
DRAWN: JS
SCALE:
QA: RG

PROJECT No. 1705
DWG No. 061
Rev. P

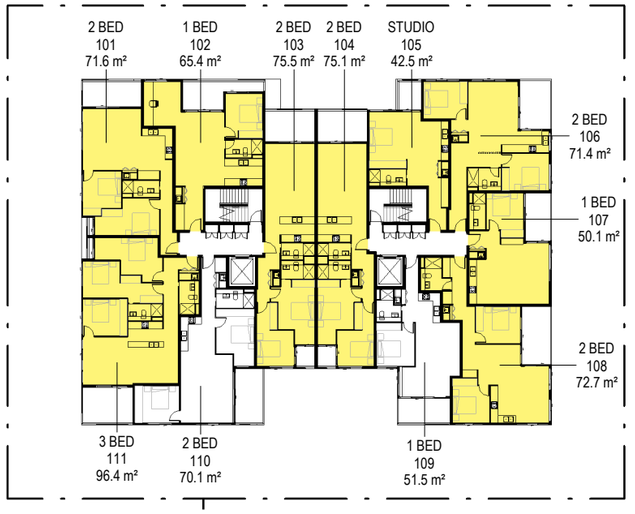
A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



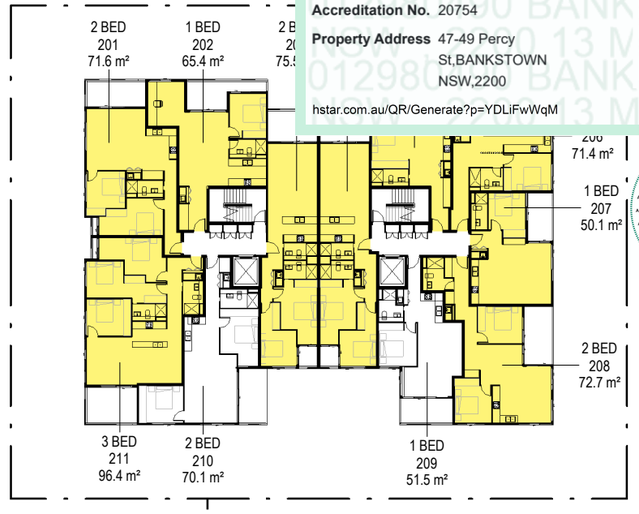
SOLAR ANALYSIS - GROUND FLOOR

1 : 500



SOLAR ANALYSIS - LEVEL 1

1 : 500



SOLAR ANALYSIS - LEVEL 2

1 : 500

SOLAR ANALYSIS - LEVEL 3

1 : 500

SOLAR ANALYSIS - LEVEL 4

1 : 500

SOLAR ANALYSIS - LEVEL 5

1 : 500

2+ HOURS OF SOLAR ACCESS

Yes

No

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - SOLAR COMPLIANCE ANALYSIS

SCALE BAR:
0 5 10 15 20 25 m

ISSUE DATE: 09.04.2026
DRAWN: Author
SCALE: 1 : 500
QA: Checker

PROJECT No. 1705
DWG No. 062
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0



SOLAR COMPLIANCE (HOURLY)

UNIT NO.	UNIT TYPE	0900	1000	1100	1200	1300	1400	1500	TOTAL	2HRS	%	NIL HRS	% NIL HRS
G01	1 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
G02	STUDIO	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
G03	2 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
G04	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
G05	STUDIO	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
G06	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	5	1	1.67%	0	0.00%
G07	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
G08	3 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
G09	1 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
G10	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
G11	1 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
101	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
102	1 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
103	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	5	1	1.67%	0	0.00%
104	2 BED	No	Yes	Yes	Yes	Yes	Yes	Yes	5	1	1.67%	0	0.00%
105	STUDIO	No	No	Yes	Yes	Yes	Yes	Yes	4	1	1.67%	0	0.00%
106	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
107	1 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
108	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
109	1 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
110	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
111	3 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
201	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
202	1 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
203	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	5	1	1.67%	0	0.00%
204	2 BED	No	Yes	Yes	Yes	Yes	Yes	Yes	5	1	1.67%	0	0.00%
205	STUDIO	No	No	Yes	Yes	Yes	Yes	Yes	4	1	1.67%	0	0.00%
206	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
207	1 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
208	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
209	1 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
210	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
211	3 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
301	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
302	1 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
303	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	5	1	1.67%	0	0.00%
304	2 BED	No	Yes	Yes	Yes	Yes	Yes	Yes	5	1	1.67%	0	0.00%
305	STUDIO	No	No	Yes	Yes	Yes	Yes	Yes	4	1	1.67%	0	0.00%
306	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
307	1 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
308	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
309	1 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
310	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
311	3 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
401	2 BED	No	No	No	Yes	Yes	Yes	Yes	3	1	1.67%	0	0.00%
402	1 BED	Yes	Yes	Yes	Yes	Yes	No	No	4	1	1.67%	0	0.00%
403	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
404	2 BED	Yes	Yes	Yes	Yes	Yes	No	No	4	1	1.67%	0	0.00%
405	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
406	2 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
407	1 BED	No	No	No	No	No	No	No	0	0	0.00%	1	1.67%
408	2 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
501	2 BED	No	No	No	Yes	Yes	Yes	Yes	3	1	1.67%	0	0.00%
502	1 BED	Yes	Yes	Yes	Yes	Yes	No	No	4	1	1.67%	0	0.00%
503	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1.67%	0	0.00%
504	2 BED	Yes	Yes	Yes	Yes	Yes	No	No	4	1	1.67%	0	0.00%
505	2 BED	Yes	Yes	Yes	No	No	No	No	2	1	1.67%	0	0.00%
506	2 BED	No	Yes	Yes	Yes	Yes	Yes	Yes	5	1	1.67%	0	0.00%
507	1 BED	No	Yes	Yes	Yes	Yes	Yes	Yes	5	1	1.67%	0	0.00%
508	2 BED	No	No	No	No	Yes	Yes	Yes	2	1	1.67%	0	0.00%
TOTAL: 60										50	83.33%	10	16.67%

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

tqm design & construct

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DWA
DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET,
BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - SOLAR ANALYSIS

SCALE BAR:

ISSUE DATE: 09.04.2026
DRAWN: Author
SCALE:
QA: Checker

PROJECT No. 1705
DWG No. 063
Rev. P

A3

Certificate No. 0012980490

Scan QR code or follow website link for rating details.

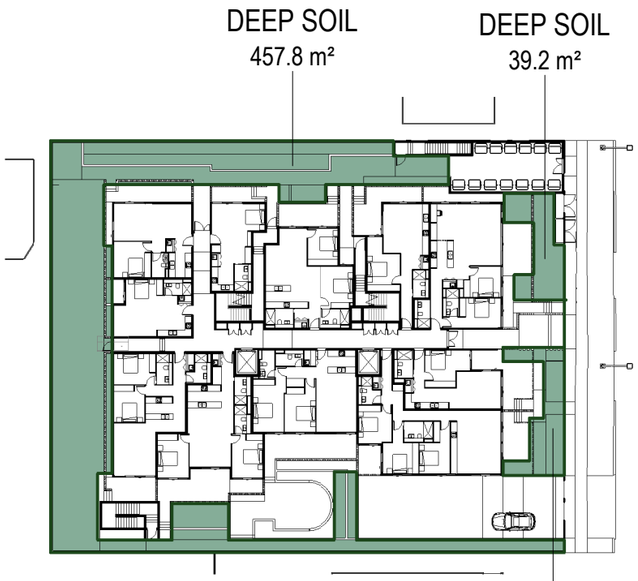
Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 47-49 Percy St,BANKSTOWN NSW,2200

hstar.com.au/QR/Generate?p=YDLiFwWqM

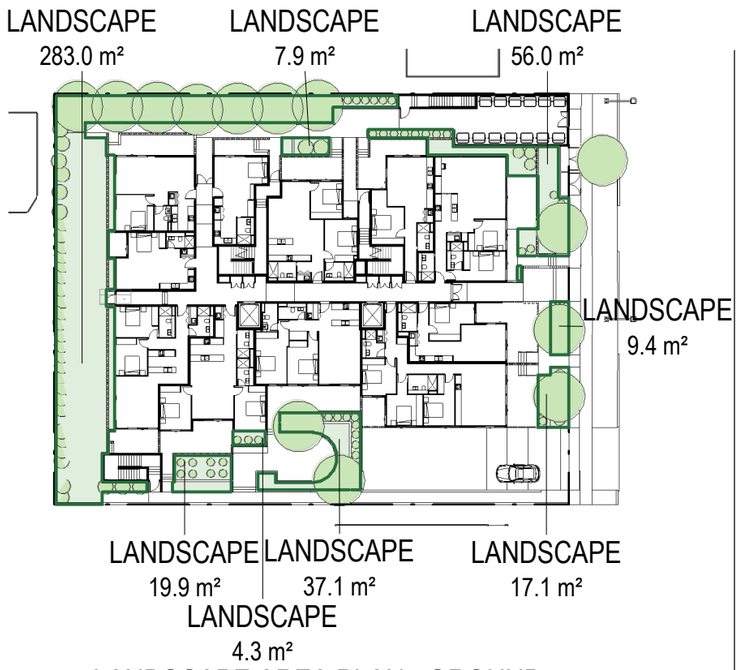
Version 2025.0



DEEP SOIL AREA PLAN

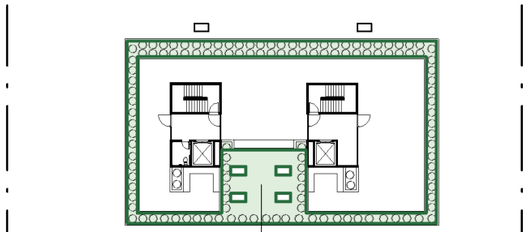
1 : 600

DEEP SOIL AREA SCHEDULE		
AREA TYPE	AREA	SITE COVERAGE
DEEP SOIL	539.1 m²	26.6%
Grand total	539.1 m²	26.6%



LANDSCAPE AREA PLAN - GROUND

1 : 600

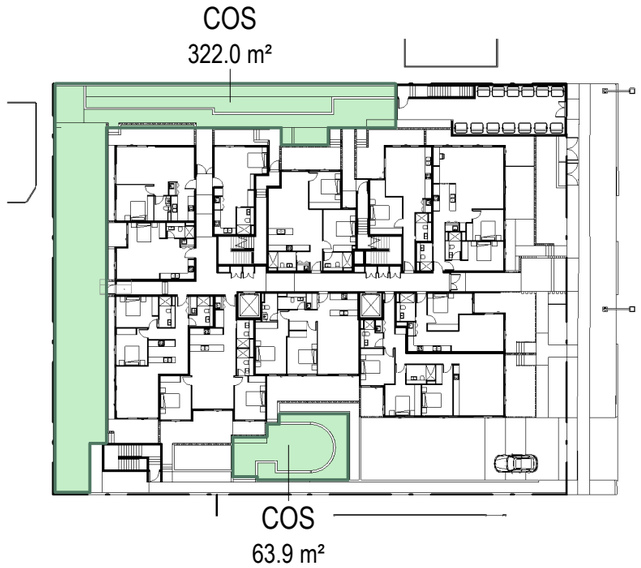


LANDSCAPE AREA PLAN - ROOF

1 : 600

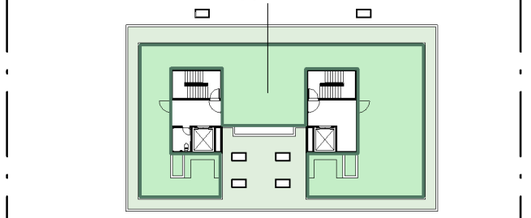
LANDSCAPE AREA SCHEDULE		
AREA TYPE	AREA	SITE COVERAGE
LANDSCAPE	588.4 m²	29.1%
	588.4 m²	29.1%

LANDSCAPE



COMMON OPEN SPACE AREA PLAN - GROUND

1 : 600



COMMON OPEN SPACE AREA PLAN - ROOF

1 : 600

COMMON OPEN SPACE SCHEDULE		
AREA TYPE	AREA	SITE COVERAGE
COS	654.6 m²	32.4%
Grand total	654.6 m²	32.4%

COS

design & construct tqm

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

DEVELOPMENT APPLICATION

REF.	DATE	AMENDMENT
P	09.04.2026	DEVELOPMENT APPLICATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
Copyright of DWA.

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
RESIDENTIAL DEVELOPMENT

ADDRESS: 47-49 PERCY STREET, BANKSTOWN, NSW 2200

DRAWING NAME: PROPOSED - LANDSCAPE CALCULATIONS

SCALE BAR: 0 6 12 18 24 30 m

ISSUE DATE: 09.04.2026
DRAWN: JS, NT
SCALE: 1 : 600
QA: RG

PROJECT No. 1705
DWG No. 080
Rev. P

A3

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

BASIX THERMAL PERFORMANCE COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

Element	*Material*	*Detail*
External walls	Tilt up concrete, lined	**Insulation: See Table 3**
		Dark colour: Absorptance> 0.70
		Studs: Metal
Internal walls	Plasterboard	Studs: Metal
Party walls	Concrete, lined	**Insulation: None**
		Common corridors
	Concrete, lined	**Insulation: None**
		Neighbour
	Concrete	**Insulation: None**
		Fire stairs & lifts
Windows	**Type 1**	Total Window System Properties **U-value 6.7 & SHGC 0.70 for sliding doors, sliding & fixed windows** **And** Total Window System Properties **U-value 6.7 & SHGC 0.57 for bifold doors, awning & casement windows**
	Note: Only a ±10% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above[1]	
	Window Operability	Balcony windows: **As per plans & elevations** Bedroom windows: **10% (BCA D3D29) as per plans & elevations** All other non-balcony windows: **As per plans & elevations**
	Vertical shading device	Balcony windows: **As per plans & elevations** Non-balcony windows: **As per plans & elevations**
	Horizontal shading device	Eaves: **As per plans & elevations**
Skylight	**Type 1**	**U-value 4.2 & SHGC 0.72**
Roof	Concrete	**Insulation: See Table 3**
		Light colour: Absorptance< 0.475
		Rafters & Purlins: N/A
Ceilings	Plasterboard	**Insulation: See Table 3**
		Cavity: Unventilated Cavity
		Joists: Metal
Floors	Concrete	**Insulation: See Table 3**
		Tiles: Wet areas only
		Carpet: Bedrooms only
		Timber: Elsewhere
		Joists: N/A
Common corridors naturally ventilated		No
Recessed downlights assessed		No lighting plan provided. Project will be updated once lighting plan is available.
Exhaust fans (kitchens, bathrooms, laundry)		**All assumed to be sealed**

Table 2: BERS Pro Thermal Loads

Unit No.	*Additional Treatments Required*	*Heating Load ($MJ/m^2.yr$)*	*Cooling Load ($MJ/m^2.yr$)*	*Stars*	*Pass/Fail*
G01	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	17.7	29.6	5.3	PASS
G02	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	13.1	47.0	4.2	PASS
G03	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	37.8	57.2	2.5	PASS
G04	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	44.7	11.7	4.6	PASS
G05	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	7.7	26.6	6.4	PASS
G06	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	8.5	13.0	7.9	PASS
G07	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	34.8	12.3	5.3	PASS
G08	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	36.6	25.3	4.1	PASS
G09	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	32.7	17.0	5.1	PASS
G10	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	48.6	34.7	2.9	PASS
G11	- R1.0 Floor Insulation adjacent to carpark (total floor system R-value Rt1.11) - R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	21.4	17.8	5.9	PASS
101	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	5.9	21.1	7.3	PASS
102	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	4.2	14.6	8.2	PASS
103	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	16.3	9.8	7.4	PASS
104	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	17.5	10.8	7.2	PASS
105	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	2.3	27.7	6.9	PASS
106	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	15.3	41.4	4.5	PASS

[1] As per NSW Guidelines v1.0 May 2015 Section 7.4

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
107	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	24.8	32.2	4.5	PASS
108	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	33.5	24.2	4.4	PASS
109	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	24.4	39.2	3.9	PASS
110	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	43.1	26.9	3.5	PASS
111	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	8.8	36.4	5.4	PASS
201	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	5.4	20.4	7.4	PASS
202	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	4.0	14.8	8.2	PASS
203	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	15.8	9.9	7.4	PASS
204	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	15.6	10.5	7.4	PASS
205	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	1.4	27.7	7.1	PASS
206	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	16.0	40.2	4.6	PASS
207	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	7.9	32.6	5.8	PASS
208	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	24.2	23.9	5.2	PASS
209	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	23.2	38.5	4.1	PASS
210	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	29.1	27.4	4.5	PASS
211	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	9.6	35.1	5.4	PASS
301	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	12.1	14.2	7.4	PASS
302	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	6.0	11.7	8.3	PASS
303	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	20.1	8.5	7.1	PASS
304	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	14.0	8.4	7.8	PASS
305	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	2.8	23.6	7.4	PASS
306	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	20.4	29.9	5.1	PASS
307	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	20.5			
308	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	52.5	21.4	3.3	PASS
309	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	30.8	28.7	4.3	PASS
310	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R1.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt1.16) - Type 1 windows	42.7	24.5	3.7	PASS
311	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	19.6	22.9	5.6	PASS
401	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	10.3	29.2	5.9	PASS
402	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13)- Type 1 windows	6.0	13.3	8.2	PASS
403	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	4.9	15.9	8.0	PASS
404	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	18.4	17.5	6.3	PASS
405	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	32.8	17.6	5.0	PASS
406	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	32.5	9.8	5.6	PASS
407	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	34.1	11.8	5.4	PASS
408	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - Type 1 windows	35.5	28.0	3.9	PASS
501	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows	20.4	31.2	4.9	PASS
502	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows - Type 1 skylight	17.4	11.5	7.1	PASS
503	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows - Type 1 skylight	14.7	12.9	7.2	PASS
504	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows	29.8	18.1	5.2	PASS
505	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows	36.0	19.9	4.6	PASS
506	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows - Type 1 skylight	39.3	15.2	4.7	PASS

Unit No.	*Additional Treatments Required*	*Heating Load (MJ/m².yr)*	*Cooling Load (MJ/m².yr)*	*Stars*	*Pass/Fail*
507	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows - Type 1 skylight	39.2	20.0	4.3	PASS
508	- R2.0 External Wall Insulation (total external wall system R-value Rt2.13) - R2.5 Ceiling Insulation (total ceiling/roof system R-value of Rt2.66) - Type 1 windows	50.5	30.7	2.9	PASS

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

Certificate No. 0012980490
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 47-49 Percy St,BANKSTOWN NSW,2200
hstar.com.au/QR/Generate?p=YDLiFwWqM
Version 2025.0

BASIX WATER & ENERGY COMMITMENTS

Note: Table 1 & Table 2 outlines recommendations to meet the mandatory BASIX Water & Energy targets to achieve compliance.

Table 3: BASIX Water Commitments

Common Areas and Central Systems	
Area of Indigenous or low water species	• Please refer to Appendix B
Rainwater collection	• Minimum 5,000L rainwater tank • Roof collection area – minimum 100 m^2 • Rainwater collected to be used for common area landscape irrigation only
Common Areas Facility	• None
Fire Sprinkler	• Must be contained in a closed system (means a system where water used to test the fire sprinkler system is stored for reuse during the next test)
Common Area Pool & Spa	• No Pool & Spa
Private Dwellings	
Fixtures for apartments	• 3-star (Water Rating) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min • 4-star (Water Rating) toilets • 5-star (Water Rating) kitchen taps • 5-star (Water Rating) bathroom taps • 4-star (Water Rating) dishwashers

Table 4: BASIX Energy Commitments

Component		***Commitment***
Common Areas and Central Systems	Hot Water System	• No Central HWS
	Lifts	• All lifts to use Geared traction with VVAC motor servicing all levels
	Alternative Energy Supply	• Not Required
	Ventilation	• Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan • Plant Rooms: Ventilation (exhaust only), continuous • Garbage Rooms: No Mechanical Ventilation • Hallways & lobbies: Ventilation (supply + exhaust), continuous
	Lighting	• Car park: LED lighting with time clocks and motion sensors • Lift Cars: LED lighting, connected to lift call button • Plant Room: Fluorescent lighting with manual on/off switch • Garbage Room: Fluorescent lighting with motion sensors • All Hallways & lobbies: LED lighting with motion sensors + time clock
Private Dwellings	Hot Water System	• Individual Gas Instantaneous 5 Stars HWS for each apartment
	Ventilation	• Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch • Bathroom Exhaust: Individual fan, ducted to roof or façade, interlocked to light switch • Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/timer off
	Heating & Cooling	• Heating: Living & Beds to have individual 1-phase air-conditioning with EER 3.5-4.0 • Cooling: Living & Beds to have individual 1-phase air-conditioning with EER 3.0-3.5
	Lighting	• At least 80% of light fittings (including the main light fittings) in all bedrooms, hallways, laundries, bathrooms & kitchens must use Fluorescent/LED lights with dedicated fittings[2]
	Appliances	• Gas cook top and electric oven in all units • Install a 3.5-star (energy rating) dishwashers in all units • Install a 1.5-star (energy rating) dryers in all units

[2] Definition of dedicated fittings is a light fitting that is only capable of accepting fluorescent or LED (Light Emitting Diode) lamps. It will not accept incandescent, halogen or any other non-fluorescent or non-LED lamps.