design cubicle
ARCHITECTURAL SOLUTIONS
NOMINATED ARCHITECT: SAM MIN-HAN LU (#8842)

ARCHITECTURALS

COMPLIANCE WITH SEPP 65

	DEVELOPMENT CONTROLS	PROPOSED DEVELOPMENT	COMPLIANCE
1	Street Setbacks	As per DCP	Yes
2	Side and Rear Setbacks	As per DCP	Yes
3	Balconies min. 2m deep	2 m deep	Yes
4	Ceiling heights - 2.7m	2.7 m	Yes
5	Apartment sizes 1 Bedroom 2 Bedroom 3 Bedroom	 Min 50 Sqm Min 70 Sqm Min 90 Sqm	Yes
6	Storage -minimum 10 Cum	Provided	Yes
7	Daylight Access -70%	79.5%	Yes
8	Natural Cross Ventilation - 60%	71.5%	Yes
9	Deep Soil zone area - 7%	12.8% (1159Sqm)	Yes

Unit Mix and Density for G+3 proposal

	Building A	Building B	Building C	
1 Bedroom	16	16	14	46
2 Bedroom	42	42	24	108
3 Bedroom	07	07	04	18
4 Bedroom	02	02	-	04
Total	67	67	42	176

COMPLIANCE WITH BLACKTOWN CITY COUNCIL GROWTH CENTRE PRECINCTS DCP

	DEVELOPMENT CONTROLS	PROPOSED DEVELOPMENT	COMPLIANCE
1	Site Area	9004 Sqm(Approx 9Sqm dedicated to Council)	
2	F.S.R- NA	NA	
3	Maximum Permissible Height limit - 14m	13.5m (except flood prone zone)	No (Clause 4.6 for variation given)
4	Site coverage- 50% of site area	47.7%	Yes
5	Landscape Area- 30% of site area	50.77% (Refer Landscape design set)	Yes
6	Communal Open Space- 25% of Site Area	2443 Sqm (27.1%)	Yes
7	Principal Private Open space (PPOS)- Min 10Sqm per dwelling with minimum dimension of 2.5m.	Provided	Yes Yes
8	Front Setback - 6m (Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first threes storeys and for maximum of 50% of the facade length)	6m (Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first threes stories and for maximum of 50% of the facade length)	Yes
9	Side Setback Buildings up to 3 storeys : 3m Buildings above 3 storeys : 6m	Side Setback Buildings up to 3 storeys : 6m Buildings above 3 storeys : 6m	Yes
10	Rear Setback - 6m	Not Applicable as site has Grange Avenue on its Northern side and proposed subdivision road on its East and South side and adjoining property on its West side.	
11	Zero Lot line - Not permitted	Not proposed	Yes
12	Habitable room/ balcony separation distance (minimum) for buildings 3 storeys and above- 12m	12m	Yes
13	Car Parking (Residents) 1 Space per dwelling plus .5 space per 3 or more bedroom dwelling. May be in a 'Stack parking' configuration. Car parking spaces to be located below ground or behind building line 1 Bed- 46no. x 1= 46 2 Bed- 108no. x 1= 108 3 Bed- 18no. x 1.5 = 27 4 bed- 4no. x 1.5 = 06 Total- 187 Resident Car parking required Car Parking (Visitor) 1 Space per 5 apartments Visitor Car spaces for 176 apartments- 35.2= 36 Bicycle Parking spaces- 1 per 3 dwellings For 176 units= 59 Bicycle parking spaces	 198 Car Parking spaces provided 37 Car Parking spaces provided 78 Bicycle Parking spaces provided	 Yes Yes Yes
14	Accessible Dwellings- 10% = 17.6 = 18	20 Accessible Dwellings provided	Yes

ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A1
DA000	Cover Sheet	NA
UA101	Site Analysis 1/3	1:7500
UA102	Site Analysis 2/3	1:12000
UA103	Site Analysis 3/3	1:7500
DA200	Site Plan	1:250
DA201	Basement 2 Plan	1:250
DA202	Basement 1 Plan	1:250
DA203	Ground Floor Plan	1:250
DA204	First Floor Plan	1:250
DA205	Second Floor Plan	1:250
DA206	Third Floor Plan	1:250
DA207	Roof Plan	1:250
DA211	Basement 2 Plan Building A	1:200
DA212	Basement 1 Plan Building A	1:200
DA213	Ground Floor Plan Building A	1:200
DA214	First Floor Plan Building A	1:200
DA215	Second Floor Plan Building A	1:200
DA216	Third Floor Plan Building A	1:200
DA217	Roof Plan Building A	1:200
DA218	Elevations Building A	1:200
DA219	Sections and Fence Detail Building A	As Marked
DA221	Basement 2 Plan Building B	1:200
DA222	Basement 1 Plan Building B	1:200
DA223	Ground Floor Plan Building B	1:200
DA224	First Floor Plan Building B	1:200
DA225	Second Floor Plan Building B	1:200
DA226	Third Floor Plan Building B	1:200
DA227	Roof Plan Building B	1:200
DA228	Elevations Building B	1:200
DA229	Sections and Fence Detail Building B	As Marked
DA231	Basement 2 Plan Building C	1:200
DA232	Basement 1 Plan Building C	1:200
DA233	Ground Floor Plan Building C	1:200
DA234	First Floor Plan Building C	1:200
DA235	Second Floor Plan Building C	1:200
DA236	Third Floor Plan Building C	1:200
DA237	Roof Plan Building C	1:200
DA238	Elevations Building C	1:200
DA239	Sections and Fence Detail Building C	As Marked
DA241	Pedestrian movement Plan	1:250
DA300	Shadow Diagrams 1/3	1:500
DA301	Shadow Diagrams 2/3	1:500
DA302	Shadow Diagrams 3/3	1:500
DA400A	Solar Access & Cross ventilation schedule- Block A	-
DA400A1	Solar Access Plans- Block A	1:250
DA400A2	Cross Ventilation Plans- Block A	1:250
DA400B	Solar Access & Cross ventilation schedule- Block B	-
DA400B1	Solar Access Plans- Block B	1:250
DA400B2	Cross Ventilation Plans- Block B	1:250
DA400C	Solar Access & Cross ventilation schedule- Block C	-
DA400C1	Solar Access Plans- Block C	1:250
DA400C2	Cross Ventilation Plans- Block C	1:250
DA400D	Solar Access Plans -COS - 1 of 4	1:400
DA400D1	Solar Access Plans -COS - 2 of 4	1:400
DA400D2	Solar Access Plans -COS - 3 of 4	1:400
DA400D3	Solar Access Plans -COS - 4 of 4	1:400
DA401A1	ADG Compliance Schedule Block A -1 of 2	-
DA401A2	ADG Compliance Schedule Block A -2 of 2	-
DA401B1	ADG Compliance Schedule Block B -1 of 2	-
DA401B2	ADG Compliance Schedule Block B -2 of 2	-
DA401C1	ADG Compliance Schedule Block C -1 of 2	-
DA401C2	ADG Compliance Schedule Block C -2 of 2	-
DA501	Height plane study	
DA601	Deep soil zone Diagram 1	1:250
DA601A	Deep soil zone Diagram 2	1:250
DA602	Site Coverage Area diagram.	1:250
DA603	COS Diagram.	1:250

180916 - PROPOSED RESIDENTIAL DEVELOPMENT AT 205-209 GRANGE AVENUE, MARSDEN PARK D

Site Location and Surrounding Amenities

Scale 1:7500 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: SITE ANALYSIS 1/3

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

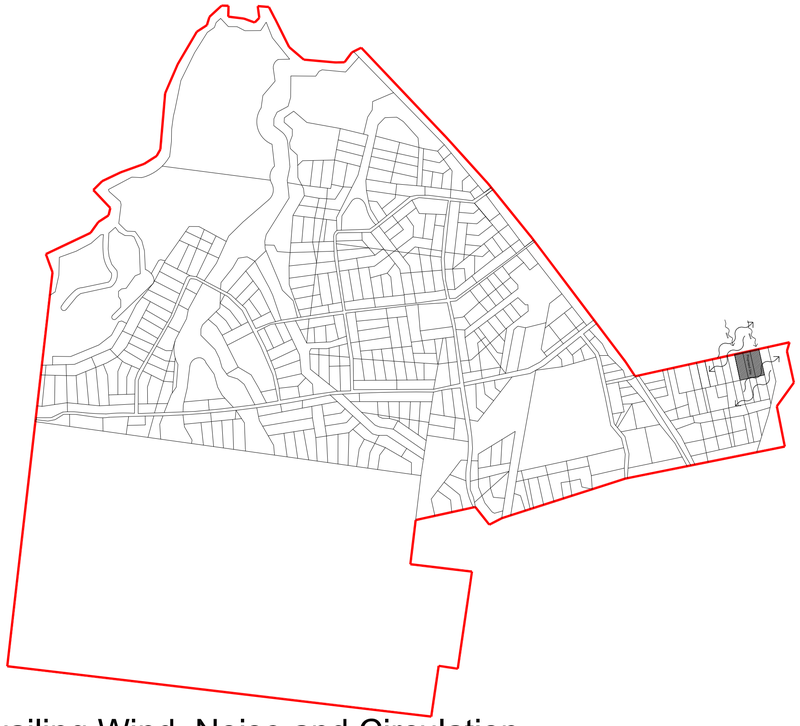
DATE: MAY 16

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARSDEN PARK

ISSUE: D

JOB No. 180916 UA101

SCALE: 1:7500 (on A1)



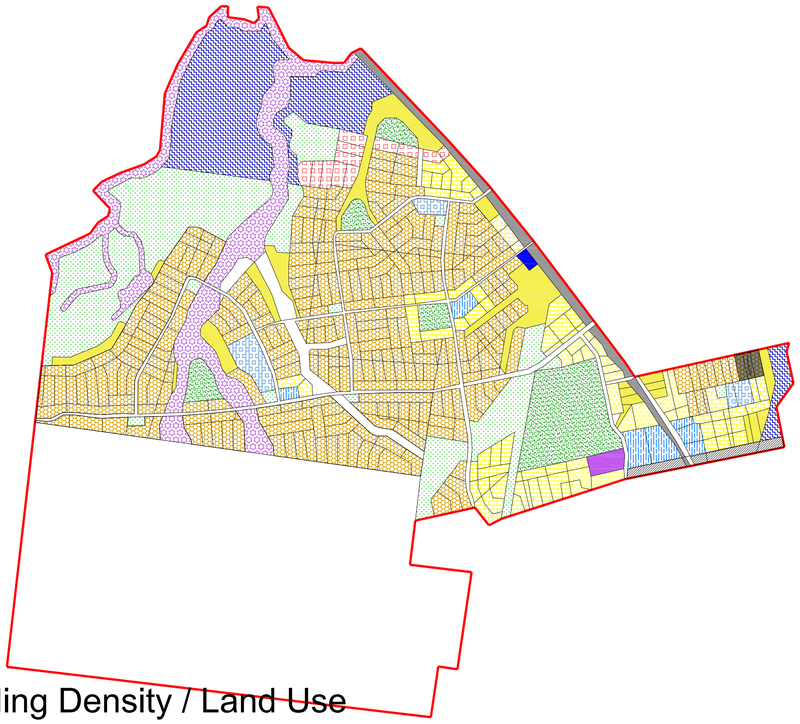
Prevailing Wind, Noise and Circulation

Scale 1:12000 (on A1)

LEGEND:

Prevailing Wind
north easterly- south westerly

Noise



Building Density / Land Use

Scale 1:12000 (on A1)

LEGEND:

- Low Density Residential (11 Dwellings per Hectare)
- Low Density Residential (15 Dwellings per Hectare)
- Medium Density Residential
- High Density Residential
- Mixed Use
- Environmental Managment
- School
- Private Open Space
- Sport Fields
- Community Use
- Water Managment
- Environmental Conservation
- Main Road
- Local Road
- Transport Corridor
- Precinct Boundary
- Substation
- Preferred Location for Neighborhood Shops

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: SITE ANALYSIS 2/3

LOGGED AT: BLACKTOWN CITY COUNCIL

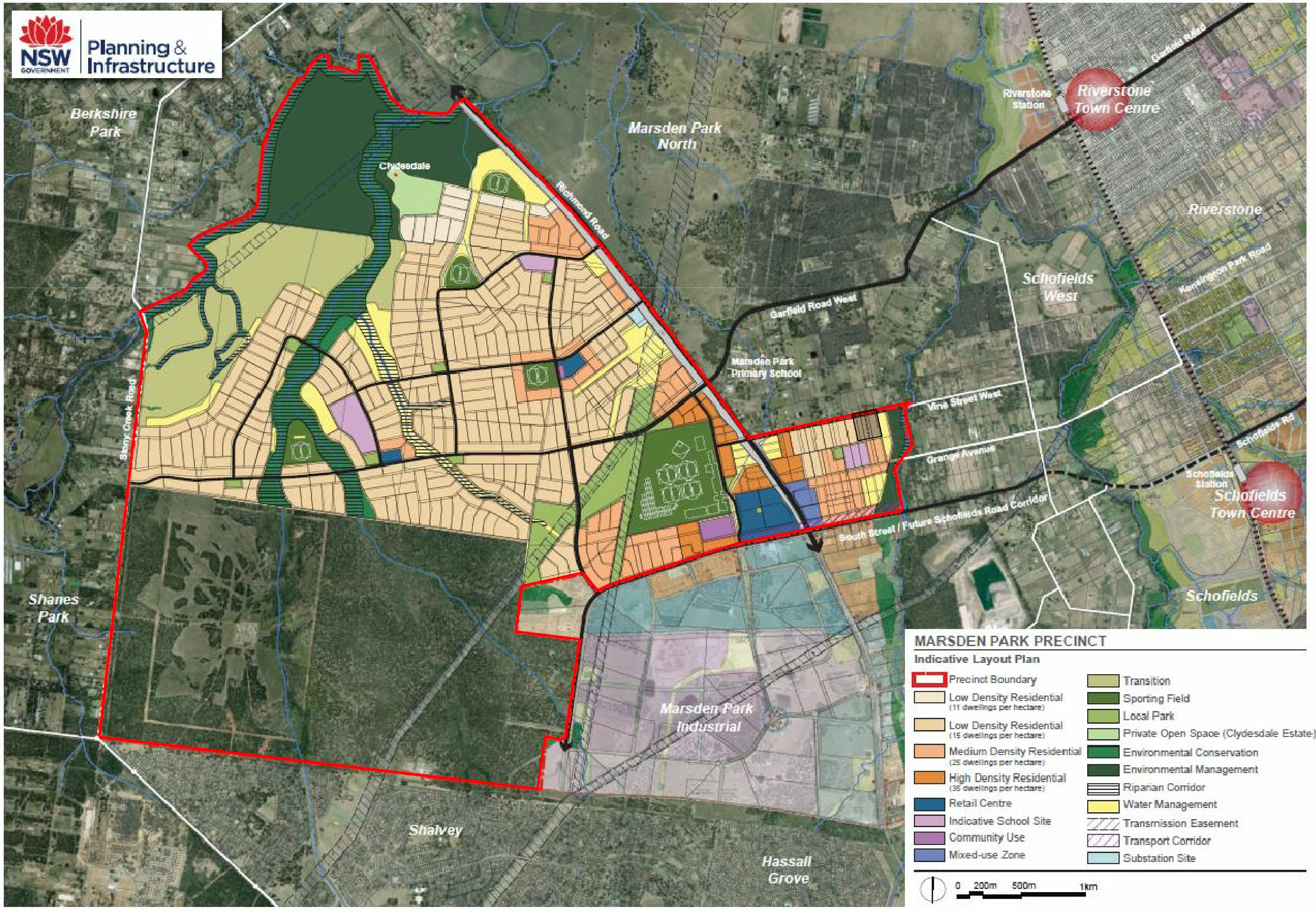
DRAWN BY: PP
CHECKED BY: FG
DATE: 5/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARSDEN PARK
MARSDEN PARK

JOB No. 180916 UA102

ISSUE: D

SCALE: 1:12000 (on A1)



Site District Map

Scale 1:7500 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: SITE ANALYSIS 3/3

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 5/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARSDEN PARK

ISSUE: D

JOB No. 180916 UA103

SCALE: 1:7500 (on A1)

GRANGE AVENUE UPGRADE (BLACKTOWN CITY COUNCIL)

GRANGE ROAD

GRANGE AVENUE UPGRADE (BLACKTOWN CITY COUNCIL)

ELECTRICITY CONDUIT GENERALLY 1.5m BELOW EXISTING SURFACE LEVEL

GRANGE AVENUE

GRANGE AVENUE

GRANGE AVENUE

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED ROAD 1 (18m ROAD RESERVE)

PROPOSED ROAD 1 (18m ROAD RESERVE)

PROPOSED ROAD 1 (18m ROAD RESERVE)

RETAINING WALL 01

SWALE 01

DRIVEWAY

DRIVEWAY

PROPOSED TEMPORARY CUL-DE-SAC

FUTURE DISCHARGE TO BE CONSTRUCTED WHEN THE REGIONAL BASIN IS BUILT

PROPOSED SPITTER PIT (REFER TO C503 FOR DETAIL)

PROPOSED PEDESTRIAN FOOTPATH TO BLACKTOWN CITY

PROPOSED KERB & GUTTER TO BLACKTOWN CITY

1: 4 BATTER INTO EXISITNG NATURAL GROUND LEVEL

INSTALL OCEAN GUARD WITHIN PROPOSED KERB INLET PIT.

PROPOSED RETAINING WALL

PROVIDE BOLLARDS AT THE BEND FOR VEHICULAR SAFETY. PEDESTRIAN/VEHICULAR CROSSING INTO E3 ZONE AS REQUIRED BY BLACKTOWN CITY COUNCIL.

INSTALL OCEAN GUARD WITHIN PROPOSED KERB INLET PIT.

INSTALL OCEAN GUARD WITHIN PROPOSED KERB INLET PIT.

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

LEGEND

◯	Trees to be removed
----	buildings to be demolished

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

Site Plan

Scale: 1:250 (on A1)

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED, USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: SITE PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 200

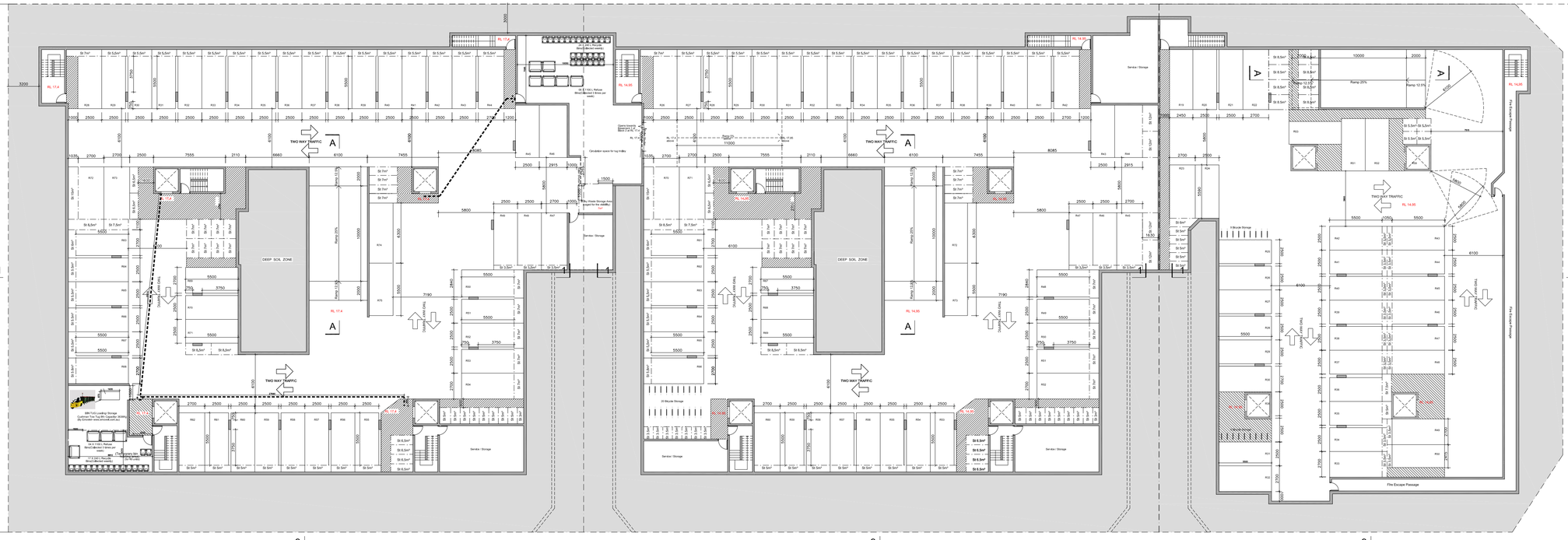
SCALE: 1: 250 (ON A1)

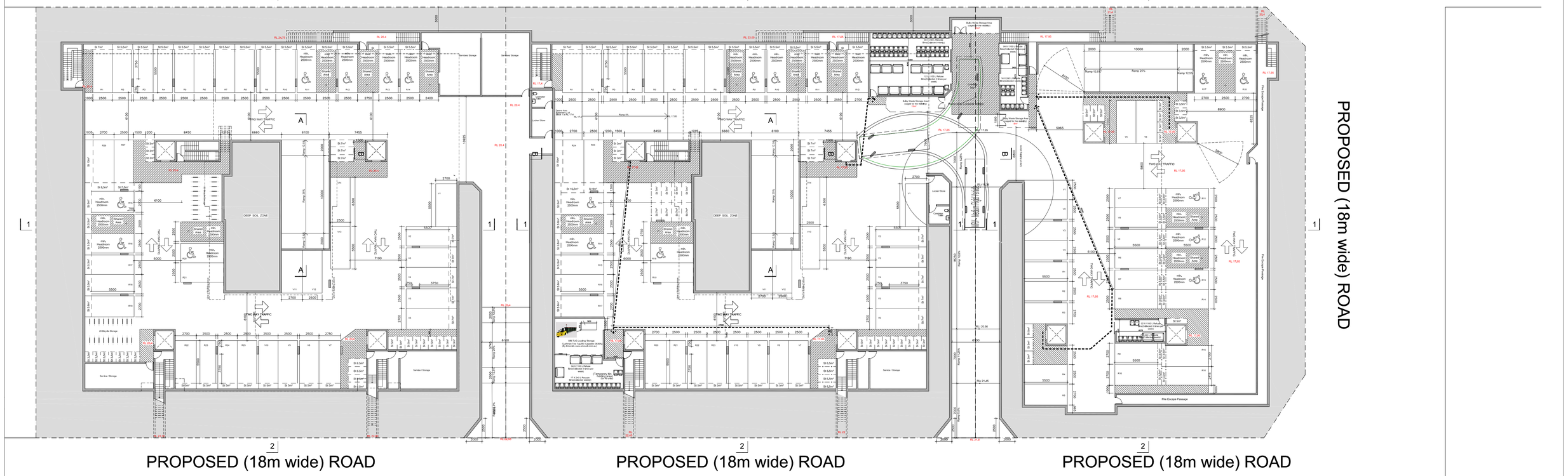
GRANGE AVENUE

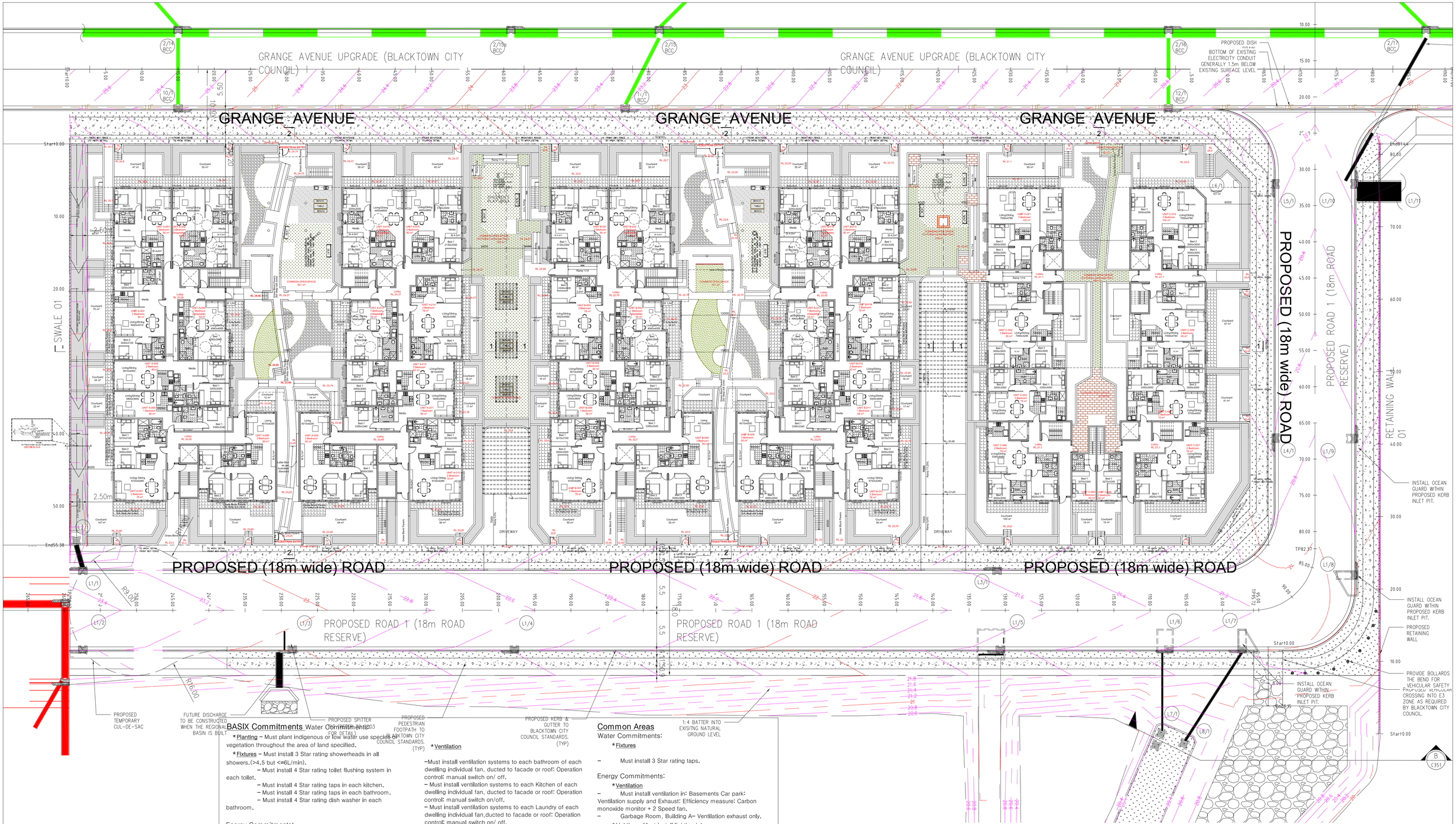
GRANGE AVENUE

GRANGE AVENUE

PROPOSED (18m wide) ROAD


2
1
A
TWO WAY TRAFFIC
DEEP SOIL ZONE
Ramp 25%
Ramp 12.5%
Ramp 12.5%
Ramp 12.5%
Service / Storage
Fire Escape Passage
RL 17.4
RL 14.95
RL 14.85
RL 17.6 above
RL 17.85 above
Ramp 12.5%
11000
10000
2000
8085
7190
5800
6100
6660
7555
2110
7455
2915
1500
1000
3200
3000
4100
6300
5500
5600
2450
2550
2500
2700
2600
2840
2700
2500
2000
1035
1100
1200
4600
6000
5000
3750
2915
2700
2500
2700
2500
2700
2500


GRANGE AVENUE
GRANGE AVENUE
GRANGE AVENUE
PROPOSED (18m wide) ROAD
PROPOSED (18m wide) ROAD
PROPOSED (18m wide) ROAD
PROPOSED (18m wide) ROAD
TWO WAY TRAFFIC
ONE WAY TRAFFIC
DEEP SOIL ZONE
Fire Escape Passage
Service / Storage
Surface Storage
Locker Store
Ramp 25%
Ramp 12.5%
Ramp 17.5%
Ramp 8.3%
Ramp 2%
Ramp 5%
RL 24.75
RL 20.4
RL 17.05
RL 17.85
RL 21.45
RL 20.66
RL 23.85
RL 23.65
RL 17.6
RL 17.8
RL 17.4
RL 17.2
RL 17.0
RL 16.8
RL 16.6
RL 16.4
RL 16.2
RL 16.0
RL 15.8
RL 15.6
RL 15.4
RL 15.2
RL 15.0
RL 14.8
RL 14.6
RL 14.4
RL 14.2
RL 14.0
RL 13.8
RL 13.6
RL 13.4
RL 13.2
RL 13.0
RL 12.8
RL 12.6
RL 12.4
RL 12.2
RL 12.0
RL 11.8
RL 11.6
RL 11.4
RL 11.2
RL 11.0
RL 10.8
RL 10.6
RL 10.4
RL 10.2
RL 10.0
RL 9.8
RL 9.6
RL 9.4
RL 9.2
RL 9.0
RL 8.8
RL 8.6
RL 8.4
RL 8.2
RL 8.0
RL 7.8
RL 7.6
RL 7.4
RL 7.2
RL 7.0
RL 6.8
RL 6.6
RL 6.4
RL 6.2
RL 6.0
RL 5.8
RL 5.6
RL 5.4
RL 5.2
RL 5.0
RL 4.8
RL 4.6
RL 4.4
RL 4.2
RL 4.0
RL 3.8
RL 3.6
RL 3.4
RL 3.2
RL 3.0
RL 2.8
RL 2.6
RL 2.4
RL 2.2
RL 2.0
RL 1.8
RL 1.6
RL 1.4
RL 1.2
RL 1.0
RL 0.8
RL 0.6
RL 0.4
RL 0.2
RL 0.0
RL -0.2
RL -0.4
RL -0.6
RL -0.8
RL -1.0
RL -1.2
RL -1.4
RL -1.6
RL -1.8
RL -2.0
RL -2.2
RL -2.4
RL -2.6
RL -2.8
RL -3.0
RL -3.2
RL -3.4
RL -3.6
RL -3.8
RL -4.0
RL



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species for vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

Ground Floor Plan

Scale: 1:250 (on A1)

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: GROUND FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FC

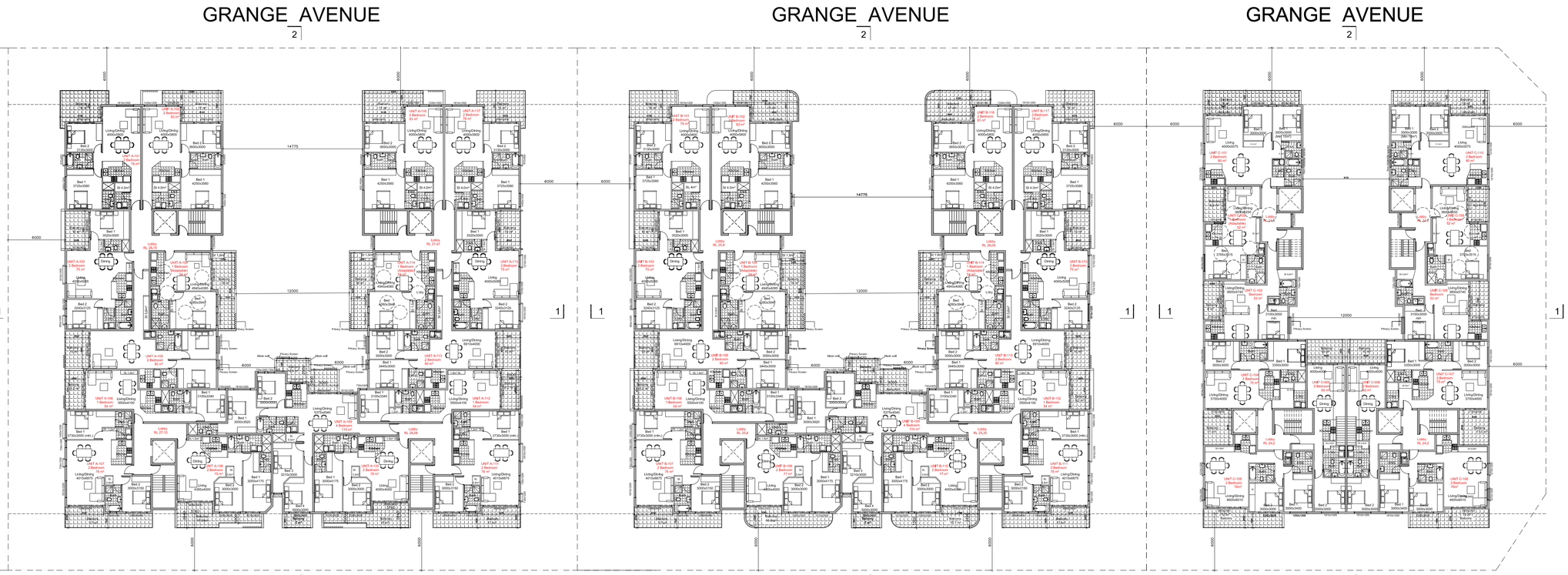
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 203

SCALE: 1:250 (ON A1)



Comm
followin
001, C-
206, C-
309 and
have no

Comm
309 and

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

First Floor Plan

Scale: 1:250 (on A1)

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: FIRST FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

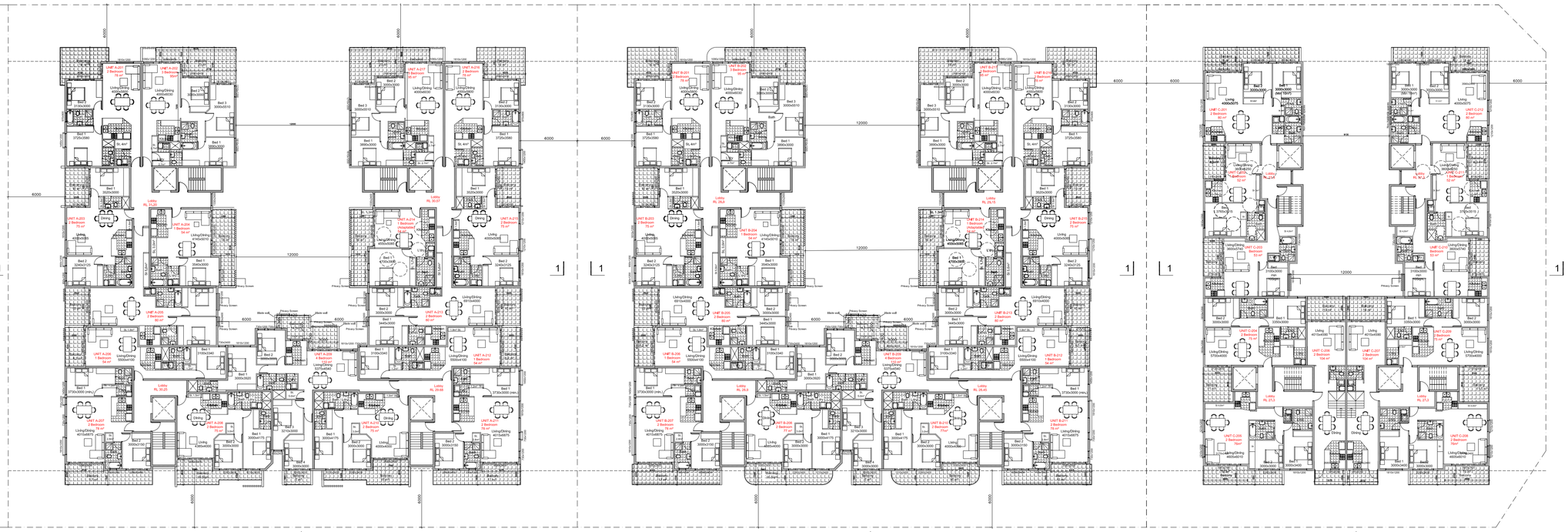
JOB No. 180916 DA: 204

SCALE: 1:250 (ON A1)

GRANGE AVENUE

GRANGE AVENUE

GRANGE AVENUE



PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

Second Floor Plan

Scale: 1:250 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: SECOND FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: OCT 15

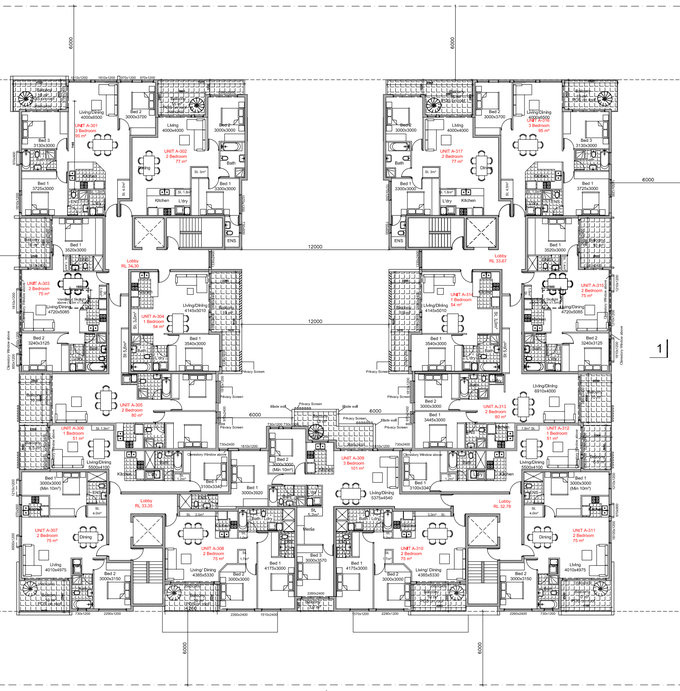
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 205

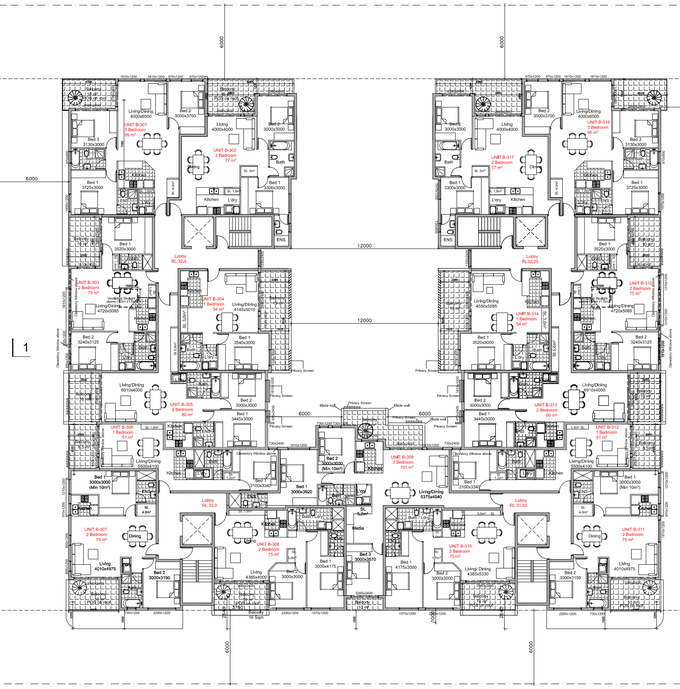
SCALE: 1:250 (ON A1)

GRANGE AVENUE



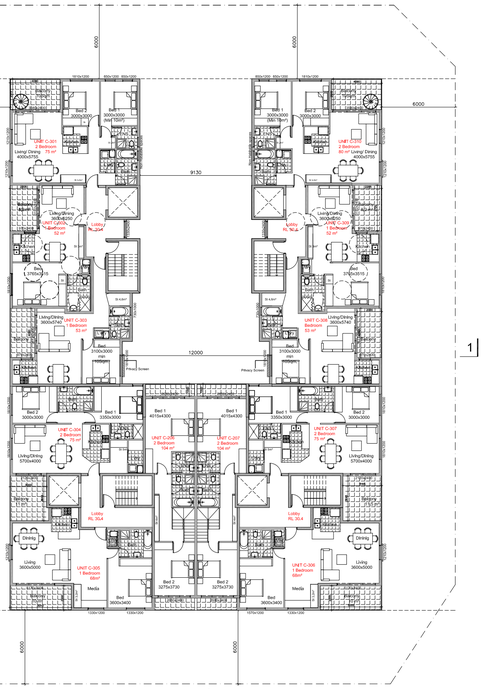
PROPOSED (18m wide) ROAD

GRANGE AVENUE



PROPOSED (18m wide) ROAD

GRANGE AVENUE



PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

Third Floor Plan

Scale: 1:250 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: THIRD FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

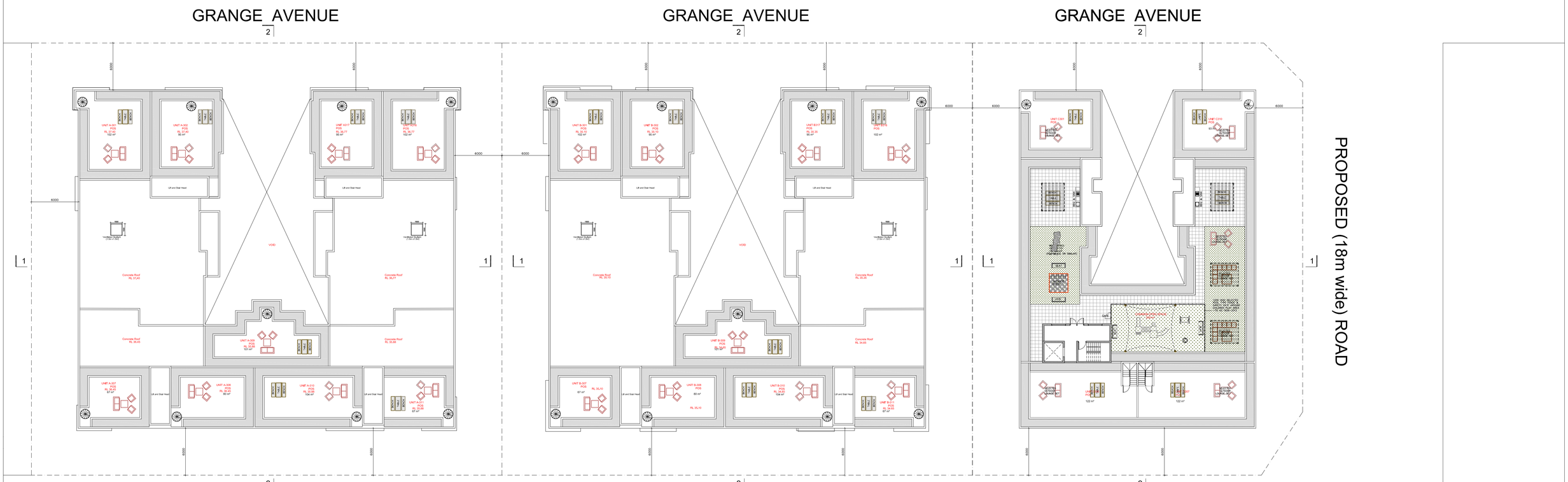
DATE: 15/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 206

SCALE: 1:250 (ON A1)



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

Roof Floor Plan

Scale: 1:250 (on A1)

0 1 2 5 10 20

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: ROOF FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 15/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

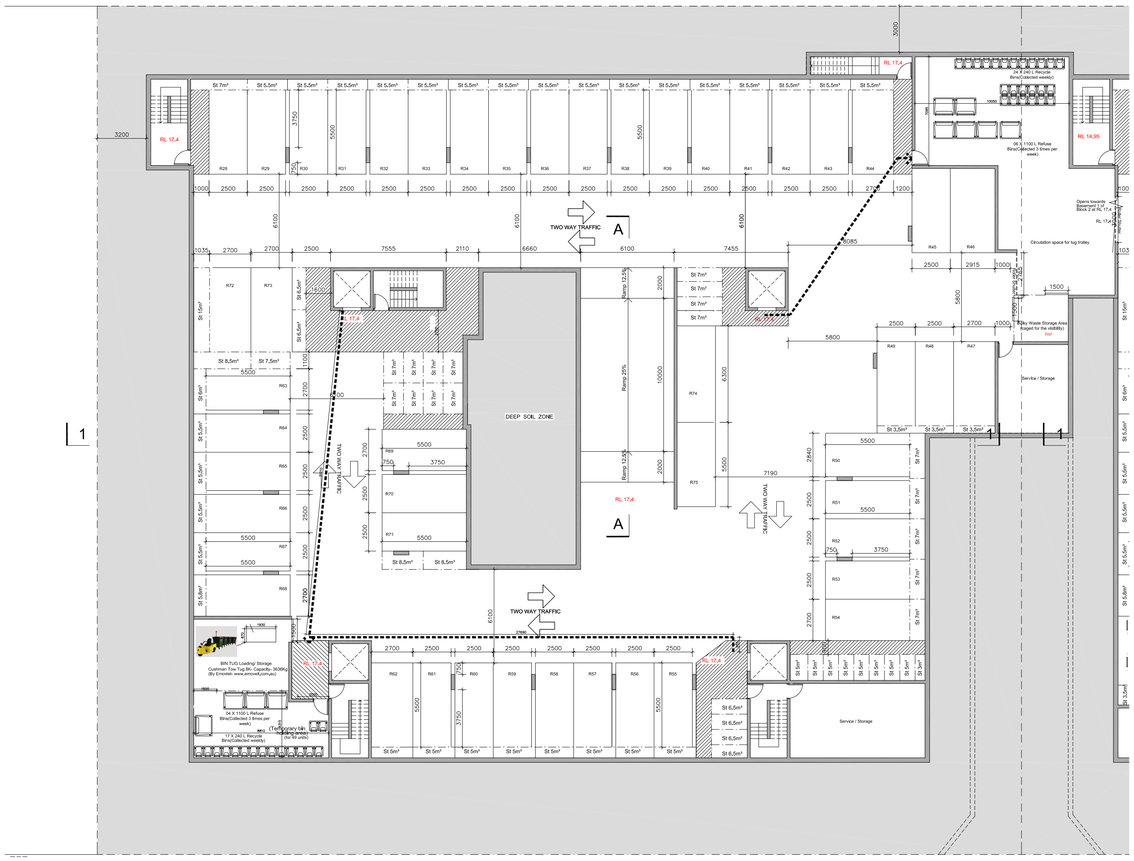
ISSUE: D

JOB No. 180916 DA: 207

SCALE: 1:250 (ON A1)

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

STORAGE SUMMARY- BLOCK A		
	VOLUME	Number
	15m³	2
	8.5m³	3
	7 m³	26
	6.5 m³	12
	5.5 m³	40
	5 m³	32
	3.5 m³	12
	3 m³	6
Total Storage spaces		133

Total Units in Block A- 67

Building A- Basement 2 Plan

Sc: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

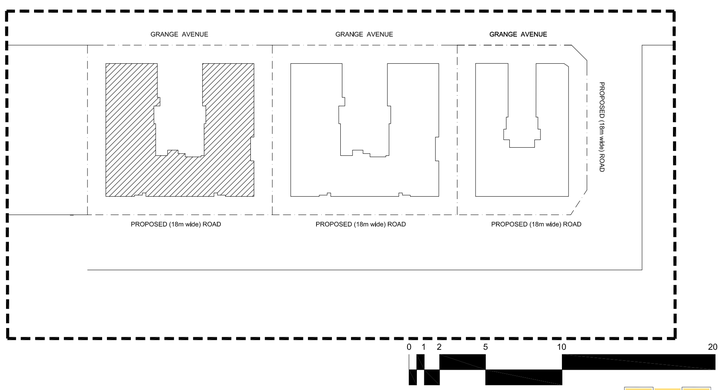
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS
Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: BASEMENT 2 PLAN
BUILDING A

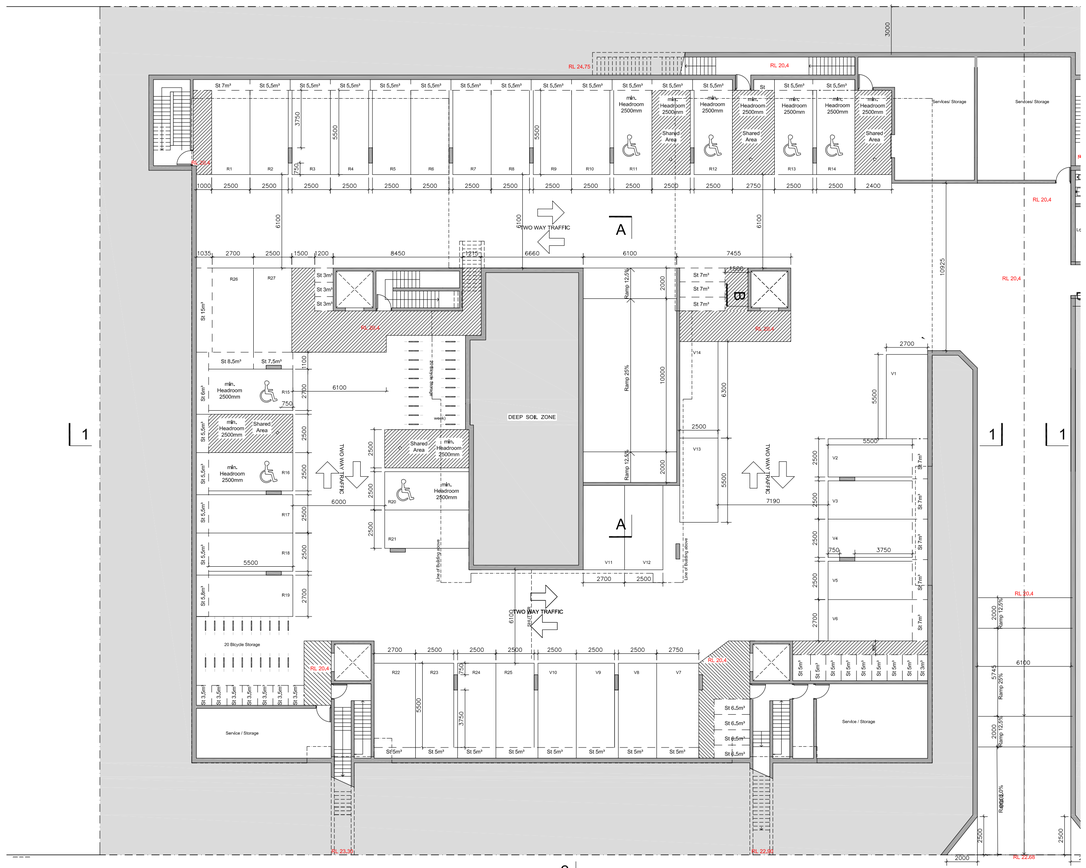
LOGGED AT: BLACKTOWN CITY COUNCIL

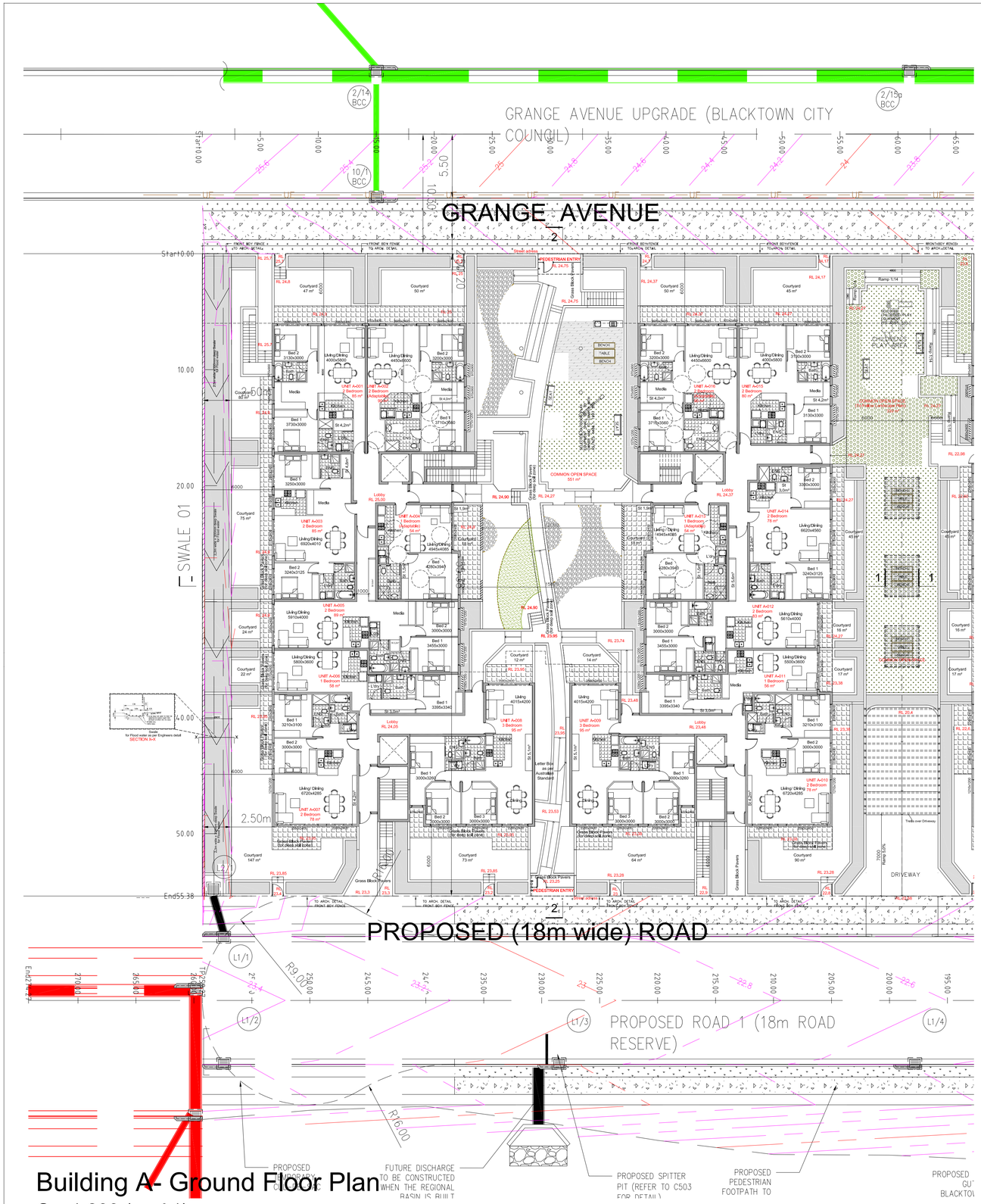
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 211
SCALE: 1:200 (ON A1)

GRANGE AVENUE


RL 24.75
RL 20.4
RL 20.4
RL 20.4



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

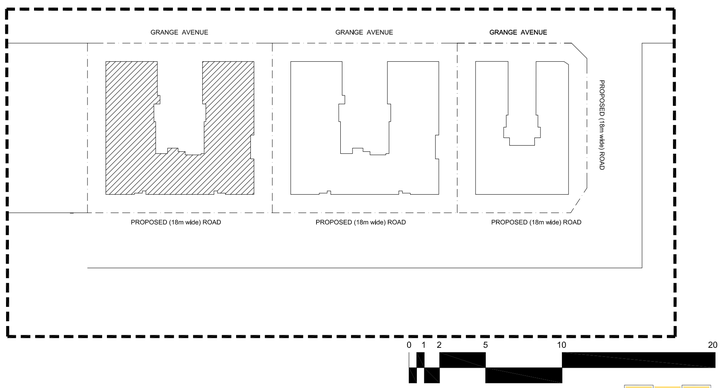
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED, USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

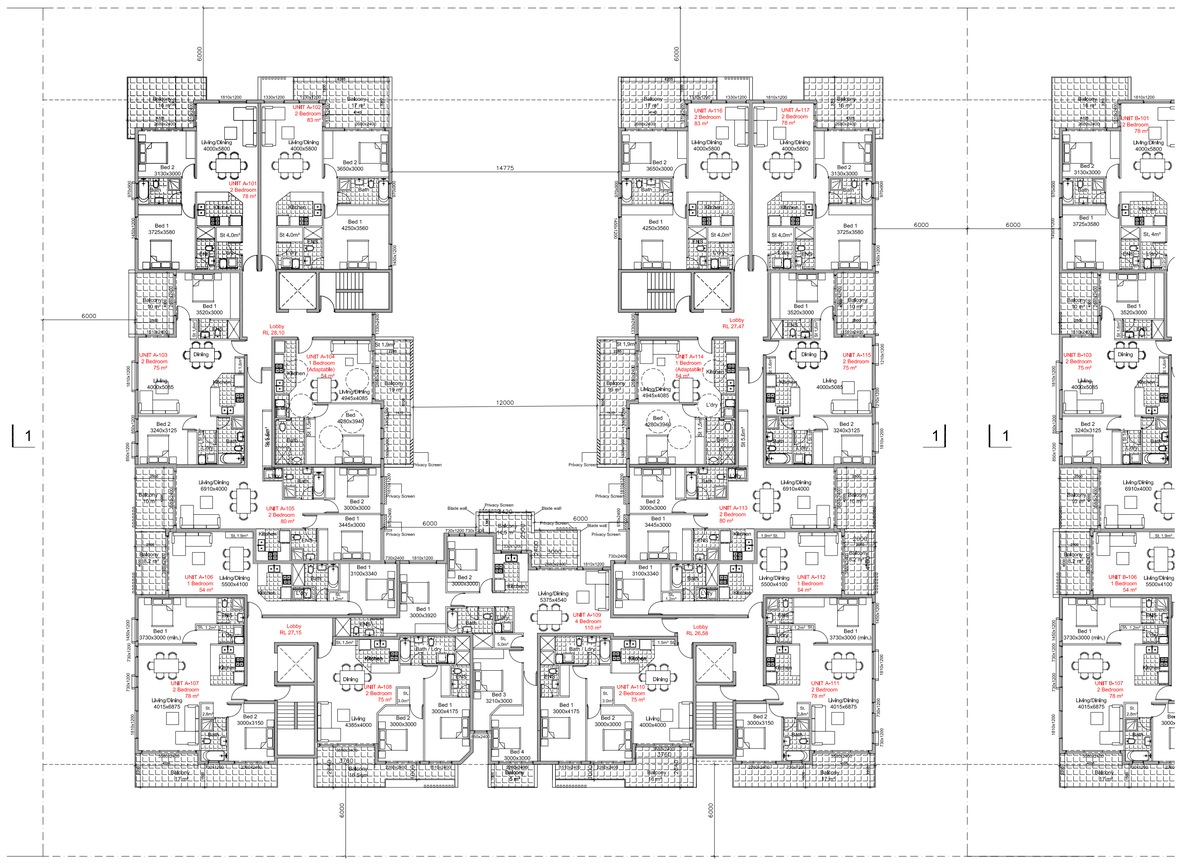
SHEET TITLE: GROUND FLOOR PLAN
BUILDING A

LOGGED AT: BLACKTOWN CITY COUNCIL

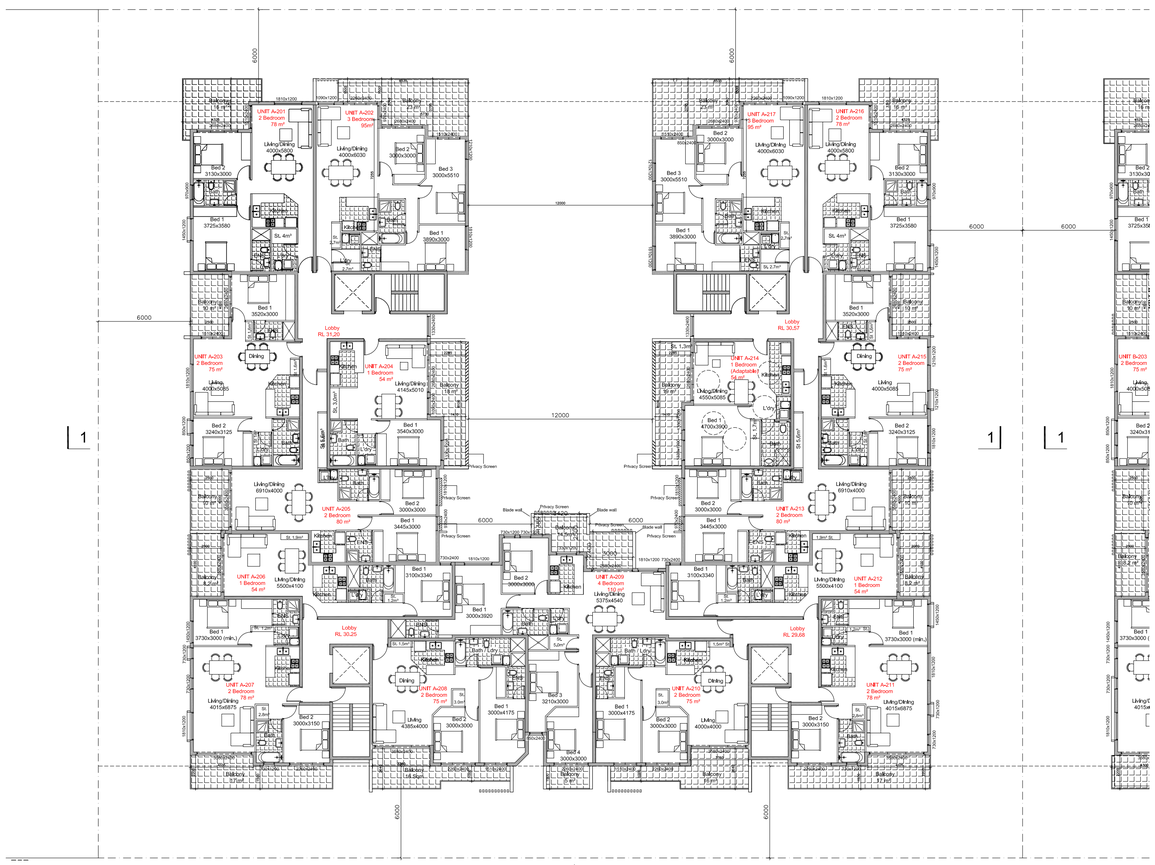
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 213
SCALE: 1: 200 (ON A1)

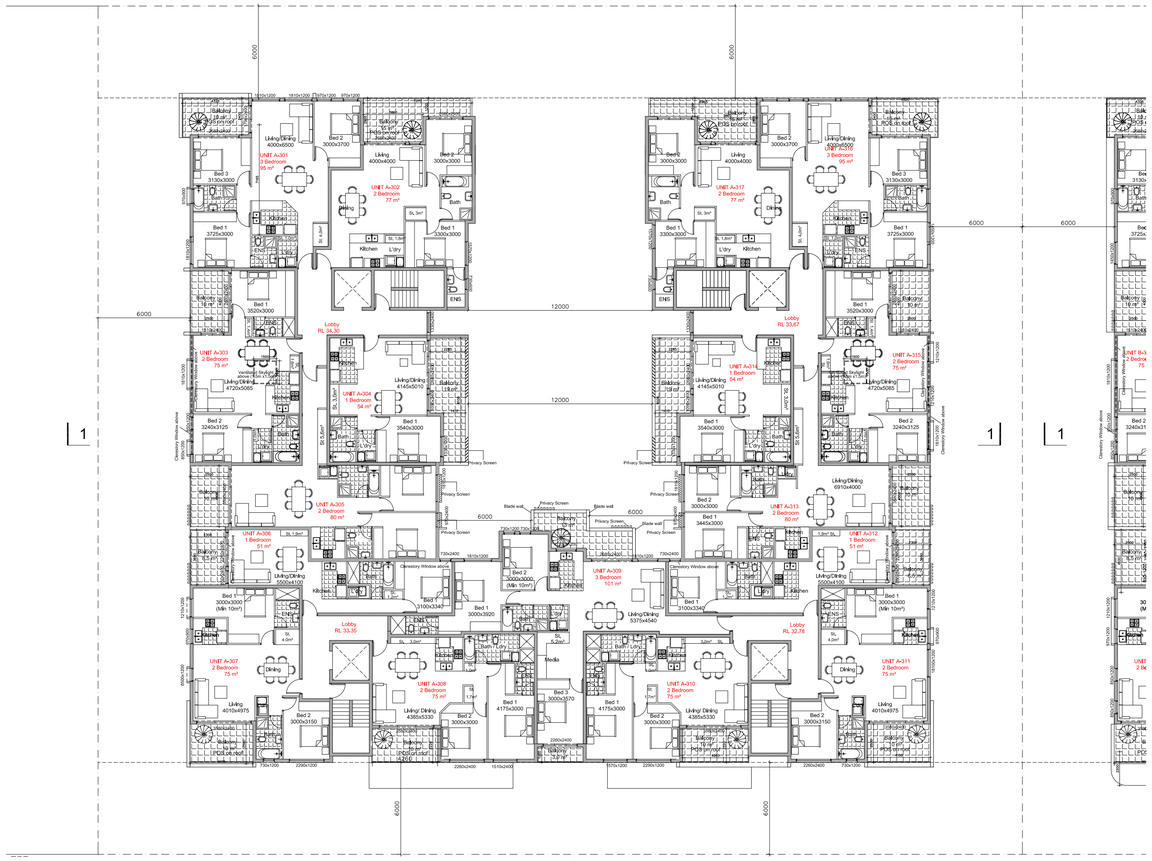

GRANGE AVENUE
2
1
1
1
14775
12000
6000
6000
6

GRANGE AVENUE


2
1
6000
12000
UNIT A-201 2 Bedroom 78 m²
UNIT A-202 3 Bedroom 95m²
UNIT A-203 2 Bedroom 75 m²
UNIT A-204 1 Bedroom 54 m²
UNIT A-205 2 Bedroom 80 m²
UNIT A-206 1 Bedroom 54 m²
UNIT A-207 2 Bedroom 78 m²
UNIT A-208 2 Bedroom 75 m²
UNIT A-209 4 Bedroom
UNIT A-210 2 Bedroom 75 m²
UNIT A-211 2 Bedroom 78 m²
UNIT A-212 1 Bedroom 54 m²
UNIT A-213 2 Bedroom 80 m²
UNIT A-214 1 Bedroom (Adaptable) 54m²
UNIT A-215 2 Bedroom 75 m²
UNIT A-216 1 Bedroom 54 m²
UNIT A-217 3 Bedroom 95 m²
Lobby RL 31.20
Lobby RL 30.57
Lobby RL 30.25
Lobby RL 29.68
Privacy Screen
Blade wall
Balcony
Kitchen
Living/Dining
Bed 1
Bed 2
Bed 3
Bed 4
Ensuite
Laundry
Dining
Living
Study
Balcony
Bath
Linen
Pantry
Storage
Entry
Bedroom
Void
Lift
Stair
Planter
Solar Panels
Roof Terrace
Skylight
Roof Above
Roof Below
Roof Void
Roof Access
Roof Hatch
Roof Vent
Roof Fan
Roof Light
Roof Window
Roof Skylight
Roof Solar Panels
Roof Terrace

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

Building A- Third Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

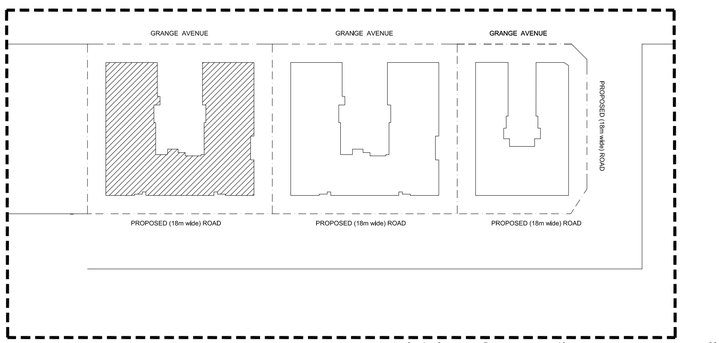
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
THIRD FLOOR PLAN
BUILDING A

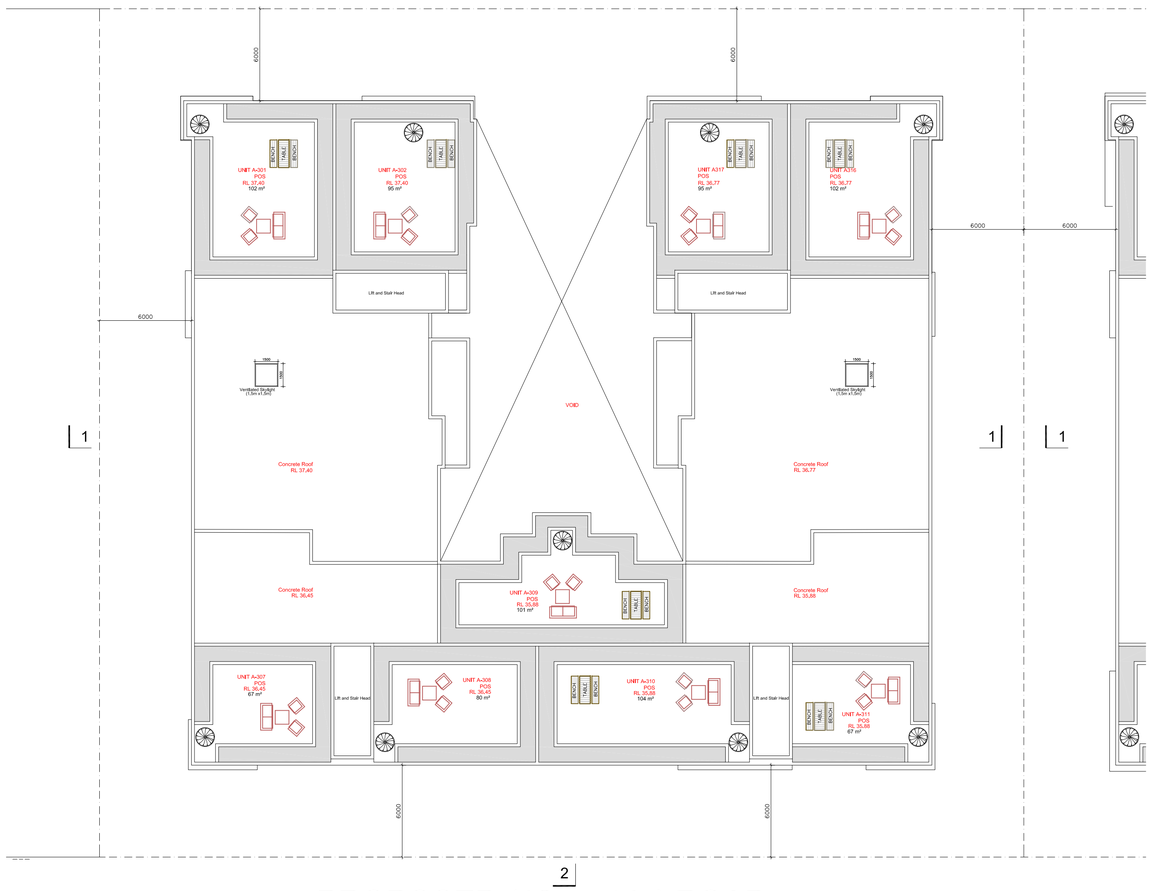
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 216
SCALE: 1: 200 (ON A1)

GRANGE AVENUE

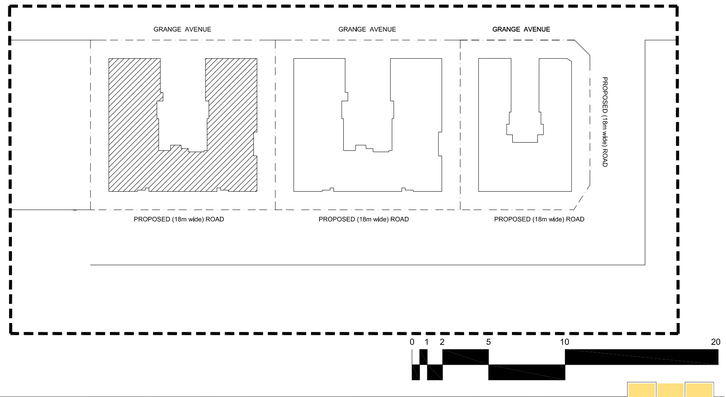


2

PROPOSED (18m wide) ROAD

Building A- Roof Plan

Scale: 1:200 (on A1)



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=5.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
ROOF PLAN
BUILDING A

LOGGED AT: BLACKTOWN CITY COUNCIL

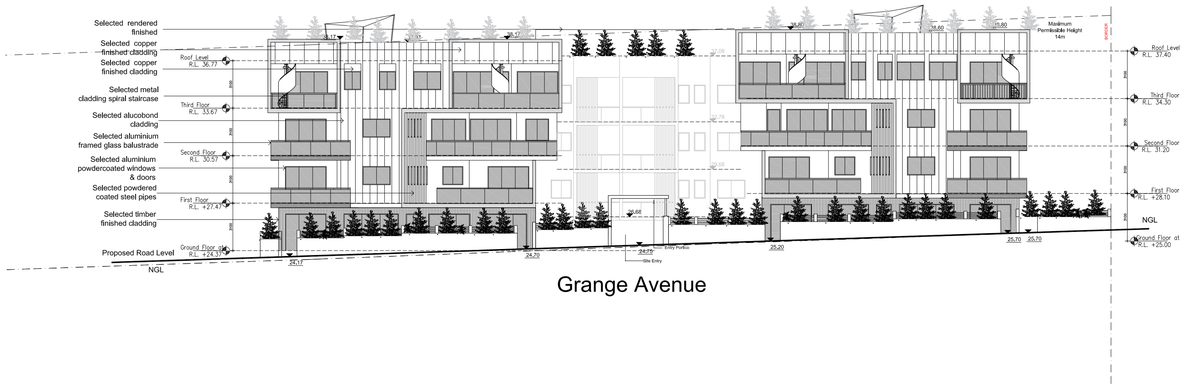
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 217

SCALE: 1: 200 (ON A1)



Building A- North Elevation

Sc: 1:200 (on A1)

Building A- South Elevation

Sc: 1:200 (on A1)

Building A- East Elevation

Sc: 1:200 (on A1)

Building A- West Elevation

Sc: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

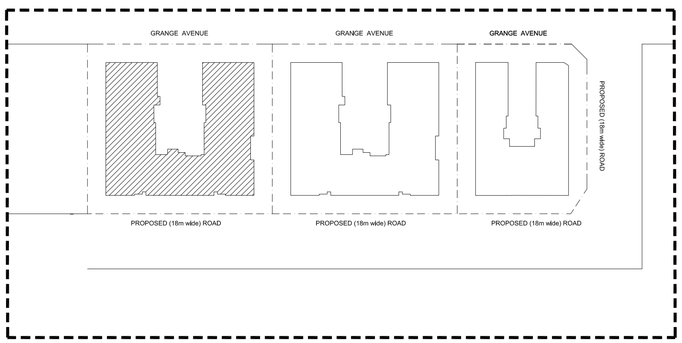
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ELEVATIONS
BUILDING A

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

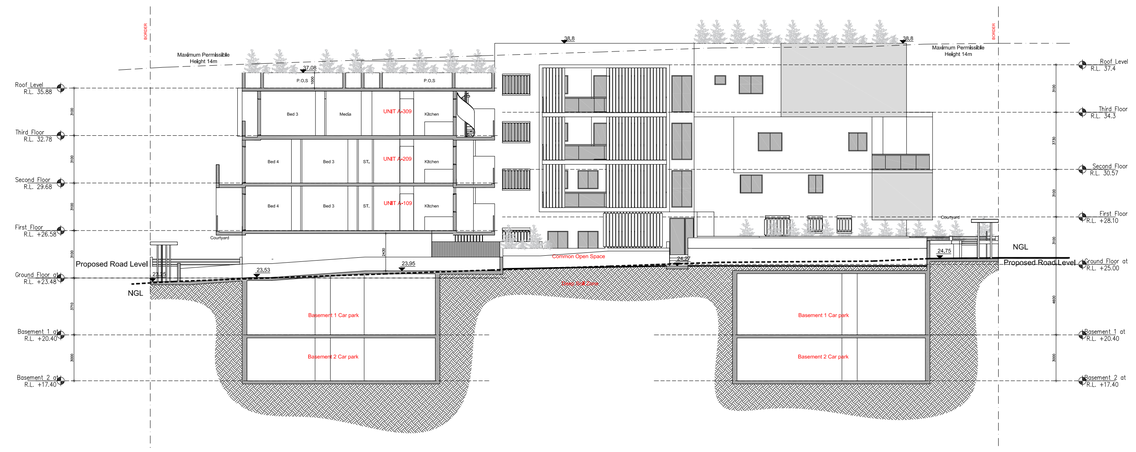
ISSUE: D

JOB No. 180916 DA: 218

SCALE: 1:200 (ON A1)

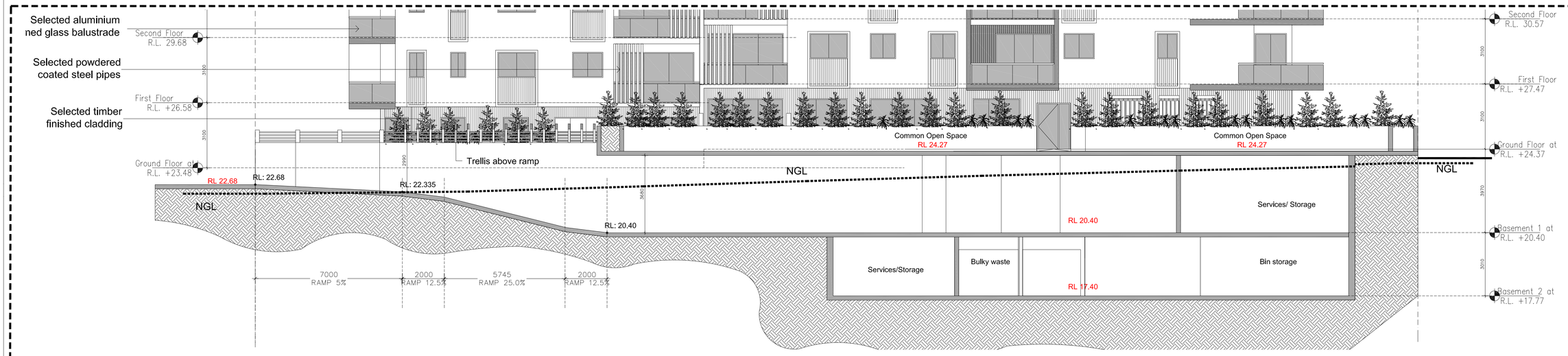
Building A- Section 1-1

Sc: 1:200 (on A1)



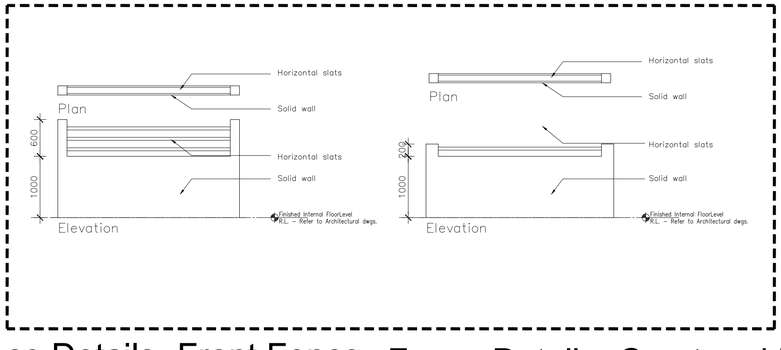
Building A- Section 2-2

Sc: 1:200 (on A1)



Building A- Driveway Section

Sc: 1:100 (on A1)

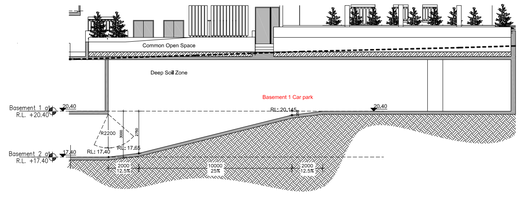


Fence Details- Front Fence

1:50 (on A1)

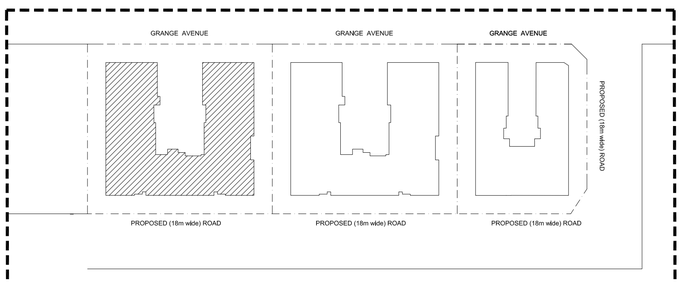
Fence Details- Courtyard Fence

1:50 (on A1)



Building A- Section A-A (Ramp from Basement 1 to Basement 2)

Sc: 1:200 (on A1)



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SECTIONS
AND FENCE DETAILS
BUILDING A

LOGGED AT: BLACKTOWN CITY COUNCIL

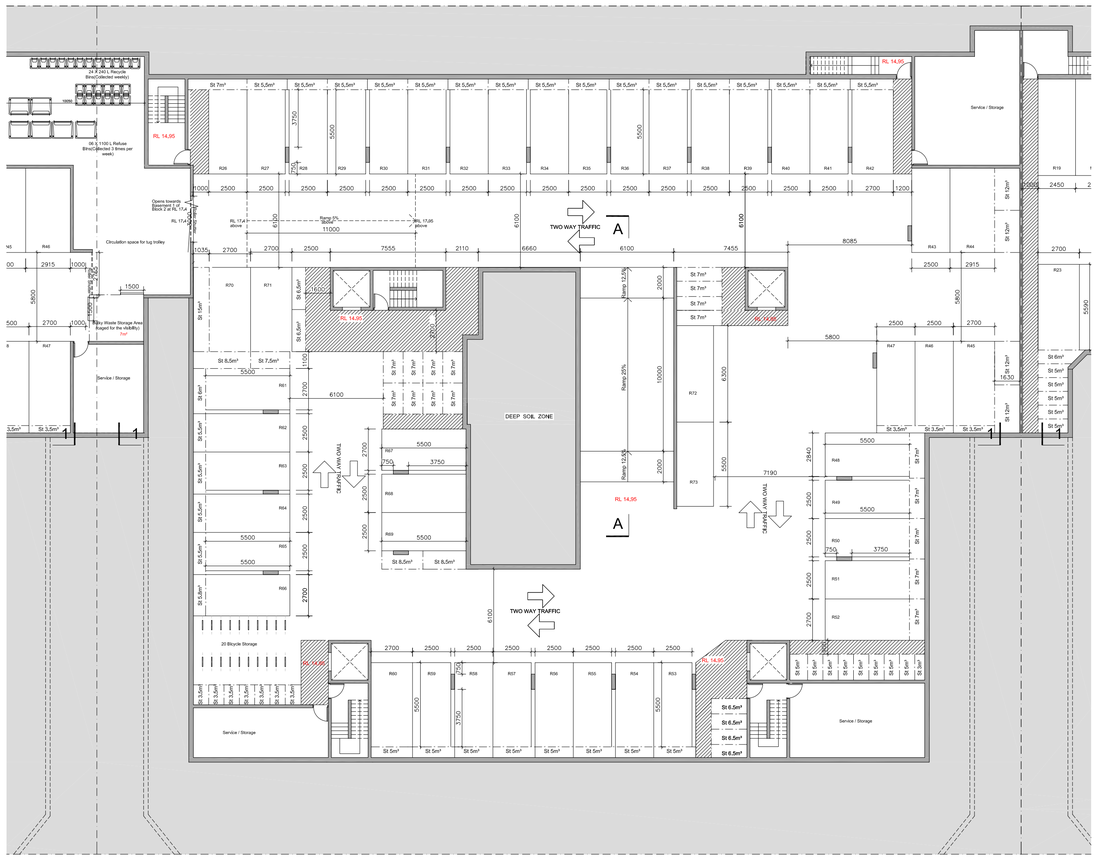
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 219
SCALE: AS MARKED (ON A1)

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

STORAGE SUMMARY- BLOCK B		
VOLUME		Number
	15m³	2
	12m³	4
	8,5m³	5
	7 m³	35
	6.5 m³	8
	5.5 m³	35
	5 m³	32
	3.5 m³	10
	3 m³	5
Total Storage spaces		136

Total Units in Block A- 67

Building B- Basement 2 Plan

Scale: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

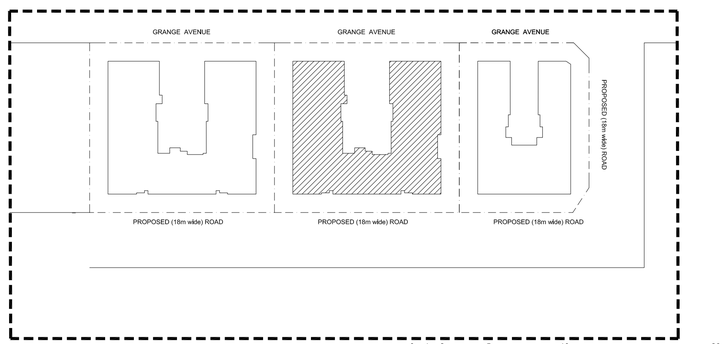
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
BASEMENT 2 PLAN
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205– 209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

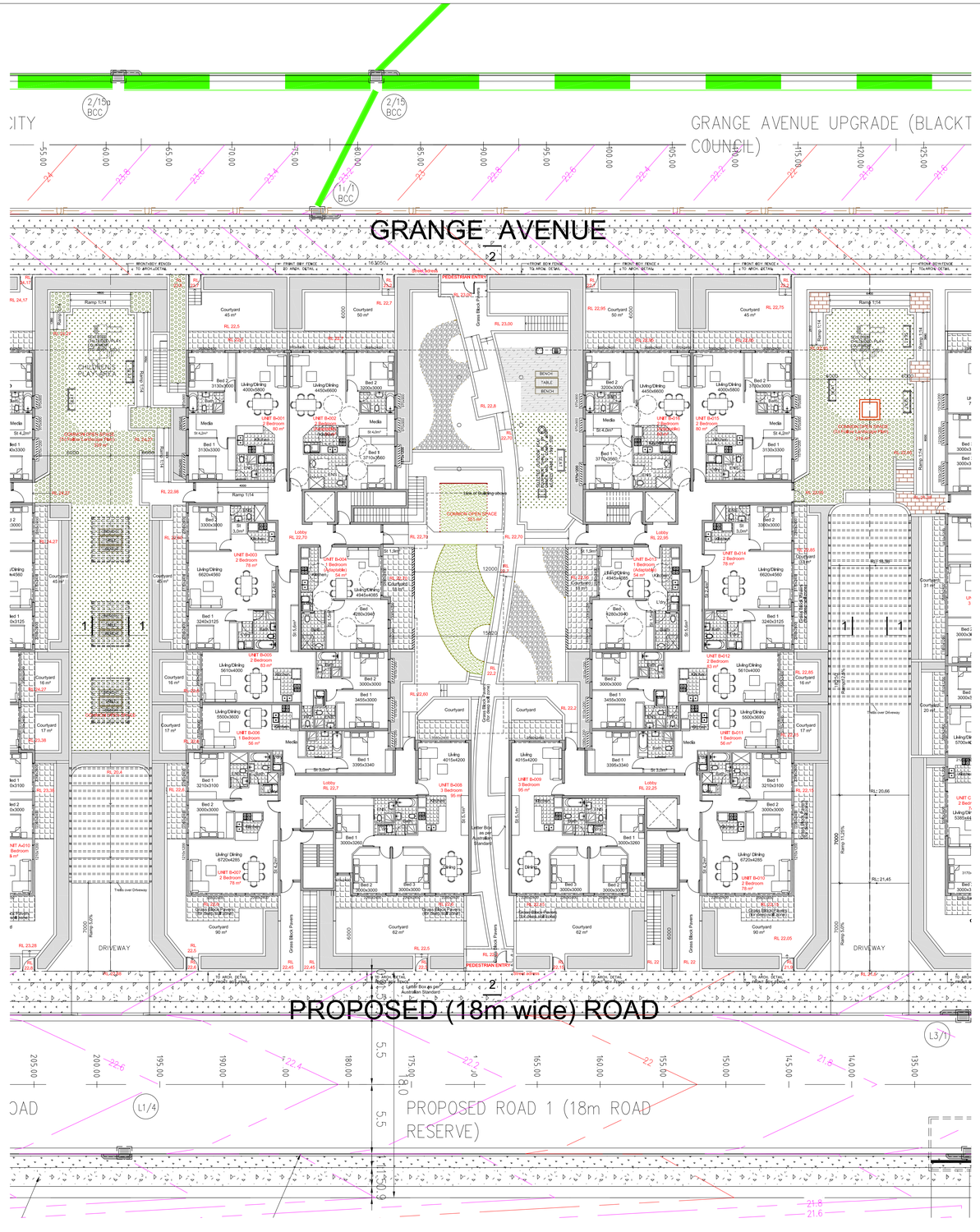
JOB No. 180916 DA: 221

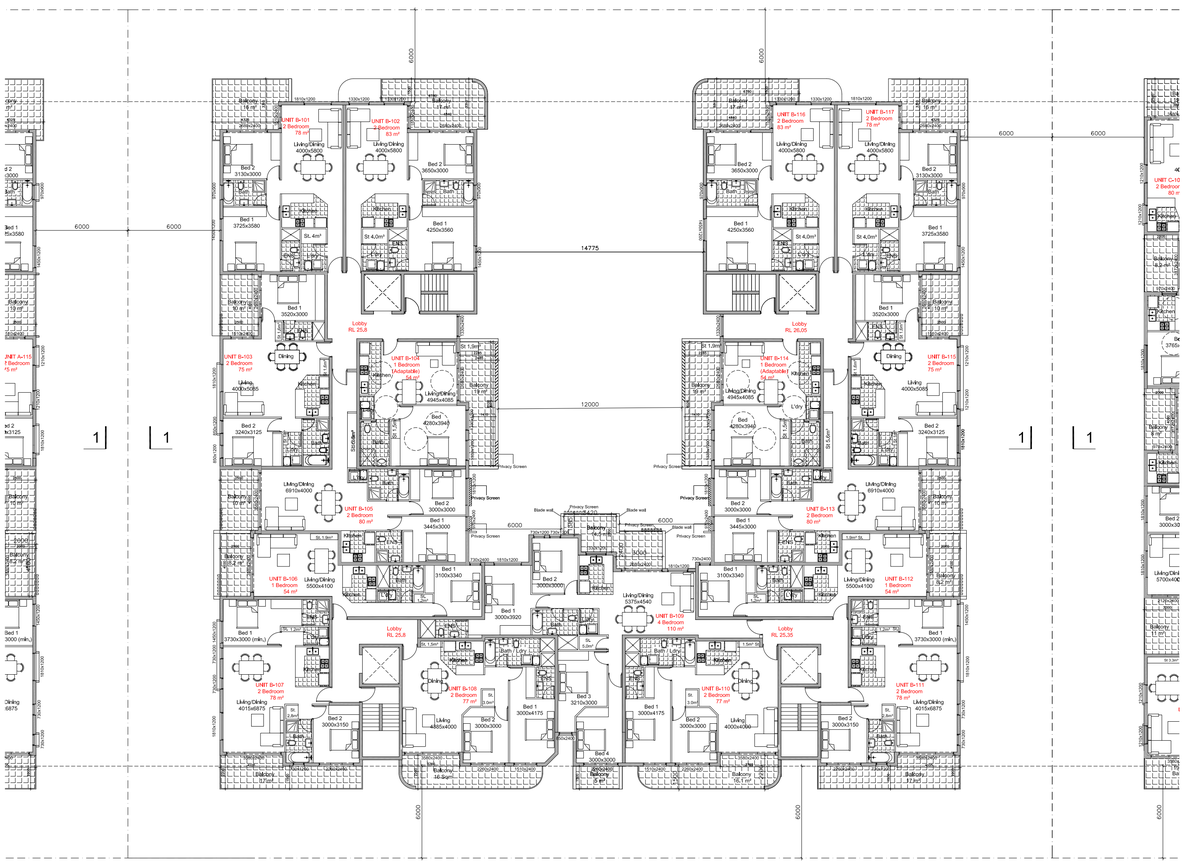
SCALE: 1: 200 (ON A1)

GRANGE AVENUE

2

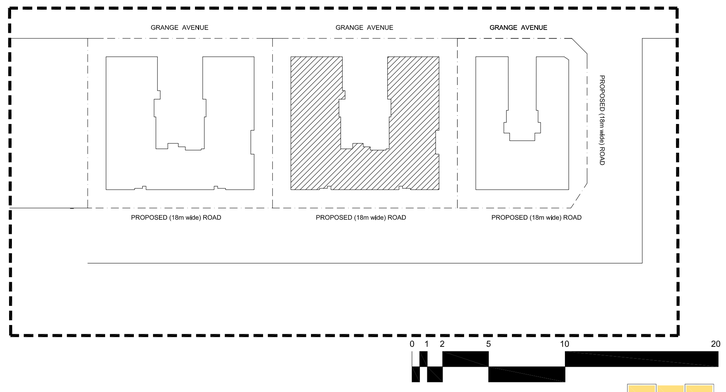
Services/ Storage
Services/ Storage
Caretaker Office
Locker/ Store
Ramp 5%
TWO WAY TRAFFIC
DEEP SOIL ZONE
Ramp 12.5%
Ramp 25%
Ramp 4.92%
Ramp 20%
Ramp 10.5%
Ramp 12.5%
Ramp 5.26%
Ramp 7.69%
Ramp 7.69%
Ramp 5.26%
Ramp 7.69%
Ramp 5.26%
Ramp 7.69%
Ramp 5.26


GRANGE AVENUE
GRANGE AVENUE UPGRADE (BLACKTOWN COUNCIL)
PROPOSED (18m wide) ROAD
PROPOSED ROAD 1 (18m ROAD RESERVE)
DRIVEWAY
PEDESTRIAN ENTRY
COMMON OPEN SPACE
BENCH
TABLE
BENCH
Gross Block Pavers
Ramp 1:14
Lobby
Courtyard
Living/Dining
Bed 1
Bed 2
Bed 3
Media
Kitchen
Laundry
Linen
Ensuite
Bath
Shower
WC
Study
Lockable Mail Boxes
Letter Box as per Australian Standard
Trees over Driveway
Fence
Retaining Wall
Planter Box
Grass Block Pavers (for emergency vehicles only)
Tank
Pump
Hydrant
Sprinkler
Fire Booster Assembly
Substation
Switchboard
Garbage Room
Garbage Chute
Lift
Stair
Fire Stair
Fire Hose Reel
Fire Extinguisher
Exhaust Fan
Supply Fan
Roller Shutter
Sliding Door
Hinged Door
Window
Louvre
Skylight
Roof Above
Void
Below
Up
Ramp 1:8
Ramp 1:20
Ramp 1:12
Ramp 1:10
Ramp 1:6
Ramp 1:5
Ramp 1:4
Ramp 1:3
Ramp 1:2
Ramp 1:1
Ramp 1:0
Ramp 1:-1
Ramp 1:-2
Ramp 1:-3
Ramp 1:-4
Ramp 1:-5
Ramp 1:-6
Ramp 1:-8
Ramp 1:-10
Ramp 1:-12
Ramp 1:-14
Ramp 1:-20



Building B- First Floor Plan

Scale: 1:200 (on A1)



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
FIRST FLOOR PLAN
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

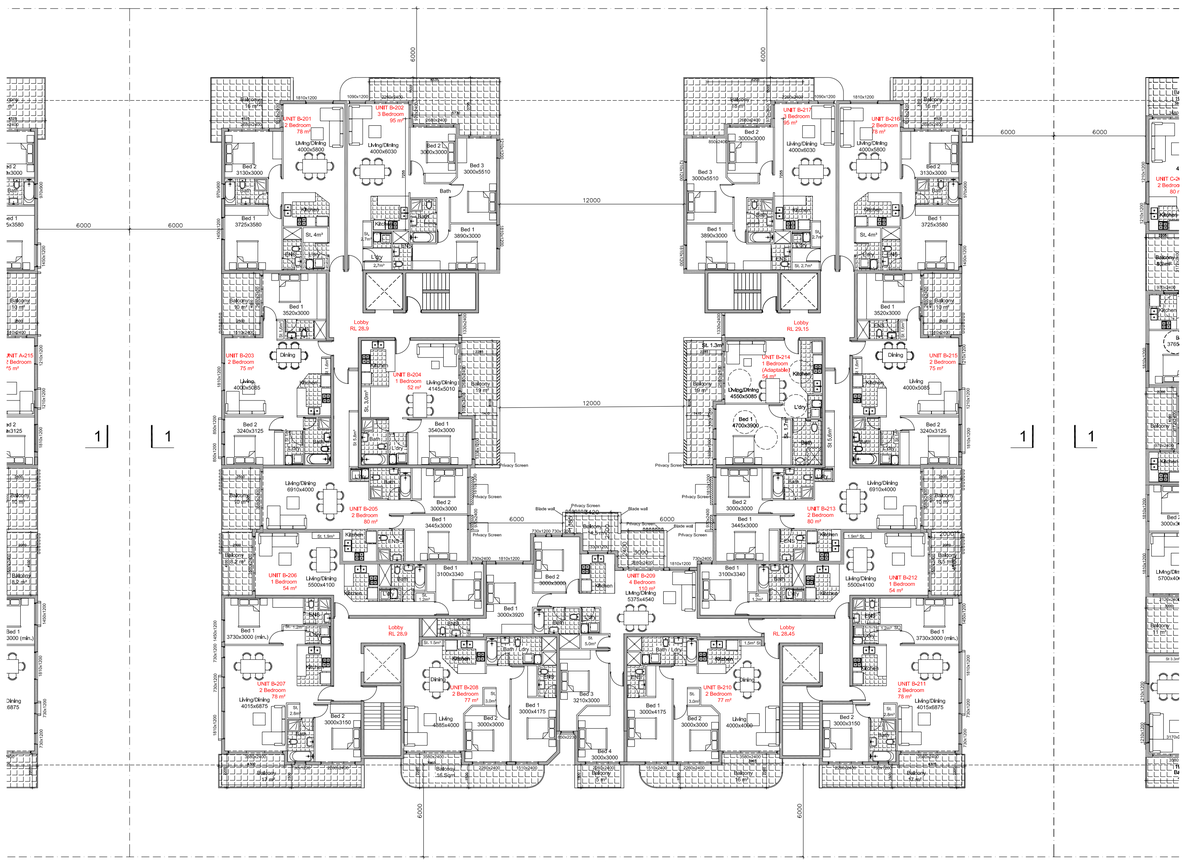
ISSUE: D

JOB No. 180916 DA: 224

SCALE: 1:200 (ON A1)

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

Building B- Second Floor Plan

Sc: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

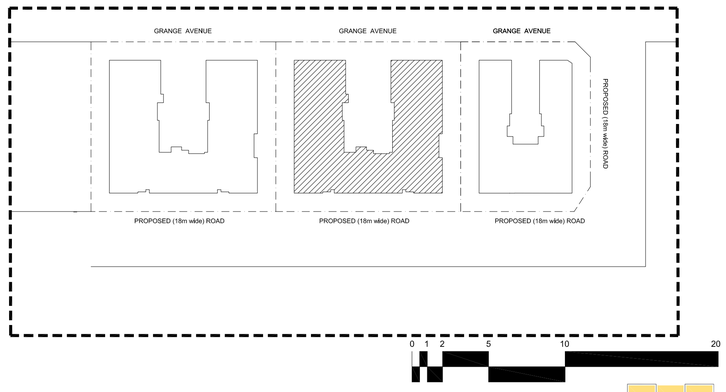
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
SECOND FLOOR PLAN
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

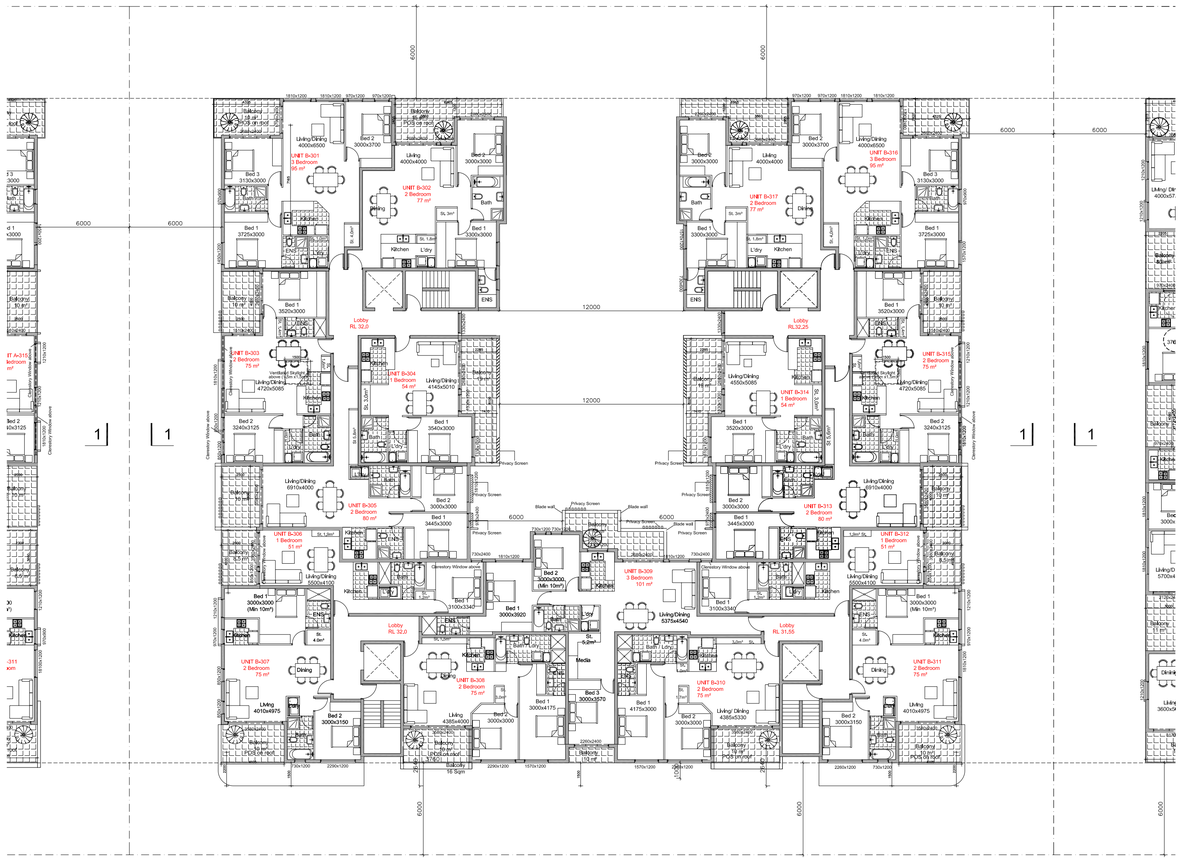
ISSUE: D

JOB No. 180916 DA: 225

SCALE: 1:200 (ON A1)

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

Building B- Third Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

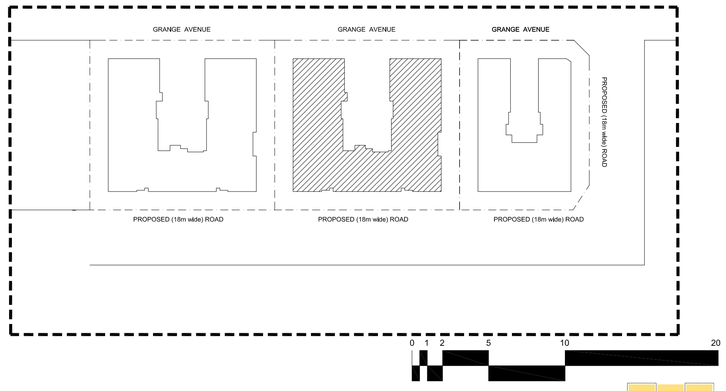
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT.
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
THIRD FLOOR PLAN
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

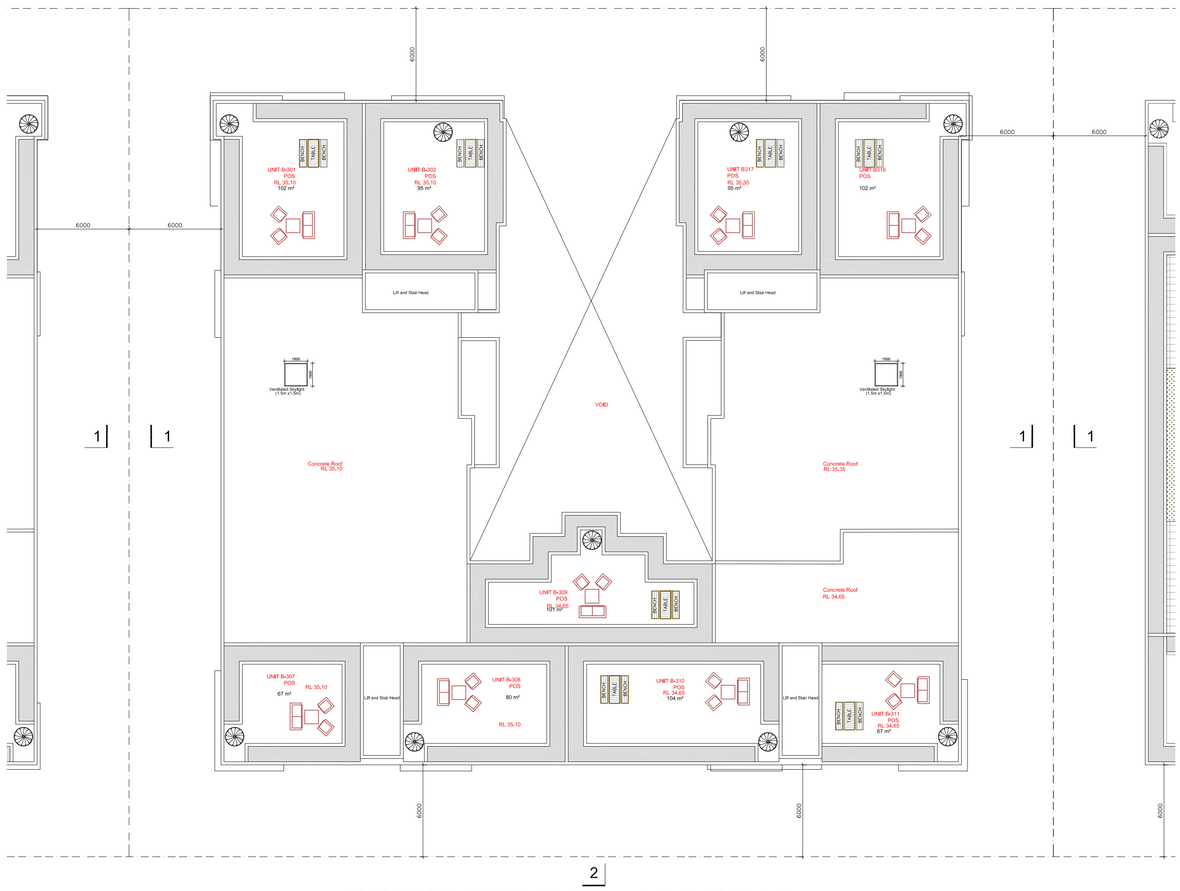
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 226

SCALE: 1:200 (ON A1)

GRANGE AVENUE



BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

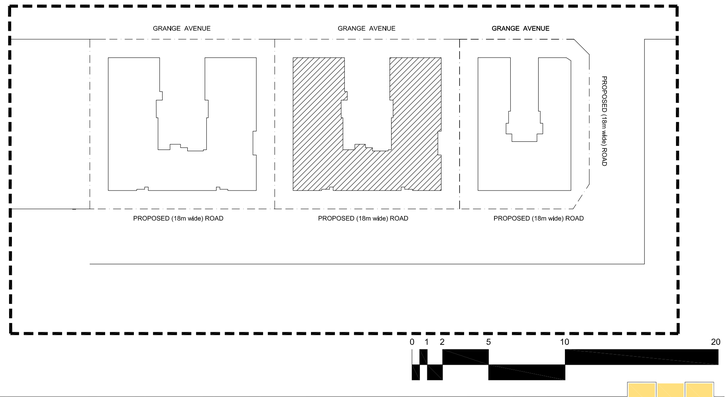
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



Building B- Roof Plan

Scale: 1:200 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
ROOF PLAN
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

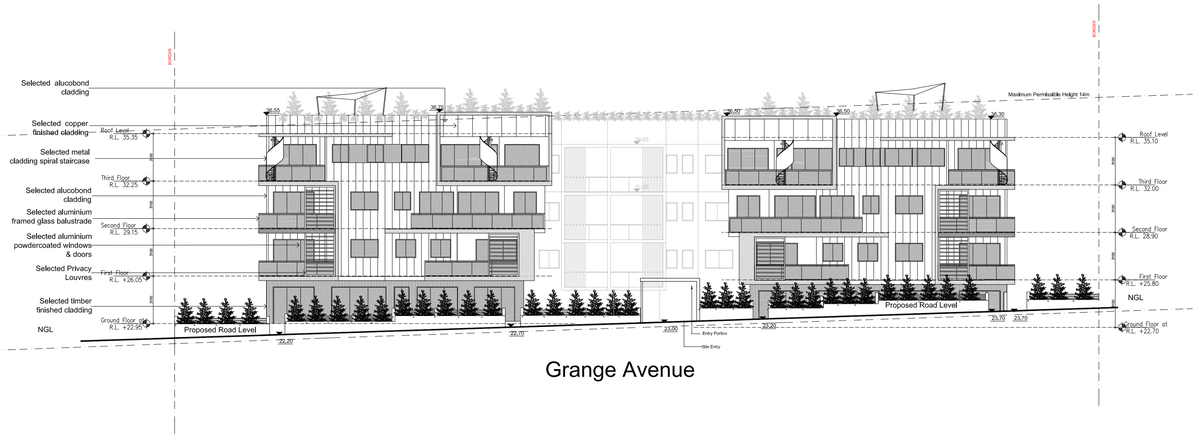
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

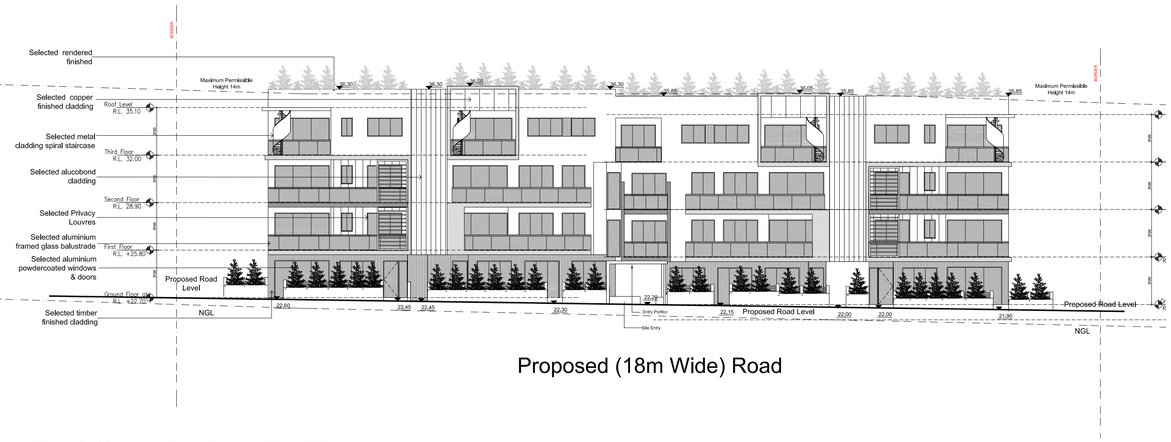
JOB No. 180916 DA: 227

SCALE: 1: 200 (ON A1)



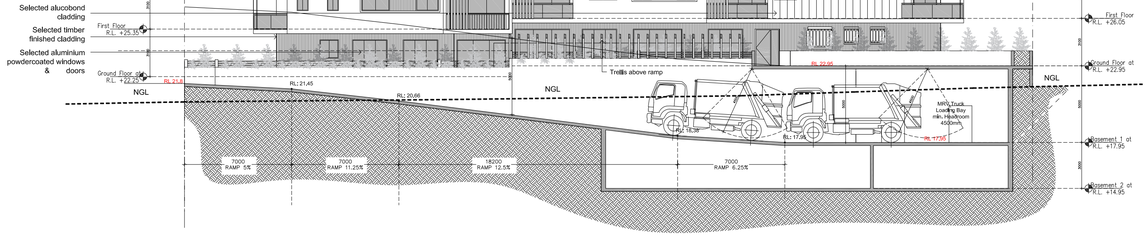
Building B- North Elevation

Sc: 1:200 (on A1)



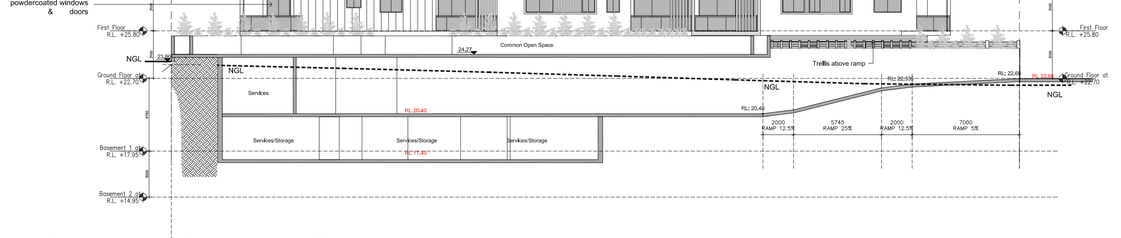
Building B- South Elevation

Sc: 1:200 (on A1)



Building B- East Elevation

Sc: 1:200 (on A1)



Building B- West Elevation

Sc: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4,5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4,5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

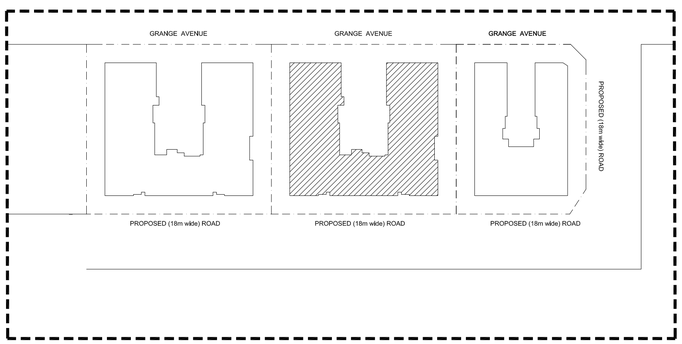
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: ELEVATIONS
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FC
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

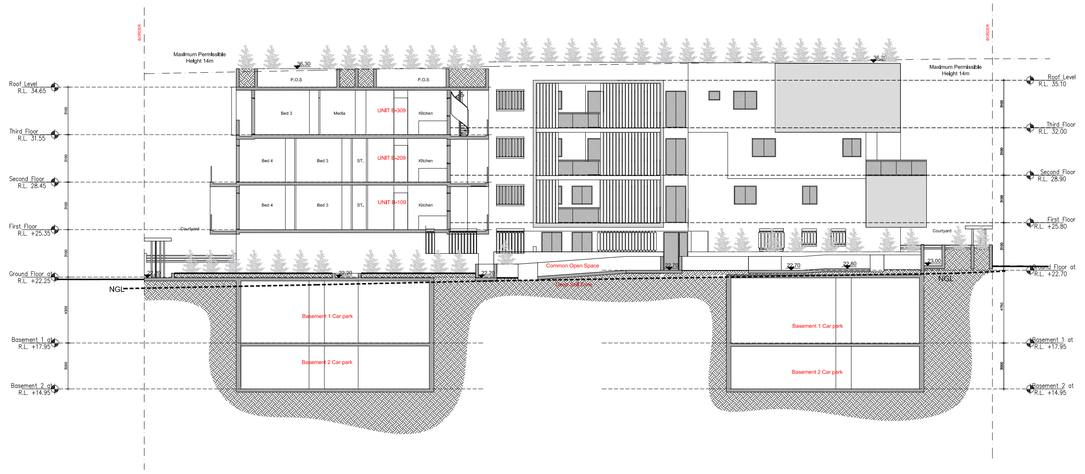
ISSUE: D

JOB No. 180916 DA: 228

SCALE: 1:200 (ON A1)

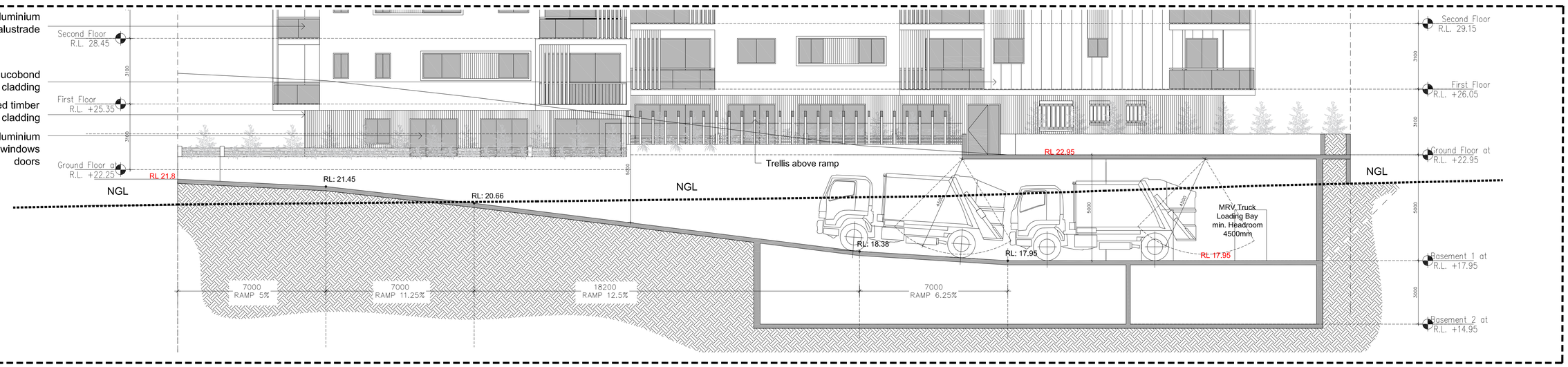
Building B- Section 1-1

Sc: 1:200 (on A1)



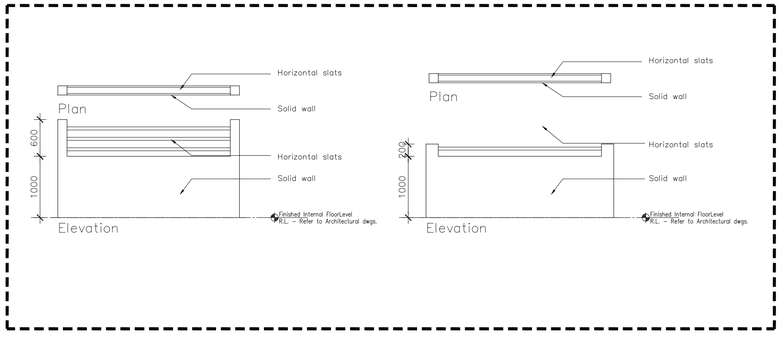
Building B- Section 2-2

Sc: 1:200 (on A1)



Building B- Driveway Section

Sc: 1:100 (on A1)

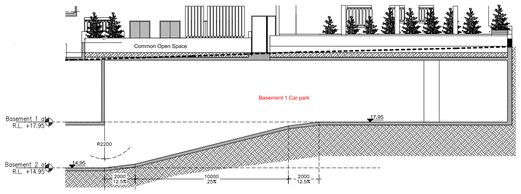


Fence Details- Front Fence

1:50 (on A1)

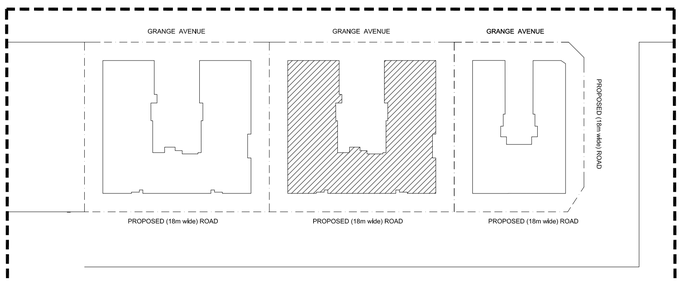
Fence Details- Courtyard Fence

1:50 (on A1)



Building B- Section A-A (Ramp from Basement 1 to Basement 2)

Sc: 1:200 (on A1)



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS
Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SECTIONS
AND FENCE DETAILS
BUILDING B

LOGGED AT: BLACKTOWN CITY COUNCIL

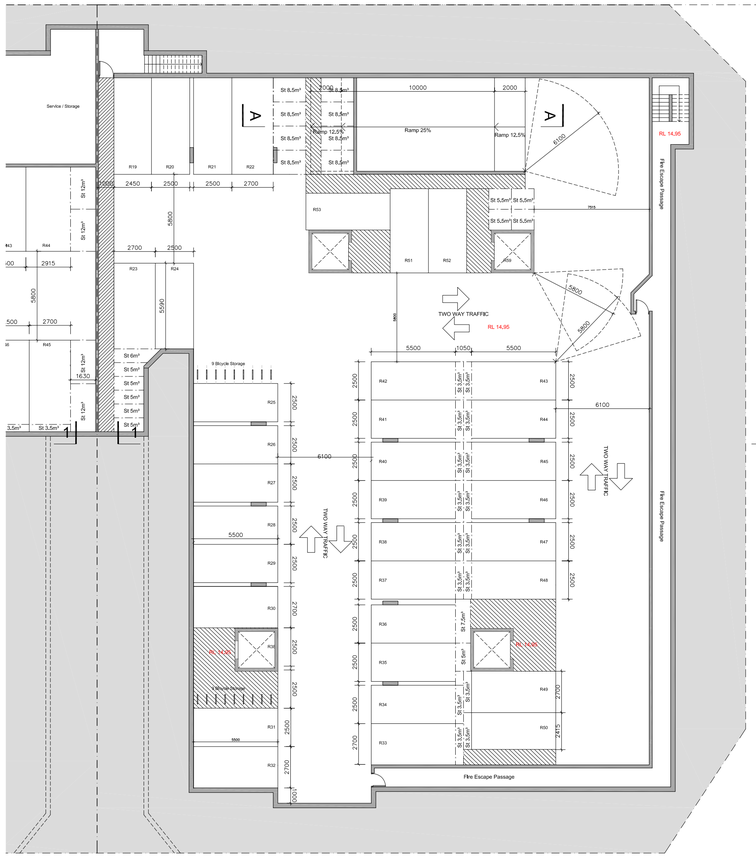
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 229
SCALE: AS MARKED (ON A1)

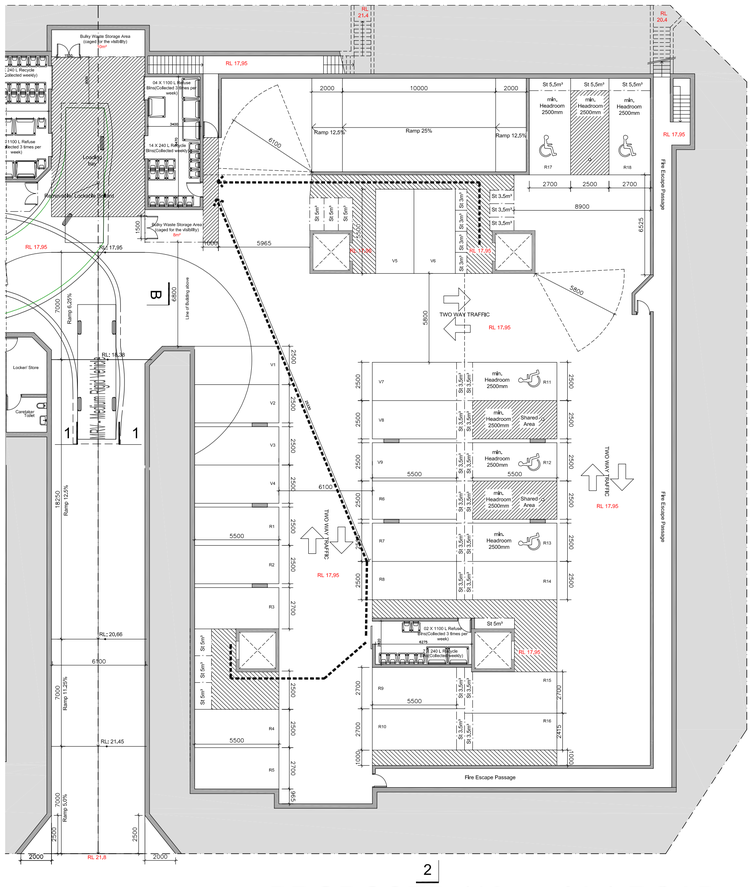
GRANGE AVENUE

2


Service / Storage
9 Bicycle Storage
Ramp 25%
Ramp 12.5%
TWO WAY TRAFFIC
RL 14.95
Fire Escape Passage
Fire Escape Passage
Fire Escape Passage

GRANGE AVENUE

2



2

PROPOSED (18m wide) ROAD

1

PROPOSED (18m wide) ROAD

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

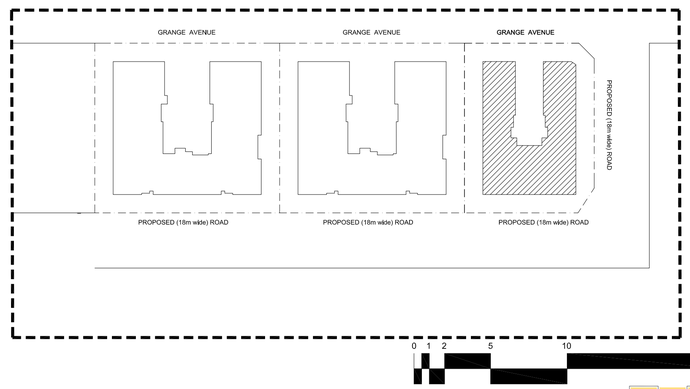
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



Building C- Basement 1 Plan

Scale: 1:200 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS
Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
BASEMENT 1 FLOOR PLAN
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

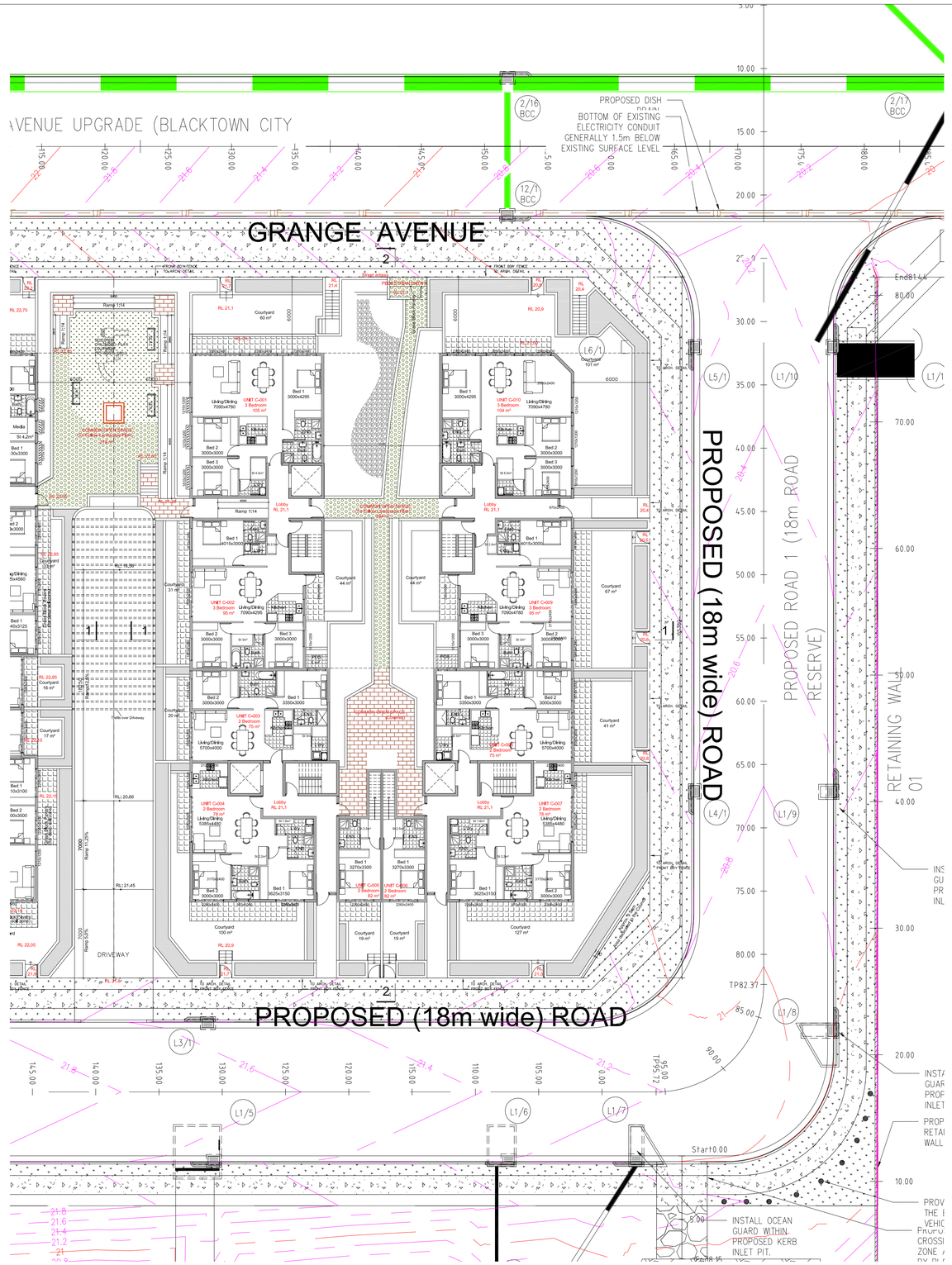
DRAWN BY: PP
CHECKED BY: FC
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 232

SCALE: 1:200 (ON A1)



Building C- Ground Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

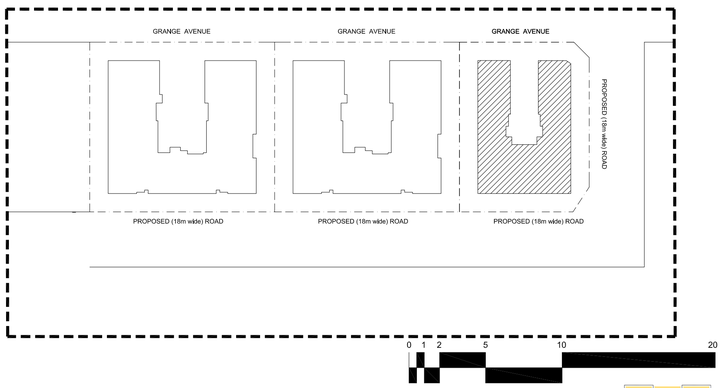
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: GROUND FLOOR PLAN
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

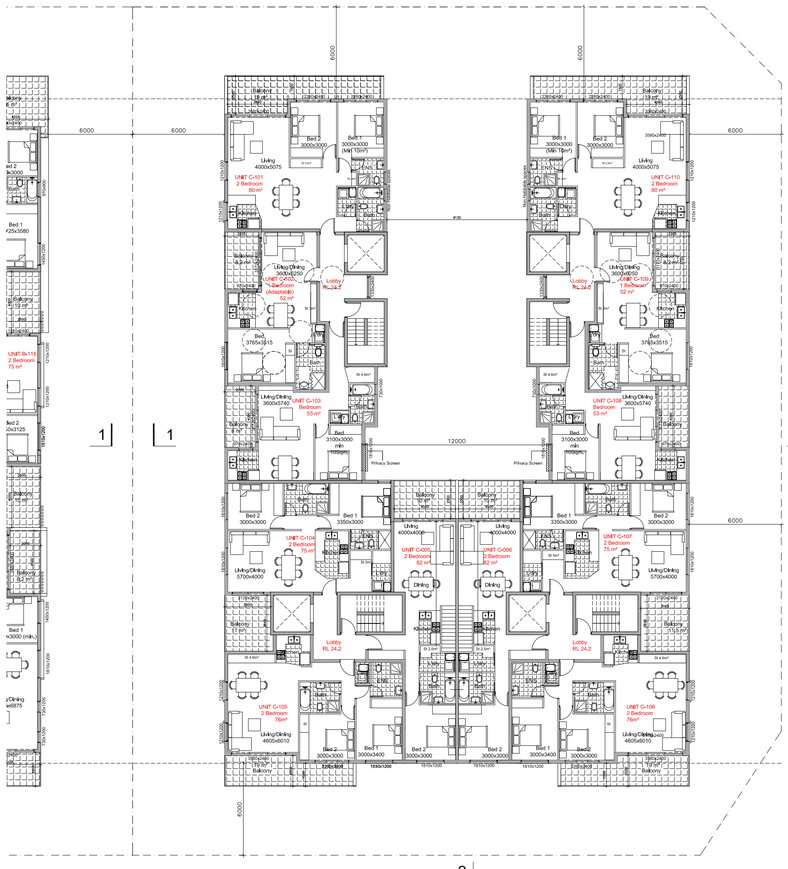
DRAWN BY: PP
CHECKED BY: FC
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 233

SCALE: 1:200 (ON A1)



Building C- First Floor Plan

Scale: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

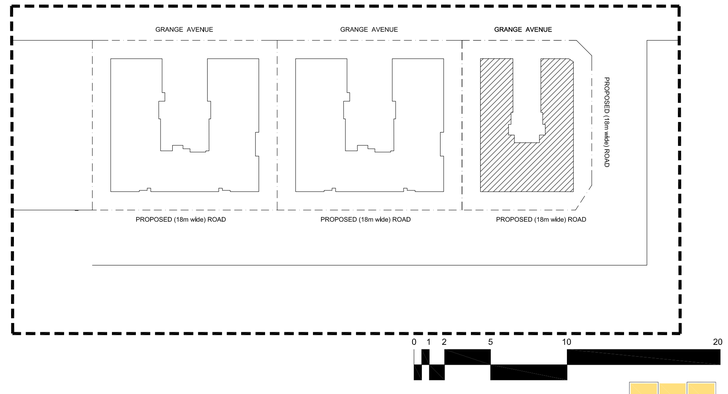
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off,
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
FIRST FLOOR PLAN
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

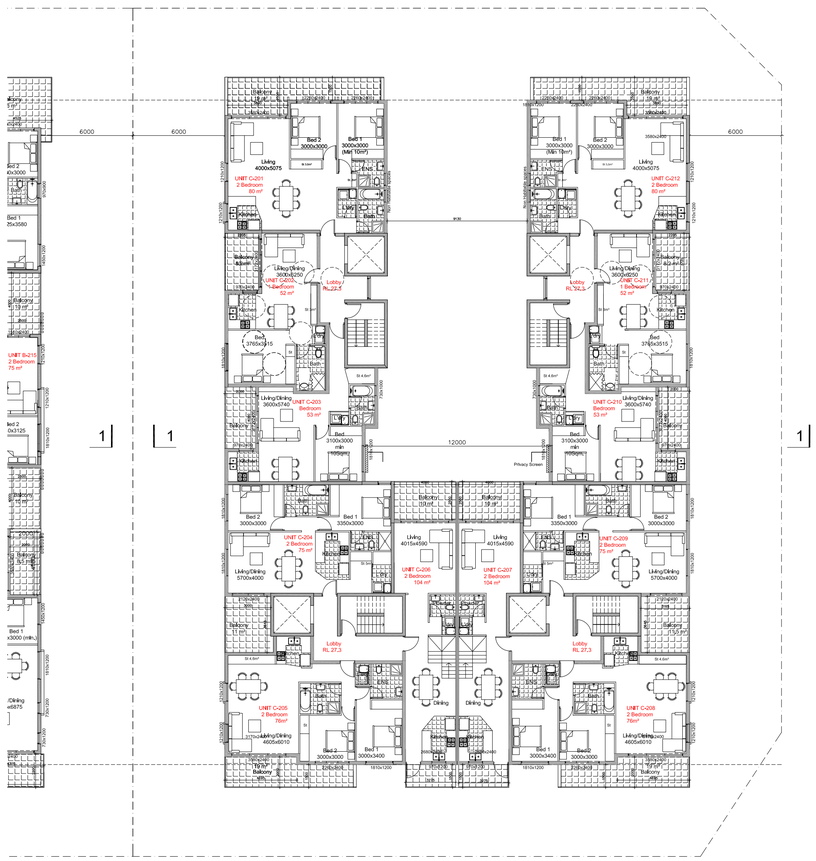
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

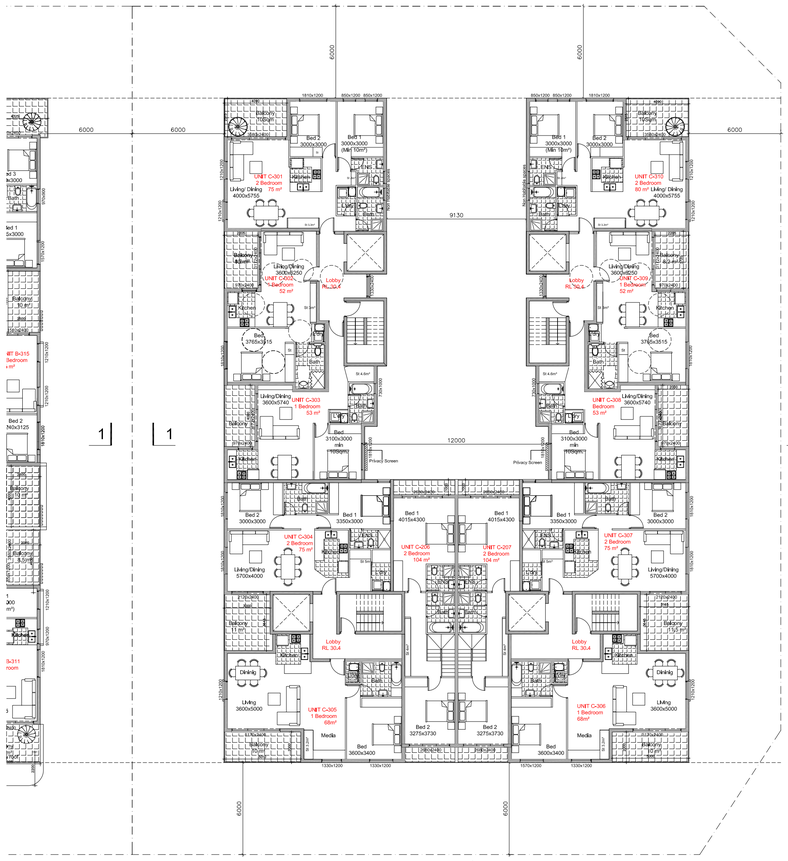
JOB No. 180916 DA: 234

SCALE: 1:200 (ON A1)

GRANGE AVENUE


2
6000
6000
6000
1
1
1
12000
UNIT C-201 2 Bedroom 80 m²
UNIT C-202 1 Bedroom 52 m²
UNIT C-203 1 Bedroom 53 m²
UNIT C-204 2 Bedroom 75 m²
UNIT C-205 2 Bedroom 76m²
UNIT C-206 2 Bedroom 104 m²
UNIT C-207 2 Bedroom 104 m²
UNIT C-208 2 Bedroom 76m²
UNIT C-209 2 Bedroom 75 m²
UNIT C-210 1 Bedroom 53 m²
UNIT C-211 1 Bedroom 52 m²
UNIT C-212 2 Bedroom 80 m²
UNIT B-215 2 Bedroom 75 m²
Lobby RL 27.5
Lobby RL 27.3
Lobby RL 27.3
Lobby RL 27.5
Living 4000x5075
Living/Dining 3600x5740
Living/Dining 5700x4000
Living/Dining 4605x6010
Living 4015x4590
Bed 1 3000x3000 (Min 10m²)
Bed 2 3000x3000
Bed 3 3100x3000 min 11m²
Bed 1 3700x3015
Bed 1 3700x3515
Bed 1 3350x3000
Bed 1 3000x3400
Bed 1 3000x3000
Bed 2 3000x3000
Bed 3 3000x3000
Balcony 59 m²
Balcony 39 m²
Balcony 10m²
Balcony 12m²
Balcony 7m²
Balcony 8m²
Balcony 9m²
Balcony 10

GRANGE AVENUE



PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
– Must install 4 Star rating toilet flushing system in each toilet.
– Must install 4 Star rating taps in each kitchen.
– Must install 4 Star rating taps in each bathroom.
– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

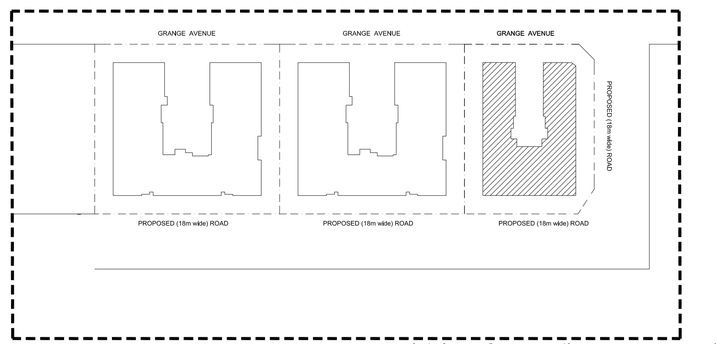
– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.
– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.
Garbage room: compact fluorescent: Efficiency measure: manual on/off.
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.
Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



0 1 2 5 10 20

Building C- Third Floor Plan

Scale: 1:200 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
THIRD FLOOR PLAN
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

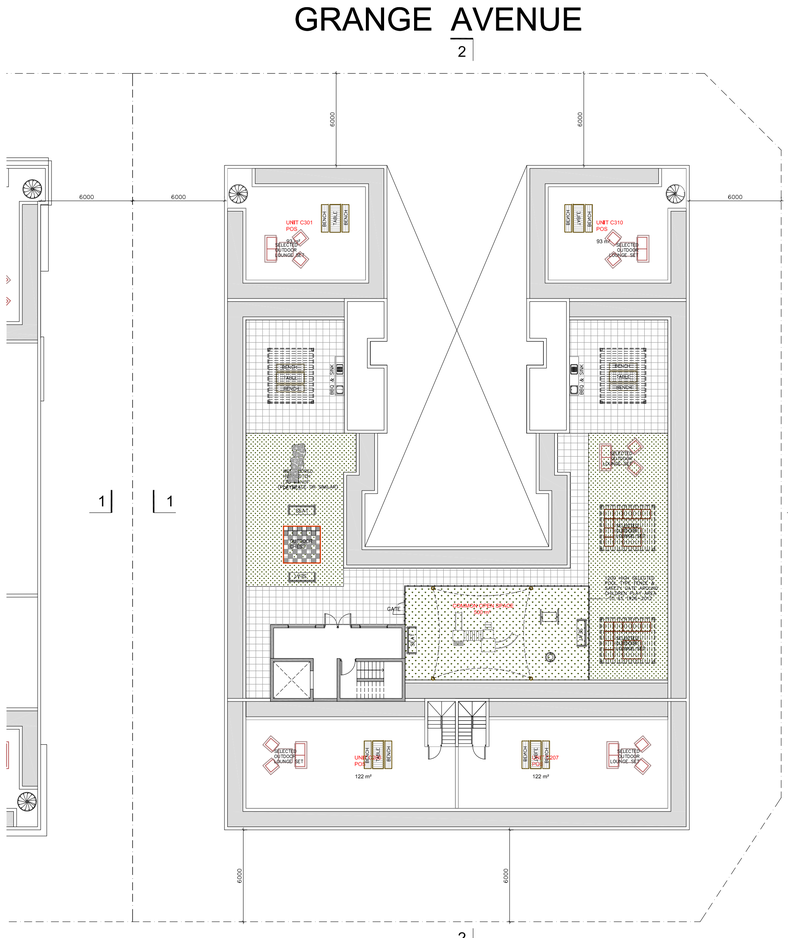
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 236

SCALE: 1:200 (ON A1)


GRANGE AVENUE
2
6000
6000
6000
6000
UNIT C301
POS
UNIT C310
POS
93 m²
ELECTR
OUTDOOR
LOUNGE 301
ELECTR
OUTDOOR
LOUNGE 310
LINEN
HALL
BEDROOM
BATH
LAUNDRY
BED 2
BED 3
BED 4
BED 5
KITCHEN
LIVING
DINING
BED 1
ENSUITE
WIR
BATH
LAUNDRY
LIFT
LIFT
LIFT

Building C- North Elevation

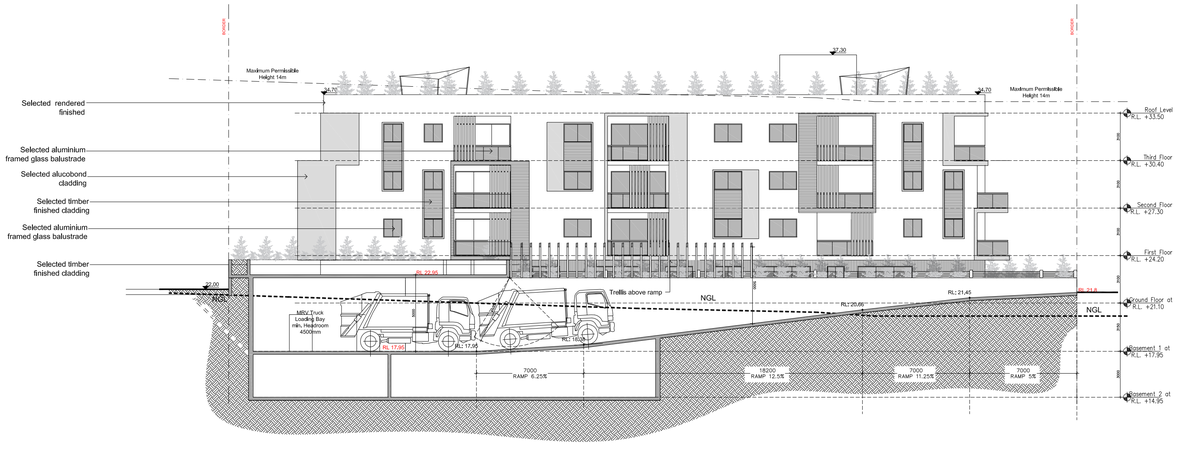
Sc: 1:200 (on A1)

Building C- South Elevation

Sc: 1:200 (on A1)

Building C- East Elevation

Sc: 1:200 (on A1)



Building C- West Elevation

Sc: 1:200 (on A1)

BASIX Commitments Water Commitments:

*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).

– Must install 4 Star rating toilet flushing system in each toilet.

– Must install 4 Star rating taps in each kitchen.

– Must install 4 Star rating taps in each bathroom.

– Must install 4 Star rating dish washer in each bathroom.

Energy Commitments:

*Hotwater

– Must install a gas instantaneous 6 Star system for each dwelling.

*Cooling/ Heating System

– Must install 1–phase airconditioning 4.5 Star to the living areas of each dwelling.

*Ventilation

–Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

– Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

– Must install ventilation systems to each Laundry of each dwelling individual fan,ducted to facade or roof: Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4 star energy rated dishwahser in the kitchen of all dwellings.

Common Areas

Water Commitments:

*Fixtures

– Must install 3 Star rating taps.

Energy Commitments:

*Ventilation

– Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + 2 Speed fan.

– Garbage Room, Building A– Ventilation exhaust only.

*Lighting – Must install lighting in:

Car park: Compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

Lift cars 1,2,3,4: light– Light emitting diode: Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent: Efficiency measure: manual on / manual off.

Garbage room: compact fluorescent: Efficiency measure: manual on/off.

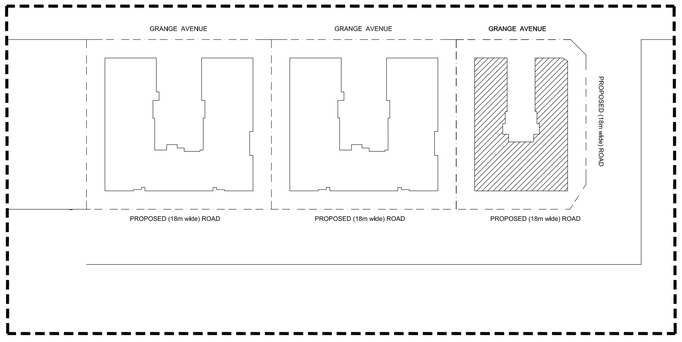
Plant rooms: compact fluorescent: Efficiency measure: manual on/ manual off.

Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VVV F motor for lifts.

NatHERS commitments:

- Ceiling Insulation : R2.0 fo units with exposed roof above
- Floor Insulation: None
- External Wall Insulation : R1.0
- Roof Type / colour : Suspended slab roof: Medium colour (SA 0.475 - 0.7)
- All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70
- All External door & window to be weather sealed
- Eaves / shading as per drawings



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ELEVATIONS
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

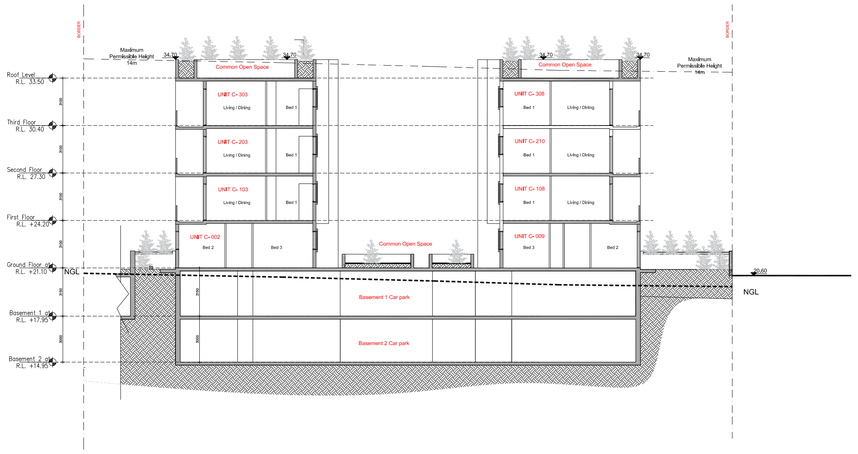
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

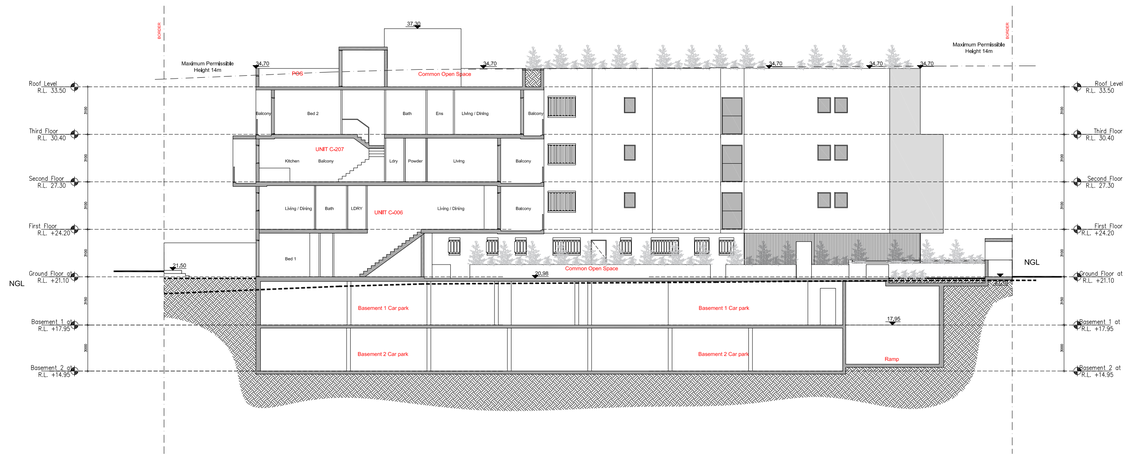
JOB No. 180916 DA: 238

SCALE: 1: 200 (ON A1)



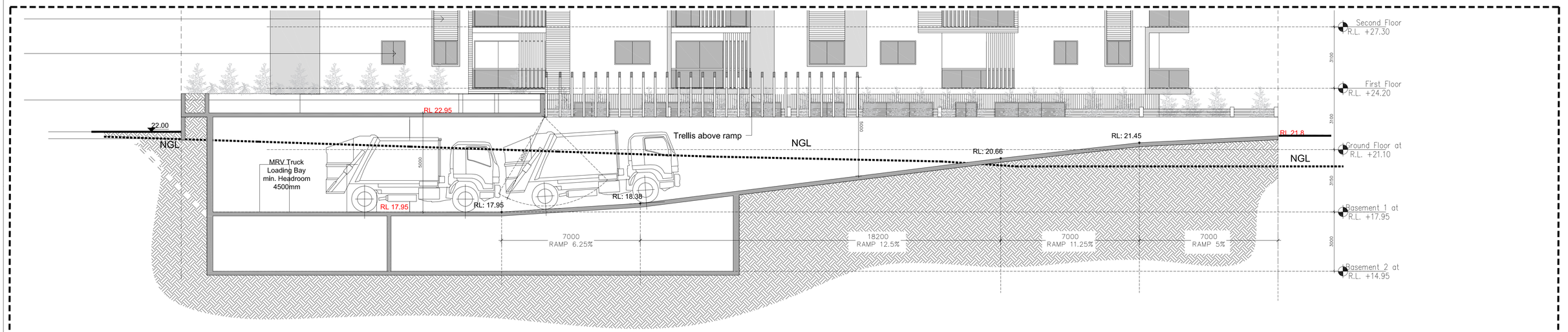
Building C- Section 1-1

Sc: 1:200 (on A1)



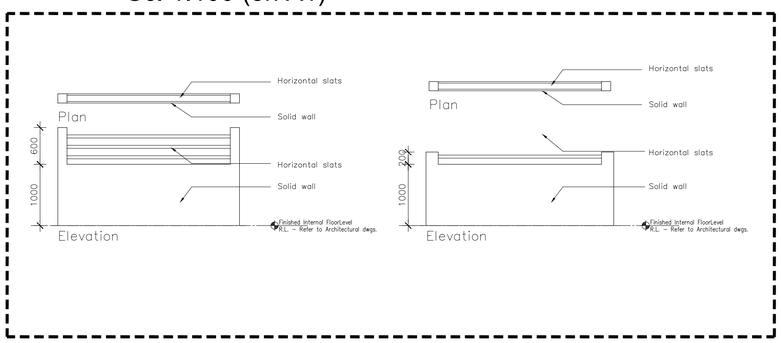
Building C- Section 2-2

Sc: 1:200 (on A1)



Building C- Driveway Section

Sc: 1:100 (on A1)

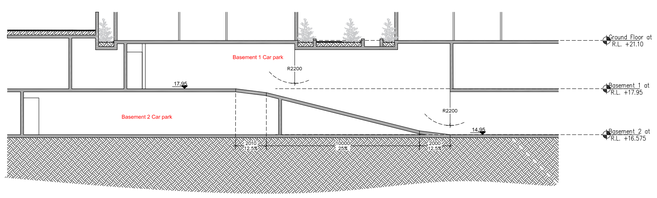


Fence Details- Front Fence

1:50 (on A1)

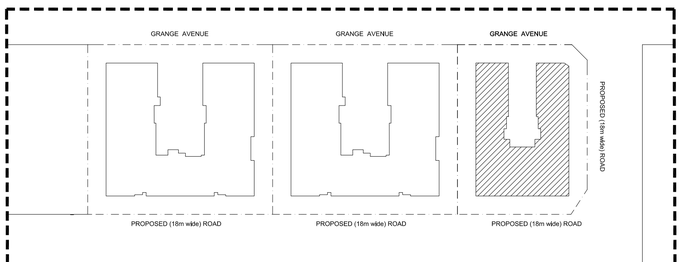
Fence Details- Courtyard Fence

1:50 (on A1)



Building C- Section A-A (Ramp from Basement 1 to Basement 2)

Sc: 1:200 (on A1)



ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SECTIONS
AND FENCE DETAILS
BUILDING C

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

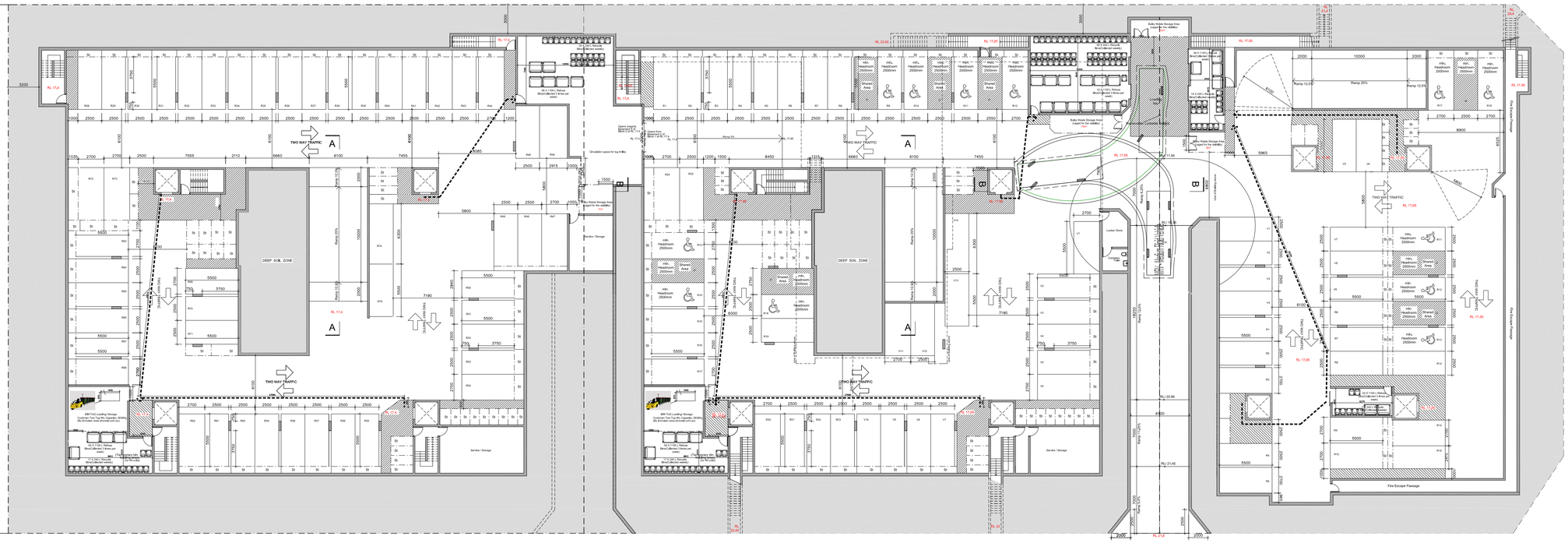
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

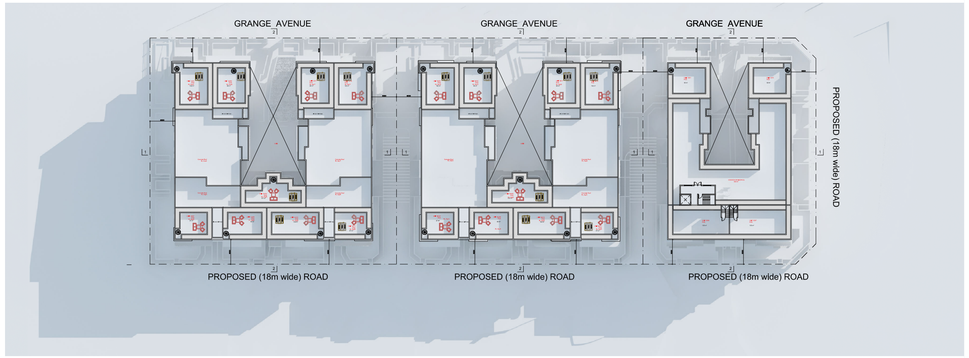
ISSUE: D
JOB No. 180916 DA: 239
SCALE: AS MARKED (ON A1)

GRANGE AVENUE

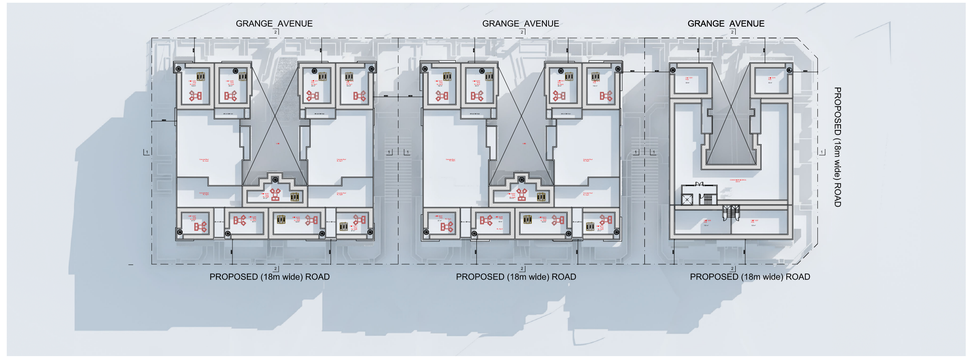
GRANGE AVENUE

GRANGE AVENUE

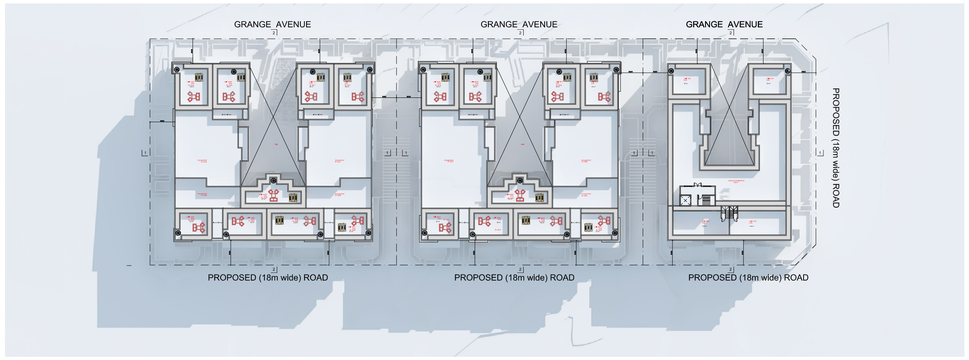

TWO WAY TRAFFIC
DEEP SOIL ZONE
Ramp 25%
Ramp 12.5%
Ramp 17.5%
Ramp 5.5%
Ramp 3%
Service / Storage
Fire Escape Passage
Locker Store
Bulky Waste Storage Area (Ingoal for the rotation)
Circulation space for bug trolley
Grease trap in Basement B1 at RL 17.45
Grease trap in Basement B1 at RL 17.45
Bulky Waste Storage Area (Ingoal for the rotation)



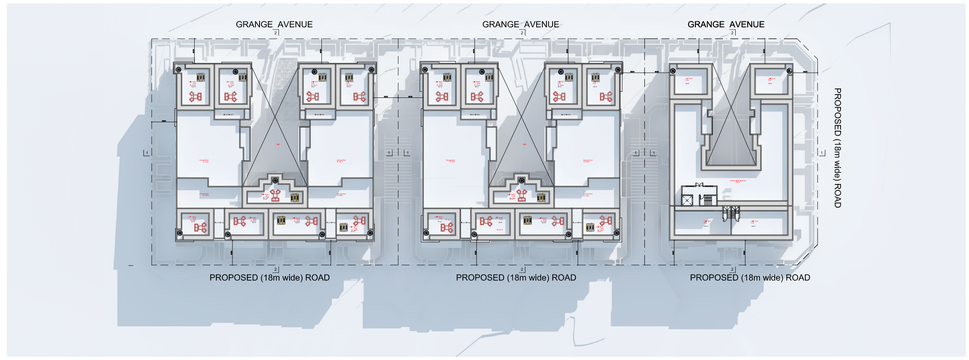
9:00 21 June



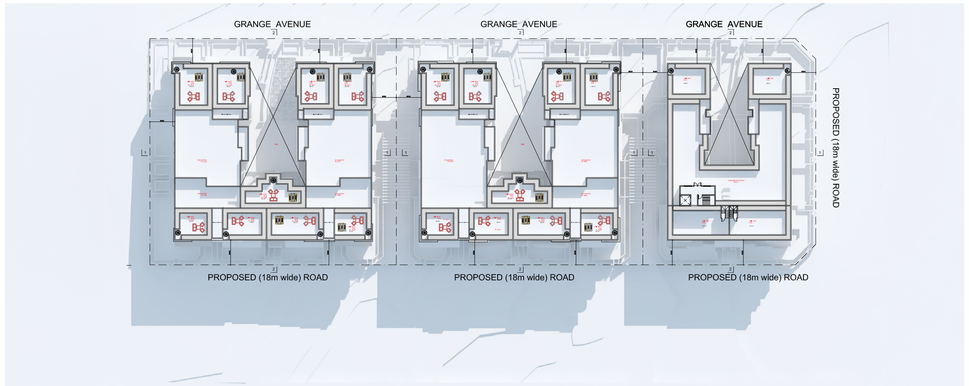
9:30 21 June



10:00 21 June



10:30 21 June



11:00 21 June

SHADOW DIAGRAM
Scale 1:750

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

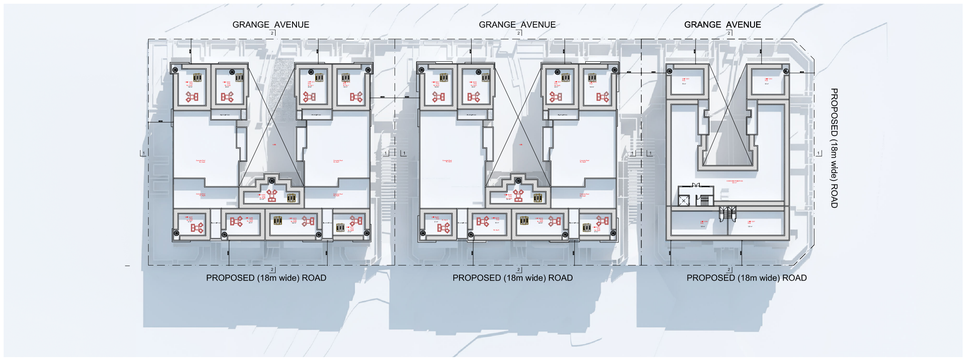
N

SHEET TITLE: SHADOW DIAGRAMS 1/3
LOGGED AT: BLACKTOWN CITY COUNCIL

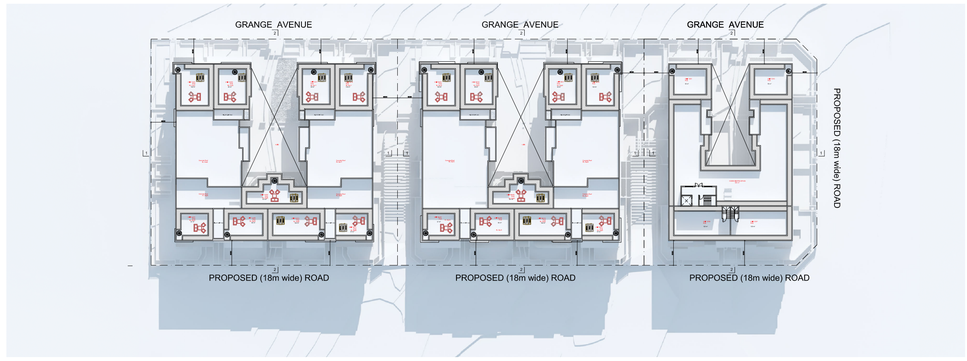
DRAWN BY: PP
CHECKED BY: FG
DATE: 04/ 21

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

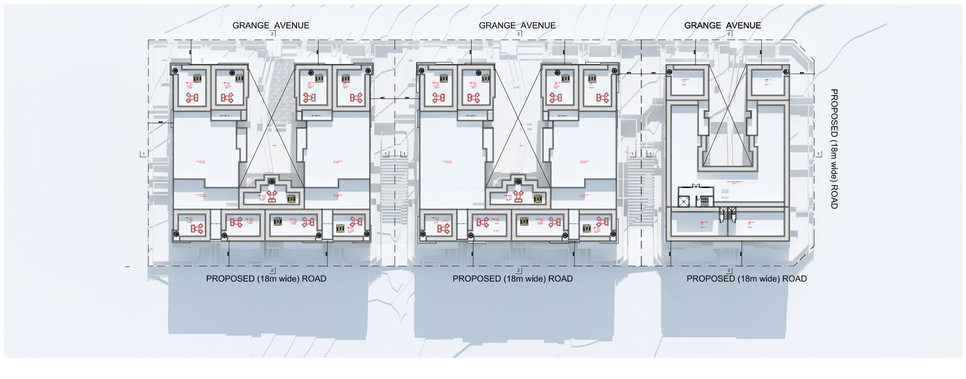
ISSUE: D
JOB No. 180916 DA: 300
SCALE: 1:750 (ON A1)



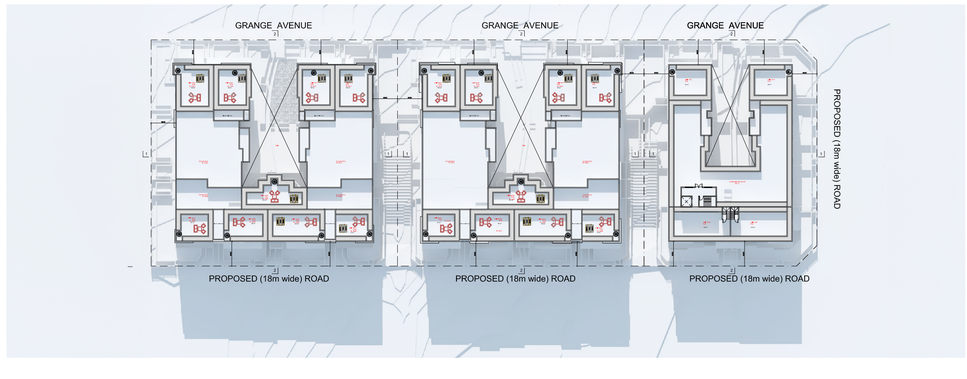
11:30 21 June



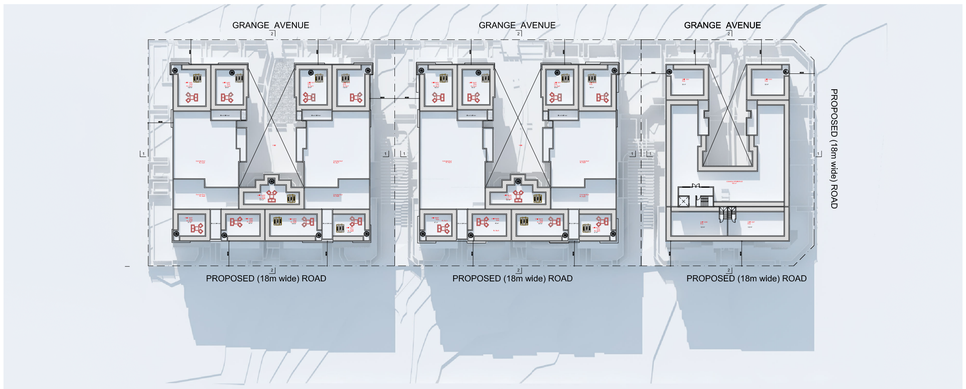
12:00 21 June



12:30 21 June



1:00 21 June



1:30 21 June

SHADOW DIAGRAM
Scale 1:750

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

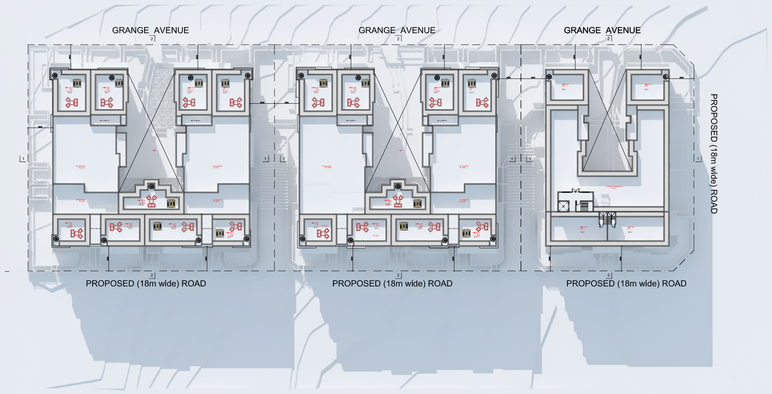
N

SHEET TITLE: SHADOW DIAGRAMS 2/3
LOGGED AT: BLACKTOWN CITY COUNCIL

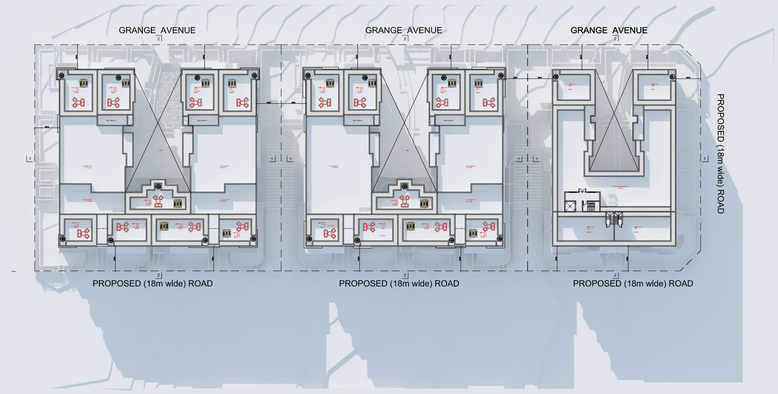
DRAWN BY: PP
CHECKED BY: FG
DATE: 04/ 21

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

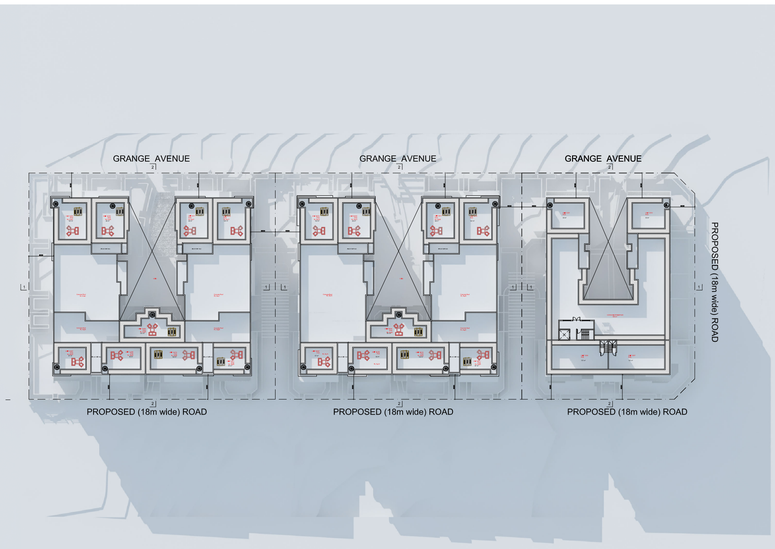
ISSUE: D
JOB No. 180916 DA: 301
SCALE: 1:750 (ON A1)



2:00 21 June



2:30 21 June



3:00 21 June

SHADOW DIAGRAM
Scale 1:750

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: SHADOW DIAGRAMS 3/3

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FC
DATE: 04/ 21

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 302

SCALE: 1:750 (ON A1)

BLOCK A:
Solar Access Unit = 52
Cross Flow Ventilation Unit = 45

205-209 Grange avenue, Marsden Park- Solar access & Cross flow Ventilation Table- Building A

Unit	9.00 Am	9.30 Am	10.00 Am	10.30 Am	11.00 Am	11.30 Am	12.00 Pm	12.30 Pm	1.00 Pm	1.30 Pm	2.00 Pm	2.30 Pm	3.00 Pm	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	Cross Flow Ventilation
A-001														YES	YES
A-002														YES	YES
A-003														YES	No
A-004														YES	No
A-005														YES	YES
A-006														YES	YES
A-007														YES	YES
A-008														YES	YES
A-009														YES	YES
A-010														YES	YES
A-011														YES	YES
A-012														YES	YES
A-013														No	No
A-014														YES	No
A-015														YES	YES
A-016														YES	YES
A-101														YES	YES
A-102														YES	YES
A-103														YES	No
A-104														YES	No
A-105														YES	YES
A-106														YES	YES
A-107														YES	YES
A-108														No	No
A-109														YES	YES
A-110														No	No
A-111														YES	YES
A-112														YES	YES
A-113														YES	YES
A-114														No	No
A-115														YES	No
A-116														YES	YES
A-117														YES	YES
A-201														YES	YES
A-202														YES	YES
A-203														YES	No
A-204														YES	No
A-205														No	YES
A-206														No	YES
A-207														YES	YES
A-208														No	No
A-209														YES	YES
A-210														No	No
A-211														YES	YES
A-212														YES	YES
A-213														YES	YES
A-214														No	No
A-215														YES	No
A-216														YES	YES
A-217														YES	YES
A-301														YES	YES
A-302														YES	YES
A-303														YES	No
A-304														YES	No
A-305														No	YES
A-306														No	YES
A-307														YES	YES
A-308														No	No
A-309														YES	YES
A-310														No	No
A-311														YES	YES
A-312														YES	YES
A-313														YES	YES
A-314														YES	No
A-315														YES	No
A-316														YES	YES
A-317														YES	YES

SUMMARY OF SOLAR ACCESS UNITS (Block A)

	A
Solar Access (More than 2hrs)	52
Solar Access (Less than 2hrs)	6
No Solar Access	9
Total	67

Refer to drawing number- DA400A1

SUMMARY OF CROSS VENTILATION UNITS (Block A)

	A
Cross Ventilated Units	45
Non-Cross Ventilated Units	22
Total	67

Refer to drawing number- DA400A2

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SOLAR ACCESS
& CROSS VENTILATION SCHEDULE (BLOCK A)

LOGGED AT: BLACKTOWN CITY COUNCIL

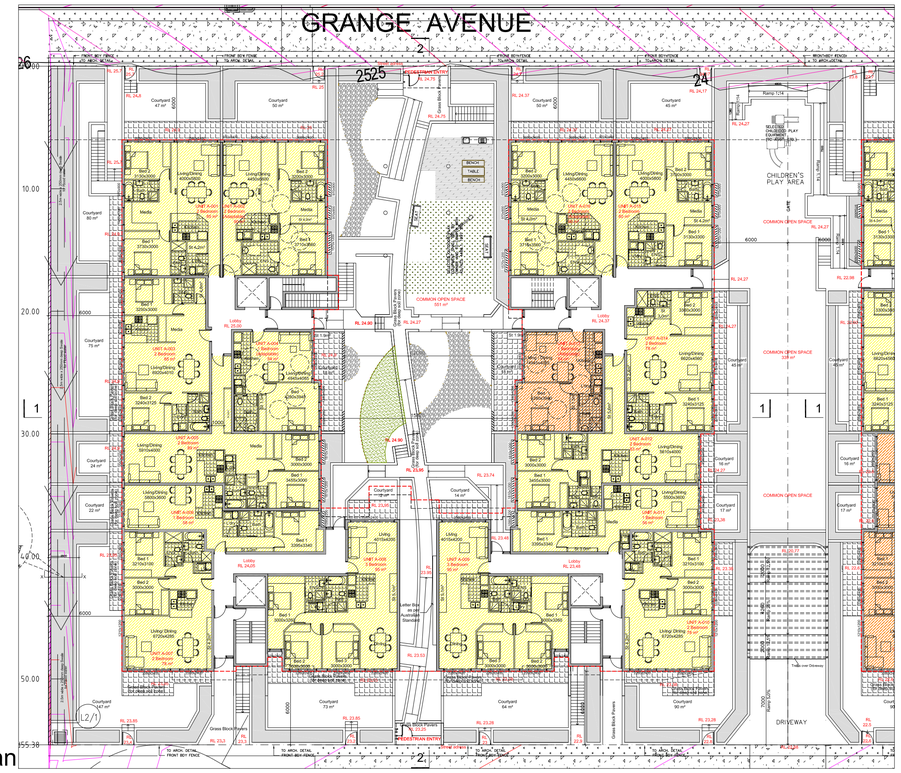
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 400A
SCALE: —

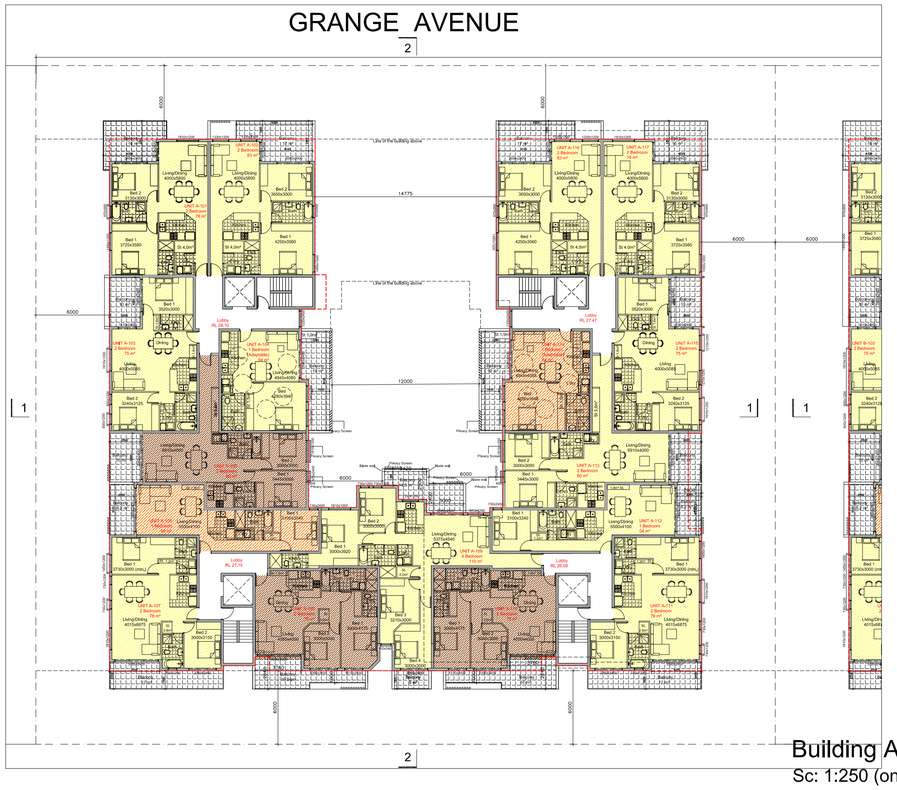
BLOCK 'A' SUMMARY

Solar Access (More than 2hrs)	52
Solar Access (Less than 2hrs)	6
No Solar Access	9
Total	67



A-001	YES
A-002	YES
A-003	YES
A-004	YES
A-005	YES
A-006	YES
A-007	YES
A-008	YES
A-009	YES
A-010	YES
A-011	YES
A-012	YES
A-013	No
A-014	YES
A-015	YES
A-016	YES

Building A- Ground Floor Plan
Sc: 1:250 (on A1)

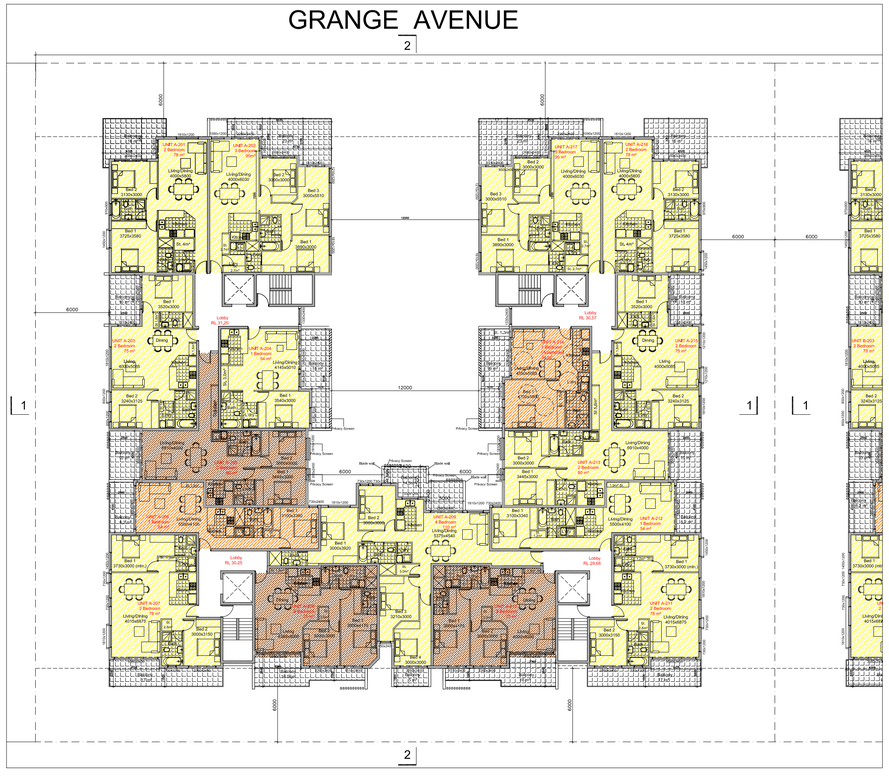


A-101	YES
A-102	YES
A-103	YES
A-104	YES
A-105	No
A-106	No
A-107	YES
A-108	No
A-109	YES
A-110	No
A-111	YES
A-112	YES
A-113	YES
A-114	No
A-115	YES
A-116	YES
A-117	YES

Building A- First Floor Plan
Sc: 1:250 (on A1)

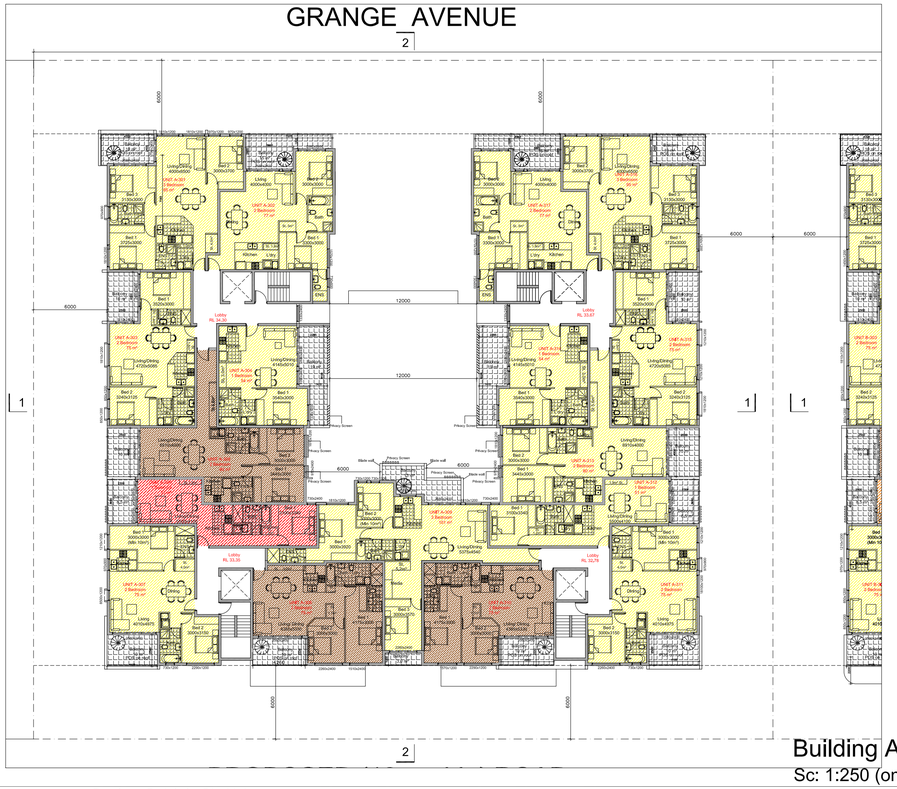
SOLAR ACCESS LEGEND

SOLAR ACCESS LEGEND
- More than 2 hrs
- Less than 2 hrs
- No Solar Access



A-201	YES
A-202	YES
A-203	YES
A-204	YES
A-205	No
A-206	No
A-207	YES
A-208	No
A-209	YES
A-210	No
A-211	YES
A-212	YES
A-213	YES
A-214	No
A-215	YES
A-216	YES
A-217	YES

Building A- Second Floor Plan
Sc: 1:250 (on A1)



A-301	YES
A-302	YES
A-303	YES
A-304	YES
A-305	No
A-306	No
A-307	YES
A-308	No
A-309	YES
A-310	No
A-311	YES
A-312	YES
A-313	YES
A-314	YES
A-315	YES
A-316	YES
A-317	YES

Building A- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SOLAR ACCESS PLANS
BLOCK A

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

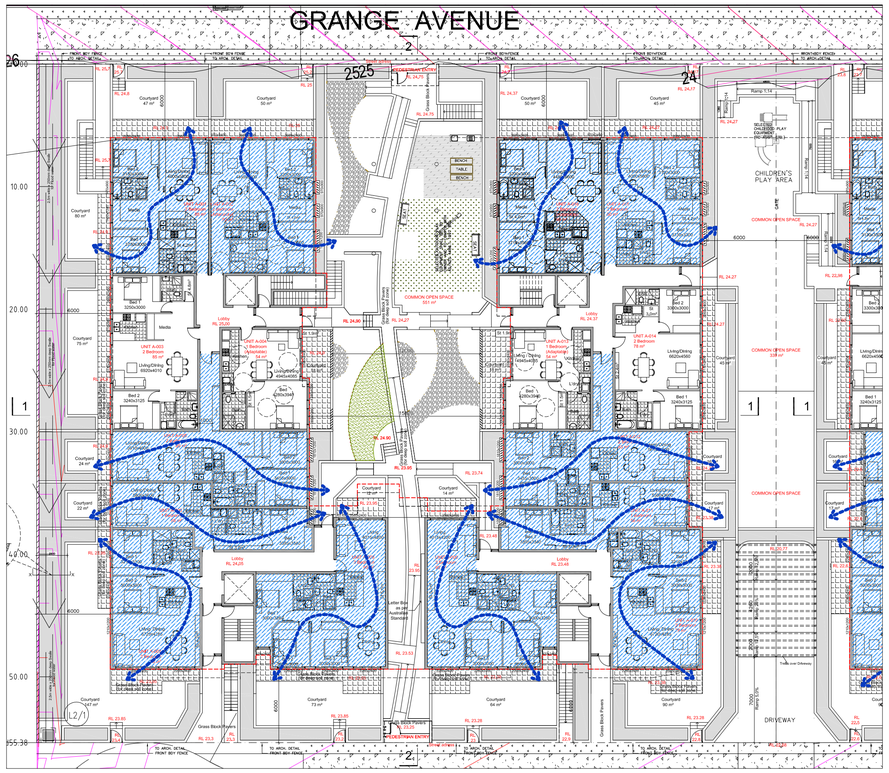
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 400A1
ISSUE: D
SCALE: 1: 250

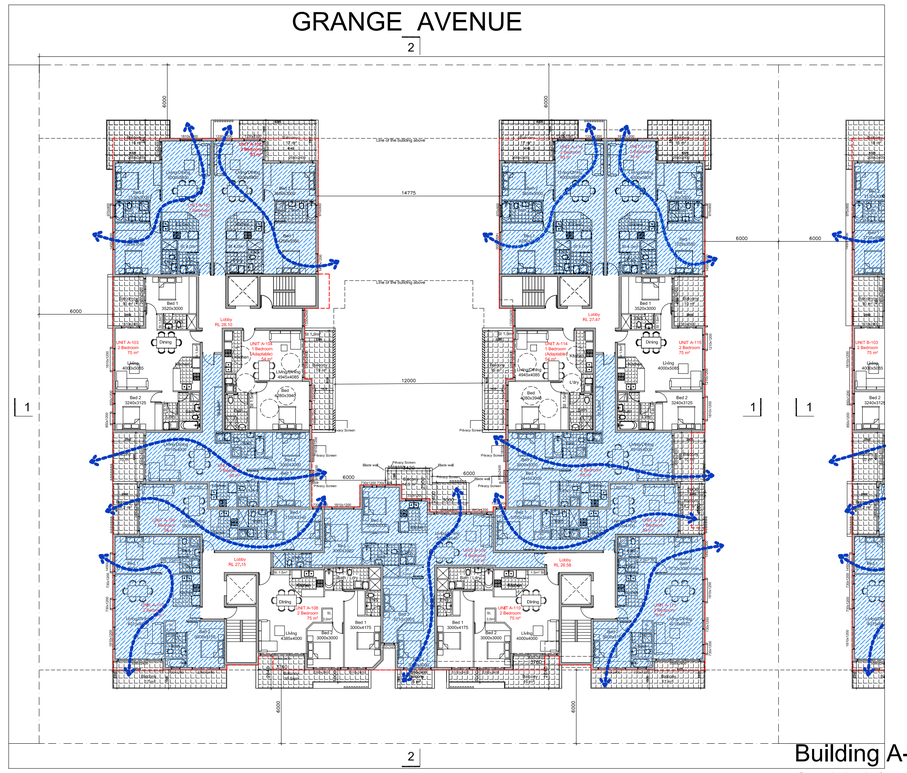
BLOCK A:

Cross Ventilated Units	45
Non-Cross Ventilated Units	22
Total	67

A-001	YES
A-002	YES
A-003	No
A-004	No
A-005	YES
A-006	YES
A-007	YES
A-008	YES
A-009	YES
A-010	YES
A-011	YES
A-012	YES
A-013	No
A-014	No
A-015	YES
A-016	YES



Building A- Ground Floor Plan
Sc: 1:250 (on A1)



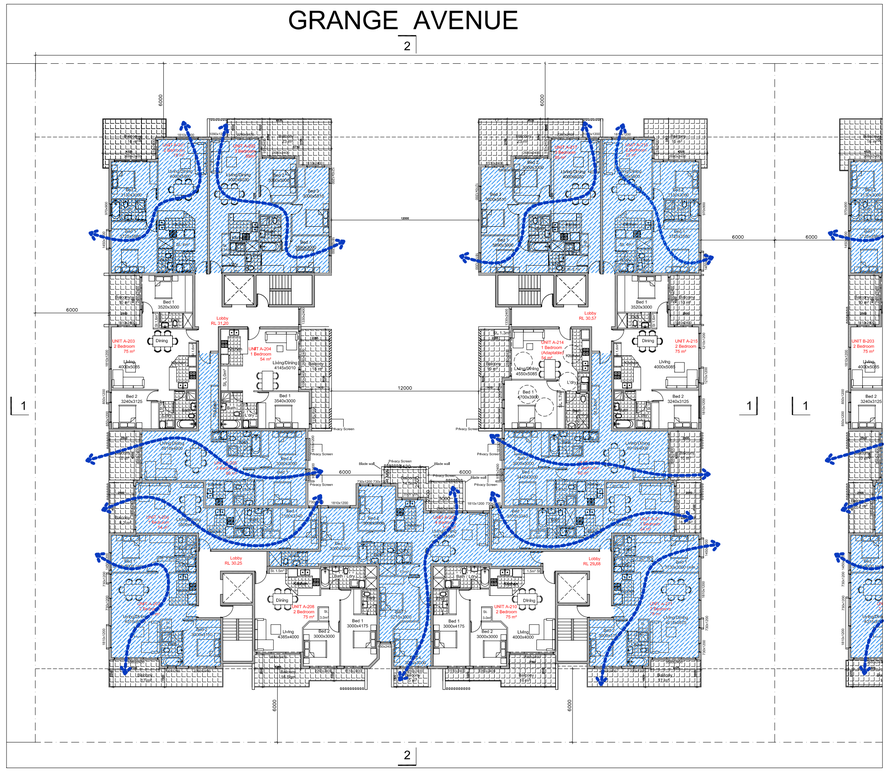
A-101	YES
A-102	YES
A-103	No
A-104	No
A-105	YES
A-106	YES
A-107	YES
A-108	No
A-109	YES
A-110	No
A-111	YES
A-112	YES
A-113	YES
A-114	No
A-115	No
A-116	YES
A-117	YES

Building A- First Floor Plan
Sc: 1:250 (on A1)

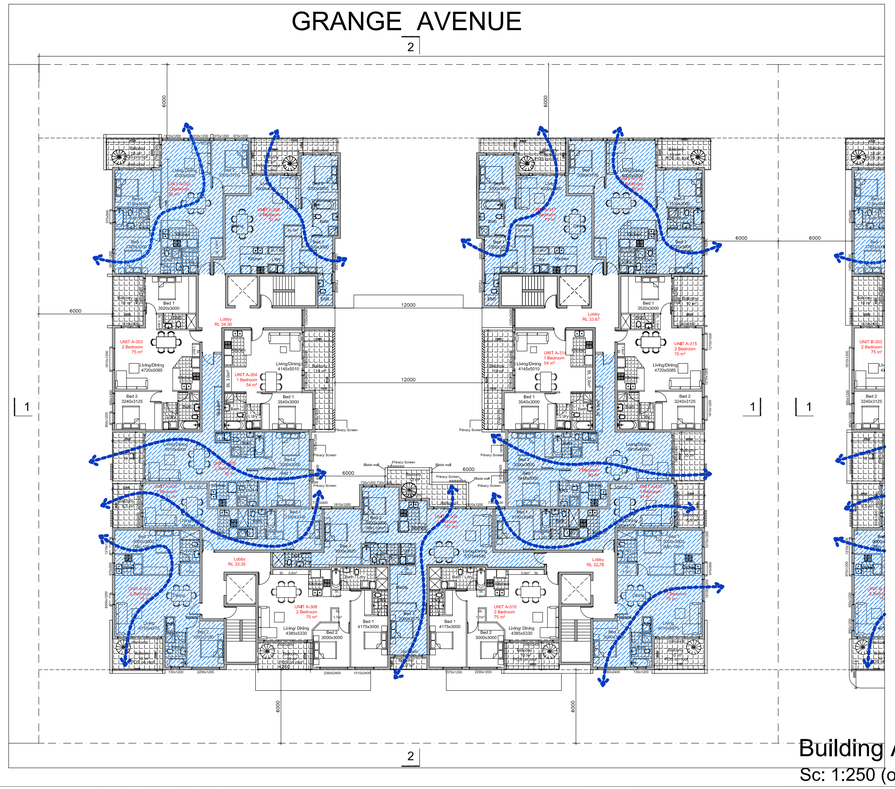
CROSS VENTILATION LEGEND

CROSS VENTILATION LEGEND	
Cross ventilation achieved	
Air Flow	

A-201	YES
A-202	YES
A-203	No
A-204	No
A-205	YES
A-206	YES
A-207	YES
A-208	No
A-209	YES
A-210	No
A-211	YES
A-212	YES
A-213	YES
A-214	No
A-215	No
A-216	YES
A-217	YES



Building A- Second Floor Plan
Sc: 1:250 (on A1)



A-301	YES
A-302	YES
A-303	No
A-304	No
A-305	YES
A-306	YES
A-307	YES
A-308	No
A-309	YES
A-310	No
A-311	YES
A-312	YES
A-313	YES
A-314	No
A-315	No
A-316	YES
A-317	YES

Building A- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
CROSS VENTILATION PLANS
BLOCK A

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 400A2

ISSUE: D

SCALE: 1: 250

BLOCK B:
Solar Access Unit = 48
Cross Flow Ventilation Unit = 45

205-209 Grange avenue, Marsden Park- Solar access & Cross flow Ventilation Table- Building B

Unit	9.00 Am	9.30 Am	10.00 Am	10.30 Am	11.00 Am	11.30 Am	12.00 Pm	12.30 Pm	1.00 Pm	1.30 Pm	2.00 Pm	2.30 Pm	3.00 Pm	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	Cross Flow Ventilation
B-001	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-002	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-003									■	■	■	■	■	YES	No
B-004			■	■	■	■								YES	No
B-005											■	■		No	YES
B-006											■	■		No	YES
B-007									■	■	■			No	YES
B-008					■	■	■	■	■					YES	YES
B-009							■	■	■	■	■			YES	YES
B-010				■	■	■	■	■						YES	YES
B-011				■	■	■								No	YES
B-012			■	■	■	■								YES	YES
B-013											■	■	■	No	No
B-014			■	■	■	■	■	■						YES	No
B-015	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-016	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-101	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-102	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-103									■	■	■	■	■	YES	No
B-104		■	■	■	■	■								YES	No
B-105														No	YES
B-106												■		No	YES
B-107									■	■	■	■		YES	YES
B-108														No	No
B-109						■	■	■	■	■	■	■		YES	YES
B-110														No	No
B-111		■	■	■	■	■	■	■						YES	YES
B-112		■	■	■	■									YES	YES
B-113		■	■	■										No	YES
B-114										■	■	■	■	YES	No
B-115		■	■	■	■	■	■	■						YES	No
B-116	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-117	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-201	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-202	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-203									■	■	■	■	■	YES	No
B-204	■	■	■	■	■									YES	No
B-205														No	YES
B-206												■	■	No	YES
B-207									■	■	■	■	■	YES	YES
B-208														No	No
B-209					■	■	■	■	■	■	■	■		YES	YES
B-210														No	No
B-211	■	■	■	■	■	■	■	■						YES	YES
B-212	■	■	■	■	■									YES	YES
B-213	■	■	■	■										YES	YES
B-214												■	■	No	No
B-215	■	■	■	■	■	■	■	■						YES	No
B-216	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-217	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-301	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-302	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-303									■	■	■	■	■	YES	No
B-304	■	■	■	■	■	■	■	■						YES	No
B-305														No	YES
B-306												■	■	No	YES
B-307									■	■	■	■	■	YES	YES
B-308														No	No
B-309	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-310														No	No
B-311	■	■	■	■	■	■	■	■						YES	YES
B-312	■	■	■	■	■									YES	YES
B-313	■	■	■	■										YES	YES
B-314									■	■	■	■	■	YES	No
B-315	■	■	■	■	■	■	■	■						YES	No
B-316	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
B-317	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES

SUMMARY OF SOLAR ACCESS UNITS (Block B)

	A
Solar Access (More than 2hrs)	48
Solar Access (Less than 2hrs)	10
No Solar Access	9
Total	67

Refer to drawing number- DA400B1

SUMMARY OF CROSS VENTILATION UNITS (Block B)

	A
Cross Ventilated Units	45
Non-Cross Ventilated Units	22
Total	67

Refer to drawing number- DA400B2

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SOLAR ACCESS
& CROSS VENTILATION SCHEDULE
BLOCK B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FC
DATE: 05/ 19

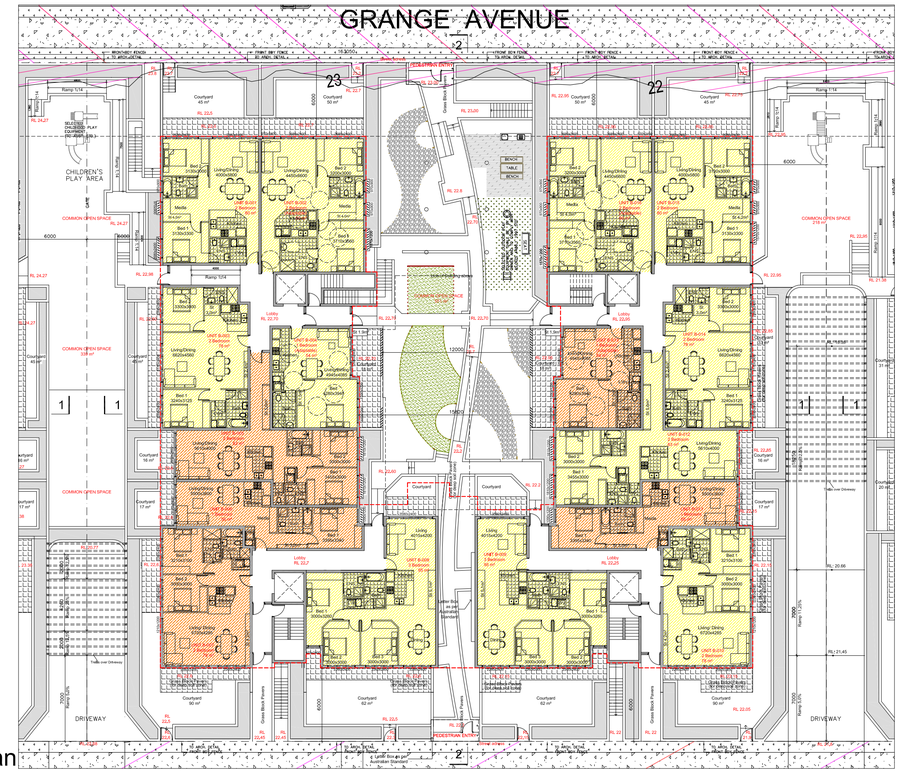
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 400B
SCALE: —

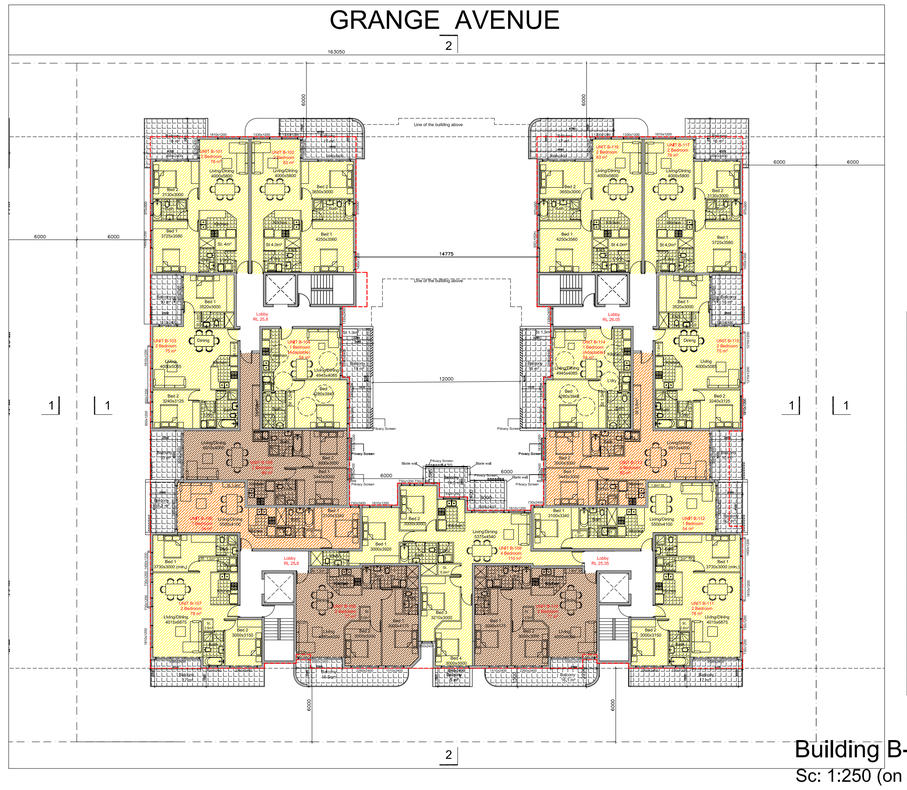
BLOCK 'B' SUMMARY (SOLAR ACCESS)

Solar Access (More than 2hrs)	48
Solar Access (Less than 2hrs)	6
No Solar Access	9
Total	67

B-001	YES
B-002	YES
B-003	YES
B-004	YES
B-005	No
B-006	No
B-007	No
B-008	YES
B-009	YES
B-010	YES
B-011	No
B-012	YES
B-013	No
B-014	YES
B-015	YES
B-016	YES



Building B- Ground Floor Plan
Sc: 1:250 (on A1)



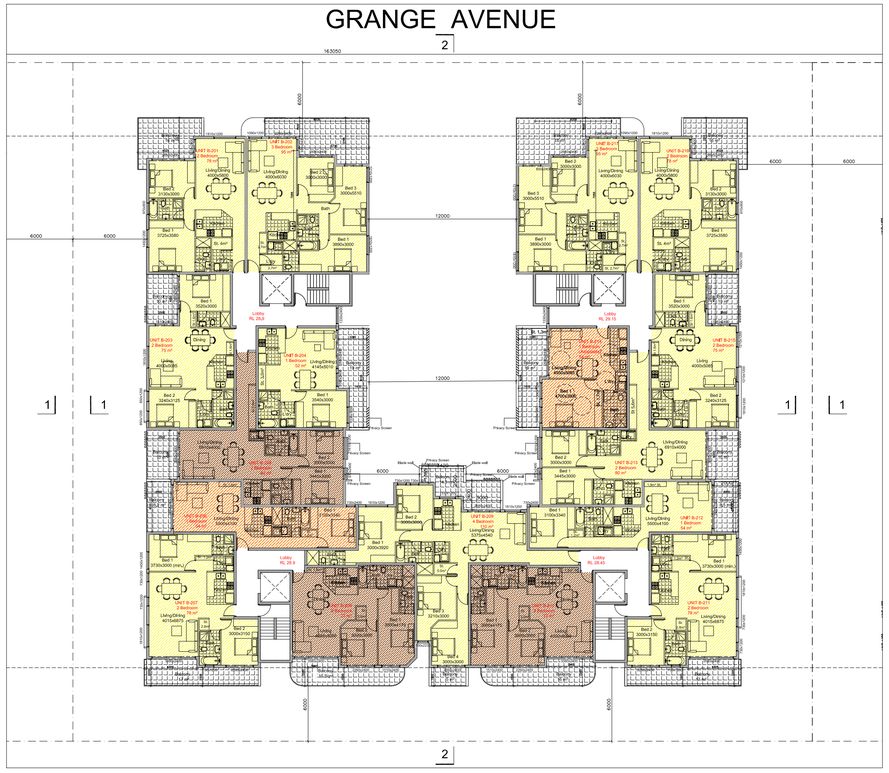
B-101	YES
B-102	YES
B-103	YES
B-104	YES
B-105	No
B-106	No
B-107	YES
B-108	No
B-109	YES
B-110	No
B-111	YES
B-112	YES
B-113	No
B-114	YES
B-115	YES
B-116	YES
B-117	YES

Building B- First Floor Plan
Sc: 1:250 (on A1)

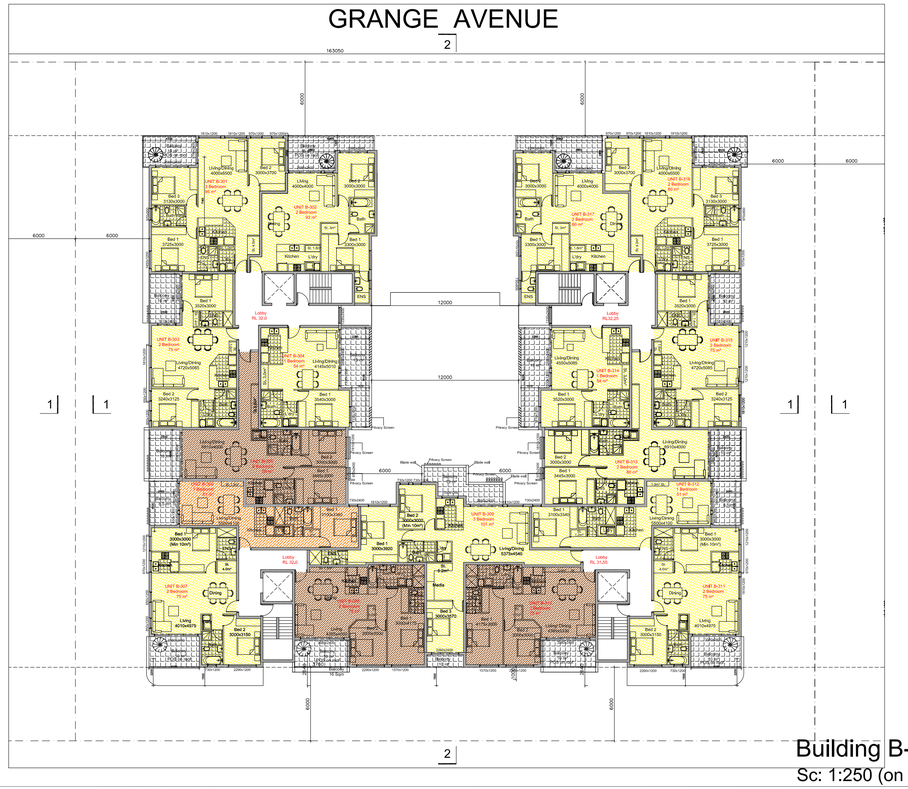
SOLAR ACCESS LEGEND

SOLAR ACCESS LEGEND
- More than 2 hrs
- Less than 2 hrs
- No Solar Access

B-201	YES
B-202	YES
B-203	YES
B-204	YES
B-205	No
B-206	No
B-207	YES
B-208	No
B-209	YES
B-210	No
B-211	YES
B-212	YES
B-213	YES
B-214	No
B-215	YES
B-216	YES
B-217	YES



Building B- Second Floor Plan
Sc: 1:250 (on A1)



B-301	YES
B-302	YES
B-303	YES
B-304	YES
B-305	No
B-306	No
B-307	YES
B-308	No
B-309	YES
B-310	No
B-311	YES
B-312	YES
B-313	YES
B-314	YES
B-315	YES
B-316	YES
B-317	YES

Building B- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE:
SOLAR ACCESS PLANS
BLOCK B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

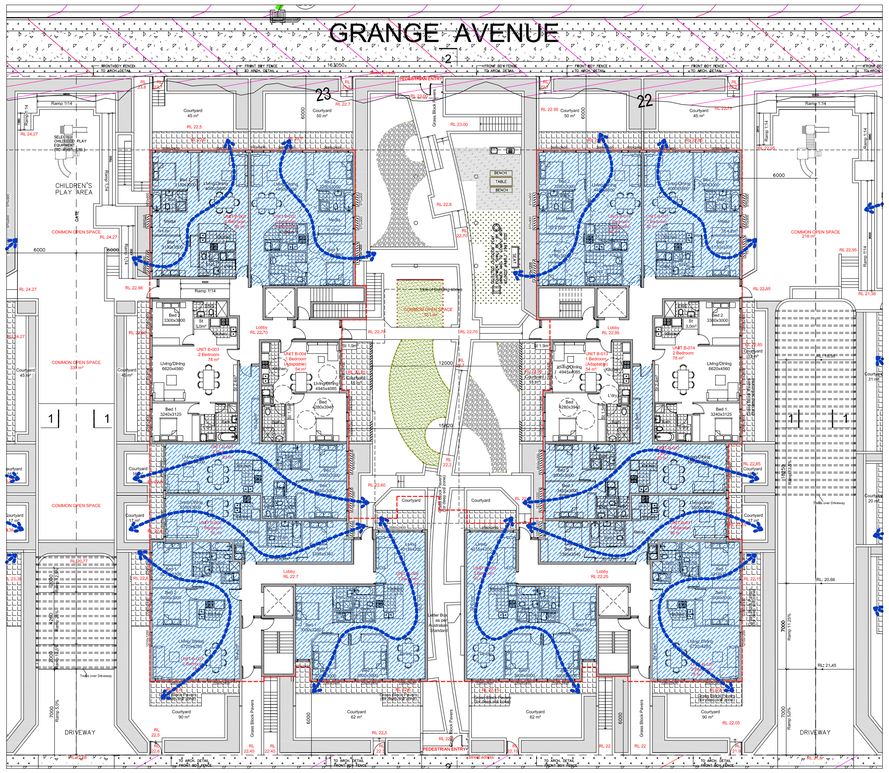
JOB No. 180916 DA: 400B1

SCALE: 1: 250

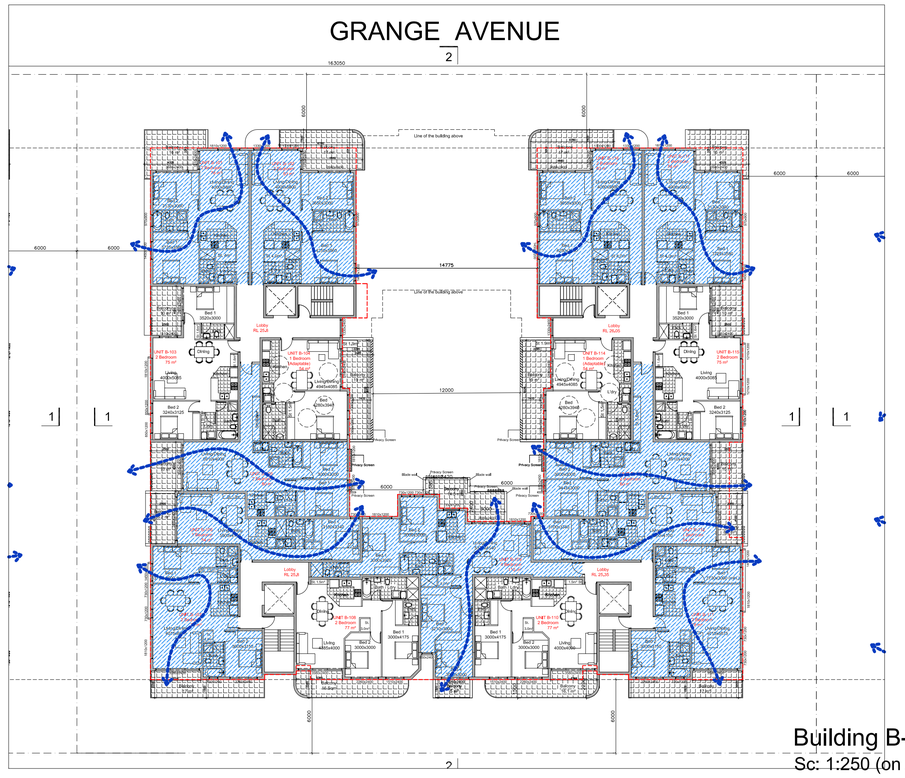
BLOCK B:

Cross Ventilated Units	45
Non-Cross Ventilated Units	22
Total	67

B-001	YES
B-002	YES
B-003	No
B-004	No
B-005	YES
B-006	YES
B-007	YES
B-008	YES
B-009	YES
B-010	YES
B-011	YES
B-012	YES
B-013	No
B-014	No
B-015	YES
B-016	YES



Building B- Ground Floor Plan
Sc: 1:250 (on A1)



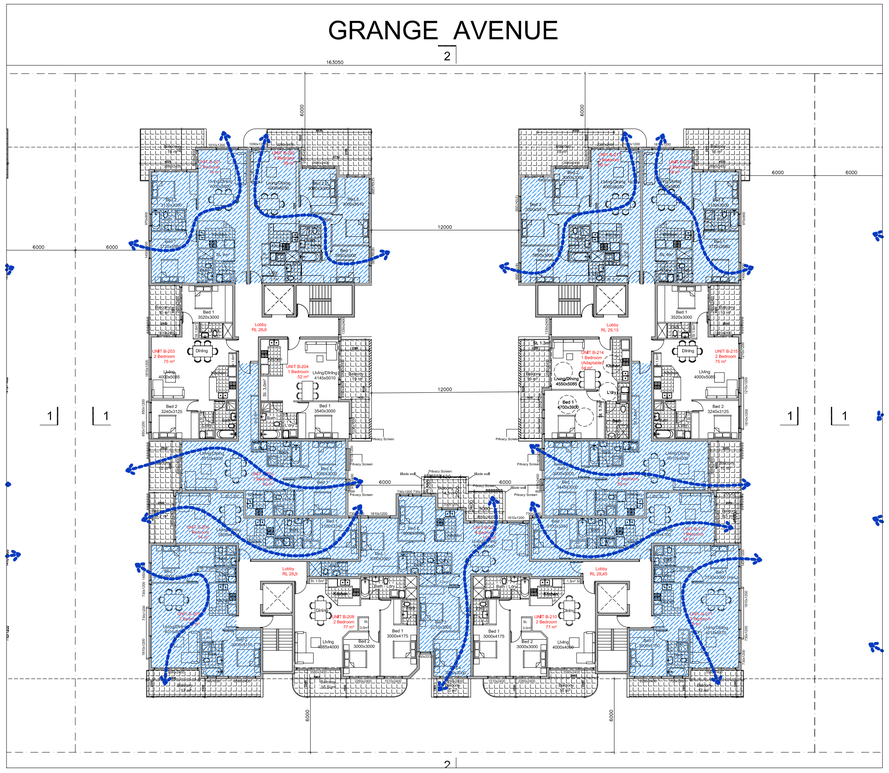
B-101	YES
B-102	YES
B-103	No
B-104	No
B-105	YES
B-106	YES
B-107	YES
B-108	No
B-109	YES
B-110	No
B-111	YES
B-112	YES
B-113	YES
B-114	No
B-115	No
B-116	YES
B-117	YES

Building B- First Floor Plan
Sc: 1:250 (on A1)

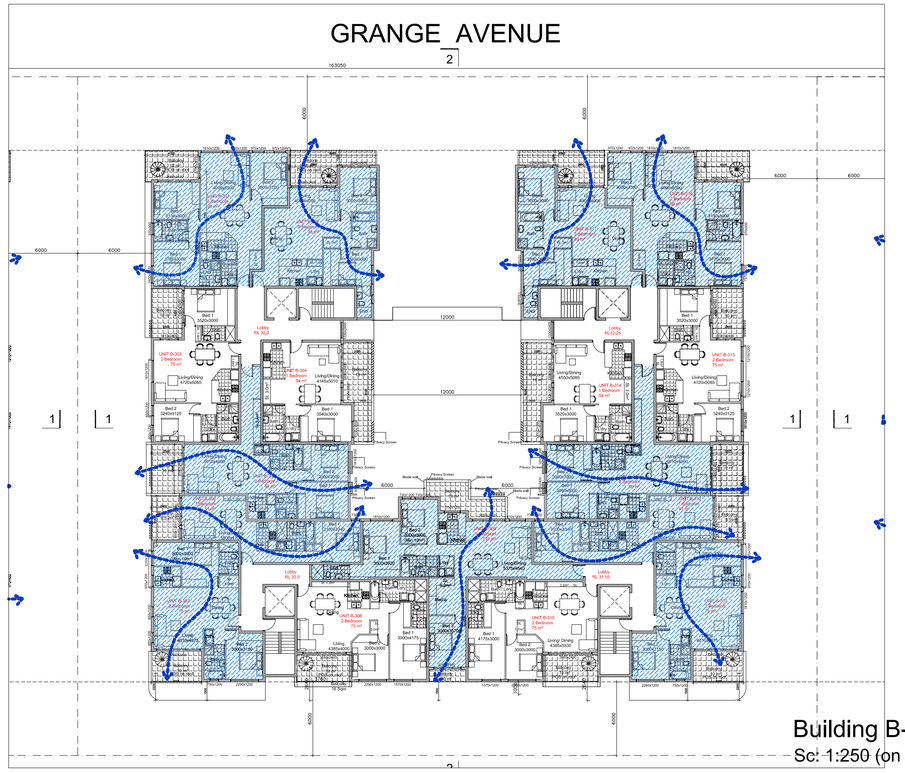
CROSS VENTILATION LEGEND

CROSS VENTILATION LEGEND
Cross ventilation achieved
Air Flow

B-201	YES
B-202	YES
B-203	No
B-204	No
B-205	YES
B-206	YES
B-207	YES
B-208	No
B-209	YES
B-210	No
B-211	YES
B-212	YES
B-213	YES
B-214	No
B-215	No
B-216	YES
B-217	YES



Building B- Second Floor Plan
Sc: 1:250 (on A1)



B-301	YES
B-302	YES
B-303	No
B-304	No
B-305	YES
B-306	YES
B-307	YES
B-308	No
B-309	YES
B-310	No
B-311	YES
B-312	YES
B-313	YES
B-314	No
B-315	No
B-316	YES
B-317	YES

Building B- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
CROSS VENTILATION PLANS
BLOCK B

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205-209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 400B2

ISSUE: D

SCALE: 1: 250

BLOCK C:
Solar Access Unit = 40
Cross Flow Ventilation Unit = 36

205-209 Grange avenue, Marsden Park- Solar access & Cross flow Ventilation Table- Building B

Unit	9.00 Am	9.30 Am	10.00 Am	10.30 Am	11.00 Am	11.30 Am	12.00 Pm	12.30 Pm	1.00 Pm	1.30 Pm	2.00 Pm	2.30 Pm	3.00 Pm	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	Cross Flow Ventilation
C-001	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-002									■	■	■	■	■	YES	YES
C-003									■	■	■			No	YES
C-004									■	■	■			No	YES
C-005					■	■	■	■	■					YES	YES
C-006							■	■	■	■	■			YES	YES
C-007	■	■	■	■	■	■	■	■						YES	YES
C-008	■	■	■	■	■	■	■	■						YES	YES
C-009	■	■	■	■	■	■	■	■						YES	YES
C-010	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-101	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-102										■	■	■	■	YES	
C-103										■	■	■	■	YES	YES
C-104									■	■	■	■		YES	YES
C-105									■	■	■	■		YES	YES
C-106	■	■	■	■	■	■	■	■						YES	YES
C-107	■	■	■	■	■	■	■	■						YES	YES
C-108	■	■	■	■	■									YES	YES
C-109	■	■	■	■	■									YES	
C-110	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-201	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-202										■	■	■	■	YES	
C-203										■	■	■	■	YES	YES
C-204									■	■	■	■		YES	YES
C-205									■	■	■	■		YES	YES
C-206			■	■	■	■	■	■	■	■				YES	YES
C-207						■	■	■	■	■	■	■		YES	YES
C-208	■	■	■	■	■	■	■	■						YES	YES
C-209	■	■	■	■	■	■	■	■						YES	YES
C-210	■	■	■	■	■									YES	YES
C-211	■	■	■	■	■									YES	
C-212	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-301	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES
C-302										■	■	■	■	YES	
C-303										■	■	■	■	YES	YES
C-304									■	■	■	■	■	YES	YES
C-305									■	■	■	■	■	YES	YES
C-306	■	■	■	■	■	■	■	■						YES	YES
C-307	■	■	■	■	■	■	■	■						YES	YES
C-308	■	■	■	■	■	■								YES	YES
C-309	■	■	■	■	■	■								YES	
C-310	■	■	■	■	■	■	■	■	■	■	■	■	■	YES	YES

SUMMARY OF SOLAR ACCESS UNITS (Block C)

	A
Solar Access (More than 2hrs)	40
Solar Access (Less than 2hrs)	2
No Solar Access	0
Total	42

Refer to drawing number- DA400C1

SUMMARY OF CROSS VENTILATION UNITS (Block C)

	A
Cross Ventilated Units	36
Non-Cross Ventilated Units	6
Total	42

Refer to drawing number- DA400C2

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SOLAR ACCESS
& CROSS VENTILATION SCHEDULE
BLOCK C

LOGGED AT: BLACKTOWN CITY COUNCIL

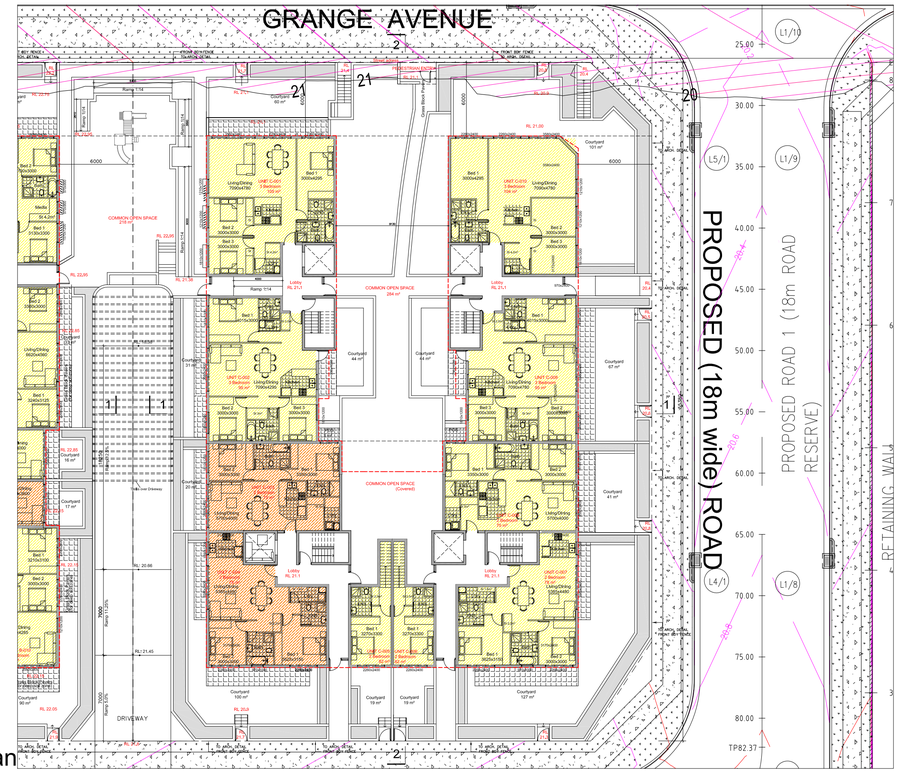
DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

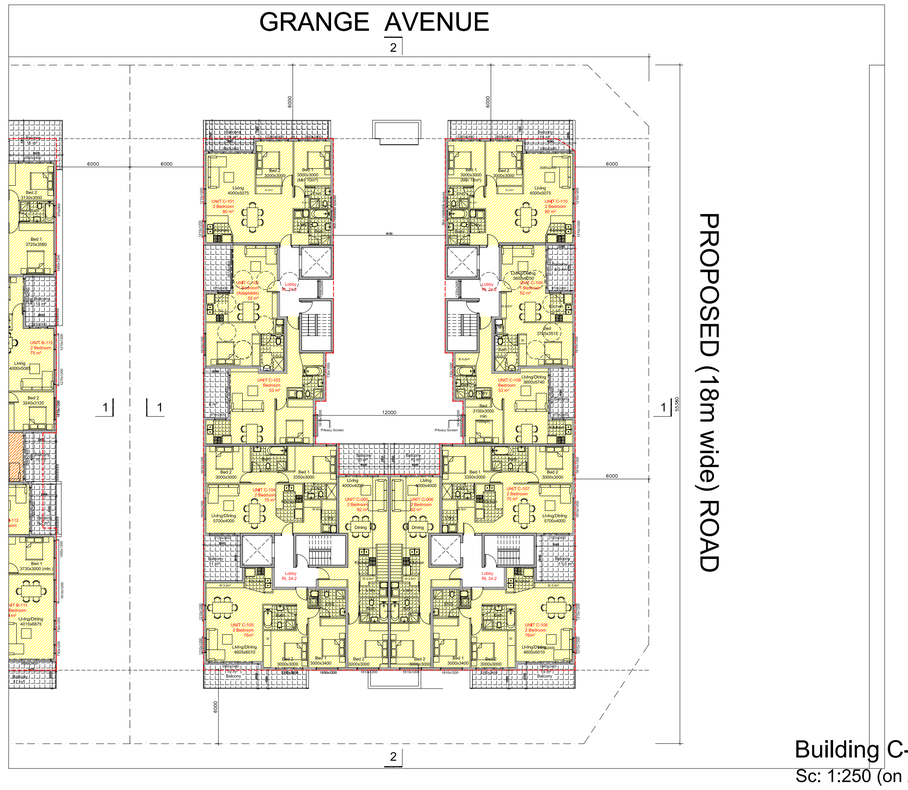
ISSUE: D
JOB No. 180916 DA: 400C
SCALE: —

BLOCK C:
Solar Access Unit = 40

C-001	YES
C-002	YES
C-003	No
C-004	No
C-005	YES
C-006	YES
C-007	YES
C-008	YES
C-009	YES
C-010	YES



Building C- Ground Floor Plan
Sc: 1:250 (on A1)



C-101	YES
C-102	YES
C-103	YES
C-104	YES
C-105	YES
C-106	YES
C-107	YES
C-108	YES
C-109	YES
C-110	YES

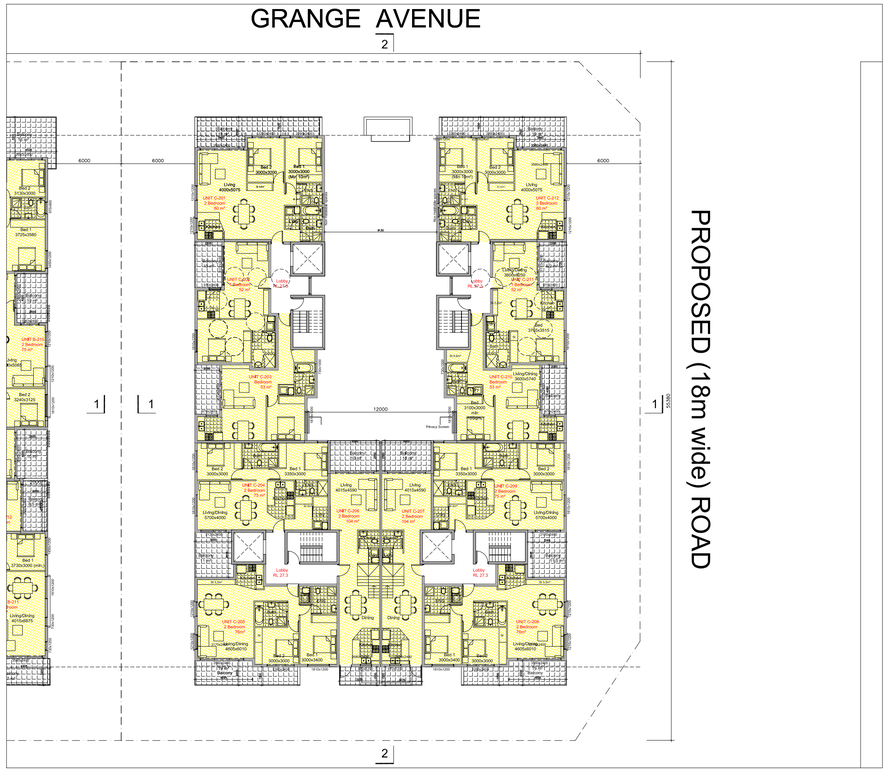
Building C- First Floor Plan
Sc: 1:250 (on A1)

SOLAR ACCESS LEGEND

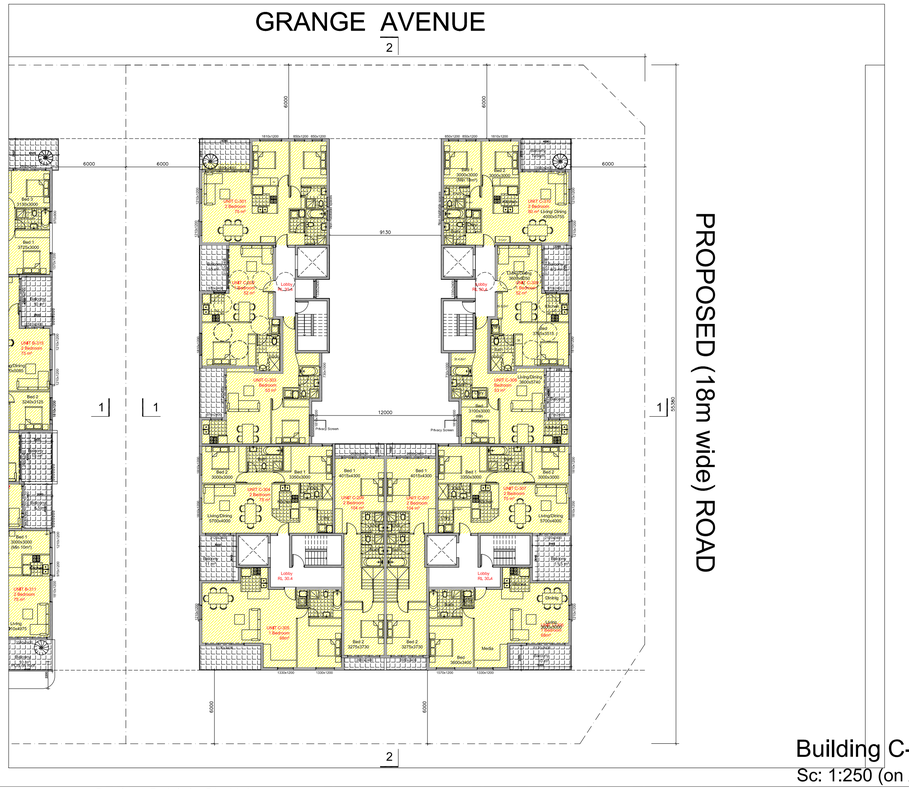
SOLAR ACCESS LEGEND
More than 2 hrs
Less than 2 hrs
No Solar Access

C1 C1

C-201	YES
C-202	YES
C-203	YES
C-204	YES
C-205	YES
C-206	YES
C-207	YES
C-208	YES
C-209	YES
C-210	YES
C-211	YES
C-212	YES



Building C- Second Floor Plan
Sc: 1:250 (on A1)



C-301	YES
C-302	YES
C-303	YES
C-304	YES
C-305	YES
C-306	YES
C-307	YES
C-308	YES
C-309	YES
C-310	YES

Building C- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
SOLAR ACCESS PLANS
BLOCK C

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 400C1

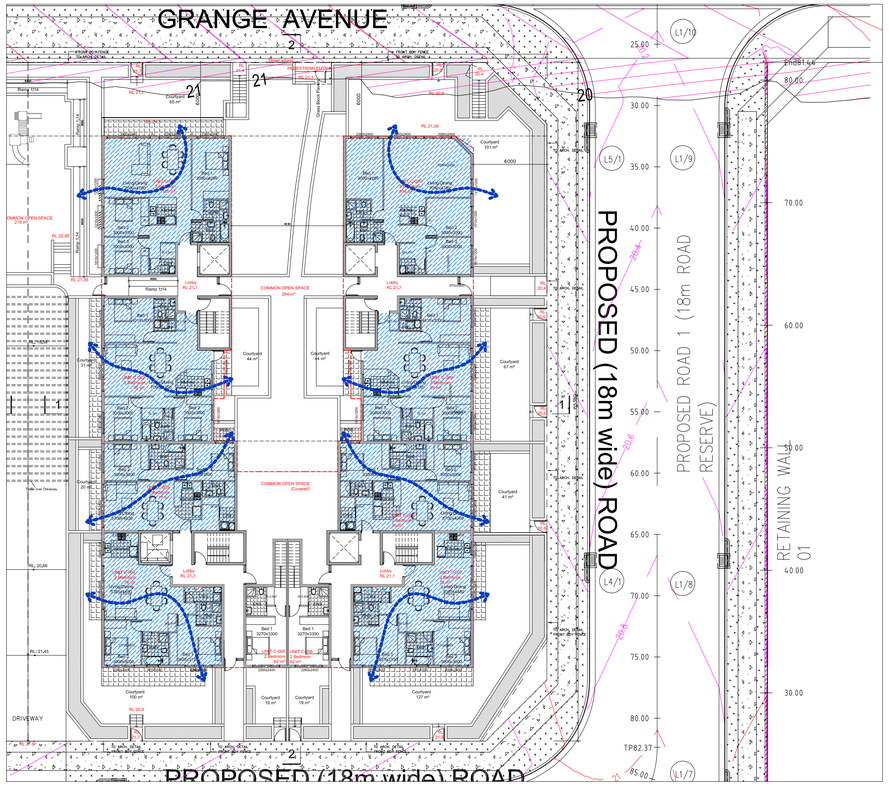
ISSUE: D

SCALE: 1: 250

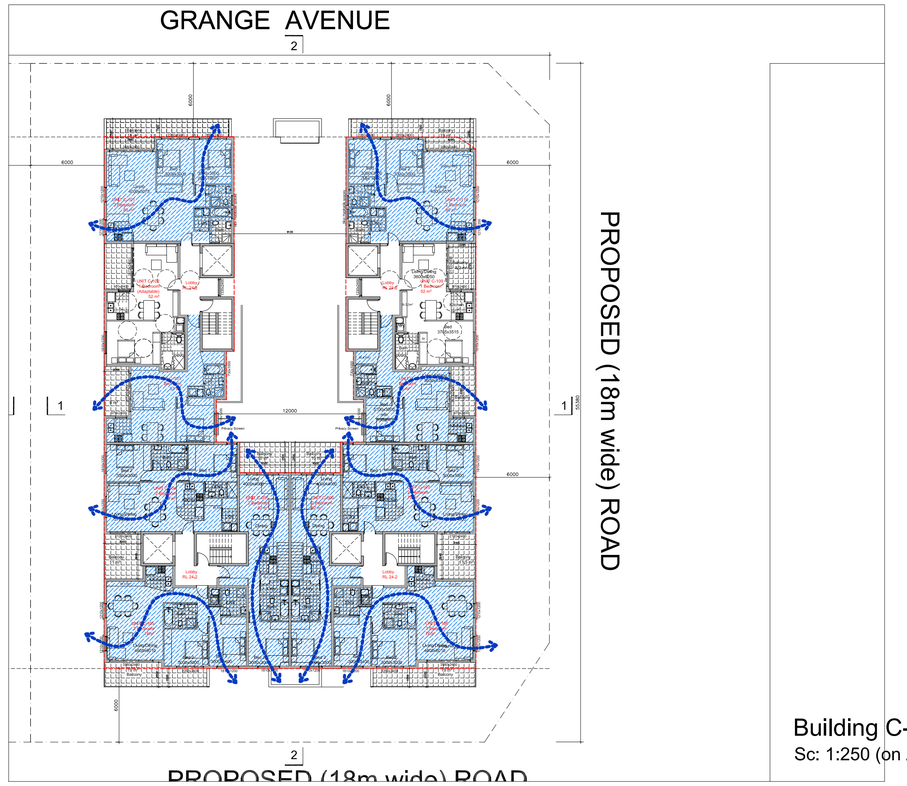
BLOCK C:

Cross Ventilated Units	36
Non-Cross Ventilated Units	6
Total	42

C-001	YES
C-002	YES
C-003	YES
C-004	YES
C-005	YES
C-006	YES
C-007	YES
C-008	YES
C-009	YES
C-010	YES



Building C- Ground Floor Plan
Sc: 1:250 (on A1)



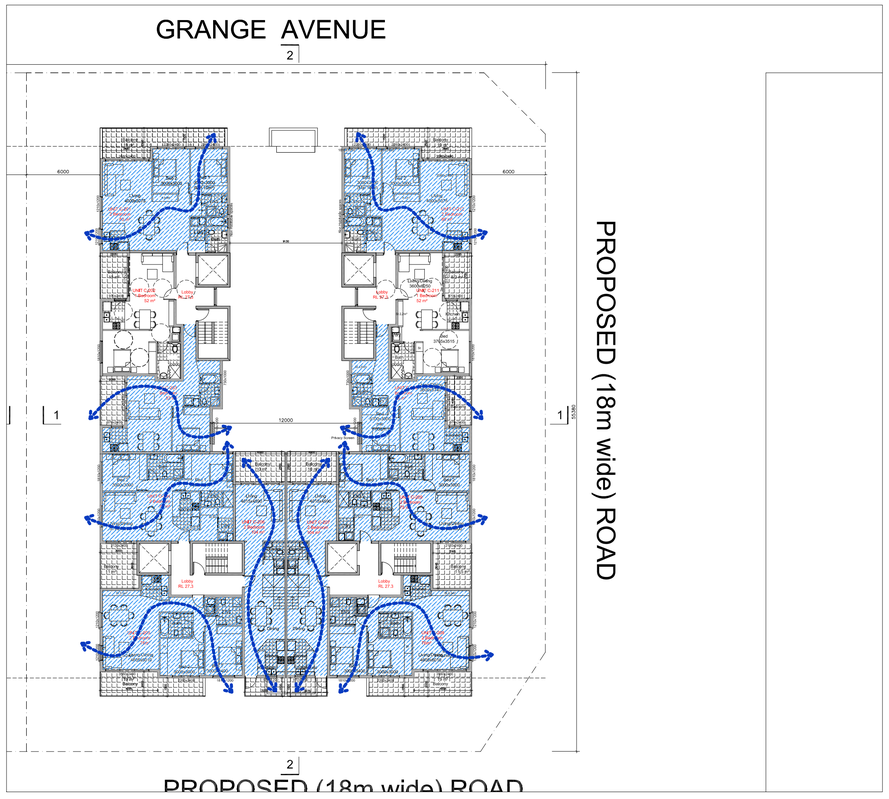
C-101	YES
C-102	No
C-103	YES
C-104	YES
C-105	YES
C-106	YES
C-107	YES
C-108	YES
C-109	No
C-110	YES

Building C- First Floor Plan
Sc: 1:250 (on A1)

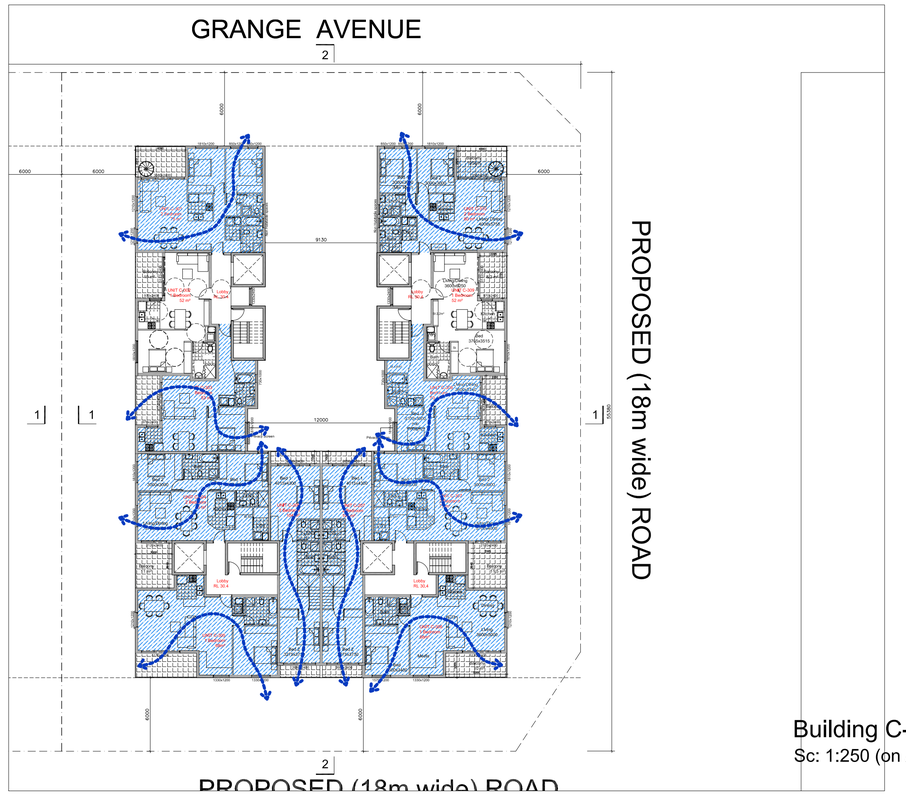
CROSS VENTILATION LEGEND

CROSS VENTILATION LEGEND
Cross ventilation achieved
Air Flow

C-201	YES
C-202	No
C-203	YES
C-204	YES
C-205	YES
C-206	YES
C-207	YES
C-208	YES
C-209	YES
C-210	YES
C-211	No
C-212	YES



Building C- Second Floor Plan
Sc: 1:250 (on A1)



C-301	YES
C-302	No
C-303	YES
C-304	YES
C-305	YES
C-306	YES
C-307	YES
C-308	YES
C-309	No
C-310	YES

Building C- Third Floor Plan
Sc: 1:250 (on A1)

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY. LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS
Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: CROSS VENTILATION PLANS
BLOCK C

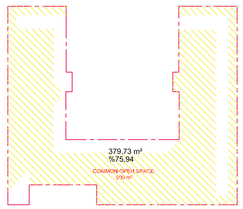
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/ 19

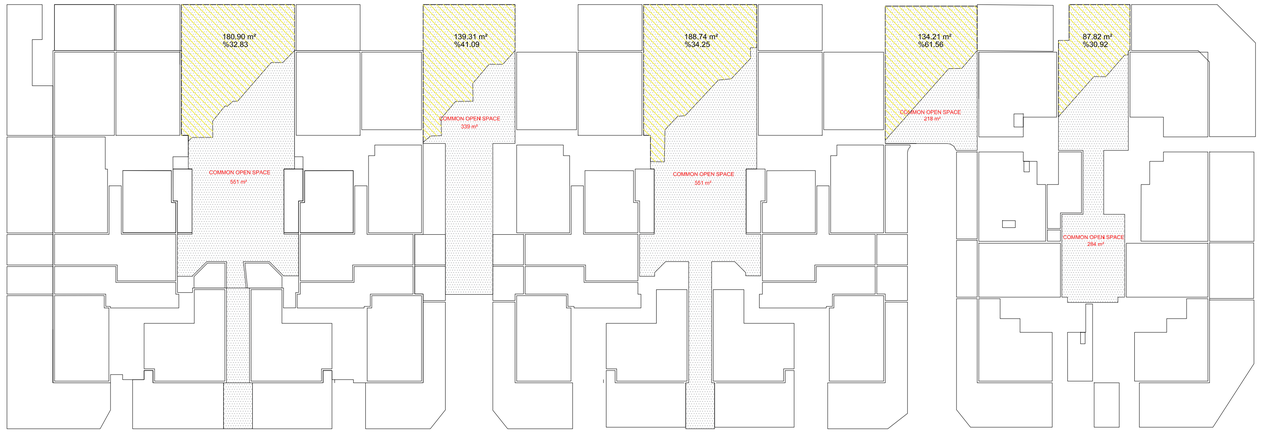
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 400C2
SCALE: 1: 250

Roof of Building C Solar Study



Ground Floor COS Solar Study

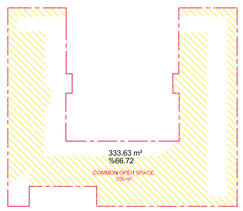


Total Common Open Space area= 2443 m²

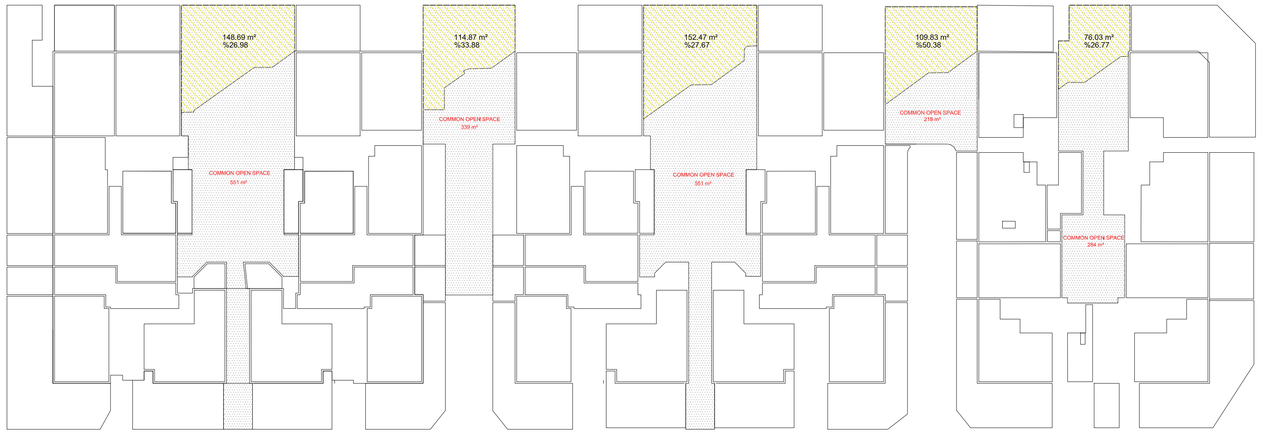
Common Open Space area which achieve solar access = 1110.71 m² ≈ 45.46%

10:00 21 June 2020

Roof of Building C Solar Study



Ground Floor COS Solar Study



Total Common Open Space area= 2443 m²

Common Open Space area which achieve solar access = 935.52 m² ≈ 38.29%

09:00 21 June 2020

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: COS Shadow

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 06/21

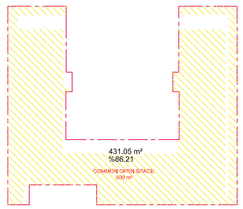
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

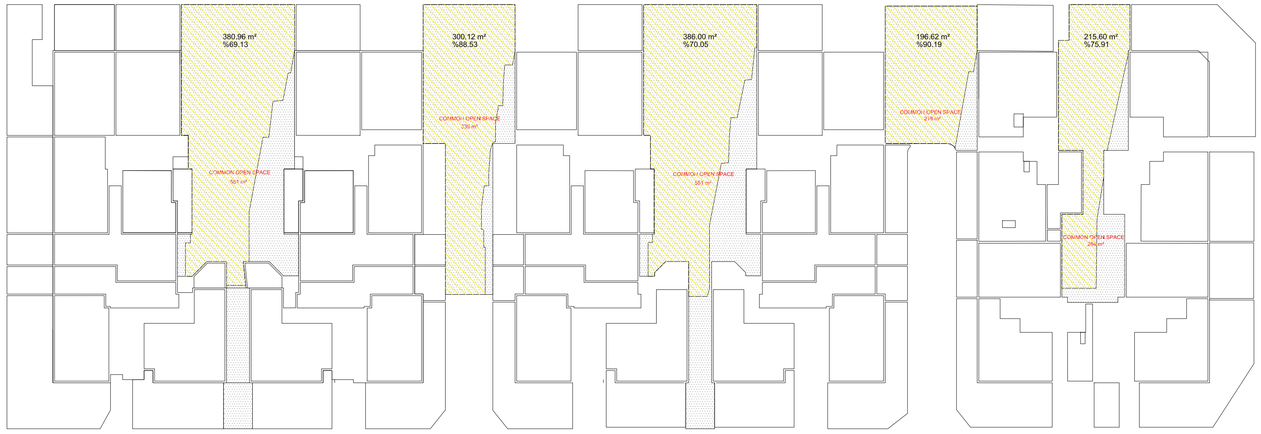
JOB No. 180916 DA: 400

SCALE: —

Roof of Building C Solar Study



Ground Floor COS Solar Study

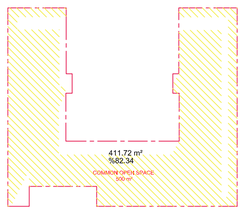


Total Common Open Space area= 2443 m²

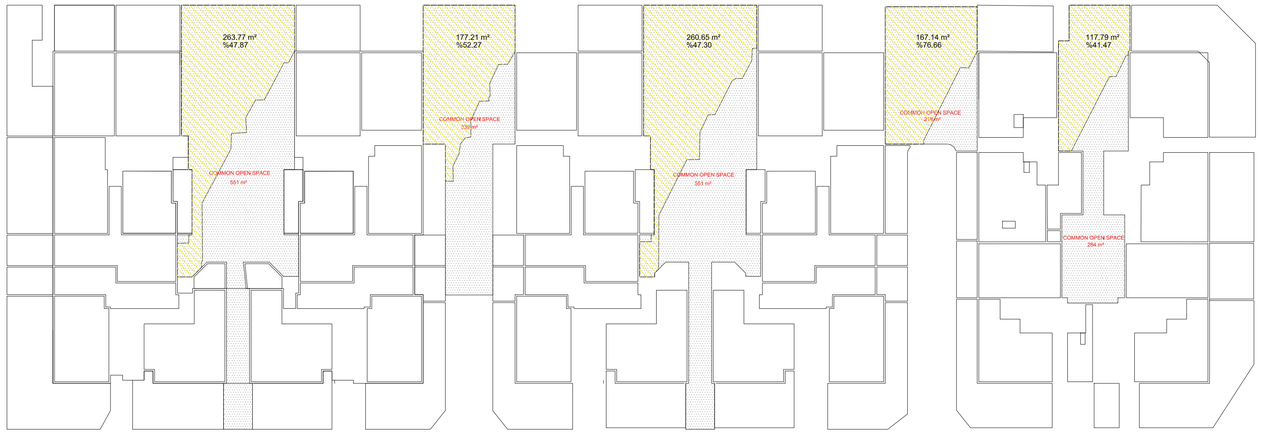
Common Open Space area which achieve solar access = 1910.35 m² ≈ 78.19%

12:00 21 June 2020

Roof of Building C Solar Study



Ground Floor COS Solar Study



Total Common Open Space area= 2443 m²

Common Open Space area which achieve solar access = 1398.28 m² ≈ 57.23%

11:00 21 June 2020

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: COS Shadow

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 06/21

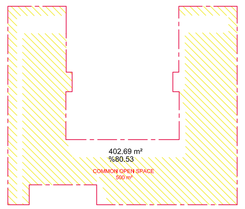
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

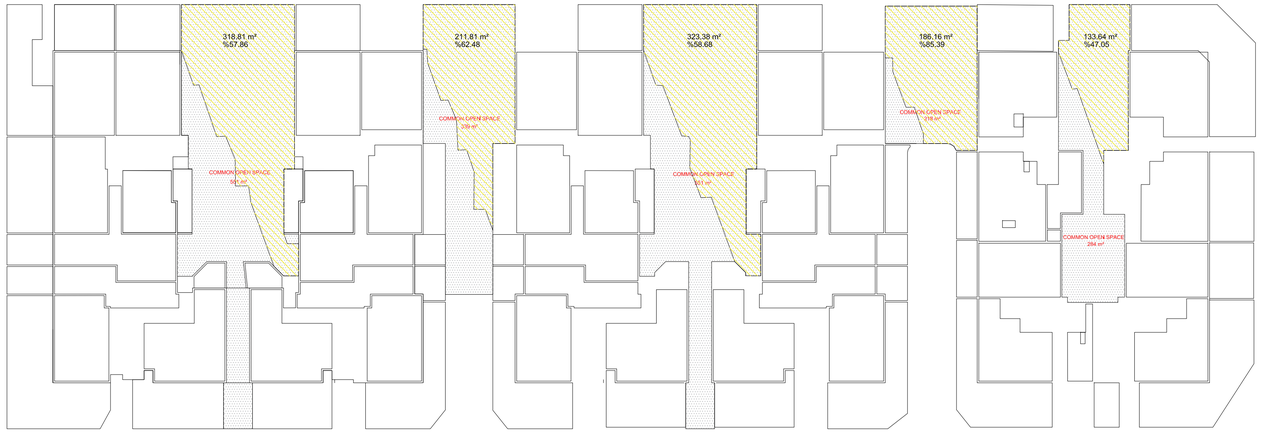
JOB No. 180916 DA: 401

SCALE: —

Roof of Building C Solar Study



Ground Floor COS Solar Study

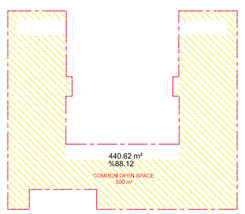


Total Common Open Space area= 2443 m²

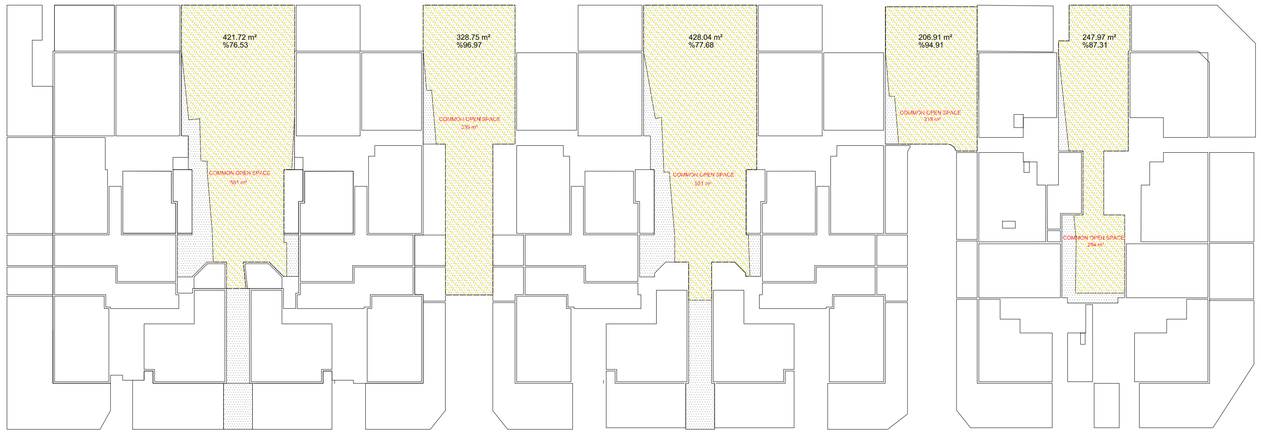
Common Open Space area which achieve solar access = 1576.49 m² ≈ 64.53%

14:00 21 June 2020

Roof of Building C Solar Study



Ground Floor COS Solar Study



Total Common Open Space area= 2443 m²

Common Open Space area which achieve solar access = 2074.01 m² ≈ 84.89%

13:00 21 June 2020

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: COS Shadow

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FG

DATE: 06/21

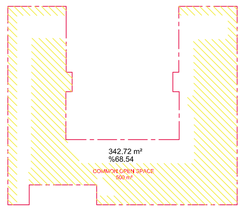
PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

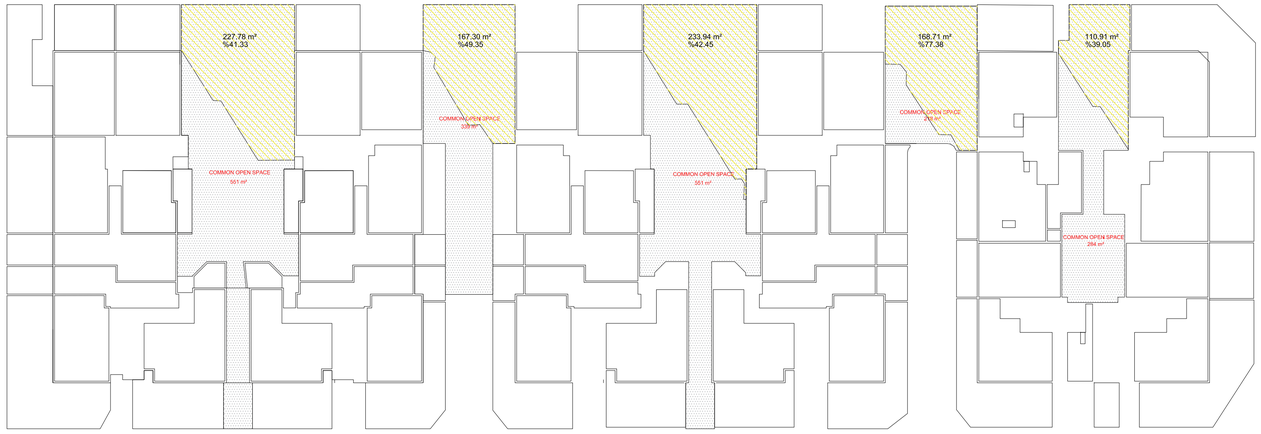
JOB No. 180916 DA: 402

SCALE: —

Roof of Building C Solar Study



Ground Floor COS Solar Study



Total Common Open Space area= 2443 m²

Common Open Space area which achieve solar access = 1251.36 m² ≈ 51.22%

15:00 21 June 2020

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE: COS Shadow

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FC

DATE: 06/21

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 403

SCALE: —

ADG Key Compliance Schedule : Part 4A - 4G (BUILDING - A)

BUILDING A - Ground Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
A- 001	2	2	85 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 002	2	2	90 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4450 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 003	2	2	85 m²	Yes	4 m^3 min.	4.8 m^3	8.8 m^3 min.	4010 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 004	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 005	2	2	89 m²	Yes	4 m^3 min.	7.8 m^3	11.8 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 006	1	1	58 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	3600 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 007	2	2	78 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4285 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 008	3	2	95 m²	Yes	5 m^3 min.	5.1 m^3	10.1 m^3 min.	4015 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 009	3	2	95 m²	Yes	5 m^3 min.	5.1 m^3	10.1 m^3 min.	4015 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 010	2	2	78 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4285 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 011	1	1	56 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	3600 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 012	2	2	83 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 013	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 014	2	2	78 m²	Yes	4 m^3 min.	5.4 m^3	9.4 m^3 min.	4560 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 015	2	2	80 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 016	2	2	90 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4450 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 15/ 16	Total : 0 / 16	Total : 12 / 16										

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING A - First Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
A- 101	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 102	2	2	83 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 103	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 104	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 105	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 106	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 107	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 108	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 109	4	2	112 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 110	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 111	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 112	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 113	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 114	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 115	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 116	2	2	83 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 117	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 14 / 17	Total : 2 / 17	Total : 11/ 17										

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED, USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK A- 1 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 401A1
SCALE: —

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING A - Second Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
A- 201	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 202	3	2	95 m²	Yes	6 m^3 min.	6 m^3	12 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 203	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 204	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 205	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 206	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 207	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 208	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 209	4	2	112 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 210	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 211	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 212	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 213	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 214	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4550 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 215	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 216	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 217	3	2	95 m²	Yes	6 m^3 min.	6 m^3	12 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 12/ 17	Total : 3/ 17	Total : 11 / 17										

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING A - Third Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
A- 301	3	2	95 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 302	2	2	77 m²	Yes	4 m^3 min.	7.3 m^3	11.3 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 303	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4720 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 304	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 305	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 306	1	1	51 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 307	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4010 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 308	2	2	75 m²	Yes	4 m^3 min.	5.7 m^3	9.7 m^3 min.	4385 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 309	3	2	101 m²	Yes	6 m^3 min.	5 m^3	11 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 310	2	2	75 m²	Yes	4 m^3 min.	5.7 m^3	9.7 m^3 min.	4385 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 311	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4010 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 312	1	1	51 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 313	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A- 314	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 315	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4720 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 316	3	2	95 m²	Yes	5 m^3 min.	10.8 m^3	15.8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 317	2	2	77 m²	Yes	4 m^3 min.	5.1 m^3	9.1 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 13 / 17	Total : 3 / 17	Total : 11 / 17										

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK A- 2 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 401A2

ISSUE: D
SCALE: —

ADG Key Compliance Schedule : Part 4A - 4G (BUILDING - B)

BUILDING B - Ground Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
B- 001	2	2	80 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 002	2	2	90 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4450 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 003	2	2	78 m²	Yes	4 m^3 min.	5.4 m^3	9.4 m^3 min.	4560 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 004	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 005	2	2	83 m²	Yes	4 m^3 min.	7.8 m^3	11.8 m^3 min.	4000 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 006	1	1	56 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	3600 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 007	2	2	78 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4285 mm	No	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 008	3	2	95 m²	Yes	5 m^3 min.	5.1 m^3	10.1 m^3 min.	4015 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 009	3	2	95 m²	Yes	5 m^3 min.	5.1 m^3	10.1 m^3 min.	4015 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 010	2	2	78 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4285 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 011	1	1	56 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	3600 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 012	2	2	83 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 013	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 014	2	2	78 m²	Yes	4 m^3 min.	5.4 m^3	9.4 m^3 min.	4560 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 015	2	2	80 m²	Yes	4 m^3 min.	4.2 m^3	8.2 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 016	2	2	90 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4450 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 11 / 16	Total : 0 / 16	Total : 12 / 16										

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING B - First Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
B- 101	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 102	2	2	83 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 103	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 104	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 105	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 106	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 107	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 108	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 109	4	2	112 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 110	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 111	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 112	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 113	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 114	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4085 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 115	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 116	2	2	83 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 117	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 12 / 17	Total : 3 / 17	Total : 11 / 17										

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK B - 1 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 401B1

ISSUE: D

SCALE: —

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING B - Second Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
B- 201	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 202	3	2	95 m²	Yes	6 m^3 min.	6 m^3	12 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 203	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 204	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 205	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 206	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 207	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 208	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 209	4	2	112 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 210	2	2	77 m²	Yes	4 m^3 min.	4.5 m^3	8.5 m^3 min.	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 211	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 212	1	1	54 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 213	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 214	1	1	54 m²	Yes	3 m^3 min.	3.4 m^3	6.4 m^3 min.	4550 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 215	2	2	75 m²	Yes	4 m^3 min.	4.6 m^3	8.6 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 216	2	2	78 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 217	3	2	95 m²	Yes	6 m^3 min.	6 m^3	12 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 12 / 17	Total : 3 / 17	Total : 11 / 19										

ADG Key Compliance Schedule : Part 4A - 4G

BUILDING B - Third Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 10 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
B- 301	3	2	95 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 302	2	2	77 m²	Yes	4 m^3 min.	7.3 m^3	11.3 m^3 min.	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 303	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4720 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 304	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 305	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 306	1	1	51 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 307	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4010 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
A- 308	2	2	75 m²	Yes	4 m^3 min.	5.7 m^3	9.7 m^3 min.	4385 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 309	3	2	101 m²	Yes	6 m^3 min.	5 m^3	11 m^3 min.	4540 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 310	2	2	75 m²	Yes	4 m^3 min.	5.7 m^3	9.7 m^3 min.	4385 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 311	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4010 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 312	1	1	51 m²	Yes	3 m^3 min.	3.1 m^3	6.1 m^3 min.	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 313	2	2	80 m²	Yes	4 m^3 min.	5.6 m^3	9.6 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B- 314	1	1	54 m²	Yes	3 m^3 min.	3 m^3	6 m^3 min.	4145 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 315	2	2	75 m²	Yes	4 m^3 min.	4 m^3	8 m^3 min.	4720 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 316	3	2	95 m²	Yes	5 m^3 min.	10.8 m^3	15.8 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
B- 317	2	2	77 m²	Yes	4 m^3 min.	5.1 m^3	9.1 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 13 / 17	Total : 3 / 17	Total : 11 / 18										

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK B- 2 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205-209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 401B2

ISSUE: D

SCALE: —

ADG Key Compliance Schedule : Part 4A - 4G (BUILDING - C)

BUILDING C - Ground Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
C- 001	3	2	105 m²	Yes	5 m^3 min.	5.2 m^3	10.2 m^3 min.	4780 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 002	3	2	95 m²	Yes	5 m^3 min.	5.5 m^3	10.5 m^3 min.	4295 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 003	2	2	75 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 004	2	2	78 m²	Yes	5 m^3 min.	4 m^3	9 m^3 min.	4480 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 005	2	2	82 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	No	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 006	2	2	82 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 007	2	2	78 m²	Yes	5 m^3 min.	4 m^3	9 m^3 min.	4480 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 008	2	2	75 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 009	3	2	95 m²	Yes	5 m^3 min.	5.5 m^3	10.5 m^3 min.	4295 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 010	3	2	105 m²	Yes	5 m^3 min.	5.2 m^3	10.2 m^3 min.	4780 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 7 / 10	Total : 0 / 10	Total : 10 / 10										

ADG Key Compliance Schedule : Part 4A - 4G (BUILDING - C)

BUILDING C - First Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
C- 101	2	2	80 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 102	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 103	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 104	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 105	2	2	76 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4605 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 106	2	2	76 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4605 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 107	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 108	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 109	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 110	2	2	80 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
									Total : 10/10	Total : 0/10	Total : 8 / 10										

ADG Key Compliance Schedule : Part 4A - 4G (BUILDING - C)

BUILDING C -Second Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
C- 201	2	2	80 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 202	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 203	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 204	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 205	2	2	76 m²		5 m^3 min.	5 m^3	10 m^3 min.	4605 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 206	2	3	104 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 207	2	3	104 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4015 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 208	2	2	76 m²	Yes	5 m^3 min.	5 m^3	10 m^3 min.	4605 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 209	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 210	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 211	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 212	2	2	80 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
									Total : 12/12	Total : 0/12	Total : 10/ 12										

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK C- 1 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 401C1
SCALE: —

BUILDING C -Second Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
C- 301	2	2	75 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 302	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 303	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C- 304	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 305	1	1	68 m²	Yes	5 m^3 min.	4 m^3	10 m^3 min.	3600 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 306	1	1	68 m²	Yes	5 m^3 min.	4 m^3	10 m^3 min.	3600 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 307	2	2	75 m²	Yes	5m^3 min.	5 m^3	10 m^3 min.	4000 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 308	1	1	53 m²	Yes	5 m^3 min.	4.6 m^3	9.6 m^3 min.	3600 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 309	1	1	52 m²	Yes	5 m^3 min.	3.2 m^3	8.2 m^3 min.	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
C- 310	2	2	75 m²	Yes	5 m^3 min.	4.3 m^3	9.3 m^3 min.	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
									Total : 10/10	Total : 0/10	Total : 8 / 10										

OVERALL SUMMARY

Overall Key Information Summary- Building A

Unit Mix	1 Bed: 16 Units 2 Bed: 42 Units 3 Bed: 07 Units 4 Bed: 02 Units Total: 67 Units
Total min. 2 hours solar access 9am - 3pm living rooms & P.O.S	52 / 67 Units
Total no direct solar access 9am - 3pm	09/ 67 Units
Total natural cross-flow ventilation	45 / 67 Units

Overall Key Information Summary- Building B

Unit Mix	1 Bed: 16 Units 2 Bed: 42 Units 3 Bed: 07 Units 4 Bed: 02 Units Total: 67 Units
Total min. 2 hours solar access 9am - 3pm living rooms & P.O.S	48 / 67 Units
Total no direct solar access 9am - 3pm	9/ 67 Units
Total natural cross-flow ventilation	45 / 67 Units

Overall Key Information Summary- Building C

Unit Mix	1 Bed: 14 Units 2 Bed: 24 Units 3 Bed: 04 Units Total: 42 Units
Total min. 2 hours solar access 9am - 3pm living rooms & P.O.S	40 / 42 Units
Total no direct solar access 9am - 3pm	0/ 42 Units
Total natural cross-flow ventilation	36/ 42 Units

Overall Key Information Summary- Building A + Building B + Building C

Unit Mix	1 Bed: 46 Units 2 Bed: 108 Units 3 Bed: 18 Units 4 Bed: 04 Units Total: 176 Units	
Total min. 2 hours solar access 9am - 3pm living rooms & P.O.S	140/ 176 Units	79.5% (COMPLIES)
Total no direct solar access 9am - 3pm	18/ 176 Units	10.2% (COMPLIES)
Total natural cross-flow ventilation	126 / 176 Units	71.6% (COMPLIES)

SUMMARY OF SOLAR ACCESS UNITS

	A	B	C	Count	Percentage
Solar Access (More than 2hrs)	52	48	40	140	79.5%
No Solar Access	09	09	0	18	10.2%

SUMMARY OF CROSS VENTILATION UNITS

	A	B	C	Count	Percentage
Cross Ventilated Units	45	45	36	126	71.6%
Non-Cross Ventilated Units	22	22	6	50	28.4%

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

SHEET TITLE:
ADG COMPLIANCE SCHEDULE
BLOCK C- 2 OF 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 401C2
SCALE: —

HEIGHT PLANE STUDY

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

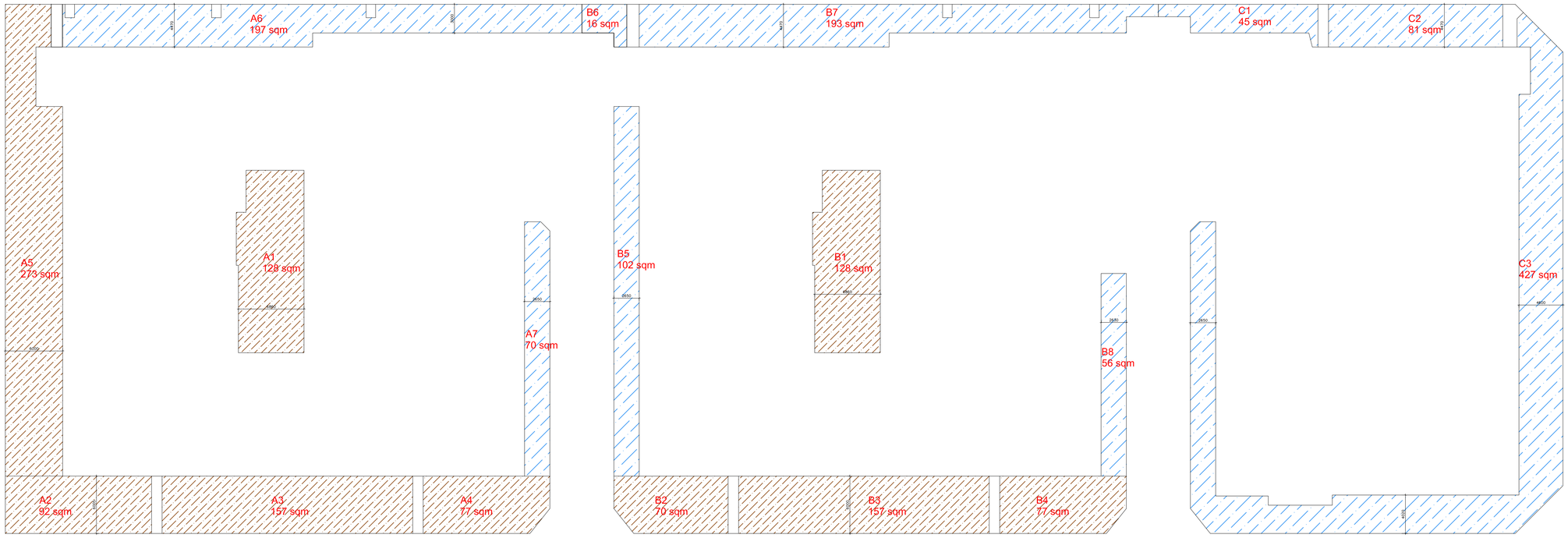
N

SHEET TITLE: HEIGHT PLANE STUDY
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 04/ 21

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D
JOB No. 180916 DA: 501
SCALE: 1:1000 (ON A1)



Deep Soil zone (6m wide)

Block	Area code	Area
A	A1	128 Sqm
	A2	92 Sqm
	A3	157 Sqm
	A4	77 Sqm
	A5	273 Sqm
B		
	B1	128 Sqm
	B2	70 Sqm
	B3	157 Sqm
	B4	77 Sqm
Total		1159 Sqm

Deep Soil zone (less than 6m wide)

Block	Area code	Area
A	A6	197 Sqm
	A7	70 Sqm
B	B5	102 Sqm
	B6	16 Sqm
	B7	193 Sqm
	B8	56 Sqm
C		
	C1	45 Sqm
	C2	81 Sqm
	C3	427 Sqm
Total		1187 Sqm

DEEP SOIL SUMMARY

Deep Soil zone requirement according to ADG-	For lots more than 1500 Sqm= 6m wide with min area at leat 7% of the site Site area- 9004 Sqm. Therefore required Deep soil zone area- 7% of 9004 Sqm. = 630.28Sqm
Provided	1159 Sqm of deep soil with 6m width. (12.8%)
Additional deep soil Provided	1187 Sqm of deep soil with les than 6m width. (13.18%)
Total deep soil Provided	2346 Sqm of deep soil (26%)

LEGEND

Deep Soil zone (6m wide)

Deep Soil zone (less than 6m wide)

Note: Any paving coming over Deep Soil zone will be of Grass Paver block to maximise Ground water percolation in Deep soil zones.

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle ARCHITECTURAL SOLUTIONS
Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: DEEP SOIL ZONE DIAGRAM 1

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FC

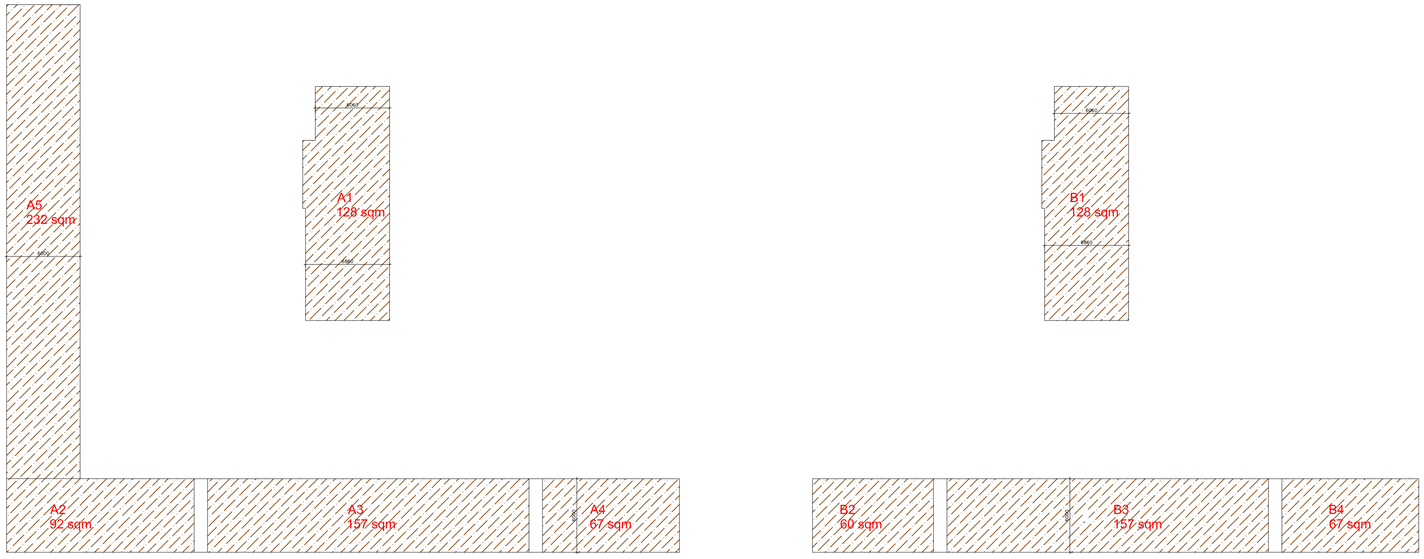
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

JOB No. 180916 DA: 601

ISSUE: D

SCALE: 1: 250



Deep Soil zone (6m wide)

Block	Area code	Area
A	A1	128 Sqm
	A2	92 Sqm
	A3	157 Sqm
	A4	67 Sqm
	A5	232 Sqm
B		
	B1	128 Sqm
	B2	60 Sqm
	B3	157 Sqm
	B4	67 Sqm
Total		1088 Sqm

DEEP SOIL SUMMARY

Deep Soil zone requirement according to ADG-	For lots more than 1500 Sqm= 6m wide with min area at leat 7% of the site Site area- 9004 Sqm. Therefore required Deep soil zone area- 7% of 9004 Sqm. = 630.28Sqm
Provided	1088 Sqm of deep soil with 6m width. (12%)

LEGEND	
Deep Soil zone (6m wide)	

Note: Any paving coming over Deep Soil zone will be of Grass Paver block to maximise Ground water percolation in Deep soil zones.

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: DEEP SOIL ZONE DIAGRAM 2

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FC

DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

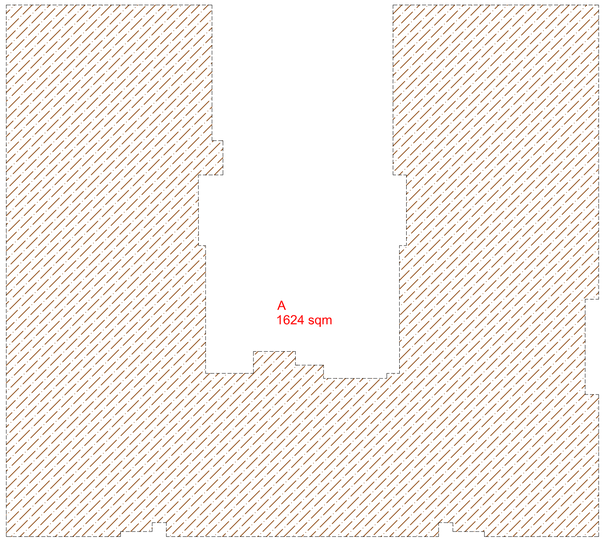
JOB No. 180916 DA: 601A

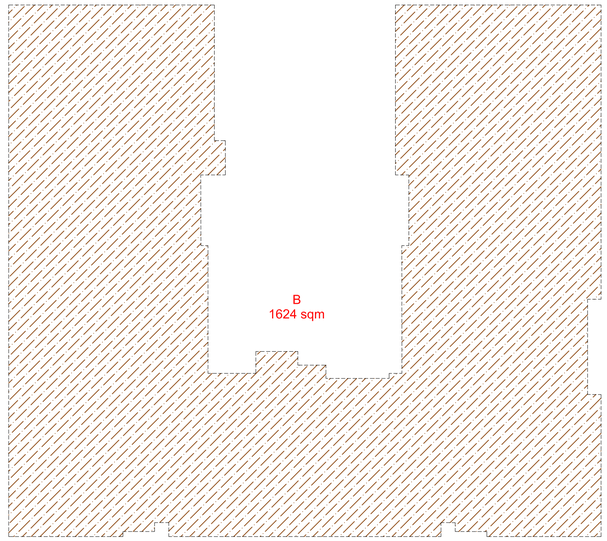
SCALE: 1: 250

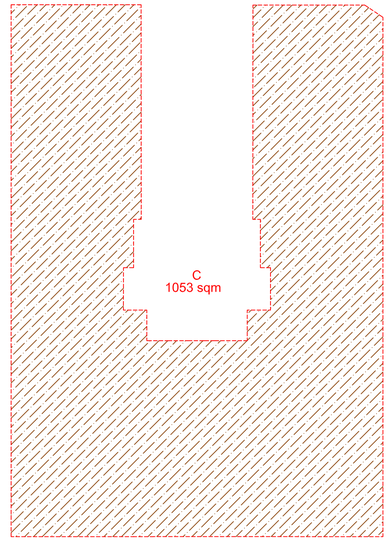
GRANGE AVENUE

GRANGE AVENUE

GRANGE AVENUE







PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

PROPOSED (18m wide) ROAD

Site coverage

Building A- 1624 Sqm

Building B- 1624 Sqm

Building C- 1053 Sqm

Total- 4301 Sqm

Total- 47.7%

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD.
COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: SITE COVERAGE AREA DIAGRAM

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP

CHECKED BY: FC

DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 602

SCALE: 1: 250

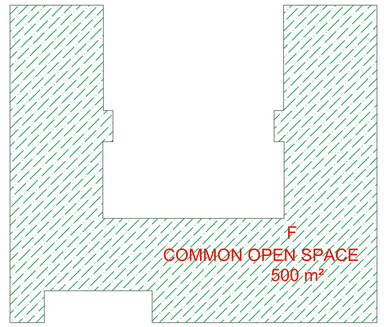
Ground Floor COS

COS A= 551 Sqm
COS B= 339 Sqm
COS C= 551 Sqm
COS D= 218 Sqm
COS E= 284 Sqm
COS F= 500 Sqm

Total = 2443 Sqm

Total COS proposed = 2443 Sqm

Total COS proposed = 27.1%



Roof of Building C COS

ISSUE	AMENDMENT	DATE	DRAWN
D	BASEMENT PLANS REVISED BASED ON COUNCIL MAIL DATED 14.04.2021	19.04.21	PP
C	RESPONSE TO S.34 CONFERENCE ON 24.2.2021	02.03.21	PP
B	REPLY TO LEC CONTENTIONS	03.02.21	PP
A	ISSUED FOR DA SUBMISSION	20.12.19	PP

NOTE:
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT:
INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN CUBICLE PTY LTD. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Min-Han Lu (#8842)
Address: 44 Sorrell Street,
North Parramatta, NSW. 2151
Tel: 9683 2778 Fax: 9683 3242
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

N

SHEET TITLE: COS Diagram

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: PP
CHECKED BY: FG
DATE: 05/19

PROPOSED RESIDENTIAL DEVELOPMENT
AT 205–209 GRANGE AVENUE, MARDSEN PARK

ISSUE: D

JOB No. 180916 DA: 603

SCALE: 1: 250