



**PROPOSED MIXED USE DEVELOPMENT
RESIDENTIAL FLAT BUILDING AND CHILD CARE CENTRE
230 GRANGE AVENUE AND 1032 RICHMOND ROAD, MARSDEN PARK
LOT 20&21 - DP 1191512 & LOT 08 - DP 1245610**

DRAWING LIST			
DRAWING NUMBER	DRAWING NAME	Current Revision	Current Revision Date
DA-001	COVER SHEET	F	19.05.21
DA-002	COMPLIANCE TABLE	E	19.05.21
DA-003	LOCATION PLAN	A	27.09.19
DA-004	SITE ANALYSIS	B	06.07.20
DA-005	SITE SURVEY PLAN	A	27.09.19
DA-006	SITE COVERAGE	B	06.07.20
DA-007	SITE PLAN	D	19.05.21
DA-008	BASEMENT 1	F	19.05.21
DA-009	BASEMENT 2	E	19.05.21
DA-010	GROUND FLOOR PLAN	E	19.05.21
DA-011	LEVEL 1	D	19.05.21
DA-012	LEVEL 2	D	19.05.21
DA-012A	LEVEL 3	C	19.05.21
DA-013	LEVEL 4 & 5	C	07.08.20
DA-014	ROOF PLAN	C	19.05.21
DA-015	ELEVATION	D	19.05.21
DA-016	SECTIONS	D	19.05.21
DA-017	4.5M CLEARANCE FOR GARBAGE TRUCK	C	19.05.21
DA-018	MATERIAL AND FINISHES	D	19.05.21
DA-019A	SHADOW DIAGRAM	C	07.08.20

DRAWING LIST			
DRAWING NUMBER	DRAWING NAME	Current Revision	Current Revision Date
DA-019B	SHADOW DIAGRAM	B	07.08.20
DA-020	SOLAR ACCESS	B	07.08.20
DA-021	CROSS VENTILATION	C	19.05.21
DA-022	AREA CALC. - GFA	B	06.07.20
DA-023	AREA CALC. LANDSCAPE-COS-DEEP SOIL	E	19.05.21
DA-024	BUILDING HEIGHT COMPLIANCE	B	19.05.21
DA-025A	TYPICAL ADAPTABLE & LIVABLE UNIT	D	19.05.21
DA-025B	TYPICAL LAYOUT DETAIL	C	19.05.21
DA-026	PERSPECTIVE VIEWS	C	07.08.20
DA-027	CHILDCARE OPERATIONAL PLAN OF MANAGEMENT	D	19.05.21
DA-028	CHILD CARE SUPERVISION DIAGRAM	D	19.05.21
DA-029	CHILD CARE FIRE SAFETY AND EVACUATION PLAN	A	06.07.20
DA-030	PRIVACY LOUVRE DIAGRAMS FROM BLOCK B	B	07.08.20
DA-030B	PRIVACY LOUVRE DIAGRAMS FROM BLOCK A	A	07.08.20
DA-031	CORRIDOR DIAGRAM	B	07.08.20
DA-032	STORAGE AND POS CALCULATION	B	07.08.20
DA-033	SITE PLAN & CONTOURS	A	19.05.21
DA-034	MASTER PLAN OF WHOLE PRECINCT 01	B	19.05.21
DA-035	MASTER PLAN OF WHOLE PRECINCT 02	B	19.05.21
DA-036	WASTE MANAGEMENT PLAN	A	31.08.20

F	19.05.21	RESPONSE TO SOFAC	
E	31.08.20	RESPONSE TO SOFAC	FP
D	07.08.20	RESPONSE TO SOFAC	FP/INH
C	06.07.20	RESPONSE TO SOFAC	FP
B	09.12.19	ISSUE FOR COUNCIL LETTER	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP
REV	DATE	DESCRIPTION	BY

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PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

**LOT 20&21 in DP 1191512
LOT 8 in DP 1245610**

DRAWING TITLE:

COVER SHEET

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-001	REV: F
DRAWN BY: FP	SCALE:	ISSUED BY:	
C:\Users\sopheal\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sopheal_bathia.rvt			

UNIT SCHEDULE - BLOCK A				
Number	Type	Area	Cross Ventilation	Solar Access
LEVEL 1				
A101	3 BED	107.93 m²	Yes	MORE THAN 2HRS
A102	3 BED	107.91 m²	No	LESS THAN 2HRS
A103	3 BED	104.26 m²	Yes	MORE THAN 2HRS
A104	3 BED	104.26 m²	Yes	MORE THAN 2HRS
A105	3 BED	106.54 m²	No	MORE THAN 2HRS
A106	2 BED	80.50 m²	No	MORE THAN 2HRS
6		611.40 m²		
LEVEL 2				
A201	3 BED	107.93 m²	Yes	MORE THAN 2HRS
A202	3 BED	107.98 m²	No	LESS THAN 2HRS
A203	3 BED	104.26 m²	Yes	MORE THAN 2HRS
A204	3 BED	104.27 m²	Yes	MORE THAN 2HRS
A205	3 BED	110.65 m²	No	MORE THAN 2HRS
A206	2 BED	82.30 m²	No	MORE THAN 2HRS
6		617.40 m²		
LEVEL 3				
A301	3 BED	107.93 m²	Yes	MORE THAN 2HRS
A302	3 BED	107.98 m²	No	LESS THAN 2HRS
A303	3 BED	104.26 m²	Yes	MORE THAN 2HRS
A304	3 BED	104.27 m²	Yes	MORE THAN 2HRS
A305	3 BED	110.65 m²	No	MORE THAN 2HRS
A306	2 BED	82.30 m²	No	MORE THAN 2HRS
6		617.40 m²		
LEVEL 4				
A401	3 BED	107.93 m²	Yes	MORE THAN 2HRS
A402	3 BED	107.16 m²	No	LESS THAN 2HRS
A403	2 BED	89.92 m²	Yes	MORE THAN 2HRS
A404	2 BED	89.94 m²	Yes	MORE THAN 2HRS
A405	3 BED	109.53 m²	No	MORE THAN 2HRS
A406	2 BED	82.30 m²	No	MORE THAN 2HRS
6		586.79 m²		
LEVEL 5				
A501	3 BED	107.93 m²	Yes	MORE THAN 2HRS
A502	3 BED	107.91 m²	No	MORE THAN 2HRS
A503	2 BED	89.92 m²	Yes	MORE THAN 2HRS
A504	2 BED	89.93 m²	Yes	MORE THAN 2HRS
A505	3 BED	110.65 m²	No	MORE THAN 2HRS
A506	2 BED	82.30 m²	No	MORE THAN 2HRS
6		588.65 m²		
Grand total: 30		3021.63 m²		

UNIT MIX			
Name	Count	Walkaround	MIX
1 BED	7	1	8.97%
2 BED	14	1	17.95%
3 BED	40	1	51.28%
3 BED ADPT	8	1	10.26%
3 BED LIVABLE	8	1	10.26%
STUDIO	1	1	1.28%
Grand total: 78			

CROSS VENTILATION		
Cross Ventilation	Count	Mix
No	22	28.2%
Yes	56	71.8%
Grand total: 78		100.0%

SOLAR ACCESS		
Solar Access	Count	Mix
LESS THAN 2HRS	4	5.1%
MORE THAN 2HRS	64	82.1%
NO	10	12.8%
Grand total: 78		100.0%

UNIT SCHEDULE - BLOCK B				
Number	Type	Area	Cross Ventilation	Solar Access
GROUND FLOOR				
BG01	3 BED LIVABLE	103.14 m²	Yes	MORE THAN 2HRS
BG02	3 BED LIVABLE	103.13 m²	Yes	MORE THAN 2HRS
BG03	3 BED	106.97 m²	No	NO
BG04	3 BED	107.00 m²	No	NO
BG05	1 BED	61.51 m²	Yes	MORE THAN 2HRS
BG06	1 BED	60.37 m²	Yes	MORE THAN 2HRS
BG07	3 BED	106.96 m²	Yes	MORE THAN 2HRS
BG08	STUDIO	41.53 m²	Yes	MORE THAN 2HRS
8		690.61 m²		
LEVEL 1				
B101	3 BED LIVABLE	103.45 m²	Yes	MORE THAN 2HRS
B102	3 BED LIVABLE	103.93 m²	Yes	MORE THAN 2HRS
B103	3 BED	104.49 m²	Yes	NO
B104	3 BED ADPT	106.39 m²	Yes	NO
B105	2 BED	76.11 m²	Yes	MORE THAN 2HRS
B106	1 BED	60.49 m²	Yes	MORE THAN 2HRS
B107	3 BED ADPT	105.85 m²	No	MORE THAN 2HRS
B108	3 BED	104.00 m²	Yes	MORE THAN 2HRS
8		764.71 m²		
LEVEL 2				
B201	3 BED LIVABLE	103.45 m²	Yes	MORE THAN 2HRS
B202	3 BED LIVABLE	103.93 m²	Yes	MORE THAN 2HRS
B203	3 BED	104.49 m²	Yes	NO
B204	3 BED ADPT	106.39 m²	Yes	NO
B205	2 BED	76.11 m²	Yes	MORE THAN 2HRS
B206	1 BED	60.49 m²	Yes	MORE THAN 2HRS
B207	3 BED ADPT	105.85 m²	No	MORE THAN 2HRS
B208	3 BED	104.00 m²	Yes	MORE THAN 2HRS
8		764.71 m²		
LEVEL 3				
B301	3 BED LIVABLE	103.45 m²	Yes	MORE THAN 2HRS
B302	3 BED LIVABLE	103.93 m²	Yes	MORE THAN 2HRS
B303	3 BED	104.49 m²	Yes	NO
B304	3 BED ADPT	106.39 m²	Yes	NO
B305	2 BED	76.11 m²	Yes	MORE THAN 2HRS
B306	1 BED	60.49 m²	Yes	MORE THAN 2HRS
B307	3 BED ADPT	105.85 m²	No	MORE THAN 2HRS
B308	3 BED	104.00 m²	Yes	MORE THAN 2HRS
8		764.71 m²		
LEVEL 4				
B401	3 BED	104.83 m²	Yes	MORE THAN 2HRS
B402	3 BED	104.82 m²	Yes	MORE THAN 2HRS
B403	3 BED	105.11 m²	Yes	NO
B404	3 BED ADPT	106.97 m²	Yes	NO
B405	2 BED	76.11 m²	Yes	MORE THAN 2HRS
B406	1 BED	60.49 m²	Yes	MORE THAN 2HRS
B407	3 BED ADPT	106.96 m²	No	MORE THAN 2HRS
B408	3 BED	105.08 m²	Yes	MORE THAN 2HRS
8		770.36 m²		
LEVEL 5				
B501	3 BED	104.83 m²	Yes	MORE THAN 2HRS
B502	3 BED	104.82 m²	Yes	MORE THAN 2HRS
B503	3 BED	105.11 m²	Yes	MORE THAN 2HRS
B504	3 BED	106.97 m²	Yes	MORE THAN 2HRS
B505	2 BED	76.11 m²	Yes	MORE THAN 2HRS
B506	1 BED	60.49 m²	Yes	MORE THAN 2HRS
B507	3 BED	106.96 m²	No	MORE THAN 2HRS
B508	3 BED	105.08 m²	Yes	MORE THAN 2HRS
8		770.36 m²		
Grand total: 48		4525.47 m²		

STORAGE CALCULATIONS			
REQUIREMENT		STUDIO - 4m³ 1 BED - 6 m³ 2 BED - 8 m³ 3 BED - 10 m³	
BASEMENT 1 and 2 - STORAGE			
UNIT TYPE	TOTAL UNITS	m³ / UNIT	REQUIRED
STUDIO	1	4	4
1 BED	6	6	36
2 BED	15	8	120
3 BED	56	10	560
TOTAL STORAGE REQUIRED		720m³	
TOTAL STORAGE PROVIDE		786m³	

DEVELOPMENT SUMMARY				
SITE AREA: 5926 m²				
	Required BY: P.C. (Planning Control) A.D.G. (Apartment Design Guide)	REQUIREMENT	PROPOSED	COMPLIANCE
Zone	P.C.	R3	R3	YES
Building Height	P.C.	21m	21m	YES
FSR	P.C.	No FSR requirment	1.53:1 9093.89 m²	YES
Number of Units	P.C.		1 Bed/ Studio - 7 2 Bed - 15 3 Bed - 48 3 Bed (Adpt)- 8 Total 78 units	N/A
Car Space	A.D.G.	1 Bed/ Studio (1 per unit) - 7 2 Bed (1 per unit) - 15 3 Bed (1.5 per unit) - 84 Visitor (0.2 per unit) - 16 Children car park (1 car per 6 children) - 17 Educator car park (1 car park per 1 educator) - 14 153 car space REQUIRED	Residential - 99 Disable Residential - 8 Visitor - 15 Disable Visitor - 1 Child care - 30 Child care Disable - 1 154 car space PROVIDED	YES
Solar Access	A.D.G.	70%	82.1% (64 of 78 Units)	YES
Cross Ventilation	A.D.G.	60%	71.8% (56 of 78 Units)	YES
Adaptable Unit	P.C.	10% of 78 Units = 8 Units	8 Units	YES
Livable Unit	P.C.	10% of 78 Units = 8 Units	8 Units	YES
Site Coverage	A.D.G.	Max 50% of site	1763.541 m² Building footprint 29.75% of site	YES
Landscape Area :	P.C.	Min 30% of site	2527.7m² 42.63% of site	YES
Communal Open Space:	A.D.G.	Min 25% of site	1863.22 m² 31.4% of site	YES
Deep Soil Area:	P.C.	Min 15% of site	2168.93 m² 36.57% of site	YES

PARKING CALCULATION								
Unit Type	Quantity	Car space calculation	Car space required	Visitor's car space required	Total car spaces required	Loading Bay	Wash Bay	Bicycle space calculation
1 Bed/ Studio	7	1 per dwelling	7	1 per 5 dwelling	121	1	1	1 per 3 dwelling
2 Bed	15	1 per dwelling	15					26
3 Bed	56	1.5 per dwelling	84					1 per 12 visitor
Total		78 dwellings	106	16				Total Bicycle spaces
								28

TOTAL CAR PARK	
Type	Count

CC	35
CC Disable	1
Residential	99
Residential Disable	8
Visitor Disable	1
Visitors	15
Grand total: 159	

BICYCLE RACK			
COMMENTS	COUNT	TYPES	NUMBER OF RACKS
BIKE	17	Bicycle Rack	34

GFA CALCULATION		
Level	Area	Site Area
GROUND FLOOR	1638.77 m²	5926.00 m²
LEVEL 1	1517.13 m²	5926.00 m²
LEVEL 2	1521.13 m²	5926.00 m²
LEVEL 3	1521.13 m²	5926.00 m²
LEVEL 4	1493.43 m²	5926.00 m²
LEVEL 5	1493.43 m²	5926.00 m²
Grand total	9185.01 m²	

CHILD CARE CARPARK CALCULATION					
	Total Quantity	Car park ratio required	Car park required	Car park provided	Compliance
Children	100	1 car park per 6 children	17	17	YES
Educator	17	1 car park per 1 educator	18	18	YES
Cook	1	1 car park	1	1	YES
TOTAL CAR PARK			35	36	YES

CHILD CARE CALCULATION						
	Age of Children	Quantity of Children	Minimum Requirement Area in the Class Room 3.25m²/child	Proposed Area (sq.m)	Compliance	Educator to child ratio
	0 - 2 years	20	65	68.13	YES	1:4
	2 - 3 years	20	65	66.84	YES	1:5
	3 years	20	65	74.64	YES	1:9
	3-4 years	20	65	68.13	YES	1:9
	4-6 years	20	65	66.38	YES	1:14
	TOTAL	100	325	352.61		18

OUTDOOR ENVIRONMENT			
TOTAL NUMBER OF CHILDREN: 100			
	REQUIREMENT	PROPOSED	COMPLIANCE
	OUTDOOR SPACE	7m²/child - MIN 700m²	836.5m²
	SOLAR ACCESS OUTDOOR SPACE	MIN 30%	47% - 397m²
	COVERED OUTDOOR SPACE	MIN 50%	53% - 439.5m²

REV	DATE	DESCRIPTION	BY
E	19.05.21	RESPONSE TO SOFAC	
D	07.08.20	RESPONSE TO SOFAC	FPINH
C	06.07.20	RESPONSE TO SOFAC	FP
B	09.12.19	ISSUE FOR COUNCIL LETTER	FP
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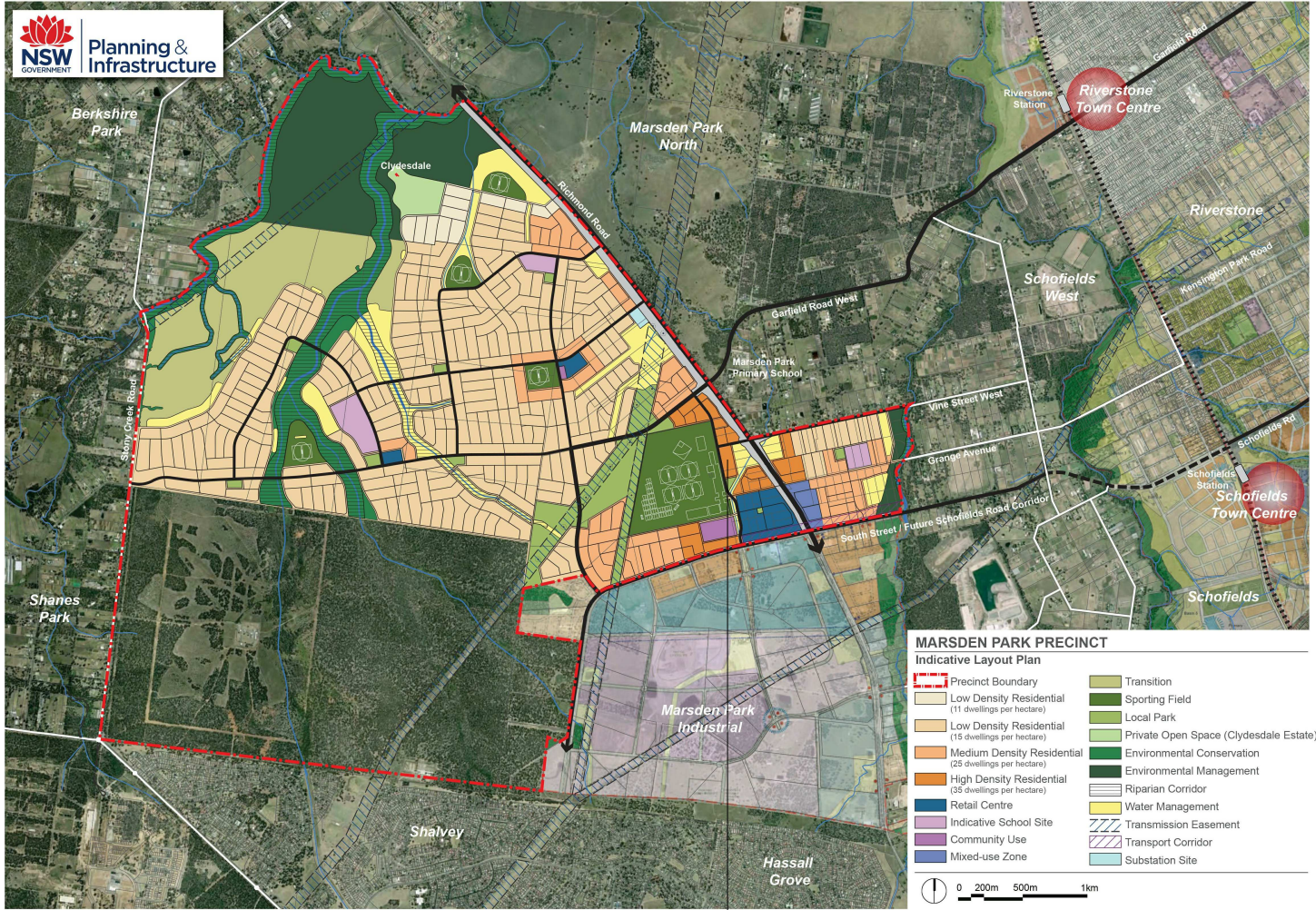
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PROJECT:	LOT 08 230 Grange Ave & 1032 Richmond Rd Marsden Park
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LOT NUMBER:	LOT 20&21 in DP 1191512 LOT 8 in DP 1245610
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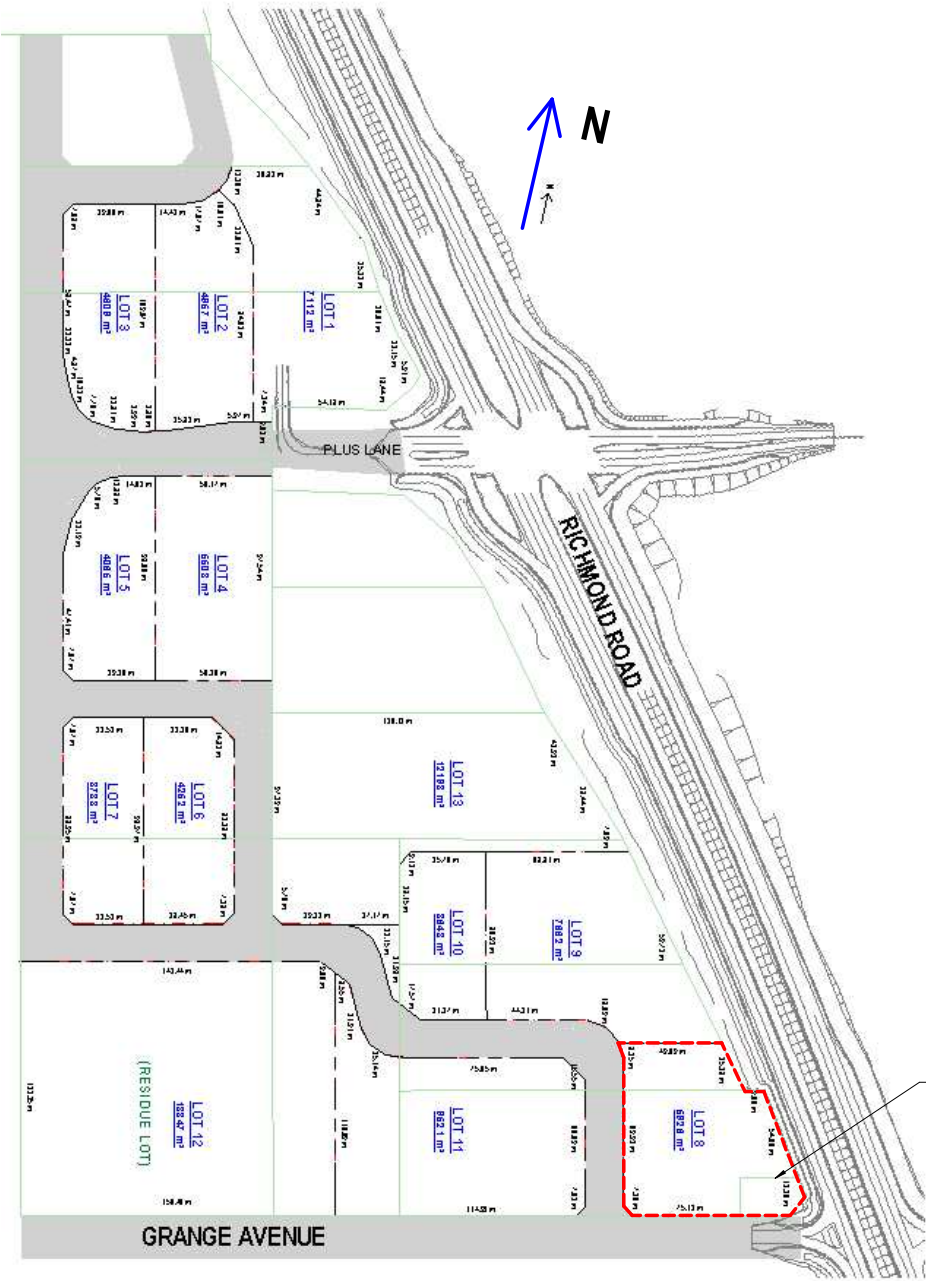
DRAWING TITLE:	COMPLIANCE TABLE
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PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-002	REV: E
DRAWN BY: FP	SCALE: As indicated	ISSUED BY:	
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INDICATIVE LAYOUT PLAN

PROPOSED SITE - 230 Grange Ave.
(Medium Density Residence)



HEIGHT OF BUILDING - 21M

SEPP SYDNEY REGION GROWTH CENTERS 2006



LAND ZONING - R3

SEPP SYDNEY REGION GROWTH CENTERS 2006



MINIMUM DWELLING - 35 DEWLLINGS/ HECTARE

SEPP SYDNEY REGION GROWTH CENTERS 2006

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A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION			FP
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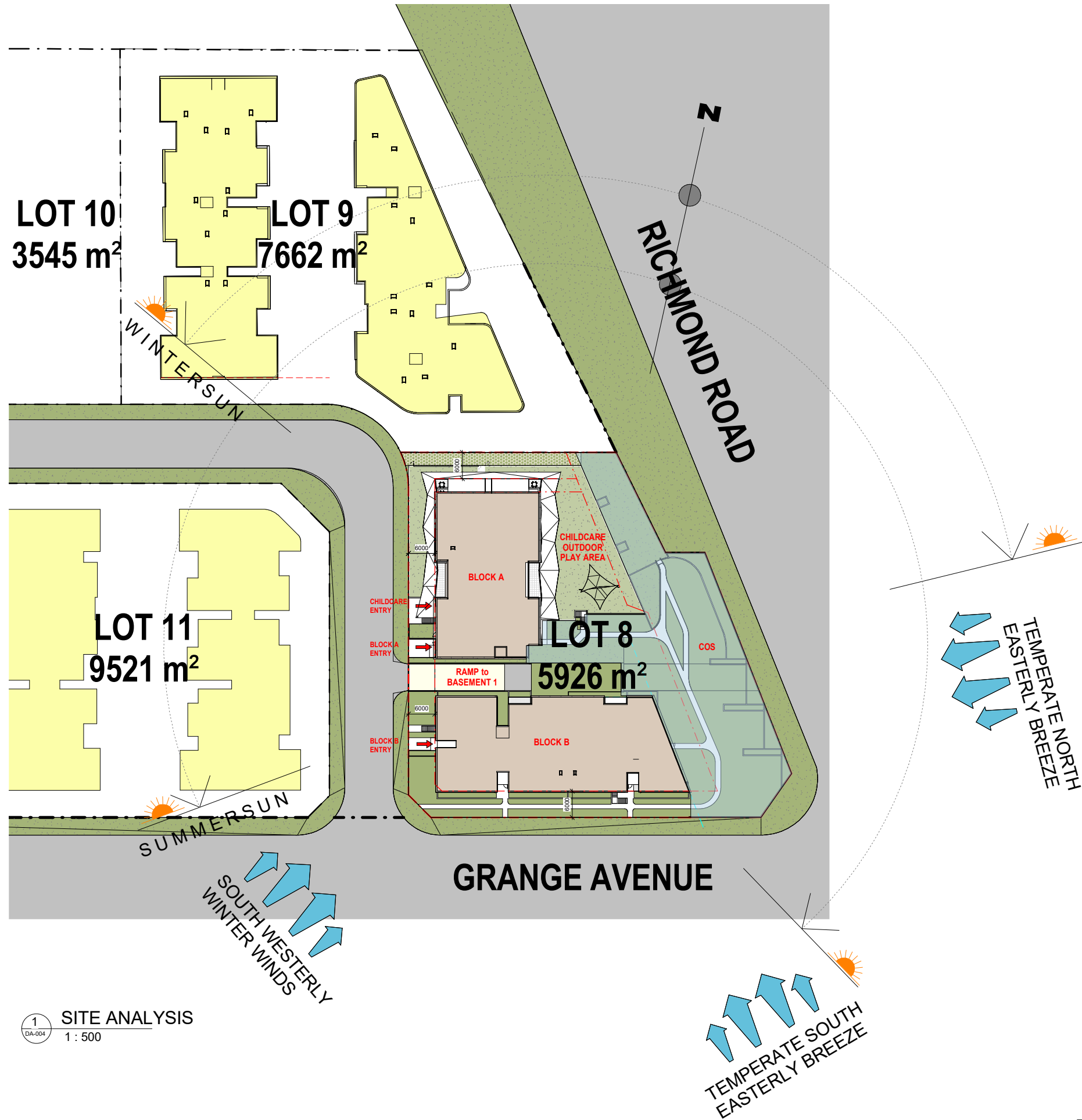
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PROJECT: **LOT 08**
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER: **LOT 20&21 in DP 1191512**
LOT 8 in DP 1245610

DRAWING TITLE: **LOCATION PLAN**

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-003	REV: A
DRAWN BY: FP	SCALE:	ISSUED BY: FP	
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B	06.07.20	RESPONSE TO SOFAC	FP
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LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

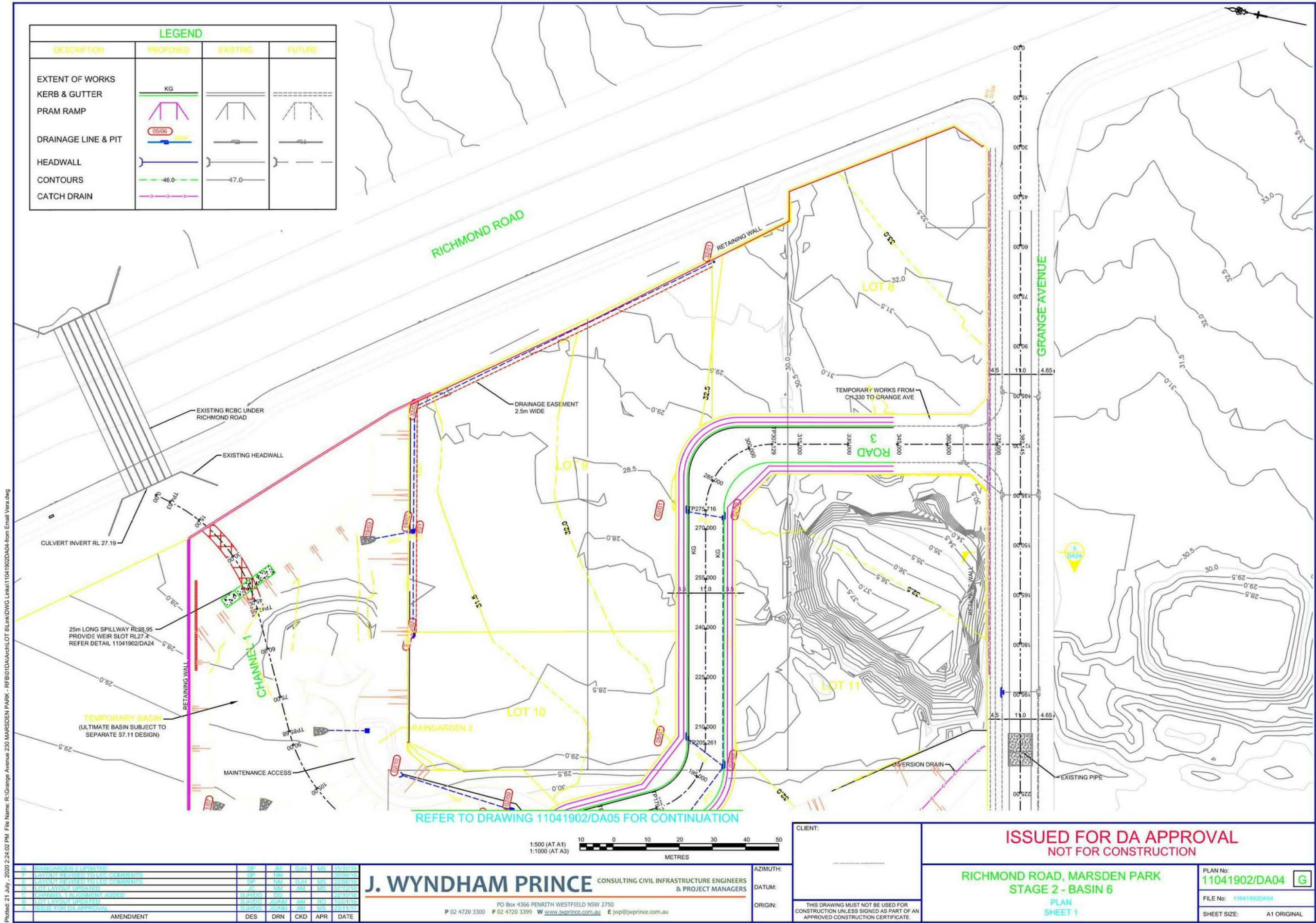
DRAWING TITLE:
SITE ANALYSIS

PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-004	B
DRAWN BY:	SCALE:	ISSUED BY:	
FP	As indicated	FP	

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DA ISSUE

Printed: 21 July, 2020 2:24:02 PM File Name: R:\Grange Avenue 230 Marsden Park - RFB\01DA\Arch\LOT 8\LinkDWG Link\11041902\DA04-From Email Vers.dwg



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A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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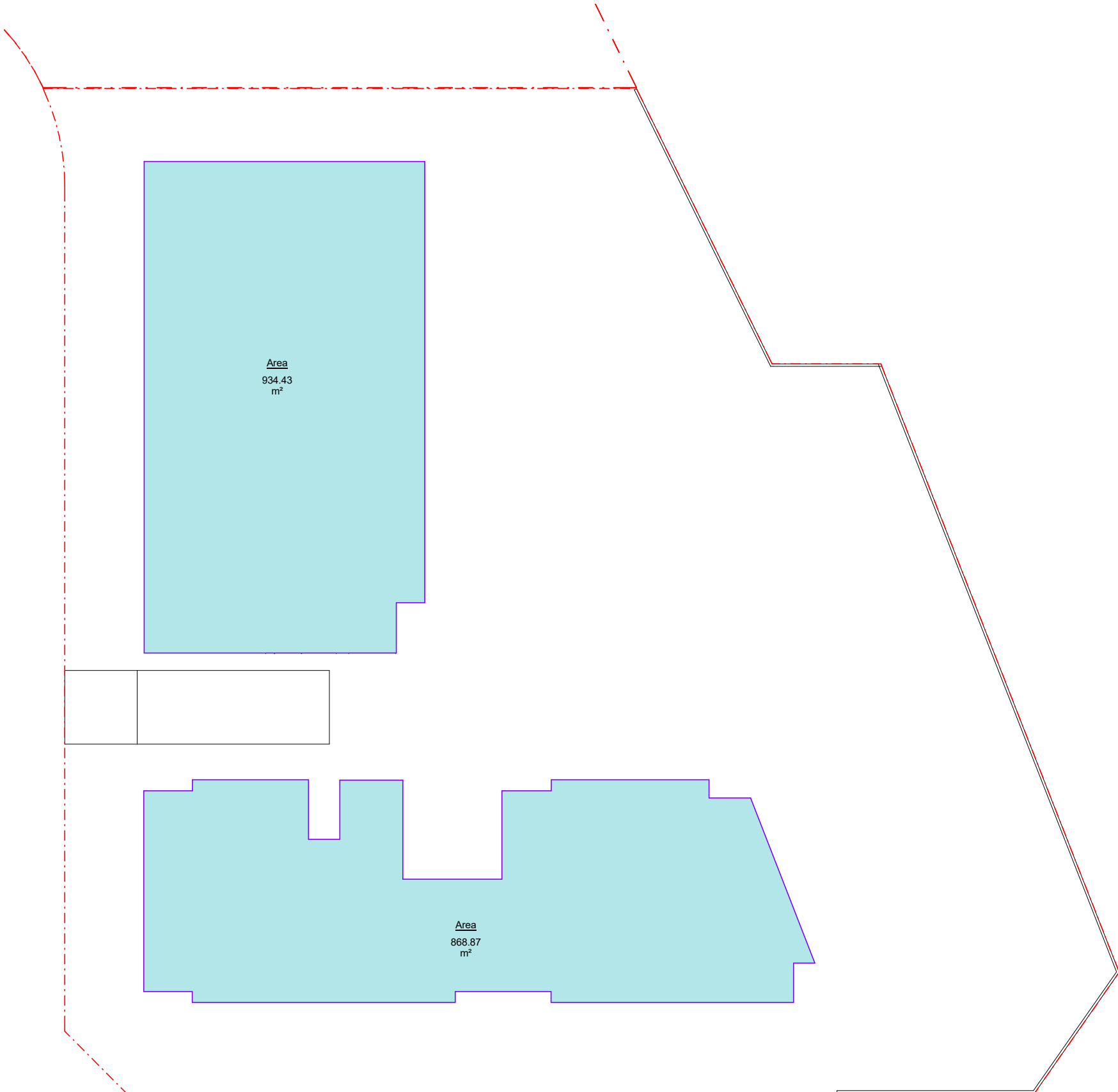
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
SITE SURVEY PLAN

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-005	REV: A
DRAWN BY: FP	SCALE:	ISSUED BY: FP	

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1
DA-006

GROUND FLOOR
1 : 200

SITE COVERAGE		
AREA	SITE AREA	SITE COVERAGE
934.43 m²	5926.00 m²	15.77%
868.87 m²	5926.00 m²	14.66%
1803.29 m²		30.43%

AREA CALCULATION

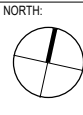
SITE COVERAGE CALCULATION

 SITE COVERAGE AREA:

REV	DATE	DESCRIPTION	BY
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

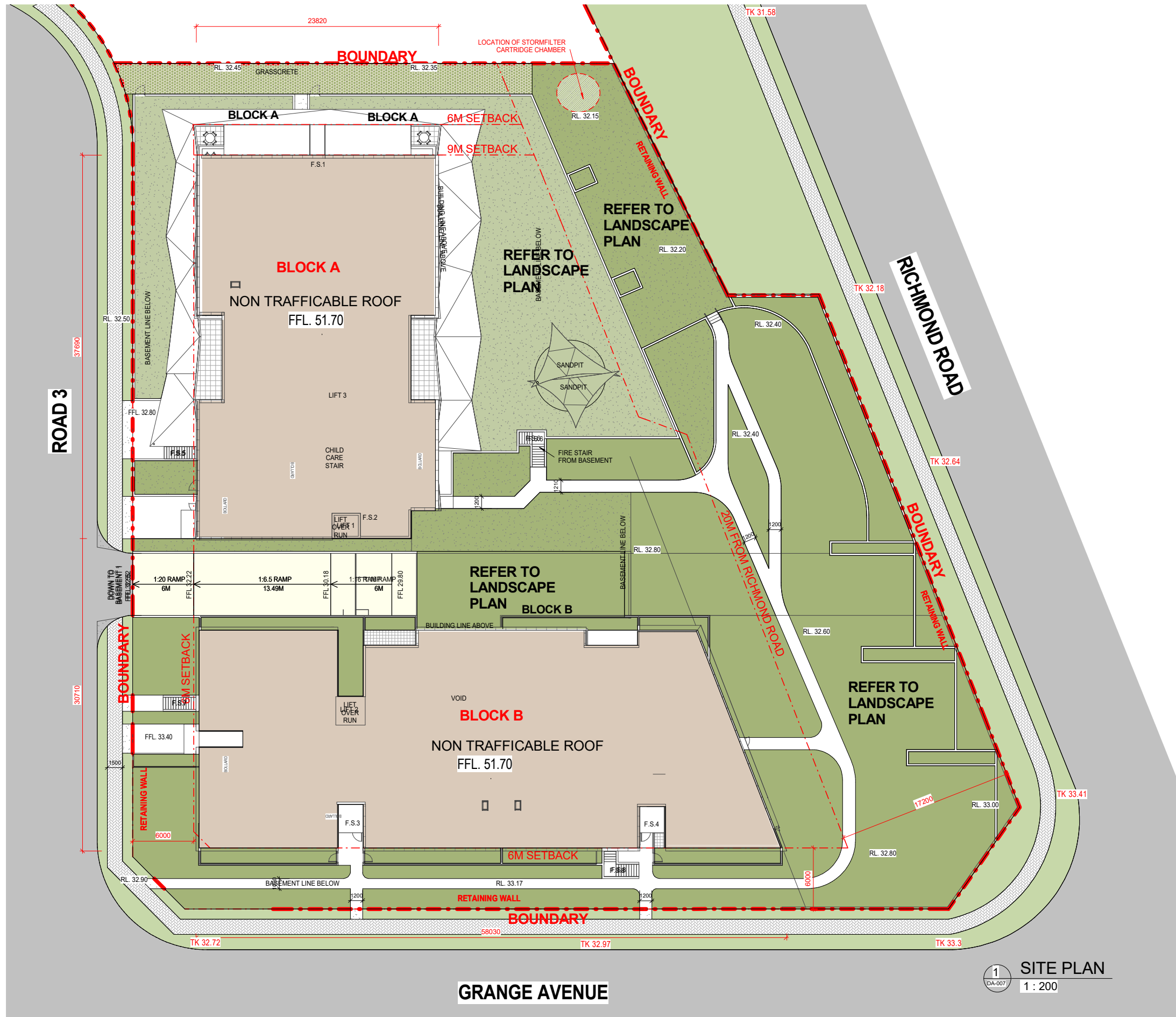
LOT NUMBER:

LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:

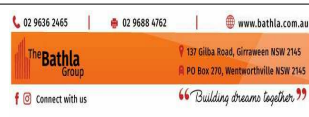
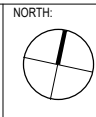
SITE COVERAGE

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-006	REV: B
DRAWN BY: FP	SCALE: As indicated	ISSUED BY:	FP
C:\Users\sopheal\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sopheal_bathia.rvt			



REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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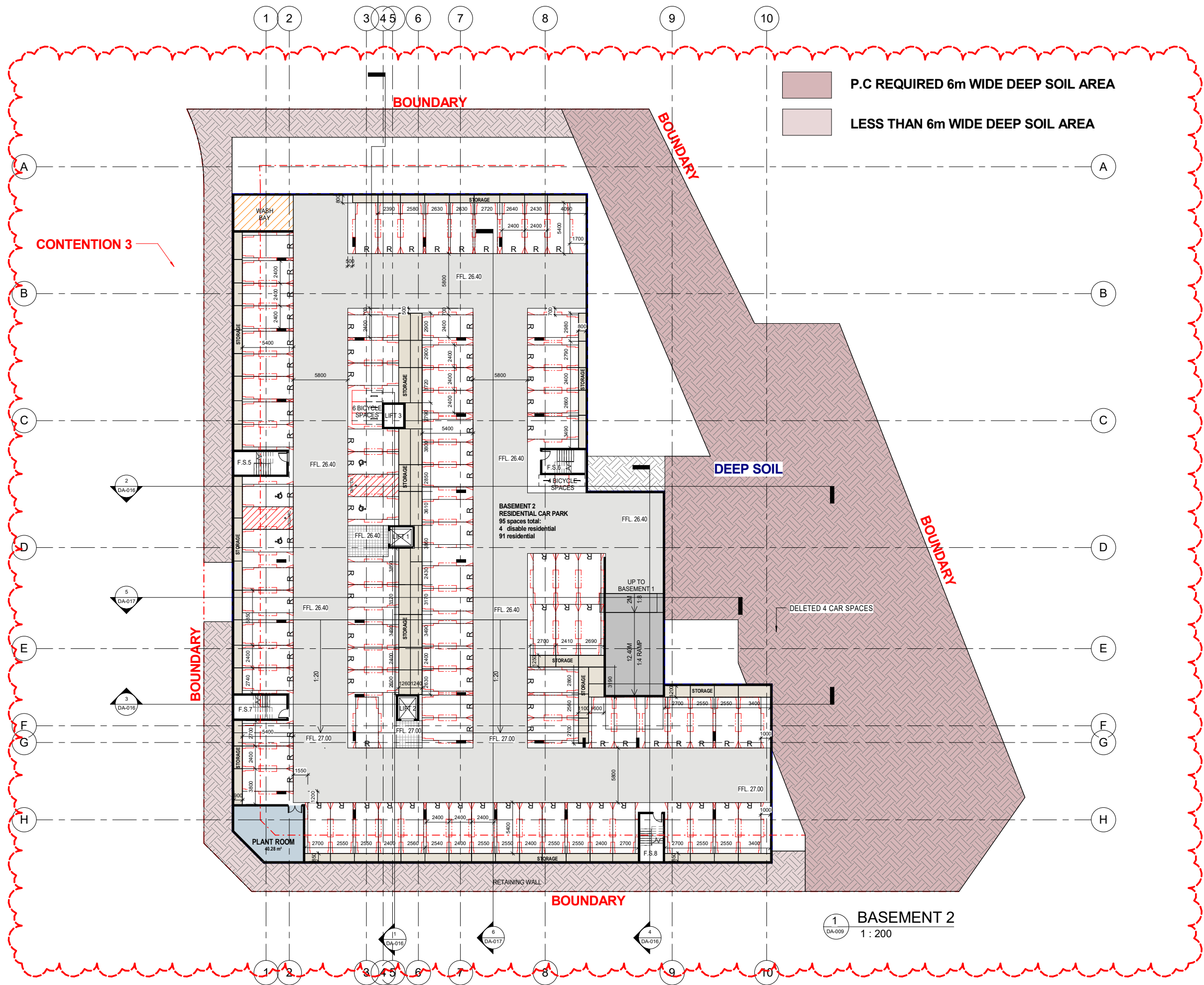


PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

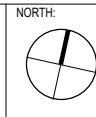
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DA ISSUE			
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DRAWN BY: FP	SCALE: 1 : 200	ISSUED BY:	
C:\Users\sopheal\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sopheal_bathla.rvt			



REV	DATE	DESCRIPTION	BY
E	19.05.21	RESPONSE TO SOFAC	
D	07.08.20	RESPONSE TO SOFAC	FP/INH
C	06.07.20	RESPONSE TO SOFAC	FP
B	09.12.19	ISSUE FOR COUNCIL LETTER	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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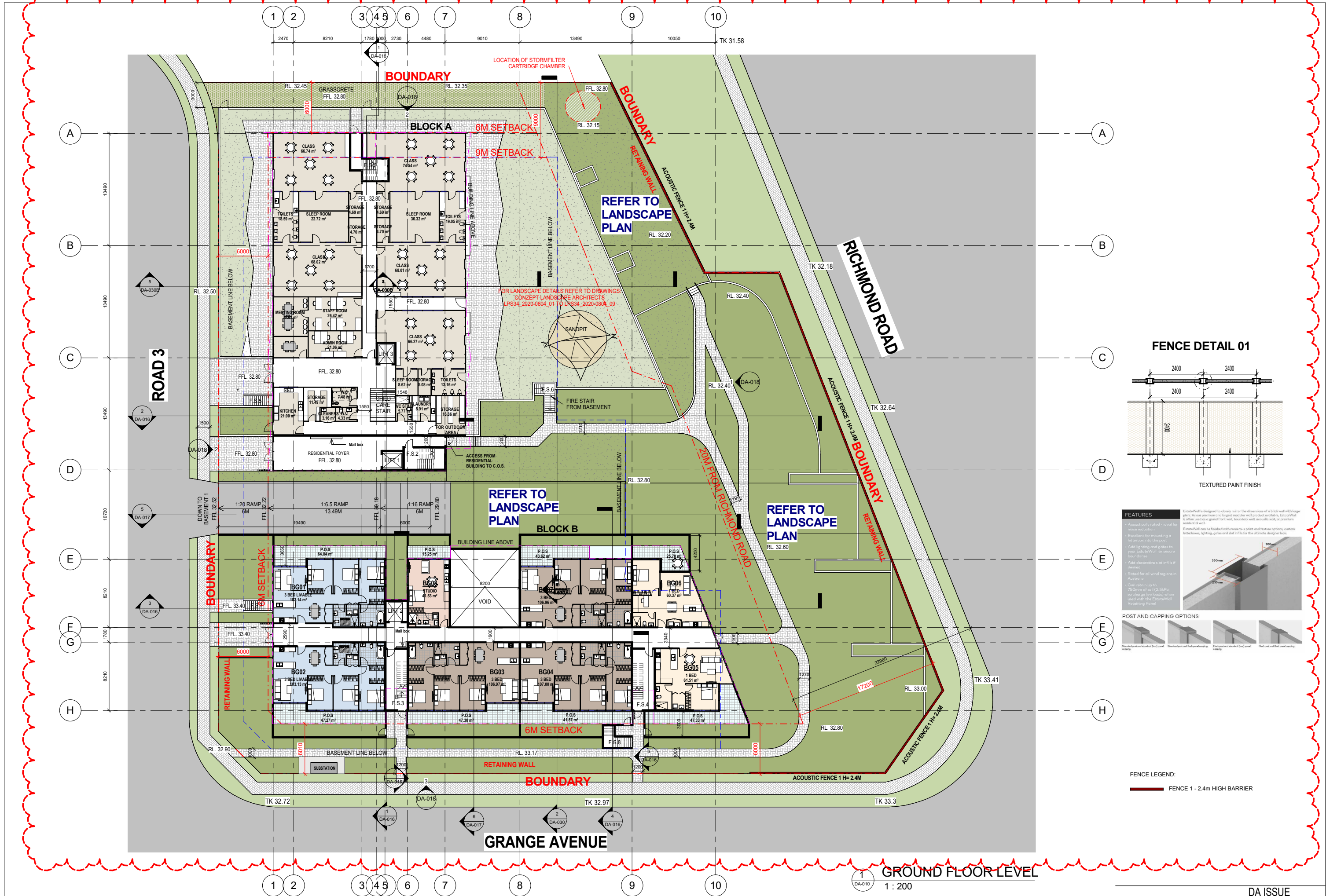
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LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

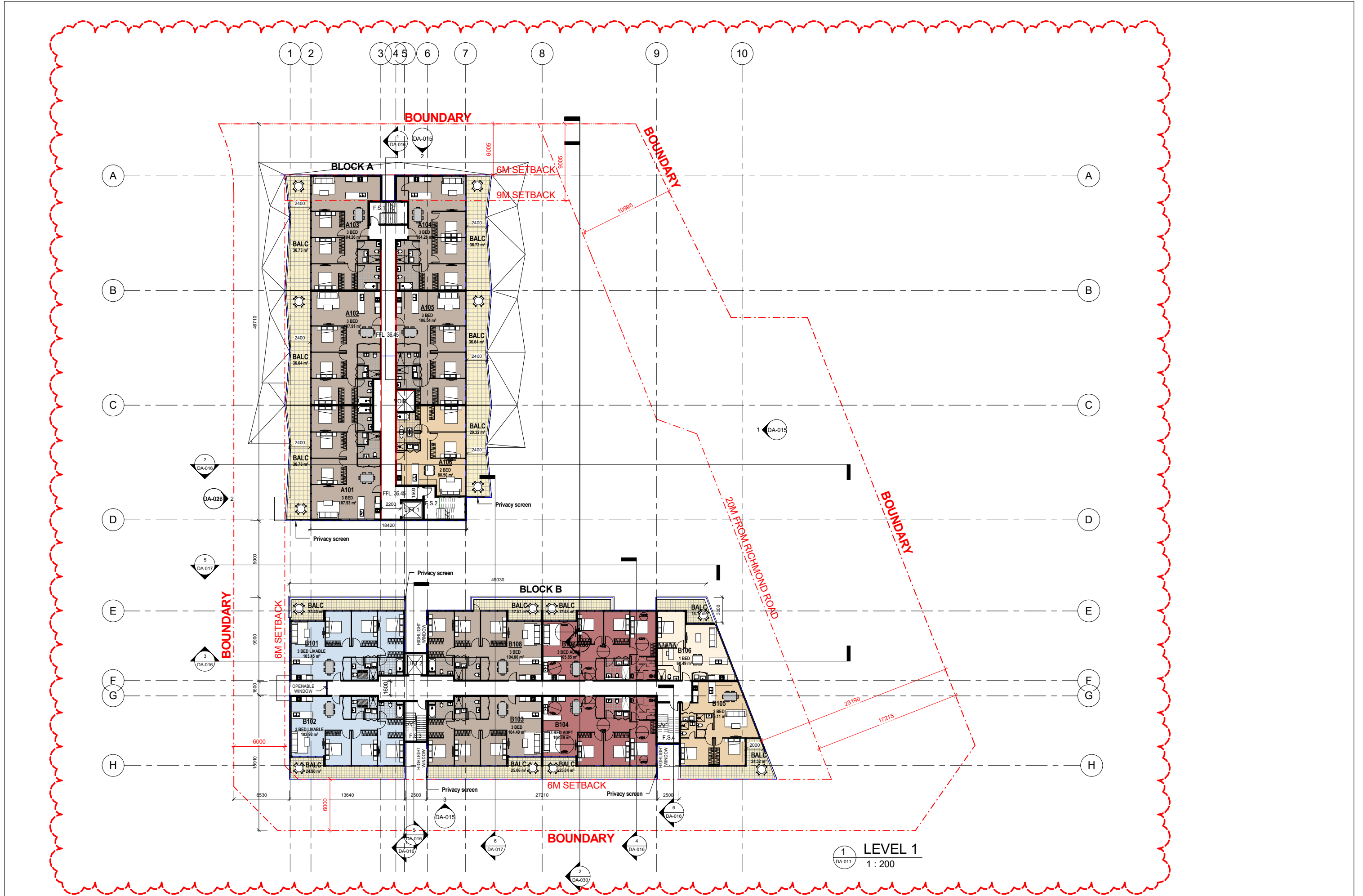
DRAWING TITLE:
BASEMENT 2

DA ISSUE			
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DRAWN BY: FP	SCALE: 1 : 200	ISSUED BY:	

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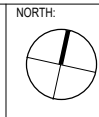
E 19.05.21 RESPONSE TO SOFAC			GENERAL NOTES:			NORTH:			PROJECT:			DRAWING TITLE:			DA ISSUE		
D 07.08.20 RESPONSE TO SOFAC			THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.			The Bathla Group			LOT 08			GROUND FLOOR PLAN			PROJECT No: 170629		
C 06.07.20 RESPONSE TO SOFAC			FP/INH			137 Gilba Road, Graveney NSW 2145			230 Grange Ave & 1032 Richmond Rd			DA-010			DATE: 27.09.2019		
B 09.12.19 ISSUE FOR COUNCIL LETTER			FP			PO Box 270, Westborough NSW 2145			Marsden Park			As indicated			DRAWING No:		
A 27.09.19 ISSUE FOR DEVELOPMENT APPLICATION			BY			Connect with us			LOT 20&21 in DP 1191512			ISSUED BY:			E		
REV			DATE			Description			LOT 8 in DP 1245610			C:\Users\sophiea\Documents\Grange Avenue 230 Marsden Park - LOT 8_REV2_sophiea_bathla.rvt			SCALE:		
									1 : 200						As indicated		



REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

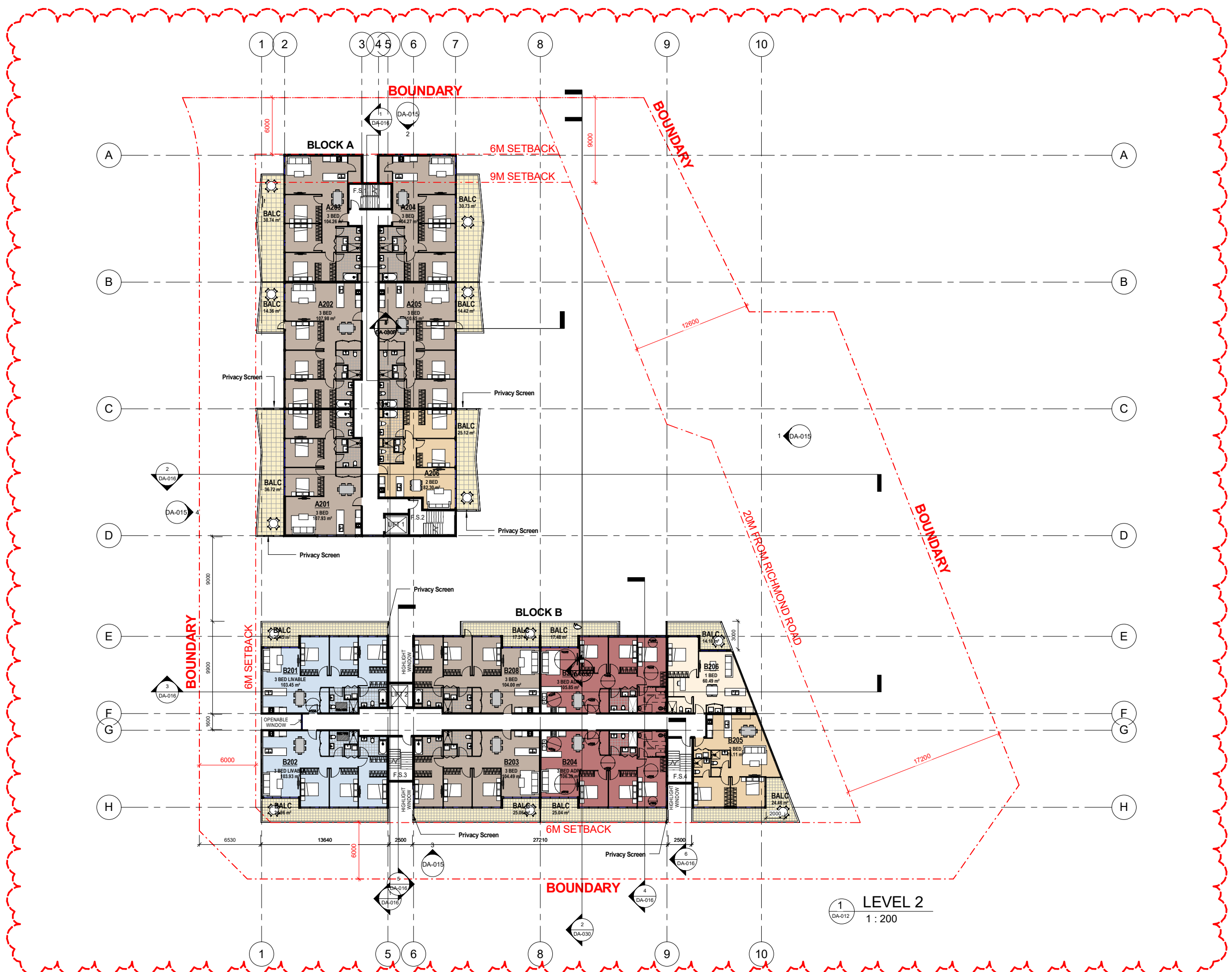
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**LOT 20&21 in DP 1191512
LOT 8 in DP 1245610**

DRAWING TITLE:

LEVEL 1

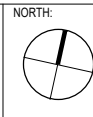
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-011	REV: D
DRAWN BY: FP	SCALE: 1 : 200		ISSUED BY:
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REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	FP/INH
C	07.08.20	RESPONSE TO SOFAC	FP
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

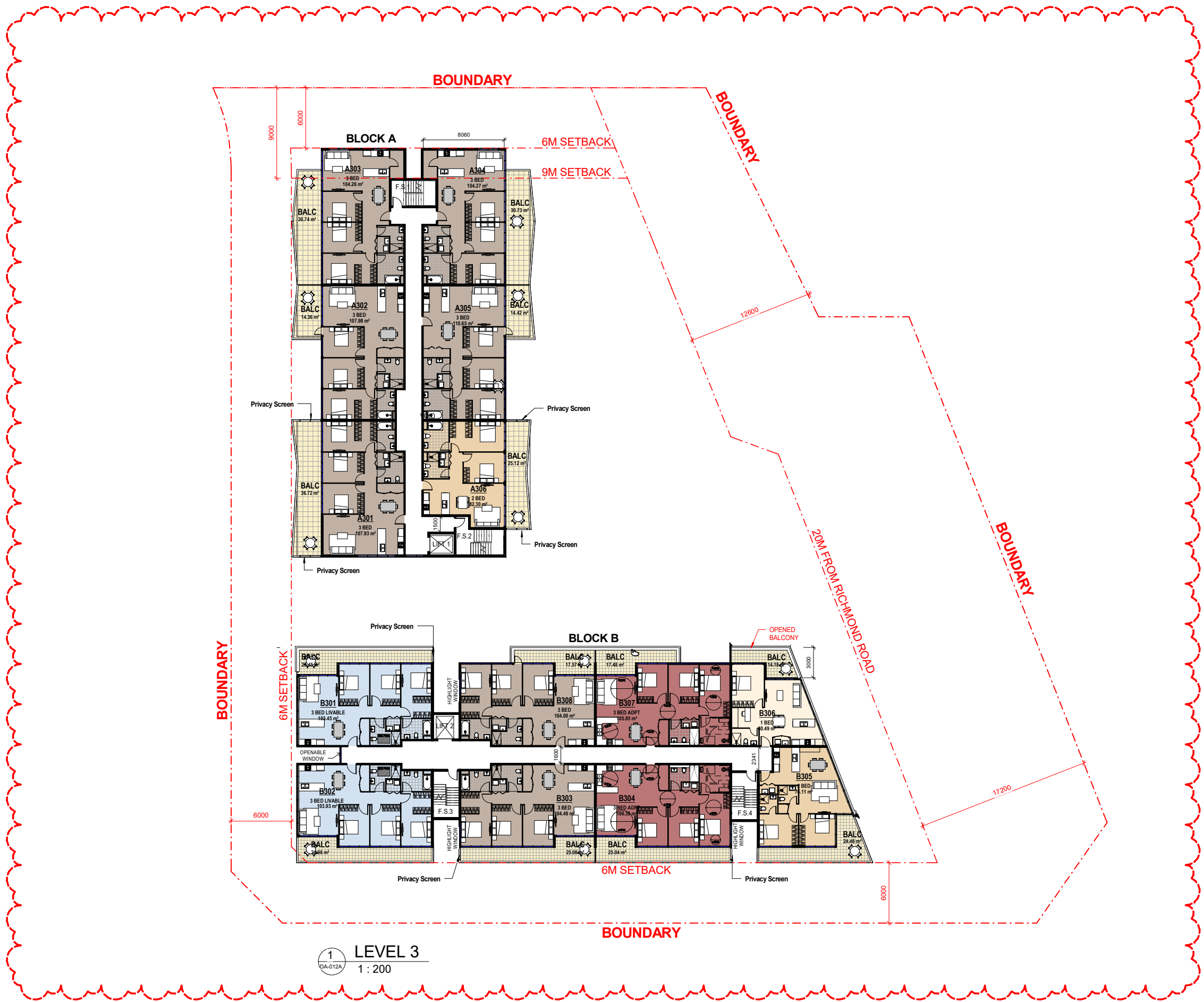
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:

LEVEL 2

DA ISSUE			
PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-012	D
DRAWN BY:	SCALE:	ISSUED BY:	
FP	1 : 200		

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REV	DATE	DESCRIPTION	BY
C	19.05.21	RESPONSE TO SOFAC	
B	07.08.20	RESPONSE TO SOFAC	FP/INH
A	08.07.20	RESPONSE TO SOFAC	FP

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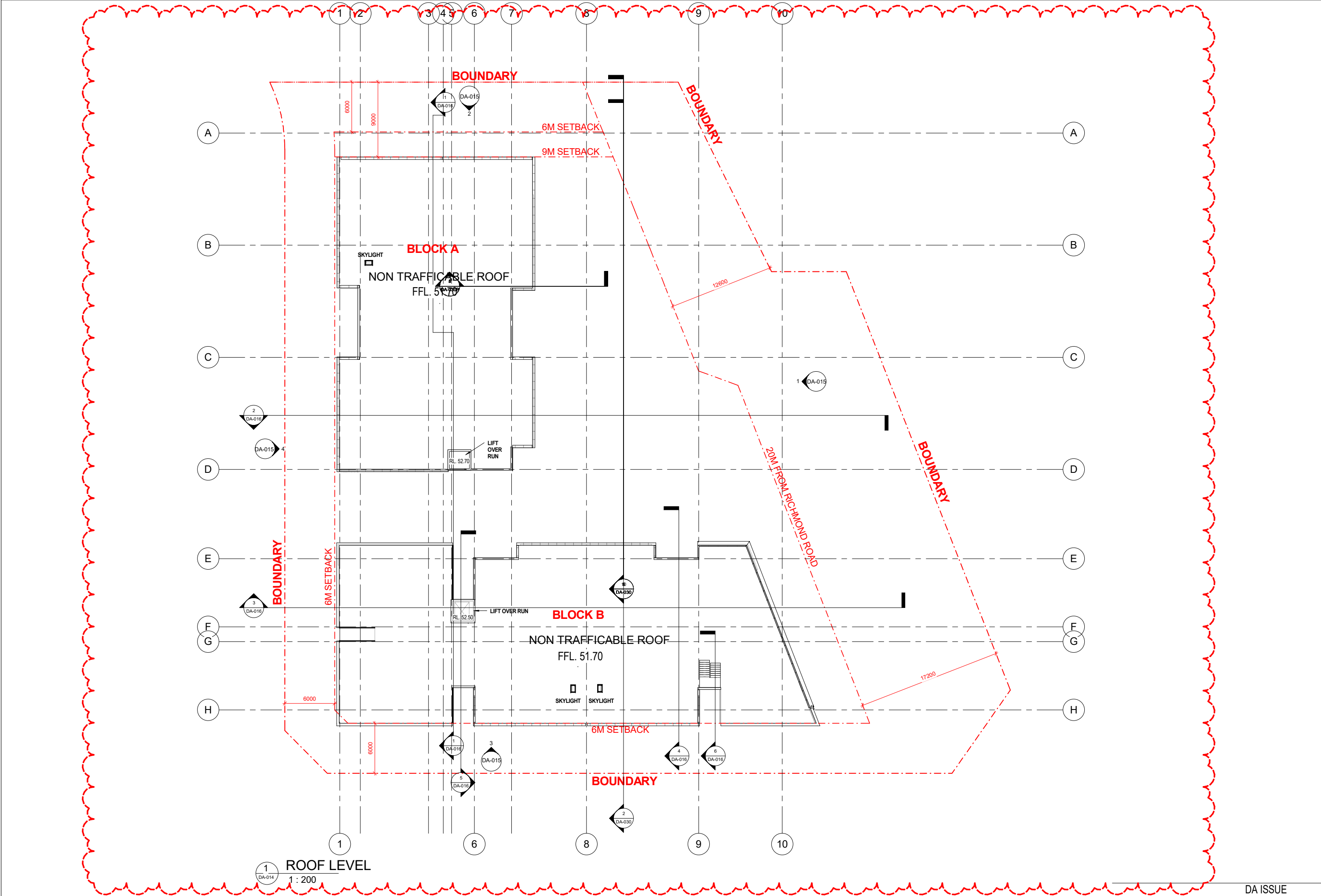
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:

LEVEL 3

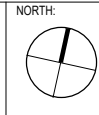
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REV	DATE	DESCRIPTION	BY
C	19.05.21	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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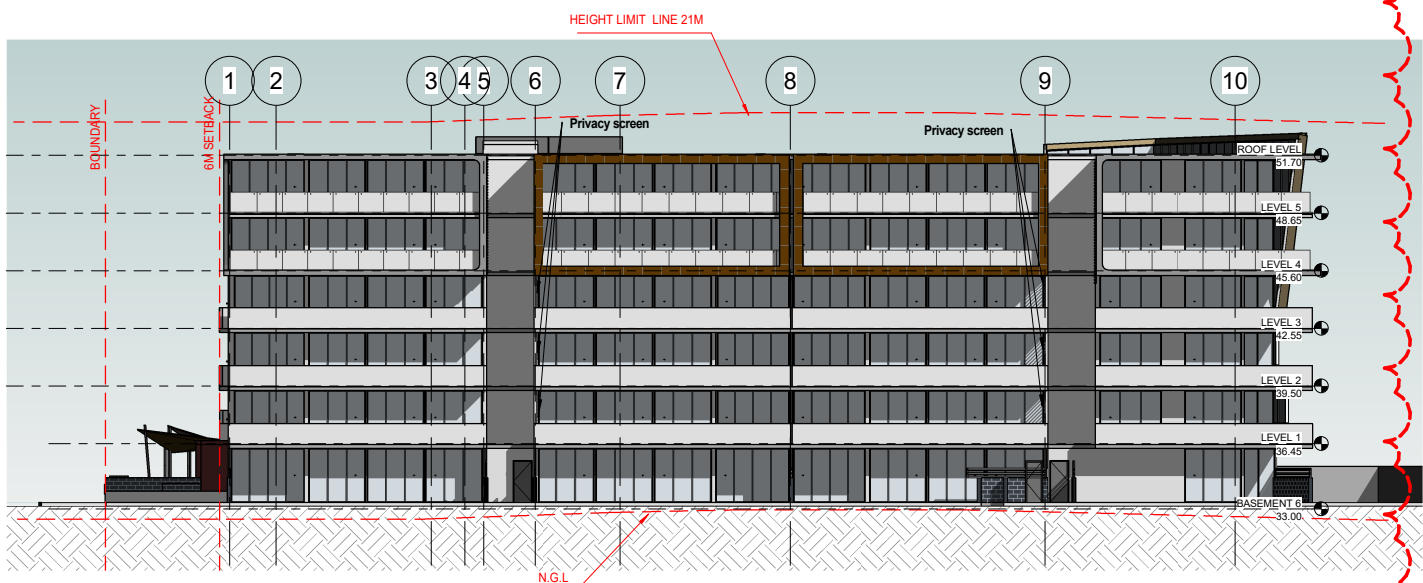
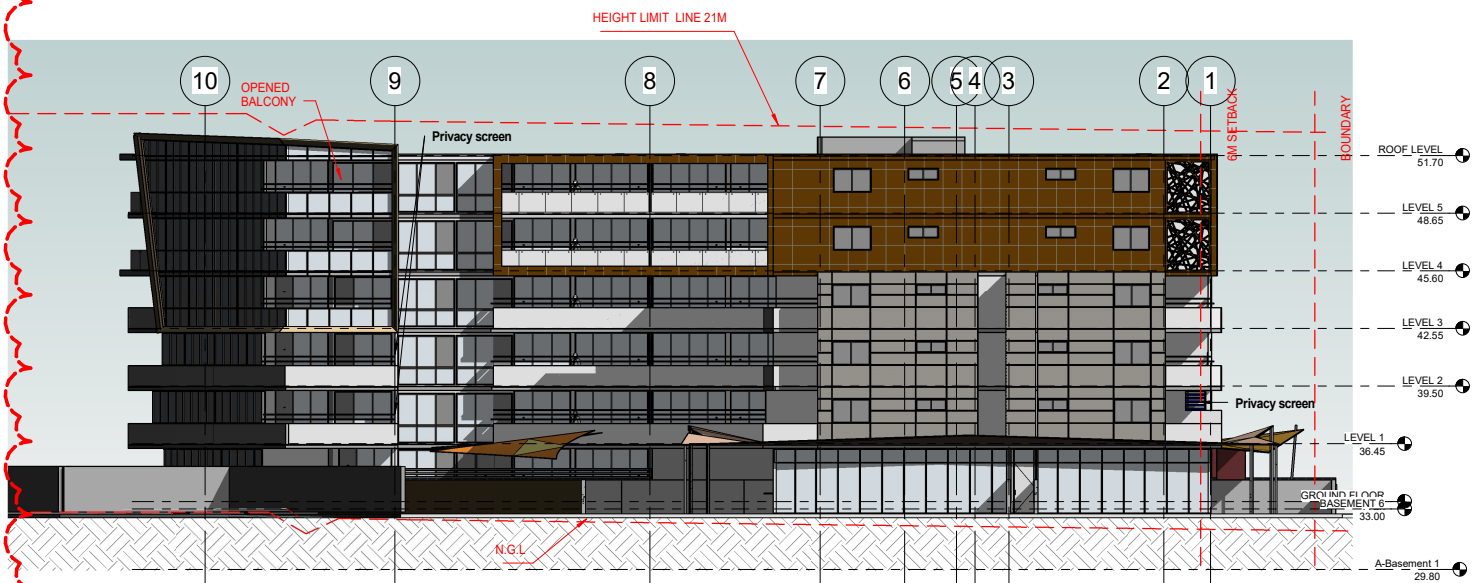
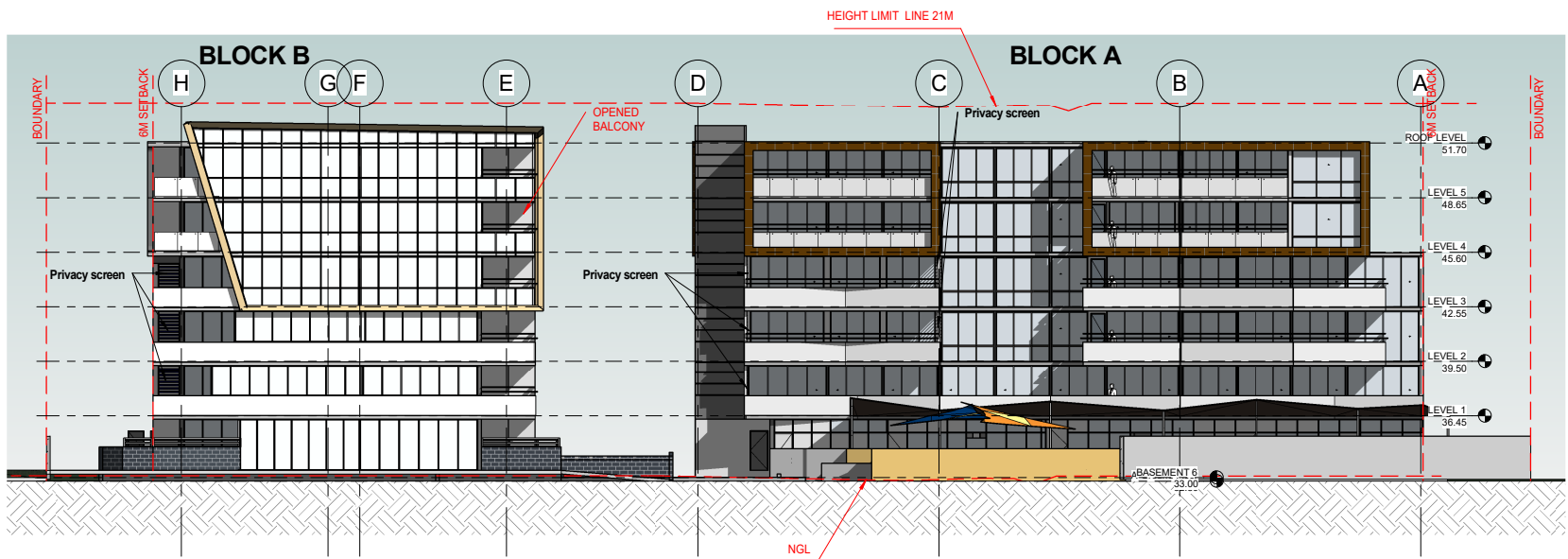
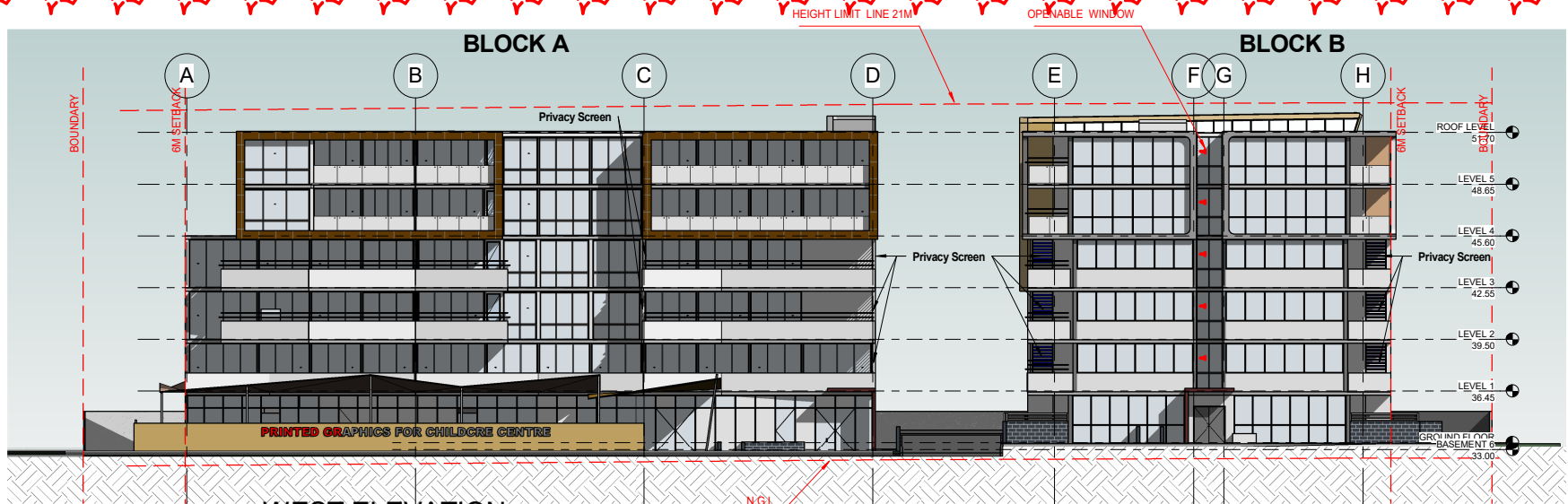
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
ROOF PLAN

PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-014	REV: C
DRAWN BY: FP	SCALE: 1 : 200	ISSUED BY:	

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REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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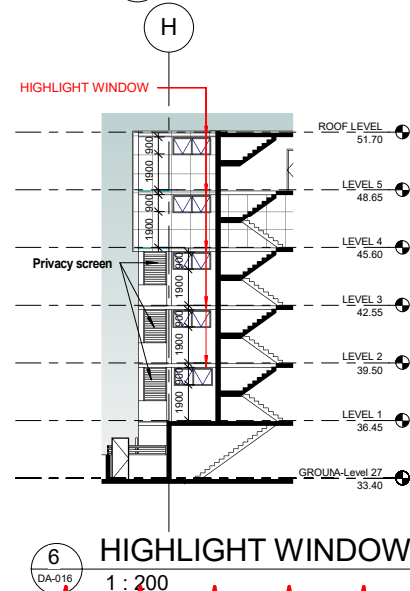
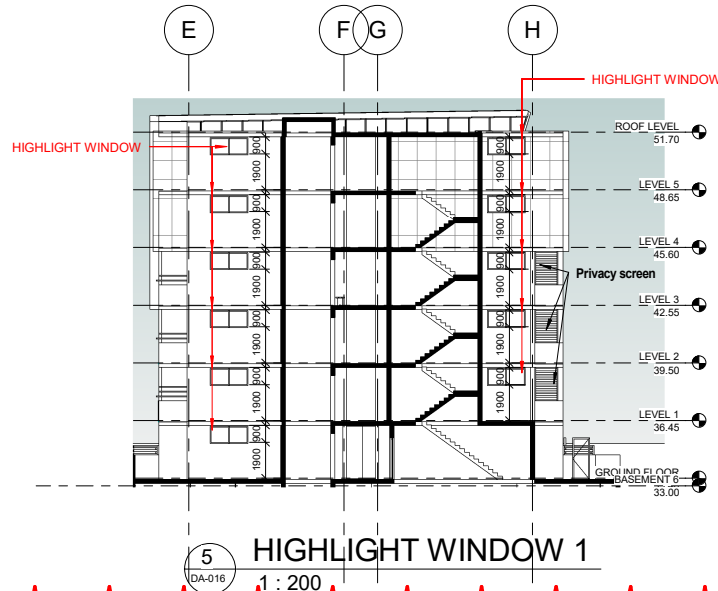
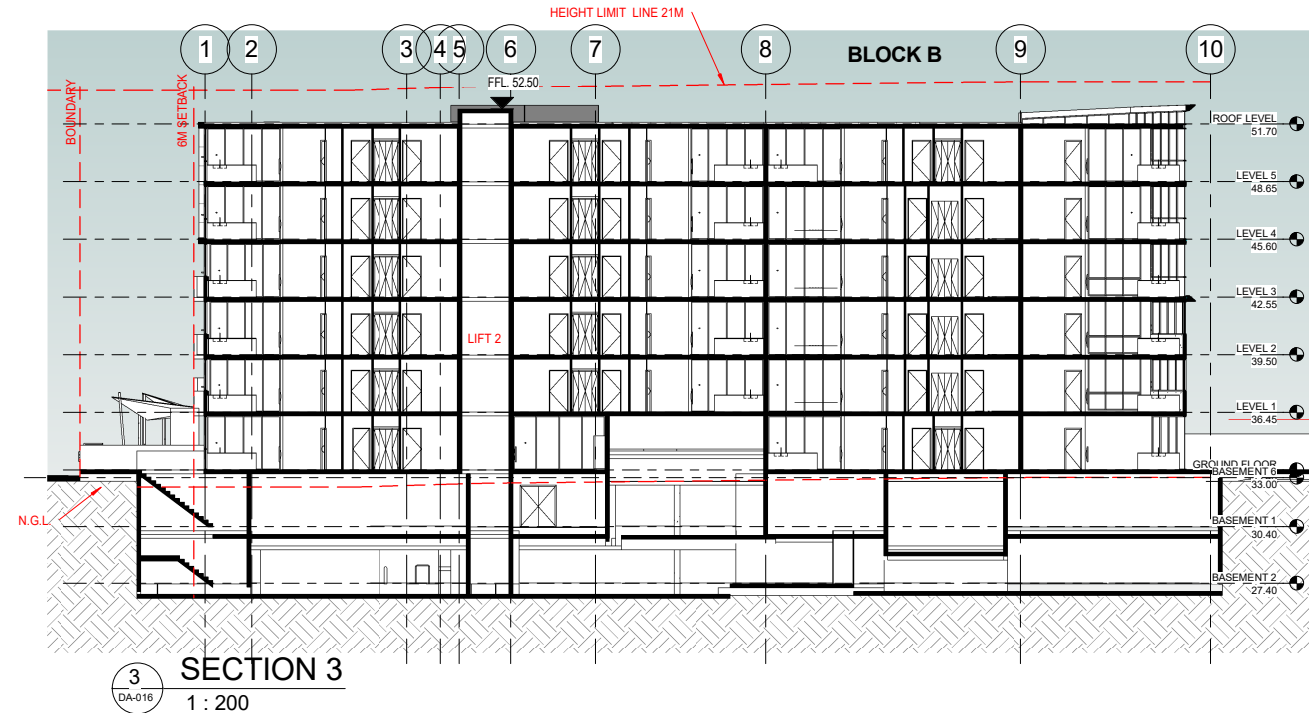
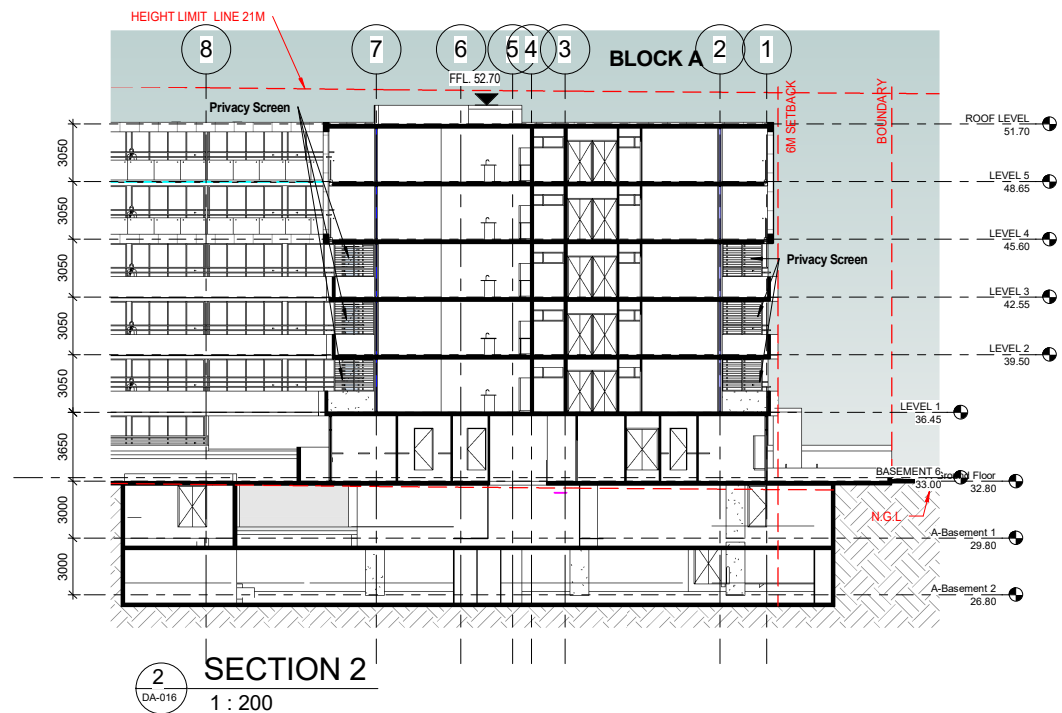
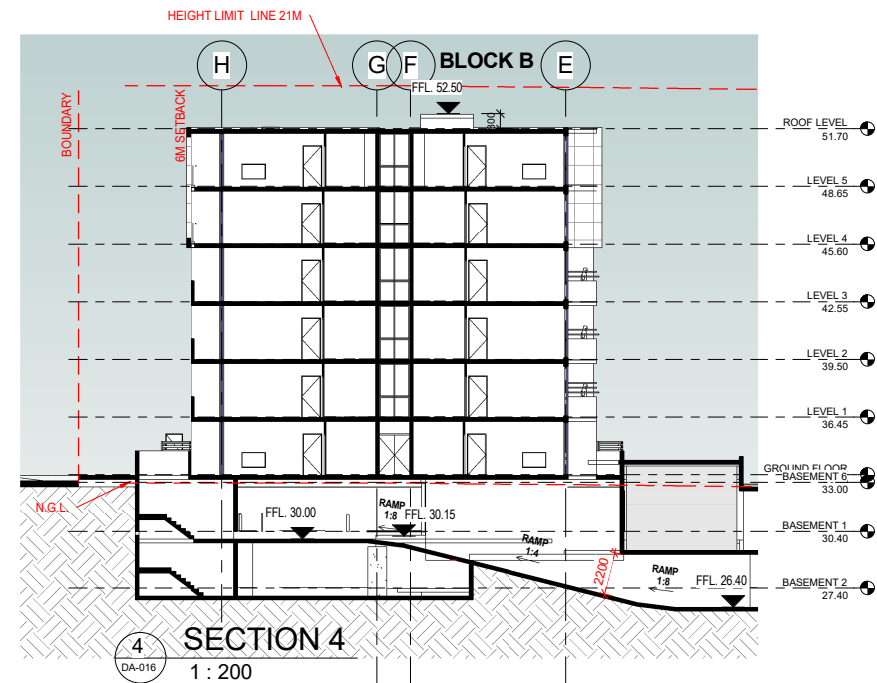
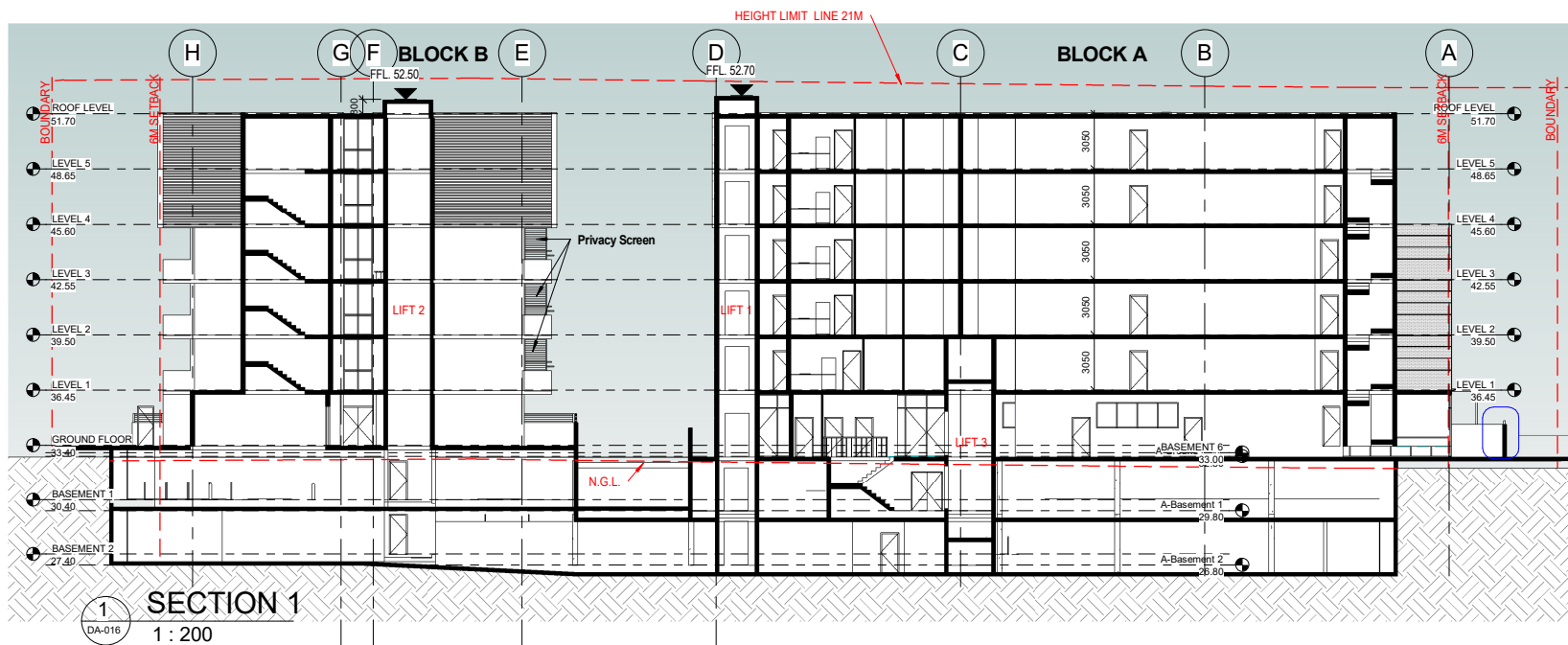
NORTH:	
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PROJECT:	LOT 08
	230 Grange Ave & 1032 Richmond Rd
	Marsden Park

LOT NUMBER:	LOT 20&21 in DP 1191512
	LOT 8 in DP 1245610

DRAWING TITLE:	ELEVATION
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PROJECT No:	170629	DATE:	27.09.2019	DRAWING No:	DA-015	REV:	D
DRAWN BY:	FP	SCALE:	1:200	ISSUED BY:			
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REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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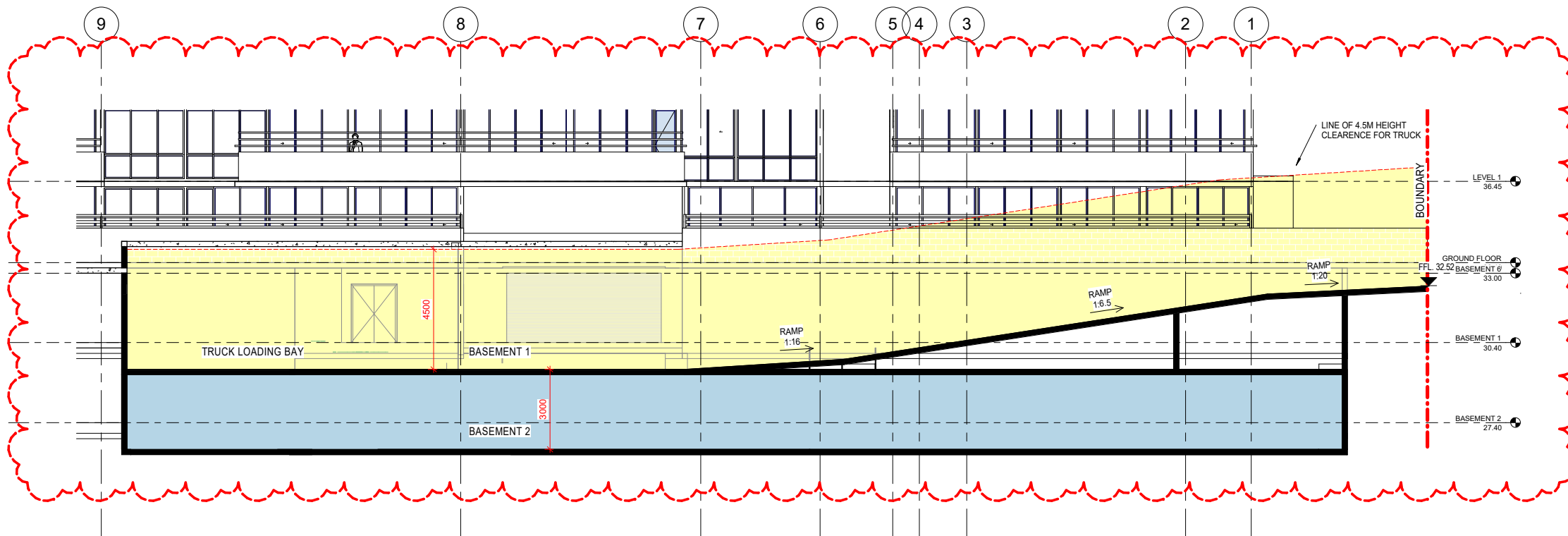
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230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
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LOT 8 in DP 1245610

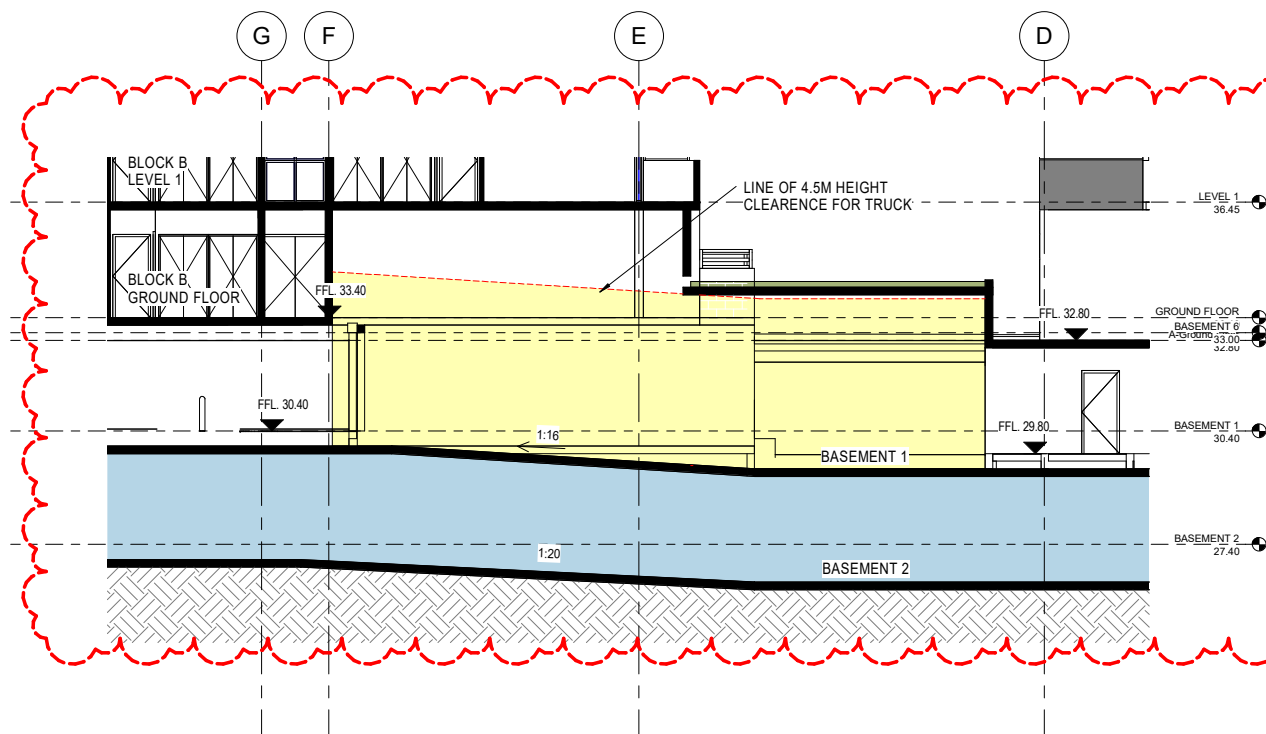
DRAWING TITLE:
SECTIONS

PROJECT No:	DATE:	DRAWING No:	REV:
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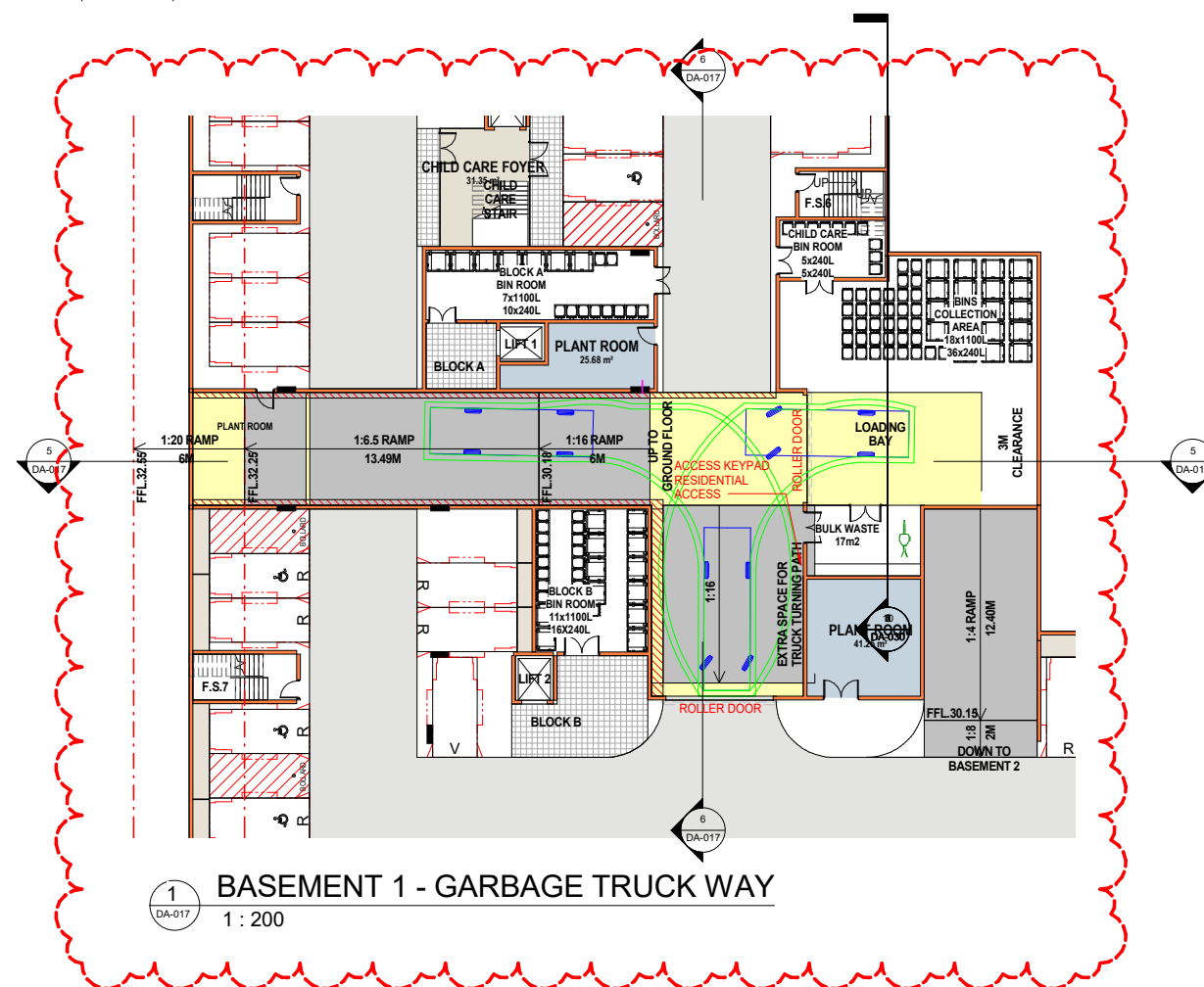
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5 SECTION 5
1 : 100



6 SECTION 6
1 : 100



1 BASEMENT 1 - GARBAGE TRUCK WAY
1 : 200

REV	DATE	DESCRIPTION	BY
C	19.05.21	RESPONSE TO SOFAC	
B	07.08.20	RESPONSE TO SOFAC	FP/HH
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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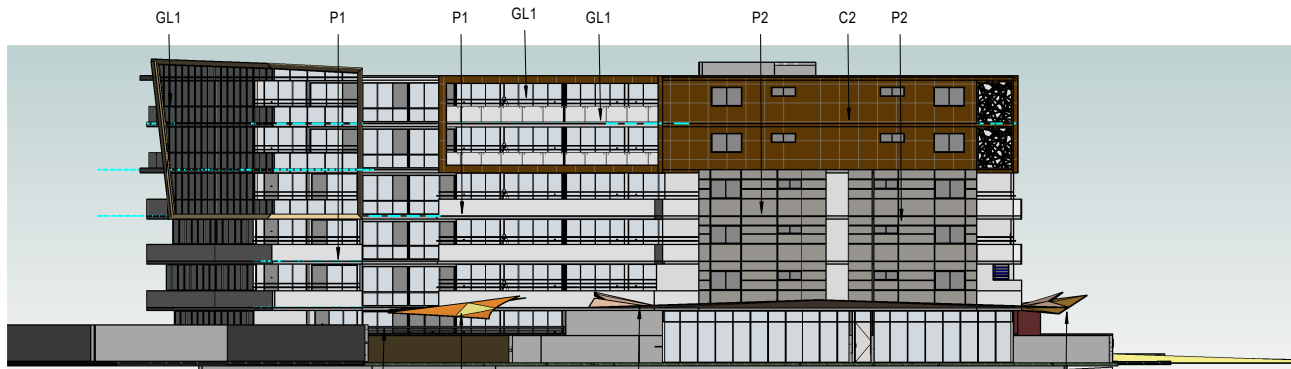
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230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

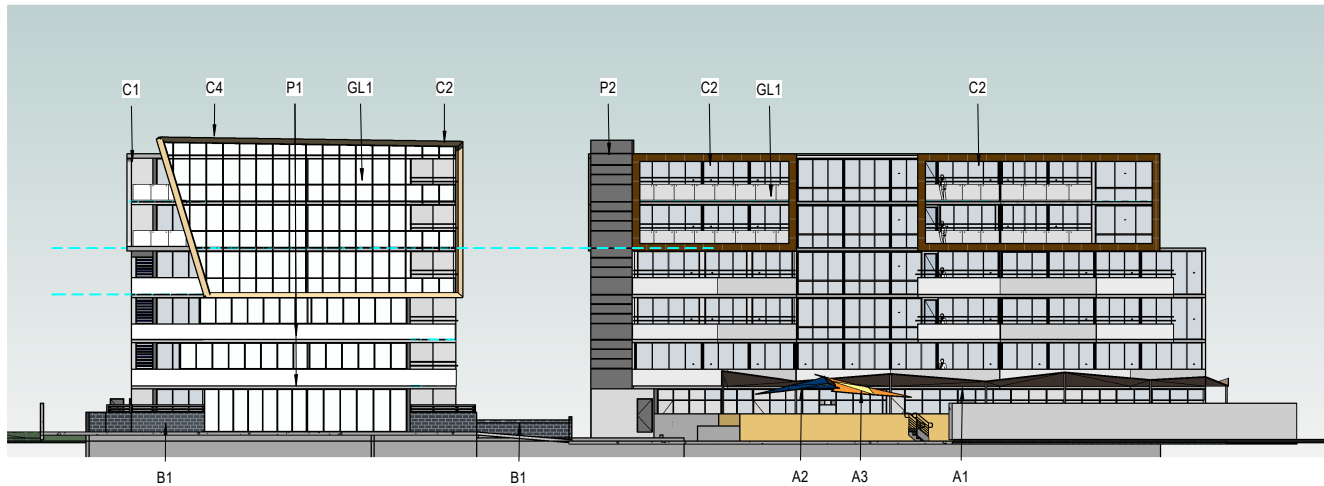
DRAWING TITLE:
4.5M CLEARANCE FOR GARBAGE TRUCK

PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-017	C
DRAWN BY:	SCALE:	ISSUED BY:	
Author	As indicated		

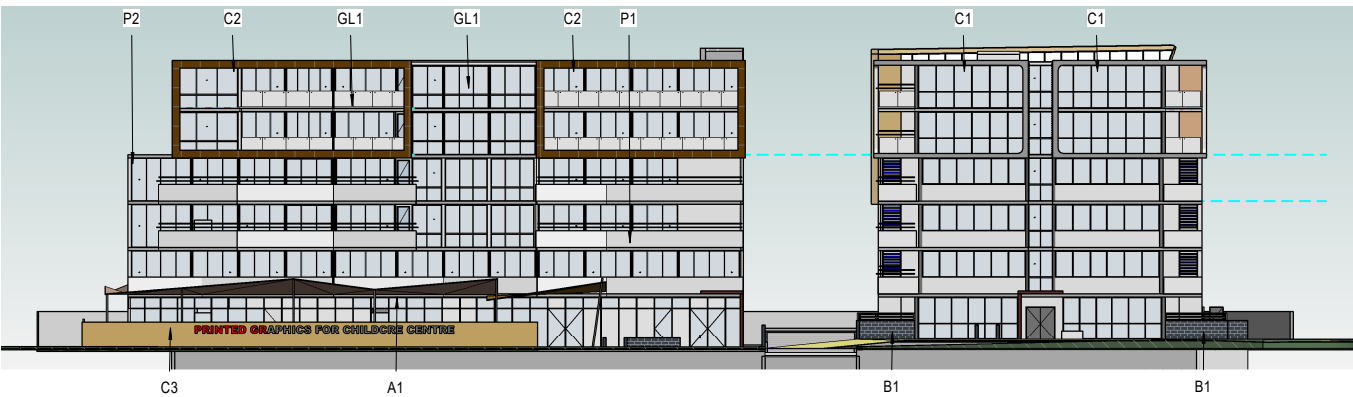
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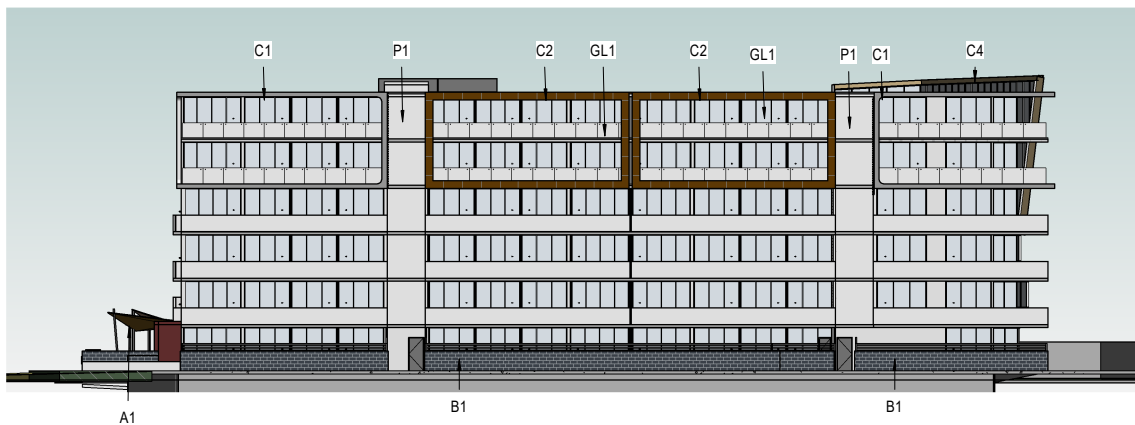
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1 : 250



1 EAST ELEVATION
1 : 250



4 WEST ELEVATION
1 : 250



3 SOUTH ELEVATION
1 : 250

REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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NORTH:



PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:

MATERIAL AND FINISHES

PROJECT NO:

170629

DATE:

27.09.2019

DRAWN BY:

FP

SCALE:

As indicated

DRAWING NO:

DA-018

REV:

D

ISSUED BY:

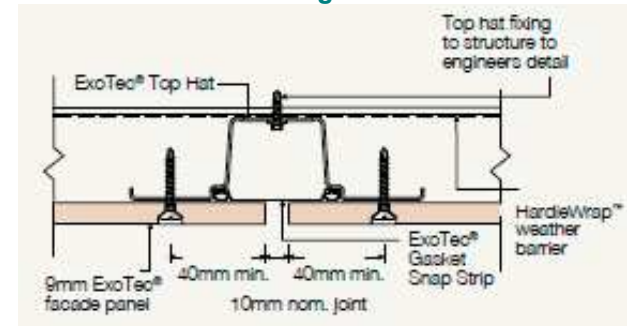
C:\Users\sophia\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sophia_bathia.rvt



Durable, low-maintenance and impact resistant

- The compressed fibre cement (CFC) sheet structure delivers high levels of impact resistance, making it a smart choice for commercial areas that are prone to wear and tear.
- The reliable proprietary fixing system makes commercial installations fast, easy and cost-effective.
- A wide range of decorative paint finishes can be used, including site-applied acrylic textures and factory-applied polyurethane plain and metallic colours.
- Panel patterns such as vertical, horizontal and staggered layouts – fixed with a choice of either countersunk concealed fasteners or exposed screw heads.
- No allowances needed for the designer and installer to allow for panel expansion or contraction resulting from weather change, because the compressed panels are sealed on all sides, making it very stable, and the design of the proprietary fixing system helps to absorb any building movement.
- Up to 60 minutes Fire Rating when used with HardieSmart™ wall systems.
- The compressed panels are sealed on all six sides to improve moisture resistance. Added to this, the proprietary ExoTec® Gasket Snap Strip provides an initial weather seal which further improves moisture management and building soundness.
- ExoTec facade panel is resistant to damage from termites, rot and fire.*

ExoTec® Installation diagram



EXTERNAL FINISHES LEGEND

REF NO.	ITEM DESCRIPTION	LOCATION	COLOUR
P-1	ExoTec® SYSTEM OR SIMILAR	WALL	WHITE OR SIMILAR
P-2	ExoTec® SYSTEM OR SIMILAR	WALL	STILETTO GREY OR SIMILAR
B-1	BRICK	WALL	CHARCOL BRICK OR SIMILAR
C-1	ExoTec® SYSTEM OR SIMILAR	FACADE	TASMANIAN OAK OR SIMILAR
C-2	ExoTec® SYSTEM OR SIMILAR	FACADE	VENEER
C-3	PERFORATED METAL PANEL	ACOUSTIC WALL	PRINTED GRAPHICS
C-4	3 MM ALUMINIUM PANEL	FACADE	PRINTED GRAPHICS
A-1	POLYCARBONATE SHEET	CHILD CARE OUTDOOR AREA	MULTICOLOURED
A-2	SHADE SAIL	PLAYGROUND AREA	MULTICOLOURED
A-3	METAL POSTS	SHADE SAIL AT PLAYGROUND AREA	SILVER
A-4	ALUMINIUM	HANDRAILS	WHITE
GL-1	GLAZING	WINDOWS, DOORS, WALL, BALUSTRADE	LOW-E OR SIMILAR



1 SHADOW DIAGRAM- 09 AM
1 : 700

2 SHADOW DIAGRAM- 10 AM
1 : 700

3 SHADOW DIAGRAM- 11 AM
1 : 700

4 SHADOW DIAGRAM- 12 PM
1 : 700

SUNLIGHT AREA

NOTE: DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM TO 3 PM ON 21 JUNE(MID WINTER)

SHADOW ANALYSIS C.O.S. WINTER 21 JUNE

SITE AREA = 5926 SQM

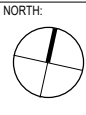
TOTAL C.O.S. PROVIDED 1863.22SQM = 31.4%

REQUIRED C.O.S.1481.5 SQM = 25% OF SITE AREA

TIME	REQUIRED AREA WITH SOLAR ACC	PROVIDED AREA WITH SOLAR ACC
9AM	948.64	1871.54 SQM
10 AM	948.64	1873.85 SQM
11 AM	948.64	1872.42 SQM
12 PM	948.64	1862.68 SQM
1 PM	948.64	1835.01 SQM
2 PM	948.64	1771.55 SQM
3 PM	948.64	1564.35 SQM

REV	DATE	DESCRIPTION	BY
C	07.08.20	RESPONSE TO SOFAC	FP/NH
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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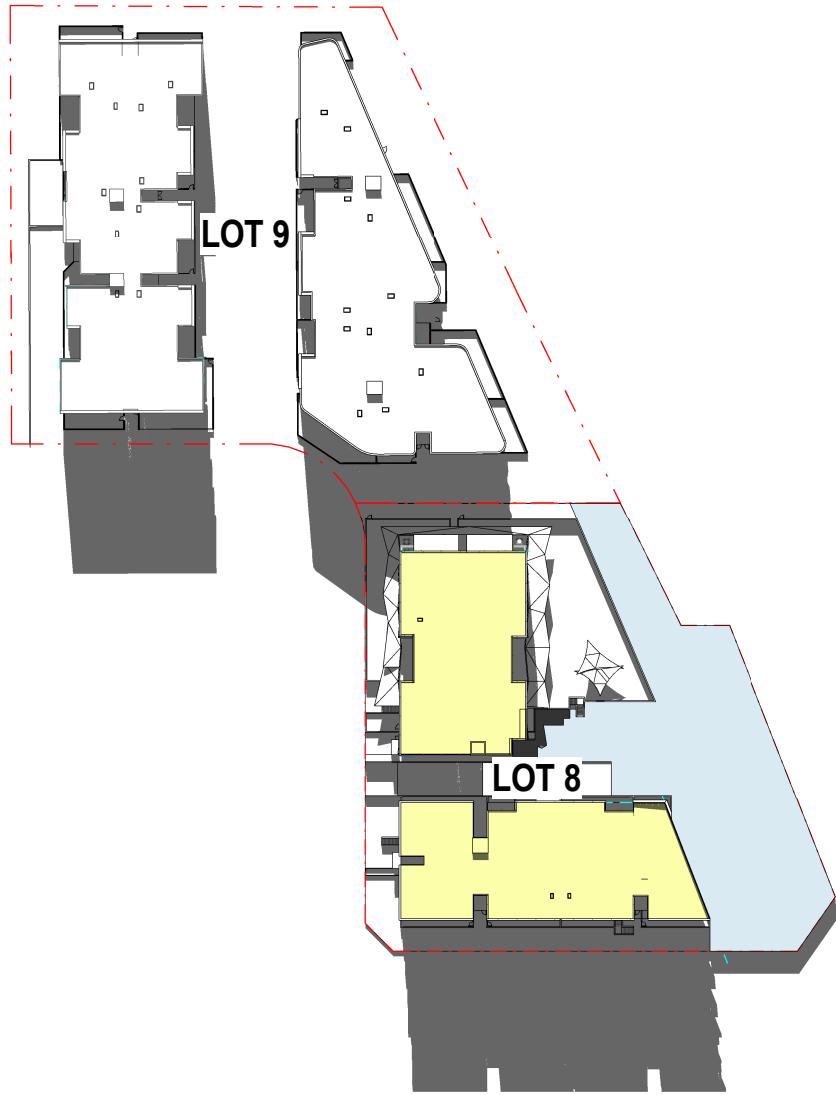
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

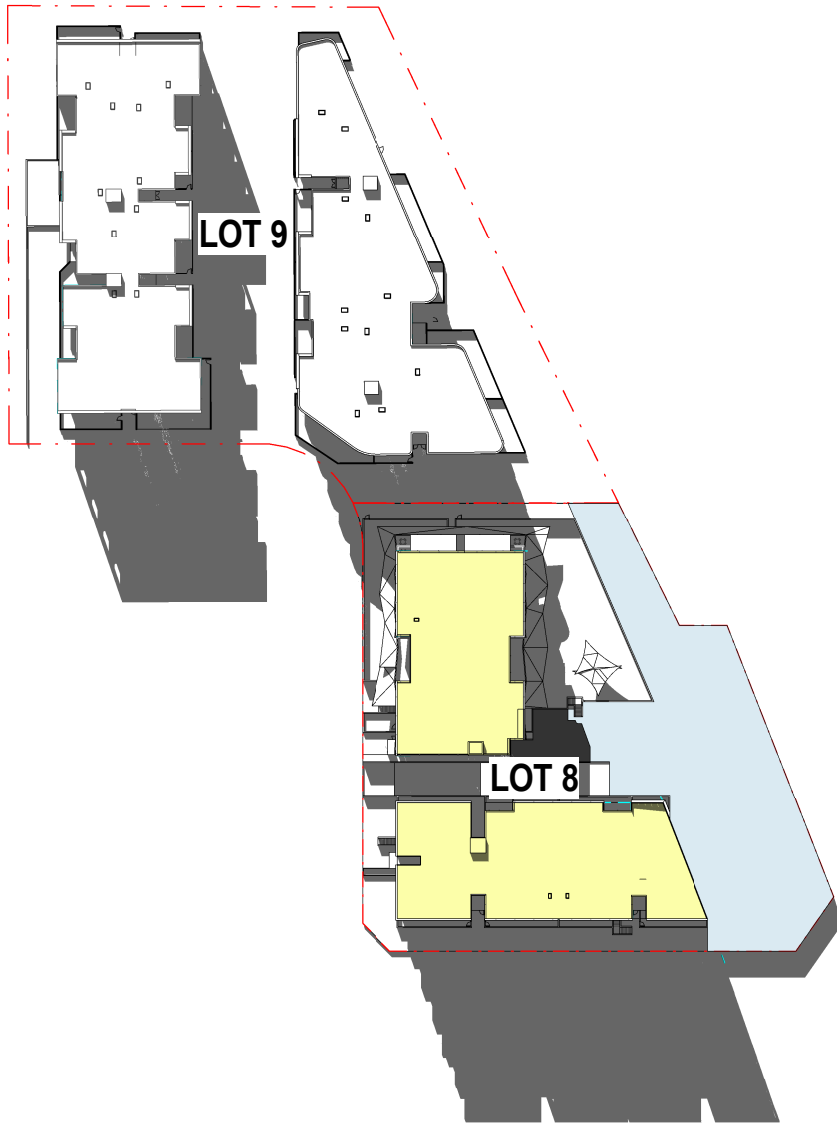
DRAWING TITLE:
SHADOW DIAGRAM

PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-019A	REV: C
DRAWN BY: FP	SCALE: As indicated	ISSUED BY: FP/NH	

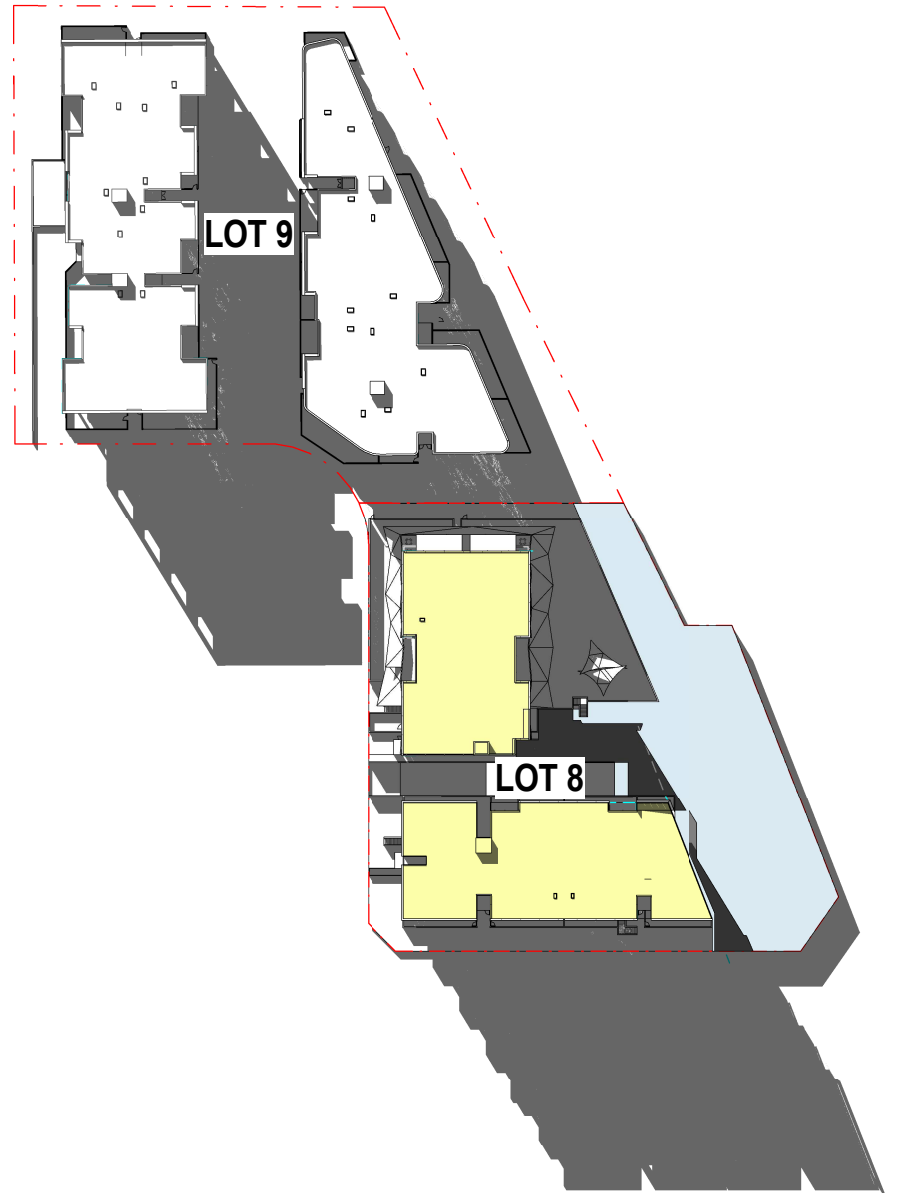
C:\Users\sopheal\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sopheal_bathia.rvt



1 SHADOW DIAGRAM- 01 PM
1 : 700



2 SHADOW DIAGRAM- 02 PM
1 : 700



3 SHADOW DIAGRAM- 03 PM
1 : 700

REV	DATE	DESCRIPTION	BY
B	07.08.20	RESPONSE TO SOFAC	FP/HH
A	08.07.20	RESPONSE TO SOFAC	FP

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NORTH:



PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

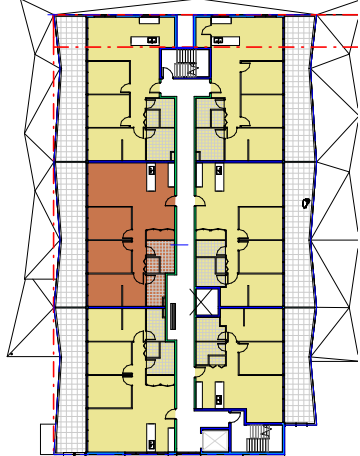
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SHADOW DIAGRAM

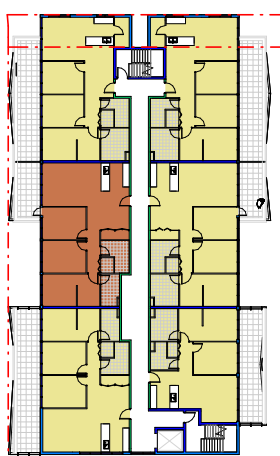
DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-019B	REV: B
DRAWN BY: Author	SCALE: 1 : 700	ISSUED BY: FP/HH	
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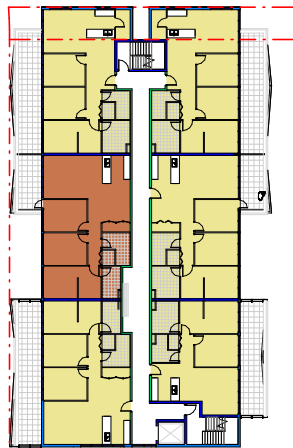
1 GROUND FLOOR PLAN
1 : 350



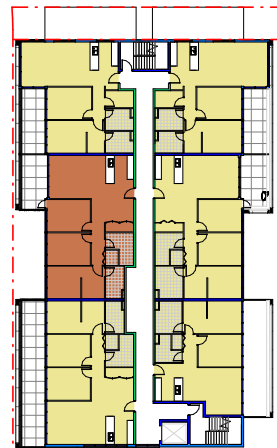
2 FIRST FLOOR PLAN
1 : 350



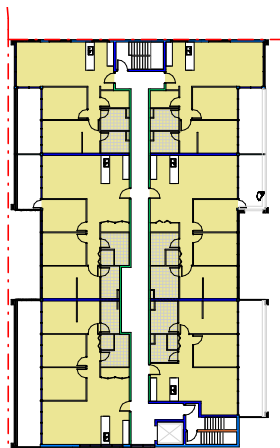
3 SECOND FLOOR PLAN
1 : 350



4 THIRD FLOOR PLAN
1 : 350



5 FOURTH FLOOR PLAN
1 : 350



6 FIFTH FLOOR PLAN
1 : 350

LEGEND:

- LESS THAN 2HRS
MORE THAN 2HRS
NO

SOLAR UNIT	
Number	Solar Access
GROUND FLOOR	
BG01	MORE THAN 2HRS
BG02	MORE THAN 2HRS
BG03	NO
BG04	NO
BG05	MORE THAN 2HRS
BG06	MORE THAN 2HRS
BG07	MORE THAN 2HRS
BG08	MORE THAN 2HRS

8

LEVEL 1

A101	MORE THAN 2HRS
A102	LESS THAN 2HRS
A103	MORE THAN 2HRS
A104	MORE THAN 2HRS
A105	MORE THAN 2HRS
A106	MORE THAN 2HRS
B101	MORE THAN 2HRS
B102	MORE THAN 2HRS
B103	NO
B104	NO
B105	MORE THAN 2HRS
B106	MORE THAN 2HRS
B107	MORE THAN 2HRS
B108	MORE THAN 2HRS

14

LEVEL 2

A201	MORE THAN 2HRS
A202	LESS THAN 2HRS
A203	MORE THAN 2HRS
A204	MORE THAN 2HRS
A205	MORE THAN 2HRS
A206	MORE THAN 2HRS
B201	MORE THAN 2HRS
B202	MORE THAN 2HRS
B203	NO
B204	NO
B205	MORE THAN 2HRS
B206	MORE THAN 2HRS
B207	MORE THAN 2HRS
B208	MORE THAN 2HRS

14

SOLAR UNIT	
Number	Solar Access
LEVEL 3	
A301	MORE THAN 2HRS
A302	LESS THAN 2HRS
A303	MORE THAN 2HRS
A304	MORE THAN 2HRS
A305	MORE THAN 2HRS
A306	MORE THAN 2HRS
B301	MORE THAN 2HRS
B302	MORE THAN 2HRS
B303	NO
B304	NO
B305	MORE THAN 2HRS
B306	MORE THAN 2HRS
B307	MORE THAN 2HRS
B308	MORE THAN 2HRS

14

LEVEL 4

A401	MORE THAN 2HRS
A402	LESS THAN 2HRS
A403	MORE THAN 2HRS
A404	NO
A405	MORE THAN 2HRS
A406	MORE THAN 2HRS
B401	MORE THAN 2HRS
B402	MORE THAN 2HRS
B403	NO
B404	NO
B405	MORE THAN 2HRS
B406	MORE THAN 2HRS
B407	MORE THAN 2HRS
B408	MORE THAN 2HRS

14

LEVEL 5

A501	MORE THAN 2HRS
A502	MORE THAN 2HRS
A503	MORE THAN 2HRS
A504	MORE THAN 2HRS
A505	MORE THAN 2HRS
A506	MORE THAN 2HRS
B501	MORE THAN 2HRS
B502	MORE THAN 2HRS
B503	MORE THAN 2HRS
B504	MORE THAN 2HRS
B505	MORE THAN 2HRS
B506	MORE THAN 2HRS
B507	MORE THAN 2HRS
B508	MORE THAN 2HRS

14

Grand total: 78

SOLAR ACCESS		
Solar Access	Count	Mix
LESS THAN 2HRS	4	5.1%
MORE THAN 2HRS	64	82.1%
NO	10	12.8%
Grand total: 78		100.0%

REV	DATE	DESCRIPTION	BY
B	07.08.20	RESPONSE TO SOFAC	FP/NH
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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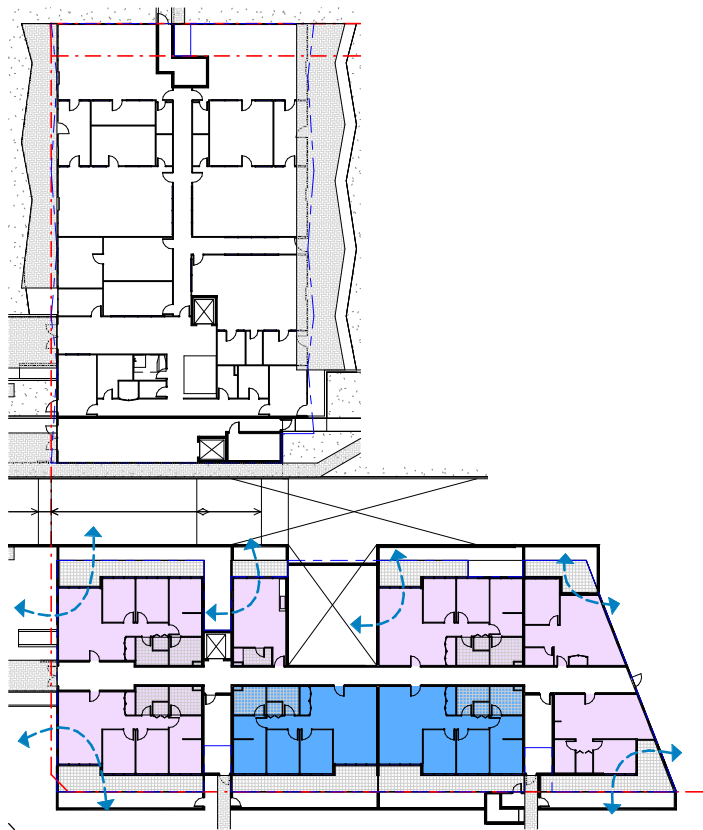
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

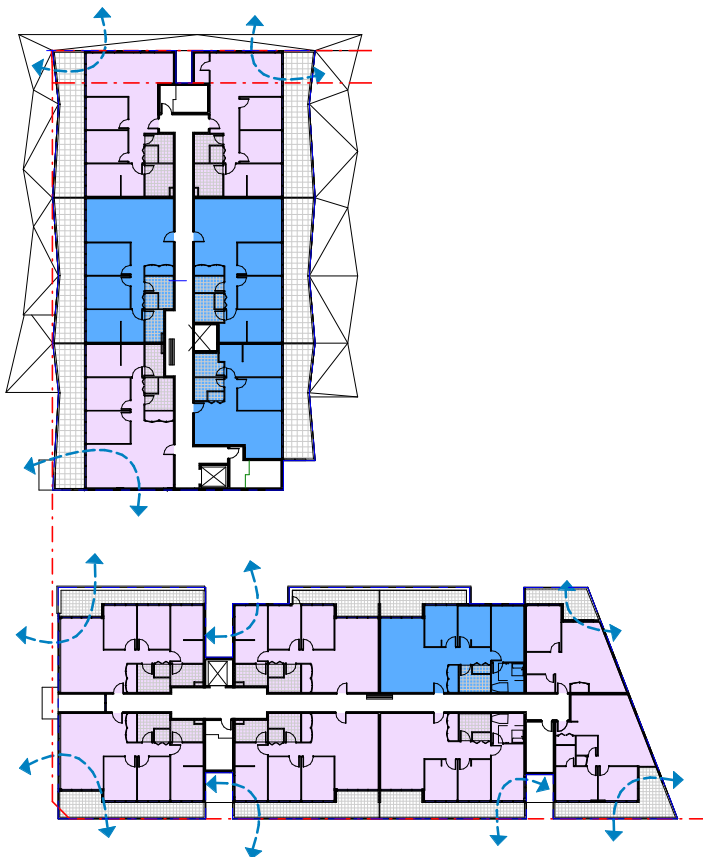
DRAWING TITLE:
SOLAR ACCESS

PROJECT No:		DATE:		DRAWING No:		REV:	
170629		27.09.2019		DA-020		B	
DRAWN BY:		SCALE:		ISSUED BY:		FP/NH	
FP		1 : 350					

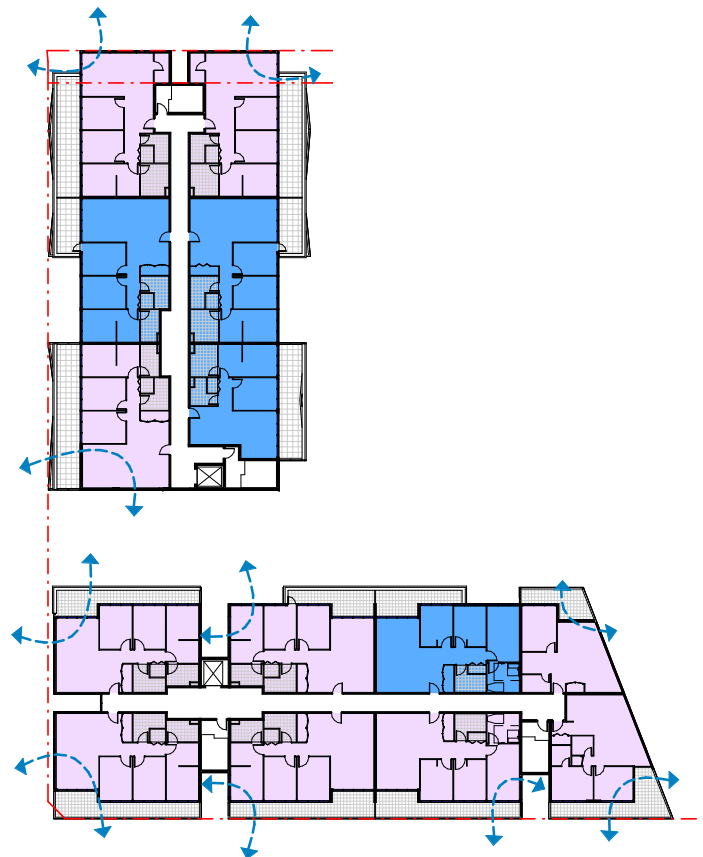
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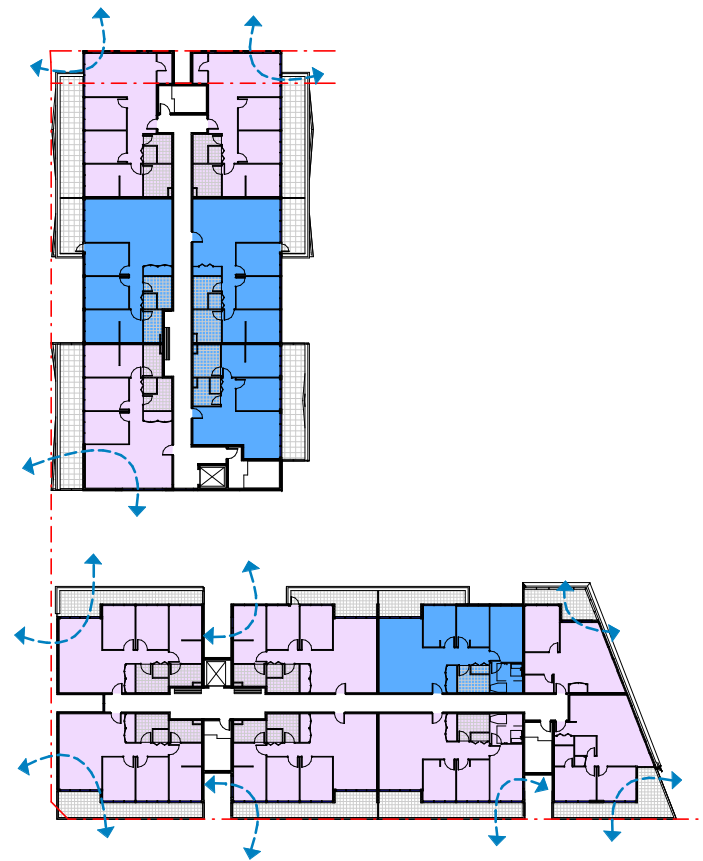
1 GROUND FLOOR PLAN
1 : 350



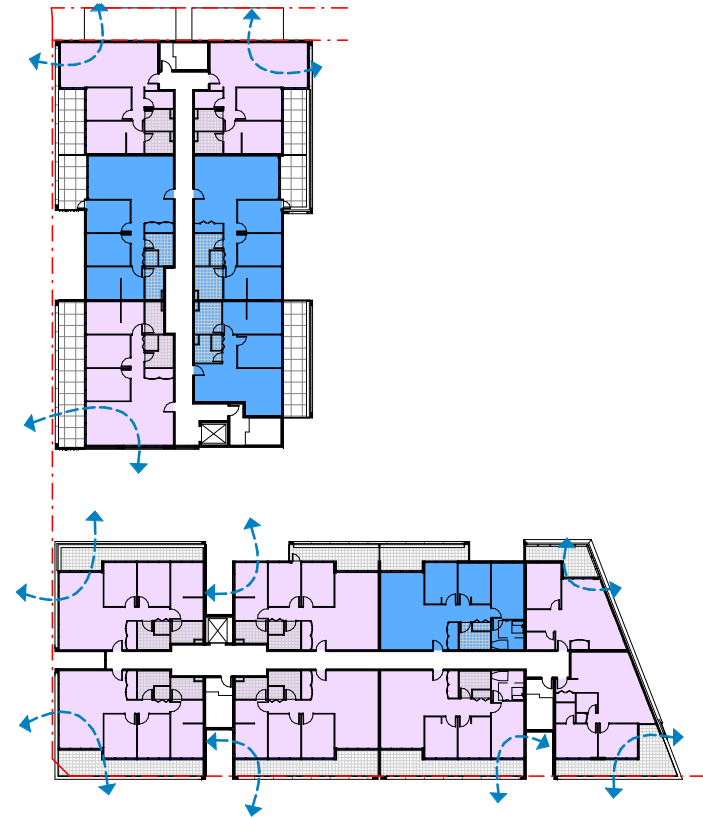
2 FIRST FLOOR PLAN
1 : 350



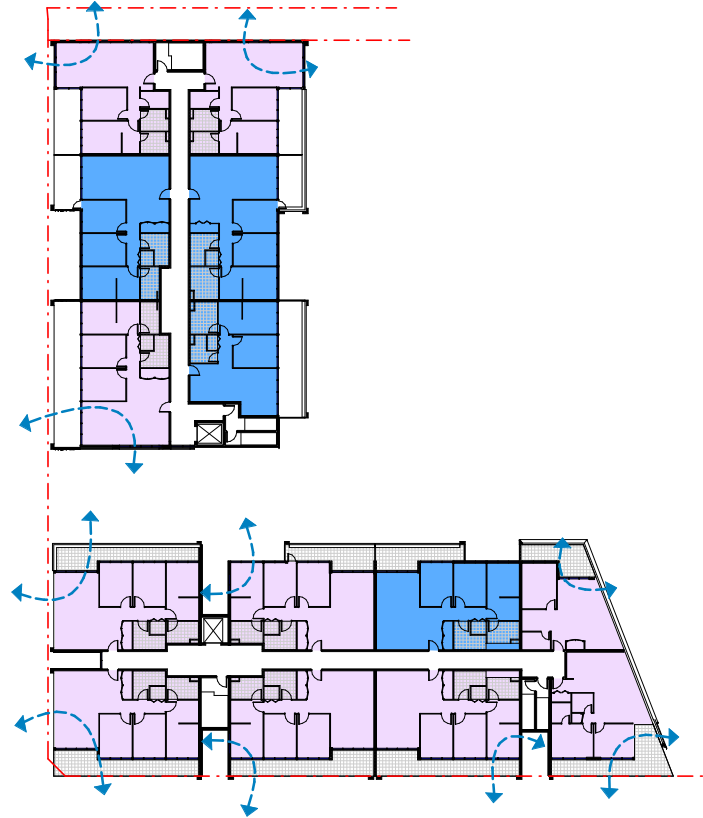
3 SECOND FLOOR PLAN
1 : 350



4 THIRD FLOOR PLAN
1 : 350



5 FOURTH FLOOR PLAN
1 : 350



6 FIFTH FLOOR PLAN
1 : 350

LEGEND:

- No
Yes

CROSS VENTILATION

Cross Ventilation	Count	Mix
No	22	28.2%
Yes	56	71.8%
Grand total: 78		100.0%

REV	DATE	DESCRIPTION	BY
C	19.05.21	RESPONSE TO SOFAC	
B	07.08.20	RESPONSE TO SOFAC	FP/HH
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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NORTH:



PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20 in DP 1191512
LOT 8 in DP 1245610

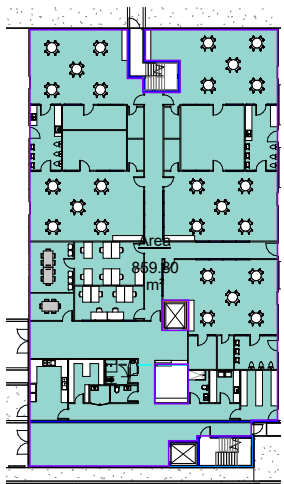
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CROSS VENTILATION

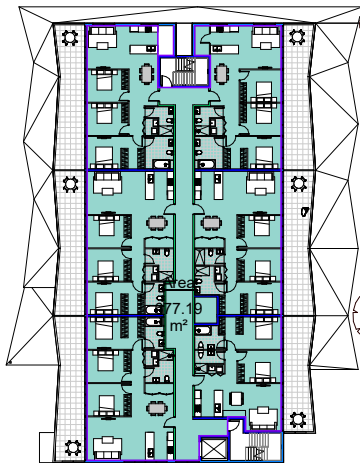
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-021	REV: C
DRAWN BY: FP	SCALE: 1 : 350	ISSUED BY:	

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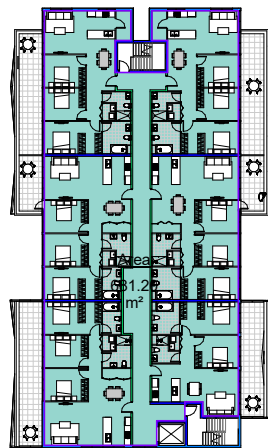
DA ISSUE



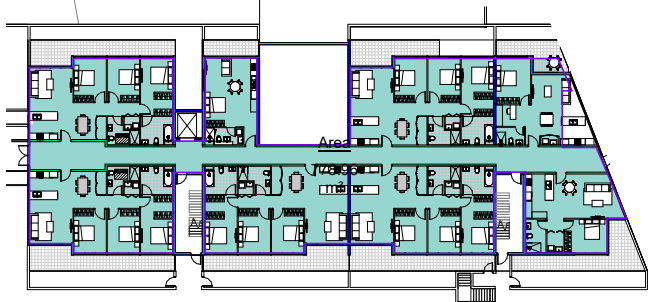
1 GROUND FLOOR
1 : 350



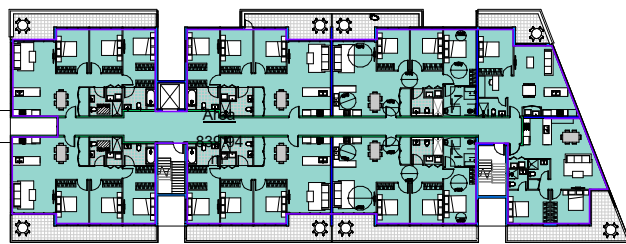
2 LEVEL 1
1 : 350



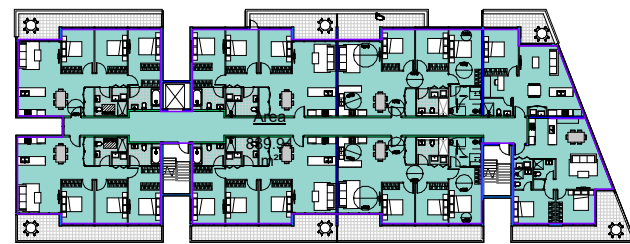
3 LEVEL 2
1 : 350



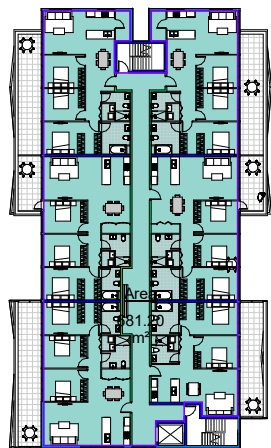
4 LEVEL 3
1 : 350



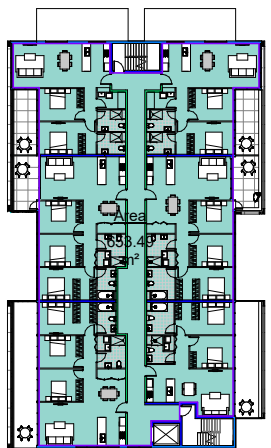
5 LEVEL 4
1 : 350



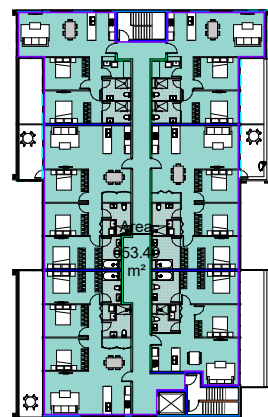
6 LEVEL 5
1 : 350



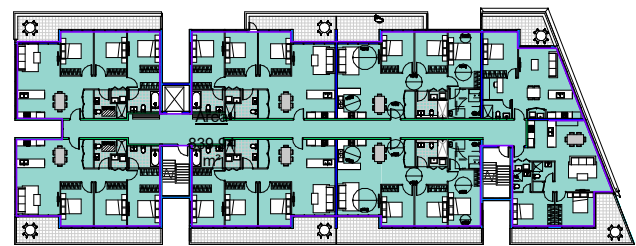
7 LEVEL 6
1 : 350



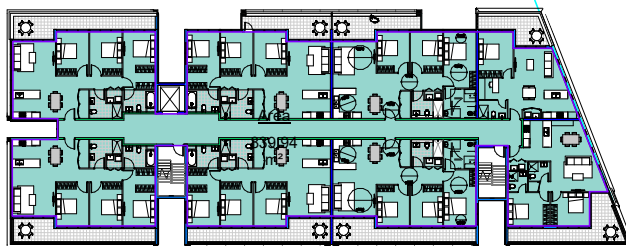
8 LEVEL 7
1 : 350



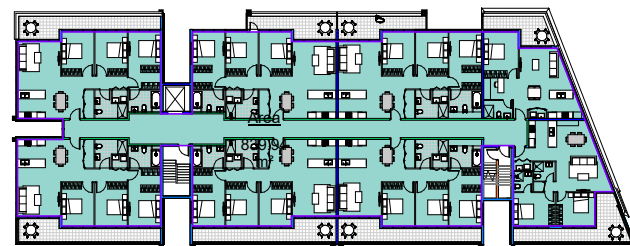
9 LEVEL 8
1 : 350



10 LEVEL 9
1 : 350



11 LEVEL 10
1 : 350



12 LEVEL 11
1 : 350

GFA CALCULATION		
Level	Area	Site Area
GROUND FLOOR	1638.77 m ²	5926.00 m ²
LEVEL 1	1517.13 m ²	5926.00 m ²
LEVEL 2	1521.13 m ²	5926.00 m ²
LEVEL 3	1521.13 m ²	5926.00 m ²
LEVEL 4	1493.43 m ²	5926.00 m ²
LEVEL 5	1493.43 m ²	5926.00 m ²
Grand total	9185.01 m ²	

AREA- FSR COMPLIANCE	
SITE AREA: 5926 m ²	
GROSS FLOOR AREA	GROUND FLOOR: 1600.41 m ² LEVEL 1: 1515.02 m ² LEVEL 2: 1516.91 m ² LEVEL 3: 1517.85 m ² LEVEL 4: 1473.12 m ² LEVEL 5: 1470.58 m ²
TOTAL PROPOSED G.F.A	9093.89 m ²
PROPOSED F.S.R	1:53

REV	DATE	DESCRIPTION	BY
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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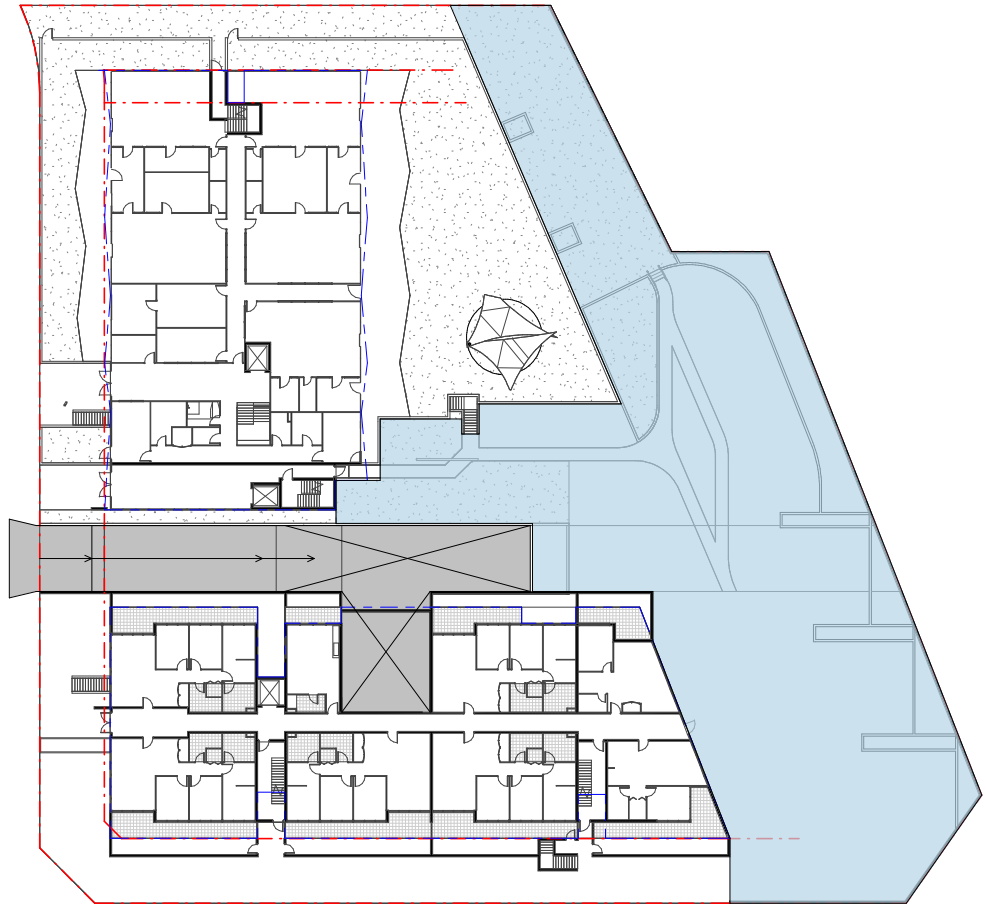
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20 in DP 1191512
LOT 8 in DP 1245610

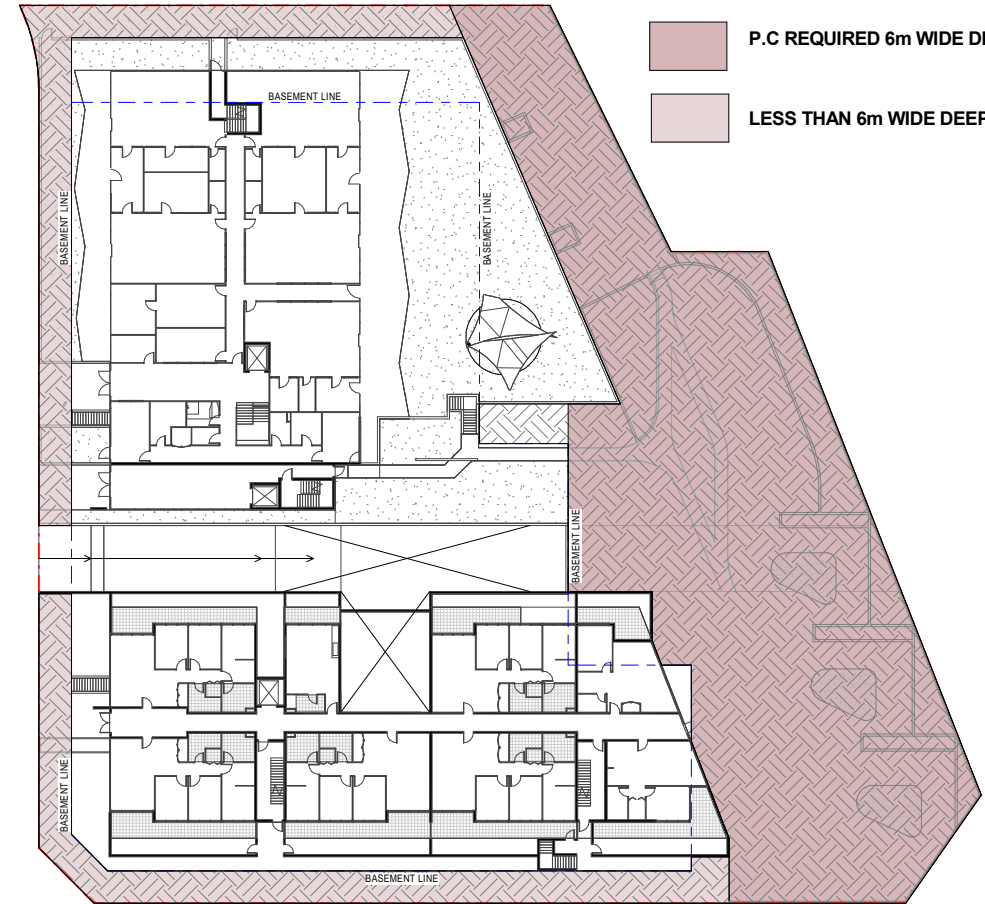
DRAWING TITLE:
AREA CALC.- GFA

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-022	REV: B
DRAWN BY: Author	SCALE: As indicated	ISSUED BY: FP	

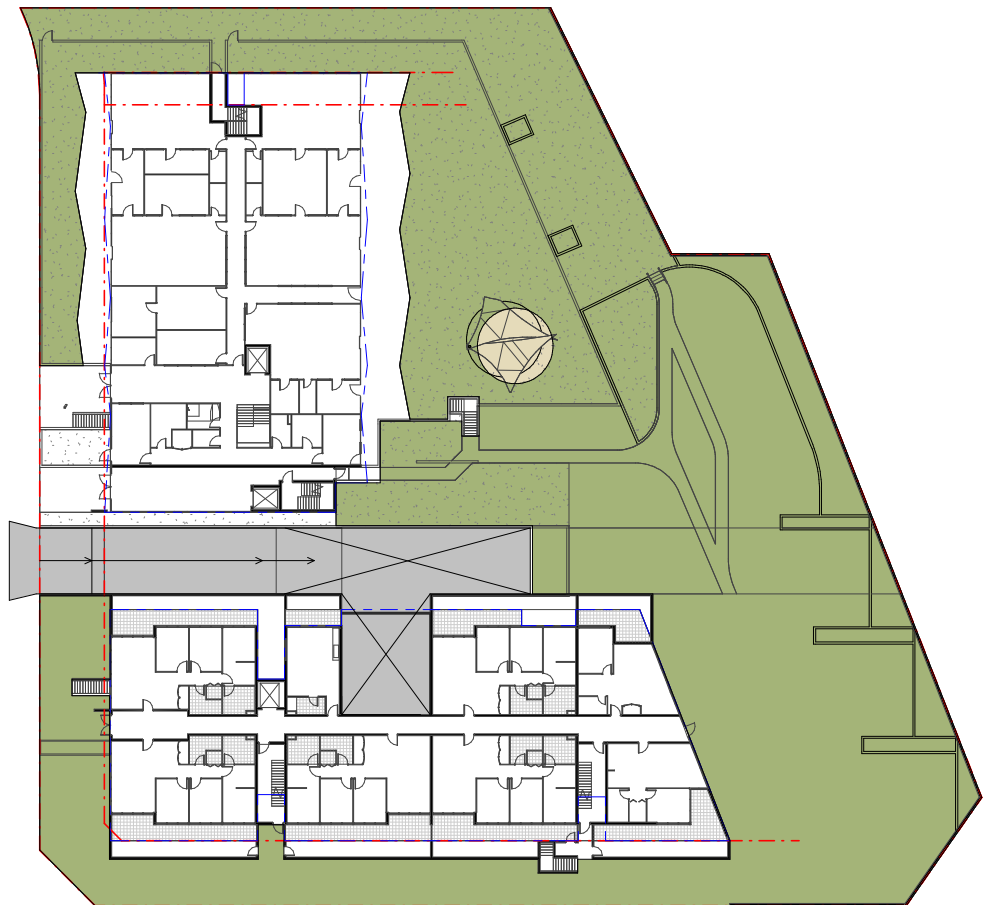
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1 C.O.S AREA
1 : 350



2 DEEP SOIL AREA
1 : 350



3 LANDSCAPE AREA
1 : 350

SITE AREA - 5926 m ²	
LANDSCAPED CALCULATION	
<div></div>	LANDSCAPE AREA - 2527.7m ² (42.63% OF SITE AREA) REQUIREMENT : 1777.8 m ² (30% OF SITE AREA)
DEEP SOIL CALCULATION	
<div></div>	DEEP SOIL AREA - 2168.93m ² (36.57% OF SITE AREA) REQUIREMENT : 888.9 m ² (15% OF SITE AREA)
C.O.S CALCULATION	
<div></div>	C.O.S AREA - 1863.22m ² (31.4% OF SITE AREA) REQUIREMENT : 1481.5 m ² (25% OF SITE AREA)

REV	DATE	DESCRIPTION	BY
E	19.05.21	RESPONSE TO SOFAC	
D	07.08.20	RESPONSE TO SOFAC	FP/INH
C	06.07.20	RESPONSE TO SOFAC	FP
B	09.12.19	ISSUE FOR COUNCIL LETTER	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

GENERAL NOTES:	
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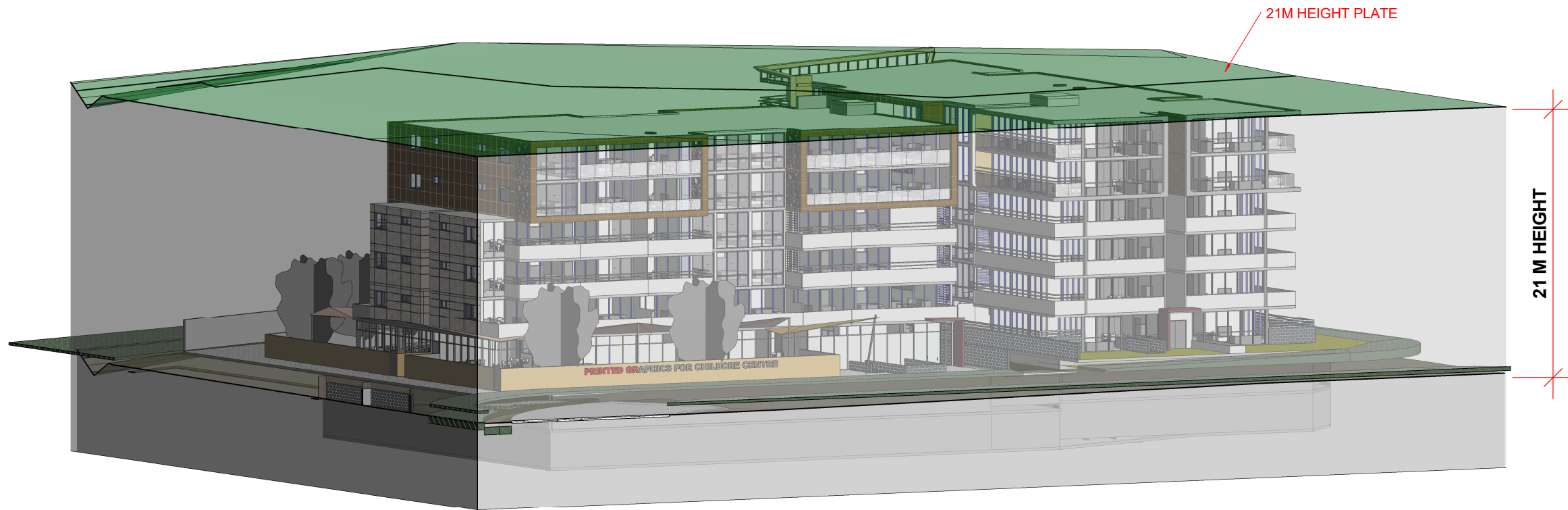
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
AREA CALC.
LANDSCAPE-COS-DEEP
SOIL

PROJECT No: 170629		DATE: 27.09.2019		DRAWING No: DA-023		REV: E	
DRAWN BY: Author		SCALE: As indicated				ISSUED BY:	

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1 HEIGHT LIMIT
DA-024

REV	DATE	DESCRIPTION	BY
B	19.05.21	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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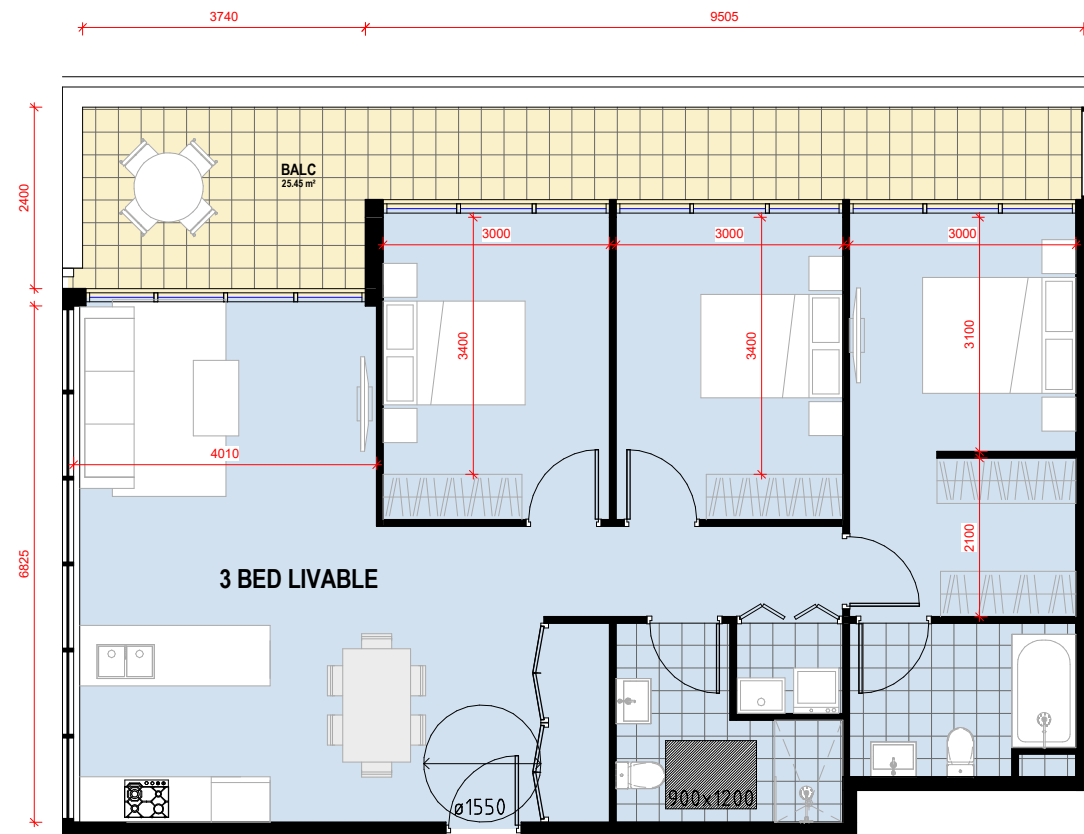
Building dreams together

PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
BUILDING HEIGHT COMPLIANCE

PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-024	REV: B
DRAWN BY: FP	SCALE:		ISSUED BY:
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TYPICAL LIVABLE LAYOUT:

LEVEL G : BG01, BG02

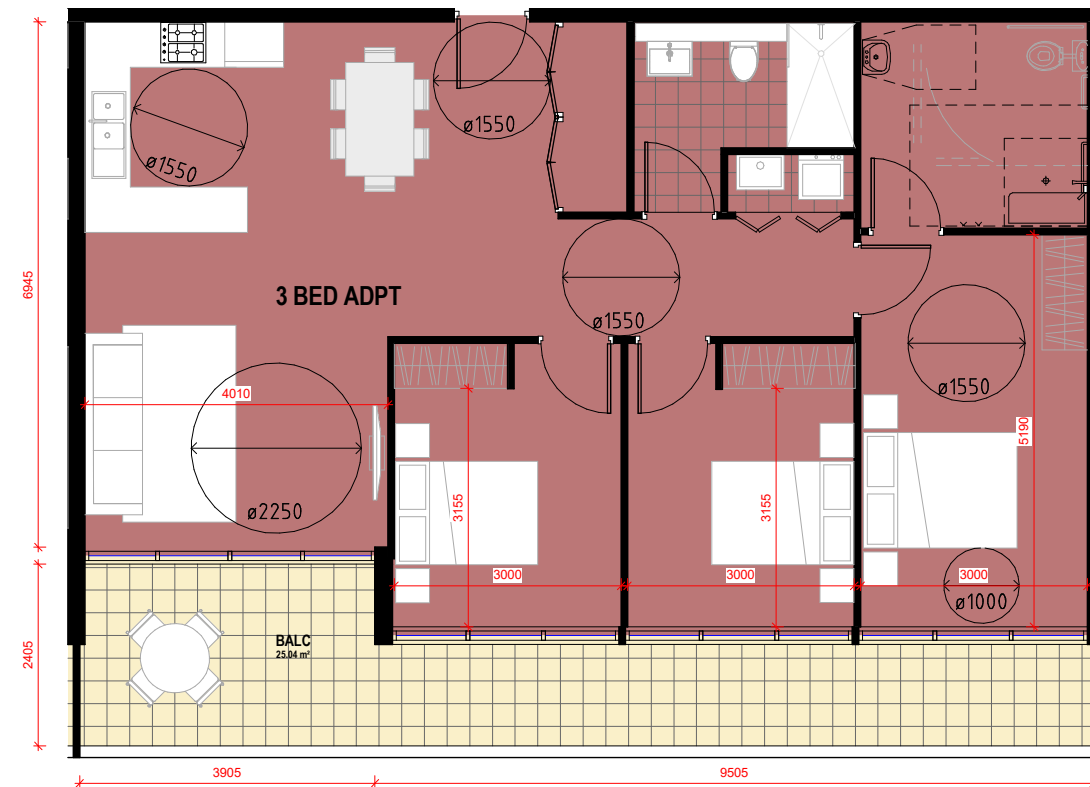
LEVEL 1 : B101, B102

LEVEL 2 : B201, B202

LEVEL 3 : B301, B302

TOTAL : 8

10.25%



TYPICAL ADAPTABLE LAYOUT:

LEVEL 1 : B104, B107

LEVEL 2 : B204, B207

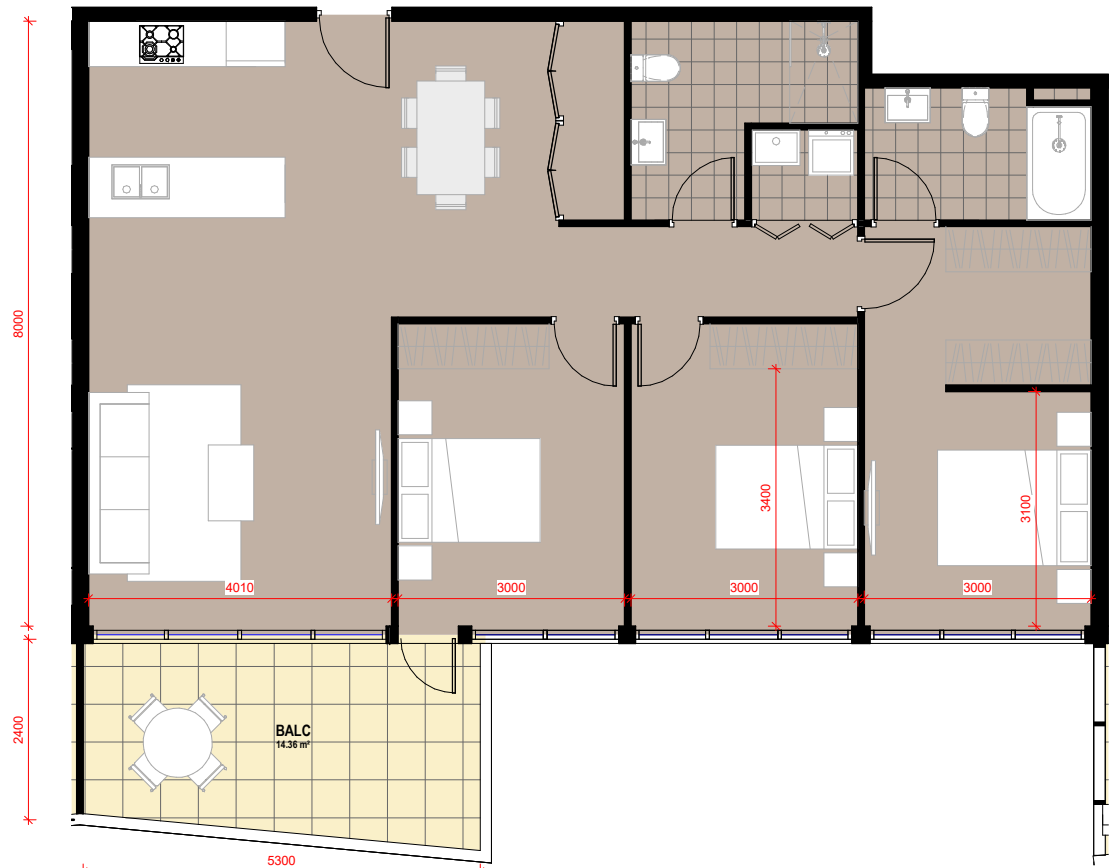
LEVEL 3 : B304, B307

LEVEL 4 : B404, B407

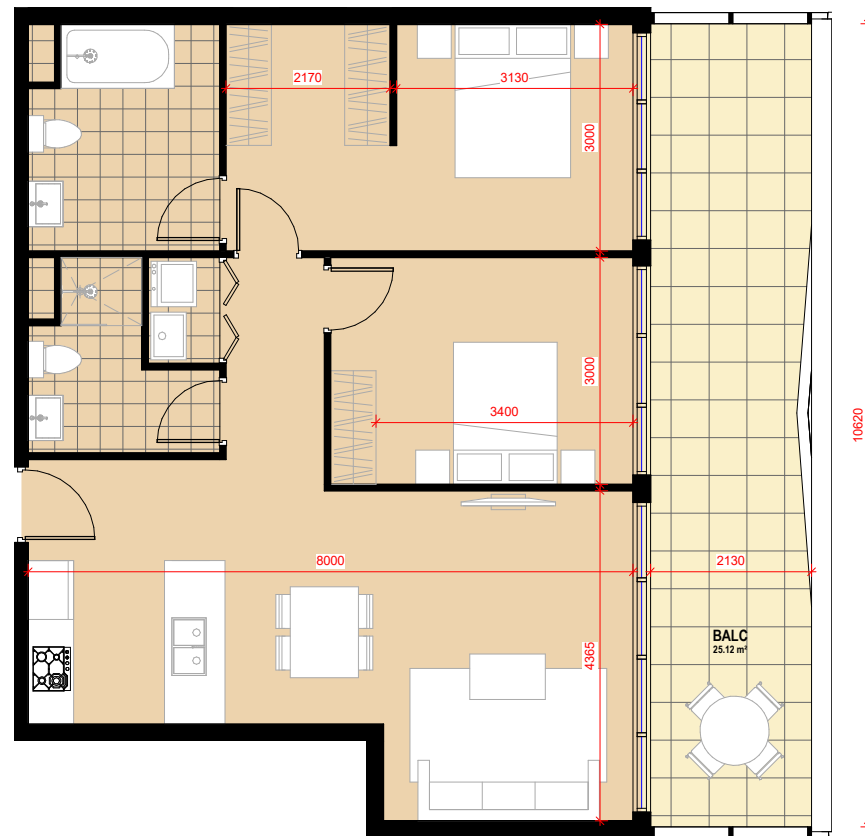
TOTAL : 8

10.25%

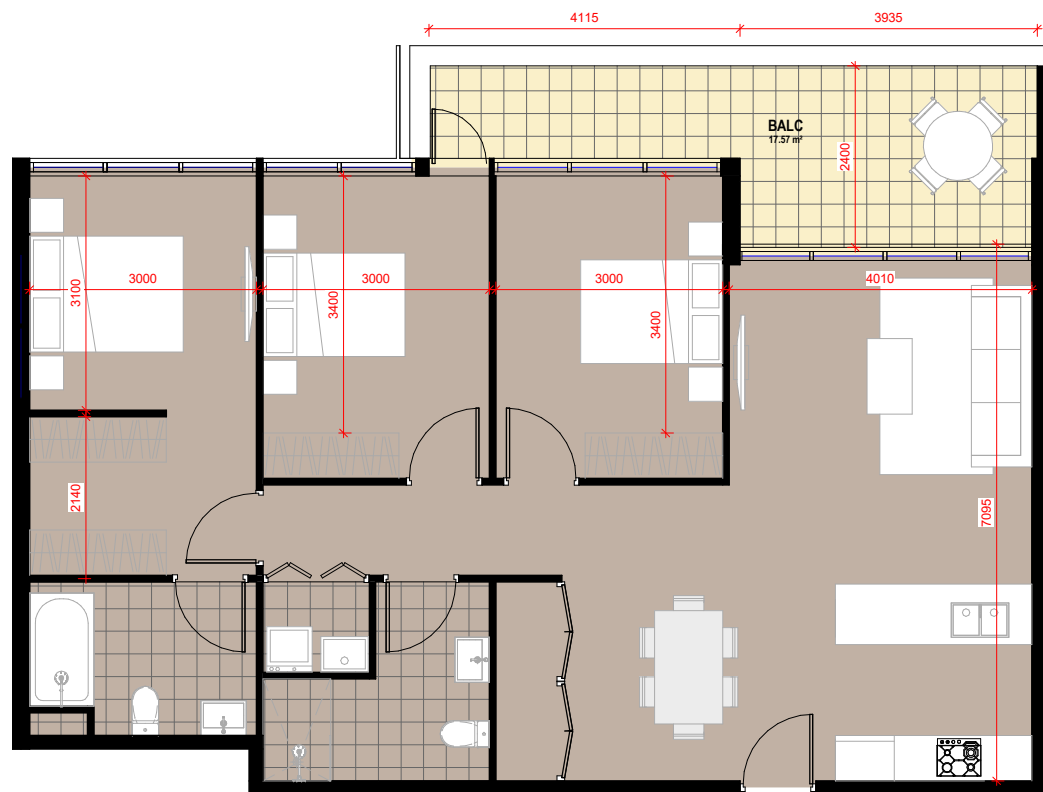
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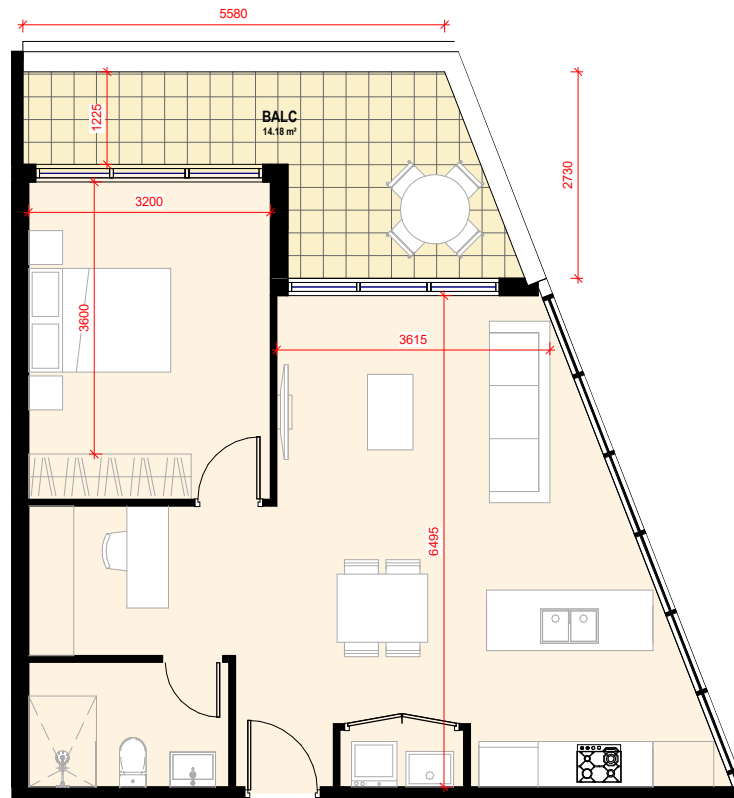
1 TYPICAL 3 BEDROOM - A
1 : 50



3 TYPICAL 2 BEDROOM
1 : 50



2 TYPICAL 3 BEDROOM - B
1 : 50



4 TYPICAL 1 BEDROOM
1 : 50

REV	DATE	DESCRIPTION	BY
C	19.05.21	RESPONSE TO SOFAC	
B	07.08.20	RESPONSE TO SOFAC	FP/INH
A	08.07.20	RESPONSE TO SOFAC	FP

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NORTH:



PROJECT:

LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:

TYPICAL LAYOUT DETAIL

PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-025B	REV: C
DRAWN BY: Author	SCALE: 1 : 50	ISSUED BY:	

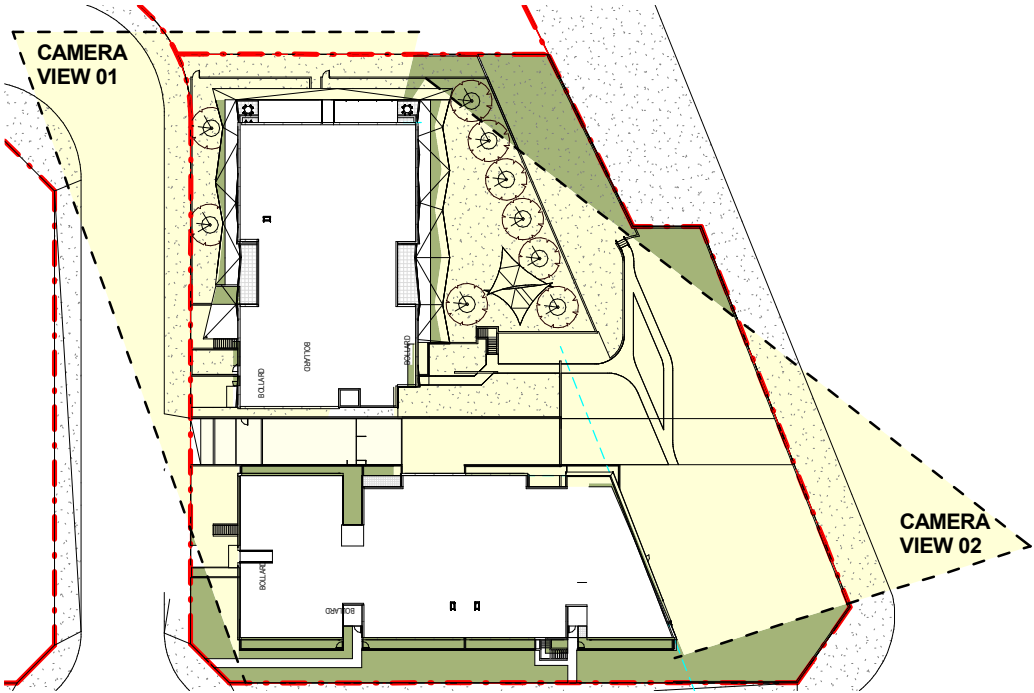
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VIEW 01



VIEW 02



1 SITE - CAMERA VIEW ANGLE
1 : 500

REV	DATE	DESCRIPTION	BY
C	07.08.20	RESPONSE TO SOFAC	FP/NH
B	06.07.20	RESPONSE TO SOFAC	FP
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	FP

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PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
PERSPECTIVE VIEWS

DA ISSUE			
PROJECT No: 170629	DATE: 27.09.2019	DRAWING No: DA-026	REV: C
DRAWN BY: FP	SCALE: 1 : 500	ISSUED BY: FP/NH	

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CHILD CARE OPERATION HOURS:
FROM 7AM TO 6PM

CHILD CARE CALCULATION							
	Age of Children	Quantity of Children	Minimum Requirement Area in the Class Room 3.25m ² /child	Proposed Area (sq.m)	Compliance	Educator to child ratio	Quantity of Educator
	0 - 2 years	20	65	68.13	YES	1:4	5
	2 - 3 years	20	65	66.84	YES	1:5	4
	3 years	20	65	74.64	YES	1:9	4
	3-4 years	20	65	68.13	YES	1:9	3
	4-6 years	20	65	66.38	YES	1:14	2
	TOTAL	100	325	352.61			18

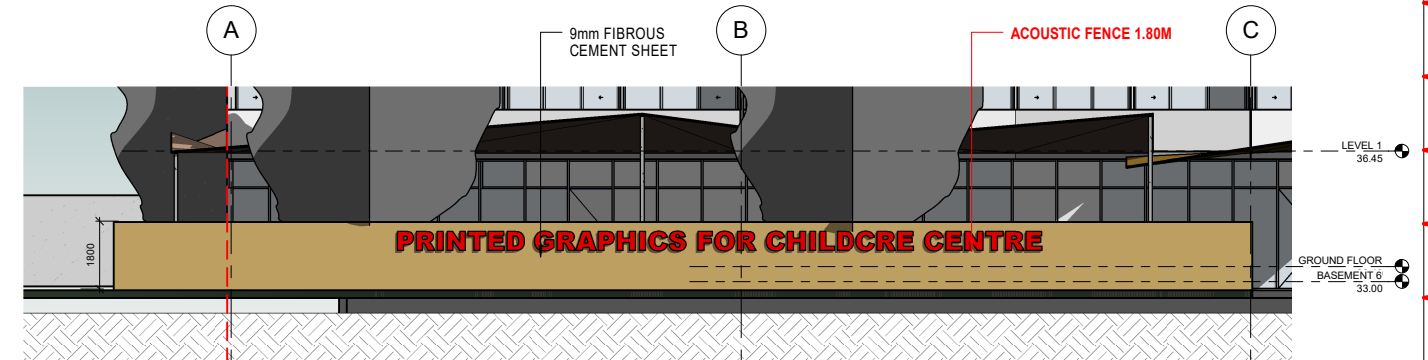
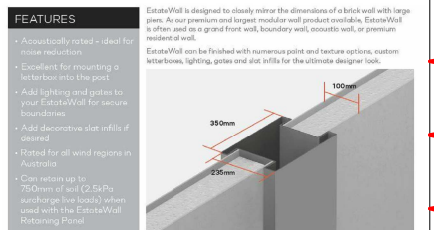
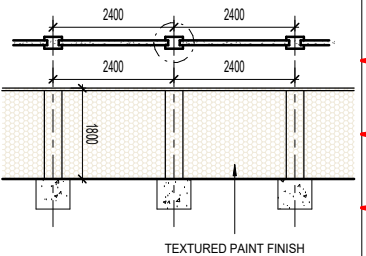
CHILDCARE STORAGE CALCULATION			
	REQUIREMENT	PROVIDE	
EXTERNAL STORAGE SPACE	MIN. 0.3m ³ / CHILD - MIN 30m ³	45m ³	
INTERNAL STORAGE SPACE	MIN. 0.2m ³ / CHILD - MIN 20m ³	77m ³	

NOTE: STORAGE AREAS ARE EXCLUDED FROM THE UNENCUMBERED PLAY SPACE REQUIREMENTS.

OUTDOOR ENVIRONMENT			
TOTAL NUMBER OF CHILDREN: 100			
	REQUIREMENT	PROPOSED	COMPLIANCE
OUTDOOR SPACE	7m ² /child - MIN 700m ²	836.5m ²	YES
SOLAR ACCESS OUTDOOR SPACE	MIN 30%	47% - 397m ²	YES
COVERED OUTDOOR SPACE	MIN 50%	53% - 439.5m ²	YES

FENCE LEGEND:
FENCE 2 - 1.8m HIGH BARRIER

FENCE DETAIL 02



GROUND FLOOR LEVEL
1 : 100

FENCE 2 ELEVATION
1 : 100

REV	DATE	DESCRIPTION	BY
D	19.05.21	RESPONSE TO SOFAC	
C	07.08.20	RESPONSE TO SOFAC	
B	06.07.20	RESPONSE TO SOFAC	
A	27.09.19	ISSUE FOR DEVELOPMENT APPLICATION	

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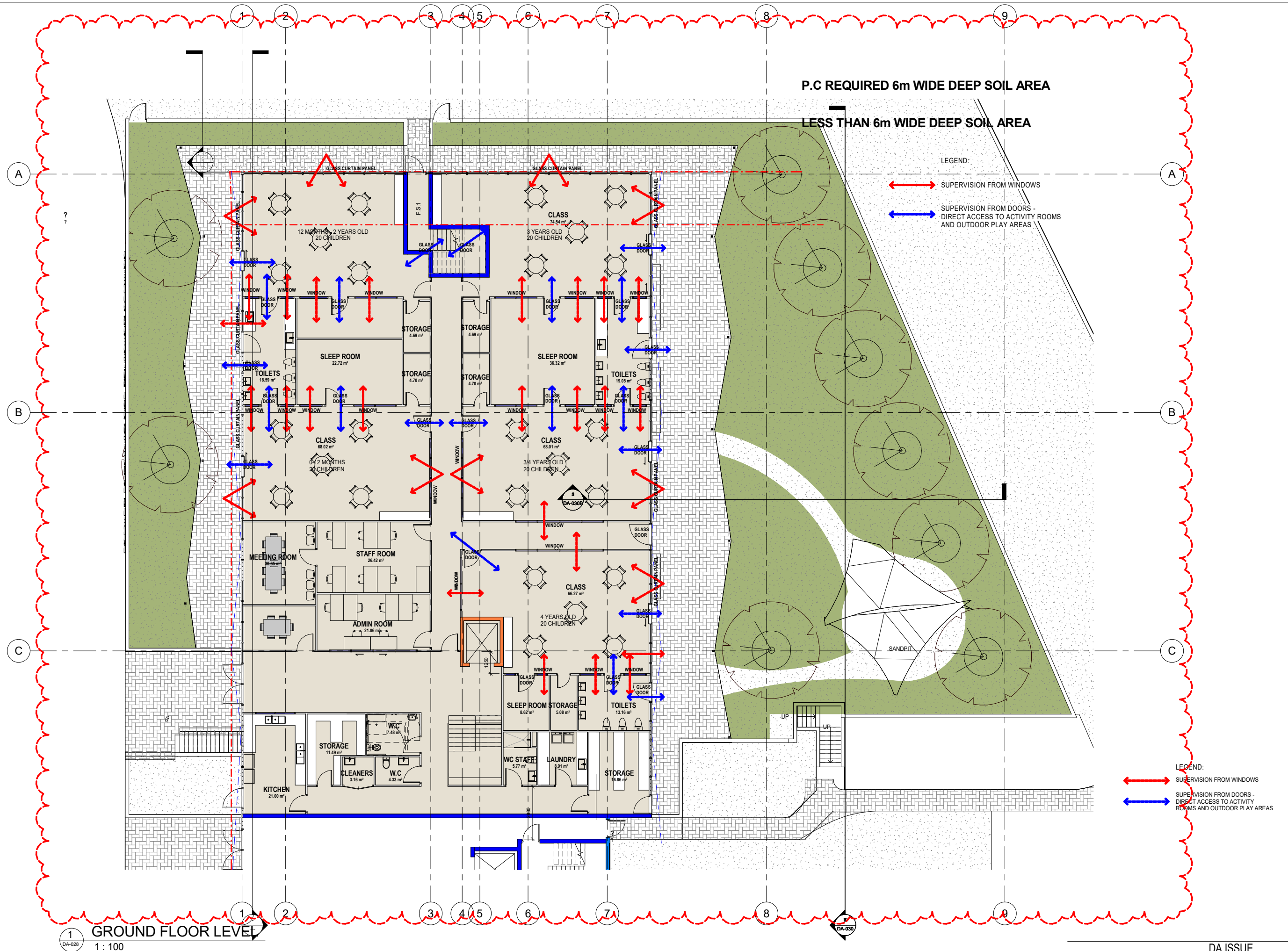
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PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

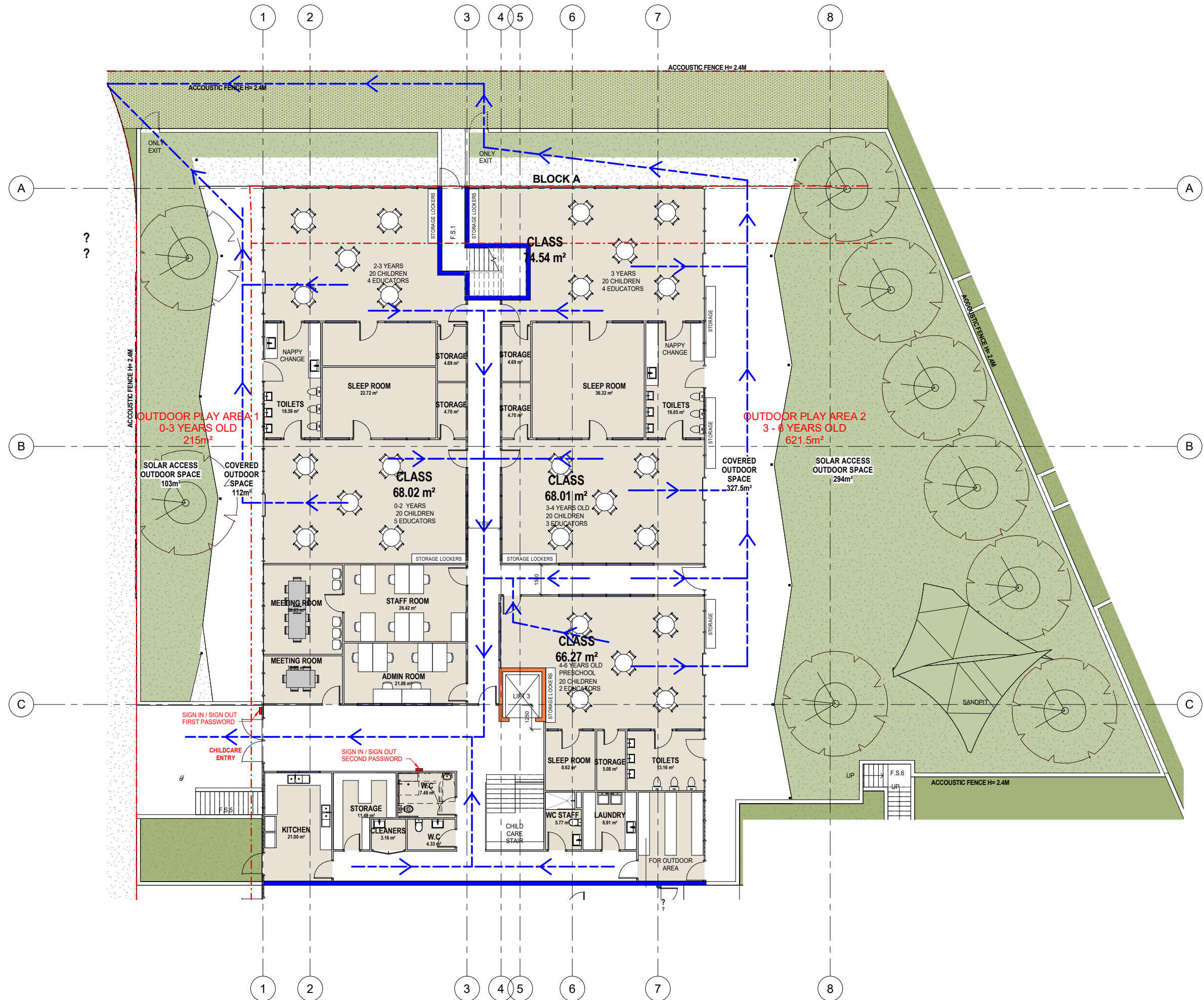
LOT NUMBER:
LOT 20&21 in DP 1191512
LOT 8 in DP 1245610

DRAWING TITLE:
CHILDCARE
OPERATIONAL PLAN OF
MANAGEMENT

DA ISSUE
PROJECT No: 170629
DATE: 27.09.2019
DRAWING No: DA-027
REV: D
ISSUED BY:
C:\Users\sophiea\Documents\Grange Avenue 230 MARSDEN PARK - LOT 8_REV2_sophiea_bathia.rvt



			GENERAL NOTES:			NORTH:			PROJECT:			LOT NUMBER:			DRAWING TITLE:			DA ISSUE					
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																		DATE: 27.09.2019					
																		DRAWING No: DA-028					
																		REV: D					
																		ISSUED BY:					
																		C:\Users\sophia\Documents\Grange Avenue 230 MARS DEN PARK - LOT 8_REV2_sophia_bathla.rvt					



REV	DATE	DESCRIPTION	BY
A	06.07.20	RESPONSE TO SOFAC	FP

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PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:
**CHILD CARE FIRE SAFETY
AND EVACUATION PLAN**

PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-029	A
DRAWN BY:	SCALE:	ISSUED BY:	
Author	1 : 100	FP	

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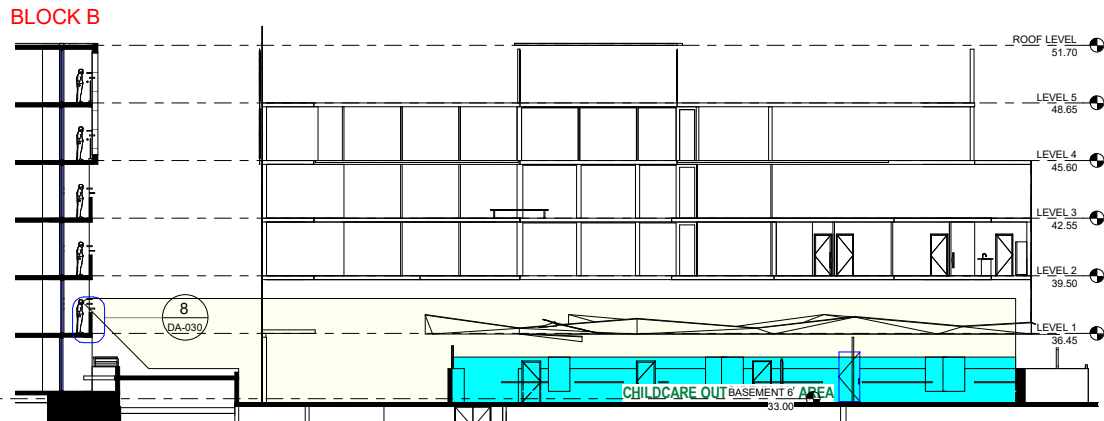


DIAGRAM SHOWING OBSCURED AREA BY PRIVACY LOUVRES FROM LEVEL 1

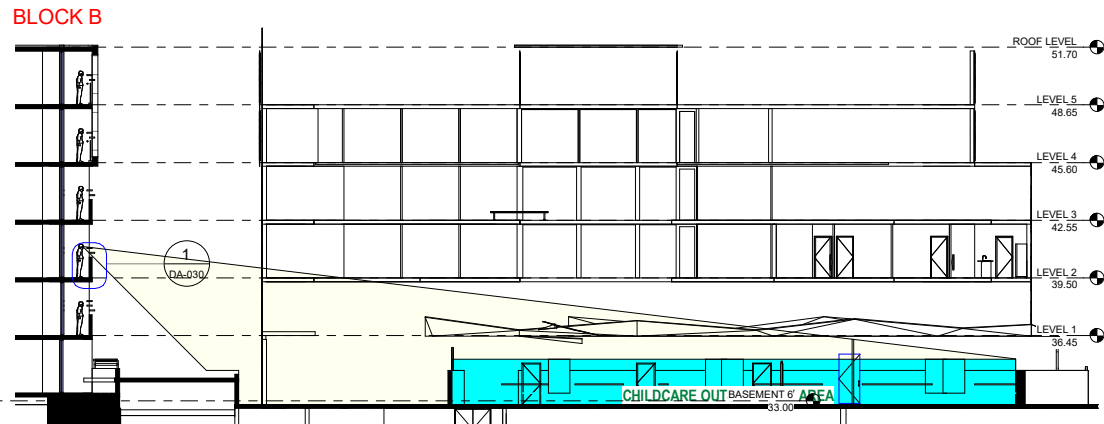


DIAGRAM SHOWING OBSCURED AREA BY PRIVACY LOUVRES FROM LEVEL 2

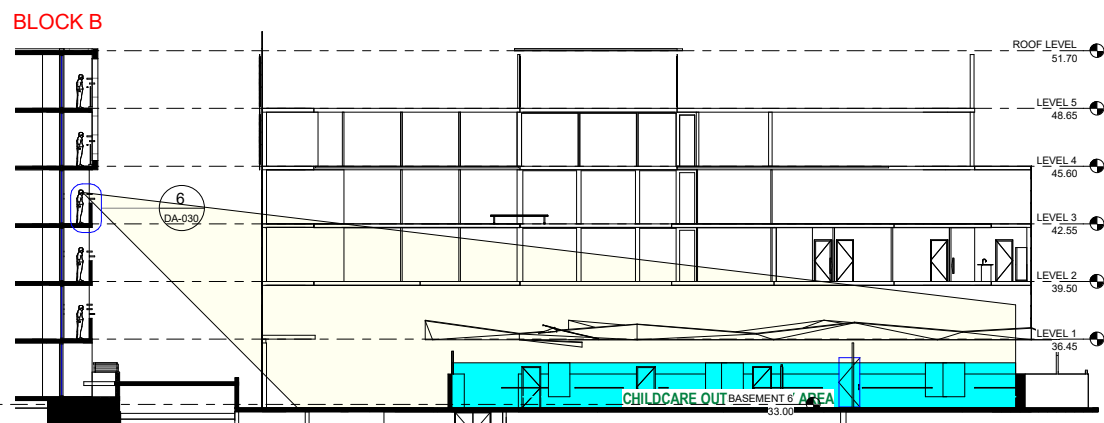
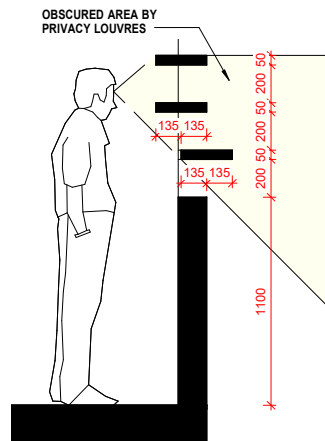
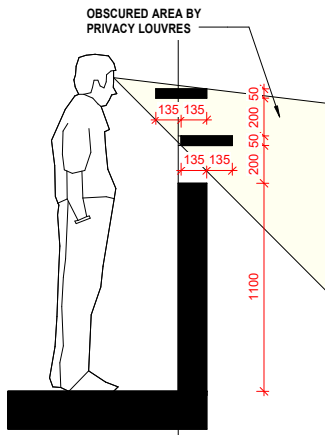


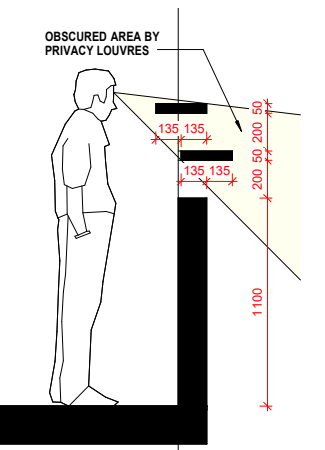
DIAGRAM SHOWING OBSCURED AREA BY PRIVACY LOUVRES FROM LEVEL 3



8 BLOCK B LEVEL 1 - DETAIL
1 : 20



1 BLOCK B LEVEL 2 - DETAIL
1 : 20



6 BLOCK B LEVEL 3 - DETAIL
1 : 20

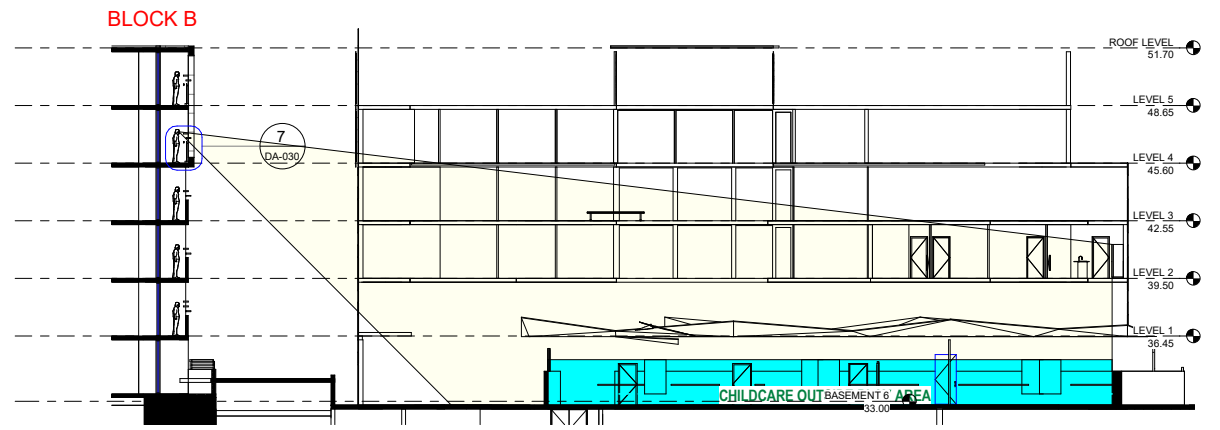
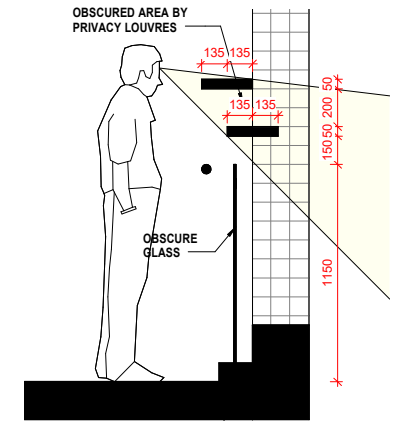


DIAGRAM SHOWING OBSCURED AREA BY PRIVACY LOUVRES FROM LEVEL 4



7 BLOCK B LEVEL 4 - DETAIL
1 : 20

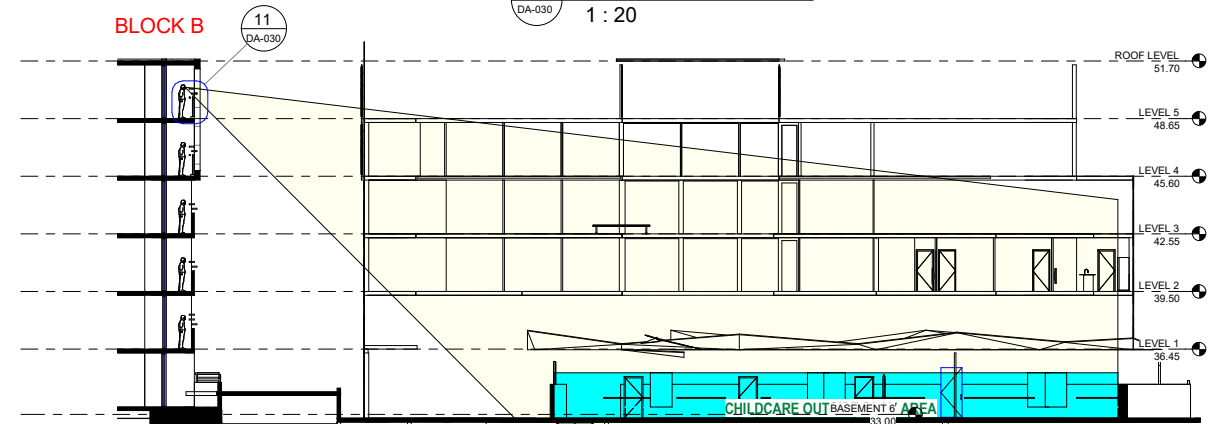
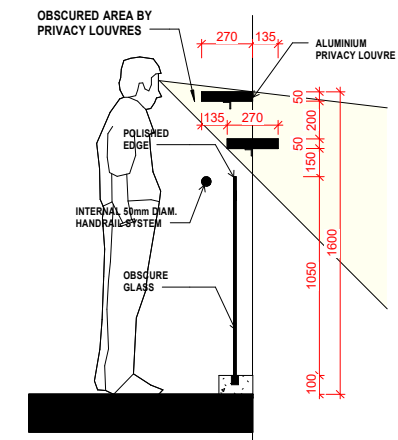


DIAGRAM SHOWING OBSCURED AREA BY PRIVACY LOUVRES FROM LEVEL 5



11 BLOCK B LEVEL 5 - DETAIL
1 : 20

REV	DATE	DESCRIPTION	BY
B	07.08.20	RESPONSE TO SOFAC	FP/NH
A	08.07.20	RESPONSE TO SOFAC	FP

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LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

PROJECT:

LOT NUMBER:

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CONTENTION 4.3

PRIVACY LOUVRE DIAGRAMS FROM BLOCK B

DA ISSUE

PROJECT No: 170629
DATE: 27.09.2019
DRAWN BY: Author
SCALE: As indicated

DRAWING No: DA-030
REV: B
ISSUED BY: FP/NH

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BLOCK A

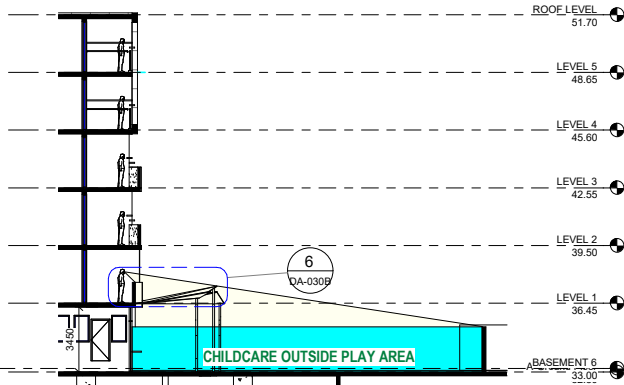
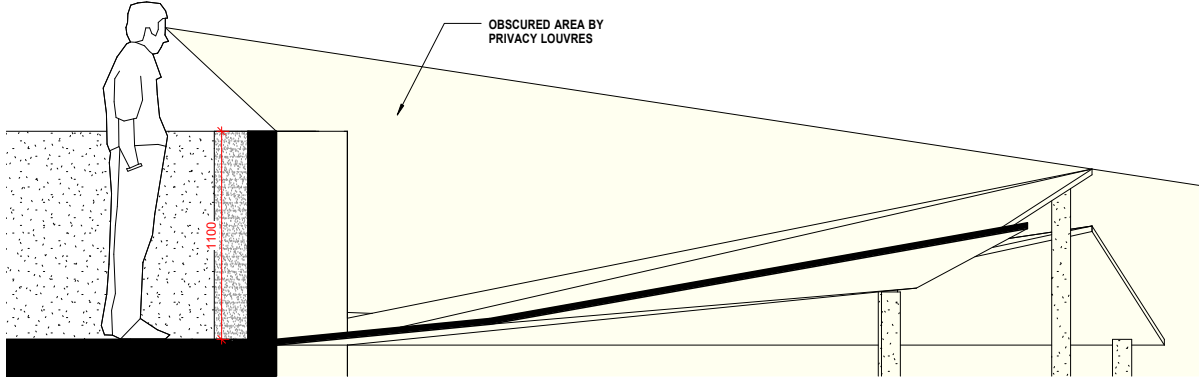


DIAGRAM SHOWING AREA OBSCURED BY
PRIVACY LOUVRES FROM LEVEL 1



6 BLOCK A LEVEL 1 - DETAIL
1 : 20

BLOCK A

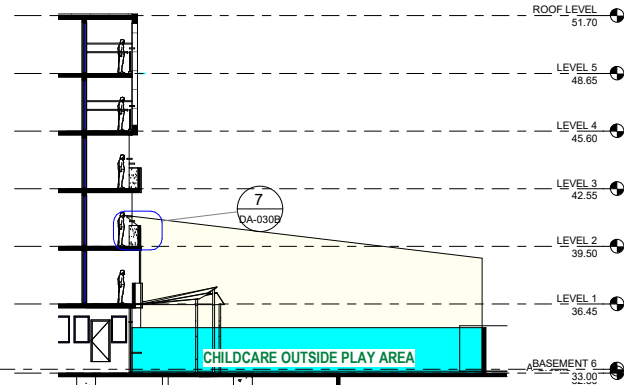
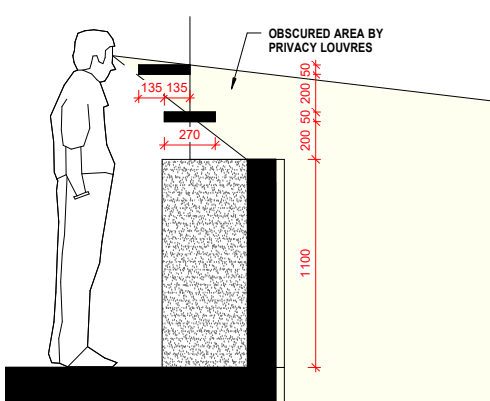


DIAGRAM SHOWING AREA OBSCURED BY
PRIVACY LOUVRES FROM LEVEL 2



7 BLOCK A LEVEL 2 - DETAIL
1 : 20

BLOCK A

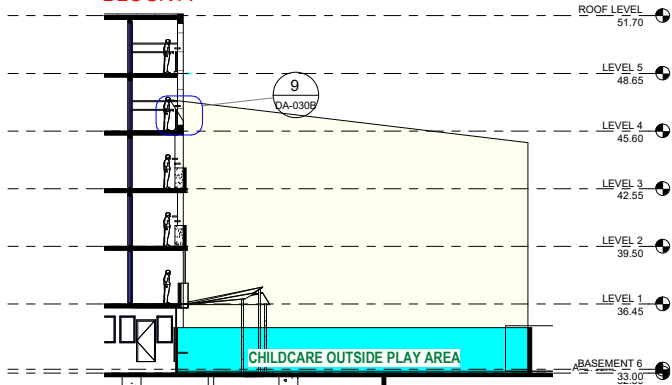
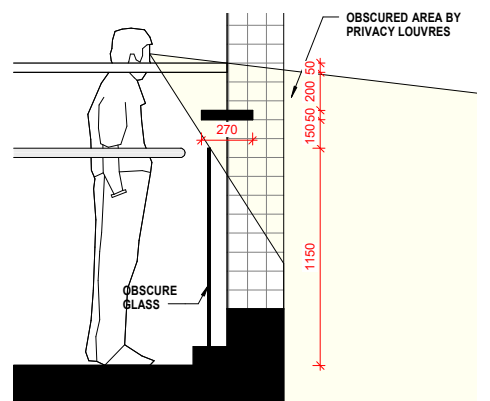


DIAGRAM SHOWING AREA OBSCURED
BY PRIVACY LOUVRES FROM LEVEL 4



9 BLOCK A LEVEL 4 - DETAIL
1 : 20

BLOCK A

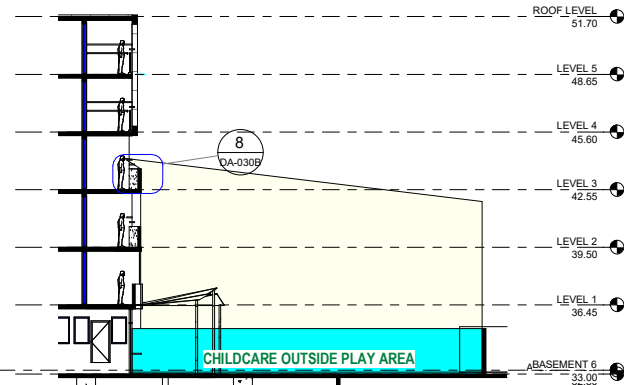
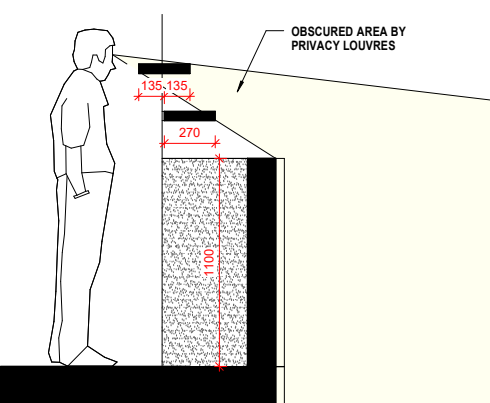


DIAGRAM SHOWING AREA OBSCURED BY
PRIVACY LOUVRES FROM LEVEL 3



8 BLOCK A LEVEL 3 - DETAIL
1 : 20

BLOCK A

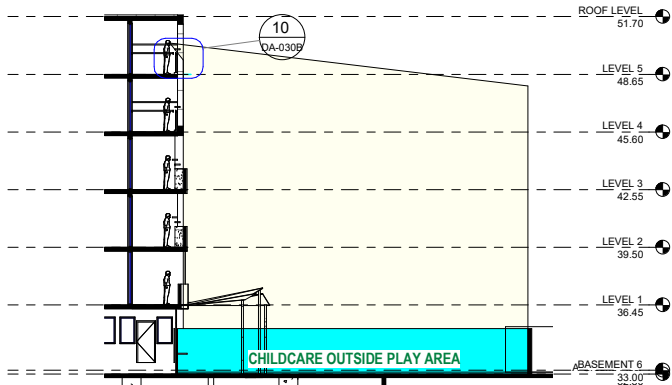
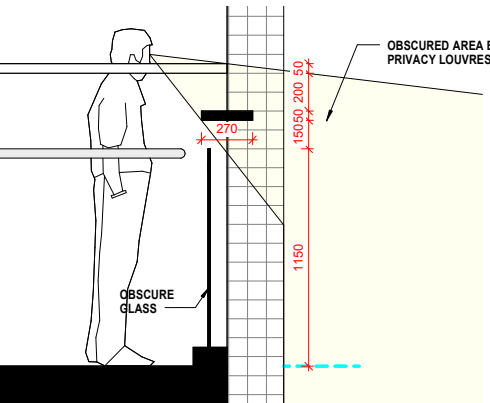


DIAGRAM SHOWING AREA OBSCURED BY
PRIVACY LOUVRES FROM LEVEL 5



10 BLOCK A LEVEL 5 - DETAIL
1 : 20

REV	DATE	DESCRIPTION	BY
A	07.08.20	RESPONSE TO SOFAC	FP/NH

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NORTH:



PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:
**PRIVACY LOUVRE
DIAGRAMS
FROM BLOCK A**

PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-030B	A
DRAWN BY:	SCALE:	ISSUED BY:	
Author	As indicated	FP/NH	

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GROUND LEVEL					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
BG01	3B	5	5	5.09	>5
BG02	3B	5	5	5.09	>5
BG03	3B	5	5	5.26	>5
BG04	3B	5	5	5.26	>5
BG05	1B	3	3	4.95	>5
BG06	1B	3	3	3.32	>5
BG07	3B	5	5	5.26	>5
BG08	STUDIO	2	2	2.01	>5

36.24

LEVEL 2					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
A201	3B	5	5	6.26	>5
A202	3B	5	5	6.26	>5
A203	3B	5	5	10.55	>5
A204	3B	5	5	10.55	>5
A205	3B	5	5	6.5	>5
A206	2B	4	4	3.53	>5
B201	3B	5	5	6.26	>5
B202	3B	5	5	6.26	>5
B203	3B	5	5	6.26	>5
B204	3B	5	5	6.26	>5
B205	2B	4	4	4.66	>5
B206	1B	3	3	3.33	>5
B207	3B	5	5	6.26	>5
B208	3B	5	5	6.26	>5

89.2

LEVEL 4					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
A401	3B	5	5	6.26	>5
A402	3B	5	5	6.26	>5
A403	3B	4	5	4.14	>5
A404	3B	4	5	4.14	>5
A405	3B	5	5	6.5	>5
A406	2B	4	4	3.53	>5
B401	3B	5	5	6.26	>5
B402	3B	5	5	6.26	>5
B403	3B	5	5	6.26	>5
B404	3B	5	5	6.26	>5
B405	2B	4	4	4.66	>5
B406	1B	3	3	3.33	>5
B407	3B	5	5	6.26	>5
B408	3B	5	5	6.26	>5

76.38

LEVEL 1					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
A101	3B	5	5	6.26	>5
A102	3B	5	5	6.26	>5
A103	3B	5	5	10.55	>5
A104	3B	5	5	10.55	>5
A105	3B	5	5	6.5	>5
A106	2B	4	4	3.53	>5
B101	3B	5	5	6.26	>5
B102	3B	5	5	6.26	>5
B103	3B	5	5	6.26	>5
B104	3B	5	5	6.26	>5
B105	2B	4	4	4.66	>5
B106	1B	3	3	3.33	>5
B107	3B	5	5	6.26	>5
B108	3B	5	5	6.26	>5

89.2

LEVEL 3					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
A301	3B	5	5	6.26	>5
A302	3B	5	5	6.26	>5
A303	3B	5	5	10.55	>5
A304	3B	5	5	10.55	>5
A305	3B	5	5	6.5	>5
A306	2B	4	4	3.53	>5
B301	3B	5	5	6.26	>5
B302	3B	5	5	6.26	>5
B303	3B	5	5	6.26	>5
B304	3B	5	5	6.26	>5
B305	2B	4	4	4.66	>5
B306	1B	3	3	3.33	>5
B307	3B	5	5	6.26	>5
B308	3B	5	5	6.26	>5

89.2

LEVEL 5					
Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement
A501	3B	5	5	6.26	>5
A502	3B	5	5	6.26	>5
A503	2B	4	5	4.14	>5
A504	2B	4	5	4.14	>5
A505	3B	5	5	6.5	>5
A506	2B	4	4	3.53	>5
B501	3B	5	5	6.26	>5
B502	3B	5	5	6.26	>5
B503	3B	5	5	6.26	>5
B504	3B	5	5	6.26	>5
B505	2B	4	4	4.66	>5
B506	1B	3	3	3.33	>5
B507	3B	5	5	6.26	>5
B508	3B	5	5	6.26	>5

76.38

POS / BALCONY SCHEDULE			
Level	Comments	Name	POS AREA

BASEMENT 1			
BASEMENT 1		CLASS	12.19 m²
GROUND FLOOR			
GROUND FLOOR	BG01	P.O.S	64.84 m²
GROUND FLOOR	BG02	P.O.S	47.27 m²
GROUND FLOOR	BG03	P.O.S	47.30 m²
GROUND FLOOR	BG04	P.O.S	41.87 m²
GROUND FLOOR	BG05	P.O.S	47.33 m²
GROUND FLOOR	BG06	P.O.S	25.70 m²
GROUND FLOOR	BG07	P.O.S	43.62 m²
GROUND FLOOR	BG08	P.O.S	15.25 m²
LEVEL 1			
LEVEL 1	A101	BALC	36.73 m²
LEVEL 1	A102	BALC	36.64 m²
LEVEL 1	A103	BALC	36.73 m²
LEVEL 1	A104	BALC	36.72 m²
LEVEL 1	A105	BALC	36.64 m²
LEVEL 1	A106	BALC	29.32 m²
LEVEL 1	B101	BALC	25.45 m²
LEVEL 1	B102	BALC	24.96 m²
LEVEL 1	B103	BALC	25.06 m²
LEVEL 1	B104	BALC	25.04 m²
LEVEL 1	B105	BALC	24.52 m²
LEVEL 1	B106	BALC	14.17 m²
LEVEL 1	B107	BALC	17.48 m²
LEVEL 1	B108	BALC	17.57 m²
LEVEL 2			
LEVEL 2	A201	BALC	36.72 m²
LEVEL 2	A202	BALC	14.36 m²
LEVEL 2	A203	BALC	30.74 m²
LEVEL 2	A204	BALC	30.73 m²
LEVEL 2	A205	BALC	14.42 m²
LEVEL 2	A206	BALC	25.12 m²
LEVEL 2	B201	BALC	25.45 m²
LEVEL 2	B202	BALC	24.96 m²
LEVEL 2	B203	BALC	25.06 m²
LEVEL 2	B204	BALC	25.04 m²
LEVEL 2	B205	BALC	24.46 m²
LEVEL 2	B206	BALC	14.18 m²
LEVEL 2	B207	BALC	17.48 m²
LEVEL 2	B208	BALC	17.57 m²
LEVEL 3			
LEVEL 3	A301	BALC	36.72 m²
LEVEL 3	A302	BALC	14.36 m²
LEVEL 3	A303	BALC	30.74 m²
LEVEL 3	A304	BALC	30.73 m²
LEVEL 3	A305	BALC	14.42 m²
LEVEL 3	A306	BALC	25.12 m²
LEVEL 3	B301	BALC	25.45 m²
LEVEL 3	B302	BALC	24.96 m²
LEVEL 3	B303	BALC	25.06 m²
LEVEL 3	B304	BALC	25.04 m²
LEVEL 3	B305	BALC	24.46 m²
LEVEL 3	B306	BALC	14.18 m²
LEVEL 3	B307	BALC	17.48 m²
LEVEL 3	B308	BALC	17.57 m²
LEVEL 4			
LEVEL 4	A401	BALC	34.35 m²
LEVEL 4	A402	BALC	13.65 m²
LEVEL 4	A403	BALC	15.51 m²
LEVEL 4	A404	BALC	16.43 m²
LEVEL 4	A405	BALC	15.21 m²
LEVEL 4	A406	BALC	28.87 m²
LEVEL 4	B401	BALC	25.52 m²
LEVEL 4	B402	BALC	25.49 m²
LEVEL 4	B403	BALC	27.42 m²
LEVEL 4	B404	BALC	25.40 m²
LEVEL 4	B405	BALC	25.58 m²
LEVEL 4	B406	BALC	14.18 m²
LEVEL 4	B407	BALC	17.05 m²
LEVEL 4	B408	BALC	17.36 m²
LEVEL 5			
LEVEL 5	A501	BALC	34.34 m²
LEVEL 5	A502	BALC	12.32 m²
LEVEL 5	A503	BALC	14.80 m²
LEVEL 5	A504	BALC	14.80 m²
LEVEL 5	A505	BALC	12.34 m²
LEVEL 5	A506	BALC	27.24 m²
LEVEL 5	B501	BALC	25.52 m²
LEVEL 5	B502	BALC	25.49 m²
LEVEL 5	B503	BALC	25.40 m²
LEVEL 5	B504	BALC	25.40 m²
LEVEL 5	B505	BALC	25.50 m²
LEVEL 5	B506	BALC	14.12 m²
LEVEL 5	B507	BALC	17.07 m²
LEVEL 5	B508	BALC	17.18 m²
Grand total: 79			

B	07.08.20	RESPONSE TO SOFAC	FP/NH
A	08.07.20	RESPONSE TO SOFAC	FP
REV	DATE	DESCRIPTION	BY

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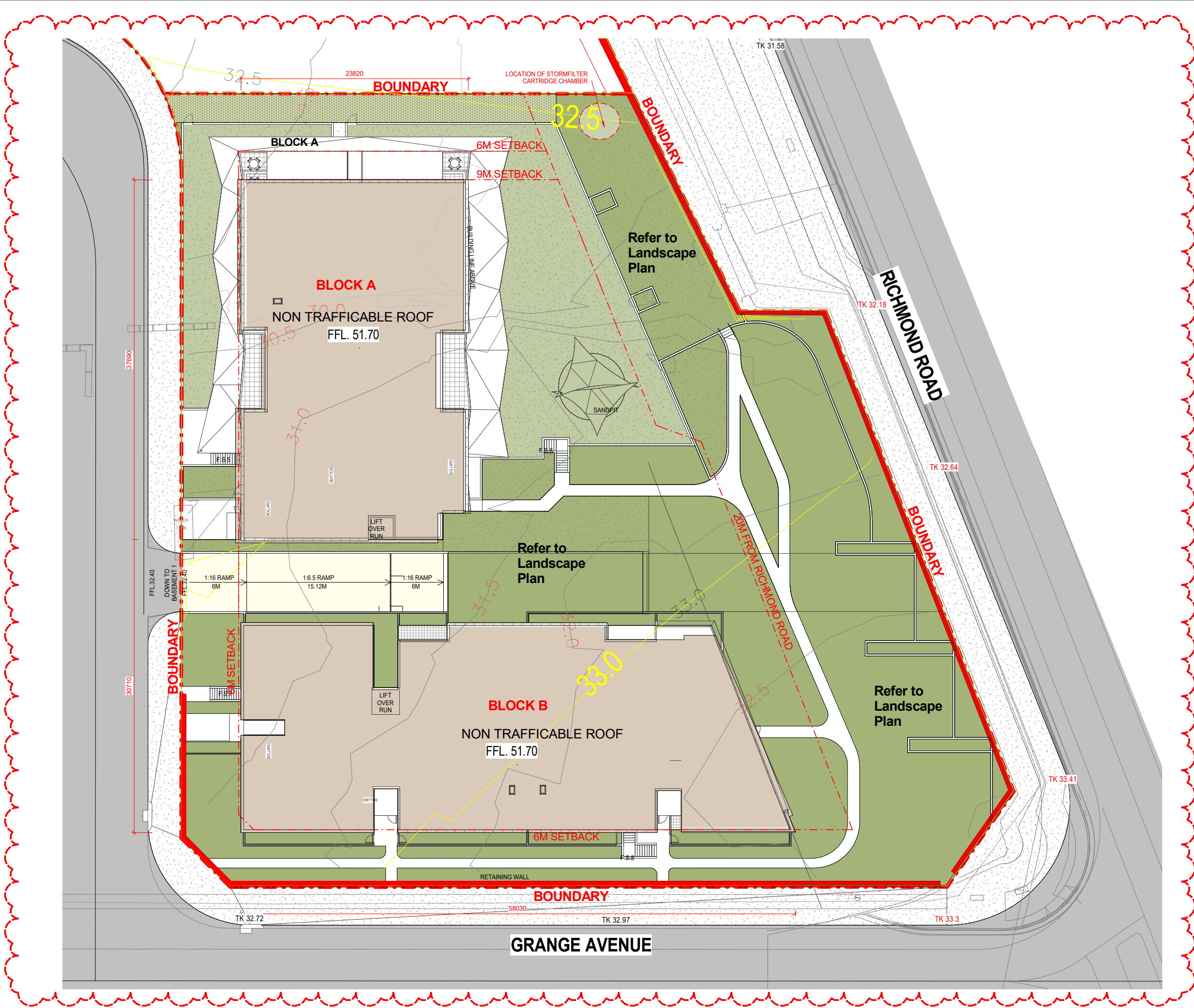
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:
STORAGE AND POS CALCULATION

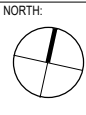
PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-032	B
DRAWN BY:	SCALE:	ISSUED BY:	FP/NH
Author			
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DA ISSUE



REV	DATE	DESCRIPTION	BY
A	19.05.21	RESPONSE TO SOFAC	

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PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:

DRAWING TITLE:

SITE PLAN & CONTOURS

PROJECT No:	DATE:	DRAWING No:	REV:
170629	27.09.2019	DA-033	A
DRAWN BY:	SCALE:	ISSUED BY:	
Author	1 : 200		

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DA ISSUE

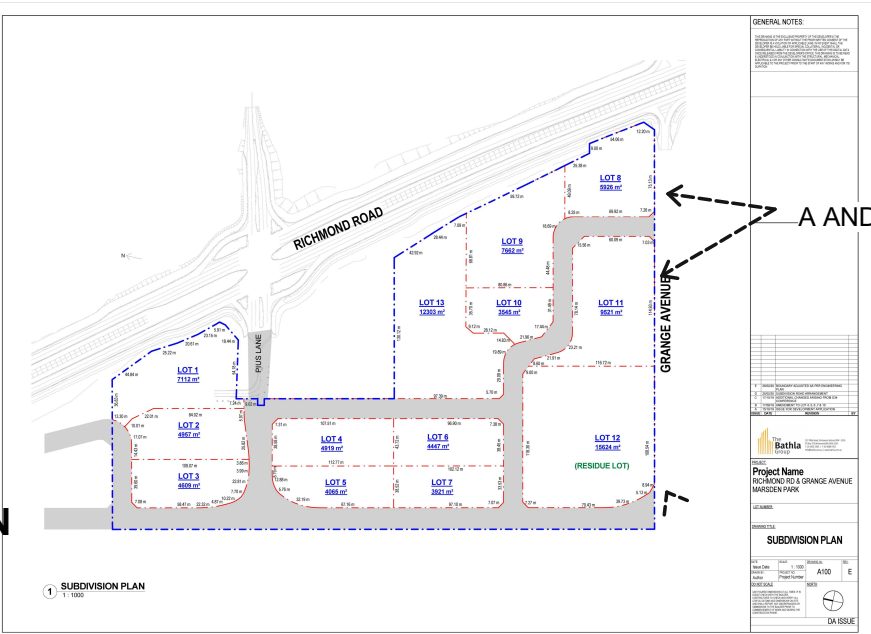


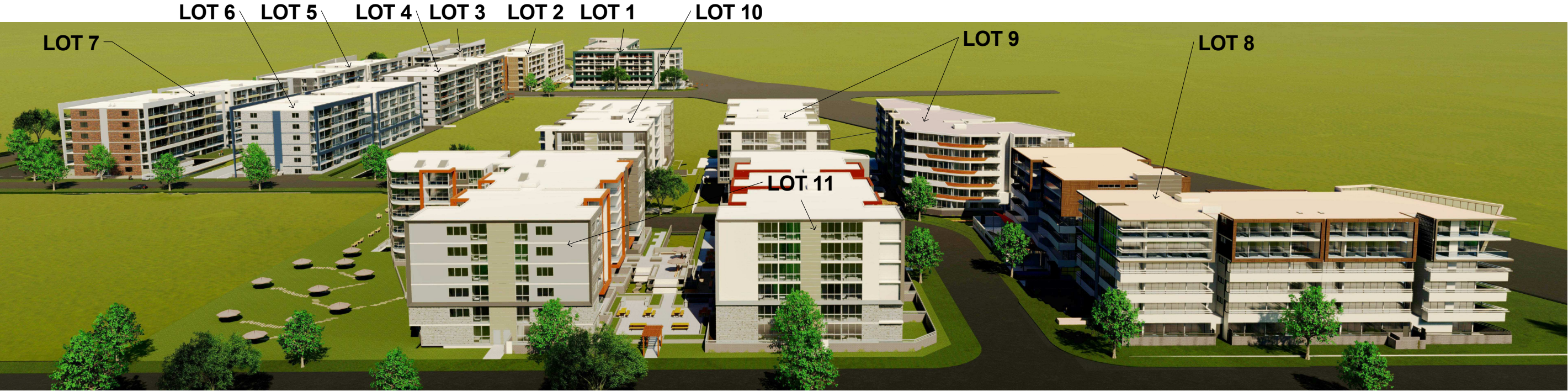
VIEW A THE STREET TREES ARE NOT ACCURATE DUE TO BLOCKING THE ELEVATION



VIEW B THE STREET TREES ARE NOT ACCURATE DUE TO BLOCKING THE ELEVATION

KEY PLAN





VIEW C



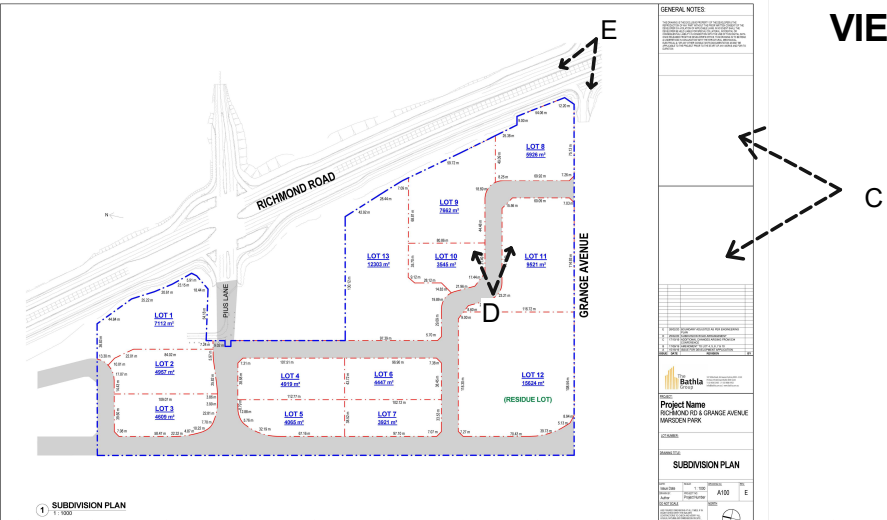
VIEW D

THE STREET TREES ARE NOT ACCURATE
DUE TO BLOCKING THE ELEVATION



VIEW E

THE STREET TREES ARE NOT ACCURATE
DUE TO BLOCKING THE ELEVATION



REV	DATE	DESCRIPTION	BY
B	19.05.21	RESPONSE TO SOFAC	
A	07.09.20	RESPONSE TO SOFAC	

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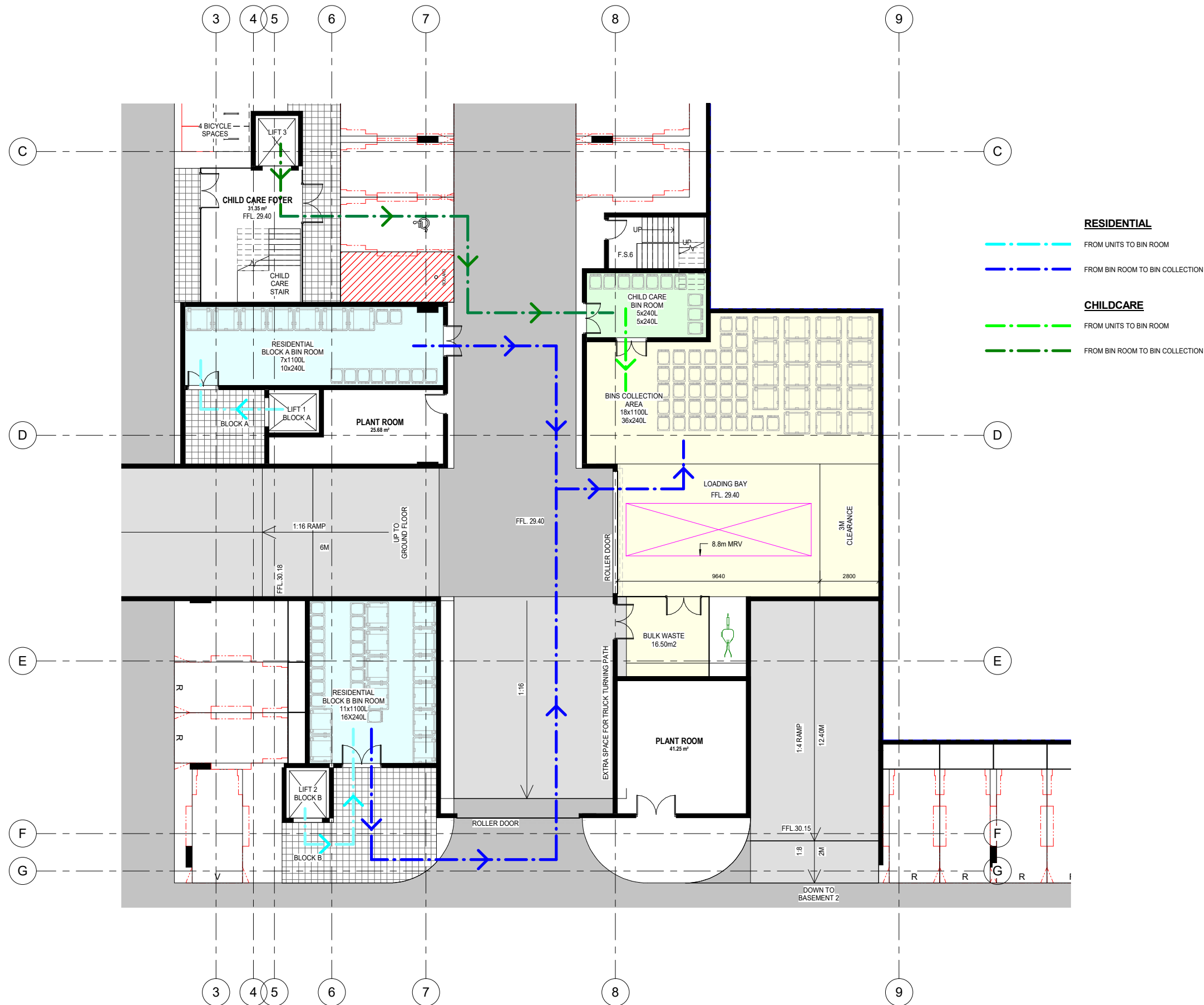
PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
170629

DRAWING TITLE:
**MASTER PLAN OF WHOLE
PRECINCT 02**

PROJECT No.	DATE: 27.09.2019	DRAWING No.:	REV.:
DRAWN BY: Author	SCALE:	DA-035	B
ISSUED BY:			

PRE-DA ISSUE



1
DA-036

Basement 1 - Waste Management
1 : 100

DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

20 10 0 10 20 30 40 50 60 70mm

REV	DATE	DESCRIPTION	BY
A	31.08.20	RESPONSE TO SOFAC	FP

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NORTH:



PROJECT:
LOT 08
230 Grange Ave & 1032 Richmond Rd
Marsden Park

LOT NUMBER:
170629

DRAWING TITLE:
**WASTE MANAGEMENT
PLAN**

PROJECT No.	DATE:	DRAWING No.	REV.
	27.09.2019	DA-036	A
DRAWN BY:	SCALE:	ISSUED BY:	
Author	1 : 100	FP	

PRE-DA ISSUE