971 Richmond Road, Marsden Park



ISSUE C - AMENDMENTS - 02.06.21

1. Unit Breakdown amended
2. Landscape and Deep soil areas amended
3. Car parking provision amended
4. Child Care calculations amended
5. Retail areas amended

ISSUE D - AMENDMENTS - 29.06.21

1. Unit Breakdown amended
2. Calculations amended
3. Sheet 50a added to Drawing List.

ISSUE E - AMENDMENTS - 15.07.21

1. Gross Site Area revised
2. Unit Breakdown amended
3. Landscape and Deep soil areas amended
4. Parking provision amended
5. Retail & Gym gross floor areas amended
6. Basement gross floor areas amended
7. Sheet 53a and 53b added to Drawing List.

DRAWING LIST

DRAWING NO.	DRAWING NAME	ISSUE	ISSUE DATE
00	Cover Sheet	E	15.07.21
00a	Unit Breakdown + Solar & Cross Vent. Calc	E	15.07.21
~~00b~~	~~Basix Commitments~~	~~A~~	~~06.04.2020~~
00c	Site Analysis	A	06.04.2020
01	Subdivision Plan	I	15.07.21
01a	Future Roads - Site Plan	F	15.07.21
01b	Lot 1 - Staging Plan	C	15.07.21
02	Overall Site Plan	G	15.07.21
03	Basement Level 3	E	15.07.21
04	Basement Level 2	E	15.07.21
05	Basement Level 1	F	15.07.21
06	Level 1 / Ground Floor	G	15.07.21
07	Level 2	G	15.07.21
08	Level 3	G	15.07.21
09	Level 4	G	15.07.21
10	Level 5	G	15.07.21
11	Level 6	G	15.07.21
12	Level 7	G	15.07.21
13	Level 8	G	15.07.21
14	Roof Plan	G	15.07.21
15	Level 02 - Block A	C	15.07.21
16	Level 03-04 - Block A	C	15.07.21
17	Level 05 - Block A	C	15.07.21
18	Level 06-08 - Block A	C	15.07.21
19	Roof Level - Block A	C	15.07.21
20	Level 02 & 03-04 - Block B	C	15.07.21
21	Level 05-07 & Roof Level - Block B	C	15.07.21
22	Level 02 - Block C	C	15.07.21
23	Level 03-04 - Block C	C	15.07.21
24	Level 05 - Block C	C	15.07.21
25	Level 06-08 - Block C	C	15.07.21
26	Roof Level - Block C	C	15.07.21
27	Level 02 - Block D	C	15.07.21
28	Level 03-04 - Block D	C	15.07.21
29	Level 05 - Block D	C	15.07.21
30	Level 06-08 - Block D	C	15.07.21
31	Roof Level - Block D	C	15.07.21
32	Level 02 - Block E	C	15.07.21
33	Level 03-04 - Block E	C	15.07.21
34	Level 05 - Block E	C	15.07.21
35	Level 06-08 - Block E	C	15.07.21
36	Roof Level - Block E	C	15.07.21
37	Level 02 - Block F	C	15.07.21
38	Level 03-04 - Block F	C	15.07.21
39	Level 05 - Block F	C	15.07.21
40	Level 06-08 - Block F	C	15.07.21
41	Roof Level - Block F	C	15.07.21
42	Elevations	E	15.07.21
43	Elevations 2	F	15.07.21
44	Elevations 3	F	15.07.21
45	3D Building Height Plane	E	15.07.21
46	Section AA	E	15.07.21
47	Section BB	E	15.07.21
48	Section CC	E	15.07.21
49	Section DD	E	15.07.21
50	Section EE	E	15.07.21
50a	Section FF	B	15.07.21
51	Driveway Sections	B	15.07.21
52A	Site Details 1	B	15.07.21
52	Site Details 2	B	15.07.21
53a	Site Details 3	A	15.07.21
53b	Site Details 4	A	15.07.21
54	Post-Adaptable Layouts	A	06.04.2020
55	3D Study - Block A	B	15.07.21
56	3D Study - Block B	B	15.07.21
57	3D Study - Block C	B	15.07.21
58	3D Study - Block D	B	15.07.21
59	3D Study - Block E	B	15.07.21
60	3D Study - Block F	B	15.07.21
61	3D - Overalls	B	15.07.21
62	3D - Overalls 2	B	15.07.21
63	L2 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
64	L3 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
65	L4 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
66	L5 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
67	L6-7 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
68	L8 - Solar Access & Cross-Ventilation Diagrams	B	15.07.21
69	FSR Calculations	B	15.07.21
70	FSR Calculations 2	B	15.07.21
71	Common Open Space & Deep Soil Diagrams	B	15.07.21
72	Shadow Diagram - 9 am, 21 June	B	15.07.21
73	Shadow Diagram - 12 Noon, 21 June	B	15.07.21
74	Shadow Diagram - 3 pm, 21 June	B	15.07.21

CALCULATIONS

Gross Site Area	24,700.6 sq.m
Net Site Area (Lot 1)	9,698.9 sq.m
Building Area	5,611.7 sq.m
Site Cover	57.85 %
Gross Floor Area	26,474.58 sq.m
FSR	2.73:1

Gross Floor Areas	Blocks A, B, C	Blocks D, E, F	Total
Ground Floor/Level 1	2,268.58 sq.m	2,340.00 sq.m	4,608.58 sq.m
Level 2	1,566.30 sq.m	1,831.60 sq.m	3,397.90 sq.m
Level 3	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 4	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 5	1,291.90 sq.m	1,755.90 sq.m	3,047.80 sq.m
Level 6	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 7	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 8	909.70 sq.m	1,765.60 sq.m	2,675.30 sq.m
Total	11,577.28 sq.m	14,897.30 sq.m	26,474.58 sq.m

Basement Areas	Blocks A, B, C	Blocks D, E, F	Total
Basement 1	2,993.90 sq.m	3,721.50 sq.m	6,715.40 sq.m
Basement 2	3,236.90 sq.m	3,941.80 sq.m	7,178.70 sq.m
Basement 3		3,972.50 sq.m	3,972.50 sq.m
Total	6,230.80 sq.m	11,635.80 sq.m	17,866.60 sq.m

Landscape Calculations	
Landscape + Deep Soil	1,953.00 sq.m (20.1%)
Deep Soil	661.00 sq.m (6.82%)
Common Open Space	3,580.00 sq.m (36.9%)

UNIT BREAKDOWN

Blocks A, B, C	1 Bed	2 Bed	3 Bed	4 Bed	Total
Level 2	5	14			19
Level 3-4	8	22	2	2	34
Level 5-8	7	36		8	51
Proposed Total	20	72	2	10	104
Adaptable Units	7	4			11
Silver Level Units	6	7			13

Blocks D, E, F	1 Bed	2 Bed	3 Bed	4 Bed	Total
Level 2	5	11	4		20
Level 3-4	10	22	8		40
Level 5-8	8	40	24		72
Proposed Total	23	73	36		132
Adaptable Units		10	4		14
Silver Level Units	3	11	4		18

TOTAL DEVELOPMENT	1 Bed	2 Bed	3 Bed	4 Bed	Total
Level 2	10	25	4		39
Level 3-4	18	44	10	2	74
Level 5-8	15	76	24	8	123
Proposed Total	43 (18.2%)	145 (61.4%)	38 (16.2%)	10 (4.2%)	236
Adaptable Units	7	14	4		25
Silver Level Units	9	18	4		31

Total Units = 236

PARKING PROVISIONS

Blocks A, B, C	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident +Visitors	Retail Customer Parking	Retail Customer access. Parking	Retail Staff Parking	Gym Customer Parking	Gym Customer access. Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/ Loading spaces	Car Wash Bays	Bicycle Parking	Motorbike Parking	Electric Vehicle Charging Bay
Ground Floor/Level 1																			
Basement 1	49	7	21	77										77		1	22	4	1
Basement 2	85	4		89										89			14	4	
Basement 3																			
Total	134	11	21	166										166		1	44	8	1

Blocks D, E, F	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident +Visitors	Retail Customer Parking	Retail Customer access. Parking	Retail Staff Parking	Gym Customer Parking	Gym Customer access. Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/ Loading spaces	Car Wash Bays	Bicycle Parking	Motorbike Parking	Electric Vehicle Charging Bay
Ground Floor/Level 1																			
Basement 1					48	3		16	1	16	17	1	102	102	2			2	1
Basement 2	87	7	27	121										121		1	29	2	
Basement 3	62	8		70			53						53	123			29	2	
Total	149	15	27	191	48	3	53	16	1	16	17	1	155	346	2	1	66	6	1

TOTAL DEVELOPMENT	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident +Visitors	Retail Customer Parking	Retail Customer access. Parking	Retail Staff Parking	Gym Customer Parking	Gym Customer access. Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/ Loading spaces	Car Wash Bays	Bicycle Parking	Motorbike Parking	Electric Vehicle Charging Bay
Ground Floor/Level 1																			
Basement 1	49	7	21	77	48	3		16	1	16	17	1	102	179	2	1	22	6	2
Basement 2	172	11	27	210										210		1	43	6	
Basement 3	62	8		70			53						53	123			29	2	
Total	283	26	48	357	48	3	53	16	1	16	17	1	155	512	2	2	110	14	2

Total Parking = 512

CHILDCARE CALCULATIONS

Internal Play Areas

Playroom	Age	Area	Children
1	2 - 3	92.5 sq.m	25
2	3 - 5	69.0 sq.m	20
3	0 - 2	62.9 sq.m	20
4	2 - 3	58.0 sq.m	15
5	3 - 5	74.0 sq.m	20
Total		356.4 sq.m	100

Outdoor Play Areas

Total	Area	Children
	700 sq.m	100

RETAIL SCHEDULE

R101	Retail	142 sq.m
R102	Retail	207 sq.m
R103	Retail	98 sq.m
R104	Retail	134 sq.m
R105	Retail	208 sq.m
R106	Retail	132 sq.m
R107	Gym	404 sq.m
R108	Retail	197 sq.m
R109	Retail	159 sq.m
R110	Retail	229 sq.m
R111	Retail	189 sq.m
R112	Retail	286 sq.m
R113	Retail	194 sq.m
R114	Retail	185 sq.m
R115	Retail	281 sq.m

Total Retail Area (GLA) = 3,045 sq.m

DEVELOPMENT APPLICATION

Proposed Mixed Use Development

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abn 32 003 315 142

971 Richmond Road, Marsden Park

UNIT BREAKDOWN

Apartment Schedule - Block A

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
A201	2 Bedroom	79 m²	45.0 m²	
A202	1 Bedroom	62 m²	48.0 m²	
A203	2 Bedroom	78 m²	52.20 m²	
A204	2 Bedroom	79 m²	20.0 m²	
A205	2 Bedroom	78 m²	45.5 m²	
A206	1 Bedroom	58 m²	20.95 m²	Adaptable
A207	2 Bedroom	82 m²	18.46 m²	
A301	3 Bedroom	103 m²	65.5 m²	
A302	2 Bedroom	78 m²	11.30 m²	
A303	2 Bedroom	79 m²	13.27 m²	
A304	2 Bedroom	78 m²	17.91 m²	
A305	1 Bedroom	58 m²	11.00 m²	Adaptable
A306	2 Bedroom	82 m²	12.96 m²	
A401	3 Bedroom	103 m²	65.5 m²	
A402	2 Bedroom	78 m²	11.30 m²	
A403	2 Bedroom	79 m²	13.27 m²	
A404	2 Bedroom	78 m²	17.91 m²	
A405	1 Bedroom	58 m²	11.00 m²	Adaptable
A406	2 Bedroom	82 m²	12.96 m²	
A501	4 Bedroom	122 m²	22.6 m²	
A502	2 Bedroom	79 m²	13.27 m²	
A503	2 Bedroom	78 m²	17.91 m²	
A504	1 Bedroom	58 m²	11.00 m²	Adaptable
A505	2 Bedroom	80 m²	12.96 m²	
A601	4 Bedroom	122 m²	22.6 m²	
A602	2 Bedroom	79 m²	13.27 m²	
A603	2 Bedroom	78 m²	17.91 m²	
A604	1 Bedroom	58 m²	11.00 m²	Adaptable
A605	2 Bedroom	80 m²	12.96 m²	
A701	4 Bedroom	122 m²	22.6 m²	
A702	2 Bedroom	79 m²	13.27 m²	
A703	2 Bedroom	78 m²	17.91 m²	
A704	1 Bedroom	58 m²	11.00 m²	Adaptable
A705	2 Bedroom	80 m²	12.96 m²	
A801	4 Bedroom	122 m²	22.6 m²	
A802	2 Bedroom	79 m²	13.27 m²	
A803	2 Bedroom	78 m²	17.91 m²	
A804	1 Bedroom	58 m²	11.00 m²	Adaptable
A805	2 Bedroom	80 m²	12.96 m²	

Grand total: 39

Apartment Schedule - Block B

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
B201	2 Bedroom	76 m²	23.65 m²	
B202	1 Bedroom	51 m²	11.80 m²	Silver Level
B203	2 Bedroom	76 m²	23.69 m²	
B204	2 Bedroom	79 m²	40.30 m²	
B205	2 Bedroom	77 m²	44.20 m²	
B301	2 Bedroom	76 m²	13.45 m²	
B302	1 Bedroom	51 m²	8.50 m²	Silver Level
B303	2 Bedroom	76 m²	13.45 m²	
B304	2 Bedroom	79 m²	15.21 m²	
B305	2 Bedroom	77 m²	15.21 m²	
B401	2 Bedroom	76 m²	13.45 m²	
B402	1 Bedroom	51 m²	8.50 m²	Silver Level
B403	2 Bedroom	76 m²	13.45 m²	
B404	2 Bedroom	79 m²	15.21 m²	
B405	2 Bedroom	77 m²	15.21 m²	
B501	2 Bedroom	76 m²	13.45 m²	
B502	1 Bedroom	51 m²	8.50 m²	Silver Level
B503	2 Bedroom	76 m²	13.45 m²	
B504	2 Bedroom	79 m²	15.21 m²	
B505	2 Bedroom	77 m²	15.21 m²	
B601	2 Bedroom	76 m²	13.45 m²	
B602	1 Bedroom	51 m²	8.50 m²	Silver Level
B603	2 Bedroom	76 m²	13.45 m²	
B604	2 Bedroom	79 m²	15.21 m²	
B605	2 Bedroom	77 m²	15.21 m²	
B701	2 Bedroom	76 m²	13.45 m²	
B702	1 Bedroom	51 m²	8.50 m²	Silver Level
B703	2 Bedroom	76 m²	13.45 m²	
B704	2 Bedroom	79 m²	15.21 m²	
B705	2 Bedroom	77 m²	15.21 m²	

Grand total: 30

Apartment Schedule - Block C

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
C201	2 Bedroom	83 m²	10.0 m²	
C202	1 Bedroom	67 m²	16.75 m²	
C203	1 Bedroom	55 m²	34.50 m²	
C204	2 Bedroom	78 m²	38.0 m²	Adaptable
C205	2 Bedroom	76 m²	69.9 m²	
C206	2 Bedroom	82 m²	59.6 m²	
C207	2 Bedroom	76 m²	45.40 m²	
C301	2 Bedroom	83 m²	11.75 m²	
C302	1 Bedroom	67 m²	10.15 m²	
C303	1 Bedroom	55 m²	8.15 m²	
C304	2 Bedroom	78 m²	10.20 m²	Adaptable
C305	2 Bedroom	76 m²	12.80 m²	
C306	4 Bedroom	124 m²	67.50 m²	
C401	2 Bedroom	83 m²	11.75 m²	
C402	1 Bedroom	67 m²	10.15 m²	
C403	1 Bedroom	55 m²	8.15 m²	
C404	2 Bedroom	78 m²	10.20 m²	Adaptable
C405	2 Bedroom	76 m²	12.80 m²	
C406	4 Bedroom	124 m²	26.56 m²	
C501	2 Bedroom	82 m²	28.70 m²	Silver Level
C502	2 Bedroom	79 m²	26.56 m²	
C503	2 Bedroom	78 m²	10.20 m²	Adaptable
C504	4 Bedroom	127 m²	23.80 m²	
C601	2 Bedroom	82 m²	10.90 m²	Silver Level
C602	2 Bedroom	79 m²	13.70 m²	
C603	2 Bedroom	78 m²	10.20 m²	Silver Level
C604	4 Bedroom	127 m²	23.80 m²	
C701	2 Bedroom	82 m²	10.90 m²	Silver Level
C702	2 Bedroom	79 m²	13.70 m²	
C703	2 Bedroom	78 m²	10.20 m²	Silver Level
C704	4 Bedroom	127 m²	23.80 m²	
C801	2 Bedroom	82 m²	10.90 m²	Silver Level
C802	2 Bedroom	79 m²	13.70 m²	
C803	2 Bedroom	78 m²	10.20 m²	Silver Level
C804	4 Bedroom	127 m²	23.80 m²	

Grand total: 35

Apartment Schedule - Block D

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
D201	2 Bedroom	83 m²	13.40 m²	
D202	1 Bedroom	62 m²	12.50 m²	
D203	1 Bedroom	55 m²	26.40 m²	Silver Level
D204	2 Bedroom	74 m²	22.80 m²	
D205	2 Bedroom	78 m²	56.50 m²	
D206	2 Bedroom	81 m²	36.10 m²	Silver Level
D207	2 Bedroom	82 m²	29.70 m²	
D208	1 Bedroom	56 m²	13.16 m²	
D301	1 Bedroom	64 m²	15.08 m²	
D302	2 Bedroom	83 m²	15.17 m²	
D303	1 Bedroom	62 m²	13.0 m²	
D304	1 Bedroom	55 m²	17.29m²	Silver Level
D305	2 Bedroom	74 m²	12.85m²	
D306	2 Bedroom	78 m²	16.60m²	
D307	2 Bedroom	81 m²	10.77m²	Silver Level
D308	2 Bedroom	87 m²	10.77m²	
D401	1 Bedroom	64 m²	15.08 m²	
D402	2 Bedroom	83 m²	15.17 m²	
D403	1 Bedroom	62 m²	13.0 m²	
D404	1 Bedroom	55 m²	17.29m²	Silver Level
D405	2 Bedroom	74 m²	12.85m²	
D406	2 Bedroom	78 m²	16.60m²	
D407	2 Bedroom	81 m²	10.77m²	Silver Level
D408	2 Bedroom	87 m²	10.77m²	
D501	3 Bedroom	109 m²	13.76m²	Adaptable
D502	2 Bedroom	79 m²	10.95m²	
D503	2 Bedroom	74 m²	12.85m²	
D504	2 Bedroom	78 m²	16.60m²	
D505	2 Bedroom	80 m²	10.77m²	Silver Level
D506	3 Bedroom	96 m²	10.77m²	Silver Level
D601	3 Bedroom	109 m²	13.76m²	Adaptable
D602	2 Bedroom	79 m²	10.95m²	
D603	2 Bedroom	74 m²	12.85m²	
D604	2 Bedroom	78 m²	16.60m²	
D605	2 Bedroom	80 m²	10.77m²	Silver Level
D606	3 Bedroom	96 m²	10.77m²	Silver Level
D701	3 Bedroom	109 m²	13.76m²	Adaptable
D702	2 Bedroom	79 m²	10.95m²	
D703	2 Bedroom	74 m²	12.85m²	
D704	2 Bedroom	78 m²	16.60m²	
D705	2 Bedroom	80 m²	10.77m²	Silver Level
D706	3 Bedroom	96 m²	10.77m²	Silver Level
D801	3 Bedroom	109 m²	13.76m²	Adaptable
D802	2 Bedroom	79 m²	10.95m²	
D803	2 Bedroom	74 m²	12.85m²	
D804	2 Bedroom	78 m²	16.60m²	
D805	2 Bedroom	80 m²	10.77m²	Silver Level
D806	3 Bedroom	96 m²	10.77m²	Silver Level

Grand total: 48

Apartment Schedule - Block E

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
E201	2 Bedroom	89 m²	10.65 m²	
E202	3 Bedroom	113 m²	10.30 m²	
E203	1 Bedroom	66 m²	14.17 m²	
E204	2 Bedroom	78 m²	26.94 m²	Adaptable
E205	2 Bedroom	79 m²	37.0 m²	
E206	3 Bedroom	106 m²	34.6 m²	
E301	2 Bedroom	89 m²	10.65 m²	
E302	3 Bedroom	118 m²	10.30 m²	
E303	1 Bedroom	66 m²	8.10 m²	
E304	2 Bedroom	78 m²	9.73 m²	Adaptable
E305	2 Bedroom	79 m²	13.69 m²	
E306	3 Bedroom	106 m²	16.77 m²	
E401	2 Bedroom	89 m²	10.65 m²	
E402	3 Bedroom	118 m²	10.30 m²	
E403	1 Bedroom	66 m²	8.10 m²	
E404	2 Bedroom	78 m²	9.73 m²	Adaptable
E405	2 Bedroom	79 m²	13.69 m²	
E406	3 Bedroom	106 m²	16.77 m²	
E501	2 Bedroom	89 m²	10.65 m²	
E502	3 Bedroom	113 m²	10.30 m²	
E503	1 Bedroom	66 m²	8.10 m²	
E504	2 Bedroom	78 m²	9.73 m²	Adaptable
E505	2 Bedroom	79 m²	13.69 m²	
E506	3 Bedroom	106 m²	28.65 m²	
E601	2 Bedroom	89 m²	10.65 m²	
E602	3 Bedroom	118 m²	10.30 m²	
E603	1 Bedroom	66 m²	8.10 m²	
E604	2 Bedroom	78 m²	9.73 m²	Adaptable
E605	2 Bedroom	79 m²	13.69 m²	
E606	3 Bedroom	106 m²	14.0 m²	
E701	2 Bedroom	89 m²	10.65 m²	
E702	3 Bedroom	118 m²	10.30 m²	
E703	1 Bedroom	66 m²	8.10 m²	
E704	2 Bedroom	78 m²	9.73 m²	Adaptable
E705	2 Bedroom	79 m²	13.69 m²	
E706	3 Bedroom	106 m²	14.0 m²	
E801	2 Bedroom	89 m²	10.65 m²	
E802	3 Bedroom	118 m²	10.30 m²	
E803	1 Bedroom	66 m²	8.10 m²	
E804	2 Bedroom	78 m²	9.73 m²	Adaptable
E805	2 Bedroom	79 m²	13.69 m²	
E806	3 Bedroom	106 m²	14.0 m²	

Grand total: 42

Apartment Schedule - Block F

Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
F201	3 Bedroom	106 m²	39.55 m²	
F202	2 Bedroom	79 m²	82.30 m²	
F203	2 Bedroom	78 m²	41.39 m²	Adaptable
F204	1 Bedroom	66 m²	33.25 m²	
F205	3 Bedroom	113 m²	17.63 m²	
F206	2 Bedroom	89 m²	10.50 m²	
F301	3 Bedroom	106 m²	22.56 m²	
F302	2 Bedroom	79 m²	13.69 m²	
F303	2 Bedroom	78 m²	9.73 m²	Adaptable
F304	1 Bedroom	66 m²	8.10 m²	
F305	3 Bedroom	121 m²	10.50 m²	
F306	2 Bedroom	89 m²	10.65 m²	
F401	3 Bedroom	106 m²	22.56 m²	
F402	2 Bedroom	79 m²	13.69 m²	
F403	2 Bedroom	78 m²	9.73 m²	Adaptable
F404	1 Bedroom	66 m²	8.10 m²	
F405	3 Bedroom	121 m²	10.30 m²	
F406	2 Bedroom	89 m²	10.50 m²	
F501	3 Bedroom	106 m²	22.56 m²	
F502	2 Bedroom	79 m²	13.69 m²	
F503	2 Bedroom	78 m²	9.73 m²	Silver Level
F504	1 Bedroom	66 m²	22.48 m²	
F505	3 Bedroom	121 m²	10.30 m²	
F506	2 Bedroom	89 m²	10.50 m²	Silver Level
F601	3 Bedroom	106 m²	22.56 m²	
F602	2 Bedroom	79 m²	13.69 m²	
F603	2 Bedroom	78 m²	9.73 m²	Silver Level
F604	1 Bedroom	66 m²	12.46 m²	
F605	3 Bedroom	121 m²	10.30 m²	
F606	2 Bedroom	89 m²	10.50 m²	Silver Level
F701	3 Bedroom	106 m²	22.56 m²	
F702	2 Bedroom	79 m²	13.69 m²	
F703	2 Bedroom	78 m²	9.73 m²	Silver Level
F704	1 Bedroom	66 m²	12.46 m²	
F705	3 Bedroom	121 m²	10.30 m²	
F706	2 Bedroom	89 m²	10.50 m²	Silver Level
F801	3 Bedroom	106 m²	22.56 m²	
F802	2 Bedroom	79 m²	13.69 m²	
F803	2 Bedroom	78 m²	9.73 m²	Silver Level
F804	1 Bedroom	66 m²	12.46 m²	
F805	3 Bedroom	121 m²	10.30 m²	
F806	2 Bedroom	89 m²	10.50 m²	Silver Level

Grand total: 42



SOLAR & CROSS VENTILATION CALCULATION

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

ISSUE C - AMENDMENTS - 02.06.21
1. Unit Breakdown amended
ISSUE D - AMENDMENTS - 29.06.21
1. Unit Breakdown amended
ISSUE E - AMENDMENTS - 15.07.21
1. Unit Breakdown amended 2. Solar Access and Cross-ventilation Calculation amended

DEVELOPMENT APPLICATION

Proposed Mixed Use Development

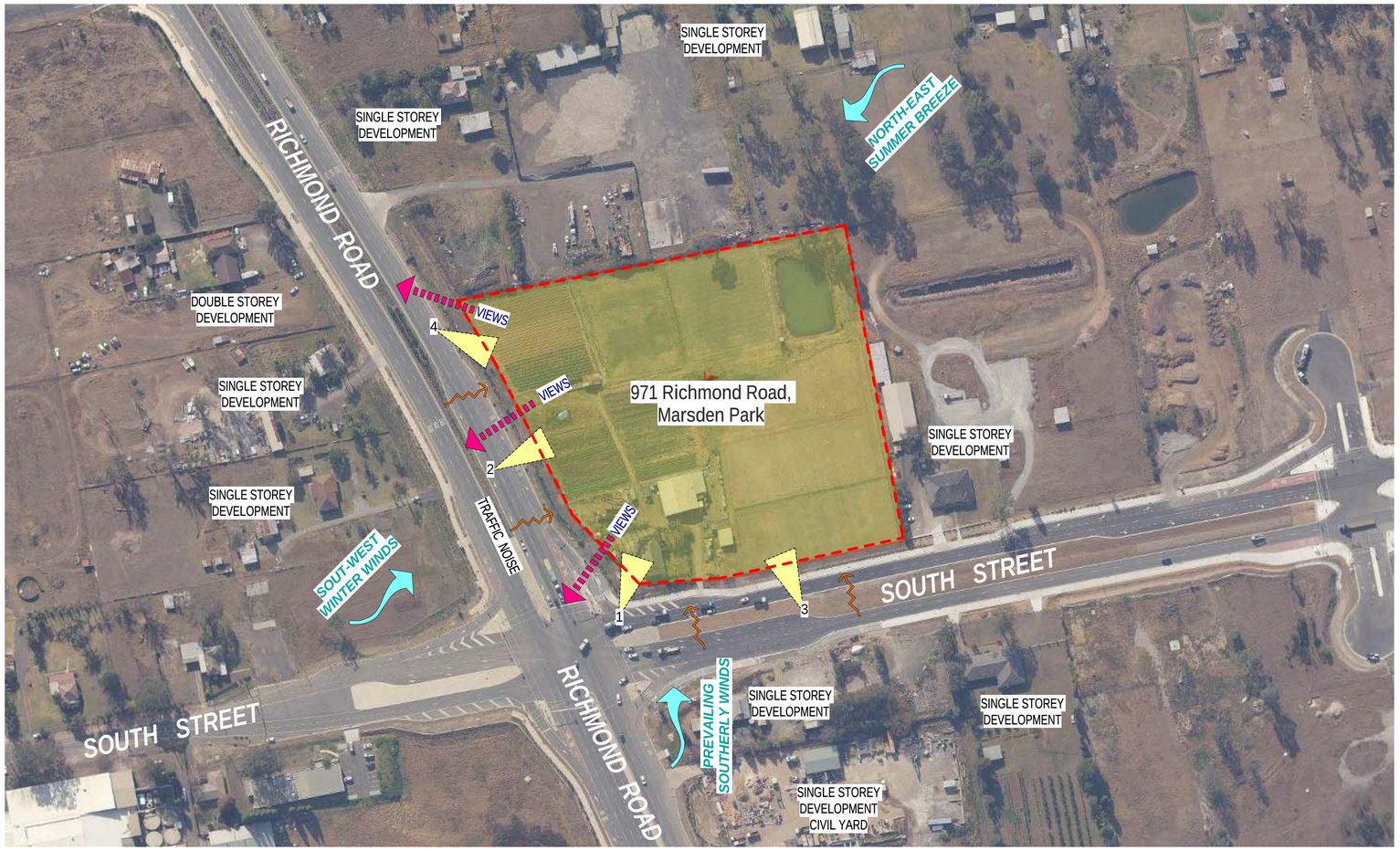
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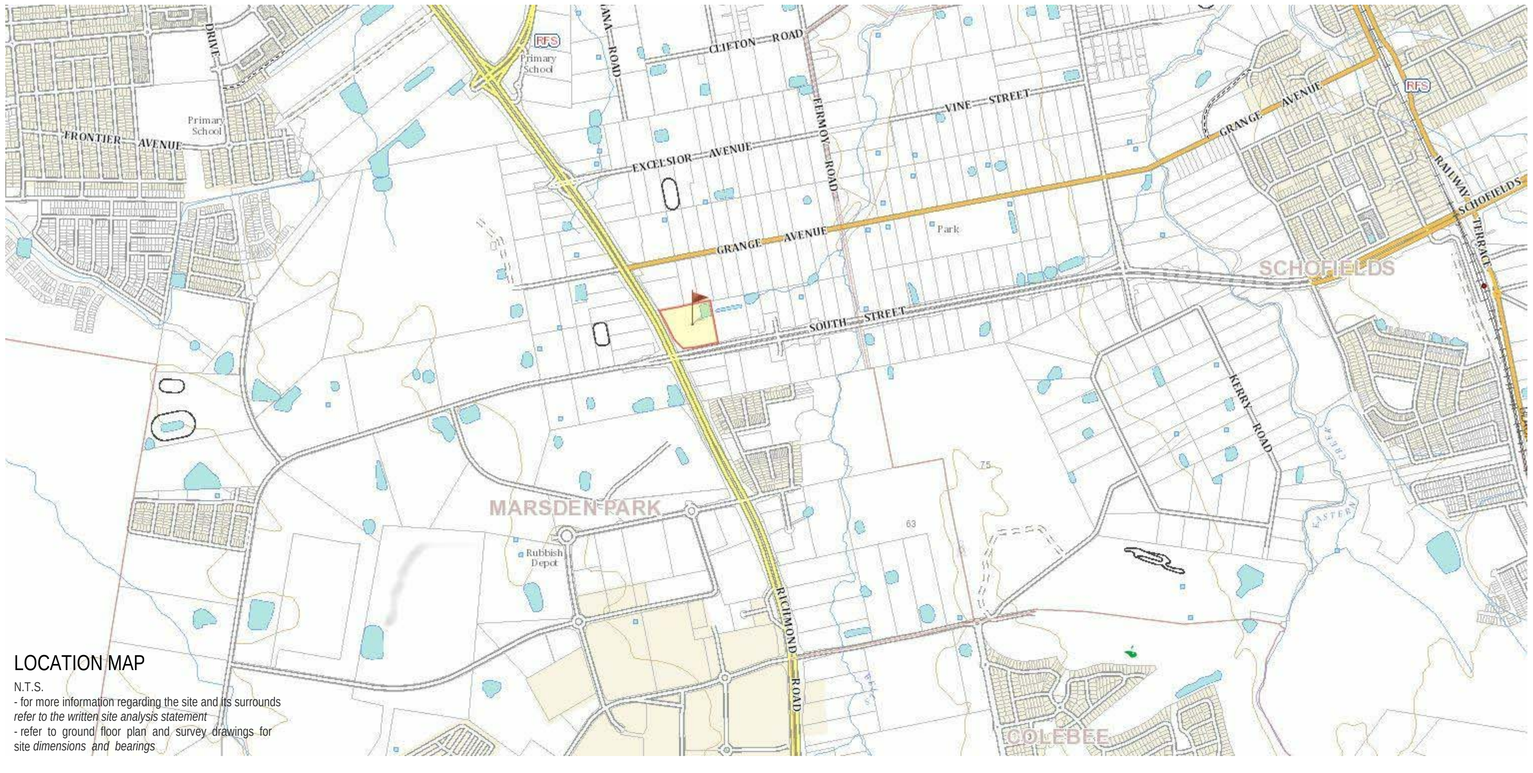
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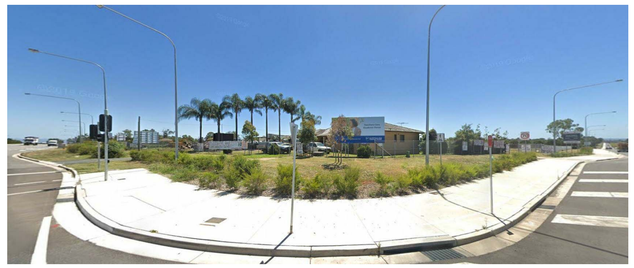
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LOCATION MAP

N.T.S.
- for more information regarding the site and its surrounds *refer to the written site analysis statement*
- refer to ground floor plan and survey drawings for site *dimensions and bearings*



View 1



View 2



View 3



View 4

LOCATION AMENITIES

- 1.8 km to ALDI Marsden Park
- 1.8 km to COSTCO Marsden Park
- 1.8 km to IKEA Marsden Park
- 4.3 km to Schofields TRAIN STATION
- 10m to NEAREST BUS STOP (RICHMOND RD)
- 8.1km to Mount Druitt Hospital
- 1.0 km to the Grange Park
- 5.6km to Australia Post - Riverstone
- 1.4 km to Marsden Park Public School
- 2.9 km to Life Anglican Church Marsden Park

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue descrption	Date
A	Development Application	06.04.2020

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NSW Reg. No. 3972

DEVELOPMENT APPLICATION

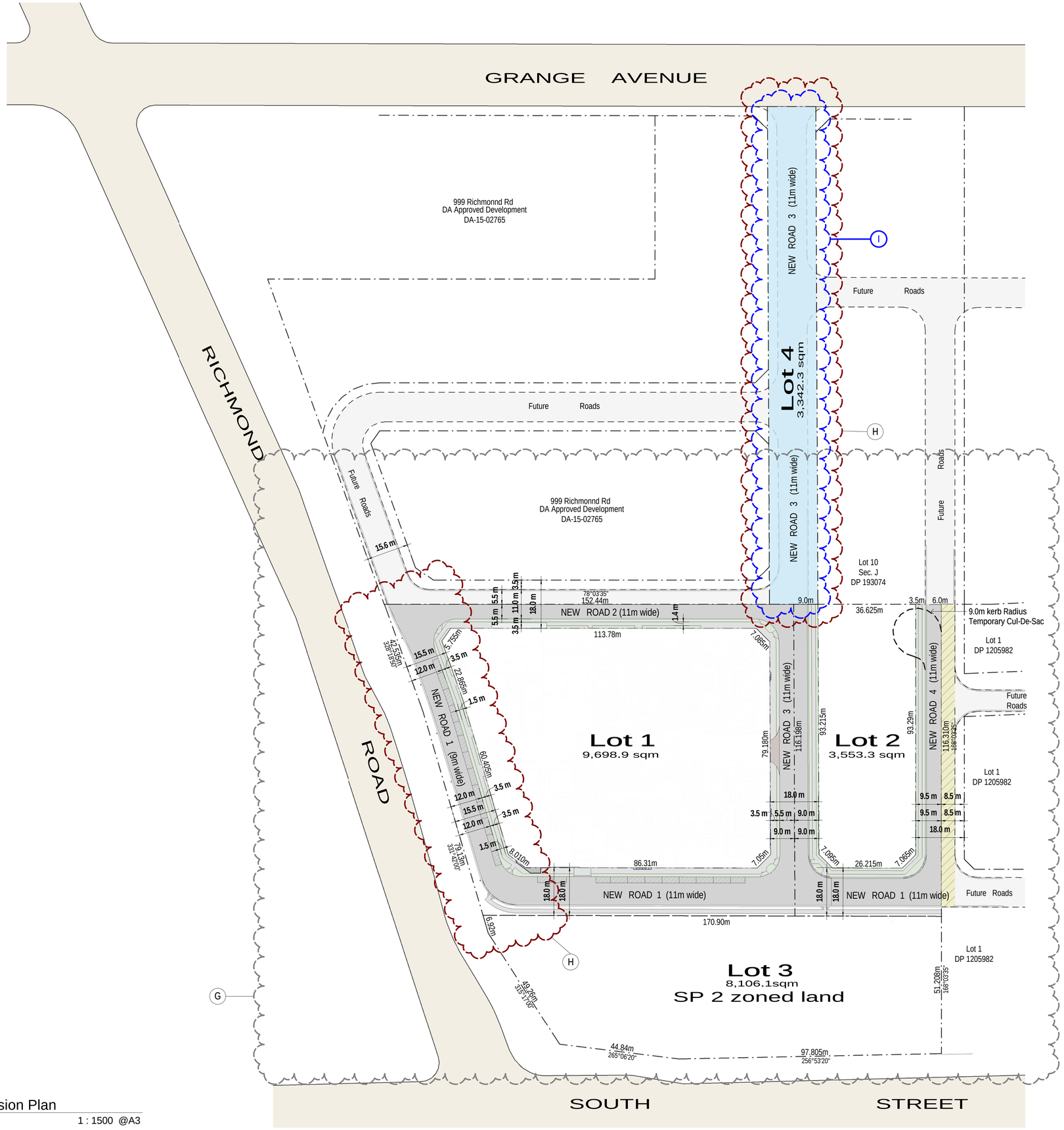
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Site Analysis

Drawn	Scale	Checked
A.S	NTS	Checker
Job No	Drawing No.	Issue
2435	00c	A



1 Subdivision Plan
Overall 1 : 1500 @A3

0 m 5 10m 25m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

ISSUE G - AMENDMENTS - 02.06.21
1. R3 land (Lot 2) proposed as one super-lot 2. New road 1 & new road 3 amended to allign with adjoining da approved development. 3. SP2 boundary revised. Southern boundary alignments adjusted to suit 4. Lot 1 & Lot 2 boundaries amended 5. New Road 4 increased in width 6. 9.0m radius Temporary cul-de-sac provided
ISSUE H - AMENDMENTS - 29.06.21
1. New Road 1, along western boundary has been amended to incorporate a 3 metre wide landscaped area, resulting in New Road 1 in this area to be reduced to 9 metres wide. 2. New Road 3 / Lot 4 location & details added
ISSUE I - AMENDMENTS - 15.07.21
1. Lot 4 enlarged to include road reserves either side of New Road 3

Issue	Issue descrption	Date
I	Amendments To Address SOFAC	15.07.21
H	Amendments To Address SOFAC	29.06.21
G	Amendments To Address SOFAC	02.06.21
F	Lot Boundaries Amended + General Amendments	18.11.20
E	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
D	Roads Amended	06.04.20
C	Waste Collection bays added, Units added + General Amendments	02.04.20

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LEGEND

- Future Roads
- Part of Future Road to be provided by Lot 1 Neighbouring Development

DEVELOPMENT APPLICATION

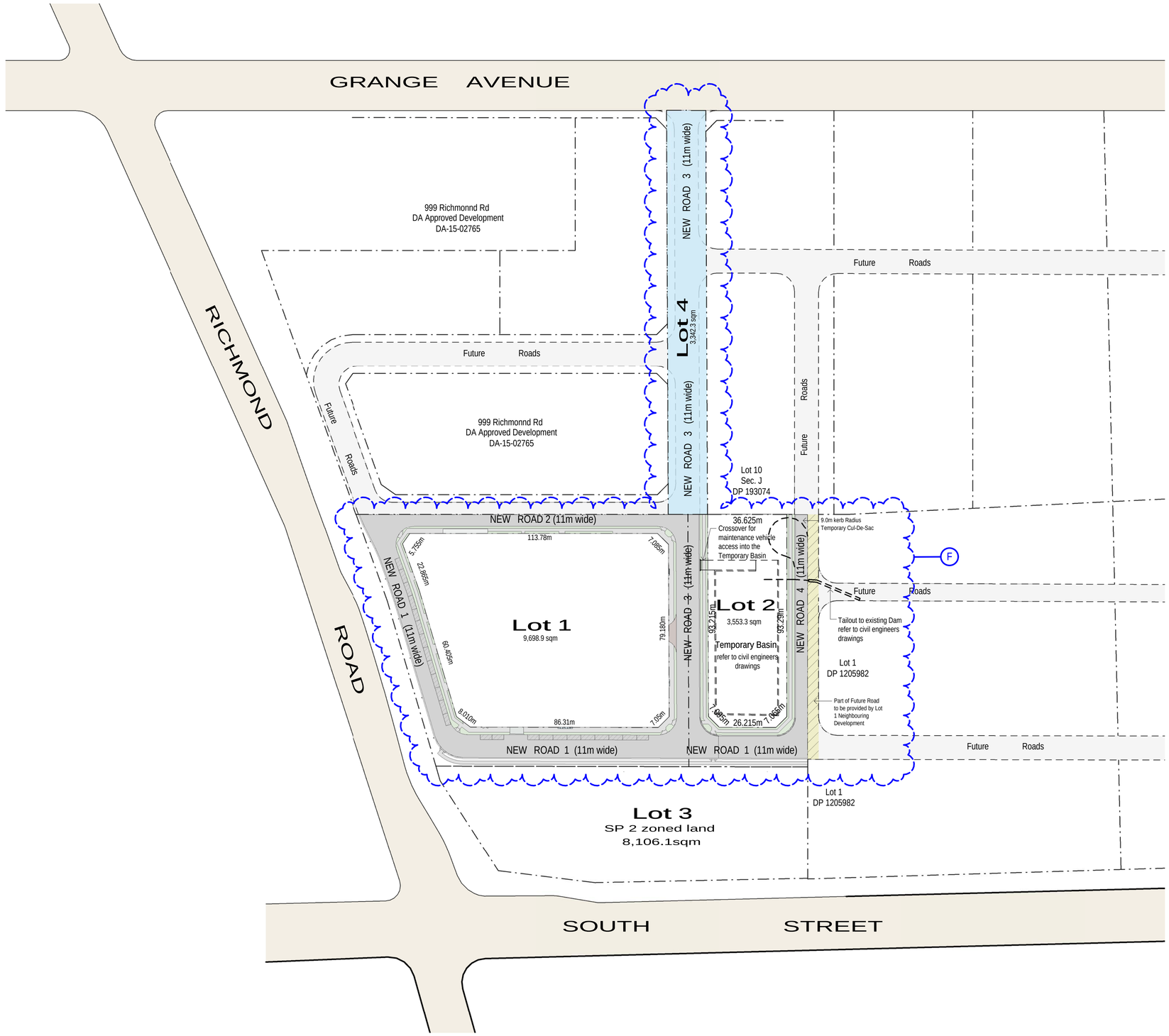
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Subdivision Plan

Drawn	Scale	Checked
A.S	1 : 1500 @A3	Checker
Job No	**Drawing No.**	**Issue**
2435	01	I



1 Future Roads - Site Plan 1 : 1000

0 m 10 20m 50m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

ISSUE F - AMENDMENTS - 15.07.21

1. New Road 3 extended to Grange Road to form Lot 4.
2. New Road 1 reduced to 9m to allow for a 3m wide landscape strip adjacent to the Western Boundary.
3. R3 land (Lot 2) proposed as one super-lot
4. New road 1 & new road 3 amended to allign with adjoining da approved development.
5. SP2 boundary revised. Southern boundary alignments adjusted to suit
6. Lot 1 & Lot 2 boundaries amended
7. New Road 4 increased in width
8. Temporary Basin added to Lot 2.

LEGEND

- Future Roads
- Part of Future Road to be provided by Lot 1 Neighbouring Development

Issue	Issue descrption	Date
F	Amendments To Address SOFAC	15.07.21
E	Lot Boundaries Amended + General Amendments	18.11.20
D	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
C	Waste Collection bays added, Units added + General Amendments	02.04.20
B	Neighbouring Roads incorporated	16.06.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

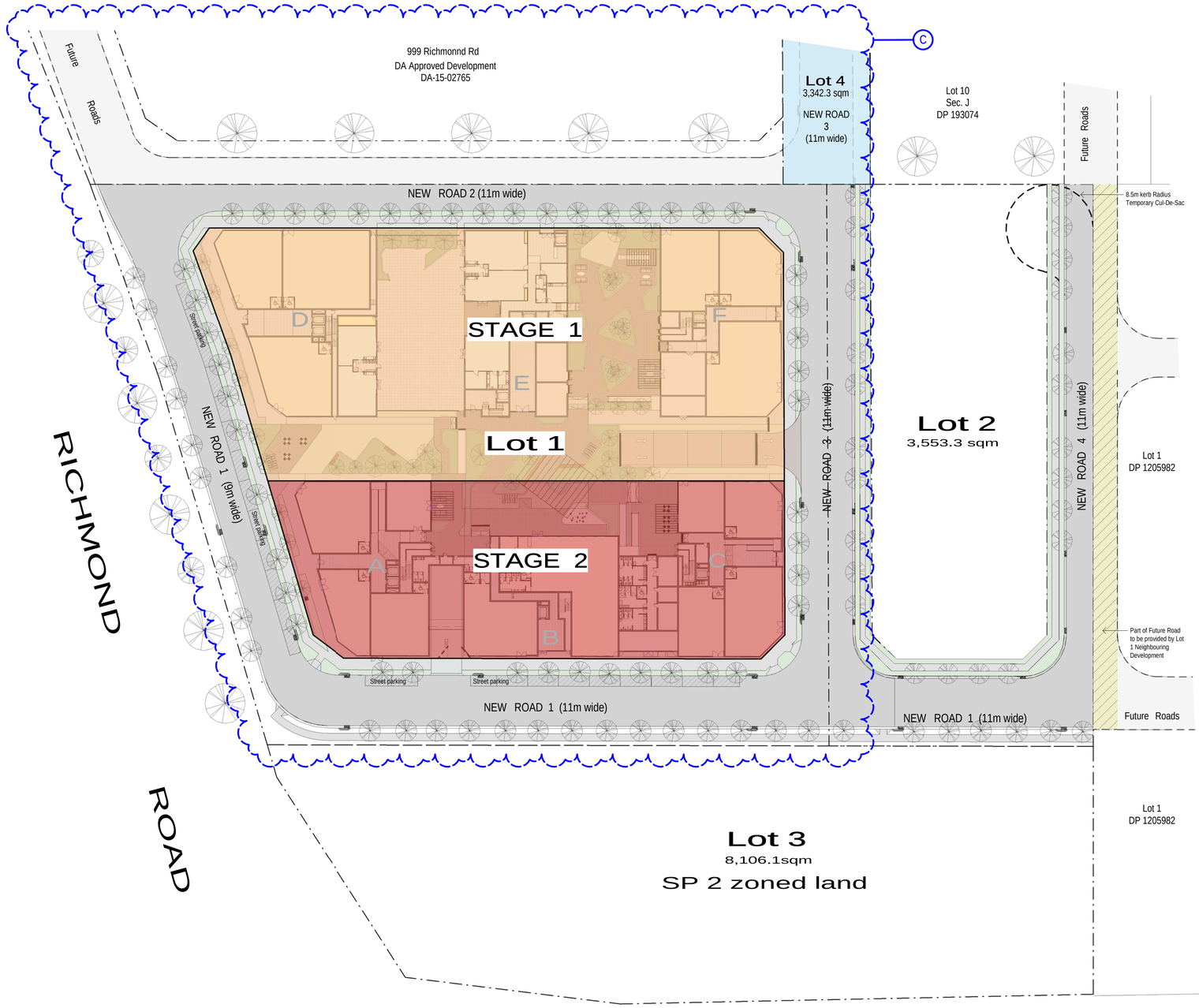
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Future Roads - Site Plan

Drawn	Scale	Checked
A.S	1 : 2000 @A3	Checker
Job No	Drawing No.	Issue
2435	01a	F



1 Lot 1 - Staging Plan

1 : 1000 @A3

0 m 5 10m 25m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

ISSUE C - AMENDMENTS - 15.07.21

1. Staging Plan updated to match Subdivision Plan and Site Plans.

LEGEND

STAGE 1

STAGE 2

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	Lot Boundaries Amended + General Amendments	18.11.20
A	Stagin Plan Added	31.08.20

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DEVELOPMENT APPLICATION

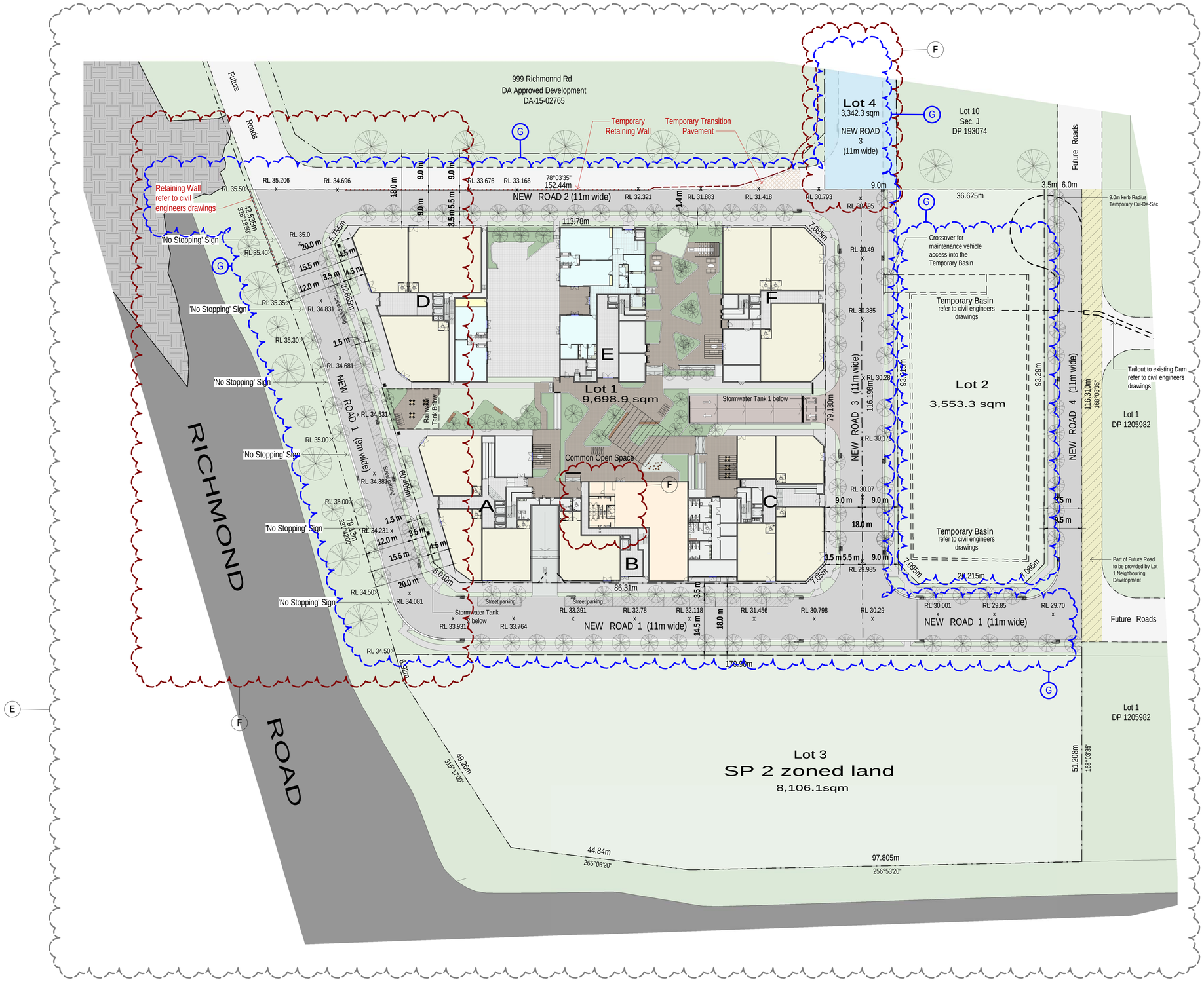
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Lot 1 - Staging Plan

Drawn	Scale	Checked
A.S	1 : 1000 @A3	Checker
Job No	**Drawing No.**	**Issue**
2435	01b	C



1 Overall Site Plan
1 : 1000 @A3

0 m 5 10m 25m

True Northpoint

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ISSUE E - AMENDMENTS - 02.06.21

1. R3 land (Lot 2) proposed as one super-lot
2. New road 1 & new road 3 amended to allign with adjoining da approved development.
3. SP2 boundary revised. Southern boundary alignments adjusted to suit
4. Lot 1 & Lot 2 boundaries amended
5. New Road 4 increased in width
6. 9.0m radius Temporary cul-de-sac provided
7. Service Road deleted. Ramp access to northern basement relocated off New Road 3
8. Building Setback 20m from Richmond Road
9. Soft and hard landscape areas revised
10. Building footprints & internal layouts amended

ISSUE F - AMENDMENTS - 29.06.21

1. New Road 1, along western boundary has been amended to incorporate a 3 metre wide landscaped area, resulting in New Road 1 in this area to be reduced to 9 metres wide.
2. New Road 3 / Lot 4 location & details added
3. Access to Building B Lobby added
4. 'No Stopping' signs added along New Road 1

ISSUE G - AMENDMENTS - 15.07.21

1. Lot 4 enlarged to include road reserves either side of New Road 3.
2. Temporary Basin added to Lot 2.
3. Road RLs extracted from revised Civil Plans.
4. Path adjacent to Southern Boundary added.
5. Retaining walls added.

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Overall Site Plan

Drawn	Scale	Checked
A.S	1 : 1000 @A3	Checker
Job No	Drawing No.	Issue
2435	02	G



1 BLOCK 1-2 - BASEMENT LEVEL 3 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

ISSUE D - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Basement footprint amended
3. Driveway and Car space arrangements amended
4. Reduced Levels amended
5. Motorcycle parking provided
6. Bike storage amended

ISSUE E - AMENDMENTS - 15.07.21

1. RLs amended to accommodate revised Civil drawing levels at Ground Floor.
2. Ramping within Driveways amended.
3. Stormwater pits added.

- Storage
- R — Residential Parking Spaces 2400x5400mm
- V — Residential Visitor Parking Spaces 2600x5400mm
- C — Retail Customer Parking Spaces 2600x5400mm
- CS — Commercial Staff Parking Spaces 2600x5400mm
- G — Gym Customer Parking Spaces 2600x5400mm
- CC — Child Care Centre Parking Spaces 2600x5400mm
- CCS — Child Care Centre Staff Parking Spaces 2400x5400mm

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

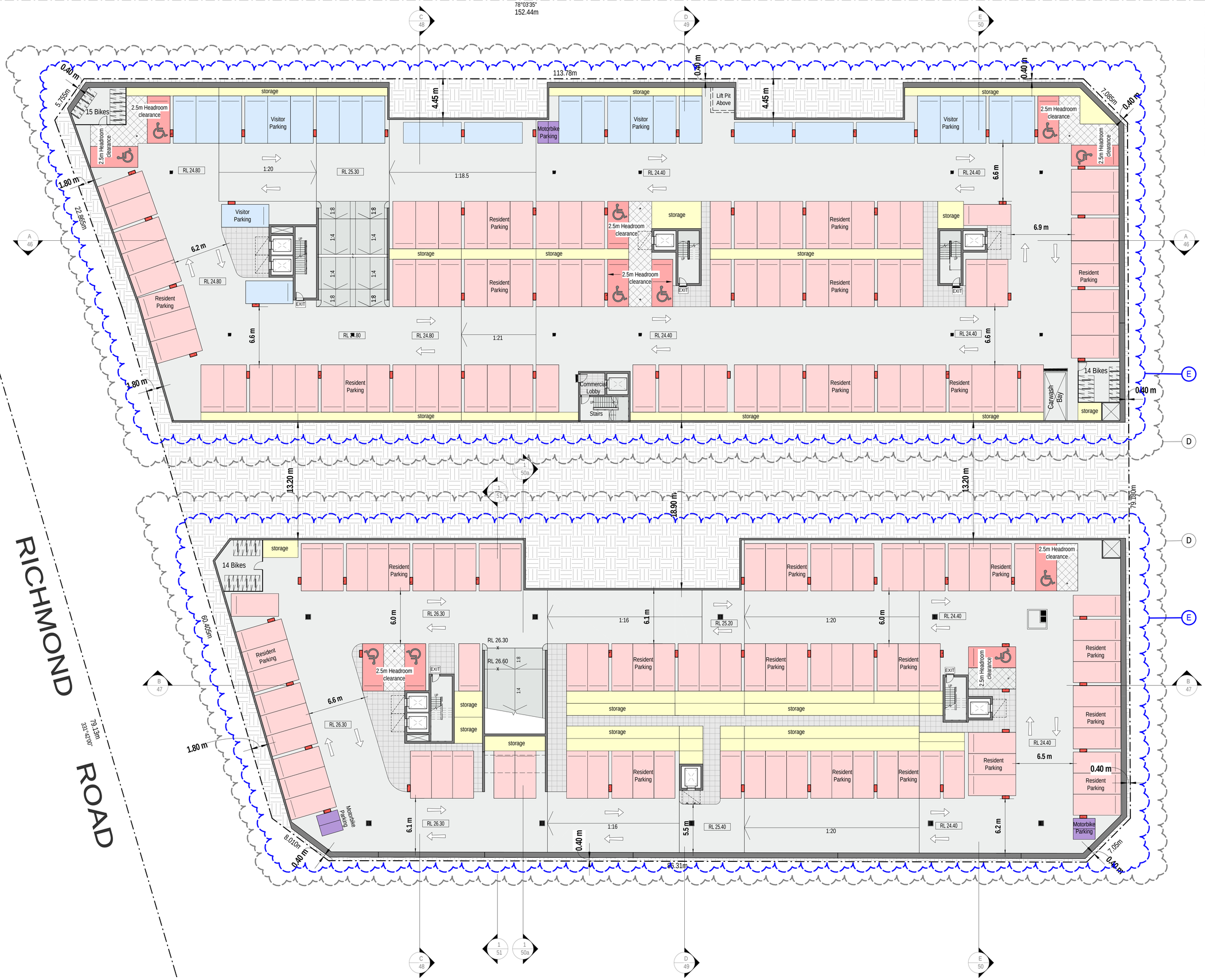
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Basement Level 3

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	03	E



1 BLOCK 1-2 - BASEMENT LEVEL 2 1:400 @ A3

0 m 2 4m 10m

True Northpoint

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ISSUE D - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Basement footprint amended
3. Driveway and Car space arrangements amended
4. Reduced Levels amended
5. Motorcycle parking provided
6. Bike storage amended

ISSUE E - AMENDMENTS - 15.07.21

1. RLs amended to accommodate revised Civil drawing levels at Ground Floor.
2. Ramping within Driveways amended.
3. Stormwater pits added.

- Storage
- R — Residential Parking Spaces 2400x5400mm
- V — Residential Visitor Parking Spaces 2600x5400mm
- C — Retail Customer Parking Spaces 2600x5400mm
- CS — Commercial Staff Parking Spaces 2600x5400mm
- G — Gym Customer Parking Spaces 2600x5400mm
- CC — Child Care Centre Parking Spaces 2600x5400mm
- CCS — Child Care Centre Staff Parking Spaces 2400x5400mm

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project: Proposed Mixed Use Development

Project Address: 971 Richmond Road, Marsden Park

Client: iDream Property Pty Ltd and C & S Partners Pty Ltd

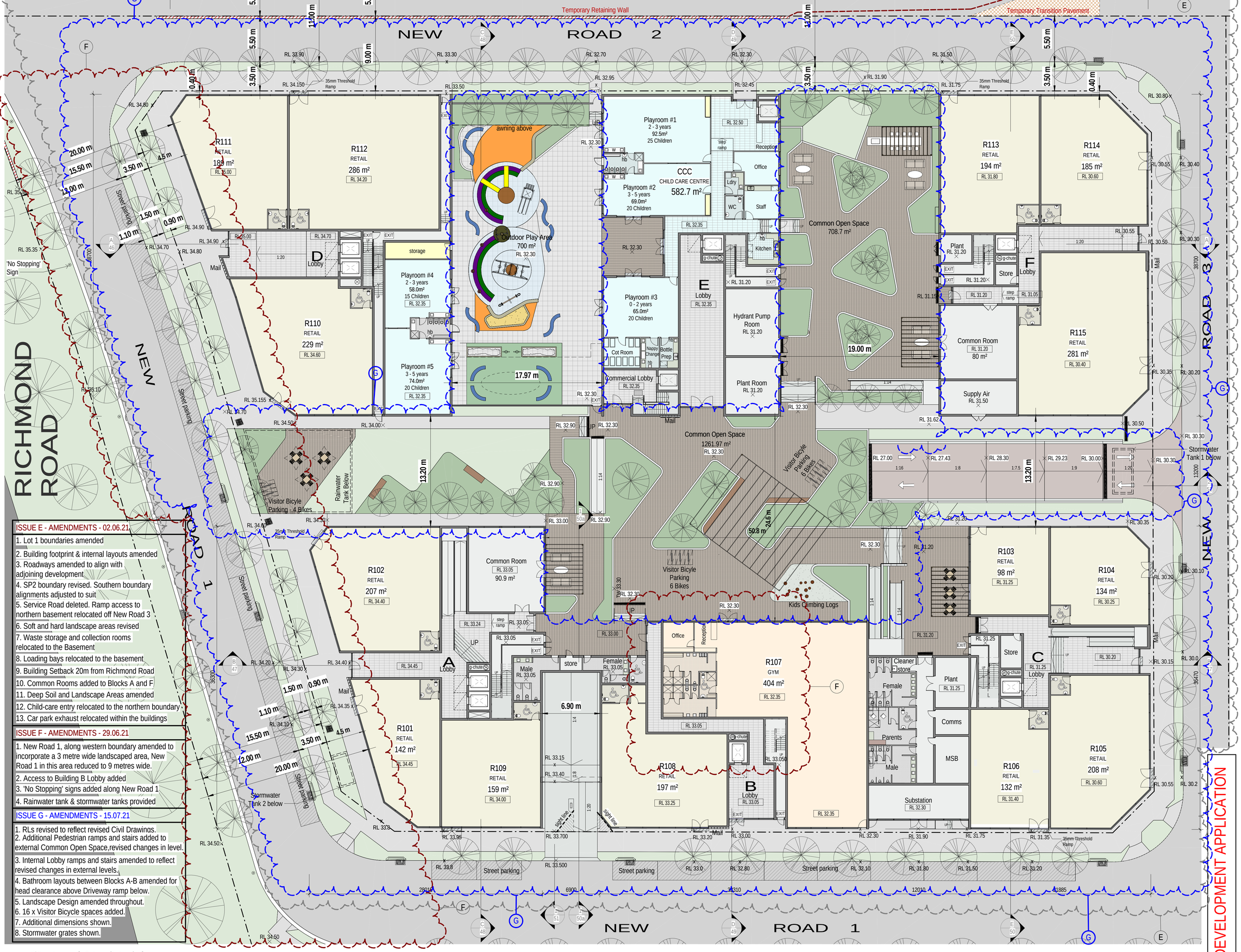
Title: Basement Level 2

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	04	E

78°03'35"
152.44m
113.78m
116.198m
86.31m
79.180m
RICHMOND ROAD
79.13m
331°42'00"
60.405m
8.010m
5.755m
7.085m
7.05m
22.865m
Exhaust Fan Room
Electric Charging Station
Commercial Parking
Childcare Staff
Motorbike Parking
Childcare Staff
Childcare Parent Parking
2.5m Headroom clearance
CCC Lobby
Deep Soil
Childcare Staff
Commercial Parking
Commercial Parking
Gym Parking
Gym Parking
Gym Parking
Gym Parking
Block D Recycle Bins 15 Bins
Block D Waste Bins 3 Bins
Childcare Staff
Childcare Staff
Childcare Staff
Block E Recycle Bins 16 Bins
Block E Waste Bins 3 Bins
Childcare Parent Parking
Childcare Parent Parking
Childcare Parent Parking
Childcare Parent Parking
Childcare Staff
Childcare Parent Parking
Childcare Parent Parking
Childcare Parent Parking
Block F Recycle Bins 16 Bins
Block F Waste Bins 3 Bins
Pedestrian Path
Commercial Parking
2.5m Headroom clearance
Commercial Parking
Commercial Parking
Commercial Parking
Courier Parking
Commercial Lobby
Stairs
Resident Recycle Collection 40 Bins
Turning Bay
Commercial Parking
Commercial Parking
Rainwater Tank Over
Retail Bins 6 Bins
CCC Bins 3 Bins
Resident Waste Collection 9 Bins
Panel Lift Shutter over
Bin Tug
MRV Truck Loading Bay
Stormwater Tank 1 Over
22 Bikes
2.5m Headroom clearance
Visitor Parking
Visitor Parking
Resident Waste Collection 10 Bins
Resident Recycle Collection 40 Bins
Bulky Waste Area 15 m²
Visitor Parking
Visitor Parking
2.5m Headroom clearance
Supply Air
Electric Charging Station
Resident Parking
Block A Waste Bins 3 Bins
Block A Recycle Bins 14 Bins
Plant Room
Resident Parking
Resident Parking
Resident Parking
Resident Parking
Block B Recycle Bins 12 Bins
Block B Waste Bins 3 Bins
storage
storage
storage
storage
Hydrant Pump Room
Block C Waste Bins 3 Bins
Block C Recycle Bins 14 Bins
2.5m Headroom clearance
Carwash Bay
Resident Parking
Resident Parking
Resident Parking
Resident Parking
Motorbike Parking
Stormwater Tank 2 Over
Line of Building Above
Line of Building Above
Line of Building Above
Line of Building Above
RL 27.80
RL 28.30
RL 27.40
RL 27.40
RL 27.80
RL 27.80
RL 27.80
RL 27.40
RL 27.40
RL 27.40
RL 27.00
RL 27.40
RL 27.00
RL 29.30
RL 28.20
RL 27.40
RL 29.30
RL 29.60
RL 29.15
RL 29.30
RL 29.30
RL 28.40
RL 27.40
RL 27.70
RL 27.40
1:20
1:18.5
1:21
1:16
1:8
1:16
1:20
1:16
1:20
1:14.5
1:14
1:14
1:14
1:14
1:4
1:8
1:4
1:4
1:4
1:8
1:8
1:4
1:8
1:8
6.6 m
6.6 m
6.6 m
6.6 m
6.9 m
6.5 m
6.0 m
6.1 m
6.0 m
6.1 m
5.5 m
6.2 m
4.45 m
4.45 m
4.5 m
2.8 m
2.8 m
13.2 m
13.2 m
13.2 m
9.4 m
9.0 m
9.0 m
9.4 m
9.0 m
9.4 m
9.0 m
0.40 m
0.40 m
0.4 m
0.4 m
0.4 m
0.4 m
13.5 m
13.5 m
1.80 m
1.80 m
1.8 m
15.5 m
15.5 m
17.3 m
15.5 m
17.3 m
1.8 m
F
E
D
C
B
A
48
49
50
52
53
47
46
51
50a
53a
1
2
Storage
Residential Parking Spaces 2400x5400mm
Residential Visitor Parking Spaces 2600x5400mm
Retail Customer Parking Spaces 2600x5400mm
Commercial Staff Parking Spaces 2600x5400mm
Gym Customer Parking Spaces 2600x5400mm
Child Care Centre Parking Spaces 2600x5400mm
Child Care Centre Staff Parking Spaces 2400x5400mm
R
V
C
CS
G
CC
CCS
1 BLOCK 1-2 - BASEMENT LEVEL 1 1:400 @ A3
0 m 2 4m 10m
True Northpoint
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.
ISSUE D - AMENDMENTS - 02.06.21
1. Lot 1 boundaries amended
2. Basement footprint amended
3. Waste storage and collection areas relocated to Basement 1
4. Loading bay relocated to Basement 1
5. Driveway and Car space arrangements amended
6. Reduced Levels amended
7. Electric charging station and Motorcycle parking provided
8. Bike storage amended
ISSUE E - AMENDMENTS - 29.06.21
1. Bulky Waste relocated
ISSUE F - AMENDMENTS - 15.07.21
1. RLs amended to accommodate revised Civil drawing levels at Ground Floor.
2. Ramping within Driveways amended.
3. Stormwater pits added.
4. Waste collection and Bulky waste areas south of the Loading Bay amended.
5. Pedestrian ramp south of loading bay amended
6. Bin tug parking bay shown.
7. Truck turning Bay widened.
8. Bins shown in Bin storage and collection rooms.
9. Commercial and Gym parking space allocations indicated separately.
10. Additional 1 x Gym and 1 x Commercial accessible car spaces provided.
DEVELOPMENT APPLICATION
Issue | Issue descrption | Date
F | Amendments To Address SOFAC | 15.07.21
E | Amendments To Address SOFAC | 29.06.21
D | Amendments To Address SOFAC | 02.06.21
C | Lot Boundaries Amended + General Amendments | 18.11.20
B | New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments | 08.07.20
A | Development Application | 06.04.2020

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Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development
Project Address
971 Richmond Road, Marsden Park
Client
iDream Property Pty Ltd and C & S Partners Pty Ltd
Title
Basement Level 1
Drawn: A.S | Scale: 1:400 @ A3 | Checked: Checker
Job No: 2435 | Drawing No.: 05 | Issue: F



1 Level 01 - (Model - Blocks A & D) 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Childcare Calculations

Internal Play areas

playroom #	age	area	children
1	2 - 3	92.5sqm	25
2	3 - 5	69.0sqm	20
3	0 - 2	62.90sqm	20
4	2 - 3	58.0sqm	15
5	3 - 5	74.0sqm	20
TOTAL		356.4sqm	100

Outdoor Play areas

	area	children
TOTAL	700.0 sqm	100

Retail
Child Care Centre
Gym
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

DEVELOPMENT APPLICATION

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Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 1 / Ground Floor

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	06	G

RICHMOND ROAD

78°03'35"
152.44m
113.78m
79.13m
331°42'00"
60.405m
22.865m
5.755m
7.085m
8.010m
86.31m
79.180m
116.198m

Common Open Space
385.95 m²

Perspex Awning

1.8m high obscure glass privacy screen

directional vertical louvre screen
12010

Awning Below

Silver Level

RL 38.75
RL 36.25
RL 36.15
RL 35.55
RL 37.00

EXIT

D205	2 Bedroom	78 m²	
D206	2 Bedroom	81 m²	
D207	2 Bedroom	82 m²	
D208	1 Bedroom	56 m²	
D204	2 Bedroom	74 m²	
D203	1 Bedroom	55 m²	
D202	1 Bedroom	62 m²	
D201	2 Bedroom	83 m²	
E205	2 Bedroom	79 m²	
E206	3 Bedroom	106 m²	
E204	2 Bedroom	78 m²	
E201	2 Bedroom	89 m²	
E203	1 Bedroom	66 m²	
E202	3 Bedroom	113 m²	
F201	3 Bedroom	106 m²	
F202	2 Bedroom	79 m²	
F206	2 Bedroom	89 m²	
F203	2 Bedroom	78 m²	
F204	1 Bedroom	66 m²	
F205	3 Bedroom	113 m²	
A205	2 Bedroom	78 m²	
A206	1 Bedroom	58 m²	
A207	2 Bedroom	82 m²	
A204	2 Bedroom	79 m²	
A201	2 Bedroom	79 m²	
A203	2 Bedroom	78 m²	
A202	1 Bedroom	62 m²	
B201	2 Bedroom	76 m²	
B202	1 Bedroom	51 m²	
B203	2 Bedroom	76 m²	
B205	2 Bedroom	77 m²	
B204	2 Bedroom	79 m²	
C202	1 Bedroom	67 m²	
C201	2 Bedroom	83 m²	
C203	1 Bedroom	55 m²	
C207	2 Bedroom	76 m²	
C204	2 Bedroom	78 m²	
C206	2 Bedroom	82 m²	
C205	2 Bedroom	76 m²	

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F
A B C

1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Building separation between Blocks D and E (Common Open Space), and Blocks E and F increased .
5. Bridging elements between Blocks A and B, and Blocks B and C increased in width.
6. Block A – Units A201 (3 bed) and A202 (2 bed) have been reconfigured to create three units, namely A201 (2 Bed), A202 (1 bed) and A203.
7. Block C - Units C205 (2 bed) and C206 (3 bed) have been reconfigured to create three units, namely C205 (2 Bed), C206 (2 bed) and C207 (2 bed).
8. Block E - Common Open Space increased in size. Landscape design amended accordingly.

ISSUE F - AMENDMENTS - 29.06.21

1. Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Perspex roof provided over Child Care Centre Outdoor Play Area to address Acoustic Report.
3. Additional dimensions shown.
4. Unit E202 external wall amended on southern façade
5. Unit F205 external wall amended on southern façade

1 Level 02 - (Model - Blocks A & D) 1:400 @ A3

DEVELOPMENT APPLICATION

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Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 2

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	07	G

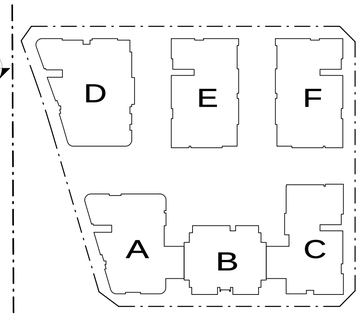
RICHMOND ROAD

78°03'35"
152.44m

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

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Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 3

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	08	G

DEVELOPMENT APPLICATION

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Bridging elements between Blocks A and B, and Blocks B and C increased in width Units A301/A401 & B306/B406 amended

ISSUE F - AMENDMENTS - 29.06.21

1. Privacy Screens Added & noted

ISSUE G - AMENDMENTS -15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.
3. Callout references for Privacy Cone Diagrams shown.
4. Block A – Southern units A301/401 (3 bed) and A302/402 (2 bed) have been reconfigured.
5. Block C - Units C305/405 (2 bed) and C306/406 (3 bed) reconfigured (to a 2 bed and 4 bed unit respectively)
6. Block F – Unit F305/405 External wall amended on southern side

1 Level 03 - (Model - Blocks A & D) 1:400 @ A3

RICHMOND ROAD

79.13m
331°42'00"

78°03'35"
152.44m

113.78m

79.180m

116.198m

170.90m

6.92m

8.010m

7.05m

7.085m

5.755m

60.405m

86.32m

1.8m high obscure glass privacy screen

directional vertical louvre screen

Silver Level

RL 44.95

RL 42.45

RL 41.75

RL 43.20

D406 2 Bedroom 78 m²
D407 2 Bedroom 81 m²
D408 2 Bedroom 87 m²
D405 2 Bedroom 74 m²
D401 1 Bedroom 64 m²
D404 1 Bedroom 55 m²
D403 1 Bedroom 62 m²
D402 2 Bedroom 83 m²

E405 2 Bedroom 79 m²
E406 3 Bedroom 106 m²
E404 2 Bedroom 78 m²
E401 2 Bedroom 89 m²
E403 1 Bedroom 66 m²
E402 3 Bedroom 118 m²

F401 3 Bedroom 106 m²
F402 2 Bedroom 79 m²
F406 2 Bedroom 89 m²
F403 2 Bedroom 78 m²
F405 3 Bedroom 121 m²
F404 1 Bedroom 66 m²

A404 2 Bedroom 78 m²
A406 2 Bedroom 82 m²
A405 1 Bedroom 58 m²
A403 2 Bedroom 79 m²
A401 3 Bedroom 103 m²
A402 2 Bedroom 78 m²

B401 2 Bedroom 76 m²
B402 1 Bedroom 51 m²
B403 2 Bedroom 76 m²
B405 2 Bedroom 77 m²
B404 2 Bedroom 79 m²

C401 2 Bedroom 83 m²
C402 1 Bedroom 67 m²
C403 1 Bedroom 55 m²
C406 4 Bedroom 124 m²
C404 2 Bedroom 78 m²
C405 2 Bedroom 76 m²

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F
A B C

1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Bridging elements between Blocks A and B, and Blocks B and C increased in width Units A301/A401 & B306/B406 amended

ISSUE F - AMENDMENTS - 29.06.21

1. Privacy Screens Added & noted

ISSUE G - AMENDMENTS -15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.
3. Callout references for Privacy Cone Diagrams shown.
4. Block A – Southern units A301/401 (3 bed) and A302/402 (2 bed) have been reconfigured.
5. Block C - Units C305/405 (2 bed) and C306/406 (3 bed) reconfigured (to a 2 bed and 4 bed unit respectively)
6. Block F – Unit F305/405 External wall amended on southern side

1 Level 04 - (Model - Blocks A & D) 1:400 @ A3

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 4

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	09	G

RICHMOND ROAD

78°03'35"
152.44m
113.78m
116.198m
79.13m
33°42'00"
86.31m
8.010m
7.085m
7.05m
5.755m
22.865m
30.405m

D504 2 Bedroom 78 m² | D505 2 Bedroom 80 m² | D506 3 Bedroom 96 m² | D503 2 Bedroom 74 m² | D502 2 Bedroom 79 m² | D501 3 Bedroom 109 m²
E505 2 Bedroom 79 m² | E506 3 Bedroom 106 m² | E504 2 Bedroom 78 m² | E501 2 Bedroom 89 m² | E503 1 Bedroom 66 m² | E502 3 Bedroom 113 m²
F501 3 Bedroom 106 m² | F502 2 Bedroom 79 m² | F503 2 Bedroom 78 m² | F506 2 Bedroom 89 m² | F504 1 Bedroom 66 m² | F505 3 Bedroom 121 m²
A503 2 Bedroom 78 m² | A505 2 Bedroom 80 m² | A504 1 Bedroom 58 m² | A502 2 Bedroom 79 m² | A501 4 Bedroom 122 m²
B501 2 Bedroom 76 m² | B502 1 Bedroom 51 m² | B503 2 Bedroom 76 m² | B505 2 Bedroom 77 m² | B504 2 Bedroom 79 m²
C501 2 Bedroom 82 m² | C502 2 Bedroom 79 m² | C503 2 Bedroom 78 m² | C504 4 Bedroom 127 m²

1.8m high obscure glass privacy screen

Silver Level

RL 48.05 | RL 45.55 | RL 44.85 | RL 46.30

Concrete Roof

200mm Hob

EXIT

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F
A B C

1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Building separation between Blocks D and E, and Blocks E and F, increased in width
3. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
4. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
5. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
6. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).
7. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4. The entire floor plate from Level 5 replaced with the floor plates from Level 3-4.
8. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.

ISSUE F - AMENDMENTS - 29.06.21

1. Buildings A & C roofs amended
2. Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Roof over Bridging Units between Blocks A-B and Blocks B-C reduced in size with increased setbacks to Southern Boundary.
3. Additional dimensions shown.
4. southern wall of Unit E502 amended.
5. southern wall of Unit F505/605/705/805 amended.

1 Level 05 - (Model - Blocks A & D) 1:400 @ A3

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project: Proposed Mixed Use Development

Project Address: 971 Richmond Road, Marsden Park

Client: iDream Property Pty Ltd and C & S Partners Pty Ltd

Title: Level 5

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	10	G

RICHMOND ROAD

79.13m
331°42'00"

78°03'35"
152.44m

113.78m

86.31m

116.198m

79.180m

7.085m

7.095m

8.010m

60.405m

1.8m high obscure glass privacy screen

RL 51.15 | RL 48.65 | RL 47.95 | RL 49.40

Silver Level

EXIT

D604	2 Bedroom	78 m²	
D605	2 Bedroom	80 m²	
D606	3 Bedroom	96 m²	
D603	2 Bedroom	74 m²	
D602	2 Bedroom	79 m²	
D601	3 Bedroom	109 m²	
E605	2 Bedroom	79 m²	
E606	3 Bedroom	106 m²	
E604	2 Bedroom	78 m²	
E601	2 Bedroom	89 m²	
E603	1 Bedroom	66 m²	
E602	3 Bedroom	118 m²	
F601	3 Bedroom	106 m²	
F602	2 Bedroom	79 m²	
F603	2 Bedroom	78 m²	
F606	2 Bedroom	89 m²	
F604	1 Bedroom	66 m²	
F605	3 Bedroom	121 m²	
A603	2 Bedroom	78 m²	
A604	1 Bedroom	58 m²	
A605	2 Bedroom	80 m²	
A602	2 Bedroom	79 m²	
A601	4 Bedroom	122 m²	
B601	2 Bedroom	76 m²	
B602	1 Bedroom	51 m²	
B603	2 Bedroom	76 m²	
B605	2 Bedroom	77 m²	
B604	2 Bedroom	79 m²	
C601	2 Bedroom	82 m²	
C602	2 Bedroom	79 m²	
C603	2 Bedroom	78 m²	
C604	4 Bedroom	127 m²	

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F
A B C

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Building separation between Blocks D and E, and Blocks E and F, increased in width
3. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
4. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
5. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
6. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).
7. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
8. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.

ISSUE F - AMENDMENTS - 29.06.21

1. Buildings A & C roofs amended
2. Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Roof over Bridging Units between Blocks A-B and Blocks B-C reduced in size with increased setbacks to Southern Boundary.
3. Additional dimensions shown.
4. southern wall of Unit F505/605/705/805 amended.

1 Level 06 - (Model - Blocks A & D) 1:400 @ A3

DEVELOPMENT APPLICATION

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Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 6

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	11	G

RICHMOND ROAD

79.13m
331°42'00"

6.92m

1.8m high obscure glass privacy screen

RL 54.25

RL 52.50

RL 51.05

Silver Level

EXIT

D704 2 Bedroom 78 m²
D705 2 Bedroom 80 m²
D706 3 Bedroom 96 m²
D703 2 Bedroom 74 m²
D702 2 Bedroom 79 m²
D701 3 Bedroom 109 m²

E705 2 Bedroom 79 m²
E706 3 Bedroom 106 m²
E704 2 Bedroom 78 m²
E701 2 Bedroom 89 m²
E703 1 Bedroom 66 m²
E702 3 Bedroom 118 m²

F701 3 Bedroom 106 m²
F702 2 Bedroom 79 m²
F703 2 Bedroom 78 m²
F706 2 Bedroom 89 m²
F704 1 Bedroom 66 m²
F705 3 Bedroom 121 m²

A703 2 Bedroom 78 m²
A704 1 Bedroom 58 m²
A705 2 Bedroom 80 m²
A702 2 Bedroom 79 m²
A701 4 Bedroom 122 m²

B701 2 Bedroom 76 m²
B702 1 Bedroom 51 m²
B703 2 Bedroom 76 m²
B705 2 Bedroom 77 m²
B704 2 Bedroom 79 m²

C701 2 Bedroom 82 m²
C702 2 Bedroom 79 m²
C703 2 Bedroom 78 m²
C704 4 Bedroom 127 m²

113.78m
152.44m
116.198m
170.90m
86.31m
79.180m
22.865m
5.755m
7.085m
8.010m
7.05m
60.405m

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F
A B C

1.8m high obscure glass privacy screen

1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Building separation between Blocks D and E, and Blocks E and F, increased in width
3. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
4. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
5. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
6. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).
7. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
8. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.

ISSUE F - AMENDMENTS - 29.06.21

1. Buildings A & C roofs amended
2. Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Roof over Bridging Units between Blocks A-B and Blocks B-C reduced in size with increased setbacks to Southern Boundary.
3. Additional dimensions shown.
4. southern wall of Unit F505/605/705/805 amended.

1 Level 07 - (Model - Blocks A & D) 1:400 @ A3

DEVELOPMENT APPLICATION

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Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 7

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	12	G

RICHMOND ROAD

79.13m
331°42'00"

78°03'35"
152.44m

D804 2 Bedroom 78 m²
D805 2 Bedroom 80 m²
D806 3 Bedroom 96 m²
D803 2 Bedroom 74 m²
D802 2 Bedroom 79 m²
D801 3 Bedroom 109 m²
D
Silver Level
RL 57.35
EXIT

E805 2 Bedroom 79 m²
E806 3 Bedroom 106 m²
E804 2 Bedroom 78 m²
E801 2 Bedroom 89 m²
E803 1 Bedroom 66 m²
E802 3 Bedroom 118 m²
E

F801 3 Bedroom 106 m²
F802 2 Bedroom 79 m²
F803 2 Bedroom 78 m²
F806 2 Bedroom 89 m²
F804 1 Bedroom 66 m²
F805 3 Bedroom 121 m²
F

1.8m high obscure glass privacy screen

A803 2 Bedroom 78 m²
A804 1 Bedroom 58 m²
A805 2 Bedroom 80 m²
A802 2 Bedroom 79 m²
A801 4 Bedroom 122 m²
A
RL 57.35

Common Open Space 343.0 m²
wc
B
RL 55.60

C801 2 Bedroom 82 m²
C802 2 Bedroom 79 m²
C803 2 Bedroom 78 m²
C804 4 Bedroom 127 m²
C
RL 54.15

7.095m
5.755m
7.05m
8.010m
6.92m
170.90m
86.31m
116.198m
79.198m

ISSUE E - AMENDMENTS - 02.06.21

1. Lot 1 boundaries amended
2. Building separation between Blocks D and E, and Blocks E and F, increased in width
3. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
4. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
5. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
6. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).
7. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
8. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.

ISSUE F - AMENDMENTS - 29.06.21

1. Buildings A & C roofs amended
2. Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Roof over Bridging Units between Blocks A-B and Blocks B-C reduced in size with increased setbacks to Southern Boundary.
3. Additional dimensions shown.
4. southern wall of Unit F505/605/705/805 amended.
5. Block B Landscape Design amended.

1 Level 08 - (Model - Blocks A & D) 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

D E F A B C

1.8m high obscure glass privacy screen

1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

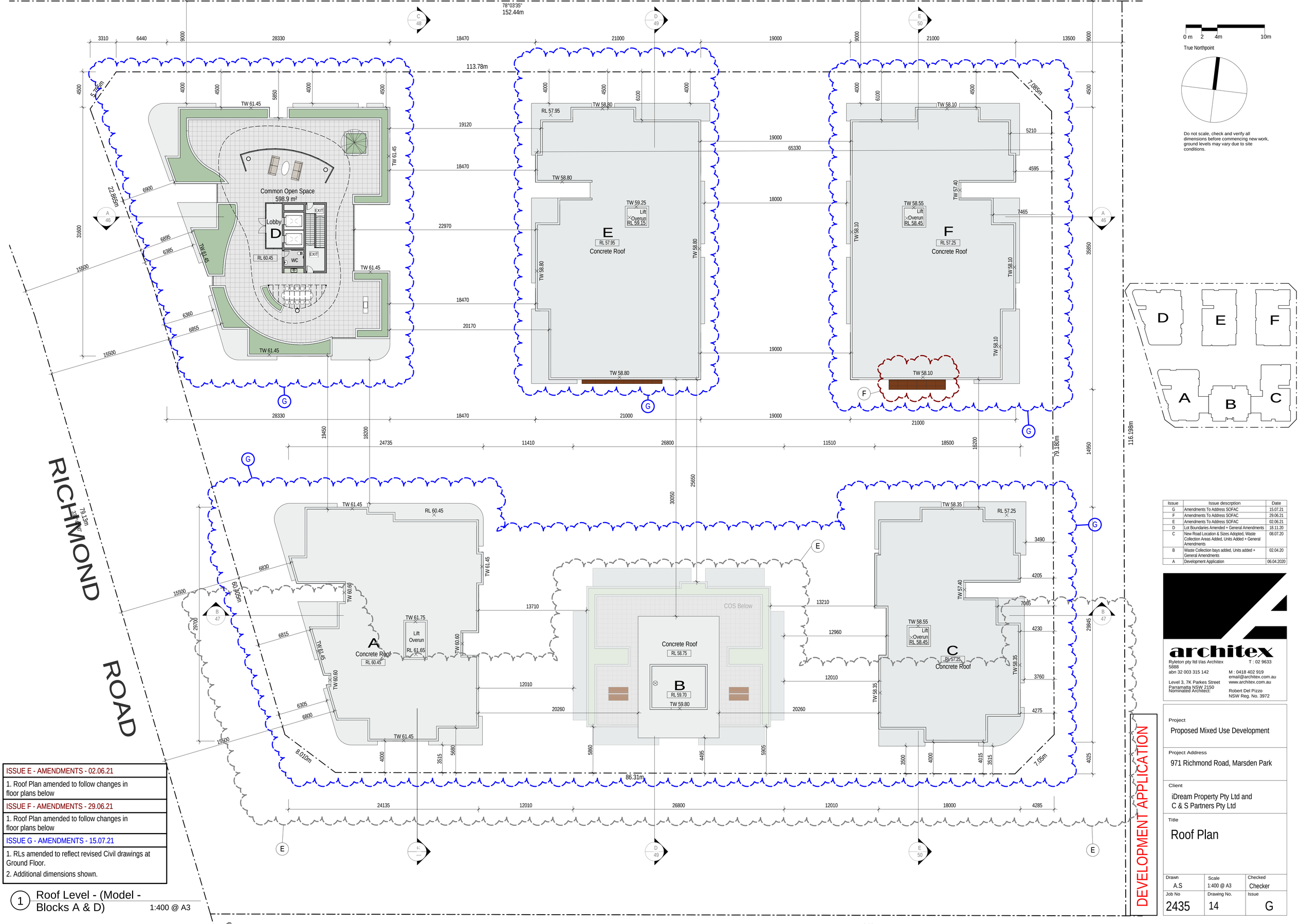
Project: Proposed Mixed Use Development

Project Address: 971 Richmond Road, Marsden Park

Client: iDream Property Pty Ltd and C & S Partners Pty Ltd

Title: Level 8

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	13	G



0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue descrption	Date
G	Amendments To Address SOFAC	15.07.21
F	Amendments To Address SOFAC	29.06.21
E	Amendments To Address SOFAC	02.06.21
D	Lot Boundaries Amended + General Amendments	18.11.20
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

ISSUE E - AMENDMENTS - 02.06.21

1. Roof Plan amended to follow changes in floor plans below

ISSUE F - AMENDMENTS - 29.06.21

1. Roof Plan amended to follow changes in floor plans below

ISSUE G - AMENDMENTS - 15.07.21

1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.

1 Roof Level - (Model - Blocks A & D) 1:400 @ A3

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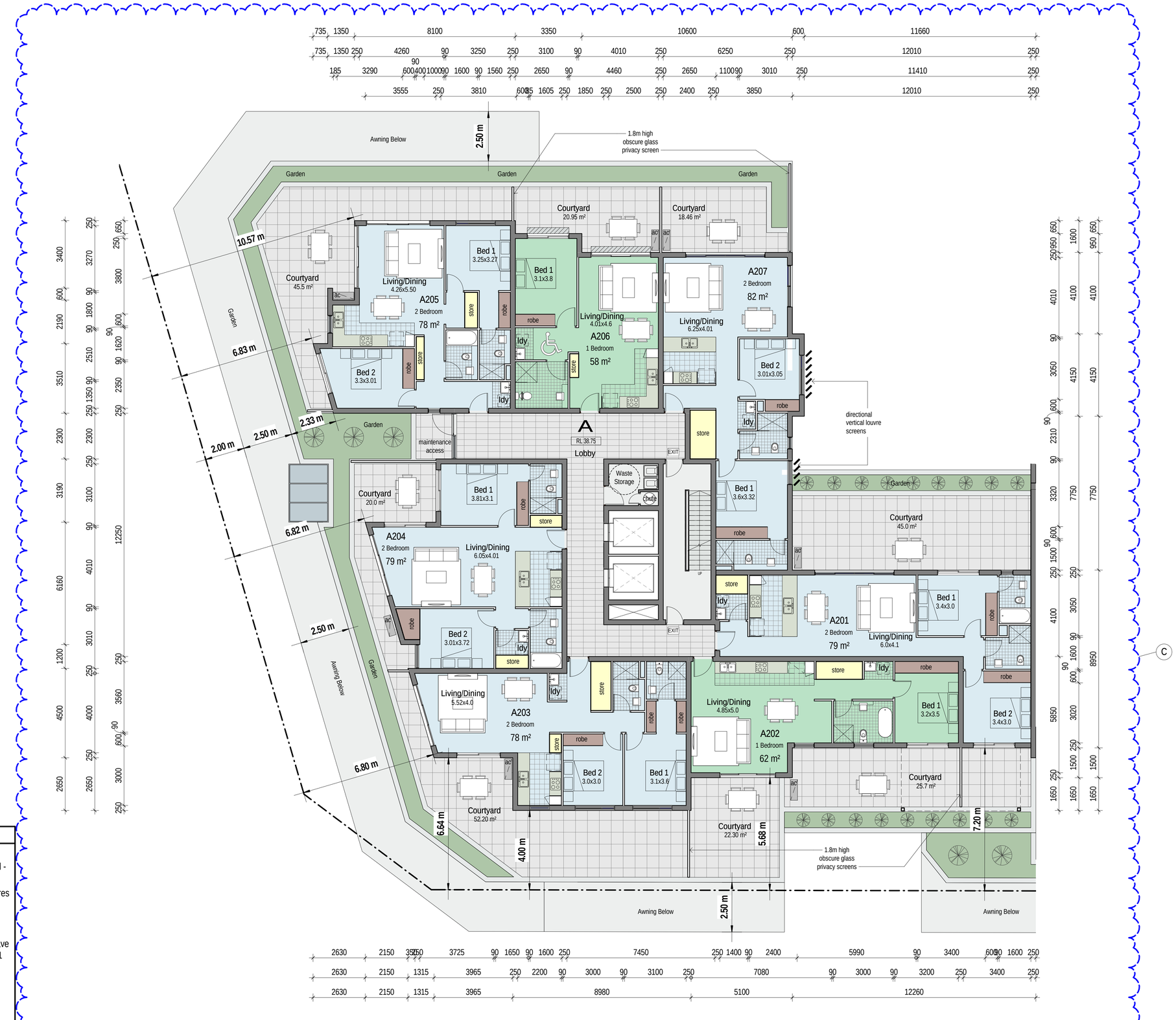
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Roof Plan

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	14	G



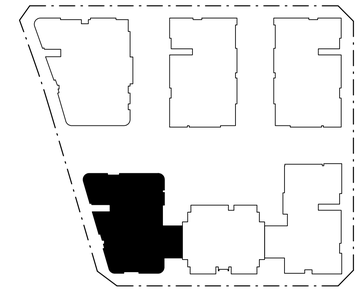
1 Level 02 - Block A

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Bridging elements between Blocks A and B, and Blocks B and C increased in width.
5. Block A – Units A201 (3 bed) and A202 (2 bed) have been reconfigured to create three units, namely A201 (2 Bed), A202 (1 bed) and A203.
6. Privacy Screens Added & noted
7. RLs amended to reflect revised Civil drawings at Ground Floor.
8. Additional dimensions shown.

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DEVELOPMENT APPLICATION

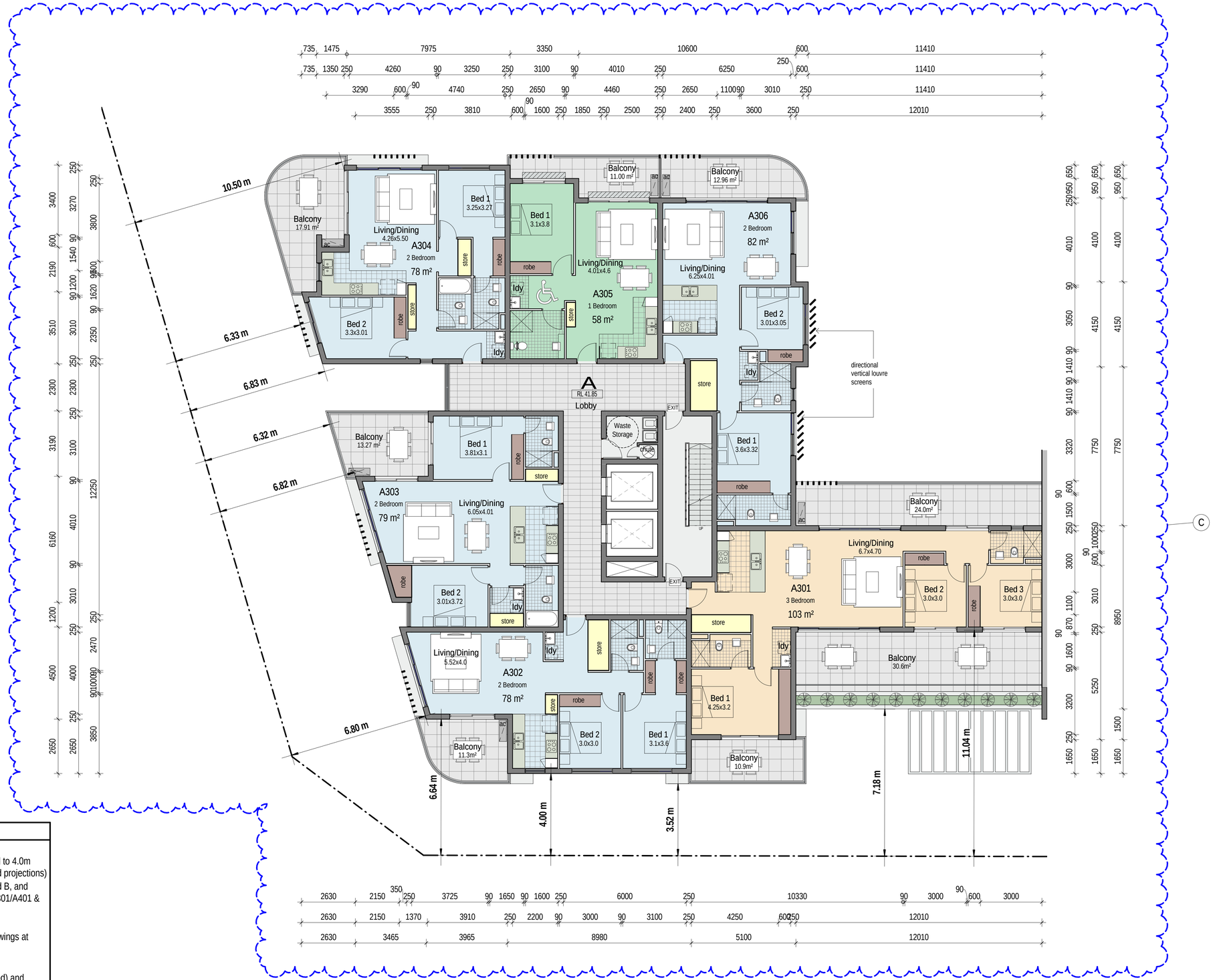
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 02 - Block A

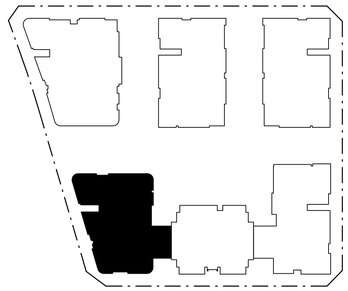
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	15	C



0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

ISSUE C - AMENDMENTS -15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Bridging elements between Blocks A and B, and Blocks B and C increased in width Units A301/A401 & B306/B406 amended
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.
7. Block A – Southern units A301/401 (3 bed) and A302/402 (2 bed) have been reconfigured.

1 Level 03-04 - Block A

1:200 @ A3

DEVELOPMENT APPLICATION

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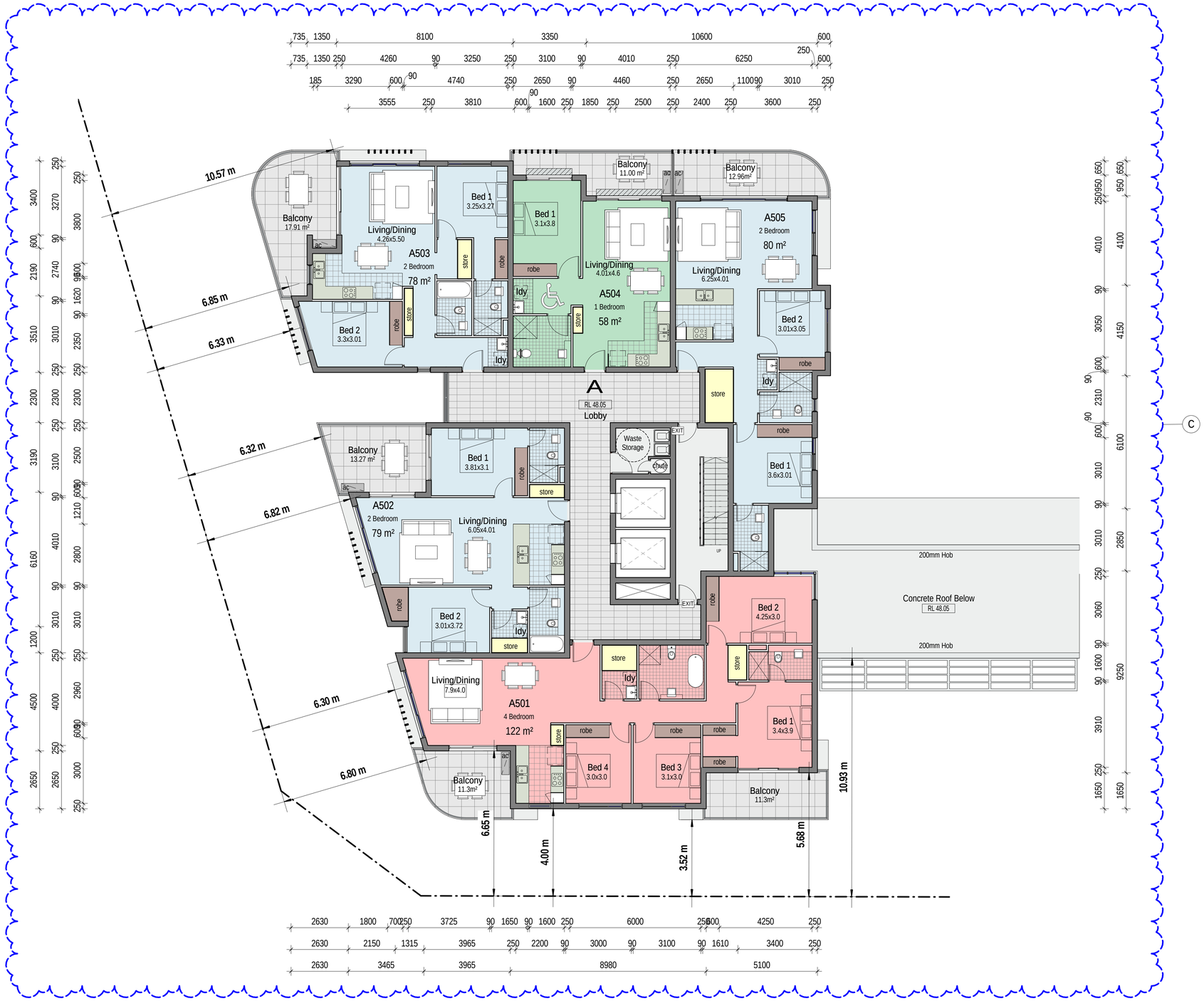
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 03-04 - Block A

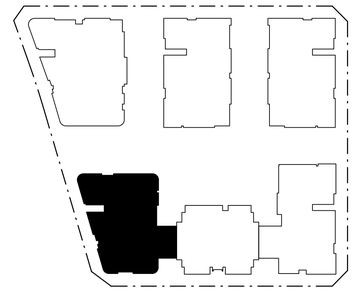
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	16	C



0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
3. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
4. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
5. Privacy Screens Added & noted
6. RLs amended to reflect revised Civil drawings at Ground Floor.
7. Additional dimensions shown.

1 Level 05 - Block A

1:200 @ A3

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DEVELOPMENT APPLICATION

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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 05 - Block A

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	17	C



1 Level 06-08 - Block A

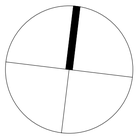
1:200 @ A3

ISSUE C - AMENDMENTS - 15.07.21

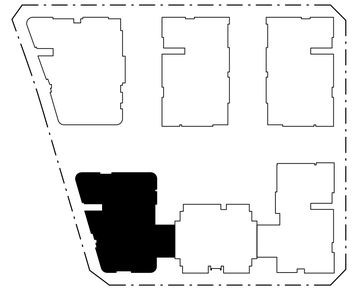
1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Block A – Units A501/601,701,801 (1 bed) and A502/602/702/802 (2 bed) joined and reconfigured to create one four bedroom unit (A501/601/701/801).
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

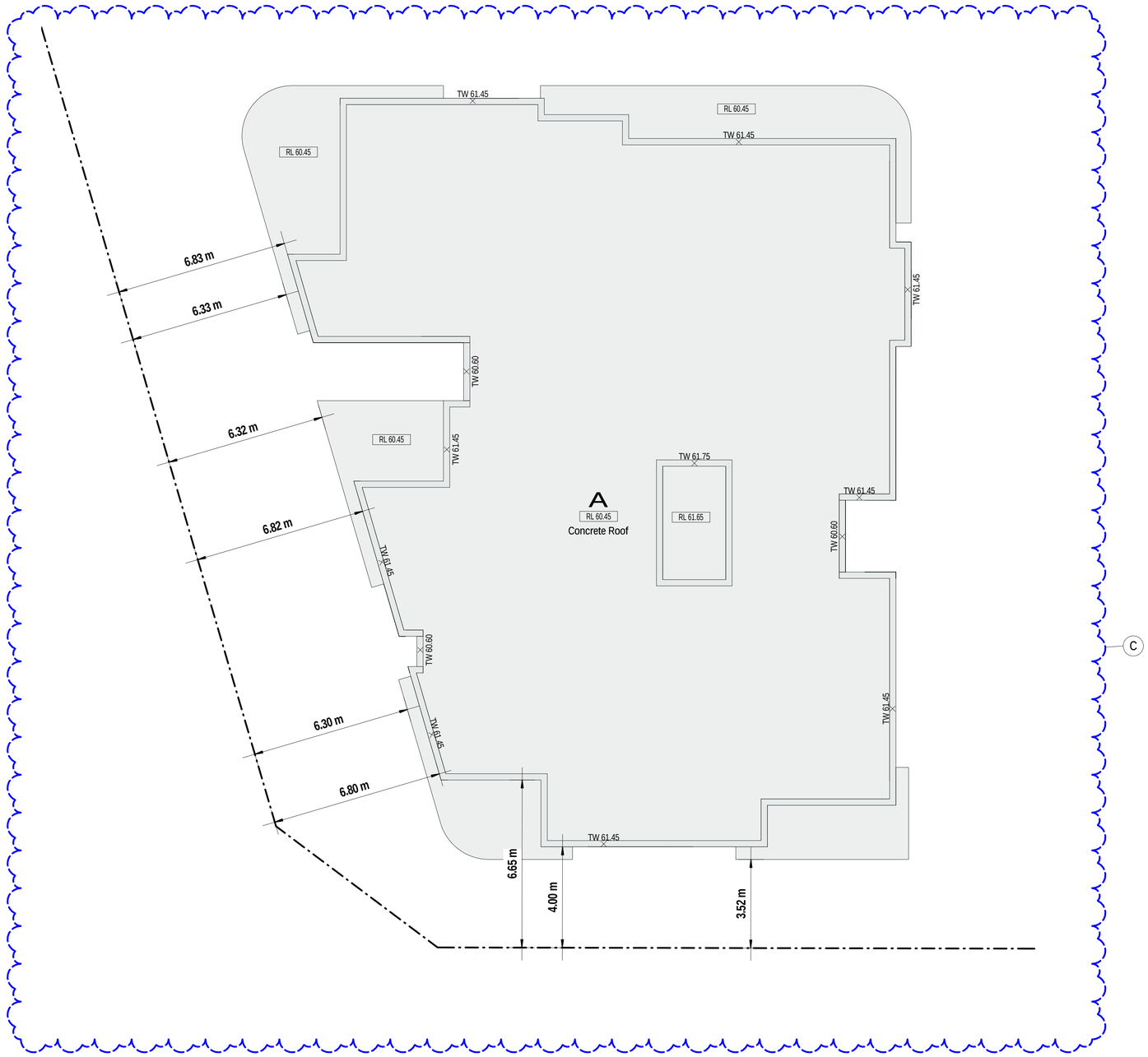
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 06-08 - Block A

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	18	C



1 Roof Level - Block A

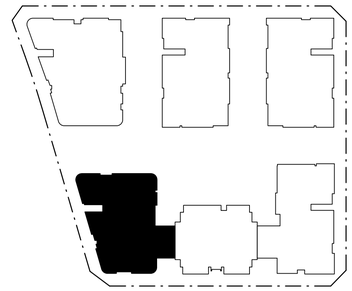
1:200 @ A3

ISSUE C - AMENDMENTS - 15.07.21
1. Roof Plan amended to follow changes in floor plans below 1. RLs amended to reflect revised Civil drawings at Ground Floor. 2. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
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DEVELOPMENT APPLICATION

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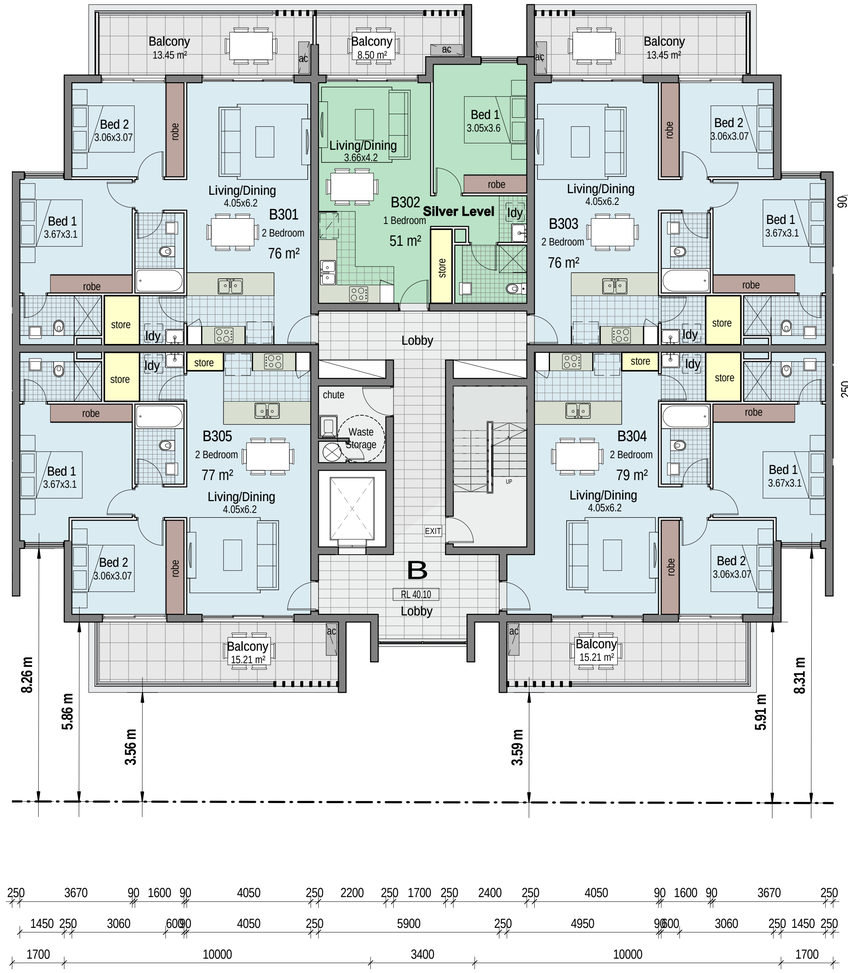
Title
Roof Level - Block A

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	19	C



1 Level 02 - Block B

1:200 @ A3



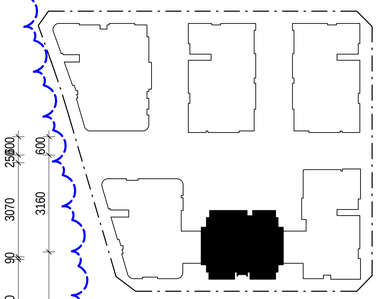
2 Level 03-04 - Block B

1:200 @ A3

0 m 1 2m 5m

True Northpoint

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1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.

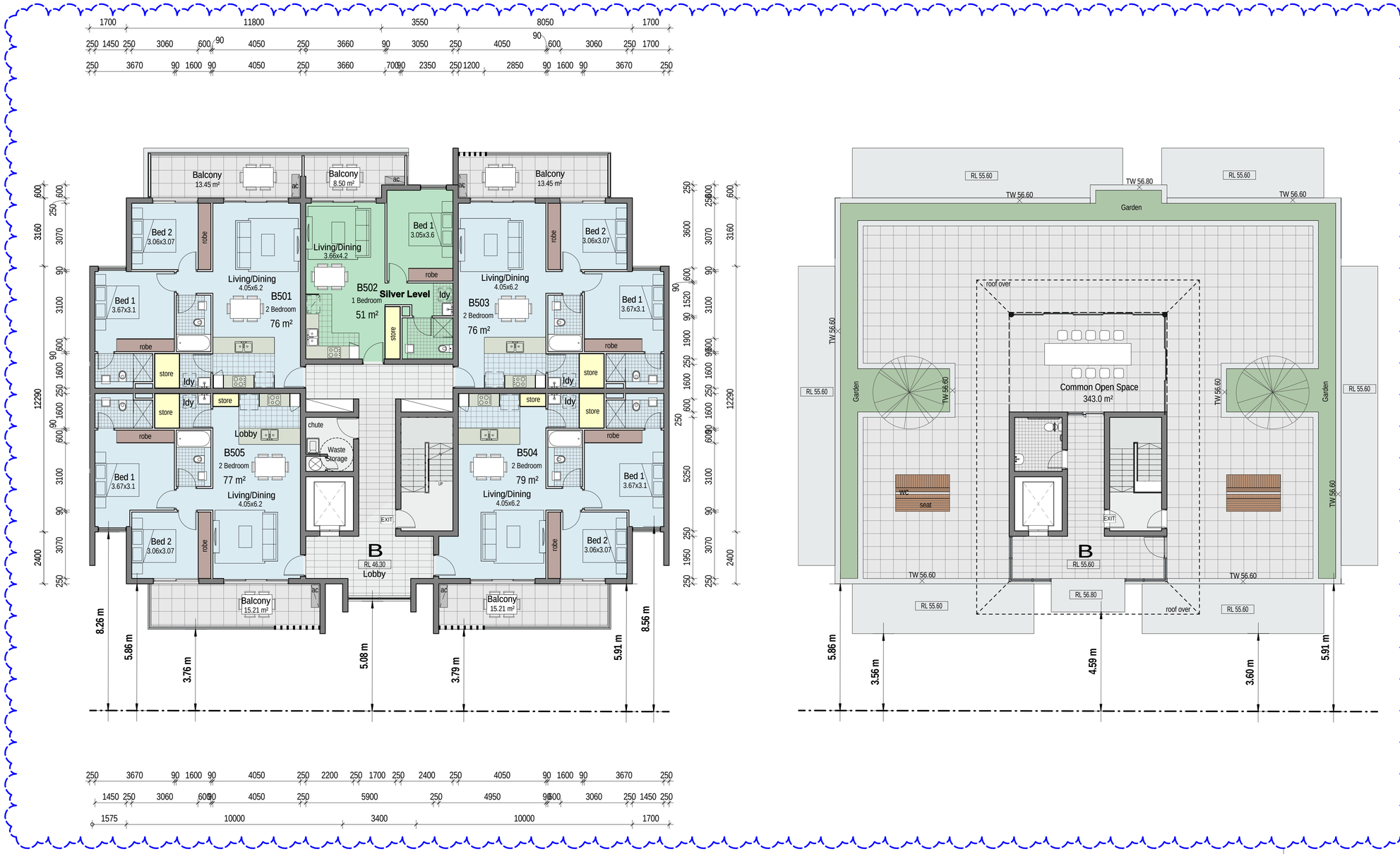
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 02 & 03-04 - Block B

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	20	C



1 Level 05-07 - Block B

1:200 @ A3

2 Roof Level - Block B

1:200 @ A3

C

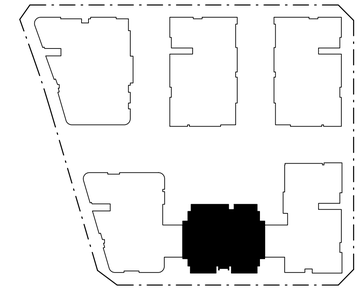
ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
3. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.
7. Block B Landscape Design amended.

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
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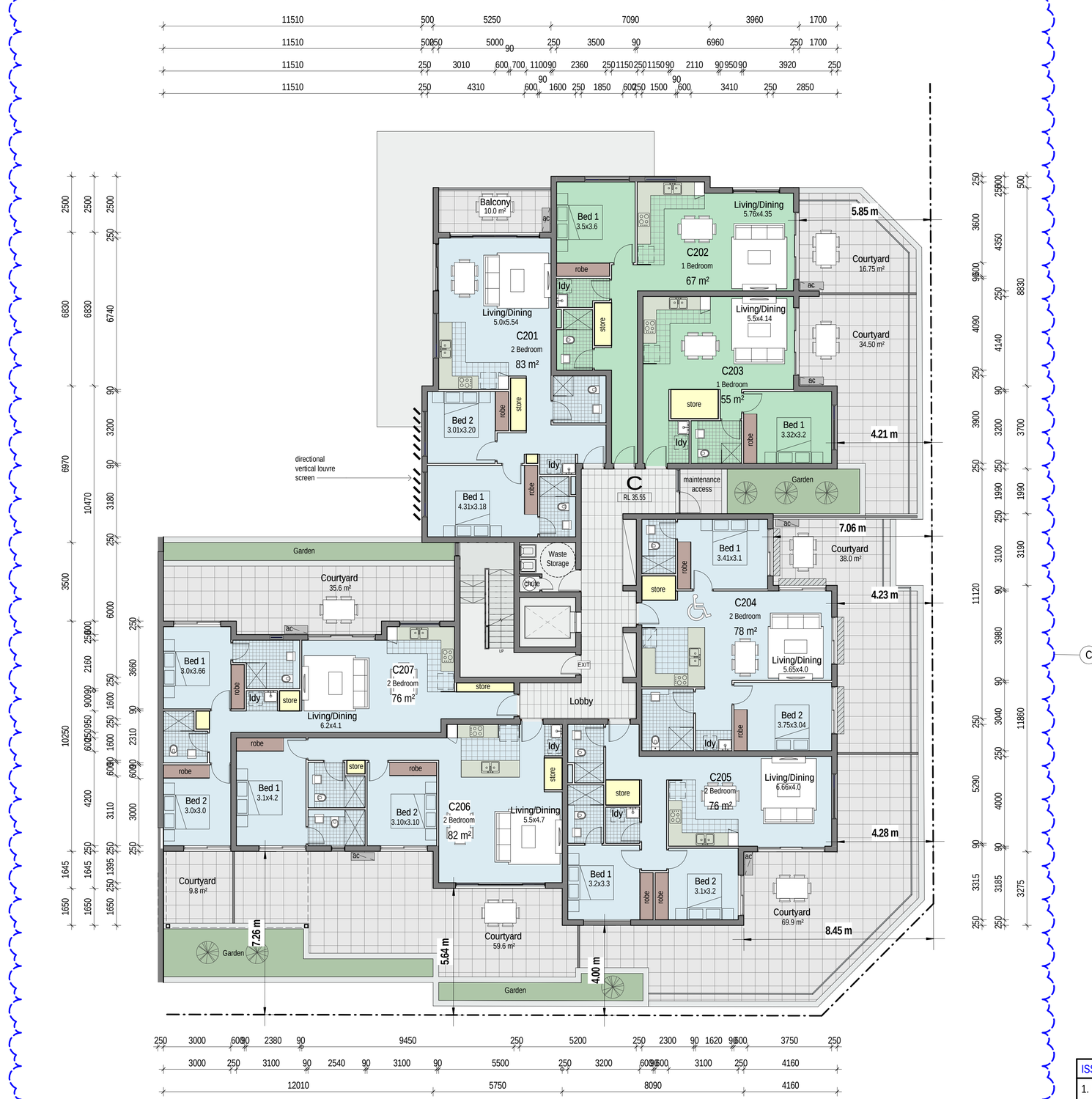
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 05-07 & Roof Level - Block B

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	21	C



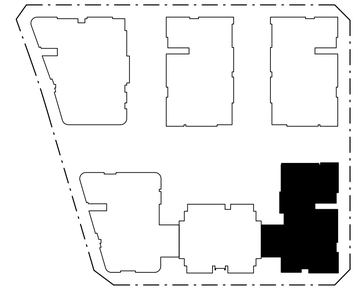
1 Level 02 - Block C

1:200 @ A3

0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 02 - Block C

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	22	C

DEVELOPMENT APPLICATION

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Bridging elements between Blocks A and B, and Blocks B and C increased in width.
5. Block C - Units C305/405 (2 bed) and C306/406 (3 bed) reconfigured (to a 2 bed and 4 bed unit respectively)
6. Privacy Screens Added & noted
7. RLs amended to reflect revised Civil drawings at Ground Floor.
8. Additional dimensions shown.



1 Level 03-04 - Block C

1:200 @ A3

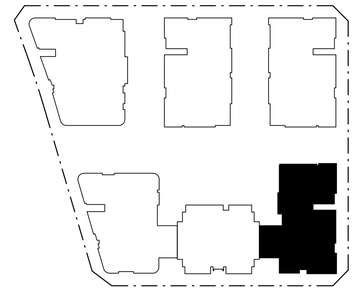
ISSUE C - AMENDMENTS -15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Bridging elements between Blocks A and B, and Blocks B and C increased in width Units A301/A401 & B306/B406 amended
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.
7. Block C - Units C305/405 (2 bed) and C306/406 (3 bed) reconfigured (to a 2 bed and 4 bed unit respectively)

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 03-04 - Block C

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	23	C



ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
3. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.
7. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).

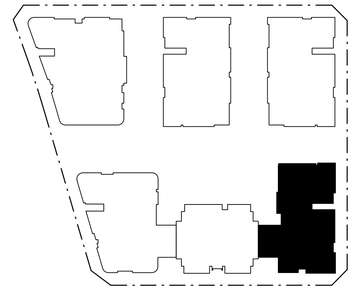
1 Level 05 - Block C

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 05 - Block C

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	24	C



ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Block C - Southern units C504/604/704/804 (2 bed) and C505/605/705/805 (1 bed) reconfigured to create one four bedroom unit (C504/604/704/804).
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.

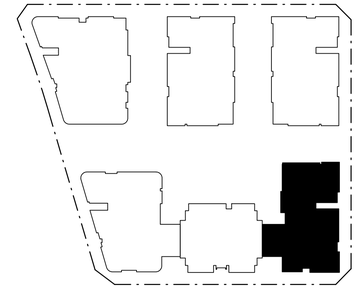
1 Level 06-08 - Block C

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

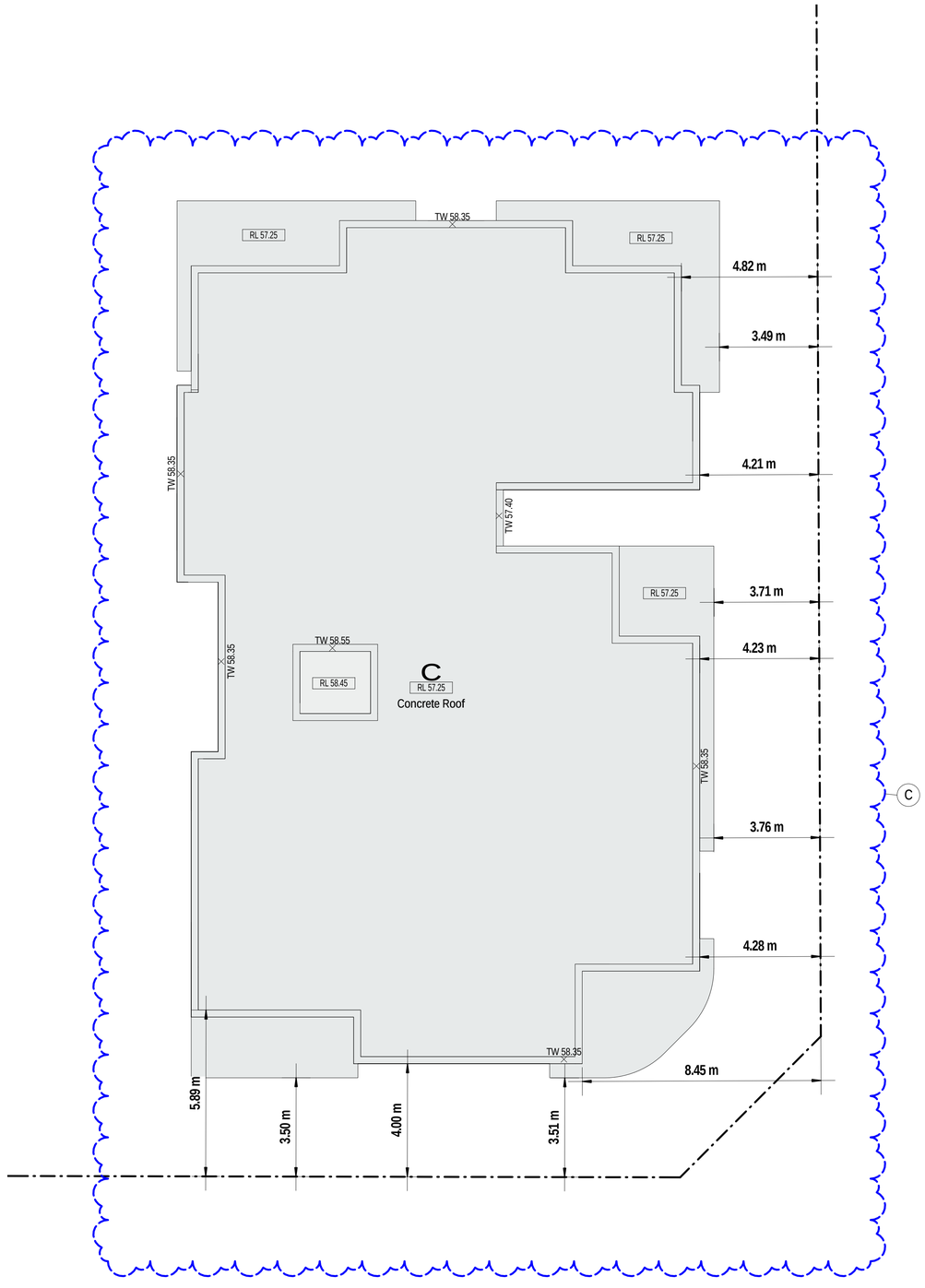
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 06-08 - Block C

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	25	C



1 Roof Level - Block C
1:200 @ A3

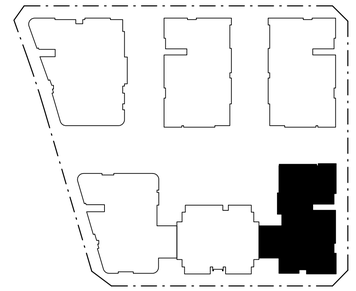
ISSUE C - AMENDMENTS - 15.07.21

1. Roof Plan amended to follow changes in floor plans below
1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

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1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Roof Level - Block C

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	26	C



1 Level 02 - Block D

1:200 @ A3

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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Client
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Title
Level 02 - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	27	C

DEVELOPMENT APPLICATION

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Bridging elements between Blocks A and B, and Blocks B and C increased in width.
5. Perspex roof provided over Child Care Centre Outdoor Play Area to address Acoustic Report.
6. Privacy Screens Added & noted
7. RLs amended to reflect revised Civil drawings at Ground Floor.
8. Additional dimensions shown.



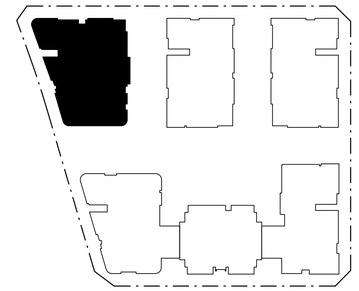
1 Level 03-04 - Block D

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
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DEVELOPMENT APPLICATION

Project
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Project Address
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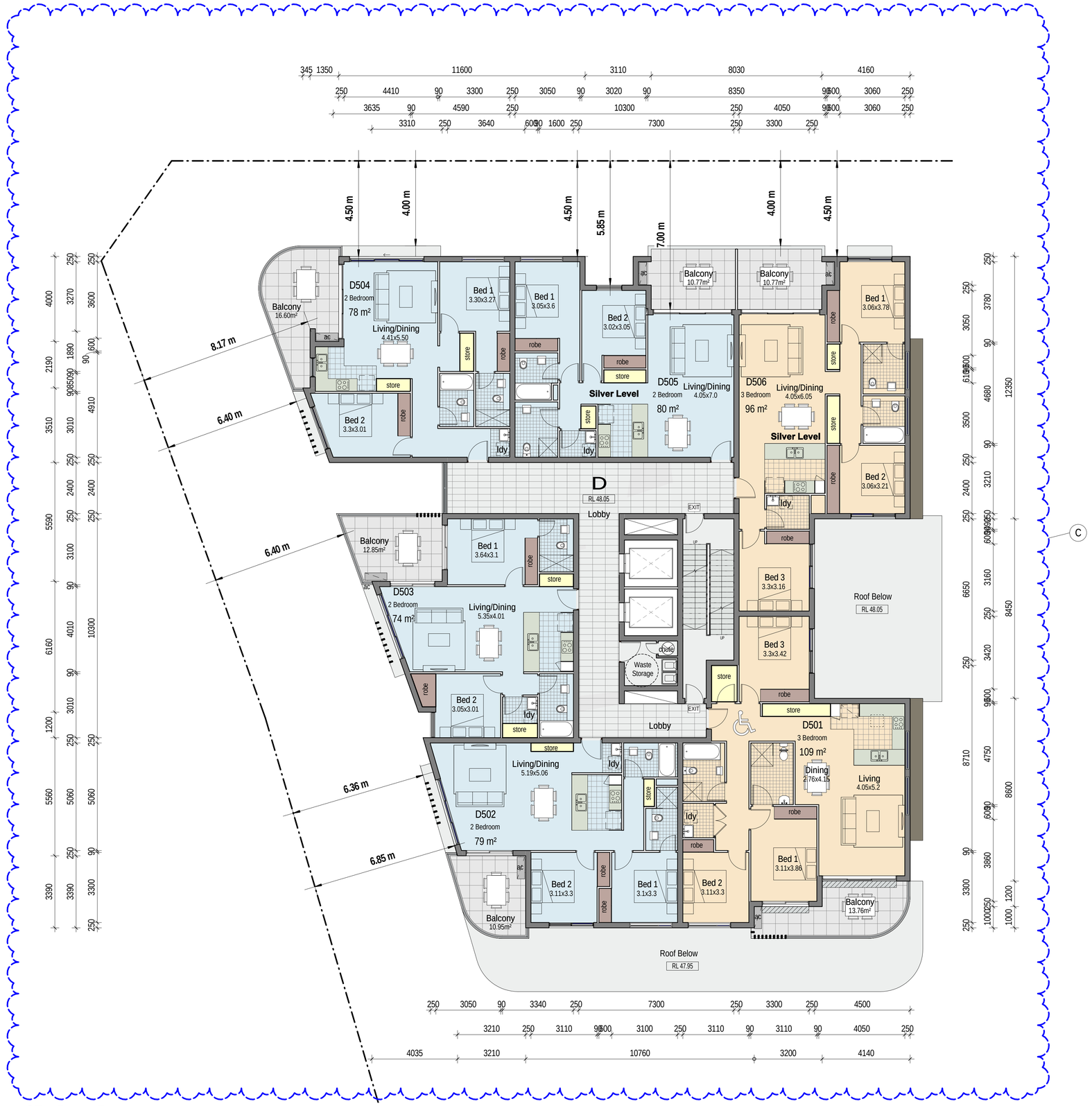
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 03-04 - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	28	C

ISSUE C - AMENDMENTS -15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Privacy Screens Added & noted
4. RLs amended to reflect revised Civil drawings at Ground Floor.
5. Additional dimensions shown.



1 Level 05 - Block D

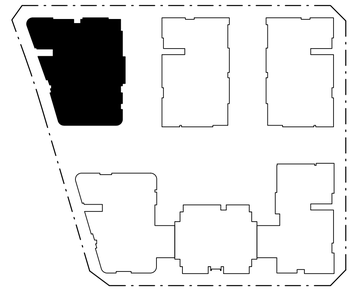
1:200 @ A3

ISSUE C - AMENDMENTS - 15.07.21
1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Privacy Screens Added & noted
4. RLs amended to reflect revised Civil drawings at Ground Floor.
5. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
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Project Address
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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05 - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	29	C



ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Privacy Screens Added & noted
4. RLs amended to reflect revised Civil drawings at Ground Floor.
5. Additional dimensions shown.

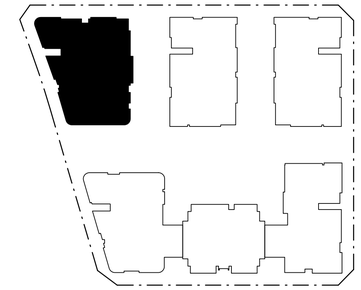
1 Level 06-08 - Block D

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

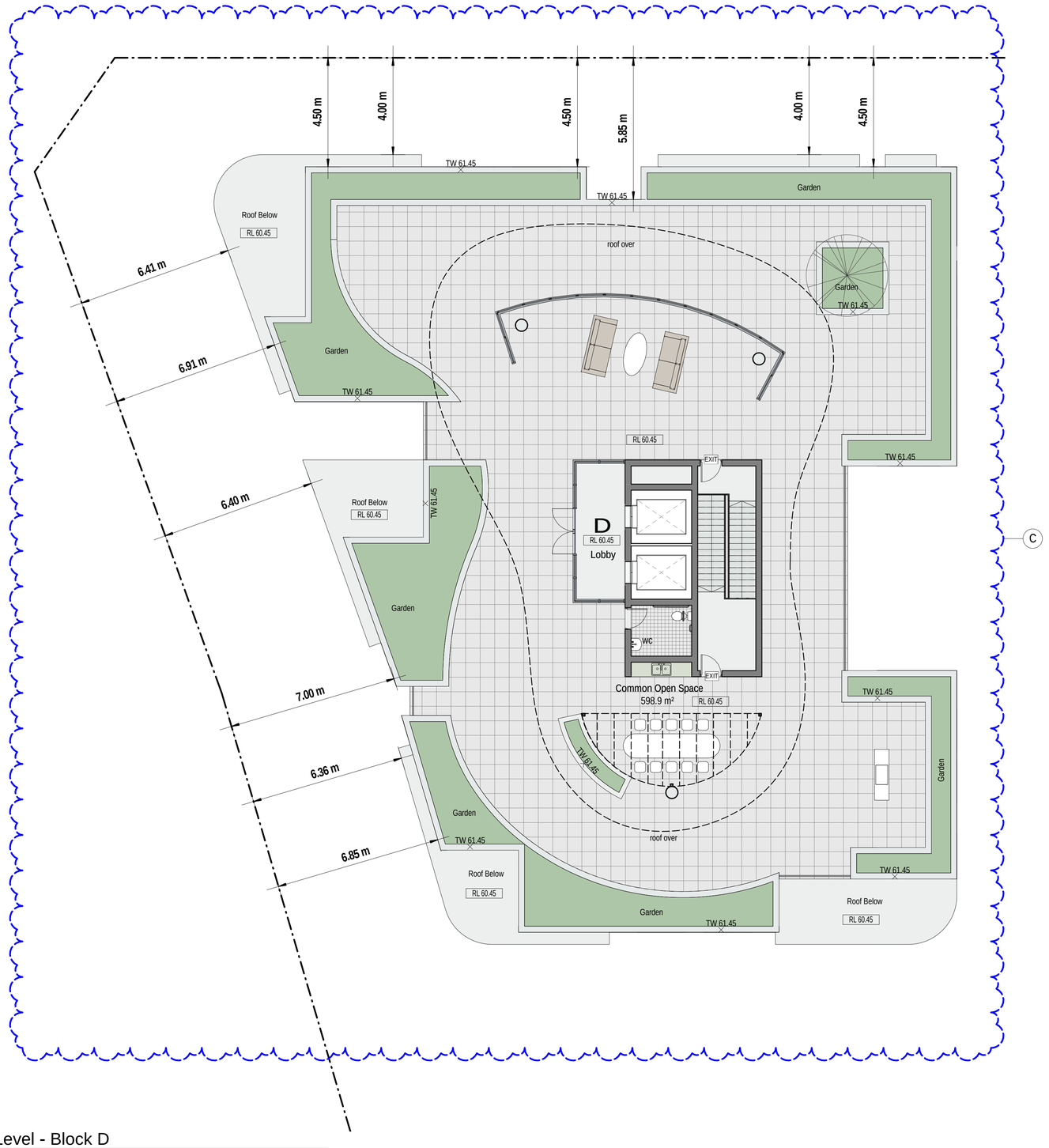
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 06-08 - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	30	C



1 Roof Level - Block D

1:200 @ A3

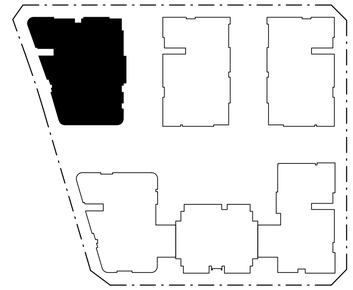
ISSUE C - AMENDMENTS - 15.07.21

1. Roof Plan amended to follow changes in floor plans below
1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Roof Level - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	31	C



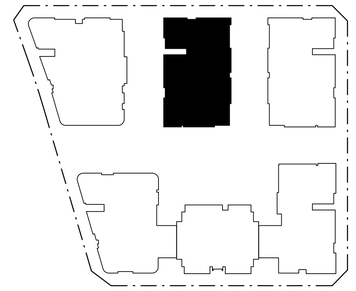
1 Level 02 - Block E

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Block E - Common Open Space increased in size. Landscape design amended accordingly.
5. Unit E202 external wall amended on southern façade
7. Perspex roof provided over Child Care Centre Outdoor Play Area to address Acoustic Report.
8. Privacy Screens Added & noted
9. RLs amended to reflect revised Civil drawings at Ground Floor.
10. Additional dimensions shown.

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
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Client
iDream Property Pty Ltd and
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Title
Level 02 - Block E

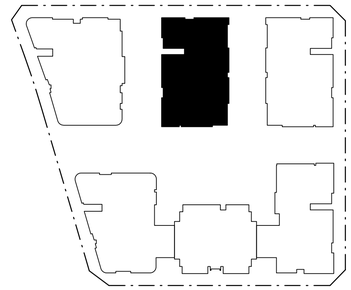
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	32	C



0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

ISSUE C - AMENDMENTS -15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.

1 Level 03-04 - Block E

1:200 @ A3

DEVELOPMENT APPLICATION

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Title
Level 03-04 - Block E

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	33	C



ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Privacy Screens Added & noted
4. RLs amended to reflect revised Civil drawings at Ground Floor.
5. Additional dimensions shown.
6. Building separation between Blocks D and E, and Blocks E and F, increased in width
7. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4. The entire floor plate from Level 5 replaced with the floor plates from Levels 3-4.
8. southern wall of Unit E502 amended.

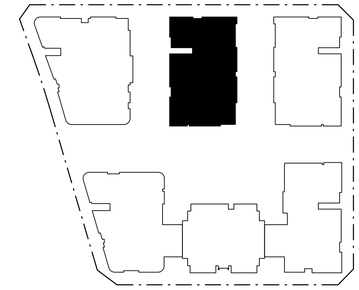
1 Level 05 - Block E

1:200 @ A3

0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05 - Block E

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	34	C



ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
5. Privacy Screens Added & noted
6. RLs amended to reflect revised Civil drawings at Ground Floor.
7. Additional dimensions shown.

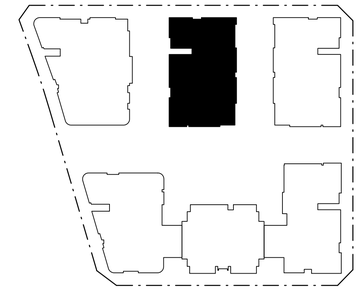
1 Level 06-08 - Block E

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

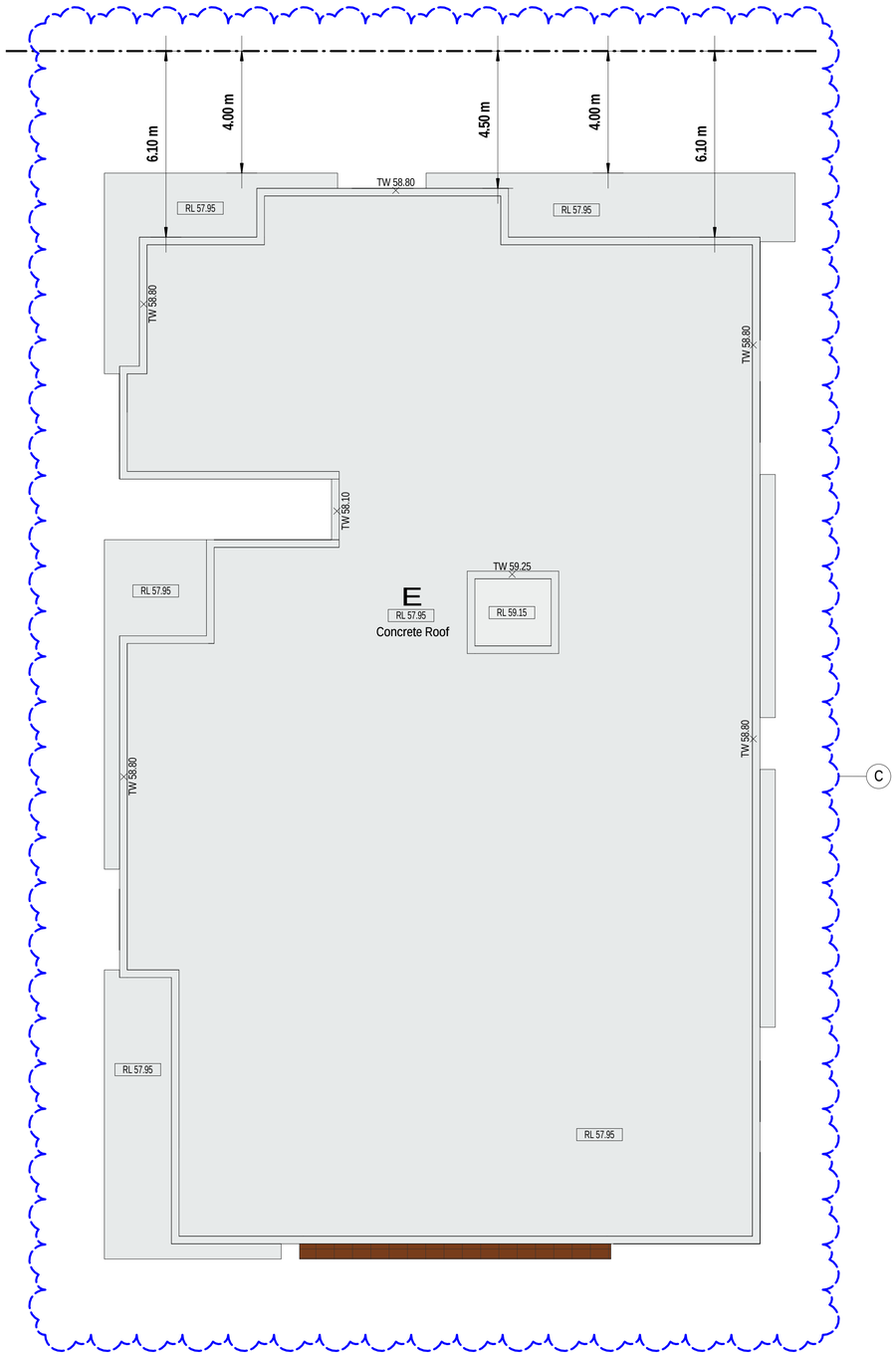
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 06-08 - Block E

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	35	C



1 Roof Level - Block E

1:200 @ A3

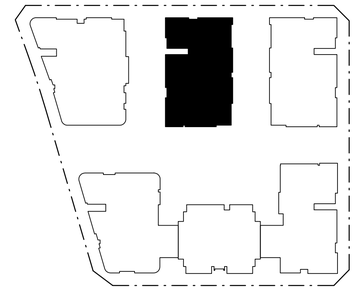
ISSUE C - AMENDMENTS - 15.07.21

1. Roof Plan amended to follow changes in floor plans below
1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Roof Level - Block E

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	36	C



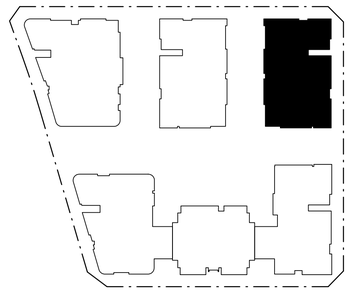
1 Level 02 - Block F - (Model - Blocks C & F)

1:200 @ A3

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Building below Setback 20m from Richmond Road - courtyards amended
3. Setbacks to Southern boundary adjusted to 4 metres minimum
4. Unit F205 external wall amended on southern façade
5. Perspex roof provided over Child Care Centre Outdoor Play Area to address Acoustic Report.
6. Privacy Screens Added & noted
9. RLs amended to reflect revised Civil drawings at Ground Floor.
8. Additional dimensions shown.

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 02 - Block F

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	37	C



1 Level 03-04 - Block F - (Model - Blocks C & F) 1:200 @ A3

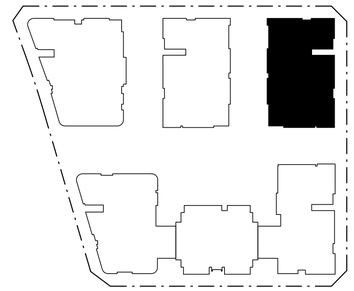
ISSUE C - AMENDMENTS -15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Privacy Screens Added & noted
5. RLs amended to reflect revised Civil drawings at Ground Floor.
6. Additional dimensions shown.
7. Block F – Unit F305/405 External wall amended on southern side

0 m 1 2m 5m

True Northpoint

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1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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Project
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Client
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Title
Level 03-04 - Block F

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	38	C



1 Level 05 - Block F - (Model - Blocks C & F)

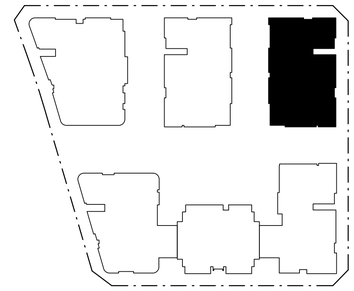
1:200 @ A3

ISSUE C - AMENDMENTS - 15.07.21
1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Privacy Screens Added & noted
4. RLs amended to reflect revised Civil drawings at Ground Floor.
5. Additional dimensions shown.
6. Building separation between Blocks D and E, and Blocks E and F, increased in width
7. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
8. southern wall of Unit F505/605/705/805 amended.

0 m 1 2m 5m

True Northpoint

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1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05 - Block F

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	39	C

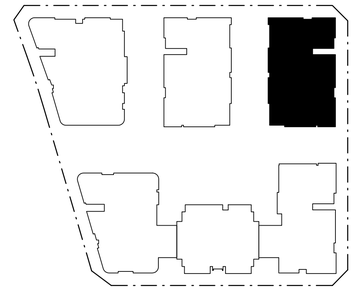


1 Level 06-08 - Block F - (Model - Blocks C & F) 1:200 @ A3

0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

ISSUE C - AMENDMENTS - 15.07.21

1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
5. Privacy Screens Added & noted
6. RLs amended to reflect revised Civil drawings at Ground Floor.
7. Additional dimensions shown.
8. southern wall of Unit F505/605/705/805 amended.

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
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DEVELOPMENT APPLICATION

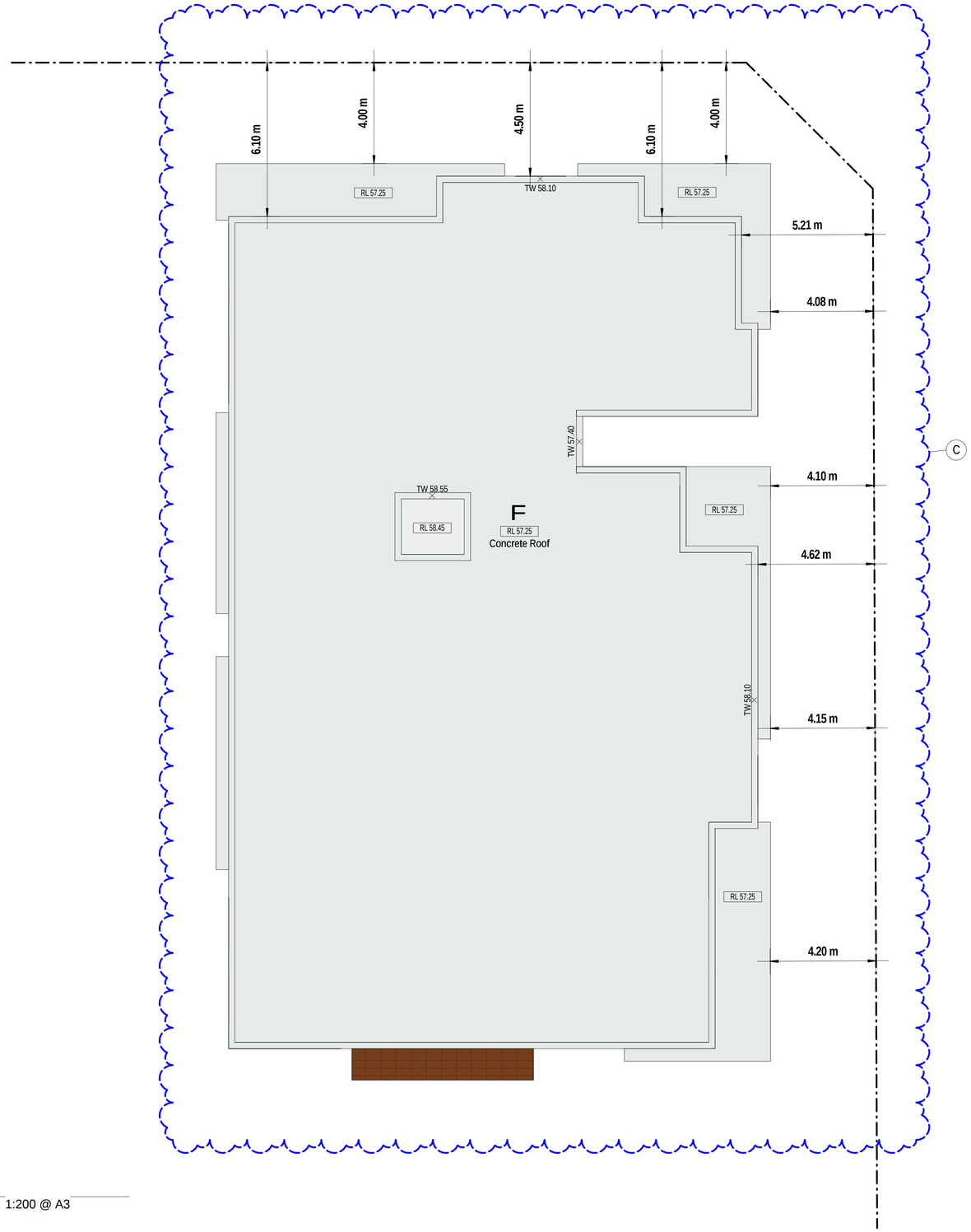
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Level 06-08 - Block F

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	40	C



1 Roof Level - Block F - (Model - Blocks C & F)

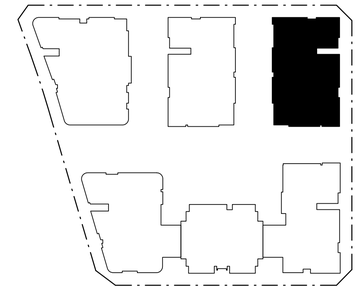
1:200 @ A3

ISSUE C - AMENDMENTS - 15.07.21
1. Roof Plan amended to follow changes in floor plans below 1. RLs amended to reflect revised Civil drawings at Ground Floor. 2. Additional dimensions shown.

0 m 1 2m 5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Bedroom

2 Bedroom

3 Bedroom

4 Bedroom

Common Open Space

Storage

Issue	Issue descrption	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

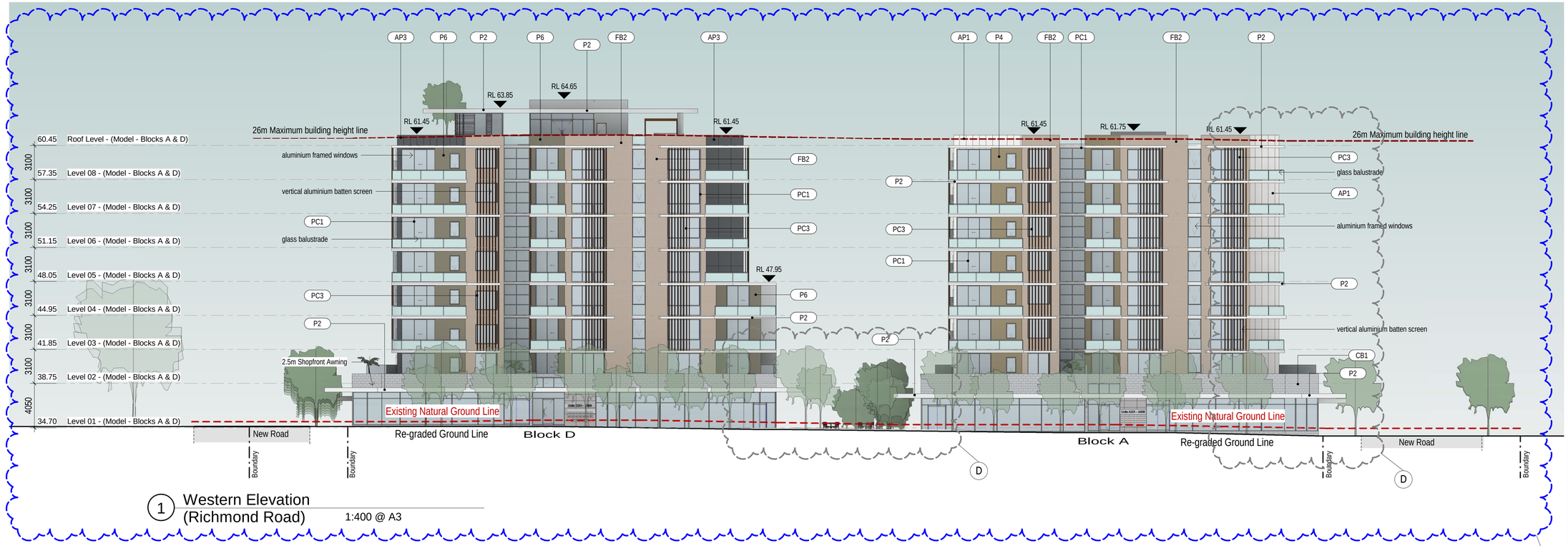
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Roof Level - Block F

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	41	C



1 Western Elevation (Richmond Road) 1:400 @ A3



2 Eastern Elevation 1:400 @ A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE

	P1	PAINT FINISH 1 Dulux Endless Dusk		P4	PAINT FINISH 4 Dulux Knapsack		AP1	SOLID ALUMINIUM PANEL 1 Mondoclad Pure White		CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish		PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Apo Grey		PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum
	P2	PAINT FINISH 2 Dulux Lexicon Half		P5	PAINT FINISH 5 Dulux Sea Squash		AP2	SOLID ALUMINIUM PANEL 2 Mondoclad Halo		FB1	FACEBRICK Austral - LA Paloma - Azul		PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin		PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
	P3	PAINT FINISH 3 Dulux Grid		P6	PAINT FINISH 6 Dulux Bare		AP3	SOLID ALUMINIUM PANEL 3 Mondoclad Dark Grey Metallic		FB2	FACEBRICK Austral - Ultra Smooth - Chill		PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut		PC6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark

0 m 2 4m 10m

ISSUE D - AMENDMENTS - 02.06.21

1. Elevations amended to follow changes in floor plans

ISSUE E - AMENDMENTS - 15.07.21

1. Elevations amended to follow changes in floor plans.
2. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
3. Finished Ground lines amended to reflect revised levels on the Civil drawings.
4. Materials and finishes amended as follows:
-Majority of painted wall surfaces replaced with Facebrick.
-Composite aluminium panels replaced with Solid Aluminium panels.

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

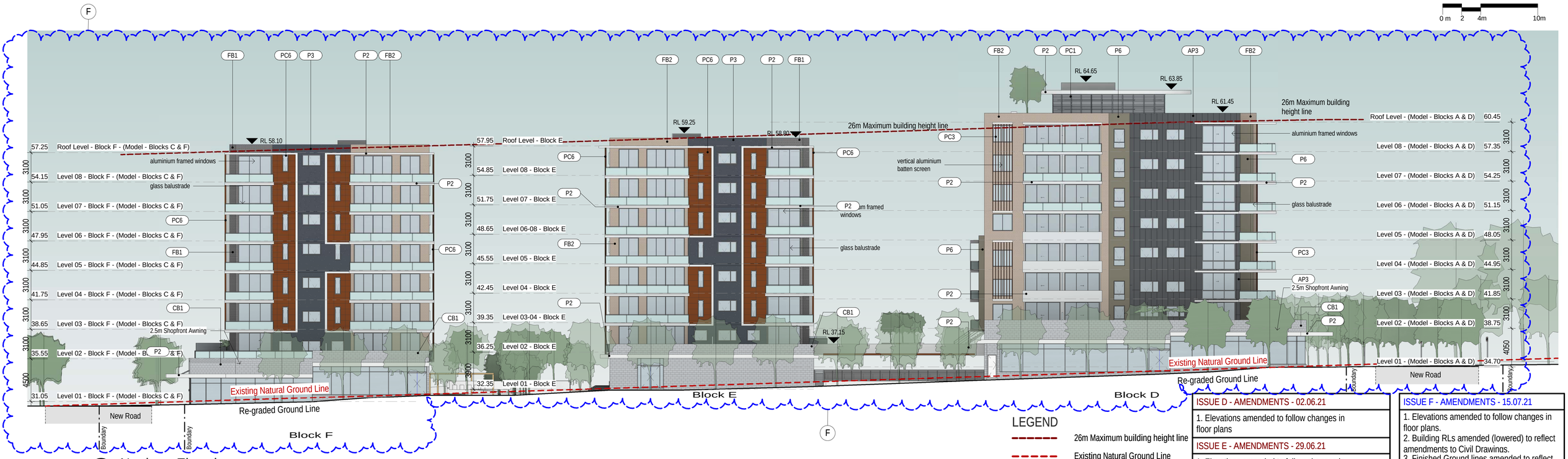
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

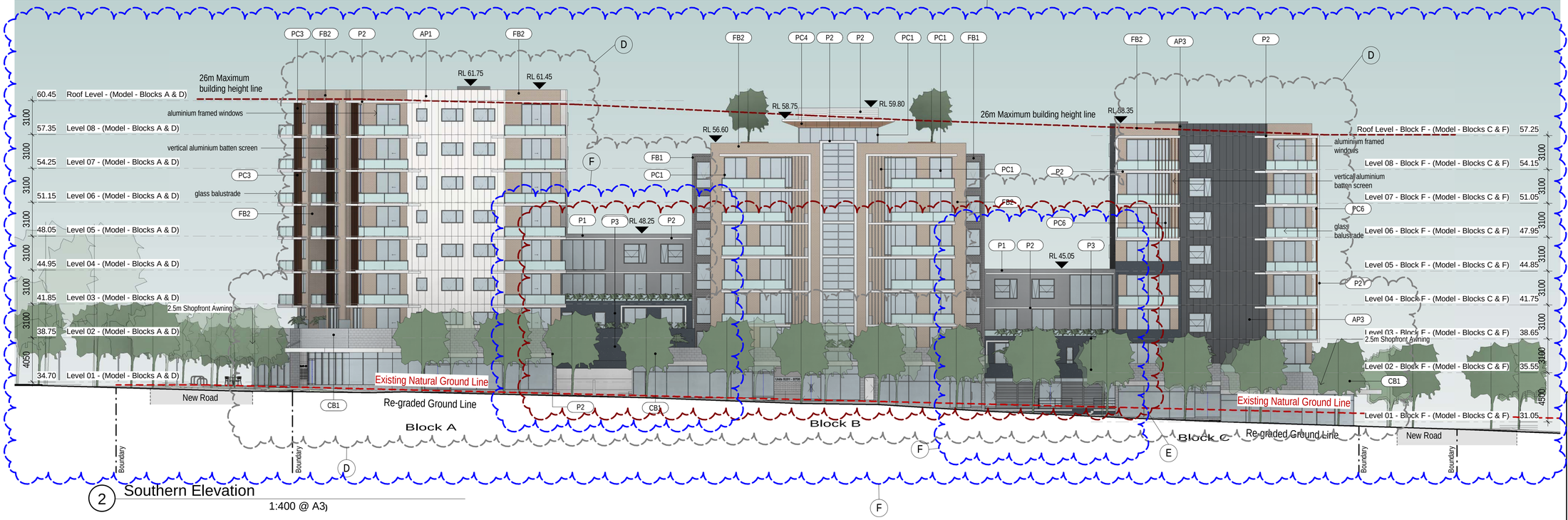
Title
Elevations

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	42	E



1 Northern Elevation

1:400 @ A3



2 Southern Elevation

1:400 @ A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE

	P1	PAINT FINISH 1 Dulux Endless Dusk		P4	PAINT FINISH 4 Dulux Knapsack		AP1	SOLID ALUMINIUM PANEL 1 Mondoclad Pure White		CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish		PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Apo Grey		PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum
	P2	PAINT FINISH 2 Dulux Lexicon Half		P5	PAINT FINISH 5 Dulux Sea Squash		AP2	SOLID ALUMINIUM PANEL 2 Mondoclad Halo		FB1	FACEBRICK Austral - LA Paloma - Azul		PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin		PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
	P3	PAINT FINISH 3 Dulux Grid		P6	PAINT FINISH 6 Dulux Bare		AP3	SOLID ALUMINIUM PANEL 3 Mondoclad Dark Grey Metallic		FB2	FACEBRICK Austral - Ultra Smooth - Chill		PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut		PC6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

1. Elevations amended to follow changes in floor plans

ISSUE E - AMENDMENTS - 29.06.21

1. Elevations amended to follow changes in floor plans

ISSUE F - AMENDMENTS - 15.07.21

1. Elevations amended to follow changes in floor plans.
2. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
3. Finished Ground lines amended to reflect revised levels on the Civil drawings.
4. Materials and finishes amended as follows:
-Majority of painted wall surfaces replaced with Facebrick.
-Composite aluminium panels replaced with Solid Aluminium panels.
5. Bridging Units between Blocks A-B and Blocks B-C amended; and paint colour lightened on Levels 3-4.

Issue	Issue description	Date
F	Amendments To Address SOFAC	15.07.21
E	Amendments To Address SOFAC	29.06.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
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DEVELOPMENT APPLICATION

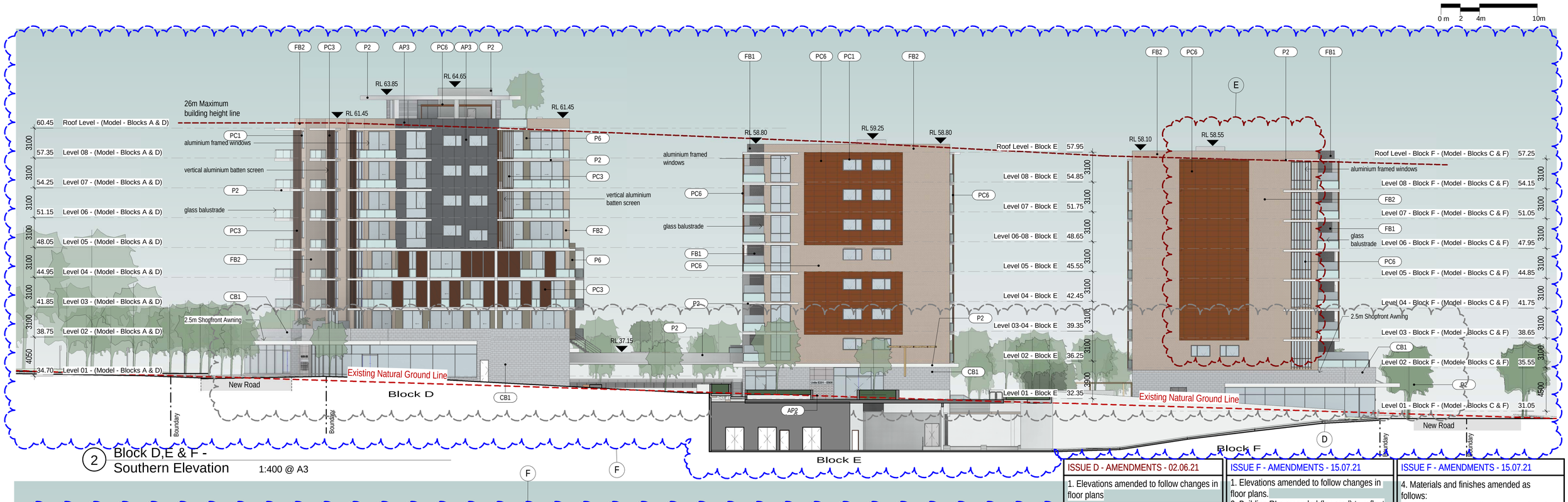
Project
Proposed Mixed Use Development

Project Address
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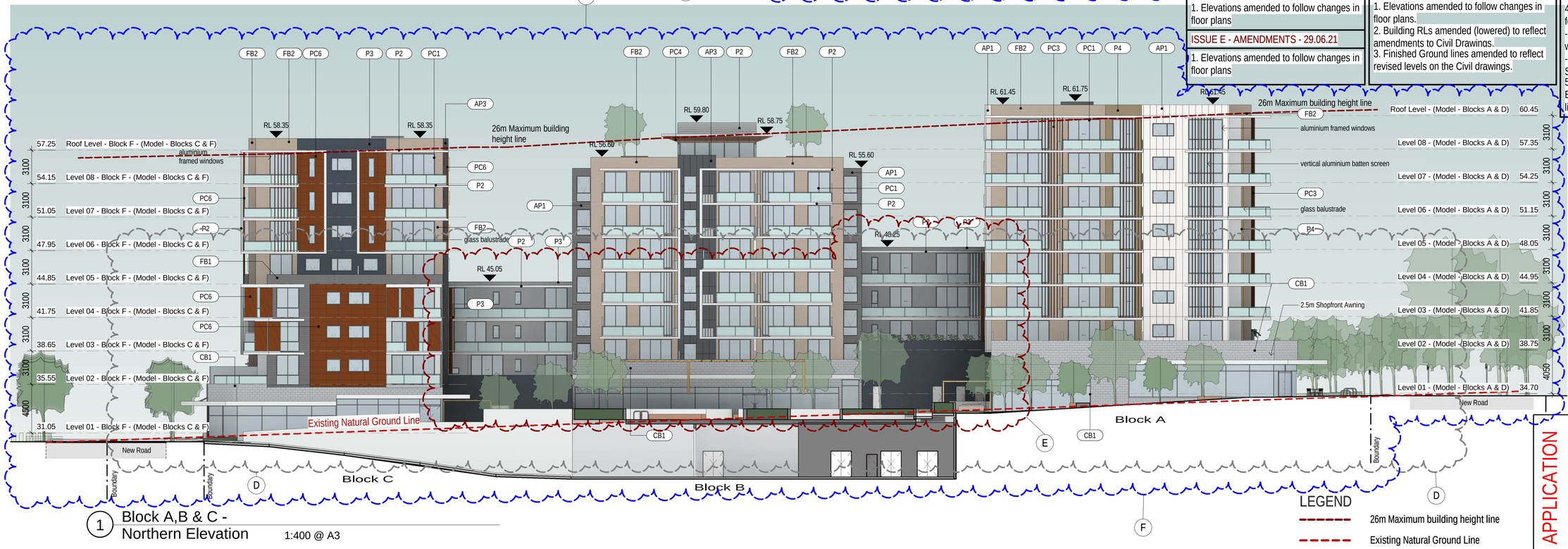
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Elevations 2

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	43	F



2 Block D,E & F - Southern Elevation 1:400 @ A3



1 Block A,B & C - Northern Elevation 1:400 @ A3

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE

P1	PAINT FINISH 1 Dulux Endless Dusk	P4	PAINT FINISH 4 Dulux Knapsack	AP1	SOLID ALUMINIUM PANEL 1 Mondoclad Pure White	CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish	PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Apo Grey	PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum
P2	PAINT FINISH 2 Dulux Lexicon Half	P5	PAINT FINISH 5 Dulux Sea Squash	AP2	SOLID ALUMINIUM PANEL 2 Mondoclad Halo	FB1	FACEBRICK Austral - LA Paloma - Azul	PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin	PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
P3	PAINT FINISH 3 Dulux Grid	P6	PAINT FINISH 6 Dulux Bare	AP3	SOLID ALUMINIUM PANEL 3 Mondoclad Dark Grey Metallic	FB2	FACEBRICK Austral - Ultra Smooth - Chill	PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut	PC6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark

ISSUE D - AMENDMENTS - 02.06.21

1. Elevations amended to follow changes in floor plans

ISSUE E - AMENDMENTS - 29.06.21

1. Elevations amended to follow changes in floor plans

ISSUE F - AMENDMENTS - 15.07.21

1. Elevations amended to follow changes in floor plans.
2. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
3. Finished Ground lines amended to reflect revised levels on the Civil drawings.

ISSUE F - AMENDMENTS - 15.07.21

4. Materials and finishes amended as follows:
-Majority of painted wall surfaces replaced with Facebrick.
-Composite aluminium panels replaced with Solid Aluminium panels.
5. Bridging Units between Blocks A-B and Blocks B-C amended; and paint colour lightened on Levels 2-4.

Issue	Issue descrption	Date
F	Amendments To Address SOFAC	15.07.21
E	Amendments To Address SOFAC	29.06.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
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NSW Reg. No. 3972

DEVELOPMENT APPLICATION

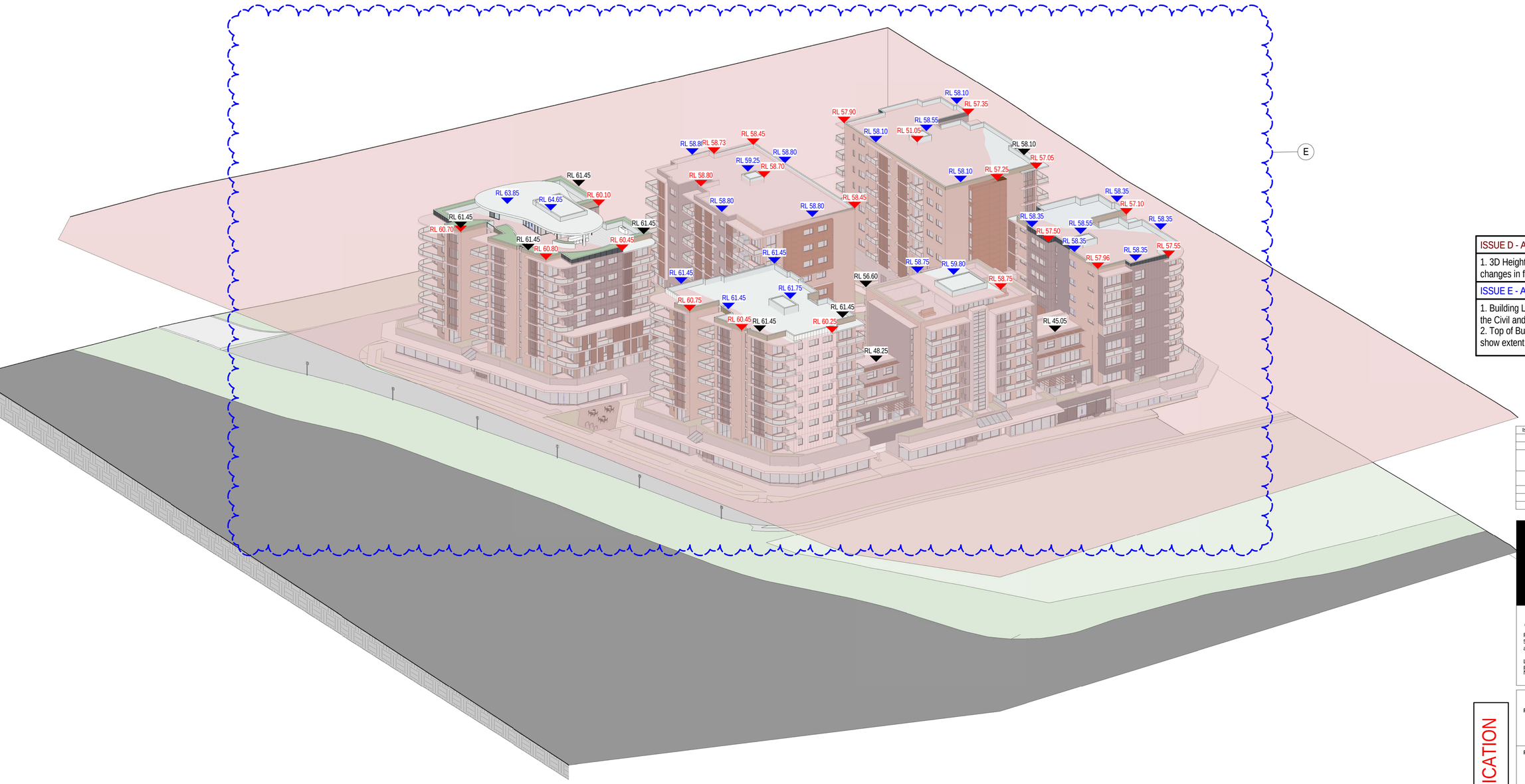
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Elevations 3

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	44	F



1 Building Height Plane

BUILDING HEIGHT LEGEND

RL # Building Height - Habitable Area

RL # Building Height - Non Habitable Area

RL # Max Building Height plane Level

LEGEND

26m Maximum building height Plane

ISSUE D - AMENDMENTS - 02.06.21

1. 3D Height Plane amended to follow changes in floor plans below

ISSUE E - AMENDMENTS - 15.07.21

1. Building Levels adjusted to reflect revised RLs on the Civil and Architectural Drawings.
2. Top of Building RLs added above height plane to show extent of breaches.

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20
A	Development Application	06.04.2020

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Robert Del Pizzo
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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

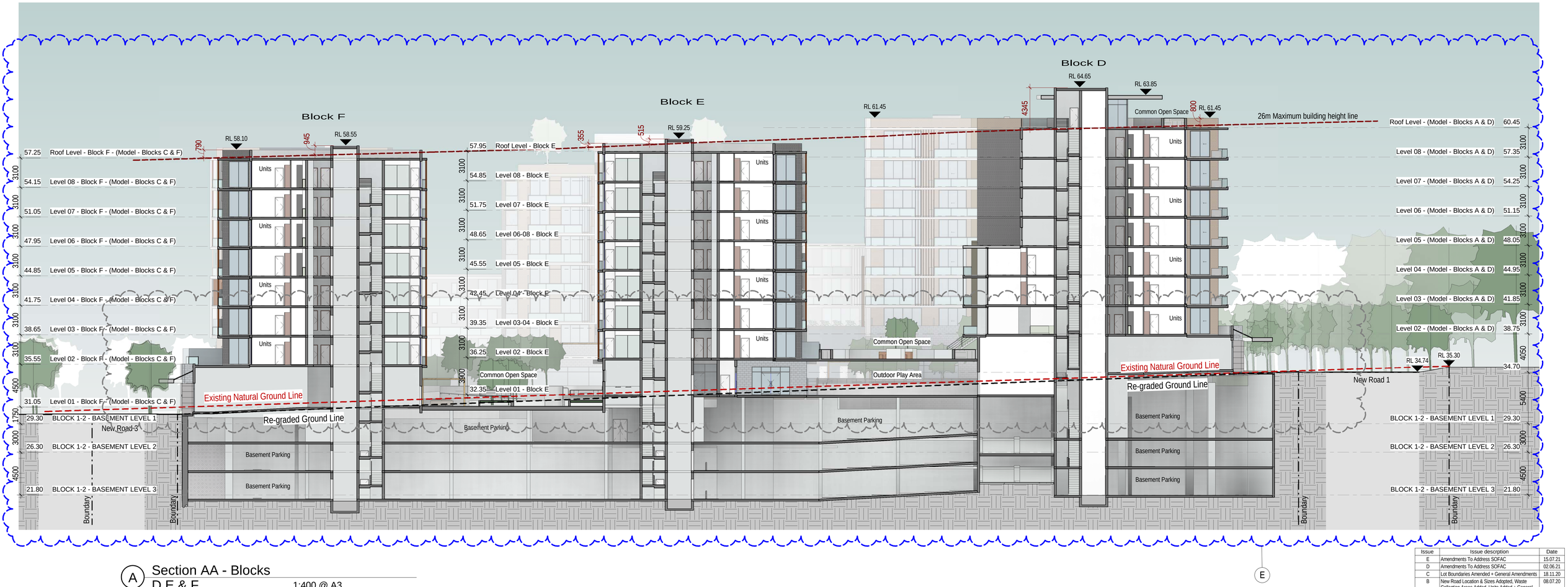
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
3D Building Height Plane

Drawn		Checked
A.S	.	Checker
Job No	Drawing No.	Issue
2435	45	E

0 m 2 4m 10m



A Section AA - Blocks D,E & F 1:400 @ A3

E

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

1. Sections amended to follow changes in Floor Plans

ISSUE E - AMENDMENTS - 15.07.21

1. Sections amended to follow changes in Floor Plans.
2. Regraded Ground Line extracted from revised Civil drawings and added to the Sections.
3. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
4. Sections AA and BB updated to show to batter adjacent to Western boundary.

DEVELOPMENT APPLICATION

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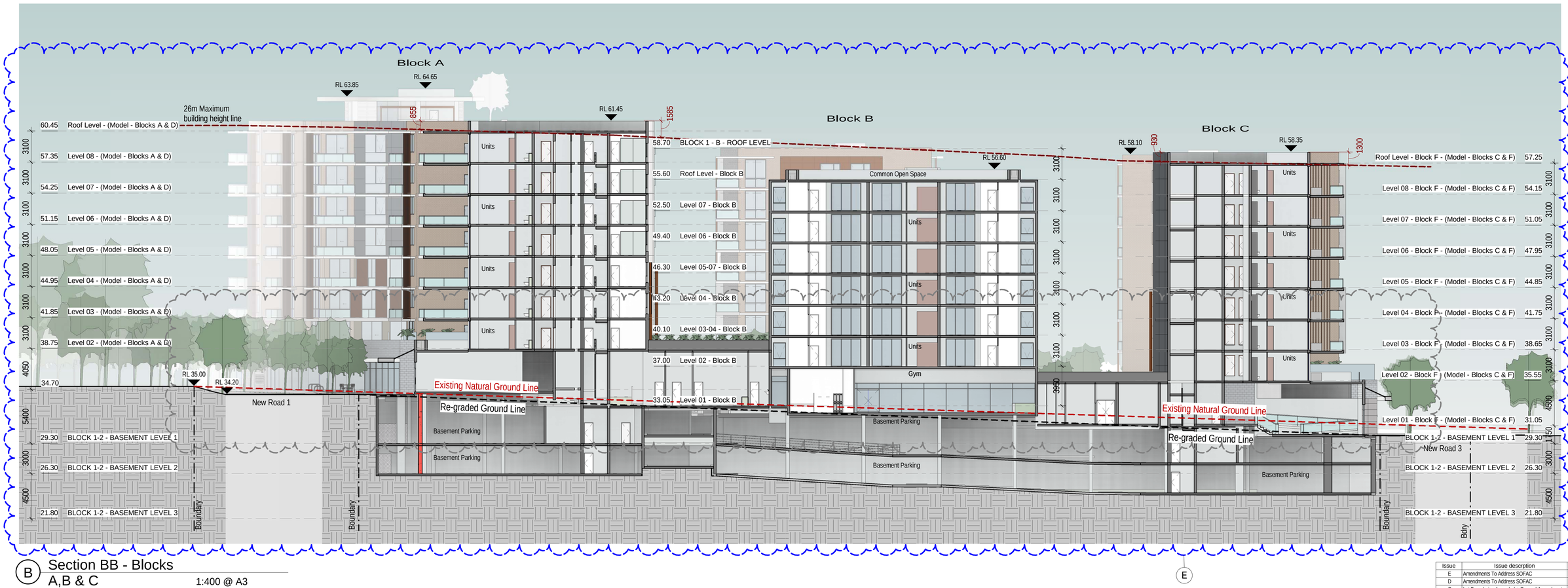
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Section AA

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	46	E

0 m 2 4m 10m



B Section BB - Blocks A,B & C 1:400 @ A3

E

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

1. Sections amended to follow changes in Floor Plans

ISSUE E - AMENDMENTS - 15.07.21

1. Sections amended to follow changes in Floor Plans.
2. Regraded Ground Line extracted from revised Civil drawings and added to the Sections.
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4. Sections AA and BB updated to show to batter adjacent to Western boundary.

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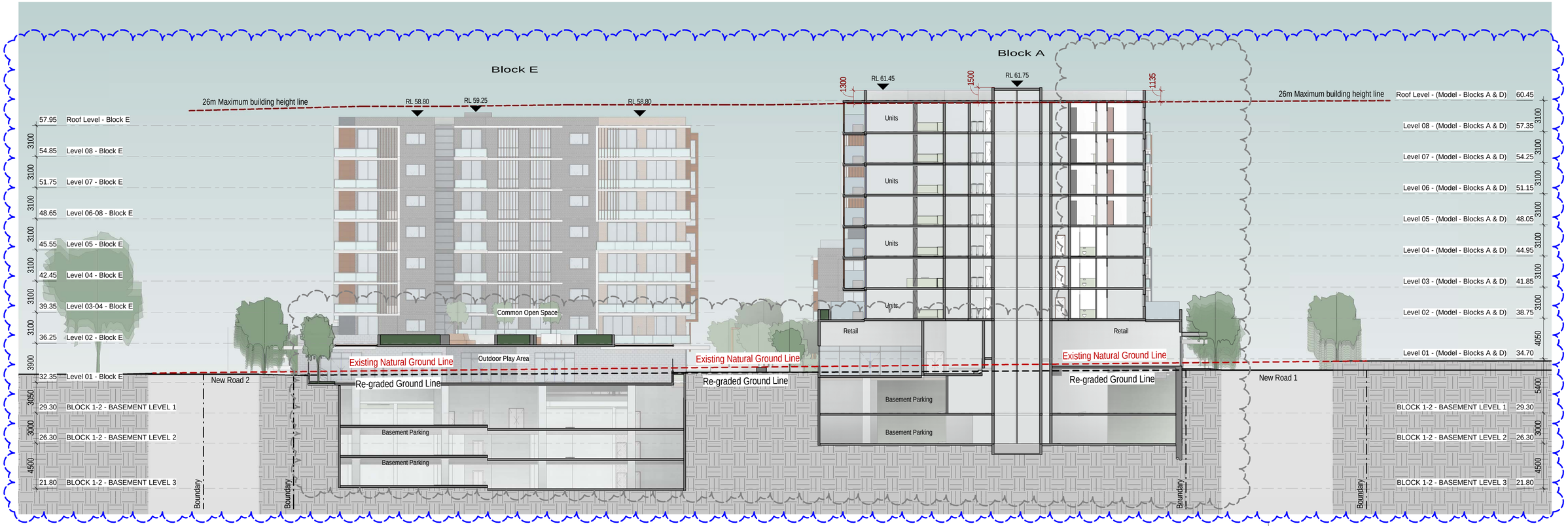
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Section BB

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	47	E

0 m 2 4m 10m



C Section CC - Blocks
E & A 1:400 @ A3

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

1. Sections amended to follow changes in Floor Plans

ISSUE E - AMENDMENTS - 15.07.21

1. Sections amended to follow changes in Floor Plans.
2. Regraded Ground Line extracted from revised Civil drawings and added to the Sections.
3. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
4. Sections AA and BB updated to show to batter adjacent to Western boundary.
5. Perspex Awning shown over Child Care Outdoor Play Area on Section CC.

DEVELOPMENT APPLICATION

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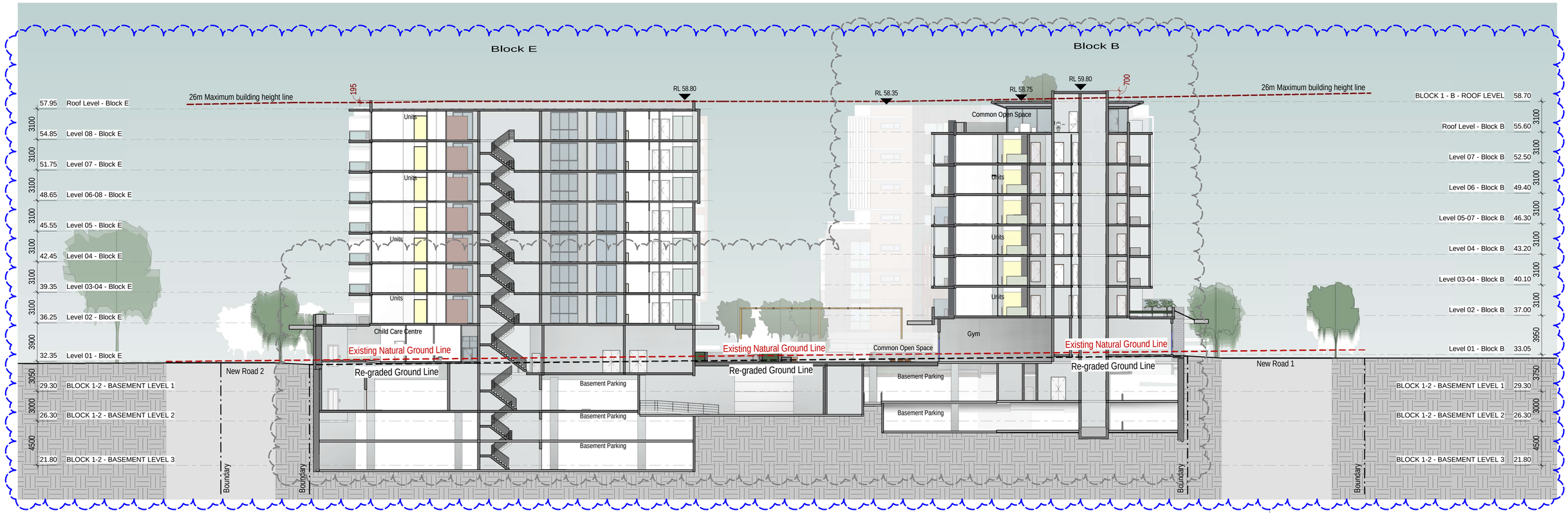
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Section CC

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	48	E

0 m 2 4m 10m



D Section DD - Blocks
E & B 1:400 @ A3

E

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
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LEGEND

- 26m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21
1. Sections amended to follow changes in Floor Plans
ISSUE E - AMENDMENTS - 15.07.21
1. Sections amended to follow changes in Floor Plans. 2. Regraded Ground Line extracted from revised Civil drawings and added to the Sections. 3. Building RLs amended (lowered) to reflect amendments to Civil Drawings. 4. Sections AA and BB updated to show to batter adjacent to Western boundary.

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

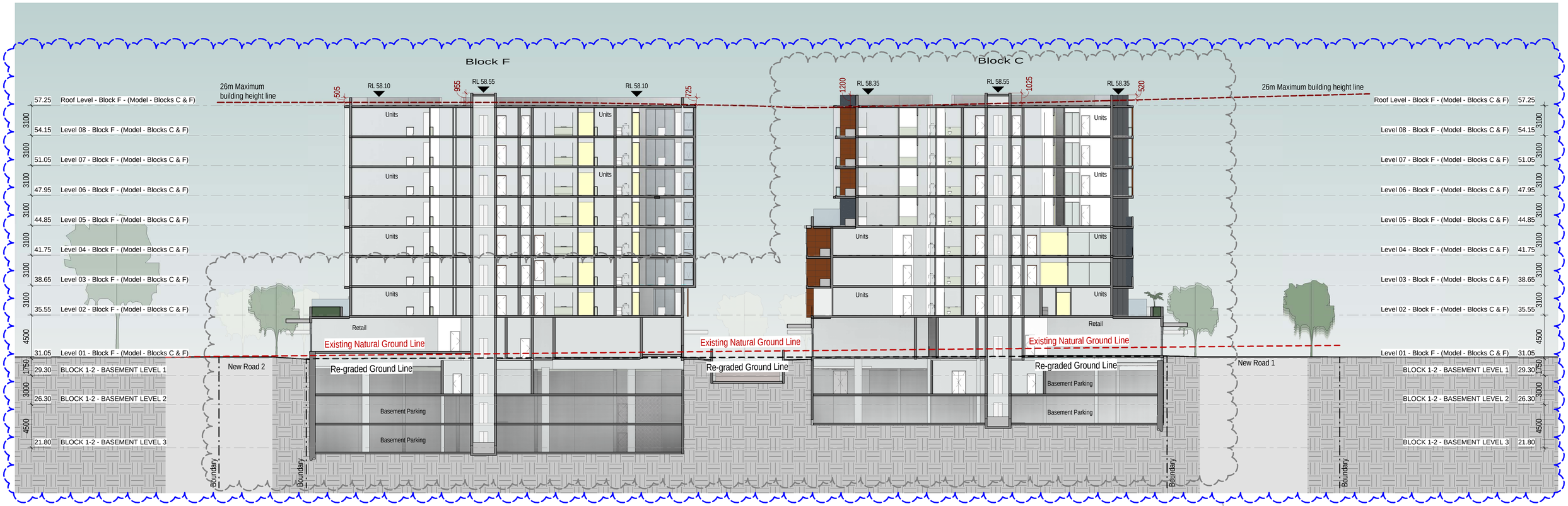
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Section DD

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	49	E

0 m 2 4m 10m



E Section EE - Blocks F & C

1:400 @ A3

Issue	Issue descrption	Date
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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LEGEND

- 26m Maximum building height line
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- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

1. Sections amended to follow changes in Floor Plans

ISSUE E - AMENDMENTS - 15.07.21

1. Sections amended to follow changes in Floor Plans.
2. Regraded Ground Line extracted from revised Civil drawings and added to the Sections.
3. Building RLs amended (lowered) to reflect amendments to Civil Drawings.
4. Sections AA and BB updated to show to batter adjacent to Western boundary.

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

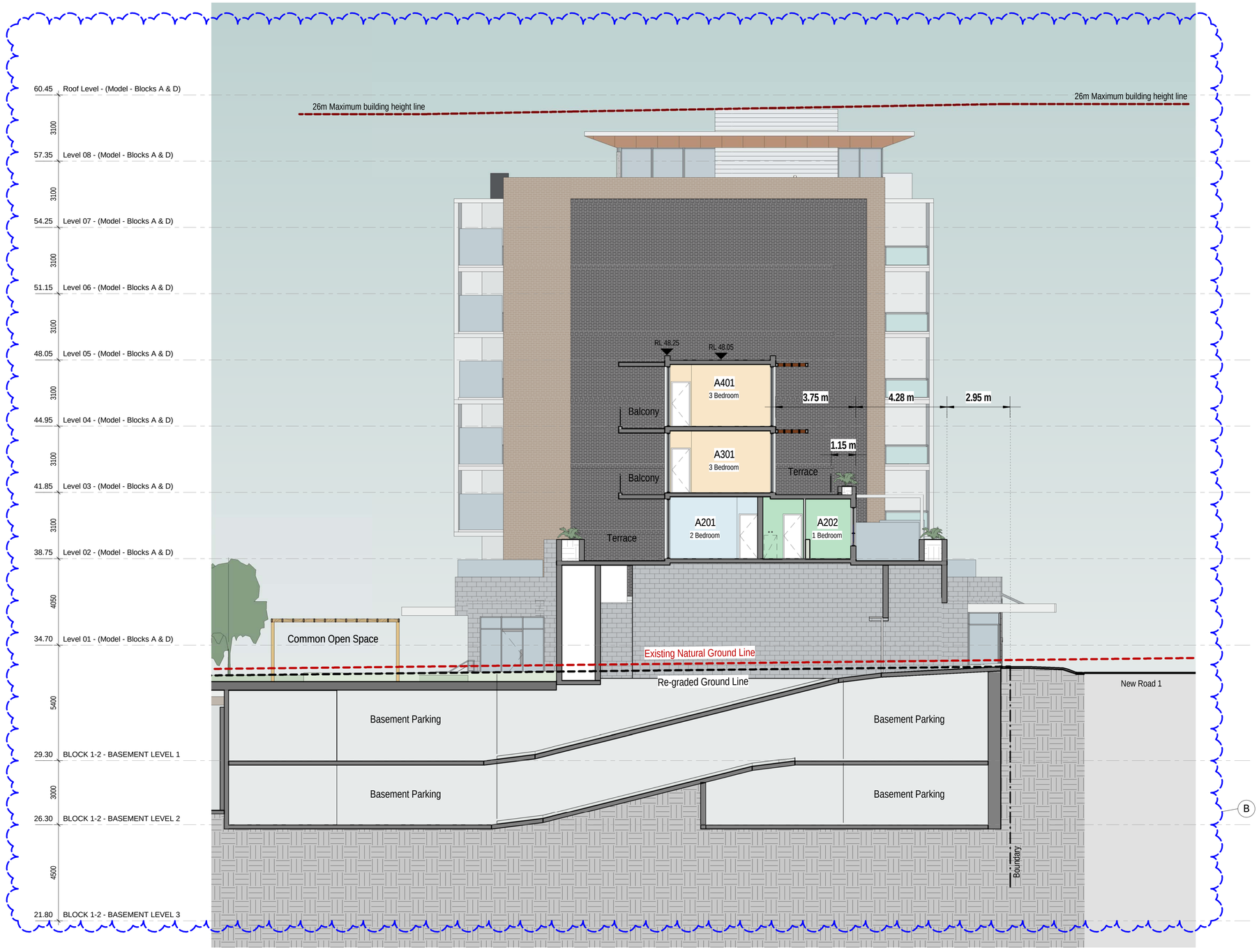
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Section EE

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	50	E

0 m 2 4m 10m



1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Common Open Space
Storage

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Amendments To Address SOFAC	29.06.21

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DEVELOPMENT APPLICATION

Project
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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Section FF

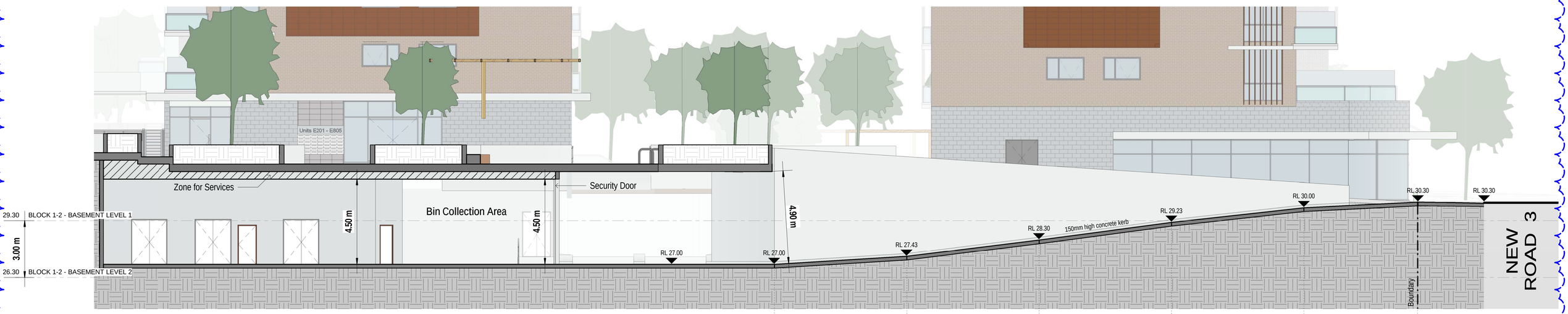
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	50a	B

1 Section FF
1:200 @ A3

LEGEND
26m Maximum building height line
Existing Natural Ground Line
Re-graded Ground Line

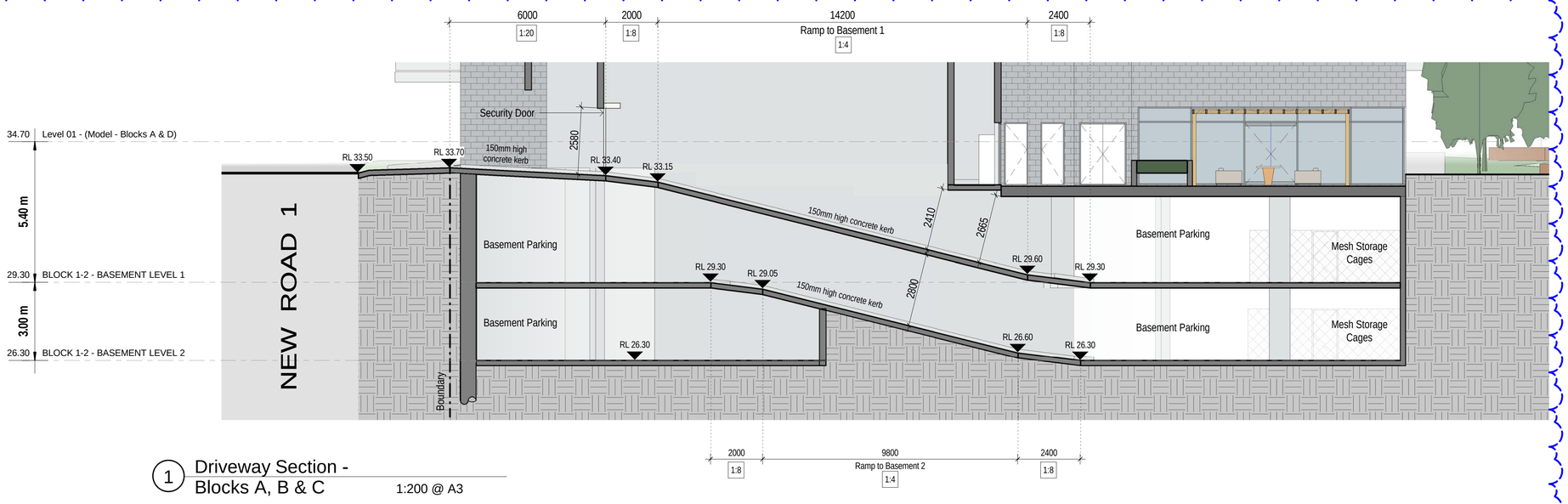
ISSUE A - AMENDMENTS - 29.06.21
1. New Section Added
ISSUE B - AMENDMENTS - 15.07.21
1. Typical cross-section added through the Bridging units between Blocks A-B; to show additional setbacks to levels 3 and 4.

0 m 1 2m 5m



2 Driveway Section - Blocks D, E & F 1:200 @ A3

Ramp to Bin Collection / Basement 1 - Block D,E & F



1 Driveway Section - Blocks A, B & C 1:200 @ A3

ISSUE B - AMENDMENTS - 15.07.21

1. Driveway sections updated to reflect the changes in the floor plans.
2. Section through revised Blocks D-F basement driveway entry shown to comply with requirements of AS2890.2.
3. Driveway levels adjusted to reflect revised RLs on the Civil and Architectural Drawings.
4. Driveway Section through Blocks A-C basement driveway entry amended to address revised Civil and Architectural RLs.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

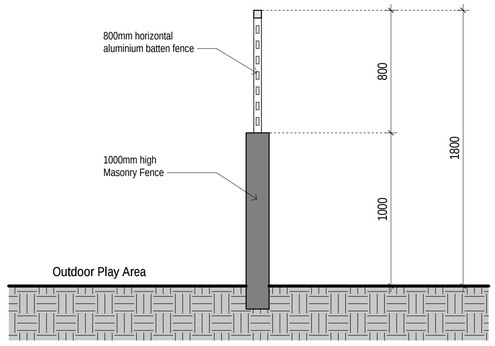
Project
Proposed Mixed Use Development

Project Address
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Client
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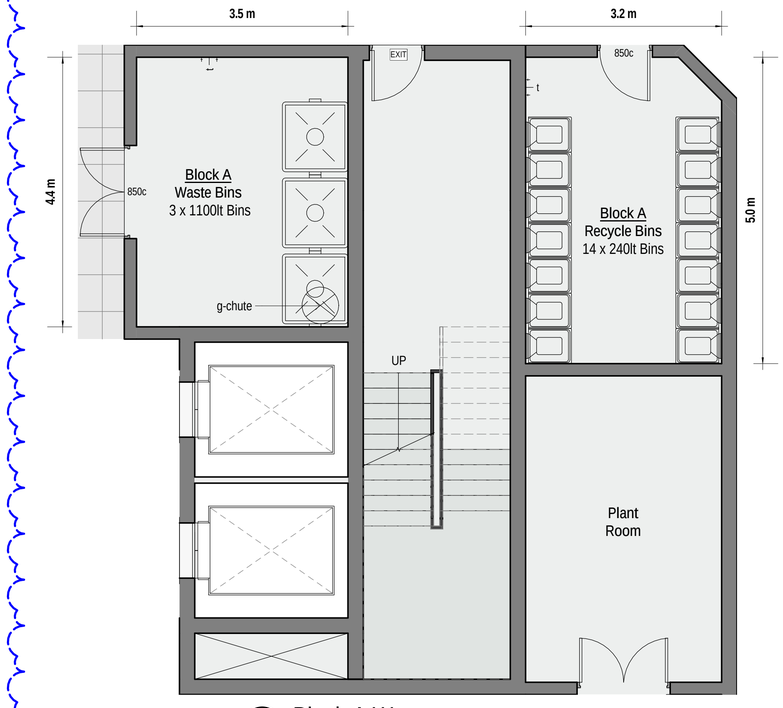
Title
Driveway Sections

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	51	B



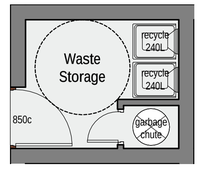
1 Fence Detail 1

1:40 @ A3



A Block A Waste Storage

1:100 @ A3



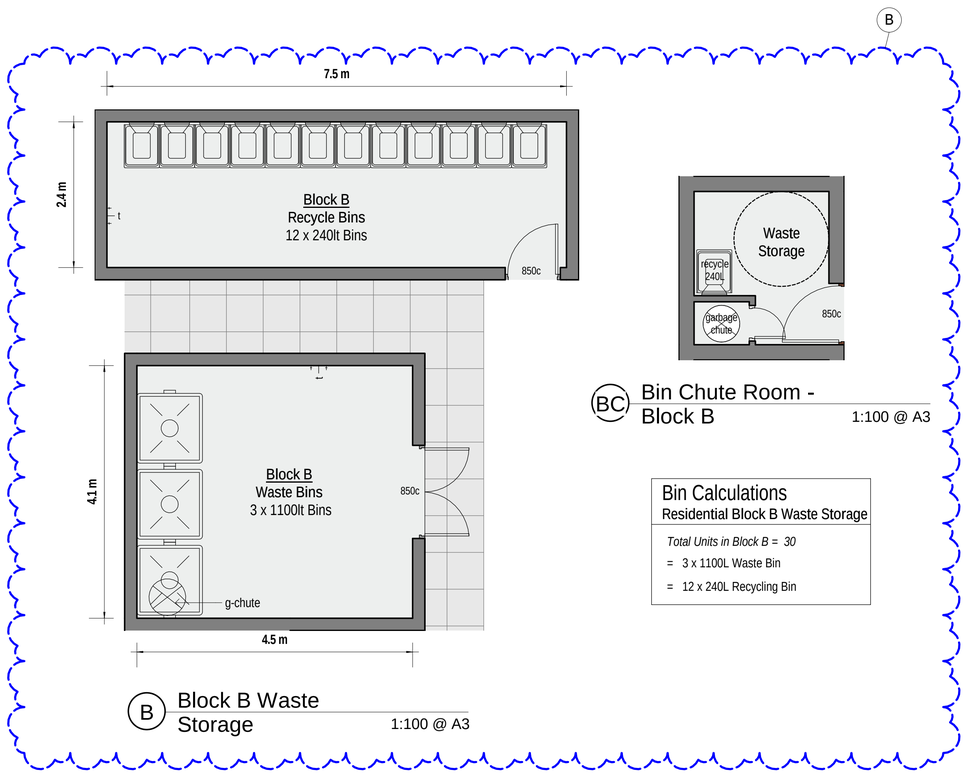
AC Bin Chute Room - Block A

1:100 @ A3

Bin Calculations
Residential Block A Waste Storage

Total Units in Block A = 39
= 3 x 1100L Waste Bins
= 14 x 240L Recycling Bins

B



B Block B Waste Storage

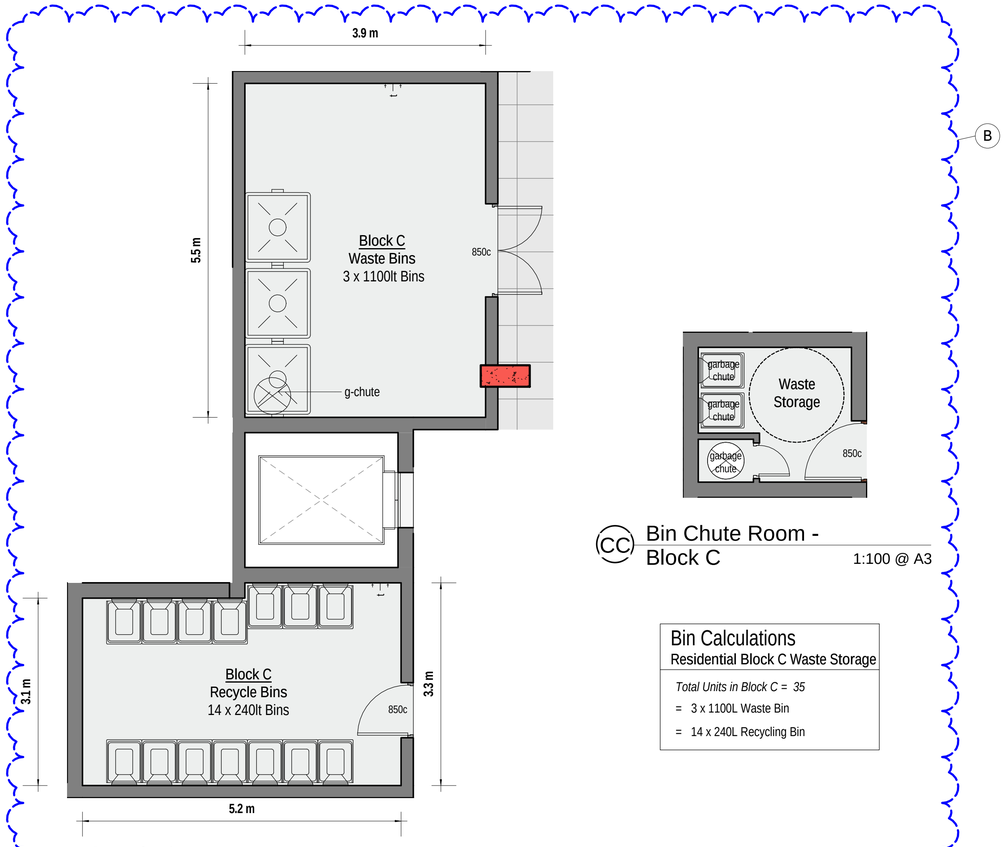
1:100 @ A3

BC Bin Chute Room - Block B

1:100 @ A3

Bin Calculations
Residential Block B Waste Storage

Total Units in Block B = 30
= 3 x 1100L Waste Bin
= 12 x 240L Recycling Bin



C Block C Waste Storage

1:100 @ A3

CC Bin Chute Room - Block C

1:100 @ A3

Bin Calculations
Residential Block C Waste Storage

Total Units in Block C = 35
= 3 x 1100L Waste Bin
= 14 x 240L Recycling Bin

0 m 0.5 1m 2.5m

ISSUE B - AMENDMENTS - 15.07.21

1. Site details updated to show the new Waste storage and collection layouts

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

architex

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DEVELOPMENT APPLICATION

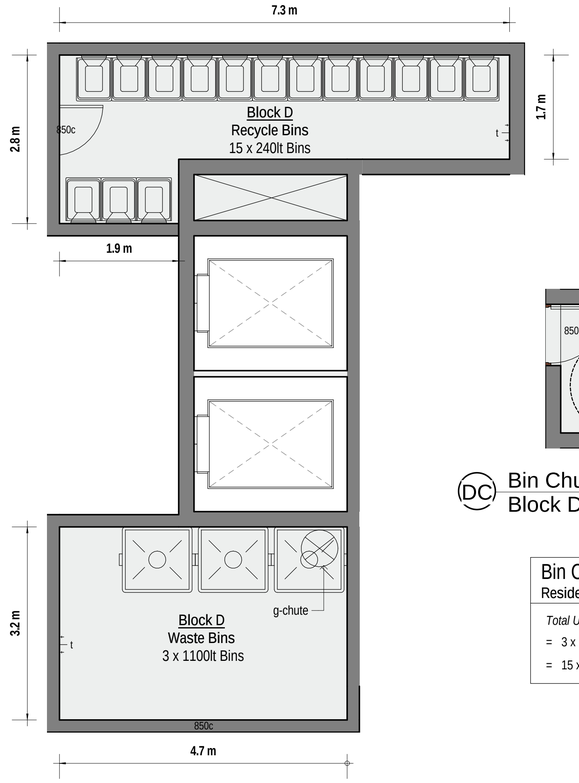
Project
Proposed Mixed Use Development

Project Address
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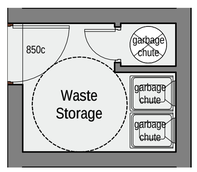
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Site Details 1

Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	52	B



D Block D Waste Storage 1:100 @ A3



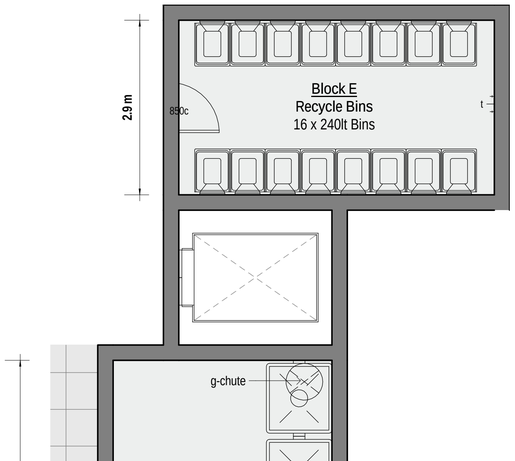
DC Bin Chute Room - Block D 1:100 @ A3

Bin Calculations
Residential Block D Waste Storage

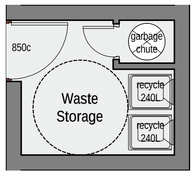
Total Units in Block D = 48
= 3 x 1100L Waste Bin
= 15 x 240L Recycling Bin

B

0 m 0.5 1m 2.5m



E Block E Waste Storage 1:100 @ A3

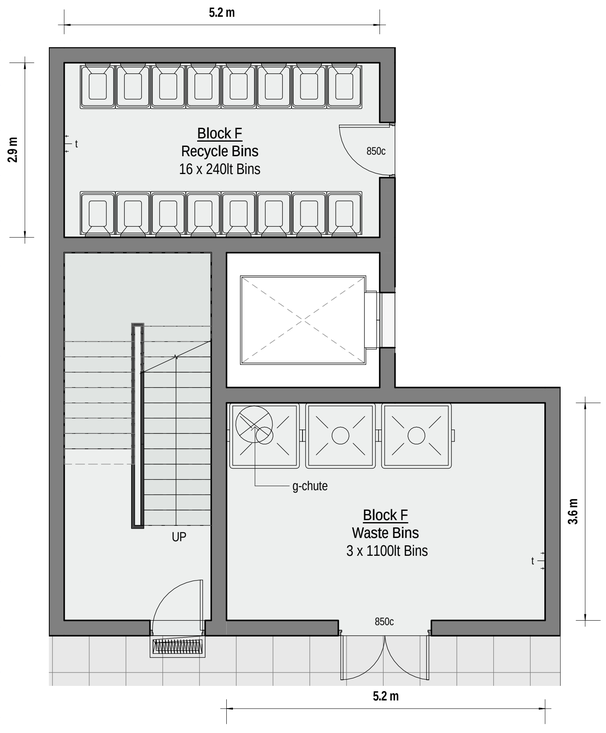


EC Bin Chute Room - Block E 1:100 @ A3

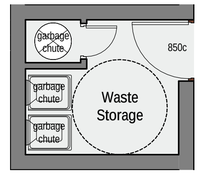
Bin Calculations
Residential Block E Waste Storage

Total Units in Block E = 42
= 3 x 1100L Waste Bin
= 16 x 240L Recycling Bin

B



F Block F Waste Storage 1:100 @ A3



FC Bin Chute Room - Block F 1:100 @ A3

Bin Calculations
Residential Block F Waste Storage

Total Units in Block F = 42
= 3 x 1100L Waste Bin
= 16 x 240L Recycling Bin

B

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

ISSUE B - AMENDMENTS - 15.07.21

1. Site details updated to show the new Waste storage and collection layouts

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DEVELOPMENT APPLICATION

Project
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Project Address
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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Site Details 2

Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	Drawing No.	Issue
2435	53	B



1 Waste Collection Area Detail 1:100 @ A3

0 m 0.5 1m 2.5m

ISSUE B - AMENDMENTS - 15.07.21

1. New drawing added to set
2. Site details updated to show the new Waste storage and collection layouts

Issue	Issue descrption	Date
A	Amendments To Address SOFAC	15.07.21

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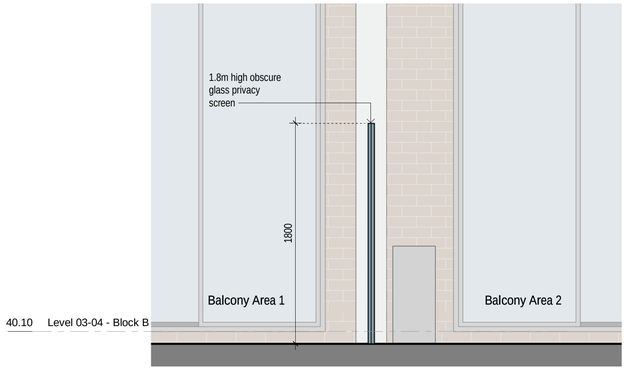
Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

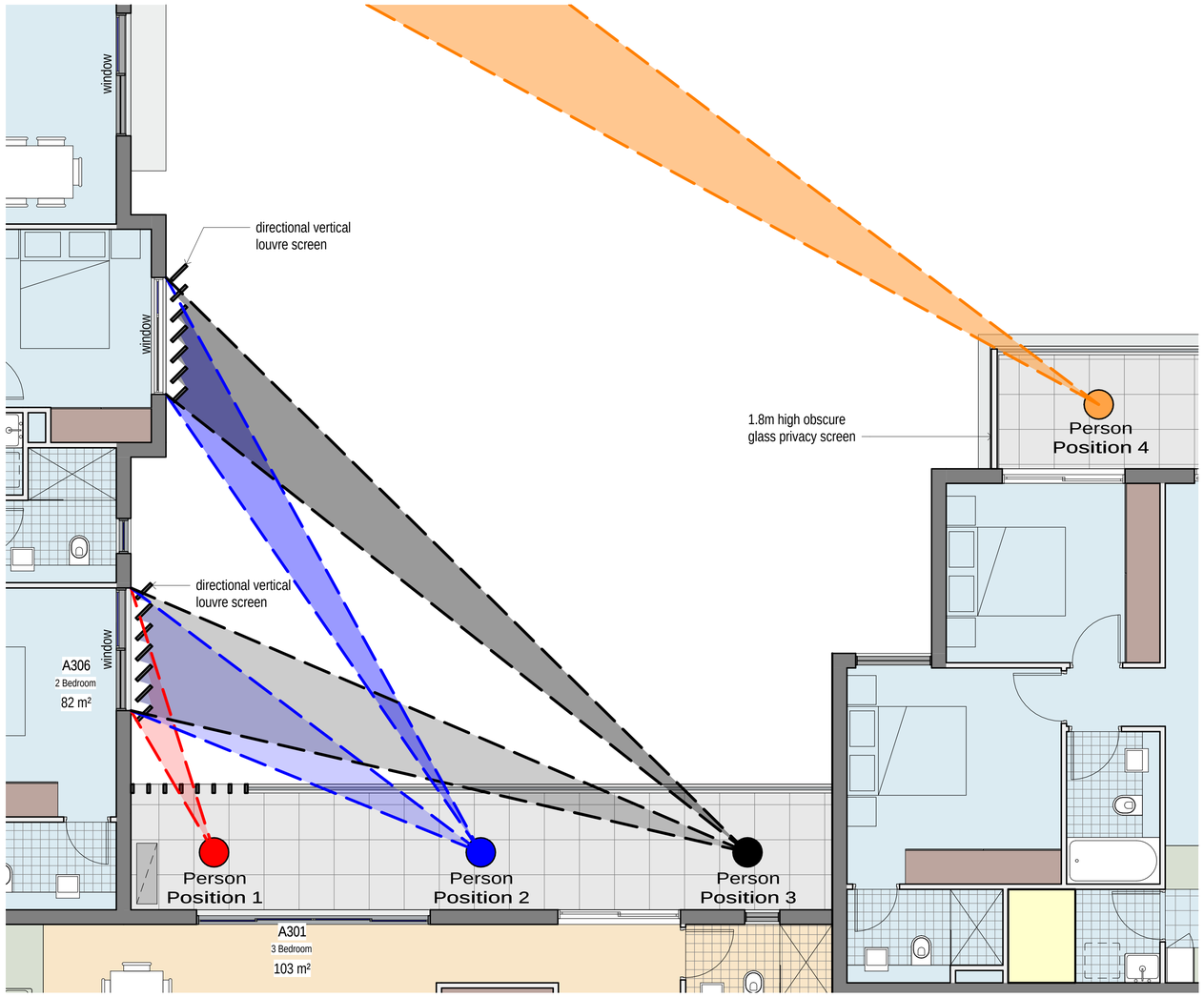
Title
Site Details 3

Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	Drawing No.	Issue
2435	53a	A

0 m 0.5 1m 2.5m



2 Typical Privacy screen Detail 1:50 @ A3



1 Privacy Cone Diagram 1:100 @ A3

ISSUE B - AMENDMENTS - 15.07.21

1. New drawing added to set
2. Privacy cone diagrams show measures taken to ensure privacy between bridging unit balconies and adjacent unit windows

Issue	Issue descrption	Date
A	Amendments To Address SOFAC	15.07.21

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DEVELOPMENT APPLICATION

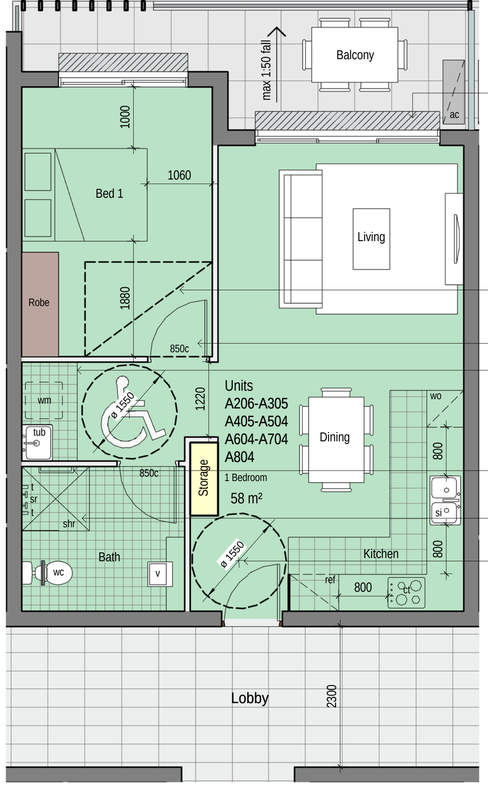
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Site Details 4
Privacy Cone Diagram

Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	53b	A



35mm ramped threshold

circulation spaces and clearances to be in accordance with AS4299

920mm wide doors used throughout

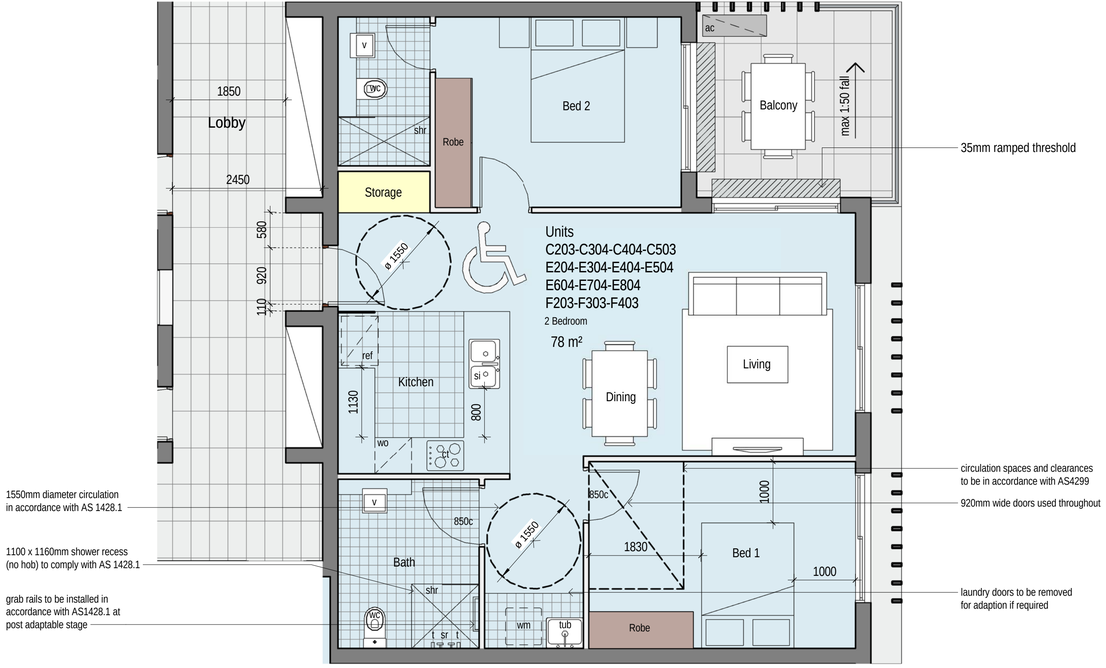
laundry doors to be removed for adaption if required

grab rails to be installed in accordance with AS1428.1 at post adaptable stage

1100 x 1160mm shower recess (no hob) to comply with AS 1428.1

1550mm diameter circulation in accordance with AS 1428.1

1 Post Adaptable Typical Unit Layout - Block A 1:100 @ A3



1550mm diameter circulation in accordance with AS 1428.1

1100 x 1160mm shower recess (no hob) to comply with AS 1428.1

grab rails to be installed in accordance with AS1428.1 at post adaptable stage

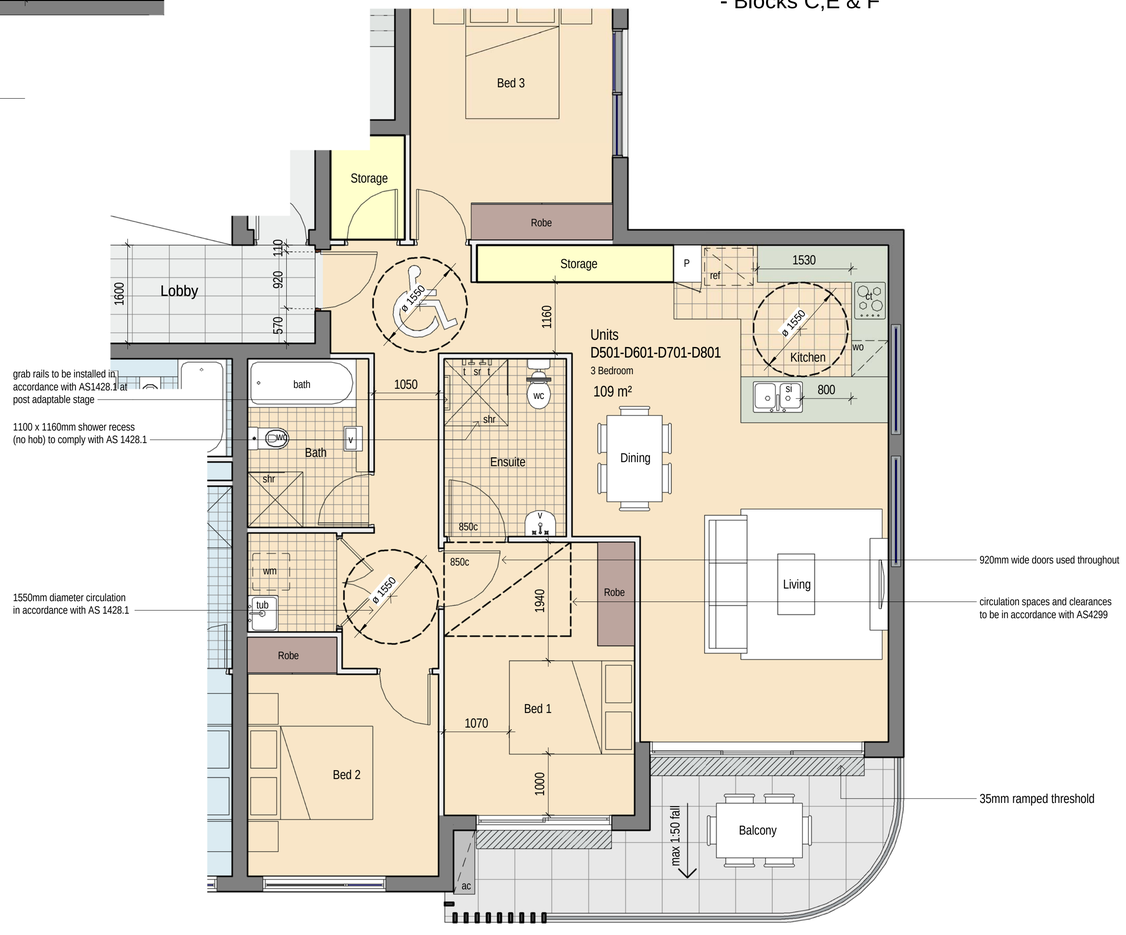
35mm ramped threshold

circulation spaces and clearances to be in accordance with AS4299

920mm wide doors used throughout

laundry doors to be removed for adaption if required

2 Post Adaptable Typical Unit Layout - Blocks C,E & F 1:100 @ A3



grab rails to be installed in accordance with AS1428.1 at post adaptable stage

1100 x 1160mm shower recess (no hob) to comply with AS 1428.1

1550mm diameter circulation in accordance with AS 1428.1

920mm wide doors used throughout

circulation spaces and clearances to be in accordance with AS4299

35mm ramped threshold

3 Post Adaptable Typical Unit Layout - Block D 1:100 @ A3

0 m 0.5 1m 2.5m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

POST ADAPTABLE NOTES:

General Notes

- 35mm ramped threshold to external sliding doors
- all floor surfaces to be slip resistant in accordance with AS/NZS 3661.1
- door openings to be positioned in wall to allow circulation adjacent to the doorway in accordance with AS1428.1- 2009

Electrical Notes

- Hot Water System to deliver hot water at a maximum of 50° in accordance with AS4299
- electrical distribution board to be located within the unit and be accessible
- allow for illumination levels in accordance with AS4299
- switch and power points to be located in accordance AS4299
- a telephone outlet to be provided in the lounge/dining area adjacent to a G.P.O

Laundry Notes

- laundry tub dimension and height to comply with AS 4299.
- taps to be provided at side of laundry tub
- provide double G.P.O

Bathroom Notes

- selected slip resistant ceramic floor tiles laid to fall on screed, provide waterproof membrane in accordance with AS 3740 1994
- tap sets to be capstan or lever handles with single outlet
- locate toilet paper holder in accordance with AS 1428.1- 2009
- accessible toilet in accordance with AS 1428.1- 2009
- provide for adjustable, detachable hand held shower rose mounted on a slider grab rail. clearance and heights to be in accordance with AS1428.1- 2009
- vanity clearance to comply with AS 1428.1- 2009

Kitchen Notes

- kitchen sink bowl 150mm deep max
- sink & adjacent work space to be adjustable in height (750-850mm) or replaceable
- install floor/wall tiling under & behind removable/adjustable kitchen benches
- tap set shall be capstan or lever handles or lever mix
- cook tops to include either front or side controls with raised cross bars
- cook tops to include isolating switch
- tap set located within 300mm of front of sink
- provision to be made for a microwave shelf to be installed or replaced at nay height between 750mm and 1200mm.

Issue	Issue descrption	Date
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Post-Adaptable Layouts

Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	54	A



1 AXO - Block A (1)



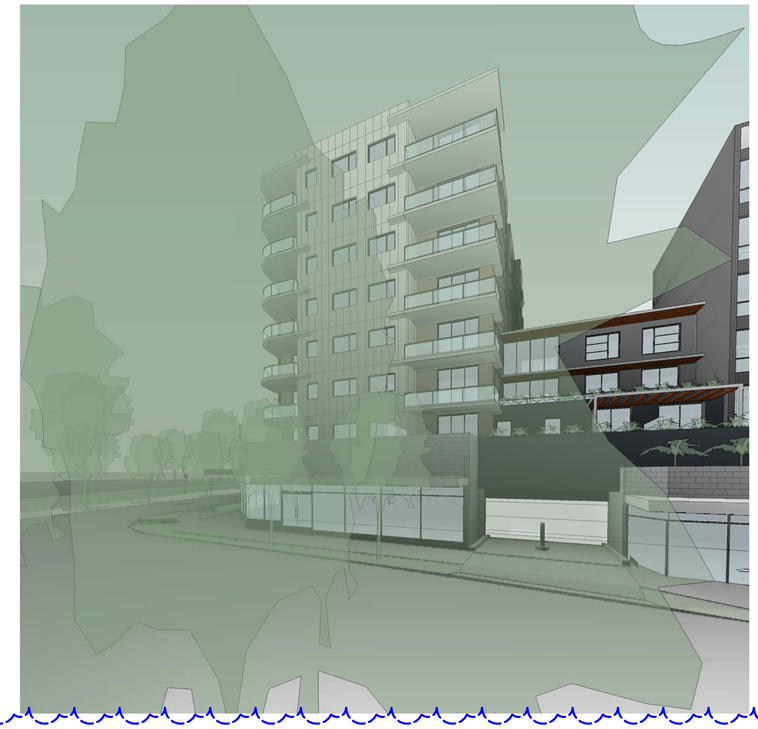
2 AXO - Block A (2)

B

B

B







ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

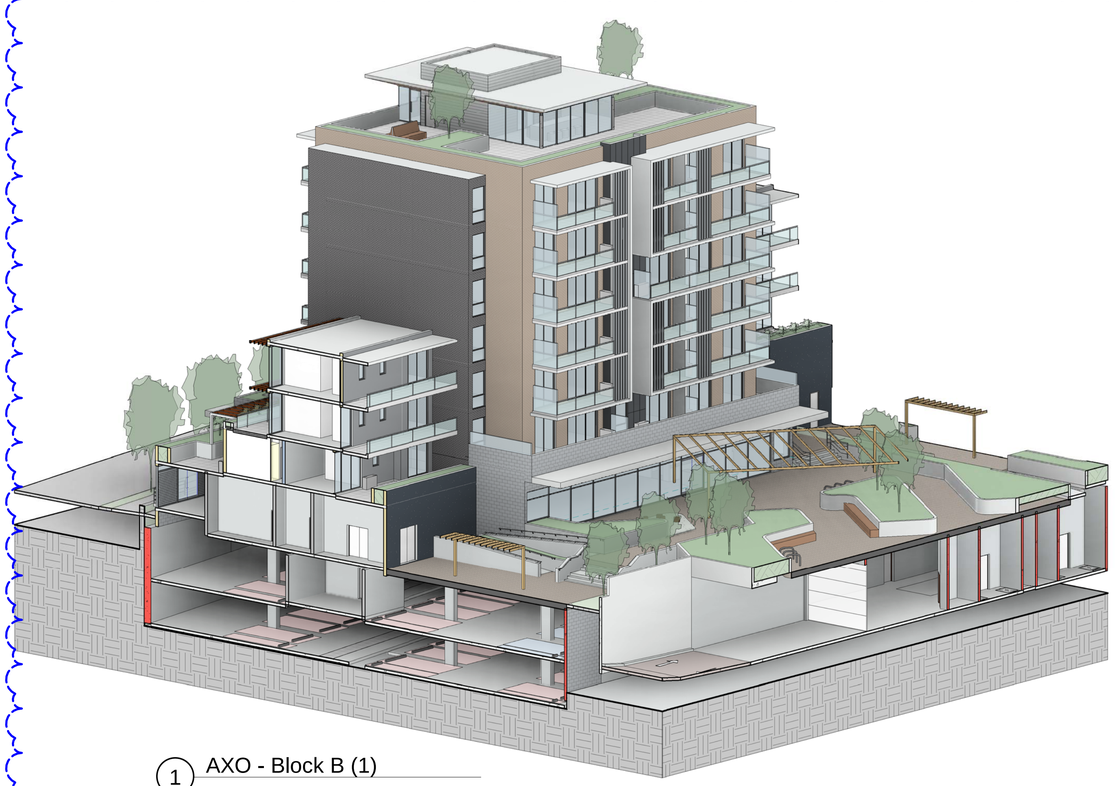
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
3D Study - Block A

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	55	B

0 m 1 2m 5m



1 AXO - Block B (1)

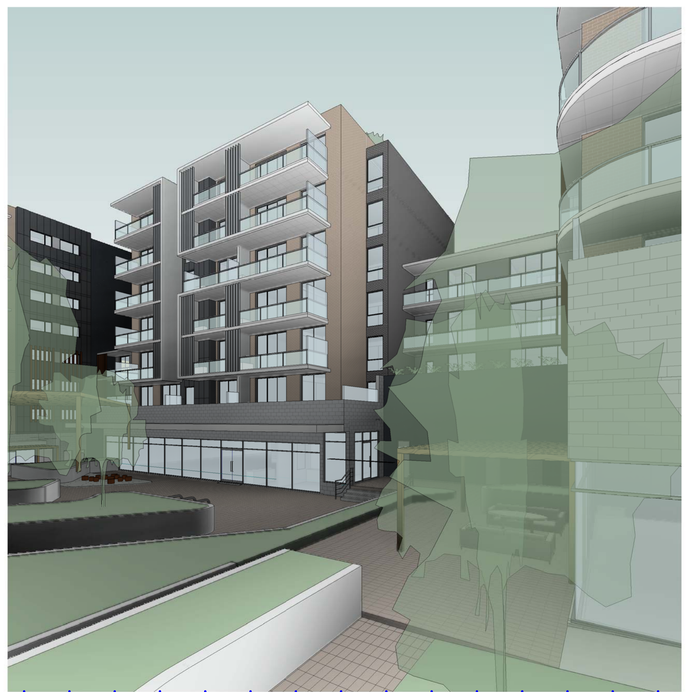


2 AXO - Block B (2)

B

B







ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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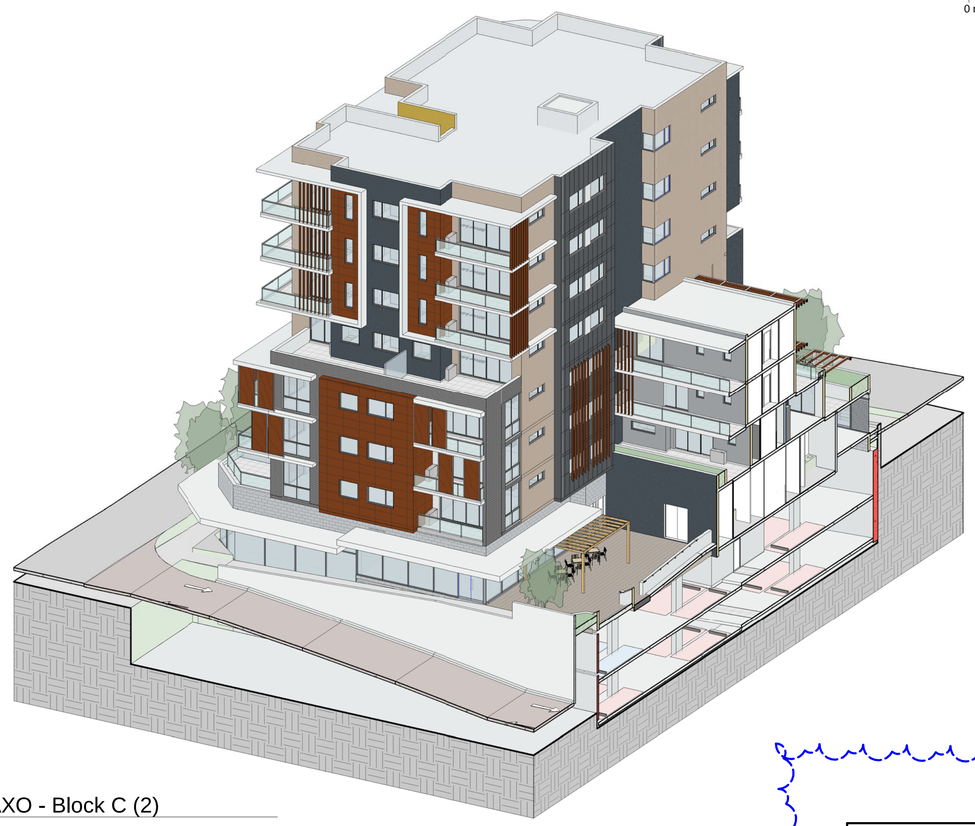
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
3D Study - Block B

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	56	B



1 AXO - Block C (1)



2 AXO - Block C (2)

0 m 1 2m 5m

B

B

B







ISSUE B - AMENDMENTS - 15.07.21
1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

Project
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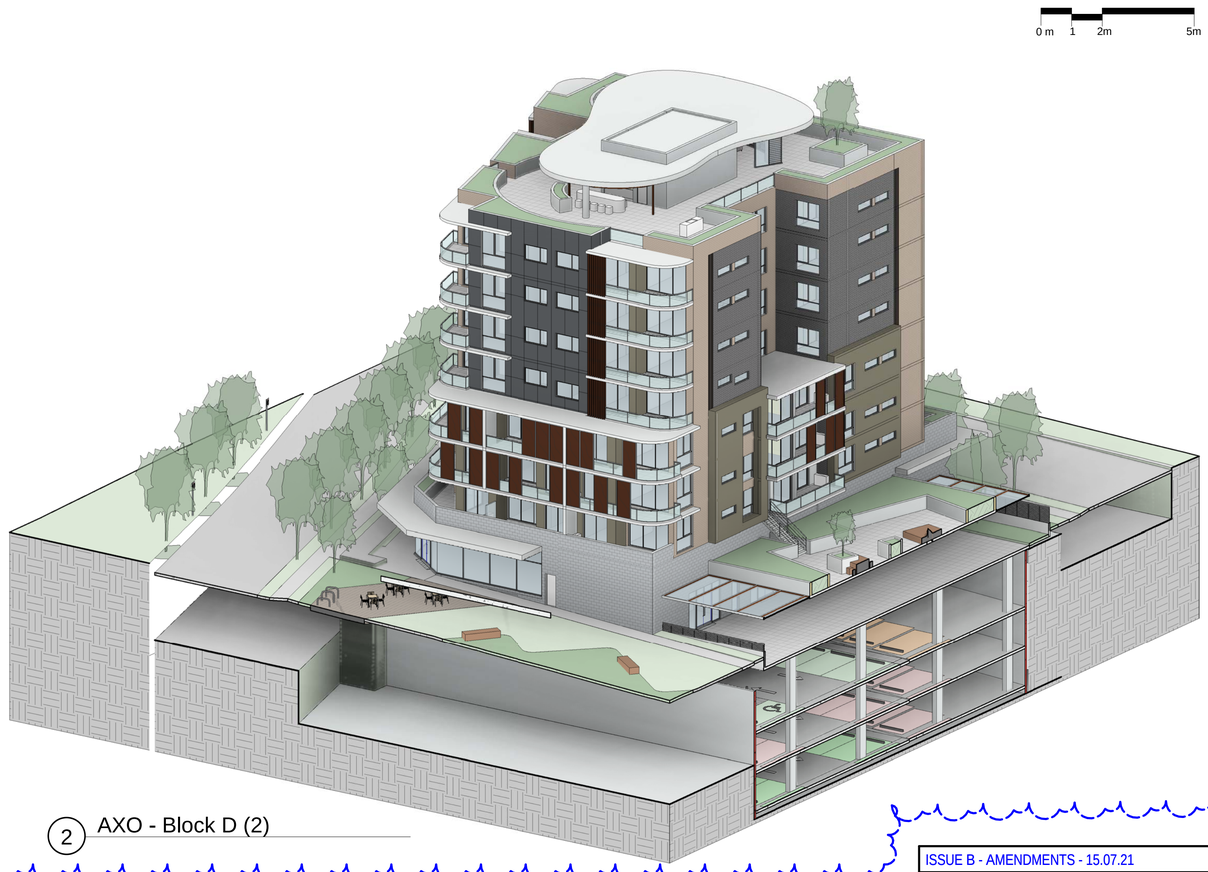
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
3D Study - Block C

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	57	B



1 AXO - Block D (1)



2 AXO - Block D (2)

0 m 1 2m 5m

B

B

B







DEVELOPMENT APPLICATION

ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Title
3D Study - Block D

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	58	B



1 AXO - Block E (1)



2 AXO - Block E (2)

0 m 1 2m 5m

B B







ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Title
3D Study - Block E

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	59	B



1 AXO - Block F (1)

B



2 AXO - Block F (2)

B







ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Title
3D Study - Block F

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	60	B



B

ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020



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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
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Client
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C & S Partners Pty Ltd

Title
3D - Overalls

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	61	B



B

ISSUE B - AMENDMENTS - 15.07.21

1. 3D study diagrams updated to reflect changes to floor plans and elevations.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

B







DEVELOPMENT APPLICATION

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Project Address
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Client
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C & S Partners Pty Ltd

Title
3D - Overalls 2

Drawn	Scale	Checked
A.S		Checker
Job No	**Drawing No.**	**Issue**
2435	62	B



1 Level 02 - Solar Access & Cross Ventilation 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

- 9am to 10am
- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path

cross ventilation

Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass balustrades & balcony sliding screens omitted from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Project
Proposed Mixed Use Development

Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
L2 - Solar Access & Cross-Ventilation Diagrams

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	63	B

DEVELOPMENT APPLICATION

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.



1 Level 03 - Solar Access & Cross Ventilation 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

- 9am to 10am
- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path

9 10 11 12 1 2 3

cross ventilation

B

Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass balustrades & balcony sliding screens omitted from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

Issue	Issue description	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Proposed Mixed Use Development

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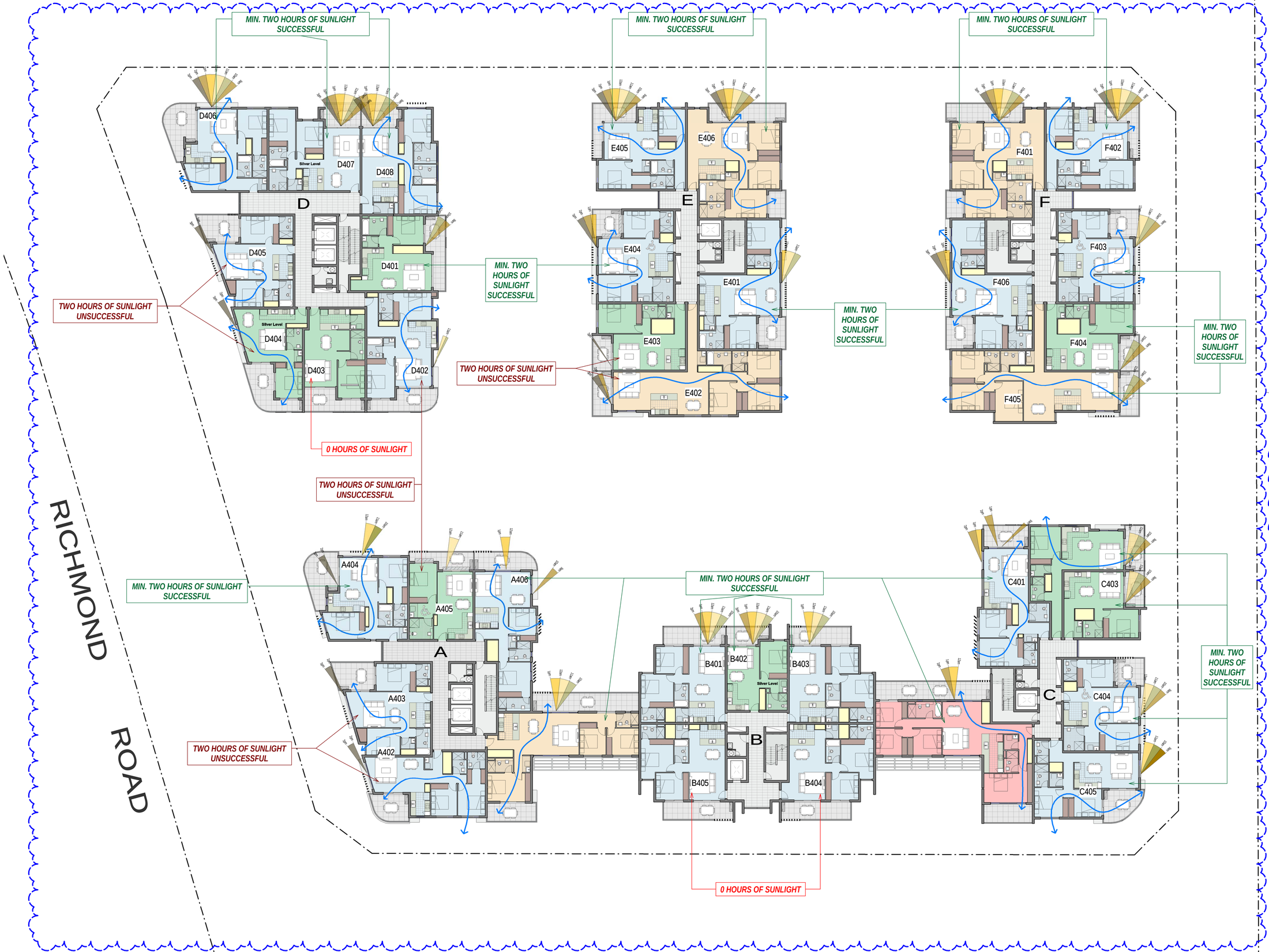
Title
L3 - Solar Access & Cross-Ventilation Diagrams

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	64	B

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

DEVELOPMENT APPLICATION



1 Level 04 - Solar Access & Cross Ventilation 1:400 @ A3

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

- 9am to 10am
- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path

B

cross ventilation

Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass Balustrades & balcony sliding screens ommited from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

DEVELOPMENT APPLICATION

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Title
L4 - Solar Access & Cross-Ventilation Diagrams

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	65	B



1 Level 05 - Solar Access & Cross Ventilation

1:400 @ A3

0 m 2 4m 10m

True Northpoint

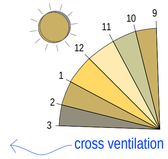
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

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- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path



Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass balustrades & balcony sliding screens ommitted from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
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Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Project
Proposed Mixed Use Development

Project Address
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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
L5 - Solar Access & Cross-Ventilation Diagrams

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	66	B

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

DEVELOPMENT APPLICATION



0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

- 9am to 10am
- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path

cross ventilation

Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass balustrades & balcony shading screens ommitted from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Client
iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
L6-7 - Solar Access & Cross-Ventilation Diagrams

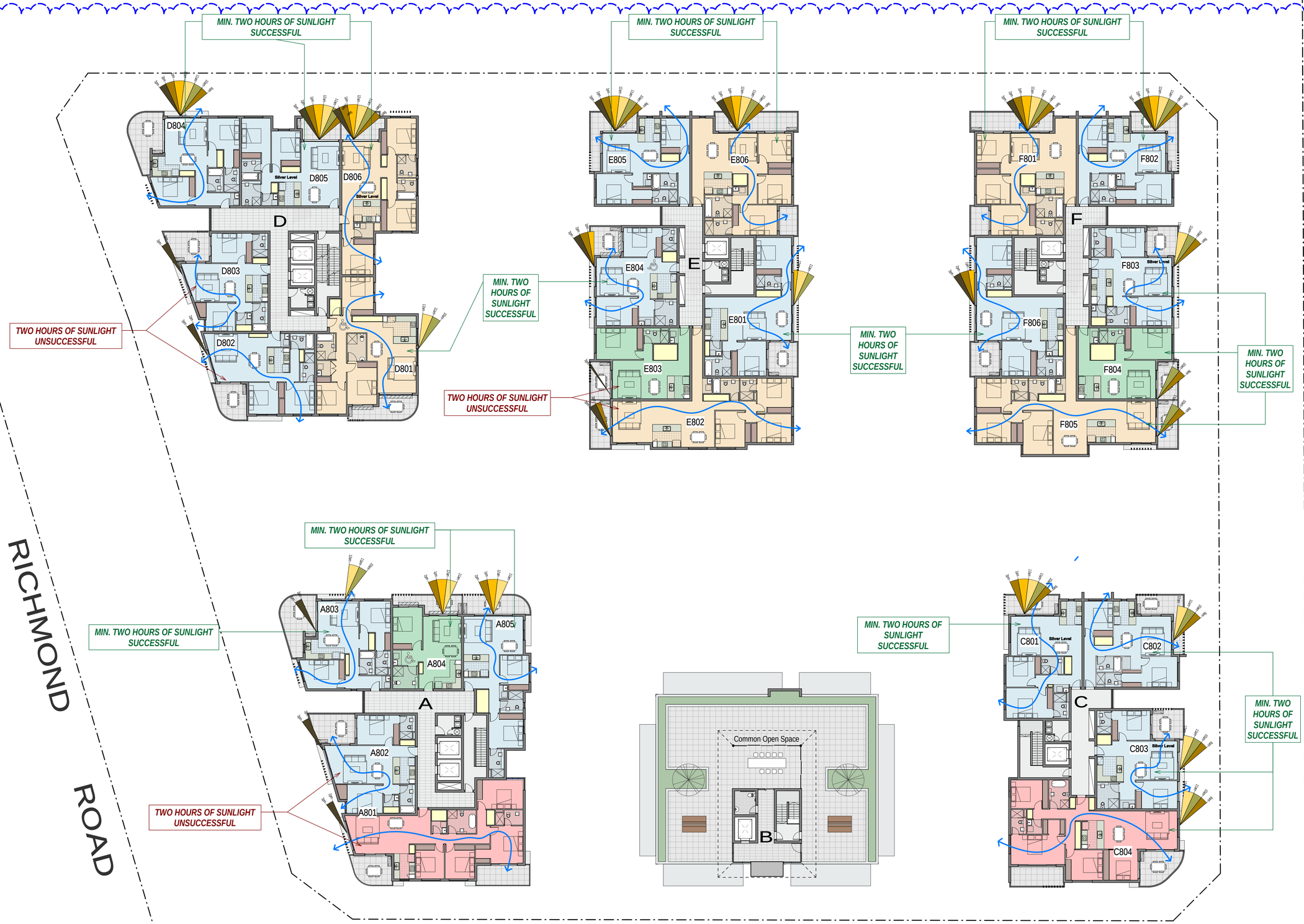
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	67	B

DEVELOPMENT APPLICATION

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

1 Level 06-07 - Solar Access & Cross Ventilation 1:400 @ A3



0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June

- 9am to 10am
- 10am to 11am
- 11am to 12noon
- 12noon to 1pm
- 1pm to 2pm
- 2pm to 3pm

Solar Access Path

cross ventilation

Notes:
- Refer too hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass balustrades & balcony slirling screens omitted from solar access calculations

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	168 (71.2%)
Number of Units with 0 solar access	17 (7.2%)
Number of Units with cross ventilation	167 (70.7%)

Issue	Issue description	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Project
Proposed Mixed Use Development

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Title
L8 - Solar Access & Cross-Ventilation Diagrams

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	68	B

DEVELOPMENT APPLICATION

ISSUE B - AMENDMENTS - 15.07.21

1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

1 Level 08 - Solar Access & Cross Ventilation 1:400 @ A3

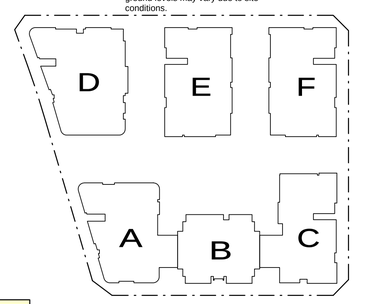


2 Level 01 - FSR Calculations 1:1000 @ A3

0 m 5 10m 25m

True Northpoint

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ISSUE B - AMENDMENTS - 15.07.21

1. FSR Diagrams updated to reflect amended Site Area and changes to Floor Plans.

- Areas included in FSR Calculations

FSR CALCULATIONS			
Net Site Area (Lot 1)	9,698.9 sq.m		
Gross Floor Area	26,474.58 sq.m		
FSR	2.73:1		
Gross Floor Areas	Blocks A, B, C	Blocks D, E, F	Total
Ground Floor/Level 1	2,268.58 sq.m	2,340.00 sq.m	4,608.58 sq.m
Level 2	1,566.30 sq.m	1,831.60 sq.m	3,397.90 sq.m
Level 3	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 4	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 5	1,291.90 sq.m	1,755.90 sq.m	3,047.80 sq.m
Level 6	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 7	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 8	909.70 sq.m	1,765.60 sq.m	2,675.30 sq.m
Total	11,577.28 sq.m	14,897.30 sq.m	26,474.58 sq.m



1 Level 02 - FSR Calculations 1:1000 @ A3



3 Level 03-04 - FSR Calculations 1:1000 @ A3

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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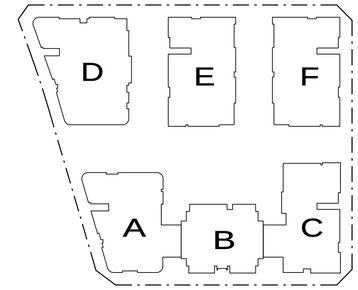
Title
FSR Calculations

Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	Drawing No.	Issue
2435	69	B

0 m 5 10m 25m

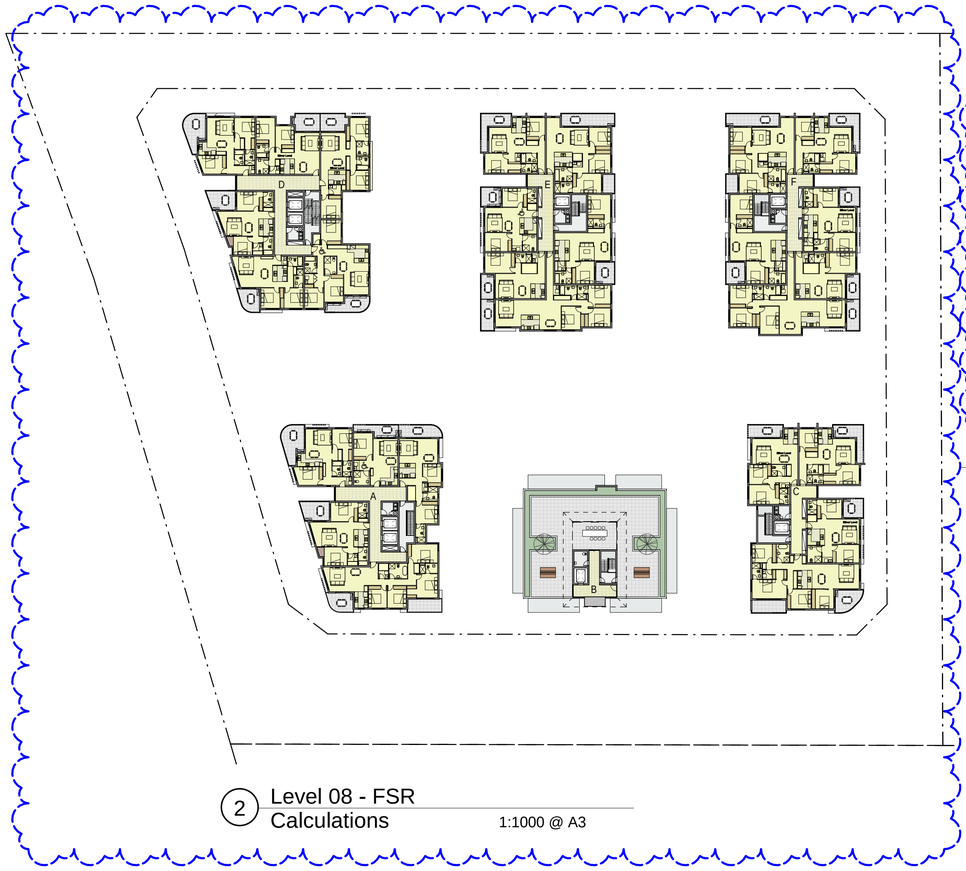
True Northpoint

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1 Level 05-07 - FSR Calculations 1:1000 @ A3



2 Level 08 - FSR Calculations 1:1000 @ A3

B B

- Areas included in FSR Calculations

FSR CALCULATIONS			
Net Site Area (Lot 1)	9,698.9 sq.m		
Gross Floor Area	26,474.58 sq.m		
FSR	2.73:1		
Gross Floor Areas	Blocks A, B, C	Blocks D, E, F	Total
Ground Floor/Level 1	2,268.58 sq.m	2,340.00 sq.m	4,608.58 sq.m
Level 2	1,566.30 sq.m	1,831.60 sq.m	3,397.90 sq.m
Level 3	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 4	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m
Level 5	1,291.90 sq.m	1,755.90 sq.m	3,047.80 sq.m
Level 6	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 7	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m
Level 8	909.70 sq.m	1,765.60 sq.m	2,675.30 sq.m
Total	11,577.28 sq.m	14,897.30 sq.m	26,474.58 sq.m

Issue	Issue Description	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

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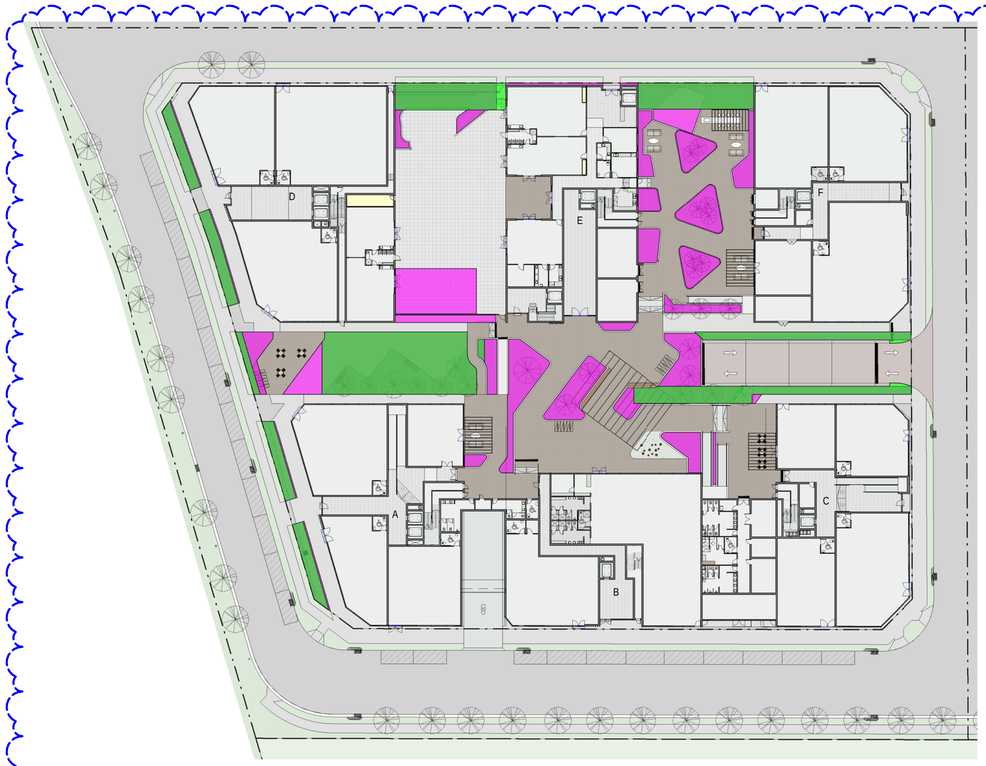
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
FSR Calculations 2

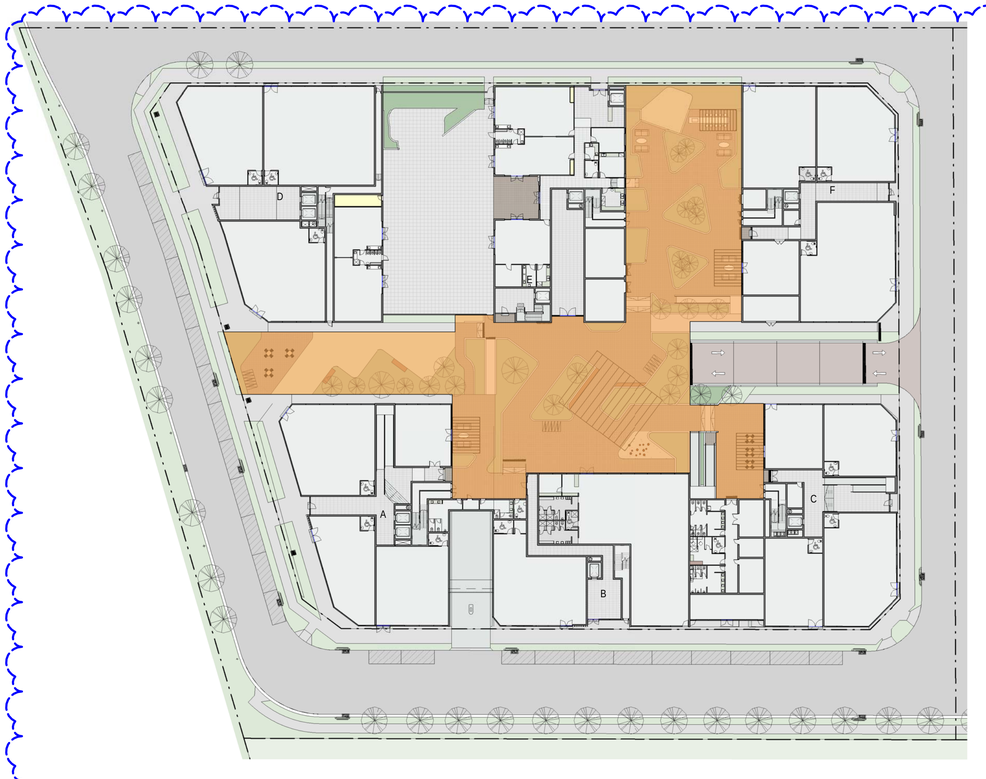
Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	Drawing No.	Issue
2435	70	B

ISSUE B - AMENDMENTS - 15.07.21

1. FSR Diagrams updated to reflect amended Site Area and changes to Floor Plans.



1 Deep Soil Calculation
1:1000 @ A3

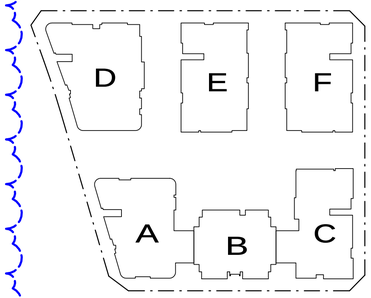


2 Level 01 - Common Open Space Diagram 1 : 500

0 m 5 10m 25m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- Areas included in Landscape Calculations
- Areas included in Deep Soil Calculations
- Areas included in Common Open Space Calculations

Landscape Calculations	
Landscape + Deep Soil	1,953.00 sq.m (20.1%)
Deep Soil	661.00 sq.m (6.82%)
Common Open Space	3,580.00 sq.m (36.9%)

B

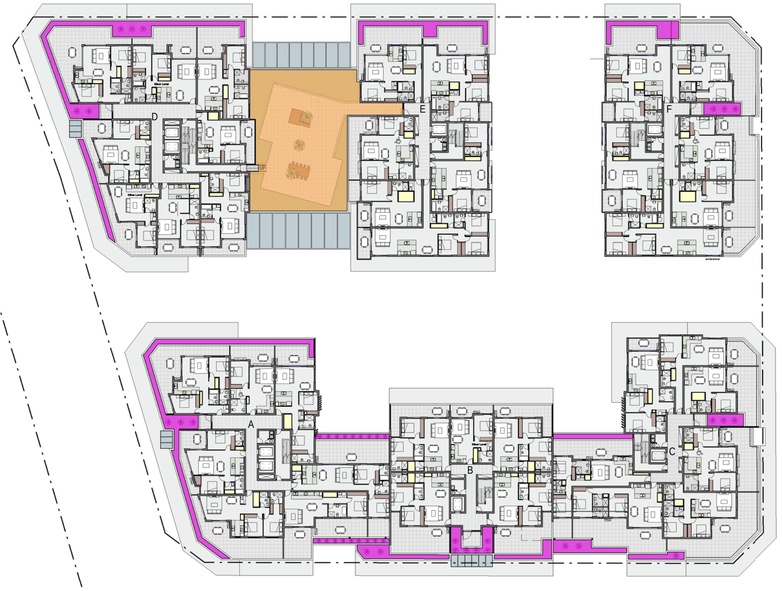
B

B

B

ISSUE B - AMENDMENTS - 15.07.21

1. Common Open Space and Deep Soil Diagrams updated to reflect amendments to Site area, Floor Plans and Landscape design.



3 Level 02 - Common Open Space Diagram 1:1000 @ A3



5 Roof Level -Level 08 - Common Open Space Diagram 1:1000 @ A3

4 Level 08 - Common Open Space Diagram 1:1000 @ A3

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

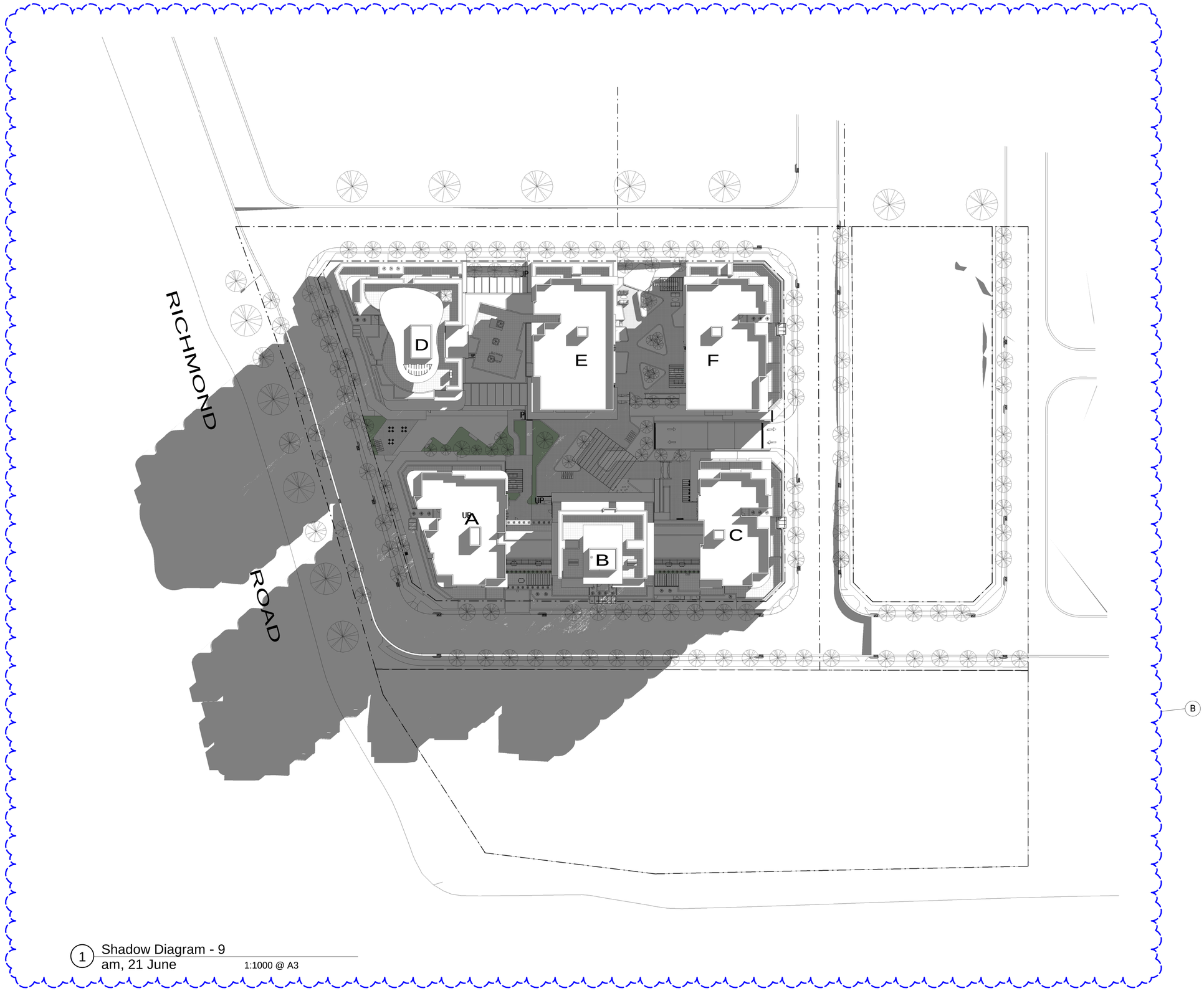
Project
Proposed Mixed Use Development

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Title
Common Open Space & Deep Soil Diagrams

Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	Drawing No.	Issue
2435	71	B



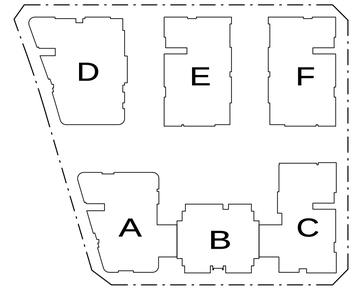
1 Shadow Diagram - 9 am, 21 June 1:1000 @ A3

SHADOWS CAST BY PROPOSED BUILDING

0 m 5 10m 25m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



ISSUE B - AMENDMENTS - 15.07.21

1. Shadow diagrams updated to reflect changes to Floor Plans and levels.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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DEVELOPMENT APPLICATION

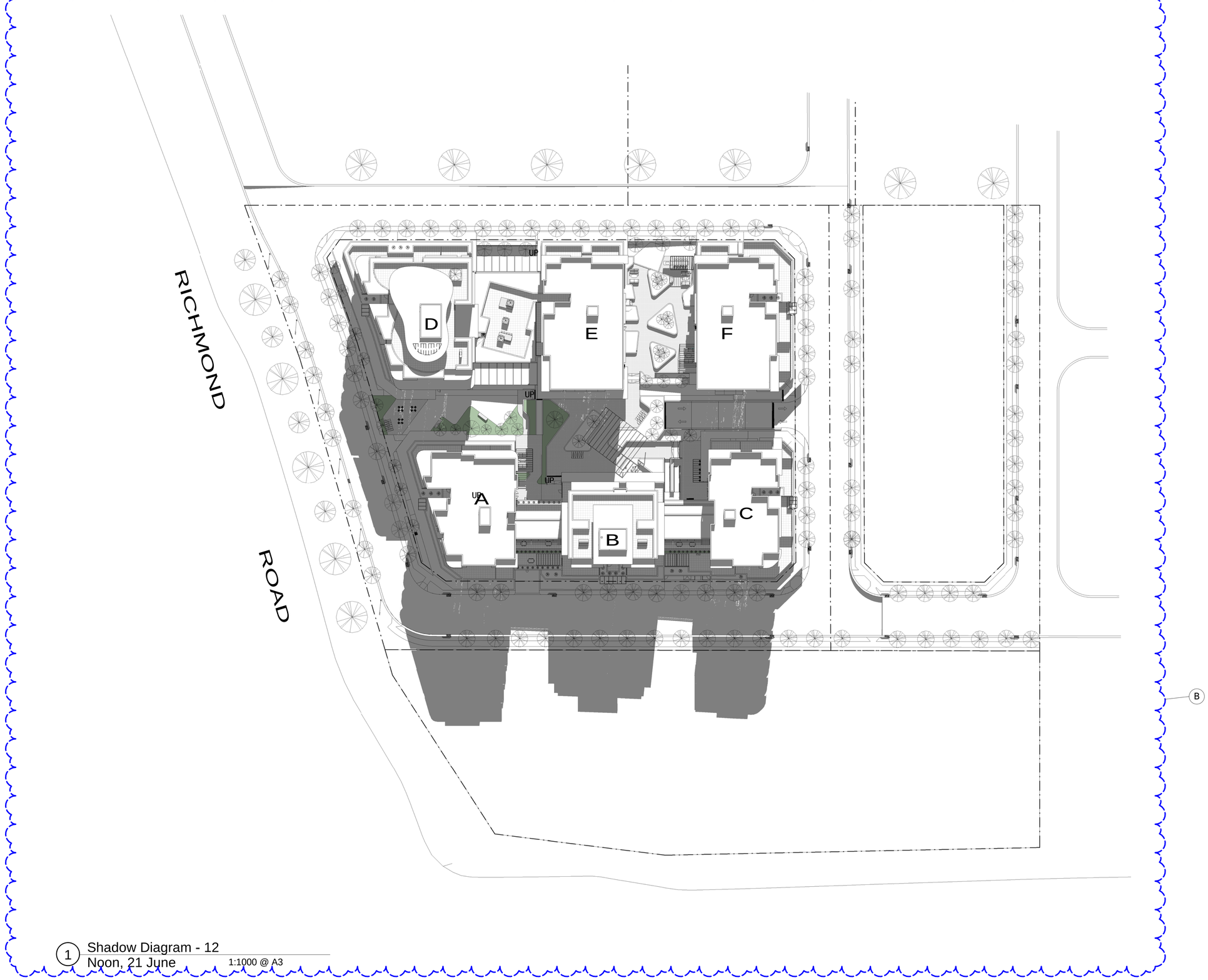
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Title
Shadow Diagram - 9 am, 21 June

Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	72	B



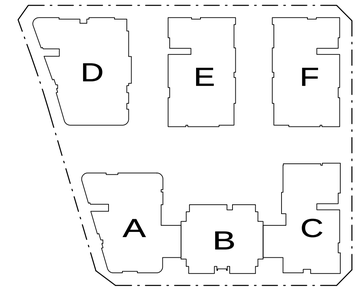
1 Shadow Diagram - 12 Noon, 21 June 1:1000 @ A3

SHADOWS CAST BY PROPOSED BUILDING

0 m 5 10m 25m

True Northpoint

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ISSUE B - AMENDMENTS - 15.07.21

1. Shadow diagrams updated to reflect changes to Floor Plans and levels.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
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DEVELOPMENT APPLICATION

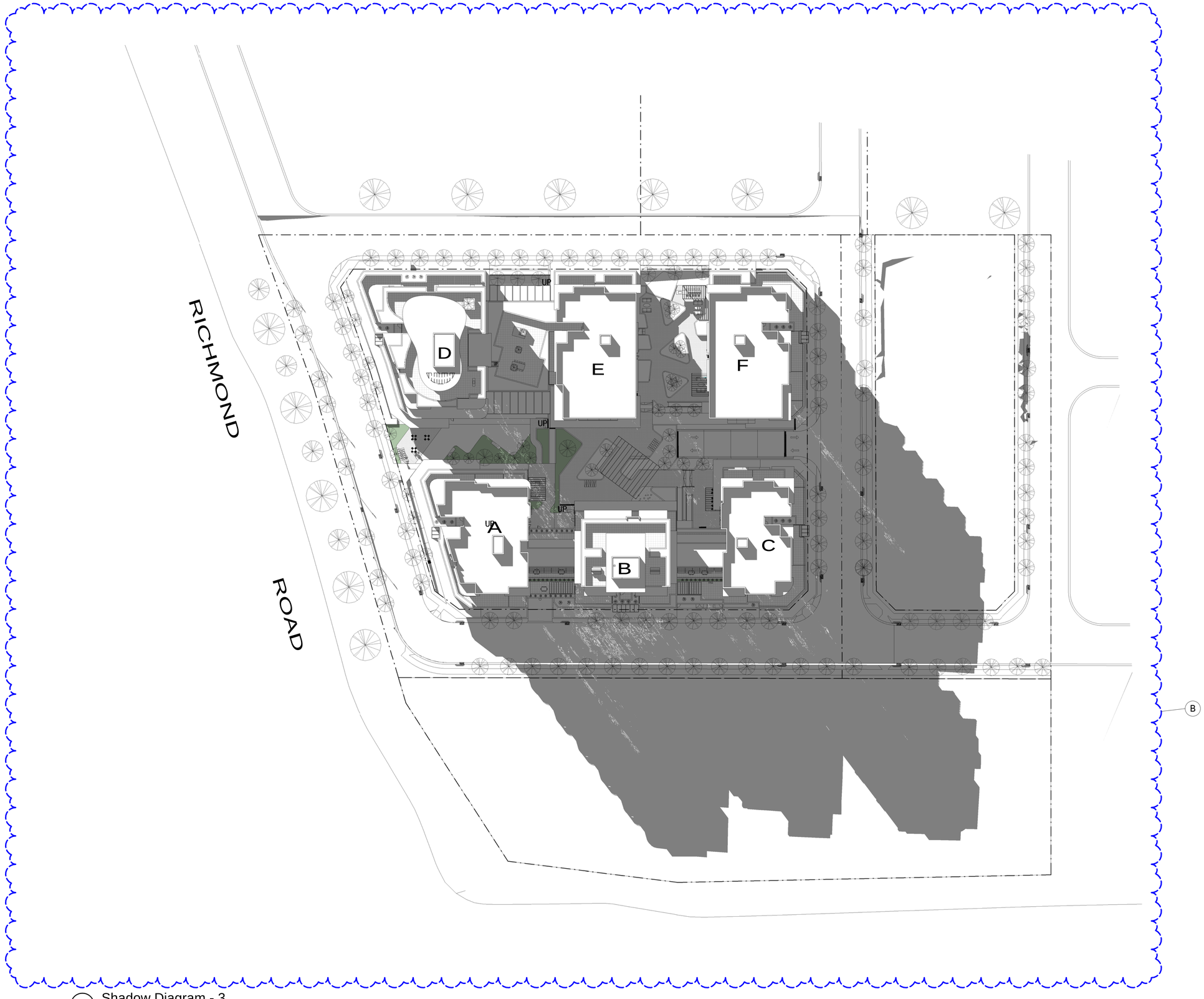
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Title
Shadow Diagram - 12 Noon, 21 June

Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	**Drawing No.**	**Issue**
2435	73	B



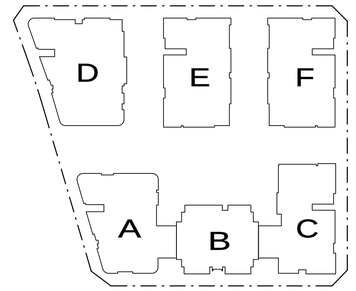
1 Shadow Diagram - 3 pm, 21 June 1:1000 @ A3

SHADOWS CAST BY PROPOSED BUILDING

0 m 5 10m 25m

True Northpoint

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ISSUE B - AMENDMENTS - 15.07.21

1. Shadow diagrams updated to reflect changes to Floor Plans and levels.

Issue	Issue descrption	Date
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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Title
Shadow Diagram - 3 pm, 21 June

Drawn	Scale	Checked
A.S	1:1000 @ A3	Checker
Job No	Drawing No.	Issue
2435	74	B