



PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

182 GUNTAWONG ROAD, RIVERSTONE

DRAWING REGISTER			
DRAWING NUMBER	DRAWING NAME	DRAWING ISSUE DATE	CURRENT REVISION
DA-001	COVER SHEET	22/01/2021	H
DA-002	COMPLIANCE TABLE	22/01/2021	G
DA-003	LOCATION PLAN	22/01/2021	G
DA-004	SUBDIVISION PLAN	22/01/2021	G
DA-005	SITE ANALYSIS	22/01/2021	H
DA-006	SURVEY PLAN	22/01/2021	G
DA-007	SITE PLAN	22/01/2021	H
DA-008	BASEMENT 2	22/01/2021	G
DA-009	BASEMENT 1	22/01/2021	G
DA-010	GROUND FLOOR	22/01/2021	H
DA-10A	GROUND FLOOR- Landscape and COS DETAILED	22/01/2021	D
DA-011	LEVEL 1	22/01/2021	G
DA-011A	LEVEL 2	22/01/2021	G
DA-011B	LEVEL 3	22/01/2021	G
DA-012	ROOF PLAN	22/01/2021	G
DA-013	ELEVATION	22/01/2021	G
DA-014	SECTION	22/01/2021	H
DA-014A	SECTIONS	22/01/2021	H
DA-015	RAMP SECTIONS	22/01/2021	G

DRAWING REGISTER			
DRAWING NUMBER	DRAWING NAME	DRAWING ISSUE DATE	CURRENT REVISION
DA-016	4.5m CLEARANCE GARBAGE TRUCK	22/01/2021	G
DA-017	MATERIAL AND FINISHES	22/01/2021	G
DA-018	SHADOW DIAGRAM SOLAR ACCESS TO C.O.S.	22/01/2021	G
DA-019	SOLAR ACCESS	22/01/2021	H
DA-019A	SHADOW ANALYSIS	22/01/2021	G
DA-019B	SUN DIAGRAM	22/01/2021	D
DA-020	CROSS VENTILATION	22/01/2021	H
DA-021	AREA CALC. GFA	22/01/2021	H
DA-022	AREA CALC. C.O.S. - LANDSCAPE	22/01/2021	G
DA-023	SITE COVERAGE	22/01/2021	G
DA-024	BUILDING HEIGHT COMPLIANCE	22/01/2021	H
DA-025	TYPICAL ADAPTABLE & LIVABLE	22/01/2021	G
DA-026	TYPICAL DIMENSIONED LAYOUT	22/01/2021	G
DA-027	DIMENSIONED LAYOUTS STORAGE AND POS SCHEDULE	22/01/2021	G
DA-028	COMMON CIRCULATION SPACES AND CEILING HEIGHT	22/01/2021	G
DA-028A	Units Reflected Ceiling plan	22/01/2021	G
DA-029	PERSPECTIVE VIEWS	22/01/2021	G
DA-030	Communal Game Room	08/17/21	

H	17/08/21	COMMUNAL PLAYROOM ADDED	GENERAL NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.
G	16/06/21	JOINT CONFERENCE	
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	
E	22/01/21	RESPONSE TO S.34 CONFERENCE	
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT	
C	01/09/20	ISSUED FOR S.34 CONFERENCE	
B	24/07/20	RESPONSE TO SOFAC	
ISSUE	DATE	REVISION	BY

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PROJECT:

LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:

LOT 47 IN DP30186

DRAWING TITLE:

COVER SHEET

LOT 1 - 182	PROJECT No:	DATE:	DRAWING No:	REV:
	GUNTAWONG	17/08/21	DA-001	H
	DRAWN BY:	SCALE:		
	Author			
C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06_ladan\9AUG.rvt				

DA ISSUE

LOT 1-UNITS SCHEDULE 01				
UNIT	TYPE	UNIT Area	Solar Access	Cross Ventilation
BLOCK-A				
A101	1 BED(LIVABLE)	60 m²	MORE THAN 2HRS	No
A102	2B(ADPT)	82 m²	MORE THAN 2HRS	Yes
A103	3 BED(LIVABLE)	95 m²	MORE THAN 2HRS	No
A104	3 BED	96 m²	MORE THAN 2HRS	Yes
A201	1 BED(LIVABLE)	60 m²	MORE THAN 2HRS	No
A202	2B(ADPT)	82 m²	MORE THAN 2HRS	Yes
A203	3 BED(LIVABLE)	95 m²	MORE THAN 2HRS	No
A204	3 BED	96 m²	MORE THAN 2HRS	Yes
A301	1 BED(LIVABLE)	60 m²	MORE THAN 2HRS	Yes
A302	2B(ADPT)	82 m²	MORE THAN 2HRS	Yes
A303	3 BED(LIVABLE)	95 m²	MORE THAN 2HRS	Yes
A304	3 BED	96 m²	MORE THAN 2HRS	Yes
AG01	STUDIO	41 m²	MORE THAN 2HRS	No
AG02	2B(ADPT)	77 m²	MORE THAN 2HRS	Yes
AG03	2 BED	76 m²	MORE THAN 2HRS	No
AG04	3 BED	95 m²	MORE THAN 2HRS	Yes
BLOCK-A: 16				
BLOCK-B				
B101	3 BED	96 m²	LESS THAN 2HRS	Yes
B102	1 BED	51 m²	LESS THAN 2HRS	Yes
B103	2 BED	76 m²	MORE THAN 2HRS	Yes
B104	STUDIO	41 m²	MORE THAN 2HRS	No
B105	2 BED	78 m²	MORE THAN 2HRS	No
B106	3 BED	96 m²	NO	Yes
B201	3 BED	96 m²	LESS THAN 2HRS	Yes
B202	1 BED	51 m²	LESS THAN 2HRS	Yes
B203	2 BED	76 m²	MORE THAN 2HRS	Yes
B204	STUDIO	41 m²	MORE THAN 2HRS	No
B205	2 BED	78 m²	MORE THAN 2HRS	No
B206	3 BED	96 m²	NO	Yes
B301	3 BED	96 m²	LESS THAN 2HRS	Yes
B302	1 BED	51 m²	MORE THAN 2HRS	Yes
B303	2 BED	76 m²	MORE THAN 2HRS	Yes
B304	STUDIO	41 m²	MORE THAN 2HRS	No
B305	2 BED	78 m²	MORE THAN 2HRS	No
B306	3 BED	96 m²	NO	Yes
BG01	3 BED	96 m²	LESS THAN 2HRS	Yes
BG02	1 BED	51 m²	LESS THAN 2HRS	No
BG03	2 BED	76 m²	MORE THAN 2HRS	Yes
BG04	STUDIO	41 m²	MORE THAN 2HRS	No
BG05	2 BED	77 m²	MORE THAN 2HRS	No
BG06	3 BED	95 m²	NO	No
BLOCK-B: 24				
BLOCK-C				
C101	1 BED	51 m²	NO	Yes
C102	2B(ADPT)	75 m²	MORE THAN 2HRS	No
C103	1 BED	50 m²	MORE THAN 2HRS	Yes
C104	2 BED	77 m²	MORE THAN 2HRS	Yes
C105	2 BED	75 m²	MORE THAN 2HRS	No
C106	2B(LIVABLE)	75 m²	MORE THAN 2HRS	Yes
C201	1 BED	51 m²	NO	Yes
C202	2B(ADPT)	75 m²	MORE THAN 2HRS	No
C203	1 BED	50 m²	MORE THAN 2HRS	Yes
C204	2 BED	77 m²	MORE THAN 2HRS	Yes
C205	2 BED	75 m²	MORE THAN 2HRS	No
C206	2 BED	75 m²	MORE THAN 2HRS	Yes
C301	1 BED	51 m²	NO	Yes
C302	2B(ADPT)	75 m²	MORE THAN 2HRS	Yes
C303	1 BED	50 m²	MORE THAN 2HRS	Yes
C304	2 BED	77 m²	MORE THAN 2HRS	Yes
C305	2 BED	75 m²	MORE THAN 2HRS	Yes
C306	2 BED	75 m²	MORE THAN 2HRS	Yes
CG01	1 BED	51 m²	NO	No
CG02	2B(ADPT)	75 m²	MORE THAN 2HRS	No
CG04	2 BED	77 m²	MORE THAN 2HRS	Yes
CG05	2 BED	75 m²	MORE THAN 2HRS	No
CG06	2B(LIVABLE)	75 m²	MORE THAN 2HRS	Yes
BLOCK-C: 23				
BLOCK-D				

Wash Bay Schedule	
Type	Count
Wash Bay	1

Bike Parking Schedule	
BIKE PARKING SPACES	Bike Parking Spaces
Bike Parking	34

LOT 1-UNITS SCHEDULE 01				
UNIT	TYPE	UNIT Area	Solar Access	Cross Ventilation
D101	3 BED	96 m²	NO	No
D102	2 BED	76 m²	LESS THAN 2HRS	Yes
D103	2 BED	75 m²	MORE THAN 2HRS	Yes
D104	STUDIO	41 m²	MORE THAN 2HRS	Yes
D105	2 BED	77 m²	MORE THAN 2HRS	No
D201	3 BED	96 m²	NO	Yes
D202	2 BED	76 m²	LESS THAN 2HRS	Yes
D203	2 BED	75 m²	MORE THAN 2HRS	Yes
D204	STUDIO	41 m²	MORE THAN 2HRS	Yes
D205	2 BED	77 m²	MORE THAN 2HRS	No
D301	3 BED	96 m²	NO	Yes
D302	2 BED	76 m²	LESS THAN 2HRS	Yes
D303	2 BED	75 m²	MORE THAN 2HRS	Yes
D304	STUDIO	41 m²	MORE THAN 2HRS	Yes
D305	2 BED	77 m²	MORE THAN 2HRS	No
DG01	2B(ADPT)	79 m²	NO	No
DG02	2 BED	76 m²	LESS THAN 2HRS	Yes
DG03	2 BED	75 m²	MORE THAN 2HRS	Yes
DG04	STUDIO	41 m²	MORE THAN 2HRS	Yes
DG05	1 BED+S	65 m²	MORE THAN 2HRS	No
BLOCK-D: 20				
Grand total: 83				

UNIT MIX -LOT 1		
	Count	UNIT MIX
1 BED	11	13%
1 BED(LIVABLE)	3	4%
1 BED+S	1	1%
2 BED	30	36%
2B(ADPT)	9	11%
2B(LIVABLE)	2	2%
3 BED	15	18%
3 BED(LIVABLE)	3	4%
STUDIO	9	11%
Grand total: 83		

CROSS VENTILATION MIX		
Cross Ventilation	Count	MIX
No	29	35%
Yes	54	65%
Grand total: 83		

SOLAR ACCESS MIX		
Solar Access	Count	MIX
LESS THAN 2HRS	11	13.3%
MORE THAN 2HRS	60	72.3%
NO	12	14.5%
Grand total: 83		

Parking Schedule	
Type	Count
Residential	91
Residential/Disabled	9
Visitor	17
Visitor/Disabled	1
Grand total: 118	118

PARKING CALCULATIONS

RESIDENTIAL

STUDIO: 1 SPACE PER DWELLING
1-2 BEDROOM: 1 SPACE PER DWELLINGS
3 BEDROOM: 1.5 SPACE PER DWELLINGS
3 BEDROOM-DK: 2 SPACE PER DWELLINGS

VISITOR

1 SPACE PER 5 DWELLINGS

BIKE RACKS

RESIDENTIAL : 1 SPACE PER 3 DWELLINGS

	NO.UNIT	REQUIRED	COMPLIANCE
BIKE RACK	83	28	YES

PARKING CALCULATION TABLE

RESIDENT PARKING

UNIT TYPE	NO OF UNIT	RATIO	REQUIRED
STUDIO	9	1:1	9
1 BED	15	1:1	15
2 BED	41	1:1	41
2 BED (D.KEY)	-	1:2	-
3 BED	18	1:1.5	27
3 BED (D.KEY)	-	1:2	-
TOTAL	83		92
VISITOR PARKING @ 1:5 RATIO			17
TOTAL PARKING REQUIRED			109
TOTAL PARKING PROVIDED			118

INCLUDES 9 ADAPTABLE RESIDENT'S & 1 ADAPTABLE VISITOR'S CAR PARK UNIT

STORAGE CALCULATIONS

REQUIREMENT			
		STUDIO -4m³	
		1 BED - 6 m³	
		2 BED - 8 m³	
		3 BED - 10 m³	
BASEMENT 1: - STORAGE			
UNIT TYPE	TOTAL UNITS	m³ / UNIT	REQUIRED
STUDIO	9	4m³	36
1 BED	15	6m³	90
2 BED	41	8m³	328
3 BED	18	10m³	180
TOTAL STORAGE REQUIRED			634m³
STORAGE REQUIRED IN BASEMENT			319m³
STORAGE PROVIDED IN BASEMENT			613m³

DEVELOPMENT SUMMARY

	Required BY: P.C. (Planning Control) A.D.G. (Apartment Design Guide)	REQUIREMENT	PROPOSED	COMPLIES
01. SITE AREA	-	-	4504.29 m² (SITE AREA)	N/A
02. ZONE	P.C.	R3	R3	YES
03. BUILDING HEIGHT	P.C.	MAX. 12m	14.07m	NO
04. FSR	P.C.	NO FSR CONTROL	-	YES
05. NUMBER OF UNIT	-		1 BEDROOM=15 2 BEDROOM =41 3 BEDROOM =18 STUDIO =9 TOTAL =83	N/A
06. CAR SPACE	A.D.G.	STUDIO (1 PER UNIT) =9 1 BEDROOM (1 PER UNIT) =15 2 BEDROOM (1 PER UNIT) = 41 3 BED (1.5 PER UNIT) =27 VISITOR(0.2 PER UNIT) =17 CAR SPACE REQUIRED = 109	RESIDENTIAL =91 DISABLE RESIDENTIAL =9 VISITOR = 17 DISABLE VISITOR =1 CAR SPACE PROVIDED =118	YES
07. SOLAR ACCESS	A.D.G.	70% (59 UNITS)	72.3% (60 UNITS)	YES
08. CROSS VENTILATION	A.D.G.	60% (50 UNITS)	65% (54 UNITS)	YES
09. DEEP SOIL ZONE	P.C.	675.64 m² (15% OF SITE AREA)	676.69 m² (15.02% OF SITE AREA)	YES
10. LANDSCAPE	P.C.	1351.29 m² (30% OF SITE AREA)	2138.77 m² (47.48% OF SITE AREA)	YES
11. COMMON OPEN SPACE	P.C.	1126.07m² (25% OF SITE AREA)	1247.66m² (27.70% OF SITE AREA)	YES

BASIX Specifications

Project: 182 Guntawong Road
Riverstone NSW 2765

BASIX Certificate:
1050746M

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Dishwasher	3 Star

Energy Commitments

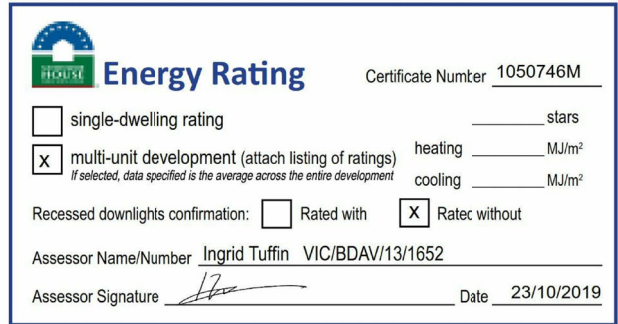
Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven
Please refer to BASIX report dated 23/10/2019 for detailed commitment requirements	

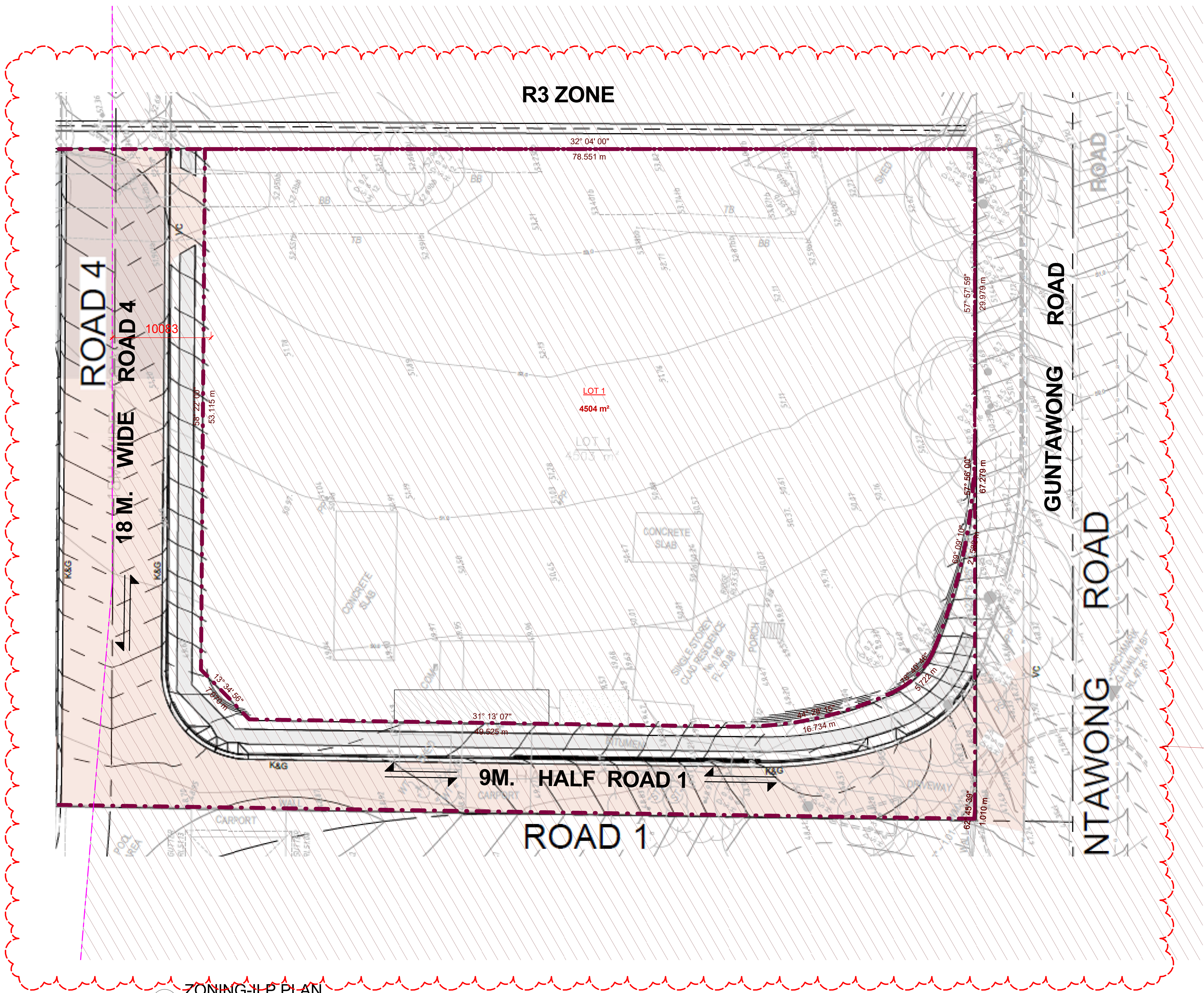
Thermal Performance Specifications

Project: 182 Guntawong Road
Riverstone NSW 2765

BASIX Certificate:
1050746M

Building Elements	Material	Insulation Details
External Walls	Various	R1.5 Bulk Insulation
External Wall Color	Various as per plan	
Internal Walls	Plasterboard on studs	R1
Ceiling	Concrete	N/A
Roof	Concrete	R1.8
Floors	Concrete slab on ground	
Windows	Aluminum Frame Low E Clear	Uval 4.70 SHGC 0.63





1 ZONING-ILP PLAN
1 : 200

**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Jingrid Tuffin VIC/BDV/131652

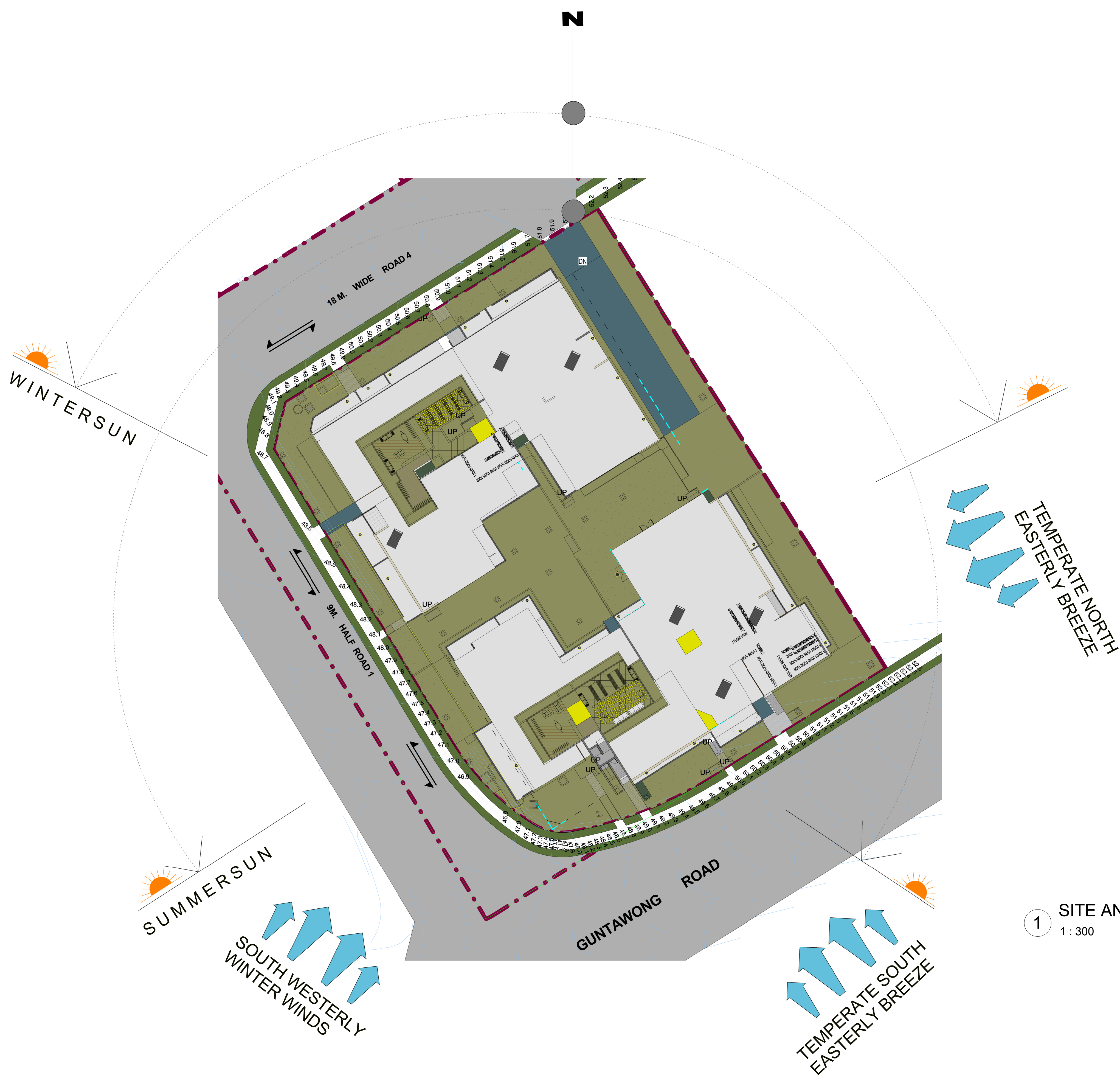
Assessor Signature [Signature] Date 23/10/2019

Certificate Number 1050746M

stars

heating MJ/m²

cooling MJ/m²



1 SITE ANALYSIS
1 : 300

**Energy Rating**

Certificate Number 1050746M

☐ single-dwelling rating

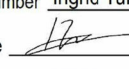
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating _____ MJ/m²

cooling _____ MJ/m²

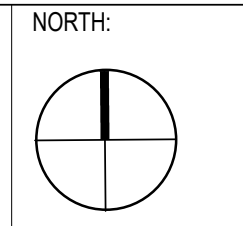
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BD4V/13/1652

Assessor Signature  Date 23/10/2019

H	17/08/21	COMMUNAL PLAYROOM ADDED
G	16/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A		
ISSUE	DATE	REVISION
BY		

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The Bathla Group

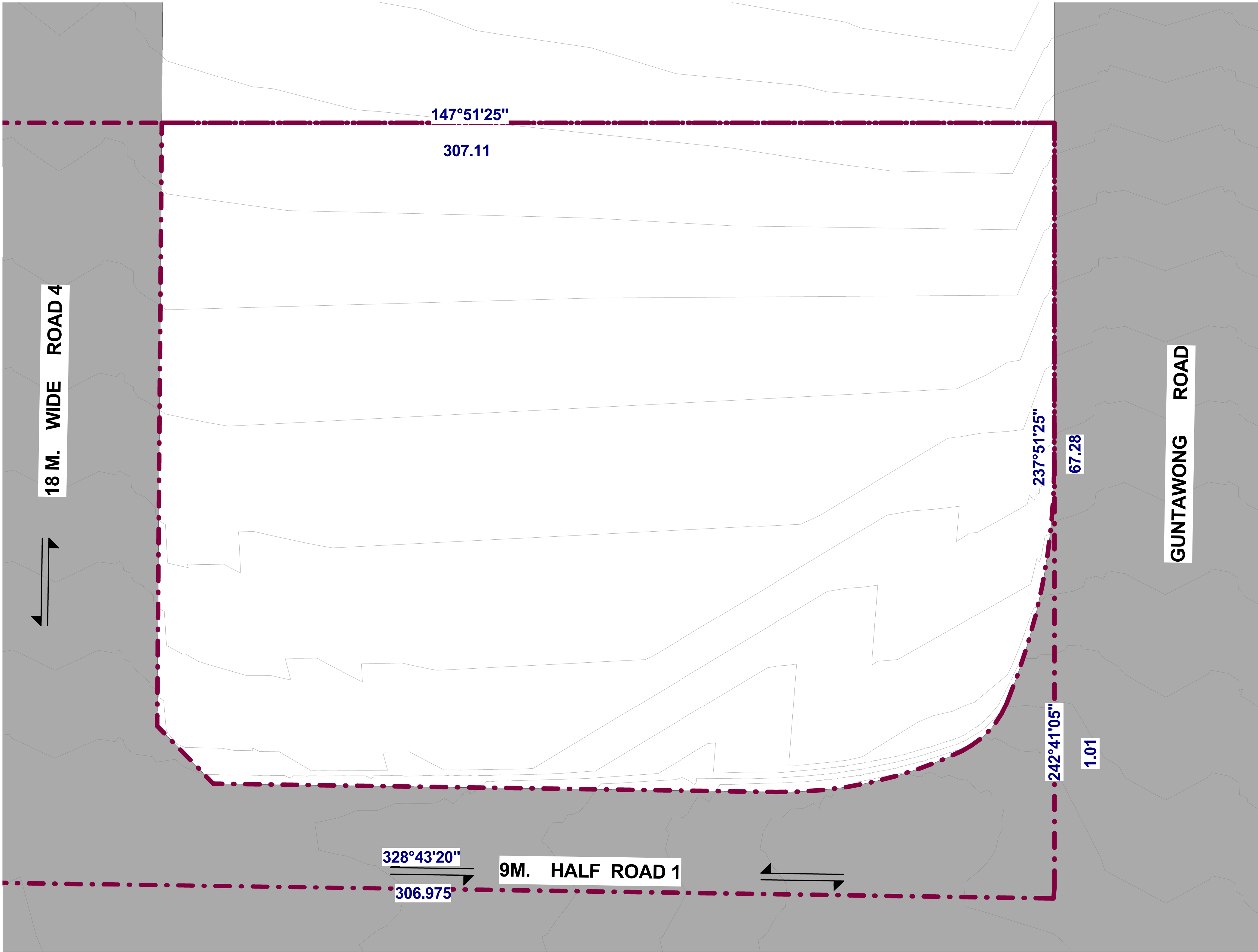
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PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
SITE ANALYSIS

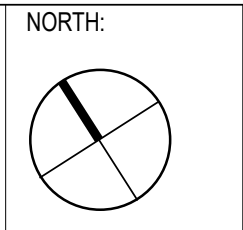
PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-005	REV: H
DRAWN BY: Author	SCALE: As indicated		
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1 SURVEY PLAN
1 : 200

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
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B	24/07/20	RESPONSE TO SOFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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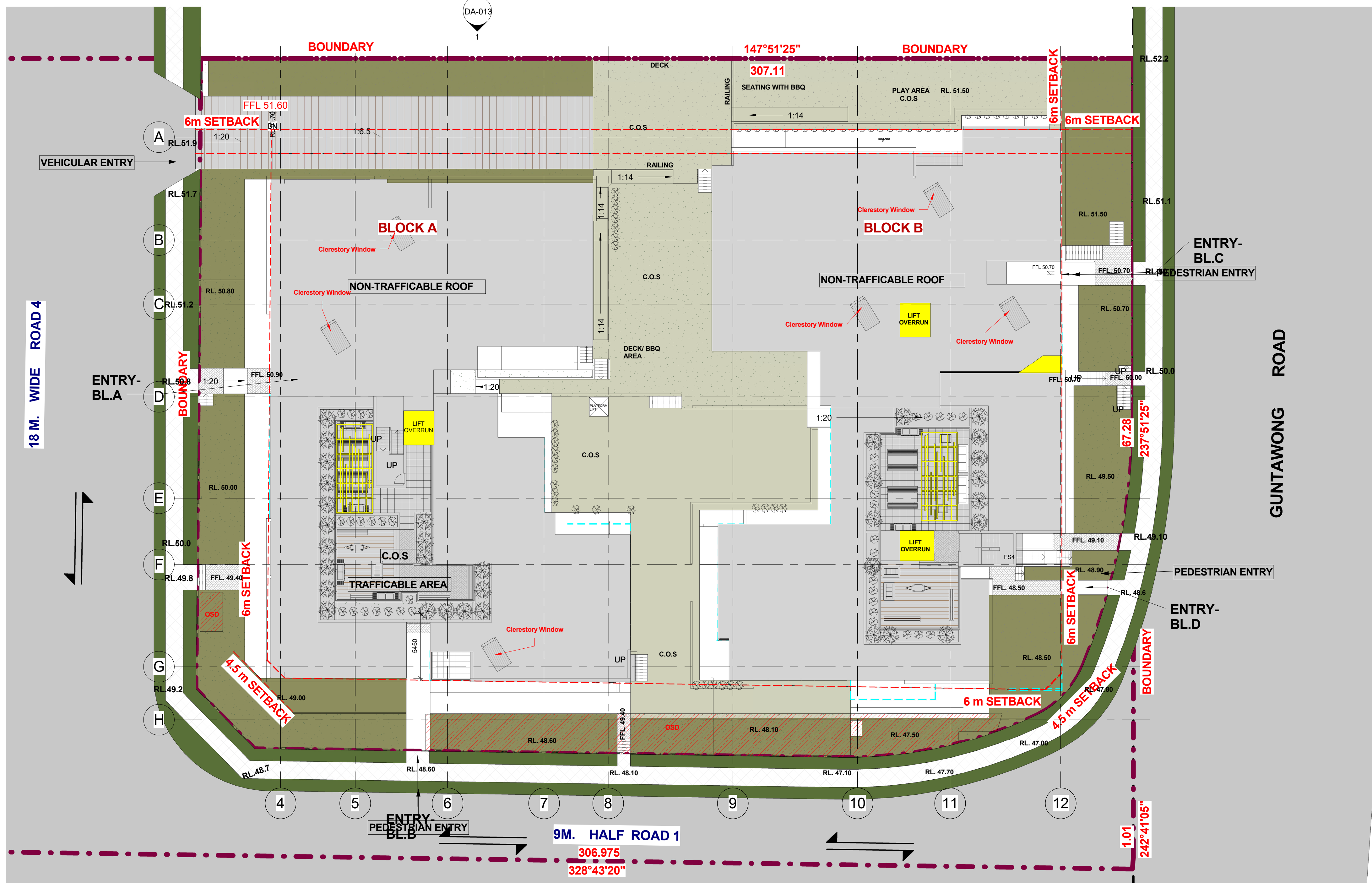
PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
SURVEY PLAN

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-006	REV: G
DRAWN BY: Author	SCALE: 1 : 200		
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DA ISSUE



1 SITE PLAN
1 : 200

**Energy Rating**

Certificate Number 1050746M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652

Assessor Signature  Date 23/10/2019

stars

heating Mj/m²

cooling Mj/m²

New Road

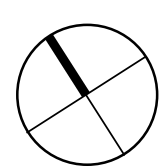
REF. TO ENGINEERING DETAILS

H	17/08/21	COMMUNAL PLAYROOM ADDED
G	16/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
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ISSUE	DATE	REVISION

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PROJECT:

LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:

LOT 47 IN DP30186

DRAWING TITLE:

SITE PLAN

PROJECT No: LOT 1 - 182 GUNTAWONG

DATE:

17/08/21

DRAWN BY:

Author

SCALE:

1 : 200

DRAWING No:

DA-007

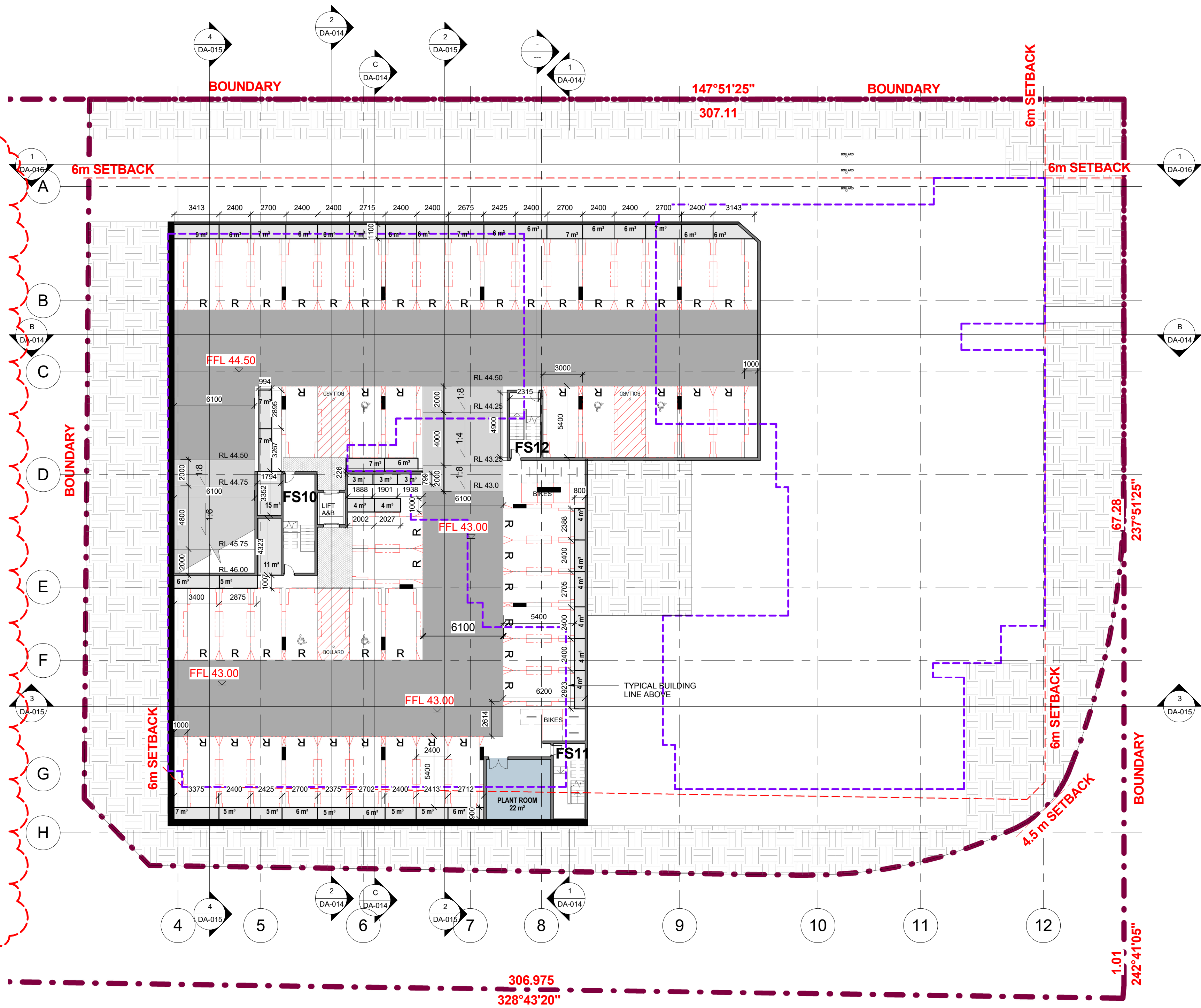
REV:

H

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LOT 1-AREA SCHEDULE...			BASEMENT STORAGE
UNIT	TYPE	UNIT Area	VOLUME
A101	1 BED(LIVABLE)	60 m²	9 m³
A102	2B(ADPT)	82 m²	6 m³
A103	3 BED(LIVABLE)	95 m²	6 m³
A104	3 BED	96 m²	11 m³
A201	1 BED(LIVABLE)	60 m²	6 m³
A202	2B(ADPT)	82 m²	5 m³
A203	3 BED(LIVABLE)	95 m²	9 m³
A204	3 BED	96 m²	6 m³
A301	1 BED(LIVABLE)	60 m²	3 m³
A302	2B(ADPT)	82 m²	5 m³
A303	3 BED(LIVABLE)	95 m²	6 m³
A304	3 BED	96 m²	12 m³
AG01	STUDIO	41 m²	5 m³
AG02	2B(ADPT)	77 m²	5 m³
AG03	2 BED	76 m²	12 m³
AG04	3 BED	95 m²	13 m³
B101	3 BED	96 m²	14 m³
B102	1 BED	51 m²	6 m³
B103	2 BED	76 m²	5 m³
B104	STUDIO	41 m²	6 m³
B105	2 BED	78 m²	5 m³
B106	3 BED	96 m²	12 m³
B201	3 BED	96 m²	5 m³
B202	1 BED	51 m²	7 m³
B203	2 BED	76 m²	7 m³
B204	STUDIO	41 m²	4 m³
B205	2 BED	78 m²	8 m³
B206	3 BED	96 m²	7 m³
B301	3 BED	96 m²	14 m³
B302	1 BED	51 m²	4 m³
B303	2 BED	76 m²	5 m³
B304	STUDIO	41 m²	7 m³
B305	2 BED	78 m²	5 m³
B306	3 BED	96 m²	12 m³
BG01	3 BED	96 m²	5 m³
BG02	1 BED	51 m²	4 m³
BG03	2 BED	76 m²	5 m³
BG04	STUDIO	41 m²	4 m³
BG05	2 BED	77 m²	15 m³
BG06	3 BED	95 m²	5 m³
C101	1 BED	51 m²	4 m³
C102	2B(ADPT)	75 m²	5 m³
C103	1 BED	50 m²	14 m³
C104	2 BED	77 m²	5 m³

LOT 1-AREA SCHEDULE...			BASEMENT STORAGE
UNIT	TYPE	UNIT Area	VOLUME
C105	2 BED	75 m²	5 m³
C106	2B(LIVABLE)	75 m²	5 m³
C201	1 BED	51 m²	9 m³
C202	2B(ADPT)	75 m²	6 m³
C203	1 BED	50 m²	14 m³
C204	2 BED	77 m²	6 m³
C205	2 BED	75 m²	6 m³
C206	2 BED	75 m²	6 m³
C301	1 BED	51 m²	4 m³
C302	2B(ADPT)	75 m²	6 m³
C303	1 BED	50 m²	14 m³
C304	2 BED	77 m²	6 m³
C305	2 BED	75 m²	9 m³
C306	2 BED	75 m²	6 m³
CG01	1 BED	51 m²	6 m³
CG02	2B(ADPT)	75 m²	9 m³
CG04	2 BED	77 m²	14 m³
CG05	2 BED	75 m²	6 m³
CG06	2B(LIVABLE)	75 m²	11 m³
D101	3 BED	96 m²	10 m³
D102	2 BED	76 m²	10 m³
D103	2 BED	75 m²	11 m³
D104	STUDIO	41 m²	6 m³
D105	2 BED	77 m²	5 m³
D201	3 BED	96 m²	6 m³
D202	2 BED	76 m²	7 m³
D203	2 BED	75 m²	5 m³
D204	STUDIO	41 m²	6 m³
D205	2 BED	77 m²	5 m³
D301	3 BED	96 m²	6 m³
D302	2 BED	76 m²	8 m³
D303	2 BED	75 m²	5 m³
D304	STUDIO	41 m²	6 m³
D305	2 BED	77 m²	5 m³
DG01	2B(ADPT)	79 m²	6 m³
DG02	2 BED	76 m²	9 m³
DG03	2 BED	75 m²	5 m³
DG04	STUDIO	41 m²	18 m³
DG05	1 BED+S	65 m²	5 m³
Grand total: 83			619 m³



Parking Schedule	
Type	Count
Residential	91
Residential/Disabled	9
Visitor	17
Visitor/Disabled	1
Grand total: 118	118

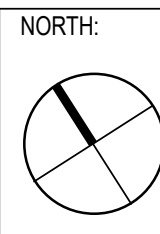
Wash Bay Schedule	
Type	Count
Wash Bay	1

Bike Parking Schedule	
BIKE PARKING SPACES	Bike Parking Spaces
Bike Parking	34

LEGEND	
	BULKY WASTE
	DEEP SOIL ZONE
	PLANT ROOM
	STORAGE
	WASTE ROOM
	FIRE HYDRANT & SPRINKLER ROOM
	DOMESTIC BOOSTER PUMP ROOM
	MAIN COMMUNICATIONS ROOM
	BIN TUG
	MAIN SWITCHROOM

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO S.OFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION
		BY

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PROJECT:
LOT 1 - 182 GUNTAWONG ROAD RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

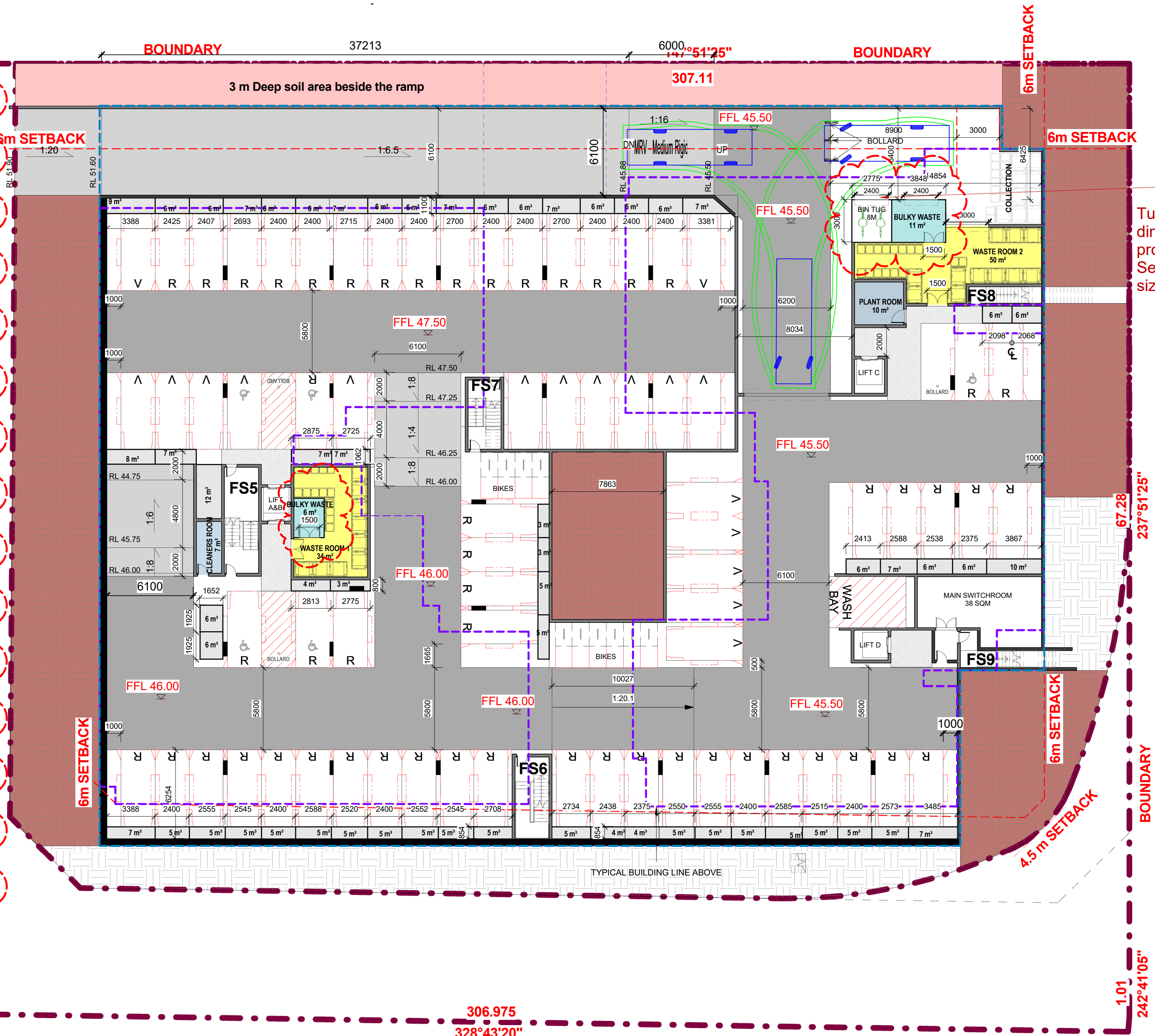
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BASEMENT 2

PROJECT No:	DATE:	DRAWING No:	REV:
LOT 1 - 182 GUNTAWONG	17/08/21	DA-008	G
DRAWN BY:	SCALE:		
Author	1 : 200		
C:\Users\lslan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06.19\lslan\9AUG19.rvt			

DA ISSUE

LOT 1-AREA SCHEDULE...				BASEMENT STORAGE
UNIT	TYPE	UNIT Area		VOLUME
A101	1 BED(LIVABLE)	60 m²		9 m³
A102	2B(ADPT)	82 m²		6 m³
A103	3 BED(LIVABLE)	95 m²		6 m³
A104	3 BED	96 m²		11 m³
A201	1 BED(LIVABLE)	60 m²		6 m³
A202	2B(ADPT)	82 m²		5 m³
A203	3 BED(LIVABLE)	95 m²		9 m³
A204	3 BED	96 m²		6 m³
A301	1 BED(LIVABLE)	60 m²		3 m³
A302	2B(ADPT)	82 m²		5 m³
A303	3 BED(LIVABLE)	95 m²		6 m³
A304	3 BED	96 m²		12 m³
AG01	STUDIO	41 m²		5 m³
AG02	2B(ADPT)	77 m²		5 m³
AG03	2 BED	76 m²		12 m³
AG04	3 BED	96 m²		13 m³
B101	3 BED	96 m²		14 m³
B102	1 BED	51 m²		6 m³
B103	2 BED	76 m²		5 m³
B104	STUDIO	41 m²		6 m³
B105	2 BED	78 m²		5 m³
B106	3 BED	96 m²		12 m³
B201	3 BED	96 m²		5 m³
B202	1 BED	51 m²		7 m³
B203	2 BED	76 m²		7 m³
B204	STUDIO	41 m²		4 m³
B205	2 BED	78 m²		8 m³
B206	3 BED	96 m²		7 m³
B301	3 BED	96 m²		14 m³
B302	1 BED	51 m²		4 m³
B303	2 BED	76 m²		5 m³
B304	STUDIO	41 m²		7 m³
B305	2 BED	78 m²		5 m³
B306	3 BED	96 m²		12 m³
BG01	3 BED	96 m²		5 m³
BG02	1 BED	51 m²		4 m³
BG03	2 BED	76 m²		5 m³
BG04	STUDIO	41 m²		4 m³
BG05	2 BED	77 m²		15 m³
BG06	3 BED	95 m²		5 m³
C101	1 BED	51 m²		4 m³
C102	2B(ADPT)	75 m²		5 m³
C103	1 BED	50 m²		14 m³
C104	2 BED	77 m²		5 m³

LOT 1-AREA SCHEDULE...				BASEMENT STORAGE
UNIT	TYPE	UNIT Area		VOLUME
C105	2 BED	75 m²		5 m³
C106	2B(LIVABLE)	75 m²		5 m³
C201	1 BED	51 m²		9 m³
C202	2B(ADPT)	75 m²		6 m³
C203	1 BED	50 m²		14 m³
C204	2 BED	77 m²		6 m³
C205	2 BED	75 m²		6 m³
C206	2 BED	75 m²		6 m³
C301	1 BED	51 m²		4 m³
C302	2B(ADPT)	75 m²		6 m³
C303	1 BED	50 m²		14 m³
C304	2 BED	77 m²		6 m³
C305	2 BED	75 m²		9 m³
C306	2 BED	75 m²		6 m³
CG01	1 BED	51 m²		6 m³
CG02	2B(ADPT)	75 m²		9 m³
CG04	2 BED	77 m²		14 m³
CG05	2 BED	75 m²		6 m³
CG06	2B(LIVABLE)	75 m²		11 m³
D101	3 BED	96 m²		10 m³
D102	2 BED	76 m²		10 m³
D103	2 BED	75 m²		11 m³
D104	STUDIO	41 m²		6 m³
D105	2 BED	77 m²		5 m³
D201	3 BED	96 m²		6 m³
D202	2 BED	76 m²		7 m³
D203	2 BED	75 m²		5 m³
D204	STUDIO	41 m²		6 m³
D205	2 BED	77 m²		5 m³
D301	3 BED	96 m²		6 m³
D302	2 BED	76 m²		8 m³
D303	2 BED	75 m²		5 m³
D304	STUDIO	41 m²		6 m³
D305	2 BED	77 m²		5 m³
DG01	2B(ADPT)	79 m²		6 m³
DG02	2 BED	76 m²		9 m³
DG03	2 BED	75 m²		5 m³
DG04	STUDIO	41 m²		18 m³
DG05	1 BED+S	65 m²		5 m³
Grand total: 83				619 m³



CONTENTION 14
Tug device as "caged" and dimension area have been provided.
Second bulky good area door size amended to 1.5m wide.

Parking Schedule	
Type	Count
Residential	91
Residential/Disabled	9
Visitor	17
Visitor/Disabled	1
Grand total: 118	118

Wash Bay Schedule	
Type	Count
Wash Bay	1

Bike Parking Schedule	
BIKE PARKING SPACES	Bike Parking Spaces
Bike Parking	34

CONTENTION 11, 9, 8

1 BASEMENT 1
1 : 200

LEGEND	
	BULKY WASTE
	DEEP SOIL ZONE
	PLANT ROOM
	STORAGE
	WASTE ROOM
	FIRE HYDRANT & SPRINKLER ROOM
	DOMESTIC BOOSTER PUMP ROOM
	MAIN COMMUNICATIONS ROOM
	BIN TUG
	MAIN SWITCHROOM

Energy Rating

Certificate Number 1050748M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating MJ/m²

cooling MJ/m²

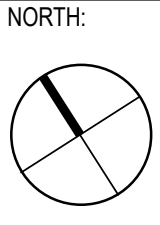
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652

Assessor Signature

Date 23/10/2019

G	18/06/21	JOINT CONFERENCE			GENERAL NOTES:
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS			
E	22/01/21	RESPONSE TO S.34 CONFERENCE			
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT			
C	01/09/20	ISSUED FOR S.34 CONFERENCE			
B	24/07/20	RESPONSE TO SOFAC			
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION			
ISSUE	DATE	REVISION	BY		



137 Gilba Road, Girraween Sydney NSW - 2145
PO Box 270, Wentworthville NSW 2145
T: 02 9636 2465 | F: 02 9636 4762
info@bathla.com.au | www.bathla.com.au

PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
BASEMENT 1

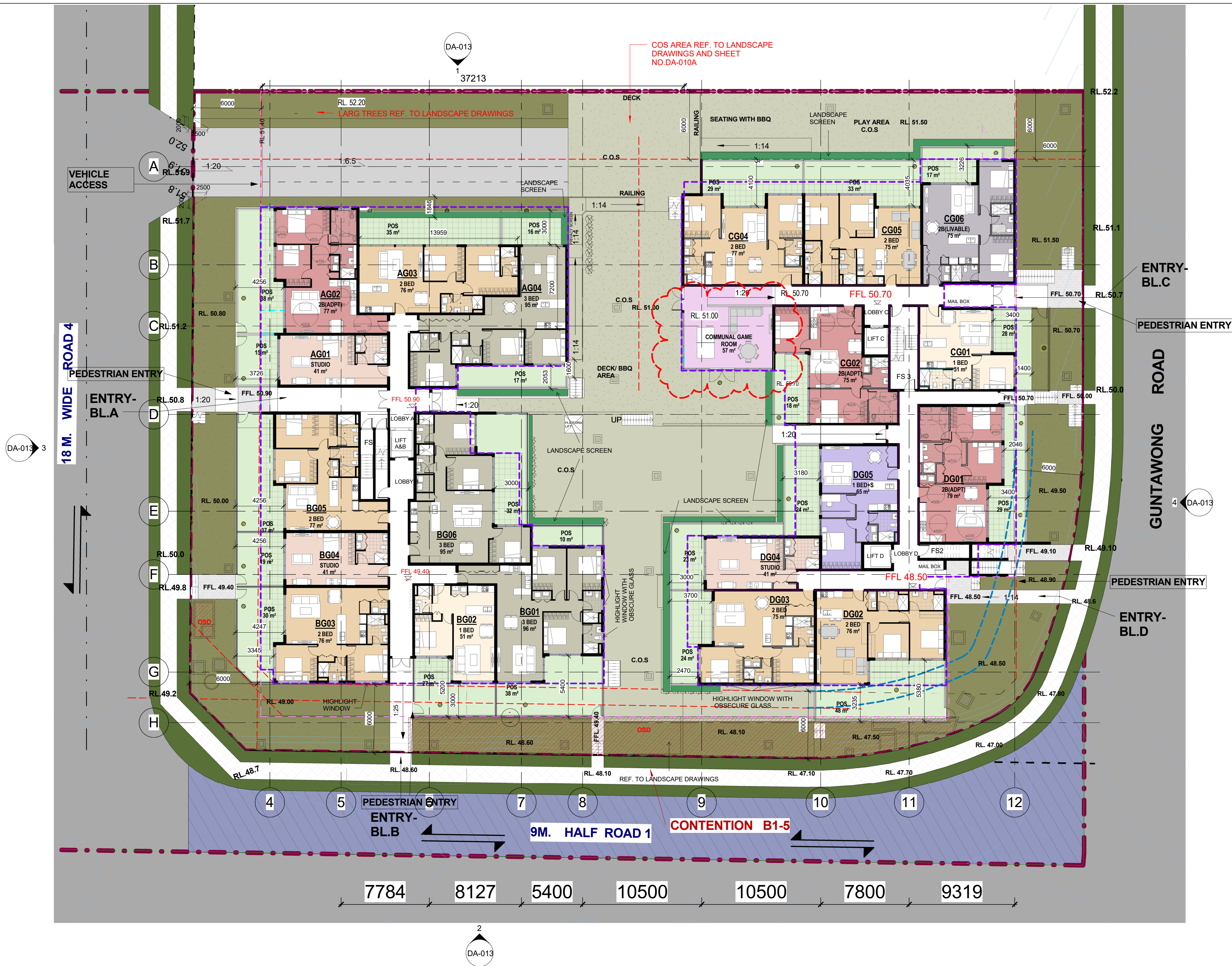
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DRAWN BY: Author	SCALE: 1 : 200		

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01.06.16adav9AU6.rvt

DA ISSUE

20/08/2021 08:00:32

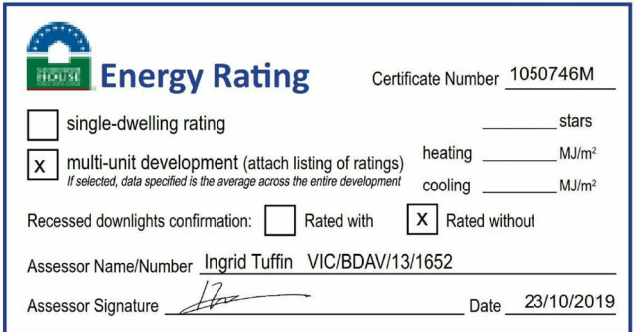
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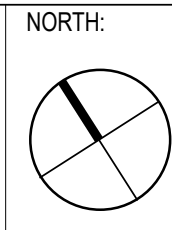
1 GROUND FLOOR
1 : 200

UNIT MIX -LOT 1		
	Count	UNIT MIX
1 BED	11	13%
1 BED(LIVABLE)	3	4%
1 BED+S	1	1%
2 BED	30	36%
2B(ADPT)	9	11%
2B(LIVABLE)	2	2%
3 BED	15	18%
3 BED(LIVABLE)	3	4%
STUDIO	9	11%
Grand total: 83		

LEGEND	
	1 BED
	1 BED + STUDY
	1 BED LIVABLE
	2 BED
	2 BED ADAPTABLE
	2 BED LIVABLE
	3 BED
	3 BED LIVABLE
	STUDIO



H	17/08/21	COMMUNAL PLAYROOM ADDED
G	16/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A		
ISSUE	DATE	REVISION
BY		



PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

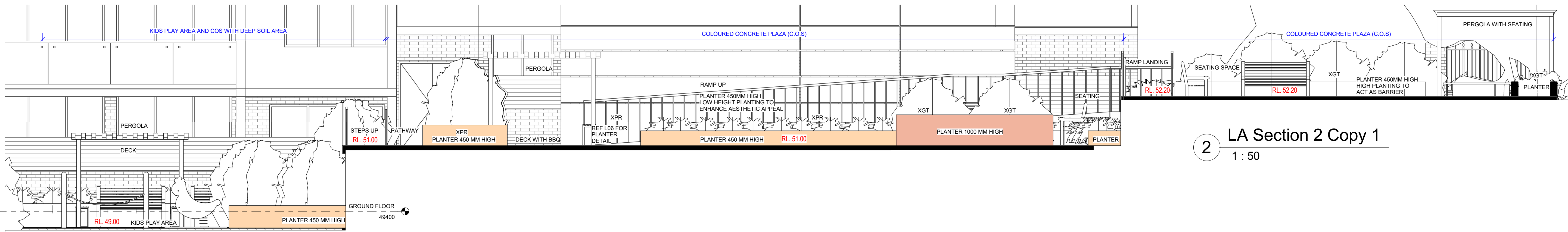
DRAWING TITLE:
GROUND FLOOR

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-010	REV: H
DRAWN BY: Author	SCALE: 1 : 200		
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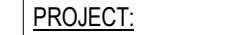
DA ISSUE



1 LANDSCAPE - GROUND COLOURED -COS
1 : 200

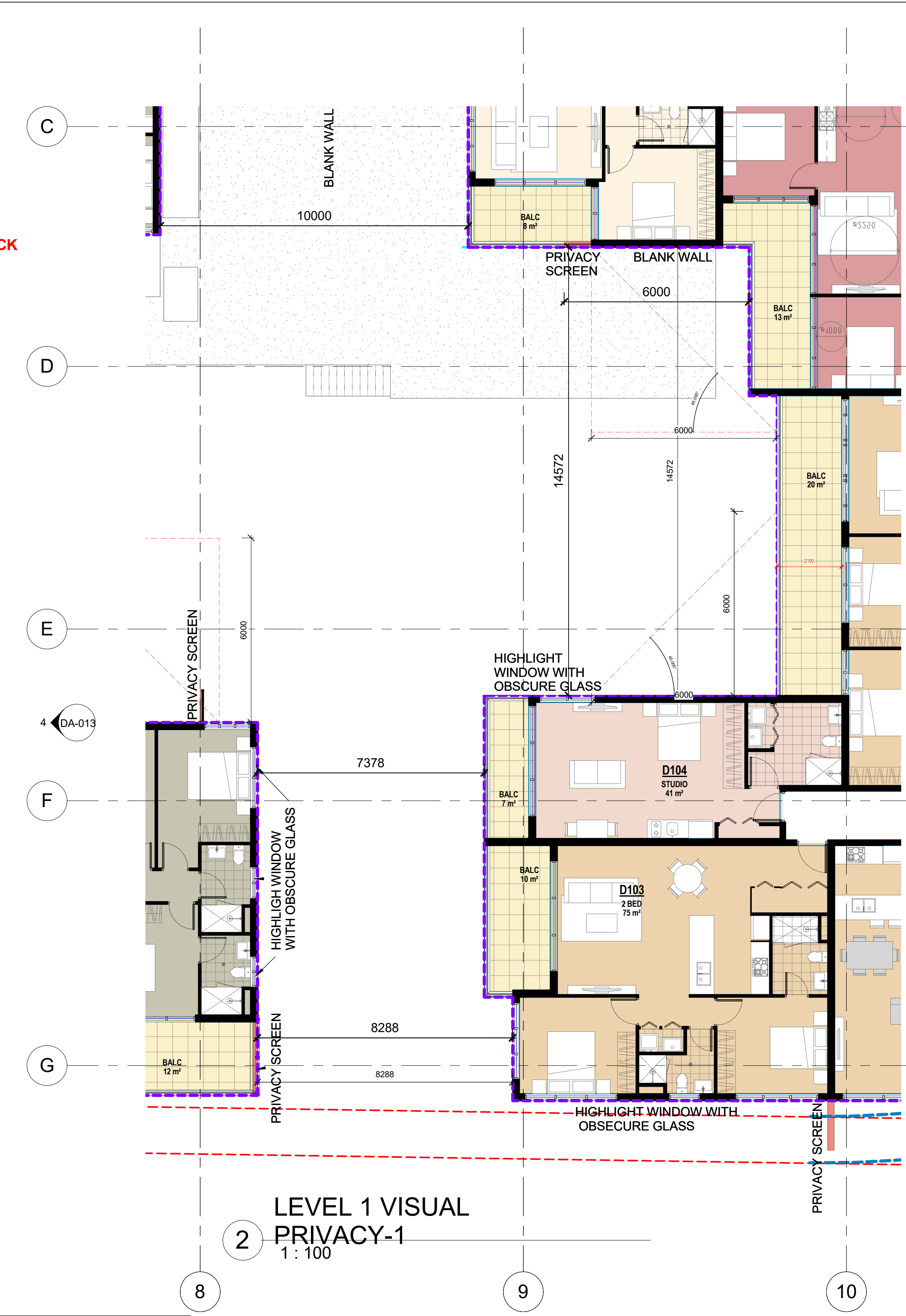


2 LA Section 2 Copy 1
1 : 50

			GENERAL NOTES:		NORTH:						PROJECT:		DRAWING TITLE:		PROJECT No:		DATE:		DRAWING No:		REV:			
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D 17/08/21 COMMUNAL PLAYROOM ADDED															DRAWN BY:		SCALE:							
C 16/06/21 JOINT CONFERENCE															Author		As indicated							
B 02/06/21 UPDATED AS PER REVISED ROAD LEVELS																								
A 22/01/21 RESPONSE TO S.34 CONFERENCE																								
ISSUE DATE			REVISION		BY																			
C:\Users\ladan\Documents\Guntawong 182 Riverstone - LOT-1, revised levels 01.06_ladan\GSAUG.rvt																								



1 LEVEL 1
1 : 200



2 LEVEL 1 VISUAL
PRIVACY-1
1 : 100

UNIT MIX -LOT 1		
	Count	UNIT MIX
1 BED	11	13%
1 BED(LIVABLE)	3	4%
1 BED+S	1	1%
2 BED	30	36%
2B(ADPT)	9	11%
2B(LIVABLE)	2	2%
3 BED	15	18%
3 BED(LIVABLE)	3	4%
STUDIO	9	11%
Grand total: 83		

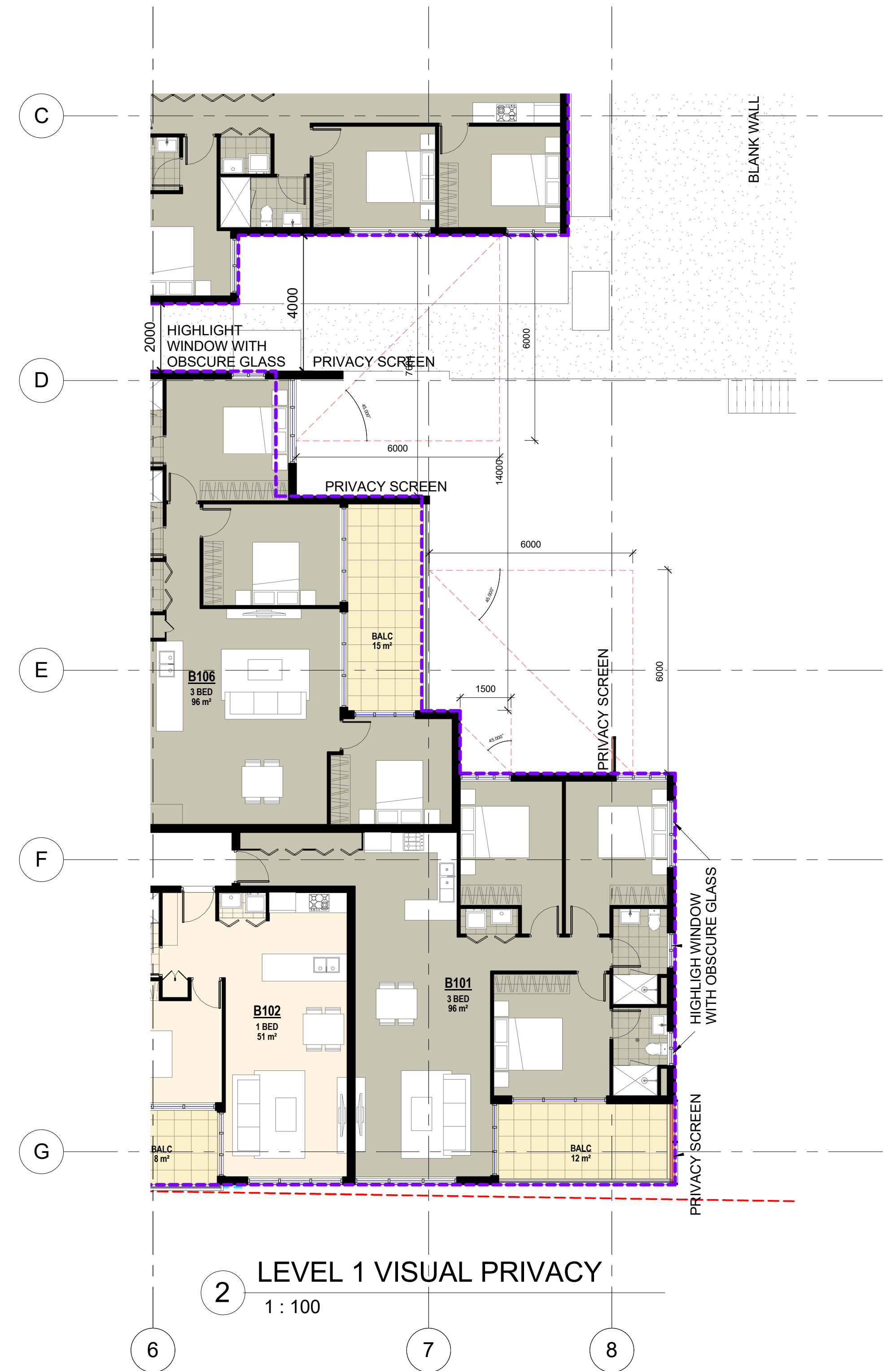
LEGEND	
	1 BED
	1 BED + STUDY
	1 BED LIVABLE
	2 BED
	2 BED ADAPTABLE
	2 BED LIVABLE
	3 BED
	3 BED LIVABLE
	STUDIO

Energy Rating

Certificate Number 1056746M

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652
Assessor Signature Date 23/10/2019

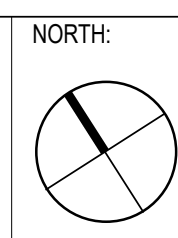


UNIT MIX -LOT 1		
	Count	UNIT MIX
1 BED	11	13%
1 BED(LIVABLE)	3	4%
1 BED+S	1	1%
2 BED	30	36%
2B(ADPT)	9	11%
2B(LIVABLE)	2	2%
3 BED	15	18%
3 BED(LIVABLE)	3	4%
STUDIO	9	11%
Grand total: 83		

LEGEND	
	1 BED
	1 BED + STUDY
	1 BED LIVABLE
	2 BED
	2 BED ADAPTABLE
	2 BED LIVABLE
	3 BED
	3 BED LIVABLE
	STUDIO

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
LEVEL 2

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-011A	REV: G
DRAWN BY: Author	SCALE: As indicated	C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06_lidan\9AUG.rvt	

DA ISSUE

20/08/2021 08:01:54

A1



Energy Rating

Certificate Number 1050746M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Name/Number

Ingrid Tuffin VIC/BDV/13/1652

Assessor Signature

Date

23/10/2019

stars

heating

cooling

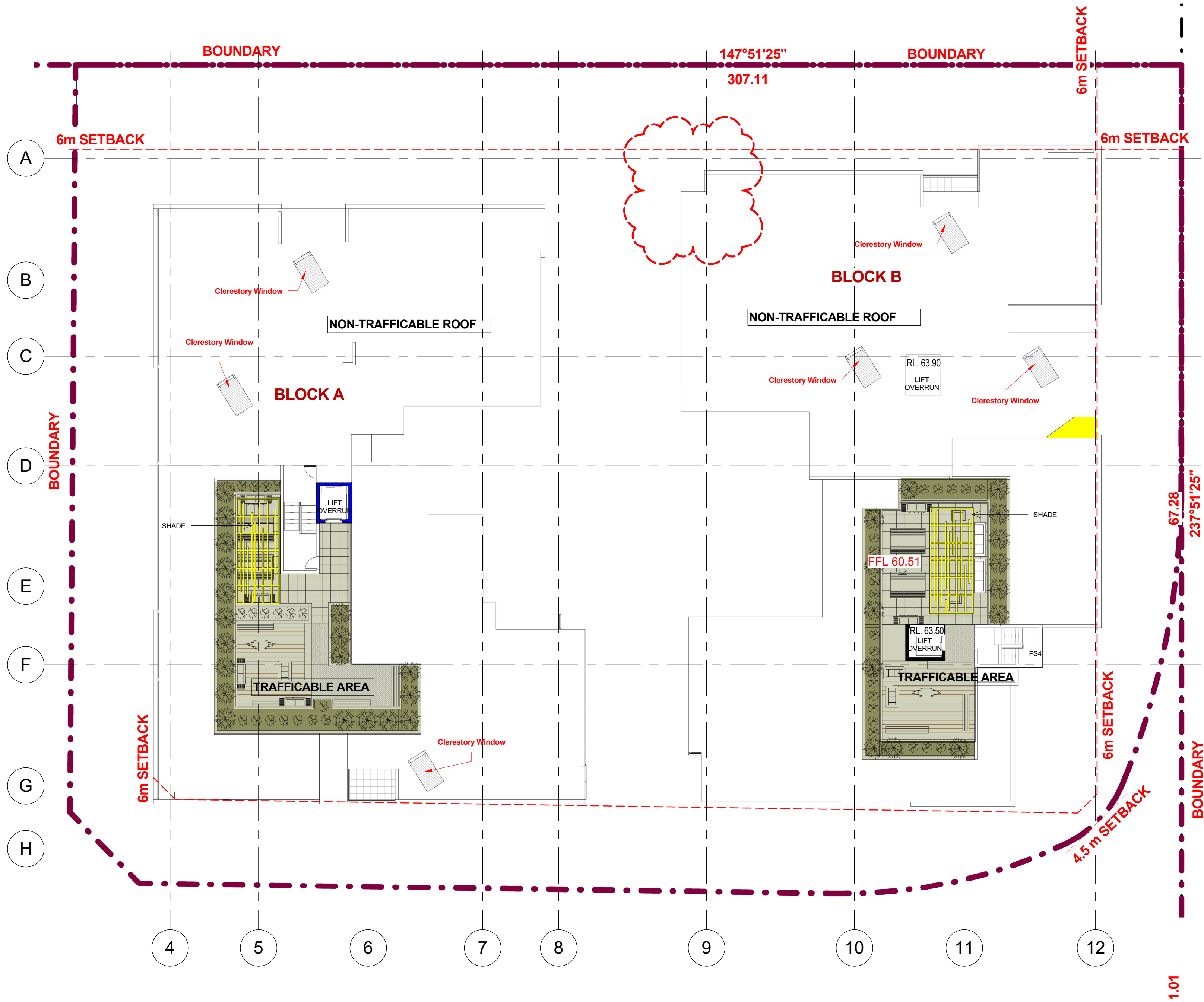
MJ/m²

MJ/m²

MJ/m²

UNIT MIX -LOT 1		
	Count	UNIT MIX
1 BED	11	13%
1 BED(LIVABLE)	3	4%
1 BED+S	1	1%
2 BED	30	36%
2B(ADPT)	9	11%
2B(LIVABLE)	2	2%
3 BED	15	18%
3 BED(LIVABLE)	3	4%
STUDIO	9	11%
Grand total: 83		

LEGEND	
	1 BED
	1 BED + STUDY
	1 BED LIVABLE
	2 BED
	2 BED ADAPTABLE
	2 BED LIVABLE
	3 BED
	3 BED LIVABLE
	STUDIO



1 ROOF
1 : 200

Energy Rating

Certificate Number 1050746M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BDV/131652

Assessor Signature [Signature] Date 23/10/2019

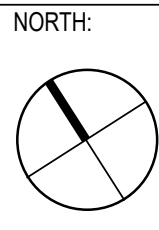
stars

heating MJ/m²

cooling MJ/m²

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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info@bathla.com.au | www.bathla.com.au

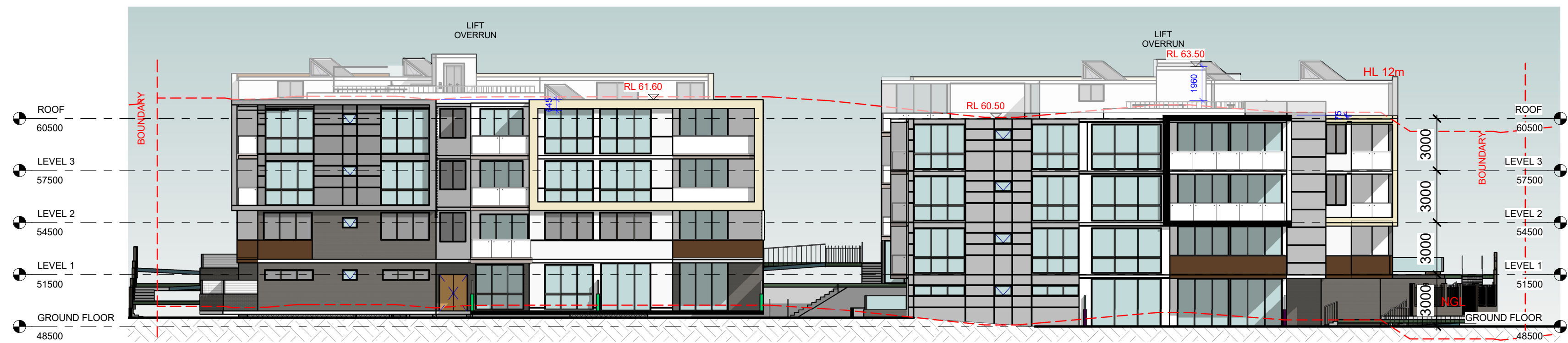
PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

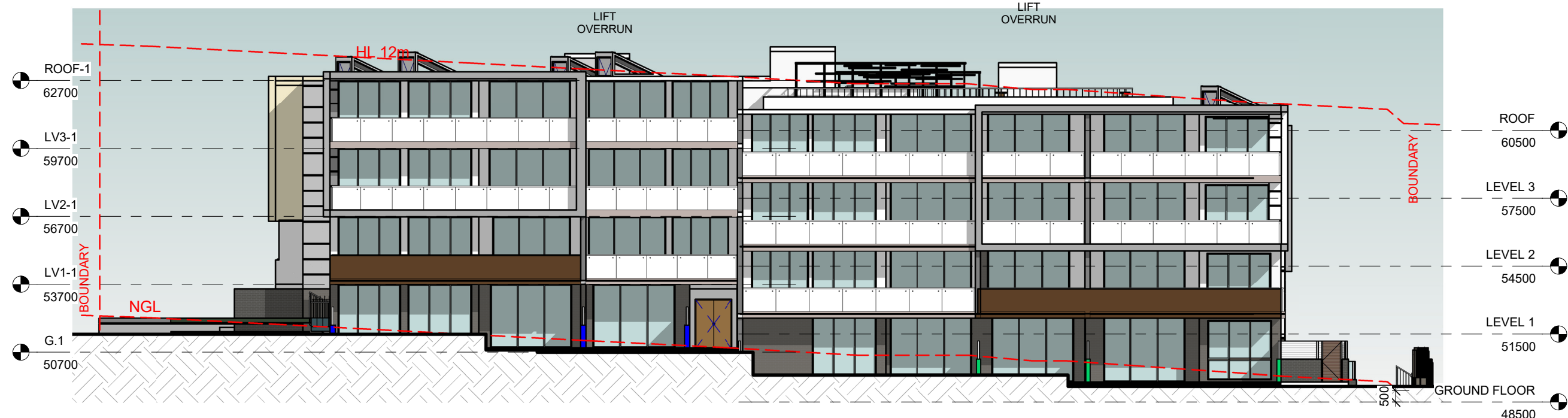
DRAWING TITLE:
ROOF PLAN

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-012	REV: G
DRAWN BY: Author	SCALE: 1 : 200		
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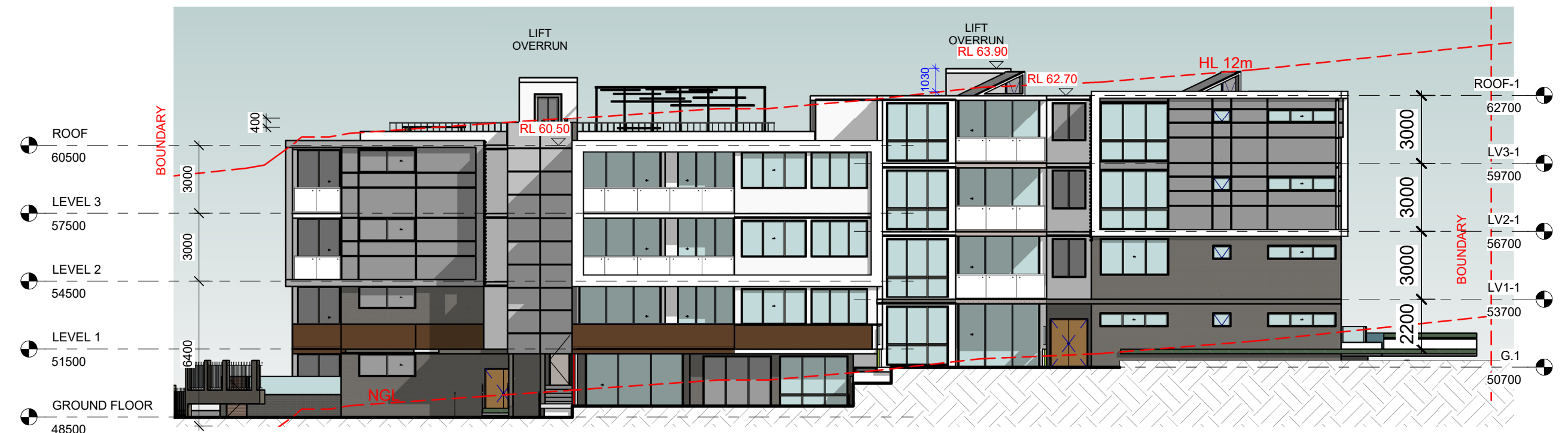
DA ISSUE



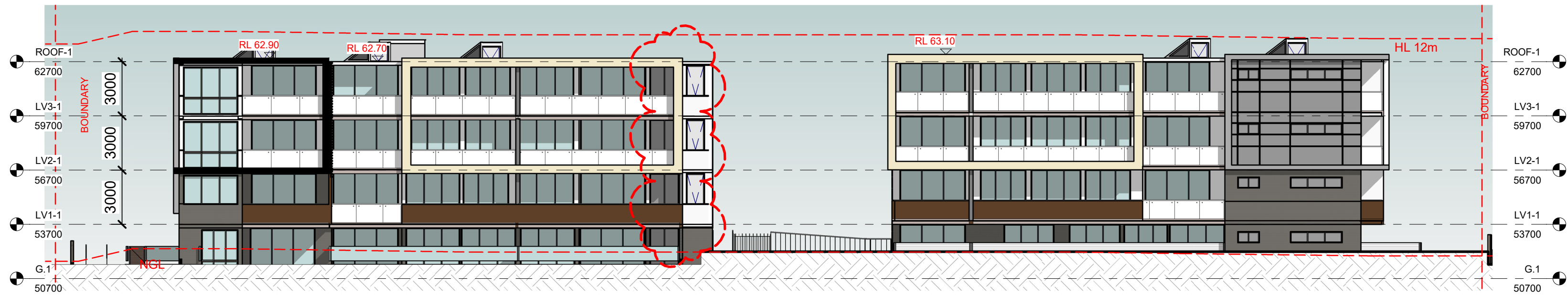
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1 : 200



3 North West Elevation
1 : 200



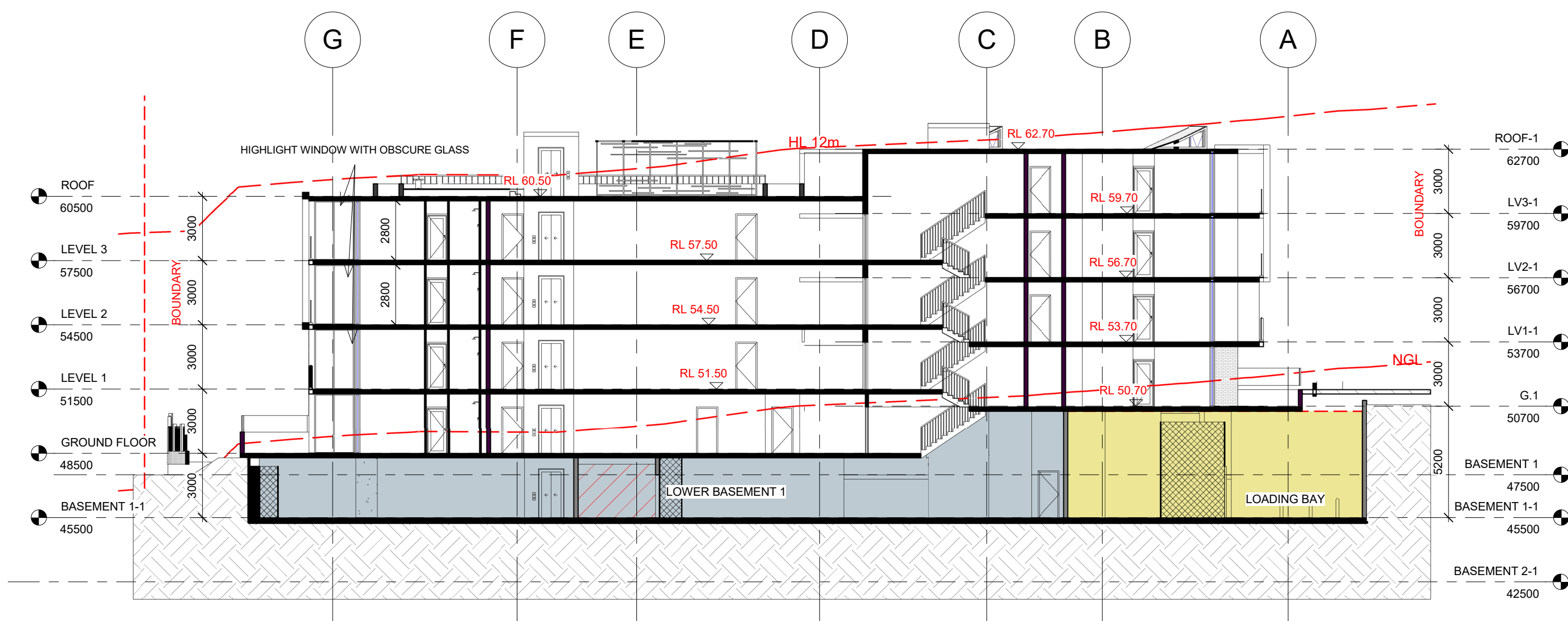
4 South East Elevation
1 : 200



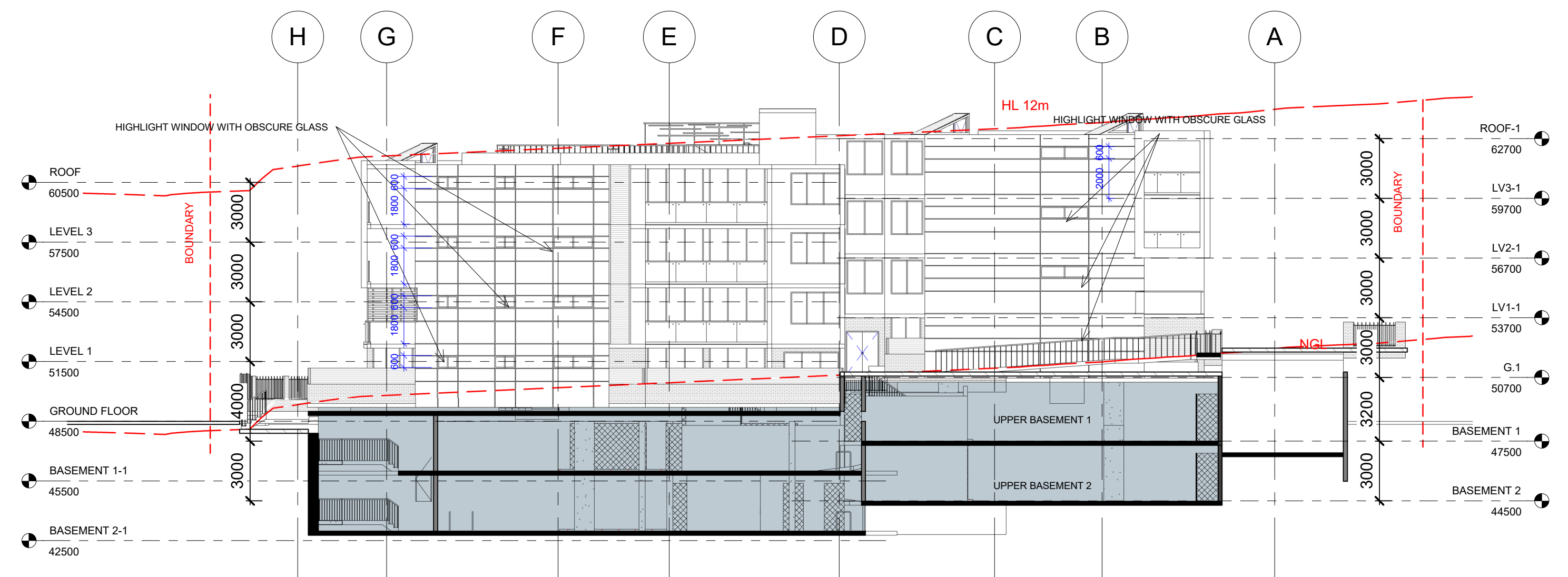
1 North East Elevation
1 : 200

Energy Rating		Certificate Number 1030746M	
☐ single-dwelling rating		stars	
☒ multi-unit development (attach listing of ratings)		heating	MJ/m ²
		cooling	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652			
Assessor Signature		Date 23/10/2019	

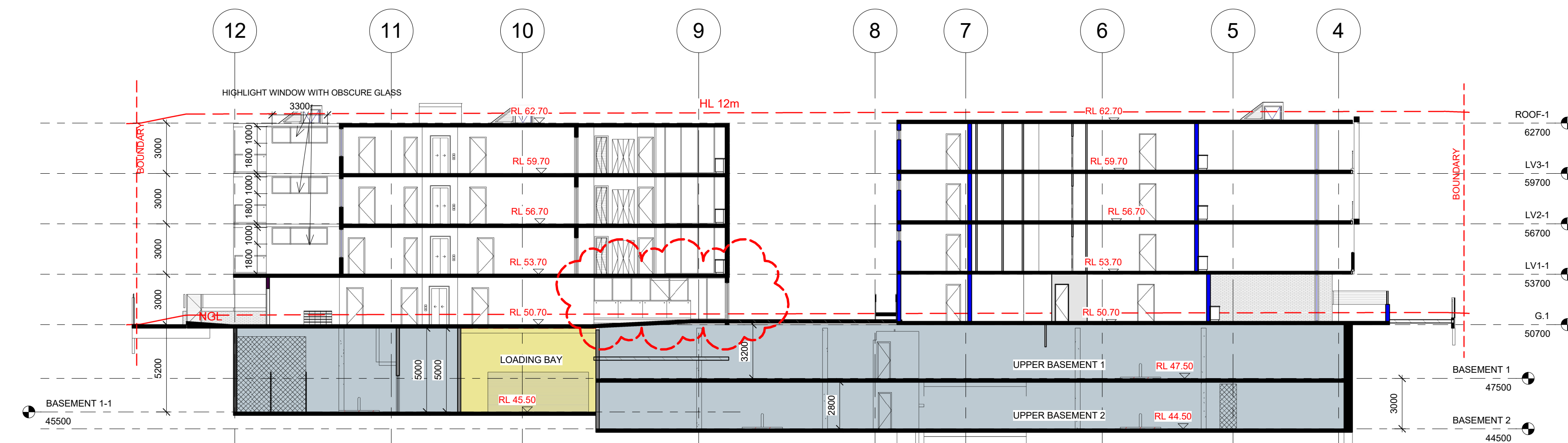
<table><tr><td>G</td><td>18/08/21</td><td>JOINT CONFERENCE</td></tr><tr><td>F</td><td>02/06/21</td><td>UPDATED AS PER REVISED ROAD LEVELS</td></tr><tr><td>E</td><td>22/01/21</td><td>RESPONSE TO S.34 CONFERENCE</td></tr><tr><td>D</td><td>13/10/20</td><td>REDUCTION OF SITE AREA DUE TO ROUNDABOUT</td></tr><tr><td>C</td><td>01/09/20</td><td>ISSUED FOR S.34 CONFERENCE</td></tr><tr><td>B</td><td>24/07/20</td><td>RESPONSE TO SOFAC</td></tr><tr><td>A</td><td>01/10/19</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td></tr><tr><td>ISSUE</td><td>DATE</td><td>REVISION</td></tr></table>			G	18/08/21	JOINT CONFERENCE	F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	E	22/01/21	RESPONSE TO S.34 CONFERENCE	D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT	C	01/09/20	ISSUED FOR S.34 CONFERENCE	B	24/07/20	RESPONSE TO SOFAC	A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION	ISSUE	DATE	REVISION	<table><tr><td>GENERAL NOTES:</td><td></td></tr><tr><td colspan="2">THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.</td></tr></table>		GENERAL NOTES:		THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.		<table><tr><td>NORTH:</td><td></td></tr><tr><td colspan="2"> The Bathla Group 137 Gilba Road, Girraween Sydney NSW - 2145 PO Box 270, Wentworthville NSW 2145 T: 02 9638 2465 F: 02 9688 4762 info@bathla.com.au www.bathla.com.au </td></tr></table>		NORTH:		The Bathla Group 137 Gilba Road, Girraween Sydney NSW - 2145 PO Box 270, Wentworthville NSW 2145 T: 02 9638 2465 F: 02 9688 4762 info@bathla.com.au www.bathla.com.au		<table><tr><td>PROJECT:</td><td>LOT 1 - 182 GUNTAWONG ROAD RIVERSTONE</td></tr><tr><td>LOT NUMBER:</td><td>LOT 47 IN DP30186</td></tr></table>		PROJECT:	LOT 1 - 182 GUNTAWONG ROAD RIVERSTONE	LOT NUMBER:	LOT 47 IN DP30186	<table><tr><td>DRAWING TITLE:</td><td>ELEVATION</td></tr></table>		DRAWING TITLE:	ELEVATION	<table><tr><td>PROJECT No:</td><td>LOT 1 - 182 GUNTAWONG</td></tr><tr><td>DATE:</td><td>17/08/21</td></tr><tr><td>DRAWN BY:</td><td>Author</td></tr><tr><td>SCALE:</td><td>1 : 200</td></tr></table>		PROJECT No:	LOT 1 - 182 GUNTAWONG	DATE:	17/08/21	DRAWN BY:	Author	SCALE:	1 : 200	<table><tr><td>DRAWING No:</td><td>DA-013</td></tr><tr><td>REV:</td><td>G</td></tr></table>		DRAWING No:	DA-013	REV:	G	C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06_ladan\9AUG.rvt	
G	18/08/21	JOINT CONFERENCE																																																																
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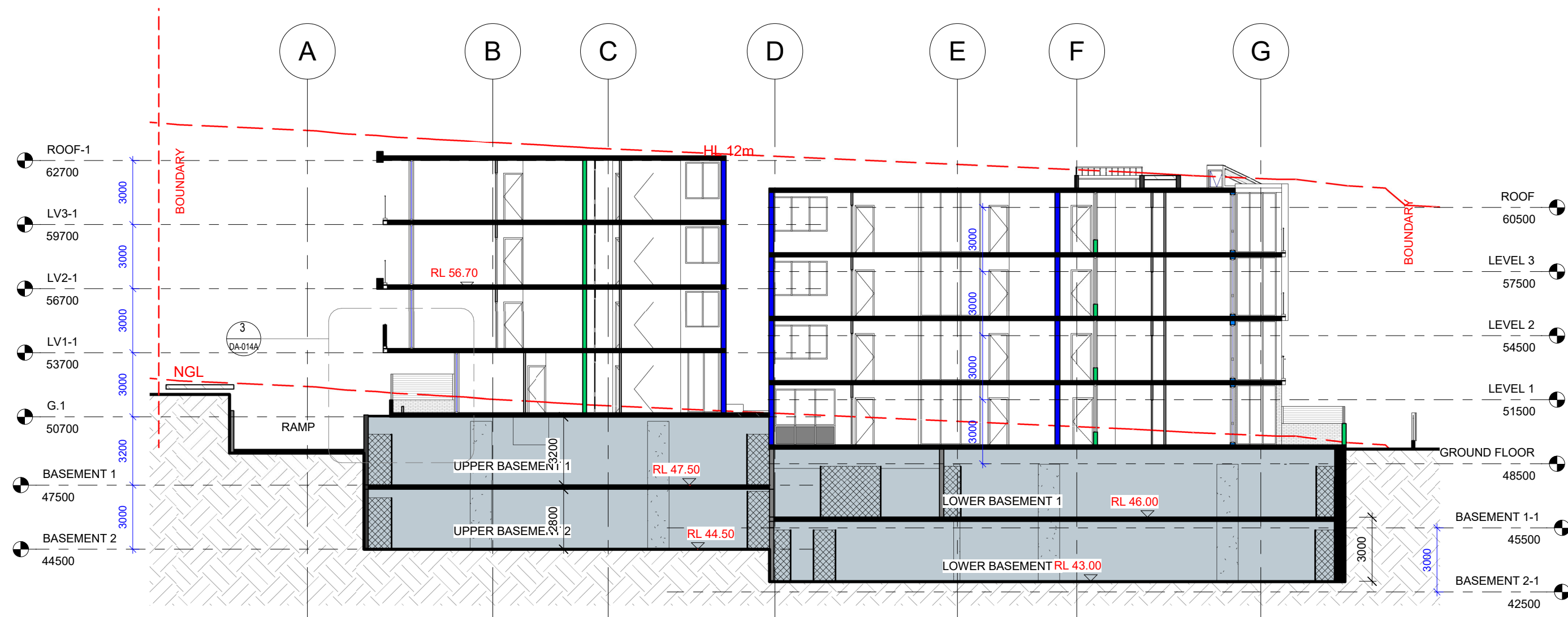
SECTION A-A
1 : 200



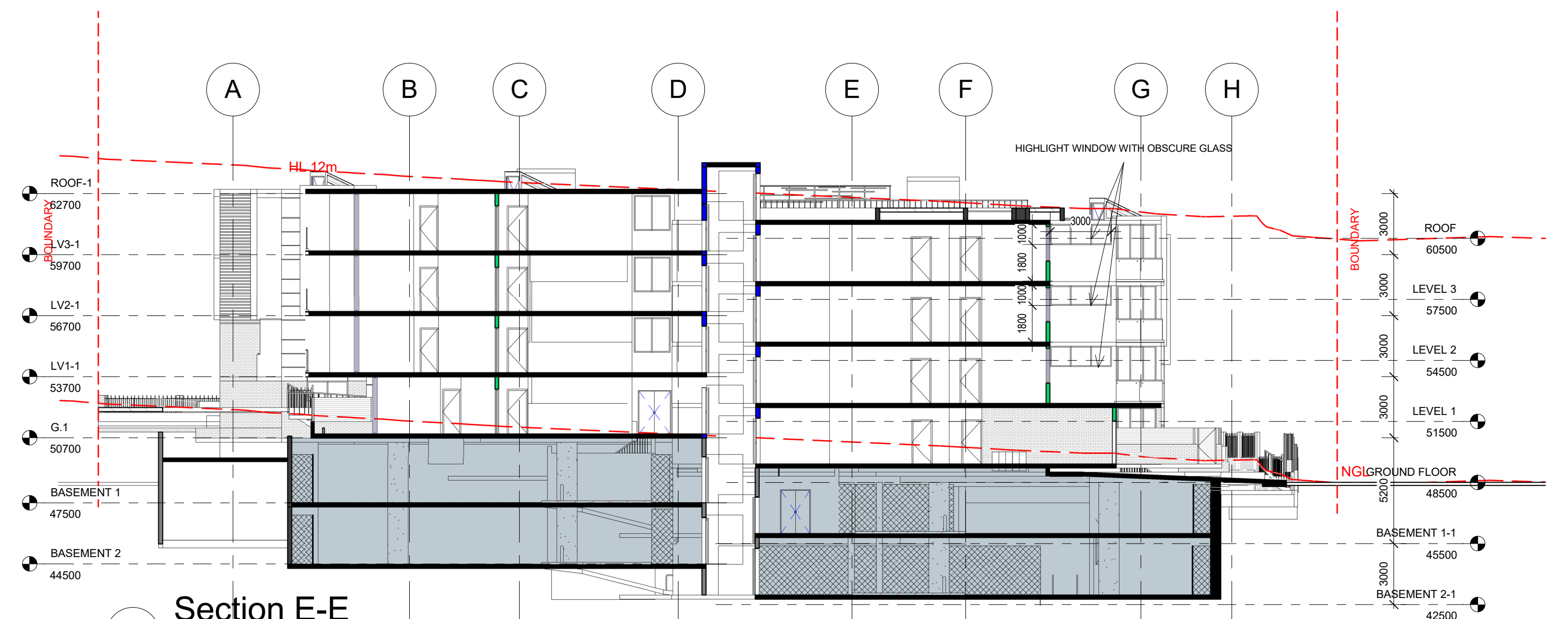
Section D-D
1 : 200



SECTION B-B
1 : 200



SECTION C-C
1 : 200



Section E-E
1 : 200

Energy Rating		Certificate Number 1050746M
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating MJ/m²	
	cooling MJ/m²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tuffin VIC/BDV/131652		
Assessor Signature <i>Ingrid Tuffin</i> Date 23/10/2019		

H	17/08/21	COMMUNAL PLAYROOM ADDED	
G	16/06/21	JOINT CONFERENCE	
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PROJECT:
**LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE**

LOT NUMBER:
LOT 47 IN DP30186

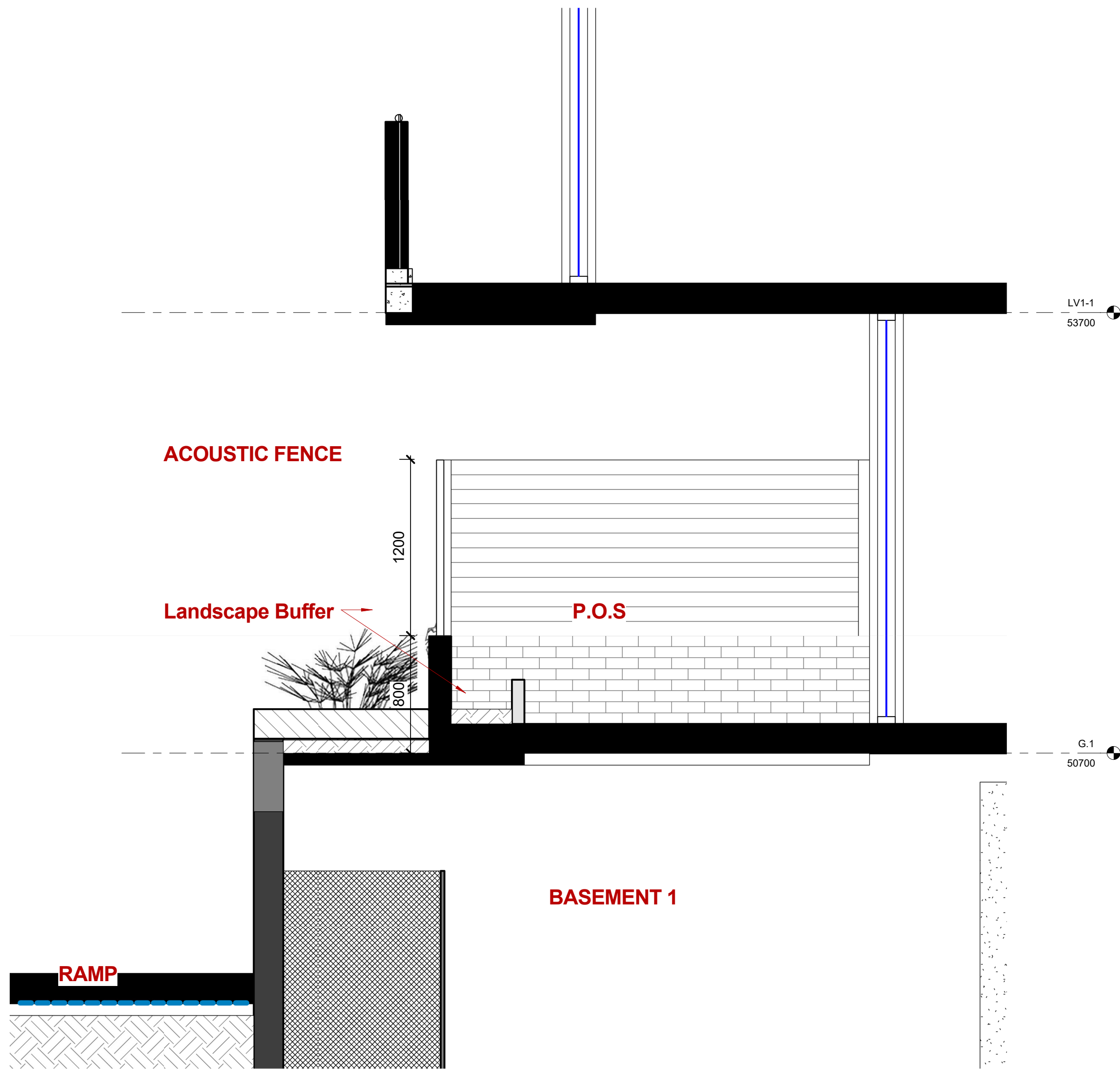
DRAWING TITLE:
SECTION

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-014	REV: H
DRAWN BY: Author	SCALE: 1 : 200		
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DA ISSUE

20/08/2021 09:05:13

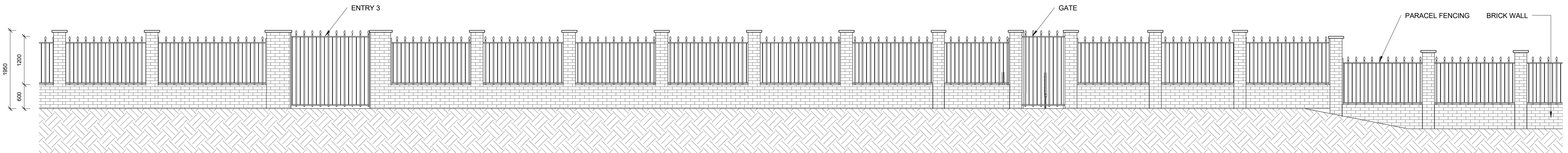
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3 SECTION C-C - Callout 1
1 : 25



4 GROUND FLOOR ENTRY
1 : 200



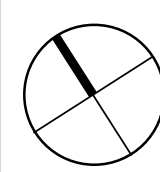
2 FENCING ELEVATION
1 : 50

ISSUE	DATE	REVISION	BY
H	17/08/21	COMMUNAL PLAYROOM ADDED	
G	16/06/21	JOINT CONFERENCE	
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	
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PROJECT:

LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:

LOT 47 IN DP30186

DRAWING TITLE:

SECTIONS

LOT 1 - 182 GUNTAWONG

PROJECT No: 17/08/21

DATE: 17/08/21

DRAWN BY: Author

SCALE: As indicated

DRAWING No:

DA-014A

REV:

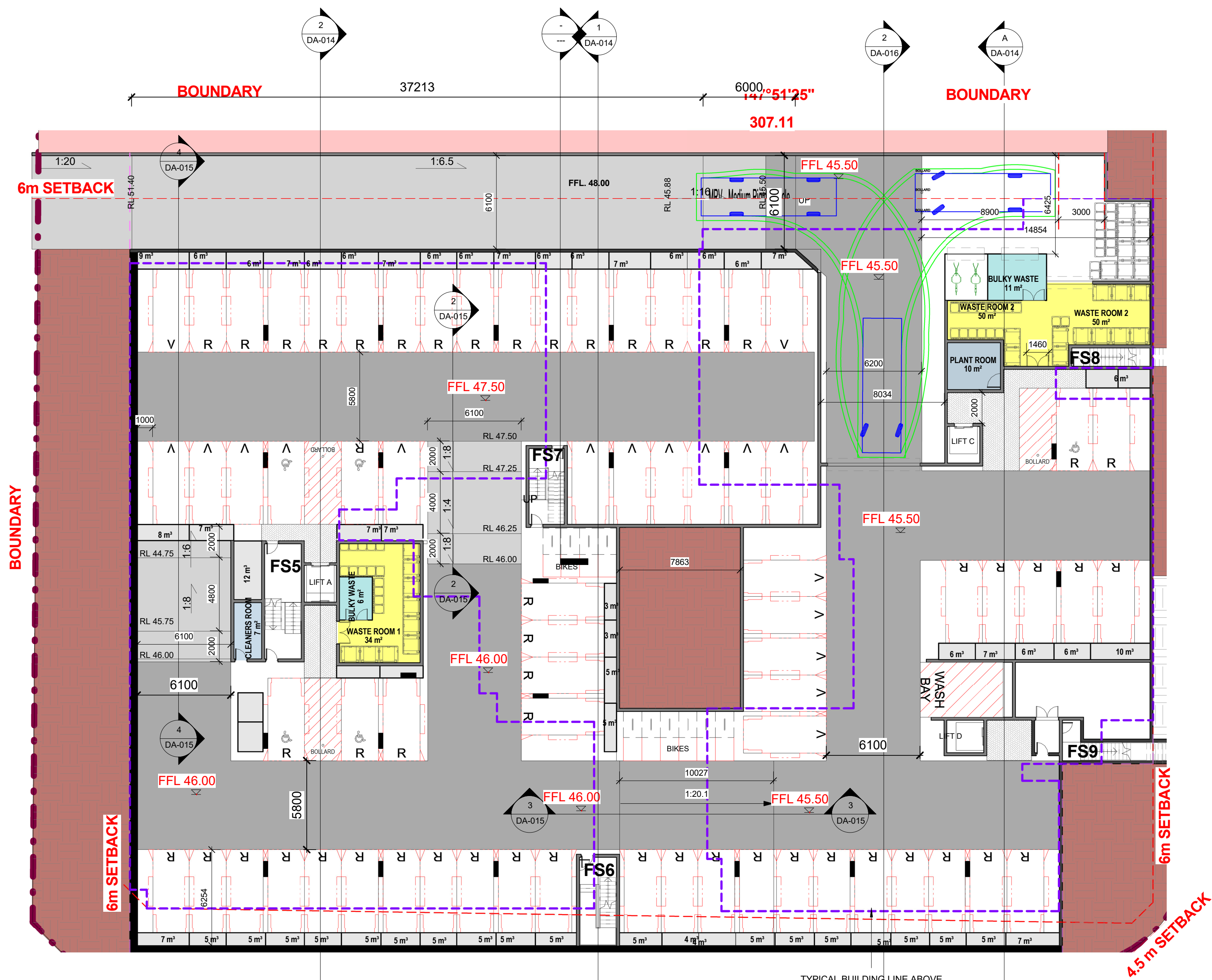
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01.06_lidan\9A\06.rvt

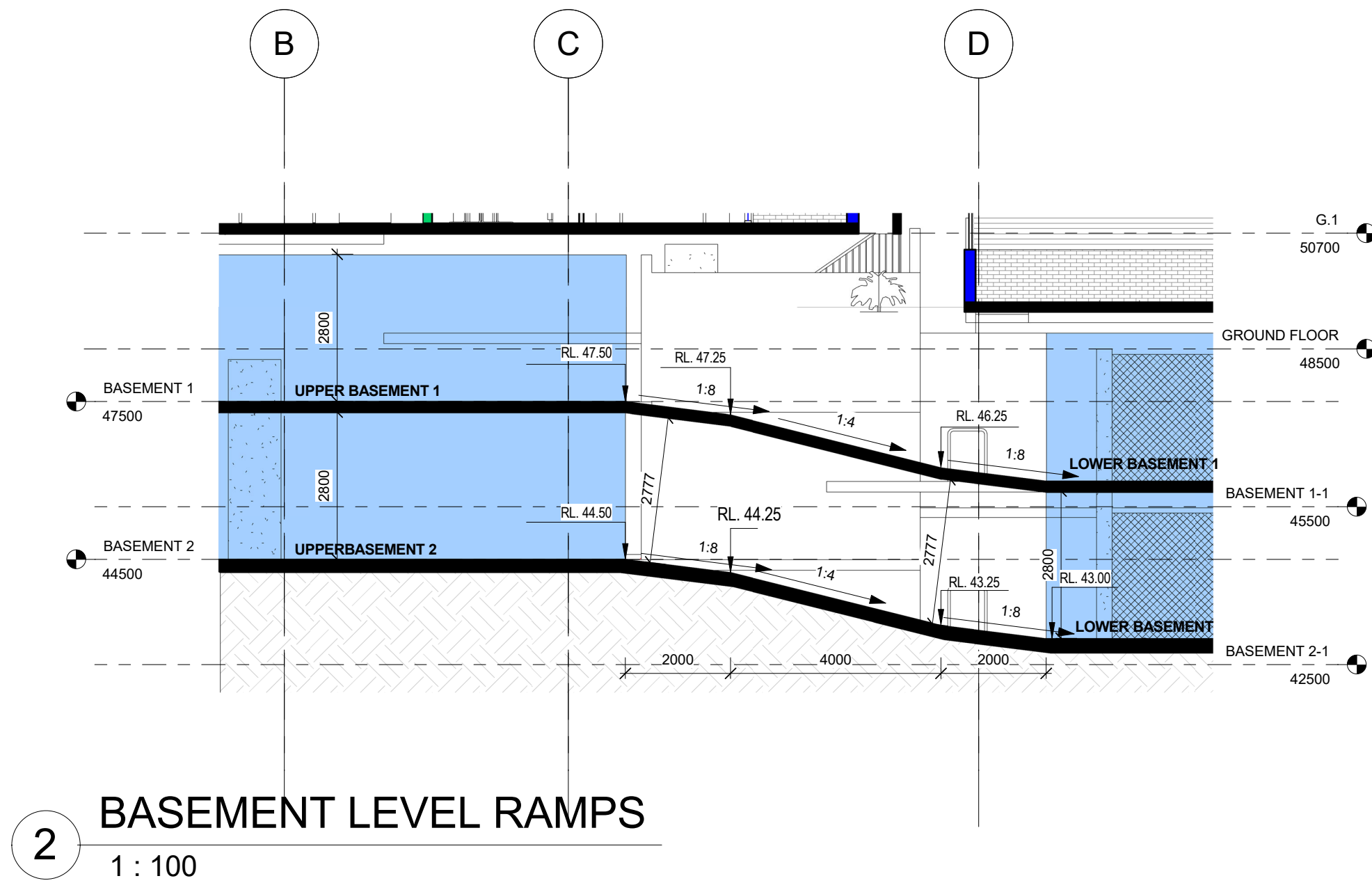
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20/08/2021 08:03:49

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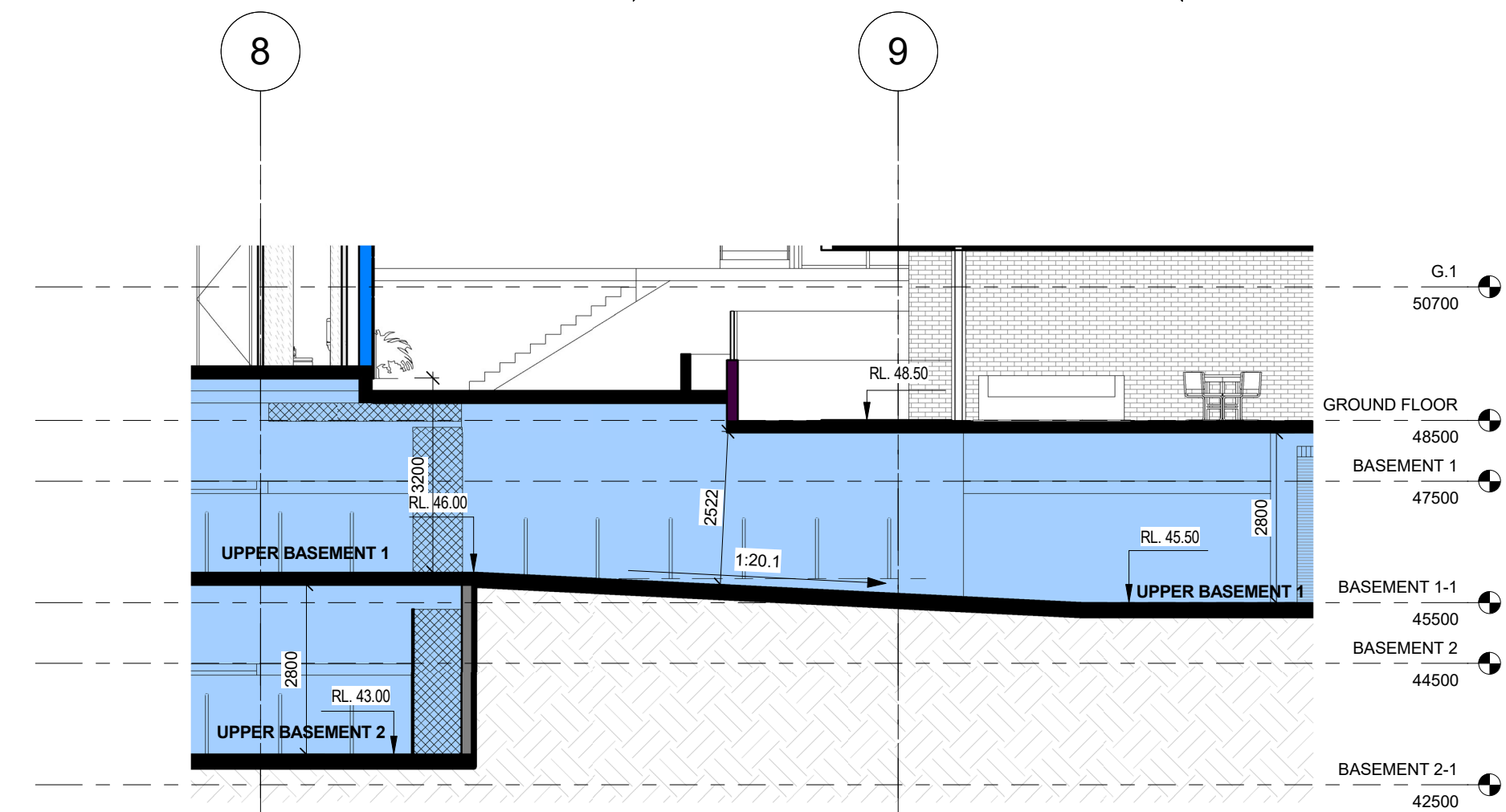


1 BASEMENT RAMPS
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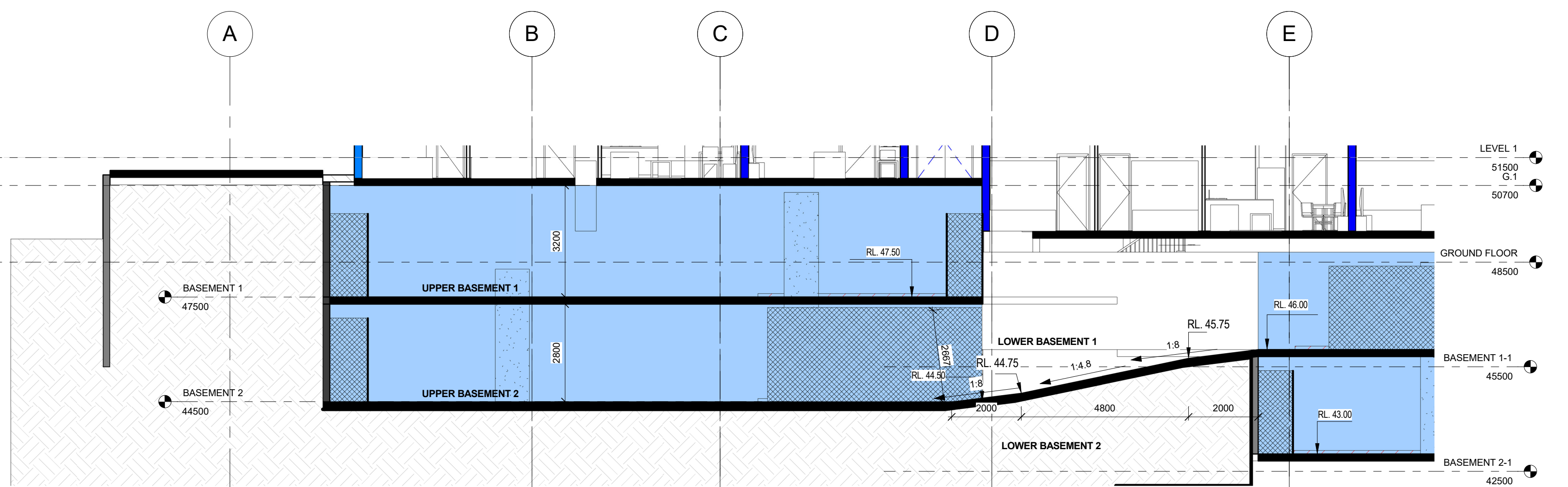


2 BASEMENT LEVEL RAMPS
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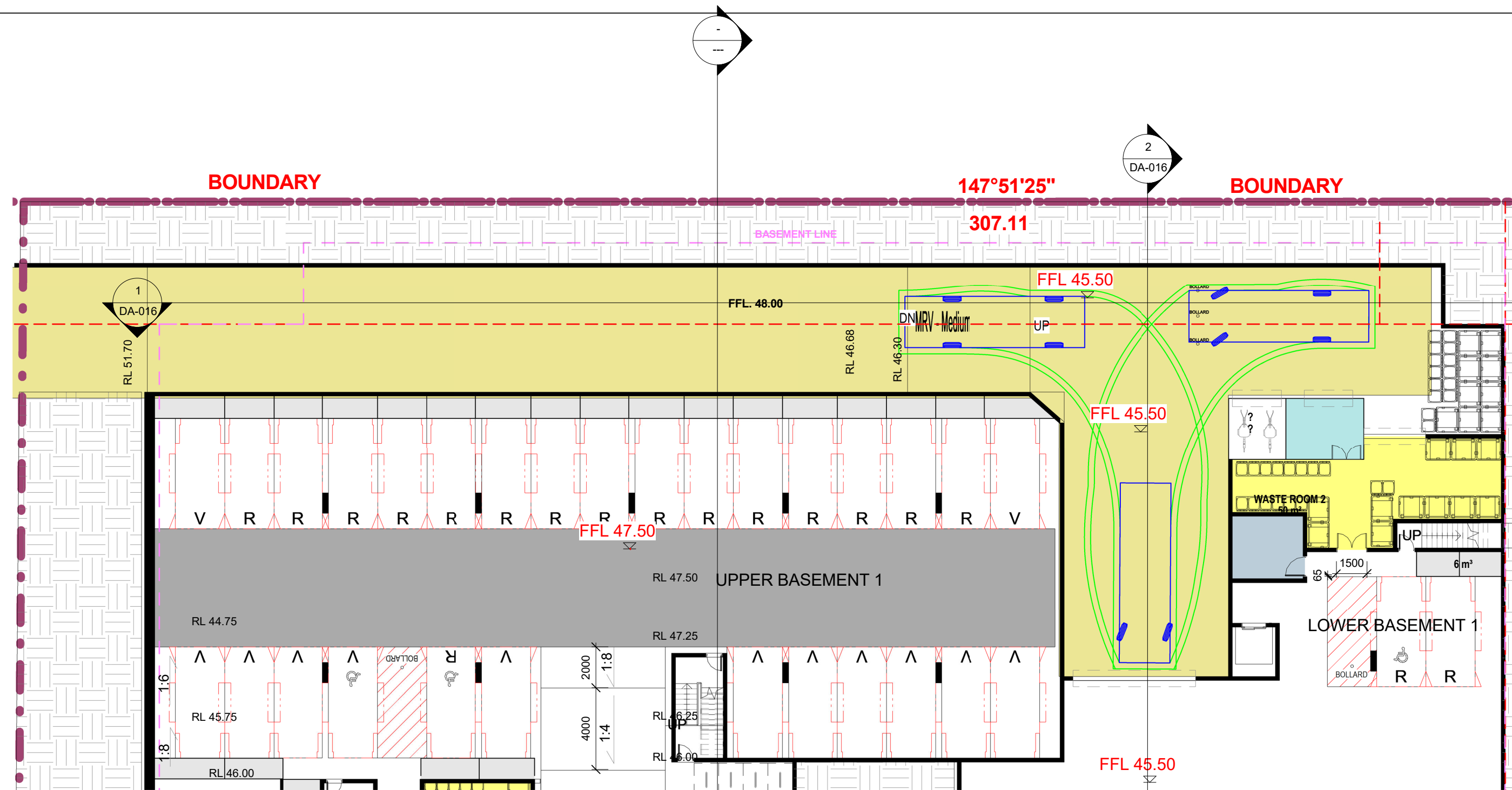
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☐ single-dwelling rating	_____ stars	
☒ multi-unit development (attach listing of ratings)	heating _____ MJ/m²	
If selected, data specified is the average across the entire development		cooling _____ MJ/m²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tuffin VIC/BDV/131652		
Assessor Signature _____		Date 23/10/2019



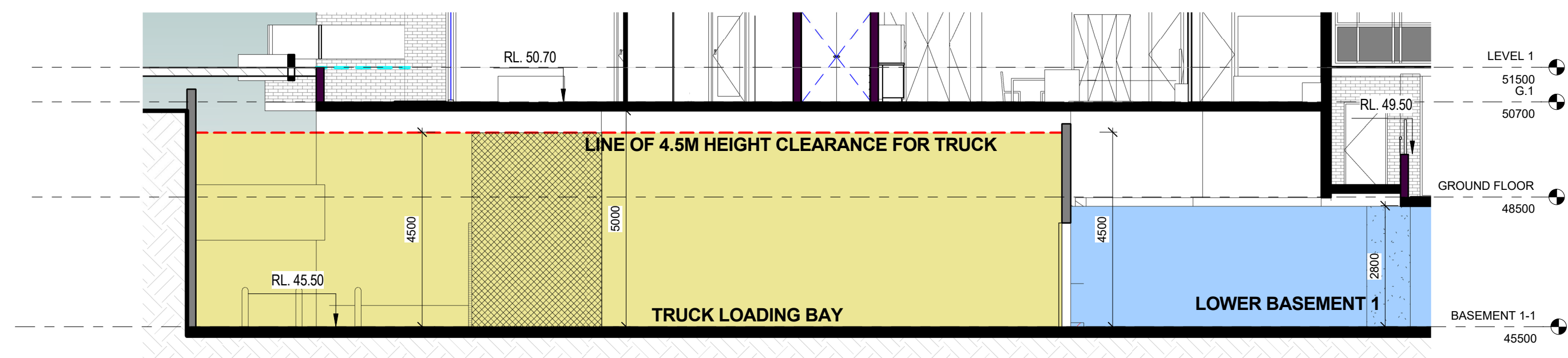
3 BASEMENT LEVEL RAMPS
1 : 100



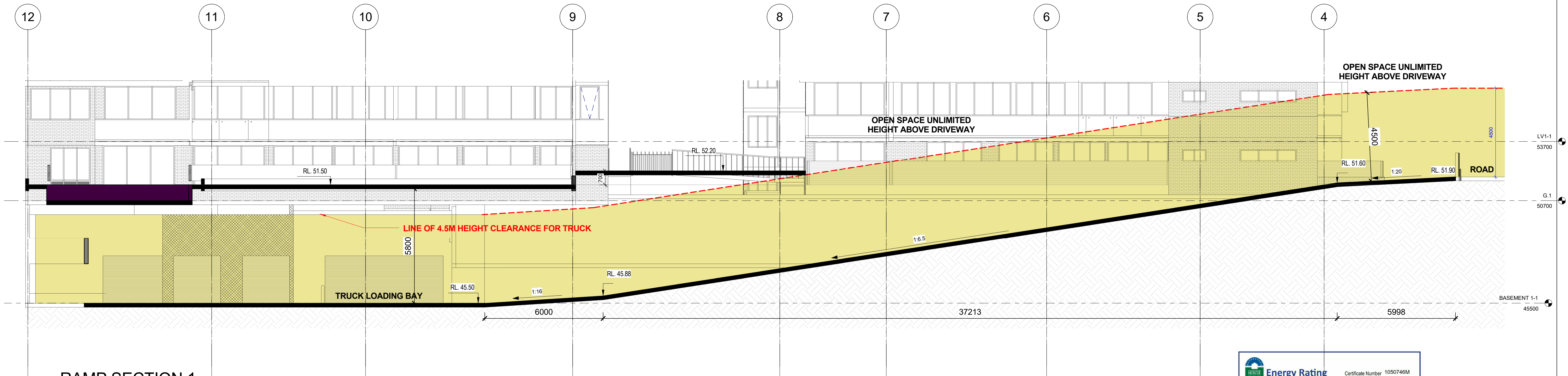
4 BASEMENT 2 RAMP
1 : 100



A BASEMENT 1 RAMPS
1 : 200



2 BASEMENT HEIGHT
SECTION
1 : 100



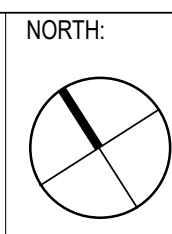
1 RAMP SECTION 1
1 : 100

Energy Rating		Certificate Number 1050746M	
☐ single-dwelling rating	_____ stars	☐ heating	_____ MJ/m ²
☒ multi-unit development (attach listing of ratings)	_____ stars	☐ cooling	_____ MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Ingrid Tuffin VIC/BDV/131652		Assessor Signature _____ Date 23/10/2019	



G	18/06/21	JOINT CONFERENCE	
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PROJECT: LOT 1 - 182 GUNTAWONG ROAD RIVERSTONE

LOT NUMBER: LOT 47 IN DP30186

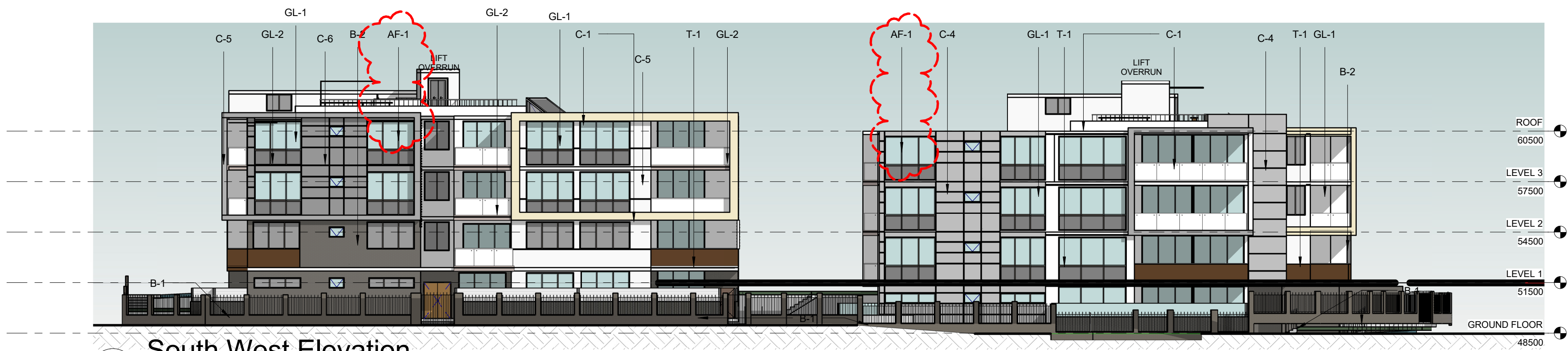
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PROJECT No: 1050746M	DATE: 17/08/21	DRAWING No: DA-016	REV: G
DRAWN BY: Author	SCALE: As indicated		
C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06_lidan\9AUG.rvt			

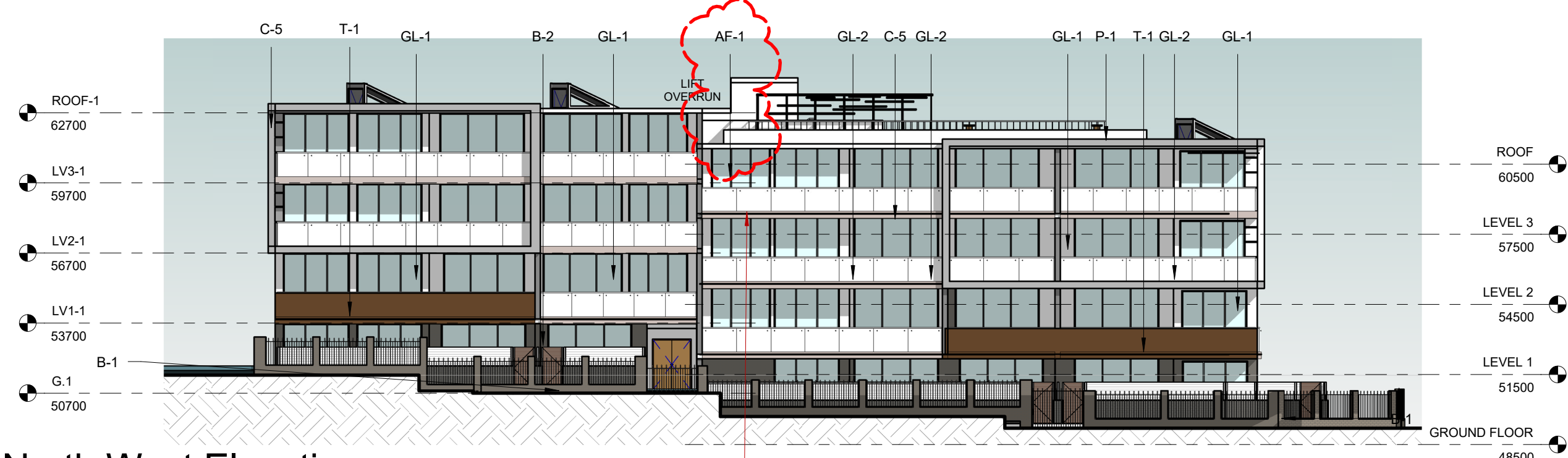
DA ISSUE

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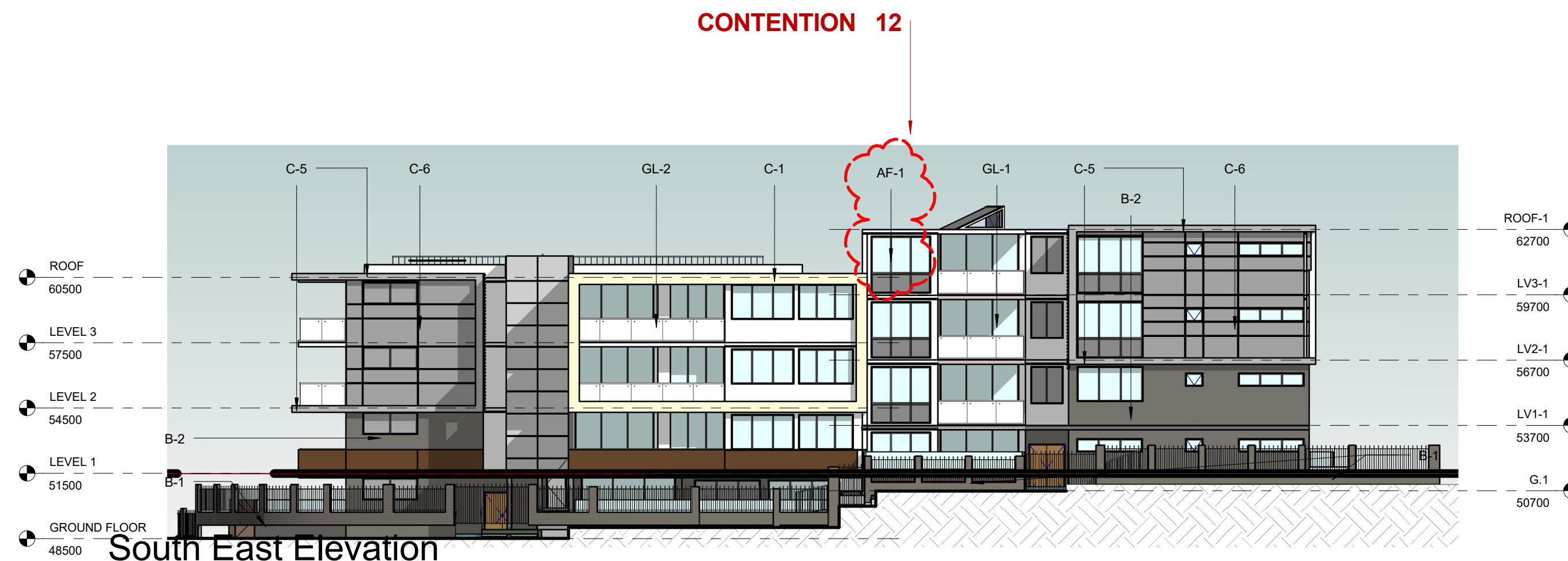
A1



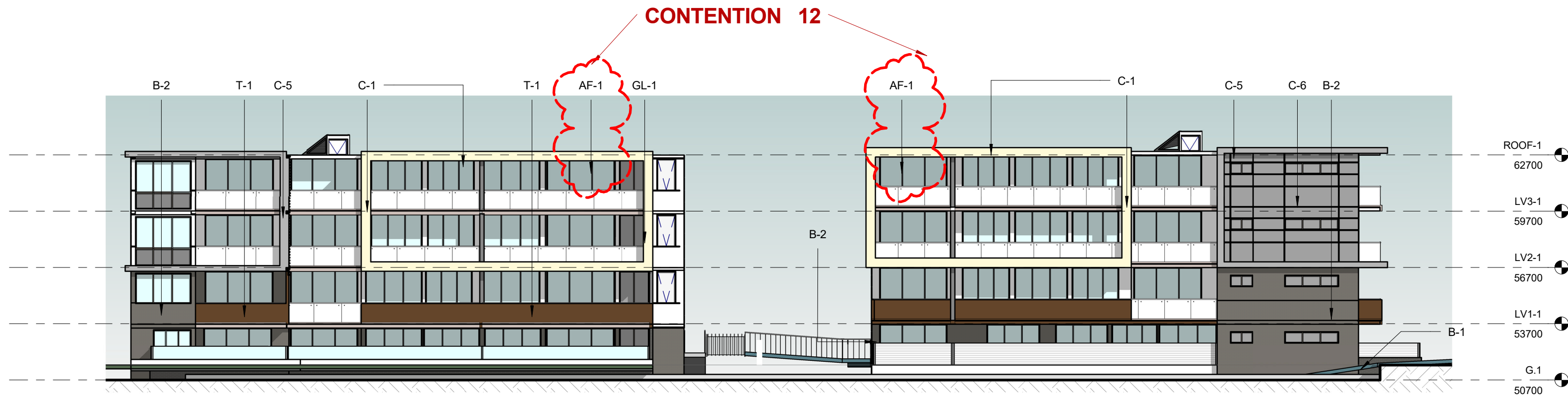
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1 : 200



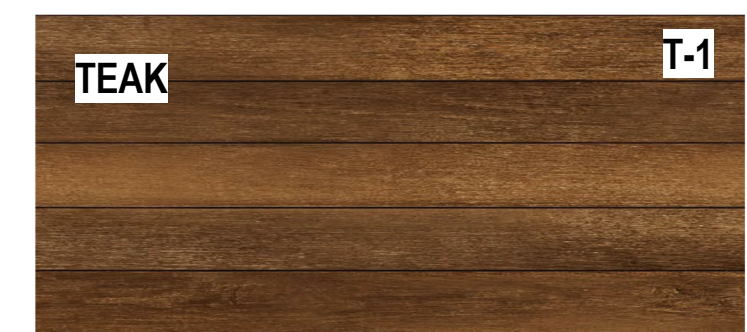
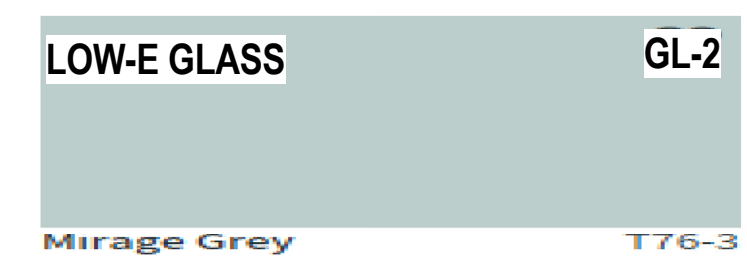
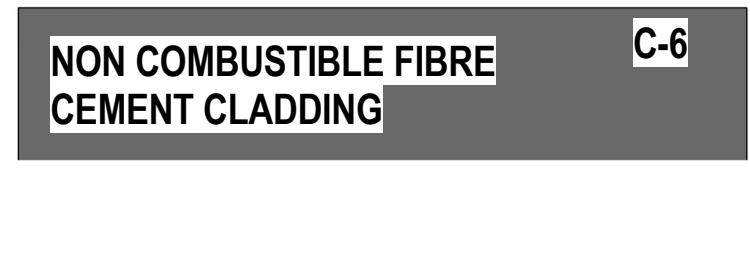
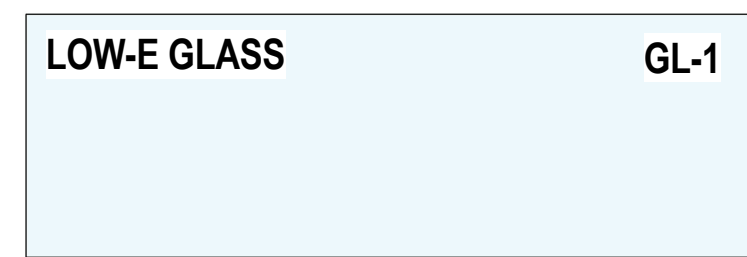
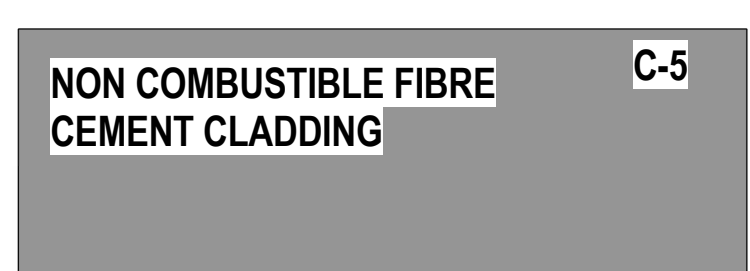
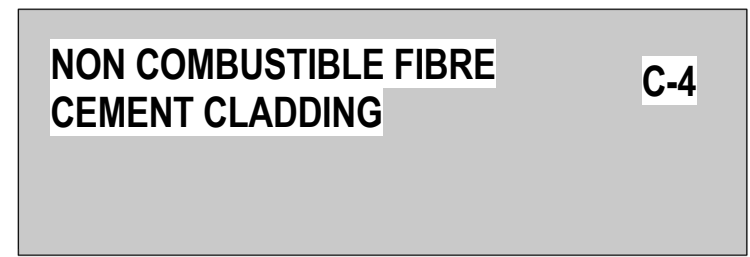
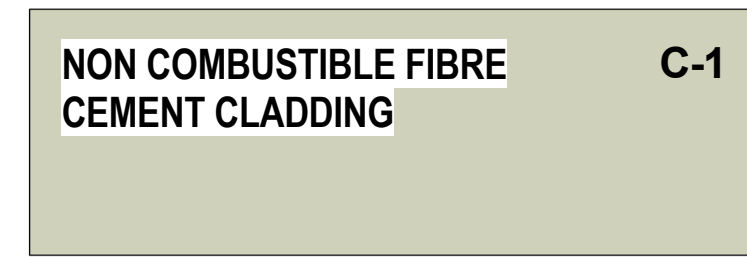
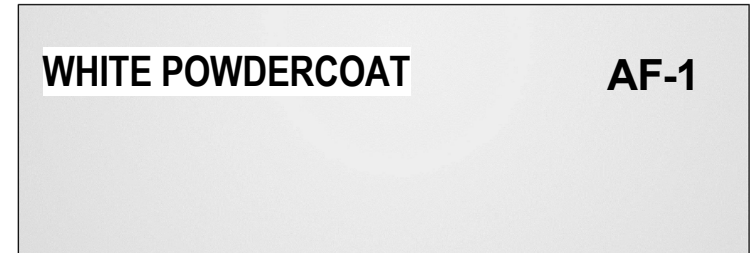
2 North West Elevation
1 : 200



3 South East Elevation
1 : 200



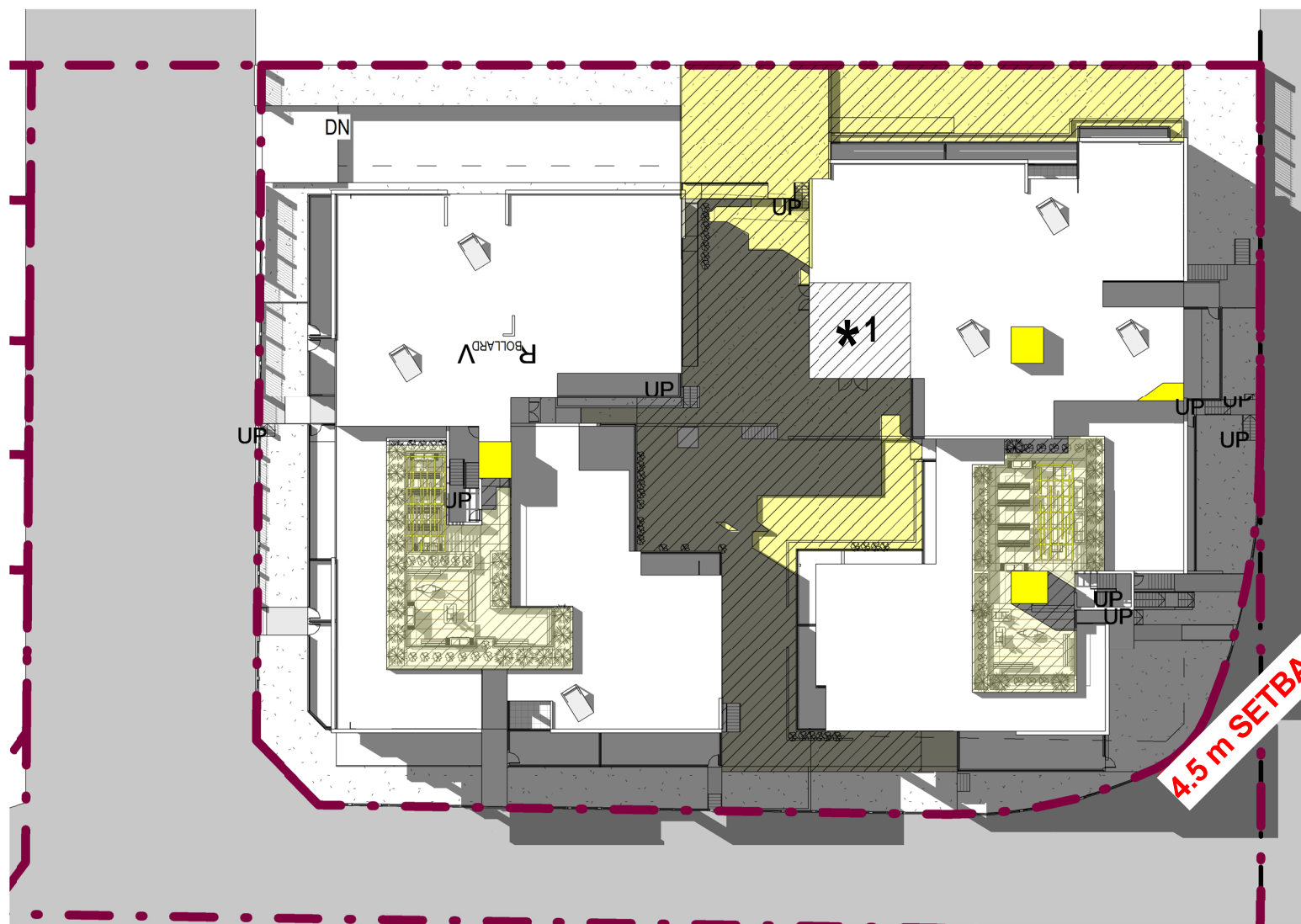
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1 : 200



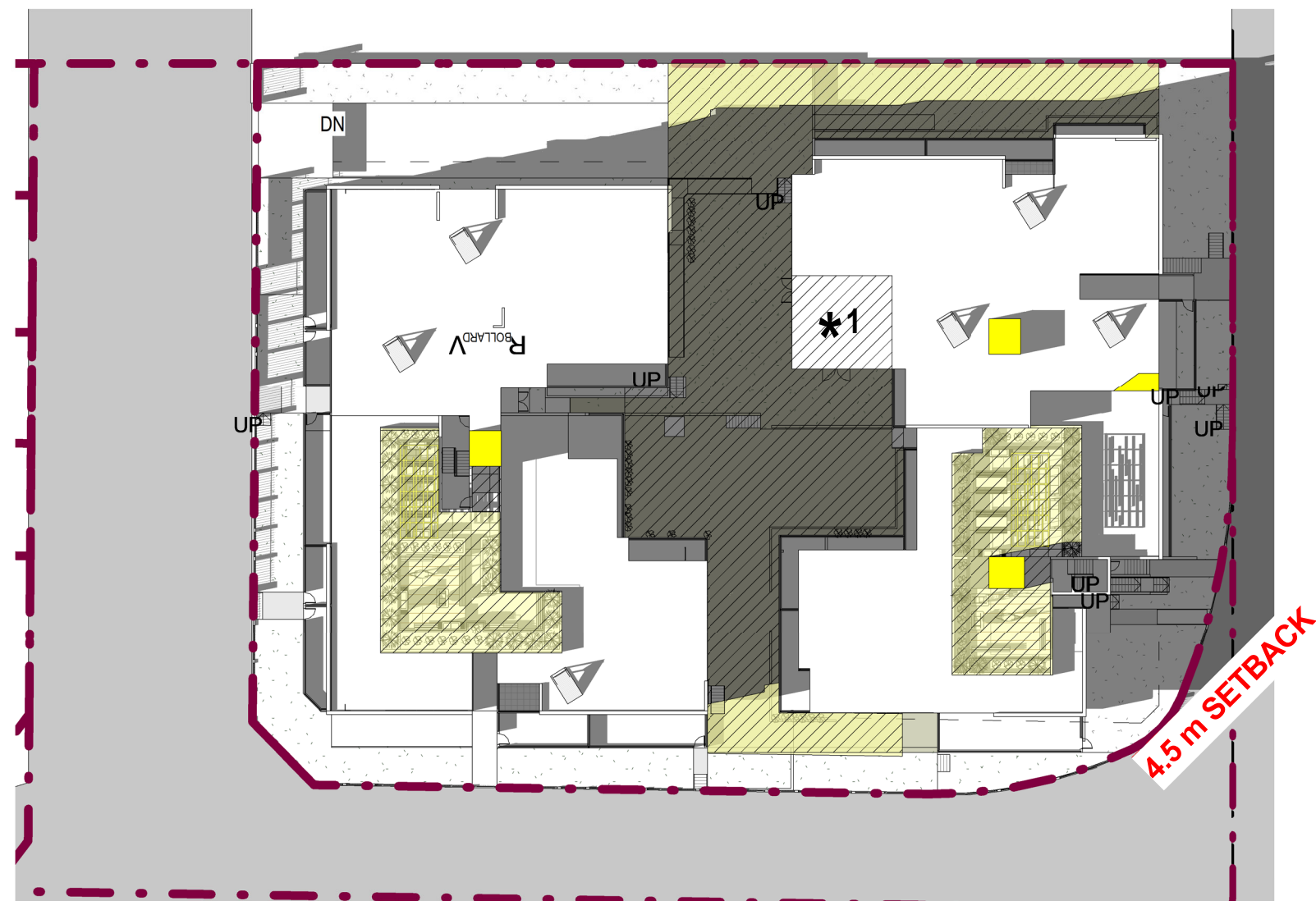
EXTERNAL FINISHES LEGEND			
REF NO.	ITEM DESCRIPTION	LOCATION	COLOUR
P-1	PAINT FINISH	WALL / COLUMN	WHITE
C-1	NON COMBUSTIBLE FIBRE CEMENT CLADDING	FACADE	BEIGE
AF-1	WINDOW FRAMING	EXTERNAL GLAZING FRAME	LIGHT GREY
C-4	NON COMBUSTIBLE FIBRE CEMENT CLADDING	FACADE	ACCORD
C-5	NON COMBUSTIBLE FIBRE CEMENT CLADDING	FACADE	MALLARD GREY
C-6	NON COMBUSTIBLE FIBRE CEMENT CLADDING	FACADE	DARK GREY
GL-1	GLAZING	WINDOWS, DOORS	CLEAR GLASS
GL-2	GLAZING	WINDOWS & BALUSTRADE	LOW-E
B-1	BRICK VENEER	FENCE WALL	CHARCOAL
B-2	BRICK	WALL	KRAUSE EMPEROR GREY Or Equivalent
T-1	FIBRE CEMENT CLADDING PANEL Territory Woodlands (CEMINTEL) or Equivalent	BALCONY WALL	TEAK Or Equivalent



1 SHADOW ANALYSIS 9 AM²
WINTER 21 JUNE
1 : 500



4 SHADOW ANALYSIS 12 PM²
WINTER 21 JUNE
1 : 500



7 SHADOW ANALYSIS 3 PM²
WINTER 21 JUNE
1 : 500



2 SHADOW ANALYSIS 10 AM²
WINTER 21 JUNE
1 : 500



5 SHADOW ANALYSIS 1 PM²
WINTER 21 JUNE
1 : 500



3 SHADOW ANALYSIS 11 AM²
WINTER 21 JUNE
1 : 500



6 SHADOW ANALYSIS 2 PM²
WINTER 21 JUNE
1 : 500

SHADOW ANALYSIS C.O.S. WINTER 21 JUNE						
SITE AREA = 4504.29 SQM						
REQUIRED C.O.S. 1126.07 SQM = 25% OF SITE AREA						
TOTAL C.O.S. PROVIDED 1247.66 SQM = 27.70%						
C.O.S. PROVIDED ON GROUND SHADOW ANALYSIS- 808.45 SQM						
C.O.S. PROVIDED ON ROOF SHADOW ANALYSIS- 346.24 SQM						
C.O.S. PROVIDED ON GROUND- 808.45 SQM				C.O.S. PROVIDED ON ROOF - 346.24 SQM		
TIME	REQUIRED AREA ON GROUND WITH SOLAR ACC.	PROVIDED AREA WITH SOLAR ACC.	DIRECT SUNLIGHT %	TIME	REQUIRED AREA ON GROUND WITH SOLAR ACC.	PROVIDED AREA WITH SOLAR ACC.
9AM	404.22 SQM	480.98 SQM	59.49%	9AM	173.12 SQM	272.72 SQM
10AM	404.22 SQM	445.39 SQM	55.09%	10AM	173.12 SQM	301.57 SQM
11AM	404.22 SQM	412.94 SQM	50.07%	11AM	173.12 SQM	321.54 SQM
12PM	404.22 SQM	390.49 SQM	48.3%	12PM	173.12 SQM	326.39 SQM
1PM	404.22 SQM	381.30 SQM	47.16%	1PM	173.12 SQM	334.26SQM
2PM	404.22 SQM	349.53 SQM	43.23%	2PM	173.12 SQM	335.26 SQM
3PM	404.22 SQM	165.55 SQM	20.48%	3PM	173.12 SQM	330.79SQM

COMBINED GROUND=ROOF C.O.S			
TOTAL C.O.S. PROVIDED 1247.66 SQM = 27.70%			
TIME	REQUIRED AREA WITH SOLAR ACC.	PROVIDED AREA WITH SOLAR ACC.	DIRECT SUNLIGHT %
9AM	623.83 SQM	753.70 SQM	60.40%
10AM	623.83 SQM	746.96SQM	59.86%
11AM	623.83 SQM	734.48SQM	58.86%
12PM	623.83 SQM	716.88SQM	57.46%
1PM	623.83 SQM	715.56SQM	57.35%
2PM	623.83 SQM	684.79 SQM	54.88%
3PM	623.83 SQM	496.34 SQM	39.78%

C.O.S. AREA
SUNLIGHT AREA

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

* 1. NOT INCLUDED AS COS FOR SHADOW ANALYSIS

	Energy Rating	Certificate Number 1050746M
☐ single-dwelling rating		stars
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²
	cooling	MJ/m ²
Recessed downlights confirmation:	☐ Rated with	☒ Rated without
Assessor Name/Number	Ingrid Tuffin	VIC/BD4V131652
Assessor Signature		Date 23/10/2019



**Energy Rating**

Certificate Number 1050746M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating

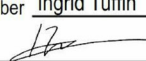
cooling

MJ/m²

MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BOAV/13/1652

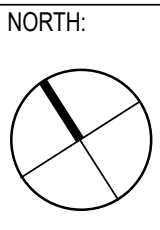
Assessor Signature  Date 23/10/2019

- MORE THAN 2 HOURS SOLAR ACCESS
- LESS THAN 2 HOURS SOLAR ACCESS
- NO SOLAR ACCESS

CALCULATION OF UNITS WITH MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS				
TOTAL NO. OF UNITS = 83				
TOTAL NO. OF UNITS WITH MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS ON 21 JUNE = 60 (72.3%)				
TOTAL NO. OF UNITS WITH LESS THAN 2 HOUR OF DIRECT SOLAR ACCESS ON 21ST OF JUNE =12 (14.5%)				
INDIVIDUAL UNIT'S SOLAR ACCESS CAL.				
	Nu.	2 HOURS AND MORE	LESS THAN 2 HOURS	NO.
GF	20	14	3	3
LEVEL.1	21	15	3	3
LEVEL.2	21	15	3	3
LEVEL.3	21	16	2	3
TOTAL	83	60	11	12
%	100%	72.3%	13.3%	14.5%

SOLAR ACCESS MIX		
Solar Access	Count	MIX
LESS THAN 2HRS	11	13.3%
MORE THAN 2HRS	60	72.3%
NO	12	14.5%
Grand total: 83		

H	17/08/21	COMMUNAL PLAYROOM ADDED	GENERAL NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.
G	16/06/21	JOINT CONFERENCE	
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	
E	22/01/21	RESPONSE TO S.34 CONFERENCE	
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT	
C	01/09/20	ISSUED FOR S.34 CONFERENCE	
B	24/07/20	RESPONSE TO SOFAC	
ISSUE	DATE	REVISION	BY



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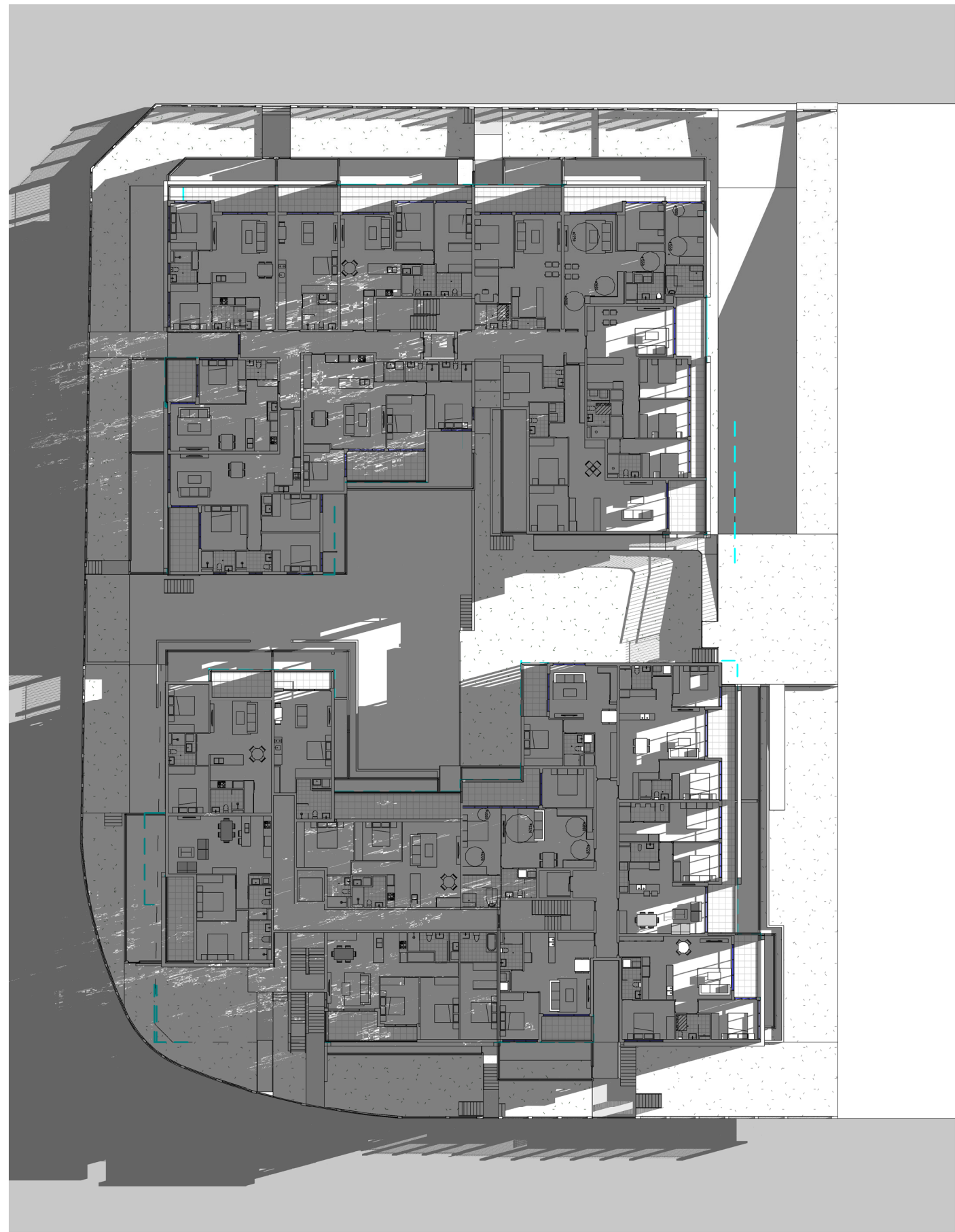
PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

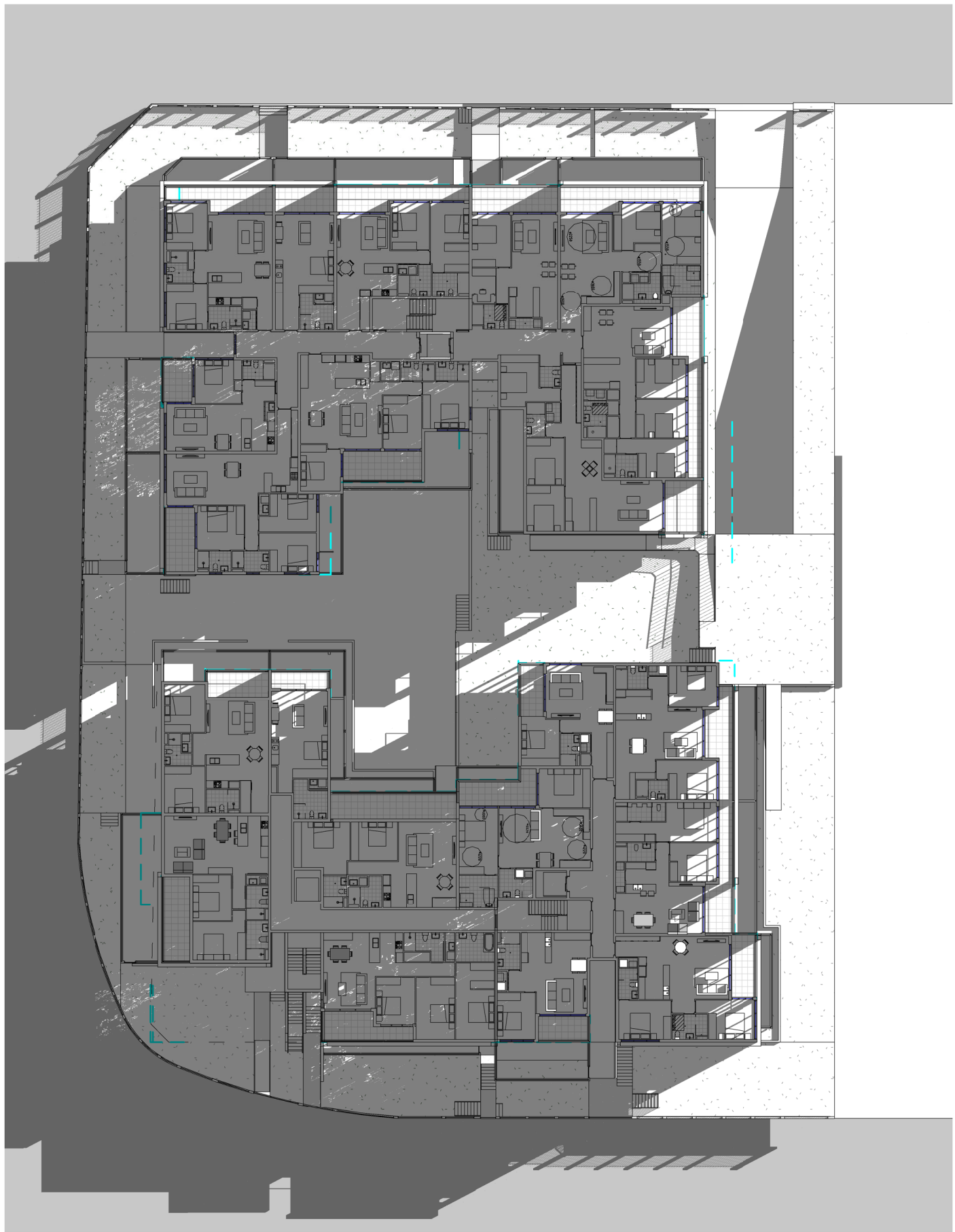
DRAWING TITLE:
SOLAR ACCESS

LOT 1 - 182 GUNTAWONG	PROJECT No: GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-019	REV: H
	DRAWN BY: Author	SCALE: As indicated		
	C:\Users\lidan\Documents\Guntawong 182 Riverstone _LOT-1- revised levels 01.06_ladan\9AUG.rvt			

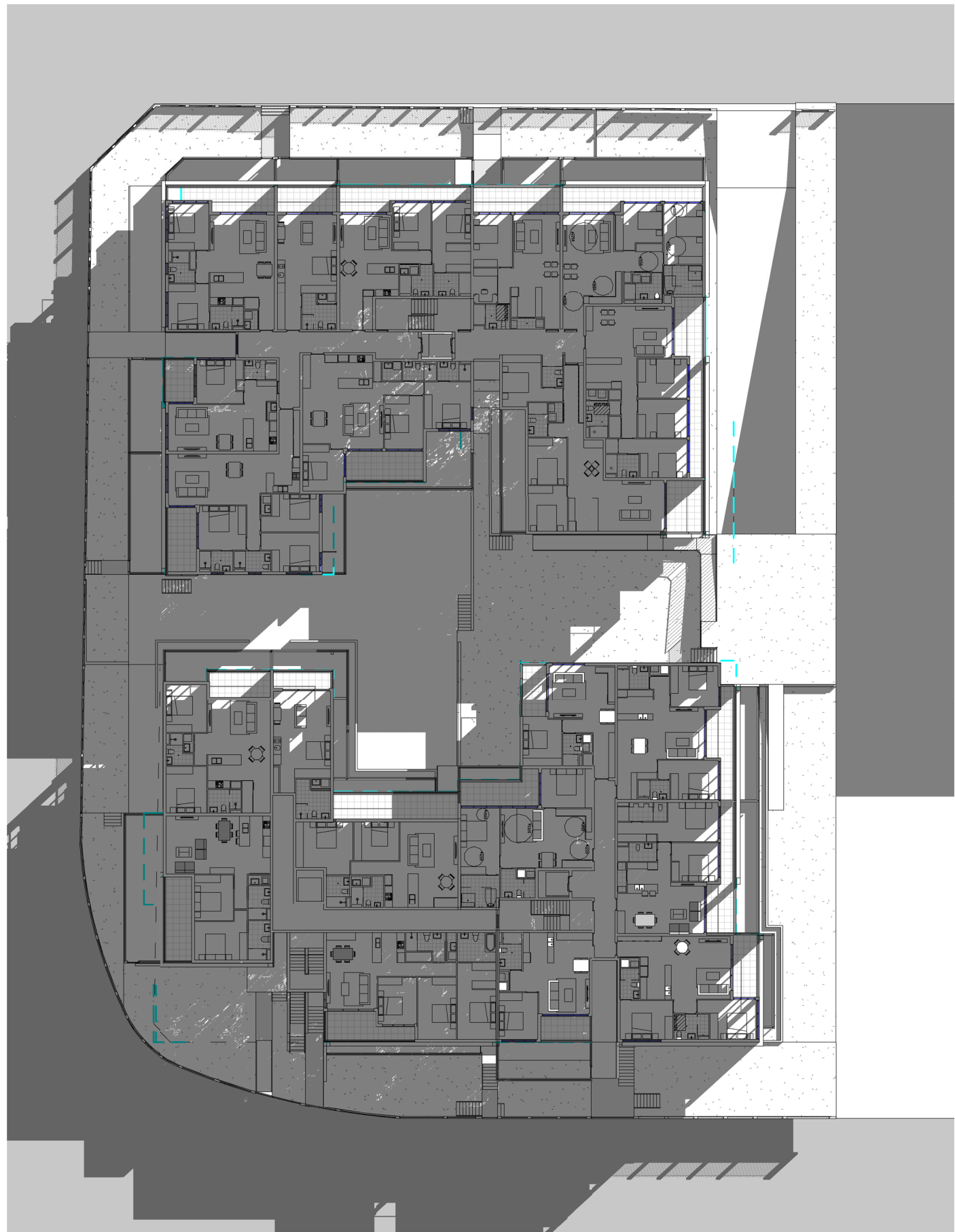
DA ISSUE



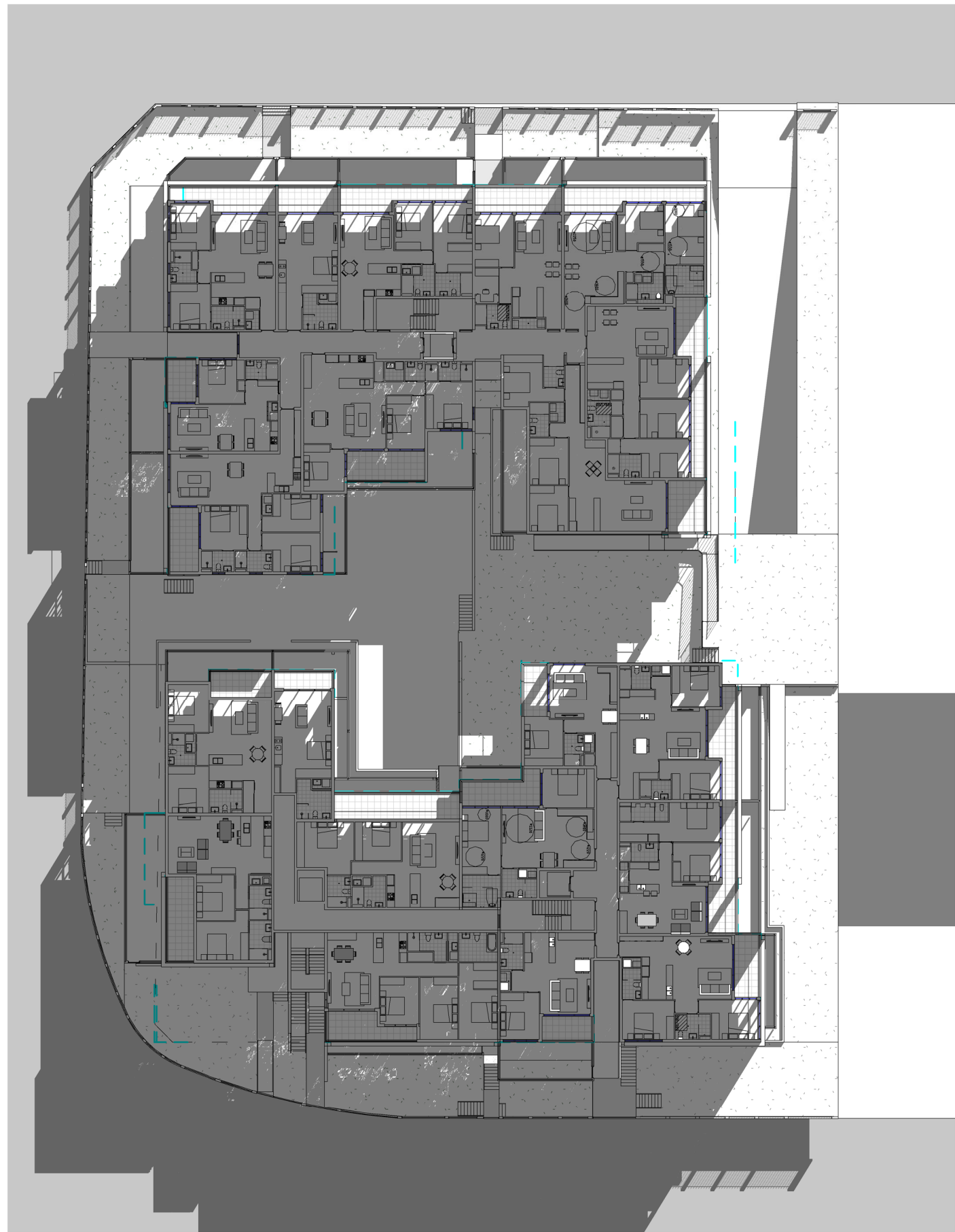
1 SHADOW ANALYSIS -
LEVEL 2 - 9AM



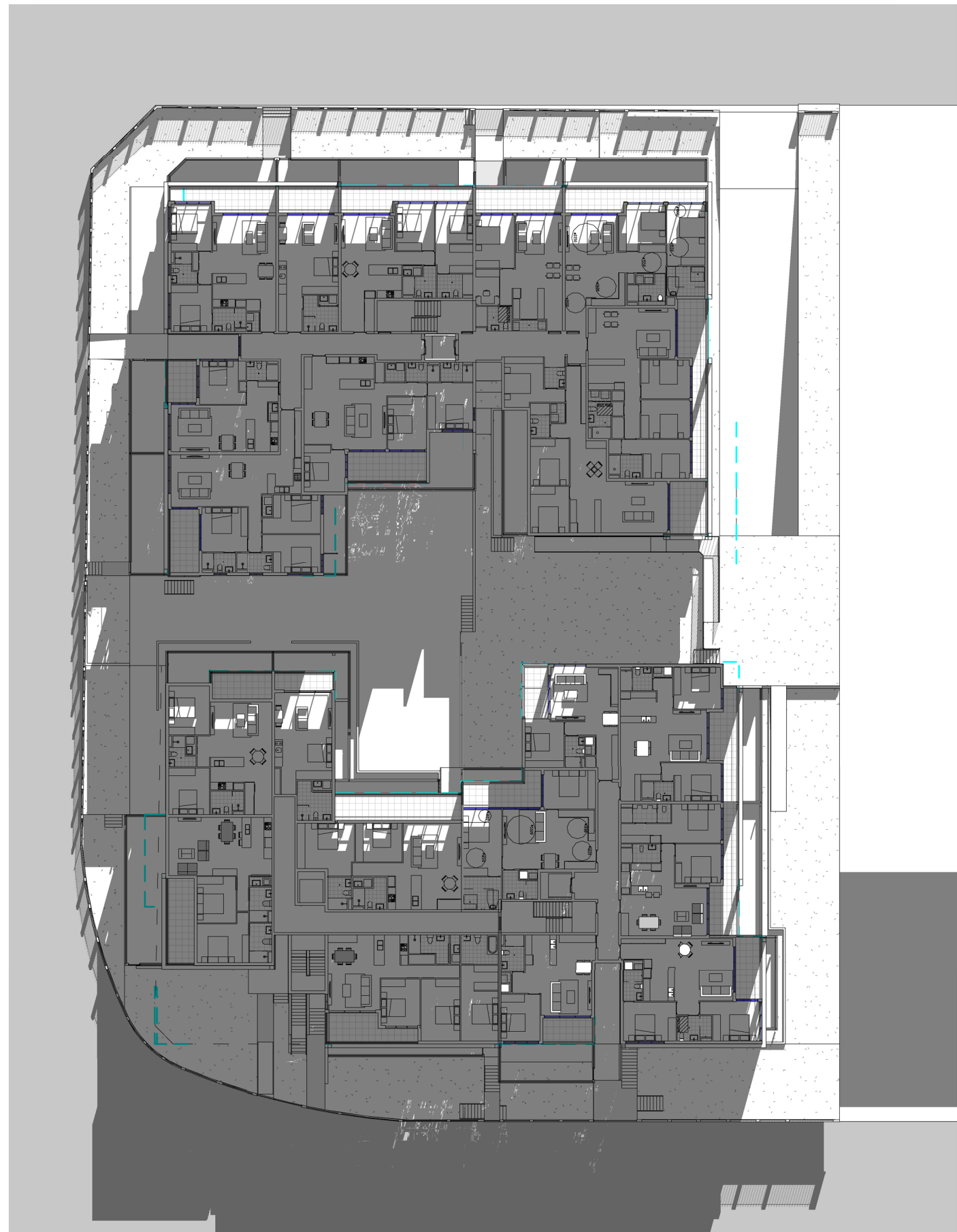
2 SHADOW ANALYSIS -
LEVEL 2 - 10AM



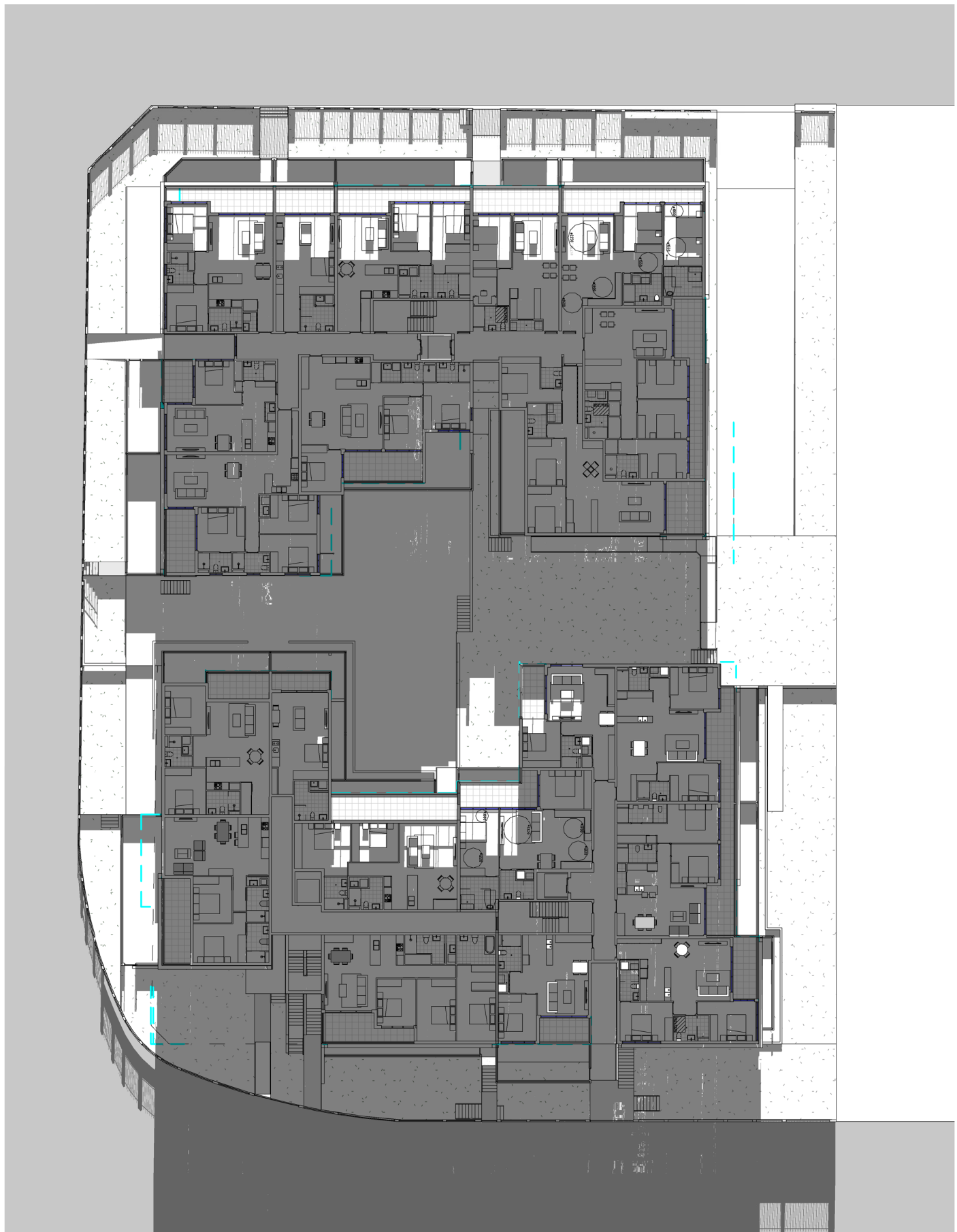
3 SHADOW ANALYSIS -
LEVEL 2 - 11AM



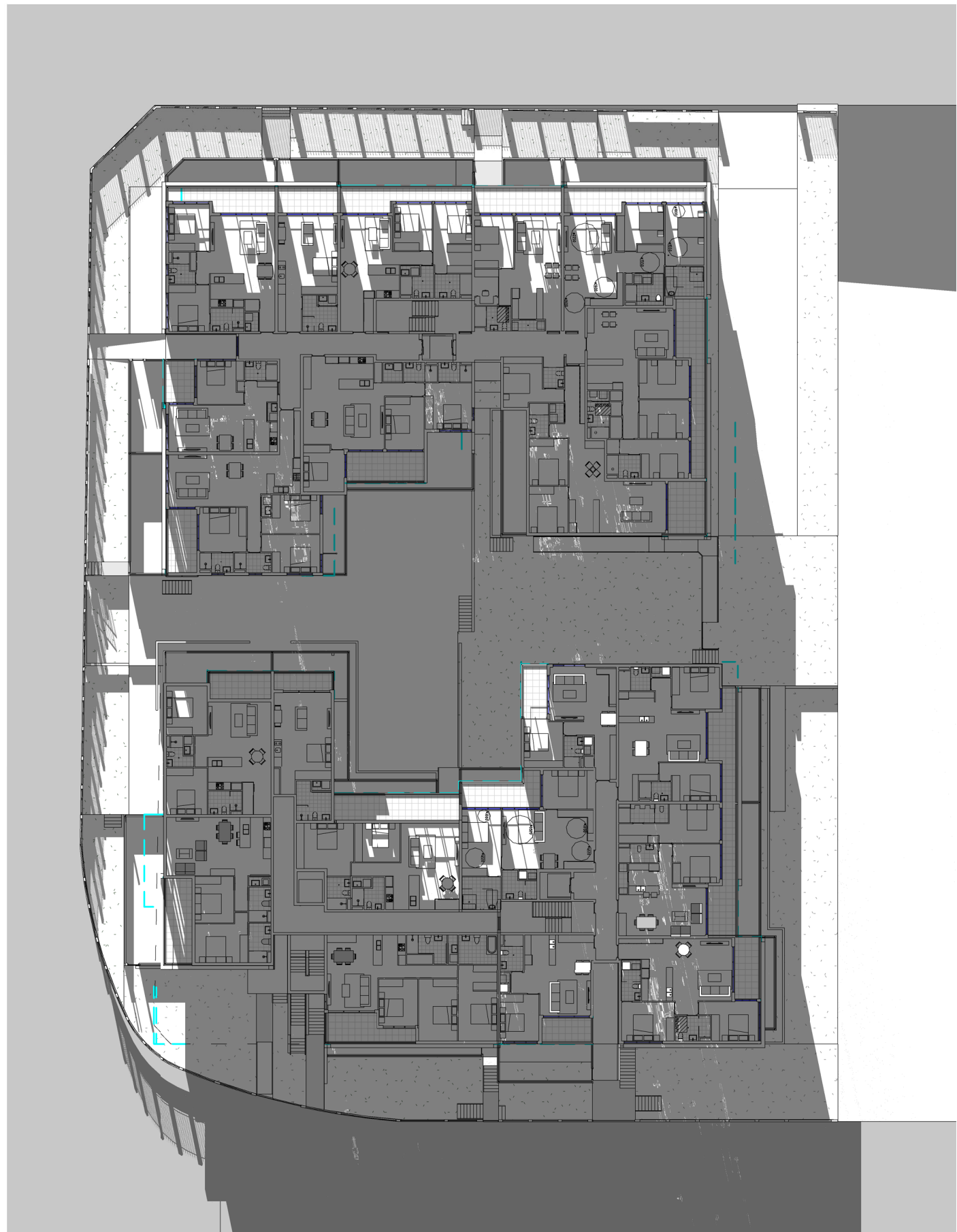
4 SHADOW ANALYSIS -
LEVEL 2 - 12PM



5 SHADOW ANALYSIS -
LEVEL 2 - 1PM



6 SHADOW ANALYSIS -
LEVEL 2 - 2PM



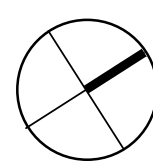
7 SHADOW ANALYSIS -
LEVEL 2 - 3PM

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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NORTH:



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PROJECT:

LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:

LOT 47 IN DP30186

DRAWING TITLE:

SHADOW ANALYSIS

LOT 1 - 182 GUNTAWONG

DRAWN BY:
Author

DATE:
17/08/21

SCALE:

DRAWING No:

DA-019A

REV:

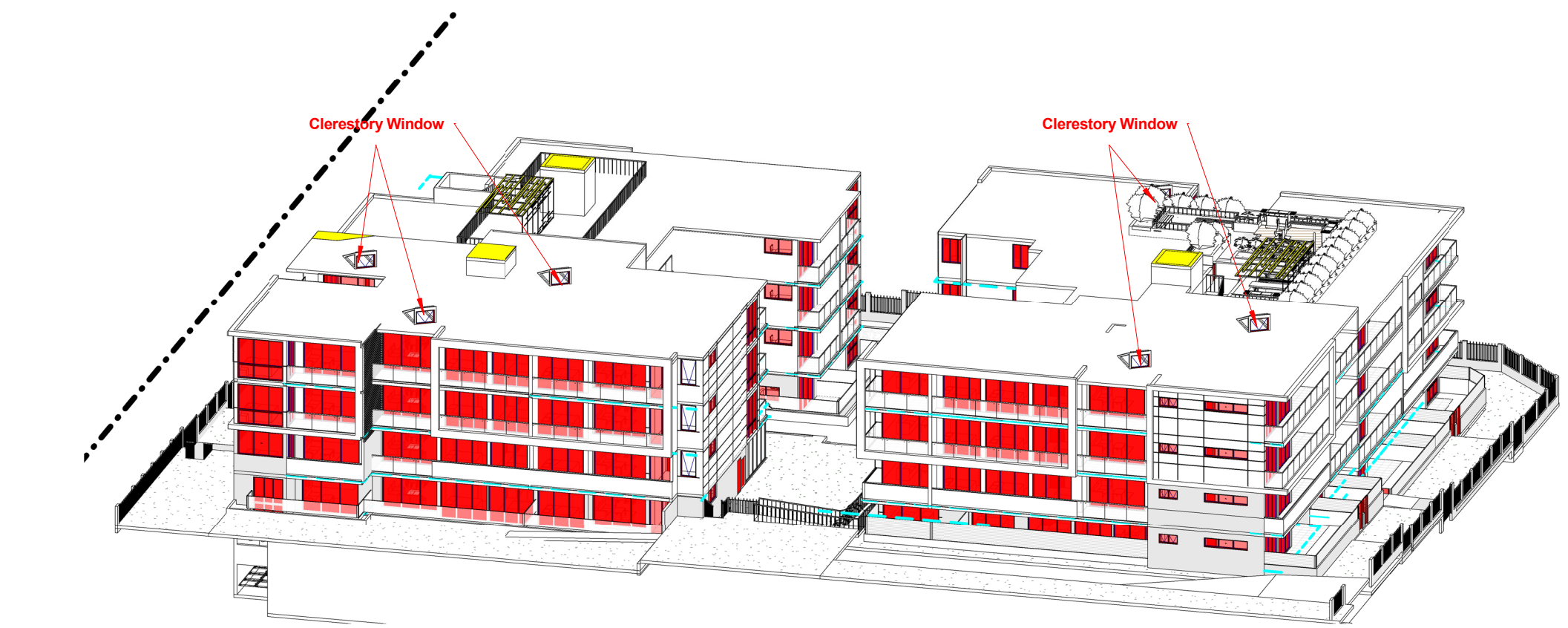
G

C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels
01.06_lidan\9AUG.nvt

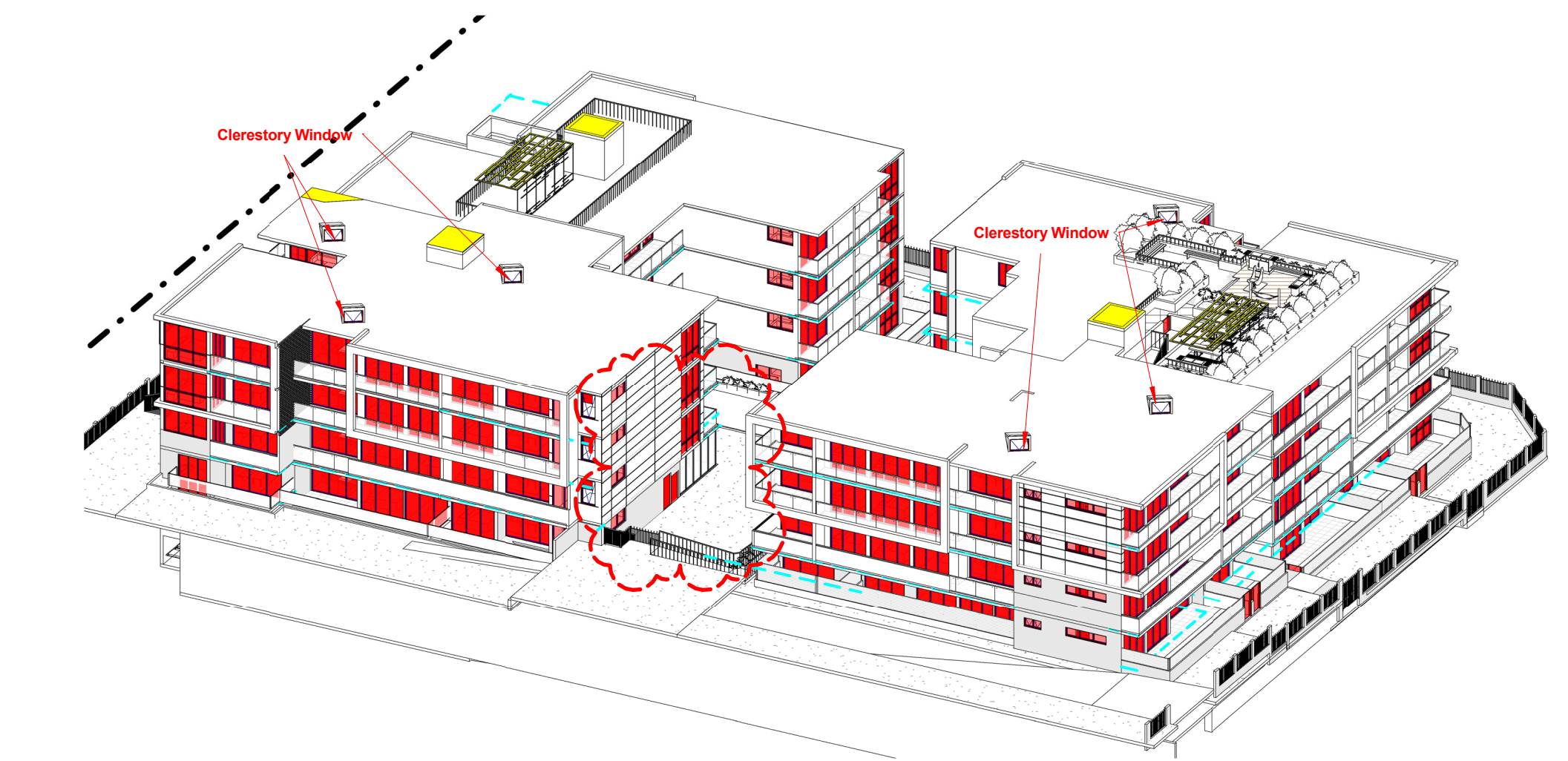
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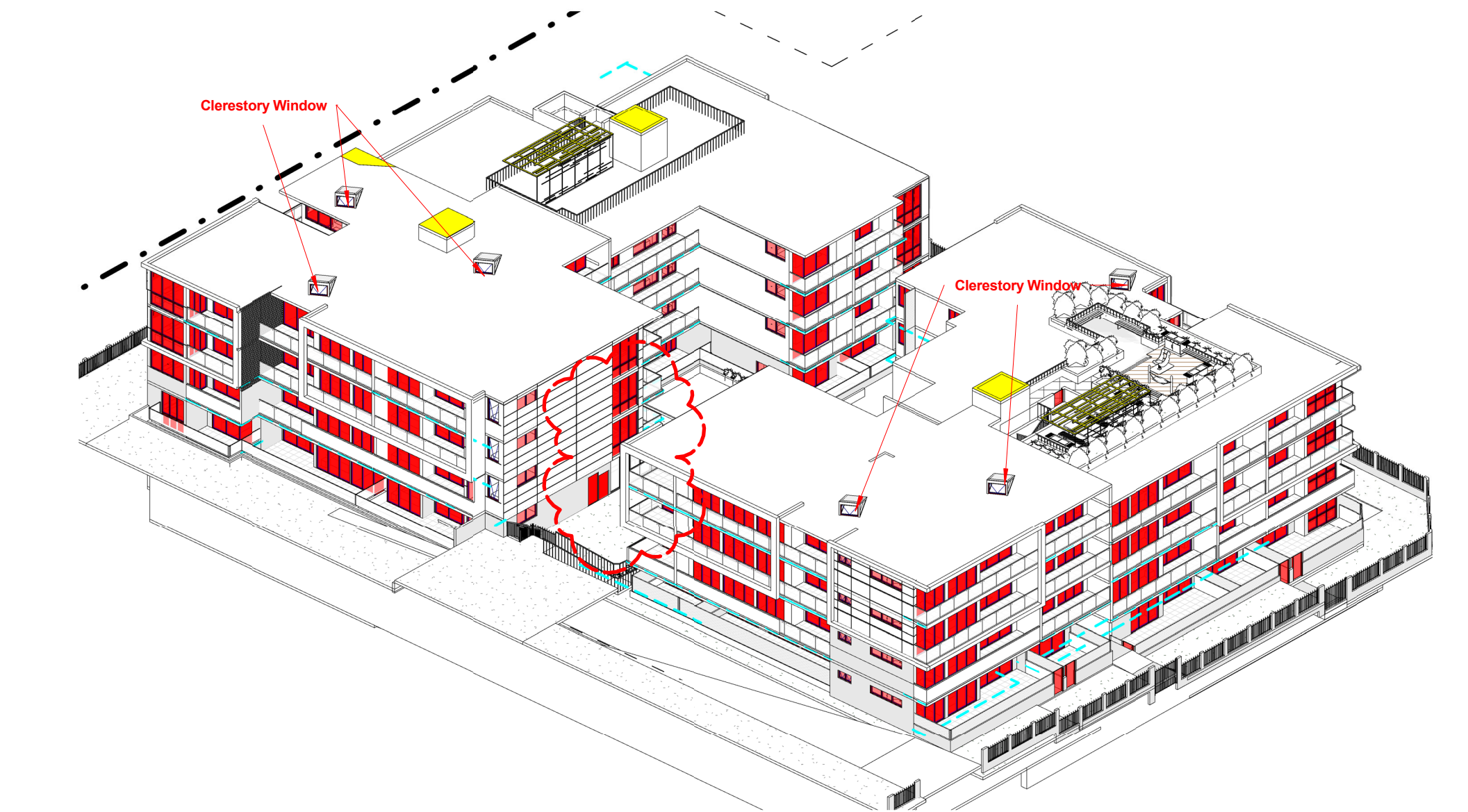
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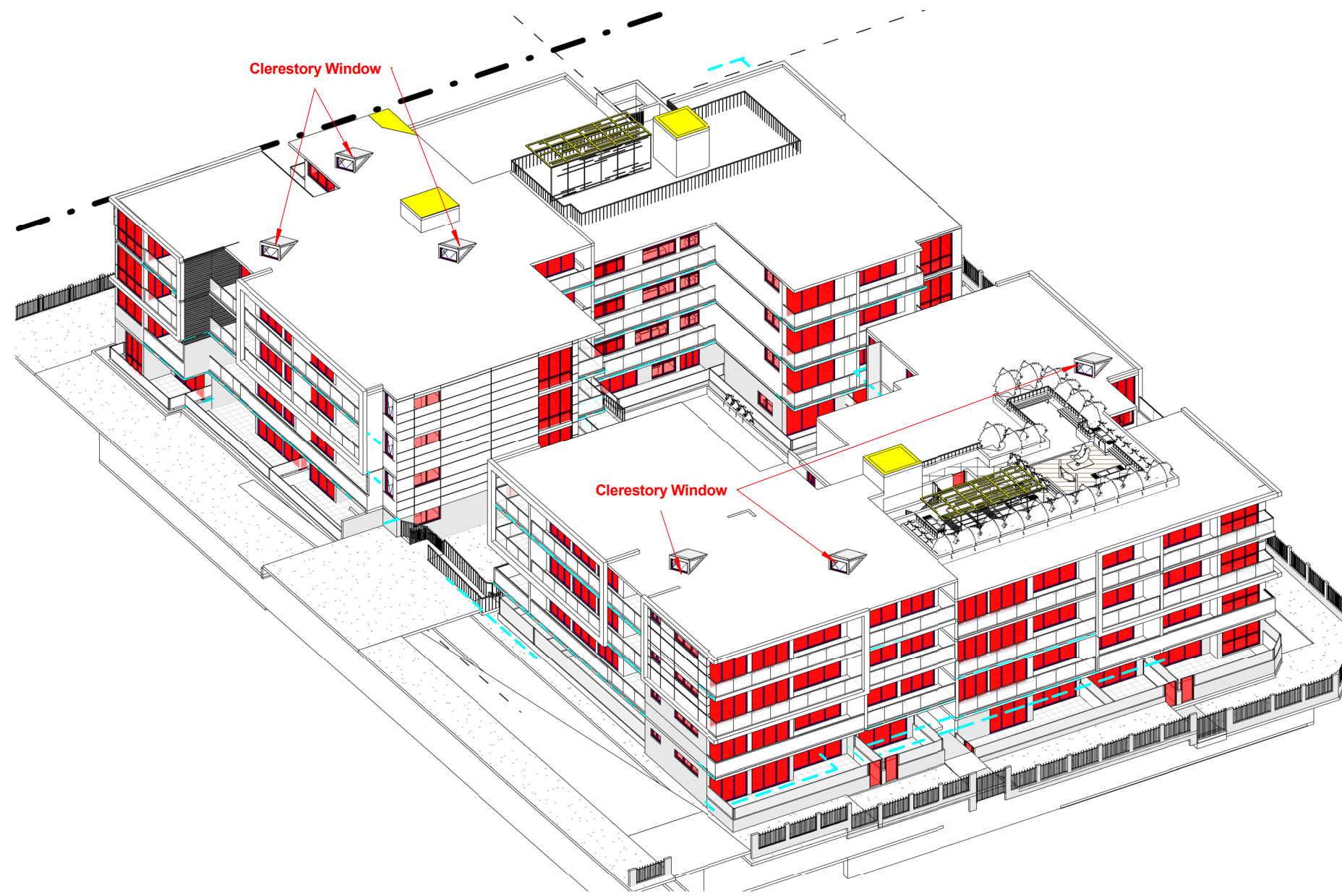
1 SUN DIAGRAM -9.00AM



2 SUN DIAGRAM -10.00AM



3 SUN DIAGRAM -11.00AM



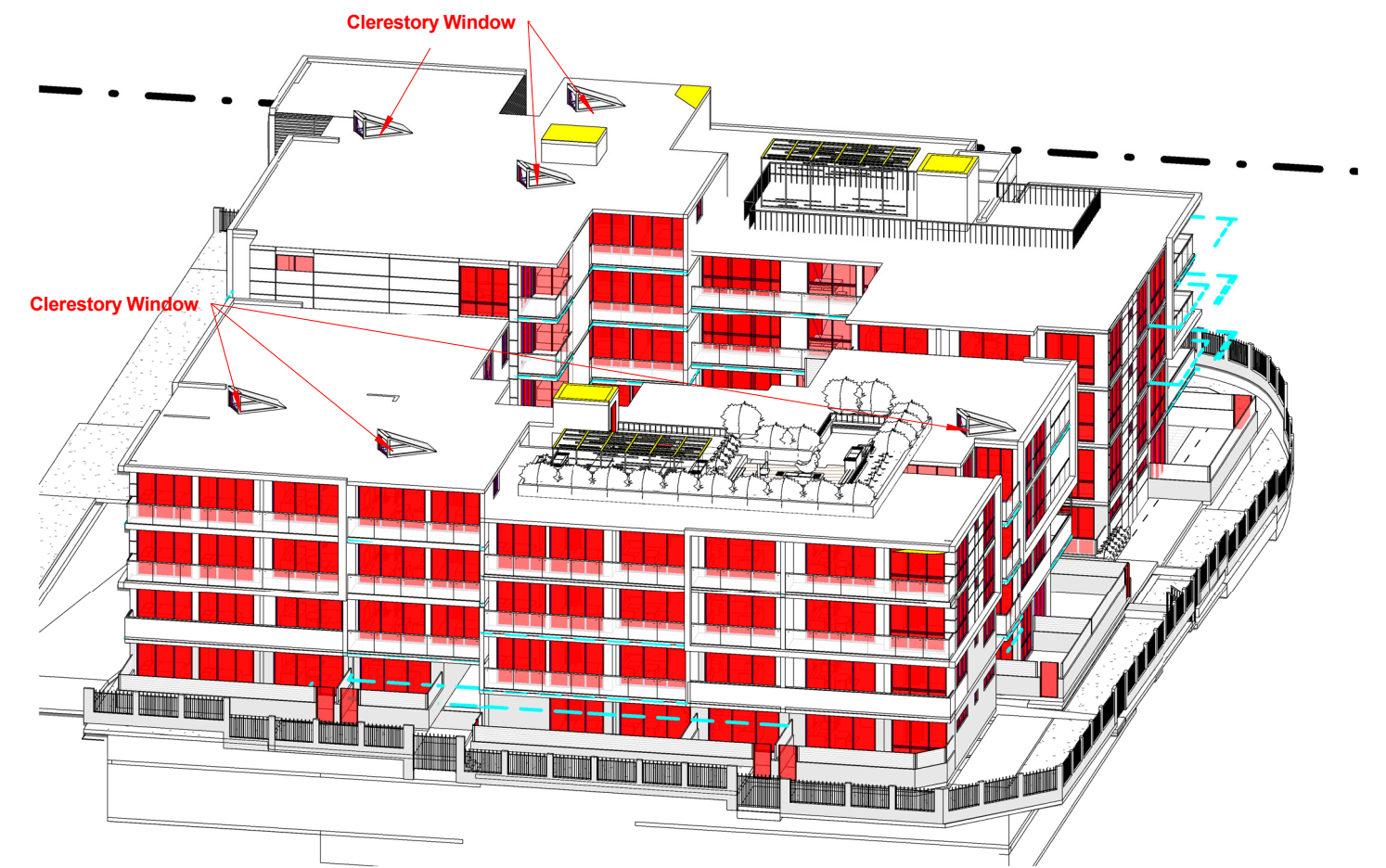
4 SUN DIAGRAM -12.00PM



6 SUN DIAGRAM -2.00PM



5 SUN DIAGRAM -1.00PM



7 SUN DIAGRAM -3.00PM

ISSUE	DATE	REVISION	BY
D	17/08/21	COMMUNAL PLAYROOM ADDED	
C	16/06/21	JOINT CONFERENCE	
B	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	
A	22/01/21	RESPONSE TO S.34 CONFERENCE	

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PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
SUN DIAGRAM

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-019B	REV: D
DRAWN BY: Author	SCALE:	C:\Users\ladan\Documents\Guntawong 182 Riverstone _LOT-1- revised levels 01.06_ladan\9AU6.rvt	

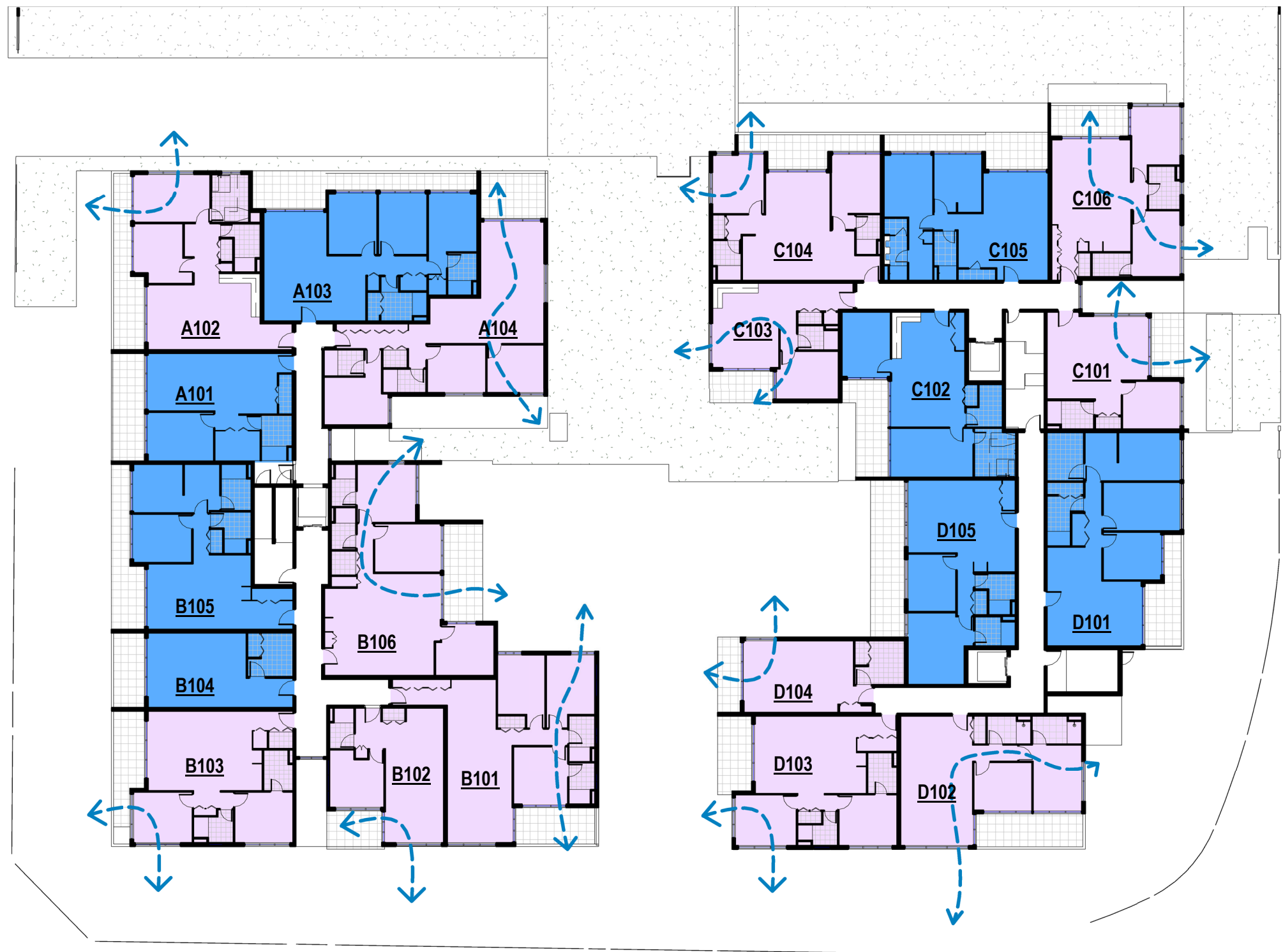
DA ISSUE

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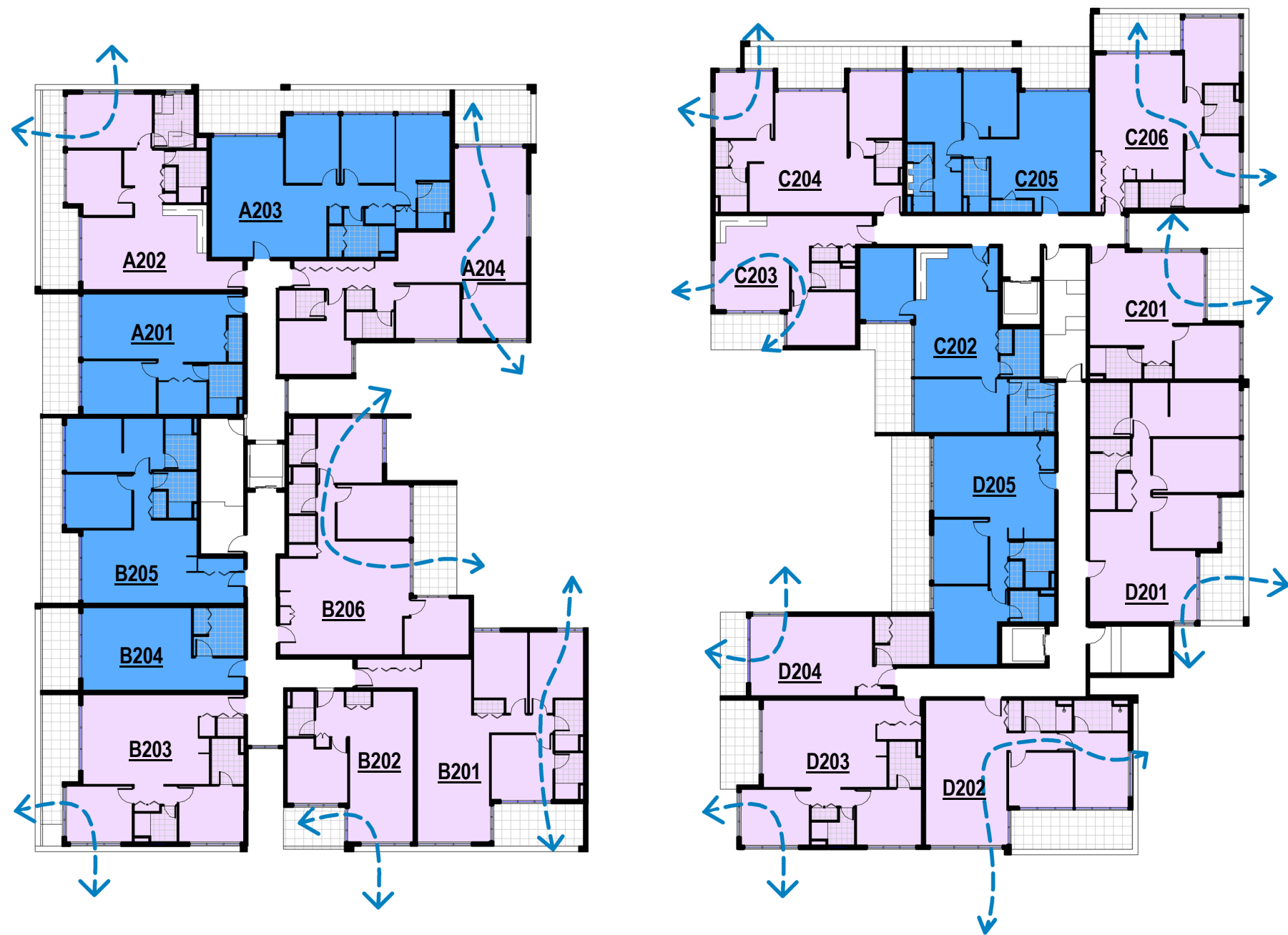
A1



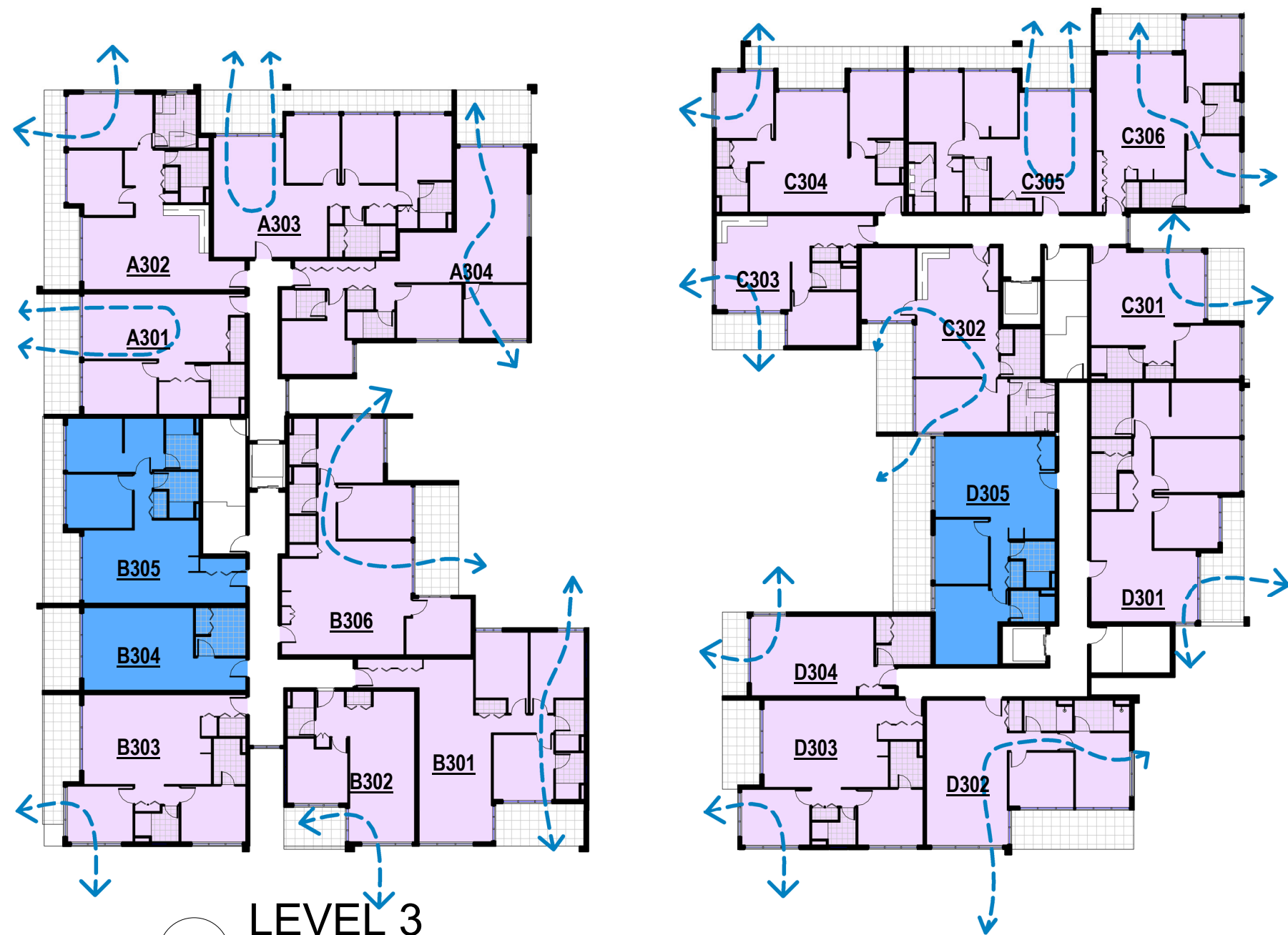
2 GROUND FLOOR
1 : 300



3 LEVEL 1
1 : 300



4 LEVEL 2
1 : 300



5 LEVEL 3
1 : 300

Energy Rating Certificate Number: 1050746M

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tuffin VIC/BDV113/1652
Assessor Signature: [Signature] Date: 23/10/2019

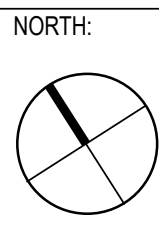
☒ CROSS VENTILLATION
☐ NO CROSS VENTILLATION

CALCULATION OF CROSS VENTILATED UNITS		
REQUIREMENT OF CROSS VENTILATED UNITS: 60%		
TOTAL No. OF UNITS - 83 UNITS		
TOTAL No. OF CROSS VENTILATED UNITS- 54 (65%)		
UNIT VENTILATION CALCULATION		
	UNIT No.	VENTILATED UNITS No.
GF	21	9
LEVEL. 1	21	11
LEVEL. 2	21	12
LEVEL. 3	21	18
TOTAL	83	51
%	100%	65%

CROSS VENTILATION MIX		
Cross Ventilation	Count	MIX
No	29	35%
Yes	54	65%
Grand total: 83		

H	17/08/21	COMMUNAL PLAYROOM ADDED
G	16/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
ISSUE	DATE	REVISION
BY		

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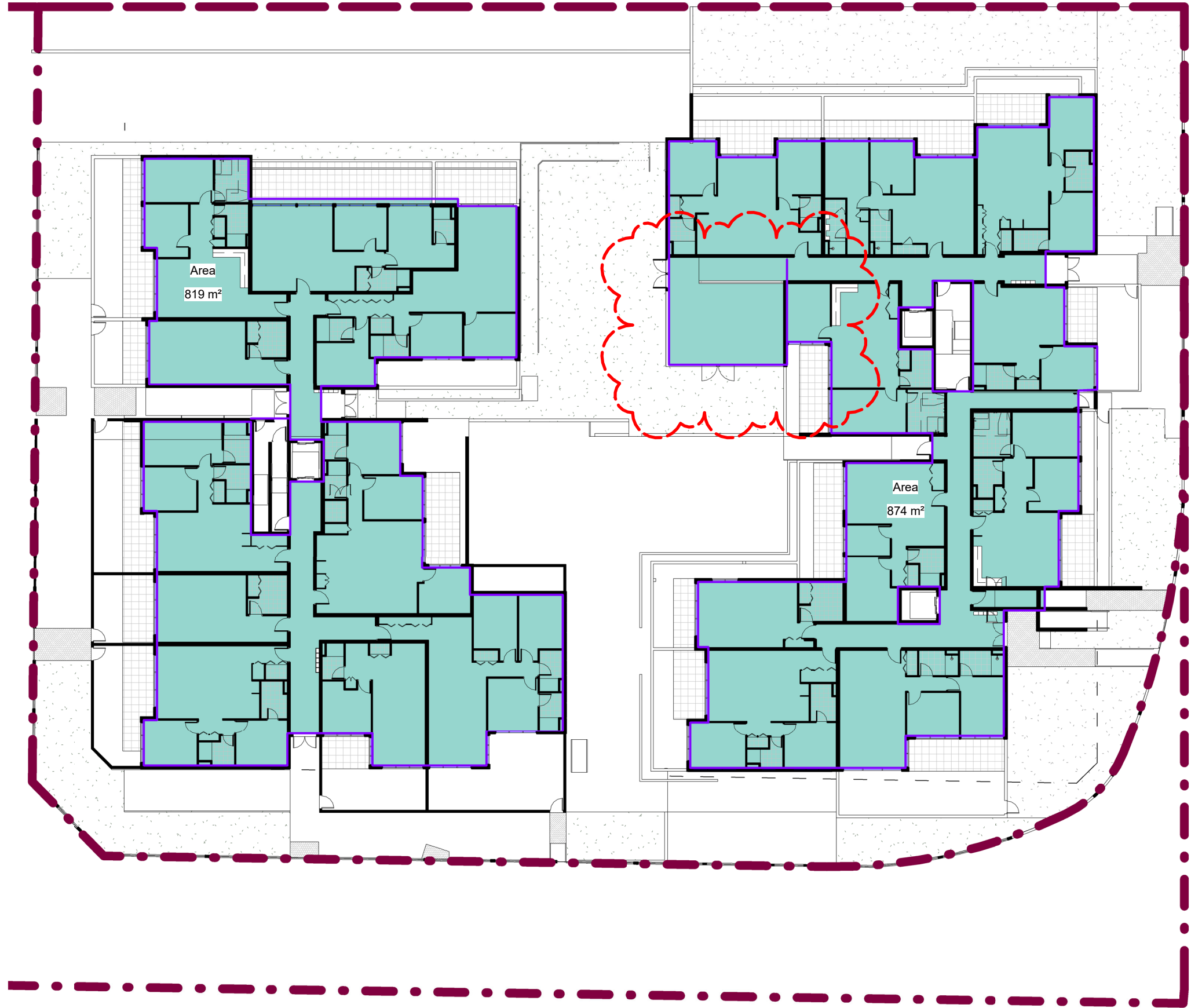
PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

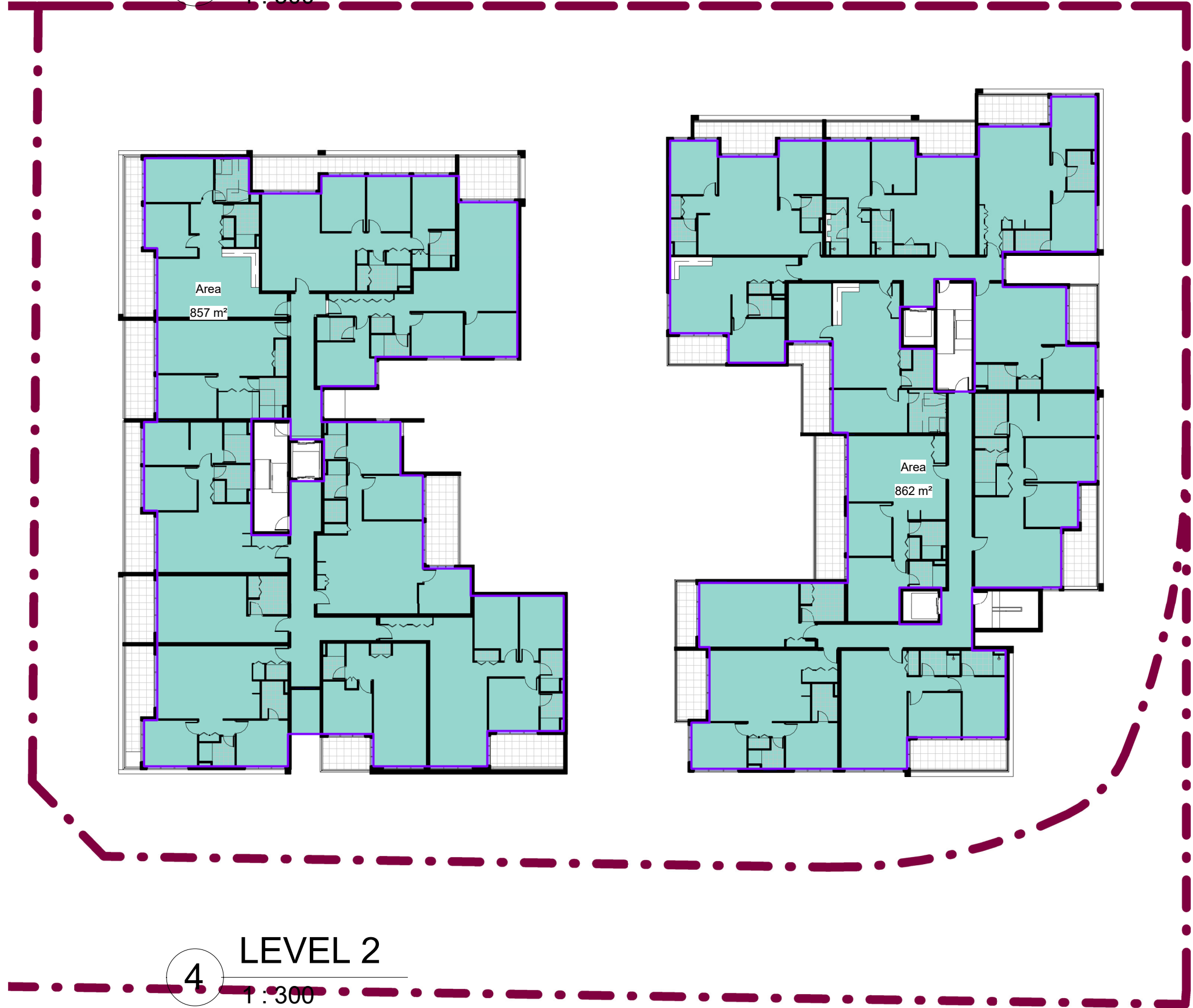
DRAWING TITLE:
CROSS VENTILATION

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-020	REV: H
DRAWN BY: Author	SCALE: As indicated		
C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06.18\adv\9AU6.rvt			

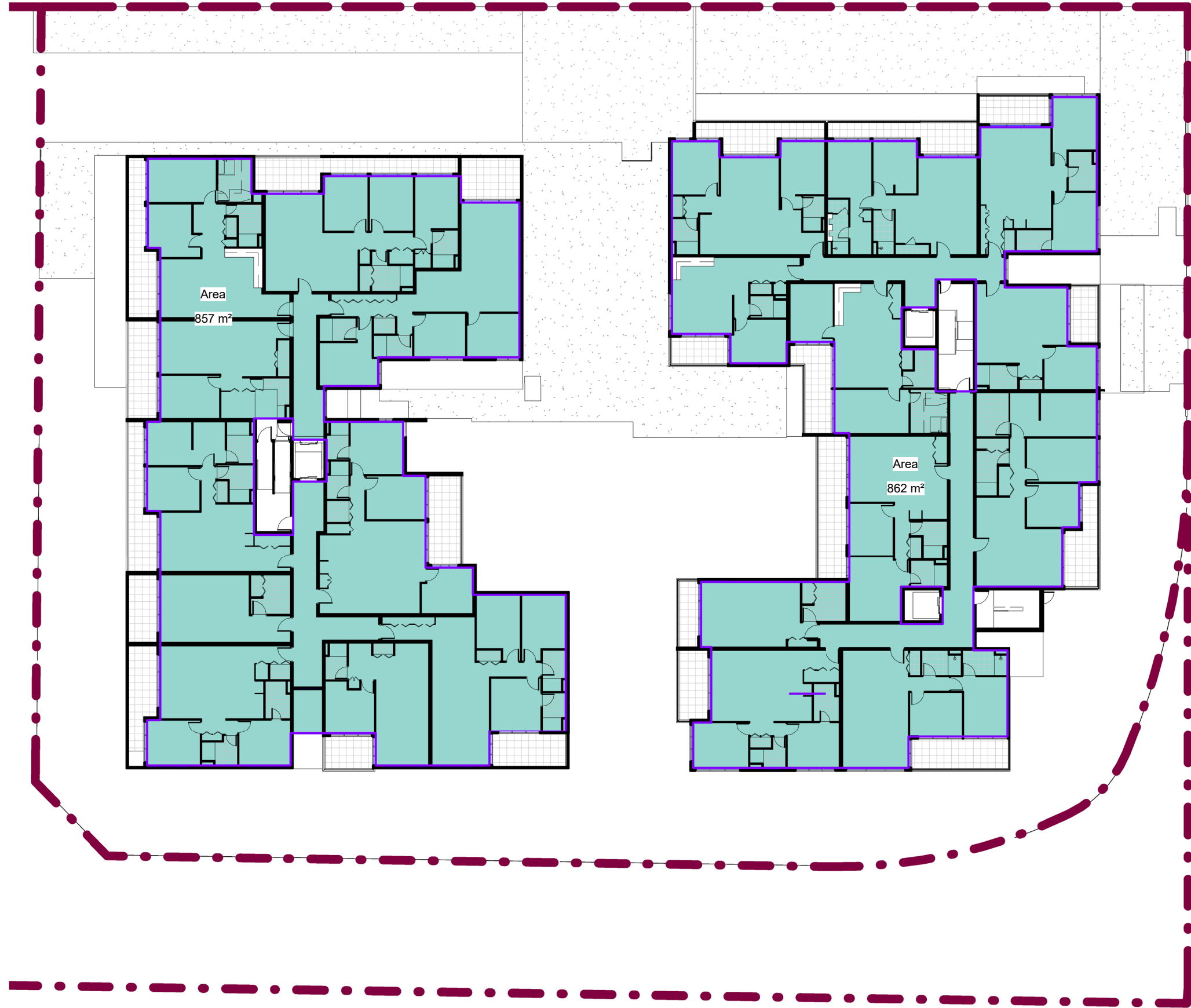
DA ISSUE



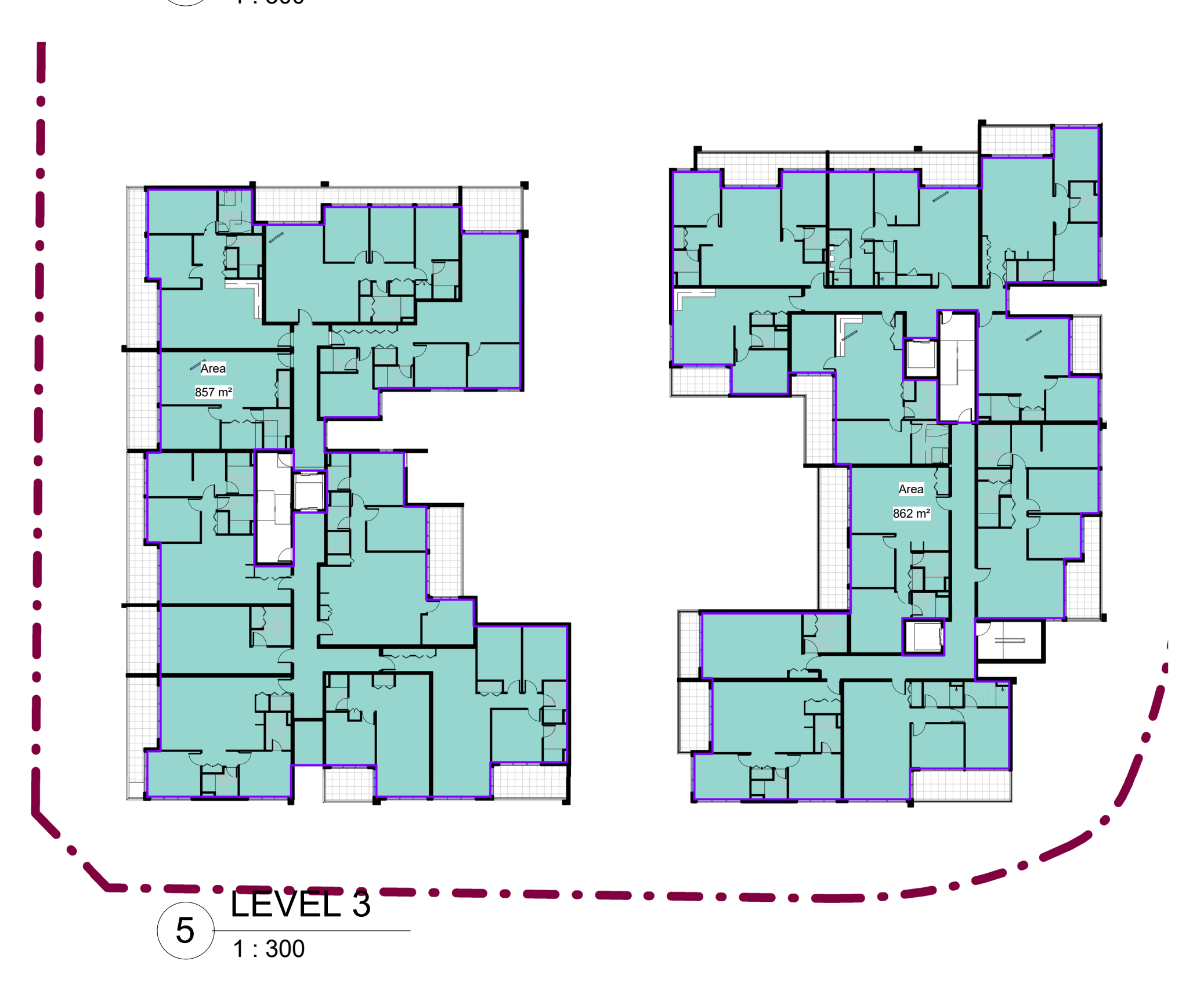
2 GROUND FLOOR
1 : 300



4 LEVEL 2
1 : 300



3 LEVEL 1
1 : 300



5 LEVEL 3
1 : 300

GFA & FSR	
Level	Area
GROUND FLOOR	1693 m²
LEVEL 1	1719 m²
LEVEL 2	1719 m²
LEVEL 3	1719 m²
	6850 m²

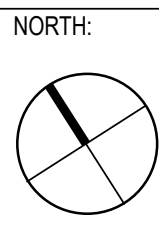
AREA CALCULATION

SITE AREA	: 4598.08m²
MAX. ALLOWABLE F.S.R	: NO FSR CONTROL
MAX. ALLOWABLE G.F.A	:
GROSS FLOOR AREA	:Ground Level- 1693 m² : Level 1 - 1719 m² : Level 2 - 1719 m² : Level 3 - 1719 m²
TOTAL PROPOSED G.F.A	: 6850 m²

RESIDENTIAL GROSS FLOOR AREA

H	17/08/21	COMMUNAL PLAYROOM ADDED
G	16/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
ISSUE	DATE	REVISION
BY		

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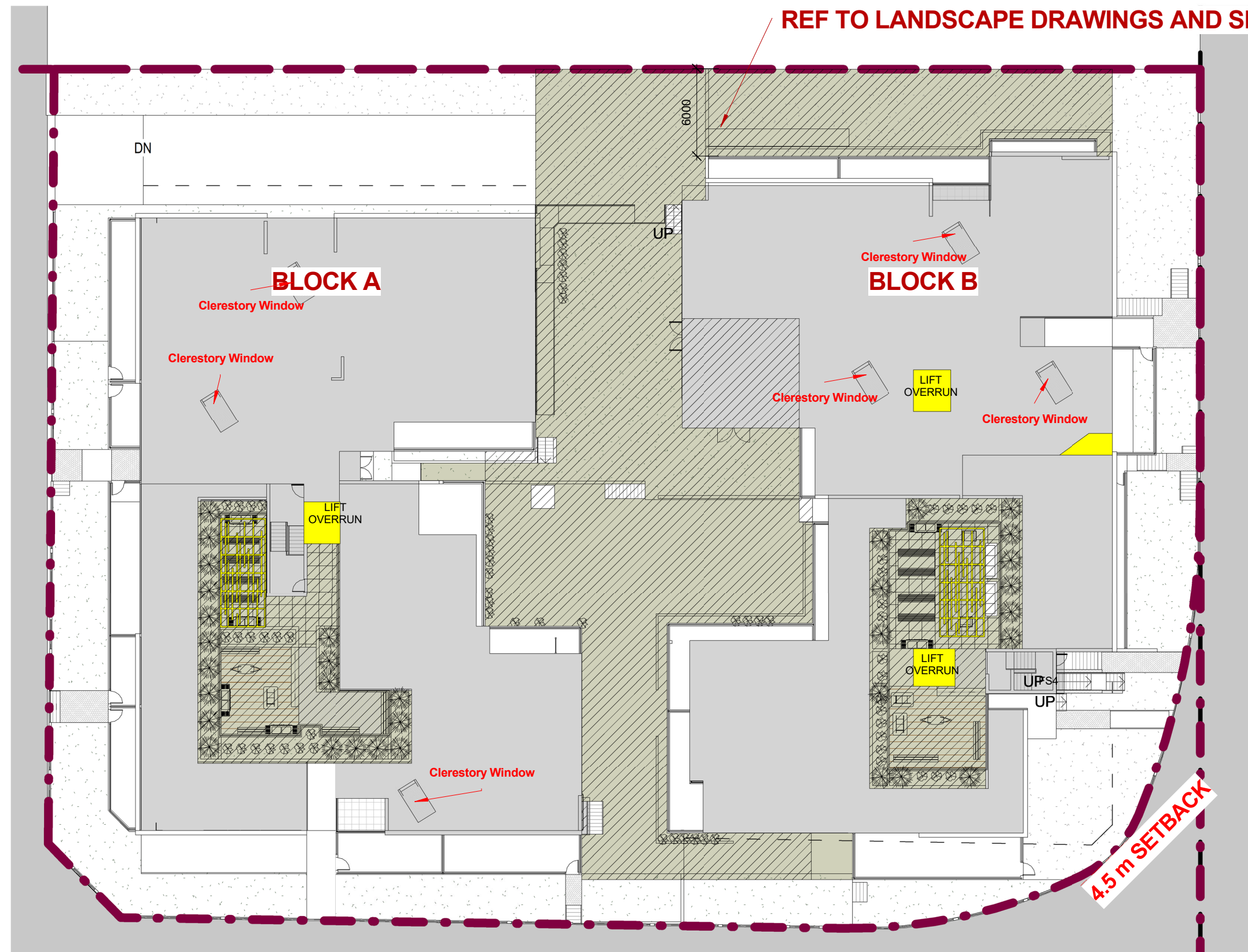
PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
AREA CALC. GFA

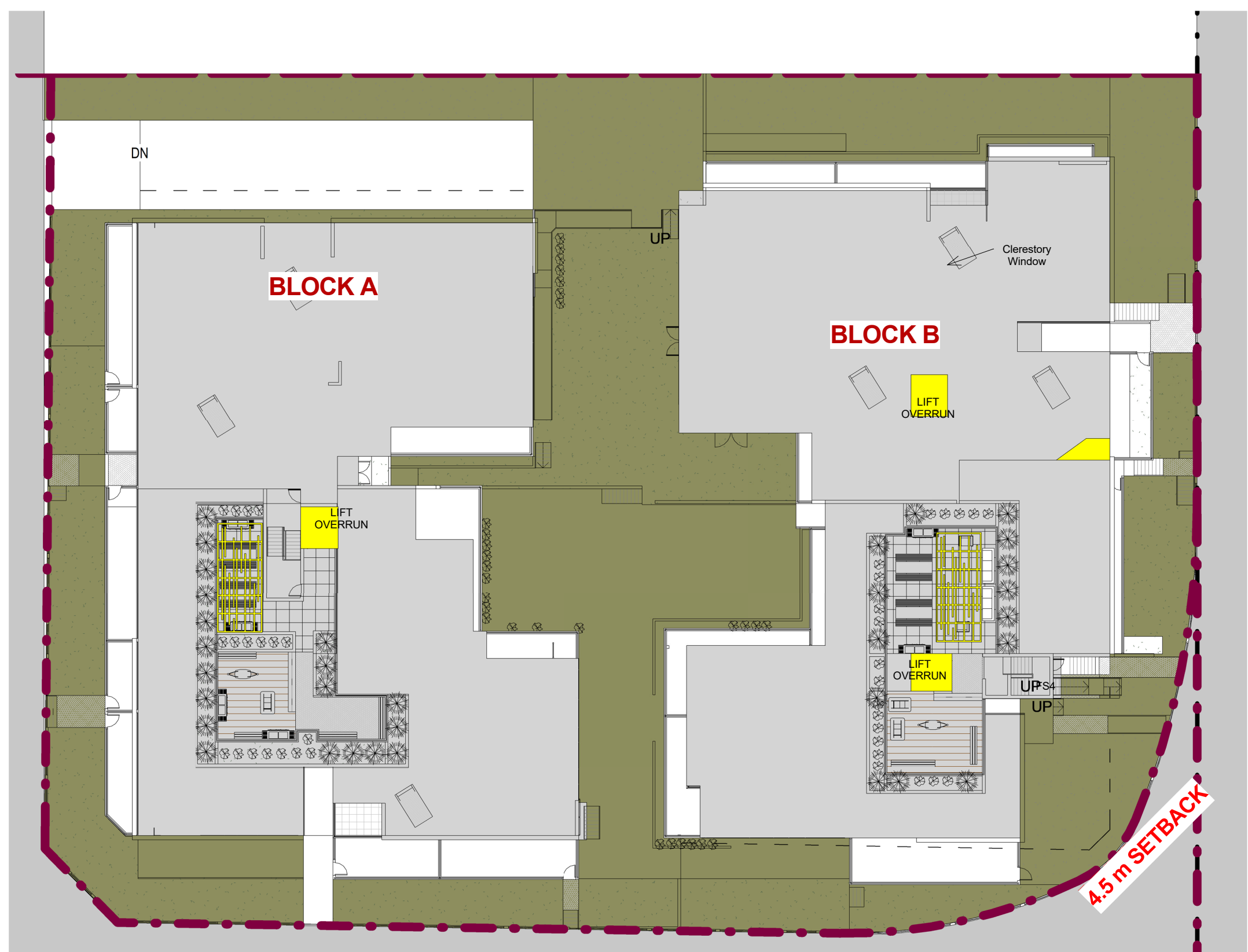
PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-021	REV: H
DRAWN BY: Author	SCALE: As indicated		
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DA ISSUE

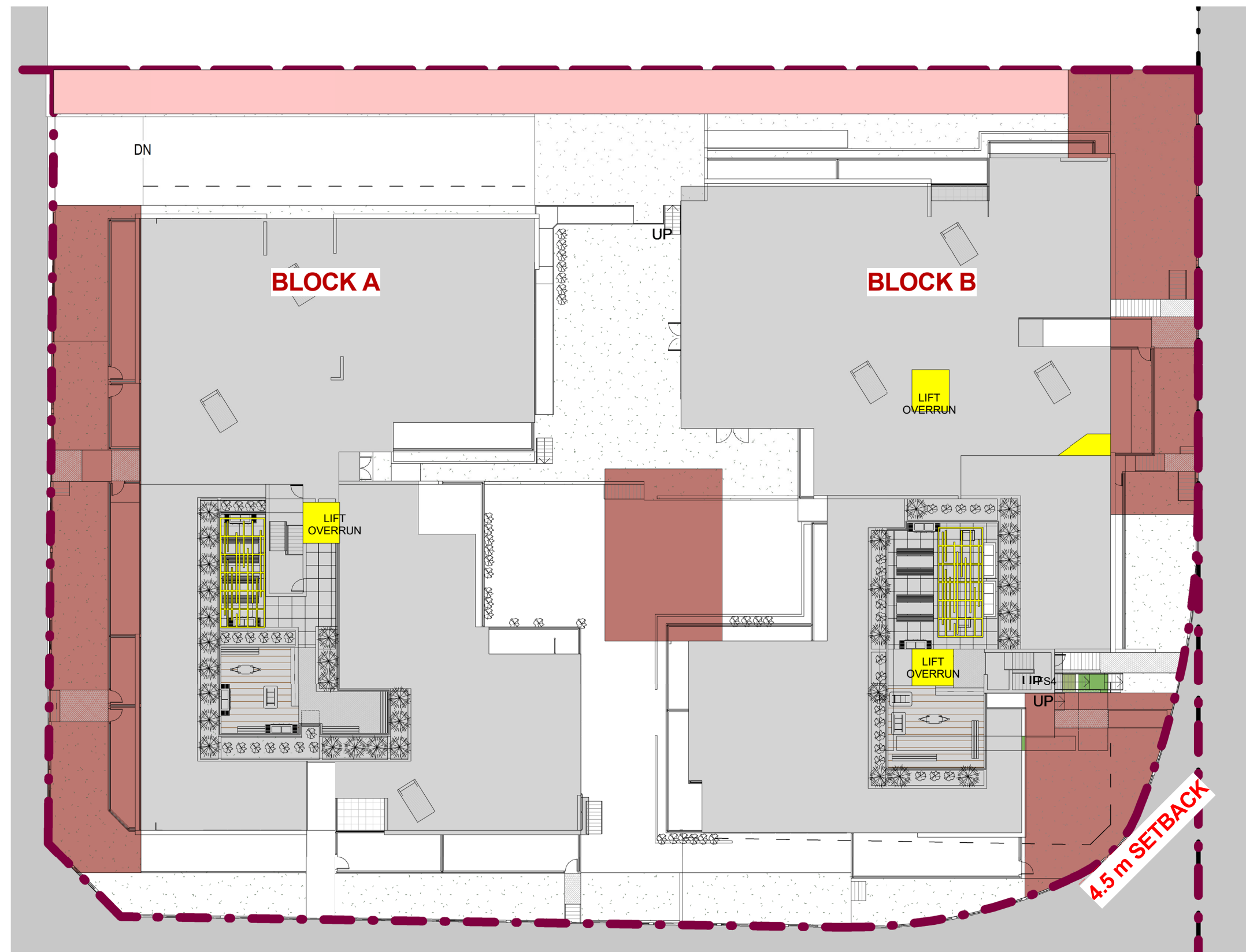


1 C.O.S
1 : 300

CONTENTION 5



3 LANDSCAPE AREA
1 : 300



2 Deep soil
1 : 300

LANDSCAPED CALCULATION

LANDSCAPE AREA - 2138.77 m² (47.48% OF SITE AREA)
REQUIREMENT : 1351.29 m² (30% OF SITE AREA)

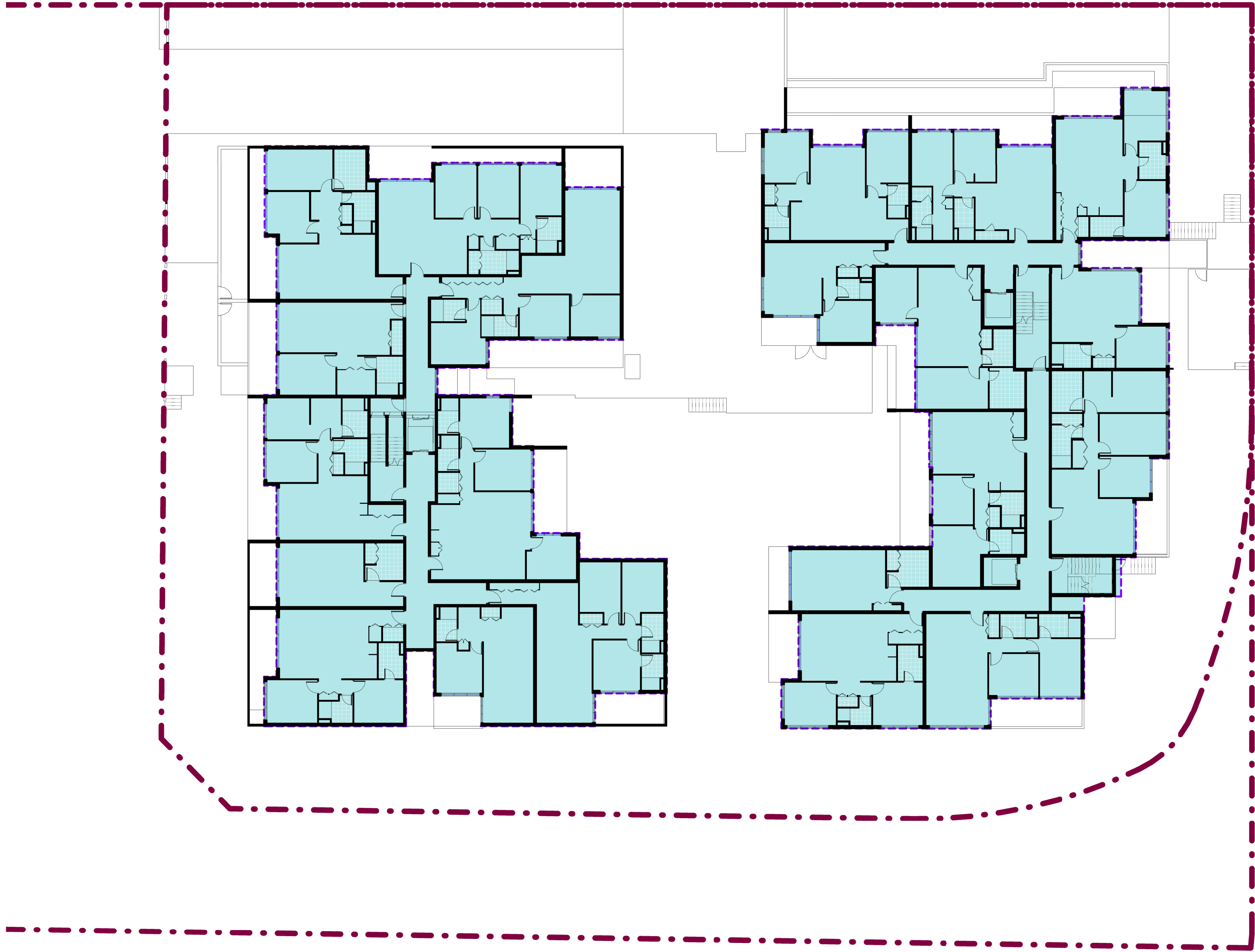
DEEP SOIL CALCULATION

DEEP SOIL AREA - 676.69 m² (15.02% OF SITE AREA)
REQUIREMENT : 675.64 m² (15% OF SITE AREA)

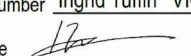
C.O.S. CALCULATION

GROUND C.O.S. AREA -901.42m² (72.24% OF TOTAL COS AREA)
ROOF C.O.S. AREA -346.24 m² (27.75% OF TOTAL COS AREA)
C.O.S. AREA -1247.66 m² (27.70% OF SITE AREA)
REQUIREMENT : 1126.07m² (25% OF SITE AREA)

	Energy Rating	Certificate Number 1050746M
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²
	cooling	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tuffin VIC/BD4V/131652		
Assessor Signature Date 23/10/2019		



1 SITE COVERAGE
1 : 200

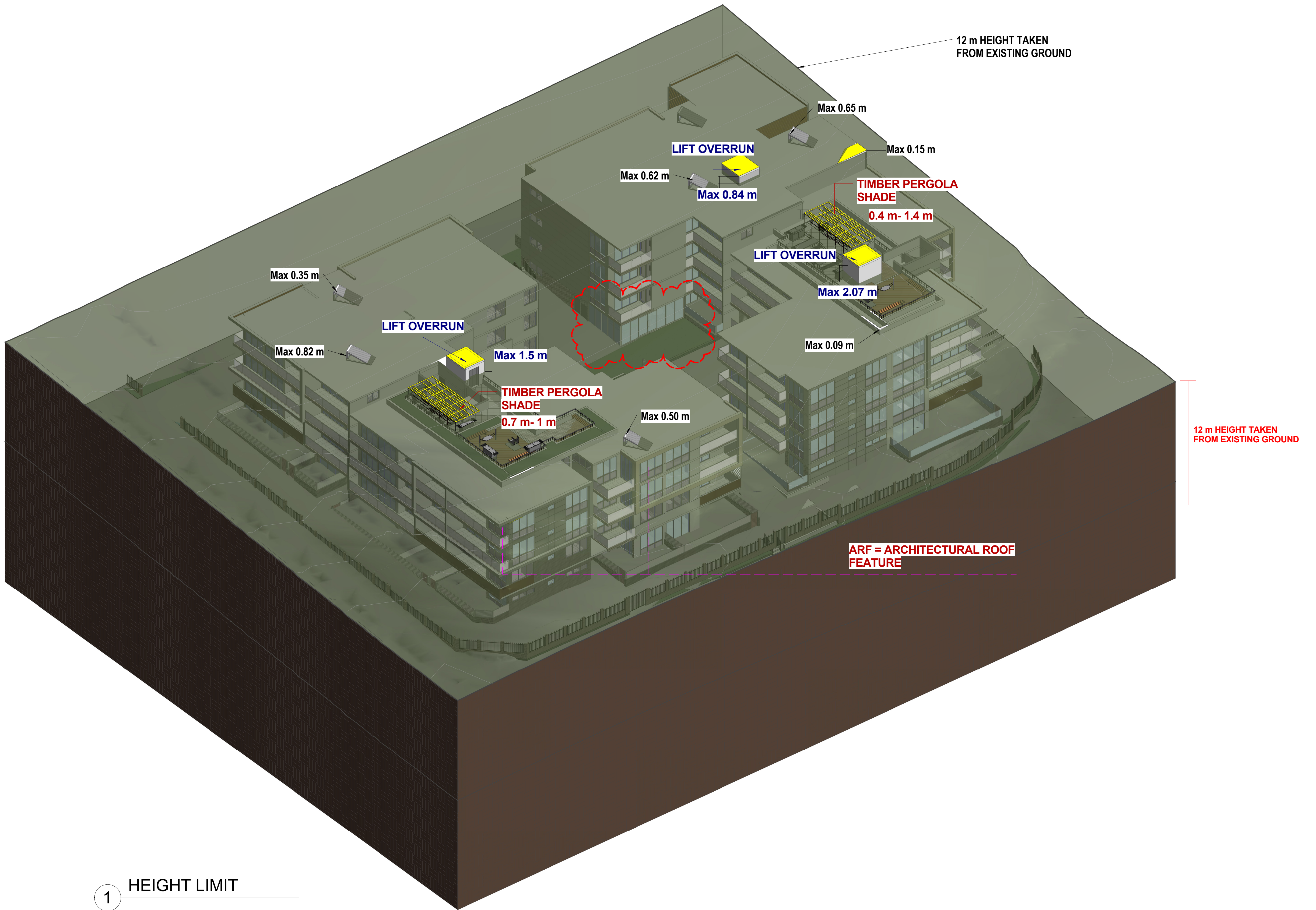
 Energy Rating		Certificate Number: 1050746M	
☐ single-dwelling rating			stars
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²	
If selected, data specified is the average across the entire development	cooling	MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number: Ingrid Tuffin VIC/BDV/13/1652			
Assessor Signature: 		Date: 23/10/2019	

SITE COVERAGE As per. State Environmental Planning Policy:

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

 SITE COVERAGE AREA - 1876.56 m² (41.66% OF SITE AREA) **ALLOWABLE:** 2299.04 m² (MAX. 50% OF SITE AREA)



1 HEIGHT LIMIT

H	17/08/21	COMMUNAL PLAYROOM ADDED	GENERAL NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.
G	16/06/21	JOINT CONFERENCE	
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS	
E	22/01/21	RESPONSE TO S.34 CONFERENCE	
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT	
C	01/09/20	ISSUED FOR S.34 CONFERENCE	
B	24/07/20	RESPONSE TO SOFAC	
ISSUE	DATE	REVISION	BY

NORTH:



137 Gilba Road, Gurrween Sydney NSW - 2145
PO Box 270, Wentworthville NSW 2145
T: 02 9636 2465 | F: 02 9688 4762
info@bathla.com.au | www.bathla.com.au

PROJECT:
**LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE**

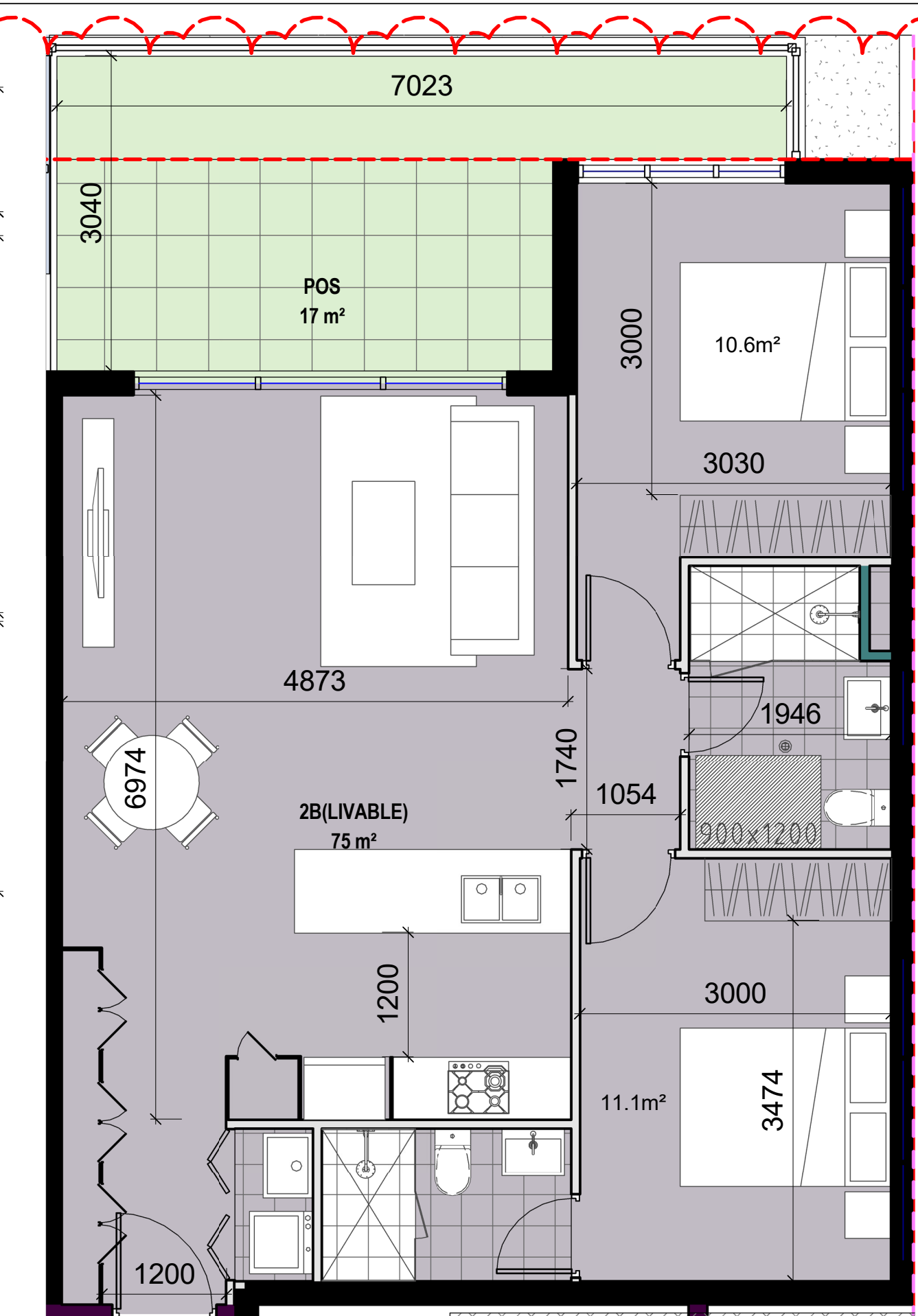
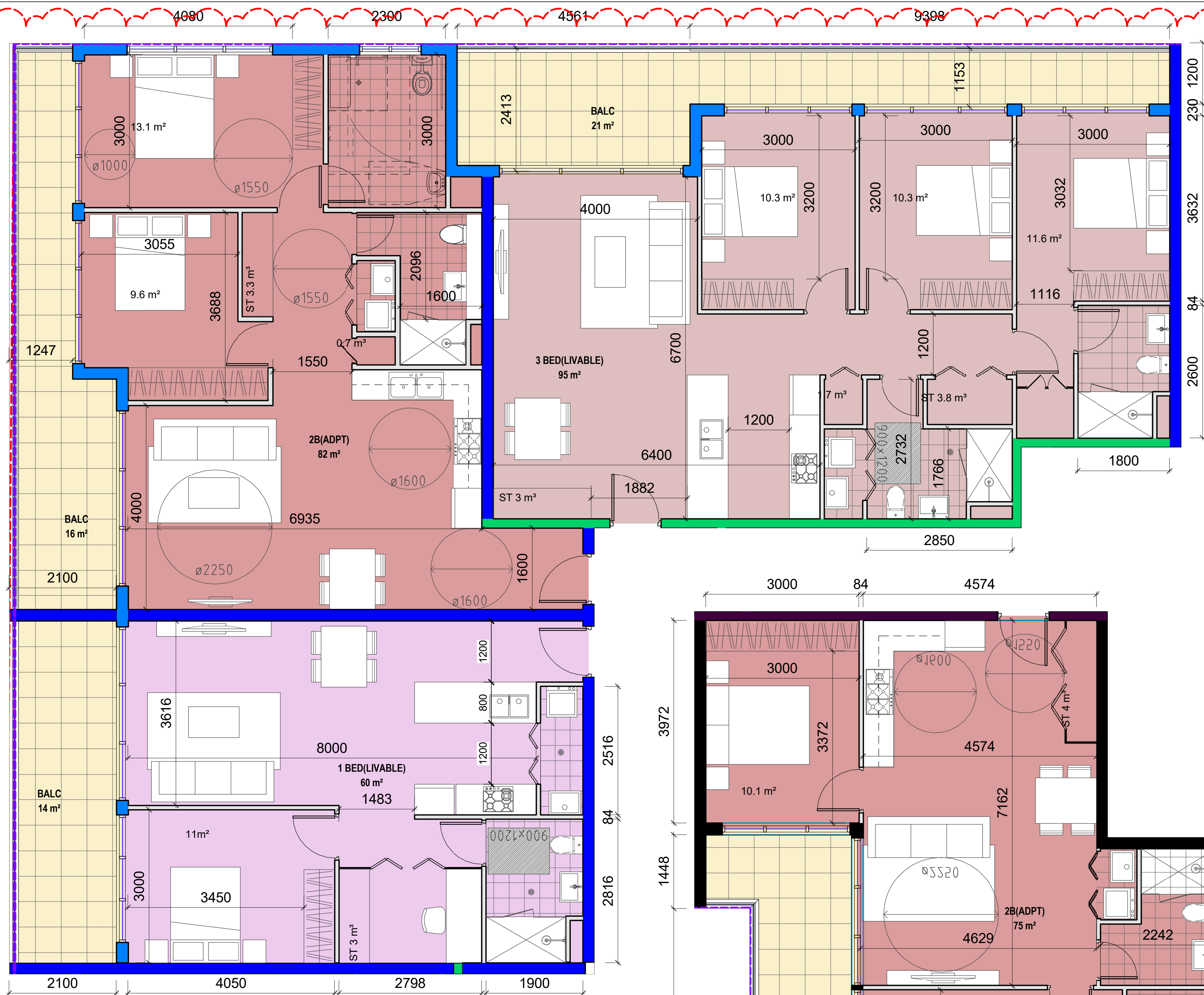
LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
BUILDING HEIGHT COMPLIANCE

DA ISSUE

LOT 1 - 182 NCE	PROJECT No: GUNTAWONG	DATE: 17/08/21	DRAWING No:	REV:
	DRAWN BY: Author	SCALE:	DA-024	H
	C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06_lidan\9AU6.rvt			

DA ISSUE



LIVABLE UNITS:
TOTAL 9 LIVABLE DWELLINGS (10% OF
TOTAL 88 RESIDENTIAL UNITS) WITHIN THE
DEVELOPMENT:

TYPICAL LIVABLE UNITS		
Number	Name	Area
A101	1 BED(LIVABLE)	60 m ²
A201	1 BED(LIVABLE)	60 m ²
A301	1 BED(LIVABLE)	60 m ²
CG06	2B(LIVABLE)	75 m ²
C106	2B(LIVABLE)	75 m ²
A103	3 BED(LIVABLE)	95 m ²
A203	3 BED(LIVABLE)	95 m ²
A303	3 BED(LIVABLE)	95 m ²
Grand total:		8

1 TYPICAL ADAPTABLE AND
LIVABLE UNITS
1 : 50

ADAPTABLE UNITS:
TOTAL 9 ADAPTABLE DWELLINGS(10% OF TOTAL 88
RESIDENTIAL UNITS) WITHIN THE DEVELOPMENT"

TYPICAL ADAPTABLE UNITS		
Number	Name	Area
AG02	2B(ADPT)	77 m ²
CG02	2B(ADPT)	75 m ²
DG01	2B(ADPT)	79 m ²
A102	2B(ADPT)	82 m ²
C102	2B(ADPT)	75 m ²
A202	2B(ADPT)	82 m ²
C202	2B(ADPT)	75 m ²
A302	2B(ADPT)	82 m ²
C302	2B(ADPT)	75 m ²
Grand total:		9

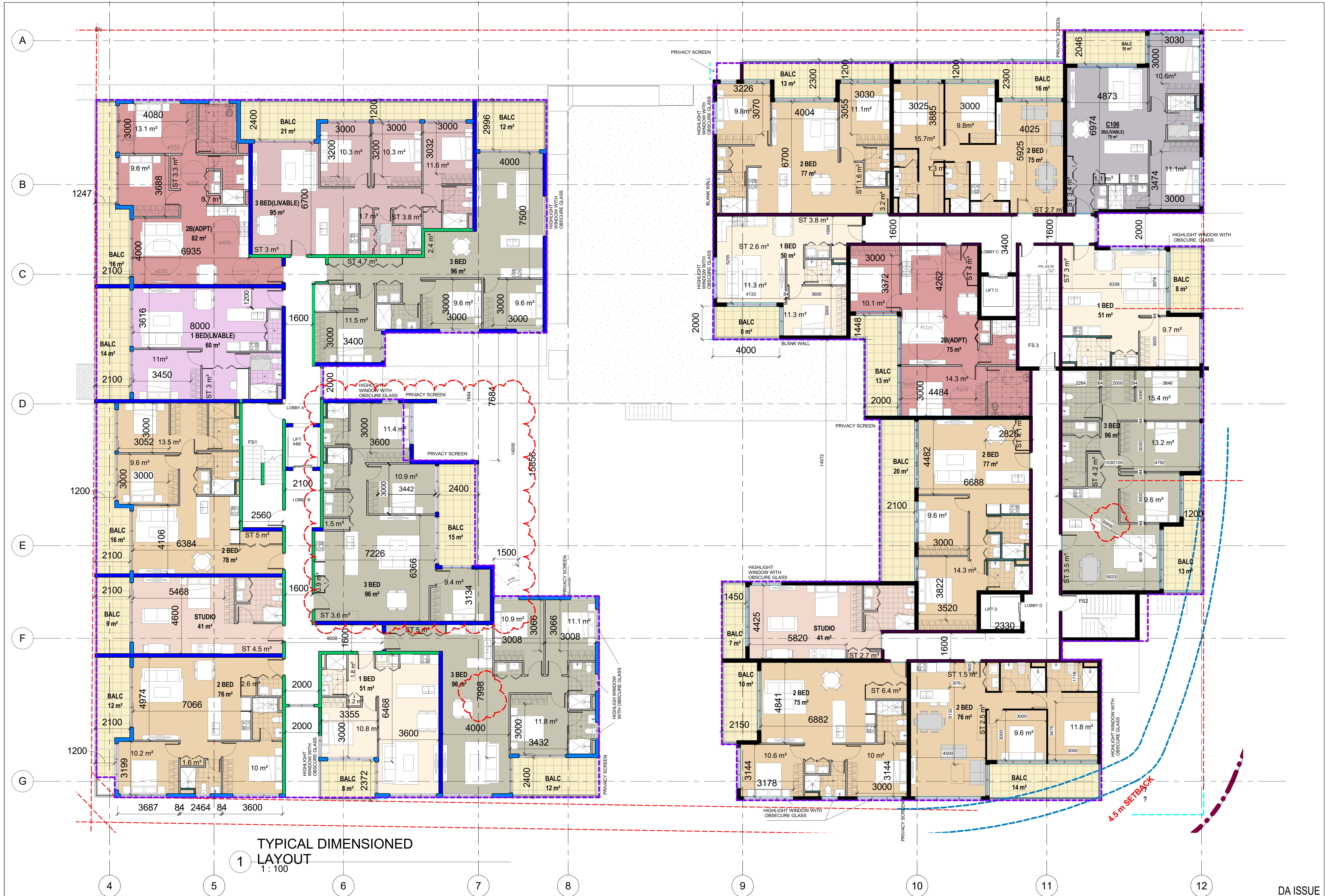
2 TYPICAL ADAPTABLE
1 : 50

TYPICAL ADAPTABLE AND LIVABLE UNITS

4 LIVABLE 2 BED GROUND
FLOOR
1 : 50

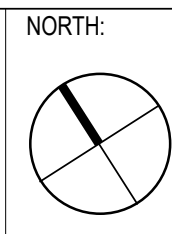


3 ADAPTABLE 2 BED
1 : 50



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A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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BY



The Bathla Group

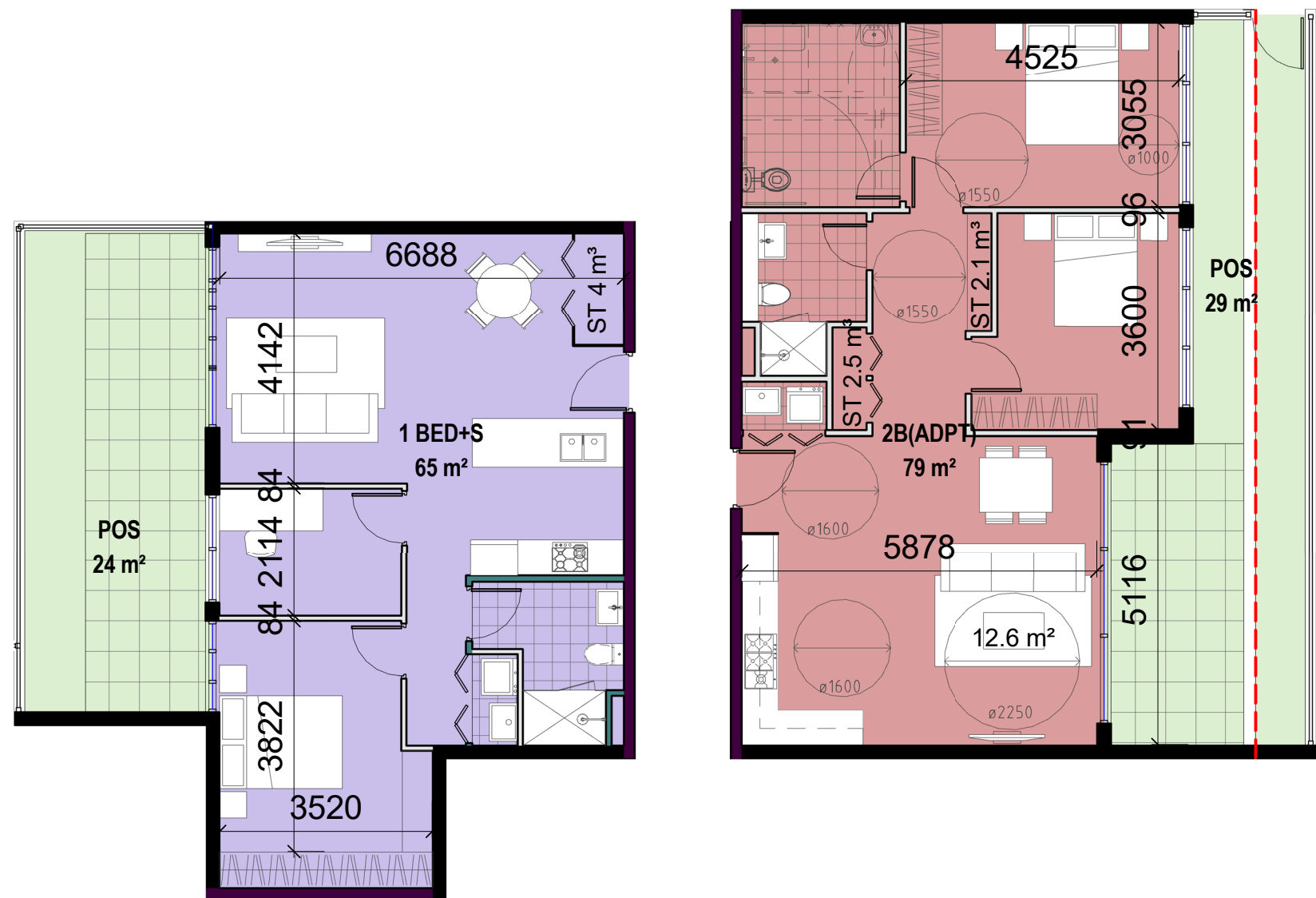
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T: 02 9536 2462 F: 02 9536 4762
info@bathla.com.au | www.bathla.com.au

PROJECT:
**LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE**

LOT NUMBER:
LOT 47 IN DP30186

DRAWING TITLE:
TYPICAL DIMENSIONED LAYOUT

PROJECT No: LOT 1 - 182 GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-026	REV: G
DRAWN BY: Author	SCALE: 1:100		
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CONTETION 7
CONTETION 8

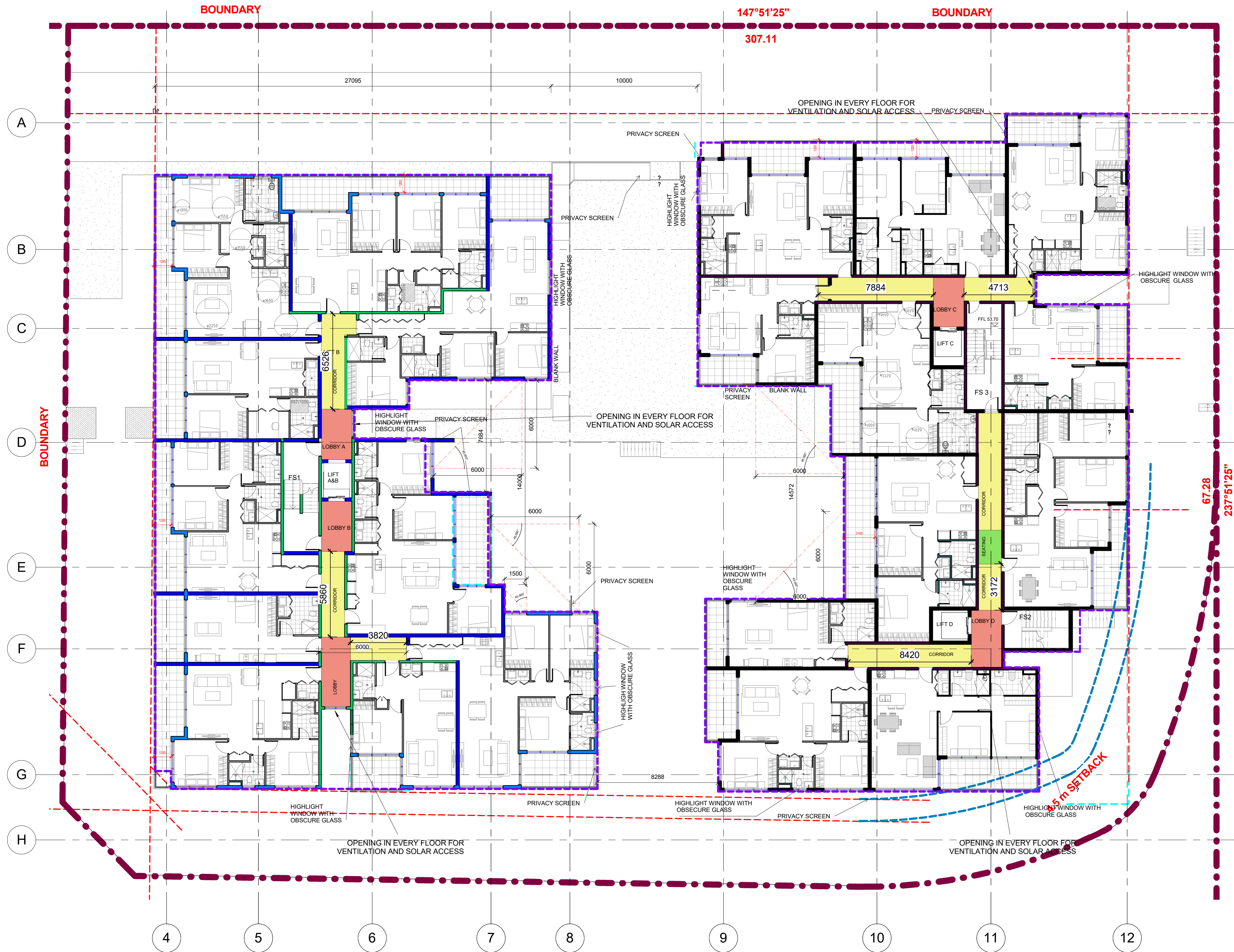
1 TYPICAL DIMENSIONED LAYOUTS GF
1 : 100

GROUND LEVEL						TYPICAL LEVEL					
Unit no	Type	Storage required in M³		Storage provided in M³		Unit no	Type	Storage required in M³		Storage provided in M³	
		In Unit	In Basement	In Unit	In Basement			In Unit	In Basement	In Unit	In Basement
AG01	S	2	2	4.5	>4	A101,A201,A301	1B	3	3	3	>4
AG02	2B	4	4	4	>4	A102,A202,A303	2B	4	4	4	>4
AG03	2B	4	4	8.5	>5	A103,A203,A303	3B	5	5	8.5	>5
AG04	3B	5	5	8.5	>4	A104,A204,A304	3B	5	5	8.5	>4
BG01	3B	5	5	5	>5	B101,B201,B301	3B	5	5	5	>5
BG02	1B	3	3	3	>4	B102,B202,B302	1B	3	3	3	>4
BG03	2B	4	4	4.3	>4	B103,B203,B303	2B	4	4	4.3	>4
BG04	S	2	2	4.5	>4	B104,B204,B304	S	2	2	3	4
BG05	2B	4	4	5	>4	B105,B205,B305	2B	4	4	5	>4
BG06	3B	5	5	6	>5	B106,B206,B306	3B	5	5	6	>5
CG01	1B	3	3	4	>4	C101,C201,C301	1B	3	3	4	>4
CG02	2B	4	4	4	>4	C101,C201,C302	2B	4	4	4	>4
CG03	ST	2	2	6.4	>5	C103,C203,C303	1B	3	3	4	>5
CG04	2B	4	4	4.8	>4	C104,C204,C304	2B	4	4	4.8	>4
CG05	2B	4	4	4	>4	C105,C205,C305	2B	4	4	4	>4
CG06	2B	4	4	4.5	>4	C106,C206,C306	2B	4	4	4.5	>4
DG01	2B	4	4	4.6	>4	D101,D201,D301	3B	5	5	7.7	>4
DG02	2B	4	4	4	>4	D102,D202,D302	2B	4	4	4	>4
DG03	2B	4	4	6.4	>4	D103,D203,D303	2B	4	4	6.4	>4
DG04	S	2	2	2.7	>4	D104,D204,D304	S	2	2	2.7	>4
DG05	1B+ST	5	5	4.1	>4	D105,D205,D305	2B	4	4	4.1	>4

STORAGE SCHEDULE

LOT 1-AREA SCHEDULE...			BASEMENT STORAGE	POS / BALCONY SCHEDULE
UNIT	TYPE	UNIT Area	VOLUME	P.O.S / BALCONY
A101	1 BED(LIVABLE)	60 m²	9 m³	14 m²
A102	2B(ADPT)	82 m²	6 m³	16 m²
A103	3 BED(LIVABLE)	95 m²	6 m³	21 m²
A104	3 BED	96 m²	11 m³	12 m²
A201	1 BED(LIVABLE)	60 m²	6 m³	13 m²
A202	2B(ADPT)	82 m²	5 m³	18 m²
A203	3 BED(LIVABLE)	95 m²	9 m³	22 m²
A204	3 BED	96 m²	6 m³	13 m²
A301	1 BED(LIVABLE)	60 m²	3 m³	14 m²
A302	2B(ADPT)	82 m²	5 m³	17 m²
A303	3 BED(LIVABLE)	95 m²	6 m³	22 m²
A304	3 BED	96 m²	12 m³	13 m²
AG01	STUDIO	41 m²	5 m³	15 m²
AG02	2B(ADPT)	77 m²	5 m³	38 m²
AG03	2 BED	76 m²	12 m³	35 m²
AG04	3 BED	95 m²	13 m³	33 m²
B101	3 BED	96 m²	14 m³	12 m²
B102	1 BED	51 m²	6 m³	8 m²
B103	2 BED	76 m²	5 m³	12 m²
B104	STUDIO	41 m²	6 m³	9 m²
B105	2 BED	78 m²	5 m³	16 m²
B106	3 BED	96 m²	12 m³	15 m²
B201	3 BED	96 m²	5 m³	12 m²
B202	1 BED	51 m²	7 m³	8 m²
B203	2 BED	76 m²	7 m³	13 m²
B204	STUDIO	41 m²	4 m³	10 m²
B205	2 BED	78 m²	8 m³	16 m²
B206	3 BED	96 m²	7 m³	15 m²
B301	3 BED	96 m²	14 m³	12 m²
B302	1 BED	51 m²	4 m³	8 m²
B303	2 BED	76 m²	5 m³	12 m²
B304	STUDIO	41 m²	7 m³	9 m²
B305	2 BED	78 m²	5 m³	15 m²
B306	3 BED	96 m²	12 m³	15 m²
BG01	3 BED	96 m²	5 m³	48 m²
BG02	1 BED	51 m²	4 m³	27 m²
BG03	2 BED	76 m²	5 m³	30 m²
BG04	STUDIO	41 m²	4 m³	19 m²
BG05	2 BED	77 m²	15 m³	37 m²
BG06	3 BED	95 m²	5 m³	32 m²
C101	1 BED	51 m²	4 m³	8 m²
C102	2B(ADPT)	75 m²	5 m³	13 m²
C103	1 BED	50 m²	14 m³	8 m²
C104	2 BED	77 m²	5 m³	13 m²

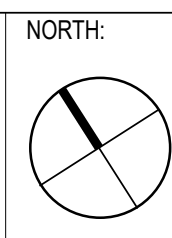
LOT 1-AREA SCHEDULE...			BASEMENT STORAGE	POS / BALCONY SCHEDULE
UNIT	TYPE	UNIT Area	VOLUME	P.O.S / BALCONY
C105	2 BED	75 m²	5 m³	16 m²
C106	2B(LIVABLE)	75 m²	5 m³	10 m²
C201	1 BED	51 m²	9 m³	8 m²
C202	2B(ADPT)	75 m²	6 m³	13 m²
C203	1 BED	50 m²	14 m³	8 m²
C204	2 BED	77 m²	6 m³	15 m²
C205	2 BED	75 m²	6 m³	17 m²
C206	2 BED	75 m²	6 m³	10 m²
C301	1 BED	51 m²	4 m³	8 m²
C302	2B(ADPT)	75 m²	6 m³	13 m²
C303	1 BED	50 m²	14 m³	8 m²
C304	2 BED	77 m²	6 m³	15 m²
C305	2 BED	75 m²	9 m³	14 m²
C306	2 BED	75 m²	6 m³	10 m²
CG01	1 BED	51 m²	6 m³	28 m²
CG02	2B(ADPT)	75 m²	9 m³	18 m²
CG04	2 BED	77 m²	14 m³	29 m²
CG05	2 BED	75 m²	6 m³	33 m²
CG06	2B(LIVABLE)	75 m²	11 m³	17 m²
D101	3 BED	96 m²	10 m³	13 m²
D102	2 BED	76 m²	10 m³	14 m²
D103	2 BED	75 m²	11 m³	10 m²
D104	STUDIO	41 m²	6 m³	7 m²
D105	2 BED	77 m²	5 m³	20 m²
D201	3 BED	96 m²	6 m³	13 m²
D202	2 BED	76 m²	7 m³	15 m²
D203	2 BED	75 m²	5 m³	10 m²
D204	STUDIO	41 m²	6 m³	7 m²
D205	2 BED	77 m²	5 m³	20 m²
D301	3 BED	96 m²	6 m³	13 m²
D302	2 BED	76 m²	8 m³	15 m²
D303	2 BED	75 m²	5 m³	10 m²
D304	STUDIO	41 m²	6 m³	7 m²
D305	2 BED	77 m²	5 m³	20 m²
DG01	2B(ADPT)	79 m²	6 m³	29 m²
DG02	2 BED	76 m²	9 m³	48 m²
DG03	2 BED	75 m²	5 m³	24 m²
DG04	STUDIO	41 m²	18 m³	23 m²
DG05	1 BED+S	65 m²	5 m³	24 m²
Grand total: 83			619 m³	



1 LEVEL 1 - CORRIDOR
1 : 150

G	18/06/21	JOINT CONFERENCE
F	02/06/21	UPDATED AS PER REVISED ROAD LEVELS
E	22/01/21	RESPONSE TO S.34 CONFERENCE
D	13/10/20	REDUCTION OF SITE AREA DUE TO ROUNDABOUT
C	01/09/20	ISSUED FOR S.34 CONFERENCE
B	24/07/20	RESPONSE TO SOFAC
A	01/10/19	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

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BY



PROJECT:
LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:
LOT 47 IN DP30186

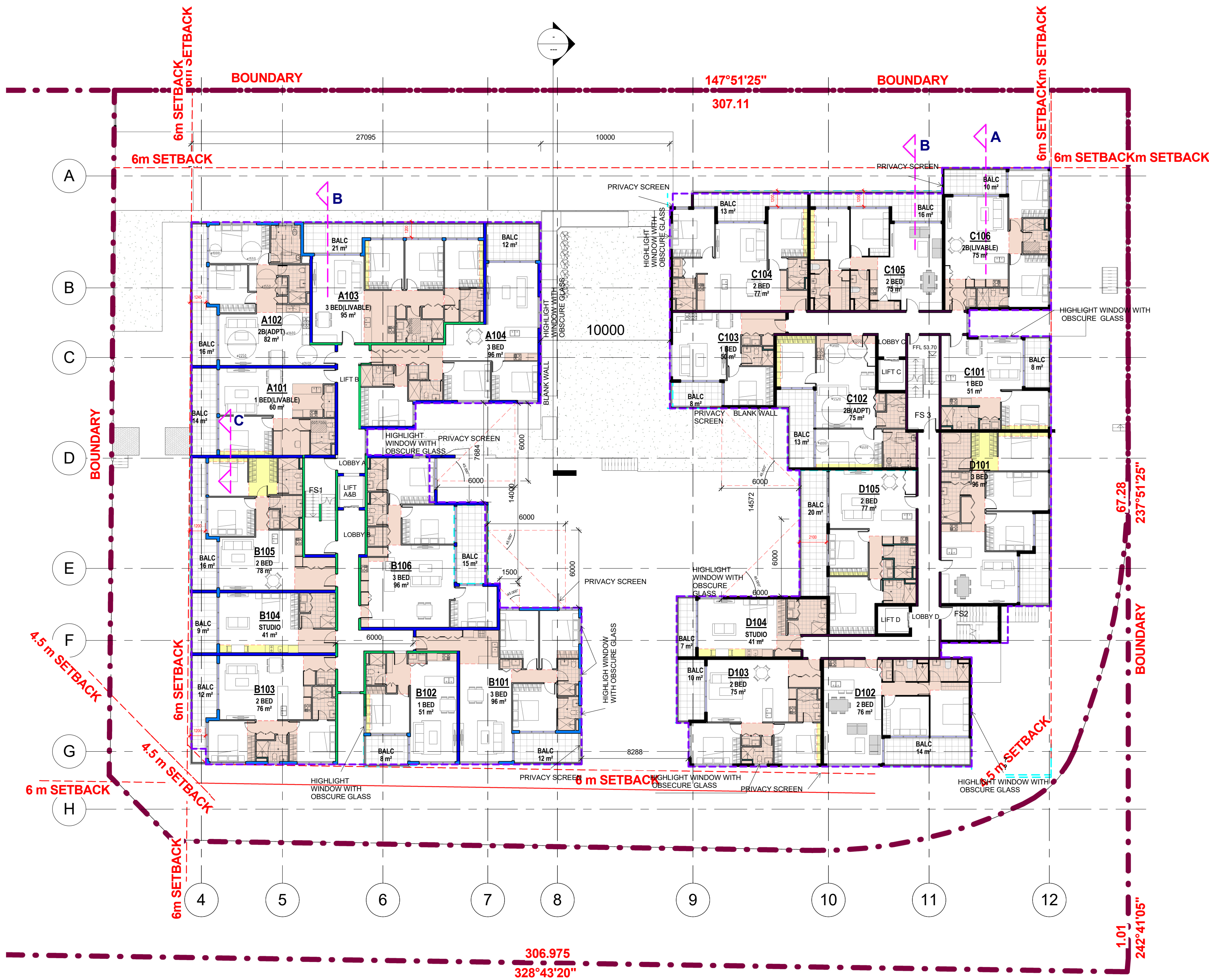
DRAWING TITLE:
COMMON CIRCULATION SPACES
AND CEILING HEIGHT

PROJECT No: GUNTAWONG	DATE: 17/08/21	DRAWING No: DA-028	REV: G
DRAWN BY: Author	SCALE: 1 : 150		
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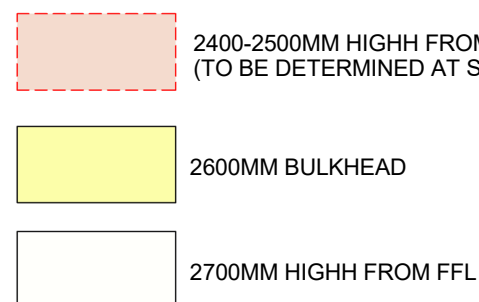
DA ISSUE

20/08/2021 08:12:53

A1



1 LEVEL 1 RCP
1 : 200

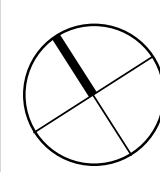


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PROJECT:

LOT 1 - 182 GUNTAWONG ROAD
RIVERSTONE

LOT NUMBER:

LOT 47 IN DP30186

DRAWING TITLE:

Units Reflected Ceiling plan

LOT 1 - 182 GUNTAWONG

DATE: 17/08/21

DRAWN BY:

Author

SCALE:

As indicated

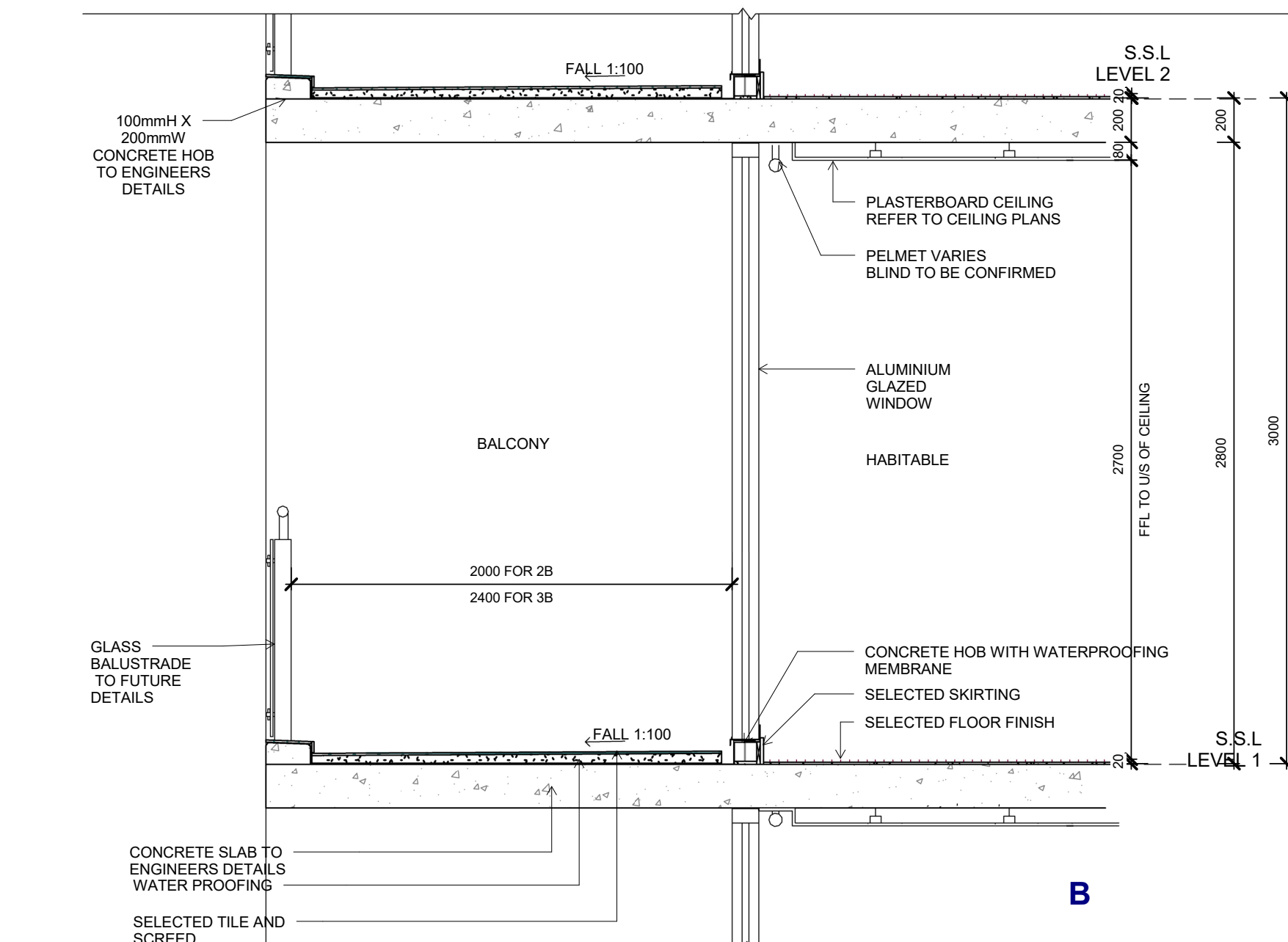
DRAWING No:

DA-028A

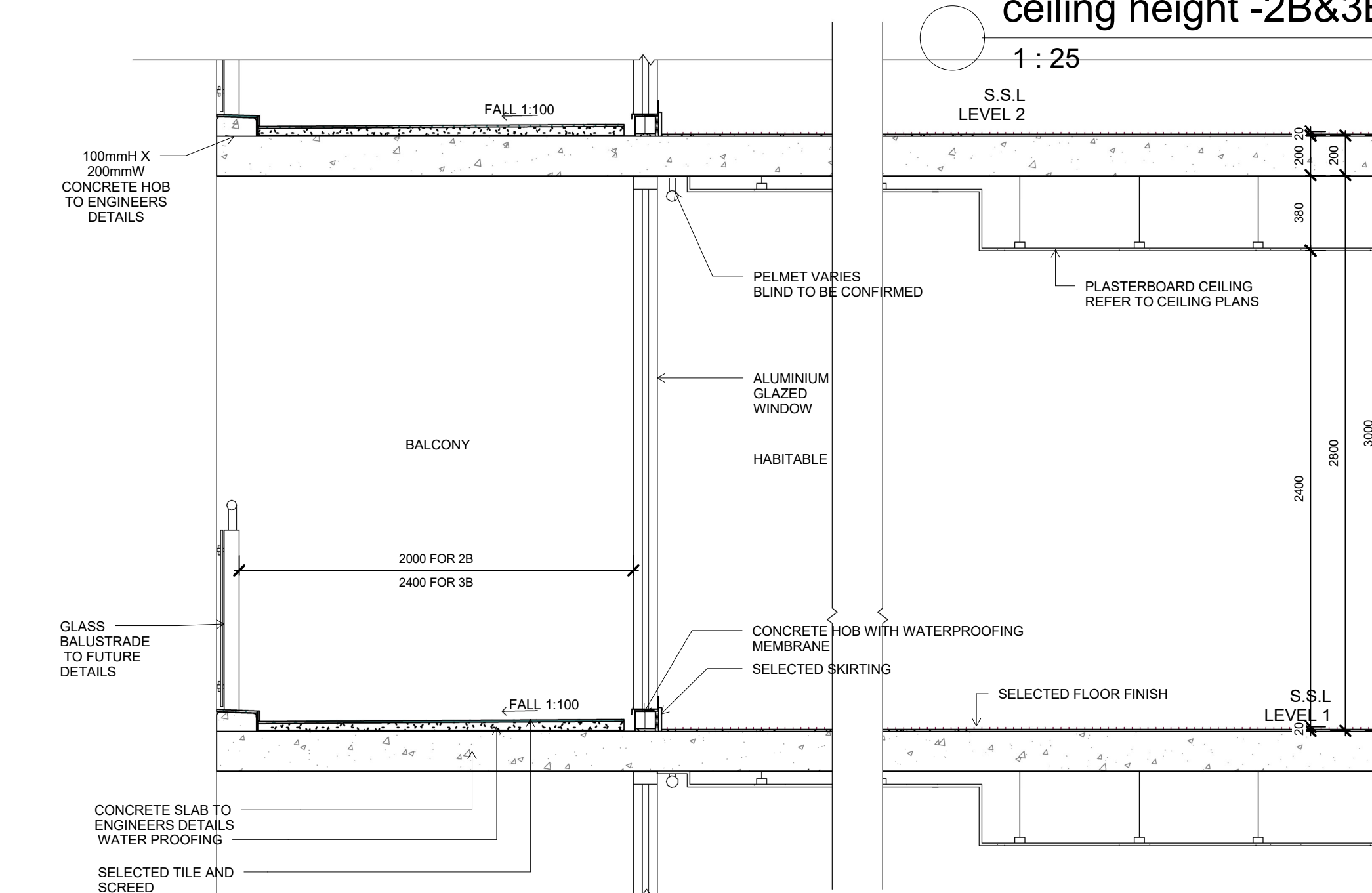
REV:

G

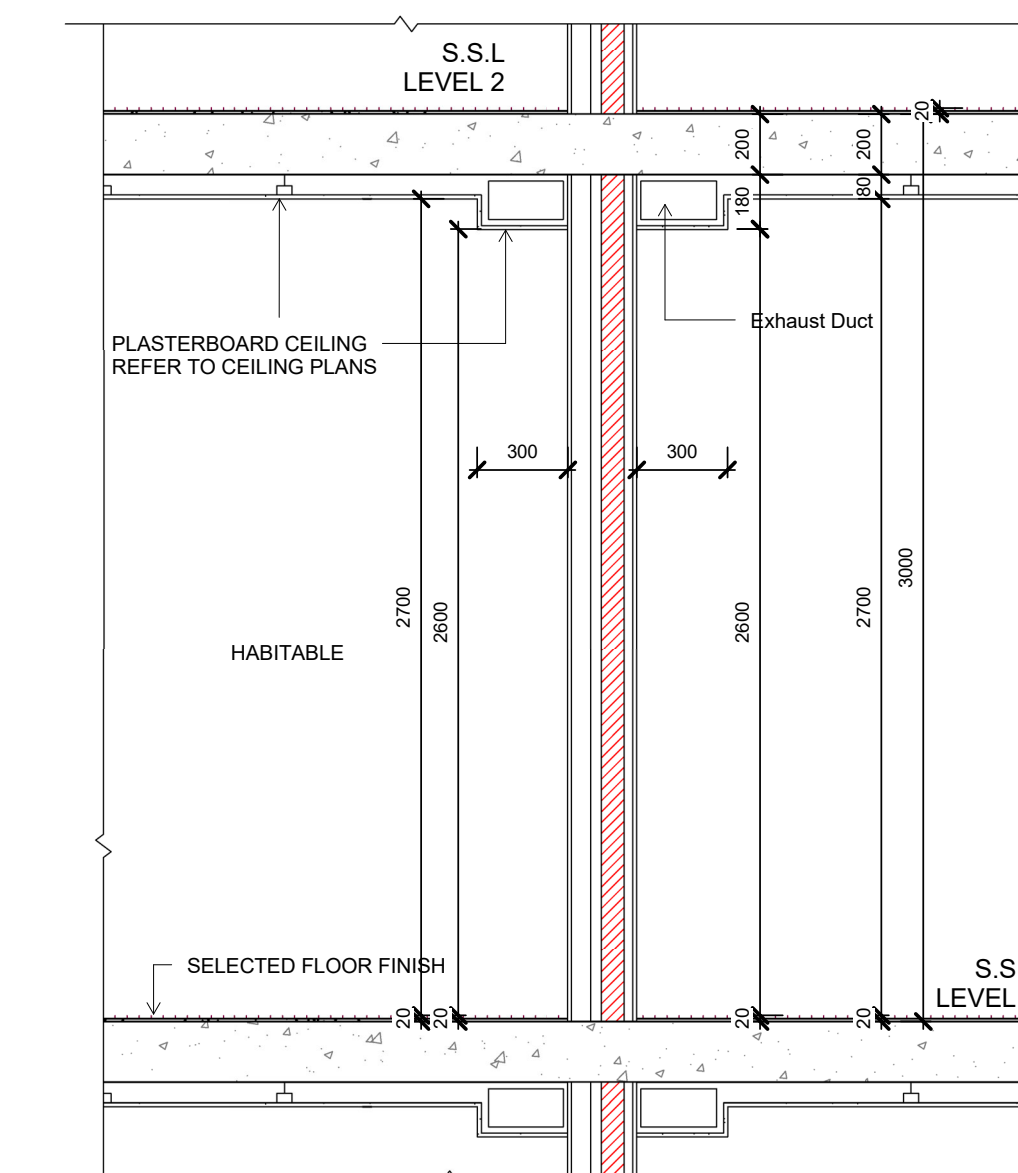
C:\Users\lidan\Documents\Guntawong 182 Riverstone - LOT-1- revised levels 01.06.2021\lidan\9AUG.rvt



ceiling height -2B&3B
1 : 25



ceiling height -DROPPED
CEILING
1 : 25



ceiling height -BULK HEAD
1 : 25

DA ISSUE



VIEW 2



VIEW 1



VIEW 2

VIEW 1

16/06/21 JOINT CONFERENCE			GENERAL NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.	NORTH:  The Bathla Group 137 Gilba Road, Girraween Sydney NSW - 2145 PO Box 270, Westcarthville NSW 2145 T: 02 9636 2465 F: 02 9688 4762 info@bathla.com.au www.bathla.com.au	PROJECT: LOT 1 - 182 GUNTAWONG ROAD RIVERSTONE	LOT NUMBER: LOT 47 IN DP30186	DRAWING TITLE: PERSPECTIVE VIEWS	LOT 1 - 182 GUNTAWONG	PROJECT No	DATE	DRAWING No	REV
F 02/06/21 UPDATED AS PER REVISED ROAD LEVELS												
E 22/01/21 RESPONSE TO S.34 CONFERENCE												
D 13/10/20 REDUCTION OF SITE AREA DUE TO ROUNDABOUT												
C 01/09/20 ISSUED FOR S.34 CONFERENCE												
B 24/07/20 RESPONSE TO SOFAC												
A 01/10/19 ISSUED FOR DEVELOPMENT APPLICATION												
ISSUE	DATE	REVISION	BY	C:\Users\ladan\Documents\Guntawong 182 Riverstone _LOT-1- revised levels 01.06_ladan\9AU6.rvt								

DA ISSUE

