

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.

- ISSUE F - AMENDMENTS - 05.10.21
1. Silver Level Unit Calculations amended
2. Electric Vehicle Charging Bays added
3. Parking provision amended

DRAWING LIST			
DRAWING NO.	DRAWING NAME	ISSUE	ISSUE DATE
00	Cover Sheet	F	05.10.21
00a	Unit Breakdown + Solar & Cross Vent. Calc	F	05.10.21
00b	Basic Commitments	A	06.04.2020
00c	Site Analysis	A	06.04.2020
01	Subdivision Plan	I	15.07.21
01a	Future Roads - Site Plan	G	05.10.21
01b	Lot 1 - Staging Plan	C	15.07.21
02	Overall Site Plan	H	05.10.21
03	Basement Level 3	F	05.10.21
04	Basement Level 2	F	05.10.21
05	Basement Level 1	G	05.10.21
06	Level 1 / Ground Floor	H	05.10.21
07	Level 2	H	05.10.21
08	Level 3	G	15.07.21
09	Level 4	G	15.07.21
10	Level 5	H	05.10.21
11	Level 6	H	05.10.21
12	Level 7	H	05.10.21
13	Level 8	H	05.10.21
14	Roof Plan	H	05.10.21
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	D	05.10.21
28	Level 03-04 - Block D	C	15.07.21
29	Level 05 - Block D	D	05.10.21
30	Level 06-08 - Block D	D	05.10.21
31	Roof Level - Block D	D	05.10.21
32	Level 02 - Block E	D	05.10.21
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	F	05.10.21
43	Elevations 2	G	05.10.21
44	Elevations 3	G	05.10.21
45	3D Building Height Plane	F	05.10.21
46	Section AA	F	05.10.21
47	Section BB	F	05.10.21
48	Section CC	F	05.10.21
49	Section DD	F	05.10.21
50	Section EE	F	05.10.21
50a	Section FF	C	05.10.21
51	Driveway Sections	C	05.10.21
52	Site Details 1	C	05.10.21
53	Site Details 2	C	05.10.21
53a	Site Details 3	B	05.10.21
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	C	05.10.21
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
	Floor Plan - Child Care Centre		

CALCULATIONS				UNIT BREAKDOWN				PARKING PROVISIONS														CHILD CARE CALCULATIONS												
Gross Site Area	24,700.6 sq.m			Blocks A, B, C	1 Bed	2 Bed	3 Bed	4 Bed	Total	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	Internal Play Areas				
Net Site Area (Lot 1)	9,698.9 sq.m			Level 2	5	14			19	Ground Floor/Level 1																				Playroom	Age	Area	Children	
Building Area	5,611.7 sq.m			Level 3-4	8	22	2	2	34	Basement 1	44	7	21	72													8			2	3 - 5	69.0 sq.m	20	
Site Cover	57.85 %			Level 5-8	7	36		8	51	Basement 2	85	4		89												1	22	4	6	3	0 - 2	62.9 sq.m	20	
Gross Floor Area	26,474.58 sq.m			Proposed Total	20	72	2	10	104	Basement 3																	14	4		4	4	2 - 3	58.0 sq.m	15
FSR	2.73:1			Adaptable Units	7	4			11	Total																				5	3 - 5	74.0 sq.m	20	
				Silver Level Units	6	7			13		129	11	21	161																	Total	356.4 sq.m	100	
Gross Floor Areas	Blocks A, B, C	Blocks D, E, F	Total	Blocks D, E, F	1 Bed	2 Bed	3 Bed	4 Bed	Total	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	Outdoor Play Areas				
Ground Floor/Level 1	2,268.58 sq.m	2,340.00 sq.m	4,608.58 sq.m	Level 2	5	11	4		20	Ground Floor/Level 1																				Total	Area	Children		
Level 2	1,566.30 sq.m	1,831.60 sq.m	3,397.90 sq.m	Level 3-4	10	22	8		40	Basement 1																	8			700 sq.m	100			
Level 3	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m	Level 5-8	8	40	24		72	Basement 2	82	7	27	116	48	3		16	1	16	17	1	102	102	2									
Level 4	1,478.50 sq.m	1,836.50 sq.m	3,315.00 sq.m	Proposed Total	23	73	36		132	Basement 3	62	8		70																				
Level 5	1,291.90 sq.m	1,755.90 sq.m	3,047.80 sq.m	Adaptable Units			10	4	14	Total	144	15	27	186	48	3	53	16	1	16	17	1	155	341	2	1								
Level 6	1,291.90 sq.m	1,765.60 sq.m	3,057.50 sq.m	Silver Level Units	3	11			14																									
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	TOTAL DEVELOPMENT	1 Bed	2 Bed	3 Bed	4 Bed	Total	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	RETAIL SCHEDULE				
Basement 1	2,993.90 sq.m	3,721.50 sq.m	6,715.40 sq.m	Level 2	10	25	4		39	Ground Floor/Level 1																								
Basement 2	3,236.90 sq.m	3,941.80 sq.m	7,178.70 sq.m	Level 3-4	18	44	10	2	74	Basement 1	44	7	21	72	48	3		16	1	16	17	1	102	174	2	1	22	6	7	R101	Retail	142 sq.m		
Basement 3		3,972.50 sq.m	3,972.50 sq.m	Level 5-8	15	76	24	8	123	Basement 2	167	11	27	205																				
Total	6,230.80 sq.m	11,635.80 sq.m	17,866.60 sq.m	Proposed Total	43	145	38	10	236	Basement 3	62	8		70																				
					(18.2%)	(61.4%)	(16.2%)	(4.2%)																										
Landscape Calculations				Adaptable Units	7	14	4		25	Total	273	26	48	347	48	3	53	16	1	16	17	1	155	502	2	2	110	14	12	R102	Retail	207 sq.m		
Landscape + Deep Soil	1,953.00 sq.m (20.1%)			Silver Level Units	9	18			27																									
Deep Soil	661.00 sq.m (6.82%)																																	
Common Open Space	3,580.00 sq.m (36.9%)																																	
				Total Units = 236																										Total Retail Area (GLA) = 3,045 sq.m				

Total Units = 236

Total Parking = 502

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

DEVELOPMENT APPLICATION

Proposed Mixed Use Development

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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	
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	
D805	2 Bedroom	80 m²	10.77m²	Silver Level
D806	3 Bedroom	96 m²	10.77m²	
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	
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	
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	10.98 m²	
F506	2 Bedroom	89 m²	10.50 m²	
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	10.98 m²	
F606	2 Bedroom	89 m²	10.50 m²	
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	10.98 m²	
F706	2 Bedroom	89 m²	10.50 m²	
F801	3 Bedroom	106 m²	22.56 m²	
F802	2 Bedroom	78 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	10.98 m²	
F806	2 Bedroom	89 m²	10.50 m²	
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
ISSUE F - AMENDMENTS - 05.10.21
1. Silver Level Unit allocations amended



DEVELOPMENT APPLICATION

Proposed Mixed Use Development



View 1



View 2



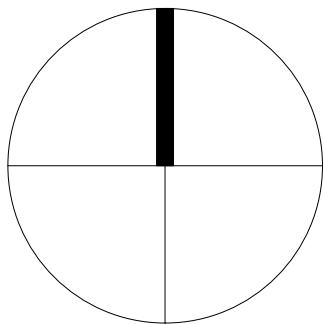
View 3



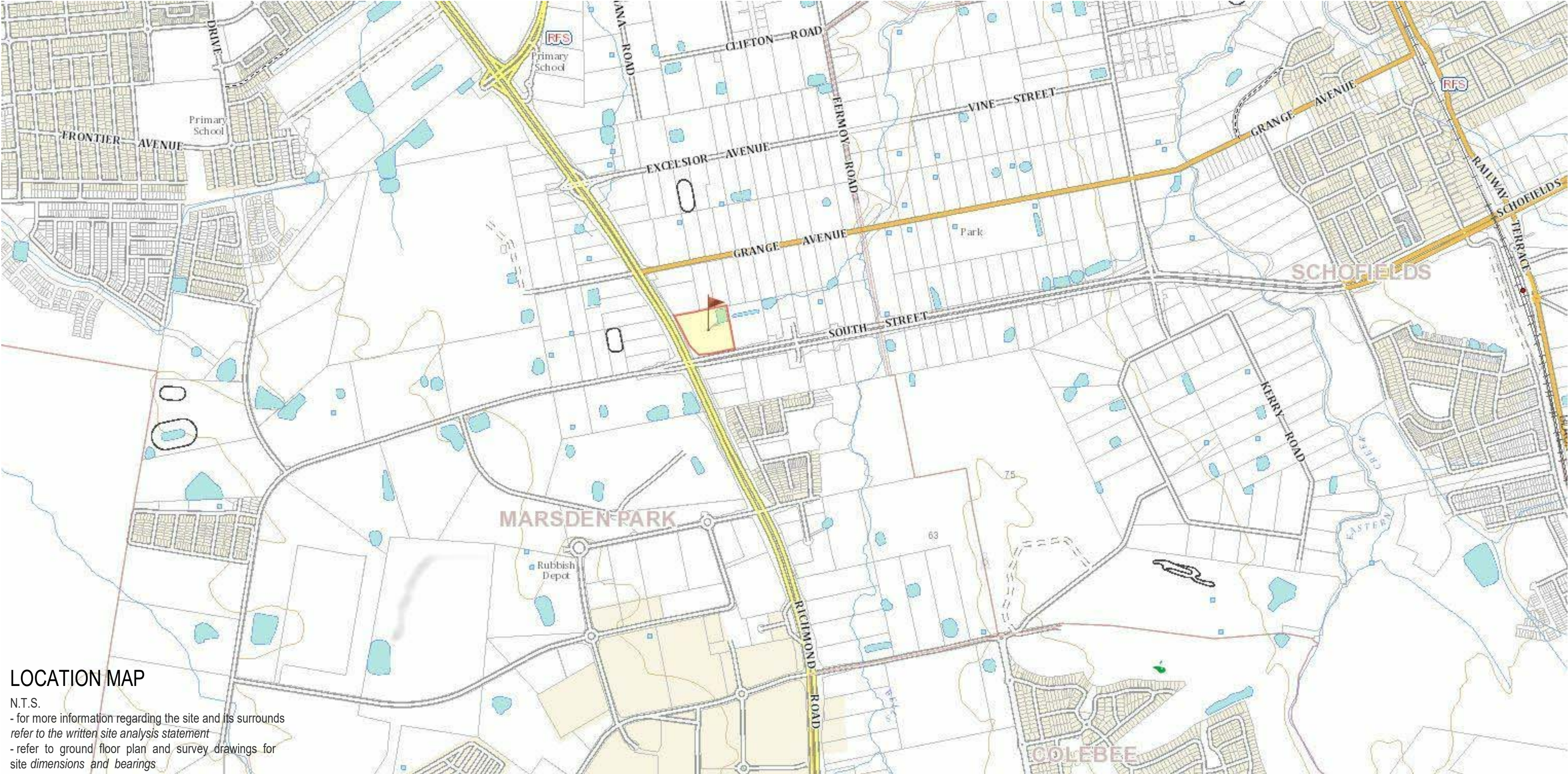
View 4

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.



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

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

DEVELOPMENT APPLICATION

Issue	Issue description	Date
A	Development Application	06.04.2020

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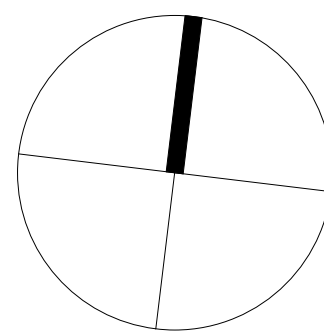
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Parramatta NSW 2150
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Site Analysis		
Drawn A.S	Scale NTS	Checked Checker
Job No 2435	Drawing No. 00c	Issue A

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 align 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 description	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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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

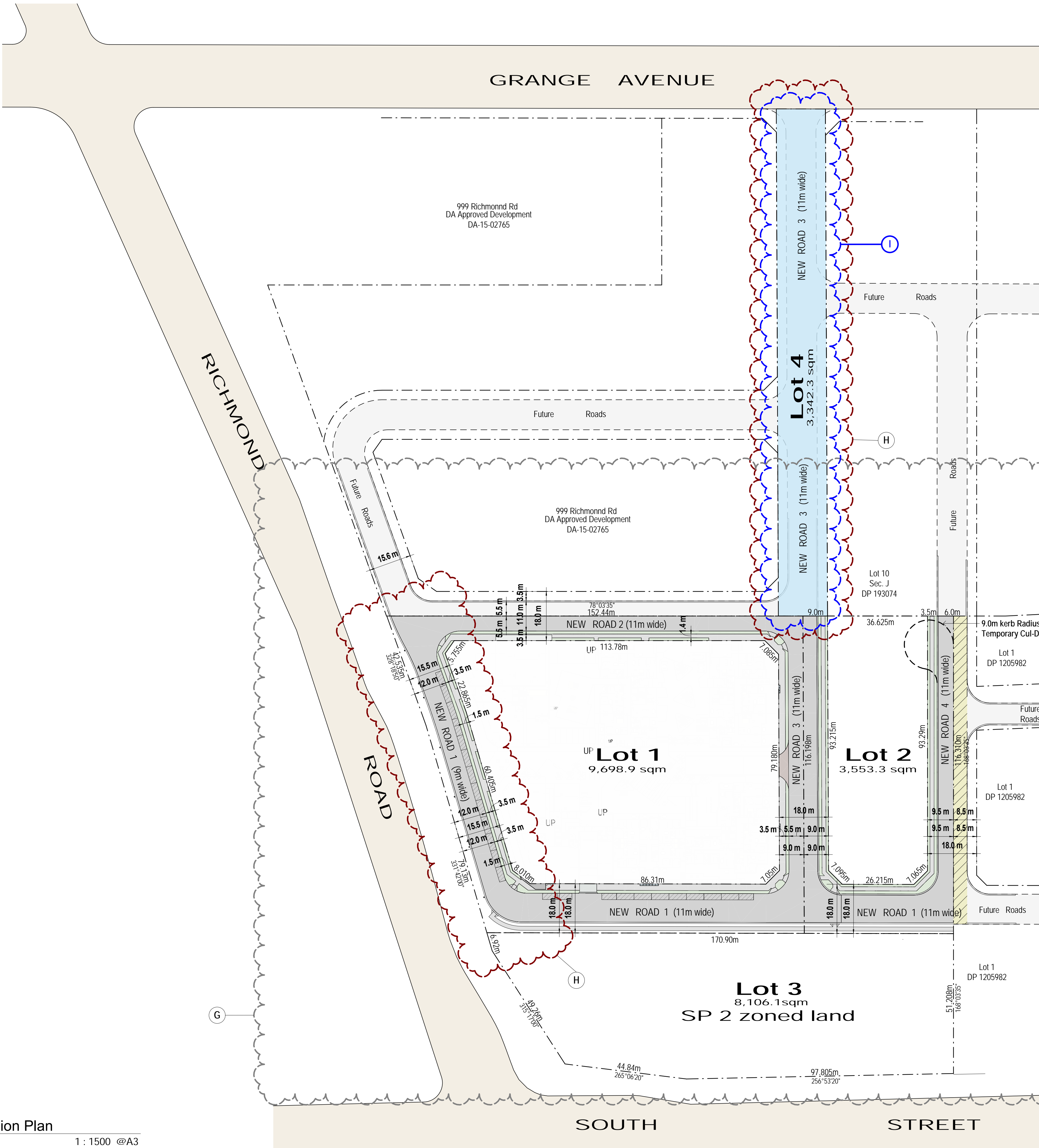
Project Address
971 Richmond Road, Marsden Park

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

Title
Subdivision Plan

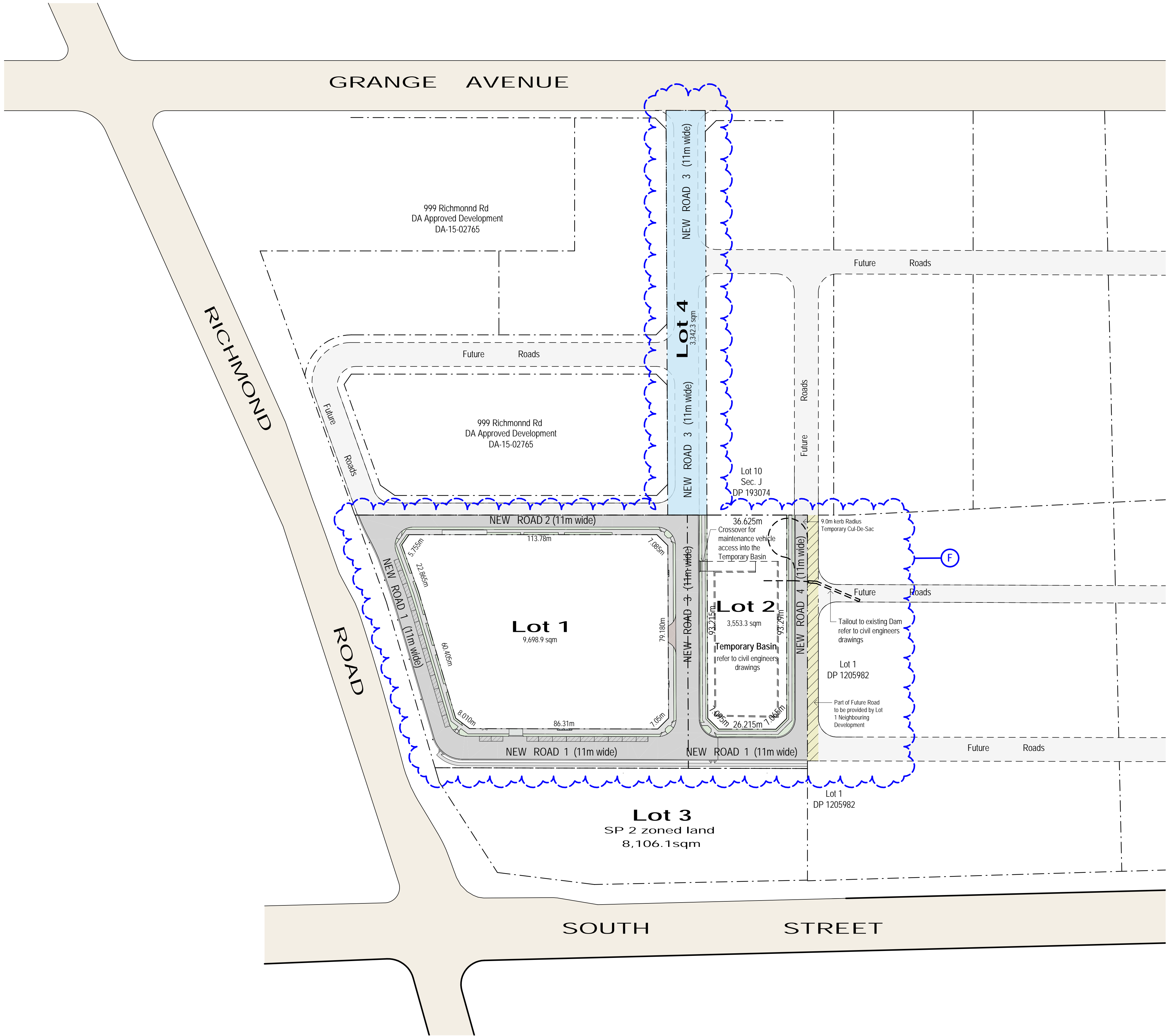
Drawn A.S	Scale 1: 1500 @A3	Checked Checker
Job No 2435	Drawing No. 01	Issue I

1 Subdivision Plan
Overall 1 : 1500 @A3

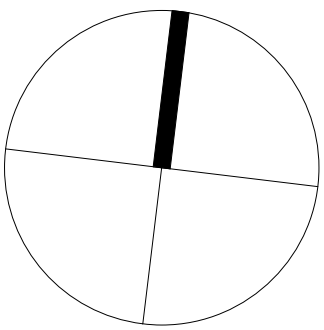


LEGEND

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



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 align 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.

Issue	Issue description	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

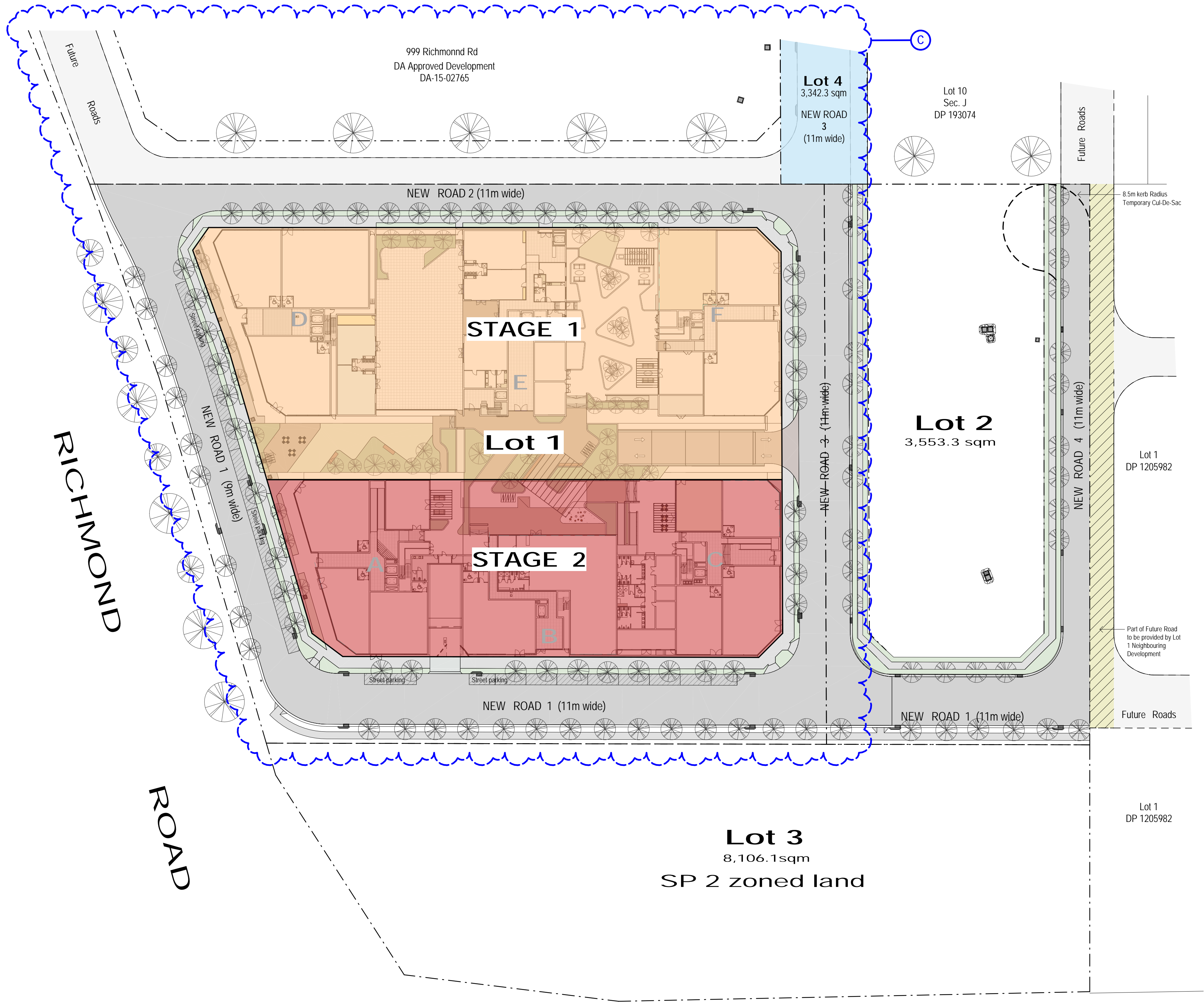
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Future Roads - Site
Plan

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

LEGEND

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



1 Lot 1 - Staging Plan
1 : 1000 @A3

ISSUE C - AMENDMENTS - 15.07.21
1. Staging Plan updated to match Subdivision Plan and Site Plans.

LEGEND

- STAGE 1
- STAGE 2

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

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

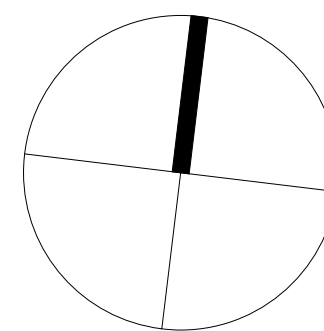
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Lot 1 - Staging Plan

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

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 E - AMENDMENTS - 02.06.21

1. R3 land (Lot 2) proposed as one super-lot
2. New road 1 & new road 3 amended to align 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 H - AMENDMENTS - 05.10.21

1. Rainwater tank size Amended.
2. Stormwater tank sizes Amended.
3. Drainage Pits amended to reflect updated civil drawings.

Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

- Retail
- Child Care Centre
- Gym
- Common Open Space
- Storage

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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

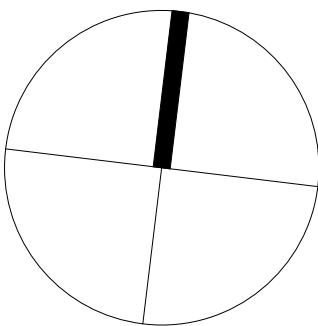
Title
Overall Site Plan

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



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.

ISSUE F - AMENDMENTS - 05.10.21

1. Motorbike Parking spaces numbered

	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

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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

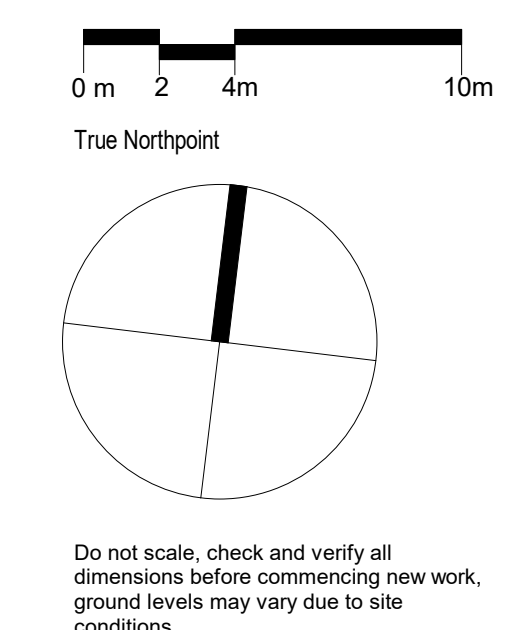
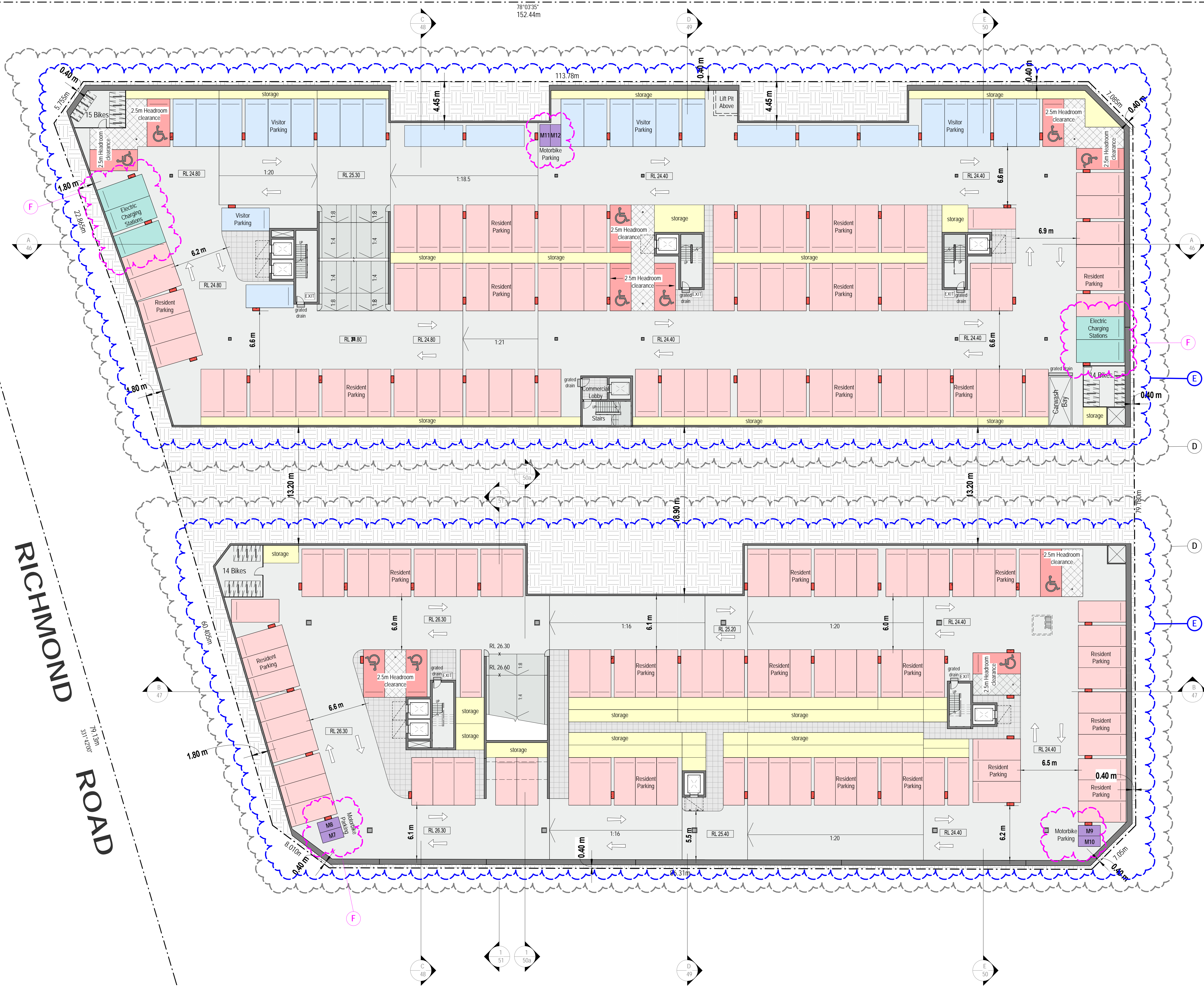
Project Address
971 Richmond Road, Marsden Park

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

Title
Basement Level 3

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

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



- 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.
- ISSUE F - AMENDMENTS - 05.10.21**
1. Motorbike Parking spaces numbered
 2. 5 Residential Parking spaces replaced with 5 Electric Vehicle charging stations

- 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

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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 A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 04	Issue F

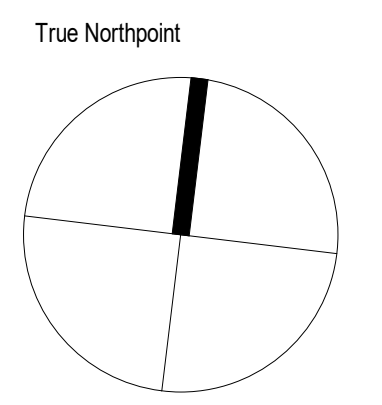
1 BLOCK 1-2 - BASEMENT LEVEL 2 1:400 @ A3

RICHMOND ROAD

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

- 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

0 m 2 4m 10m



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**
- Lot 1 boundaries amended
 - Basement footprint amended
 - Waste storage and collection areas relocated to Basement 1
 - Loading bay relocated to Basement 1
 - Driveway and Car space arrangements amended
 - Reduced Levels amended
 - Electric charging station and Motorcycle parking provided
 - Bike storage amended

- ISSUE E - AMENDMENTS - 29.06.21**
- Bulky Waste relocated

- ISSUE F - AMENDMENTS - 15.07.21**
- RLs amended to accommodate revised Civil drawing levels at Ground Floor.
 - Ramping within Driveways amended.
 - Stormwater pits added.
 - Waste collection and Bulky waste areas south of the Loading Bay amended.
 - Pedestrian ramp south of loading bay amended
 - Bin tug parking bay shown.
 - Truck turning Bay widened.
 - Bins shown in Bin storage and collection rooms.
 - Commercial and Gym parking space allocations indicated separately.
 - Additional 1 x Gym and 1 x Commercial accessible car spaces provided.

- ISSUE G - AMENDMENTS - 05.10.21**
- Motorbike Parking spaces numbered
 - 5 Residential Parking spaces replaced with 5 Electric Vehicle charging stations
 - Walls within Waste collection area amended
 - Pedestrian Ramp within Waste collection area amended
 - 1.8m wide roller doors added to collection rooms within the Waste collection area
 - Rainwater tank size Amended.
 - Stormwater tank sizes Amended.

Issue	Issue description	Date
G	Amendments To Address SOFAC	05.10.21
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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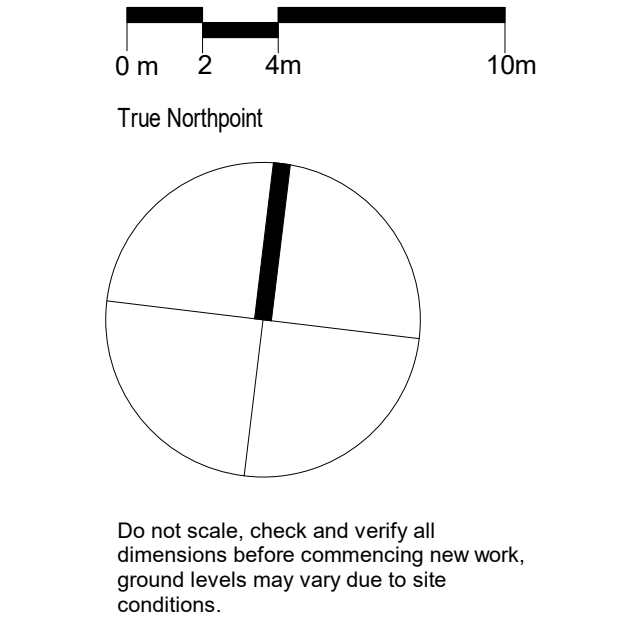
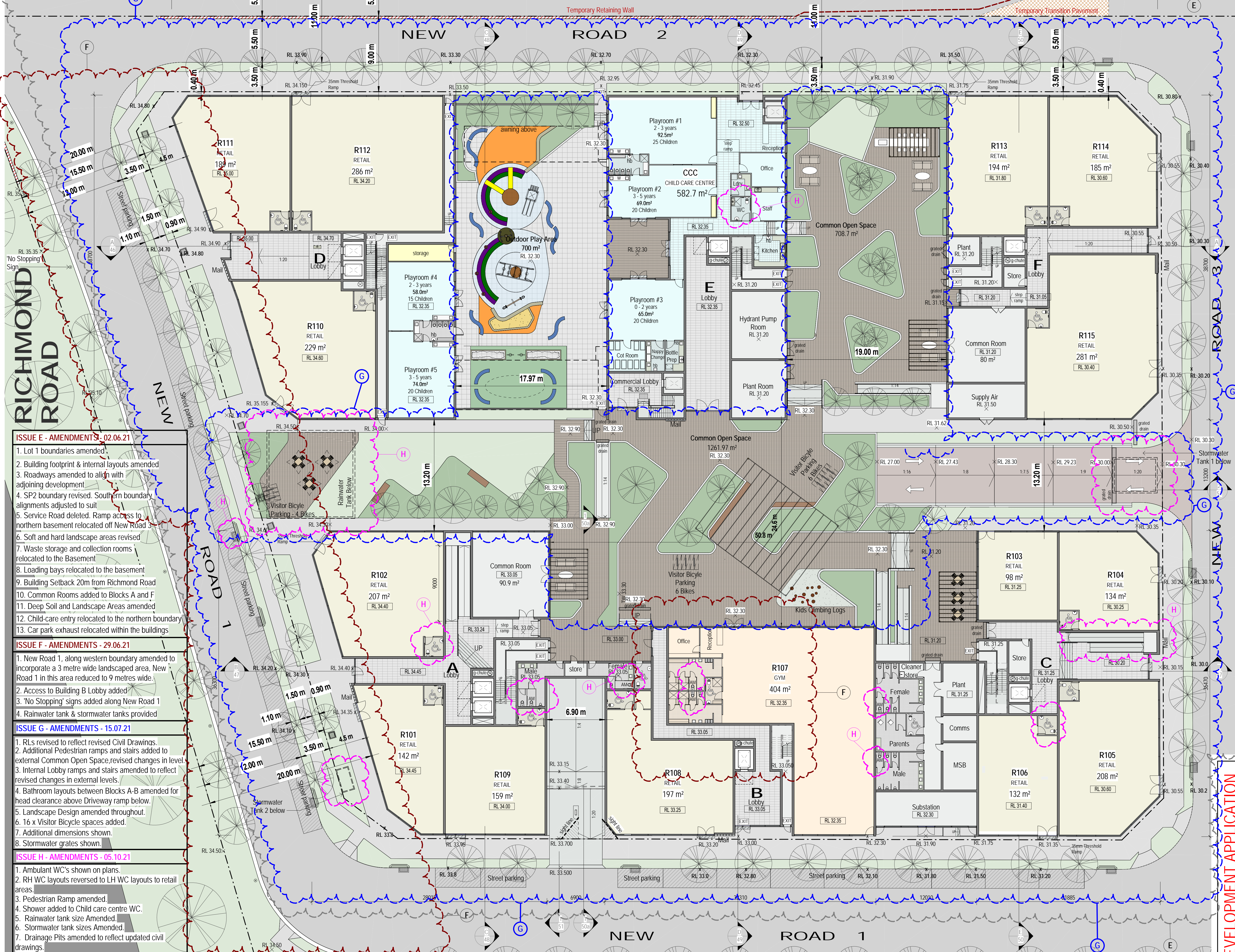
Project
Proposed Mixed Use Development

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 G



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

LEGEND
AM - Ambulant WC

	Retail
	Child Care Centre
	Gym
	Common Open Space
	Storage

Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

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Parramatta NSW 2150
Nominated Architect: 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 1 / Ground Floor			
Drawn	Scale	Checked	
A.S	1:400 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	06	H	

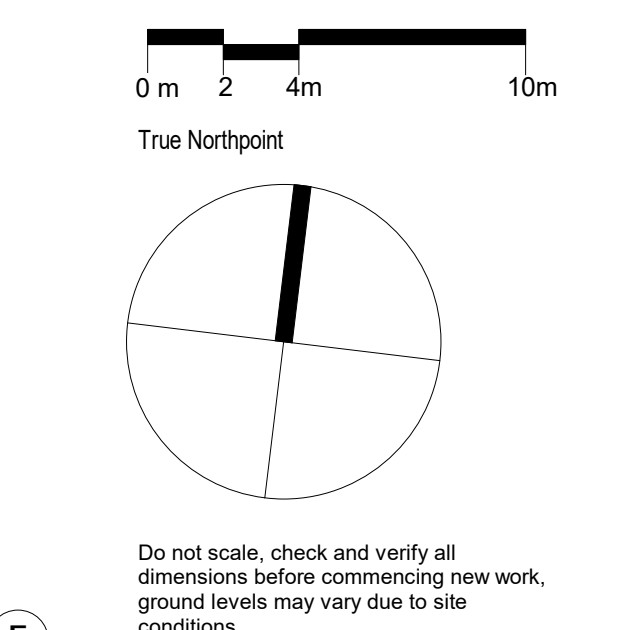
- ISSUE E - AMENDMENTS - 02.06.21**
 - Lot 1 boundaries amended.
 - Building footprint & internal layouts amended
 - Roadways amended to align with adjoining development
 - SP2 boundary revised. Southern boundary alignments adjusted to suit.
 - Service Road deleted. Ramp access to northern basement relocated off New Road 3.
 - Soft and hard landscape areas revised
 - Waste storage and collection rooms relocated to the Basement
 - Loading bays relocated to the basement
 - Building Setback 20m from Richmond Road
 - Common Rooms added to Blocks A and F
 - Deep Soil and Landscape Areas amended
 - Child-care entry relocated to the northern boundary
 - Car park exhaust relocated within the buildings
- ISSUE F - AMENDMENTS - 29.06.21**
 - New Road 1, along western boundary amended to incorporate a 3 metre wide landscaped area, New Road 1 in this area reduced to 9 metres wide.
 - Access to Building B Lobby added
 - 'No Stopping' signs added along New Road 1
 - Rainwater tank & stormwater tanks provided
- ISSUE G - AMENDMENTS - 15.07.21**
 - RLs revised to reflect revised Civil Drawings.
 - Additional Pedestrian ramps and stairs added to external Common Open Space, revised changes in level
 - Internal Lobby ramps and stairs amended to reflect revised changes in external levels.
 - Bathroom layouts between Blocks A-B amended for head clearance above Driveway ramp below.
 - Landscape Design amended throughout.
 - 16 x Visitor Bicycle spaces added.
 - Additional dimensions shown.
 - Stormwater grates shown.
- ISSUE H - AMENDMENTS - 05.10.21**
 - Ambulant WC's shown on plans.
 - RH WC layouts reversed to LH WC layouts to retail areas.
 - Pedestrian Ramp amended.
 - Shower added to Child care centre WC.
 - Rainwater tank size Amended.
 - Stormwater tank sizes Amended.
 - Drainage Pits amended to reflect updated civil drawings.

RICHMOND ROAD

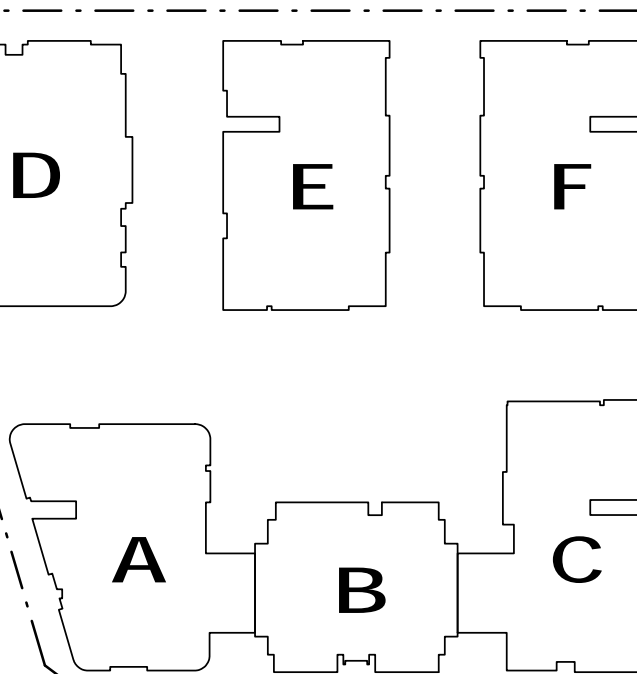
- ISSUE E - AMENDMENTS - 02.06.21**
- 1. Lot 1 boundaries amended
 - 2. Building below Setback 20m from Richmond Road courtyards amended
 - 3. Setbacks to Southern boundary adjusted to 4 metres minimum
 - 4. Building separation between Blocks D and E (Common Open Space), and Blocks E and F increased.
 - 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 facade
 - 5. Unit F205 external wall amended on southern facade
- ISSUE H - AMENDMENTS - 05.10.21**
- 1. Common open space allocated to Block E.



DEVELOPMENT APPLICATION



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

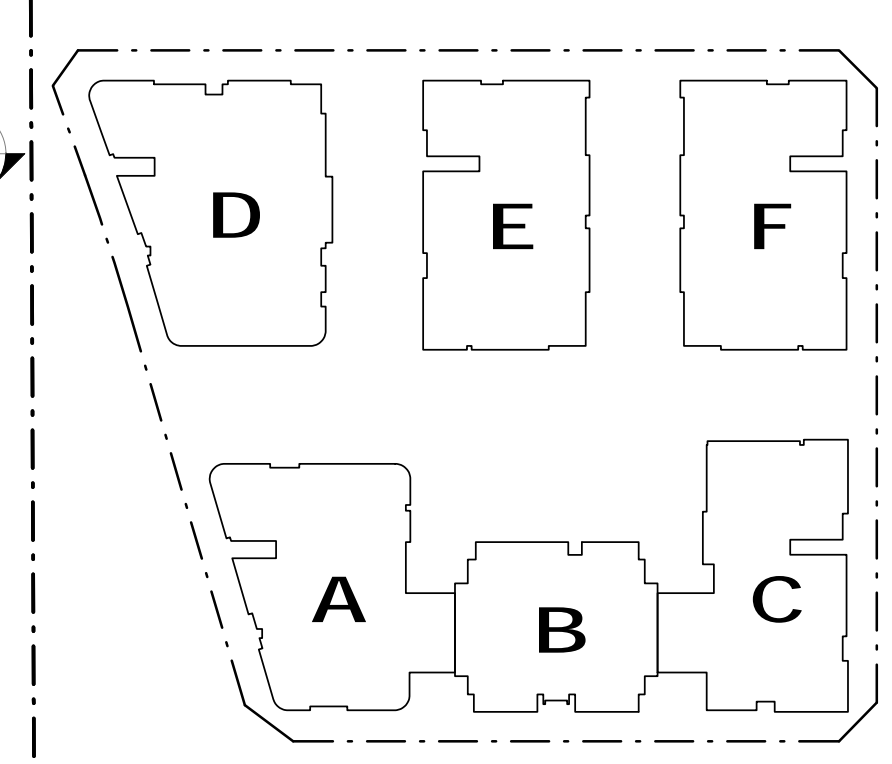
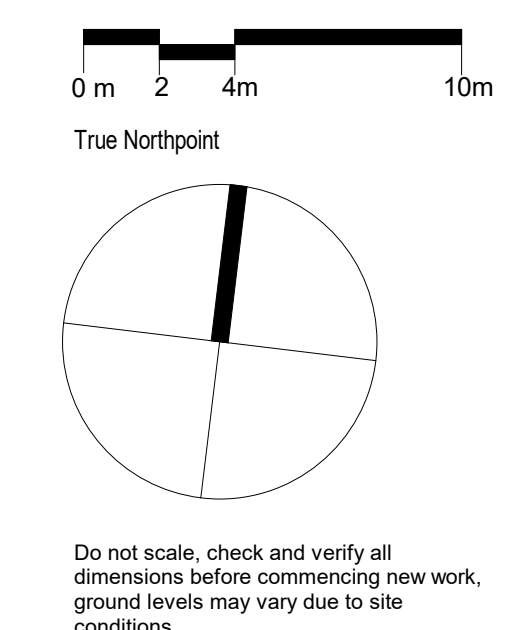
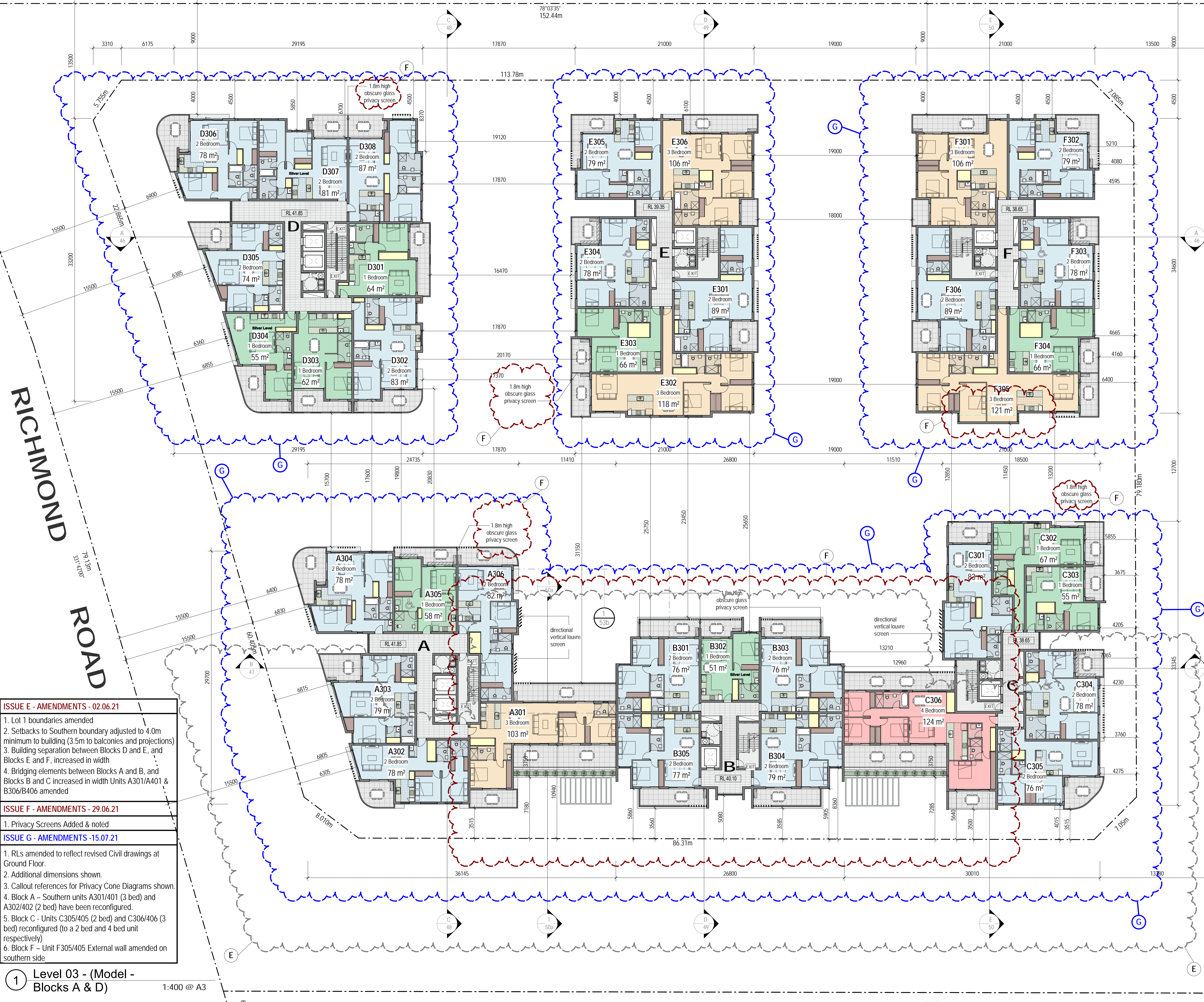


- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

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Level 3, 7K Parkes Street Parramatta NSW 2150
Nominated Architect: 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 2			
Drawn	Scale	Checked	
A.S	1:400 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	07	H	



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

Issue	Issue description	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

- 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

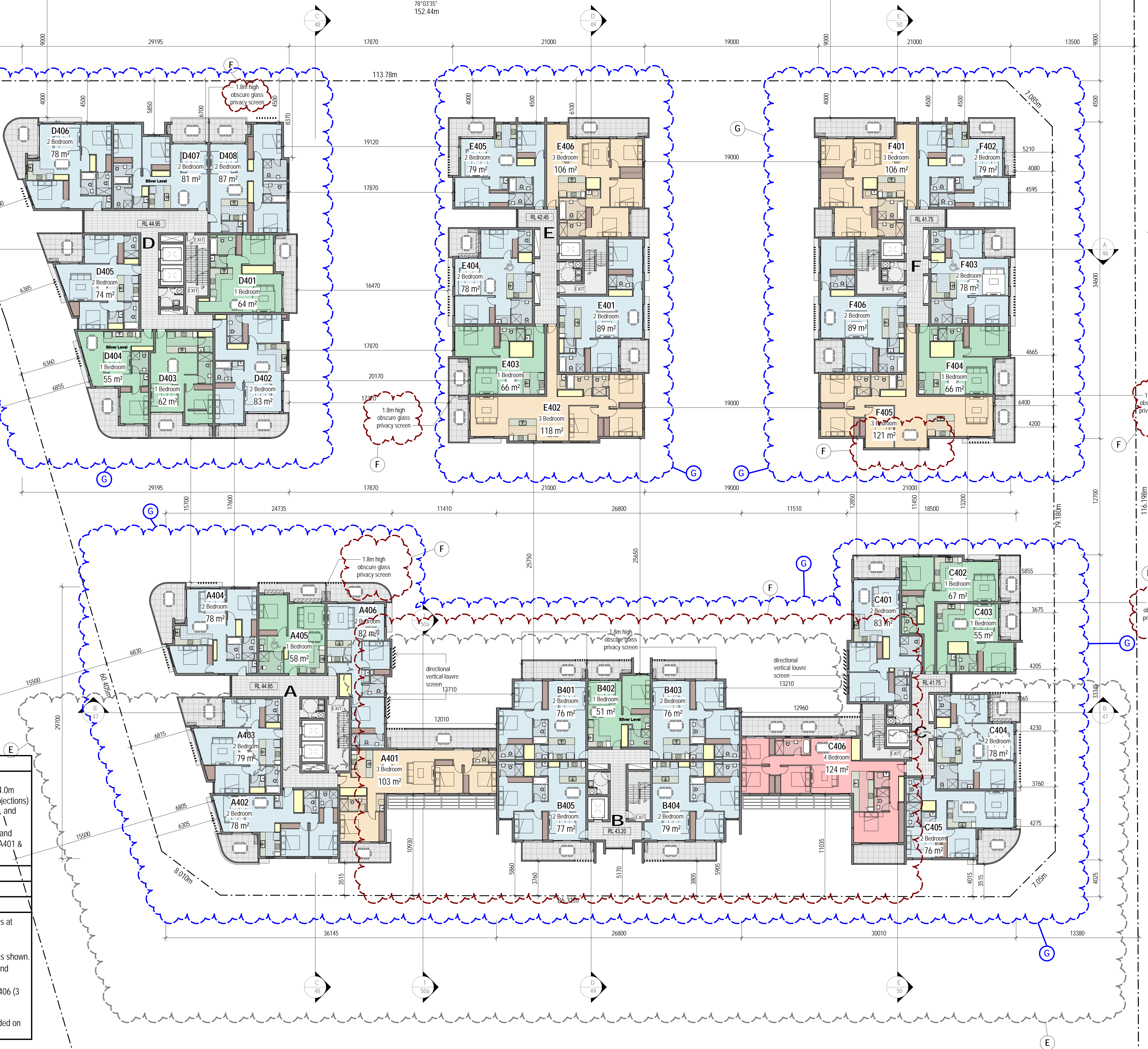
1 Level 03 - (Model - Blocks A & D)
1:400 @ A3

DEVELOPMENT APPLICATION

RICHMOND ROAD

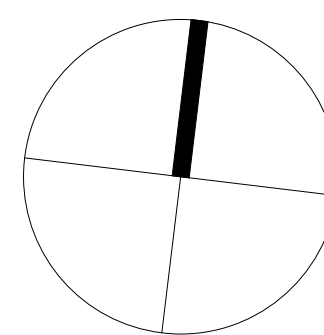
- ISSUE E - AMENDMENTS - 02.06.21**
1. Lot 1 boundaries amended
 2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
 3. Building separation between Blocks D and E, and Blocks E and F, increased in width
 4. Bridging elements between Blocks A and 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

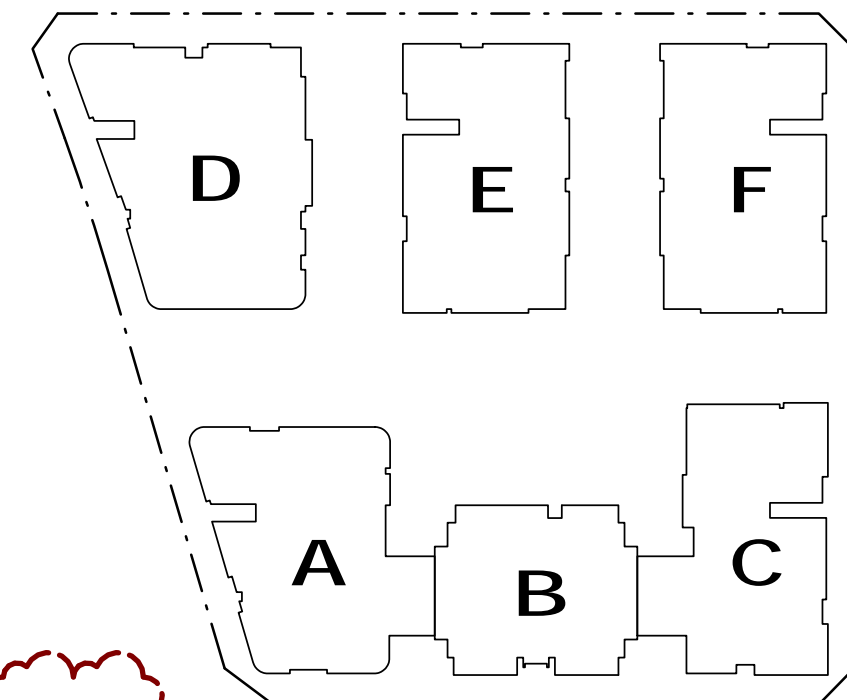


0 m 2 4m 10m

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 description	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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Nominated Architect:
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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 4

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

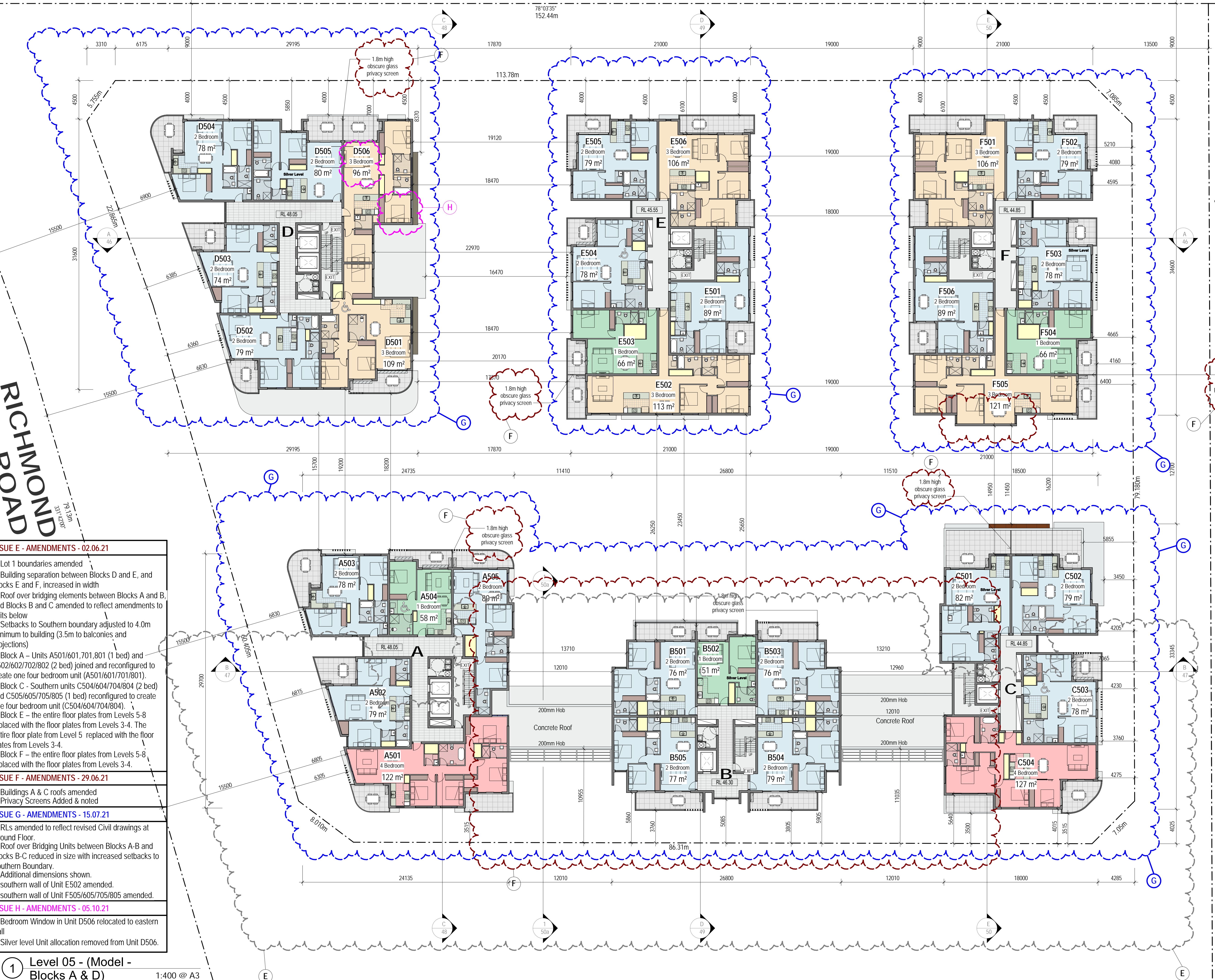
DEVELOPMENT APPLICATION

RICHMOND ROAD

- 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 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 E502 amended.
 5. southern wall of Unit F505/605/705/805 amended.
- ISSUE H - AMENDMENTS - 05.10.21**
1. Bedroom Window in Unit D506 relocated to eastern wall
 2. Silver level Unit allocation removed from Unit D506.

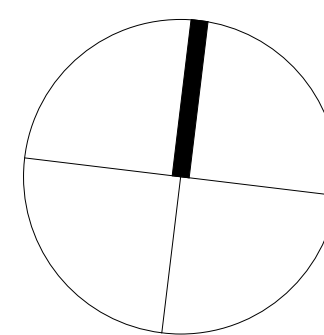
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1 Level 05 - (Model - Blocks A & D)

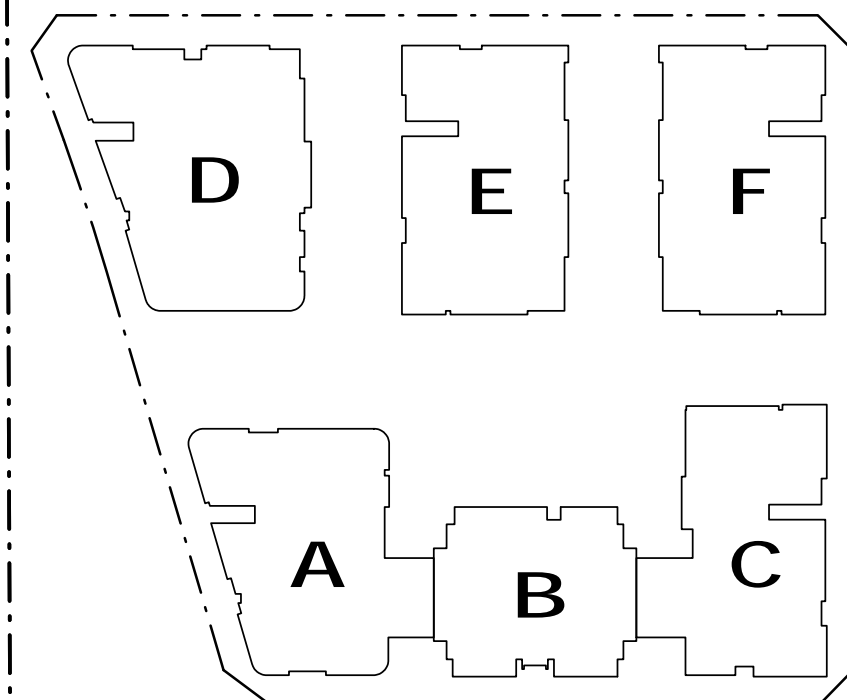


0 m 2 4m 10m

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 description	Date
H	Amendments To Address SOFAC	05.10.21
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

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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 5

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

DEVELOPMENT APPLICATION

RICHMOND ROAD

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.

ISSUE H - AMENDMENTS - 05.10.21

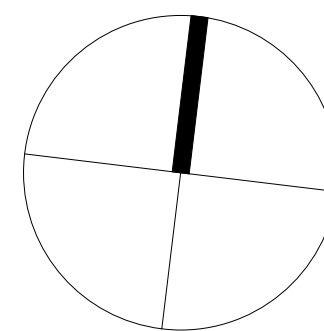
1. Bedroom Window in Unit D606 relocated to eastern wall
2. Silver level Unit allocation removed from Unit D606.

1 Level 06 - (Model - Blocks A & D)

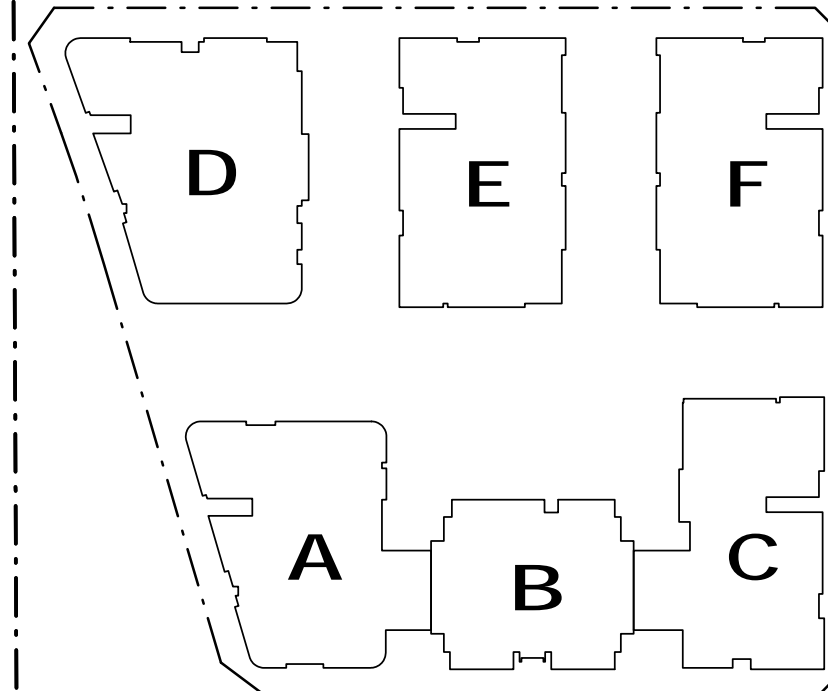
1:400 @ A3

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.



- 1.8m high obscure glass privacy screen
- 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - 4 Bedroom
 - Common Open Space
 - Storage

Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

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Nominated Architect

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www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

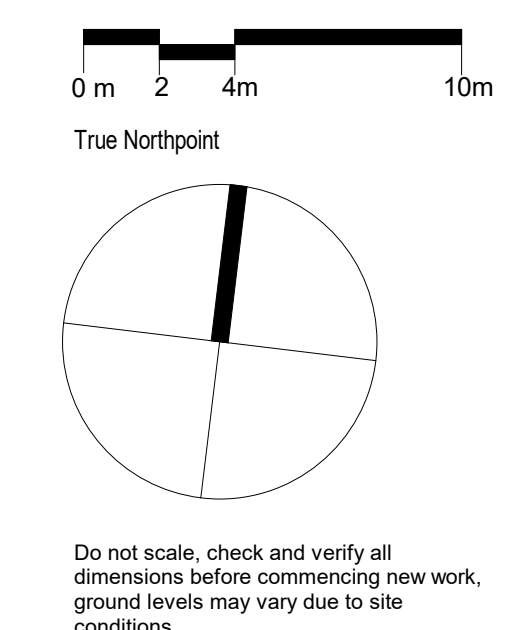
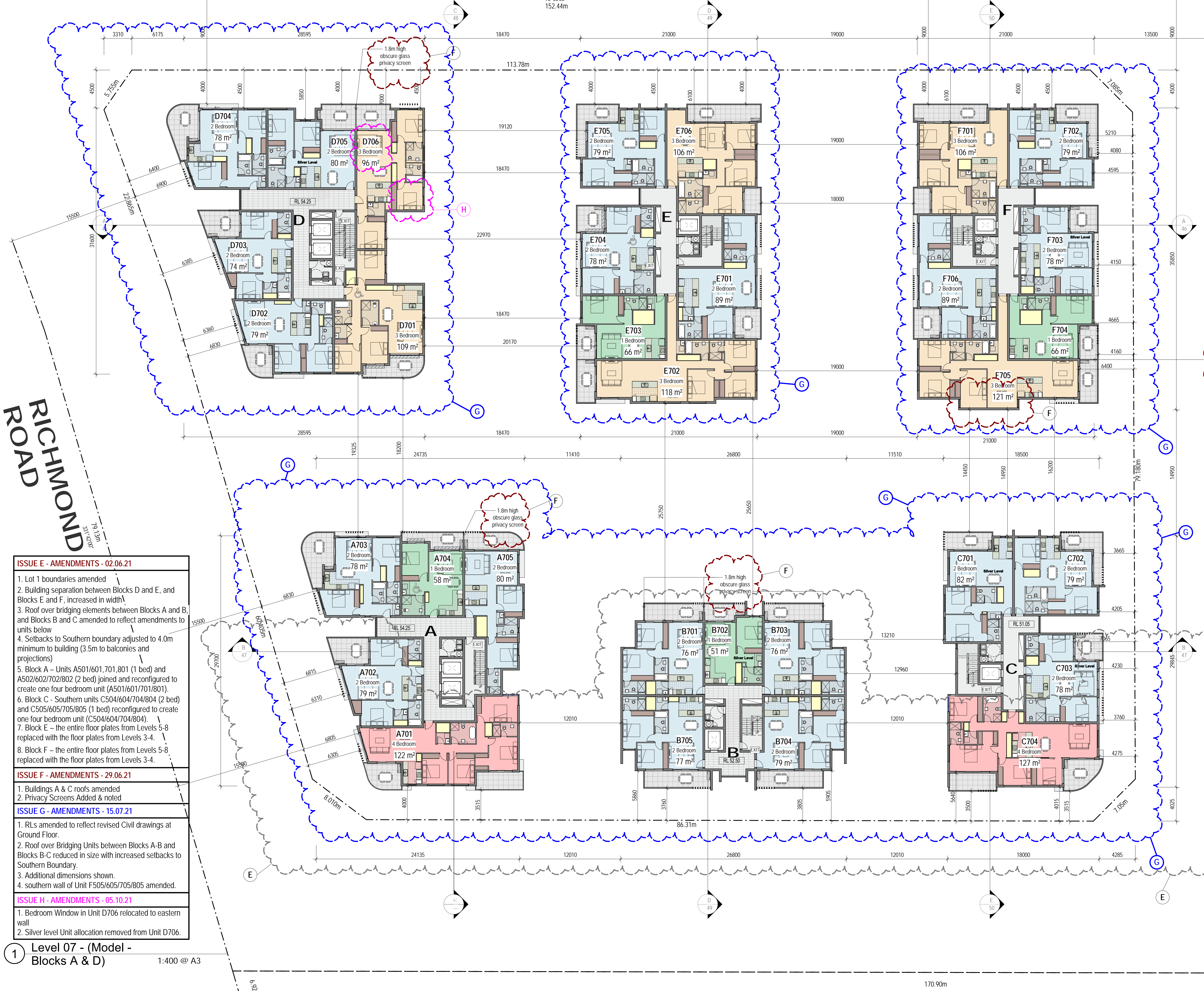
Project Address
971 Richmond Road, Marsden Park

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

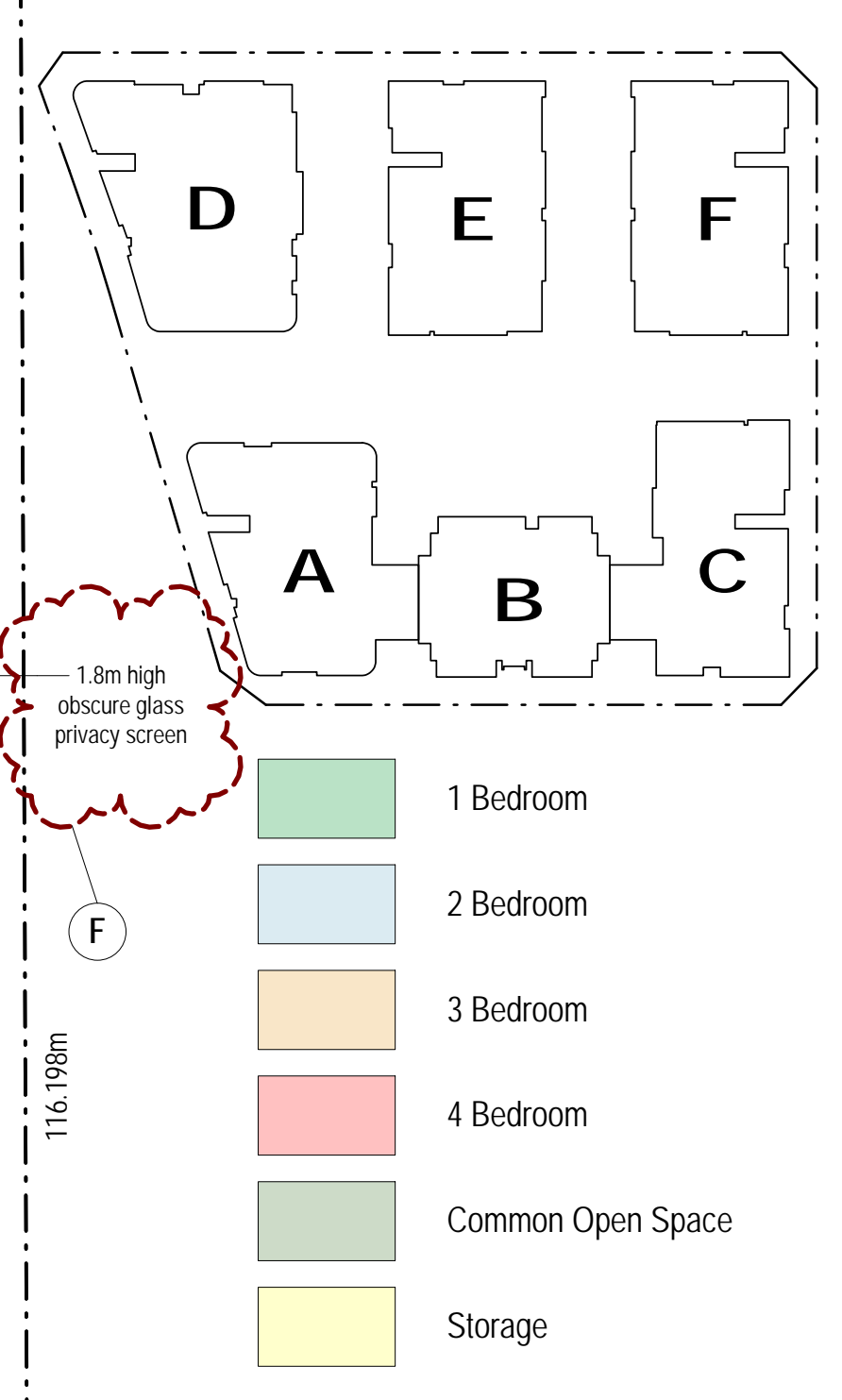
Title
Level 6

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

DEVELOPMENT APPLICATION



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



Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

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Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect: 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 7			
Drawn	Scale	Checked	
A.S	1:400 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	12	H	

DEVELOPMENT APPLICATION

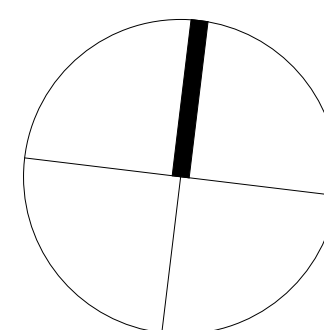
- ISSUE E - AMENDMENTS - 02.06.21**
1. Lot 1 boundaries amended
 2. Building separation between Blocks D and E, and Blocks E and F, increased in width
 3. Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
 4. Setbacks to Southern boundary 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.
- ISSUE H - AMENDMENTS - 05.10.21**
1. Bedroom Window in Unit D706 relocated to eastern wall
 2. Silver level Unit allocation removed from Unit D706.

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

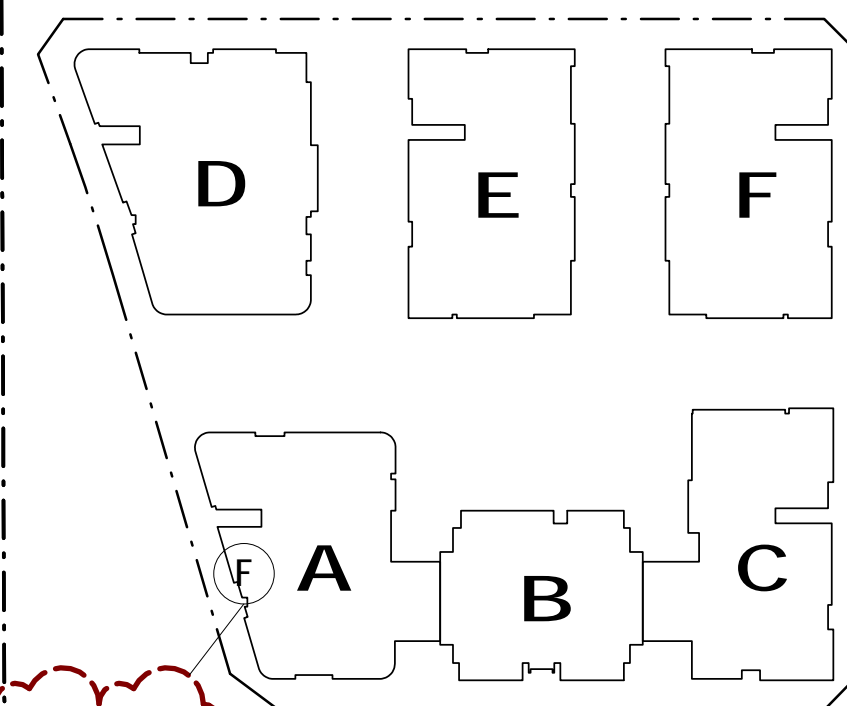
RICHMOND ROAD
331° 42' 00"

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 description	Date
H	Amendments To Address SOFAC	05.10.21
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 Adopted + General Amendments	08.07.20
B	Waste Collection bays added, Units added + General Amendments	02.04.20

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Nominated Architect:
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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 8

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

DEVELOPMENT APPLICATION

ISSUE E - AMENDMENTS - 02.06.21

- Lot 1 boundaries amended
- Building separation between Blocks D and E, and Blocks E and F, increased in width.
- Roof over bridging elements between Blocks A and B, and Blocks B and C amended to reflect amendments to units below
- Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
- 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).
- 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).
- Block E – the entire floor plates from Levels 5-8 replaced with the floor plates from Levels 3-4.
- 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

- Buildings A & C roofs amended
- Privacy Screens Added & noted

ISSUE G - AMENDMENTS - 15.07.21

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

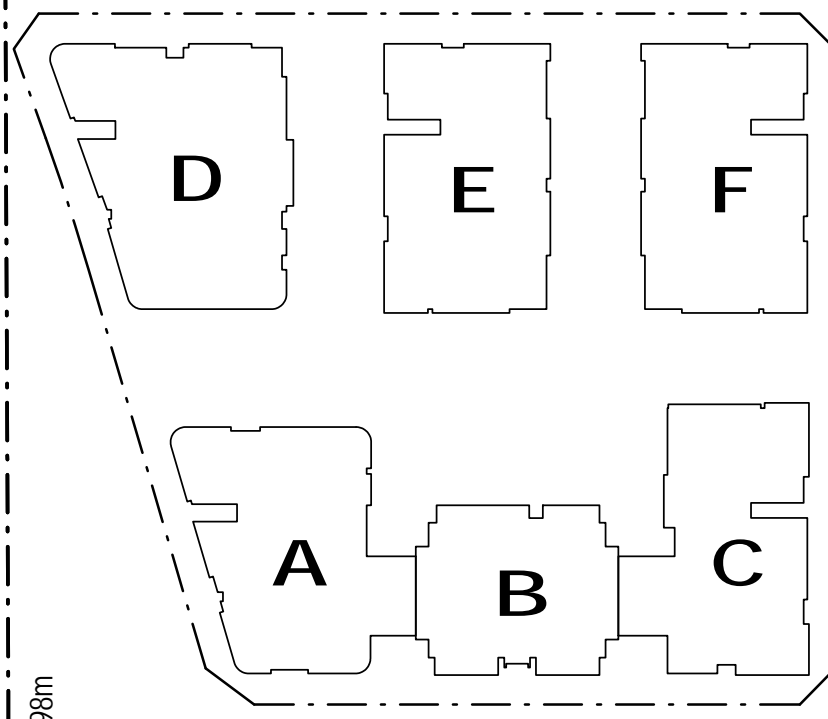
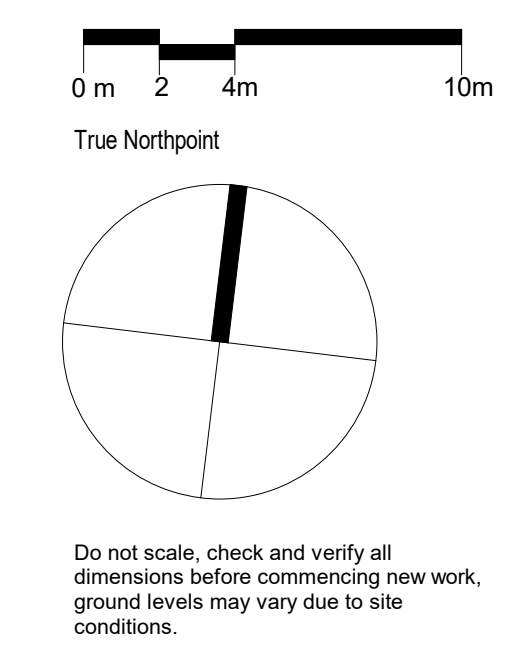
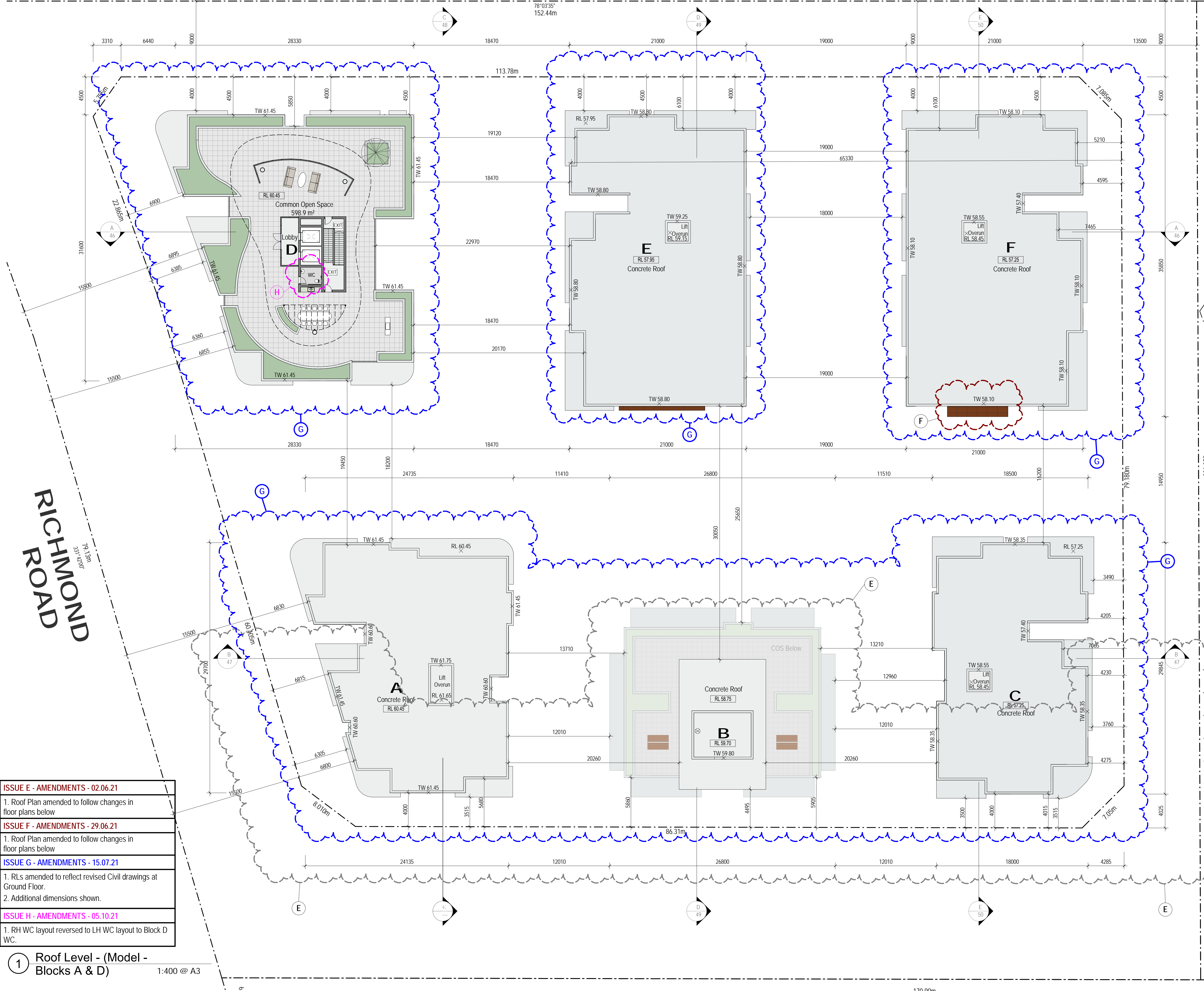
ISSUE H - AMENDMENTS - 05.10.21

- Bedroom Window in Unit D806 relocated to eastern wall.
- Silver level Unit allocation removed from Unit D806.

1 Level 08 - (Model - Blocks A & D)

1:400 @ A3

170.90m



Issue	Issue description	Date
H	Amendments To Address SOFAC	05.10.21
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

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Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect:
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		Roof Plan	
Drawn	A.S	Scale	1:400 @ A3
Job No	2435	Drawing No.	14
		Checked Checker	H

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.
ISSUE H - AMENDMENTS - 05.10.21
1. RH WC layout reversed to LH WC layout to Block D WC.

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

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.

1

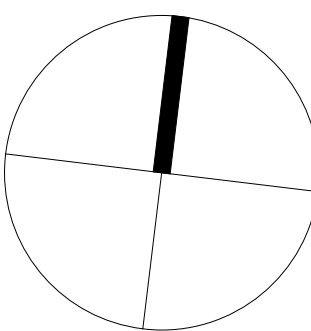
Level 02 - Block A

1:200 @ A3

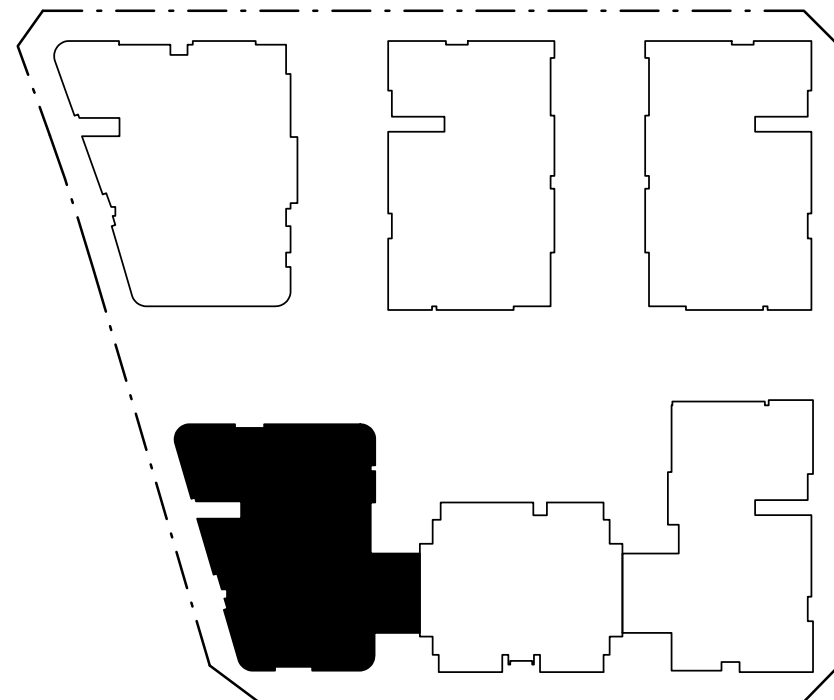


0 m 1 2m 5m

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 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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Level 3, 7K Parkes Street M : 0418 402 919
Parramatta NSW 2150 www.architex.com.au
Nominated Architect: 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 A

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

DEVELOPMENT APPLICATION

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.

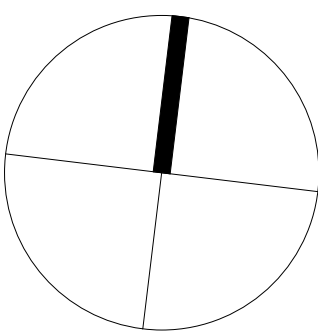
1 Level 03-04 - Block A

1:200 @ A3

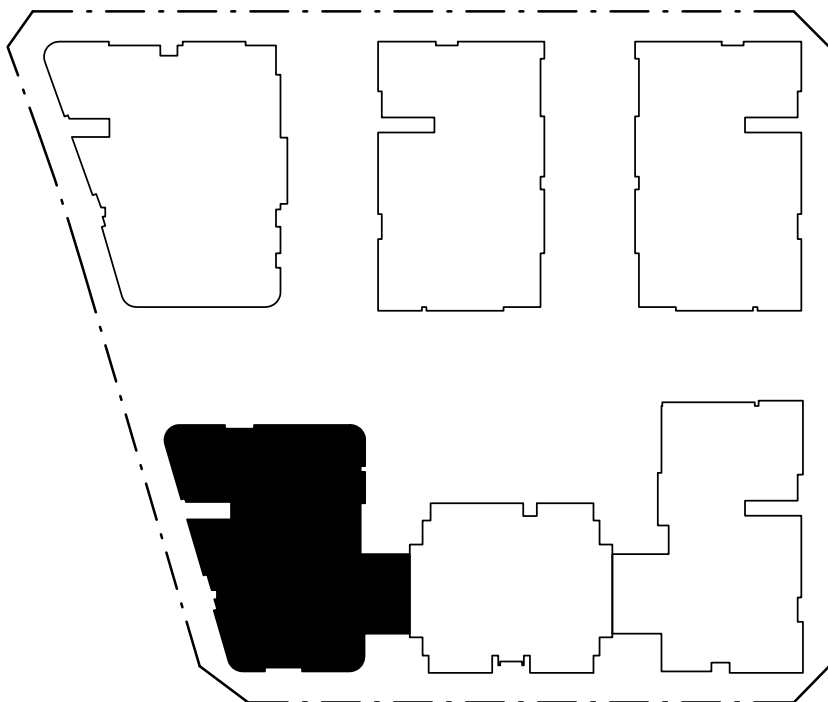


0 m 1 2m 5m

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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Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

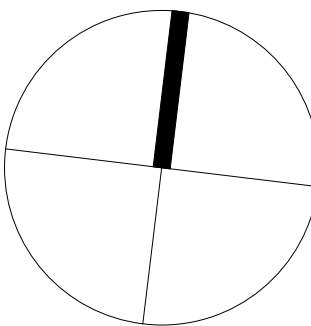
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 03-04 - Block
A

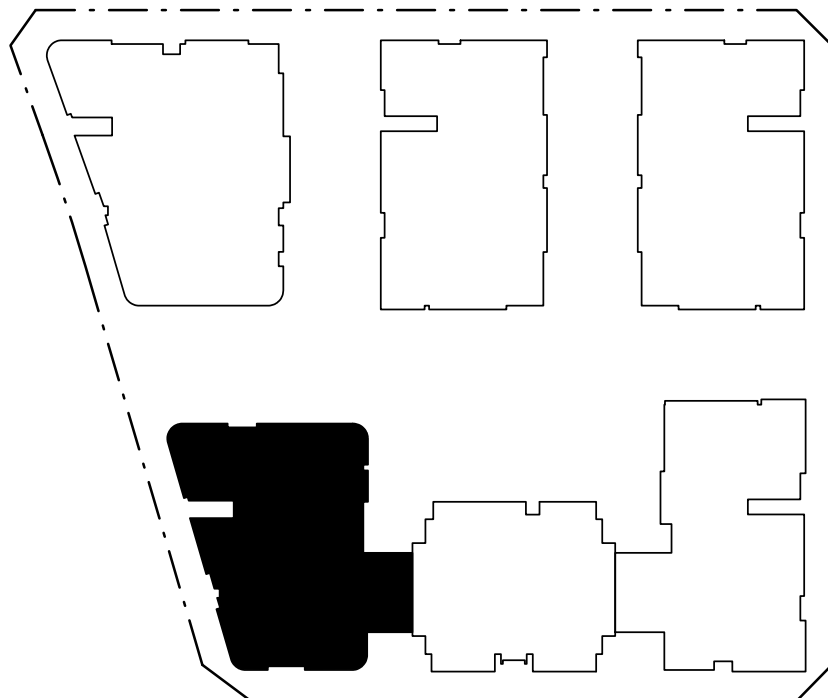
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 16	Issue C

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 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 05 - Block A

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



ISSUE C - AMENDMENTS - 15.07.21

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

1 Level 05 - 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.

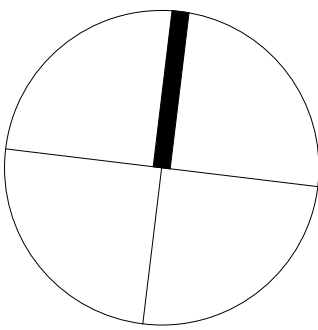
1 Level 06-08 - Block A

1:200 @ A3

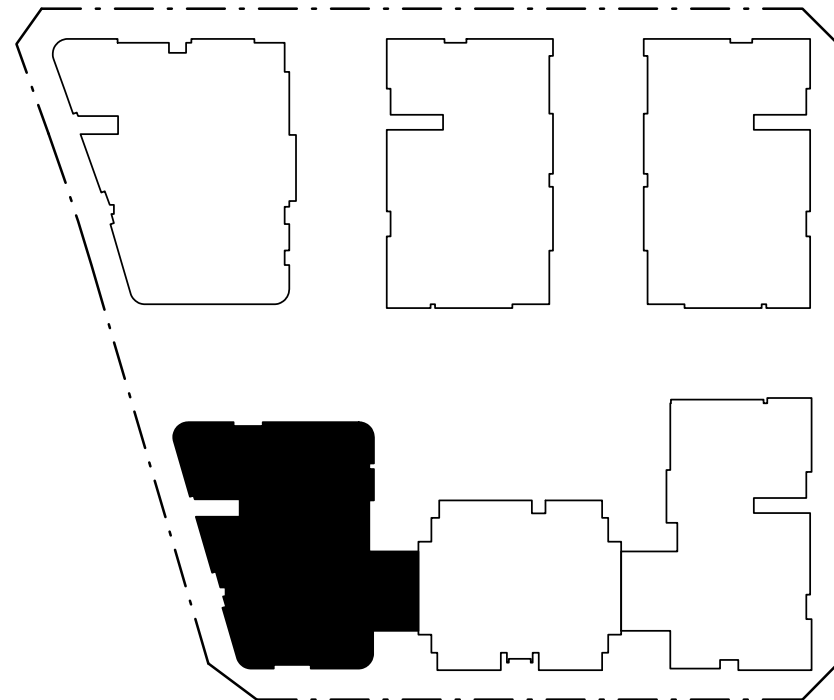


0 m 1 2m 5m

True Northpoint



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

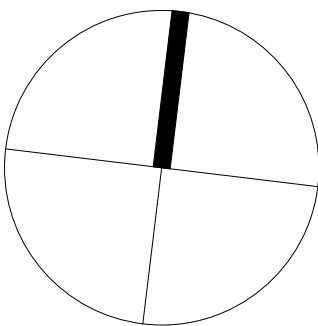
Issue	Issue description	Date
C	Amendments To Address SOFAC	15.07.21
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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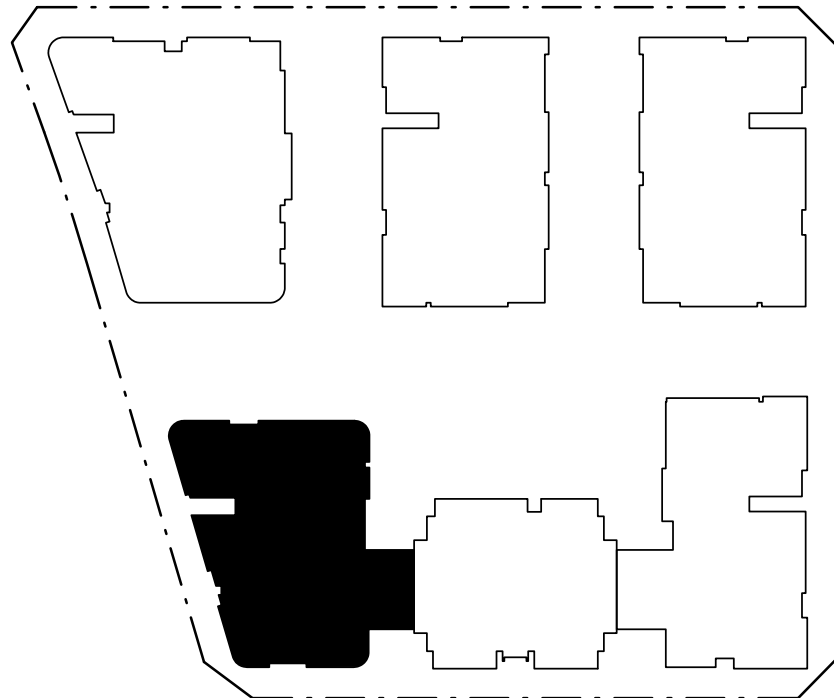
DEVELOPMENT APPLICATION	Project	Proposed Mixed Use Development	
	Project Address	971 Richmond Road, Marsden Park	
	Client	iDream Property Pty Ltd and C & S Partners Pty Ltd	
	Title	Level 06-08 - Block A	
	Drawn	Scale	Checked
	A.S	1:200 @ A3	Checker
	Job No	Drawing No.	Issue
	2435	18	C

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 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

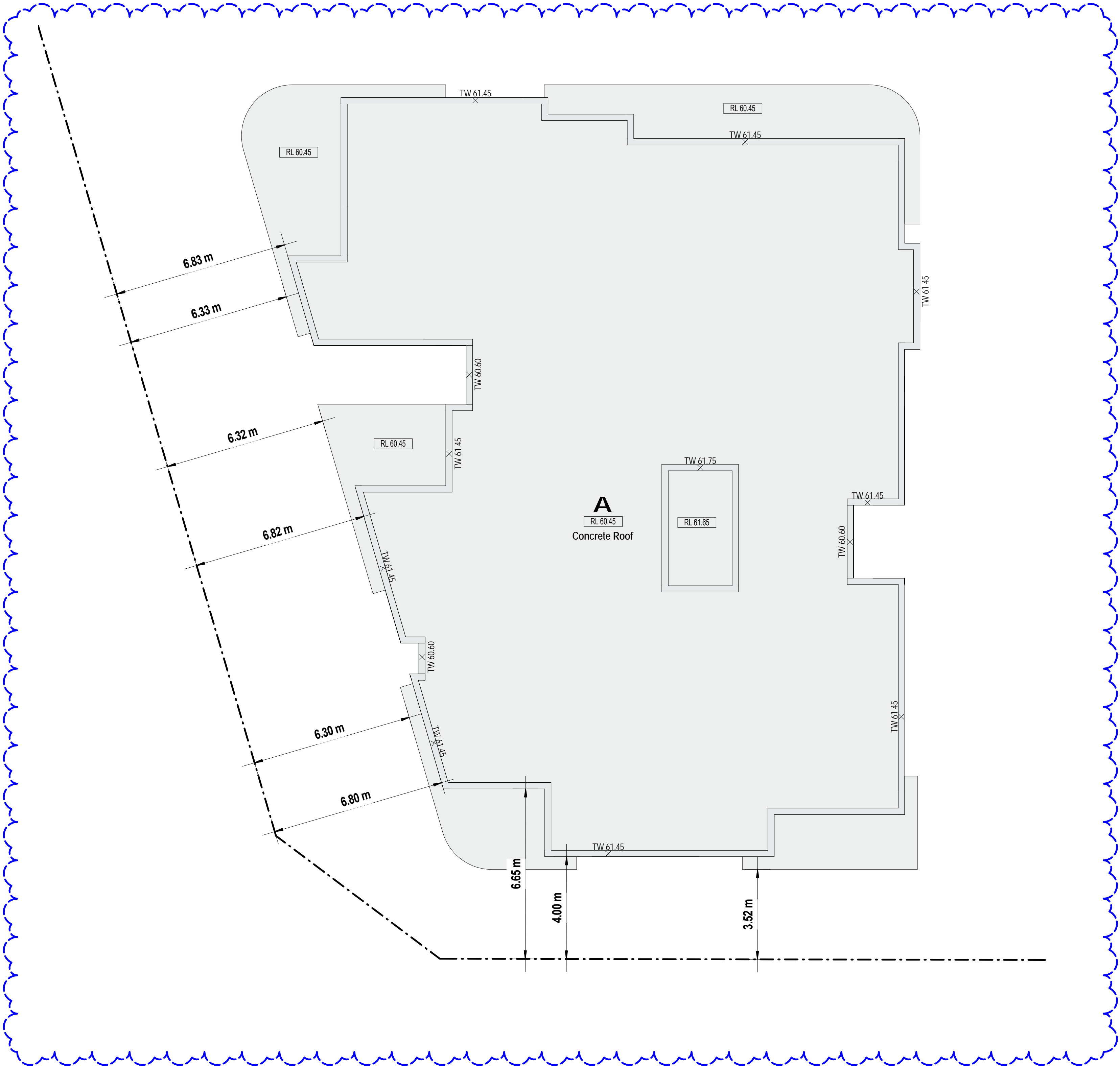


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Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

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

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.

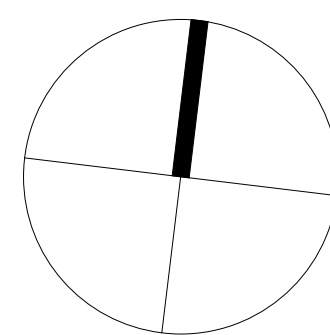


1 Roof Level - Block A

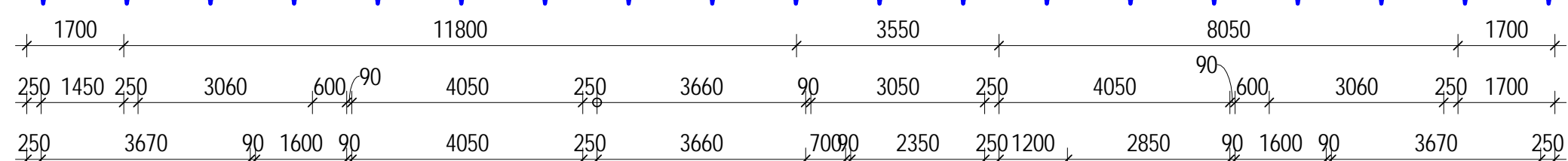
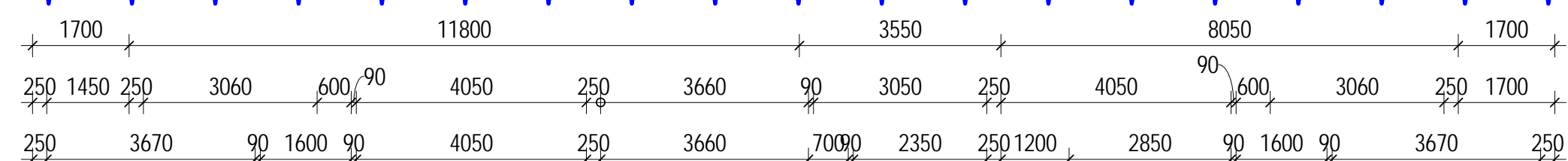
1:200 @ A3

0 m 1 2m 5m

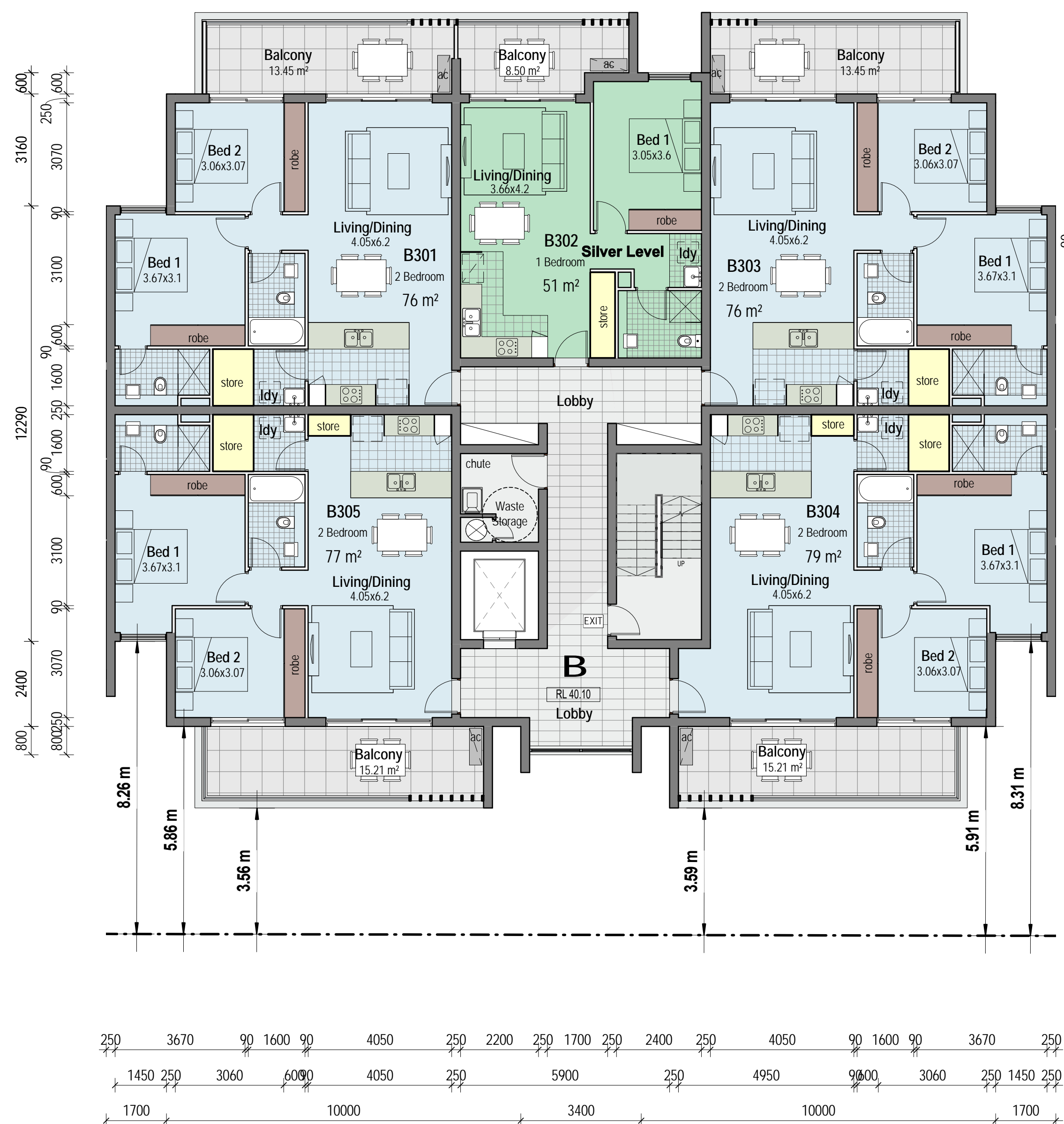
True Northpoint



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



1 Level 02 - Block B
1:200 @ A3



2 Level 03-04 - Block B
1:200 @ A3

- 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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Robert Del Pizzo
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DEVELOPMENT APPLICATION

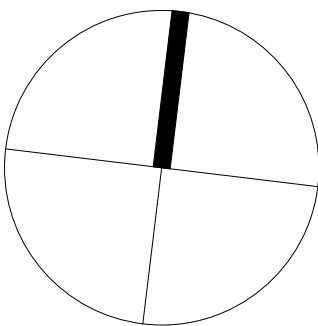
ISSUE C - AMENDMENTS - 15.07.21

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.

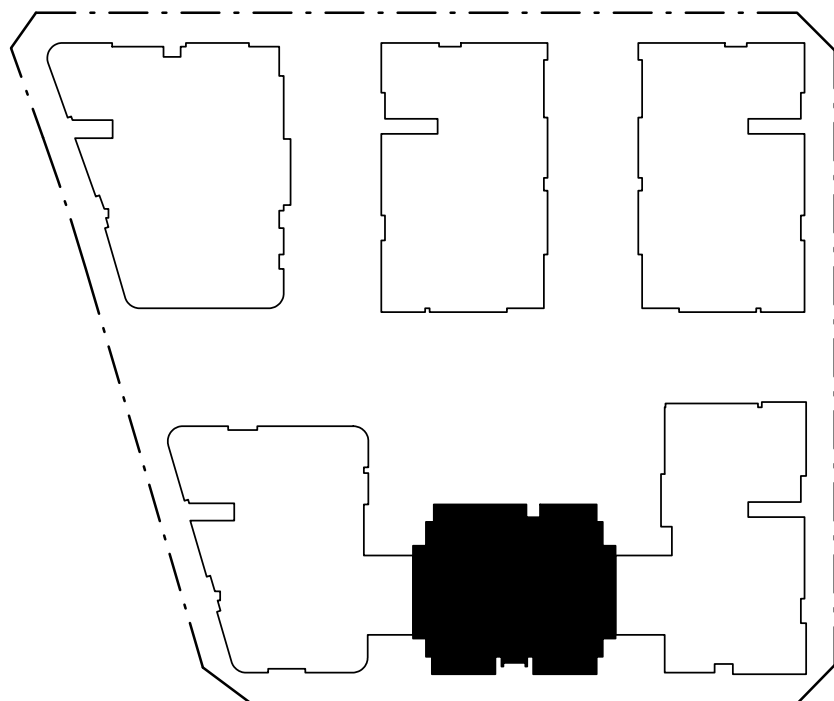
Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 02 & 03-04 - Block B		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	20	C

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

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DEVELOPMENT APPLICATION

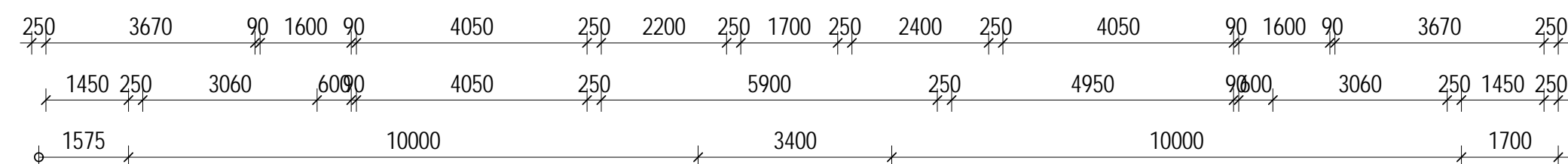
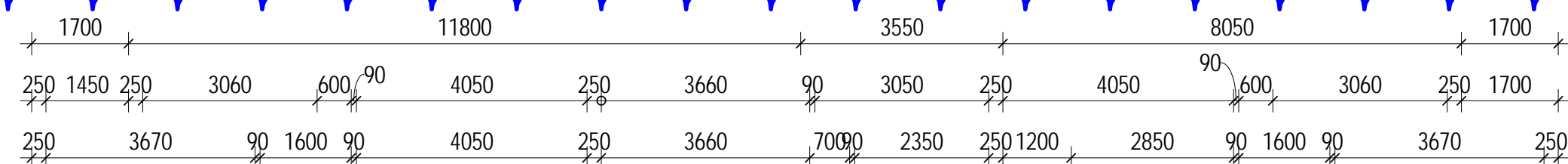
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

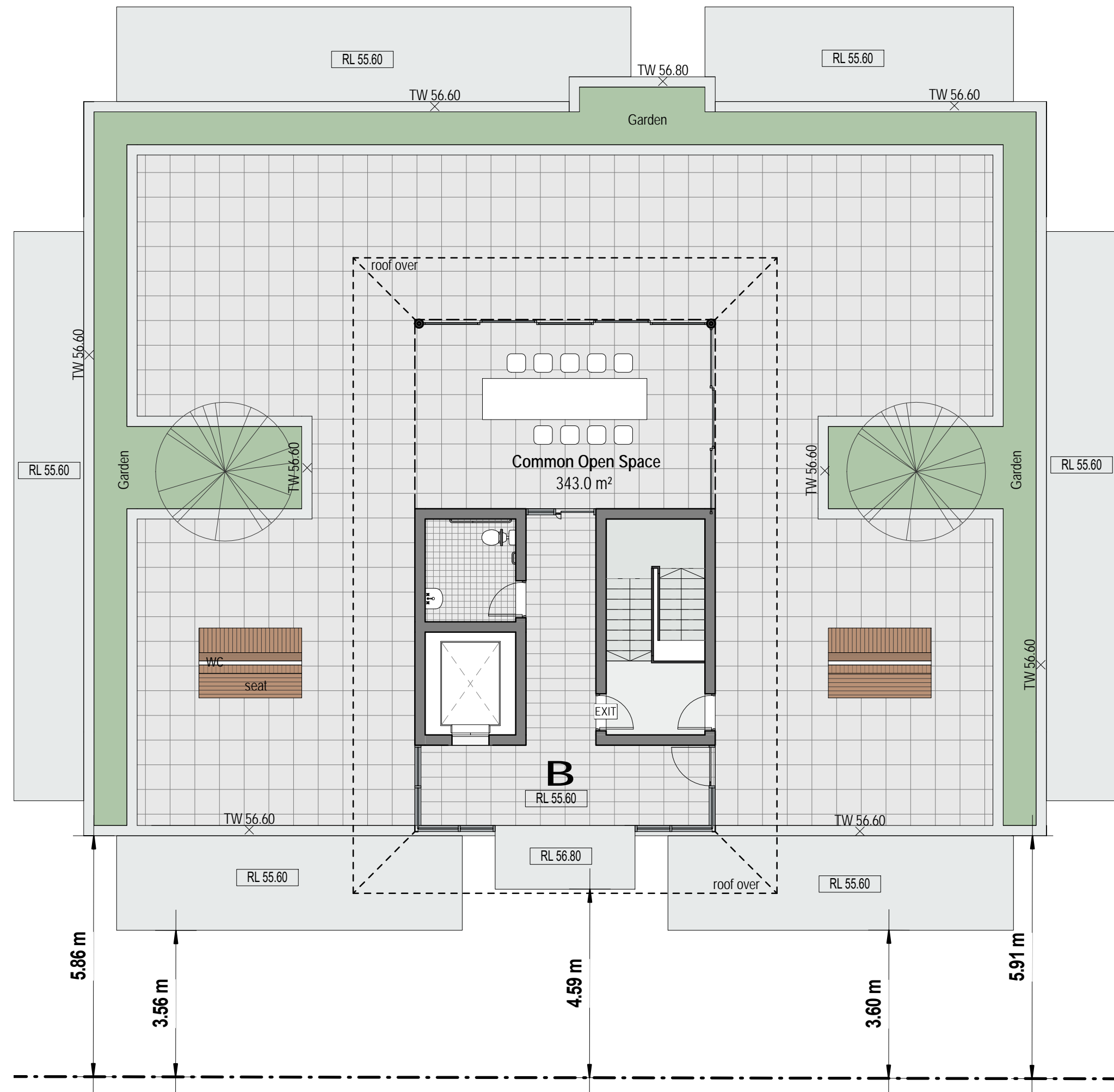
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05-07 & Roof
Level - Block B

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



1 Level 05-07 - Block B
1:200 @ A3



2 Roof Level - Block B
1:200 @ A3

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.

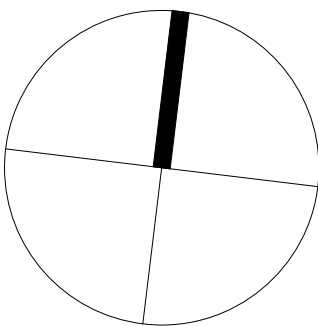
1 Level 02 - Block C

1:200 @ A3

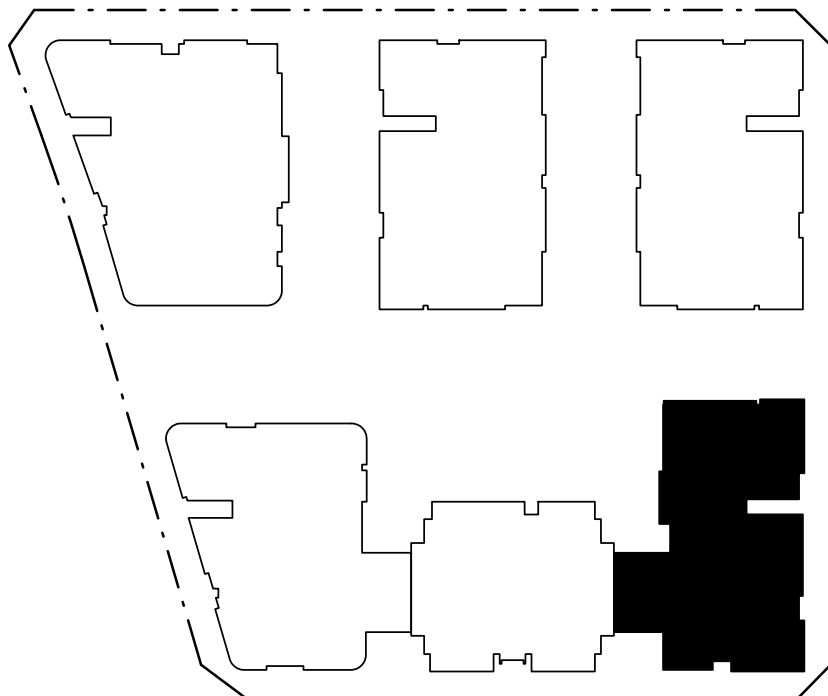


0 m 1 2m 5m

True Northpoint



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

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

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.

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)

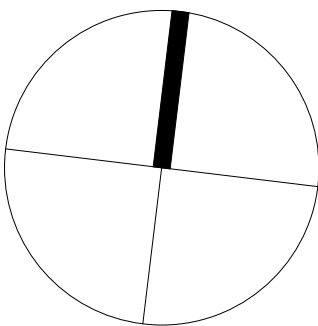
1 Level 03-04 - Block C

1:200 @ A3

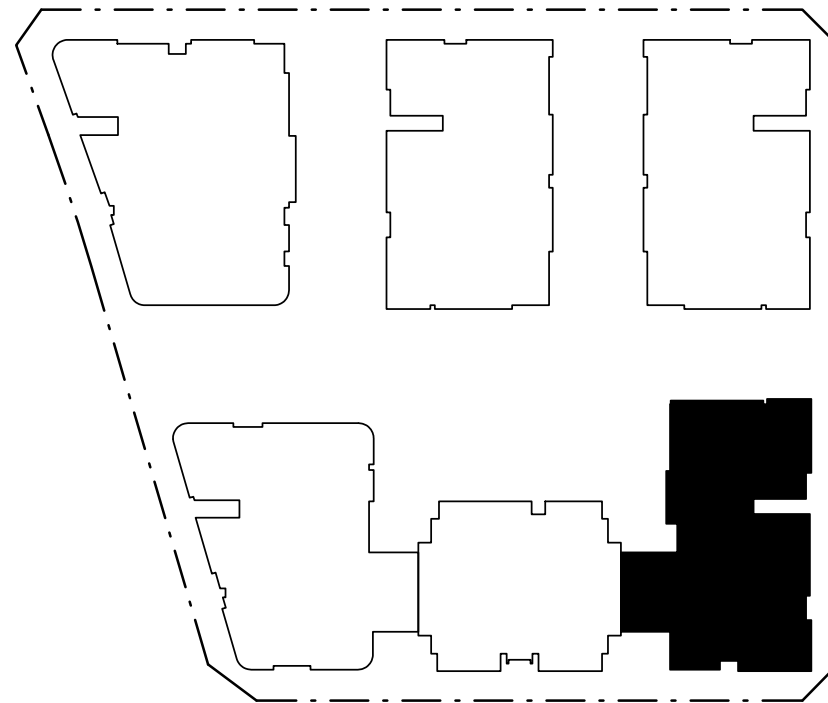


0 m 1 2m 5m

True Northpoint



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

Issue	Issue 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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Parramatta NSW 2150
Nominated Architect:

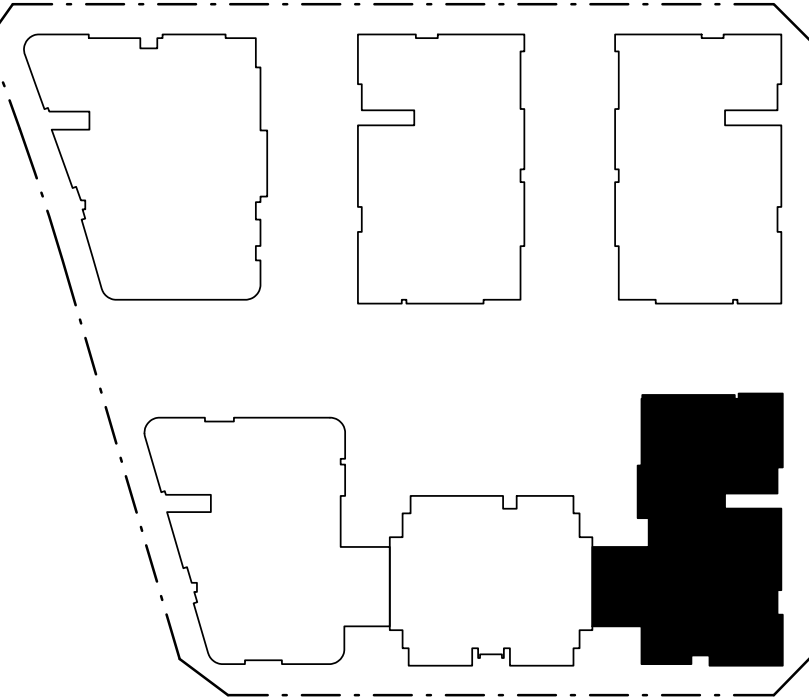
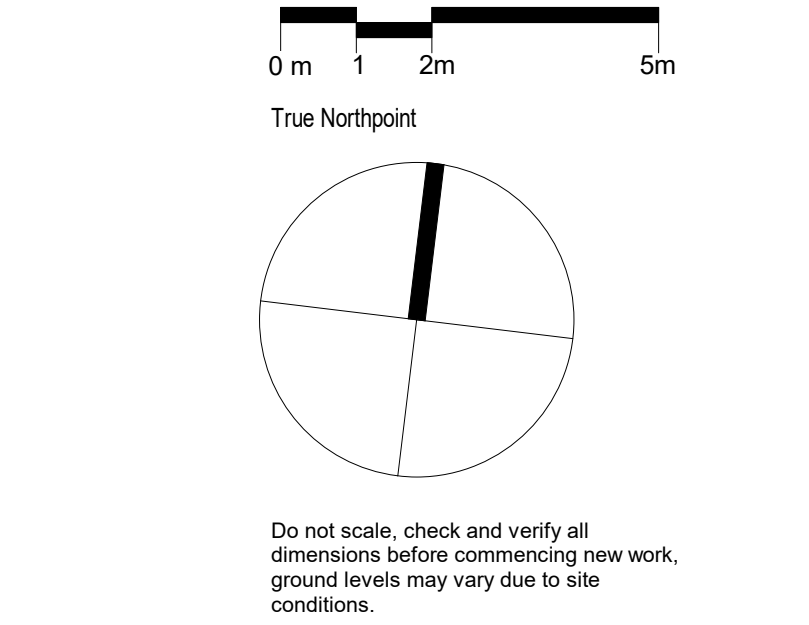
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Robert Del Pizzo
NSW Reg. No. 3972

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 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 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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Nominated Architect:
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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			Level 05 - Block C		
Drawn A.S		Scale 1:200 @ A3		Checked Checker	
Job No 2435		Drawing No. 24		Issue 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.

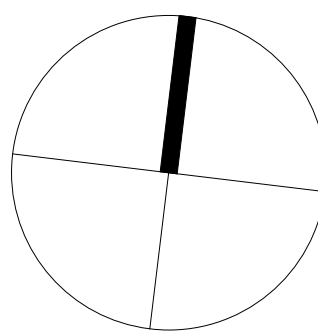
1 Level 06-08 - Block C

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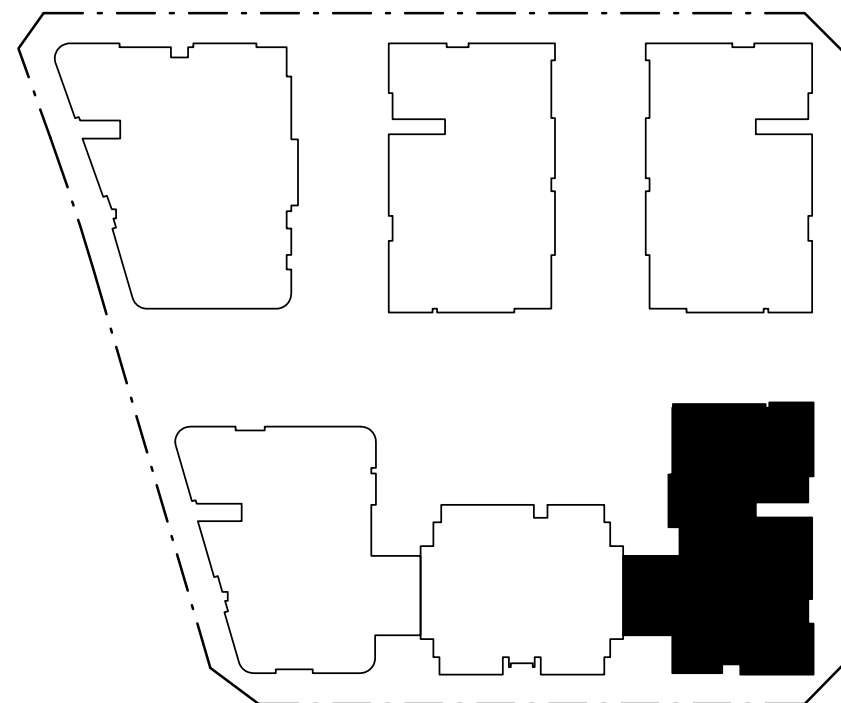


0 m 1 2m 5m

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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Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

DEVELOPMENT APPLICATION

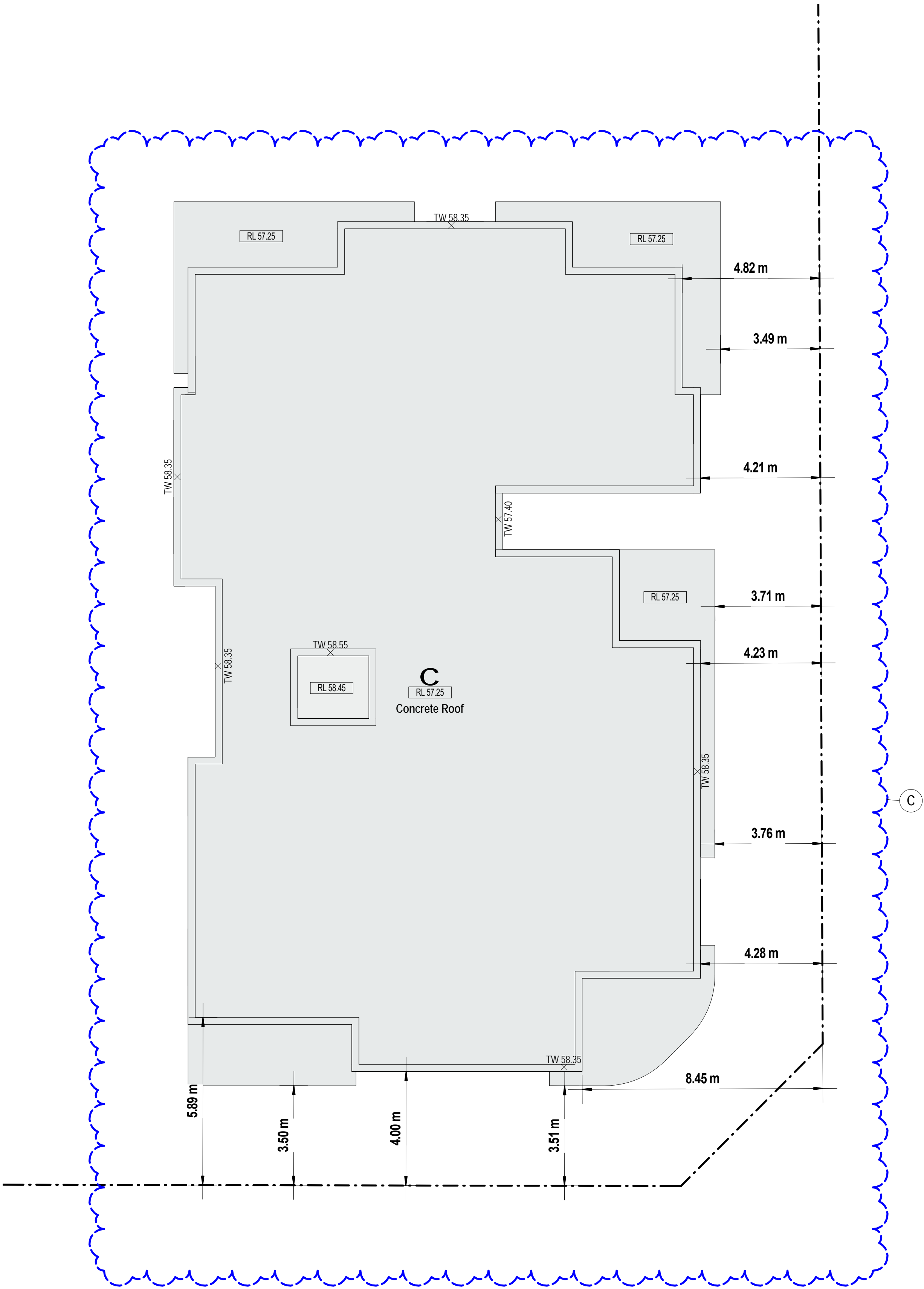
Project		Proposed Mixed Use Development	
Project Address		971 Richmond Road, Marsden Park	
Client		iDream Property Pty Ltd and C & S Partners Pty Ltd	
Title		Level 06-08 - Block C	
Drawn	Scale	Checked	
A S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	25		C

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.

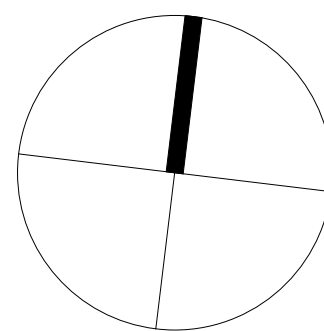


1 Roof Level - Block C

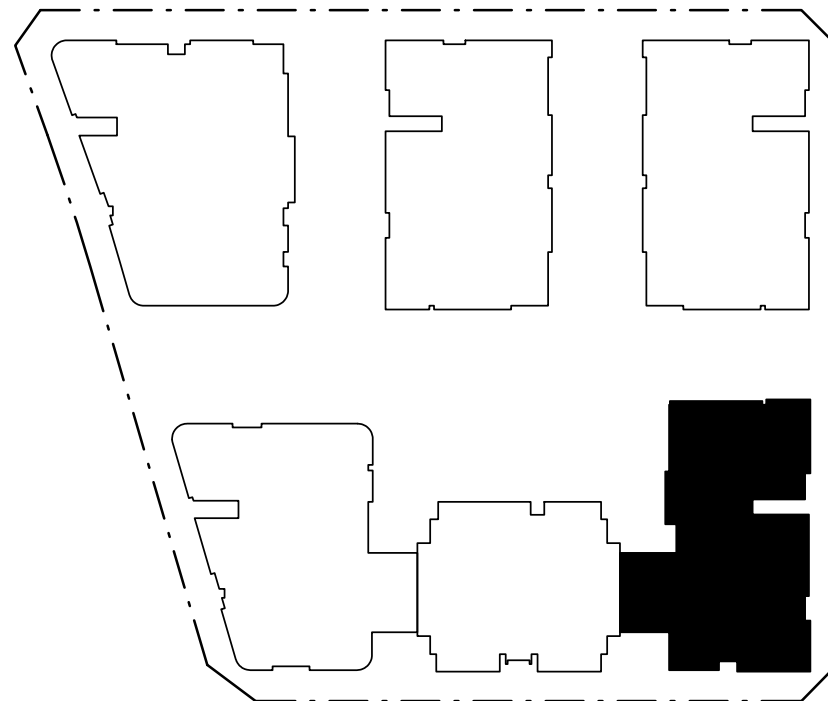
1:200 @ A3

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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Parramatta NSW 2150
Nominated Architect:

Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

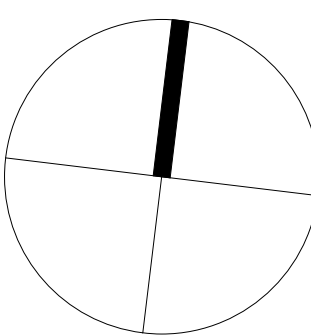
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Roof Level - Block C

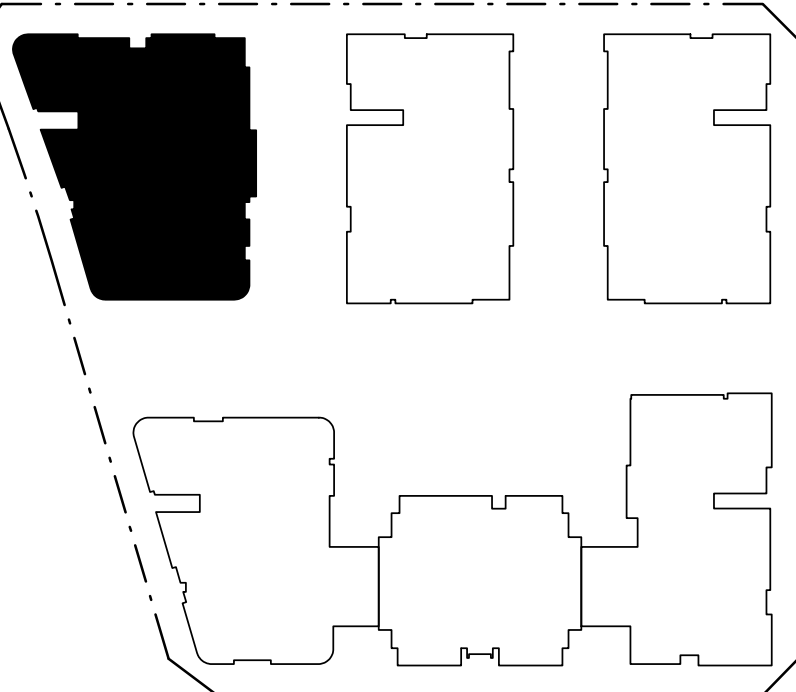
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 26	Issue C

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 description	Date
D	Amendments To Address SOFAC	05.10.21
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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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 02 - Block D

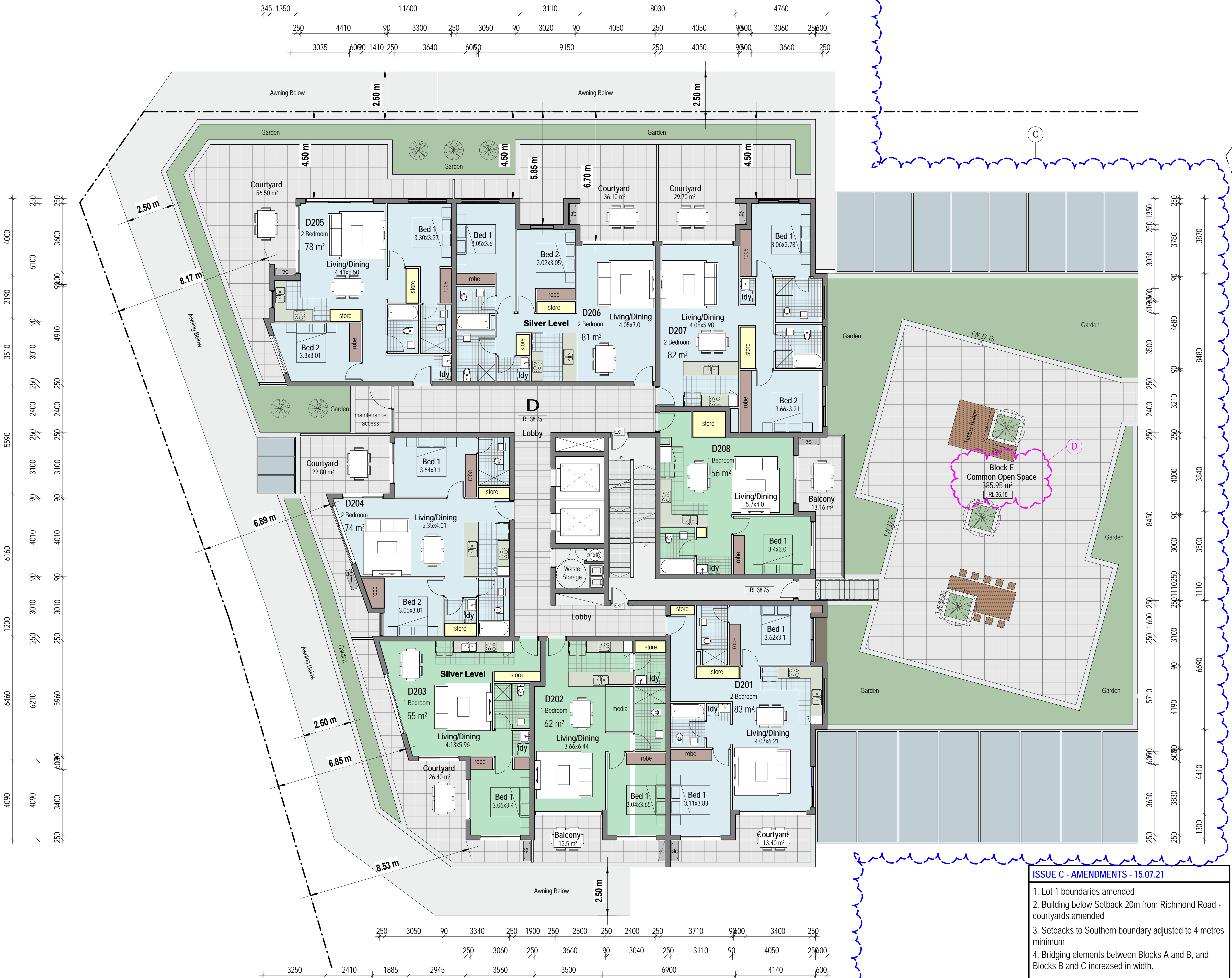
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 27	Issue D

ISSUE C - AMENDMENTS - 15.07.21

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

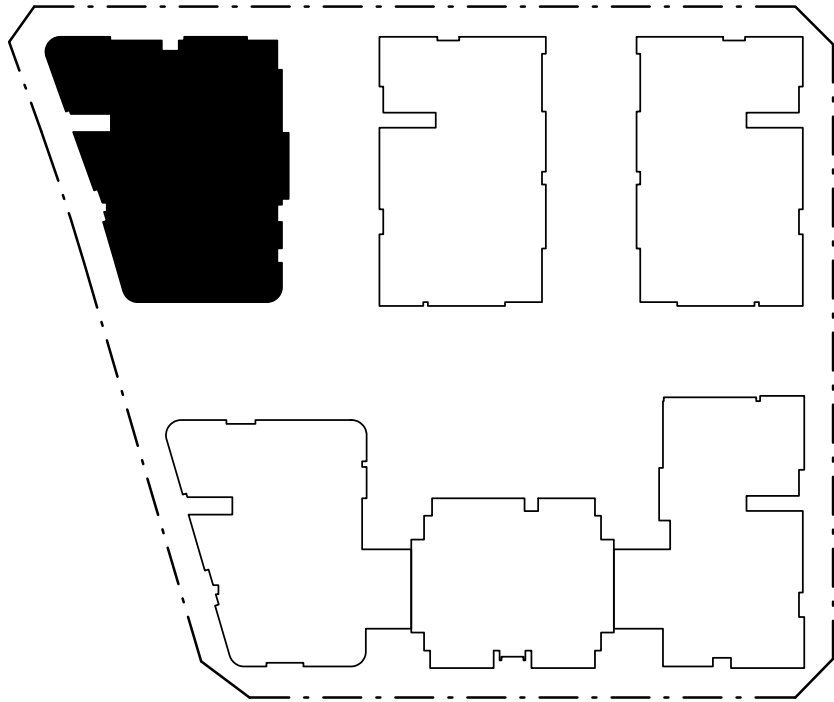
ISSUE D - AMENDMENTS - 05.10.21

- Common open space allocated to Block E.



① Level 02 - Block D

1:200 @ A3



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

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

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.
ISSUE D - AMENDMENTS - 05.10.21	
1.	Bedroom Window in Unit D506 relocated to eastern wall
2.	Silver level Unit allocation removed from Unit D506.

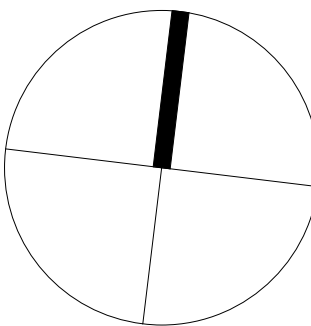
1 Level 05 - Block D

1:200 @ A3

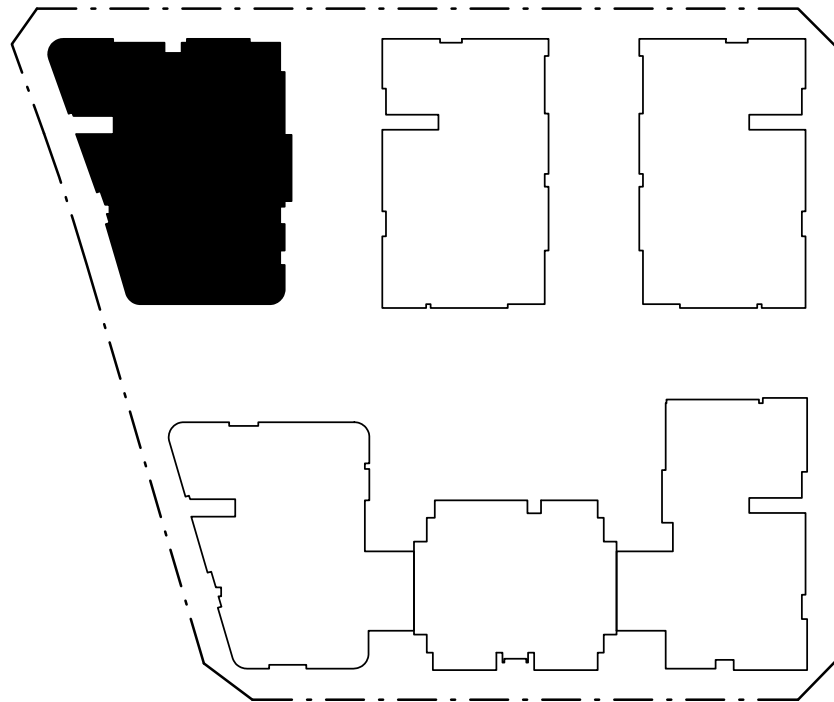


0 m 1 2m 5m

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
D	Amendments To Address SOFAC	05.10.21
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

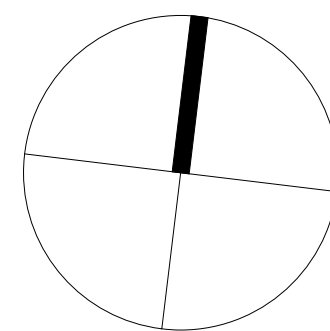
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05 - Block D

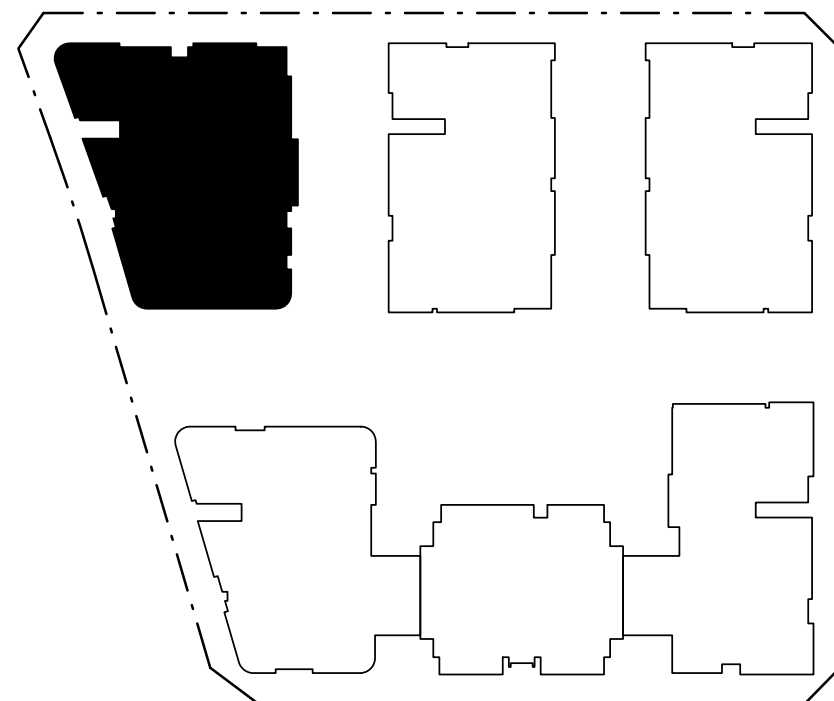
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Job No 2435	Drawing No. 29	Issue D

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
D	Amendments To Address SOFAC	05.10.21
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
Roof Level - Block D

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

ISSUE C - AMENDMENTS - 15.07.21

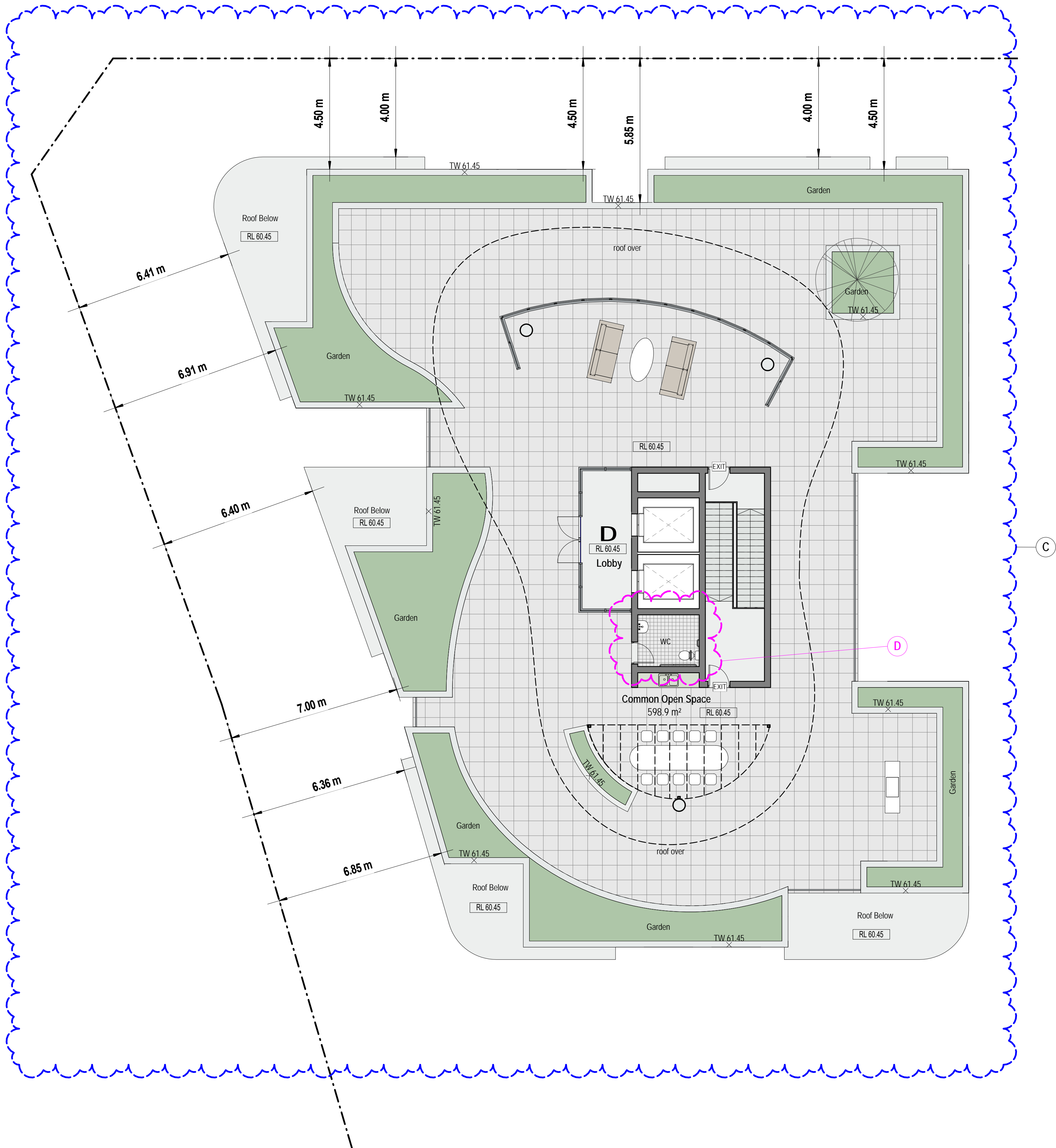
- Roof Plan amended to follow changes in floor plans below
1. RLs amended to reflect revised Civil drawings at Ground Floor.
2. Additional dimensions shown.

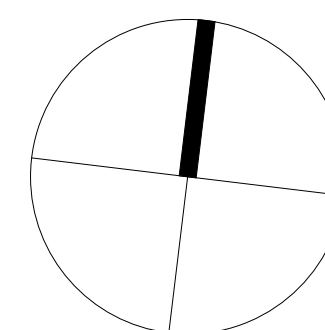
ISSUE D - AMENDMENTS - 05.10.21

- RH WC layout reversed to LH WC layout to Block D WC.

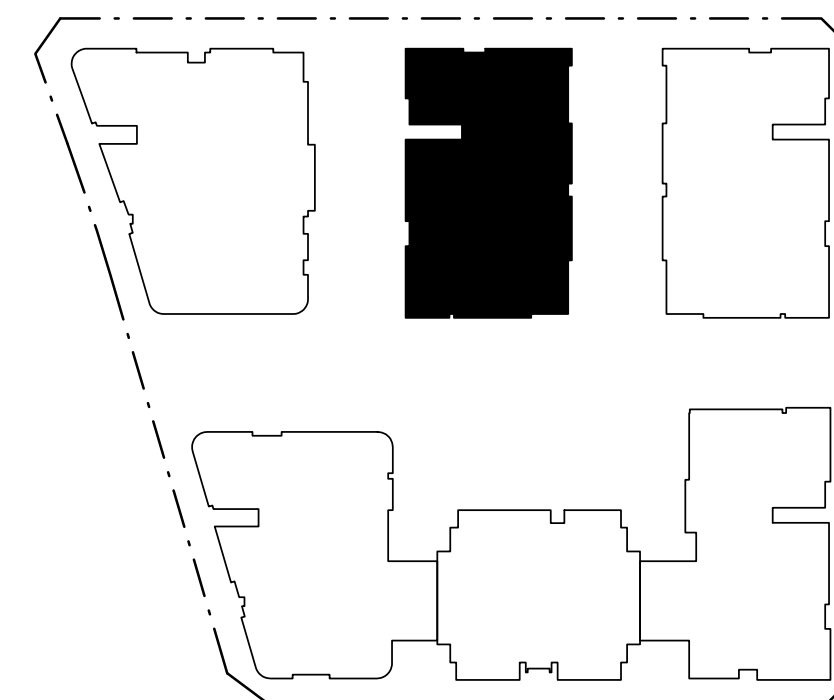
1 Roof Level - Block D





1:200 @ A3





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
D	Amendments To Address SOFAC	05.10.21
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	06.04.2022



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Project
Proposed Mixed Use Development

Project Address	971 Richmond Road, Marsden Park.
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Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title

Level 02 - Block E

DEVELOPMENT APPLICATION

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



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.

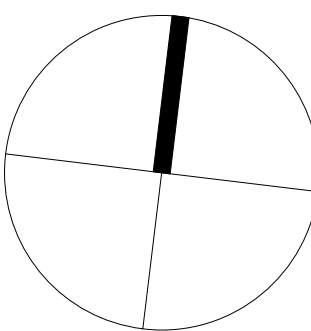
1 Level 03-04 - Block E

1:200 @ A3

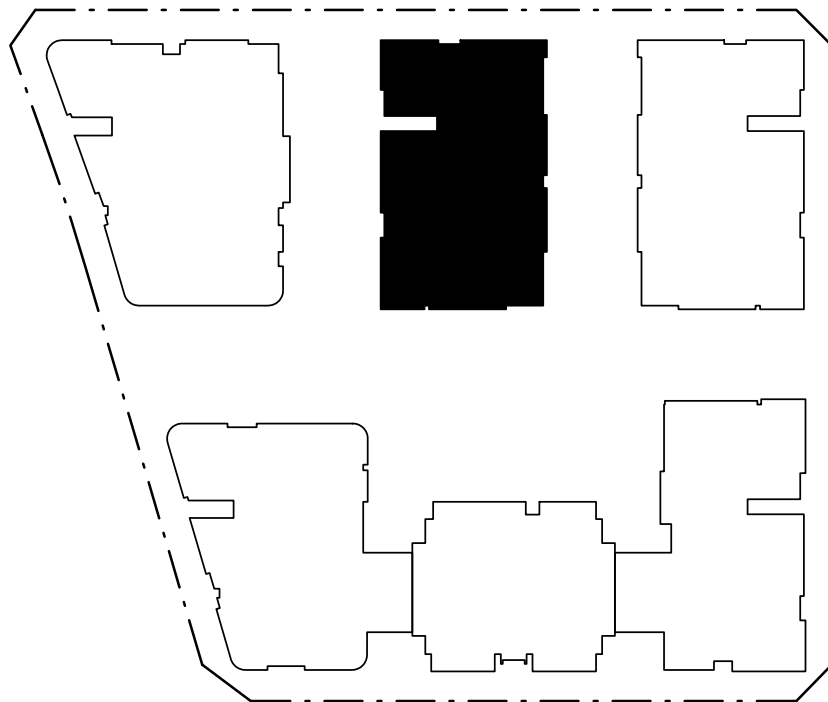


0 m 1 2m 5m

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 Adopted + 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 03-04 - Block E		
Drawn	A.S	Scale	1:200 @ A3	Checked	Checker
Job No	2435	Drawing No.	33	Issue	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

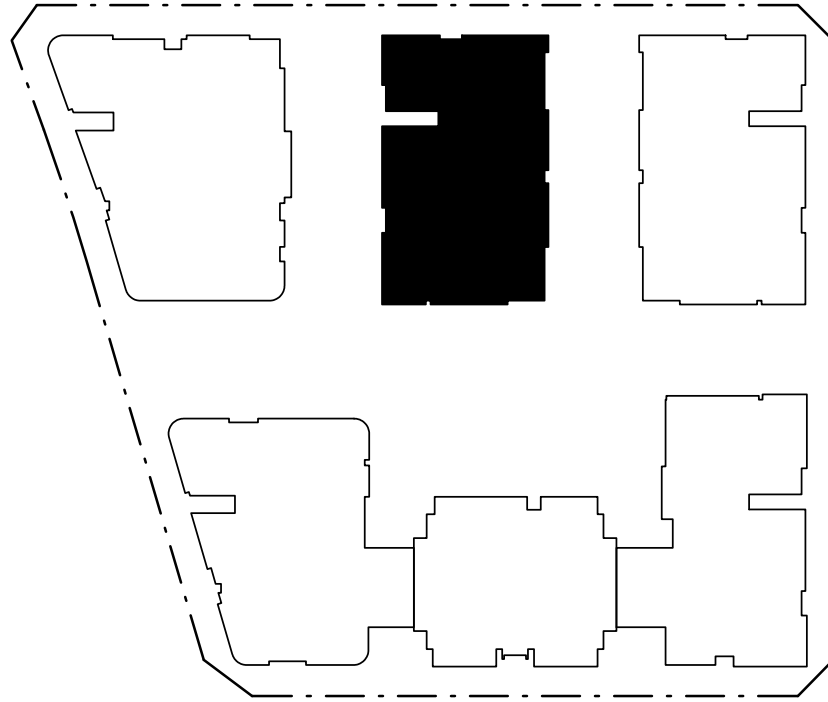
1:200 @ A3



0 m 1 2m 5m

True Northpoint

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- 1 Bedroom
- 2 Bedroom
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- 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 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.

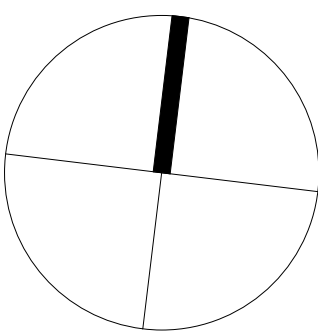
1 Level 06-08 - Block E

1:200 @ A3

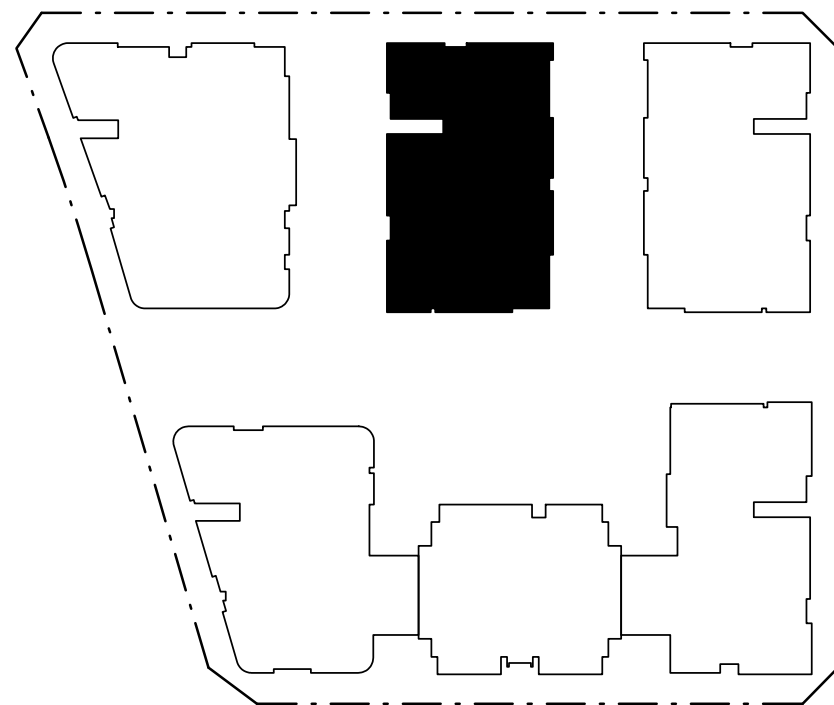


0 m 1 2m 5m

True Northpoint



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- 1 Bedroom
- 2 Bedroom
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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

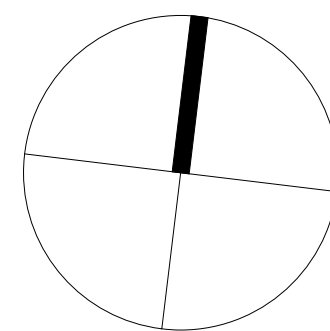
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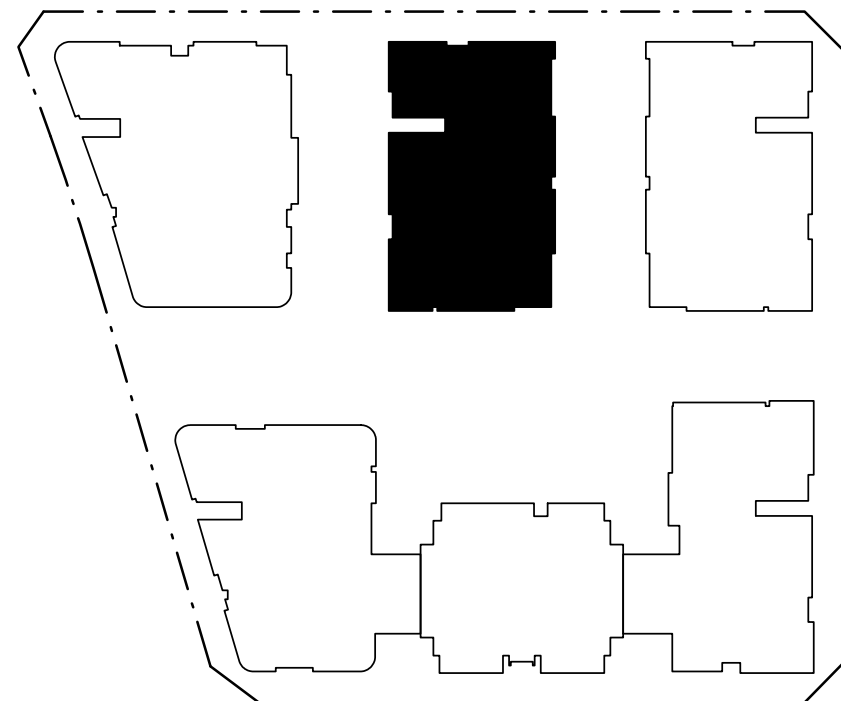
DEVELOPMENT APPLICATION	Project	Proposed Mixed Use Development
	Project Address	971 Richmond Road, Marsden Park
	Client	iDream Property Pty Ltd and C & S Partners Pty Ltd
	Title	Level 06-08 - Block E
	Drawn	A.S
	Scale	1:200 @ A3
	Checked	Checker
	Job No	Drawing No.
	2435	35
		Issue
		C

0 m 1 2m 5m

True Northpoint



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- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
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- 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

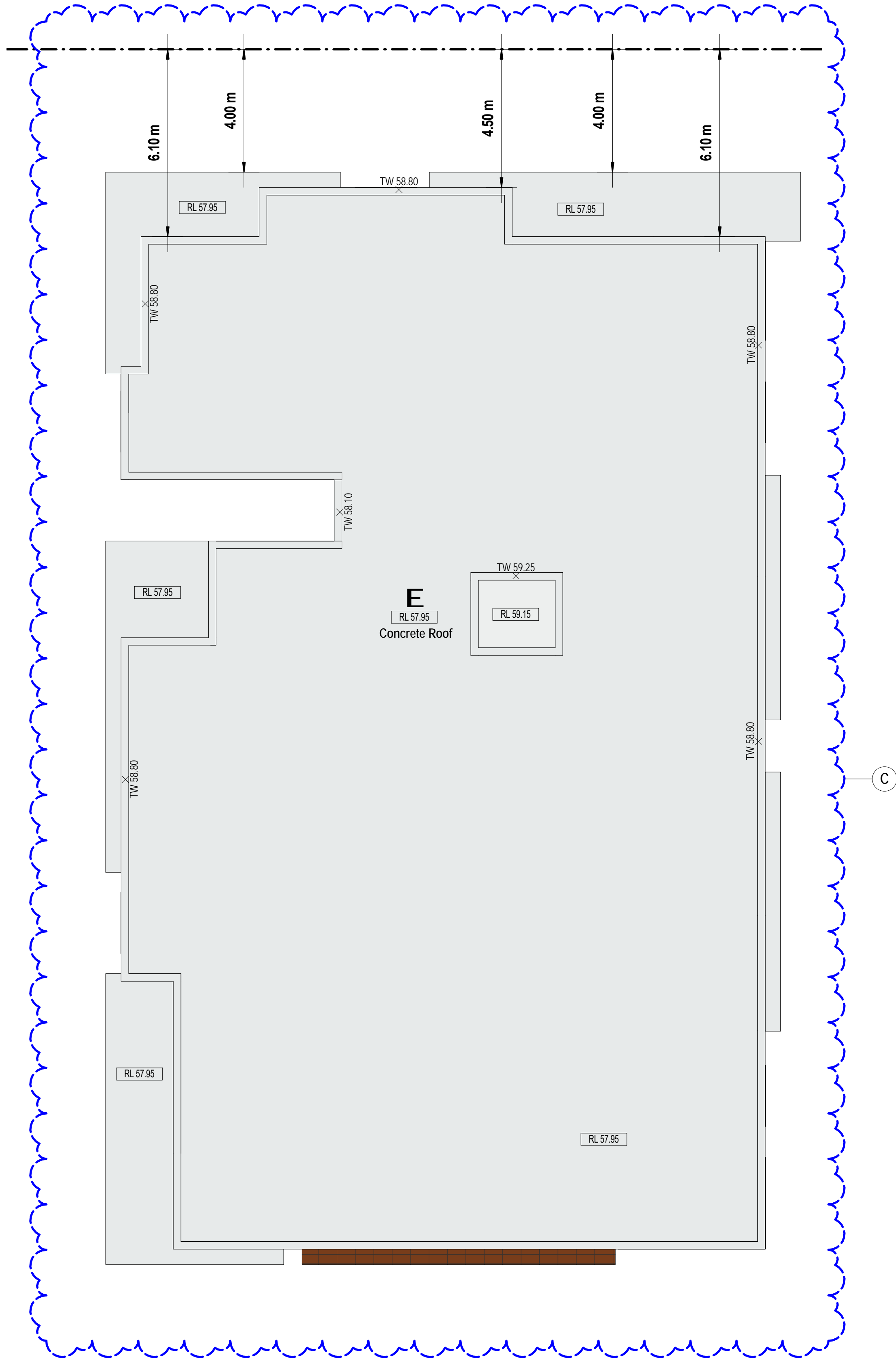
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Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Roof Level - Block E		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	36		C

DEVELOPMENT APPLICATION



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.

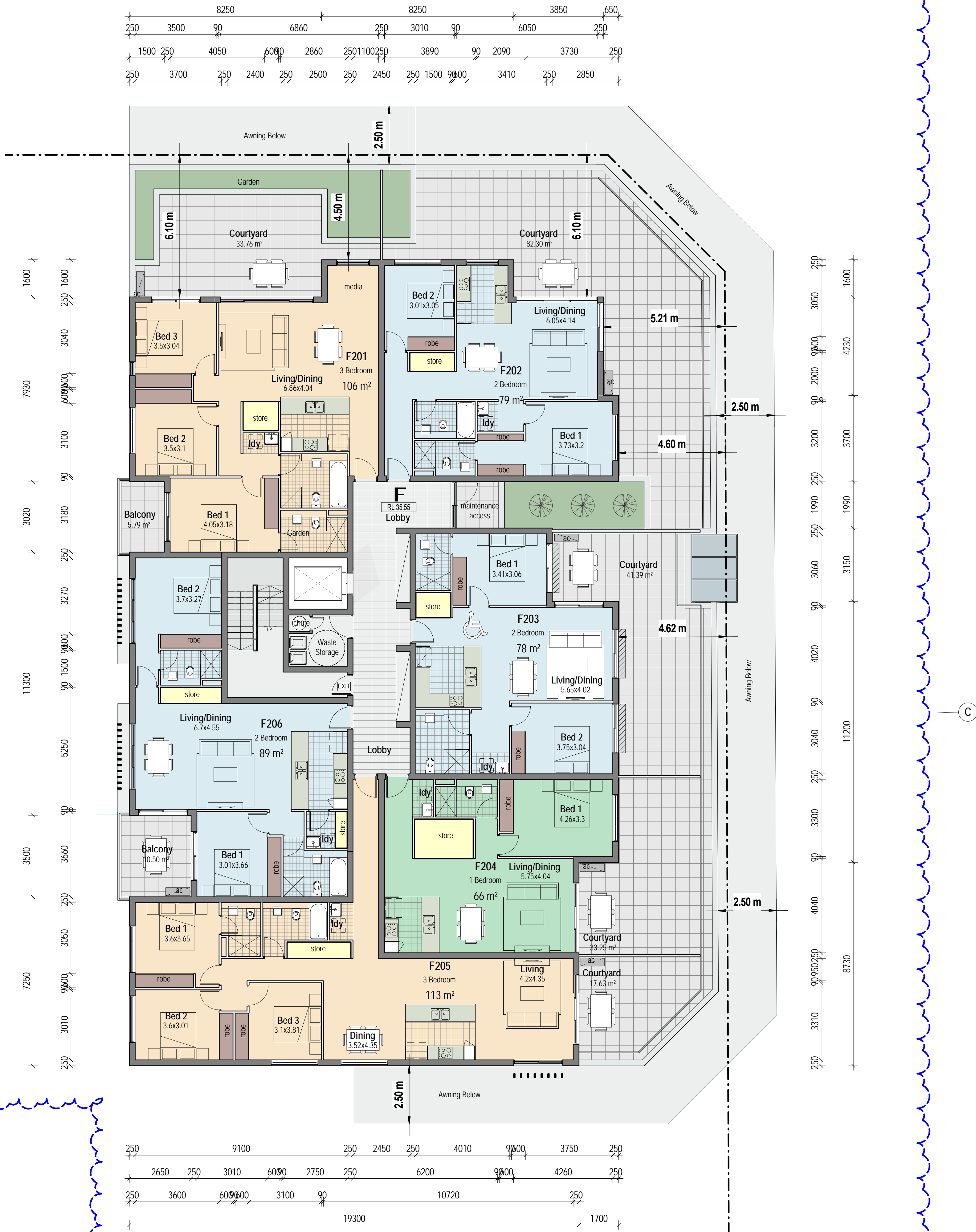
1 Roof Level - Block E

1:200 @ A3

- 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.

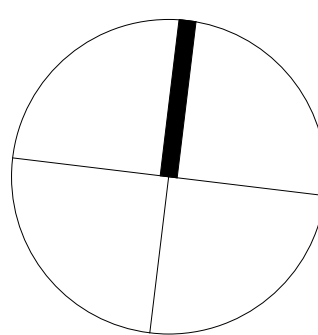
1 Level 02 - Block F -
(Model - Blocks C & F)

1:200 @ A3

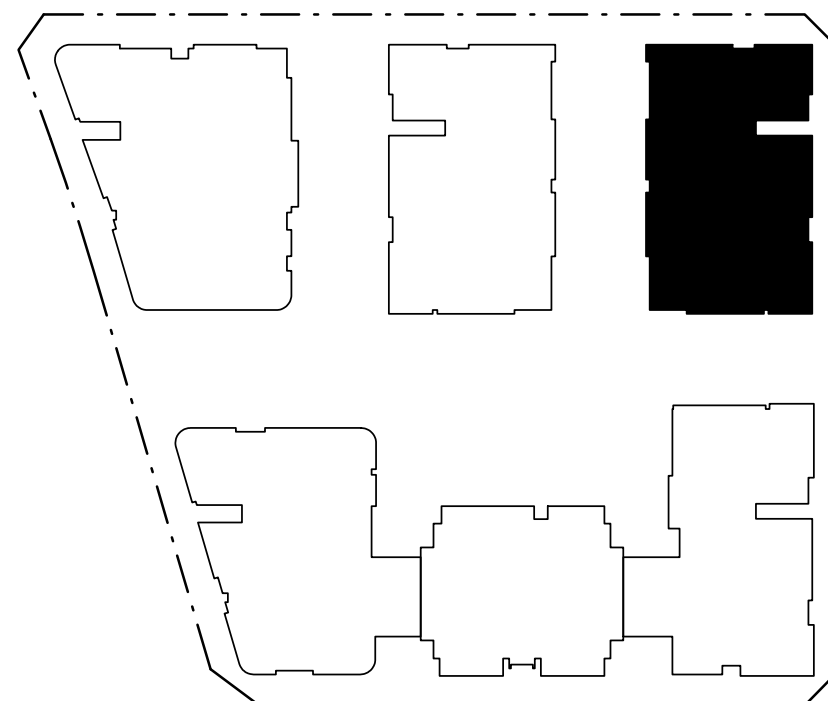


0 m 1 2m 5m

True Northpoint



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

Issue	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

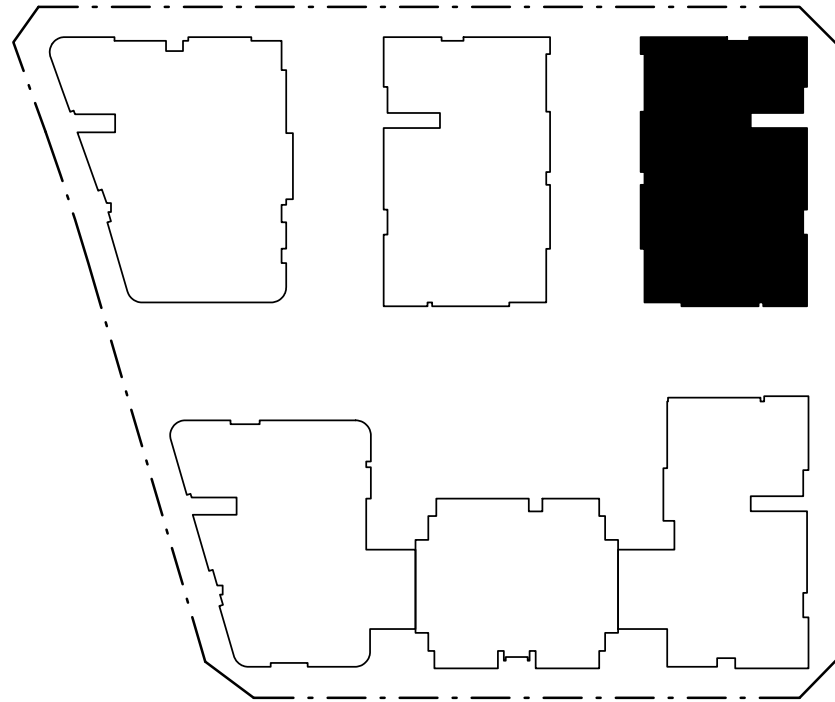
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Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 02 - Block F		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	37	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. 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

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



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
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- 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

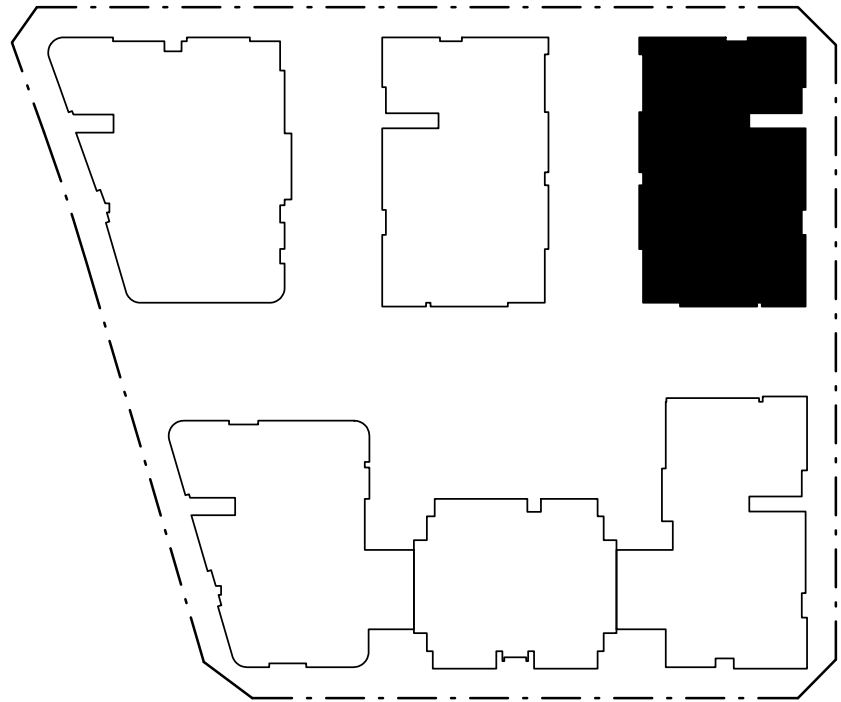
Project			Proposed Mixed Use Development		
Project Address			971 Richmond Road, Marsden Park		
Client			iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title			Level 03-04 - Block F		
Drawn	AS	Scale	1:200 @ A3	Checked	Checker
Job No	2435	Drawing No.	38	Issue	C

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 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.

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

1:200 @ A3



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
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Issue	Issue description	Date
C	Amendments To Address SOFAC	15.07.21
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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 - Block F		
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 39	Issue C

ISSUE C - AMENDMENTS - 15.07.21

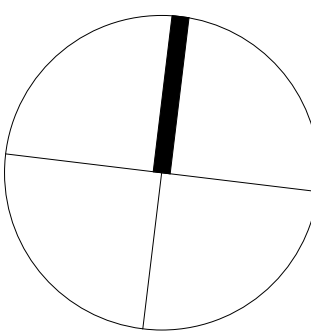
1. Lot 1 boundaries amended
2. Setbacks to Southern boundary adjusted to 4.0m minimum to building (3.5m to balconies and projections)
3. Building separation between Blocks D and E, and Blocks E and F, increased in width
4. Block F – the entire floor plates from Levels 5-8 replaced with the floor plates 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.

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

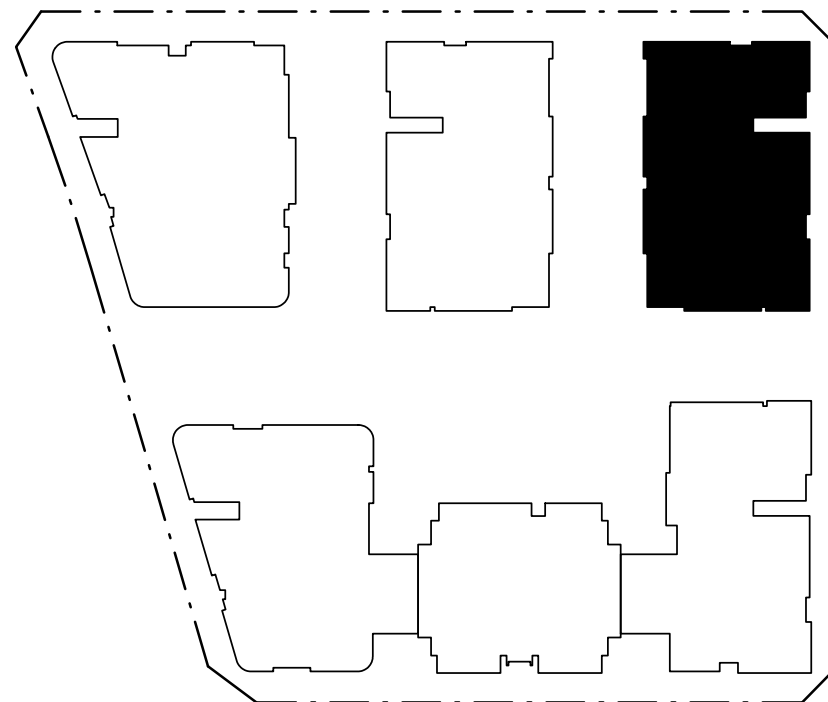


0 m 1 2m 5m

True Northpoint



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- 1 Bedroom
- 2 Bedroom
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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

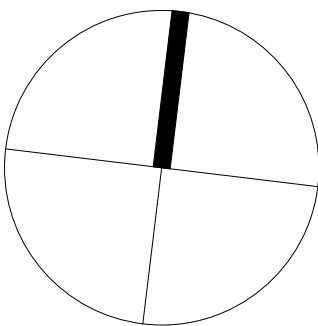
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Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

DEVELOPMENT APPLICATION

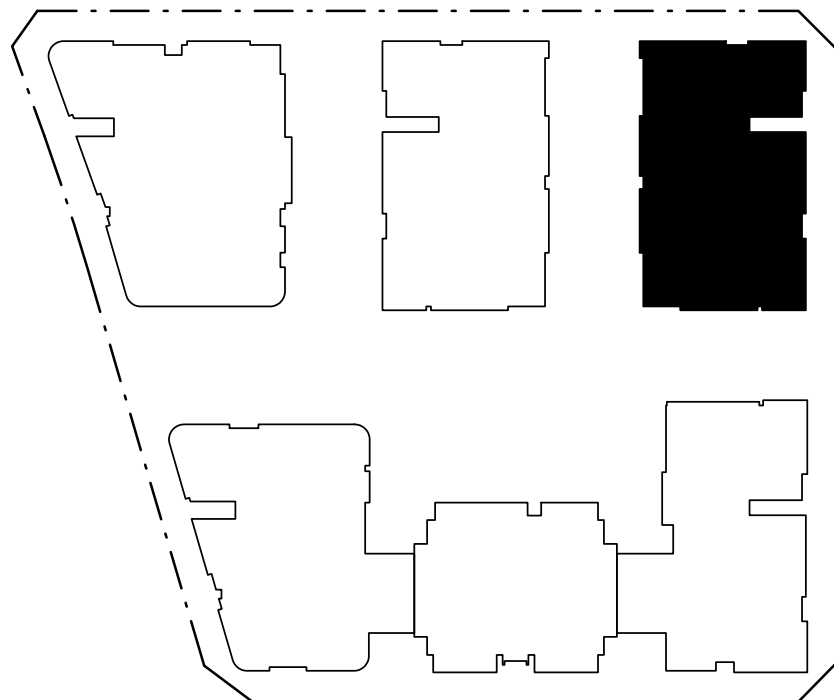
Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 06-08 - Block F		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	40	C

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 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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Level 3, 7K Parkes Street
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Nominated Architect:

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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	Roof Level - Block F
	Drawn A.S	Scale 1:200 @ A3
	Job No 2435	Checked Checker 41 Issue C

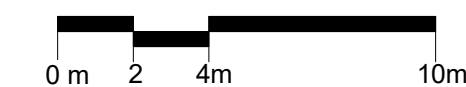
ISSUE C - AMENDMENTS - 15.07.21

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.

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



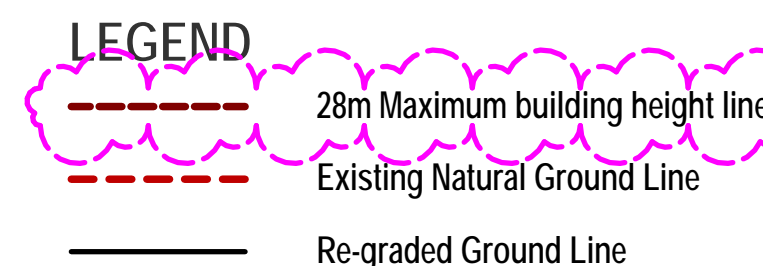
1:400 @ A3

1. Elevations amended to follow changes in floor plans

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.

1.Maximum building height line amended to be 28 metres high.



Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.18
E	Amendments To Address SOFAC	15.07.18
D	Amendments To Address SOFAC	02.06.18
C	Lot Boundaries Amend + General Amendments	18.11.17
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.17
A	Development Application	06.04.17





















DEVELOPMENT APPLICATION

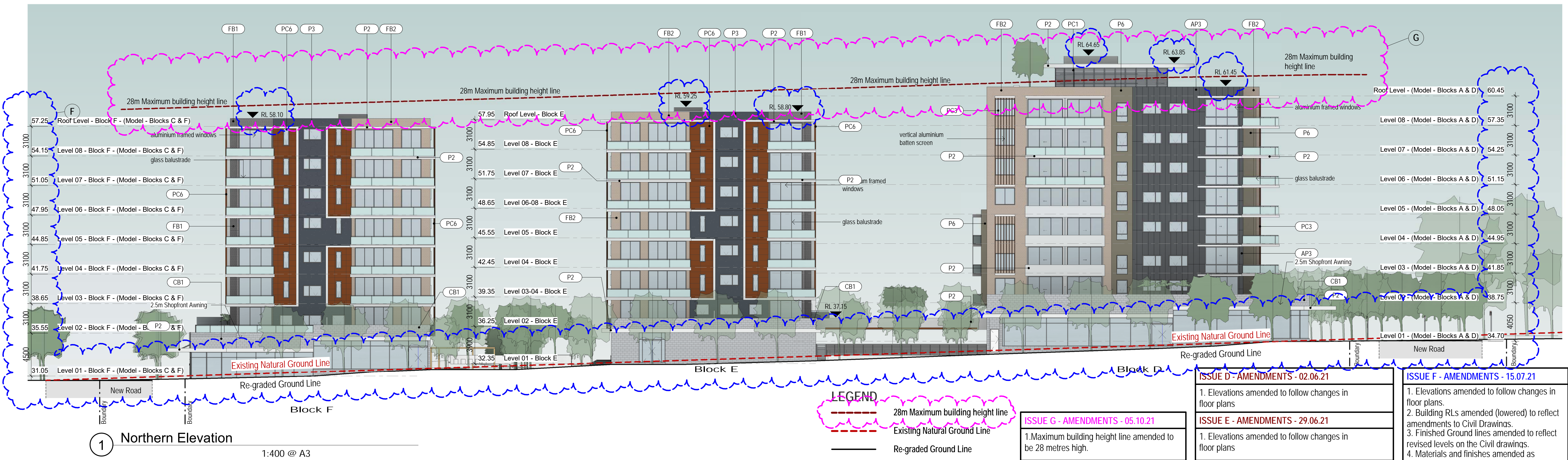
Project Address	971 Richmond Road, Marsden Park
-----------------	---------------------------------

Title
Elevations

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

EXTERNAL FINISHES SCHEDULE

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



1 Northern Elevation

1:400 @ A3

LEGEND

- 28m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE G - AMENDMENTS - 05.10.21
1. Maximum building height line amended to be 28 metres high.

ISSUE D - AMENDMENTS - 02.06.21

- Elevations amended to follow changes in floor plans

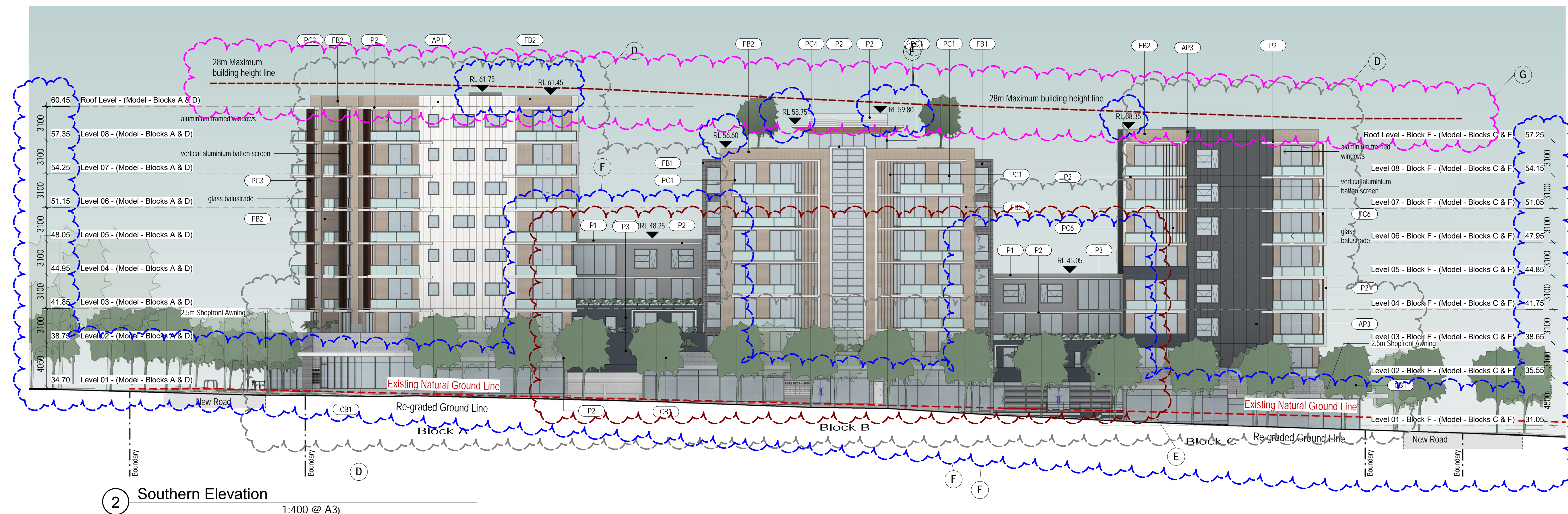
ISSUE E - AMENDMENTS - 29.06.21

- Elevations amended to follow changes in floor plans

ISSUE F - AMENDMENTS - 15.07.21

- Elevations amended to follow changes in floor plans.
- Building RLs amended (lowered) to reflect amendments to Civil Drawings.
- Finished Ground lines amended to reflect revised levels on the Civil drawings.
- 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
G	Amendments To Address SOFAC	05.10.21
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



2 Southern Elevation

1:400 @ A3

MATERIAL SCHEDULE LEGEND

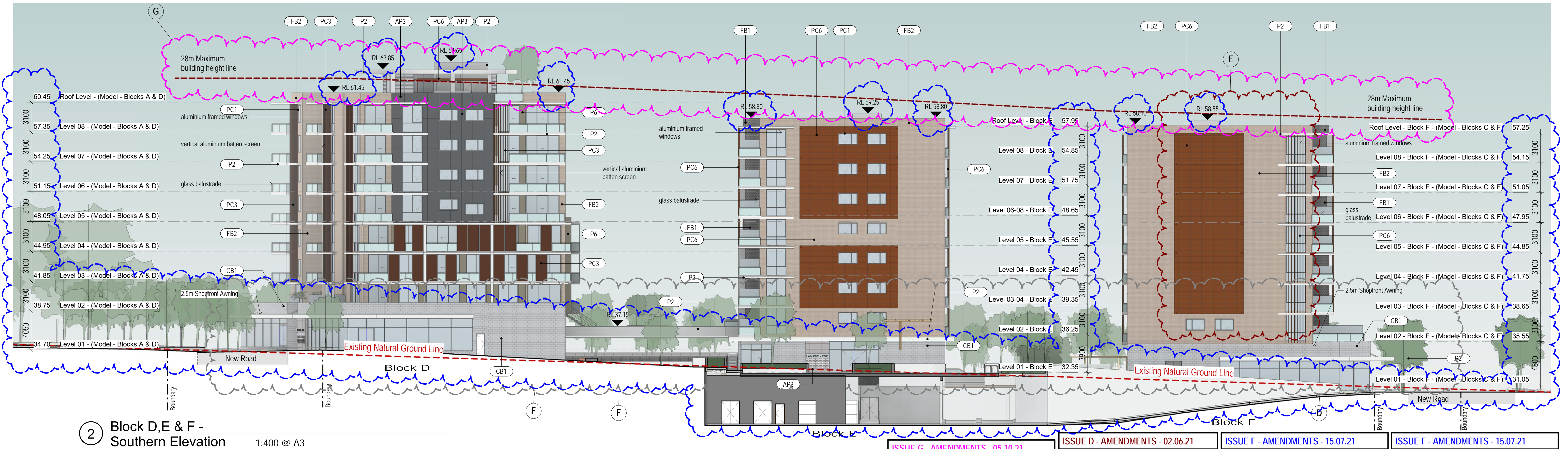
EXTERNAL FINISHES SCHEDULE											
	P1	PAINT FINISH 1 Dulux Endless Dusk		P4	PAINT FINISH 4 Dulux Knapsack		AP1	SOLID ALUMINIUM PANEL 1 Mondoclad Pure White		CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish
	P2	PAINT FINISH 2 Dulux Lexicon Half		P5	PAINT FINISH 5 Dulux Sea Squash		AP2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

DEVELOPMENT APPLICATION

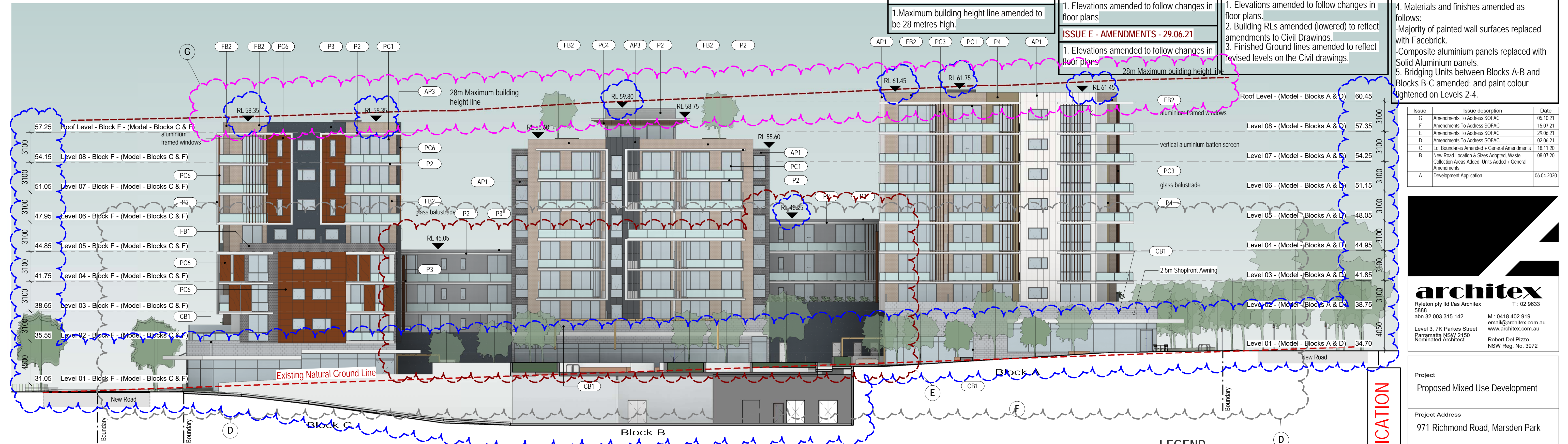
architex
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Level 3, 7K Parkes Street
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Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

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www.architex.com.au

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 2					
Drawn		Scale		Checked	
A.S		1:400 @ A3		Checker	
Job No		Drawing No.		Issue	
2435		43		G	



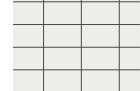

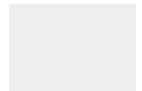

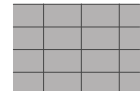
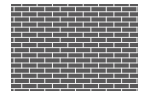

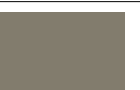
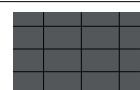
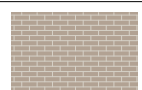




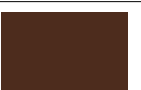



2 Block D, E & F - Southern Elevation 1:400 @ A3



1 Block A, B & C - Northern 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
	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
	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
	PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Apo Grey		PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum		PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin		PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
	PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut		PC6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark						

LEGEND

- 28m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

- ISSUE G - AMENDMENTS - 05.10.21**
1. Maximum building height line amended to be 28 metres high.
- 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 description	Date
G	Amendments To Address SOFAC	05.10.21
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
Elevations 3

Drawn
A.S

Scale
1:400 @ A3

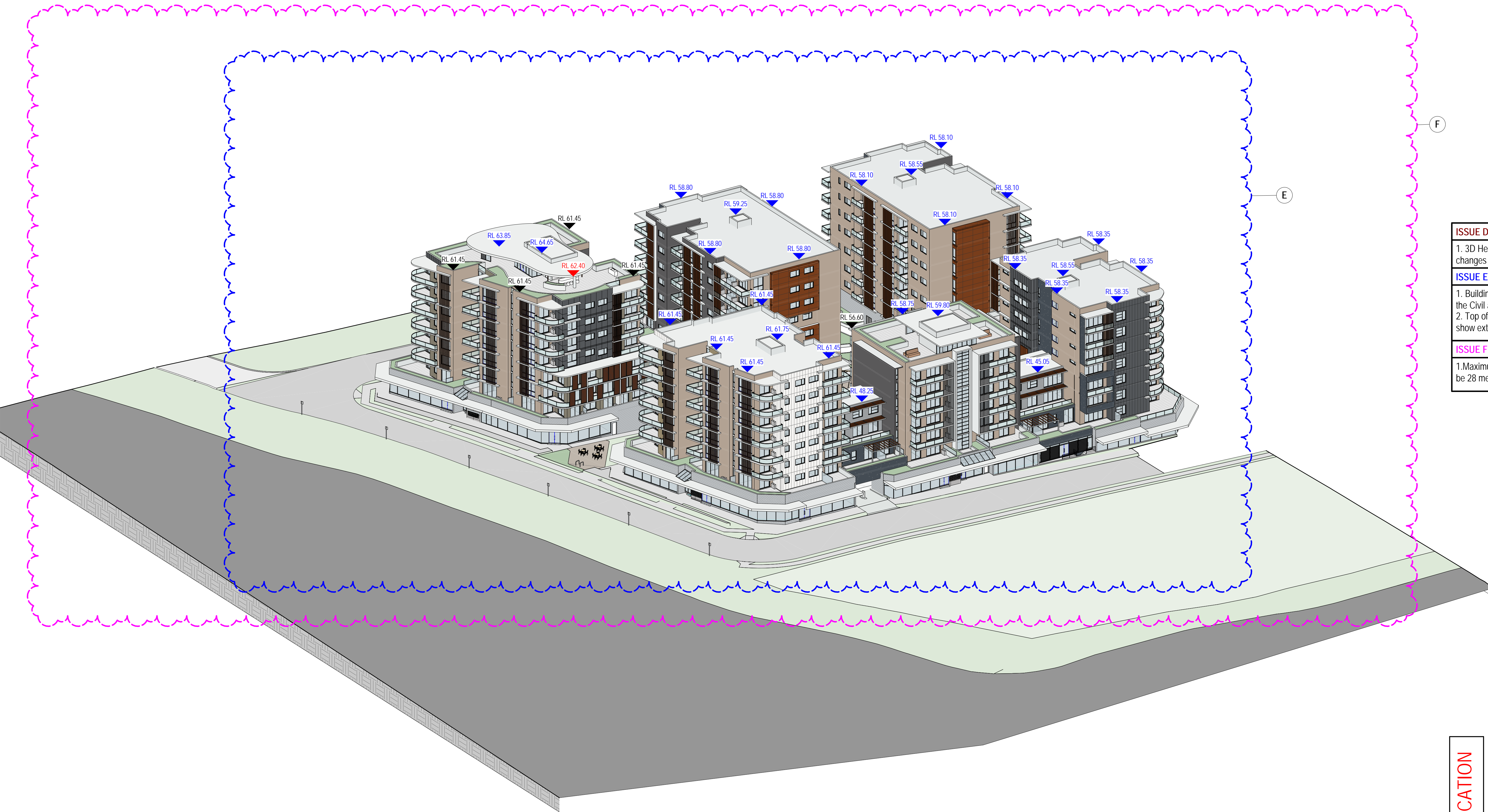
Checked
Checker

Job No
2435

Drawing No.
44

Issue
G

DEVELOPMENT APPLICATION



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 F - AMENDMENTS - 05.10.21
1. Maximum building height line amended to be 28 metres high.

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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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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			
3D Building Height Plane			
Drawn		Checked	
A.S	-	Checker	
Job No	Drawing No.	Issue	
2435	45		F

DEVELOPMENT APPLICATION

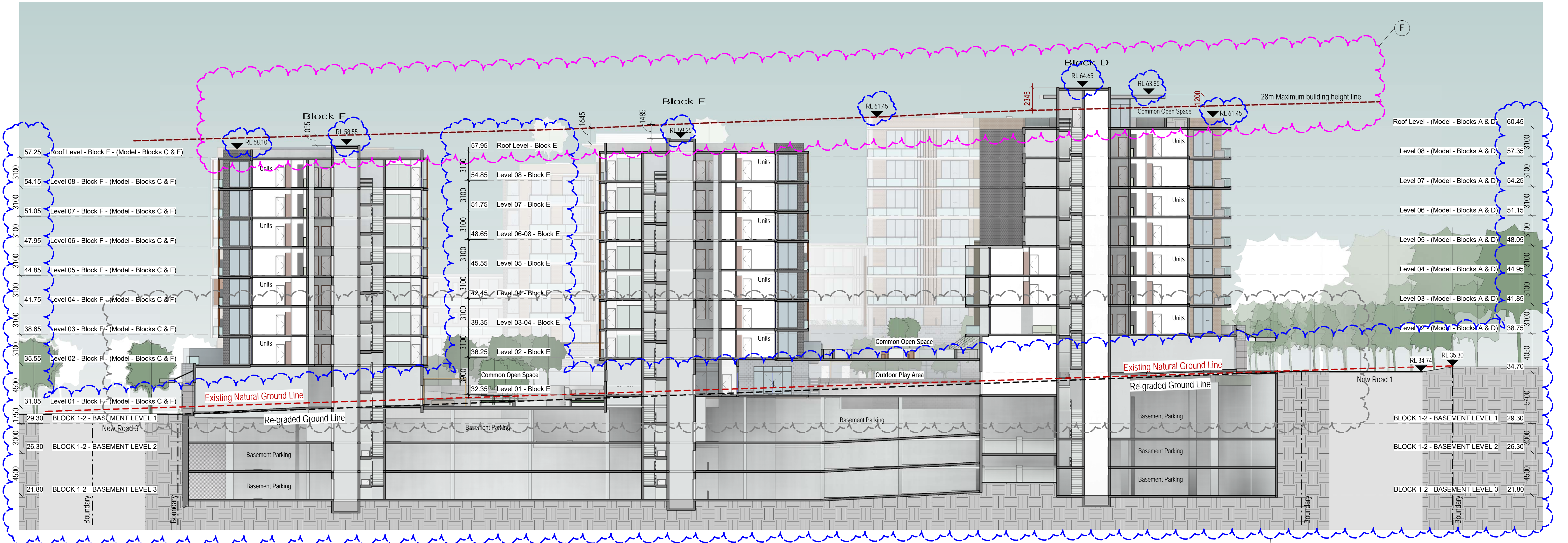
1 Building Height Plane

BUILDING HEIGHT LEGEND

- RL # Building Height - Habitable Area
- RL # Building Height - Non Habitable Area
- RL # Max Building Height plane Level

LEGEND

28m Maximum building height Plane



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

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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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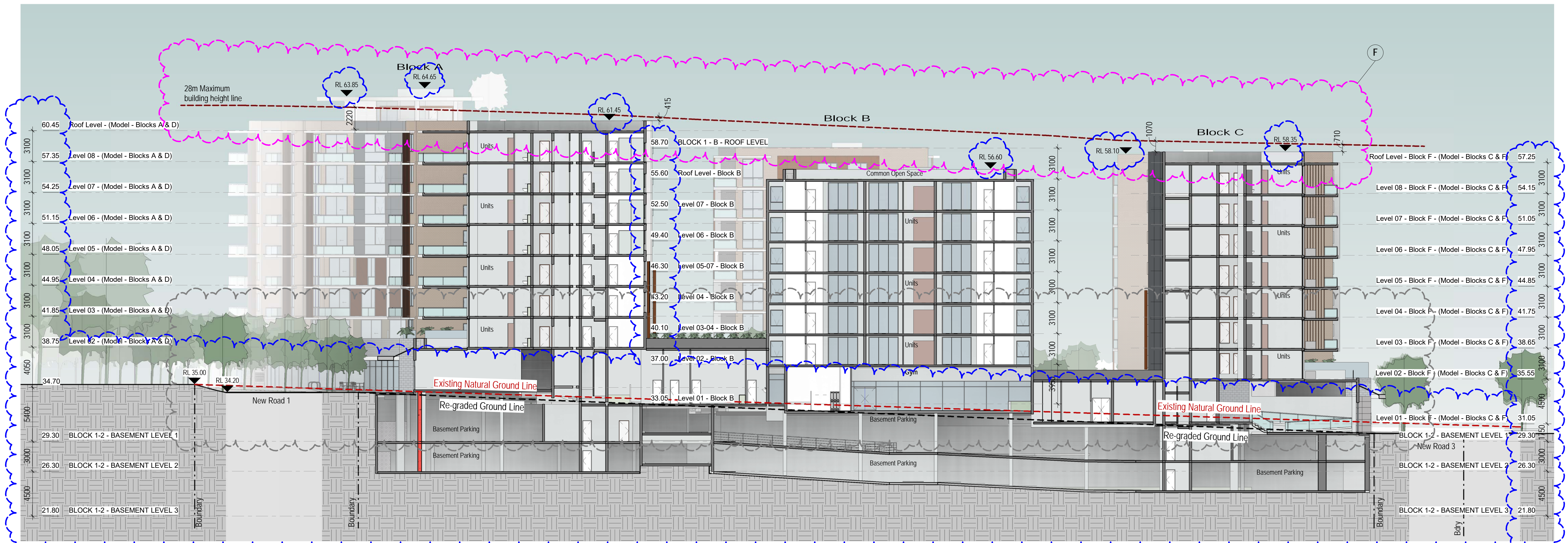
LEGEND

- 28m 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.
ISSUE F - AMENDMENTS - 05.10.21
1.Maximum building height line amended to be 28 metres high.

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



Section BB - Blocks A,B & C

1:400 @ A3

E

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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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Nominated Architect
Robert Del Pizzo
NSW Reg. No. 3972

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.

ISSUE F - AMENDMENTS - 05.10.21

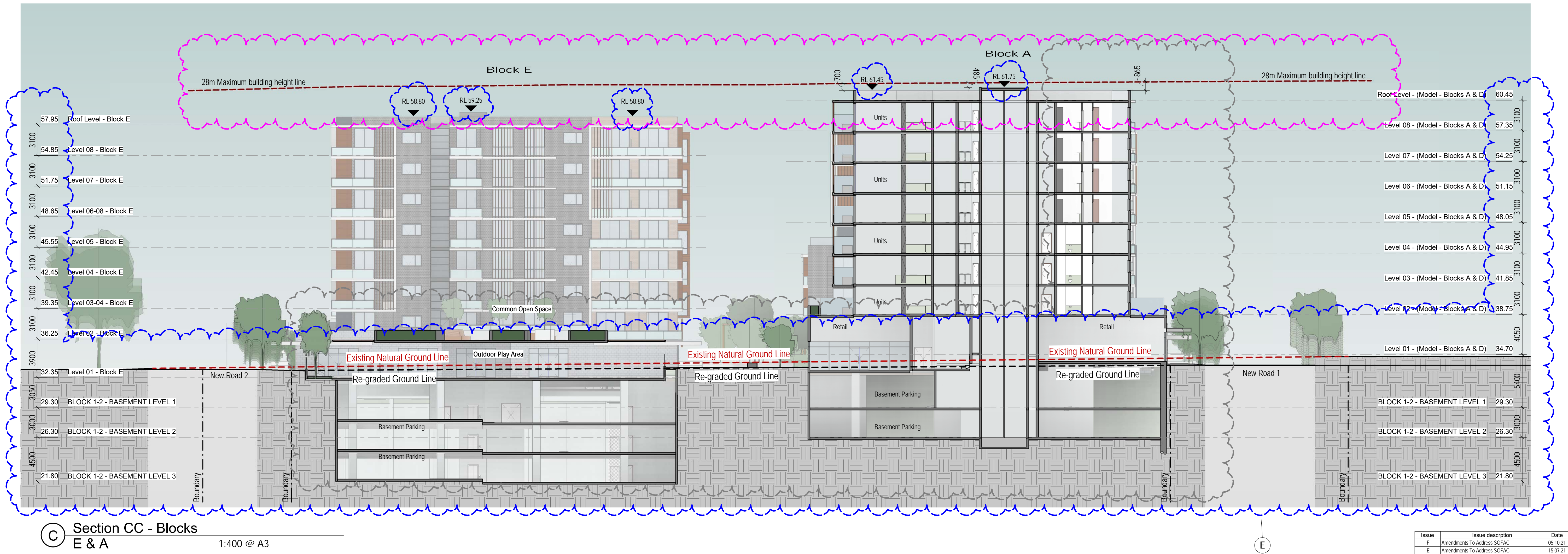
1.Maximum building height line amended to be 28 metres high.

LEGEND

- 28m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

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



Section CC - Blocks E & A

1:400 @ A3

LEGEND

- 28m 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.

ISSUE F - AMENDMENTS - 05.10.21

1.Maximum building height line amended to be 28 metres high.

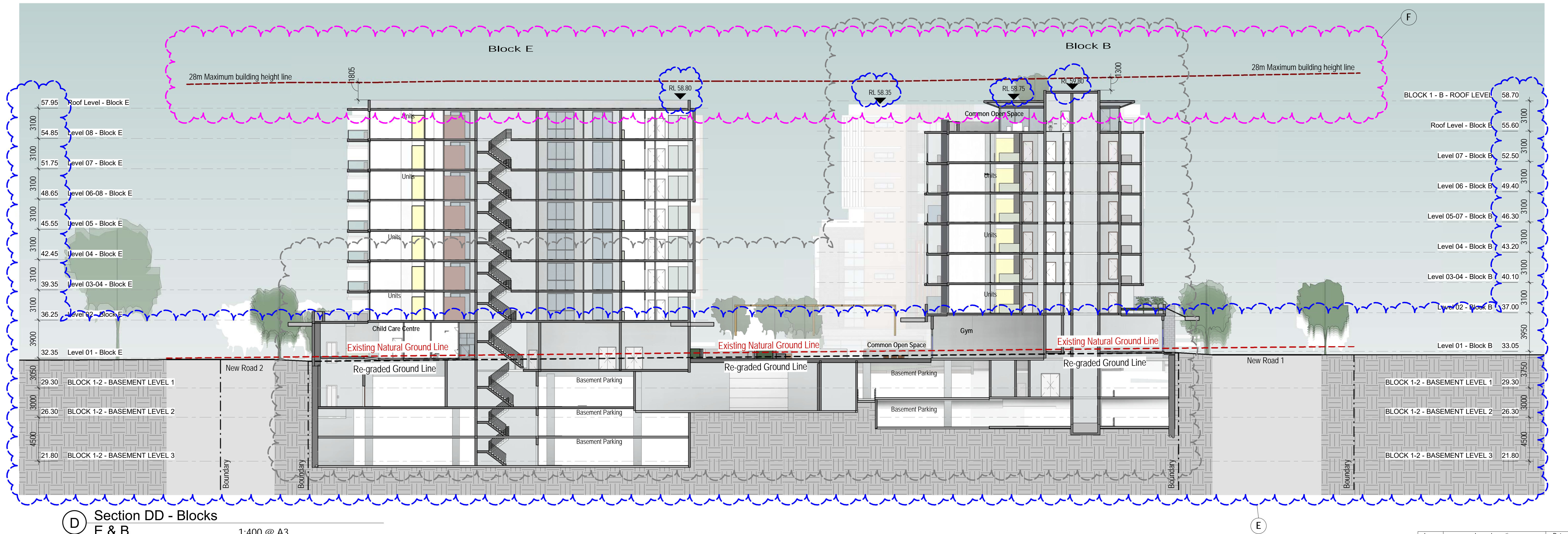
Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

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



D Section DD - Blocks E & B

1:400 @ A3

Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
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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Robert Del Pizzo
NSW Reg. No. 3972

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.

ISSUE F - AMENDMENTS - 05.10.21

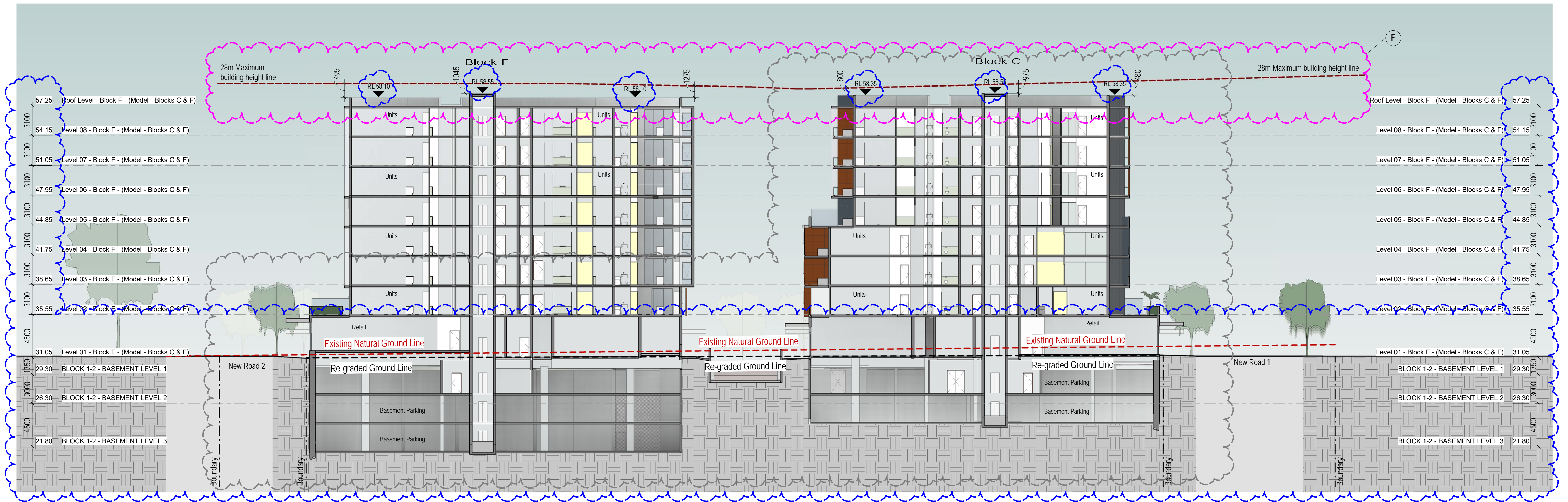
1. Maximum building height line amended to be 28 metres high.

LEGEND

- 28m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

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	F



E Section EE - Blocks F & C
1:400 @ A3

E

LEGEND

- 28m Maximum building height line
- Existing Natural Ground Line
- Re-graded Ground Line

ISSUE D - AMENDMENTS - 02.06.21

- Sections amended to follow changes in Floor Plans

ISSUE E - AMENDMENTS - 15.07.21

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

ISSUE F - AMENDMENTS - 05.10.21

- Maximum building height line amended to be 28 metres high.

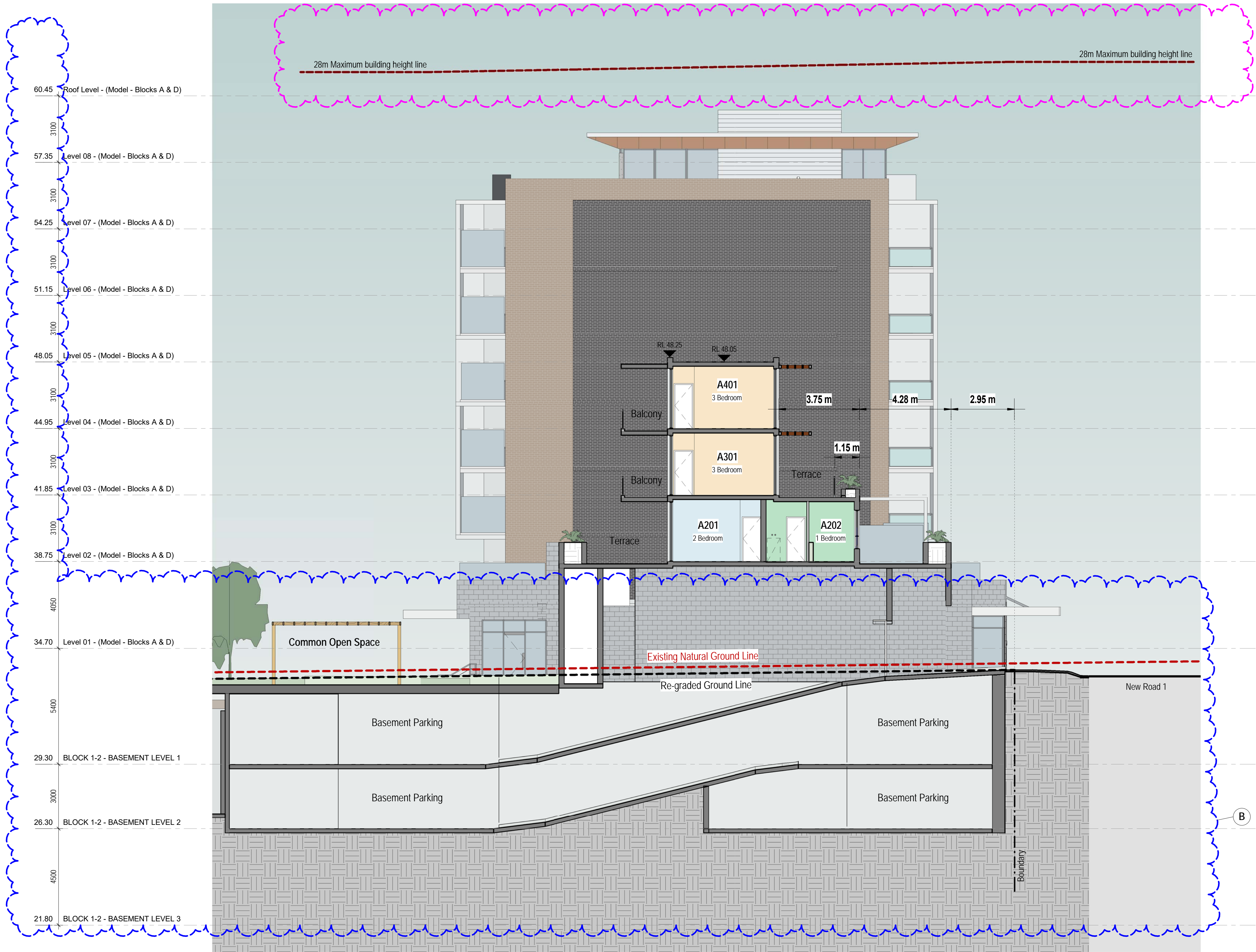
Issue	Issue description	Date
F	Amendments To Address SOFAC	05.10.21
E	Amendments To Address SOFAC	15.07.21
D	Amendments To Address SOFAC	02.06.21
C	Lot Boundaries Amended + General Amendments	18.11.20
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	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			Section EE		
Drawn	Scale	Checked			
A.S	1:400 @ A3	Checker			
Job No	Drawing No.	Issue			
2435	50	F			



1 Section FF
1:200 @ A3

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

Issue	Issue description	Date
C	Amendments To Address SOFAC	05.10.21
B	Amendments To Address SOFAC	15.07.21
A	Amendments To Address SOFAC	29.06.21

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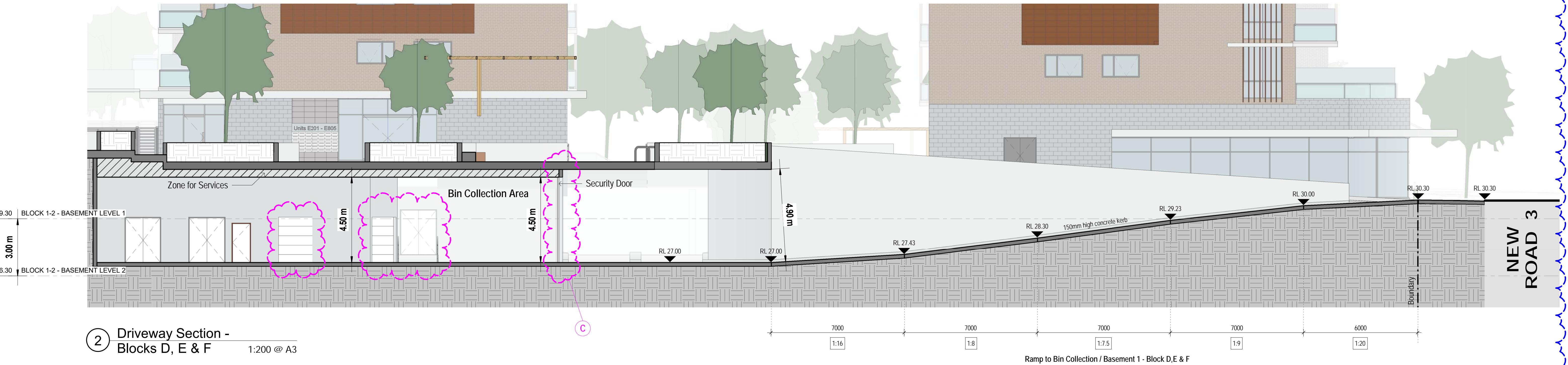
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Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Section FF		
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 50a	Issue C

DEVELOPMENT APPLICATION

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.
ISSUE C - AMENDMENTS - 05.10.21
1. Maximum building height line amended to be 28 metres high.

LEGEND
28m Maximum building height line
Existing Natural Ground Line
Re-graded Ground Line



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 C - AMENDMENTS - 05.10.21

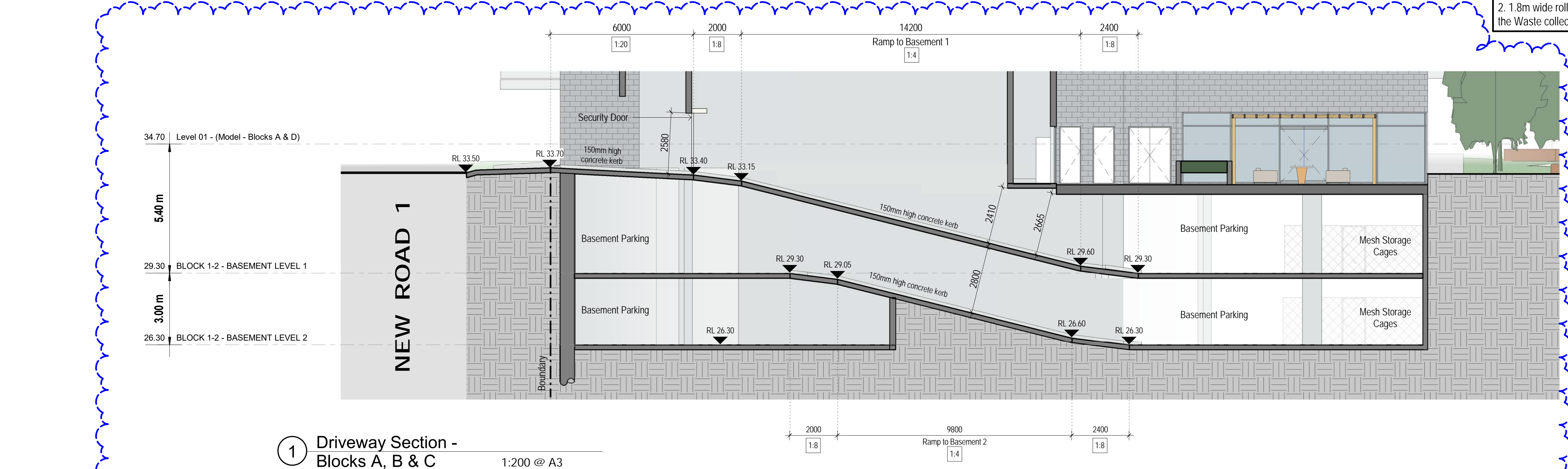
1. Walls within Waste collection area amended
2. 1.8m wide roller doors added to collection rooms within the Waste collection area

Issue	Issue description	Date
C	Amendments To Address SOFAC	05.10.21
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

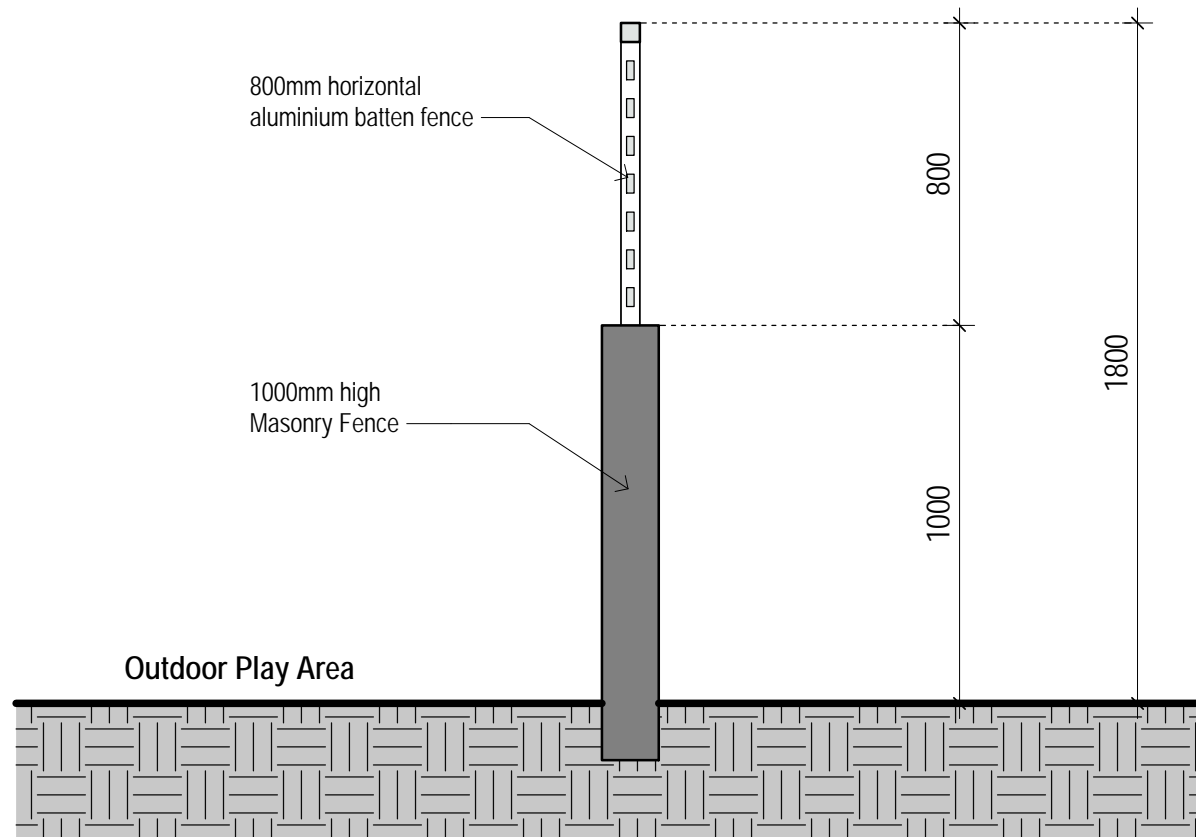
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DEVELOPMENT APPLICATION

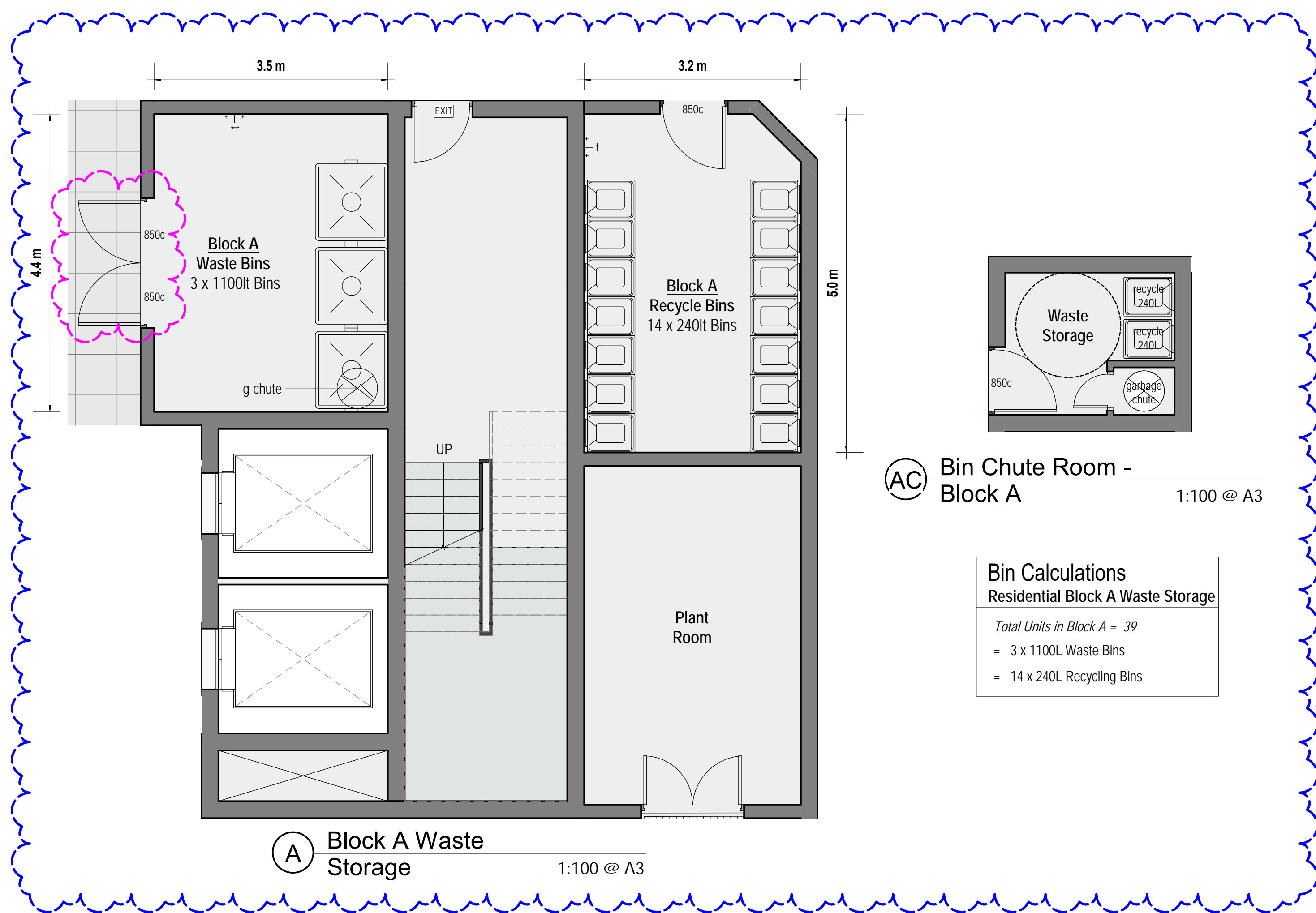
Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Driveway Sections		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	51	C



0 m 0.5 1m 2.5m



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

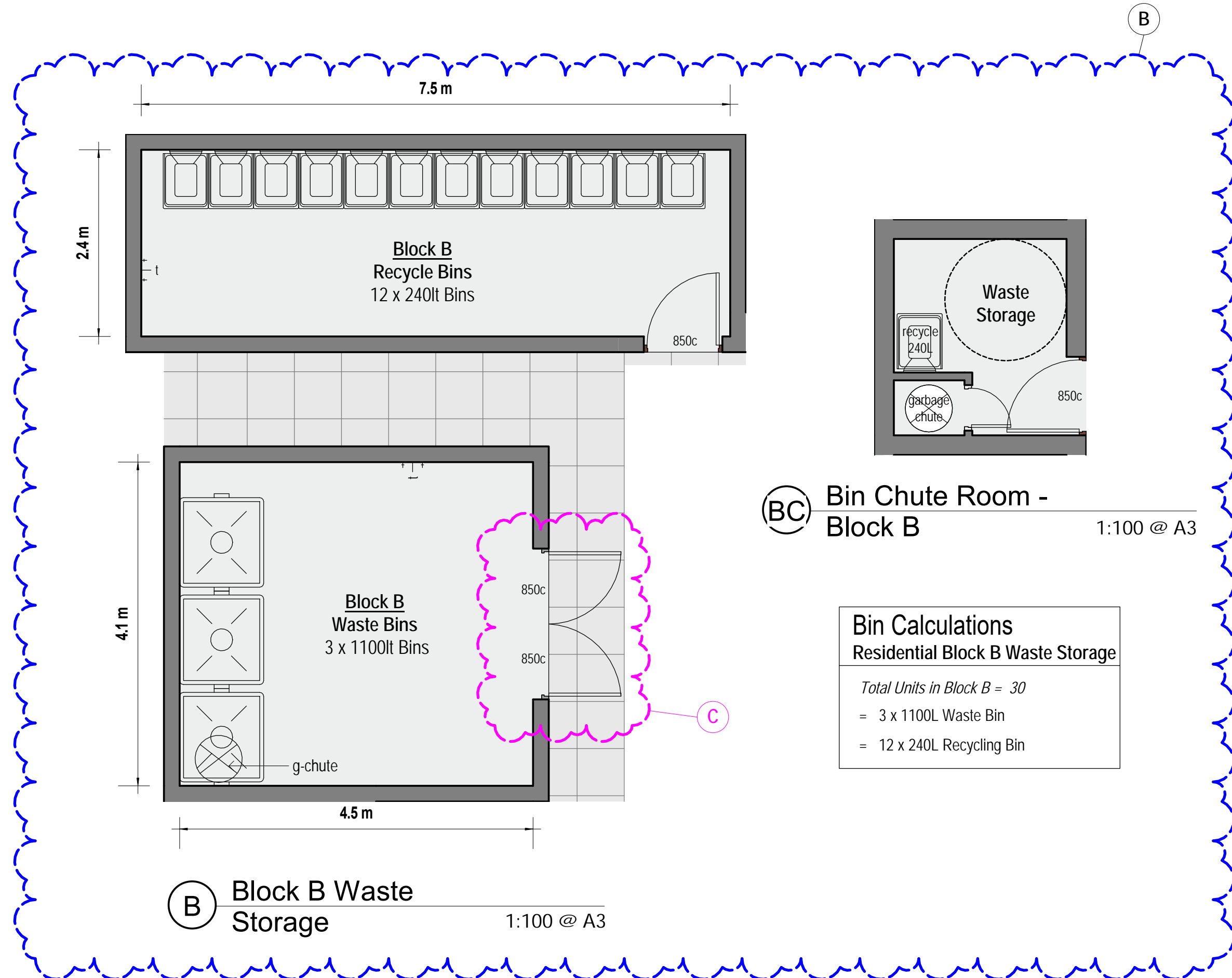
Total Units in Block A = 39
= 3 x 1100L Waste Bins
= 14 x 240L Recycling Bins

ISSUE B - AMENDMENTS - 15.07.21

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

ISSUE C - AMENDMENTS - 05.10.21

1. 2x 920 Doors added to Waste rooms.

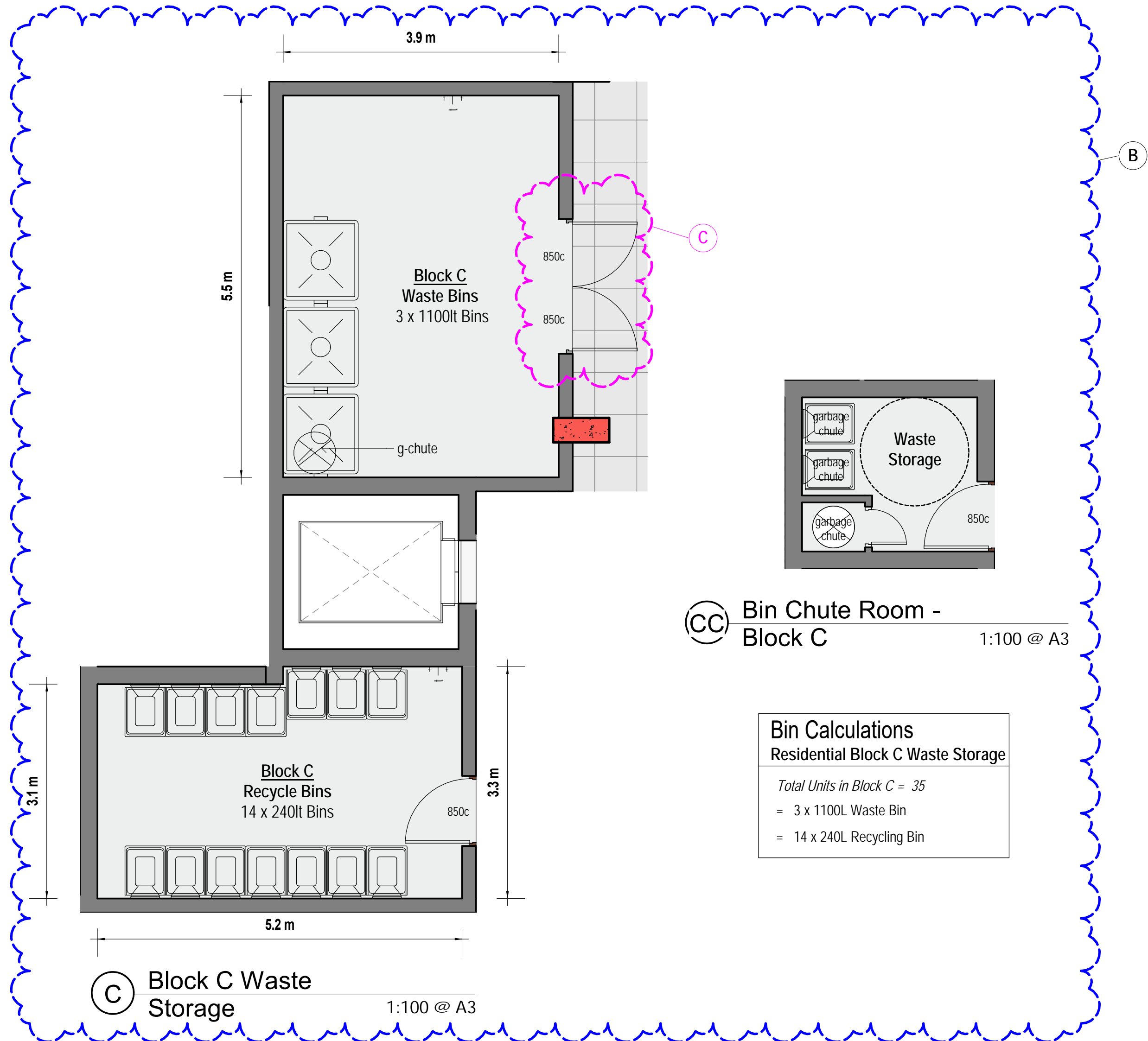


B Block B Waste Storage
1:100 @ A3

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

DEVELOPMENT APPLICATION

Issue	Issue description	Date
C	Amendments To Address SOFAC	05.10.21
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

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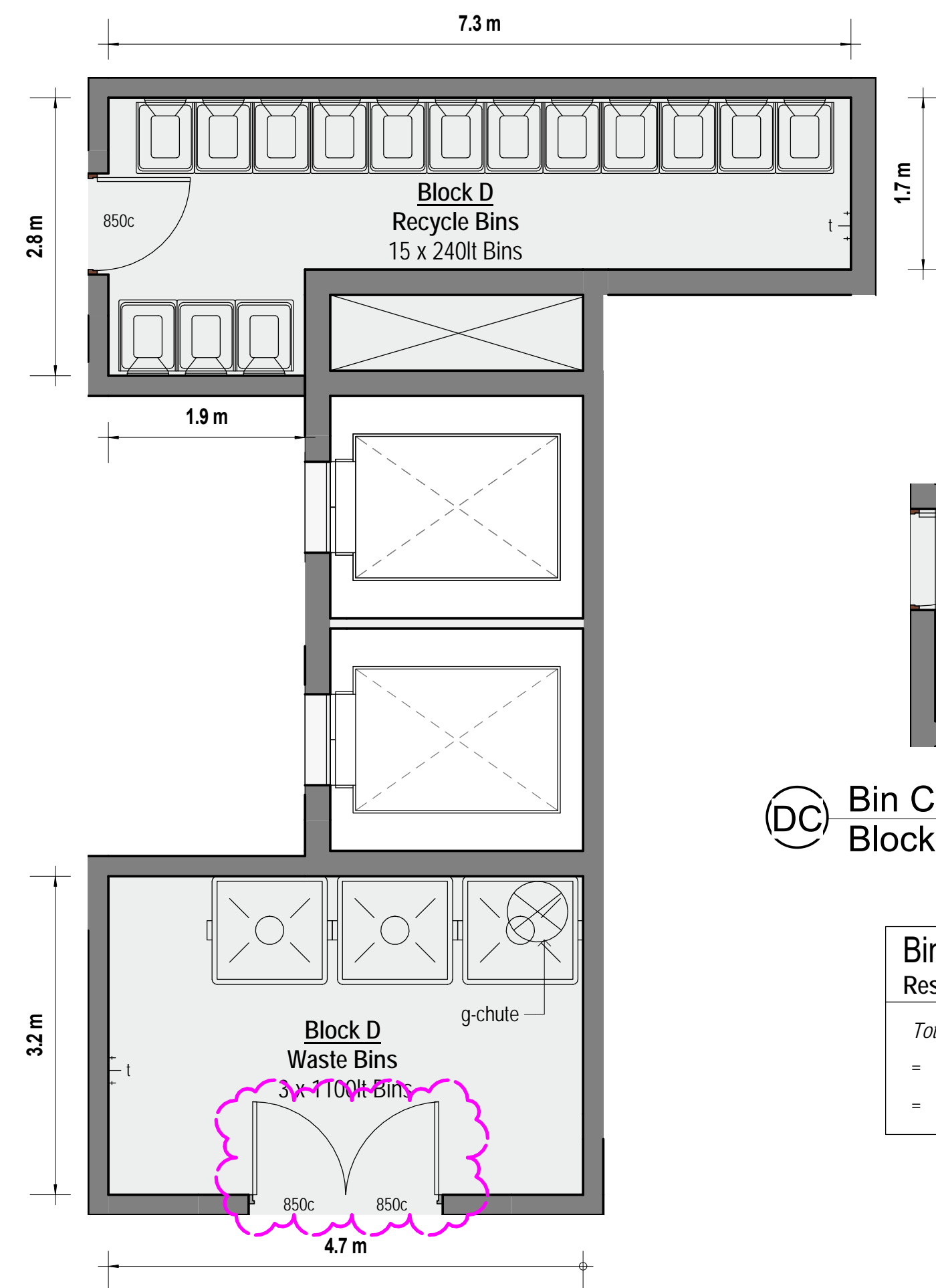
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

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

Title
Site Details 1

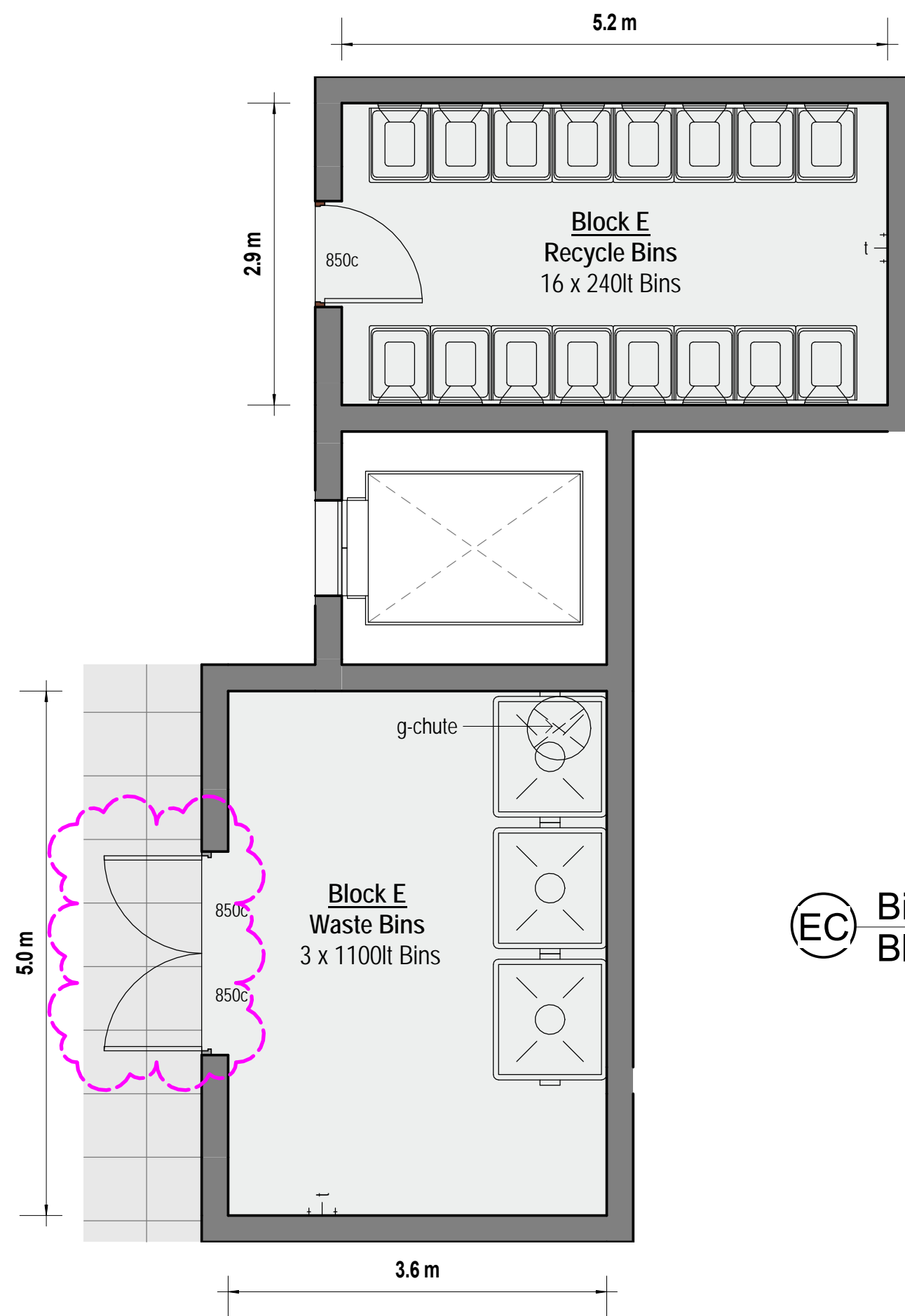
Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	Drawing No.	Issue
2435	52	C



(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	

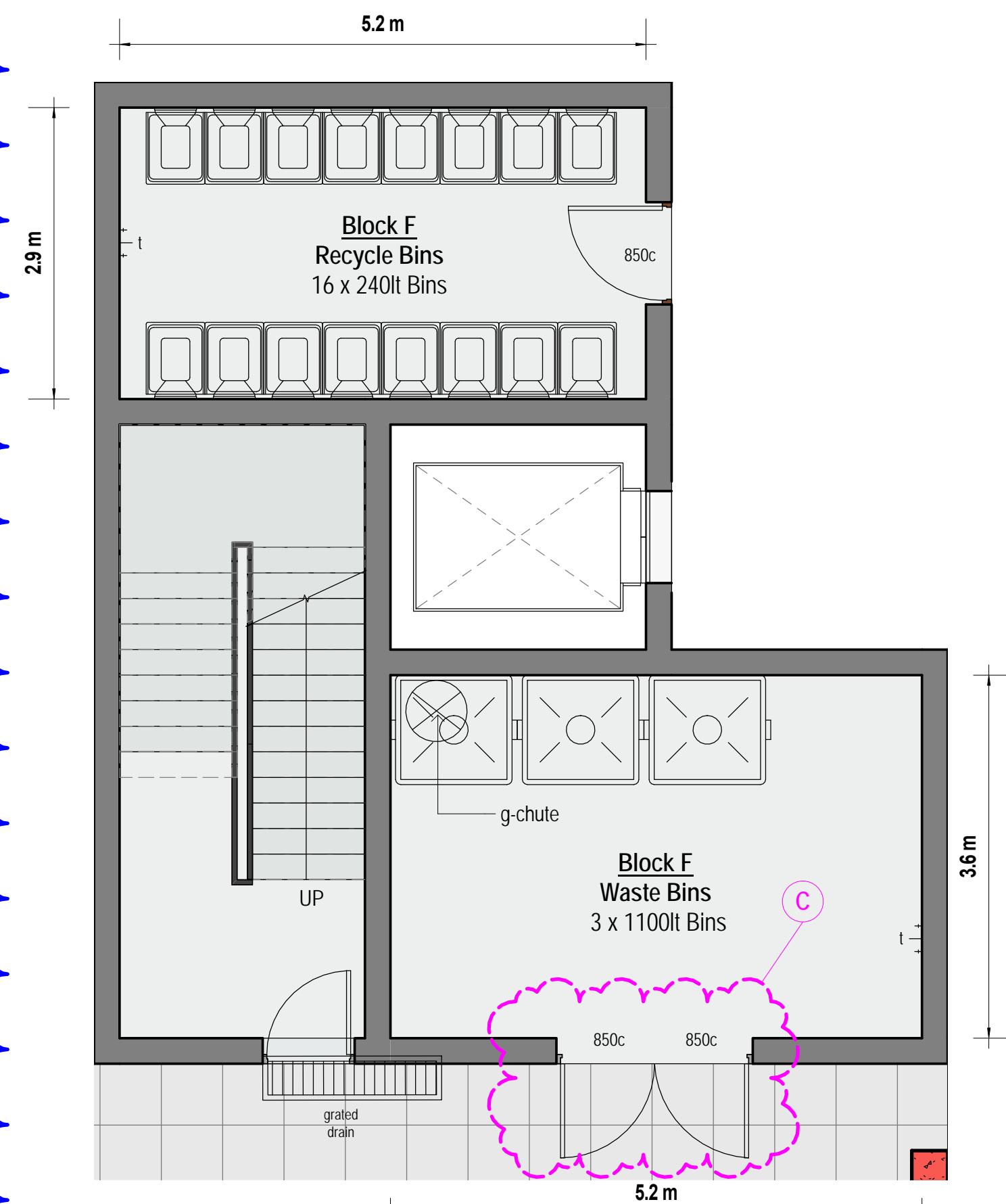
(D) Block D Waste Storage 1:100 @ A3



(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	

(E) Block E 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	

(F) Block F Waste Storage 1:100 @ A3

ISSUE B - AMENDMENTS - 15.07.21

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

ISSUE C - AMENDMENTS - 05.10.21

1. 2x 920 Doors added to Waste rooms.

Issue	Issue description	Date
C	Amendments To Address SOFAC	05.10.21
B	Amendments To Address SOFAC	15.07.21
A	Development Application	06.04.2020

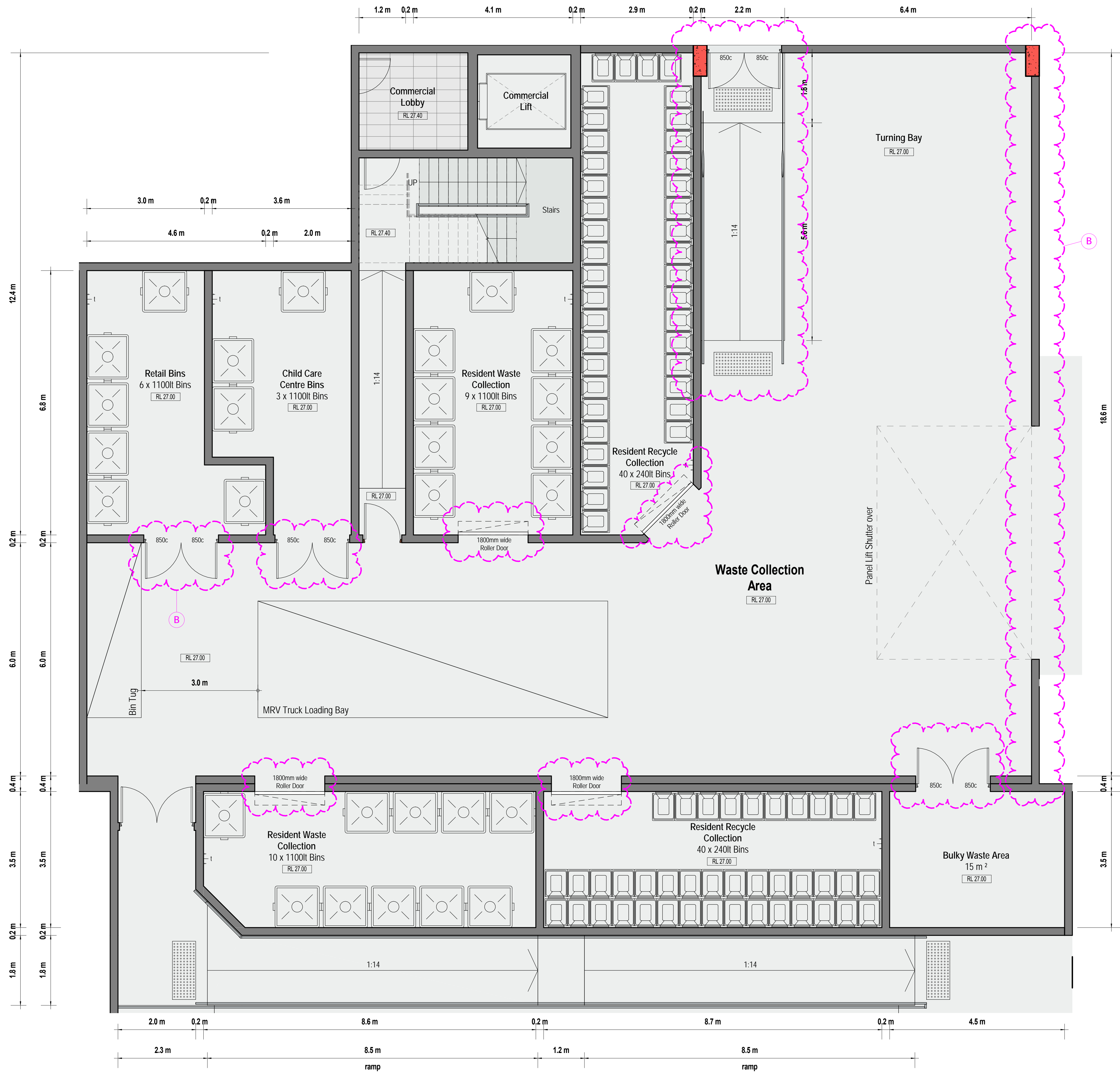
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Project	Proposed Mixed Use Development
Project Address	971 Richmond Road, Marsden Park
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd

Title
Site Details 2

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

DEVELOPMENT APPLICATION



1 Waste Collection Area Detail 1:100 @ A3

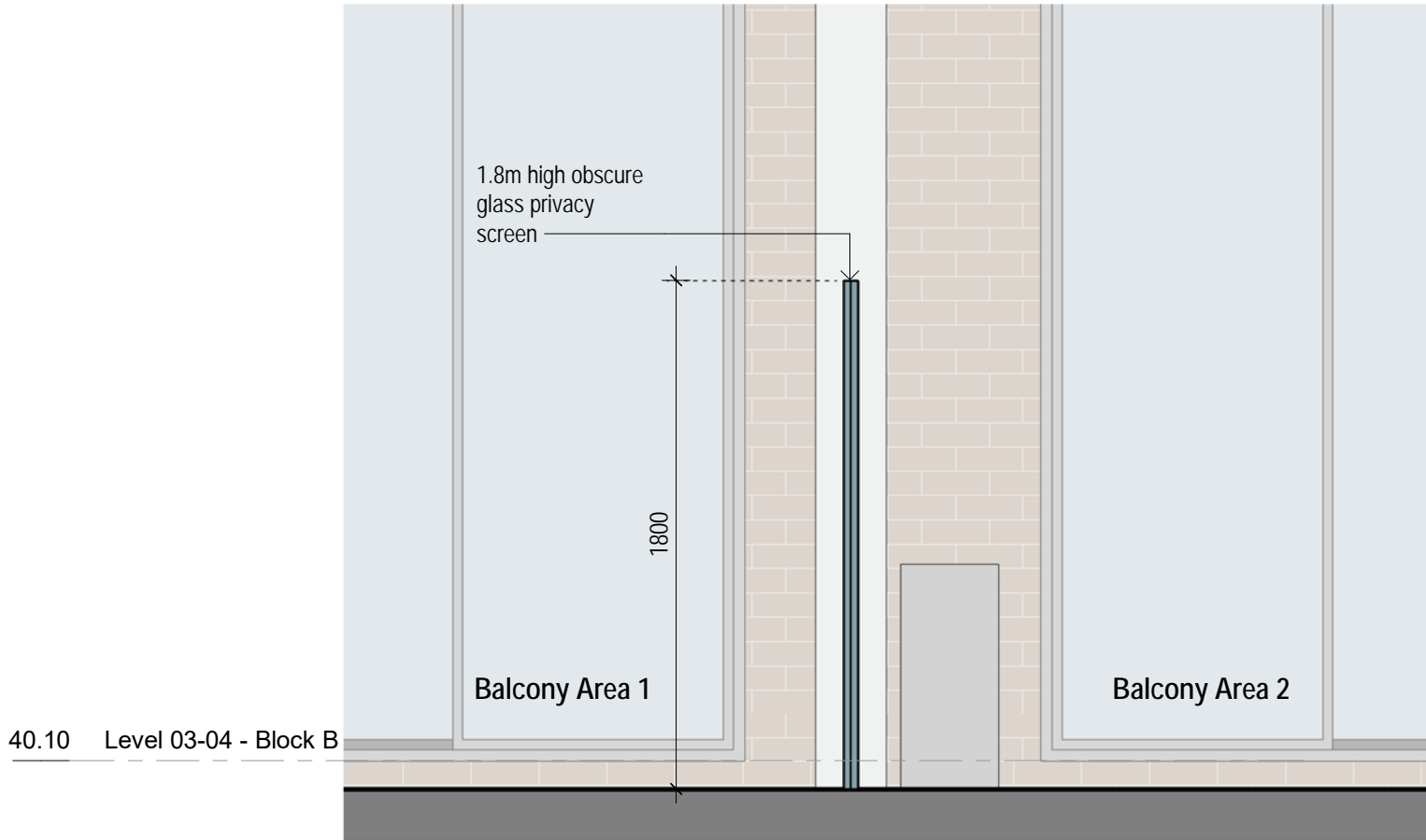
- ISSUE B - AMENDMENTS - 15.07.21**
1. New drawing added to set
 2. Site details updated to show the new Waste storage and collection layouts
- ISSUE C - AMENDMENTS - 05.10.21**
1. Walls within Waste collection area amended
 2. Pedestrian Ramp within Waste collection area amended
 3. 1.8m wide roller doors added to collection rooms within the Waste collection area

Issue	Issue description	Date
B	Amendments To Address SOFAC	05.10.21
A	Amendments To Address SOFAC	15.07.21

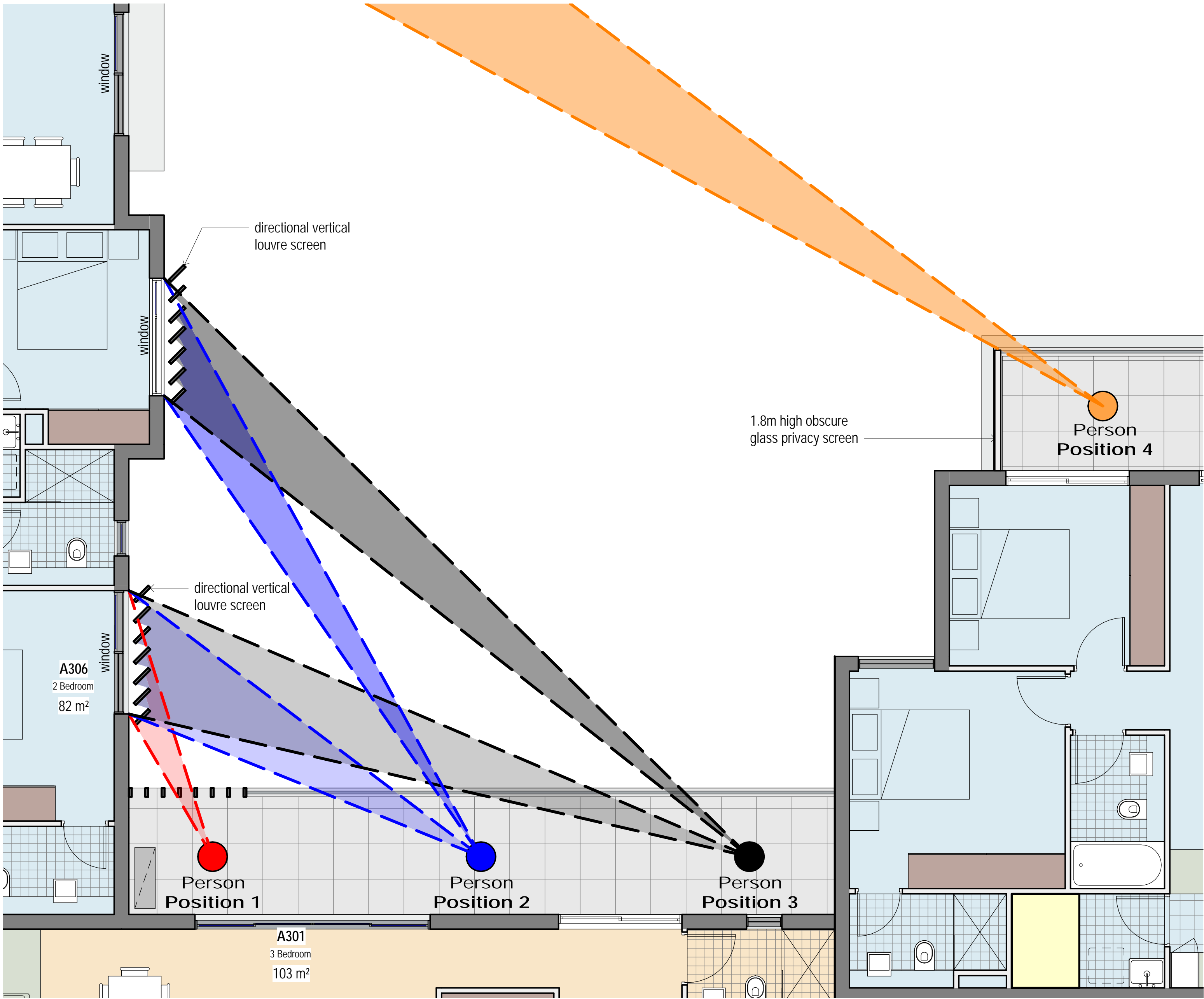
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Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Site Details 3		
Drawn	Scale	Checked
A.S	1:100 @ A3	Checker
Job No	Drawing No.	Issue
2435	53a	B



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 description	Date
A	Amendments To Address SQFAC	15.07.21

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DEVELOPMENT APPLICATION

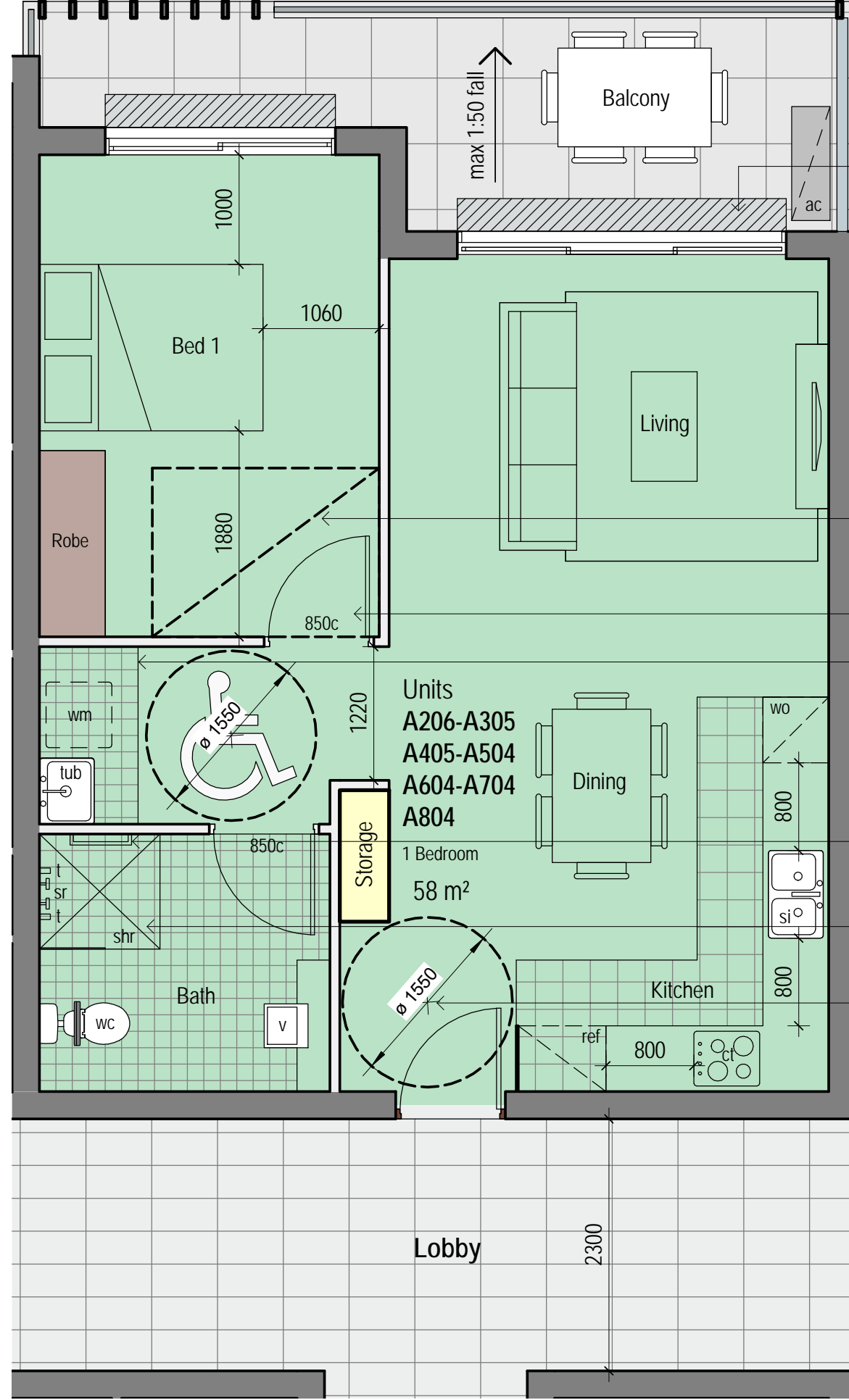
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

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

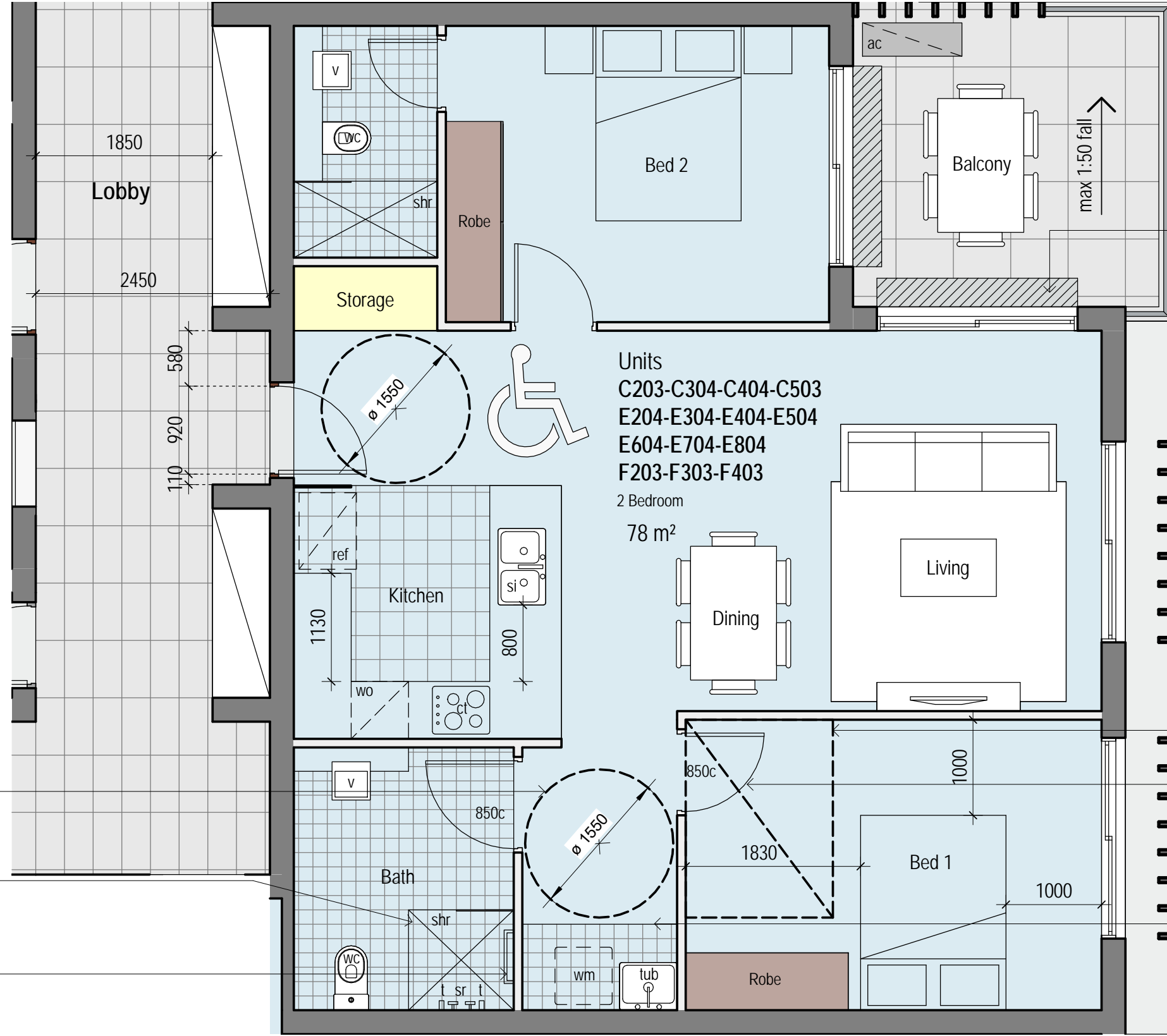
Title
Site Details 4
Privacy Cone Diagram

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



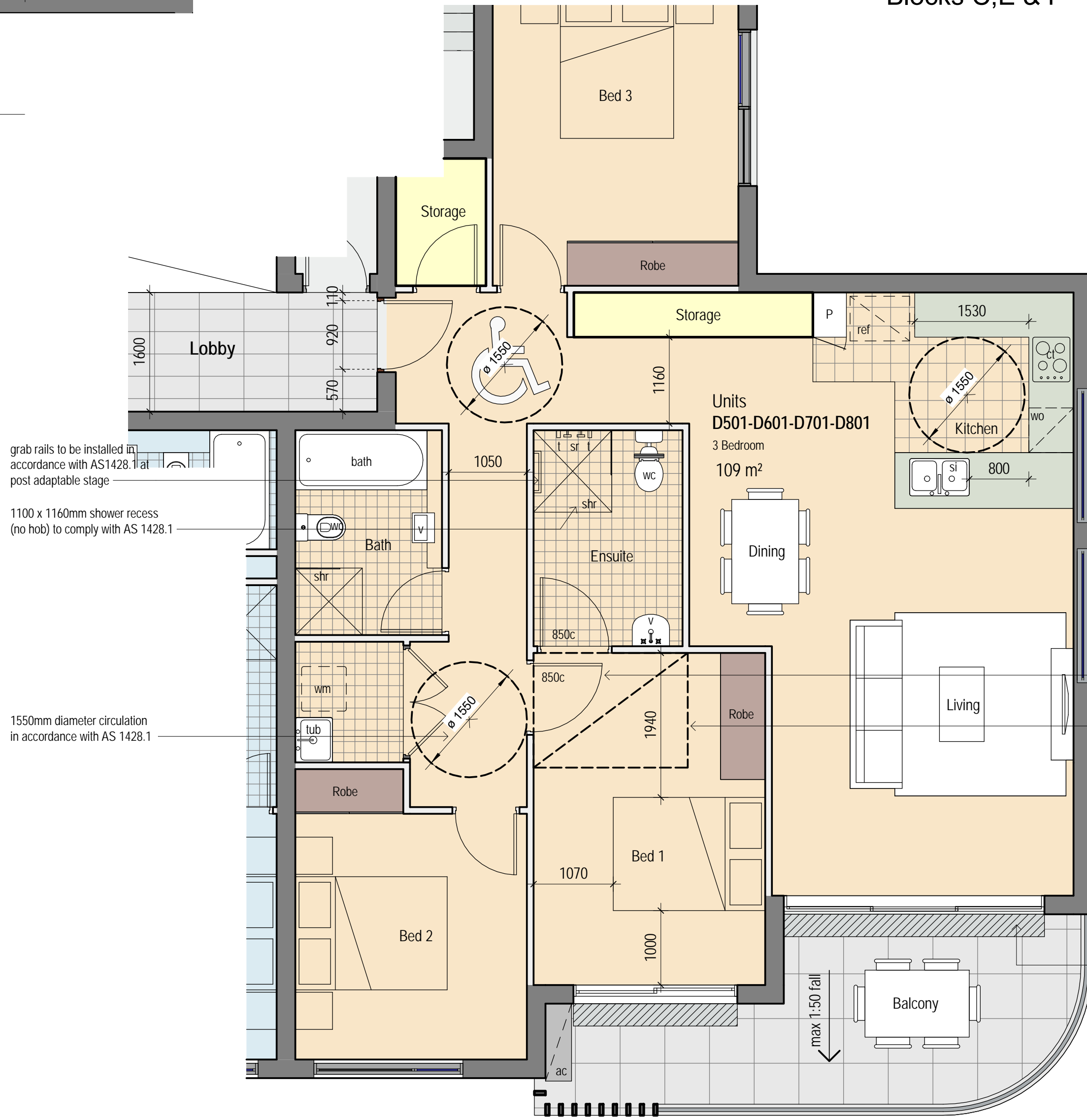
1 Post Adaptable
Typical Unit Layout
- Block A

1:100 @ A3



2 Post Adaptable
Typical Unit Layout
- Blocks C, E & F

1:100 @ A3

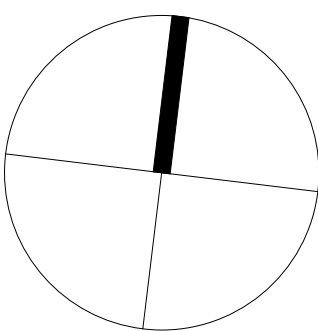


3 Post Adaptable
Typical Unit Layout
- Block D

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 ray height between 750mm and 1200mm.

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



1 AXO - Block A (1)

B



2 AXO - Block A (2)

B

B

ISSUE B - AMENDMENTS - 15.07.21

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

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



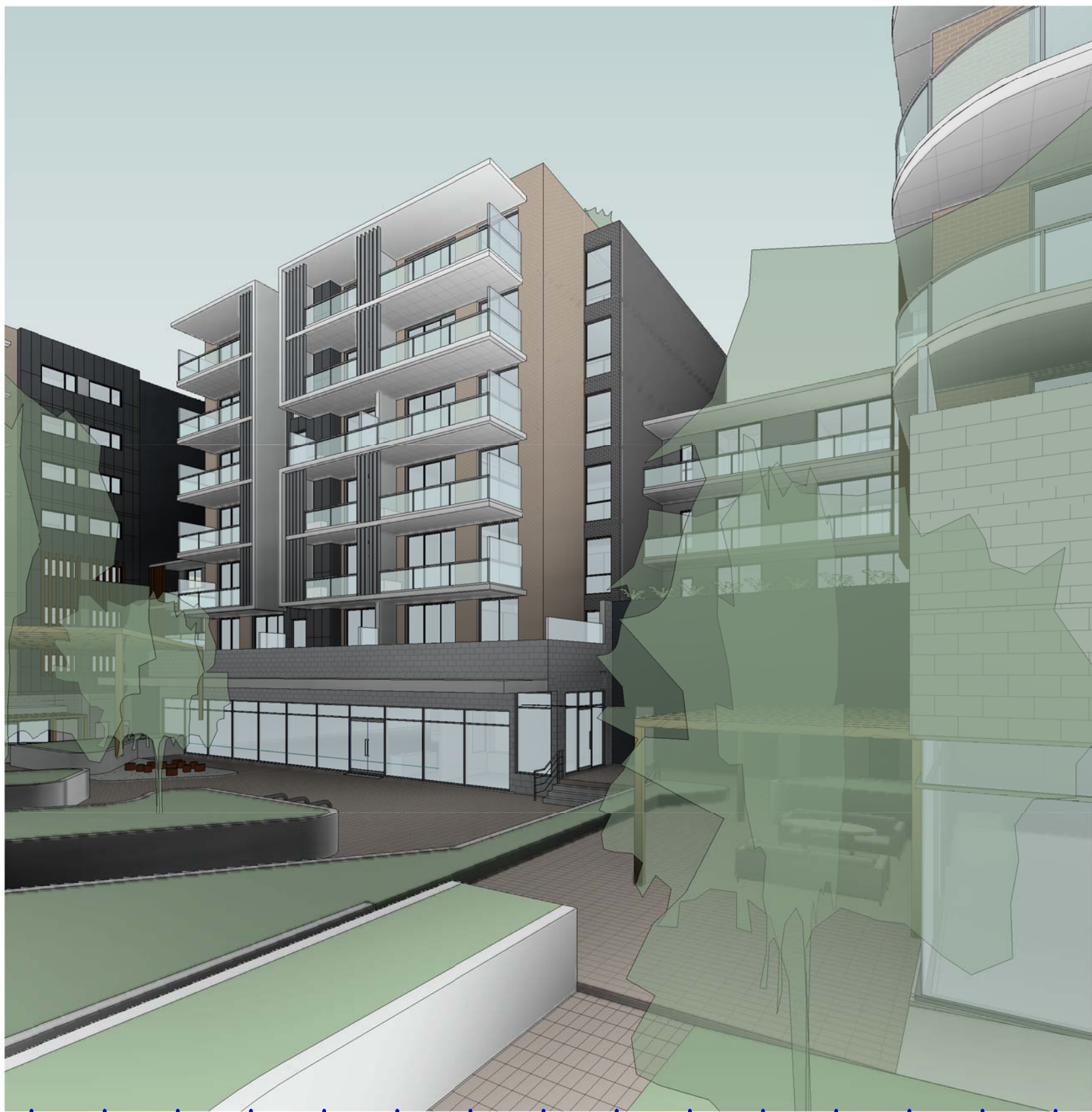


1 AXO - Block B (1)

2 AXO - Block B (2)

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

Issue	Issue description	Date
B	Amendments To Address SOFAC	15.07.21
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					
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)

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

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		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title 3D Study - Block C		
Drawn A.S	Scale	Checked Checker
Job No 2435	Drawing No. 57	Issue B

DEVELOPMENT APPLICATION





1 AXO - Block D (1)



2 AXO - Block D (2)

ISSUE B - AMENDMENTS - 15.07.21

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

ISSUE C - AMENDMENTS - 05.10.21

1. Bedroom Window in Units D506,D606,D706 & D806 relocated to eastern wall

Issue	Issue description	Date
C	Amendments To Address SOFAC	05.10.21
B	Amendments To Address SOFAC	15.07.21
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
3D Study - Block D

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



① AXO - Block E (1)



② AXO - Block E (2)

ISSUE B - AMENDMENTS - 15.07.21

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

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		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title 3D Study - Block E		
Drawn A.S	Scale	Checked Checker
Job No 2435	Drawing No. 59	Issue B

DEVELOPMENT APPLICATION





① AXO - Block F (1)



② AXO - Block F (2)

0 m 1 2m 5m



ISSUE B - AMENDMENTS - 15.07.21

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

Issue	Issue description	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 F

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



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

Issue	Issue description	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 - Overalls		
Drawn A.S	Scale	Checked Checker
Job No 2435	Drawing No. 61	Issue B



B

ISSUE B - AMENDMENTS - 15.07.21

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

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

B



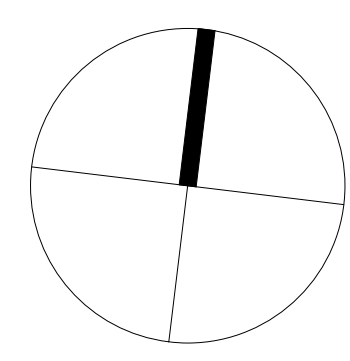
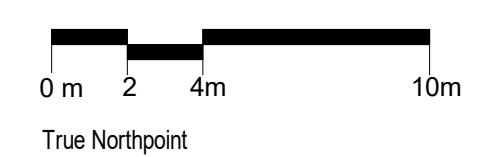
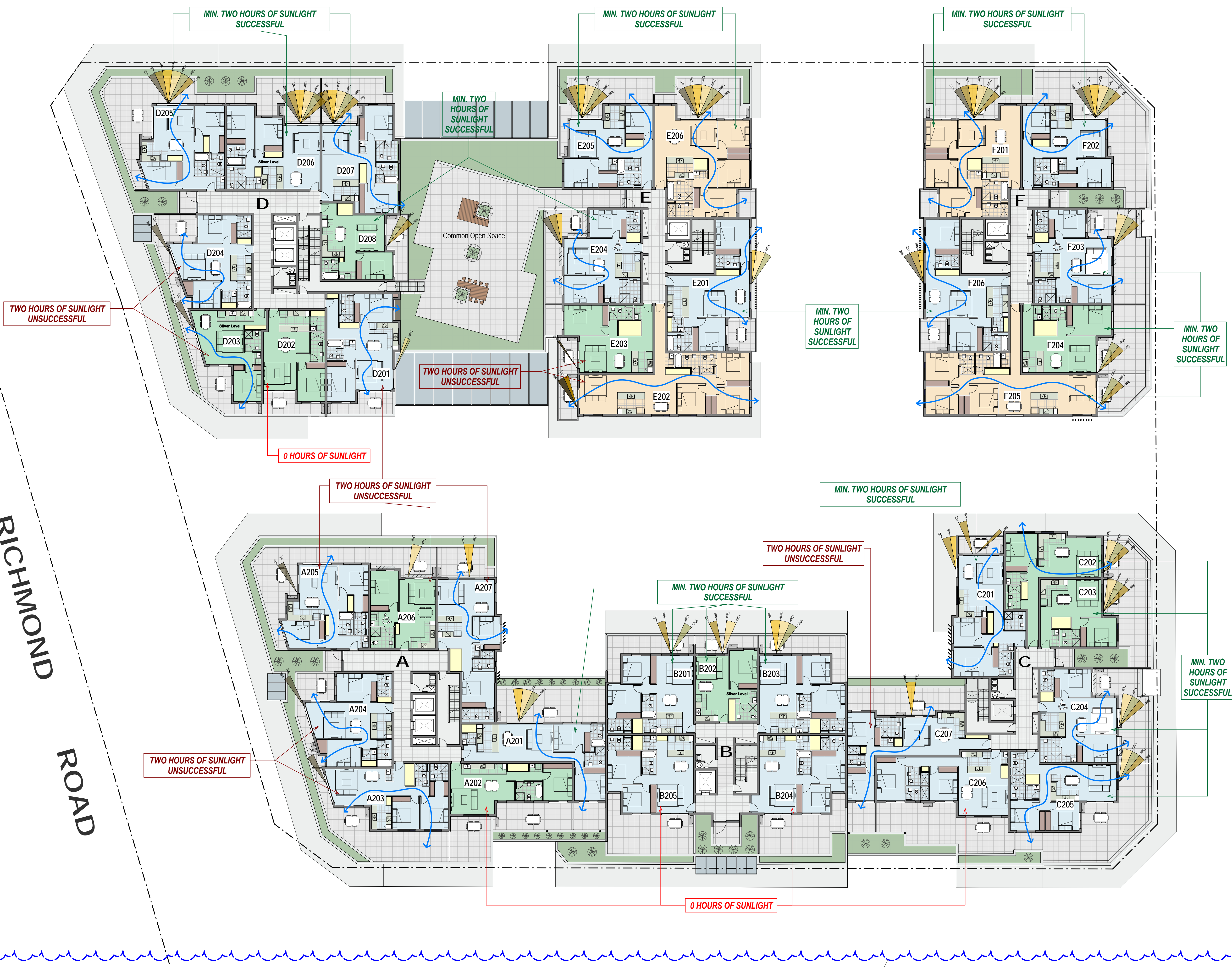
DEVELOPMENT APPLICATION

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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		
3D - Overalls 2		
Drawn	Scale	Checked
A.S		Checker
Job No	Drawing No.	Issue
2435	62	B

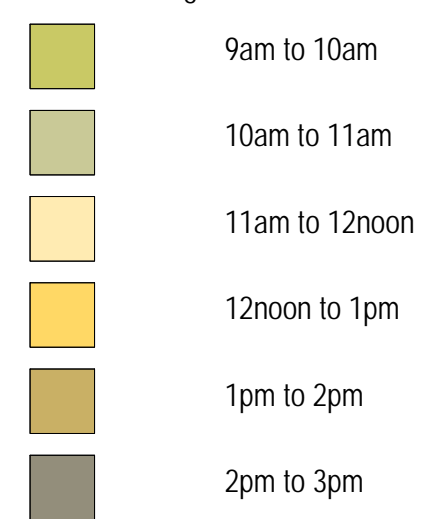
RICHMOND ROAD



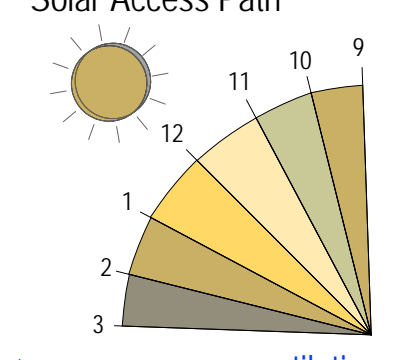
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June



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

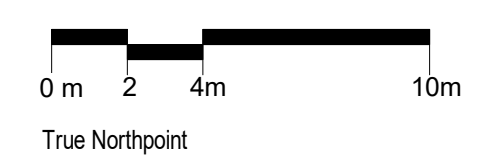
architex
Ryleton ply ltd t/as Architex T: 02 9633 5888
altn 32 003 315 142
Level 3, 7K Parkes Street Parramatta NSW 2150
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title L2 - Solar Access & Cross-Ventilation Diagrams		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 63	Issue B

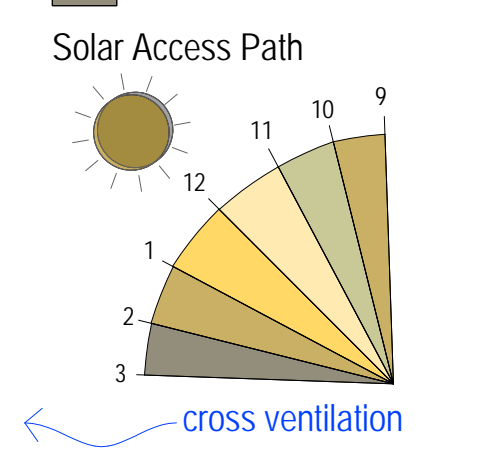
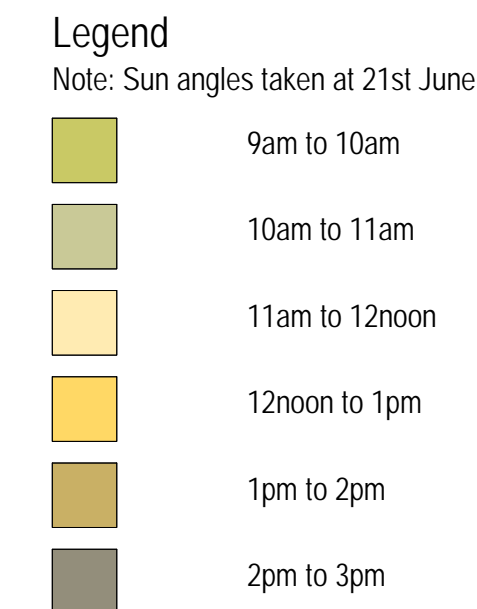
ISSUE B - AMENDMENTS - 15.07.21
1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.

DEVELOPMENT APPLICATION

RICHMOND ROAD



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



Notes:
- Refer to 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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Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

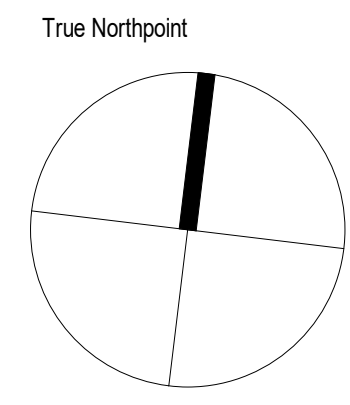
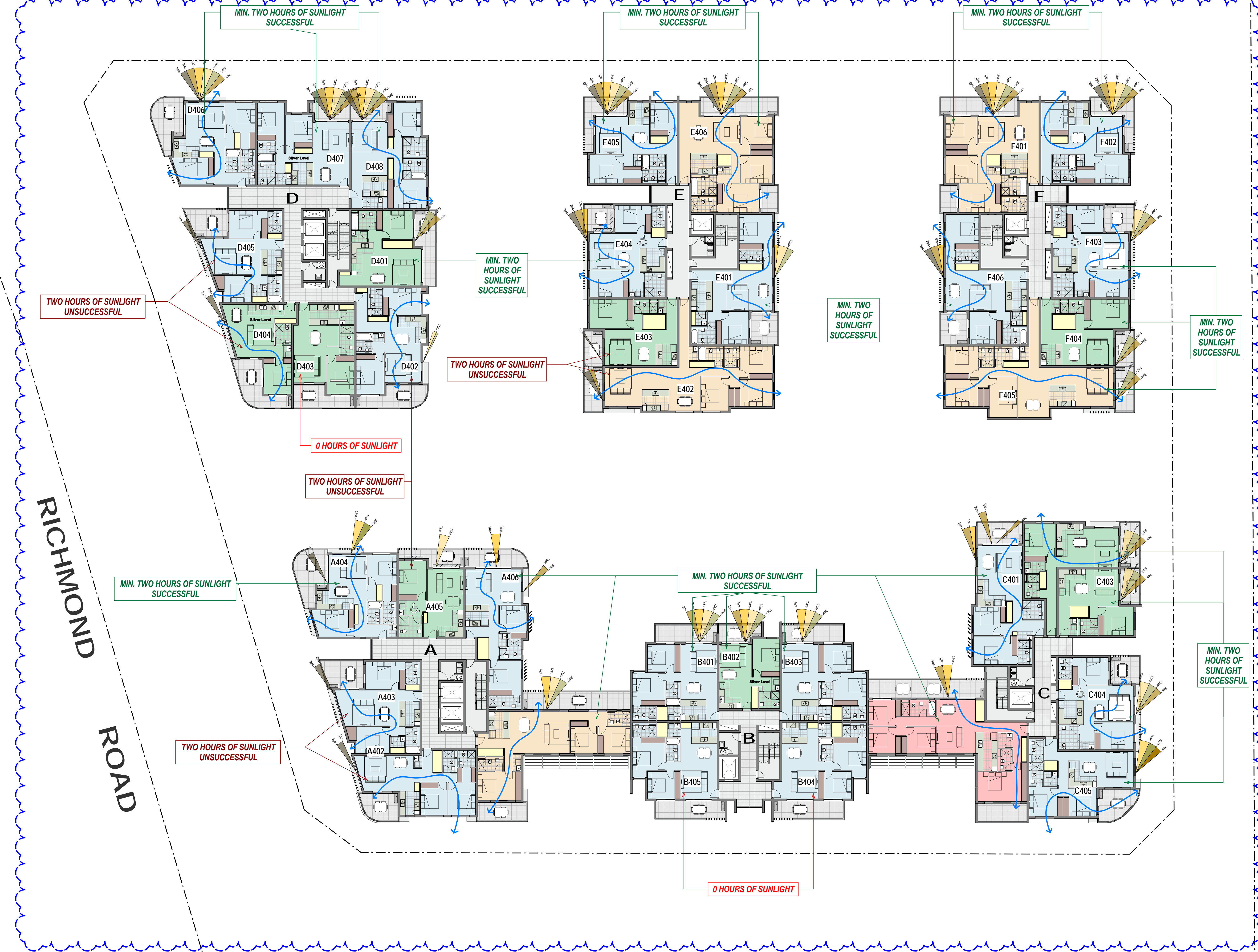
Project Address
971 Richmond Road, Marsden Park

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

Title
L3 - Solar Access & Cross-Ventilation Diagrams

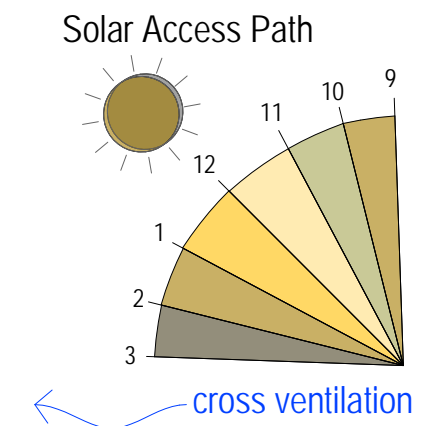
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 64	Issue B

ISSUE B - AMENDMENTS - 15.07.21
1. Solar access and Cross-ventilation diagrams updated to reflect updated floor plans.



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



Notes:
- Refer to hourly shadow diagrams that show no impact of overshadowing from other buildings unless otherwise indicated.
- Structural Columns, Glass Enclosures, 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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5888
alm 32 003 315 142

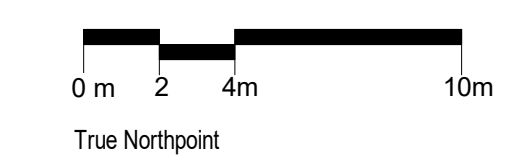
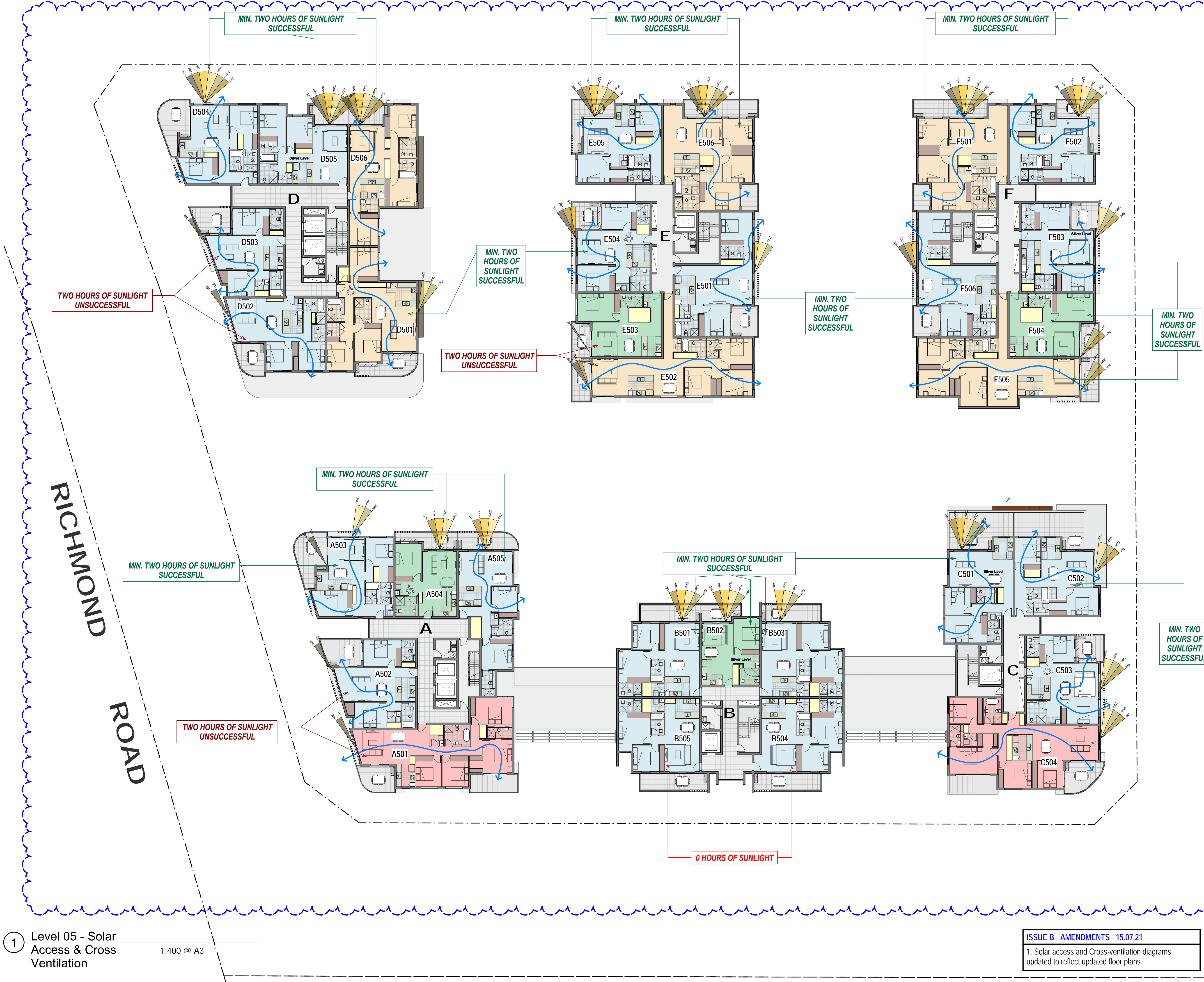
M : 0418 402 919
email@architex.com.au
www.architex.com.au

Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

T : 02 9633

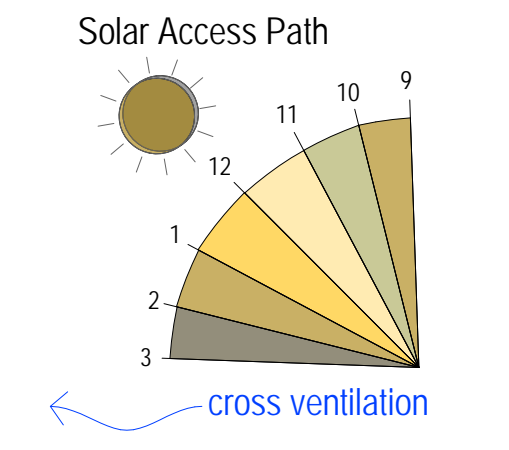
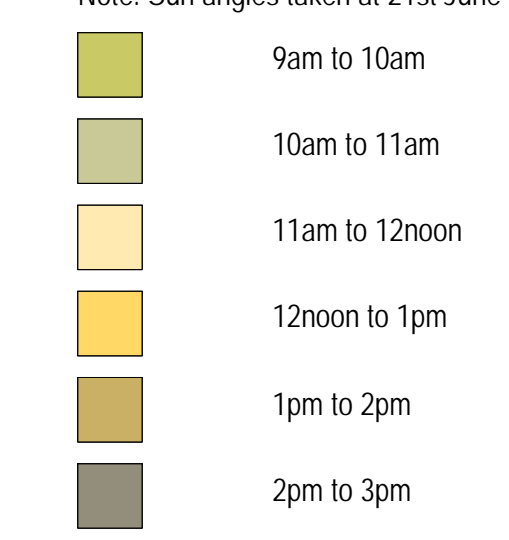
Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
L4 - Solar Access & Cross-Ventilation Diagrams		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No.	Drawing No.	Issue
2435	65	B

DEVELOPMENT APPLICATION



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



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

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Parramatta NSW 2150
Nominated Architect: 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
L5 - Solar Access &
Cross-Ventilation
Diagrams

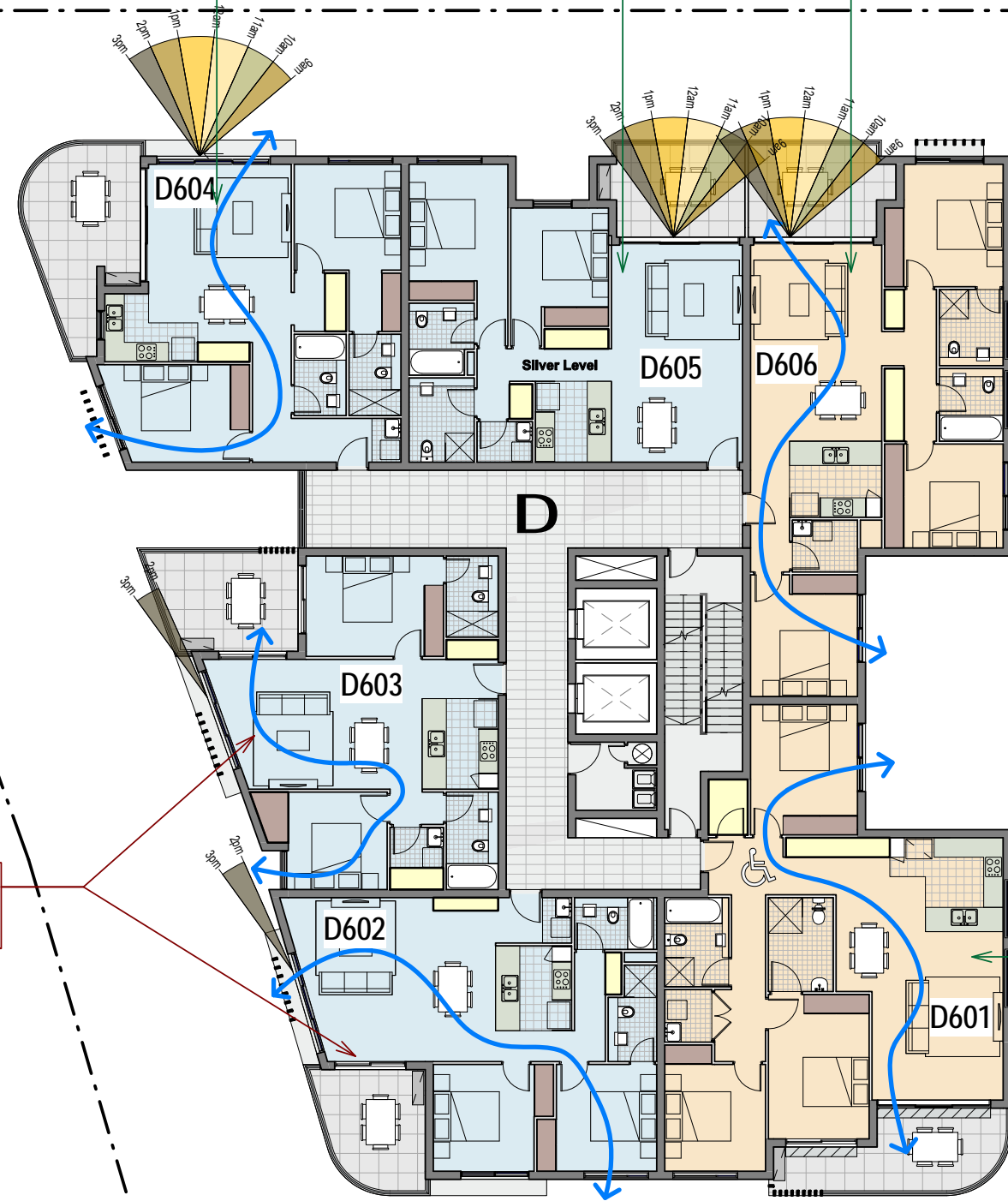
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 66	Issue B

DEVELOPMENT APPLICATION

RICHMOND ROAD

TWO HOURS OF SUNLIGHT UNSUCCESSFUL

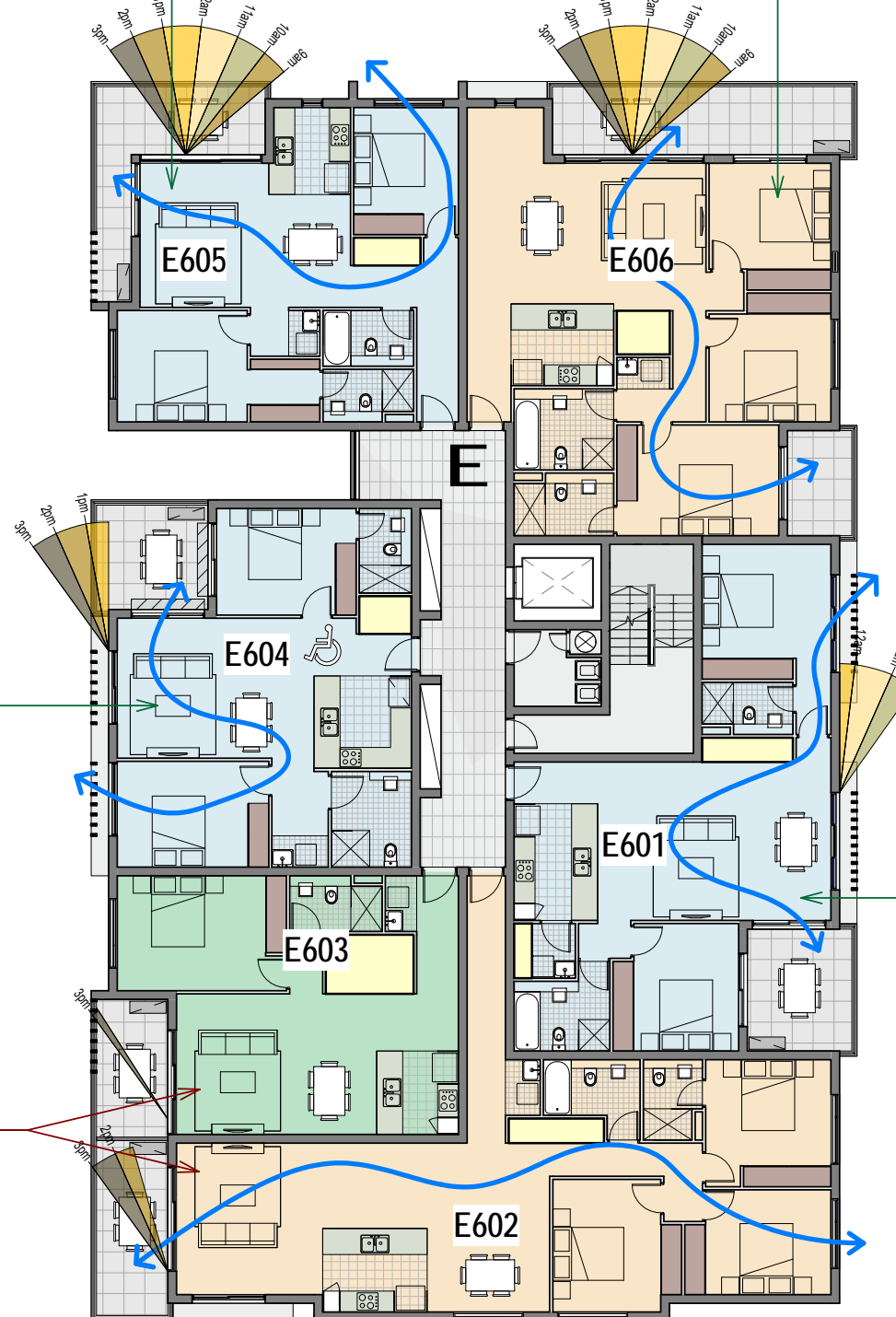
MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL



TWO HOURS OF SUNLIGHT UNSUCCESSFUL

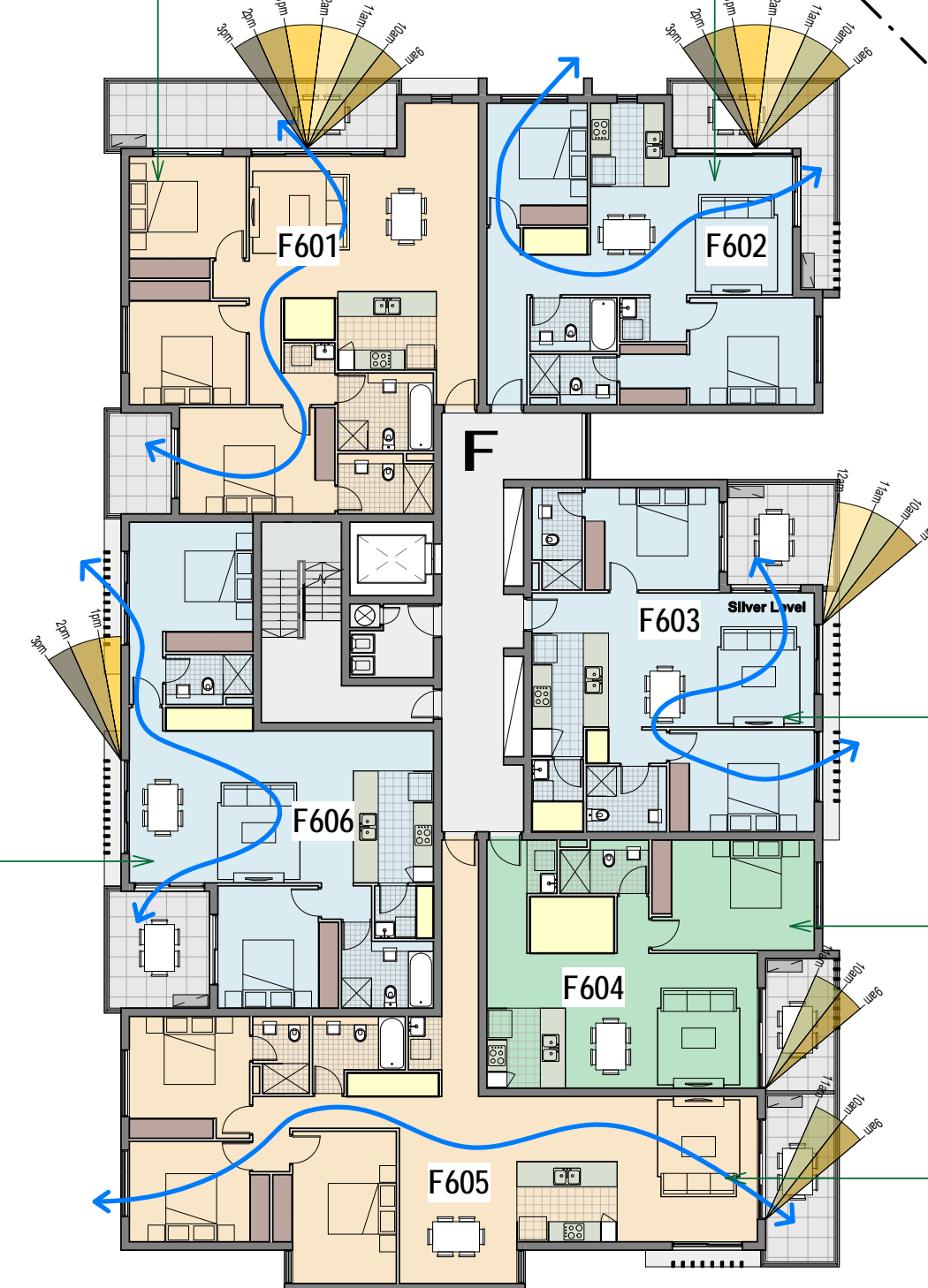
MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL

MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL



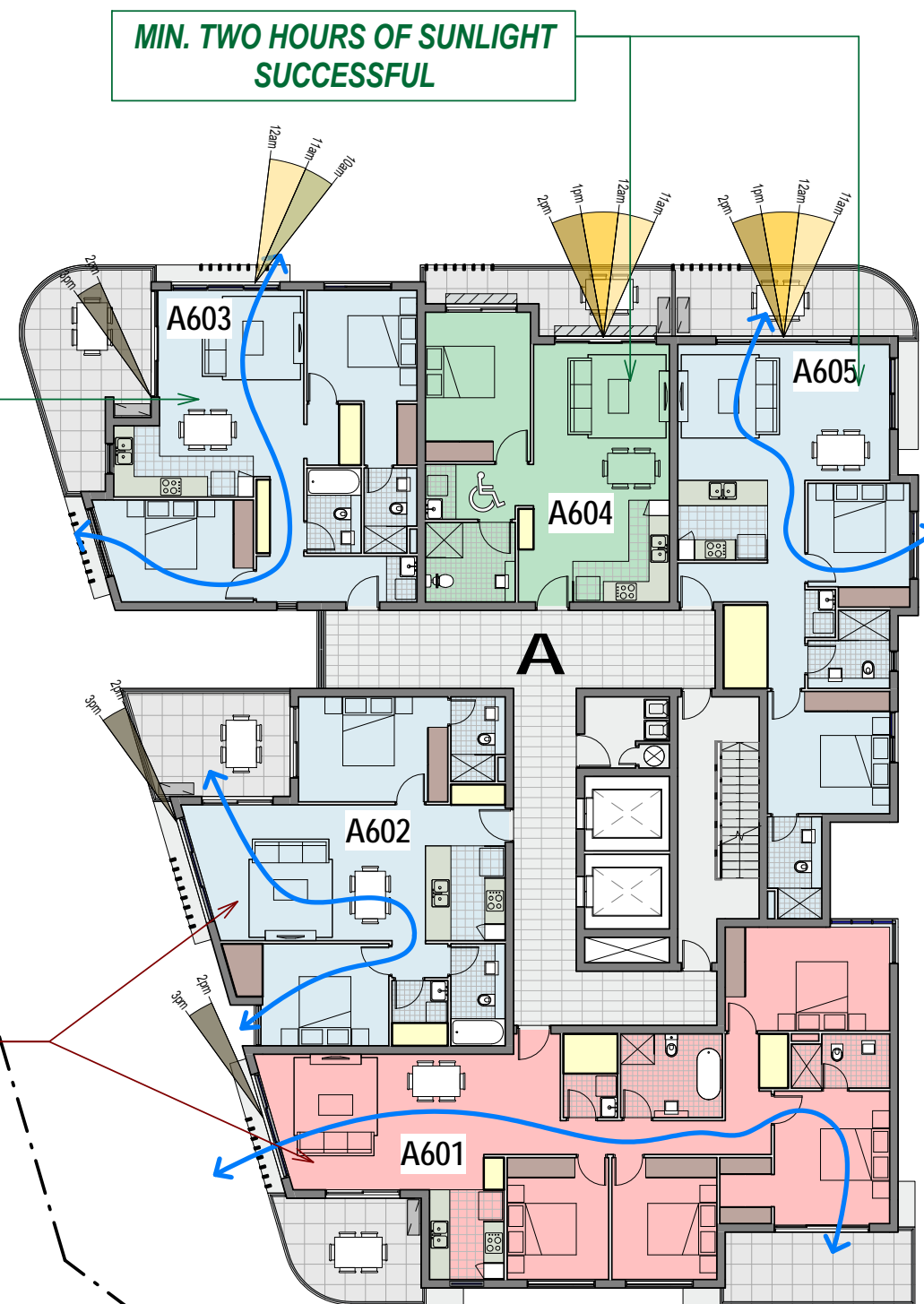
MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL

MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL



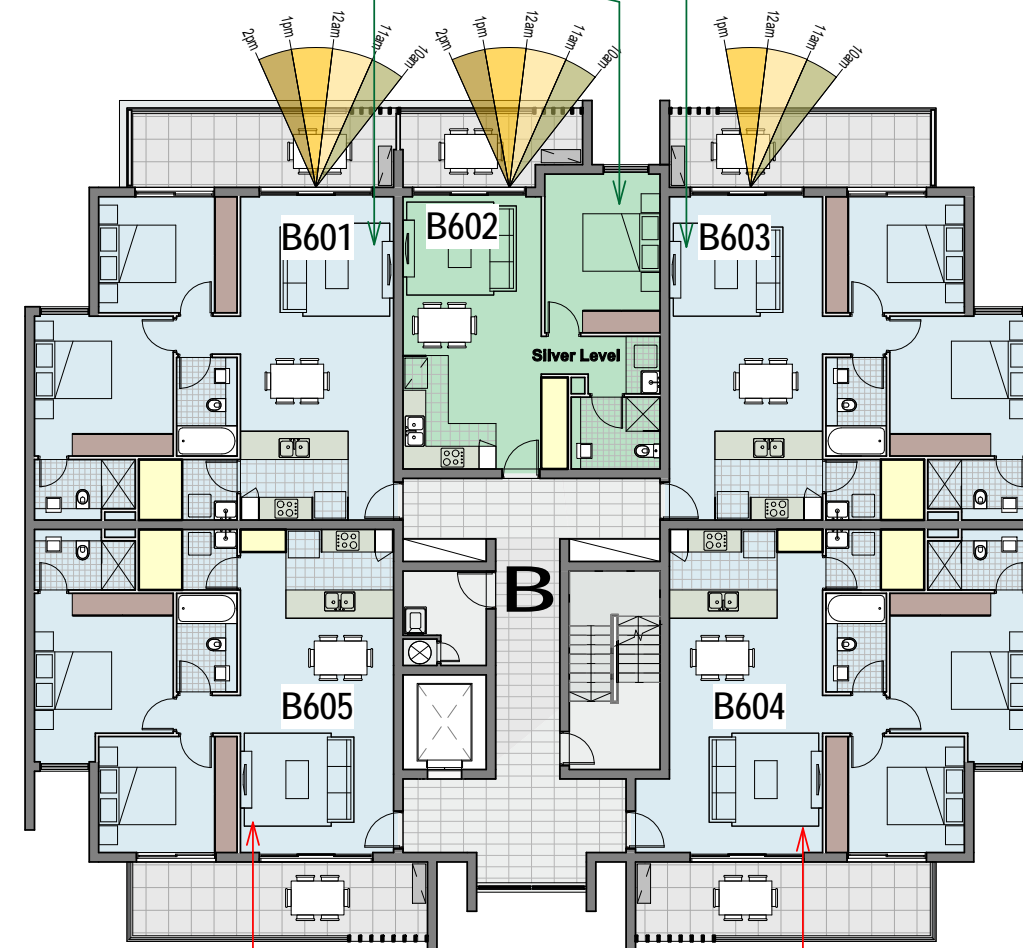
MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL

MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL



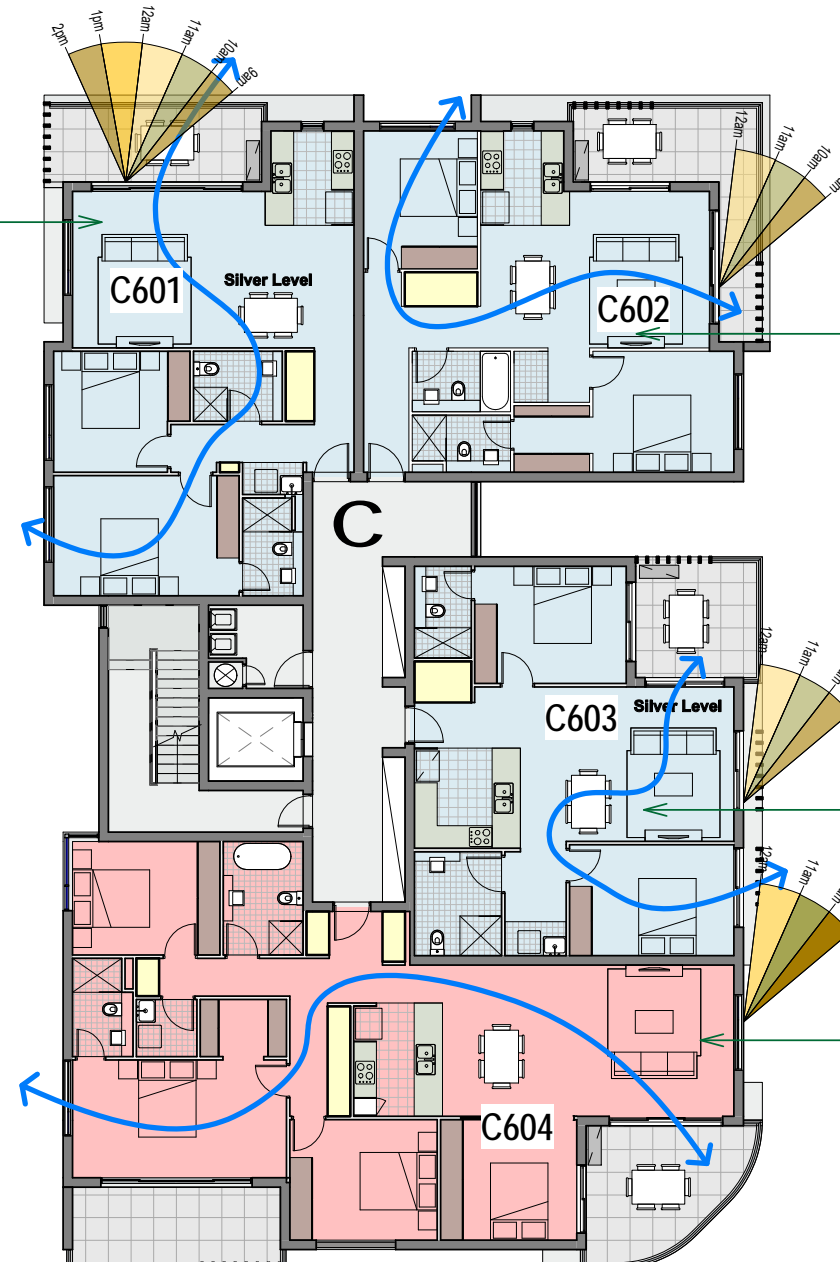
TWO HOURS OF SUNLIGHT UNSUCCESSFUL

MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL

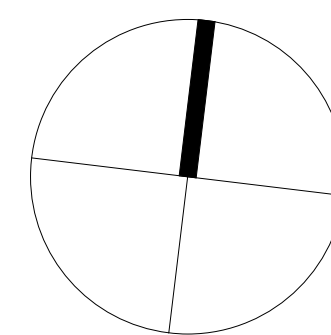


0 HOURS OF SUNLIGHT

MIN. TWO HOURS OF SUNLIGHT SUCCESSFUL



0 m 2 4m 10m
True Northpoint

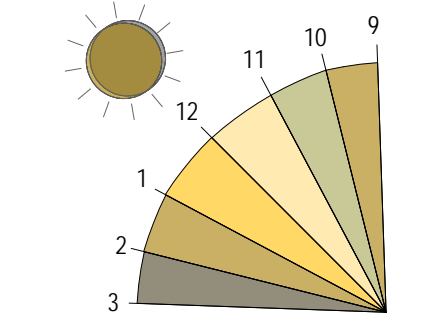


Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend
Note: Sun angles taken at 21st June



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 glazing 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%)
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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

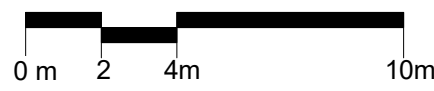
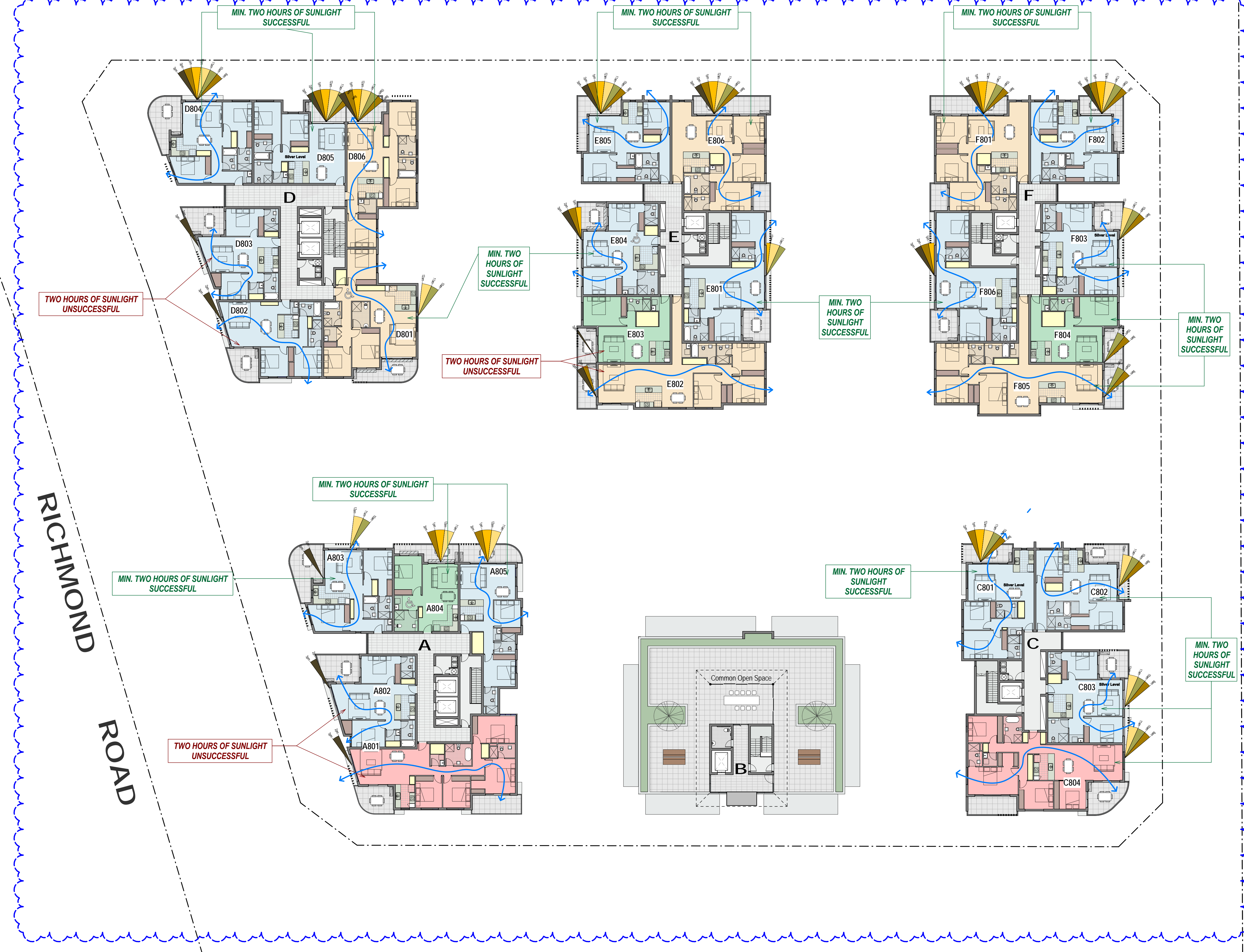
architex
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altn 32 003 315 142 M : 0418 402 919 email@architex.com.au
Level 3, 7K Parkes Street Parramatta NSW 2150 www.architex.com.au
Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
L6-7 - Solar Access & Cross-Ventilation Diagrams		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	67	B

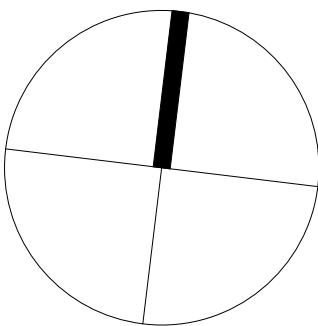
ISSUE B - AMENDMENTS - 15.07.21

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

DEVELOPMENT APPLICATION



True Northpoint



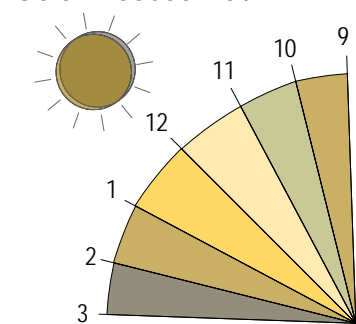
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Legend

Note: Sun angles taken at 21st June



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
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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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Parramatta NSW 2150
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

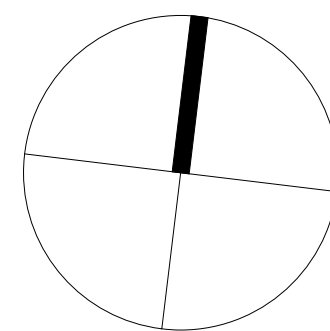
DEVELOPMENT APPLICATION

Project			
Proposed Mixed Use Development			
Project Address			
971 Richmond Road, Marsden Park			
Client			
iDream Property Pty Ltd and C & S Partners Pty Ltd			
Title			
L8 - Solar Access & Cross-Ventilation Diagrams			
Drawn	Scale	Checked	
A.S	1:400 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	68	B	

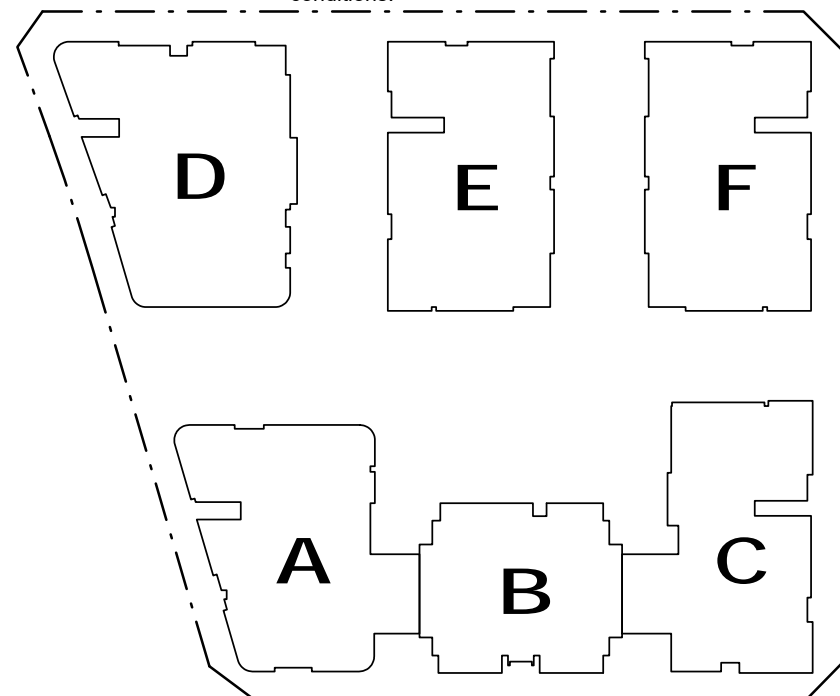
DEVELOPMENT APPLICATION

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. 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

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

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Nominated Architect: Robert Del Pizzo NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

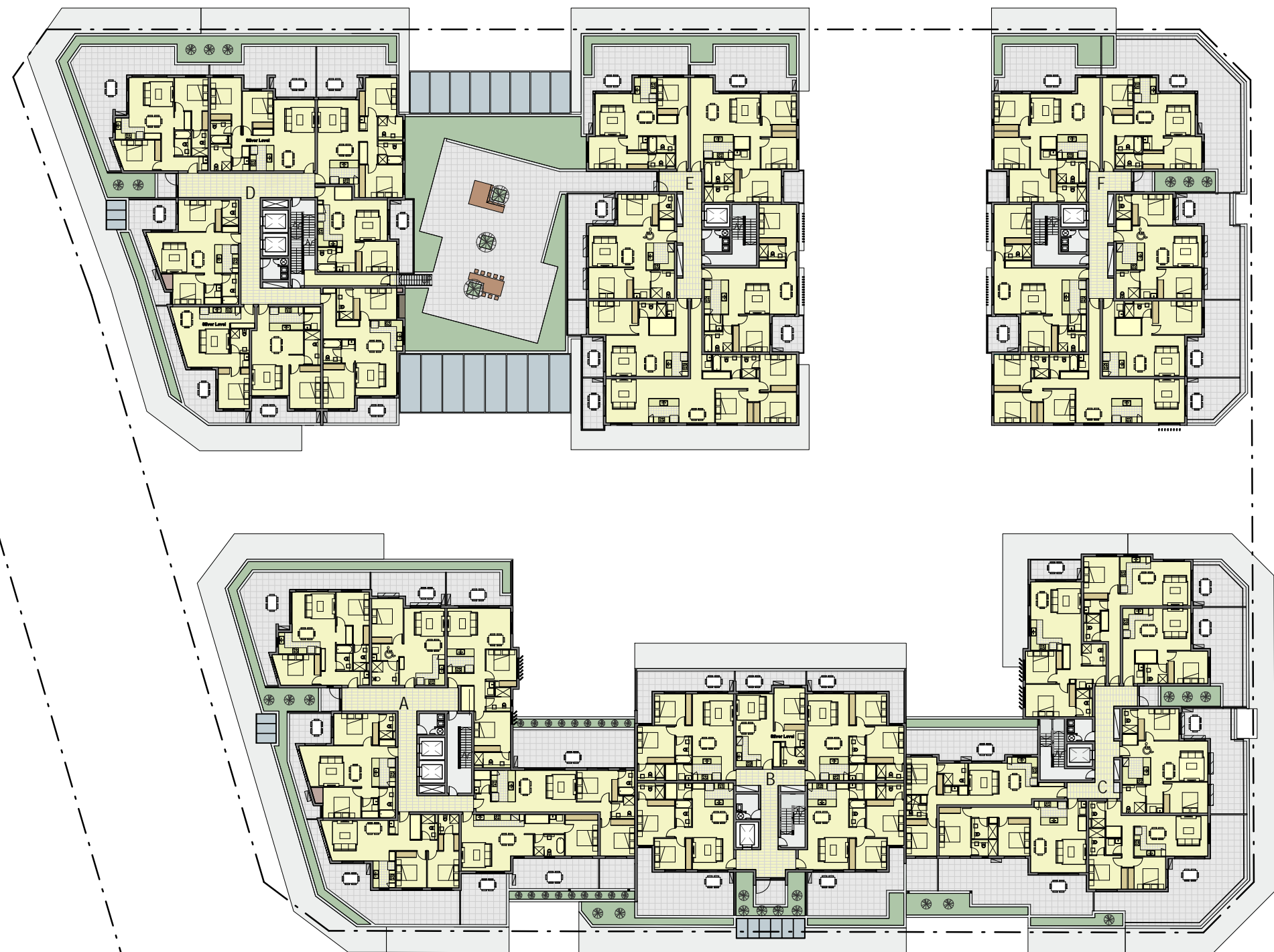
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
FSR Calculations

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

2 Level 01 - FSR Calculations

1:1000 @ A3



1 Level 02 - FSR Calculations

1:1000 @ A3

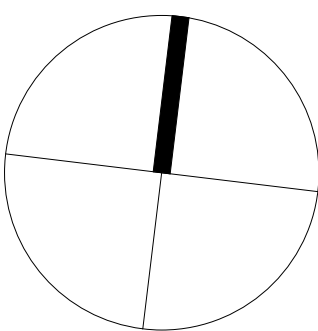


3 Level 03-04 - FSR Calculations

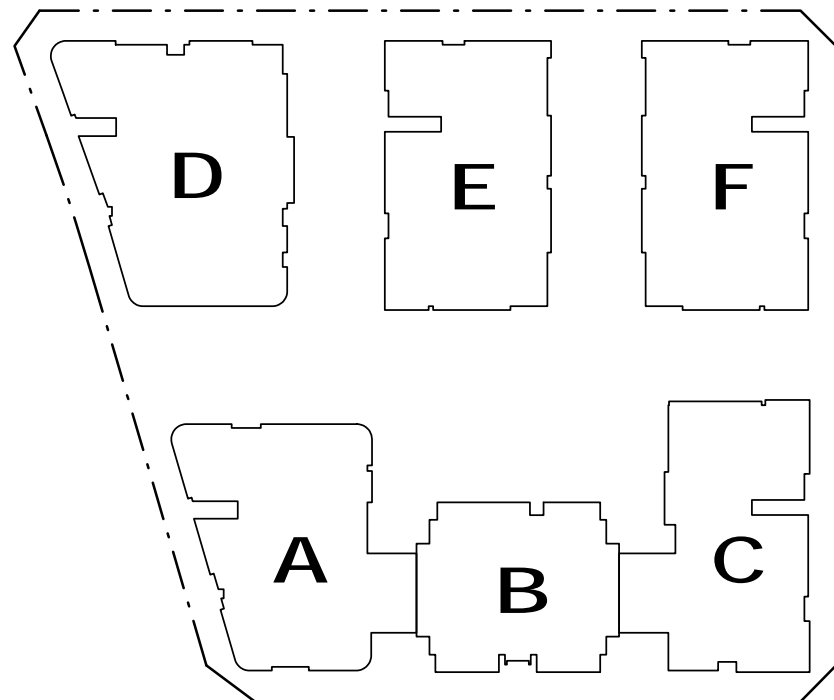
1:1000 @ A3

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.



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
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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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Nominated Architect 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
FSR Calculations 2

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

ISSUE B - AMENDMENTS - 15.07.21

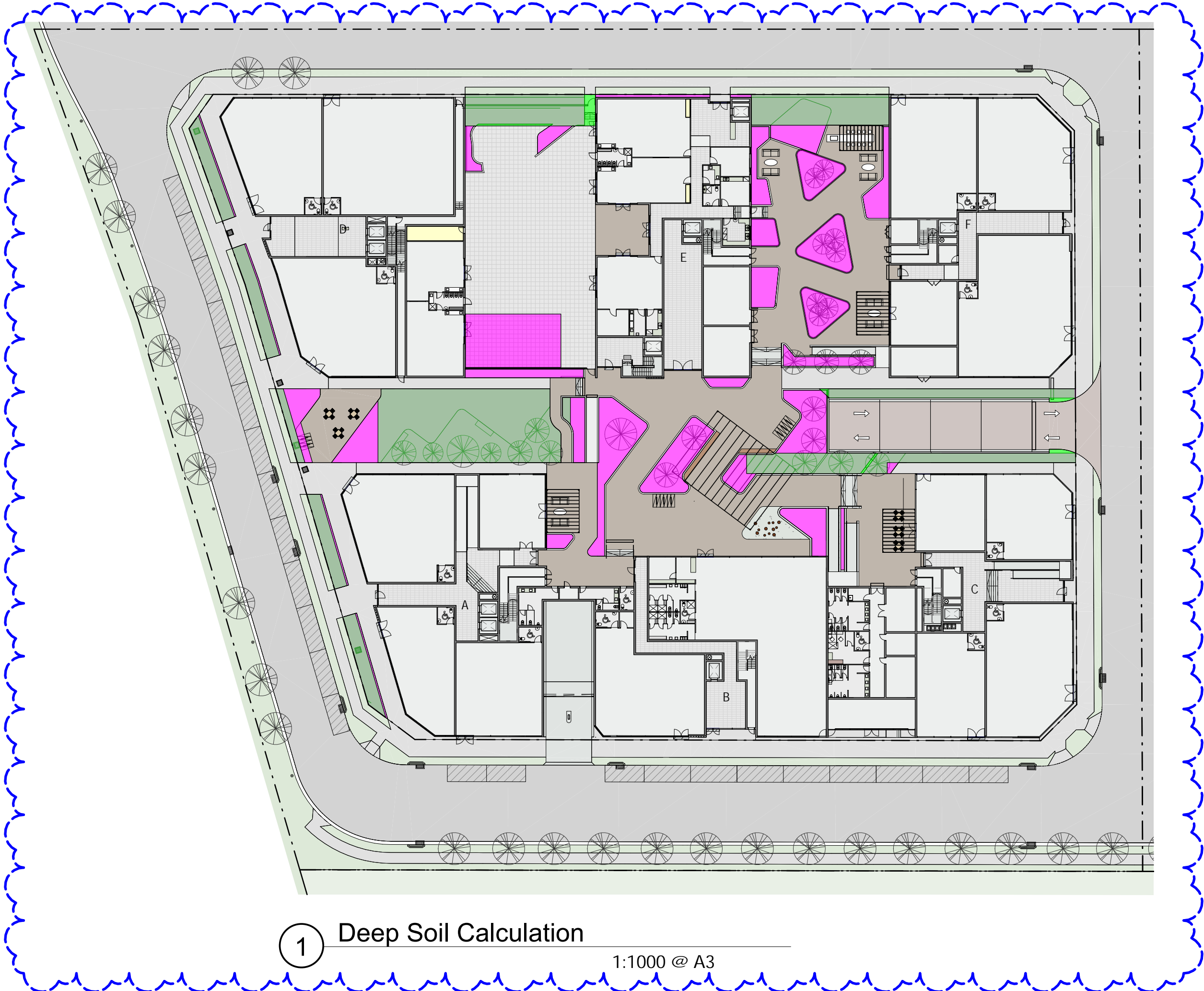
1. FSR Diagrams updated to reflect amended Site Area and changes to Floor Plans.

1 Level 05-07 - FSR Calculations

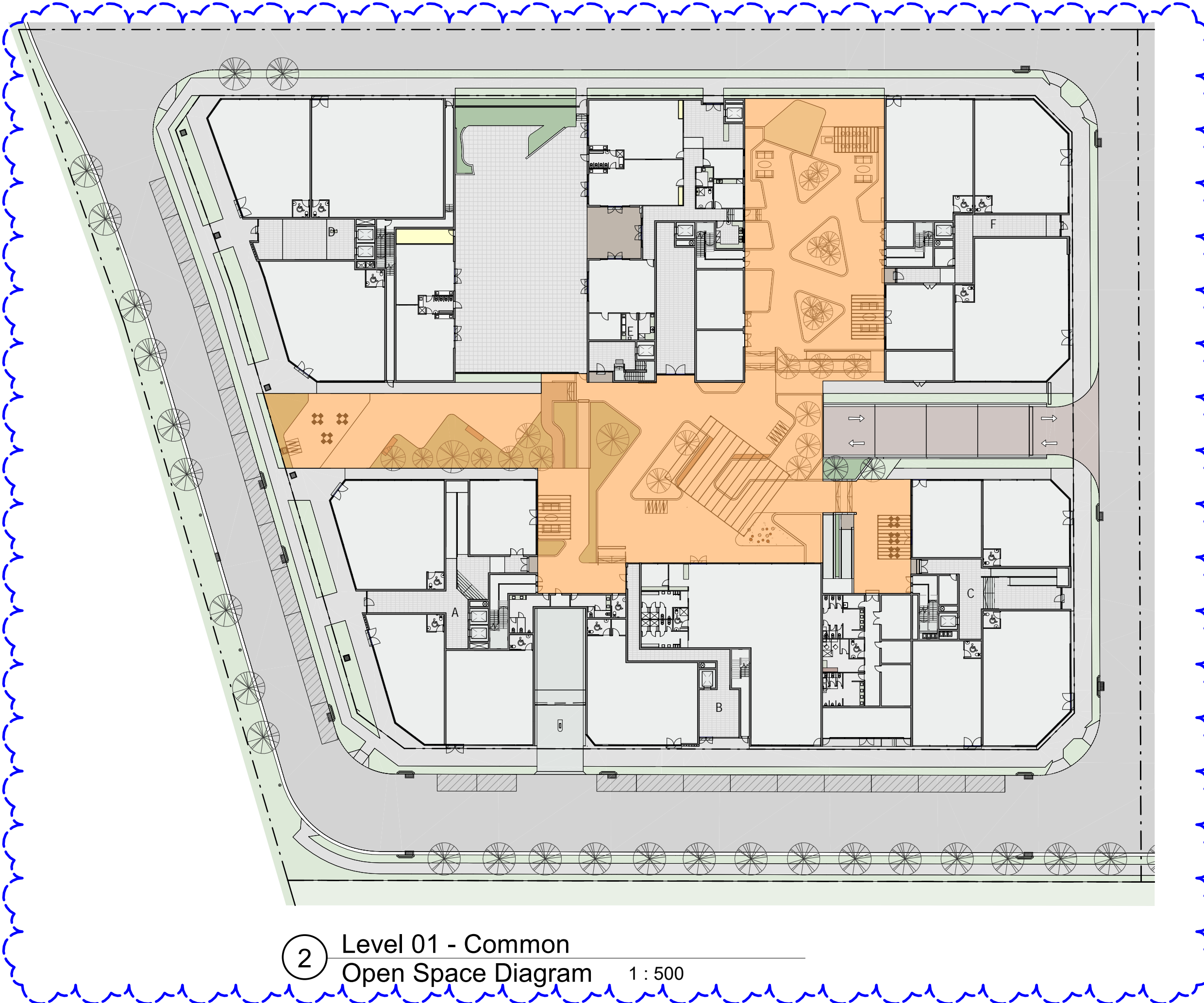
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2 Level 08 - FSR Calculations

1:1000 @ A3



1 Deep Soil Calculation



2 Level 01 - Common Open Space Diagram

0 m 5 10m 25m
True Northpoint

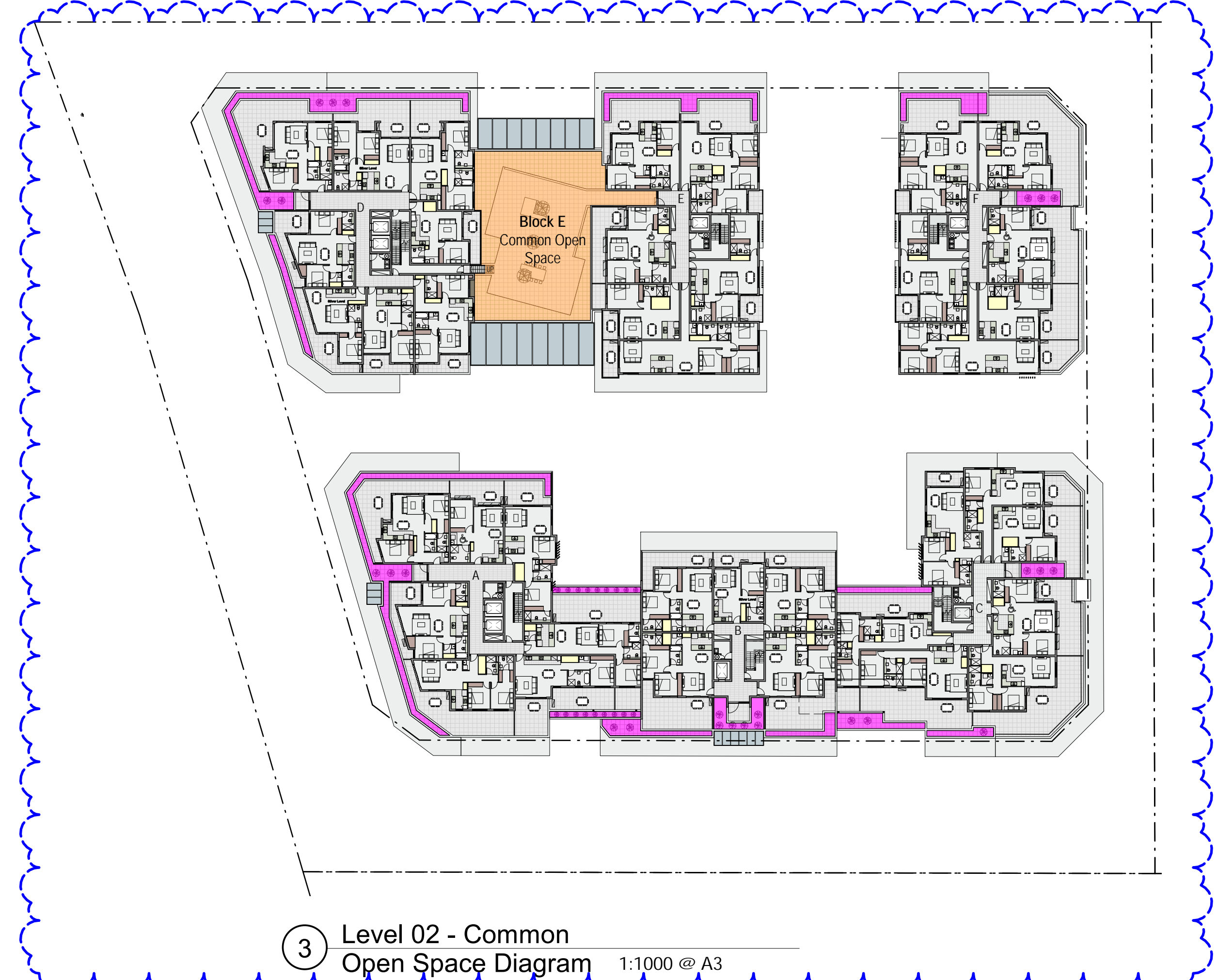
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

A B C D E F

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%)

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



4 Level 08 - Common Open Space Diagram

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email@architex.com.au
www.architex.com.au

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

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

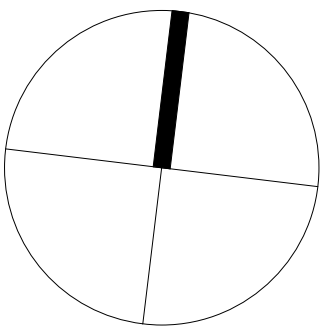
Title
Common Open Space & Deep Soil Diagrams

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

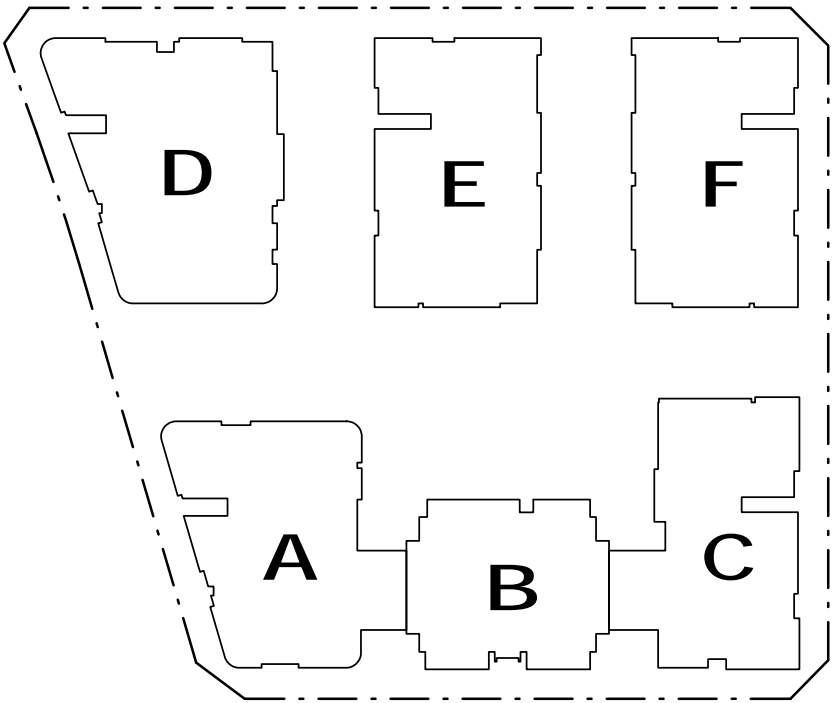
DEVELOPMENT APPLICATION

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 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

Project Address
971 Richmond Road, Marsden Park

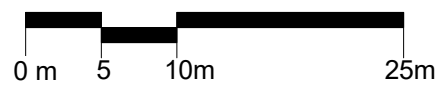
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Shadow Diagram - 9
am, 21 June

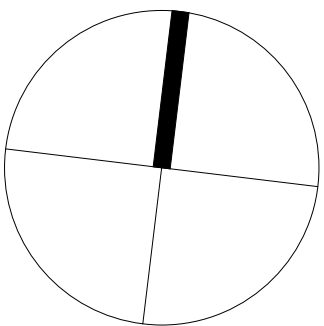
Drawn A.S	Scale 1:1000 @ A3	Checked Checker
Job No 2435	Drawing No. 72	Issue B

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

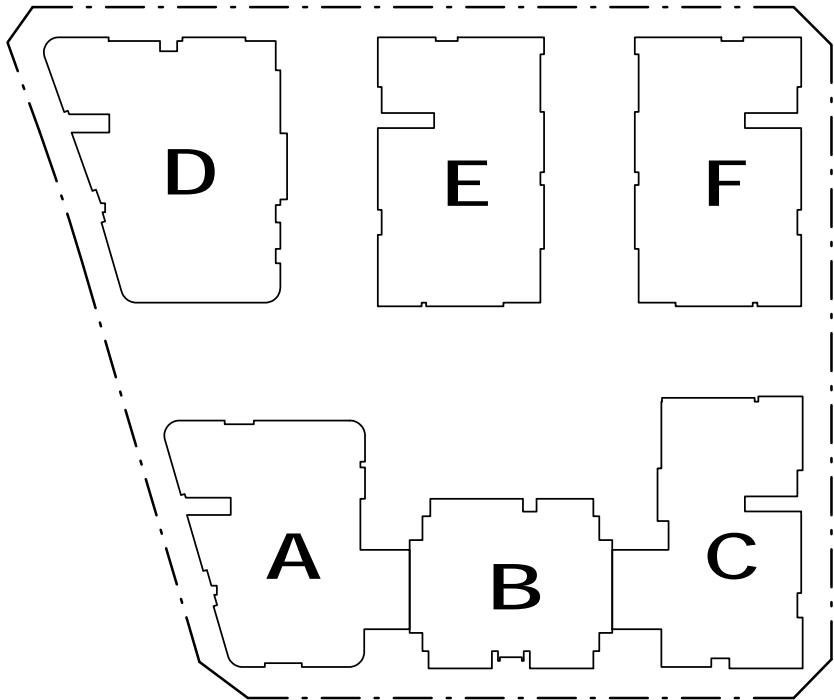
SHADOWS CAST
BY PROPOSED BUILDING



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



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Level 3, 7K Parkes Street www.architex.com.au
Parramatta NSW 2150
Nominated Architect: 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
Shadow Diagram -
12 Noon, 21 June

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

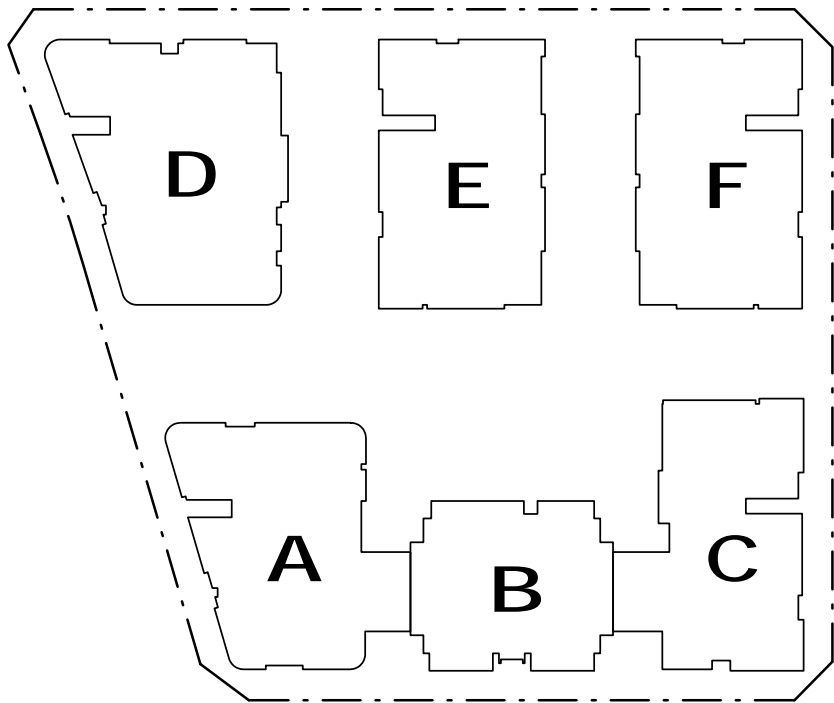
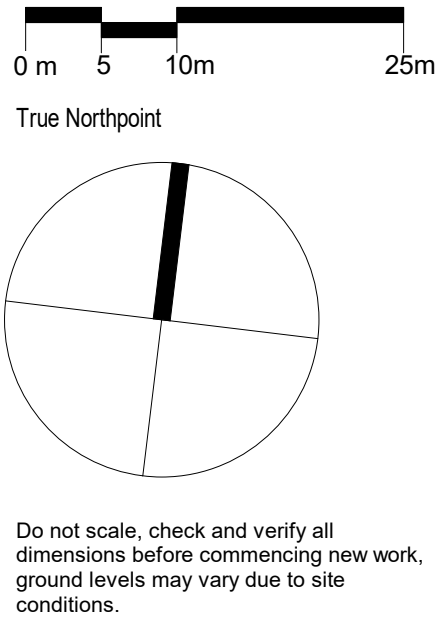
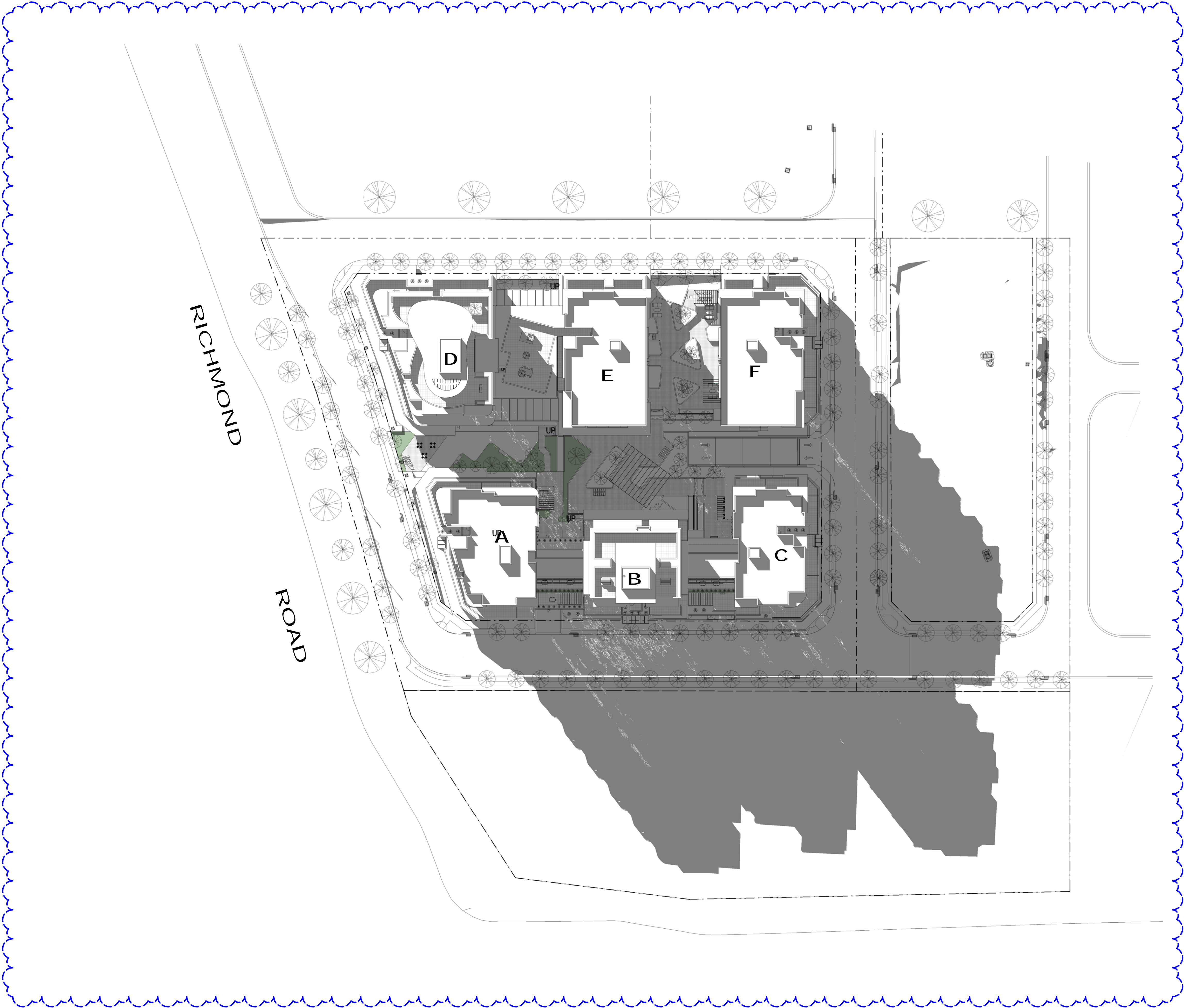
RICHMOND

ROAD

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

SHADOWS CAST
BY PROPOSED BUILDING

DEVELOPMENT APPLICATION



ISSUE B - AMENDMENTS - 15.07.21

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

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

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Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect:

T : 02 9633
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

Shadow Diagram - 3
pm, 21 June

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

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

SHADOWS CAST
BY PROPOSED BUILDING

DEVELOPMENT APPLICATION