

DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DA DRAWING LIST

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BASIX COMMITMENTS

The BASIX commitments set out below regulate how the proposed development is to be carried out.

WATER

- The applicant must install a rainwater tank of at least 5,000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
- The rainwater tank must be configured to collect rain runoff from at least 250m² of roof area
- The applicant must connect the rainwater tank to: at least one outdoor tap

THERMAL

- The applicant must construct all building fabric and glazing in accordance with the specifications listed below
- External walls:
 - Minimum 100mm tilt-up concrete (or the like) + internal stud and plasterboard with minimum **R2.0** insulation (insulation value only).
 - Default external wall colour modelled.
- Intertenancy walls:
 - Minimum 100mm concrete walls where lifts and stairs are adjacent.
 - Plasterboard on studs to all other areas.
 - No insulation required.
- Internal walls:
 - Plasterboard on studs to all other areas.
 - No insulation required.
- Slabs and Ceiling:
 - Minimum 150mm concrete slab between levels, with plasterboard ceilings.
 - Minimum **R4.0** insulation (insulation value only) to all Level 15 units where roof is over.
 - Minimum **R1.1** (insulation value only) to Level 14 units where Level 15 balcony is over habitable areas below
 - No additional insulation to all other levels
 - Light roof colour S.A < 0.4.
- Floor coverings:
 - Default floor coverings modelled
- Sealed LED downlights are proposed to all areas with default values modelled. All exhaust fans are to be sealed.
- Windows:
 - The following Total System requirements must also be satisfied in relation to each window and glazed door:
 - Default specification - U-Value of **4.5** and a SHGC of **0.61**
 - Glazing upgrade #1 (refer to BASIX report for locations) - U-Value of **4.8** and a SHGC of **0.34**
 - Glazing upgrade #2 (refer to BASIX report for locations) - U-Value of **3.00** and a SHGC of **0.26**
- External screens as shown on the elevations must be capable of filtering 80% of summer solar light.

ENERGY

- The applicant must install the following central hot water system in the development: gas fired boiler – minimum R1.0 piping insulation to all internal and external piping
- The applicant must install a photovoltaic system with the capacity to generate at least 40 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.



GFA	
LEVEL	AREA
GROUND LEVEL	1105.5 m²
LEVEL 01	1192.1 m²
LEVEL 02	856.0 m²
LEVEL 03	856.0 m²
LEVEL 04	856.0 m²
LEVEL 05	856.0 m²
LEVEL 06	856.0 m²
LEVEL 07	856.0 m²
LEVEL 08	856.0 m²
LEVEL 09	856.0 m²
LEVEL 10	856.0 m²
LEVEL 11	856.0 m²
LEVEL 12	856.0 m²
LEVEL 13	856.0 m²
LEVEL 14	834.0 m²
LEVEL 15	63.5 m²
TOTAL	13467.6 m²

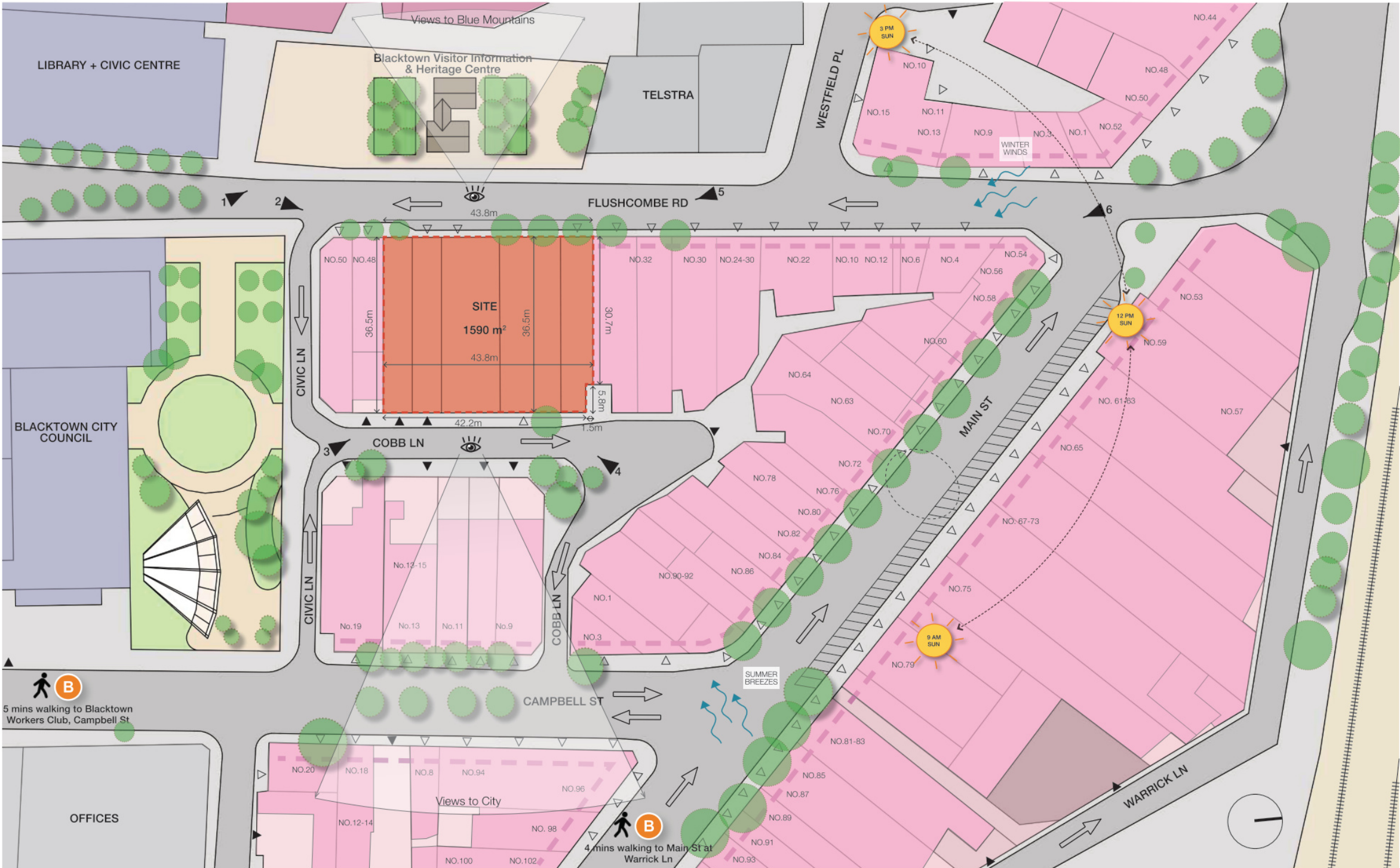
DCP FSR	
SITE AREA	1592.096m²
PERMISSIBLE FSR	-
PERMISSIBLE GFA	-
PROPOSED FSR	
GFA	FSR
13467.6 m²	8.65
CARPARKING	
PARKING LEVELS	PROPOSED
BASEMENT 1	25
BASEMENT 2	34
BASEMENT 3	35
BASEMENT 4	37
BASEMENT 5	37
BASEMENT 6	38
TOTAL	206

UNIT MIX							
LEVEL	1B	1B+S	2B	3B	SUBTOTAL	CROSS	SOLAR 2h
LEVEL 02	5	2	4	0	11	8	8
LEVEL 03	5	2	4	0	11	8	8
LEVEL 04	5	2	4	0	11	8	8
LEVEL 05	5	2	4	0	11	8	8
LEVEL 06	5	2	4	0	11	8	8
LEVEL 07	5	2	4	0	11	8	8
LEVEL 08	5	2	4	0	11	8	8
LEVEL 09	5	2	4	0	11	8	8
LEVEL 10	5	2	4	0	11	8	8
LEVEL 11	5	2	4	0	11	8	8
LEVEL 12	5	2	4	0	11	8	8
LEVEL 13	5	2	4	0	11	8	8
LEVEL 14	0	0	2	5	7	6	5
TOTAL	60	24	50	5	139	102	101
	43.2%	17.3%	36.0%	3.6%	100%	73.4%	72.7%

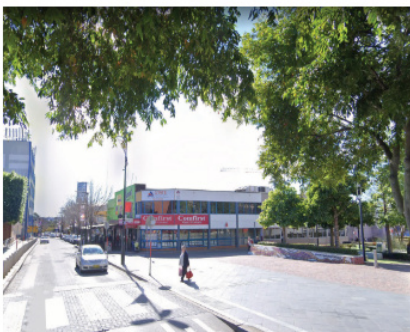
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	A	25/11/2020	For Coordination	RU				PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	SCALE	DATE	DRAWN	CHECKED			
	B	28/01/2021	DA SUBMISSION	RU					NTS	14/09/2021	PA	RU			
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	D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU											
	E	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU											
	F	14/09/2021	REVISED ISSUE	RU											

MAP KEY

- Site: 34-46 Flushcombe Rd
- Main Road
- Parklands
- Heritage listed centre
- Retail active frontage
- Vehicular access
- Pedestrian access
- Shopping mall
- 1+2 Story retail/commercial buildings
- Communal facilities
- Trees
- Bus Stop
- Traffic Direction
- Street Canopy
- Diagonal street parking
- 1
- 2
- 3
- 4
- 5
- 6
- Views



1. From Flushcombe Rd looking North West



2. From Flushcombe Rd looking North East



3. From Cobb Ln looking North West



4. From Cobb Ln looking South West



5. From Flushcombe Rd looking South East



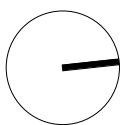
6. From Crn Flushcombe Rd and Main St looking South

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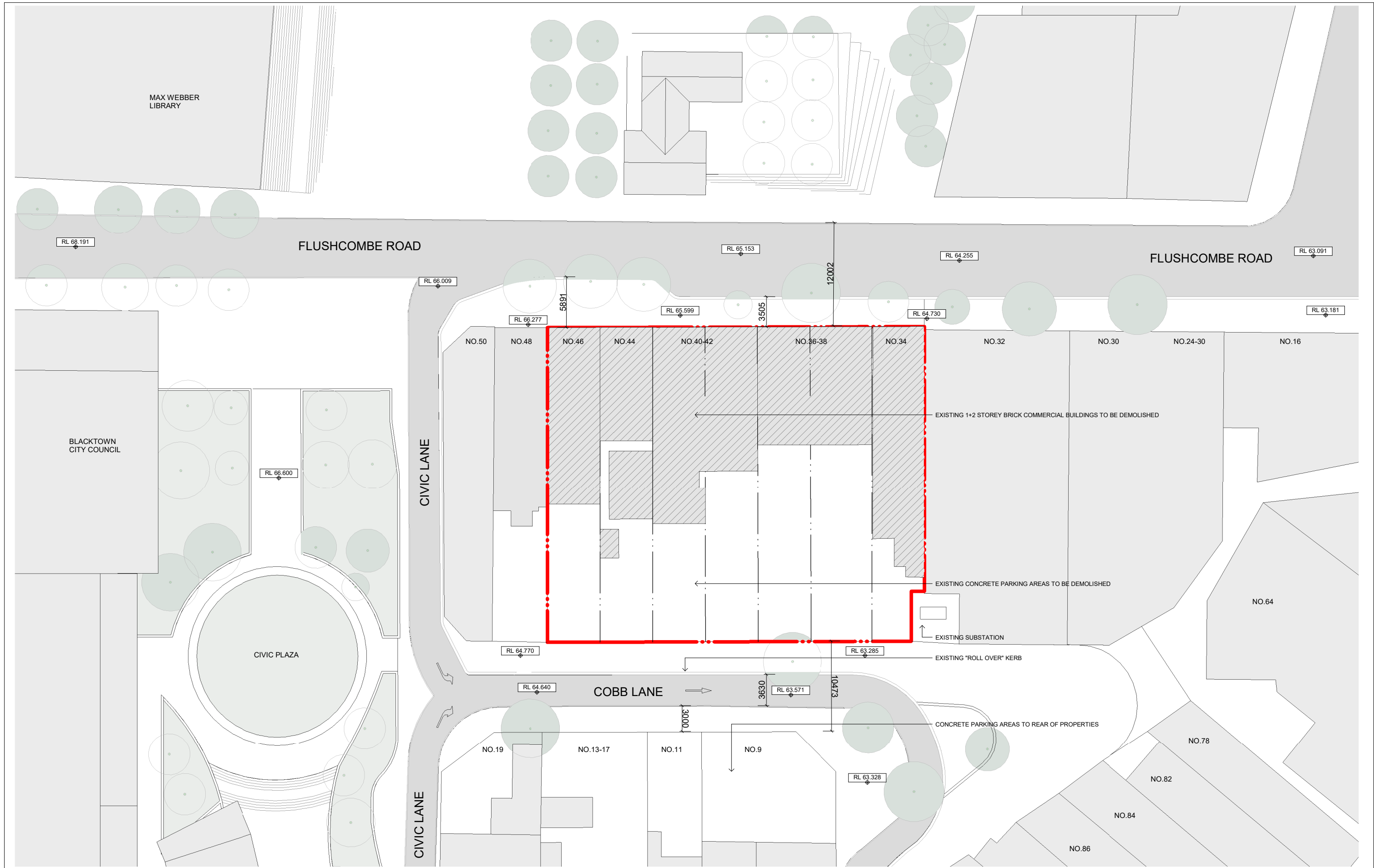


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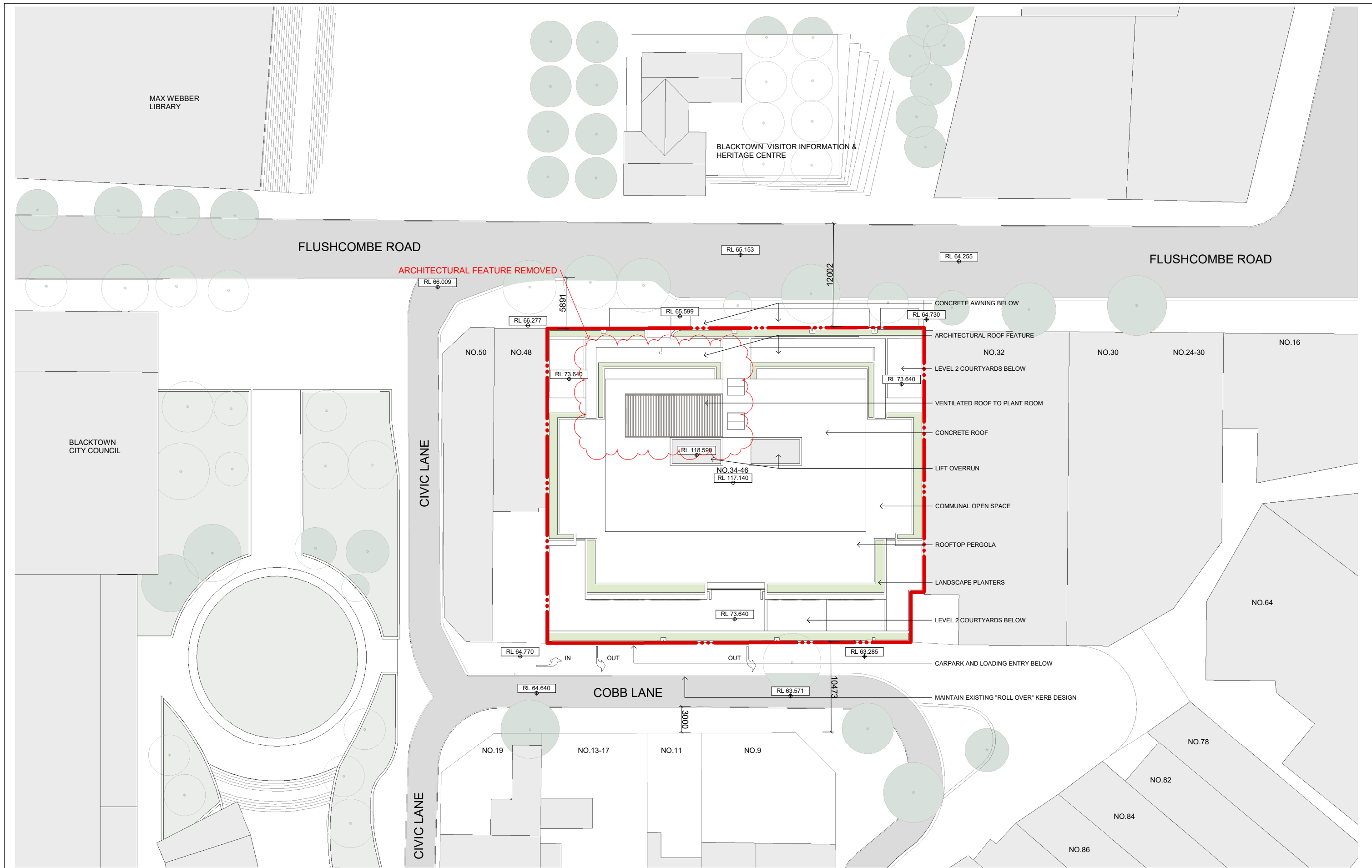
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34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148**

DRAWING TITLE
SITE ANALYSIS

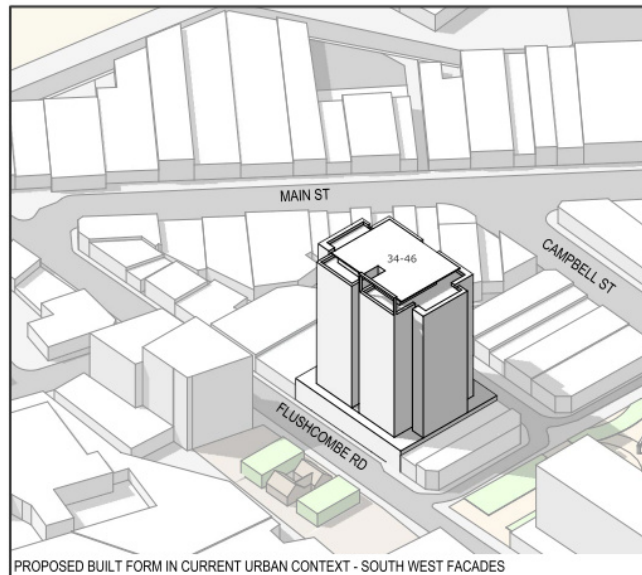
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20100	DA1.02	E	



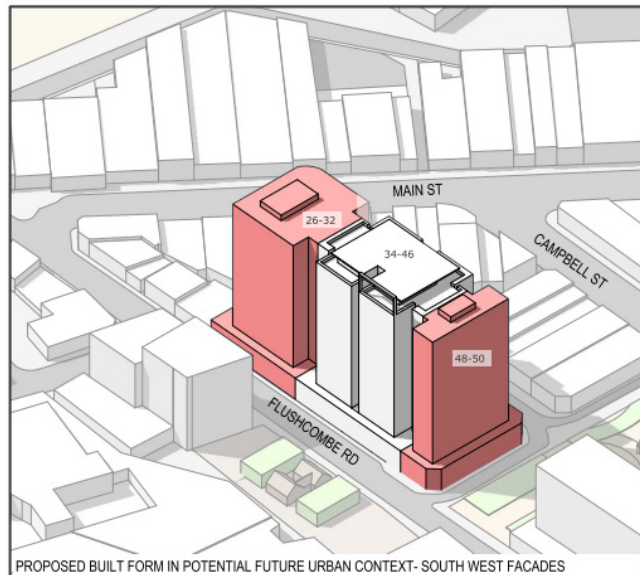
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PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148						SCALE 1:200 @A1 1:400 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU			
						JOB 20100	DRAWING DA1.03		REVISION D			



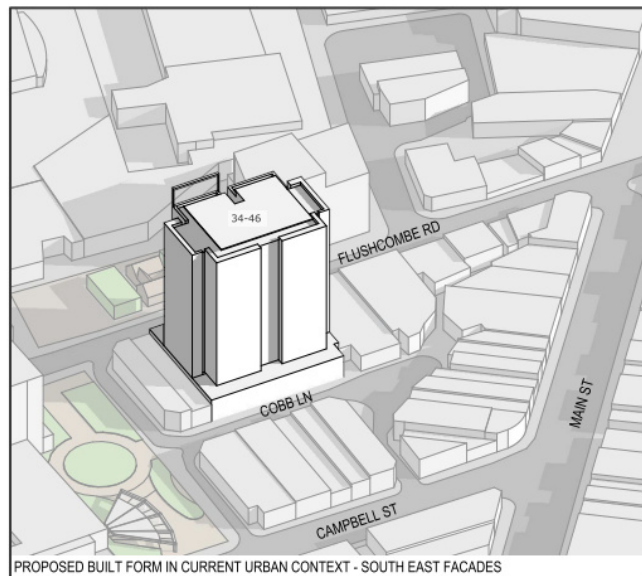
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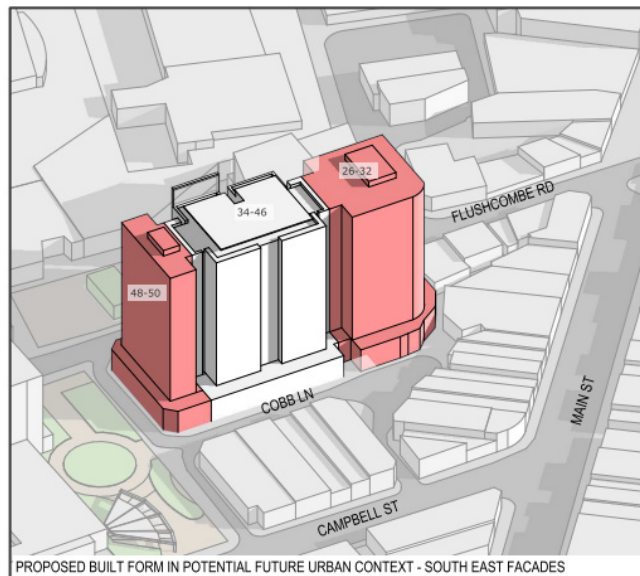
PROPOSED BUILT FORM IN CURRENT URBAN CONTEXT - SOUTH WEST FACADES



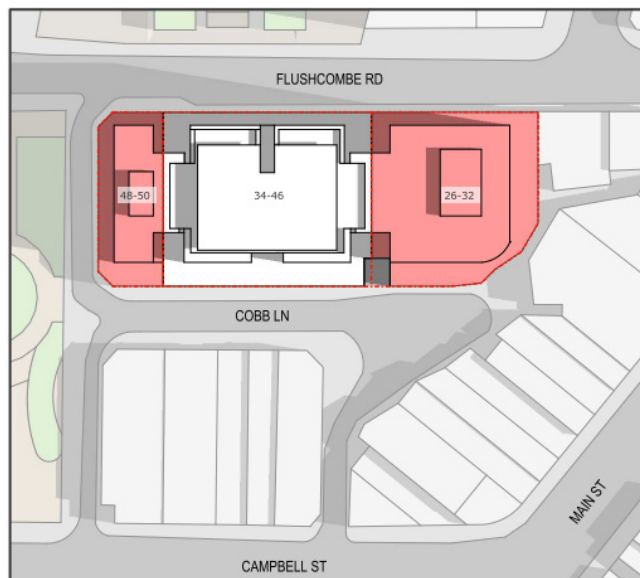
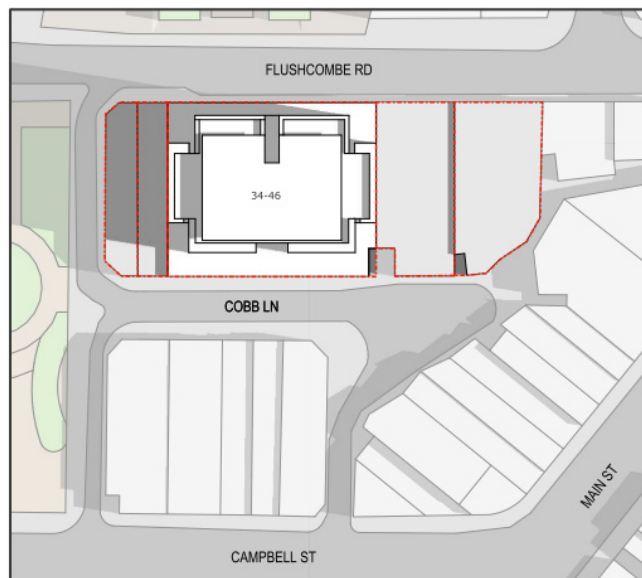
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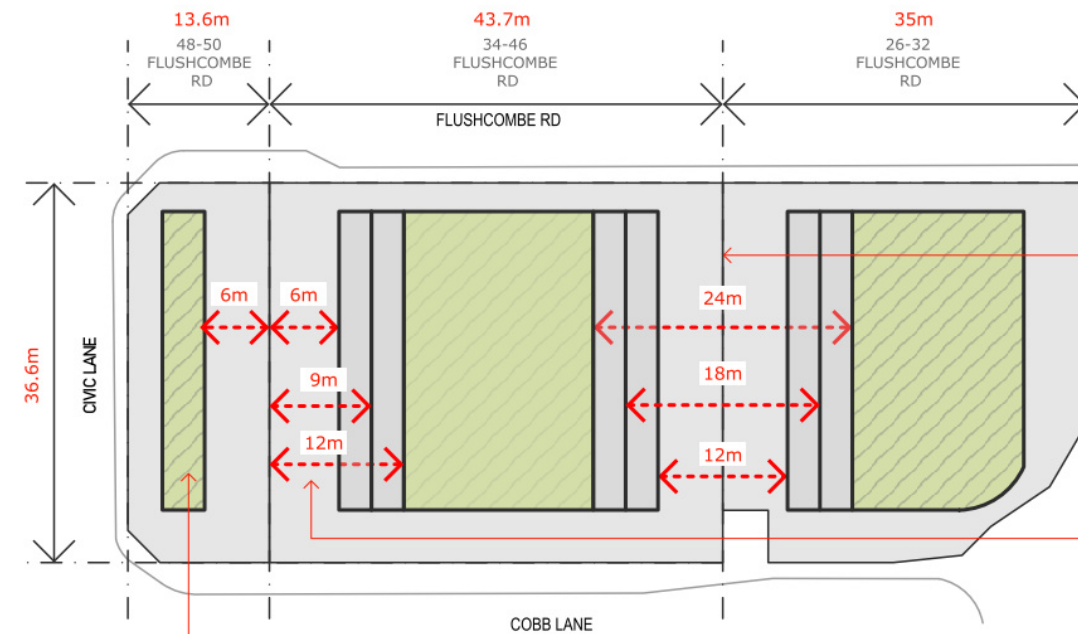
PROPOSED BUILT FORM IN CURRENT URBAN CONTEXT - SOUTH EAST FACADES



PROPOSED BUILT FORM IN POTENTIAL FUTURE URBAN CONTEXT - SOUTH EAST FACADES



CONVENTIONAL DESIGN APPROACH

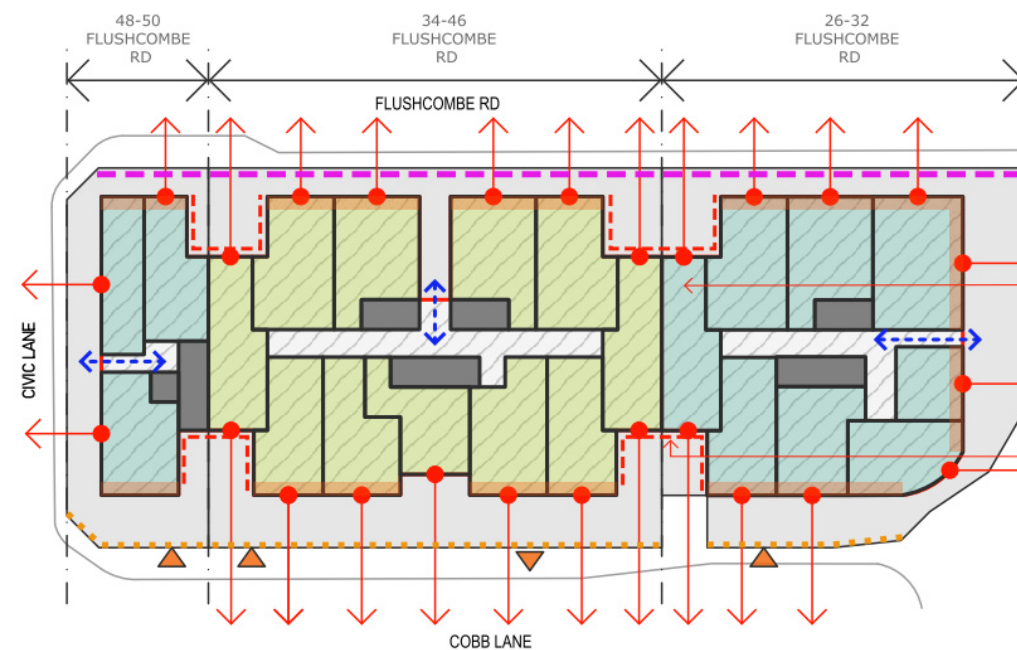


EQUAL SETBACKS RESULTING IN A OVERALL SEPARATION OF 12-24M BETWEEN 34-46 & 26-32 FLUSHCOMBE RD WOULD RESULT IN AN UNFEASIBLE DEVELOPMENT AND COMPROMISED PRIVACY INTERFACE BETWEEN BUILDINGS OVER THE OPTION PROPOSED BELOW

ADG SEPARATION CONTROLS CREATE AN UNDESIRABLE 'ZIGGURAT' EFFECT IN THE URBAN FORM

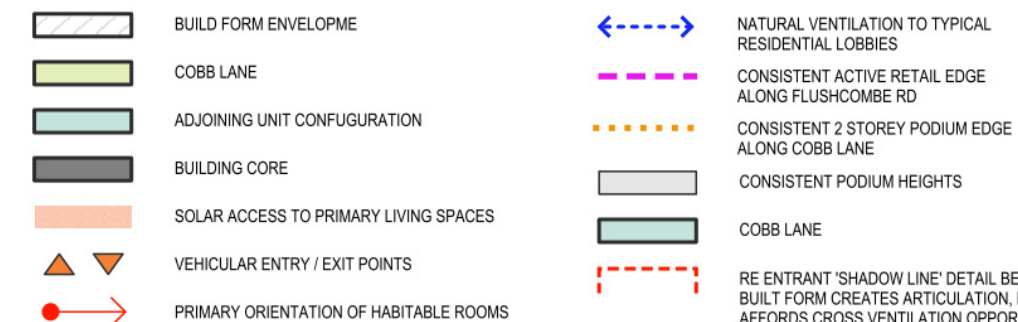
48-50 FLUSHCOMBE ROAD IS A NARROW SITE OF 13.6 METERS AND WOULD PROVE TO BE UNDEVELOPABLE IF ADG COMPLIANT SIDE SET BACKS ARE ADOPTED

PROPOSED DESIGN APPROACH



THIS PROPOSAL SEEKS TO FORM AN URBAN INTERFACE BETWEEN THE 2 ADJOINING PROPERTIES IN ORDER TO ENSURE THEIR DEVELOPABILITY IN THE FUTURE.

THE PROVISION OF LARGE 'RE ENTRANT' RECESS ZONES ON THE FACADES DELINEATE THE BUILDING SEPARATION BETWEEN THE 3 SITES AND ENABLE APARTMENT FRONTAGES TO RE ORIENT AWAY FROM BOUNDARIES. RESULTING IN IMPROVED VISUAL PRIVACY BETWEEN UNITS



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34-46 FLUSHCOMBE RD
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DRAWING TITLE
URBAN DESIGN CONTEXT ANALYSIS

SCALE	DATE	DRAWN	CHECKED
NTS	14/09/2021	RU	RU
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20100	DA1.05	E	

BASEMENT WALL STRUCTURE TO ALLOW FOR
FUTURE CONNECTION TO ADJOINING BASEMENT



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**DEVELOPMENT
PRELIMINARY
APPLICATION**

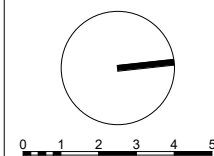
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DRAWING TITLE BASEMENT 6			
SCALE 1:100 @A1 1:200 @A3	DATE 14/09/2021	DRAWN ML	CHECKED RU
JOB 20100	DRAWING DA2.00		REVISION

BASEMENT WALL STRUCTURE TO ALLOW FOR FUTURE CONNECTION TO ADJOINING BASEMENT

PARKING
BASEMENT 5
37 CAR SPACES
(INC 5 ACC)

RL 49.740

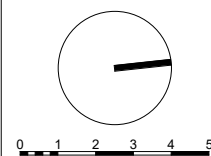
RL 47.440

RL 47.440

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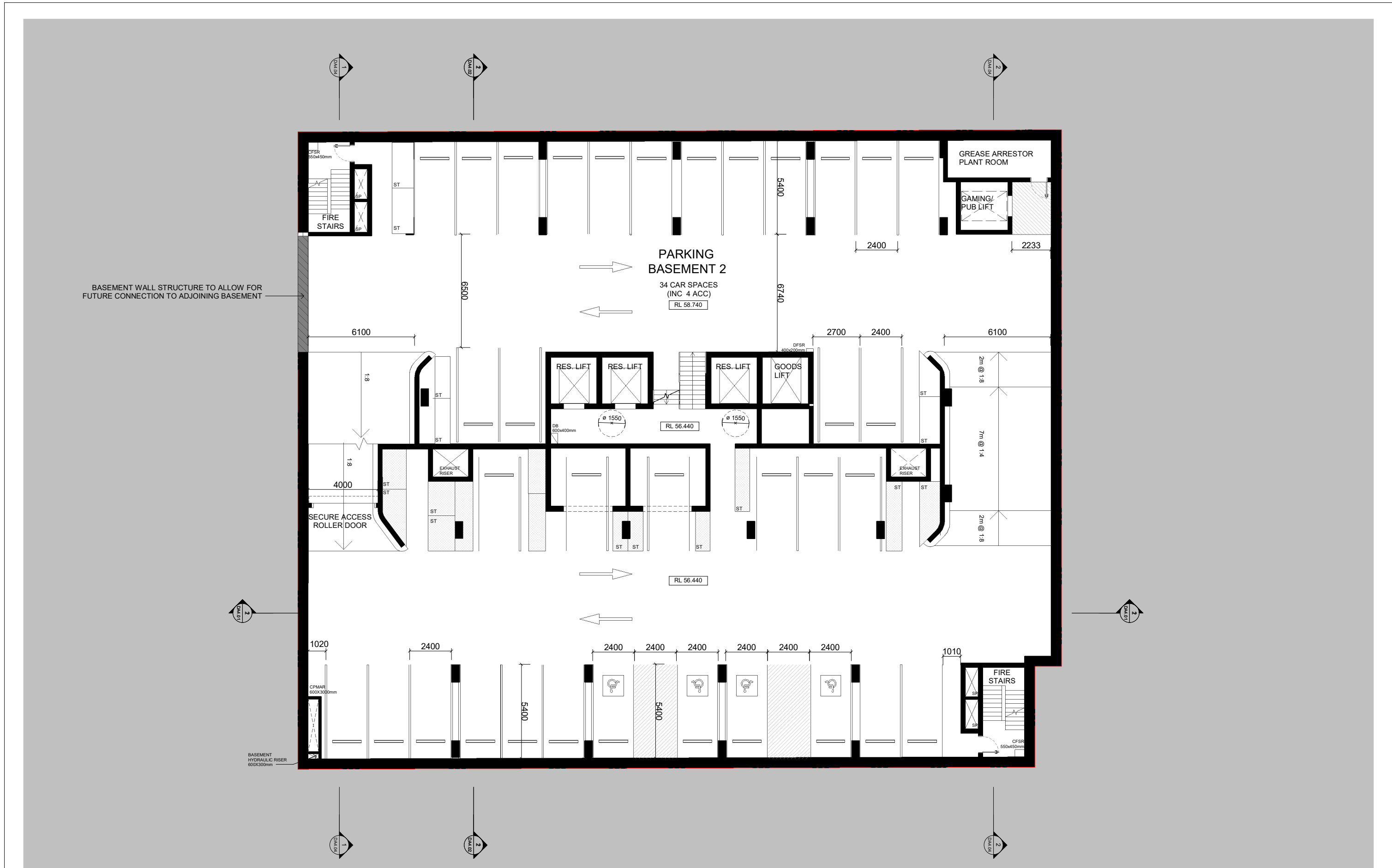
DRAWING TITLE
BASEMENT 5

SCALE 1:100 @A1 1:200 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
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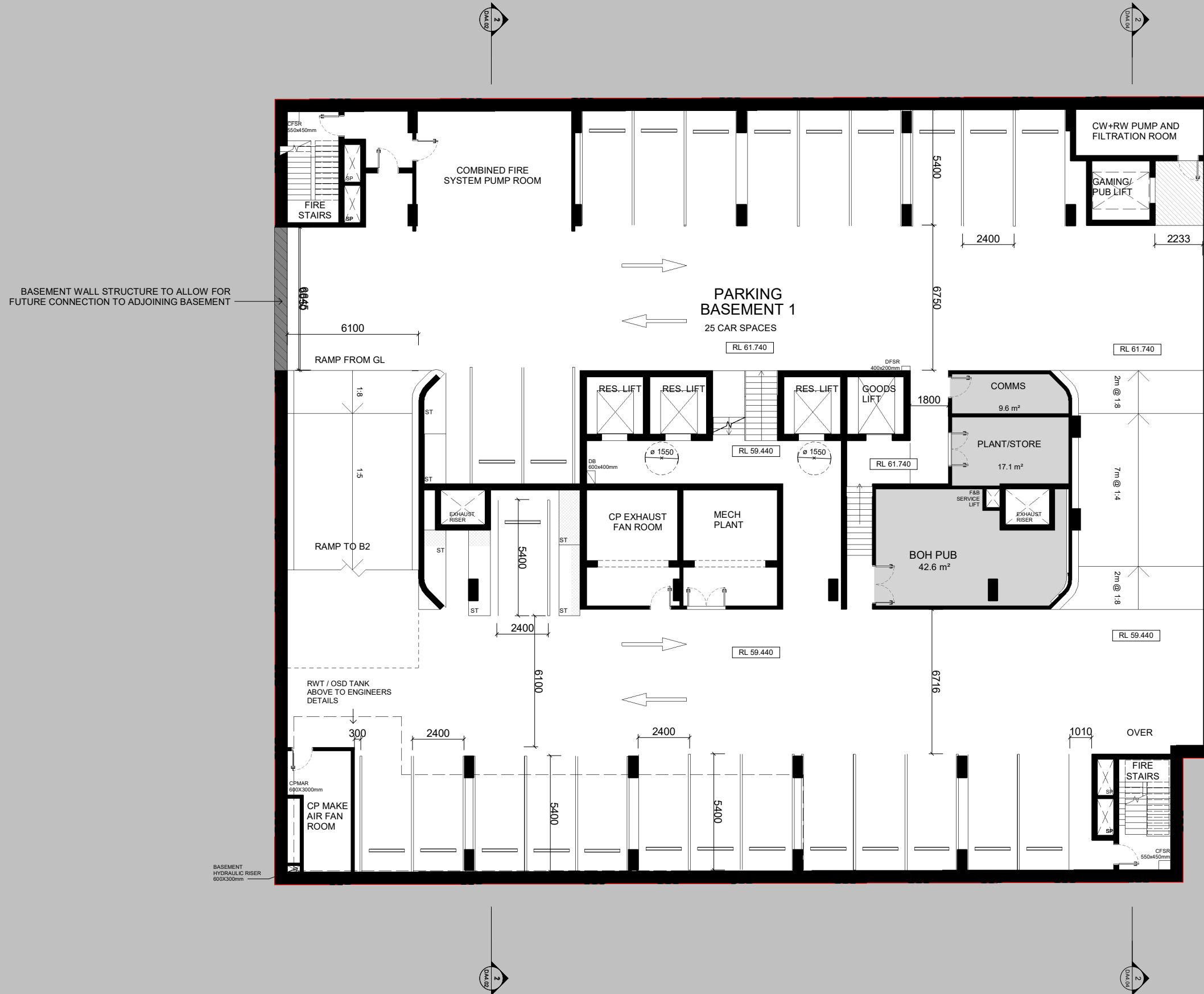
BASEMENT WALL STRUCTURE TO ALLOW FOR FUTURE CONNECTION TO ADJOINING BASEMENT



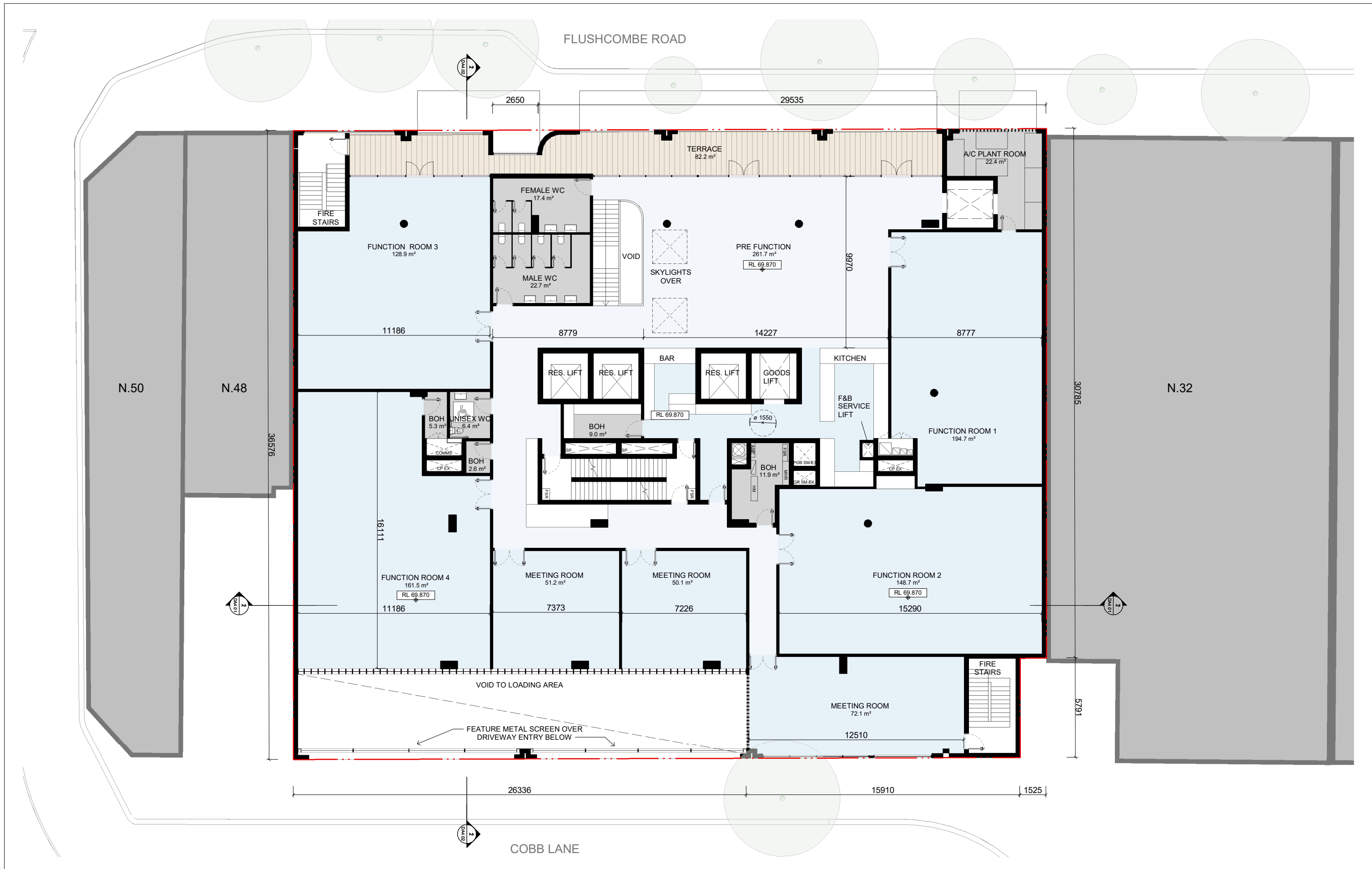
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34-46 FLUSHCOMBE RD							JOB 20100	DRAWING DA2.02		REVISION F		
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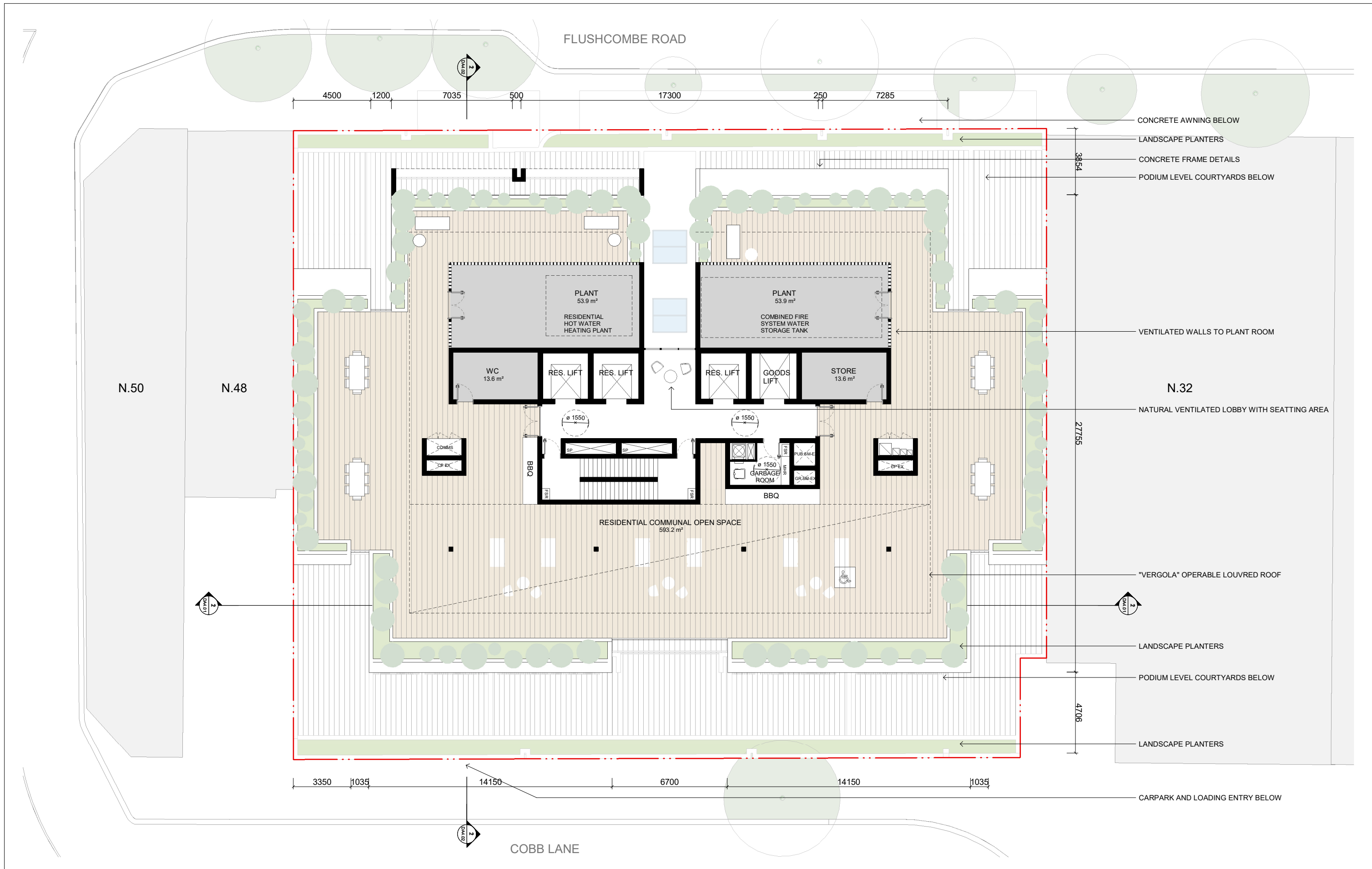
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E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU											
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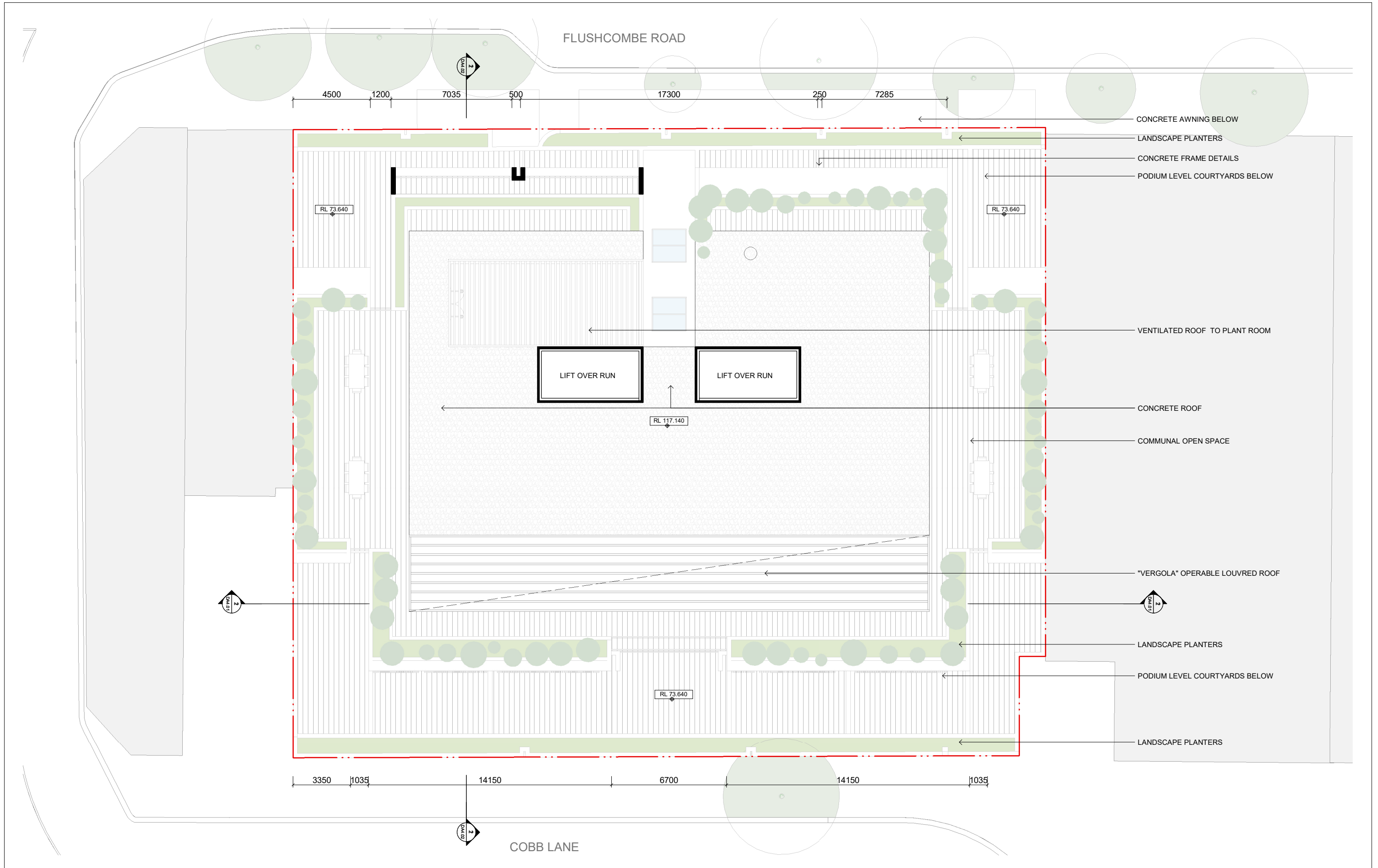
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	E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU														
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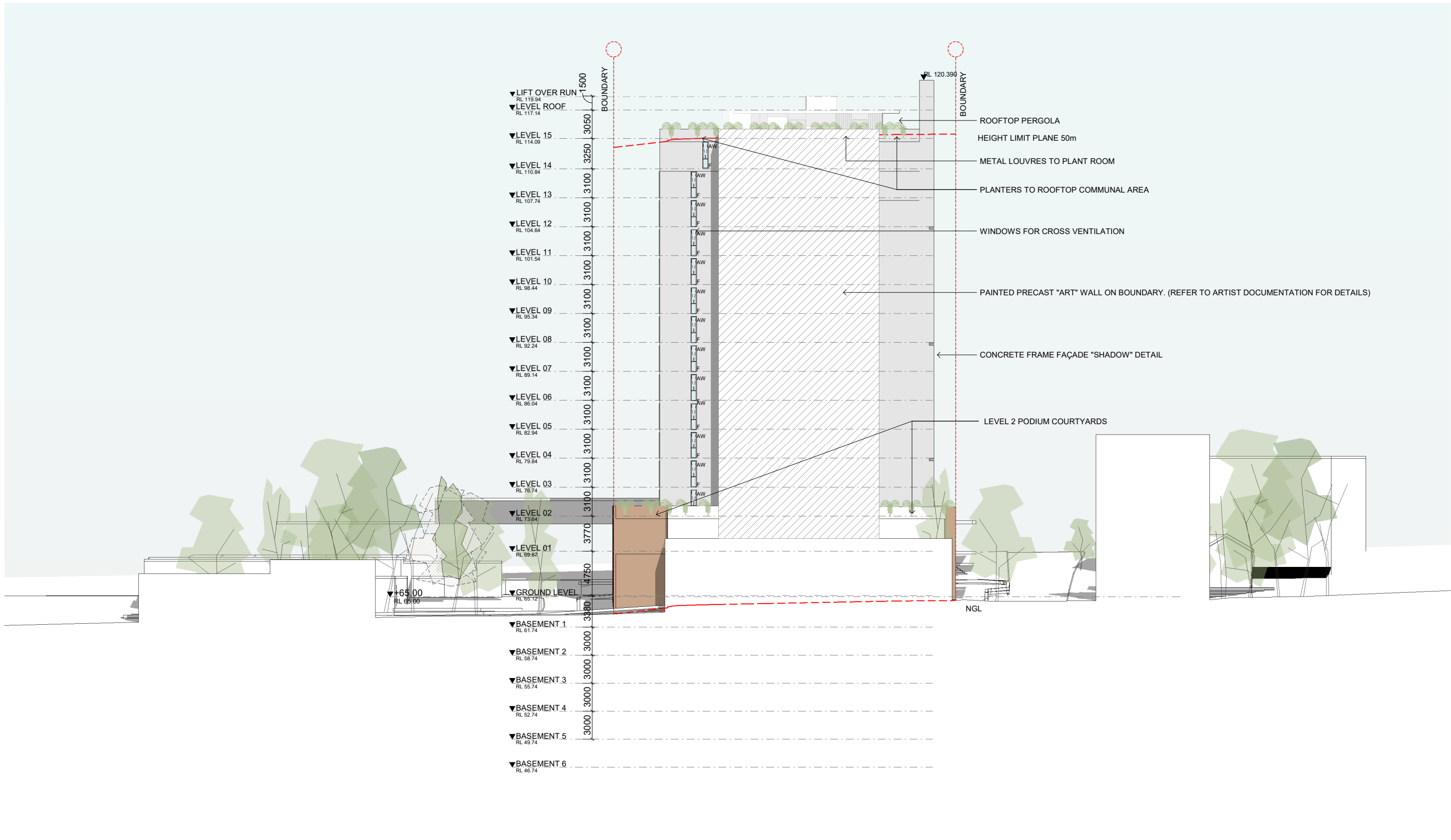
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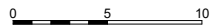
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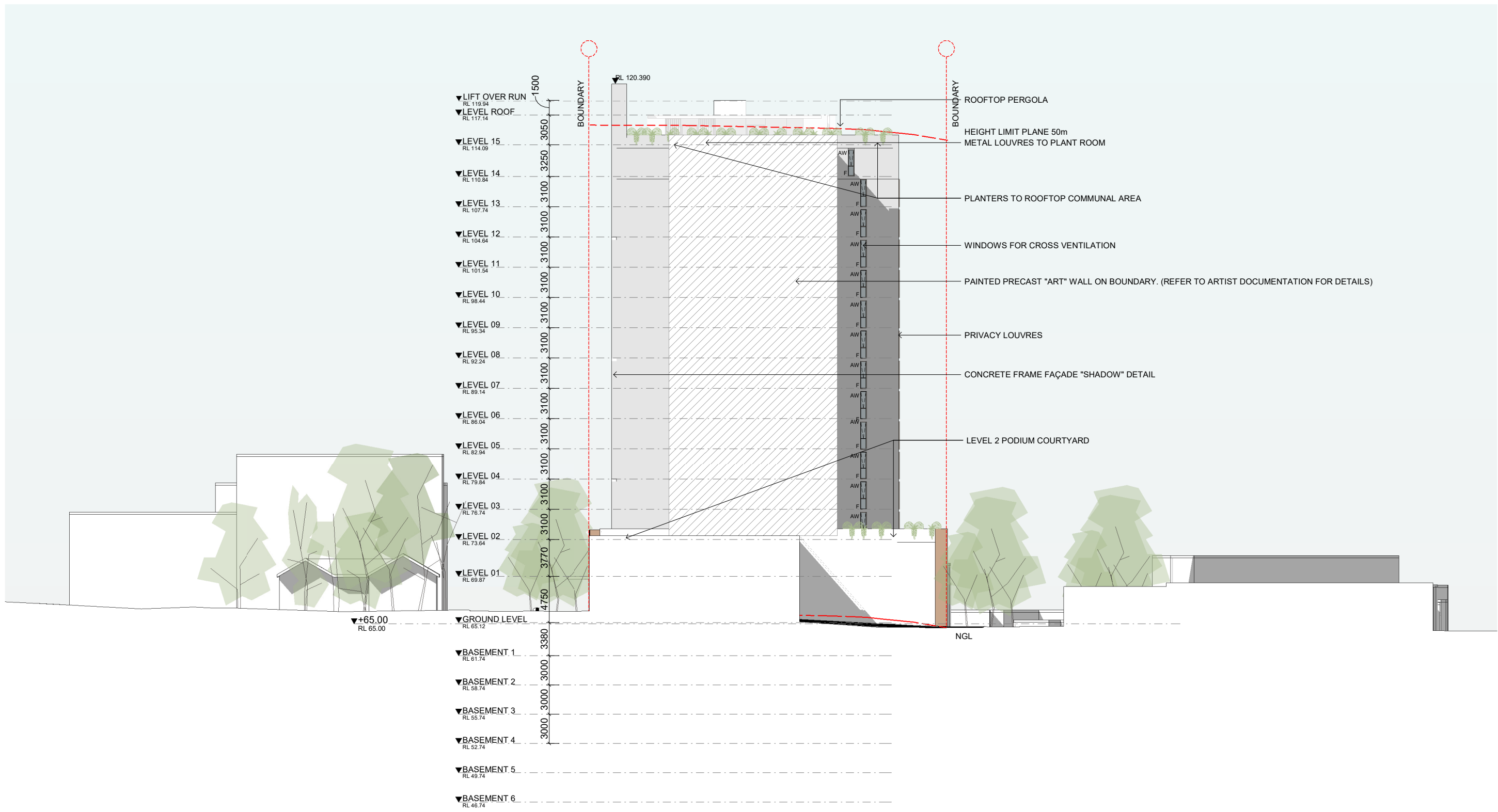
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PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE			
NORTH ELEVATION			
SCALE 1:200 @A1 1:400 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
JOB 20100	DRAWING DA3.01	REVISION G	

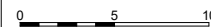


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PROJECT
**PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148**

DRAWING TITLE
SOUTH ELEVATION

SCALE 1:200 @A1 1:400 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
JOB 20100	DRAWING DA3.02	REVISION G	



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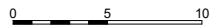
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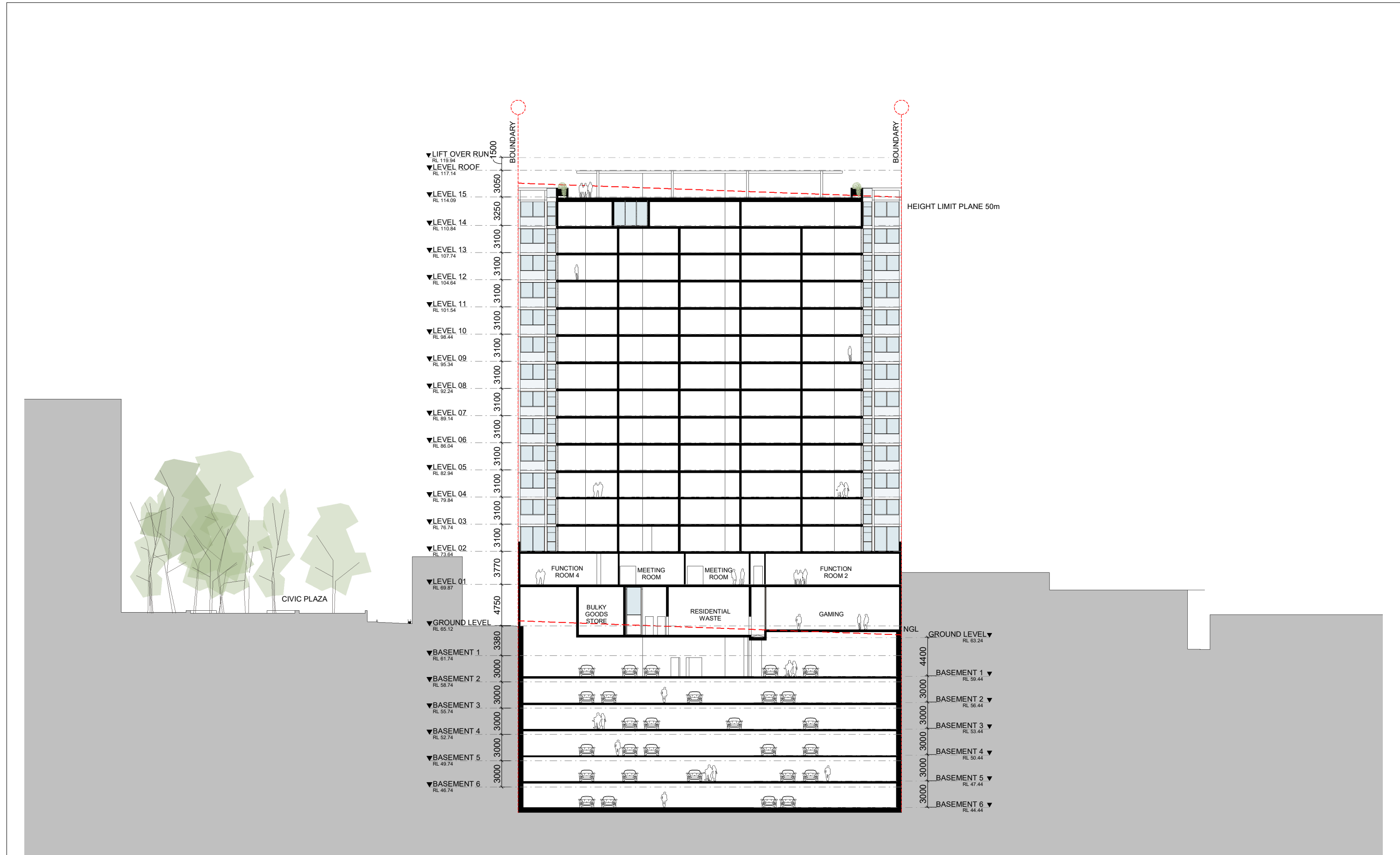
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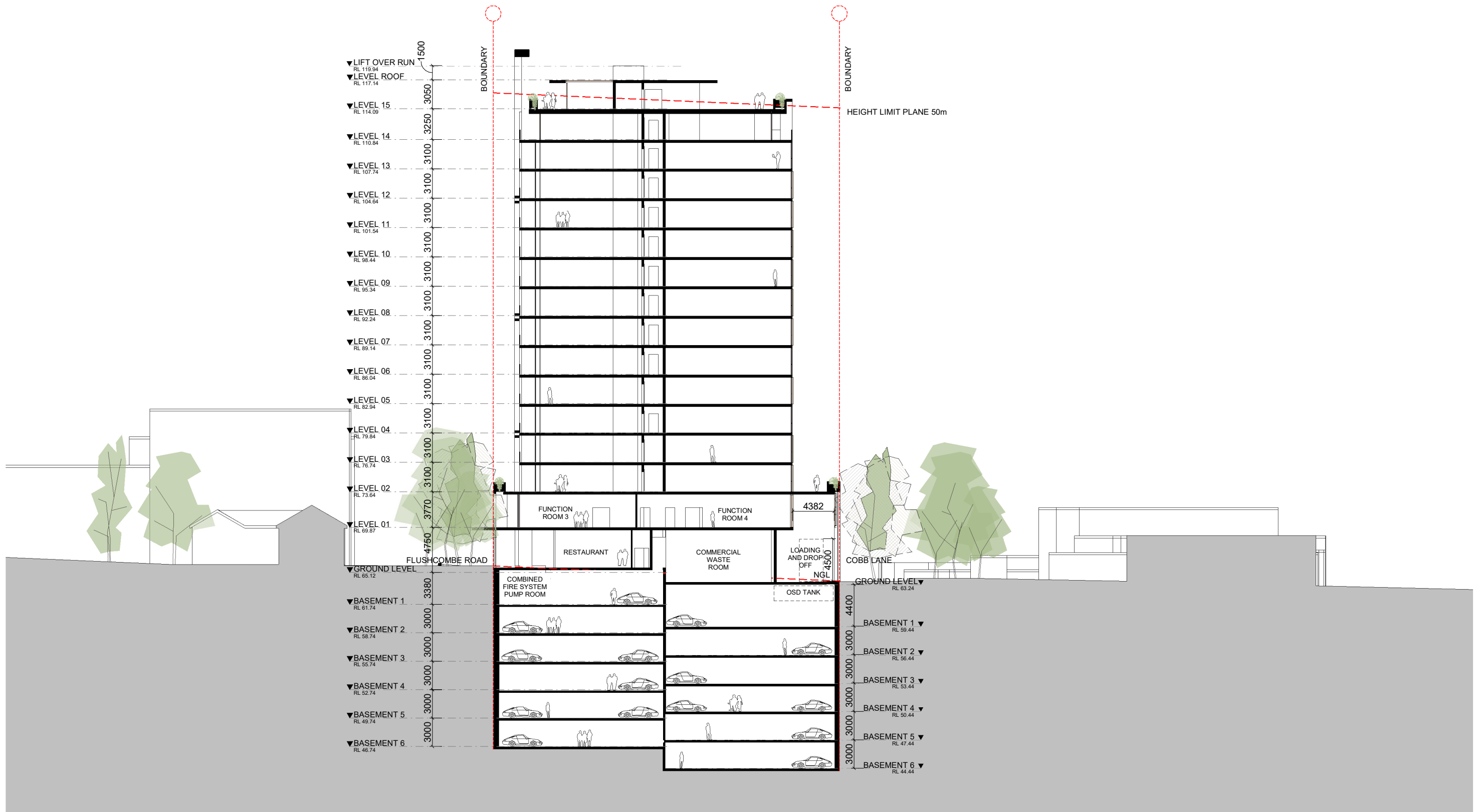
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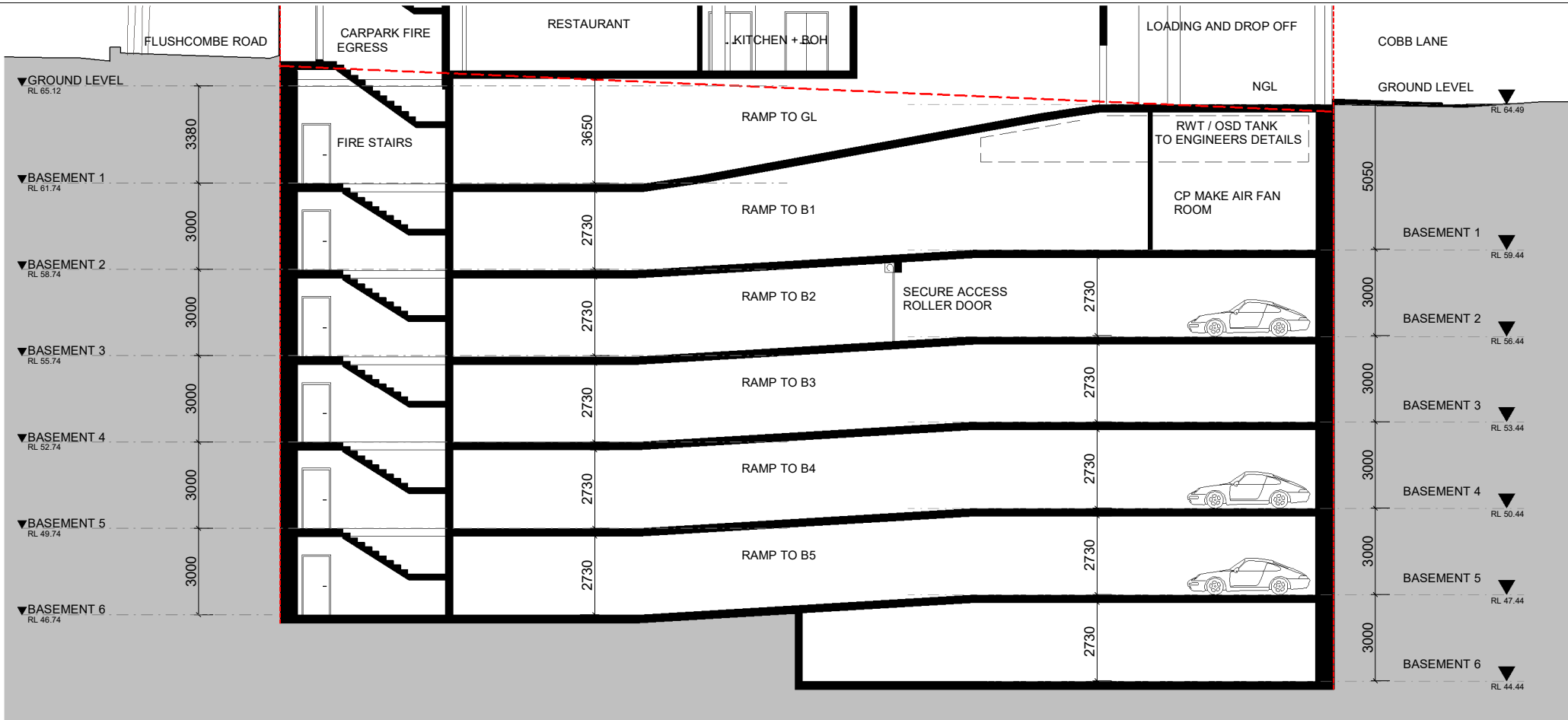


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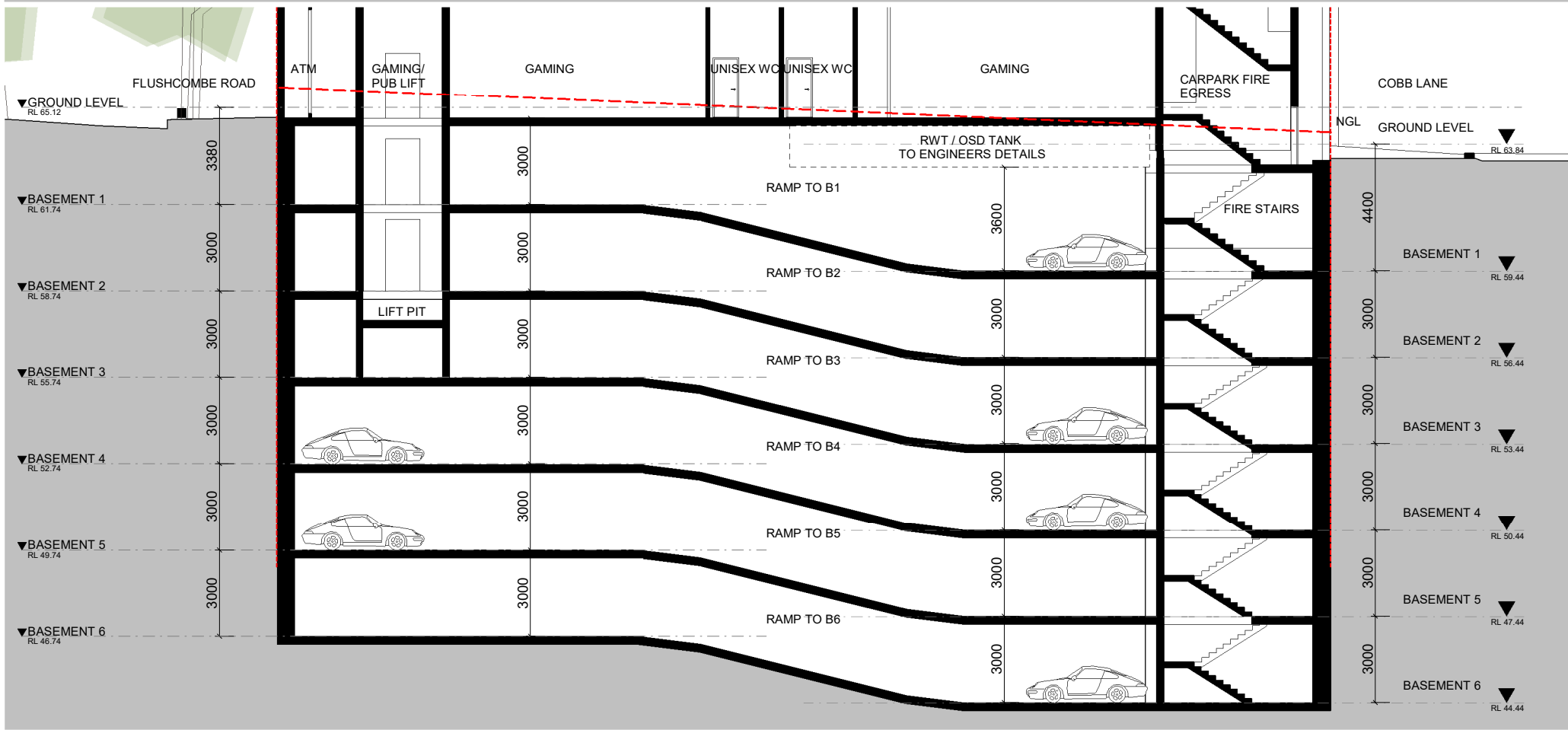


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	A	25/11/2020	For Coordination	RU			PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	SCALE 1:200 @A1 1:400 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU	
	B	29/01/2021	DA SUBMISSION	RU								
	C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU								
	D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU								
	E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU								
	F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU								
G	14/09/2021	REVISED ISSUE	RU									
JOB 20100		DRAWING DA4.02		REVISION G								

1 DA4.04 SECTION CC
DA2.00 1 : 100



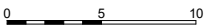
2 DA4.05 SECTION DD
DA2.00 1 : 100



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REVISION	DATE	DESCRIPTION	BY
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C	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
D	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU
E	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU
F	14/09/2021	REVISED ISSUE	RU

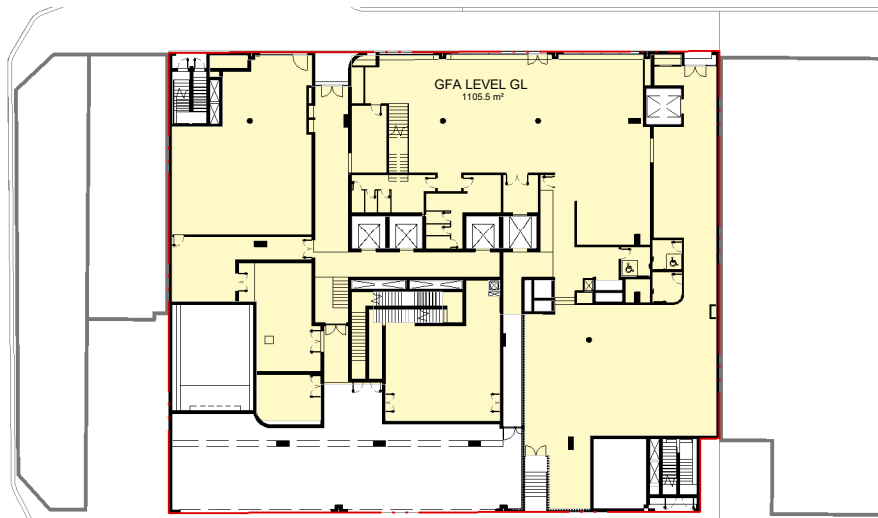
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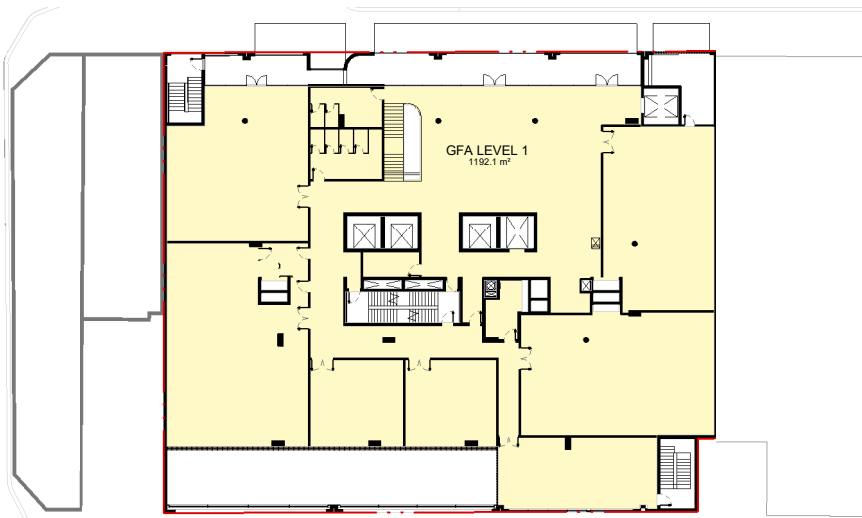
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PROJECT
**PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148**

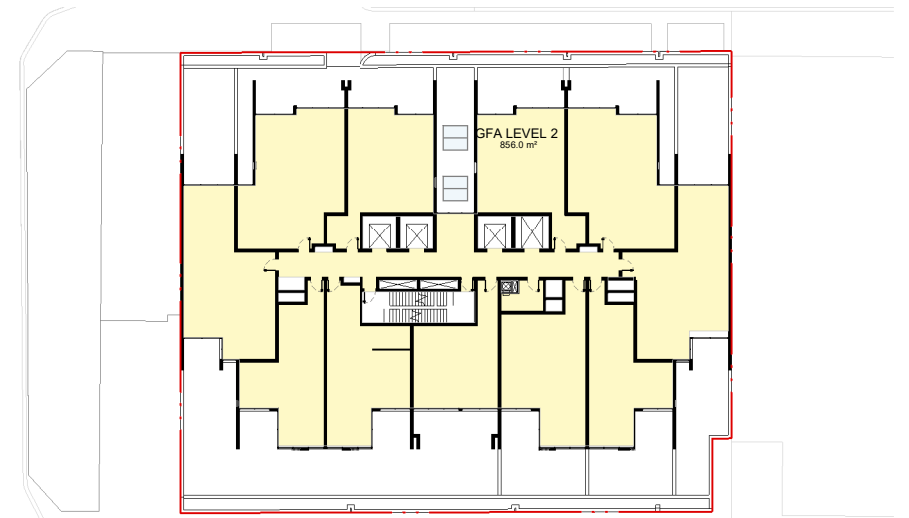
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SECTIONS CC & DD			
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JOB 20100	DRAWING DA4.04	REVISION F	



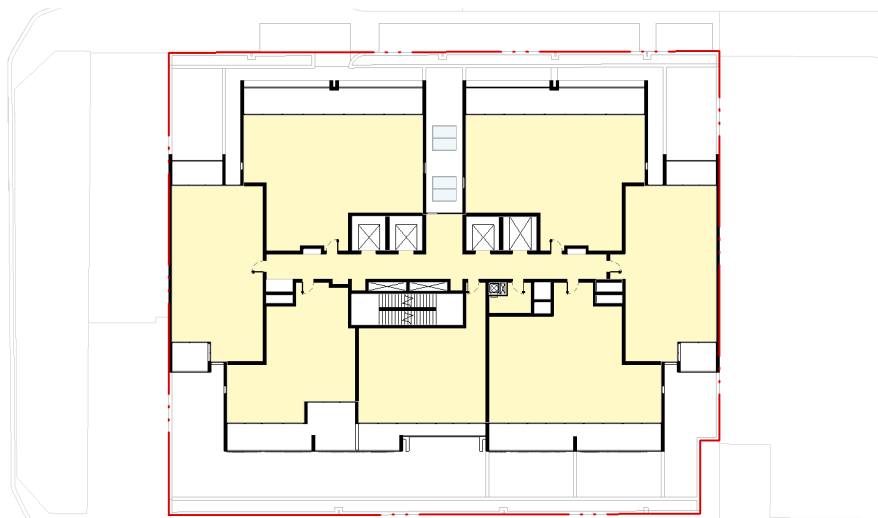
1 GROUND LEVEL GFA



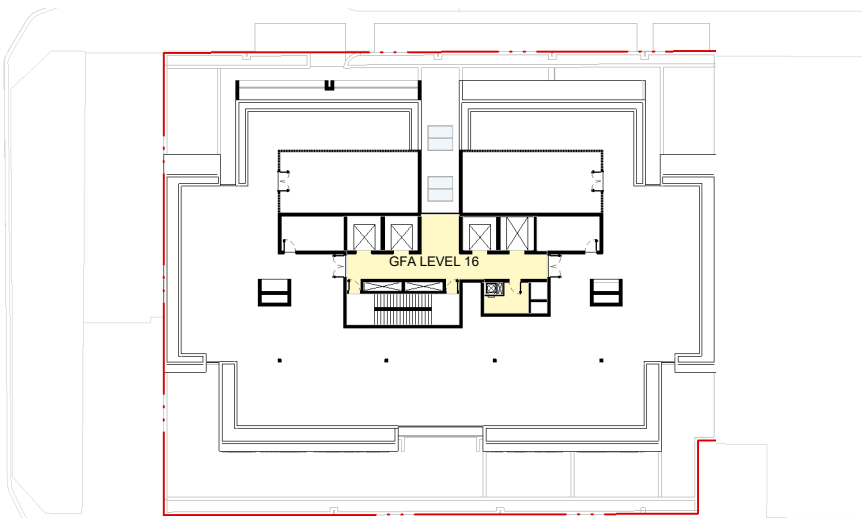
2 LEVEL 01 GFA



3 LEVEL 02 GFA



4 LEVEL 14 GFA



5 LEVEL 15 GFA

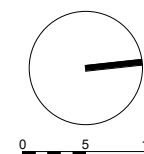
GFA_	
LEVEL	AREA
GROUND LEVEL	1105.5 m²
LEVEL 01	1192.1 m²
LEVEL 02	856.0 m²
LEVEL 03	856.0 m²
LEVEL 04	856.0 m²
LEVEL 05	856.0 m²
LEVEL 06	856.0 m²
LEVEL 07	856.0 m²
LEVEL 08	856.0 m²
LEVEL 09	856.0 m²
LEVEL 10	856.0 m²
LEVEL 11	856.0 m²
LEVEL 12	856.0 m²
LEVEL 13	856.0 m²
LEVEL 14	834.0 m²
LEVEL 15	63.5 m²
TOTAL	13467.6 m²

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	25/11/2020	For Coordination	RU
B	28/01/2021	DA SUBMISSION	RU
C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
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G	14/09/2021	REVISED ISSUE	RU

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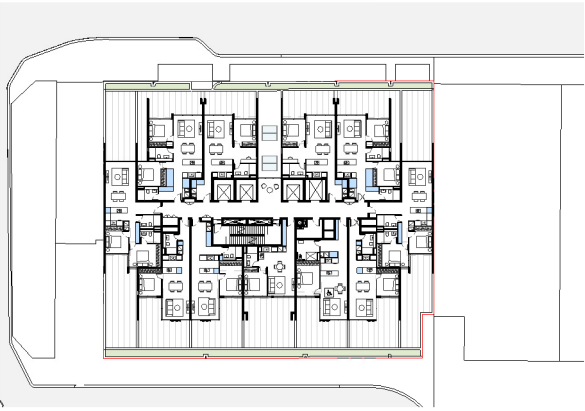


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PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE
GFA

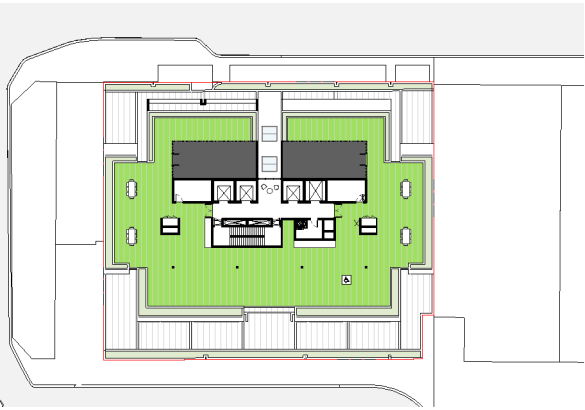
SCALE 1: 300 @A1 1: 600 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
JOB 20100	DRAWING DA5.01	REVISION G	



1 LEVEL 2-14 STORAGE
DA3.01 1 : 500



2 LEVEL 5-14 STORAGE
DA3.01 1 : 500



3 LEVEL 15 STORAGE
DA3.01 1 : 500

STORAGE SCHEDULE					
UNIT No.	UNIT TYPE	INTERNAL STORAGE (m³) OLD	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)	REQUIRED (m³)
2.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
2.02	2B	11.0 m³	13.8 m³	24.8 m³	8 m³
2.03	2B	4.0 m³	7.1 m³	11.1 m³	8 m³
2.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
2.05	1B	4.6 m³	3.0 m³	7.6 m³	6 m³
2.06	1B	4.2 m³	3.0 m³	7.2 m³	6 m³
2.07	1B	5.2 m³	10.2 m³	15.4 m³	6 m³
2.08	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
2.09	2B	4.0 m³	9.1 m³	13.1 m³	8 m³
2.10	2B	11.0 m³	7.6 m³	18.6 m³	8 m³
2.11	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
3.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
3.02	2B	11.0 m³	17.3 m³	28.3 m³	8 m³
3.03	2B	4.0 m³	6.3 m³	10.3 m³	8 m³
3.04	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
3.05	1B	4.6 m³	6.0 m³	10.7 m³	6 m³
3.06	1B	5.7 m³	6.0 m³	11.7 m³	6 m³
3.07	1B	5.2 m³	6.0 m³	11.3 m³	6 m³
3.08	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
3.09	2B	4.0 m³	9.1 m³	13.1 m³	8 m³
3.10	2B	11.0 m³	6.0 m³	17.1 m³	8 m³
3.11	1B+S	3.5 m³	6.0 m³	9.6 m³	6 m³
4.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
4.02	2B	11.0 m³	21.8 m³	32.8 m³	8 m³
4.03	2B	4.0 m³	9.1 m³	13.1 m³	8 m³
4.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
4.05	1B	3.3 m³	3.0 m³	6.3 m³	6 m³
4.06	1B	4.2 m³	3.0 m³	7.2 m³	6 m³
4.07	1B	5.2 m³	10.2 m³	15.4 m³	6 m³
4.08	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
4.09	2B	4.0 m³	9.1 m³	13.1 m³	8 m³
4.10	2B	11.0 m³	7.1 m³	18.1 m³	8 m³
4.11	1B+S	3.5 m³	20.5 m³	24.0 m³	6 m³
5.01	1B+S	3.5 m³	6.6 m³	10.1 m³	6 m³
5.02	2B	11.0 m³	8.6 m³	19.6 m³	8 m³
5.03	2B	4.0 m³	6.9 m³	10.9 m³	8 m³
5.04	1B	2.2 m³	38.2 m³	40.4 m³	6 m³
5.05	1B	44.7 m³	28.6 m³	73.3 m³	6 m³
5.06	1B	4.2 m³	7.9 m³	12.1 m³	6 m³
5.07	1B	5.2 m³	13.2 m³	18.4 m³	6 m³
5.08	1B	2.2 m³	26.5 m³	28.6 m³	6 m³
5.09	2B	4.0 m³	28.5 m³	32.5 m³	8 m³
5.10	2B	11.0 m³	5.4 m³	16.5 m³	8 m³
5.11	1B+S	3.5 m³	8.1 m³	11.6 m³	6 m³
6.01	1B+S	3.5 m³	26.6 m³	30.2 m³	6 m³
6.02	2B	11.0 m³	6.6 m³	17.7 m³	8 m³
6.03	2B	4.0 m³	21.6 m³	25.6 m³	8 m³
6.04	1B	2.2 m³	7.9 m³	10.0 m³	6 m³
6.05	1B	3.3 m³	5.5 m³	8.8 m³	6 m³
6.06	1B	4.2 m³	6.0 m³	10.2 m³	6 m³
6.07	1B	5.2 m³	6.0 m³	11.3 m³	6 m³
6.08	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
6.09	2B	4.0 m³	14.1 m³	18.1 m³	8 m³
6.10	2B	11.0 m³	4.8 m³	15.8 m³	8 m³
6.11	1B+S	3.5 m³	6.0 m³	9.6 m³	6 m³
7.01	1B+S	3.5 m³	6.0 m³	9.6 m³	6 m³
7.02	2B	11.0 m³	4.6 m³	15.6 m³	8 m³
7.03	2B	4.0 m³	25.8 m³	29.8 m³	8 m³
7.04	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
7.05	1B	3.3 m³	6.0 m³	9.3 m³	6 m³
7.06	1B	4.2 m³	6.8 m³	11.0 m³	6 m³
7.07	1B	5.2 m³	6.0 m³	11.3 m³	6 m³
7.08	1B	2.2 m³	6.8 m³	9.0 m³	6 m³
7.09	2B	4.0 m³	6.5 m³	10.5 m³	8 m³
7.10	2B	11.0 m³	4.4 m³	15.5 m³	8 m³
7.11	1B+S	3.5 m³	6.0 m³	9.6 m³	6 m³
8.01	1B+S	3.5 m³	6.0 m³	9.6 m³	6 m³
8.02	2B	11.0 m³	4.8 m³	15.8 m³	8 m³
8.03	2B	4.0 m³	6.5 m³	10.4 m³	8 m³
8.04	1B	2.2 m³	6.0 m³	8.2 m³	6 m³
8.05	1B	3.3 m³	6.0 m³	9.3 m³	6 m³
8.06	1B	4.2 m³	40.6 m³	44.8 m³	6 m³

STORAGE SCHEDULE					
UNIT No.	UNIT TYPE	INTERNAL STORAGE (m³) OLD	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)	REQUIRED (m³)
8.07	1B	5.2 m³	0.0 m³	5.2 m³	6 m³
8.08	1B	2.2 m³	0.0 m³	2.2 m³	6 m³
8.09	2B	4.0 m³	13.5 m³	17.5 m³	8 m³
8.10	2B	11.0 m³	4.1 m³	15.1 m³	8 m³
8.11	1B+S	3.5 m³	0.0 m³	3.5 m³	6 m³
9.01	1B+S	3.5 m³	0.0 m³	3.5 m³	6 m³
9.02	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
9.03	2B	4.0 m³	0.0 m³	4.0 m³	8 m³
9.04	1B	2.2 m³	0.0 m³	2.2 m³	6 m³
9.05	1B	3.3 m³	0.0 m³	3.3 m³	6 m³
9.06	1B	4.2 m³	0.0 m³	4.2 m³	6 m³
9.07	1B	5.2 m³	0.0 m³	5.2 m³	6 m³
9.08	1B	2.2 m³	0.0 m³	2.2 m³	6 m³
9.09	2B	4.0 m³	0.0 m³	4.0 m³	8 m³
9.10	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
9.11	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
10.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
10.02	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
10.03	2B	4.0 m³	0.0 m³	4.0 m³	8 m³
10.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
10.05	1B	3.3 m³	3.0 m³	6.3 m³	6 m³
10.06	1B	4.2 m³	3.0 m³	7.2 m³	6 m³
10.07	1B	5.2 m³	3.0 m³	8.2 m³	6 m³
10.08	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
10.09	2B	4.0 m³	7.0 m³	11.0 m³	8 m³
10.10	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
10.11	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
11.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
11.02	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
11.03	2B	4.0 m³	10.4 m³	14.4 m³	8 m³
11.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
11.05	1B	3.3 m³	3.0 m³	6.3 m³	6 m³
11.06	1B	4.2 m³	3.0 m³	7.2 m³	6 m³
11.07	1B	5.2 m³	3.0 m³	8.2 m³	6 m³
11.08	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
11.09	2B	4.0 m³	11.7 m³	15.7 m³	8 m³
11.10	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
11.11	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
12.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
12.02	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
12.03	2B	4.0 m³	5.1 m³	9.1 m³	8 m³
12.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
12.05	1B	3.3 m³	13.4 m³	16.7 m³	6 m³
12.06	1B	4.2 m³	6.7 m³	10.9 m³	6 m³
12.07	1B	5.2 m³	3.0 m³	8.2 m³	6 m³
12.08	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
12.09	2B	4.0 m³	7.0 m³	11.0 m³	8 m³
12.10	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
12.11	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
13.01	1B+S	3.5 m³	3.0 m³	6.6 m³	6 m³
13.02	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
13.03	2B	4.0 m³	4.5 m³	8.5 m³	8 m³
13.04	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
13.05	1B	3.3 m³	3.0 m³	6.3 m³	6 m³
13.06	1B	4.2 m³	4.5 m³	8.7 m³	6 m³
13.07	1B	5.2 m³	3.0 m³	8.2 m³	6 m³
13.08	1B	2.2 m³	3.0 m³	5.2 m³	6 m³
13.09	2B	4.0 m³	18.3 m³	22.3 m³	8 m³
13.10	2B	11.0 m³	0.0 m³	11.0 m³	8 m³
13.11	1B+S	3.5 m³	8.2 m³	11.7 m³	6 m³
14.01	1B+S	0.0 m³	23.5 m³	23.5 m³	6 m³
14.03	2B	0.0 m³	7.3 m³	7.3 m³	8 m³
14.04	1B	0.0 m³	15.8 m³	15.8 m³	6 m³
14.05	1B	0.0 m³	12.6 m³	12.6 m³	6 m³
14.06	1B	0.0 m³	10.2 m³	10.2 m³	6 m³
14.07	1B	0.0 m³	8.6 m³	8.6 m³	6 m³
14.08	1B	0.0 m³	14.1 m³	14.1 m³	6 m³
14.09	2B	0.0 m³	11.7 m³	11.7 m³	8 m³
14.11	1B+S	0.0 m³	8.6 m³	8.6 m³	6 m³
15.01	3B	1.5 m³	7.8 m³	9.3 m³	10 m³
15.02	3B	3.5 m³	7.0 m³	10.5 m³	10 m³
15.03	3B	0.0 m³	6.6 m³	6.6 m³	10 m³
15.04	2B	4.7 m³	7.0 m³	11.7 m³	8 m³
15.05	2B	7.4 m³	4.1 m³	11.5 m³	8 m³
15.06	3B	0.0 m³	6.7 m³	6.7 m³	10 m³
15.07	3B	0.0 m³	10.2 m³	10.2 m³	10 m³

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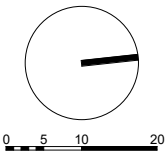
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	28/01/2021	DA SUBMISSION	RU
B	08/04/2021	RESPONSE TO COUNCIL RF1'S	RU
C	03/06/2021	ADDITIONAL COUNCIL RF1'S	RU
D	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU

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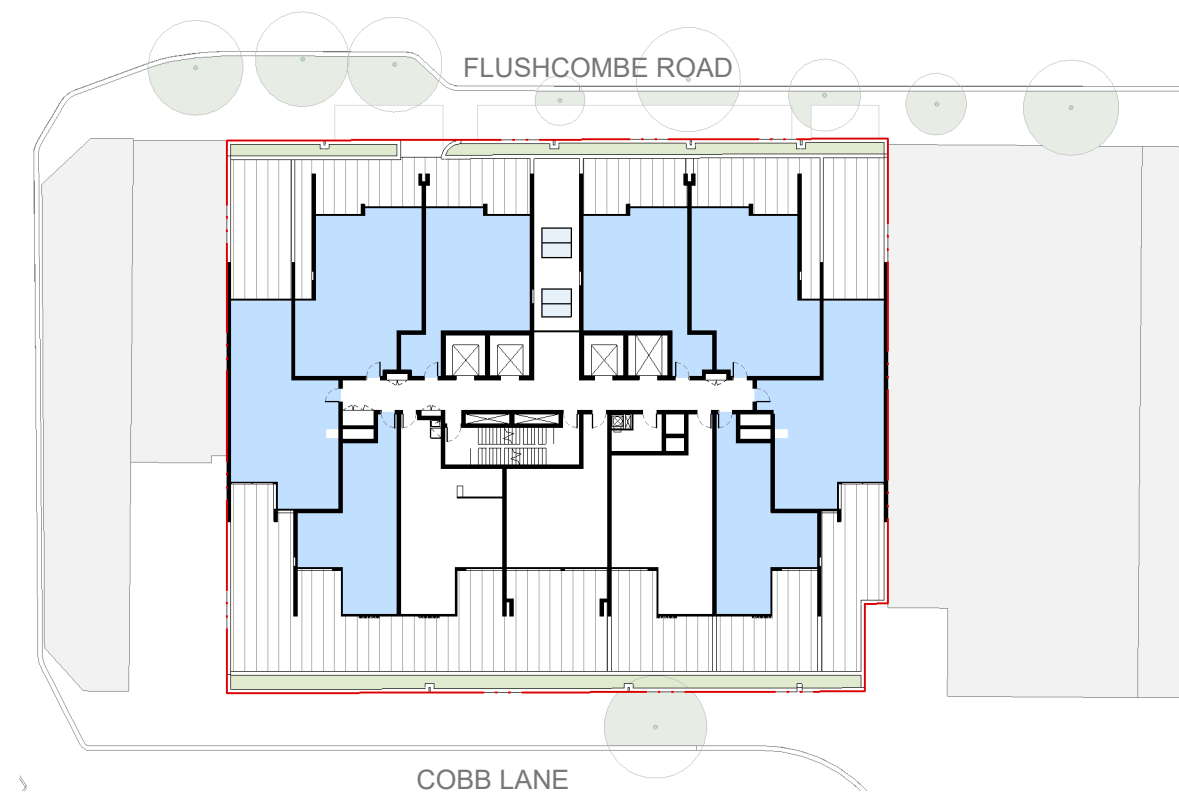


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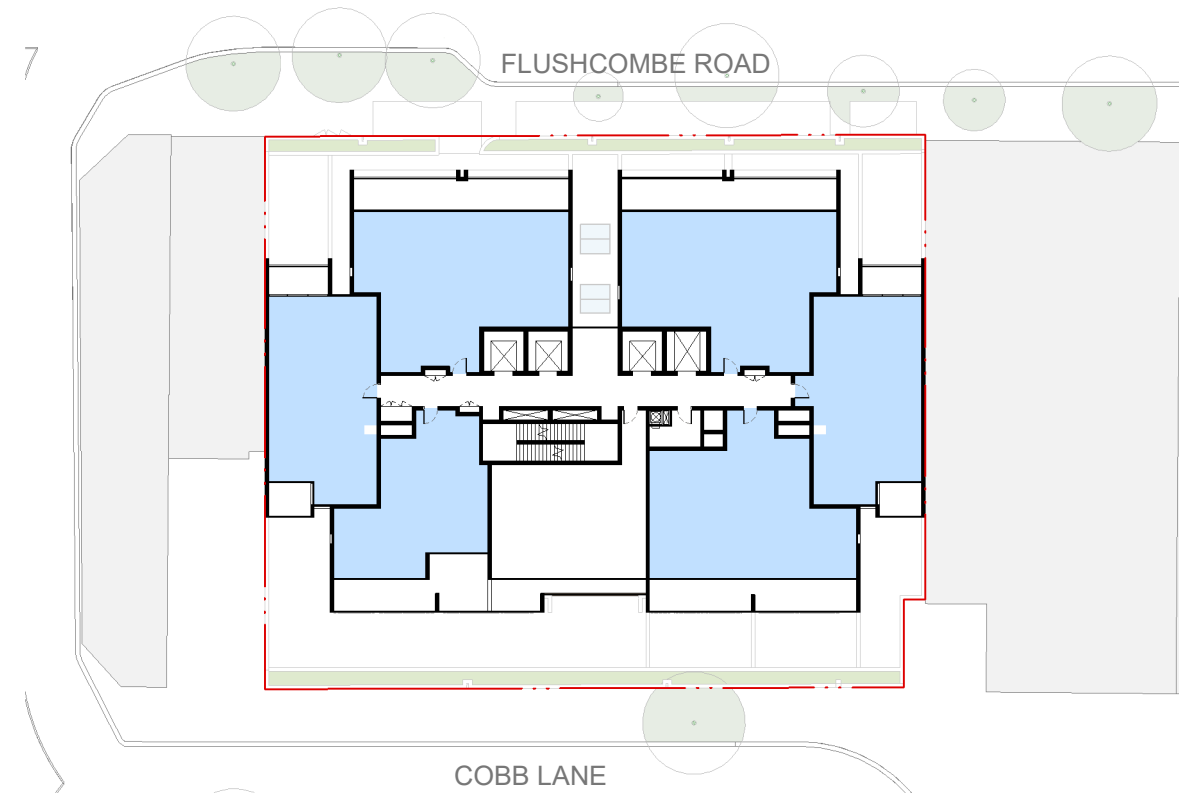
PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE
STORAGE SCHEDULE

SCALE 1:500 @A1 1:1000 @A3	DATE 14/09/2021	DRAWN Author	CHECKED Checker
JOB 20100	DRAWING DA5.06	REVISION D	



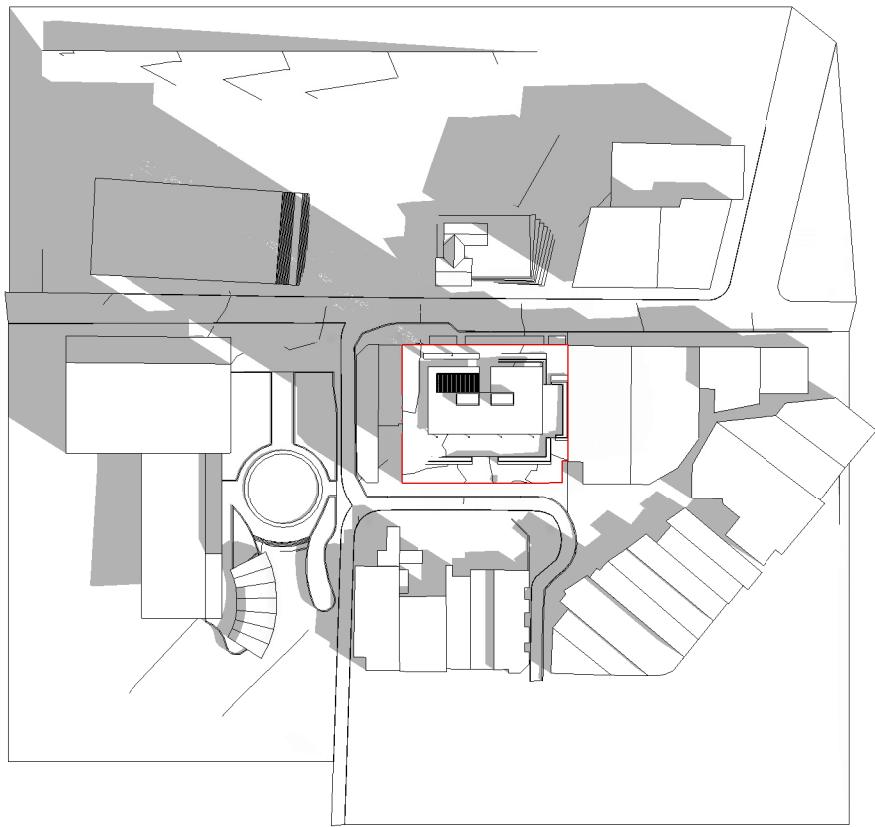
LEVEL 01-13 - CROSS VENTILATION



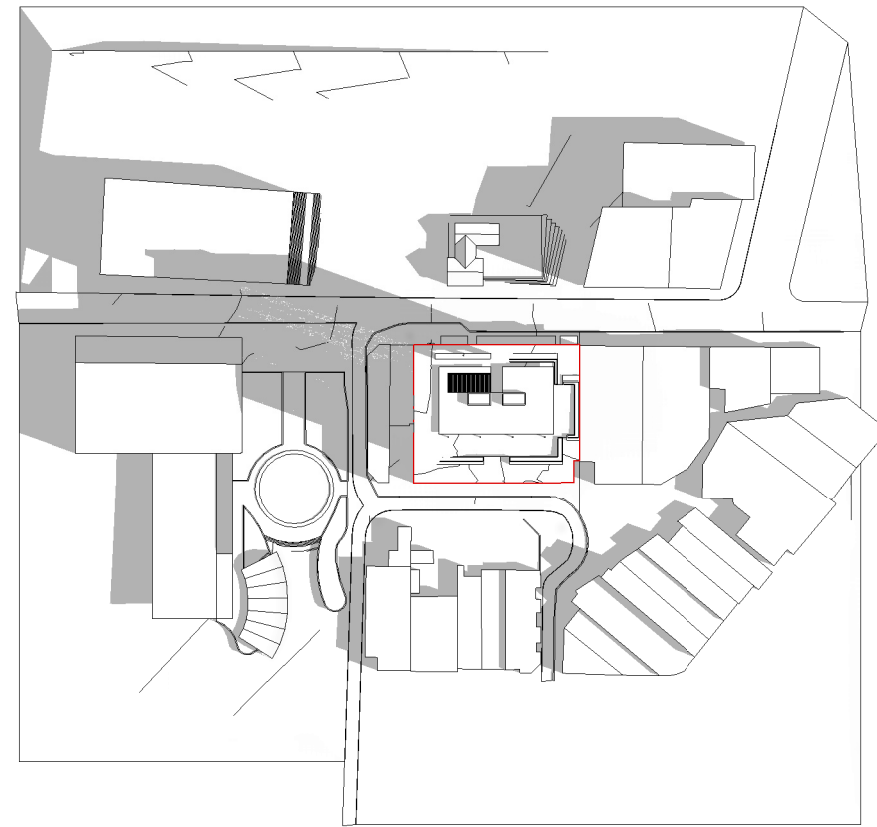
LEVEL 14 - CROSS VENTILATION

CROSS VENTILATION	
LEVEL	CROSS
LEVEL 02	8
LEVEL 03	8
LEVEL 04	8
LEVEL 05	8
LEVEL 06	8
LEVEL 07	8
LEVEL 08	8
LEVEL 09	8
LEVEL 10	8
LEVEL 11	8
LEVEL 12	8
LEVEL 13	8
LEVEL 14	6
TOTAL	102

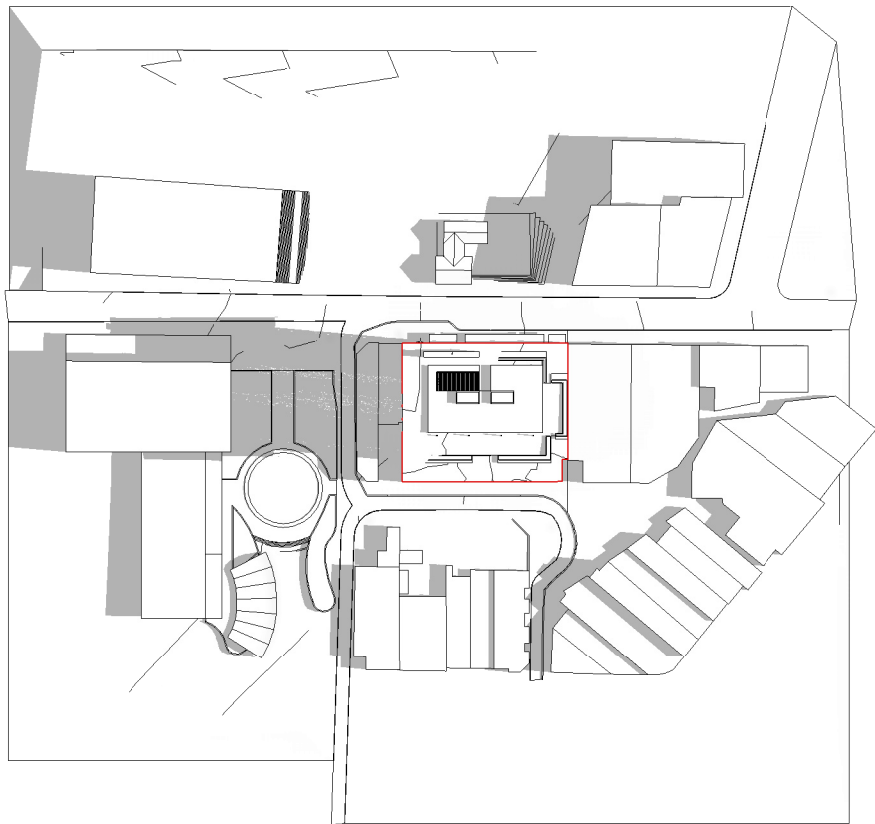
65.4%



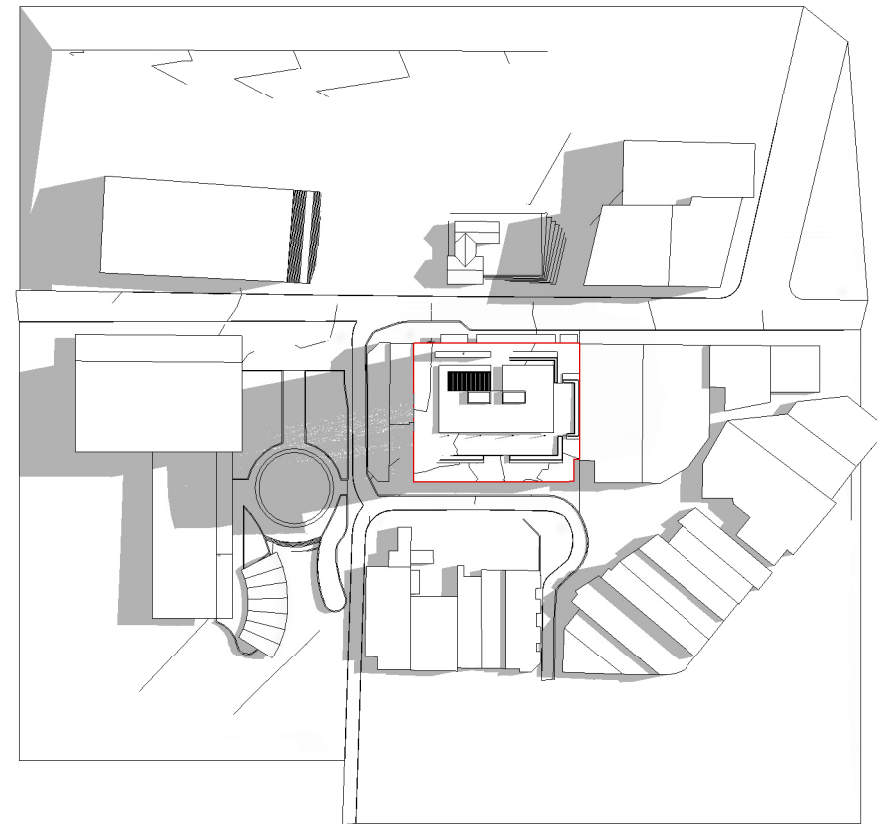
1 SHADOW 21 ST JUNE 9AM



2 SHADOW 21 ST JUNE 10AM

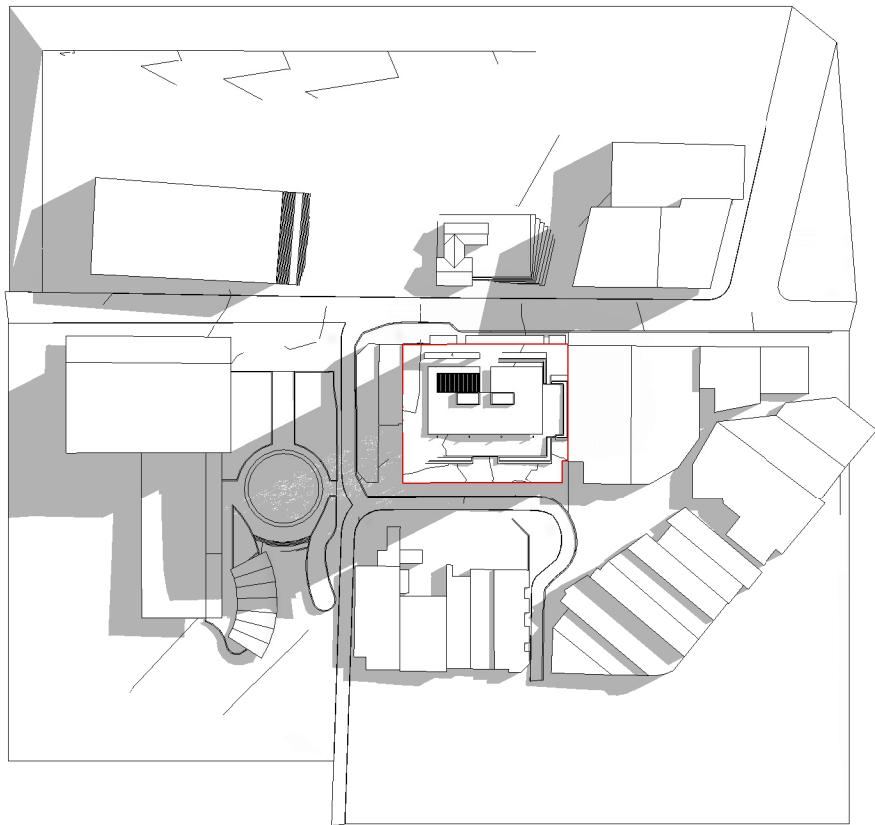


3 SHADOW 21 ST JUNE 11AM

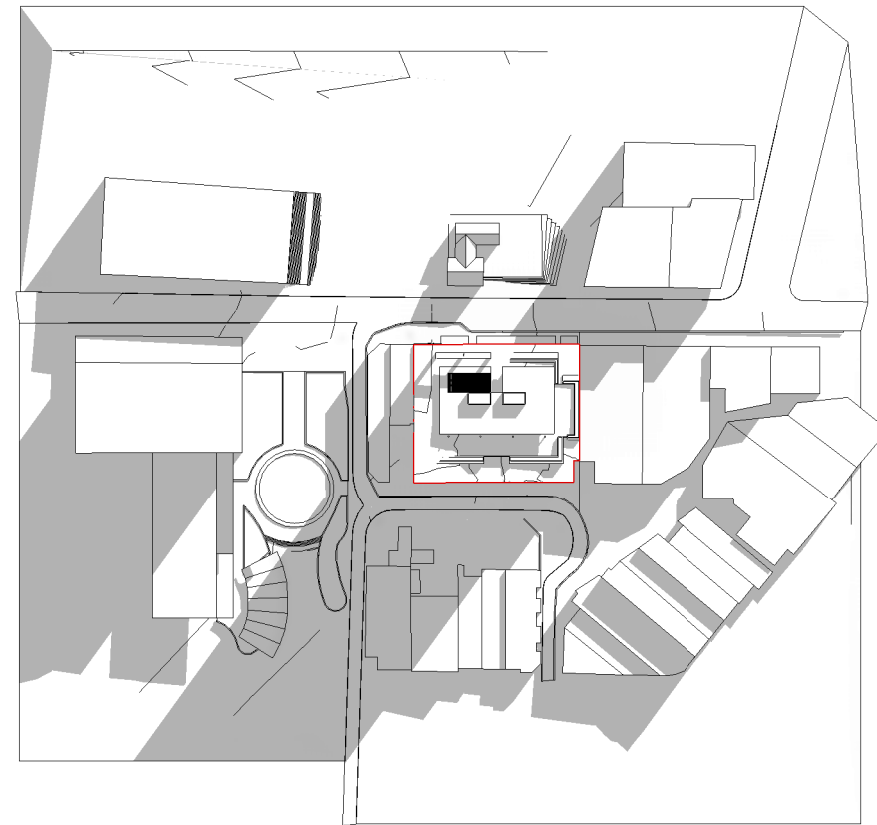


4 SHADOW 21 ST JUNE 12PM

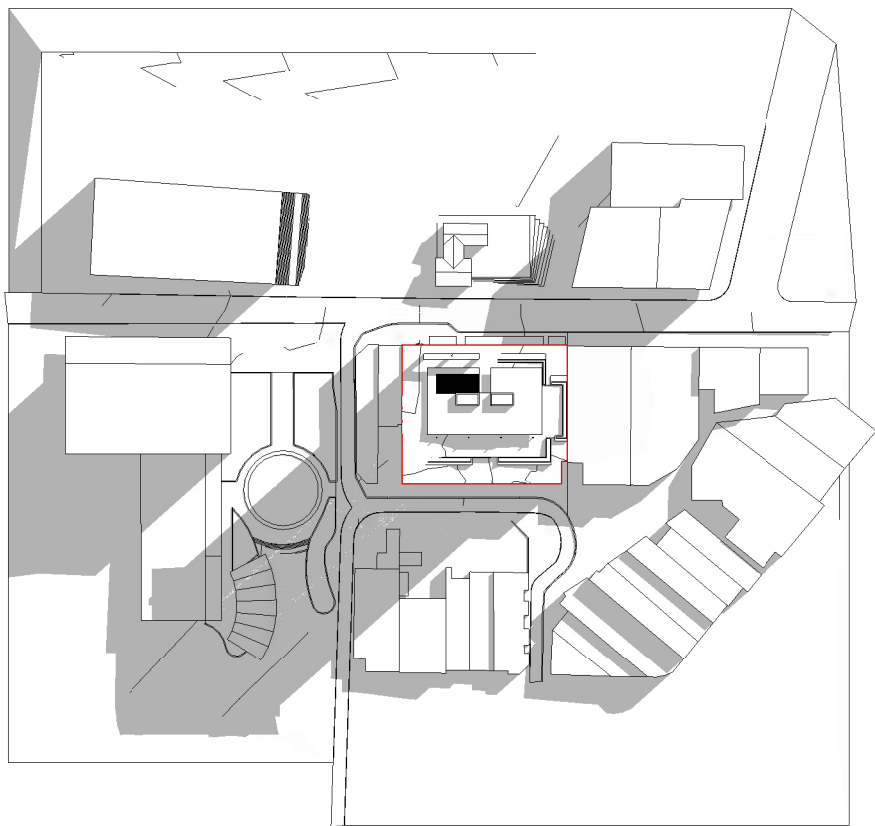
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	A			25/11/2020	For Coordination	RU
	B			26/01/2021	DA SUBMISSION	RU
	C			09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
	D			03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
	E			17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU
	F			07/09/2021	ADDITIONAL COUNCIL RFI'S	RU
	G			14/09/2021	REVISED ISSUE	RU
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01020304050					CLIENT EASTVIEW (AUST) Pty Ltd	
01020304050					PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	
01020304050					SCALE 1:1000 @A1 1:2000 @A3	DATE 14/09/2021
01020304050					DRAWN PA	CHECKED RU
01020304050					JOB 20100	REVISION G
01020304050					DRAWING TITLE SHADOW ANALYSIS - SHEET 1	



1 SHADOW 21 ST JUNE 1PM



3 SHADOW 21 ST JUNE 3PM



2 SHADOW 21 ST JUNE 2PM

IMPORTANT NOTES:
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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	25/11/2020	For Coordination	RU
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F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU
G	14/09/2021	REVISED ISSUE	RU

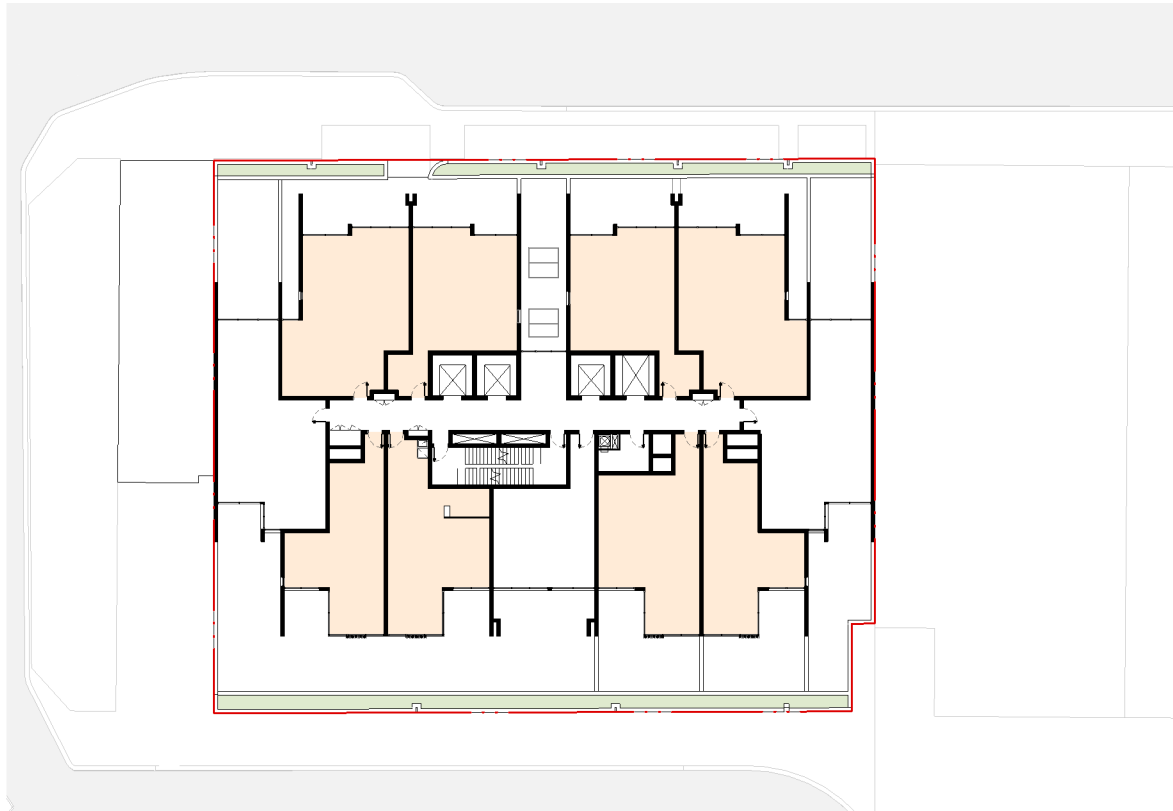
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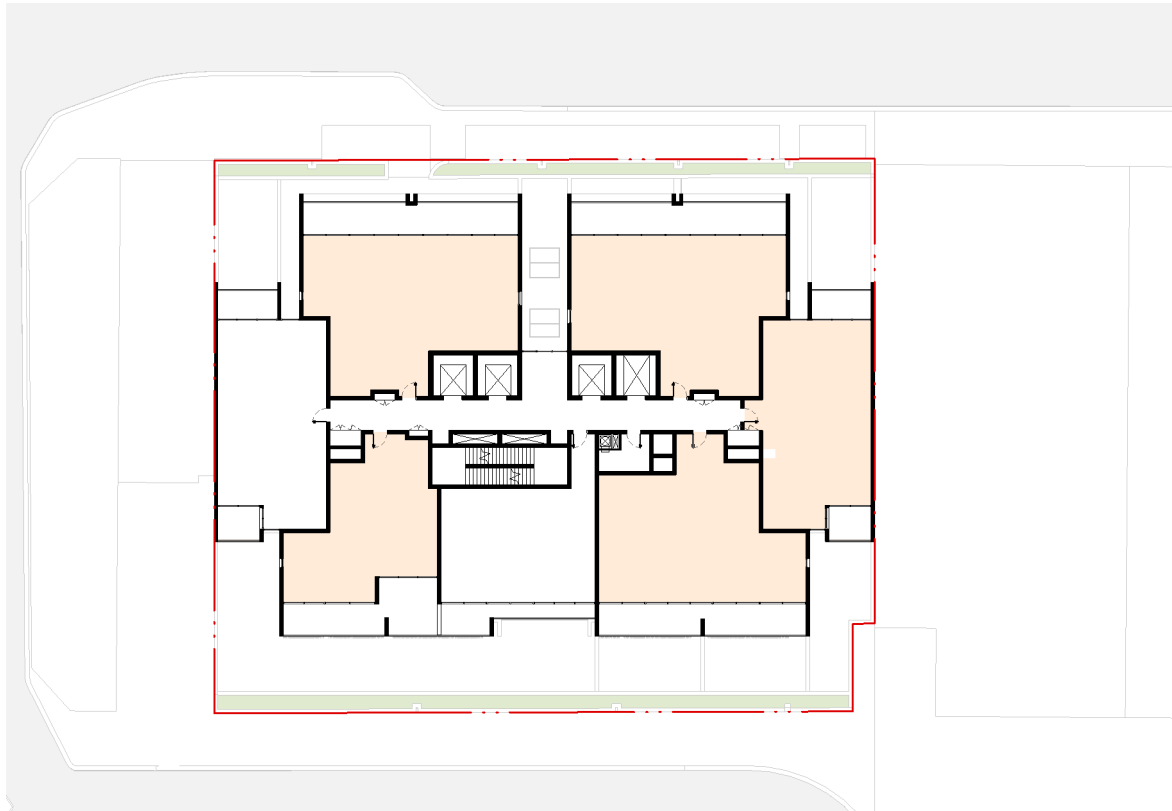
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ABN 20 098 552 151

CLIENT		DRAWING TITLE			
EASTVIEW (AUST) Pty Ltd		SHADOW ANALYSIS - SHEET 2			
PROJECT		SCALE	DATE	DRAWN	CHECKED
PROPOSED MIXED USE DEVELOPMENT		1:1000 @A1 1:2000 @A3	14/09/2021	PA	RU
JOB		DRAWING		REVISION	
20100		DA5.22		G	

34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148



1
-
LEVEL 2-14 SOLAR ACESS



3
-
LEVEL 15 SOLAR ACCESS

SOLAR ACCESS	
LEVEL	SOLAR 2h
LEVEL 02	8
LEVEL 03	8
LEVEL 04	8
LEVEL 05	8
LEVEL 06	8
LEVEL 07	8
LEVEL 08	8
LEVEL 09	8
LEVEL 10	8
LEVEL 11	8
LEVEL 12	8
LEVEL 13	8
LEVEL 14	5
TOTAL	101

67.3%

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	25/11/2020	For Coordination	RU
B	28/01/2021	DA SUBMISSION	RU
C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU
F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU

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0510

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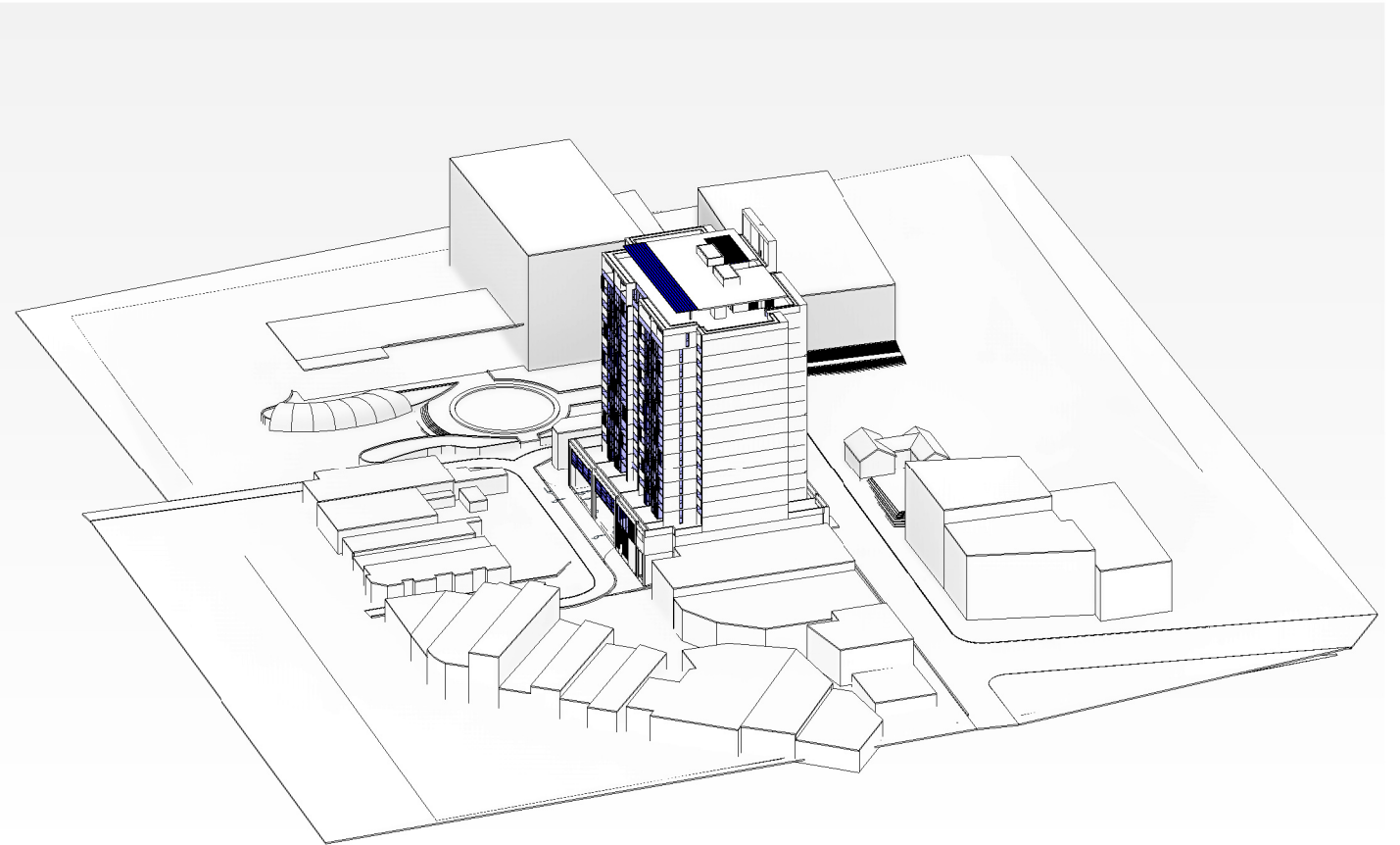
PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE
SOLAR ACCESS - SHEET 1

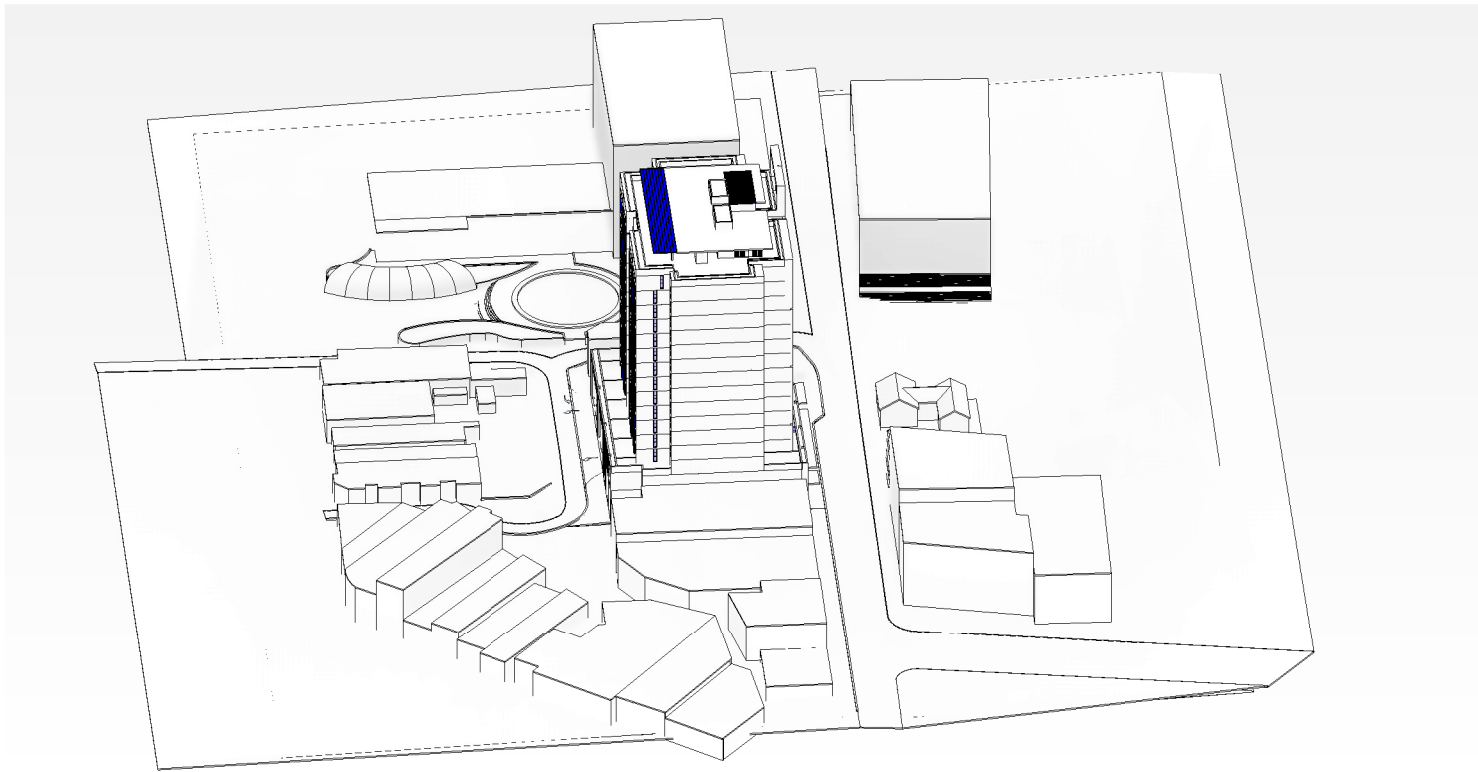
SCALE 1:250 @A1 1:500 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
JOB 20100	DRAWING DA5.23	REVISION F	



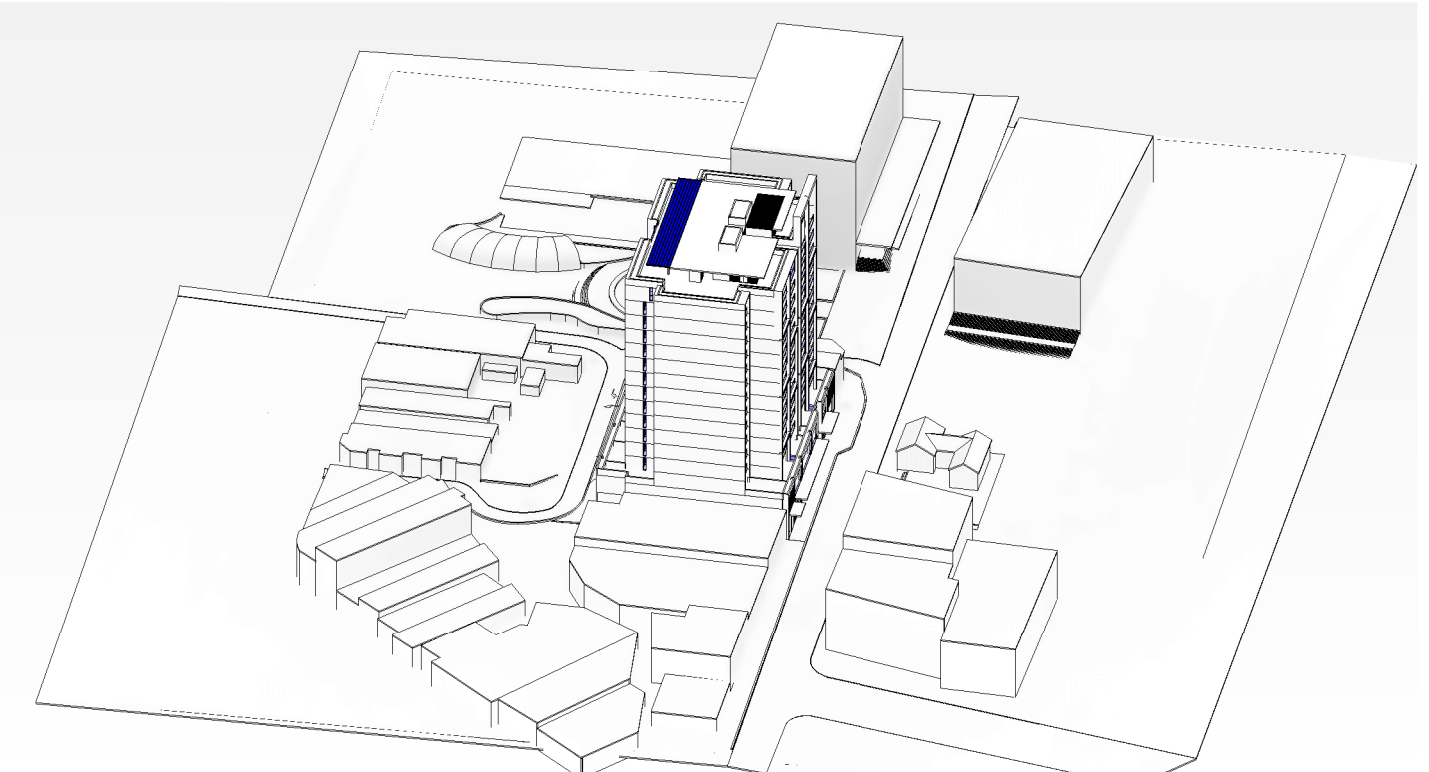
1 VIEW FROM THE SUN_21ST JUNE 9AM



2 VIEW FROM THE SUN_21ST JUNE 10AM

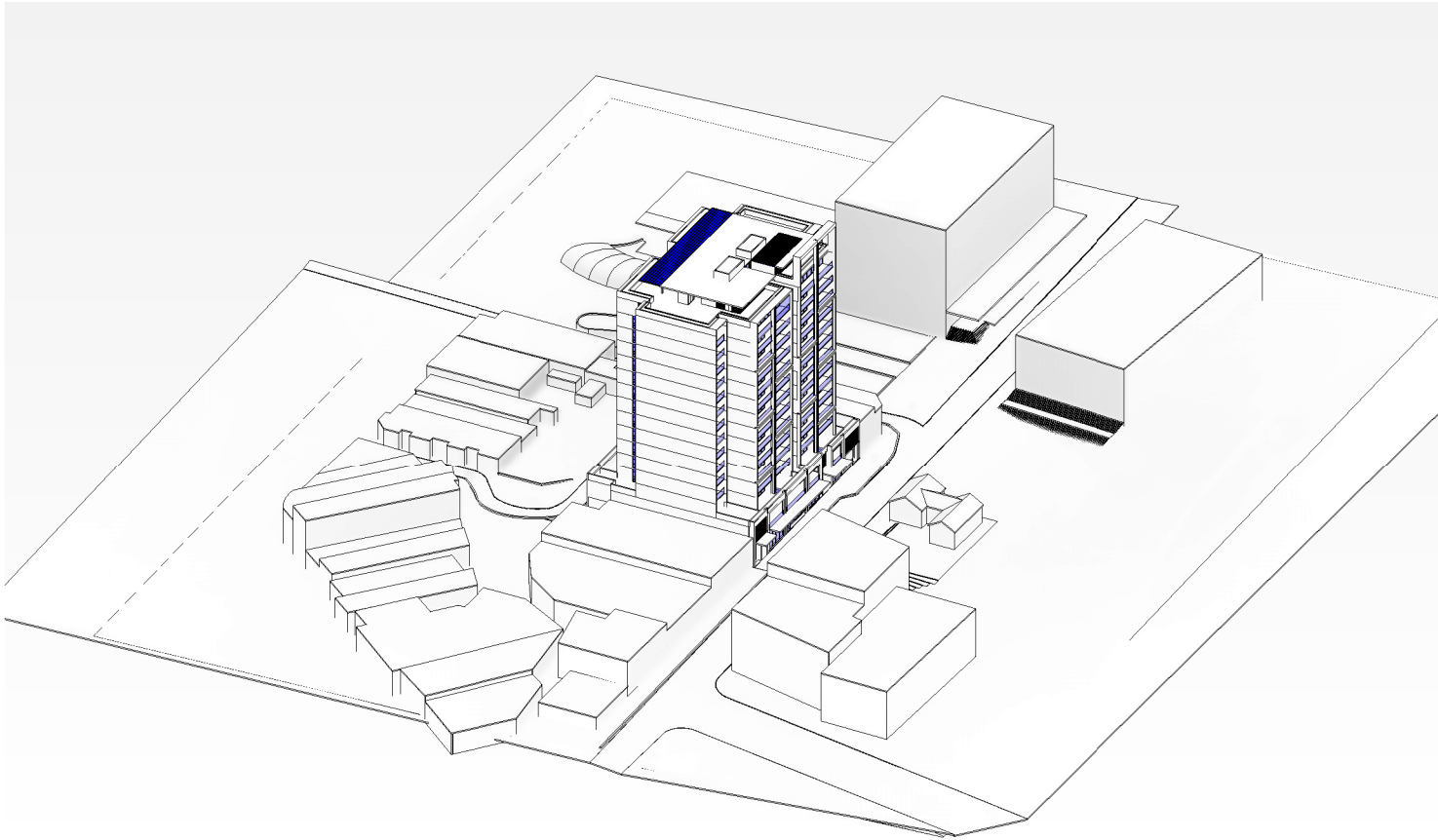


3 VIEW FROM THE SUN_21ST JUNE 11AM

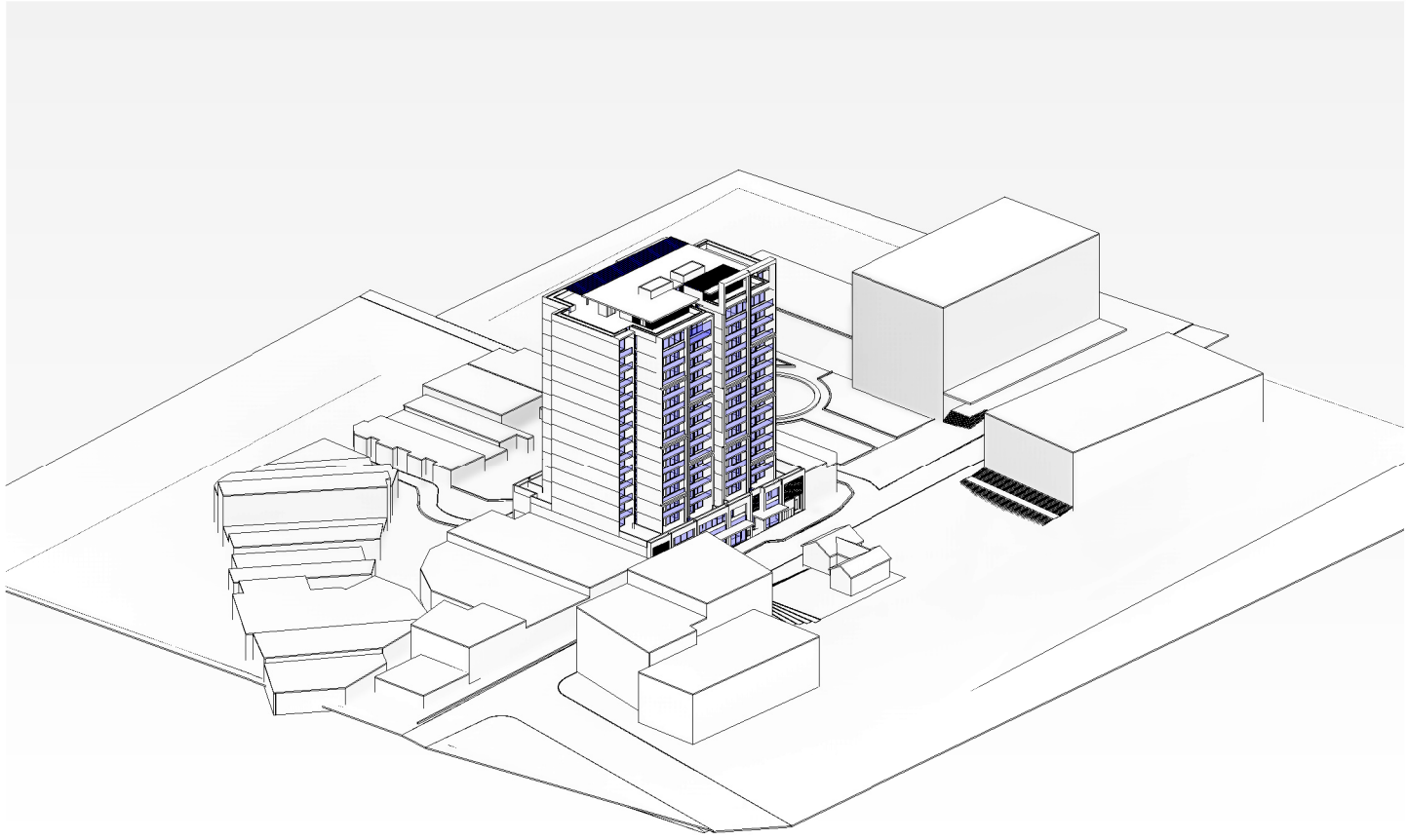


4 VIEW FROM THE SUN_21ST JUNE 12PM

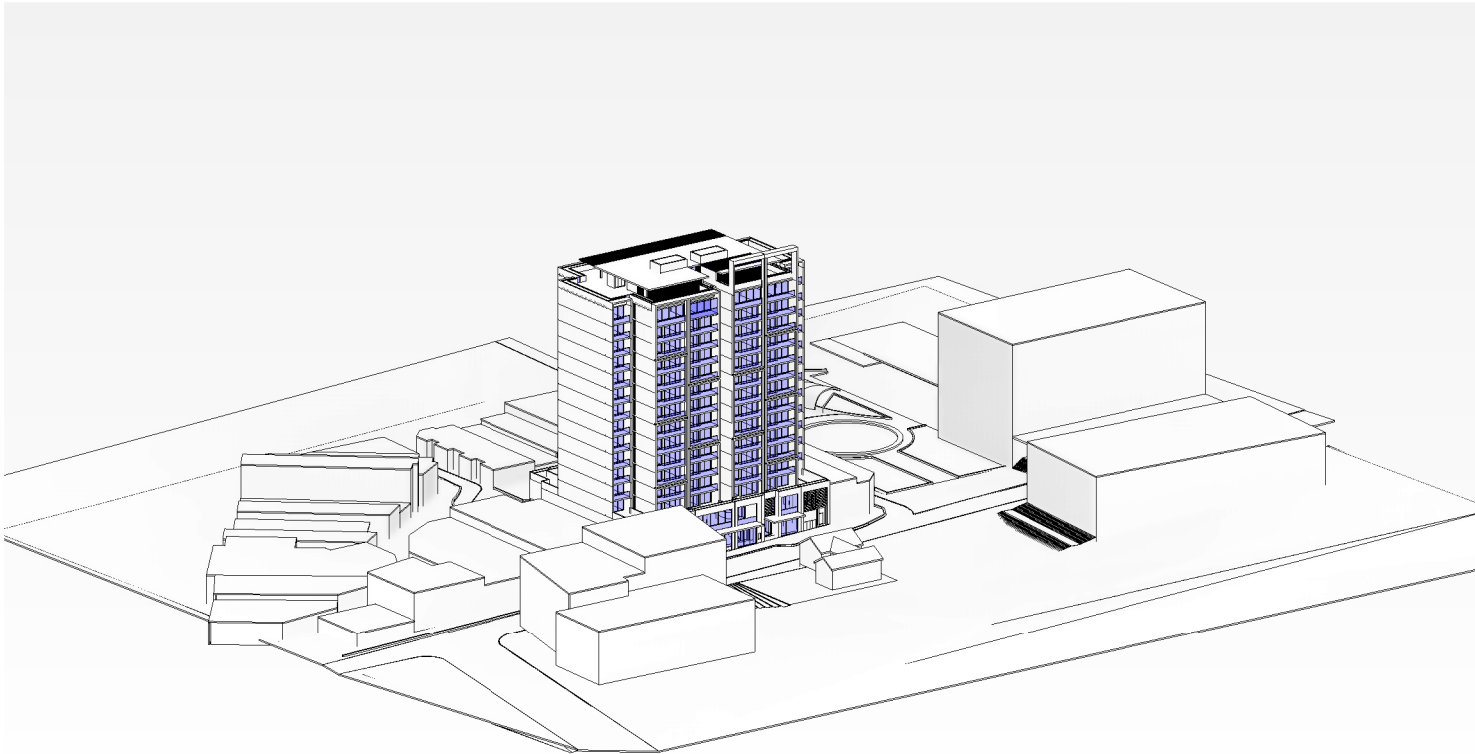
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	A	25/11/2020	For Coordination	RU		PROJECT		PROPOSED MIXED USE DEVELOPMENT		SCALE	DATE	DRAWN	CHECKED
	B	25/01/2021	DA SUBMISSION	RU		JOB		34-46 FLUSHCOMBE RD		1:700 @A1	14/09/2021	PA	RU
	C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU		DRAWING		BLACKTOWN NSW 2148		1:1400 @A3	DA5.24	REVISION	F
	D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU									
	E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU									
	F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU									



1 VIEW FROM THE SUN 21ST JUNE 1PM

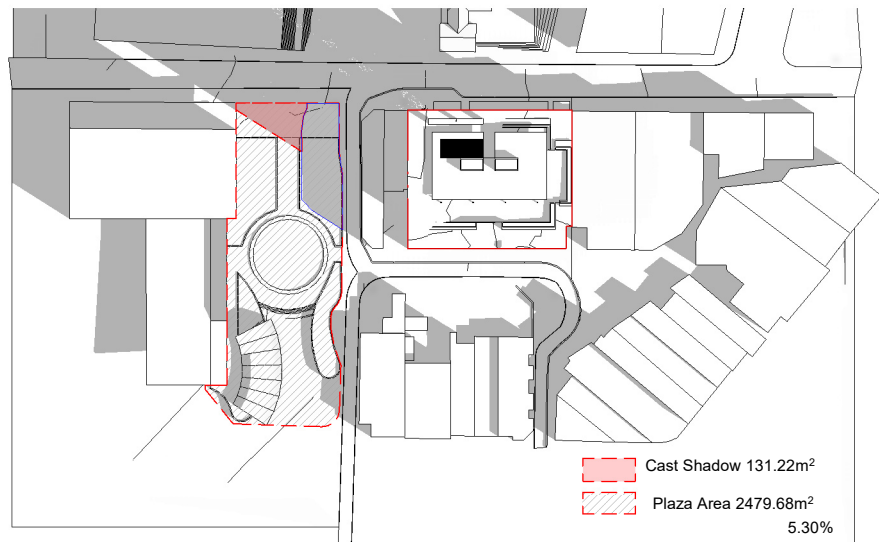


2 VIEW FROM THE SUN 21ST JUNE 2PM

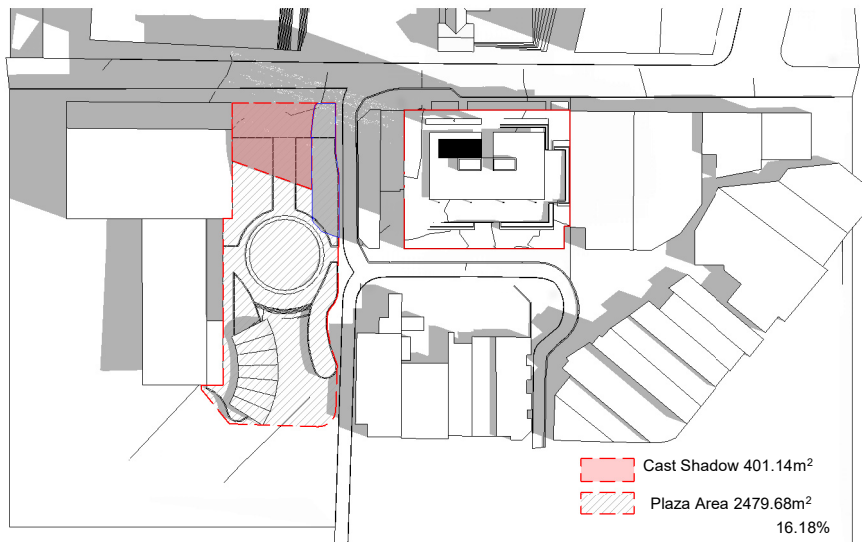


3 VIEW FROM THE SUN 21ST JUNE 3PM

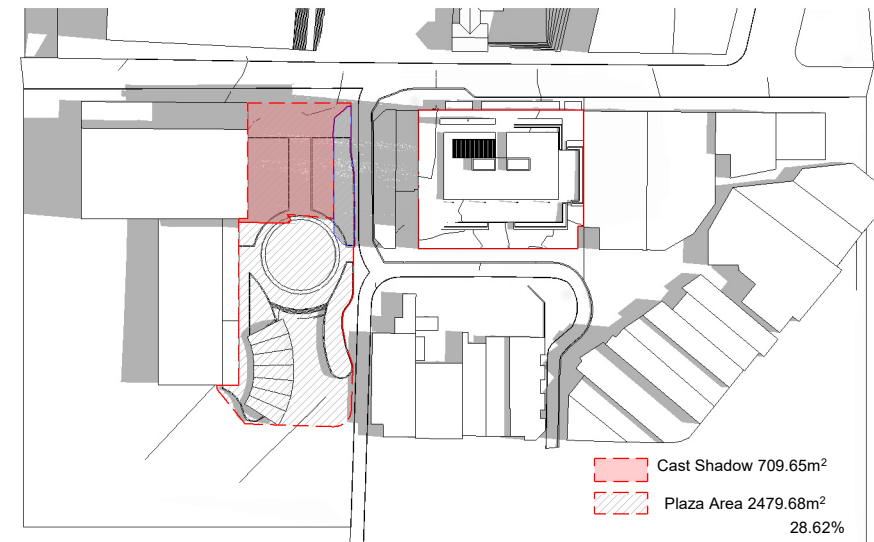
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	A	25/11/2020	For Coordination	RU								
	B	28/01/2021	DA SUBMISSION	RU								
	C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU								
D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU									
E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU									
F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU									
					PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148				SCALE 1:700 @A1 1:1400 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
									JOB 20100	DRAWING DA5.25		REVISION F



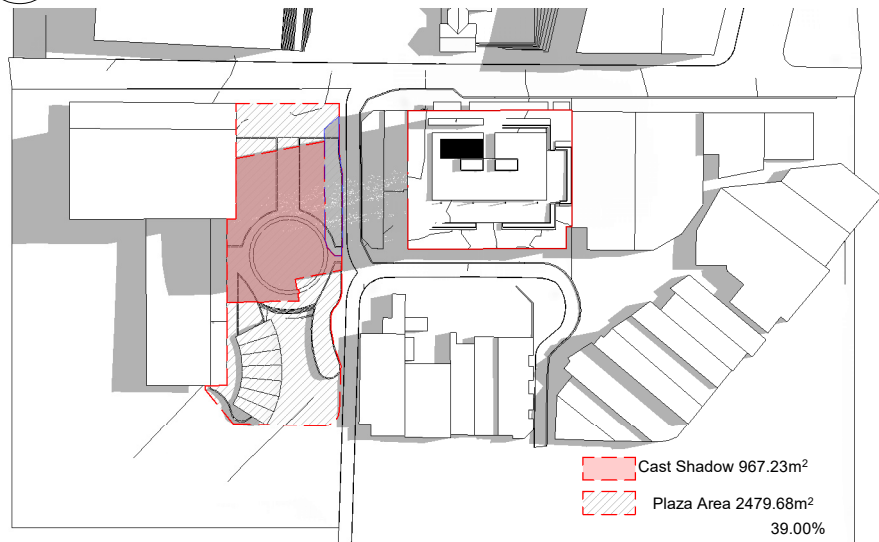
1 SHADOW 21 ST JUNE 9AM PLAZA
DA4.01 1 : 1000



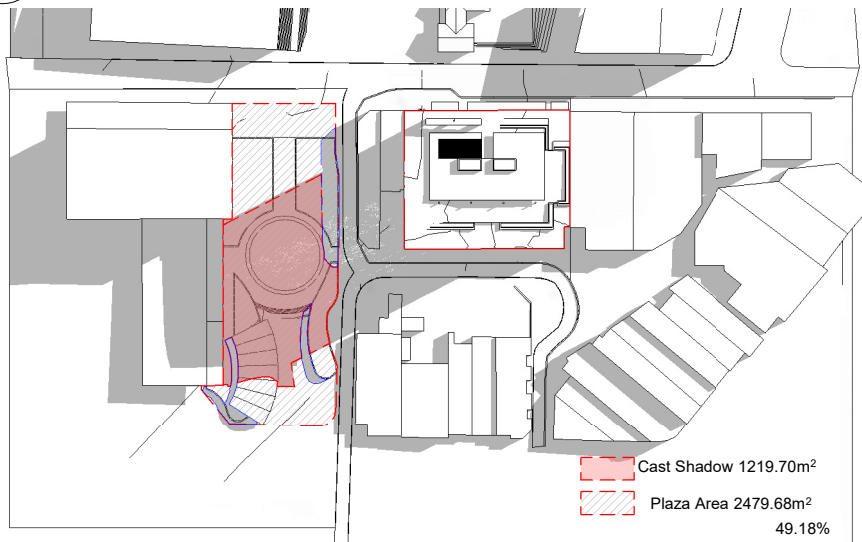
2 SHADOW 21 ST JUNE 10AM PLAZA
DA4.01 1 : 1000



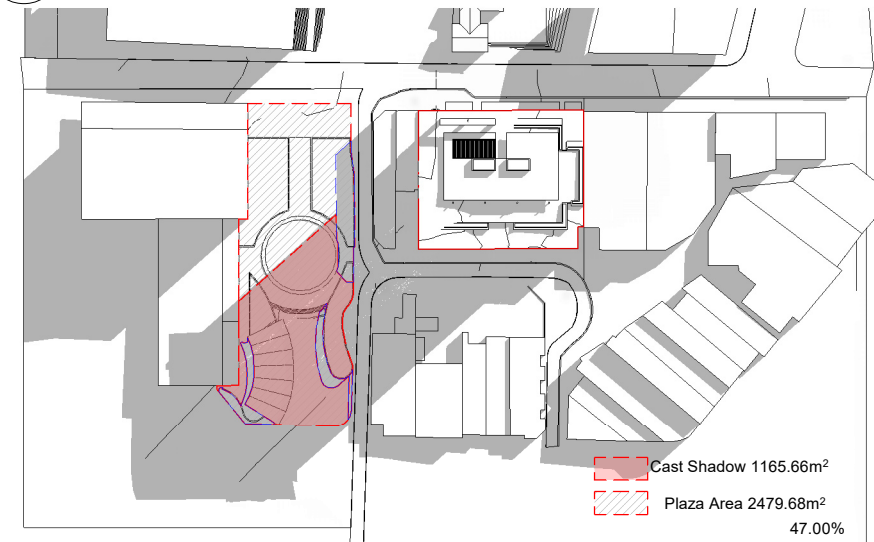
3 SHADOW 21 ST JUNE 11AM PLAZA
DA4.01 1 : 1000



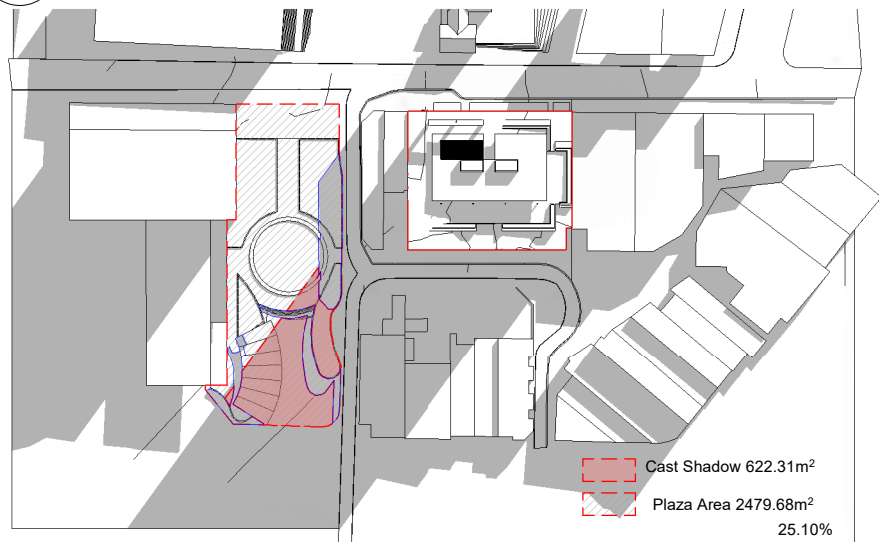
4 SHADOW 21 ST JUNE 12PM PLAZA
DA4.01 1 : 1000



5 SHADOW 21 ST JUNE 1PM PLAZA
DA4.01 1 : 1000



6 SHADOW 21 ST JUNE 2PM PLAZA
DA4.01 1 : 1000

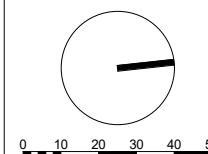


7 SHADOW 21 ST JUNE 3PM PLAZA
DA4.01 1 : 1000

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DEVELOPMENT APPLICATION
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REVISION	DATE	DESCRIPTION	BY
A	25/11/2020	For Coordination	RU
B	25/01/2021	DA SUBMISSION	RU
C	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
D	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
E	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU
F	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU
G	14/09/2021	REVISED ISSUE	RU

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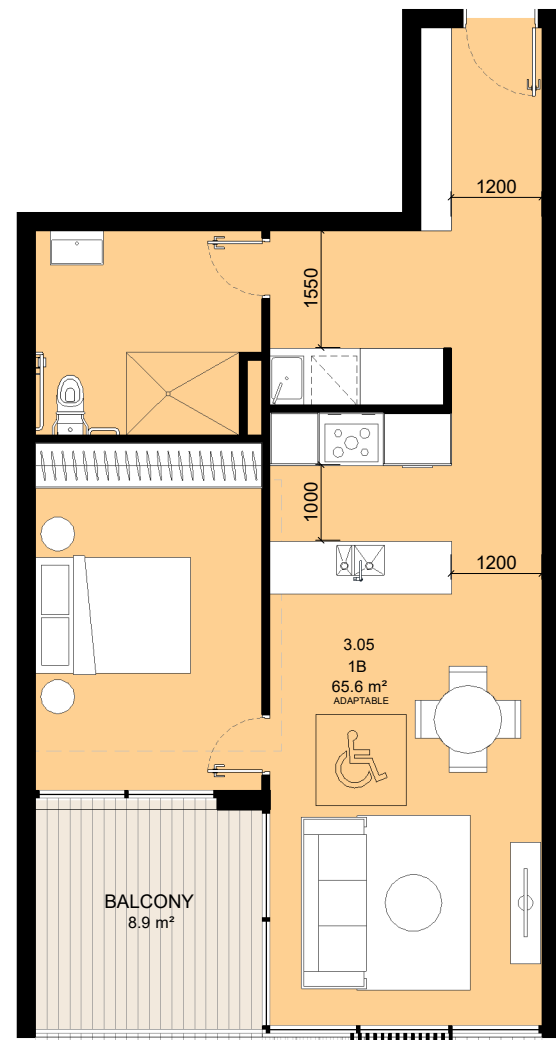


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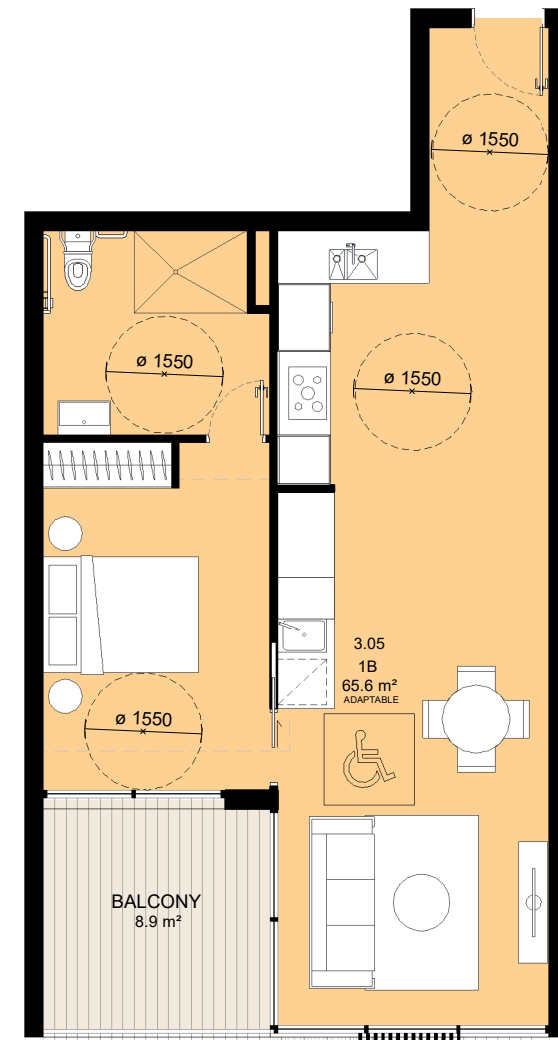
PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE
SHADOW STUDY CIVIC PLAZA

SCALE 1:1000 @A1 1:2000 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
JOB 20100	DRAWING DA5.26	REVISION G	



1 LEVEL 03 PRE ADAPTATION UNIT
DA3.01 1 : 50



2 LEVEL 03 POST ADAPTATION UNIT
DA3.01 1 : 50

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	A	28/01/2021	DA SUBMISSION	RU			EASTVIEW (AUST) Pty Ltd		ADAPTABLE UNITS			
	B	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU			PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148		SCALE 1 : 50 @A1 1 : 100 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU
	C	03/06/2021	ADDITIONAL COUNCIL RFI'S	RU								
	D	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU								
E	14/09/2021	REVISED ISSUE	RU	JOB 20100	DRAWING DA6.01	REVISION E						



4 LEVEL 14 PRE ADAPTABLE UNIT
DA3.01 1 : 50



3 LEVEL 14 POST ADAPTABLE UNIT
DA3.01 1 : 50

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	A	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU			PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	SCALE 1 : 50 @A1 1 : 100 @A3	DATE 14/09/2021	DRAWN PA	CHECKED RU	
	B	07/09/2021	ADDITIONAL COUNCIL RFI'S	RU				JOB 20100	DRAWING DA6.02	REVISION C		
	C	14/09/2021	REVISED ISSUE	RU								

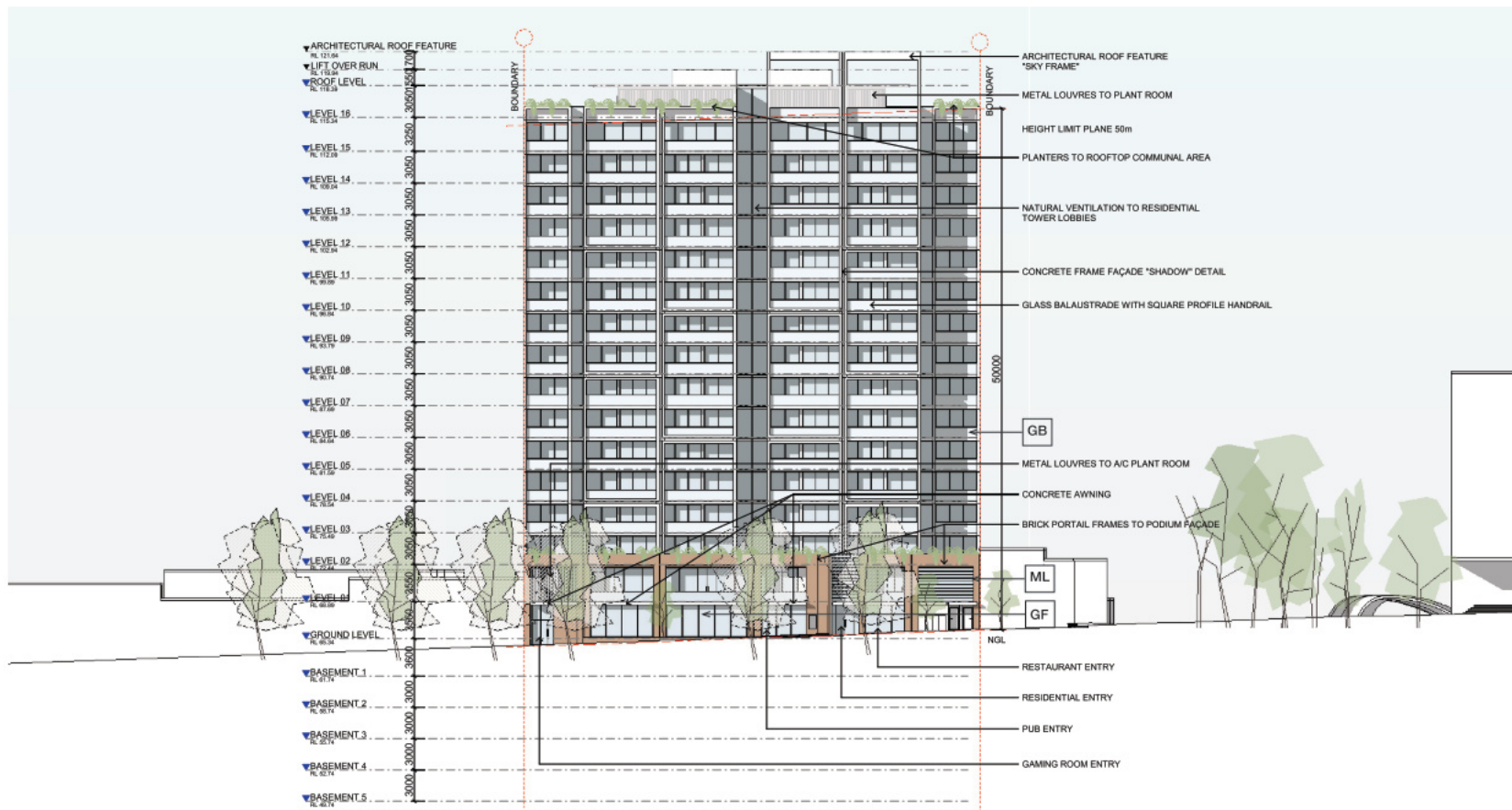
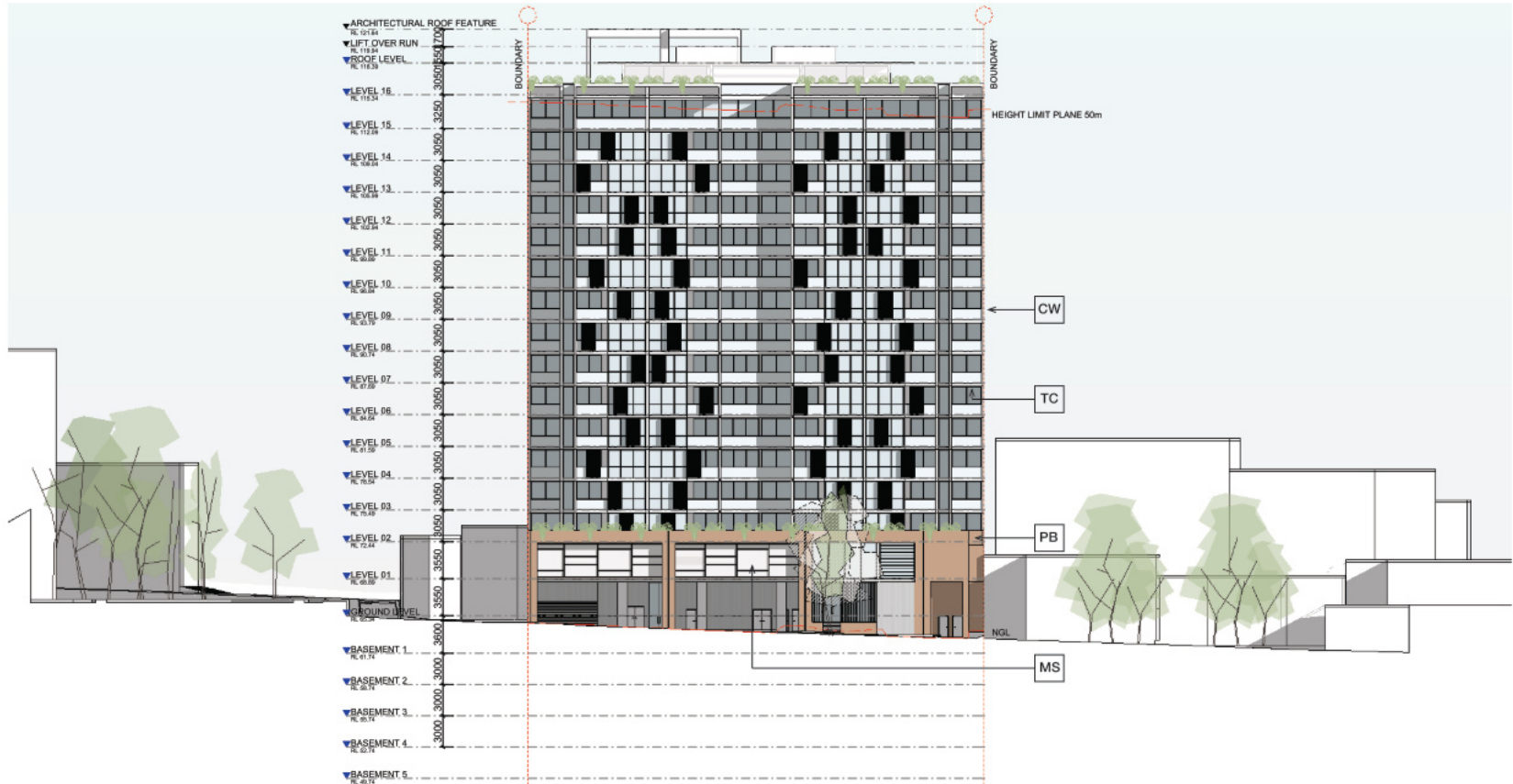


EAST FAÇADE VIEW FROM COBB LANE



WEST FAÇADE VIEW FROM FLUSHCOMBE ROAD

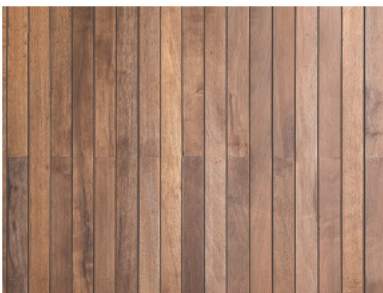
IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD. DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	REVISION	DATE	DESCRIPTION	BY	marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151			CLIENT EASTVIEW (AUST) Pty Ltd	DRAWING TITLE VIEWS				
	A	28/01/2021	DA SUBMISSION	RU					PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	SCALE	DATE	DRAWN	CHECKED
	B	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU						NTS	14/09/2021	PA	RU
	C	03/06/2021	ADDITIONAL COUNCIL RFI'S	RU						JOB 20100	DRAWING DA7.01	REVISION D	
	D	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU									



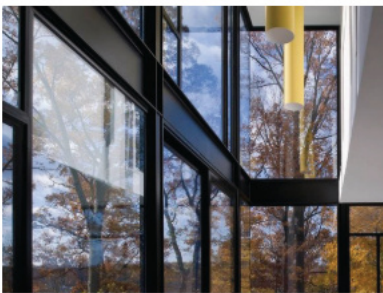
1. GLASS BALUSTRADE



2. PODIUM BRICKWORK



3. TIMBER CEILING TO BALCONIES



4. BLACK ALUMINUM GLAZING FRAMES



7. METAL LOUVRES



6. METAL SCREEN



5. EXTERNAL CONCRETE WALLS

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NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	28/01/2021	DA SUBMISSION	RU
B	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
C	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
D	17/09/2021	IN RESPONSE TO COUNCIL COMMENTS	RU

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CLIENT
EASTVIEW (AUST) Pty Ltd

PROJECT
PROPOSED MIXED USE DEVELOPMENT
**34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148**

DRAWING TITLE
EXTERIOR FINISHES

SCALE	DATE	DRAWN	CHECKED
NTS	14/09/2021	RU	RU
JOB	DRAWING	REVISION	
20100	DA8.02	D	

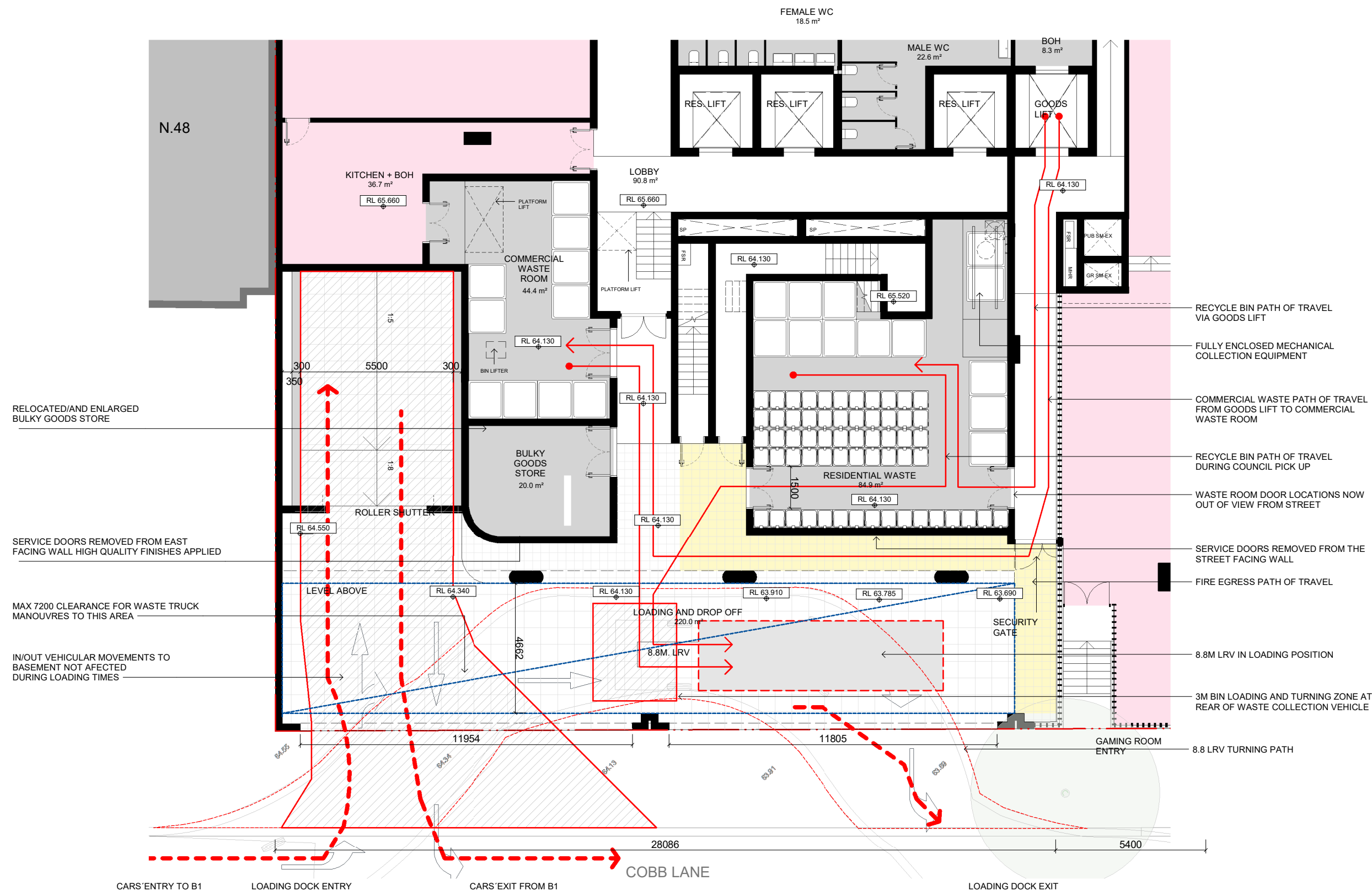


VIEW 1 - PORT COCHERE - LOADING DOCK 3D

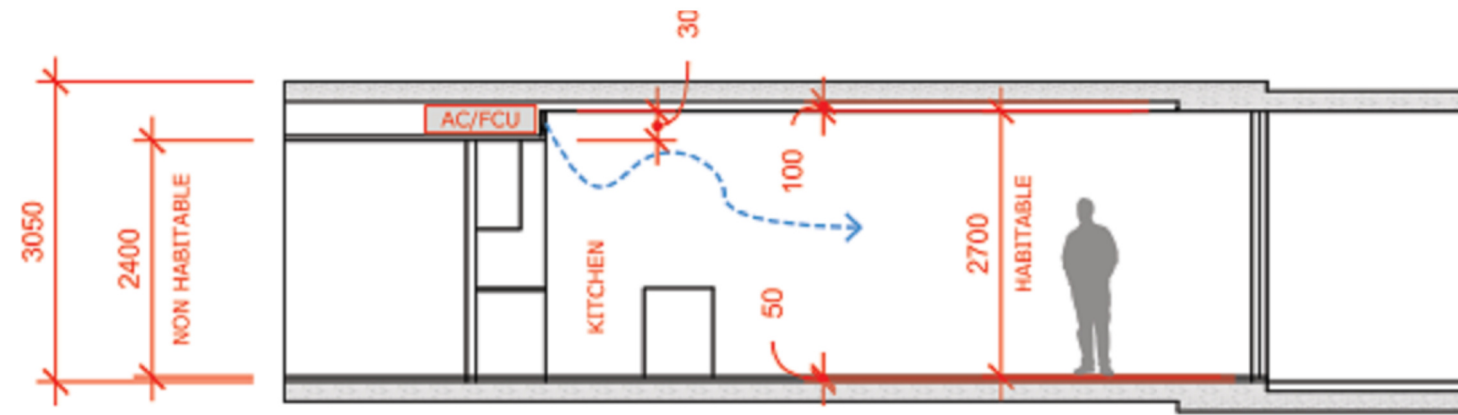


VIEW 2 - PORT COCHERE - LOADING DOCK 3D

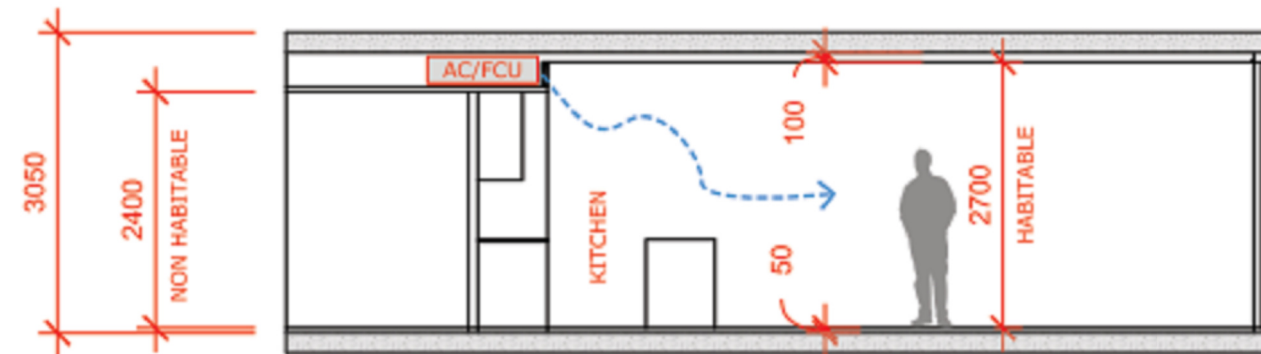
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	A		09/04/2021	RESPONSE TO COUNCIL RFI'S	RU				PROJECT PROPOSED MIXED USE DEVELOPMENT 34-46 FLUSHCOMBE RD BLACKTOWN NSW 2148	SCALE	DATE	DRAWN	CHECKED			
	B		03/08/2021	ADDITIONAL COUNCIL RFI'S	RU					NTS	14/09/2021	RS	RU			
	C		17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU					JOB	DRAWING		REVISION			
			20100	DA9.01						C						



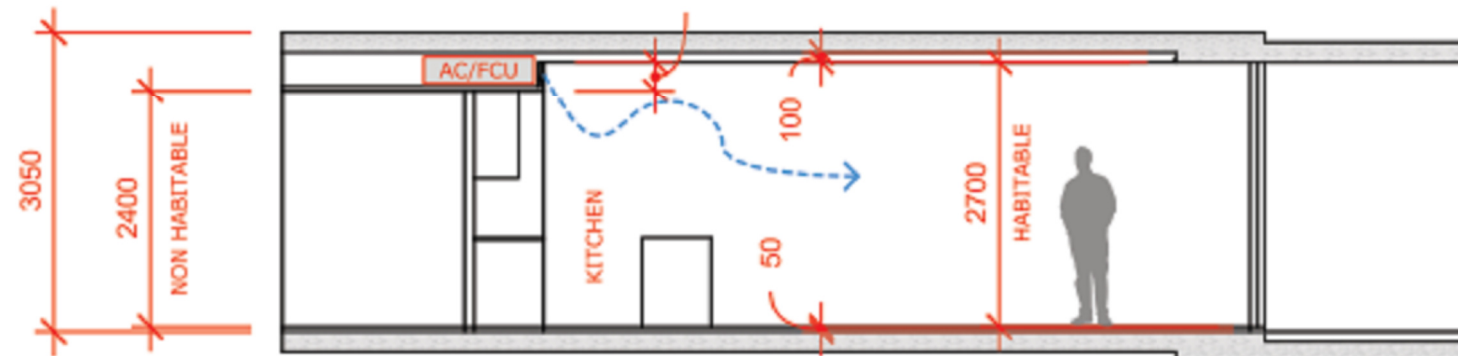
IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD. DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION	REVISION	DATE	DESCRIPTION	BY	marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151			CLIENT				DRAWING TITLE				
	A	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU				EASTVIEW (AUST) Pty Ltd				LOADING AREA DETAIL PLAN				
	B	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU												
	C	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU												
									PROJECT				SCALE			
									PROPOSED MIXED USE DEVELOPMENT				NTS			
									34-46 FLUSHCOMBE RD				DATE			
									BLACKTOWN NSW 2148				14/09/2021			
													DRAWN			
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													REVISION			
													C			



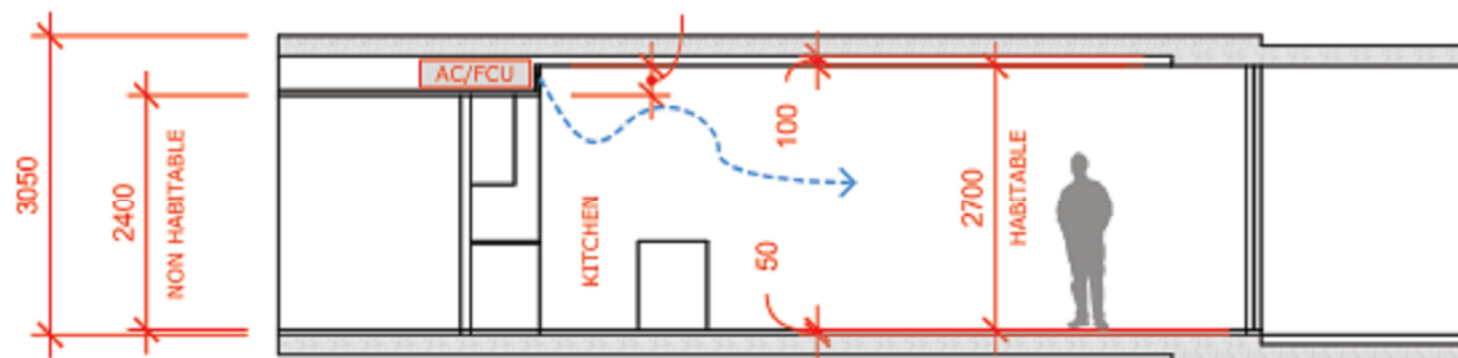
TYPICAL SECTION THROUGH LIVING ROOM (WITH BALCONY)



TYPICAL SECTION THROUGH LIVING ROOM (NO BALCONY)



TYPICAL SECTION THROUGH LIVING ROOM (WITH BALCONY)



TYPICAL SECTION THROUGH LIVING ROOM (WITH BALCONY)

IMPORTANT NOTES:
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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	09/04/2021	RESPONSE TO COUNCIL RFI'S	RU
B	03/08/2021	ADDITIONAL COUNCIL RFI'S	RU
C	17/08/2021	IN RESPONSE TO COUNCIL COMMENTS	RU

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ABN 20 098 552 151

CLIENT
EASTVIEW (AUST) Pty Ltd

PROJECT
PROPOSED MIXED USE DEVELOPMENT
34-46 FLUSHCOMBE RD
BLACKTOWN NSW 2148

DRAWING TITLE
TYPICAL FLOOR TO FLOOR DETAIL
SECTIONS (3050)

SCALE	DATE	DRAWN	CHECKED
NTS	14/09/2021	RS	RU
JOB	DRAWING	REVISION	
20100	DA9.03	C	