

## ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED
- SUBMISSIONS RECEIVED

**THE HILLS**  
Sydney's Garden Shire

### THE HILLS SHIRE COUNCIL

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## ATTACHMENT 2 – AERIAL PHOTOGRAPH



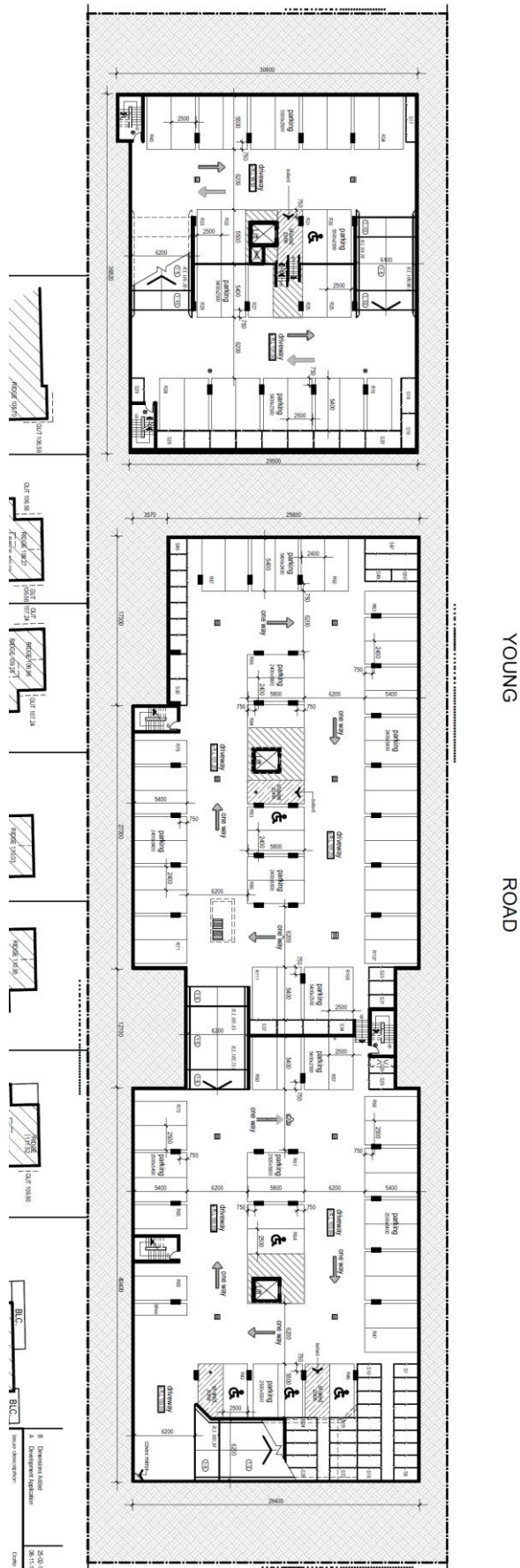


## STAGE 1



[illegible]

# ATTACHMENT 5 – BASEMENT 2 (MIDDLE)





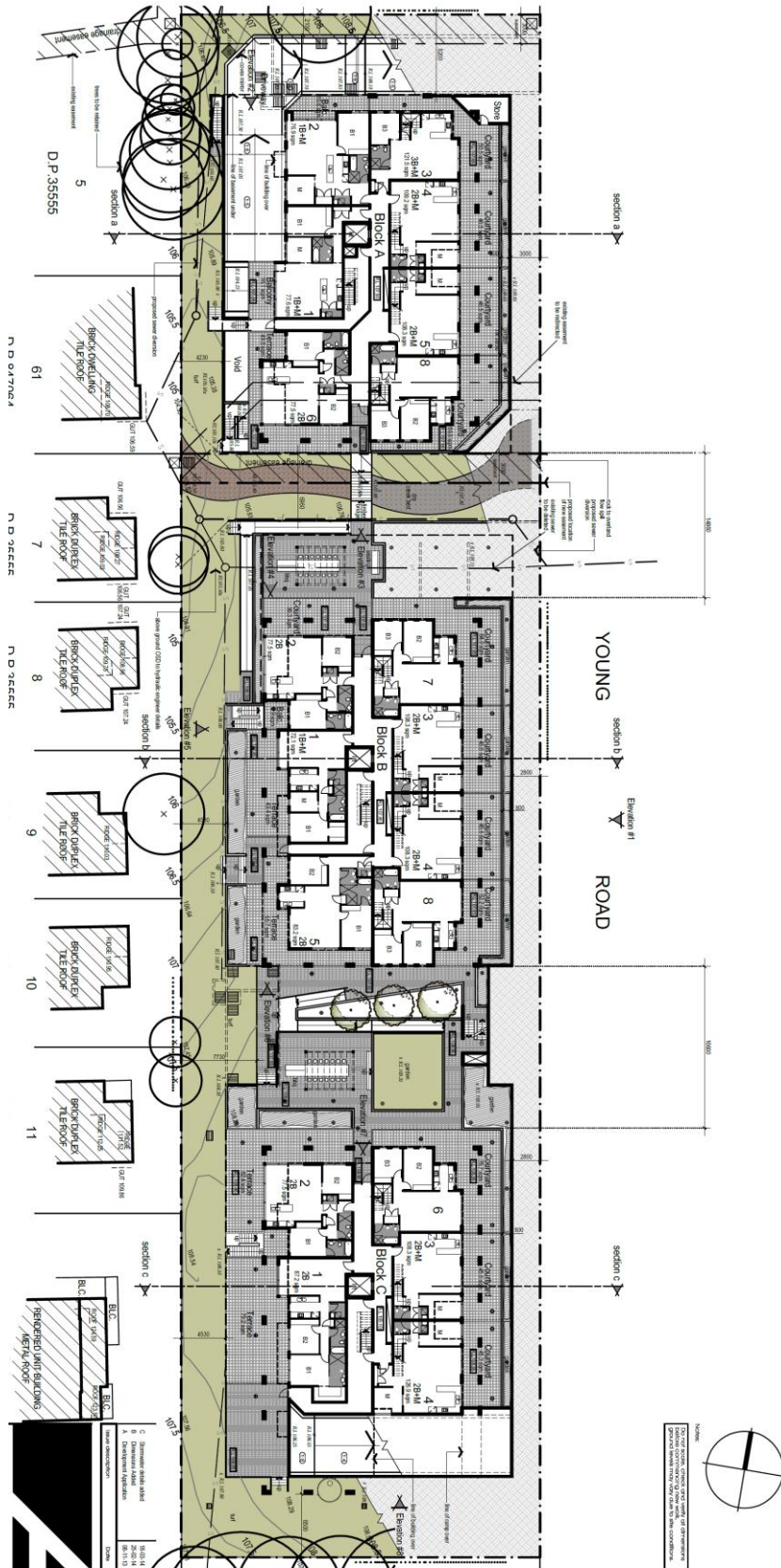
The site plan shows a large rectangular area bounded by Young Road to the north and a road labeled 'ROAD' to the east. Section a is at the top, section b in the middle, and section c at the bottom. The plan includes numerous buildings, parking lots, and roads. Key features include:

- Section a:** Contains a large building with a parking lot to its north and a smaller building to its east. A road labeled 'ROAD' runs along the top edge.
- Section b:** Contains a large building with a parking lot to its north and a smaller building to its east. A road labeled 'ROAD' runs along the top edge.
- Section c:** Contains a large building with a parking lot to its north and a smaller building to its east. A road labeled 'ROAD' runs along the top edge.
- Other features:** A road labeled 'ROAD' runs along the bottom edge. A road labeled 'ROAD' runs along the right edge. A road labeled 'ROAD' runs along the left edge. A road labeled 'ROAD' runs along the top edge.

The plan also includes a legend with the following items:

- 1. Division 1000
- 2. Division 1000
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- 100. Division 1000

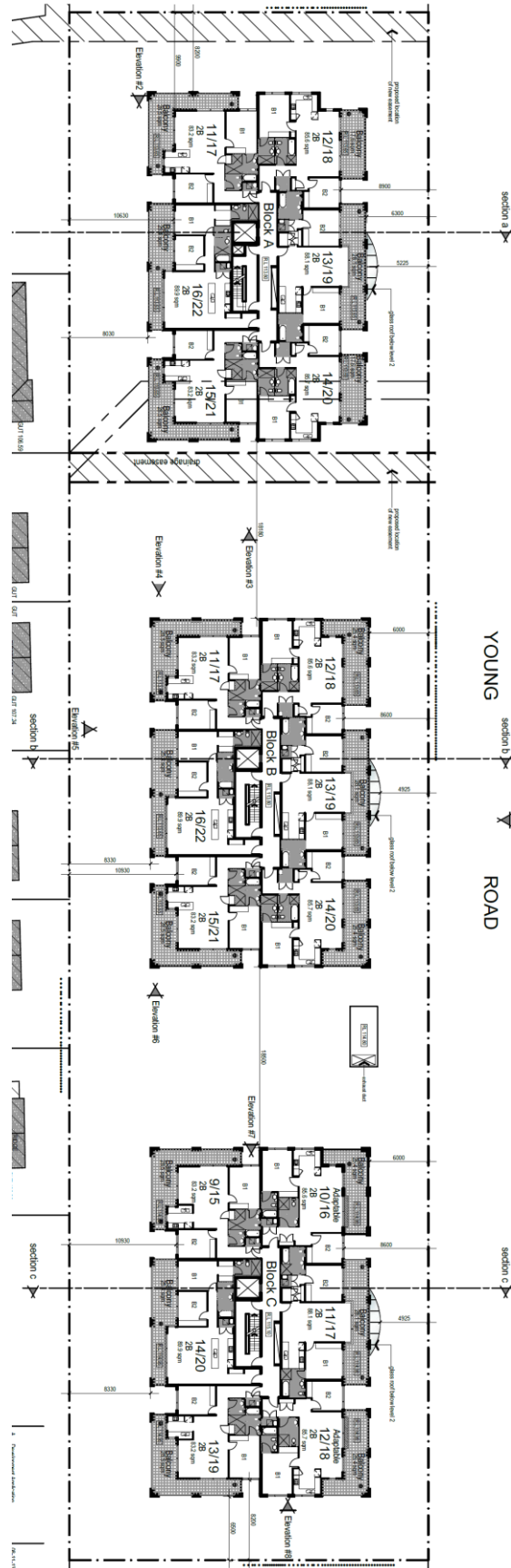
## ATTACHMENT 7 – GROUND FLOOR PLAN



Architectural site plan of the proposed 10000 Young Road development. The plan shows three residential blocks (Block A, Block B, Block C) and a commercial building (Block D) along Young Road. The plan includes lot numbers, dimensions, and various annotations for easements, setbacks, and utilities. The plan is divided into three sections (a, b, c) by Young Road. The plan also shows the location of the proposed development relative to the existing 10000 Young Road and the proposed 10000 Young Road extension. The plan includes a north arrow and a scale bar.



# ATTACHMENT 9 – LEVELS 2 & 3 PLAN



The architectural floor plan illustrates the layout of three building blocks (Block A, Block B, and Block C) along Young Road. The plan is oriented with North at the top. The plan includes elevations for sections a, b, and c, and elevations for the blocks themselves. The plan is labeled 'YOUNG ROAD' and 'section a', 'section b', and 'section c'. The plan also includes a scale bar and a north arrow.

**Block A:** Located on the left side of the plan. It includes rooms 23, 24, 25, 26, 27, 28, and 29. Elevations are marked for sections a, b, and c, and for the block itself.

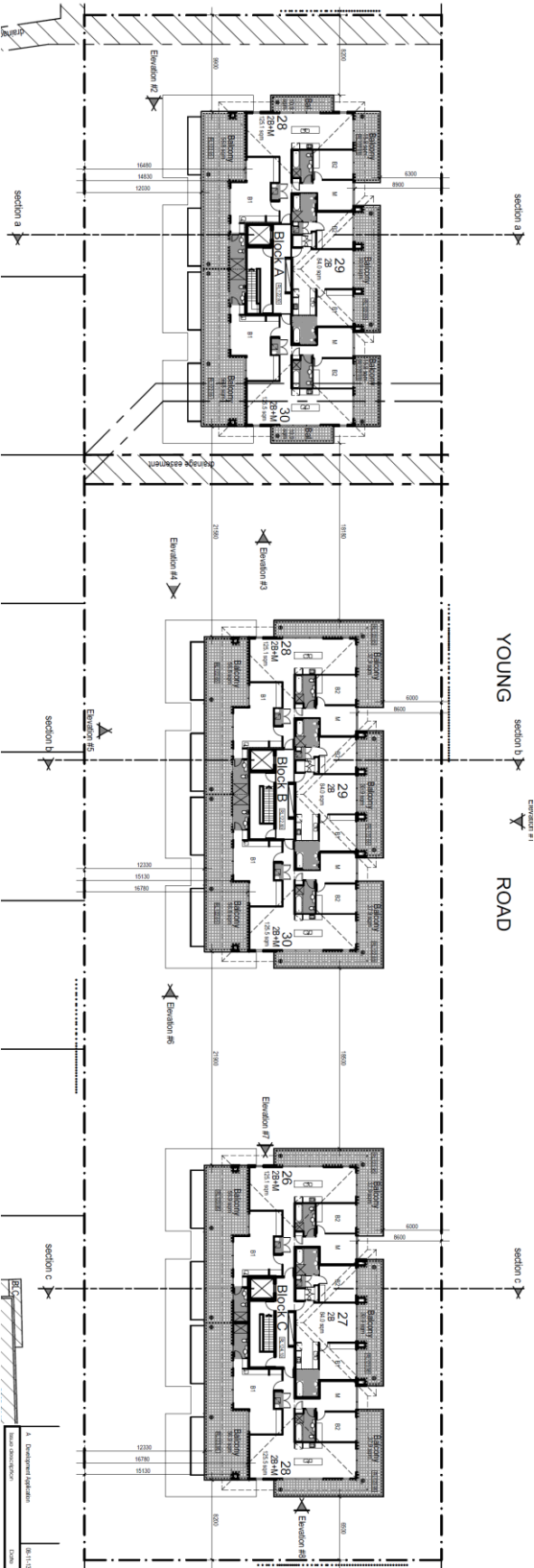
**Block B:** Located in the center of the plan. It includes rooms 23, 24, 25, 26, 27, 28, and 29. Elevations are marked for sections a, b, and c, and for the block itself.

**Block C:** Located on the right side of the plan. It includes rooms 21, 22, 23, 24, 25, 26, 27, 28, and 29. Elevations are marked for sections a, b, and c, and for the block itself.

The plan also includes a scale bar and a north arrow.



ATTACHMENT 11 – LEVEL 5 PLAN



## ATTACHMENT 12 – FRONT ELEVATION



**OVERALL FRONT ELEVATION**



**BLOCK A FRONT ELEVATION**



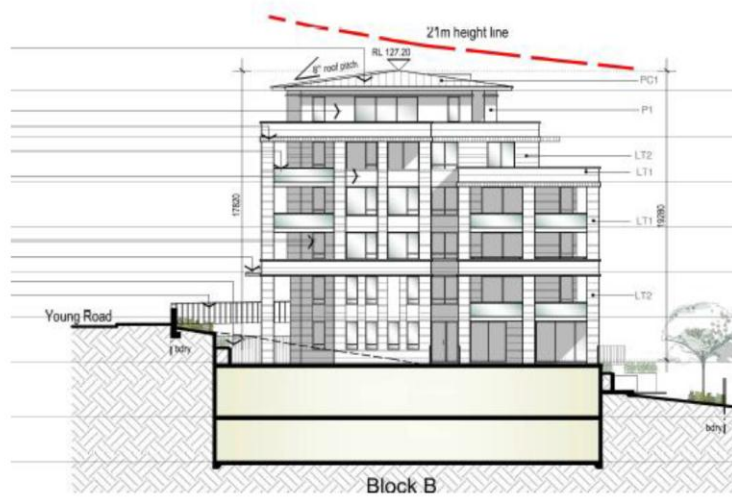
**BLOCK B FRONT ELEVATION**



**BLOCK C FRONT ELEVATION**



## ATTACHMENT 13 – SIDE ELEVATIONS



## ATTACHMENT 14 – SECTIONS



Block A Section A-A



Block B Section B-B



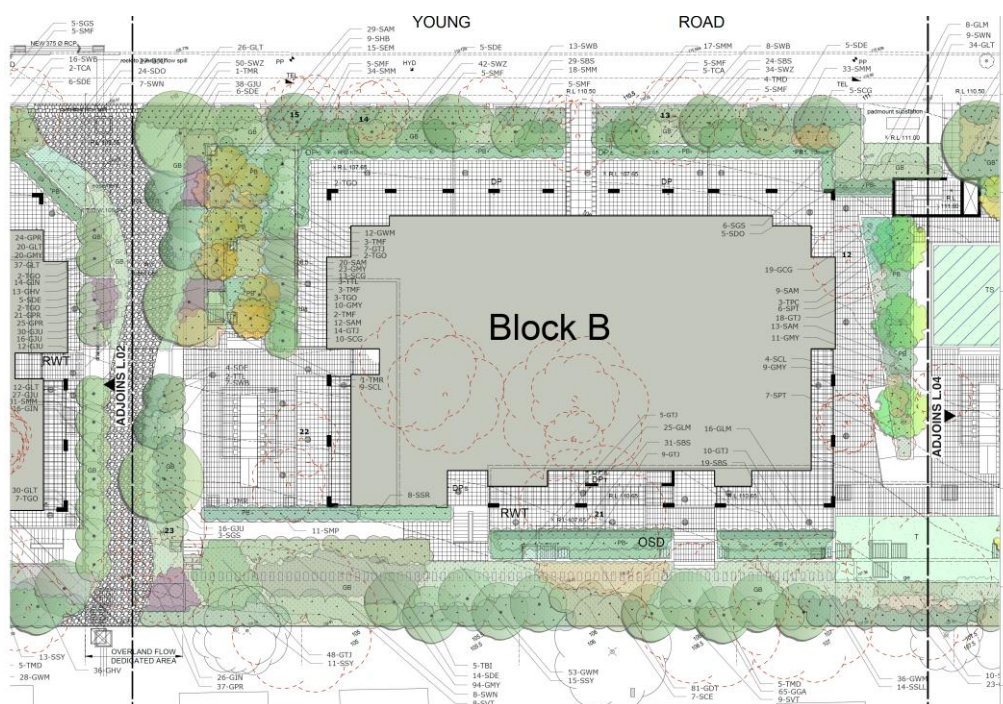
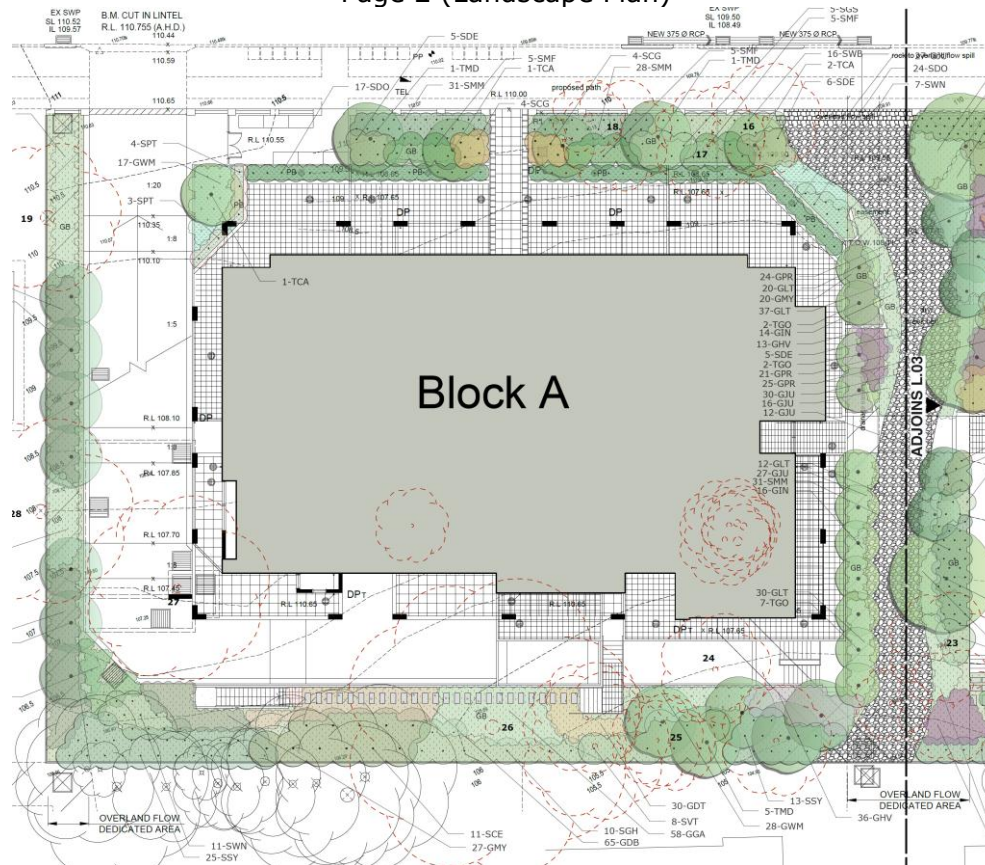
Block C Section C-C



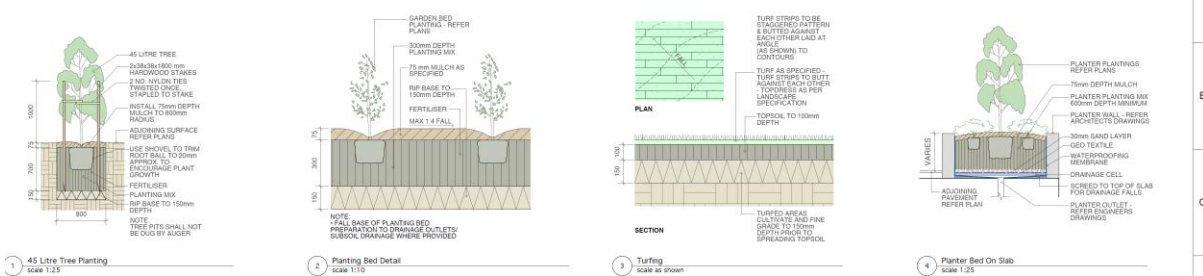
ATTACHMENT 15 – LANDSCAPE PLANS (3 PAGES)

Page 1









Order	Family (Common Name)	Botanical Name	Size	Moisture Index	Moisture Spread	Notes (pH)
1	Coastal Banksia	<i>Banksia integrifolia</i>	40Lm	10-15m	3-5m	N/A
2	Coastal Banksia	<i>Banksia integrifolia</i>	40Lm	10-15m	3-5m	N/A
3	European Dandelion	<i>Taraxacum officinale</i>	40Lm	6-8m	3-5m	N/A
4	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
5	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
6	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
7	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
8	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
9	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
10	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
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15	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
16	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
17	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
18	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
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29	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
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31	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
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35	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
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147	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
148	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
149	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
150	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
151	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
152	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
153	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
154	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
155	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
156	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
157	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
158	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
159	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
160	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
161	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
162	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
163	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
164	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
165	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
166	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
167	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
168	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
169	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
170	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
171	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
172	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
173	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
174	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
175	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
176	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
177	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
178	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
179	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
180	Yarrow	<i>Leucanthemum vulgare</i>	40Lm	6-8m	3-5m	N/A
18						

[illegible]

### PREPARATION AND HARDWORKS

#### Ensuring the Good Practice

Before starting the work, it is important to take the following measures to ensure the safety of the workers and the quality of the work:

- **Site Safety:** Establish a safe working area by cordoning off the work zone with safety tape and signage. Ensure that all workers are wearing appropriate personal protective equipment (PPE), including hard hats, safety glasses, and gloves.
- **Material Handling:** Handle materials carefully to avoid damage. Use proper lifting techniques to prevent injury. Store materials in a secure and organized manner.
- **Weather Conditions:** Monitor the weather closely. Avoid working in adverse conditions, such as heavy rain, high winds, or extreme temperatures.
- **Communication:** Maintain clear communication between all workers involved in the project. Use hand signals or radios if necessary.

#### Drilling

Use the following procedure to drill the holes:

1. Mark the locations of the holes on the concrete surface using a marker or chalk.
2. Select the appropriate drill bit for the material being drilled (e.g., masonry bit for concrete).
3. Set the drill to the correct speed and torque settings.
4. Drill the holes to the required depth, ensuring that the drill is perpendicular to the surface.
5. Clean the holes of any dust or debris.

#### Concrete Edge

Use the following procedure to finish the concrete edge:

1. Remove any excess concrete or debris from the edge.
2. Use a hand tool (e.g., trowel or float) to smooth and finish the edge.
3. Apply a concrete sealant or finisher to protect the edge and improve its appearance.
4. Allow the concrete to cure properly before exposing it to traffic.

[illegible]



# ATTACHMENT 16 – RFDC TABLE OF COMPLIANCE (6 PAGES)

Page 1

BLOCK A								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
GROUND								
1	One-bed – 63.4 sqm	1B + M	77.7	16.1	W – 3+	N	N	Y
2	One-bed – 63.4 sqm	1B + M	77.0	16.7	N – 3+	Y	N	Y
3	Three-bed 124 sqm	3B + M	124.0	48.5	N – 3+	Y	Y	Y
4	Two-bed – 80 sqm	2B + M	109.2	46.5	E – 2+	Y	Y	Y
5	Two-bed – 80 sqm	2B + M	108.3	46.5	E – 2+	Y	Y	Y
6	Two-bed corner – 80 sqm	2B	80.0	49.5	W – 3+	Y	Y	Y
LEVEL 1								
7	Two-bed corner – 80 sqm	2B	83.3	28.5	N – 3+	Y	Y	Y
8	Three-bed – 124 sqm	3B + M	143.4	53.1	E – 2+	Y	Y	Y
9	Two-bed corner – 80 sqm	2B	83.2	28.6	W – 3+	Y	Y	Y
10	Two-bed – 80 sqm	2B	89.9	27.1	W – 3+	N	N	Y
LEVEL 2								
11	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
12	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
13	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
14	Two-bed corner – 80 sqm	2B	85.7	17.6	E – 2+	Y	Y	Y
15	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
16	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y

BLOCK A								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
<b>LEVEL 3</b>								
17	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
18	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
19	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
20	Two-bed corner – 80 sqm	2B	85.7	17.6	E – 2+	Y	Y	Y
21	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
22	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y
<b>LEVEL 4</b>								
23	Two-bed corner – 80 sqm	2B	89.6	82.3	N – 3+	Y	Y	Y
24	One-bed – 63.4 sqm	1B + M	75.4	28.3	E – 2+	Y	Y	Y
25	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
26	One-bed – 63.4 sqm	1B + M	75.4	28.3	E – 2+	Y	Y	Y
27	Two-bed corner – 80 sqm	2B	90.0	82.3	W – 3+	Y	Y	Y
<b>LEVEL 5</b>								
28	Two-bed cross – 89 sqm	2B + M	125.1	94.9	N – 3+	Y	Y	Y
29	Two-bed – 80 sqm	2B	84.0	30.9	E – 2+	N	N	Y
30	Two-bed cross – 89 sqm	2B + M	125.5	94.9	W – 3+	Y	Y	Y
<b>TOTALS</b>	<b>30 UNITS</b>				<b>N 11 E 9 W 10 S 0</b>	<b>Y 22 N 8</b>	<b>Y 21 N 9</b>	<b>YES</b>

BLOCK B								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
GROUND								
1	One-bed – 63.4 sqm	1B + M	72.1	43.4	W – 3+	N	Y	Y
2	Two-bed corner – 80 sqm	2B	80.0	33.8	N – 3+	Y	N	Y
3	Two-bed – 80 sqm	2B + M	108.3	45.6	E – 2+	Y	Y	Y
4	Two-bed – 80 sqm	2B + M	108.3	45.6	E – 2+	Y	Y	Y
5	Two-bed corner – 80 sqm	2B	83.2	55.7	W – 3+	Y	Y	Y
LEVEL 1								
6	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
7	Three-bed 124 sqm	3B + M	143.4	84.0	N – 3+	Y	Y	Y
8	Three-bed 124 sqm	3B + M	143.4	52.2	E – 2+	Y	Y	Y
9	Two-bed corner – 80 sqm	2B	83.2	31.6	W – 3+	Y	Y	Y
10	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y
LEVEL 2								
11	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
12	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
13	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
14	Two-bed corner – 80 sqm	2B	85.7	17.6	W – 3+	Y	Y	Y
15	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
16	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y



BLOCK B								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
LEVEL 3								
17	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
18	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
19	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
20	Two-bed corner – 80 sqm	2B	85.7	17.6	W – 3+	Y	Y	Y
21	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
22	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y
LEVEL 4								
23	Two-bed corner – 80 sqm	2B	89.6	82.3	N – 3+	Y	Y	Y
24	One-bed – 63.4 sqm	1B + M	75.4	28.3	N – 3+	Y	Y	Y
25	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
26	One-bed – 63.4 sqm	1B + M	75.4	28.3	W – 3+	Y	Y	Y
27	Two-bed corner – 80 sqm	2B	90.0	82.3	W – 3+	Y	Y	Y
LEVEL 5								
28	Two-bed cross – 89 sqm	2B + M	125.1	94.9	N – 3+	Y	Y	Y
29	Two-bed – 80 sqm	2B	84.0	30.9	E – 2+	N	N	Y
30	Two-bed cross – 89 sqm	2B + M	125.5	94.9	W – 3+	Y	Y	Y
TOTALS	30 UNITS				N 11 E 9 W 10 S 0	Y 22 N 8	Y 21 N 9	YES

BLOCK C								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
GROUND								
1	Two-bed – 80 sqm	2B	87.2	82.4	W – 3+	N	Y	Y
2	Two-bed corner – 80 sqm	2B	80.0	80.0	N – 3+	Y	Y	Y
3	Two-bed – 80 sqm	2B + M	108.3	45.6	E – 2+	Y	Y	Y
4	Two-bed corner – 80 sqm	2B + M	126.9	45.3	E – 2+	Y	Y	Y
LEVEL 1								
5	Two-bed corner – 80 sqm	2B	83.2	28.6	N – 3+	Y	Y	Y
6	Three-bed – 124 sqm	3B + M	143.4	78.7	E – 2+	Y	Y	Y
7	Two-bed corner – 80 sqm	2B	83.3	28.5	N – 3+	Y	Y	Y
8	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y
LEVEL 2								
9	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
10	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
11	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
12	Two-bed corner – 80 sqm	2B	85.7	17.6	W – 3+	Y	Y	Y
13	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
14	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y

BLOCK C								
UNIT NUMBER	Type of Unit as per RFDC Table on Page 69	BEDS	NET FLOOR AREA (sqm)	COURT/ BALCONY (sqm)	SOLAR ACCESS North, South, East or West	CROSS-VENTED Yes/ No	EXTERNAL KITCHEN Yes/No	COMPLIES
LEVEL 3								
15	Two-bed corner – 80 sqm	2B	83.2	28.5	N – 3+	Y	Y	Y
16	Two-bed corner – 80 sqm	2B	85.6	17.6	N – 3+	Y	Y	Y
17	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
18	Two-bed corner – 80 sqm	2B	85.7	17.6	W – 3+	Y	Y	Y
19	Two-bed corner – 80 sqm	2B	83.4	28.5	W – 3+	Y	Y	Y
20	Two-bed – 80 sqm	2B	89.9	25.4	W – 3+	N	N	Y
LEVEL 4								
21	Two-bed corner – 80 sqm	2B	89.6	82.3	N – 3+	Y	Y	Y
22	One-bed – 63.4 sqm	1B + M	75.4	28.3	N – 3+	Y	Y	Y
23	Two-bed – 80 sqm	2B	88.1	28.1	E – 2+	N	N	Y
24	One-bed – 63.4 sqm	1B + M	75.4	28.3	W – 3+	Y	Y	Y
25	Two-bed corner – 80 sqm	2B	90.0	82.3	W – 3+	Y	Y	Y
LEVEL 5								
26	Two-bed cross – 89 sqm	2B + M	125.1	94.9	N – 3+	Y	Y	Y
27	Two-bed – 80 sqm	2B	84.0	30.9	E – 2+	N	N	Y
28	Two-bed cross – 89 sqm	2B + M	125.5	94.9	W – 3+	Y	Y	Y
TOTALS	28 UNITS				N 9 E 10 W 9 S 0	Y 20 N 8	Y 21 N 7	YES