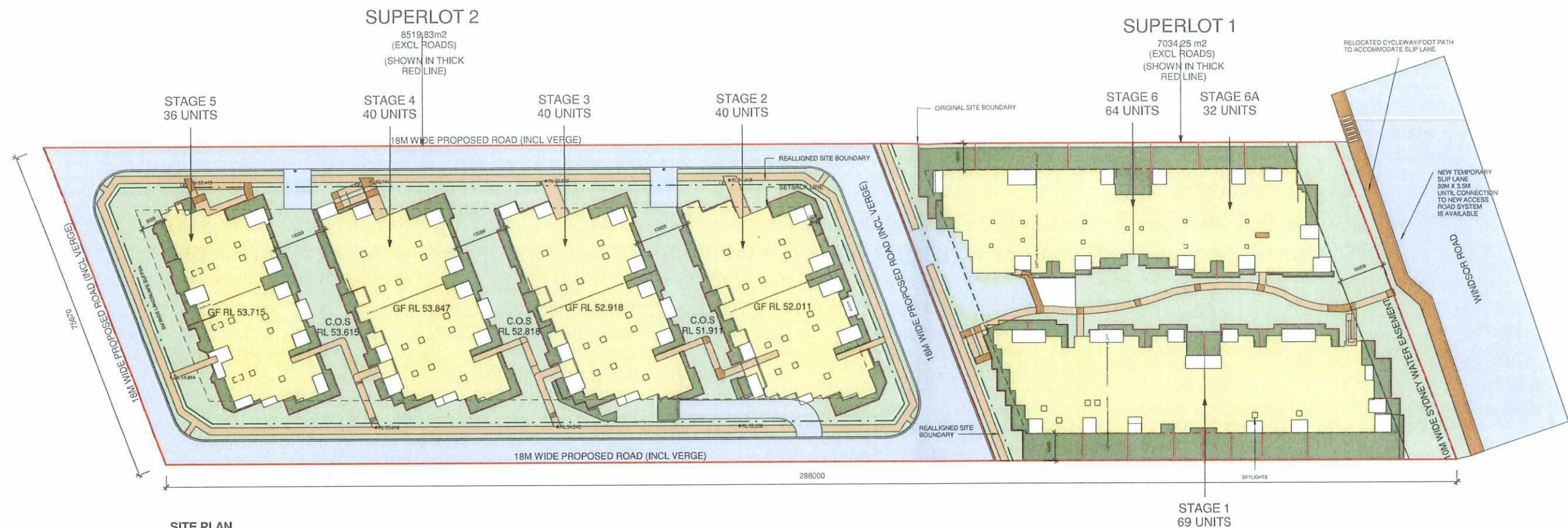




SITE PLAN
SCALE 1:500
TOTAL SITE AREA EXCLUDING ROADS = 7034.25 m² + 8519.83m² = 15554.08m²

AMENDMENTS			
Issue	Date	Description	Author
A	25/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	21/4/15	Development Approval	KS
D	1/5/15	Development Approval	KS
E	4/5/15	Development Approval	KS

LEGEND & NOTES	
LB	LETTER BOXES
	EXTENT OF ROOF
	1.5m HIGH DECORATE SLATTED ALUMINIUM FENCING WITH DULUX RAPID CURE HAMMERSLY BROWN SATIN
	1.5m HIGH COLOURBOND FENCING IN STANDARD COLOURBOND 'ESTATE' COLOUR

ALL TREES, BUILDINGS & STRUCTURES SHOWN IN THE SURVEY PLAN ARE TO BE REMOVED

- Verify all dimensions on site prior to the commencement of work.
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- Report discrepancies to the Architect before carrying out work.



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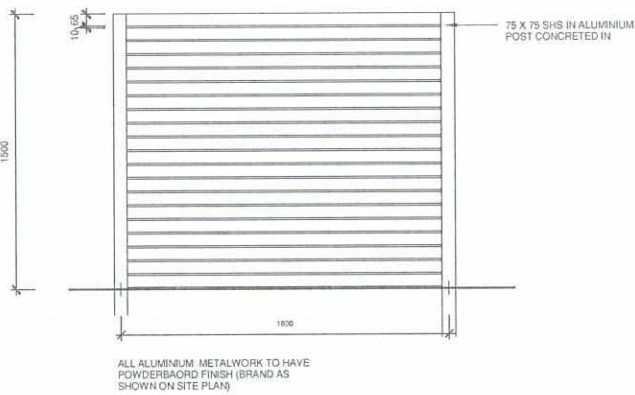


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DRAWING TITLE			
SITE & ROOF PLAN			
drawn	check	date	scale
KS	PO	4/5/15	AS SHOWN @ A1
job no.	dwg no.		issue
DA	DA - 04		E



FENCING DETAIL
SCALE 1:20



COLOURBOND 'ESTATE' ALUMINIUM SLATTED FENCE
NTS



DULUX RAPID CURE ALUMINIUM SLATTED FENCE
HAMMERSLY BROWN SATIN
NTS

UNIT MIX

STAGE 1 UNIT MIX:	
	TOTAL UNITS
1BR units	60
2BR units	9
2BR+media units	0
3BR units	0
Visitors Carpark	7
TOTAL	69

STAGE 2 UNIT MIX:	
	TOTAL UNITS
1BR units	1
2BR units	25
2BR+media units	3
3BR units	11
Visitors Carpark	0
TOTAL	40

STAGE 3 UNIT MIX:	
	TOTAL UNITS
1BR units	1
2BR units	25
2BR+media units	3
3BR units	7
Visitors Carpark	0
TOTAL	36

STAGE 4 UNIT MIX:	
	TOTAL UNITS
1BR units	1
2BR units	25
2BR+media units	3
3BR units	7
Visitors Carpark	0
TOTAL	36

STAGE 5 UNIT MIX:	
	TOTAL UNITS
1BR units	31
2BR units	0
2BR+media units	1
3BR units	0
Visitors Carpark	0
TOTAL	32

STAGE 6 UNIT MIX:	
	TOTAL UNITS
1BR units	40
2BR units	6
2BR+media units	14
3BR units	0
Visitors Carpark	0
TOTAL	60

TOTAL NUMBER OF UNITS	
	TOTAL UNITS
1BR units	10
2BR units	213
2BR+media units	15
3BR units	42
TOTAL	280

6.2%
75.7%
5.2%
14.9%

UNIT MIX TABLE

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	25/9/14	Development Approval	KS
B	21/4/15	Development Approval	KS
C	1/5/15	Development Approval	KS
D	4/5/15	Development Approval	KS

LEGEND

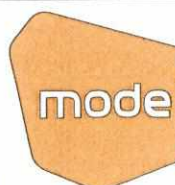
	STAGE 1
	STAGE 6
	VISITOR
	DISABLED VISITOR

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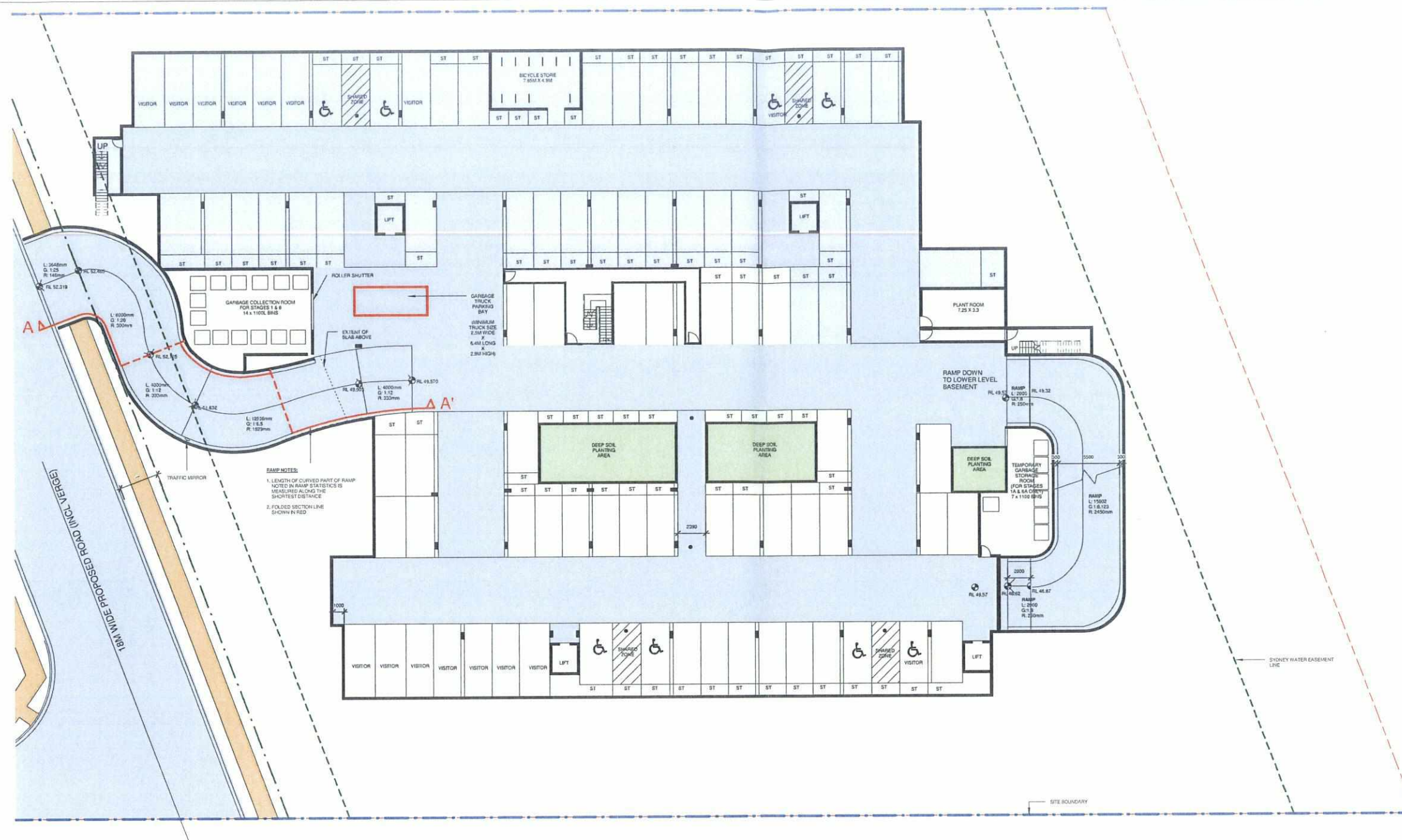
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DRAWING TITLE
Sheet Name

STAGES 1 & 6
UPPER BASEMENT PLAN

drawn	check	date	scale
KS	PO	4/5/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 06	D	



STAGE 1: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	7	1	7
2BR units	60	1	60
2BR+media units	0	2	0
3BR units	2	2	4
Visitors car parking		0.2	13.80
TOTAL	69		84.80

Say 85
Incl adaptable resident car parking 7
Incl adaptable visitor car parking 1
Incl max tandem parking 2 units X 2 parking

STAGE 1: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	BICYCLE PARKING REQUIREMENT
Residents	69	0.5	34.5
Visitors	89	0.083	5.7
TOTAL			40.2

Say 41
BICYCLE PARKING PROVIDED 41

GARBAGE BIN REQUIREMENTS

GARBAGE GENERATION RATES:
Mixed waste: 120 litres / unit / week
Recycled waste: 80 litres / unit / week

COLLECTION RATE FOR MIXED WASTE & RECYCLING: TWICE WEEKLY

BIN SIZE: 1100 litres

TOTAL NO OF UNITS 289

	NO OF UNITS	MIXED WASTE BINS		RECYCLED WASTE BINS		TOTAL BINS REQUIRED	LOCATION
		MIXED WASTE BINS REQUIRED	MIXED WASTE BINS REQUIRED ROUNDED UP	RECYCLED WASTE BINS REQUIRED	RECYCLED WASTE BINS REQUIRED ROUNDED UP		
STAGE 1A & 6A	64	3.49	4	2.33	3	7	Temporary storage area located in Upper Level Basement for stages 1 & 6
STAGE 1B & 6B	69	3.76	4	2.51	3	7	Garbage collection room located on Upper Level Basement to house bins for stages 1A, 6A, 1B and 6B
STAGE 2	40	2.18	3	1.45	2	5	Temporary garbage storage area located in basement for stage 2 only
STAGE 3	40	2.18	3	1.45	2	5	Garbage collection room located in the basement for stages 2-5
STAGES 4 & 5	76	4.15	5	2.76	3	8	Temporary garbage storage area located in basement for stages 4 and 5
TOTAL NO OF UNITS	289						

STAGES 6: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	4	1	4
2BR units	40	1	40
2BR+media units	6	2	12
3BR units	14	2	28
Visitors parking		0.2	12.8
TOTAL	64		96.80

Say 97
Incl adaptable resident car parking 7
Incl adaptable visitor car parking 1
Incl max tandem parking 20 units X 2 parking

STAGE 6: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
Residents	64	0.5	32.0
Visitors	64	0.083	5.3
TOTAL			37.3

Say 38

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS			
Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	22/10/14	Development Approval	KS
C	15/12/14	Development Approval	KS
D	29/2/15	Development Approval	KS
E	26/3/15	Development Approval	KS
F	1/5/15	Development Approval	KS

LEGEND

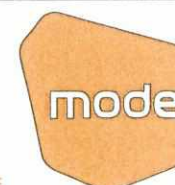
	STAGE 1
	STAGE 6
	DISABLED VISITOR

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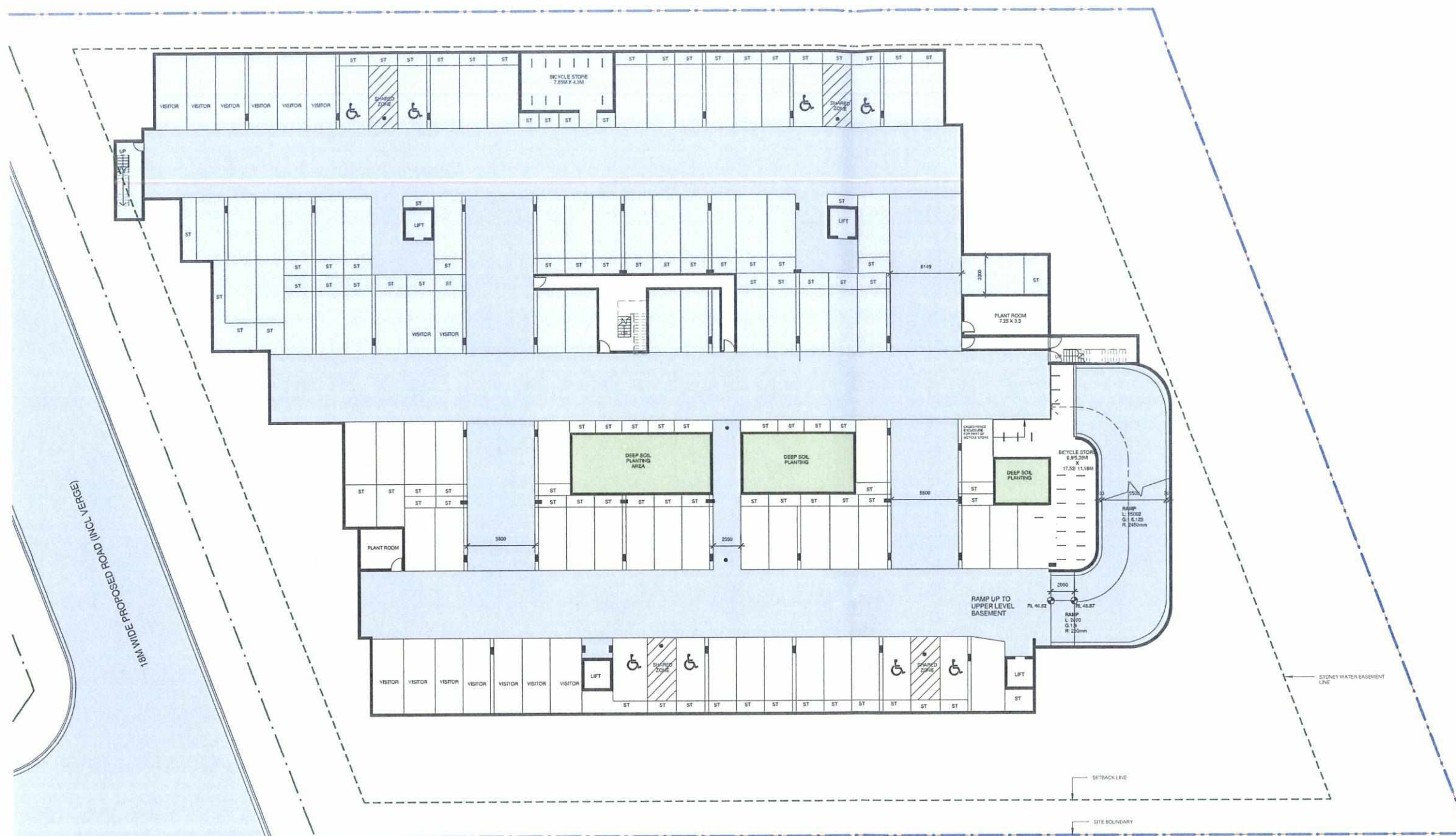
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DRAWING TITLE

STAGES 1 & 6
LOWER BASEMENT PLAN

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	dwg no.		issue
DA	DA - 07		F



STAGE 1: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	7	1	7
2BR units	60	1	60
2BR+media units	0	2	0
3BR units	2	2	4
Visitors car parking		0.2	13.80
TOTAL	69		84.80

Say 85
Incl adaptable resident car parking 7
Incl adaptable visitor car parking 1
Incl max tandem parking 2 units X 2 parking

STAGE 1: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	BICYCLE PARKING REQUIREMENT
Residents	69	0.5	34.5
Visitors	69	0.083	5.7
TOTAL			40.2

Say 41

STAGE 1: BICYCLE PARKING PROVIDED 41

STAGES 6: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	4	1	4
2BR units	40	1	40
2BR+media units	6	2	12
3BR units	14	2	28
Visitors parking		0.2	12.8
TOTAL	64		96.80

Say 97
Incl adaptable resident car parking 7
Incl adaptable visitor car parking 1
Incl max tandem parking 20 units X 2 parking

STAGE 6: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
Residents	64	0.5	32.0
Visitors	64	0.083	5.3
TOTAL			37.3

Say 38

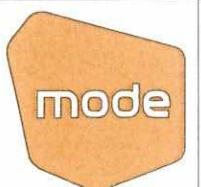
Signature
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Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS

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DRAWING TITLE
STAGE 1 FLOOR PLANS

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 08	F	



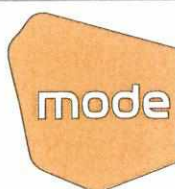
Signature
PROPERTY DEVELOPERS PTY LTD

Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	25/1/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS
G	4/5/15	Development Approval	KS

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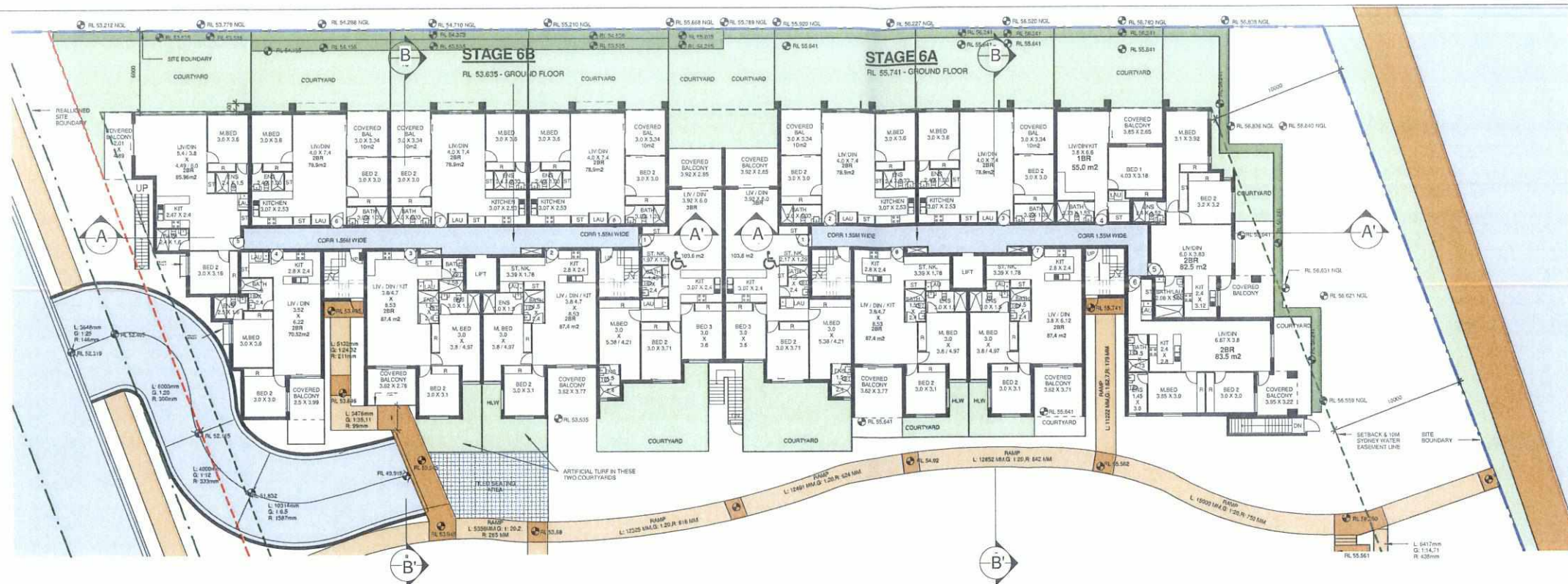
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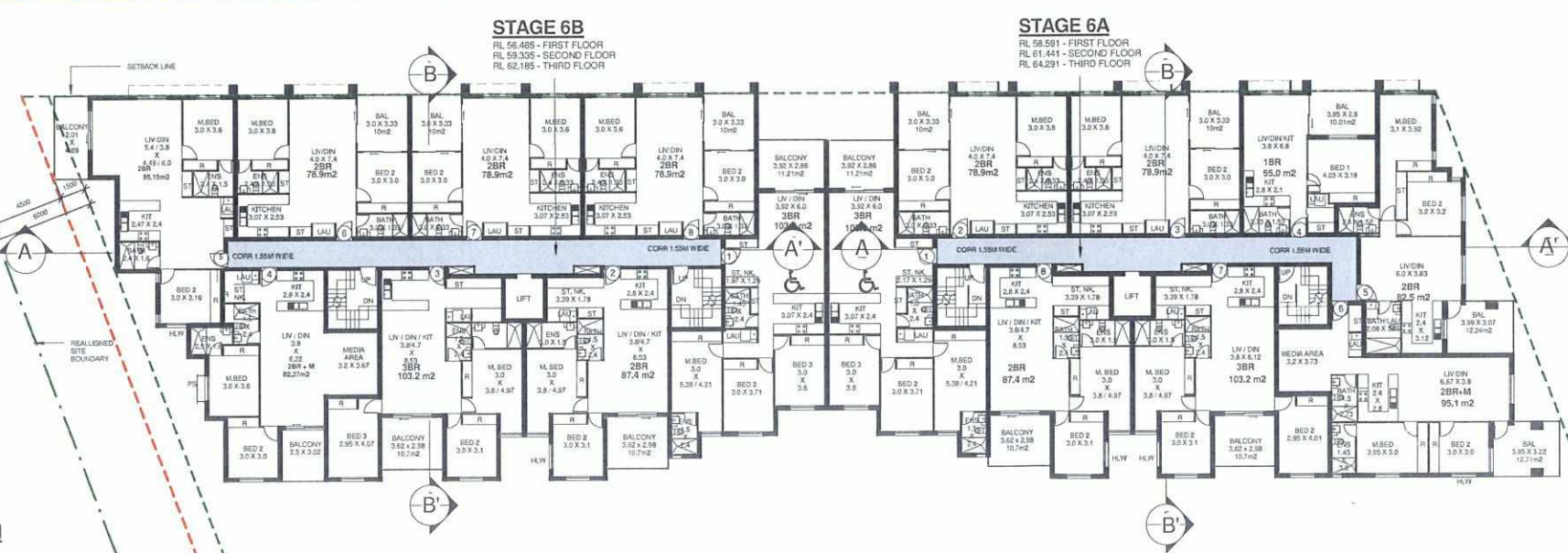
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DRAWING TITLE
STAGE 6 FLOORPLANS

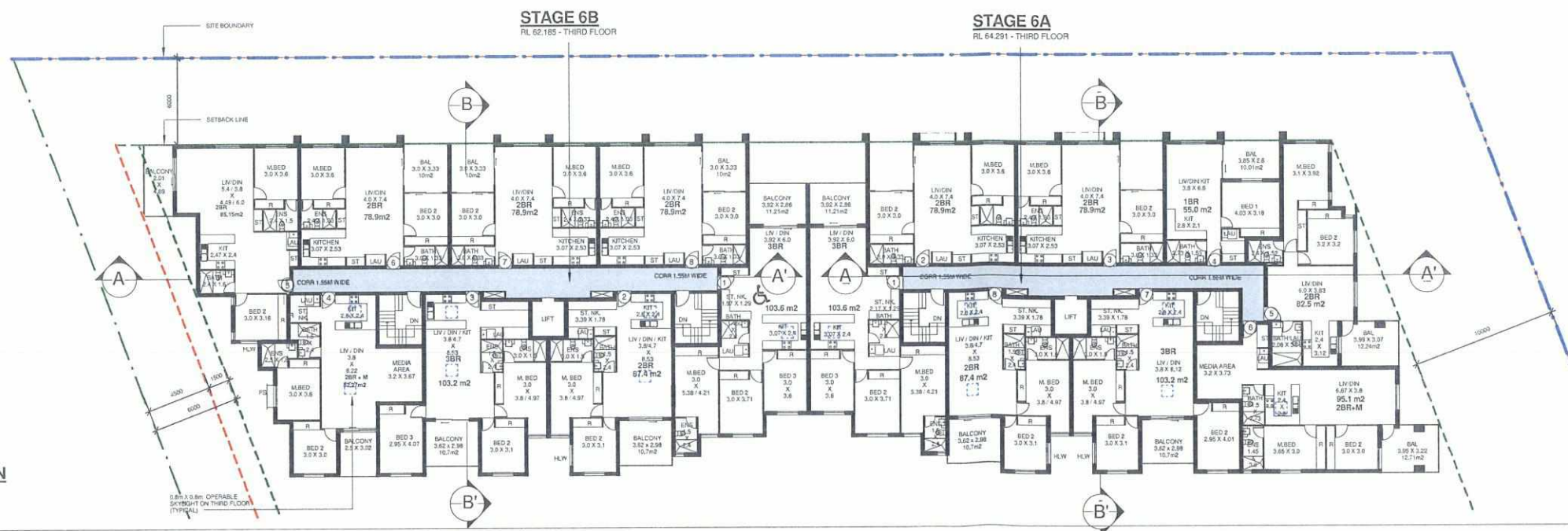
drawn	check	date	scale
KS	PO	4/5/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 09	G	



STAGE 6 - GROUND FLOOR PLAN



STAGE 6 - FIRST & SECOND FLOOR PLAN



STAGE 6 - THIRD FLOOR PLAN

Signature
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Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	15/12/14	Development Approval	KS
C	20/2/15	Development Approval	KS
D	20/3/15	Development Approval	KS
E	26/3/15	Development Approval	KS
F	7/4/15	Development Approval	KS
G	21/4/15	Development Approval	KS
H	1/5/15	Development Approval	KS

LEGEND

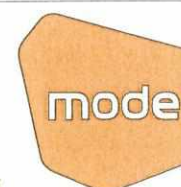
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5

VISITOR
DISABLED VISITOR

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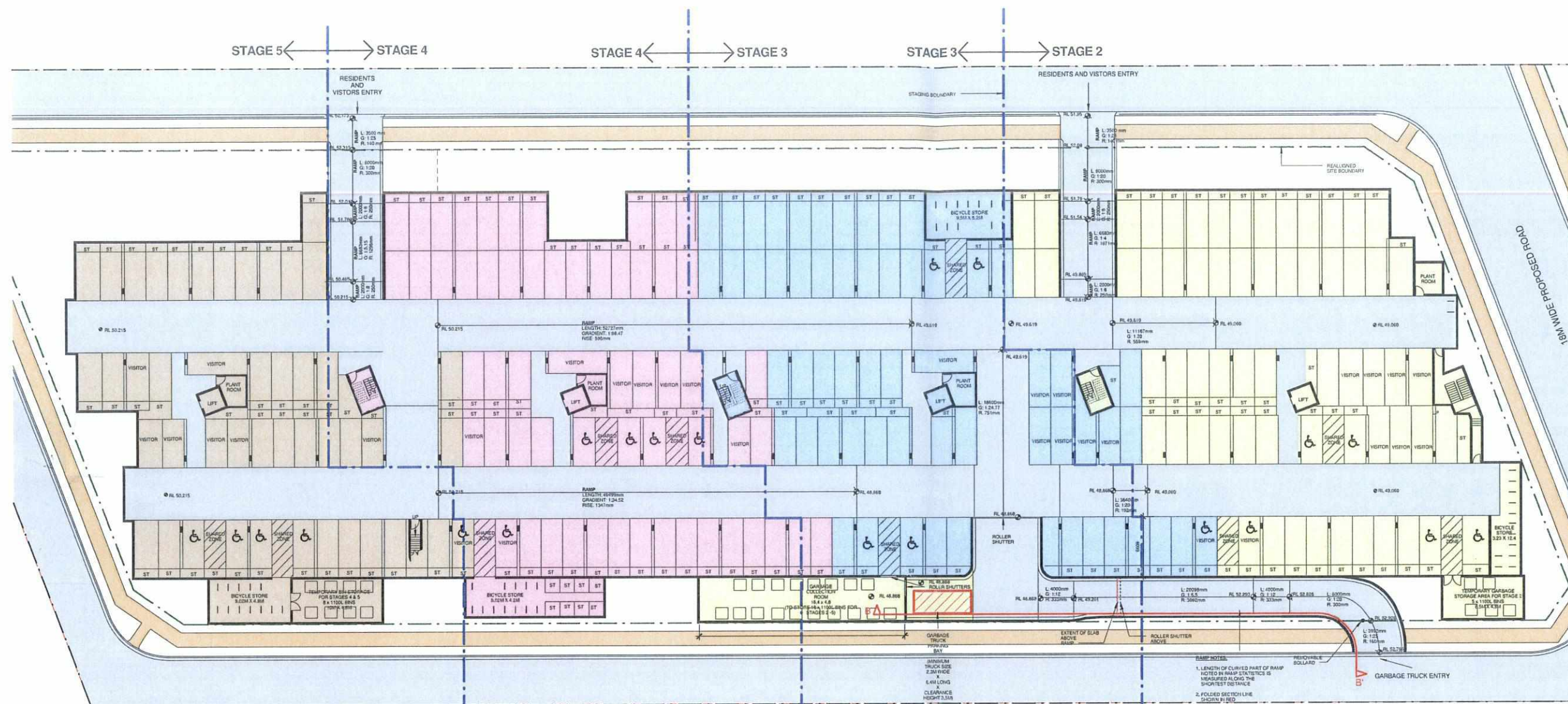
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DRAWING TITLE

STAGES 2 - 5 BASEMENT PLAN

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	drawg no.	issue	
DA	DA - 14	H	



STAGE 2

CAR PARKING REQUIRED:			
	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	1	1	1
2BR units	25	1	25
2BR+media units	3	2	6
3BR units	11	2	22
Visitors parking		0.2	8.00
TOTAL	40		62.00

Say
Incl adaptable resident car parking
Incl adaptable visitor car parking
Incl max tandem parking
14 units X 2 parking

STAGE 2 TO 4 EACH:

BICYCLE PARKING REQUIRED			
	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
Residents	40	0.5	20.0
Visitors	40	0.083	3.3
TOTAL	80		23.3

Say
STAGE 2 TO 4 EACH:
BICYCLE PARKING PROVIDED 24

STAGE 4

CAR PARKING REQUIRED			
	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	1	1	1
2BR units	29	1	29
2BR+media units	3	2	6
3BR units	7	2	14
Visitors parking		0.2	8.00
TOTAL	40		58.00

Say
Incl adaptable resident car parking
Incl adaptable visitor car parking
Incl max tandem parking
10 units X 2 parking

STAGE 5

CAR PARKING REQUIRED			
	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	4	1	4
2BR units	31	1	31
2BR+media units	0	2	0
3BR units	1	2	2
Visitors parking		0.2	7.20
TOTAL	36		44.20

Say
Incl adaptable resident car parking
Incl adaptable visitor car parking
Incl max tandem parking
1 units X 2 parking

STAGES 3 CAR PARKING REQUIRED

CAR PARKING REQUIRED			
	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
1BR units	1	1	1
1BR+media units	1	1	1
2BR units	28	1	28
2BR+media units	3	2	6
3BR units	7	2	14
Visitors parking		0.2	8.00
TOTAL	40		58.00

Say
Incl adaptable resident car parking
Incl adaptable visitor car parking
Incl max tandem parking
10 units X 2 parking

GARBAGE BIN REQUIREMENTS

GARBAGE GENERATION RATES:
Mixed waste: 120 litres / unit / week
Recycled waste: 80 litres / unit / week

COLLECTION RATE FOR MIXED WASTE & RECYCLING: TWICE WEEKLY

BIN SIZE: 1100 litres

TOTAL NO OF UNITS 289

	NO OF UNITS	MIXED WASTE BINS		RECYCLED WASTE BINS		TOTAL BINS REQUIRED	LOCATION
		REQUIRED	REQUIRED ROUNDED UP	REQUIRED	REQUIRED ROUNDED UP		
STAGE 1A & 6A	64	3.49	4	2.33	3	7	Temporary storage area located in Upper Level Basement for stages 1 & 6
STAGE 1B & 6B	69	3.76	4	2.51	3	7	Garbage collection room located in Upper Level Basement to house bins for stages 1A, 6A, 1B and 6B
STAGE 2	40	2.18	3	1.45	2	5	Temporary garbage storage area located in basement for stage 2 only
STAGE 3	40	2.18	3	1.45	2	5	Garbage collection room located in the basement for stages 2 & 3
STAGES 4 & 5	76	4.15	5	2.76	3	8	Temporary garbage storage area located in basement for stages 4 and 5
TOTAL NO OF UNITS	289						

AMENDMENTS			
Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS

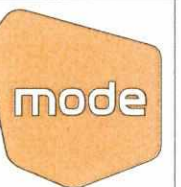
LEGEND
PS PRIVACY SCREEN

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- Report discrepancies to the Architect before carrying out work.



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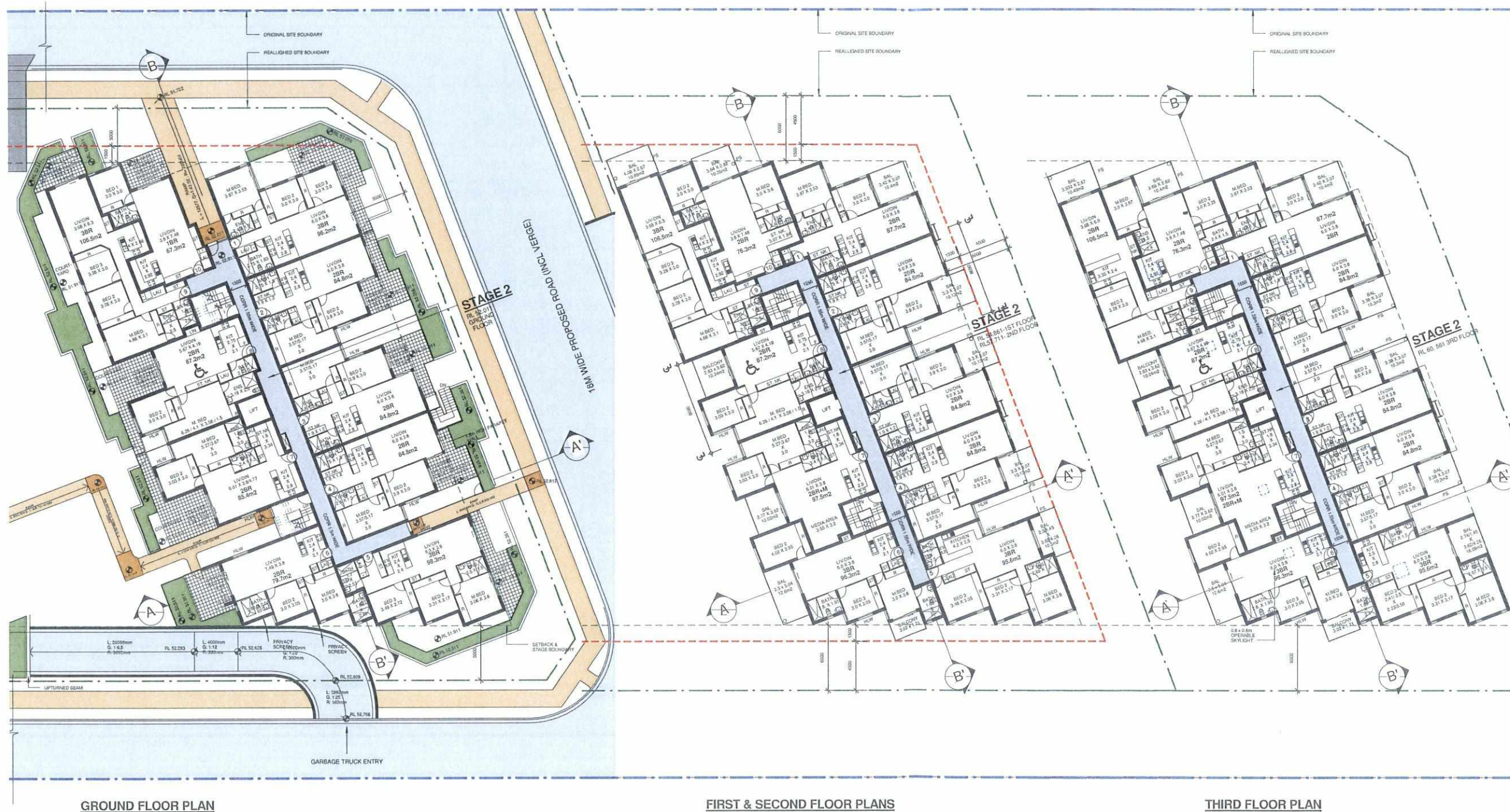


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DRAWING TITLE
STAGE 2 FLOOR PLANS

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	drawn no.	issue	
DA	DA - 15	F	



GROUND FLOOR PLAN

FIRST & SECOND FLOOR PLANS

THIRD FLOOR PLAN

AMENDMENTS

Issue	Date	Description	Author
A	25/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS

LEGEND

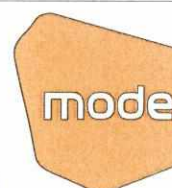
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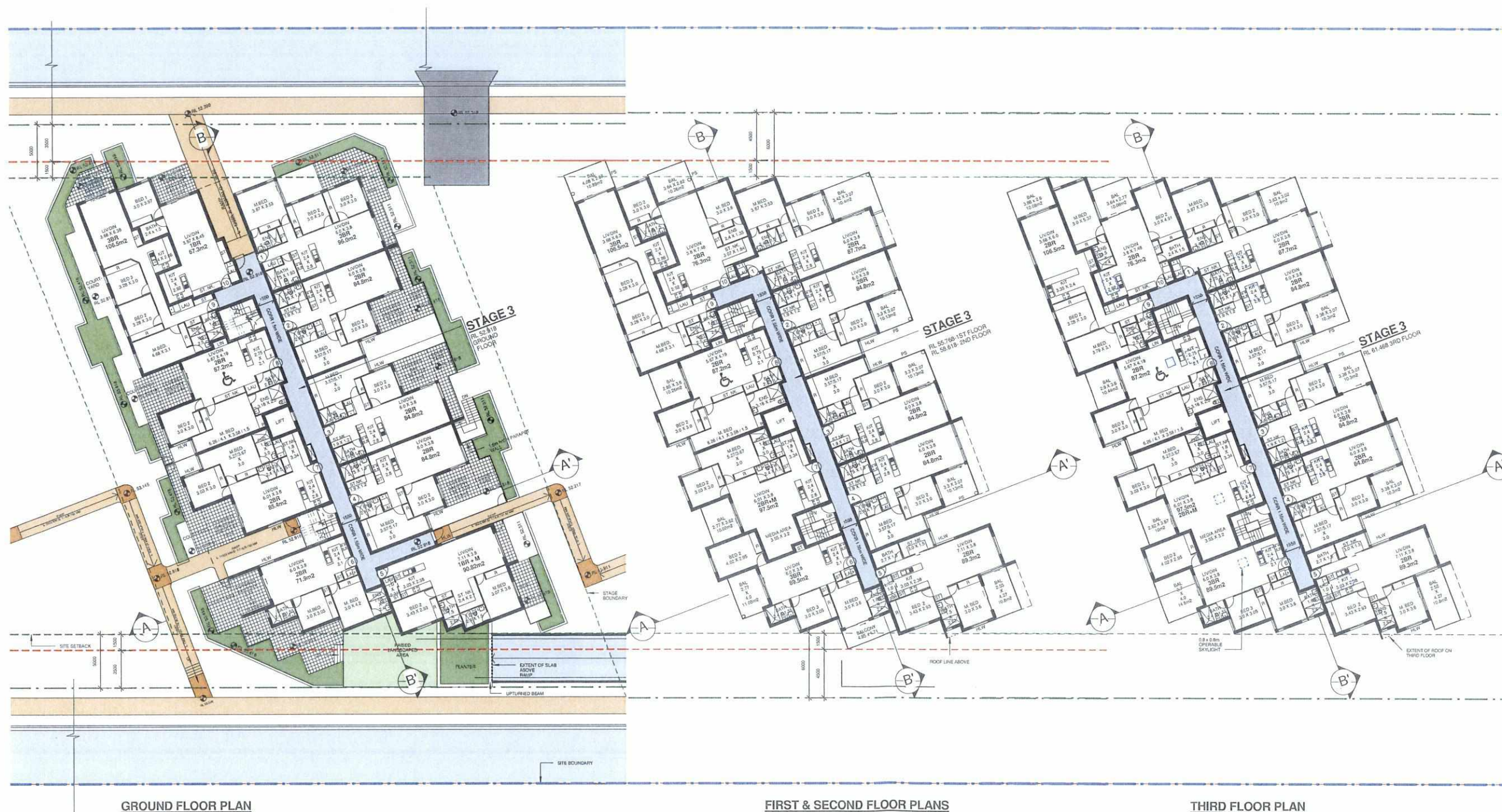
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DRAWING TITLE

STAGE 3 FLOOR PLANS

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 16	F	



GROUND FLOOR PLAN

FIRST & SECOND FLOOR PLANS

THIRD FLOOR PLAN

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	28/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS

LEGEND

PS PRIVACY SCREEN

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ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

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Shop 1, 35 Buckingham Street, Surry Hills, NSW 150

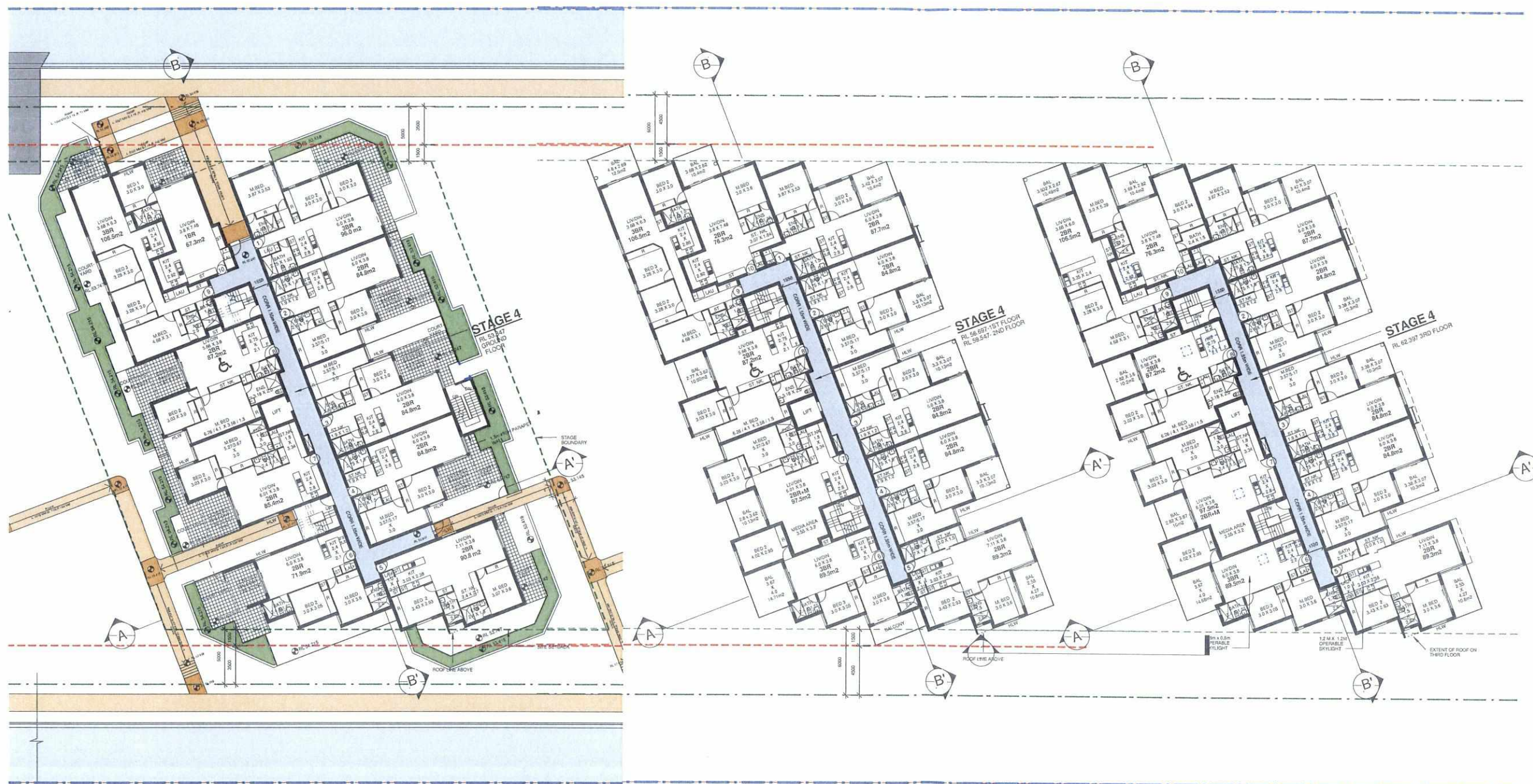
Tel +61 2 8396 9500 Fax +61 2 8396 9555

sydney@modedesign.com.au

DRAWING TITLE

STAGE 4 FLOOR PLANS

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 17	F	



GROUND FLOOR PLAN

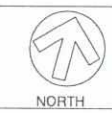
FIRST & SECOND FLOOR PLANS

THIRD FLOOR PLAN

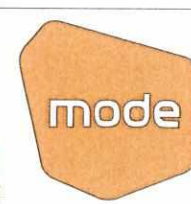
AMENDMENTS			
Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	7/12/14	Development Approval	KS
D	15/12/14	Development Approval	KS
E	16/1/15	Development Approval	KS
F	1/5/15	Development Approval	KS

LEGEND
PS PRIVACY SCREEN

- Verify all dimensions on site prior to the commencement of work.
- Do not scale off these drawings.
- Report discrepancies to the Architect before carrying out work.



PROJECT ADDRESS:
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Rouse Hill, NSW 2155



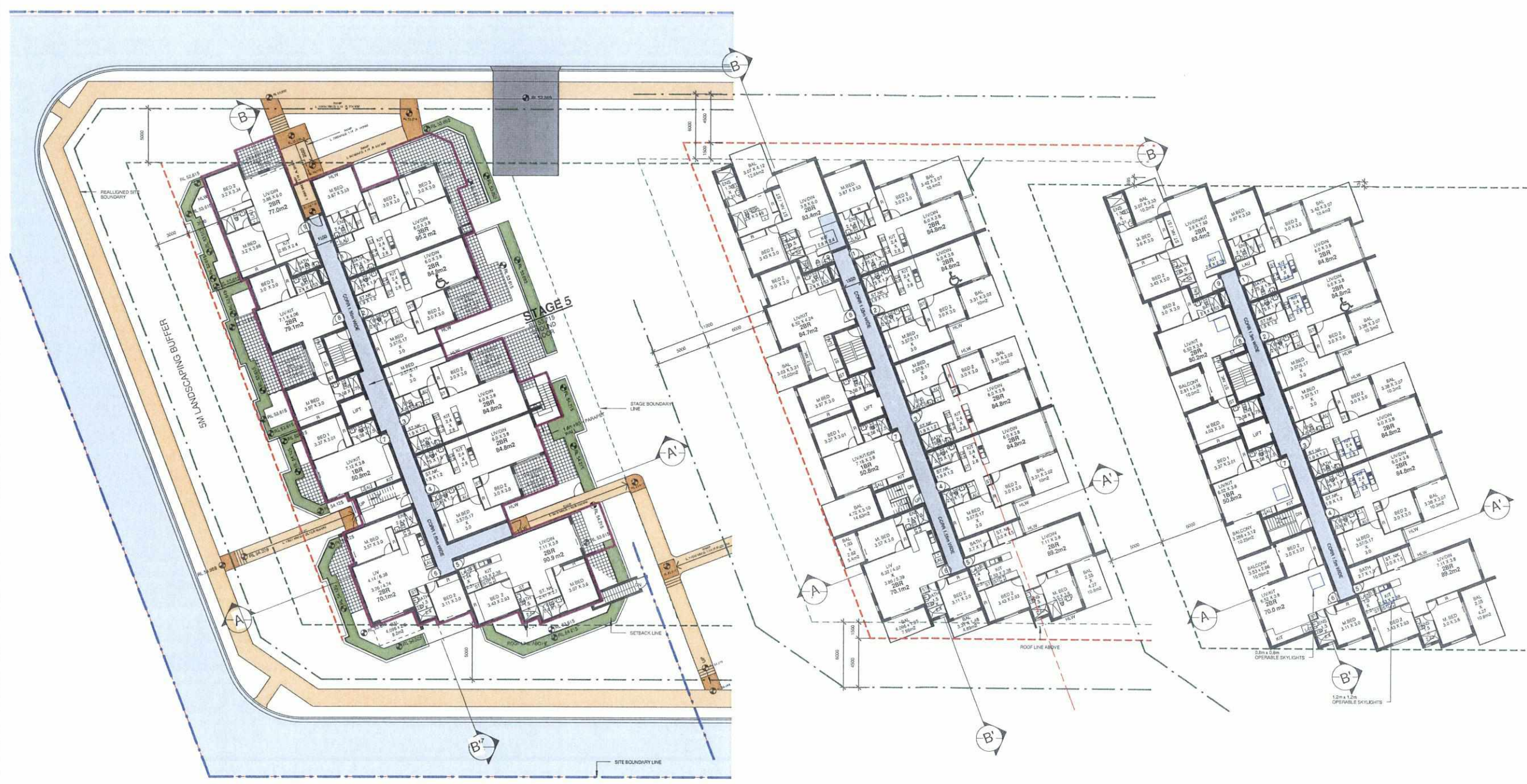
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DRAWING TITLE
STAGE 5 FLOOR PLANS

drawn	check	date	scale
KS	PO	1/5/15	1:200 @ A1
job no.	dwg no.		issue
DA	DA - 18		F



GROUND FLOOR PLAN

FIRST & SECOND FLOOR PLANS

THIRD FLOOR PLAN



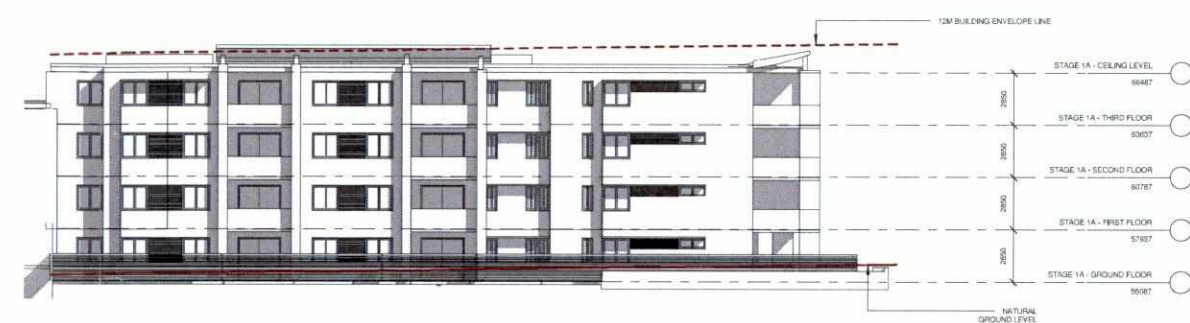
STAGE 1A NORTH ELEVATION



STAGE 1B NORTH ELEVATION



STAGE 1B SOUTH ELEVATION



STAGE 1A SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	16/10/14	Development Approval	KS
C	15/12/14	Development Approval	KS
D	16/1/15	Development Approval	KS
E	11/6/15	Development Approval	KS

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DRAWING TITLE

STAGE 1 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	drwg no.	issue	
DA	DA - 11	E	



STAGE 6A NORTH ELEVATION



STAGE 6B NORTH ELEVATION



STAGE 6B SOUTH ELEVATION



STAGE 6A SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	16/10/14	Development Approval	KS
C	15/12/14	Development Approval	KS
D	16/1/15	Development Approval	KS
E	11/6/15	Development Approval	KS

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DRAWING TITLE

STAGE 6 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 12	E	



Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	29/9/14	Development Approval	KS
B	15/12/14	Development Approval	KS
C	16/1/15	Development Approval	KS
D	11/6/15	Development Approval	KS

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DRAWING TITLE

STAGES 2 & 3 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 19	D	



STAGE 4 - EAST ELEVATION



STAGE 4 - WEST ELEVATION



STAGE 5 - EAST ELEVATION



STAGE 5 - WEST ELEVATION



STAGE 4 - NORTH ELEVATION



STAGE 4 - SOUTH ELEVATION



STAGE 5 - NORTH ELEVATION



STAGE 5 - SOUTH ELEVATION

Signature
PROPERTY DEVELOPERS PTY LTD

AMENDMENTS

Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	15/12/14	Development Approval	KS
C	15/1/15	Development Approval	KS
D	11/6/15	Development Approval	KS

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DRAWING TITLE

STAGE 4 & 5 ELEVATIONS

drawn	check	date	scale
KS	PO	11/6/15	1:200 @ A1
job no.	dwg no.	issue	
DA	DA - 20	D	