

PROPOSED MIXED-USE BUILDING

34-38 RAILWAY CRESCENT
JANNALI
DEVELOPMENT APPLICATION



BASIX COMMITMENTS - CERTIFICATE NUMBER: 671260M

1. Commitments for Residential flat buildings - Building A & B

- (a) Dwellings
- (i) Water
- (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table in the basix report).
- (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table in basix report.
- (g) The pool or spa must be located as specified in the table in basix report.
- (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.
- (ii) Energy
- (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

- (iii) Thermal Comfort
- (g) Where there is an in-slab heating or cooling system, the applicant must:
- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the basix report.

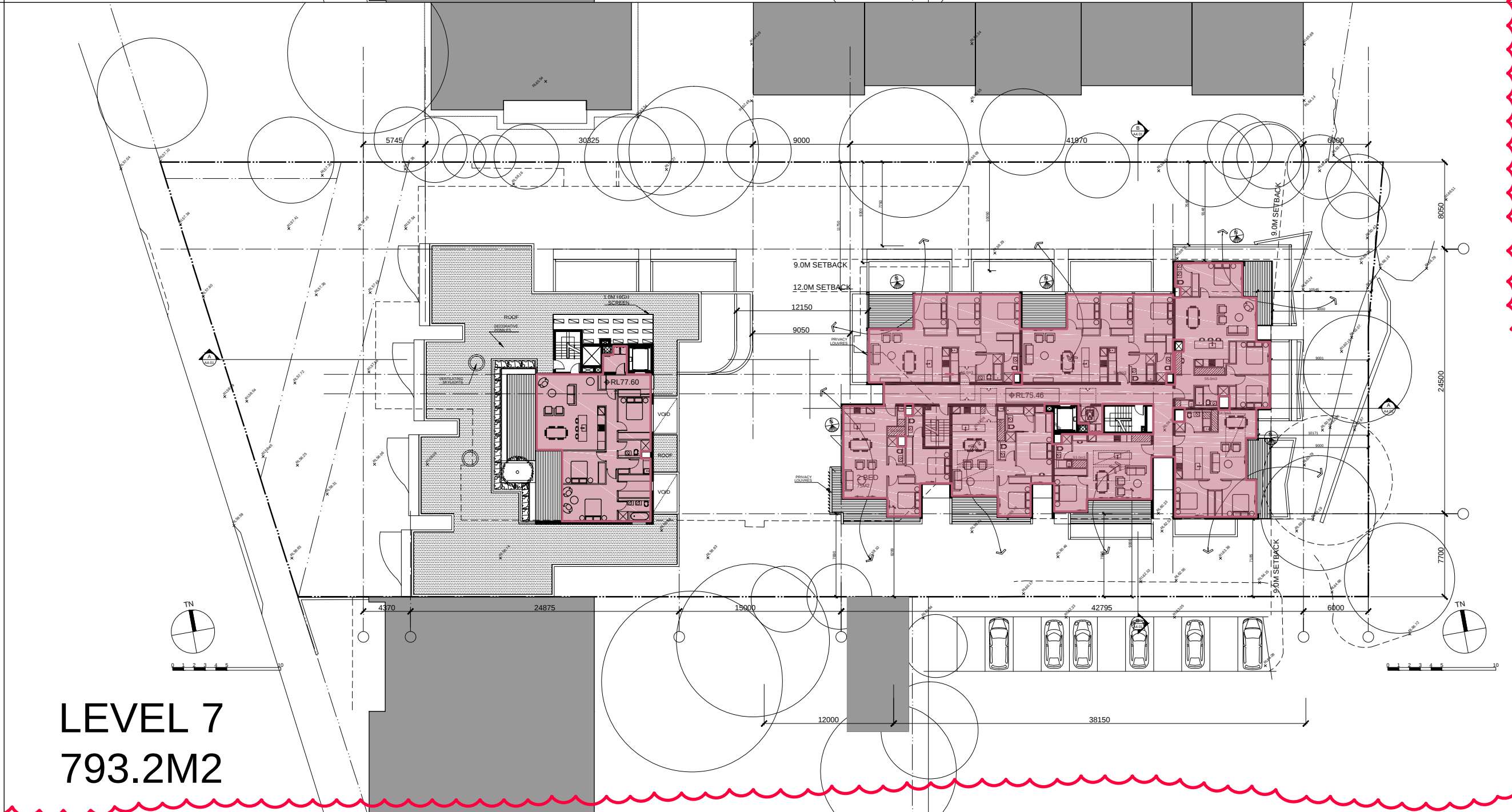
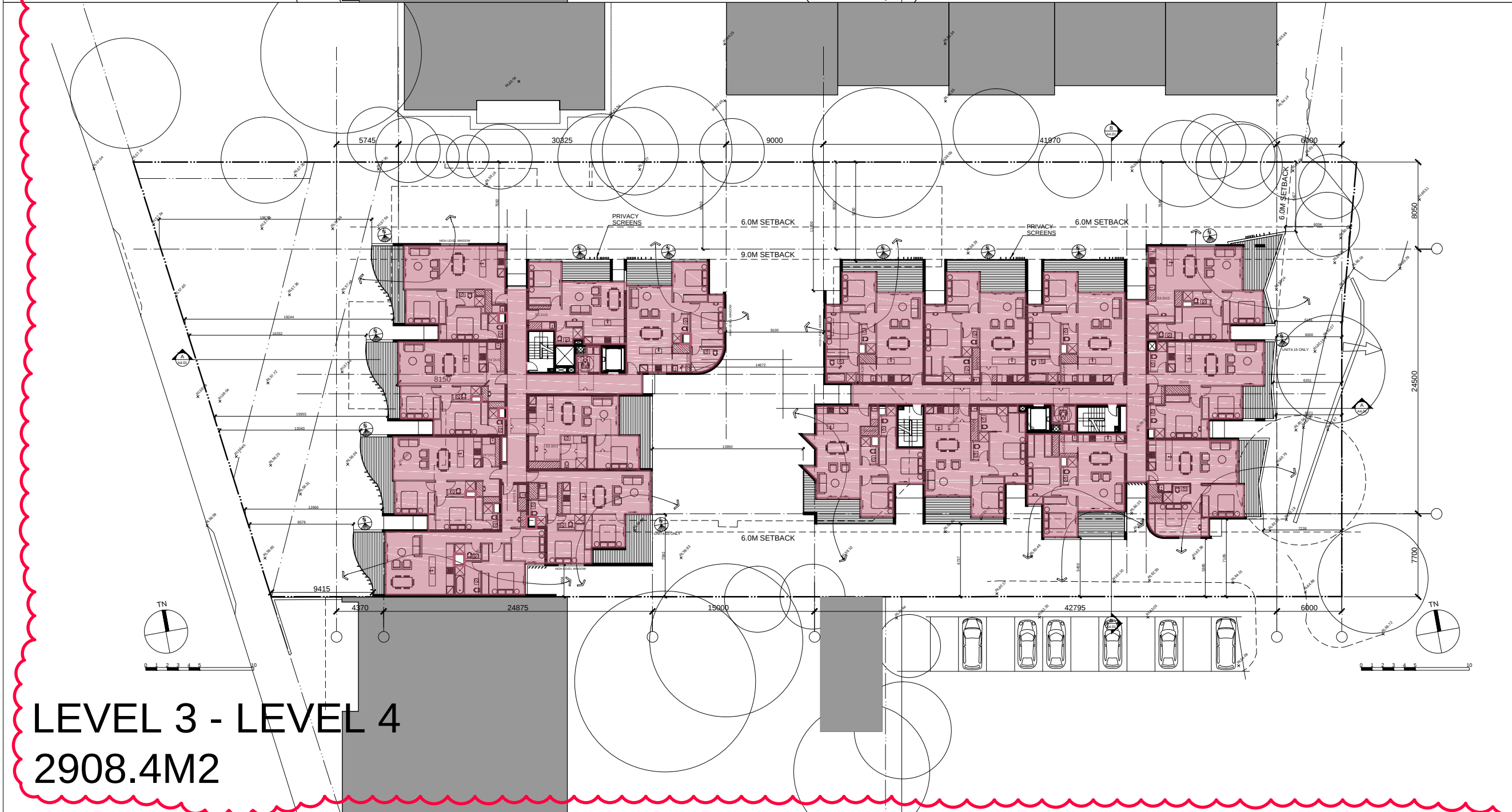
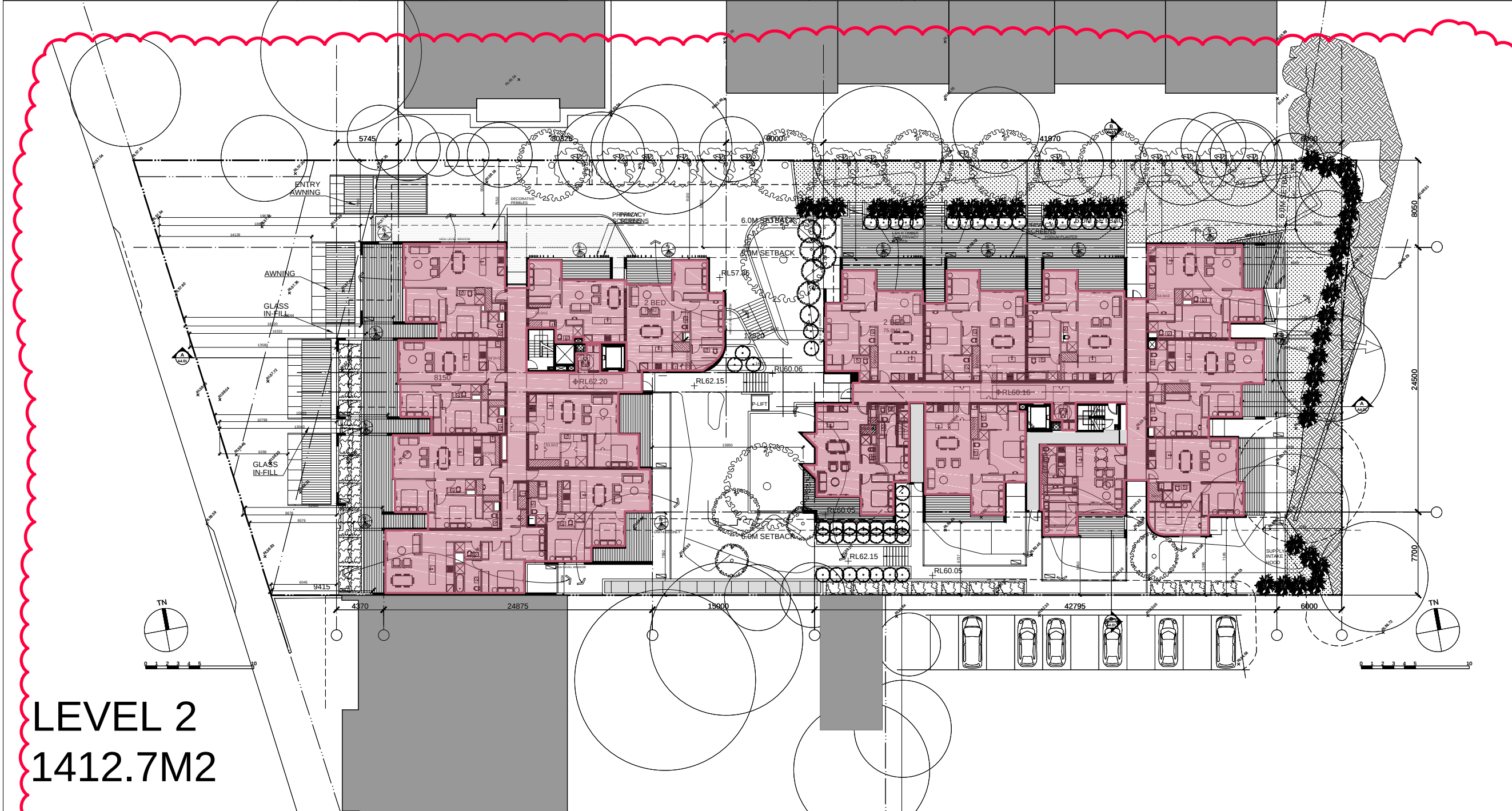
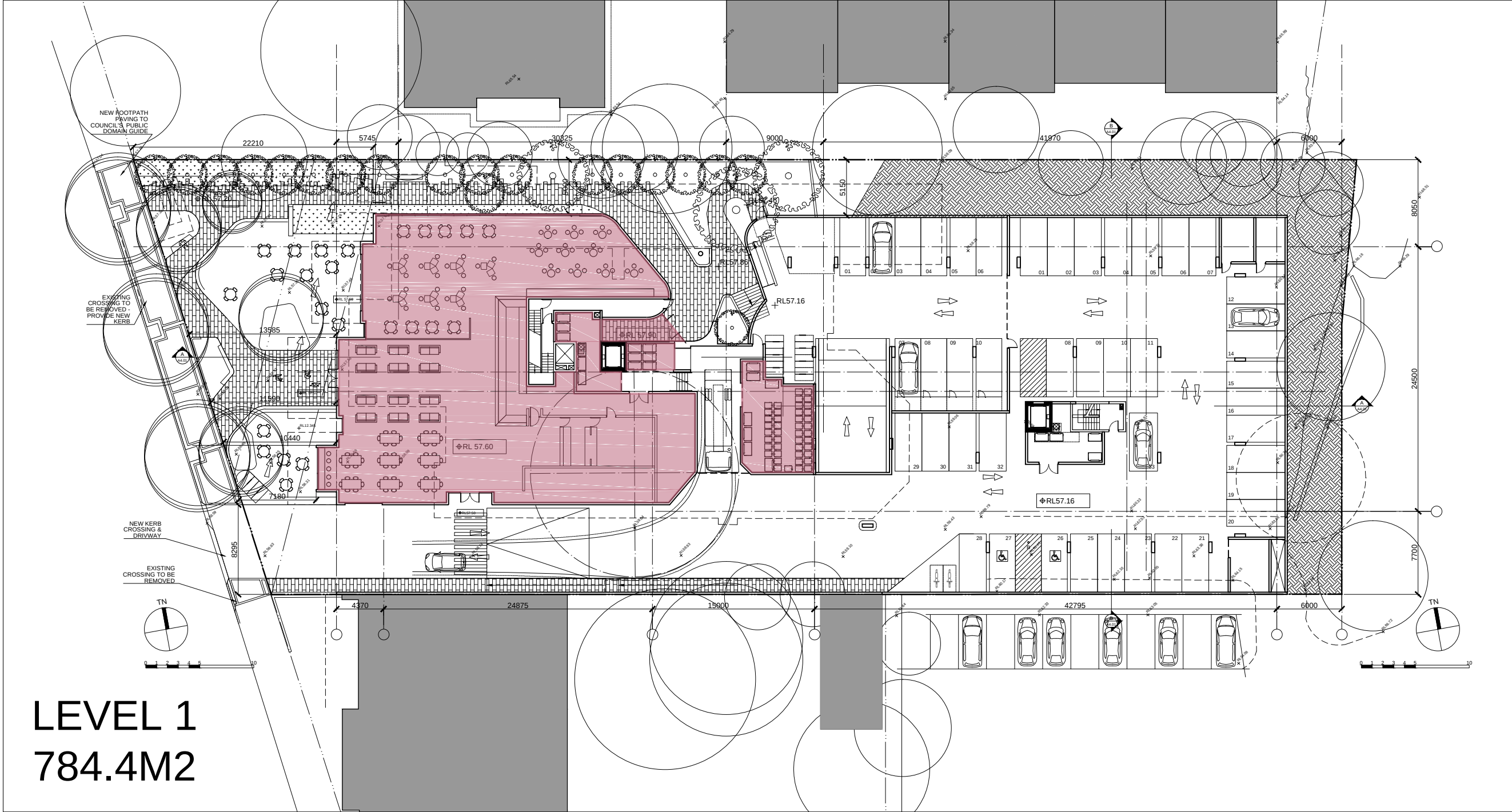
- (b) Common areas and central systems/facilities in building A & B
- (i) Water
- (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table in the basix report.
- (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table in the basix report.
- (ii) Energy
- (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the basix report.

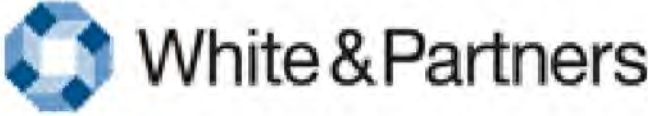
Common areas and central systems/facilities for the development (non-building specific)

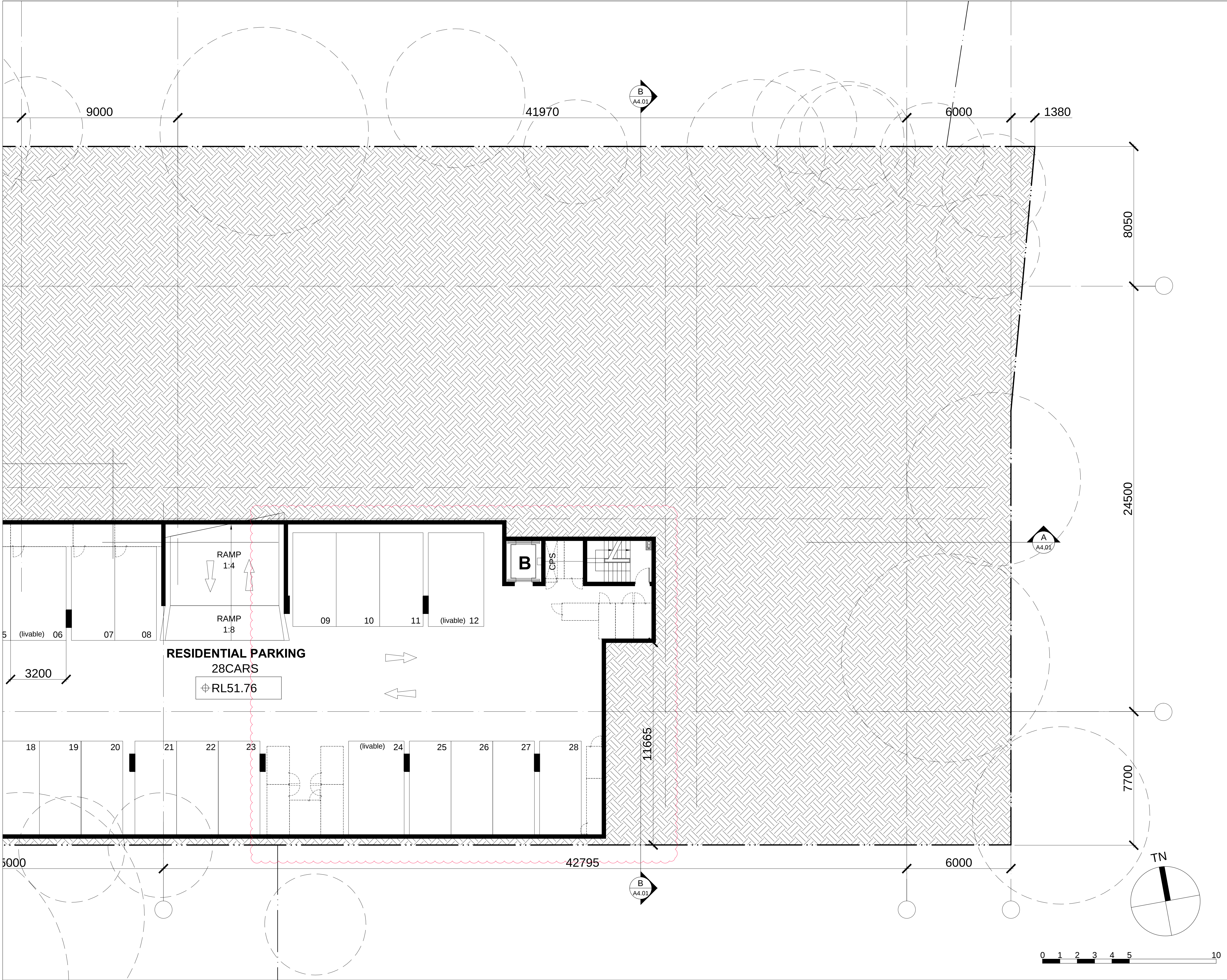
- (b) Common areas and central systems/ facilities
- (i) Water
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- (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table in the basix report.
- (ii) Energy
- (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the basix report

DOCUMENT LIST							
DRAWING No:	DRAWING TITLE		SCALE	SIZE	REVISION		
A100	COVERSHEET		NTS	A1	C		
A102	CONTEXT PLAN		NTS	A1	A		
A103	SITE PHOTOS		NTS	A1	A		
A104	SITE ANALYSIS		NTS	A1	A		
A105	GFA DIAGRAM		NTS	A1	C		
A106	CONSTRUCTION MANAGEMENT PLAN		1:100	A1	A		
A(E)200	BASEMENT LEVEL 2 PLAN (EAST)		1:100	A1	C		
A(W)200	BASEMENT LEVEL 2 PLAN (WEST)		1:100	A1	C		
A(E)201	BASEMENT LEVEL 1 PLAN (EAST)		1:100	A1	C		
A(W)201	BASEMENT LEVEL 1 PLAN (WEST)		1:100	A1	C		
A(E)202	LEVEL 1 PLAN (EAST)		1:100	A1	C		
A(W)202	LEVEL 1 PLAN (WEST)		1:100	A1	C		
A(E)203	LEVEL 2 PLAN (EAST)		1:100	A1	C		
A(W)203	LEVEL 2 PLAN (WEST)		1:100	A1	C		
A(E)204	LEVEL 3 & 4 PLAN (EAST)		1:100	A1	C		
A(W)204	LEVEL 3 & 4 PLAN (WEST)		1:100	A1	C		
A(E)205	LEVEL 5 PLAN (EAST)		1:100	A1	C		
A(W)205	LEVEL 5 PLAN (WEST)		1:100	A1	C		
A(E)206	LEVEL 6 PLAN (EAST)		1:100	A1	C		
A(W)206	LEVEL 6 PLAN (WEST)		1:100	A1	C		
A(E)207	LEVEL 7 PLAN (EAST)		1:100	A1	C		
A(W)207	LEVEL 7 PLAN (WEST)		1:100	A1	C		
A(E)208	LEVEL R PLAN (EAST)		1:100	A1	C		
A(W)208	LEVEL R PLAN (WEST)		1:100	A1	C		
A301	ELEVATIONS - NORTH		1:100	A1	C		
A302	ELEVATIONS - SOUTH		1:100	A1	C		
A303	ELEVATIONS - EAST & WEST		1:100	A1	C		
A304	ELEVATIONS - EAST & WEST INTERNAL		1:100	A1	C		
A401	SECTION AA - BUILDING A		1:100	A1	C		
A402	SECTION AA - BUILDING B		1:100	A1	C		
A403	SECTION BB		1:100	A1	C		
A510	SHADOW ANALYSIS - 1		NTS	A1	A		
A511	SHADOW ANALYSIS - 2		NTS	A1	A		
A520	SOLAR ANALYSIS - BLDG A NORTH		NTS	A1	A		
A521	SOLAR ANALYSIS - BLDG A EAST		NTS	A1	A		
A522	SOLAR ANALYSIS - BLDG A WEST		NTS	A1	A		
A523	SOLAR ANALYSIS - BLDG B NORTH		NTS	A1	A		
A524	SOLAR ANALYSIS - BLDG B SOUTH		NTS	A1	A		
A525	SOLAR ANALYSIS - BLDG B EAST		NTS	A1	A		
A526	SOLAR ANALYSIS - BLDG B WEST		NTS	A1	A		
A530	SIGNAGE STRATEGY DIAGRAM		NTS	A1	A		
A600	PERSPECTIVE		NTS	A1	A		
A601	ADAPTABLE UNIT LAYOUT		NTS	A1	C		
A901	FACADE DETAILS		1 : 20	A1	A		
ADDRESS							
34-38 RAILWAY CRESCENT JANNALI							
DP/LOT#							
SIZE							
4254.2 sqm							
COUNCIL							
SUTHERLAND SHIRE COUNCIL							
PROPOSAL INFORMATION							
LEVEL	OTHER	STUDIO	1 BED	2 BED	3 BED	TOTAL	GFA sqm
B		-	-	-	-	-	
1		-	-	-	-	-	784
2		-	3	14	-	17	1412
3		-	2	15	-	17	1454
4		-	2	15	-	17	1454
5		-	1	15	-	16	1380
6		-	3	8	3	14	1229
7		-	1	3	4	8	793
TOTAL			12	70	7	89	8508
VENTILATION	54 / 89 = 60%						
SOLAR ACCESS	63 / 89 = 71%						
CONSULTANT LIST							
DISCIPLINE	ORGANISATION			CONTACT			
Planning	ABC PLANNING			ANTHONY BETROS			
Survey	LINKER			LS			
Landscape	360			CLAIR			
Traffic	TRAFFIX			JOHN MULHAINE			
Basix	WINTech			THIEN HUYNH			
Accessibility	ABE CONSULTING			ABE			
Stormwater / services	INSYNC SERVICES			BRETT			
Arborist	BRADSHAW TREE SERVICES			TRISTAN BRADSHAW			
Quantity Surveyor	NEWTON FISHER			STEVEN BREGOVIC			
CAR PARKING SCHEDULE							
	SPACES TYPE						TOTAL
LOCATION	RESIDENTIAL			TAVERN			
BASEMENT	129			33			162

REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS
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PROJECT PROPOSED MIXED-USE BUILDING 34-38 RAILWAY CRESCENT JANNALI		
DRAWING COVER		
1523	A100-C	NTS
DA		MC



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R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
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SITE AREA 4254.2M2		
2.0:1 FSR = 8508.4M2 MAXIMUM GFA		
TOTAL GFA 8508.4M2		
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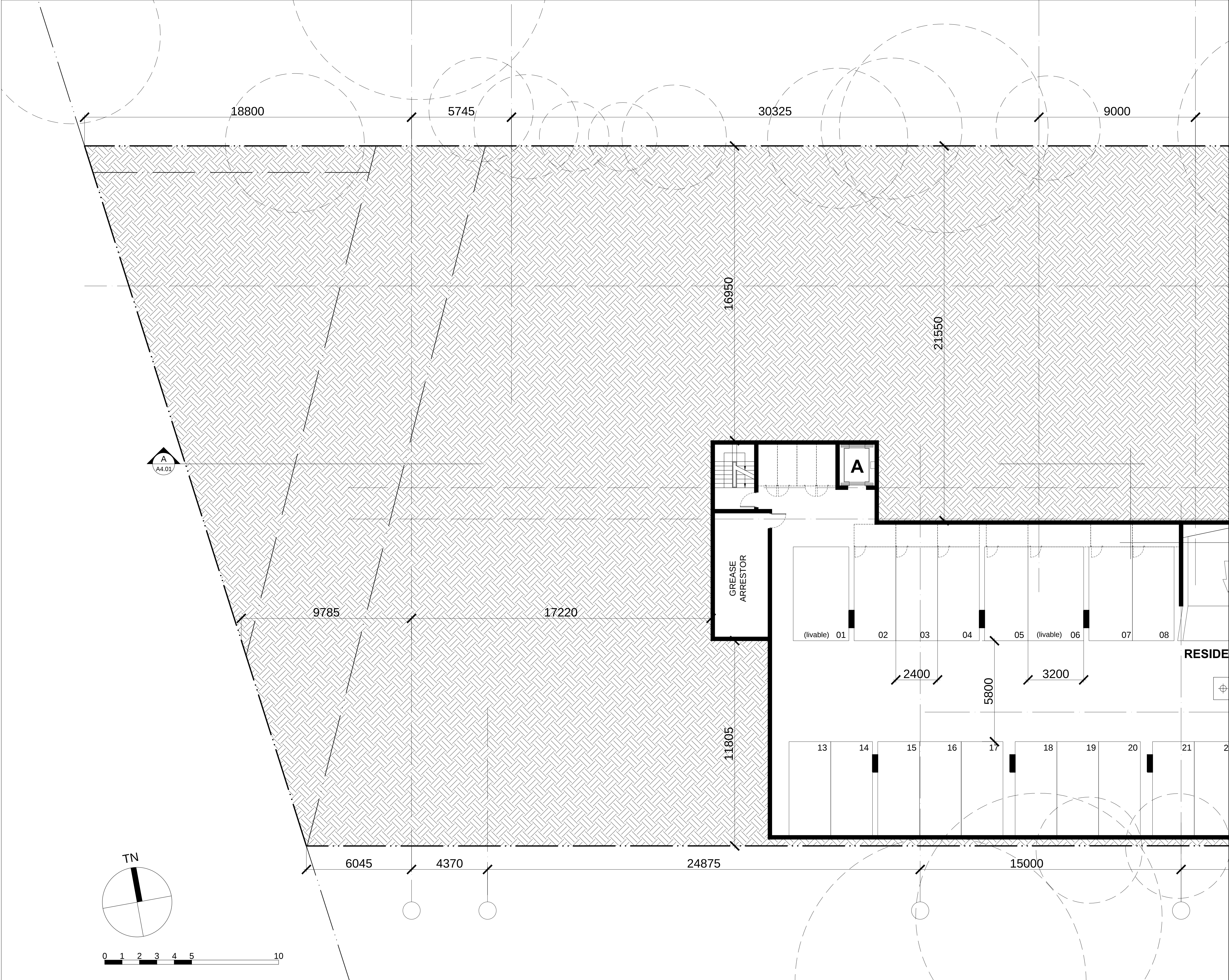
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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING
PLAN
BASEMENT 2 (EAST)

1523	A(E)200-C	1:100@A1
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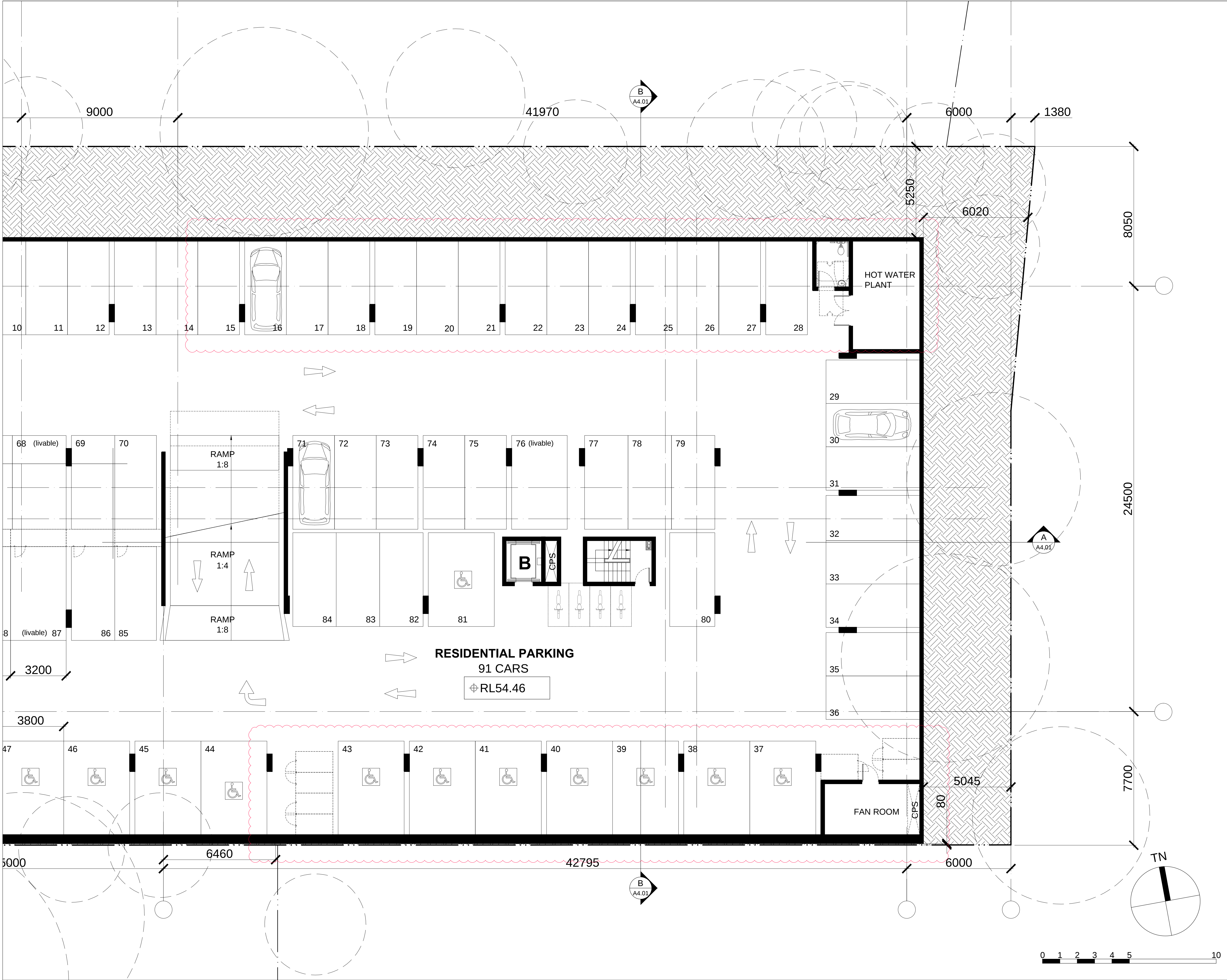
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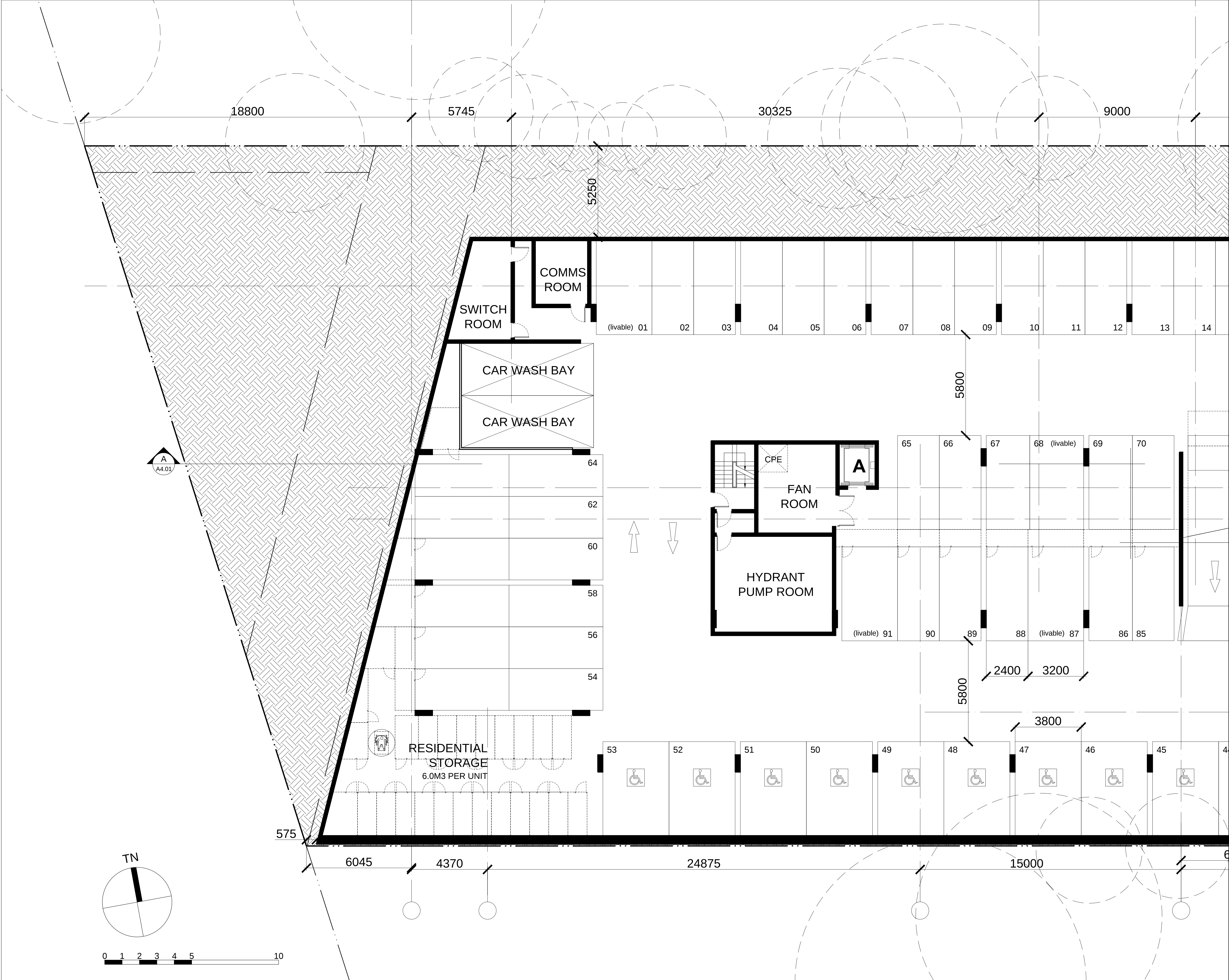
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PLAN
BASEMENT 2 (WEST)

1523	A(W)200-C	1:100@A1
DA		MC



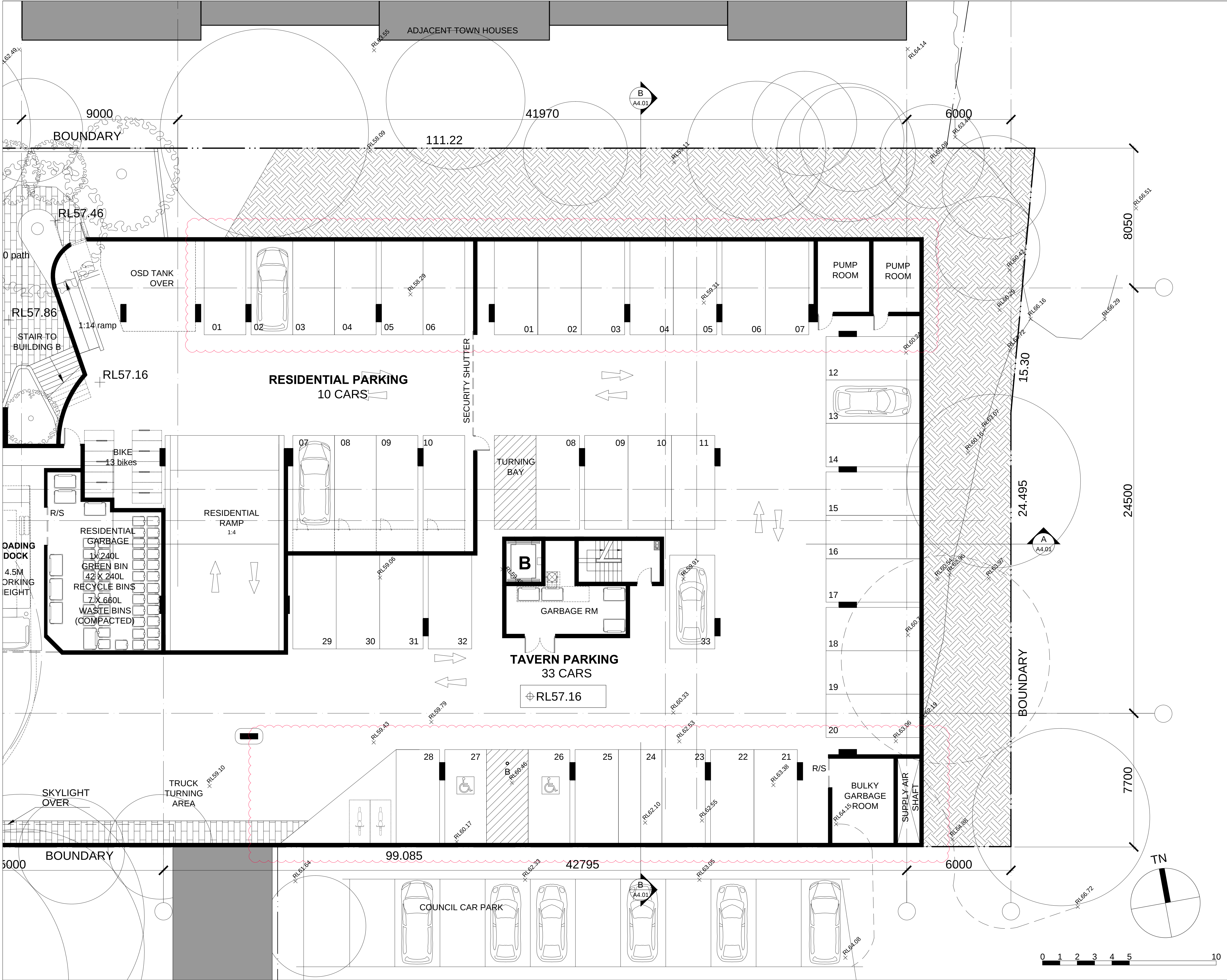
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PLAN BASEMENT 1 (EAST)		
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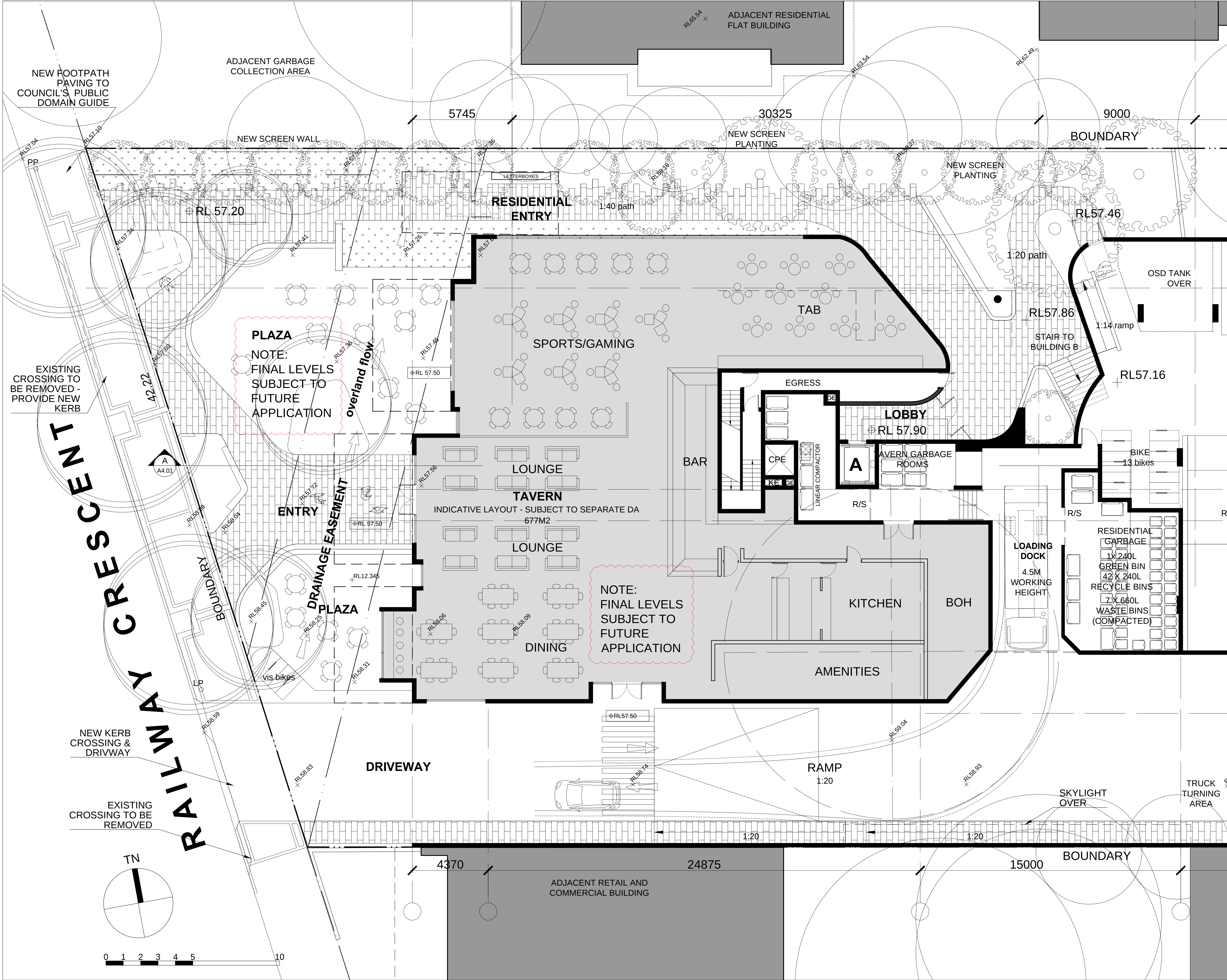
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BASEMENT 1 (WEST)		
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PLAN LEVEL 1 (EAST)		
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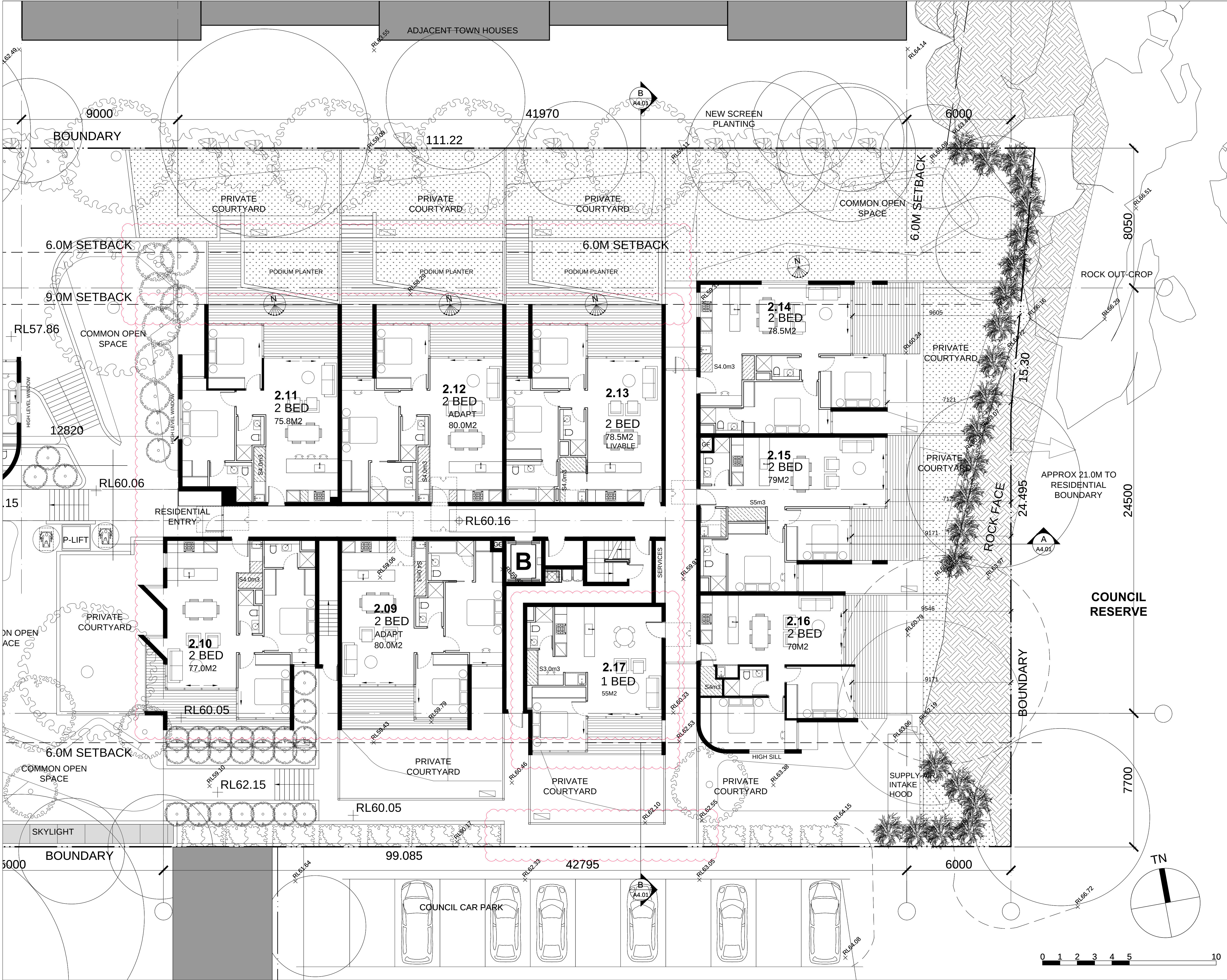
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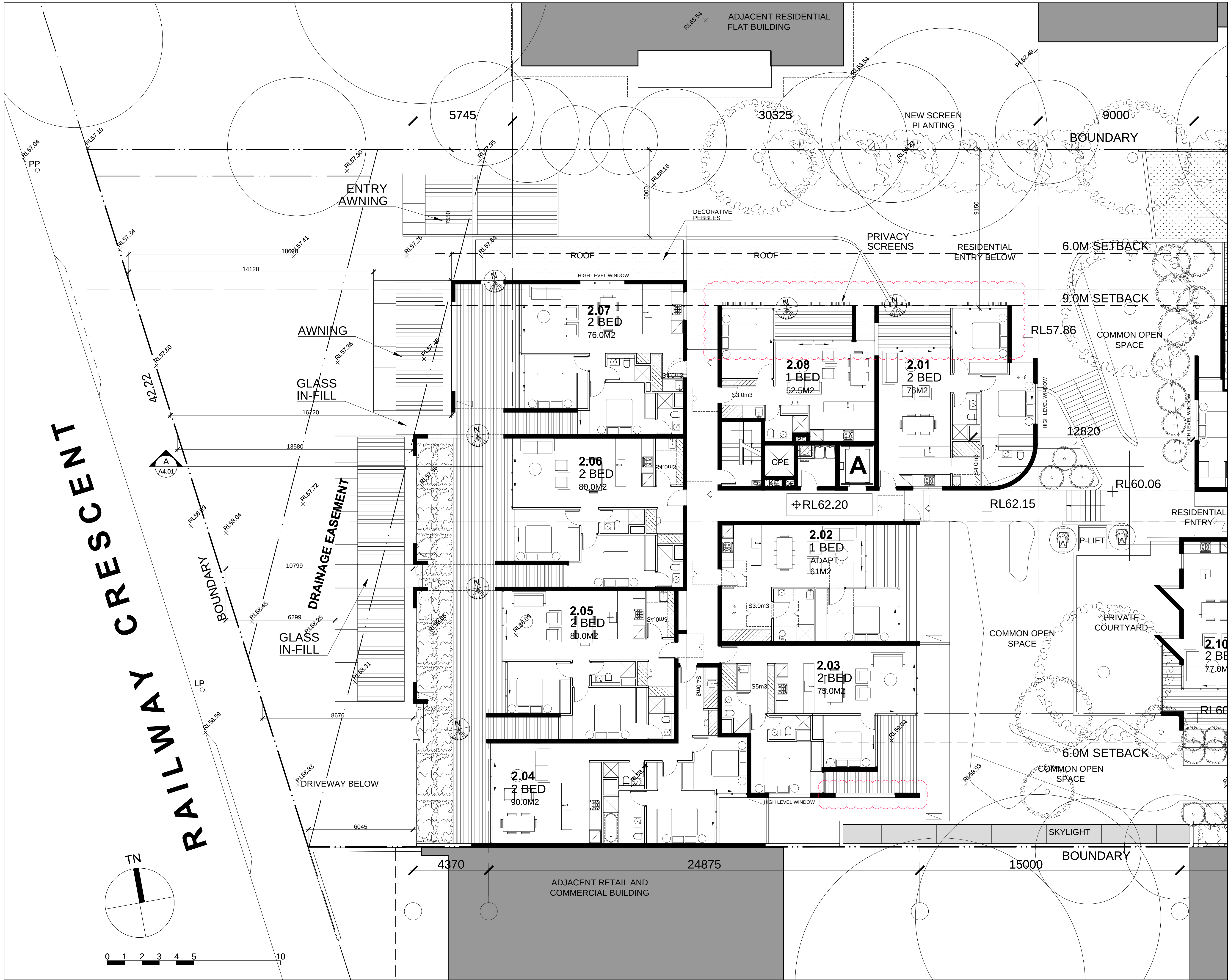
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34-38 RAILWAY CRESCENT
JANNALI

DRAWING
**PLAN
LEVEL 1 (WEST)**

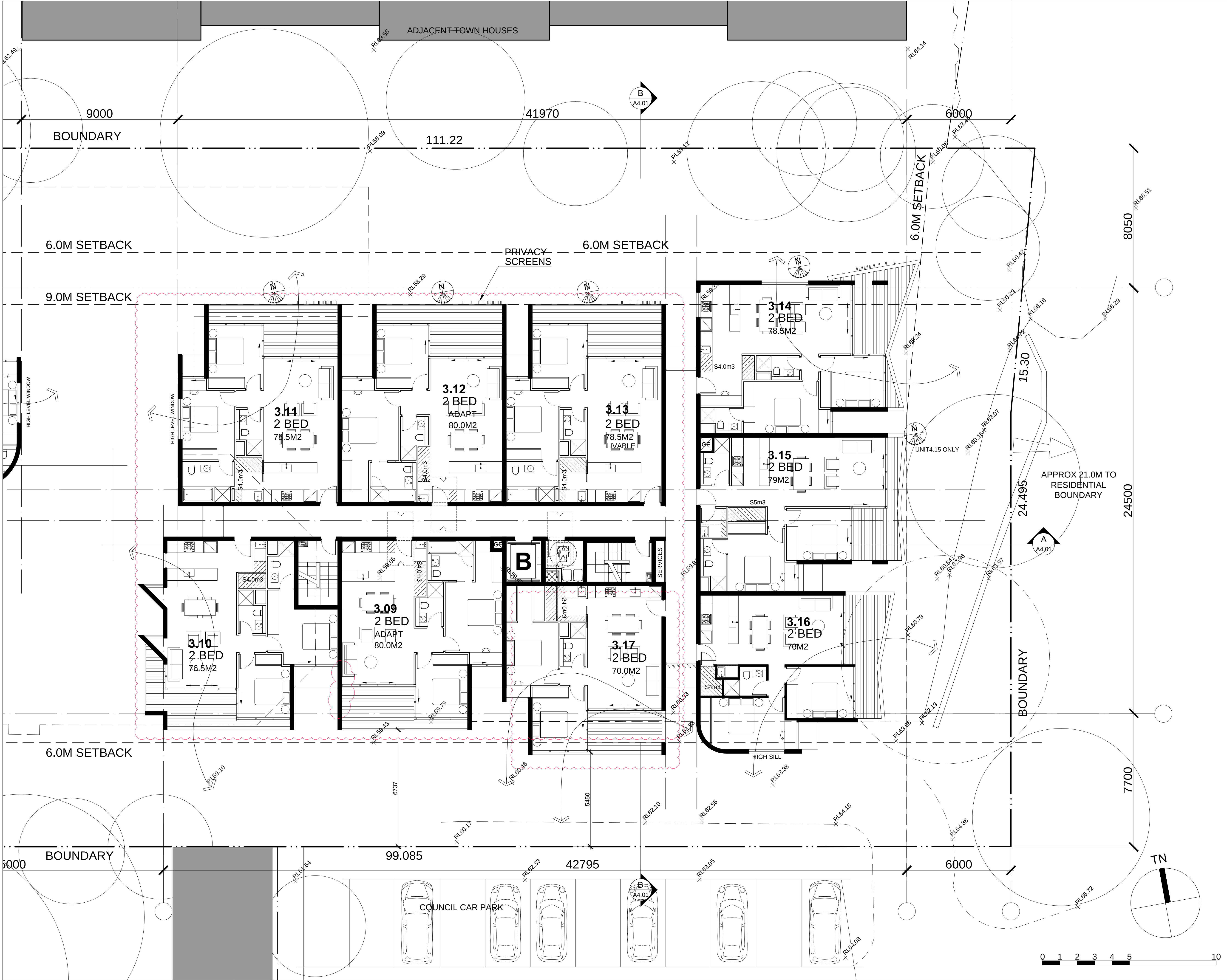
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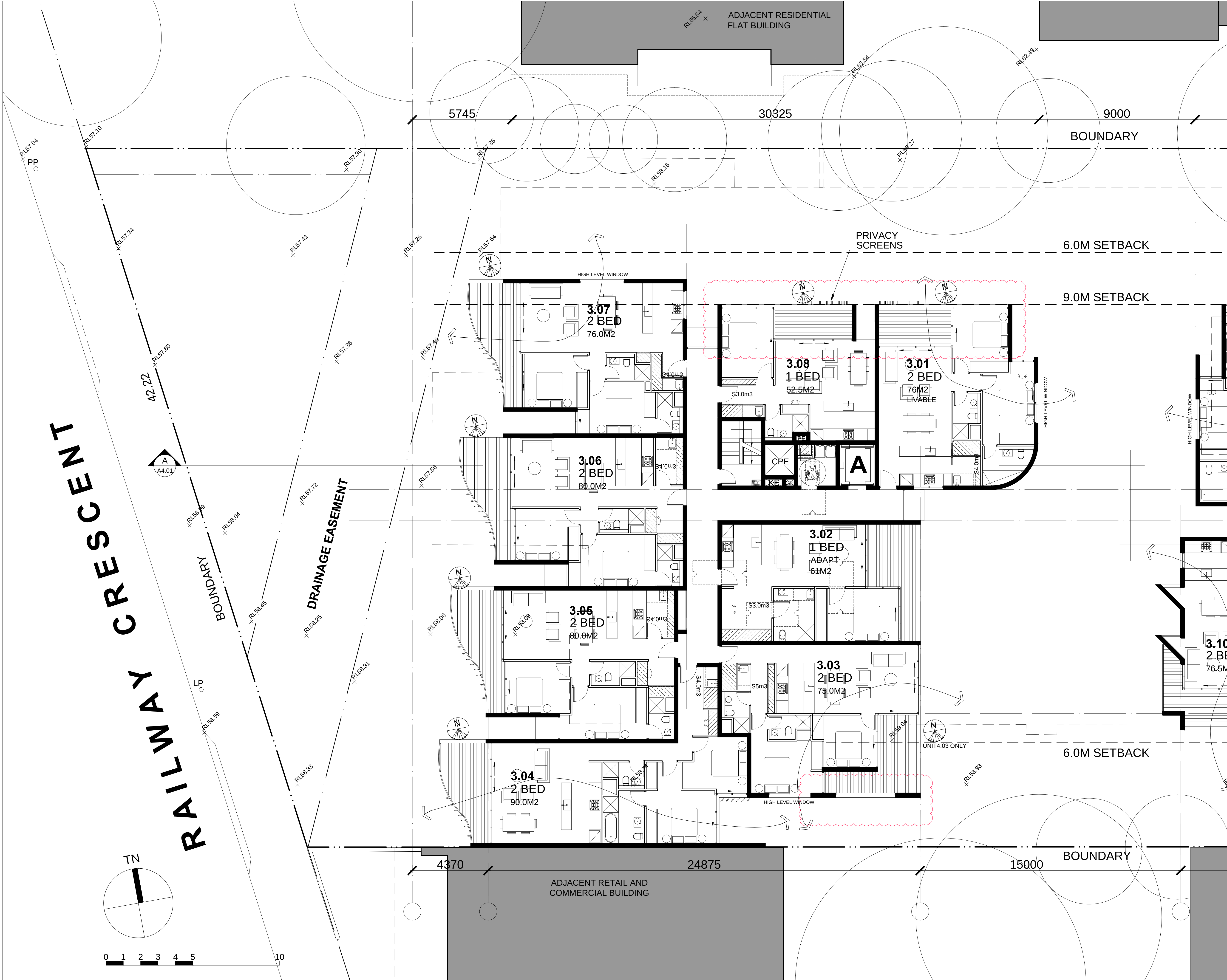
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DRAWING
PLAN
LEVELS 3 - 4 (EAST)

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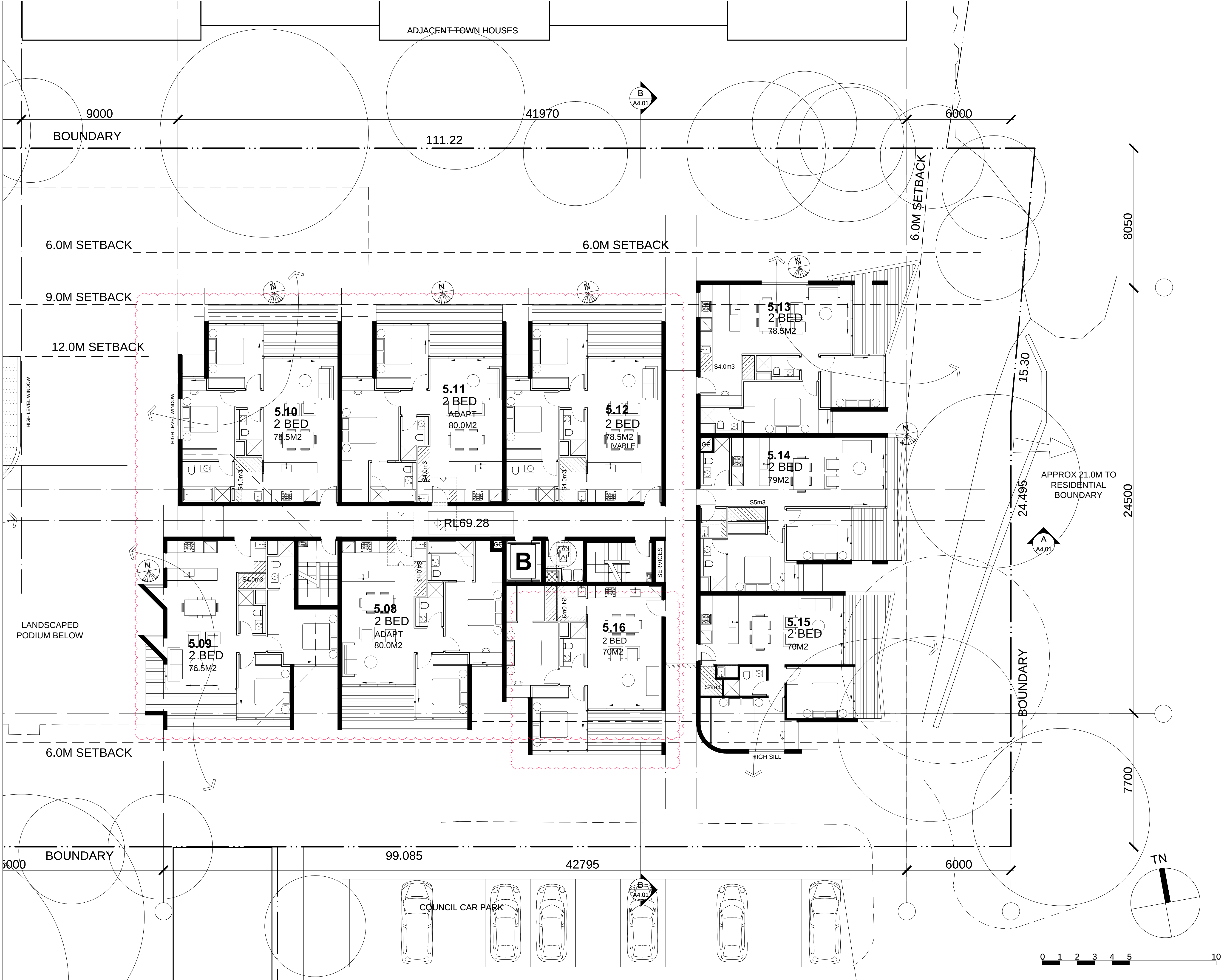
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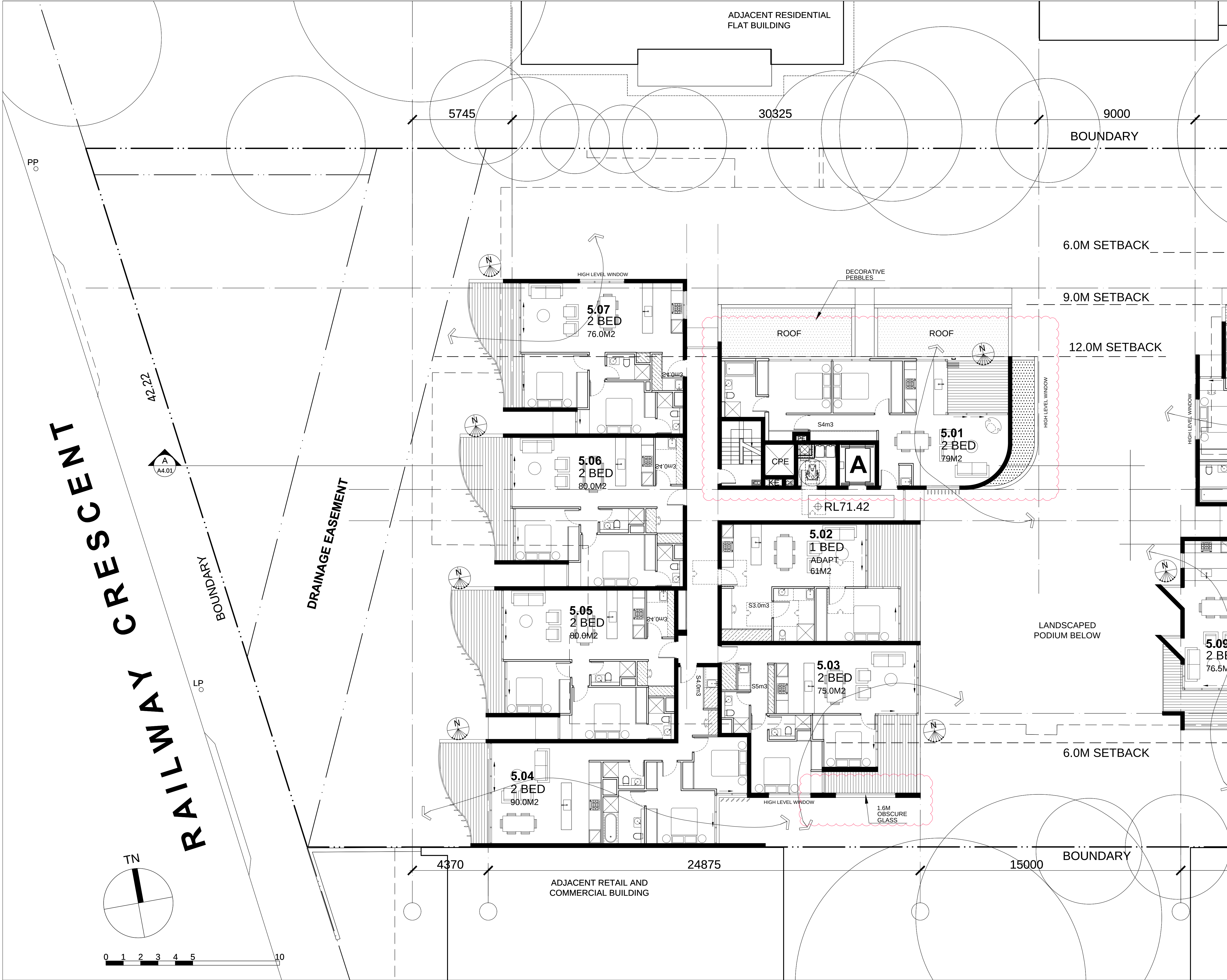
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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING
PLAN
LEVEL 5 (EAST)

1523	A(E)205-C	1:100@A1
DA		MC



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

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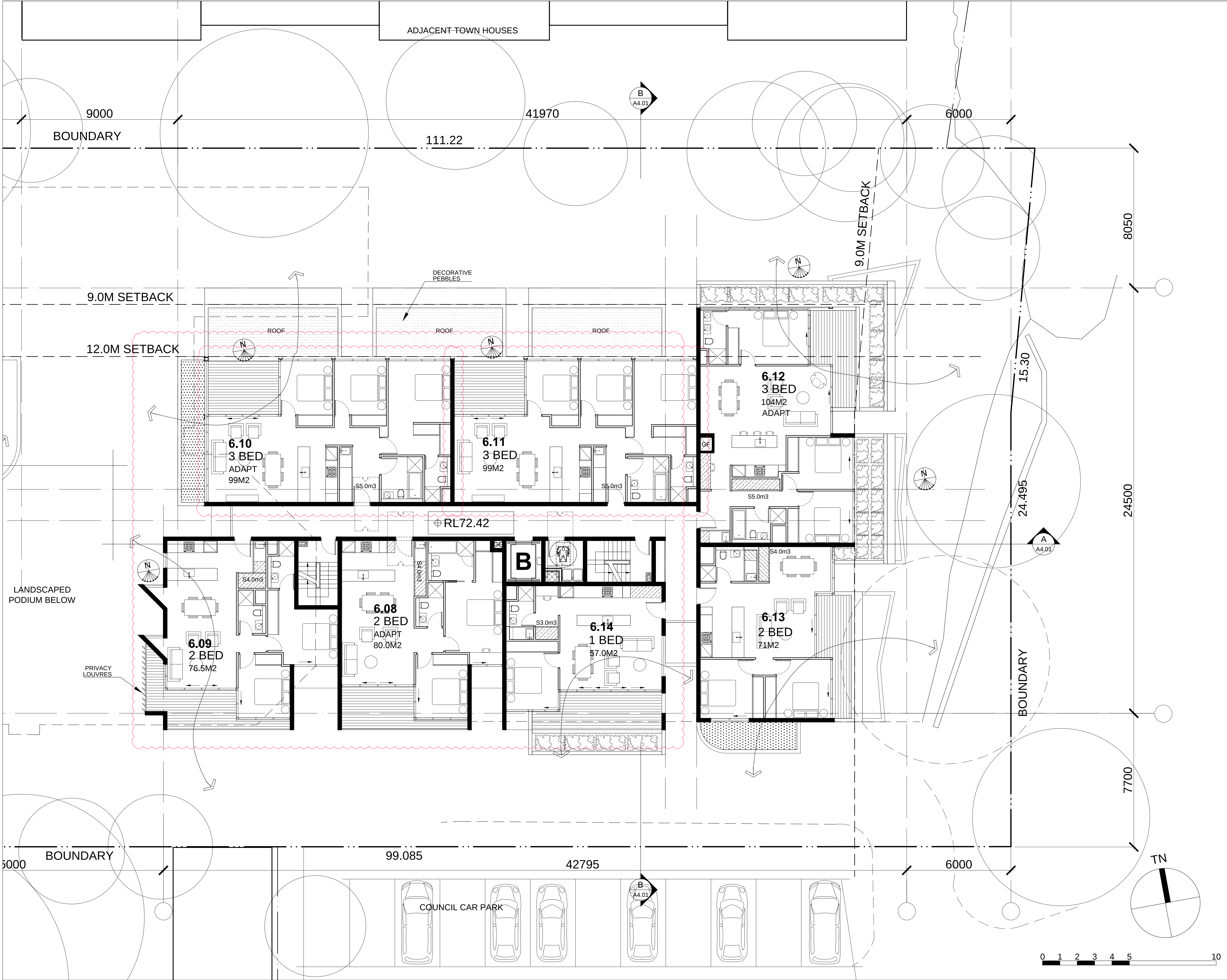
CLIENT

White & Partners

PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING
**PLAN
LEVEL 5 (WEST)**

1523	A(W)205-C	1:100@A1
DA		MC



REVISIONS	
R	DATE DESCRIPTION
A	09OCT15 DEVELOPMENT APPLICATION
B	04MAR16 RESUBMITTAL
C	19APR16 JRRP REVISIONS

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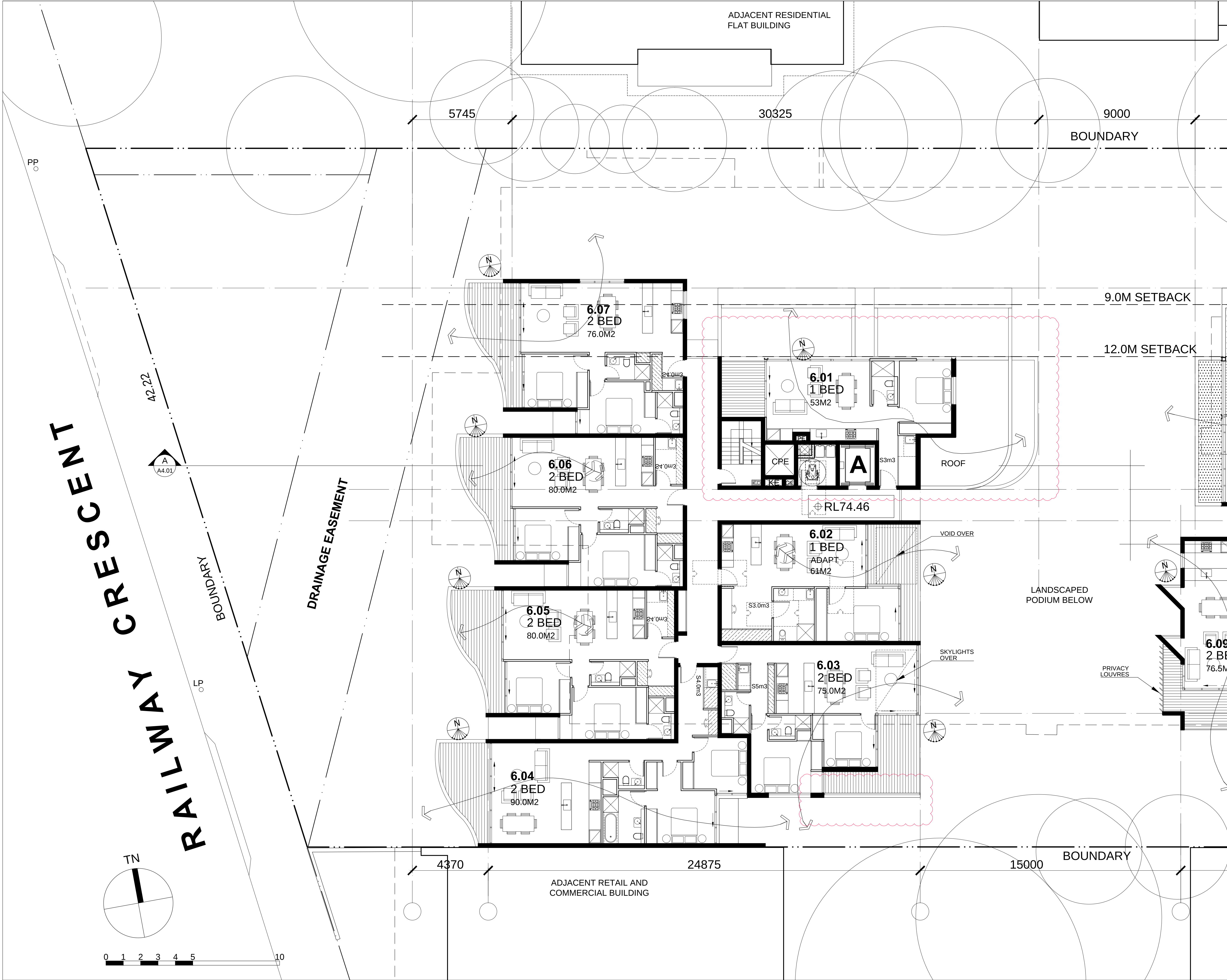
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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

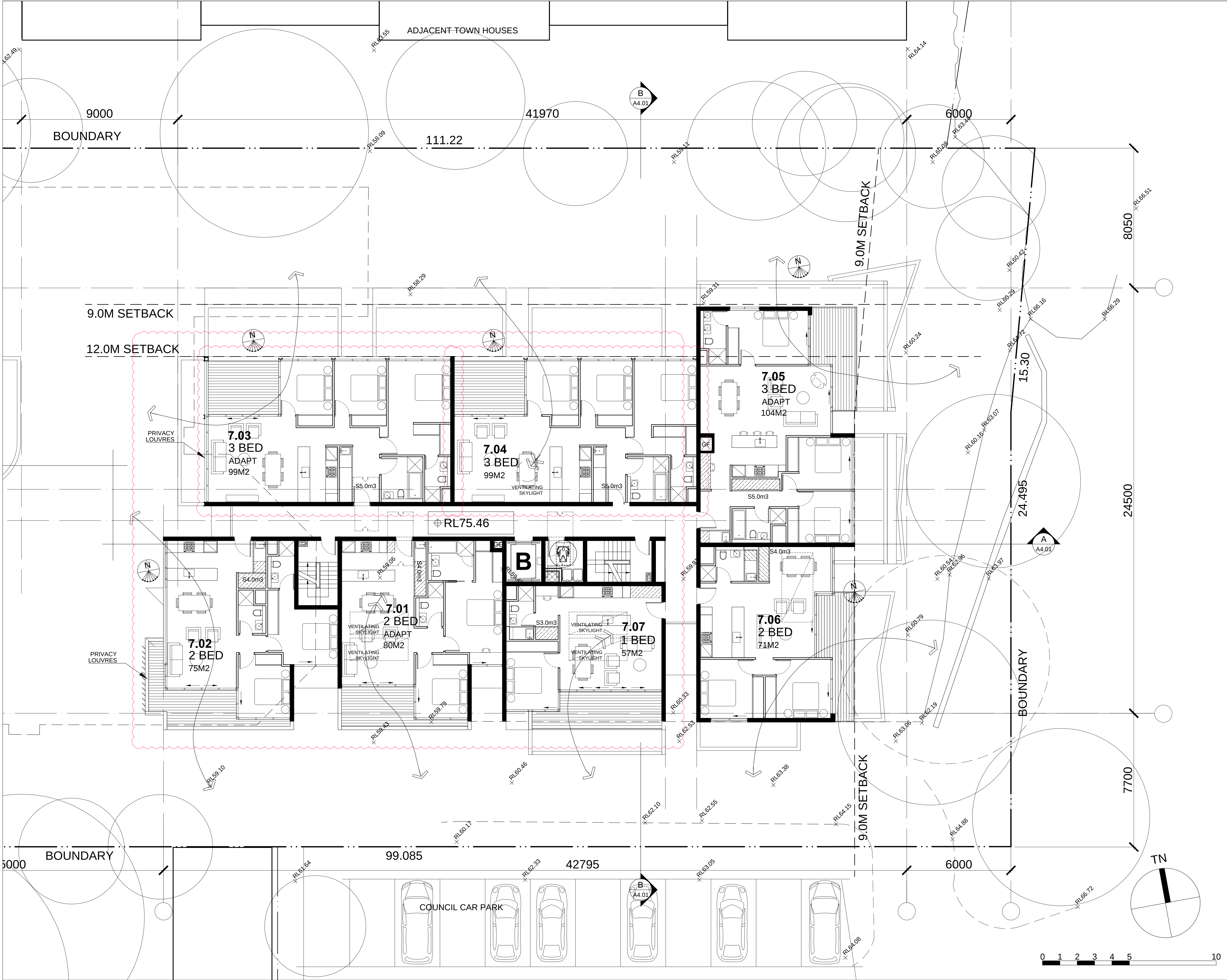
DRAWING
PLAN
LEVEL 6 (EAST)

1523	A(E)206-C	1:100@A1
DA		MC



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

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CLIENT		
PROJECT		
PROPOSED MIXED-USE BUILDING		
34-38 RAILWAY CRESCENT		
JANNALI		
DRAWING		
PLAN		
LEVEL 6 (WEST)		
1523	A(W)206-C	1:100@A1
DA		MC



REVISIONS

R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

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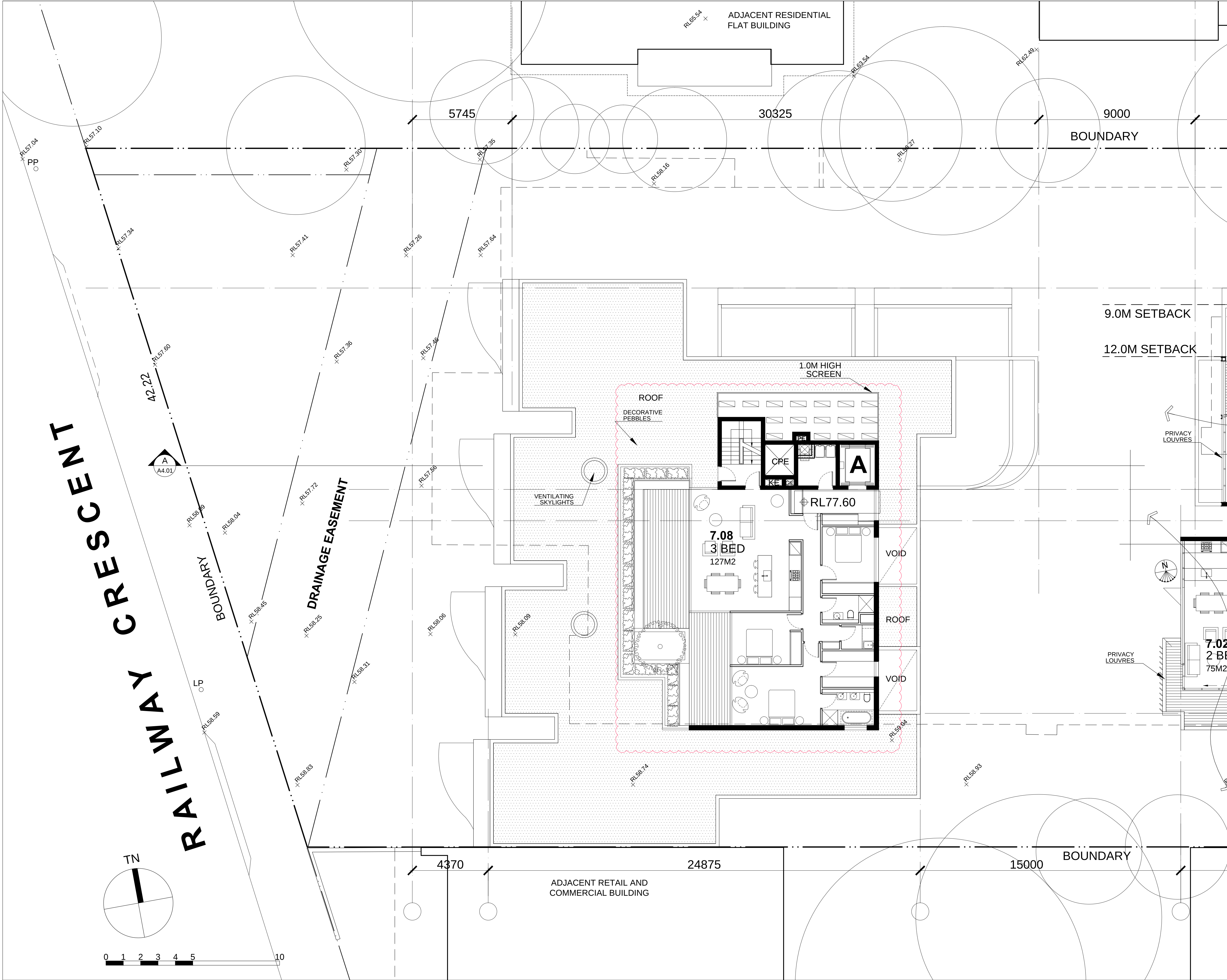
PROJECT

PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING

PLAN
LEVEL 7 (EAST)

1523	A(E)207-C	1:100@A1
DA		MC



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

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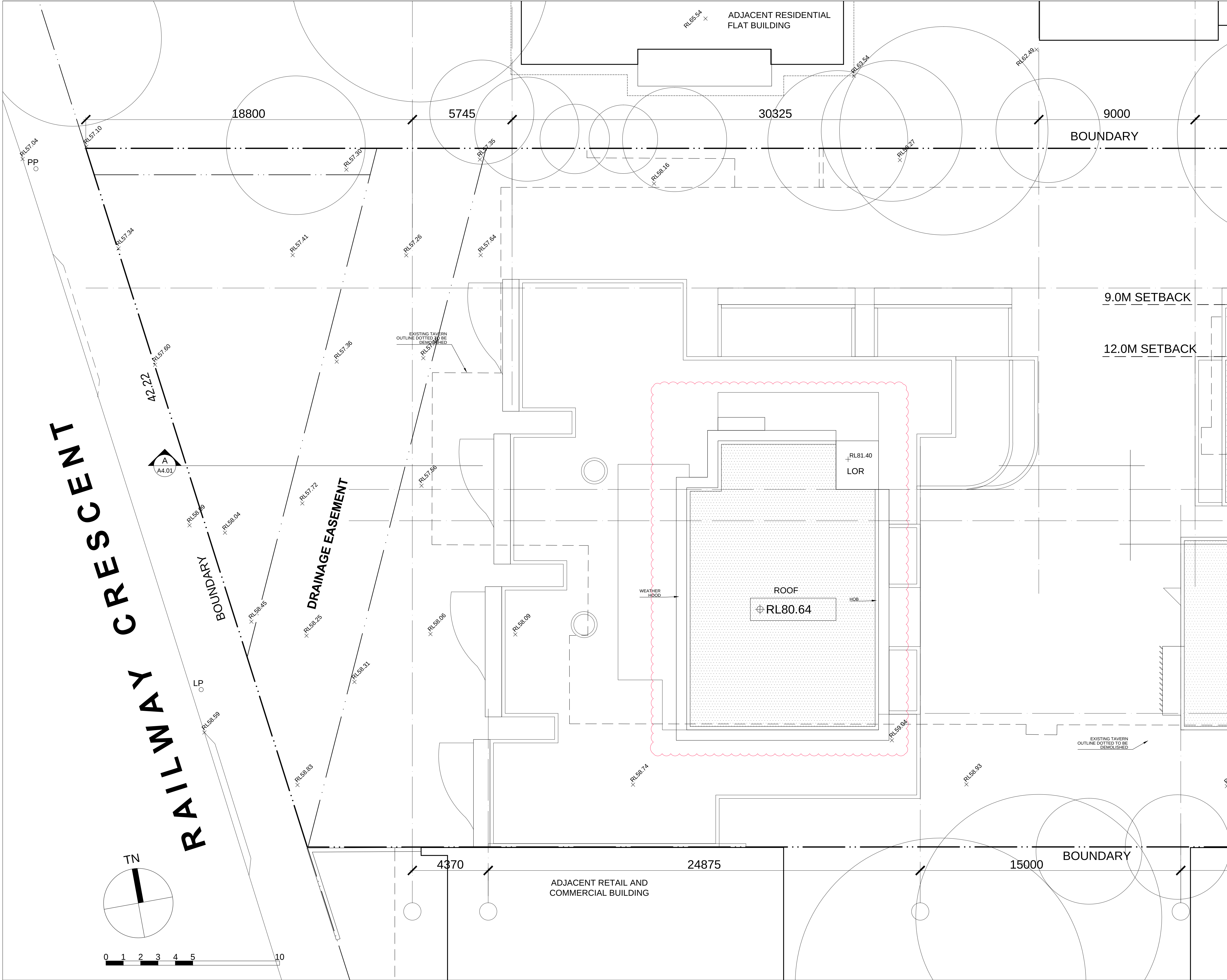
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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

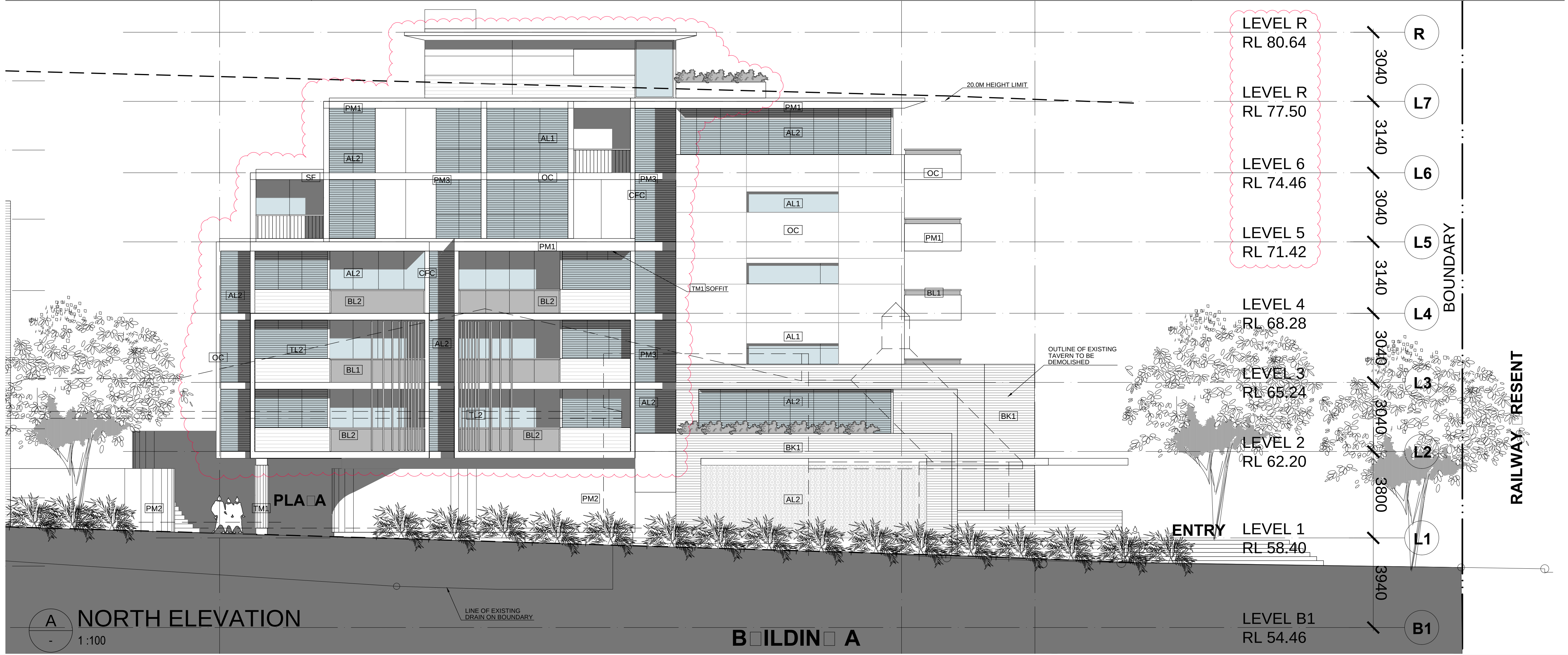
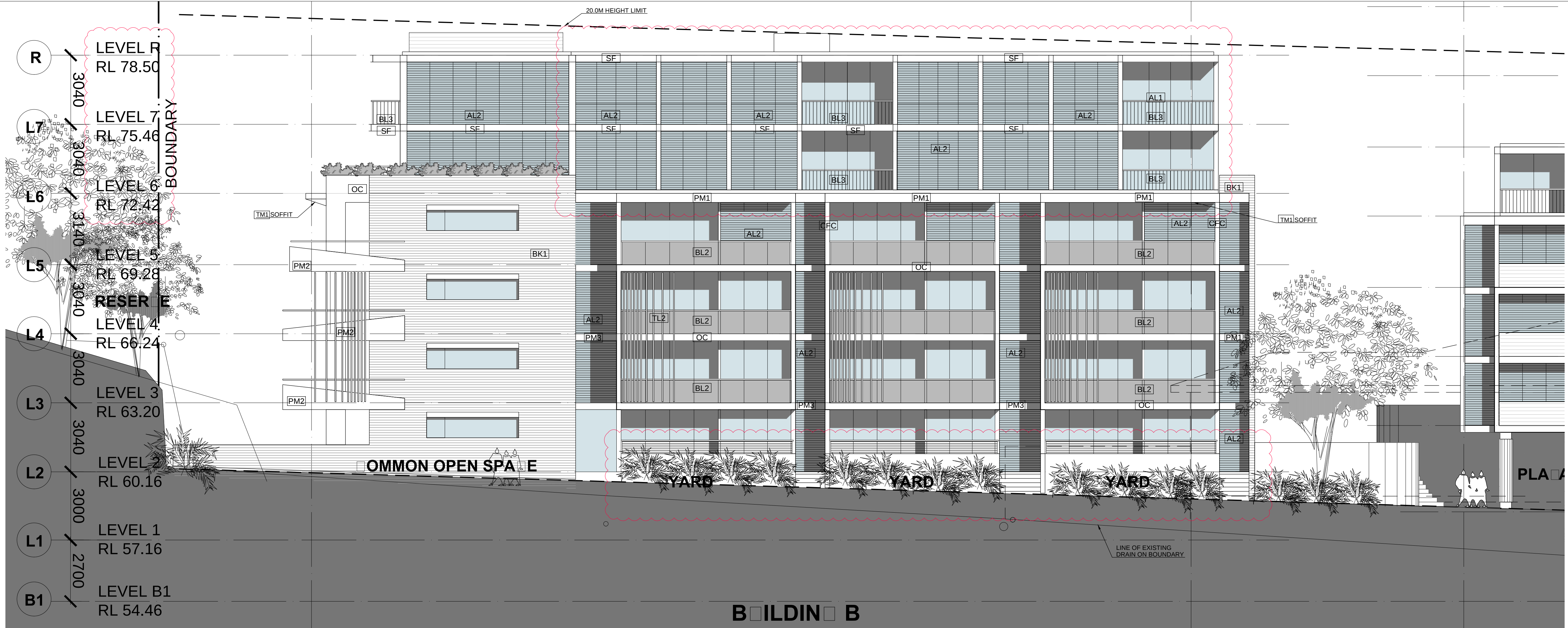
DRAWING
PLAN
LEVEL 7 (WEST)

1523	A(W)207-C	1:100@A1
DA		MC



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
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CLIENT		
PROJECT		
PROPOSED MIXED-USE BUILDING		
34-38 RAILWAY CRESCENT		
JANNALI		
DRAWING		
PLAN		
LEVEL ROOF (WEST)		
1523	A(W)208-C	1:100@A1
DA		MC



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

LEGEND - GENERAL		
FINISHES	AL1	ALUMINIUM FRAMED WINDOW/DOOR
	AL2	ALUMINIUM LOUVRES
	BK1	BRICK 01
	TM1	TIMBER CLADDING
	SF	STEEL CHANNEL FRAMES
	BL1	BALUSTRADES (ALUM - CLEAR GLASS)
	BL2	BALUSTRADES (ALUM - OBSCURE GLASS)
	PM1	PAINTED MASONRY 1
	PM2	PAINTED MASONRY 2
	PM3	PAINTED MASONRY 3
	FC1	CFC CLADDING 1
	TL1	TIMBER PRIVACY/WEATHER LOUVRES
	TL2	VERTICAL TIMBER LATTICES
	OC	OFF FORM CONCRETE APPEARANCE
	BL3	METAL BALUSTRADES

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CLIENT		
PROJECT		
PROPOSED MIXED-USE BUILDING 34-38 RAILWAY CRESCENT JANNALI		
DRAWING		
ELEVATIONS NORTH		
1523	A301-C	MC
DA		



REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS

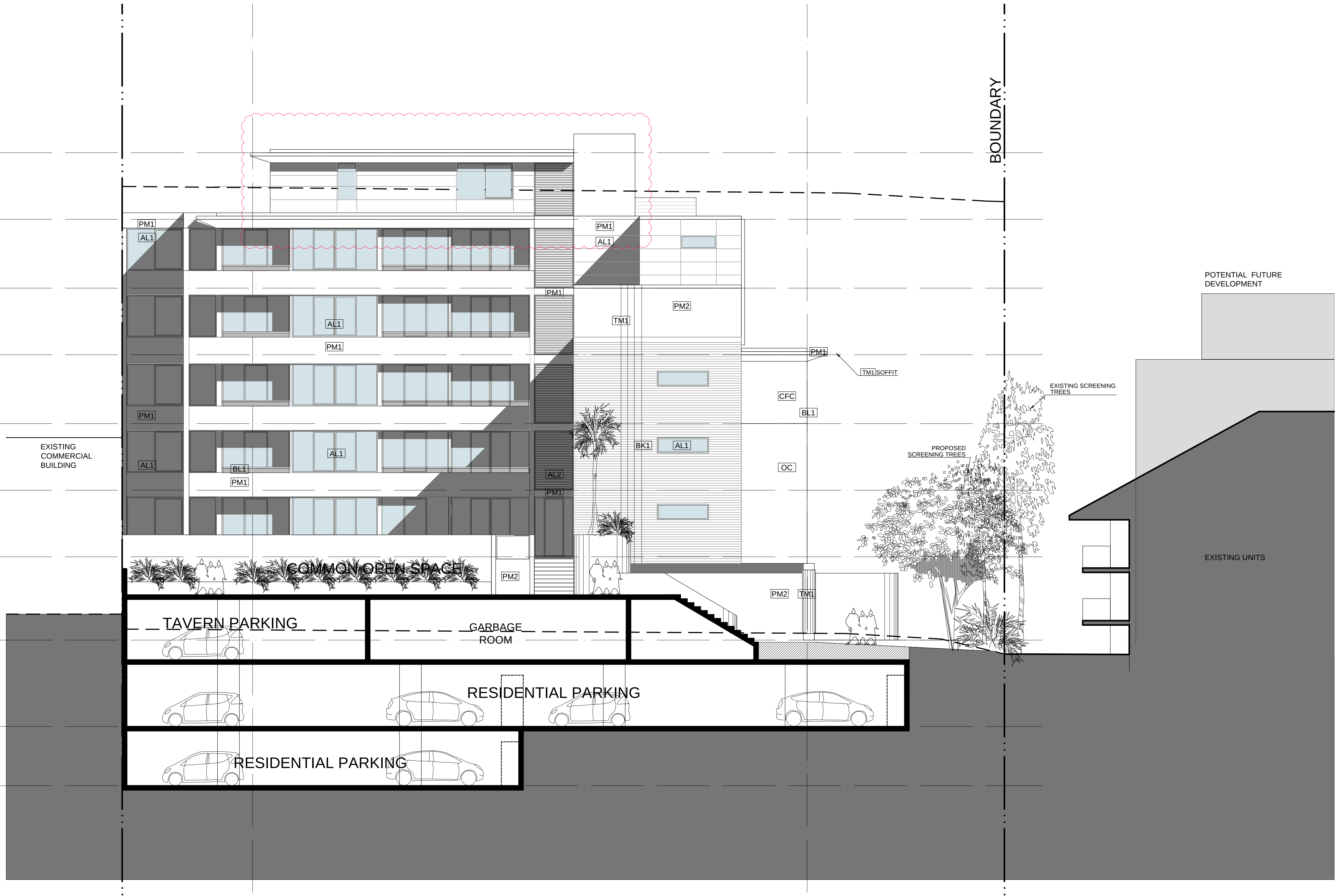
LEGEND - GENERAL

FINISHES

AL1	ALUMINIUM FRAMED WINDOW/DOOR
AL2	ALUMINIUM LOUVRES
BK1	BRICK 01
TM1	TIMBER CLADDING
SF	STEEL CHANNEL FRAMES
BL1	BALUSTRADES (ALUM - CLEAR GLASS)
BL2	BALUSTRADES (ALUM - OBSCURE GLASS)
PM1	PAINTED MASONRY 1
PM2	PAINTED MASONRY 2
PM3	PAINTED MASONRY 3
FC1	CFC CLADDING 1
TL1	TIMBER PRIVACY/WEATHER LOUVRES
TL2	VERTICAL TIMBER LATTICES
OC	OFF FORM CONCRETE APPEARANCE
PAINT	PAINT FINISH
BL3	METAL BALUSTRADES

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CLIENT		
PROJECT		
PROPOSED MIXED-USE BUILDING		
34-38 RAILWAY CRESCENT		
JANNALI		
DRAWING		
ELEVATIONS		
EAST & WEST		
1523	A303-C	
DA		MC

R	LEVEL R	RL 80.64
L7	LEVEL L7	RL 77.60
L6	LEVEL 6	RL 74.46
L5	LEVEL 5	RL 71.42
L4	LEVEL 4	RL 68.28
L3	LEVEL 3	RL 65.24
L2	LEVEL 2	RL 62.20
L1	LEVEL 1	RL 58.40 (TAVERN)
B1	LEVEL B1	RL 54.46
B2	LEVEL B2	RL 51.76



A EAST ELEVATION (INTERNAL)
1:100

REVISIONS
R DATE DESCRIPTION

A 09OCT15	DEVELOPMENT APPLICATION
B 04MAR16	RESUBMITTAL
C 19APR16	JRRP REVISIONS

LEGEND - GENERAL

FINISHES	
AL1	ALUMINIUM FRAMED WINDOW/DOOR
AL2	ALUMINIUM LOUVRES
BK1	BRICK 01
TM1	TIMBER CLADDING
SF	STEEL CHANNEL FRAMES
BL1	BALUSTRADES (ALUM - CLEAR GLASS)
BL2	BALUSTRADES (ALUM - OBSCURE GLASS)
PM1	PAINTED MASONRY 1
PM2	PAINTED MASONRY 2
PM3	PAINTED MASONRY 3
FC1	CFC CLADDING 1
TL1	TIMBER PRIVACY/WEATHER LOUVRES
TL2	VERTICAL TIMBER LATTICES
OC	OFF FORM CONCRETE APPEARANCE
BL3	METAL BALUSTRADES

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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING

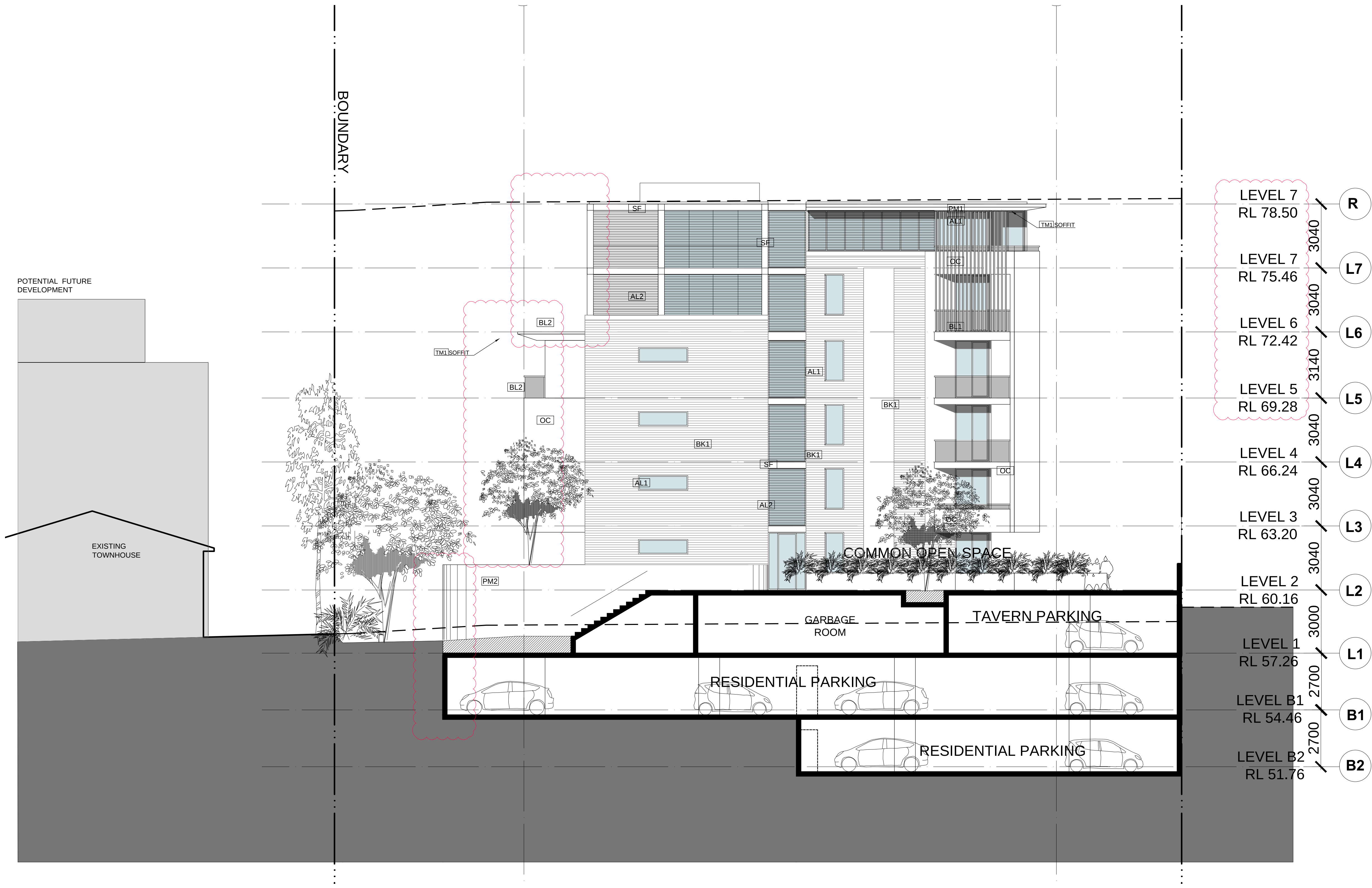
ELEVATIONS
EAST INTERNAL

1523

DA

A304-C

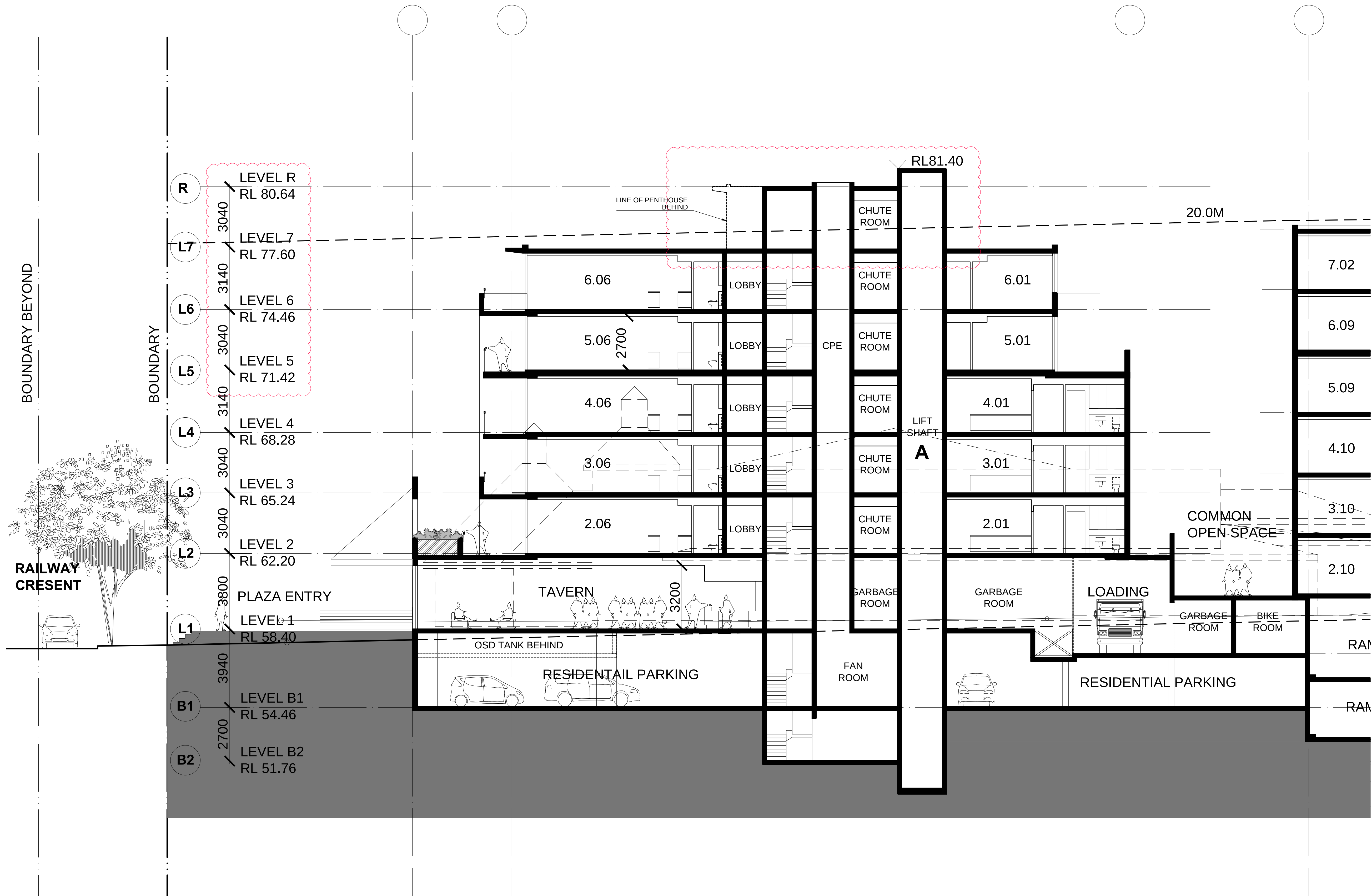
MC



WEST ELEVATION (INTERNAL)
1:100

BUILDING B

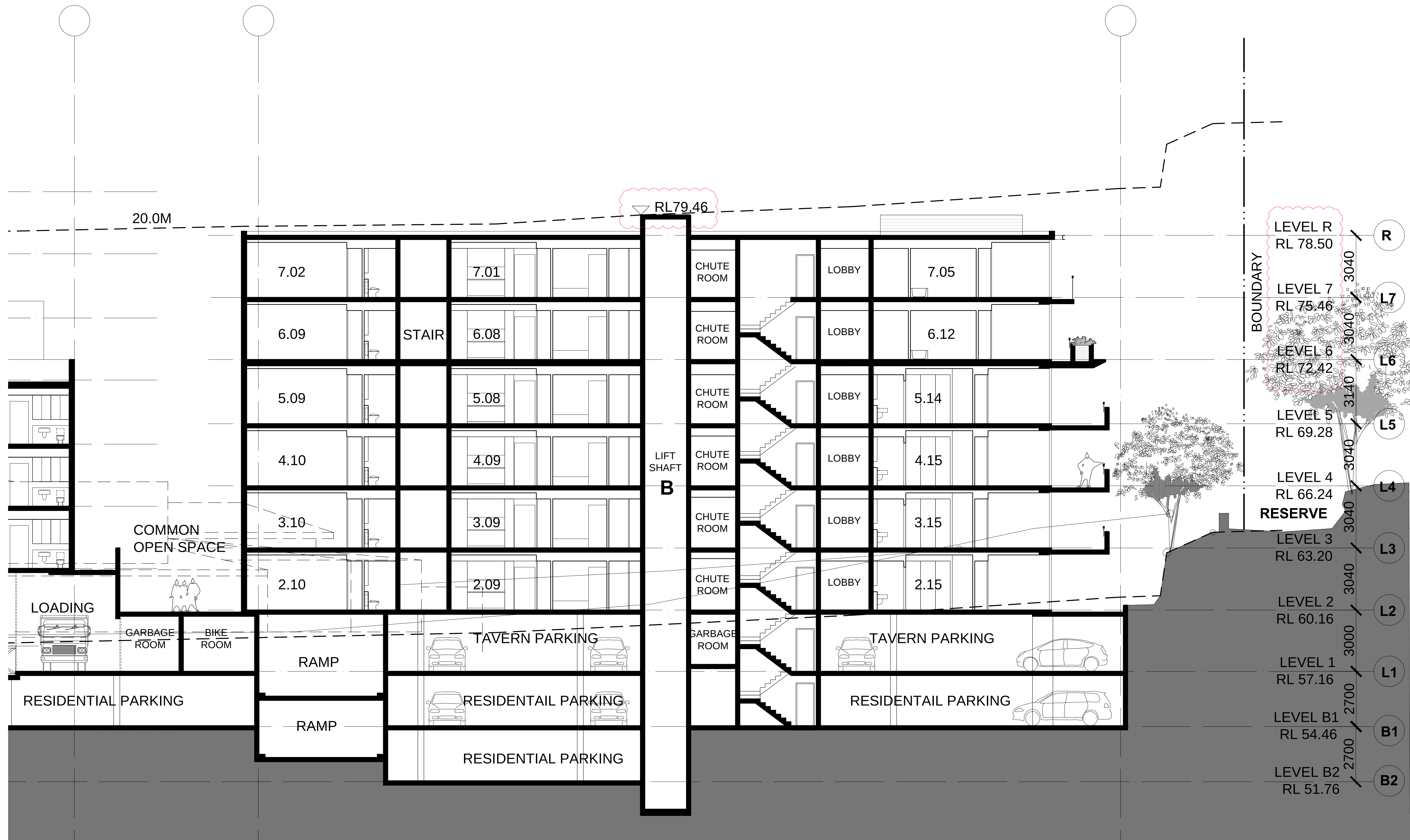
REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS



BUILDING A

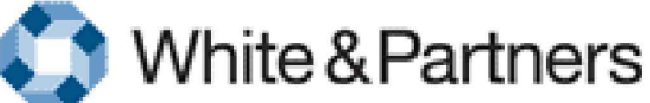
A SECTION A-A (BUILDING A)
1:100

REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
C	19APR16	JRRP REVISIONS
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CLIENT		
PROJECT		
PROPOSED MIXED-USE BUILDING 34-38 RAILWAY CRESCENT JANNALI		
DRAWING		
SECTIONS A - A (BUILDING A)		
1523	A401-C	
DA		MC

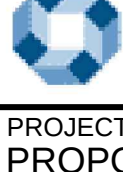


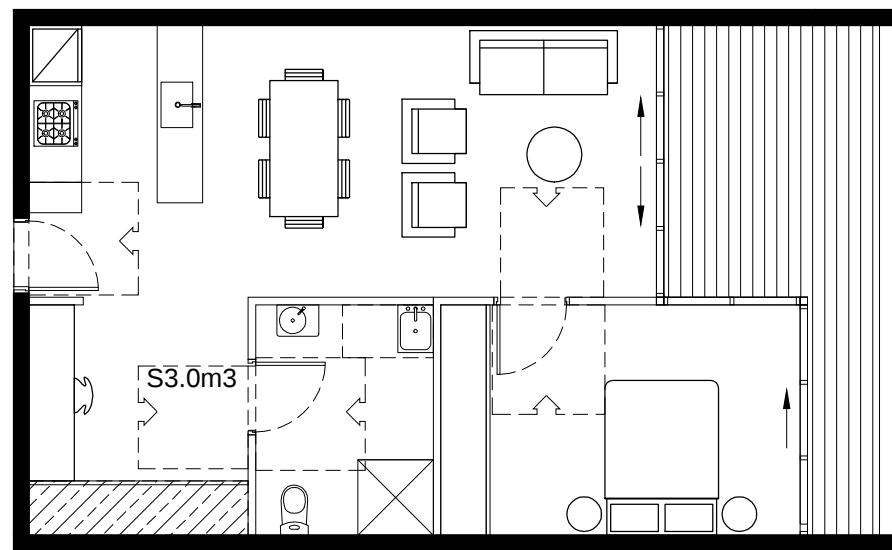
BUILDING B

A SECTION A-A (BUILDING B)
1:100

REVISIONS		
R	DATE	DESCRIPTION
A	09OCT15	DEVELOPMENT APPLICATION
B	04MAR16	RESUBMITTAL
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CLIENT		
		
PROJECT PROPOSED MIXED-USE BUILDING 34-38 RAILWAY CRESCENT JANNALI		
DRAWING SECTIONS A - A (BUILDING B)		
1523	A402-C	
DA		MC

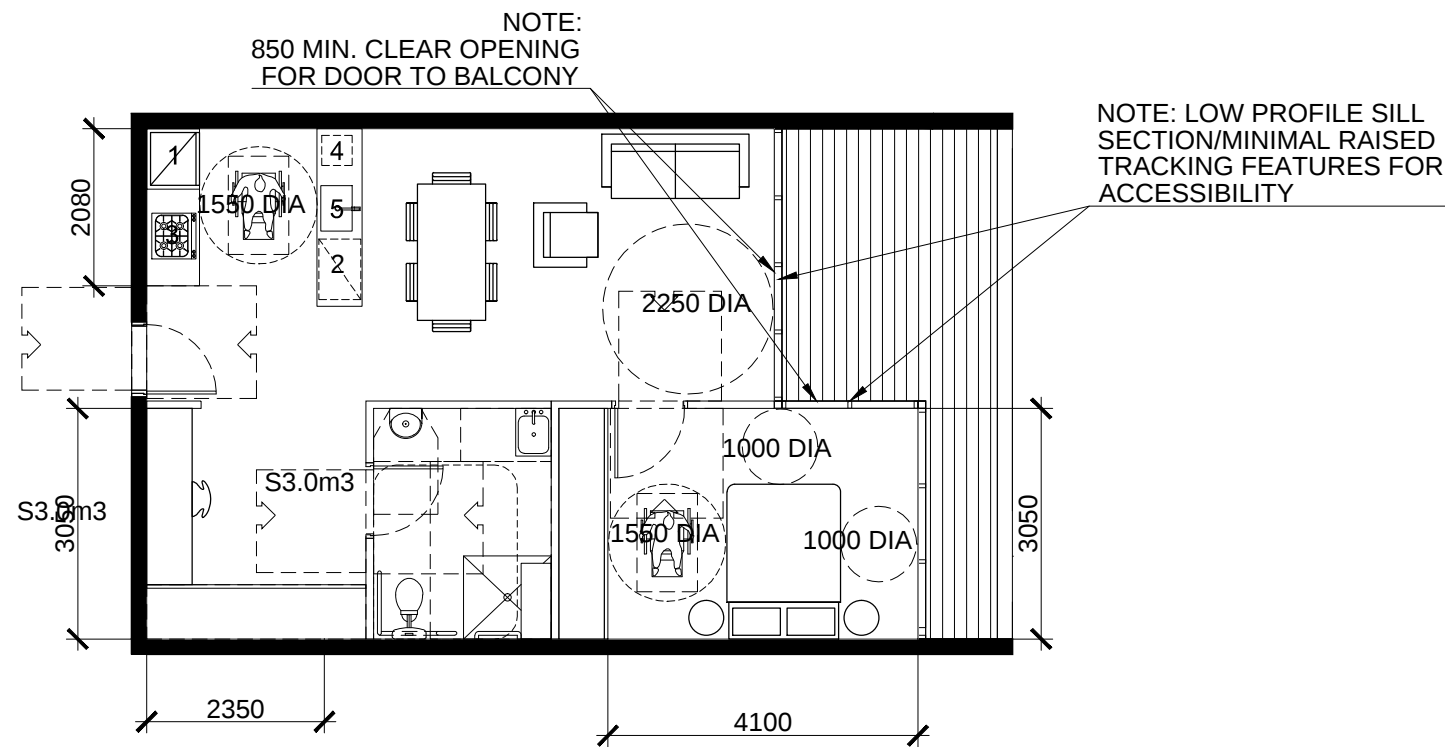


REVISIONS		
R	DATE	DESCRIPTION
A 09OCT15		DEVELOPMENT APPLICATION
B 04MAR16		RESUBMITTAL
C 19APR16		JRRP REVISIONS
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PROJECT PROPOSED MIXED-USE BUILDING 34-38 RAILWAY CRESCENT JANNALI		
DRAWING SECTIONS		
B - B		
1523	A403-C	
DA		MC

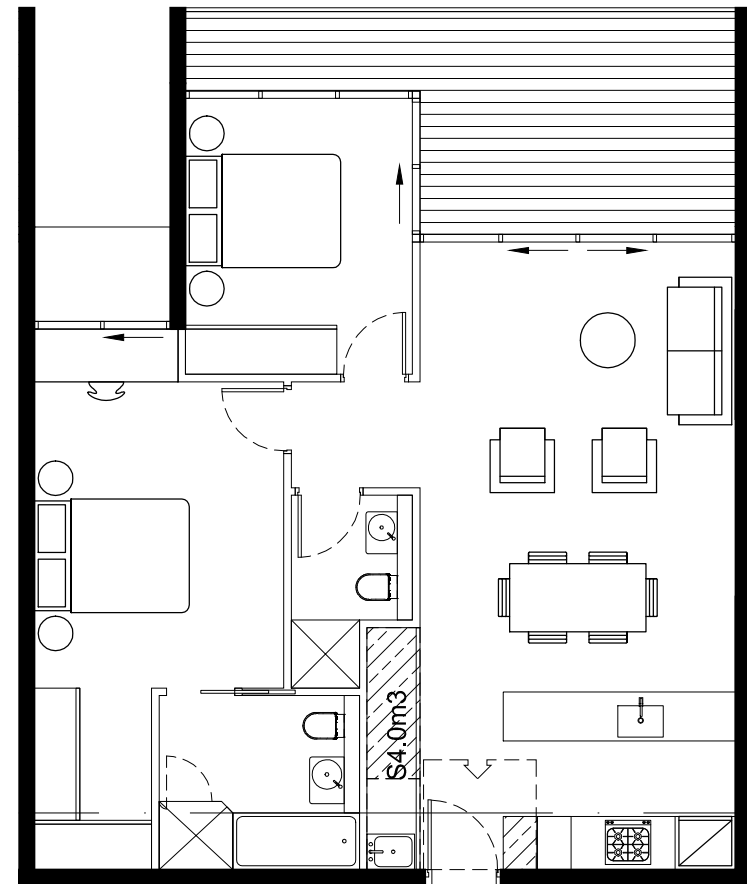


A PRE-ADAPT LAYOUT
1 BED LAYOUT

2.02
3.02
4.02
5.02
6.02

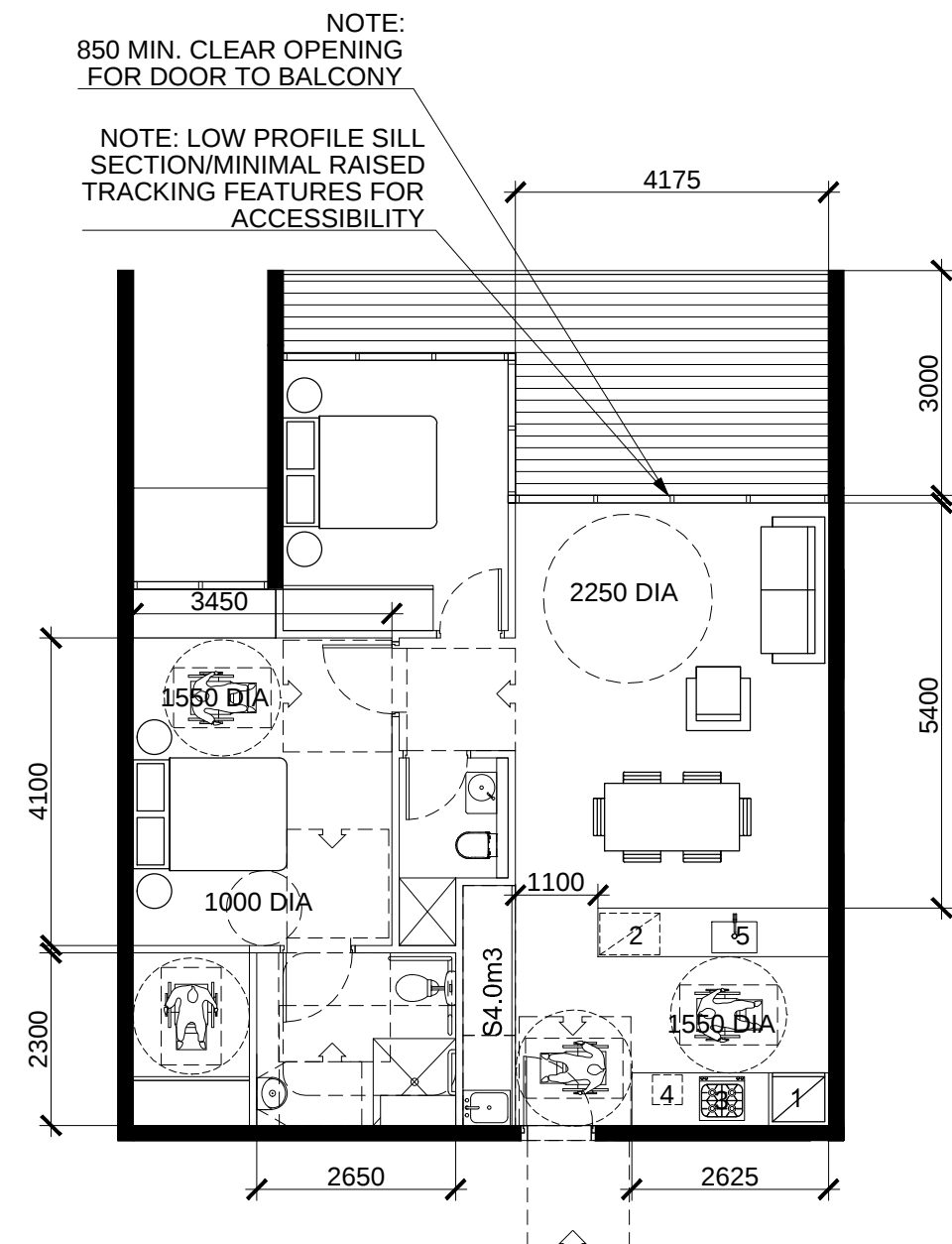


A POST-ADAPT LAYOUT
1 BED LAYOUT



B PRE-ADAPT LAYOUT
2 BED LAYOUT

2.09, 2.12
3.09, 3.12
4.09, 4.12
5.08, 5.11
6.08, 7.01

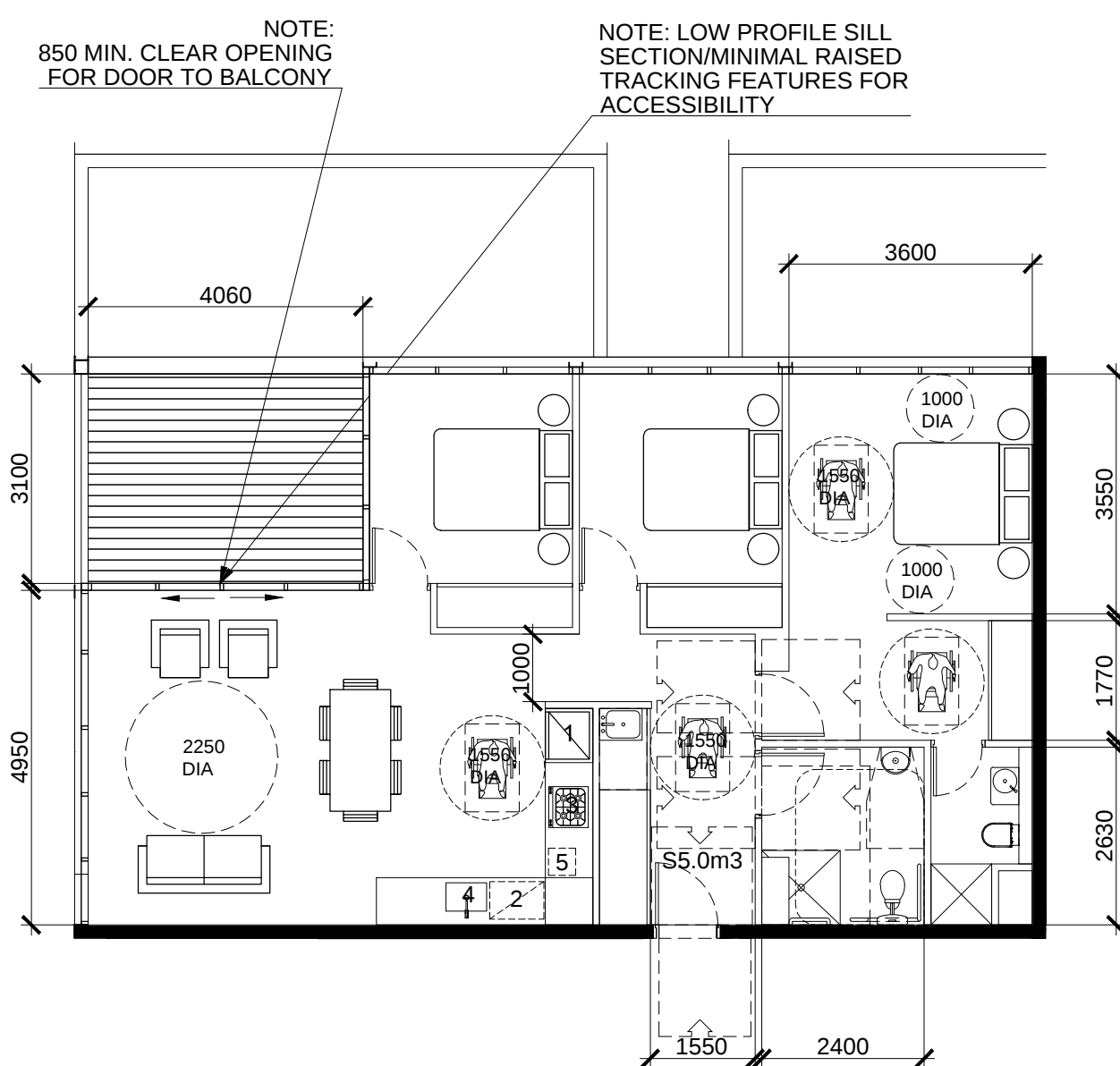


B POST-ADAPT LAYOUT
2 BED LAYOUT

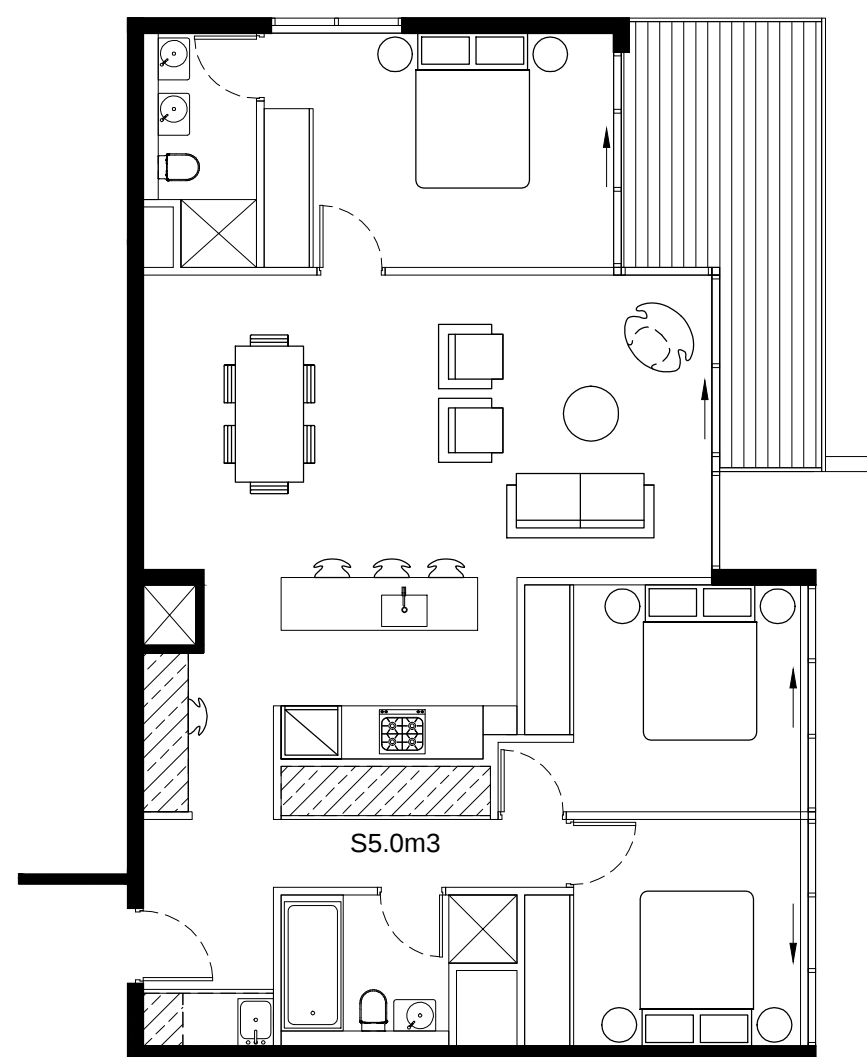


C PRE-ADAPT LAYOUT
1 BED LAYOUT

6.10
7.03

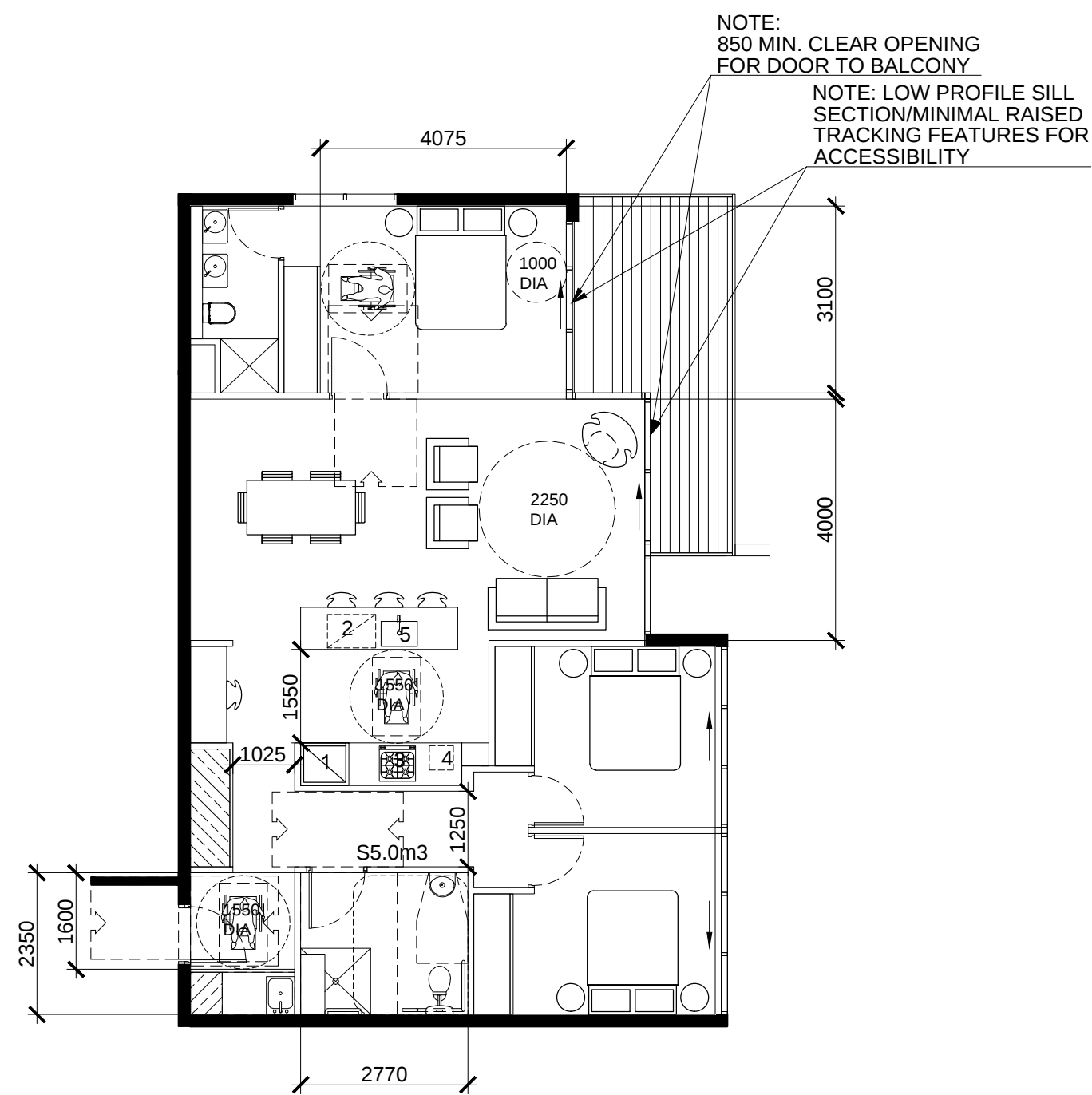


C POST-ADAPT LAYOUT
1 BED LAYOUT



D PRE-ADAPT LAYOUT
1 BED LAYOUT

6.12
7.05



D POST-ADAPT LAYOUT
1 BED LAYOUT

- LEGEND
- FRIDGE SPACE
 - 800MM WIDE ADJUSTABLE WORK SPACE
 - COOKTOP
 - MICROWAVE PROVISION
 - SINK - ADJUSTABLE IN HEIGHT - REMOVABLE CABINET UNDER

REVISIONS		
R	DATE	DESCRIPTION

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PROJECT
PROPOSED MIXED-USE BUILDING
34-38 RAILWAY CRESCENT
JANNALI

DRAWING
ADAPTABLE UNIT
LAYOUTS

1523	A601-C	1:100@A1
DA		MC