DEVELOPMENT APPLICATION
PROPOSED RETAIL + PARKING + SHOP TOP HOUSING DEVELOPMENT

CALCULATIONS

Site area	=	25,908.1 sq m
Building area	=	18,634.0 sq m
Site cover	=	71.9 %
Total approx. existing floor area	=	11,556.3 sq m
Total proposed floor area	=	13,618.5 sq m
Floor space ratio	=	0.972 : 1

TOTAL FLOOR AREAS

Basement Level 1	=	153.0 sq m
Level 1	=	381.0 sq m
Level 2	=	2,084.6 sq m
Level 3	=	2,076.9 sq m
Level 4	=	2,076.9 sq m
Level 5	=	2,076.9 sq m
Level 6	=	2,076.9 sq m
Level 7	=	2,076.9 sq m
Level 8	=	615.4 sq m
TOTAL	=	13,618.5 sq m

UNIT BREAKDOWN

	1 bed	2 bed	3 bed	Total
Level 2	5	16	2	23
Level 3	4	17	2	23
Level 4	4	17	2	23
Level 5	4	17	2	23
Level 6	4	17	2	23
Level 7	4	17	2	23
Level 8	1	6		7
Sub Total	26 (18 %)	107 (74 %)	12 (8 %)	
Proposed Total				145

BASIX COMMITMENTS

The commitments set out below generally regulate how the proposed development is to be carried out - refer to BASIX Report for specific requirements:

(A) Unit Building

(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 found in the BASIX certificate, 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 also found in the BASIX Certificate

(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 the BASIX Certificate

(g) The pool or spa must be located as specified in the table in the BASIX Certificate

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX certificate. 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 in the BASIX Certificate, so that the dwellings 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 in the BASIX Certificate (but only to the extent specified for that room or area). The applicant must insure 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 Certificate.

(B) Common areas and central systems/facilities

(i) Water

(b) The applicant must install (or insure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table in the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table in the BASIX Certificate

(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 Certificate

(ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. 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 Certificate.

DRAWING LIST

cover sheet		DA00
site analysis	1:500	DA01
site plan	1:500	DA02
basement level 2	1:200	DA03
basement level 1	1:200	DA04
level 1	1:200	DA05
level 2	1:200	DA06
typical levels 3 to 6	1:200	DA07
level 7	1:200	DA08
level 8	1:200	DA09
roof level	1:200	DA10
site elevations	1:200	DA11
site elevations	1:200	DA12
site sections	1:200	DA13
site details *(driveway / mail / waste / fence)*	1:50	DA14
typical unit layouts *(block A)*	1:100	DA15
typical unit layouts *(block B)*	1:100	DA16
shadow diagrams	1:300	DA17
shadow diagrams	1:300	DA18
shadow diagrams	1:300	DA19
streetscape elevations	1:300	DA20

LANDSCAPING

Landscaped Area	Basement Level 1	=	54.1 sq m
	Existing Ground	=	146.1 sq m
	Level 1	=	51.7 sq m
	Level 2	=	859.2 sq m
	Total	=	1,013.7 sq m
Communal Open Space		=	1,472.8 sq m

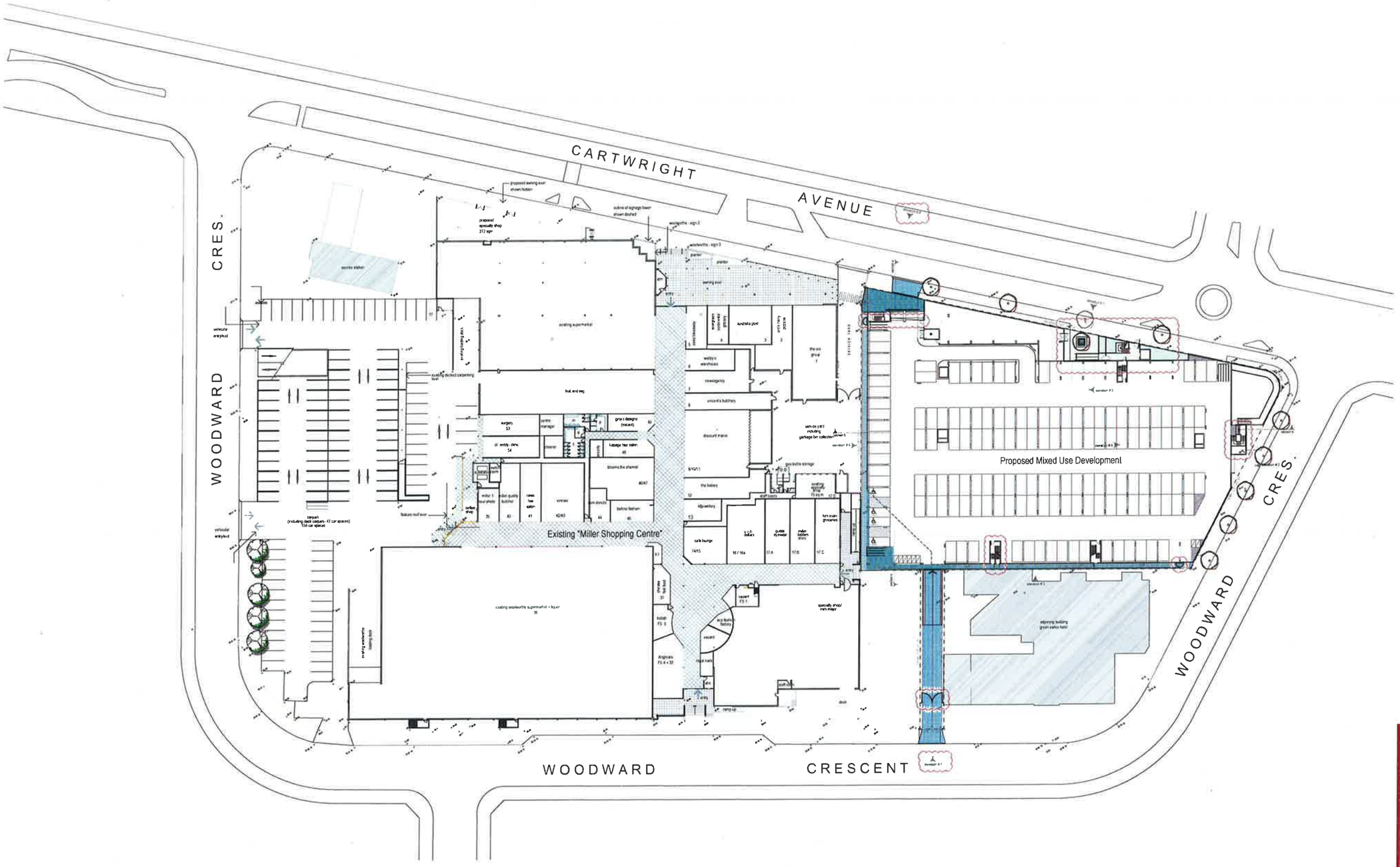
SPACE PROVISIONS

	Residents Carspace	Adaptable Carspace	Tandem Carspace for 3 bedroom	Visitor Carspace	Retail / Staff Carspace	Public Carspace	Disabled Public Carspace	Storage Spaces	Motorcycle Bays	Bicycle Bays	TOTAL CARSPACES
Upper Levels								64		12	
Level 1						158	4		8	18	162
Basement Level 1	27	7		37	90			33	8	4	161
Basement Level 2	155	8	14					48	8	32	177
Proposed Total			211	37			252	145	24	66	500

Issue F:	Parking Levels amended to JRPP comments	20.11.15
Issue E:	Parking Levels amended to Council's comments	28.08.15
Issue D:	Amended to DRP + Council's comments	05.05.15
Issue C:	Development Application Issue	19.12.14
Issue B:	Amended to DRP comments	16.07.14
Issue A:	Development Application	19.03.14
Issue P3:	Prelim. Issue to Client	28.01.14
Issue P2:	Prelim. Issue to Consultants	09.08.12
Issue P1:	Prelim. Issue to Client	18.06.12

Address: 90 Cartwright Avenue, Miller

Client: Jea Holdings (Australia) Pty. Ltd.



0 5 10 25 m

True northpoint

Notes:

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

LEGEND
EXTERNAL WORKS MATERIALS

- Stenciled Concrete
- Balcony Non-Slip Tiles
- Common Non-Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Area (or similar semi-permeable surface)
- Ornamental Gravel (or similar semi-permeable surface)
- Water Pond Feature
- Courtyard Privacy Screen atop planterbox wall (1.5m high overall)
- Existing Trees to be Retained
- Existing Trees to be Removed

D	Amended to DRP + Council's comments	05.05.15
C	Development Application Issue	19.12.14
B	Amended to DRP comments	16.07.14
A	Development Application	19.03.14
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P1	Preliminary Issue to Client	16.06.12
Issue description		Date

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DEVELOPMENT APPLICATION

Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Site Plan

Drawn	Scale	Checked
pdp	1:500 @ A1	
Job No	Drawing No	Issue
2038	DA02	D

Landscape Details:
Refer to Landscape Drawings

Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

Site Plan

Carparking Legend

Resident Carspace
min 2.4m
5.4m

Carspace (adjacent to wall)
2.6m
5.4m

Public Carspace
2.7m
5.4m

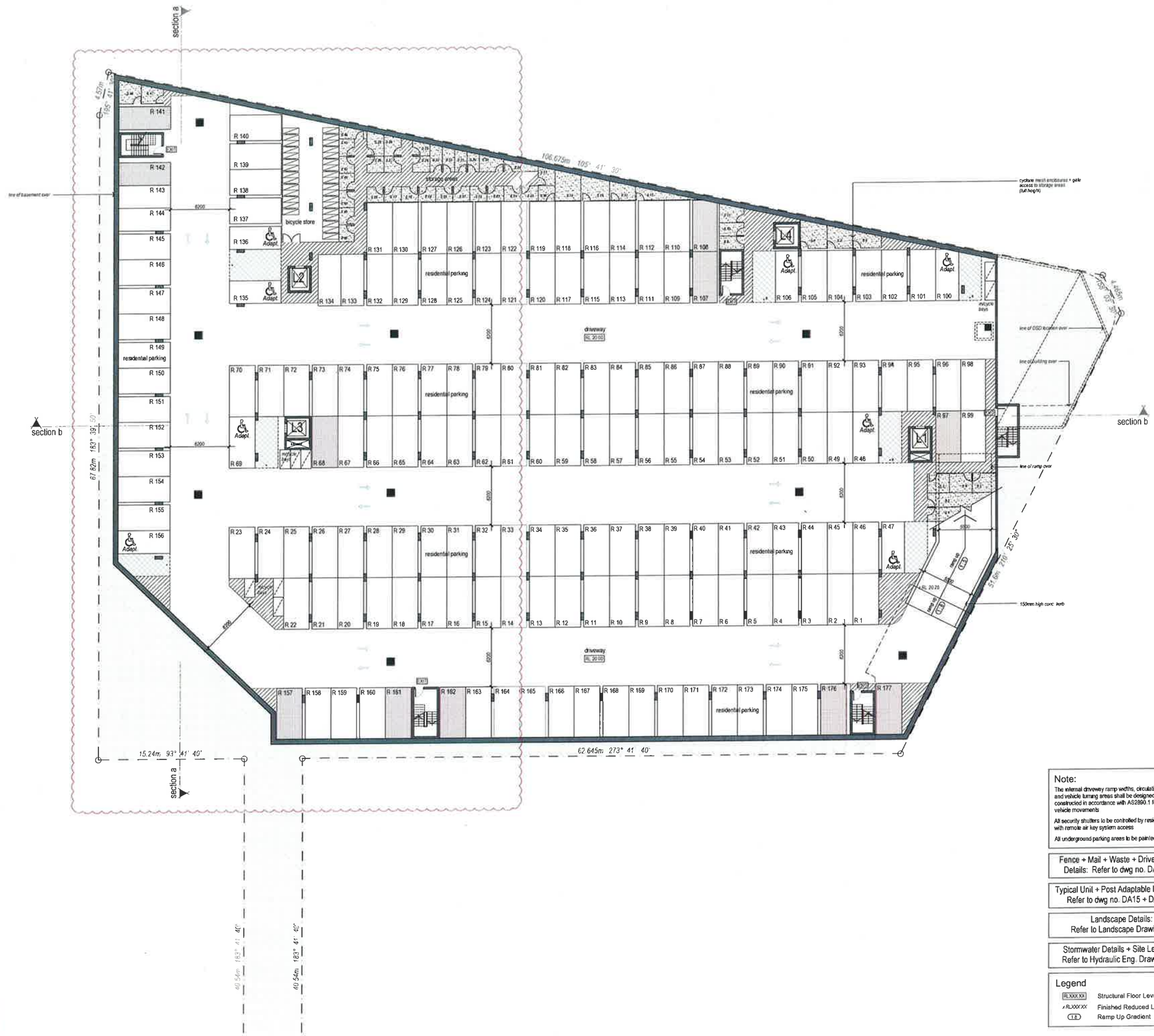
Adaptable / Disabled Carspace
2.4m
shared access zone
2.4m
5.4m

Note
All disabled visitors carparking in accordance with AS2890.6 and adaptable residents parking in accordance with AS4299

Note
All parking spaces are a minimum of 2.4m in width by 5.4m in length. Spaces increase to 2.7m in width where adjacent to a wall or an obstruction. Spaces increase to 3.0m where adjacent to walls on both sides. (in accordance with AS2890.1)

Note
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements

Carparking Height Clearances
All parking spaces are a minimum headroom clearance of 2.2m for residents and visitors, 2.5m for disabled car spaces, and 2.3m for internal ramps in accordance with AS2890.1
Refer to site details for entry driveway clearances



Basement Level 2

0 2 5 10 m

True northpoint

Notes

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

LEGEND
EXTERNAL WORKS MATERIALS

- Stencilled Concrete
- Balcony Non-Slip Tiles
- Common Non-Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Area (or similar semi-permeable surface)
- Ornamental Gravel (or similar semi-permeable surface)
- Water Pond Feature
- Courtyard Privacy Screen atop planterbox wall (1.5m high overall)
- Existing Trees to be Retained
- Existing Trees to be Removed

F	Parking Levels amended to JRPP issues	20.11.15
E	Parking Levels amended to Council's req'ts	28.08.15
D	Amended to DRP + Council's comments	05.05.15
C	Development Application issue	19.12.14
B	Amended to DRP comments	16.07.14
A	Development Application	19.03.14
P3	Prelim. Issue to Client	28.01.14
P2	Prelim. Issue to Consultants	09.08.12
P1	Prelim. Issue to Client	18.06.12
Issue description		Date

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Note:
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements

All security shutters to be controlled by residents with with remote air key system access

All underground parking areas to be painted white

Fence + Mail + Waste + Driveway Details: Refer to dwg no. DA14

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

Legend
- RL XXX.XX — Structural Floor Level
- RL XXX.XX — Finished Reduced Level
- 1:8 — Ramp Up Gradient

DEVELOPMENT APPLICATION

Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Basement Level 2

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA03	F

Carparking Legend

Resident Carspace
min 2.4m
5.4m

Carspace (adjacent to wall)
2.8m
5.4m

Public Carspace
2.7m
5.4m

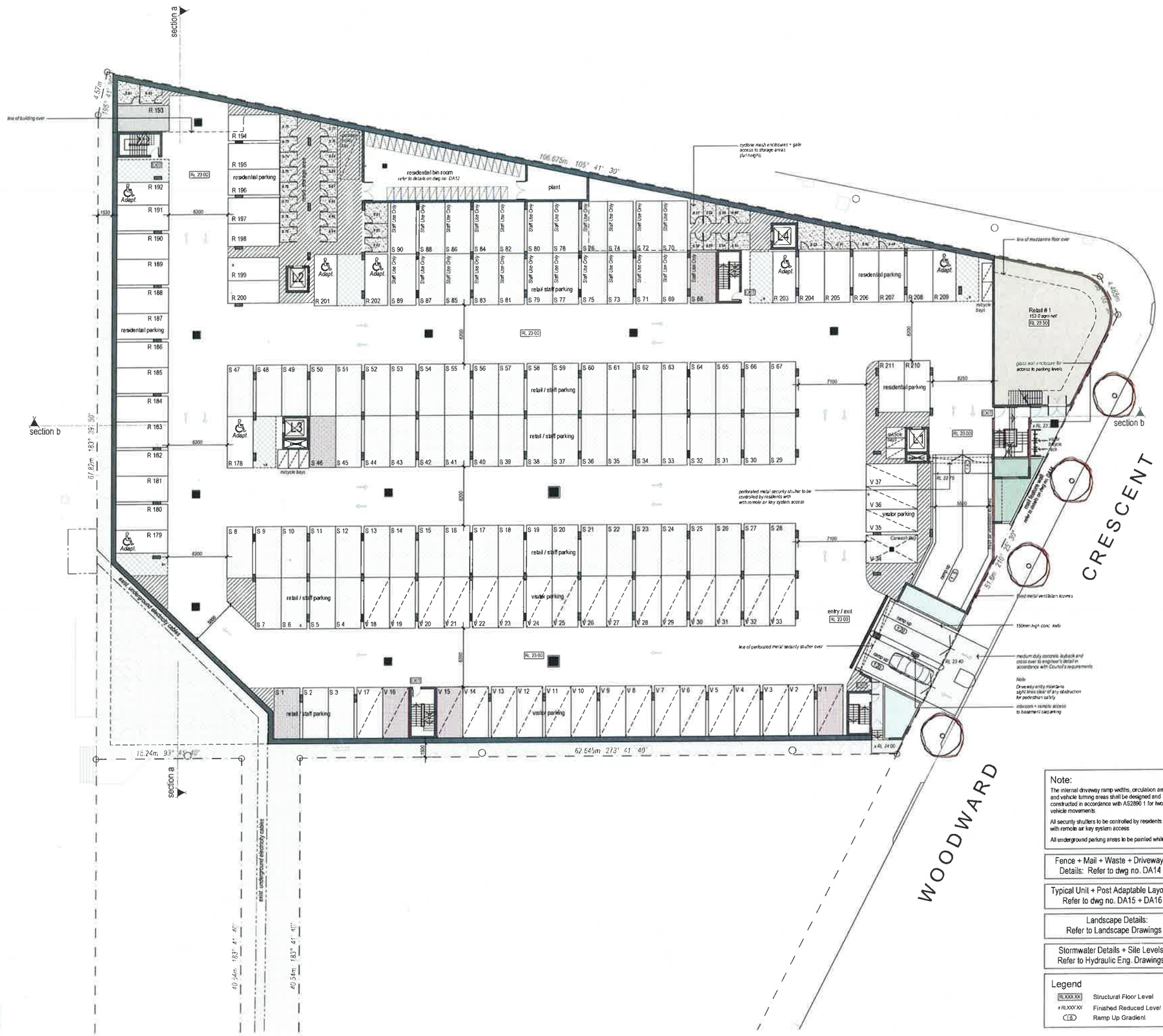
Adaptable / Disabled Carspace
2.4m shared access zone
2.4m
5.4m

Note
All disabled visitors carparking in accordance with AS2890.6 and adaptable residents parking in accordance with AS4299

Note
All parking spaces are a minimum of 2.4m in width by 5.4m in length. Spaces increase to 2.7m in width where adjacent to a wall or an obstruction. Spaces increase to 3.0m where adjacent to walls on both sides. (in accordance with AS2890.1)

Note
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements.

Carparking Height Clearances
All parking spaces are a minimum headroom clearance of 2.2m for residents and visitors, 2.5m for disabled car spaces, and 2.3m for internal ramps in accordance with AS2890.1
Refer to site details for entry driveway clearances.



Basement Level 1

0 2 5 10 m

True northpoint

Notes:

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

LEGEND
EXTERNAL WORKS MATERIALS

- Stenciled Concrete
- Battery Non-Slip Tiles
- Common Non-Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Areas (or similar semi-permeable surface)
- Ornamental Gravel (or similar semi-permeable surface)
- Water Pond Feature
- Courtyard Privacy Screen atop planterbox wall (1.5m high overall)
- Existing Trees to be Retained
- Existing Trees to be Removed

Issue description	Date
F Parking Levels amended to JRPP issues	20.11.15
E Parking Levels amended to Council's req'ts	28.08.15
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Note:
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements.

All security shutters to be controlled by residents with with remote air key system access

All underground parking areas to be painted white

Fence + Mail + Waste + Driveway Details: Refer to dwg no. DA14

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

Legend

RL XXX.XX	Structural Floor Level
x RL XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient

DEVELOPMENT APPLICATION

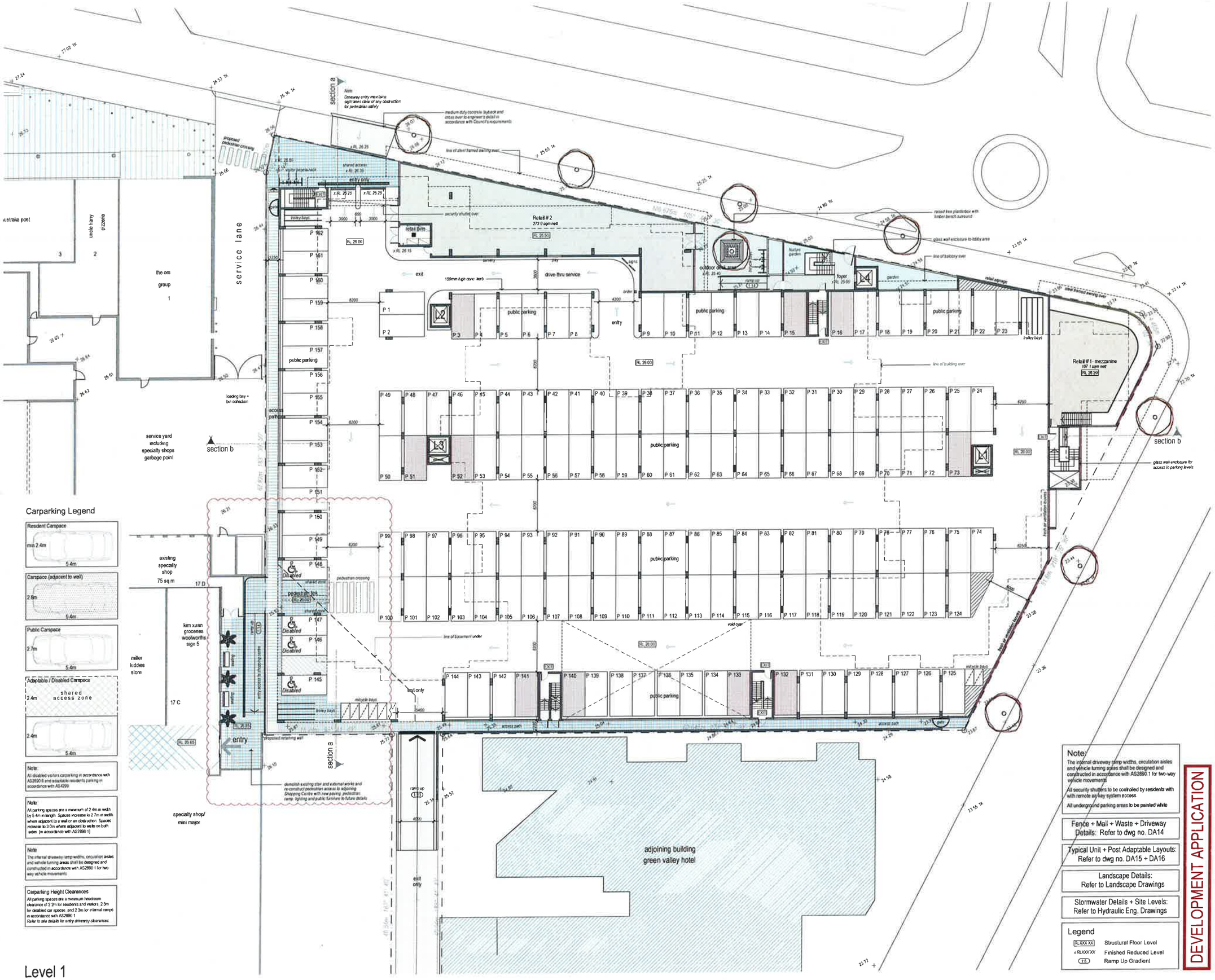
Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Basement Level 1

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA04	F



Level 1

Carparking Legend

Note:
All disabled visitors carparking in accordance with AS2890.6 and adaptable residents parking in accordance with AS4299

Note
All parking spaces are a minimum of 2.4m in width by 5.4m in length. Spaces increase to 2.7m in width where adjacent to a wall or an obstruction. Spaces increase to 3.0m where adjacent to walls on both sides. (in accordance with AS2890.1)

Note
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements

Carparking Height Clearances
All parking spaces are a minimum headroom clearance of 2.2m for residents and visitors, 2.5m for disabled car spaces, and 2.3m for internal ramps in accordance with AS2890.1
Refer to site details for entry driveway clearances

0 2 5 10 m

True northpoint

Notes

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

LEGEND
EXTERNAL WORKS MATERIALS

- Stenciled Concrete
- Balcony Non-Slip Tiles
- Common Non-Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Area (or similar semi-permeable surface)
- Ornamental Gravel (or similar semi-permeable surface)
- Water Pond Feature
- Courtyard Privacy Screen along planterbox wall (1.5m high overall)
- Existing Trees to be Retained
- Existing Trees to be Removed

Issue description	Date
E Parking Levels amended to Council's req'ts	28.08.15
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Note:
The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements

All security shutters to be controlled by residents with with remote air key system access

All underground parking areas to be painted white

Fence + Mail + Waste + Driveway Details: Refer to dwg no. DA14

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

Legend

RL XXX.XX	Structural Floor Level
x RL XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient

DEVELOPMENT APPLICATION

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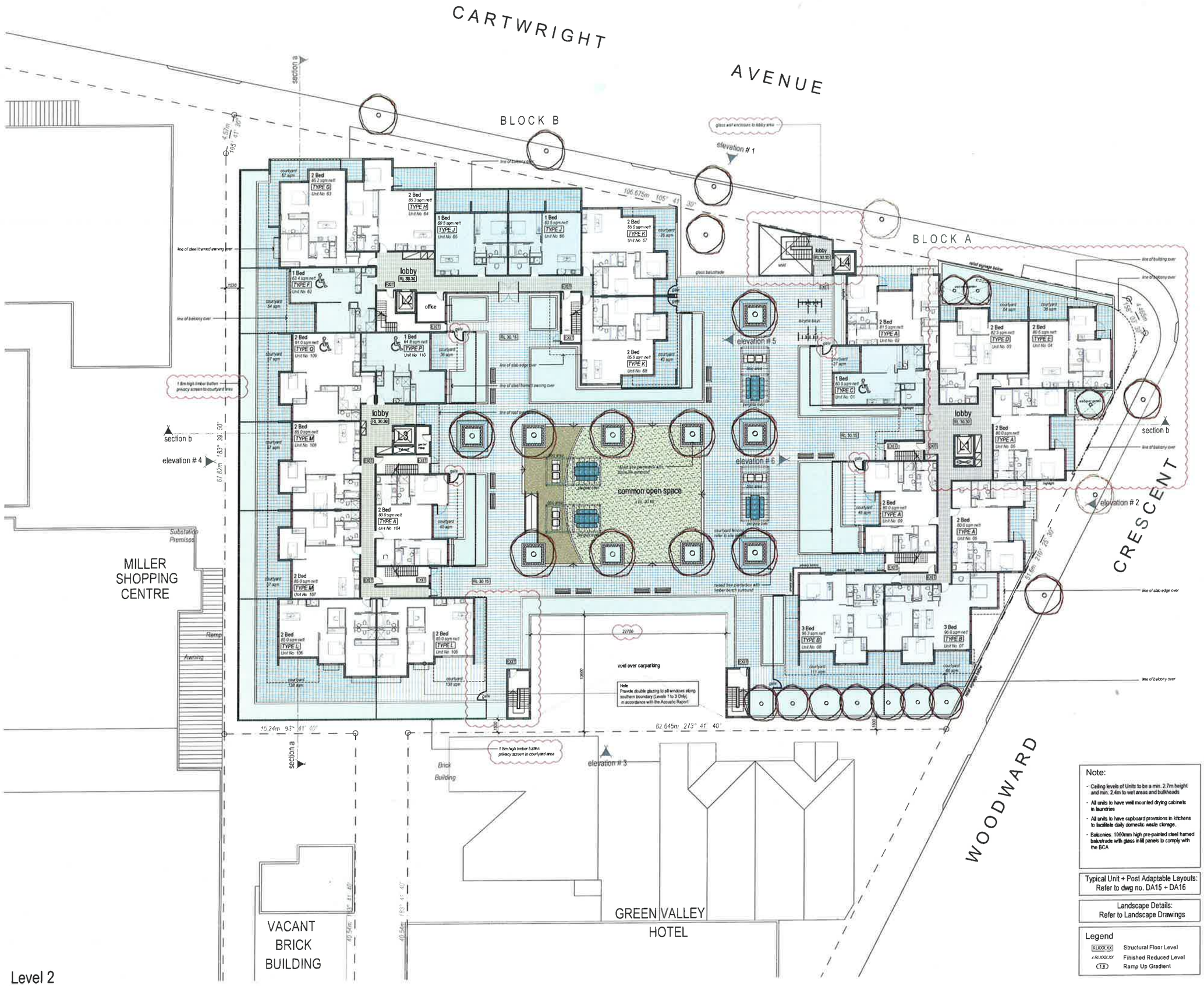
Project
Proposed Retail + Parking + Shop Top Housing Development

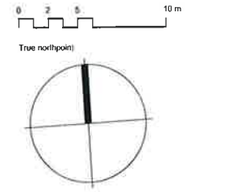
Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Level 1

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	**Drawing No**	**Issue**
2038	DA05	E





Notes

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

LEGEND
EXTERNAL WORKS MATERIALS

- Stenciled Concrete
- Balcony Non Slip Tiles
- Common Non Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Area (or similar semi-permeable surface)
- Ornamental Gravel (or similar semi-permeable surface)
- Water Pond Feature
- Courtyard Privacy Screen atop planterbox wall (1.5m high overall)
- Existing Trees to be Retained
- Existing Trees to be Removed

Issue description	Date
D Amended to DRP + Council's comments	05.05.15
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P2 Prelim. Issue to Consultants	09.08.12
P1 Prelim. Issue to Client	18.06.12

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Note:

- Ceiling levels of Units to be a min. 2.7m height and min. 2.4m to wet areas and bulkheads
- All units to have wall mounted drying cabinets in laundries
- All units to have cupboard provisions in kitchens to facilitate daily domestic waste storage.
- Balconies: 1000mm high pre-painted steel framed balustrade with glass infill panels to comply with the BCA

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Legend

RL XXX.XX	Structural Floor Level
± RL XXX.XX	Finished Reduced Level
(1:8)	Ramp Up Gradient

DEVELOPMENT APPLICATION

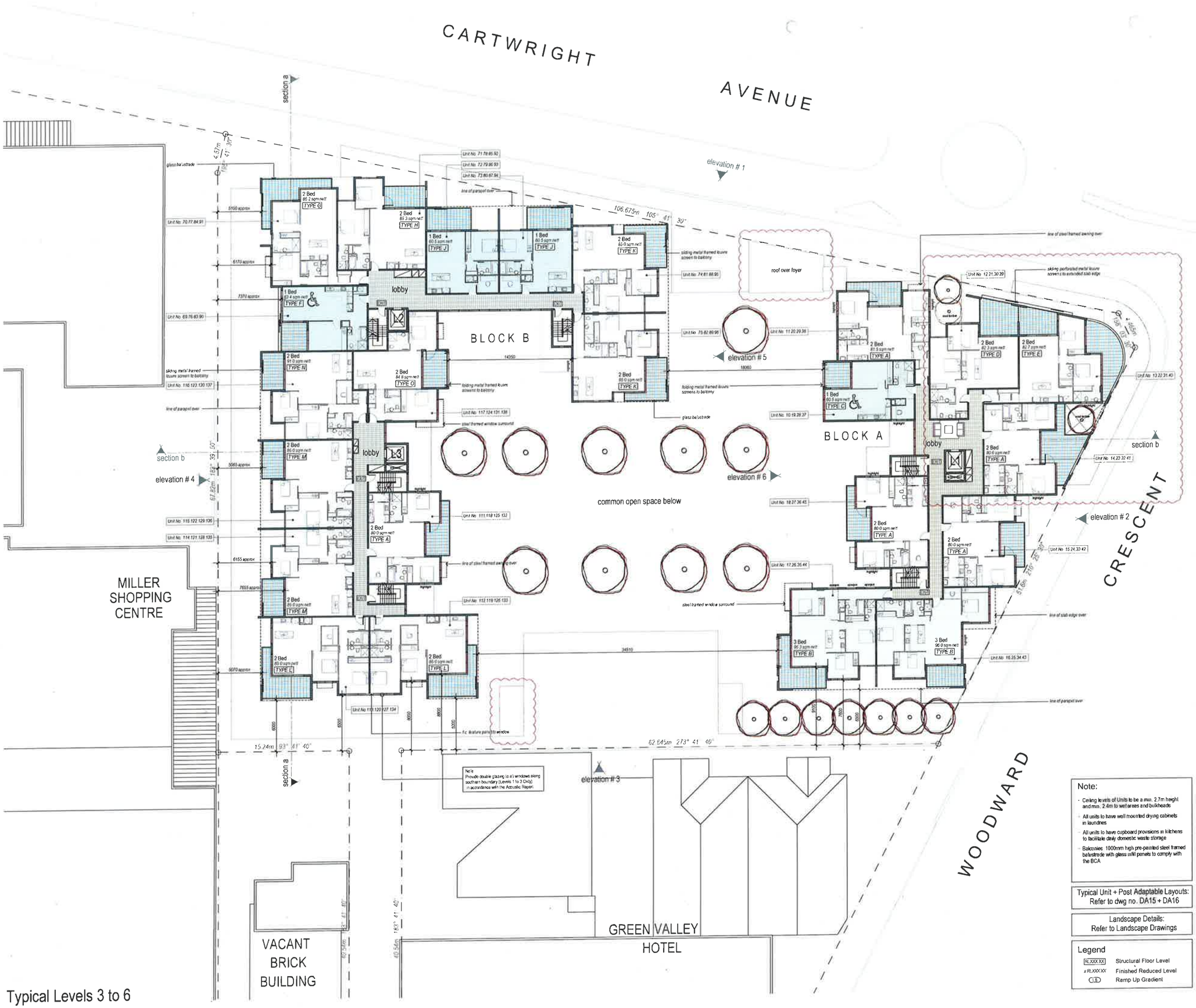
Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Level 2

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA06	D



Typical Levels 3 to 6

True northpoint

Notes

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

D	Amended to DRP + Council's comments	05.05.15
C	Development Application Issue	19.12.14
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P2	Prelim. Issue to Consultants	09.08.12
P1	Prelim. Issue to Client	18.06.12
Issue description		Date

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Note:

- Ceiling levels of Units to be a min. 2.7m height and min. 2.4m to wet areas and bulkheads
- All units to have well mounted drying cabinets in laundries
- All units to have cupboard provisions in kitchens to facilitate daily domestic waste storage
- Balconies 1000mm high pre-painted steel framed balustrade with glass infill panels to comply with the BCA

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Legend

RL.XXX.XX	Structural Floor Level
± RL.XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient

DEVELOPMENT APPLICATION

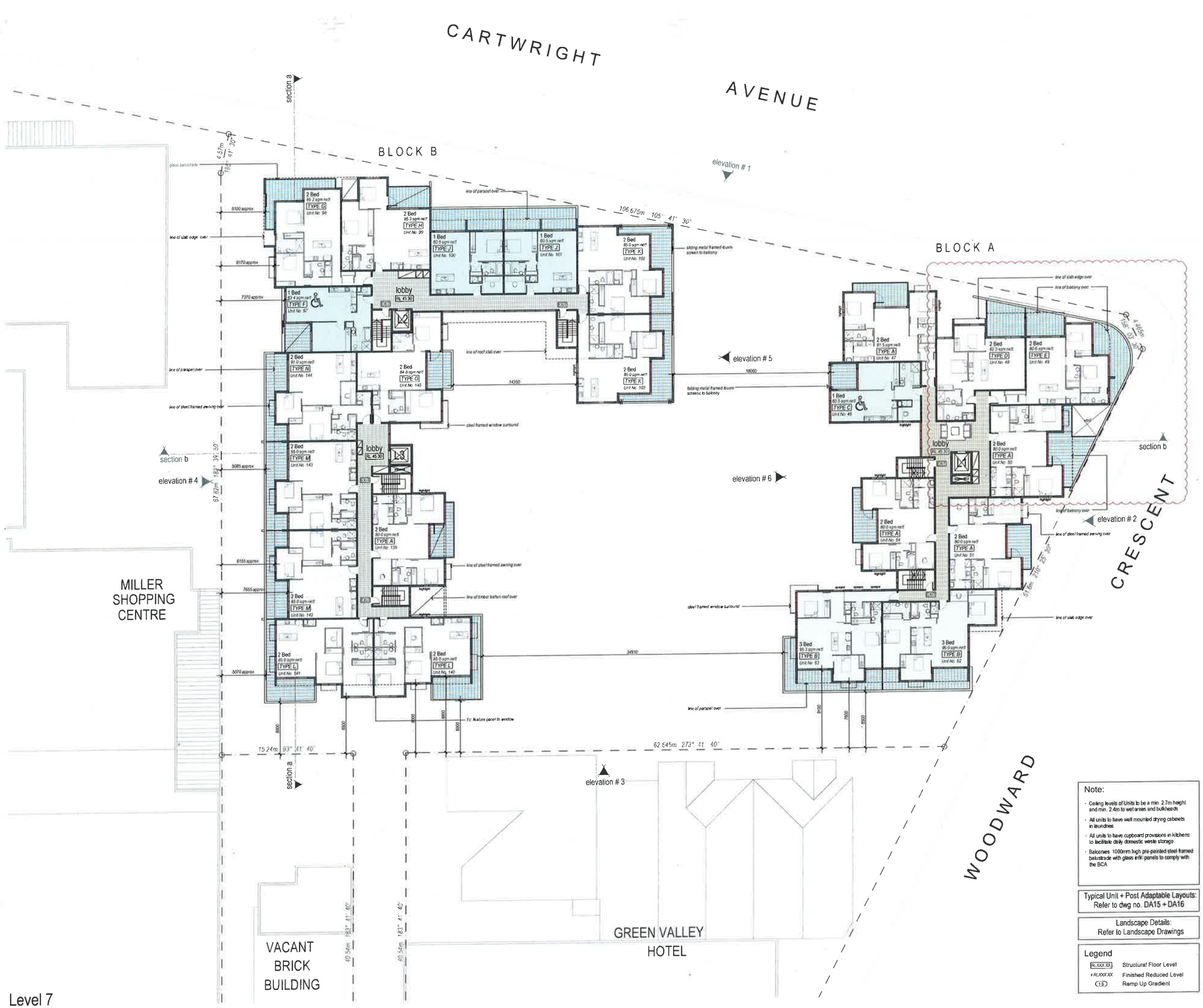
Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Typical Levels 3 - 6

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA07	D



True northpoint

Notes

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

Issue description	Date
D Amended to DRP + Council's comments	05.05.15
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Note:

- Ceiling levels of Units to be a min. 2.7m height and min. 2.4m to wet areas and bulkheads
- All units to have wall mounted drying cabinets in laundries
- All units to have cupboard provisions in kitchens to facilitate daily domestic waste storage
- Balconies 1000mm high pre-painted steel framed balustrade with glass infill panels to comply with the BCA

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Legend

RL.XXX.XX	Structural Floor Level
x RL.XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient

DEVELOPMENT APPLICATION

Project
Proposed Retail + Parking + Shop Top Housing Development

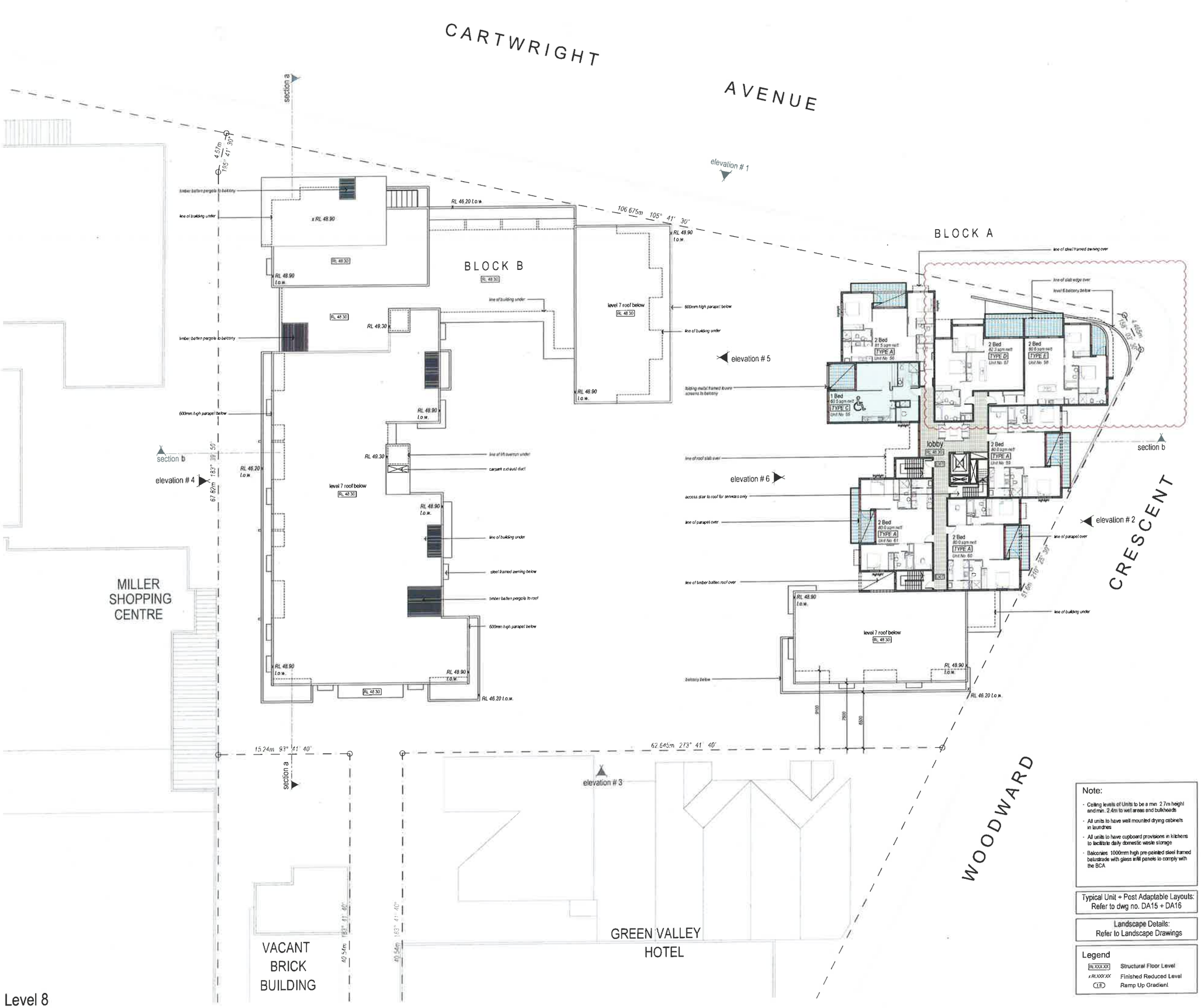
Project address
90 Cartwright Avenue
Miller

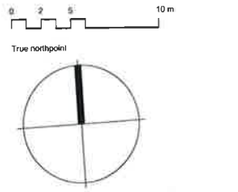
Client
Jea Holdings (Australia) Pty. Ltd.

Title
Level 7

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	**Drawing No**	**Issue**
2038	DA08	D

Level 7





Notes:

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

Issue description	Date
D Amended to DRP + Council's comments	05.05.15
C Development Application Issue	19.12.14
B Amended to DRP comments	16.07.14
A Development Application	19.03.14
P3 Prelim Issue to Client	28.01.14
P2 Prelim Issue to Consultants	09.08.12
P1 Prelim Issue to Client	18.06.12

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www.architex.com.au

Note:

- Ceiling levels of Units to be a min. 2.7m height and min. 2.4m to wet areas and bulkheads
- All units to have wall mounted drying cabinets in laundries
- All units to have cupboard provisions in kitchens to facilitate daily domestic waste storage
- Balconies: 1000mm high pre-painted steel framed balustrade with glass infill panels to comply with the BCA

Typical Unit + Post Adaptable Layouts: Refer to dwg no. DA15 + DA16

Landscape Details: Refer to Landscape Drawings

Legend

RL XXX.XX	Structural Floor Level
x RL XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient

DEVELOPMENT APPLICATION

Project: Proposed Retail + Parking + Shop Top Housing Development

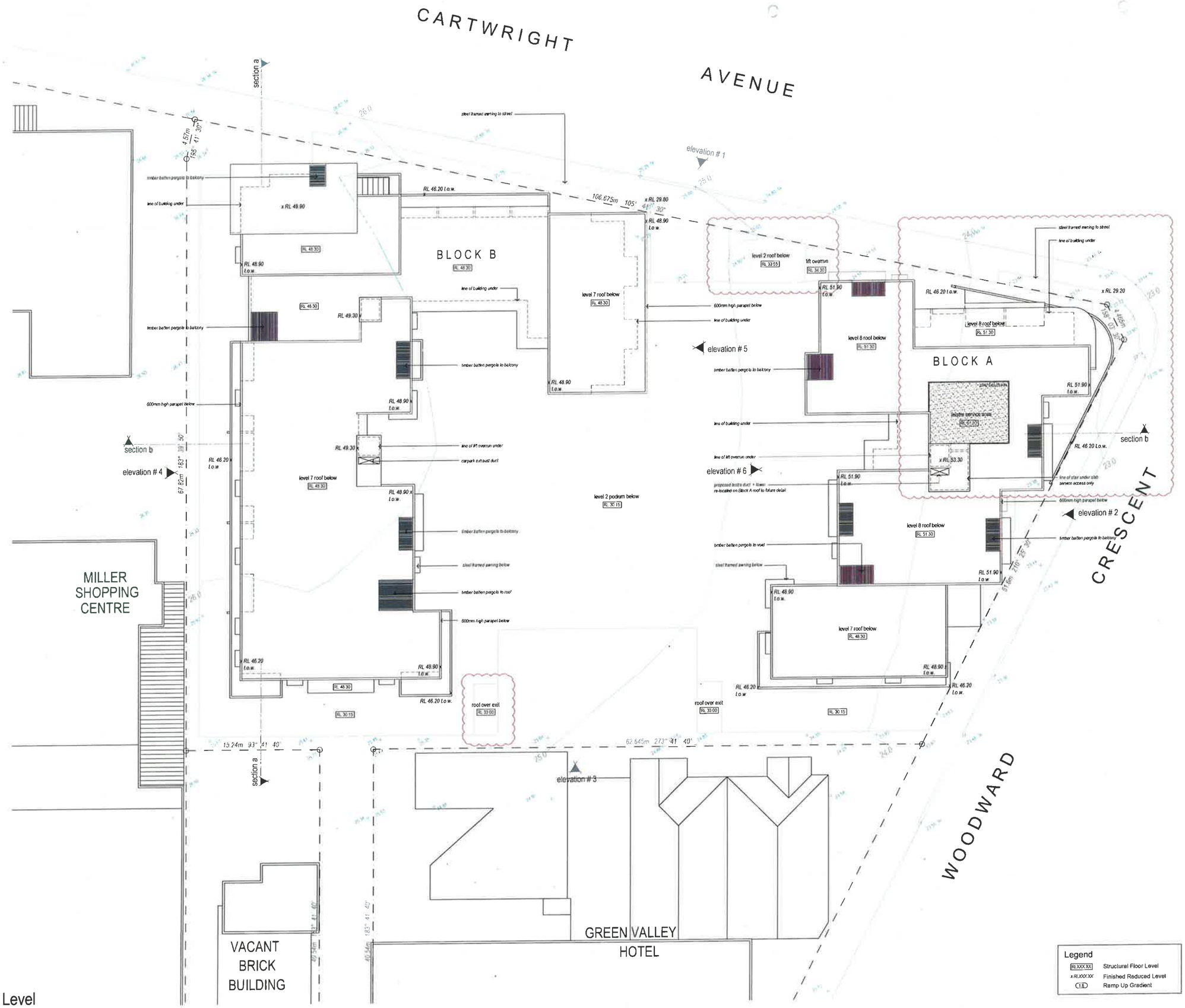
Project address: 90 Cartwright Avenue Miller

Client: Jea Holdings (Australia) Pty. Ltd.

Title: Level 8

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA09	D

Level 8



Roof Level

True northpoint

Notes

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Issue description	Date
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DEVELOPMENT APPLICATION

Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

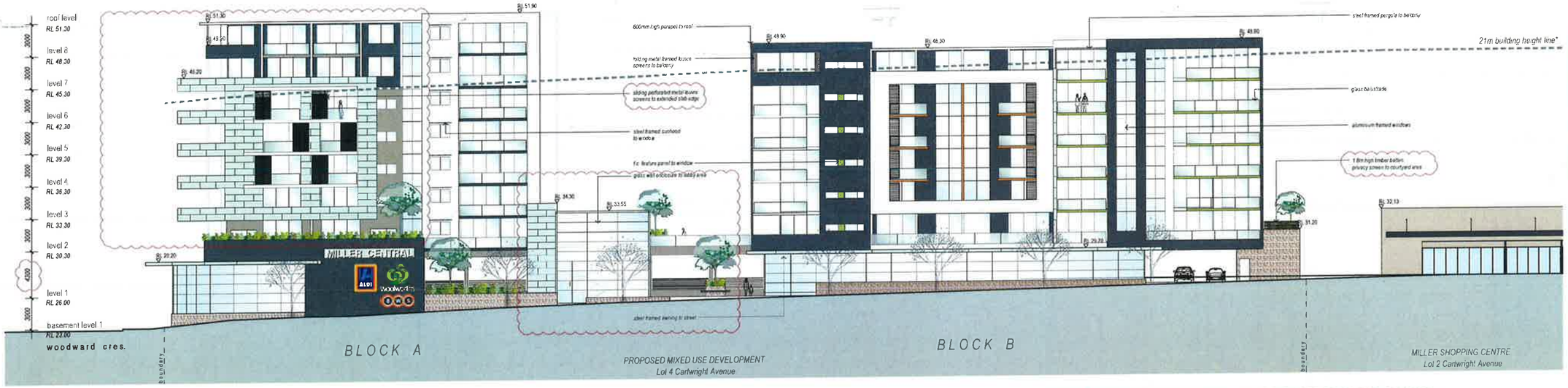
Client
Jea Holdings (Australia) Pty. Ltd.

Title
Roof Level

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No	Drawing No	Issue
2038	DA10	D

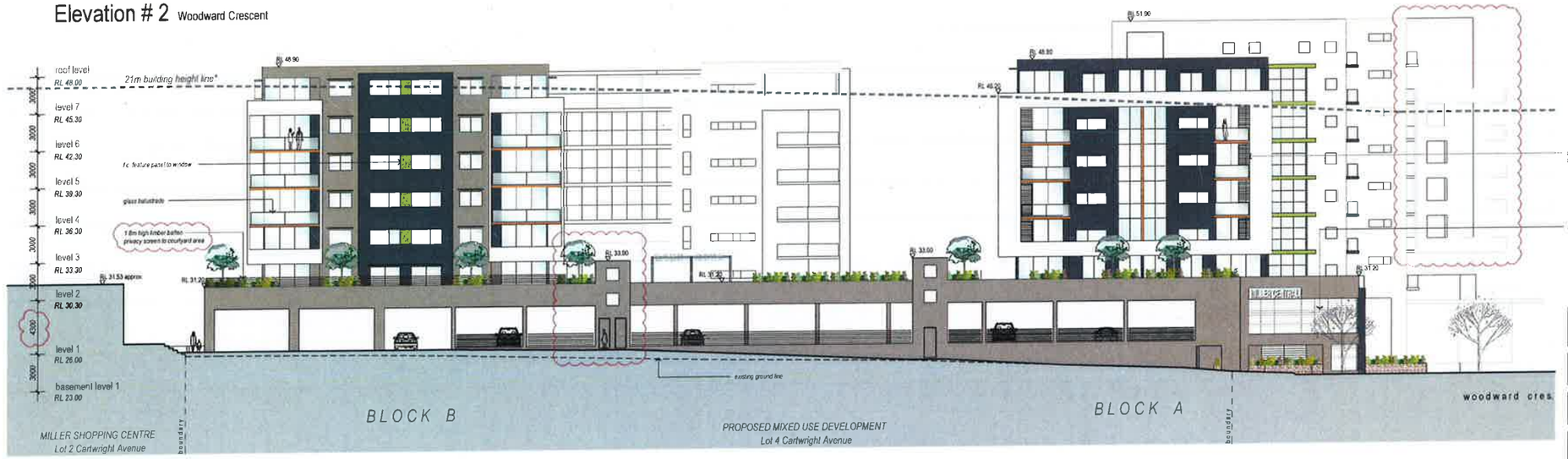
Legend

RL XXX.XX	Structural Floor Level
x RL XXX.XX	Finished Reduced Level
1:8	Ramp Up Gradient



Elevation # 1 Cartwright Avenue

Elevation # 2 Woodward Crescent



Elevation # 3
Site Elevations

0 2 5 10 m

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH 1 — Dulux Mud Pack P14 B4
- P2 PAINT FINISH 2 — Dulux Lexicon Quarter PCW F4
- P3 PAINT FINISH 3 — Dulux Western Myall PG1 F7
- P4 PAINT FINISH 4 — Dulux Evans Bay NZ2 C4
- P5 PAINT FINISH 5 — Dulux Cuba Street NZ2 E5
- C1 CLADDING SYSTEM 1 — Aluminium Composite Panels (to match existing shopping centre entry) Alucobond Smoke Silver Metallic (or similar)
- F1 PRIVACY SCREENS + FENCING — Aluminium 'Supabatten' Fencing Woodgrain - Casuarina Finish
- T1 TILE FINISH — Decor Stacked Stone Russel
- PC1 HANDRAILS + PERGOLAS + LOUVRES — Dulux Powdercoat Precious Silver Pearl 9717043K
- PC2 WINDOW FRAMES — Dulux Powdercoat Platypus Pearl 9717214K
- G1 FRAMELESS GLASS BALUSTRADES — Pilkington Glass Optifloat Grey Tint

Issue description	Date
D Amended to DRP + Councils comments	05.05.15
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*** 21.0m max. building height line in accordance with DCP***

Fence + Mail + Waste + Driveway Details: Refer to dwg no. DA14

Material and Finishes Samples: Refer to Schedule of Finishes

Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

DEVELOPMENT APPLICATION

Project: Proposed Retail + Parking + Shop Top Housing Development

Project address: 90 Cartwright Avenue Miller

Client: Jea Holdings (Australia) Pty. Ltd.

Title: Site Elevations

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No. 2038	Drawing No. DA11	Issue D

Elevation # 4

Elevation # 5

Elevation # 6
Site Elevations

0 2 5 10 m

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH 1 — Dulux Mud Pack P14 B4
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- P5 PAINT FINISH 5 — Dulux Cuba Street NZ2 E5
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Fence + Mail + Waste + Driveway Details: Refer to dwg no. DA14

Material and Finishes Samples: Refer to Schedule of Finishes

Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

DEVELOPMENT APPLICATION

Project: Proposed Retail + Parking + Shop Top Housing Development

Project address: 90 Cartwright Avenue Miller

Client: Jea Holdings (Australia) Pty. Ltd.

Title: Site Elevations

Drawn	Scale	Checked
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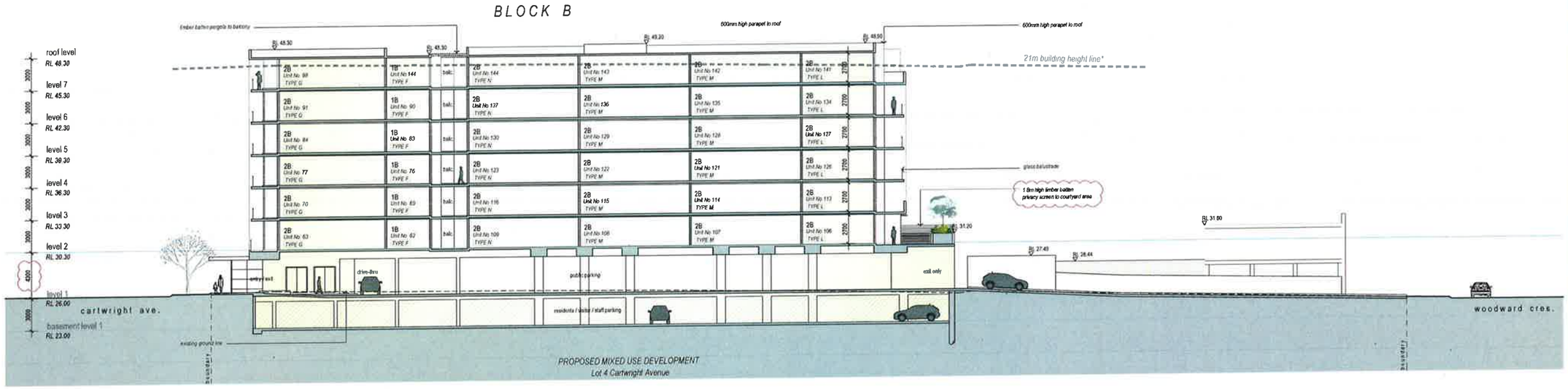
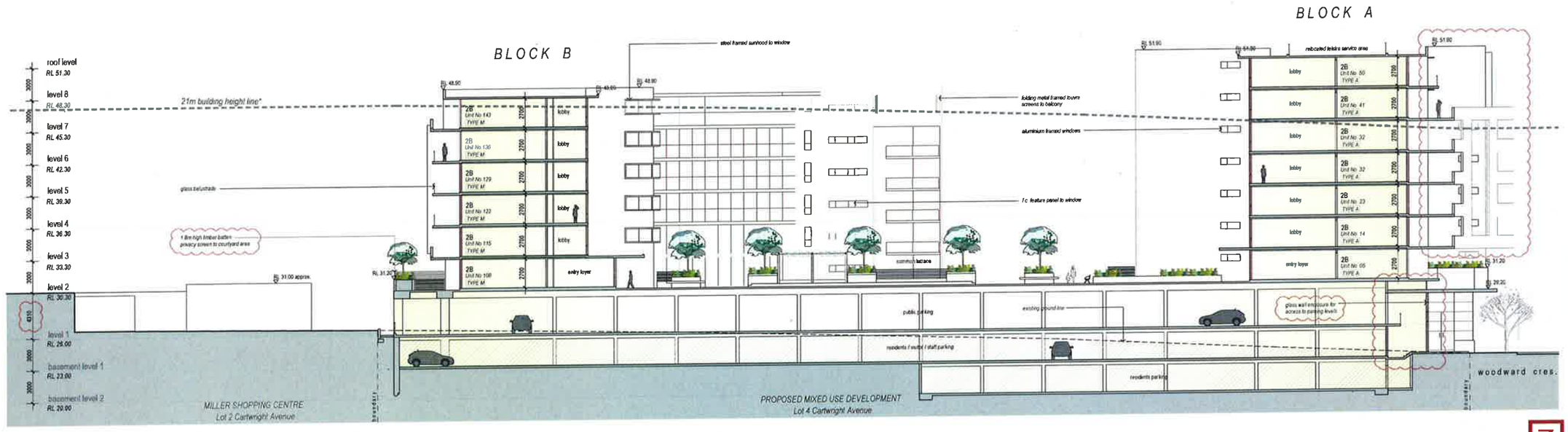
Job No	Drawing No	Issue
2038	DA12	D



Section a - a



Section b - b

LEGEND
EXTERNAL MATERIALS + FINISHES

- P1 PAINT FINISH 1 — Dulux Mud Pack P14 B4
- P2 PAINT FINISH 2 — Dulux Lexicon Quarter PCW F4
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Issue description		Date

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Landscape Details: Refer to Landscape Drawings

Stormwater Details + Site Levels: Refer to Hydraulic Eng. Drawings

DEVELOPMENT APPLICATION

Project: Proposed Retail + Parking + Shop Top Housing Development

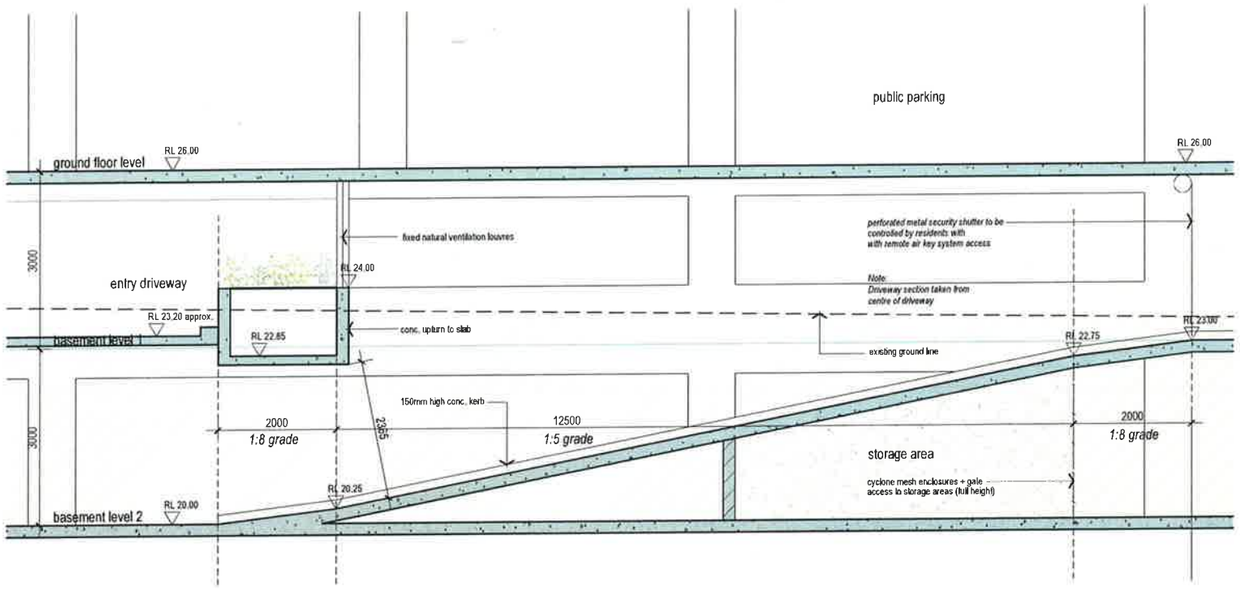
Project address: 90 Cartwright Avenue Miller

Client: Jea Holdings (Australia) Pty. Ltd.

Title: Site Sections

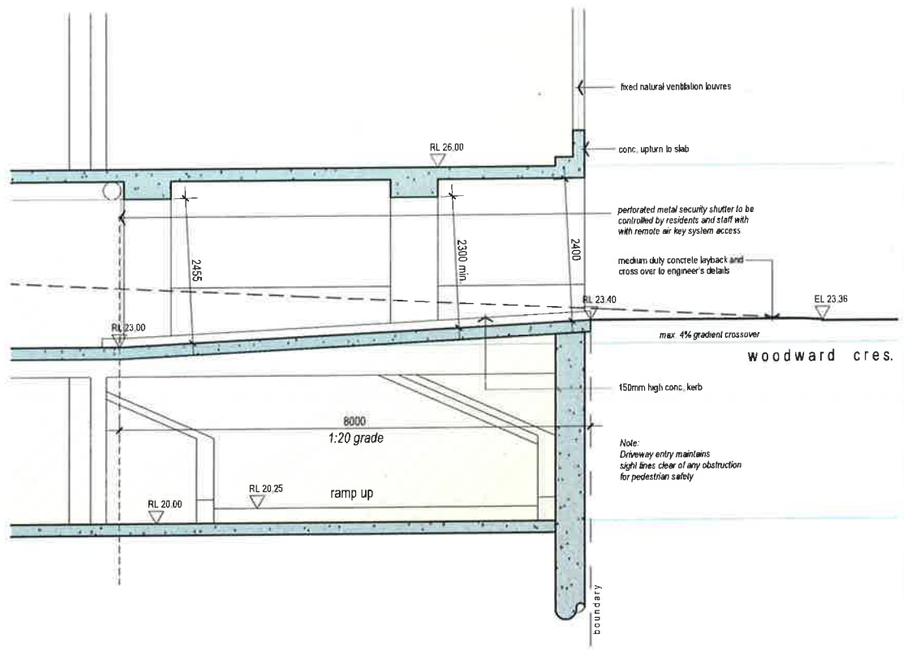
Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No. 2038	Drawing No DA13	Issue D

Site Sections



Lower Driveway Cross-Section

Driveway Details



Entry Driveway Cross-Section

LEGEND
EXTERNAL MATERIALS + FINISHES

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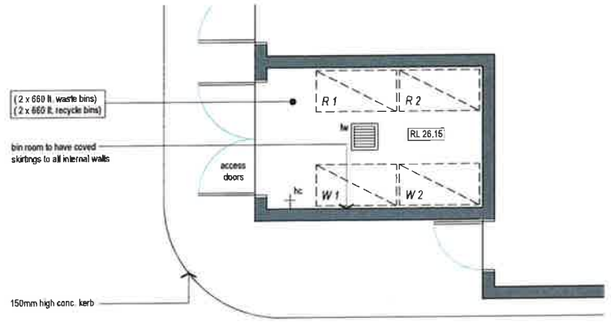
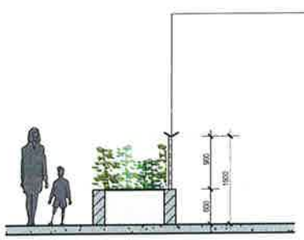
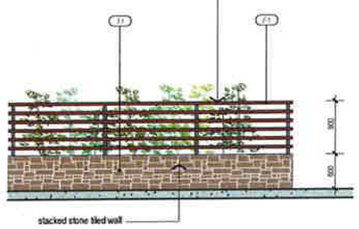


Level 1 - Retail Bin Room

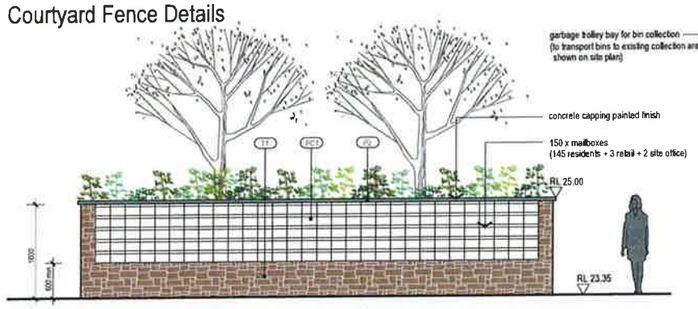


Courtyard Fence Section



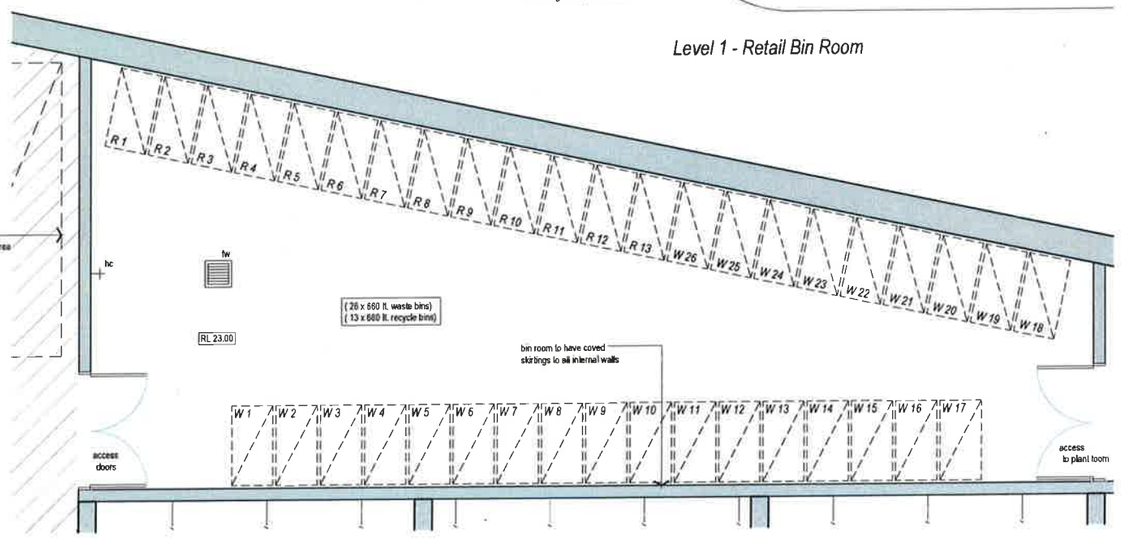
Courtyard Fence Elevation

Courtyard Fence Details



Woodward Crescent Elevation

Mail Details



Basement Level 1 - Residential Bin Room

Waste Management Details

Site Details

Bin Collection Calculations

Total Residential Units = 145
(120 lt. x waste + 60 lt. x recycle bin per unit)
= 26 x 660 lt. waste bins
= 13 x 660 lt. recycle bins

Total Retail Units = 2
= 2 x 660 lt. waste bins
= 2 x 660 lt. recycle bins

Total 660 lt. waste bins = 28
660 lt. recycle bins = 15

Note:
- Bin room to have coved skirtings to all internal walls
- The internal driveway ramp widths, circulation aisles and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements.
- All driveway ramps have a min. width of 5.5metres clear of any obstruction.

External Works Plan + Levels:
Refer to dwg no. DA04 + DA05

Landscape Details:
Refer to Landscape Drawings

Stormwater Details + Site Levels:
Refer to Hydraulic Eng. Drawings

Legend
- RL XX.XX — Structural Floor Level
- x RL XX.XX — Finished Reduced Level
- (1:8) — Ramp Up Gradient

DEVELOPMENT APPLICATION

Issue description	Date
C Development Application Issue	19.12.14
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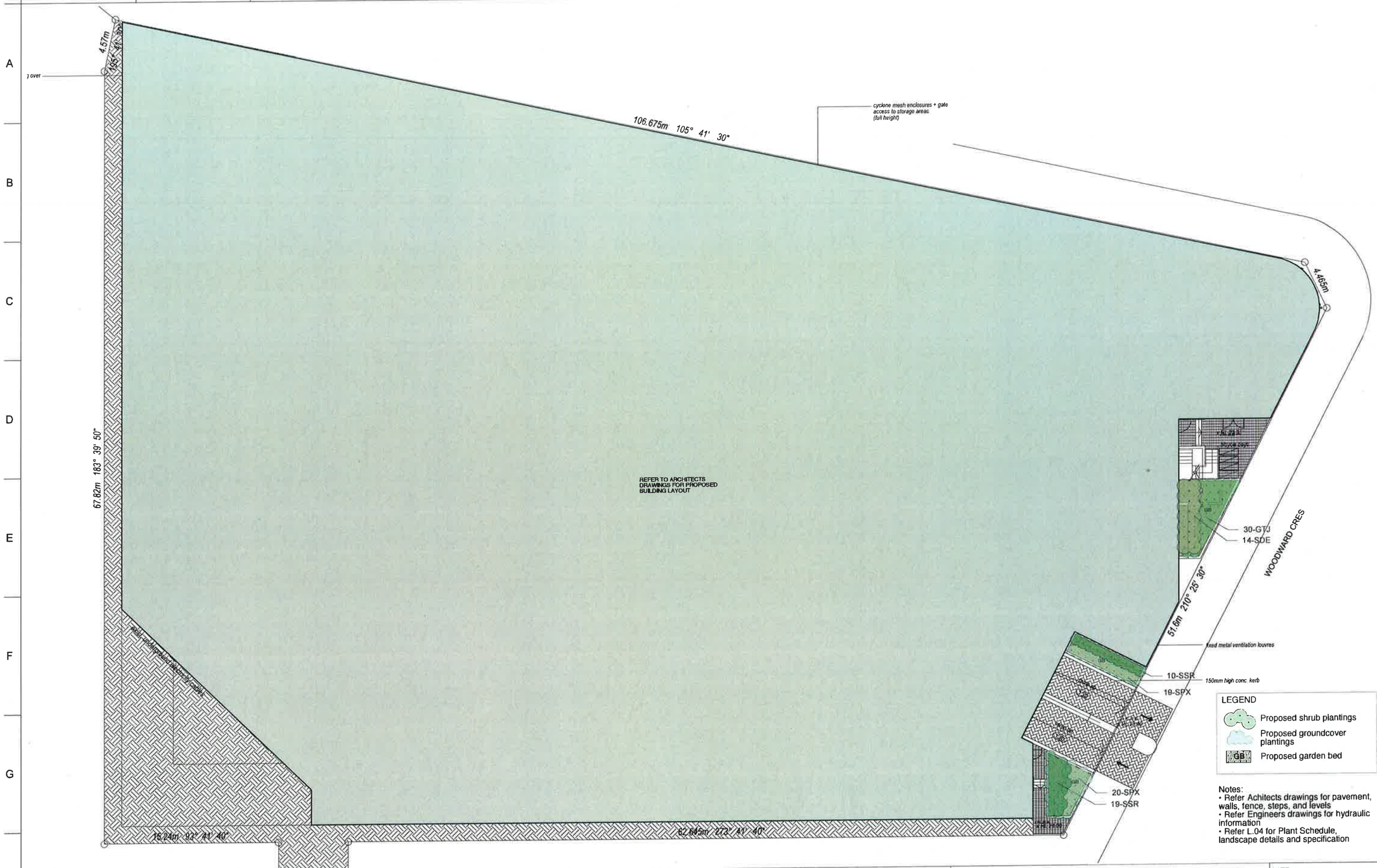
Project
Proposed Retail + Parking + Shop Top Housing Development

Project address
90 Cartwright Avenue
Miller

Client
Jea Holdings (Australia) Pty. Ltd.

Title
Site Details

Drawn	Scale	Checked
pdp	1:50 @ A1	
Job No.	Drawing No	Issue
2038	DA14	C



GENERAL NOTES:
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2. Verify all dimensions on site.
3. Refer to legend for all symbol and code keys.
4. Read in conjunction with the specifications
5. Read in conjunction with all associated drawings

ISSUE	AMENDMENT	DRAWN	DATE
A	FOR APPROVAL	CL	09.01.15

DESIGNED: GD
DRAWN: CL

PREPARED FOR:
JEA HOLDINGS (AUSTRALIA) PTY LTD

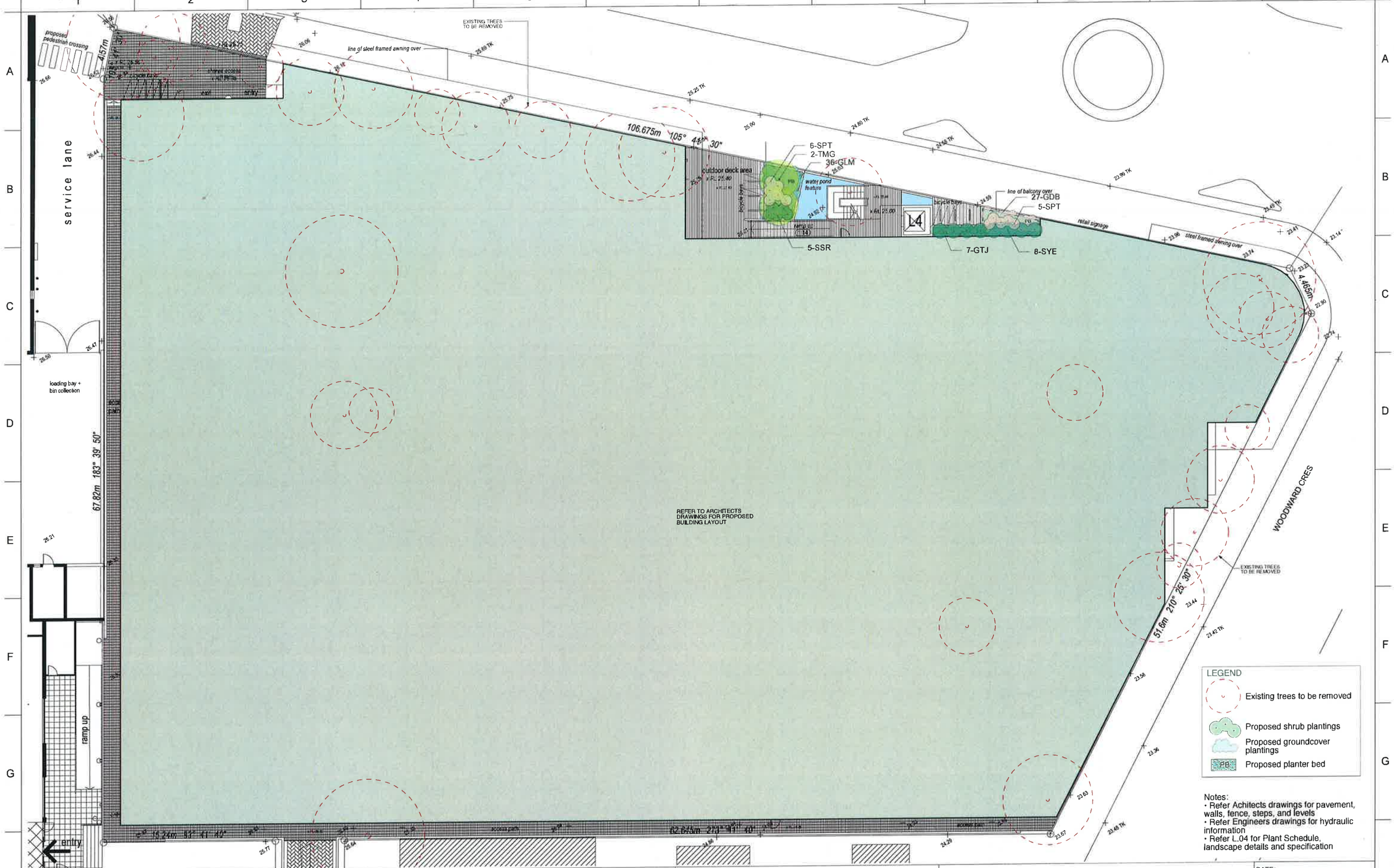
LANDSCAPE ARCHITECTS:
GREENLAND DESIGN Pty Ltd
ABN 73 139 152 855
Landscape Architect: C. Ly I AILA
Mob.: 0403 164 198

PROJECT:
PROPOSED MIXED USE DEVELOPMENT

PROJECT ADDRESS:
LOT 4 WOODWARD CRESCENT & CARTWRIGHT AVENUE, MILLER

DRAWING TITLE:
Landscape Plan - Basement Level 1

DATE: **JANUARY 2015**
SCALE: 1:150
FULL SIZE: A1
ISSUE: **A**
DRAWING NO: **0983.L.01**



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ISSUE	AMENDMENT	DRAWN	DATE
A	FOR APPROVAL	CL	09.01.15

DESIGNED: GD
DRAWN: CL

PREPARED FOR: *JEA HOLDINGS (AUSTRALIA) PTY LTD*

LANDSCAPE ARCHITECTS:
GREENLAND DESIGN Pty Ltd
ABN 73 139 152 655
Landscape Architect C. Ly I AILA
Mob.: 0403 164 198

PROJECT: **PROPOSED MIXED USE DEVELOPMENT**

PROJECT ADDRESS: LOT 4 WOODWARD CRESCENT & CARTWRIGHT AVENUE, MILLER

DRAWING TITLE: **Landscape Plan - Level 1**

DATE: **JANUARY 2015**
SCALE: 1:150
FULL SIZE: A1
ISSUE: **A**
DRAWING NO: **0983.L.02**

BLOCK B

BLOCK A

WOODWARD CRES

common open space

x RL 30.15

Turf on slab

raised tree planterbox with stone tile surround

sandstone unit pavement

bbq area

pergola over

timber deck

water feature

lobby

RL 30.05

courtyard 43 sqm

courtyard 55 sqm

courtyard 32 sqm

courtyard 46 sqm

courtyard 138 sqm

void over carparking

frameless glass balustrade

line of balcony over

line of steel framed awning over

retail signage below

REFER TO ARCHITECTS DRAWINGS FOR PROPOSED BUILDING LAYOUT

106.675m 105° 41' 30"

4.57m 195° 41' 30"

67.82m 183° 39' 50"

15.24m 93° 41' 40"

62.645m 273° 41' 40"

51.6m 210° 25' 30"

4.465m 158° 03' 30"

3-SCS
17-GMY
25-SSY
15-GLM
15-SVO
1-TMG
19-SMF
21-GTT
1-TMG
20-SVO
21-GLM
19-SMF
20-GTT
1-TMG
32-SSY
21-GMY
1-TMG
30-SCS
20-GTJ
34-SCS
23-GTJ
1-TLI
7-SPT
5-SYE
21-SSL
4-TWF
18-SAM
17-SPT
25-SAM
15-GHV
26-GTT
19-GMY
26-SSY
10-SSY
13-GMY
51-GLM
49-SVO
46-GLM
18-GTT
9-SMP
7-SYE
32-GLM
42-GTT
21-SVO
12-GTJ
8-SVO
7-SMF
9-SVO
15-GTJ
18-GDB
12-SBS
16-GHV
6-SAM
1-TEE
10-SDE
4-SAA
1-TMG
13-GDB
4-TEE
10-SSL
9-SMP
12-GTJ
8-GLM
3-SYE
6-SSR
24-SAM
98-GHP
17-GTT
1-TMF
6-SPT
3-SYE
10-SPT
1-TMF
28-GTT
2-TMF
14-GTJ
9-SVO
9-SMF
8-SYE
78-GTT
17-SPT
8-SCJ
12-GTJ
15-GLM
3-TMF
10-SBS
14-SCJ
5-SSR
3-SYE
33-GLM
1-TLI
16-GLM
12-SBS
12-SMP
15-GTJ
3-TMF
29-GLM
3-SYE
3-SSR

LEGEND

- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover plantings
- Non slip external pavement
- Non slip courtyard pavement
- Timber deck
- PB Proposed planter bed
- TS Proposed turf on slab area

Notes:
- Refer Achitects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information
- Refer L.04 for Plant Schedule, landscape details and specification

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ISSUE	AMENDMENT	DRAWN	DATE
A	FOR APPROVAL	CL	09.01.15

DESIGNED: GD
DRAWN: CL

PREPARED FOR: JEA HOLDINGS (AUSTRALIA) PTY LTD

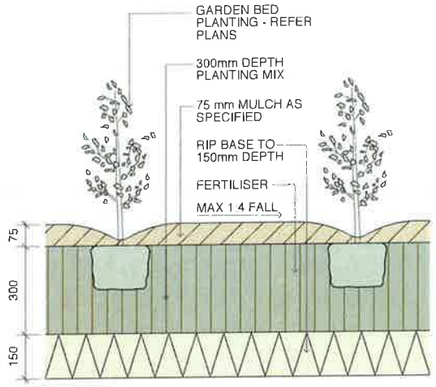
LANDSCAPE ARCHITECTS:
GREENLAND DESIGN Pty Ltd
ABN 73 139 152 655
Landscape Architect C. Ly I AILA
Mob.: 0403 164 198

PROJECT: PROPOSED MIXED USE DEVELOPMENT

PROJECT ADDRESS: LOT 4 WOODWARD CRESCENT & CARTWRIGHT AVENUE, MILLER

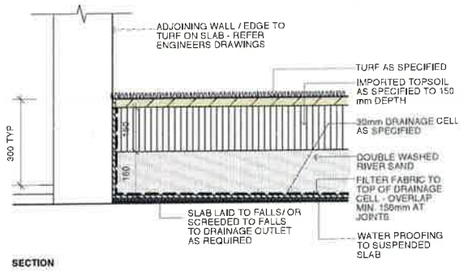
DRAWING TITLE: Landscape Plan - Level 2

DATE: JANUARY 2015
SCALE: 1:150
FULL SIZE: A1
ISSUE: A
DRAWING NO: 0983.L.03

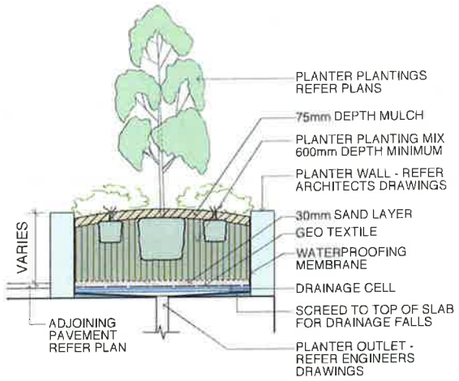


NOTE:
- FALL BASE OF PLANTING BED PREPARATION TO DRAINAGE OUTLETS/ SUBSOIL DRAINAGE WHERE PROVIDED

1 Planting Bed Detail
scale 1:10



2 Turf on Slab
scale 1:10



3 Planter Bed On Slab
scale 1:25

Plant Schedule

ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TEE	5	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
TLI	8	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6 - 8m	3.5 - 6m	
TMF	10	Flowering Crabapple	Malus x floribunda	45Litre	5 - 10m	6 - 10m	
TMG	9	Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	45Litre	4 - 6m	2.0 - 3.5m	
TWF	4	Weeping Lilly Pilly	Waterhousia floribunda	45Litre	6 - 8m	3.5 - 6m	N
Shrubs							
SAA	12	Century Plant	Agave attenuata	200mm	0.75 - 0.9m	0.6 - 0.9m	
SAM	73	Allyn Magic	Acmena 'Allyn Magic'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
SBS	34	Common Boxwood	Buxus sempervirens	200mm	3 - 5m	0.9 - 1.2m	
SCJ	22	Camellia	Camellia japonica	200mm	3 - 5m	3.5 - 6m	
SCS	67	Sasanqua Camellia	Camellia sasanqua	200mm	3 - 5m	3.5 - 6m	
SDE	24	Gymea Lily	Doryanthes excelsa	200mm	1.2 - 2m	1.2 - 2.0m	N
SMF	54	Banana Shrub	Michelia figo	200mm	1.5 - 3m	2.0 - 3.5m	
SMP	30	Orange Jessamine	Murraya paniculata	200mm	1.5 - 3m	3.5 - 6m	
SPT	68	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.6-0.9m	0.8 - 1.0m	
SPX	39	Philodendron	Philodendron xanadu	200mm	0.6 - 0.8m	0.7 - 1.0m	
SSL	31	Small-leafed Lilly Pilly	Syzygium luehmannii 'Lulu'	200mm	4 - 6m	6 - 10m	N
SSR	48	Bird Of Paradise	Strelitzia reginae var juncea	200mm	0.9 - 1.5m	0.9 - 1.2m	
SSY	93	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SVO	131	Dense Form Viburnum	Viburnum odoratissmum 'Dense Form'	200mm	3 - 4m	2 - 3m	
SYE	40	Spineless Yucca	Yucca elephantipes	200mm	2.0 - 3.0m	0.8 - 1.2m	
Ground Covers							
GHV	31	False Sarsaparilla	Hardenbergia violacea "Meema"	150mm	0.75 - 0.9m	1.2 - 2.0m	N
GHP	98	Licorice Plant	Helichrysum petiolare 'Limelight'	150mm	0.3 - 0.45m	0.6 - 0.9m	
GLM	393	Giant Lily Turf	Liriope muscari 'Evergreen Giant'	150mm	0.0 - 0.3m	0.0 - 0.3m	
GDB	84	Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
GTT	250	Tricolour Star Jasmine	Trachelospermum 'Tricolour'	150mm	0.3 - 0.6m	1 - 4m	
GTJ	160	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GMY	70	Carpet Spreading Myoporum	Myoporum parvifolium ' Yareena'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

SPECIFICATION NOTES
PLANTING MATERIALS
Planting Mix:
Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of
50% Black Soil
20% Coarse Sand
30% Organic Material
as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Planter Mix:
Planter mix shall be Peat and Planter Mix as supplied by Australian Native Landscape Pty Ltd (ph (02) 9450 1444 or approved equivalent.

Planter Drainage Cell:
Planter drainage cell shall be VersiCell as supplied by Elmich Australia Pty Ltd (ph (02) 9648 2073 or approved equivalent.

Mulch:
Mulch to garden bed:
Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Mulch to planter beds:
Mulch to planter beds shall be Hawkesbury screened sandstone pebble mulch (10mm grade), free from fines and as available from Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:
- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:
All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Tured areas:
All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS
Excavating for Spot Planting
To planting areas. excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking
Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.
- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

MAINTENANCE / PLANT ESTABLISHMENT
Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:
- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:
- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

IRRIGATION SYSTEM AND REQUIREMENTS
DESCRIPTION OF WORKS
The scope of works in this section comprises the design and specification (*for comment by Superintendent*), supply, and installation of fully automated commercial drip irrigation system to all landscaped areas and to Councils requirements.

The general location and extent of the areas to be irrigated is as shown on plans and includes:
i. Planter bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
ii. Garden bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
iii. Turfed areas to be irrigated by "Uniram" dripline at 500mm intervals, capable of delivering 30mm / week.

The Contractor shall provide shop drawings and materials and equipment specifications for comment by the Superintendent. Notwithstanding comments on the irrigation design being provided by the Superintendent responsibility for the technical design, operation and adequacy of performance of the irrigation system will remain with the Contractor.

The irrigation works shall include all mechanical, hydraulic requirements to the performances required and includes but is not limited to the following:
- Design of dripline irrigation system and related hydraulic / electrical works for approval by the relevant authorities and for comment by the Superintendent.
- Attainment of all relevant authority approvals and inspections.
- Connection to water service
- Construction and testing of new irrigation pipework
- Instruction of operators.
- Maintenance of continuity of use, repair and/or replacement of utility services affected by the installation of the irrigation system.
- Excavation, shoring, dewatering and backfilling in all classes of material.
- Modification of existing structures commissioning of all works constructed under this project.
- All other works necessary for the required performance of the irrigation system.
- Excavation & backfill
- Maintenance period of 12 months.
- A minimum warranty period of 12 months for parts and labour on pumps, control system components and irrigation components.
- Visit site once a month during the warranty period to check the and monitor performance of the equipment and operators.

FEES PERMITS AND APPROVALS
The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following:

Connection Fees & Inspection Fees	-Water Authority
Document Inspection Fees	- Water Authority
Service Connection Charges	- Water Authority

The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.

EXISTING FACILITIES, ULTILITIES AND SERVICES
The Contractor's attention is drawn to the existence of utility services within the works site. The Contractor shall be fully responsible for ascertaining exact locations and levels of services or consumer mains which may be encountered during the course of the works. The Contractor shall liaise and consult with services authorities as required during the course of the project.

Any damage to services or infrastructure facilities caused by any actions of the Contractor shall be repaired entirely to the satisfaction of the owner of such services and costs incurred shall be borne solely by the Contractor.

When a service must be interrupted to enable the carrying out of works under this contract such interruption shall be at a time agreed with the responsible authority or owner and the Superintendent. The Contractor shall organise and be responsible for all necessary notifications and approvals required.

Costs of relocation diversion, temporary removal and replacement of any service shall be borne by the Contractor.

DRIPLINE SYSTEM
Fully automated commercial grade "Techline" and "Uniram" dripline system or approved equivalent to be installed as per manufacturers specification and recommendations.

GENERAL NOTES:
1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
2. Verify all dimensions on site.
3. Refer to legend for all symbol and code keys.
4. Read in conjunction with the specifications
5. Read in conjunction with all associated drawings

ISSUE	AMENDMENT	DRAWN	DATE
A	FOR APPROVAL	CL	09.01.15

DESIGNED: GD
DRAWN: CL

PREPARED FOR: *JEA HOLDINGS (AUSTRALIA) PTY LTD*

LANDSCAPE ARCHITECTS:
GREENLAND DESIGN Pty Ltd
ABN 73 139 152 855
Landscape Architect: C. Ly I AILA
Mob.: 0403 164 198

PROJECT: **PROPOSED MIXED USE DEVELOPMENT**
PROJECT ADDRESS: LOT 4 WOODWARD CRESCENT & CARTWRIGHT AVENUE, MILLER

DRAWING TITLE: **Landscape Details & Specification**

DATE: **JANUARY 2015**
SCALE: varies
FULL SIZE: A1
ISSUE: **A**
DRAWING NO: **0983.L.04**