

Section 96 (2)

PROPOSED MIXED USE DEVELOPMENT

UNIT BREAKDOWN

	1 bed	2 bed	3 bed	Total
BLOCK A				
Ground Floor Level	2	4		6
Levels 1 to 3	9	30		39
Level 4	3	8		11
Levels 5 to 12	32	56	8	96
Levels 13 + 14	4	14	2	20
Levels 15 + 16		18	2	20
Levels 17 + 18	8	14	2	24
SUB TOTAL A	58	144	14	216
BLOCK B	1 bed	2 bed	3 bed	Total
Ground Floor Level		4		4
Levels 1 to 3	12	18	6	36
Level 4	1	4	3	8
Levels 5 to 16	12	96		108
SUB TOTAL B	25	122	9	156
TOTAL - BLOCK A & B	83 (22%)	266 (72%)	23 (6%)	372

ADAPTABLE UNITS (Included in Totals)	
BLOCK A	17
BLOCK B	21
TOTAL	38

COMMERCIAL AREAS (GLA)	
BLOCK A	120 SQM
BLOCK B	253 SQM
TOTAL	373 SQM

SPACE PROVISIONS

	Residents CarSpace	Adaptable CarSpace	Car Share Spaces	Commerical CarSpace	Visitor CarSpace	Disabled Visitor CarSpace	Total CarSpaces	Storage Spaces	Motorcycle Bays	Bicycle Bays
Basement Level 5	59	5					64	26	12	
Basement Level 4	95	12					107	70	2	21
Basement Level 3	95	12					107	70	2	21
Basement Level 2	95	12					107	70	2	21
Basement Level 1	12	2	2	7	81	2	106	2		137
Upper Levels								413		
PROPOSED TOTAL	399 377 required		2	7 7.3 min req'd	83 83 required		491	651	18	200 190 req'd

CALCULATIONS COMPARISON

	DA APPROVED	"Section 96 (2)"	VARIATION
Site area	5,322.4 sq m	5,322.4 sq m	nil
Building area	2,900.8 sq m	2,900.8 sq m	nil
Site cover	55.0 %	55.0 %	nil
Gross floor area	30,230.8 sq m	30,201.8 sq m	-29.0 sq m
Floor space ratio	5.67 : 1	5.67 : 1	nil
Deep Soil Landscaping	1,636.8 sq m	1,321.4 sq m	-315.4 sq m
	30.7 %	24.8 %	
Soft Landscaped Area	1,038.7 sq m	1,436.7 sq m	398.0 sq m
	19.5 %	27.0 %	
Total Landscaped	2,675.5 sq m	2,758.1 sq m	82.6 sq m
	50.2 %	51.8 %	

UNIT BREAKDOWN COMPARISON

	DA APPROVED	"Section 96 (2)"	VARIATION
Commercial Area (GLA)	444.0 sqm	373.6 sqm	-70.4 sqm

SPACE PROVISIONS COMPARISON

	DA APPROVED	"Section 96 (2)"	VARIATION
Resident Spaces	386	399	+ 13
Car-share Spaces	3	2	-1
Visitor Spaces	93	83	-10
Commercial Spaces	9	7	-2
Total	491	491	
Motorcycle Bays	18	18	
Bicycle Bays	194	200	+6
Car Wash Bays			
Storage Cubicles	515	651	+ 136

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) Dwellings

(i) Water

(a) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Vegetation spaces" column found in the BASIX certificate, as private landscaping for that dwelling. (7% area of indigenous vegetation is to be combined with the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table also found in the BASIX Certificate.

(a) If a supply specified in the table below for a fixture or appliance is to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.

(a) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "Hot water recirculation or diverter" column in the BASIX certificate.

(a) The applicant must install:

(a) a hot water diversion system to all showers/bathes and all basins in the dwelling, where indicated for a dwelling in the "Hot water recirculation or diverter" column of the BASIX certificate, and

(a) a separate diversion tank (or tank) connected to the hot water diversion system of at least 100 litres. The applicant must connect the hot water diversion tank to all tables in the dwelling.

(a) 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.

(a) If specified in the BASIX certificate that pool or spa (or both) must have a pool cover or shading (or both)

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

(a) 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 (including any areas which supply any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.

(f) Energy

(a) The applicant must install each hot water system specified for the dwelling 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 hot water is supplied by that central system.

(a) The applicant must install, in each bedroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the BASIX certificate. Each such ventilation system must have the operation control specified for it in the BASIX certificate.

(a) The applicant must install the cooling and heating systems specified for the dwelling under "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the BASIX certificate, with at least a "Highly efficient" area of the dwelling. For cooling and heating systems specified in the BASIX certificate for "Living areas" or "Bedroom areas", then no system may be installed in any such room if the room "Cover" is specified to be an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.

(a) This commitment applies to each room or area of the dwelling which is referred to in a heading in the "Artificial Lighting" column of the BASIX Certificate but only to the extent specified for that room or area. The applicant must ensure that the "Primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting if the term "bedroom" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.

(a) This commitment applies to each room or area of the dwelling which is referred to in a heading in 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 ensure that each such room or area is lit with a window and/or skylight.

(a) This commitment applies if the building includes a water heating system for the dwellings pool or spa. The applicant must:

(a) install the system specified for the pool in the "Technical Part" of the BASIX certificate (or alternatively not install any system for the pool). If specified, the applicant must install a timer to control the water pump.

(a) install the system specified for the spa in the "Technical Part" column of the BASIX certificate (or alternatively not install any system for the spa). If specified, the applicant must install a timer to control the water pump.

(a) The applicant must install in the dwelling:

(a) the kitchen cooking and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the BASIX certificate.

(a) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the BASIX certificate, and ensure that the appliance has that minimum rating; and

(a) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the BASIX certificate.

(a) If specified in the table, the applicant must carry out the development so that each indigenous space in the dwelling is "well ventilated".

(a) Thermal Comfort

(a) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessment Certificate and in accordance with those aspects of the development application or application for a controlling development certificate which were used to calculate those specifications.

(a) Where there is an in-slab heating or cooling system, the applicant must:

(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(a) On a suspended slab, 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.

(a) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the BASIX Certificate.

(a) Common areas and central systems/facilities

(a) Water

(a) In carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the BASIX certificate.

(a) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central system" 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.

(a) A swimming pool or spa listed in the BASIX certificate must not have a volume (in L) greater than that specified for the pool or spa in the table in the BASIX Certificate.

(a) A pool or spa listed in the BASIX certificate must have a cover or shading if specified for the pool or spa in the BASIX certificate.

(a) The applicant must install each fire sprinkler system listed in the BASIX certificate so that the system is configured as specified in the BASIX certificate.

(a) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the BASIX certificate.

(f) Energy

(a) In carrying out the development, the applicant installs a ventilation system to service a common area specified in the BASIX certificate, then that the ventilation system must be of the type specified for that common area, and must meet the efficiency measures specified.

(a) In carrying out the development, the applicant install all the "Primary type of artificial lighting" for each common area specified in the BASIX certificate, the lighting specified for that common area. The lighting must meet the efficiency measures specified. The applicant must also install a controlled lighting control system or Building Management System (BMS) for the common area, where specified.

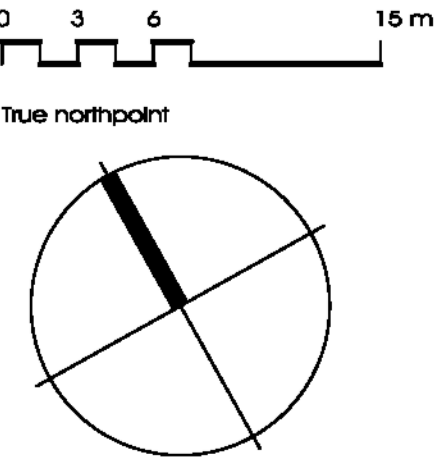
(a) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the BASIX Certificate.

DRAWING LIST

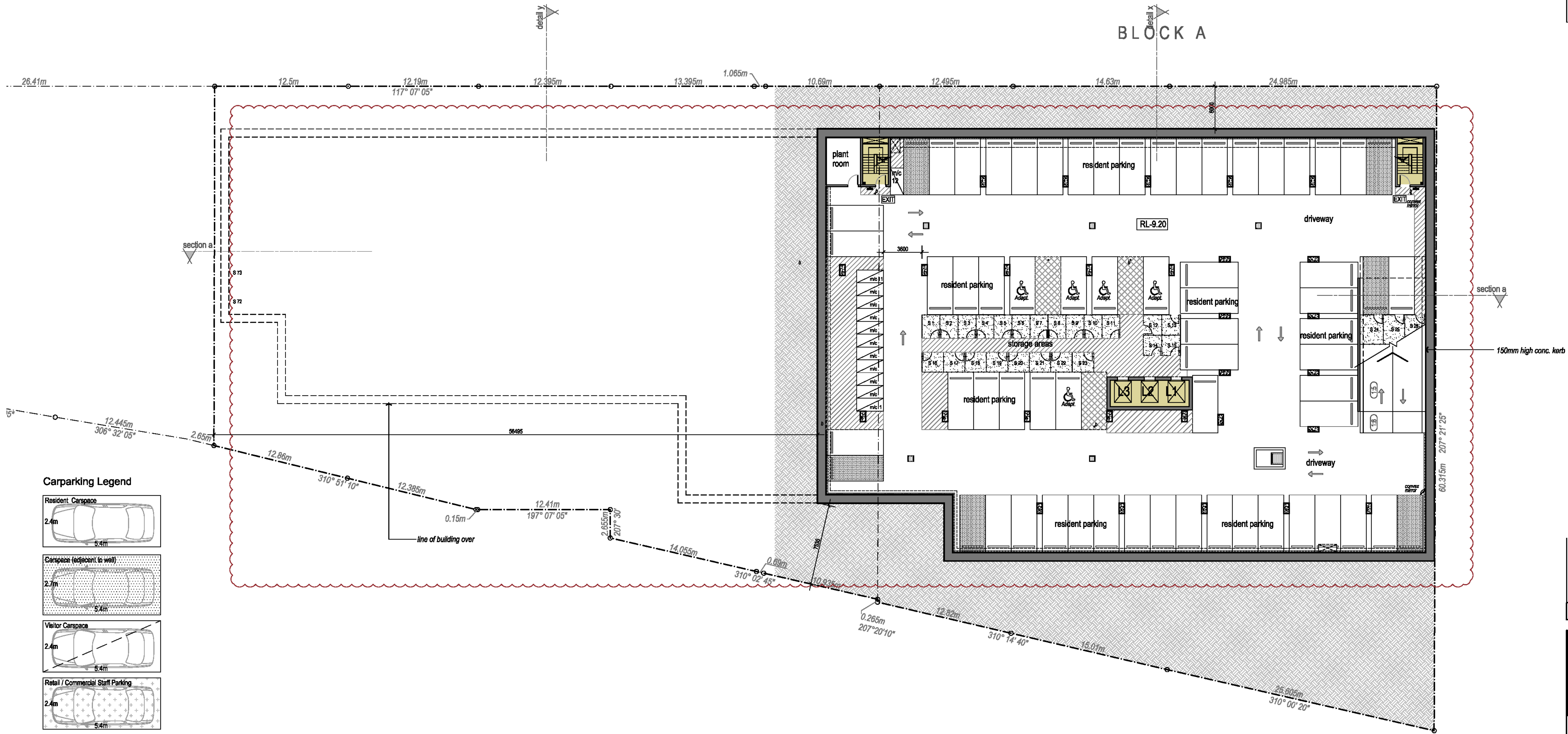
SETOUT DRAWINGS		
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Level 4 dimensions	1:100	303a
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Levels 15 + 16 - Conc Profile	1:100	707
Level 17 - Conc Profile	1:100	708
Level 18 - Conc Profile	1:100	709
Level 19 - Conc Profile	1:100	710
Issue C: General Amendments		31.08.16
Issue B: General Amendments		08.06.16
Issue A: Section 96 (a)		29.01.16

No. 10 - 32 East Street, Granville

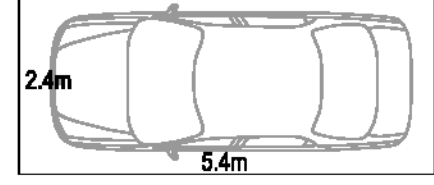
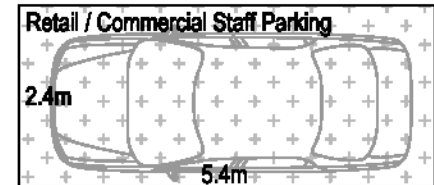
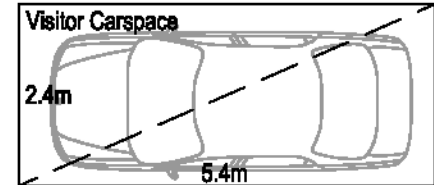
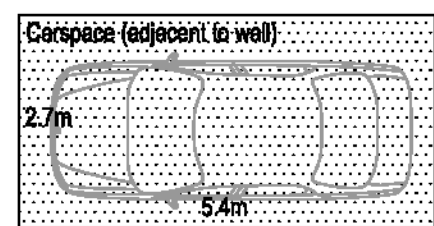
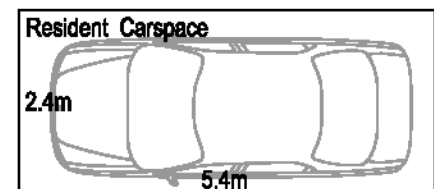
Client: Top Place Pty. Ltd.



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



Carparking Legend



Note:
All disabled visitors carparking in accordance with AS2890.8 and adaptable residents parking in accordance with AS4299 - 2.8m minimum height clearance

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.

C Layout amended	31.08.16
B General Amendments	08.06.16
A Section 96 (2)	29.02.16

Issue description Date

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Project

Section 96 (2)
Proposed Mixed Use Development

Project address

10-32 East Street
Granville

Client

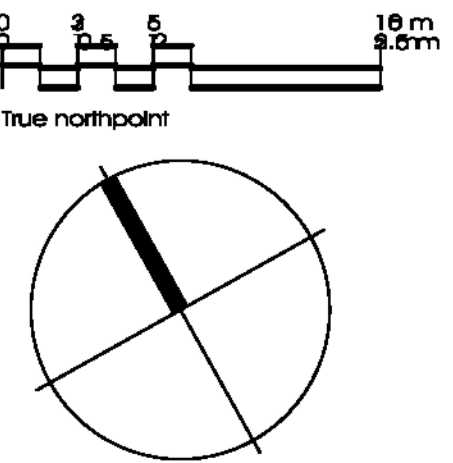
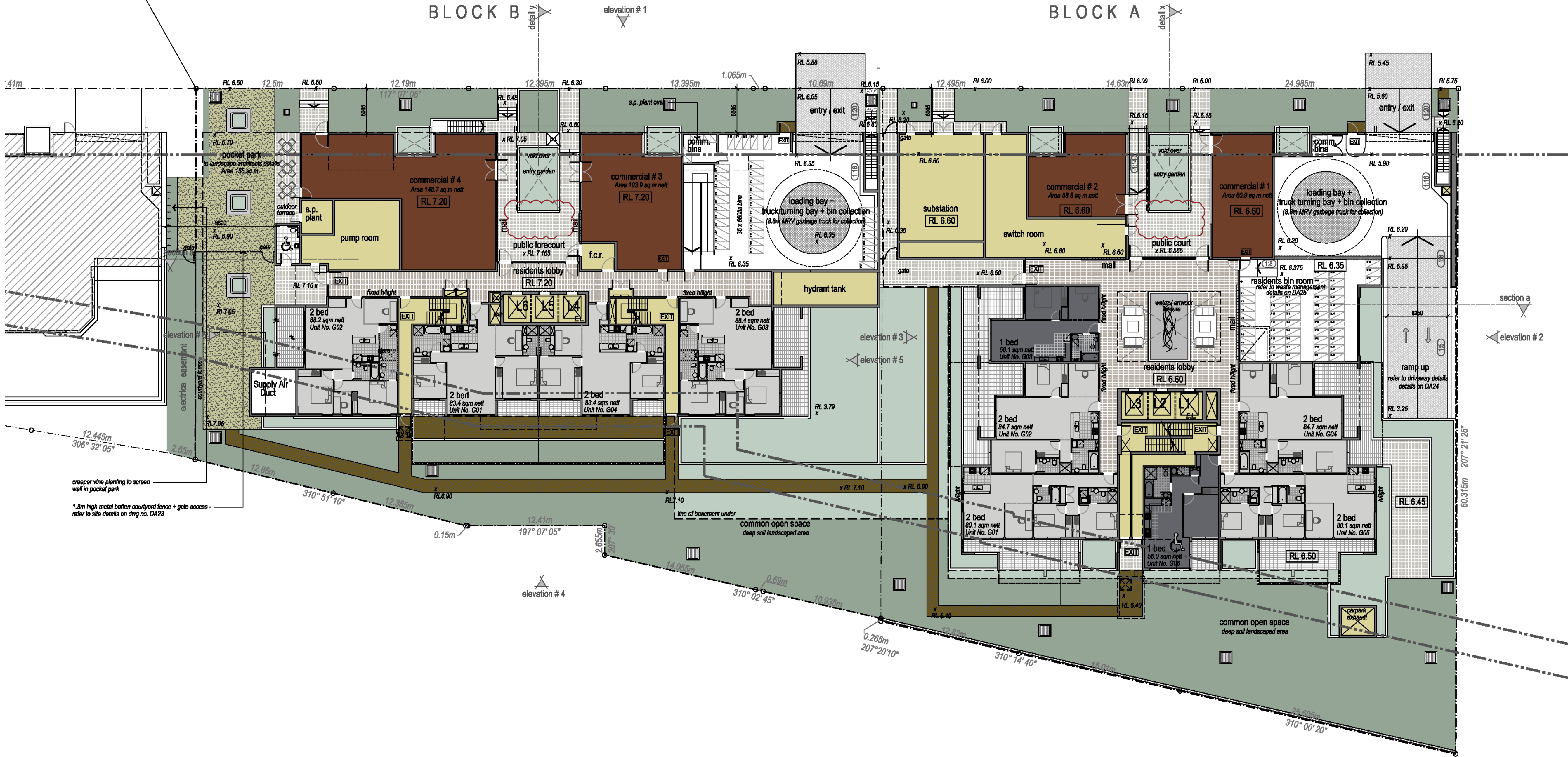
Toplace Pty Ltd

Title

Basement Level 5

Drawn	Scale	Checked
pdp	1:200 @ A1	
Job No.	Drawing No.	Issue
2136	S96-01	C

SECTION 96 (2)



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
- Balustrade Non-Slip Tiles
- Common Non-Slip Tiles
- Deep Soil Landscaping
- Planterbox Garden (over basement)
- Turfed Area (for similar seed-permeable surface)
- Ornamental Gravel (for similar seed-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

C Bicycle spaces deleted	31.08.16
B General Amendments	08.06.16
A Section 96 (2)	29.02.16
Issue description	Date

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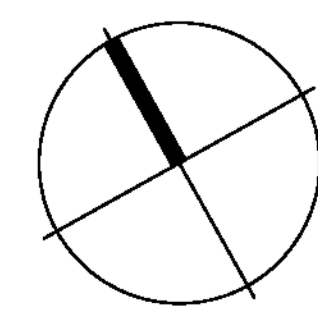
Project Section 96 (2) Proposed Mixed Use Development		
Project address 10-32 East Street Granville		
Client Toplace Pty Ltd		
Title Ground Floor Level		
Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2136	Drawing No. S96-06	Issue C

SECTION 96 (2)

Ground Floor Level

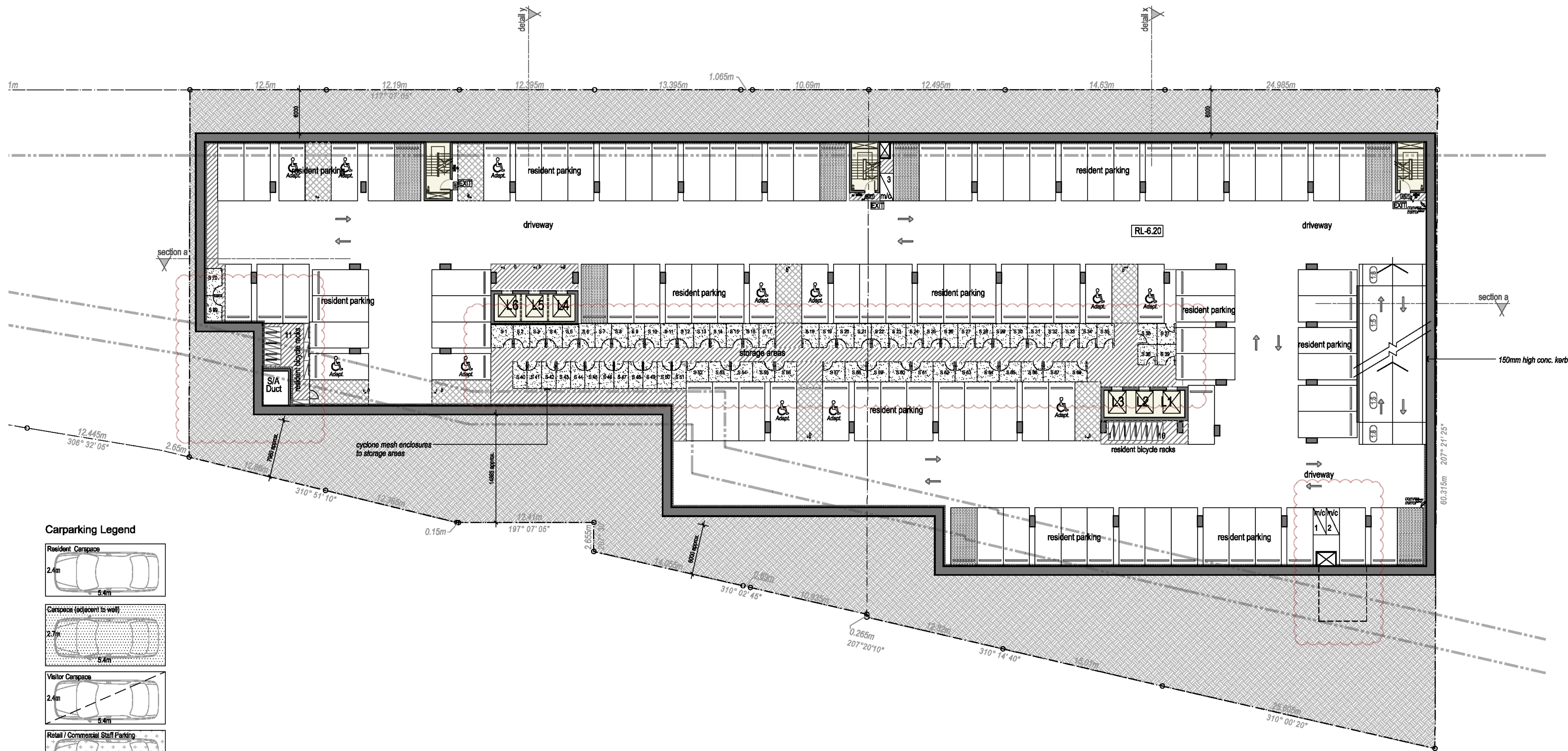
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True northpoint

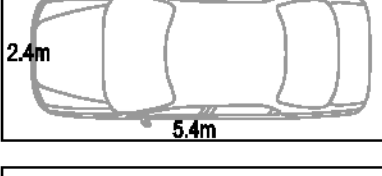
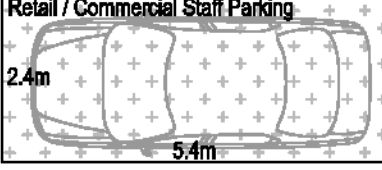
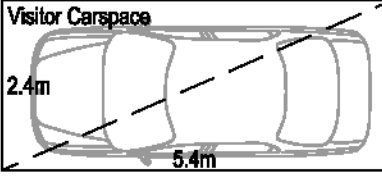
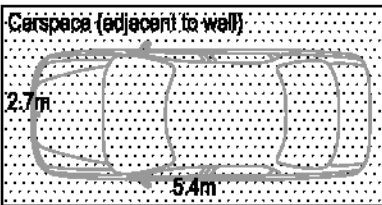
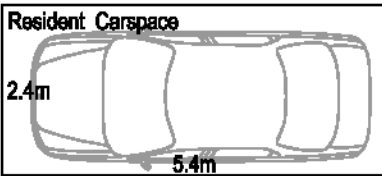


Notes:

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



Carparking Legend



Note:
All disabled visitors carparking in accordance with AS2890.1 and adaptable residents parking in accordance with AS4299 - 2.5m minimum height clearance

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.

B Amendments to Suit DA2
A Section 96 (2)

08.06.16
29.02.16

Issue description
Date



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Project
Section 96 (2)
Proposed Mixed Use Development

Project address
10-32 East Street
Granville

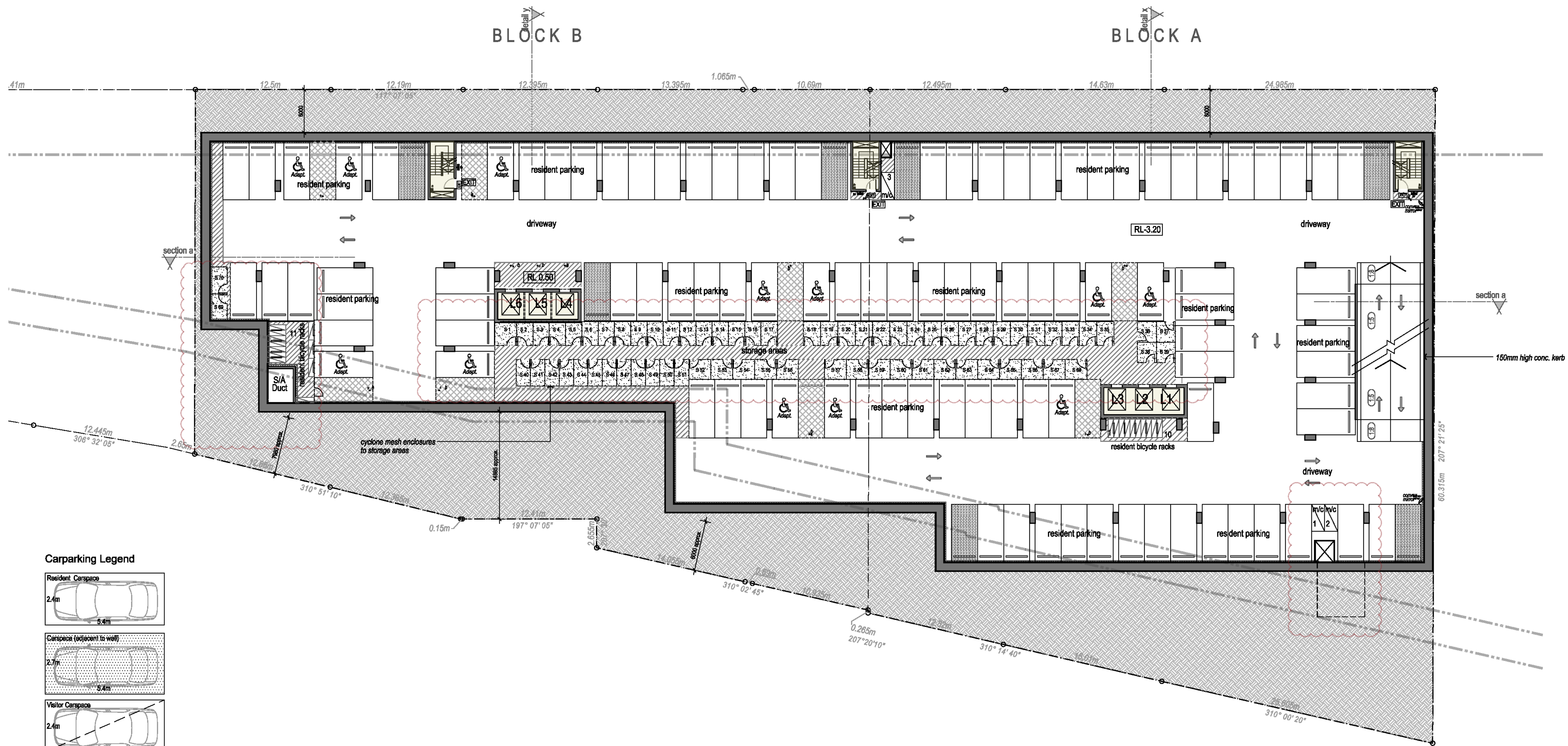
Client
Toplace Pty Ltd

Title
Basement Level 4

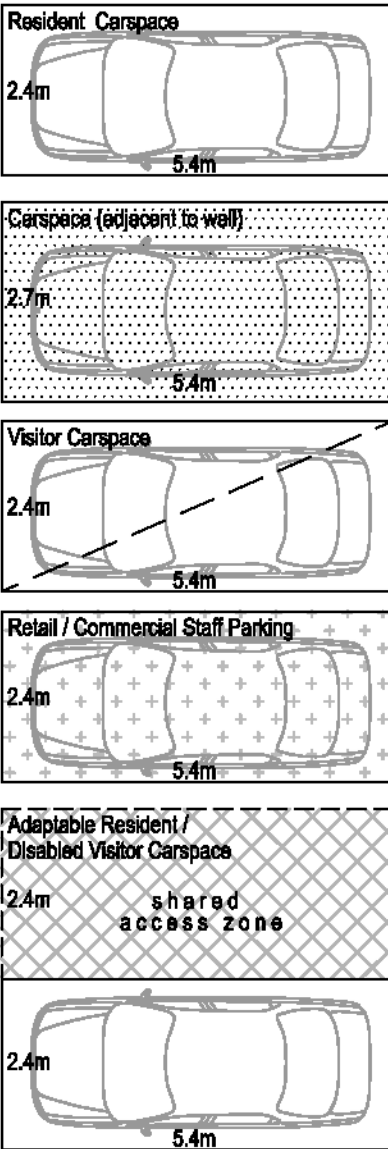
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Job No. 2136	Drawing No. S96-02	Issue B

SECTION 96 (2)

Basement Level 4



Carparking Legend



Note:
All disabled visitors carparking in accordance with AS2890.1 and accessible residents parking in accordance with AS4299 - 2.5m minimum height clearance

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.

Basement Level 3

SECTION 96 (2)

B. Amendments to Suit DA2	08.06.16
A. Section 96 (2)	29.02.16
Issue description	Date

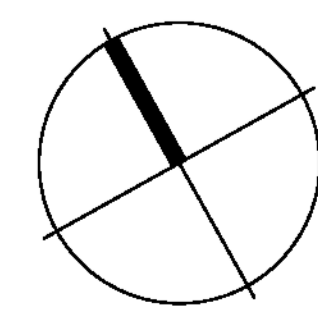
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Project	Section 96 (2) Proposed Mixed Use Development		
Project address	10-32 East Street Granville		
Client	Toplace Pty Ltd		
Title	Basement Level 3		
Drawn	Scale	Checked	
pdp	1:200 @ A1		
Job No.	Drawing No.	Issue	
2136	S96-03	B	

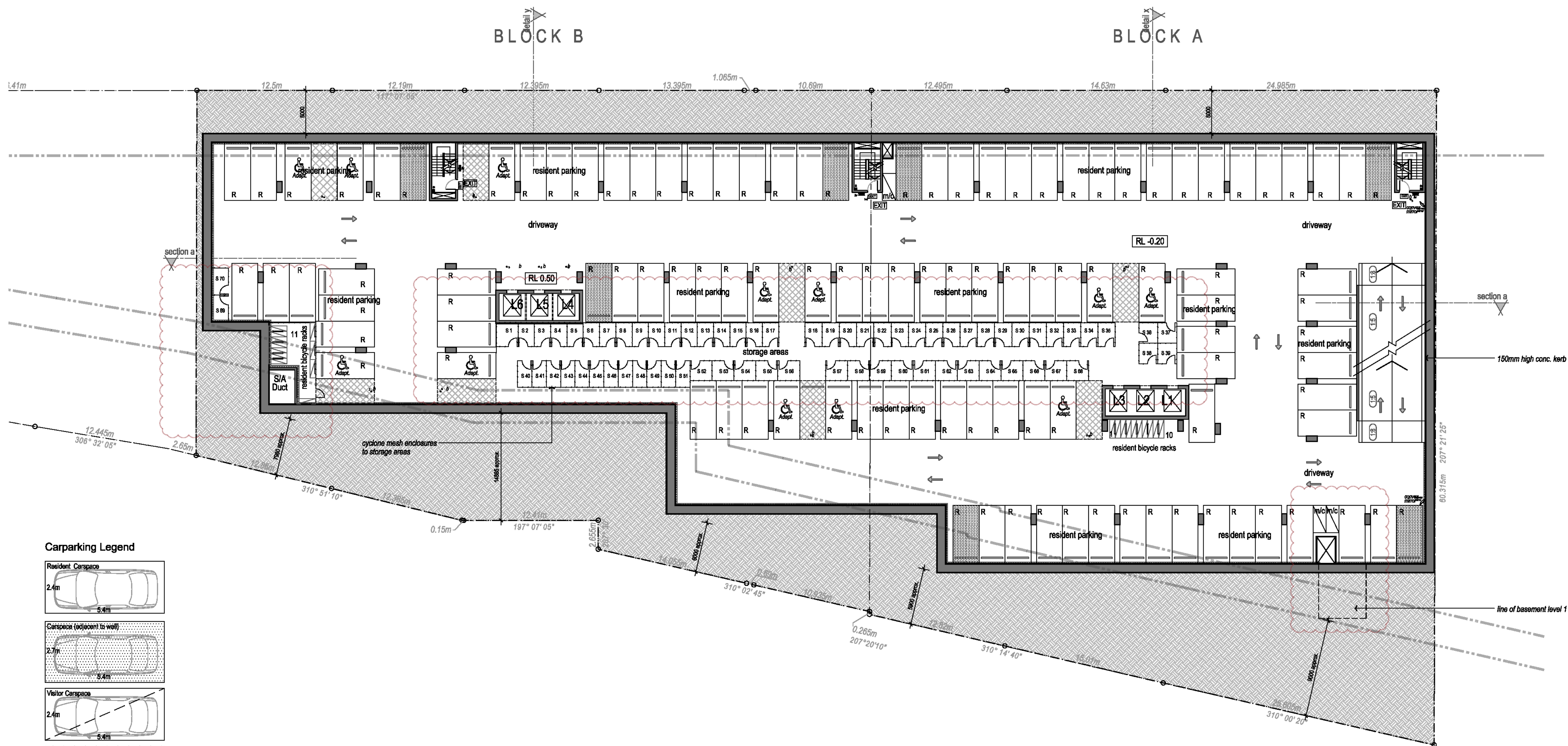
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True northpoint

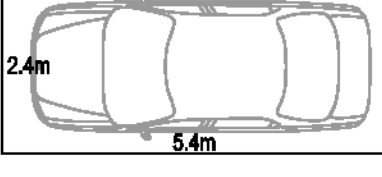
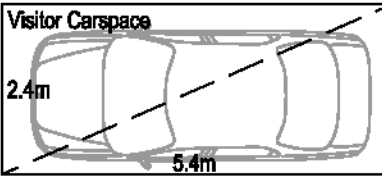
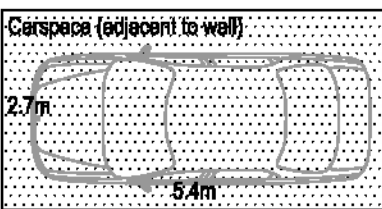
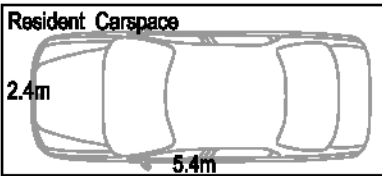


Notes:

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



Carparking Legend



Note:
All disabled visitors carparking in accordance with AS2890.1 and adaptable residents parking in accordance with AS4299 - 2.5m minimum height clearance

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.

B. Amendments to Suit DA2	08.06.16
A. Section 96 (2)	29.02.16
Issue description	Date

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Project Section 96 (2) Proposed Mixed Use Development		
Project address 10-32 East Street Granville		
Client Toplace Pty Ltd		
Title Basement Level 2		
Drawn pdp	Scale 1:200 @ A1	Checked
Job No. 2136	Drawing No. S96-04	Issue B

SECTION 96 (2)

Basement Level 2