

*Signature*  
PROPERTY DEVELOPERS PTY LTD

## AMENDMENTS

Issue	Date	Description	Author
A	26/9/14	Development Approval	KS
B	25/11/14	Development Approval	KS
C	21/4/15	Development Approval	KS
D	1/5/15	Development Approval	KS
E	4/5/15	Development Approval	KS

## LEGEND &amp; NOTES

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

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

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



NORTH

PROJECT ADDRESS:

822 Windsor Rd  
Rouse Hill, NSW 2155

mode

URBAN DESIGN  
MASTER PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE  
GRAPHIC DESIGN

BRISBANE  
SYDNEY  
MELBOURNE  
PERTH  
DARWIN  
CAIRNS  
GOLD COAST  
SUNSHINE COAST  
AUCKLAND

BLACKTOWN CITY COUNCIL  
**Development Consent**  
No. 14-1916

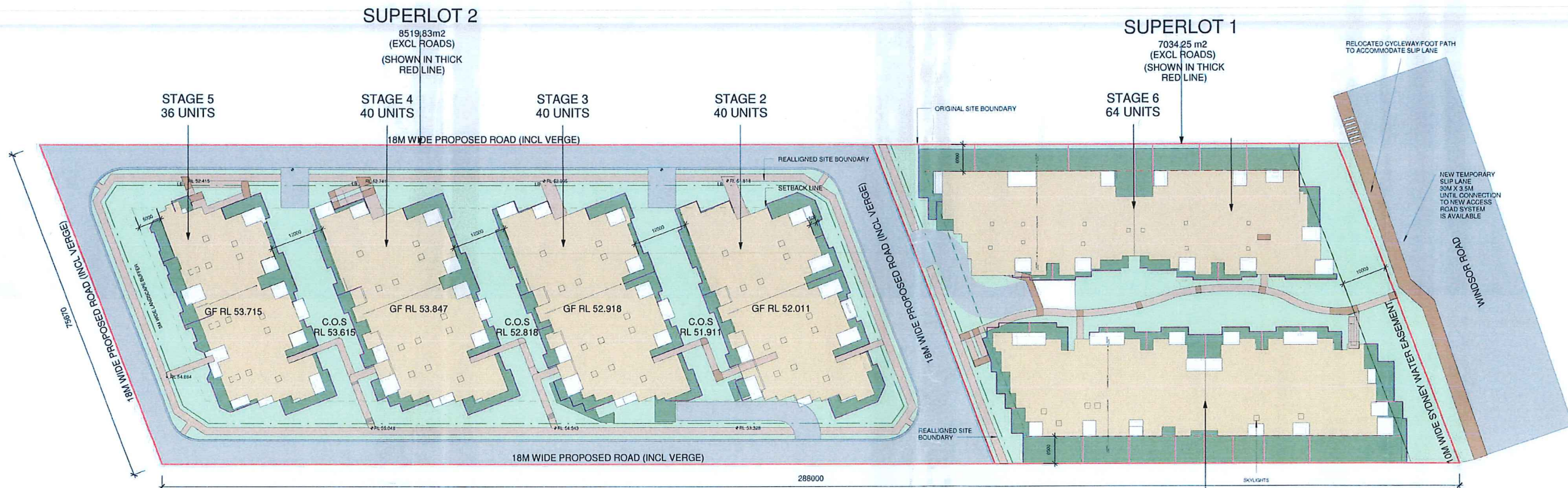
This document forms part of the above approval issued under Section 89 of the Environmental Planning and Assessment Act, 1979.  
This document must not be used or relied upon for construction purposes.  
Kerry Robinson,  
General Manager  
per: 6

A.B.N. 65 112 807 931  
www.modedesign.com.au  
Shop 1, 35 Buckingham Street, Surry Hills, NSW 2010  
Tel +61 2 8396 9500 Fax +61 2 8396 9555  
sydney@modedesign.com.au

DRAWING TITLE

SITE &amp; ROOF PLAN

drawn	check	date	scale
KS	PO	4/5/15	AS SHOWN @ A1
job no.	dwg no.	issue	
DA	DA - 04	E	



SITE PLAN  
SCALE 1:500

TOTAL SITE AREA EXCLUDING ROADS = 7034.25 m2 + 8519.83m2 = 15554.08m2

ONLY THE TEXT SHOWN CLOUDED HAS BEEN  
AMENDED TO REFLECT THE PROPOSED REVISION TO  
THE UNIT MIX OF STAGE 1 AND STAGE 6 (GROUPGSA)

## UNIT MIX

## STAGE 1 UNIT MIX:

	TOTAL
1BR units	15
2BR units	47
2BR+media units	4
3BR units	5
Visitors Carpark	1
TOTAL	71

## STAGE 2 UNIT MIX:

	TOTAL
1BR units	25
2BR units	25
2BR+media units	11
3BR units	1
Visitors Carpark	1
TOTAL	63

## STAGE 3 UNIT MIX:

	TOTAL
1BR units	25
2BR units	25
2BR+media units	11
3BR units	1
Visitors Carpark	1
TOTAL	63

## STAGE 4 UNIT MIX:

	TOTAL
1BR units	25
2BR units	25
2BR+media units	11
3BR units	1
Visitors Carpark	1
TOTAL	63

## STAGE 5 UNIT MIX:

	TOTAL
1BR units	31
2BR units	31
2BR+media units	1
3BR units	1
Visitors Carpark	1
TOTAL	65

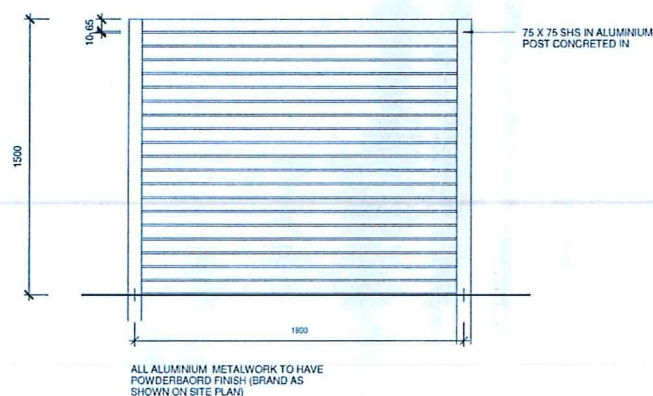
## STAGES 6 UNIT MIX:

	TOTAL
1BR units	4
2BR units	42
2BR+media units	4
3BR units	14
Visitors Carpark	1
TOTAL	65

## TOTAL NUMBER OF UNITS

1BR units	25	8.9%
2BR units	203	62.3%
2BR+media units	17	5.4%
3BR units	45	13.5%
TOTAL	290	

## UNIT MIX TABLE



FENCING DETAIL  
SCALE 1:20

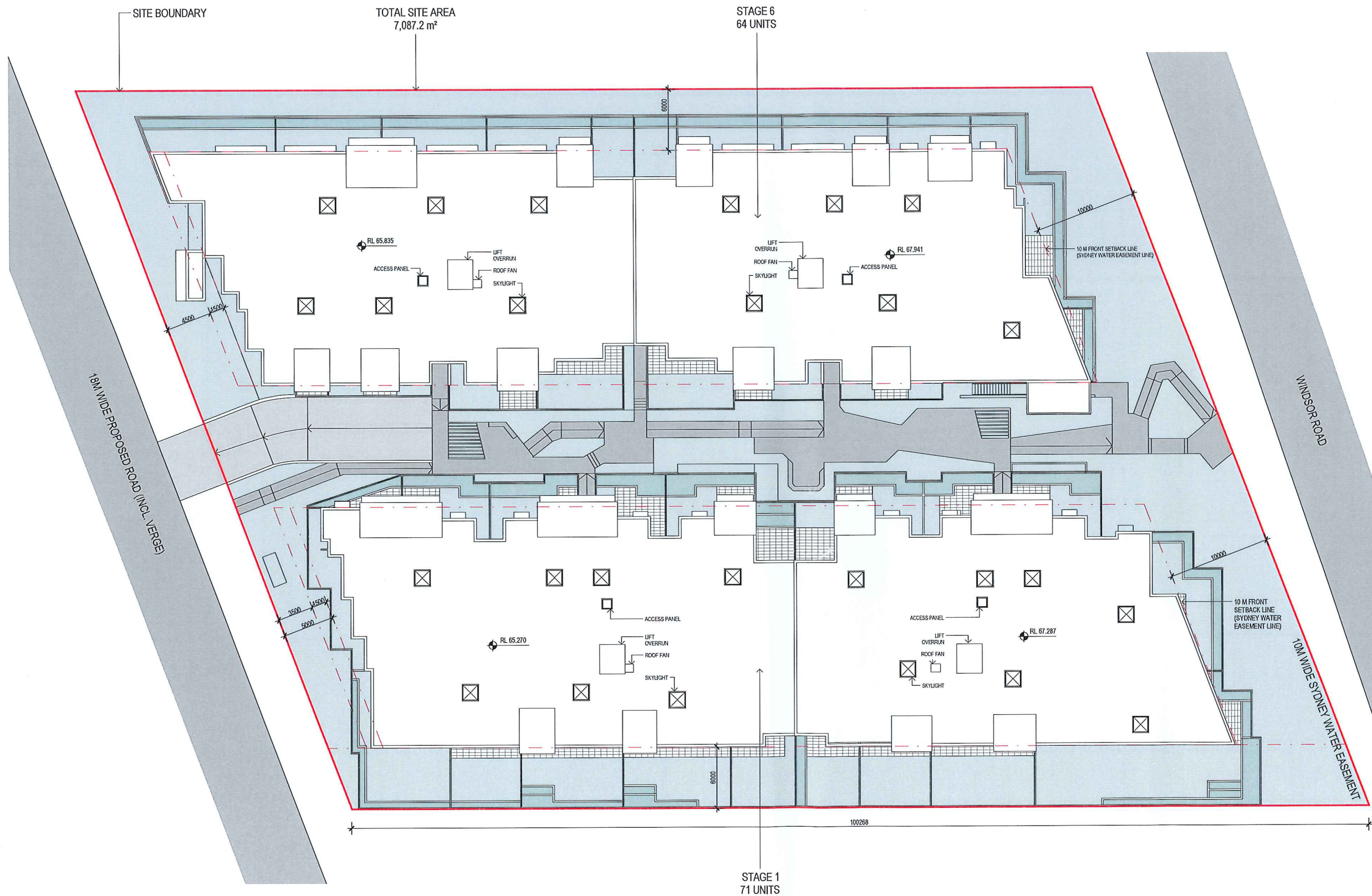


COLOURBOND 'ESTATE'  
ALUMINIUM SLATTED FENCE  
NTS



DULUX RAPID CURE ALUMINIUM SLATTED FENCE  
HAMMERSLY BROWN SATIN  
NTS





## FOR SECTION 96 APPLICATION

### Project Management

MCNALLY MANAGEMENT  
Level 12, 49 York Street, Sydney  
P: +61 2 9299 3500 M: +61 411 275 816

### Services

WOOD & GRIEVE ENGINEERS  
Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
P: 028484 7000 F: 02 8484 7100

### Structure

TAYLOR THOMSON WHITTING  
L3, 48 Chandos St, St Leonards, NSW 2065  
P: +61 2 8437 7229 M: +61 405 169 608

### Client

Mayrin Development (AU) PTY LTD  
Suite 2505, 31 Market Street Sydney NSW 2000  
T: 02 8068 9698



Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

T: +612 9361 4144 F: +612 9332 3458

architecture interior design urban design landscape  
nom architect M. Sheldon 3990

### Project Title

822 Windsor Road  
Rouse Hill

### Drawing Title

STAGES 1 & 6  
SITE & ROOF PLAN

Scale As indicated

Drawing Created (date) 12/11/15

Drawing Created (by) YD

Plotted and checked by YD

Verified PI

Approved AH

Project No Drawing No Issue

15 742 DA-05 A

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### UNIT MIX TABLE

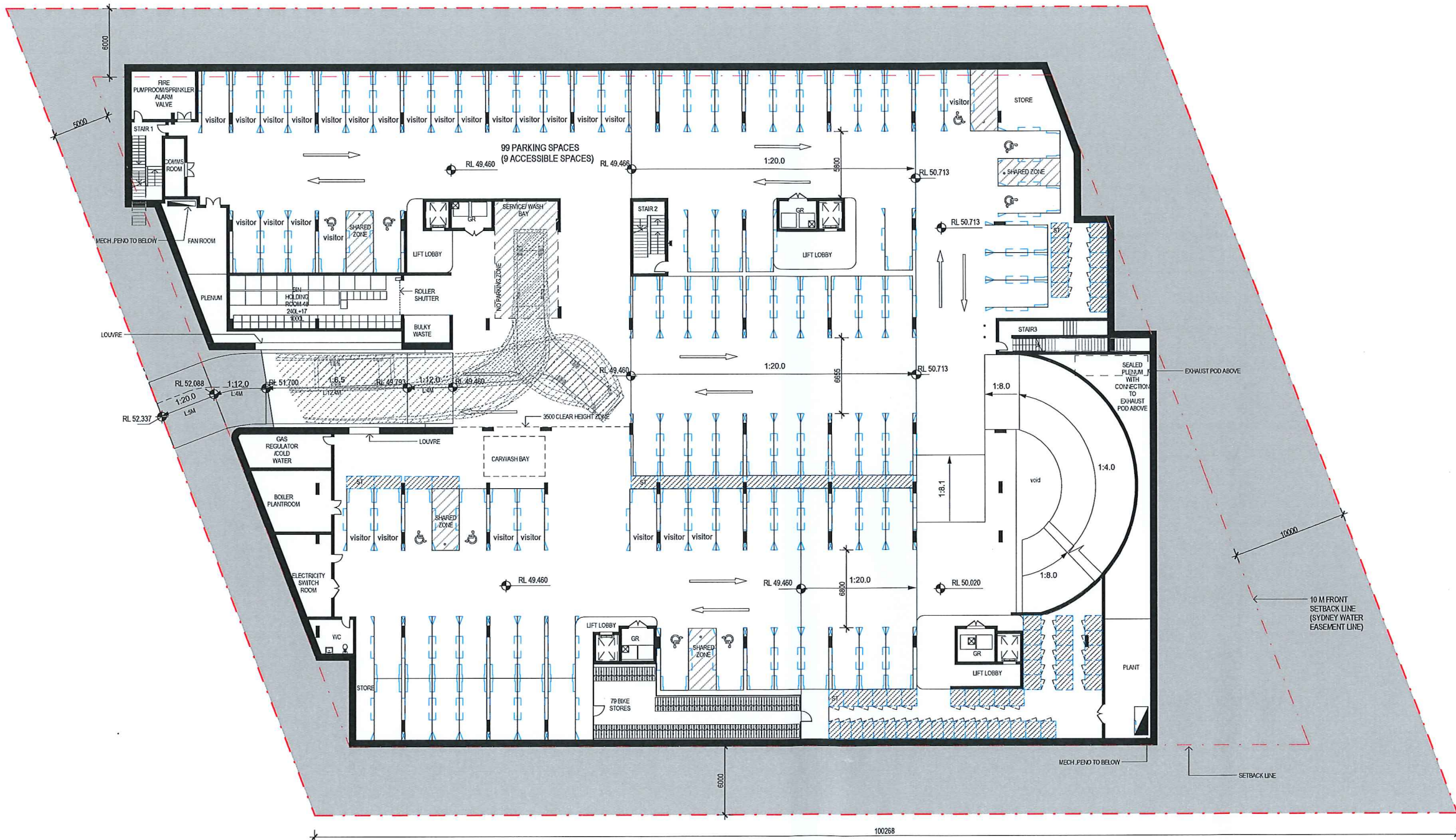
#### STAGE 1 UNIT MIX

	TOTAL UNITS
1 BR UNITS	15
2 BR UNITS	47
2 BR + MEDIA ROOM UNITS	4
3 BR UNITS	5
TOTAL	71

#### STAGE 6 UNIT MIX

	TOTAL UNITS
1 BR UNITS	4
2 BR UNITS	42
2 BR + MEDIA ROOM UNITS	4
3 BR UNITS	14
TOTAL	64





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Australia 2011  
www.groupgsa.com  
T +612 9361 4144 F +612 9332 3458  
architecture interior design urban design landscape  
nom architect M. Sheldon 3990

Project Title  
**822 Windsor Road  
Rouse Hill**

Drawing Title

## STAGES 1 & 6 UPPER BASEMENT PLAN

Scale	As Indicated	
Drawing Created (date)	12/16/15	
Drawing Created (by)	NS	
Plotted and checked by	NS	
Verified	PI	
Approved	AH	
Project No	Drawing No	Issue

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8/3/2015 3:12:36 PM

### STAGE 1: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (PER UNIT)	CAR PARKING REQUIREMENT
1 BR UNITS	15	1	15
2 BR UNITS	47	1	47
2 BR + MEDIA ROOM UNITS	4	2	8
3 BR UNITS	5	2	10
VISITORS CAR PARKING		0.2	14.2
TOTAL	71		94.2
TOTAL UNITS 135			
TOTAL CAR PARKING 189			
INCLUDING ADAPTABLE RESIDENT CAR PARKING 14			
INCLUDING VISITOR CAR PARKING 25			
INCLUDING ADAPTABLE VISITOR CAR PARKING 2			
MAX TANDEM CAR PARKING 27 UNITS X 2 PARKING INCLUDING TANDEM PARKING 7			

### STAGE 6: CAR PARKING REQUIRED

	TOTAL UNITS	RATE (PER UNIT)	CAR PARKING REQUIREMENT
1 BR UNITS	4	1	4
2 BR UNITS	42	1	42
2 BR + MEDIA ROOM UNITS	4	2	8
3 BR UNITS	14	2	28
VISITORS CAR PARKING		0.2	12.8
TOTAL	64		94.8

### STAGE 1: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (PER UNIT)	BICYCLE PARKING REQUIREMENT
RESIDENTS	71	0.5	35.5
VISITORS	71	0.083	5.9
TOTAL			41.4
TOTAL ISAY 78.8/79			

### STAGE 6: BICYCLE PARKING REQUIRED

	TOTAL UNITS	RATE (PER UNIT)	BICYCLE PARKING REQUIREMENT
RESIDENTS	64	0.5	32
VISITORS	64	0.083	5.4
TOTAL			37.4
TOTAL ISAY 78.8/79			

### GARBAGE BIN REQUIREMENTS:

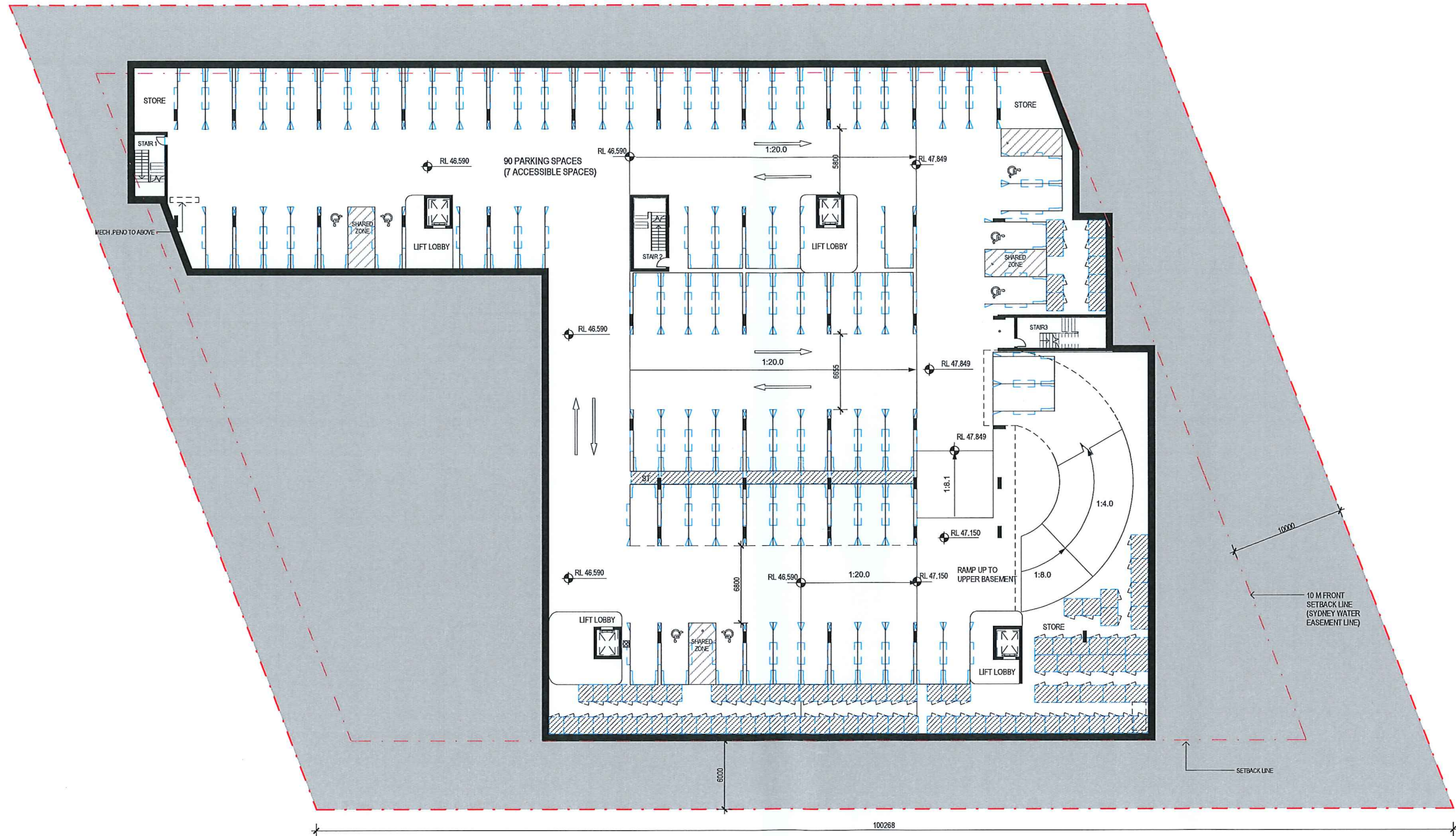
	NO OF UNITS	MIXED WASTE BINS		RECYCLED WASTE BINS		TOTAL BINS REQUIRED	LOCATION
		MIXED WASTE BINS REQUIRED	RECYCLED WASTE BINS REQUIRED	MIXED WASTE BINS REQUIRED	RECYCLED WASTE BINS REQUIRED		
STAGE 1&6	135	17	17	48	48	65	GARBAGE COLLECTION ROOM LOCATED IN THE UPPER BASEMENT FOR STAGES 1&6

GARBAGE GENERATION RATES  
MIXED WASTE 240 LITRES/UNIT/WEEK  
RECYCLED WASTE 80 LITRES/UNIT/WEEK

Garbage  
17 x 1100L MGBs COLLECTED TWICE WEEKLY  
o 4 x 1100L MGBs for North Stage 6 Core W  
o 4 x 1100L MGBs for North Stage 6 Core E  
o 5 x 1100L MGBs for South Stage 1 Core W  
o 4 x 1100L MGBs for South Stage 1 Core E

Recycling  
48 x 240L MGBs COLLECTED WEEKLY  
o 12 x 240L MGBs for North Stage 6 Core W  
o 12 x 240L MGBs for North Stage 6 Core E  
o 12 x 240L MGBs for South Stage 1 Core W  
o 12 x 240L MGBs for South Stage 1 Core E





STAGE 1: CAR PARKING REQUIRED				STAGE 6: CAR PARKING REQUIRED			
	TOTAL UNITS	RATE (PER UNIT)	CAR PARKING REQUIREMENT		TOTAL UNITS	RATE (PER UNIT)	CAR PARKING REQUIREMENT
1 BR UNITS	15	1	15	1 BR UNITS	4	1	4
2 BR UNITS	47	1	47	2 BR UNITS	42	1	42
2 BR + MEDIA ROOM UNITS	4	2	8	2 BR + MEDIA ROOM UNITS	4	2	8
3 BR UNITS	5	2	10	3 BR UNITS	14	2	28
VISITORS CAR PARKING		0.2	14.2	VISITORS CAR PARKING		0.2	12.8
TOTAL	71		94.2	TOTAL	64		94.8
TOTAL UNITS 135				TOTAL UNITS 135			
TOTAL CAR PARKING 189				TOTAL CAR PARKING 189			
INCLUDING ADAPTABLE RESIDENT CAR PARKING 14				INCLUDING ADAPTABLE RESIDENT CAR PARKING 14			
INCLUDING VISITOR CAR PARKING 25				INCLUDING VISITOR CAR PARKING 25			
INCLUDING ADAPTABLE VISITOR CAR PARKING 2				INCLUDING ADAPTABLE VISITOR CAR PARKING 2			
MAX TANDEM CAR PARKING 27 UNITS X 2 PARKING				INCLUDING TANDEM PARKING 7			

STAGE 1: BICYCLE PARKING REQUIRED				STAGE 6: BICYCLE PARKING REQUIRED			
	TOTAL UNITS	RATE (PER UNIT)	BICYCLE PARKING REQUIREMENT		TOTAL UNITS	RATE (PER UNIT)	BICYCLE PARKING REQUIREMENT
RESIDENTS	71	0.5	35.5	RESIDENTS	64	0.5	32
VISITORS	71	0.003	5.9	VISITORS	64	0.003	5.4
TOTAL			41.4	TOTAL			37.4
TOTAL / SAY 78.8 / 79				TOTAL / SAY 78.8 / 79			



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Project Management  
MCNALLY MANAGEMENT  
Level 12, 49 York Street, Sydney  
P: +61 2 9299 3600 M: +61 411 275 816

Services  
WOOD & GRIEVE ENGINEERS  
Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
P: 028484 7000 F: 02 8484 7100

Structure  
TAYLOR THOMSON WHITTING  
L3, 48 Chandos St, St Leonards, NSW 2065  
P: +61 2 8437 7229 M: +61 405 160 608

Client  
Mayrin Development (AU) PTY LTD  
Suite 2505, 31 Market Street Sydney NSW 2000  
T: 02 8068 9698

**GROUP GSA**

Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

T: +612 9361 4144 F: +612 9332 3458  
architecture interior design urban design landscape  
nom architect M. Sheldon 3990

Project Title

822 Windsor Road  
Rouse Hill

Drawing Title

STAGES 1 & 6  
LOWER BASEMENT PLAN

Scale As indicated

Drawing Created (date) 12/16/15

Drawing Created (by) NS

Plotted and checked by NS

Verified PJ

Approved AH

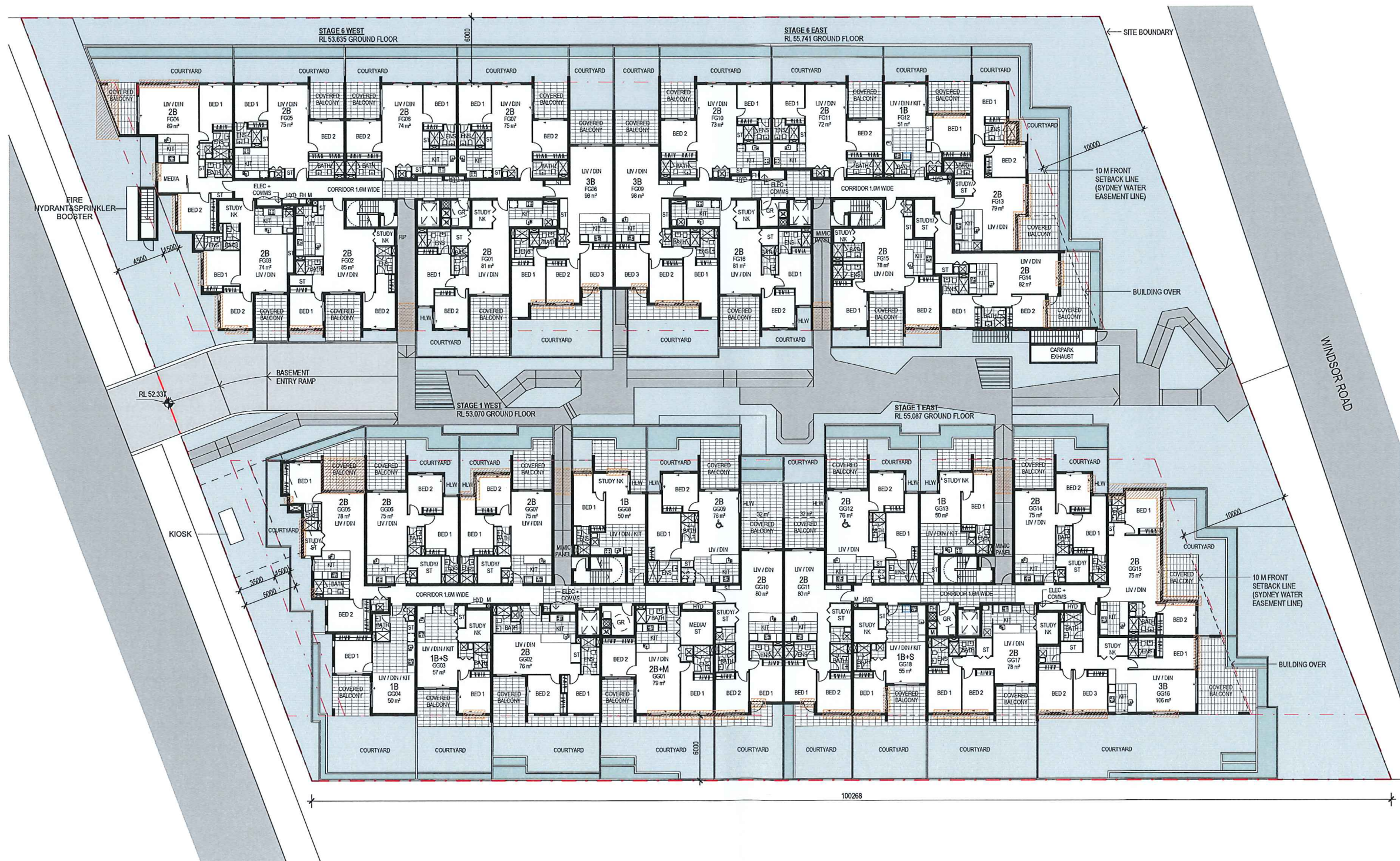
Project No Drawing No Issue

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Project Management  
MCNALLY MANAGEMENT  
Level 12, 49 York Street, Sydney  
P: +61 2 9299 3800 M: +61 411 275 816

Services  
WOOD & GRIEVE ENGINEERS  
Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
P: 028484 7000 F: 02 8484 7100

Structure  
TAYLOR THOMSON WHITTING  
L3, 48 Chandos St, St Leonards, NSW 2065  
P: +61 2 8437 1229 M: +61 405 150 608

Client  
Mayrin Development (AU) PTY LTD  
Suite 2505, 31 Market Street Sydney NSW 2000  
T: 02 8068 9698

**GROUP GSA**  
Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

T +612 9381 4144 F +612 9332 3458  
architecture interior design urban design landscape  
nom architect M. Sheldon 3990

Project Title  
822 Windsor Road  
Rouse Hill

Drawing Title  
STAGES 1 & 6  
GROUND LEVEL PLAN

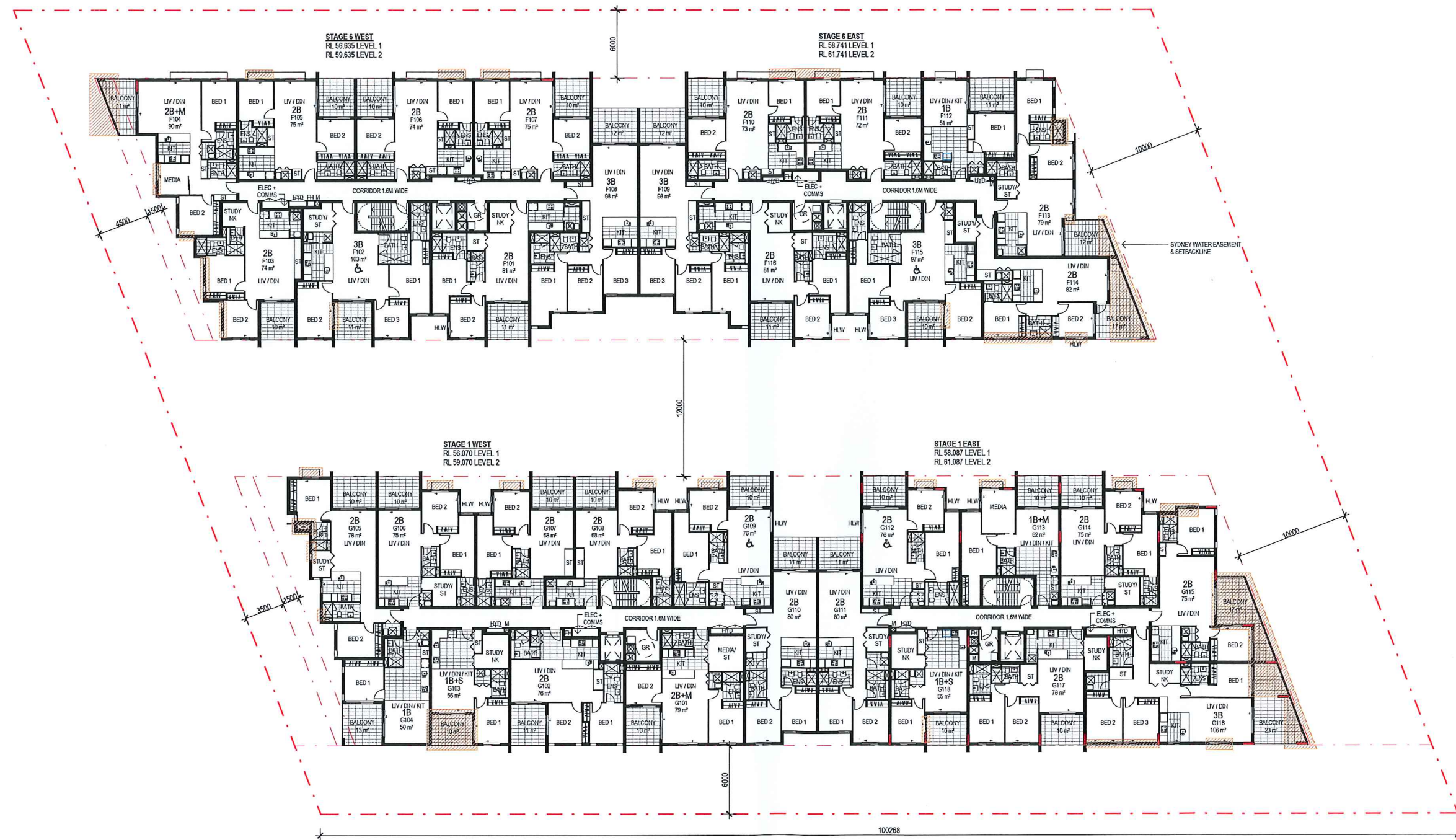
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Drawing Created (by)	YD
Plotted and checked by	YD
Verified	PI
Approved	AH

Project No	Drawing No	Issue
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Project Management  
**MCNALLY MANAGEMENT**  
Level 12, 49 York Street, Sydney  
P: +61 2 9299 3600 M: +61 411 275 816

Services  
**WOOD & GRIEVE ENGINEERS**  
Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
P: 028484 7000 F: 02 8484 7100

Structure  
**TAYLOR THOMSON WHITTING**  
L3, 48 Chandos St, St Leonards, NSW 2065  
P: +61 2 8437 7229 M: +61 405 160 608

Client  
**Mayrin Development (AU) PTY LTD**  
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T: 02 8068 9698

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Australia 2011  
www.groupgsa.com

T: +612 9361 4144 F: +612 9332 3458  
architecture interior design urban design landscape  
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Project Title  
**822 Windsor Road  
Rouse Hill**

Drawing Title  
**STAGES 1 & 6  
LEVELS 1 & 2 PLAN**

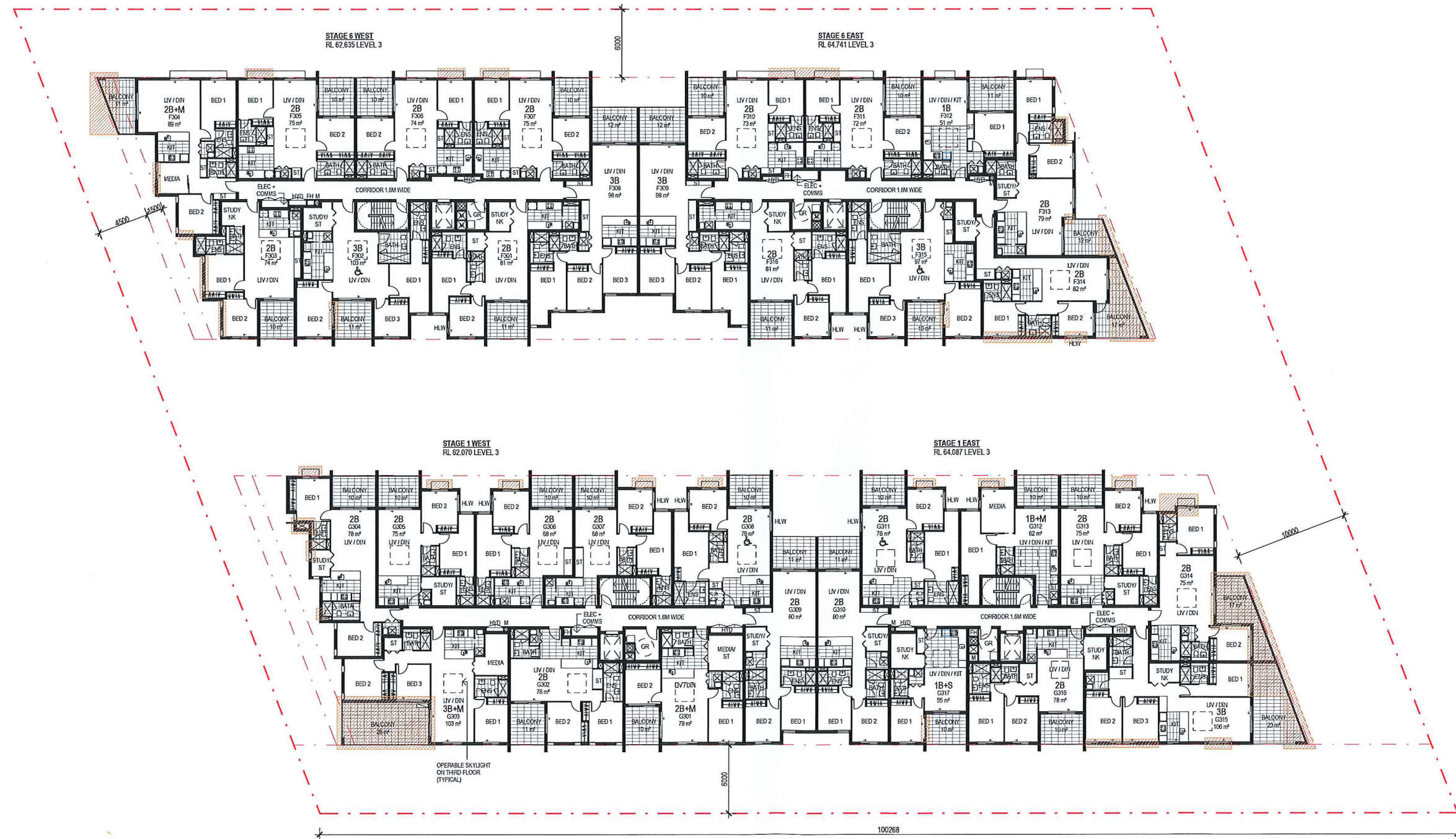
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Drawing Created (by)	YD	
Plotted and checked by	YD	
Verified	PI	
Approved	AH	
Project No	Drawing No	Issue

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■ DENOTES CHANGES TO THE FACADE



## FOR SECTION 96 APPLICATION

Project Management  
**MCCALLY MANAGEMENT**  
Level 12, 49 York Street, Sydney  
P: +61 2 9299 3500 M: +61 411 275 816

Services  
**WOOD & GRIEVE ENGINEERS**  
Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
P: 028484 7000 F: 02 8484 7100

Structure  
**TAYLOR THOMSON WHITTING**  
L3, 48 Chandos St, St Leonards, NSW 2065  
P: +61 2 8437 7229 M: +61 405 169 568

Client  
**Mayrin Development (AU) PTY LTD**  
Suite 2505, 31 Market Street Sydney NSW 2000  
T: 02 8068 9698

**GROUP GSA**  
Group GSA Pty Ltd ABN 76 002 113 779  
Level 7, 80 William St East Sydney NSW  
Australia 2011  
www.groupgsa.com

T: +612 9361 4144 F: +612 9332 3458  
architecture interior design urban design landscape  
nom architect M. Sheldon 3990

Project Title  
**822 Windsor Road  
Rouse Hill**

Drawing Title  
**STAGES 1 & 6  
LEVEL 3 PLAN**

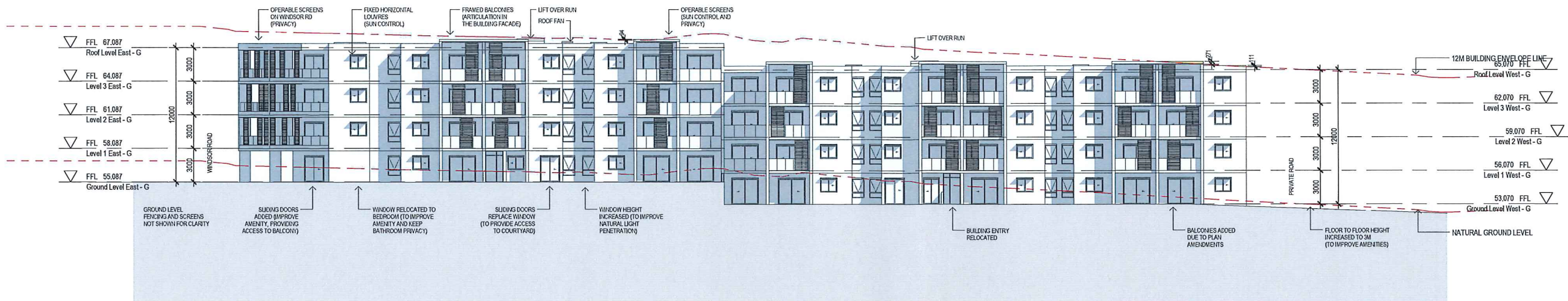
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Drawing Created (by)	YD	
Plotted and checked by	YD	
Verified	PI	
Approved	AH	
Project No	Drawing No	Issue

15 742 DA-10 A

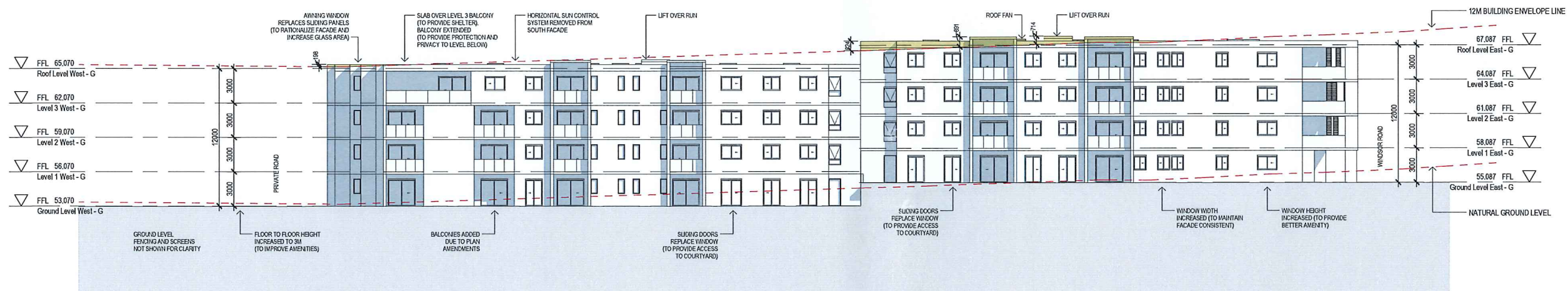
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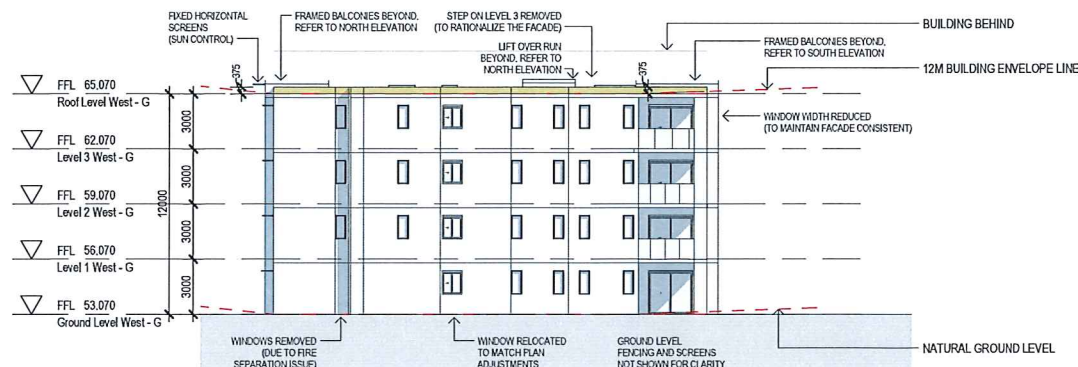




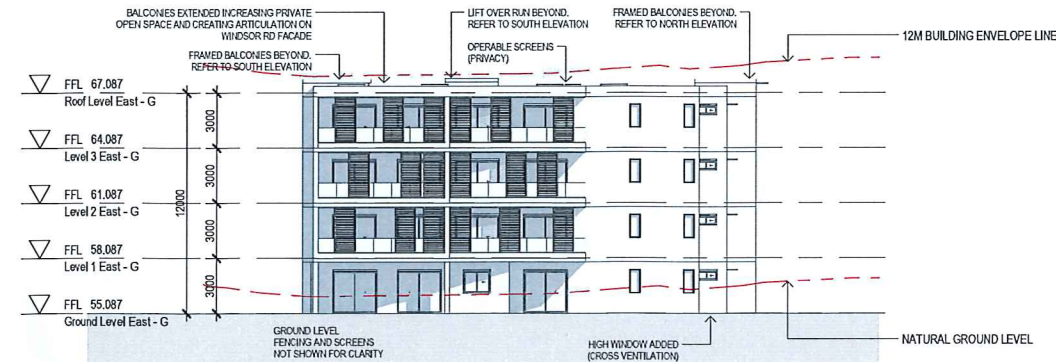
1 STAGE 1 - NORTH ELEVATION  
1:200



2 STAGE 1 - SOUTH ELEVATION  
1:200



3 STAGE 1 - WEST ELEVATION  
1:200



4 STAGE 1 - EAST ELEVATION  
1:200

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www.groupgsa.com  
T +612 9391 4144 F +612 9332 3458

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Drawing Title

STAGE 1 ELEVATIONS

Scale 1:200

Drawing Created (date) 12/11/15

Drawing Created (by) YD

Plotted and checked by YD

Verified PI

Approved AH

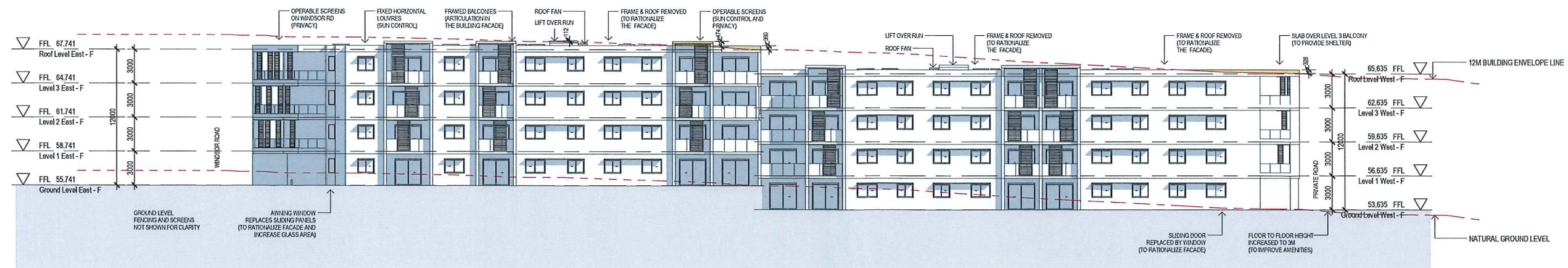
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15 742 DA-11 A

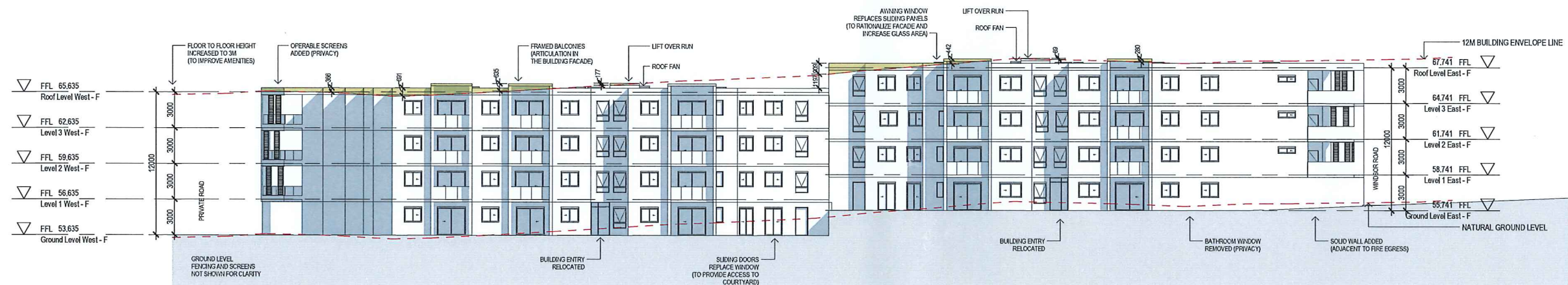
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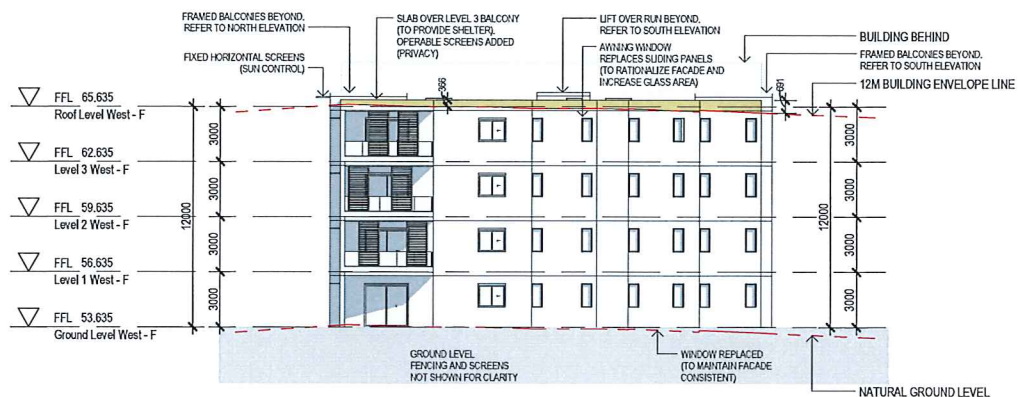




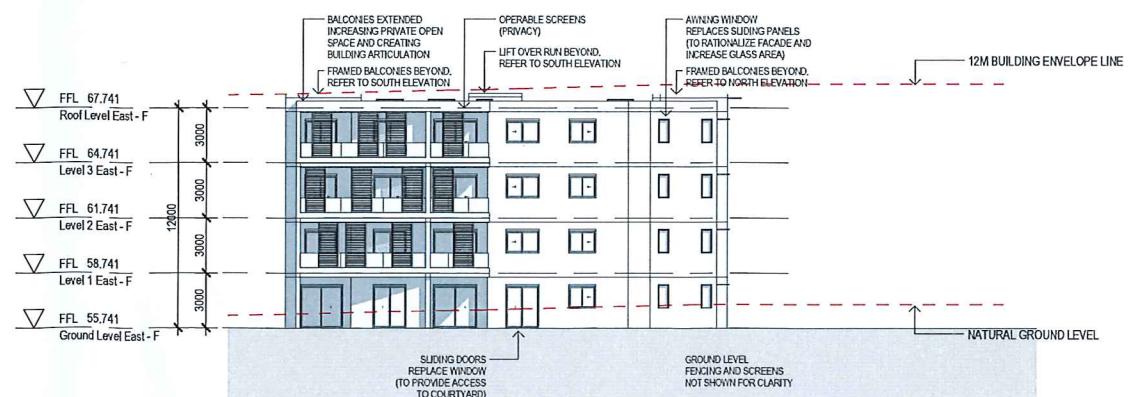
1 STAGE 6 - NORTH ELEVATION  
1:200



2 STAGE 6 - SOUTH ELEVATION  
1:200



3 STAGE 6 - WEST ELEVATION  
1:200



4 STAGE 6 - EAST ELEVATION  
1:200

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Drawing Title

**STAGE 6 ELEVATIONS**

Scale 1:200

Drawing Created (date) 12/11/15

Drawing Created (by) YD

Plotted and checked by YD

Verified PI

Approved AH

Project No Drawing No Issue

15 742 DA-12 A

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8/03/2016 3:15:32 PM



*Signature*  
PROPERTY DEVELOPERS PTY LTD

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

#### LEGEND

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

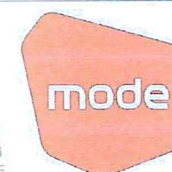
VISITOR DISABLED VISITOR

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



NORTH

PROJECT ADDRESS:  
822 Windsor Rd  
Rouse Hill, NSW 2155



URBAN DESIGN  
MASTER PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE  
GRAPHIC DESIGN

BRISBANE  
SYDNEY  
MELBOURNE  
PERTH  
DARWIN  
CAIRNS  
GOLD COAST  
SUNSHINE COAST  
AUCKLAND

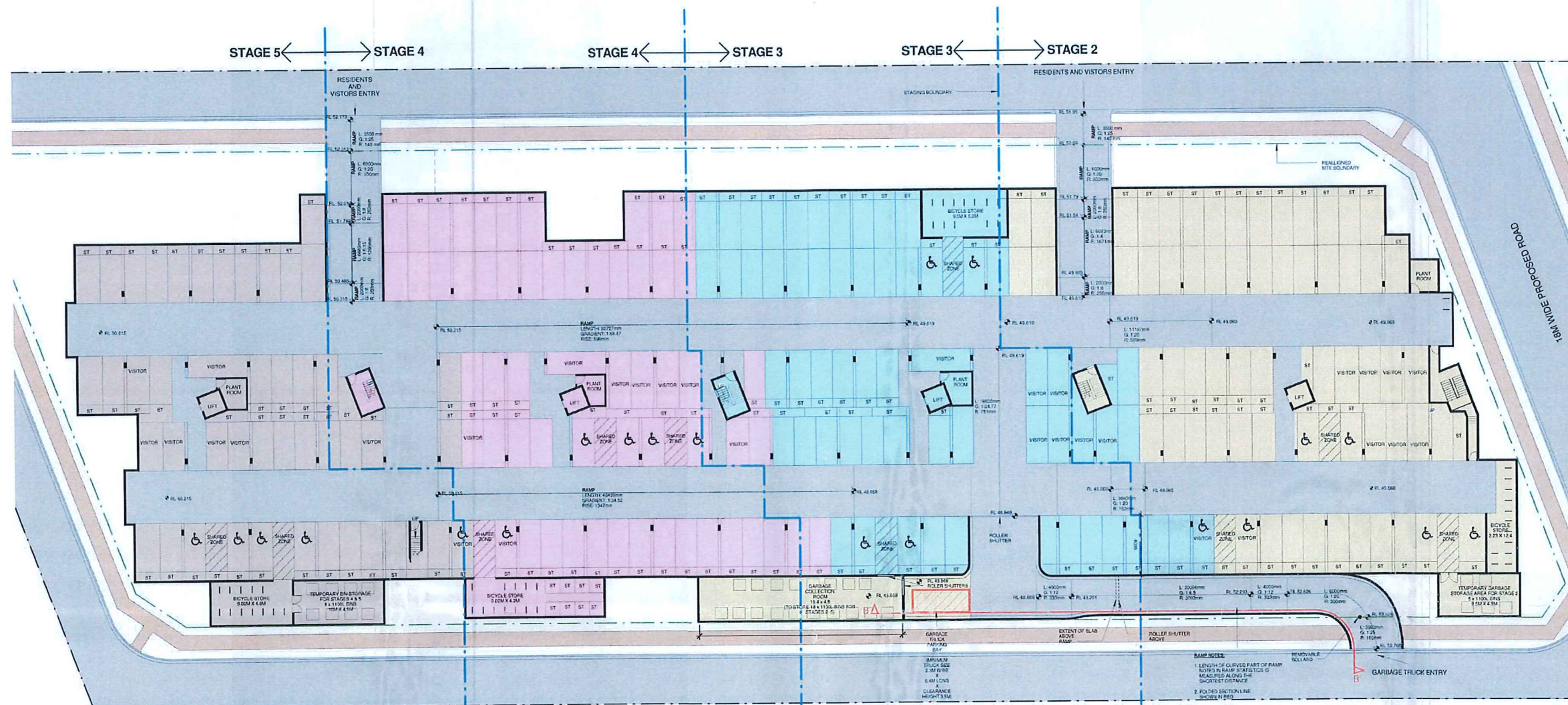
A.B.N. 65 112 807 931  
www.modedesign.com.au  
Shop 1, 35 Buckingham Street, Surry Hills, NSW 2010  
Tel +61 2 8396 9500 Fax +61 2 8396 9555  
sydney@modedesign.com.au

BLACKTOWN CITY COUNCIL  
**Development Consent**  
No. 14-1915  
This document forms part of the above approval issued under Section 80 of the Environmental Planning and Assessment Act 1979.  
This document must not be used or relied upon for construction purposes.  
Wendy Robinson  
General Manager

DRAWING TITLE  
STAGES 2 - 5 BASEMENT PLAN

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

**NO CHANGES**



#### STAGE 2 CAR PARKING REQUIRED:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
TBR units	1	1	1
2BR units	26	1	26
2BR+media units	3	2	6
3BR units	11	2	22
Visitors parking	1	0.2	0.2
TOTAL	43		55.2

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

#### STAGES 3 CAR PARKING REQUIRED:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
TBR units	1	1	1
1BR+media units	1	1	1
2BR units	26	1	26
2BR+media units	3	2	6
3BR units	11	2	22
Visitors parking	1	0.2	0.2
TOTAL	43		55.2

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

#### STAGE 2 TO 4 EACH:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
Residents	40	0.5	20.0
Visitors	40	0.002	0.8
TOTAL	80		20.8

Say  
Incl adaptable resident car parking  
Incl adaptable visitor car parking  
Incl max tandem parking  
BICYCLE PARKING PROVIDED 24

#### STAGE 4 CAR PARKING REQUIRED:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
TBR units	1	1	1
2BR units	26	1	26
2BR+media units	3	2	6
3BR units	11	2	22
Visitors parking	1	0.2	0.2
TOTAL	43		55.2

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

#### STAGE 5 CAR PARKING REQUIRED:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
TBR units	1	1	1
2BR units	26	1	26
2BR+media units	3	2	6
3BR units	11	2	22
Visitors parking	1	0.2	0.2
TOTAL	43		55.2

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

#### STAGE 5 BICYCLE PARKING REQUIRED:

	TOTAL UNITS	RATE (per unit)	CAR PARKING REQUIREMENT
Residents	34	0.5	17.0
Visitors	26	0.002	0.5
TOTAL	60		17.5

Say  
21

#### GARBAGE BIN REQUIREMENTS

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

COLLECTION RATE FOR MIXED WASTE & RECYCLING: TWICE WEEKLY

BIN SIZE: 1100 litres

TOTAL NO OF UNITS 269

	NO OF UNITS	MIXED WASTE BINS REQUIRED	MIXED WASTE BINS REQUIRED ROUNDED UP	RECYCLED WASTE BINS REQUIRED	RECYCLED WASTE BINS REQUIRED ROUNDED UP	TOTAL BINS REQUIRED	LOCATION
STAGE 1A & 6A	64	3.49	4	2.33	3	7	Temporary storage area located in Upper Level Basement for stages 1A & 6A
STAGE 1B & 6B	69	3.76	4	2.51	3	7	Garbage collection room located on Upper Level Basement for stages 1A, 6A, 1B and 6B
STAGE 2	40	2.18	3	1.45	2	5	Temporary garbage storage area located in basement for stage 2 only
STAGE 3	40	2.18	3	1.45	2	5	Garbage collection room located in the basement for stages 2 & 3
STAGES 4 & 5	76	4.15	5	2.76	3	8	Temporary garbage storage area located in basement for stages 4 & 5
TOTAL NO OF UNITS	269						