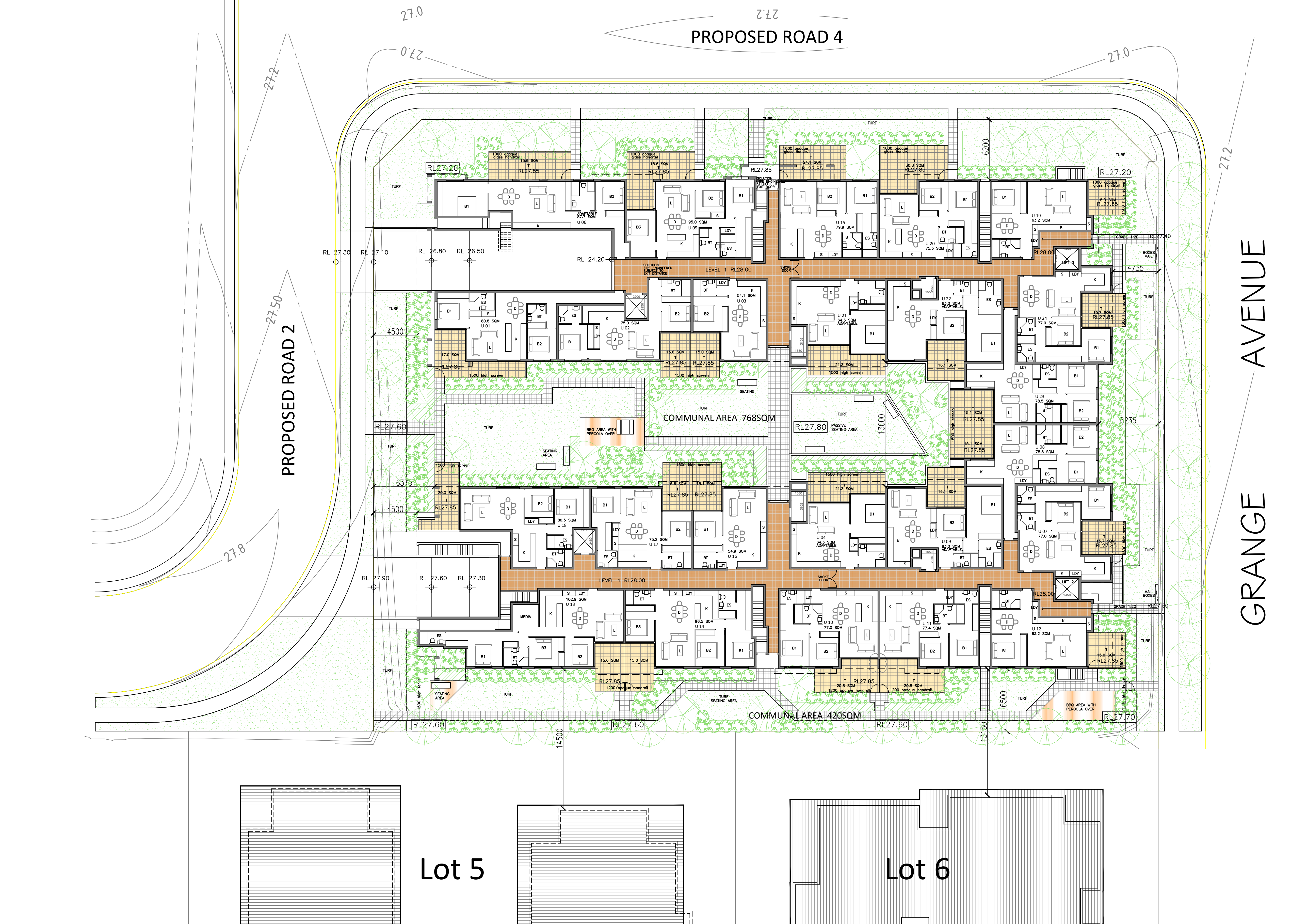


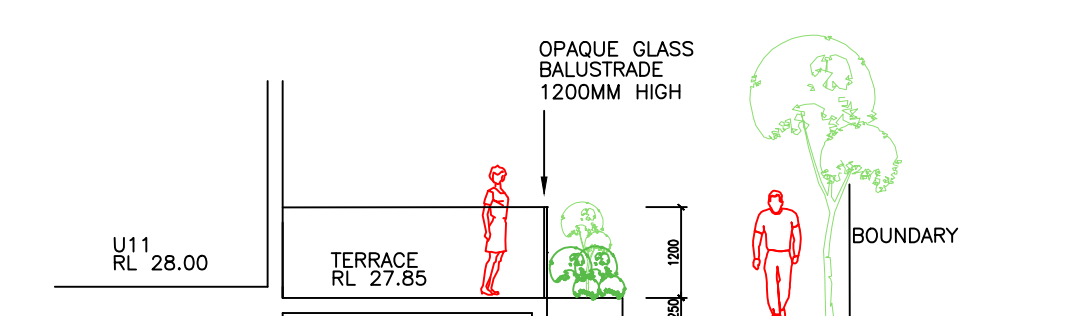


BASIS NOTES

PLANT INDIGENOUS OR LOW WATER SPECIES			
INSTALL CENTRAL HOT WATER SYSTEM			
THERE IS NO INSULATED HEATING PROPOSED			
THERE IS NO SWIMMING POOL OR SPA PROPOSED			
FLOORS AND WALLS WILL BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS			
UNIT	HEATING LOAD (35MJ/SQM/TR)	COOLING LOAD (35MJ/SQM/TR)	
1	61	19	
2	78	18	
3	67	23	
4	72	19	
6	54	91	
7	70	18	
8	49	12	
9	81	17	
10	37	27	
11	80	30	
12	55	29	
13	46	18	
14	43	29	
15	17	19	
16	64	20	
17	86	20	
18	66	19	
19	66	35	
20	55	31	
21	74	17	
22	78	16	
23	45	11	
24	78	20	
26	34	13	
31	23	13	
62	38	21	
79	35	20	
81	32	32	
82	14	35	
83	50	50	
84	18	39	
85	54	40	
86	71	55	
87	79	55	
88	21	61	
89	44	38	
90	45	30	
91	18	27	
92	59	32	
93	86	52	
94	8	35	
95	51	3	
96	50	53	
97	57	33	
98	38	41	
99	60	50	
100	53	42	
101	33	27	
102	68	65	
103	75	33	
104	22	34	
105	61	34	
106	48	34	
25/53	13	24	
26/54	13	21	
27/55	60	31	
28/56	25	23	
29/57	56	28	
30/58	60	34	
32/60	7	41	
33/61	64	23	
35/63	45	21	
36/64	18	27	
37/65	88	27	
38/66	77	34	
39/67	3	22	
40/68	45	37	
41/69	42	36	
42/70	49	21	
43/71	31	22	
44/72	55	28	
45/73	45	24	
46/74	17	21	
47/75	58	42	
48/76	73	25	
49/77	16	18	
50/78	54	21	
52/80	53	22	
ALL OTHER DWELLINGS	68	35	

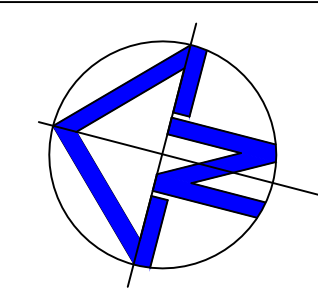
BASEMENT 1/2 MECHANICAL EXHAUST/CO2 MONITOR + VSD FAN/FLUORESCENT LIGHT/MOTION SENSORS
LIFT GEARLESS TRACTION WITH VVVF MOTOR/COMPACT FLURO CONTROLLED BY CALL BUTTON
FOYER L1-L4 MECHANICAL SUPPLY AND EXHAUST/TIMECLOCK/COMPACT FLUORESCENT LIGHT/MOTION SENSORS
WASTE ROOM VENTILATION EXHAUST FLURO MANUAL ON + OFF
CENTRAL 60000L RAINWATER TANK TO IRRIGATE 1641SQM OF COMMUNAL OPEN SPACE GARDEN AND SUPPLY TOILETS
SHOWER HEADS 3 STAR 7.5-9.0L/MIN
WC FLUSHING SYSTEMS 4 STAR
KITCHEN TAPS 3 STAR
BATHROOM TAPS 4 STAR
DISHWASHERS 4 STAR
WELL VENTILATED REFRIGERATOR
CLOTHES DRYER 2 STAR
NO HW RECIRCULATION OR DIVERSION
AIR CONDITIONING SINGLE PHASE 2.5 STAR
GAS COOK TOPS AND ELECTRIC OVENS
HOT WATER CENTRAL GAS BOILER WITH R1.0 INSULATION TO INTERNAL PIPING
EACH BATHROOM TO HAVE INDIVIDUAL EXHAUST FAN TO FACADE OR ROOF MANUALLY SWITCHED
EACH KITCHEN TO HAVE INDIVIDUAL EXHAUST FAN TO FACADE OR ROOF MANUALLY SWITCHED
EACH LAUNDRY TO HAVE INDIVIDUAL EXHAUST FAN TO FACADE OR ROOF MANUALLY SWITCHED

NUMBER OF UNITS 106
NUMBER OF ADAPTABLE UNITS 11 (10%)



TYPICAL SECTION GROUND FLOOR TERRACE

M	20.09.18	REVISED FOR DEVELOPMENT APPLICATION
L	27.08.18	REVISED FOR DEVELOPMENT APPLICATION
K	27.04.18	REVISED FOR DEVELOPMENT APPLICATION
J	07.03.17	REVISED FOR DEVELOPMENT APPLICATION
I	10.11.16	REVISED FOR DA
H	30.11.15	CONSULTANT ISSUE
G	18.11.15	DA ISSUE
ISSUE	DATE	AMENDMENT



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SITE AREA 5206SQM
SITE COVERAGE 2621SQM (50%)
LANDSCAPE AREA 2001SQM (38%)
COMMUNAL AREA 1188SQM (23%)

PROJECT
PROPOSED RESIDENTIAL APARTMENTS
PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

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BROOKS PROJECTS
architects

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P: (02) 94847611 F: (02) 94847611
A.B.N. 82 306 483 112

TITLE
LEVEL 1 PLAN

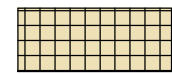
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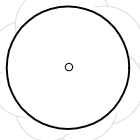
PLANT SCHEDULE.

PLANT SCHEDULE.		QTY	SIZE	COMMON NAME	EST HT X SP @ MAT
ANGOPHORA FLORIBUNDA	A	10	75L	Rough bark apple	18 x 6m
BRACHYCHITON ACERIFOLIUS	B	9	"	Illowarra flame tree	8 x 4.5m
MELALEUCA STYPHELOIDES	S	5	"	Prickly paperbark	8 x 4m
ACER BEUGERANUM	+	2	75L	Trident maple	8 x 4m
EUCALYPTUS CREBRA		2	"	Ironbark	15 x 6m
ELAEOCARPUS RETICULATUS	C	12	"	Blueberry Ash	6 x 3m
LAGERSTROEMIA INDICA 'NATCHEZ'	E	13	"	Crepe myrtle var	3.5 x 3.5m
MAGNOLIA 'LITTLE GEM'	L	9	"	Dwarf evergreen magnolia	3 x 1.5m
PYRUS USSURIENSIS	P	10	"	Manchurian pear	8 x 5m
CALLISTEMON 'SCARLET FLAME'	C	12	5L	Dwarf bottlebrush var	1 x 1m
CORDYLINE STRICTA	+	38	"	Palm lily	1.5 x 1m
DORYANTHES EXCELSA	D	11	"	Gymea lily	2 x 2m
LOROPETALUM 'RUBRUM'	F	50	"	Purple fringe flower	1 x 1.5m
MURRAYA PANICULATA	M	54	"	Orange jessamine	2 x 1.5m
MELALEUCA THYMIFOLIA	T	25	"	Thyme honey myrtle	1.5m hedged
MELALEUCA 'CLARET TOPS'	O	12	"	Melaleuca var	1 x 1m
PHORMIUM TENAX 'RUBRUM'	X	38	"	NZ flax var	1.5 x 1.5m
RAPHIOLEPIS 'SNOW MAIDEN'	R	38	"	Dwarf indian hawthorn var	1 x 1m
SYZYGIUM PANICULATUM 'DWARF'	S	58	"	Dwarf lillipilli var	2 x 1.2m
SYZYGIUM 'PINK CASCADE'	P	35	"	Dwarf lillipilli var	2.5 x 1.5m
VIBURNUM 'DENSE FENCE'	V	63	"	Viburnum	2.5 x 1.5m
WESTRINGIA 'AUSSIE BOX'	W	22	"	Coast rosemary var	1.5 x 1.5m
LOMANDRA 'TANIKA'		@500cts	2.5L	Mat rush var	g'cover
NANDINA 'GULF STREAM'		"	"	Dwarf nandina var	0.5 x 1.5m
TRACHELOSPERMUM TRICOLOR		"	"	Star jasmine var	g'cover
WESTRINGIA FRUTICOSA 'MUNDI'		@1mcts	"	Dwarf coast rosemary	0.4 x 1.5m
LIRIOPE 'EVERGREEN GIANT'		@500cts	"	Large liriope	0.7 x 0.7m
LIRIOPE MUSCARI		@300cts	"	Liriope	0.3 x 0.3m
VIOLA HEDERACEAE		@500cts	"	Native violets	g'cover
VITIS VINIFERA			"	Ornamental grape	Train over pergola.

LEGEND



SELECTED TILE FINISH TO COMMON OPEN SPACE.



EXISTING TREES REMOVED



BRICK EDGING TO MASS PLANTED AREAS

FRL

PROPOSED FINISHED LEVELS

TW

PROPOSED LEVEL TOP PLANTER WALLS



TURF AREAS: SIR WALTER BUFFALO



PROPOSED STORMWATER LINES WITH PLANTER BOX DRAINAGE POINTS + TERRACE DRAINAGE POINTS.



PICNIC SETTING ON SLAB MOODIE OUTDOOR PRODUCTS [ROOCYCLE] PRODUCT NO. SKU 18940



BENCH SEATS MOODIE OUTDOOR PRODUCTS ROOCYCLE BENCH SEATS.

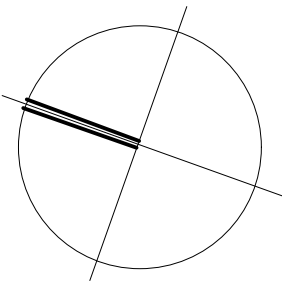


PEDESTAL ELECTRIC BBQ. MOODIE OUTDOOR PRODUCTS PRODUCT NO. 10159.

PROPOSED RESIDENTIAL APARTMENTS- BLOCK A
210 GRANGE AVE., MARSDEN PARK.
PROPOSED LOT 7 DP 802880

E	MINOR UPDATE	18.10.18
D	MINOR UPDATE	20.09.18
C	UPDATE FOLL REVIEW, NEW DRAWING ADDED	23.08.18
B	DEVELOPMENT APPLICATION	17.11.15
A	PRELIMINARY	11.11.15
ISSUE	AMENDMENTS	DATE

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NOV 2015
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15-030- APT A-L01

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PROJECT.
PROPOSED RESIDENTIAL APARTMENTS
210 GRANGE AVE., MARSDEN PARK
PROPOSED LOT 7 DP 802880

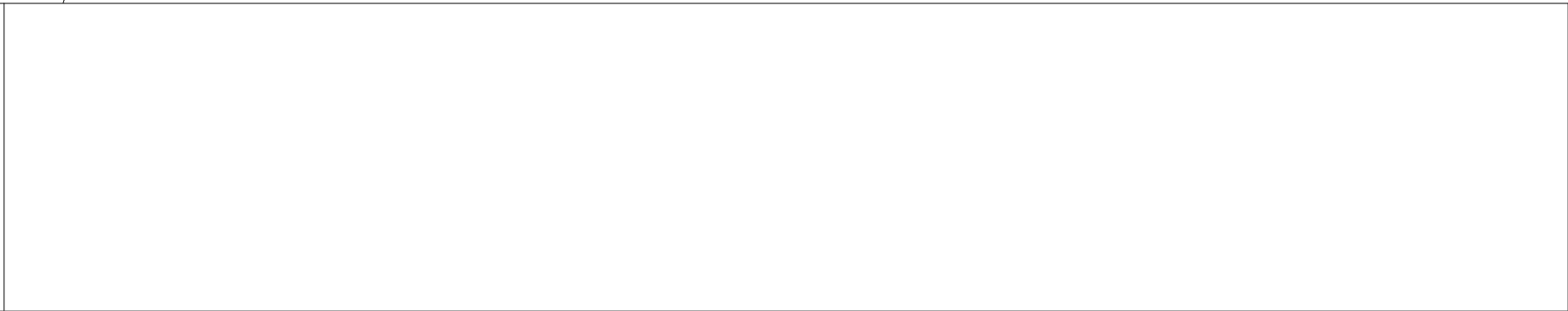
DRAWING.
LANDSCAPE PLAN

JOCELYN RAMSAY & ASSOC. PTY. LTD
A.B.N. 36 097 146 999
LANDSCAPE ARCHITECTS.
SUITE K 680 PACIFIC HWY.,
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D	MINOR UPDATE	20.09.18
C	UPDATE FOLL. REVIEW	23.08.18
	NEW DRAWING ADDED	
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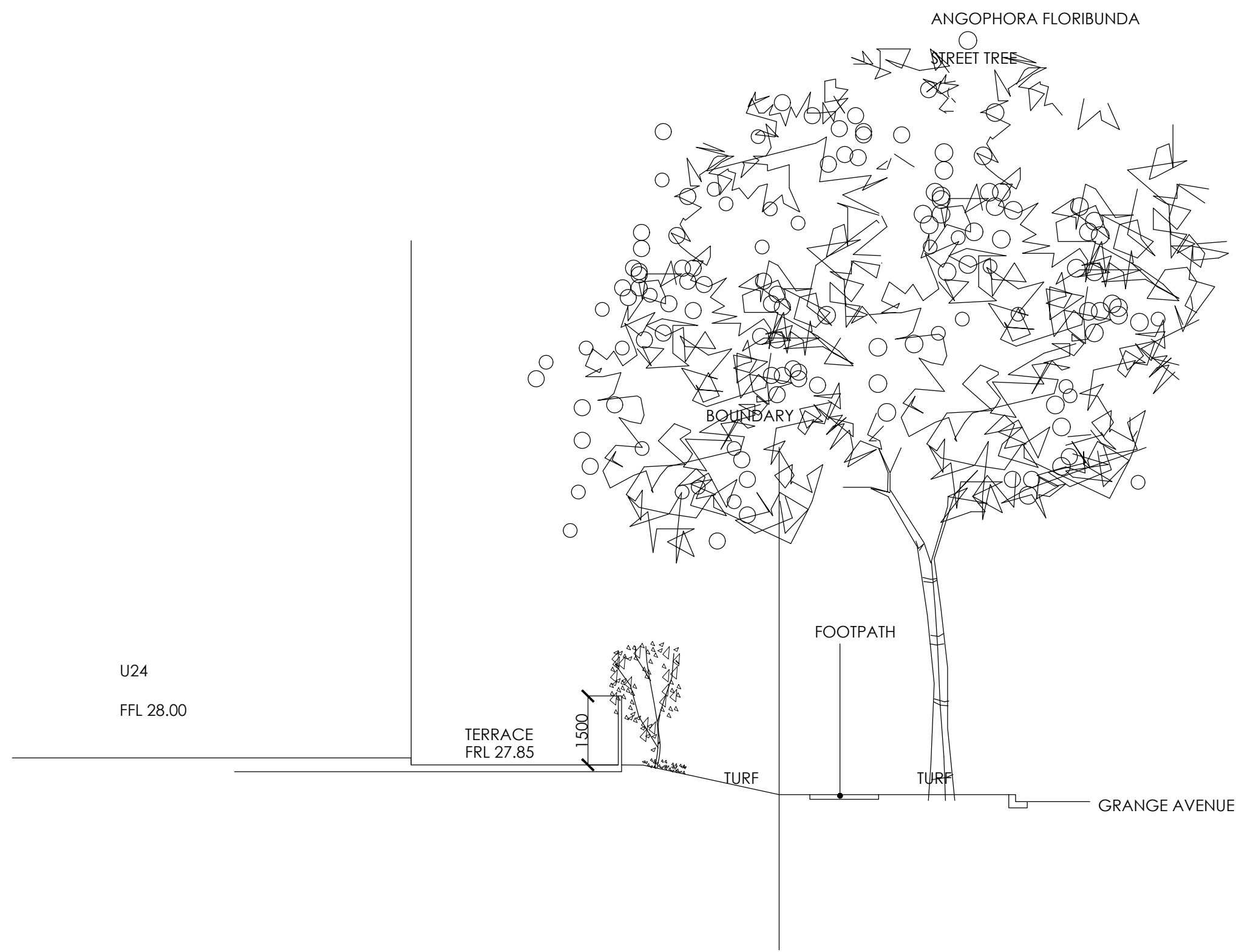
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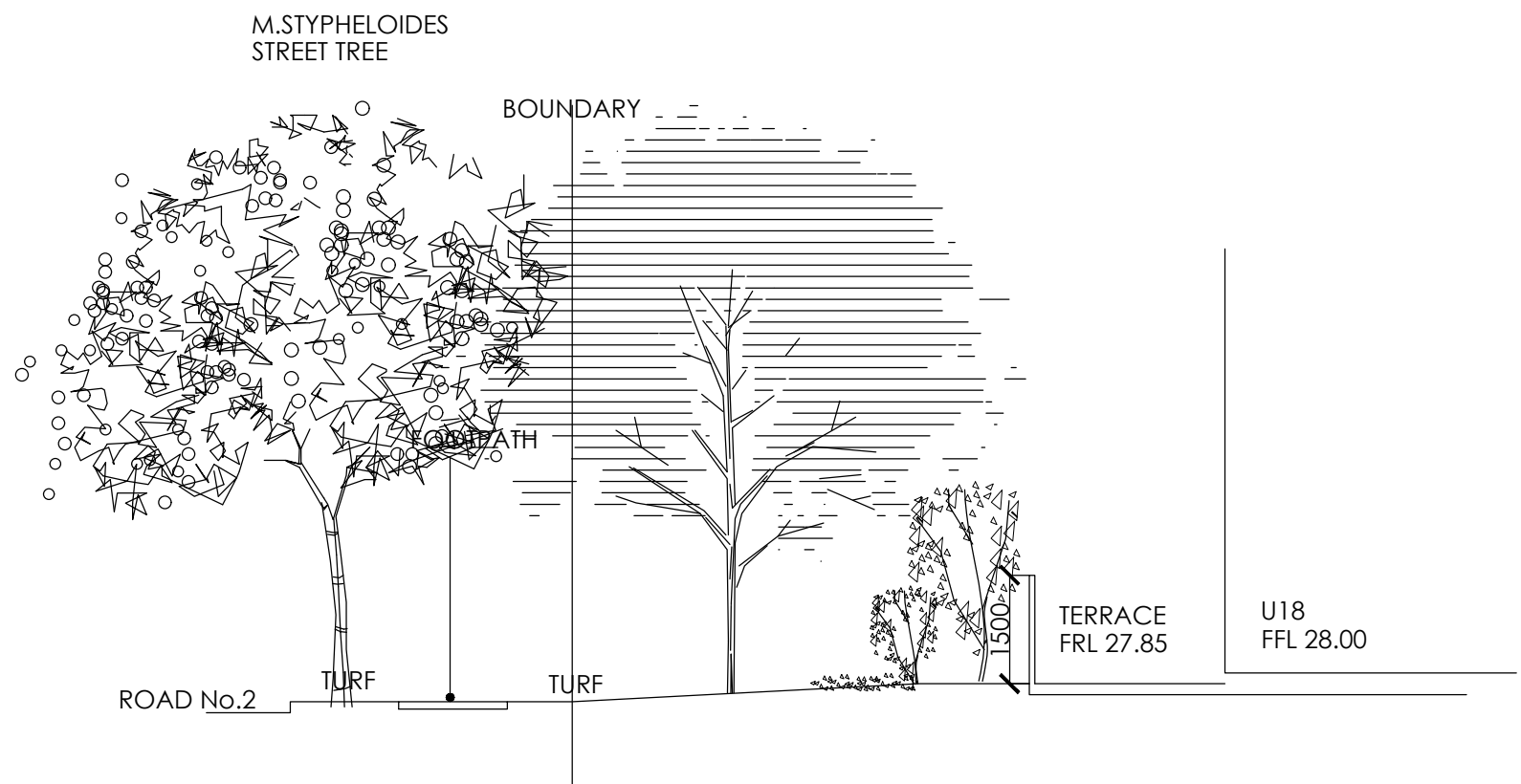
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PROPOSED RESIDENTIAL APARTMENTS
210 GRANGE AVE., MARSDEN PARK
PROPOSED LOT 7 'DP 802880

DRAWING:
LANDSCAPE PLAN

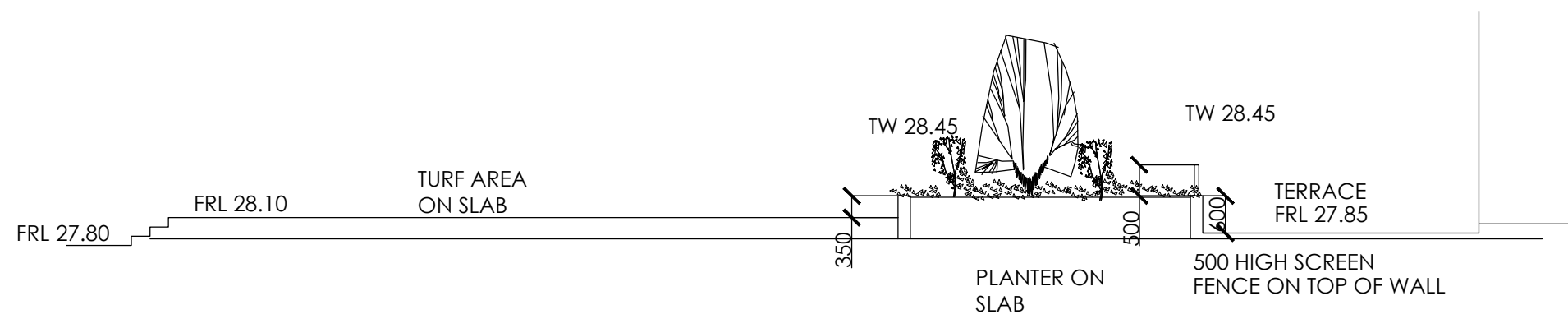
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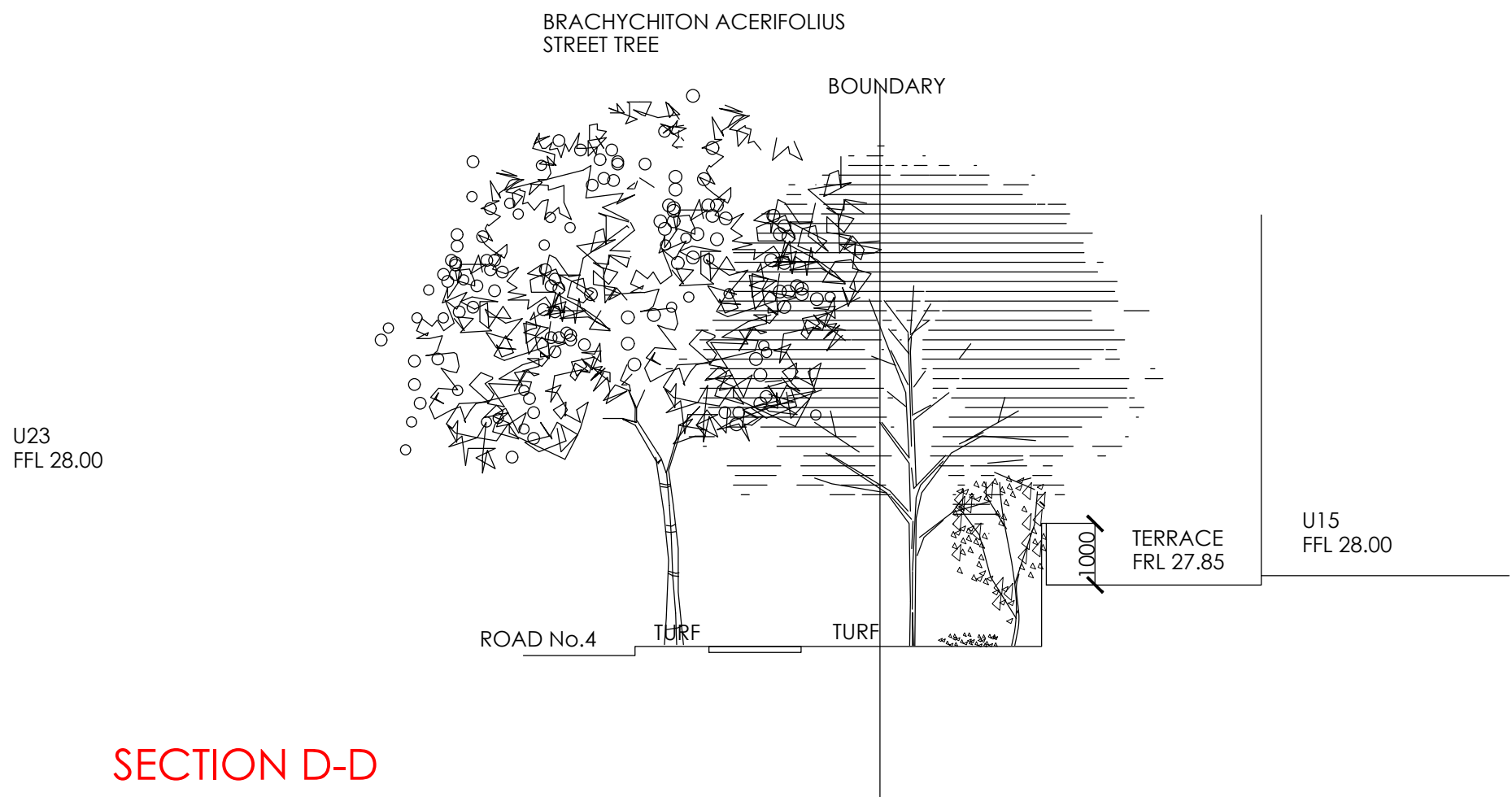
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1:100 SCALE



SECTION C-C
1:100 SCALE



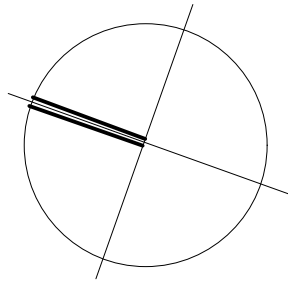
SECTION B-B
1:100 SCALE



SECTION D-D
1:100 SCALE

B	TITLE BLOCK UPDATE	19.10.18
A	NEW DRAWING	23.08.18
ISSUE	AMENDMENTS	DATE

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DWG. NO.
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SCALE
1:100 @ A1
NO. IN SET
3

PROJECT.
PROPOSED RESIDENTIAL APARTMENTS
210 GRANGE AVE., MARSDEN PARK
PROPOSED LOT 7 DP 802880

DRAWING.
LANDSCAPE SECTIONS

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