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ARCHITECTURALS

BASIX Commitments

Water Commitments:

*Planting

- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

*Fixtures

- Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

*Hotwater

- Must install a gas instantaneous 5 Star system for each dwelling.

*Cooling/ Heating System

- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher to the living areas of each dwelling.

*Ventilation

- Must install ventilation systems in:

Bathroom Units 1,5 & 12,24,45 53,67 68,72,75

TR: Individual fan not ducted; Operation control: manual switch on/off. All other Bathroom Units: individual fan ducted to facade or roof; Operation control: manual switch on/off.

- Kitchen Units 2,8,17,20,30,34,39,70: individual fan, not ducted; Operation control: manual switch on/off. All other Kitchen Units: individual fan ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof; Operation control: manual switch on/off.

*Natural Lighting

- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

*Other

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

*Fixtures

- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

*Ventilation

Must install ventilation in:

- Car park Ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.

*Lighting

Must install lighting in:

- Car park: fluorescent: Efficiency measure: daylight sensors.
- Lift cars: fluorescent: Efficiency measure: continuous or lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor foyers and hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

DESIGN FACTS

Site Area	3193.81m²	
	Required/Allowed	Provided
Total Built-up Area	7186.07 m²	7088.04 m²
FSR	1.75:1 + 0.469:1 Affordable Housing Bonus = 2.219:1	2.219:1
Permissible Height	19m	19.47m max. Due to flooding freeboard needed
Front Setback	6m	3m–6m
Side Setback	4.5m	6m
Rear Setback	4.5m	6m
Car Spaces (Residential)	102.6	110
Car Spaces (Visitor)	17.4	17
Total Car Spaces	120	127
Communal Open Space		799.39 m² (25.0%)
Total Deep Soil Area		569.40 m² (17.8%)
Total Landscape Area		1107.12 m² (34.7%)
Unit Mix		1 x Studio 18 x One Bedroom 67 x Two Bedroom 1 x Three Bedroom
Total Units		87 Residential Units

ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A2
DA:000	Cover Sheet	
UA:100	Site Analysis 1/2	1:2500
UA:101	Site Analysis 2/2	1:2500
UA:102	Streetscapes	1:200
DA:200	Site Plan	1:200
DA:201	Basement 2 Plan	1:200
DA:202	Basement 1 Plan	1:200
DA:203	Ground Floor Plan	1:200
DA:204	1st–3rd Floor Plan	1:200
DA:205	4th–5th Floor Plan	1:200
DA:206	Roof Plan	1:200
DA:300	Elevations 1/2	1:200
DA:301	Elevations 2/2	1:200
DA:302	Sections	1:200
DA:600	Shadow Diagrams 1/6	1:500
DA:601	Shadow Diagrams 2/6	1:500
DA:602	Shadow Diagrams 3/6	1:500
DA:603	Shadow Diagrams 4/6	1:500
DA:604	Shadow Diagrams 5/6	1:500
DA:605	Shadow Diagrams 6/6	1:500

Drawing number	Drawing Title	Drawing Scale on A2
DA:700	Potential Substation & Booster Location Plan	1:200
DA:701	Deep Soil Calculation	1:200
DA:702	Landscape Calculation	1:200
DA:703	Communal Open Space Calculation	1:200
DA:704	Natural Cross–Flow Ventilation Diagrams	1:350
DA:705	Affordable Unit Allocation	1:350
DA:706	Communal Open Space Shadow Analysis 1/4	1:500
DA:707	Communal Open Space Shadow Analysis 2/4	1:500
DA:708	Communal Open Space Shadow Analysis 3/4	1:500
DA:709	Communal Open Space Shadow Analysis 4/4	1:500
DA:710	ADG Key Compliance Schedule 1/3	
DA:711	ADG Key Compliance Schedule 2/3	
DA:712	ADG Key Compliance Schedule 3/3	

150711 Proposed Residential Development at 116-124 Restwell Street, Bankstown

Legend:

- Open Spaces
- Prevailing Wind north easterly- south westerly
- Major Trees
- Building Edge

Open Space, Landform and Building Edge

Scale: 1:2500 (on A2)

1 Macauley Avenue, Bankstown

Legend:

- Single Storey
- Two Storey
- Three Storey
- Four Storey
- Five Plus Storey
- Vehicular Circulation
- Pedestrian Circulation

Circulation and Building Height

Scale: 1:2500 (on A2)

101 Restwell Street, Bankstown

3	REVISED IN ACCORDANCE WITH COUNCIL	20.12.14	PB
2	REVISED IN ACCORDANCE WITH COUNCIL REQUESTS	12.12.14	JH
1	REVISED IN ACCORDANCE WITH COUNCIL REQUESTS	1.10.14	JH/PB
A	ISSUED FOR DISCUSSION	18.09.14	JH
Issue	Amendment	Date	Drawn

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N

SITE ANALYSIS 1/2

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

Issue: D

Job No. 140711 UA:100

Scale: 1:2500 (on A2)

Legend:

- Single family Dwelling
- Unit / Townhouse Dwelling
- Retail / Commercial
- Education
- Mixed Use
- View

Building Use and Photo Location

Scale 1:2500 (on A2)

114 Restwell Street, Bankstown

Figure Ground and Location

Scale: 1:2500 (on A2)

32a Macauley Avenue, Bankstown

3	AMENDED & REVISED TO COMPLY WITH COUNCIL	25.10.16	JH
2	AMENDED & REVISED TO MEET WITH COUNCIL PRE-DA COMMENTS	23.09.16	JH
1	AMENDED & REVISED TO COMPLY WITH COUNCIL PRE-DA COMMENTS	16.08.16	PH/JH
A	DESIGN FOR DA SUBMISSION	15.07.16	JH
REV	REVISION	DATE	DRAWN

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N

SITE ANALYSIS 2/2

AMENDED BY BANKSTOWN CITY COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

140711 UA:101

1:2500 (on A2)

D

Streetscape (Macauley Avenue)

Scale 1:200 (on A2)

Streetscape (Restwell Street)

Scale 1:200 (on A2)

0 1 2 5 10 20

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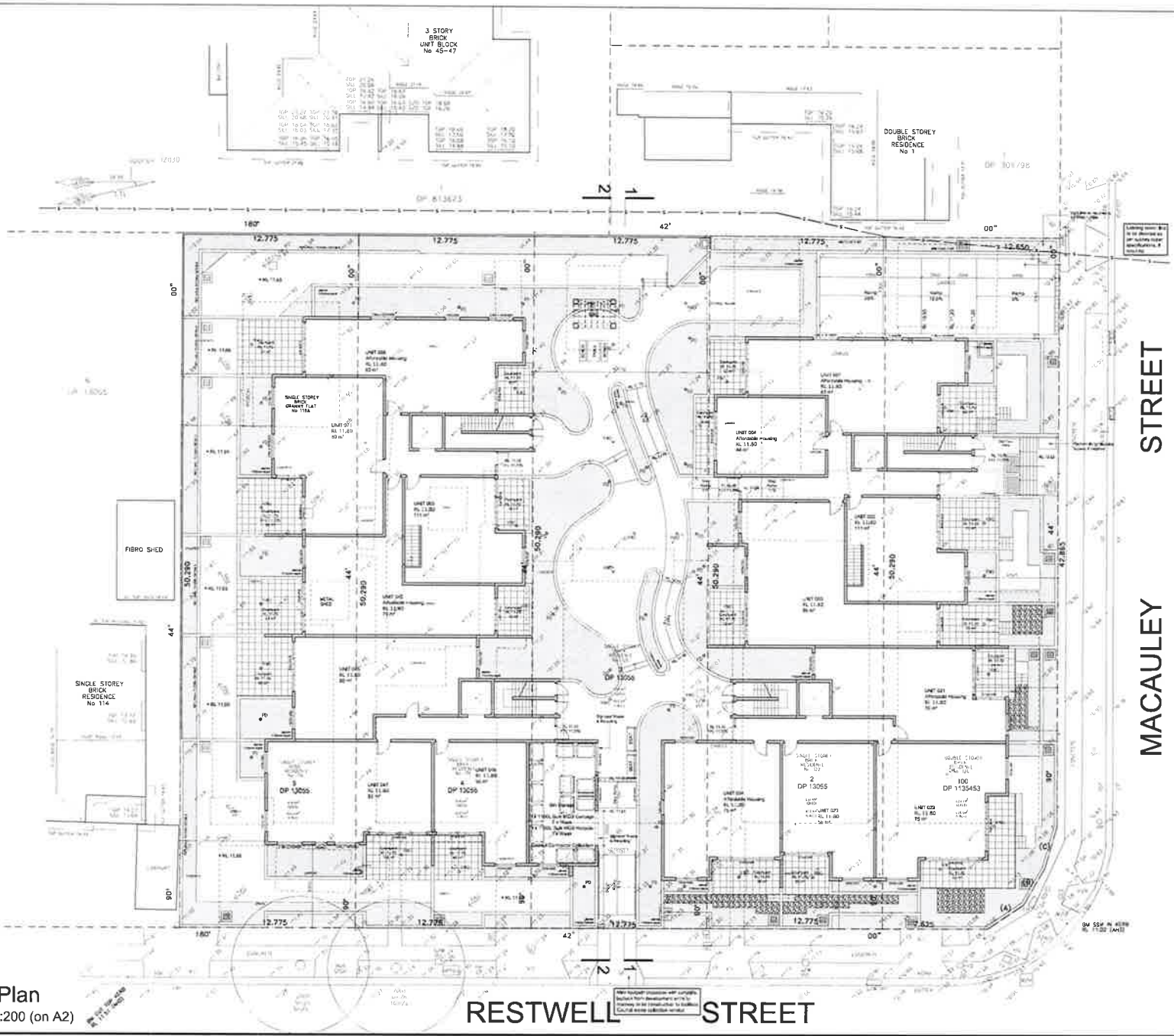
STREETSCAPES

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

140711 UA:102

1:200 (on A2)



BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling / Heating System
- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation systems in: Bathroom Units 1,5,8,12,24,48,54,67,68,72,75: Individual fan not ducted: Operation control: manual switch on/off. All other Bathroom Units: Individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 2,8,17,20,60,64,68,76: Individual fan, not ducted: Operation control: manual switch on/off. All other Kitchen Units: Individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Each laundry: Individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an hood or shallow ducted drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust) Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensor.
- Lift car: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

Site Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

3	AMENDED IN ACCORDANCE WITH COUNCIL	24.11.10	JH
2	AMENDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS	12.10.10	JH
1	AMENDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS	Aug 10	JH/DS
0	ISSUED FOR DA SUBMISSION	22.07.10	JH/DM
ISSUE	REVISION	DATE	DRAWN

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N

DWG No: SITE PLAN

ISSUED AT BANKSTOWN CITY COUNCIL

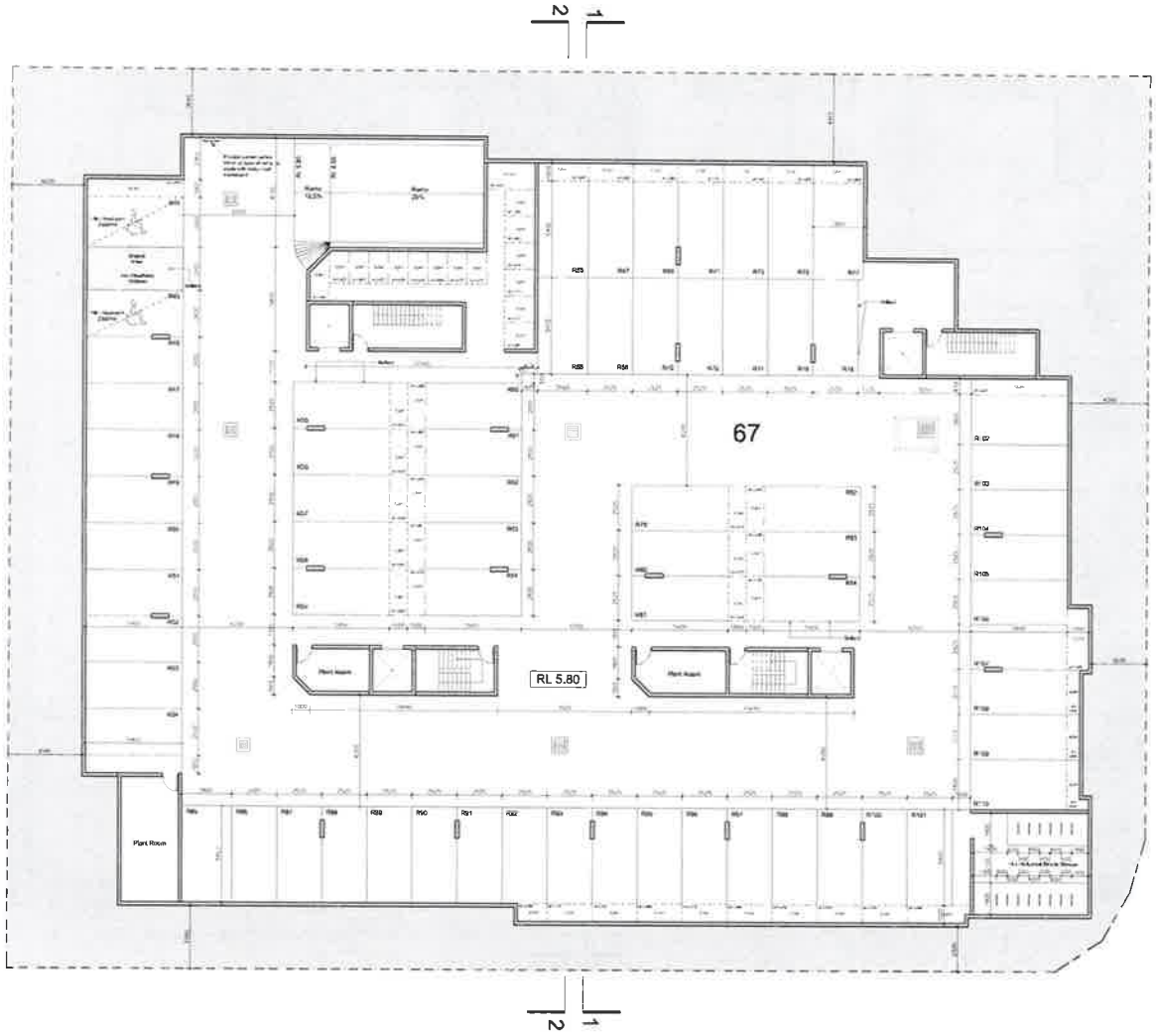
DRAWN BY: JPB
DESIGNED BY: TC
DATE: JULY 10

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

JOB No: 160711 DA.200

1:200 (on A2)

ISSUE: D



BASIX Commitments

Water Commitments:

* **Planting**

- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* **Fixtures**

- Must install 3 Star rating showerheads in all showers (9L a sub category).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* **Hotwater**

- Must install a gas instantaneous 5 Star system for each dwelling.

* **Cooling/ Heating System**

- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher in the living areas of each dwelling.

* **Ventilation**

- Must install ventilation systems in:
Bathroom Units 1, 3 & 12,24,45 & 57,68,72 75 /56: individual fan, not ducted; Operation control: manual switch on/off. All other bathroom units: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Kitchen Units 2,9,17 / 20,60,64,69 /76: individual fan, not ducted; Operation control: manual switch on/off. All other kitchen units: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof; Operation control: manual switch on/off.

* **Natural Lighting**

- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* **Other**

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* **Fixtures**

- Must install 4 Star rating toilet flushing system in common areas.
- Must install 4 Star rating taps.

Energy Commitments:

* **Ventilation**

Must install ventilation in:
- Car park: Ventilation (supply + exhaust)
Efficiency measure: Carbon monoxide monitor + VSD fan.

* **Lighting**

Must install lighting in:
- Car park: fluorescent; Efficiency measure: daylight sensors.
- Lift cars: fluorescent; Efficiency measure: connected to lift call button.
- Garbage room: fluorescent; Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/lobbies: fluorescent; Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent; Efficiency measure: manual on / manual off.

Basement 2 Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

2	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
0	[illegible]	[illegible]	[illegible]

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N

DWG TITLE: BASEMENT 2 PLAN

ISSUED AT BANKSTOWN CITY COUNCIL

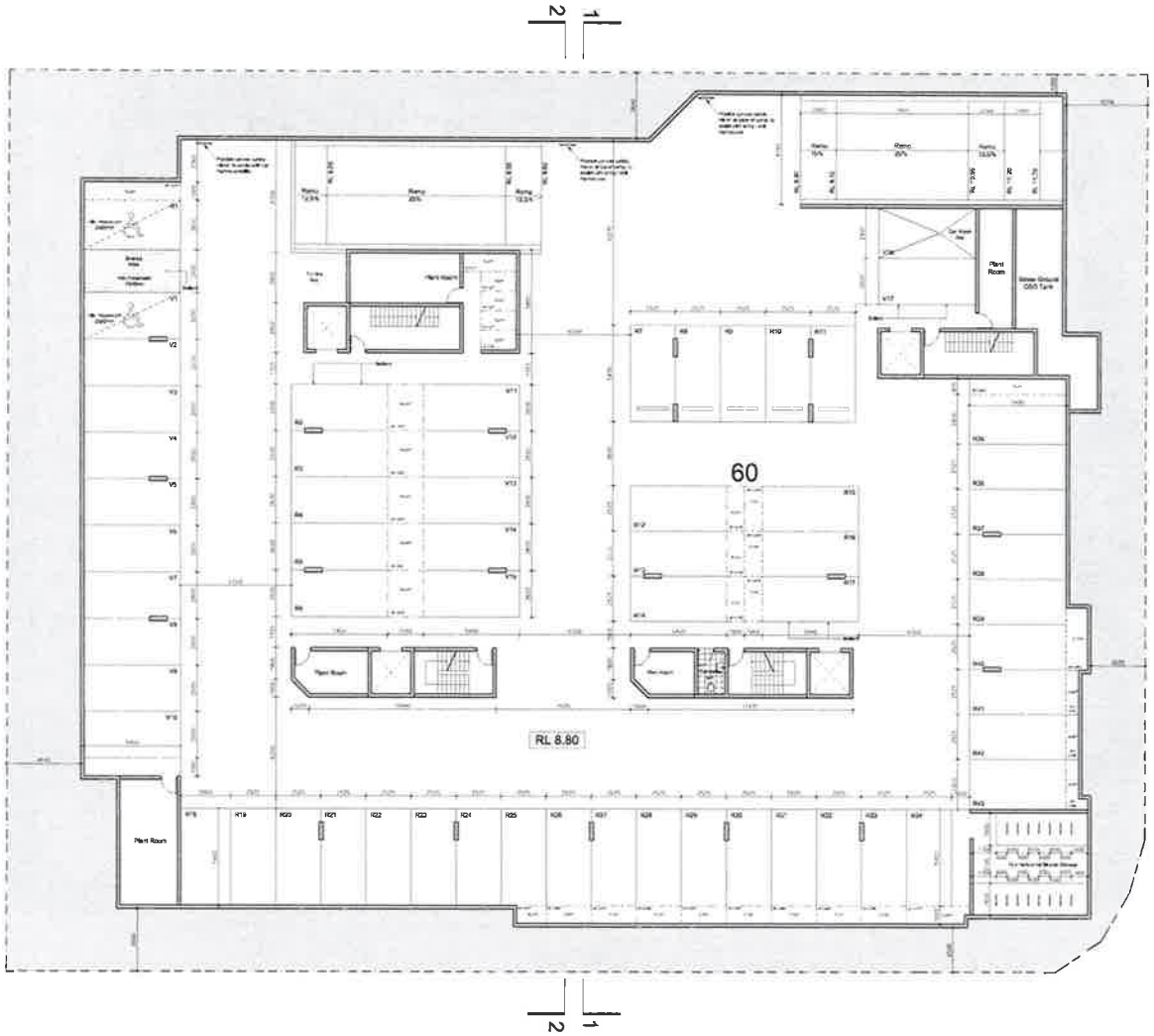
DRAWN BY: JPU
CHECKED BY: TG
DATE: JULY 15

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

JOB No: 150711 DA: 201

REV: D

SCALE: 1:200 (on A2)



BASIX Commitments

Water Commitments:

* Planting

- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures

- Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater

- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System

- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher in the living areas of each dwelling.

* Ventilation

- Must install ventilation systems in:
Bathroom Units 1,5,9,12,24,49,63 67,68,72 75, 79: individual fan not ducted: Operation control: manual switch on/off. All other Bathroom Units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 2,9,17 20,60 64,69 ,76: individual fan, not ducted: Operation control: manual switch on/off. All other Kitchen Units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Foot bumpy: individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting

- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures

- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation

Must install ventilation in:
- Car park: Ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting

Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensors.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and Hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

Basement 1 Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

5	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
Issue	Amendment	Date	Drawn

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PROJECT TITLE
BASEMENT 1 PLAN

DRAWN BY PG
CHECKED BY PG
DATE JULY 15

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

JOB No. 150711 DA: 202

SHEET D

1:200 (on A2)

BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>6L to but <9BL/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hot water
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star rated ducted (accomplishing these rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation systems in: Bathroom Units 1,2,8,12,24,40,63,67,68,72,73,76: Individual fan,not ducted. Operation control: manual switch on/off. All other Bathroom units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 2,8,17,20,60,64,69,76: individual fan, not ducted. Operation control: manual switch on/off. All other Kitchen Units: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensors.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

Ground Floor Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

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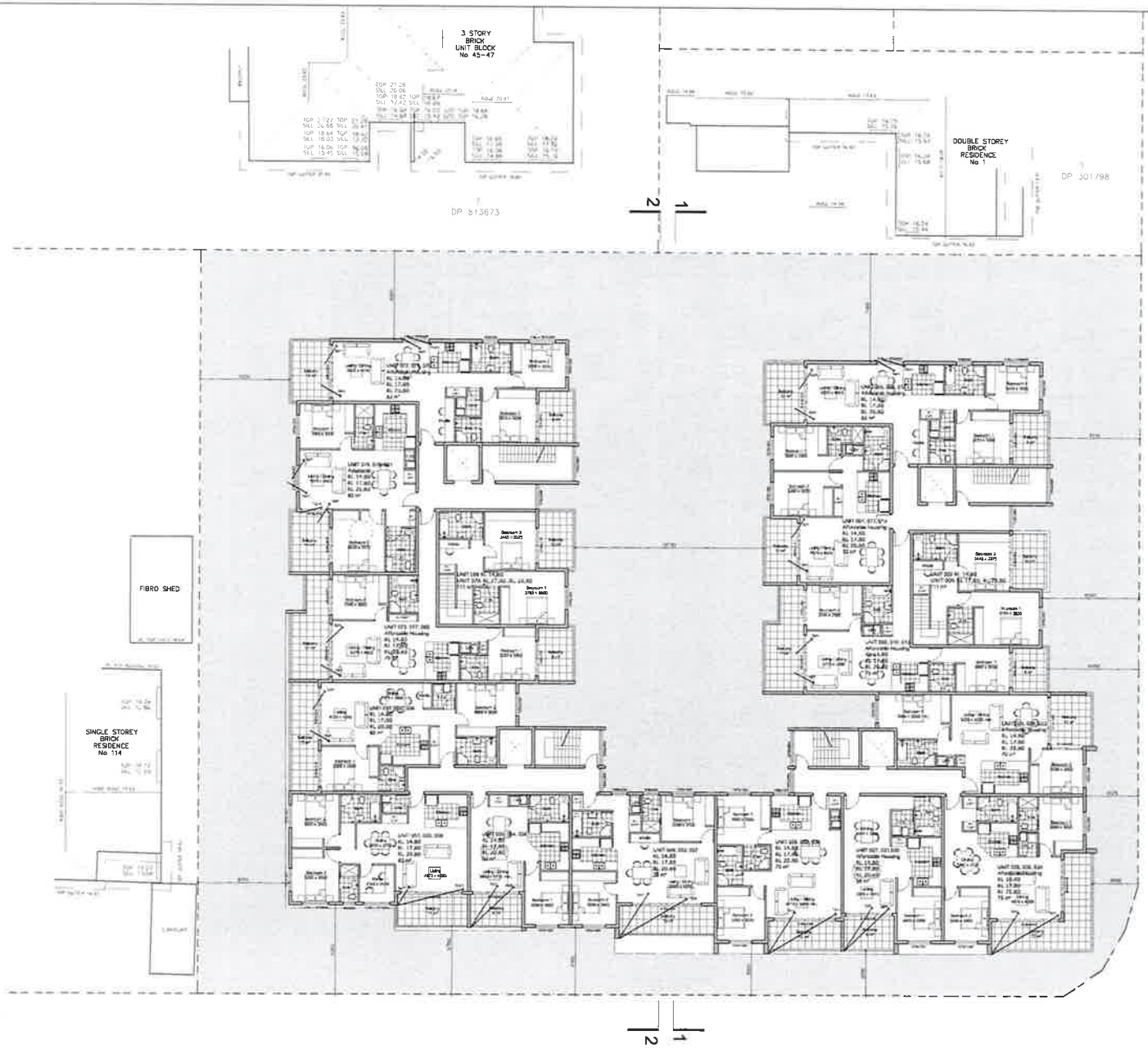
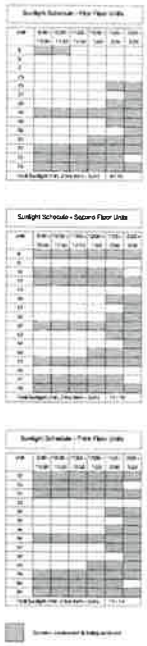
GROUND FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 WESTWELL STREET,
BANKSTOWN

150711 DA:205

1:200 (on A2)





BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (≥4.5 but ≤6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star rated reverse cycle/ducting (new rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation systems in:
Bathroom: Units 1,5,8,12,24,45,62,67,86,72,75 (1k) individual fan,not ducted. Operation control: manual switch on/off. All other bathroom units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 7,9,17,70,60,64,69,(6) individual fan, not ducted: Operation control: manual switch on/off. All other Kitchen Units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for laundry & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust) Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensor.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and Hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

1st-3rd Floor Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

D	[illegible]	[illegible]	JP
C	[illegible]	[illegible]	JP
B	[illegible]	[illegible]	[illegible]
A	[illegible]	[illegible]	JP
Issue	Revision	Date	Drawn

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ABN: 47 118 316 333

N

Sheet Title: 1ST - 3RD FLOOR PLAN

Issued to Bankstown City Council

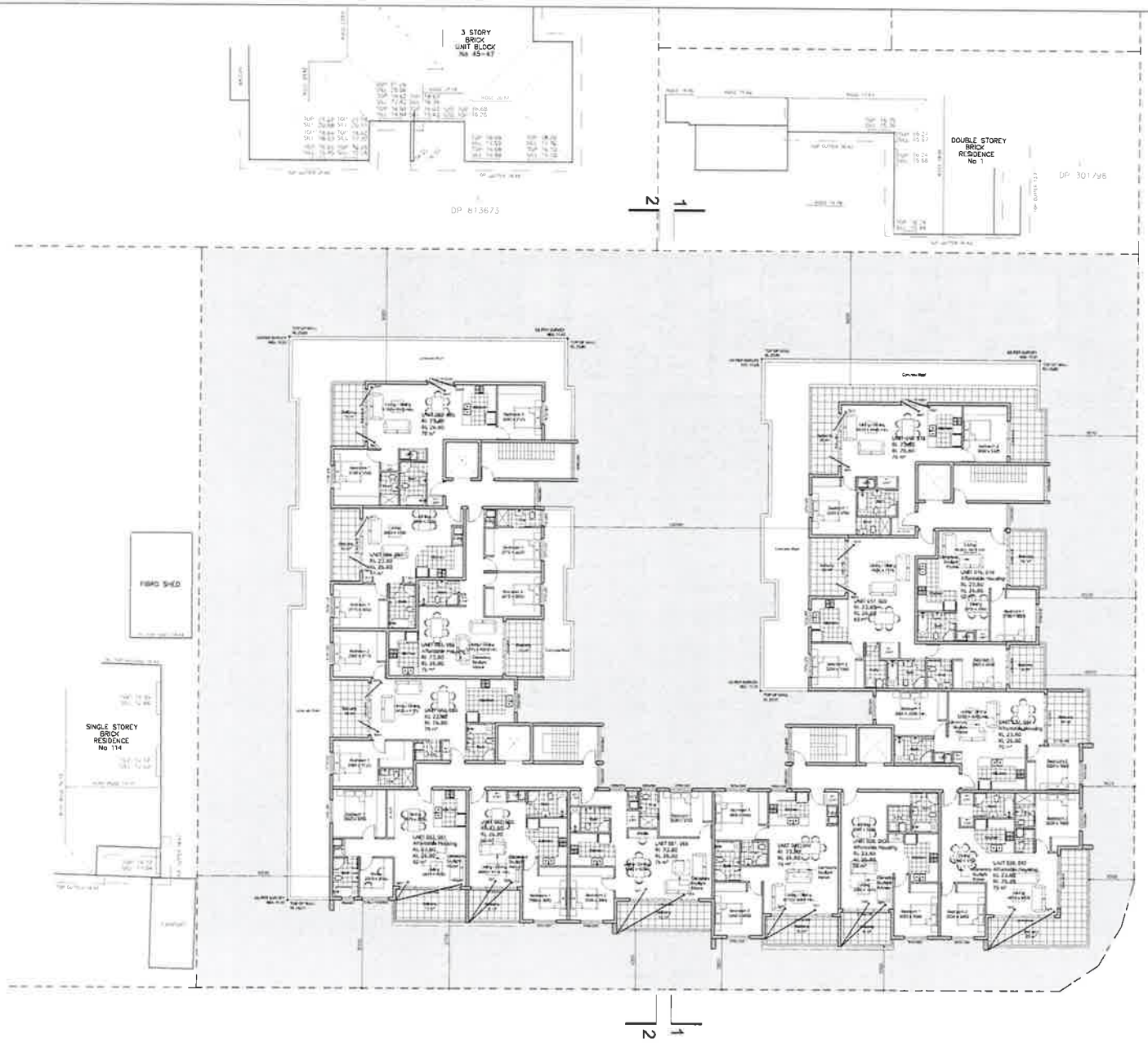
Drawn By: JPB
Checked By: FG
Date: JULY 15

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

Job No: 150711 DA: 204

Issue: D

1:200 (on A2)



BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star (zone) heating/ reverse cycle cooling (new rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation systems in:
Bathroom Units 1,3,8,12,24,16,40,47,68,72,75, Fit: Individual fan, not ducted; Operation control: manual switch on/off. All other bathroom units: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Kitchen Units 7,9,11,70,60,64,66,76: individual fan, not ducted; Operation control: manual switch on/off. All other Kitchen Units: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof; Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust) Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent; Efficiency measure: daylight sensors.
- Lift cars: fluorescent; Efficiency measure: connected to lift call button.
- Garbage room: fluorescent; Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/lobbies: fluorescent; Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent; Efficiency measure: manual on / manual off.

4th-5th Floor Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

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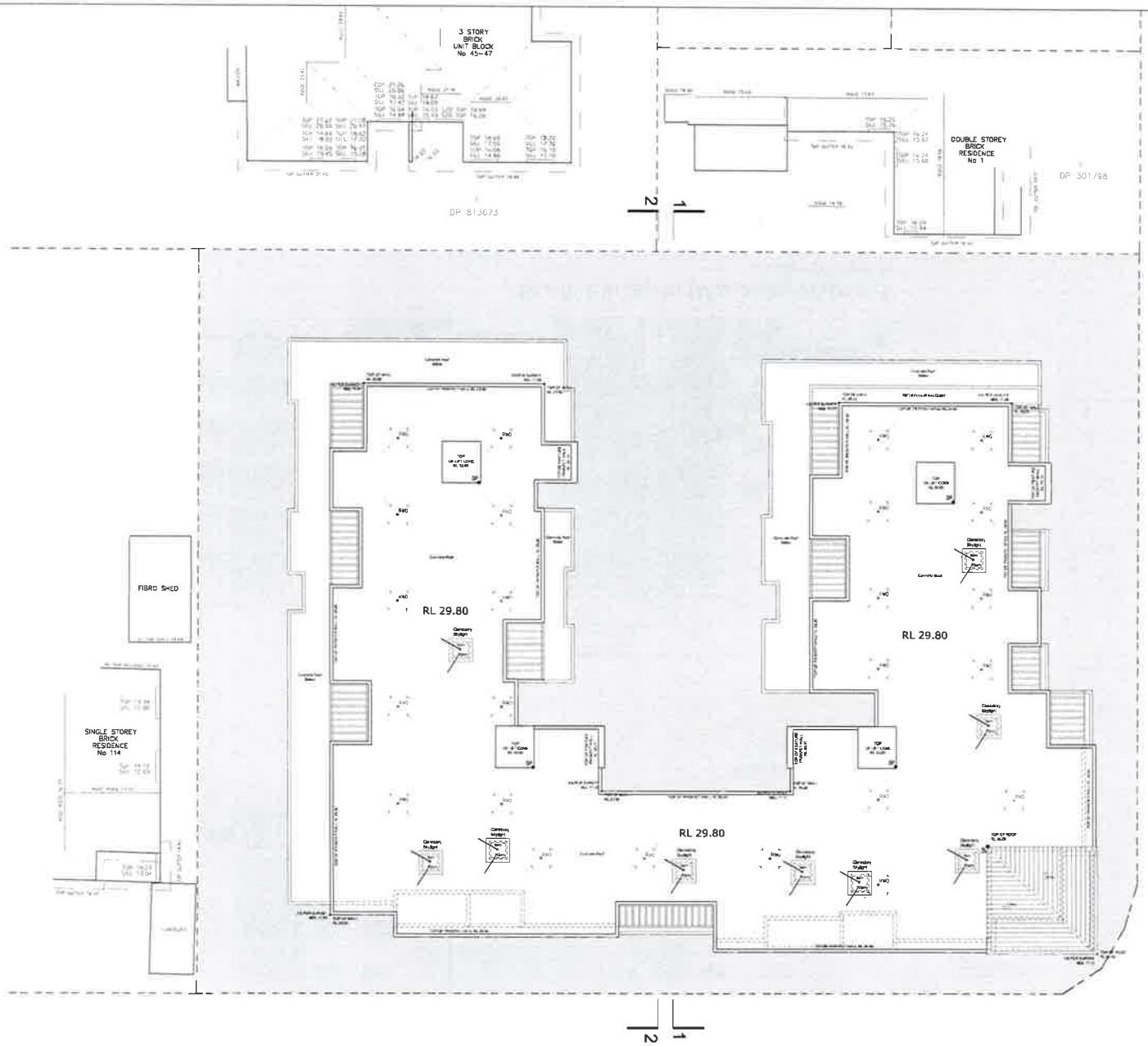
4TH-5TH FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

150711 DA-205

1:200 (on A2)



BASIX Commitments

Water Commitments:

* Planting

- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures

- Must install 3 Star rating showerheads in all showers (4.5 L/min).
- Must install 4 Star rating toilet flushing system in each unit.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater

- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System

- Must install 3.5 Star rated reverse cycle/ducted (new rating) or higher to the living areas of each dwelling.

* Ventilation

- Must install ventilation systems in:
Bathroom Units 1,3,8,12,24,46,63,67,68,72,75,76: individual fan,not ducted: Operation control: manual switch on/off. All other Bathroom Units: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 2,3,11,70,60,64,69,76: individual fan, not ducted: Operation control: manual switch on/off. All other Kitchen Units: Individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting

- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures

- Must install 4 Star rating toilet flushing system in common area.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation

Must install ventilation in:
- Car park: Ventilation (quality + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting

Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensors.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

Roof Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

4	AMENDED IN ACCORDANCE WITH COUNCIL	20.11.14	PR
3	AMENDED IN ACCORDANCE WITH COUNCIL REQUESTS	12.09.14	PR
2	AMENDED IN ACCORDANCE WITH COUNCIL REQUESTS	15.08.14	PR/DR
1	ISSUED FOR REVIEW	15.07.14	PR/DR
100	REVISION	DATE	DRAWN

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N

SHEET TITLE: ROOF PLAN

LOCATION: BANKSTOWN CITY COUNCIL

DRAWN BY: PR
CHECKED BY: PR
DATE: JULY 14

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

JOB No: 150711 DA 206

SCALE: 1:200 (on A2)

FORM: D

North Elevation

Scale 1:200 (on A2)

South Elevation (Macauley Avenue)

Scale 1:200 (on A2)

BASIX Commitments

Water Commitments:

* Plants
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.
* Fixtures
- Must install 3 Star rating showerheads in all showers (7.5 L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 6 Star system for each dwelling.
* Cooling/ Heating System
- Must install 3.5 Star rated 'reverse cycle/ducting' (flow rating) or higher to the living areas of each dwelling.
* Ventilation
- Must install ventilation systems in:
Bathroom Units 1,3,8,12,24,40,63,67,68,72,75,79: Individual fan not ducted. Operation control: manual switch on/off. All other Bathroom Units: Individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Kitchen Units 7,9,11,70,80,84,86: Individual fan, not ducted. Operation control: manual switch on/off. All other Kitchen Units: Individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: Individual fan ducted to facade or roof. Operation control: manual switch on/off.
* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.
* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust) Efficiency measure: Carbon monoxide monitor + VSD fan.
* Lighting
Must install lighting in:
- Car park: fluorescent. Efficiency measure: daylight sensors.
- Lift cars: fluorescent. Efficiency measure: connected to lift call button.
- Garbage room: fluorescent. Efficiency measure: manual on / manual off.
- Ground floor foyers and hallways/lobbies: fluorescent. Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent. Efficiency measure: manual on / manual off.

D	AMENDED IN ACCORDANCE WITH COUNCIL	09.07.15	JR
C	AMENDED IN ACCORDANCE WITH COUNCIL REQUESTS	27.04.15	JR
B	AMENDED IN ACCORDANCE TO COUNCIL DWG. DATED 27.02.15, 09.04.15 & 17.04.15	30.04.15	JR/DCPL
A	ISSUED FOR DA SUBMISSION	12.02.15	JR/DCPL
Issue	Amendments	Date	Drawn

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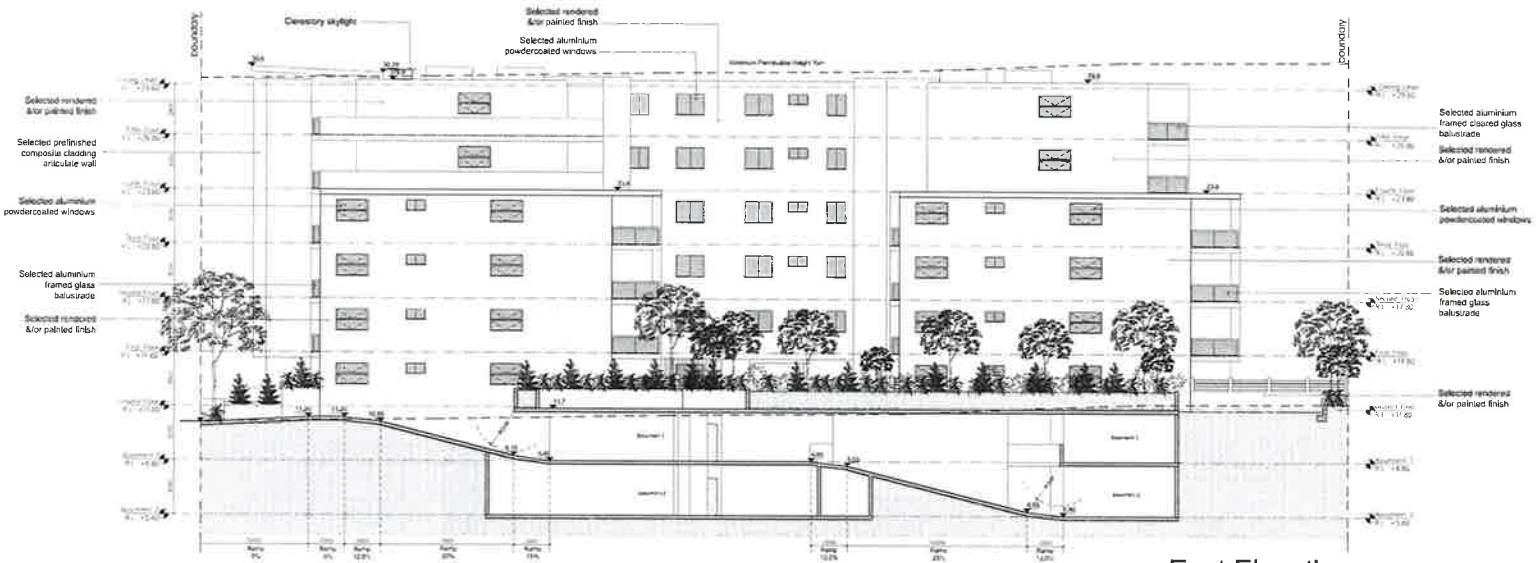
SHEET TITLE
ELEVATIONS 1/2

ISSUED AT BANKSTOWN CITY COUNCIL

DRAWN BY JR
CHECKED BY JG
DATE JULY 15

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

ISSUE D
Job No. 150711 DA: 300
SCALE 1:200 (on A2)



East Elevation

Scale 1:200 (on A2)

West Elevation (Restwell Street)

Scale 1:200 (on A2)

BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers.(3.4L to but 4L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation options in: Bathroom Units: 1,5,8,12,24,48,64,67,68,72,73. (No individual fan,not ducted) Operation control: manual switch on/off. All other bathroom units: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Kitchen Units 7,8,17,20,60,64,69,(No individual fan, not ducted) Operation control: manual switch on/off. All other Kitchen Units: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: individual fan ducted to facade or roof. Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation supply + exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensor.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor lobbies and hallways/foyers: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

D	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]
A	[illegible]	[illegible]	[illegible]
Issue	Revision	Date	Drawn

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Sheet title: ELEVATIONS 2/2

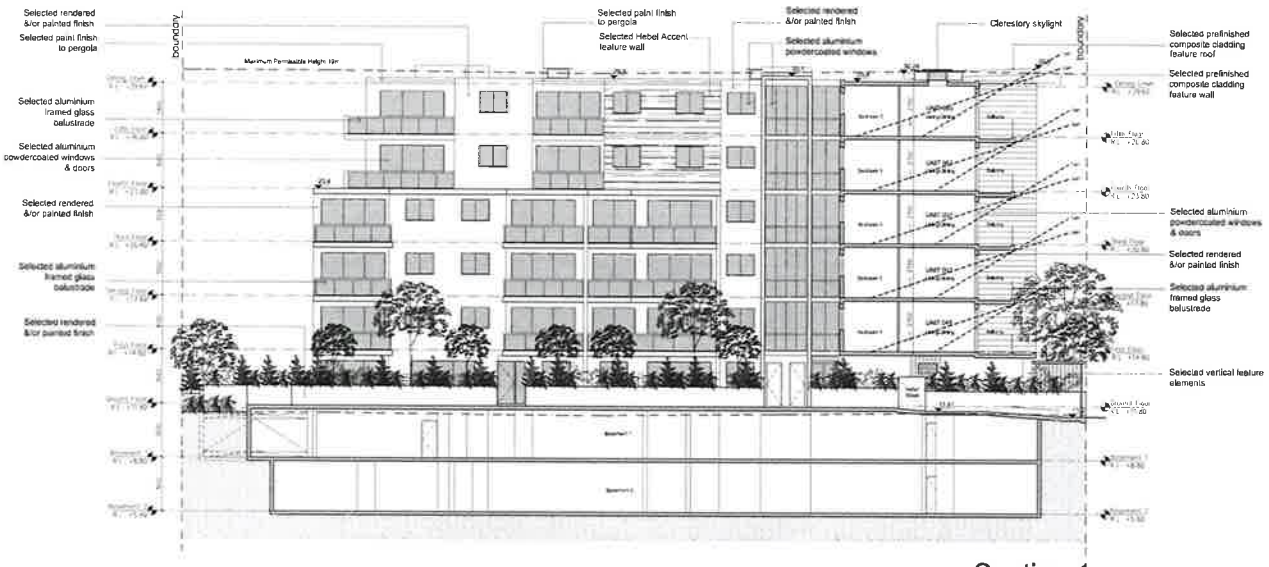
Drawn by: [illegible]
Checked by: [illegible]
Date: [illegible]
Scale: [illegible]

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

Job No: 150711 DA: 301

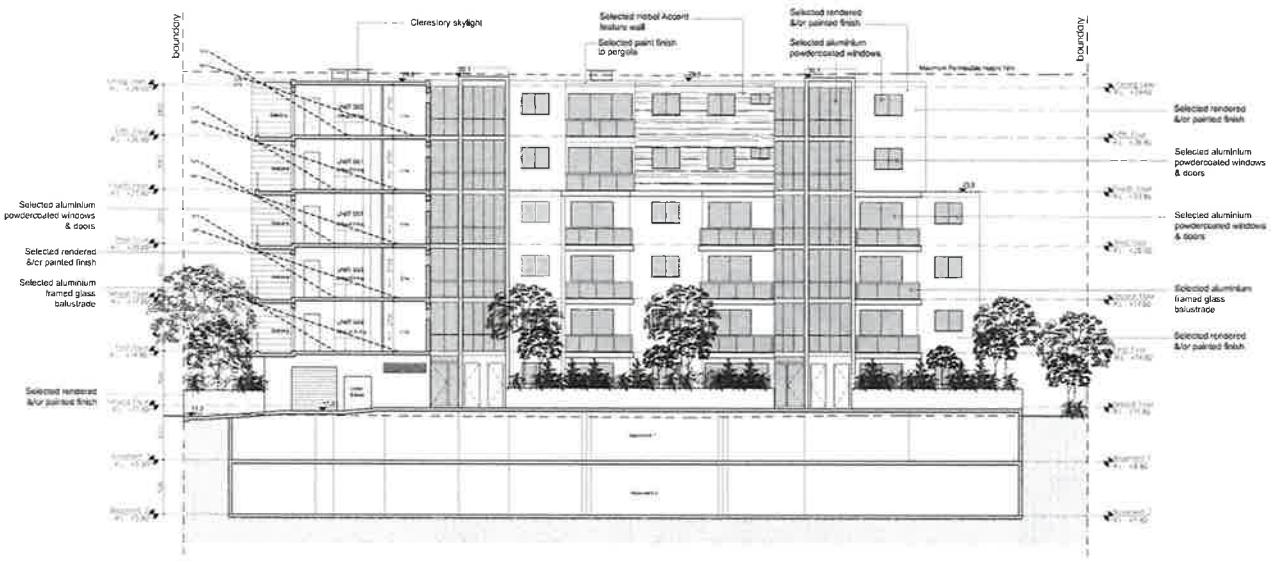
Issue: D

1:200 (on A2)



Section 1

Scale 1:200 (on A2)



Section 2

Scale 1:200 (on A2)

BASIX Commitments

Water Commitments:

* Planting
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.

* Fixtures
- Must install 3 Star rating showerheads in all showers (9.5 L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.

Energy Commitments:

* Hotwater
- Must install a gas instantaneous 5 Star system for each dwelling.

* Cooling/ Heating System
- Must install 3.5 Star rated 1-phase airconditioning (new rating) or higher to the living areas of each dwelling.

* Ventilation
- Must install ventilation systems in:
Bathroom Units 1,5,9,13,24,32,40,57,68,72,75: Individual fan,not ducted: Operation control: manual switch on/off. All other Bathroom units: Individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Kitchen Units 2,9,17,20,60,84,99: Individual fan, not ducted: Operation control: manual switch on/off. All other Kitchen Units: Individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Each laundry: Individual fan ducted to facade or roof: Operation control: manual switch on/off.

* Natural Lighting
- Must provide natural lighting for kitchens & bathrooms in accordance with BASIX Certificate.

* Other
- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- All units must have an indoor or sheltered clothes drying line.

Common Areas

Water Commitments:

* Fixtures
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 4 Star rating taps.

Energy Commitments:

* Ventilation
Must install ventilation in:
- Car park: Ventilation (supply + exhaust) Efficiency measure: Carbon monoxide monitor + VSD fan.

* Lighting
Must install lighting in:
- Car park: fluorescent: Efficiency measure: daylight sensors.
- Lift cars: fluorescent: Efficiency measure: connected to lift call button.
- Garbage room: fluorescent: Efficiency measure: manual on / manual off.
- Ground floor foyers and Halways/lobbies: fluorescent: Efficiency measure: manual on / manual off.
- Plant rooms: fluorescent: Efficiency measure: manual on / manual off.

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SECTIONS

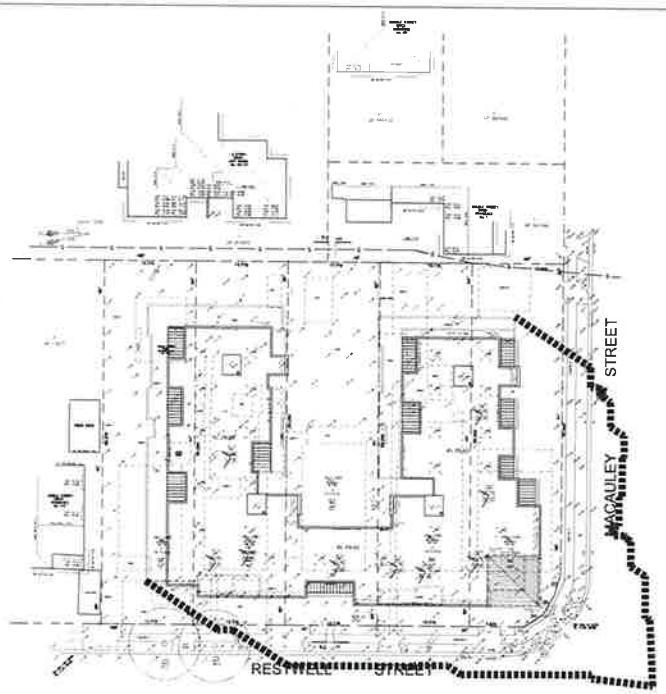
PROPOSED RESIDENTIAL DEVELOPMENT
116-124 KESTWELL STREET, BANKSTOWN

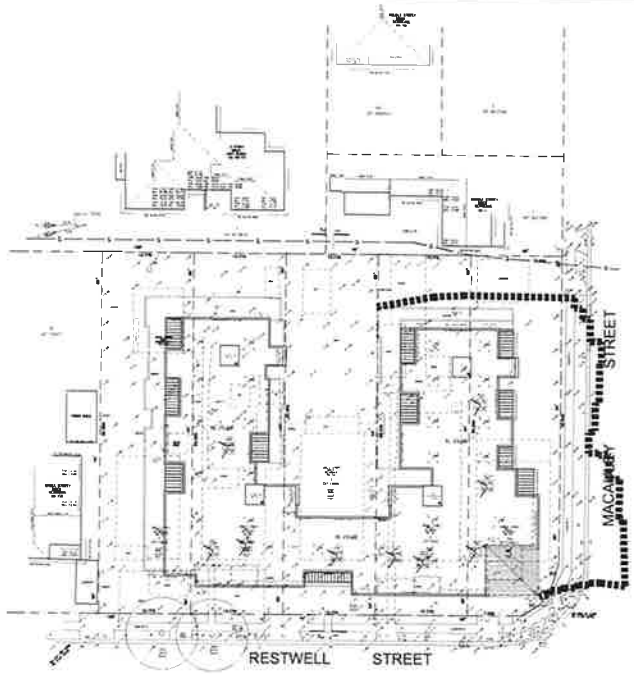
150711 DA 302

1:200 (on A2)

8am Shadow (21st March)

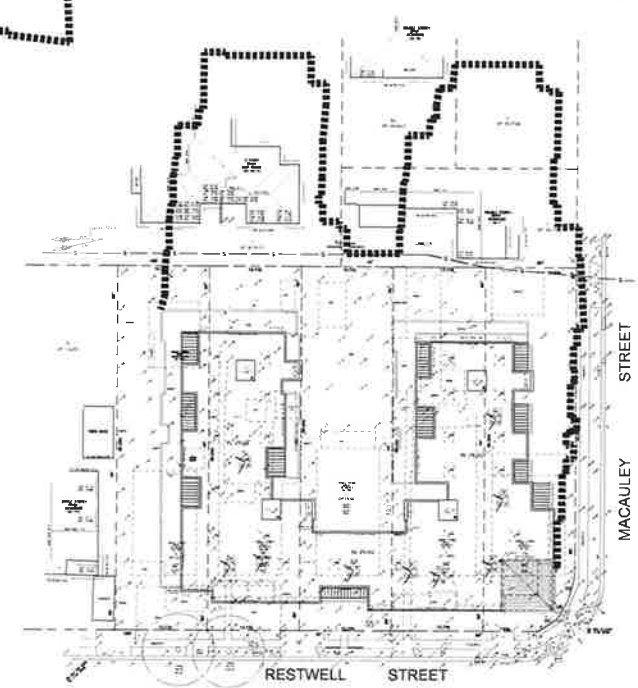
Scale 1:500 (on A2)





12pm Shadow (21st March)

Scale 1:500 (on A2)



4pm Shadow (21st March)

Scale 1:500 (on A2)

2	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]
0	[illegible]	[illegible]	[illegible]
Issue	Amendment	Date	Drawn

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SHADOW DIAGRAMS 1/6

Issued to Bankstown City Council

Drawn by: JB
Designed by: TG
Date: July 15

PROPOSED RESIDENTIAL DEVELOPMENT
716-724 RESTWELL STREET, BANKSTOWN

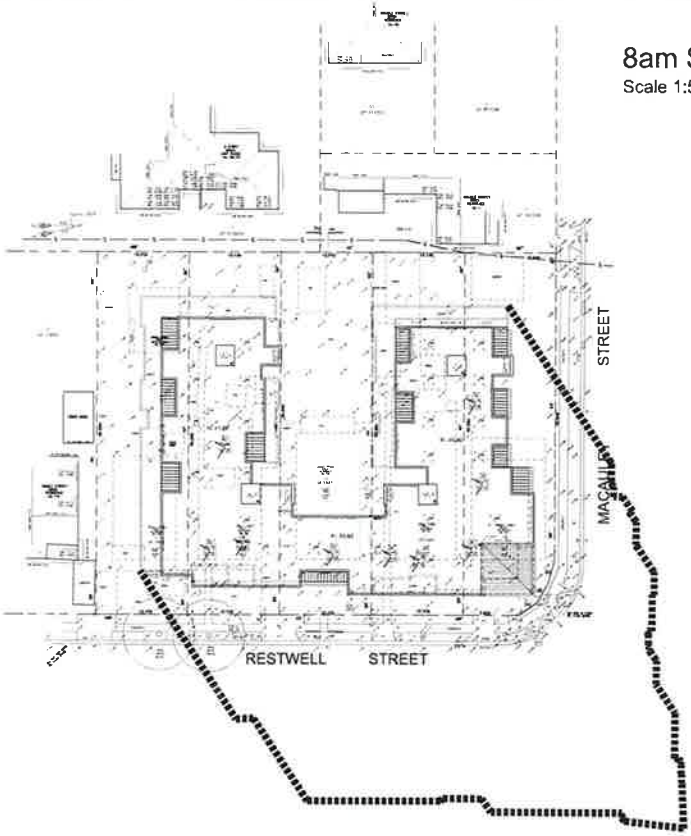
140711 DA: 600

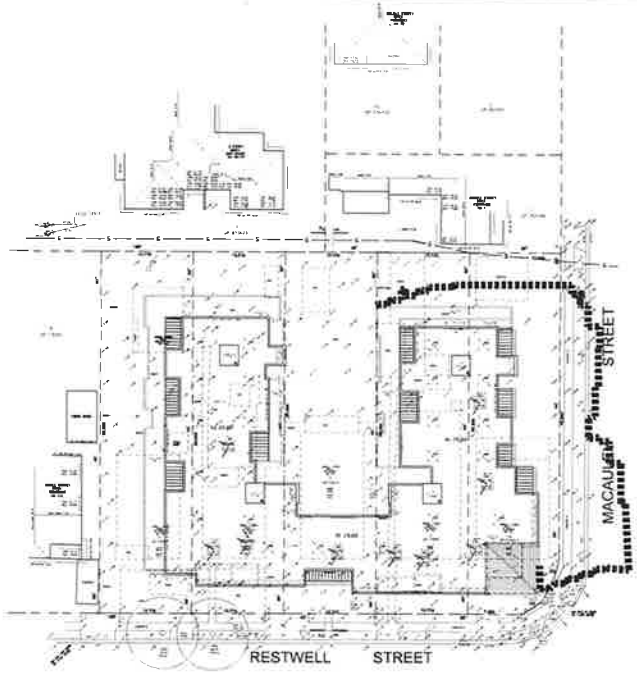
Issue: D

1:500 (on A2)

8am Shadow (21st September)

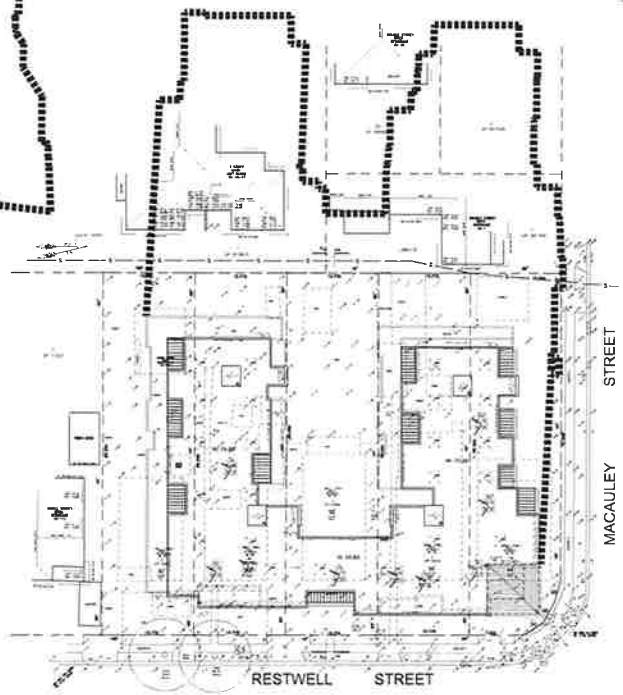
Scale 1:500 (on A2)





12pm Shadow (21st September)

Scale 1:500 (on A2)



4pm Shadow (21st September)

Scale 1:500 (on A2)

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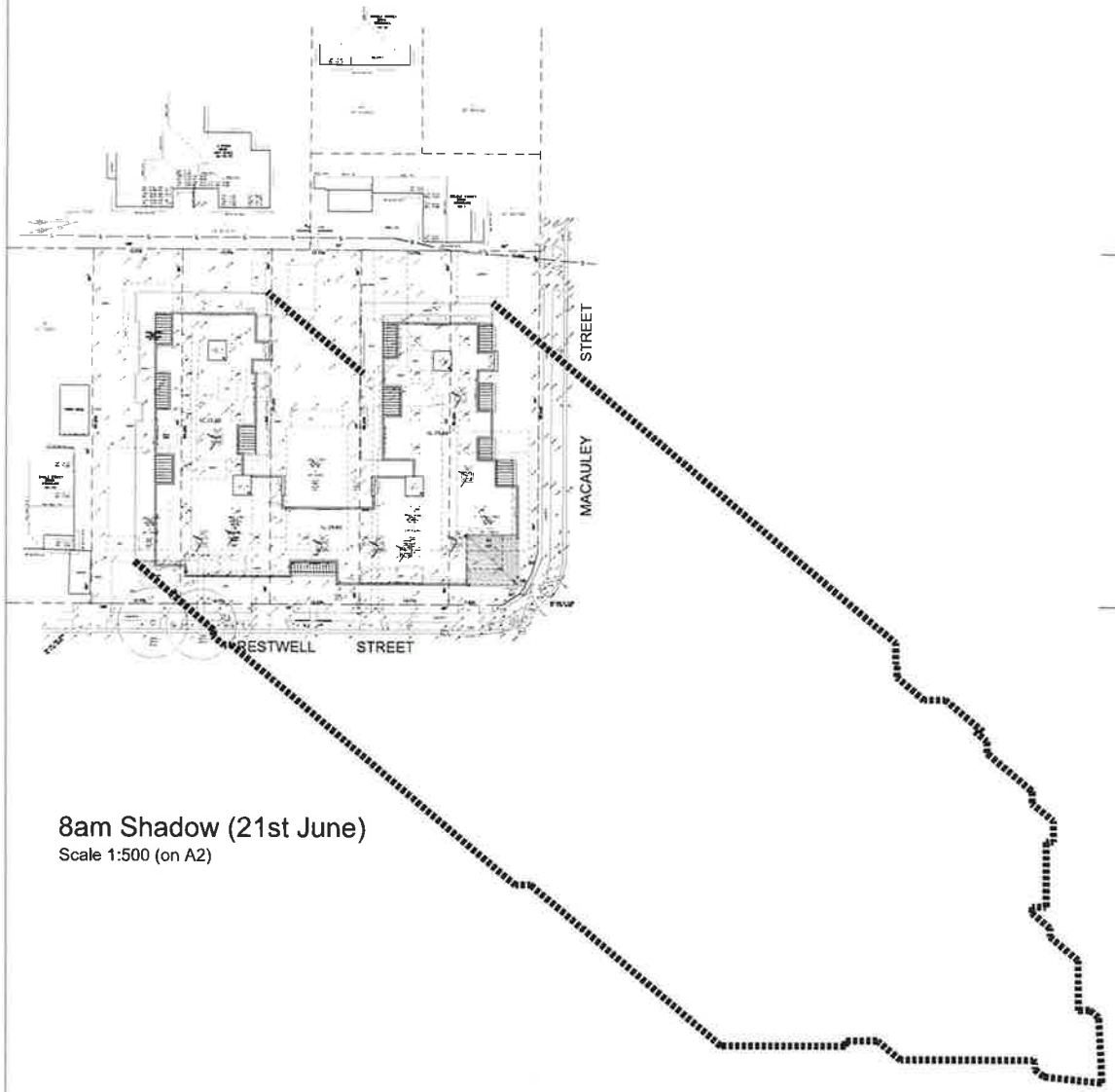
SHADOW DIAGRAMS 2/6

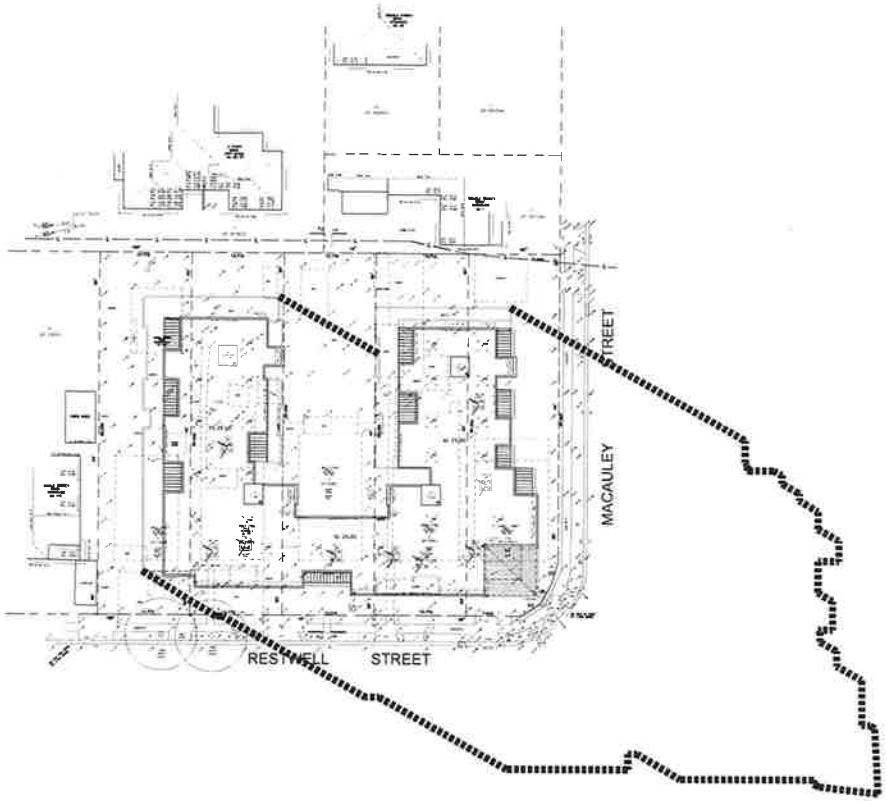
PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

140711 DA:B01

1:500 (on A2)



8am Shadow (21st June)
Scale 1:500 (on A2)



9am Shadow (21st June)
Scale 1:500 (on A2)

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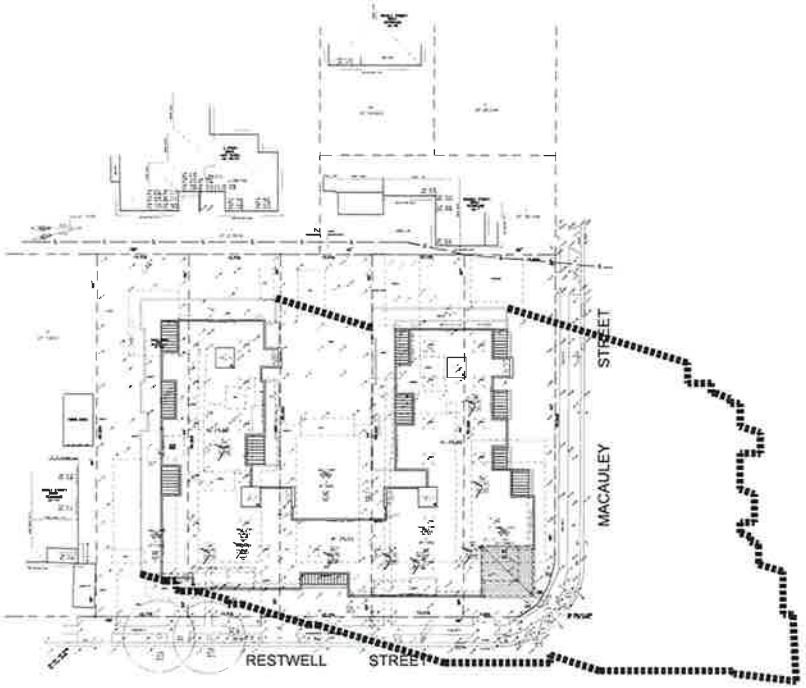
SHADOW DIAGRAMS 5/6

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

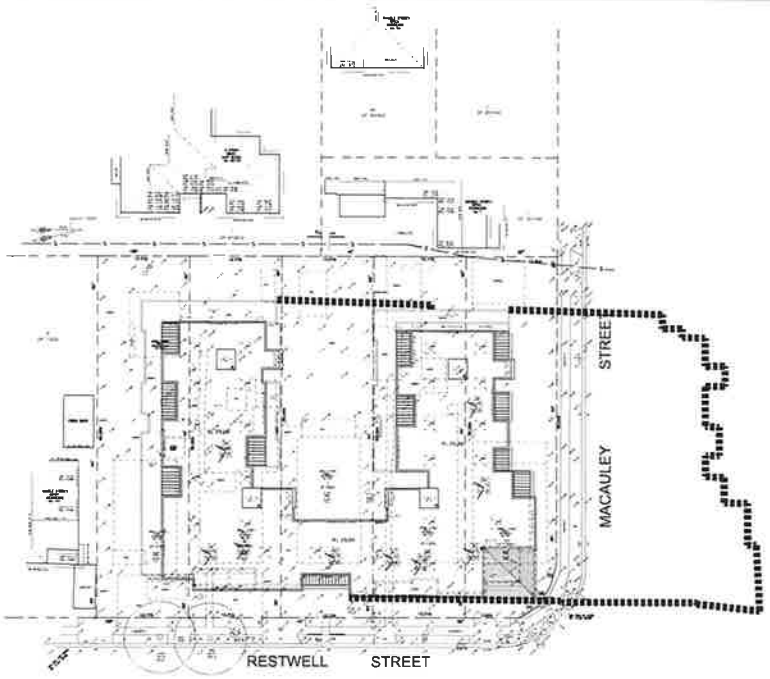
140711 DA:602

1:500 (on A2)



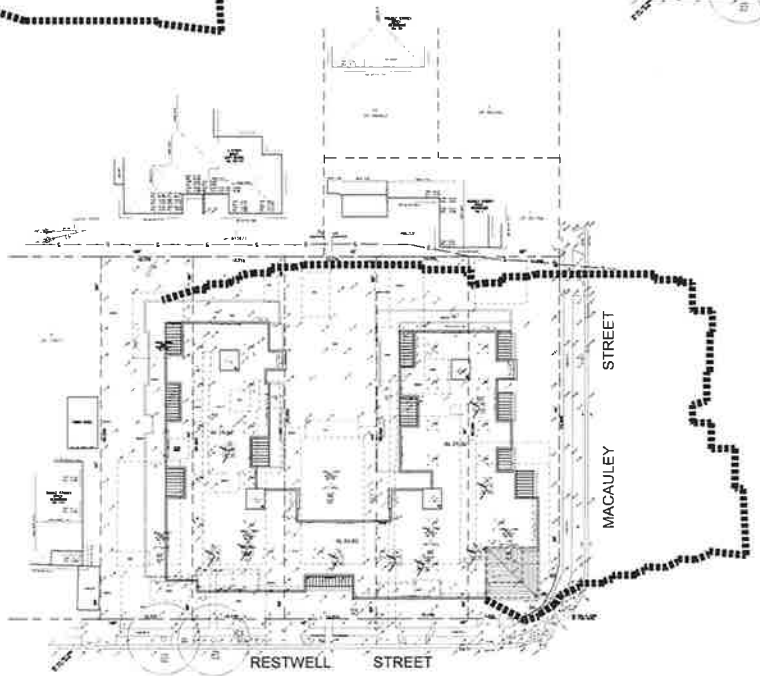
10am Shadow (21st June)

Scale 1:500 (on A2)



11am Shadow (21st June)

Scale 1:500 (on A2)



12pm Shadow (21st June)

Scale 1:500 (on A2)

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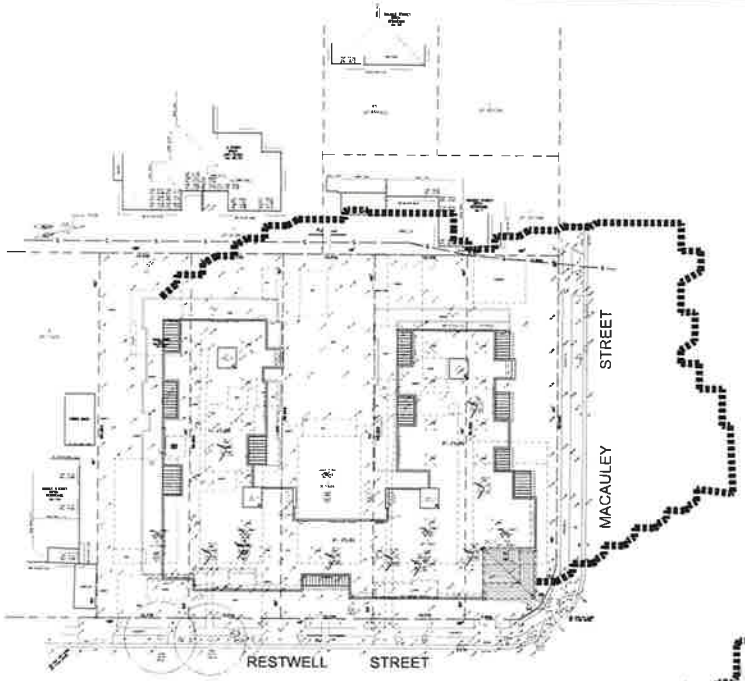
SHADOW DIAGRAMS 4/6

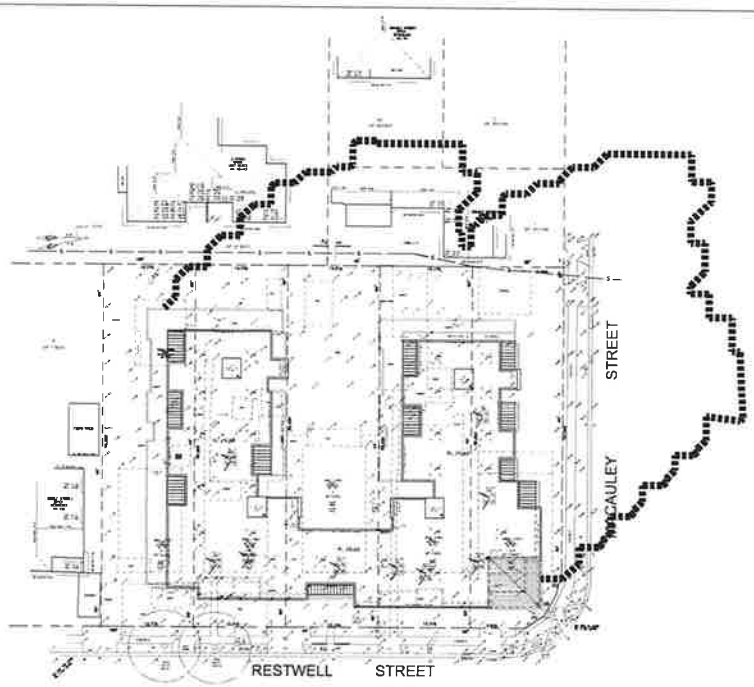
PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

140711 DA1603

1:500 (on A2)



1pm Shadow (21st June)
Scale 1:500 (on A2)



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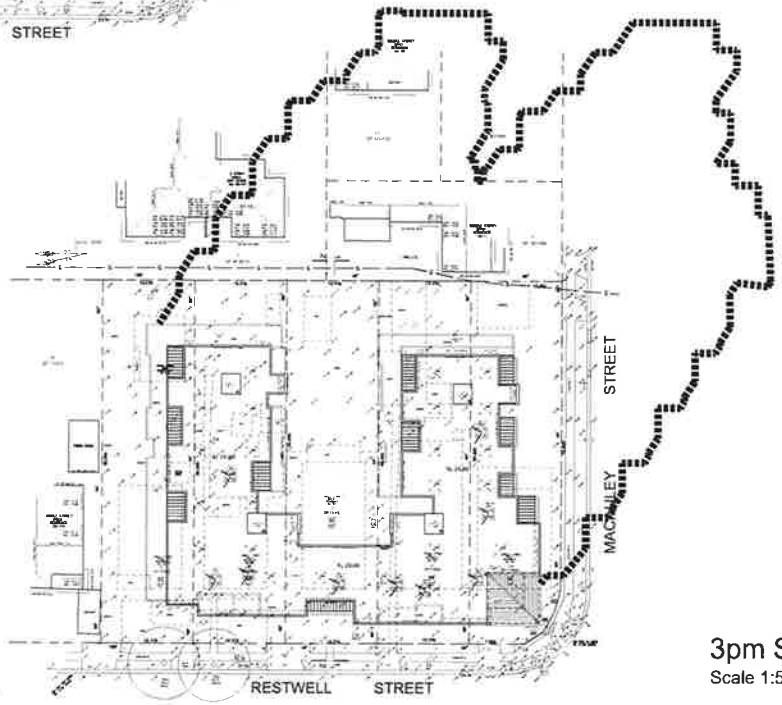
Scale 1:500 (on A2)



3pm Shadow (21st June)
Scale 1:500 (on A2)

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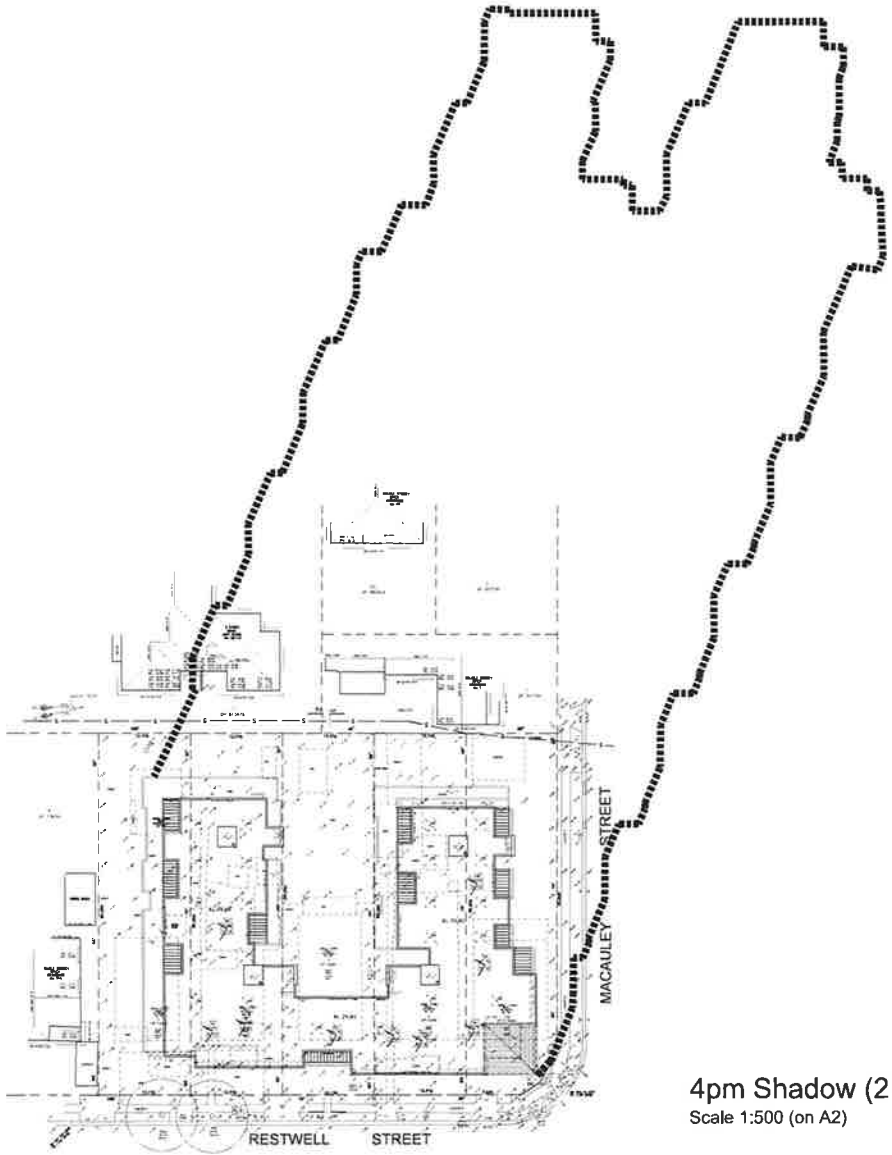
N

TITLE: SHADOW DIAGRAMS 5/6

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

140/11 DA:604

1:500 (on A2)



4pm Shadow (21st June)

Scale 1:500 (on A2)

3	MODIFIED AS PER DCP 19 - WELCOME AVE - CLOSED	27.7.12	JW
2	MODIFIED AS PER DCP 19 - RESTWELL AVE - CLOSED - RESTWELL ST	23.4.12	JW
1	MODIFIED AS PER DCP 19 - CLOSED AVE - CLOSED - RESTWELL ST & MACAULEY ST	16.4.12	PETER
ISSUE	REVISION	DATE	DRAWN

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TITLE: SHADOW DIAGRAMS 6/6

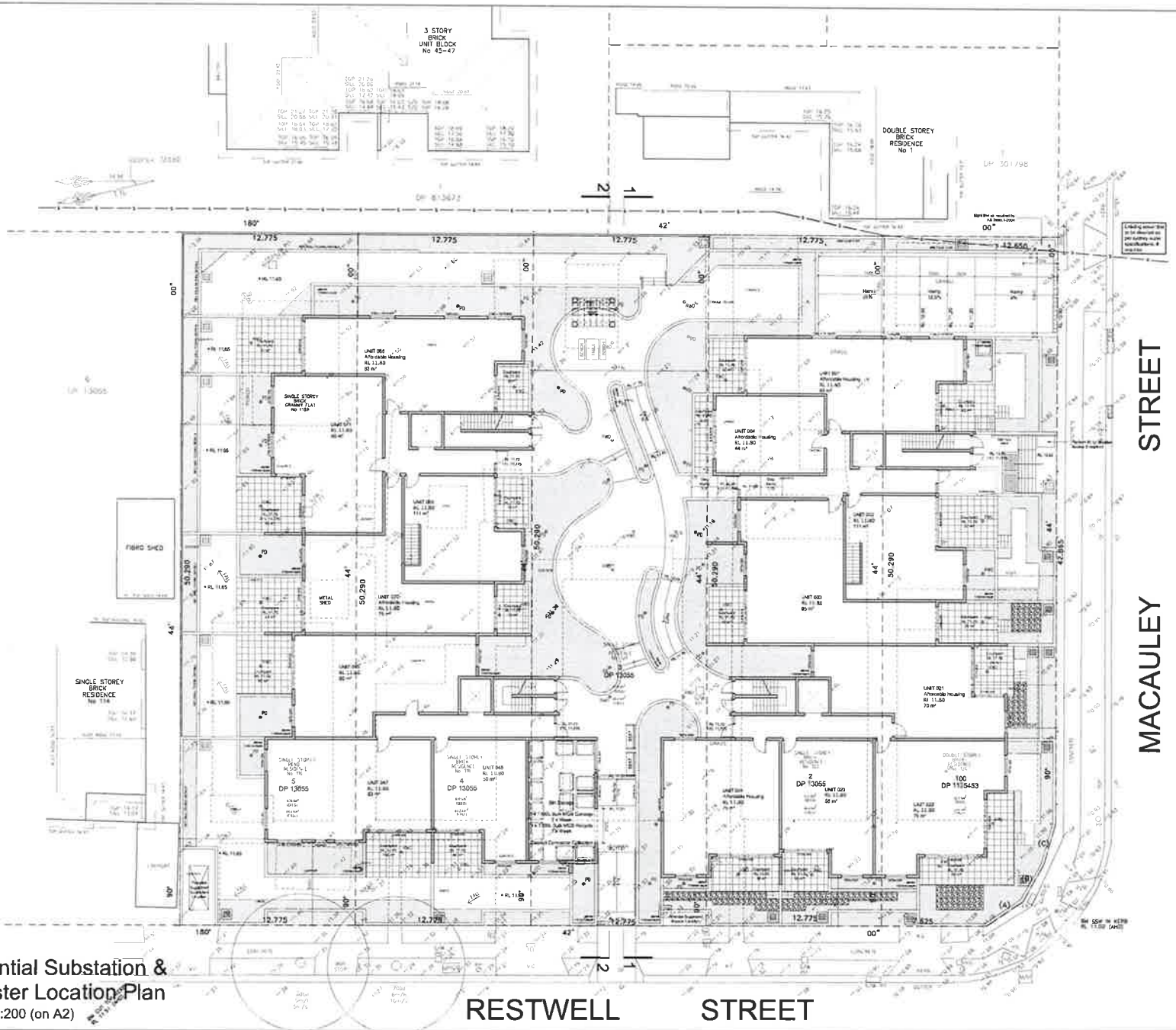
DRAWN BY: JPB
CHECKED BY: FC
DATE: JULY 12

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

JOB NO. 140711 DA-605

SCALE: 1:500 (on A2)

ISSUE: D



Note: This plan illustrates the suggested position of the substation, but only if it is required in the future.

Note: The energy company will only advise on the requirement for any substation after DA Approval.

Note: In the event that a substation is required, the energy company has advised that it should be provided at the front of the site.

Potential Substation & Booster Location Plan

Scale 1:200 (on A2)

0 1 2 5 10 20

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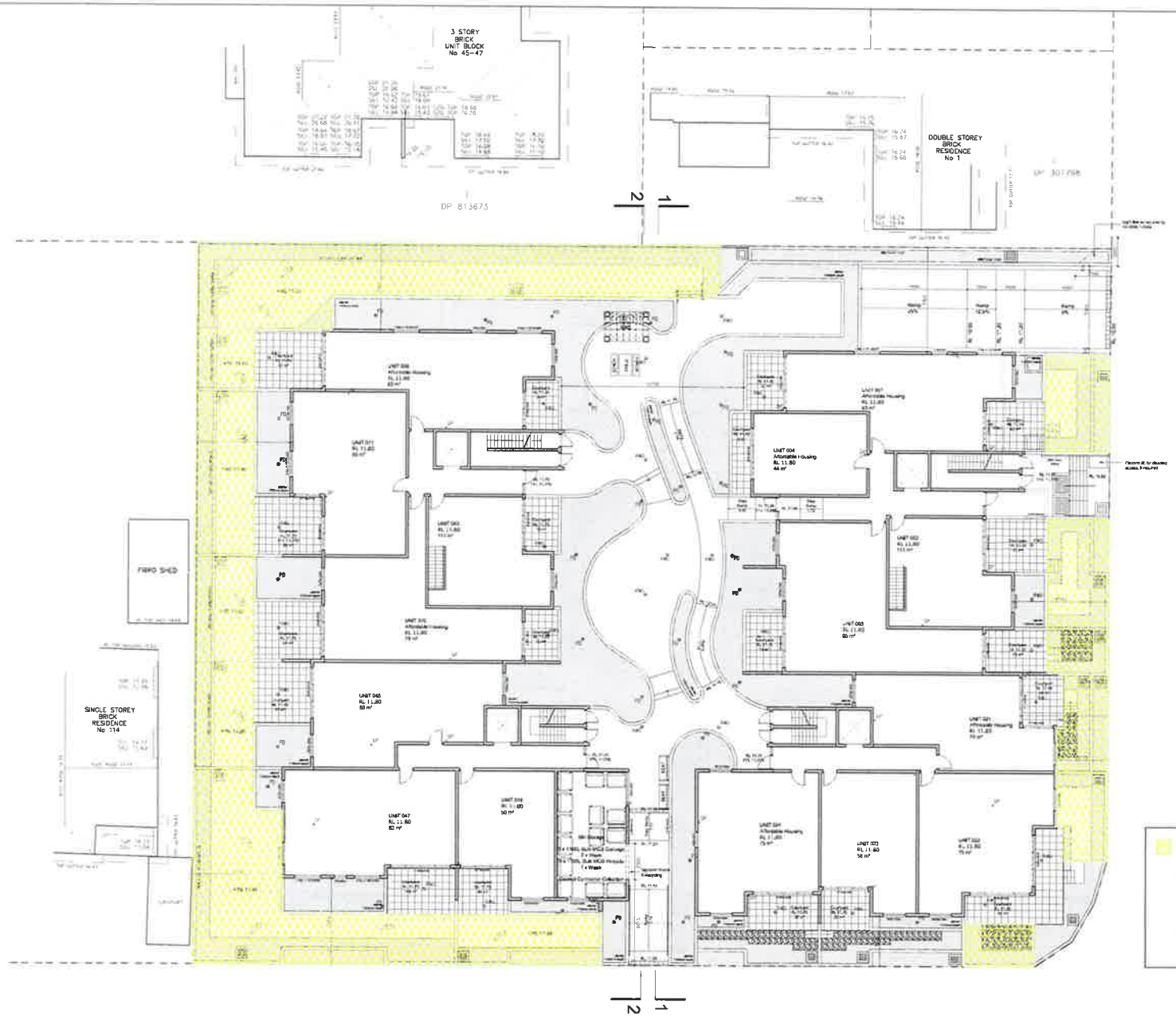
POTENTIAL SUBSTATION & BOOSTER LOCATION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

150711 DA: 700

1:200 (on A2)



Deep Soil Area

Site Area : 3193.81 m²

Deep Soil Requirements (SEPP ARH 2009) : 15% Site Area (min. 3m dimensions)
479.07 m²

Deep Soil Allocation : 569.40 m² (min. 3m dimensions)
17.83% (Complies)

Deep Soil Calculation

Scale 1:200 (on A2)

0 1 2 5 10 20

3	AMENDED IN ACCORDANCE WITH COUNCIL	30.11.10	JH
2	AMENDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS	22.09.10	JH
1	AMENDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS	30.06.10	JH/DCB
ISSUE	AMENDMENT	DATE	DRAWN

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DRAWING TITLE: DEEP SOIL CALCULATION

CLIENT: BANKSTOWN CITY COUNCIL

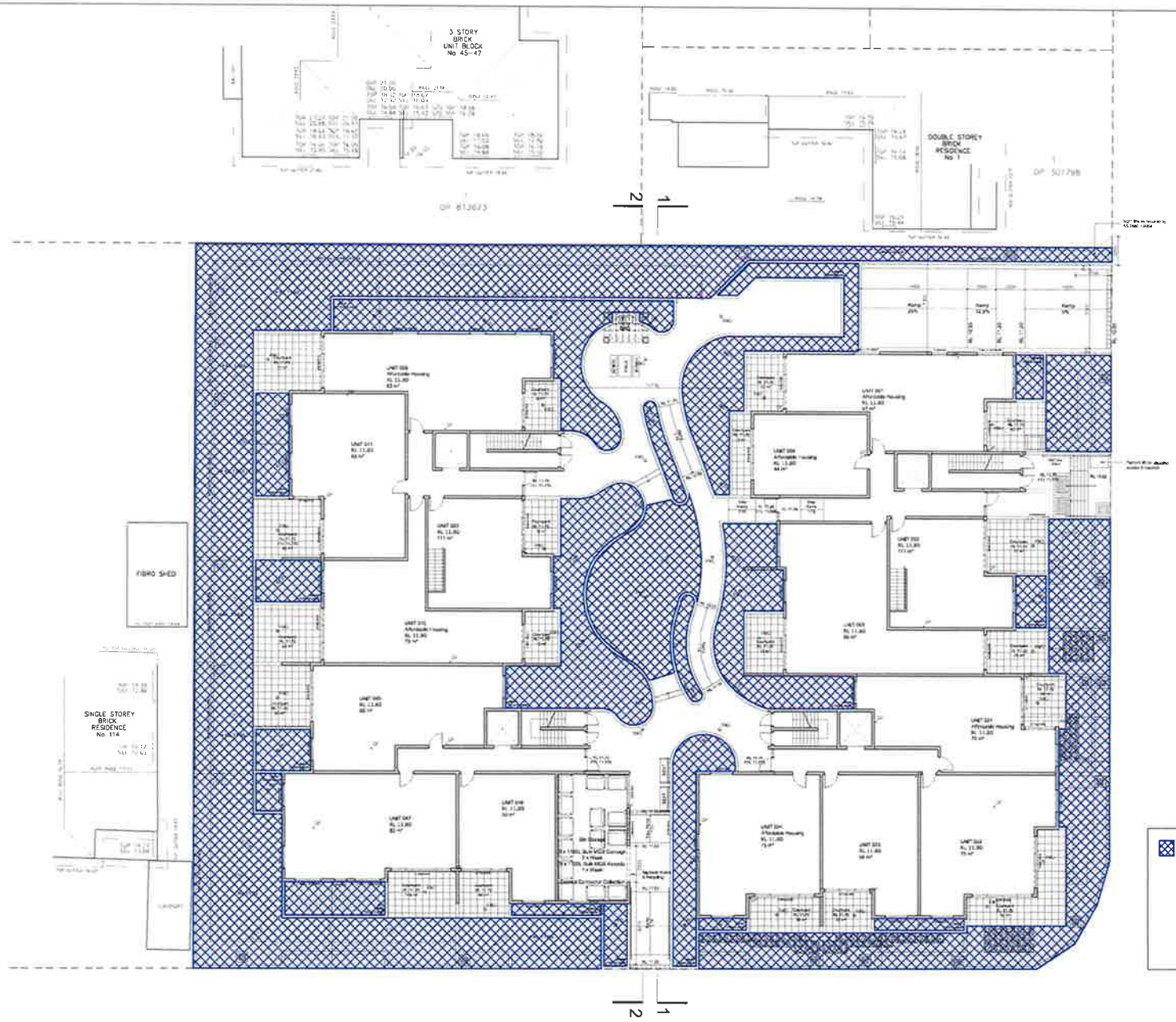
DRAWN BY: JPB
DESIGNED BY: TC
DATE: JULY 10

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RISTWELL STREET,
BANKSTOWN

JOB No: 150711 DA: 701

ISSUE: D

SCALE: 1:200 (on A2)



Landscape Area

Site Area : 3193.81 m²

Landscape Requirements (SEPP ARH 2009) : 30% Site Area
958.14 m²

Landscape Allocation : 1107.12 m²
34.66% (Complies)

Landscape Calculation

Scale 1:200 (on A2)

0 1 2 5 10 20

3	AMENDED IN ACCORDANCE WITH COUNCIL	30.11.14	JM
2	AMENDED IN ACCORDANCE WITH MEETING WITH COUNCIL REQUESTS	22.09.14	JM
1	AMENDED IN ACCORDANCE WITH COUNCIL LETTER DATED 17.06.14	30.06.14	HS/JM
ISSUE	AMENDMENT	DATE	DRAWN

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TITLE: LANDSCAPE CALCULATION

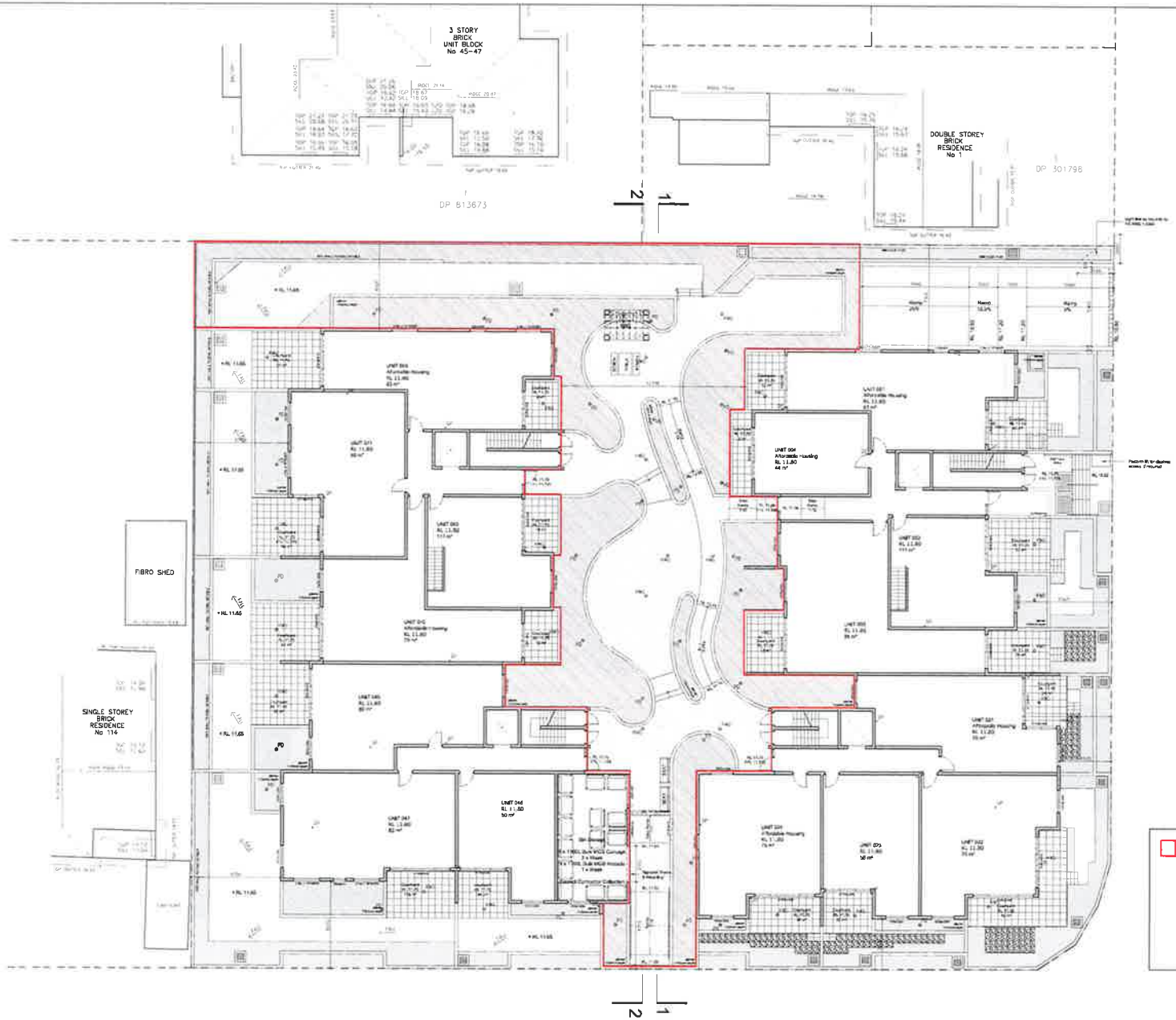
DRAWN BY: JM
CHECKED BY: HS
DATE: JULY 13

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

ISSUE: D

JOB No. 150711 DA: 702

SCALE: 1:200 (on A2)



Communal Open Space Area

Site Area : 3193.81 m²

Communal Open Space Requirements (ADG) : 25% Site Area
798.45 m²

Communal Open Space Allocation : 799.39 m²
25.03% (Complies)

Communal Open Space Calculation

Scale 1:200 (on A2)

0 1 2 5 10 20

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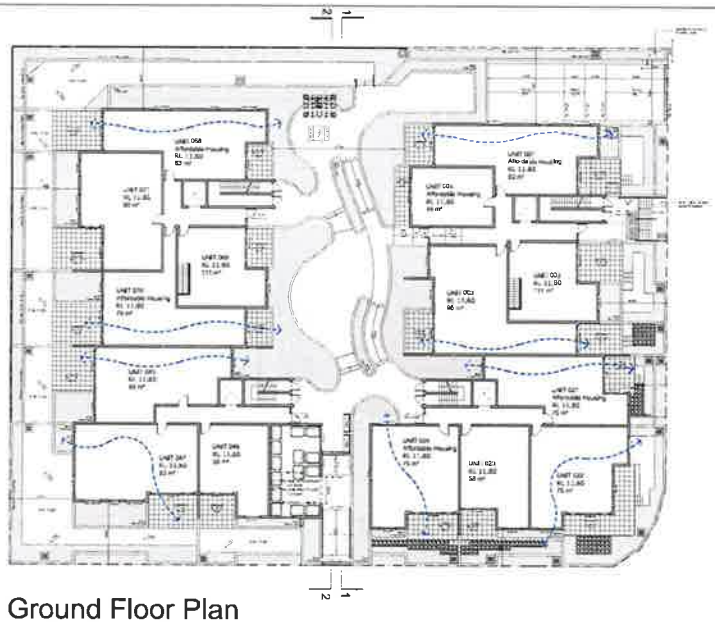
COMMUNAL OPEN SPACE CALCULATION

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

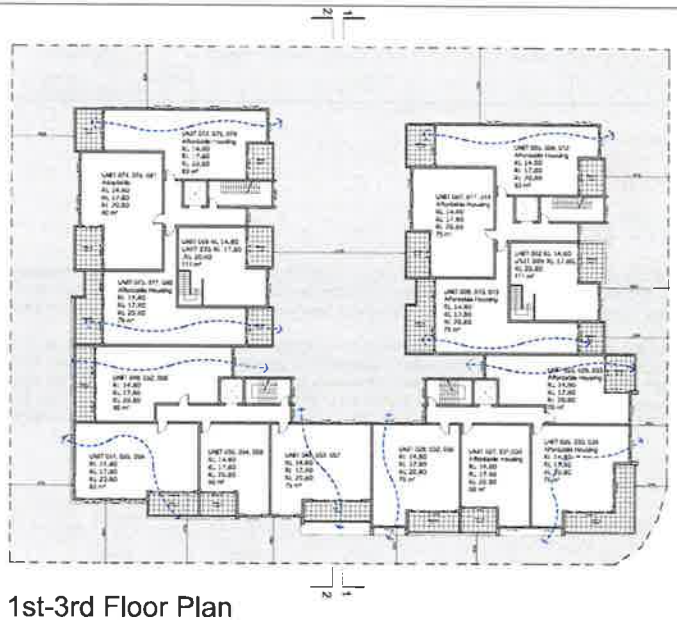
DATE JULY 15

150711 DA 205

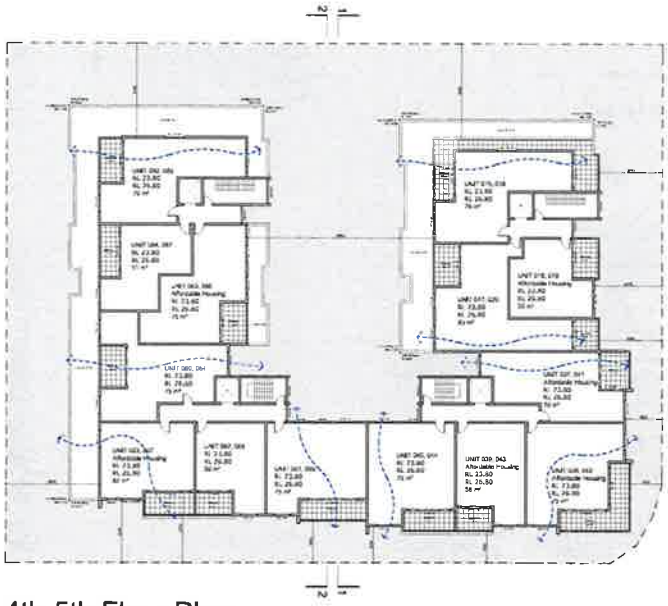
1:200 for A2



Ground Floor Plan



1st-3rd Floor Plan



4th-5th Floor Plan

Natural Cross-Flow Ventilation Schedule	
Ground Floor Plan	9 / 15 Units
First Floor Plan	10 / 14 Units
Second Floor Plan	10 / 16 Units
Third Floor Plan	10 / 14 Units
Fourth Floor Plan	9 / 14 Units
Fifth Floor Plan	9 / 14 Units
Total Natural Cross-Flow Ventilation	57 / 87 Units
	65.5%
ADG Requirement (Part 4B)	60.0%
	Complies

Legend:

Natural cross-flow ventilation achieved

Natural Cross-Flow Ventilation Diagrams

Scale 1:350 (on A2)

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NATURAL CROSS-FLOW VENTILATION DIAGRAMS

PROPOSED RESIDENTIAL DEVELOPMENT
126-134 RESTWELL STREET, BANKSTOWN

150711 DA: 704

1:350 (on A2)

Ground Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
001	62 m²	7.55 m²	69.55 m²
004	66 m²	7.55 m²	73.55 m²
007	75 m²	7.55 m²	77.55 m²
011	75 m²	7.55 m²	82.55 m²
008	62 m²	7.55 m²	69.55 m²
012	75 m²	7.55 m²	82.55 m²
Total: 6	Total: 434 m²	Total: 45.30 m²	Total: 479.30 m²

Ground Floor Plan

First Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
005	62 m²	7.55 m²	69.55 m²
006	75 m²	7.55 m²	82.55 m²
007	75 m²	7.55 m²	82.55 m²
010	75 m²	7.55 m²	82.55 m²
009	75 m²	7.55 m²	82.55 m²
013	66 m²	7.55 m²	73.55 m²
015	62 m²	7.55 m²	69.55 m²
016	75 m²	7.55 m²	82.55 m²
Total: 8	Total: 598 m²	Total: 60.40 m²	Total: 658.40 m²

Second Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
009	62 m²	7.55 m²	69.55 m²
012	75 m²	7.55 m²	82.55 m²
013	75 m²	7.55 m²	82.55 m²
015	75 m²	7.55 m²	82.55 m²
016	75 m²	7.55 m²	82.55 m²
021	66 m²	7.55 m²	73.55 m²
019	62 m²	7.55 m²	69.55 m²
020	75 m²	7.55 m²	82.55 m²
Total: 8	Total: 598 m²	Total: 60.40 m²	Total: 658.40 m²

Third Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
012	62 m²	7.55 m²	69.55 m²
013	75 m²	7.55 m²	82.55 m²
014	75 m²	7.55 m²	82.55 m²
022	75 m²	7.55 m²	82.55 m²
023	75 m²	7.55 m²	82.55 m²
026	66 m²	7.55 m²	73.55 m²
025	62 m²	7.55 m²	69.55 m²
024	75 m²	7.55 m²	82.55 m²
Total: 8	Total: 598 m²	Total: 60.40 m²	Total: 658.40 m²

1st-3rd Floor Plan

Fourth Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
016	62 m²	7.55 m²	69.55 m²
017	75 m²	7.55 m²	82.55 m²
018	75 m²	7.55 m²	82.55 m²
028	66 m²	7.55 m²	73.55 m²
027	62 m²	7.55 m²	69.55 m²
031	75 m²	7.55 m²	82.55 m²
Total: 6	Total: 390 m²	Total: 45.30 m²	Total: 435.30 m²

Fifth Floor - Affordable Units

Unit	Net Unit Area	Common Area Allocation	Total GFA Allocation
019	62 m²	7.55 m²	69.55 m²
020	75 m²	7.55 m²	82.55 m²
021	75 m²	7.55 m²	82.55 m²
029	66 m²	7.55 m²	73.55 m²
030	62 m²	7.55 m²	69.55 m²
032	75 m²	7.55 m²	82.55 m²
Total: 6	Total: 390 m²	Total: 45.30 m²	Total: 435.30 m²

4th-5th Floor Plan

Overall Affordable Unit Allocation

Building Level	Number of Affordable Units Allocated	Net Unit Area of Affordable Units	Common Area Allocation of Affordable Units	Total GFA Allocation of Affordable Units
Ground Floor	6 Units	434 m²	45.30 m²	479.30 m²
First Floor	8 Units	598 m²	60.40 m²	658.40 m²
Second Floor	8 Units	598 m²	60.40 m²	658.40 m²
Third Floor	8 Units	598 m²	60.40 m²	658.40 m²
Fourth Floor	6 Units	390 m²	45.30 m²	435.30 m²
Fifth Floor	6 Units	390 m²	45.30 m²	435.30 m²
Total	42 Units	3008 m²	317.10 m²	3325.10 m²

Note: To establish the affordable housing component of the gross floor area, the total built-up area of the entire development is taken as 7088.04 m², as per the information provided on the cover page. From this, the sum of the total net areas of all 87 units (6430.77 m²) is taken away leaving 657.27 m². This is then divided amongst the 87 units to work out the common area allocation per unit which is 7.55 m². The net floor area of the 42 units nominated as affordable is 3008 m² plus the common area allocation (42 x 7.55 m²) is 317.10 m². The sum of these two figures is therefore 3325.10 m², & this total represents the gross floor area of the proposed development allocated to affordable housing.

The gross floor area needed to take advantage of the affordable housing FSR bonus of 0.469:1 is 3324.29 m². Therefore, the proposed development provides greater than 46.9% of the floor area for affordable housing & is eligible for the FSR bonus of 0.469:1. In accordance with Clause 13(2)(a)(ii) the maximum FSR of the development is 2.219:1. The development proposes an FSR of 2.219:1 & complies with this clause.

Legend:

Affordable unit allocated

Affordable Unit Allocation

Scale 1:350 (on A2)

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TITLE: AFFORDABLE UNIT ALLOCATION

ISSUED AT BANKSTOWN CITY COUNCIL

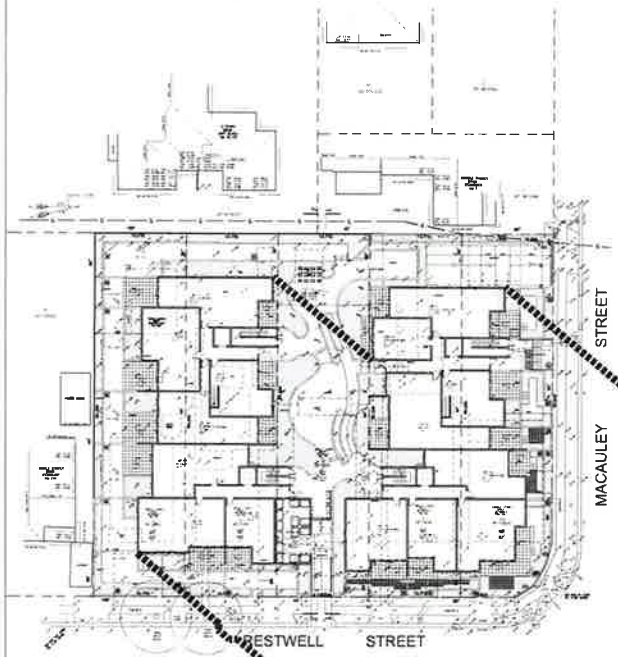
DRAWN BY: JPB
CHECKED BY: FG
DATE: JULY 15

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET
BANKSTOWN

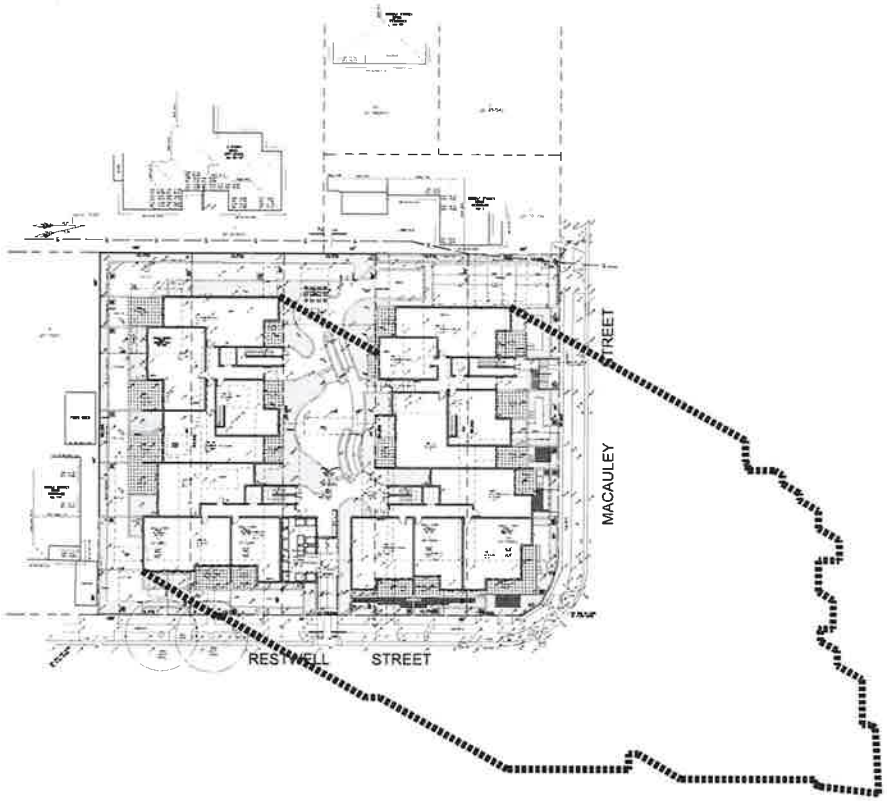
JOB No: 150711 DA 705

1:350 (ON A2)

ISSUE: D



8am Shadow (21st June)



9am Shadow (21st June)

Communal Open Space Shadow Analysis 1/4

Scale 1:500 (on A2)

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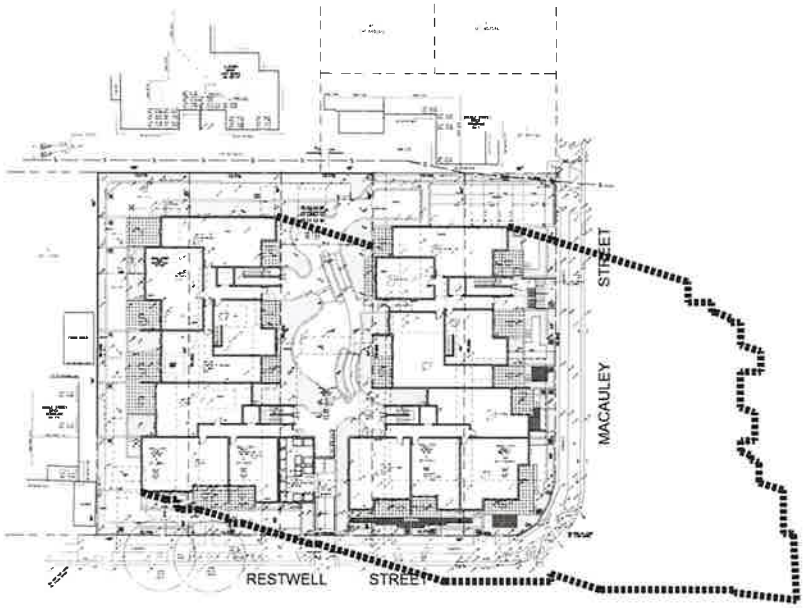
COMMUNAL OPEN SPACE SHADOW ANALYSIS 1/4

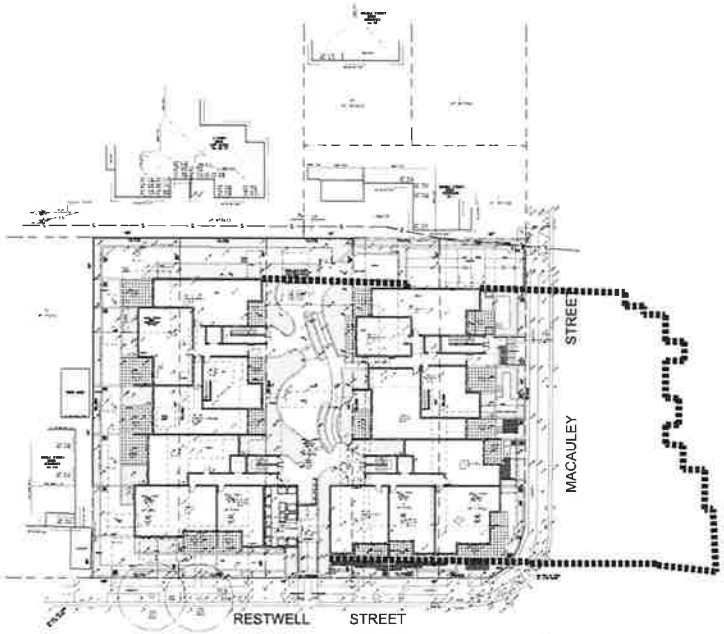
PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

150711 DA 706

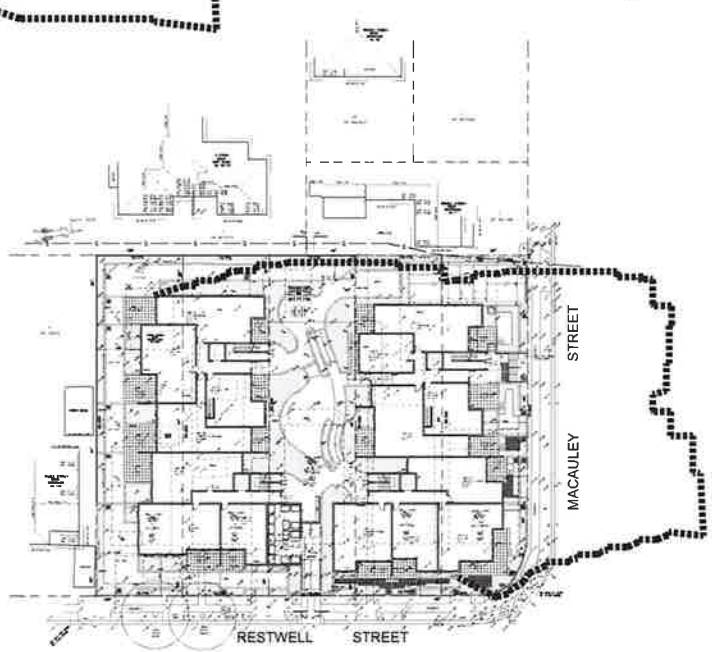
1:500 (on A2)



10am Shadow (21st June)



11am Shadow (21st June)



12pm Shadow (21st June)

Communal Open Space Shadow Analysis 2/4

Scale 1:500 (on A2)

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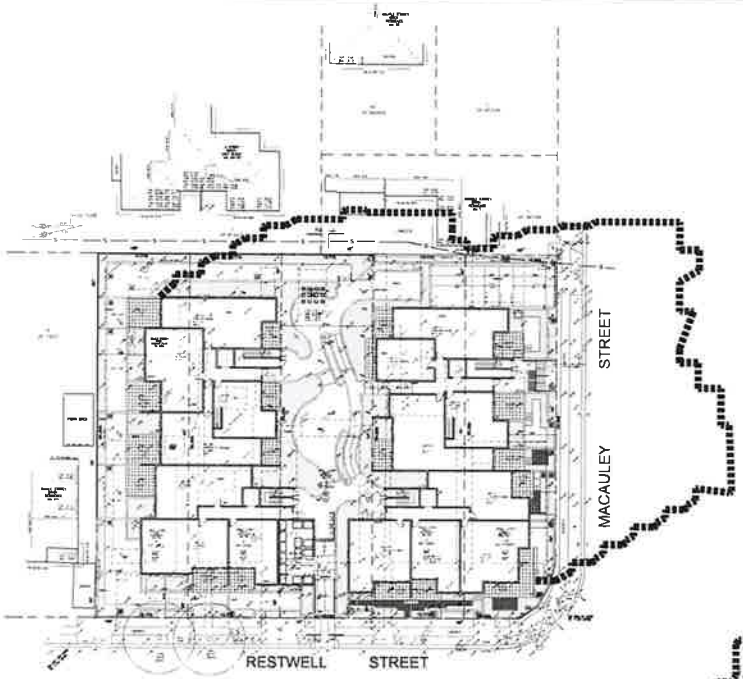
COMMUNAL OPEN SPACE SHADOW ANALYSIS 2/4

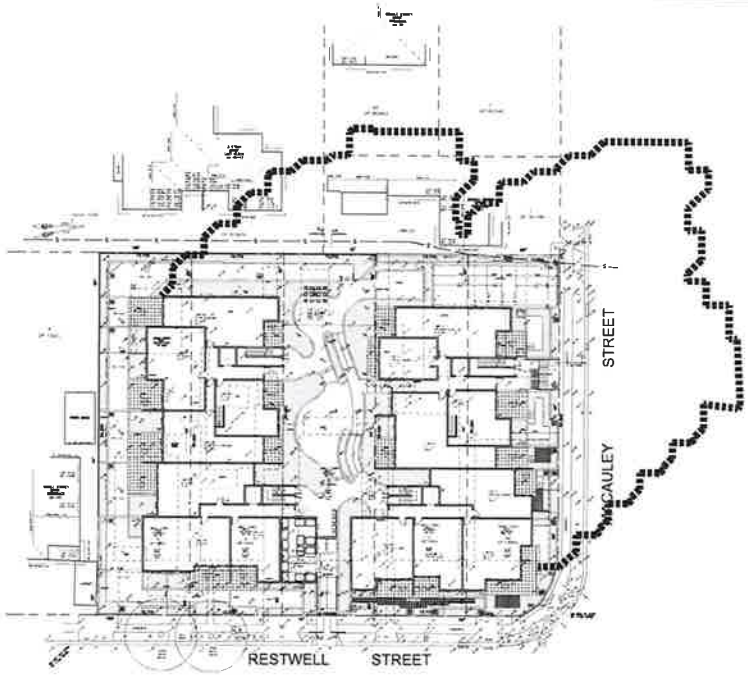
PROPOSED RESIDENTIAL DEVELOPMENT
176-174 RESTWELL STREET,
BANKSTOWN

150711 DA-707

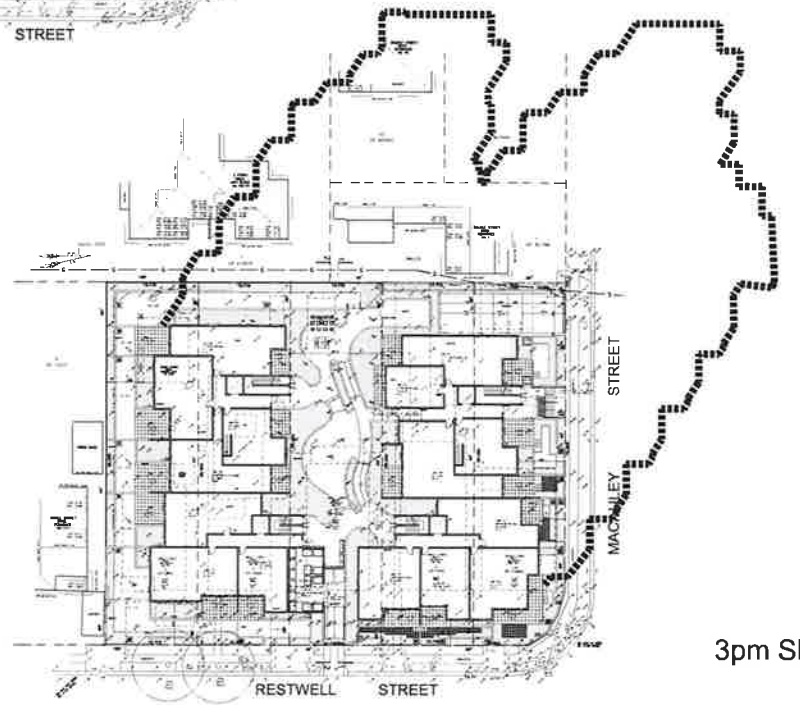
1:500 (on A2)



1pm Shadow (21st June)



2pm Shadow (21st June)



3pm Shadow (21st June)

Communal Open Space Shadow Analysis 3/4

Scale 1:500 (on A2)

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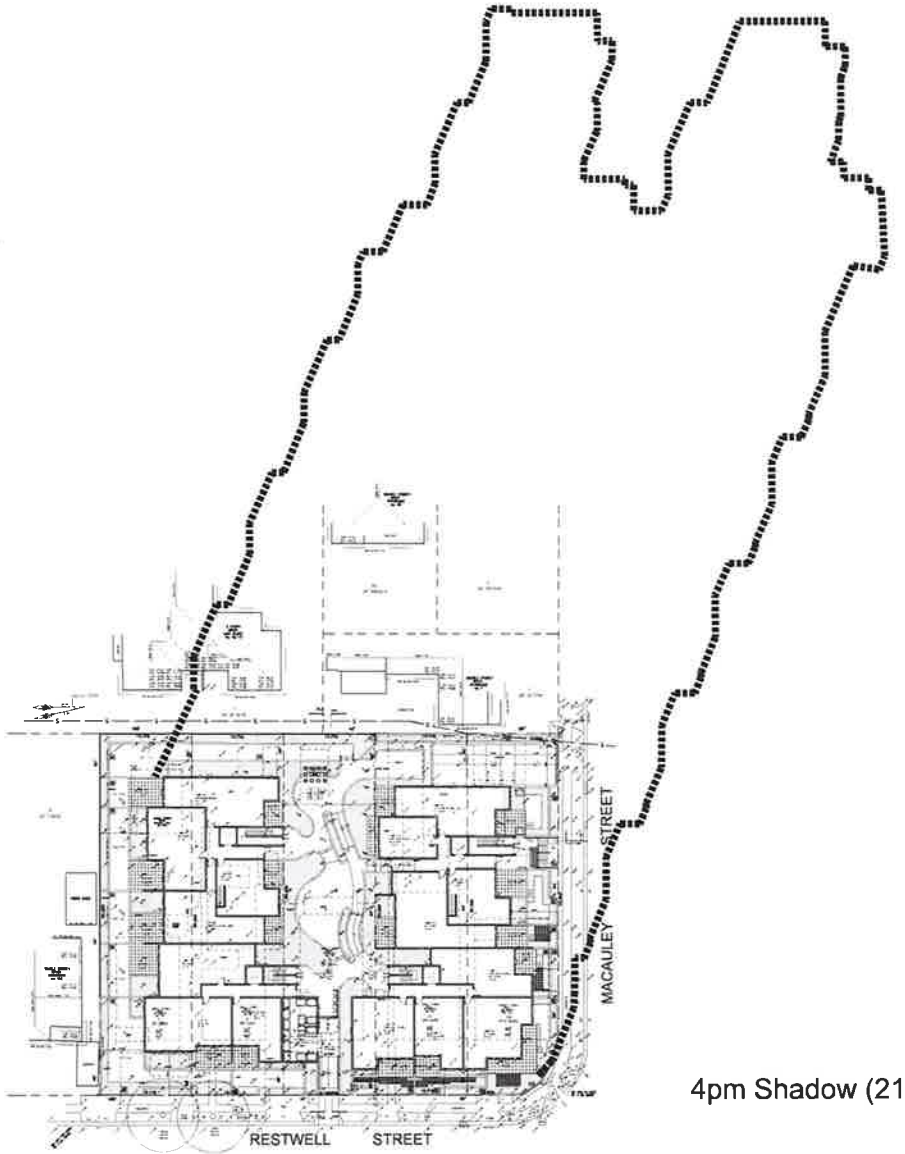
COMMUNAL OPEN SPACE SHADOW ANALYSIS 3/4

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

150711 DA: 708

1:500 (on A2)



4pm Shadow (21st June)

Communal Open Space Shadow Analysis 4/4

Scale 1:500 (on A2)

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COMMUNAL OPEN SPACE SHADOW ANALYSIS 4/4

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

JOB No. 150711 DA: 709

DATE JULY 15

1:500 (on A2)

ADG Key Compliance Schedule : Part 4A - 4G

Ground Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
001	2	2	83 m²	55 m²	8.3 m³	2.2 m³	10.5 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
002	2	2	111 m²	61 m²	7.1 m³	4.1 m³	11.2 m³	6965 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
003	3	2	95 m²	37 m²	14.6 m³	1.3 m³	15.9 m³	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
004	Studio	1	44 m²	9 m²	6.0 m³	0.9 m³	6.9 m³	4400 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
021	2	1	70 m²	24 m²	7.1 m³	1.1 m³	8.2 m³	4085 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
022	2	2	75 m²	70 m²	4.6 m³	3.5 m³	8.1 m³	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
023	1	1	58 m²	32 m²	5.5 m³	1.7 m³	7.2 m³	3535 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
024	2	2	75 m²	32 m²	7.1 m³	2.0 m³	9.1 m³	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
045	2	2	80 m²	58 m²	14.6 m³	4.3 m³	18.9 m³	4245 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
046	1	1	50 m²	44 m²	7.3 m³	2.9 m³	10.2 m³	3600 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
047	2	2	83 m²	148 m²	7.8 m³	3.0 m³	10.8 m³	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
068	2	2	83 m²	43 m²	7.1 m³	2.2 m³	9.3 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
069	2	2	111 m²	20 m²	7.1 m³	3.9 m³	11.0 m³	7015 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
070	2	2	79 m²	71 m²	11.1 m³	3.4 m³	14.5 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
071	2	2	80 m²	81 m²	9.5 m³	4.4 m³	13.9 m³	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 8 / 15	Total : 2 / 15	Total : 9 / 15										

ADG Key Compliance Schedule : Part 4A - 4G

First Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min storage volume based on number of bedrooms
005	2	2	83 m²	21 m²	6.0 m³	2.2 m³	8.2 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
006	2	2	75 m²	25 m²	7.3 m³	1.3 m³	8.6 m³	4100 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
007	2	2	75 m²	10 m²	6.0 m³	3.2 m³	9.2 m³	4420 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
025	2	1	70 m²	10 m²	7.1 m³	1.1 m³	8.2 m³	4085 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
026	2	2	75 m²	23 m²	11.7 m³	3.5 m³	15.2 m³	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
027	1	1	58 m²	8 m²	5.5 m³	1.7 m³	7.2 m³	3535 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
028	2	2	75 m²	10 m²	7.1 m³	2.0 m³	9.1 m³	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
048	2	2	80 m²	15 m²	7.1 m³	4.3 m³	11.4 m³	4245 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
049	2	2	75 m²	13 m²	6.3 m³	4.3 m³	10.6 m³	6560 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
050	1	1	50 m²	8 m²	7.3 m³	2.9 m³	10.2 m³	3600 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
051	2	2	83 m²	11 m²	7.1 m³	3.0 m³	10.1 m³	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
072	2	2	83 m²	21 m²	7.1 m³	2.2 m³	9.3 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
073	2	2	75 m²	26 m²	5.5 m³	3.4 m³	8.9 m³	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
074	2	2	80 m²	11 m²	15.1 m³	3.1 m³	18.2 m³	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 9 / 14	Total : 0 / 14	Total : 10 / 14										

Note: With regards to the small number of living rooms or combined living / dining rooms that are noted as not achieving the minimum width requested of 3.6m for studio & 1 bedroom apartments, & 4m for 2 & 3 bedroom apartments, we would like to bring to Council's attention that there is a clause in Section 4D-1 of the ADG that states *"where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed & demonstrate the usability & functionality of the spaces with realistically scaled furniture layouts & circulation areas. These circumstances would be assessed on their merits".*

Further to this point, the Architectural Plans provided to Council for assessment include all necessary furniture layouts & circulation spaces as requested, & demonstrate the usability & functionality of all living or living / dining areas is achieved in respect to all units contained in the development proposal, including those noted as non-compliant & seeking minor variations in relation to room widths.

Note: In relation to the unit storage allocation for the development, we would like to bring to Council's attention that as you will see from the above ADG compliance tables, every single unit in the development has been allocated in excess of the minimum storage volume required under the ADG, being 4m³ for studio apartments, 6m³ for 1 bedroom apartments, 8m³ for 2 bedroom apartments & 10m³ for 3 bedroom apartments. The exact storage volumes & Basement allocation are also noted on the Architectural Plans for Council's information & understanding.

With respect to the ADG design criteria that at least 50% of the required storage should be located within the apartment, we would respectfully like to put forward to Council that we believe that the storage allocation presented in our proposal offers an improved outcome for the future residents of the proposal, whilst still meeting the overriding aims & objectives of this clause of the ADG. This is due to the fact that in the most part we have been able to allocate much larger storage spaces to each unit by utilising increased storage spaces in the Basement, rather than just meeting minimum requirements, & this also has the added benefit of allowing us to maximise the amount of usable space in each apartment, thus optimising the amenity for future residents. We would appreciate Council's consideration of our storage proposal & reasoning in this regard, as we believe there are no negative drawbacks to our variation to the requirement to provide 50% storage within the units, & are of the opinion that the storage outcome is actually improved through the proposal put forth for the above reasons.

ADG Key Compliance
Schedule 1/3

Design Cubicle Pty Ltd
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Tel: 9683 2778
Fax: 9683 3242
Email: info@designcubicle.com.au
http: www.designcubicle.com.au
ABN: 47 116 316 333

ADG KEY COMPLIANCE SCHEDULE 1/3

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET, BANKSTOWN

950711 DA: 710

ADG Key Compliance Schedule : Part 4A - 4G

Second Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
008	2	2	83 m²	21 m²	6.0 m²	2.2 m²	8.2 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
009	2	2	111 m²	20 m²	7.1 m²	4.1 m²	11.2 m²	6965 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
010	2	2	75 m²	25 m²	7.3 m²	1.3 m²	8.6 m²	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
011	2	2	75 m²	10 m²	7.0 m²	3.2 m²	10.2 m²	4420 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
029	2	1	70 m²	10 m²	7.1 m²	1.1 m²	8.2 m²	4085 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
030	2	2	75 m²	23 m²	5.0 m²	3.5 m²	8.5 m²	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
031	1	1	56 m²	8 m²	5.5 m²	1.7 m²	7.2 m²	3535 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
032	2	2	75 m²	10 m²	7.1 m²	2.0 m²	9.1 m²	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
052	2	2	80 m²	15 m²	7.1 m²	4.3 m²	11.4 m²	4245 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
053	2	2	75 m²	13 m²	7.1 m²	4.3 m²	11.4 m²	6560 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
054	1	1	50 m²	8 m²	7.3 m²	2.9 m²	10.2 m²	3600 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
055	2	2	83 m²	11 m²	7.1 m²	3.0 m²	10.1 m²	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
075	2	2	83 m²	21 m²	7.1 m²	2.2 m²	9.3 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
076	2	2	111 m²	20 m²	14.6 m²	3.9 m²	18.5 m²	7015 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
077	2	2	79 m²	26 m²	5.5 m²	3.4 m²	8.9 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
078	2	2	80 m²	11 m²	15.1 m²	3.1 m²	18.2 m²	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 11 / 16	Total : 2 / 16	Total : 10 / 16										

ADG Key Compliance Schedule : Part 4A - 4G

Third Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
012	2	2	83 m²	21 m²	7.0 m²	2.2 m²	9.2 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
013	2	2	75 m²	25 m²	7.1 m²	1.3 m²	8.4 m²	4100 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
014	2	2	75 m²	10 m²	7.0 m²	3.2 m²	10.2 m²	4420 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
033	2	1	70 m²	10 m²	7.1 m²	1.1 m²	8.2 m²	4085 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
034	2	2	75 m²	23 m²	6.3 m²	3.5 m²	9.8 m²	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
035	1	1	56 m²	8 m²	5.5 m²	1.7 m²	7.2 m²	3535 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
036	2	2	75 m²	10 m²	7.1 m²	2.0 m²	9.1 m²	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
056	2	2	80 m²	15 m²	7.1 m²	4.3 m²	11.4 m²	4245 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
057	2	2	75 m²	13 m²	7.1 m²	4.3 m²	11.4 m²	6560 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
058	1	1	50 m²	8 m²	7.3 m²	2.9 m²	10.2 m²	3600 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
059	2	2	83 m²	11 m²	7.8 m²	3.0 m²	10.8 m²	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
079	2	2	83 m²	21 m²	7.1 m²	2.2 m²	9.3 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
080	2	2	79 m²	26 m²	6.6 m²	3.4 m²	10.0 m²	4000 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
081	2	2	80 m²	11 m²	7.0 m²	3.1 m²	10.1 m²	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 11 / 14	Total : 0 / 14	Total : 10 / 14										

Note: With regards to the small number of living rooms or combined living / dining rooms that are noted as not achieving the minimum width requested of 3.6m for studio & 1 bedroom apartments, & 4m for 2 & 3 bedroom apartments, we would like to bring to Council's attention that there is a clause in Section 4D-1 of the ADG that states *"where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed & demonstrate the usability & functionality of the spaces with realistically scaled furniture layouts & circulation areas. These circumstances would be assessed on their merits".*

Further to this point, the Architectural Plans provided to Council for assessment include all necessary furniture layouts & circulation spaces as requested, & demonstrate the usability & functionality of all living or living / dining areas is achieved in respect to all units contained in the development proposal, including those noted as non-compliant & seeking minor variations in relation to room widths.

Note: In relation to the unit storage allocation for the development, we would like to bring to Council's attention that as you will see from the above ADG compliance tables, every single unit in the development has been allocated in excess of the minimum storage volume required under the ADG, being 4m³ for studio apartments, 6m³ for 1 bedroom apartments, 8m³ for 2 bedroom apartments & 10m³ for 3 bedroom apartments. The exact storage volumes & Basement allocation are also noted on the Architectural Plans for Council's information & understanding.

With respect to the ADG design criteria that at least 50% of the required storage should be located within the apartment, we would respectfully like to put forward to Council that we believe that the storage allocation presented in our proposal offers an improved outcome for the future residents of the proposal, whilst still meeting the overriding aims & objectives of this clause of the ADG. This is due to the fact that in the most part we have been able to allocate much larger storage spaces to each unit by utilising increased storage spaces in the Basement, rather than just meeting minimum requirements, & this also has the added benefit of allowing us to maximise the amount of usable space in each apartment, thus optimising the amenity for future residents. We would appreciate Council's consideration of our storage proposal & reasoning in this regard, as we believe there are no negative drawbacks to our variation to the requirement to provide 50% storage within the units, & are of the opinion that the storage outcome is actually improved through the proposal put forth for the above reasons.

ADG Key Compliance
Schedule 2/3

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ABN: 47 116 316 333

SHEET TITLE: ADG KEY COMPLIANCE SCHEDULE 2/3

PROPOSED RESIDENTIAL DEVELOPMENT
116-124 RESTWELL STREET,
BANKSTOWN

150711 DA-711

ADG Key Compliance Schedule : Part 4A - 4G

Fourth Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
015	2	2	76 m²	39 m²	4.9 m²	6.2 m²	11.1 m²	4845 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
016	1	1	50 m²	10 m²	4.9 m²	1.9 m²	6.8 m²	3875 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
017	2	2	83 m²	18 m²	14.6 m²	3.8 m²	18.4 m²	7175 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
037	2	1	70 m²	10 m²	7.1 m²	1.1 m²	8.2 m²	4085 mm	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
038	2	2	75 m²	23 m²	4.6 m²	3.5 m²	8.1 m²	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
039	1	1	58 m²	8 m²	5.5 m²	1.7 m²	7.2 m²	3535 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
040	2	2	75 m²	10 m²	7.1 m²	2.0 m²	9.1 m²	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
060	2	2	75 m²	10 m²	11.2 m²	1.9 m²	13.1 m²	4125 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
061	2	2	75 m²	13 m²	7.1 m²	4.3 m²	11.4 m²	6560 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
062	1	1	50 m²	8 m²	7.3 m²	2.9 m²	10.2 m²	3600 mm	No	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
063	1	1	62 m²	11 m²	7.0 m²	4.5 m²	11.5 m²	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
082	2	2	76 m²	10 m²	6.3 m²	3.3 m²	9.6 m²	4345 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
083	2	2	75 m²	10 m²	13.2 m²	0.8 m²	14.0 m²	4000 mm	No	Yes	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
084	1	1	51 m²	10 m²	7.3 m²	1.7 m²	9.0 m²	4700 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 9 / 14	Total : 2 / 14	Total : 0 / 14										

ADG Key Compliance Schedule : Part 4A - 4G

Fifth Floor

Unit	Beds	Bathrooms	Unit area	P.O.S / balcony area	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartement does not exceed 18m	Apartments achieve min. internal areas based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony areas & depths based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
018	2	2	76 m²	39 m²	5.0 m²	6.2 m²	11.2 m²	4845 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
019	1	1	50 m²	10 m²	7.1 m²	1.9 m²	9.0 m²	3875 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
020	2	2	83 m²	18 m²	14.6 m²	3.8 m²	18.4 m²	7175 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
041	2	1	70 m²	10 m²	7.1 m²	1.1 m²	8.2 m²	4085 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
042	2	2	75 m²	23 m²	7.1 m²	3.5 m²	10.6 m²	4205 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
043	1	1	58 m²	8 m²	5.5 m²	1.7 m²	7.2 m²	3535 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	No - Minor variation	N / A	Yes	Yes
044	2	2	75 m²	10 m²	7.1 m²	2.0 m²	9.1 m²	4710 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
064	2	2	75 m²	10 m²	13.2 m²	1.9 m²	15.1 m²	4125 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
065	2	2	75 m²	13 m²	7.1 m²	4.3 m²	11.4 m²	6560 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
066	1	1	50 m²	8 m²	7.3 m²	2.9 m²	10.2 m²	3600 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
067	1	1	62 m²	11 m²	7.0 m²	4.5 m²	11.5 m²	4875 mm	Yes	N / A	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
085	2	2	76 m²	10 m²	7.1 m²	3.3 m²	10.4 m²	4345 mm	Yes	N / A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
086	2	2	75 m²	10 m²	9.4 m²	0.8 m²	10.2 m²	4000 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
087	1	1	51 m²	10 m²	7.3 m²	1.7 m²	9.0 m²	4700 mm	Yes	N / A	No	N / A	Yes	Yes	Yes	Yes	Yes	Yes	N / A	Yes	Yes
									Total : 14 / 14	Total : 0 / 14	Total : 9 / 14										

Note: With regards to the small number of living rooms or combined living / dining rooms that are noted as not achieving the minimum width requested of 3.6m for studio & 1 bedroom apartments, & 4m for 2 & 3 bedroom apartments, we would like to bring to Council's attention that there is a clause in Section 4D-1 of the ADG that states *"where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed & demonstrate the usability & functionality of the spaces with realistically scaled furniture layouts & circulation areas. These circumstances would be assessed on their merits"*.

Further to this point, the Architectural Plans provided to Council for assessment include all necessary furniture layouts & circulation spaces as requested, & demonstrate the usability & functionality of all living or living / dining areas is achieved in respect to all units contained in the development proposal, including those noted as non-compliant & seeking minor variations in relation to room widths.

Note: In relation to the unit storage allocation for the development, we would like to bring to Council's attention that as you will see from the above ADG compliance tables, every single unit in the development has been allocated in excess of the minimum storage volume required under the ADG, being 4m³ for studio apartments, 6m³ for 1 bedroom apartments, 8m³ for 2 bedroom apartments & 10m³ for 3 bedroom apartments. The exact storage volumes & Basement allocation are also noted on the Architectural Plans for Council's information & understanding.

With respect to the ADG design criteria that at least 50% of the required storage should be located within the apartment, we would respectfully like to put forward to Council that we believe that the storage allocation presented in our proposal offers an improved outcome for the future residents of the proposal, whilst still meeting the overriding aims & objectives of this clause of the ADG. This is due to the fact that in the most part we have been able to allocate much larger storage spaces to each unit by utilising increased storage spaces in the Basement, rather than just meeting minimum requirements, & this also has the added benefit of allowing us to maximise the amount of usable space in each apartment, thus optimising the amenity for future residents. We would appreciate Council's consideration of our storage proposal & reasoning in this regard, as we believe there are no negative drawbacks to our variation to the requirement to provide 50% storage within the units, & are of the opinion that the storage outcome is actually improved through the proposal put forth for the above reasons.

ADG Key Compliance Schedule 3/3

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ADG KEY COMPLIANCE SCHEDULE 3/3

PROPOSED RESIDENTIAL DEVELOPMENT
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150711 DA-712