

| LOT 1 COMMUNAL OPEN SOLAR AREA - 1397m² | | |
|---|-------------|------------|
| TIME | AREA IN SUN | % OF COS |
| 0900 | 669m² | 48% OF COS |
| 1000 | 742m² | 53% OF COS |
| 1100 | 646m² | 46% OF COS |
| 1200 | 643m² | 46% OF COS |
| 1300 | 689m² | 49% OF COS |
| 1400 | 731m² | 52% OF COS |
| 1500 | 772m² | 55% OF COS |
| TOTAL: | 4892m² | |
| AVERAGE SOLAR ACCESS: | | 50% OF COS |

NOTE: SOLAR ACCESS MEASURED AT 1m ABOVE FLOOR LEVEL

| LOT 2 COMMUNAL OPEN SOLAR AREA - 2482m² | | |
|---|-------------|------------|
| TIME | AREA IN SUN | % OF COS |
| 0900 | 943m² | 38% OF COS |
| 1000 | 1446m² | 58% OF COS |
| 1100 | 1448m² | 58% OF COS |
| 1200 | 1420m² | 57% OF COS |
| 1300 | 1435m² | 57% OF COS |
| 1400 | 1422m² | 57% OF COS |
| 1500 | 1199m² | 49% OF COS |
| TOTAL: | 9313m² | |
| AVERAGE SOLAR ACCESS: | | 53% OF COS |

NOTE: SOLAR ACCESS MEASURED AT 1m ABOVE FLOOR LEVEL

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| REVISIONS | | | |
|-----------|----------|---------------|----|
| No | Date | Description | By |
| P1 | 10.02.17 | DA SUBMISSION | LT |
| P2 | 13.03.17 | DA SUBMISSION | AH |



PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
COMMUNAL OPEN SPACE
SOLAR ACCESS - 3pm - JUNE 21

SCALE: @ A1
1 : 500

DATE:
09/02/17

DWG No:

PROJECT No:
215418

DRAWN BY:
BR

REV

TP04.17 | P2

DA SUBMISSION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
www.rothelowman.com.au ACN 005 783 997



| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| A-U101 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 12 m³ |
| A-U102 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| A-U103 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| A-U104 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| A-U105 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| A-U106 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| A-U107 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 4 m³ |
| A-U108 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 6 m³ |
| A-U109 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 5 m³ |
| A-U201 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 12 m³ |
| A-U202 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 6 m³ |
| A-U203 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| A-U204 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| A-U205 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 6 m³ |
| A-U206 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| A-U207 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| A-U208 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| A-U209 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 7 m³ |
| A-U210 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| A-U211 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 5 m³ |
| A-U301 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 4 m³ |
| A-U302 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 4 m³ |
| A-U303 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 3 BED | 7 m³ |
| A-U304 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 6 m³ |
| A-U305 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 2 BED | 6 m³ |
| A-U306 | | 8 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 3 BED | 7 m³ |
| A-U307 | | 8 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 3 BED | 8 m³ |
| A-U301 | | 4 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 5 m³ |
| A-U302 | | 4 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 4 m³ |
| A-U303 | | 4 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 4 m³ |
| A-U304 | | 3 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 3 m³ |
| A-U305 | | 3 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 5 m³ |
| A-U306 | | 8 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 5 m³ |

| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| A-U305 | | 4 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 5 m³ |
| A-U306 | | 3 m³ |
| BASEMENT | | |
| GROUND UPPER | 1 BED | 4 m³ |
| A-U307 | | 3 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 4 m³ |
| B-U101 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 | 1 BED | 3 m³ |
| B-U102 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| B-U103 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| B-U104 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| B-U105 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 10 m³ |
| B-U201 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 1 BED | 3 m³ |
| B-U202 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| B-U203 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| B-U204 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| B-U205 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 10 m³ |
| B-U301 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 | 1 BED | 4 m³ |
| B-U302 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 1 BED | 3 m³ |
| B-U303 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 5 m³ |
| B-U304 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 5 m³ |
| B-U301 | | 3 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 3 m³ |
| B-U302 | | 4 m³ |
| BASEMENT | | |
| GROUND | 1 BED | 3 m³ |
| B-U303 | | 4 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 3 m³ |
| B-U304 | | 4 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 4 m³ |
| B-U305 | | 3 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 10 m³ |
| C-U101 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 13 m³ |
| C-U102 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 6 m³ |
| C-U103 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 5 m³ |
| C-U104 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 7 m³ |
| C-U105 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 4 m³ |
| C-U201 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 13 m³ |
| C-U202 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |

| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| C-U203 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 5 m³ |
| C-U204 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| C-U205 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| C-U206 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| C-U207 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 8 m³ |
| C-U301 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 2 BED | 13 m³ |
| C-U302 | | 3 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| C-U303 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 6 m³ |
| C-U304 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 7 m³ |
| C-U305 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 2 BED | 4 m³ |
| C-U301 | | 4 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 13 m³ |
| C-U302 | | 3 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 6 m³ |
| C-U303 | | 4 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 10 m³ |
| C-U304 | | 3 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 6 m³ |
| C-U305 | | 3 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 9 m³ |
| C-U306 | | 4 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 4 m³ |
| C-U307 | | 8 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 8 m³ |
| D-U101 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| D-U102 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| D-U103 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| D-U104 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 7 m³ |
| D-U105 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| D-U306 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 5 m³ |
| D-U307 | | 1 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 6 m³ |
| D-U308 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| D-U309 | | 2 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 4 m³ |
| D-U310 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 6 m³ |
| D-U311 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 3 BED | 4 m³ |
| D-U301 | | 5 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 5 m³ |
| D-U302 | | 5 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 4 m³ |
| D-U312 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 2 BED | 4 m³ |
| D-U313 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| D-U314 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 UPPER | 3 BED | 7 m³ |

| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| D-U201 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| D-U202 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| D-U203 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 7 m³ |
| D-U204 | | 2 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 2 m³ |
| D-U205 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 7 m³ |
| D-U206 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| D-U207 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 6 m³ |
| D-U208 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 5 m³ |
| D-U209 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 5 m³ |
| D-U210 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| D-U211 | | 7 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| D-U212 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| D-U213 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 4 m³ |
| D-U214 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 2 BED | 6 m³ |
| D-U215 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 UPPER | 3 BED | 7 m³ |
| D-U301 | | 6 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 5 m³ |
| D-U302 | | 6 m³ |
| BASEMENT | | |
| LEVEL 3 | 1 BED | 4 m³ |
| D-U303 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 | 1 BED | 5 m³ |
| D-U304 | | 2 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 6 m³ |
| D-U305 | | 1 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 7 m³ |
| D-U306 | | 3 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 5 m³ |
| D-U307 | | 1 m³ |
| BASEMENT | | |
| LEVEL 3 | 2 BED | 6 m³ |
| D-U308 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 2 BED | 4 m³ |
| D-U309 | | 2 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 4 m³ |
| D-U310 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 1 BED | 6 m³ |
| D-U311 | | 4 m³ |
| BASEMENT | | |
| LEVEL 3 UPPER | 3 BED | 4 m³ |
| D-U301 | | 5 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 5 m³ |
| D-U302 | | 5 m³ |
| BASEMENT | | |
| GROUND | 2 BED | 4 m³ |
| D-U303 | | 10 m³ |
| GROUND | 2 BED | |
| D-U304 | | 9 m³ |
| GROUND | 2 BED | |
| D-U305 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 5 m³ |

| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| D-U306 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 5 m³ |
| D-U307 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 4 m³ |
| D-U308 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 4 m³ |
| D-U309 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 4 m³ |
| D-U310 | | 5 m³ |
| BASEMENT | | |
| GROUND UPPER | 2 BED | 4 m³ |
| D-U311 | | 8 m³ |
| BASEMENT | | |
| GROUND UPPER | 3 BED | 5 m³ |
| E-U101 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U102 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U103 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| E-U104 | | 6 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 7 m³ |
| E-U105 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U106 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U107 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| E-U108 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| E-U109 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 4 m³ |
| E-U110 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 1 BED | 4 m³ |
| E-U111 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 5 m³ |
| E-U112 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U113 | | 4 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 6 m³ |
| E-U114 | | 2 m³ |
| BASEMENT | | |
| LEVEL 1 | 2 BED | 2 m³ |
| E-U201 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| E-U202 | | 2 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 6 m³ |
| E-U203 | | 5 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| E-U204 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 7 m³ |
| E-U205 | | 2 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 6 m³ |
| E-U206 | | 2 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 2 m³ |
| E-U207 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |
| E-U208 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| E-U209 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 4 m³ |
| E-U210 | | 4 m³ |
| BASEMENT | | |
| LEVEL 2 | 1 BED | 4 m³ |
| E-U211 | | 3 m³ |
| BASEMENT | | |
| LEVEL 2 | 2 BED | 5 m³ |

| Apartment Storage | | |
|-------------------|----------------|--------|
| Level | Apartment Type | Volume |
| E-U212 | | |
| BASEMENT | | 2 m³ |
| LEVEL 2 | 2 BED | 6 m³ |
| E-U213 | | |
| BASEMENT | | 2 m³ |
| LEVEL 2 | 2 BED | 6 m³ |
| E-U214 | | |
| BASEMENT | | 4 m³ |
| LEVEL 2 | 2 BED | 6 m³ |
| E-U301 | | |
| BASEMENT | | 3 m³ |
| LEVEL 3 | 2 BED | 6 m³ |
| E-U302 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 2 BED | 6 m³ |
| E-U303 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 1 BED | 7 m³ |
| E-U304 | | |
| BASEMENT | | 7 m³ |
| LEVEL 3 | 1 BED | 3 m³ |
| E-U305 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 1 BED | 4 m³ |
| E-U306 | | |
| BASEMENT | | 3 m³ |
| LEVEL 3 | 1 BED | 3 m³ |
| E-U307 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 1 BED | 4 m³ |
| E-U308 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 1 BED | 4 m³ |
| E-U309 | | |
| BASEMENT | | 2 m³ |
| LEVEL 3 | 1 BED | 6 m³ |
| E-U310 | | |
| BASEMENT | | 4 m³ |
| LEVEL 3 | 2 BED | 4 m³ |
| E-U311 | | |
| BASEMENT | | 3 m³ |
| LEVEL 3 | 2 BED | 6 m³ |
| E-U312 | | |
| BASEMENT | | 3 m³ |
| LEVEL 3 | 2 BED | 6 m³ |
| E-U313 | | |
| BASEMENT | | 4 m³ |
| LEVEL 3 | 2 BED | 6 m³ |
| E-U301 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U302 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U303 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 4 m³ |
| E-U304 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 4 m³ |
| E-U305 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U306 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U307 | | |
| BASEMENT | | 7 m³ |
| GROUND | 2 BED | 5 m³ |
| E-U308 | | |
| BASEMENT | | 5 m³ |
| GROUND | 2 BED | 4 m³ |
| E-U309 | | |
| BASEMENT | | 4 m³ |
| GROUND | 2 BED | 4 m³ |
| E-U310 | | |
| BASEMENT | | 4 m³ |
| GROUND | 1 BED | 4 m³ |
| E-U311 | | |
| BASEMENT | | 4 m³ |
| GROUND | 2 BED | 5 m³ |
| E-U312 | | |
| BASEMENT | | 4 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U313 | | |
| BASEMENT | | 4 m³ |
| GROUND | 2 BED | 6 m³ |
| E-U314 | | |
| BASEMENT | | 4 m³ |
| GROUND | 2 BED | 6 m³ |
| F-U101 | | |
| BASEMENT | | 2 m³ |
| LEVEL 1, UPPER | 2 BED | 6 m³ |

| Level | CARPARKS | | | | | Carwash | Motorbike/ Scooter Park | Bicycle Parks | Stores |
|----------|-------------|---------|---------------------------|-----------------------|-------|---------|----------------------------|------------------|--------|
| | Residential | Visitor | Residential Accessible | Visitor Accessible | Total | | | | |
| BASEMENT | 208 | 38 | 24 | 5 | 275 | 2 | 6 | 78 | 216 |

| LEVEL | NSA Residential | Circulation & Services | 1 Bed | 2 Bed | 3 Bed | Totals |
|----------|--------------------|---------------------------|-------|-------|-------|--------|
| BASEMENT | 0.0 m² | 1033.0 m² | 0 | 0 | 0 | 0 |
| GROUND | 3889.7 m² | 1146.5 m² | 10 | 41 | 1 | 52 |
| LEVEL 1 | 4380.2 m² | 959.3 m² | 2 | 54 | 1 | 57 |
| LEVEL 2 | 4610.1 m² | 930.1 m² | 2 | 57 | 1 | 60 |
| LEVEL 3 | 3444.6 m² | 881.6 m² | 11 | 31 | 5 | 47 |
| | 16324.5 m² | 4950.5 m² | 25 | 183 | 8 | 216 |

| APARTMENT MIX | | | |
|---------------|-------|-------|-------|
| 1 Bed | 2 Bed | 3 Bed | Total |
| 11.6% | 84.7% | 3.7% | 100% |

| Cross Vent Compliant |
|-------------------------|
| 61.6% |

| Solar Compliant |
|--------------------|
| 71.8% |

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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NOTES AND DEFINITIONS

NSA RESIDENTIAL
(Net Saleable Area Residential) has been calculated as draft strata area, measured to the inside face of apartment parti-walls, external walls and corridor walls.

SOLAR ACCESS
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

CROSS VENTILATION
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

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26/05/2017 5:23:45 PM

| REVISIONS | | | |
|-----------|----------|--------------------------------|------|
| No | Date | Description | By |
| P1 | 19.04.16 | DA ISSUE | DMcD |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 13.03.17 | DA SUBMISSION | AH |
| P8 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
OVERALL DEVELOPMENT
SUMMARY

SCALE: @ A1

DATE:
03/09/16

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

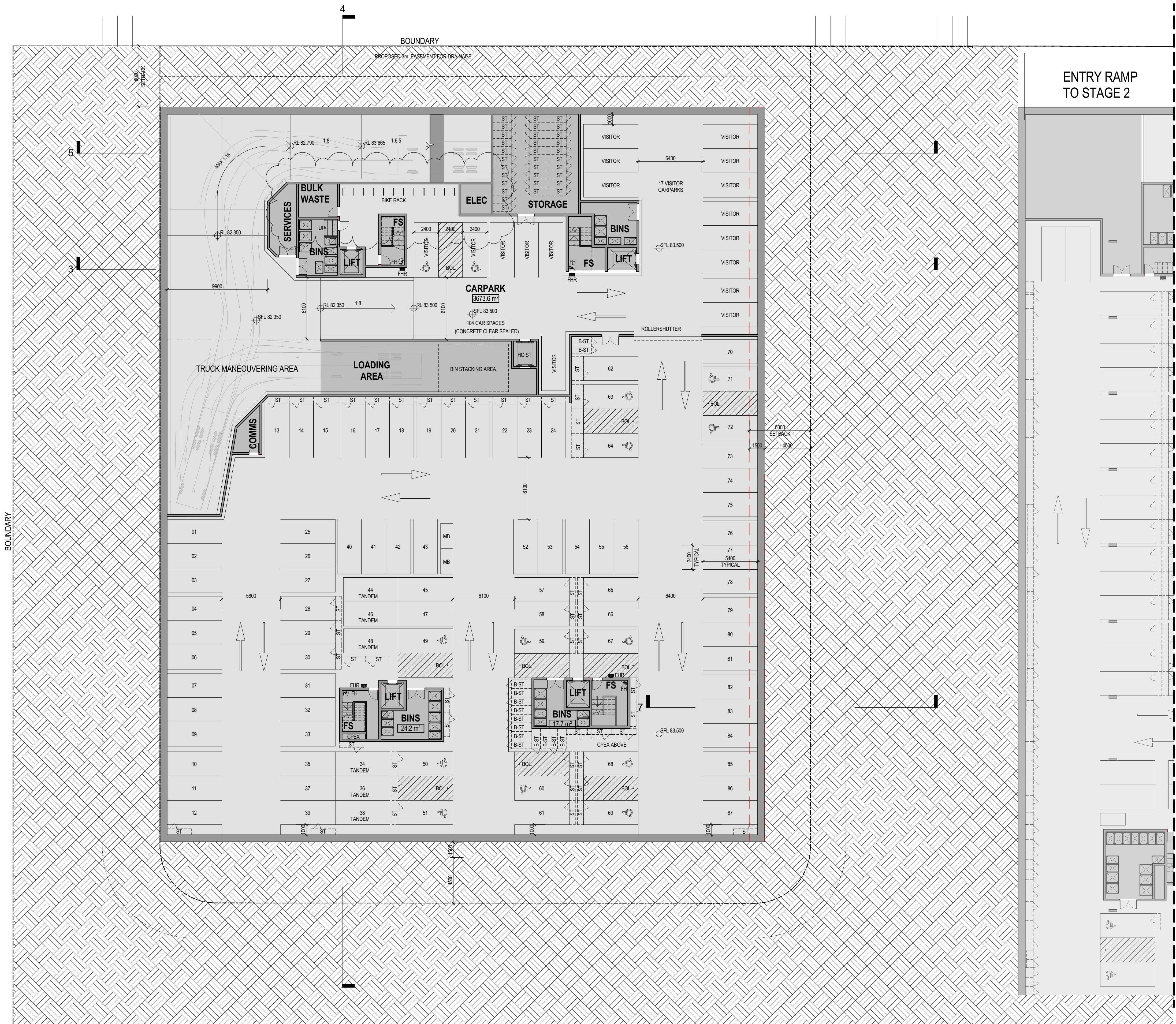
TP05.01 | P8

DA SUBMISSION

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SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE "AREA OF GARDEN LAWN" FOR THE DWELLING SPECIFIED IN THE "DESCRIPTION OF PROJECT" TABLE).

THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN TABLE BELOW.

THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

(ii) ENERGY

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE "NATURAL LIGHTING" COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

- (A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE "CENTRAL ENERGY SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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DA SUBMISSION

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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| Level | CARPARKS | | | | | Carwash | Motorbike/ Scooter Park | Bicycle Parks | Stores |
|----------|-------------|---------|---------------------------|-----------------------|-------|---------|----------------------------|------------------|--------|
| | Residential | Visitor | Residential Accessible | Visitor Accessible | Total | | | | |
| BASEMENT | 75 | 15 | 12 | 2 | 104 | 0 | 2 | 28 | 79 |

| No | Date | Description | By |
|-----|----------|--------------------------------|----|
| P3 | 27.10.16 | BASIX ISSUE | SL |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 10.02.17 | DA SUBMISSION | LT |
| P9 | 13.03.17 | DA SUBMISSION | AH |
| P10 | 26.05.17 | DA SUBMISSION | AH |

| | |
|--|--|
| | PROJECT TITLE |
| | 76 Rickard Road 76 Rickard Road, Leppington |
| | DRAWING TITLE |
| | LOT 1 BASEMENT |

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.01 | P10

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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| REVISIONS | | | |
|-----------|----------|--------------------------------|----|
| No | Date | Description | By |
| P3 | 27.10.16 | BASIC ISSUE | SL |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 10.02.17 | DA SUBMISSION | LT |
| P9 | 13.03.17 | DA SUBMISSION | AH |
| P10 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 GROUND FLOOR

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.02 | P10

SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE "AREA OF GARDEN LAWN" FOR THE DWELLING SPECIFIED IN THE "DESCRIPTION OF PROJECT" TABLE.

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(ii) ENERGY

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

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(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

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DA SUBMISSION

SYDNEY
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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|----|
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 27.10.16 | BASIX ISSUE | SL |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |



PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 LEVEL 1

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.03 | P9



DA SUBMISSION

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AUSTRALIA
T 02 8045 2600
www.rothelowman.com.au ACN 005 783 997

SCHEDULE OF BASIX COMMITMENTS

1 COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE).

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(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

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2 COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

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FOR CONTINUATION REFER TO SHEET TP21.03

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26/05/2017 5:24:47 PM



SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LANE' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE).

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(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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FOR CONTINUATION REFER TO SHEET TP21.04

ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|----|
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 27.10.16 | BASIX ISSUE | JM |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |



PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 LEVEL 2

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.04 | P9

DA SUBMISSION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
www.rothelowman.com.au ACN 005 783 997



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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| REVISIONS | | | |
|-----------|----------|--------------------------------|----|
| No | Date | Description | By |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 27.10.16 | BASIS ISSUE | SL |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 LEVEL 3

SCALE: @ A1
1 : 200

DATE: 06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.05 | P9

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SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE "AREA OF GARDEN LAWN" FOR THE DWELLING SPECIFIED IN THE "DESCRIPTION OF PROJECT" TABLE).

THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN TABLE BELOW.

THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

(ii) ENERGY

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE "NATURAL LIGHTING" COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR

(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL, (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE "CENTRAL ENERGY SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL, (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| REVISIONS | | | |
|-----------|----------|--------------------------------|----|
| No | Date | Description | By |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 27.10.16 | BASIX ISSUE | SL |
| P4 | 28.10.16 | FINAL COORDINATION | JM |
| P5 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P6 | 4.11.16 | FINAL DRAFT DA | SL |
| P7 | 07.11.16 | DA SUBMISSION | SL |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 ROOF

SCALE: @ A1
1 : 200

DATE:
06/10/15

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP11.06 | P9

DA SUBMISSION

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www.rothelowman.com.au ACN 005 783 997



SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 1

(A) DWELLINGS

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THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE)

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(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB.

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

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2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

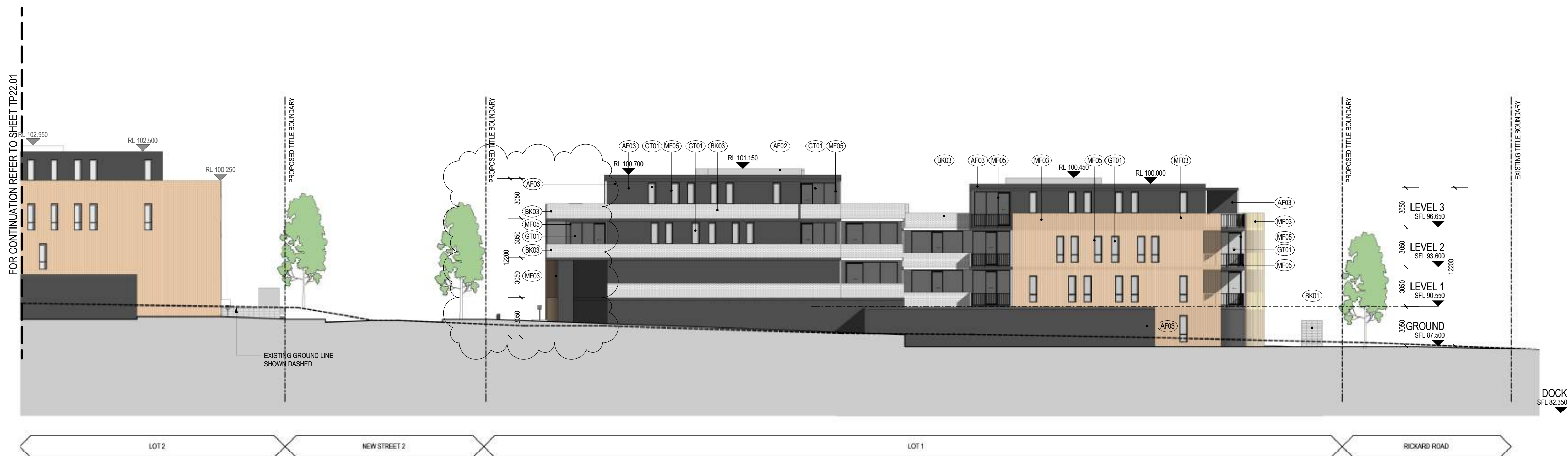
(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL, (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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LOT 1 NORTH-EAST



LOT 1 NORTH-WEST

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26/05/2017 5:25:26 PM

FINISHES
REFER TO THE DESIGN REPORT FOR DESCRIPTION AND COLOUR

| | | | |
|------|----------------------------|------|------------------------------|
| AF02 | APPLIED FINISH - LIGHT | BK03 | BRICK - WHITE |
| AF03 | APPLIED FINISH - CHARCOAL | GT01 | GLASS - CLEAR |
| BK01 | BLOCK MASONRY - LIGHT GREY | MF03 | METAL FINISH - BRONZE SCREEN |
| BK02 | BLOCK MASONRY - CHARCOAL | MF05 | METAL FINISH - BLACK |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|------|
| P1 | 19.04.16 | DA ISSUE | DMCD |
| P2 | 27.10.16 | BASIC ISSUE | SL |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 13.03.17 | DA SUBMISSION | AH |
| P7 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 NORTH EAST & NORTH
WEST ELEVATIONS

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL, GT

REV

DA SUBMISSION

SYDNEY
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DARLINGHURST NSW 2010
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LOT 1 SOUTH-EAST



LOT 1 SOUTH-WEST

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| FINISHES | |
|---|-------------------------------------|
| REFER TO THE DESIGN REPORT FOR DESCRIPTION AND COLOUR | |
| (AF02) APPLIED FINISH - LIGHT | (BK03) BRICK - WHITE |
| (AF03) APPLIED FINISH - CHARCOAL | (GT01) GLASS - CLEAR |
| (BK01) BLOCK MASONRY - LIGHT GREY | (MF03) METAL FINISH - BRONZE SCREEN |
| (BK02) BLOCK MASONRY - CHARCOAL | (MF05) METAL FINISH - BLACK |

| REVISIONS | | | |
|-----------|----------|--------------------------------|------|
| No | Date | Description | By |
| P1 | 19.04.16 | DA ISSUE | DMcD |
| P2 | 27.10.16 | BASIC ISSUE | SL |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 13.03.17 | DA SUBMISSION | AH |
| P7 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 SOUTH EAST & SOUTH
WEST ELEVATIONS

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

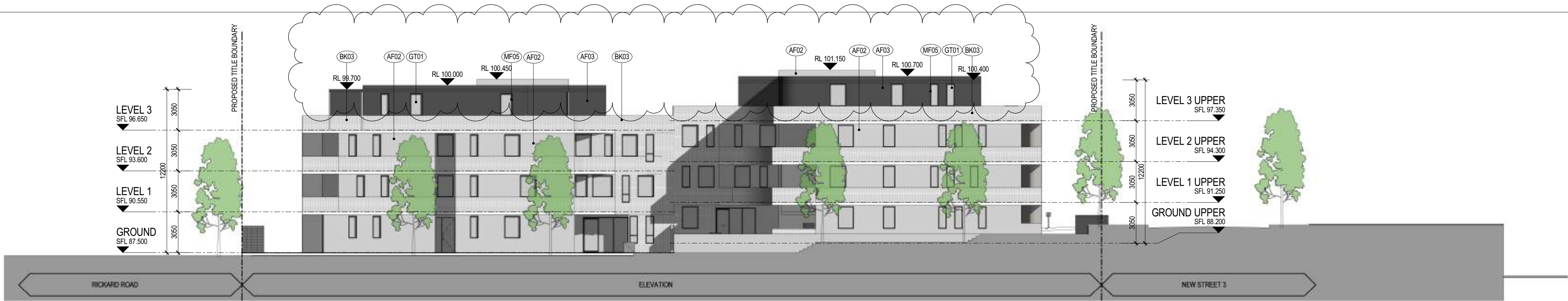
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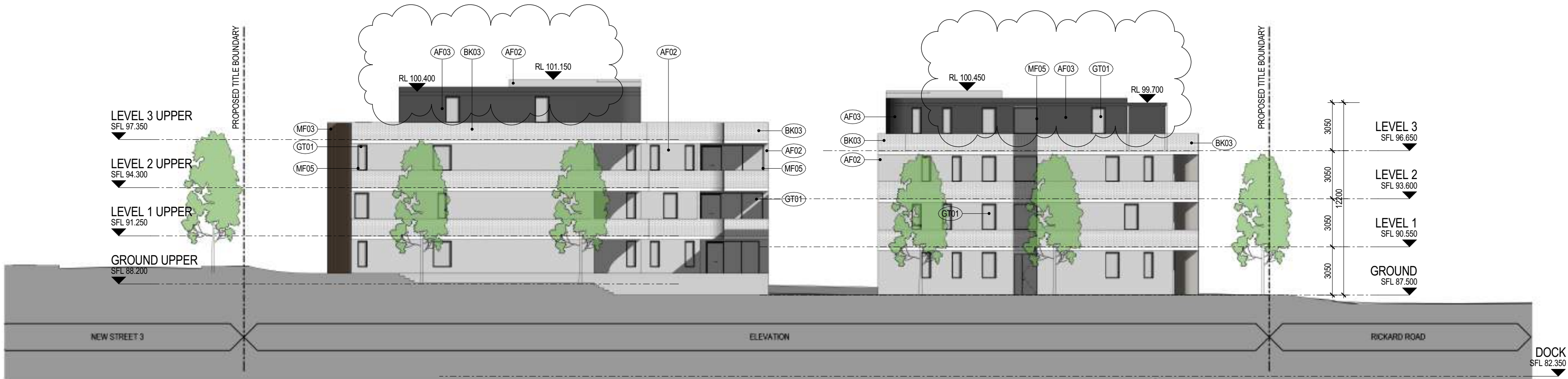
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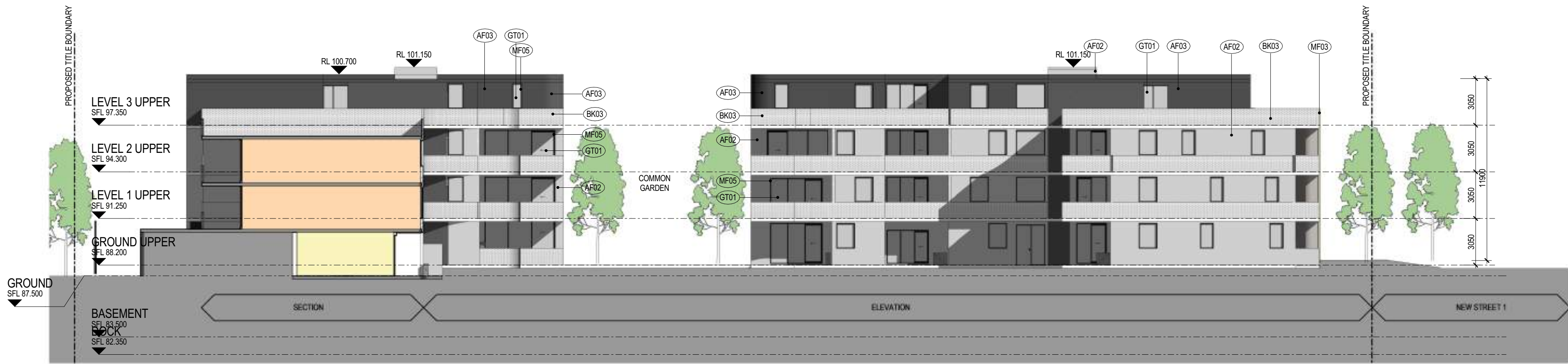
LOT 1 INTERNAL ELEVATION 1



LOT 1 INTERNAL ELEVATION 2



LOT 1 INTERNAL ELEVATION 3



LOT 1 INTERNAL ELEVATION 4

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FINISHES
REFER TO THE DESIGN REPORT FOR DESCRIPTION AND COLOUR

| | | | |
|------|----------------------------|------|------------------------------|
| AF02 | APPLIED FINISH - LIGHT | BK03 | BRICK - WHITE |
| AF03 | APPLIED FINISH - CHARCOAL | GT01 | GLASS - CLEAR |
| BK01 | BLOCK MASONRY - LIGHT GREY | MF05 | METAL FINISH - BRONZE SCREEN |
| BK02 | BLOCK MASONRY - CHARCOAL | MF06 | METAL FINISH - BLACK |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|------|
| P1 | 19.04.16 | DA ISSUE | DMcD |
| P2 | 27.10.16 | BASIC ISSUE | SL |
| P3 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P4 | 4.11.16 | FINAL DRAFT DA | SL |
| P5 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 INTERNAL ELEVATIONS

SCALE: @ A1
1 : 200

DATE:
03/22/16

DWG No:

TP12.03 | P5

PROJECT No:
215418

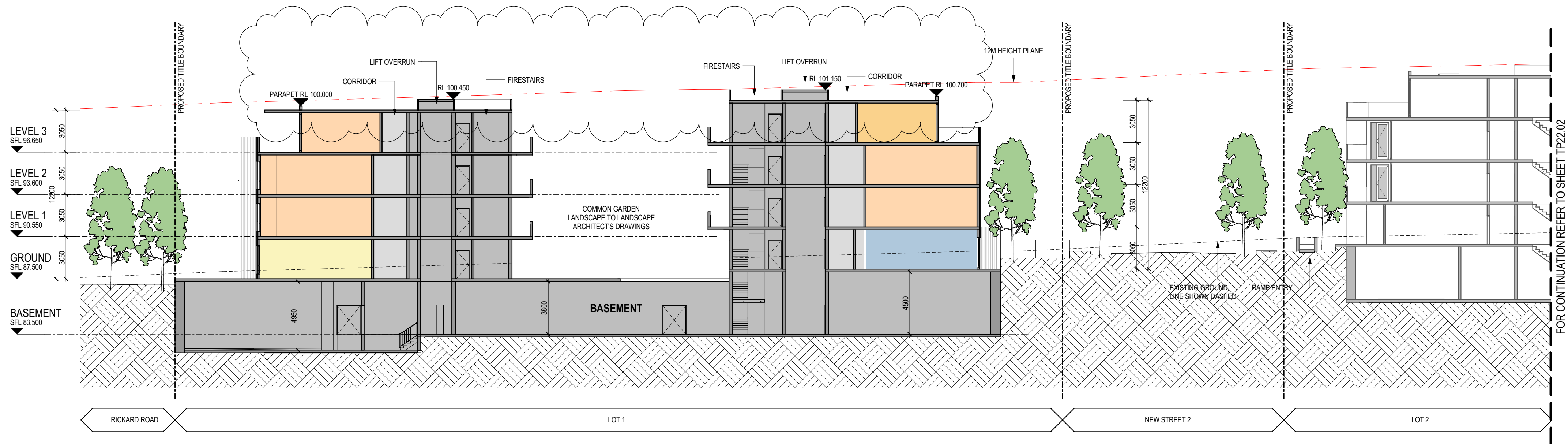
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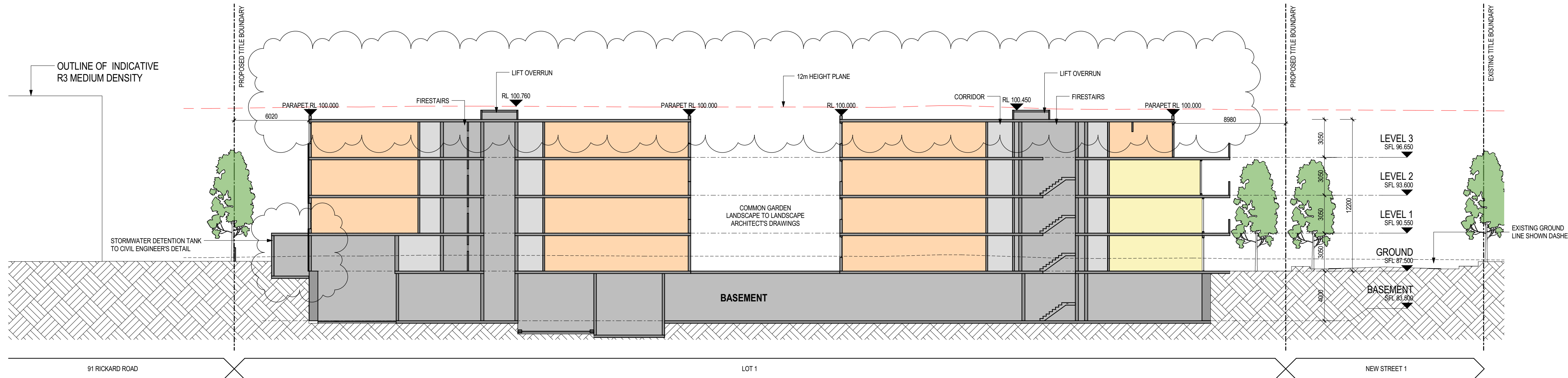
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LOT 1 SECTION 3



LOT 1 SECTION 4

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| REVISIONS | | | |
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| No | Date | Description | By |
| P1 | 19.04.16 | DA ISSUE | DMCD |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
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| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 SECTIONS SHEET 1

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

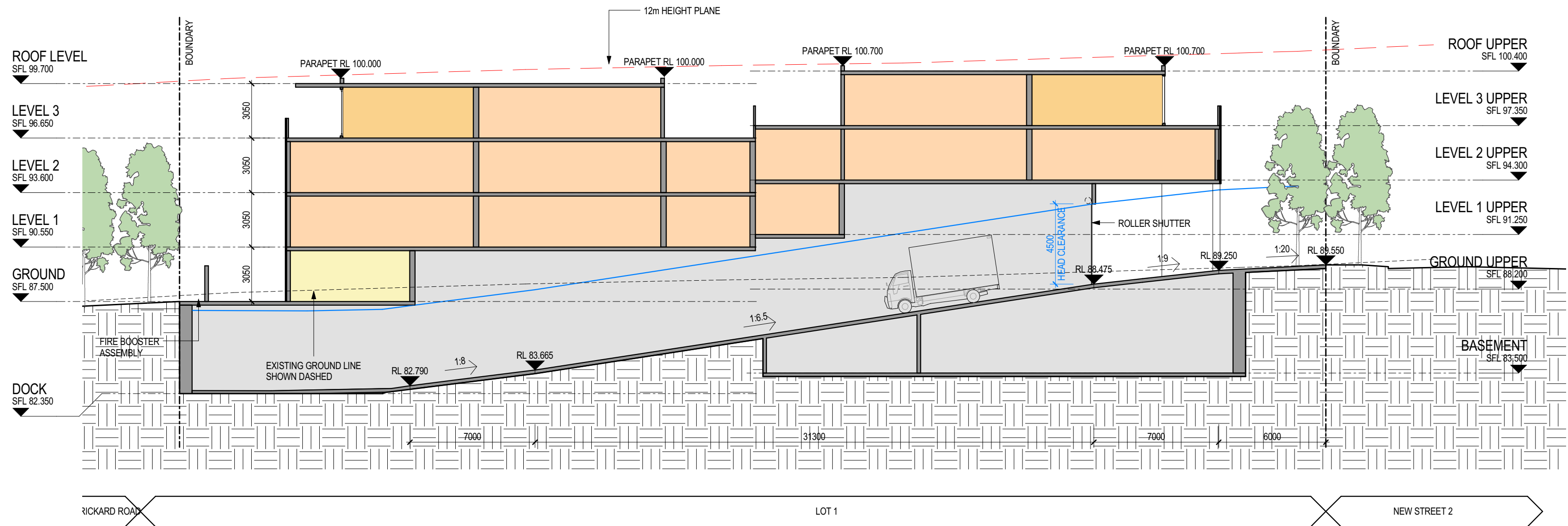
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LOT 1 RAMP SECTION 5

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| P1 | 03.11.16 | FINAL DRAFT FOR TRAFFIC | JM |
| P2 | 4.11.16 | FINAL DRAFT DA | SL |
| P3 | 07.11.16 | DA SUBMISSION | SL |
| P4 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 RAMP SECTION

SCALE: @ A1
1 : 200

DATE:
11/03/16

DWG No:

PROJECT No:
215418

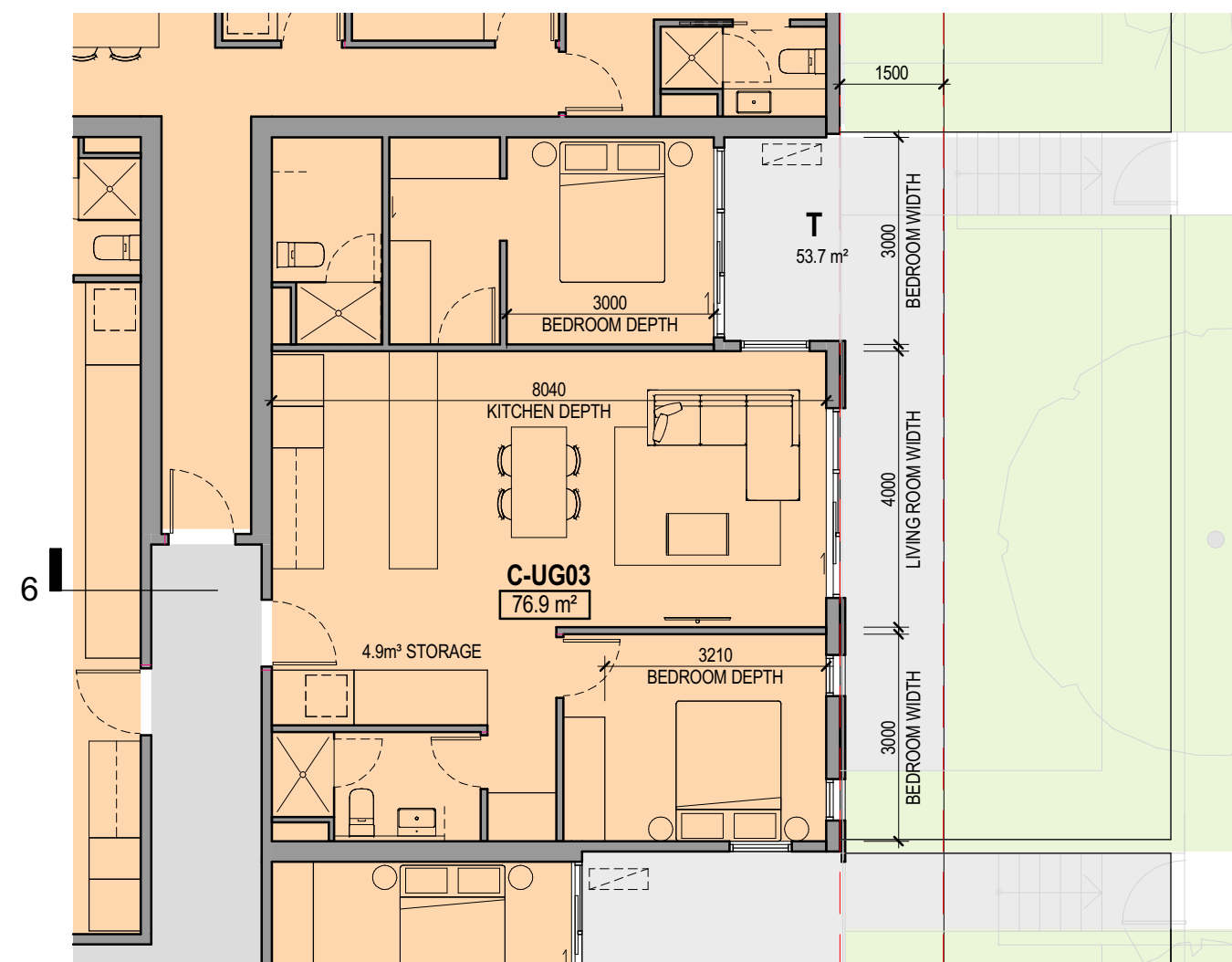
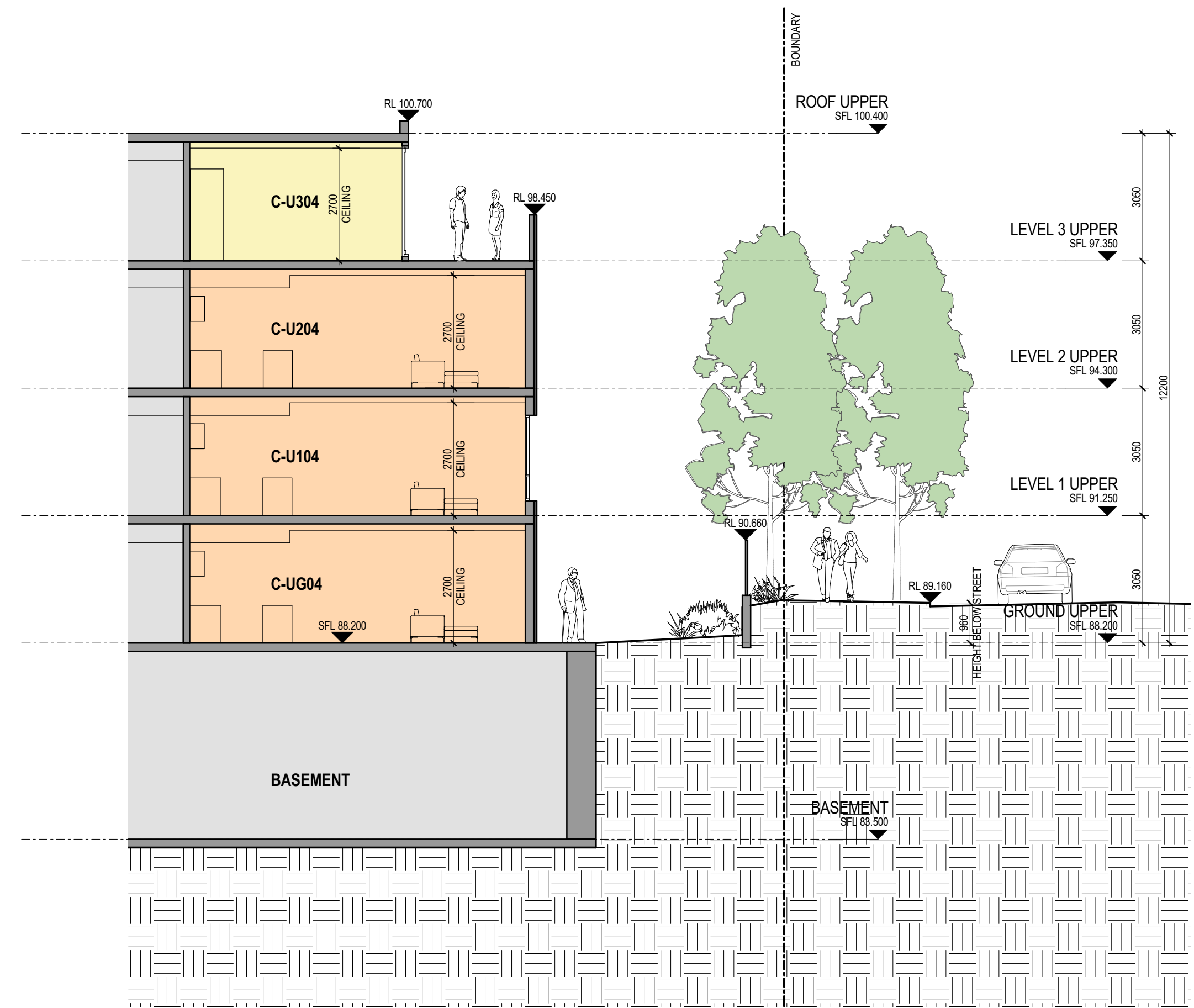
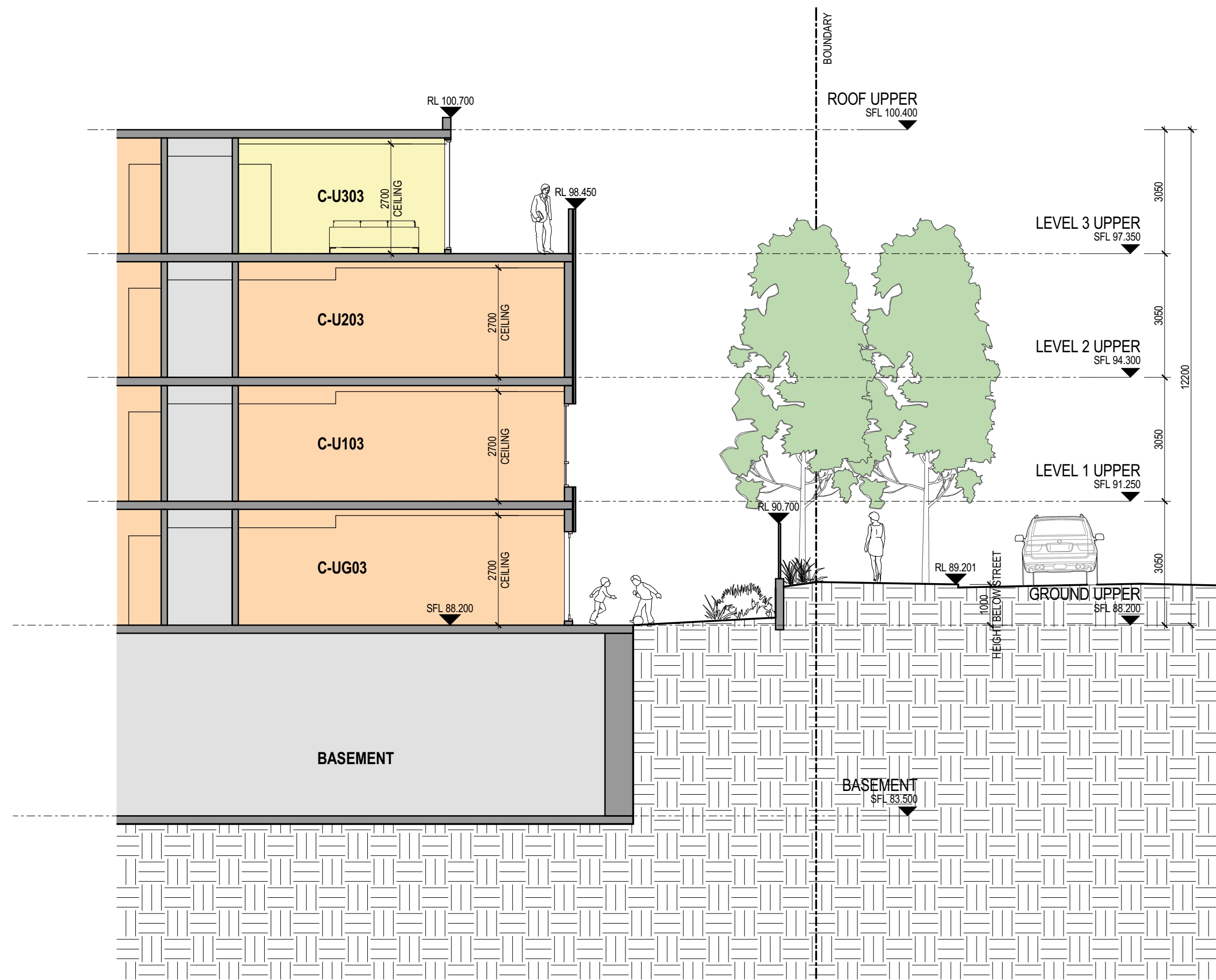
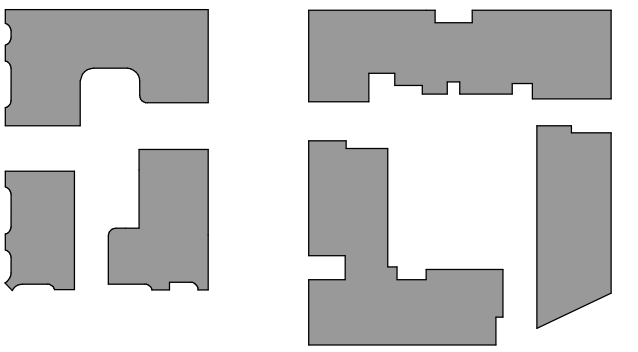
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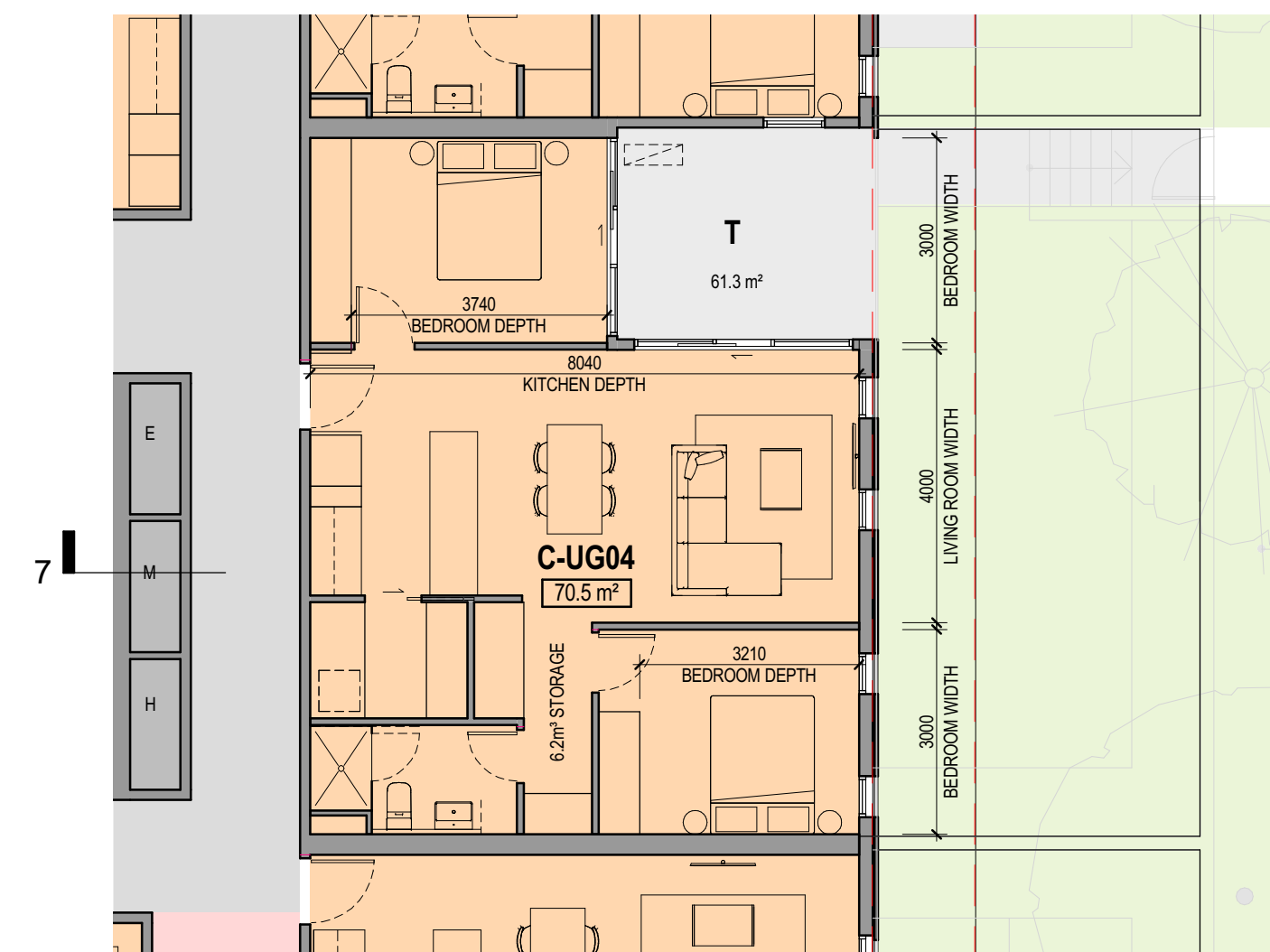
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LOT 1 GROUND - SECTION 6



LOT 1 GROUND - SECTION 7

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PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 STREET INTERFACES

SCALE: @ A1
1 : 100

DATE:
02/28/17

DWG No:

PROJECT No:
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| LEVEL | UNIT | Area Category | Area | Total | Ventilation Compliant | Solar Compliant | Adaptable Compliant | LHA Compliant |
|---------|--------|---------------|----------|---------|-----------------------|-----------------|---------------------|---------------|
| GROUND | | | | | | | | |
| GROUND | A-UG01 | 2 Bed | 81.6 m² | 81.6 m² | Yes | No | | |
| GROUND | A-UG02 | 2 Bed | 79.1 m² | 79.1 m² | Yes | Yes | Yes | Yes |
| GROUND | A-UG03 | 1 Bed | 68.6 m² | 68.6 m² | No | Yes | Yes | Yes |
| GROUND | A-UG04 | 1 Bed | 50.5 m² | 50.5 m² | Yes | Yes | | No |
| GROUND | A-UG05 | 2 Bed | 80.5 m² | 80.5 m² | Yes | No | No | No |
| GROUND | A-UG06 | 1 Bed | 57.4 m² | 57.4 m² | No | No | No | No |
| GROUND | A-UG07 | | 117.7 m² | 56.6 m² | No | No | No | No |
| GROUND | B-UG01 | 1 Bed | 50.0 m² | 50.0 m² | Yes | No | | |
| GROUND | B-UG02 | 2 Bed | 70.8 m² | 70.8 m² | Yes | Yes | | |
| GROUND | B-UG03 | 1 Bed | 65.6 m² | 65.6 m² | No | Yes | Yes | Yes |
| GROUND | B-UG04 | 2 Bed | 80.9 m² | 80.9 m² | Yes | Yes | Yes | Yes |
| GROUND | B-UG05 | 2 Bed | 75.2 m² | 75.2 m² | Yes | Yes | | |
| GROUND | C-UG01 | 2 Bed | 80.5 m² | 80.5 m² | No | Yes | | |
| GROUND | C-UG02 | 2 Bed | 82.9 m² | 82.9 m² | Yes | Yes | | |
| GROUND | C-UG03 | 2 Bed | 76.9 m² | 76.9 m² | No | No | | |
| GROUND | C-UG04 | 2 Bed | 70.5 m² | 70.5 m² | No | No | | |
| GROUND | C-UG05 | 2 Bed | 71.9 m² | 71.9 m² | Yes | No | No | No |
| GROUND | C-UG06 | 2 Bed | 76.3 m² | 76.3 m² | No | No | Yes | Yes |
| GROUND | C-UG07 | 2 Bed | 78.6 m² | 78.6 m² | Yes | Yes | | |
| LEVEL 1 | | | | | | | | |
| LEVEL 1 | A-U101 | 2 Bed | 82.1 m² | 82.1 m² | Yes | No | | |
| LEVEL 1 | A-U102 | 2 Bed | 79.0 m² | 79.0 m² | Yes | Yes | | |
| LEVEL 1 | A-U103 | 2 Bed | 80.5 m² | 80.5 m² | No | Yes | | |
| LEVEL 1 | A-U104 | 2 Bed | 76.8 m² | 76.8 m² | Yes | Yes | | Yes |
| LEVEL 1 | A-U105 | 2 Bed | 76.7 m² | 76.7 m² | No | Yes | | Yes |
| LEVEL 1 | A-U106 | 2 Bed | 72.4 m² | 72.4 m² | Yes | Yes | | |
| LEVEL 1 | A-U107 | 2 Bed | 78.2 m² | 78.2 m² | Yes | Yes | | |
| LEVEL 1 | A-U108 | 2 Bed | 77.1 m² | 77.1 m² | No | No | | |
| LEVEL 1 | A-U109 | 2 Bed | 79.2 m² | 79.2 m² | Yes | No | No | No |
| LEVEL 1 | B-U101 | 1 Bed | 50.0 m² | 50.0 m² | Yes | No | | |
| LEVEL 1 | B-U102 | 2 Bed | 70.6 m² | 70.6 m² | Yes | Yes | | |
| LEVEL 1 | B-U103 | 2 Bed | 79.2 m² | 79.2 m² | No | Yes | Yes | Yes |
| LEVEL 1 | B-U104 | 2 Bed | 79.8 m² | 79.8 m² | Yes | Yes | Yes | Yes |
| LEVEL 1 | B-U105 | 2 Bed | 75.2 m² | 75.2 m² | Yes | Yes | | |
| LEVEL 1 | C-U101 | 2 Bed | 80.5 m² | 80.5 m² | No | Yes | | |
| LEVEL 1 | C-U102 | 2 Bed | 82.9 m² | 82.9 m² | Yes | Yes | | |
| LEVEL 1 | C-U103 | 2 Bed | 70.4 m² | 70.4 m² | No | No | | |
| LEVEL 1 | C-U104 | 2 Bed | 70.5 m² | 70.5 m² | No | No | | |
| LEVEL 1 | C-U105 | 2 Bed | 77.7 m² | 77.7 m² | Yes | No | | |
| LEVEL 1 | C-U106 | 2 Bed | 76.3 m² | 76.3 m² | No | No | Yes | Yes |
| LEVEL 1 | C-U107 | 2 Bed | 78.7 m² | 78.7 m² | Yes | Yes | | |
| LEVEL 2 | | | | | | | | |
| LEVEL 2 | A-U201 | 2 Bed | 82.1 m² | 82.1 m² | Yes | No | | |

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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| LEVEL | UNIT | Area Category | Area | Total | Ventilation Compliant | Solar Compliant | Adaptable Compliant | LHA Compliant |
|---------|--------|---------------|---------|---------|-----------------------|-----------------|---------------------|---------------|
| LEVEL 2 | A-U202 | 2 Bed | 78.9 m² | 78.9 m² | Yes | Yes | | |
| LEVEL 2 | A-U203 | 2 Bed | 80.6 m² | 80.6 m² | No | Yes | | |
| LEVEL 2 | A-U204 | 2 Bed | 76.8 m² | 76.8 m² | Yes | Yes | | Yes |
| LEVEL 2 | A-U205 | 2 Bed | 76.7 m² | 76.7 m² | No | Yes | | Yes |
| LEVEL 2 | A-U206 | 2 Bed | 72.4 m² | 72.4 m² | Yes | Yes | | |
| LEVEL 2 | A-U207 | 2 Bed | 75.6 m² | 75.6 m² | Yes | Yes | | |
| LEVEL 2 | A-U208 | 2 Bed | 76.6 m² | 76.6 m² | No | Yes | | Yes |
| LEVEL 2 | A-U209 | 2 Bed | 75.1 m² | 75.1 m² | Yes | Yes | | No |
| LEVEL 2 | A-U210 | 2 Bed | 77.1 m² | 77.1 m² | No | Yes | | |
| LEVEL 2 | A-U211 | 2 Bed | 78.9 m² | 78.9 m² | Yes | No | | |
| LEVEL 2 | B-U201 | 1 Bed | 50.0 m² | 50.0 m² | Yes | No | | |
| LEVEL 2 | B-U202 | 2 Bed | 70.6 m² | 70.6 m² | Yes | Yes | | |
| LEVEL 2 | B-U203 | 2 Bed | 79.2 m² | 79.2 m² | No | Yes | Yes | Yes |
| LEVEL 2 | B-U204 | 2 Bed | 79.9 m² | 79.9 m² | Yes | Yes | Yes | Yes |
| LEVEL 2 | B-U205 | 2 Bed | 75.1 m² | 75.1 m² | Yes | Yes | | |
| LEVEL 2 | C-U201 | 2 Bed | 80.5 m² | 80.5 m² | No | Yes | | |
| LEVEL 2 | C-U202 | 2 Bed | 83.0 m² | 83.0 m² | Yes | Yes | | |
| LEVEL 2 | C-U203 | 2 Bed | 70.4 m² | 70.4 m² | No | Yes | | |
| LEVEL 2 | C-U204 | 2 Bed | 70.5 m² | 70.5 m² | No | Yes | | |
| LEVEL 2 | C-U205 | 2 Bed | 77.7 m² | 77.7 m² | Yes | Yes | | |
| LEVEL 2 | C-U206 | 2 Bed | 76.3 m² | 76.3 m² | No | No | Yes | Yes |
| LEVEL 2 | C-U207 | 2 Bed | 78.6 m² | 78.6 m² | Yes | Yes | | |
| LEVEL 3 | | | | | | | | |
| LEVEL 3 | A-U301 | 2 Bed | 76.2 m² | 76.2 m² | Yes | Yes | | |
| LEVEL 3 | A-U302 | 2 Bed | 78.5 m² | 78.5 m² | Yes | Yes | | |
| LEVEL 3 | A-U303 | 3 Bed | 98.9 m² | 98.9 m² | Yes | Yes | | |
| LEVEL 3 | A-U304 | 2 Bed | 77.0 m² | 77.0 m² | Yes | Yes | | Yes |
| LEVEL 3 | A-U305 | 2 Bed | 76.8 m² | 76.8 m² | Yes | Yes | | Yes |
| LEVEL 3 | A-U306 | 3 Bed | 98.8 m² | 98.8 m² | Yes | Yes | | |
| LEVEL 3 | A-U307 | 3 Bed | 98.5 m² | 98.5 m² | Yes | Yes | | |
| LEVEL 3 | B-U301 | 2 Bed | 70.2 m² | 70.2 m² | Yes | Yes | | |
| LEVEL 3 | B-U302 | 1 Bed | 50.3 m² | 50.3 m² | No | Yes | | |
| LEVEL 3 | B-U303 | 2 Bed | 73.0 m² | 73.0 m² | Yes | Yes | | |
| LEVEL 3 | B-U304 | 2 Bed | 75.2 m² | 75.2 m² | Yes | Yes | | |
| LEVEL 3 | C-U301 | 2 Bed | 80.5 m² | 80.5 m² | No | Yes | | |
| LEVEL 3 | C-U302 | 2 Bed | 82.4 m² | 82.4 m² | Yes | Yes | | |
| LEVEL 3 | C-U303 | 1 Bed | 51.9 m² | 51.9 m² | No | Yes | | |
| LEVEL 3 | C-U304 | 1 Bed | 56.9 m² | 56.9 m² | No | Yes | | |
| LEVEL 3 | C-U305 | 2 Bed | 75.7 m² | 75.7 m² | Yes | Yes | | |

| LEVEL | NSA Residential | Circulation & Services | 1 Bed | 2 Bed | 3 Bed | Totals |
|----------|-----------------|------------------------|-------|-------|-------|--------|
| BASEMENT | 0.0 m² | 408.3 m² | 0 | 0 | 0 | 0 |
| GROUND | 1354.5 m² | 446.4 m² | 6 | 13 | 0 | 19 |
| LEVEL 1 | 1593.7 m² | 401.4 m² | 1 | 20 | 0 | 21 |
| LEVEL 2 | 1742.5 m² | 383.3 m² | 1 | 22 | 0 | 23 |
| LEVEL 3 | 1220.9 m² | 352.6 m² | 3 | 10 | 3 | 16 |
| | 5911.6 m² | 1992.1 m² | 11 | 65 | 3 | 79 |

| APARTMENT MIX | | | |
|---------------|-------|-------|-------|
| 1 Bed | 2 Bed | 3 Bed | Total |
| 13.9% | 82.3% | 3.8% | 100% |

| Cross Vent Compliant | Solar Compliant | % Not Reliant on Skylights |
|----------------------|-----------------|----------------------------|
| 63.3% | 73.4% | 62% |

| CARPARKS | | | | | | Carwash | Motorbike/ Scooter Park | Bicycle Parks | Stores |
|----------|-------------|---------|------------------------|--------------------|-------|---------|-------------------------|---------------|--------|
| Level | Residential | Visitor | Residential Accessible | Visitor Accessible | Total | | | | |
| BASEMENT | 75 | 15 | 12 | 2 | 104 | 0 | 2 | 28 | 79 |

NOTES AND DEFINITIONS

NSA RESIDENTIAL
(Net Saleable Area Residential) has been calculated as draft strata area, measured to the inside face of apartment parti-walls, external walls and corridor walls.

SOLAR ACCESS
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

CROSS VENTILATION
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

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| P2 | 28.10.16 | FINAL COORDINATION | JM |
| P3 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P4 | 07.11.16 | DA SUBMISSION | SL |
| P5 | 13.03.17 | DA SUBMISSION | AH |
| P6 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 DEVELOPMENT SUMMARY

SCALE: @ A1

DATE:
06/03/13

DWG No:

PROJECT No.:
215418

DRAWN BY:
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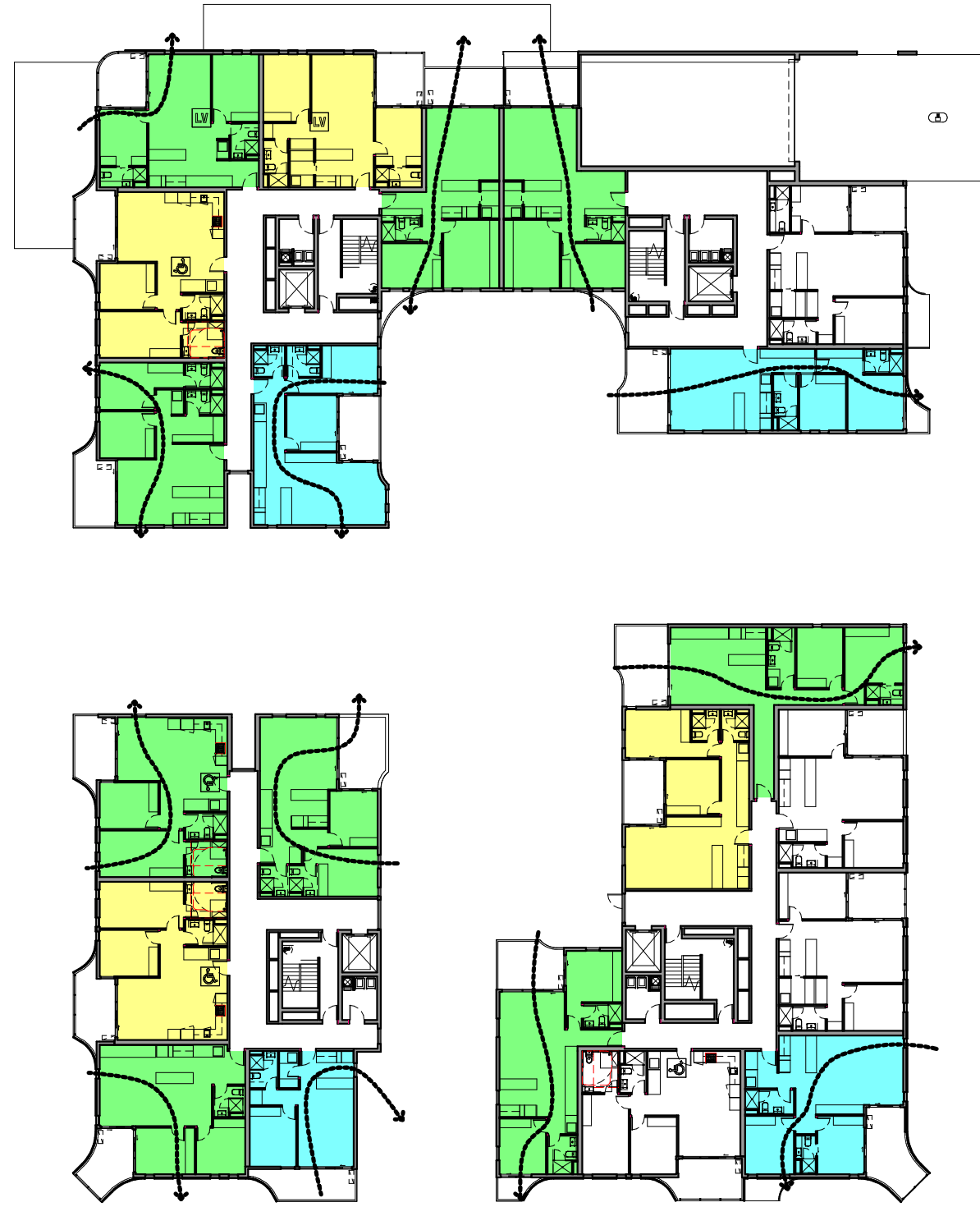


DA SUBMISSION

TP15.01 | P6



1 LOT 1 SOLAR/CROSS VENT GROUND
SCALE 1: 400



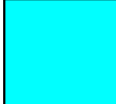
2 LOT 1 SOLAR/CROSS VENT LEVEL 1
SCALE 1: 400





3 LOT 1 SOLAR/CROSS VENT LEVEL 2
SCALE 1: 400



4 LOT 1 SOLAR/CROSS VENT LEVEL 3
SCALE 1: 400

 CROSS VENTILATION COMPLIANT

 SOLAR COMPLIANT

 CROSS VENTILATION & SOLAR COMPLIANT

VS CROSS VENTILATION SKYLIGHT

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PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 CROSS VENT / SOLAR
PLANS

SCALE: @ A1
As indicated

PROJECT No:
215418

DATE:
10/24/16

DRAWN BY:
BR

DWG No:

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TP15.03 | P5

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LOT 1 SOLAR GROUND




LOT 1 SOLAR LEVEL 1

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| P3 | 26.05.17 | DA SUBMISSION | AH |

 PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 SOLAR PLANS

SCALE: @ A1
1 : 300

DATE:
23/01/17

DWG No:
TP15.04

PROJECT No:
215418

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LOT 1 SOLAR LEVEL 2

LOT 1 SOLAR LEVEL 3

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| P3 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 1 SOLAR PLANS

SCALE: @ A1
1 : 300

DATE:
23/01/17

DWG No:

TP15.05

PROJECT No:
215418

DRAWN BY:
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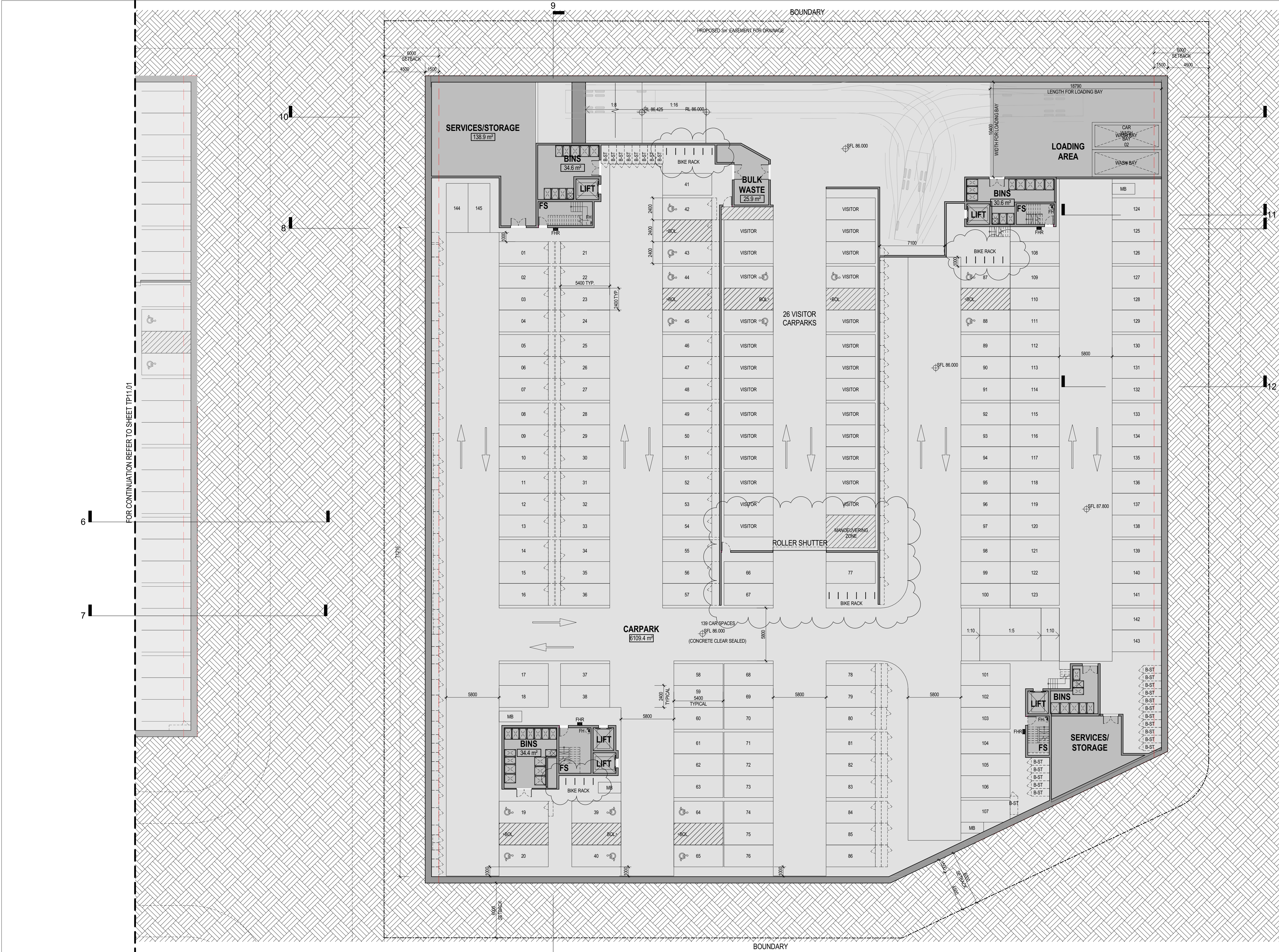
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SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE.

THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN TABLE BELOW.

THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

(ii) ENERGY

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE 'NATURAL LIGHTING' COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR

(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

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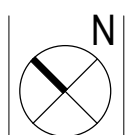
ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| Level | CARPARKS | | | | | Carwash | Motorbike/ Scooter Park | Bicycle Parks | Stores |
|----------|-------------|---------|---------------------------|-----------------------|-------|---------|----------------------------|------------------|--------|
| | Residential | Visitor | Residential Accessible | Visitor Accessible | Total | | | | |
| BASEMENT | 133 | 23 | 12 | 3 | 171 | 2 | 4 | 50 | 137 |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|----|
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 10.02.17 | DA SUBMISSION | LT |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |



PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 BASEMENT

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

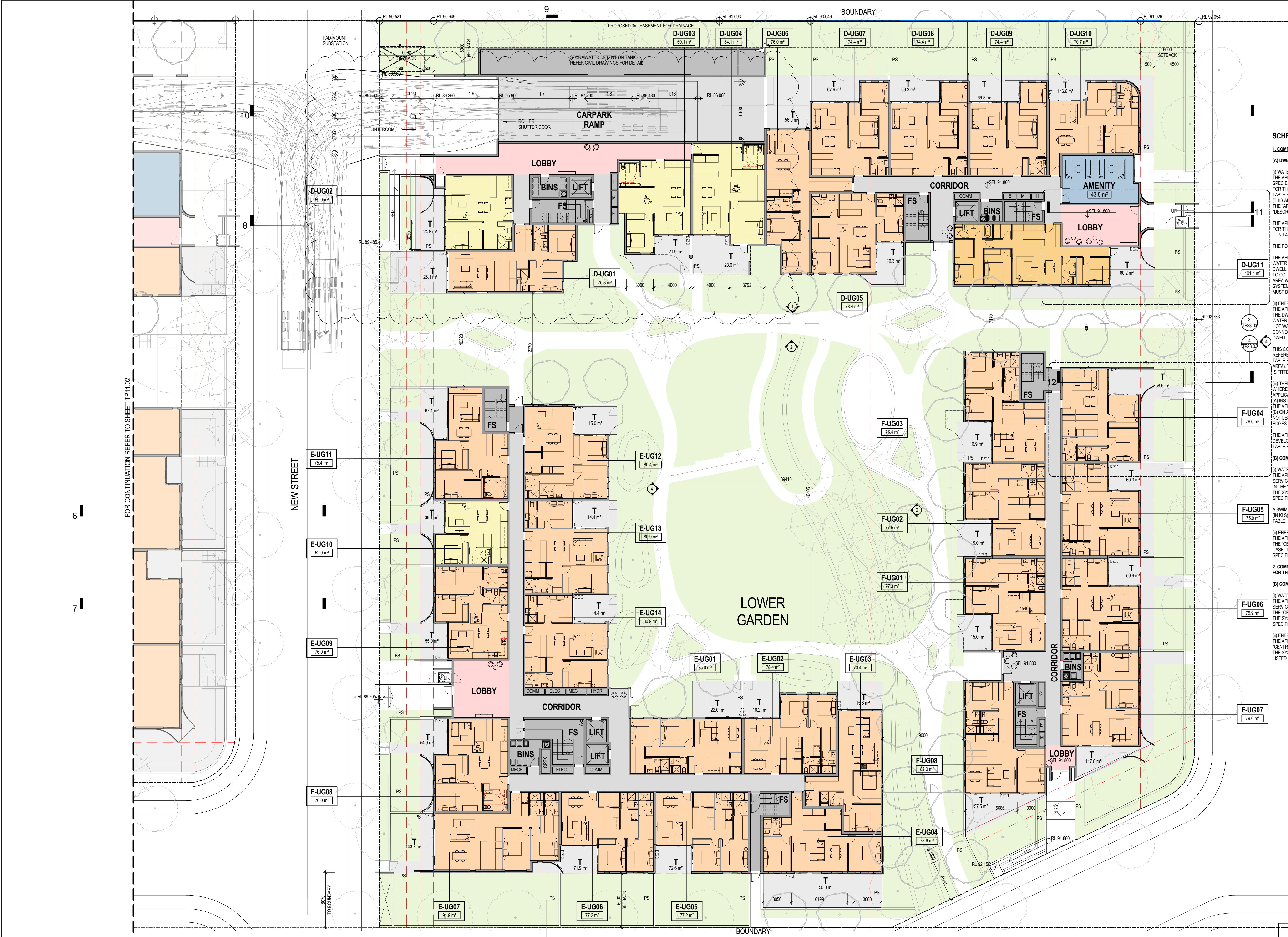
SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9045 2600

www.rothelowman.com.au ACN 005 783 997



DA SUBMISSION

TP21.01 | P9



| SCHEDULE OF BASIS COMMITMENTS | |
|--|---|
| 1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2 | |
| (A) DWELLINGS | |
| (i) WATER | THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE). |
| (ii) POOL OR SPA | THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN THE TABLE BELOW. |
| (iii) ENERGY | THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM. |
| (iv) THERMAL COMFORT | THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE 'NATURAL LIGHTING' COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT. |
| (v) INSULATION | (a) THERMAL COMFORT WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST: (i) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR (ii) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB. |
| (vi) FLOORS AND WALLS | THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW. |
| (B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES | |
| (i) WATER | THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE. |
| (ii) ENERGY | A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE. |
| (iii) ENERGY | THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE. |
| 2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC) | |
| (B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES | |
| (i) WATER | THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE. |
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| ABBREVIATIONS | |
|---------------|----------------|
| FS | FIRE STAIR |
| SL | SKYLIGHT |
| ST | STORE |
| PP | PUBLIC PARKING |
| PS | PRIVACY SCREEN |
| C | COMMUNICATION |
| E | ELECTRONIC |
| H | HYDRAULIC |
| M | MECHANICAL |

| REVISIONS | | | |
|-----------|----------|--------------------------------|----|
| No | Date | Description | By |
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| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 10.02.17 | DA SUBMISSION | LT |
| P8 | 13.03.17 | DA SUBMISSION | AH |
| P9 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE

76 Rickard Road

76 Rickard Road, Leppington

DRAWING TITLE

LOT 2 GROUND FLOOR

PROJECT TITLE

76 Rickard Road

76 Rickard Road, Leppington

DRAWING TITLE

LOT 2 GROUND FLOOR

SCALE: @ A1

1 : 200

DATE:

06/03/13

DWG No:

TP21.02

PROJECT No:

215418

DRAWN BY:

SL

REV

P9

SYDNEY

LEVEL 2/171 WILLIAM STREET

DARLINGHURST NSW 2010

AUSTRALIA

T 02 8045 2600

www.rothelowman.com.au

ACN 005 783 997

ROTHELOWMAN



SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE "AREA OF GARDEN LAWN" FOR THE DWELLING SPECIFIED IN THE "DESCRIPTION OF PROJECT" TABLE)

THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN TABLE BELOW.

THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

(ii) ENERGY

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLINGS HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE "NATURAL LIGHTING" COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

- (A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB; OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW, IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE "CENTRAL ENERGY SYSTEMS" COLUMN OF THE TABLE BELOW, IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE "CENTRAL SYSTEMS" COLUMN OF THE TABLE BELOW, IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|------|
| P1 | 19.04.16 | DA ISSUE | DWCD |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
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| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 13.03.17 | DA SUBMISSION | AH |
| P8 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE

76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE

LOT 2 LEVEL 1

SCALE: @ A1
1 : 200

DATE: 06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600

www.rothelowman.com.au ACN 005 783 997



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SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2

(A) DWELLINGS

(i) WATER
THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE.

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(ii) ENERGY
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(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

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(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

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2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER
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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

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| P7 | 13.03.17 | DA SUBMISSION | AH |
| P8 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 LEVEL 2

SCALE: @ A1
1 : 200

DATE: 06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP21.04 | P8

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
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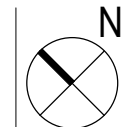
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ABBREVIATIONS

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| SL | SKYLIGHT | E | ELECTRONIC |
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| P7 | 13.03.17 | DA SUBMISSION | AH |
| P8 | 26.05.17 | DA SUBMISSION | AH |



PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 LEVEL 3

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

REV

TP21.05 | P8

DA SUBMISSION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600

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SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2

(A) DWELLINGS

(i) WATER

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING. (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE).

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(ii) ENERGY

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THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE 'NATURAL LIGHTING' COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT

WHERE THERE IS AN IN-SLAB HEATING OR COOLING SYSTEM THE APPLICANT MUST:

(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER

THE APPLICANT MUST INSTALL (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

(ii) ENERGY

THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

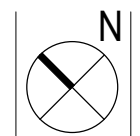
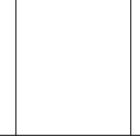
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ABBREVIATIONS

| | | | |
|----|----------------|---|---------------|
| FS | FIRE STAIR | C | COMMUNICATION |
| SL | SKYLIGHT | E | ELECTRONIC |
| ST | STORE | H | HYDRAULIC |
| PP | PUBLIC PARKING | M | MECHANICAL |
| PS | PRIVACY SCREEN | | |

| REVISIONS | | | |
|-----------|----------|--------------------------------|-----|
| No | Date | Description | By |
| P1 | 19.04.16 | DA ISSUE | DMC |
| P2 | 21.10.16 | FOR CONSULTANTS COORDINATION | JM |
| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 13.03.17 | DA SUBMISSION | AH |
| P8 | 26.05.17 | DA SUBMISSION | AH |

| | |
|---|-----------------------------|
|  | PROJECT TITLE |
| | 76 Rickard Road |
| | 76 Rickard Road, Leppington |
|  | DRAWING TITLE |
| | LOT 2 ROOF |

| | |
|----------------|--------------|
| SCALE: @ A1 | PROJECT No: |
| 1 : 200 | 215418 |
| DATE: 06/03/13 | DRAWN BY: SL |
| DWG No: | REV |
| TP21.06 | P8 |

| | |
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| LEVEL 2/171 WILLIAM STREET | |
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| AUSTRALIA | |
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| ACN 005 783 997 | |
|  | |

DA SUBMISSION

SCHEDULE OF BASIX COMMITMENTS

1. COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS LOT 2

(A) DWELLINGS

(i) WATER
THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN OF THE TABLE BELOW, AS PRIVATE LANDSCAPING FOR THAT DWELLING (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE 'AREA OF GARDEN LAWN' FOR THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE).

THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA FOR THE DWELLING, WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN TABLE BELOW.

THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

(ii) ENERGY
THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLING IN THE TABLE BELOW, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT SYSTEM. IF THE TABLE SPECIFIES A CENTRAL HOT WATER SYSTEM FOR THE DWELLING, THEN THE APPLICANT MUST CONNECT THAT CENTRAL SYSTEM TO THE DWELLING, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT CENTRAL SYSTEM.

THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING REFERRED TO IN A HEADING TO THE 'NATURAL LIGHTING' COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA). THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

(iii) THERMAL COMFORT
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(A) INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB OR
(B) ON A SUSPENDED FLOOR, INSTALL INSULATION WITH AN R-VALUE OF NOT LESS THAN 1.0 UNDERNEATH THE SLAB AND AROUND THE VERTICAL EDGES OF THE PERIMETER OF THE SLAB

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

(i) WATER
THE APPLICANT MUST INSTALL, (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

A SWIMMING POOL OR SPA LISTED IN THE TABLE MUST NOT HAVE A VOLUME (IN KLS) GREATER THAN THAT SPECIFIED FOR THE POOL OR SPA IN THE TABLE.

(ii) ENERGY
THE APPLICANT MUST INSTALL THE SYSTEMS AND FIXTURES SPECIFIED IN THE 'CENTRAL ENERGY SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM OR FIXTURE MUST BE OF THE TYPE, AND MEET THE SPECIFICATIONS, LISTED FOR IT IN THE TABLE.

2. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)

(B) COMMON AREAS AND CENTRAL SYSTEMS / FACILITIES

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THE APPLICANT MUST INSTALL, (OR ENSURE THAT THE DEVELOPMENT IS SERVICED BY) THE ALTERNATIVE WATER SUPPLY SYSTEM(S) SPECIFIED IN THE 'CENTRAL SYSTEMS' COLUMN OF THE TABLE BELOW. IN EACH CASE, THE SYSTEM MUST BE SIZED, BE CONFIGURED, AND BE CONNECTED, AS SPECIFIED IN THE TABLE.

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LOT 2 NORTH-EAST



LOT 2 NORTH-WEST

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| FINISHES | |
|---|-------------------------------------|
| REFER TO THE DESIGN REPORT FOR DESCRIPTION AND COLOUR | |
| (AF02) APPLIED FINISH - LIGHT | (BK03) BRICK - WHITE |
| (AF03) APPLIED FINISH - CHARCOAL | (GT01) GLASS - CLEAR |
| (BK01) BLOCK MASONRY - LIGHT GREY | (MF03) METAL FINISH - BRONZE SCREEN |
| (BK02) BLOCK MASONRY - CHARCOAL | (MF05) METAL FINISH - BLACK |

| REVISIONS | | | |
|-----------|----------|--------------------------------|-----|
| No | Date | Description | By |
| P1 | 19.04.16 | DA ISSUE | DMC |
| P2 | 28.10.16 | FINAL COORDINATION | JM |
| P3 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P4 | 4.11.16 | FINAL DRAFT DA | SL |
| P5 | 07.11.16 | DA SUBMISSION | SL |
| P6 | 13.03.17 | DA SUBMISSION | AH |
| P7 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 NORTH EAST & NORTH
WEST ELEVATIONS

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:
TP22.01

PROJECT No:
215418

DRAWN BY:
SL

REV
P7

DA SUBMISSION

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LOT 2 SOUTH-EAST



LOT 2 SOUTH-WEST

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FINISHES
REFER TO THE DESIGN REPORT FOR DESCRIPTION AND COLOUR

| | | | |
|------|----------------------------|------|------------------------------|
| AF02 | APPLIED FINISH - LIGHT | BK03 | BRICK - WHITE |
| AF03 | APPLIED FINISH - CHARCOAL | GT01 | GLASS - CLEAR |
| BK01 | BLOCK MASONRY - LIGHT GREY | MF03 | METAL FINISH - BRONZE SCREEN |
| BK02 | BLOCK MASONRY - CHARCOAL | MF05 | METAL FINISH - BLACK |

REVISIONS

| No | Date | Description | By |
|----|----------|--------------------------------|------|
| P1 | 19.04.16 | DA ISSUE | DMCD |
| P2 | 28.10.16 | FINAL COORDINATION | JM |
| P3 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P4 | 4.11.16 | FINAL DRAFT DA | SL |
| P5 | 07.11.16 | DA SUBMISSION | SL |
| P6 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 SOUTH EAST & SOUTH
WEST ELEVATIONS

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

DRAWN BY:
SL

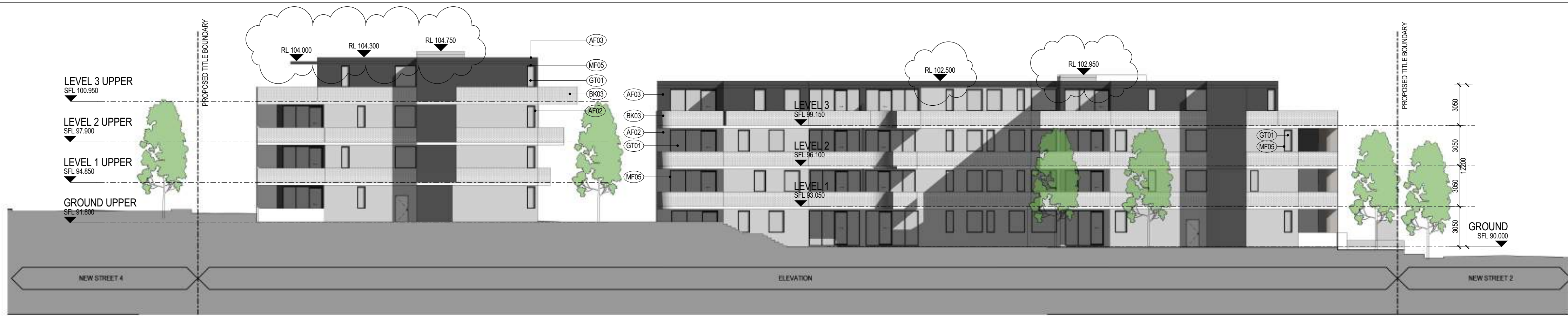
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TP22.02 | P6

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LOT 2 INTERNAL ELEVATION 1



LOT 2 INTERNAL ELEVATION 2



LOT 2 INTERNAL ELEVATION 3



LOT 2 INTERNAL ELEVATION 4

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| FINISHES | |
|---|-------------------------------------|
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| (AF02) APPLIED FINISH - LIGHT | (BK03) BRICK - WHITE |
| (AF03) APPLIED FINISH - CHARCOAL | (GT01) GLASS - CLEAR |
| (BK01) BLOCK MASONRY - LIGHT GREY | (MF05) METAL FINISH - BRONZE SCREEN |
| (BK02) BLOCK MASONRY - CHARCOAL | (MF06) METAL FINISH - BLACK |

| REVISIONS | | | |
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| P2 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P3 | 4.11.16 | FINAL DRAFT DA | SL |
| P4 | 07.11.16 | DA SUBMISSION | SL |
| P5 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

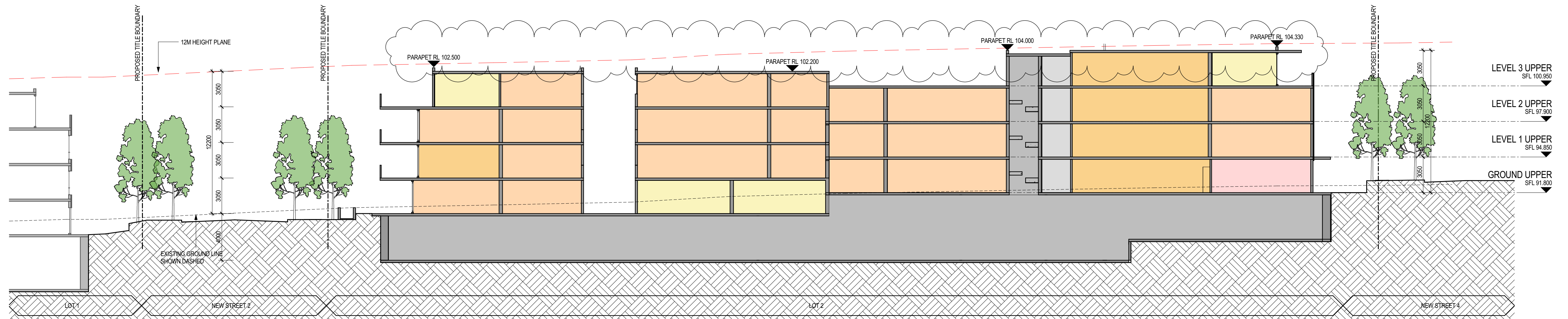
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LOT 2 INTERNAL ELEVATIONS

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DATE: 03/21/16
DWG No: TP22.03
PROJECT No: 215418
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REV: P5

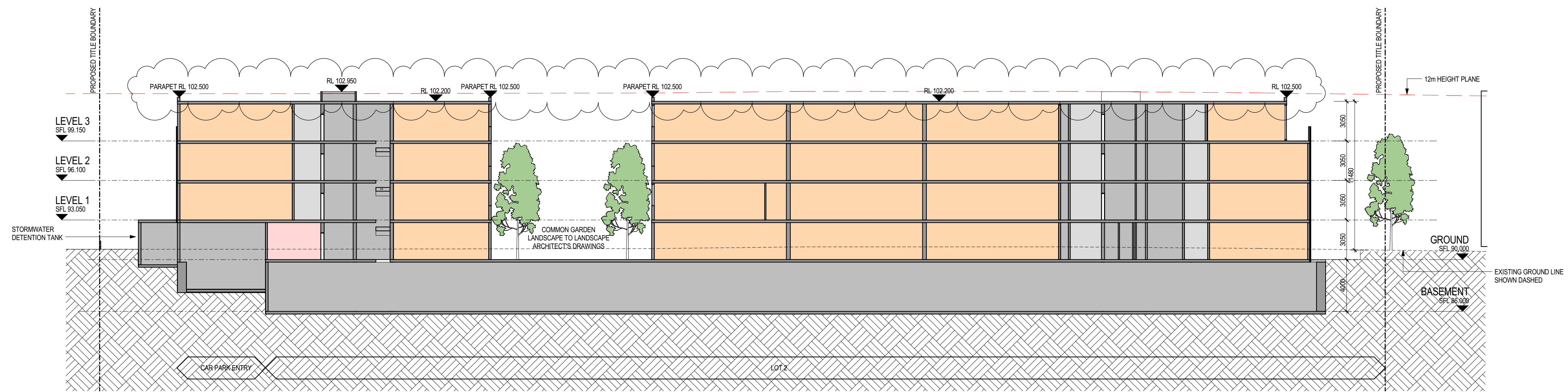
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LOT 2 SECTION 8



LOT 2 SECTION 9

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| P3 | 28.10.16 | FINAL COORDINATION | JM |
| P4 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM |
| P5 | 4.11.16 | FINAL DRAFT DA | SL |
| P6 | 07.11.16 | DA SUBMISSION | SL |
| P7 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 SECTIONS SHEET 1

SCALE: @ A1
1 : 200

DATE:
06/03/13

DWG No:

PROJECT No:
215418

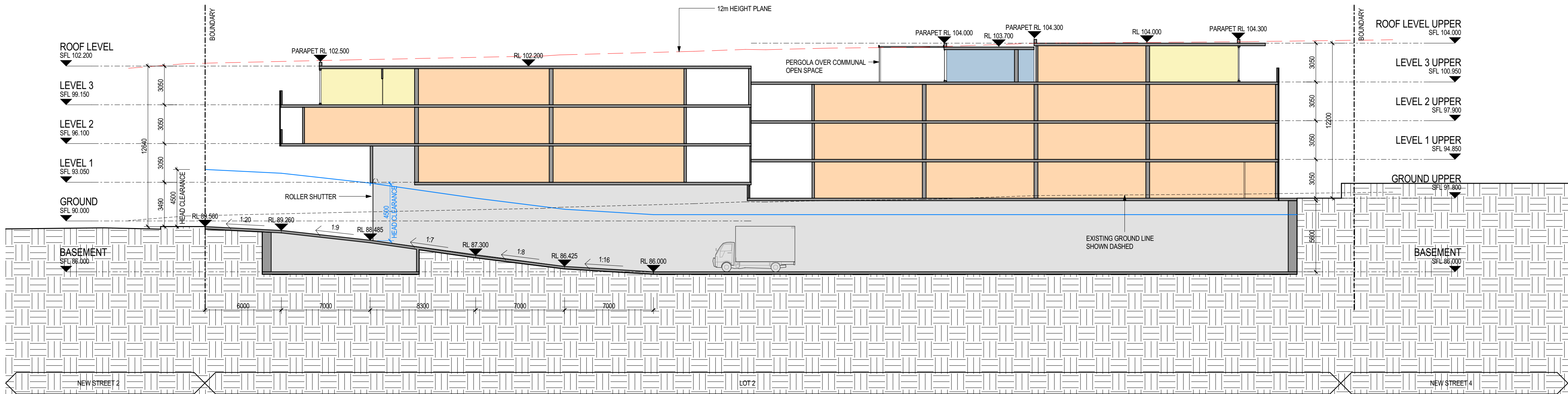
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LOT 2 RAMP SECTION 10

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| P3 | 07.11.16 | DA SUBMISSION | SL |
| P4 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 RAMP SECTION

SCALE: @ A1
1 : 200

DATE:
11/03/16

DWG No:

PROJECT No:
215418

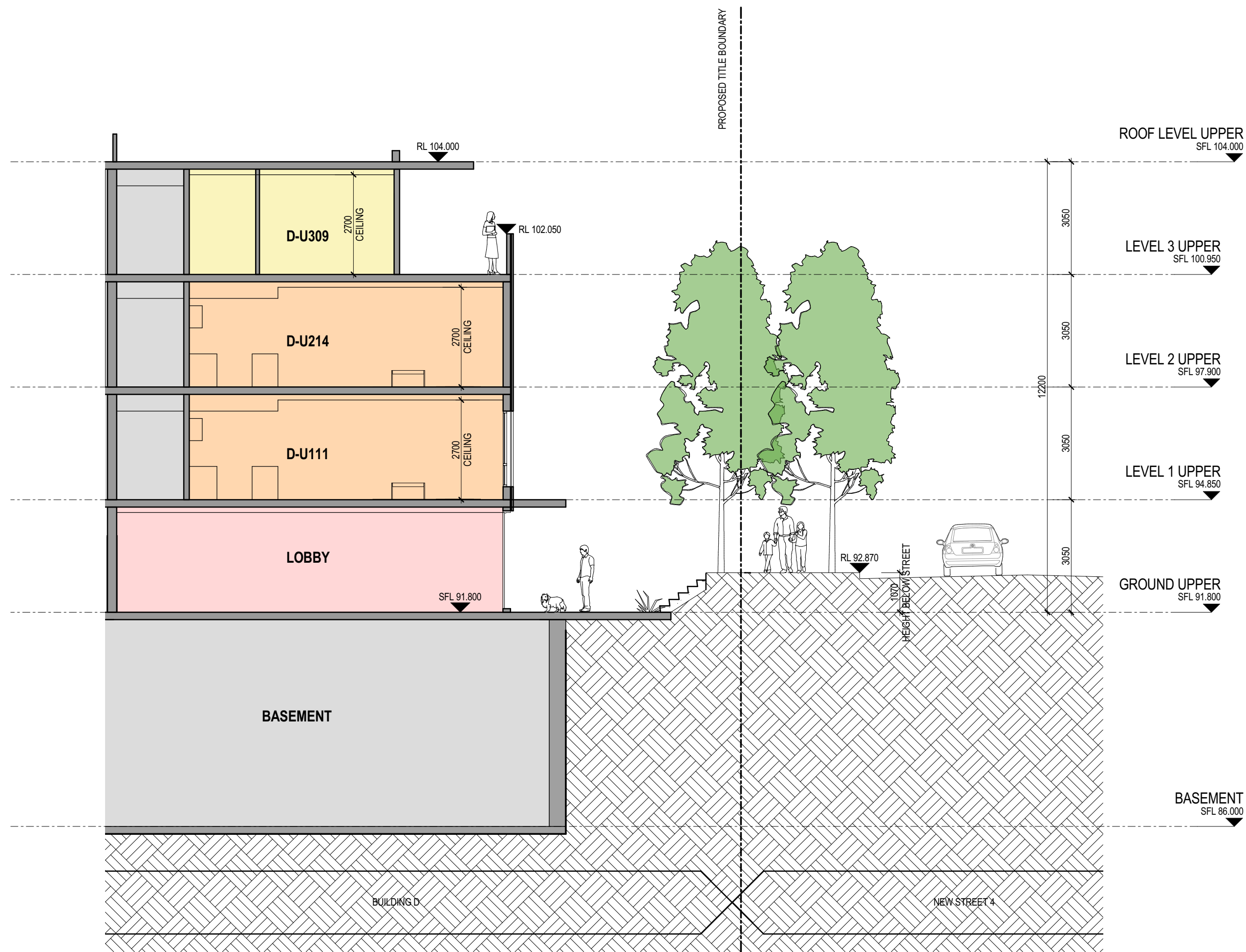
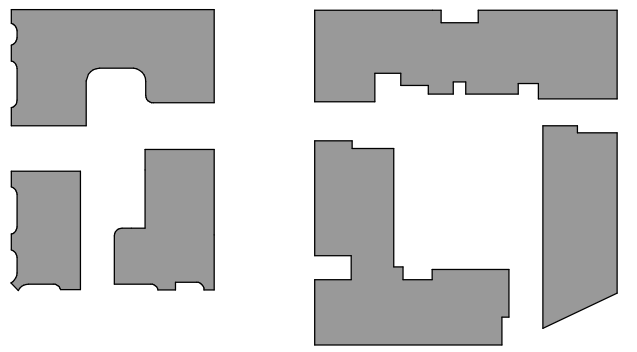
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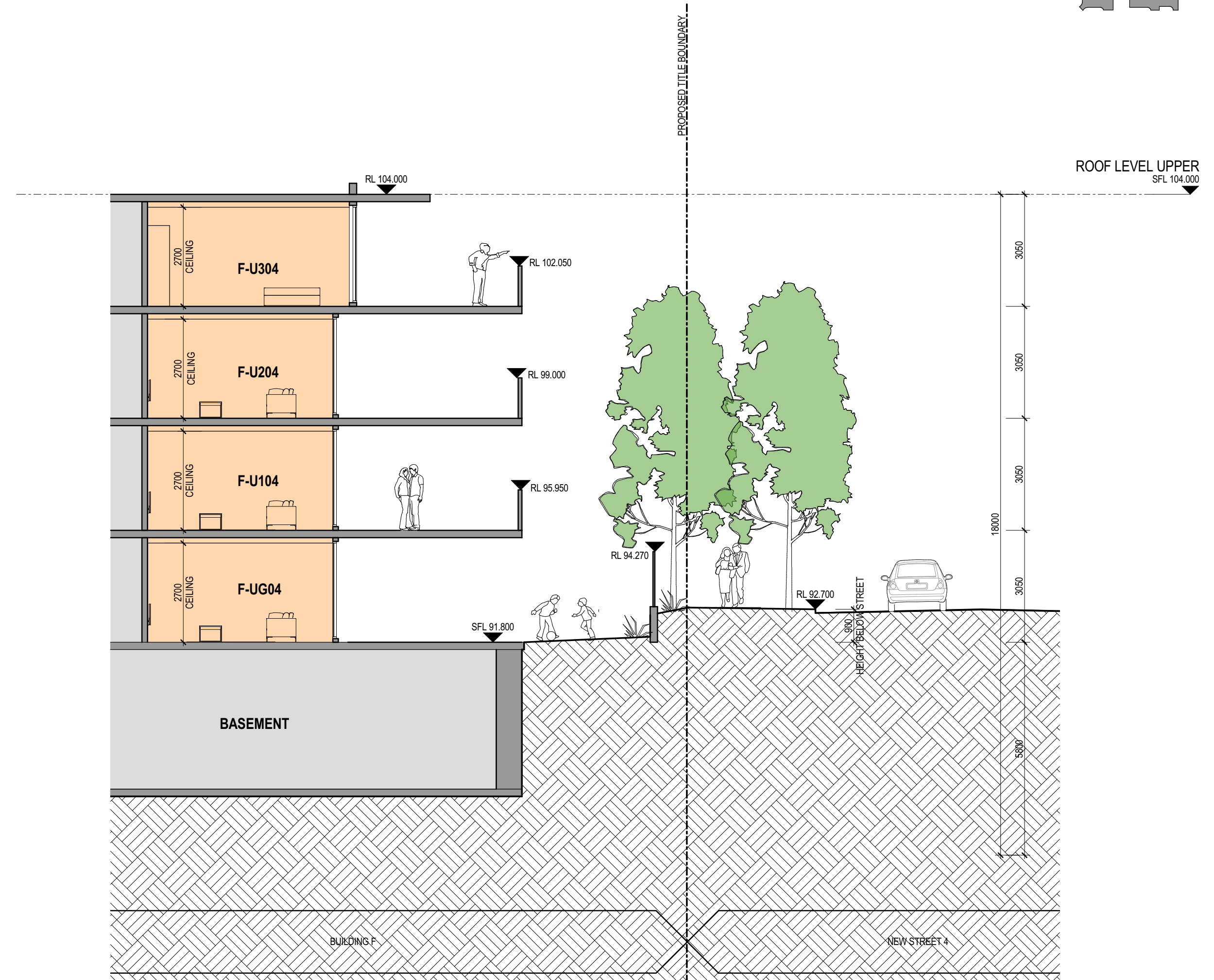
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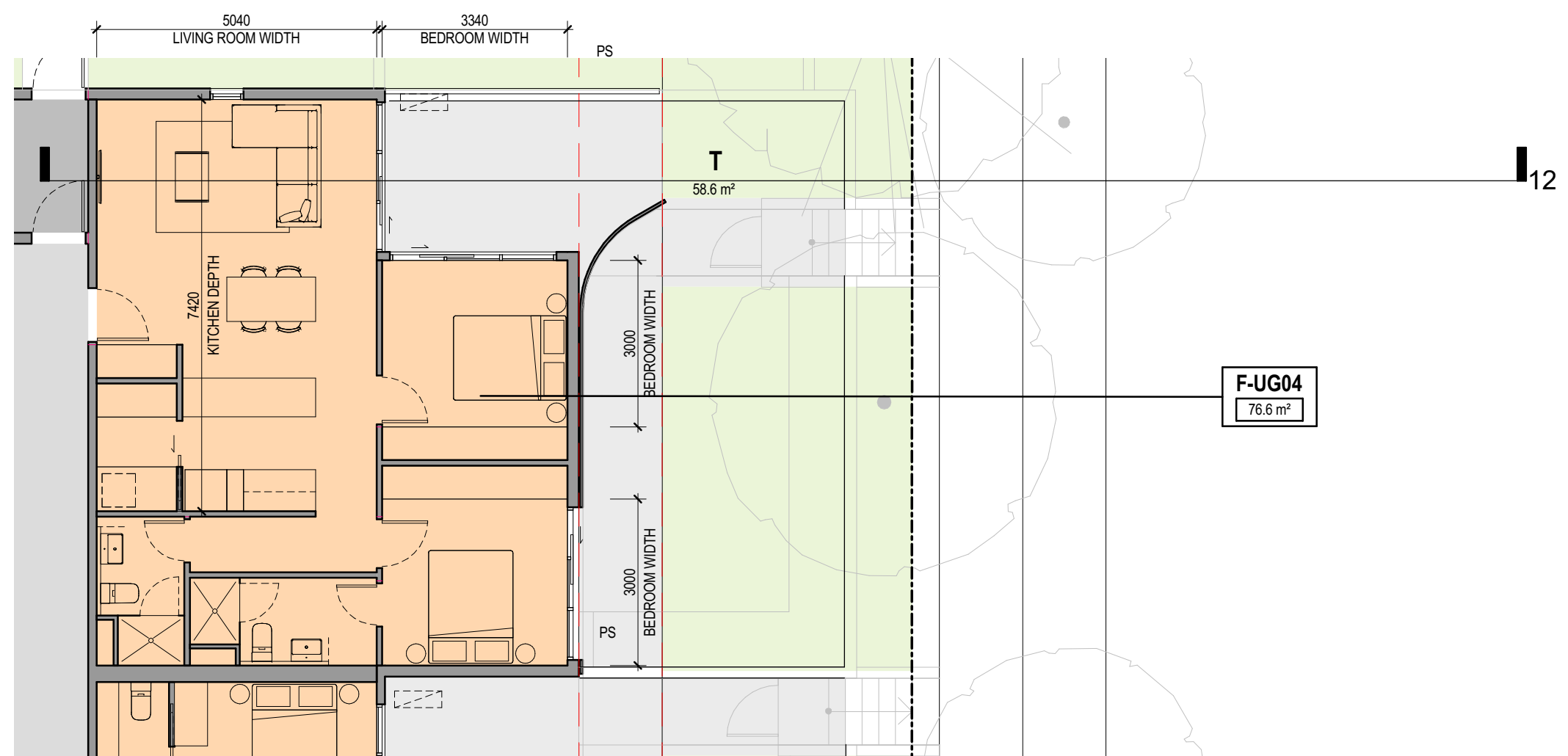
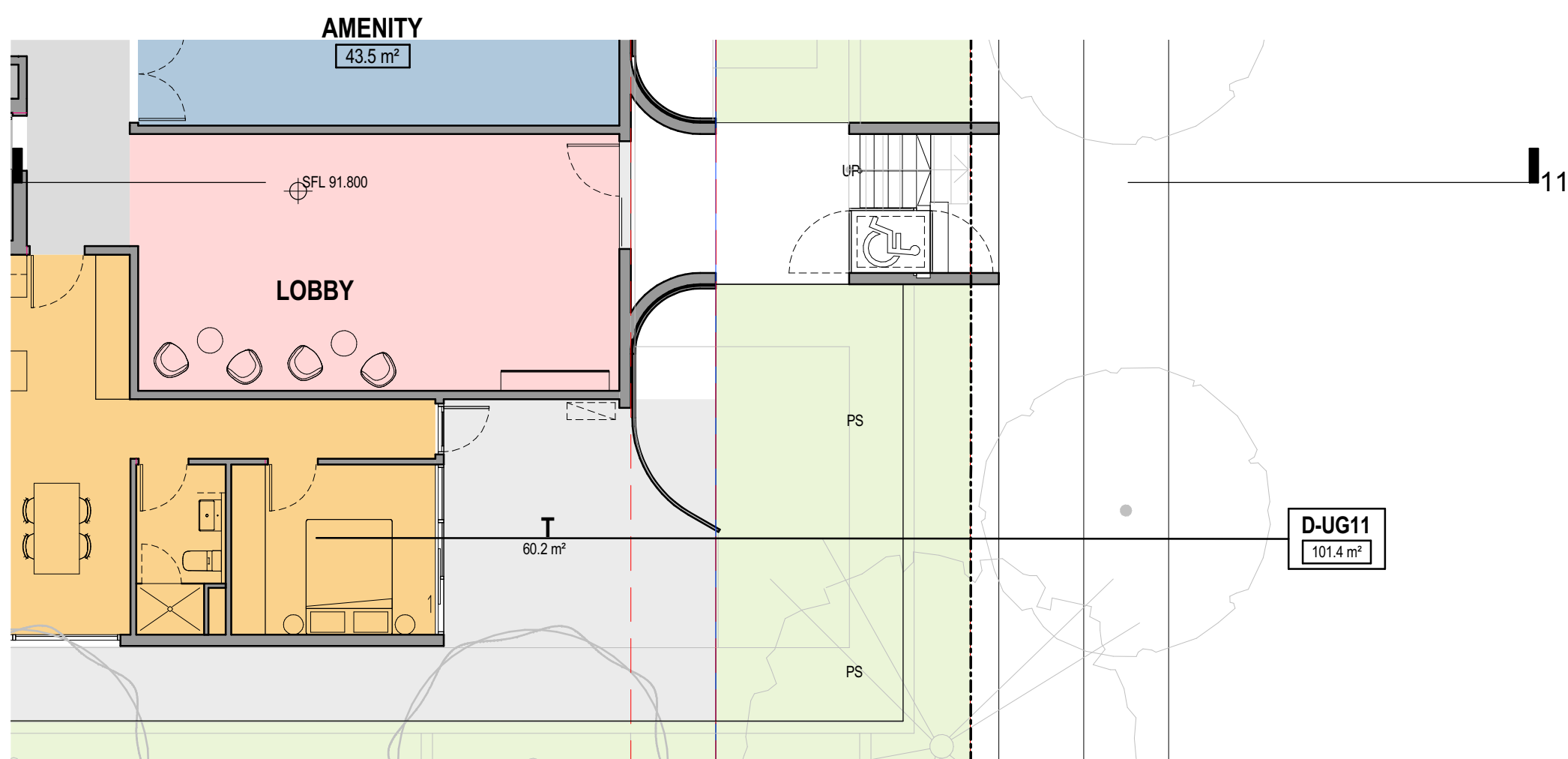
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LOT 2 GROUND - SECTION 11



LOT 2 GROUND - SECTION 12



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| P2 | 13.03.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 STREET INTERFACES

SCALE: @ A1
1 : 100

DATE:
09/02/17

DWG No:

PROJECT No:
215418

DRAWN BY:
BR

REV

DA SUBMISSION

SYDNEY
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DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
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| LEVEL | NSA Residential | Circulation & Services | 1 Bed | 2 Bed | 3 Bed | Totals |
|----------|-----------------|------------------------|-------|-------|-------|--------|
| BASEMENT | 0.0 m² | 624.7 m² | 0 | 0 | 0 | 0 |
| GROUND | 2535.2 m² | 700.1 m² | 4 | 28 | 1 | 33 |
| LEVEL 1 | 2786.5 m² | 557.9 m² | 1 | 34 | 1 | 36 |
| LEVEL 2 | 2867.5 m² | 546.8 m² | 1 | 35 | 1 | 37 |
| LEVEL 3 | 2223.7 m² | 529.0 m² | 8 | 21 | 2 | 31 |
| | 10412.9 m² | 2958.4 m² | 14 | 118 | 5 | 137 |

| APARTMENT MIX | | | |
|---------------|-------|-------|-------|
| 1 Bed | 2 Bed | 3 Bed | Total |
| 10.2% | 86.1% | 3.6% | 100% |

| Cross Vent Compliant | % Not Reliant on Skylights | % Not Reliant on Ducts |
|----------------------|----------------------------|------------------------|
| 60.6% | 48.9% | 56.9% |

| Solar Compliant | % Not Reliant on Skylights |
|-----------------|----------------------------|
| 70.8% | 63.5% |

NOTES AND DEFINITIONS

NSA RESIDENTIAL
(Net Saleable Area Residential) has been calculated as draft strata area, measured to the inside face of apartment parti-walls, external walls and corridor walls.

SOLAR ACCESS
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

CROSS VENTILATION
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

| Level | CARPARKS | | | | | Carwash | Motorbike/ Scooter Park | Bicycle Parks | Stores |
|----------|-------------|---------|------------------------|--------------------|-------|---------|-------------------------|---------------|--------|
| | Residential | Visitor | Residential Accessible | Visitor Accessible | Total | | | | |
| BASEMENT | 133 | 23 | 12 | 3 | 171 | 2 | 4 | 50 | 137 |

| LEVEL | UNIT | Area Category | Area | Total | Ventilation Compliant | Solar Compliant | Adaptable Compliant | LHA Compliant |
|---------|--------|---------------|----------|----------|-----------------------|-----------------|---------------------|---------------|
| GROUND | | | | | | | | |
| GROUND | D-UG01 | 2 Bed | 76.3 m² | 76.3 m² | Yes | Yes | | |
| GROUND | D-UG02 | 1 Bed | 59.9 m² | 59.9 m² | No | Yes | Yes | Yes |
| GROUND | D-UG03 | 1 Bed | 69.1 m² | 69.1 m² | No | No | Yes | Yes |
| GROUND | D-UG04 | 1 Bed | 84.1 m² | 84.1 m² | Yes | No | Yes | Yes |
| GROUND | D-UG05 | 2 Bed | 78.4 m² | 78.4 m² | No | No | | Yes |
| GROUND | D-UG06 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | | |
| GROUND | D-UG07 | 2 Bed | 74.4 m² | 74.4 m² | No | Yes | | |
| GROUND | D-UG08 | 2 Bed | 74.4 m² | 74.4 m² | Yes | Yes | | |
| GROUND | D-UG09 | 2 Bed | 74.4 m² | 74.4 m² | No | Yes | | |
| GROUND | D-UG10 | | 80.9 m² | 80.9 m² | | | | |
| GROUND | D-UG11 | 3 Bed | 101.4 m² | 101.4 m² | Yes | No | No | No |
| GROUND | E-UG01 | 2 Bed | 75.0 m² | 75.0 m² | No | Yes | | |
| GROUND | E-UG02 | 2 Bed | 78.4 m² | 78.4 m² | No | Yes | | |
| GROUND | E-UG03 | 2 Bed | 73.4 m² | 73.4 m² | Yes | Yes | | |
| GROUND | E-UG04 | 2 Bed | 77.6 m² | 77.6 m² | Yes | No | | |
| GROUND | E-UG05 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| GROUND | E-UG06 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| GROUND | E-UG07 | 2 Bed | 94.9 m² | 94.9 m² | Yes | Yes | | |
| GROUND | E-UG08 | 2 Bed | 76.0 m² | 76.0 m² | No | Yes | Yes | Yes |
| GROUND | E-UG09 | 2 Bed | 76.0 m² | 76.0 m² | No | Yes | Yes | Yes |
| GROUND | E-UG10 | 1 Bed | 52.0 m² | 52.0 m² | No | Yes | | |
| GROUND | E-UG11 | 2 Bed | 75.4 m² | 75.4 m² | Yes | Yes | Yes | Yes |
| GROUND | E-UG12 | 2 Bed | 80.4 m² | 80.4 m² | Yes | Yes | | No |
| GROUND | E-UG13 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| GROUND | E-UG14 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| GROUND | F-UG01 | 2 Bed | 77.3 m² | 77.3 m² | No | Yes | | |
| GROUND | F-UG02 | 2 Bed | 77.5 m² | 77.5 m² | No | Yes | | |
| GROUND | F-UG03 | 2 Bed | 76.4 m² | 76.4 m² | Yes | No | | |
| GROUND | F-UG04 | 2 Bed | 76.6 m² | 76.6 m² | Yes | No | | No |
| GROUND | F-UG05 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| GROUND | F-UG06 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| GROUND | F-UG07 | 2 Bed | 79.0 m² | 79.0 m² | Yes | No | | |
| GROUND | F-UG08 | 2 Bed | 82.0 m² | 82.0 m² | Yes | No | | |
| LEVEL 1 | | | | | | | | |
| LEVEL 1 | D-U101 | 2 Bed | 76.5 m² | 76.5 m² | Yes | Yes | | |
| LEVEL 1 | D-U102 | 2 Bed | 80.9 m² | 80.9 m² | No | Yes | No | No |
| LEVEL 1 | D-U103 | 2 Bed | 76.6 m² | 76.6 m² | No | Yes | | |
| LEVEL 1 | D-U104 | 2 Bed | 78.0 m² | 78.0 m² | No | Yes | | Yes |
| LEVEL 1 | D-U105 | 2 Bed | 76.3 m² | 76.3 m² | Yes | Yes | | |
| LEVEL 1 | D-U106 | 2 Bed | 92.4 m² | 92.4 m² | No | No | Yes | Yes |
| LEVEL 1 | D-U107 | 2 Bed | 78.4 m² | 78.4 m² | No | No | | |
| LEVEL 1 | D-U108 | 2 Bed | 76.3 m² | 76.3 m² | Yes | Yes | | |
| LEVEL 1 | D-U109 | 2 Bed | 74.9 m² | 74.9 m² | No | Yes | | |
| LEVEL 1 | D-U110 | 2 Bed | 74.9 m² | 74.9 m² | Yes | Yes | | |
| LEVEL 1 | D-U111 | 2 Bed | 74.9 m² | 74.9 m² | No | Yes | | |
| LEVEL 1 | D-U112 | 2 Bed | 70.4 m² | 70.4 m² | Yes | Yes | | |
| LEVEL 1 | D-U113 | 2 Bed | 75.6 m² | 75.6 m² | No | No | | Yes |
| LEVEL 1 | D-U114 | 3 Bed | 100.2 m² | 100.2 m² | Yes | No | | |

| LEVEL | UNIT | Area Category | Area | Total | Ventilation Compliant | Solar Compliant | Adaptable Compliant | LHA Compliant |
|---------|--------|---------------|----------|----------|-----------------------|-----------------|---------------------|---------------|
| LEVEL 1 | E-U101 | 2 Bed | 75.0 m² | 75.0 m² | No | Yes | | |
| LEVEL 1 | E-U102 | 2 Bed | 78.4 m² | 78.4 m² | No | Yes | | |
| LEVEL 1 | E-U103 | 2 Bed | 70.3 m² | 70.3 m² | Yes | Yes | | |
| LEVEL 1 | E-U104 | 2 Bed | 73.6 m² | 73.6 m² | Yes | No | | |
| LEVEL 1 | E-U105 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| LEVEL 1 | E-U106 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| LEVEL 1 | E-U107 | 2 Bed | 85.6 m² | 85.6 m² | Yes | Yes | | |
| LEVEL 1 | E-U108 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | Yes | Yes |
| LEVEL 1 | E-U109 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | No | No |
| LEVEL 1 | E-U110 | 1 Bed | 52.0 m² | 52.0 m² | No | Yes | | |
| LEVEL 1 | E-U111 | 2 Bed | 75.4 m² | 75.4 m² | Yes | Yes | Yes | Yes |
| LEVEL 1 | E-U112 | 2 Bed | 80.4 m² | 80.4 m² | Yes | Yes | | No |
| LEVEL 1 | E-U113 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| LEVEL 1 | E-U114 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| LEVEL 1 | F-U101 | 2 Bed | 77.7 m² | 77.7 m² | No | Yes | | |
| LEVEL 1 | F-U102 | 2 Bed | 77.5 m² | 77.5 m² | No | Yes | | |
| LEVEL 1 | F-U103 | 2 Bed | 76.6 m² | 76.6 m² | Yes | No | | |
| LEVEL 1 | F-U104 | 2 Bed | 76.6 m² | 76.6 m² | Yes | No | | No |
| LEVEL 1 | F-U105 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| LEVEL 1 | F-U106 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| LEVEL 1 | F-U107 | 2 Bed | 79.0 m² | 79.0 m² | Yes | No | | |
| LEVEL 1 | F-U108 | 2 Bed | 82.0 m² | 82.0 m² | Yes | Yes | | |
| LEVEL 2 | | | | | | | | |
| LEVEL 2 | D-U201 | 2 Bed | 76.5 m² | 76.5 m² | Yes | Yes | | |
| LEVEL 2 | D-U202 | 2 Bed | 80.0 m² | 80.0 m² | No | Yes | No | No |
| LEVEL 2 | D-U203 | 2 Bed | 81.7 m² | 81.7 m² | Yes | Yes | | |
| LEVEL 2 | D-U204 | 2 Bed | 76.6 m² | 76.6 m² | Yes | Yes | | |
| LEVEL 2 | D-U205 | 2 Bed | 77.7 m² | 77.7 m² | No | Yes | | Yes |
| LEVEL 2 | D-U206 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | | |
| LEVEL 2 | D-U207 | 2 Bed | 93.1 m² | 93.1 m² | No | No | Yes | Yes |
| LEVEL 2 | D-U208 | 2 Bed | 78.6 m² | 78.6 m² | Yes | Yes | | Yes |
| LEVEL 2 | D-U209 | 2 Bed | 76.1 m² | 76.1 m² | Yes | Yes | | |
| LEVEL 2 | D-U210 | 2 Bed | 74.9 m² | 74.9 m² | No | Yes | | |
| LEVEL 2 | D-U211 | 2 Bed | 74.9 m² | 74.9 m² | Yes | Yes | | |
| LEVEL 2 | D-U212 | 2 Bed | 74.9 m² | 74.9 m² | No | Yes | | |
| LEVEL 2 | D-U213 | 2 Bed | 70.4 m² | 70.4 m² | Yes | Yes | | |
| LEVEL 2 | D-U214 | 2 Bed | 75.6 m² | 75.6 m² | No | No | | Yes |
| LEVEL 2 | D-U215 | 3 Bed | 100.3 m² | 100.3 m² | Yes | No | | |
| LEVEL 2 | E-U201 | 2 Bed | 75.0 m² | 75.0 m² | No | Yes | | |
| LEVEL 2 | E-U202 | 2 Bed | 78.4 m² | 78.4 m² | No | Yes | | |
| LEVEL 2 | E-U203 | 2 Bed | 70.3 m² | 70.3 m² | Yes | Yes | | |
| LEVEL 2 | E-U204 | 2 Bed | 73.6 m² | 73.6 m² | Yes | No | | |
| LEVEL 2 | E-U205 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| LEVEL 2 | E-U206 | 2 Bed | 77.2 m² | 77.2 m² | No | No | | |
| LEVEL 2 | E-U207 | 2 Bed | 85.6 m² | 85.6 m² | Yes | Yes | | |
| LEVEL 2 | E-U208 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | Yes | Yes |
| LEVEL 2 | E-U209 | 2 Bed | 76.0 m² | 76.0 m² | Yes | Yes | Yes | Yes |
| LEVEL 2 | E-U210 | 1 Bed | 52.0 m² | 52.0 m² | No | Yes | | |
| LEVEL 2 | E-U211 | 2 Bed | 75.4 m² | 75.4 m² | Yes | Yes | Yes | Yes |

| LEVEL | UNIT | Area Category | Area | Total | Ventilation Compliant | Solar Compliant | Adaptable Compliant | LHA Compliant |
|---------|---------|---------------|----------|----------|-----------------------|-----------------|---------------------|---------------|
| LEVEL 2 | E-U212 | 2 Bed | 80.4 m² | 80.4 m² | Yes | Yes | | No |
| LEVEL 2 | E-U213 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| LEVEL 2 | E-U214 | 2 Bed | 80.9 m² | 80.9 m² | No | No | | Yes |
| LEVEL 2 | F-U201 | 2 Bed | 77.6 m² | 77.6 m² | No | Yes | | |
| LEVEL 2 | F-U202 | 2 Bed | 77.6 m² | 77.6 m² | No | Yes | | |
| LEVEL 2 | F-U203 | 2 Bed | 76.6 m² | 76.6 m² | Yes | Yes | | |
| LEVEL 2 | F-U204 | 2 Bed | 76.6 m² | 76.6 m² | Yes | Yes | | No |
| LEVEL 2 | F-U205 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| LEVEL 2 | F-U206 | 2 Bed | 75.9 m² | 75.9 m² | No | No | | Yes |
| LEVEL 2 | F-U207 | 2 Bed | 79.0 m² | 79.0 m² | Yes | No | | |
| LEVEL 2 | F-U208 | 2 Bed | 82.0 m² | 82.0 m² | Yes | Yes | | |
| LEVEL 3 | | | | | | | | |
| LEVEL 3 | D-U301 | 2 Bed | 70.5 m² | 70.5 m² | Yes | Yes | | |
| LEVEL 3 | D-U302 | 1 Bed | 50.0 m² | 50.0 m² | Yes | Yes | | |
| LEVEL 3 | D-U303 | 2 Bed | 70.0 m² | 70.0 m² | Yes | Yes | | |
| LEVEL 3 | D-U304 | 2 Bed | 76.6 m² | 76.6 m² | Yes | Yes | | |
| LEVEL 3 | D-U305 | 2 Bed | 77.7 m² | 77.7 m² | Yes | Yes | | Yes |
| LEVEL 3 | D-U306 | 2 Bed | 77.3 m² | 77.3 m² | Yes | Yes | | |
| LEVEL 3 | D-U307 | 2 Bed | 92.5 m² | 92.5 m² | Yes | Yes | Yes | Yes |
| LEVEL 3 | D-U308 | 2 Bed | 74.9 m² | 74.9 m² | Yes | Yes | No | No |
| LEVEL 3 | D-U309 | 1 Bed | 56.2 m² | 56.2 m² | Yes | Yes | | |
| LEVEL 3 | D-U310 | 1 Bed | 56.5 m² | 56.5 m² | Yes | Yes | | |
| LEVEL 3 | D-U311 | 3 Bed | 98.7 m² | 98.7 m² | Yes | Yes | | |
| LEVEL 3 | E-U301 | 2 Bed | 75.1 m² | 75.1 m² | Yes | Yes | | |
| LEVEL 3 | E-U302 | 2 Bed | 78.2 m² | 78.2 m² | Yes | Yes | | |
| LEVEL 3 | E-U303 | 1 Bed | 50.5 m² | 50.5 m² | Yes | Yes | | |
| LEVEL 3 | E-U304 | 1 Bed | 50.0 m² | 50.0 m² | Yes | Yes | | |
| LEVEL 3 | E-U305 | 1 Bed | 50.1 m² | 50.1 m² | Yes | Yes | | |
| LEVEL 3 | E-U306 | 1 Bed | 51.6 m² | 51.6 m² | Yes | Yes | | |
| LEVEL 3 | E-U307 | 2 Bed | 70.1 m² | 70.1 m² | Yes | Yes | | |
| LEVEL 3 | E-U308 | 2 Bed | 70.1 m² | 70.1 m² | Yes | Yes | | |
| LEVEL 3 | E-U309 | 1 Bed | 52.4 m² | 52.4 m² | Yes | Yes | | |
| LEVEL 3 | E-U310 | 2 Bed | 84.9 m² | 84.9 m² | Yes | Yes | | |
| LEVEL 3 | E-U311 | 2 Bed | 80.9 m² | 80.9 m² | Yes | Yes | | Yes |
| LEVEL 3 | E-U312 | 2 Bed | 80.9 m² | 80.9 m² | Yes | Yes | | Yes |
| LEVEL 3 | E-U3013 | 2 Bed | 81.4 m² | 81.4 m² | Yes | Yes | | Yes |
| LEVEL 3 | F-U301 | 2 Bed | 77.6 m² | 77.6 m² | Yes | Yes | | |
| LEVEL 3 | F-U302 | 2 Bed | 77.6 m² | 77.6 m² | Yes | Yes | | |
| LEVEL 3 | F-U303 | 2 Bed | 76.2 m² | 76.2 m² | Yes | Yes | | |
| LEVEL 3 | F-U304 | 2 Bed | 71.4 m² | 71.4 m² | Yes | Yes | | |
| LEVEL 3 | F-U305 | 2 Bed | 71.4 m² | 71.4 m² | Yes | Yes | | |
| LEVEL 3 | F-U306 | 2 Bed | 73.5 m² | 73.5 m² | Yes | Yes | | |
| LEVEL 3 | F-U307 | 3 Bed | 98.6 m² | 98.6 m² | Yes | Yes | | |
| LEVEL 3 | TERRACE | Terrace | 335.8 m² | 335.8 m² | | | | |

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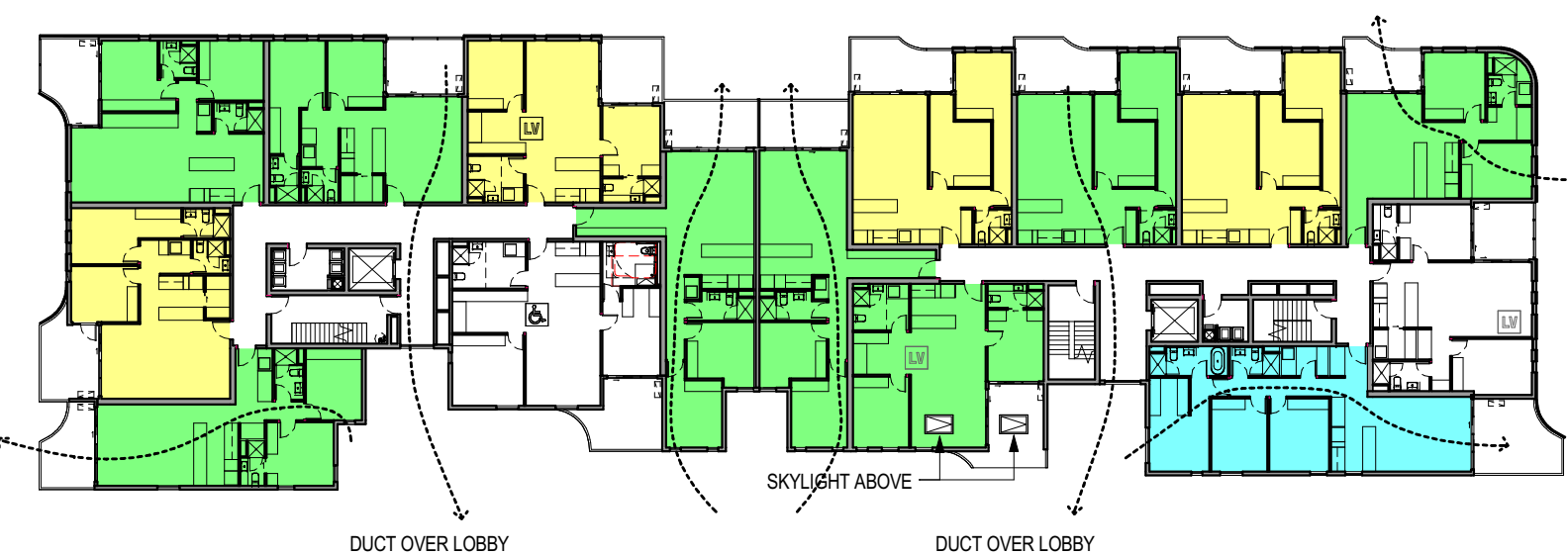
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| P1 | 19.04.16 | DA ISSUE | JM | |
| P2 | 28.10.16 | FINAL COORDINATION | JM | |
| P3 | 02.11.16 | FINAL DRAFT FOR PLANNER REVIEW | JM | |
| P4 | 4.11.16 | FINAL DRAFT DA | SL | |
| P5 | 07.11.16 | DA SUBMISSION | SL | |
| P6 | 13.03.17 | DA SUBMISSION | AH | |
| P7 | 26.05.17 | DA SUBMISSION | AH | |



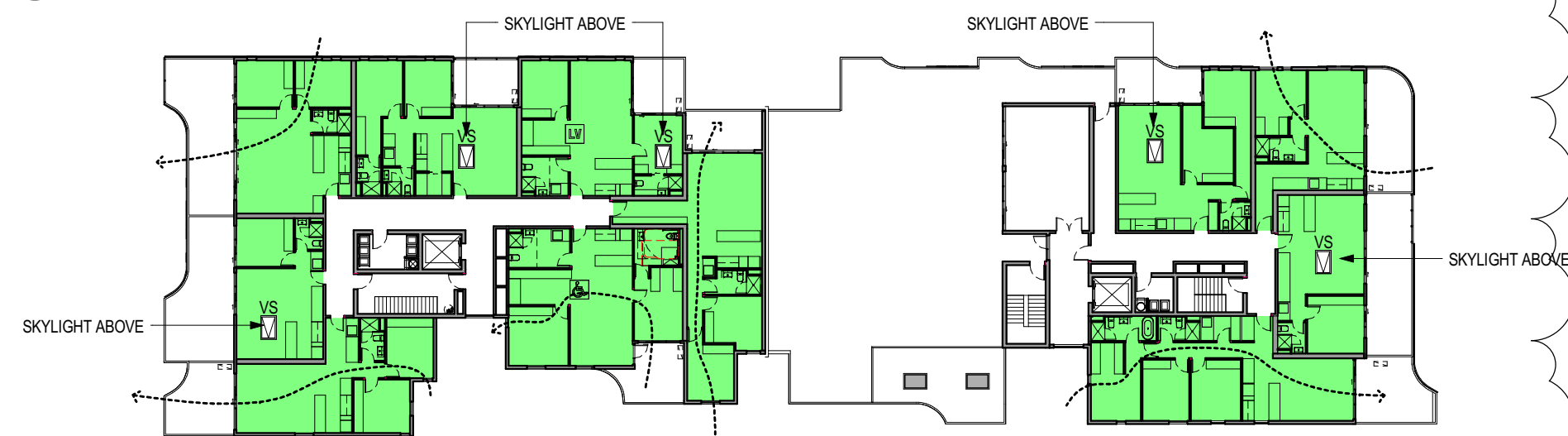
1 LOT 2 SOLAR/CROSS VENT GROUND
SCALE: 1:400



3 LOT 2 SOLAR/CROSS VENT LEVEL 2
SCALE: 1:400



2 LOT 2 SOLAR/CROSS VENT LEVEL 1
SCALE: 1:400



4 LOT 2 SOLAR/CROSS VENT LEVEL 3
SCALE: 1:400



- CROSS VENTILATION COMPLIANT
- SOLAR COMPLIANT
- CROSS VENTILATION & SOLAR COMPLIANT
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| P3 | 07.11.16 | DA SUBMISSION | SL |
| P4 | 13.03.17 | DA SUBMISSION | AH |
| P5 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 CROSS VENT / SOLAR
PLANS

SCALE: @ A1
As indicated

PROJECT No:
215418

DATE:
10/24/16

DRAWN BY:
SL

DWG No:

REV

TP25.03 | P5

DA SUBMISSION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
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LOT 2 SOLAR GROUND



LOT 2 SOLAR LEVEL 1

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| P3 | 26.05.17 | DA SUBMISSION | AH |

PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
LOT 2 SOLAR PLANS

SCALE: @ A1
1 : 300

DATE:
20/01/17

DWG No:

PROJECT No:
215418

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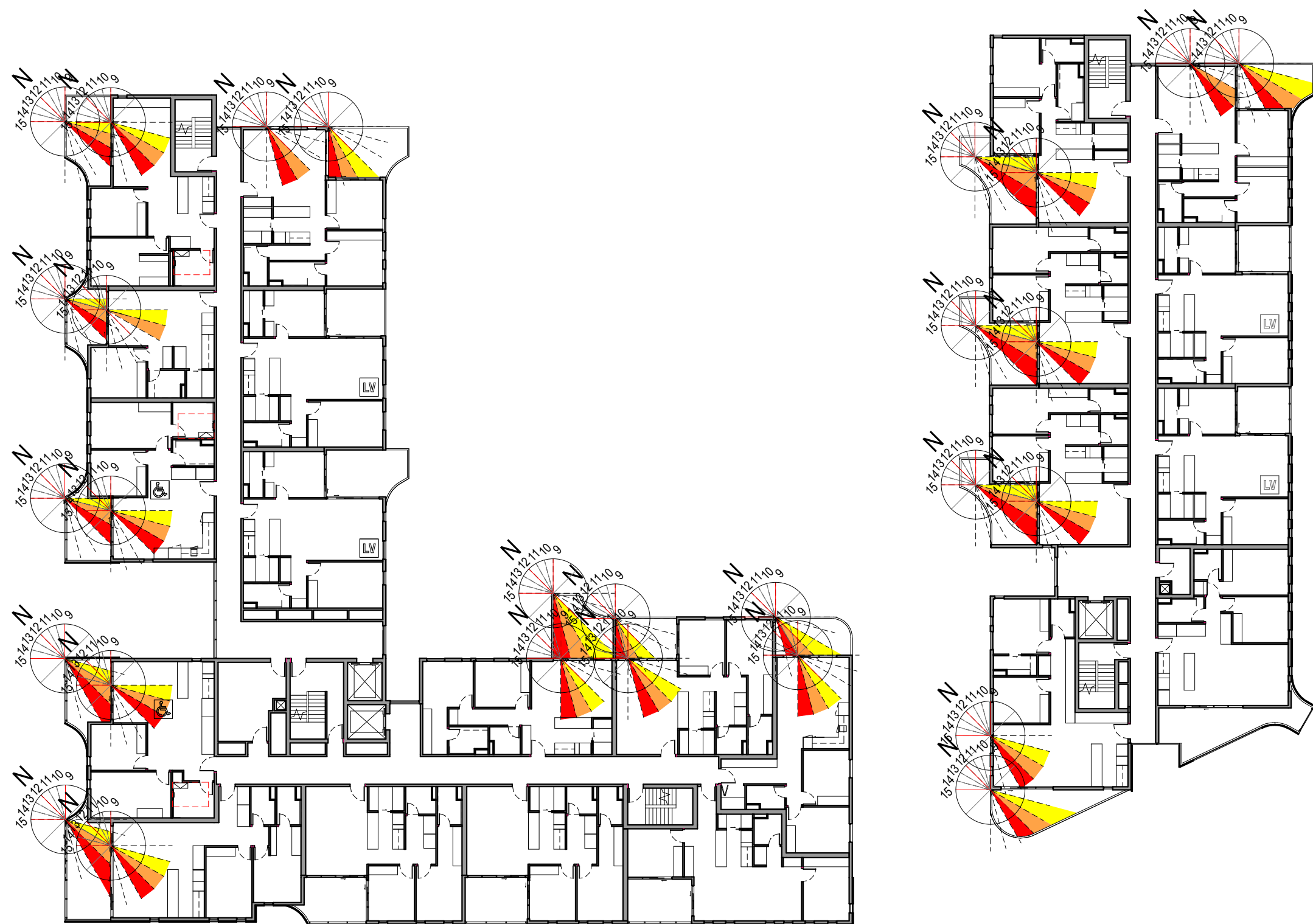
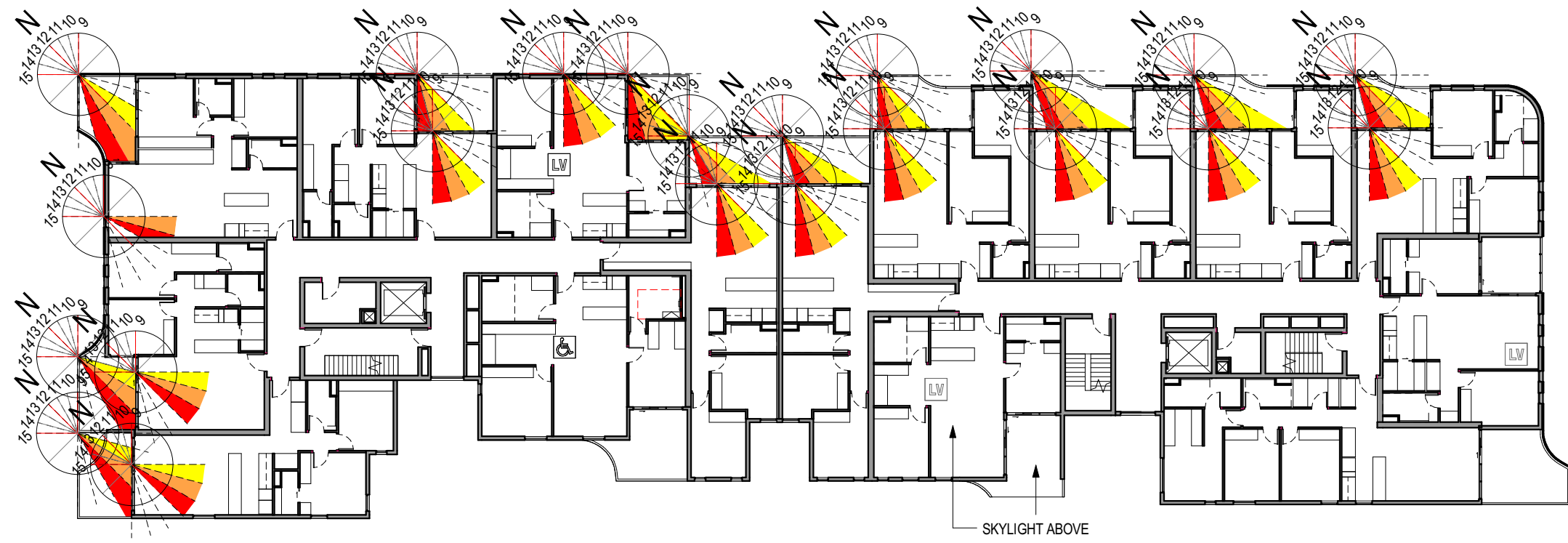
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LOT 2 SOLAR LEVEL 2



LOT 2 SOLAR LEVEL 3

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PROJECT TITLE
76 Rickard Road
76 Rickard Road, Leppington

DRAWING TITLE
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