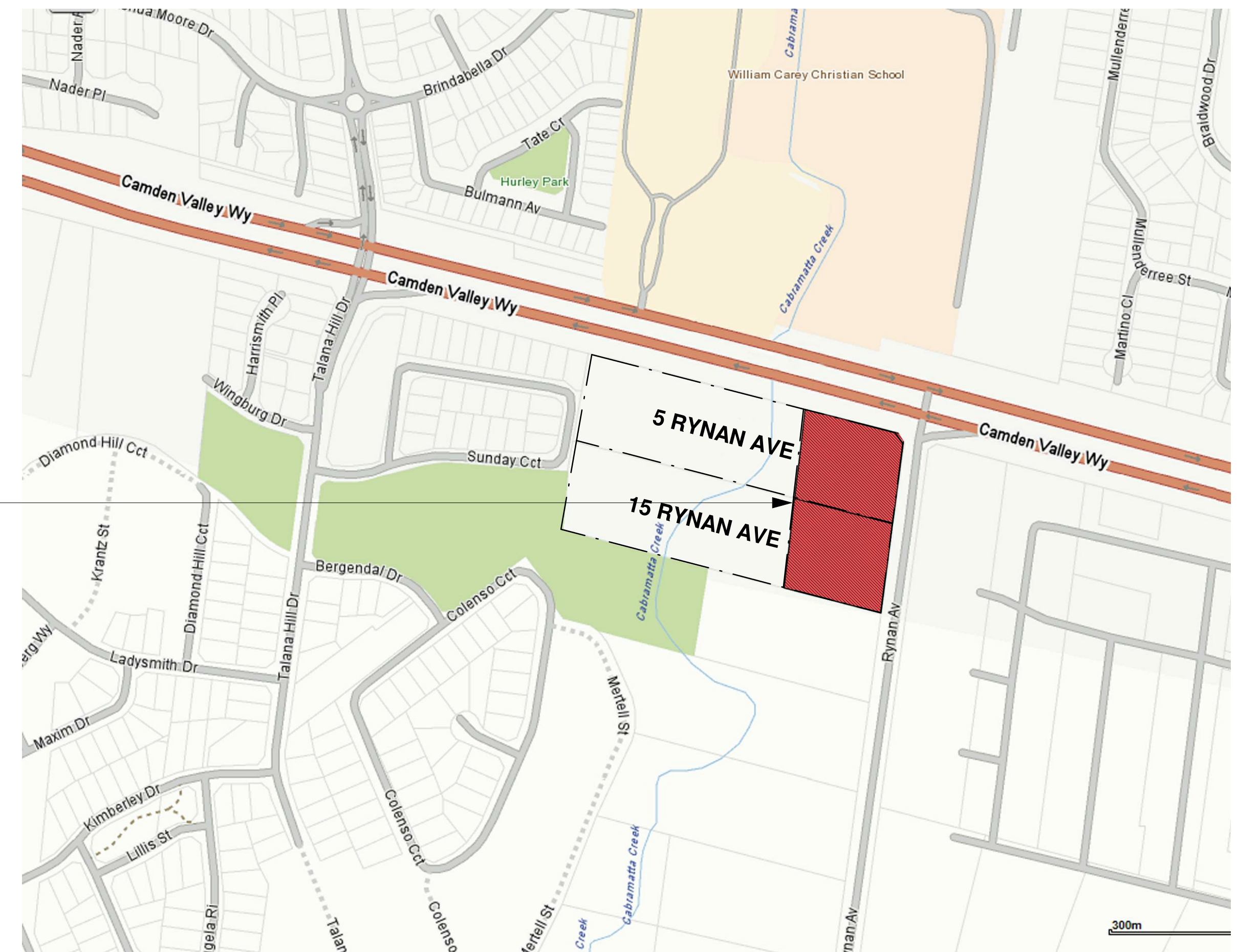


DRAWING LIST

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A-0000	COVER SHEET & LOCATION PLAN	G
A-0001	SITE SURVEY / DEMOLITION PLAN	D
A-0002	SITE ANALYSIS	D
A-0003	DEVELOPMENT STATISTICS	F
A-0004	SITE PLAN	E
A-0005	BASEMENT LEVEL - BLOCKS A,B,C & D	D
A-0006	GROUND LEVEL- BLOCKS A,B,C & D	D
A-0007	TYPICAL UPPER LEVEL - BLOCKS A,B,C & D	D
A-1002	BUILDINGS B/C- BASEMENT PLAN 1	D
A-1003	BUILDINGS B/C - BASEMENT PLAN 2	D
A-1004	BUILDINGS D - BASEMENT PLAN	D
A-1006	BUILDINGS B/C - GROUND FLOOR PLAN	D
A-1007	BUILDING D - GROUND FLOOR PLAN	D
A-1009	BUILDINGS B/C - LEVEL 1 FLOOR PLAN	E
A-1010	BUILDINGS B/C - LEVELS 2 & 3 FLOOR PLAN	E
A-1011	BUILDINGS B/C - LEVEL 4 FLOOR PLAN	E
A-1012	BUILDINGS B/C - ROOF PLAN	D
A-1013	BUILDING D - TYPICAL UPPER LEVEL FLOOR PLAN	E
A-1114	BUILDING D - ROOF PLAN	E
A-3000	ELEVATIONS - STREETScape BLDGS A,B,C,D	D
A-3101	ELEVATIONS - BUILDINGS B/C - NORTH & SOUTH BUILDING C	D
A-3102	ELEVATIONS - BUILDINGS B/C - EAST & WEST	D
A-3103	ELEVATIONS - BUILDING D - ELEVATIONS - NORTH & SOUTH	G
A-3104	ELEVATIONS - BUILDING D - EAST & WEST	G
A-3105	ELEVATIONS - BUILDINGS B/C EAST & WEST	D
A-3201	SOLAR ACCESS - BUILDINGS B/C - NORTH ELEVATION	D
A-3202	SOLAR ACCESS - BUILDING B - EAST ELEVATION	D
A-3208	SOLAR ACCESS - BUILDING C - EAST	D
A-3209	SOLAR ACCESS - BUILDING D - NORTH ELEVATION	D
A-3210	SOLAR ACCESS - BUILDING B - WEST ELEVATION	D
A-3212	SOLAR ACCESS - BUILDING D - WEST ELEVATION	D
A-4102	BUILDING B & C - SECTION C-C & D-D	D
A-4103	BUILDING D - SECTION	G
A-4104	CROSS SECTION SHOWING ATTAINMENT OF 2 700 CEILING HEIGHT	D
A-4105	CONCEPT SUBDIVISION PLAN	G
A-6101	ADAPTABLE APARTMENTS - BUILDINGS B/C	D
A-6102	ADAPTABLE/ LIVABLE APARTMENTS BUILDING D	D
A-8101	BUILDINGS B/C/D CROSS VENTILATION	D
A-8102	BUILDINGS B/C/D CROSS VENTILATION	D
A-8201	BASIX COMMITMENTS 1/2	D
A-8202	BASIX COMMITMENTS 2/2	D
A-10101	3D PHOTOMONTAGES	D
A-10102	3D PHOTOMONTAGES	D
A-12101	EXTERNAL COLOURS & FINISHES	D



PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION PLAN
N.T.S.



VIEW FROM NORTH-WEST
N.T.S.

The site plan illustrates the proposed development for Stage 1. The central feature is **BUILDING A**, a large, irregularly shaped structure with brown hatching, indicating construction completion. To the right of Building A, a rectangular area is labeled **EXISTING POOL & SURROUND TO BE DEMOLISHED**. Further right, a smaller structure is labeled **EXISTING 2 STOREY BRICK DWELLING TO BE DEMOLISHED (REFER TO ENVIRONMENTAL SITE ASSESSMENT BY EIS FOR PROCEDURE)**. A **TRANSMISSION EASEMENT** is shown as a dashed line on the left side of the plan. The plan also shows **RYAN AVENUE** running vertically on the right side. Various trees are marked with symbols, some labeled **EXISTING TREES PROPOSED TO BE REMOVED INDICATED THUS** and others **EXISTING TREES TO BE REMOVED INDICATED THUS**. A **BRICK DWELLING TO BE DEMOLISHED (REFER TO ENVIRONMENTAL SITE ASSESSMENT BY EIS FOR PROCEDURE)** and an **EXISTING COLORBOND SHED TO BE DEMOLISHED** are also indicated. The plan includes topographic contour lines and various colored lines representing different boundaries and easements.

STAGE 1 IE BUILDING A - SHOWN IN
BROWN SHADING -
CONSTRUCTION COMPLETED

EXISTING POOL & SURROUND TO BE
DEMOLISHED

EXISTING BRICK FENCE FRONTING
RYNNAN AVE TO BE REMOVED

EXISTING 2 STOREY BRICK DWELLING TO BE
DEMOLISHED (REFER TO ENVIRONMENTAL SITE
ASSESSMENT BY EIS FOR PROCEDURE)

EXISTING TREES PROPOSED TO BE
REMOVED INDICATED THIS

EXISTING TREES TO BE REMOVED
INDICATED THIS

BRICK DWELLING TO BE DEMOLISHED
(REFER TO ENVIRONMENTAL SITE
ASSESSMENT BY EIS FOR PROCEDURE)

EXISTING COLORADO SHED
TO BE DEMOLISHED

CHK'D JF	DRAWN K.A.	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1:500 2:38 FOR A3
DRAWING No. / Rev.		
A-0001 D		

15/10/2018 5:16:08 PM P:\JFA Projects\14-24684 - 15 RYNAN AVE EDMONDSON PARK\Current Version\DRAWINGS\DA-REV 2\14-24684-5 & 15 Rynan Ave. RI CKKS R C.D. detached not



BUILDING A, LOT 5 - NEAR COMPLETION -



PROPOSED DEVELOPMENT AREA .



(1) RYNAN AVENUE - VIEW FROM NORTH



(2) RYNAN AVENUE - EAST SITE VIEW.



(3) PROPOSED DEVELOPMENT SITE VIEW (EAST).



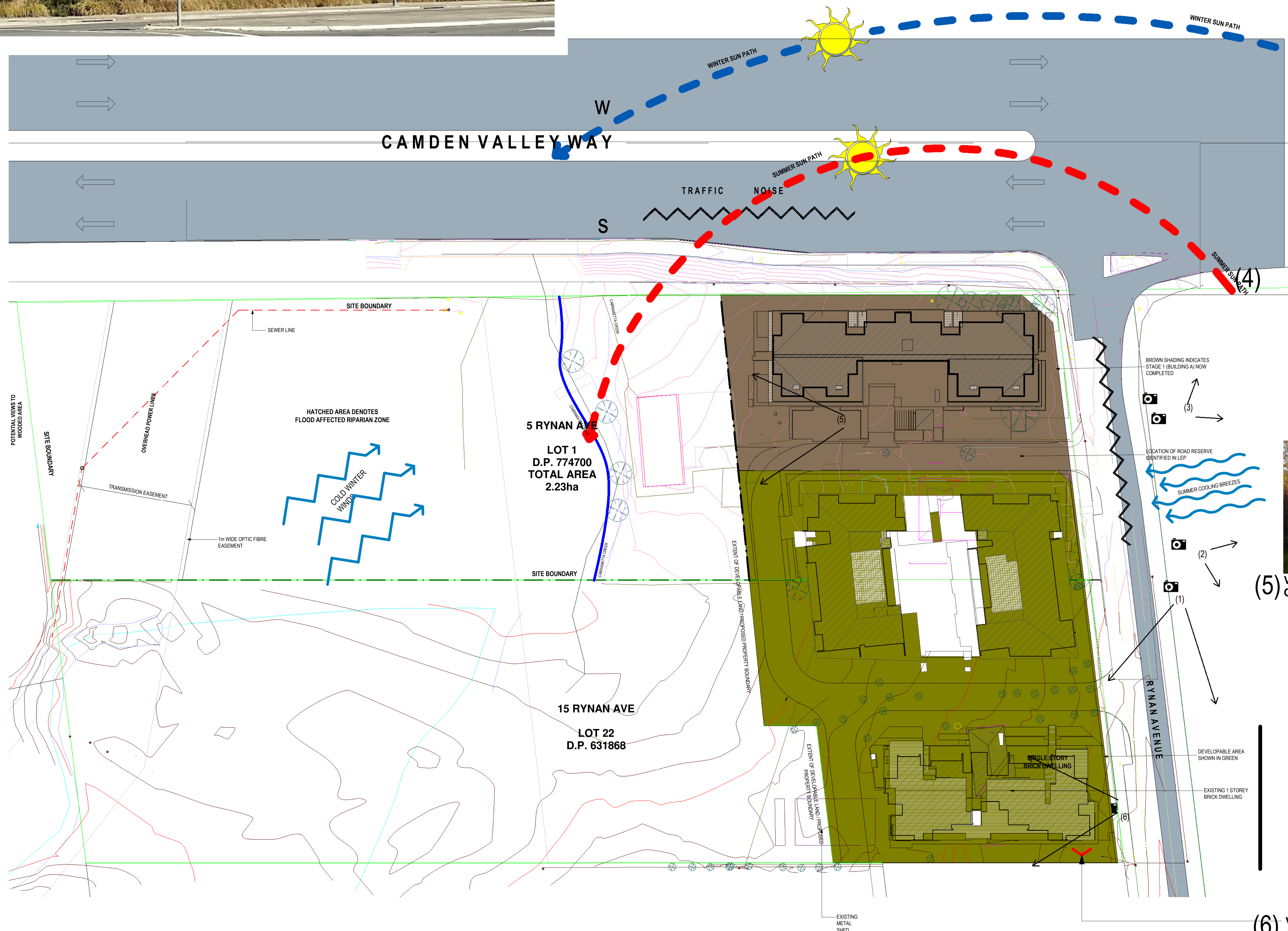
VIEW NORTH FROM RYNAN AVE OF CAMDEN VALLEY WAY INTERSECTION.



(5) VIEW FROM RYNAN AVE TOWARDS CABRAMATTA CREEK.

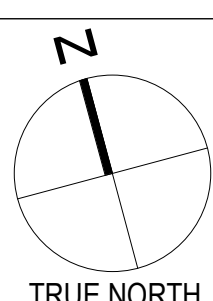


(6) VIEW FROM RYNAN AVE TOWARDS 15 RYNAN AVENUE.



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Z	Description	No.
12/4/16	SECTION 96 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYMAN AVE	
22/1/18	DEVELOPMENT APPLICATION ISSUE	B
24/11/16	DESIGN REVIEW PANEL AMENDMENT	C
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS	D



BUILDING CODE

**5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW**

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. L
ARCHITECTURE	AEN 19 050 645 095 A.C.N. 050 645 095 LEVEL 1 235 CLARENDON ST. SYDNEY NSW 2000 TEL: (02) 9264 51 FAX: (02) 9264 51 EMAIL: arch@jfa.com.au

PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 RYNAN AVENUE EDMONDSON PARK
	DRAWING TITLE SITE ANALYSIS

CHK'D JF	DRAWN GN	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 500 *2.38 FOR A3
DRAWING No. / Rev. A-0002 D		

DEVELOPMENT STATISTICS

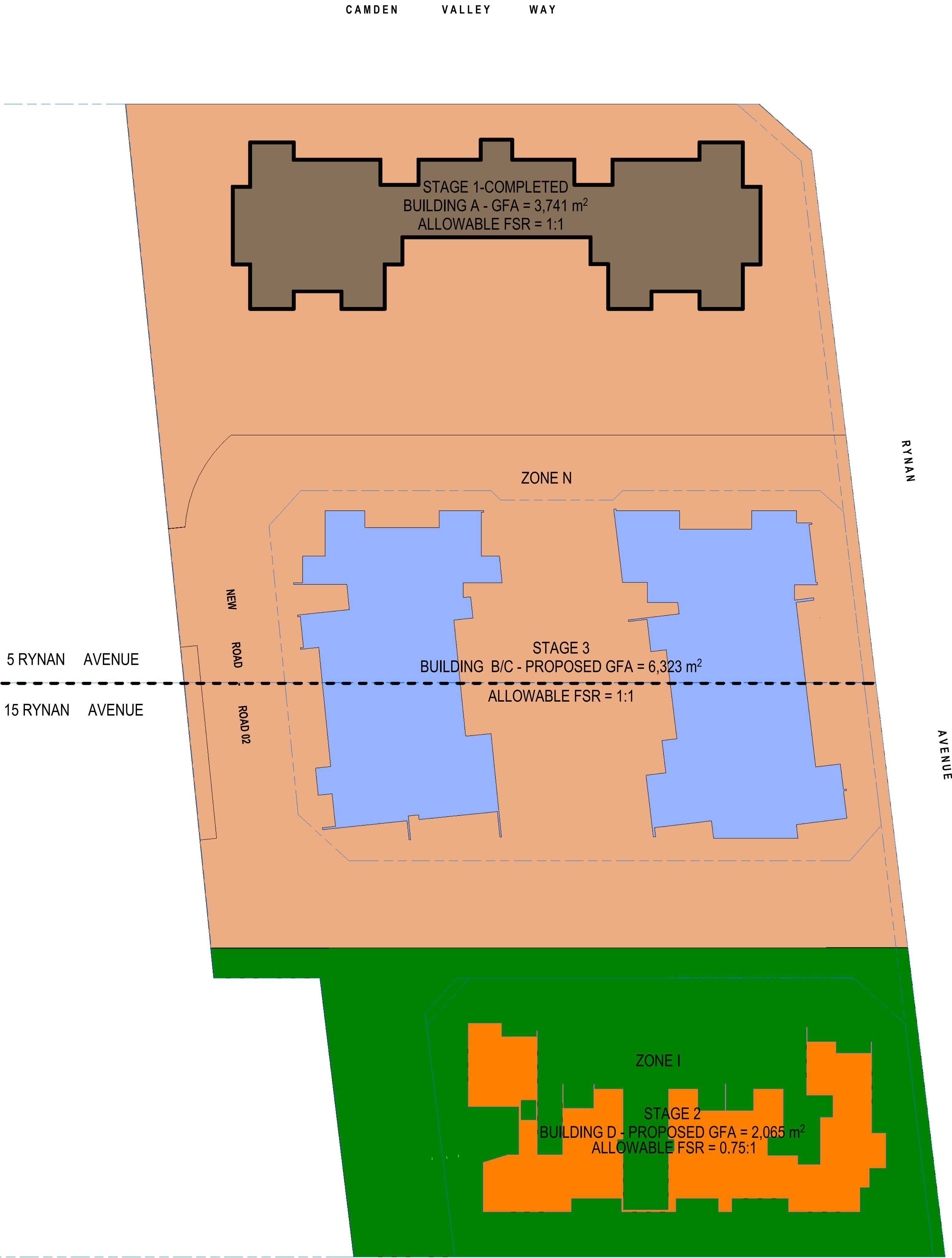
REFER ALSO TO STATEMENT OF ENVIRONMENTAL EFFECTS & CLAUSE 4.6 VARIATION STATEMENT

FLOOR SPACE RATIO / GFA CALCULATION

	PERMISSIBLE FSR	SITE AREA (PRE-SUBDIVISION)	SITE AREA (POST-SUBDIVISION)	GROSS FLOOR SPACE	FSR (PRE-SUBDIVISION)
BUILDING A	1:1	3,741 m²	3,079 m²	3,741 m²	1.10:1
BUILDINGS B & C	1:1	6,323 m²	3,538 m²	6,323 m²	
BUILDING D	0.75:1	2,753 m²	2,186 m²	2,065 m²	
ROADS	-	-	4,014 m²	-	0.75:1
TOTALS	-	12,817 m²	12,817 m²	12,129 m²	

PRIVATE OPEN SPACE FOR BUILDING A	= 732 m²	COMMUNAL OPEN SPACE PROVIDED FOR BUILDING A	= 300 m²	LANDSCAPE (DEEP SOIL) SPACE PROVIDED FOR BUILDING A	= 787 m²
PRIVATE OPEN SPACE FOR BUILDING B & C	= 399 m²	COMMUNAL OPEN SPACE PROVIDED FOR BUILDING B & C	= 1,240 m²	LANDSCAPE (DEEP SOIL) SPACE PROVIDED FOR BUILDING B & C	= 781 m²
PRIVATE OPEN SPACE FOR BUILDING D	= 465 m²	COMMUNAL OPEN SPACE PROVIDEDFOR BUILDING D	= 231 m²	LANDSCAPE (DEEP SOIL) SPACE PROVIDED FOR BUILDING D	= 479 m²

APARTMENT MIX	BUILDING A		BUILDING B & C		BUILDING D	
Studio apartments =	0		0		0	
1 Bed apartments =	0		35 (of which 9 are livable)		3 (of which 3 are livable)	
2 Bed apartments =	50 (of which 5 are adaptable ie 10%)		38 (of which 9 are adaptable)		22 (of which 3 are adaptable)	
3 Bed apartments =	0		10		3	
Total number of apartments =	50 (of which 5 are adaptable 10%)		83 (of which 9 are adaptable 10.8%) (of which 9 are livable 10.8%)		28 (of which 3 are adaptable 10.7 %) (of which 3 are livable 10.7%)	
PARKING	BUILDING A		BUILDING B & C		BUILDING D	
RESIDENTIAL REQUIREMENT (INCLUDING ACCESSIBLE)	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
- 1 space per small dwelling	0	0	35	30	3	4
- 1.5 spaces per medium dwelling	75	75	57	60	33	33
- 2 spaces per large dwelling (Accessible Parking = 2% of total car spaces)	0	0	20	30	6	7
TOTAL =	75	75 (of which 5 are accessible)	112	122 (of which 12 are accessible)	42	44 (of which 3 are accessible)
VISITOR REQUIREMENT (INCLUDING ACCESSIBLE)						
-1 visitor car space for every 4 dwellings or part thereof	12.5	11 (of which 2 are accessible)	21	21 (of which 3 are accessible)	7	5 (of which 1 is accessible)
TOTAL RESIDENTIAL & VISITOR PARKING	87.5	87 (7 are accessible)	133	143 (14 are accessible)	49	49 (4 are accessible)

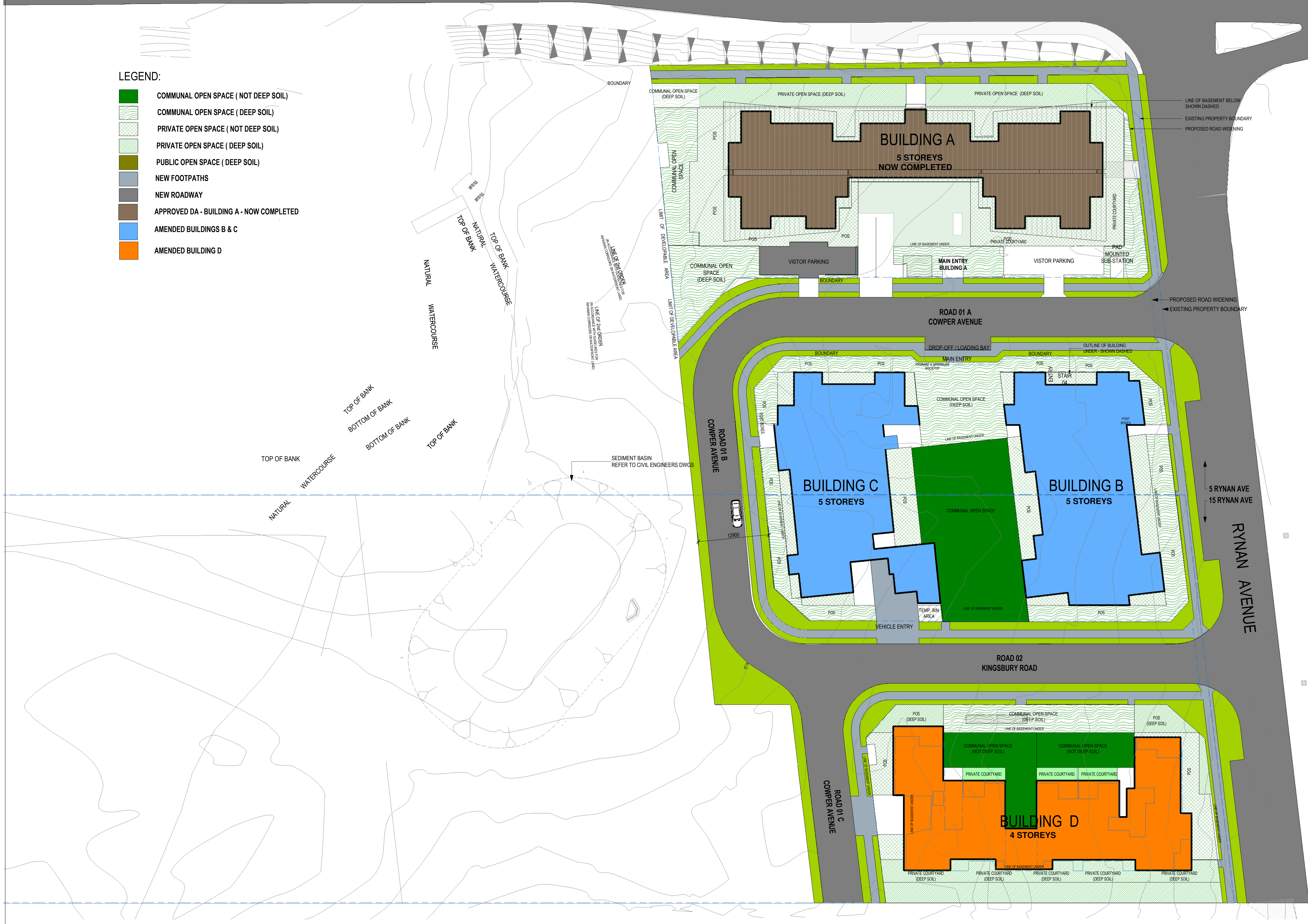


2 SITE PLAN - ALLOWABLE FSR

CAMDEN VALLEY WAY

LEGEND:

- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- PUBLIC OPEN SPACE (DEEP SOIL)
- NEW FOOTPATHS
- NEW ROADWAY
- APPROVED DA - BUILDING A - NOW COMPLETED
- AMENDED BUILDINGS B & C
- AMENDED BUILDING D

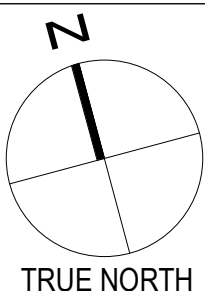


NOTE: SECTION 96 IS ONLY APPLICABLE TO BUILDING B & C

1 SITE PLAN
1:300

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No.	Description	Date
A	SECTION 96 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYMAN AVE	12/4/16
B	DEVELOPMENT APPLICATION ISSUE	22/1/16
C	DESIGN REVIEW PANEL MEMORANDUM	24/1/16
D	AMENDED TO INCORPORATE DRP COMMENTS	20/6/16
E	AMENDED AS PER COUNCIL REQUEST	29/7/16



BUILDING CODE

5 - 15 RYMAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
LEVEL 1
255 BALANCE ST
SYDNEY NSW 2000

TEL: (02) 9264 5155
FAX: (02) 9264 5166
EMAIL: arch@jfa.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYMAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
SITE PLAN

CHWD	JF	PROJECT No.	13-23665
DATE PLOTTED	25-07-2018	SCALE (BRI)	1:300
DRAWING No. / Rev.			1:2.38 FOR A3
A-0004			E

PLU/PA Projects 14-2-2664 - 15 RYMAN AVE EDMONDSON PARK Current Version/DRAWINGS DA-REV 214-2664-E & 15-Ryman-Ave-BLDGS B & C-L-Edmondson-Park

LEGEND:

- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- PUBLIC OPEN SPACE (DEEP SOIL)
- NEW FOOTPATHS
- NEW ROADWAY
- APPROVED DA - BUILDING A UNDER CONSTRUCTION
- AMENDED BUILDINGS B & C
- AMENDED BUILDING D

5 RYNAN AVE
15 RYNAN AVE

EXIST. BOUNDARY

BUILDING A
NOW COMPLETED

ROAD 01 A
COWPER AVENUE

BUILDING B & C

ROAD 01 B
COWPER AVENUE

ROAD 02
KINGSBURY ROAD

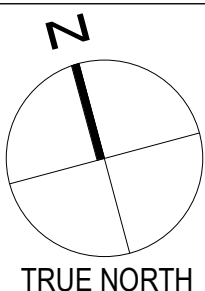
ROAD 01 C
COWPER AVENUE

RYNAN AVENUE

1 BASEMENT BLDGS A,B,C,D
1 : 300

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DATE	DESCRIPTION	NO.
12/4/16	SECTION 06 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL AMENDMENT	C
20/6/18	AMENDED TO INCORPORATE DRP COMMENTS	D



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
LEVEL 1
235 CLARENCE ST
SYDNEY NSW 2000

TELEPHONE
(02) 9264 5155
FAX (02) 9264 5168
EMAIL: architects@jfarush.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BASEMENT LEVEL - BLOCKS A,B,C & D

DATE
12-10-2018

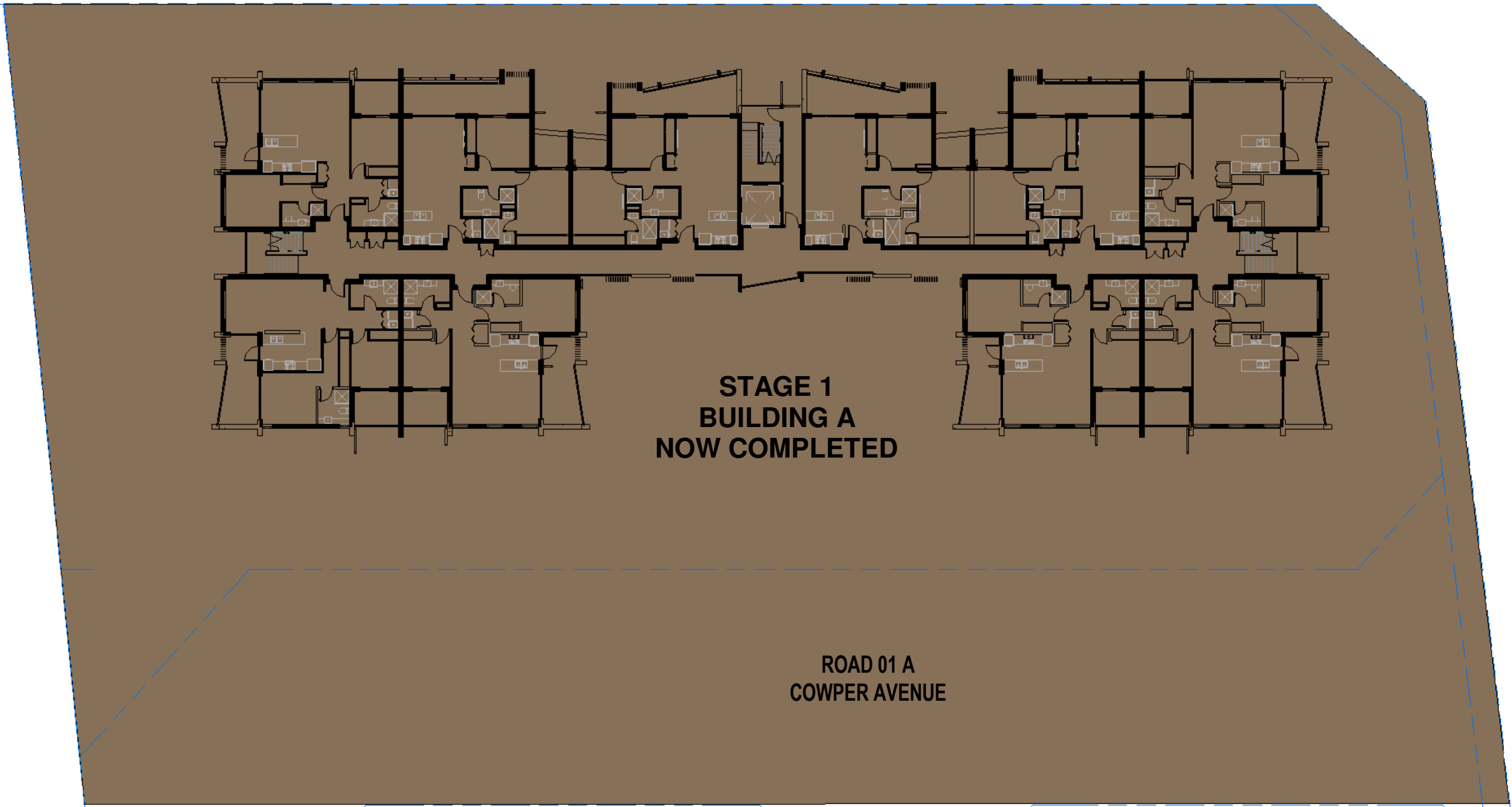
SCALE
1 : 300

DRAWING No / Rev
A-0005 D



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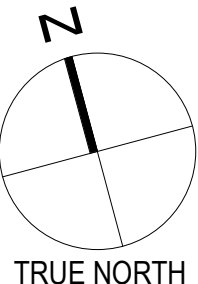
- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- PUBLIC OPEN SPACE (DEEP SOIL)
- NEW FOOTPATHS
- NEW ROADWAY



1 BLDG C LEVEL 1
1:300

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DATE	DESCRIPTION	NO.
12/4/16	SECTION 96 BLDGS BAC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEMORANDUM	C
20/6/18	AMENDED TO INCORPORATE DRP COMMENTS	D



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD LEVEL 1 255 CLARENCE ST SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5166 EMAIL: arch@jfa.com.au

PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 RYNAN AVENUE, EDMONDSON PARK
DRAWING TITLE	TYPICAL UPPER LEVEL - BLOCKS A,B,C & D

OWNER	JF	DRAWN	GN	PROJECT NO.	13-23665
DATE PLOTTED	12-10-2018	SCALE (B1)	1:300		
DRAWING No. / Rev.					

A-0007 D

ROAD 01 A
COWPER AVENUE

RYNAN
AVENUE

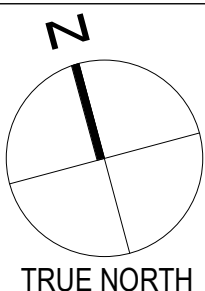
ROAD 01 B
COWPER AVENUE

ROAD 02
KINGSBURY ROAD

1 BUILDINGS B & C - BASEMENT LEVEL 1
1:100

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NO.	DESCRIPTION	DATE
1	SECTION B1 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE	12/4/16
2	DEVELOPMENT APPLICATION ISSUE	22/1/16
3	DESIGN REVIEW PANEL MEETING	24/1/16
4	AMENDED TO INCORPORATE DRP COMMENTS	20/6/16



BUILDING CODE NEW ROAD RESERVE - ROAD 4

5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD 15/10/2018 15:16:37 PM LEVEL 1 225 CLARENCE ST SYDNEY NSW 2000
TEL	(02) 9264 5155 FAX (02) 9264 5166 EMAIL: architects@jarkash.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
BUILDINGS B/C - BASEMENT PLAN 1

OWNER	JF	DRAWN	GN	PROJECT NO.	13-23665
DATE PLOTTED	12-10-2018	SCALE (B1)	1:100	SCALE (B2)	1:2.38 FOR A3
DRAWING NO.	/ Rev.	A-1002 D			

PLUFA Projects 14-23664 - 15 RYNAN AVE EDMONDSON PARK Current Version DRAWINGS DA-REV 21-2-2684-E & 15 RYNAN AVE BLDGS B & C L2-2684-D1

ROAD 01 A
COWPER AVENUE

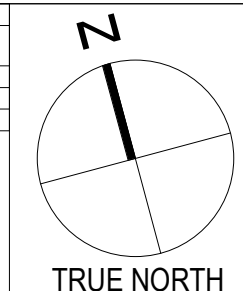
RYNAN AVENUE

ROAD 02
KINGSBURY ROAD

1 BUILDINGS B & C - BASEMENT LEVEL 2
1:100

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NO.	DESCRIPTION	DATE
1	SECTION 88 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE	12/4/16
2	DEVELOPMENT APPLICATION ISSUE	22/1/16
3	DESIGN REVIEW PANEL MEETING	24/1/16
4	AMENDED TO INCORPORATE DRP COMMENTS	20/6/16



BUILDING CODE

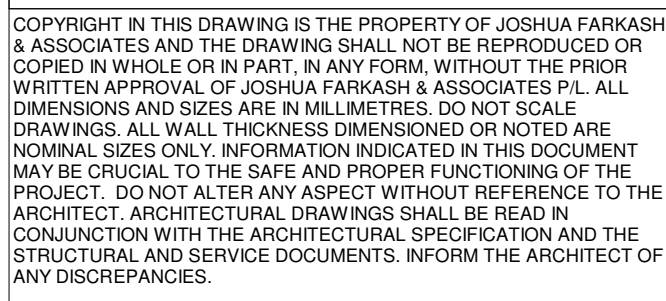
5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD. LEVEL 1 225 CLARENCE ST SYDNEY NSW 2000
DATE PLOTTED	12-10-2018
SCALE (BRI)	1:100 1:2.38 FOR A3
DRAWING No. / Rev.	A-1003 D

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK
BUILDINGS B/C - BASEMENT PLAN 2

CLIENT	JF	GN	PROJECT No.	13-23665
DATE PLOTTED	12-10-2018	SCALE (BRI)	1:100	1:2.38 FOR A3
DRAWING No. / Rev.	A-1003	D		

PLU/A Projects 14-23664 - 15 RYNAN AVE EDMONDSON PARK Current Version/DRAWINGS DA-REV 2/14-2664-4 & 15 RYNAN AVE BLDGS B & C L2.dwg 15/10/2018 15:16:38 PM



A diagram of a compass rose. A circle is divided into four quadrants by two perpendicular lines. The top vertical line is labeled 'N' at the top. The bottom vertical line is labeled 'TRUE NORTH' at the bottom. A thick black line (the needle) points towards the top-left quadrant, between the 'N' label and the left horizontal line.

BUILDING CODE

CIENT

KMT CONSTRUCTIONS Pty Ltd

ARCHITECT

JOSHUA FARKASH & ASSOCIATES PTY. LTD

ARN 19 050 645 995 A.C.N. 500 645 995

LEVEL 1
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FAX: (02) 9264 5166
EMAIL: architects@jarkash.com.au

CHK'D JF	DRAWN GN	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 100 2.38 FOR A3
DRAWING No. / Rev.		
A-1004 □		



LEGEND:

- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- NEW VERGE
- NEW FOOTPATHS / BALCONIES
- NEW ROADWAY

3 BUILDINGS B & C- GROUND FLOOR
1:100

BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA		3243m ²	TOTAL GROSS FLOOR AREA 3080 m ²

ROAD 01 B
COWPER AVENUE

2
A-4101

ROAD 01 B
COWPER AVENUE

RYNAN AVENUE

ROAD 02
KINGSBURY ROAD

BLOCK B - GROSS FLOOR AREA
GROUND FLOOR 680 m²
LEVEL 1 680 m²
LEVEL 2 680 m²
LEVEL 3 680 m²
LEVEL 4 523 m²

TOTAL GROSS FLOOR AREA 3243m²

BLOCK C - GROSS FLOOR AREA
GROUND FLOOR 544 m²
LEVEL 1 627 m²
LEVEL 2 676 m²
LEVEL 3 676 m²
LEVEL 4 557 m²

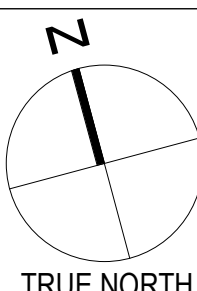
TOTAL GROSS FLOOR AREA 3080 m²

1 BUILDINGS B & C - LEVEL 1 FLOOR PLAN.

1:100

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No.	Description
12/4/16	SECTION 06 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE
22/1/16	DEVELOPMENT APPLICATION ISSUE
24/1/16	DESIGN REVIEW PANEL MEMORANDUM
20/06/16	AMENDED TO INCORPORATE DRP COMMENTS
29/07/16	AMENDED AS PER COUNCIL REQUEST



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd
ARCHITECT
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EMAIL: architects@jarkash.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
BUILDINGS B/C - LEVEL 1 FLOOR PLAN

CHW/JF
GN
13-23665
DATE PLOTTED
12-10-2018
SCALE (BRI)
1:100
1:2.38 FOR A3
DRAWING No. / Rev.
A-1009 E

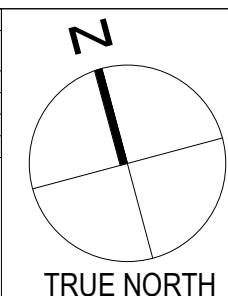
PLU/PA Projects/14-23664 - 15 RYNAN AVE EDMONDSON PARK/Current Version/DRAWINGS/DA-REV 21-12-2018-4.5

1 BUILDINGS B & C - LEVELS 2 & 3 FLOOR PLAN
1:100

BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	543 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	555 m ²
TOTAL GROSS FLOOR AREA		3,243 m ²	TOTAL GROSS FLOOR AREA 3,077 m ²

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No.	Revised	By
12/4/16	SECTION 98 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEMORANDUM	C
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS	D
29/07/18	AMENDED AS PER COUNCIL REQUEST	E



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd
ARCHITECT
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FAX: (02) 9264 5166
EMAIL: architects@jfarsh.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
BUILDINGS B/C - LEVELS 2 & 3 FLOOR
PLAN

CHW/JF
GN
12-10-2018
SCALE: 1:100
1:2.38 FOR A3
DRAWING No. / Rev.
A-1010 E

ROAD 01 A
COWPER AVENUE

RYNAN AVENUE

ROAD 02
KINGSBURY ROAD

ROAD 01 B
COWPER AVENUE



BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m²	GROUND FLOOR	544 m²
LEVEL 1	680 m²	LEVEL 1	627 m²
LEVEL 2	680 m²	LEVEL 2	676 m²
LEVEL 3	680 m²	LEVEL 3	676 m²
LEVEL 4	523 m²	LEVEL 4	557 m²
TOTAL GROSS FLOOR AREA		3243m²	TOTAL GROSS FLOOR AREA 3080 m²

1 BUILDINGS B & C - LEVEL 4 FLOOR PLAN
1:100

- 1 BEDRM
- 2 BEDRM
- 3 BEDRM
- BALCONY
- COMMUNAL OPEN SPACE
- CORRIDOR

ROAD 02
KINGSBURY ROAD

A-11102
5

A-3104
2

A-3104
1

RYNAN AVENUE
RYNAN AVENUE

2
A-3103

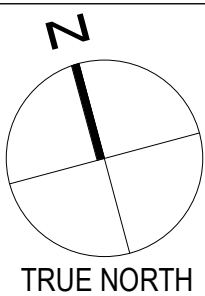
BLOCK D - GROSS FLOOR AREA	
GROUND FLOOR	601.9 m ²
LEVEL 1	529.3 m ²
LEVEL 2	529.3 m ²
LEVEL 3	529.3 m ²
LEVEL 4	529.3 m ²

TOTAL GROSS FLOOR AREA 2719.1m²

2 LEVEL 1
1:100

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12/4/16	SECTION 96 BLDGS IBC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEMORANDUM	C
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS	D
29/07/18	AMENDED AS PER COUNCIL REQUEST	E



TRUE NORTH

BUILDING CODE

ROAD 02
KINGSBURY ROAD

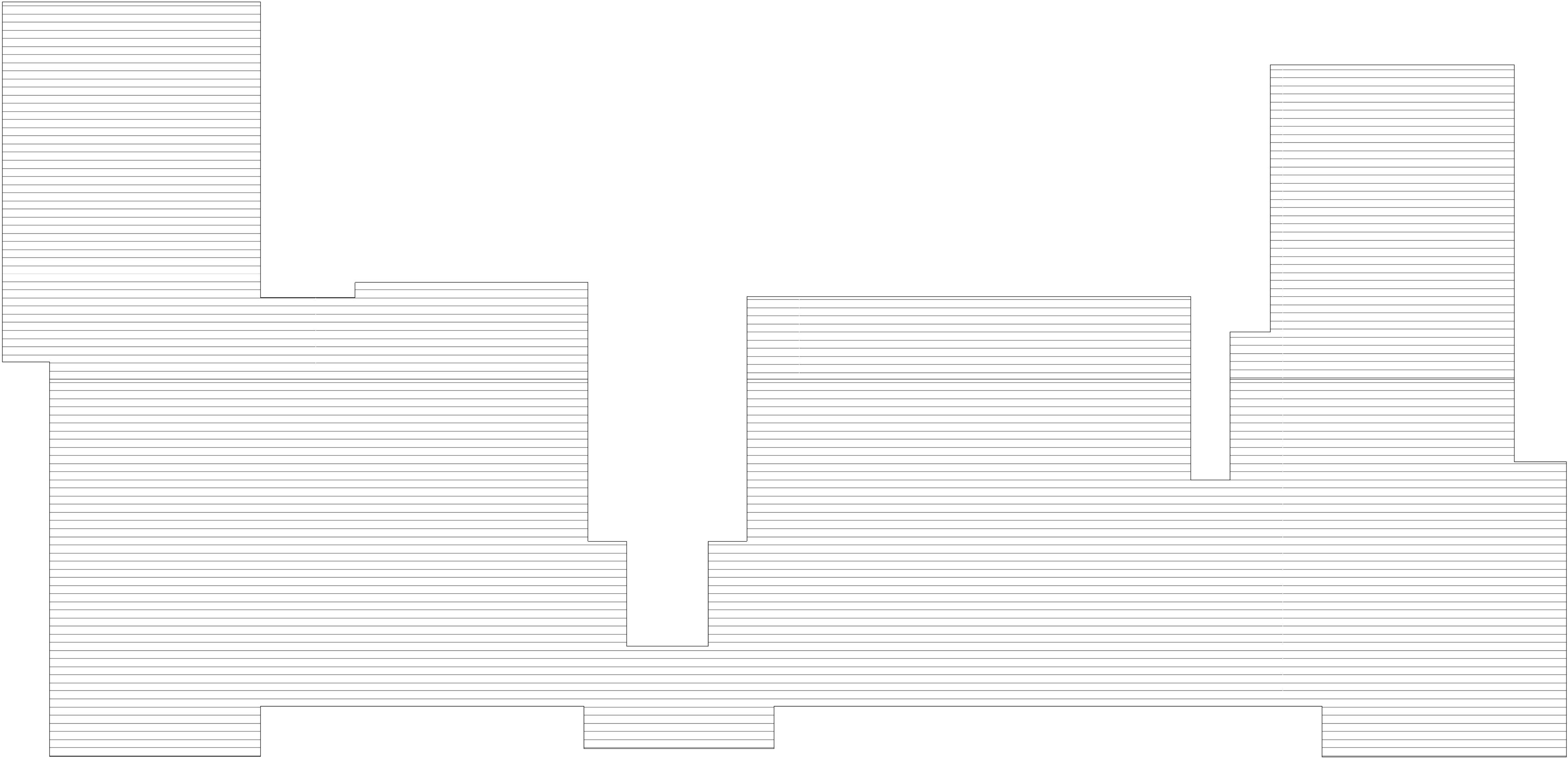
5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD LEVEL 1 235 CLARENCE ST SYDNEY NSW 2000
TELEPHONE	TEL (02) 9264 5155 FAX (02) 9264 5166 EMAIL: architects@jarkash.com.au

PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 RYNAN AVENUE, EDMONDSON PARK
DRAWING TITLE	BUILDING D - TYPICAL UPPER LEVEL FLOOR PLAN

OWNER	JF	SC	PROJECT NO	13-23665
DATE PLOTTED	12-10-2018	SCALE (BRI)	1:100	1:2.38 FOR A3
DRAWING NO	A-1013 E			

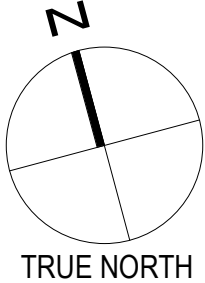
PLU/PA Projects 14-23664 - 15 RYNAN AVE EDMONDSON PARK Current Version DRAWING DA-REV 21-12-2018 4.8
15 RYNAN AVE BLDGS E C L 03/08/2017



1 BUILDING D - ROOF PLAN
1:100

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DATE	DESCRIPTION	NO.
12/4/16	SECTION 96 BLDGS BAC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEMORANDUM	C
20/6/18	AMENDED TO INCORPORATE DRP COMMENTS	D
29/7/18	AMENDED AS PER COUNCIL REQUEST	E



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT

KMT CONSTRUCTIONS Pty Ltd

ARCHITECT

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168/19 RYAN AVE UNIT 1/10A, A/C/A, NSW 2560

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FAX: (02) 9264 5168
EMAIL: architects@jarkash.com.au

PROJECT

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE

BUILDING D - ROOF PLAN

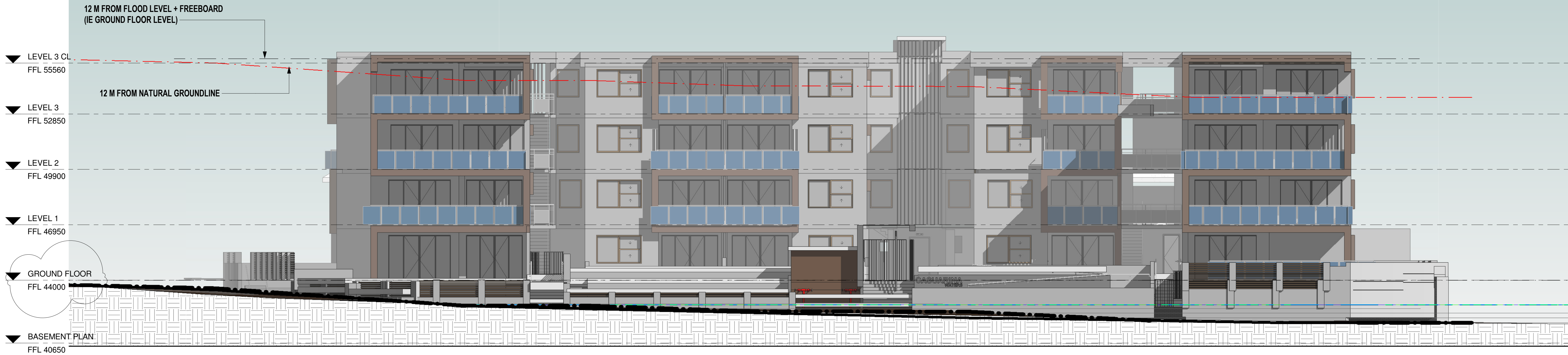
OWNER	DRAWN	PROJECT NO.
JF	SC	13-23665
DATE PLOTTED	SCALE (BRI)	
12-10-2018	1:100 1:2.38 FOR A3	

DRAWING NO. / Rev.
A-1114 E

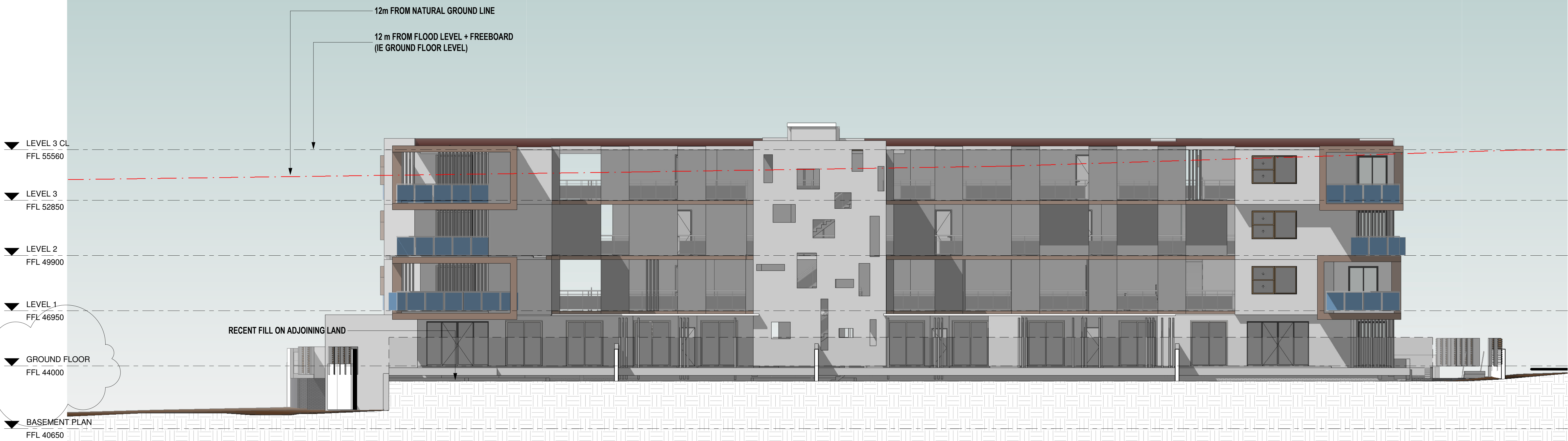








1 NORTH ELEVATION - BUILDING D
1:100



2 SOUTH ELEVATION - BUILDING D
1:100

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No.	Description
12/4/16	SECTION 86 BLDGS BNC SHOWN, BLDG D ADDED TO 15 RYNAN AVE
22/1/16	DEVELOPMENT APPLICATION ISSUE
24/1/16	DESIGN REVIEW PANEL MEETING
20/6/16	AMENDED TO INCORPORATE DRP COMMENTS
25/7/16	AMENDED AS PER COUNCIL REQUEST
25/7/16	SUBDIVISION PLAN & DEV STATISTICS AMENDED
22/10/16	CORRECTED DIMENSIONAL ERROR IN BDRY & BLDG D FL

No.	Description
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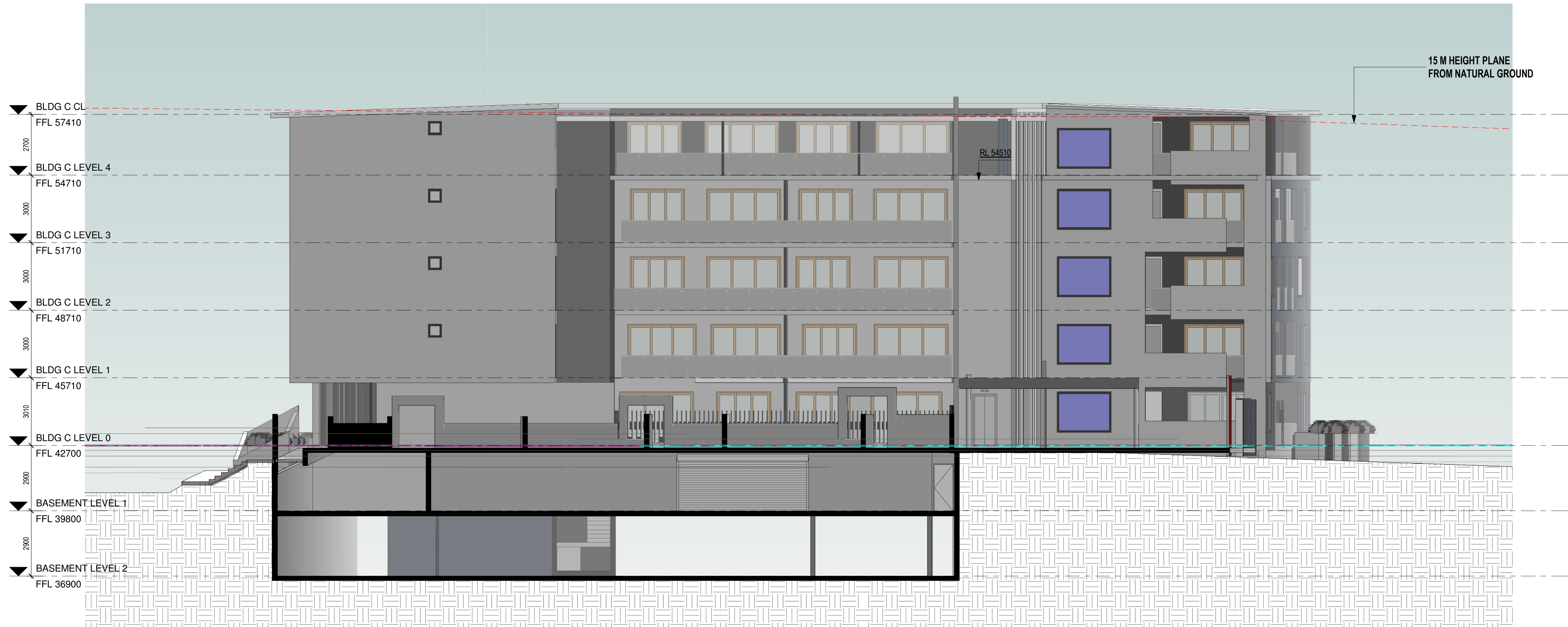
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No.	Description
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1 WEST ELEVATION - BUILDING C
1:100



2 EAST ELEVATION - BUILDING C
1:100

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No.	Description
12/4/16	SECTION 06 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYMAN AVE
22/11/16	DEVELOPMENT APPLICATION ISSUE
24/11/16	DESIGN REVIEW PANEL AMENDMENT
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS

No.	Description
A	
B	
C	
D	

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5 - 15 RYMAN AVENUE
EDMONDSON PARK , NSW

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
LEVEL 1
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SYDNEY NSW 2000

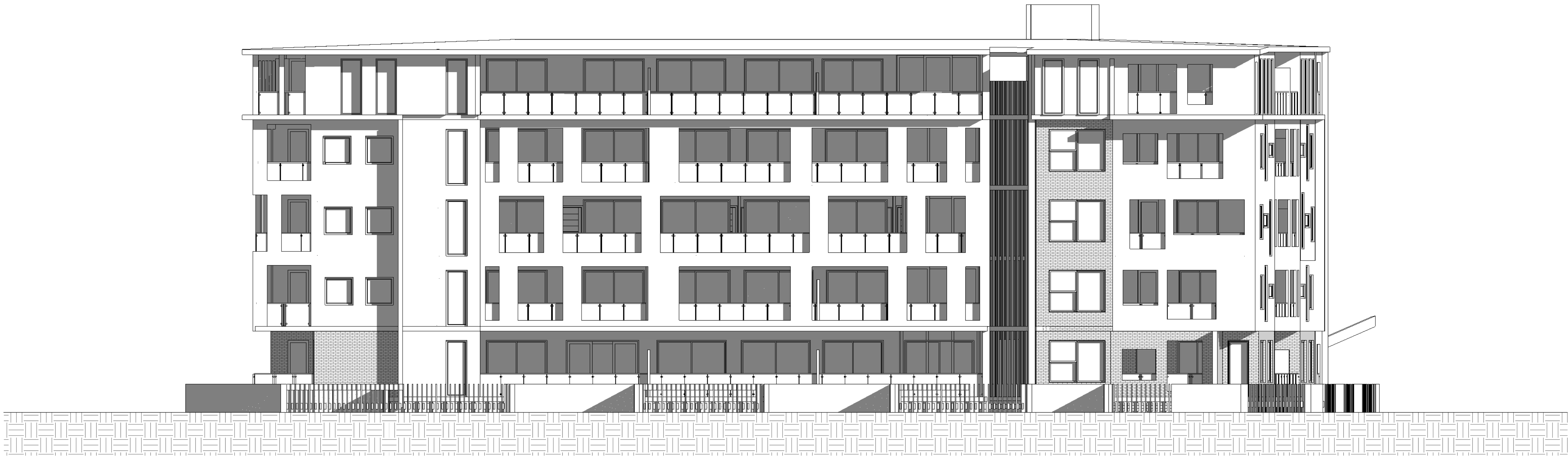
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PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYMAN AVENUE,
EDMONDSON PARK

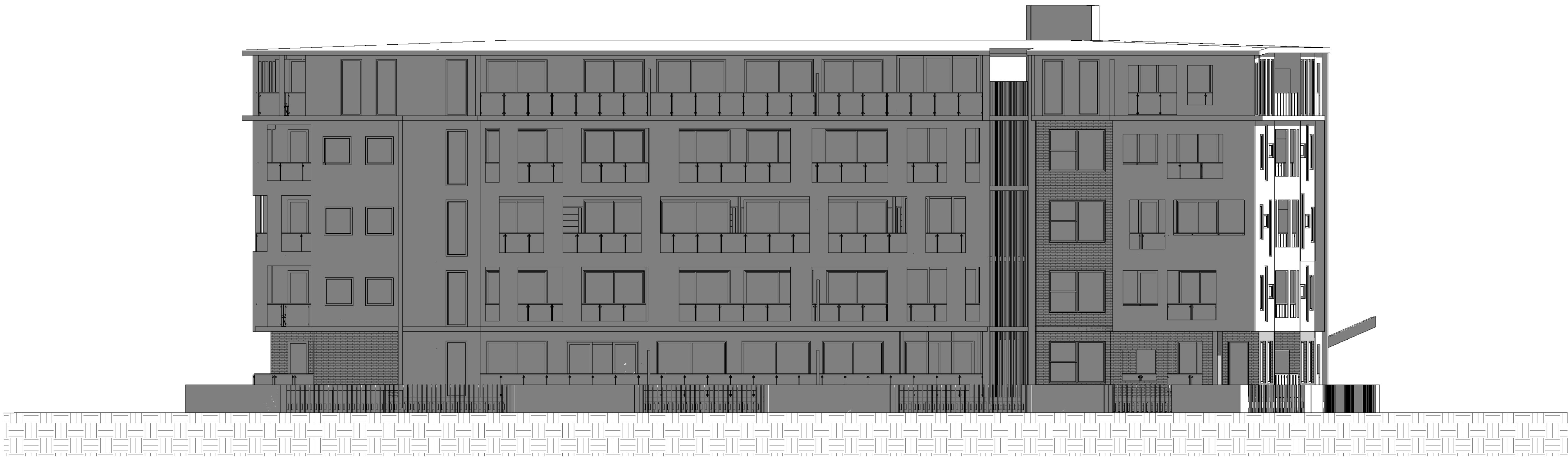
DRAWING TITLE
ELEVATIONS - BUILDINGS B/C EAST &
WEST

OWNER JF	DRAWN GN	PROJECT NO. 13-23665
DATE PLOTTED 12-10-2018	SCALE (BRI) 1:100	SCALE (BRI) 1:100
DRAWING NO. / Rev		A-3105 D





1 EAST ELEVATION - BUILDING B - 10 AM
1:100



2 EAST ELEVATION - BUILDING B - 12 AM
1:100



B EAST ELEVATION - BUILDING B - 2 PM
1:100

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DATE	DESCRIPTION	NO.
12/4/16	SECTION 96 BLDGS IBC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEETING	C
20/6/18	AMENDED TO INCORPORATE DRP COMMENTS	D

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
SOLAR ACCESS - BUILDING B - EAST
ELEVATION

OWNER JF	DRAWN GN	PROJECT NO. 13-23665
DATE PLOTTED 12-10-2018	SCALE (B1) 1:100 1:2.38 FOR A3	
DRAWING No. / Rev.		A-3202 D



CHK'D JF	DRAWN GN	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 100 *2.38 FOR A3
DRAWING No. / Rev.		
A-3208 D		

15/10/2018 5:19:25 PM
PJ/JFA Projects\14-24684 - 15 RYNAN AVE EDMONDSON PARK(Current Version)\DRAWINGS\DA-REV 2/14-24684-5 &
15-Rynan-Ave- BLOCKS B C D detached.rvt



CHK'D JF	DRAWN GN	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1:100 *2.38 FOR A3
DRAWING No. / Rev.		
A-3209 D		

P:\JFA Projects\14-24684 - 15 RYAN AVE EDMONDSON PARK\Current Version\DRAWINGS\DA-REV 2114-24684-5 & 15-Ryan-Ave- BLOCKS B C D_detached.rvt

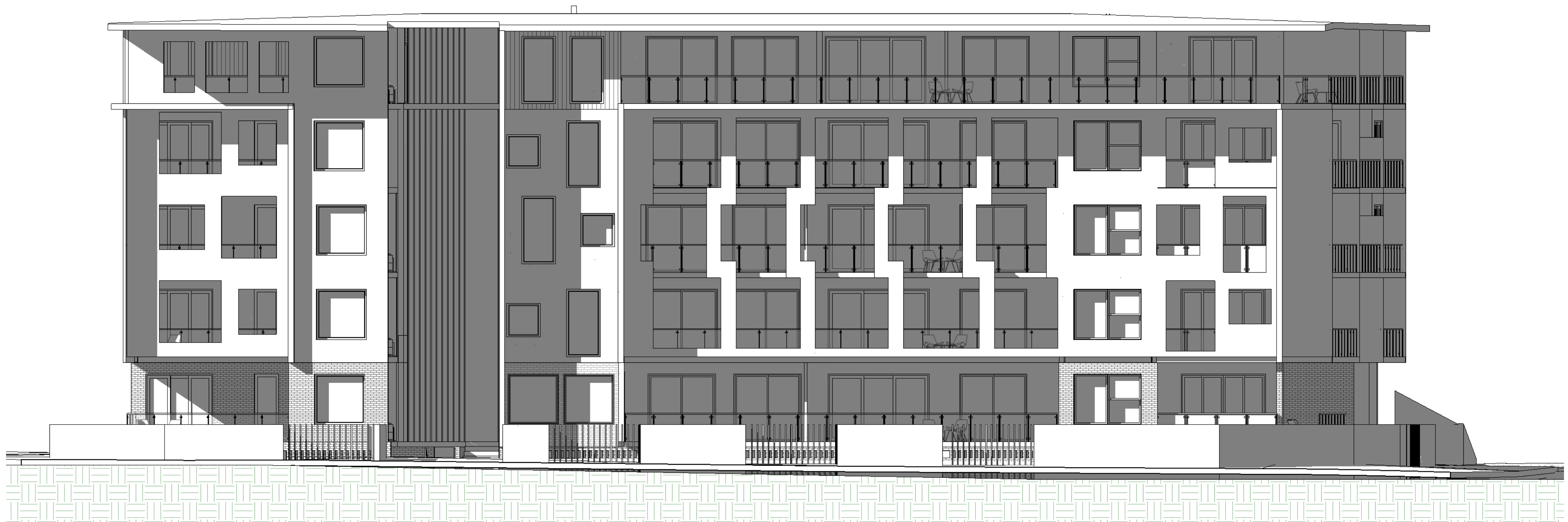


CHK'D JF	DRAWN GN	PROJECT No. 13-236
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 100 *2.38 FOR A3
DRAWING No. / Rev.		
A-3210		

15/10/2018 5:19:50 PM P:\JFA Projects\14-24684 - 15 RYNAN AVE EDMONDSON PARK\Current Version\Drawings\DA-REV 2/14-24684-5 & 15 Rynan Ave- BLOCKS R.C.D. detached.pdf



4 WEST. ELEVATION - BUILDING C - 10 am
1:100



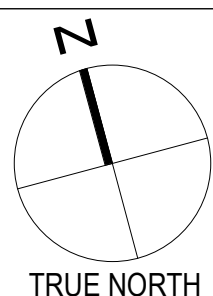
D WEST. ELEVATION - BUILDING C - 12 am
1:100



3 WEST. ELEVATION - BUILDING C - 2 pm
1:100

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DATE	DESCRIPTION	NO.
12/4/16	SECTION 96 BLDGS IBC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/16	DEVELOPMENT APPLICATION ISSUE	B
24/1/16	DESIGN REVIEW PANEL MEMORANDUM	C
20/6/18	AMENDED TO INCORPORATE DRP COMMENTS	D



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD 188/191 RYAN AVE, A/C/A, 2ND FLOOR LEVEL 1 225 CLARENCE ST SYDNEY NSW 2000
TEL (02) 9264 5155 FAX (02) 9264 5166 EMAIL: architects@jarkash.com.au	

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
SOLAR ACCESS - BUILDING C - WEST

OWNER	JF	GN	PROJECT NO.	13-23665
DATE PLOTTED	12-10-2018	SCALE (BRI)	1:100	1:2.38 FOR A3
DRAWING NO. / REV.	A-3211	D		

PLU/A Projects/14-23664 - 15 RYNAN AVE EDMONDSON PARK Current Version/DRAWING/05-DA-REV 2/14-23664-2 & 15 RYNAN AVE BLDGS B C D.dwg 15/10/2018 3:20:03 PM

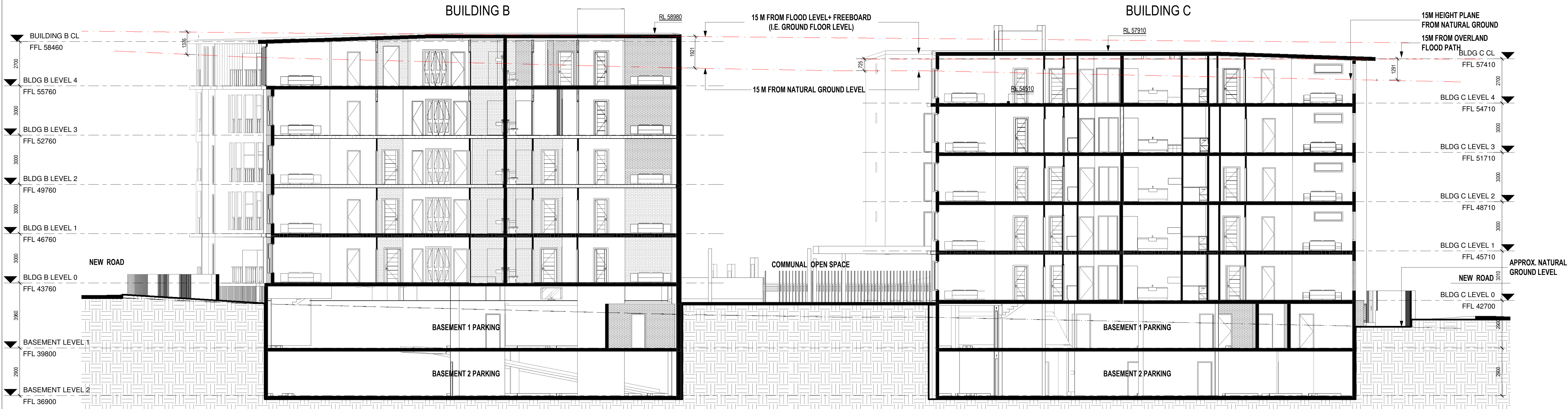


5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

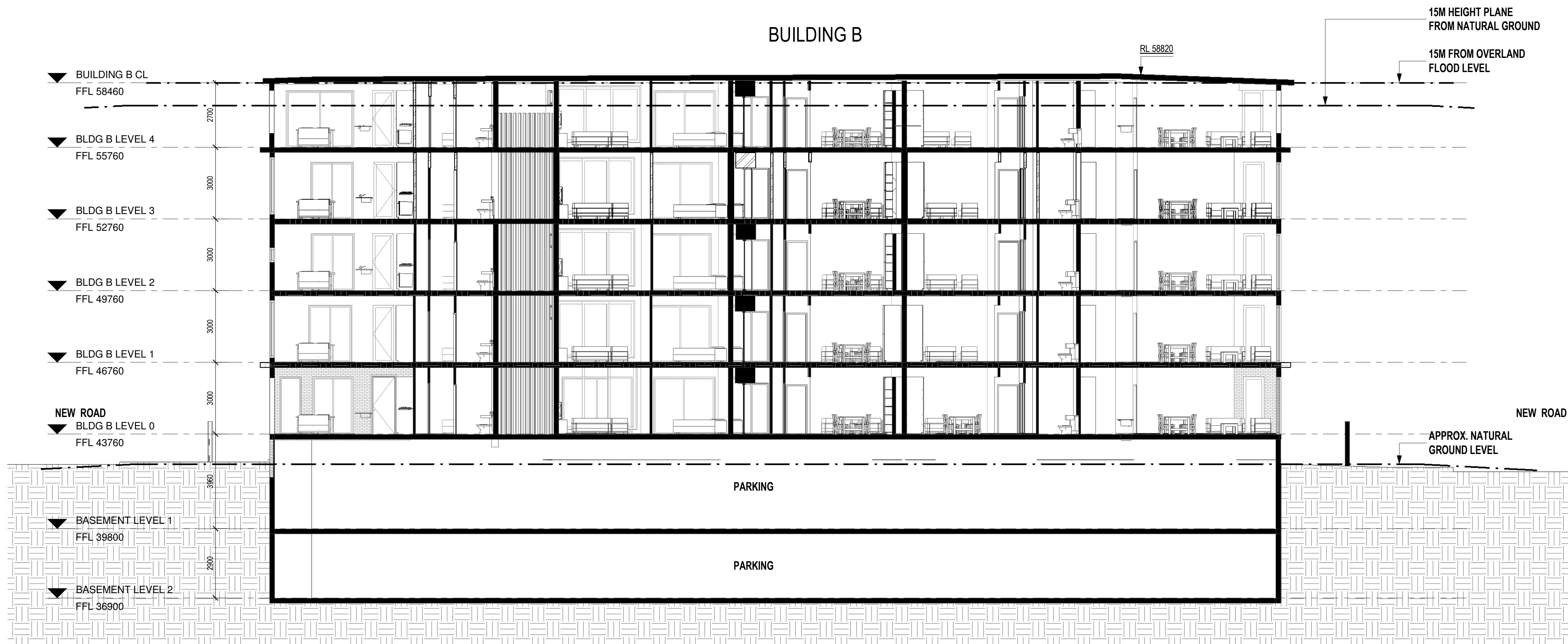
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 RYNAN AVENUE, EDMONDSON PARK
DRAWING TITLE	SOLAR ACCESS - BUILDING D - WEST ELEVATION

CHK'D JF	DRAWN SK	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 100 *2.38 FOR A3
DRAWING No. / Rev.		
A-3212 D		

15-Ryan-Ave- BLOCKS B C D_detached.rvt
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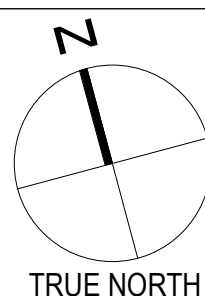
1 SECTION A-A
1:100



2 SECTION B-B
1:100

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12/4/16	0909/0901	No.
22/1/16	SECTION B-B BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYMAN AVE	A
24/1/16	DEVELOPMENT APPLICATION ISSUE	B
20/06/18	DESIGN REVIEW PANEL MEMORANDUM	C
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS	D



BUILDING CODE

5 - 15 RYMAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
LEVEL 1
255 CLARENCE ST
SYDNEY NSW 2000

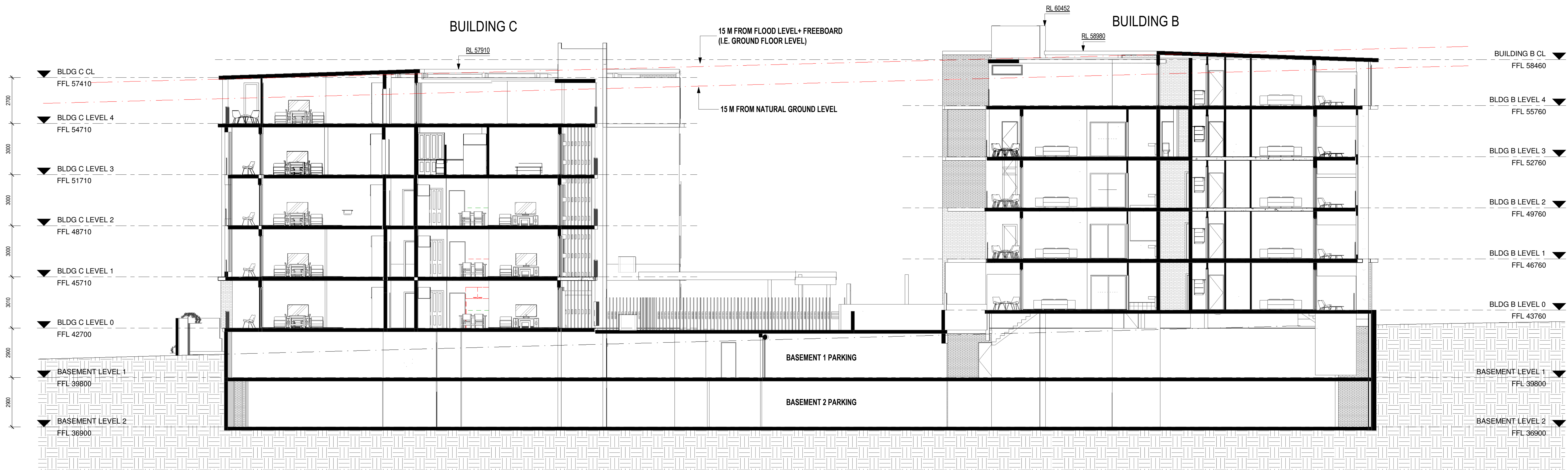
TEL (02) 9264 5155
FAX (02) 9264 5168
EMAIL: architects@jarkash.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYMAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDING B & C SECTION A-A & B-B

OWNER JF	DRAWN ML	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018	SCALE (BRI) 1:100 (1:2.38 FOR A3)	
DRAWING No. / Rev.		A-4101 D

PLU/PA Projects/14-23664 - 15 RYMAN AVE EDMONDSON PARK/Current Version/DRAWINGS/DA-REV 2/14-23664-E & 15 RYMAN AVE BLDGS B & C CL/08/2018/01



1 SECTION C-C
1:100



2 SECTION D-D
1:100



CHKD JF	DRAWN GN	PROJECT No. 13-23665
DATE PLOTTED 12-10-2018		SCALE @B1 1 : 20 *2.38 FOR A3
DRAWING No. / Rev.		
A-4104 D		

P:\JFA Projects\14-24684 - 15 RYNAN AVE EDMONDSON PARK\Current Version\DRAWINGS\DA-REV 2\14-24684-5 & 15-Rynan-Ave- BLOCKS B C D_detached.rvt

CAMDEN

VALLEY

WAY

NOTE:
DIMENSIONS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL SURVEY

1 CONCEPT SUBDIVISION PLAN - SHOWING STAGING

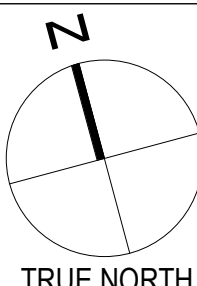
1: 500

2 CONCEPT SUBDIVISION PLAN - SHOWING ZONING

1: 500

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No.	Rev.	Description
1	01	ISSUED FOR PERMIT
2	02	AMENDED AS PER COUNCIL REQUEST
3	03	SUBDIVISION PLAN & REV STATISTICS AMENDED
4	04	CORRECTED DIMENSIONAL ERROR IN BERRY & BLDG D.F.L.



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
LEVEL 1
255 CLARENCE ST
SYDNEY NSW 2000

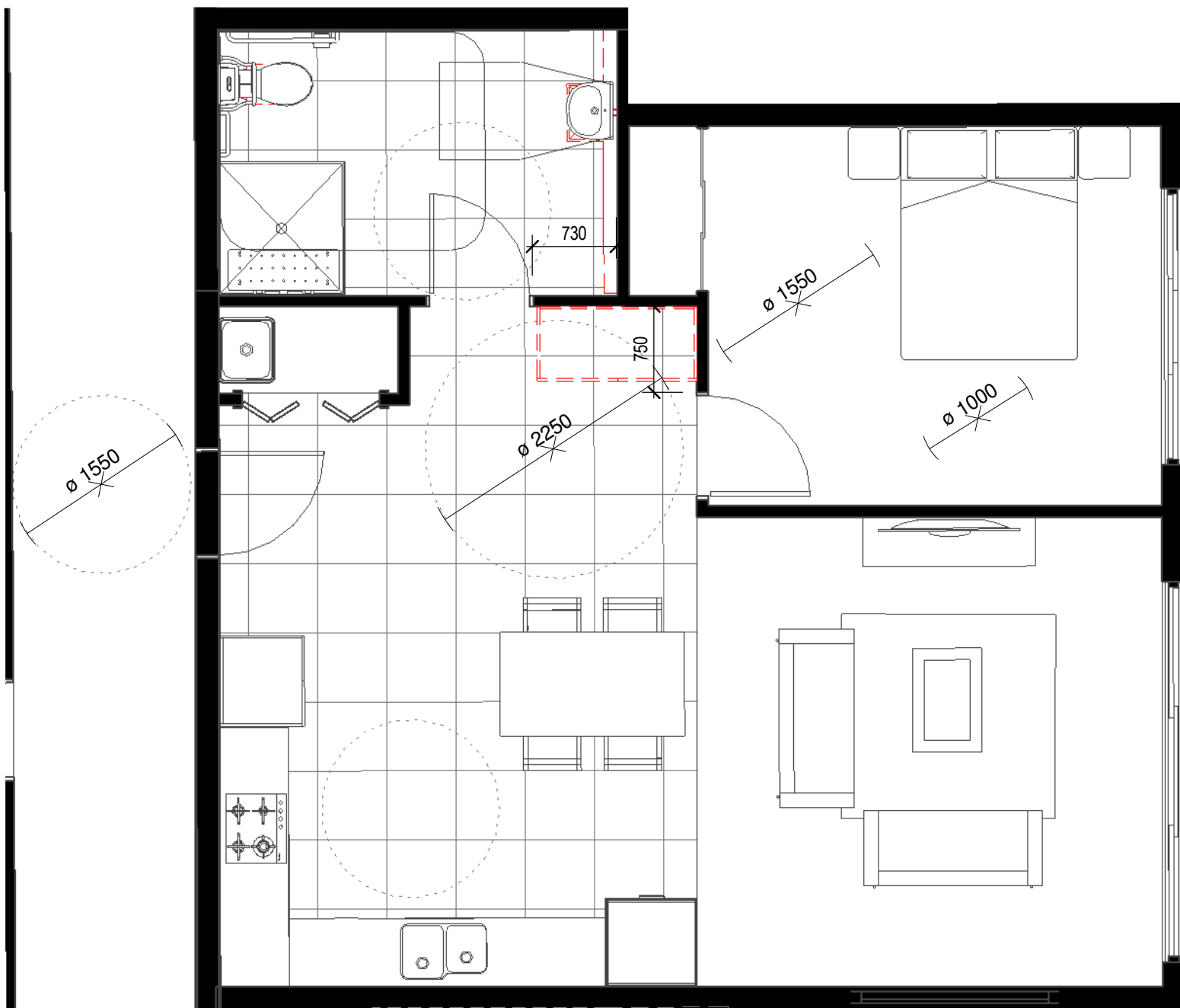
TELEPHONE
(02) 9264 5155
FAX
(02) 9264 5166
EMAIL
architects@jarkash.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
CONCEPT SUBDIVISION PLAN

OWNER JF	DRAWN GN	PROJECT NO. 13-23665
DATE PLOTTED 12-10-2018	SCALE (B1) 1: 500	SCALE (B2) 1: 2.38 FOR A3
DRAWING No. / Rev.		A-4105 G

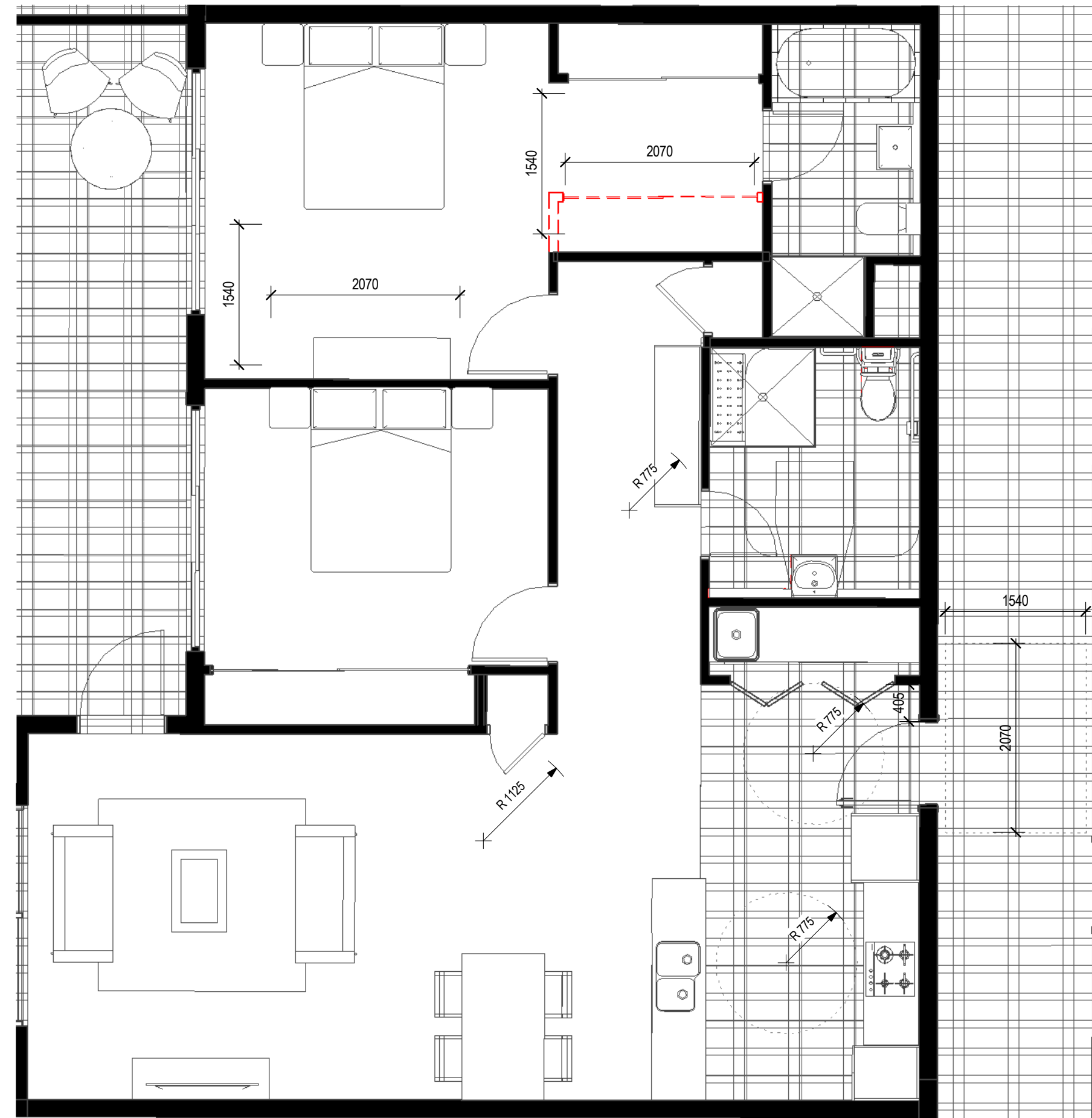
PLU/PA Projects 14-24684 - 15 RYNAN AVE EDMONDSON PARK Current Version DRAWINGS DA-REV 21-12-24684-E & 15 RYNAN AVE BLOCS B & C L.00000001



01 1 BEDROOM POST ADAPTATION
1:50



02 BLDG C GROUND FL 2 BEDRM POST ADAPTION
1:50



03 2 BEDROOM - PRE-ADAPTATION
1:50

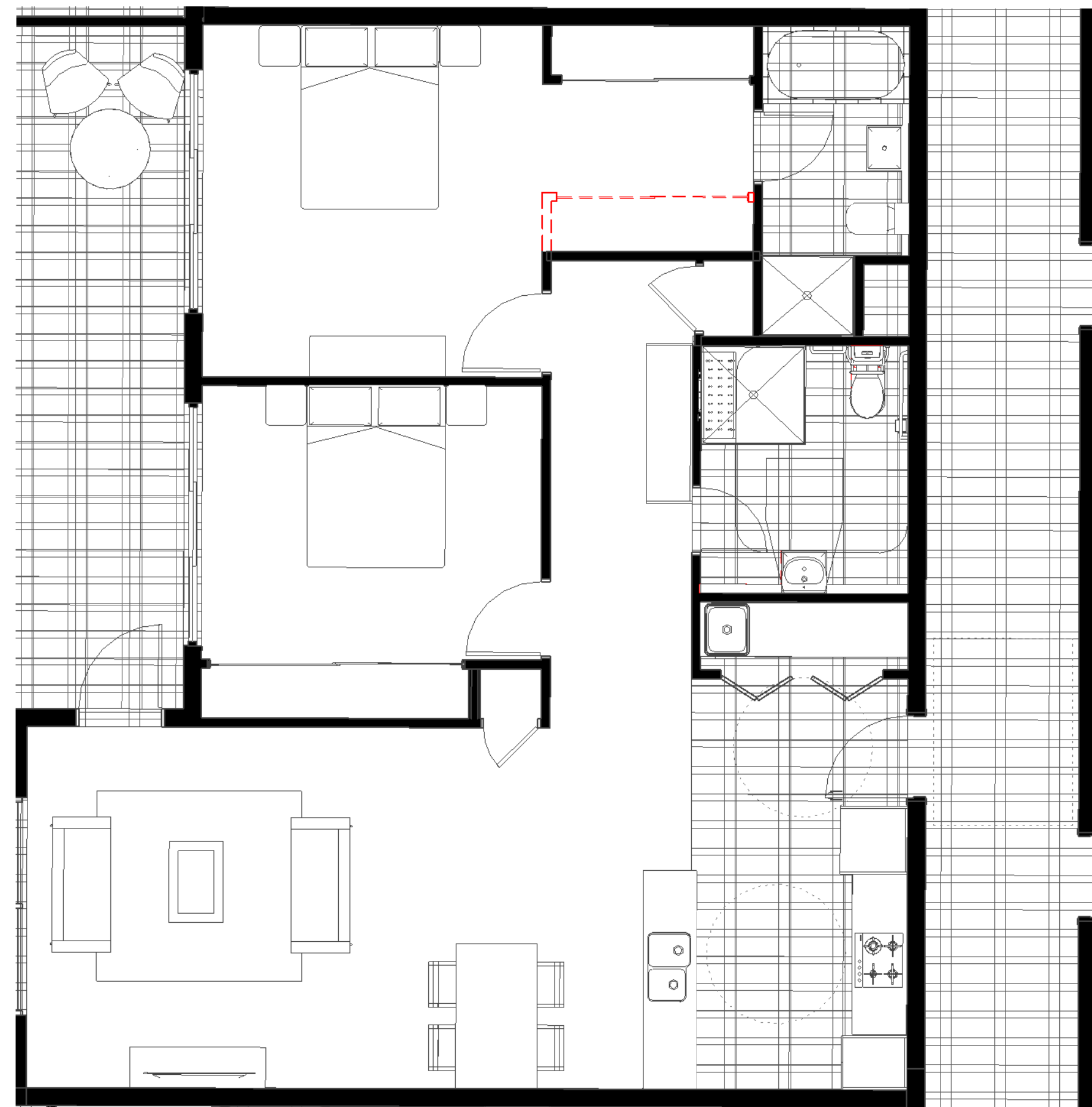


(C15, B25, B35)

04 1 BEDROOM PRE ADAPTATION
1:50



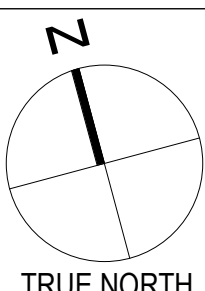
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1:50



06 2 BEDROOM- POST-ADAPTATION
1:50

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No.	Revised	Description
A	12/4/16	SECTION 88 BLDGS B/C SHOWN, BLDG D ADDED TO 15 RYMAN AVE
B	22/1/16	DEVELOPMENT APPLICATION ISSUE
C	24/1/16	DESIGN REVIEW PANEL MEMORANDUM
D	20/6/18	AMENDED TO INCORPORATE DRP COMMENTS



BUILDING CODE

5 - 15 RYMAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
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FAX: (02) 9264 5166
EMAIL: architects@jarkash.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYMAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
ADAPTABLE APARTMENTS -
BUILDINGS B/C

OWNER
TS

DRAWN
GN

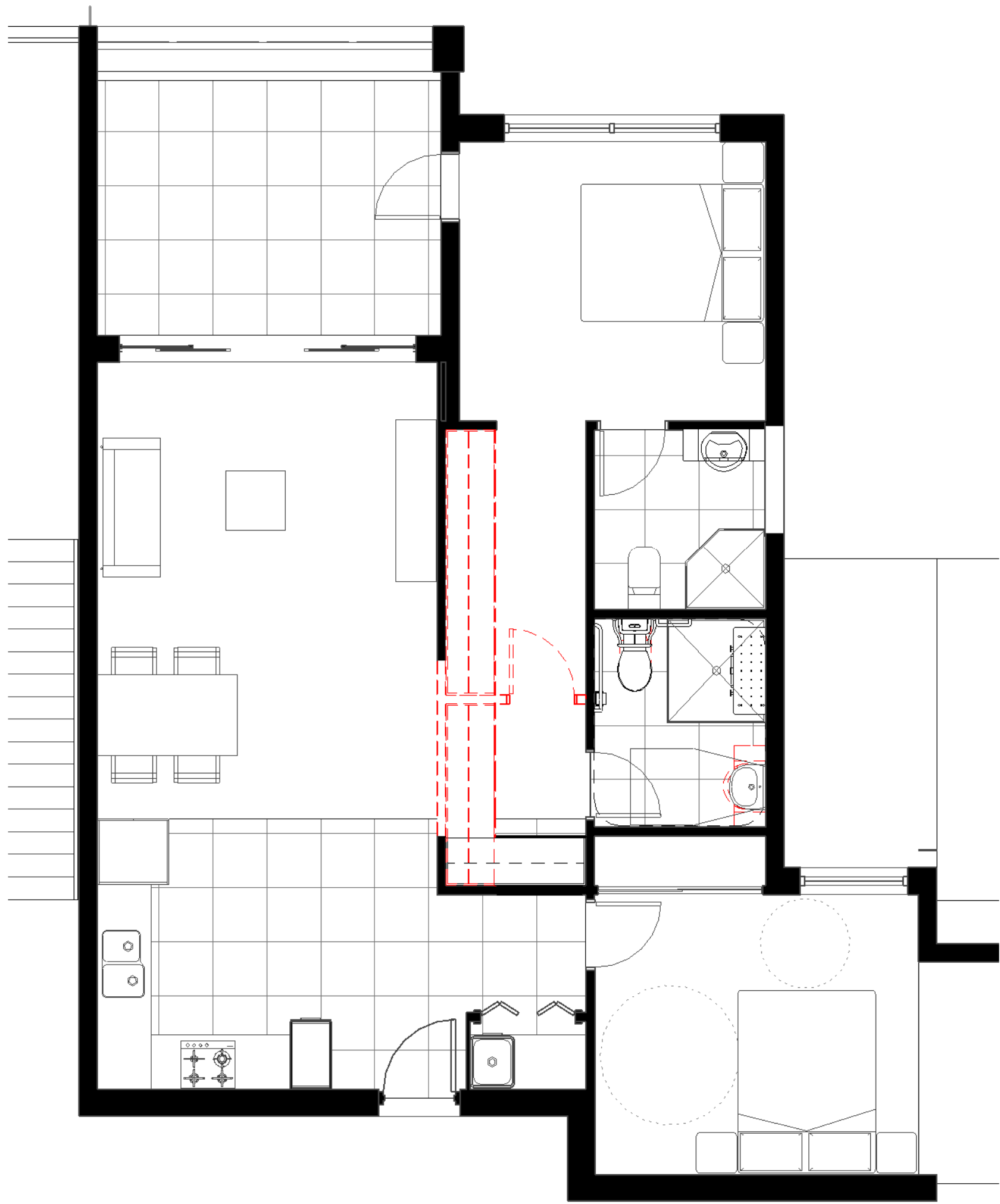
PROJECT NO.
13-23665

DATE PLOTTED
12-10-2018

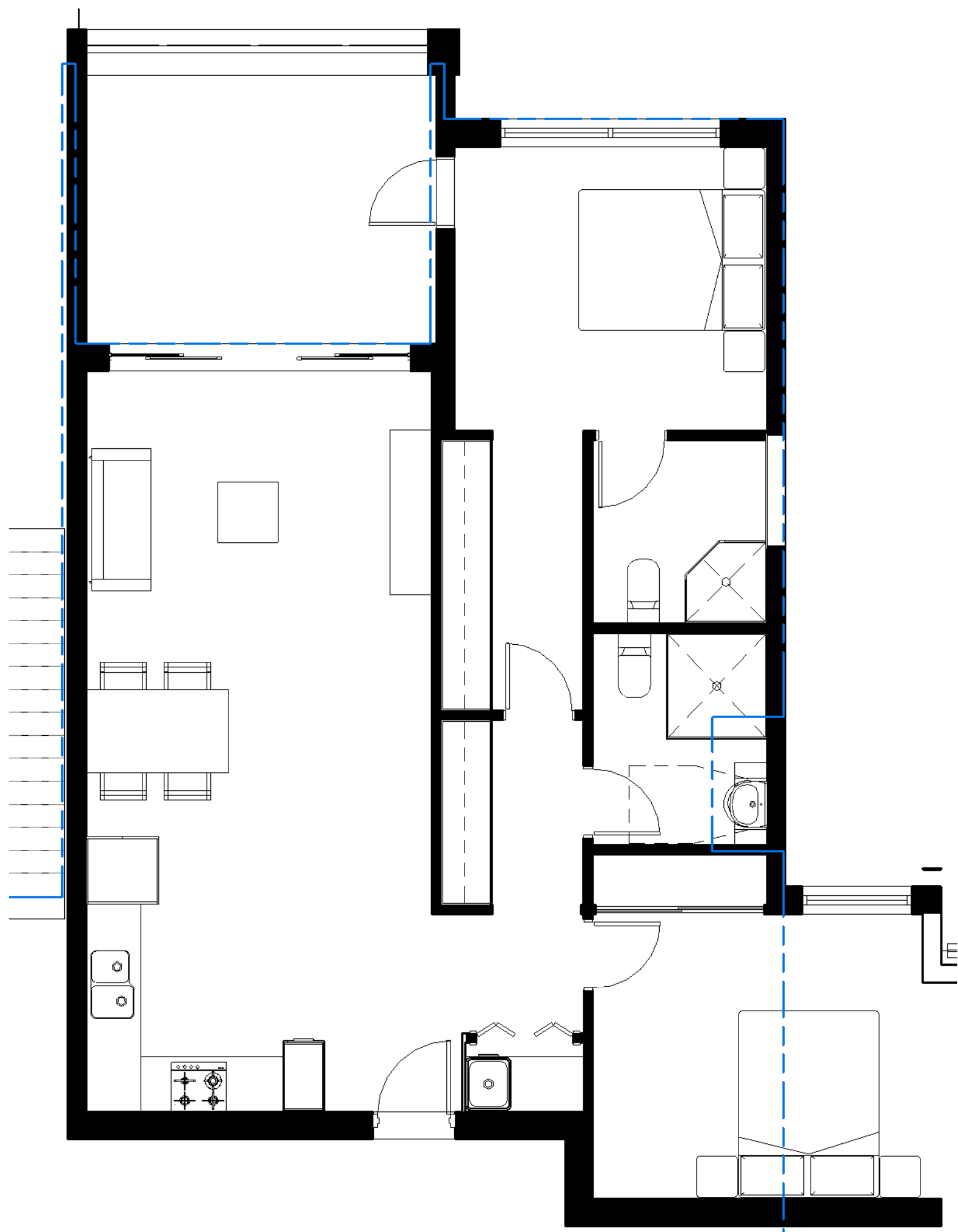
SCALE (B1)
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DRAWING NO. / Rev
A-6101 D

PLU/PA Projects 14-23664 - 15 RYMAN AVE EDMONDSON PARK Current Version/DRAWING DA-REV 2112-2684-E &
15 RYMAN AVE - BLDGS B, C & D - 2018-01-01



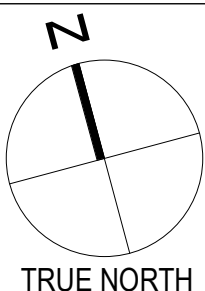
2 POST ADAPTION-BUILDING D- APT. No. D05, D15, D25 & D35
1:50



1 PRE ADAPTION-BUILDING D- APT. No. D15, D25 & D35
1:50

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12/4/16	SECTION 96 BLDGS IBC SHOWN, BLDG D ADDED TO 15 RYNAN AVE	A
22/1/18	DEVELOPMENT APPLICATION ISSUE	B
24/1/18	DESIGN REVIEW PANEL AMENDMENT	C
20/06/18	AMENDED TO INCORPORATE DRP COMMENTS	D



				BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD 16/11/16 16/11/16 16/11/16 A/C/A 16/11/16 16/11/16 225 CLARENCE ST SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5166 EMAIL: arch@jfa.com.au

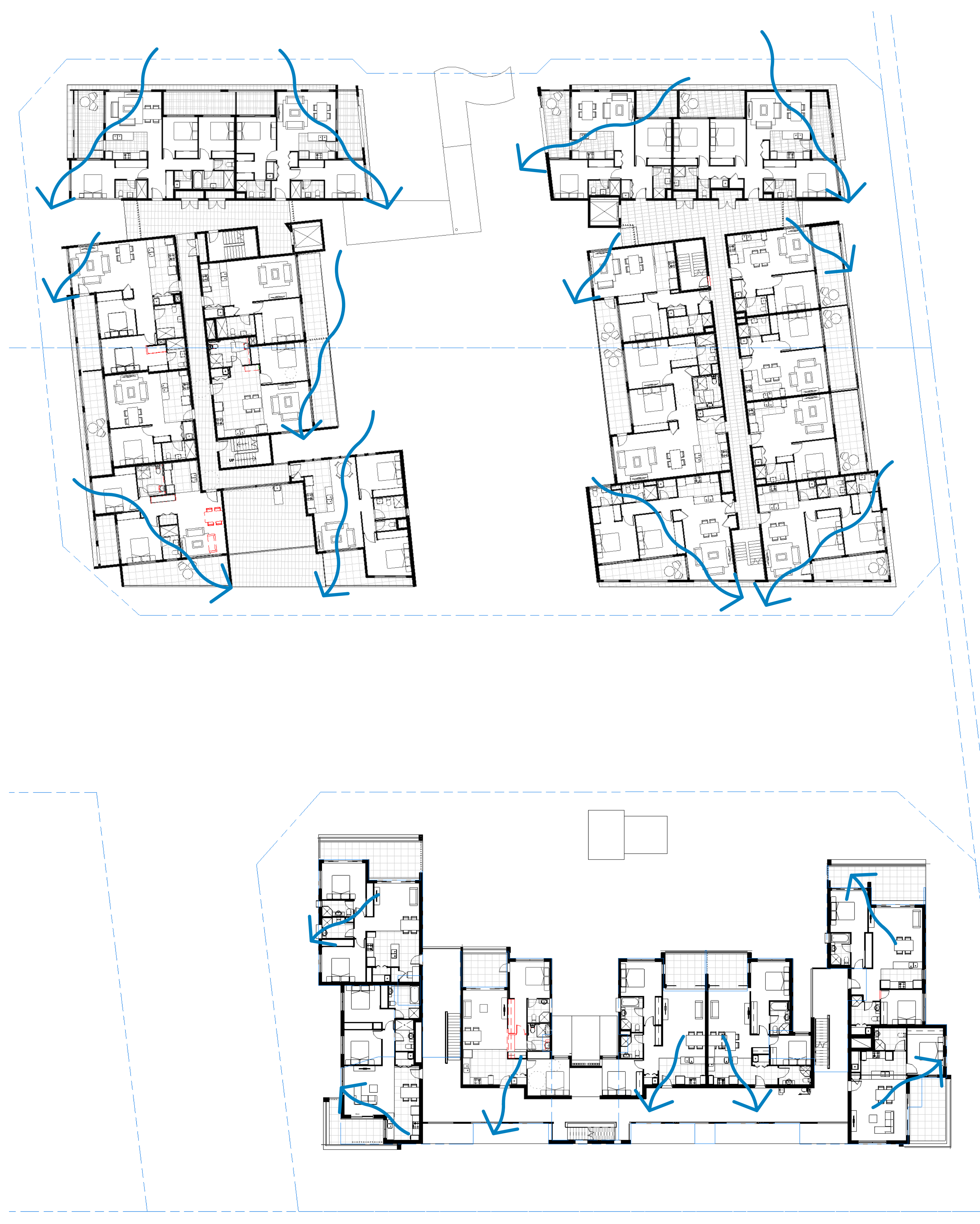
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 RYNAN AVENUE, EDMONDSON PARK
DRAWING TITLE	ADAPTABLE/ LIVABLE APARTMENTS BUILDING D

OWNER	JF	DRAWN	K.A.	PROJECT No.	13-23665
DATE PLOTTED	12-10-2018	SCALE (B1)	1:50	DRAWING No. / Rev.	A-6102 D

15/10/2018 12:30:46 PM
PJ/JFA Projects/14-23664 - 15 RYNAN AVE EDMONDSON PARK/Current Version/DRAWING/05 DA-REV 214-2664-2 & 15 RYNAN AVE BLDGS B C D-Edmondson Park



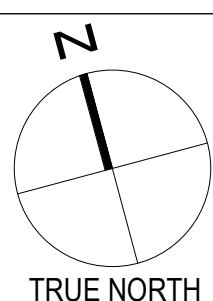
1 GROUND FLOOR - CROSS VENTILATION
1:200



3 CROSS VENTILATION - TYPICAL UPPER FLOOR
1:200

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No.	Revised	Description
A	12/4/16	SECTION 96 BLDGS BAC SHOWN, BLDG D ADDED TO 15 RYNAN AVE
B	22/1/16	DEVELOPMENT APPLICATION ISSUE
C	24/1/16	DESIGN REVIEW PANEL MEMORANDUM
D	20/6/18	AMENDED TO INCORPORATE DRP COMMENTS



5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
LEVEL 1
225 CLARENCE ST
SYDNEY NSW 2000

TEL: (02) 9264 5155
FAX: (02) 9264 5166
EMAIL: arch@jfa.com.au

PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDINGS B/C/D CROSS VENTILATION

OWNER
TS GN

PROJECT NO.
13-23665

DATE PLOTTED
12-10-2018

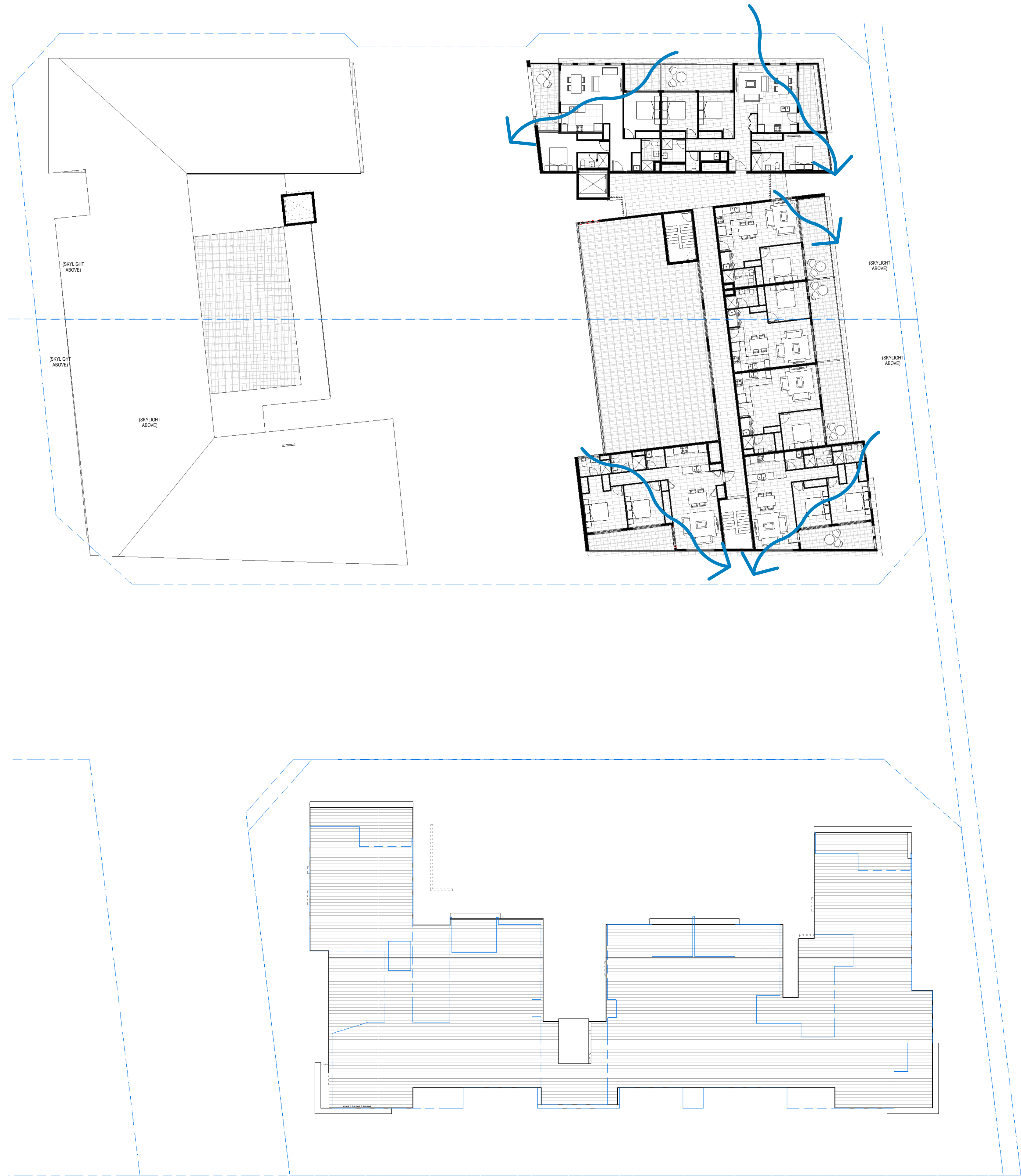
SCALE (BRI)
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DRAWING NO. / Rev.
A-8101 D

PLU/PA Projects 14-24684 - 15 RYNAN AVE EDMONDSON PARK Current Version/DRAWINGS DA-REV 21-12-2018 4:58 PM
15 RYNAN AVE - BLDGS B, C & D - 08/2018



2 LEVEL 3 - CROSS VENTILATION
1:200



1 LEVEL 4 - CROSS VENTILATION

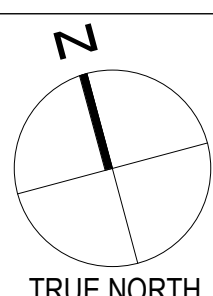
CROSS VENTILATION YIELD:

TOTAL APARTMENTS (BUILDINGS B C & D) = 110

CROSS VENTILATED = 82 / 110 (74.5%)

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NO.	DATE	DESCRIPTION
A	12/4/16	SECTION 96 BLDGS B&C SHOWN, BLDG D ADDED TO 15 RYNAN AVE
B	22/1/16	DEVELOPMENT APPLICATION ISSUE
C	24/1/16	DESIGN REVIEW PANEL MEMORANDUM
D	20/06/18	AMENDED TO INCORPORATE DRP COMMENTS



BUILDING CODE

5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
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LEVEL 1
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TEL: (02) 9264 5155
FAX: (02) 9264 5166
EMAIL: architects@jfarsh.com.au

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDINGS B/C/D CROSS VENTILATION

OWNER
TS

DRAWN
K.A.

PROJECT NO.
13-23665

DATE PLOTTED
12-10-2018

SCALE (BRI)
1:200

SCALE (FOR A3)
1:2.38 FOR A3

DRAWING NO. / Rev
A-8102 D

PLU/PA Projects/14-23664 - 15 RYNAN AVE EDMONDSON PARK/Current Version/DRAWINGS/04-REV 2/14-23664-E & 15-Rynan-Ave- BLDGS B C D.dwg/2018/10/12 3:20:56 PM

SCHEDULE OF BASIX COMMITMENTS

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building B

(a) Dwellings

(i) Water	Show on DA plans
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	
(b) 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 and lawn" for the dwelling specified in the "Description of Project" table).	✔
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	
(e) 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.	✔
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	
(g) The pool or spa must be located as specified in the table.	✔
(h) 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	Show on DA plans
(b) 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.	✔
(f) This commitment applies to each room or area of the dwelling which is 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	Show on DA plans
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) 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.	✔
(h) 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	Show on DA plans
(b) 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.	✔
(c) 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	Show on DA plans
(c) 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 Residential flat buildings - Building C

(a) Dwellings

(i) Water	Show on DA plans
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	
(b) 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 and lawn" for the dwelling specified in the "Description of Project" table).	✔
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	
(e) 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.	✔
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	
(g) The pool or spa must be located as specified in the table.	✔
(h) 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	Show on DA plans
(b) 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.	✔
(f) This commitment applies to each room or area of the dwelling which is 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	Show on DA plans
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) 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.	✔
(h) 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	Show on DA plans
(b) 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.	✔
(c) 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.	✔
(c) 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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SCHEDULE OF BASIX COMMITMENTS

3. Commitments for Residential flat buildings - Building D

(a) Dwellings

(i) Water	Show on DA plans
(b) 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 and lawn" for the dwelling specified in the "Description of Project" table).	✔
(e) 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.	✔
(g) The pool or spa must be located as specified in the table.	✔
(h) 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	Show on DA plans
(b) 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.	✔
(f) This commitment applies to each room or area of the dwelling which is 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	Show on DA plans
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	
(bb) 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.	
(h) 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	Show on DA plans
(b) 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.	✔
(c) 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	Show on DA plans
(c) 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.	✔

6. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans
(b) 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.	✔
(c) 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	Show on DA plans
(c) 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.	✔

