

RESIDENTIAL DEVELOPMENT

36 - 44 JOHN STREET | LIDCOMBE

DEVELOPMENT APPLICATION DOCUMENTATION

Units Area Schedule																				
Apartment No:	Floor (Story)	No of Bedrooms	Area (m2)	FCL	Adaptable	Affordable	Cross Ventilation	Kitchen Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Car Spaces	Car Park Storage	Total Storage	
01-01	FIRST FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3	
01-02	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
01-03	FIRST FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
01-04	FIRST FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
01-05	FIRST FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
01-06	FIRST FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
01-07	FIRST FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	2 hrs	2	6.6 m3	10 m3	
01-08	FIRST FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3m3	8.3m3	
01-09	FIRST FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
01-10	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3	
01-11	FIRST FLOOR	2 BEDROOM	76	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
01-12	FIRST FLOOR	1 BEDROOM	58	2,700	No	No	No	No	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3	
01-13	FIRST FLOOR	2 BEDROOM	75	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3	
01-14	FIRST FLOOR	2 BEDROOM	72	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
01-15	FIRST FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
01-16	FIRST FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
02-01	SECOND FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3	
02-02	SECOND FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3	
02-03	SECOND FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
02-04	SECOND FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
02-05	SECOND FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
02-06	SECOND FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
02-07	SECOND FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	2 hrs	2	6.6 m3	10 m3	
02-08	SECOND FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3m3	8.3m3	
02-09	SECOND FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
02-10	SECOND FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
02-11	SECOND FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3	
02-12	SECOND FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	1	1	2 hrs	1	5.3 m3	8.3 m3
02-13	SECOND FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3	
02-14	SECOND FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
02-15	SECOND FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
02-16	SECOND FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
03-01	THIRD FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3	
03-02	THIRD FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3	
03-03	THIRD FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
03-04	THIRD FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
03-05	THIRD FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
03-06	THIRD FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
03-07	THIRD FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	2 hrs	2	6.6 m3	10 m3	
03-08	THIRD FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	1	1	2 hrs	1	5.3m3	8.3m3	
03-09	THIRD FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	4 hrs	1	5.3 m3	8.3 m3	
03-10	THIRD FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
03-11	THIRD FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3	
03-12	THIRD FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
03-13	THIRD FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1	2 hrs	1	5.3 m3	8.3 m3
03-14	THIRD FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3	
03-15	THIRD FLOOR	1 BEDROOM	51	2,700	No	No	No	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
03-16	THIRD FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
04-01	FOURTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3	
04-02	FOURTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3m3	8.3 m3	
04-03	FOURTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
04-04	FOURTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
04-05	FOURTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
04-06	FOURTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
04-07	FOURTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	0	0	0	0	0	3 hrs	1	5.3m3	8.3 m3	
04-08	FOURTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	1	1	1	6 hrs	2	6.6 m3	10 m3	
04-09	FOURTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	4 hrs	1	5.3 m3	8.3 m3	
04-10	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
04-11	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3	
04-12	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
04-13	FOURTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3	
04-14	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	0	1	1	3 hrs	1	5.3 m3	8.3 m3	
04-15	FOURTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
04-16	FOURTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3	
05-01																				

Units Area Schedule																			
Apartment No:	Floor (Story)	No of Bedrooms	Area (m2)	FCL	Adaptable	Affordable	Cross Ventilation	Kitchen Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Car Spaces	Car Park Storage	Total Storage
06-09	SIXTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	0	1	1	1	1	1	1	6 hrs	1	5.3 m3	8.3 m3
06-10	SIXTH FLOOR	2 BEDROOM	76	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
06-11	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
06-12	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
06-13	SIXTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	1	1	1 hrs	1	5.3 m3	8.3 m3
06-14	SIXTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
06-15	SIXTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
06-16	SIXTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-01	SEVENTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
07-02	SEVENTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3 m3	8.3 m3
07-03	SEVENTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
07-04	SEVENTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
07-05	SEVENTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
07-06	SEVENTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
07-07	SEVENTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
07-08	SEVENTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
07-09	SEVENTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
07-10	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-11	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-12	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
07-13	SEVENTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
07-14	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
07-15	SEVENTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
07-16	SEVENTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-01	EIGHTH FLOOR	3 BEDROOM	95	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	6.6 m3	10 m3
08-02	EIGHTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3 m3	8.3 m3
08-03	EIGHTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
08-04	EIGHTH FLOOR	2 BEDROOM ADAPTABLE	74	2,700	Yes	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
08-05	EIGHTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
08-06	EIGHTH FLOOR	2 BEDROOM	71	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
08-07	EIGHTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
08-08	EIGHTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
08-09	EIGHTH FLOOR	2 BEDROOM	75	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
08-10	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	No	Yes	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-11	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	2	5.3 m3	8.3 m3
08-12	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
08-13	EIGHTH FLOOR	2 BEDROOM	73	2,700	No	No	No	Yes	0	0	0	0	0	0	1	1 hrs	1	5.3 m3	8.3 m3
08-14	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	0	0	0	0	1	1	1	3 hrs	1	5.3 m3	8.3 m3
08-15	EIGHTH FLOOR	1 BEDROOM	51	2,700	No	No	No	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
08-16	EIGHTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	0	0	0	0	0	0	0	0 hrs	1	5.3 m3	8.3 m3
09-01	NINTH FLOOR	4 BEDROOM	172	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
09-02	NINTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
09-03	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
09-04	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	Yes	Yes	1	1	1	0	0	0	0	3 hrs	1	5.3 m3	8.3 m3
09-05	NINTH FLOOR	2 BEDROOM	72	2,700	No	No	Yes	No	1	1	1	0	0	0	0	3 hrs	2	5.3 m3	8.3 m3
09-06	NINTH FLOOR	4 BEDROOM	181	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-07	NINTH FLOOR	2 BEDROOM	73	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	5.3 m3	8.3 m3
09-08	NINTH FLOOR	4 BEDROOM	162	2,700	No	No	Yes	No	1	1	1	1	1	1	1	7 hrs	2	6.6 m3	10 m3
09-09	NINTH FLOOR	2 BEDROOM	74	2,700	No	No	No	No	0	0	0	0	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-09	NINTH FLOOR	3 BEDROOM	96	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-11	NINTH FLOOR	2 BEDROOM	73	2,700	No	No	No	No	0	0	0	0	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-12	NINTH FLOOR	3 BEDROOM	91	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	1	5.3 m3	8.3 m3
09-13	NINTH FLOOR	4 BEDROOM	152	2,700	No	No	Yes	Yes	1	1	1	1	1	1	1	7 hrs	2	5.3 m3	8.3 m3
141			10,728 m2		14/137		89/137	42/137								98/137			
					10.22%		64.96%	30.66%								71.53%			

- GENERAL NOTES**
1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES.
 2. DO NOT SCALE DRAWINGS.
 3. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.
 4. INFORMATION INDICATED IN THIS DOCUMENT MAY BE SUBJECT TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT, DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.
 5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONTRACT DOCUMENTS AND SPECIFICATIONS.
 6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

THIS WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL. CIRCUMFERENCE AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

SCHEDULE OF AREAS	
SITE AREA	2,110.7 m ²

Area Schedule - GFA	
Zone Type	Area
GFA L00	1,257
GFA L01	1,302
GFA L02	1,321
GFA L03	1,321
GFA L04	1,321
GFA L05	1,321
GFA L06	1,321
GFA L07	1,321
GFA L08	1,070
GFA L09	1,075
GFA L10	448
	13,078 m ²

FSR: 4.8:1	
RETAIL TOTAL AREA	799.38 m ²
COMMON OPEN SPACE (51.51% OF SITE AREA)	1,096.87 m ²
LANDSCAPING (28.25% OF SITE AREA)	594.25 m ²
DEEP SOIL PLANTING (24.36% OF SITE AREA) (46.52% OF COMMON OPEN SPACE)	980.25 m ²
PROPOSED - UNITS :	17 X 1 BEDROOM UNIT
	101 X 2 BEDROOM UNIT
	19 X 3 BEDROOM UNIT
	4 X 4 BEDROOM UNIT
TOTAL UNITS :	141
CAR PARKING :	AT LEVEL -4 BASEMENT : 29
	AT LEVEL -3 BASEMENT : 58
	AT LEVEL -2 BASEMENT : 58
	AT LEVEL -1 BASEMENT : 51
	AT GROUND FLOOR : 14
TOTAL PARKING :	229
BYCYCLE PARKING :	134
MOTOR CYCLE PARKING :	4

REVISED ISSUE FOR SECTION 96

1. ISSUE FOR REVISED ISSUE	PD
2. ISSUE FOR DEFERRING COMMENCEMENT	PD
3. ISSUE FOR AMENDMENT	PD
4. ISSUE FOR AMENDMENT	PD
5. ISSUE FOR AMENDMENT	PD
6. ISSUE FOR AMENDMENT	PD
7. ISSUE FOR AMENDMENT	PD
8. ISSUE FOR AMENDMENT	PD
9. ISSUE FOR AMENDMENT	PD
10. ISSUE FOR AMENDMENT	PD

Client	SYDNEY BUILDING CONSTRUCTIONS PTY LTD	Project No	PD_0551
Project	REXED USE DEVELOPMENT	Checked	PD
Address	88-88 JORDON STREET	Drawing No	0001
	WILLOWBIE NSW 2148	Revision	1

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ISSUE FOR DEFERRED COMMENCEMENT

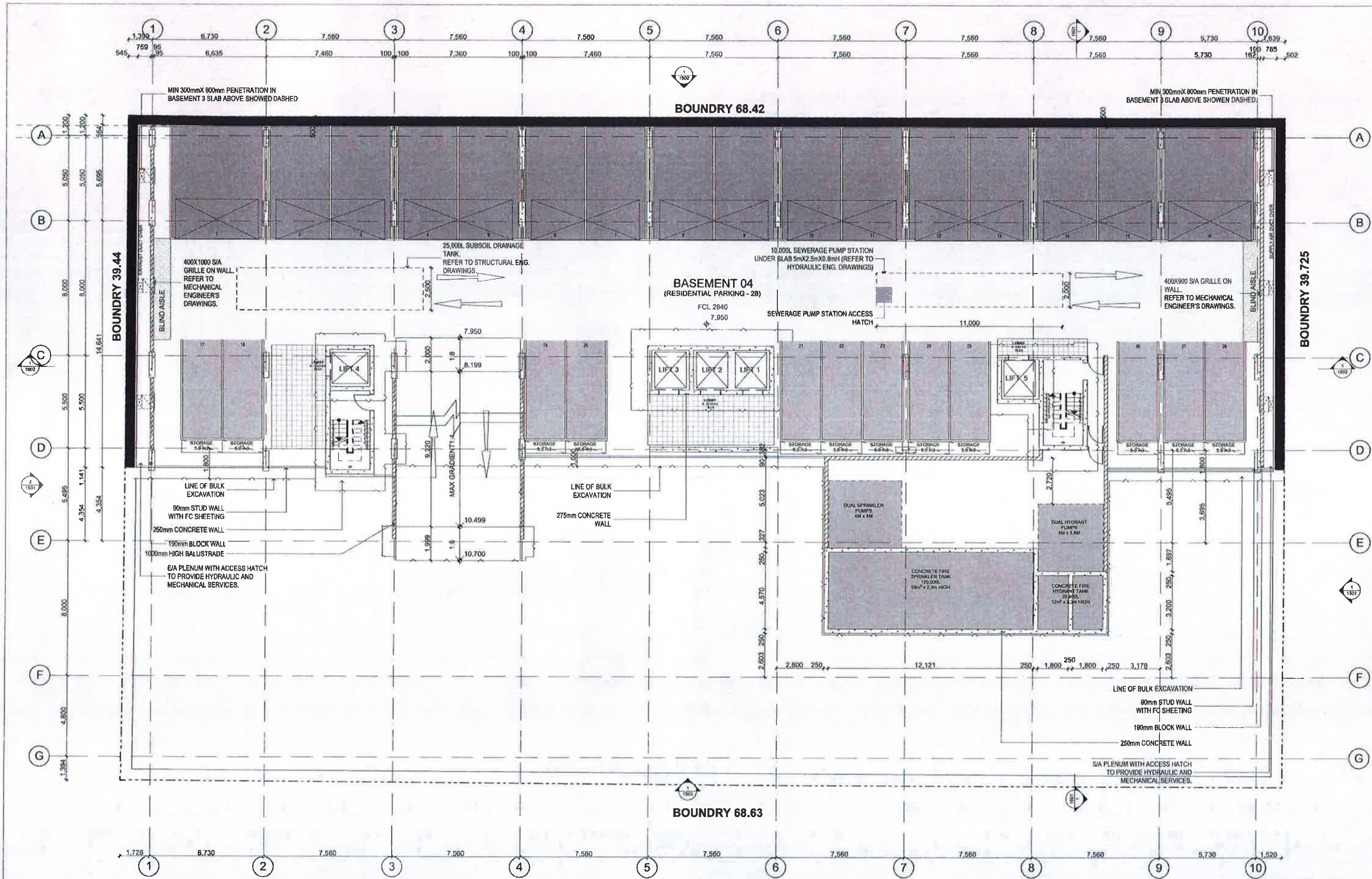
ARCHITECTURE DESIGN STUDIO PTY LTD
 ASH: 43 156 401 420
 43/8 Avenue Of The Americas
 Newington, NSW 2127
 Phone: 02 9648 8063 Fax: 02 9645 8064
 email: info@ad-s.com.au

ad-s
 ARCHITECTURE DESIGN STUDIO PTY LTD

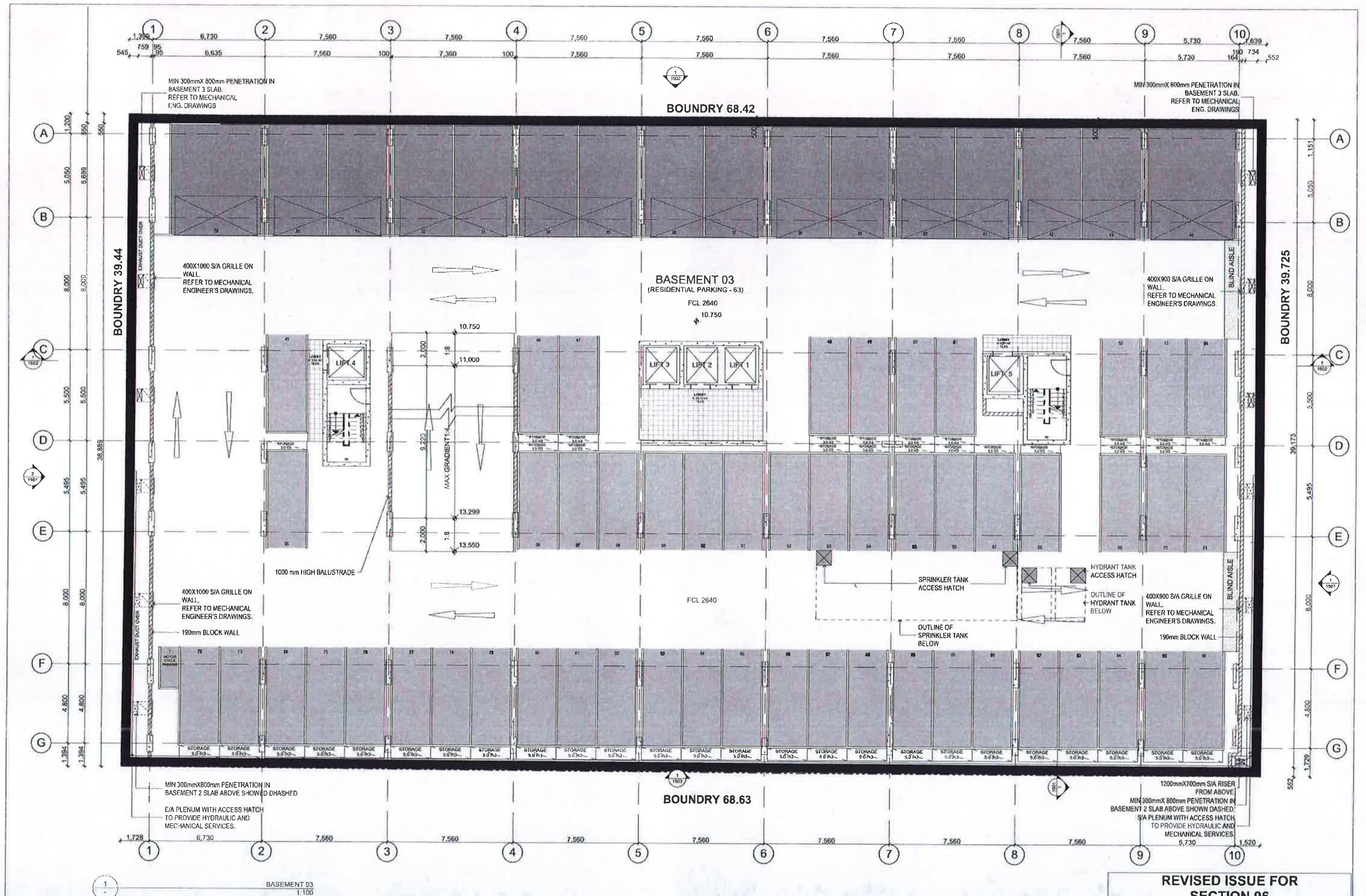
IA+
 Member Australian Institute of Architects

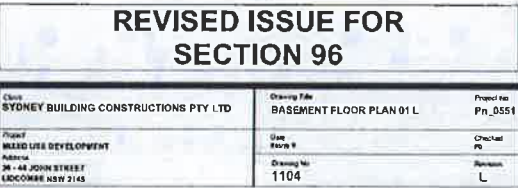
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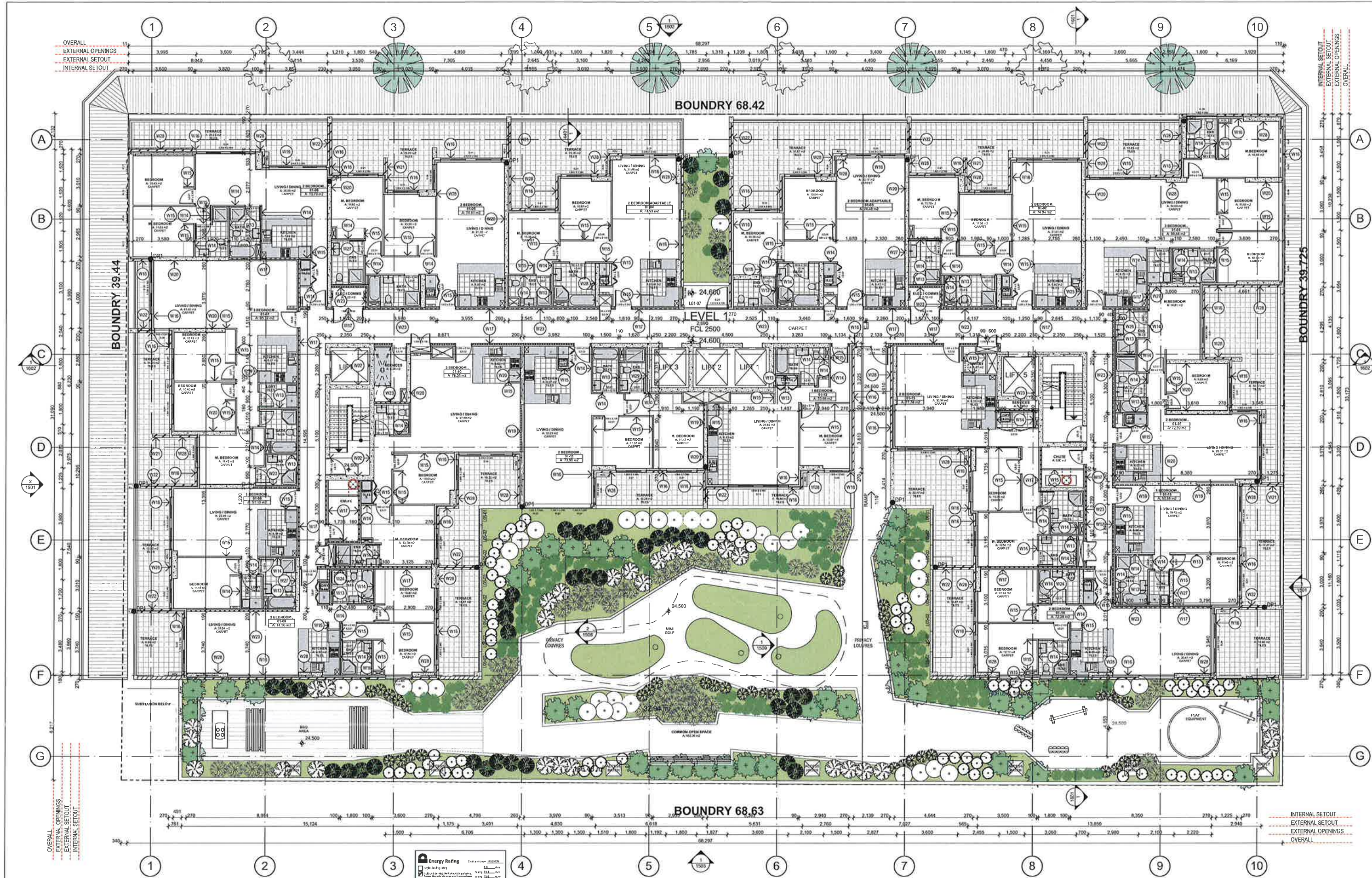
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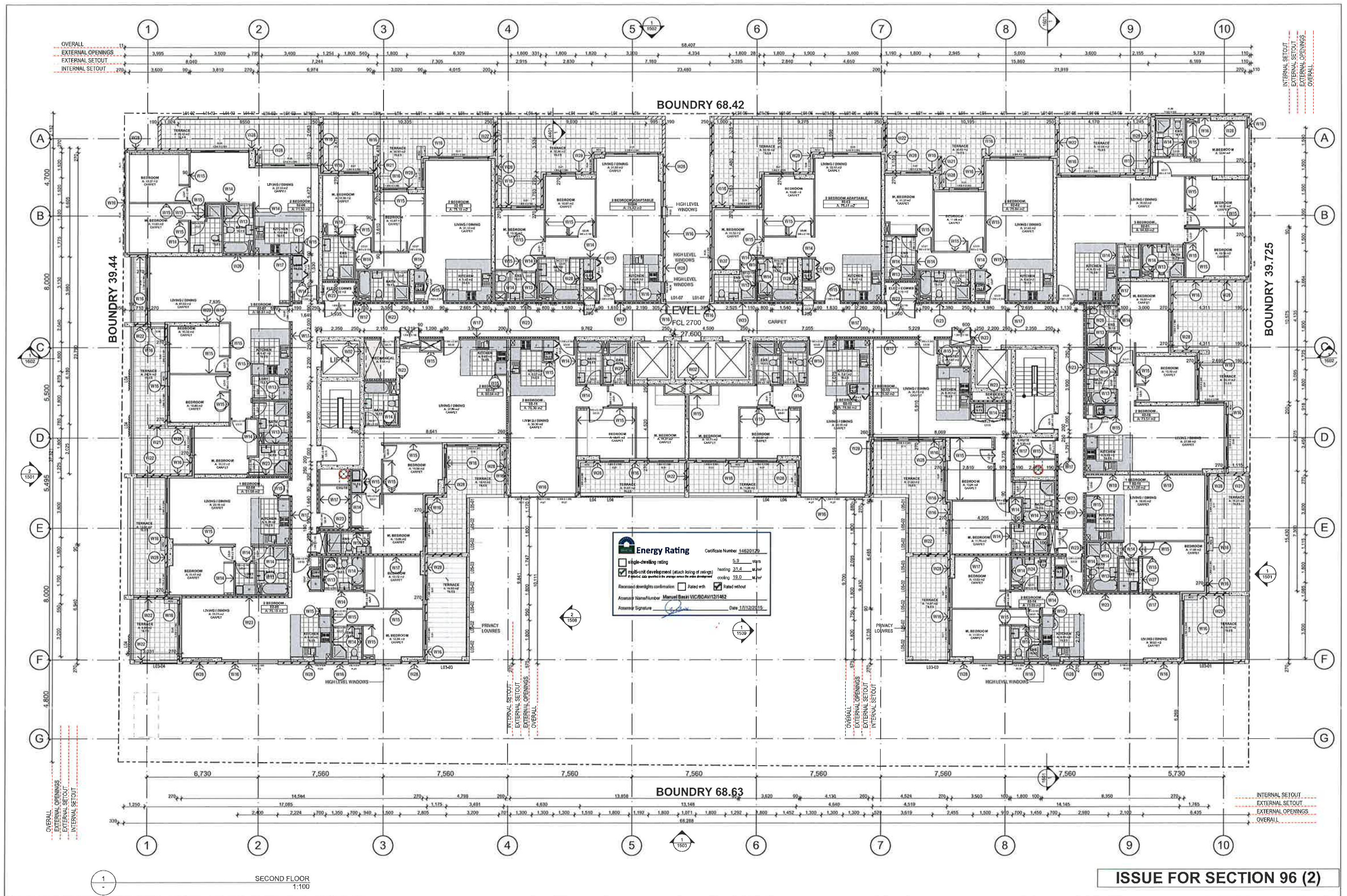


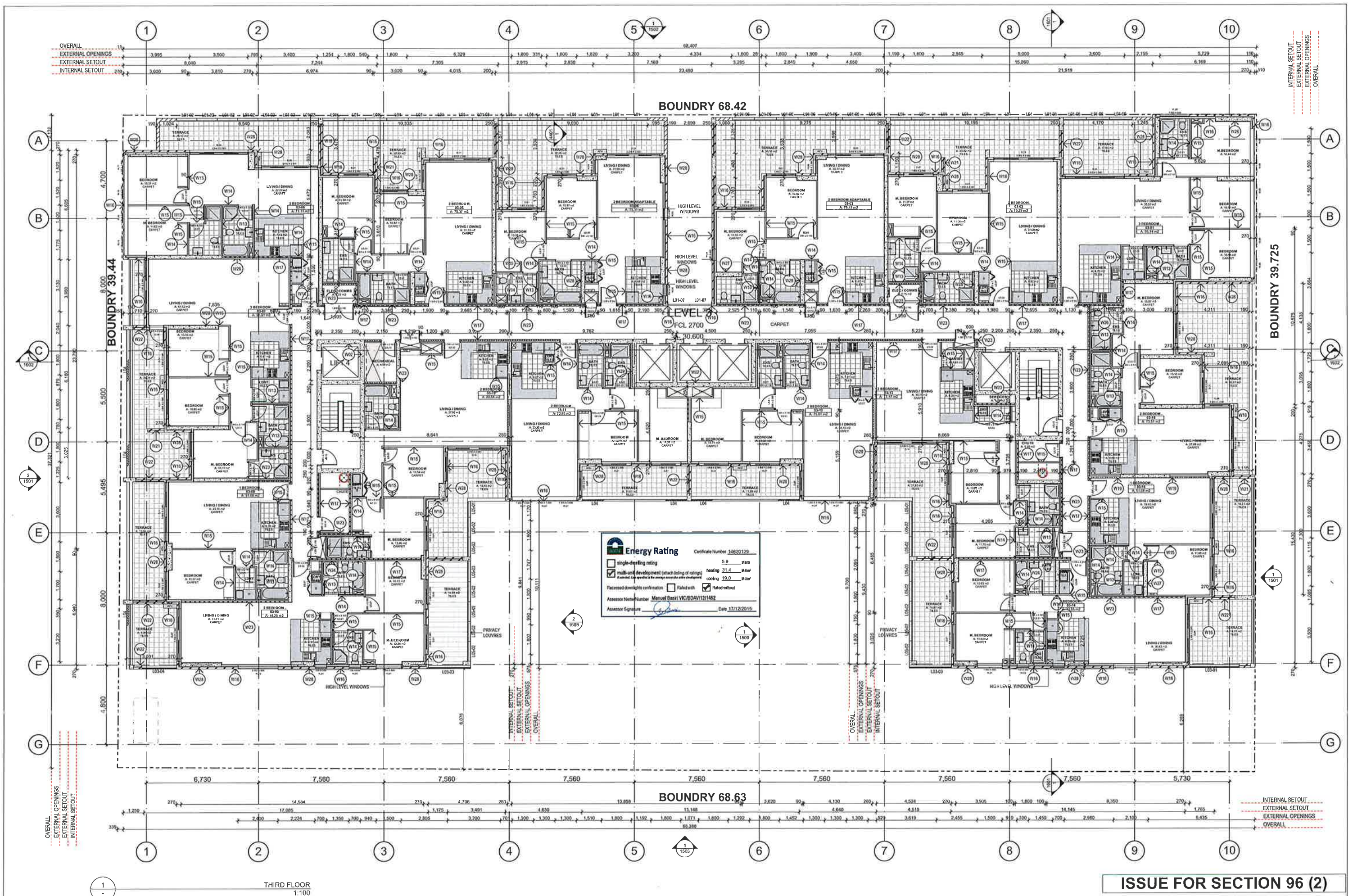
REVISIONS				GENERAL NOTES				ARCHITECTURE DESIGN STUDIO PTY LTD				SYDNEY BUILDING CONSTRUCTIONS PTY LTD			
1	2024.11	ISSUE FOR TENDER CONSULTATION	10	1	ALL DIMENSIONS AND LEVELS ARE IN METERS, UNLESS OTHERWISE SPECIFIED.	2	THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, S.A. CODES AND RELEVANT BY LAWS.	1	ARCHITECTURE DESIGN STUDIO PTY LTD	1	11/11/24	1	SYDNEY BUILDING CONSTRUCTIONS PTY LTD	1	11/11/24
2	2024.11	ISSUE FOR REVISED DA	10	2	DO NOT SCALE DRAWINGS.	3	THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PLACEMENTS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	2	43/8 Avenue Of The Americas	2	11/11/24	2	43/8 Avenue Of The Americas	2	11/11/24
3	2024.11	ISSUE FOR REVISED DA	10	3	ALL WORKS (INCLUDING OR OTHERWISE) ARE TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, S.A. CODES AND RELEVANT BY LAWS.	4	PREFERENCES OF UNBUILT WORKS TO BE TAKEN OVER SCALED MEASUREMENTS.	3	Newington, NSW 2127	3	11/11/24	3	Newington, NSW 2127	3	11/11/24
4	2024.11	ISSUE FOR REVISED DA	10	4	THIS DRAWING IS TO BE USED FOR THE PURPOSE OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	5	A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE BUILDING BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	4	Phone: 02 9548 2853 Fax: 02 9548 5804	4	11/11/24	4	Phone: 02 9548 2853 Fax: 02 9548 5804	4	11/11/24
5	2024.11	ISSUE FOR REVISED DA	10	5	BEFORE THE ARCHITECT'S AND DISCREPANCIES.	6		5	email: info@ads.com.au	5	11/11/24	5	email: info@ads.com.au	5	11/11/24
6	2024.11	ISSUE FOR REVISED DA	10	6		7		6		6	11/11/24	6		6	11/11/24
7	2024.11	ISSUE FOR REVISED DA	10	7		8		7		7	11/11/24	7		7	11/11/24
8	2024.11	ISSUE FOR REVISED DA	10	8		9		8		8	11/11/24	8		8	11/11/24
9	2024.11	ISSUE FOR REVISED DA	10	9		10		9		9	11/11/24	9		9	11/11/24
10	2024.11	ISSUE FOR REVISED DA	10	10		11		10		10	11/11/24	10		10	11/11/24

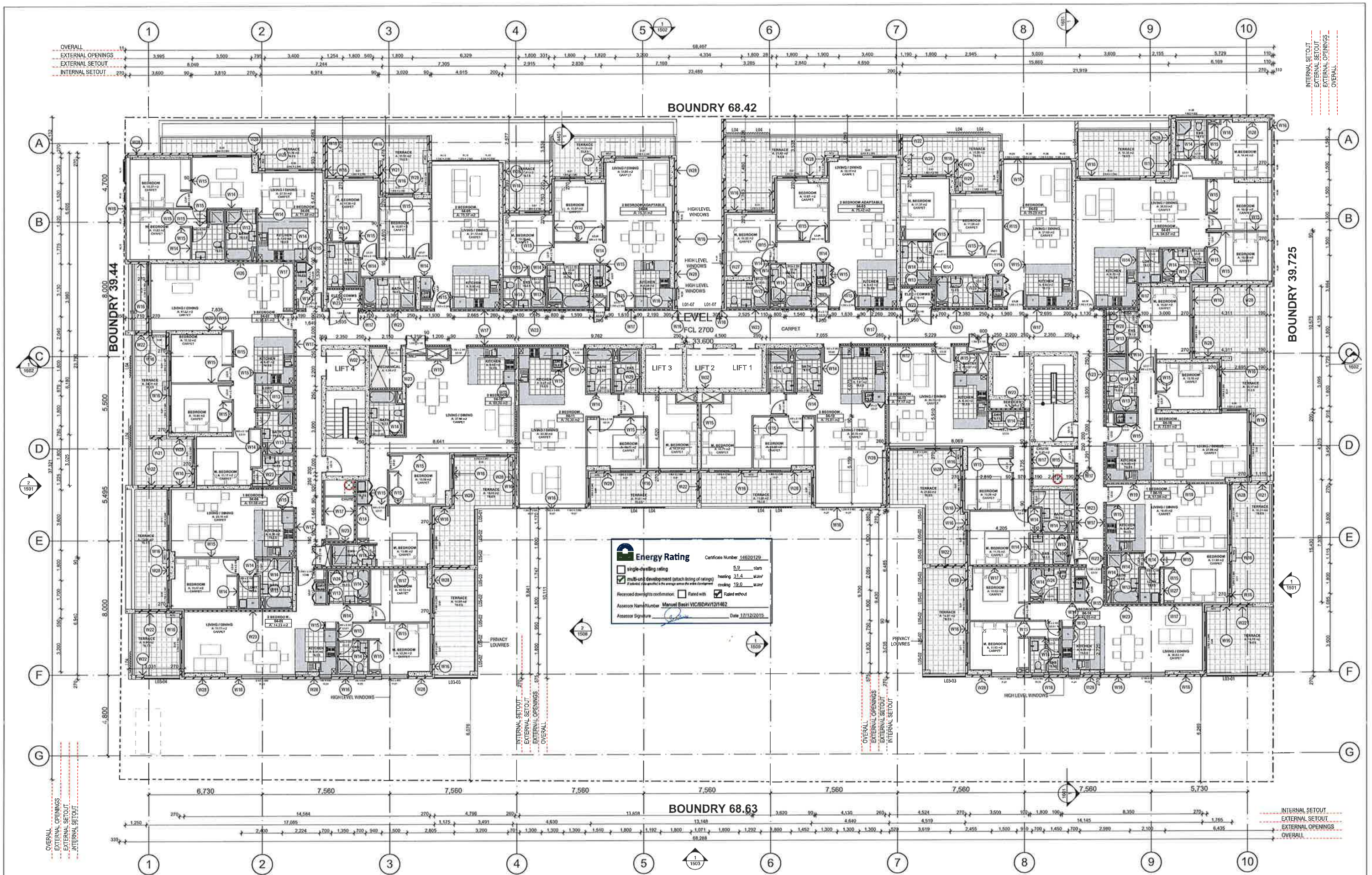












Energy Rating Certificate Number 14630129

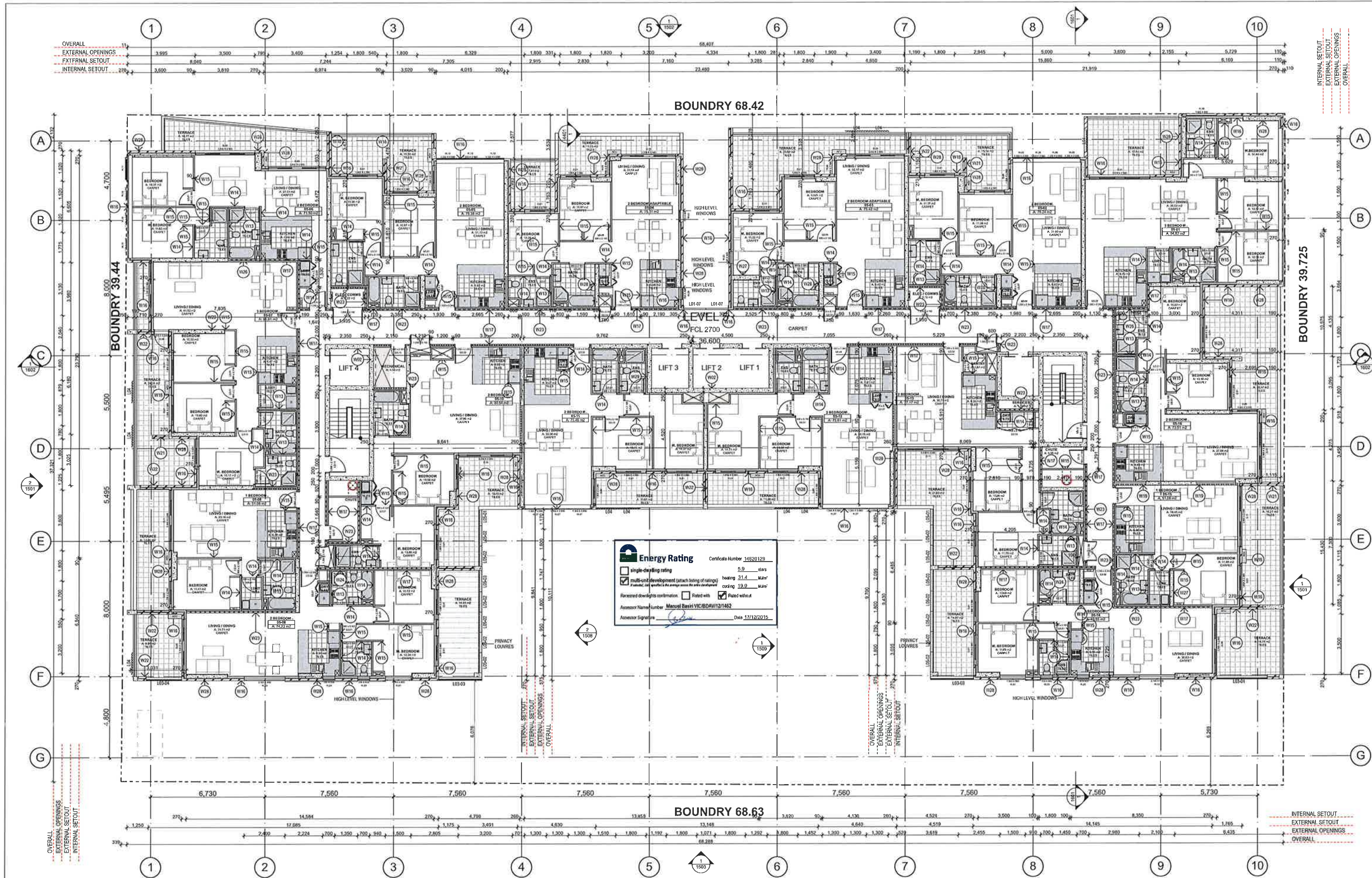
☐ Single dwelling rating 5.9 stars

☒ Multi-unit development (applies to all units) heating 31.4 MJ/m²

Revised design's construction: ☐ Rated with ☒ Rated without

Assessor Name/Number: Mansel Beshi VIC/6049121462

Assessor Signature: [Signature] Date: 27/12/2015



Energy Rating Certificate Number 14520129

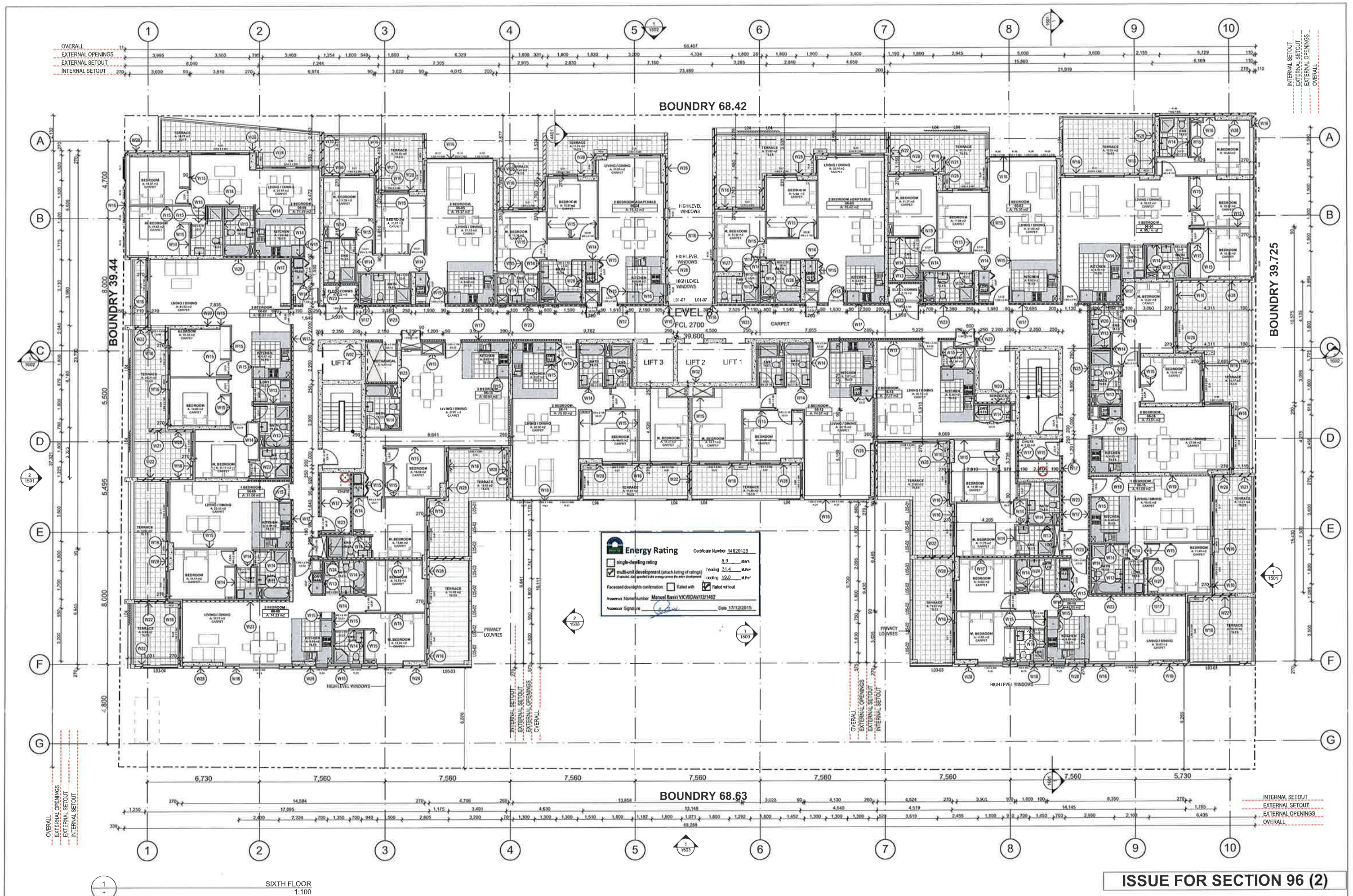
☐ single dwelling rating 5.9 stars

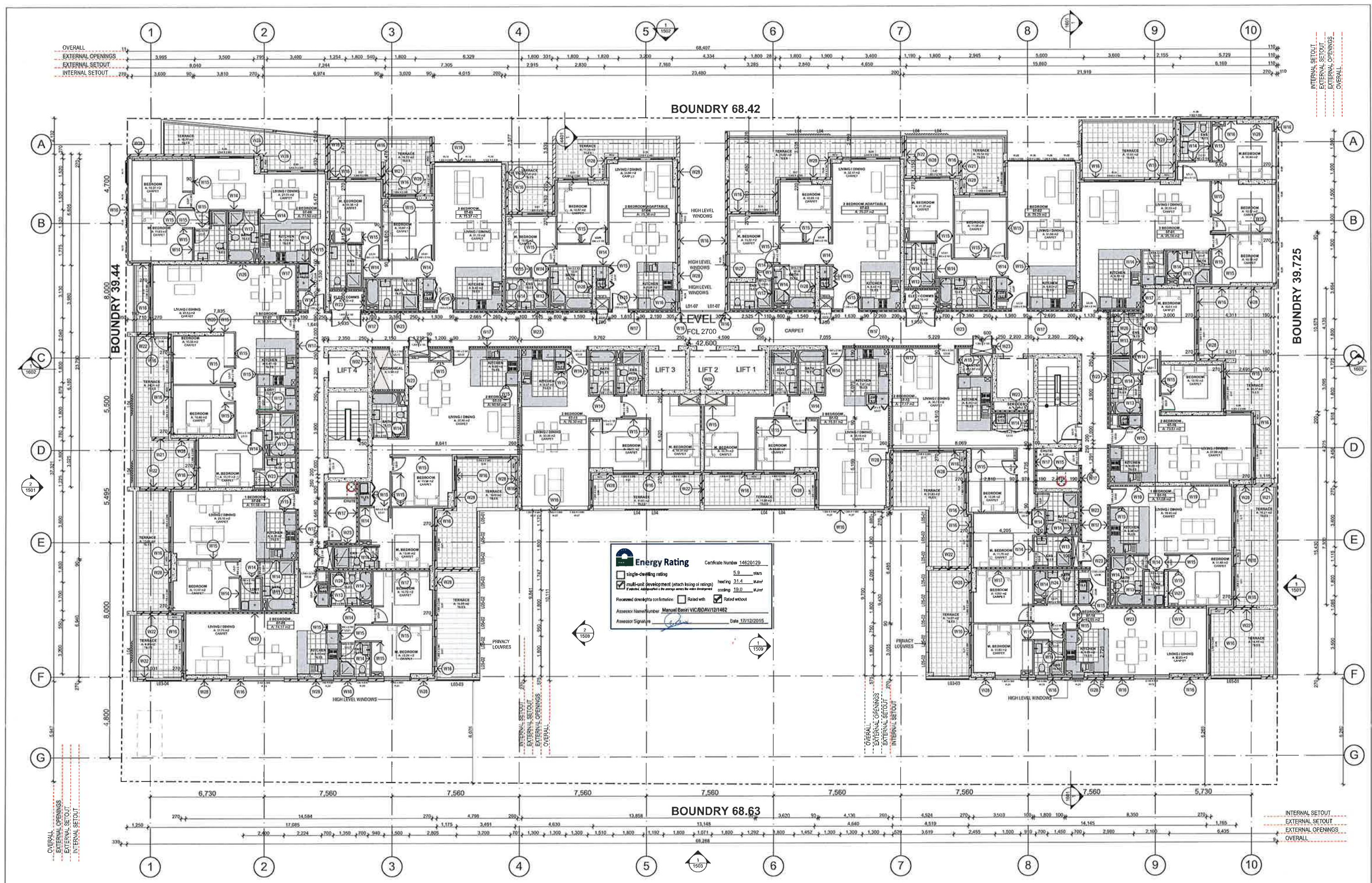
☒ multi-unit development (each batch of ratings) heating 31.4 MWh/m² cooling 19.0 MWh/m²

Recent dwellings confirmation ☐ Rated with ☒ Rated without

Assessor Name Number: Manuel Besini VIC/BDW12/1452

Assessor Signature: [Signature] Date: 17/12/2015





Energy Rating Certificate Number 14620129

☐ Single dwelling rating 5.9 stars

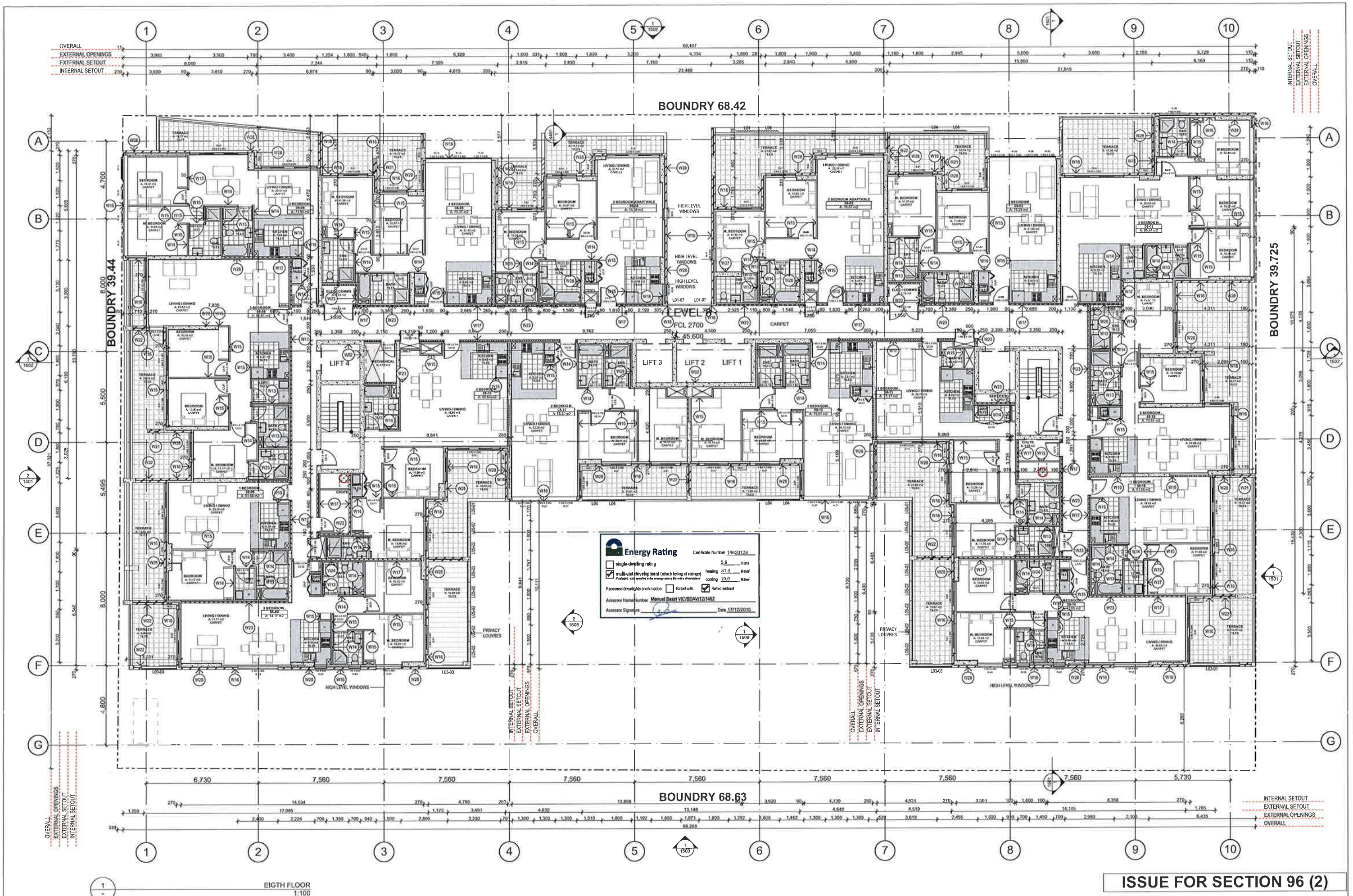
☒ Multi-unit development (each using air ratings) heating 31.4 MJ/m²

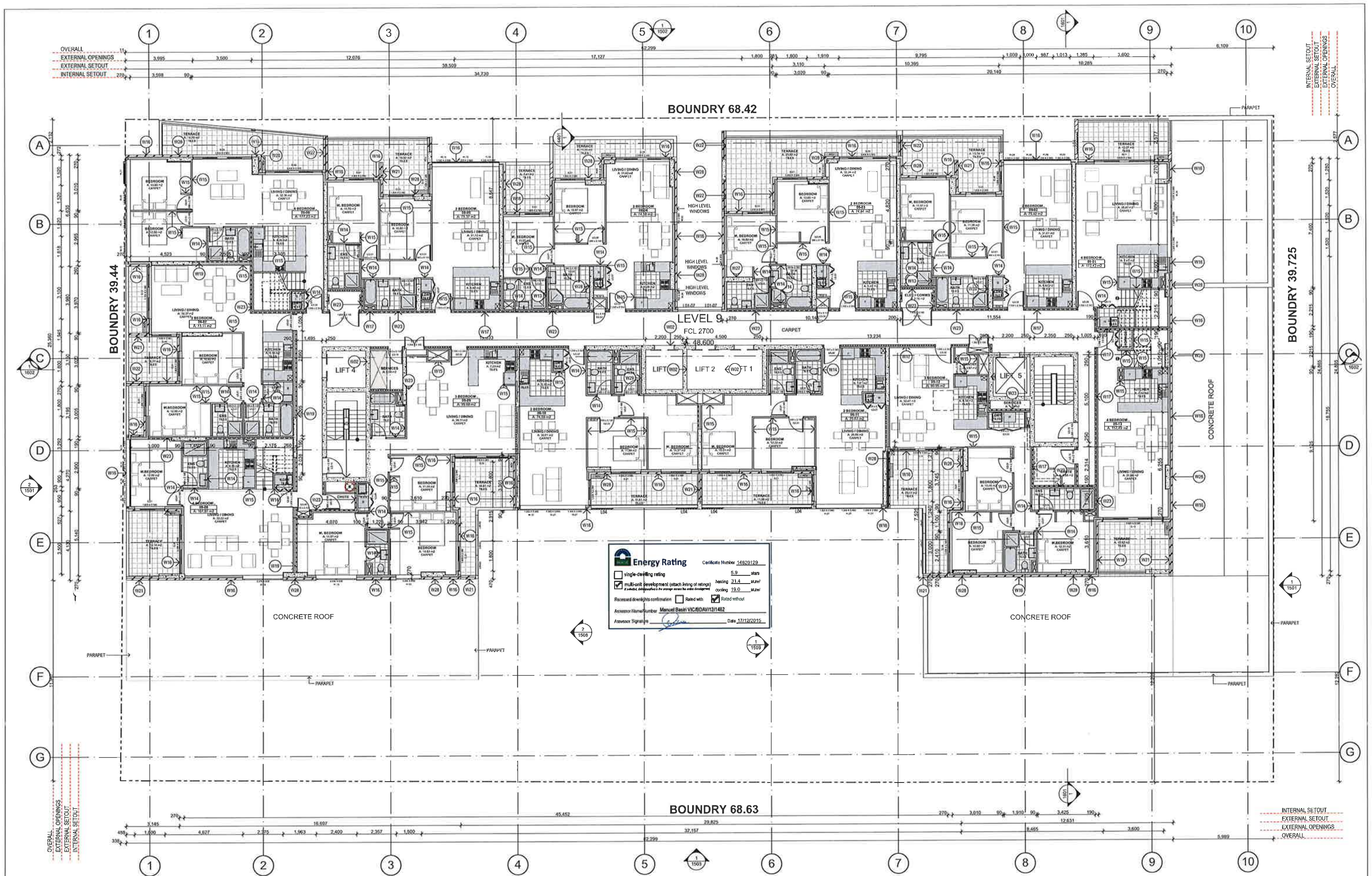
☒ Cooling 19.0 MJ/m²

Recessed downlights confirmation ☐ Rated with ☒ Rated without

Assessor Name/number: Manuel Beski VIC/DAV12/1462

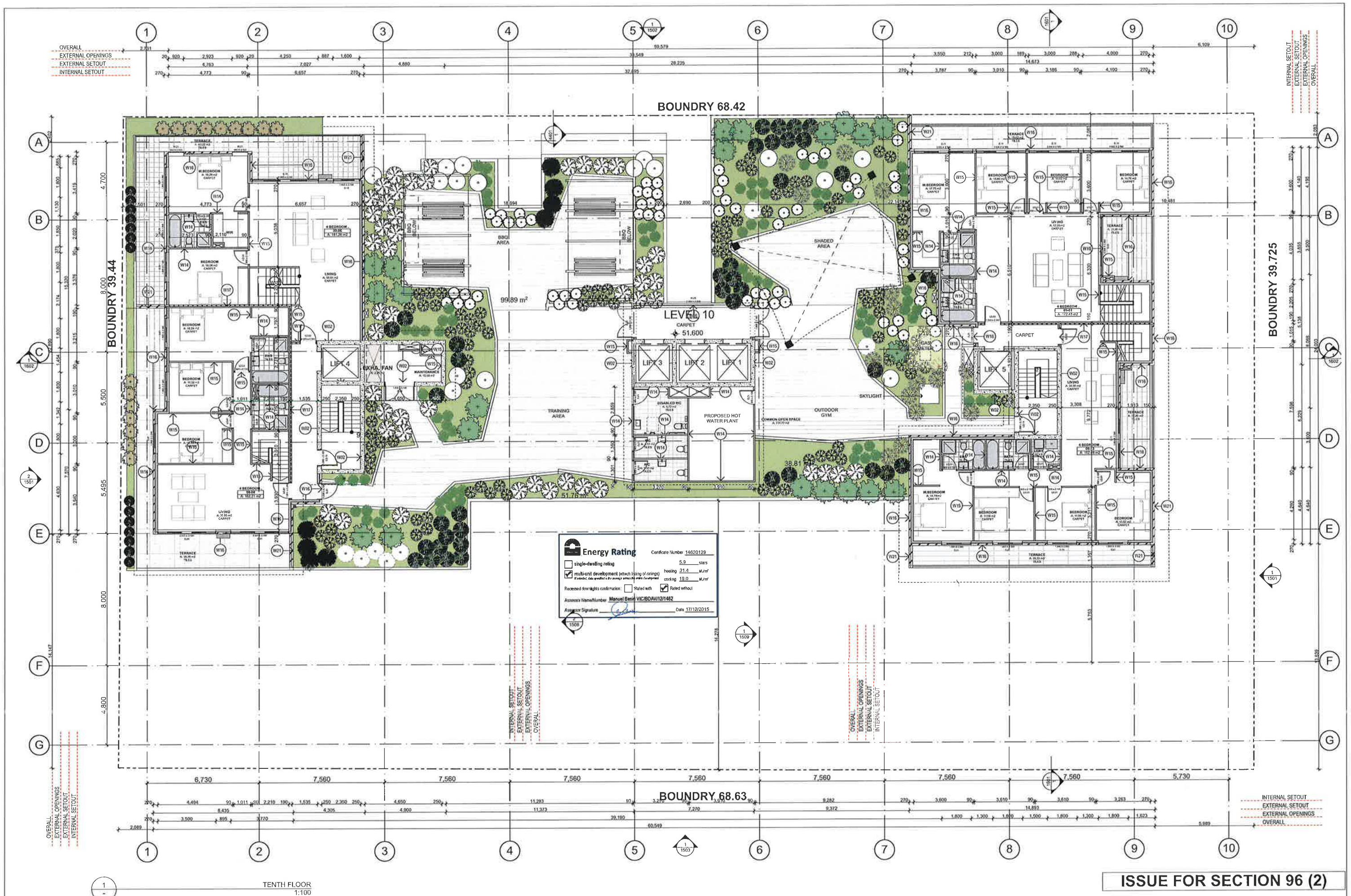
Assessor Signature: [Signature] Date: 12/12/2015





ISSUE FOR SECTION 96 (2)

[illegible]



ISSUE FOR SECTION 96 (2)

[illegible]

Energy Rating

single-dwelling rating

multi-unit development (attach listing of ratings)

Recessed downlight confirmation:

Rated with

Rated without

Assessor Name/Number

Assessor Signature

Certificate Number

14620129

heating

cooling

5.9 stars

31.4 MJ/m²

19.0 MJ/m²

Manual Basis VIC/DAW12/1462

Date

17/12/2015

GENERAL NOTES

1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES.
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PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

LEGEND

APPROVED BUILDING

COMPLIANT BUILDING

SECTION 01
1:200

ISSUE FOR
SECTION 96 (2)

K	16/12/15	ISSUE FOR SECTION 96 (2)	PD
J	09/11/15	ISSUE FOR SECTION 96	SAI
I	29/09/15	ISSUE FOR CONSTRUCTION CERTIFICATE	PD
H	18/05/15	ISSUE FOR CONSULTANT COORDINATION	PD
G	19/05/15	ISSUE FOR AMENDED GA	PD
F	29/01/15	ISSUE FOR REVISED GA	PD
E	05/04/14	ISSUE FOR DEVELOPMENT APPLICATION	PD
D	18/08/13	CONSULTANT COORDINATION	PD
C	18/05/14	ISSUE FOR REVISED FIRE GA	PD
B	15/03/14	ISSUE FOR FIRE GA	PD
A	20/09/13	ISSUE FOR COORDINATION	PD

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ISSUE FOR
SECTION 96 (2)

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ABN: 43 159 401 420
43/8 Avenue Of The Americas
Newington, NSW 2127
Phone: 02 9648 6063 | Fax: 02 9648 6064
email: info@ad-s.com.au

Client
SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project
MIXED USE DEVELOPMENT
Address
55-56 JONES STREET
LIDCOMBE NSW 2145

Drawing Title
SECTION 01_K
Drawing No
1601
Project No
P01_0551
Checked
No
Reviewed
K

GENERAL NOTES

1. ALL DIMENSIONS AND DATA ARE IN MILLIMETRES.
2. DO NOT SCALE DIMENSIONS.
3. ALL WALL THICKNESSES DIMENSIONED ON FLOORS ARE NOMINAL SIZE ONLY.
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6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

THIS WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAN CODES AND RELEVANT BY-LAWS.

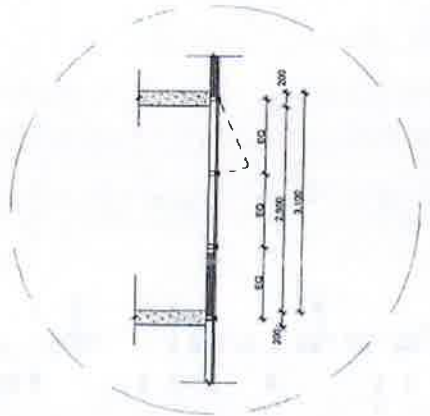
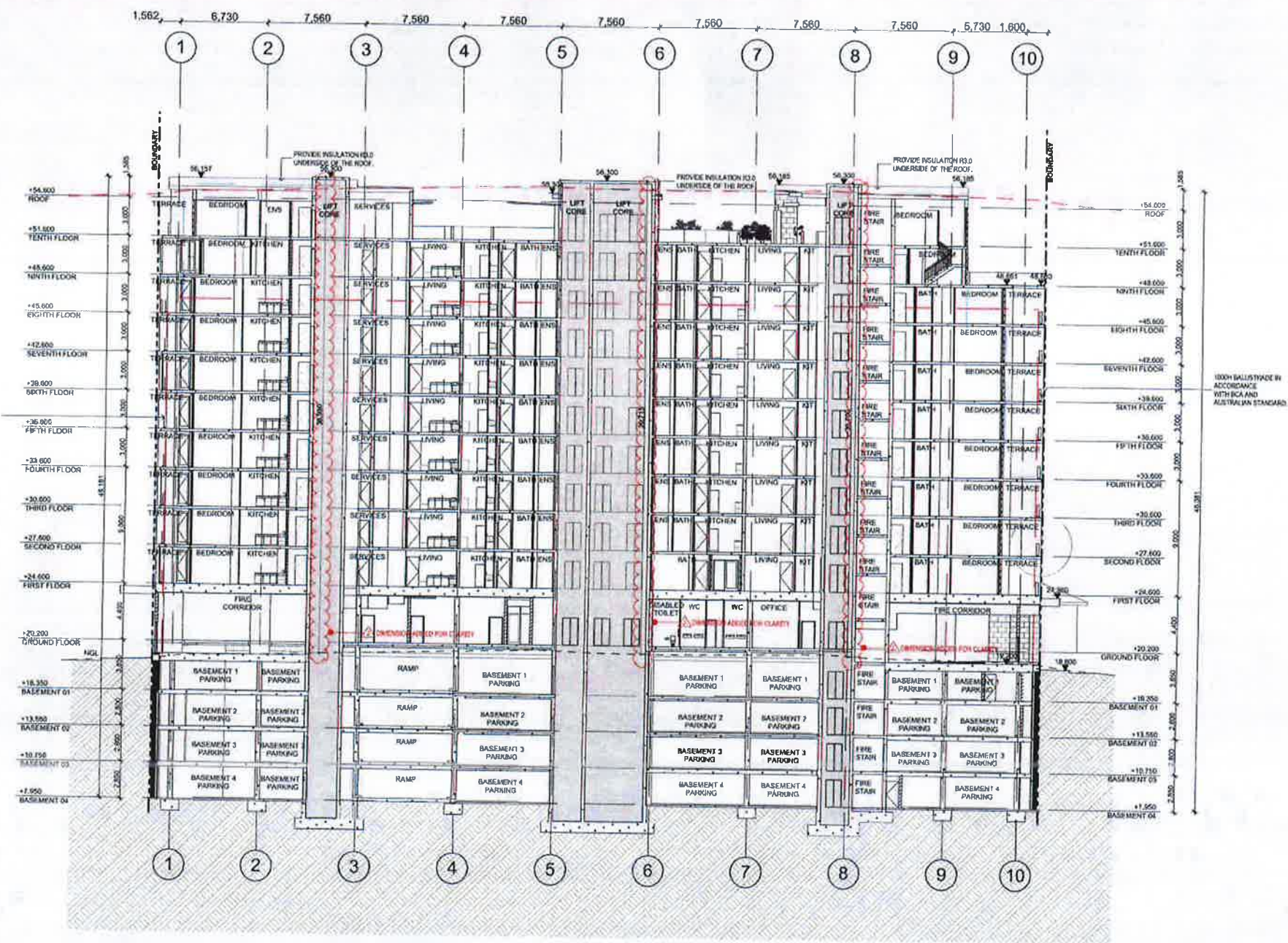
THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, PL. GROUNDINGS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALE MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

LEGEND

	APPROVED BUILDING
	COMPLIANT BUILDING



ISSUE FOR SECTION 96 (2)

Rev	Description	By	Check
1	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
2	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
3	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
4	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
5	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
6	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
7	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
8	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
9	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18
10	ISSUE FOR SECTION 96 (2)	10/10/18	10/10/18

GENERAL NOTES	1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. 2. DO NOT SCALE DRAWINGS. 3. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. 4. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT. 5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS. 6. INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDING MANAGER/ACTIVATOR SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUNDS LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALE MEASUREMENTS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.
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**ISSUE FOR
SECTION 96 (2)**

E	12/12/15	ISSUE FOR SECTION 95.03	FO
D	04/15/15	ISSUE FOR SECTION 96	SAI
C	10/03/15	ISSUE FOR AMENDED EA	FO
B	04/01/15	ISSUE FOR REVISED DA	FD
A	02/08/14	ISSUE FOR DEVELOPMENT APPLICATION	FO
Rev. Date	Attachment		B

Energy Rating

☐ single dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation

☐ Rated with

☒ Rated without

Assessor Name/Number

Assessor Signature

Certificate Number 14620129

5.9 stars

heating 31.4 MJ/m²

cooling 19.0 MJ/m²

Manuel Besiki VIC/BOAV/12/1462

Date 12/12/2015

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6. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

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THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADIENTS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PRESERVATION OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

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1 DRIVEWAY RAMP SECTION 01 ALONG
1:100

2 DRIVEWAY RAMP SECTION 02 ACROSS
1:100

ISSUE FOR SECTION 96 (2)

1	16/12/15	ISSUE FOR SECTION 96 (2)	PD
2	16/12/15	ISSUE FOR SECTION 96	PD
3	16/12/15	ISSUE FOR REVISION DA	PD
4	16/12/15	ISSUE FOR REVISION DA	PD
5	16/12/15	ISSUE FOR REVISION DA	PD

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ISSUE FOR SECTION 96 (2)

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ABN: 43 159 401 420
43/8 Avenue Of The Americas
Newington, NSW 2127
Phone: 02 9648 6653 | Fax: 02 9648 6654
email: info@ad-s.com.au

Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project: MIXED-USE DEVELOPMENT
Address: 18-48 JOHN STREET, LUSCOMBE NSW 2145

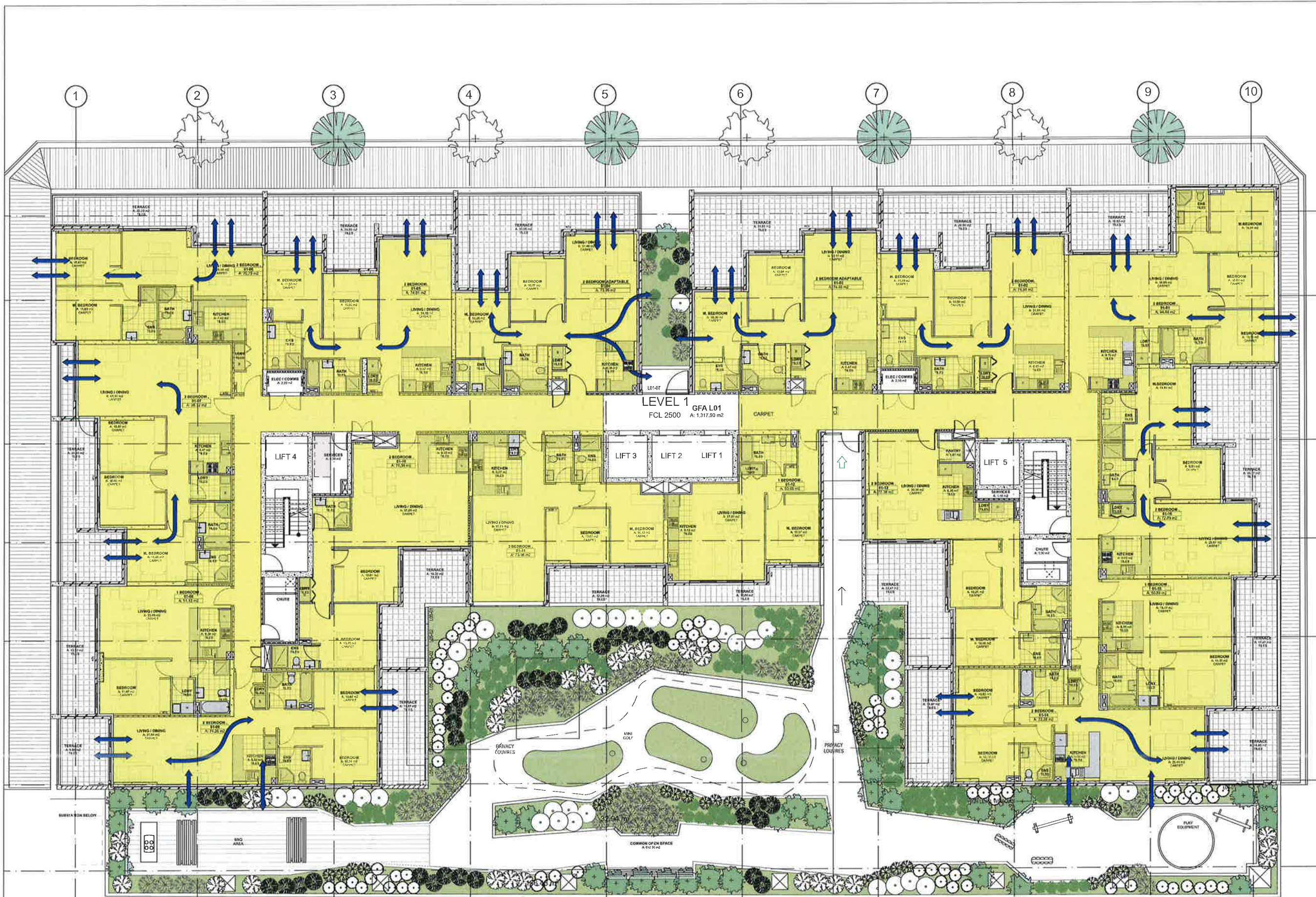
Drawing Title: DRIVEWAY RAMP SECTION_D
Date: 16/12/15
Drawing No: 1604
Project No: Pn_0551
Checked: PD
Revision: D

LEGEND



ISSUE FOR
SECTION 96 (2)

21213	ISSUE FOR SECTION 96(2)	BA
21315	ISSUE FOR SECTION 96	BA
20305	ISSUE FOR AMENDED DA	PD
20115	ISSUE FOR REVISED DA	PD
20014	ISSUE FOR DEVELOPMENT APPLICATION	PD
20014	CONTRACTS COORDINATION	PD
20111	ISSUE FOR REVISED PRE DA	PD
20014	ISSUE FOR PRE DA	PD
20014	ISSUE FOR COORDINATION	PD
20014	Amendment	By



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PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

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LEGEND

← NATURAL VENTILATION

■ GROSS FLOOR AREA

Energy Rating Certificate Number: 15520329

Single-dwelling rating: 5.5 stars

Heating: 23.5 stars

Cooling: 23.5 stars

Relevant daylight contribution: 1 star with 1 star credit

Assessor Name: Andrew Smith

Assessor Signature: [Signature]

Date: 20/10/2023

ISSUE FOR SECTION 96 (2)		
1	19/12/23	ISSUE FOR SECTION 96 (2)
2	19/12/23	ISSUE FOR SECTION 96 (2)
3	19/12/23	ISSUE FOR SECTION 96 (2)
4	19/12/23	ISSUE FOR SECTION 96 (2)
5	19/12/23	ISSUE FOR SECTION 96 (2)
6	19/12/23	ISSUE FOR SECTION 96 (2)
7	19/12/23	ISSUE FOR SECTION 96 (2)
8	19/12/23	ISSUE FOR SECTION 96 (2)
9	19/12/23	ISSUE FOR SECTION 96 (2)
10	19/12/23	ISSUE FOR SECTION 96 (2)

- GENERAL NOTES
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LEGEND

	NATURAL VENTILATION
	GROSS FLOOR AREA



LEVEL 2
GFA L01
FCL 2700
A1,343.33 m²

Energy Rating Certificate Number: 2022/222

☐ Single dwelling rating

☐ Multi-unit or non-residential (which being a large) building rating

Assessor's declaration: ☐ Data is correct ☒ Data is not correct

Assessor's signature: *[Signature]* Date: 21/10/2023

ISSUE FOR SECTION 96 (2)

Rev	Date	Amendment	By
1	19/12/22	ISSUE FOR SECTION 96 (2)	RS
2	20/12/22	ISSUE FOR SECTION 96 (2)	RS
3	20/12/22	ISSUE FOR SECTION 96 (2)	RS
4	20/12/22	ISSUE FOR SECTION 96 (2)	RS
5	20/12/22	ISSUE FOR SECTION 96 (2)	RS
6	20/12/22	ISSUE FOR SECTION 96 (2)	RS
7	20/12/22	ISSUE FOR SECTION 96 (2)	RS
8	20/12/22	ISSUE FOR SECTION 96 (2)	RS
9	20/12/22	ISSUE FOR SECTION 96 (2)	RS
10	20/12/22	ISSUE FOR SECTION 96 (2)	RS

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ISSUE FOR SECTION 96 (2)

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Newington, NSW 2127
Phone: 02 9648 6663 | Fax: 02 9648 6664
email: info@ad-s.com.au

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ARCHITECTURE DESIGN STUDIO PTY LTD

AA+
Member Australian Institute of Architects

ALLIANCE
PROJECT GROUP



Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project: MIXED USE DEVELOPMENT
Address: 36-44 JOHN STREET
LIDCOMBE NSW 2116

Drawing Title: GFA LEVEL 02 TO LEVEL 08 J
Date: 19/12/22
Drawing No: 8002
Project No: Pn_8591
Checked: RS
Revised: I

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PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

LEGEND

	NATURAL VENTILATION
	GROSS FLOOR AREA



LEVEL 8
GFA L01
FCL 2700 A: 1,343.33 m²

Energy Rating Certificate Number: 10620129

☐ Single dwelling rating

☒ Multi-unit development (subject to rating of building)

Rating: 3.5 stars

Relevant design code: ☐ R101 ☒ R101 + R102

Assessor Name/Number: Michael Smith 1000000000000000

Assessor Signature: _____ Date: 28/10/2015

ISSUE FOR SECTION 96 (2)

Rev	Date	Description	By
1	10/10/15	ISSUE FOR SECTION 96 (2)	BA
2	09/11/15	ISSUE FOR SECTION 96	BA
3	24/11/15	ISSUE FOR REVISED BA	PD
4	25/01/16	ISSUE FOR REVISED APPLICATION	PD
5	10/06/16	CONSULTANTS COORDINATION	PD
6	30/01/17	ISSUE FOR REVISED PRELIM	PD
7	10/01/17	ISSUE FOR PRELIM	PD
8	20/01/17	ISSUE FOR COORDINATION	PD

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ISSUE FOR SECTION 96 (2)

ARCHITECTURE DESIGN STUDIO PTY LTD
ABN: 43 159 401 420
43/8 Avenue Of The Americas
Newington, NSW 2127
Phone: 02 9648 6603 | Fax: 02 9648 6604
email: info@ads-pty.com.au

ADS
ARCHITECTURE DESIGN STUDIO PTY LTD

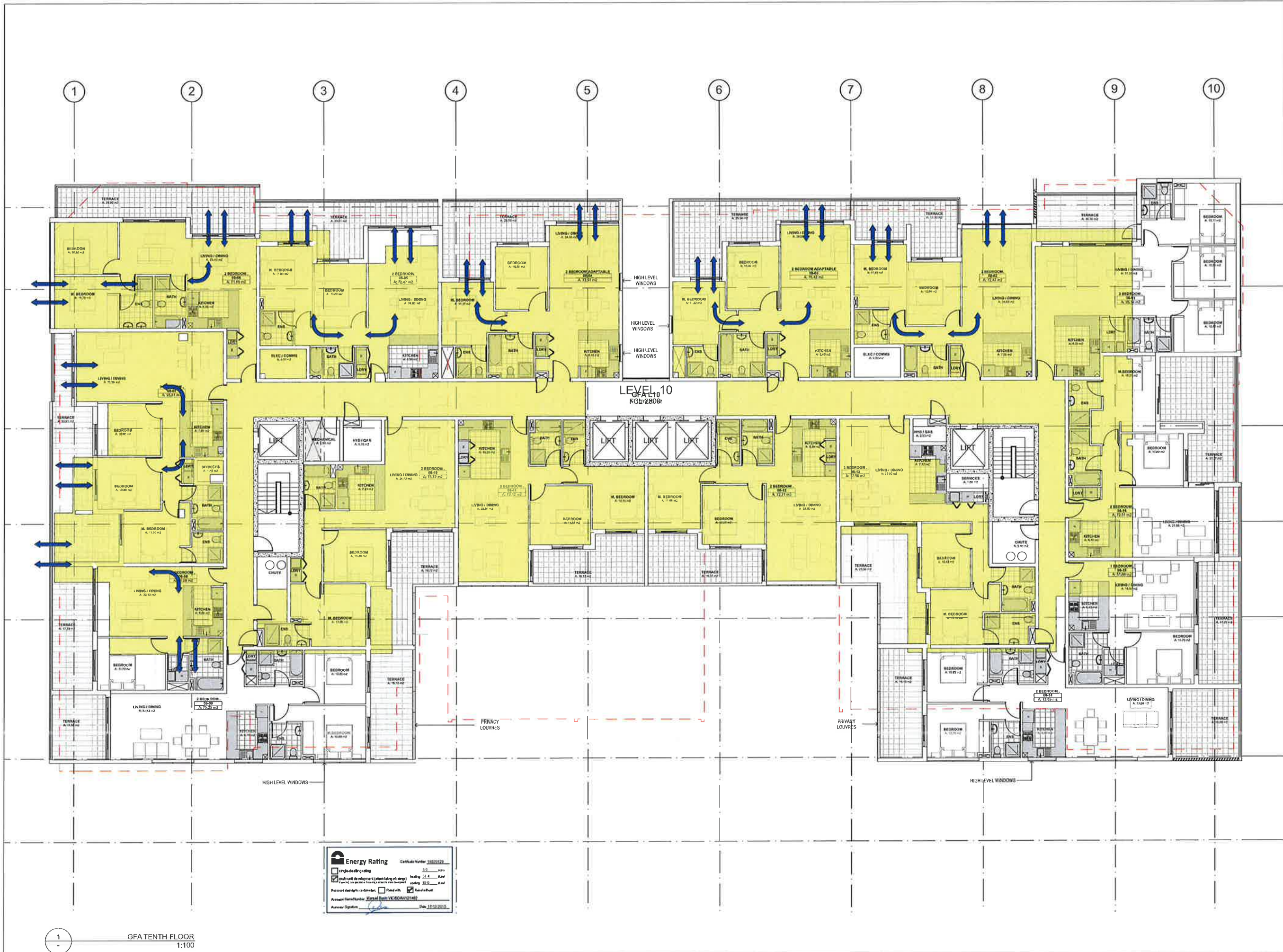
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ALLIANCE
PROJECT GROUP



Client: SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project: MIXED USE DEVELOPMENT
Drawing No: 8003

Drawing Title: GFA LEVEL 09_H
Date: 10/10/15
Drawing No: 8003
Project Ref: PH_0551
Checked: [Signature]
Scale: H



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PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.

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LEGEND

	NATURAL VENTILATION
	GROSS FLOOR AREA

ISSUE FOR SECTION 96 (2)

10/10/15	ISSUE FOR SECTION 96 (2)	SA
09/10/15	ISSUE FOR SECTION 96	SA
29/05/15	ISSUE FOR PRELIMINARY	PD
10/05/14	ISSUE FOR DEVELOPMENT APPLICATION	PD
10/05/14	CONVEYANCE COORDINATION	PD
30/05/14	ISSUE FOR PRELIMINARY	PD
10/05/14	ISSUE FOR PRELIMINARY	PD
29/05/14	ISSUE FOR COORDINATION	PD

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	NATURAL VENTILATION
	GROSS FLOOR AREA



19/11/19	ISSUE FOR SECTION 36(2)	NA
19/11/19	ISSUE FOR SECTION 36	NA
20/11/19	ISSUE FOR REVISED CA	PO
22/09/19	ISSUE FOR DEVELOPMENT APPLICATION	PO
12/09/19	CONSULTANTS COORDINATION	PO
30/05/19	ISSUE FOR REVISED FINE-CA	PO
11/02/19	ISSUE FOR FINE-CA	PO
21/06/18	ISSUE FOR COORDINATION	PO
Date	Assessment	By

Drawing Title	Project No.
GFA ROOF TOP TERRACE_H	Prj_0551
Date	Checked
14/12/2011	PD
Drawing No.	Revision
8005	H

Energy Rating Certificate Number 14620129

single-dwelling rating 5.9 stars

multi-unit development (attach listing of ratings)

heating 31.4 MJ/m²

cooling 19.0 MJ/m²

Recessed downlights confirmation ☐ Rated with ☒ Rated without

Assessor Name/Number Manual Besh VIC/BOA/12/1462

Assessor Signature  Date 17/12/2015

WIND FREQUENCY ANALYSIS (in km/h)

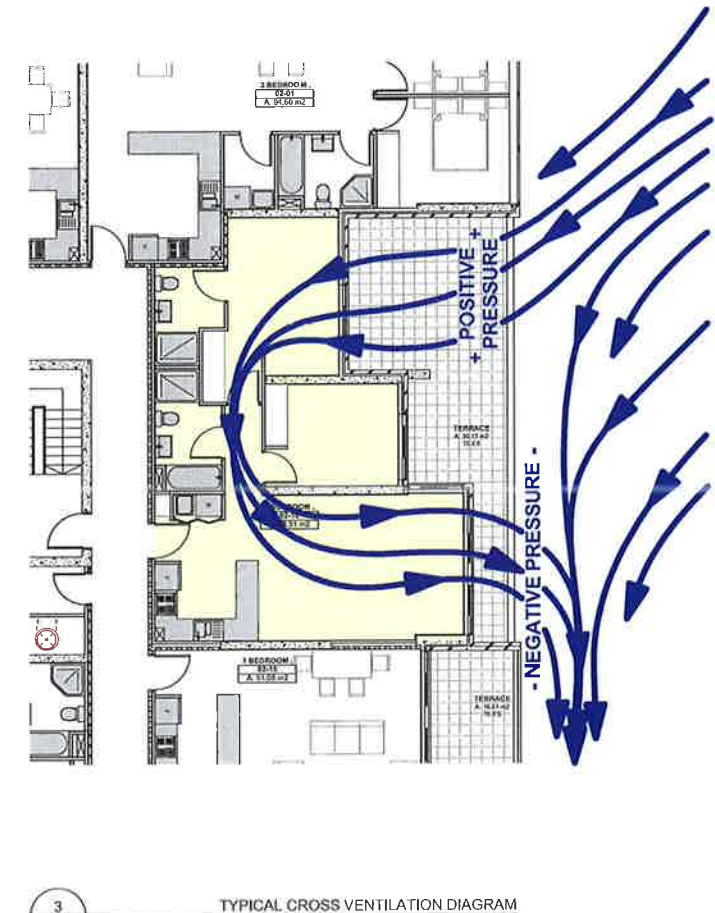
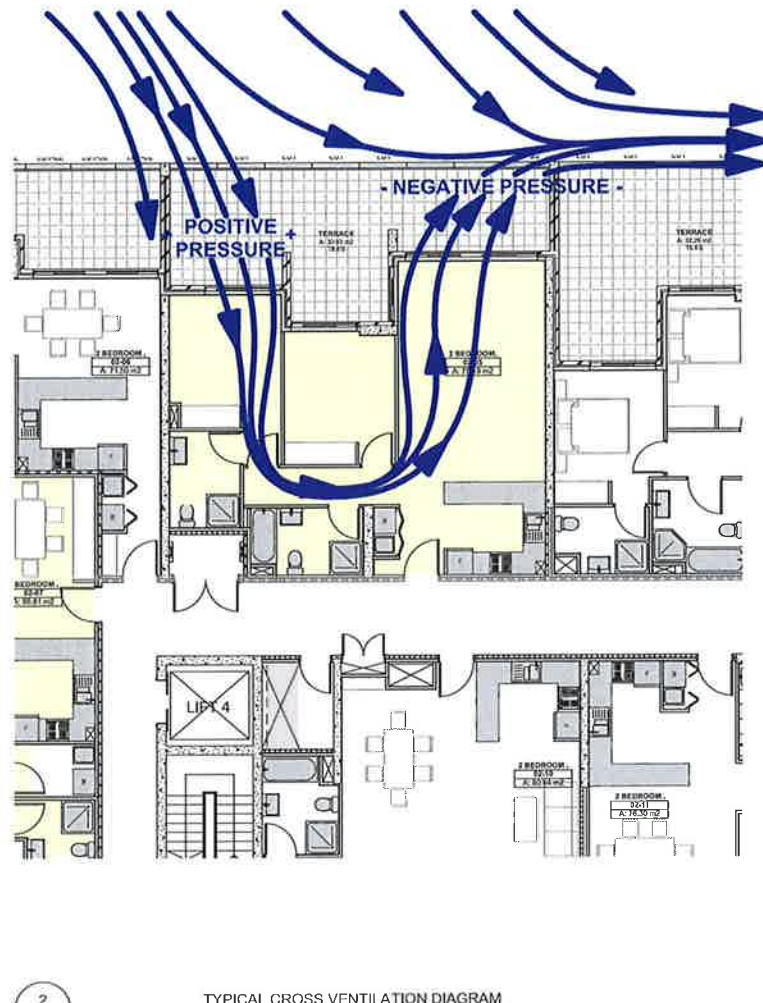
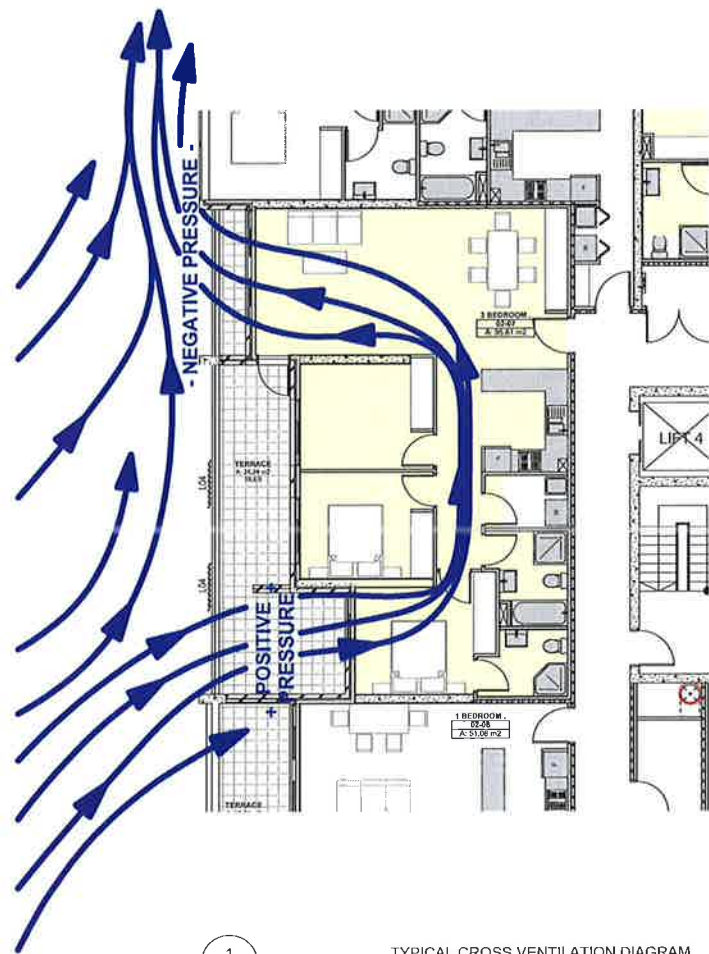
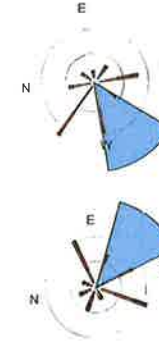
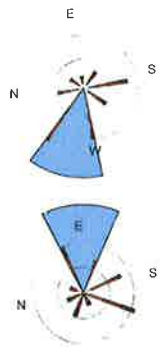
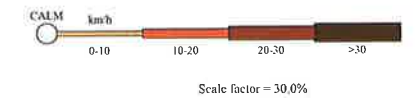
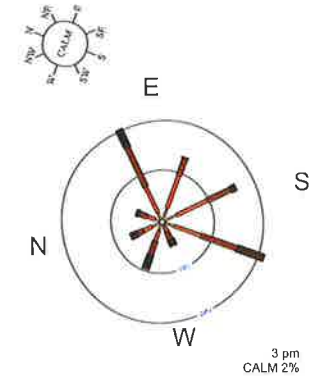
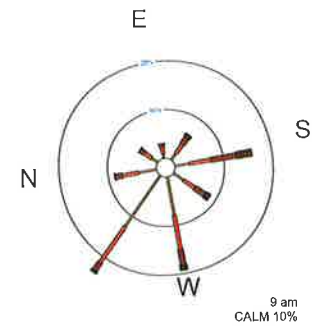
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ISSUE FOR SECTION 96 (2)

1. INCLUDES DESIGN FOR SECTION 96 (2)	ISS1
2. 06/11/15 ISSUE FOR SECTION 96 (2)	ISS2
3. 10/01/16 ISSUE FOR AMENDMENT 1A	ISS3
4. 20/01/16 ISSUE FOR AMENDMENT 1B	ISS4
5. 02/02/16 ISSUE FOR DEVELOPMENT APPLICATION	ISS5
Rev Date Amendment	By

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ALLIANCE
PROJECT GROUP



Client SYDNEY BUILDING CONSTRUCTIONS PTY LTD
Project HOUSE USE DEVELOPMENT
Address 36-41 JOHN STREET LICOMBE NSW 2143

Drawing Title CROSS VENTILATION DIAGRAM_E
Date 16/01/16
Drawing No 8006
Project No Pn_8051
Checked Pn
Revised E