Development Application plans

Summary		11-17 George St	
Site Area		3,395.60 m2	
Unit Mix	Studio	0	0%
	1Bed	21	26%
	1Bed + Study	0	
	2Bed	44	54%
	2Bed + Study	0	
	3Bed	16	20%
	3Bed + Study	0	
	Total	**81**	100%
Carparking		Total	123.00
		Spaces / unit	1.52

Compliance Chart

Control	Requirement		Proposed		Complies	
Floor Space Ratio	NA	MAX		2.01 : 1	NA	
Gross Floor Area (GFA)	NA	MAX		6,933.90 m2	NA	
Building Height	20.00 m	MAX		23.60 m	✓	Refer SEE
Car Parking (DCP)	129	MIN		123.0	✗	
Car Parking (ADG/RMS)	91			123.0	✓	
Motorcycle Parking (1/15units)	5.40	MIN		6.0	✓	
Bicycle Parking	20.25	MIN		25.0	✓	

Solar Access	70%	MIN	58	71.6%	✓	
Cross Ventilation	60%	MIN	56	69.0%	✓	
Adaptable Units	10%	MIN	9	11.1%	✓	
<15 mins Solar Access	15%	MAX	12	14.8%	✓	
Communal Open Space (ADG)	25%	MIN	1,406 m2	41.4%	✓	
Communal Open Space (BDCP2015) 30m2/1bed 40m2/2bed 55m2/3bed.	3,270 m2	MIN	2,564 m2		✗	**75% of requirement acceptable per meeting with planner**
COS in private balconies	30.00%	MAX	1,158 m2	35.4%	✓	
COS on roof	30.00%	MAX	563 m2	17.2%	✗	
COS at ground level	40.00%	MIN	843 m2	25.8%	✗	
Clothes Drying area 20m2 first 10units, 10m2/10units thereafter. Max 60 m2	60 m2	MIN		60 m2	✓	
Deep Soil	10%	MIN	870 m2	25.6%	✓	
Unit Storage (typical)						
1Bed	6 m3	MIN		6 m3	✓	
2Bed	8 m3	MIN		8 m3	✓	
3Bed	10 m3	MIN		10 m3	✓	

Notes:

2. Commercial carparking N/A

3. Bicycle spaces are calculated for Residents at a rate of 20% of units and Visitors 5% of units. Commercial at a rate of 3% of staff and Visitors 5% of staff using 'NSW Planning Guidelines Walking and Cycling'

Detailed Calculations

Gross Floor Areas	Commercial	Residential
Basement 2		
Basement 1		
Lower Ground Level		682.20 m2
Upper Ground Level		1,122.80 m2
Level 1		1,230.00 m2
Level 2		1,230.00 m2
Level 3		1,092.30 m2
Level 4		1,092.30 m2
Level 5		484.30 m2
	0.00 m2	6,933.90 m2
Total		6,933.90 m2

Commercial NUFS (inc amenities)	Retail	Office	Café
	0.00 m2	0.00 m2	0.00 m2
			0.00 m2

Units	Studio		1Bed		1Bed + Study		2Bed		2+ Bed + Study		3Bed		3Bed + Study		TOTAL (units per floor)
Basement 2															
Basement 1															
Lower Ground Level			3				3				2				8
Upper Ground Level			4				7				2				13
Level 1			2				9				3				14
Level 2			2				9				3				14
Level 3			4				7				2				13
Level 4			4				7				2				13
Level 5			2				2				2				6
	0		21		0		44		0		16		0		
	0.0%		25.9%				54.3%				19.8%				
Total Units															81
of which are Adaptable															9

Carparking	Required		Provided
	Commercial	Residential	Provided
Basement 2	0.00	0.00	59.00
Basement 1	0.00	0.00	56.00
Lower Ground Level	0.00	10.00	8.00
Upper Ground Level	0.00	15.00	
Level 1	0.00	17.00	
Level 2	0.00	17.00	
Level 3	0.00	15.00	
Level 4	0.00	15.00	
Level 5	0.00	8.00	
SubTotal	0.00	97.00	
Visitors	0.00	32.40	
Total		129.40	123.00
of which are accessible			10

Bicycles			
Subtotal	16.20	0.00	
Visitors	4.05	0.00	
Total		20.25	25.00

ADG	Solar Access (>2 hrs)	Cross Ventilated	<15 min solar
Basement 2	3	6	4
Basement 1	9	8	3
Lower Ground Level	9	8	3
Upper Ground Level	9	8	1
Level 1	9	8	1
Level 2	13	8	0
Level 3	6	5	0
Level 4	58	51	12
Level 5	71.60%	62.96%	14.81%

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	[illegible]
M	ISSUE FOR DA AMENDMENTS	[illegible]
L	DA AMENDMENTS	[illegible]
K	DA AMENDMENTS	[illegible]
J	FOR INFORMATION	[illegible]

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS
11-17 GEORGE ST,
SEVEN HILLS

URBAN LINK
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Nominated Architect Adel Bounthem Reg no 8001 | Youssef El Khawaja Reg no 8933 | Nicolas Toulos Reg no 9336

Drawing title

COVER SHEET

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J. Checked T.J

Scale 1:200
@ A2 sheet size

Project number 16-032 Drawing number A-0001 Revision M

Status

DEVELOPMENT APPLICATION

SITE ANALYSIS
SCALE 1:500

STREETSCAPE
SCALE 1:250

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/06/2018
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/05/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	18/04/2017

Client

NEW ISLAND APARTMENTS

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Project

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Nominated Architects: Zaid Bennettum Reg no 6356 | Youssef El Khawaja Reg no 8933 | Moshe Tsukas Reg no 6336

Drawing title

SITE ANALYSIS

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn
M.B, L.J.

Checked
T.J

Scale
1:200
@ A2 sheet size

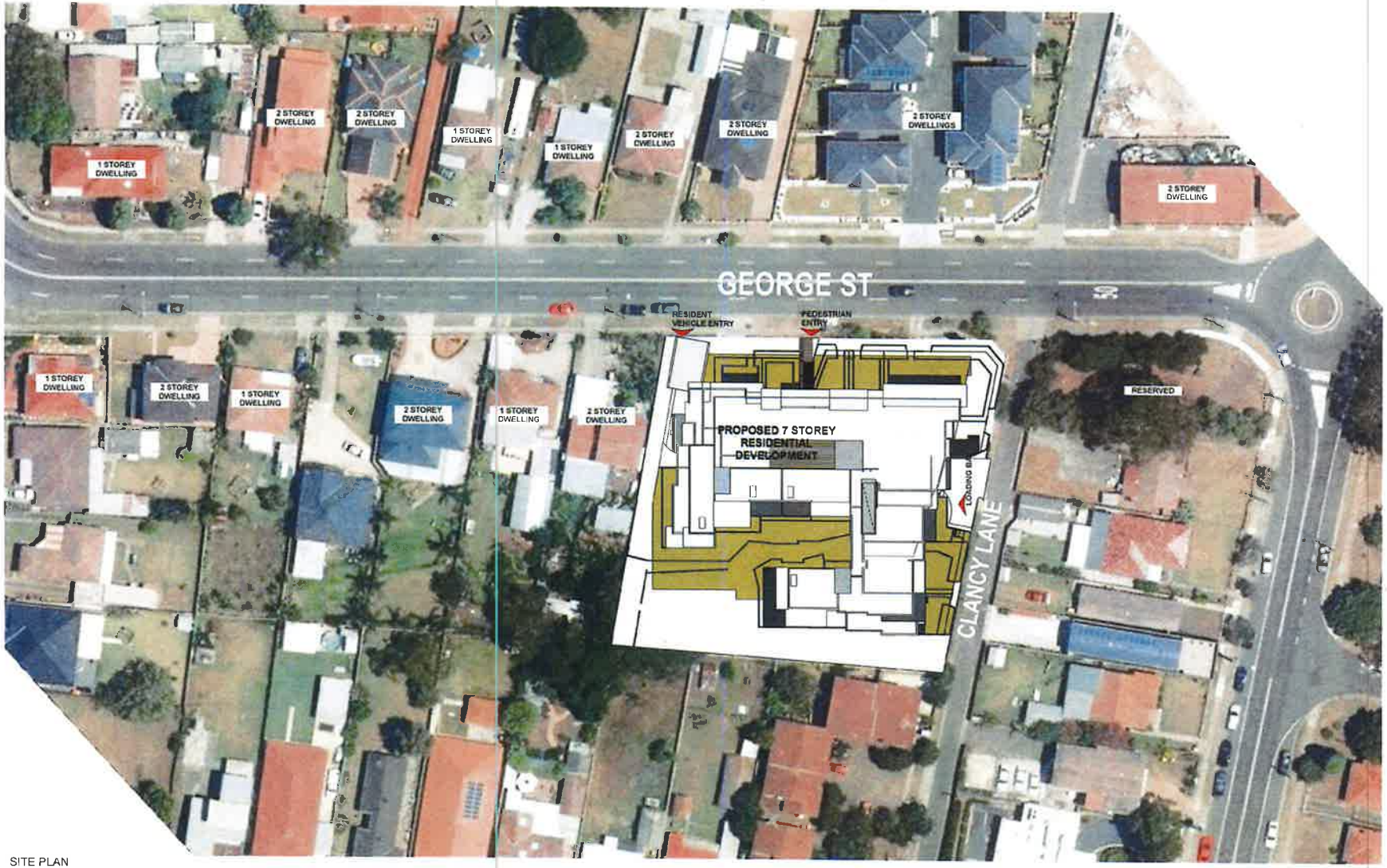
Project number
16-032

Drawing number
A-0501

Revision
M

Status

DEVELOPMENT APPLICATION



SITE PLAN

SCALE 1:500

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2016
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	03/04/2017
K	DA AMENDMENTS	25/04/2017
J	FOR INFORMATION	19/04/2017

Client

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Nominated Architects: Zad Bounthem Reg no 6606 | Youssef El Khawaja Reg no 8933 | Nicolas Fouzea Reg no 9126

Drawing title

SITE PLAN

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-1001

Revision M

Status

DEVELOPMENT APPLICATION

21ST JUNE 9AM - SHADOW DIAGRAM

SCALE 1:1000

21ST JUNE 10AM - SHADOW DIAGRAM

SCALE 1:1000

21ST JUNE 11AM - SHADOW DIAGRAM

SCALE 1:1000

21ST JUNE 12PM - SHADOW DIAGRAM

SCALE 1:1000

LEGEND:

PRIVATE OPEN SPACE OUTLINE OF NEIGHBOURING RESIDENTS

EXTENT OF COMMUNAL OPEN SPACE AREA ACHIEVING 2 HOURS SOLAR ACCESS

COMMUNAL OPEN SPACE SOLAR ACCESS:

SITE AREA: 3395.6m²

REQUIREMENT:

COMMUNAL OPEN SPACE MINIMUM (ADG 25%):	848.9m²
COMMUNAL OPEN SPACE MINIMUM (DCP):	2607m²

PROPOSED:

COMMUNAL OPEN SPACE (ADG):	1403m²(41.4%)
COMMUNAL OPEN SPACE (DCP):	2607m²

TOTAL COMMUNAL OPEN SPACE AREA ACHIEVING 2 HOURS SOLAR ACCESS:

ACCORDING TO ADG PROPOSED COS:	703.4m² (50%)
ACCORDING TO DCP COS:	703.4m² (27%)

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2016
M	ISSUE FOR DA AMENDMENT	06/03/2017
L	DA AMENDMENT 8	02/02/2017
K	DA AMENDMENT 6	20/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

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Nominated Architects: Zeid Boumelham Reg no 6908 |
Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 8338

Drawing title

SUN SHADOW DIAGRAMS 1

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200
@ A2 sheet size

Project number 16-032

Drawing number A-1002A

Revision M

Status

DEVELOPMENT APPLICATION

21ST JUNE 1PM - SHADOW DIAGRAM

SCALE 1:1000

21ST JUNE 2PM - SHADOW DIAGRAM

SCALE 1:1000

21ST JUNE 3PM - SHADOW DIAGRAM

SCALE 1:1000

LEGEND:

PRIVATE OPEN SPACE OUTLINE OF NEIGHBOURING RESIDENTS

EXTENT OF COMMUNAL OPEN SPACE AREA ACHIEVING 2 HOURS SOLAR ACCESS IN WINTER

COMMUNAL OPEN SPACE SOLAR ACCESS:

SITE AREA: 3395.6m²

REQUIREMENT:

COMMUNAL OPEN SPACE MINIMUM (ADG 25%):	848.9m²
COMMUNAL OPEN SPACE MINIMUM (DCP):	2607m²

PROPOSED:

COMMUNAL OPEN SPACE (ADG):	1403m²(41.4%)
COMMUNAL OPEN SPACE (DCP):	2607m²

TOTAL COMMUNAL OPEN SPACE AREA ACHIEVING 2 HOURS SOLAR ACCESS:

ACCORDING TO ADG PROPOSED COS:	703.4m² (50%)
ACCORDING TO DCP COS:	703.4m² (27%)

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

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Project

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Nominated Architects: Zaid Bourekhem Reg no 8508 | Youssef El Khawaja Reg no 8933 | Nicolas Tsubis Reg no 6336

Drawing title

SUN SHADOW DIAGRAMS 2

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn

M.B, L.J.

Checked

TJ

Scale

1:200

@ A2 sheet size

Project number

16-032

Drawing number

A-1002B

Revision

M

Status

DEVELOPMENT APPLICATION

21ST MARCH 9AM - SHADOW DIAGRAM

SCALE 1:1000

21ST MARCH 10AM - SHADOW DIAGRAM

SCALE 1:1000

21ST MARCH 11AM - SHADOW DIAGRAM

SCALE 1:1000

21ST MARCH 12PM - SHADOW DIAGRAM

SCALE 1:1000

LEGEND:

PRIVATE OPEN SPACE OUTLINE OF NEIGHBOURING RESIDENTS

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	06/03/2017
L	DA AMENDMENTS	03/04/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	16/04/2017

Client

NEW ISLAND APARTMENTS

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Project

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Nominated Architects. Ziad Bouzeidane Reg no 6046 | Nicolas Tsoukis Reg no 6336
Youssef El Khawaja Reg no 8933

Drawing title

SUN SHADOW DIAGRAMS 3

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn

M.B, L.J.

Checked

T.J

Scale

1:200
@ A2 sheet size

Project number

16-032

Drawing number

A-1002C

Revision

M

Status

DEVELOPMENT APPLICATION

[redacted]

21ST MARCH 1PM - SHADOW DIAGRAM

SCALE 1:1000

21ST MARCH 2PM - SHADOW DIAGRAM

SCALE 1:1000

21ST MARCH 3PM - SHADOW DIAGRAM

SCALE 1:1000

LEGEND:

PRIVATE OPEN SPACE OUTLINE OF NEIGHBOURING RESIDENTS

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/03/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	03/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

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Nominated Architects Ziad Bourmatham Reg no 6008 | Youssef El Khawaja Reg no 8933 | Nicolas Tadjie Reg no 8326

Drawing title

SUN SHADOW DIAGRAMS 4

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

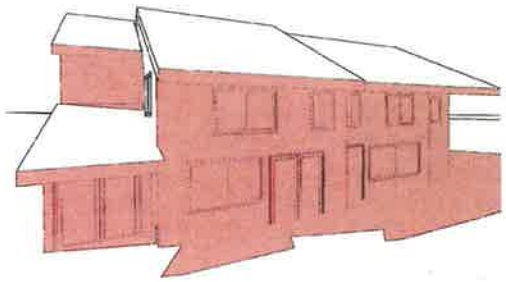
Project number 16-032

Drawing number A-1002D

Revision M

Status

DEVELOPMENT APPLICATION



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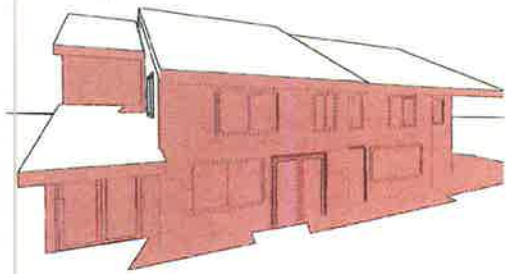

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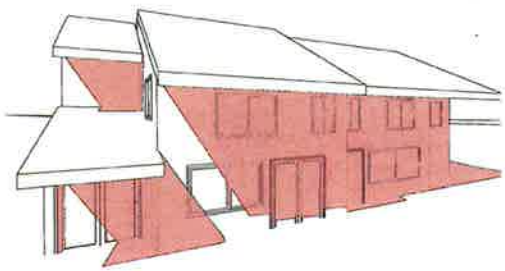

3 8 WILLIAM ST - 21ST MARCH 11AM
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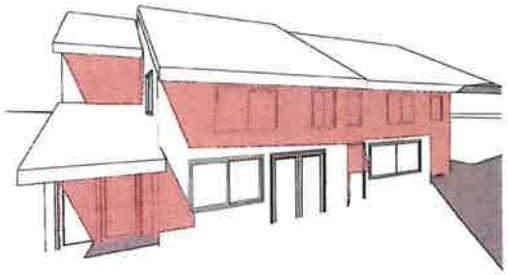

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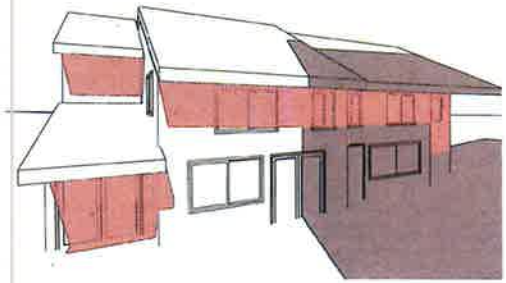

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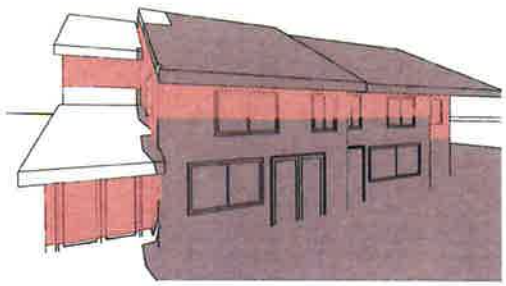

7 8 WILLIAM ST - 21ST MARCH 02PM
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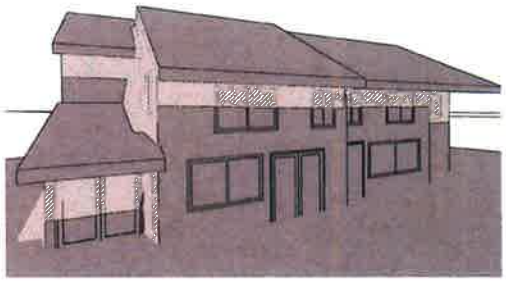

6 8 WILLIAM ST - 21ST MARCH 03PM
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EXISTING SHADOWS

PROPOSED SHADOWS

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	[illegible]
L	DA AMENDMENTS	[illegible]
K	DA AMENDMENTS	[illegible]
J	FOR INFORMATION	[illegible]

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

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Nominated Architects: Zaid Ramadhan Reg no 8936 | Youssef El Khawaja Reg no 8933 | Nicolas Trubia Reg no 8936

Drawing title

SUN SHADOW FOR 21ST MARCH - 8 WILLIAM ST

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn
M.B, L.J.

Checked
T.J

Scale
1:200
@ A2 sheet size

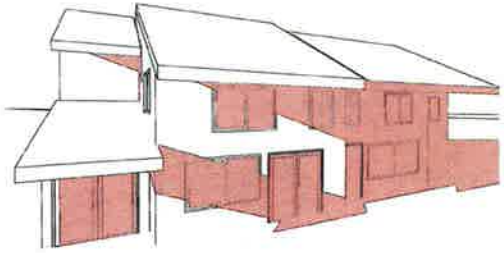
Project number
16-032

Drawing number
A-1003

Revision
M

Status

DEVELOPMENT APPLICATION



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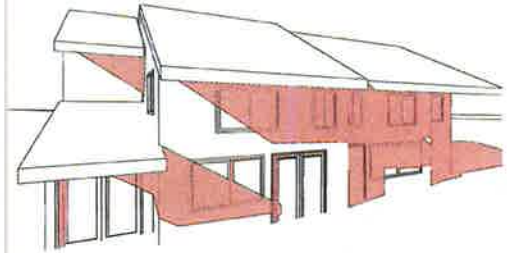

2 8 WILLIAM ST - 21ST JUNE 10AM
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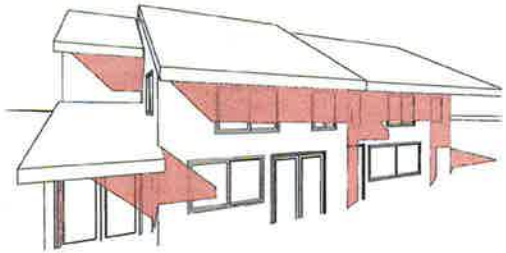

3 8 WILLIAM ST - 21ST JUNE 11AM
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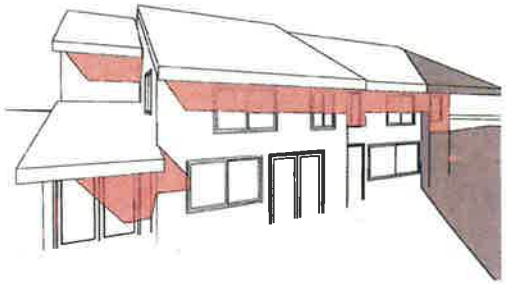

4 8 WILLIAM ST - 21ST JUNE 12PM
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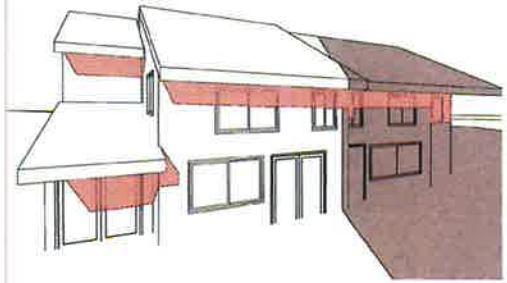

5 8 WILLIAM ST - 21ST JUNE 01PM
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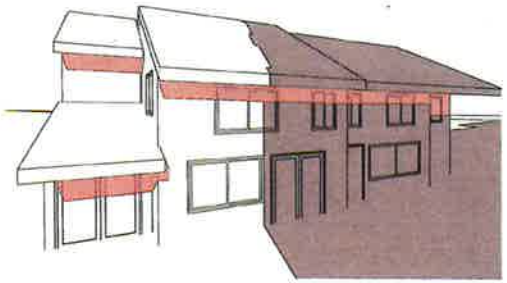

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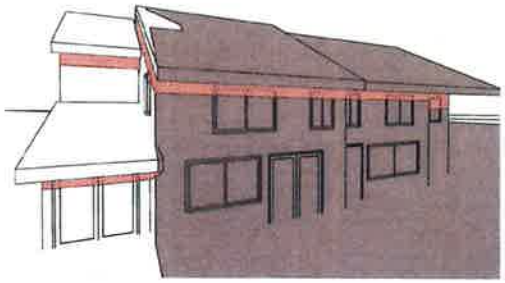

7 8 WILLIAM ST - 21ST JUNE 03PM
SCALE 1:500

EXISTING SHADOWS

PROPOSED SHADOWS

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

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RESIDENTIAL APARTMENTS
11-17 GEORGE ST ,
SEVEN HILLS

URBAN LINK
architecture
L 10, 11 - 15 Deane Street, Burwood NSW 2134
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Nominated Architects Zlatko Bourashev Reg no 8908 | Youssef El Khawaja Reg no 8933 | Nicolas Tobias Reg no 6036

Drawing title

SUN SHADOW FOR 21ST JUNE - 8 WILLIAM ST

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.
Checked T.J

Scale
1:200
@ A2 sheet size

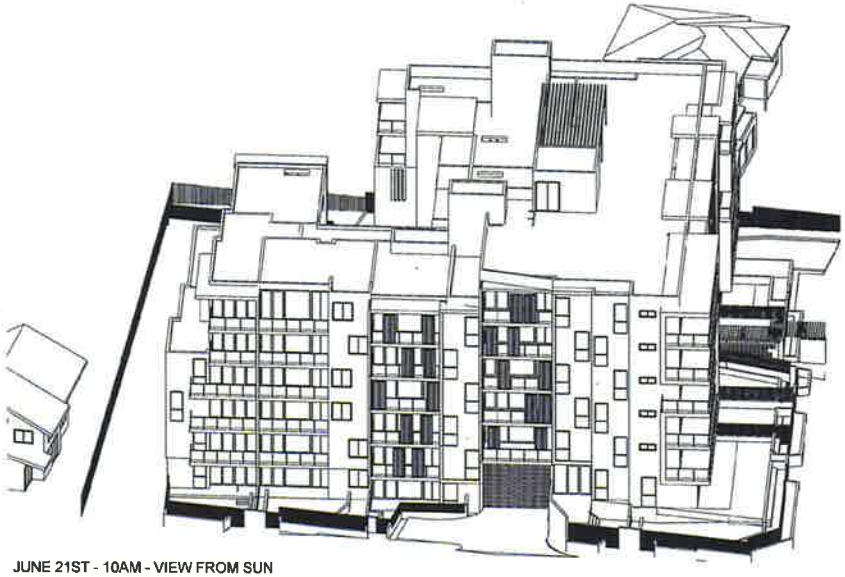
Project number 16-032
Drawing number A-1004
Revision M

Status

DEVELOPMENT APPLICATION

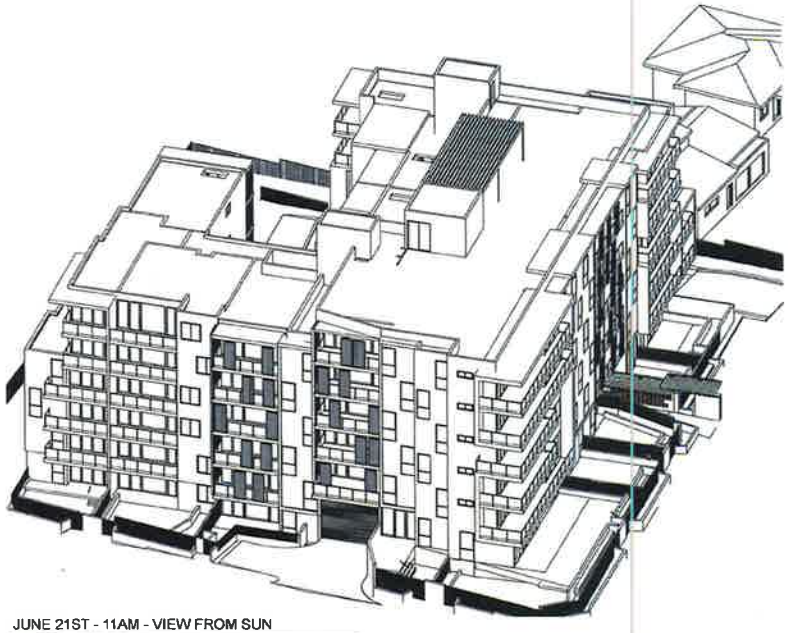
JUNE 21ST - 9AM - VIEW FROM SUN

SCALE 1:350



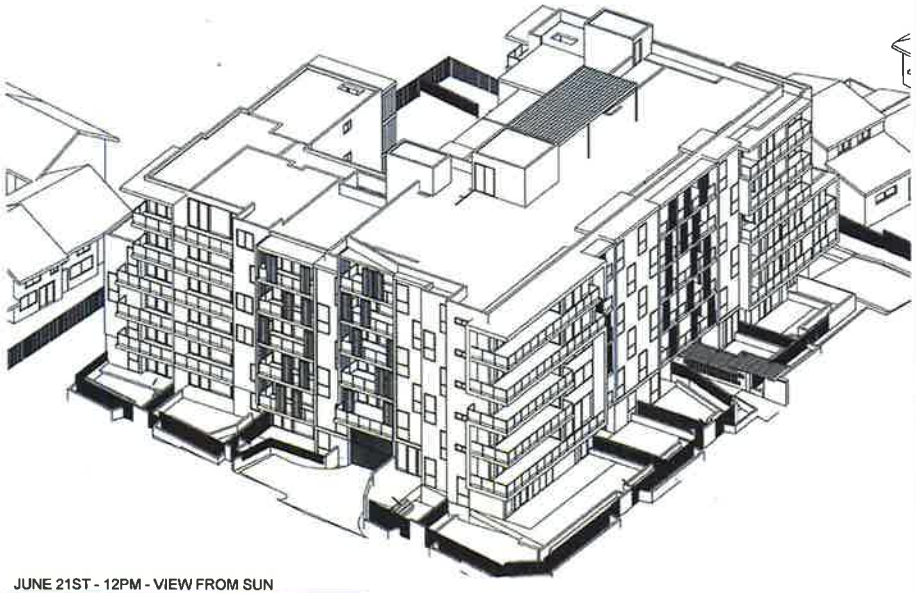
JUNE 21ST - 10AM - VIEW FROM SUN

SCALE 1:350



JUNE 21ST - 11AM - VIEW FROM SUN

SCALE 1:350



JUNE 21ST - 12PM - VIEW FROM SUN

SCALE 1:350

Issue	Amendment	Date
A	ISSUE FOR DA AMENDMENT	27/05/2019

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST
SEVEN HILLS

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p r e s e n t a t i o n s
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Nominated Architects: Ziad Boumelhem Reg no 6036 | Youssef El Khawaja Reg no 8933 | Nicolas Tsalos Reg no 9138

Drawing title

VIEWS FROM SUN 1

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

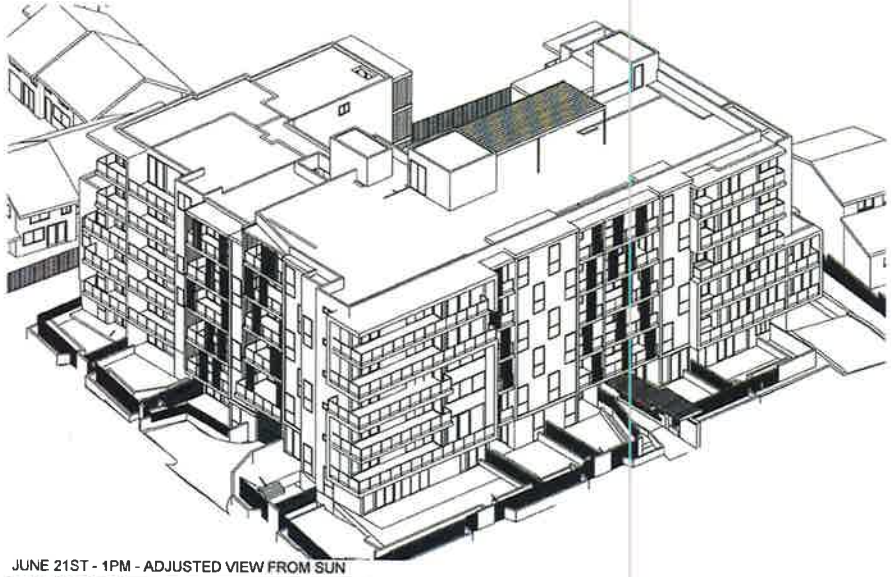
Project number 16-032

Drawing number A-1005

Revision M

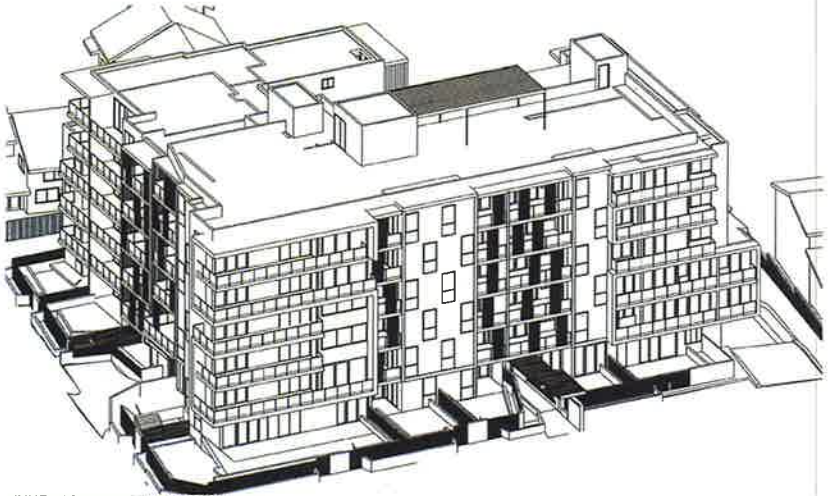
Status

DEVELOPMENT APPLICATION



JUNE 21ST - 1PM - ADJUSTED VIEW FROM SUN

SCALE 1:350



JUNE 21ST - 2PM - VIEW FROM SUN

SCALE 1:350

JUNE 21ST - 3PM - VIEW FROM SUN

SCALE 1:350

Issue	Amendment	Date
A	ISSUE FOR DA/NEIGHBOUR	27/05/2016

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
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Nominated Architects Zaid Bensalem Reg no 6098 | Youssef El Khawaja Reg no 8933 | Nicolas Traulos Reg no 9326

Drawing title

VIEWS FROM SUN 2

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

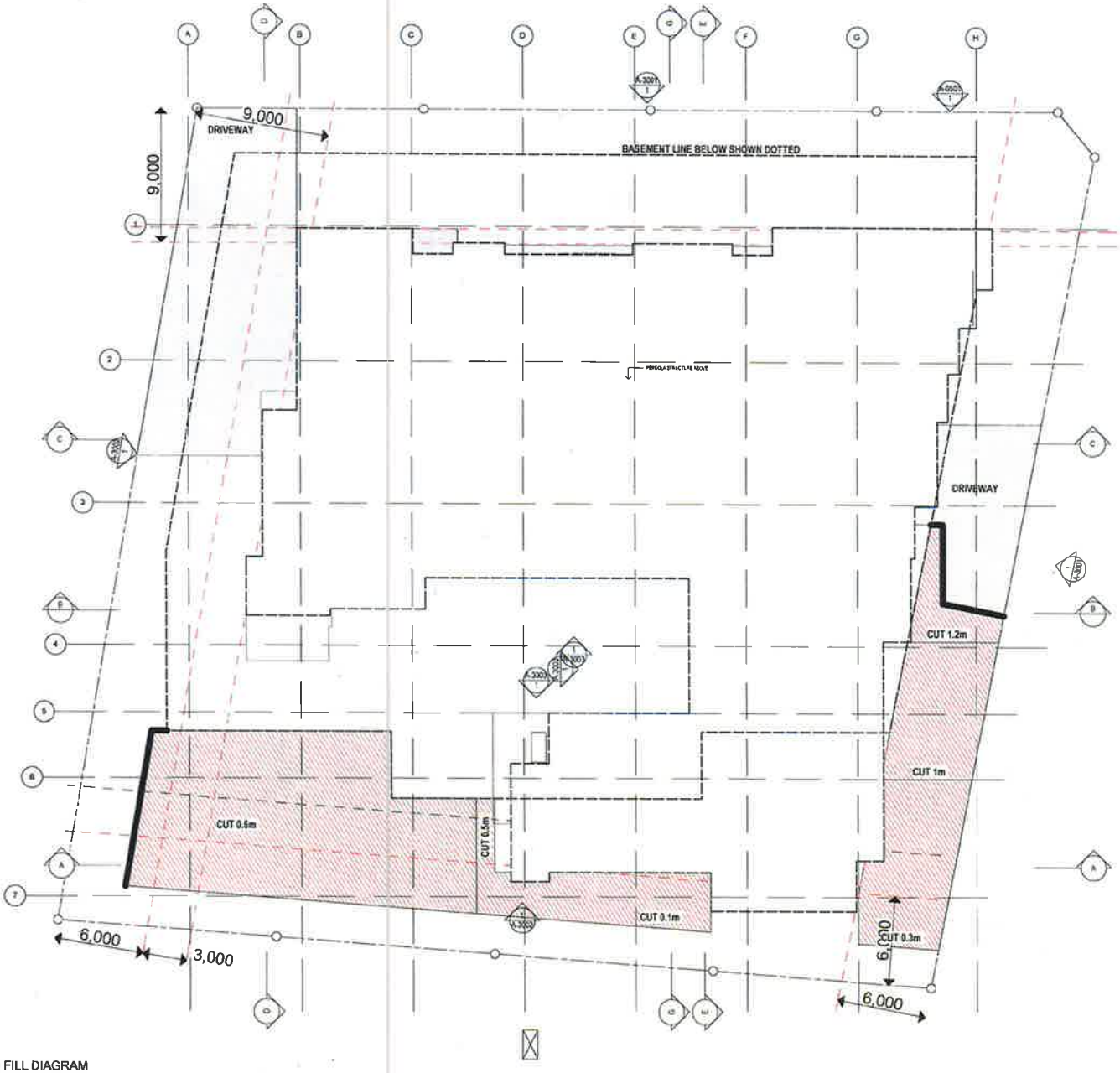
Project number 16-032

Drawing number A-1006

Revision M

Status

DEVELOPMENT APPLICATION



CUT AND FILL DIAGRAM

SCALE 1:200

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST ,
SEVEN HILLS

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Nominated Architects Zaid Ramadhan Reg no 6068 | Youssef El Khawaja Reg no 6931 | Nicolas Toubia Reg no 6336

Drawing title

CUT AND FILL DIAGRAM

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

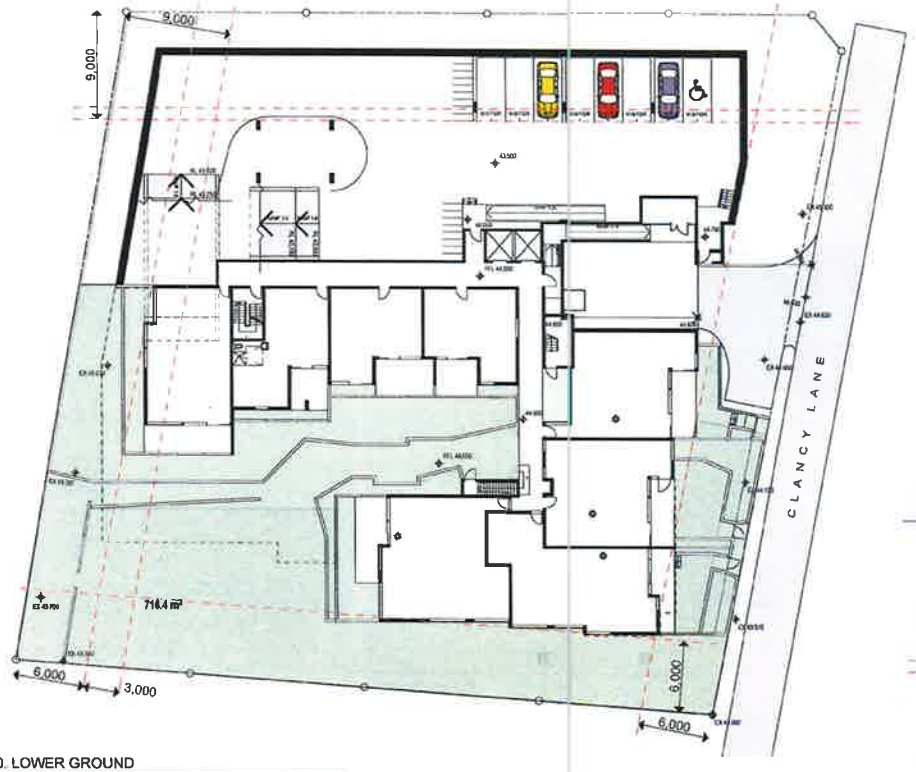
Project number 16-032

Drawing number A-1201

Revision M

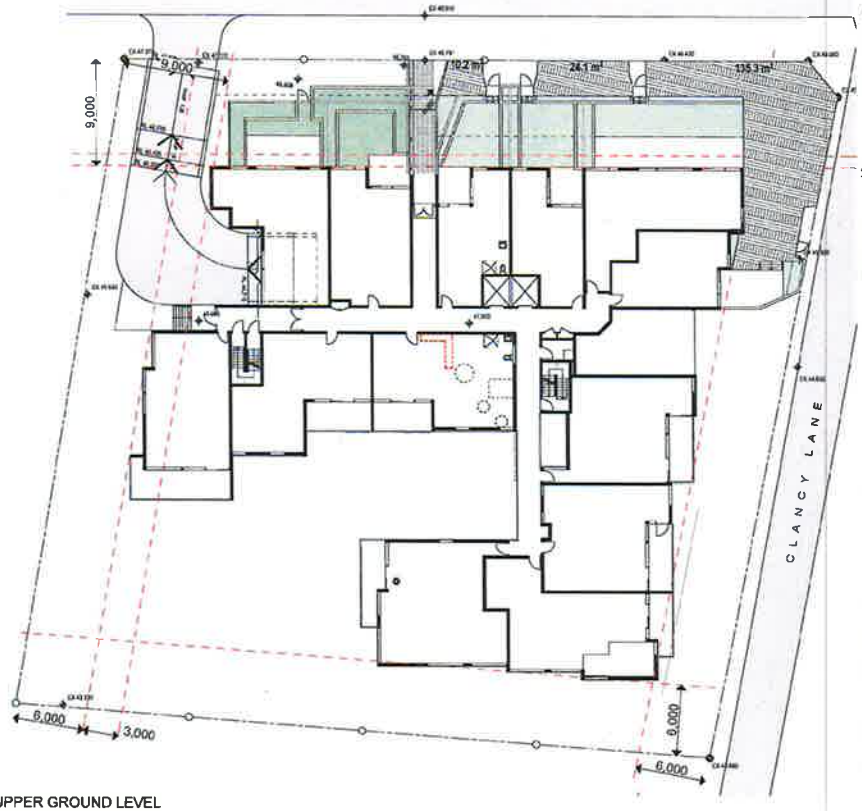
Status

DEVELOPMENT APPLICATION



0. LOWER GROUND

SCALE 1:300



1. UPPER GROUND LEVEL

SCALE 1:300

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	13/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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SEVEN HILLS

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Nominated Architects. Zaid Bourekhas Reg no 6906 | Youssef El Khawaja Reg no 8933 | Nicolas Tsoka Reg no 6334

Drawing title

DEEP SOIL DIAGRAM

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-1202

Revision M

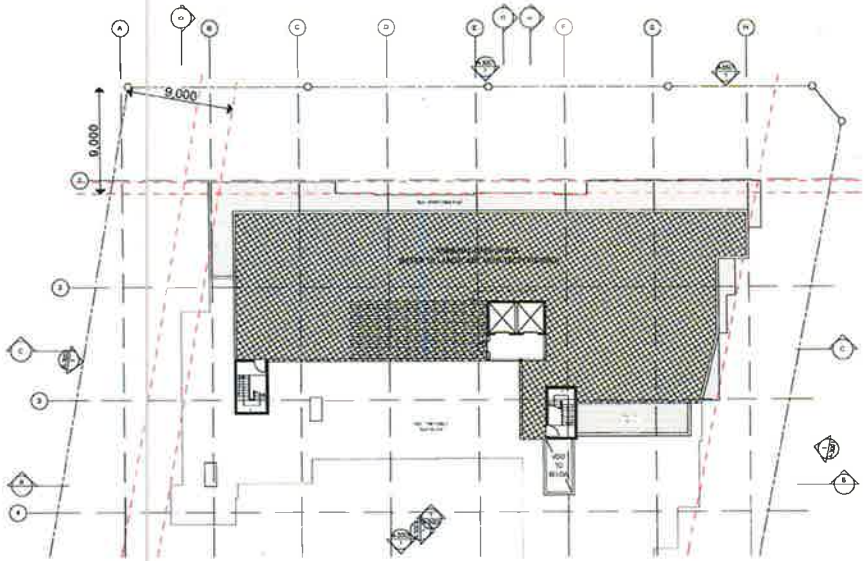
Status

DEVELOPMENT APPLICATION

LOWER GROUND

SCALE 1:300

REFER TO DRAWINGS;
A-1002A SUN SHADOW DIAGRAMS 1 &
A-1002A SUN SHADOW DIAGRAMS 1
FOR COS SOLAR ACCESS



ROOF

SCALE 1:300

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	[illegible]
M	ISSUE FOR DA AMENDMENT	[illegible]
L	DA AMENDMENTS	[illegible]
K	DA AMENDMENTS	[illegible]
J	FOR INFORMATION	[illegible]

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST,
SEVEN HILLS

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architecture
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Nominated Architects Zeid Bourkhan Reg no 6908 | Youssef El Khawaja Reg no 8933 | Nicolas Tsolos Reg no 9326

Drawing title

COMMUNAL OPEN SPACE CALCULATIONS

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn
M.B, L.J.

Checked
T.J

Scale
1:200
@ A2 sheet size

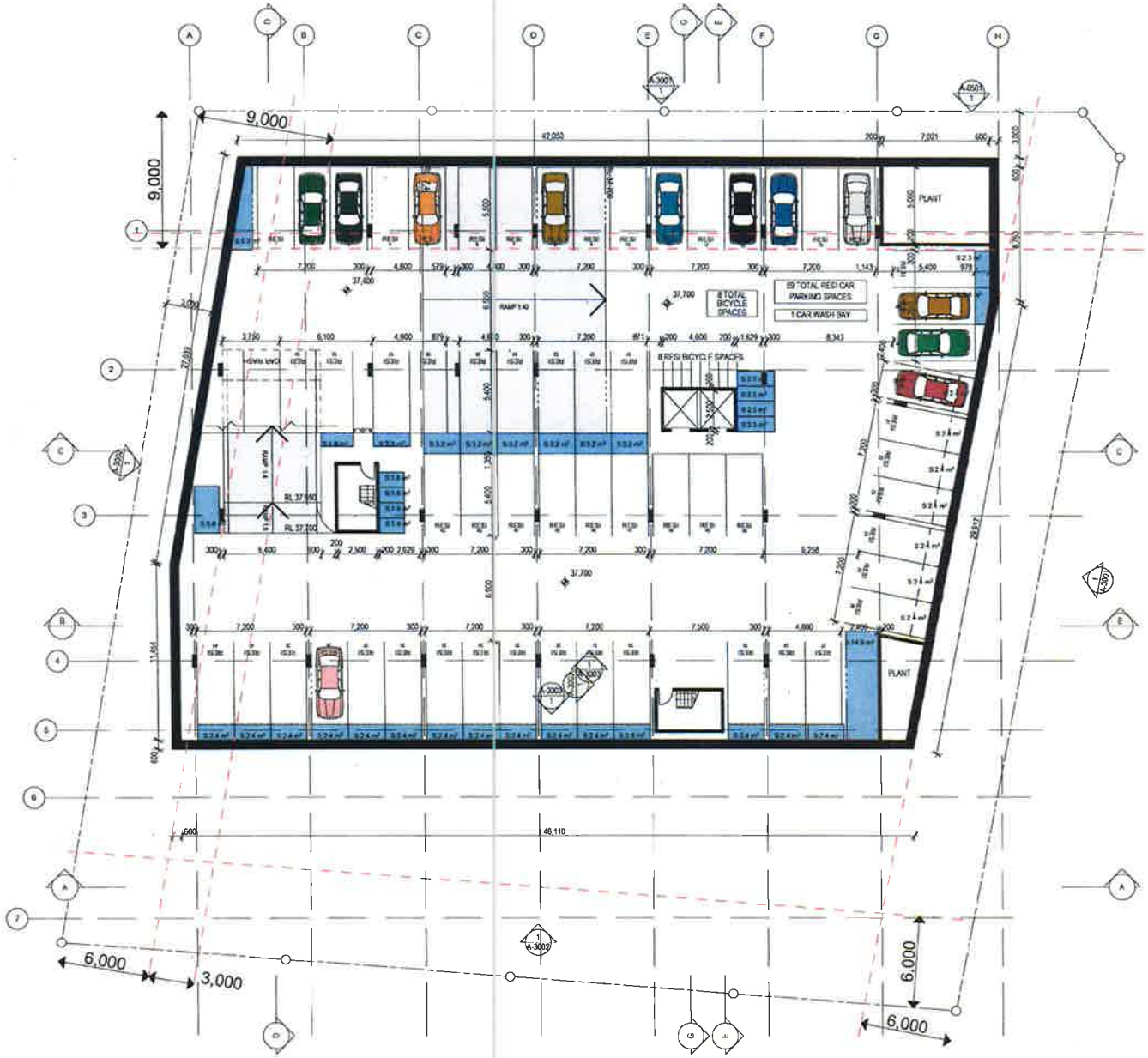
Project number
16-032

Drawing number
A-1203

Revision
M

Status

DEVELOPMENT APPLICATION



Energy Rating

Certificate Number 1165267Z

Average star rating 6 stars

[X] multi-unit development

Rational Australia certification [X] Rated with [ ] Rated where

Assessor Name/Number Thomas Rock EC/DMH/1/0/1/0

Assessor Signature ..... Date 29/04/16

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads 9 stars(4.5 litres/minute)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: individual Gas instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX *Natural lighting: As per BASIX*			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit L02T	U-value 6.67 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit L02T only	U-value 4.70 or less and SHGC of 0.62 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights (if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceilings)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/02/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST ,
SEVEN HILLS

URBAN LINK
L 10, 11 - 15 Deane Street, Burwood NSW 2134
PO BOX 2223 Burwood North NSW 2134
Phone (02) 9745 2014 Fax (02) 9745 0584
Email info@urbanlink.com.au

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Nominated Architects Zaid Bourekhes Reg no 8006 | Youssef El Khawaja Reg no 8933 | Nicolas Tsoiles Reg no 6336

Drawing title

BASEMENT 02

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

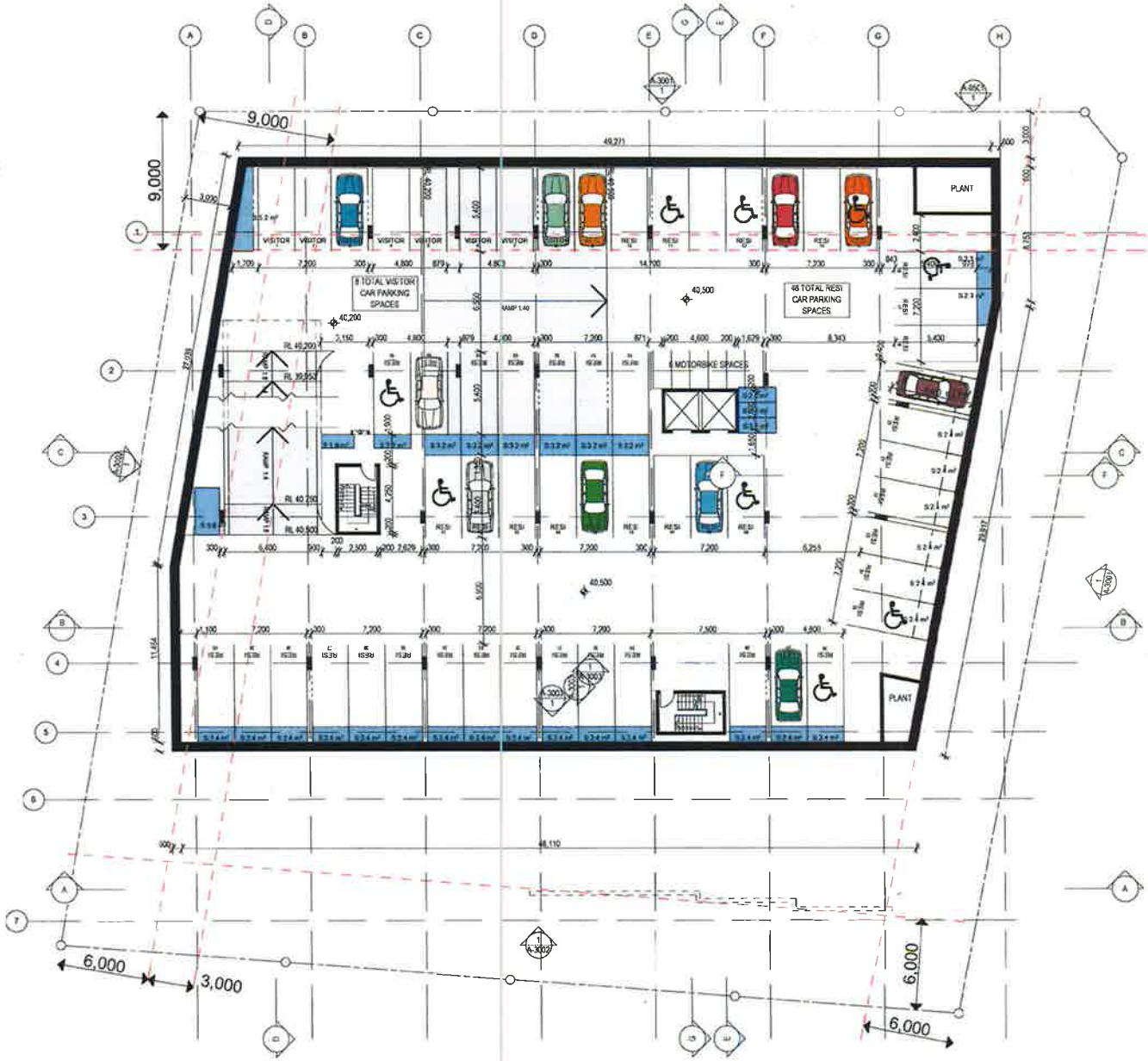
Drawn M.B, L.J. Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032 Drawing number A-2001 Revision M

Status

DEVELOPMENT APPLICATION



Energy Rating

Certificate Number 1668287 17

Average star rating 6 stars

☒ multi-unit development

Exceed footprint parking spaces ☒ Rated well ☐ Rated poorly

Assessor Name/Number Thomas Rock HNC BSBCA 5 (7 stars)

Assessor Signature ..... Date 29/10/16

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star		4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas instantaneous - 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit 1007	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit 1007 only	U value 4.70 or less and SHGC of 0.63 +/- 10%

Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no bat of insulation required to be calculated as the concrete roof is insulated (not the ceiling)
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DAAMENDMENT	27/05/2019
M	ISSUE FOR DAAMENDMENT	05/07/2017
L	DAAMENDMENTS	02/06/2017
K	DAAMENDMENTS	28/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS
11-17 GEORGE ST
SEVEN HILLS

URBAN LINK
architects
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Email info@urbanlink.com.au

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Nominated Architects Zaid Bourekham Reg no 6088 | Youssef El Khawaja Reg no 8933 | Nicolas Tsaba Reg no 6336

Drawing title

BASEMENT 01

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

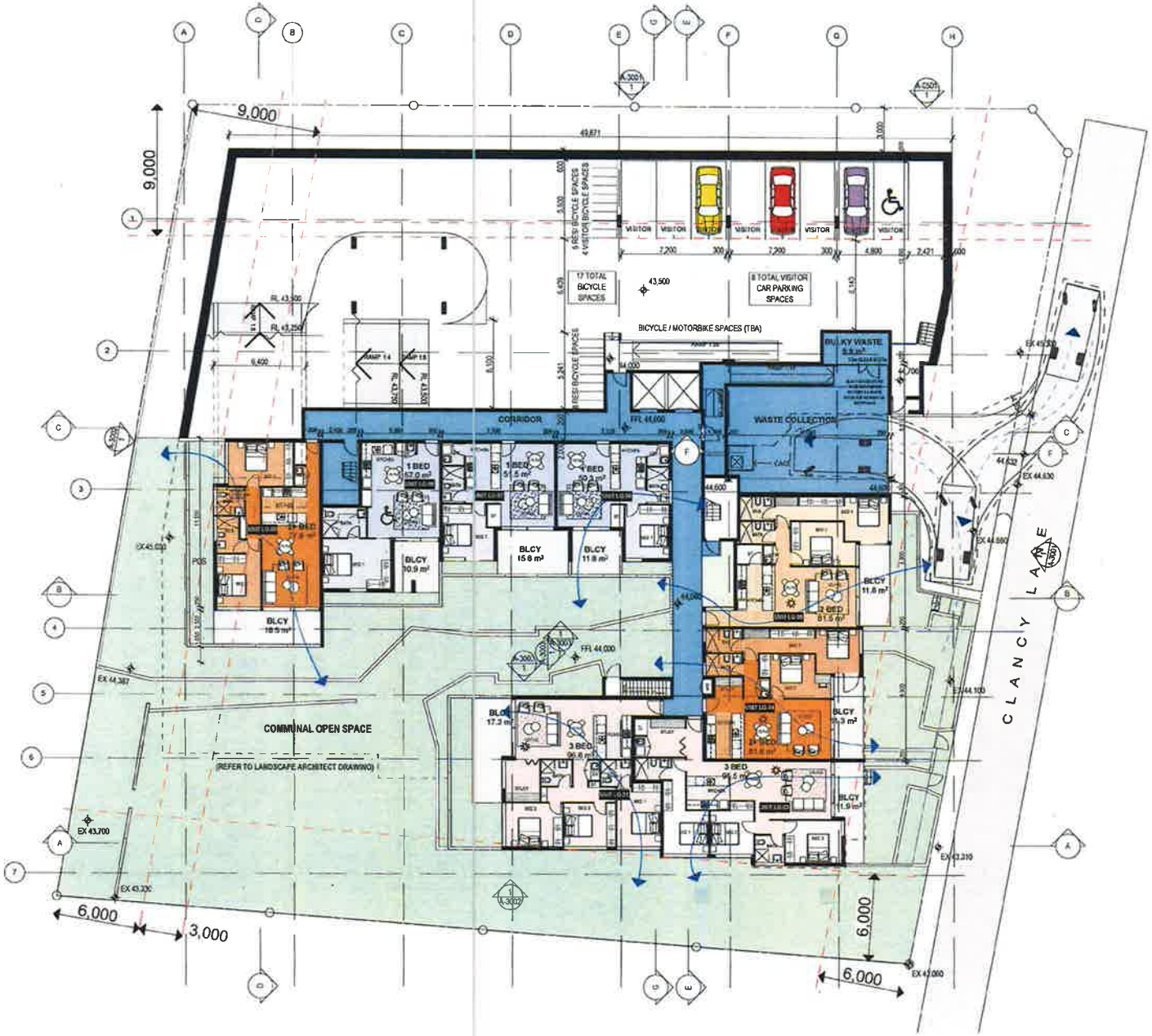
Drawn M.B, L.J.
Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032
Drawing number A-2002
Revision M

Status

DEVELOPMENT APPLICATION



Energy Rating

Certificate Number 1458707

Average star rating 0 stars

☒ multi-unit dwelling/s/s

Business daylight confirmation ☒ Rated with ☐ Rated without

Assessor Name/Number Thomas Rule MEASNW1 (2016)

Assessor Signature ..... Date 28/08/18

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 stars (>6 but ≤7.5 L/min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for reuse, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas instantaneous - 3.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-cond/heating 3 Phase - EER 3.5 - 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase - EER 3.5 - 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – LS	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R2.0 Bulk Insulation to suspended floor of Unit 2.11
Windows	Aluminium framed, single glazed clear - except unit LG07	U value 6.37 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E door to Unit LG07 only	U value 4.78 or less and SHGC of 0.62 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
SEVEN HILLS

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Nominated Architects Zaid Baumann Reg no 8008 | Youssef El Khawaja Reg no 8933 | Nicolas Tsolos Reg no 6336

Drawing title

LOWER GROUND LEVEL

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-2003

Revision M

Status

DEVELOPMENT APPLICATION

ACHIEVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHIEVES CROSS VENTILATION

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(4.5 lpm@3bar)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous - 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air conditioning 3 Phase - EER 3.5 - 3.0 - Zoned			
	Heating system: air conditioning 3 Phase - EER 3.5 - 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick veneer	R2.0 Bulk insulation to external walls
Internal walls within units	Plasterboard on stud	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk insulation
Top Floor Roof	Concrete	R2.5 Bulk insulation
Floors	Concrete	R1.0 Bulk insulation to suspended floor of Uo-0.1.11
Windows	Aluminium framed, single glazed clear - except unit L607	U value 5.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit L607 only	U value 4.70 or less and SHGC of 0.63 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be excavated as the concrete roof is insulated (not the ceilings)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating
Certificate Number 14692177
Average Star Rating 6 star
[x] as-built development
Assessor name/number Thomas Rule VIC/BDAV/121408
Assessor Signature Date 29/9/16

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/09/2016
M	ISSUE FOR DA AMENDMENT	06/03/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project
RESIDENTIAL APARTMENTS
11-17 GEORGE ST .
SEVEN HILLS

URBAN LINK
architecture
L 10, 11 - 15 Deane Street, Burwood NSW 2134
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Nominated Architects Zaid Ibrahim Reg no 6808 | Youssef El Khawaja Reg no 8933 | Nicolas Tsoras Reg no 8336

Drawing title
UPPER GROUND LEVEL

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.
Checked T.J
Scale 1:200 @ A2 sheet size

Project number 16-032
Drawing number A-2004
Revision M

Status
DEVELOPMENT APPLICATION

ACHEIVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHEIVES CROSS VENTILATION

Energy Rating

Certificate Number: 1404287 /

Average star rating: 6 stars

☒ multi-unit development

Assessed in accordance with: ☒ Rated sec. ☐ Rated versus

Assessor digital signature: Thermal Rock NATHERS Software

Assessor Signature: ..... Date: 29/4/16

BASIX COMMITMENTS NOTES

* READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 Star(+) Aerodisc	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous – 3.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L1	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed door - except unit 1607	U value 5.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E door to Unit 1607 only	U value 4.31 or less and SHGC of 0.63 +/- 10%
Skylights: These Units must use non ventilated LED / fluorescent downlights if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling).		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	09/07/2017
L	DA AMENDMENTS	03/08/2017
K	DA AMENDMENTS	28/04/2017
J	FOR INFORMATION	18/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST,
SEVEN HILLS

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Nominated Architects. Ziad Boustanani Reg no 6366 | Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 6316

Drawing title

LEVEL 01

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn: M.B, L.J.

Checked: T.J

Scale: 1:200 @ A2 sheet size

Project number: 16-032

Drawing number: A-2005

Revision: M

Status

DEVELOPMENT APPLICATION

ACHIEVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHIEVES CROSS VENTILATION

Energy Rating

Certificate Number 1146247

Average star rating 6 stars

K Multi-unit development

Nominated dwelling combination: E Rated min. Rated max

Assessor Name/Number Thomas Burn VIC/BDAV-2/1108

Assessor Signature Date 28/4/16

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All Shower Heads 3 star(>4.5 but ≤6.0 L/min)	All toilet flushing systems 4 star	All kitchen taps 6 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposal			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R3.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear – except unit LG07	U value 6.57 or less and SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit LG07 only	U value 4.70 or less and SHGC of 0.63 +/- 10%
Lighting: These units must use non ventilated LED / Fluorescent downlights (if downlights are proposed). There is no loss of insulation required to be substituted as the concrete roof is insulated (not the ceiling)		
Bathroom / Ensuite / Laundry exhaust fans to have self-sealing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2018
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	25/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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Nominated Architects Zaid Bounsiem Reg no 8008 | Youssef El Khawaja Reg no 8933 | Nicolas Tauzer Reg no 9336

Drawing title

LEVEL 02

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-2006

Revision M

Status

DEVELOPMENT APPLICATION

ACHIEVES SOLAR ACCESS
M N 2 HOURS

RECEIVES SOLAR ACCESS
M N 15 MINUTES

ACHIEVES CROSS VENTILATION

Energy Rating

Certificate Number 1454924/7

Average rating 6 stars

☒ multi-unit development

Minimum overlight ventilation ☒ fitted with ☐ fitted without

Assessor name/number Thomas Rule XC-0004/12-01

Assessor Signature Date 28/3/18

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All Shower heads 3 stars (>4.5 but ≤6 litres)	All toilet flushing systems 3 star	All kitchen taps 4 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous – 5.5 Stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Cooling system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven			
	Dishwasher: 5.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk insulation
Ceilings	Plasterboard	-
Roof – LS	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk insulation
Top Floor Roof	Concrete	R2.5 Bulk insulation
Floors	Concrete	R1.0 Bulk insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear – except unit LG07	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit LG07 only	U value 4.70 or less and SHGC of 0.62 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be calculated as the accurate roof is installed past the ceilings		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	28/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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architects
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Nominated Architects Zaid Boumelhem Reg no 8000 | Youssef El Khawaja Reg no 8933 | Nicolas Trabos Reg no 9116

Drawing title

LEVEL 03

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J. Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-2007 Revision M

Status

DEVELOPMENT APPLICATION

ACHIEVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHIEVES CROSS VENTILATION

Energy Rating Certificate Number 1456287 Average star rating 6 stars

☒ multi-unit development

Assessed overnight cross-ventilation ☒ Relevant ☐ Should not apply

Assessor Name/Number Stefan Buck VC/DMN/1006

Assessor Signature ..... Date 28/6/16

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All shower heads 3 stars (>4.5 but ≤6L/min)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous - 5.5 Stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit 1003	U value 6.17 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit 1003 only	U value 4.70 or less and SHGC of 0.65 +/- 10%

Lighting: These units must use non ventilated LED / Fluorescent downlights (downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling)
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	25/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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SEVEN HILLS

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Email info@urbanlink.com.au

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Nominated Architects Zaid Ruzmatsam Reg no 6008 | Youssef El Khawaja Reg no 8933 | Nicolas Trouble Reg no 9336

Drawing title

LEVEL 04

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-2008

Revision M

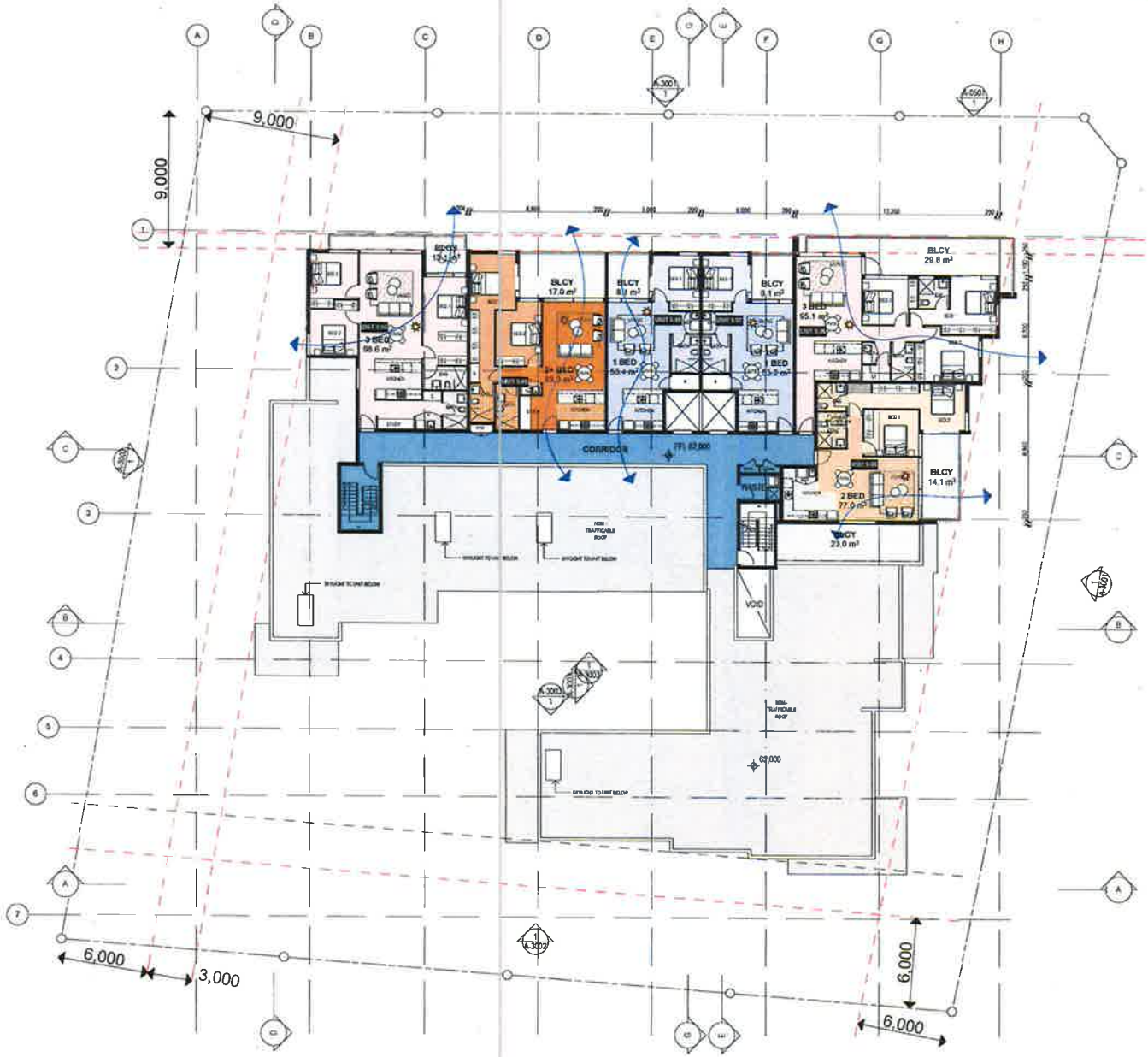
Status

DEVELOPMENT APPLICATION

ACHIEVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHIEVES CROSS VENTILATION



Energy Rating

Certificate Number: 1158267S

Average star rating: 6 stars

[X] multi-unit development

Nationwide energy rating calculator: [X] Based with [ ] Based without

Nominated Architect Name: Thomas Rose NSW Reg No 6366

Nominated Architect Signature: _____ Date: 23/08/18

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads 3 star (>4.5 L/min)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposal			
Appliances	Dishwasher - 4.5 star water rating			
ENERGY	Hot water system: individual Gas Instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 3.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwasher: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit LG07	U value 6.57 or less and a SHGC of 0.34 +/- 10%
	Aluminium framed, single glazed tint & clear to Unit LG07 only	U value 4.73 or less and SHGC of 0.63 +/- 10%
Lighting: These units must use non ventilated LED / Fluorescent downlights (downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceilings)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT.	27/05/2019
M	ISSUE FOR DA AMENDMENT.	05/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST ,
SEVEN HILLS

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Nominated Architects Zaid Sourathan Reg no 6068 | Youssef El Khawaja Reg no 8933 | Nicolas Tauber Reg no 8336

Drawing title

LEVEL 05

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-2009

Revision M

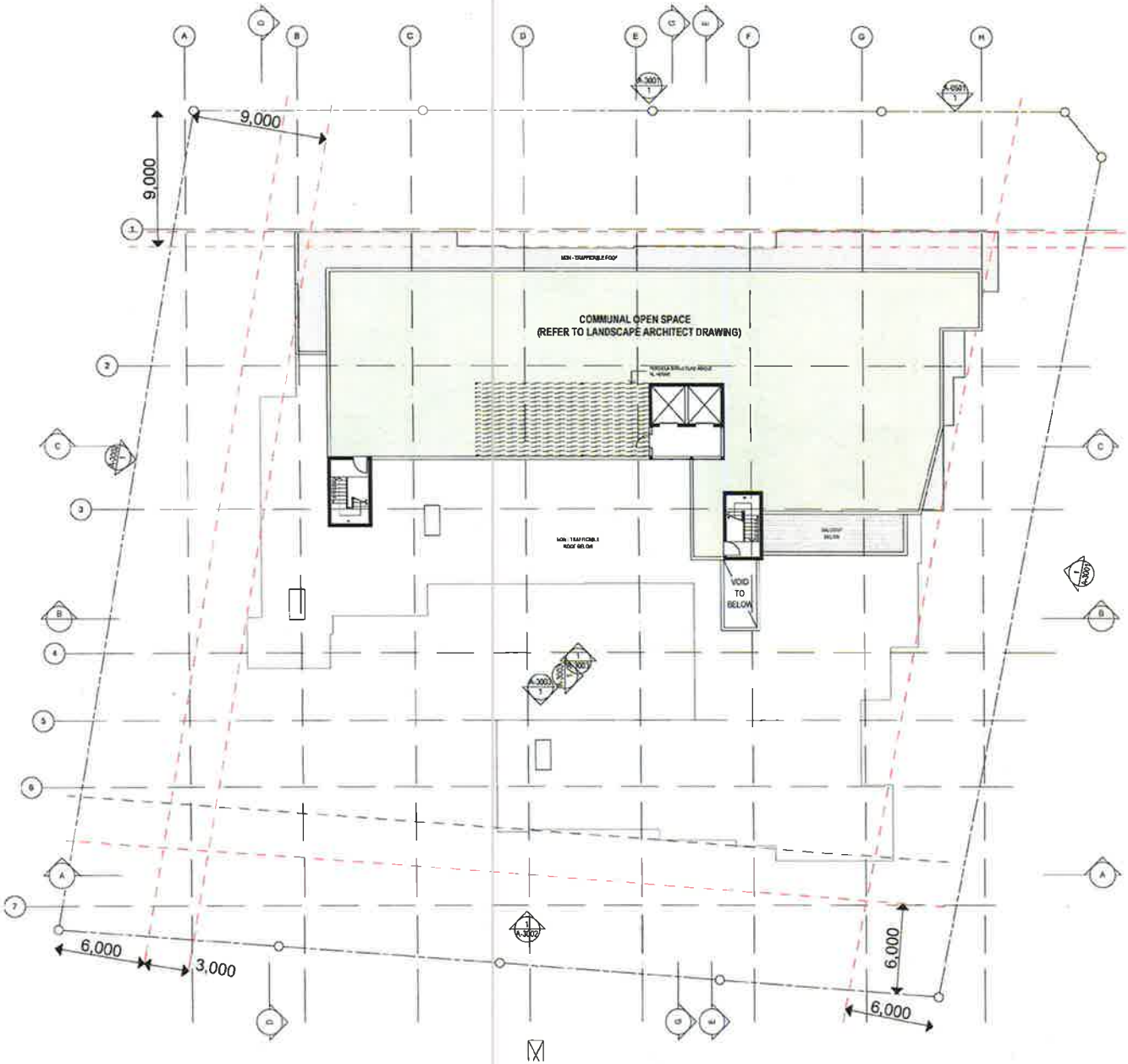
Status

DEVELOPMENT APPLICATION

ACHEIVES SOLAR ACCESS
MIN 2 HOURS

RECEIVES SOLAR ACCESS
MIN 15 MINUTES

ACHEIVES CROSS VENTILATION



Energy Rating

Certificate number: 1468877

Average star rating: 6 stars

☒ multi-unit development

Assessor's energy certificate: ☒ Rate-on ☐ Rated-only

Assessor's first name: Thomas Rick VERSAVELSKAS

Assessor's signature: ..... date: 29/11/16

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(4.5 but>6/min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for reuse, rather than disposal			
Appliances:	Dishwasher: - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bedroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 3.5 – 3.8 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 3.5 – 3.8 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwasher: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – insulation to concrete exposed to external environment	R2.0 Bulk insulation
Top Floor Roof	Concrete	R2.5 Bulk insulation
Floors	Concrete	R1.0 Bulk insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit LG07	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit LG07 only	U value 4.70 or less and SHGC of 0.63 +/- 10%

Lighting: These units must contain excellent LED / Fluorescent downlights (if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling)

Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT.	27/05/2019
M	ISSUE FOR DA AMENDMENT.	09/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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Nominated Architects: Zaid Ramadan Reg no 6908 | Youssef El Khawaja Reg no 8933 | Nicolas Tsalas Reg no 6934

Drawing title

ROOF TERRACE

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn: M.B, L.J.

Checked: TJ

Scale: 1:200 @ A2 sheet size

Project number: 16-032

Drawing number: A-2010

Revision: M

Status

DEVELOPMENT APPLICATION

GEORGE ST ELEVATION

SCALE 1:200

CLANCY LANE (NORTH-EAST) ELEVATION

SCALE 1:200

SCHEDULE OF FINISHES

A — Brown Brick

B — PAINT

C — PAINT

D — PAINT

E — PVC FINISHES CLADDING
1. Vinyl "Almond Sugar" FBW
2. Vinyl "Fortuna" F20 W
3. Vinyl "Lime Juice" F27W

F — BALUSTRADE

G — PAINT

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads 3 Star(4.5 Litre/Minute)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY REFER TO APPROVED BASIX	Hot water system: Individual Gas Instantaneous – 5.5 Stars Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off Cooling system: air conditioning 3 Phase – EER 3.5 – 3.0 - Zoned Heating system: air conditioning 3 Phase – EER 3.5 – 3.0 - Zoned Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit LG07	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit LG07 only	U value 4.70 or less and SHGC of 0.63 +/- 10%

Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be excavated as the concrete roof is insulated (not the ceilings)

Bathroom / Ensuite / Laundry exhaust fan: to have self-closing dampers

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating

Certificate Number 1456277

Average star rating 6 stars

X multi-unit development

Assessor's certification X Apartments ☐ Townhouses

Assessor Name/Number Thomas Rush VIC/BDAV/13/1456

Assessor Signature ..... Date 29/4/16

N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017
Issue	Amendment	Date

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST,
SEVEN HILLS

URBAN LINK
architecture
L 10, 11 - 15 Deane Street, Burwood NSW 2134
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Nominated Architects Zaid Bourekhem Regno 8804 | Youssef El Khawaja Reg no 8933 | Nicolas Tadros Reg no 8936

Drawing title

ELEVATIONS

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

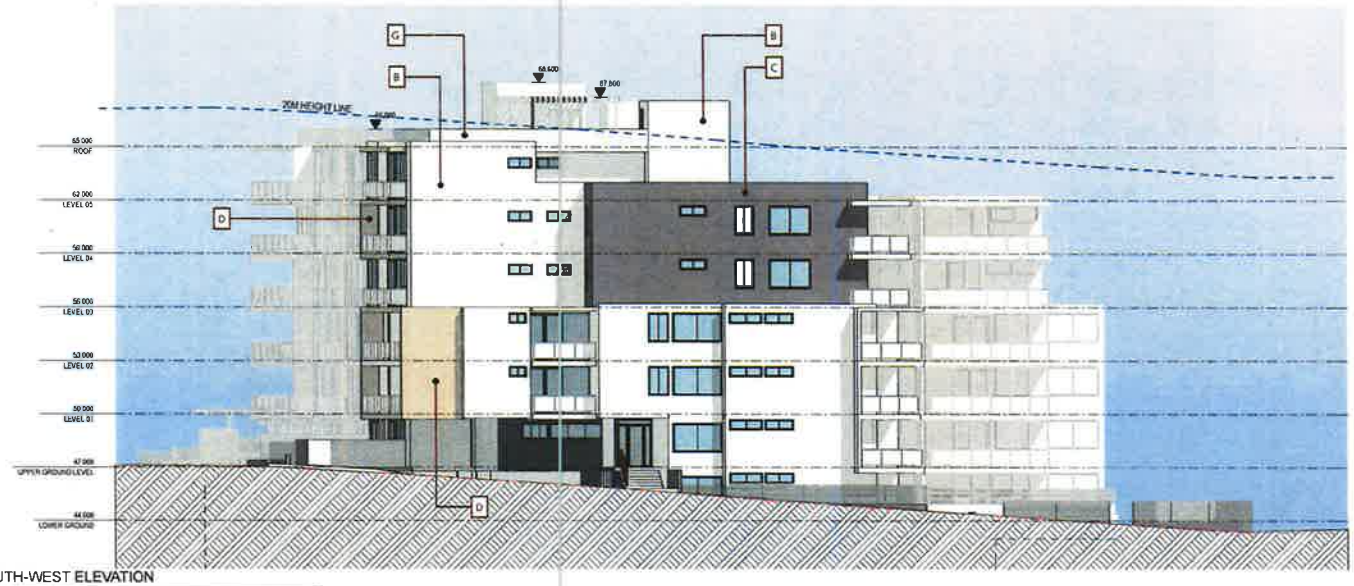
Drawn M.B, L.J. | Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032 | Drawing number A-3001 | Revision M

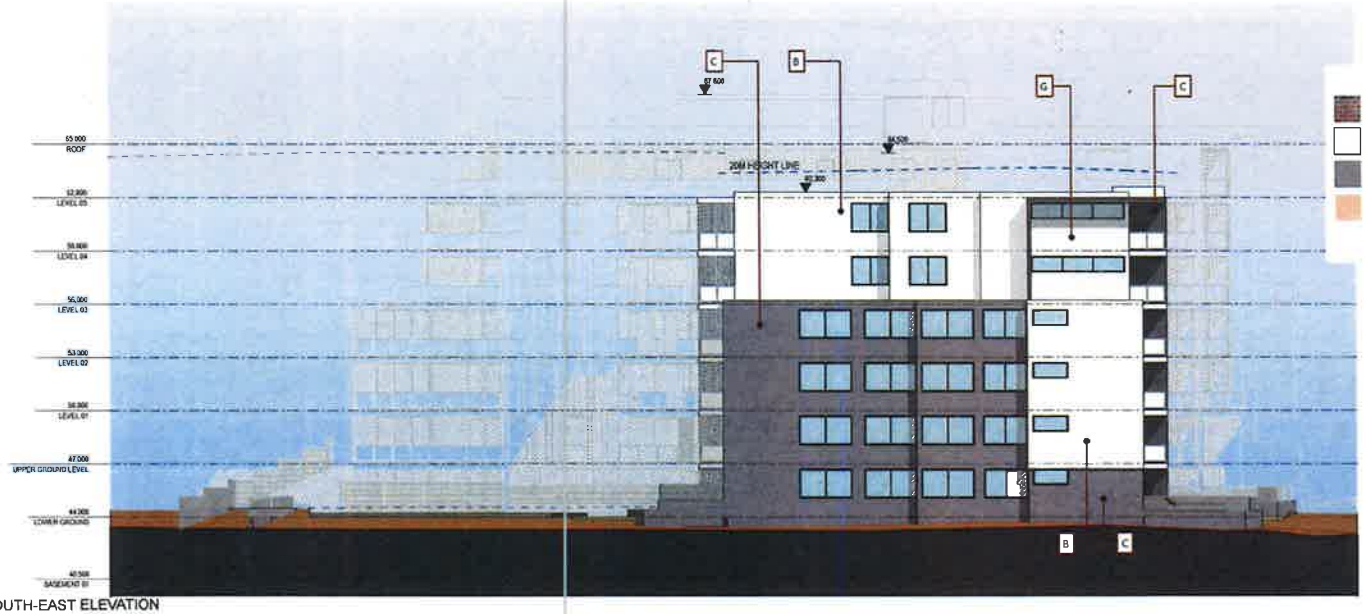
Status

DEVELOPMENT APPLICATION



SOUTH-WEST ELEVATION

SCALE 1:200



SOUTH-EAST ELEVATION

SCALE 1:200

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	Four(4) Star(Min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous – 5.5 Stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-cond/cooling 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – LB	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit L007	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E door to Unit L007 only	U value 4.30 or less and SHGC of 0.61 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceilings)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating

Certificate Number 1458267

Average star rating 5 stars

Residential development

Residential downlights certification [X] Rated with [ ] Rated without

Assessor name/number Thomas Ruck VEA/BDAV/12/436

Assessor Signature date 28/04/16

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/06/2018
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	03/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
SEVEN HILLS

URBAN LINK
ARCHITECTURE
L 10, 11 - 15 Deane Street, Burwood NSW 2134
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Nominated Architects Zaid Brunetheim Reg no 6100 | Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 9138

Drawing title

ELEVATIONS

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J. | Checked TJ

Scale 1:200 @ A2 sheet size

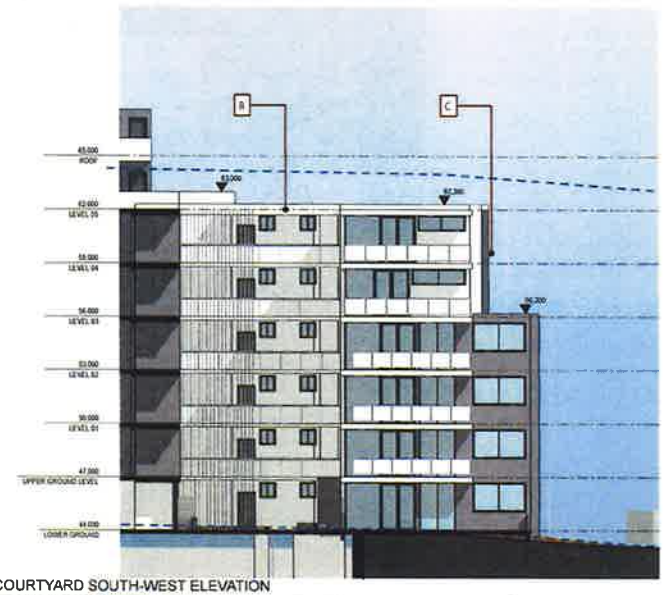
Project number 16-032 | Drawing number A-3002 | Revision M

Status

DEVELOPMENT APPLICATION

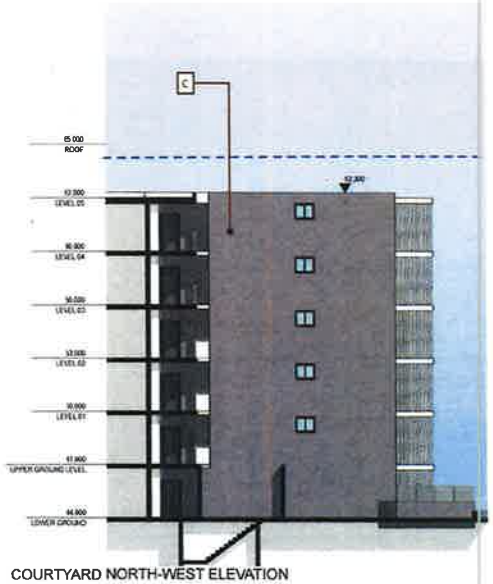
COURTYARD SOUTH-EAST ELEVATION

SCALE 1:200



COURTYARD SOUTH-WEST ELEVATION

SCALE 1:200



COURTYARD NORTH-WEST ELEVATION

SCALE 1:200

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All Kitchen taps	All bathroom taps
	3 star(4.5 litres/min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwasher - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 1 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwasher: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit L.11
Windows	Aluminium framed, single glazed clear - except unit L007	U value 6.57 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed low E clear to Unit L007 only	U value 4.70 or less and SHGC of 0.63 +/- 10%
Ventilation: These Units must use non ventilated LED / Fluorescent downlights (if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling) Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating Certificate Number 14552677

Anticipated rating 4 stars

☒ multi-unit development

Proposed energy certification ☒ Rated with ☐ Rated without

Assessor Name/Number Thomas Rule VR/BDAV/1394

Assessor Signature Date 28/4/16

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	06/03/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	30/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
SEVEN HILLS

URBAN LINK
architecture
L 10, 11 - 15 Deane Street, Burwood NSW 2134
PO BOX 2223 Burwood North NSW 2134
Phone (02) 9745 2014 Fax (02) 9745 0984
Email info@urbanlink.com.au

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Nominated Architects Zaid Boumelhem Reg no 8408 | Youssef El Khawaja Reg no 8933 | Nicolas Tsoboe Reg no 5138

Drawing title

ELEVATIONS

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn: M.B, L.J.

Checked: T.J

Scale: 1:200 @ A2 sheet size

Project number: 16-032

Drawing number: A-3003

Revision: M

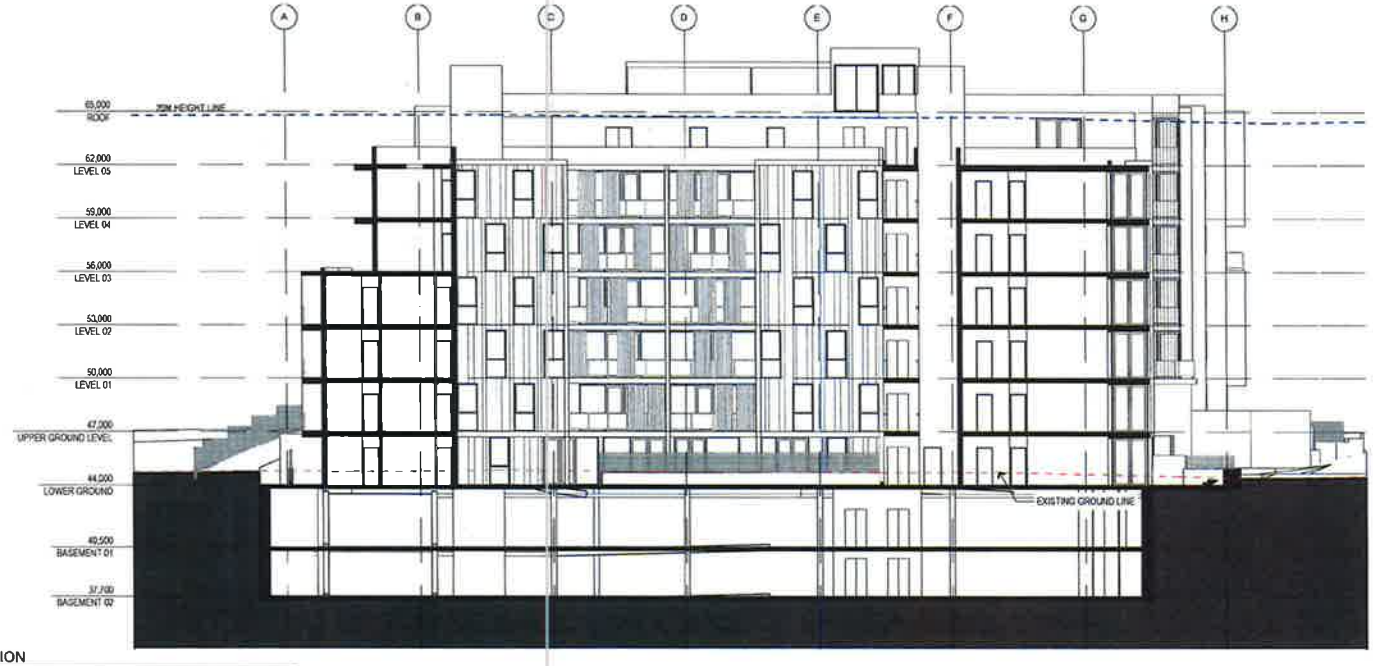
Status

DEVELOPMENT APPLICATION

[redacted]

A SECTION

SCALE 1:200



B SECTION

SCALE 1:200

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(≥4.5 but <6.0L/min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas instantaneous – 5.5 Stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.5 – 3.0 - Zoned			
	Heating system: air-conditioning 1 Phase – EER 3.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 5.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – Insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear - except unit 1.007	U value 6.17 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit 1.007 only	U value 4.76 or less and SHGC of 0.63 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights (if downlights are proposed). There is no loss of insulation required to be installed in the concrete roof (insulated just the ceilings) Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating Certificate Number 1466287

Average star rating 6 stars

[X] Multi-residential development

Proposed dwelling(s) certification [X] Ticked with [ ] Ticked with

Assessor Name/Number Thomas Ryan VC/NBAV/2014/56

Assessor signature ____ Date 29/5/18

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	08/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
SEVEN HILLS

URBAN LINK
architecture
L 10, 11 - 15 Deane Street, Burwood NSW 2134
PO BOX 2223 Burwood North NSW 2134
Phone (02) 9745 2014 Fax (02) 9745 0984
Email info@urbanlink.com.au

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Nominated Architects: Zaid Bourekhem Reg no 8026 | Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 8036

Drawing title

SECTION A & B

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn: M.B, L.J.

Checked: TJ

Scale: 1:200 @ A2 sheet size

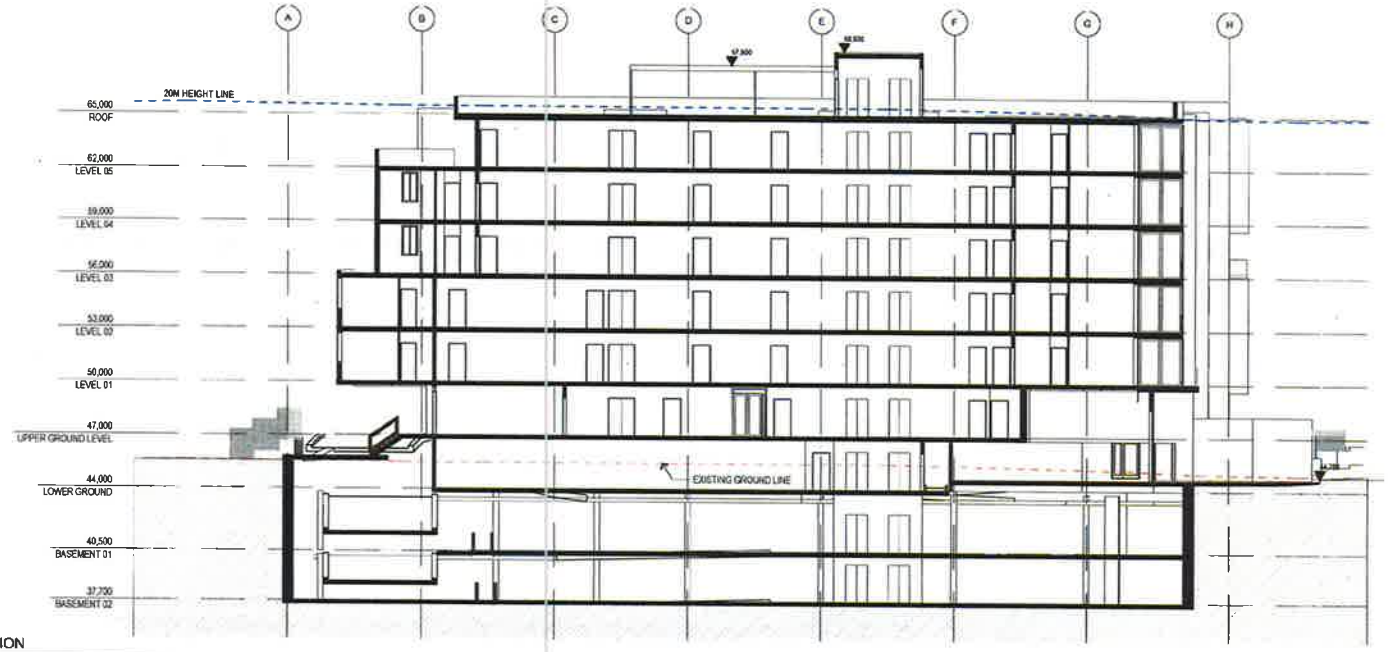
Project number: 16-032

Drawing number: A-3101

Revision: M

Status

DEVELOPMENT APPLICATION



C SECTION

SCALE 1:200

D SECTION

SCALE 1:200

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(4.5 but >9L/min)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous - 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase - EER 2.5 - 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase - EER 2.5 - 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.0 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R2.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete + insulation to concrete exposed to external environment	R2.0 Bulk Insulation
Top Floor Roof	Concrete	R2.5 Bulk Insulation
Floors	Concrete	R1.2 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear – except unit LG07	U value 6.37 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit LG07 only	U value 4.30 or less and SHGC of 0.62 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be calculated as the concrete roof is insulated (not the ceiling)		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating

Certificate number 1456287

Average star rating 6 stars

Multi-unit development

Required starlight certificate: Rated job / Rated unit

Assessor Signature

Date 28/4/18

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2019
M	ISSUE FOR DA AMENDMENT	05/07/2017
L	DA AMENDMENTS	02/08/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST ,
SEVEN HILLS

URBAN LINK
architecture
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Email info@urbanlink.com.au

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Nominated Architect Zati Bounelham Reg no 8206 | Youssef El Khawaja Reg no 8933 | Nicolas Tanlos Reg no 8136

Drawing title

SECTION C & D

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

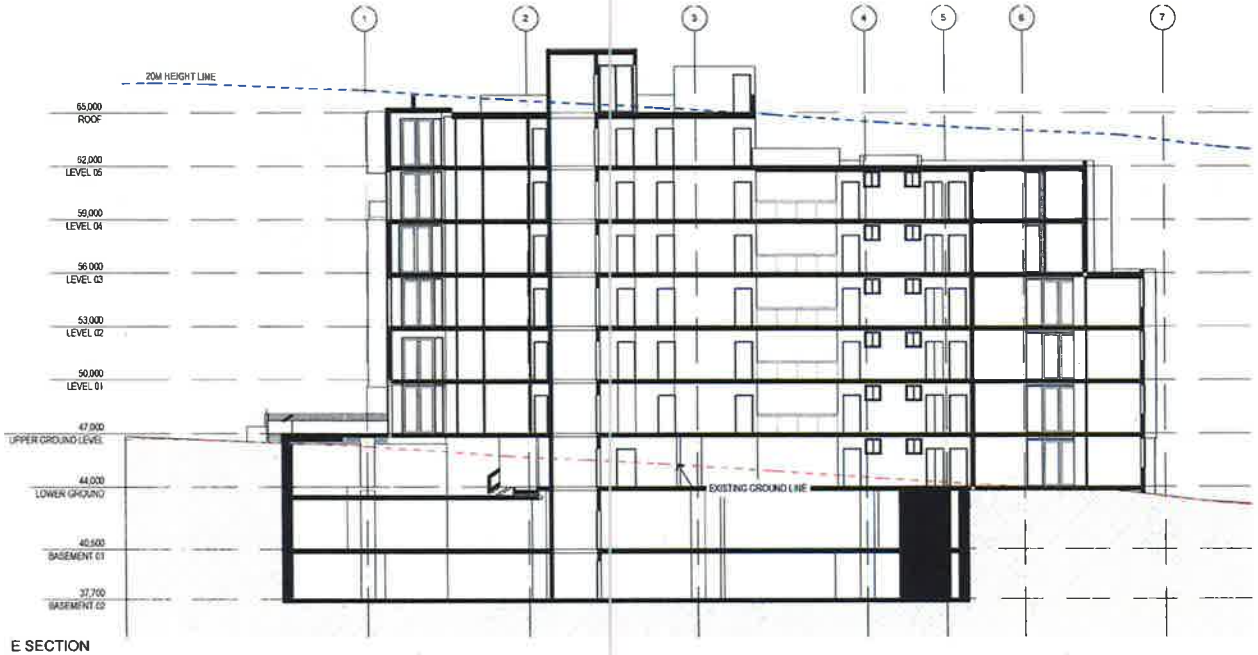
Drawn M.B, L.J. | Checked T.J

Scale 1:200 @ A2 sheet size

Project number 16-032 | Drawing number A-3102 | Revision M

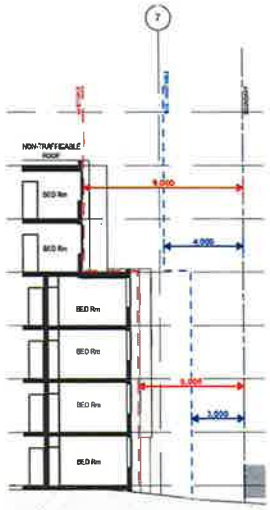
Status

DEVELOPMENT APPLICATION



E SECTION

SCALE 1:200



G SECTION

SCALE 1:200

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 stars (6 L/min maximum)	4 star	4 star	4 star
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 4.5 star water rating			
ENERGY	Hot water system: Individual Gas Instantaneous – 5.5 Stars			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Heating system: air-conditioning 3 Phase – EER 2.5 – 3.0 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven Dishwasher: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Brick Veneer	R2.5 Bulk Insulation to external walls
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	Lightweight Cladding + Furring Channel + Plasterboard	R1.0 Bulk Insulation
Common walls between Units	Lightweight stud + Plasterboard	-
Common walls between Units & Fire Stairs/lift shaft	Concrete + furring channel + plasterboard	R2.0 Bulk Insulation
Ceilings	Plasterboard	-
Roof – L3	Concrete – insulation to concrete exposed to external environment	R1.0 Bulk Insulation
Top Floor Roof	Concrete	R1.5 Bulk Insulation
Floors	Concrete	R1.0 Bulk Insulation to suspended floor of Unit 1.11
Windows	Aluminium framed, single glazed clear + except Unit L007	U value 6.87 or less and a SHGC of 0.74 +/- 10%
	Aluminium framed, single glazed Low E clear to Unit L007 only	U value 4.30 or less and SHGC of 0.63 +/- 10%
Lighting: These Units must use non ventilated LED / Fluorescent downlights if downlights are proposed. There is no loss of insulation required to be substituted or the ceiling need to insulated (not the ceiling)		
Bathroom / Laundry / cooking exhaust fans to have self-closing dampers		

Note: If the construction materials change, a re-assessment is required prior to construction certificate issue

Energy Rating Certificate Number 1155277

Average star rating 6 stars

☒ multi-unit development

Required ventilation confirmed: ☒ Rated exh ☐ Rated ahead

Assessor Name/Accreditation Number Thomas Rudy 100/0000/12/1000

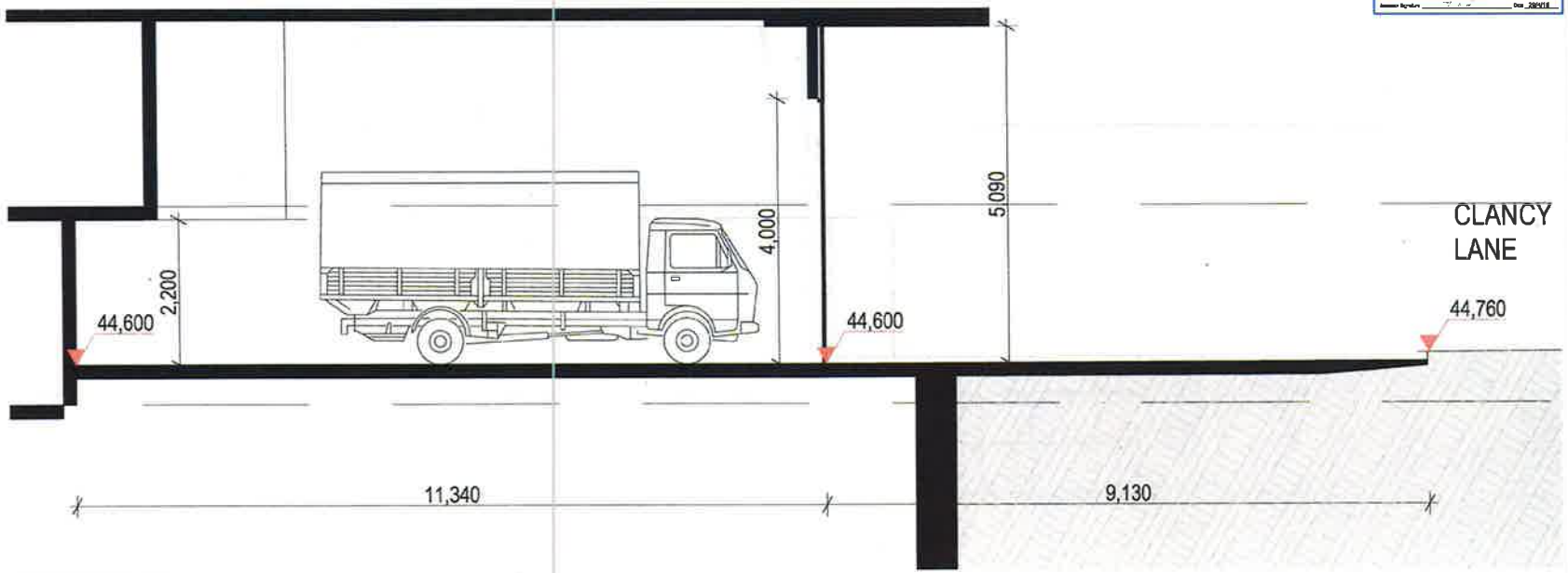
Assessor Signature ____ Date 29/5/18

Issue	Amendment	Date
M	ISSUE FOR DA AMENDMENT	08/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	25/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000



F DRIVEWAY SECTION

SCALE 1:50

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST ,
SEVEN HILLS

URBAN LINK
architecture
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Nominated Architects: Zaid Ramadhan Reg no 8008 | Youssef El Khawaja Reg no 8933 | Nicolas Tsalos Reg no 8436

Drawing title

SECTION E, F & DRIVEWAY
SECTION F

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn M.B, L.J.

Checked TJ

Scale 1:200 @ A2 sheet size

Project number 16-032

Drawing number A-3103

Revision M

Status

DEVELOPMENT APPLICATION

SCHEDULE OF FINISHES

A	**Bowral Brick** - Renovation Gertrudis Brown	
B	**PAINT** DULUX "VIVID WHITE" OR SIMILAR	
C	**PAINT:** WATTYL - QUEST - A51W OR SIMILAR	
D	**PAINT** DULUX "WARM BEIGE" OR SIMILAR	
E	**PRE-FINISHED CLADDING** 1: Wattyl "Almond Sugar" F8W 2: Wattyl "Fontana" F20W 3: Wattyl "Lime Juice" F27W	
F	**BALUSTRADE** CLEAR GLASS, GREY ALUMINIUM FRAME	
G	**PAINT** WATTYL - "BLEACHED HEMP" OR SIMILAR	

NOTE: ALL WINDOW FRAME AND LOUVERS ARE ALUMINIUM

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/05/2016
M	ISSUE FOR DA AMENDMENT	06/07/2017
L	DA AMENDMENTS	02/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	13/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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Nominated Architects Zaid Baumkamm Reg no 8068 | Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 8336

Drawing title

SCHEDULE OF COLORS AND MATERIALS

Directing Nominated Architect
Youssef El Khawaja Reg no 8933

Drawn M.B, L.J. | Checked T.J

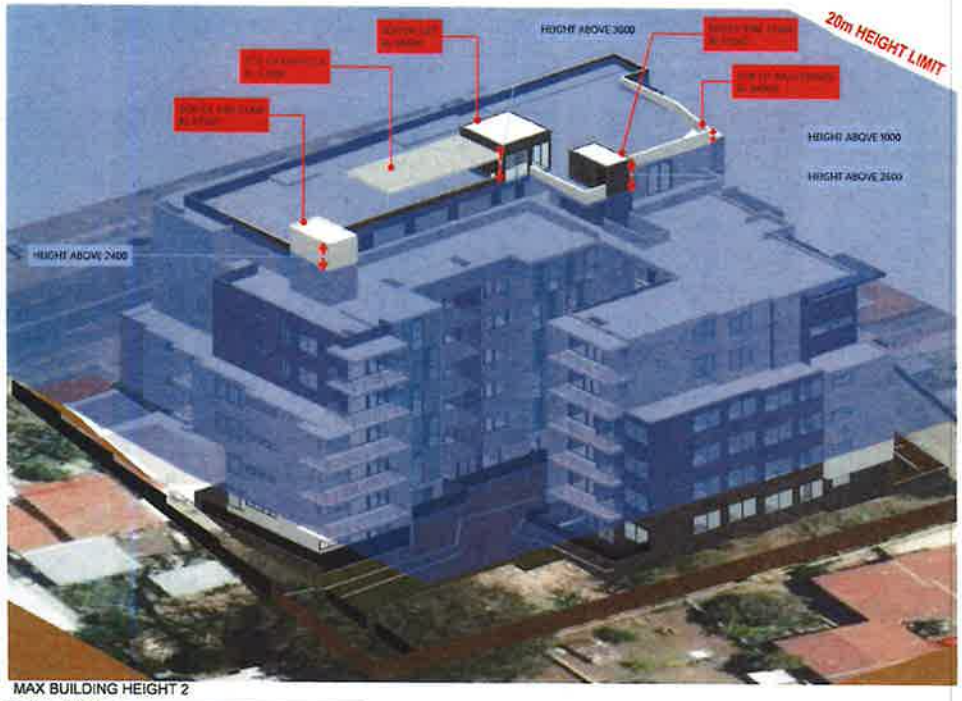
Scale 1:200 @ A2 sheet size

Project number 16-032 | Drawing number A-6301 | Revision M

Status

DEVELOPMENT APPLICATION

MAX BUILDING HEIGHT 1



MAX BUILDING HEIGHT 2

Issue	Amendment	Date
A	ISSUE FOR DA AMENDMENT	[illegible]

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

11-17 GEORGE ST.
SEVEN HILLS

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Nominated Architects Zaid Bazzaoui Reg no 6206 | Youssef El Khawaja Reg no 8933 | Nicolas Trabris Reg no 8136

Drawing title

MAX BUILDING HEIGHT

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn: M.B, L.J.

Checked: T.J

Scale: 1:200 @ A2 sheet size

Project number: 16-032

Drawing number: A-6302

Revision: M

Status

DEVELOPMENT APPLICATION

Issue	Amendment	Date
N	ISSUE FOR DA AMENDMENT	27/09/2019
M	ISSUE FOR DA AMENDMENT	06/06/2017
L	DA AMENDMENTS	23/06/2017
K	DA AMENDMENTS	26/04/2017
J	FOR INFORMATION	19/04/2017

Client

NEW ISLAND APARTMENTS

Suite 501/22 Market St, Sydney 2000

Project

RESIDENTIAL APARTMENTS

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Nominated Architects: Ziad Baumelhan Reg no 8068 | Youssef El Khawaja Reg no 8933 | Ivo Stipo Traykov Reg no 5336

Drawing title

PHOTOMONTAGE

Directing Nominated Architect

Youssef El Khawaja Reg no 8933

Drawn

M.B, L.J.

Checked

T.J

Scale

1:200

@ A2 sheet size

Project number

16-032

Drawing number

A-7001

Revision

M

Status

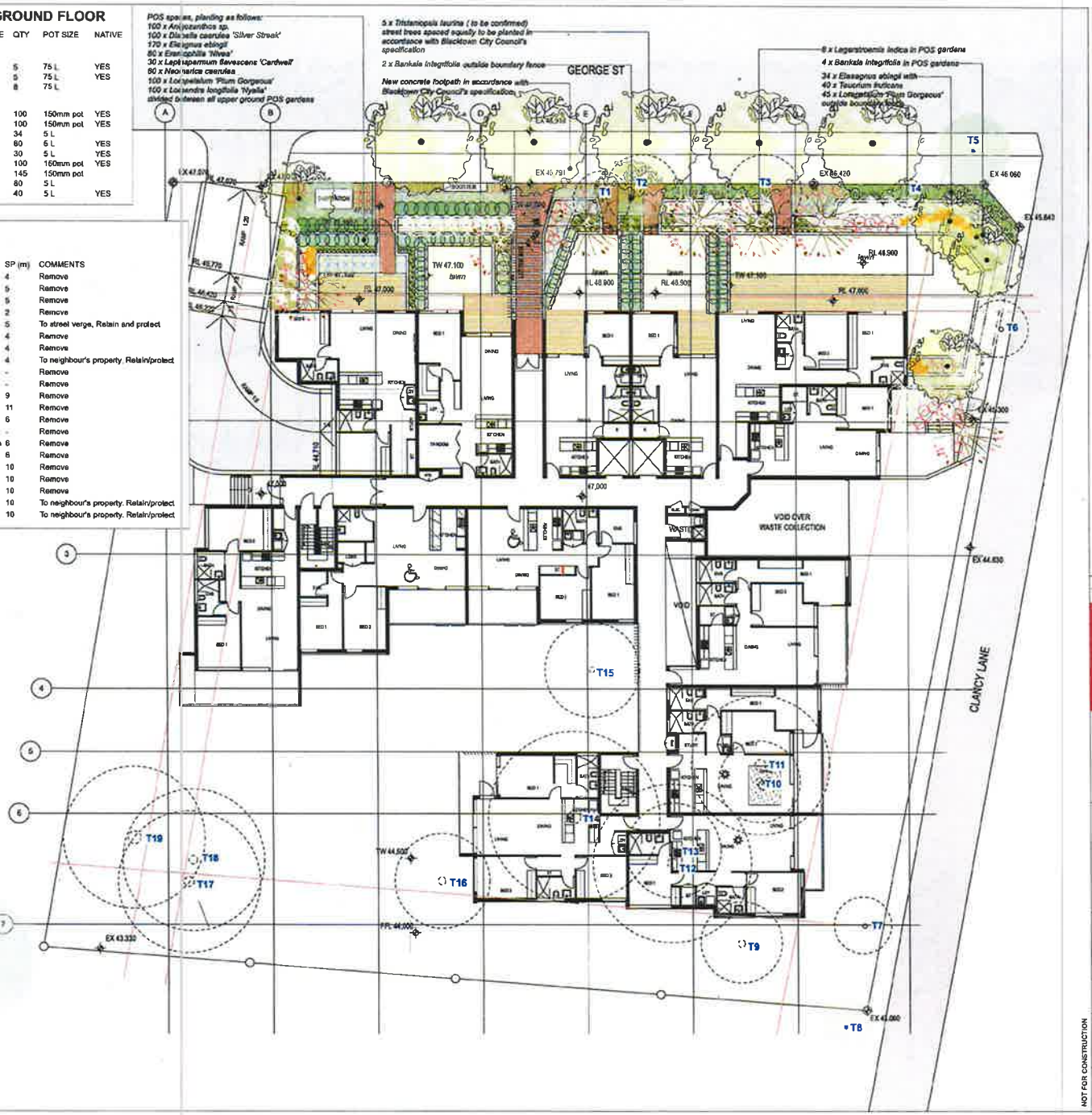
DEVELOPMENT APPLICATION

INDICATIVE PLANT SCHEDULE - UPPER GROUND FLOOR

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Banksia integrifolia	Coastal Banksia	6-8m	5	75 L	YES
Tristaniopsis laurina (st tree)	Water Gum	8-10m	5	75 L	YES
Lagerstroemia indica	Crepe Myrtle	6-8m	8	75 L	
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp.	Kangaroo paw	1m	100	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	100	150mm pot	YES
Elaeagnus ebingii	Silver Berry	3m	34	5 L	
Eremophilla 'Nivea'	Emu Bush	1m	60	6 L	YES
Leptospermum flavescens 'Cardwell'	Tea Tree	1.5m	30	5 L	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	100	160mm pot	YES
Loropetalum 'Plum Gorgeous'	Pink Fringe flower	1m	145	150mm pot	
Neomarica caerulea	Iris	1m	80	5 L	
Teucrium fruticans	Bush Germander	2m	40	5 L	YES

SCHEDULE OF EXISTING TREES

KEY	SPECIES	COMMON NAME	HT (m)	SP (m)	COMMENTS
T1	*Lagerstroemia sp.*	Crepe Myrtle	4	4	Remove
T2	*Tristaniopsis laurina*	Water Gum	4.5	5	Remove
T3	*Lagerstroemia sp.*	Crepe Myrtle	4	5	Remove
T4	*Cupressus sempervirens var.*	Pencil Pine	6	2	Remove
T5	*Callistemon saligna*	Bottlebrush	3.5	5	To street verge, Retain and protect
T6	*Lagerstroemia sp.*	Crepe Myrtle	4	4	Remove
T7	*Prunus sp.*	Ornamental Plum	4	4	Remove
T8	*Photinia sp.*	Photinia	4	4	To neighbour's property. Retain/protect
T9	*DEAD*		-	-	Remove
T10	*DEAD*		-	-	Remove
T11	*Cinnamomum camphora*	Camphor laurel	8	9	Remove
T12	*Corymbia maculata*	Spotted Gum	15	11	Remove
T13	*Cupressus sp.*	Cypress	4	6	Remove
T14	*DEAD*		-	-	Remove
T15	*Eucalyptus sp.*	Eucalyptus	unknown	6	Remove
T16	*Cupressus sp.*	Cypress	4	6	Remove
T17	*Pinus radiata*	Radiata Pine	10	10	Remove
T18	*Pinus radiata*	Radiata Pine	10	10	Remove
T19	*Pinus radiata*	Radiata Pine	10	10	Remove
T20	*Eucalyptus sp.*	Eucalyptus	12	10	To neighbour's property. Retain/protect
T21	*Eucalyptus nicoli*	Eucalyptus	8-10	10	To neighbour's property. Retain/protect



LEGEND

timber deck

Turf

crushed compacted decomposed granite

brick paving

RL 29.00 proposed levels

29.00 existing levels

timber seat

NOTES

All edging to garden in beds to be mild steel

All raised planters to allow for a minimum 500mm soil depth.

All paving materials, including timber deck, exposed aggregate concrete and brick to be flush

All raised planter walls to be masonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	28.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	05.05.16
B	DRAFT	22.04.16
A	DRAFT	13.04.16

LANDSCAPE ARCHITECT

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CLIENT

MR ANTHONY TANG

PROJECT

PROPOSED DEVELOPMENT
11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
UPPER GROUND FLOOR

SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618

DWG NO.	ISSUE
LS01	E

NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INDICATIVE PLANT SCHEDULE - LOWER GROUND FLOOR

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Banksia integrifolia	Coastal Banksia	8-8m	6	75 L	YES
Brachychiton acerifolius	Illawara Flame Tree	10-12m	5	75 L	YES
Cyathea cooperi	Lacy Tree Fern	10-15m	29	75 L	YES
Eucalyptus citriodora	Lemon Scented Gum	15-20m	5	75 L	YES
Hymenosporum flavum	Native Frangipani	8m	11	75 L	YES
Lagerstroemia indica	Crepe Myrtle	6-8m	3	75 L	
Melia azedarach	White Cedar	8-10m	6	75 L	YES
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp	Kangaroo paw	1m	50	150mm pot	YES
Asplenium australasicum	Birds Nest Fern	0.8m	80	150mm pot	YES
Blechnum 'Silver Lady'	Blechnum	0.8m	310	150mm pot	YES
Cordyline petiolaris	Slender Lily	3m	290	150mm pot	YES
Dianella caerulea 'Little Jess'	Blue Flax Lily	0.7 m	520	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	360	150mm pot	YES
Doryanthes excelsa	Gymea Lily	2m	200	150mm pot	YES
Eremophila 'Nivea'	Emu Bush	1m	80	5 L	YES
Leptospermum flavescens 'Cardwell'	Tea Tree	1.5m	35	5 L	YES
Lomandra 'Little Con'	Mat Rush	0.5m	50	150mm pot	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	320	150mm pot	YES
Lorepetalum 'Plum Gorgeous'	Pink Fringe flower	1m	180	150mm pot	
Neomarica caerulea	Iris	1m	150	5 L	
Podocarpus elatus	Plum Pine	3m	44	25 L	YES
Syzygium jambos	Lilly Pilly	3m	36	25 L	YES
Zamioculcas zamiifolia	Zanzibar Gem	1m	60	5 L	
GROUND COVERS					
Dichondra repens	Kidney Weed	-	300	150mm pot	YES

LEGEND

timber deck
Turf
crushed compacted decomposed granite
brick paving
RL 29.02 proposed levels
existing levels
timber seat

NOTES:
All edging to garden to beds to be sold steel
All raised planters to allow for a minimum 600mm soil depth
All paving materials, including timber deck, exposed aggregate concrete and brick to be flush
All raised planter walls to be dumonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	20.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	05.05.16
B	DRAFT	03.05.16
A	DRAFT	13.04.16

LANDSCAPE ARCHITECT

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CLIENT

MR ANTHONY TANG

PROJECT

PROPOSED DEVELOPMENT
11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
LOWER GROUND FLOOR

SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618
DWG NO	ISSUE	
LS02	E	

NOT FOR CONSTRUCTION

NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.
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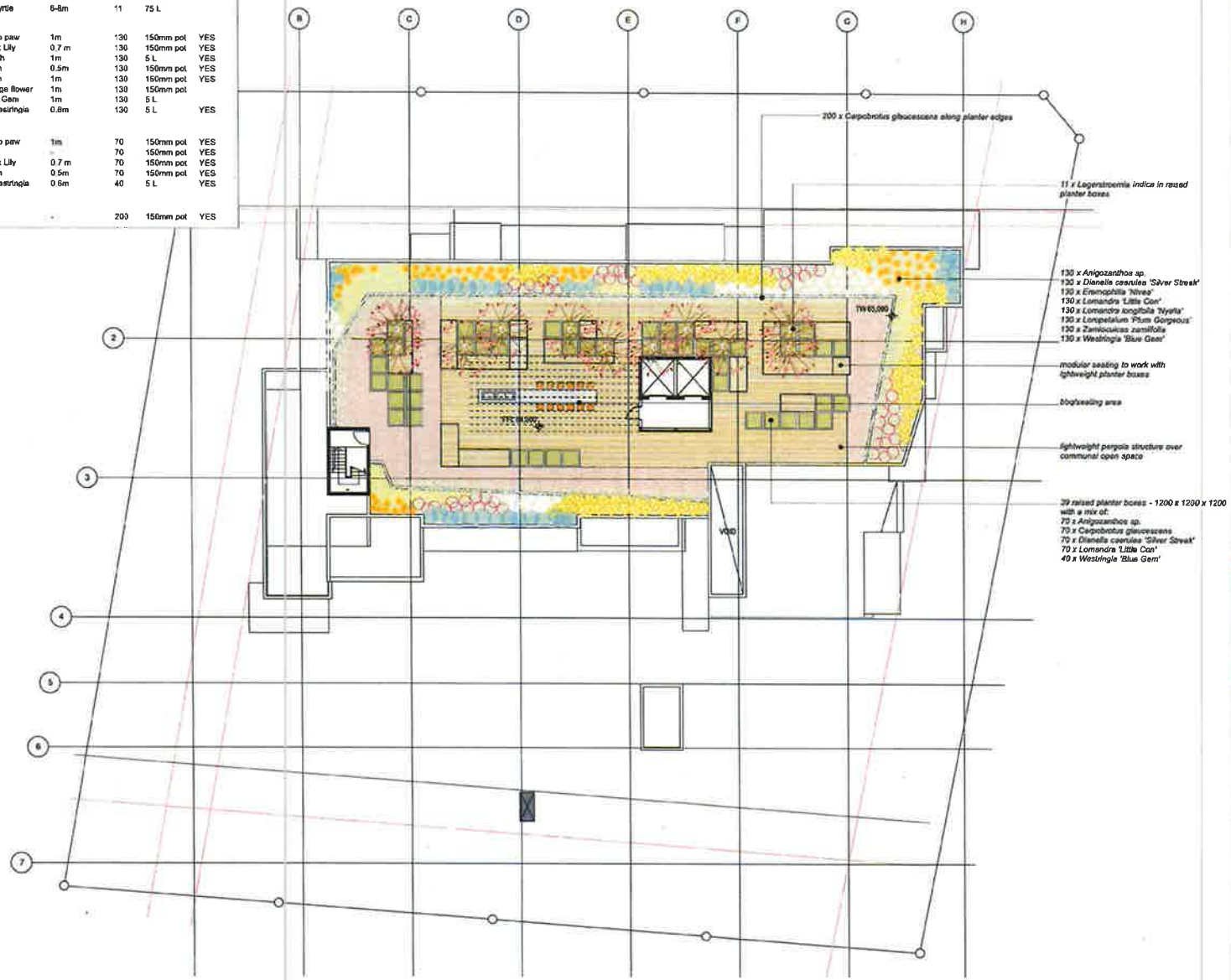
INDICATIVE PLANT SCHEDULE - ROOF

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Lagerstroemia indica	Crepe Myrtle	6-8m	11	75 L	
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp.	Kangaroo paw	1m	130	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	130	150mm pot	YES
Eremophila 'Nivea'	Emu Bush	1m	130	5 L	YES
Lomandra 'Little Con'	Mat Rush	0.5m	130	150mm pot	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	130	150mm pot	YES
Lonpetalum 'Plum Gorgeous'	Pink Fringe flower	1m	130	150mm pot	
Zamioculcas zamifolia	Zanzibar Gem	1m	130	5 L	
Westringia 'Blue Gem'	Dwarf Westringia	0.8m	130	5 L	YES
PLANTER BOXES					
Anigozanthos sp.	Kangaroo paw	1m	70	150mm pot	YES
Carpobrotus glaucescens	Pig Face	-	70	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	70	150mm pot	YES
Lomandra 'Little Con'	Mat Rush	0.5m	70	150mm pot	YES
Westringia 'Blue Gem'	Dwarf Westringia	0.6m	40	5 L	YES
GROUND COVERS					
Carpobrotus glaucescens	Pig Face	-	200	150mm pot	YES



LEGEND

timber deck

Turf

crushed compacted decomposed granite

brick paving

RL 29.00 proposed levels

existing levels

timber seat

NOTES

All edging to garden to beds to be mild steel

All raised planters to allow for a minimum 500mm soil depth.

All paving materials, including timber deck, exposed aggregate concrete and brick to be flush

All raised planter walls to be masonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	25.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	06.05.16
B	DRAFT	03.05.16
A	DRAFT	13.04.16

LANDSCAPE ARCHITECT

melissa wilson landscape architect

ARCHITECT

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CLIENT

MR ANTHONY TANG

PROJECT

PROPOSED DEVELOPMENT
11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
ROOF TERRACE

SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618
DWG NO.	ISSUE	
LS03	E	

NOTES
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NOT FOR CONSTRUCTION

INDICATIVE PLANT SCHEDULE - UPPER GROUND FLOOR

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Banksia integrifolia	Coastal Banksia	6-8m	5	75 L	YES
Tristaniopsis laurina (st tree)	Water Gum	8-10m	5	75 L	YES
Lagerstroemia indica	Crepe Myrtle	6-8m	8	75 L	
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp.	Kangaroo paw	1m	100	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	100	150mm pot	YES
Elaeagnus ebingii	Silver Berry	3m	34	5 L	
Eremophila 'Nivea'	Emu Bush	1m	80	5 L	YES
Leptospermum flavescens 'Cardwell'	Tea Tree	1.5m	30	5 L	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	100	150mm pot	YES
Loropetalum 'Plum Gorgeous'	Pink Fringe flower	1m	145	150mm pot	
Neomarica caerulea	Iris	1m	80	5 L	
Teucrium fruticans	Bush Germander	2m	40	5 L	YES

SCHEDULE OF EXISTING TREES

KEY	SPECIES	COMMON NAME	HT (m)	SP (m)	COMMENTS
T1	*Lagerstroemia sp.*	Crepe Myrtle	4	4	Remove
T2	*Tristaniopsis laurina*	Water Gum	4.5	5	Remove
T3	*Lagerstroemia sp.*	Crepe Myrtle	4	5	Remove
T4	*Cupressus sempervirens var.*	Pencil Pine	6	2	Remove
T5	*Callistemon saligna*	Bottlebrush	3.5	5	To street verge, Retain and protect
T6	*Lagerstroemia sp.*	Crepe Myrtle	4	4	Remove
T7	*Prunus sp*	Ornamental Plum	4	4	Remove
T8	*Photinia sp.*	Photinia	4	4	To neighbour's property. Retain/protect
T9	*DEAD*		-	-	Remove
T10	*DEAD*		-	-	Remove
T11	*Cinnamomum camphora*	Camphor laurel	8	9	Remove
T12	*Corymbia maculata*	Spotted Gum	15	11	Remove
T13	*Cupressus sp.*	Cypress	4	6	Remove
T14	*DEAD*		-	-	Remove
T15	*Eucalyptus sp.*	Eucalyptus	unknown	6	Remove
T16	*Cupressus sp.*	Cypress	4	6	Remove
T17	*Pinus radiata*	Radiata Pine	10	10	Remove
T18	*Pinus radiata*	Radiata Pine	10	10	Remove
T19	*Pinus radiata*	Radiata Pine	10	10	Remove
T20	*Eucalyptus sp.*	Eucalyptus	12	10	To neighbour's property. Retain/protect
T21	*Eucalyptus nicoli*	Eucalyptus	9-10	10	To neighbour's property. Retain/protect

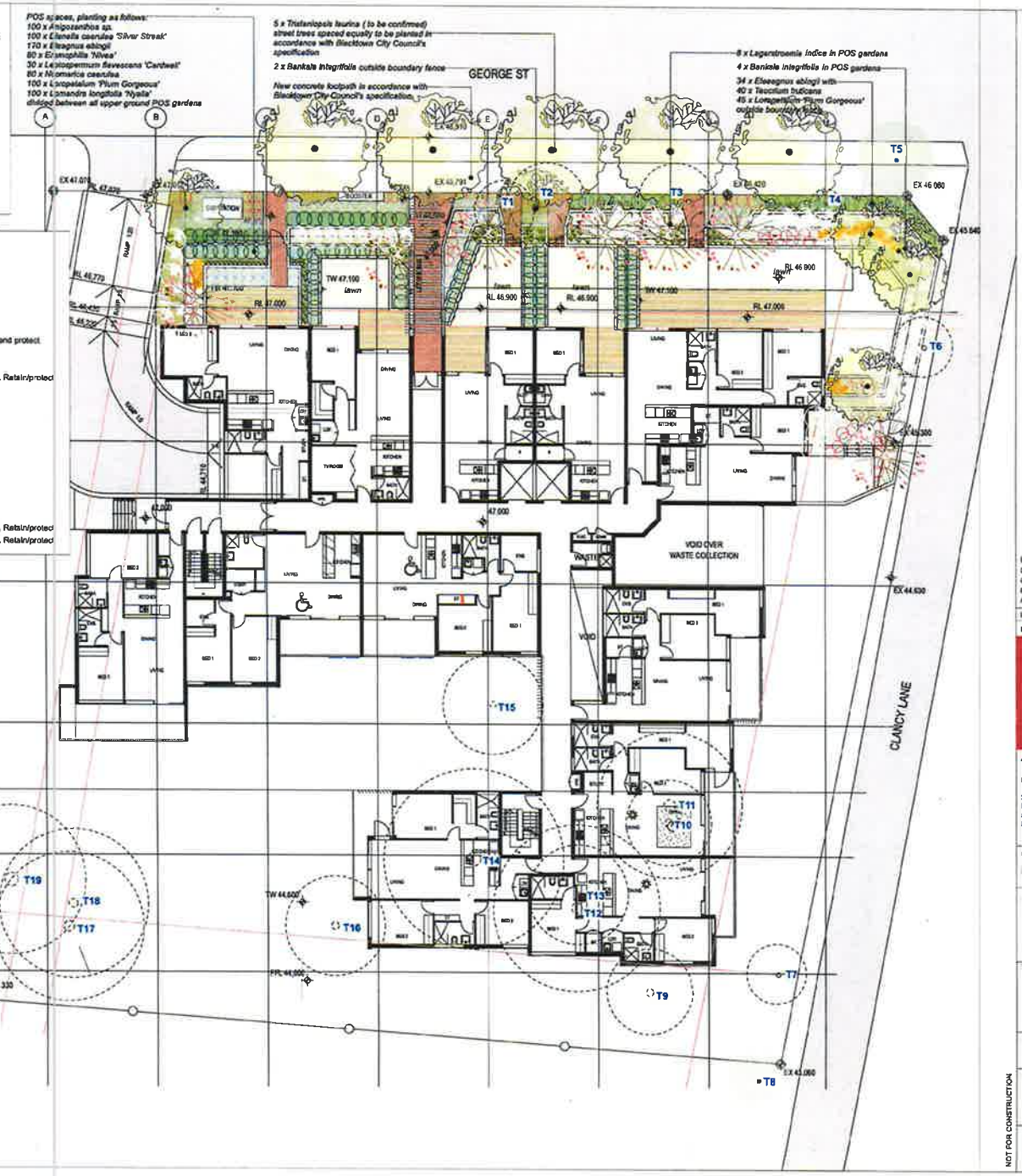
POS spaces, planting as follows:
100 x *Anigozanthos sp.*
100 x *Dianella caerulea 'Silver Streak'*
170 x *Elaeagnus ebingii*
80 x *Eremophila 'Nivea'*
30 x *Leptospermum flavescens 'Cardwell'*
80 x *Neomarica caerulea*
100 x *Loropetalum 'Plum Gorgeous'*
100 x *Lomandra longifolia 'Nyalla'*
divided between all upper ground POS gardens

5 x *Tristaniopsis laurina* (to be confirmed) street trees spaced equally to be planted in accordance with Blacktown City Council's specification

2 x *Banksia integrifolia* outside boundary fence

New concrete footpath in accordance with Blacktown City Council's specification

8 x *Lagerstroemia indica* in POS gardens
4 x *Banksia integrifolia* in POS gardens
34 x *Elaeagnus ebingii* with
40 x *Teucrium fruticans*
45 x *Loropetalum 'Plum Gorgeous'*
outside boundary fence



LEGEND

timber deck
Turf
crushed compacted decomposed granite
brick paving
RL 39.50 proposed levels
existing levels
timber seat

NOTES

All edging to garden to beds to be mild steel

All raised planters to allow for a minimum 500mm soil depth

All paving materials, including timber deck, exposed aggregate concrete and brick to be flush

All raised planter walls to be masonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	20.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	06.05.16
B	DRAFT	02.05.16
A	DRAFT	13.04.16

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CLIENT

MR ANTHONY TANG

PROJECT

PROPOSED DEVELOPMENT
11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
UPPER GROUND FLOOR

SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618
DWG NO.	ISSUE	
LS01	E	

NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INDICATIVE PLANT SCHEDULE - LOWER GROUND FLOOR

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Banksia integrifolia	Coastal Banksia	6-8m	6	75 L	YES
Brachychiton acerifolius	Illawarra Flame Tree	10-12m	5	75 L	YES
Cyathea cooperi	Lacy Tree Fern	10-15m	29	75 L	YES
Eucalyptus citriodora	Lemon Scented Gum	15-20m	5	75 L	YES
Hymenosporum flavum	Native Frangipani	6m	11	75 L	YES
Lagerstroemia indica	Crepe Myrtle	6-8m	3	75 L	
Melia azedarach	White Cedar	8-10m	6	75 L	YES
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp.	Kangaroo paw	1m	50	150mm pot	YES
Asplenium australasicum	Birds Nest Fern	0.8m	80	150mm pot	YES
Blechnum 'Silver Lady'	Blechnum	0.8m	310	150mm pot	YES
Cordyline petiolaris	Slender Lily	3m	290	150mm pot	YES
Dianella caerulea 'Little Jess'	Blue Flax Lily	0.7 m	520	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	300	150mm pot	YES
Doryanthes excelsa	Gymea Lily	2m	200	150mm pot	YES
Eremophila 'Nivea'	Emu Bush	1m	80	5 L	YES
Leptospermum flavescens 'Cardwell'	Tea Tree	1.5m	35	5 L	YES
Lomandra 'Little Con'	Mat Rush	0.5m	50	150mm pot	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	320	150mm pot	YES
Lorepetalum 'Plum Gorgeous'	Pink Fringe flower	1m	180	150mm pot	
Neomarica caerulea	Iris	1m	150	5 L	
Podocarpus elatus	Plum Pine	3m	44	25 L	YES
Syzygium jambos	Lilly Pilly	3m	38	25 L	YES
Zamioculcas zamifolia	Zanzibar Gum	1m	80	5 L	
GROUND COVERS					
Dichondra repens	Kidney Weed		300	150mm pot	YES

LEGEND

timber deck
Turf
crushed compacted decomposed granite
brick paving
RL 26.02 proposed levels
2.05 existing levels
timber seat

NOTES

All edging to garden to beds to be mild steel

All raised planters to allow for a minimum 600mm soil depth.

All paving materials, including timber deck, exposed aggregate concrete and brick to be flush

All raised planter walls to be masonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	30.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	05.05.16
B	DRAFT	03.05.16
A	DRAFT	13.04.16

LANDSCAPE ARCHITECT

melissa wilson landscape architects

ARCHITECT

URBAN LINK

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CLIENT

MR ANTHONY TANG

PROJECT

PROPOSED DEVELOPMENT
11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
LOWER GROUND FLOOR

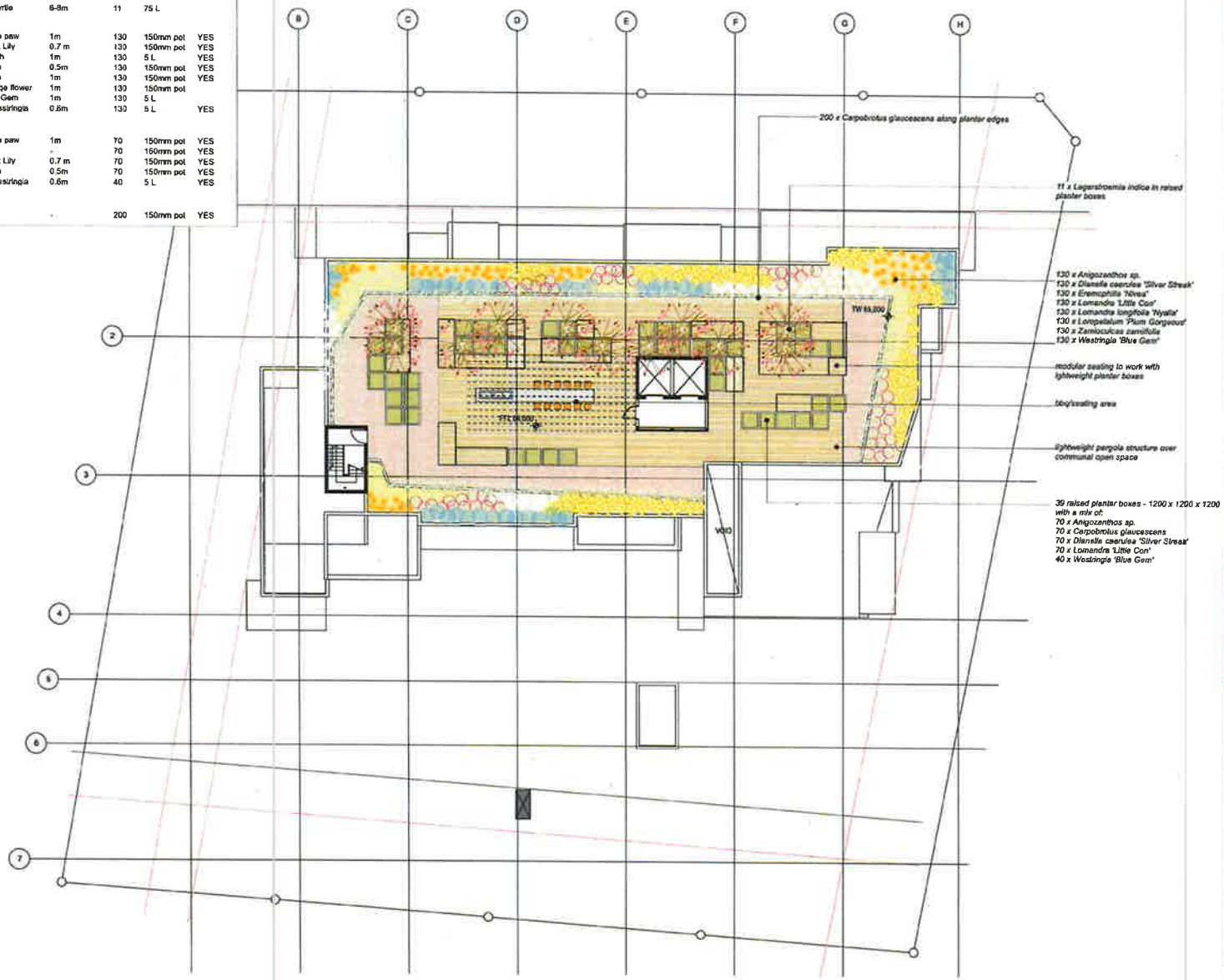
SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618
DWG NO.	ISSUE	
LS02	E	

NOTES:
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, ALL SURVEY INFORMATION & LEVELS
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPANCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INDICATIVE PLANT SCHEDULE - ROOF

SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES/ PALMS					
Lagerstroemia indica	Crepe Myrtle	6-8m	11	75 L	
SHRUBS/ FERNS/ GRASSES					
Anigozanthos sp.	Kangaroo paw	1m	130	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	130	150mm pot	YES
Eremophila 'Nivea'	Emu Bush	1m	130	5 L	YES
Lomandra 'Little Con'	Mat Rush	0.5m	130	150mm pot	YES
Lomandra longifolia 'Nyalla'	Mat Rush	1m	130	150mm pot	YES
Loropetalum 'Plum Gorgeous'	Pink Fringe flower	1m	130	150mm pot	
Zamioculcas zamifolia	Zanzibar Gem	1m	130	5 L	
Westringia 'Blue Gem'	Dwarf Westringia	0.8m	130	5 L	YES
PLANTER BOXES					
Anigozanthos sp.	Kangaroo paw	1m	70	150mm pot	YES
Carpobrotus glaucescens	Pig Face	-	70	150mm pot	YES
Dianella caerulea 'Silver Streak'	Blue Flax Lily	0.7 m	70	150mm pot	YES
Lomandra 'Little Con'	Mat Rush	0.5m	70	150mm pot	YES
Westringia 'Blue Gem'	Dwarf Westringia	0.8m	40	5 L	YES
GROUND COVERS					
Carpobrotus glaucescens	Pig Face	-	200	150mm pot	YES



LEGEND

timber deck
Turf
crushed compacted decomposed granite
brick paving
RL 29.03 proposed levels
existing levels
timber seat

NOTES

All edging to garden to beds to be mild steel

All raised planters to allow for a minimum 500mm soil depth.

All paving materials, including timber deck, exposed aggregate concrete and brick to be flush

All raised planter walls to be masonry

ISSUE	AMENDMENT	DATE
E	REVISED FOR COUNCIL	20.04.17
D	FOR COMMENT	28.03.17
C	DA SUBMISSION	05.05.16
B	DRAFT	03.05.16
A	DRAFT	13.04.16

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11-17 GEORGE STREET
SEVEN HILLS

DRAWING TITLE

LANDSCAPE PLAN
ROOF TERRACE

SCALE	DRAWN	PROJECT NO.
1:200@A2	MW	1618
DWG NO.	ISSUE	
LS03	E	

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