

# ARCHITECTURALS

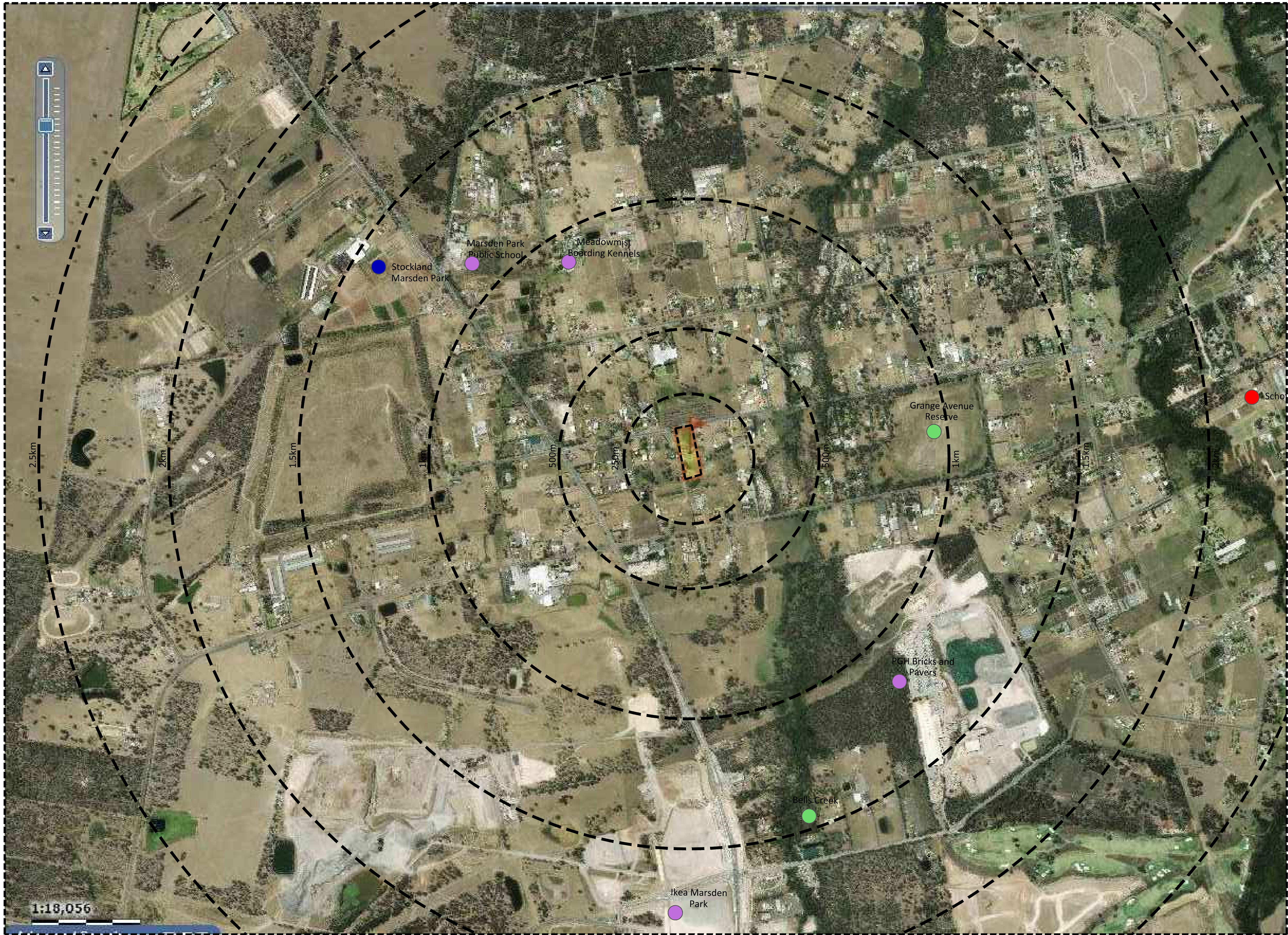
## DESIGN FACTS

DESIGN FACTS		
Site Area		1.092ha
Site Area after Road and Recreational deduction		7385.90m²
	Required/Allowed	Provided
Permissible Height	14m	14m Max.
Site Coverage	50% = 3692.95 m²	3132 m²(42.40%)
Primary Street Setback	6m	6m
Side Setback	6m	6m
Rear Setback	6m	6m
Car Spaces (Residential)	177	182
Car Spaces (Visitor)	34	36
Car Spaces (Total)	211	218
Bicycle spaces	91	94
Private Open Space	min. 10m²/Unit	min. 10m²/Unit
Communal Open Space	15% of site area =1107.88 m²	1516 m²(20.52%)
Total Deep Soil Area	N/A	1538m² (20.82%)
Total Landscape Area	30% of site area =2215.77 m²	2545 m²(34.45%)
Unit Breakdown		33 x One Bedroom 129 x Two Bedroom 07 x Three Bedroom
Total Units		169 Residential Units

## ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A1
DA000	Cover Sheet	NA
UA101	Site Analysis 1/3	1:7500
UA102	Site Analysis 2/3	1:12000
UA102	Site Analysis 3/3	1:7500
DA200	Site Plan	1:250
DA201	Basement 2 Plan	1:250
DA202	Basement 1 Plan	1:250
DA203	Ground Floor Plan	1:250
DA204	First,Second & Third Floor Plan	1:250
DA205	Fourth Floor Plan	1:250
DA206	Roof Floor Plan	1:250
DA211	Basement 2 Plan (Stage 1)	1:200
DA212	Basement 1 Plan (Stage 1)	1:200
DA213	Ground Floor Plan (Stage 1)	1:200
DA214	First,Second & Third Floor Plan (Stage 1)	1:200
DA215	Fourth Floor Plan (Stage 1)	1:200
DA216	Roof Plan (Stage 1)	1:200
DA217	Elevations (Stage 1)	1:200
DA218	Sections and Fence's Detail(Stage 1)	As Marked
DA221	Basement 2 Plan (Stage 2)	1:200
DA222	Basement 1 Plan (Stage 2)	1:200
DA223	Ground Floor Plan (Stage 2)	1:200
DA224	First,Second & Third Floor Plan (Stage 2)	1:200
DA225	Fourth Floor Plan (Stage 2)	1:200
DA226	Roof Plan (Stage 2)	1:200
DA227	Elevations (Stage 2)	1:200
DA228	Sections (Stage 2)	As Marked
DA231	Basement & Ground Floor Plan (Stage 3)	1:200
DA232	First,Second & Third Floor Plan &Roof Plan (Stage 3)	1:200
DA233	Elevations & Sections (Stage 3)	As Marked
DA271	Shadow Diagrams 1/3	1:500
DA272	Shadow Diagrams 2/3	1:500
DA273	Shadow Diagrams 3/3	1:500
DA281	Erosion, Sediment and Demolition Control Plans	1:250
DA300	Solar Access & Cross Flow ventilation	N.T.S
DA400	Pedestrian Movement Plan (Block A& B)	1:250
DA401	Pedestrian Movement Plan (Block C)	1:250





Site Location and Surrounding Amenities  
Scale 1:7500 (on A1)

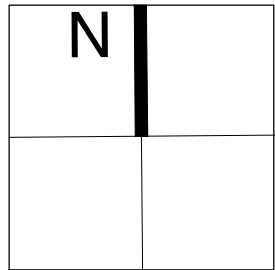
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D	REVISED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
C	REVISION AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 116 316 333



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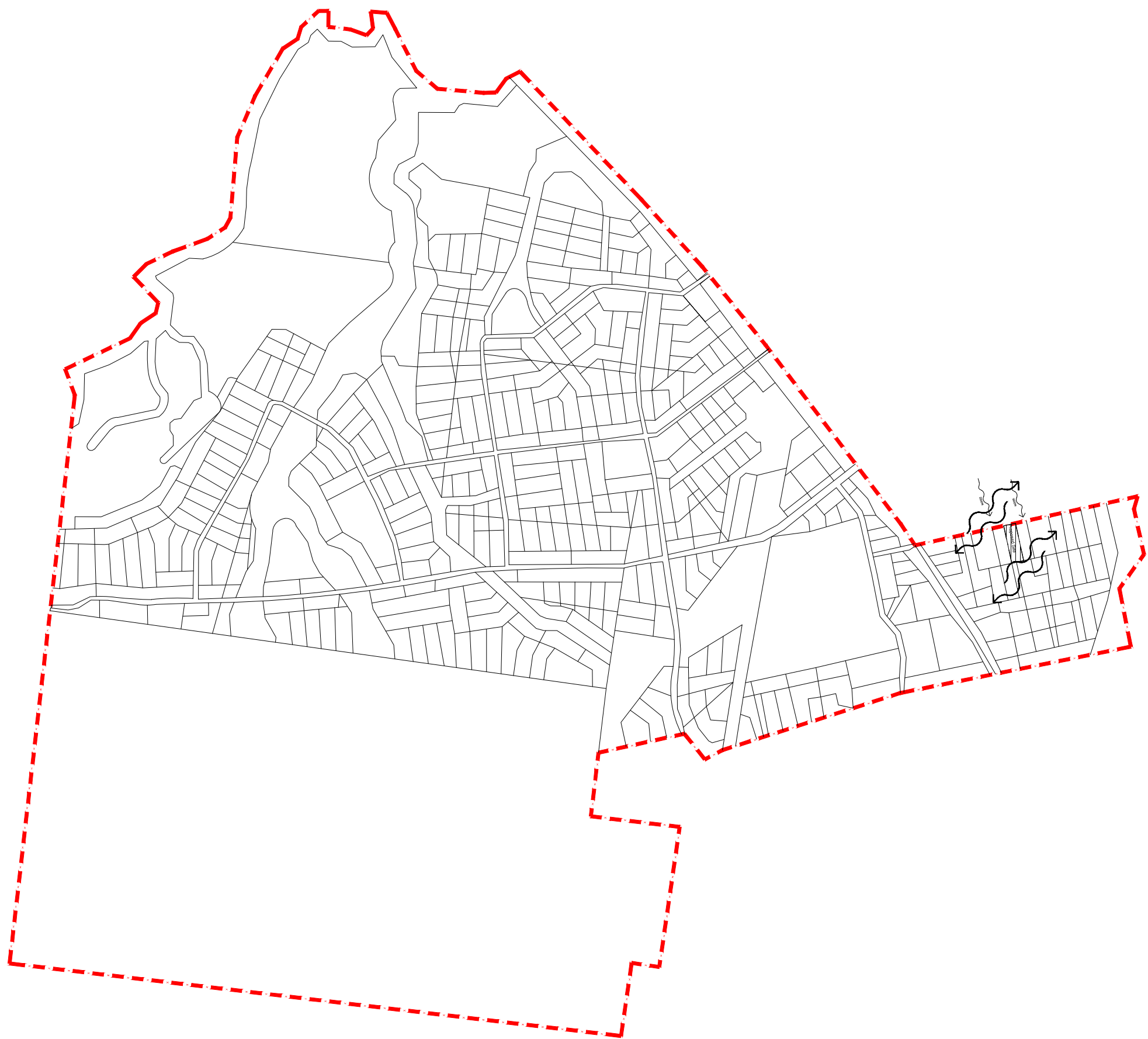
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SITE ANALYSIS 1/3

DRAWN BY:  
DN  
CHECKED BY:  
FG  
DATE:  
MAY 16

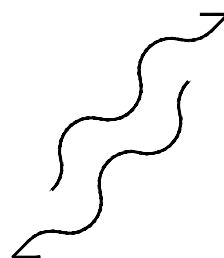
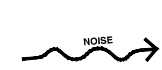

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE,  
MARSDEN PARK  
JOB No:  
150723 UA101

ISSUE:  
G  
SCALE:  
1: 7500 (on A1)

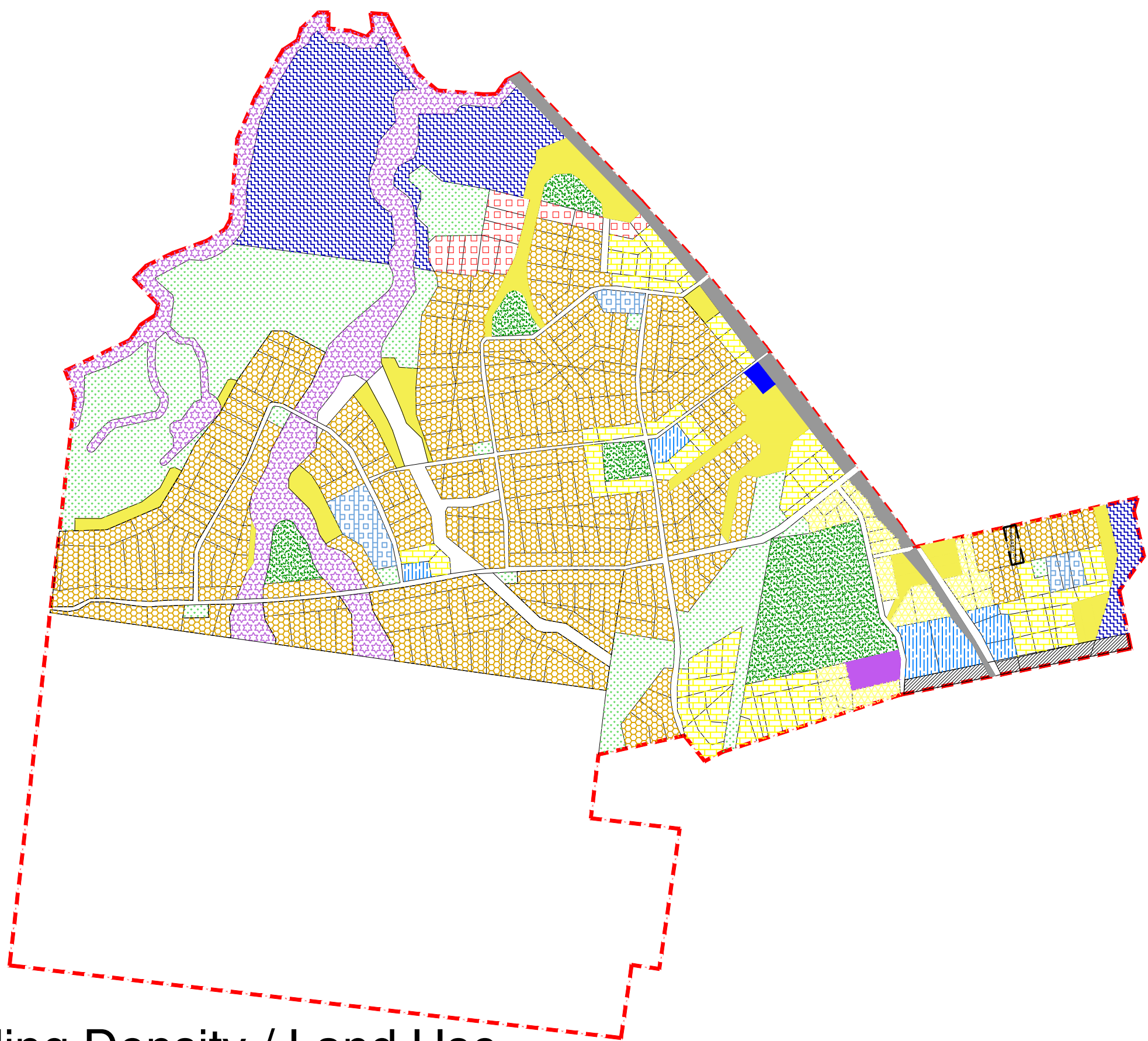






















LEGEND:

-  Prevailing Wind  
north easterly- south westerly
-  Noise
-  Vehicle Circulation

Prevailing Wind, Noise and Circulation  
Scale 1:12000 (on A1)



LEGEND:

-  Low Density Residential (11 Dwellings per Hectare)
-  Low Density Residential (15 Dwellings per Hectare)
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Environmental Managment
-  School
-  Private Open Space
-  Sport Fields
-  Community Use
-  Water Managment
-  Environmental Conservation
-  Main Road
-  Local Road
-  Transport Corridor
-  Precinct Boundary
-  Substation
-  Preferred Location for Neighborhood Shops

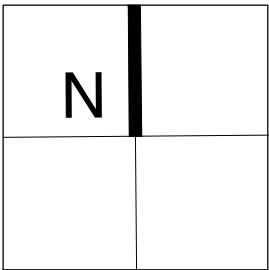
Building Density / Land Use  
Scale 1:12000 (on A1)

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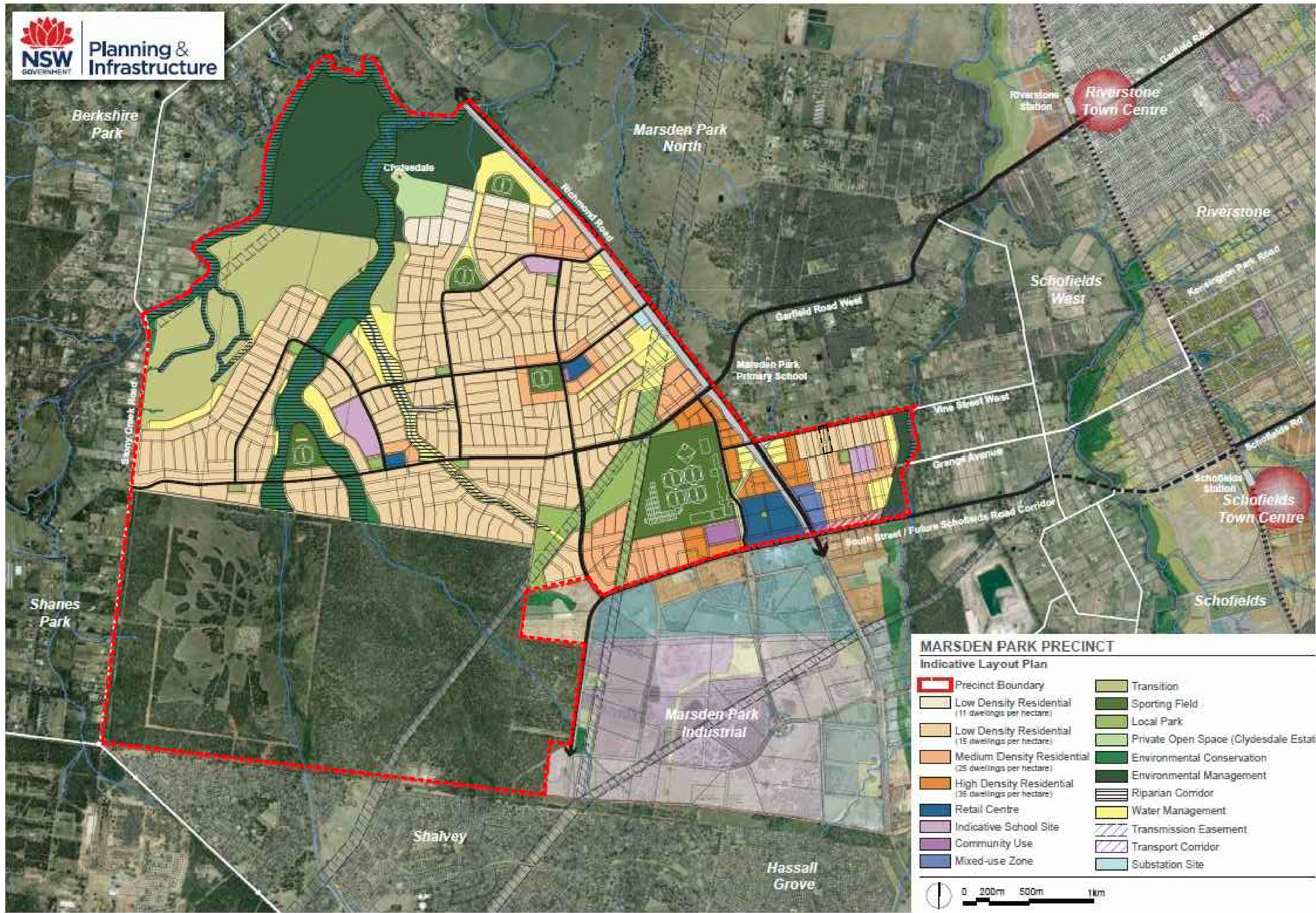
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DN  
CHECKED BY:  
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DATE:  
MAY 16

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE  
MARSDEN PARK  
JOB No:  
150723 UA102

ISSUE:  
G  
SCALE:  
1:12000 (on A1)





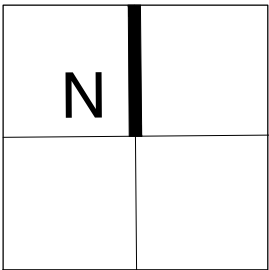
Site District Map  
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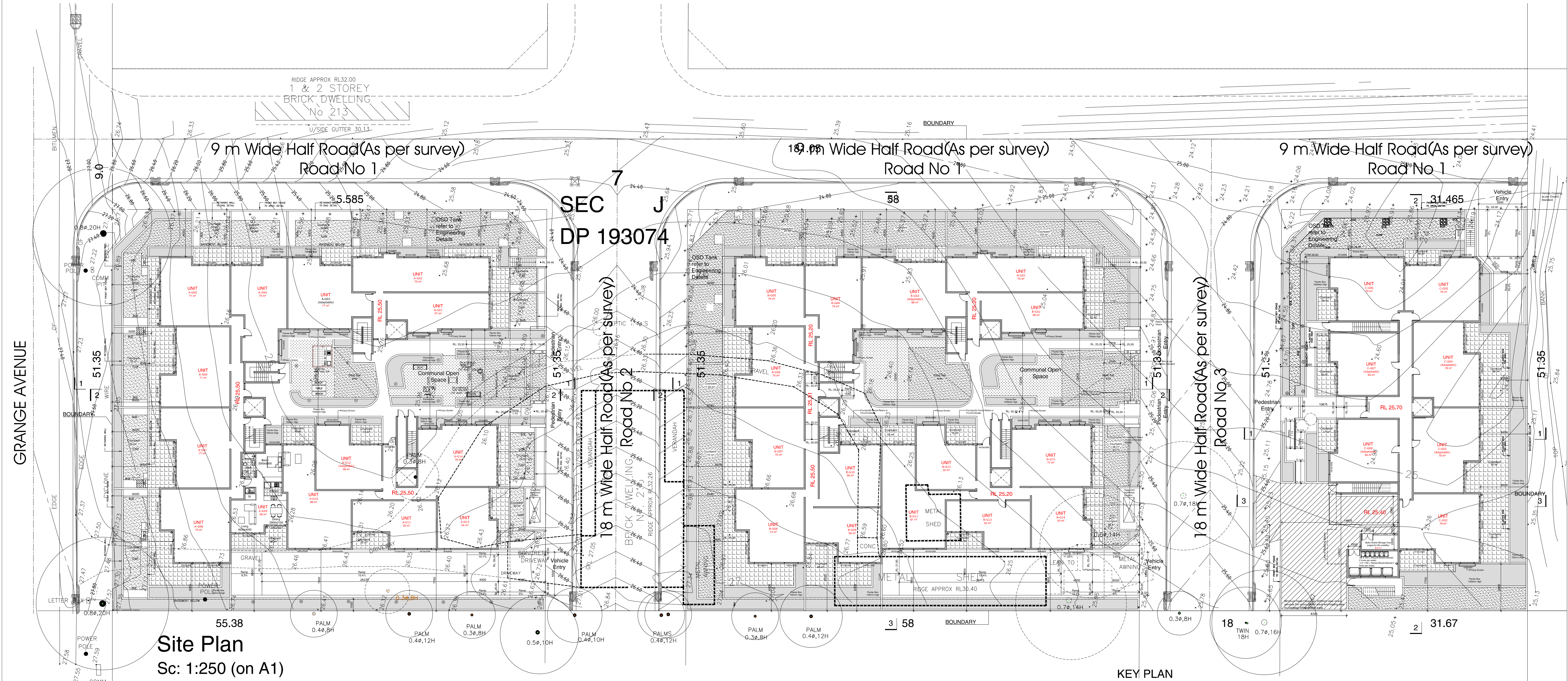
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DN  
CHECKED BY:  
FG  
DATE:  
MAY 16

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE,  
MARSDEN PARK  
JOB NO:  
150717 UA103

ISSUE:  
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SCALE:  
1:7500 (on A1)





Site Plan  
Sc: 1:250 (on A1)

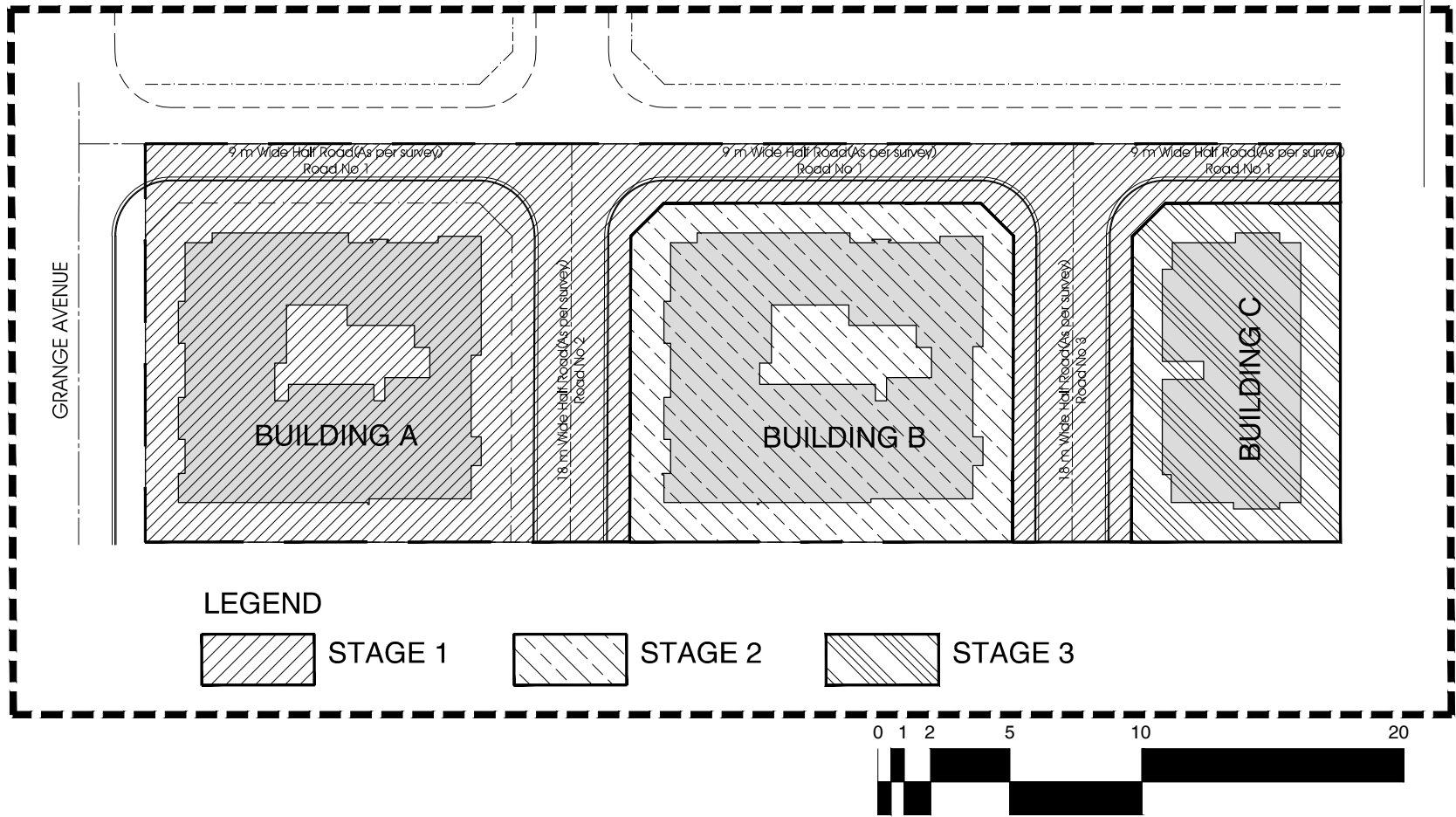
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Water Commitments:	
*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.	
*Fixtures – Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).	
– Must install 3 Star rating toilet flushing system in each toilet.	
– Must install 3 Star rating taps in each kitchen.	
– Must install 3 Star rating taps in each bathroom.	
– Must install 3 Star rating dish washer in each bathroom.	
Energy Commitments:	
*Hotwater – Must install a gas instantaneous 5 Star system for each dwelling.	
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*Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.	
*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.	
– Must install 3 star energy rated dishwasher in the kitchen of all dwellings.	
– Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.	
– Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.	
Common Areas	
Water Commitments:	
*Fixtures – Must install 3 Star rating taps.	
Energy Commitments:	
*Ventilation – Must install ventilation in:	
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*Lighting – Must install lighting in:	
Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.	
Lift car: light-emitting diode; Efficiency measure: connected to lift call button.	
Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.	
Garbage room: compact fluorescent; Efficiency measure: motion sensor.	
Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.	
*Other – Must install gearless traction with VVVF motor for lift.	



Legend:

- Existing buildings to be removed
- Existing tree to be removed
- Existing tree to be retained

KEY PLAN



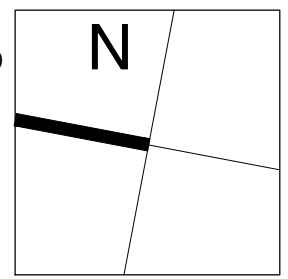
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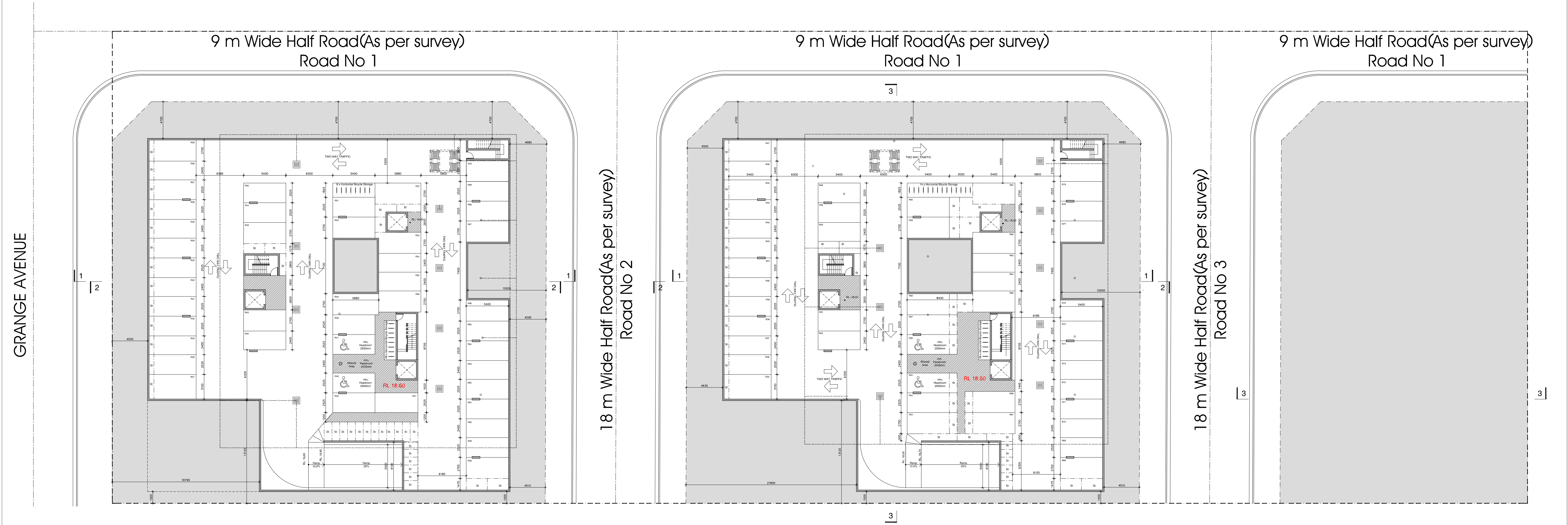
SHEET TITLE:  
SITE PLAN

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK

ISSUE:  
G  
SCALE:  
1:250 (ON A1)

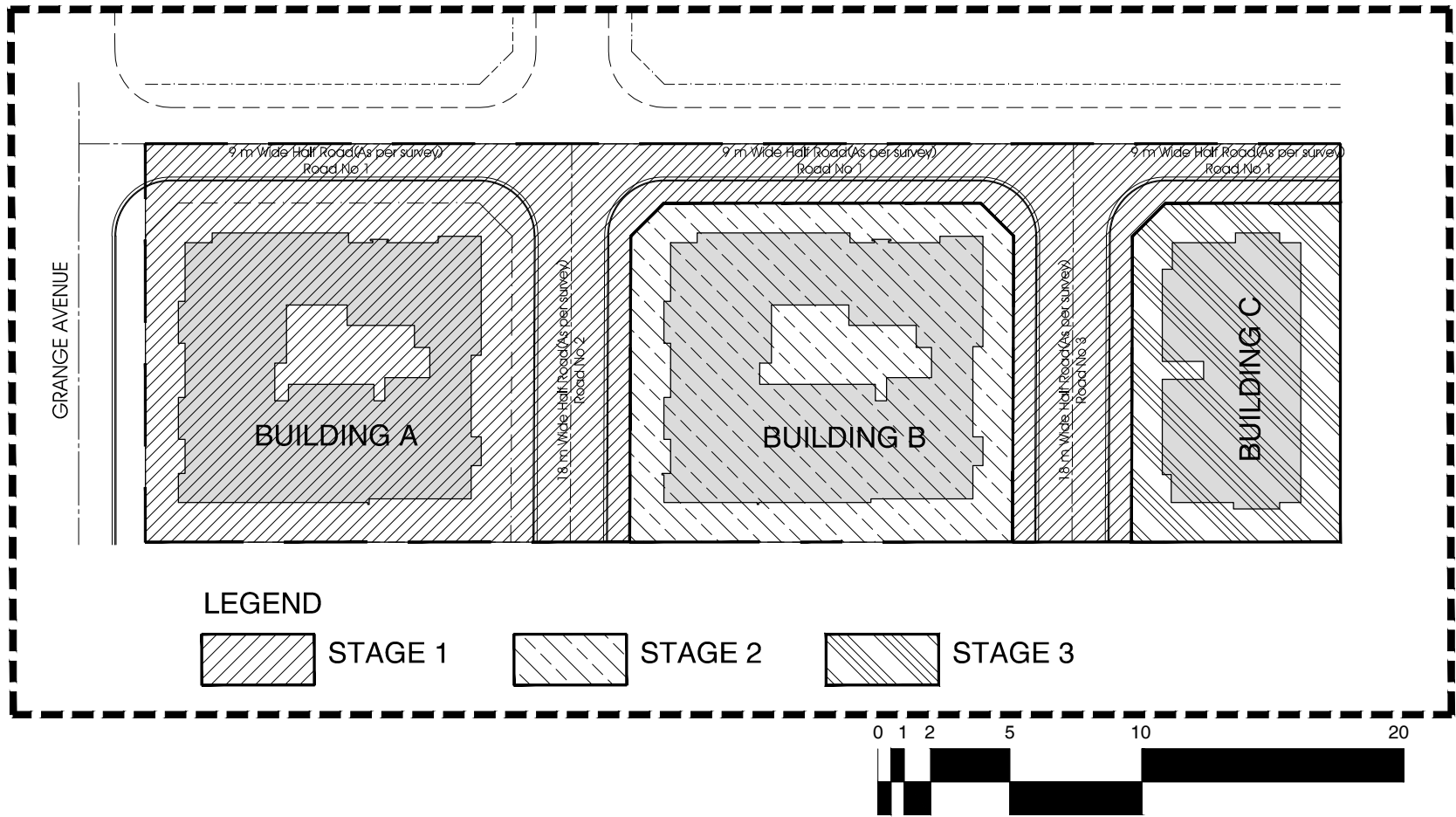




Basement 2 Plan  
Sc: 1:250 (on A1)

<p><b>BASIX Commitments (Building A, B &amp; C)</b></p> <p><b>Water Commitments:</b></p> <ul style="list-style-type: none"><li>*<b>Planting</b> – Must plant indigenous or low water use species of vegetation throughout the area of land specified.</li><li>*<b>Fixtures</b> – Must install 3 Star rating showerheads in all showers. (&gt;4.5 but &lt;=6L/min).</li><li>– Must install 3 Star rating toilet flushing system in each toilet.</li><li>– Must install 3 Star rating taps in each kitchen.</li><li>– Must install 3 Star rating taps in each bathroom.</li><li>– Must install 3 Star rating dish washer in each bathroom.</li></ul> <p><b>Energy Commitments:</b></p> <ul style="list-style-type: none"><li>*<b>Hotwater</b> – Must install a gas instantaneous 5 Star system for each dwelling.</li><li>*<b>Cooling/ Heating System</b> – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.</li><li>*<b>Ventilation</b> – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.</li><li>*<b>Other</b> – Must install gas cooktop and electric oven in the kitchen of all dwellings.</li><li>– Must install 3 star energy rated dishwasher in the kitchen of all dwellings.</li><li>– Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.</li><li>– Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.</li></ul>	<p><b>Common Areas</b></p> <p><b>Water Commitments:</b></p> <ul style="list-style-type: none"><li>*<b>Fixtures</b> – Must install 3 Star rating taps.</li></ul> <p><b>Energy Commitments:</b></p> <ul style="list-style-type: none"><li>*<b>Ventilation</b> – Must install ventilation in:</li><li>Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan</li><li>*<b>Lighting</b> – Must install lighting in:</li><li>Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li><li>Lift car: light- emitting diode; Efficiency measure: connected to lift call button.</li><li>Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.</li><li>Garbage room: compact fluorescent; Efficiency measure: motion sensor.</li><li>Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li><li>*<b>Other</b> – Must install gearless traction with VVVF motor for lift.</li></ul>
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KEY PLAN



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design cubicle ARCHITECTURAL SOLUTIONS
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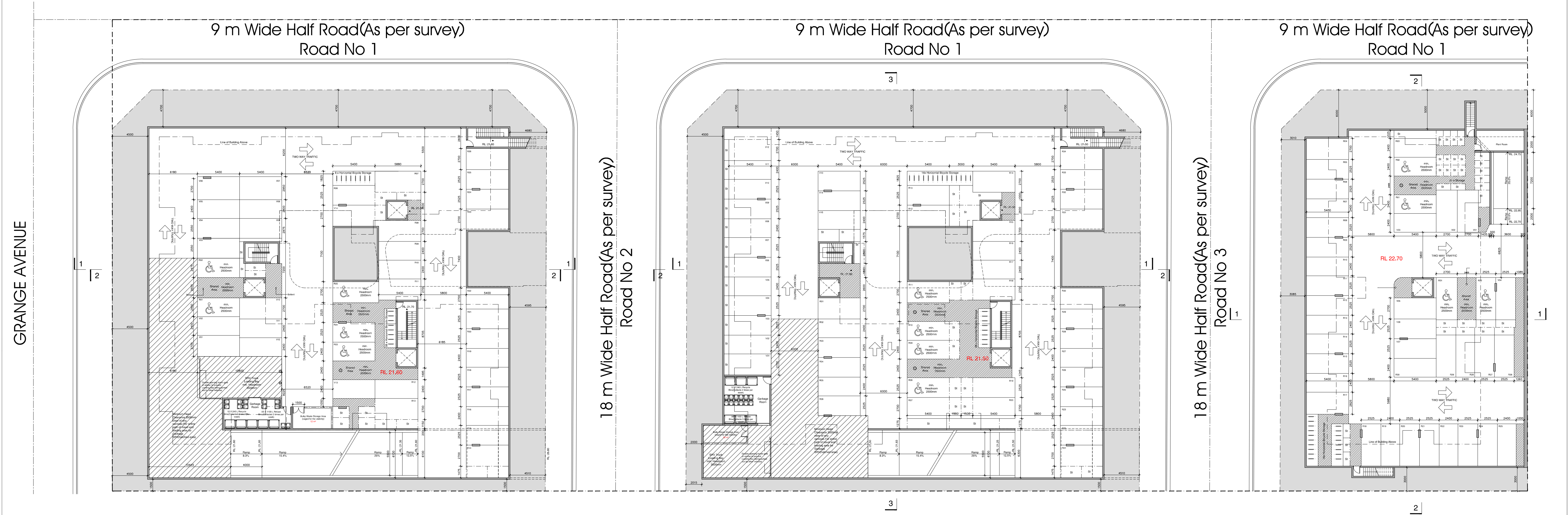
SHEET TITLE: BASEMENT 2 PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY: YP/DN
CHECKED BY: FG
DATE: OCT 15

PROPOSED RESIDENTIAL DEVELOPMENT AT 215 GRANGE AVENUE, MARDSEN PARK
JOB No. 150723 DA:201
SCALE: 1:250 (ON A1)

ISSUE: G
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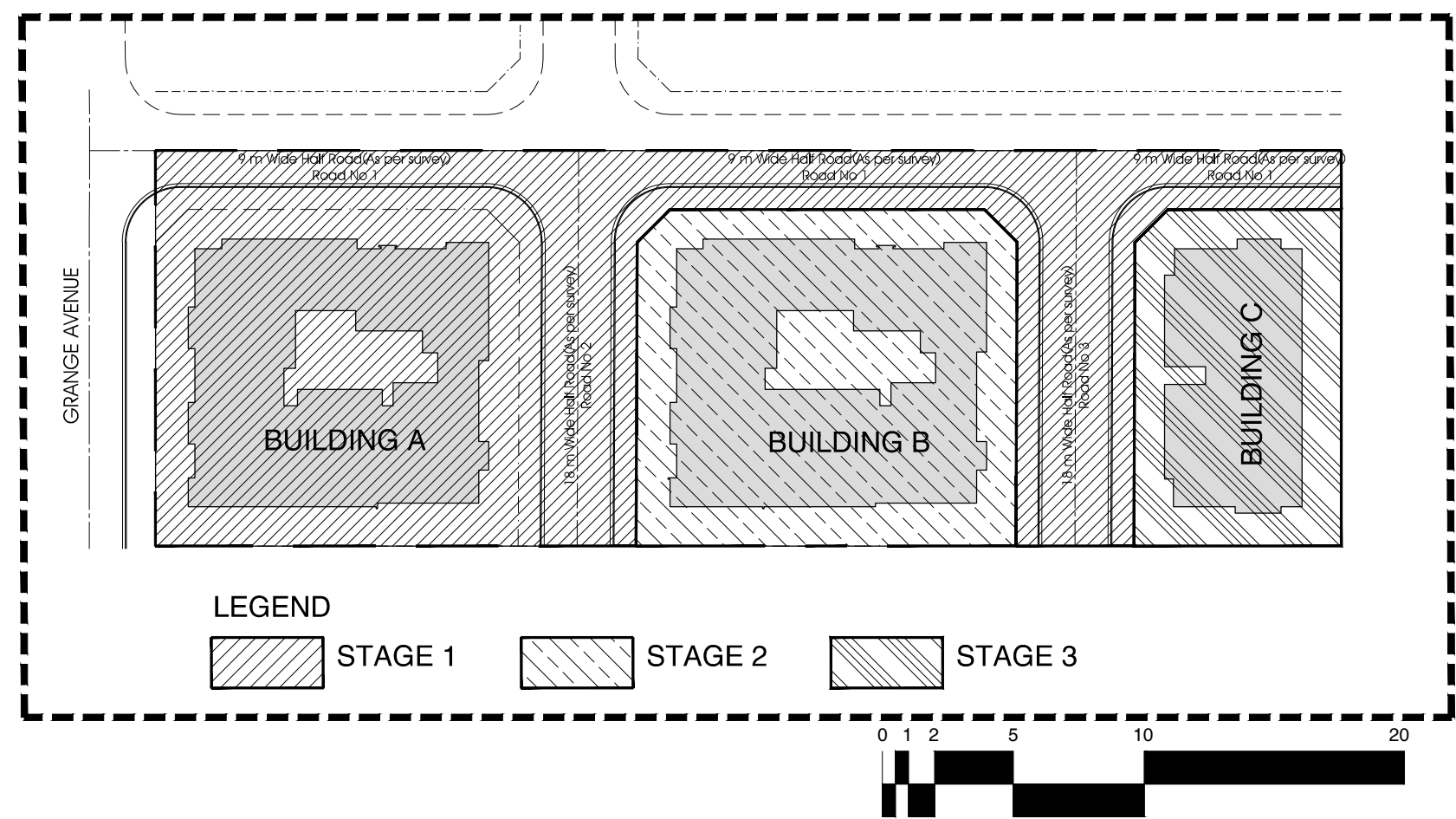




Basement 1 Plan  
Sc: 1:250 (on A1)

<p><b>BASIX Commitments (Building A, B &amp; C)</b></p> <p>Water Commitments:</p> <ul style="list-style-type: none"><li>*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.</li><li>*Fixtures – Must install 3 Star rating showerheads in all showers. (&gt;4.5 but &lt;=6L/min).</li><li>– Must install 3 Star rating toilet flushing system in each toilet.</li><li>– Must install 3 Star rating taps in each kitchen.</li><li>– Must install 3 Star rating taps in each bathroom.</li><li>– Must install 3 Star rating dish washer in each bathroom.</li></ul> <p>Energy Commitments:</p> <ul style="list-style-type: none"><li>*Hotwater – Must install a gas instantaneous 5 Star system for each dwelling.</li><li>*Cooling/ Heating System – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.</li><li>*Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.</li><li>*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.</li><li>– Must install 3 star energy rated dishwasher in the kitchen of all dwellings.</li><li>– Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.</li><li>– Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.</li></ul>	<p><b>Common Areas</b></p> <p>Water Commitments:</p> <ul style="list-style-type: none"><li>*Fixtures – Must install 3 Star rating taps.</li></ul> <p>Energy Commitments:</p> <ul style="list-style-type: none"><li>*Ventilation – Must install ventilation in:</li><li>Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan</li><li>*Lighting – Must install lighting in:</li><li>Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li><li>Lift car: light- emitting diode; Efficiency measure: connected to lift call button.</li><li>Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.</li><li>Garbage room: compact fluorescent; Efficiency measure: motion sensor.</li><li>Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li><li>*Other – Must install gearless traction with VVVF motor for lift.</li></ul>
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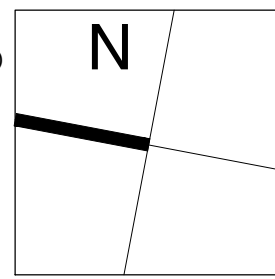
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C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADD REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 116 316 333



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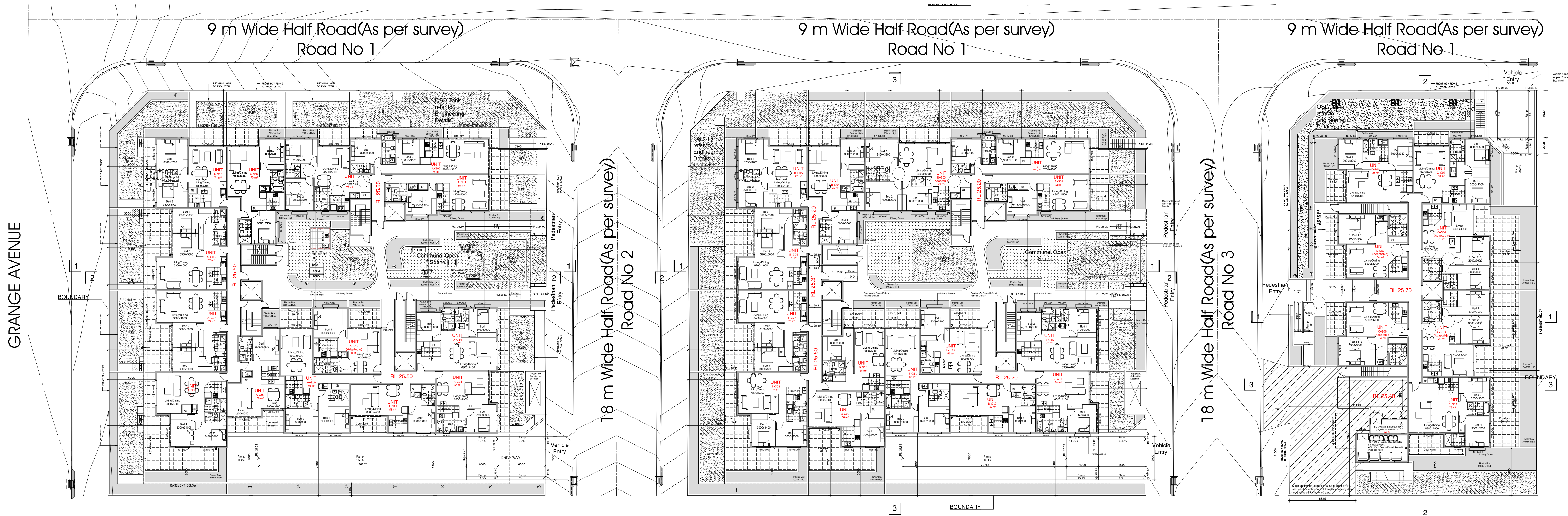
SHEET TITLE:  
BASEMENT 1 PLAN  
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:202  
SCALE:  
1:250 (ON A1)

ISSUE:  
G





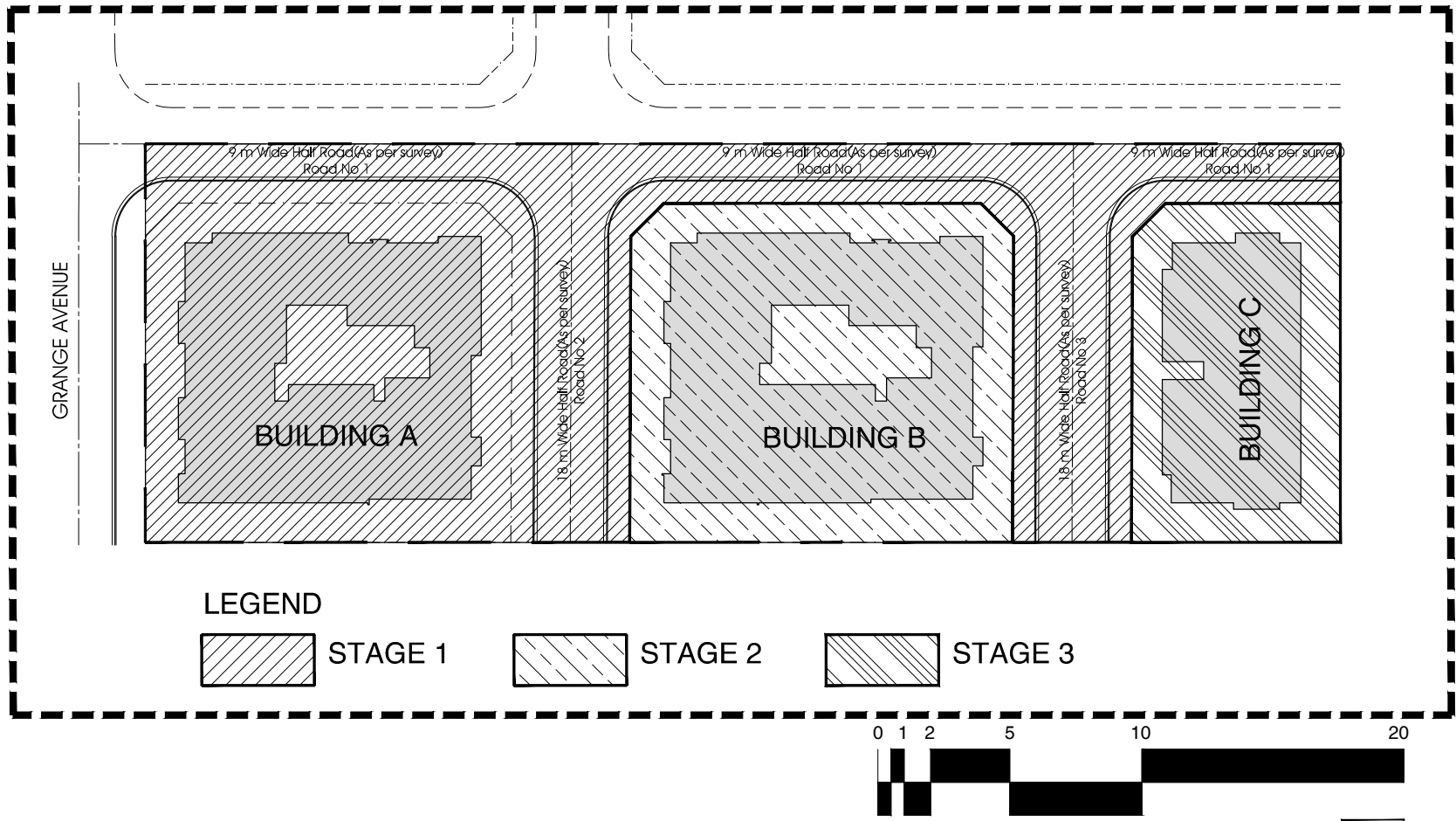
GRANGE AVENUE

18 m Wide Half Road(As per survey)  
Road No 2

18 m Wide Half Road(As per survey)  
Road No 3

Ground Floor Plan  
Sc: 1:250 (on A1)

KEY PLAN



<b>BASIX Commitments (Building A, B &amp; C)</b> <b>Water Commitments:</b> <ul style="list-style-type: none"><li>* <b>Planting</b> – Must plant indigenous or low water use species of vegetation throughout the area of land specified.</li><li>* <b>Fixtures</b> – Must install 3 Star rating showerheads in all showers. (&gt;4.5 but &lt;=6L/min).<ul style="list-style-type: none"><li>– Must install 3 Star rating toilet flushing system in each toilet.</li><li>– Must install 3 Star rating taps in each kitchen.</li><li>– Must install 3 Star rating taps in each bathroom.</li><li>– Must install 3 Star rating dish washer in each bathroom.</li></ul></li></ul> <b>Energy Commitments:</b> <ul style="list-style-type: none"><li>* <b>Hotwater</b> – Must install a gas instantaneous 5 Star system for each dwelling.</li><li>* <b>Cooling/ Heating System</b> – Must install 1-phase airconditioning EER 3.5-4.0 to the living areas of each dwelling.</li><li>* <b>Ventilation</b> – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.</li><li>* <b>Other</b> – Must install gas cooktop and electric oven in the kitchen of all dwellings.<ul style="list-style-type: none"><li>– Must install 3 star energy rated dishwasher in the kitchen of all dwellings.</li><li>– Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.</li><li>– Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.</li></ul></li></ul>	<b>Common Areas</b> <b>Water Commitments:</b> <ul style="list-style-type: none"><li>* <b>Fixtures</b> – Must install 3 Star rating taps.</li></ul> <b>Energy Commitments:</b> <ul style="list-style-type: none"><li>* <b>Ventilation</b> – Must install ventilation in:<ul style="list-style-type: none"><li>Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan</li></ul></li><li>* <b>Lighting</b> – Must install lighting in:<ul style="list-style-type: none"><li>Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li><li>Lift car: light- emitting diode; Efficiency measure: connected to lift call button.</li><li>Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.</li><li>Garbage room: compact fluorescent; Efficiency measure: motion sensor.</li><li>Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.</li></ul></li><li>* <b>Other</b> – Must install gearless traction with VVVF motor for lift.</li></ul>
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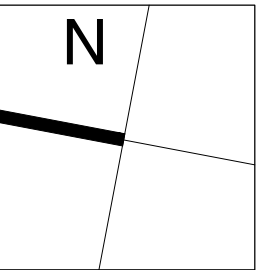
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C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
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ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 116 316 333



SHEET TITLE:  
GROUND FLOOR PLAN  
LOGGED AT: BLACKTOWN CITY COUNCIL

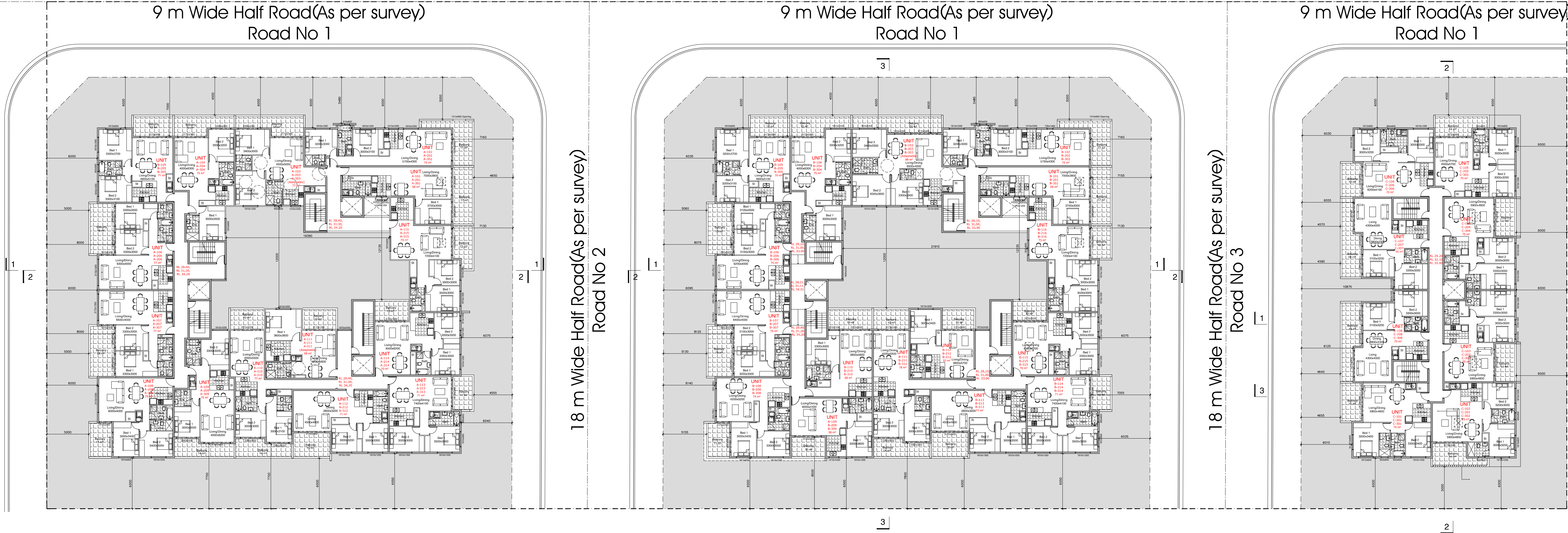
DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No:  
150723 DA:203  
SCALE:  
1:250 (ON A1)

ISSUE:  
G



GRANGE AVENUE



Typical Floor Plan- First to Third  
Sc: 1:250 (on A1)

BASIX Commitments (Building A, B & C)

Water Commitments:

- \*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- \*Fixtures – Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
  - Must install 3 Star rating toilet flushing system in each toilet.
  - Must install 3 Star rating taps in each kitchen.
  - Must install 3 Star rating taps in each bathroom.
  - Must install 3 Star rating dish washer in each bathroom.

Energy Commitments:

- \*Hotwater – Must install a gas instantaneous 5 Star system for each dwelling.
- \*Cooling/ Heating System – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.
- \*Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- \*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
  - Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
  - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
  - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

Common Areas

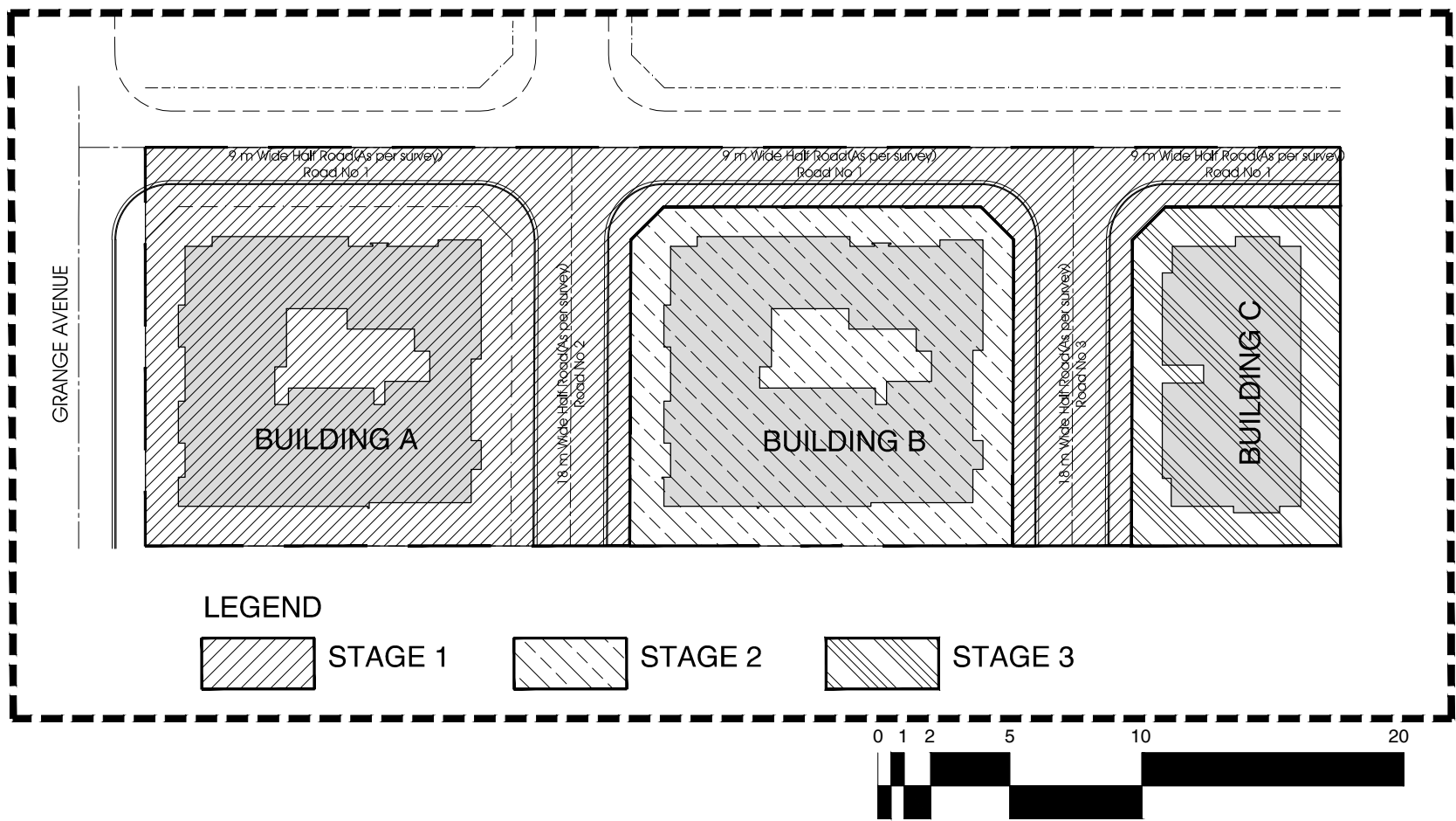
Water Commitments:

- \*Fixtures – Must install 3 Star rating taps.

Energy Commitments:

- \*Ventilation – Must install ventilation in:
  - Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan
- \*Lighting – Must install lighting in:
  - Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
  - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
  - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
  - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- \*Other – Must install gearless traction with VVVF motor for lift.

KEY PLAN



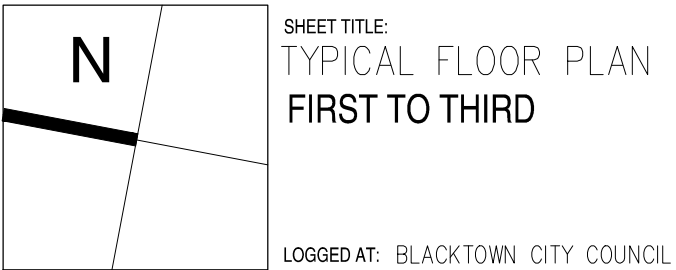
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G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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DESIGN CUBICLE PTY LTD  
ARCHITECTURAL SOLUTIONS



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Http: www.designcubicle.com.au  
ABN: 47 116 316 333



DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA: 204  
1: 250 (ON A1)

ISSUE:  
G  
SCALE:  
1: 250 (ON A1)





The map shows a plan view of the study area. Grange Avenue runs vertically along the left side. Three buildings, labeled BUILDING A, BUILDING B, and BUILDING C, are situated to the right of the road. Each building is surrounded by a hatched area representing the proposed road widening. The map is divided into three sections, each corresponding to one of the buildings. A legend at the bottom indicates that the white area represents Stage 1, the diagonal hatching represents Stage 2, and the cross-hatching represents Stage 3. A scale bar at the bottom right shows distances from 0 to 20 meters.

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ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE:  
FOURTH FLOOR PLAN

LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN

CHECKED BY:  
FG

DATE:  
OCT 15

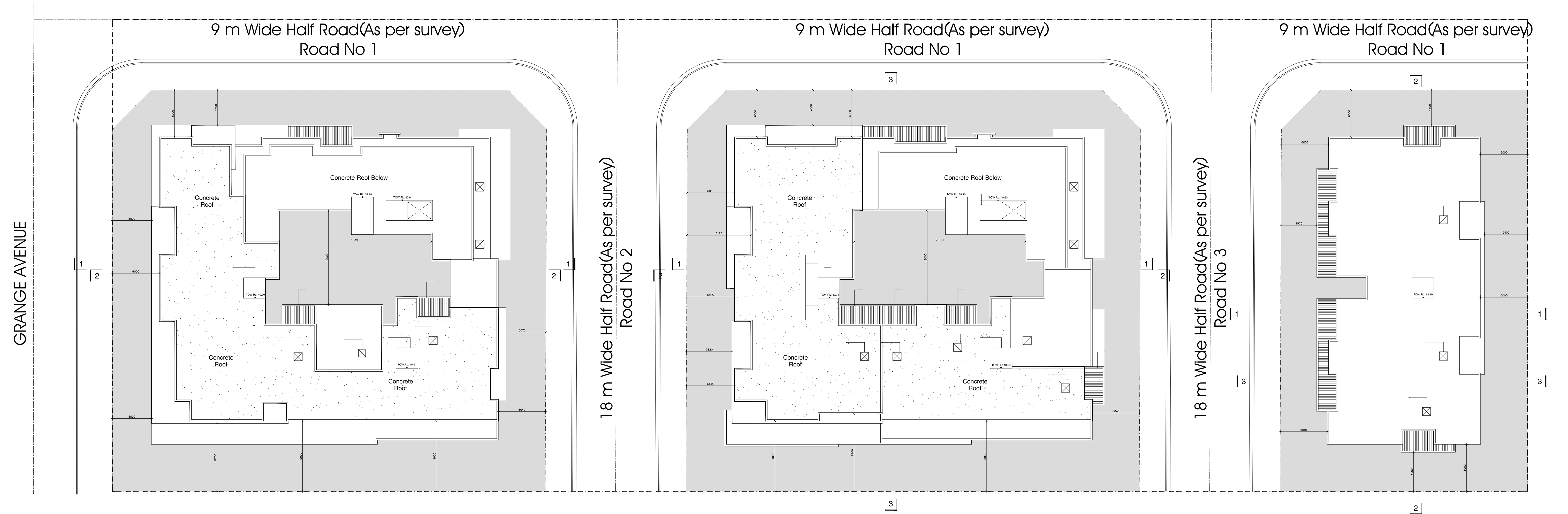
PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARSDEN PARK

JOB No.  
510723 DA:205

ISSUE:  
G

SCALE:  
1:250 (ON A1)





Roof Floor Plan  
Sc: 1:250 (on A1)

BASIX Commitments (Building A, B & C)

Water Commitments:

- \*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- \*Fixtures – Must install 3 Star rating showerheads (>4.5 but <=6L/min).
  - Must install 3 Star rating toilet flushing system in each toilet.
  - Must install 3 Star rating taps in each kitchen.
  - Must install 3 Star rating taps in each bathroom.
  - Must install 3 Star rating dish washer in each bathroom.

Energy Commitments:

- \*Hotwater – Must install a gas instantaneous 5 Star system for each dwelling.
- \*Cooling/ Heating System – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.
- \*Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- \*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
  - Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
  - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
  - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

Common Areas

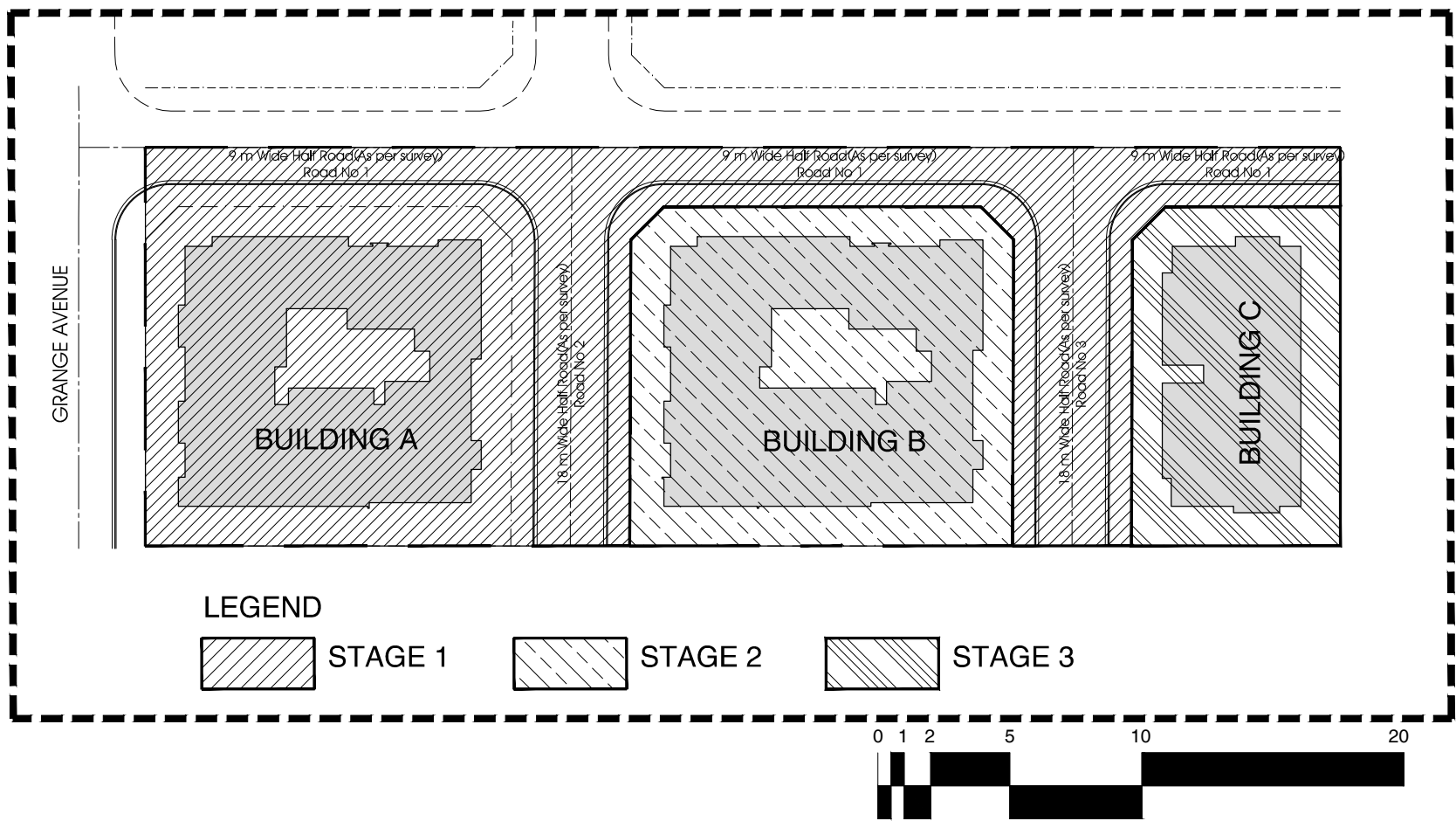
Water Commitments:

- \*Fixtures – Must install 3 Star rating taps.

Energy Commitments:

- \*Ventilation – Must install ventilation in:
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- \*Lighting – Must install lighting in:
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  - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
  - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
  - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
  - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- \*Other – Must install gearless traction with VVVF motor for lift.

KEY PLAN



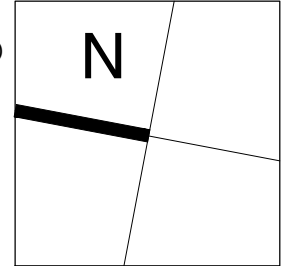
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C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE:  
ROOF FLOOR PLAN  
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:206  
SCALE:  
1:250 (ON A1)

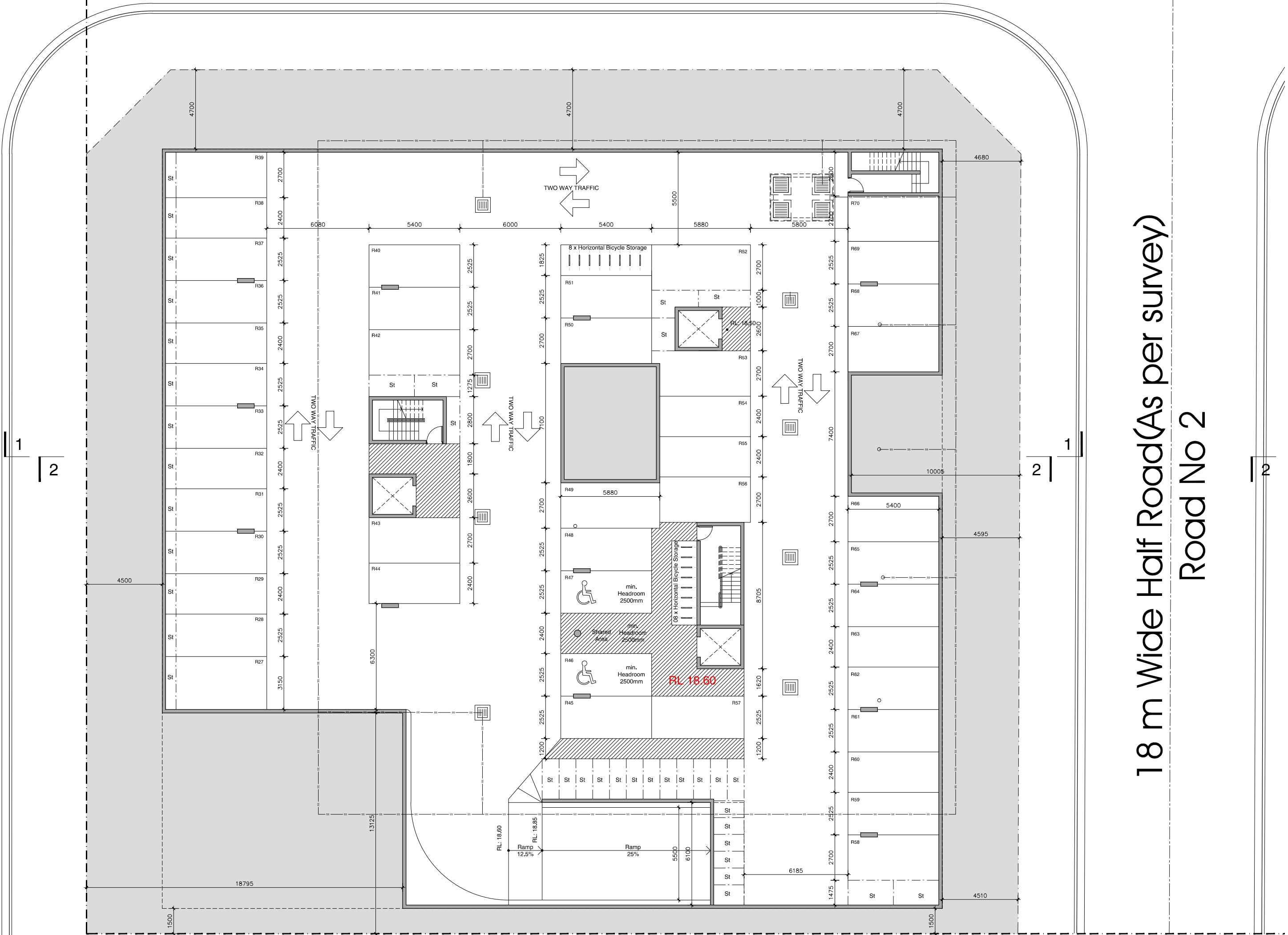
ISSUE:  
G



GRANGE AVENUE

9 m Wide Half Road(As per survey)  
Road No 1

18 m Wide Half Road(As per survey)  
Road No 2

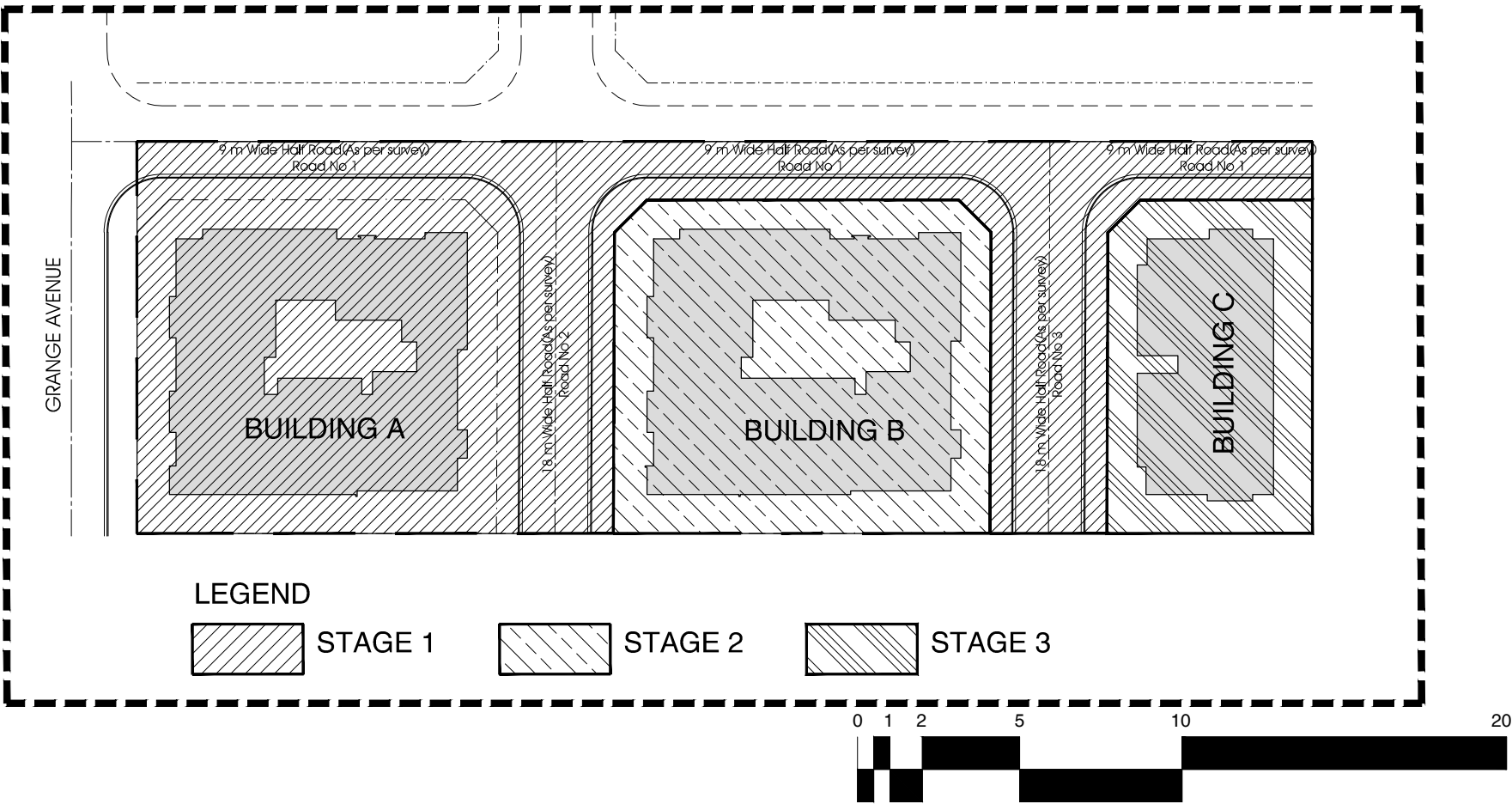


- BASIX Commitments (Building A, B & C)**
- Water Commitments:
- \***Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
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- Common Areas**
- Water Commitments:
- \***Fixtures** – Must install 3 Star rating taps.
- Energy Commitments:
- \***Ventilation** – Must install ventilation in:
    - Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2~speed fan
  - \***Lighting** – Must install lighting in:
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    - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
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    - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
    - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - \***Other** – Must install gearless traction with VV F motor for lift.

Building A- Basement 2 Plan (Stage 1)  
Sc: 1:200 (on A1)

KEY PLAN



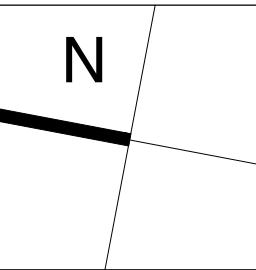
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ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE:  
BASEMENT 2 PLAN  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

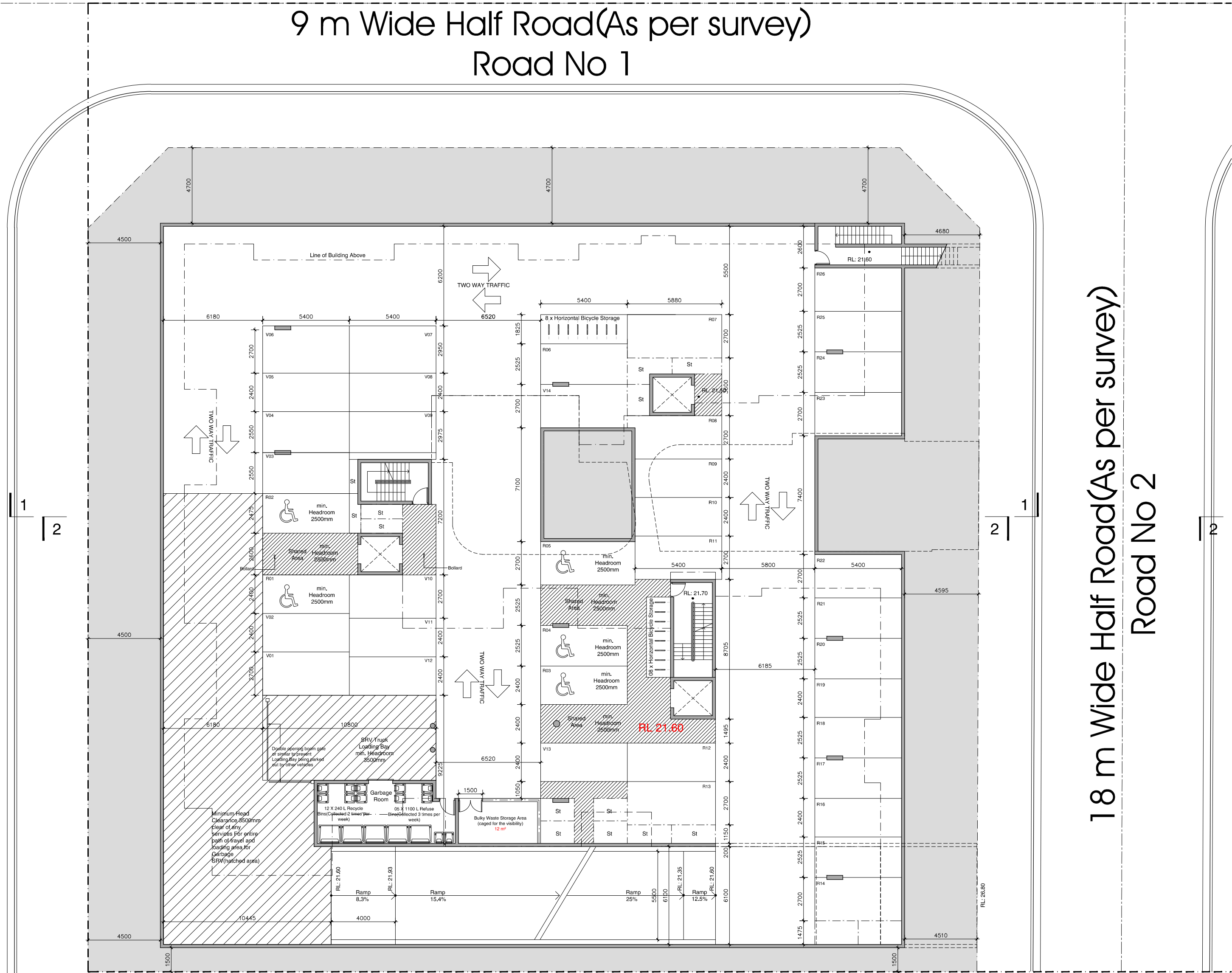
DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No:  
150723 DA:211  
SCALE:  
1:200 (ON A1)

ISSUE:  
G



GRANGE AVENUE



18 m Wide Half Road(As per survey)

Road No 2

BASIX Commitments (Building A, B & C)

Water Commitments:

- \*Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- \*Fixtures – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
  - Must install 3 Star rating toilet flushing system in each toilet.
  - Must install 3 Star rating taps in each kitchen.
  - Must install 3 Star rating taps in each bathroom.
  - Must install 3 Star rating dish washer in each bathroom.

Energy Commitments:

- \*Hotwater – Must install a gas instantaneous 5 Star system for each dwelling.
- \*Cooling/ Heating System – Must install 1-phase airconditioning EER 3.5-4.0 to the living areas of each dwelling.
- \*Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- \*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
  - Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
  - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
  - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

Common Areas

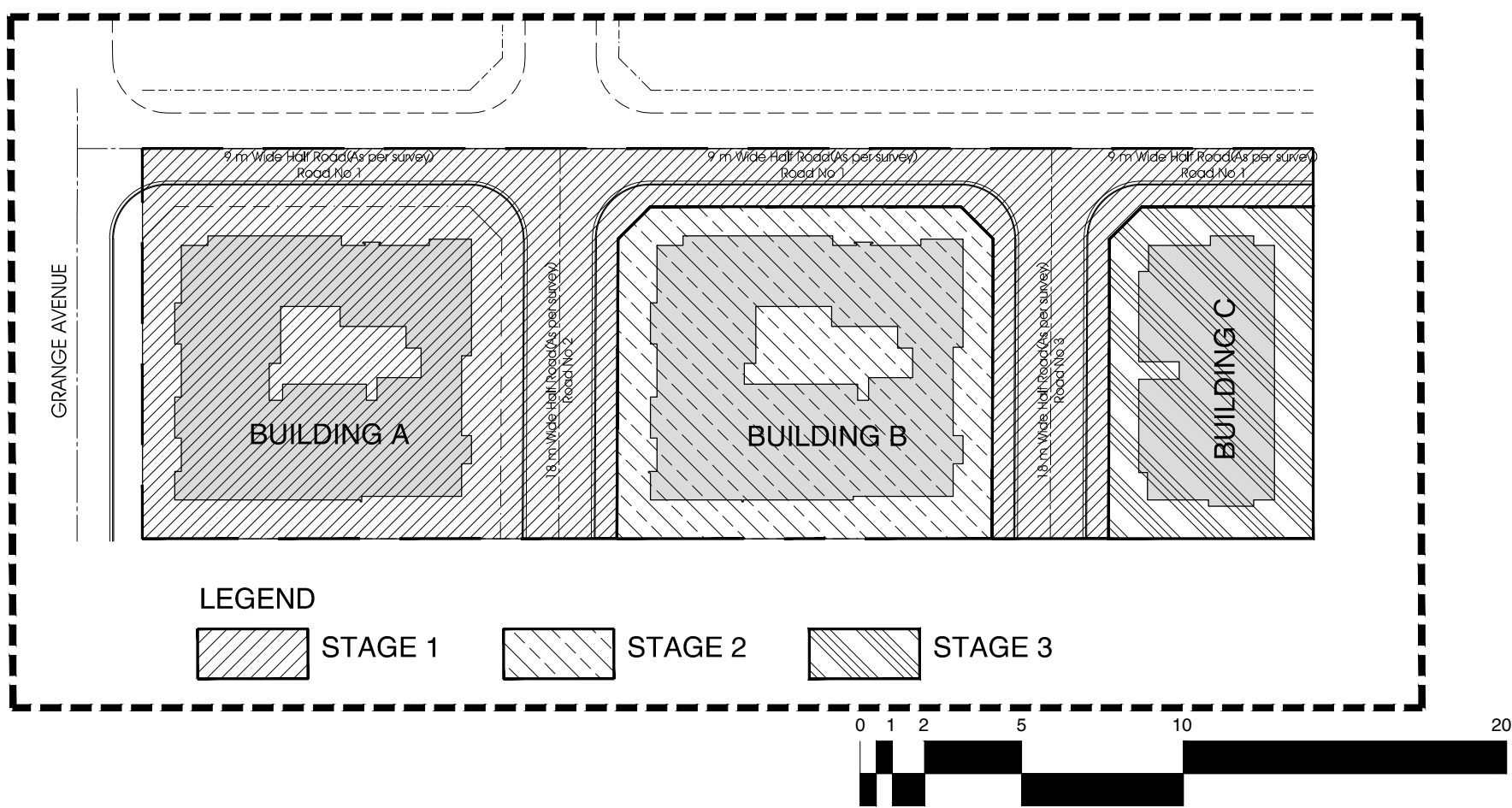
Water Commitments:

- \*Fixtures – Must install 3 Star rating taps.

Energy Commitments:

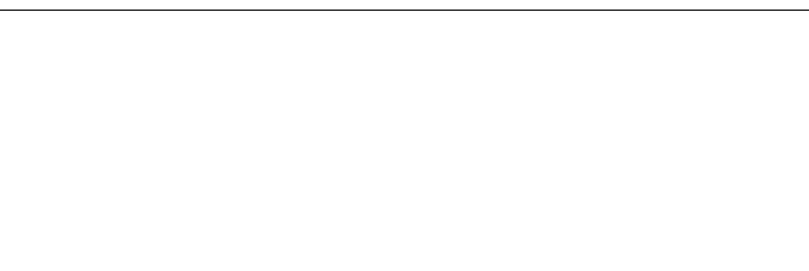
- \*Ventilation – Must install ventilation in:
  - Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan
  - \*Lighting – Must install lighting in:
    - Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
    - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
    - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
    - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
    - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- \*Other – Must install gearless traction with VVVF motor for lift.

KEY PLAN



Building A- Basement 1 Plan (Stage 1)  
Sc: 1:200 (on A1)

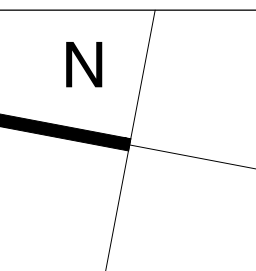
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E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN



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Http: www.designcubicle.com.au  
ABN: 47 116 316 333



SHEET TITLE:  
BASEMENT 1 PLAN  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No:  
150723 DA:212  
SCALE:  
1:200 (ON A1)

ISSUE:  
G  
SCALE:  
1:200 (ON A1)



GRANGE AVENUE



9 m Wide Half Road(As per survey)  
Road No 1

18 m Wide Half Road(As per survey)  
Road No 2

BASIX Commitments (Building A, B & C)

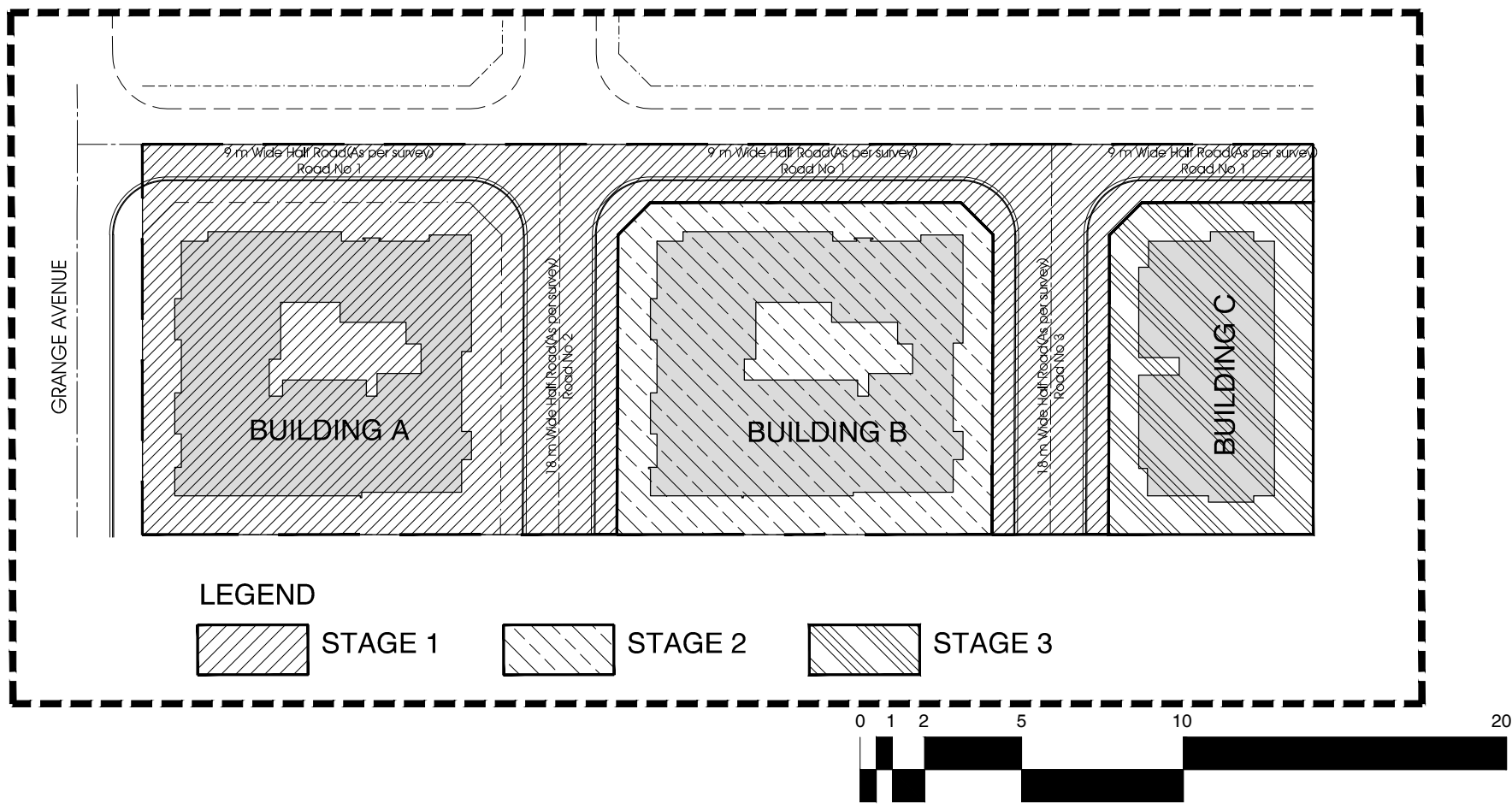
- Water Commitments:
- \* **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
  - \* **Fixtures** – Must install 3 Star rating showerheads in all showers. (>4.5 but <6L/min).
    - Must install 3 Star rating toilet flushing system in each toilet.
    - Must install 3 Star rating taps in each kitchen.
    - Must install 3 Star rating taps in each bathroom.
    - Must install 3 Star rating dish washer in each bathroom.

- Energy Commitments:
- \* **Hotwater** – Must install a gas instantaneous 5 Star system for each dwelling.
  - \* **Cooling/ Heating System** – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.
  - \* **Ventilation** – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
  - \* **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings.
    - Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
    - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
    - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

Common Areas

- Water Commitments:
- \* **Fixtures** – Must install 3 Star rating taps.
- Energy Commitments:
- \* **Ventilation** – Must install ventilation in:
    - Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan
    - \* **Lighting** – Must install lighting in:
      - Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
      - Lift car: light-emitting diode; Efficiency measure: connected to lift call button.
      - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
      - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
      - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - \* **Other** – Must install gearless traction with VVVF motor for lift.

KEY PLAN



Building A- Ground Floor Plan (Stage 1)  
Sc: 1:200 (on A1)

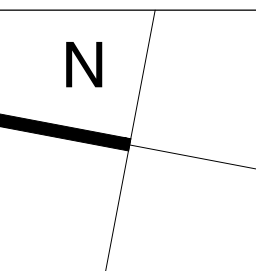
F	REVISED AS PER COUNCIL EMAIL DATED 15.02.2017	16.02.2017	NK
E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	AW
C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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Http: www.designcubicle.com.au  
ABN: 47 116 316 333



SHEET TITLE:  
GROUND FLOOR PLAN  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

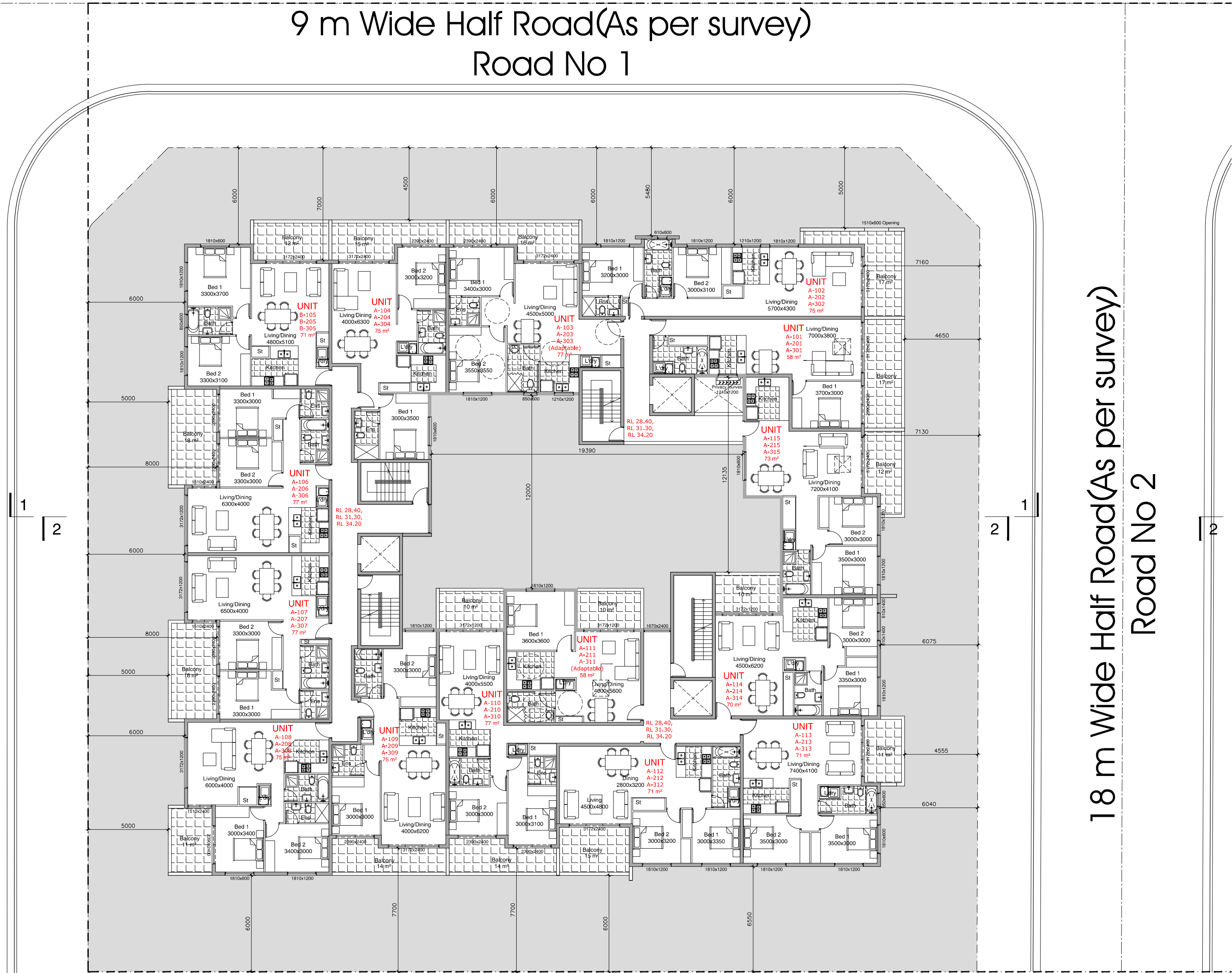
DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:213  
1:200 (ON A1)

ISSUE:  
G  
SCALE:  
1:200 (ON A1)



GRANGE AVENUE

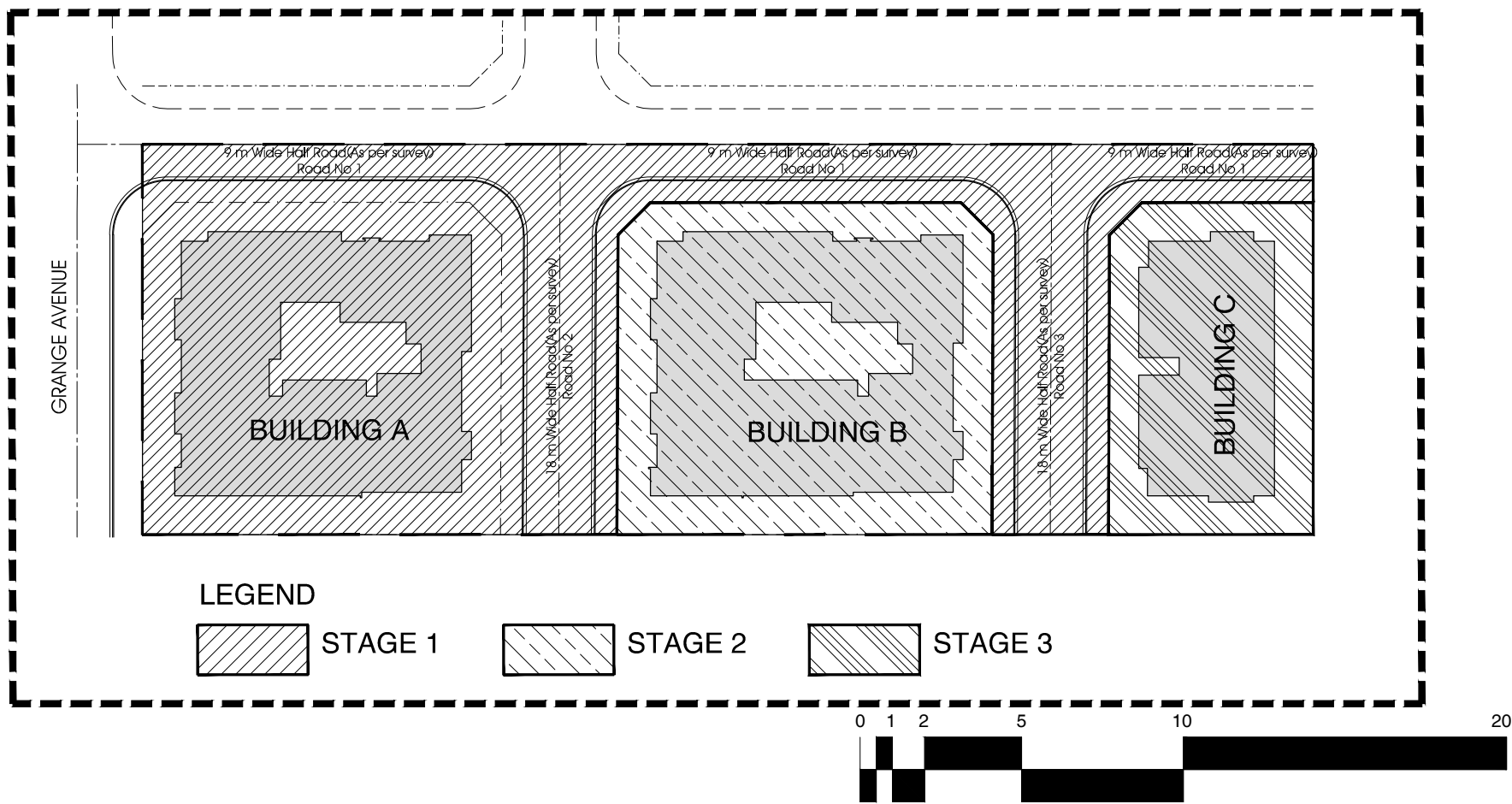


- BASIX Commitments (Building A, B & C)**
- Water Commitments:**
- \***Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
  - \***Fixtures** – Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
  - Must install 3 Star rating toilet flushing system in each toilet.
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- Energy Commitments:**
- \***Hotwater** – Must install a gas instantaneous 5 Star system for each dwelling.
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  - \***Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings.
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  - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
  - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

- Common Areas**
- Water Commitments:**
- \***Fixtures** – Must install 3 Star rating taps.
- Energy Commitments:**
- \***Ventilation** – Must install ventilation in:
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  - \***Lighting** – Must install lighting in:
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  - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
  - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
  - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
  - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - \***Other** – Must install gearless traction with VVVF motor for lift.

Building A- Typical Floor Plan  
First to Third (Stage 1)  
Sc: 1:200 (on A1)

KEY PLAN



F	REVISED AS PER COUNCIL EMAIL DATED 15.02.2017	16.02.2017	NK
E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
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B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
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ISSUE	AMENDMENT	DATE	DRAWN

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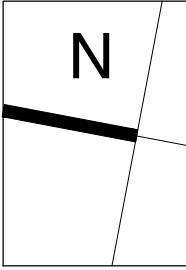
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Http: www.designcubicle.com.au  
ABN: 47 116 316 333



SHEET TITLE:  
TYPICAL FLOOR PLAN  
FIRST TO THIRD  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

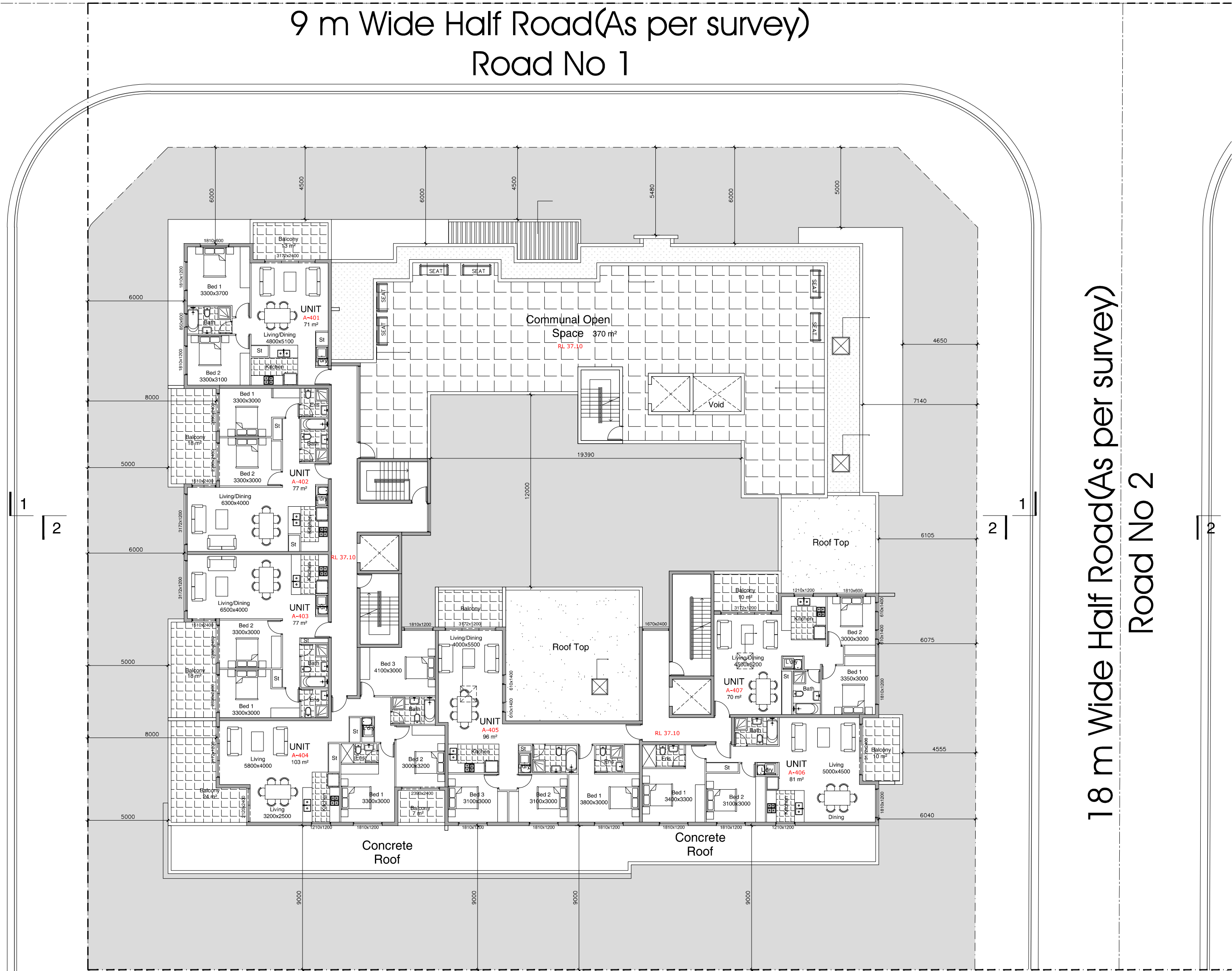
DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:214  
SCALE:  
1:200 (ON A1)

ISSUE:  
G



GRANGE AVENUE



BASIX Commitments (Building A, B & C)

Water Commitments:

- \* **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- \* **Fixtures** – Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
- Must install 3 Star rating toilet flushing system in each toilet.
- Must install 3 Star rating taps in each kitchen.
- Must install 3 Star rating taps in each bathroom.
- Must install 3 Star rating dish washer in each bathroom.

Energy Commitments:

- \* **Hotwater** – Must install a gas instantaneous 5 Star system for each dwelling.
- \* **Cooling/ Heating System** – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.
- \* **Ventilation** – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- \* **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
- Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
- Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

Common Areas

Water Commitments:

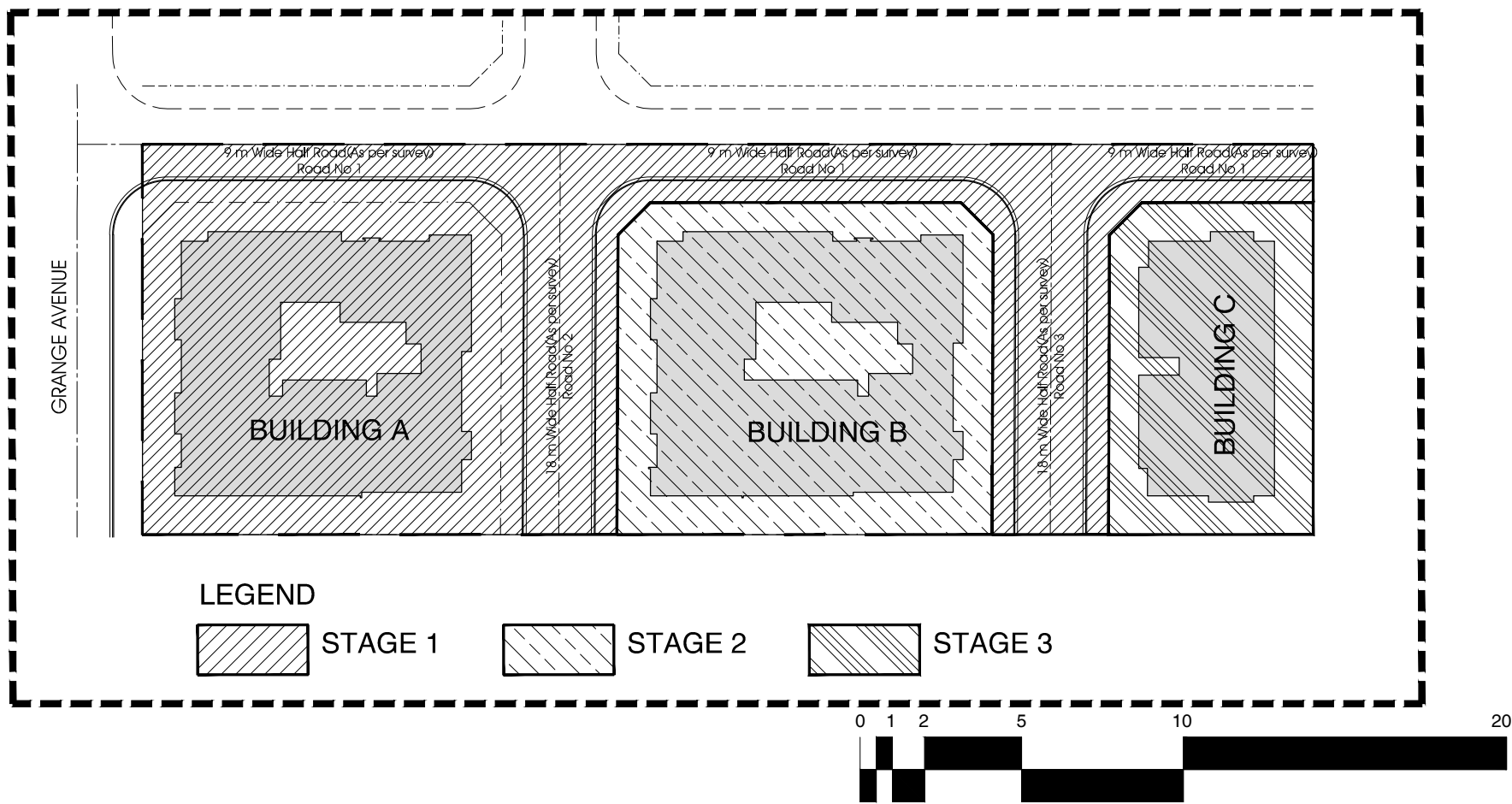
- \* **Fixtures** – Must install 3 Star rating taps.

Energy Commitments:

- \* **Ventilation** – Must install ventilation in:
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- Lift car: light-emitting diode; Efficiency measure: connected to lift call button.
- Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
- Garbage room: compact fluorescent; Efficiency measure: motion sensor.
- Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- \* **Other** – Must install gearless traction with VVVF motor for lift.

Building A- Fourth Floor Plan (Stage 1)  
Sc: 1:200 (on A1)

KEY PLAN



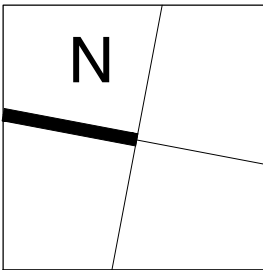
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E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 116 316 333



SHEET TITLE:  
FOURTH FLOOR PLAN  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No:  
150723 DA:215  
1:200 (ON A1)

ISSUE:  
G

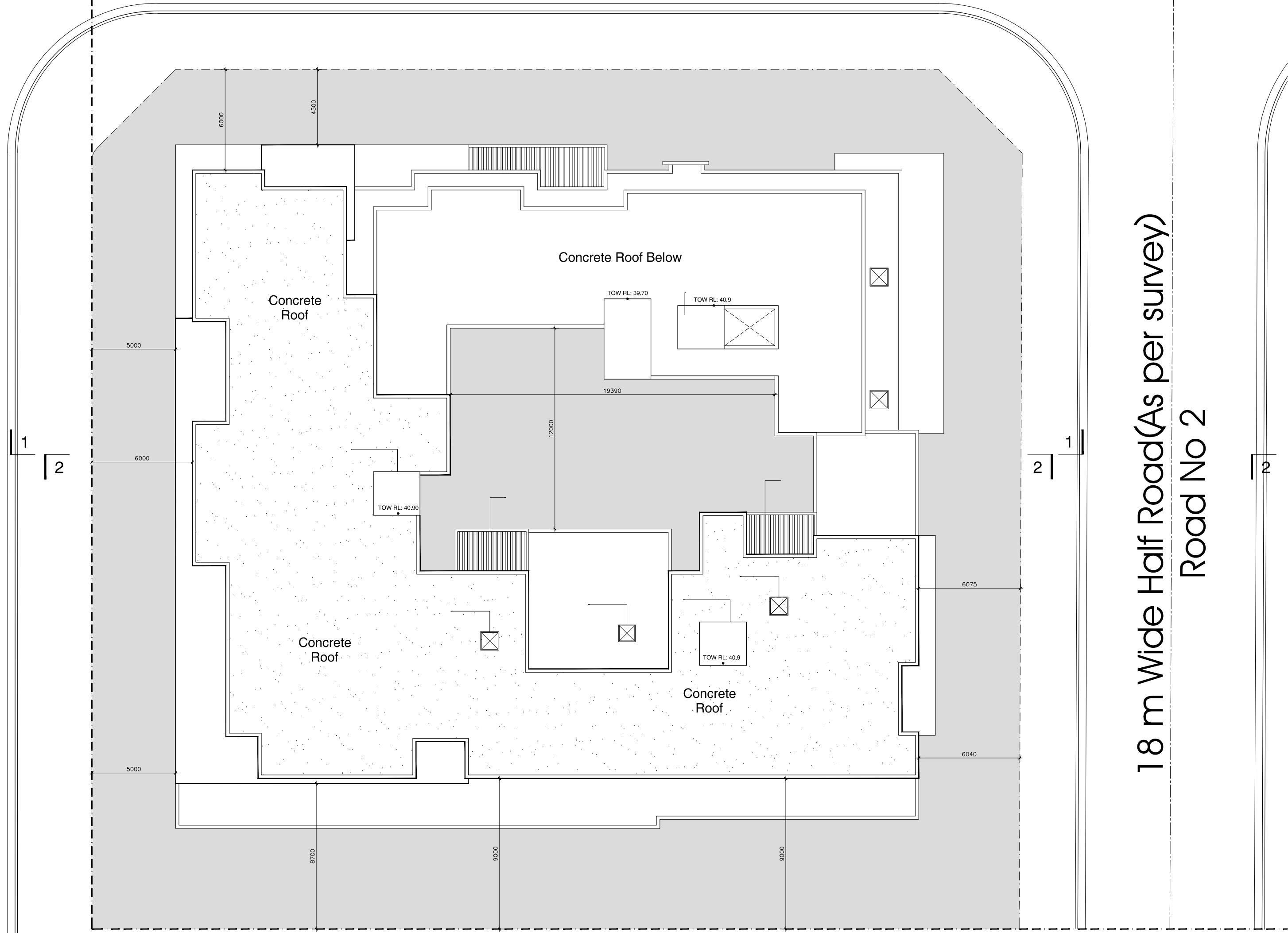
SCALE:



GRANGE AVENUE

9 m Wide Half Road(As per survey)  
Road No 1

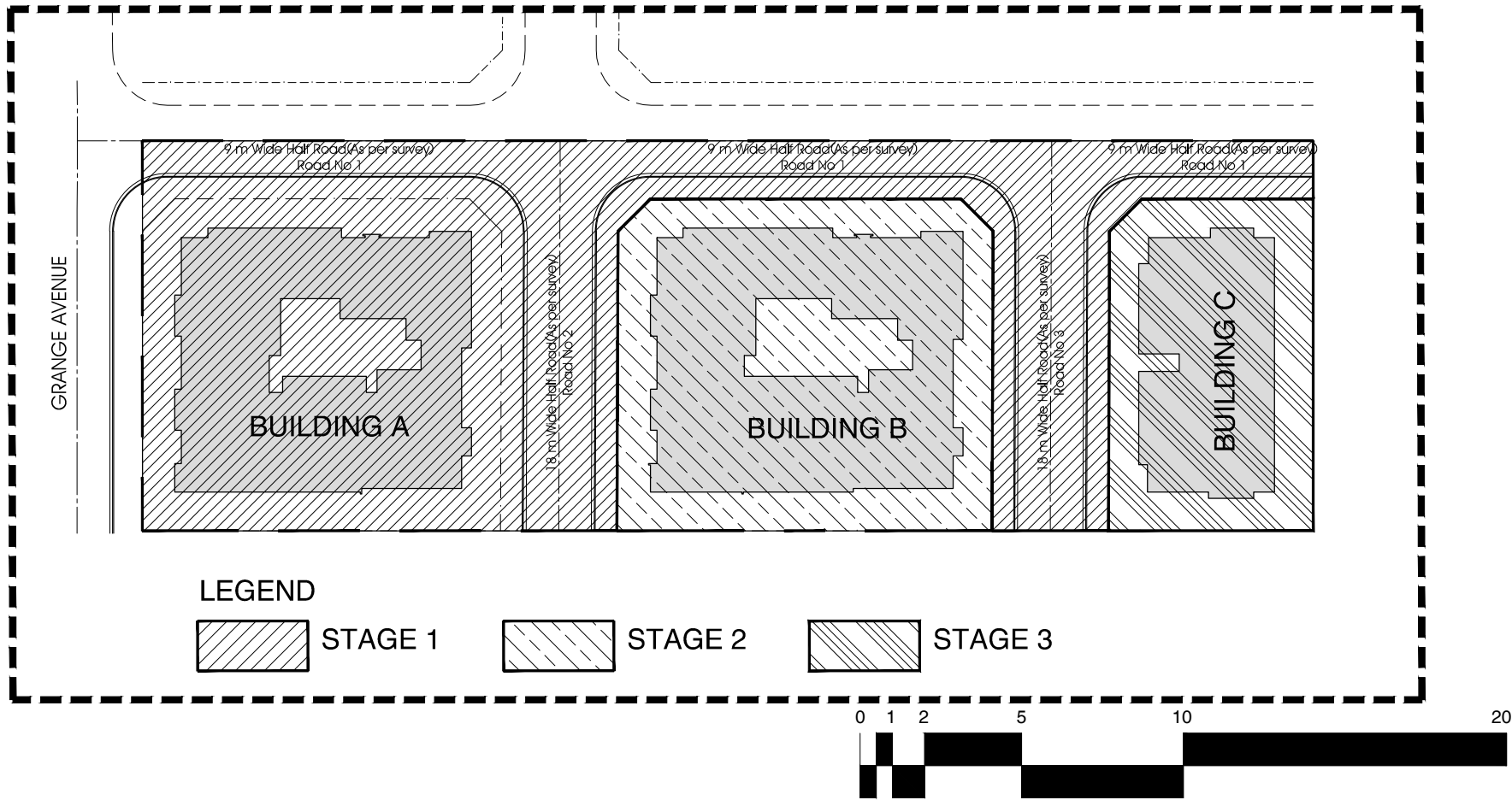
18 m Wide Half Road(As per survey)  
Road No 2



- BASIX Commitments (Building A, B & C)**
- Water Commitments:**
- \***Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
  - \***Fixtures** – Must install 3 Star rating showerheads in all showers.(>4.5 but <=6L/min).
    - Must install 3 Star rating toilet flushing system in each toilet.
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- Common Areas**
- Water Commitments:**
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- Energy Commitments:**
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    - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
    - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - \***Other** – Must install gearless traction with VVVF motor for lift.

KEY PLAN



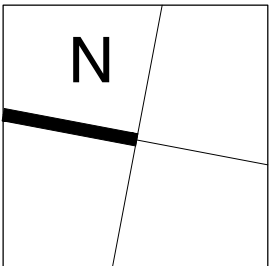
Building A- Roof Plan (Stage 1)  
Sc: 1:200 (on A1)

F	REVISED AS PER COUNCIL EMAIL DATED 15.02.2017	16.02.2017	NK
E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
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C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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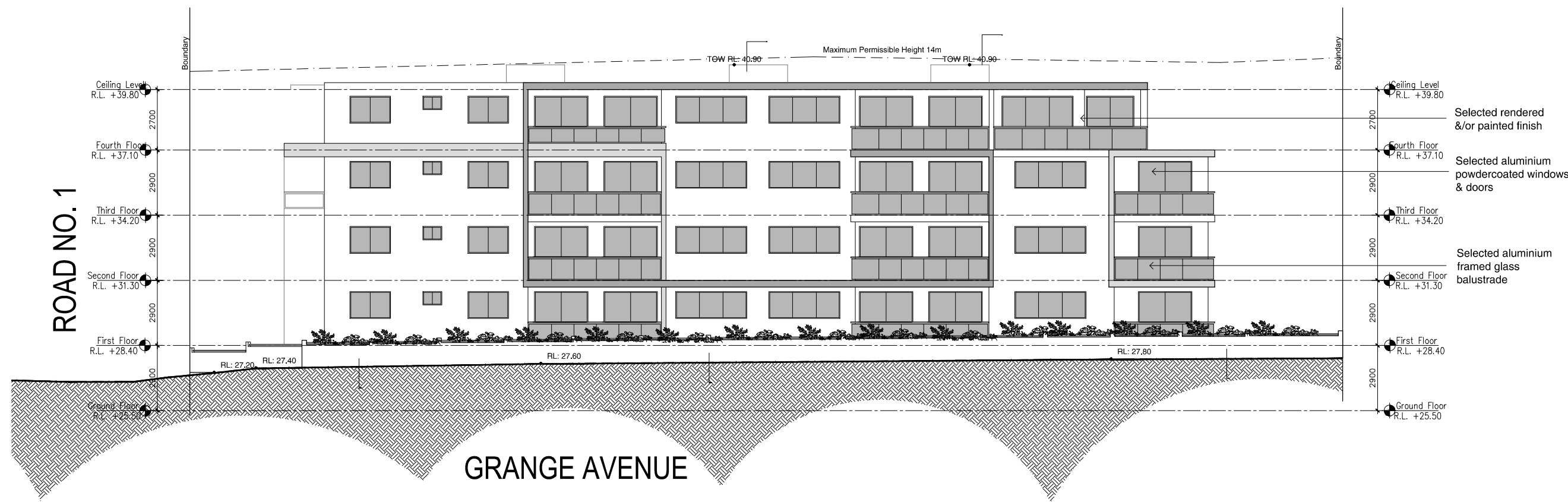
SHEET TITLE:  
ROOF PLAN  
BUILDING A-STAGE 1  
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

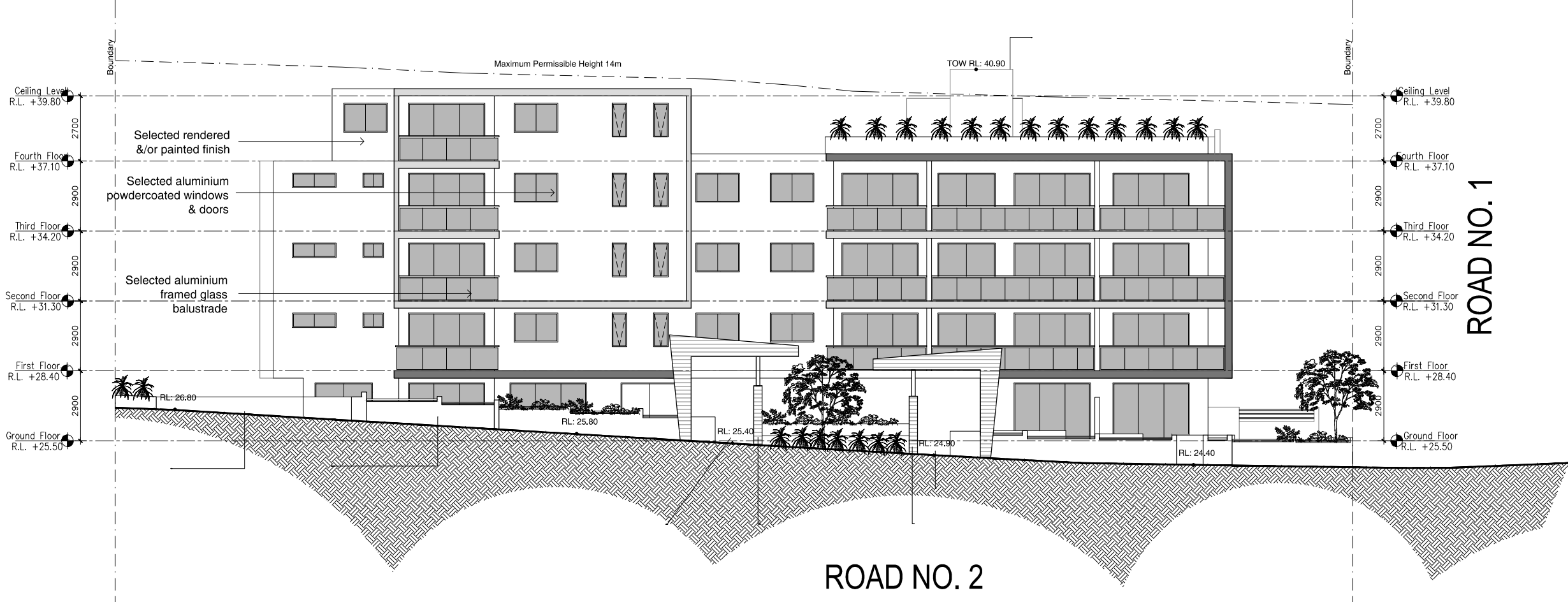
PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:216  
SCALE:  
1:200 (ON A1)

ISSUE:  
G

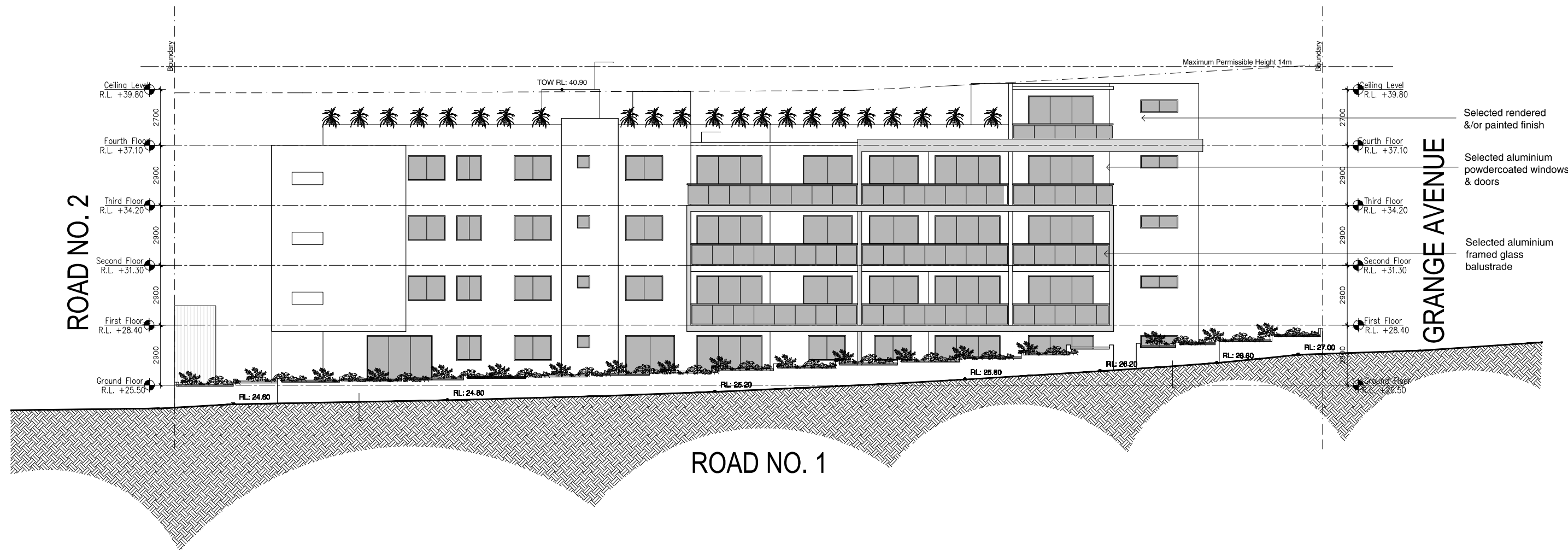




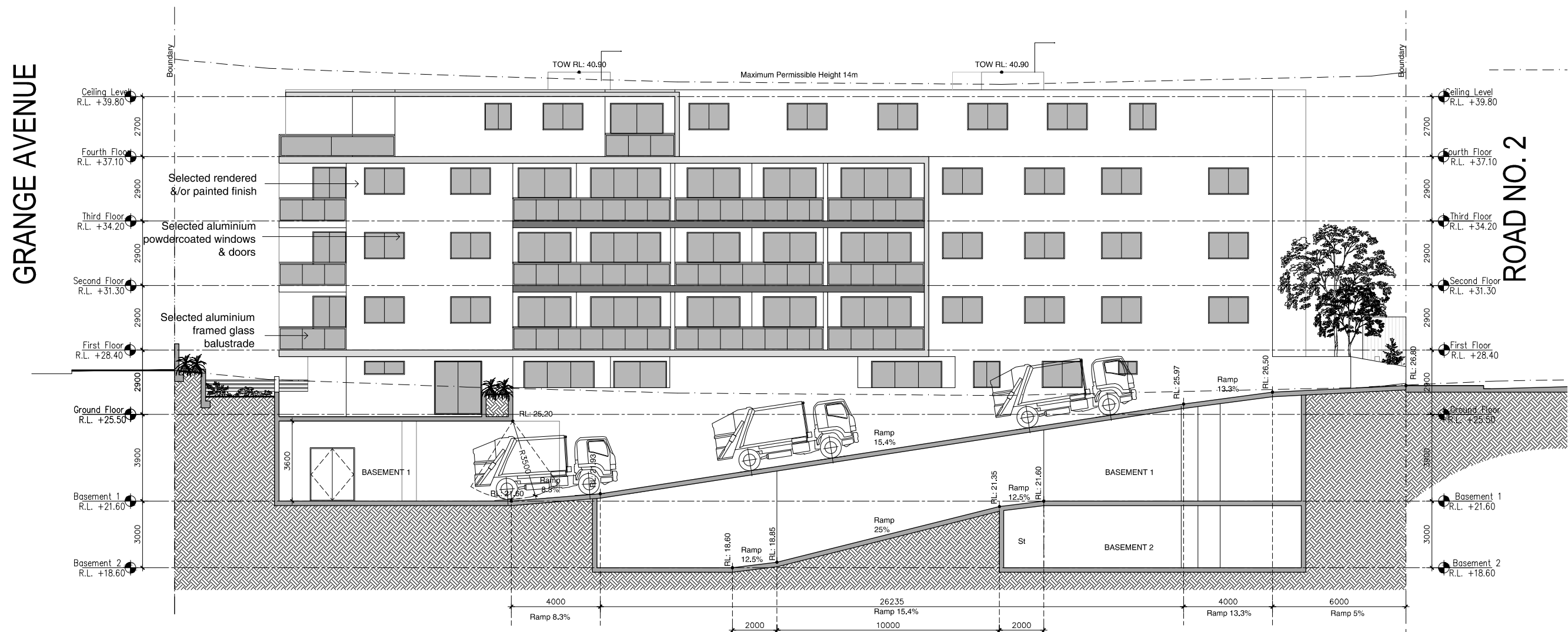
Building A- North Elevation (Stage 1)  
Sc: 1:200 (on A1)



Building A- South Elevation (Stage 1)  
Sc: 1:200 (on A1)

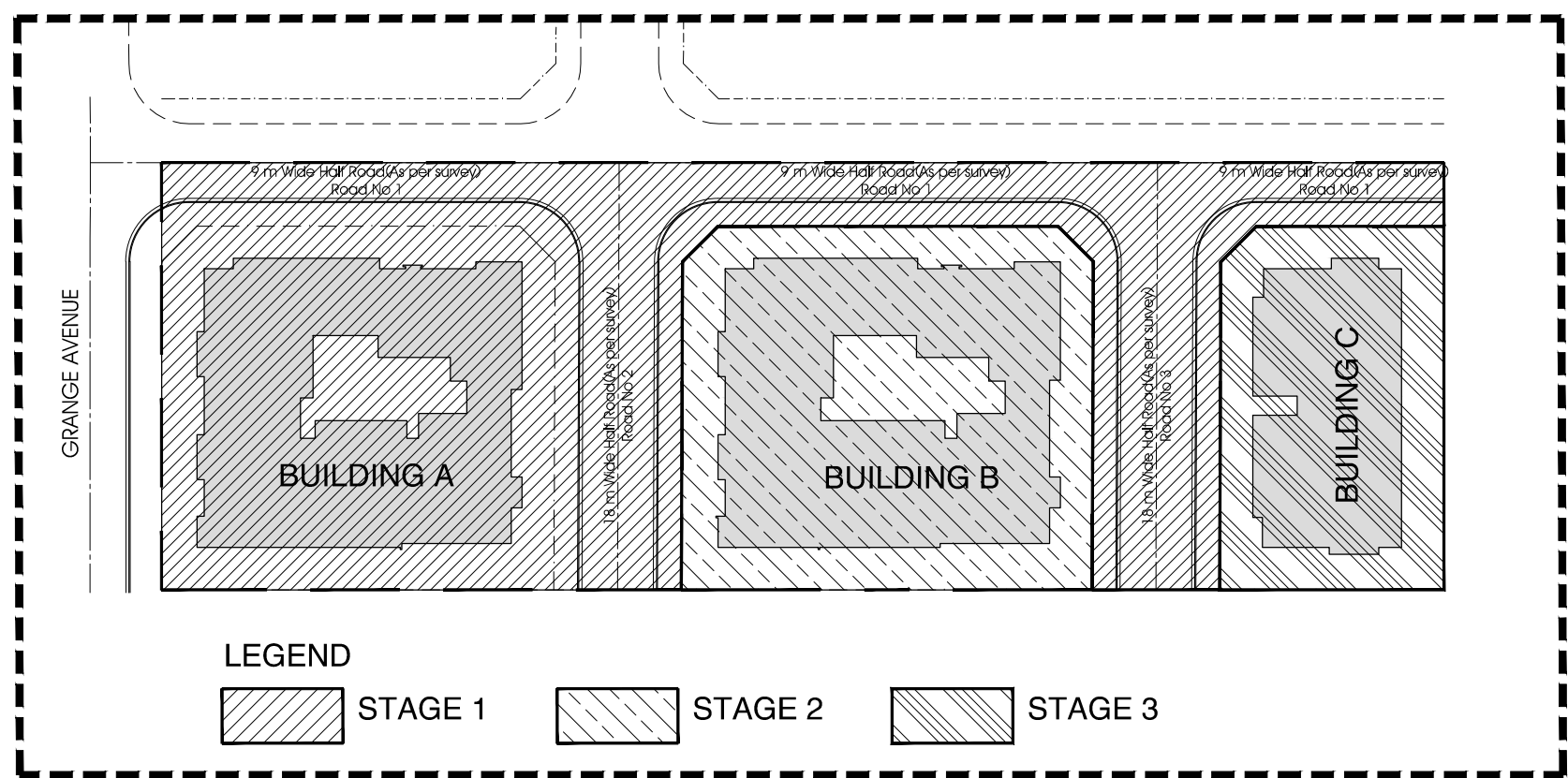


Building A- East Elevation (Stage 1)  
Sc: 1:200 (on A1)



Building A- West Elevation (Stage 1)  
Sc: 1:200 (on A1)

KEY PLAN



**BASiX Commitments (Building A, B & C)**

**Water Commitments:**

- \* **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- \* **Fixtures** – Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
  - Must install 3 Star rating toilet flushing system in each toilet.
  - Must install 3 Star rating taps in each kitchen.
  - Must install 3 Star rating taps in each bathroom.
  - Must install 3 Star rating dish washer in each bathroom.

**Energy Commitments:**

- \* **Hotwater** – Must install a gas instantaneous 5 Star system for each dwelling.
- \* **Cooling/ Heating System** – Must install 1-phase airconditioning EER 3.5–4.0 to the living areas of each dwelling.
- \* **Ventilation** – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- \* **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings.
  - Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
  - Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
  - Must provide well ventilated fridge space and indoor clothes drying line in each dwelling.

**Common Areas**

**Water Commitments:**

- \* **Fixtures** – Must install 3 Star rating taps.

**Energy Commitments:**

- \* **Ventilation** – Must install ventilation in:
  - Car park: Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan
- \* **Lighting** – Must install lighting in:
  - Car park: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
  - Lift car: light- emitting diode; Efficiency measure: connected to lift call button.
  - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
  - Garbage room: compact fluorescent; Efficiency measure: motion sensor.
  - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- \* **Other** – Must install gearless traction with VVVF motor for lift.

F	REVISED AS PER COUNCIL EMAIL DATED 15.02.2017	16.02.2017	NK
E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE:  
ELEVATIONS  
BUILDING A-STAGE 1

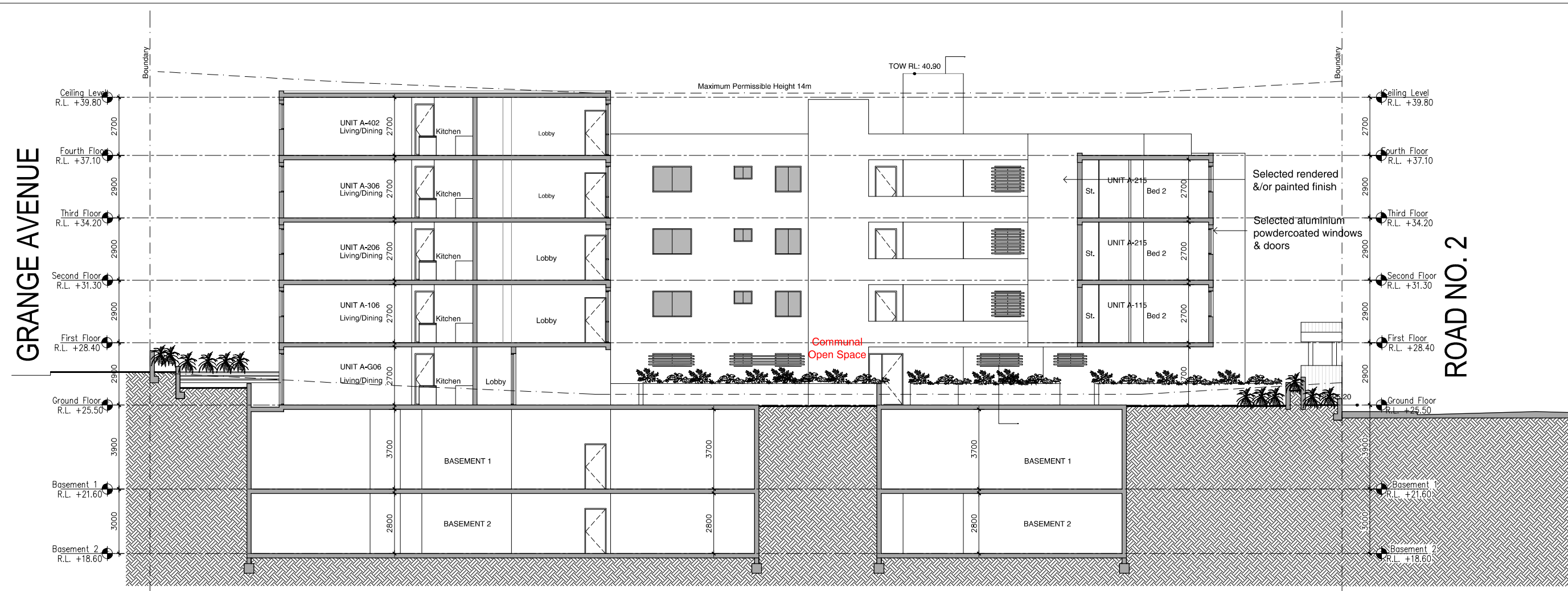
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:  
YP/DN  
CHECKED BY:  
FG  
DATE:  
OCT 15

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK  
JOB No.  
150723 DA:217  
SCALE:  
1:200 (ON A1)

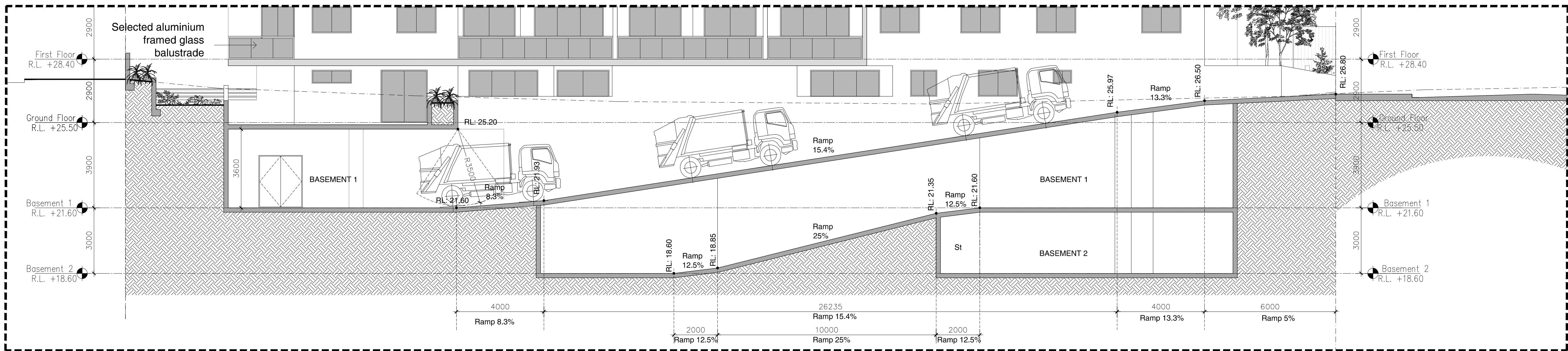
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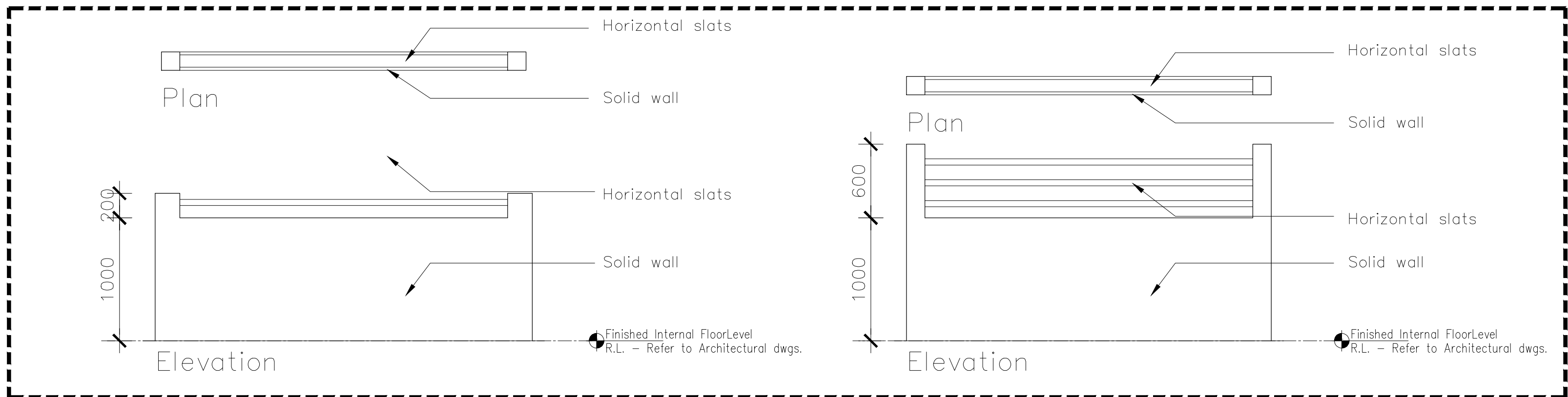


Building A- Section 1-1(Stage 1)  
Sc: 1:200 (on A1)

Building A- Section 2-2(Stage 1)  
Sc: 1:200 (on A1)



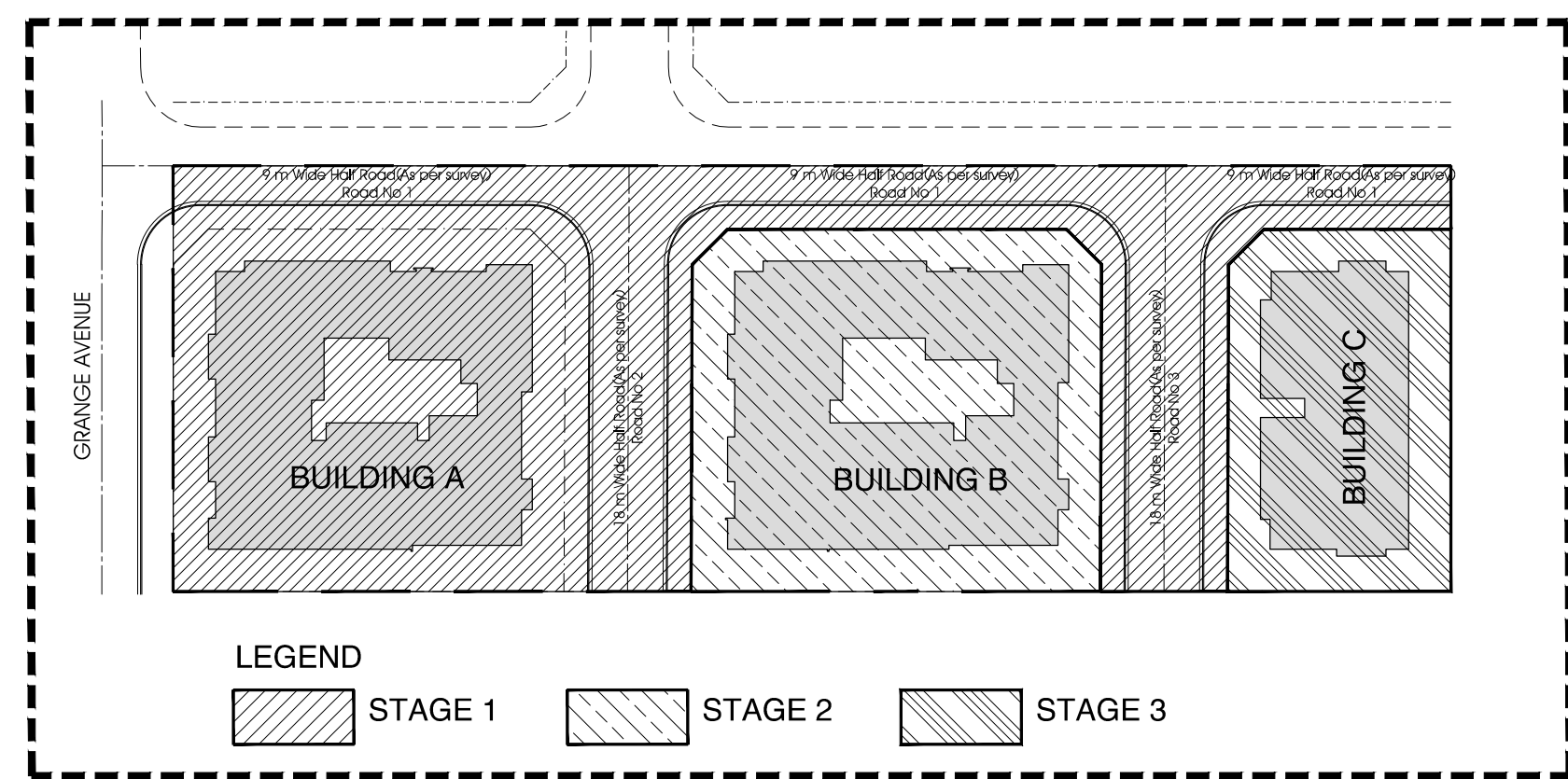
Building A- Driveway Section (Stage 1)  
Sc: 1:100 (on A1)



Fence Details- Front Fence  
1:30 (on A1)

Fence Details- Courtyard Fence  
1:30 (on A1)

KEY PLAN



F	REVISED AS PER COUNCIL EMAIL DATED 15.02.2017	16.02.2017	NK
E	REVISED AS PER COUNCIL EMAIL DATED 09.01.2017	23.01.2017	YP
D	AMENDED AS PER COUNCIL LETTER DATED 18.11.2016	09.12.16	YP
C	AMENDED AS PER COUNCIL LETTER DATED 19.08.2016	18.10.16	AW
B	AMENDED AS PER COUNCIL LETTER DATED 27.07.2016	09.08.16	YP
G	MASTER BEDROOM SIZES FOR FEW UNITS REVISED TO COMPLY WITH ADG REQUIREMENTS	26.07.17	YP
ISSUE	AMENDMENT	DATE	DRAWN

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design cubicle
ARCHITECTURAL SOLUTIONS

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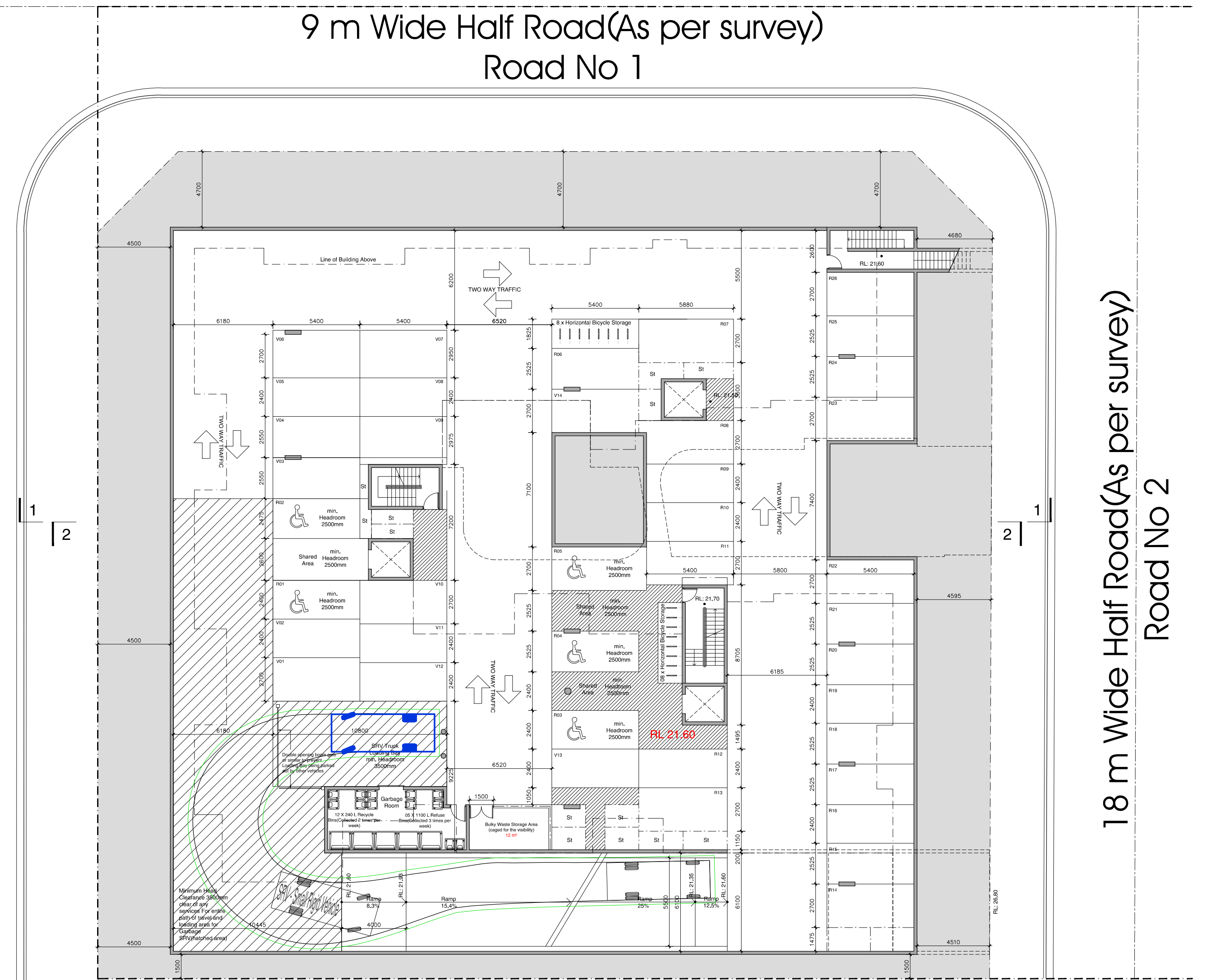
SHEET TITLE:
SECTIONS
BUILDING A-STAGE 1
AND FENCE DETAILS
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:
YP/DN
CHECKED BY:
FG
DATE:
OCT 15

PROPOSED RESIDENTIAL DEVELOPMENT AT 215 GRANGE AVENUE, MARDSEN PARK
JOB No.
150723 DA:218
AS MARKED (ON A1)

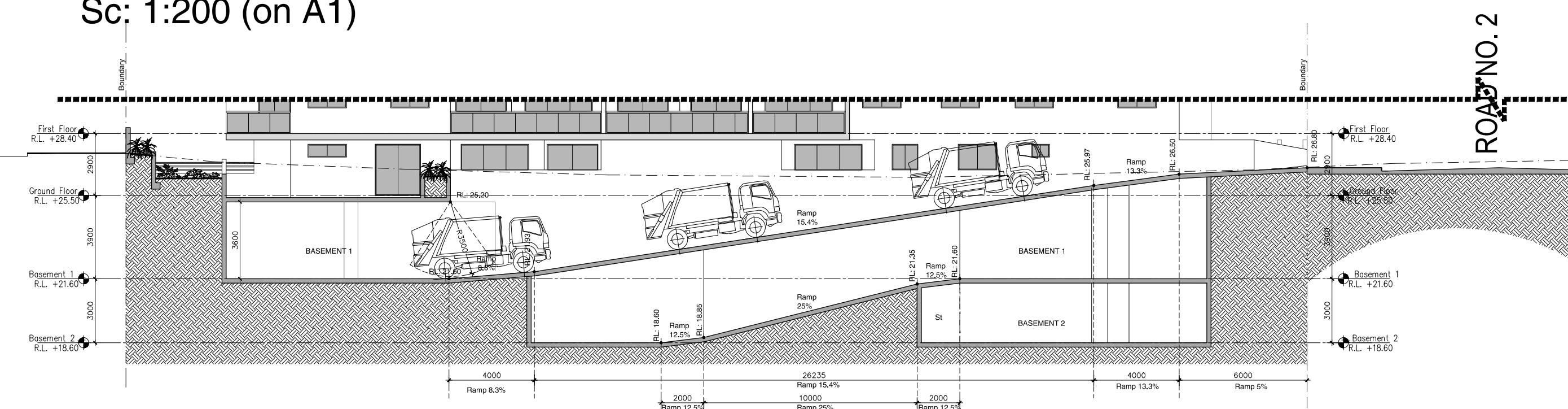
ISSUE:
G
SCALE:





### Building A- Exit template for loading vehicle (Stage 1)

Sc: 1:200 (on A1)



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design cubicle  
ARCHITECTURAL SOLUTIONS

SHEET TITLE:  
HEAD CLEARNACE PLAN  
& SECTIONS

LOGGED AT: BLACKTOWN CITY COUNCIL

PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT 215 GRANGE AVENUE, MARDSEN PARK

ISSUE:  
G

JOB No. 507223 DA: 219 AS MARKED (ON A1)

SCALE: