DEVELOPMENT APPLICATION

9-11 Edgeworth Place & 249-251 Hoxton Park Road Cartwright, 2168



MINIMUM NatHERS REQUIREMENTS

INSULATION

· No insulation requirements to external walls on Ground Floor, Level 1, Level 2 and southern apartments on

Level 3 - cavity brick construction.

- · R4.0 Insulation to underside of floor slab for units 103 & 104 (units over carpark).
- · R2.0 wall insulation with reflective foil to all lightweight external walls on Levels 3 to 5.
- · R2.5 Ceiling Insulation (reflective foil both sides) to underside of roof slabs in unit 201 and upper

EXTERNAL COLOURS

- · External Wall Colour must be DARK (SA>0.70) as per architectural drawings and specifications
- · Roof Colour must be DARK(SA>0.70)

- · Low-e glazing to windows and doors (Uw= 5.4 & SHGCw= 0.49-0.58)
- · Weather strips to all windows and doors

FLOOR COVERINGS

· Tile flooring to all living area's

ROOF VENTILATION

· No Roof Ventilation

MINIMUM BASIX REQUIREMENTS

COMMON AREAS

Geared Traction with V V V F motor to all

 \cdot No pool is to be installed as part of this development

· provide minimum 5,000ltr rainwater tank (collected from 200m² roof area) connected to:

- Ground Floor common area outdoor taps

LIGHTING

- LED (switch lift call button)
- Lobbies
- LED (switch motion sensors)
- · Combined Bin Room Switch Room
- fluorescent (switch manual on / manual off) - fluorescent (switch - manual on / manual off)

- LED (switch manual on / manual off)
- · Cleaner Store
- LED (switch manual on / manual off) - LED (switch - manual on / manual off)
- Fire Hydrant Pump Room · Common / Maintenance WC

COMMON / MAINTENANCE WC

- · Provide 4Star Rated Toilets
- Provide 4Star Rated Taps

UNITS - GENERAL REQUIRMENTS

WELS Water Rating

- Provide 3Star Rated (>4.5 but <= 6 L/min) Showerheads
- Provide 4Star Rated Toilets
- Provide 4Star Rated Taps to Kitchen
- Provide 4Star Rated Taps to Bathrooms / Ensuites

VENTILATION

- Provide ducted artificial ventilation to Bathroom
- Provide ducted range hood to Kitchen
- · Provide ducted artificial ventilation to Laundry

HEATING AND COOLING

· No artificial heating and cooling

HOT WATER SYSTEM

Provide Gas Instantaneous 6 Star HWS to each unit

FLUORESCENT OR LED LIGHTING

Provide Lighting to Living & Dining Rooms, Kitchen, all Bathrooms/Toilets, Laundry and Hallways

DESIGN ENHANCEMENTS

- Gas Cooktop & Electric Oven
- · Outdoor Clothes Drying Line (balcony)



Certificate date: elling Address

0000684900 Zoltan Lipovschi 20884 29 August 2016

9-11 Edgeworth Place Cartwright, NSW





Scale





DKO Architecture (NSW) Pty Ltd T +61 3 8346 4500 C19/38-48 Macarthur Street Ultimo, NSW 2007 www.DKO.com.au ABN: 81956706590

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Development Application Issue Development Application Issue

24/08/2016 31/08/2016

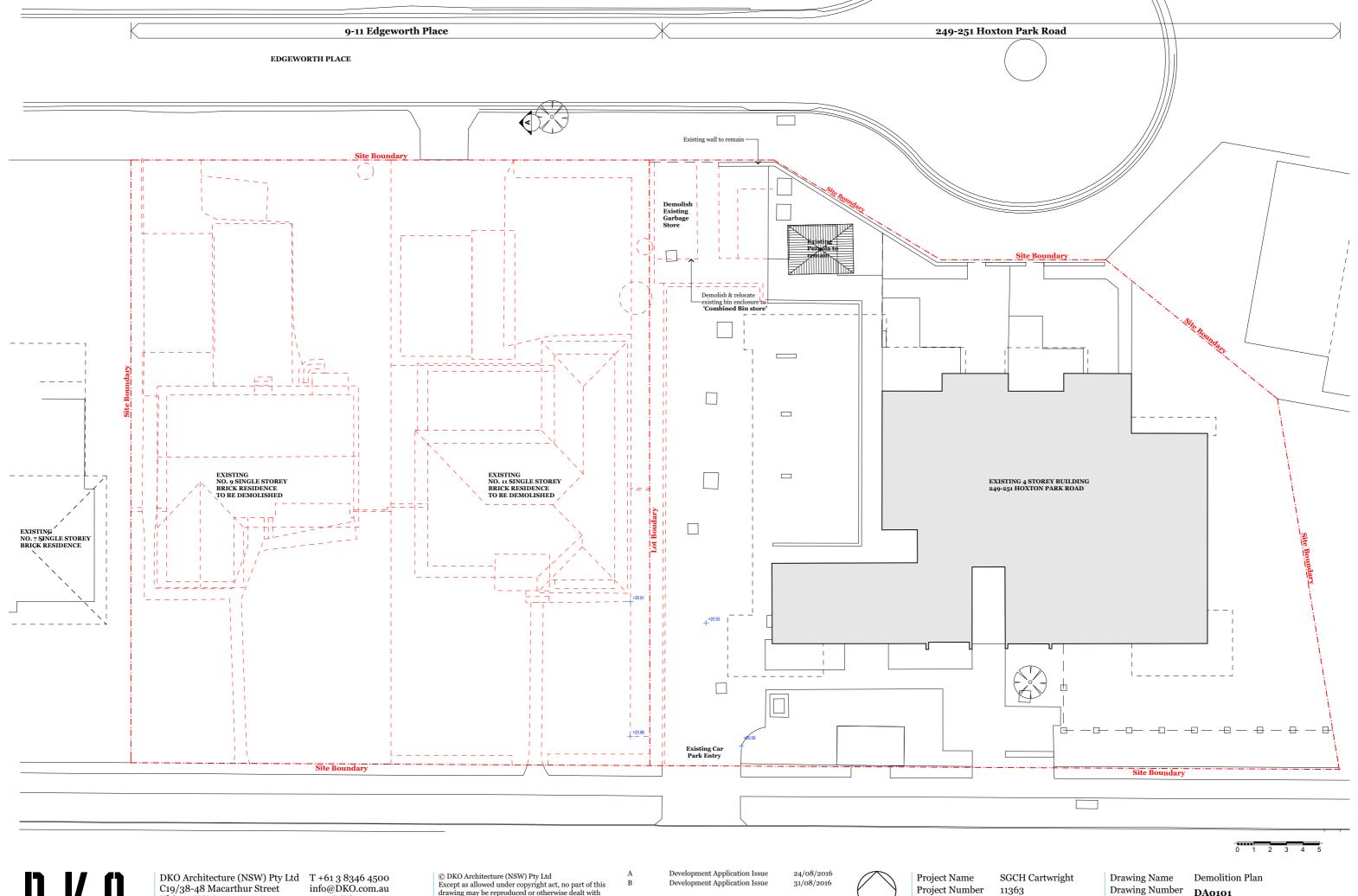


Project Name Project Number Date Scale

SGCH Cartwright 11363 1/09/2016 1:200@A3

Drawing Name Drawing Number **DA0100** Revision

Site Plan





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Development Application Issue

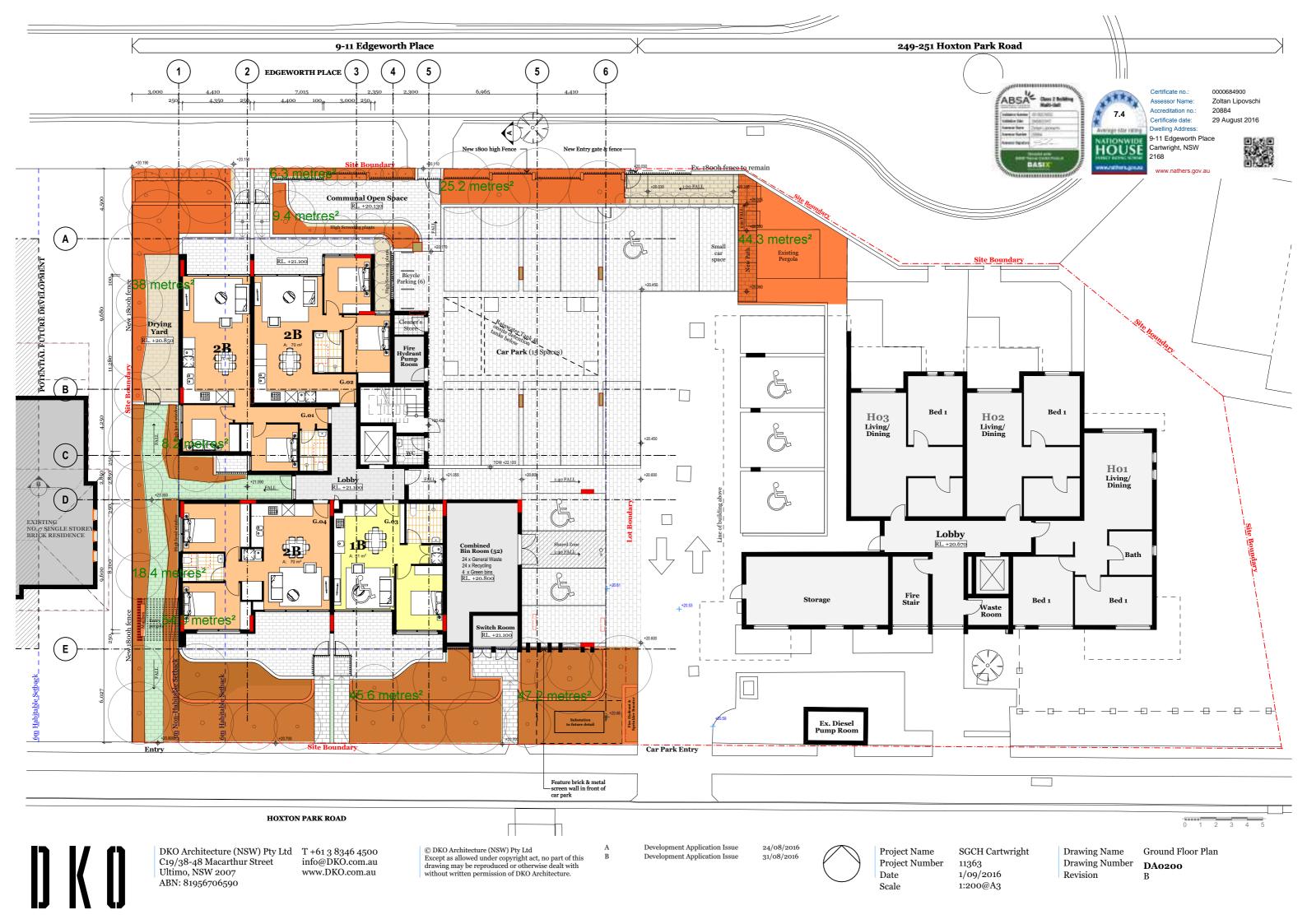
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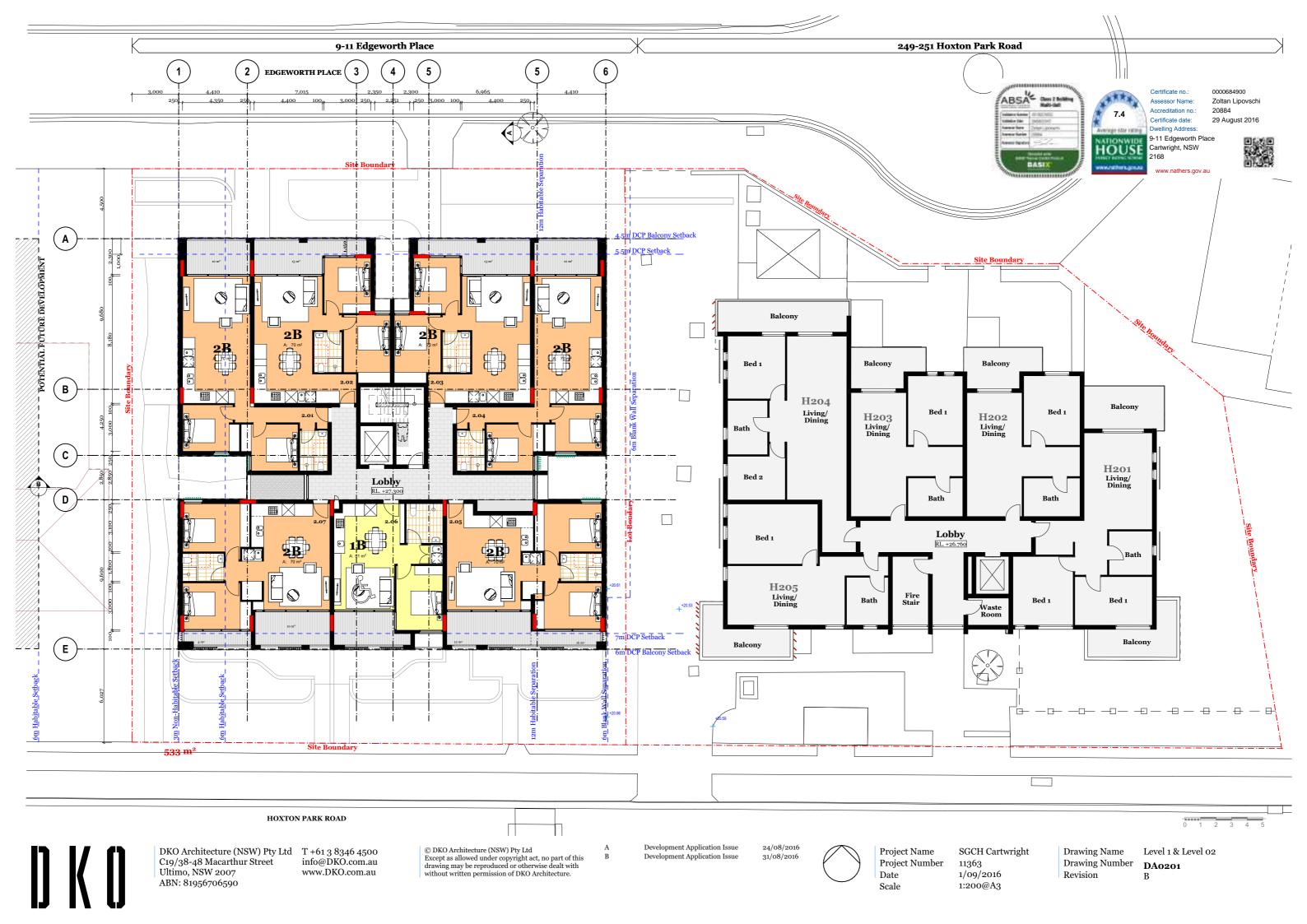
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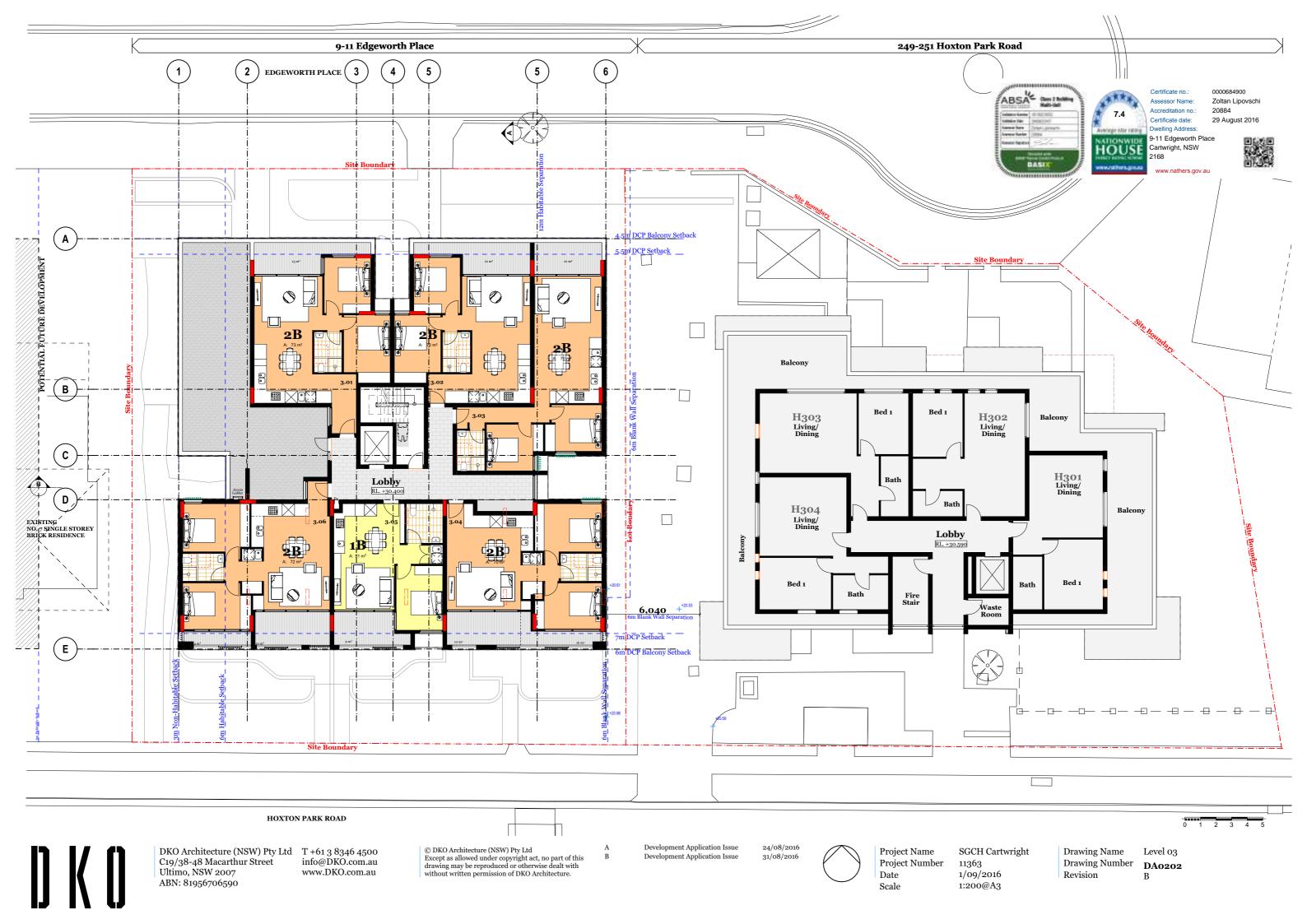
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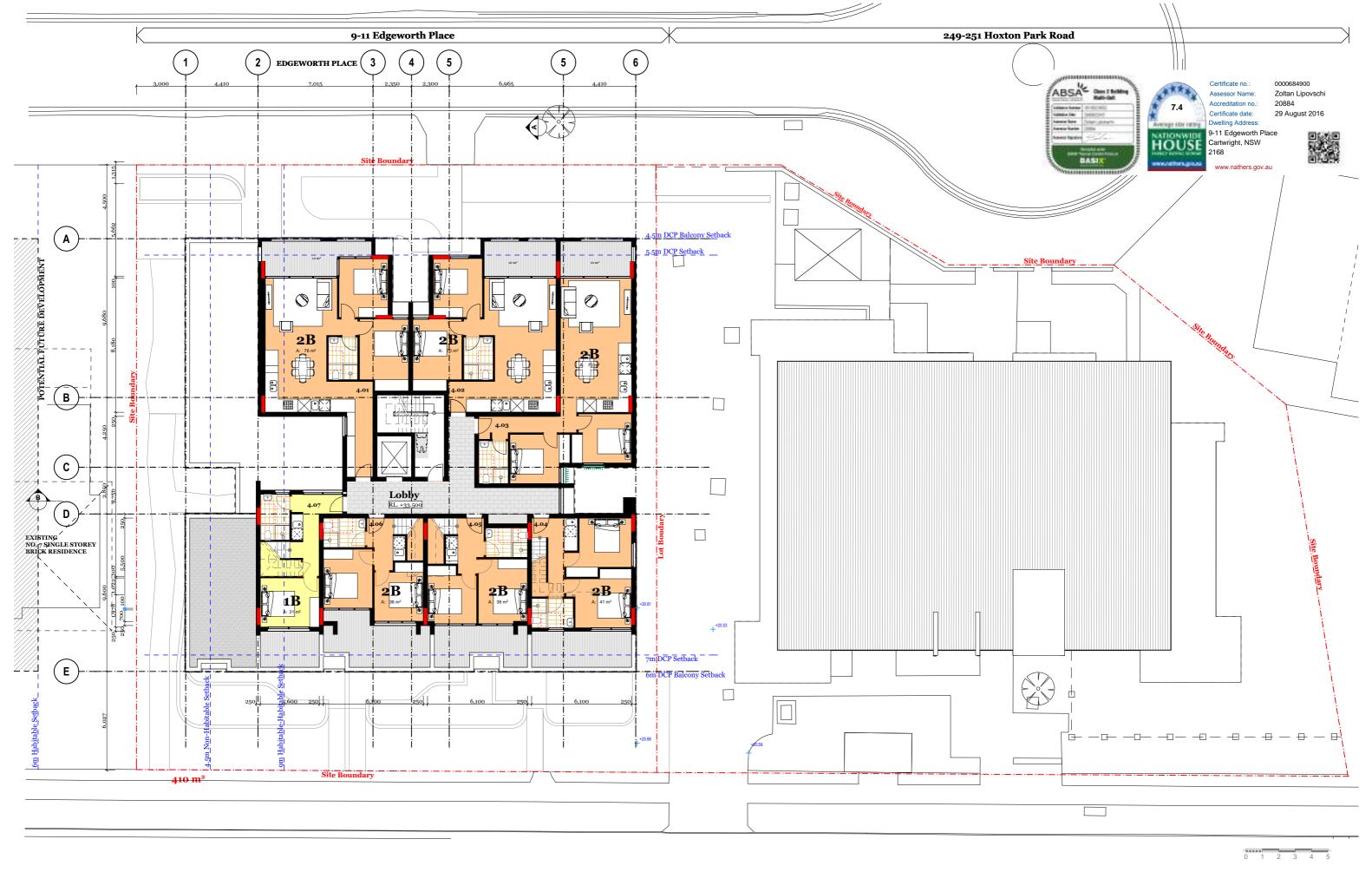
Drawing Name Drawing Number **DA0101** Revision

Demolition Plan





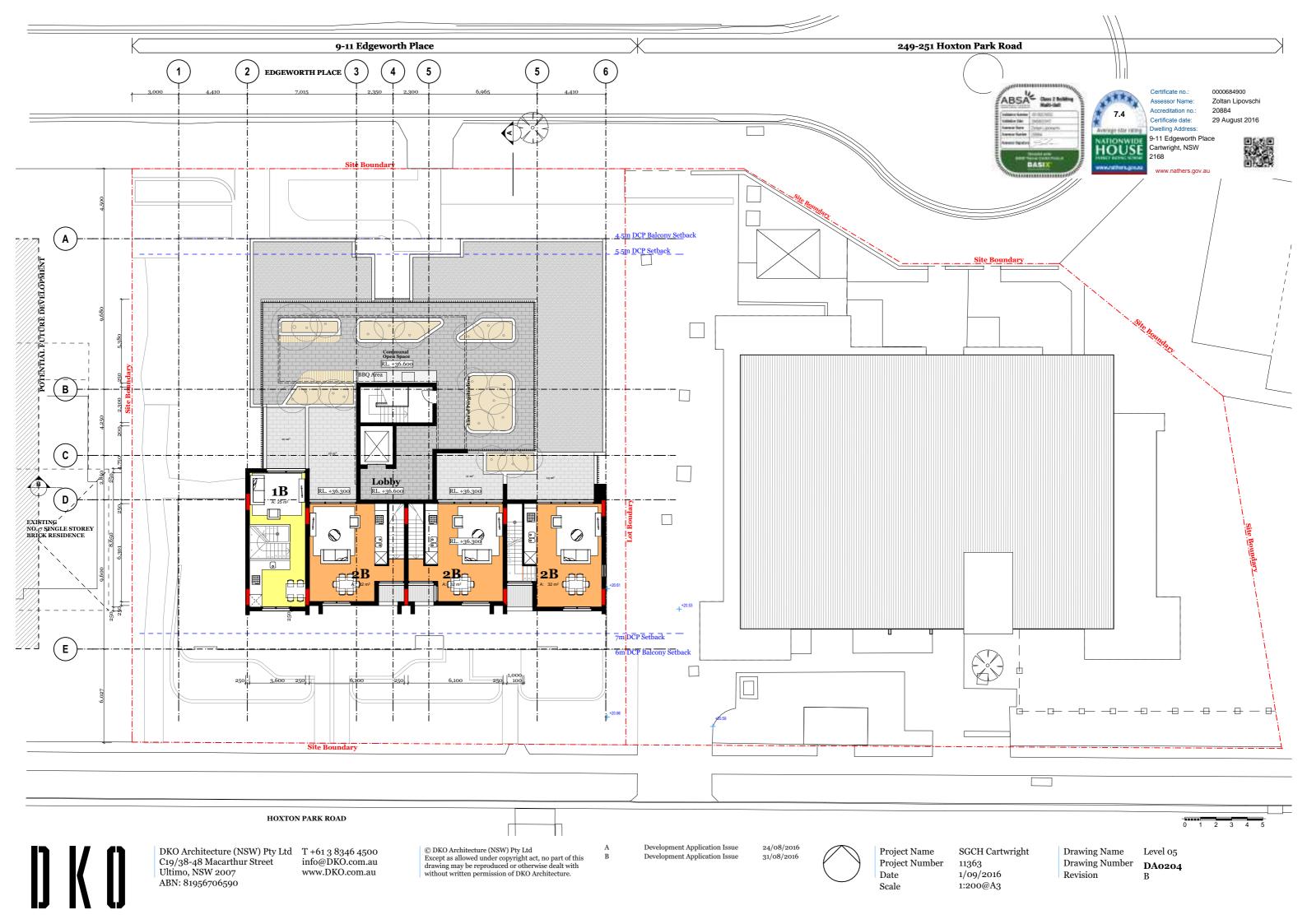


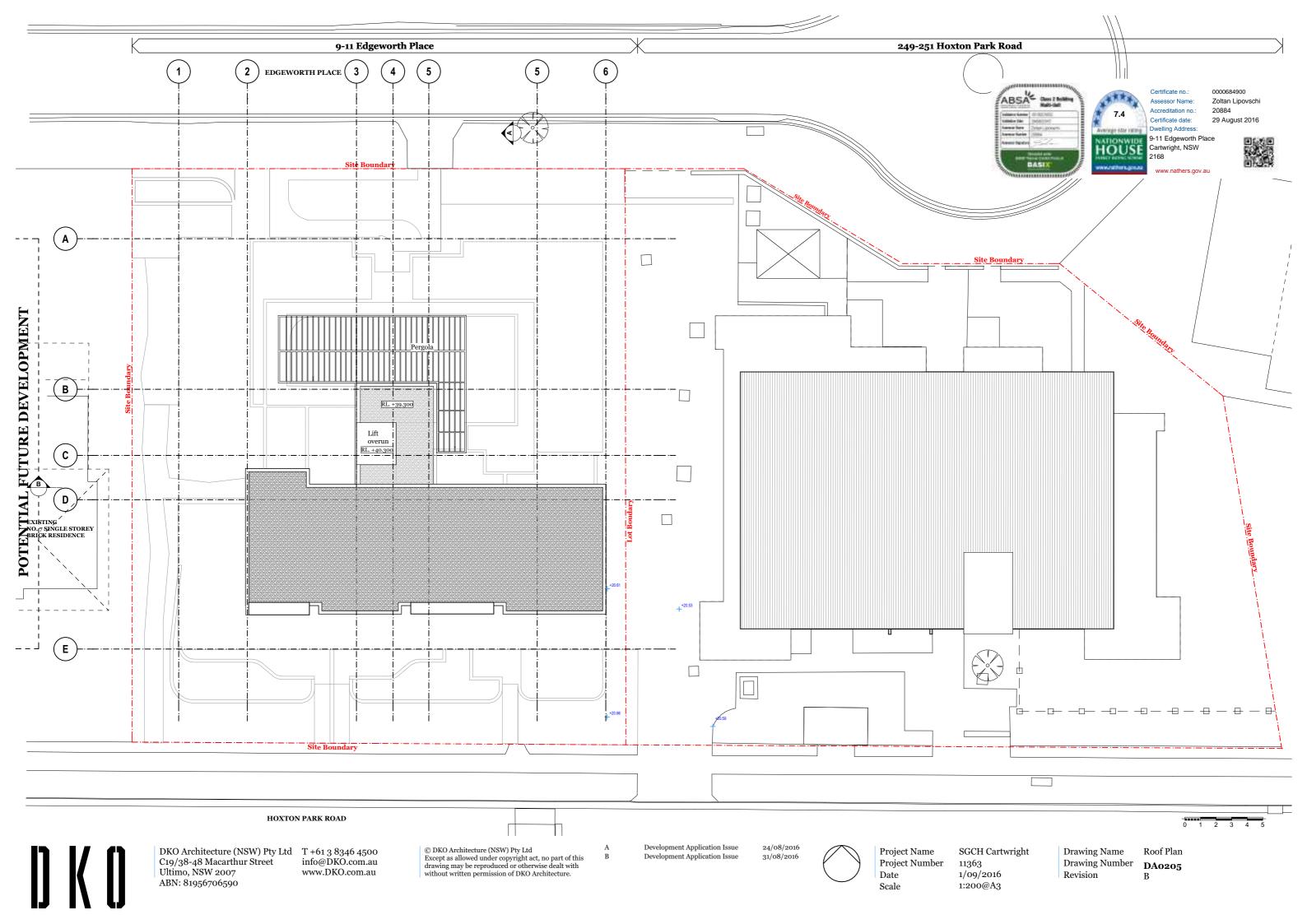




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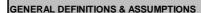
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Development Summary

9-11 Edgeworth Ave - Cartwright Development Summary Max GFA (FSR 1.5:1) 1736 m² ARH SEPP Residential *NSA NLA **GFA** 2 bed 3 bed Subtotal Studio 1 bed 35 50 70 90 m² m² m² Basement 1 Ground 291 0 Level 1 0 533 6 533 Level 2 0 6 Level 3 458 0 Level 4 410 Level 5 0 124 Roof Subtotal 26 31 0% 16% 84% 0% NSA/NLA Total **GFA Total** 2350 249 - 251 Hoxton Park Road - Cartwright Development Summary Max GFA (FSR 1.5:1) 1901 m² ARH SEPP Residential *NSA NLA **GFA** Studio 1 bed 2 bed 3 bed Subtotal m² 50 90 m² m² 35 70 Basement 1 Ground 0 3 232 3 396 Level 1 2 0 5 Level 2 3 396 2 0 5 Level 3 0 0 267 Subtotal 12 0 71% 29% 0% NSA/NLA Total **GFA Total** 1291 SITE TOTALS Site Area Total 2424 m2 3641 Subtotal 17 31 0 48 35% 65% 0% 0%



NSA - Internal area of units only, excludes party walls and external walls

GFA - As Per Liverpool LEP Definition:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes: (a) the area of a mezzanine, and

- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above

| | 11.5 T | 411 | 011 | 01 . 1 | | 0 . 0 |
|------------------|------------------------------------|------|------|--------|-------|------------|
| PP Parking Rates | Unit Types | 1bed | 2bed | 3bed | | Car Spaces |
| | Provided | 0.4 | 0.5 | 1 | | |
| | max carparking rate | 2 | 13 | 0 | TOTAL | 15 |
| | 1 Visitor For Every Four Dwellings | | | | | 0 |
| | additional 30-70 | | | | | 0 |
| | additional >70 | | | | | 0 |
| | | | | | | 0 |
| | Mex Spaces | | | | | 15 |
| ARH SEPP | Motor Bike Parking | | | | | - |
| AR | 1 per 12 car spaces | | | | | - |
| | Bicycle Parking | | | | | - |
| | 1 per dwelling (resident) | | | • | | - |
| | 1 per 10 dwellings (visit) | | | | | - |





Assessor Name: Accreditation no. Certificate date: welling Address Cartwright, NSW 2168

Certificate no.: 0000684900 Zoltan Lipovschi 20884 29 August 2016 9-11 Edgeworth Place





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FSR

Max FSR

Development Application Issue Development Application Issue

1.5:1

Complies with Liverpool LEP

24/08/2016 31/08/2016



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SGCH Cartwright 11363 1/09/2016 1:200@A3

Revision

Drawing Name Drawing Number **Development Summary** DA0206