

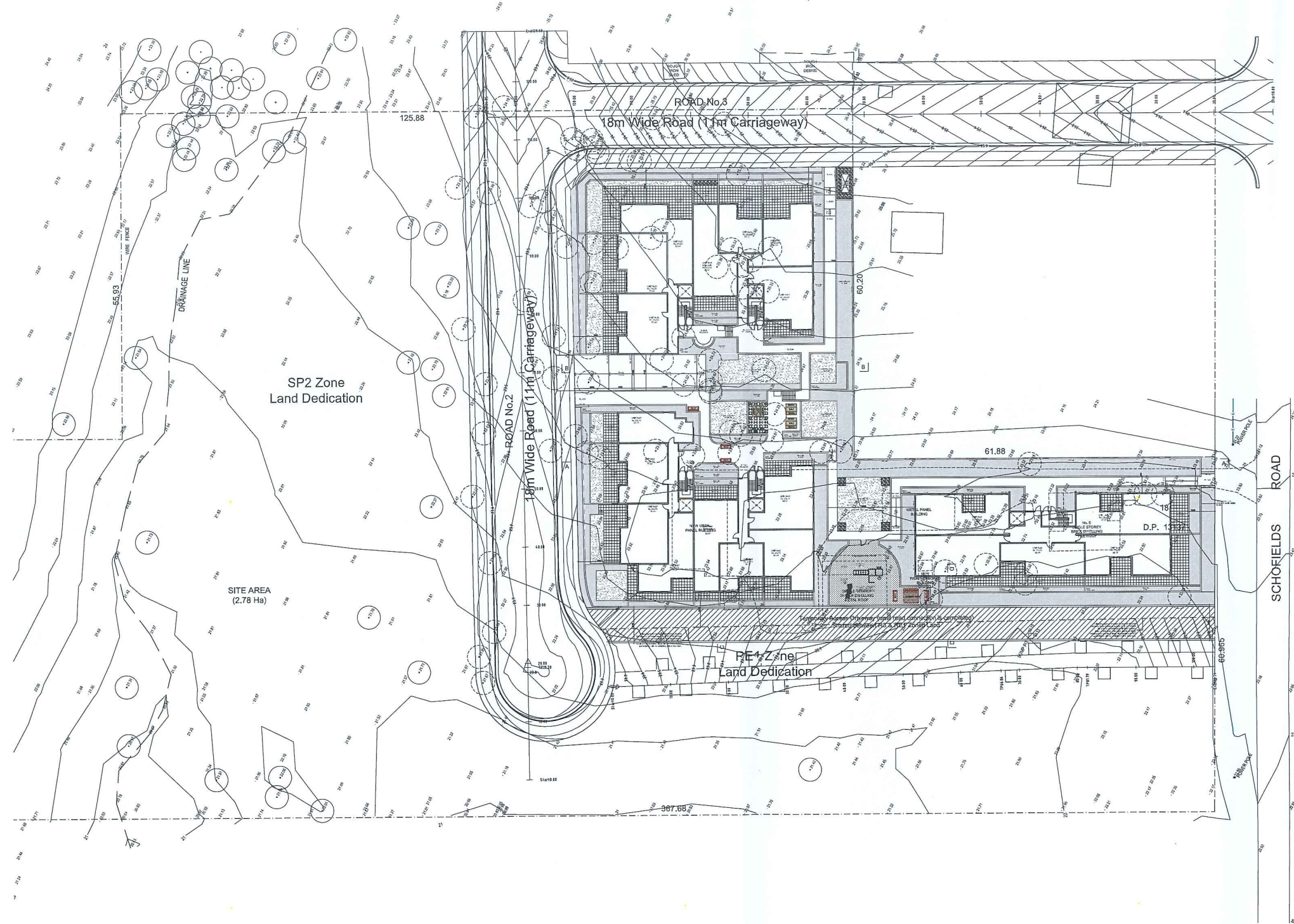
BASIX Commitments	
Water Commitments:	
*Planting	
- Must plant indigenous or low water use species of vegetation throughout the area of land specified.	
*Fixtures	
- Must install 3 Star rating snowmelters in all showers (>4.5 but <48L/min).	
- Must install 4 Star rating toilet flushing system in each toilet.	
- Must install 5 Star rating taps in each kitchen.	
- Must install 5 Star rating taps in each bathroom.	
- Must install 3 Star rating dishwasher.	
Energy Commitments:	
*Hotwater	
- Must install a gas instantaneous 5 Star system for each dwelling.	
*Cooling Heating System	
- Must install 5 Star rated 1-chase air conditioning (new rating) or higher to the living & bedroom areas of each dwelling.	
*Ventilation	
- Must install ventilation system in:	
- Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.	
- Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.	
- Each laundry: 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 rating dishwasher.	
- Must provide indoor or sheltered clothes drying line.	
Common Areas	
Water Commitments:	
*Fixtures	
- Must install 4 Star rating toilet flushing system in common toilet.	
- Must install 5 Star rating taps.	
Energy Commitments:	
*Ventilation	
Must install ventilation in:	
- Basements: ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan.	
- Garbage room: ventilation exhaust only.	
*Lighting	
Must install lighting in:	
- Basements: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.	
- Lift case: LED's. Efficiency measure: connected to lift call button.	
- Garbage room: compact fluorescent. Efficiency measure: manual on / manual off.	
- Ground floor lobbies and hallways/lobbies: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.	
- Plant room: compact fluorescent. Efficiency measure: manual on / manual off.	
- Bulky storage waste room: compact fluorescent. Efficiency measure: manual on / manual off.	

DESIGN FACTS

Site Area 1 (after SP2 / RE1 dedication)		8009.58 m²
Site Area 2 (after SP2 / RE1 dedication & road deduction)		5509.32 m²
		Required/Allowed
Total Built-up Area		9641.31 m² (per Site Area 2)
FSR		1.75:1 (per Site Area 2)
Permissible Height		16m
		16.56m max. – Feature Roof
		16.16m max. – Lift Shaft
Site Coverage		2754.66 m² (50% Site Area 2)
Primary Street Setback		6m
Secondary Street Setback		6m
Side Setback		6m
Rear Setback		6m
Car Spaces (Residential)		107.5
Car Spaces (Visitor)		20
Car Spaces (Total)		128
Bicycle spaces		33.33
Private Open Space		min. 10m²/Unit
Communal Open Space		1377.33 m² (25% Site Area 2)
Total Deep Soil Area		1482.69 m² (26.91%)
Total Landscape Area		1652.80 m² (30% Site Area 2)
Unit Breakdown		20 x One Bedroom
		65 x Two Bedroom
		14 x Three Bedroom
		1 x Four Bedroom
Total Units		100 Residential Units

ARCHITECTURAL DRAWINGS

Drawing number	Drawing Title	Drawing Scale on A1
DA:000	Cover Sheet	
UA:100	Site Analysis 1/2	1:7500
UA:101	Site Analysis 2/2	1:10000
DA:100	Applications A & B Location Plan	1:525
DA:200	Overall Site Plan	1:400
DA:201	Site Plan	1:200
DA:202	Basement 2 Plan	1:200
DA:203	Basement 1 Plan	1:200
DA:204	Ground Floor Plan	1:200
DA:205	1st Floor Plan	1:200
DA:206	2nd-3rd Floor Plan	1:200
DA:207	4th Floor Plan	1:200
DA:208	Roof Plan	1:200
DA:300	Elevations 1/2	1:200
DA:301	Elevations 2/2	1:200
DA:302	Sections	1:200
DA:600	Shadow Diagrams 1/3	1:400
DA:601	Shadow Diagrams 2/3	1:400
DA:602	Shadow Diagrams 3/3	1:400
DA:700	Demolition Plan	1:400
DA:901	Proposal with RE1 Zone Overlay	1:250



BASIX Commitments

Water Commitments:

- *Plumbing**
 - 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 4 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 3 Star rating dishwasher.

Energy Commitments:

- *Heater**
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/Heating System**
 - Must install 5 Star rated 1-phase air conditioning (new rating) or higher to the living & bedroom areas of each dwelling.
- *Ventilation**
 - Must install ventilation systems in:
 - Each bathroom: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
 - Each Kitchen: individual fan, ducted to facade or roof: Operation control: manual switch on/off.
 - Each laundry: 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 5 Star rating clothes washer.
 - Must provide indoor or sheltered clothes drying line.

Common Areas

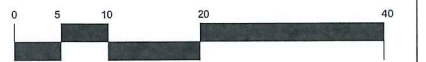
Water Commitments:

- *Fixtures**
 - Must install 4 Star rating toilet flushing system in common toilet.
 - Must install 5 Star rating taps.

Energy Commitments:

- *Ventilation**
 - Must install ventilation in:
 - Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: ventilation exhaust only.
- *Lighting**
 - Must install lighting in:
 - Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
 - Lift cars: LED's: Efficiency measure: connected to lift call button.
 - Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
 - Ground floor lobbies and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
 - Plant rooms: compact fluorescent: Efficiency measure: manual on / manual off.
 - Bully storage waste room: compact fluorescent: Efficiency measure: manual on / manual off.

Overall Site Plan
Scale 1:400 (on A1)

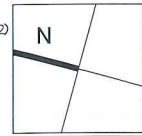


ISSUE	AMENDMENT	DATE	DRAWN
E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.19	JPB/AN
C	ADDITIONAL INFORMATION ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.08.2017	YP
B	ADDITIONAL INFORMATION ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 16.01.17	13.02.17	JPB
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB

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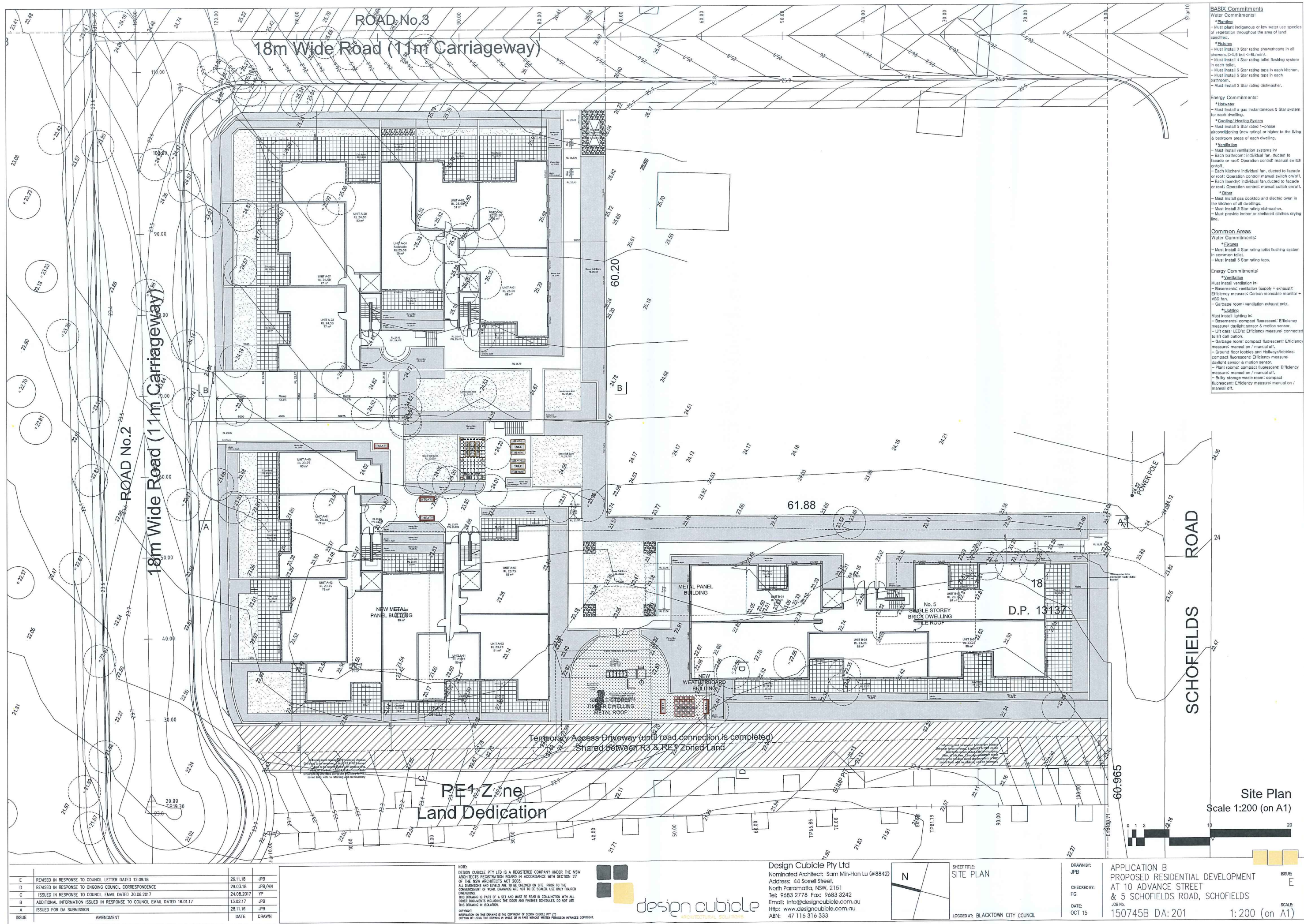


SHEET TITLE:
OVERALL SITE PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

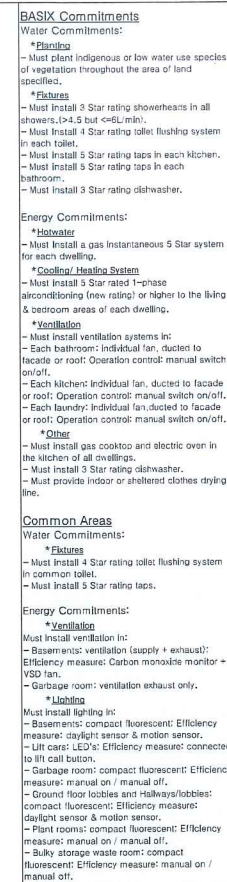
DRAWN BY:
JPB
CHECKED BY:
FG
DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No.
150745B DA: 200

ISSUE:
E
SCALE:
1: 400 (on A1)



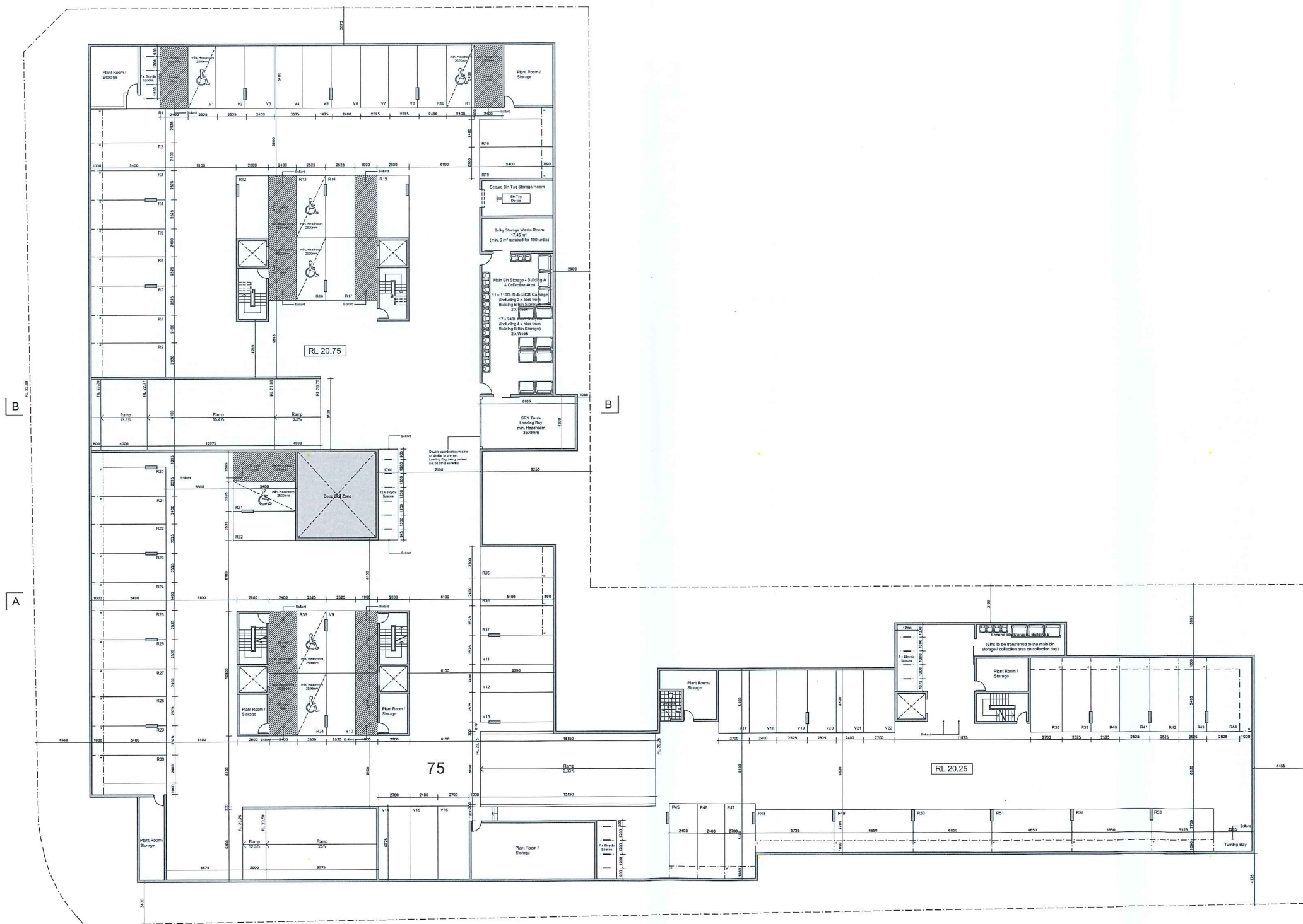
- BASIC Commitments**
- Water Commitments:**
- ***Flushing**
 - Must plant indigenous or low water use species of vegetation throughout the area of land specified.
 - ***Fixtures**
 - Must install 3 Star rating showerheads in all showers, (≥4.5 but <6L/min).
 - Must install 4 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 3 Star rating dishwasher.
- Energy Commitments:**
- ***Heating**
 - Must install a gas instantaneous 5 Star system for each dwelling.
 - ***Cooling/ Heating System**
 - Must install 5 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
 - ***Ventilation**
 - Must install ventilation systems in:
 - Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each laundry: 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 5 Star rating dishwasher.
 - Must provide indoor or sheltered clothes drying line.
- Common Areas**
- Water Commitments:**
- ***Flushing**
 - Must install 4 Star rating toilet flushing system in common toilet.
 - Must install 5 Star rating taps.
- Energy Commitments:**
- ***Ventilation**
 - Must install ventilation in:
 - Basements: ventilation (supply + exhaust): Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: ventilation exhaust only.
 - ***Lighting**
 - Must install lighting in:
 - Basements: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
 - Lift cars: LED's: Efficiency measure: connected to lift call button.
 - Garbage room: compact fluorescent: Efficiency measure: manual on / manual off.
 - Ground floor lobbies and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor & motion sensor.
 - Plant rooms: compact fluorescent: Efficiency measure: manual on / manual off.
 - Bulky storage waste room: compact fluorescent: Efficiency measure: manual on / manual off.



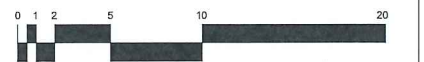
Age Group	No (White Bar)	Yes (Black Bar)
0	1	1
1	3	1
2	1	3
5	1	1
10	4	4

ISSUE: E

SCALE: A1)

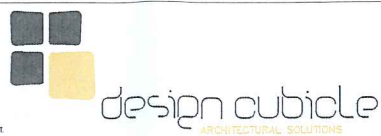


Basement 1 Plan
Scale 1:200 (on A1)

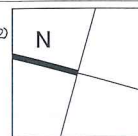


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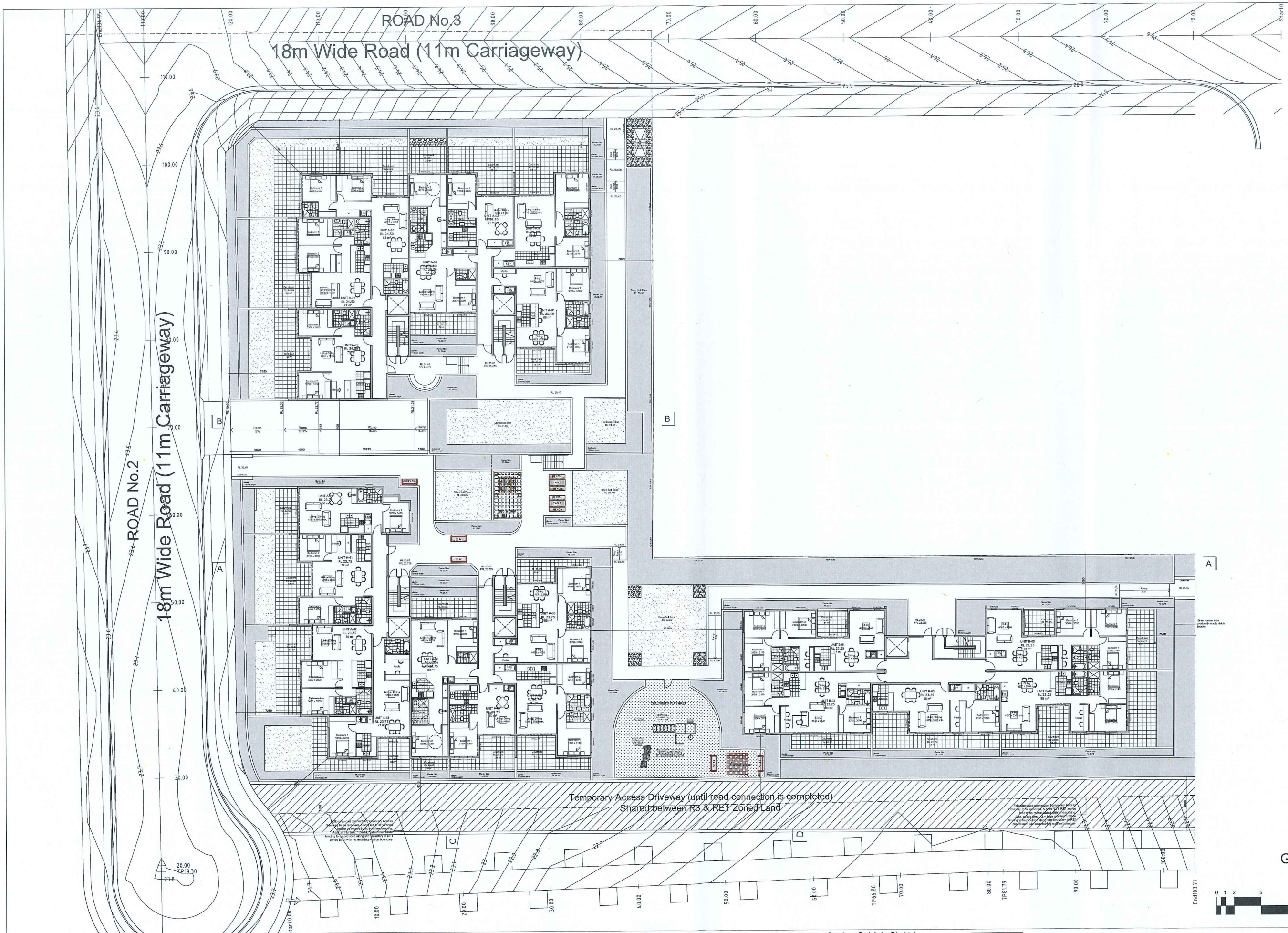
SHEET TITLE:
BASEMENT 1 PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:
JPB
CHECKED BY:
FG
DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No.
150745B DA: 203

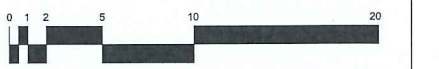
ISSUE:
E
SCALE:
1:200 (on A1)

BASIX Commitments
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 4 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 dishwasher.
Energy Commitments:
* **Hotwater**
- Must install a gas instantaneous 5 Star system for each dwelling.
* **Cooling/ Heating System**
- Must install 5 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
* **Ventilation**
- Must install ventilation systems in:
- Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
- Each laundry: 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 rating dishwasher.
- Must provide indoor or sheltered clothes drying line.
Common Areas
Water Commitments:
* **Fixtures**
- Must install 4 Star rating toilet flushing system in common toilet.
- Must install 3 Star rating taps.
Energy Commitments:
* **Ventilation**
- Must install ventilation in:
- Basements: ventilation (supply + exhaust).
Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage room: ventilation exhaust only.
* **Lighting**
- Must install lighting in:
- Basements: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
- Lift cars: LED's. Efficiency measure: connected to lift call button.
- Garbage room: compact fluorescent. Efficiency measure: manual on / manual off.
- Ground floor lobbies and Hallways/lobbies: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
- Plant rooms: compact fluorescent. Efficiency measure: manual on / manual off.
- Bulky storage waste room: compact fluorescent. Efficiency measure: manual on / manual off.



- BASIX Commitments**
- Water Commitments:**
- *Plumbing**
 - Must plant indigenous or low water use species of vegetation throughout the area of land specified.
 - Must install 3 Star rating showerheads in all showers (1.5 l/min @ 0.3 bar).
 - Must install 4 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 dishwasher.
- Energy Commitments:**
- *Hotwater**
 - Must install a gas instantaneous 5 Star system for each dwelling.
 - *Cooling/ Heating System**
 - Must install 5 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
 - *Ventilation**
 - Must install ventilation systems in:
 - Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each laundry: 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 rating dishwasher.
 - Must provide indoor or sheltered clothes drying line.
- Common Areas**
- Water Commitments:**
- *Plumbing**
 - Must install 4 Star rating toilet flushing system in common toilet.
 - Must install 3 Star rating taps.
- Energy Commitments:**
- *Ventilation**
 - Must install ventilation in:
 - Basement: ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garage room: ventilation exhaust only.
 - *Lighting**
 - Must install lighting in:
 - Basement: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
 - Upr care: LED's. Efficiency measure: connected to lift call button.
 - Garage room: compact fluorescent. Efficiency measure: manual on / manual off.
 - Ground floor lobbies and Hallways/lobbies: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
 - Plant rooms: compact fluorescent. Efficiency measure: manual on / manual off.
 - Bulky storage waste room: compact fluorescent. Efficiency measure: manual on / manual off.

Ground Floor Plan
Scale 1:200 (on A1)



E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	23.03.18	JPB/AN
C	ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.08.2017	JP
B	ADDITIONAL INFORMATION ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 16.01.17	13.02.17	JPB
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB
ISSUE	AMENDMENT	DATE	DRAWN

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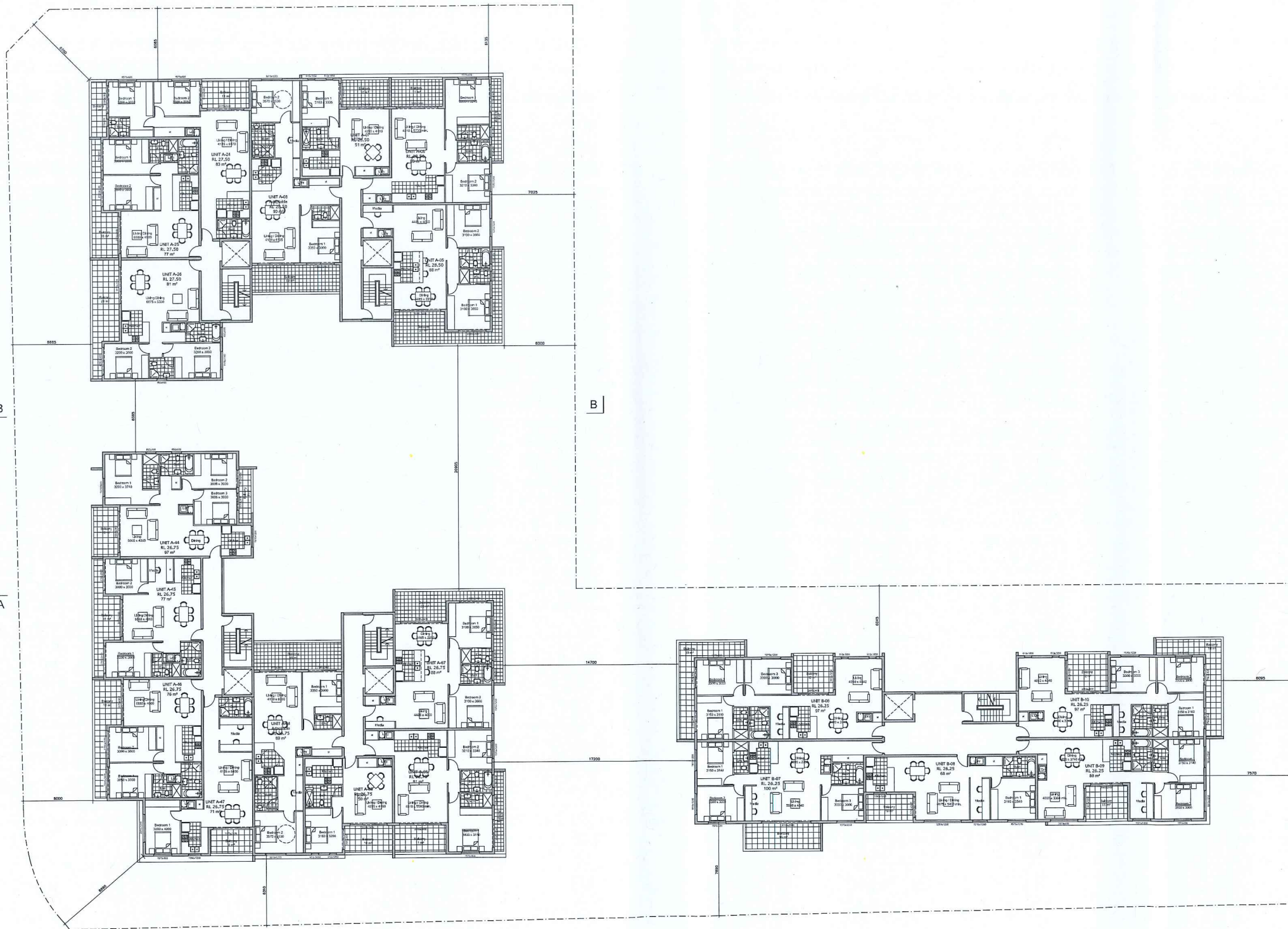


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Http: www.designcubicle.com.au
ABN: 47 116 316 333

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

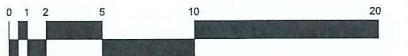
DRAWN BY:
JFB
CHECKED BY:
FG
DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB NO.
150745B DA: 204
SCALE:
1:200 (on A1)



- BASIX Commitments**
- 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 (1.4 L per sec @ 0.3 MPa).
 - Must install 4 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 dishwasher.
- Energy Commitments:**
- *Hotwater**
 - Must install a gas instantaneous 5 Star system for each dwelling.
 - *Cooling/ Heating System**
 - Must install 5 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
 - *Ventilation**
 - Must install ventilation systems in:
 - Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each laundry: 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 rating dishwasher.
 - Must provide indoor or sheltered clothes drying line.
- Common Areas**
- Water Commitments:**
- *Fixtures**
 - Must install 4 Star rating toilet flushing system in common toilet.
 - Must install 3 Star rating taps.
- Energy Commitments:**
- *Ventilation**
 - Must install ventilation in:
 - Basements: ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: ventilation exhaust only.
 - *Lighting**
 - Must install lighting in:
 - Basements: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
 - Lift cars: LED's. Efficiency measure: connected to lift call button.
 - Garbage room: compact fluorescent. Efficiency measure: manual on / manual off.
 - Ground floor lobbies and Hallways/lobbies: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
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 - Bulky storage waste room: compact fluorescent. Efficiency measure: manual on / manual off.

1st Floor Plan
Scale 1:200 (on A1)



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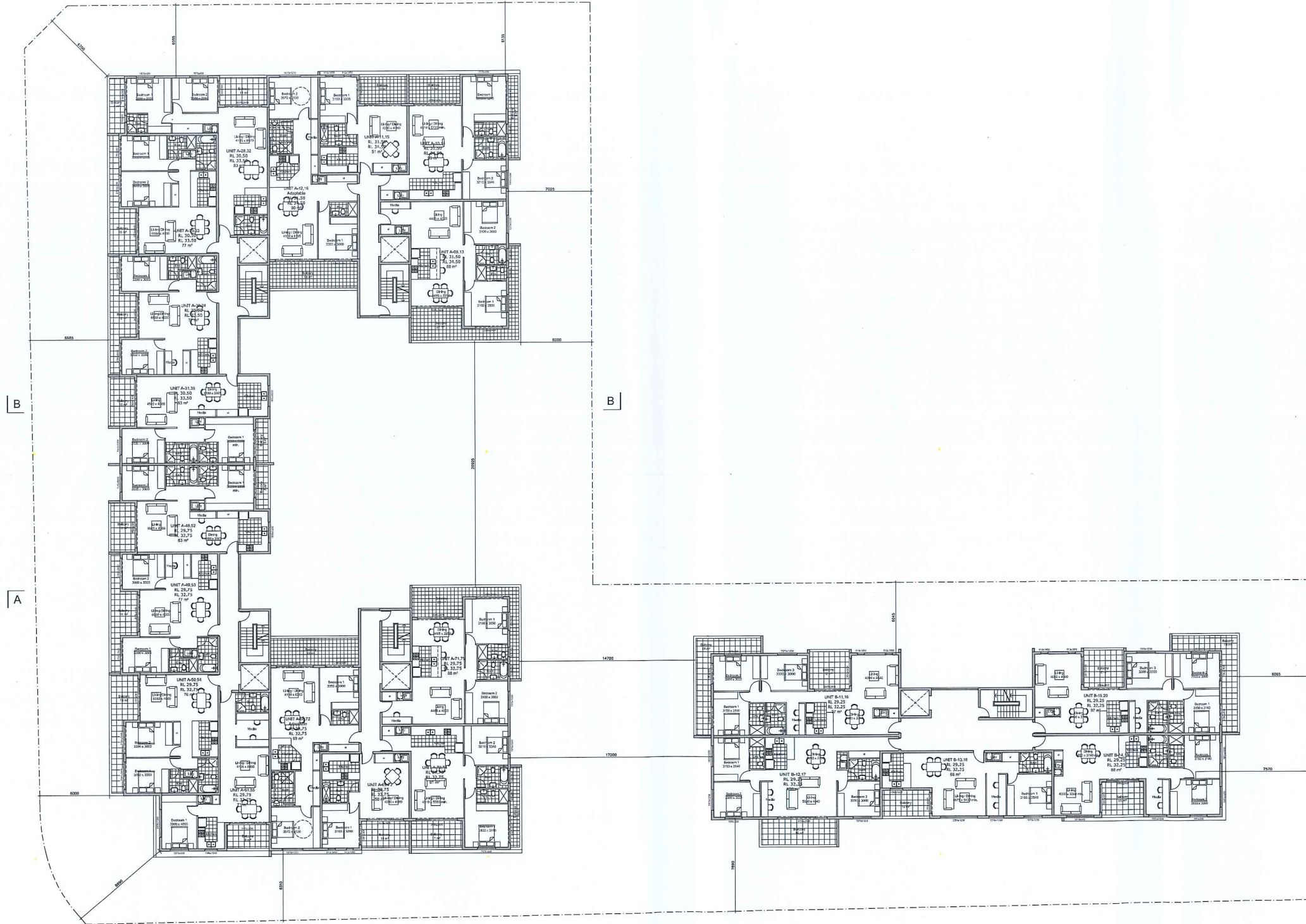
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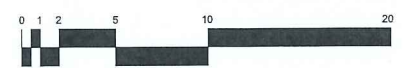
SHEET TITLE:
1ST FLOOR PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

DRAWN BY:
JFB
CHECKED BY:
FC
DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
150745B DA: 205
ISSUE:
E
SCALE:
1:200 (on A1)



2nd - 3rd Floor Plan
Scale 1:200 (on A1)



ISSUE	AMENDMENT	DATE	DRAWN
E	REVISED IN RESPONSE TO COUNCIL LETTER DATED 12.09.18	26.11.18	JPB
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ISSUE	AMENDMENT	DATE	DRAWN
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D	REVISED IN RESPONSE TO ONGOING COUNCIL CORRESPONDENCE	29.03.18	JPB/MN
C	ISSUED IN RESPONSE TO COUNCIL EMAIL DATED 30.06.2017	24.08.2017	YP
A	ISSUED FOR DA SUBMISSION	28.11.16	JPB

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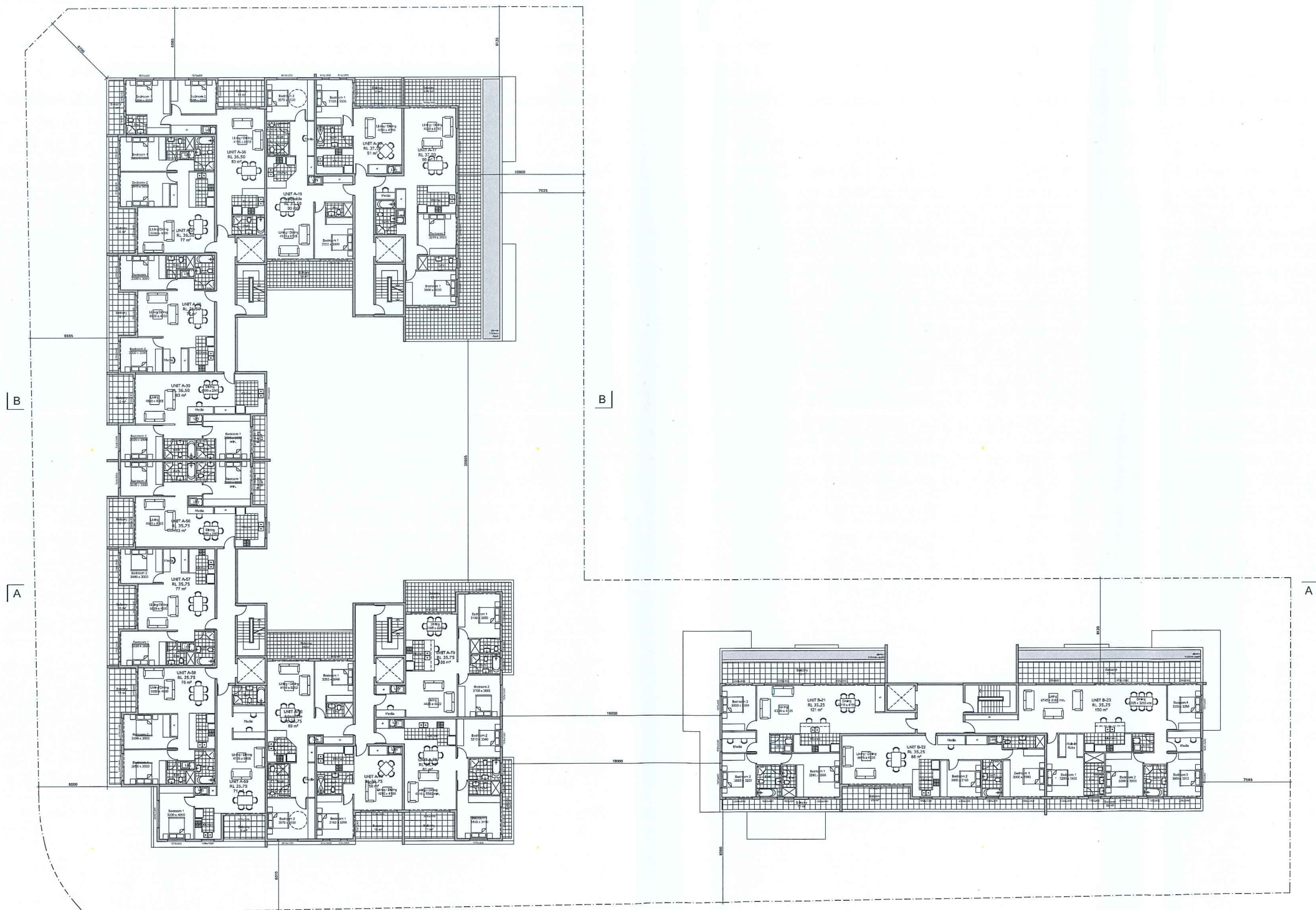
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SHEET TITLE:
2ND-3RD FLOOR PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

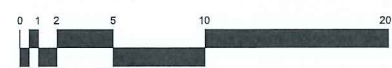
DRAWN BY:
JPB
CHECKED BY:
FG
DATE:
OCT 15

APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
AT 10 ADVANCE STREET
& 5 SCHOFIELDS ROAD, SCHOFIELDS
JOB No.
150745B DA:206
ISSUE:
E
SCALE:
1:200 (on A1)



- BASIX Commitments**
- 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 (14.5 bar c/w/L/min).
 - Must install 4 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 3 Star rating dishwasher.
- Energy Commitments:**
- *Hotwater**
 - Must install a gas instantaneous 5 Star system for each dwelling.
 - *Cooling/ Heating System**
 - Must install 5 Star rated 1-phase airconditioning (new rating) or higher to the living & bedroom areas of each dwelling.
 - *Ventilation**
 - Must install ventilation systems in:
 - Each bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Each laundry: 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 rating dishwasher.
 - Must provide indoor or sheltered clothes drying line.
- Common Areas**
- Water Commitments:**
- *Fixtures**
 - Must install 4 Star rating toilet flushing system in common toilet.
 - Must install 5 Star rating taps.
- Energy Commitments:**
- *Ventilation**
 - Must install ventilation in:
 - Basements: ventilation (supply + exhaust). Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage room: ventilation exhaust only.
 - *Lighting**
 - Must install lighting in:
 - Basements: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
 - Lift cars: LED's. Efficiency measure: connected to lift call button.
 - Garbage room: compact fluorescent. Efficiency measure: manual on / manual off.
 - Ground floor lobbies and Hallways/lobbies: compact fluorescent. Efficiency measure: daylight sensor & motion sensor.
 - Plant rooms: compact fluorescent. Efficiency measure: manual on / manual off.
 - Bulky storage waste room: compact fluorescent. Efficiency measure: manual on / manual off.

4th Floor Plan
Scale 1:200 (on A1)



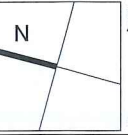
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SHEET TITLE:
4TH FLOOR PLAN
LOGGED AT: BLACKTOWN CITY COUNCIL

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APPLICATION B
PROPOSED RESIDENTIAL DEVELOPMENT
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