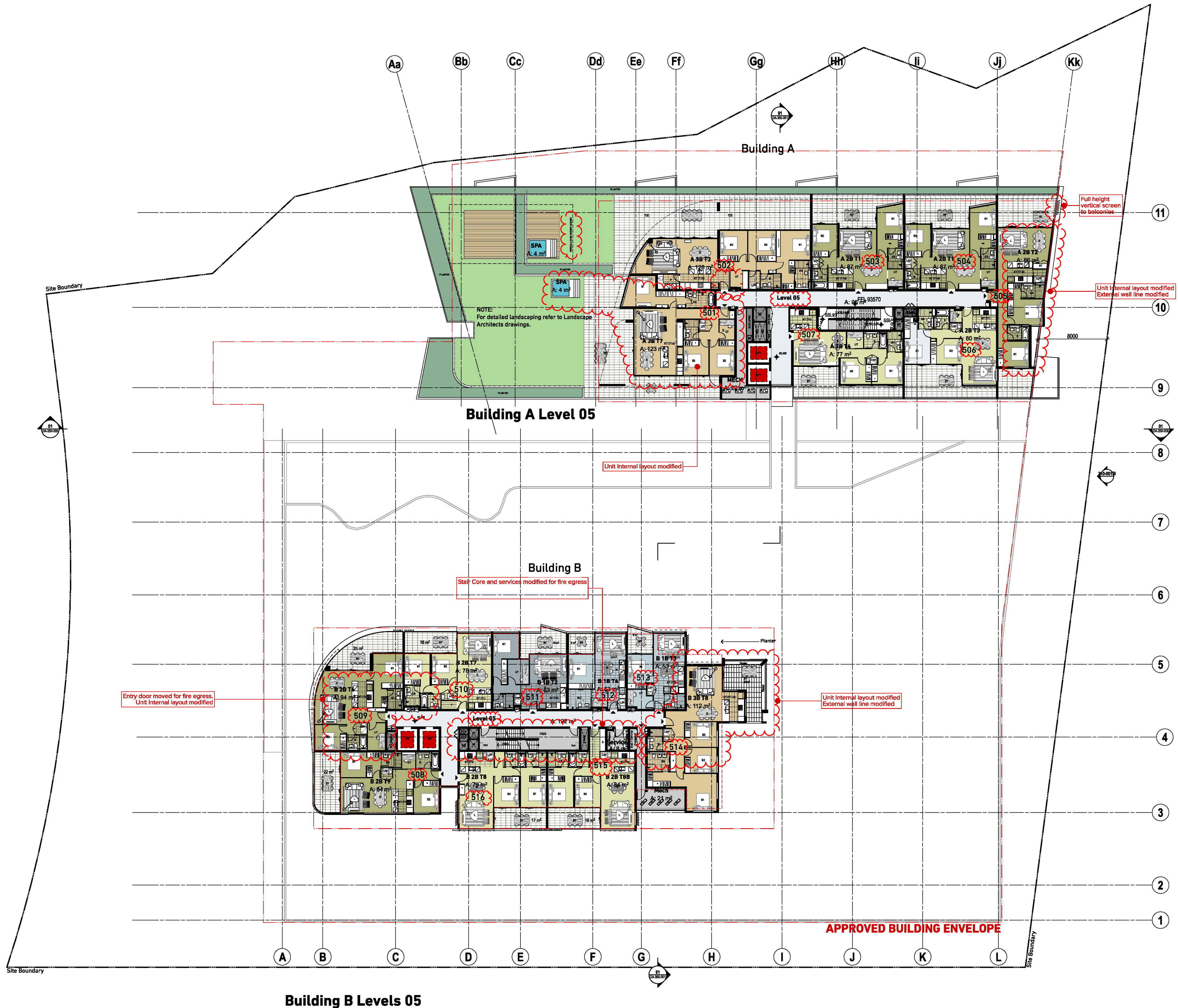




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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
National Architect Nicholas Turner, AAPS, ABN 56 554 084 911

CLIENT  
Capital Corporation Pty. Ltd.  
Suite 705/12 Century Circuit,  
Baulkham Hills, NSW 2153

GA Legend

LEGEND (Refer to DA-380 series for detail description of Materials & Finishes)

(A) Adaptable  
BT 2,3 Bathroom  
BOH Back of House  
BY Balcony  
CWB Car Wash Bay  
CPE Car Park Exhaust Room  
D Dining  
E Entry  
FHR Fire Hose Reel  
FS-1,2,3 Fire Stair No. 1, 2 etc  
GBR(R) Garbage Room Residential  
GBR(R) Garbage Room Retail  
GD Garage Door  
HE Kitchen Exhaust  
L Living Room  
LY Laundry  
MTR Meter Room  
OSD On Site Separation  
OSR On Site Retention  
P Pantry  
RRT Retail  
S Store  
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SIB 468000kg  
SIB 468500kg  
SIB 469000kg  
SIB 469500kg  
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SIB 470500kg  
SIB 471000kg  
SIB 471500kg  
SIB 472000kg  
SIB 472500kg  
SIB 473000kg  
SIB 473500kg  
SIB 474000kg  
SIB 474500kg  
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SIB 476000kg  
SIB 476500kg  
SIB 477000kg  
SIB 477500kg  
SIB 478000kg  
SIB 478500kg  
SIB 479000kg  
SIB 479500kg  
SIB 480000kg  
SIB 480500kg  
SIB 481000kg  
SIB 4815



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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
National Architect: Nicholas Turner, AHP, ANZAS 504 584 911

CLIENT  
Capital Corporation Pty. Ltd.  
Suite 705/12 Century Circuit,  
Baulkham Hills, NSW 2153

GA Legend  
LEGEND (Refer to DA-380 series for detail description of Materials & Finishes)

|          |                 |     |                       |          |                         |      |                   |                   |       |                       |                       |              |                  |                           |              |                           |                           |                   |
|----------|-----------------|-----|-----------------------|----------|-------------------------|------|-------------------|-------------------|-------|-----------------------|-----------------------|--------------|------------------|---------------------------|--------------|---------------------------|---------------------------|-------------------|
| (A)      | Adaptable       | BY  | Balcony               | FS-1.2.. | Fire Stair No. 1, 2 etc | LY   | Laundry           | S                 | Store | S                     | Services (Electrical) | T            | Tandem Car Space | WIR                       | Walk in Robe | WC                        | WC Accessible Powder Room | Residential Areas |
| B        | Bedroom         | CWB | Car Wash Bay          | GBR(Red) | Garage Room Residential | MTR  | Meter Room        | On Site Retention | SIB   | Services (Hydraulic)  | TTC                   | Terrace      | WC Acc           | WC Accessible Powder Room | WC Acc       | WC Accessible Powder Room | Residential Areas         |                   |
| BT, 2, 3 | Bedroom 1, 2, 3 | CDE | Car Park Exhaust Room | GBR(Red) | Garage Room Retail      | OSD  | On Site Retention | On Site Retention | SIB   | Services (Mechanical) | UT                    | Utility Area | WC Acc           | WC Accessible Powder Room | WC Acc       | WC Accessible Powder Room | Residential Areas         |                   |
| IG       | Room Gate       | D   | Dining                | GB       | Garage Door             | OSR  | On Site Retention | On Site Retention | SIB   | Services (Mechanical) | UT                    | Utility Area | WC Acc           | WC Accessible Powder Room | WC Acc       | WC Accessible Powder Room | Residential Areas         |                   |
| B/P      | Bike Parking    | E   | Entry                 | KB       | Kitchen Exhaust         | P    | Pantry            | Pantry            | SIB   | Services (Mechanical) | UT                    | Utility Area | WC Acc           | WC Accessible Powder Room | WC Acc       | WC Accessible Powder Room | Residential Areas         |                   |
| BOH      | Back of House   | FHR | Fire Hose Reel        | L        | Living Room             | [RT] | Retail            | Retail            | SP    | Stair Pressurization  | V                     | Void         | WC Acc           | WC Accessible Powder Room | WC Acc       | WC Accessible Powder Room | Residential Areas         |                   |

|                         |                   |       |                       |              |                  |        |                           |        |                           |                   |
|-------------------------|-------------------|-------|-----------------------|--------------|------------------|--------|---------------------------|--------|---------------------------|-------------------|
| Fire Stair No. 1, 2 etc | Laundry           | Store | Services (Electrical) | Stair Relief | Tandem Car Space | WIR    | Walk in Robe              | WC     | WC Accessible Powder Room | Residential Areas |
| Garage Room Residential | Meter Room        | SIB   | Services (Hydraulic)  | TTC          | Terrace          | WC Acc | WC Accessible Powder Room | WC Acc | WC Accessible Powder Room | Residential Areas |
| Garage Room Retail      | On Site Retention | SIB   | Services (Mechanical) | UT           | Utility Area     | WC Acc | WC Accessible Powder Room | WC Acc | WC Accessible Powder Room | Residential Areas |
| Garage Door             | Pantry            | SIB   | Services (Mechanical) | UT           | Utility Area     | WC Acc | WC Accessible Powder Room | WC Acc | WC Accessible Powder Room | Residential Areas |
| Kitchen Exhaust         | Pantry            | SIB   | Services (Mechanical) | UT           | Utility Area     | WC Acc | WC Accessible Powder Room | WC Acc | WC Accessible Powder Room | Residential Areas |
| Living Room             | Retail            | SP    | Stair Pressurization  | V            | Void             | WC Acc | WC Accessible Powder Room | WC Acc | WC Accessible Powder Room | Residential Areas |

|                   |             |              |               |
|-------------------|-------------|--------------|---------------|
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |

|                   |             |              |               |
|-------------------|-------------|--------------|---------------|
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |
| Residential Areas | Lobby Areas | Retail Areas | Service Areas |

POST DA AMENDMENTS  
SHOWN CLOUDED

Project Title  
Esplanade  
Solent Circuit Norwest Business Park

Drawing Title  
GA Plans  
Typical Residential Level

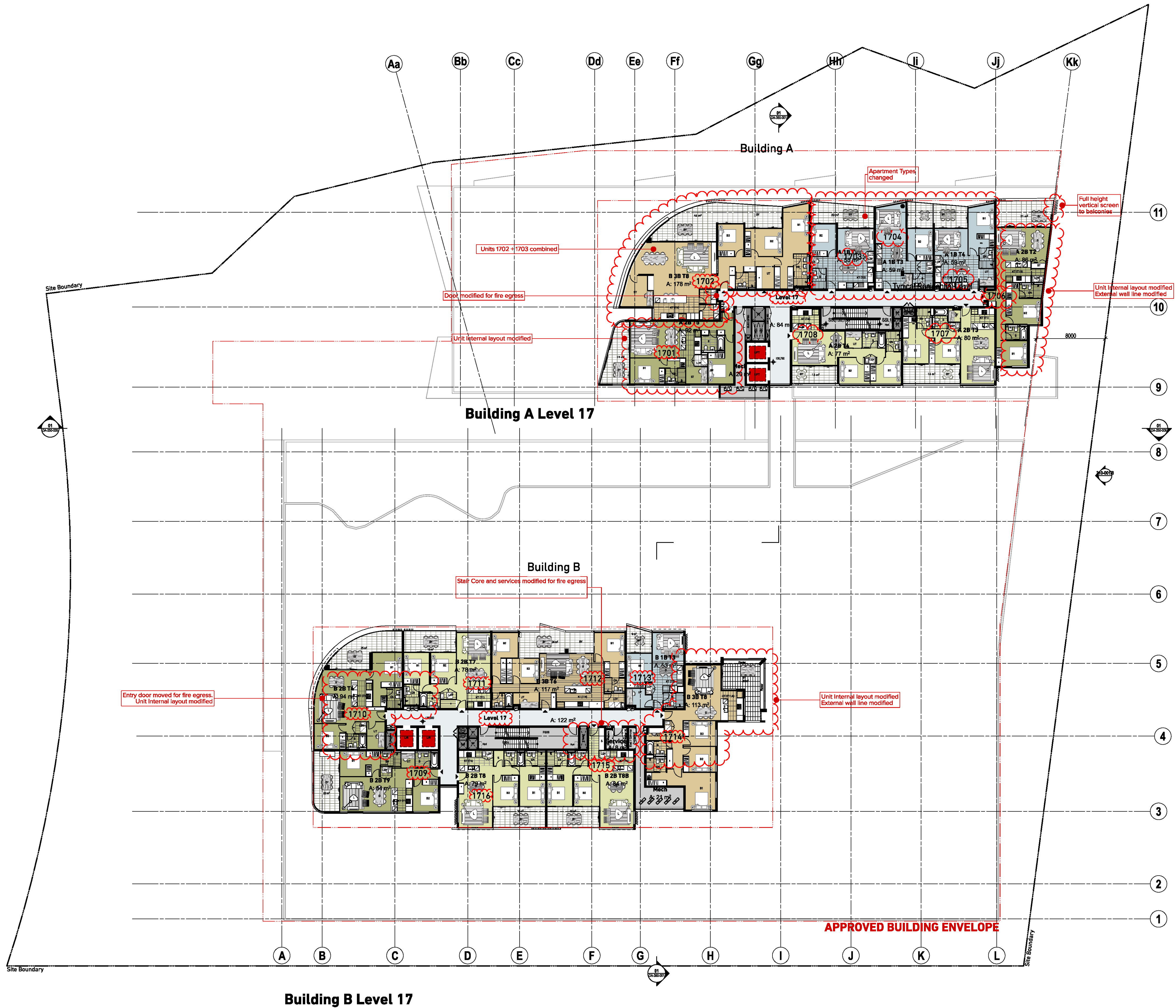
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|--------|--------------------|-------------|----------------|-----------|
| Rev.   | Date               | Approved by | Revision Notes | 5/03/2018 |
| Scale  | 1:250 @A1, 50% @A3 | Project No. | 11013          | Drawn by  |
| Status | For Information    | Dwg No.     | DA-110-016     | Rev       |
|        |                    |             |                | N         |

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 26476  
Notified Architect: Nicholas Turner, AAPS, ABA, NSW 2154 064 911

CLIENT  
Capital Corporation Pty. Ltd.  
Suite 705/12 Century Circuit,  
Baulkham Hills, NSW 2153

#### GA Legend

LEGEND (Refer to DA-380 series for detail description of Materials & Finishes)

|         |                 |     |                       |           |                         |      |                   |        |                      |          |                  |
|---------|-----------------|-----|-----------------------|-----------|-------------------------|------|-------------------|--------|----------------------|----------|------------------|
| (A)     | Adaptable       | BY  | Balcony               | FS-1.2... | Fire Stair No. 1, 2 etc | LY   | Laundry           | S      | Store                | S Relief | Stair Relief     |
| B       | Bedroom         | CWB | Car Wash Bay          | GBR(Rel)  | Garage Room Residential | MTR  | Meter Room        | S      | Service (Electrical) | TTC      | Tandem Car Space |
| BT 2, 3 | Bedroom 1, 2, 3 | CDE | Car Park Exhaust Room | GBR(Rel)  | Garage Room Retail      | OSD  | On Site Detention | WC Acc | Service (Hydraulic)  | TTC      | Tandem           |
| IG      | Room Gate       | D   | Dining                | GD        | Garage Door             | OSR  | On Site Retention | WC Acc | Service (Mechanical) | UT       | Office Tenancy   |
| B/P     | Bike Parking    | E   | Entry                 | KE        | Kitchen Exhaust         | P    | Pantry            | SLT    | Stairlight (Fixed)   | V        | Void             |
| BOH     | Back of House   | FHR | Fire Hose Reel        | L         | Living Room             | [RT] | Retail            | SP     | Stair Pressurization |          |                  |

|     |              |    |                           |                   |             |
|-----|--------------|----|---------------------------|-------------------|-------------|
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |

|     |              |    |                           |                   |             |
|-----|--------------|----|---------------------------|-------------------|-------------|
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |

|     |              |    |                           |                   |             |
|-----|--------------|----|---------------------------|-------------------|-------------|
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |

|     |              |    |                           |                   |             |
|-----|--------------|----|---------------------------|-------------------|-------------|
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |
| WIR | Walk in Robe | WC | WC Accessible Powder Room | Residential Areas | Lobby Areas |

Project Title  
Esplanade  
Solent Circuit Norwest Business Park  
Drawing Title  
GA Plans  
Level 17

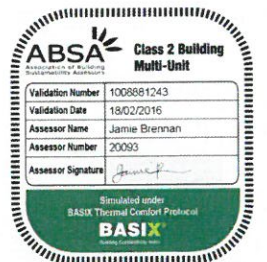
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|--------|--------------------|-------------|----------------|-------------------------|
| Rev.   | Date               | Approved by | Revision Notes | 1/03/2018               |
| Scale  | 1:250 @A1, 50% @A3 | Project No. | 11013          | Drawn by<br>AT.GD.MK.FM |
| Status | For Information    | Dwg No.     | DA-110-018     | Rev<br>N                |

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NORWEST ASSOCIATION LIMITED  
**APPROVED DEVELOPMENT PLAN**  
 SUBJECT TO THE CONDITIONS OF  
 APPROVAL No. **DA 802**  
 DATED: **31 August 2017**  
 SIGNED: *[Signature]*  
 Director  
 This Approval is not a Development Consent under the Environmental Planning & Assessment Act 1979. The approved development will still require such Development Consent from The Hills Shire Council.



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CLIENT  
 Capital Corporation Pty. Ltd.  
 Suite 705/12 Century Circuit,  
 Baulkham Hills, NSW 2153

GA Legend  
 LEGEND (Refer to GA-300 series for detail description of Materials & Finishes)

|        |                  |     |              |         |                           |     |            |     |        |      |                       |             |                  |     |                |
|--------|------------------|-----|--------------|---------|---------------------------|-----|------------|-----|--------|------|-----------------------|-------------|------------------|-----|----------------|
| GA     | Adaptation       | ST  | Staircase    | FS-1.2  | Fire Stair No. 1 - 2 etc  | LF  | Laundry    | S   | Shower | Serv | Services (Electrical) | Star Relief | Tandem Car Space | WDR | Work in Relief |
| B      | Bathroom         | CWB | Car Wash Bay | GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| BT-1.3 | Bathroom 1 - 2.3 | CWB | Car Wash Bay | GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| BD     | Back Deck        | D   | Driveway     | GB      | Garage Bay                | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| BDP    | Back of Pond     | F   | Fence        | GB      | Garage Bay                | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| BDP    | Back of Pond     | F   | Fence        | GB      | Garage Bay                | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |

|         |                           |     |            |     |        |      |                       |             |                  |     |                |
|---------|---------------------------|-----|------------|-----|--------|------|-----------------------|-------------|------------------|-----|----------------|
| FS-1.2  | Fire Stair No. 1 - 2 etc  | LF  | Laundry    | S   | Shower | Serv | Services (Electrical) | Star Relief | Tandem Car Space | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S    | Serv | Services (Hydraulic)  | T           | Terrace          | WDR | Work in Relief |

|         |                           |     |            |     |     |      |                      |   |         |     |                |
|---------|---------------------------|-----|------------|-----|-----|------|----------------------|---|---------|-----|----------------|
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |

|         |                           |     |            |     |     |      |                      |   |         |     |                |
|---------|---------------------------|-----|------------|-----|-----|------|----------------------|---|---------|-----|----------------|
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |

|         |                           |     |            |     |     |      |                      |   |         |     |                |
|---------|---------------------------|-----|------------|-----|-----|------|----------------------|---|---------|-----|----------------|
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |

|         |                           |     |            |     |     |      |                      |   |         |     |                |
|---------|---------------------------|-----|------------|-----|-----|------|----------------------|---|---------|-----|----------------|
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |
| GBB(RF) | Garage Room (Residential) | MTB | Motor Room | S/S | S/S | Serv | Services (Hydraulic) | T | Terrace | WDR | Work in Relief |

Project Title  
 Esplanade  
 Solent Circuit Norwest Business Park  
 Drawing Title  
 GA Plans  
 Level 18

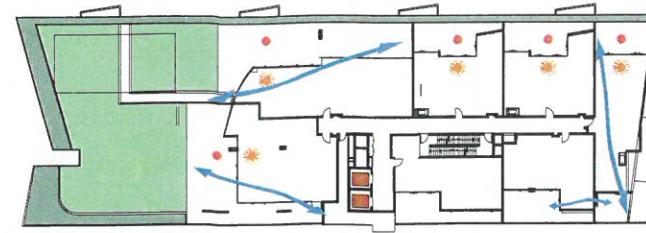
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|------|------------|-------------|----------------|
| Rev. | Date       | Approved by | Revision Notes |
| 1    | 15/08/2017 | ATGDMK      | ATGDMK         |
| 2    | 11/01/2018 | ATGDMK      | ATGDMK         |
| 3    | 11/01/2018 | ATGDMK      | ATGDMK         |

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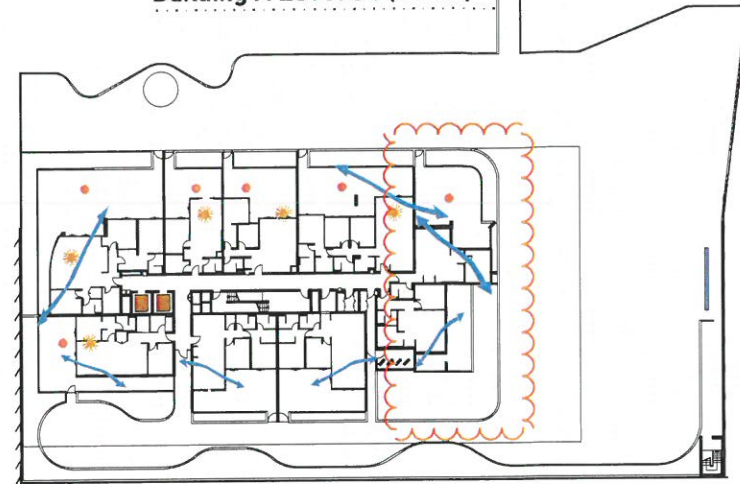
Building A Level 04 (Office)



Building A Level 05



Building A Typical Levels 06 - 13



Building B Level 04



Building B Typical Levels 05 - 13



Building B Typical Levels 05 - 13

**BUILDING A:**  
TOTAL SOLAR LIVING: NA  
TOTAL SOLAR BALCONY: NA  
TOTAL CROSS VENTILATION: NA

**BUILDING B:**  
TOTAL SOLAR LIVING: 5  
TOTAL SOLAR BALCONY: 6  
TOTAL CROSS VENTILATION: 7

**BUILDING A:**  
TOTAL SOLAR LIVING: 5  
TOTAL SOLAR BALCONY: 5  
TOTAL CROSS VENTILATION: 4

**BUILDING B:**  
TOTAL SOLAR LIVING (PER FLOOR): 7  
TOTAL SOLAR BALCONY (PER FLOOR): 7  
TOTAL CROSS VENTILATION (PER FLOOR): 6

**BUILDING A:**  
TOTAL SOLAR LIVING (PER FLOOR): 6  
TOTAL SOLAR BALCONY (PER FLOOR): 6  
TOTAL CROSS VENTILATION (PER FLOOR): 4

**BUILDING B:**  
TOTAL SOLAR LIVING (PER FLOOR): 7  
TOTAL SOLAR BALCONY (PER FLOOR): 7  
TOTAL CROSS VENTILATION (PER FLOOR): 6

**NORWEST ASSOCIATION LIMITED**  
**APPROVED DEVELOPMENT PLAN**  
SUBJECT TO THE CONDITIONS OF  
APPROVAL No. DA 802  
DATED: 31 August 2017  
SIGNED: [Signature]  
Director

This Approval is not a Development Consent under the Environmental Planning & Assessment Act 1979. The approved development will still require such Development Consent from The Hills Shire Council.



Building A Typical Levels 14 - 17



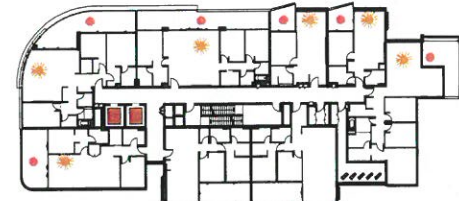
Building A Level 18



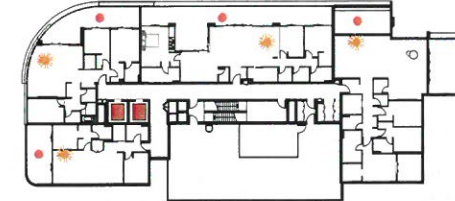
Building A Level 19



Building B Typical Levels 14 - 17



Building B Level 18



Building B Level 19

**BUILDING A:**  
TOTAL SOLAR LIVING (PER FLOOR): 7  
TOTAL SOLAR BALCONY (PER FLOOR): 7  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**BUILDING B:**  
TOTAL SOLAR LIVING (PER FLOOR): 6  
TOTAL SOLAR BALCONY (PER FLOOR): 6  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**BUILDING A:**  
TOTAL SOLAR LIVING (PER FLOOR): 4  
TOTAL SOLAR BALCONY (PER FLOOR): 4  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**BUILDING B:**  
TOTAL SOLAR LIVING (PER FLOOR): 6  
TOTAL SOLAR BALCONY (PER FLOOR): 6  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**BUILDING A:**  
TOTAL SOLAR LIVING (PER FLOOR): 4  
TOTAL SOLAR BALCONY (PER FLOOR): 4  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**BUILDING B:**  
TOTAL SOLAR LIVING (PER FLOOR): 4  
TOTAL SOLAR BALCONY (PER FLOOR): 4  
TOTAL CROSS VENTILATION (PER FLOOR): NA

**TOTAL:**  
REQUIRED % CROSS VENTILATION - SEPP 65: 60%  
TOTAL % CROSS VENTILATION: 63%

REQUIRED % SOLAR LIVING: 70%  
TOTAL % SOLAR LIVING: 71.4%

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**CLIENT:**  
Capital Corporation Pty. Ltd.  
Suite 705/12 Century Circuit,  
Baulkham Hills, NSW 2153

DLG Quality Engineering Company ISO 9001:2015 Registration Number 20474  
Registered Architect: Nicholas Turner, 2017, 2018, 2019, 2020, 2021

**SECTION 96 AMENDMENTS**  
SHOWN CLOUDED

**Project Title:**  
Esplanade  
Solent Circuit Norwest Business Park

**Drawing Title:**  
Sepp 65 Diagrams  
Apartment Amenity Diagrams

Rev. Date Approved by Revision Notes 28/07/2017  
Scale: @A1, 50% @A3 Project No. 11013 Drawn by North  
Status: Section 96 Dwg No. DA-730-001 Rev. N

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A 1B T1

STORAGE:  
 $0.45+0.9+2.78=4.13\text{m}^3$

B 1B T2

STORAGE:  
 $0.45 + 17.7 = 18.15 \text{ m}^3$

B 1B T3

STORAGE:  
 $0.45 + 14.85 = 15.3 \text{ m}^3$

B 1B T4

STORAGE:  
0.45+4.56= 5.01m<sup>3</sup>

A 2B T1

STORAGE:  
 $0.45 + 1.92 + 9.38 = 11.75 \text{m}^3$

**BUILDING A 1 BED**

A 2B T2

STORAGE:  
1.15+2.25= 3.4m<sup>3</sup>

A 2B T3

STORAGE:  
 $0.45 + 4.92 = 5.37 \text{ m}^3$

A 2B T4

STORAGE:  
0.45+9.26= 9.71m<sup>3</sup>

A 2B T5

STORAGE:  $0.45+2.59+11.13+1.32=15.49\text{m}^3$

A 2B T6

STORAGE:  
 $0.73+1.89+5.92=8.54\text{m}^3$

B 2B T4

STORAGE:  
 $0.45 + 1.6 + 14.88 = 16.93 \text{ m}^3$

B 2B T7

STORAGE:  
 $0.45+4.32= 4.77\text{m}^3$

B 2B T8

STORAGE:  
 $0.45+5+1.72=7.17\text{m}^3$

B 2B T8B

STORAGE:  
4.14m<sup>3</sup>

B 2B T9

STORAGE:  
 $0.45 \times 6.12 = 6.57 \text{ m}^3$

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DLCS Quality Endorsed Company ISO 9001:2008 Registration Number 2047



SECTION 96 AMENDMENTS  
SHOWN CLOUDED

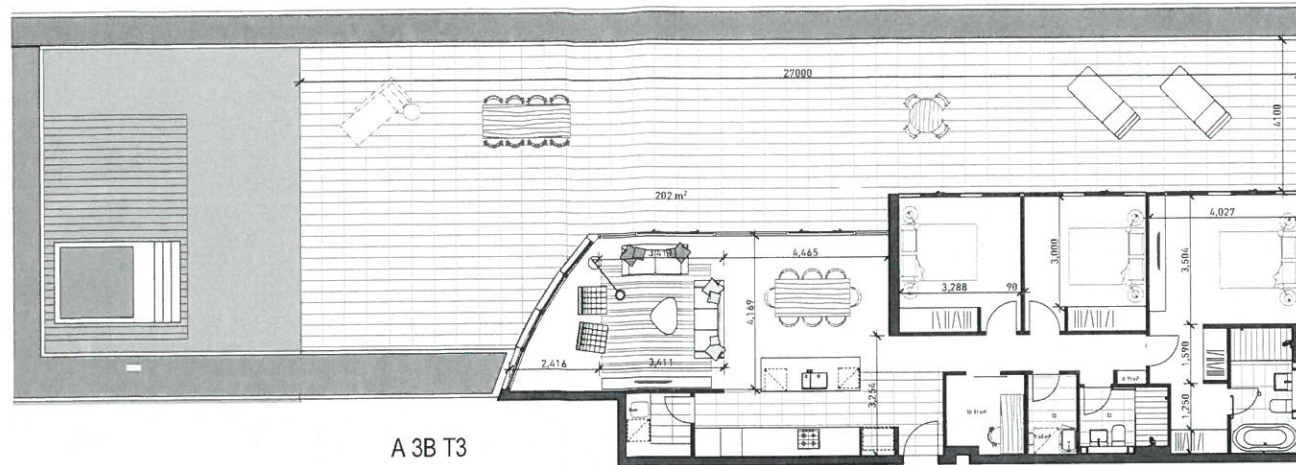
Project Title  
**Esplanade**  
Solent Circuit Norwest Business Park

Drawing Title  
**Supplementary Drawings**  
**Typical Unit**

|                    |      |             |                |            |
|--------------------|------|-------------|----------------|------------|
| Rev.               | Date | Approved by | Revision Notes | 28/07/2017 |
| Scale              |      |             | Project No.    | 11013      |
| 1:100 @A1, 50% @A3 |      |             | Drawn by       | North      |
| Status             |      |             | AGM            |            |
| Section 96         |      |             | Dwg No.        | DA-810-100 |
|                    |      |             | Rev            | N          |

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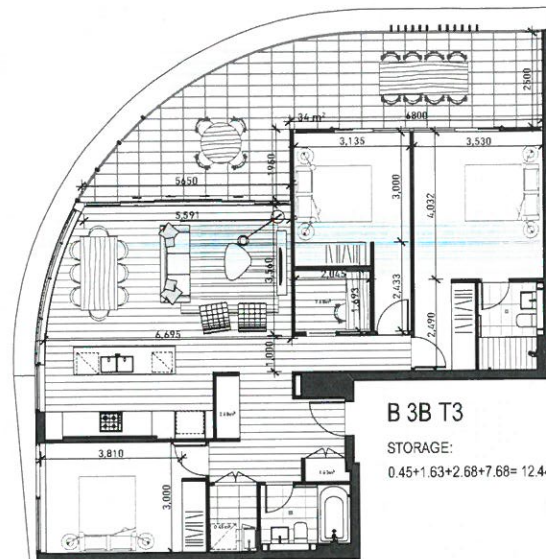
Level 3, 410 Crown Street  
Surry Hills NSW 2010  
Australia  
T +61 2 8668 8000  
F +61 2 8668 0100  
turcomen@us.com



**BUILDING A 3 BED**

**A 3B T3**

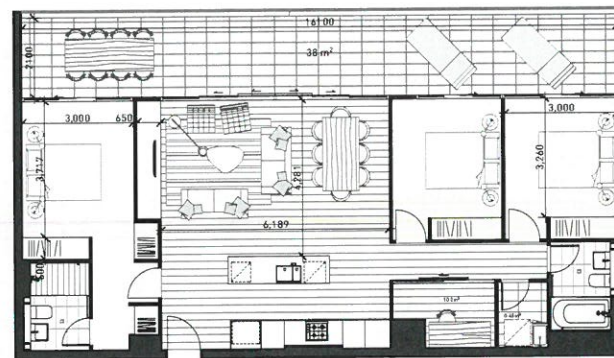
STORAGE:  
2.08+8.44+0.45+0.71= 11.8m³



**BUILDING B 3 BED**

**B 3B T3**

STORAGE:  
0.45+1.63+2.68+7.68= 12.44m³



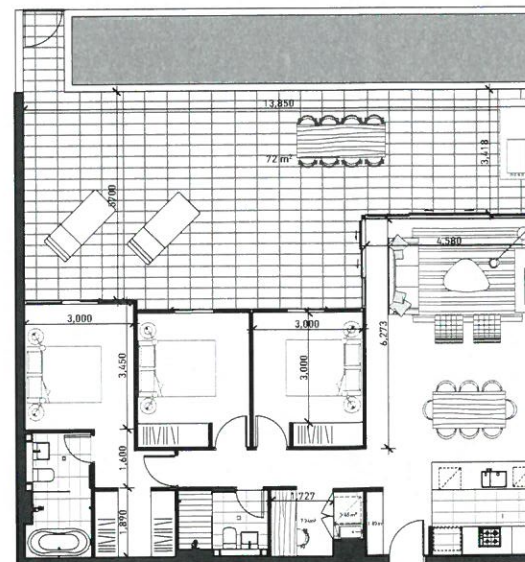
**B 3B T4**

STORAGE:  
0.45+10.2= 10.65m³



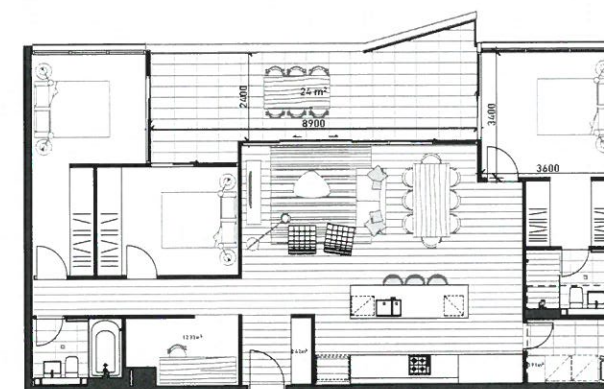
**B 3B T5**

STORAGE:  
0.45+15.55+2.18= 18.18m³



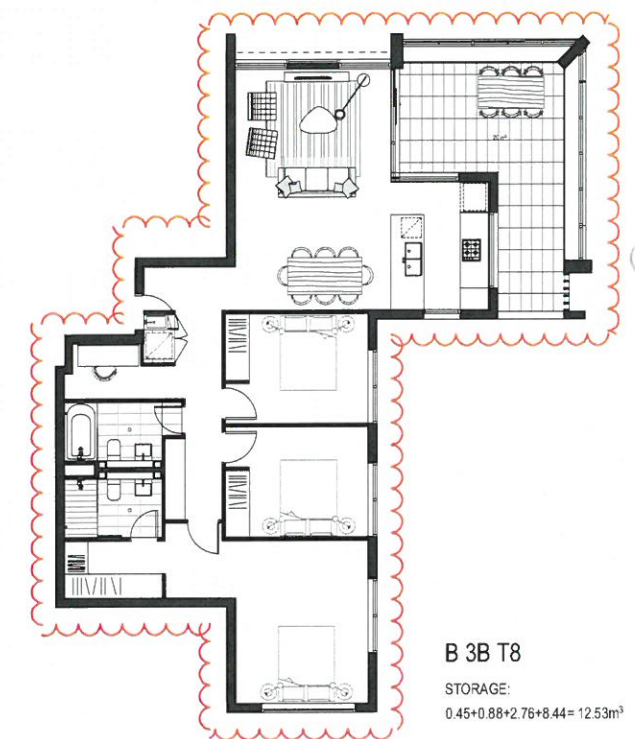
**B 3B T6**

STORAGE:  
0.45+1.83+7.34= 9.62m³



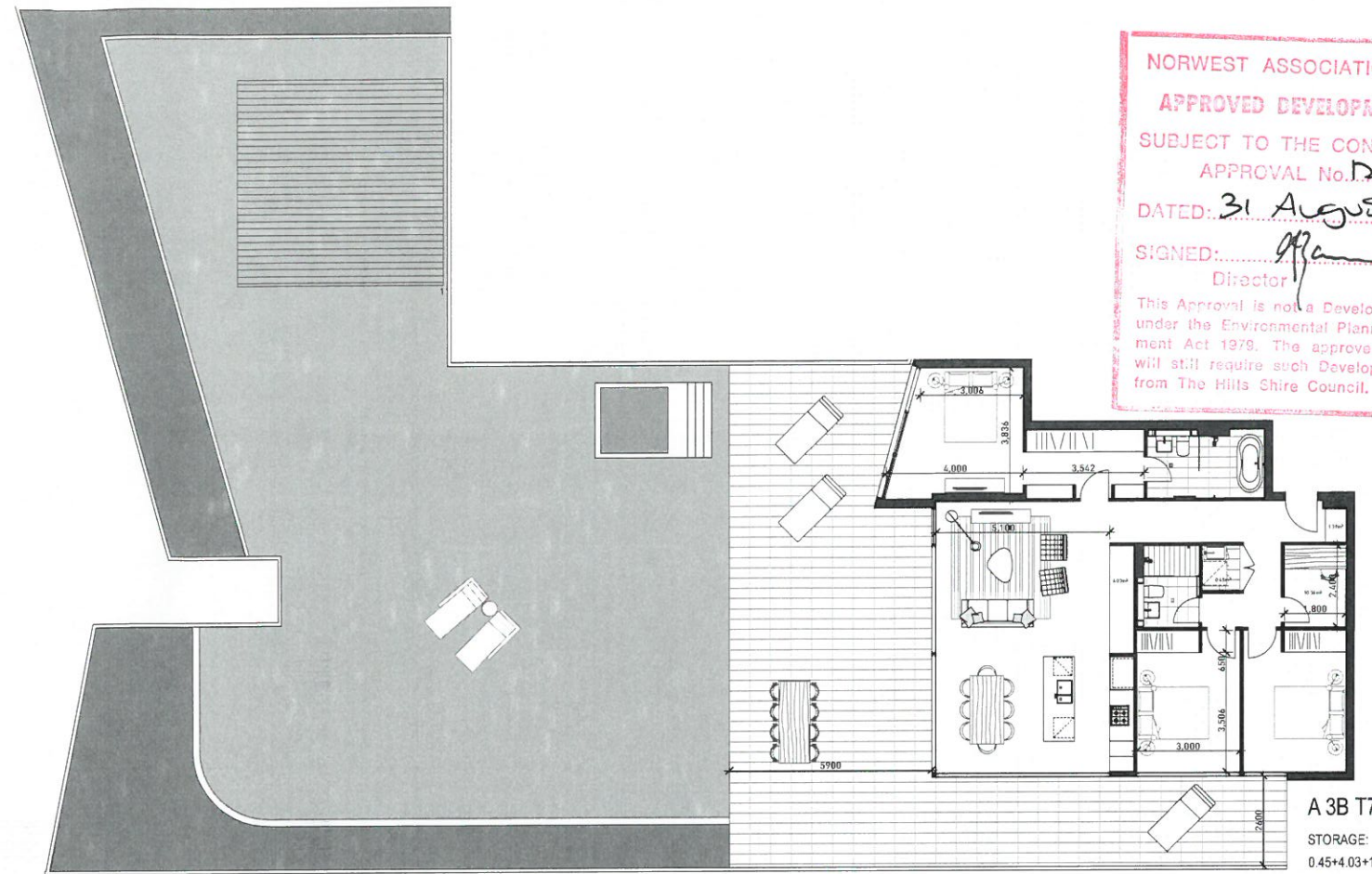
**B 3B T7**

STORAGE:  
0.91+2.42+12.33= 15.66m³



**B 3B T8**

STORAGE:  
0.45+0.88+2.76+8.44= 12.53m³



**A 3B T7**

STORAGE:  
0.45+4.03+10.36+1.39= 16.23m³

**NORWEST ASSOCIATION LIMITED**  
**APPROVED DEVELOPMENT PLAN**  
SUBJECT TO THE CONDITIONS OF  
APPROVAL No. **DA 802**  
DATED: **31 August 2017**  
SIGNED: *[Signature]*  
Director  
This Approval is not a Development Consent under the Environmental Planning & Assessment Act 1979. The approved development will still require such Development Consent from The Hills Shire Council.

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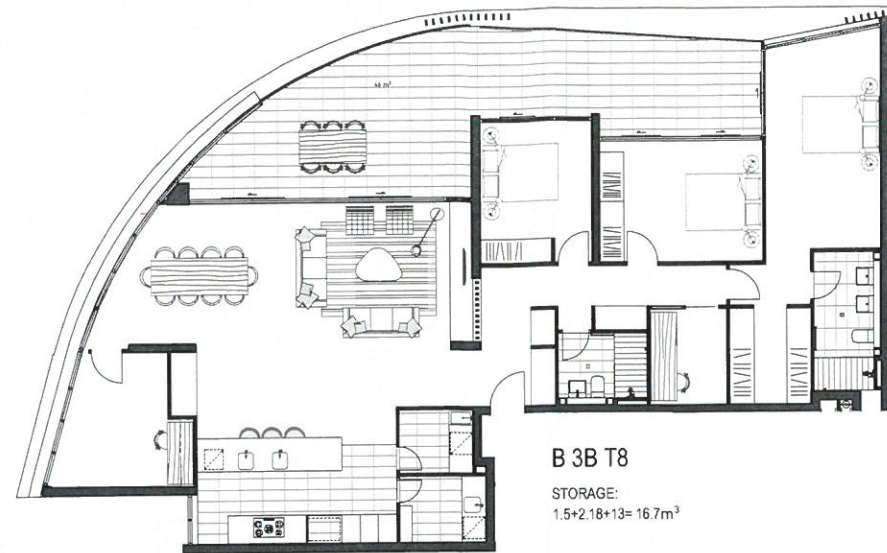
**SECTION 96 AMENDMENTS**  
**SHOWN CLOUDED**

Project Title  
**Esplanade**  
Solent Circuit Norwest Business Park  
Drawing Title  
**Supplementary Drawings**  
Typical Unit

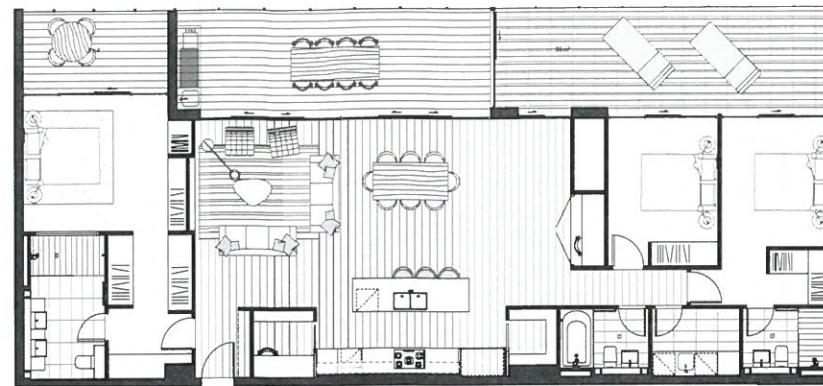
| Rev. | Date       | Approved by | Revision Notes | Project No. | 11013 | Drawn by | North |
|------|------------|-------------|----------------|-------------|-------|----------|-------|
| 1    | 28/07/2017 |             |                | DA-810-101  |       | ACM      | N     |

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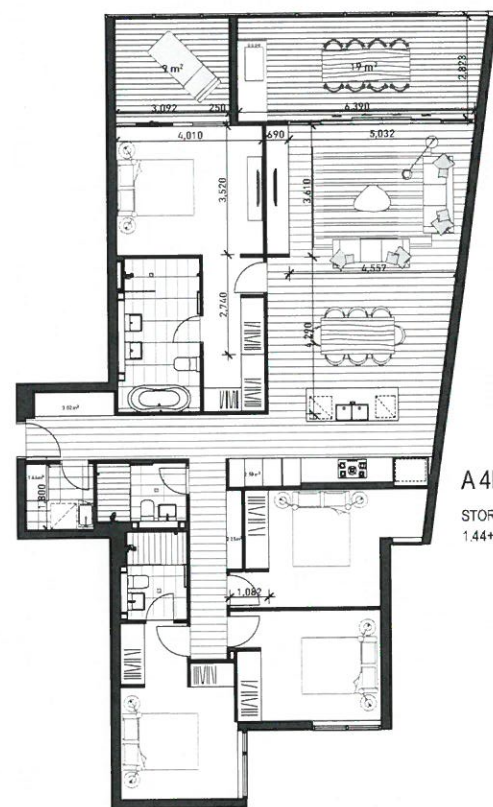
Level 1: 415 Crown Street  
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turner@turner.com.au



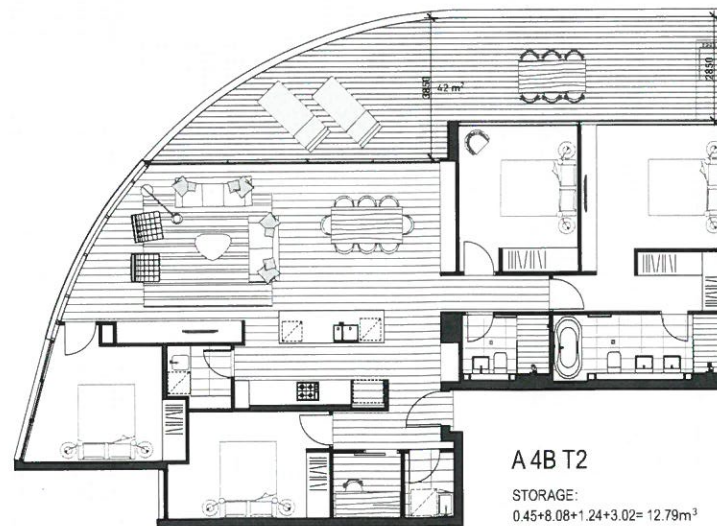
BUILDING A 3 BED



A 3B T1  
STORAGE:  
1.52x9.55x0.45=11.52m³



BUILDING A 4 BED



A 4B T2  
STORAGE:  
0.45x8.08x1.24x3.02=12.79m³



BUILDING B 3 BED

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SECTION 96 AMENDMENTS  
SHOWN CLOUDED

Project Title  
Esplanade  
Solent Circuit Norwest Business Park  
Drawing Title  
Supplementary Drawings  
Typical Unit

Rev. Date Approved by Revision Notes  
1:100 @A1, 50% @A3  
Status Section 96  
Project No. 11013  
Drawing No. DA-810-102  
North

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Summary
Apartment Unit Schedule

Esplanade Norwest

Issue for: Information Rev V Review Date: 15.08.17 Created: ANM Project No: 11013 Client: Bluestone Capital

Input Information

|                      |                                                                                          |
|----------------------|------------------------------------------------------------------------------------------|
| Site Area            | 12,000 sq m                                                                              |
| Overall Building FSR | 2.55 :1                                                                                  |
| Number of Storeys    | Building A 19 : 15 Storeys residential over 4 storeys commercial                         |
| Number of Storeys    | Building B 19 : 16 Storeys residential over 4 storeys parking + 1 basement parking level |

|                              |              |
|------------------------------|--------------|
| Size range / 1 Bed Apartment | 53-63 sq m   |
| Size range / 2 Bed Apartment | 77-91 sq m   |
| Size range / 3 Bed Apartment | 102-143 sq m |
| Size range / 4 Bed Apartment | 148-199 sq m |

|                                  |       |       |
|----------------------------------|-------|-------|
| Percentage of 1 Bed Apartments_S | 18.7% |       |
| Percentage of 1 Bed Apartments_L | 1.6%  | 20.2% |
| Percentage of 2 Bed Apartments_S | 55.6% |       |
| Percentage of 2 Bed Apartments_L | 10.7% | 66.3% |
| Percentage of 3 Bed Apartments_S | 9.1%  |       |
| Percentage of 3 Bed Apartments_L | 3.2%  | 12.3% |
| Percentage of 4 Bed Apartments   | 1.2%  | 1.2%  |

|                                    |             |
|------------------------------------|-------------|
| >2hrs solar mid winter sun         | 71.4%       |
| <15 Minutes mid winter sun         | 24.2%       |
| Cross Vent                         | 70.4%       |
| Nett Internal Area for Residential | 21,012 sq m |
| Efficiency NSA/GFA                 | 86%         |

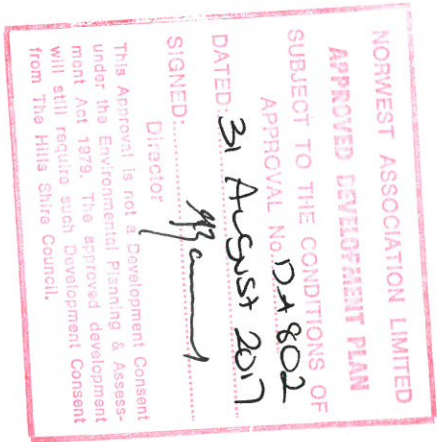
|                                    |           |     |
|------------------------------------|-----------|-----|
| Total Number of 1 Bed Apartments_S | 47 units  |     |
| Total Number of 1 Bed Apartments_L | 4 units   | 51  |
| Total Number of 2 Bed Apartments_S | 140 units |     |
| Total Number of 2 Bed Apartments_L | 27 units  | 167 |
| Total Number of 3 Bed Apartments_S | 23 units  |     |
| Total Number of 3 Bed Apartments_L | 8 units   | 31  |
| Total Number of 4 Bed Apartments   | 3 units   | 3   |
| Total Number of Apartments         | 252 units |     |

|                                              |             |
|----------------------------------------------|-------------|
| Retail GFA                                   | 191         |
| Restaurant GFA (incl service corridor 49sqm) | 1,256       |
| Commercial Office GFA (incl GF lobby 90sqm)  | 4,638       |
| Total Commercial GFA                         | 6,085 sq m  |
| Residential GFA                              | 24,560 sq m |
| Total GFA                                    | 30,649 sq m |

Car Park

| Carparking                       | 1 Bed L/S | 2 Bed_S | 2 Bed_L | 3/4 Bed | Visitor | Retail/Comm |
|----------------------------------|-----------|---------|---------|---------|---------|-------------|
| Rate                             | 1         | 1       | 1.5     | 2       | 0.2     | n/a         |
| Number per Type                  | 51        | 140     | 41      | 68      | 50      | 238         |
| Sub Total                        |           |         |         |         | 350     |             |
| Actual number of spaces provided |           |         |         |         | 387     | 254         |
| Bicycle parking                  |           |         |         |         |         | 14          |

|                     |      |
|---------------------|------|
| % LHDG Silver Level | 23%  |
| % Adaptable units   | 5.2% |



(For 'Retail' and 'Commercial' type number of sq m per space)  
(For 'Visitor' type number of units for one car space)