

PROPOSED DEVELOPMENT AT

LOT 1 SOUTH STREET | MARSDEN PARK

UNIT 1
CS1

UNIT 43
CS3

UNIT 42-41
CS2

UNIT 40-39
CS1

UNIT 38
CS4

UNIT 37
CS3

UNIT 36
CS2

UNIT 35
CS1



SOUTH ELEVATION

UNIT 20
CS3

UNIT 18
CS4

UNIT 19
CS1



EAST ELEVATION

LOT 2 SOUTH STREET | MARSDEN PARK

UNIT 44
CS3

UNIT 43
CS4

UNIT 42
CS1



NORTH ELEVATION

UNIT 51
CS1

UNIT 50-49
CS2

UNIT 48-47
CS1

UNIT 46-45
CS4

UNIT 44
CS3



EAST ELEVATION

LOT 3 SOUTH STREET | MARSDEN PARK



NORTH WEST ELEVATION



SOUTH ELEVATION



SOUTH EAST ELEVATION

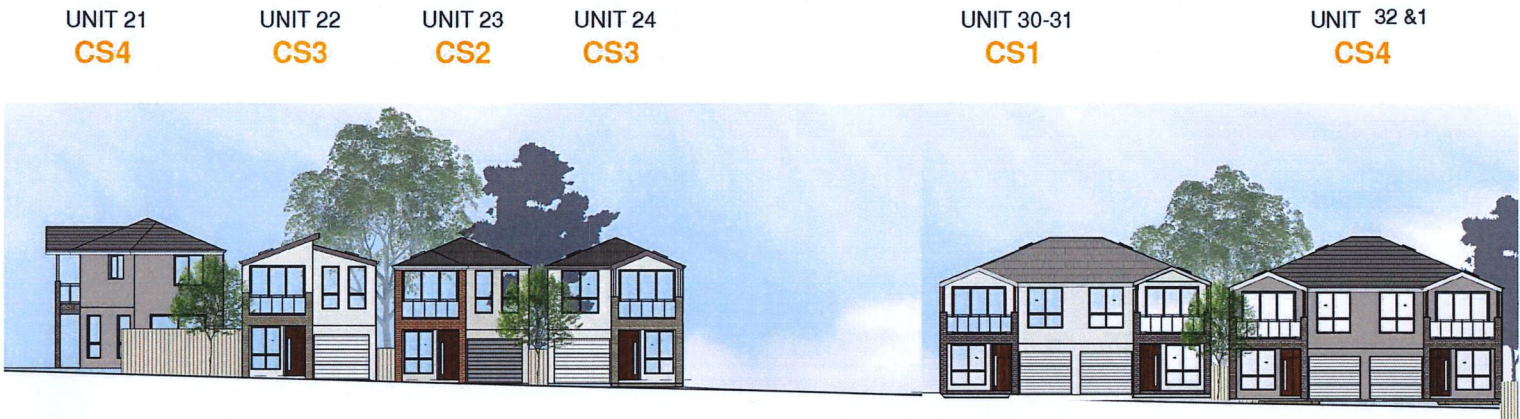
LOT 4 SOUTH STREET | MARSDEN PARK



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LOT 5 SOUTH STREET | MARSDEN PARK



WEST ELEVATION

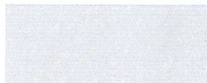
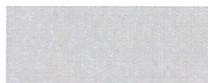
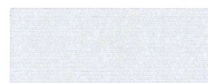
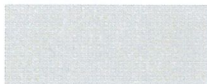
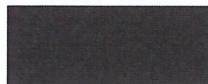
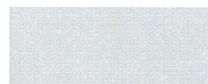
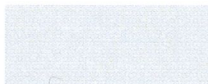
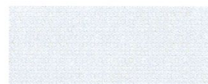
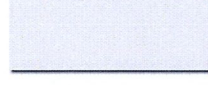
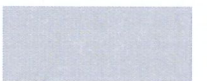
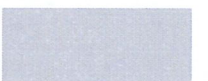
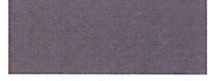
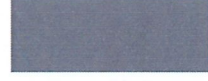


WEST ELEVATION

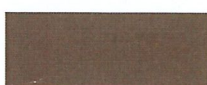
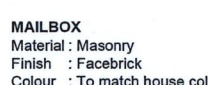
HEBEL WALL + BRICK COLOUR SCHEDULE



MAIN BODY COLOUR SCHEMES

CS 1  WALL Material : Masonary Finish : Facebrick Colour : Espresso (PGH)	CS 2  WALL Material : Masonary Finish : Facebrick Colour : Brown Velour (PGH)	CS 3  WALL Material : Masonary Finish : Facebrick Colour : Cocoa Alfresco (PGH)	CS 4  WALL Material : Masonary Finish : Facebrick Colour : Volcanic Velour (PGH)
 WALL Material : Hebel Wall Finish : Paint Colour : Natural White (Dulux)	 WALL Material : Hebel Wall Finish : Paint Colour : Beige Royal Half (Dulux)	 WALL Material : Hebel Wall Finish : Paint Colour : Natural White (Dulux)	 WALL Material : Hebel Wall Finish : Paint Colour : Ancient Ruin (Dulux)
 GARAGE DOOR Material : Colorbond Steel Finish : Colorbond Colour : Surfmist	 GARAGE DOOR Material : Colorbond Steel Finish : Colorbond Colour : Woodland Grey	 GARAGE DOOR Material : Colorbond Steel Finish : Colorbond Colour : Surfmist	 GARAGE DOOR Material : Colorbond Steel Finish : Colorbond Colour : Surfmist
 WINDOWS Material : Aluminium Finish : Powdercoating Colour : Anotec Dark Grey (Dulux)	 WINDOWS Material : Aluminium Finish : Powdercoating Colour : Anotec White Satin (Dulux)	 WINDOWS Material : Aluminium Finish : Powdercoating Colour : Anotec White Satin (Dulux)	 WINDOWS Material : Aluminium Finish : Powdercoating Colour : Anotec White Satin (Dulux)
 ROOF Material : Timber Roof Truss Finish : Concrete roof tiles Colour : Silver Perch (Monier)	 ROOF Material : Timber Roof Truss Finish : Concrete roof tiles Colour : Barramundi (Monier)	 ROOF Material : Timber Roof Truss Finish : Concrete roof tiles Colour : Barramundi (Monier)	 ROOF Material : Timber Roof Truss Finish : Concrete roof tiles Colour : Babylon (Monier)
 FASCIA Material : Colorbond steel Finish : Colorbond Colour : Shale Grey	 FASCIA Material : Colorbond steel Finish : Colorbond Colour : Shale Grey	 FASCIA Material : Colorbond steel Finish : Colorbond Colour : Jasper	 FASCIA Material : Colorbond steel Finish : Colorbond Colour : Windspray
 GUTTER Material : Colorbond steel Finish : Colorbond Colour : Shale Grey	 GUTTER Material : Colorbond steel Finish : Colorbond Colour : Shale Grey	 GUTTER Material : Colorbond steel Finish : Colorbond Colour : Jasper	 GUTTER Material : Colorbond steel Finish : Colorbond Colour : Surfmist

GENERAL SITE

 MASONRY FENCE Material : Masonry Finish : Coloured Blockwork Colour : Charcoal (Boral)	 BOUNDARY FENCE Material : Colorbond steel Finish : Colorbond Colour : Summershade or as required (Colorbond)	 RENDERED BOUNDARY FENCE Material : Colorbond steel Finish : Colorbond Colour : Jarrah (Colorbond)	 MAILBOX Material : Aluminium/ Steel Finish : Powdercoating Colour : Woodland Grey (Dulux)	 MAILBOX Material : Masonry Finish : Facebrick Colour : To match house colour
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NOTES:
1. Feature colours shown on the streetscapes takes precedence over this colour schedule.
2. Refer soil assessment report to check for any special requirements for bricks, especially pertaining to salinity. consult with designers if conflicts are encountered.
3. Colour use may vary from the original brushout.

COMPLIANCE TABLE

312 SOUTH STREET, MARSDEN PARK SITE AREA		10,051.32m ² or 100,513.00m ²	LOT 5, DP 282886
ROAD AREA		23,848.80m ²	
TOTAL SITE AREA		78,864.40m ²	
DEVELOPMENT STANDARD	DCP	PROPOSAL	COMPLIANCE
SITE COVERAGE	PERMITTED-38.432%, 50%	PROPOSED-41.86735%, 28.5%	YES
LANDSCAPED AREA	30% OF SITE AREA REQUIRED =23,659.32m ²	PROVIDED=40150.25M ² 51.2%	YES
LOT-1 AREA	10,407m ²	59 DWELLING-DOUBLE STOREY 7 HOUSES -FIVE BEDROOMS 20 HOUSES -FOUR BEDROOMS 18 HOUSES -THREE BEDROOMS	YES
LOT-2 AREA	10,634m ²	28 DWELLING-DOUBLE STOREY 1 HOUSE -FIVE BEDROOMS 17 HOUSES -THREE BEDROOMS	YES
LOT-3 AREA	15,235m ²	71 DWELLING-DOUBLE STOREY 8 HOUSES -FIVE BEDROOMS 20 HOUSES -FOUR BEDROOMS 44 HOUSES -THREE BEDROOMS	YES
LOT-4 AREA	5,867m ²	24 DWELLING-DOUBLE STOREY 1 HOUSE -FIVE BEDROOMS 21 HOUSES -FOUR BEDROOMS 6 HOUSES -THREE BEDROOMS	YES
LOT-5 AREA	8,379m ²	46 DWELLING-DOUBLE STOREY 3 HOUSES -FIVE BEDROOMS 29 HOUSES -FOUR BEDROOMS 14 HOUSES -THREE BEDROOMS	YES
LOT-6 AREA	1,573m ²		
		TOTAL = 235 UNITS	
LOT-7 AREA	20,125m ²		
RESERVE 992 (REV ZONE)	21,718m ²		
LOT-8 AREA	4,663m ² (SP1 ZONE)		

LEGEND

POS	PRIVATE OPEN SPACE
TREES TO BE REMOVED	
RWT	RAINWATER TANK
HWS	HOT WATER SYSTEM
CLOTHES LINER	
PROPOSED BOUNDARY	
EXISTING SITE BOUNDARY AND POS	
GARAGE SETBACK	
BUILDING LINE SETBACK	
RESERVE 992 (RE 1)	

SITE PLAN

1 : 750 TEMPORARY OSD BASINS FUNCTIONING

H	MAR 20	AMENDED AS PER COUNCIL DISCUSSION	JM	GENERAL NOTES:
G	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019	TS	
F	APR 19	ROAD WIDTH AMENDED AS PER DA CONDITION 8.7.8 (DA JP2PP-16-03321)	TS	
E	SEP 18	AMENDED AS PER COUNCIL EMAIL 30-08-2018	JM	
D	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 21.05.2018	TS	
C	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 08.05.2018	TS	
ISSUE	DATE	REVISION	BY	

NORTH



The Bathla Group

127 Gilla Road, Glenview Sydney NSW 2145
PO Box 2370, Woodworthville NSW 2145
T: 02 9638 4162 F: 02 9638 4162
info@bathla.com.au | www.bathla.com.au

PROJECT:
312 SOUTH STREET
MARSDEN PARK

LOT NUMBER:

DRAWING TITLE:

MASTER PLAN

PROJECT No.	DATE: MAY 2019	DRAWING No:	REV:
DRAWN BY: Author	SCALE: As indicated	DA-02	H
R:\South Street 312 MARSDEN PARK\01\DA\Arch\South Street 312 MARSDEN PARK_MASTERPLAN_V15_DA (Rev H) - boundary fixed.rvt			

LOT 315235.97 m²**LOT 2**10634.03 m²**LOT 1**10406.87 m²**LOT 6**1573.15 m²**LOT 5**8379.44 m²**LOT 4**5867.29 m²**LOT 8**4663.14 m²

UNITS REMOVED. WILL BE PART OF SEPERATE DA

TEMPORARY (CUL DE SAC) IF REQUIRED

TEMPORARY BASIN DESIGN AS PER JRPP16-03321

UNITS REMOVED. WILL BE PART OF SEPERATE DA

TEMPORARY BASIN DESIGN AS PER JRPP-16-03321

DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

0 10 20 30 40 50 60 70m

DA ISSUE

20/04/2020 11:34:19 AM

A1



LEGEND

- POS PRIVATE OPEN SPACE
- TREES TO BE REMOVED
- RWT RAINWATER TANK
- HWS HOT WATER SYSTEM
- CLOTHES LINER
- PROPOSED BOUNDARY
- EXISTING SITE BOUNDARY AND POS
- GARAGE SETBACK
- BUILDING LINE SETBACK

UNIT MIX - LOT 1

2BR	3BR	4BR	5BR	TOTAL
0	18	33	7	58

NO. OF UNITS = 58
CARPARK REQUIRED = 58+29=87
CARPARK PROVIDED = 58+25+4=87
VISITOR CARPARK REQUIRED = 12
VISITOR CARPARK PROVIDED = 12
ADAPTABLE UNIT PROVIDED = 6

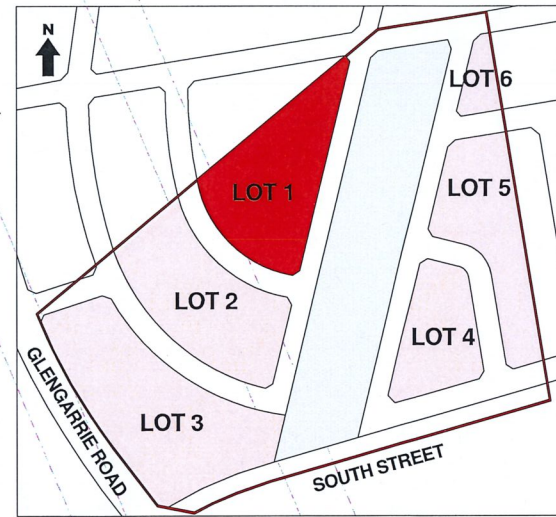
Energy Rating Certificate Number 719106M_03

single dwelling rating: heating stars, cooling stars, MJ/m²

multi-unit development (attach listing of ratings): heating stars, cooling stars, MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tuffin VICBDA/131652
Assessor Signature: [Signature] Date: 07/09/2017



Thermal Performance Specifications

Project: Lot 1 (212) South Street
Marsden Park NSW 2765

The below specifications refer to all 58 Dwellings in the project

Building Elements	Material	Insulation Details
External Walls	Habitat Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Floors	Tiles - Medium Colour	Garking
Floors	Concrete slab on ground	
Windows	Improved Aluminum Frame Single Glazed	Uwa 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 1 (212) South Street
Marsden Park NSW 2765

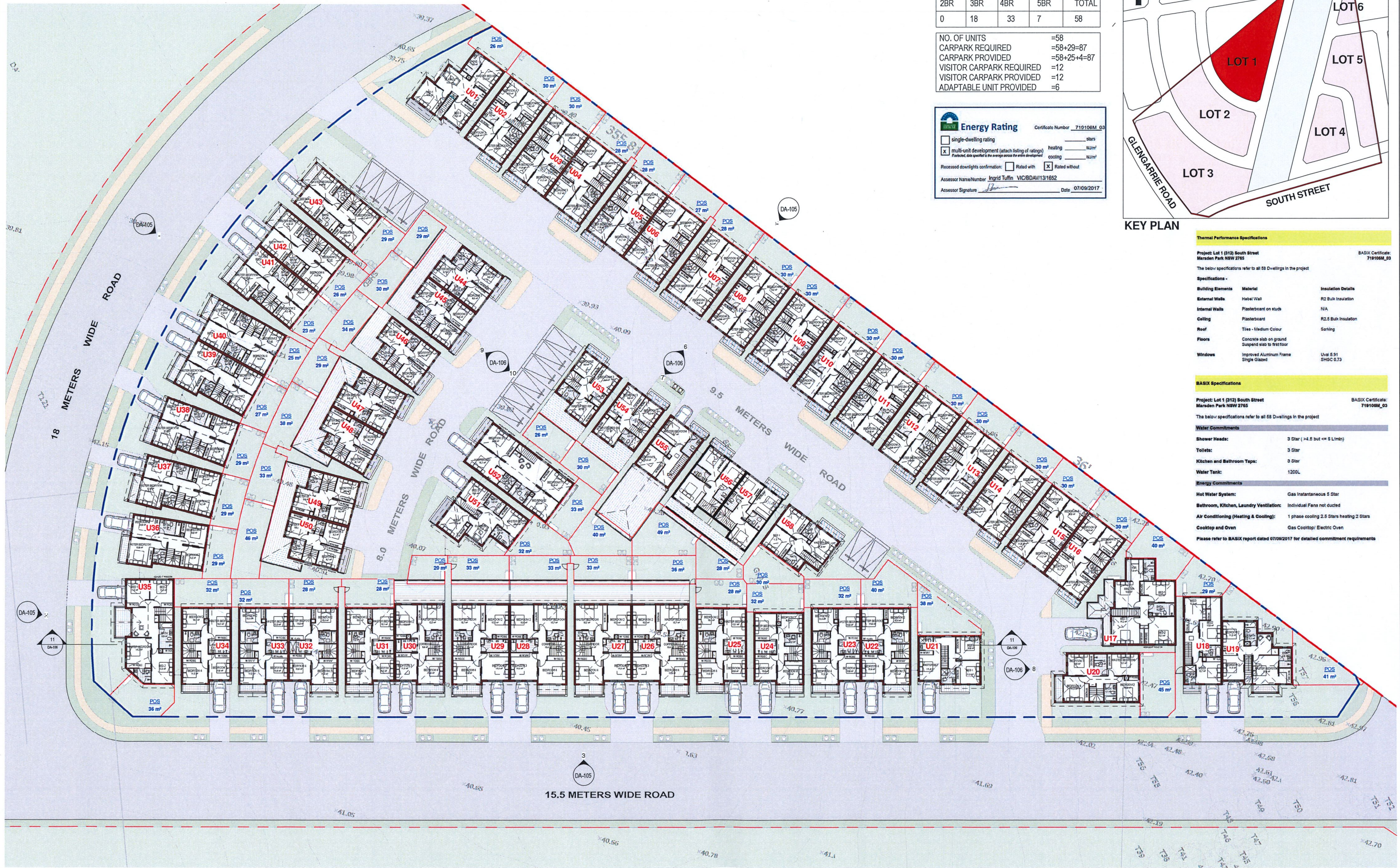
The below specifications refer to all 58 Dwellings in the project

Water Commitments	Energy Commitments
Shower Heads: 3 Star (>4.5 but <= 6 L/min)	Hot Water System: Gas Instantaneous 5 Star
Toilets: 3 Star	Bathroom, Kitchen, Laundry Ventilation: Individual Fans not ducted
Kitchen and Bathroom Taps: 3 Star	Air Conditioning (Heating & Cooling): 1 phase cooling 2.5 Stars heating 2 Stars
Water Tank: 1200L	Cooktop and Oven: Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements

LOT 1 GROUND FLOOR PLAN
1 : 250

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UNIT MIX - LOT 1				
2BR	3BR	4BR	5BR	TOTAL
0	18	33	7	58

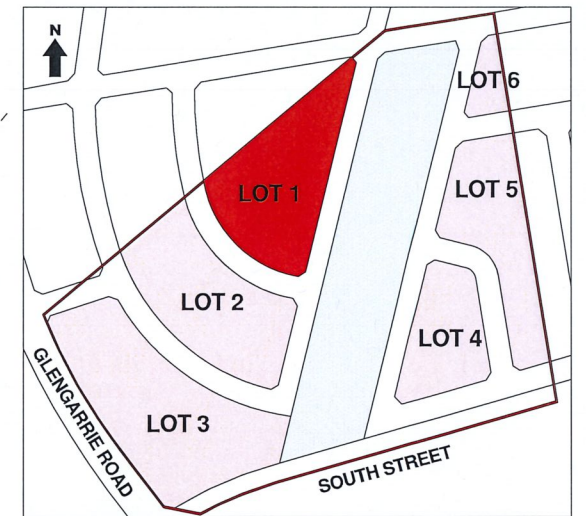
NO. OF UNITS = 58
CARPARK REQUIRED = 58+29=87
CARPARK PROVIDED = 58+25+4=87
VISITOR CARPARK REQUIRED = 12
VISITOR CARPARK PROVIDED = 12
ADAPTABLE UNIT PROVIDED = 6

Energy Rating Certificate Number: 719108M_03

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)
Ratified, date specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tiffin VIC/BDAM/131652
Assessor Signature: _____ Date: 07/09/2017



Thermal Performance Specifications		
Project: Lot 1 (312) South Street, Marsden Park NSW 2765		
The below specifications refer to all 58 Dwellings in the project		
Specifications -		
Building Elements	Material	Insulation Details
External Walls	Habitat Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspended slab to first floor	
Windows	Improved Aluminium Frame Single Glazed	Uval 2.91 SHGC 0.73

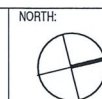
BASIX Specifications		
Project: Lot 1 (312) South Street, Marsden Park NSW 2765		
The below specifications refer to all 58 Dwellings in the project		
Water Commitments		
Shower Heads:	3 Star (>4.5 but <= 6 L/min)	
Toilets:	3 Star	
Kitchen and Bathroom Taps:	3 Star	
Water Tank:	1200L	
Energy Commitments		
Hot Water System:	Gas Instantaneous 5 Star	
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted	
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars	
Cooktop and Oven:	Gas Cooktop/ Electric Oven	
Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements		

LOT 1 FIRST FLOOR PLAN

1 : 250

DATE	REVISION
11 JUN 19	AMENDED AS PER COUNCIL LETTER DATED 16.05.2019 & 23.05.2019
11 MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 08.05.18
11 APR 18	AMENDED AS PER COUNCIL LETTER
11 SEP 17	DEVELOPMENT APPLICATION

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137 Gilboa Road, Granville Sydney NSW - 2145
PO Box 230, Westmeath NSW 2145
T: 02 9638 2402 F: 02 9688 4162
info@bathla.com.au | www.bathla.com.au

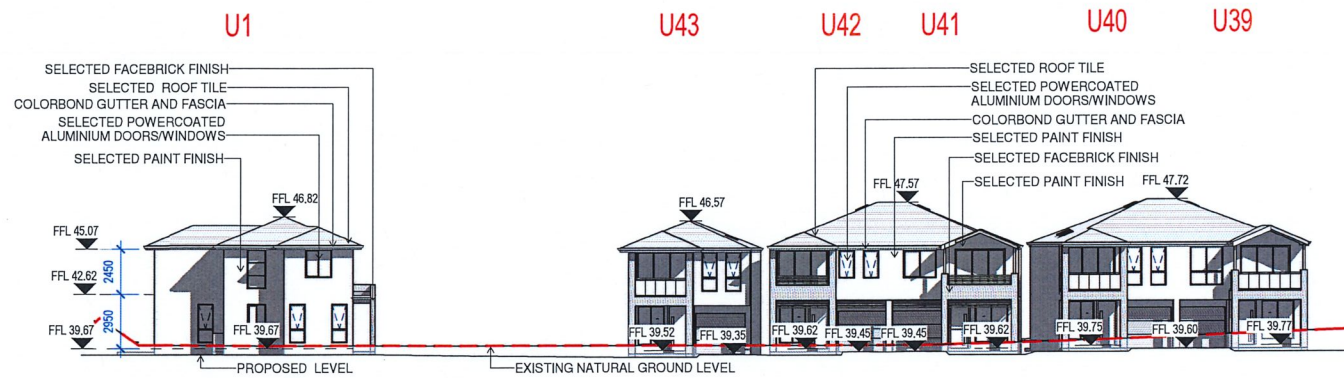
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 1 FIRST FLOOR PLAN

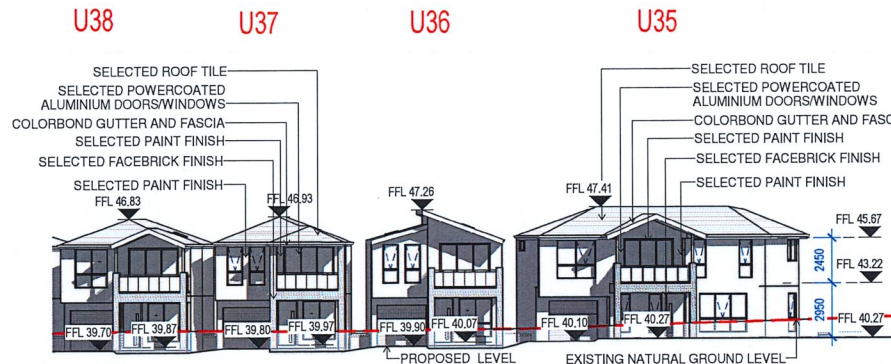
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PROJECT No:	DATE:	DRAWING No:	REV:
312	MAY 18	DA-104	D
DRAWN BY:	SCALE:		
EH	As Indicated		

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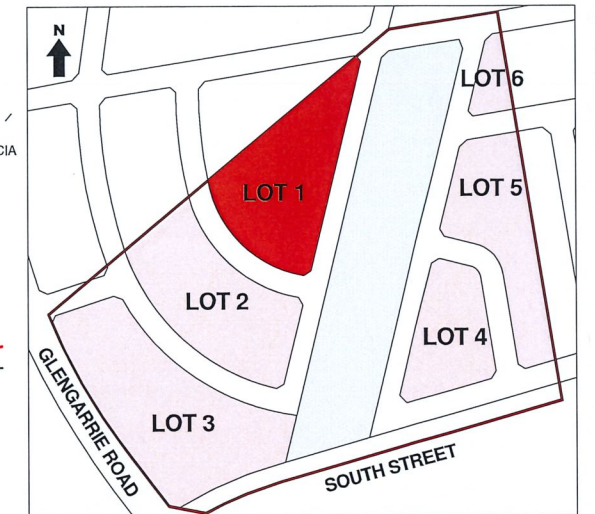
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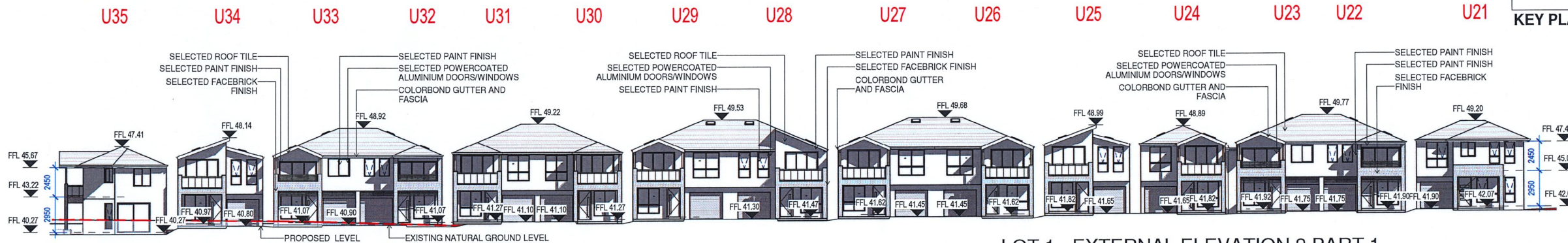


LOT 1 - EXTERNAL ELEVATION 2

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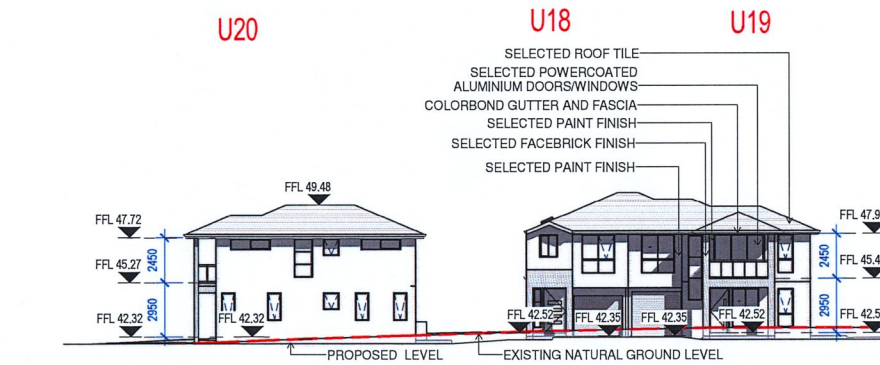


KEY PLAN



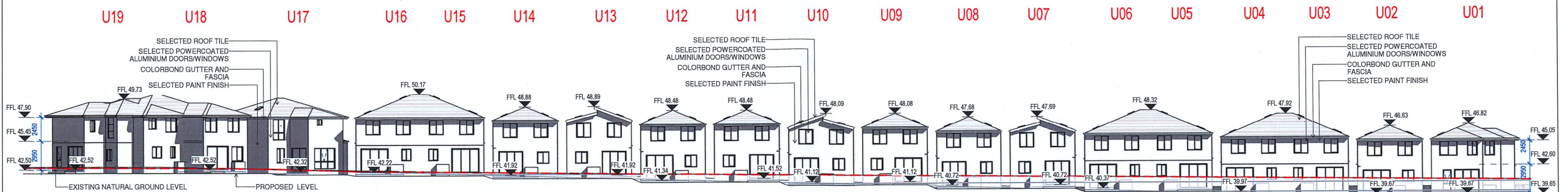
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1 : 200



LOT 1 - EXTERNAL ELEVATION 3 PART 2

1 : 200



LOT 1 - EXTERNAL ELEVATION 4

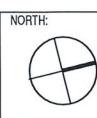
1 : 200



Thermal Performance Specifications		
Project: Lot 1 (312) South Street Marsden Park NSW 2765		
The below specifications refer to all 68 Dwellings in the project		
Specifications	Material	Insulation Details
Building Elements		
External Walls	Half Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Floors	Concrete slab on ground	Sarking
Windows	Improved Aluminium Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications		
Project: Lot 1 (312) South Street Marsden Park NSW 2765		
The below specifications refer to all 68 Dwellings in the project		
Water Commitments		
Shower Heads:	3 Star (>4.5 but <= 6 L/min)	
Toilets:	3 Star	
Kitchen and Bathroom Taps:	3 Star	
Water Tank:	1200L	
Energy Commitments		
Hot Water System:	Gas Instantaneous 5 Star	
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted	
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars	
Cooktop and Oven:	Gas Cooktop/ Electric Oven	
Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements		

ISSUE	DATE	REVISION
D	JUNE 19	AMENDED AS PER COUNCIL LETTER DATED 16.05.2019 & 23.05.2019
C	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 08.05.18
B	APR 18	AMENDED AS PER COUNCIL LETTER
A	SEP 17	DEVELOPMENT APPLICATION



PROJECT: 312 SOUTH STREET Marsden Park

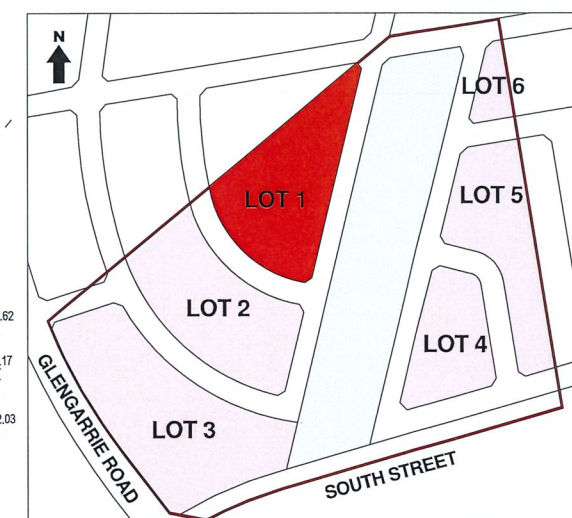
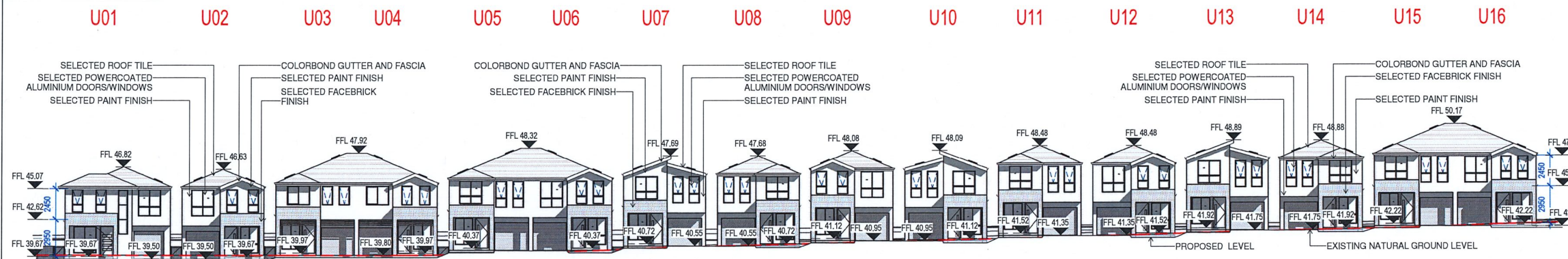
LOT NUMBER: Lot 5 in DP 262886

DRAWING TITLE: LOT 1 ELEVATIONS

PROJECT No.	DATE	DRAWING No.	REV.
312	MAY 18	DA-105	D
DRAWN BY: EH	SCALE: 1:200		

DA ISSUE

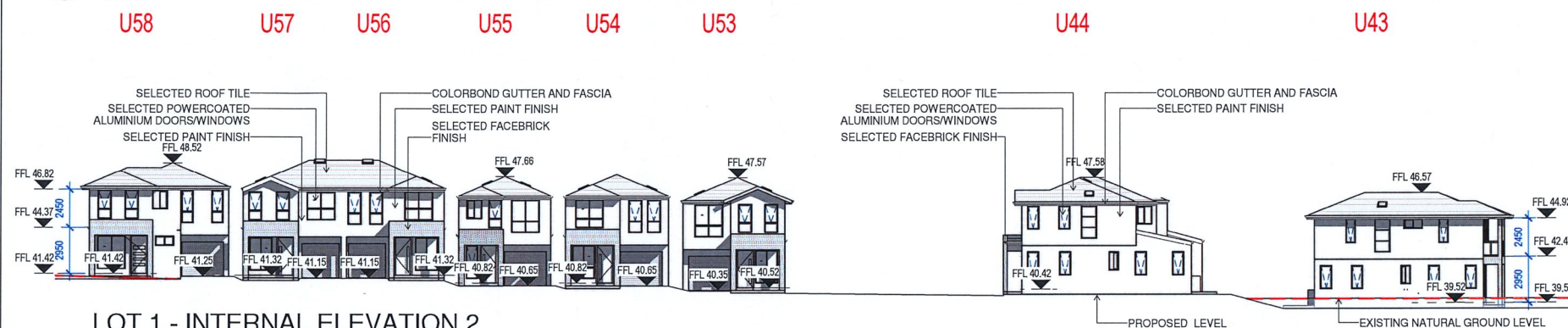
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KEY PLAN

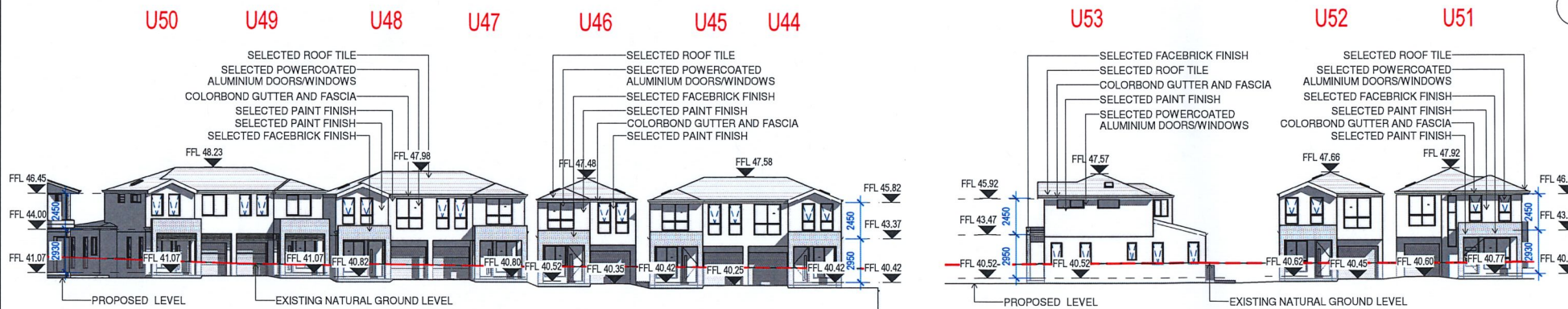
LOT 1 - INTERNAL ELEVATION 1

6 1:200



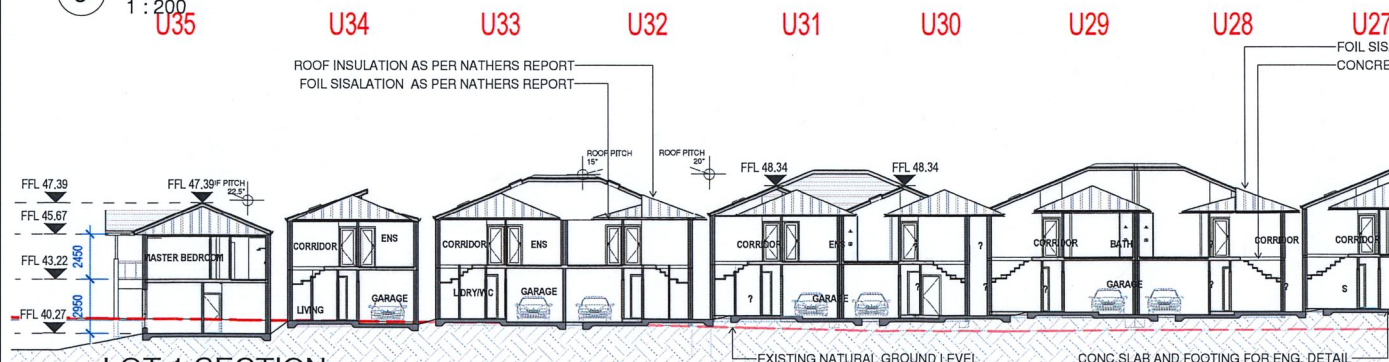
LOT 1 - INTERNAL ELEVATION 2

7 1:200



LOT 1 - INTERNAL ELEVATION 3

9 1:200



LOT 1 SECTION

11 1:200

ISSUE	DATE	REVISION	BY
D	JUNE 19	AMENDED AS PER COUNCIL LETTER DATED 18.05.2019 & 23.05.2019	SS/TS
C	MAY 18	AMENDED AS PER COUNCIL LETTER DATED 08.05.18	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	HR
A	SEP 17	DEVELOPMENT APPLICATION	EH

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137 Glenagrie Road, Glenagrie Sydney NSW - 2145
PO Box 270, Westmead NSW 1509 2145
T: 02 9634 2460 F: 02 9688 4762
info@bathla.com.au | www.bathla.com.au

PROJECT:
312 SOUTH STREET
Marsden Park

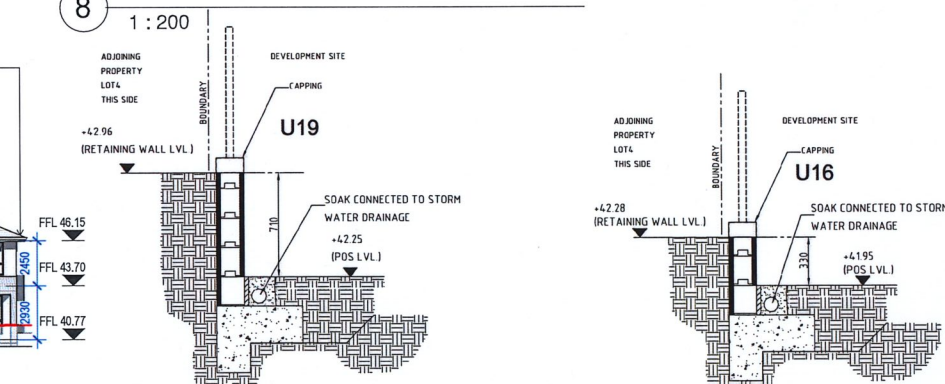
LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
**LOT 1
ELEVATIONS/SECTIONS**

DA ISSUE			
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DRAWN BY:	EH	SCALE:	As indicated
DRAWING No.	DA-106	REV.	D
R:\South Street 312 MARSDEN PARK\01 DA\Arch\LOT 1\South Street 312 MARSDEN PARK_LOT 1_V19_DA (R3) - boundary fixed.rvt			

LOT 1 - INTERNAL ELEVATION 5

8 1:200



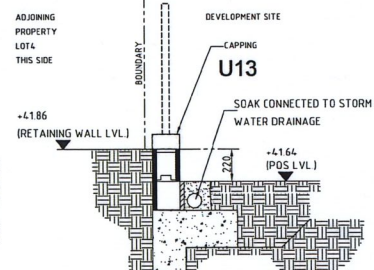
RETAINING WALL-SECTION 1

12 1:25

U23 U22 U21
ROOF STRUCTURE TO ENG'S DETAIL
WALL INSULATION AS PER NATHERS REPORT

RETAINING WALL-SECTION 2

13 1:25



RETAINING WALL-SECTION 3

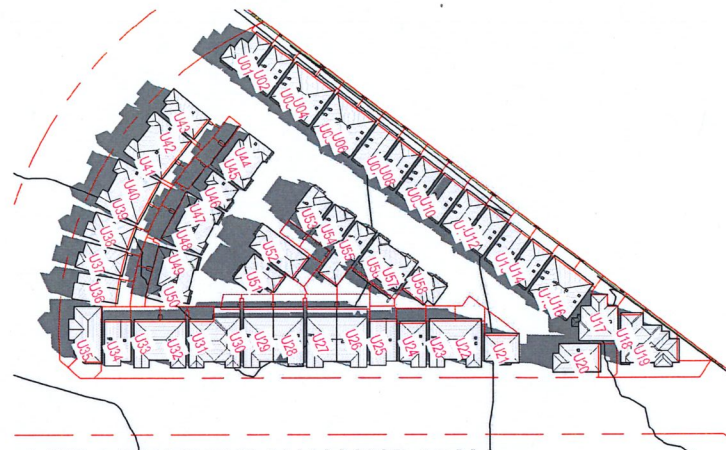
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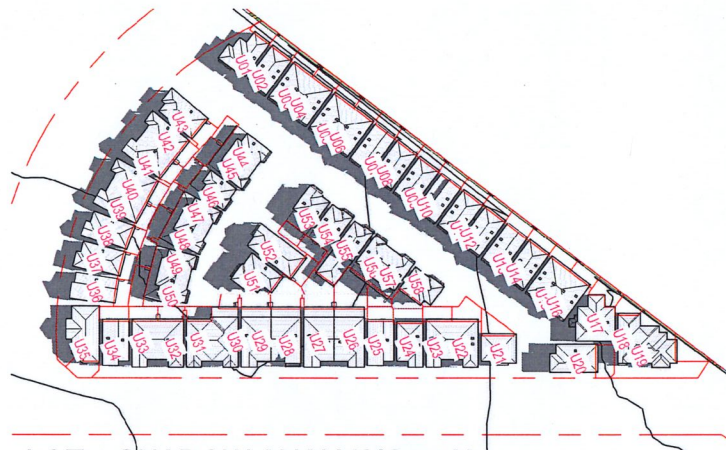
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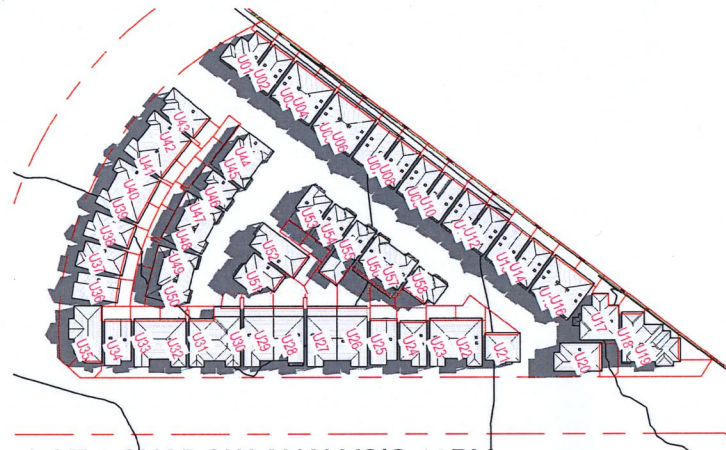
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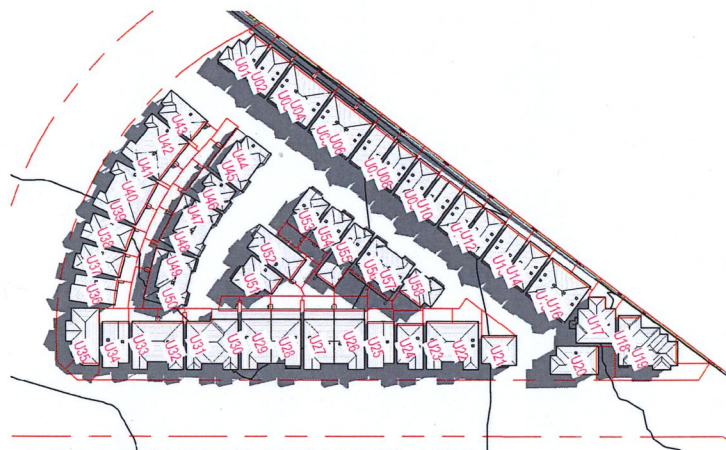
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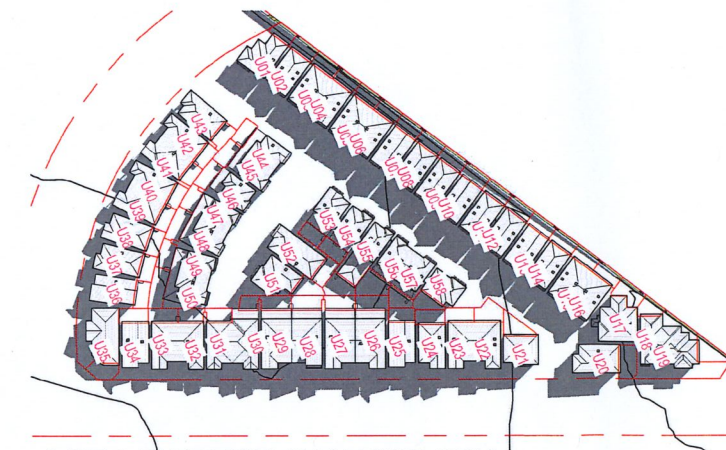
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LOT 1 SHADOW ANALYSIS 1PM

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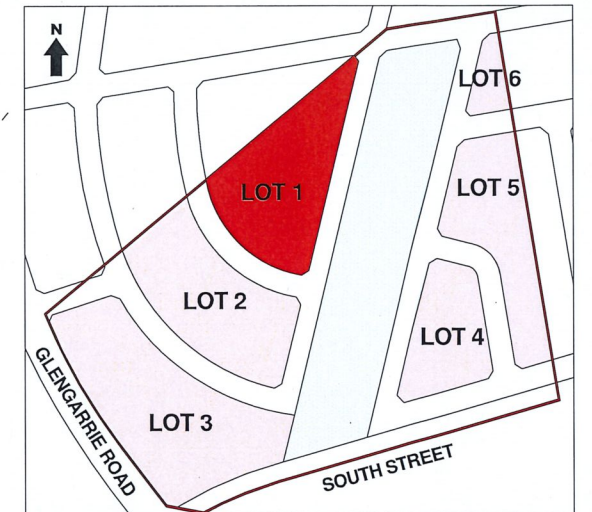
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LOT 1 SHADOW ANALYSIS 3PM

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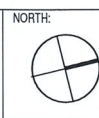


KEY PLAN

Energy Rating		Certificate Number 719106M 03	
☐ single-dwelling rating		stars	
☒ multi-unit development (attach listing of ratings)		heating	MJ/m²
		cooling	MJ/m²
Recessed downlights confirmation:		☐ Rated with	☒ Rated without
Assessor Name/Number Ingrid Tuffin VIC/BDW/13/1652			
Assessor Signature		Date 07/09/2017	

ISSUE	DATE	REVISION	BY
D	JUNE 19	AMENDED AS PER COUNCIL LETTER DATED 16.05.2019 & 23.05.2019	SS/TS
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A	SEP 17	DEVELOPMENT APPLICATION	EH

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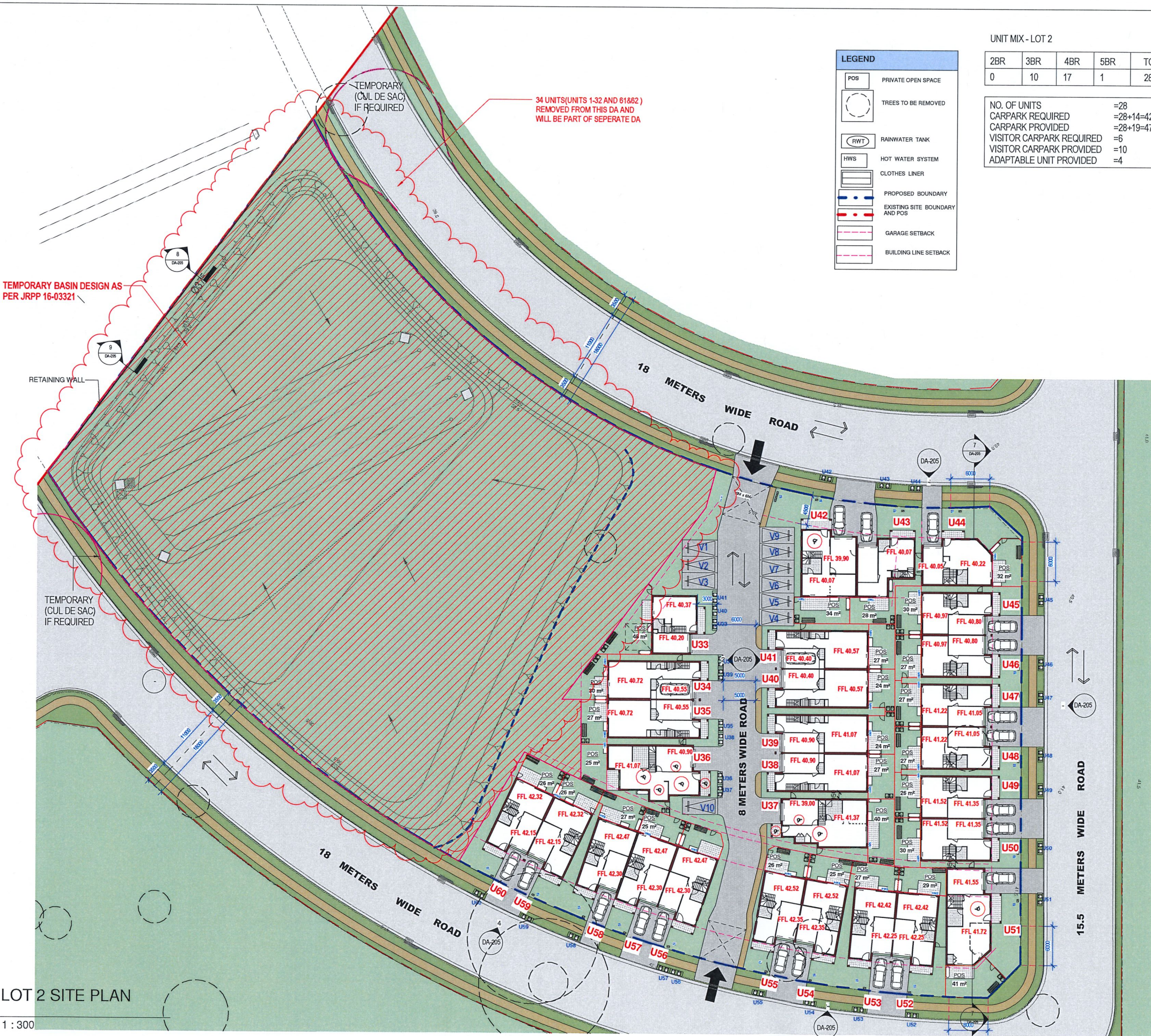
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 1 SHADOW ANALYSIS

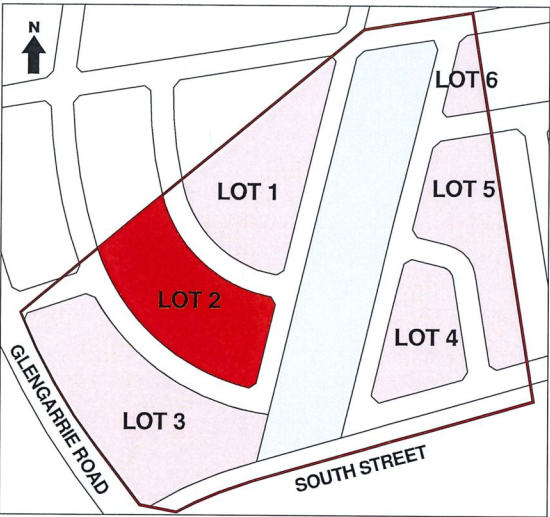
PROJECT No.	DATE	DRAWING No.	REV.
312	MAY 18	DA-107	D
DRAWN BY:	SCALE:		
Author	1:1000		
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DA ISSUE



LEGEND				
POS	PRIVATE OPEN SPACE			
(Symbol)	TREES TO BE REMOVED			
RWT	RAINWATER TANK			
HWS	HOT WATER SYSTEM			
(Symbol)	CLOTHES LINER			
(Symbol)	PROPOSED BOUNDARY			
(Symbol)	EXISTING SITE BOUNDARY AND POS			
(Symbol)	GARAGE SETBACK			
(Symbol)	BUILDING LINE SETBACK			

UNIT MIX - LOT 2				
2BR	3BR	4BR	5BR	TOTAL
0	10	17	1	28
NO. OF UNITS				=28
CARPARK REQUIRED				=28+14=42
CARPARK PROVIDED				=28+19=47
VISITOR CARPARK REQUIRED				=6
VISITOR CARPARK PROVIDED				=10
ADAPTABLE UNIT PROVIDED				=4



KEY PLAN

BASIX Specifications	
Project: Lot 2 (312) South Street Marsden Park NSW 2765	
BASIX Certificate: 719143M_04	
The below specifications refer to all 62 Dwellings in the project	
Water Commitments	
Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L
Energy Commitments	
Hot Water System:	Gas instantaneous 5 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven
Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements	

Thermal Performance Specifications		
Project: Lot 2 (312) South Street Marsden Park NSW 2765		BASIX Certificate: 719143M_04
The below specifications refer to all 62 Dwellings in the project		
Specifications -		
Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

Energy Rating

Certificate Number 719143M_04

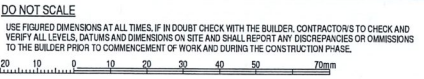
☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

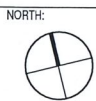
Assessor Name/Number Ingrid Tuffin VIC/BDIV/13/1652

Assessor Signature Date 07/09/2017



ISSUE	DATE	REVISION	BY
F	MAR 20	AMENDED AS PER COUNCIL DISCUSSION	JM
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019&23.05.2019	JM/TS
D	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 21.05.18	TS
C	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 08.05.18	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	TS
A	SEP 17	DEVELOPMENT APPLICATION	EH

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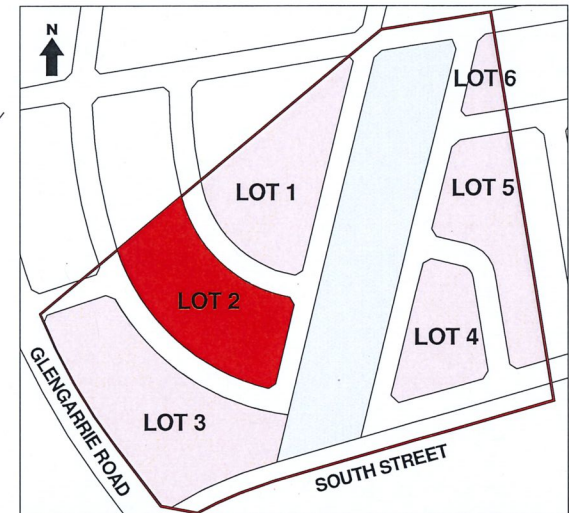
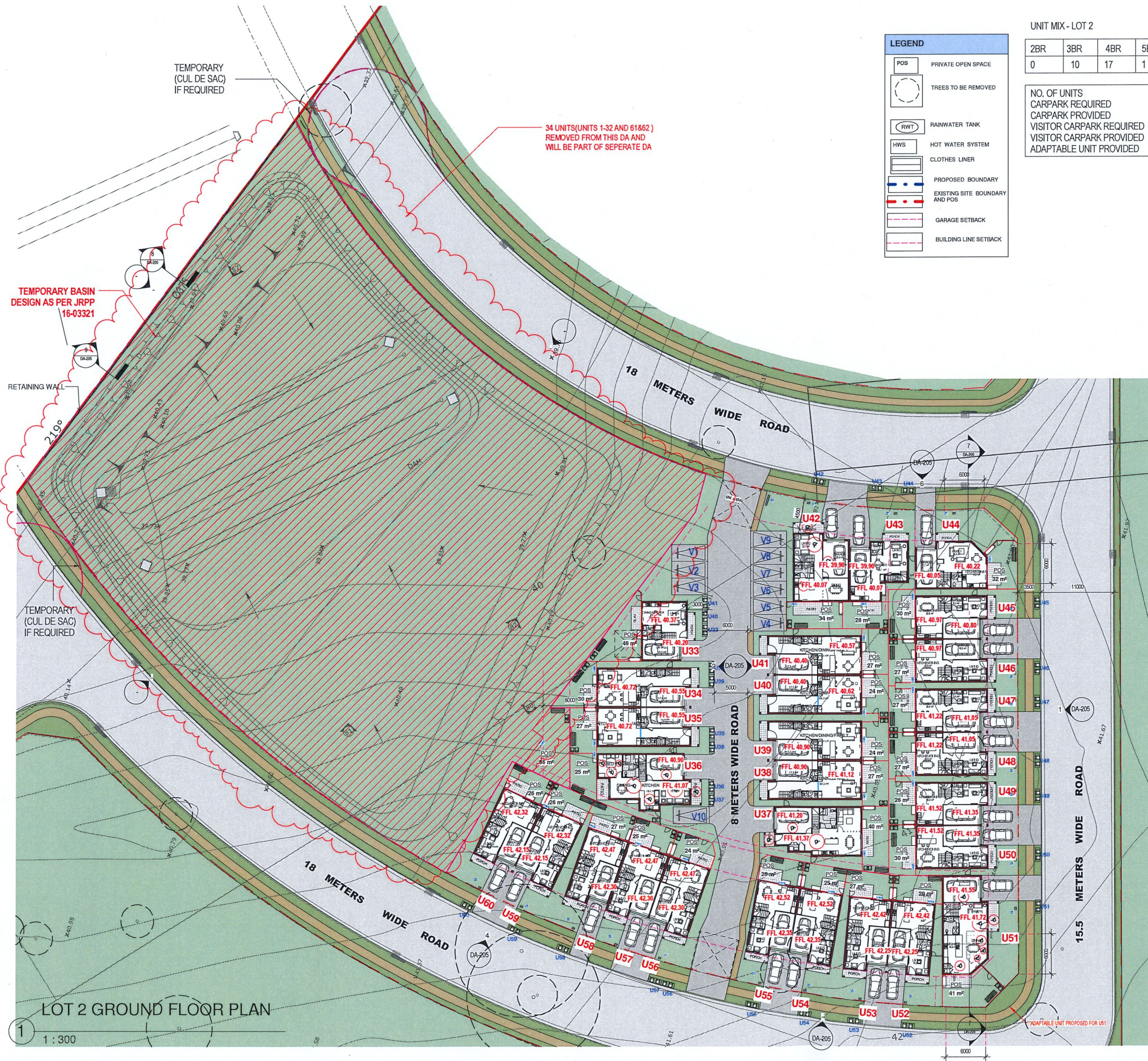
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:

DRAWING TITLE:

LOT 2 SITE PLAN

DA ISSUE			
PROJECT No.	312	DATE:	MAY 18
DRAWN BY:	EH	SCALE:	As indicated
DRAWING No.		DA-202	F
R:\South Street 312 MARS DEN PARK\01 DA\Arch\LOT 2\South Street 312 MARS DEN PARK LOT 2_V15_DA (R7).ind			



BASIX Specifications

Project: Lot 2 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
719143M_04

The below specifications refer to all 62 Dwellings in the project

Water Commitments

Shower Heads: 3 Star (>4.5 but <= 6 L/min)

Toilets: 3 Star

Kitchen and Bathroom Taps: 3 Star

Water Tank: 1200L

Energy Commitments

Hot Water System: Gas Instantaneous 5 Star

Bathroom, Kitchen, Laundry Ventilation: Individual Fans not ducted

Air Conditioning (Heating & Cooling): 1 phase cooling 2.5 Stars heating 2 Stars

Cooktop and Oven: Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements

Thermal Performance Specifications

Project: Lot 2 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
719143M_04

The below specifications refer to all 62 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

Energy Rating

Certificate Number 719143M_04

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

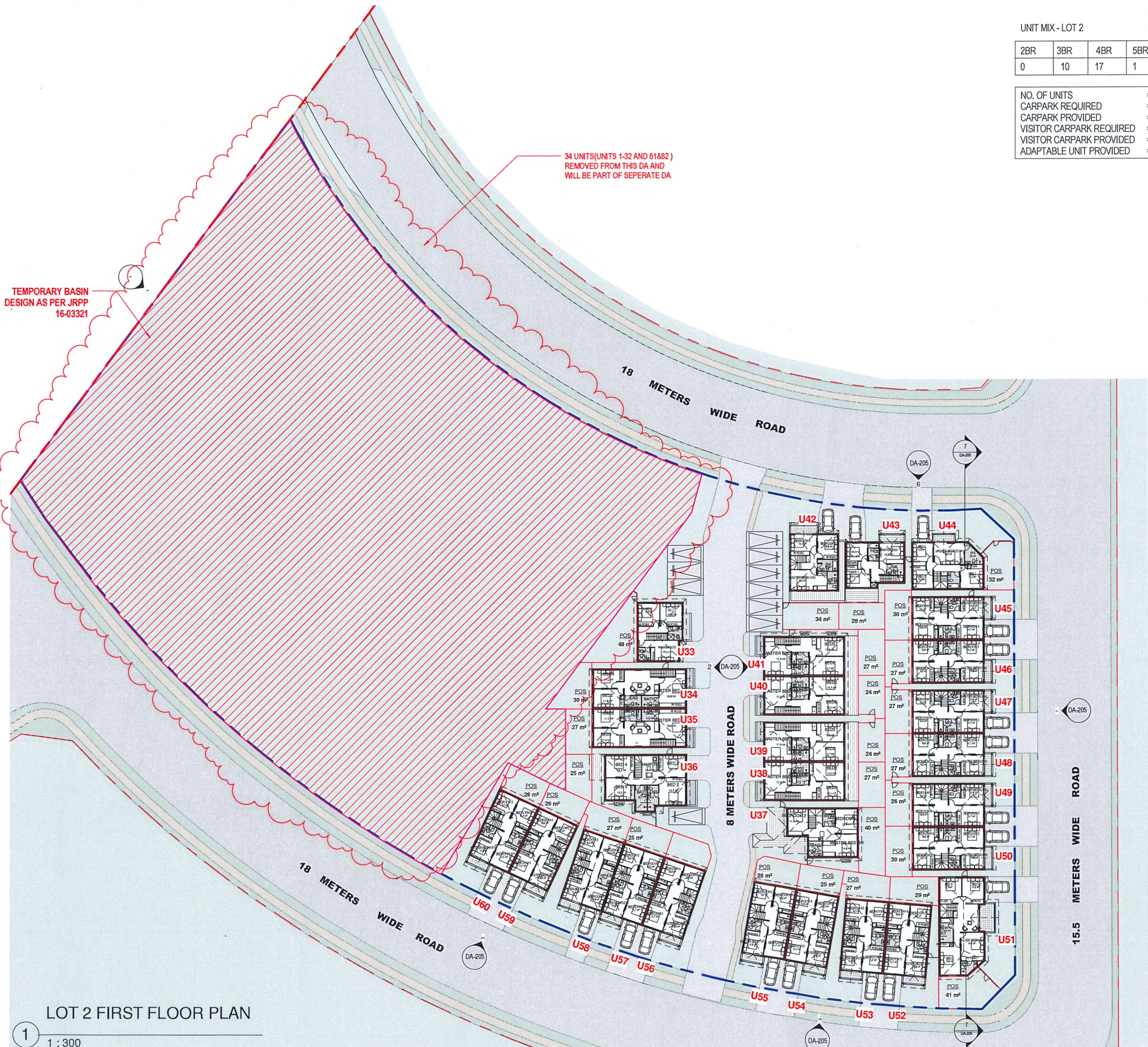
Assessor Name/Number Ingrid Tuffin VIC/BD/AV/13/1652

Assessor Signature [Signature] Date 07/09/2017

DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTOR'S TO CHECK AND VERIFY ALL LEVELS, DATINGS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

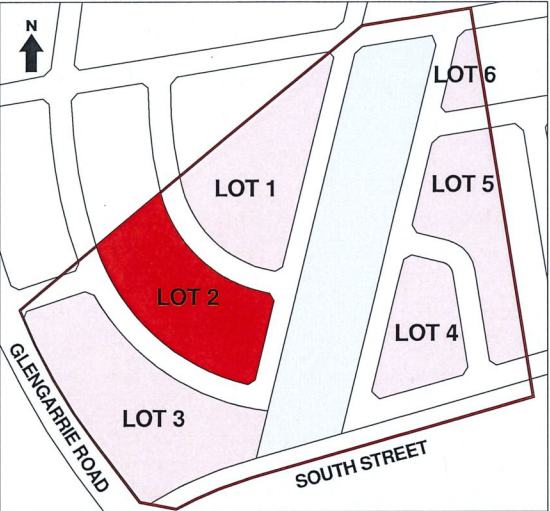
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UNIT MIX - LOT 2

2BR	3BR	4BR	5BR	TOTAL
0	10	17	1	28

NO. OF UNITS	=28
CARPARK REQUIRED	=28+14=42
CARPARK PROVIDED	=28+19=47
VISITOR CARPARK REQUIRED	=6
VISITOR CARPARK PROVIDED	=10
ADAPTABLE UNIT PROVIDED	=4



KEY PLAN

BASIX Specifications

Project: Lot 2 (312) South Street Marsden Park NSW 2765	BASIX Certificate: 719143M_04
--	----------------------------------

The below specifications refer to all 62 Dwellings in the project

Water Commitments	
Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L
Energy Commitments	
Hot Water System:	Gas Instantaneous 5 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements

Thermal Performance Specifications

Project: Lot 2 (312) South Street Marsden Park NSW 2765	BASIX Certificate: 719143M_04
--	----------------------------------

The below specifications refer to all 62 Dwellings in the project

Specifications -		
Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

Energy Rating Certificate Number 719143M_04

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BD4V/13/1652

Assessor Signature Date 07/09/2017

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0 10 20 30 40 50 60 70m

ISSUE	DATE	REVISION	BY
F	MAR 20	AMENDED AS PER COUNCIL DISCUSSION	JM
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019&23.05.2019	JM/TS
D	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 21.05.18	TS
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A	SEP 17	DEVELOPMENT APPLICATION	EH

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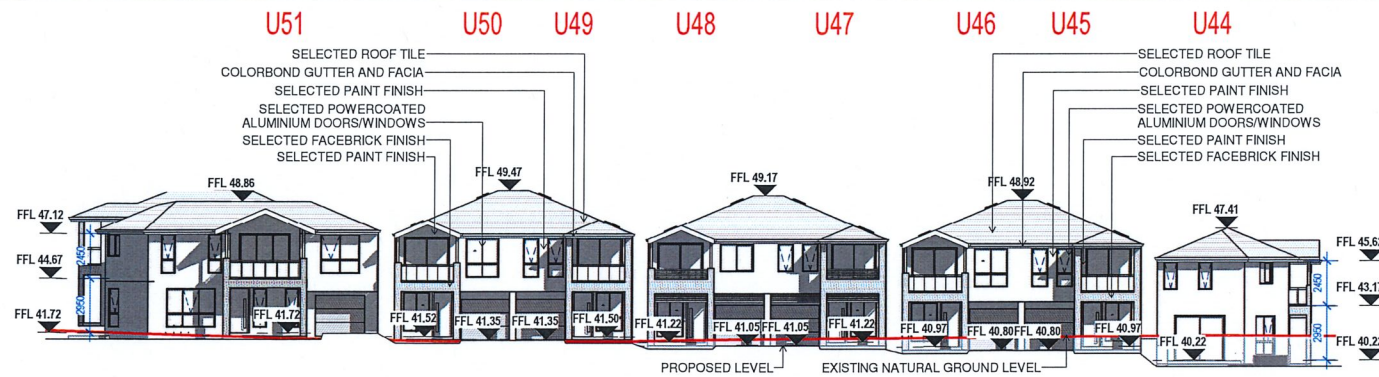
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:

DRAWING TITLE:
LOT 2 FIRST FLOOR PLAN

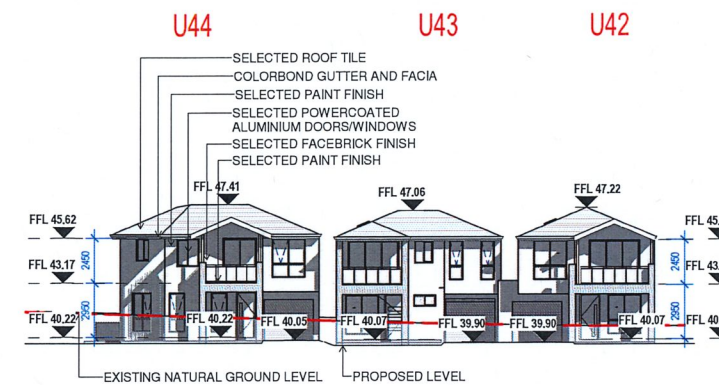
DA ISSUE			
PROJECT No.	DATE	DRAWING No.	REV
312	MAY 18	DA-204	F
DRAWN BY:	SCALE		
EH	As indicated		

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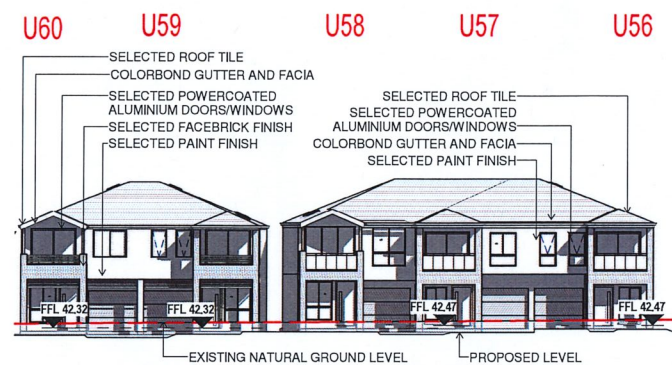
LOT 2 - EXTERNAL ELEVATION 1

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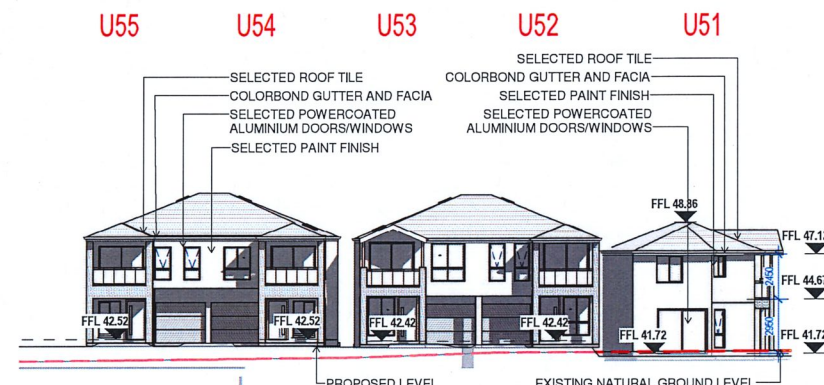
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LOT 2 - EXTERNAL ELEVATION 4

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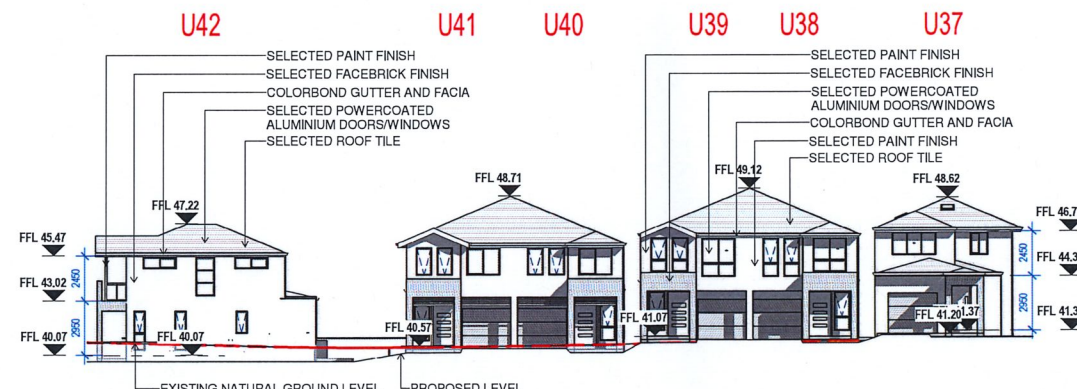
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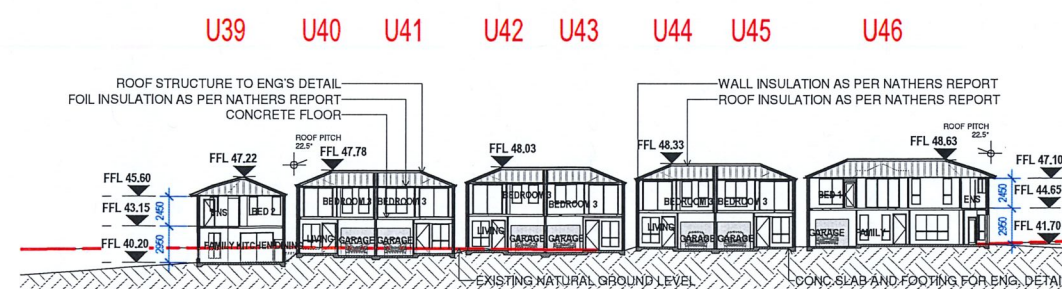
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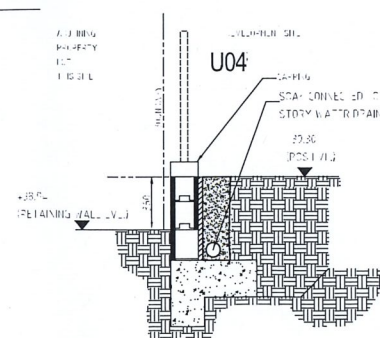
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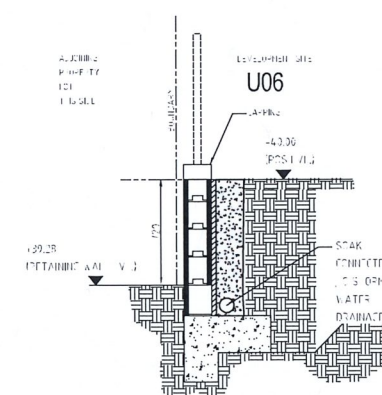
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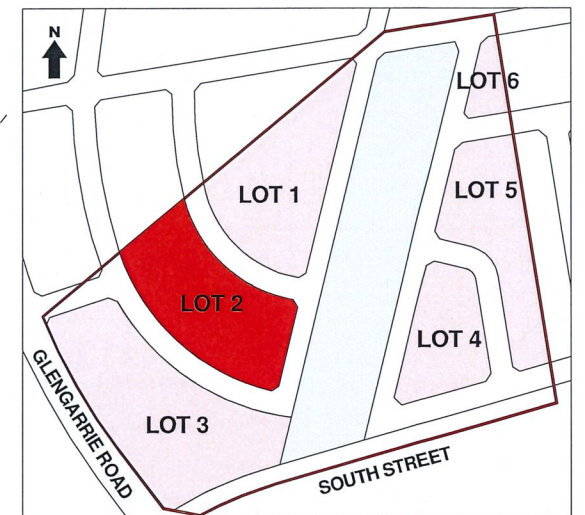
RETAINING WALL SECTION 1

8
1:25



RETAINING WALL SECTION 2

9
1:25



KEY PLAN

BASIX Specifications

Project: Lot 2 (312) South Street

Marsden Park NSW 2765

BASIX Certificate:

719143M_04

The below specifications refer to all 62 Dwellings in the project

Water Commitments

Shower Heads: 3 Star (>4.5 but <= 6 L/min)

Toilets: 3 Star

Kitchen and Bathroom Taps: 3 Star

Water Tank: 1200L

Energy Commitments

Hot Water System: Gas Instantaneous 5 Star

Bathroom, Kitchen, Laundry Ventilation: Individual Fans not ducted

Air Conditioning (Heating & Cooling): 1 phase cooling 2.5 Stars heating 2 Stars

Cooktop and Oven: Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 07/09/2017 for detailed commitment requirements

Thermal Performance Specifications

Project: Lot 2 (312) South Street

Marsden Park NSW 2765

BASIX Certificate:

719143M_04

The below specifications refer to all 62 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

Energy Rating Certificate Number 719143M_04

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating MJ/m²

cooling MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

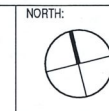
Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652

Assessor Signature *Ingrid Tuffin* Date 07/09/2017

ISSUE	DATE	REVISION	BY
F	MAR 20	AMENDED AS PER COUNCIL DISCUSSION	JM
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The Bathla Group

137 Gillies Road, Glenview Sydney NSW - 2145
PO Box 273, Glenview NSW 2145
T: 02 9616 2465 F: 02 9616 4762
info@bathla.com.au | www.bathla.com.au

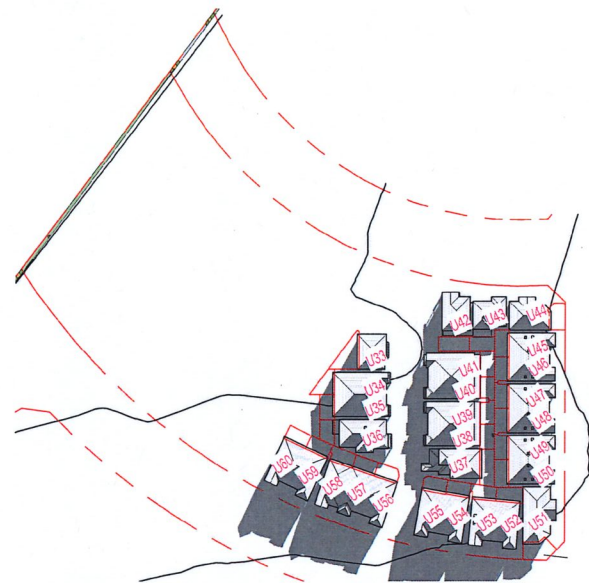
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
**LOT 2
ELEVATIONS&SECTIONS**

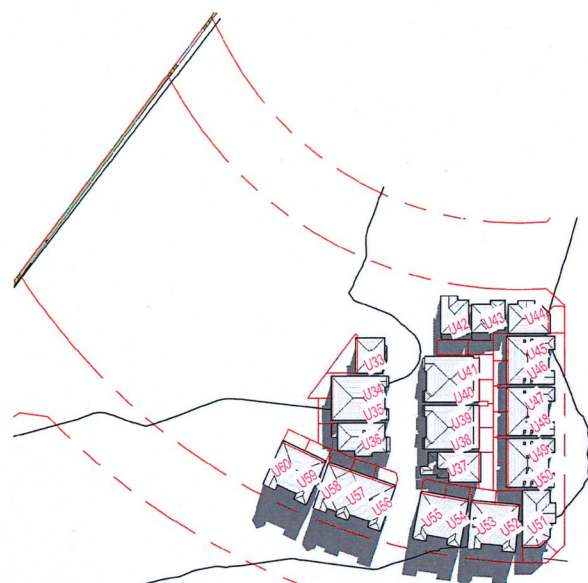
PROJECT No.	DATE	DRAWING No.	REV.
312	MAY 18	DA-205	F
DRAWN BY: EH	SCALE: As indicated		

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MARSDEN PARK LOT 2_V15_DA (R7).xd



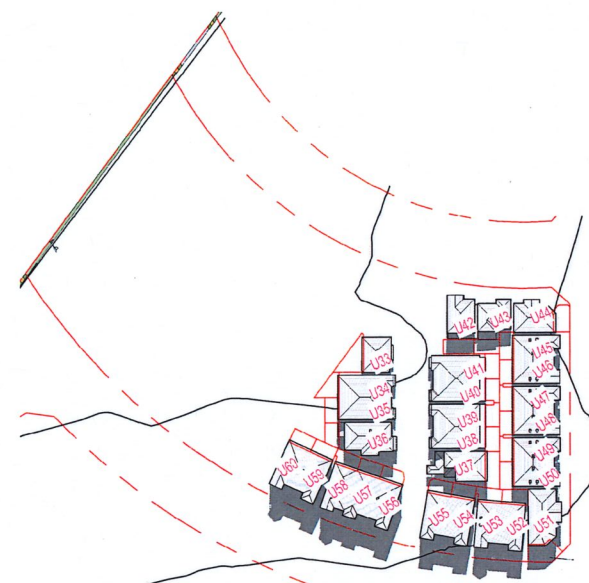
LOT 2 SHADOW ANALYSIS 9AM

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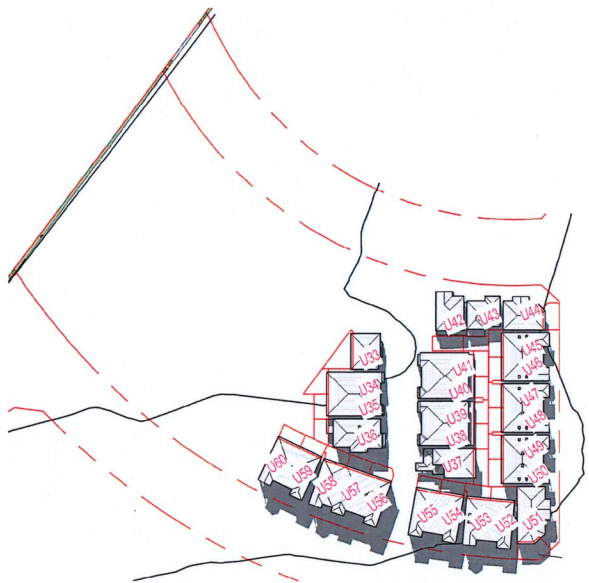
LOT 2 SHADOW ANALYSIS 10AM

2
1 : 1000



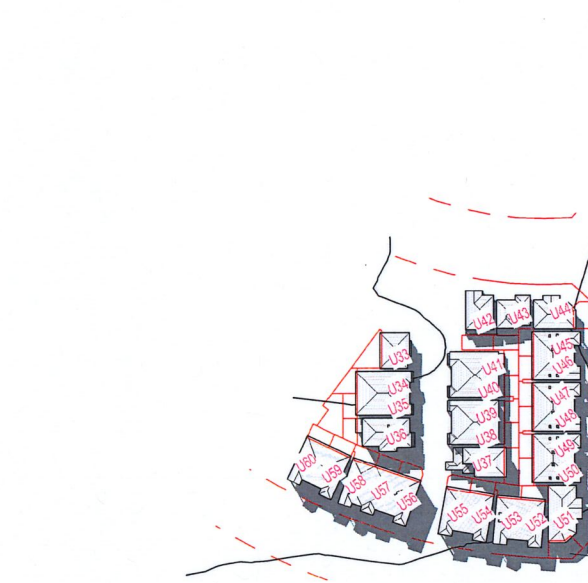
LOT 2 SHADOW ANALYSIS 11AM

3
1 : 1000



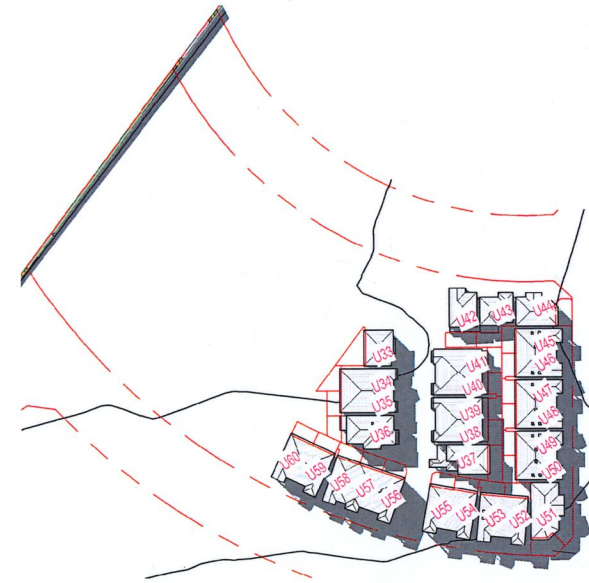
LOT 2 SHADOW ANALYSIS 12PM

4
1 : 1000



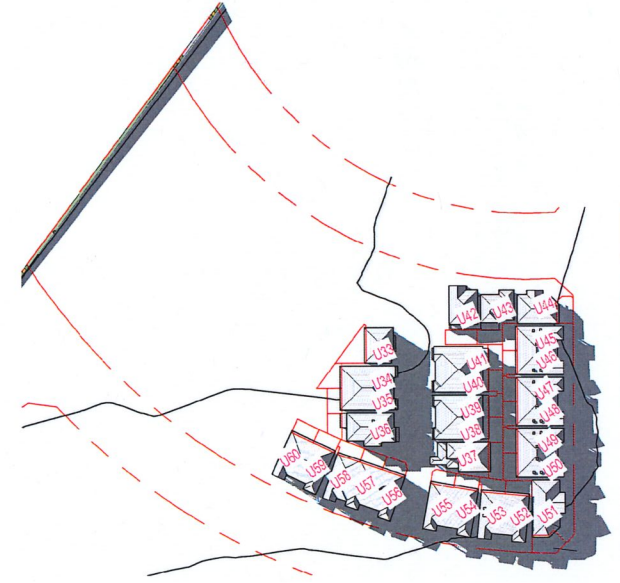
LOT 2 SHADOW ANALYSIS 1PM

5
1 : 1000



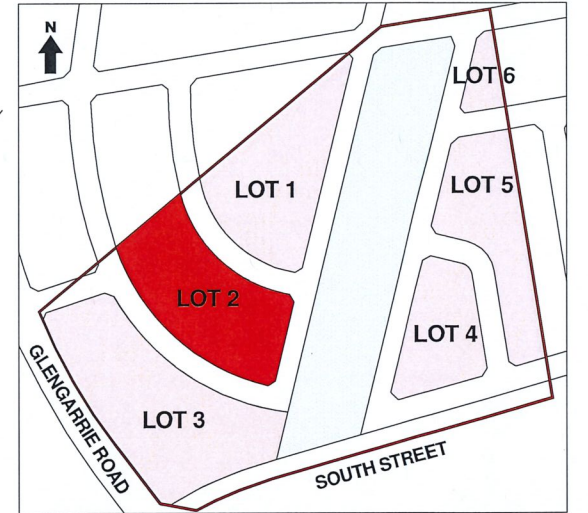
LOT 2 SHADOW ANALYSIS 2PM

6
1 : 1000



LOT 2 SHADOW ANALYSIS 3PM

7
1 : 1000



KEY PLAN

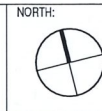
Energy Rating		Certificate Number 719143M 04	
☐ single-dwelling rating		stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²	
	cooling	MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652			
Assessor Signature		Date 07/09/2017	

DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTOR'S TO CHECK AND VERIFY ALL LEVELS, DATINGS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.



ISSUE	DATE	REVISION	BY
F	MAR 20	AMENDED AS PER COUNCIL DISCUSSION	JM
E	MAY 19	AMENDED AS PER COUNCIL EMAIL DATED 16.05.2019&23.05.2019	JM/TS
D	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 21.05.18	TS
C	MAY 18	AMENDED AS PER COUNCIL EMAIL DATED 08.05.18	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	TS
A	SEP 17	DEVELOPMENT APPLICATION	EH

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The Bathla Group
137 G/13a Road, Glenview, Sydney NSW - 2155
PO Box 2770, Westmead NSW 2115
T: 02 9654 2465 F: 02 9654 4762
info@bathla.com.au | www.bathla.com.au

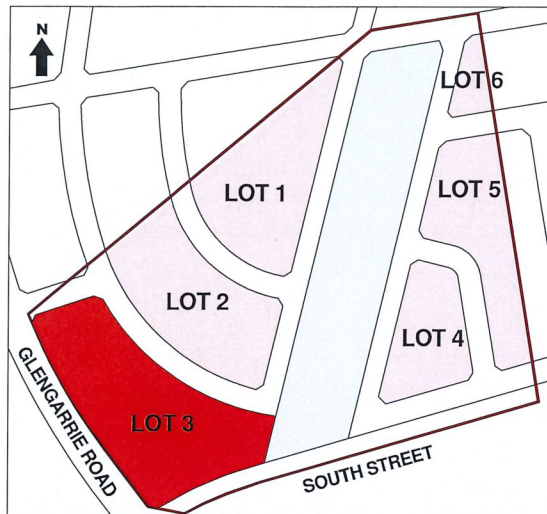
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 2 SHADOW ANALYSIS

PROJECT No. 312	DATE: MAY 18	DRAWING No. DA-206	REV: F
DRAWN BY: EH	SCALE: 1 : 1000		
R:\South Street 312 MARSDEN PARK\01 DA\Arch\LOT 2\South Street 312 MARSDEN PARK_LOT 2_V15_DA (R7).rvt			

DA ISSUE



KEY PLAN

UNIT MIX - LOT 3

2BR	3BR	4BR	5BR	TOTAL
1	44	20	6	71

NO. OF UNITS =71
CARPARK REQUIRED =71+36=107
CARPARK PROVIDED =71+21+15=107
VISITOR CARPARK REQUIRED =14
VISITOR CARPARK PROVIDED =14
ADAPTABLE UNIT PROVIDED =7

Thermal Performance Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

Energy Commitments

Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven:	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

Energy Rating Certificate Number: 860354M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating MJ/m²

cooling MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tiffin VIC/BDAN/13/1652

Assessor Signature: [Signature] Date: 14/09/2017

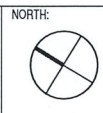


LOT 3 GROUND FLOOR PLAN

1 : 300

DATE	REVISION
1 MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019&23.05.2019
2 SEPT 18	AMENDED AS PER COUNCIL EMAIL 30.08.2018
3 MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018
4 APR 18	AMENDED AS PER COUNCIL LETTER
5 SEP 17	DEVELOPMENT APPLICATION

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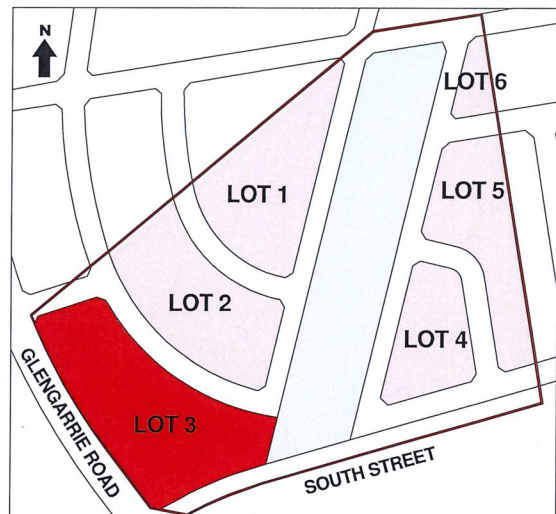
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 3 GROUND FLOOR
PLAN

PROJECT No:	312	DATE:	SEPT 18	DRAWING No:	DA-303	REV:	E
DRAWN BY:	EH	SCALE:	As Indicated				

R:\South Street 312 MARS DEN PARK\01\DAArch\LOT 3\South Street 312 MARS DEN PARK LOT 3 V15 DA (R4) - boundary fixed.dwg



KEY PLAN

UNIT MIX - LOT 3

2BR	3BR	4BR	5BR	TOTAL
1	44	20	6	71

NO. OF UNITS =71
CARPARK REQUIRED =71+36=107
CARPARK PROVIDED =71+21+15=107
VISITOR CARPARK REQUIRED =14
VISITOR CARPARK PROVIDED =14
ADAPTABLE UNIT PROVIDED =7

Thermal Performance Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

Energy Commitments

Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

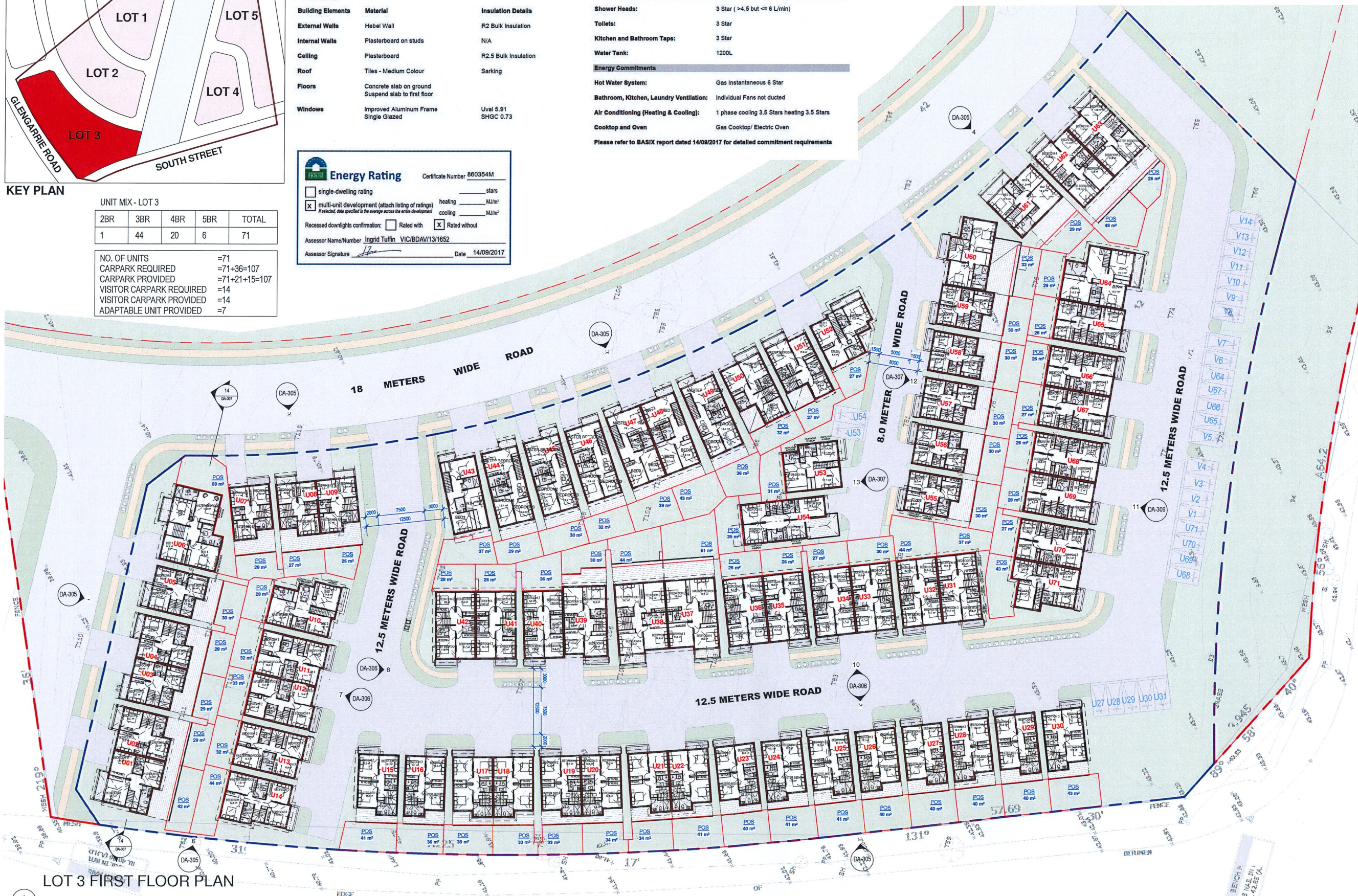
Energy Rating Certificate Number: 860354M

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tuffin VIC/BDV/13/1652
Assessor Signature: [Signature] Date: 14/09/2017

heating MJ/m²
cooling MJ/m²



LOT 3 FIRST FLOOR PLAN

1
1 : 300

DATE	REVISION
E MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019/23.05.2019
D SEPT 18	AMENDED AS PER COUNCIL EMAIL 30.08.2018
C MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018
B APR 18	AMENDED AS PER COUNCIL LETTER
A SEPT 17	DEVELOPMENT APPLICATION

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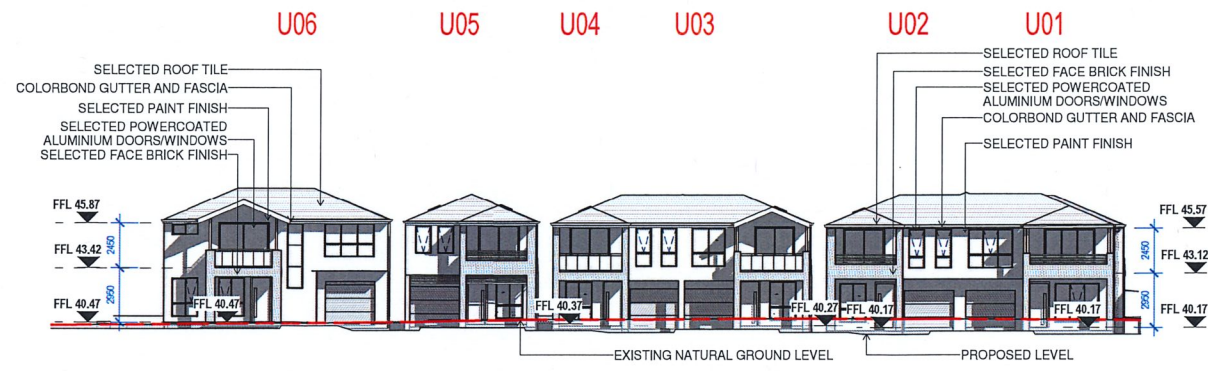
PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 3 FIRST FLOOR PLAN

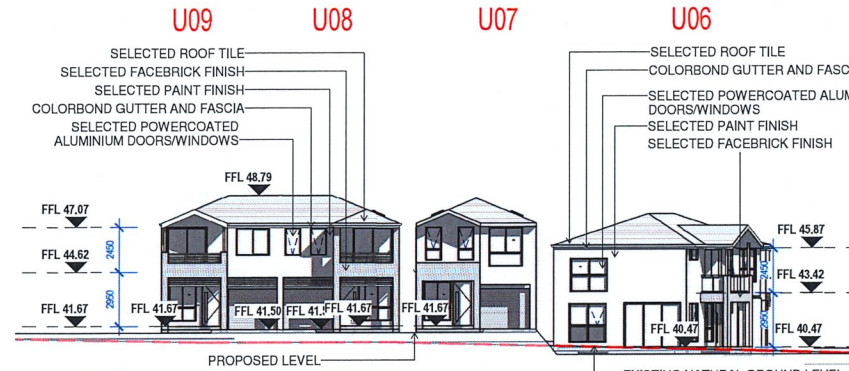
PROJECT No.	DATE	DRAWING No.	REV
312	SEPT 18	DA-304	E
DRAWN BY:	SCALE:		
EH	As Indicated		

R:\South Street 312 MARS DEN PARK\01\DA\Arch\LOT 3\South Street 312 MARS DEN PARK LOT 3_V19_DA (R4) - boundary fixed.v1



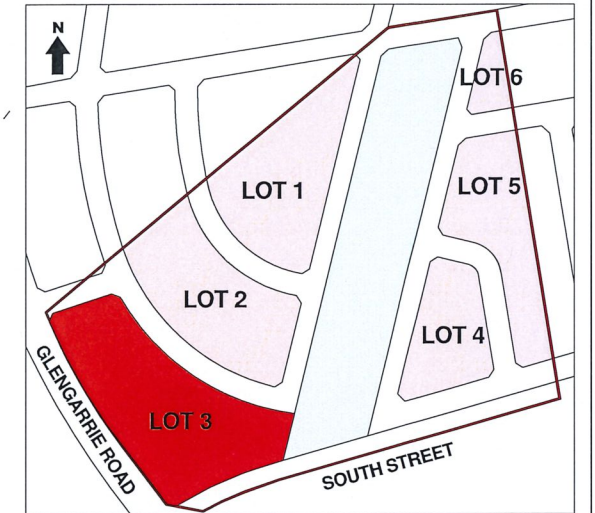
LOT 3 - EXTERNAL ELEVATION 1

1 : 200

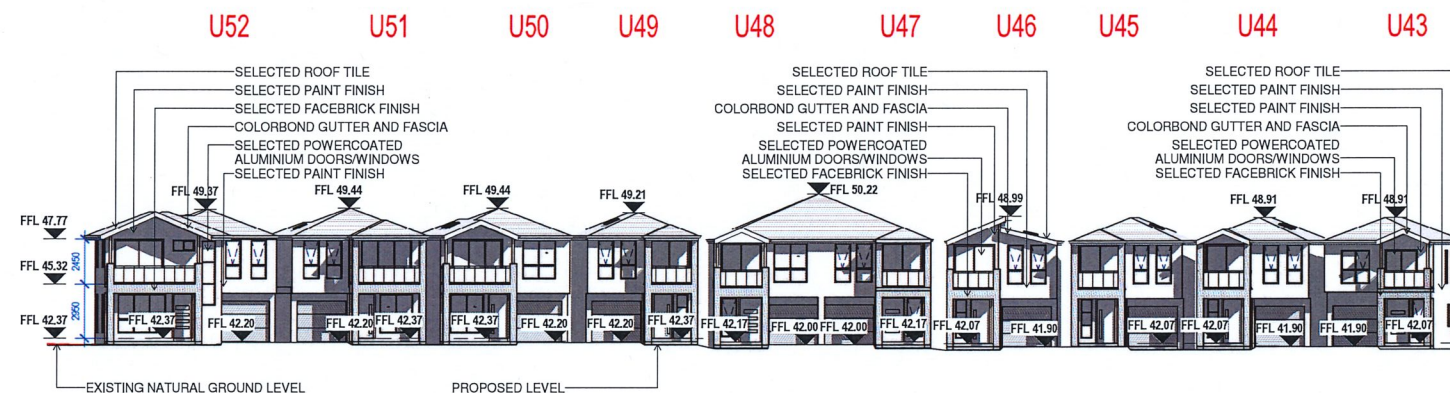


LOT 3 - EXTERNAL ELEVATION 2

1 : 200

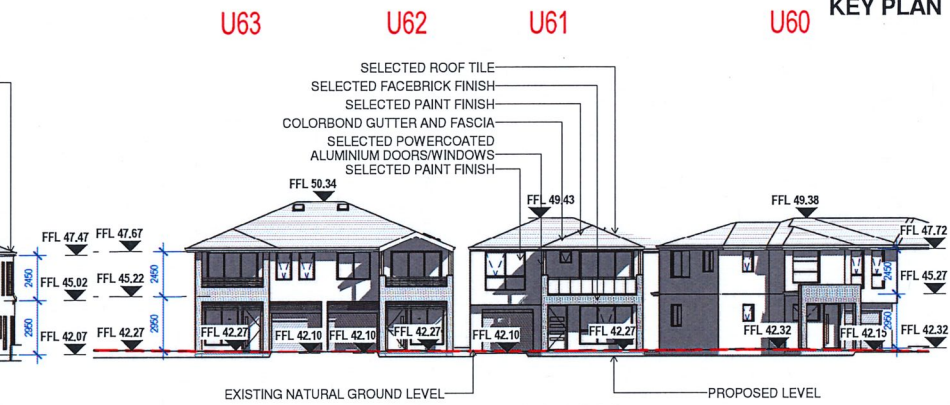


KEY PLAN



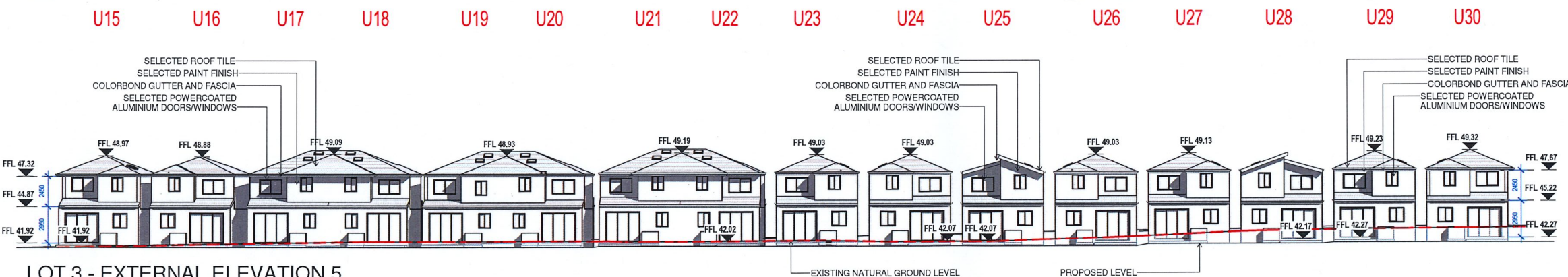
LOT 3 - EXTERNAL ELEVATION 3

1 : 200



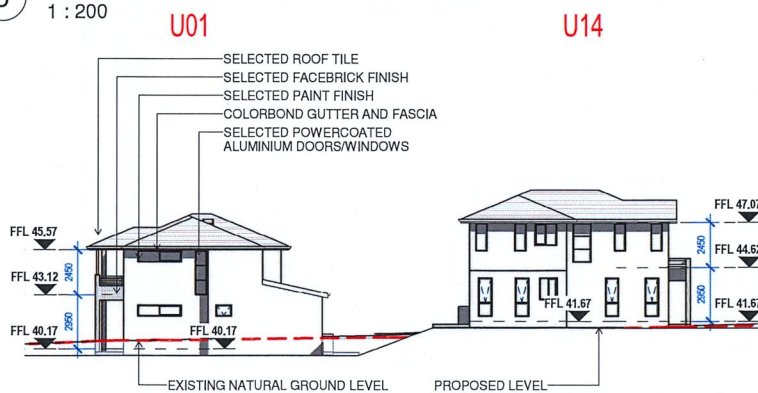
LOT 3 - EXTERNAL ELEVATION 4

1 : 200



LOT 3 - EXTERNAL ELEVATION 5

1 : 200



LOT 3 - EXTERNAL ELEVATION 6

1 : 200

Thermal Performance Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860354M

The below specifications refer to all 72 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

Energy Commitments

Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

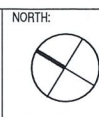
Energy Rating		Certificate Number 860354M
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m²
	cooling	MJ/m²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652		
Assessor Signature		Date 14/09/2017

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ISSUE	DATE	REVISION	BY
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019&23.05.2019	JM/TS
D	SEPT 18	AMENDED AS PER COUNCIL EMAIL 30.08.2018	JM
C	MAY 18	AMENDED AS PER COUNCIL EMAIL 09.05.2018	TS
B	APRIL 18	AMENDED AS PER COUNCIL LETTER	HR
A	SEP 17	DEVELOPMENT APPLICATION	EH

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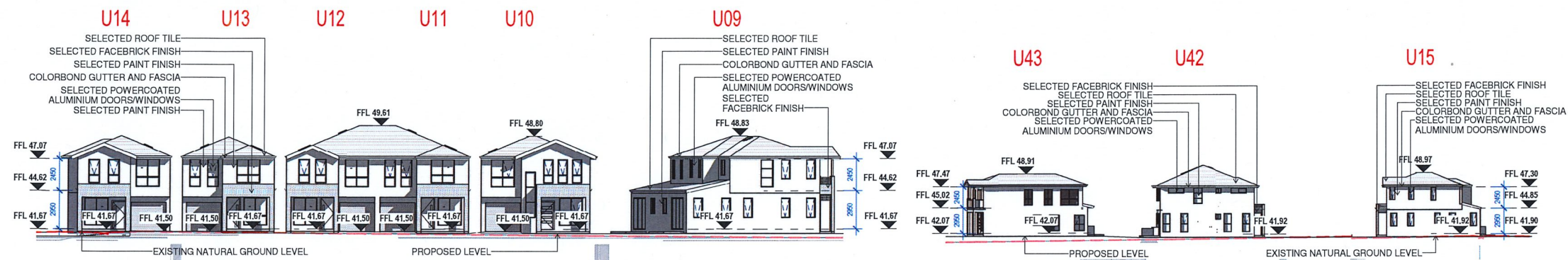


PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

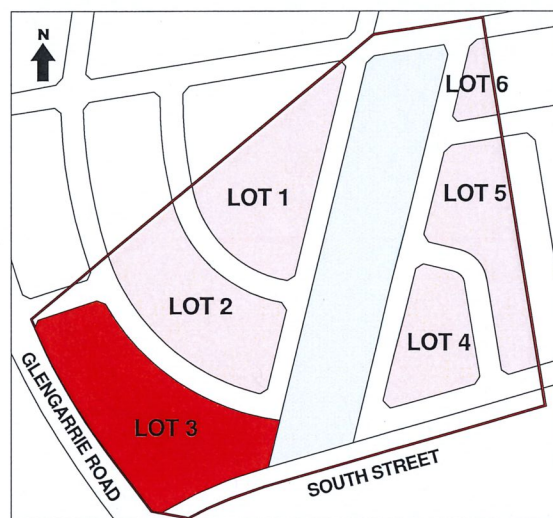
DRAWING TITLE:
LOT 3 ELEVATIONS

PROJECT No. 312		DATE: SEPT 18	DRAWING No. DA-305		REV: E
DRAWN BY: EH		SCALE: 1 : 200			
R:\South Street 312 MARSDEN PARK\01\DA\Arch\LOT 3\South Street 312 MARSDEN PARK LOT 3_V15_DA (R4) - boundary fixed.rvt					

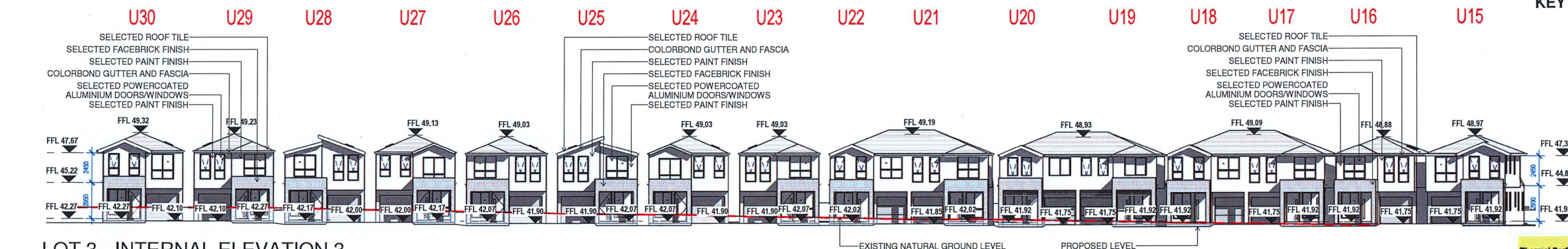


LOT 3 - INTERNAL ELEVATION 1

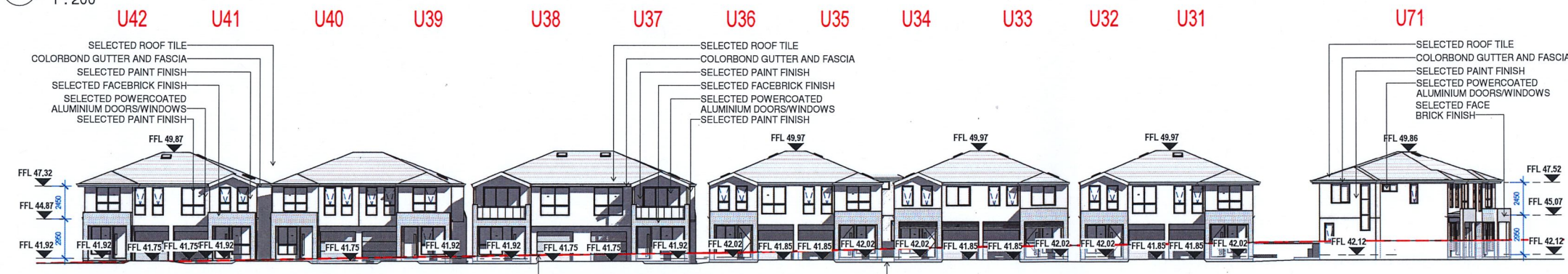
LOT 3 - INTERNAL ELEVATION 2



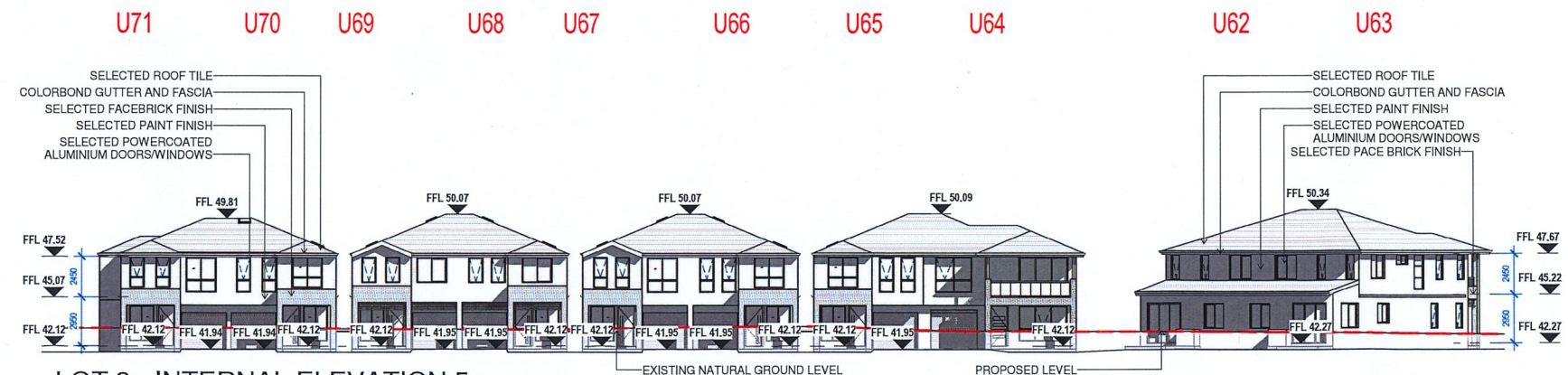
KEY PLAN



LOT 3 - INTERNAL ELEVATION 3



LOT 3 - INTERNAL ELEVATION 4



LOT 3 - INTERNAL ELEVATION 5

Thermal Performance Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765
BASIX Certificate: 860354M

The below specifications refer to all 72 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminium Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 3 (312) South Street
Marsden Park NSW 2765
BASIX Certificate: 860354M

The below specifications refer to all 72 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

Energy Commitments

Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

Energy Rating Certificate Number: 860354M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating MJ/m²

cooling MJ/m²

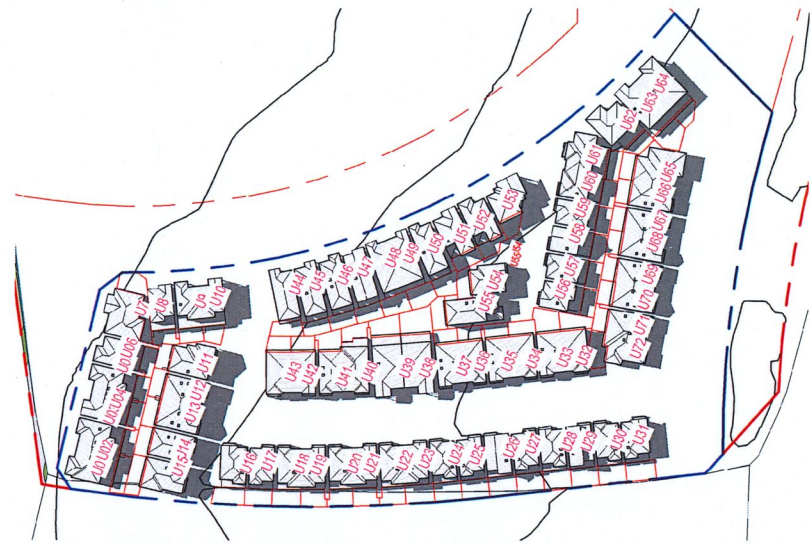
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tuffin VIC/BDV/13/1652

Assessor Signature: [Signature] Date: 14/09/2017

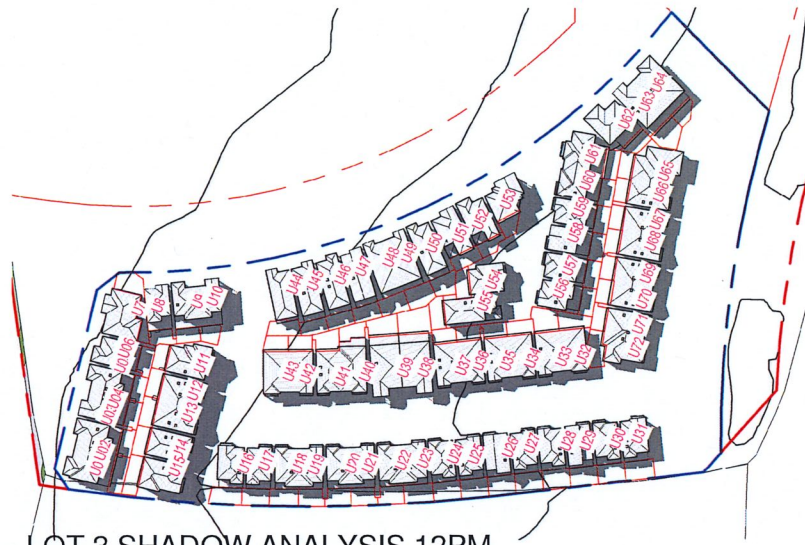
DO NOT SCALE
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20 10 0 10 20 30 40 50 60 70m



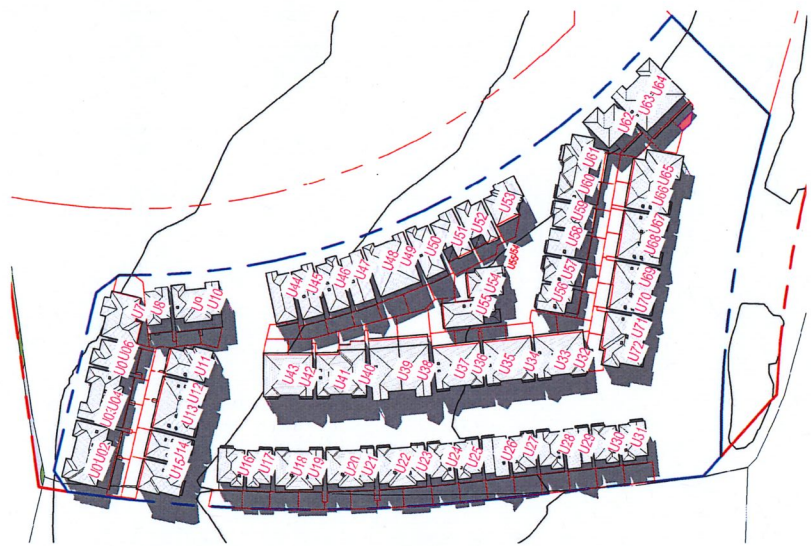
LOT 3 SHADOW ANALYSIS 9AM

1 1:1000



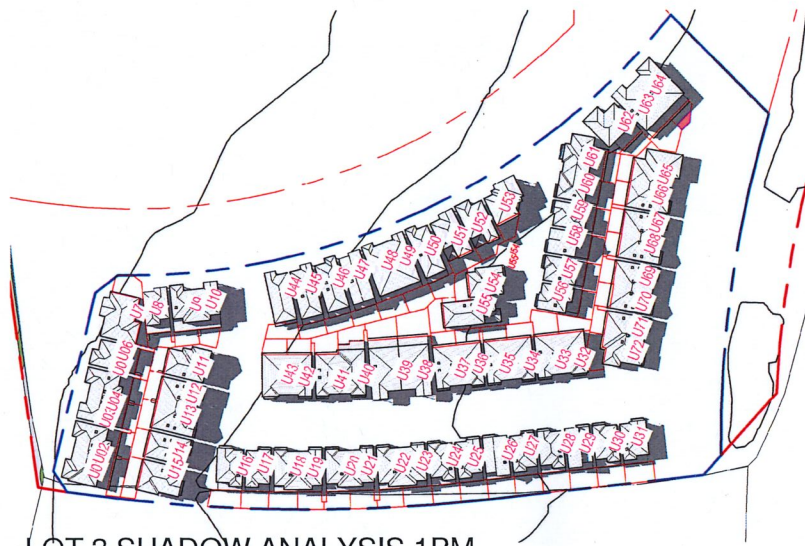
LOT 3 SHADOW ANALYSIS 12PM

4 1:1000



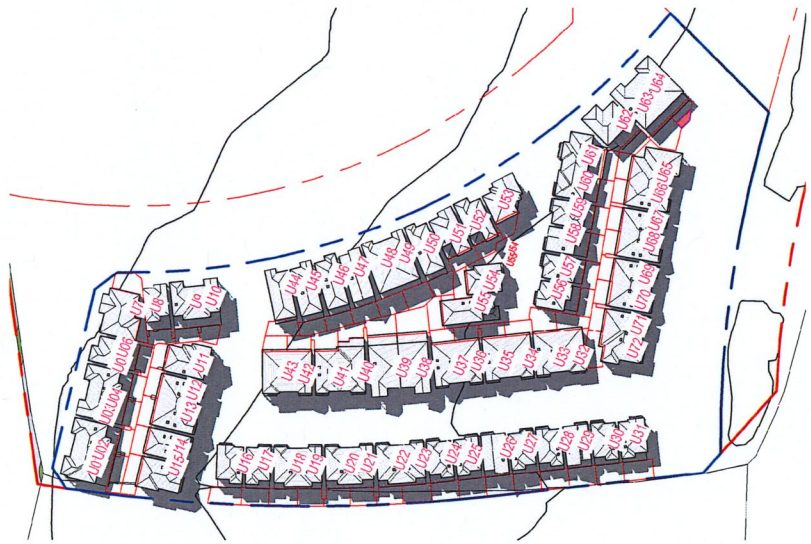
LOT 3 SHADOW ANALYSIS 10AM

2 1:1000



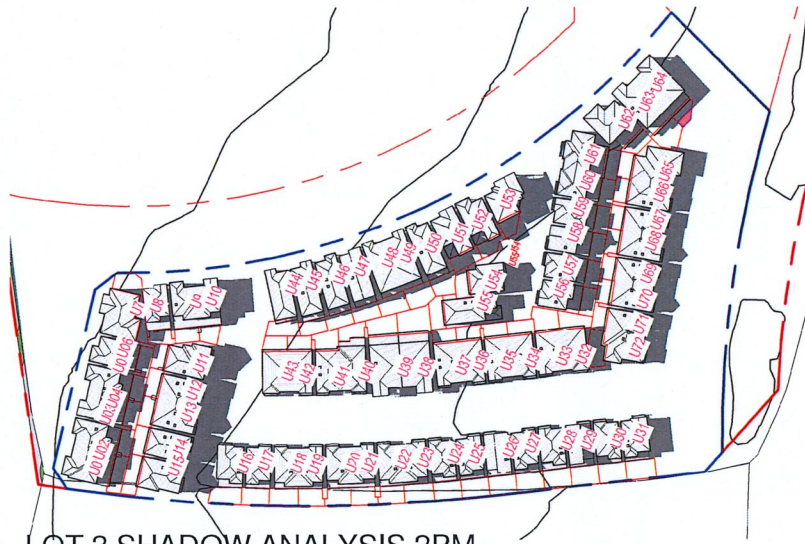
LOT 3 SHADOW ANALYSIS 1PM

5 1:1000



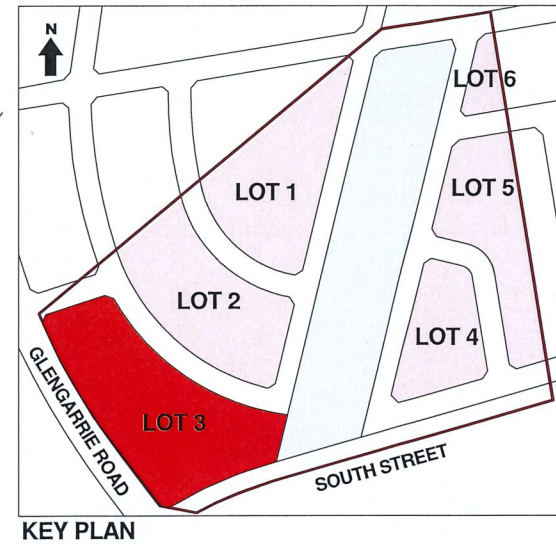
LOT 3 SHADOW ANALYSIS 11AM

3 1:1000



LOT 3 SHADOW ANALYSIS 2PM

6 1:1000



KEY PLAN

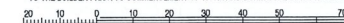


LOT 3 SHADOW ANALYSIS 3PM

7 1:1000

		Certificate Number 860354M	
☐ single-dwelling rating		stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²	
	cooling	MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Jngard Tuffin VIC/BDV/13/1652			
Assessor Signature		Date	14/09/2017

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ISSUE	DATE	REVISION	BY
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019&23.05.2019	JM/TS
D	SEPT 18	AMENDED AS PER COUNCIL EMAIL 30.08.2018	JM
C	MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	HRE
A	SEP 17	DEVELOPMENT APPLICATION	EH

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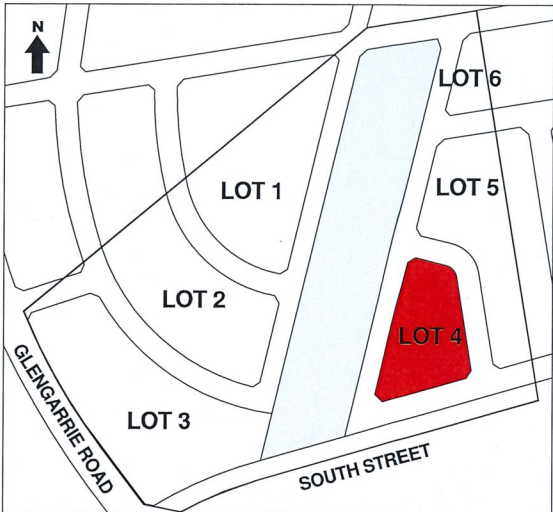


PROJECT:
312 SOUTH STREET
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 3 SHADOW ANALYSIS

DA ISSUE			
PROJECT No.	DATE	DRAWING No.	REV
312	SEPT 18	DA-308	E
DRAWN BY:	SCALE:		
EH	1:1000		
R:\South Street 312 MARS DEN PARK\01DA\Arch\LOT 3\South Street 312 MARS DEN PARK_LOT 3_V15_DA (R4) - boundary fixed.rvt			



UNIT MIX - LOT 4

2BR	3BR	4BR	5BR	TOTAL
0	6	21	5	32

NO. OF UNITS =32
CARPARK REQUIRED =32+16=48
CARPARK PROVIDED =59
VISITOR CARPARK REQUIRED =6.4
VISITOR CARPARK PROVIDED =7
ADAPTABLE UNIT PROVIDED =3

Thermal Performance Specifications

Project: Lot 4 (312) South Street
Marsden Park NSW 2765

The below specifications refer to all 33 Dwellings in the project

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHGC 0.73

BASIX Specifications

Project: Lot 4 (312) South Street
Marsden Park NSW 2765

The below specifications refer to all 33 Dwellings in the project

Water Commitments	Energy Commitments
Shower Heads: 3 Star (>4.5 but <= 6 L/min)	Hot Water System: Gas Instantaneous 8 Star
Toilets: 3 Star	Bathroom, Kitchen, Laundry Ventilation: Individual Fans not ducted
Kitchen and Bathroom Taps: 3 Star	Air Conditioning (Heating & Cooling): 1 phase cooling 3.5 Stars heating 3.5 Stars
Water Tank: 1200L	Cooktop and Oven: Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 25/04/2017 for detailed commitment requirements

Energy Rating

Certificate Number: 719877M_04

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tuffin VIC/BDAP/131652

Assessor Signature: [Signature] Date: 14/09/2017

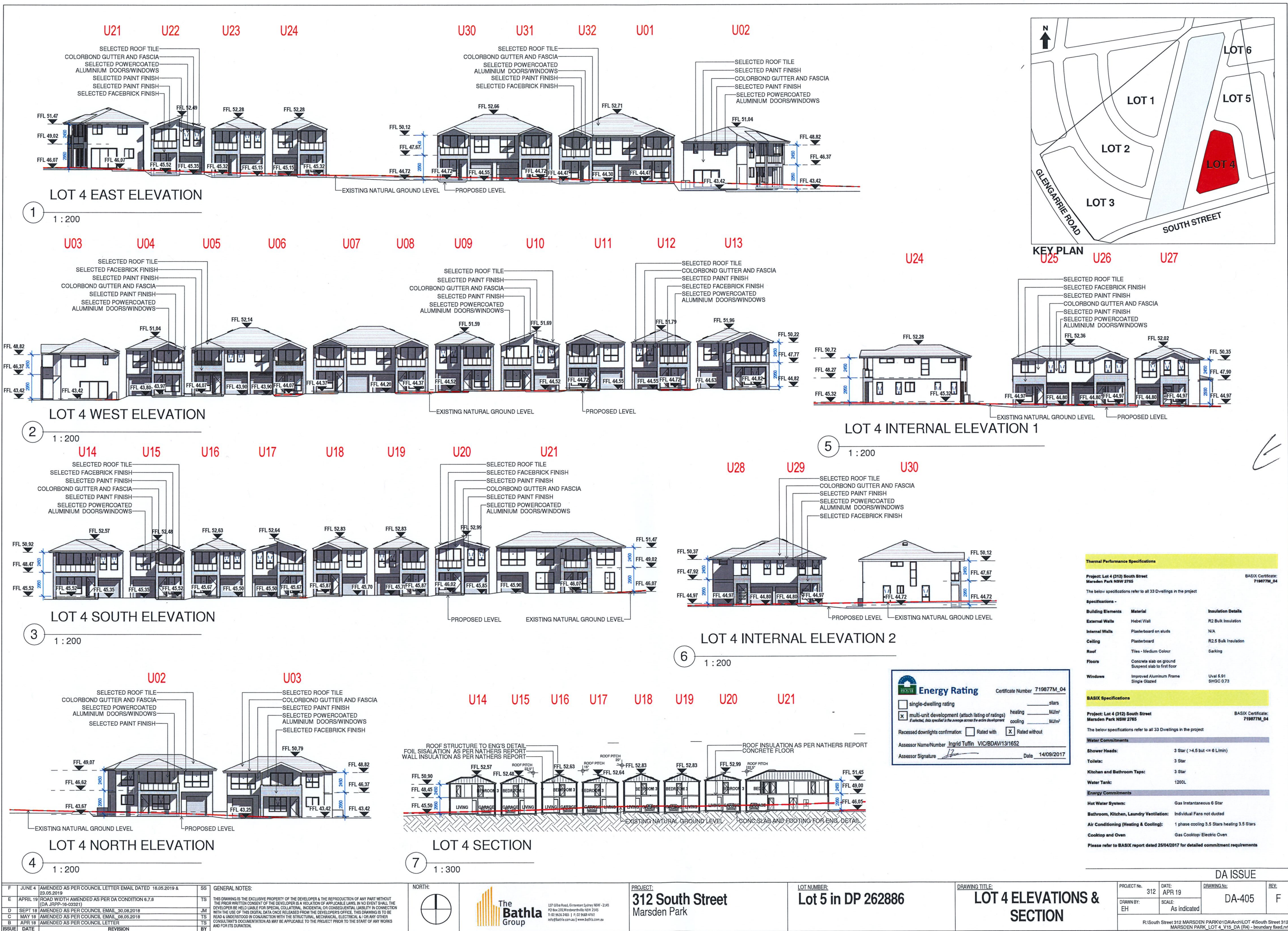
DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

20 10 0 10 20 30 40 50 60 70m

LOT 4 GROUND FLOOR PLAN

1 1:250





LOT 4 SHADOW ANALYSIS 9AM

1 1:750



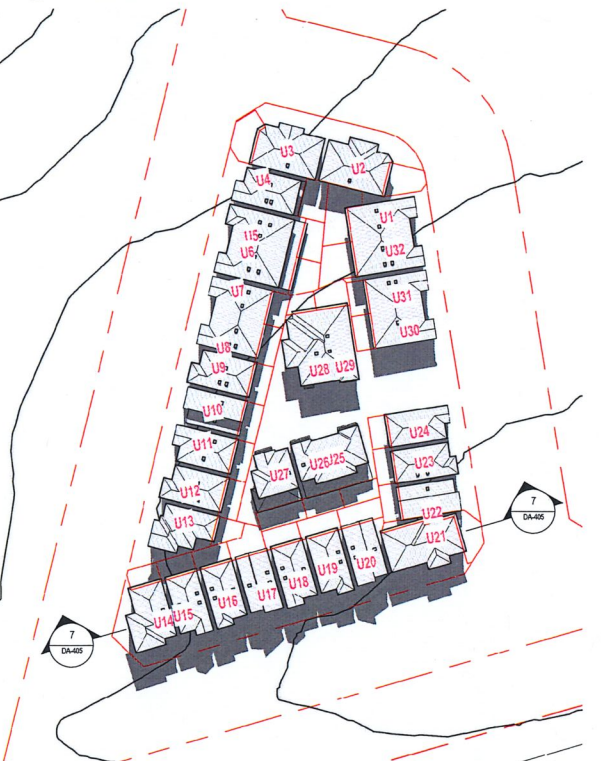
LOT 4 SHADOW ANALYSIS 10AM

2 1:750



LOT 4 SHADOW ANALYSIS 11AM

3 1:750



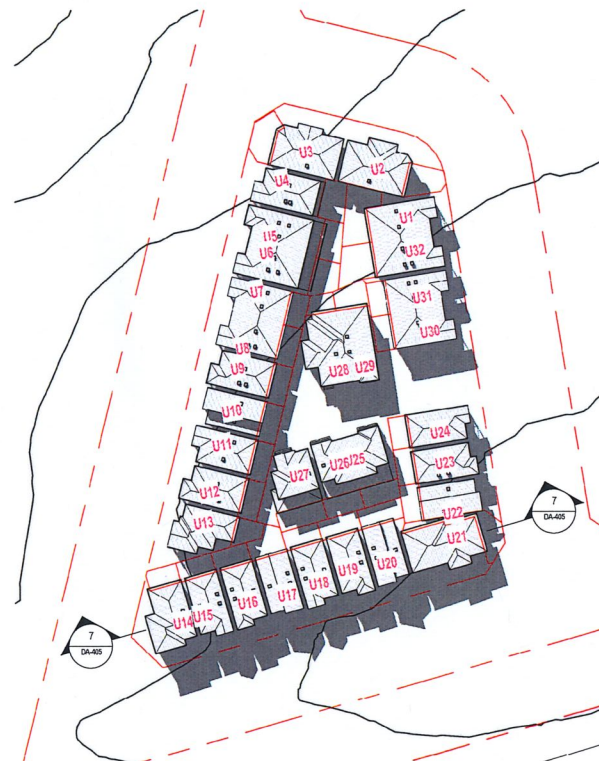
LOT 4 SHADOW ANALYSIS 12PM

4 1:750



LOT 4 SHADOW ANALYSIS 1PM

5 1:750



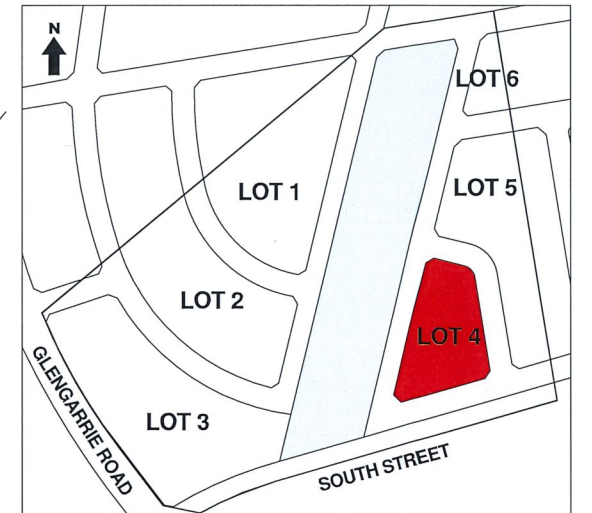
LOT 4 SHADOW ANALYSIS 2PM

6 1:750



LOT 4 SHADOW ANALYSIS 3PM

7 1:750



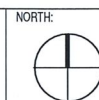
KEY PLAN

Energy Rating		Certificate Number 719877M_04
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²
	cooling	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tiffin VIC/BDV/13/1652		
Assessor Signature		Date 14/09/2017

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ISSUE	DATE	REVISION
F	JUNE 4	AMENDED AS PER COUNCIL LETTER EMAIL DATED 18.05.2019 & 23.05.2019
E	APRIL 19	ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.8 (DA JRP-16-00321)
D	SEPT 18	AMENDED AS PER COUNCIL EMAIL 30.08.2018
C	MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018
B	APR 18	AMENDED AS PER COUNCIL LETTER

SS	GENERAL NOTES:
TS	THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL &/OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.
JM	
TS	
TS	
BY	



The Bathla Group
137 Gillia Road, Glenmore Park NSW 2145
PO Box 2020, Westmead NSW 2115
T: 02 9636 2465 F: 02 968 4762
info@bathla.com.au www.bathla.com.au

PROJECT: **312 South Street**
Marsden Park

LOT NUMBER: **Lot 5 in DP 262886**

DRAWING TITLE: **LOT 4 SHADOW ANALYSIS**

PROJECT No. 312	DATE: APR 19	DRAWING No. DA-406	REV: F
DRAWN BY: EH	SCALE: 1:750		
R:\South Street 312 MARS DEN PARK\01 DA\Arch\LOT 4\South Street 312 MARS DEN PARK LOT 4_V15_DA (R4) - boundary fixed.rvt			

Thermal Performance Specifications

Project: Lot 5 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860355M

The below specifications refer to all 47 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.61 SHGC 0.73

BASIX Specifications

Project: Lot 5 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860355M

The below specifications refer to all 47 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

Energy Commitments

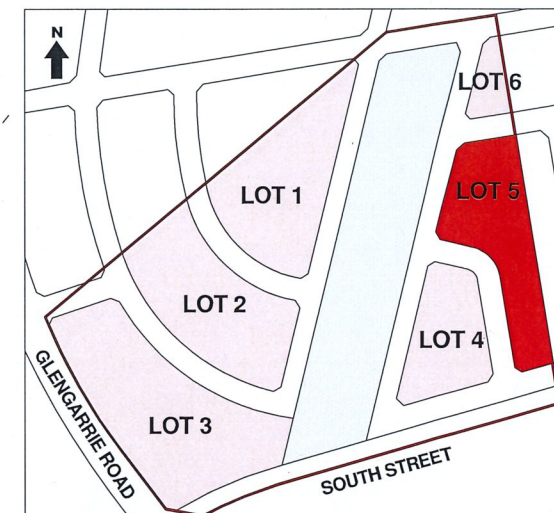
Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

UNIT MIX - LOT 5

2BR	3BR	4BR	5BR	TOTAL
0	14	29	3	46

NO. OF UNITS	=46
CARPARK REQUIRED	=46+23=69
CARPARK PROVIDED	=46+18+6=70
VISITOR CARPARK REQUIRED	=10
VISITOR CARPARK PROVIDED	=10
ADAPTABLE UNIT PROVIDED	=5



KEY PLAN

Energy Rating Certificate Number 860355M

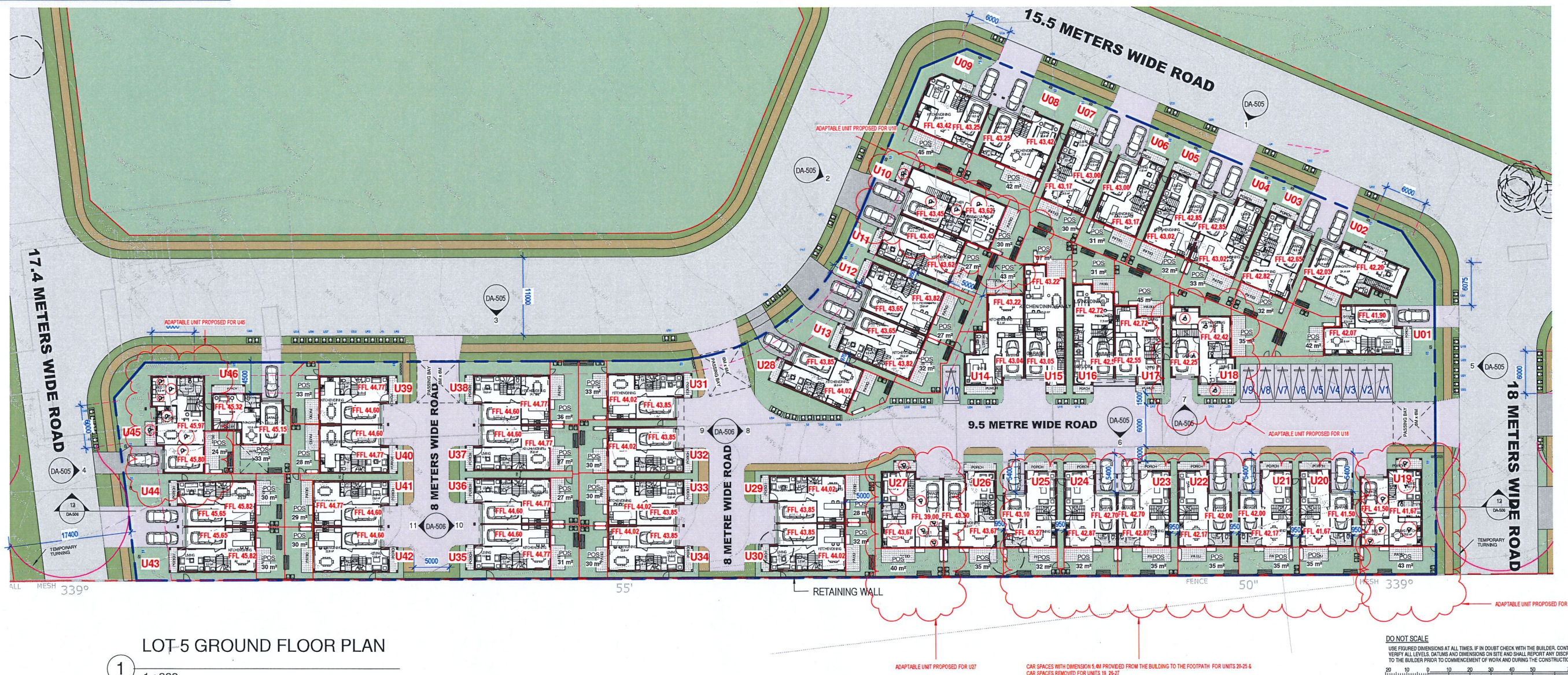
☐ single-dwelling rating ☐ stars

☒ multi-unit development (attach listing of ratings) heating ☐ MJ/m²

☐ Recessed downlights confirmation: ☐ Rated with ☒ Rated without cooling ☐ MJ/m²

Assessor Name/Number Ingrid Tuffin VIC/BDV/131652

Assessor Signature *Ingrid Tuffin* Date 14/09/2017



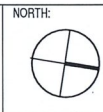
LOT 5 GROUND FLOOR PLAN

1 1:300

DO NOT SCALE
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ISSUE	DATE	REVISION
E	MAY 19	AMENDED AS PER COUNCIL EMAIL, 16.05.2019 & 23.05.2019
D	APR 19	ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.6 (DA JRP/16-00221)
C	MAY 18	AMENDED AS PER COUNCIL EMAIL, 08.05.2018
B	APR 18	AMENDED AS PER COUNCIL LETTER
A	SEP 17	DEVELOPMENT APPLICATION

GENERAL NOTES:
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The Bathla Group

137 Ulka Road, Chesham NSW 2765
PO Box 270, Westmeath NSW 2765
T: 02 9636 2465 | F: 02 9636 4763
info@bathla.com.au | www.bathla.com.au

PROJECT:
312 South Street
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:
LOT 5 GROUND FLOOR
PLAN

PROJECT No.	312	DATE:	MAY 2019	DRAWING No.:	DA-503	REV:	E
DRAWN BY:	EH	SCALE:	As indicated				

R:\South Street 312 MARS DEN PARK\01 DA\Arch\LOT 5 & 6\South Street 312 MARS DEN PARK LOT 5 & 6 V15 (R6) -boundary fixed.rvt

Thermal Performance Specifications

Project: Lot 5 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860355M

The below specifications refer to all 47 Dwellings in the project

Specifications -

Building Elements	Material	Insulation Details
External Walls	Hebel Wall	R2 Bulk Insulation
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R2.5 Bulk Insulation
Roof	Tiles - Medium Colour	Sarking
Floors	Concrete slab on ground Suspend slab to first floor	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.01 SHGC 0.73

BASIX Specifications

Project: Lot 5 (312) South Street
Marsden Park NSW 2765

BASIX Certificate:
860355M

The below specifications refer to all 47 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (>4.5 but <= 6 L/min)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Water Tank:	1200L

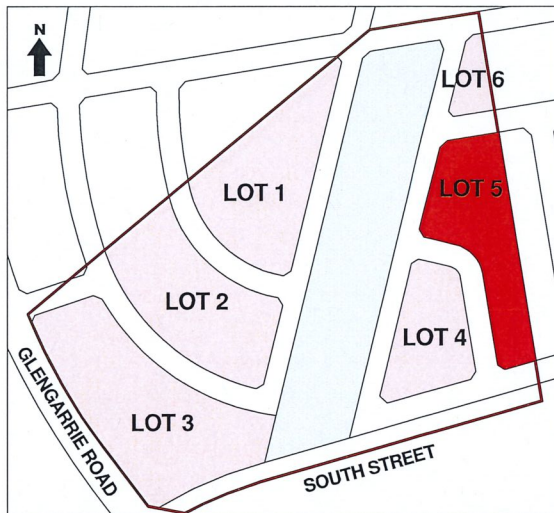
Energy Commitments

Hot Water System:	Gas Instantaneous 6 Star
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans not ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 3.5 Stars heating 3.5 Stars
Cooktop and Oven	Gas Cooktop/ Electric Oven

Please refer to BASIX report dated 14/09/2017 for detailed commitment requirements

UNIT MIX - LOT 5

2BR	3BR	4BR	5BR	TOTAL
0	14	29	3	46
NO. OF UNITS				=46
CARPARK REQUIRED				=46+23=69
CARPARK PROVIDED				=46+18+6=70
VISITOR CARPARK REQUIRED				=10
VISITOR CARPARK PROVIDED				=10
ADAPTABLE UNIT PROVIDED				=5



KEY PLAN

Energy Rating Certificate Number 860355M

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

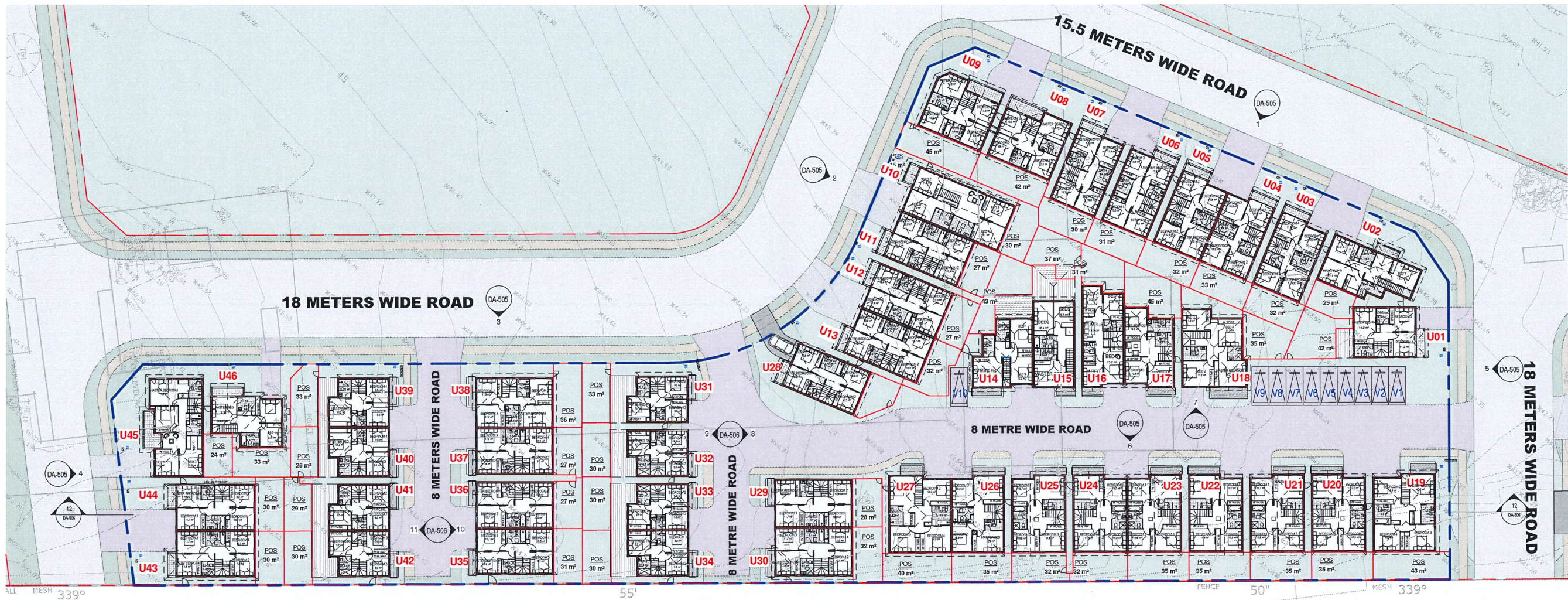
Assessor Name/Number: Ingrid Tuffin VIC/BD/AV/13/1652

Assessor Signature: [Signature] Date: 14/09/2017

Stars: _____

heating: _____ MJ/m²

cooling: _____ MJ/m²



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LOT 5 FIRST FLOOR PLAN

1 1:300

ISSUE	DATE	REVISION	BY
E	MAY 19	AMENDED AS PER COUNCIL EMAIL, 16.05.2019 & 23.05.2019	TS
D	APR 19	ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.6 (DA JRP/16-05321)	TS
C	MAY 18	AMENDED AS PER COUNCIL EMAIL, 08.05.2018	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	TS
A	SEP 17	DEVELOPMENT APPLICATION	EH

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NORTH:



The Bathla Group

137 Gilly Road, Crowsnest NSW - 2145
PO Box 230, Woottonville NSW 2145
T: 02 9636 2465 | F: 02 9636 4162
enquiries@bathla.com.au | www.bathla.com.au

PROJECT:
312 South Street
Marsden Park

LOT NUMBER:
Lot 5 in DP 262886

DRAWING TITLE:

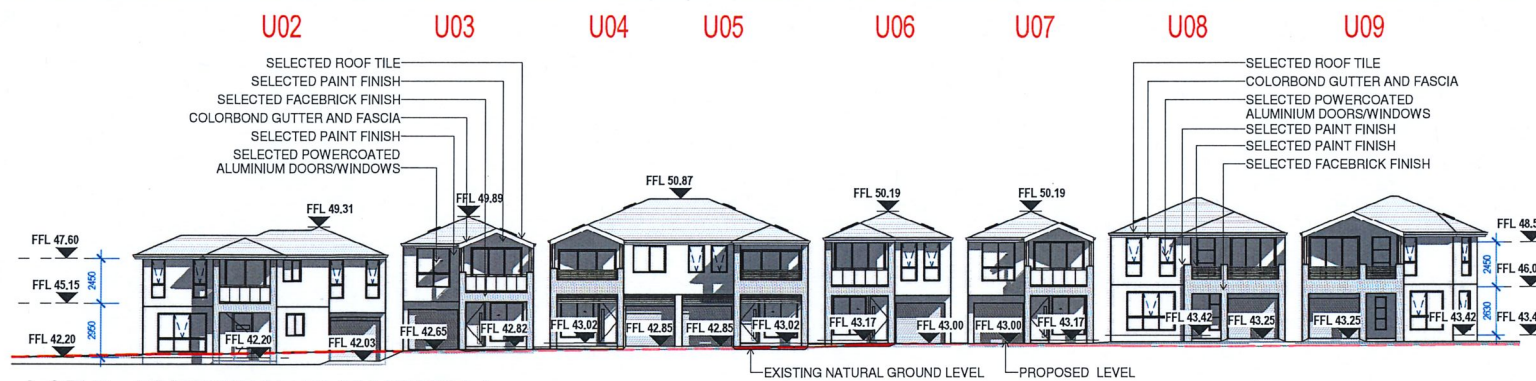
LOT 5 FIRST FLOOR PLAN

PROJECT No.	DATE	DRAWING No.	REV.
312	MAY 2019	DA-504	E
DRAWN BY:	SCALE:	As indicated	
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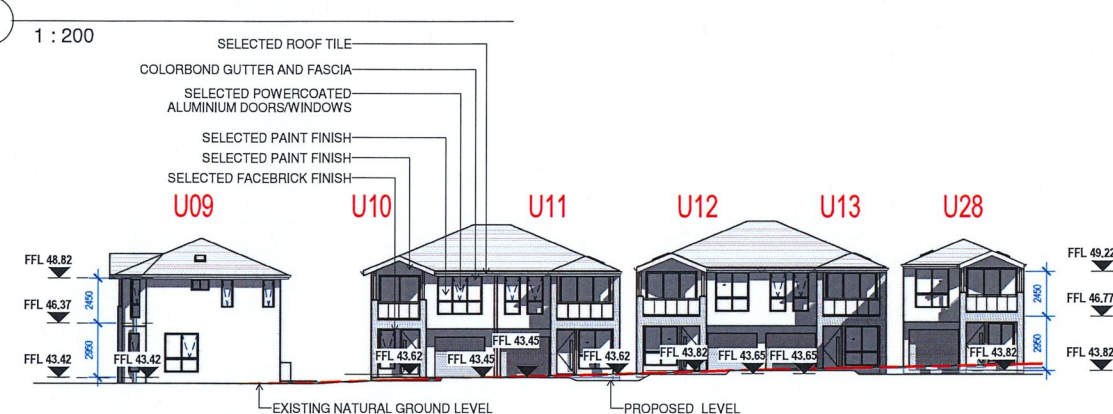
DA ISSUE

16/07/2019 2:50:40 PM

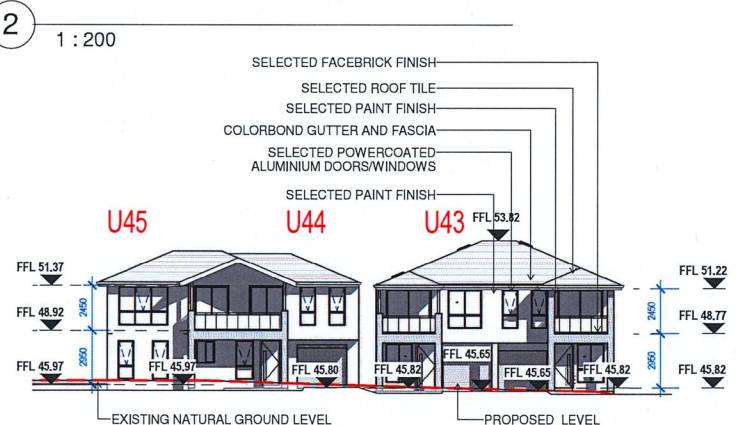
A1



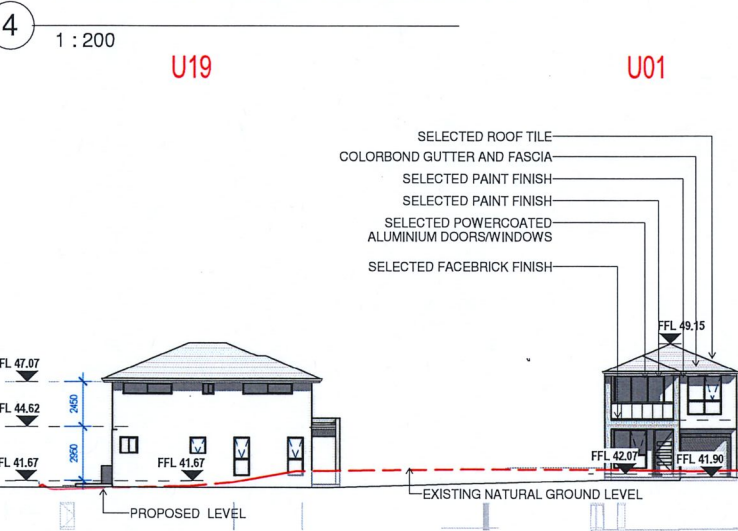
LOT 5 - EXTERNAL ELEVATION 1



LOT 5 - EXTERNAL ELEVATION 2



LOT 5 - EXTERNAL ELEVATION 3

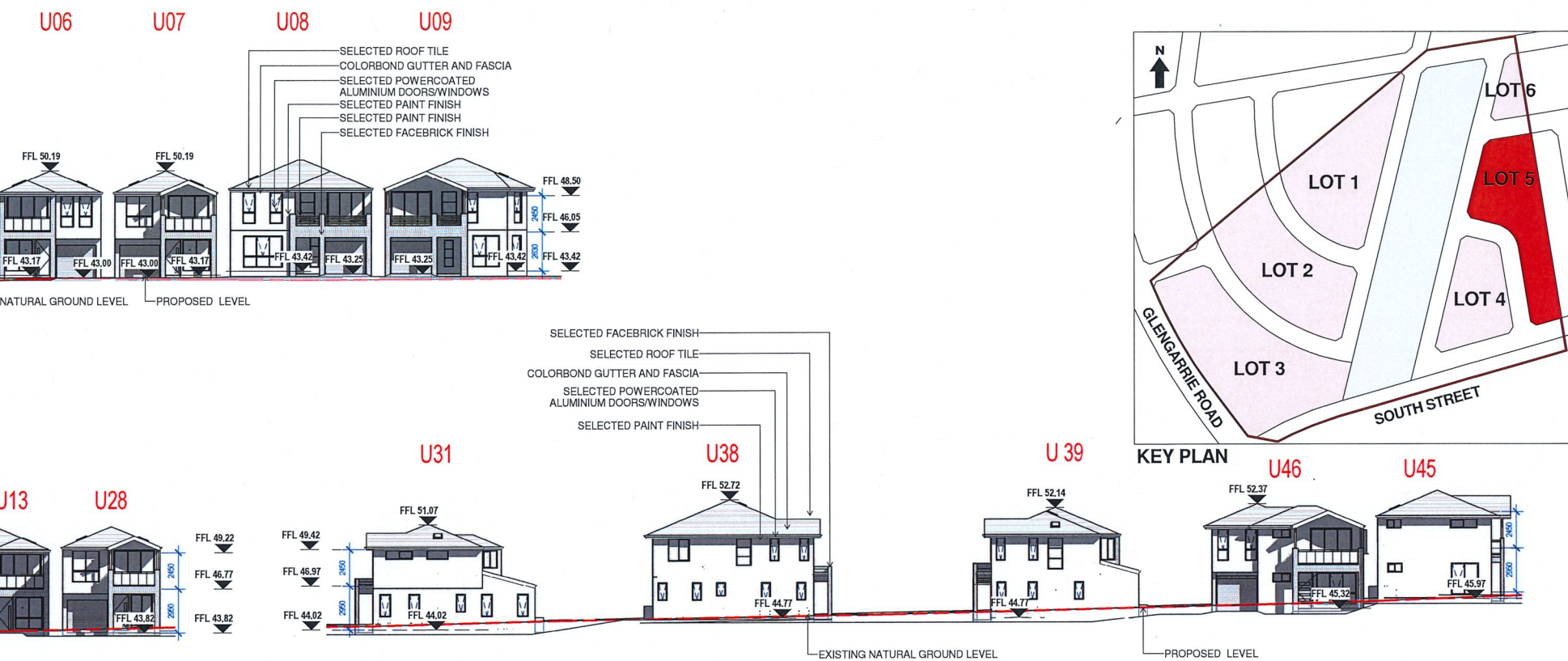


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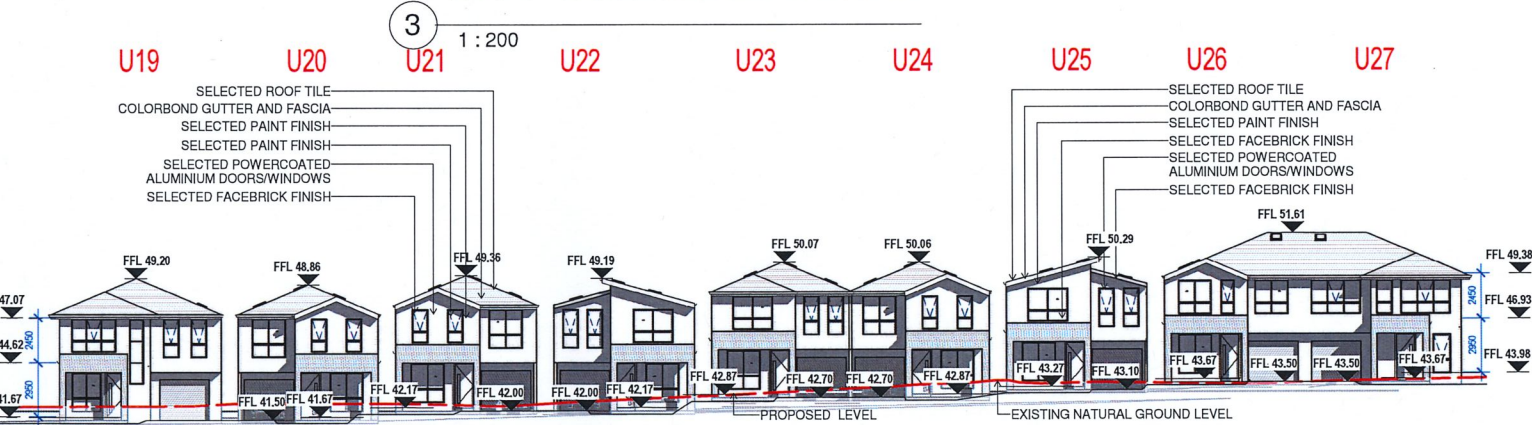


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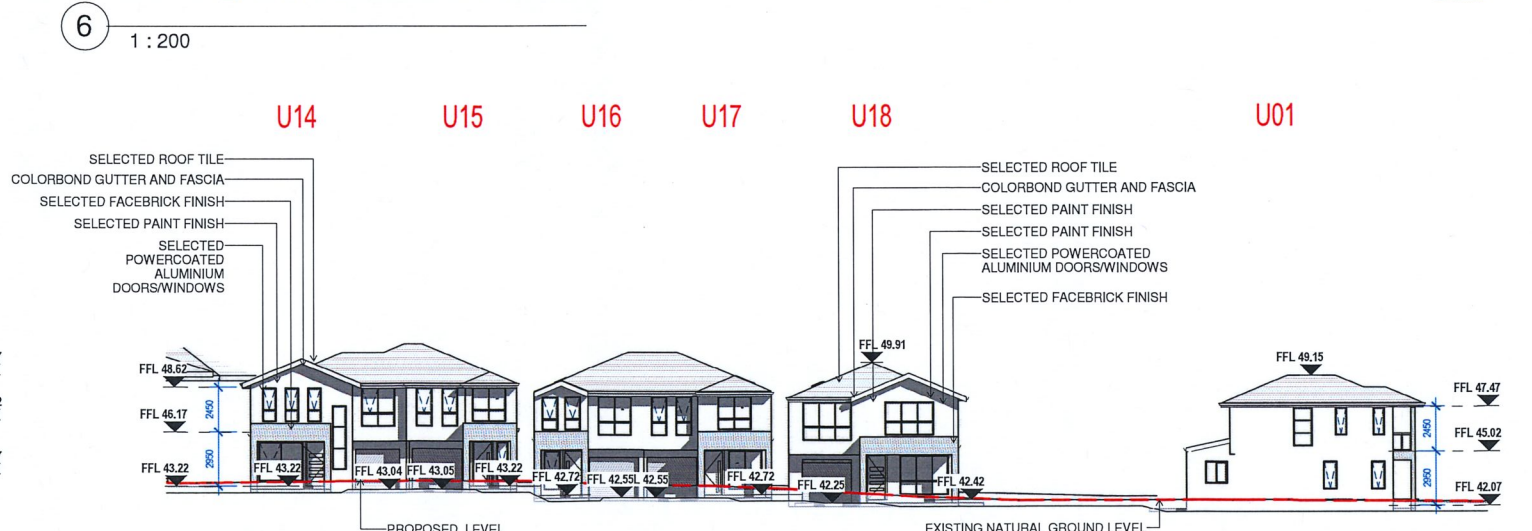
ISSUE	DATE	REVISION	BY
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019 & 23.05.2019	TS
D	APR 19	ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.6 (DA JRP-16-00221)	TS
C	MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	TS
A	SEP 17	DEVELOPMENT APPLICATION	EH



LOT 5 - EXTERNAL ELEVATION 5



LOT 5 - INTERNAL ELEVATION 1

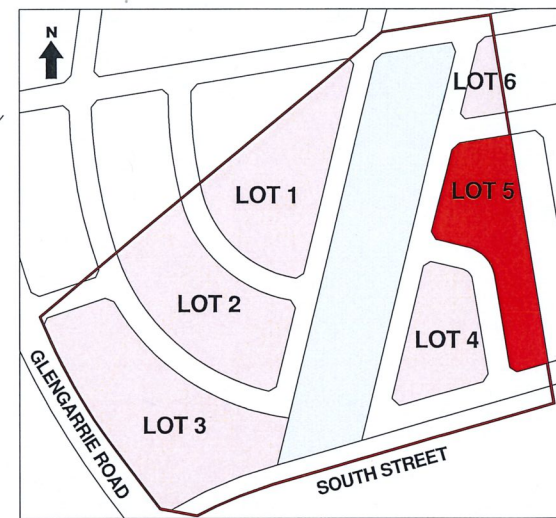


LOT 5 - INTERNAL ELEVATION 2



LOT 5 - INTERNAL ELEVATION 3

ISSUE	DATE	REVISION	BY
E	MAY 19	AMENDED AS PER COUNCIL EMAIL 16.05.2019 & 23.05.2019	TS
D	APR 19	ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.6 (DA JRP-16-00221)	TS
C	MAY 18	AMENDED AS PER COUNCIL EMAIL 08.05.2018	TS
B	APR 18	AMENDED AS PER COUNCIL LETTER	TS
A	SEP 17	DEVELOPMENT APPLICATION	EH



KEY PLAN

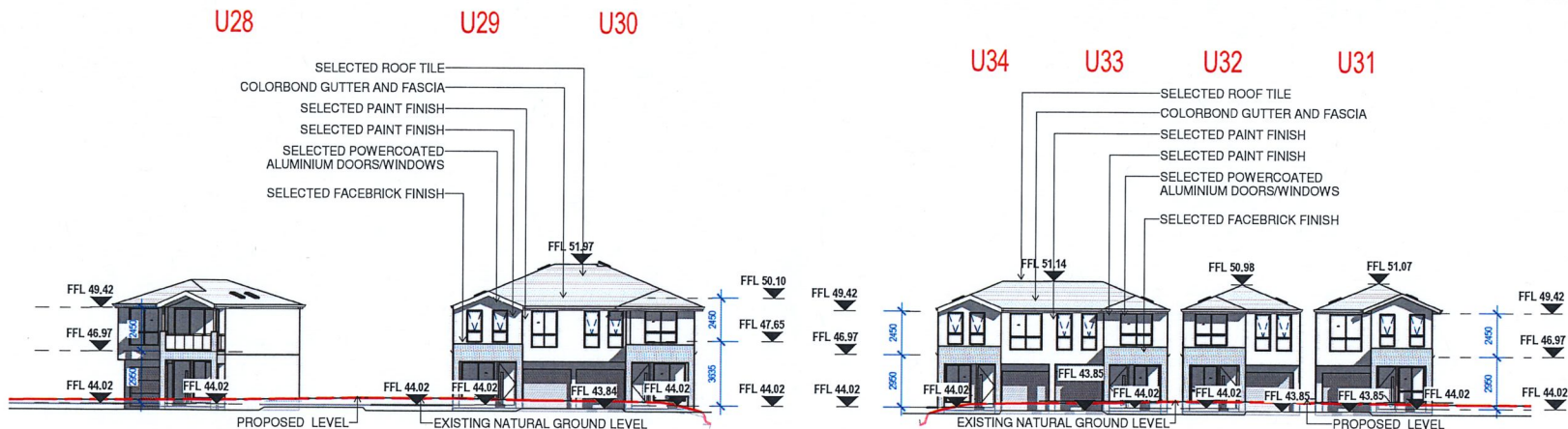
Energy Rating		Certificate Number: 860355M
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating MJ/m²	
	cooling MJ/m²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number: Ingrid Tuffin VIC/BDV/13/1652		
Assessor Signature: [Signature]		Date: 14/09/2017

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DA ISSUE

PROJECT No.	312	DATE:	MAY 2019	DRAWING No:	DA-505	RS
DRAWN BY:	EH	SCALE:	1:200			
R:\South Street 312 MARSDEN PARK\01DA\Arch\LOT 5 & 6\South Street 312 MARSDEN PARK LOT 5 & 6 V15 (RS) - boundary						

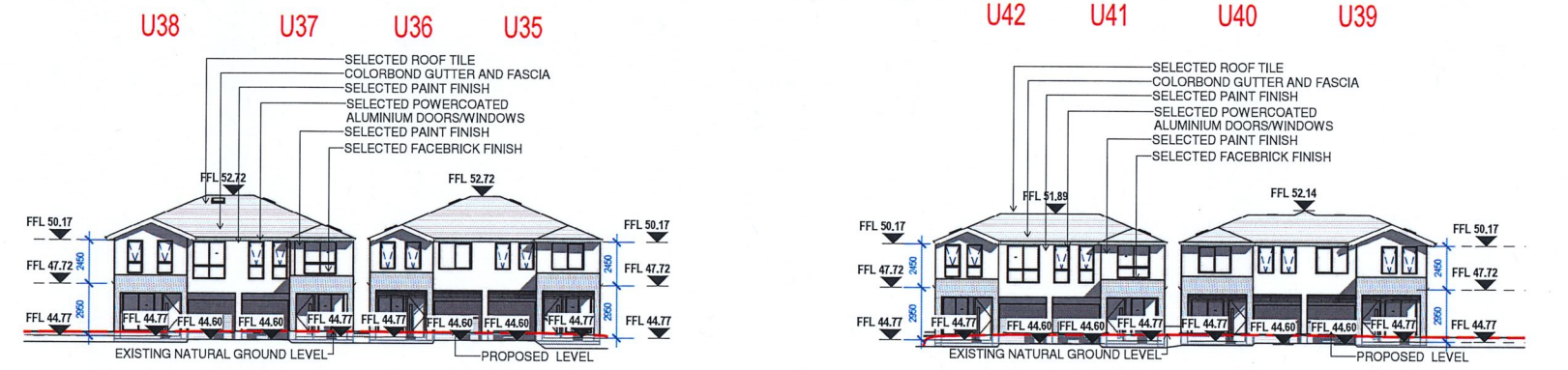


LOT 5 - INTERNAL ELEVATION 3

8 1 : 200

LOT 5 - INTERNAL ELEVATION 4

9 1 : 200

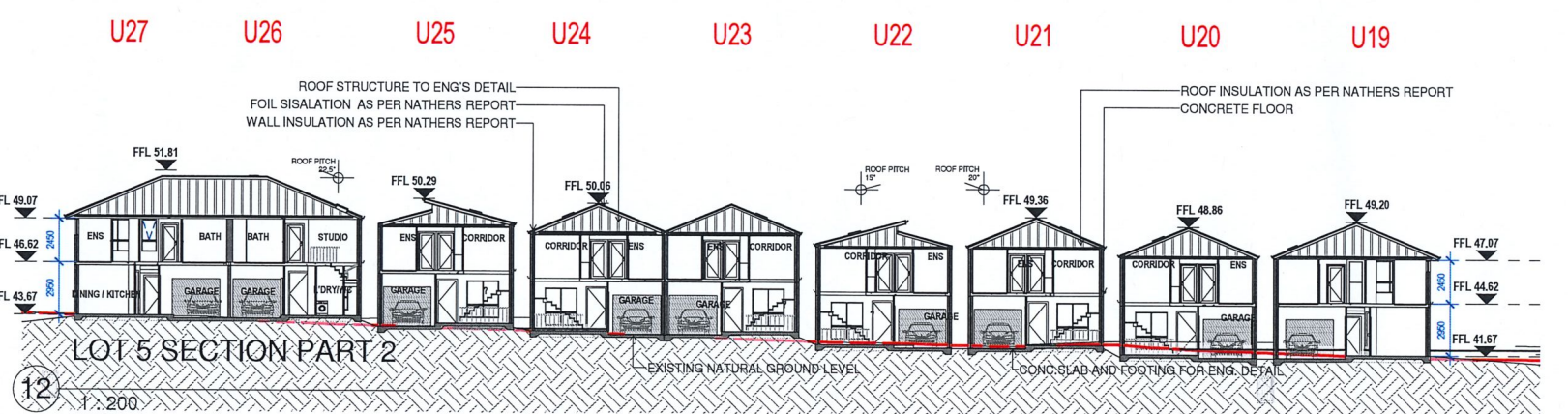


LOT 5 - INTERNAL ELEVATION 5

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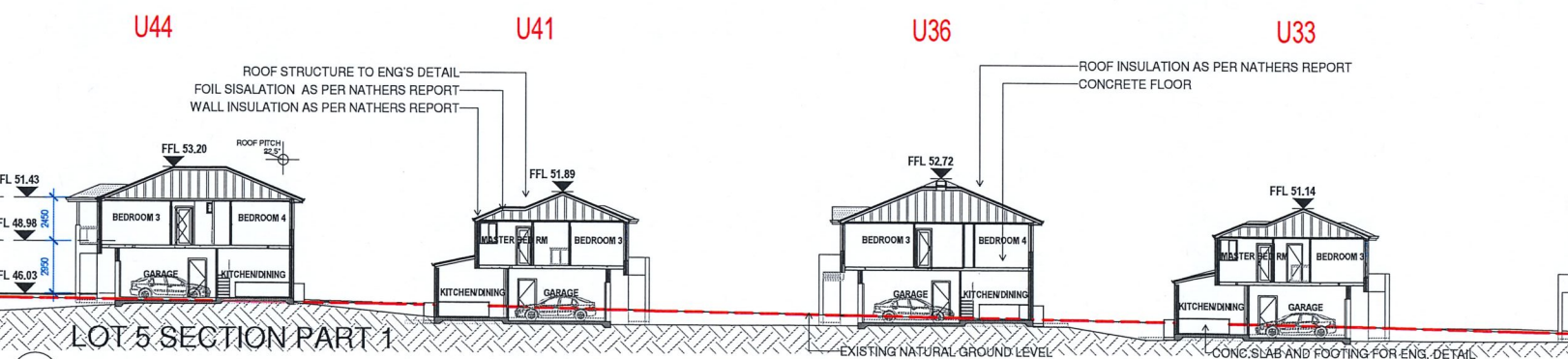
LOT 5 - INTERNAL ELEVATION 6

11 1 : 200



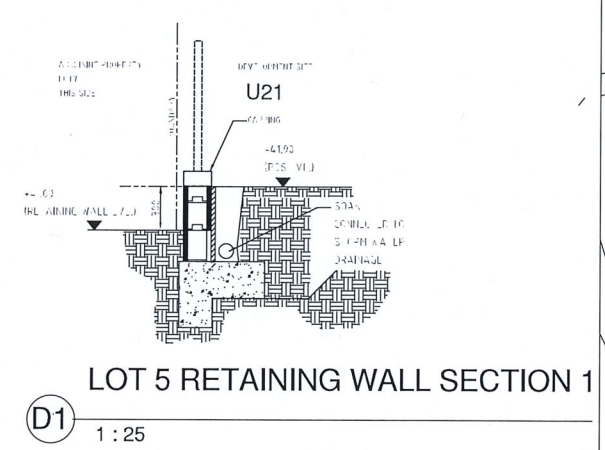
LOT 5 SECTION PART 2

12 1 : 200



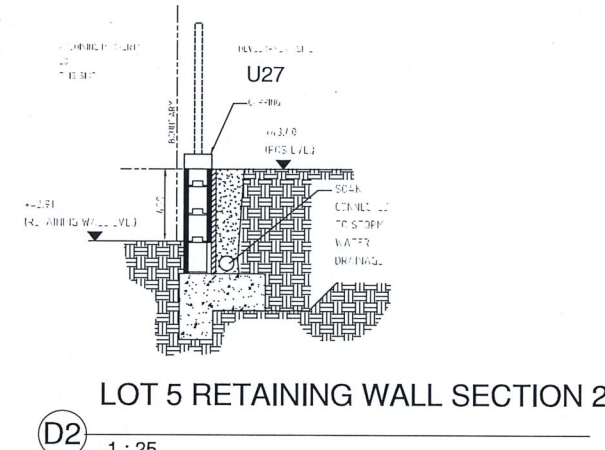
LOT 5 SECTION PART 1

13 1 : 200



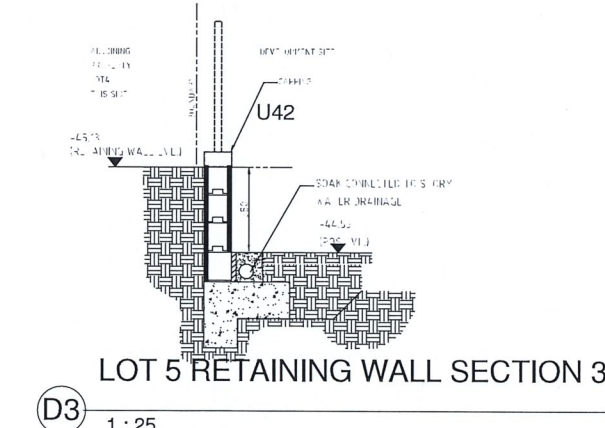
LOT 5 RETAINING WALL SECTION 1

D1 1 : 25



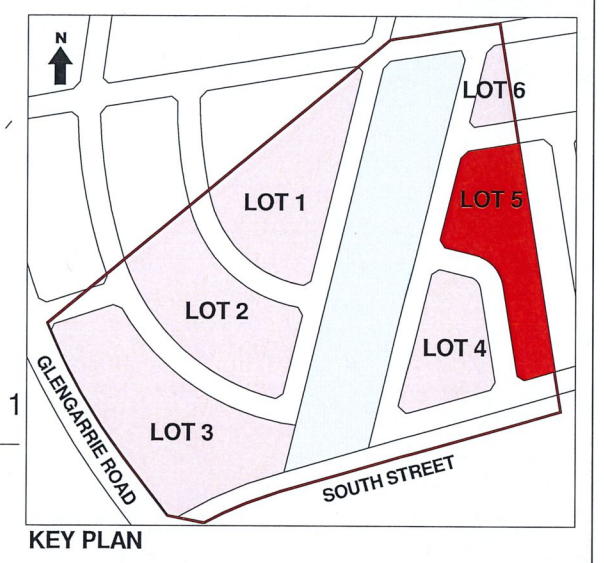
LOT 5 RETAINING WALL SECTION 2

D2 1 : 25



LOT 5 RETAINING WALL SECTION 3

D3 1 : 25



KEY PLAN

Energy Rating Certificate Number 860355M

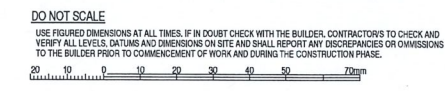
☐ single-dwelling rating

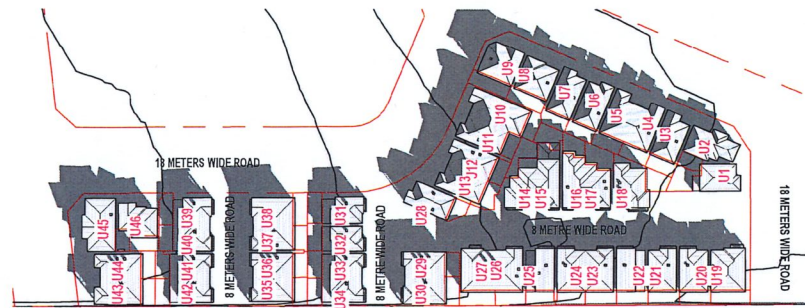
☒ multi-unit development (attach listing of ratings) heating ☐ M/J/m² cooling ☐ M/J/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tiffin VIC/BDV/131652

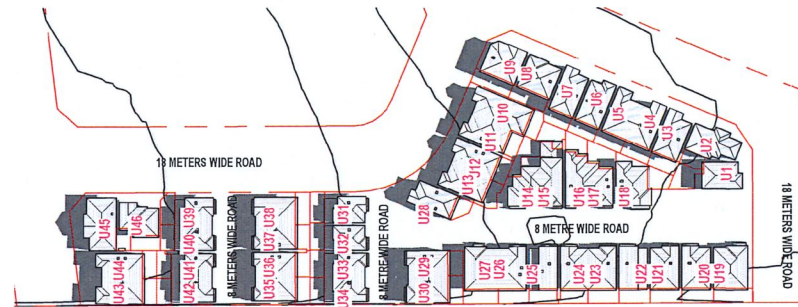
Assessor Signature *[Signature]* Date 14/09/2017





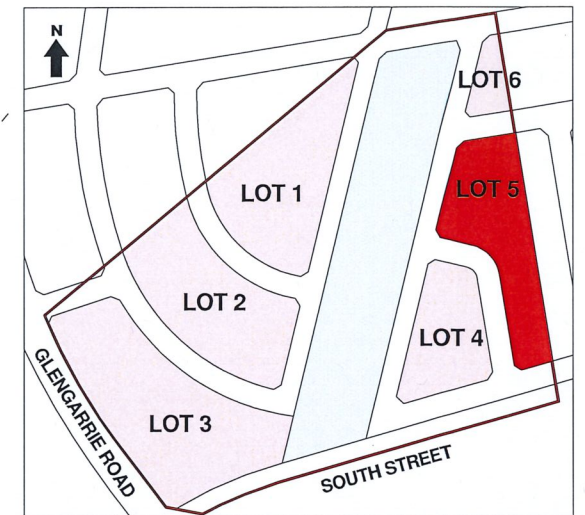
LOT 5 SHADOW ANALYSIS 9AM

1
1 : 1000

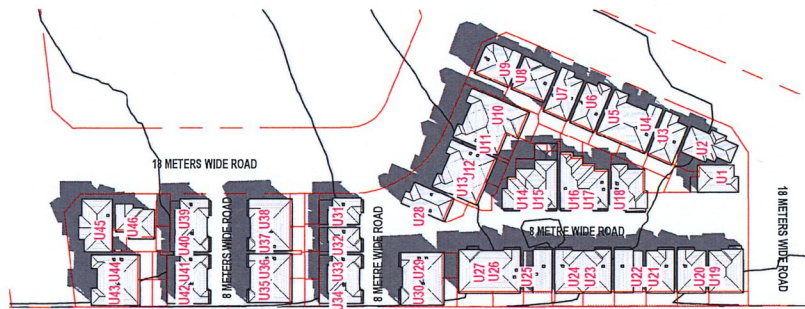


LOT 5 SHADOW ANALYSIS 12PM

4
1 : 1000

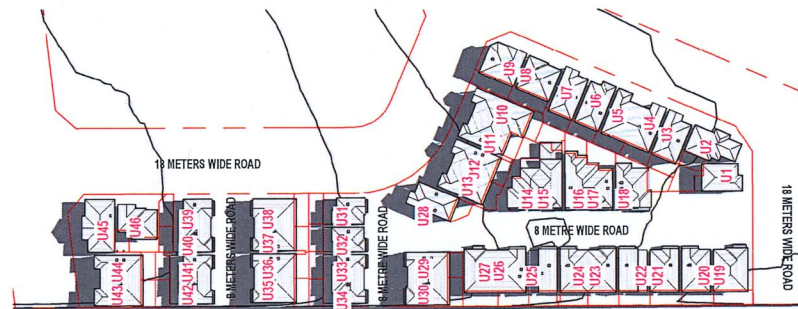


KEY PLAN



LOT 5 SHADOW ANALYSIS 10AM

2
1 : 1000



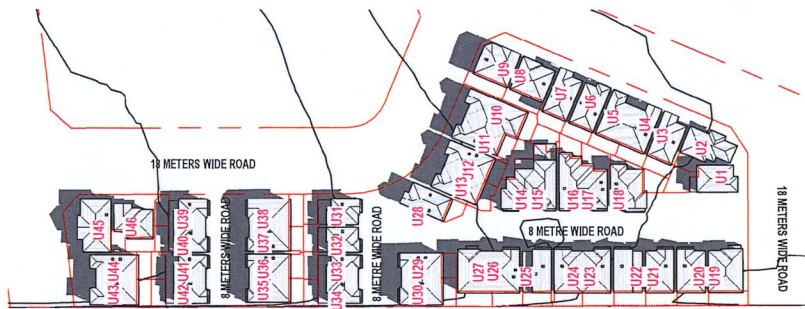
LOT 5 SHADOW ANALYSIS 1PM

5
1 : 1000



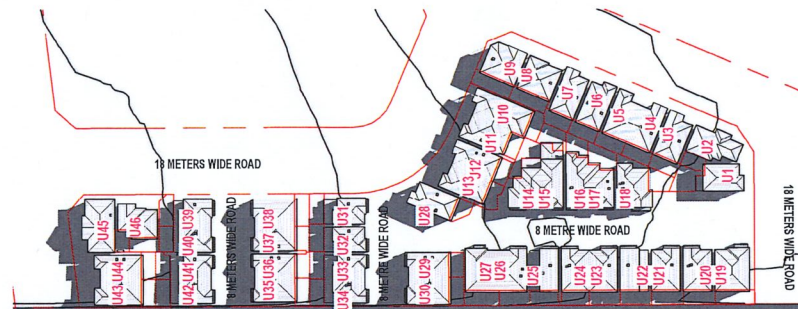
LOT 5 SHADOW ANALYSIS 3PM

7
1 : 1000



LOT 5 SHADOW ANALYSIS 11AM

3
1 : 1000



LOT 5 SHADOW ANALYSIS 2PM

6
1 : 1000

Energy Rating		Certificate Number 660355M
☐ single-dwelling rating	stars	
☒ multi-unit development (attach listing of ratings)	heating	MJ/m ²
	cooling	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Ingrid Tuffin VIC/BDV/13/1652		
Assessor Signature <i>[Signature]</i>		Date 14/09/2017

DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER, CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.



				GENERAL NOTES:			127 Ulbra Road, Greenway Sydney NSW - 2145 PO Box 2200 Greenway NSW 2145 T: 02 9636 2465 F: 02 9636 4762 info@bathla.com.au www.bathla.com.au	PROJECT: 312 South Street Marsden Park	LOT NUMBER: Lot 5 in DP 262886	DRAWING TITLE: LOT 5 SHADOW ANALYSIS	PROJECT No. 312	DATE: MAY 2019	DRAWING No.: DA-507	REV: E	
E MAY 19 AMENDED AS PER COUNCIL EMAIL 16.05.2019 & 23.05.2019				TS	THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DEVELOPER & THE REPRODUCTION OF ANY PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER IS A VIOLATION OF APPLICABLE LAWS. IN NO EVENT SHALL THE DEVELOPER BE HELD LIABLE FOR SPECIAL, COLLATERAL, INCIDENTAL OR CONSEQUENTIAL LIABILITY IN CONNECTION WITH THE USE OF THIS DIGITAL DATA ONCE RELEASED FROM THE DEVELOPER'S OFFICE. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION.										
D APR 19 ROAD WIDTH AMENDED AS PER DA CONDITION 6.7.6 (DA JPPP-16-00021)				TS											
C MAY 18 AMENDED AS PER COUNCIL EMAIL 08.05.2018				TS											
B APR 18 AMENDED AS PER COUNCIL LETTER				TS											
A SEP 17 DEVELOPMENT APPLICATION				EH											
ISSUE		DATE		REVISION		BY									
R:\South Street 312 MARS DEN PARK\01 DA\Arch\LOT 5 & 6\South Street 312 MARS DEN PARK LOT 5 & 6 V15 (F5) -boundary fixed.rvt															

DRAWING REGISTER	
DRAWING NUMBER	DRAWING NAME
LP 01/06	STREET TREE PLANTING PLAN
LP 02/06	LOT 1- CONCEPT LANDSCAPING PLAN
LP 03/06	LOT 2- CONCEPT LANDSCAPING PLAN
LP 04/06	LOT 3- CONCEPT LANDSCAPING PLAN
LP 05/06	LOT 4- CONCEPT LANDSCAPING PLAN
LP 06/06	LOT 5- CONCEPT LANDSCAPING PLAN



PLEASE NOTE:

The contractor is to establish location and depth of services at each planting location prior to any machine excavation, especially water, gas, telecommunications, power, drainage and sewer. The location of the street trees shall not impede street lighting and sightlines. Where services interfere with tree placement, adjust position within 1.0m of designated location. Where tree cannot be accommodated due to services, this is a hold point and contractor is to apply for instructions.

Maximum street tree spacing is 14.3m between trees.

1 STREET TREE PLANTING PLAN 01 SCALE 1:1000

INDICATIVE IMAGES:



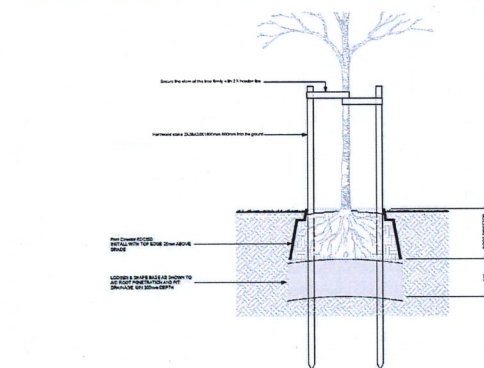
Street planting detail and specifications:

- No timber or steel edging is permissible
- install root directors to manufacturer's specifications to protect assets, structures and/or underground services.
- Tree trunk to be a minimum 750mm from street kerb and guttering
- All imported soil to achieve the requirements of AS4419 - Soils for landscaping All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks.
- Mulch - Forest litter or pine bark mulch
- All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
- Turf species for nature strips is Soft leaved Buffalo.
- Turf to consist of 25mm depth of dense, well rooted, vigorous grass growth with minimum 15mm on an average 100mm depth of top soil
- Staking is required specified as- drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.

Specification for Maintenance:

- Mechanical line trimmers (whipper snippers) not be used within 300mm of out edge of tree trunks
- No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering
- No grass or weeds within mulched area in or around tree
- Stolen trees to be replaced within one week. Repeated removal of trees within the same location shall immediately be reported to Council.
- All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces.
- Mulch not to come into contact with the trunks of trees
- No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times
- No sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage
- No obvious signs of weed infestation in grass areas, pavements or mass planting beds
- Chemical not to be applied in extreme temperatures or wind conditions
- Removal of all suckers from base of trees
- Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree
- All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut
- Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of 'greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches.

BOTANICAL NAME		COMMON NAME	APPROX MATURED HEIGHT	APPROX MATURED WIDTH	POTSIZE	QUANTITY
TREES						
PC	Pyrus calleryana 'Chanticleer'	Callery Pear	10m	7m	75LT	5
FP	Fraxinus pennsylvanica 'Urbanite'	Urbanite Green Ash	15-20m	8-10m	75LT	3
MD	Melaleuca decora	White feather Honey myrtle	8m	4m	75LT	16
BA	Brachychiton acerifolius	Illawarra Flame Tree	15-20m	10m	75LT	21
NS	Nyssa sylvatica	Black tupelo	11m	6m	75LT	15
GF	Glochidion ferdinandi	Cheese tree	7m	3-5m	75LT	63
TL	Tristanopsis laurina	Water Gum	9m	5m	75LT	65
WF	Waterhousia floribunda	Weeping Lilly Pilly	5m	2-3m	75LT	37
AF	Angophora floribunda	Rough-barked apple	10-15m	6-15m	75LT	40
LC	Lophostemon confertus	Queensland Brush Box	10-15m	6-12m	75LT	22



Notes

- Installation/ excavation tips:
- Add 5% to outer plan dimensions when excavating pit.
 - Always check pit dimensions at base of pit, ensuring sides are clean and square.
 - Level and screed drainage layer prior to placement of cells.

Ensure that the pit base is screeded and compacted adequately before placing cells on base, to allow for ease of installation of overall matrix.

Adequate drainage from base of tree pit to be provided if design incorporates wssd principles, or if site conditions require.

1 STREET TREE PLANTING DETAIL 02 SCALE NTS



GENERAL NOTES:

- ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING

ISSUED FOR:

- ☐ COUNCIL MEETING
☐ DEVELOPMENT APPLICATION
☐ SECTION 96
☒ ISSUE FOR CONSTRUCTION CERTIFICATE

R06					
R05					
R04					
R03	AMENDED AS PER COUNCIL EMAIL - DATED 04/05/2020	06/05/2020	SS	SS	
R02	AMENDED LANDSCAPE PLAN	09/04/2018	SHK	SHK	
R01	ISSUED FOR COUNCIL APPROVAL	06/09/2017	SS	SS	
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD	

TRUE NORTH:



DRAWING NUMBER:

LP 01/07
DRAWING TITLE:
STREET TREE PLANTING PLAN

SCALE:
1:1000 @A1

DATE:
APR 2018

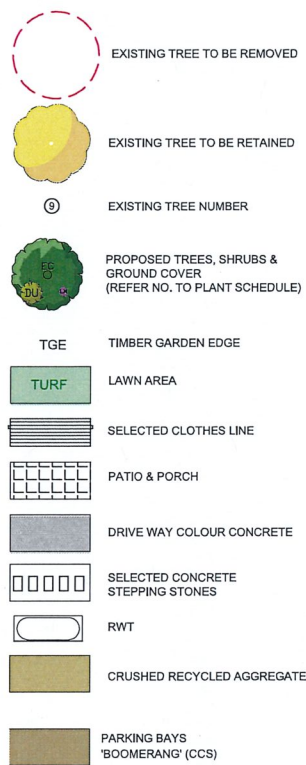
ISSUE:

R03

PROJECT:

312 SOUTH STREET
MARSDEN PARK
NSW 2765

LEGEND/ FINISHES SCHEDULE



ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL	LAWN AREA 1st QUALITY TOP SOIL NATIVE GARDEN BED NATIVE GARDEN MIX
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
ILLUMINATION	SELECTED BOLLARD ILLUMINATION IN ACCORDANCE WITH AS1158.3.1:1999
FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL

1 CONCEPT LANDSCAPE PLAN 01 SCALE = 1:500

INDICATIVE IMAGES OF PROPOSED TREES



Lagerstroemia indica x L. fauriei 'Biloxi'



Lagerstroemia indica 'Natchez'



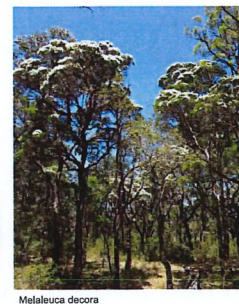
Cupaniopsis anacardioides



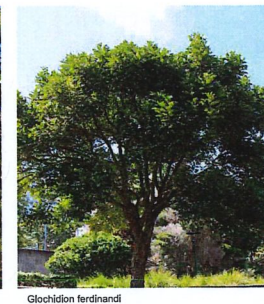
Tristaniopsis laurina 'Luscious'



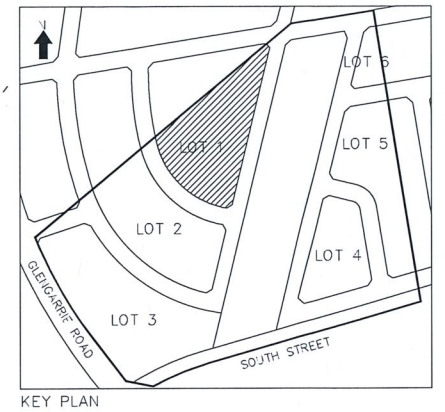
Stenocarpus sinuatus



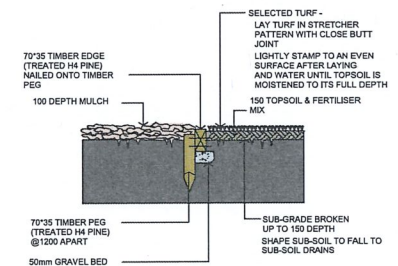
Melaleuca decora



Glochidion ferdinandi

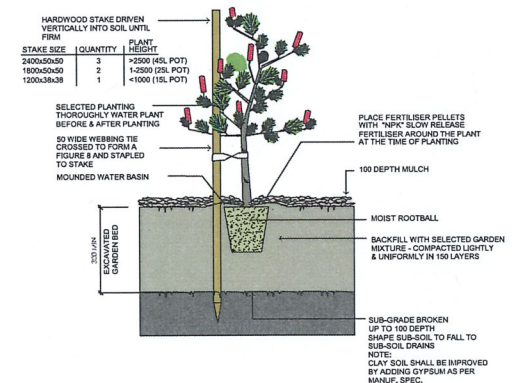


KEY PLAN



1. TURF & GARDEN EDGE DETAIL

NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST.

LOW SHRUBS

MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	19
WF	Westringia fruticosa	Coastal Rosemary	1.5m	250mm	36
DV	Dodonaea viscosa 'Purpurea'	Purple Hop bush	2m	250mm	33

TALL SHRUBS

BE	Banksia ericifolia	Heath Banksia	2m	300mm	12
AS	Acmena smithii var. minor	Lilly Pilly	3m	300mm	28

FEATURE SHRUBS

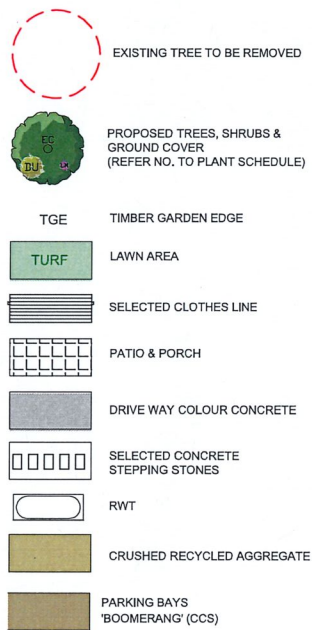
CG	Cordyline 'Green Star'	Cordyline dwarf	1m	200mm	16
CB	Cordyline 'Caruba Black'	Caruba Black	500mm	150mm	12
PF	Phormium tenax 'Flamin'	Red Flax	600mm	300mm	43
AE	Aspidistra elatior	Cast Iron plant	1m	200mm	55
SR	Strelitzia reginae	Bird of Paradise	1.5m	300mm	8

TREES

IF	Lagerstroemia indica x L. fauriei 'Biloxi'	Crepe Myrtle	7m	45 L	43
LI	Lagerstroemia indica 'Natchez'	Weeping Myrtle	7m	45 L	31
CA	Cupaniopsis anacardioides	Tuckeroo	8m	45 L	12
TL	Tristaniopsis laurina 'Luscious'	Water Gum	8m	45 L	21
SS	Stenocarpus sinuatus	Firewheel tree	8-12m	45 L	3

FOR STREET TREES - PLEASE REFER STREET TREE PLANTING PLAN - LP 01

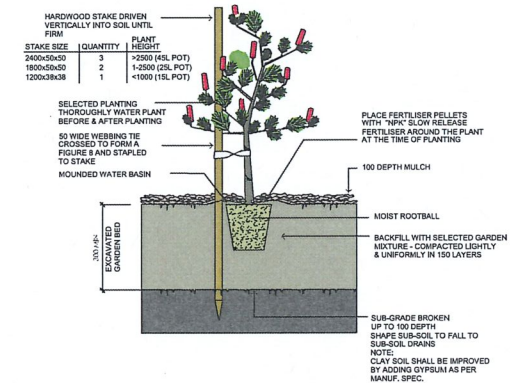
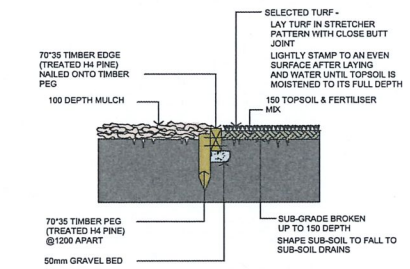
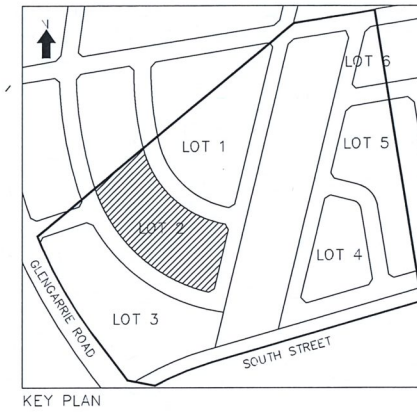
LEGEND/ FINISHES SCHEDULE



ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL	LAWN AREA 1st QUALITY TOP SOIL NATIVE GARDEN BED NATIVE GARDEN MIX
NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT	
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
ILLUMINATION	SELECTED BOLLARD ILLUMINATION IN ACCORDANCE WITH AS1158.3.1:1999
FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL

1 CONCEPT LANDSCAPE PLAN SCALE = 1:500

INDICATIVE IMAGES OF PROPOSED TREES



PROPOSED PLANTING SCHEDULE

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BORDER					
DL	Dianella Little Trev	Flax Lily	300mm	150mm	12
LM	Liriope muscari	Turf Lily	500mm	150mm	9
LOW SHRUBS					
MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	10
WF	Westringia fruticosa	Coastal Rosemary	1.5m	250mm	40
TALL SHRUBS					
BE	Banksia ericifolia	Heath Banksia	2m	300mm	5
AS	Acmena smithii var. minor	Lilly Pilly	3m	300mm	8
DV	Dodonaea viscosa 'Purpurea'	Purple Hop bush	2m	250mm	55
BS	Banksia spinulosa	Hairpin Banksia	2m	300mm	12
FEATURE SHRUBS					
SR	Strelitzia reginae	Bird of Paradise	1.5m	300mm	8
TREES					
IF	Lagerstroemia indica x L. fauriei 'Biloxi'	Crape Myrtle	7m	45 L	35
LI	Lagerstroemia indica 'Natchez'	Weeping Myrtle	7m	45 L	18
TL	Tristaniopsis laurina 'Luscious'	Water Gum	8m	45 L	7
ER	Elaeocarpus reticulatus	Blue Berry Ash	8m	45 L	3

FOR STREET TREES - PLEASE REFER STREET TREE PLANTING PLAN - LP 01



1 CONCEPT LANDSCAPE PLAN
01 SCALE = 1:500

INDICATIVE IMAGES OF PROPOSED TREES



Lagerstroemia indica x L. fauriei 'Biloxi'



Lagerstroemia indica 'Natchez'



Cupanopsis anacardioides



Tristanopsis laurina 'Luscious'



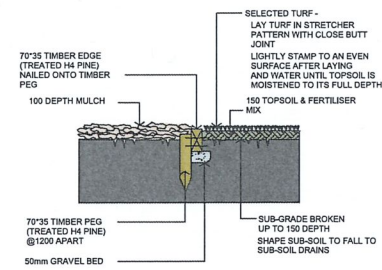
Lophostemon confertus



Brachychiton acerifolius

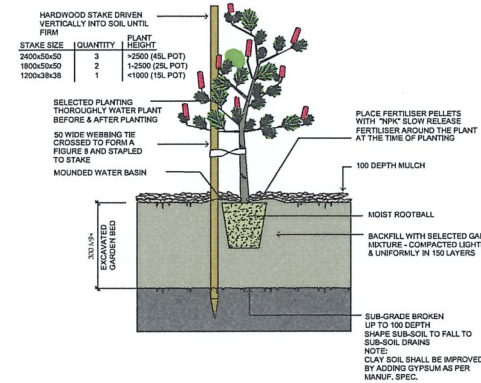


Elaeocarpus reticulatus



1. TURF & GARDEN EDGE DETAIL

NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM
DIPS AND HUMPS.



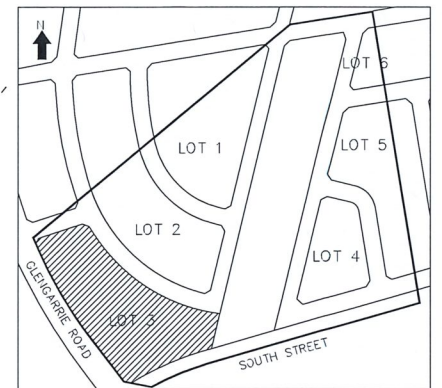
2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS
SUCH AS EXTREME HEAT, COLD, WIND OR RAIN.
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER
AND ORGANIC COMPOST.

PROPOSED PLANTING SCHEDULE

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BORDER					
AD	Agapanthus orientalis	African Lily	750mm	250mm	18
DL	Dianella Little Trex	Flax Lily	300mm	150mm	50
LM	Lilippe muscari	Turf Lily	500mm	150mm	39
LOW SHRUBS					
MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	78
WF	Westringia fruticosa	Coastal Rosemary	1.5m	250mm	26
DV	Dodonaea viscosa 'Purpurea'	Purple Hop bush	2m	250mm	59
TALL SHRUBS					
BE	Bankia ericifolia	Heath Bankia	2m	300mm	14
AS	Acmena smithii var. minor	Lilly Pilly	3m	300mm	108
FEATURE SHRUBS					
CG	Cordyline 'Green Star'	Cordyline dwarf	1m	200mm	26
CB	Cordyline 'Caruba Black'	Caruba Black	500mm	150mm	35
PF	Phormium tenax 'Flamin'	Red Flax	600mm	300mm	39
SR	Strelitzia reginae	Bird of Paradise	1.5m	300mm	33
TREES					
JP	Lagerstroemia indica x L. fauriei 'Biloxi'	Crape Myrtle	7m	45 L	60
LI	Lagerstroemia indica 'Natchez'	Weeping Myrtle	7m	45 L	33
CA	Cupanopsis anacardioides	Tuckeroo	8m	45 L	24
TL	Tristanopsis laurina 'Luscious'	Water Gum	8m	45 L	22

FOR STREET TREES - PLEASE REFER STREET TREE PLANTING PLAN - LP 01



KEY PLAN

LEGEND/ FINISHES SCHEDULE

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	EXISTING TREE NUMBER
	PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
	TGE
	TURF
	SELECTED CLOTHES LINE
	PATIO & PORCH
	DRIVE WAY COLOUR CONCRETE
	SELECTED CONCRETE STEPPING STONES
	RWT
	CRUSHED RECYCLED AGGREGATE
	PARKING BAYS, BOOMERANG (CCS)

ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL	LAWN AREA 1st QUALITY TOP SOIL
NOTE:	NATIVE GARDEN BED NATIVE GARDEN MIX OR EQUIVALENT
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
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FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL

GENERAL NOTES :

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- ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
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- WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING

ISSUED FOR :

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

R06					
R05					
R04					
R03	AMENDED AS PER COUNCIL EMAIL - DATED 04/05/2020	08/05/2020	SS	SS	
R02	AMENDED AS PER COUNCIL LETTER	09/04/2018	SHK	SHK	
R01	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2017	SS	SS	
ISSUE	AMENDMENTS				

TRUE NORTH :



DRAWING NUMBER :

LP 04/ 06

DRAWING TITLE :

LOT 3- CONCEPT LANDSCAPE PLAN

SCALE:
1:500 @A1

DATE:
APR 2018

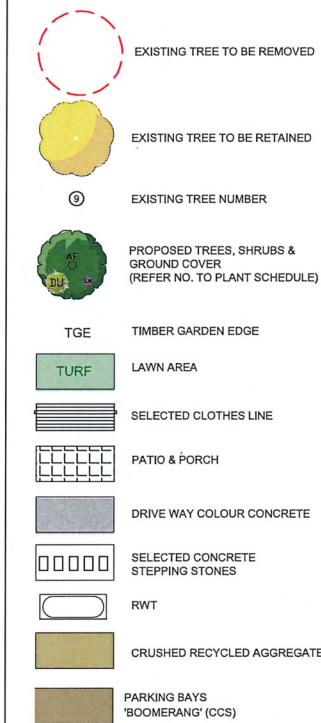
ISSUE :

R03

PROJECT :

312 SOUTH STREET
MARSDEN PARK

LEGEND/ FINISHES SCHEDULE



ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT	LAWN AREA 1st QUALITY TOP SOIL NATIVE GARDEN BED NATIVE GARDEN MIX
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
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1 CONCEPT LANDSCAPE PLAN

INDICATIVE IMAGES OF PROPOSED TREES



Lagerstroemia indica x L. fauriei 'Bliss'



Lagerstroemia indica 'Natchez'



Elaeocarpus reticulatus



Cupanopsis anacardiolides



Angophora floribunda



Waterhousea floribunda

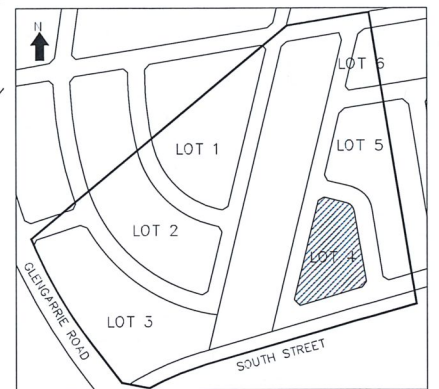


Tristaniopsis laurina 'Luscious'

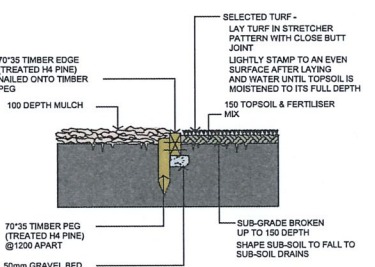
PROPOSED PLANTING SCHEDULE

No.	BOTANICAL NAME	COMMON NAME	APPROX. MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
AD	Agapanthus orientalis	African Lily	750mm	250mm	37
DL	Dianella Little Trex	Flax Lily	300mm	150mm	61
LM	Lilox muscari	Turf Lily	500mm	150mm	23
LOW SHRUBS					
MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	35
DV	Dodonaea viscosa 'Purpurea'	Purple Hop bush	2m	250mm	20
TALL SHRUBS					
BE	Banksia ericifolia	Heath Banksia	2m	300mm	26
AS	Acmena smithii var. minor	Lily Pilly	3m	300mm	22
FEATURE SHRUBS					
CG	Cordyline 'Green Star'	Cordyline dwarf	1m	200mm	12
CB	Cordyline 'Caruba Black'	Caruba Black	500mm	150mm	10
PF	Phormium tenax 'Flamingo'	Red Flax	600mm	300mm	7
AR	Aspidistra elatior	Cast Iron plant	1m	200mm	15
SR	Strelitzia reginae	Bird of Paradise	1.5m	300mm	10
TREES					
IF	Lagerstroemia indica x L. fauriei 'Bliss'	Crape Myrtle	7m	45 L	31
LJ	Lagerstroemia indica 'Natchez'	Weeping Myrtle	7m	45 L	9
CA	Cupanopsis anacardiolides	Tuckeroo	8m	45 L	11
ER	Elaeocarpus reticulatus	Blue Berry Ash	8m	45 L	8

FOR STREET TREES - PLEASE REFER STREET TREE PLANTING PLAN - LP 01

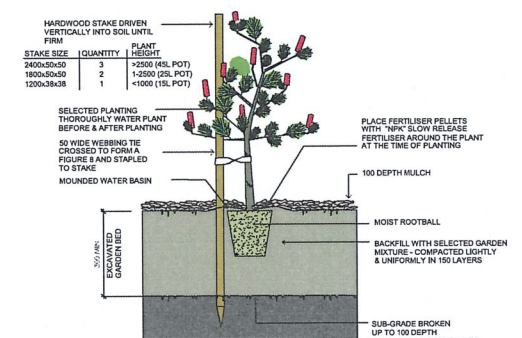


KEY PLAN



1. TURF & GARDEN EDGE DETAIL

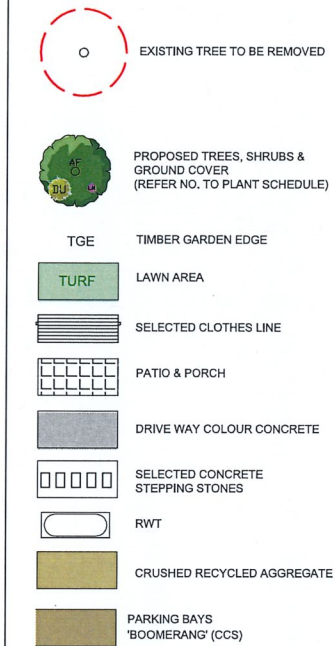
NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM
DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS
SUCH AS EXTREME HEAT, COLD, WIND OR RAIN.
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER
AND ORGANIC COMPOST

LEGEND/ FINISHES SCHEDULE



ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT	LAWN AREA 1st QUALITY TOP SOIL NATIVE GARDEN BED NATIVE GARDEN MIX
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
ILLUMINATION	SELECTED BOLLARD ILLUMINATION IN ACCORDANCE WITH AS1158.3.1:1999
FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL



1 CONCEPT LANDSCAPE PLAN SCALE = 1:500

LOW SHRUBS

MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	22
DV	Dodonaea viscosa 'Purpurea'	Purple Hop bush	2m	250mm	15

TALL SHRUBS

BE	Banksia ericifolia	Heath Banksia	2m	300mm	41
AS	Acmena smithii var. minor	Lilly Pilly	3m	300mm	53

FEATURE SHRUBS

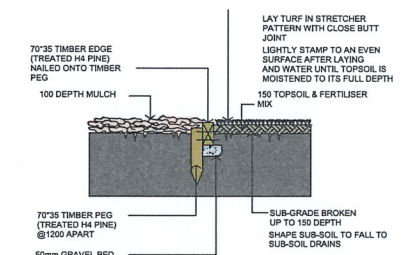
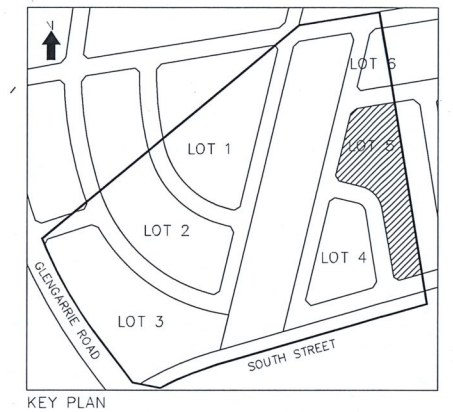
CG	Cordyline 'Green Star'	Cordyline dwarf	1m	200mm	13
CB	Cordyline 'Caruba Black'	Caruba Black	500mm	150mm	12
PF	Phormium tenax 'Flamin'	Red Flax	600mm	300mm	10
AE	Aspidistra elatior	Cast Iron plant	1m	200mm	35

TREES

IF	Lagerstroemia indica x L. fauriei 'Biloxi'	Crepe Myrtle	7m	45 L	41
LI	Lagerstroemia indica 'Natchez'	Weeping Myrtle	7m	45 L	13
ER	Elaeocarpus reticulatus	Blue Berry Ash	8m	45 L	26

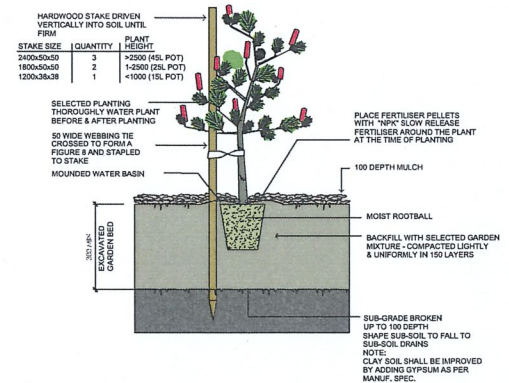
FOR STREET TREES - PLEASE REFER STREET TREE PLANTING PLAN - LP 01

INDICATIVE IMAGES OF PROPOSED TREES



1. TURF & GARDEN EDGE DETAIL

NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST