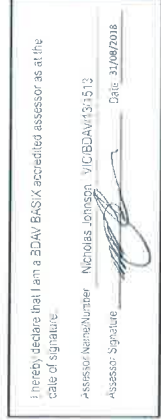
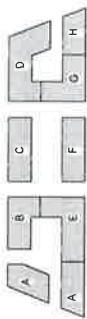


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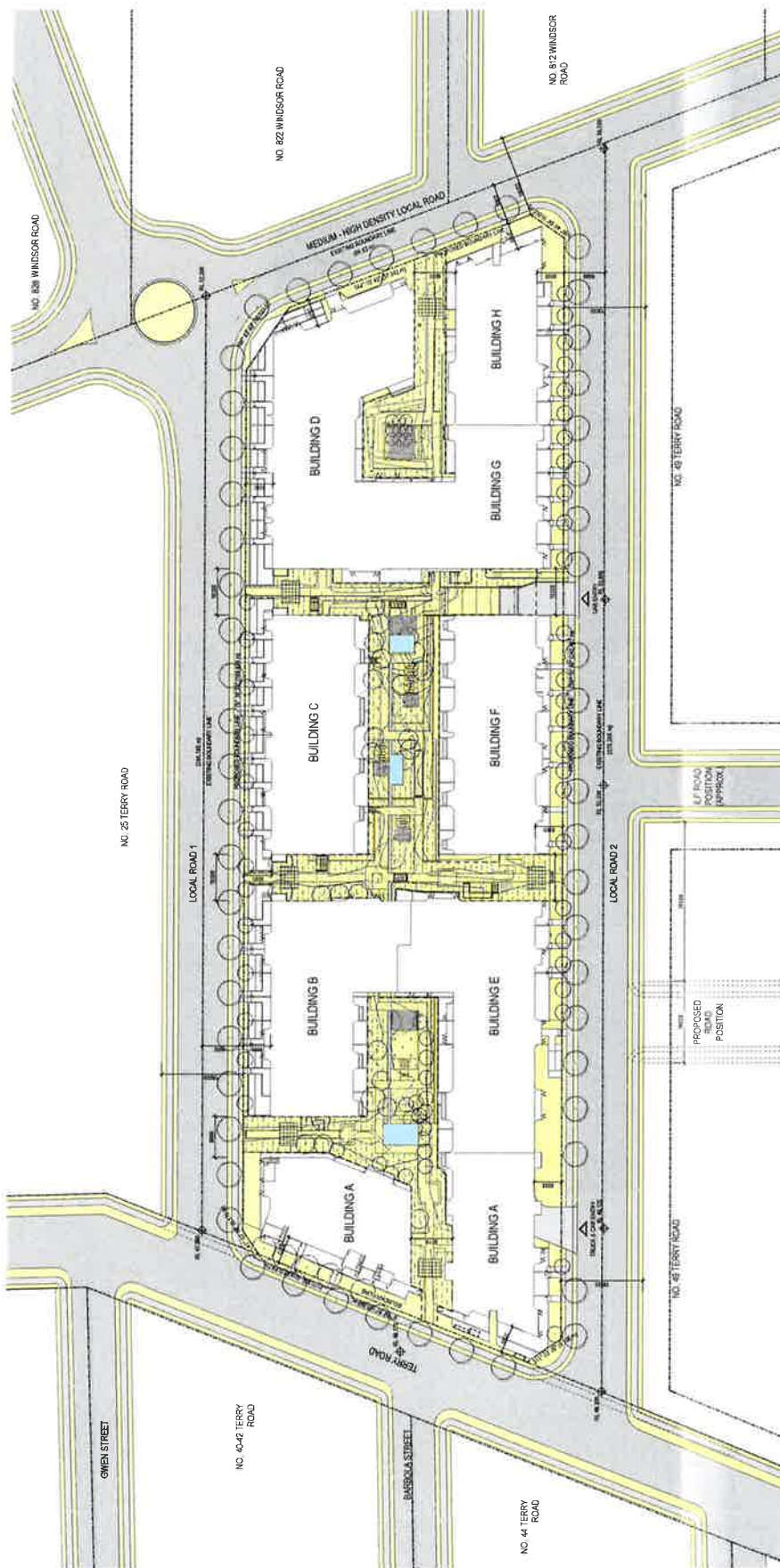
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VIC/BDV/131513

Assessor Signature: [Signature] Date: 31/08/2018



KEY PLAN



DEVELOPMENT APPLICATION

Revisory	25/12/14	DEVELOPMENT APPLICATION	KW
A	14/06/17	REVISED IN RESPONSE TO COUNCIL	AV
B	11/07/18	REVISED IN RESPONSE TO COUNCIL	AV
C	11/07/18	REVISED IN RESPONSE TO COUNCIL	AV
D	03/08/18	REVISED IN RESPONSE TO COUNCIL	AV

1/1/2018 1:18 PM

Project: **41 TERRY ROAD**

Drawing: **PROPOSED SITE PLAN**

Scale: **1 : 500**

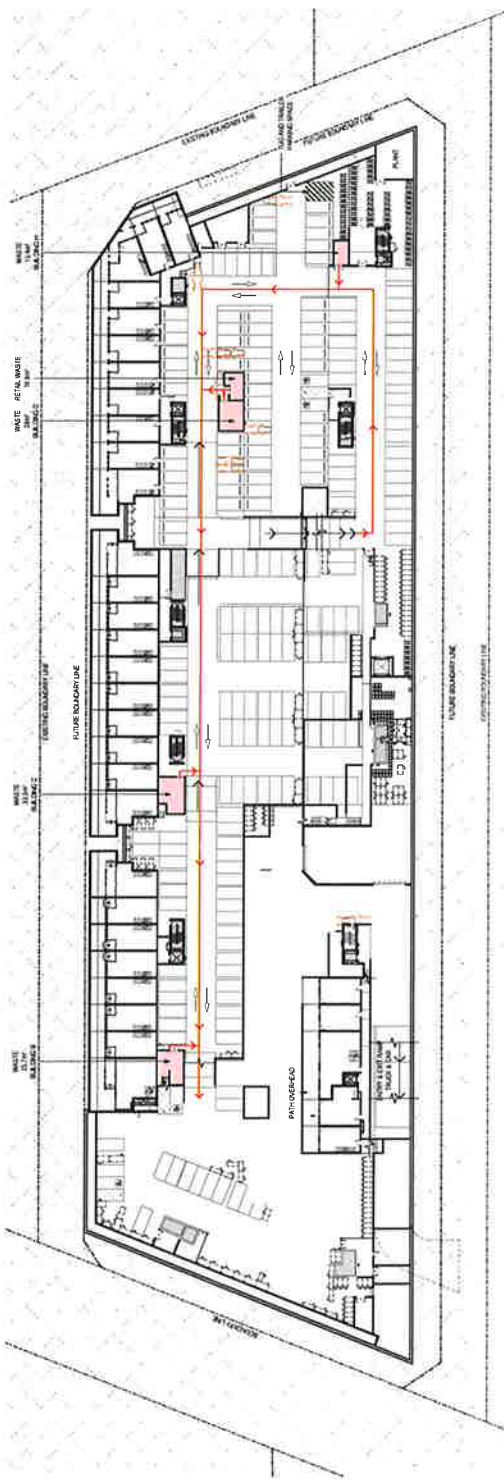
Drawing No: **TP00.02 D**

rothelawman

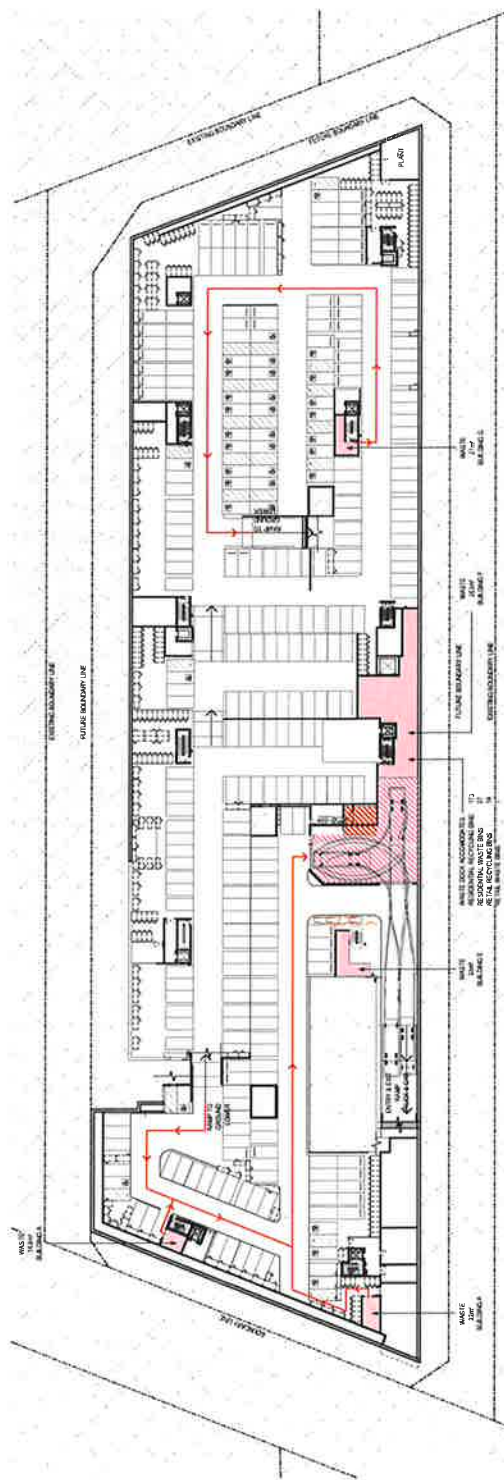
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KEY PLAN



GROUND LOWER SITE FACILITIES
PLAN



BASEMENT SITE FACILITIES PLAN

DEVELOPMENT APPLICATION

Revised: 05/12/16 DEVELOPMENT APPLICATION
A 1426/17 REVISED IN RESPONSE TO COUNCIL
B 1426/17 REVISED IN RESPONSE TO COUNCIL
C 1426/17 REVISED IN RESPONSE TO COUNCIL
D 1426/17 REVISED IN RESPONSE TO COUNCIL

WASTE FACILITIES
WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT
WASTE MANAGEMENT

NOTE: THIS CONTROLLED USED FOR INTERNAL BASEMENT BIN MOVEMENT

Project: 41 TERRY ROAD

Drawn: SITE FACILITIES PLAN

Scale: 1:500

Drawing No: TP00.07 D

I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VICBDV/13153

Assessor Signature: [Signature] Date: 31/08/2018

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A	30.25.14	Section 4.55 Submission	GF
B	11.01.12	Section 4.55 Submission	JG
C	07.09.12	Section 4.55 Submission	JG
D	01.11.12	Section 4.55 Submission	BN
	24.02.13	Section 4.55 Submission	BN

REV 2008-08 11 911 4P 430

Tissue	COPD (n=15)		Non-COPD (n=15)	
	Mean (SD)	Range	Mean (SD)	Range
Adipose	1.2 (0.4)	0.5-2.0	1.1 (0.3)	0.5-1.8
Heart	1.3 (0.5)	0.6-2.1	1.2 (0.4)	0.6-1.9
Liver	1.4 (0.6)	0.7-2.2	1.3 (0.5)	0.7-2.0
Muscle	1.5 (0.7)	0.8-2.3	1.4 (0.6)	0.8-2.1
Spleen	1.6 (0.8)	0.9-2.4	1.5 (0.7)	0.9-2.2
Testis	1.7 (0.9)	1.0-2.5	1.6 (0.8)	1.0-2.3
Uterus	1.8 (1.0)	1.1-2.6	1.7 (0.9)	1.1-2.4
Whole body	1.9 (1.1)	1.2-2.7	1.8 (1.0)	1.2-2.5

14

41 TERRY ROAD

Drawing /
OVERALL BASEMENT

24.05.16

Scala 1 : 500

Drawing No. **TP01 01 E**

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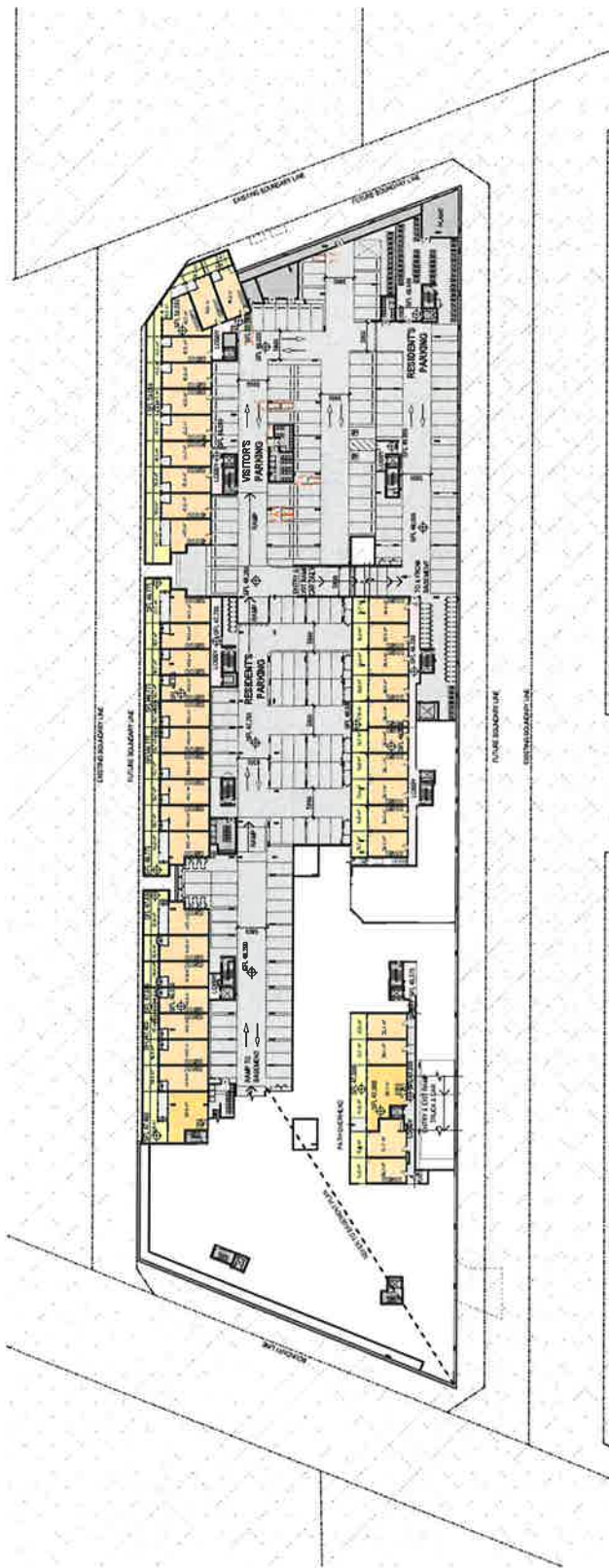
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VIC/BDV/13/1513

Signature: [Signature] Date: 31/08/2018



KEY PLAN



DEVELOPMENT APPLICATION

Reference: 05/25/18 DEVELOPMENT APPLICATION
 A. 11/01/18 Section 4.5.5 Submission
 C. 03/03/18 Section 4.5.5 Submission

20/08/2018 4:40:08 PM

VOLUME 1: BASIX	
1. BASIX PLAN (A1)	10/08/2018
2. BASIX PLAN (A2)	10/08/2018
3. BASIX PLAN (A3)	10/08/2018
4. BASIX PLAN (A4)	10/08/2018

Item	Area	Volume	Weight	Value	Notes
1. BASIX PLAN (A1)	10/08/2018	10/08/2018	10/08/2018	10/08/2018	10/08/2018
2. BASIX PLAN (A2)	10/08/2018	10/08/2018	10/08/2018	10/08/2018	10/08/2018
3. BASIX PLAN (A3)	10/08/2018	10/08/2018	10/08/2018	10/08/2018	10/08/2018
4. BASIX PLAN (A4)	10/08/2018	10/08/2018	10/08/2018	10/08/2018	10/08/2018

Project: 41 TERRY ROAD

Drawn: OVERALL GROUND LOWER

Project No: 215430

Drawn: J.L. KW

Scale: 1:500

Drawing No: TP01.02 C

rothelowman

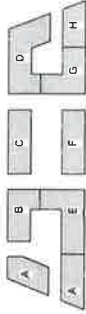
Brisbane Melbourne Sydney
 Perth Melbourne Canberra

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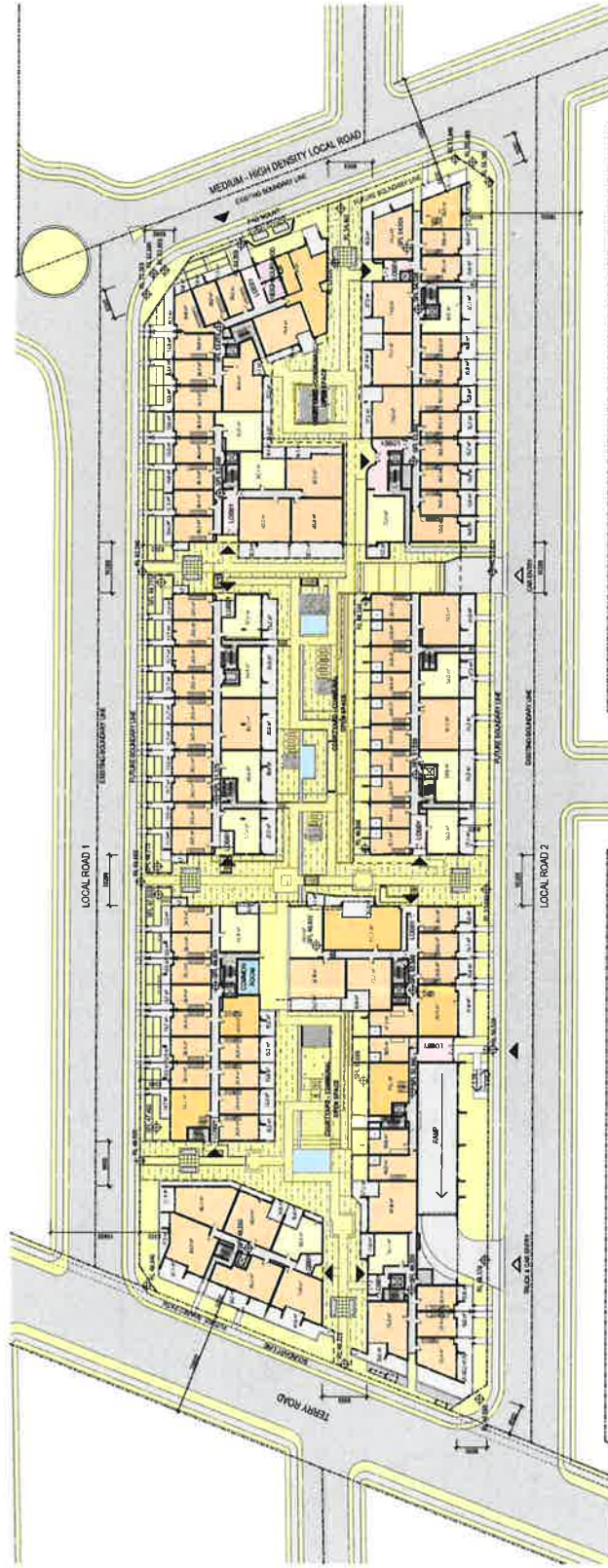
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature

Assessor Name/Number Nicholas Jorrison VIC/BDV/13/1513

Assessor Signature Date 31/08/2018



KEY PLAN



DEVELOPMENT APPLICATION

History
 1. 30/12/16 DEVELOPMENT APPLICATION
 2. 14/05/17 REVISION IN RESPONSE TO COUNCIL
 3. 11/07/18 STAGE 4 SS SUBMISSION
 4. 03/08/18 STAGE 4 SS SUBMISSION

31/08/2018 4:48:23 PM

COLOR CODE	DESCRIPTION
Blue	STAGE 4 PARTIAL
Green	STAGE 4 PARTIAL
Yellow	STAGE 4 PARTIAL / TOWNHOUSE
Orange	STAGE 4 PARTIAL / TOWNHOUSE
Red	STAGE 4 PARTIAL / TOWNHOUSE

LEGEND	DESCRIPTION
Blue	STAGE 4 PARTIAL
Green	STAGE 4 PARTIAL

Project / 41 TERRY ROAD
 41 TERRY ROAD ROUSE HILL

Drawing / OVERALL GROUND

Project No / 215430 Date / 24.05.16

Author / JLT
 KW

Scale 6 A / 1 : 500

Drawing No / TP01.03 D

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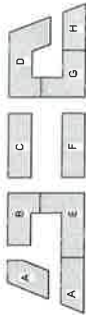
Building, Mechanical, Electrical, Plumbing, Fire Engineering, Landscape Architecture

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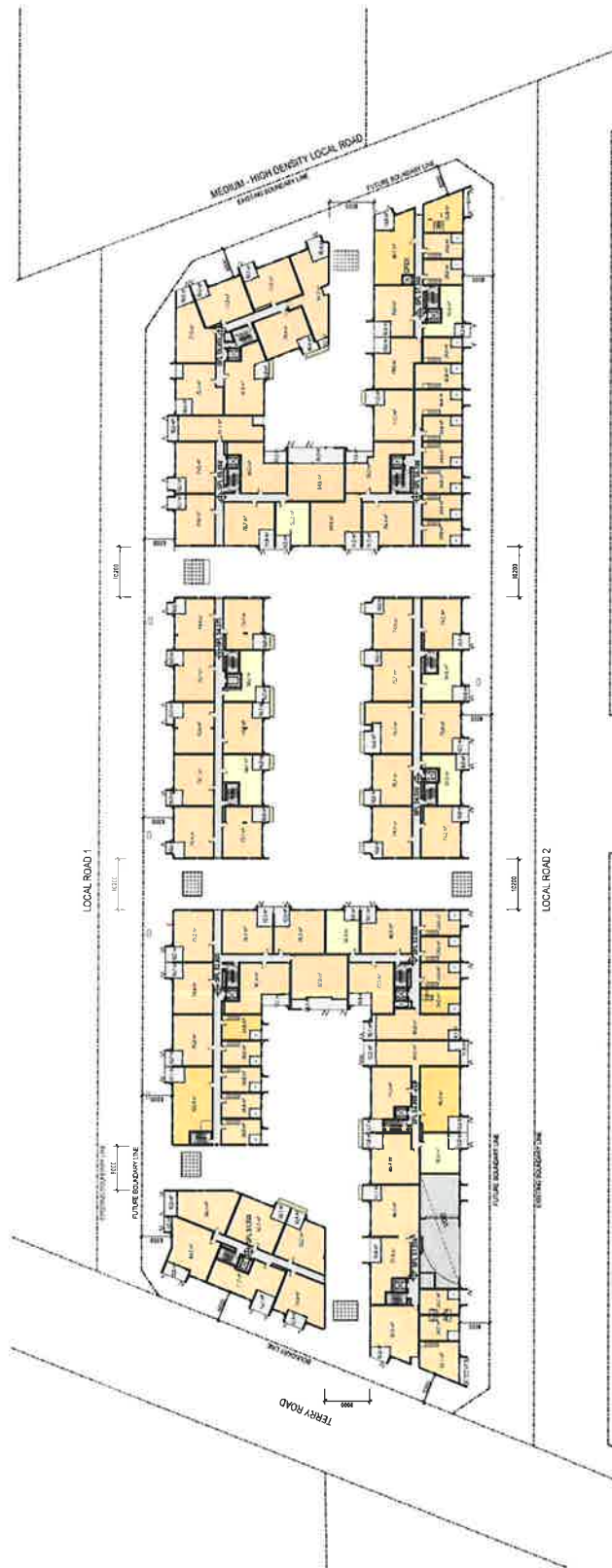
I hereby declare that I am a BDA/ BASIX accredited assessor as at the date of signature

Assessor Name/Number: **Nicholas J. Jones** VIC BDA/131513

Assessor Signature:  Date: **31/04/2018**



KEY PLAN



DEVELOPMENT APPLICATION

Review/ 1. 03.12.18 DEVELOPMENT APPLICATION KW
2. 13.01.19 Review 0.05 Submission DT
3. 02.05.19 Review 0.05 Submission FQ

JANUARY 4 4 20 18 PM

COLOR CODE	REMARKS
1	1. 03.12.18 DEVELOPMENT APPLICATION
2	2. 13.01.19 Review 0.05 Submission
3	3. 02.05.19 Review 0.05 Submission
4	4. 03.12.18 DEVELOPMENT APPLICATION

Project/ 41 TERRY ROAD

Drawn/ OVERALL LEVEL 1

Project No/ 215430

Date/ 24.05.16

Author/ J.L. KW

Scale/ 1:500

Drawing No/ TP01.04 C



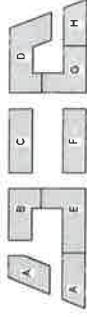
rothelowman

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Sydney
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I hereby declare that I am a BDIA/ BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VIC/BDIA/131513

Assessor Signature: [Signature] Date: 31/08/2018



KEY PLAN



DEVELOPMENT APPLICATION

Revisions:
 A 05.13.16 DEVELOPMENT APPLICATION
 B 05.05.16 Submit A.2.2 Submission
 C 03.29.16 Submit A.1.5 Submission

Submitted: 4.08.17 PM

TRAFFIC LIGHTS
1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT / TOWNHOUSE
4 BED TOWNHOUSE

Project: 41 TERRY ROAD

Drawn: OVERALL LEVEL 2

Project No: 215430

Date: 24.05.16

Author: J.L. KW

Scale: 1:500

Drawing No: TP01.05 C

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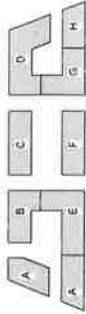
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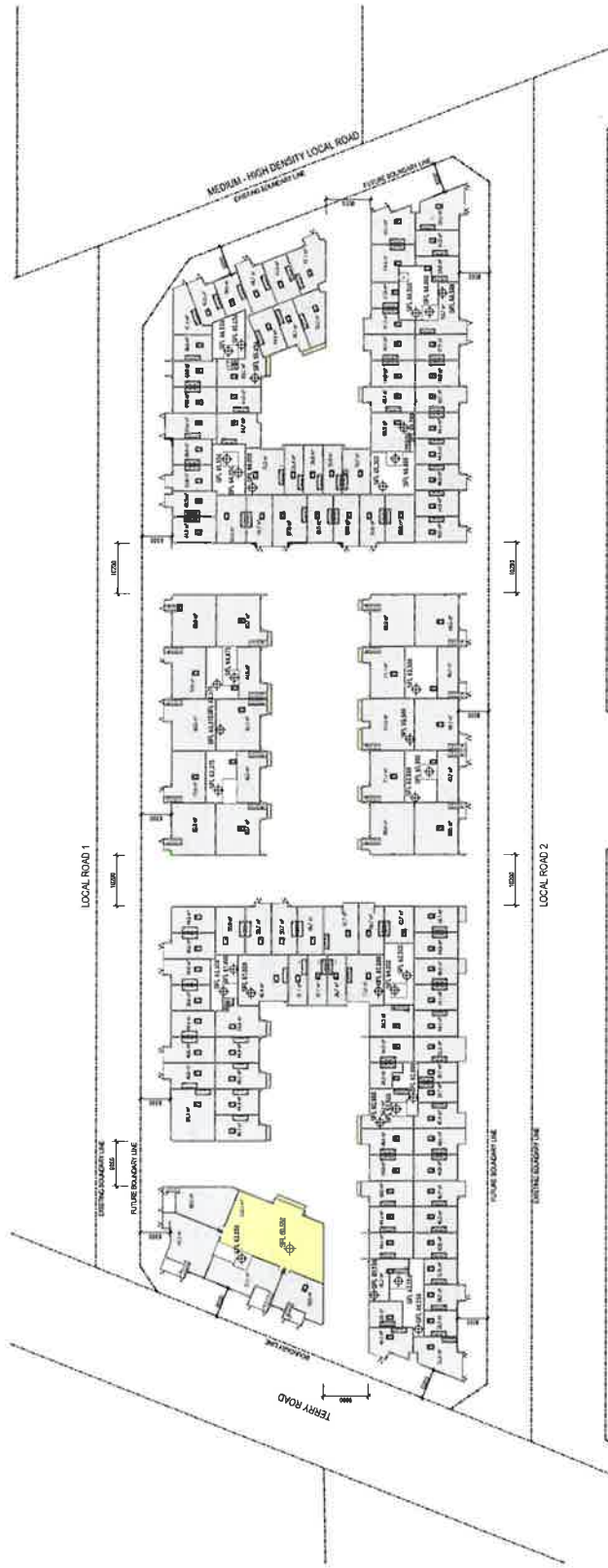
I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VICBDV/13/1513

Assessor Signature:  Date: 31/05/2018



KEY PLAN



DEVELOPMENT APPLICATION

Revisions: 05/12/15 DEVELOPMENT APPLICATION KW
 A 30/05/16 Section 4.55 Submission DT
 B 10/06/16 Section 4.55 Submission AG
 C 01/09/16 Section 4.55 Submission

JANUARY 16 4:45 PM

Project: 41 TERRY ROAD

41 TERRY ROAD ROUSE HILL

Drawing: OVERALL ROOF

Project No: 215430

Date: 06.01.16

Author: JL KW

Scale: 1:500

Drawing No: TP01.08 C

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 www.rotheflowman.com.au

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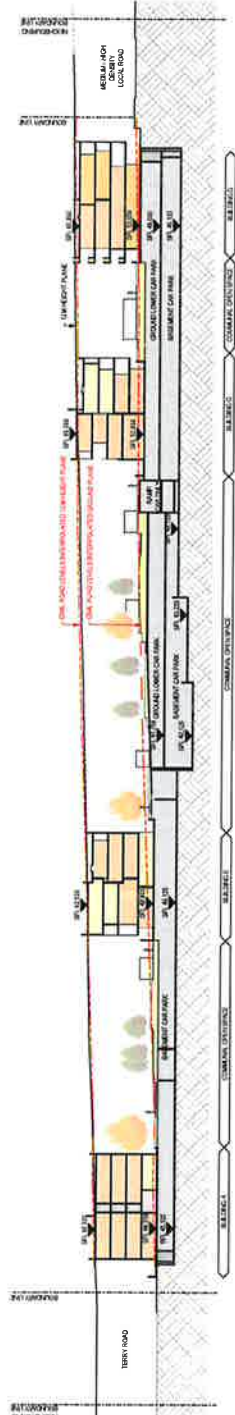
I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature

Assessor Name/Number Nicholas Johnson VIC/BDV/131513

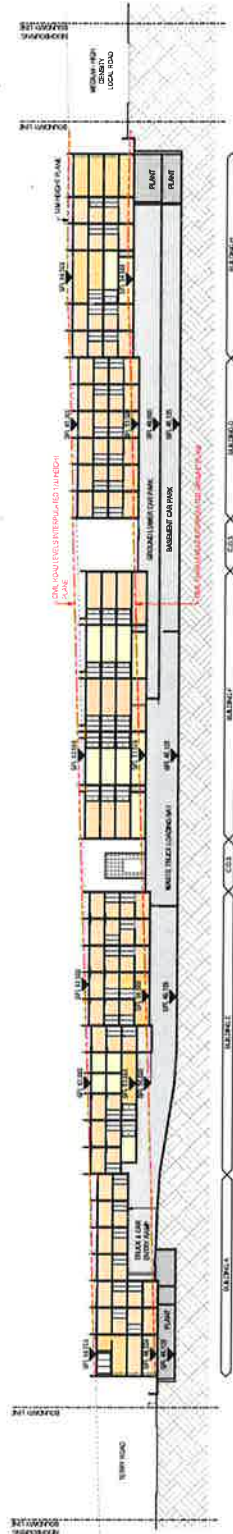
Assessor Signature Date 31/08/2018



KEY PLAN



OVERALL SECTION 1
VERTICAL SCALE 1:500



OVERALL SECTION 2
VERTICAL SCALE 1:500

DEVELOPMENT APPLICATION

1. 05/12/18 DEVELOPMENT APPLICATION
2. 06/01/19 DEVELOPMENT APPLICATION
3. 06/01/19 DEVELOPMENT APPLICATION
4. 06/01/19 DEVELOPMENT APPLICATION
5. 06/01/19 DEVELOPMENT APPLICATION
6. 06/01/19 DEVELOPMENT APPLICATION
7. 06/01/19 DEVELOPMENT APPLICATION
8. 06/01/19 DEVELOPMENT APPLICATION
9. 06/01/19 DEVELOPMENT APPLICATION
10. 06/01/19 DEVELOPMENT APPLICATION

COLUMN FORM
1. 000 PARTMENT
2. 000 PARTMENT
3. 000 PARTMENT
4. 000 PARTMENT
5. 000 PARTMENT
6. 000 PARTMENT
7. 000 PARTMENT
8. 000 PARTMENT
9. 000 PARTMENT
10. 000 PARTMENT

Project / 41 TERRY ROAD

Drawing / OVERALL SECTIONS

Project No / 215430

Date / 30.05.16

Author / KW, JL

Scale 8 x 11 / 1:500

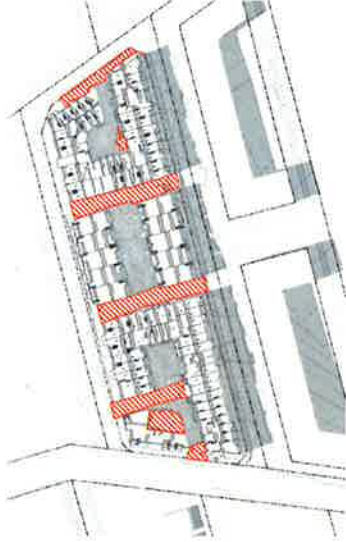
Drawing No / TP03.01 D

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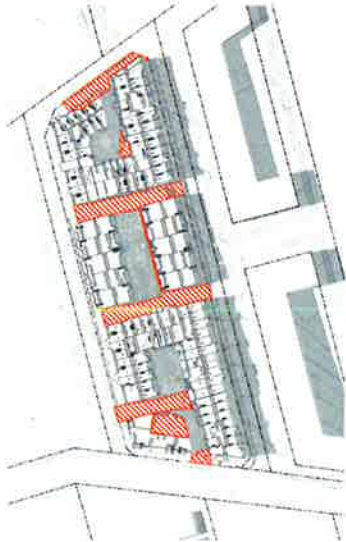
Bursary Melbourne Sydney
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COMMUNAL OPEN SPACE AREA - 4040 m ²		
TIME	AREA IN SUNLIGHT	% OF COS
1145	1741 m ²	43.1% OF COS
1200	2005 m ²	49.6% OF COS
1215	2056 m ²	50.9% OF COS
1230	2277 m ²	56.4% OF COS
1245	2277 m ²	56.4% OF COS
1300	2262 m ²	56.0% OF COS
1315	2174 m ²	53.8% OF COS
1330	1951 m ²	48.3% OF COS
1345	1872 m ²	46.3% OF COS
TOTAL	18671 m ²	
AVERAGE SOLAR ACCESS		51.3%

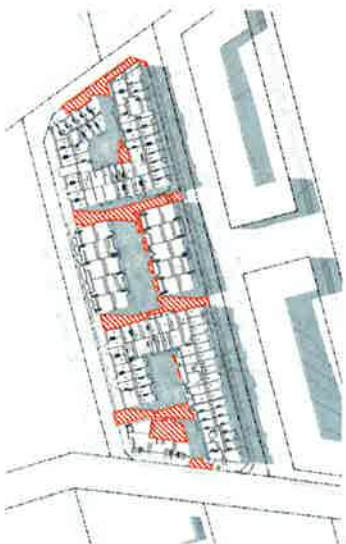
FOOT CANDLE MEASURED IN MIDDLE COMMUNAL OPEN SPACE FLOOR LEVEL



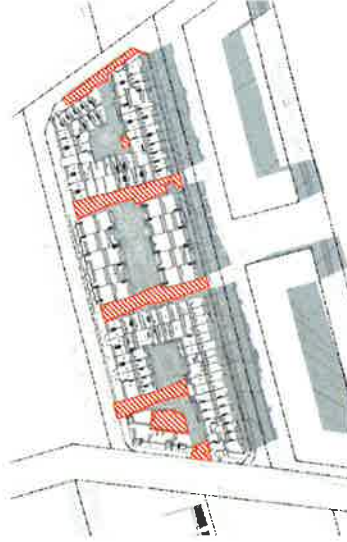
COS Solar Access 1315



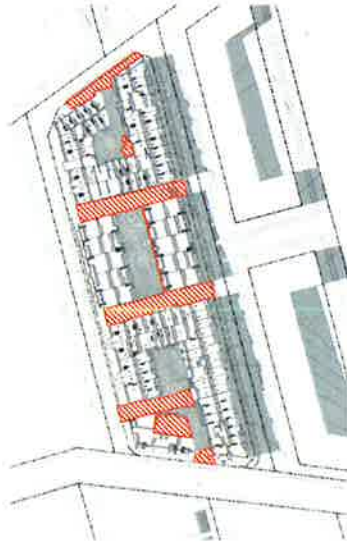
COS Solar Access 1230



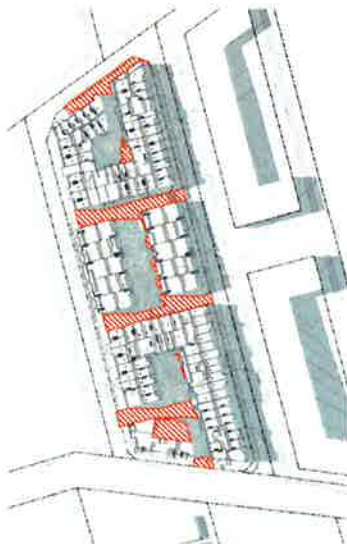
COS Solar Access 1215



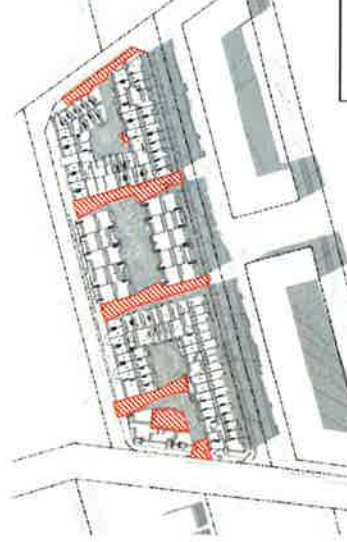
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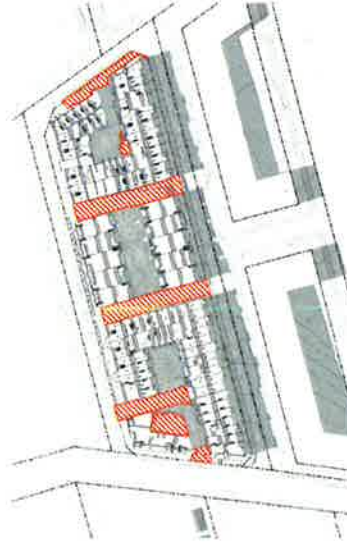
COS Solar Access 1245



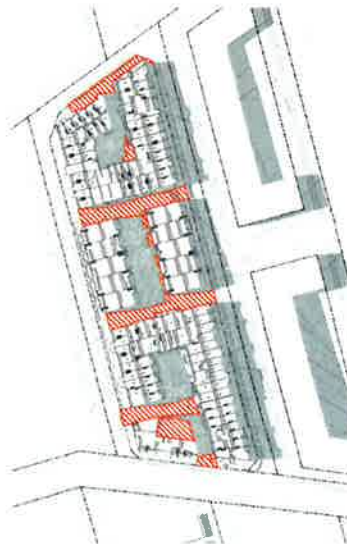
COS Solar Access 1200



COS Solar Access 1345



COS Solar Access 1300



COS Solar Access 1215

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature

Assessor Name/Number: Nicholas Johnson VIC/BDAM/131513

Assessor Signature: [Signature]

Date: 31/08/2018

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Business, Melbourne, Sydney

www.rothelowman.com.au

Drawing No. TP04.04 C

Scale: 1:1500

Author: JC

Date: 01/05/17

Project No. 215430

Drawn by: COMMUNAL OPEN SPACE SOLAR ACCESS

Project: 41 TERRY ROAD, HOUSE HILL

Drawn by: COMMUNAL OPEN SPACE SOLAR ACCESS

Project: 41 TERRY ROAD, HOUSE HILL

Drawn by: COMMUNAL OPEN SPACE SOLAR ACCESS

Project: 41 TERRY ROAD, HOUSE HILL

Drawn by: COMMUNAL OPEN SPACE SOLAR ACCESS

DEVELOPMENT APPLICATION

Received: 14.05.17 REVISIONS IN RESPONSE TO COUNCIL

A: 20.05.18 Section 4.05 Submission

B: 02.06.18 Section 4.05 Submission

C: 02.06.18 Section 4.05 Submission

14/05/2018 4:44:11 PM



KEY PLAN

I hereby declare that I am a BDAV BASIX accredited assessor as at the

Assessor Name/Number: Nicholas Johnson VIC/8DAV/13/1513

Assessor Signature _____ Date 31/08/2018

Overall System Compliance (Total All Buildings)	
Grand Total: 252	

CONTROL: 70%
ACHIEVED: 78%

Overall Cross Ventilation Compliance (Total All Buildings)

CONTROL	60%
ACHIEVED	67%

[illegible]

Building O Solar Compliance	Number	Solar Compliance
2012-2013	Yes	Yes
2014-2015	Yes	Yes
2016-2017	Yes	Yes
2018-2019	Yes	Yes
2020-2021	Yes	Yes
2022-2023	Yes	Yes
2024-2025	Yes	Yes
2026-2027	Yes	Yes
2028-2029	Yes	Yes
2030-2031	Yes	Yes
2032-2033	Yes	Yes
2034-2035	Yes	Yes
2036-2037	Yes	Yes
2038-2039	Yes	Yes
2040-2041	Yes	Yes
2042-2043	Yes	Yes
2044-2045	Yes	Yes
2046-2047	Yes	Yes
2048-2049	Yes	Yes
2050-2051	Yes	Yes
2052-2053	Yes	Yes
2054-2055	Yes	Yes
2056-2057	Yes	Yes
2058-2059	Yes	Yes
2060-2061	Yes	Yes
2062-2063	Yes	Yes
2064-2065	Yes	Yes
2066-2067	Yes	Yes
2068-2069	Yes	Yes
2070-2071	Yes	Yes
2072-2073	Yes	Yes
2074-2075	Yes	Yes
2076-2077	Yes	Yes
2078-2079	Yes	Yes
2080-2081	Yes	Yes
2082-2083	Yes	Yes
2084-2085	Yes	Yes
2086-2087	Yes	Yes
2088-2089	Yes	Yes
2090-2091	Yes	Yes
2092-2093	Yes	Yes
2094-2095	Yes	Yes
2096-2097	Yes	Yes
2098-2099	Yes	Yes
2100-2101	Yes	Yes
2102-2103	Yes	Yes
2104-2105	Yes	Yes
2106-2107	Yes	Yes
2108-2109	Yes	Yes
2110-2111	Yes	Yes
2112-2113	Yes	Yes
2114-2115	Yes	Yes
2116-2117	Yes	Yes
2118-2119	Yes	Yes
2120-2121	Yes	Yes
2122-2123	Yes	Yes
2124-2125	Yes	Yes
2126-2127	Yes	Yes
2128-2129	Yes	Yes
2130-2131	Yes	Yes
2132-2133	Yes	Yes
2134-2135	Yes	Yes
2136-2137	Yes	Yes
2138-2139	Yes	Yes
2140-2141	Yes	Yes
2142-2143	Yes	Yes
2144-2145	Yes	Yes
2146-2147	Yes	Yes
2148-2149	Yes	Yes
2150-2151	Yes	Yes
2152-2153	Yes	Yes
2154-2155	Yes	Yes
2156-2157	Yes	Yes
2158-2159	Yes	Yes
2160-2161	Yes	Yes
2162-2163	Yes	Yes
2164-2165	Yes	Yes
2166-2167	Yes	Yes
2168-2169	Yes	Yes
2170-2171	Yes	Yes
2172-2173	Yes	Yes
2174-2175	Yes	Yes
2176-2177	Yes	Yes
2178-2179	Yes	Yes
2180-2181	Yes	Yes
2182-2183	Yes	Yes
2184-2185	Yes	Yes
2186-2187	Yes	Yes
2188-2189	Yes	Yes
2190-2191	Yes	Yes
2192-2193	Yes	Yes
2194-2195	Yes	Yes
2196-2197	Yes	Yes
2198-2199	Yes	Yes
2200-2201	Yes	Yes
2202-2203	Yes	Yes
2204-2205	Yes	Yes
2206-2207	Yes	Yes
2208-2209	Yes	Yes
2210-2211	Yes	Yes
2212-2213	Yes	Yes
2214-2215	Yes	Yes
2216-2217	Yes	Yes
2218-2219	Yes	Yes
2220-2221	Yes	Yes
2222-2223	Yes	Yes
2224-2225	Yes	Yes
2226-2227	Yes	Yes
2228-2229	Yes	Yes
2230-2231	Yes	Yes
2232-2233	Yes	Yes
2234-2235	Yes	Yes
2236-2237		

Building / Floor Compliance	Number	Safe Complaint
1000425	1	Yes
1000426	1	Yes
1000427	1	Yes
1000428	1	Yes
1000429	1	Yes
1000430	1	Yes
1000431	1	Yes
1000432	1	Yes
1000433	1	Yes
1000434	1	Yes
1000435	1	Yes
1000436	1	Yes
1000437	1	Yes
1000438	1	Yes
1000439	1	Yes
1000440	1	Yes
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1000442	1	Yes
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1000447	1	Yes
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1000465	1	Yes
1000466	1	Yes
1000467	1	Yes
1000468	1	Yes
1000469	1	Yes
1000470	1	Yes
1000471	1	Yes
1000472	1	Yes
1000473	1	Yes
1000474	1	Yes
1000475	1	Yes
1000476	1	Yes
1000477	1	Yes
1000478	1	Yes
1000479	1	Yes
1000480	1	Yes
1000481	1	Yes
1000482	1	Yes
1000483	1	Yes
1000484	1	Yes
1000485	1	Yes
1000486	1	Yes
1000487	1	Yes
1000488	1	Yes
1000489	1	Yes
1000490	1	Yes
1000491	1	Yes
1000492	1	Yes
1000493	1	Yes
1000494	1	Yes
1000495	1	Yes
1000496	1	Yes
1000497	1	Yes
1000498	1	Yes
1000499	1	Yes
1000500	1	Yes
1000501	1	Yes
1000502	1	Yes
1000503	1	Yes
1000504	1	Yes
1000505	1	Yes
1000506	1	Yes
1000507	1	Yes
1000508	1	Yes
1000509	1	Yes
1000510	1	Yes
1000511	1	Yes
1000512	1	Yes
1000513	1	Yes
1000514	1	Yes
1000515	1	Yes
1000516	1	Yes
1000517	1	Yes
1000518	1	Yes
1000519	1	Yes
1000520	1	Yes
1000521	1	Yes
1000522	1	Yes
1000523	1	Yes
1000524	1	Yes
1000525	1	Yes
1000526	1	Yes
1000527	1	Yes
1000528	1	Yes
1000529	1	Yes
1000530	1	Yes
1000531	1	Yes
1000532	1	Yes
1000533	1	Yes
1000534	1	Yes
1000535	1	Yes
1000536	1	Yes
1000537	1	Yes
1000538	1	Yes
1000539	1	Yes
1000540	1	Yes
1000541	1	Yes
1000542	1	Yes
1000543	1	Yes

Building & Code Compliance	Number	Soilry Compliance
AVEL 1	Yes	Yes
AVEL 2	Yes	Yes
AVEL 3	Yes	Yes
AVEL 4	Yes	Yes
AVEL 5	Yes	Yes
AVEL 6	Yes	Yes
AVEL 7	Yes	Yes
AVEL 8	Yes	Yes
AVEL 9	Yes	Yes
AVEL 10	Yes	Yes
AVEL 11	Yes	Yes
AVEL 12	Yes	Yes
AVEL 13	Yes	Yes
AVEL 14	Yes	Yes
AVEL 15	Yes	Yes
AVEL 16	Yes	Yes
AVEL 17	Yes	Yes
AVEL 18	Yes	Yes
AVEL 19	Yes	Yes
AVEL 20	Yes	Yes
AVEL 21	Yes	Yes
AVEL 22	Yes	Yes
AVEL 23	Yes	Yes
AVEL 24	Yes	Yes
AVEL 25	Yes	Yes
AVEL 26	Yes	Yes
AVEL 27	Yes	Yes
AVEL 28	Yes	Yes
AVEL 29	Yes	Yes
AVEL 30	Yes	Yes
AVEL 31	Yes	Yes
AVEL 32	Yes	Yes
AVEL 33	Yes	Yes
AVEL 34	Yes	Yes
AVEL 35	Yes	Yes
AVEL 36	Yes	Yes
AVEL 37	Yes	Yes
AVEL 38	Yes	Yes
AVEL 39	Yes	Yes
AVEL 40	Yes	Yes
AVEL 41	Yes	Yes
AVEL 42	Yes	Yes
AVEL 43	Yes	Yes
AVEL 44	Yes	Yes
AVEL 45	Yes	Yes
AVEL 46	Yes	Yes
AVEL 47	Yes	Yes
AVEL 48	Yes	Yes
AVEL 49	Yes	Yes
AVEL 50	Yes	Yes
AVEL 51	Yes	Yes
AVEL 52	Yes	Yes
AVEL 53	Yes	Yes
AVEL 54	Yes	Yes
AVEL 55	Yes	Yes
AVEL 56	Yes	Yes
AVEL 57	Yes	Yes
AVEL 58	Yes	Yes
AVEL 59	Yes	Yes
AVEL 60	Yes	Yes
AVEL 61	Yes	Yes
AVEL 62	Yes	Yes
AVEL 63	Yes	Yes
AVEL 64	Yes	Yes
AVEL 65	Yes	Yes
AVEL 66	Yes	Yes
AVEL 67	Yes	Yes
AVEL 68	Yes	Yes
AVEL 69	Yes	Yes
AVEL 70	Yes	Yes
AVEL 71	Yes	Yes
AVEL 72	Yes	Yes
AVEL 73	Yes	Yes
AVEL 74	Yes	Yes
AVEL 75	Yes	Yes
AVEL 76	Yes	Yes
AVEL 77	Yes	Yes
AVEL 78	Yes	Yes
AVEL 79	Yes	Yes
AVEL 80	Yes	Yes
AVEL 81	Yes	Yes
AVEL 82	Yes	Yes
AVEL 83	Yes	Yes
AVEL 84	Yes	Yes
AVEL 85	Yes	Yes
AVEL 86	Yes	Yes
AVEL 87	Yes	Yes
AVEL 88	Yes	Yes
AVEL 89	Yes	Yes
AVEL 90	Yes	Yes
AVEL 91	Yes	Yes
AVEL 92	Yes	Yes
AVEL 93	Yes	Yes
AVEL 94	Yes	Yes
AVEL 95	Yes	Yes
AVEL 96	Yes	Yes
AVEL 97	Yes	Yes
AVEL 98	Yes	Yes
AVEL 99	Yes	Yes
AVEL 100	Yes	Yes

[illegible]

Building D Solar Compliance	Solar Compliant	
	Has a fire	Has a fire
GROUND		
SUG001	Yes	
SUG002	Yes	
SUG003	Yes	
SUG004	Yes	
SUG005	Yes	
SUG006	Yes	
SUG007	Yes	
SUG008	Yes	
SUG009	Yes	
SUG010	Yes	
SUG011	Yes	
SUG012	Yes	
SUG013	Yes	
SUG014	Yes	
SUG015	Yes	
SUG016	Yes	
SUG017	Yes	
SUG018	Yes	
SUG019	Yes	
SUG020	Yes	
SUG021	Yes	
SUG022	Yes	
SUG023	Yes	
SUG024	Yes	
SUG025	Yes	
SUG026	Yes	
SUG027	Yes	
SUG028	Yes	
SUG029	Yes	
SUG030	Yes	
SUG031	Yes	
SUG032	Yes	
SUG033	Yes	
SUG034	Yes	
SUG035	Yes	
SUG036	Yes	
SUG037	Yes	
SUG038	Yes	
SUG039	Yes	
SUG040	Yes	
SUG041	Yes	
SUG042	Yes	
SUG043	Yes	
SUG044	Yes	
SUG045	Yes	
SUG046	Yes	
SUG047	Yes	
SUG048	Yes	
SUG049	Yes	
SUG050	Yes	
SUG051	Yes	
SUG052	Yes	
SUG053	Yes	
SUG054	Yes	
SUG055	Yes	
SUG056	Yes	
SUG057	Yes	
SUG058	Yes	
SUG059	Yes	
SUG060	Yes	
SUG061	Yes	
SUG062	Yes	
SUG063	Yes	
SUG064	Yes	
SUG065	Yes	
SUG066	Yes	
SUG067	Yes	
SUG068	Yes	
SUG069	Yes	
SUG070	Yes	
SUG071	Yes	
SUG072	Yes	
SUG073	Yes	
SUG074	Yes	
SUG075	Yes	
SUG076	Yes	
SUG077	Yes	
SUG078	Yes	
SUG079	Yes	
SUG080	Yes	
SUG081	Yes	
SUG082	Yes	
SUG083	Yes	
SUG084	Yes	
SUG085	Yes	
SUG086	Yes	
SUG087	Yes	
SUG088	Yes	
SUG089	Yes	
SUG090	Yes	
SUG091	Yes	
SUG092	Yes	
SUG093	Yes	
SUG094	Yes	
SUG095	Yes	
SUG096	Yes	
SUG097	Yes	
SUG098	Yes	
SUG099	Yes	
SUG100	Yes	
SUG101	Yes	
SUG102	Yes	
SUG103	Yes	
SUG104	Yes	
SUG105	Yes	
SUG106	Yes	
SUG107	Yes	
SUG108	Yes	
SUG109	Yes	
SUG110	Yes	
SUG111	Yes	
SUG112	Yes	
SUG113	Yes	
SUG114	Yes	
SUG115	Yes	
SUG116	Yes	
SUG117	Yes	
SUG118	Yes	
SUG119	Yes	
SUG120	Yes	
SUG121	Yes	
SUG122	Yes	
SUG123	Yes	
SUG124	Yes	
SUG125	Yes	
SUG126	Yes	
SUG127	Yes	
SUG128	Yes	
SUG129	Yes	
SUG130	Yes	
SUG131	Yes	
SUG132	Yes	
SUG133	Yes	
SUG134	Yes	
SUG135	Yes	
SUG136	Yes	
SUG137	Yes	
SUG138	Yes	

[illegible]

Building	OS	Compliance	Number	Safe	Compliant
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
9	100	100	100	100	100
10	100	100	100	100	100
11	100	100	100	100	100
12	100	100	100	100	100
13	100	100	100	100	100
14	100	100	100	100	100
15	100	100	100	100	100
16	100	100	100	100	100
17	100	100	100	100	100
18	100	100	100	100	100
19	100	100	100	100	100
20	100	100	100	100	100
21	100	100	100	100	100
22	100	100	100	100	100
23	100	100	100	100	100
24	100	100	100	100	100
25	100	100	100	100	100
26	100	100	100	100	100
27	100	100	100	100	100
28	100	100	100	100	100
29	100	100	100	100	100
30	100	100	100	100	100
31	100	100	100	100	100
32	100	100	100	100	100
33	100	100	100	100	100
34	100	100	100	100	100
35	100	100	100	100	100
36	100	100	100	100	100
37	100	100	100	100	100
38	100	100	100	100	100
39	100	100	100	100	100
40	100	100	100	100	100
41	100	100	100	100	100
42	100	100	100	100	100
43	100	100	100	100	100
44	100	100	100	100	100
45	100	100	100	100	100
46	100	100	100	100	100
47	100	100	100	100	100
48	100	100	100	100	100
49	100	100	100	100	100
50	100	100	100	100	100
51	100	100	100	100	100
52	100	100	100	100	100
53	100	100	100	100	100
54	100	100	100	100	100
55	100	100	100	100	100
56	100	100	100	100	100
57	100	100	100	100	100
58	100	100	100	100	100
59	100	100	100	100	100
60	100	100	100	100	100
61	100	100	100	100	100
62	100	100	100	100	100
63	100	100	100	100	100
64	100	100	100	100	100
65	100	100	100	100	100
66	100	100	100	100	100
67	100	100	100	100	100

[illegible]

Building H Cross Ventilation	Number	Ventilation Compliant
01-01-01	Yes	
01-01-02	Yes	
01-01-03	Yes	
01-01-04	Yes	
01-01-05	Yes	
01-01-06	Yes	
01-01-07	Yes	
01-01-08	Yes	
01-01-09	Yes	
01-01-10	Yes	
01-01-11	Yes	
01-01-12	Yes	

Building G Cross Ventilation	Number	Ventilation Compliant
LEVEL 1		
G-005		Yes
G-007		Yes
LEVEL 2		
G-012		Yes
LEVEL 3		
G-001		Yes
G-002		Yes
G-003		Yes
G-004		Yes
G-005		Yes
G-006		Yes
G-007		Yes
G-008		Yes
G-009		Yes
G-010		Yes
G-011		Yes
G-012		Yes
G-013		Yes
G-014		Yes

Number	Ventilation Compliant
4-0000	Yes
4-0001	Yes
4-0002	Yes
4-0003	Yes
4-0004	Yes
4-0005	Yes
4-0006	Yes
4-0007	Yes
4-0008	Yes
4-0009	Yes
4-0010	Yes
4-0011	Yes
4-0012	Yes
4-0013	Yes
4-0014	Yes
4-0015	Yes
4-0016	Yes
4-0017	Yes
4-0018	Yes
4-0019	Yes
4-0020	Yes
4-0021	Yes
4-0022	Yes
4-0023	Yes
4-0024	Yes
4-0025	Yes
4-0026	Yes
4-0027	Yes
4-0028	Yes
4-0029	Yes
4-0030	Yes
4-0031	Yes
4-0032	Yes
4-0033	Yes
4-0034	Yes
4-0035	Yes
4-0036	Yes
4-0037	Yes
4-0038	Yes
4-0039	Yes
4-0040	Yes
4-0041	Yes
4-0042	Yes
4-0043	Yes
4-0044	Yes
4-0045	Yes
4-0046	Yes
4-0047	Yes
4-0048	Yes
4-0049	Yes
4-0050	Yes
4-0051	Yes
4-0052	Yes
4-0053	Yes
4-0054	Yes
4-0055	Yes
4-0056	Yes
4-0057	Yes
4-0058	Yes
4-0059	Yes
4-0060	Yes
4-0061	Yes
4-0062	Yes
4-0063	Yes
4-0064	Yes
4-0065	Yes
4-0066	Yes
4-0067	Yes
4-0068	Yes
4-0069	Yes
4-0070	Yes
4-0071	Yes
4-0072	Yes
4-0073	Yes
4-0074	Yes
4-0075	Yes
4-0076	Yes
4-0077	Yes
4-0078	Yes
4-0079	Yes
4-0080	Yes
4-0081	Yes
4-0082	Yes
4-0083	Yes
4-0084	Yes
4-0085	Yes
4-0086	Yes
4-0087	Yes
4-0088	Yes
4-0089	Yes
4-0090	Yes
4-0091	Yes
4-0092	Yes
4-0093	Yes
4-0094	Yes
4-0095	Yes
4-0096	Yes
4-0097	Yes
4-0098	Yes
4-0099	Yes
4-0100	Yes

Building E-Cross Verification	Number	Verification Condition
LEVEL 0	0000	Yes
LEVEL 1	0001	Yes
LEVEL 2	0002	Yes
LEVEL 3	0003	Yes
LEVEL 4	0004	Yes
LEVEL 5	0005	Yes
LEVEL 6	0006	Yes
LEVEL 7	0007	Yes
LEVEL 8	0008	Yes
LEVEL 9	0009	Yes
LEVEL 10	0010	Yes
LEVEL 11	0011	Yes
LEVEL 12	0012	Yes
LEVEL 13	0013	Yes
LEVEL 14	0014	Yes
LEVEL 15	0015	Yes
LEVEL 16	0016	Yes
LEVEL 17	0017	Yes
LEVEL 18	0018	Yes
LEVEL 19	0019	Yes
LEVEL 20	0020	Yes
LEVEL 21	0021	Yes
LEVEL 22	0022	Yes
LEVEL 23	0023	Yes
LEVEL 24	0024	Yes
LEVEL 25	0025	Yes
LEVEL 26	0026	Yes
LEVEL 27	0027	Yes
LEVEL 28	0028	Yes
LEVEL 29	0029	Yes
LEVEL 30	0030	Yes
LEVEL 31	0031	Yes
LEVEL 32	0032	Yes
LEVEL 33	0033	Yes
LEVEL 34	0034	Yes
LEVEL 35	0035	Yes
LEVEL 36	0036	Yes
LEVEL 37	0037	Yes
LEVEL 38	0038	Yes
LEVEL 39	0039	Yes
LEVEL 40	0040	Yes
LEVEL 41	0041	Yes
LEVEL 42	0042	Yes
LEVEL 43	0043	Yes
LEVEL 44	0044	Yes
LEVEL 45	0045	Yes
LEVEL 46	0046	Yes
LEVEL 47	0047	Yes
LEVEL 48	0048	Yes
LEVEL 49	0049	Yes
LEVEL 50	0050	Yes
LEVEL 51	0051	Yes
LEVEL 52	0052	Yes
LEVEL 53	0053	Yes
LEVEL 54	0054	Yes
LEVEL 55	0055	Yes
LEVEL 56	0056	Yes
LEVEL 57	0057	Yes
LEVEL 58	0058	Yes
LEVEL 59	0059	Yes
LEVEL 60	0060	Yes
LEVEL 61	0061	Yes
LEVEL 62	0062	Yes
LEVEL 63	0063	Yes
LEVEL 64	0064	Yes
LEVEL 65	0065	Yes
LEVEL 66	0066	Yes
LEVEL 67	0067	Yes
LEVEL 68	0068	Yes
LEVEL 69	0069	Yes
LEVEL 70	0070	Yes
LEVEL 71	0071	Yes
LEVEL 72	0072	Yes
LEVEL 73	0073	Yes
LEVEL 74	0074	Yes
LEVEL 75	0075	Yes
LEVEL 76	0076	Yes
LEVEL 77	0077	Yes
LEVEL 78	0078	Yes
LEVEL 79	0079	Yes
LEVEL 80	0080	Yes
LEVEL 81	0081	Yes
LEVEL 82	0082	Yes
LEVEL 83	0083	Yes
LEVEL 84	0084	Yes
LEVEL 85	0085	Yes
LEVEL 86	0086	Yes
LEVEL 87	0087	Yes
LEVEL 88	0088	Yes
LEVEL 89	0089	Yes
LEVEL 90	0090	Yes
LEVEL 91	0091	Yes
LEVEL 92	0092	Yes
LEVEL 93	0093	Yes
LEVEL 94	0094	Yes
LEVEL 95	0095	Yes
LEVEL 96	0096	Yes
LEVEL 97	0097	Yes
LEVEL 98	0098	Yes
LEVEL 99	0099	Yes
LEVEL 100	0100	Yes

Number	Violation Complained
0-004	Yes
0-005	Yes
0-006	Yes
0-007	Yes
0-008	Yes
0-009	Yes
0-010	Yes
0-011	Yes
0-012	Yes
0-013	Yes
0-014	Yes
0-015	Yes
0-016	Yes
0-017	Yes
0-018	Yes
0-019	Yes
0-020	Yes
0-021	Yes
0-022	Yes
0-023	Yes
0-024	Yes
0-025	Yes
0-026	Yes
0-027	Yes
0-028	Yes
0-029	Yes
0-030	Yes
0-031	Yes
0-032	Yes
0-033	Yes
0-034	Yes
0-035	Yes
0-036	Yes
0-037	Yes
0-038	Yes
0-039	Yes
0-040	Yes
0-041	Yes
0-042	Yes
0-043	Yes
0-044	Yes
0-045	Yes
0-046	Yes
0-047	Yes
0-048	Yes
0-049	Yes
0-050	Yes
0-051	Yes
0-052	Yes
0-053	Yes
0-054	Yes
0-055	Yes
0-056	Yes
0-057	Yes
0-058	Yes
0-059	Yes
0-060	Yes
0-061	Yes
0-062	Yes
0-063	Yes
0-064	Yes
0-065	Yes
0-066	Yes
0-067	Yes
0-068	Yes
0-069	Yes
0-070	Yes
0-071	Yes
0-072	Yes
0-073	Yes
0-074	Yes
0-075	Yes
0-076	Yes
0-077	Yes
0-078	Yes
0-079	Yes
0-080	Yes
0-081	Yes
0-082	Yes
0-083	Yes
0-084	Yes
0-085	Yes
0-086	Yes
0-087	Yes
0-088	Yes
0-089	Yes
0-090	Yes
0-091	Yes
0-092	Yes
0-093	Yes
0-094	Yes
0-095	Yes
0-096	Yes
0-097	Yes
0-098	Yes
0-099	Yes
0-100	Yes
0-101	Yes
0-102	Yes
0-103	Yes
0-104	Yes
0-105	Yes
0-106	Yes
0-107	Yes
0-108	Yes
0-109	Yes
0-110	Yes
0-111	Yes
0-112	Yes
0-113	Yes
0-114	Yes
0-115	Yes
0-116	Yes
0-117	Yes
0-118	Yes
0-119	Yes
0-120	Yes
0-121	Yes
0-122	Yes
0-123	Yes
0-124	Yes
0-125	Yes
0-126	Yes
0-127	Yes
0-128	Yes
0-129	Yes
0-130	Yes
0-131	Yes
0-132	Yes
0-133	Yes
0-134	Yes
0-135	Yes
0-136	Yes
0-137	Yes
0-138	Yes
0-139	Yes
0-140	Yes
0-141	Yes
0-142	Yes
0-143	Yes
0-144	Yes
0-145	Yes
0-146	Yes
0-147	Yes
0-148	Yes
0-149	Yes
0-150	Yes
0-151	Yes
0-152	Yes
0-153	Yes
0-154	Yes
0-155	Yes
0-156	Yes
0-157	Yes
0-158	Yes
0-159	Yes
0-160	Yes
0-161	Yes
0-162	Yes
0-163	Yes
0-164	Yes
0-165	Yes

Building	D Cross Verification	Nursery	Verification Completed
Building 1	GROUND		
	SL-001	Yes	
	SL-002	Yes	
	SL-003	Yes	
	SL-004	Yes	
	SL-005	Yes	
	SL-006	Yes	
	SL-007	Yes	
	SL-008	Yes	
	SL-009	Yes	
	SL-010	Yes	
	SL-011	Yes	
	SL-012	Yes	
	SL-013	Yes	
	SL-014	Yes	
Building 2	GROUND (PART LEVEL)		
	SL-001	Yes	
	SL-002	Yes	
	SL-003	Yes	
	SL-004	Yes	
	SL-005	Yes	
	SL-006	Yes	
	SL-007	Yes	
	SL-008	Yes	
	SL-009	Yes	
	SL-010	Yes	
	SL-011	Yes	
	SL-012	Yes	
	SL-013	Yes	
	SL-014	Yes	
Building 3	GROUND (PART LEVEL)		
	SL-001	Yes	
	SL-002	Yes	
	SL-003	Yes	
	SL-004	Yes	
	SL-005	Yes	
	SL-006	Yes	
	SL-007	Yes	
	SL-008	Yes	
	SL-009	Yes	
	SL-010	Yes	
	SL-011	Yes	
	SL-012	Yes	
	SL-013	Yes	
	SL-014	Yes	

Building C Cross Ventilation...	Number	Ventilation Compliant
1.00	1.00	Yes
1.01	1.01	Yes
1.02	1.02	Yes
1.03	1.03	Yes
1.04	1.04	Yes
1.05	1.05	Yes
1.06	1.06	Yes
1.07	1.07	Yes
1.08	1.08	Yes
1.09	1.09	Yes
1.10	1.10	Yes
1.11	1.11	Yes
1.12	1.12	Yes
1.13	1.13	Yes
1.14	1.14	Yes
1.15	1.15	Yes
1.16	1.16	Yes
1.17	1.17	Yes
1.18	1.18	Yes
1.19	1.19	Yes
1.20	1.20	Yes
1.21	1.21	Yes
1.22	1.22	Yes
1.23	1.23	Yes
1.24	1.24	Yes
1.25	1.25	Yes
1.26	1.26	Yes
1.27	1.27	Yes
1.28	1.28	Yes
1.29	1.29	Yes
1.30	1.30	Yes
1.31	1.31	Yes
1.32	1.32	Yes
1.33	1.33	Yes
1.34	1.34	Yes
1.35	1.35	Yes
1.36	1.36	Yes
1.37	1.37	Yes
1.38	1.38	Yes
1.39	1.39	Yes
1.40	1.40	Yes
1.41	1.41	Yes
1.42	1.42	Yes
1.43	1.43	Yes
1.44	1.44	Yes
1.45	1.45	Yes
1.46	1.46	Yes
1.47	1.47	Yes
1.48	1.48	Yes
1.49	1.49	Yes
1.50	1.50	Yes
1.51	1.51	Yes
1.52	1.52	Yes
1.53	1.53	Yes
1.54	1.54	Yes
1.55	1.55	Yes
1.56	1.56	Yes
1.57	1.57	Yes
1.58	1.58	Yes
1.59	1.59	Yes
1.60	1.60	Yes
1.61	1.61	Yes
1.62	1.62	Yes
1.63	1.63	Yes
1.64	1.64	Yes
1.65	1.65	Yes
1.66	1.66	Yes
1.67	1.67	Yes
1.68	1.68	Yes
1.69	1.69	Yes
1.70	1.70	Yes
1.71	1.71	Yes
1.72	1.72	Yes
1.73	1.73	Yes
1.74	1.74	Yes
1.75	1.75	Yes
1.76	1.76	Yes
1.77	1.77	Yes
1.78	1.78	Yes
1.79	1.79	Yes
1.80	1.80	Yes
1.81	1.81	Yes
1.82	1.82	Yes
1.83	1.83	Yes
1.84	1.84	Yes
1.85	1.85	Yes
1.86	1.86	Yes
1.87	1.87	Yes
1.88	1.88	Yes
1.89	1.89	Yes
1.90	1.90	Yes
1.91	1.91	Yes
1.92	1.92	Yes
1.93	1.93	Yes
1.94	1.94	Yes
1.95	1.95	Yes
1.96	1.96	Yes
1.97	1.97	Yes
1.98	1.98	Yes
1.99	1.99	Yes
2.00	2.00	Yes
2.01	2.01	Yes
2.02	2.02	Yes
2.03	2.03	Yes
2.04	2.04	Yes
2.05	2.05	Yes
2.06	2.06	Yes
2.07	2.07	Yes
2.08	2.08	Yes
2.09	2.09	Yes
2.10	2.10	Yes
2.11	2.11	Yes
2.12	2.12	Yes
2.13	2.13	Yes
2.14	2.14	Yes
2.15	2.15	Yes
2.16	2.16	Yes
2.17	2.17	Yes
2.18	2.18	Yes

[illegible]

Number	Verification Comment
1	Yes
2	Yes
3	Yes
4	Yes
5	Yes
6	Yes
7	Yes
8	Yes
9	Yes
10	Yes
11	Yes
12	Yes
13	Yes
14	Yes
15	Yes
16	Yes
17	Yes
18	Yes
19	Yes
20	Yes
21	Yes
22	Yes
23	Yes
24	Yes
25	Yes
26	Yes
27	Yes
28	Yes
29	Yes
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42	Yes
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47	Yes
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49	Yes
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87	Yes
88	Yes
89	Yes
90	Yes
91	Yes
92	Yes
93	Yes
94	Yes
95	Yes
96	Yes
97	Yes
98	Yes
99	Yes
100	Yes

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas J. J. J. VIC/BDVA/131513
 Assessor Signature: _____ Date: 31/08/2018



KEY PLAN



GROUND



LEVEL 1

DEVELOPMENT APPLICATION

Development Application Number: 09/12/16
 Date of Submission: 13/08/18
 Date of Council Meeting: 13/08/18
 Date of Council Decision: 13/08/18
 Date of Council Review: 13/08/18
 Date of Council Appeal: 13/08/18

Legend	Description
Yellow	Areas to be removed
Green	Areas to be retained
Blue	Areas to be added
Grey	Areas to be replaced
White	Areas to be replaced

SEPP65 SOLAR & CROSS VENT PLANS - GROUND & LEVEL 1

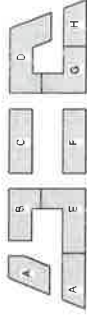
Project No: 215430
 Date: 24.11.16
 Author: KW
 Scale: 6 x 1 : 350
 Drawing No: TP04.12 D

rothelowman
 Building, Melbourne, Sydney
 www.rothelowman.com.au

I hereby declare that I am a BCAP BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicolas Jarrinson VIC(BD)AN131613

Assessor Signature: [Signature] Date: 31/06/2018



KEY PLAN



LEVEL 2



LEVEL 3

DEVELOPMENT APPLICATION

Revised: 01/12/16 DEVELOPMENT APPLICATION KCV
 14/06/17 REVISIONS IN RESPONSE TO COUNCIL AM
 15/07/18 REVISIONS IN RESPONSE TO COUNCIL AM
 01/08/18 REVISIONS IN RESPONSE TO COUNCIL AM



Project: 41 TERRY ROAD

Drawing: SEPP65 SOLAR & CROSS VENT PLANS - LEVEL 2 & 3

Author: KW

Drawing: TP04.13 D

rothelawman

Building, Melbourne, Surrey
 www.rothelawman.com.au

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*For preliminary feasibility purposes. Areas are not to be used for purposes of base or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are draft Bina area - measured to inside face of corridor walls, part walls and external walls.

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OVERALL DEVELOPMENT SUMMARY									
LEVEL	DRIFT	STRATA AREA	CIRCULATION SERVICES	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 1 BED TOWNHOUSES	No. 2 BED TOWNHOUSES	No. 3 BED TOWNHOUSES
COURTYARD LOWER	0.0 m ²	0.0 m ²	221.1 m ²	0	0	0	0	0	0
COURTYARD UPPER	0.0 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0	0
GROUND	4207.2 m ²	151.8 m ²	1530.3 m ²	13	17	1	20	3	54
GROUND (PART LEVEL)	1381.2 m ²	153.1 m ²	283.5 m ²	2	4	1	0	0	7
GROUND LOWER	179.6 m ²	209.8 m ²	0.0 m ²	0	0	0	0	0	28
GROUND LOWER (PART LEVEL)	87.1 m ²	412.9 m ²	0.0 m ²	0	0	0	0	0	16
LEVEL 1	451.4 m ²	251.1 m ²	579.9 m ²	5	41	3	0	0	48
LEVEL 1 (PART LEVEL)	152.3 m ²	282.3 m ²	24.4 m ²	3	15	1	0	0	19
LEVEL 2	468.5 m ²	508.1 m ²	818.1 m ²	12	14	0	5	62	14
LEVEL 2 (PART LEVEL)	166.5 m ²	177.5 m ²	0.0 m ²	2	4	0	4	19	2
LEVEL 3	5022.6 m ²	502.6 m ²	550.5 m ²	2	15	0	1	0	19
LEVEL 3 (PART LEVEL)	1284.3 m ²	197.5 m ²	193.2 m ²	2	7	0	0	0	9
ROOF	0.0 m ²	0.0 m ²	620.7 m ²	0	0	0	0	0	0
ROOF (PART LEVEL)	0.0 m ²	0.0 m ²	773.2 m ²	0	0	0	0	0	0
TOTAL	26337.7 m ²	4205.8 m ²	12305.5 m ²	31	122	5	10	140	332

PERCENTAGE OF TOTAL				
1 BED	2.6%	2 BED	1.1%	3.2%
2 BED	36.6%	3 BED	1.1%	42.1%
1 BED TOWNHOUSES	3.2%	2 BED TOWNHOUSES	1.1%	42.1%
3 BED TOWNHOUSES	3.2%	3 BED TOWNHOUSES	1.1%	42.1%

BUILDING DEVELOPMENT SUMMARY									
LEVEL	DRIFT	STRATA AREA	CIRCULATION SERVICES	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 1 BED TOWNHOUSES	No. 2 BED TOWNHOUSES	No. 3 BED TOWNHOUSES
GROUND	505.2 m ²	185.8 m ²	303.6 m ²	2	7	0	3	0	12
GROUND LOWER	82.0 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0	0
LEVEL 1	82.0 m ²	102.6 m ²	113.3 m ²	0	0	0	0	0	0
LEVEL 2	897.7 m ²	96.4 m ²	149.7 m ²	0	6	0	0	12	1
LEVEL 3	897.7 m ²	136.1 m ²	110.9 m ²	0	6	0	0	0	18
ROOF	0.0 m ²	0.0 m ²	860.5 m ²	0	0	0	0	0	0
ROOF (PART LEVEL)	360.6 m ²	152.9 m ²	152.6 m ²	2	28	0	0	15	14

BUILDING DEVELOPMENT SUMMARY									
LEVEL	DRIFT	STRATA AREA	CIRCULATION SERVICES	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 1 BED TOWNHOUSES	No. 2 BED TOWNHOUSES	No. 3 BED TOWNHOUSES
COURTYARD LOWER	0.0 m ²	0.0 m ²	117.9 m ²	0	0	0	0	0	0
COURTYARD UPPER	0.0 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0	0
GROUND	42.0 m ²	18.1 m ²	18.1 m ²	0	0	0	0	0	0
GROUND LOWER	42.0 m ²	18.1 m ²	18.1 m ²	0	0	0	0	0	0
LEVEL 1	344.8 m ²	103.9 m ²	103.9 m ²	0	0	0	0	0	0
LEVEL 2	321.1 m ²	130.6 m ²	130.6 m ²	0	0	0	0	0	0
LEVEL 3	871.8 m ²	76.0 m ²	76.0 m ²	0	0	0	0	0	0
ROOF	0.0 m ²	0.0 m ²	586.4 m ²	0	0	0	0	0	0
ROOF (PART LEVEL)	340.4 m ²	440.3 m ²	1717.2 m ²	1	7	1	1	36	5

BUILDING DEVELOPMENT SUMMARY									
LEVEL	DRIFT	STRATA AREA	CIRCULATION SERVICES	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 1 BED TOWNHOUSES	No. 2 BED TOWNHOUSES	No. 3 BED TOWNHOUSES
COURTYARD LOWER	0.0 m ²	0.0 m ²	117.9 m ²	0	0	0	0	0	0
COURTYARD UPPER	0.0 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0	0
GROUND	42.0 m ²	18.1 m ²	18.1 m ²	0	0	0	0	0	0
GROUND LOWER	42.0 m ²	18.1 m ²	18.1 m ²	0	0	0	0	0	0
LEVEL 1	344.8 m ²	103.9 m ²	103.9 m ²	0	0	0	0	0	0
LEVEL 2	321.1 m ²	130.6 m ²	130.6 m ²	0	0	0	0	0	0
LEVEL 3	871.8 m ²	76.0 m ²	76.0 m ²	0	0	0	0	0	0
ROOF	0.0 m ²	0.0 m ²	586.4 m ²	0	0	0	0	0	0
ROOF (PART LEVEL)	340.4 m ²	440.3 m ²	1717.2 m ²	1	7	1	1	36	5

I hereby declare that I am a BQAV BASIS accredited assessor as at the date of signature

Assessor Name/Number: Nicholas Johnson VIC/BD/AV/13/1513

Assessor Signature: [Signature]

Date: 31/05/2018

DEVELOPMENT APPLICATION

Resubmission: 1. 2018/15 DEVELOPMENT APPLICATION
2. 1484/17 REVISIONS IN RESPONSE TO COUNCIL
3. 11/19/18 Section 103 Submission
4. 2018/15 Section 103 Submission

10/03/2018 10:45:18 PM

Project No: 215430

Date: 27/05/16

Author: KW

Scale: 0.1

Drawn By: TP05.01 D

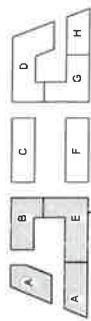
rothelawman

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www.rothelawman.com.au

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Assessor Name/Number: Nicholas Johnson VICBDAV/131513
 Date: 31/08/2018
 Assessor Signature: _____



KEY PLAN



DEVELOPMENT APPLICATION

REMARKS: 05.12.16 DEVELOPMENT APPLICATION
 01.01.17 APPROVED BY THE COUNCIL
 01.01.17 APPROVED BY THE COUNCIL
 01.01.17 APPROVED BY THE COUNCIL
 01.01.17 APPROVED BY THE COUNCIL

Lot	Area (m²)	Volume (m³)	Value (\$)
1	1,100	1,100	1,100
2	1,100	1,100	1,100
3	1,100	1,100	1,100
4	1,100	1,100	1,100
5	1,100	1,100	1,100
6	1,100	1,100	1,100
7	1,100	1,100	1,100
8	1,100	1,100	1,100
9	1,100	1,100	1,100
10	1,100	1,100	1,100

Drawings: BUILDINGS A, B & E
 GROUND LOWER

Project No: 215430
 Date: 25.05.16

Author: J/L, KW
 Scale: 1:200

Drawing No: TP11.01 D

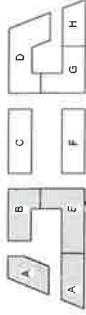
rothelowman

Building A, B & E Ground Lower. This drawing is a preliminary drawing and is not to be used for construction purposes. It is intended to provide a general indication of the proposed development and is subject to change without notice. The assessor is not responsible for the accuracy of the information provided in this drawing. The assessor is not responsible for the accuracy of the information provided in this drawing. The assessor is not responsible for the accuracy of the information provided in this drawing.

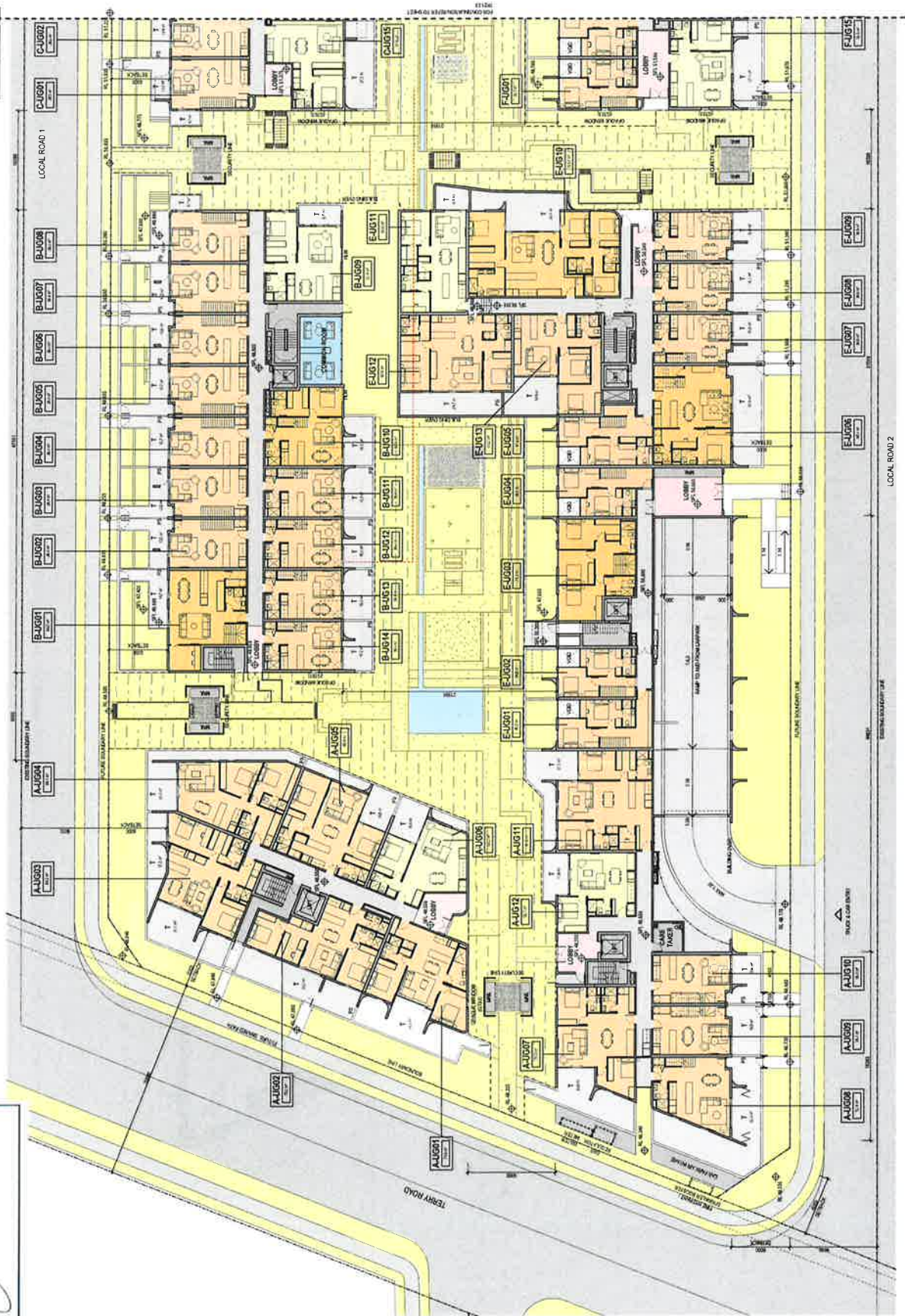
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VIC/SDAV/13/1513

Assessor Signature: _____ Date: 31/04/2018



KEY PLAN



DEVELOPMENT APPLICATION

Review: 05.12.16 DEVELOPMENT APPLICATION
 A 10/01/17 REVIEW IN RESPONSE TO CONCISE
 B 10/01/17 REVIEW IN RESPONSE TO CONCISE
 C 11/01/18 REVIEW IN RESPONSE TO CONCISE
 D 03/01/18 REVIEW IN RESPONSE TO CONCISE

REMARKS:
 1. SITE PLAN
 2. SITE PLAN
 3. SITE PLAN
 4. SITE PLAN

LEGEND:
 1. SITE PLAN
 2. SITE PLAN
 3. SITE PLAN
 4. SITE PLAN

Project: 41 TERRY ROAD
 Buildings A, B & E
 Ground

Project No: 215430
 Date: 25.05.16
 Author: JL KW
 Scale: 1:200

Drawing No: TP11.02 D

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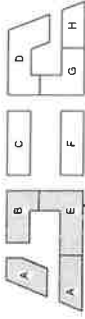
Assessor Signature

Brisbane, Melbourne, Sydney
www.rothelawman.com.au

I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VICBDV131513

Assessor Signature: [Signature] Date: 31/08/2018



KEY PLAN



DEVELOPMENT APPLICATION

Project: 41 TERRY ROAD
 Buildings: A, B & E
 Level: 3

Drawn: J.L. KW
 Date: 24.05.16
 Scale: 1:200

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

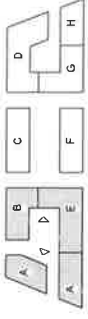
Project: 41 TERRY ROAD, BUNDOCK VIC
 Building: A, B & E
 Level: 3

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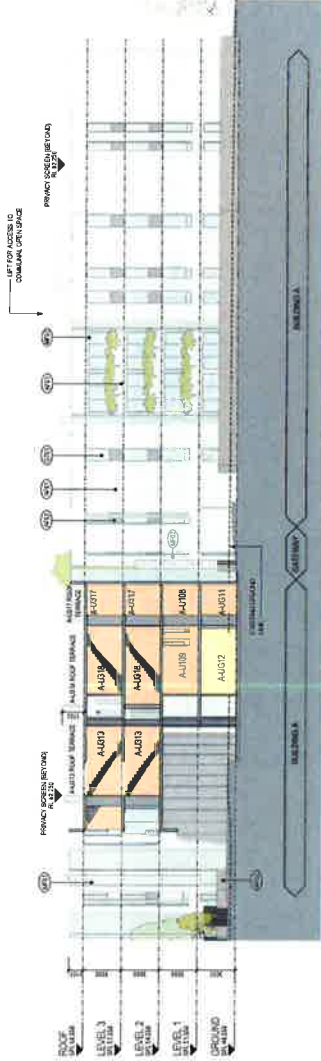
I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature

Assessor Name/Number Nicholas JORDAN VIC/BDV/13/1513

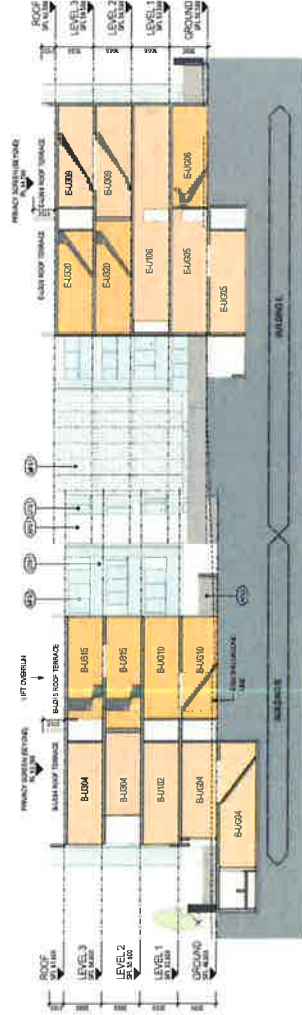
Assessor Signature  Date 31/06/2018



KEY PLAN



BUILDING A - EAST
(COURTYARD ELEVATION)



BUILDING B & E WEST
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

Form 100
1. 05/12/16 DEVELOPMENT APPLICATION
2. 15/08/17 RESPONSE TO COUNCIL
3. 11/01/18 SUBMITTAL
4. 03/09/18 SUBMITTAL

PROJECT 100-100-100

PROJECT 100-100-100
1. 05/12/16 DEVELOPMENT APPLICATION
2. 15/08/17 RESPONSE TO COUNCIL
3. 11/01/18 SUBMITTAL
4. 03/09/18 SUBMITTAL

PROJECT 100-100-100

PROJECT 100-100-100

PROJECT 100-100-100

PROJECT 100-100-100

PROJECT 100-100-100

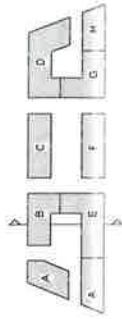
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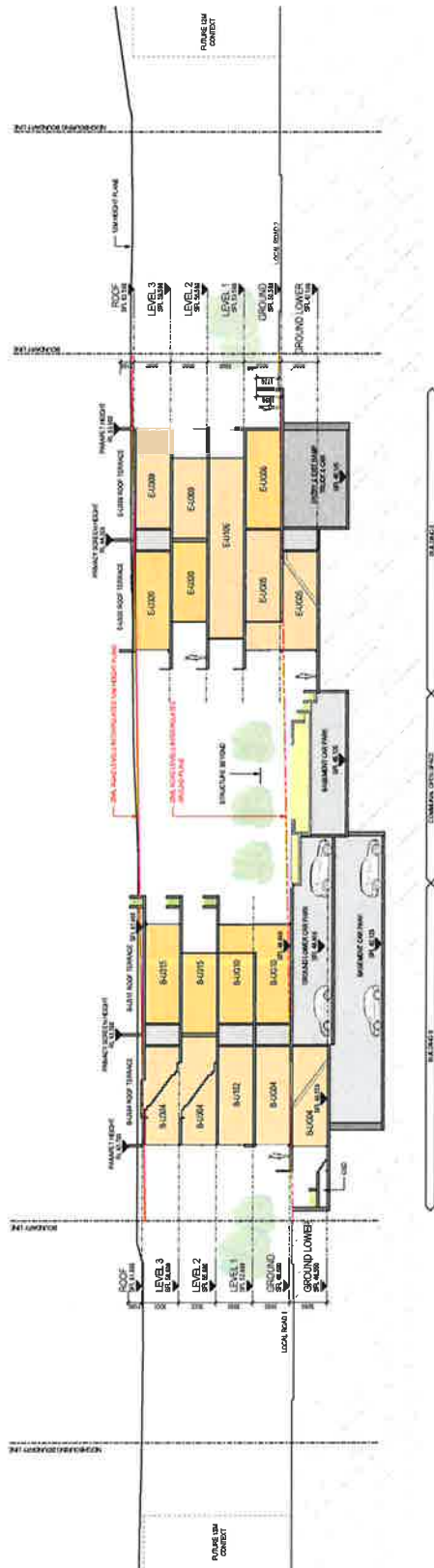
I hereby declare that I am a BDV BASIX accredited assessor as at the date of signature

Assessor Name/Number Nicholas Johnson VICBDV/13/1513

Assessor Signature Date 11/09/2018



KEY PLAN



DEVELOPMENT APPLICATION

Reference: 1. 05/12/18 DEVELOPMENT APPLICATION
2. 05/12/18 DEVELOPMENT APPLICATION
3. 05/12/18 DEVELOPMENT APPLICATION
4. 05/12/18 DEVELOPMENT APPLICATION
5. 05/12/18 DEVELOPMENT APPLICATION

COLOUR	LEGEND
1	EXISTING LAND/USE
2	EXISTING BUILDING/USE
3	EXISTING ROAD/USE
4	EXISTING WATER/USE
5	EXISTING TREES/USE

Project: 41 TERRY ROAD
Section: BUILDINGS B & E

Project No: 215430

Scale: 1:200

Drawn by: TP13.01 D

rothelowman

41 TERRY ROAD, MOUNTAIN VIEW, VIC 3048
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DEVELOPMENT APPLICATION

Revision	Section 4.55 Submittal on
B	30.D5 18 Section 4.55 Submittal on
C	11.D7 18 Section 4.55 Submittal on
D	02.09.18 Section 4.55 Submittal on
E	21.11.18 Revised for Information
F	24.12.18 Revised for Information

and the authors are grateful to the referees for their constructive comments.

BOL BOLLARD
PS PRIVACY SCREEN
R RETAIL PARK
ST STORAGE CAGE
T TERRACE
Ta TANDEM PARK
V VISITOR PARK
WS WHEEL STOP

Country	COTTON		Wool		Wool Spun Yarn
	Spun Yarn	Wool	Spun Yarn	Wool	
ARGENTINA	418	278	175	11	10
AUSTRALIA	418	278	175	11	10
BELGIUM	418	278	175	11	10
CANADA	418	278	175	11	10
FRANCE	418	278	175	11	10
GERMANY	418	278	175	11	10
ITALY	418	278	175	11	10
JAPAN	418	278	175	11	10
NETHERLANDS	418	278	175	11	10
SPAIN	418	278	175	11	10
UNITED STATES	418	278	175	11	10
U.K.	418	278	175	11	10

41 TERRY ROAD

Drawing: BUILDINGS C, D, F, G & 215430 Date: 25.05.16
H BASEMENT

42 TEXAS JOURNAL OF REAL ESTATE LAW

Author JL KW

Scale ⑧ A1
1 : 200

Drawing No. TP21.01 F

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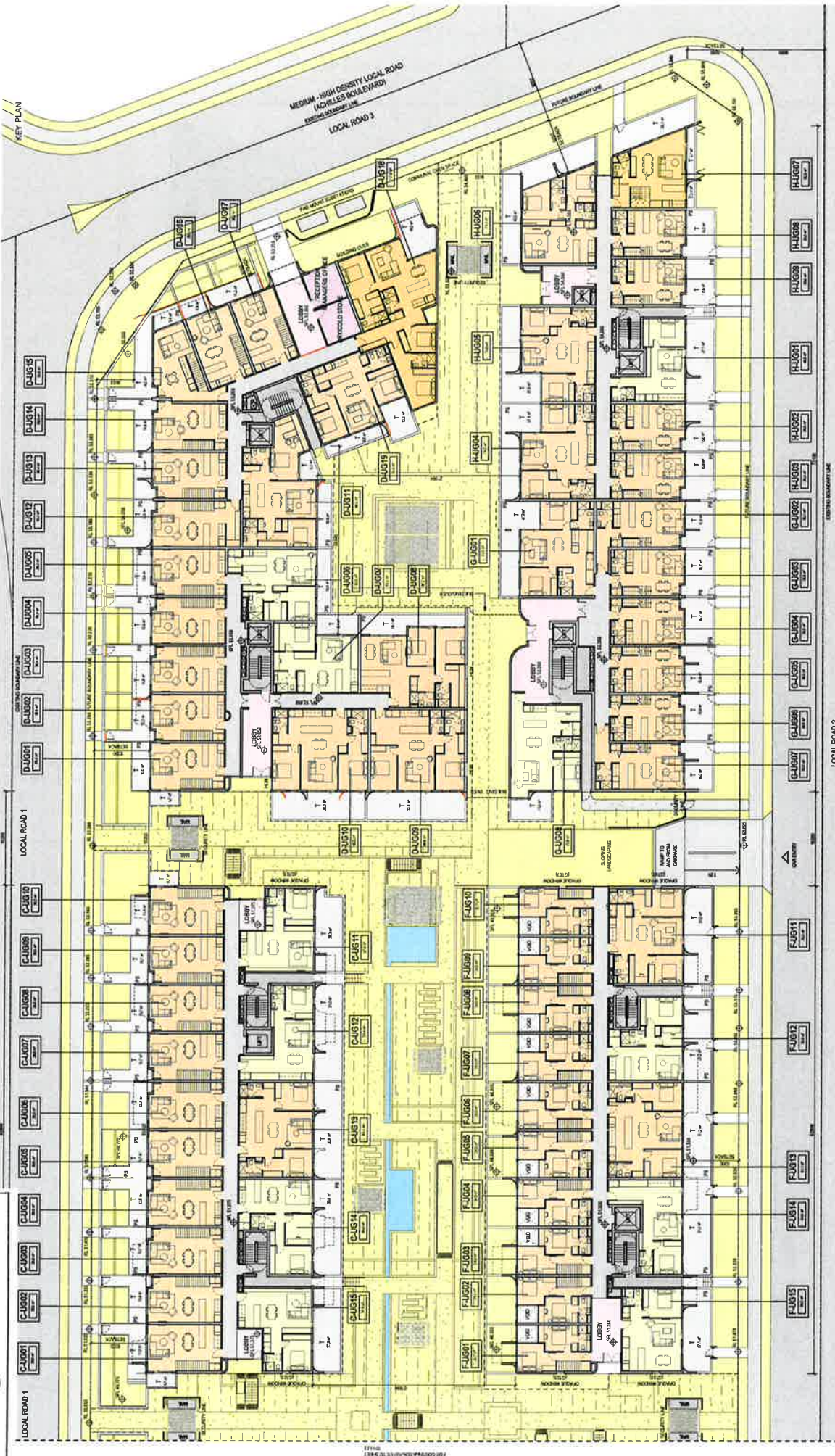
Brisbane, Melbourne, Sydney
www.rothelawman.com.au

I hereby declare that I am a BDAV/BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Jorjani VICBDAV131513

Assessor Signature: _____

Date: 31/06/2018



DEVELOPMENT APPLICATION

Project: 41 TERRY ROAD
 Drawing: BUILDINGS C, D, F, G & H GROUND
 Scale: 1:200
 Date: 25.05.16
 Drawing No: TP21.03 D

ASSUMPTIONS:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

LEGEND:
 STUDY APARTMENT
 1 BED APARTMENT
 2 BED APARTMENT
 3 BED APARTMENT
 4 BED APARTMENT

rothelofman
 Architects, Melbourne, Victoria
 www.rothelofman.com.au

I hereby declare that I am a BDV/BASIX accredited assessor as at the date of signature.

Assessor Name/Number: Nicholas Johnson VICBDV/131513
Date: 31/08/2018
Assessor Signature: _____



KEY PLAN



DEVELOPMENT APPLICATION

Application Number: 41 TERRY ROAD
Project Name: BUILDINGS C, D, F, G & H LEVEL 3
Date: 25.05.16
Scale: 1:200
Author: JL, KW
Drawing No: TP21.06 D

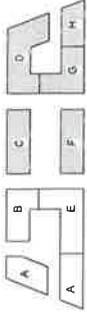
EXISTING USE	PROPOSED USE
1 BED APARTMENT	1 BED APARTMENT
2 BED APARTMENT	2 BED APARTMENT
3 BED APARTMENT	3 BED APARTMENT
4 BED TOWNHOUSE	4 BED TOWNHOUSE

ASSESSOR'S DECLARATION: I am a BDV/BASIX accredited assessor as at the date of signature.
Assessor Name/Number: Nicholas Johnson VICBDV/131513
Date: 31/08/2018
Assessor Signature: _____

I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature

Assessor Name/Number NICHOLAS JORDISON VICBDAV/131513

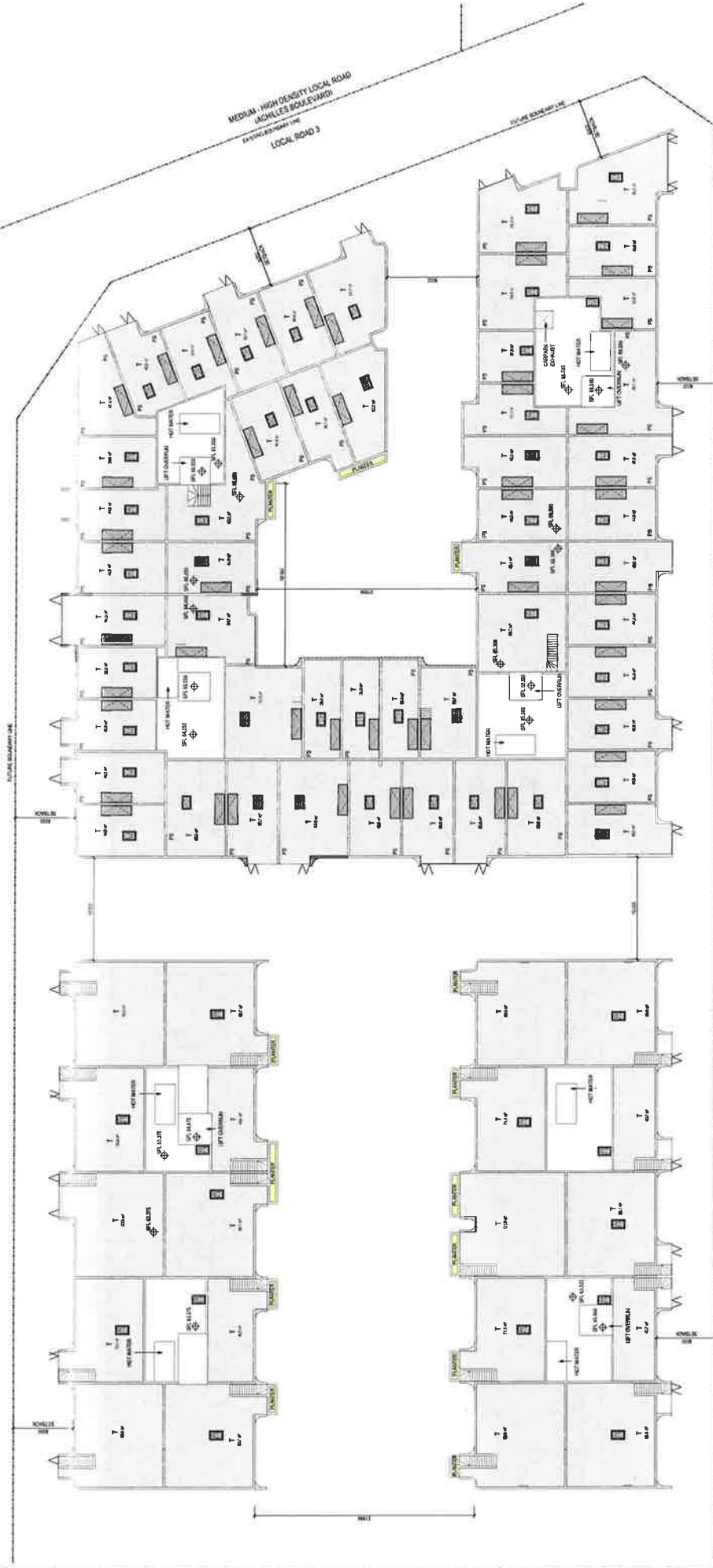
Assessor Signature Date 31/08/2018



KEY PLAN

LOCAL ROAD 1

LOCAL ROAD 1



FOR CONTAMINATION REPORT 2018

DEVELOPMENT APPLICATION

Review/ 1. 05.12.16 DEVELOPMENT APPLICATION
2. 05.12.16 DEVELOPMENT APPLICATION
3. 05.12.16 DEVELOPMENT APPLICATION
4. 05.12.16 DEVELOPMENT APPLICATION

ABBREVIATIONS:
CITY CANNARY COUNTRY
T TOWNHOUSE
P PARKING
H HOT WATER

Project/ 41 TERRY ROAD

Drawn/ BUILDINGS C, D, F, G & H ROOF

Project No/ 215430

Author/ JL

Scale 0.1/ 1:200

Drawing No/ TP21.07 D

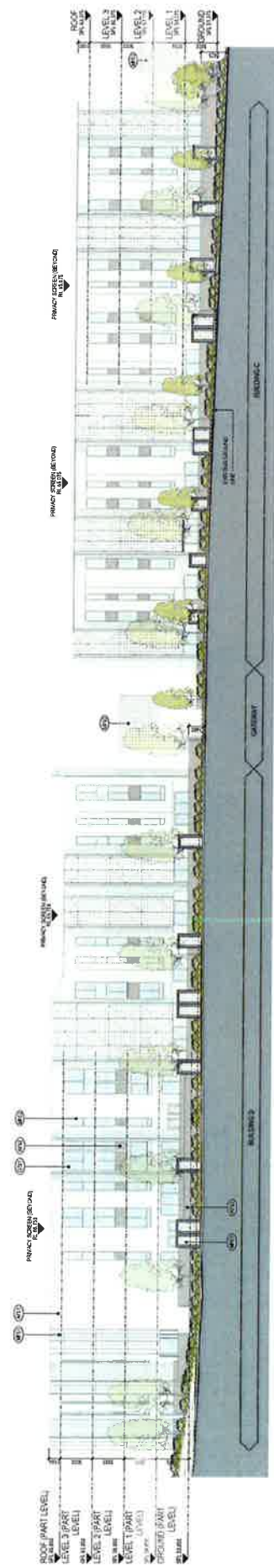
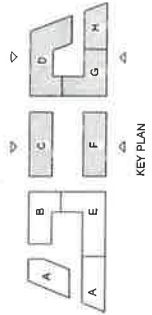
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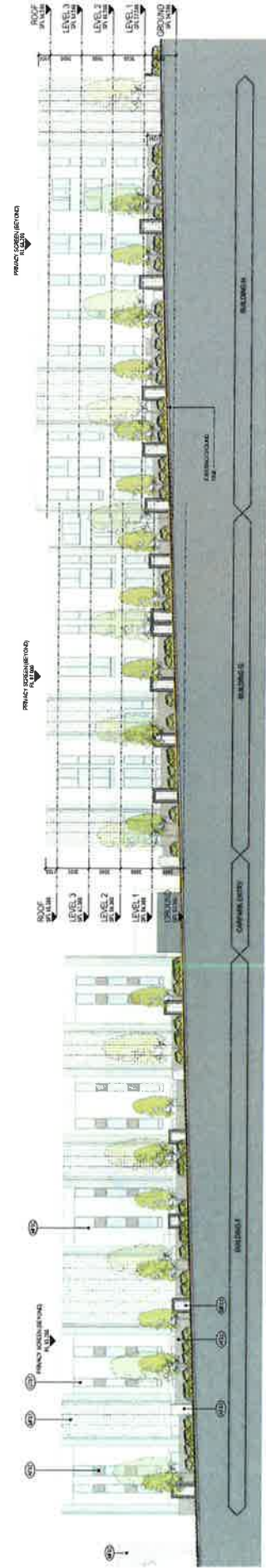
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature

Assessor Name/Number: Nicholas Johnson VICBDAN/13/1513
 Date: 31/08/2018

Assessor Signature: 



BUILDING C & D - NORTH
(STREET ELEVATION)



BUILDING F & G - SOUTH
(STREET ELEVATION)

DEVELOPMENT APPLICATION

Received: 15/10/18
 A 15/10/18 RECEIVED BY APPLICATION
 B 20/05/18 RECEIVED BY RESPONSE TO COUNCIL
 C 15/05/18 RECEIVED BY RESPONSE TO COUNCIL
 D 15/05/18 RECEIVED BY RESPONSE TO COUNCIL

Notes:
 1. THE DEVELOPMENT IS A DEVELOPMENT OF A BUILDING.
 2. THE DEVELOPMENT IS A DEVELOPMENT OF A BUILDING.
 3. THE DEVELOPMENT IS A DEVELOPMENT OF A BUILDING.

Project: 41 TERRY ROAD
 Drawing: BUILDINGS C, D, F, G & H ELEVATIONS

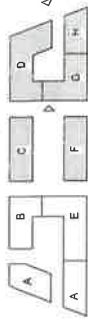
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 Date: 25.05.16

Author: JL
 Drawing No: TP22.01 D

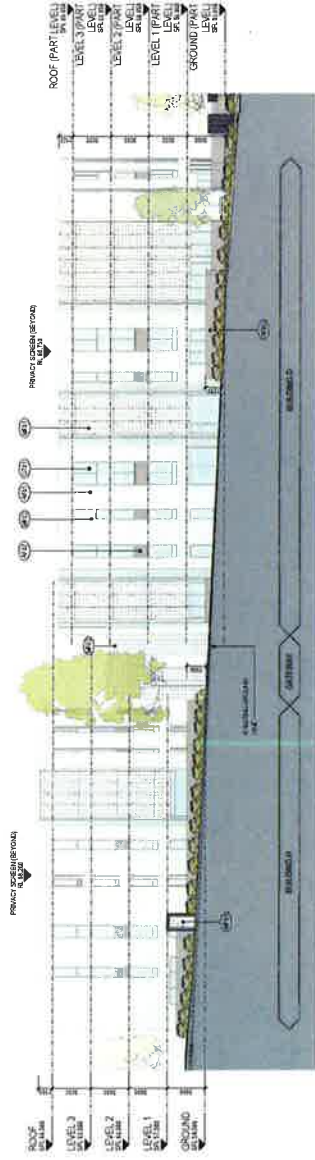
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature

Assessor Name/Number: Nicholas Johnson VIC/BD/AV/131513

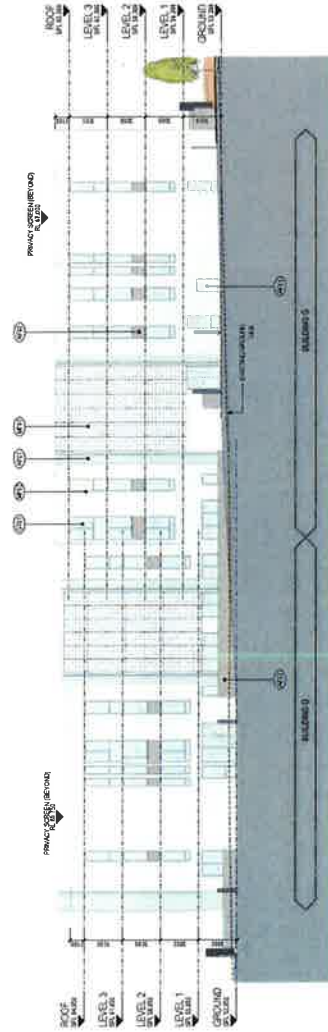
Assessor Signature: _____ Date: 31/08/2018



KEY PLAN



BUILDING D & H - EAST
(STREET ELEVATION)



BUILDING D & G - WEST
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

Revised: 1. 08/12/16 DEVELOPMENT APPLICATION
2. 14/05/17 REVISED IN RESPONSE TO COUNCIL
3. 11/01/18 Section 4.5.5 Submission
4. 02/05/18 Section 4.5.5 Submission

PROJECT NO: 131513

Project: 41 TERRY ROAD

Drawn: BUILDINGS C, D, F, G & H ELEVATIONS

Draw: 24.10.16

Author: JL

Scale: 1:200

Drawing No: TP22.02 D

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Assessor Signature _____

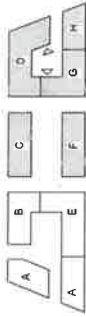


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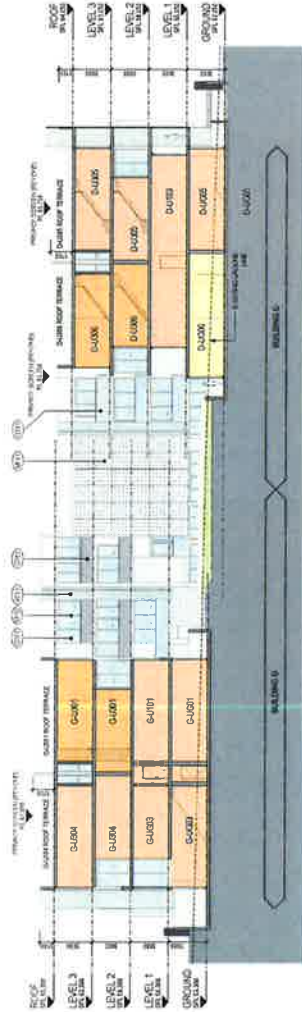
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Assessor Name/Number: Nicholas Johnson VIC/BDV/131513 Date: 31/08/2018

Assessor Signature: [Signature]



KEY PLAN



BUILDING D & G - EAST INTERNAL
(COURTYARD ELEVATION)



BUILDING D WEST INTERNAL
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

Revised: 05/12/18 DEVELOPMENT APPLICATION
A 11/08/17 RESPONSE IN RESPONSE TO COUNCIL AM
B 11/08/17 RESPONSE TO COUNCIL AM
C 11/08/17 RESPONSE TO COUNCIL AM
D 05/12/18 RESPONSE TO COUNCIL AM

Revised: 05/12/18 DEVELOPMENT APPLICATION
A 11/08/17 RESPONSE TO COUNCIL AM
B 11/08/17 RESPONSE TO COUNCIL AM
C 11/08/17 RESPONSE TO COUNCIL AM
D 05/12/18 RESPONSE TO COUNCIL AM

Project: 41 TERRY ROAD

Drawn: BUILDINGS C, D, F, G & H ELEVATIONS

Project No: 215430

Author: JL

Scale: 6/11/16

Drawing No: TP22.04 D

rothelowman

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Assessor Name/Number: Nicholas Johnson VIC:BD/AV/13/1515
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41 TERRY ROAD

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DEVELOPMENT APPLICATION

Revisions	05 12 16	DEVELOPMENT APPLICATION	KIV
-	14 06 17	REVISIONS IN RESPONSE TO COUNCIL	AM
B	30 05 16	Section 4.55 Submission	OT
C	11 07 16	Section 4.55 Submission	AC
D	03 06 16	Section 4.55 Submission	SC

Indirizzo: Via S. Maria 10, 00187 Roma, Italia

BABYLON

41 TERRY ROAD ROUSE HILL

LANDSCAPE DA REPORT

7TH DECEMBER 2018
ISSUE B

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SITE CONTEXT AND ANALYSIS

INTRODUCTION

This landscape design report has been prepared by Jut Design for the proposed development of 41 Cherry Road, Kouse Hill. The proposed medium density residential development includes landscaping to the streetscape, a series of central communal courtyards, and private terraces. The outcome will be a quality streetscape that provides high amenity to the neighbourhood and also a private oasis for the residents.

The landscape proposal has been prepared in compliance with the Council's DCP Landscape guidelines and DA application checklist.

SITE LOCATION

The site area totals 18.841 m², bounded by Terry Road and three new roadways. The site currently slopes steeply from east to west towards Second Ponds Creek. This development will realise the opportunity to connect with the new north west link line, with Cudgong Station and Rouse Hill Town Centre both just a few minutes walk away. The Second Ponds Creek riparian corridor one block to the west offers fantastic opportunity for a green connection to community destinations nearby. These connections, quality of open space, and community facilities will continue to improve in the near future with strong economic investment from the public & private sector already in the pipeline.



Image: Area 20 Precinct-Public Domain and Landscape Strategy - www.planning.nsw.gov.au

BABYLON, 41 TERRY ROAD ROUSE HILL		LANDSCAPE ARCHITECT	
No.	Amendment	Date	Checked
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CONCEPTUAL APPROACH

KEY THEMES OF BABYLON

WATER



Asurg/ falling/ Perennant/ Ephemeral

SUSPENDED TREES/CASCADING VEGETATION



Lush/ Elevated/ Prominent

STONE/NATURAL MATERIALS



Organic/ Textured

LIFE



Planting/ Water/ Fish / Birds / People

LEISURE



Swimming/ Swinging/ Playing / Gathering

PRODUCTIVE LANDSCAPES



Aromatic Trees / Fruit Trees

LUSH OASIS



Immersing the senses

TEXTURED FINISHES



Cuneiform script of the ancient Sumerians of Assyrian civilisation

STRONG TOPOGRAPHY



Terrace gardens/creating privacy and intimate spaces

ABOUT THE HANGING HARDENS OF BABYLON

The Hanging Gardens of Babylon, one of the Seven Wonders of late antiquity has most recently been identified as the palace garden of the Assyrian King Sennacherib (704 BCE to 681 BCE).

Whilst the very existence of the Hanging Gardens is still debatable, a number of key landscape themes are consistent in the literature describing them.

An active outdoor lifestyle is represented in a lot of artists impressions of the Hanging Gardens, with people fishing, swinging off trees, and wading. Vegetation is lush and cascades over high terracing walls, creating a cool and shaded microclimate within a hot dry landscape.

Water is a prominent element of the Babylonian story. King Sennacherib is credited with invention of the Archimedeian screw, used for conveying water vertically, and making the irrigation of gardens high above natural ground level possible. These were quite possibly the first podium landscapes.

The gardens were reproductive and communal: filled with aromatic and edible fruit trees such as dates, figs, olives and almonds. Plants such as the olive live up to 1000 years with minimal cultivation in desert conditions; perfect for the middle east and equally relevant to the hot, dry summer months in north-western Sydney.

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DESIGN RESPONSE

KEY LANDSCAPE PRINCIPLES

URBAN GREENING



Explore the full range of opportunities to integrate greenery and living systems into the urban fabric.

CREATE FINE GRAIN



Use a range of scales and textures to develop layers of interest.

ENVIRONMENT



Create a place that is comfortable to be in all year-round and in all weather conditions.

DOORSTEP PLAY



Ensure opportunities for active use of communal spaces by people of all ages and abilities.

GATHERING



Create a place that brings people together outside.

REFUGE



Create comfortable unique spaces to unwind, relax and time to think.

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DESIGN STATEMENT

EXISTING TREES

Many trees on site are in Poor to Fair condition and therefore these trees have a short Useful Life Expectancy and retention not appropriate. Due to the changes to growing conditions and the demolition processes many trees in Fair to Good health must be removed, as they will no longer remain stable. Although some trees at the front of the site were considered for retention, ultimately the necessary constraints required, none could be managed. Also, trees near proposed roadways around the site (i.e. the majority of the trees) cannot be retained due to these works.

No trees can be adequately protected all trees on the site are proposed for removal.

Please refer to Arboricultural Impact Assessment by Tree Talk Environmental Consulting, June 2016 for more information.

STREETSCAPE

The site's boundary streetscapes will be designed in accordance with Council's current public domain requirements for paving and street trees. The street trees for nature strip plantings are to have an approximate spacing of 8 metres. The location of the street trees will not obstruct street lighting and vehicle sight lines and the nominated species for each street will be used (Refer 'Street Tree Masterplan' in this document). Pedestrian and cycle pathways will have disability access. The shaded path on Terry Road will be 2.5m wide with other boundary paths being 1.2m wide.

The landscape design strategy for the interface between street and building is to provide a high amenity landscape interface with the street, and celebrate key building entries with feature tree specimens inside the boundary that have a strong street presence on approach. The modest height of planting on approach to the architectural entry gateways further elevates their visual prominence from the street.

COMMUNAL OPEN SPACE

Communal landscapes will provide refuge from public life yet engage the residential community. Communal seating spaces, shaded pergolas, open lawns, BBQ facilities, kitchen gardens/citable tree groves, and interactive water all combine to create a landscape that supports the full range of social interactions. The steep gradients across the site provide opportunity for gravity fed water elements, terraced landscape gardens, and elevated views across the spaces.

URBAN ELEMENTS

Elements such as paving, art installations, furniture and lighting will be developed further during detailed design. Refer to page 16 for proposed materials and finishes.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Deciduous and light-canopied trees have been nominated in close proximity to building facades with good solar access.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

The design acknowledges the opportunity to provide communal open space and take advantage of views. Open pergola structures over the communal BBQ and seating areas will provide summer shade, whilst ensuring adequate light and passive surveillance. Private courtyards and balconies have been designed with adequate privacy/ screening.



Aerial view of eastern courtyard



Aerial view of central courtyard

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DESIGN STATEMENT



View of western courtyard



View of western courtyard BBQ facilities & accessible paths

ACCESSIBILITY

All residents of the new development can access and enjoy the communal areas. Universal access has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality. Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be designed to meet relevant Australian lighting standards.

DRAINAGE AND IRRIGATION

The detailed design will specify drainage call to all soft landscape zones.

Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Australian Native Landscapes 'low P' mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.

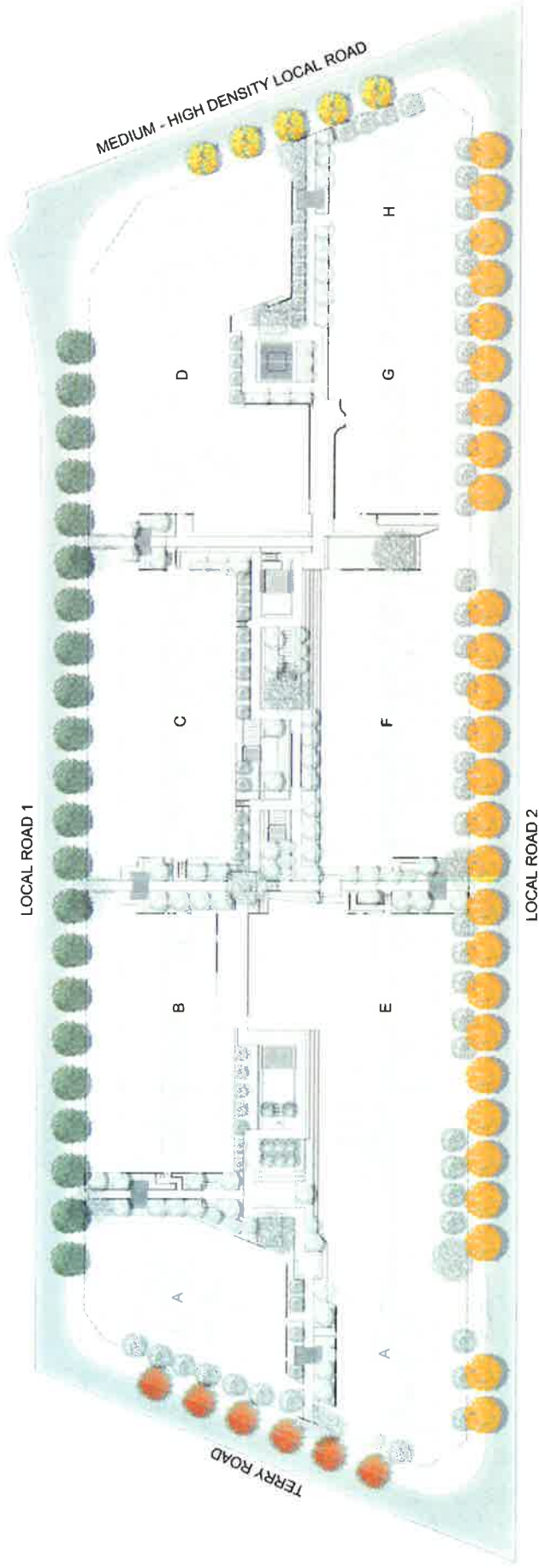
PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion,
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment,
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements,
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

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STREET TREE MASTERPLAN



LEGEND

Tree species and spacing (nom. 8m) in accordance with Council requirements:

- Terry Road - *Brachychiton acerifolius*
- Local Road 1 - *Magnolia grandiflora* 'Little Gem'
- Local Road 2 - *Pyrus calleryana* 'Chanticleer'
- Local Road - *Tristaniaopsis laurina*



Brachychiton acerifolius

Magnolia grandiflora 'Little Gem'

Pyrus calleryana 'Chanticleer'

Tristaniaopsis laurina



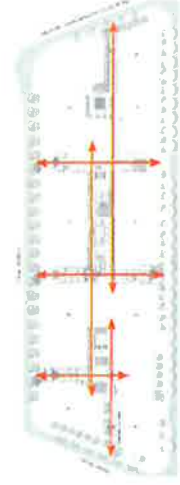
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LANDSCAPE PLAN - GROUND LEVEL

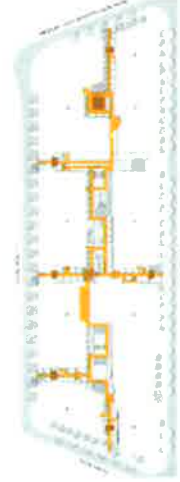


DESIGN FRAMEWORK

1. Water line.
2. Orthogonal paths shorten views and create intimate spaces/pause points.
3. Strong axes entice movement through the spaces.
4. Feature trees establish a street presence for entries.
5. Paving alongside waterline leads to a series of pergola day beds and pause points.
6. Open spaces for exercise and social gathering.
7. Generous green buffers to apartments.
8. Equal access across site.



Waterline



Meandering pathways



Axes

SCHEMATIC DIAGRAMS

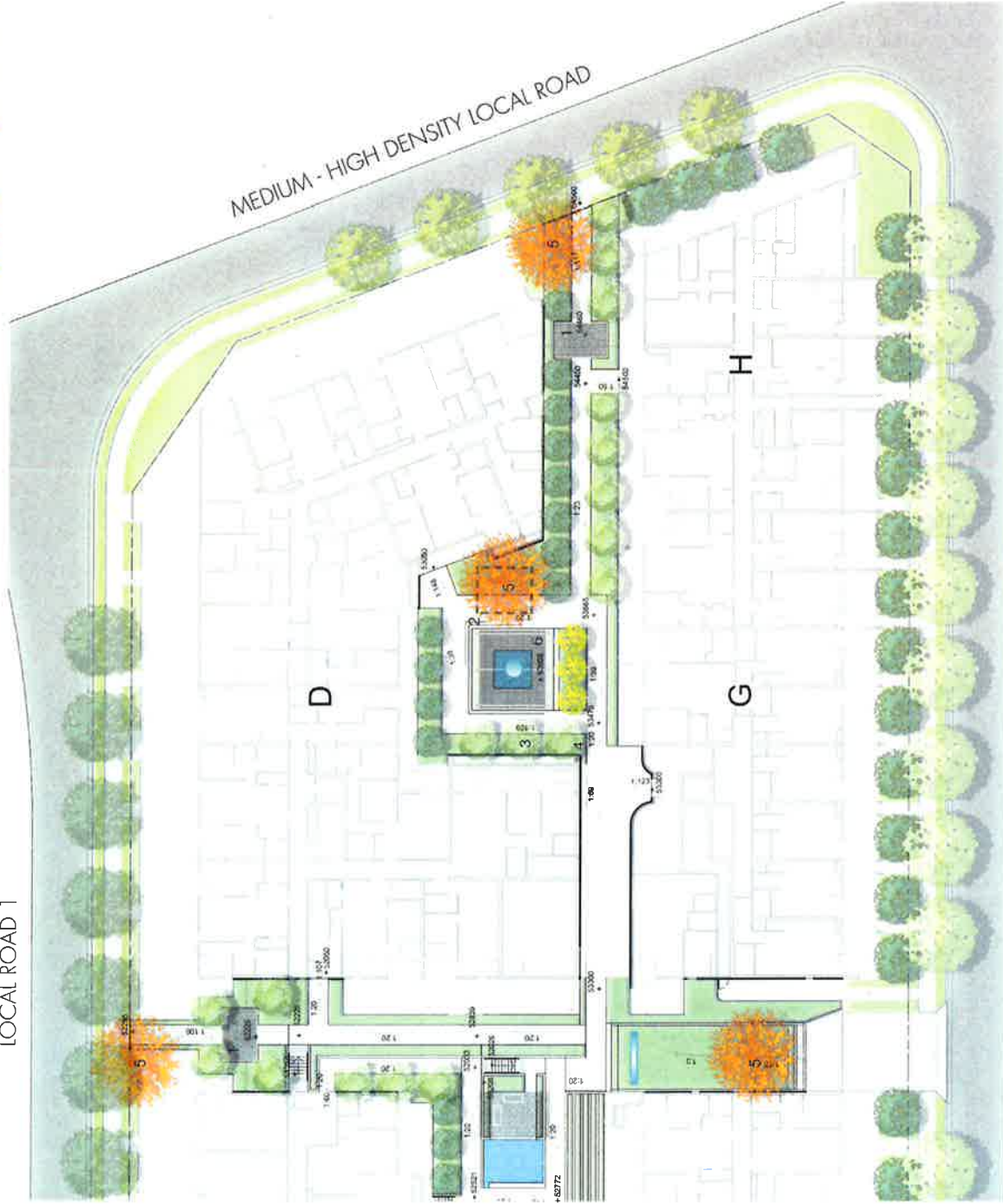
* Note: Refer I-DA-Street Tree Masterplan for Street Tree Species.

BABYLON, 41 TERRY ROAD ROUSE HILL			LANDSCAPE SA REPORT	
Rev.	Amendment	Date	Checked	By
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LANDSCAPE PLAN - EASTERN COURTYARD

LOCAL ROAD 1



LOCAL ROAD 2

LEGEND

1. Entry threshold with feature paving
2. Steps (300mm x 200mm) up to plaza with movable seating & central feature (planting/water/art element); Pergola structure overhead.
3. Planting to frame the edges / green buffer to private terraces
4. Greening of wall opposite community room
5. Feature tree
6. Micro-plaza with feature paving, seating & central feature (planting/water/art element)

- Art Installation location
- Feature tree
- Medium - upright & narrow tree
- Medium - dense canopy tree
- Fruit Tree - Citrus
- Deep Soil Zone

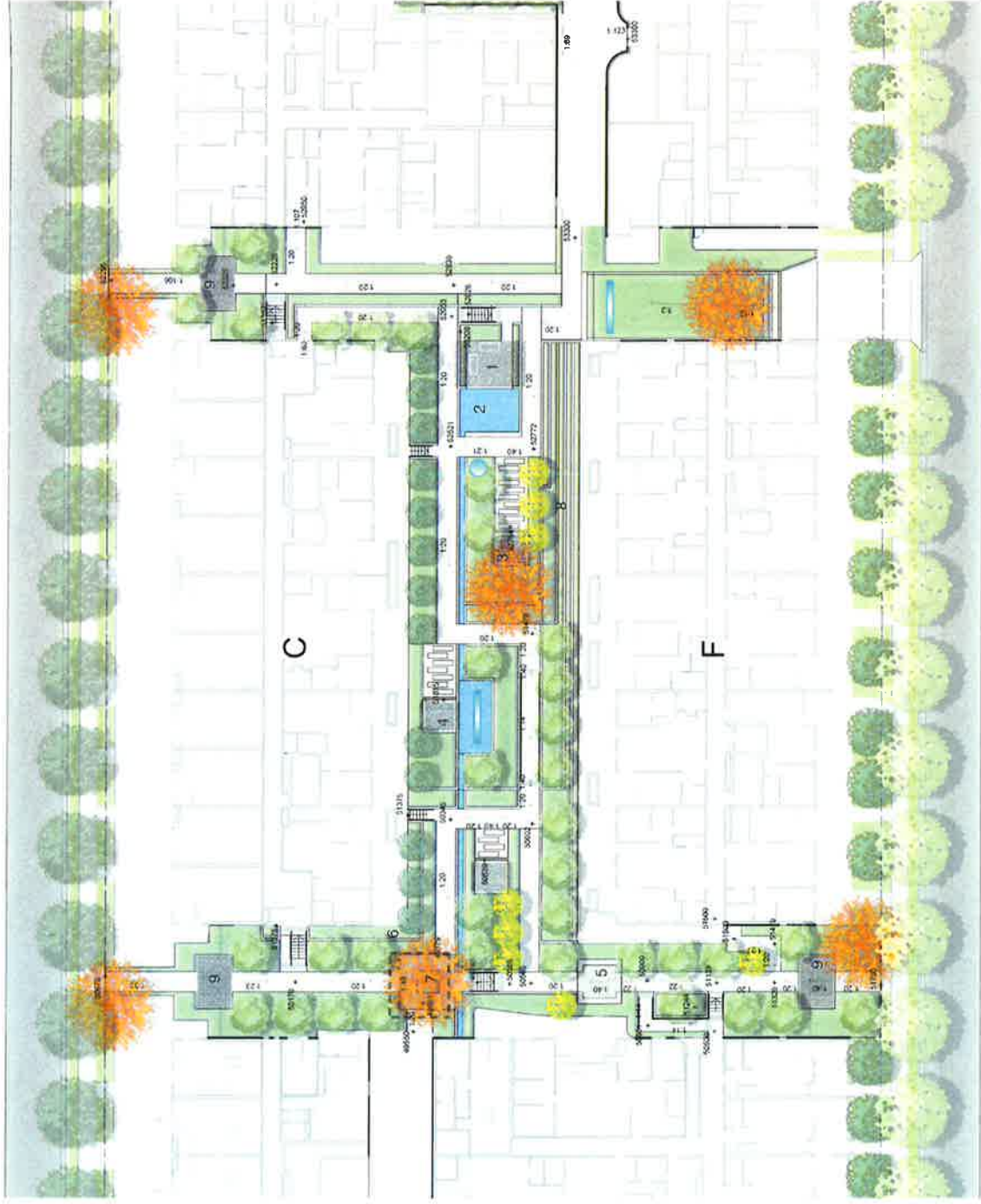
* Note: Refer LPA-Street Tree Masterplan for Street Tree Species

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LANDSCAPE PLAN - CENTRAL COURTYARD

LOCAL ROAD 1



LOCAL ROAD 2

LEGEND

1. Structure with Outdoor Coffee Table & Lounge
2. Reflection pool (max. 300mm deep)
3. Day bed pavilions immersed in landscape
4. Day bed pavilion on waters edge
5. Microplaza with feature paving & seating
6. Planting to frame the edges / green buffer to private terraces
7. Large feature tree on central axis
8. Planting terraces to private apartment terraces below
9. Entry threshold with feature paving

- Art Installation location
- Feature tree
- Medium - upright & narrow tree
- Medium - dense canopy tree
- Fruit Tree - Citrus
- Deep Soil Zone

* Note: Refer I-DA-Street Tree Masterplan for Street Tree Species.

BABYLON - 41 TERRY ROAD ROUSE HILL		LANDSCAPE - 2A REPORT	
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A	Development Application	03.09.18	MC
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Prepared for: Denvell

Prepared by: Turt Design Studio



LANDSCAPE PLAN - WESTERN COURTYARD

LOCAL ROAD 1



LOCAL ROAD 2

LEGEND

1. Structure with BBQ facilities
2. Open lawn - exercise/ pet play / social gathering area
3. Shaded tree grove
4. Terrace steps (900mm x 150mm) down to reflection pool (max. 300mm deep).
5. Multi-use platforms (yoga, tai chi, outdoor bean bags, etc.)
6. Micro-plaza with feature paving, seating & central feature (planting/water/art element)
7. Planting to frame the edges / green buffer to private terraces
8. Gravity-fed water line continues through from central courtyard
9. Planting terraces to private apartment terraces below
10. Kitchen Garden integrated within planters adjacent BBQ area
11. Entry threshold with feature paving

Art Installation location

Feature tree

Medium - upright & narrow tree

Medium - dense canopy tree

Fruit Tree - Citrus

Olive

Deep Soil Zone

* Note: Refer I-DA-Street Tree Masterplan for Street Tree Species.

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Rev.	Amendment	Date	Checked	
A	Development Application	03.09.18	MC	
B	Development Application	07.12.18	MC	



Prepared for Denvell

I-DA-12

Prepared by Turf Design Studio



LANDSCAPE PLAN - PRIVATE COURTYARDS



PRIVATE TERRACES

The courtyard spaces will achieve a balance between 'borrowing' the communal landscape amenity and a place of private retreat in a personal space. Walls and planting will combine as hard and soft solutions to achieve privacy.

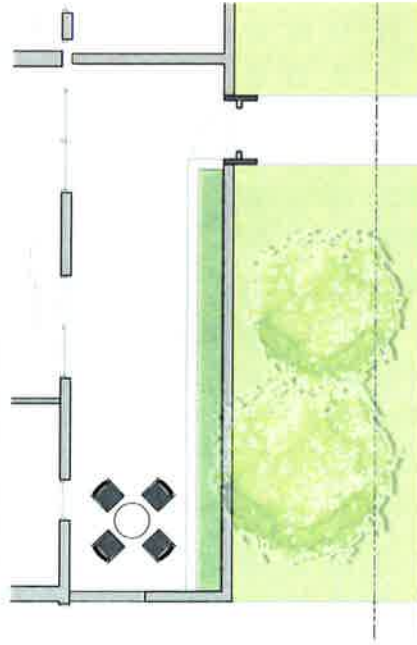
The design of these courtyards is consistent with the broader design language and materiality, ensuring cohesion and strengthening the sense of place.

All balcony planters will be designed to ensure BCA compliance and ease of maintenance.

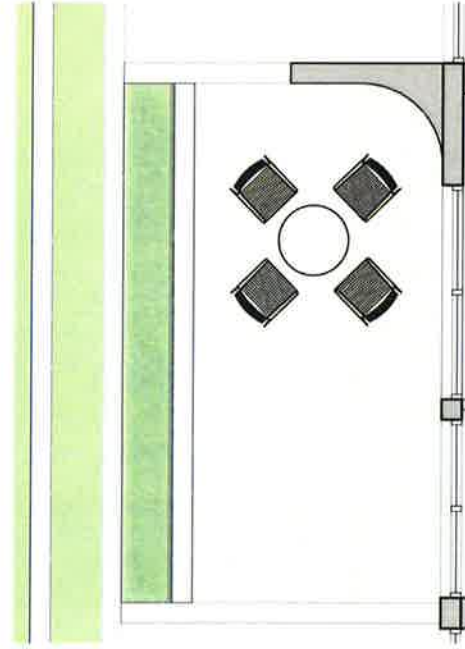
There are 3 typical courtyard typologies:

- Ground level Courtyards
- Sunken Courtyards
- Rooftop Courtyards

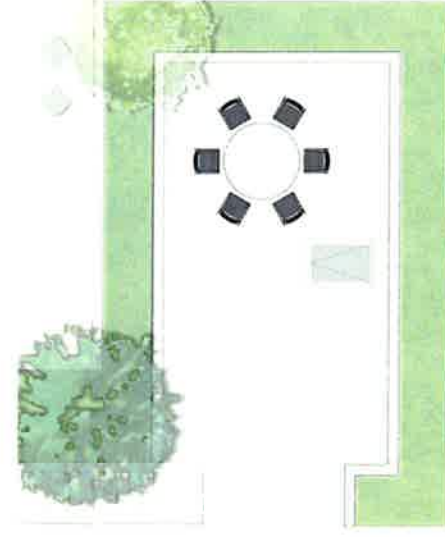
TYPICAL COURTYARD PLAN DIAGRAMS



Ground level Courtyards 1:200@A3



Sunken Courtyards 1:100@A3

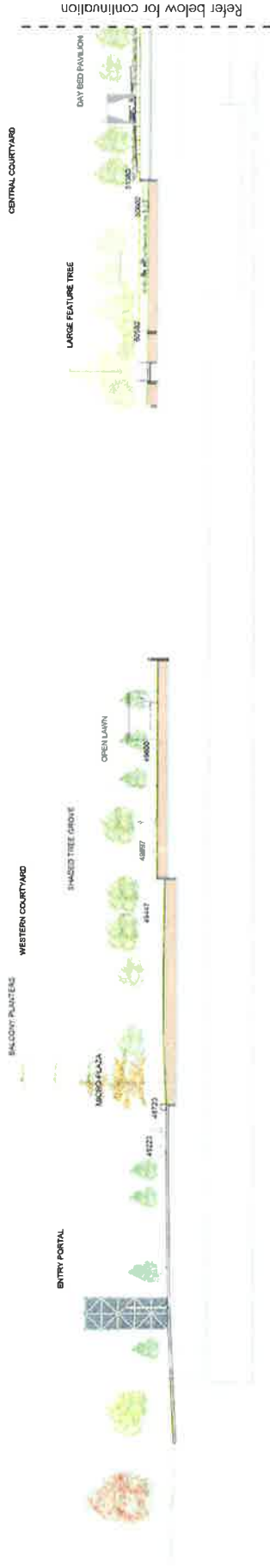


Rooftop Courtyards 1:200@A3

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Ref.	Amendment	Date	Checked
A	Development Application	03.09.18	MC
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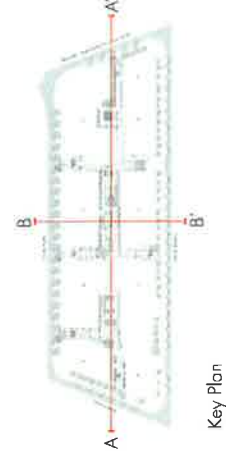


SECTIONS



Section AA: EW- Long Section

Section BB: NS- Terrace Section



BABYLON 41 TERRY ROAD ROUSE HILL LANDSCAPE RECORD	
Rev.	Date
A	03.09.18
B	07.12.18



3D VIEWS



View of central courtyard gate access



View of pergola sitting on water feature



View of Barbeque area overlooking lawn



View of water feature and fruit orchard

BABYLON, 411 TERRY ROAD ROUSE HILL LANDSCAPE REPORT		
Iss.	Amendment	Date
A	Development Application	03.09.18
B	Development Application	07.12.18

I-DA-15

Prepared for: Denvell

Prepared by: Turf Design Studio



MATERIALS PALETTE

GROUND PLANE



INSITU CONCRETE PAVING & SEATING EXTRUSIONS

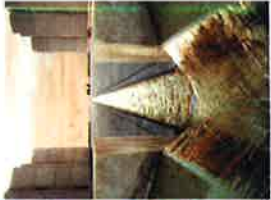


CONCRETE STEPPING STONES

FEATURE ELEMENTS



PERGOLA STRUCTURES



WATER LINE



ART INSTALLATIONS (INDICATIVE ONLY)

FURNITURE & FIXTURES



COMMUNAL OUTDOOR TABLE



PRECAST CONCRETE BSQ BENCH TOP



DAY BED



DECK CHAIRS IN SHALLOW WATER (<300MM)

BAYLON - 41 TERRY ROAD ROUSE HILL		LANDSCAPE & HEDGER	
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A	Development Application	03.09.18	MC
B	Development Application	07.12.18	MC

L-DA-16

Prepared for: Denvell

Prepared by: Turf Design Studio



PLANTING PALETTE

TREE PALETTE

TREES		Mature Height*	Pot Size / Installation size	Mature Canopy*
Botanical Name	Common Name			
Quercus palustris	Pin Oak	12m	800L	8m
Magnolia 'Little Gem'	Little Gem Magnolia	4m	100L	3m
Ulmus parvifolia	Chinese Elm	8m	400L	5m
Citrus spp.	Lemon, Lime, Orange	3m	100L	3m
Olea europaea	Olive	8m	400L	4m

* Estimated mature height and spread take into consideration available soil volumes and local climatic factors.



INDICATIVE SPECIES

A controlled palette of hardy, drought tolerant species suited to the local climate will complement the architectural design language of pure forms and strong lines.

Deciduous feature specimen trees at key locations will provide a burst of seasonal colour and winter sun to the communal spaces. Evergreen species.

Strong contrast of foliage colour and texture in the understory will provide year-round visual interest.



UNDERSTOREY PALETTE

UNDERSTOREY		Pot Size / Installation size
Botanical Name	Common Name	
SHRUBS		
Vinca major	Periwinkle	150mm
Michelia yunnanensis	Port Wine Magnolia	150mm
Leucophya brownii	Cushion Bush	150mm
Rosmarinus officinalis	Rosemary	150mm
Dietes iridioides	Wood Iris	150mm
Backea Virgata	Myrtle	150mm
Santalina chamocyparissus	Calton Lavender	150mm
CASCADING PLANTS		
Dichondra 'Silver Falls'	Silver Falls	150mm
Rosmarinus officinalis 'Blue Lagoon'	Blue Lagoon Rosemary	150mm



BABYLON 41 TERRY ROAD ROUSE HILL LANDSCAPE REPORT			
Iss.	Annotation	Date	Checked
A	Development Application	03.08.18	MC
B	Development Application	07.12.18	MC

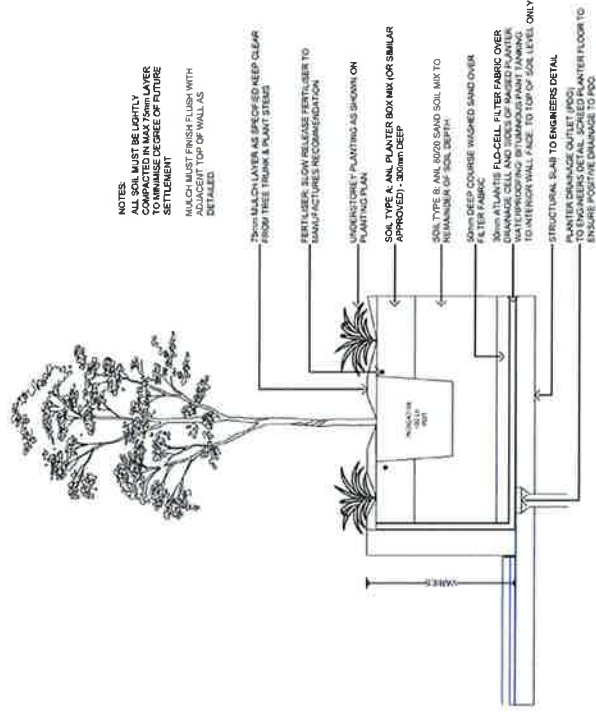
L-DA-17

Prepared for: Denvell

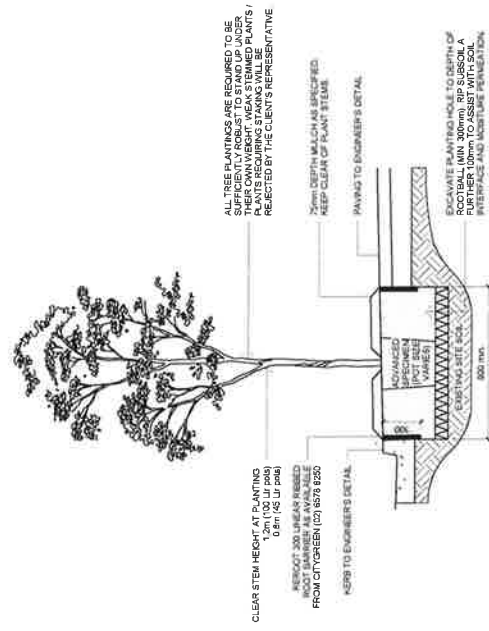
Prepared by: Turf Design Studio



PRELIMINARY CONSTRUCTION DETAILS



TYPICAL RAISED PLANTER ON STRUCTURE 1:40@A3



TYPICAL STREET TREE PLANTING 1:40@A3

BABYLON 41 TERRY ROAD ROUSE HILL		LINESIDE REPORT	
Bus	Assignment	Date	Checked
A	Development Application	03.09.18	MC
B	Development Application	07.12.18	MC

