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Issue	Description	Date
A	FOR CONSULTANTS COORDINATION	14/02/2018
В	ISSUED FOR DEVELOPMENT APPLICATION	15/05/2018
С	MODIFICATIONS AS PER COUNCILS LETTER 22/06/2018	04/07/2018
D	AS PER COUNCIL'S LETTER 11/10/2018	26/10/2018
E	AS PER COUNCILS EMAIL DATED 9/11/18	23/11/2018
F	MODIFICATIONS AS PER ARBORIST REPORT	15/03/2019

## **DEVELOPMENT APPLICATION**

NEW GENERATION BOARDING HOUSE

ADDRESS: CLIENT:

### MR & MRS VALIOTIS

# 144-146 BORONIA RD, GREENACRE

Sheet Number	Sheet Name
A1-01	COVER PAGE
A1-02	SURVEY PLAN
A1-03	BASIX COMMITMENTS
A1-04	SITE/ DEMOLITION PLAN
A1-05	SITE ANALYSIS
A1-06	SITE ANALYSIS
A1-07	SITE CONTEXT
A1-08	CONTEXT ANALYSIS
A1-09	BASEMENT FLOOR PLAN
A1-10	GROUND FLOOR PLAN
A1-11	FIRST FLOOR PLAN
A1-12	ROOF PLAN
A1-13	ELEVATIONS
A1-14	ELEVATIONS
A1-15	SECTIONS
A1-16	SHADOW DIAGRAM
A1-17	SHADOW DIAGRAM
A1-18	SHADOW DIAGRAM
A1-19	CALCULATIONS
A1-20	SCHEDULE OF FINISHES
A1-21	SCHEDULE OF FINISHES
A1-22	FENCE DETAILS
A1-23	GROUND FLOOR SOLAR ANALYSIS
A1-24	LEVEL 1 SOLAR ANALYSIS
A1-25	COMMUNITY ROOM SOLAR ANALYSIS
A1-26	COMMUNITY COURTYARD SHADOW ANALYSIS
A1-27	3D PERSPECTIVE
A1-28	3D PERSPECTIVE
A1-29	3D PERSPECTIVE
A1-30	(CPTED) ASSESSMENT - BASEMENT
A1-31	(CPTED) ASSESSMENT- GROUND FLOOR



## PLAN SHOWING DETAIL & LEVELS

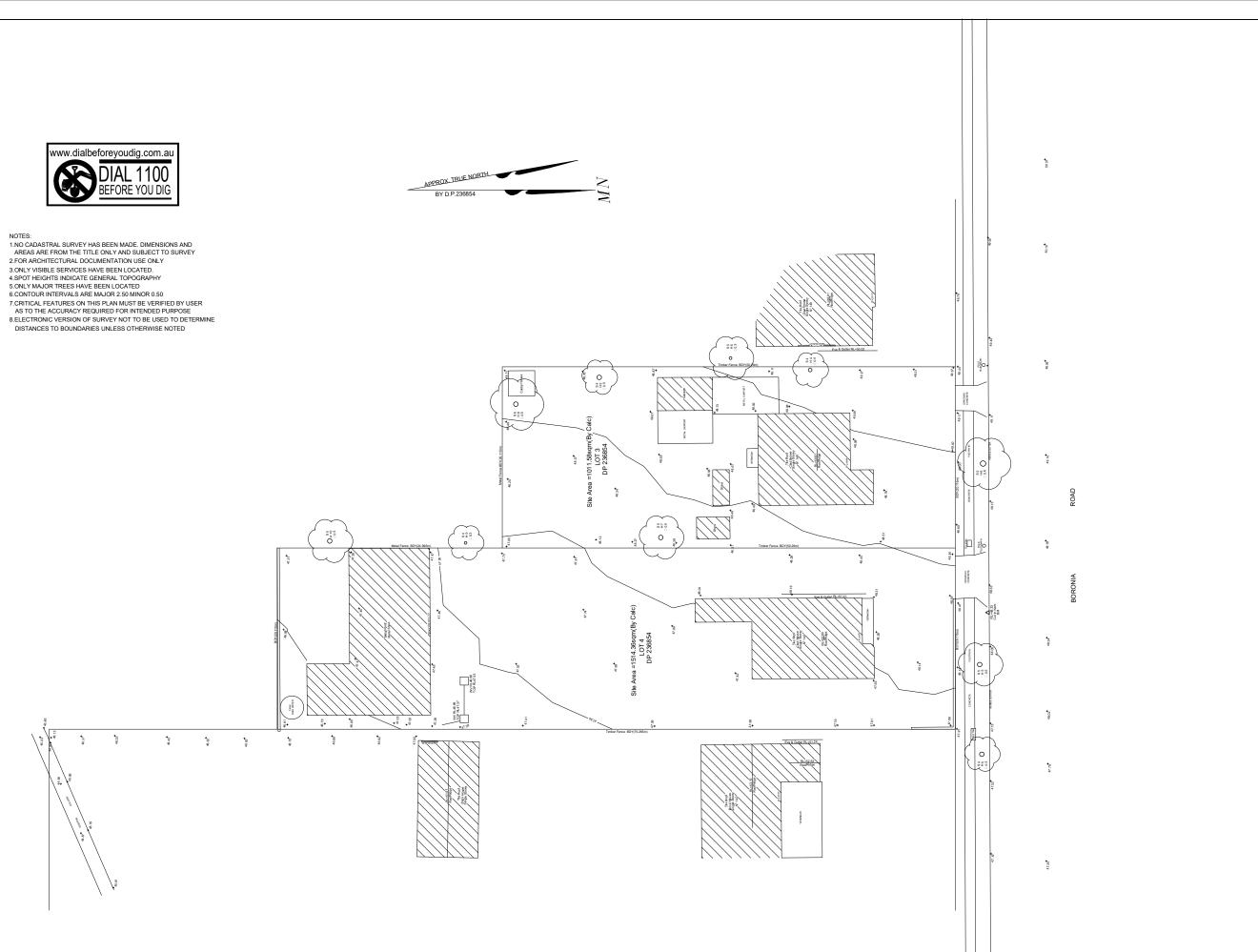
144-146 BORONIA ROAD GREENACRE N.S.W 2190

ORIGIN OF LEVELS SSM 141326 AHD= 47.70 NO CADASTRAL WORK HAS BEEN DONE

PROJECT	DETAIL SURVEY
CLIENT	
DATE	23.08.18
REFERENCE	B.B
ISSUE	2
SCALE	1:200 A1







#### Schedule of BASIX commitments

ommitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying opment certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Block-A

/) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling, (This area of nagenous vegetation is to be contained within the "Area of paden and lawn" for the welling specified in the "Osciention of Proyect" table).	~	~	
(c) if a rating is specified in the table below for a fisture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		~	~
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		~	~
(e) The applicant must instalt:			
(aii) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recruitation or diversion" column of the table below, and		~	~
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all tolets in the dwelling.		~	~
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	~	~	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~	1
(g) The pool or spa must be located as specified in the table.		~	
(h) The applicant must instail, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the taske below. Each system must be configured to collect run off from the areas specified (excluding any area which supplies any other alternative water usuals system), and to divert overflow as specified. Each system must be connected as specified.	-	~	~

	Fixtures			es .		App	liances	Individual pool		Individual pool		l Ir	Idividual	spa
Dwelling no.	All shower- heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish- washers	Volume (max volume)	Poel cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <> 6 L/min)	3 star	3 star	3 star	70	3 star	3 star		-	1	1	1		-

			AB	mative water source					
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Tollet connec (5)		undry criection	Pool top-up	Spa top-u
None	1	18	-	1	•	÷		×.	+
(ii) Energy						Show or DA plan		w on CC/CDC s & specs	Certifier check
			sted below in carrying out the develop peopled for the dwelling in the table by			_	-		-
supplied t	by that system. If the table	e specifies a cer	itral hol water system for the dwelling s hot water is supplied by that central	then the applicant must connect	that	~		~	~
(c) The applic the table I	cant must install, in each i below. Each such ventilat	bathroom, kitche Ion system mus	in and laundry of the dwelling, the ver I have the operation control specified	stilation system specified for that for it in the table.	room in	_		~	~
areas" he no coolini any such	adings of the "Cooling" a g or heating system is spi	nd "Heating" col colled in the tab ' is specified be	system's specified for the dwelling un umms in the table below, infor at leas le for "Living areas" or "Bedroom area side an air conditioning system, then t	1 I living bedroom area of the dw is*, then no systems may be inst.	eling. If alled in	5.1		*	*
the table I lighting" h specified	below (but only to the ext or each such room in the	ent specified for dwelling is fluor rea, then the light	e dwelling which is referred to in a be that room or area). The applicant mu escent lighting or light emitting diode ( it fittings in that room or area must on hing.	st ensure that the "primary type o LED) lighting. If the term "dedica	f artificial			>	~

(II) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extert specified for that room or area). The applicant must ensure that each such room or area is filted with a window and/or sky(grit).	~	~	~
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		~	
(bb) install the system specified for the spa in the "individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		~	
(h) The applicant must install in the dwelling.			
(aa) the kitchen cook-lop and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		~	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		~	~
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		~	-
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well send start"			

Hot water		Bathroom ven	tilation system	Kitchen ve	ntilation system	Laundry ventilation system		
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
A8 dwellings	gas instantaneous 6 star	no mechanical ventilation (ie. natural)	*I	individual fan, not ducted	manual switch on/off	individual fan, not ducled	manual switch on/of	

	Co	oling	He	Artificial lighting							Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each Iaundry	All hallways	No. of bathrooms &/or toilets	Main kitche
All dwellings	1-phase airconditioning EER 3.0 - 3.5	20	1-phase airconditioning EER 3.0 - 3.5	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

	Individual	pool	Individual	spa			Appliance	es & other effic	siency measure	sures		
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktoploven	Refrigerator	Well ventilated tridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	÷	1			gas cooktop & electric oven	3 star (new rating)	yes	4 star	3 star	3 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant insut attach the certificate interned to under "Assessor details" on the forst page of this BASIX certificate (in , if "Assessor Certificate") to the development application and construction certificate applicants for the proposed development, the tapplicant is applying for a complying development certificate for the proposed development, to that application. The applicant must also attach the Assessor Certificate to the application for a family compation certificate the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermai Control Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify but it is is the case.	~		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicate); all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate these specifications.		~	

iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~
(g) Where there is an in-slab heating or cooling system, the applicant must	~	~	~
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or	100	(	10
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the stab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	~	~	~

Dwelling no.	Area adjusted heating load (in mJim'lyr) Area adjusted cooling load (in mJim'lyr)				
All dwellings	10.0	8.0			
	C		No.		
			D		
		1			
	· · · · ·	LEVEL 2, 240 CHURCH ST,			
	()	PARRAMATTA NSW 2150			
		P: +61 2 7804 0888 - M: 0411 222 888			
		E: chris@ckdesign.net.au			
	design + interiors 🖵	W: www.ckdesign.net.au			

and when the second sec

() Water	Show on DA plans	Show on CC/CDC plans & specs	Certifie check
(a) If, in carrying out the development, the applicant installs a showerhead, tolet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		~	~
(b) The applicant must initial (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Contrart system" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	-	~	~
(c) A swimming pool or spallisted in the table must not have a volume (in kLs) greater than that specified for the pool or spalin the table.	~	~	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		~	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	~
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		~	~

Common area	Showerheads rating	Tollets rating	Taps rating	Clothes washe	thes washers rating				
All common areas	no common facility	no common facility	no common facility	no common laur	common laundry facility				
(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
			service a common area specified in the table in area, and must meet the efficiency measure		~	~			
specified in	the table below, the lighting spe nt must also install a centralised	cified for that common area. This lig	of artificial lighting' for each common area hting must meet the efficiency measure specifi lanagement System (BMS) for the common an		~	~			
		fotures specified in the "Central ener pe, and meet the specifications, lish	rgy systems" column of the table below. In each ed for it in the table.		~	~			

	Common area	ventilation system	Common area lighting					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS			
Ground floor lobby_Block-A	no mechanical ventilation		Buorescent	daylight sensor and motion sensor	No			
First floor lobby_Block-A	no mechanical ventilation	-	Ruorescent	daylight sensor and motion sensor	No			

. Commitments for Re	esidential flat building	s - Block-B	

(a) Dwelli

() Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Veca of granten and lawn" for the dwelling specified in the "Description of Project" labely.	~	~	
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		~	~
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		~	~
(e) The applicant must install.			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		~	~
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all tolets in the dwelling.		~	~
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	~	~	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~	
(g) The pool or spa must be located as specified in the table.	~	~	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to diver overflow as specified. Each system must be connected as specified.	-	~	~

				Fixtur	es		App	liances		indi	vidual poo				ndividual	spa
Dwelling no.	All show	wer	All toilet flushing systems	Ali kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish- washers	Volume (max volume)	Pool cover	Pool location	Posh	iol aded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 sta 4.5 t <> 6 Umi	a.c	3 star	3 star	3 star	ho	3 star	3 star	°.	-		ľ		ĺ	Ì	-
								Alternative	water source	æ						
Dwelling r	no.		ative wate / systems		Size	Configurati	on			Landscape connection		tion	Laundry		•	Spa top-u
None		λ			8					ć			•	*		
(II) Energy	· · ·											Show DA p		Show on Co plans & spe		Certifier check
(b) The a	ipplica	int must	t install each stem. If the	h hot wate	er system spe colles a centr	ed below in carry cified for the dwe at hot water syste hot water is supp	sling in the ta	ble below, so t	hat the dwe	ling's hot v	vater is			~		*
						and laundry of th ave the operation				fied for that	room in			~		~
areas no co any s	thead toling of such an	dings of or heati reas. If	the "Cooling system	ng" and "H is specifie oned" is s	feating" colur d in the table pecified besid	tern/s specified i nns in the table b for "Living areas ie an air condition	elow, inflor al	least 1 living! areas", then	bedroom an	ea of the dy may be inst	talled in			*		*
the ta lighter specif	ible be ng" for ified to	elow (bu each si r a part	at only to th uch room is icular room	e extent s n the dwel h or area. t	pecified for th ling is fluores	dwelling which is at room or area) cent lighting or lig ttings in that roo hg.	The applicar pht emitting d	nt must ensure lode (LED) ligt	that the 'pr ling. If the t	imary type erm "dedica	of artificial			~		~

(II) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the labele below (but only to the edient specified for that room or area). The applicant must ensure that each such room or area is thed with a window and/or skipfult.	~	~	~
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must			
(aa) install the system specified for the pool in the "individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		~	
(bb) install the system specified for the spa in the "individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		~	
(h) The applicant must install in the dwelling.			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		~	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		~	~
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		~	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		~	

Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
A8 dwellings	gas instantaneous 6 star	no mechanical ventilation (ie. natural)		individual fan, not ducted	manual switch on/off	individual fan, not ducted	manual switch on/off

Description

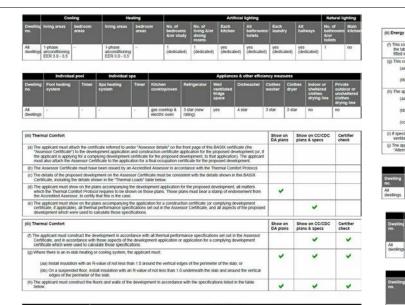
AS PER COUNCIL'S LETTER 11/10/2018

DO NOT SCALE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FRABRICATION -COPYRIGHT:

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Date

26/10/2018



		Thermal loads								
Dwelling no.	Area adjusted heating load (in mJ/m <sup>1</sup> /yr)	Area adjusted coolin	g load (in m.							
All dwellings	10.0	8.0	22 - 20 N.O.7							
b) Common areas and	central systems/facilities									
(I) Water			Show on DA plans	Show on CC/CDC plans & specs	Certifier check					
	development, the applicant installs a showerhead, toilet, tap or clothes pecifications listed for it in the table.	washer into a common area, then that		~	~					
(b) The applicant must in "Central systems" co specified in the table	stall (or ensure that the development is serviced by) the alternative wal lumn of the table below. In each case, the system must be sized, be co	er supply system(s) specified in the infigured, and be connected, as	~	~	~					
(c) A swimming pool or s table.	pa listed in the table must not have a volume (in KLs) geater than that	specified for the pool or spa in the	~	~						
(d) A pool or spa listed in	n the table must have a cover or shading if specified for the pool or spa	n the table.		~						
(e) The applicant must in	istall each fire sprinkler system listed in the table so that the system is o	onligured as specified in the table.		~	~					
(f) The applicant must en	nsure that the central cooling system for a cooling lower is configured an		~	~						



Water Show on DA plans Show on CCICDC Certifier check b) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. 5) The applicant must plant independent of the water use species of weighting introduction the area of use specified for the evening the specified in the evening specif ~ ~ ~ in demand hot water recirculation system which regulates all hot water use to in the "HW recirculation or diversion" column of the table below. ~ ~ (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where the "HW recirculation or diversion" column of the table below; and ~ ~ the "HV recruitation of diversion" column of the table below, and (bb) a separate diversion liamk (or tanks) connected to the hol water diversion systems of at least 100 litres. The applicant must connect the but water diversion liamk to all biolism in the diverting. e applicant must not install a private swimming pool or spa for the diverting, with a valume exceeding that specified for it in the live holes. ~ ~ ~ ~ If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). ~ ) The pool or spa must be located as specified in the table. ~ ~ nstall, for the dwelling, each alternative water supply system, with the result he configured to collect nun-off from the areas specifie ~ ~ ~ Ad buile All Advances Indertous pool Indertous pool Indertous pool Rectange participations (states) and the state of the s Appliances Individual pool 4 star (> 4.5 but <> 6 L(min) ve water Size Landscape Toilet Laundry Pool connection connection top-up (II) Energy Show on Show on CC/CDC Certifier

	DA plans	plans & specs	check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings hot water is supplied by that system. If the table specifies a certifial hot water system for the dwelling, then the applicant must connect that certifial system to the dwelling to that the dwelling is hot water is supplied by that certifial system.	~	~	~
(c) The applicant must install, in each balfwoorn, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		~	~
(a) The applicant must result the cooling and heating systems specified for the dwelling under the "Living areas" and "beating waters and "beating or clarism in the babe below, mich is shart 1 hwypbeating must of the existing of the most of the dwelling. If no cooling of the babe provide the babe below, mich is shart 1 hwypbeating systems and the dwelling. If no cooling of the most of the dwelling of the most of the dwelling. If an other the babe below, mich is shart 1 hwypbeating systems and the dwelling. If no cooling of the most of the dwelling of the most of the dwelling. If an other the dwelling of the most of the dwelling of the most of the dwelling. If an other dwelling of the most of the dwelling of the dwelling of the dwelling of the dwelling of the dwelling. If a start of the dwelling of the dwelling. If a start of the dwelling of the dw		~	*
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the estent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is flavescent flaviting or light emitting idde (LED) lighting. If the term "declated" is		~	~

## BASIX COMMITMENTS

## DEVELOPN NEW GENERAT CLIENT: MR & MRS VALIC ADDRESS:

(d) The while the
(e) The cert dev
(f) The Cer
(g) Wh
(h) The bek











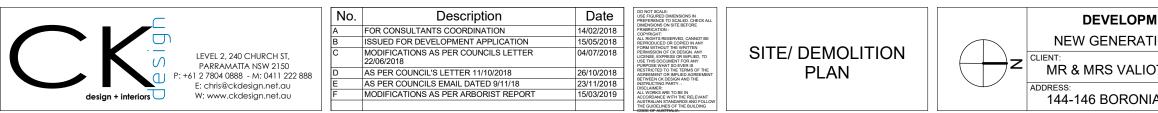




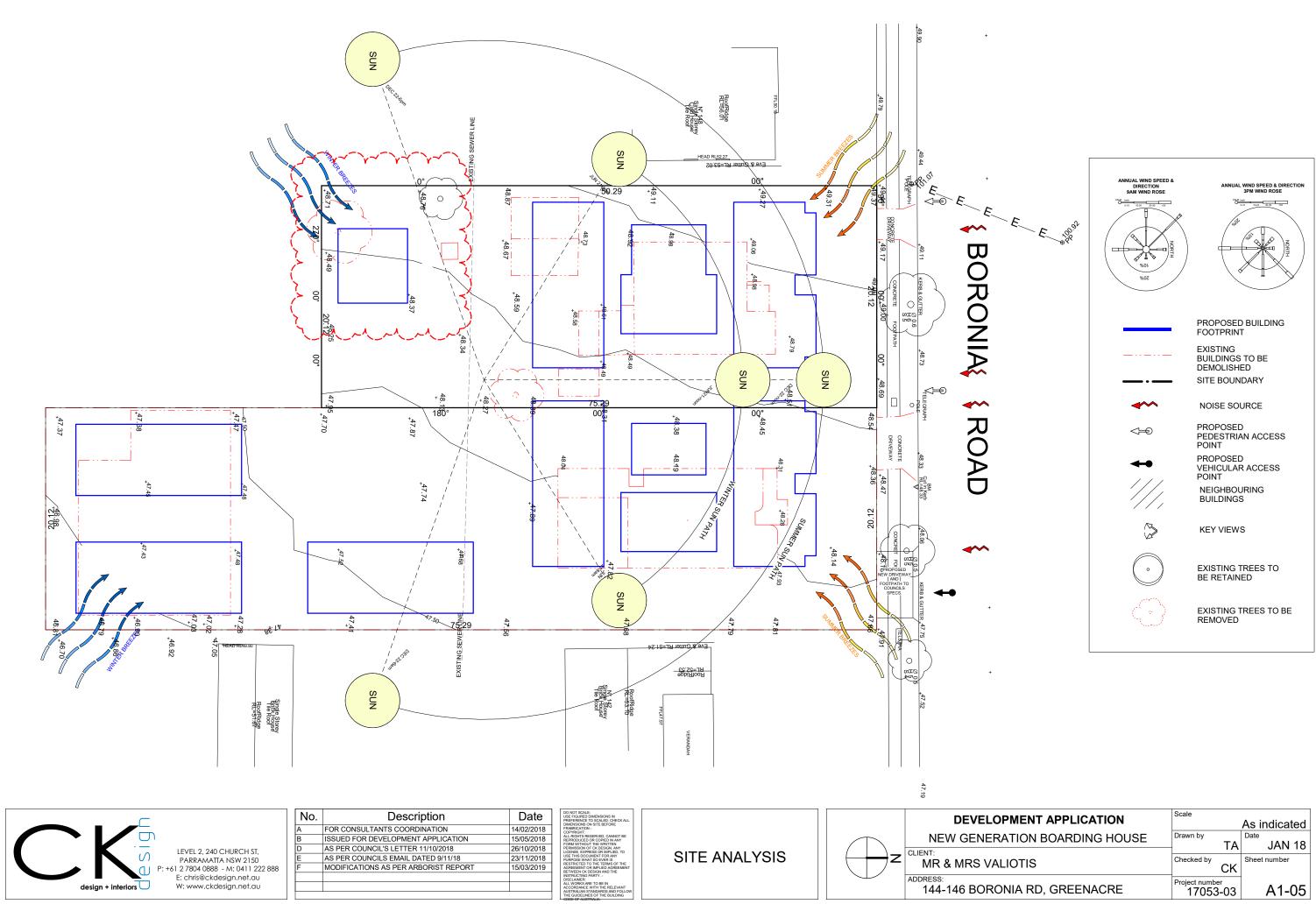
(ii) Energy									Show on DA plans	Show on CC/Cl plans & specs	DC Certifier check
f) This commitme the table below	nt applies to ear v (but only to the	ch room or area e extent specifie	a of the dwel ed for that ro	ling which is ref om or area). Th	erred to in a l e applicant m	heading to the "No sust ensure that e	itural lighting" ach such roon	column of n or area is	V plans	plans & specs	check 🗸
Ited with a window and/or skylight. (i) This commitment applies if the applicant installs a water heating system for the deeling's poor or spar. The applicant must: (ax) install the system specified for the pool in the "Individual Food" column of the table below (or alternative) must not install any system for the pool.) Expected, the applicant must install alters, to control the poor to prove, and					nust						
(bb) install	the system spec	offed for the sp	a in the "ind	Midual Spa* colu	umn of the tai	trol the pool's purr ble below (or after of the spal's pump	p, and natively must	not install		-	
) The applicant r	must install in the	e dwelling:				other efficiency m	easures" colu	mn of the		100	
						es & other efficien				Š	
(cc) any clo	othes drying line	e specified for th	he dwelling in	n the "Appliance	is & other eff	ciency measures*	column of the	table.		-	
ventilated".						perator space in th	0.030.0003			~	
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Hot wa	tler system	Each bathro	moo	Operation cor		ich kitchen	Operatio	on control	Each laun	dry Op	eration control
ellings star	stantaneous 6	no mechanic ventilation (i	cal e. natural)		du	sividual fan, not cted	manual	switch on/off	individual f ducted	an, not mai	nual switch on/ol
	Cooling		Hea	iting			Artific	al lighting			Natural light
Dwelling living a 10.	areas bedro areas	oom livi	ing areas	bedroom areas	No. of bedroom	No. of living &lor ly dining	Each kitchen	All bathroom toilets	s/ Each laundry	All halfways	No. of No
M 1-phas	e -	1-9	hase	-	1 (dedicate	rooms 1 (dedicated)	yes (dedicated	yes (dedicated	yes (dedicate	d) (dedicated)	toilets
Wellings aircond EER 3	0 - 3.5	EE	conditioning R 3.0 - 3.5		(dedicate	d) (dedicated)	(sedicated	) (dedicated	i) (dedicate	a) (dedicated)	
	Individual pool		ndividual sp	sa			Appliances	& other effici	incy measur	15	
o. syste	heating Ti	limer Spa he system	eating n	Timer Kitch cook	top/oven	Refrigerator V	Vell C entilated ridge	Xshwasher	Ciothes d washer d	iothes indoor ryer shelter clother	or Private red outdoor unshelt
4 -					a gotkoo		pače es -			drying	line clothes drying I
wellings					ric oven		• ·			10	10
							,	uternative en	irgy		
eelling no. I dwellings				Phot	tovoltaic sys	tem (min rated e	lectrical outp	kut in peak kV	9		
iii) Thermal Con									Show on DA plans	Show on CC/ plans & spec	CDC Certifi s check
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(b) The Assesso	or Certificate mu	ist have been is	isued by an	Accredited Asse	essor in accor	tificate for the pro dance with the Th	ennal Comfo	rt Protocol			
(c) The details o Certificate, a	If the proposed on including the detail	development or tails shown in th	n the Assess ie "Thermal I	or Certificate m Loads" table bei	ust be consis low.	tent with the deta	is shown in th	IS BASIX			
ii) Thermal Com	fort								Show on	Show on CC/	CDC Centifie
of) The applicant	ment show on t	The plans accor	mpanying the	e development a	pplication to	the proposed de	velopment, all	matters	DA plans	plans & spect	s check
which the The the Accredite	ermal Comfort P d Assessor, to c	Protocol requires certify that this i	s to be show is the case.	in on those plan	is. Those plan	ns must bear a sta	mp of endors	ement from	~		
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(e) The applicant certificate, if a development	applicable), all th which were use must construct t nd in accordance ich were used to	neema perform ed to calculate the me development e with those asy o calculate those	nt in accordate pects of the specification of the s	ance with all the development ap lons.	mal performa	pplication for a co	mplying deve			1.000	
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IIA RD, GREENACRE	Project number 17053-03		A1-04



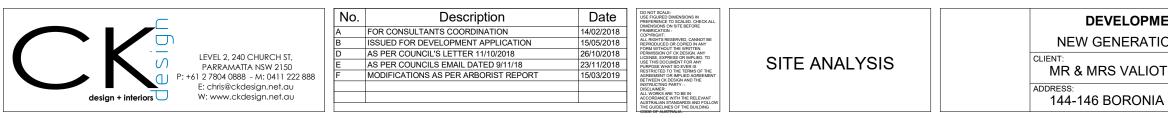
MENT APPLICATION	Scale		
			As indicated
TION BOARDING HOUSE	Drawn by		Date
		TA	JAN 18
OTIS	Checked by		Sheet number
0115		CK	
IIA RD, GREENACRE	Project number 17053-	03	A1-05



EXISTING STREETSCAPE



PROPOSED STREETSCAPE



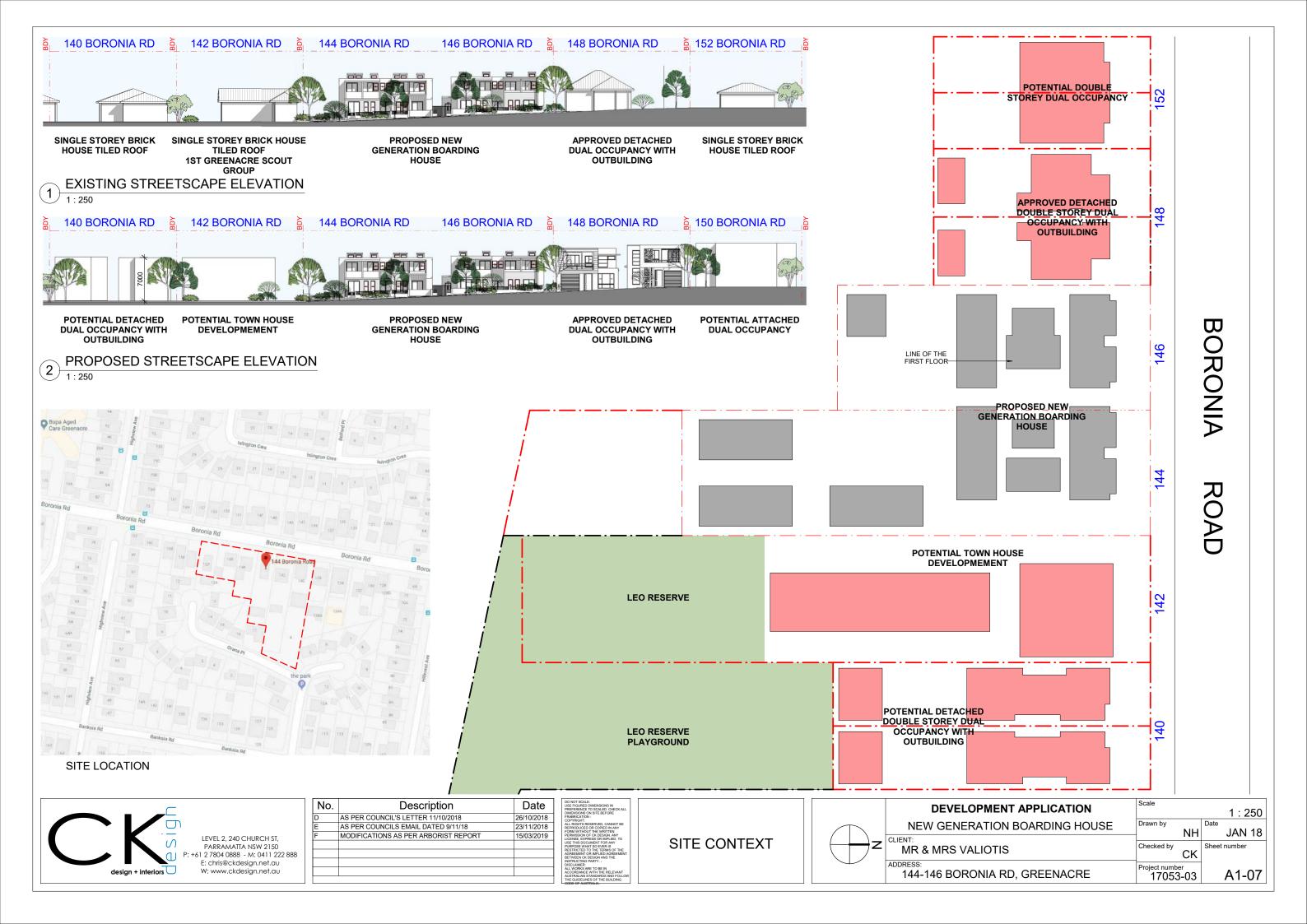


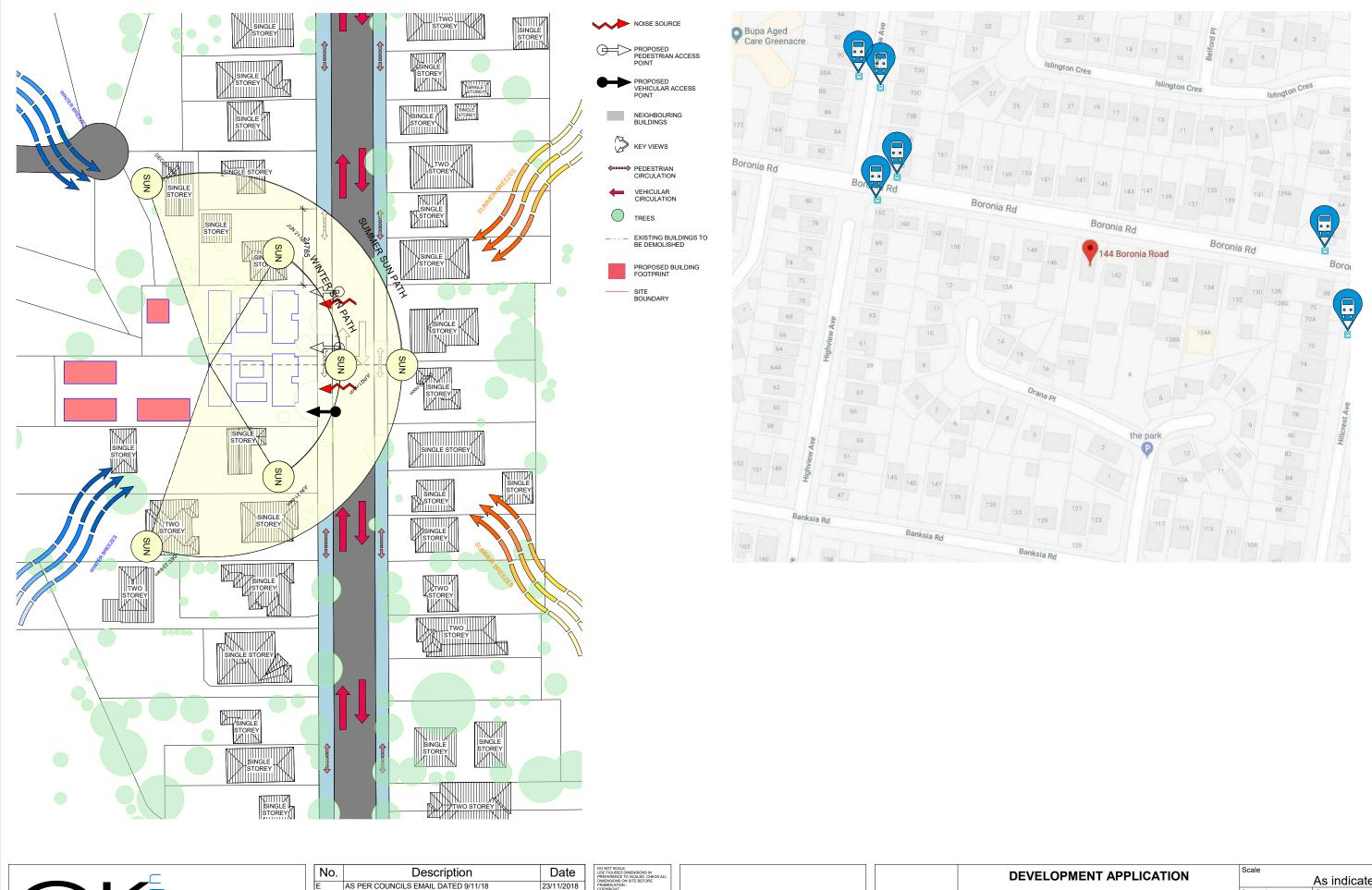
## SITE LOCATION



SITE LOCATION

MENT APPLICATION	Scale	1 : 50
TION BOARDING HOUSE	Drawn by	Date JAN 18
OTIS	Checked by CK	Sheet number
IIA RD, GREENACRE	Project number 17053-03	A1-06





CONTEXT

ANALYSIS

CLIENT:

ADDRESS:

MODIFICATIONS AS PER ARBORIST REPORT

LEVEL 2, 240 CHURCH ST,

PARRAMATTA NSW 2150 P: +61 2 7804 0888 - M: 0411 222 888 E: chris@ckdesign.net.au

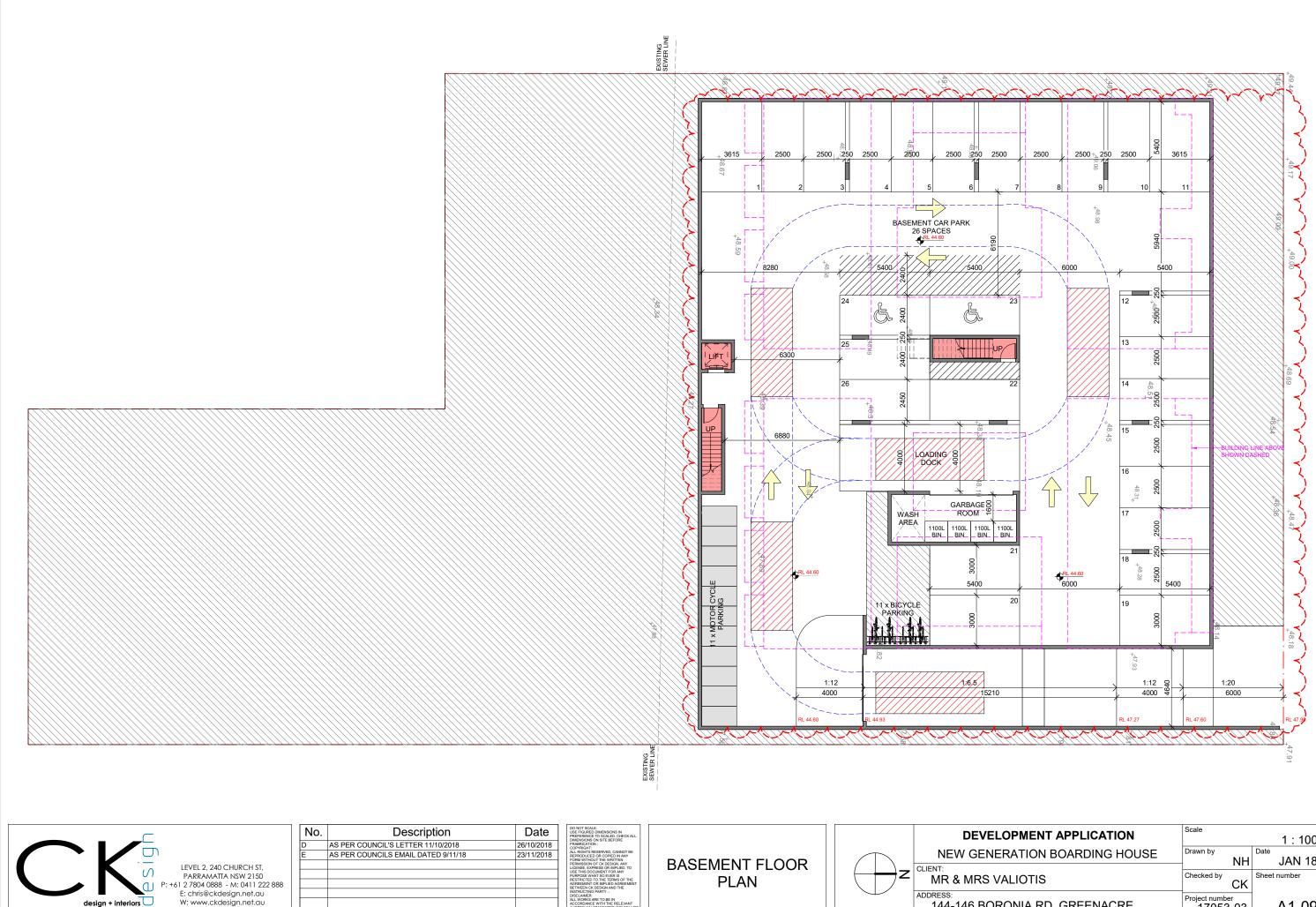
W: www.ckdesign.net.au

S

design + interiors

15/03/2019

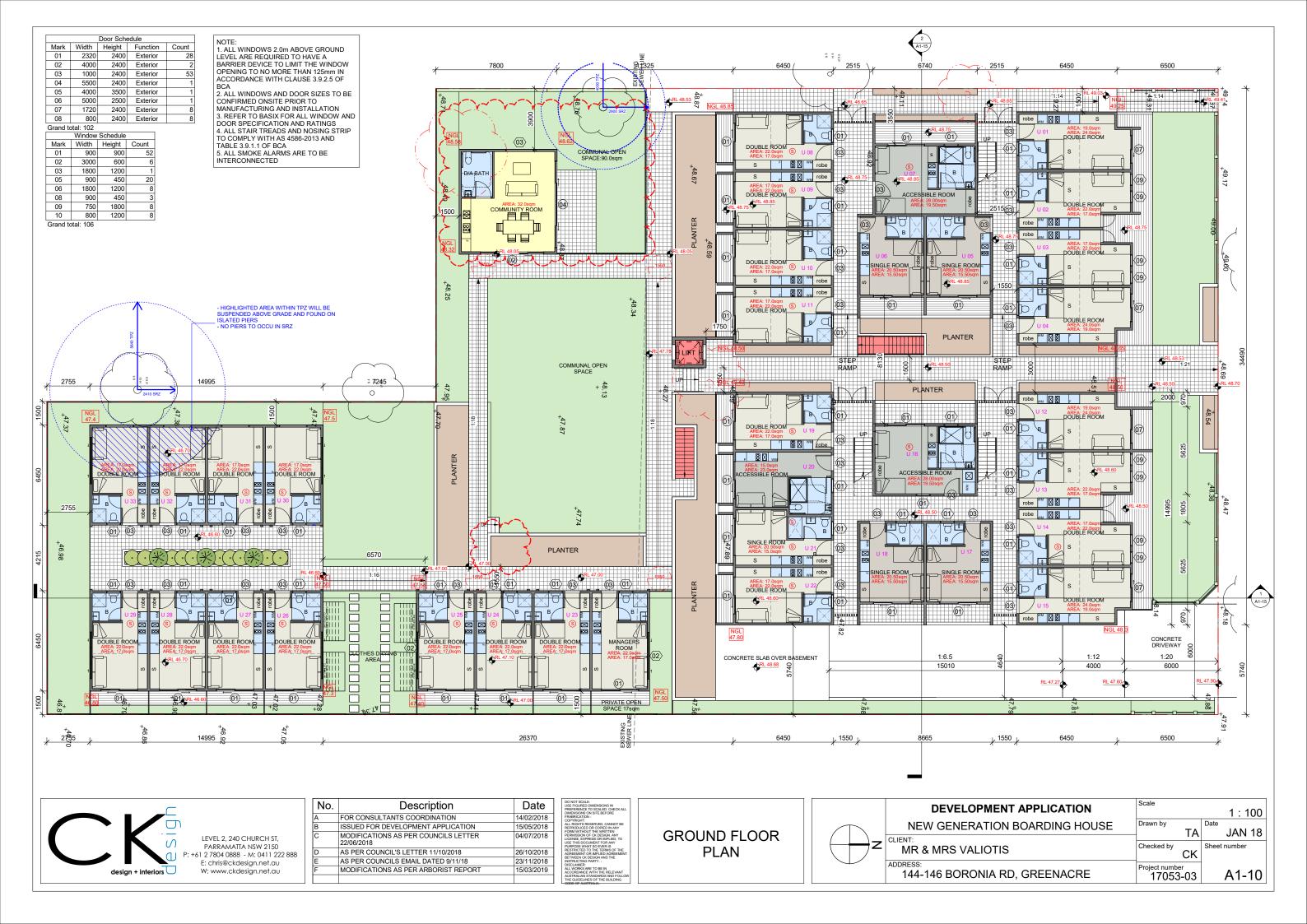
DEVELOPMENT APPLICATION	Scale	
		As indicated
NEW GENERATION BOARDING HOUSE	Drawn by	Date
NEW GENERATION BOARDING HOUSE	JB	JAN 18
JENT:	<u> </u>	
MR & MRS VALIOTIS	Checked by	Sheet number
IVIR & IVIRG VALIOTIS	CK	
DDRESS:		-
	Project number	A 4 00
144-146 BORONIA RD, GREENACRE	17053-03	A1-08



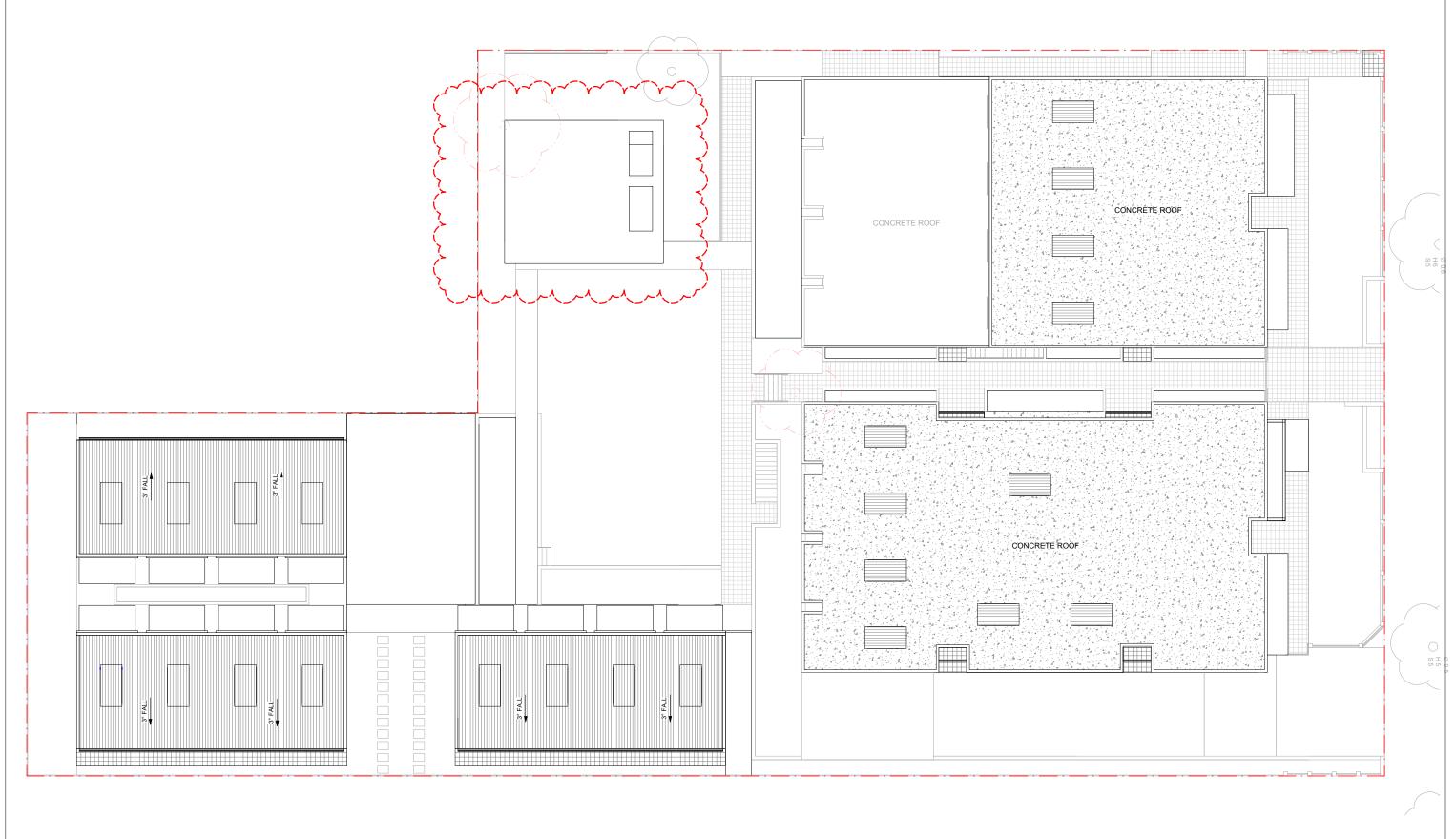
design + interiors

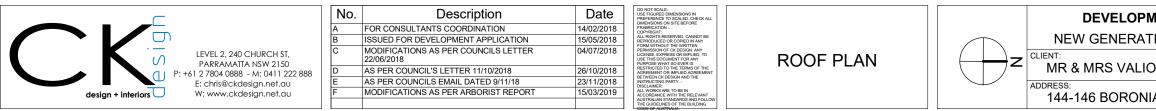
W: www.ckdesign.net.au

DEVELOPMENT APPLICATION	Scale	1 : 100
NEW GENERATION BOARDING HOUSE	Drawn by	Date JAN 18
MR & MRS VALIOTIS	Checked by CK	Sheet number
DRESS: 144-146 BORONIA RD, GREENACRE	Project number 17053-03	A1-09





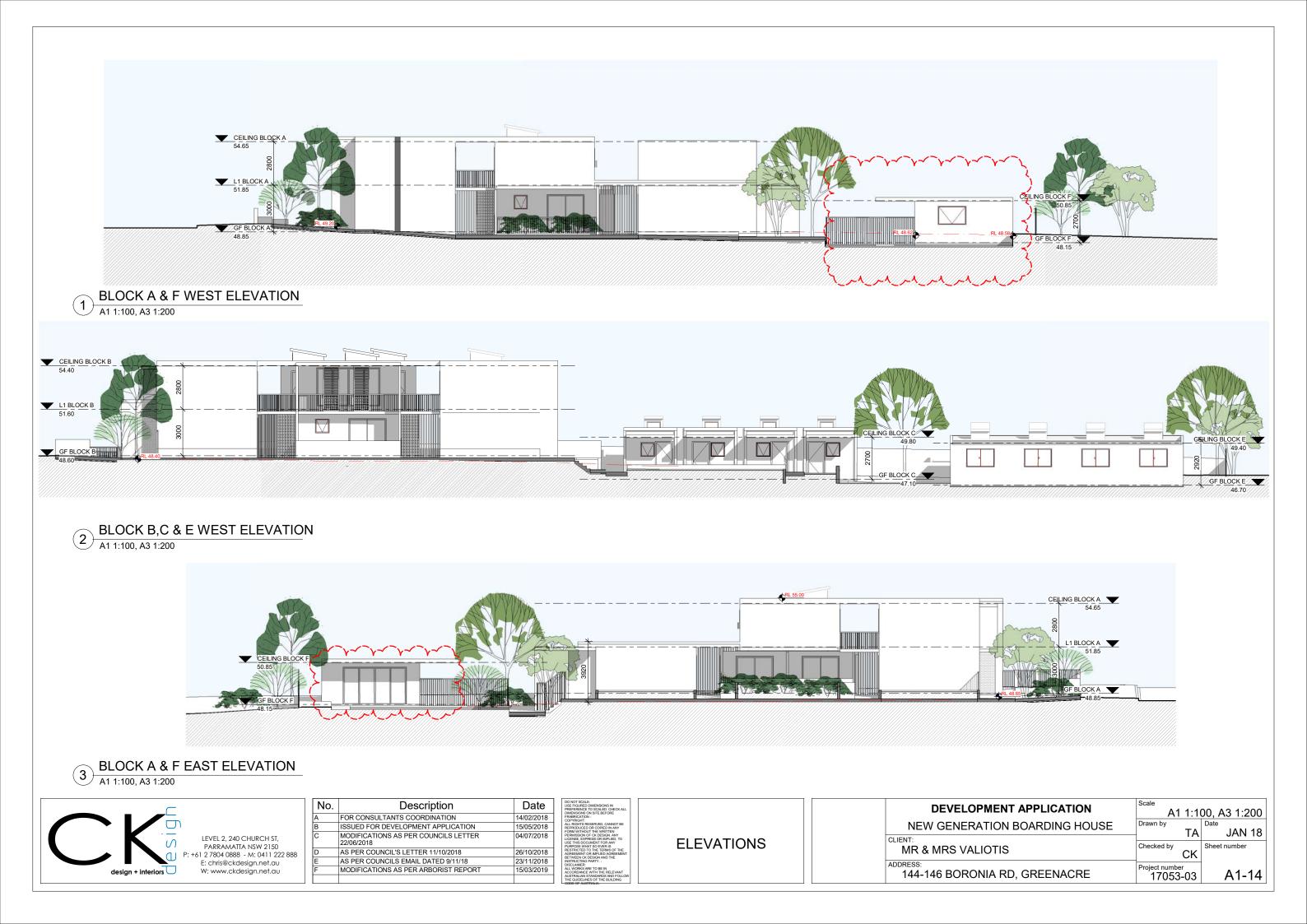




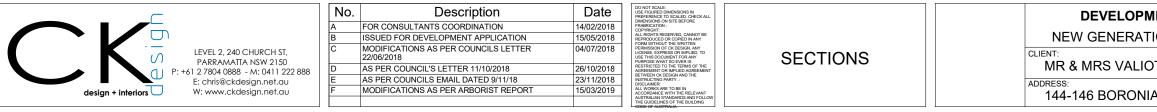
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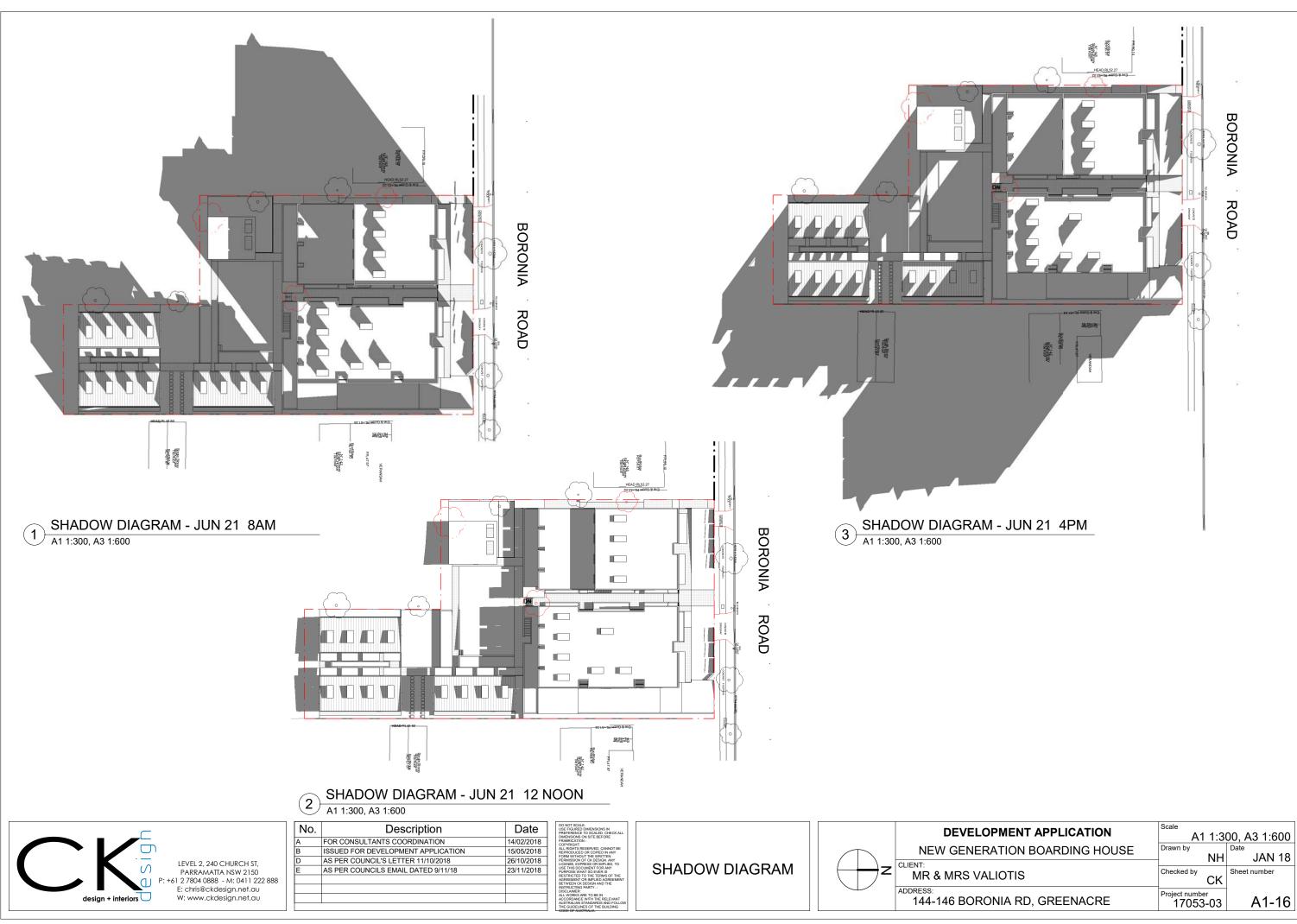
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OTIS	Checked by	СК	Sheet number
IIA RD, GREENACRE	Project number 17053-03		A1-12



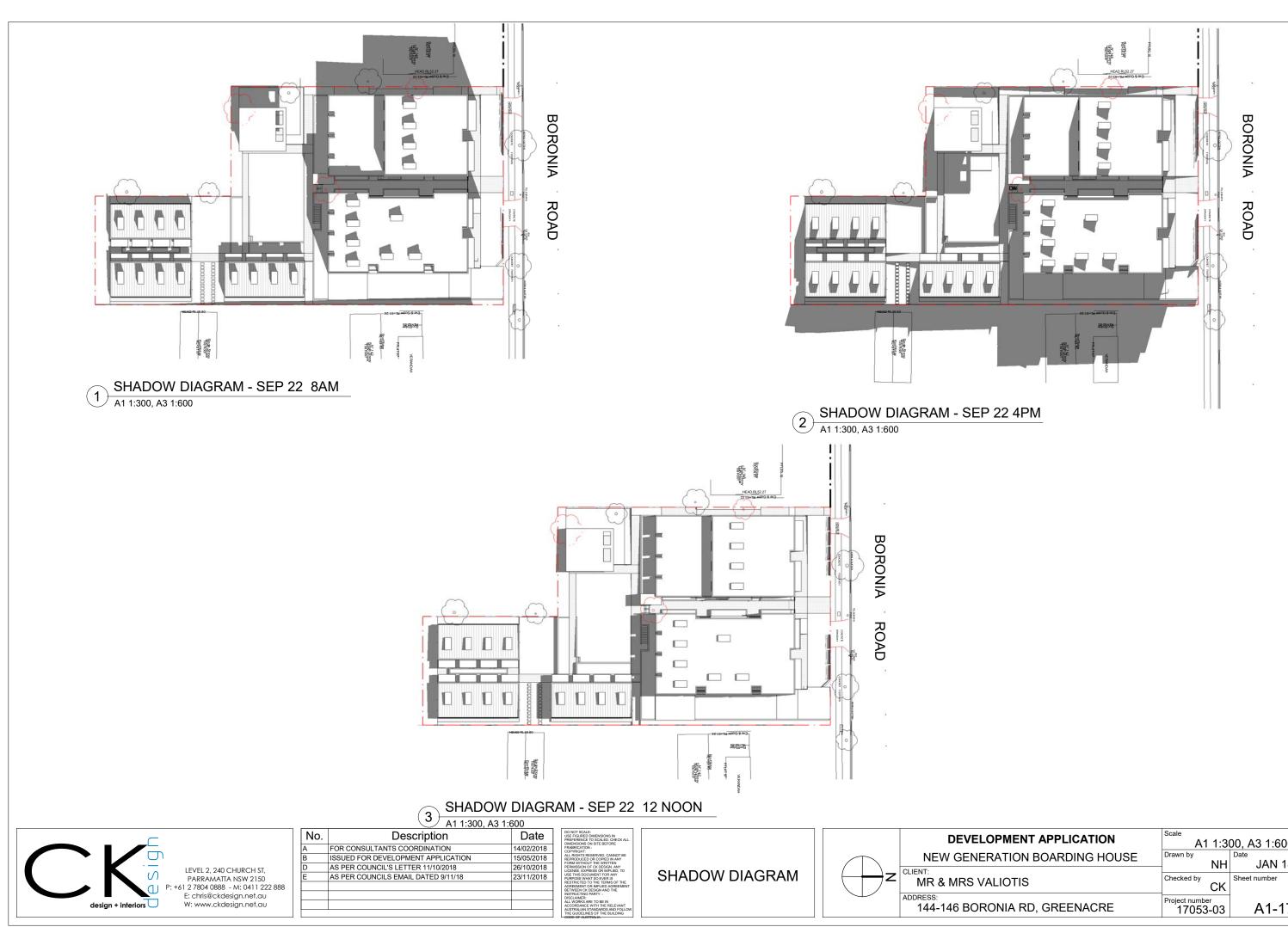




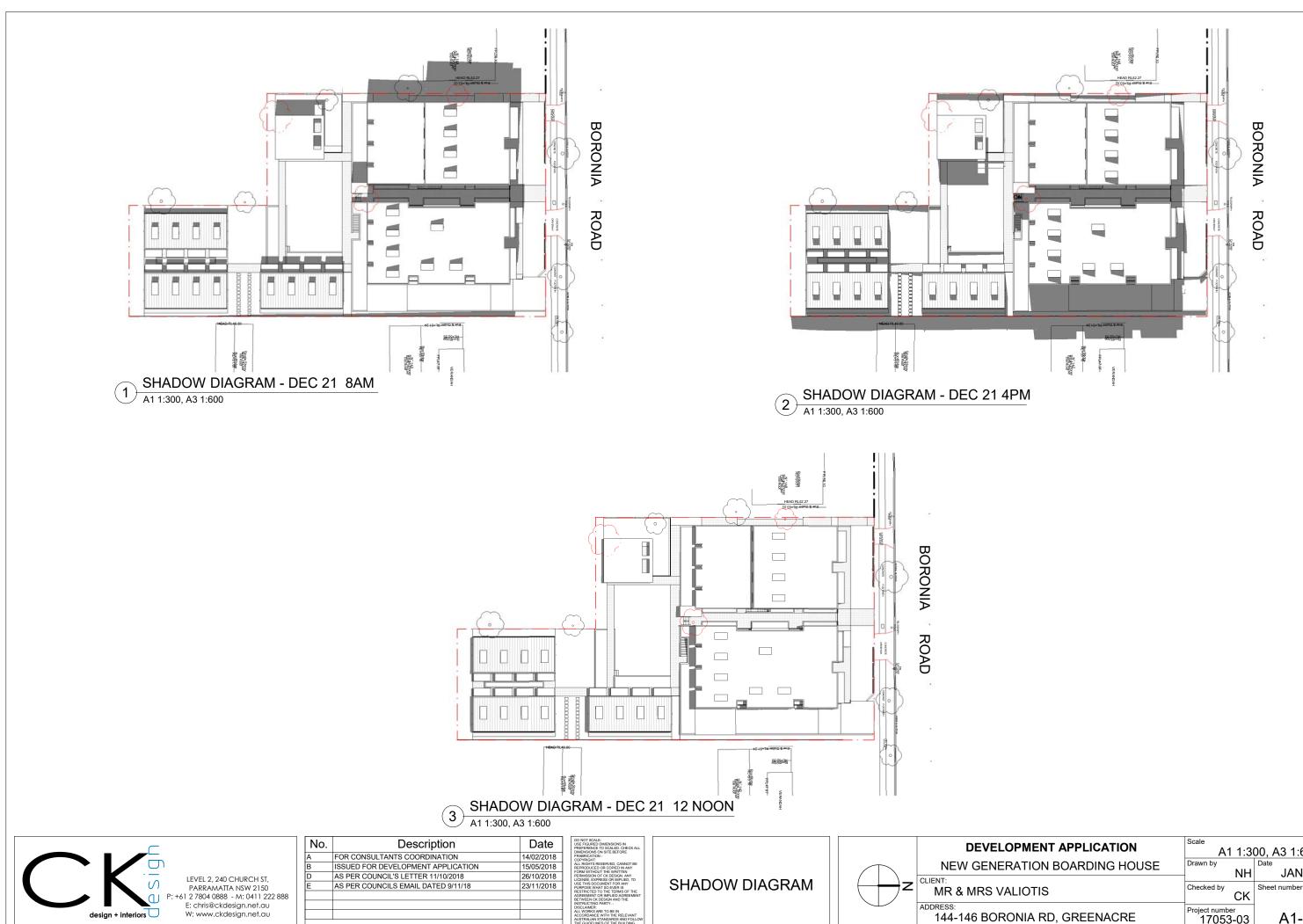




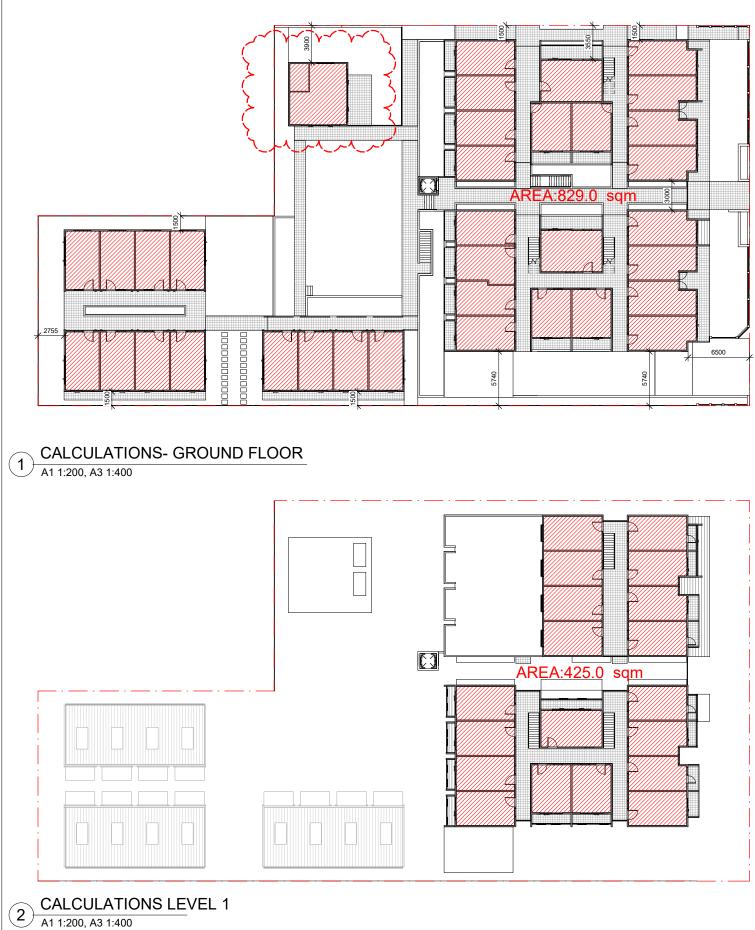
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TION BOARDING HOUSE	Drawn by NH	Date JAN 18
DTIS	Checked by CK	Sheet number
IA RD, GREENACRE	Project number 17053-03	A1-16



MENT APPLICATION	Scale A1	1.30	00, A3 1:600
TION BOARDING HOUSE	Drawn by	NH	Date JAN 18
OTIS	Checked by	CK	Sheet number
IIA RD, GREENACRE	Project number 17053-03		A1-17



MENT APPLICATION	Scale A1 1:3	00, A3 1:600
TION BOARDING HOUSE	Drawn by NH	Date JAN 18
DTIS	Checked by	Sheet number
IA RD, GREENACRE	Project number 17053-03	A1-18



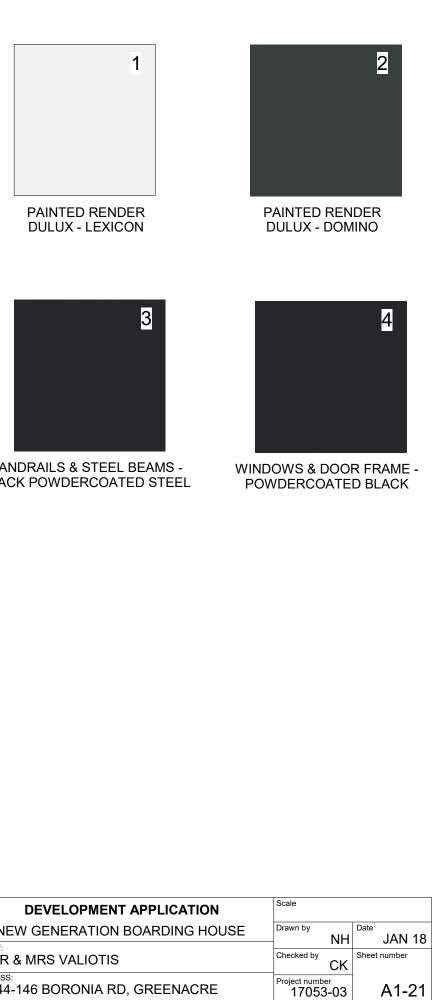
	REQ:	PROD:	COMPLIANCE
		PROP:	COMPLIANCE
SITE AREA:	1200sqm	2525sqm	YES
MIN FRONTAGE:	20m	40.24m	YES
ZONE:	R2	R2	YES
F.S.R	0.5:1	0.49:1	YES
	OLD 1262.5 sqm	1254.0 sqm	YES
SETBACK	FRONT GF 5.5m	6.5 m	YES
	FRONT FF 6.5m	6.5 m	YES
	SIDE 0.9m	0.9 - 1.5 m	YES
	REAR 0.9m	1.5 m	YES
HEIGHT	BUILDING HEIGHT 9m	6.95 m	YES
-	WALL HEIGHT 7m	6.95 m	YES
SOLAR ACCESS	MIN 2 HOURS COMMUNAL LIVING ROOM	2 HOURS PROVIDED	YES
ROOM SIZES		52 ROOMS	
		1 COMMUNITY ROOM	
·~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		MANAGER ROOM	$\gamma \sim \gamma$
	20sqm COMMUNAL ROOM & 8sqm MANAGERS ROOM	90.0sqm 1∕7 sqm	YES
BOARDING HOUSE MANAGER	20 OR MORE LODGERS A ON-SITE MANAGER REQUIRED	MANAGER ROOM PROVIDED	YES
PARKING			
	0.5 CAR SPACES PER BOARDING ROOM	26 CAR SPACES	YES
	BICYCLE PARKING - 1 FOR EVERY 5 ROOMS	11 BICYCLE SPACES	YES
	MOTORCYCLE PARKING - 1 FOR EVERY 5 ROOMS	11 MOTORCYCLE SPACES	YES
PRIVATE OPEN SPACE	30% OF ALL ROOMS ARE TO HAVE MIN 4sqm P.O.S	50% OF ROOMS >4sqm	YES

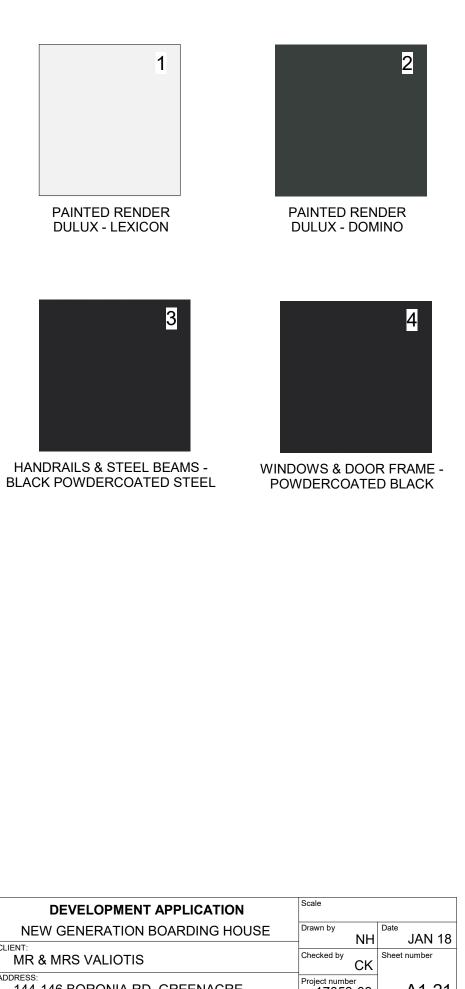
	No. Description	Date	DO NOT SCALE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE		DEVELOPME
	B ISSUED FOR DEVELOPMENT APPLICATION	15/05/2018	FRABRICATION - COPYRIGHT:		_
	C MODIFICATIONS AS PER COUNCILS LETTER	04/07/2018	ALL RIGHTS RESERVED, CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN		NEW GENERATIO
LEVEL 2, 240 CHURCH ST,	22/06/2018		PERMISSION OF CK DESIGN. ANY LICENSE, EXPRESS OR IMPLIED, TO		CLIENT
PARRAMATTA NSW 2150	D AS PER COUNCIL'S LETTER 11/10/2018	26/10/2018	USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS	CALCULATIONS	CLIENT:
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E: chris@ckdesign.net.au	F MODIFICATIONS AS PER ARBORIST REPORT	15/03/2019	BETWEEN CK DESIGN AND THE INSTRUCTING PARTY DISCI AIMER:		ADDRESS:
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			AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING		
			- ODE OF NOTIVER.		

MENT APPLICATION	Scale A1 1:2	00, A3 1:400
FION BOARDING HOUSE	Drawn by	Date JAN 18
OTIS	Checked by CK	Sheet number
IA RD, GREENACRE	Project number 17053-03	A1-19

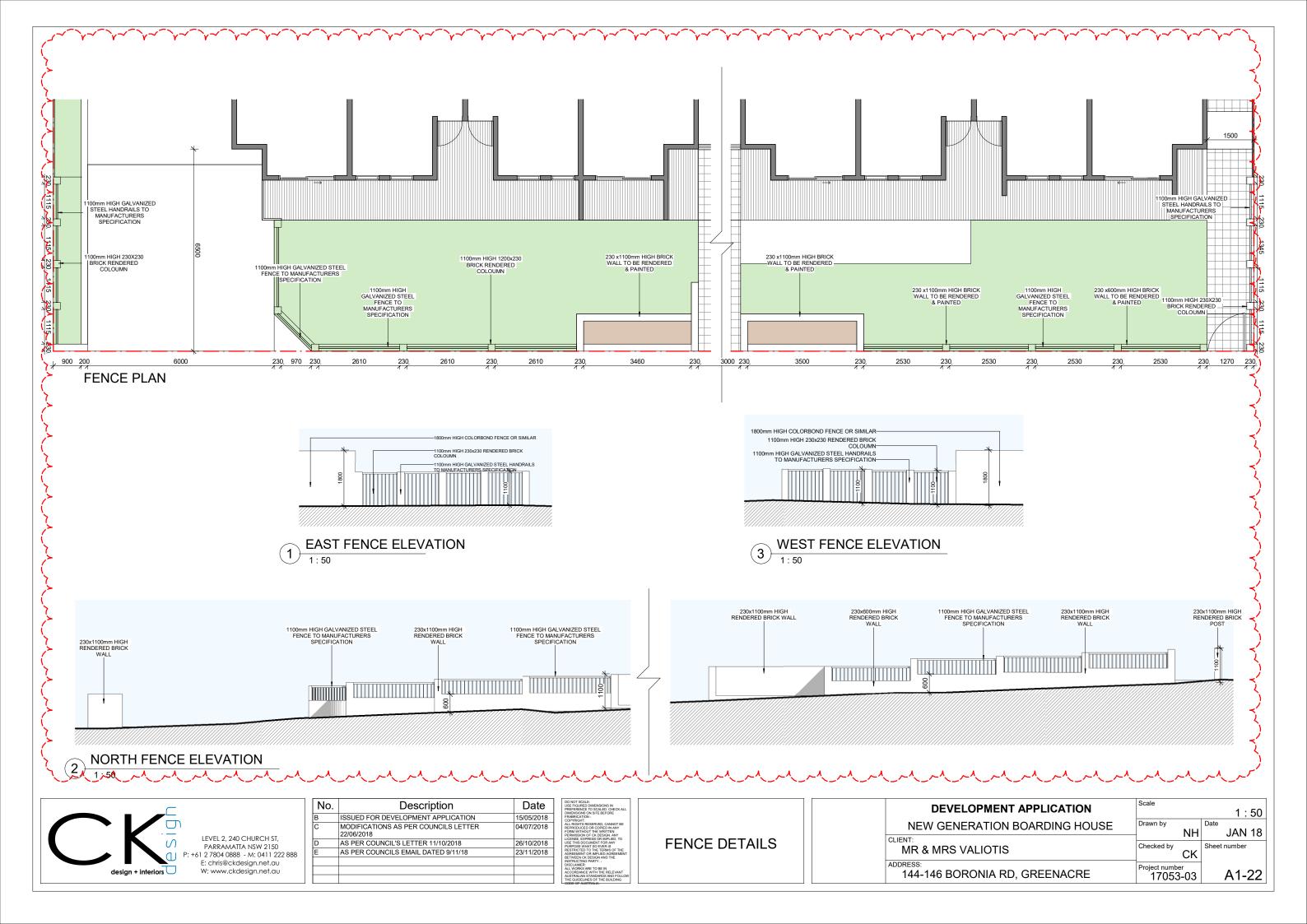


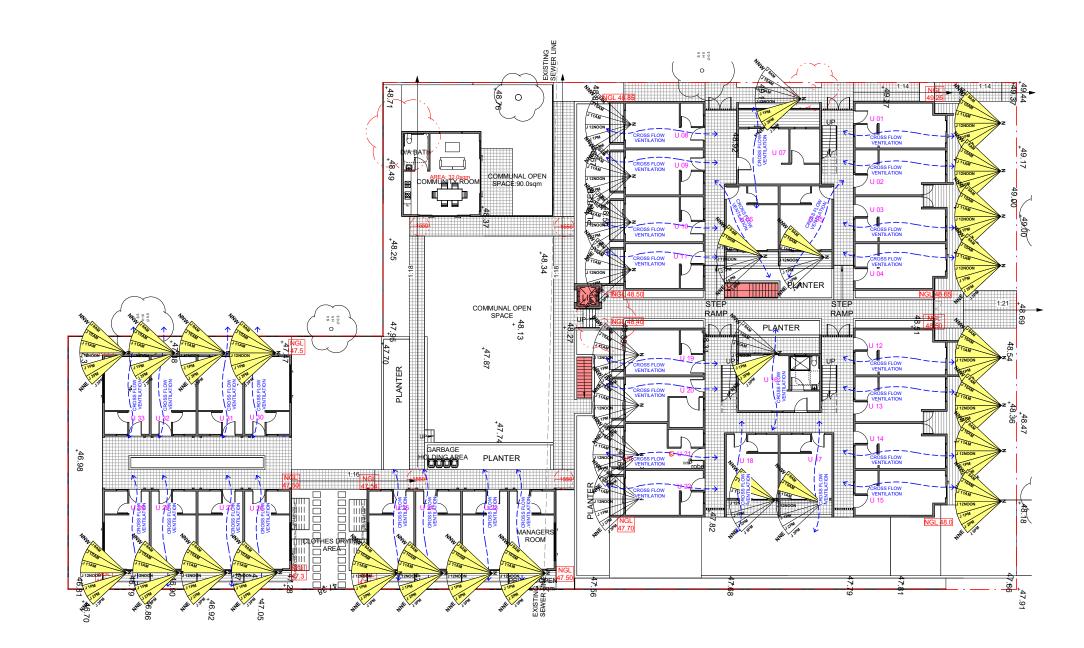






DEVELOP
NEW GENERAT
CLIENT: MR & MRS VALIO
ADDRESS: 144-146 BORONI





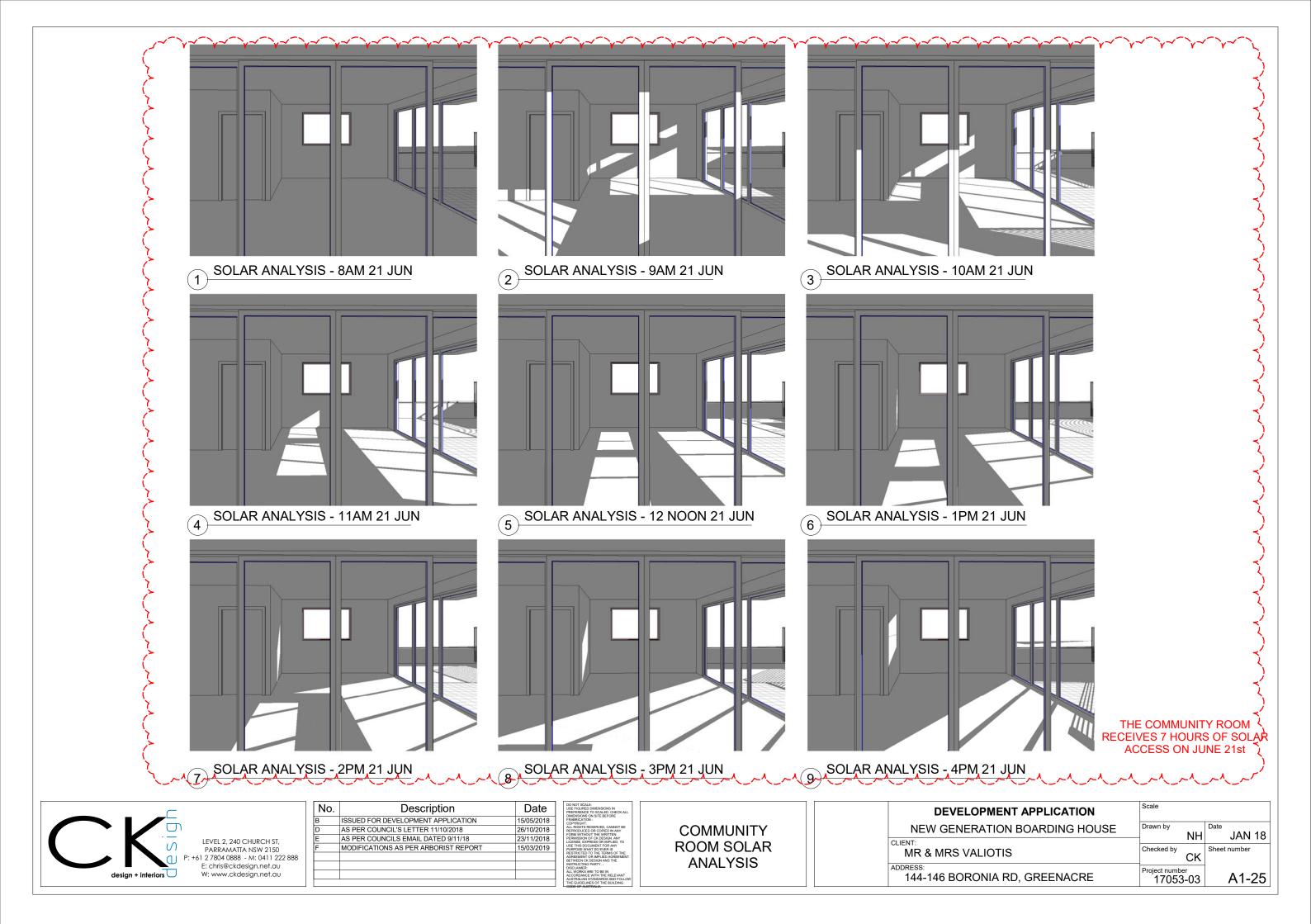
	No.	Description	Date	DO NOT SCALE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL		DEVELOPM
	В	ISSUED FOR DEVELOPMENT APPLICATION	15/05/2018	DIMENSIONS ON SITE BEFORE FRABRICATION - COPYRIGHT: ALL RIGHTS RESERVED, CANNOT BE		
	С	MODIFICATIONS AS PER COUNCILS LETTER 22/06/2018	04/07/2018	REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF CK DESIGN ANY	GROUND FLOOR	NEW GENERAT
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E: chris@ckdesign.net.au W: www.ckdesign.net.au				INSTRUCTING PARTY DISCLAIMER: ALL WORKS ARE TO BE IN		ADDRESS:
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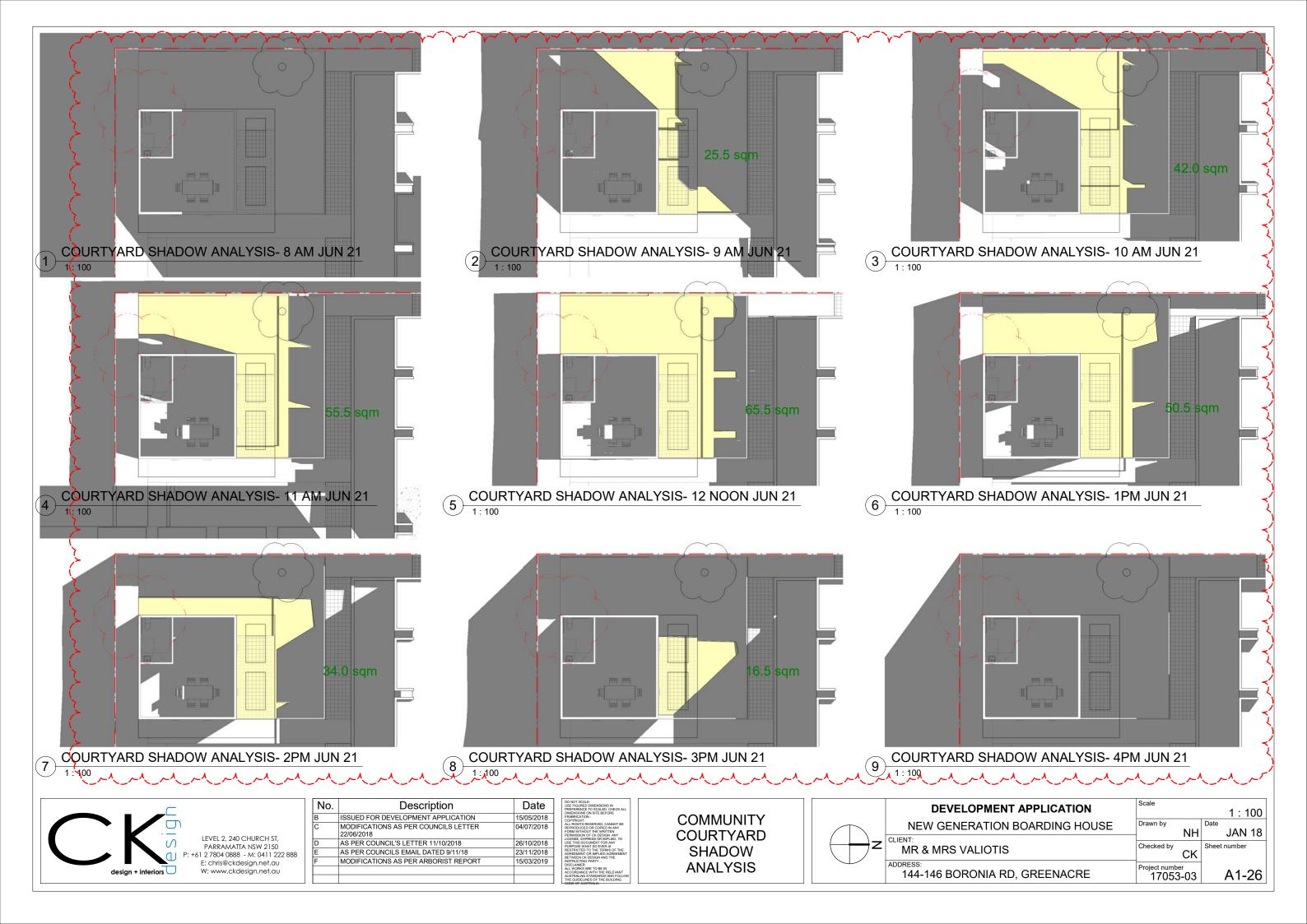
A1 1:10	00, A3 1:200
Drawn by NH	Date JAN 18
Checked by CK	Sheet number
Project number 17053-03	A1-23
Cł	NH necked by CK roject number

												1	n Calculatior						Cross	
Dwelling	9AM	10AM	11AM	12NOON	1PM	2PM	Total	Total 2hrs	Total 3hrs	Count	Count Calc	Count Calc Percent	Solar 2hrs Percent	Solar Access 2hrs	Solar 3hrs Percent	Solar Access 3hrs	Cross Vent	Cross Vent Calc	Vent Percent	Cross Ventilation
ANAGER	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 01	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 02	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 03	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 04 JNIT 05	Yes	Yes	Yes	Yes	Yes No	Yes	6 2	1	1	1	1	2% 2%	2% 2%	Yes	2% 0%	Yes No	Yes	1	2% 2%	Yes
JNIT 05	Yes Yes	Yes Yes	No No	No No	No	No No	2	1	0	1	1	2%	2%	Yes Yes	0%	No	Yes Yes	1	2%	Yes Yes
JNIT 07	No	No	No	No	Yes	Yes	2	1	0	1	1	2%	2%	Yes	0%	No	Yes	1	2%	Yes
UNIT 08	No	No	No		No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
UNIT 09	No	No	No	No	No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
UNIT 10	No	No	No	No	No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
UNIT 11	No	No	No		No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
UNIT 12	Yes	Yes	Yes		Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
UNIT 13	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
UNIT 14	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
UNIT 15	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 16 JNIT 17	No Yes	No Yes	No No	No No	Yes No	Yes No	2	1	0	1	1	2% 2%	2% 2%	Yes Yes	0%	No No	Yes Yes	1	2% 2%	Yes Yes
JNIT 17 JNIT 18	Yes	Yes	No		No	No	2	1	0	1	1	2%	2%	Yes	0%	No	Yes	1	2%	Yes
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JNIT 20	No	No	No	No	No	No		0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
JNIT 21	No	No	No		No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
JNIT 22	No	No	No	No	No	No	0	0	0	1	1	2%	0%	No	0%	No	Yes	1	2%	Yes
JNIT 23	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 24	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 25	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 26	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 27	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 28 JNIT 29	Yes Yes	Yes Yes	Yes Yes	No No	Yes Yes	Yes Yes	5 5	1	1	1	1	2% 2%	2% 2%	Yes Yes	2% 2%	Yes Yes	Yes Yes	1	2% 2%	Yes Yes
UNIT 29 UNIT 30	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
UNIT 31	Yes	Yes	Yes	No	Yes	Yes	5	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
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JNIT 37	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
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JNIT 40 JNIT 41	Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	6 6	1	1	1	1	2% 2%	2% 2%	Yes Yes	2% 2%	Yes Yes	Yes Yes	1	2% 2%	Yes Yes
JNIT 41 JNIT 42	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 42	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1		1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 44	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 45	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 46	Yes	Yes	Yes		Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 47	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 48	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 49	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 50	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 51	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
JNIT 52	Yes	Yes	Yes	Yes	Yes	Yes	6	1	1	1	1	2%	2%	Yes	2%	Yes	Yes	1	2%	Yes
Grand total	: 53	1					1	45	39	53	53	100%	85%		74%			1	100%	



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	$1 \frac{L1}{1:1}$	SOLAR ANALYSIS			
LEVEL 2, 240 CHURCH ST, PARRAMATTA NSW 2150 P: +61 2 7804 0888 - M: 0411 222 888 E: chris@ckdesign.net.au W: www.ckdesign.net.au	No.         Description           B         ISSUED FOR DEVELOPMENT APPLICATION           C         MODIFICATIONS AS PER COUNCILS LETTER 22/06/2018           D         AS PER COUNCIL'S LETTER 11/10/2018           E         AS PER COUNCILS EMAIL DATED 9/11/18	Date         Oo Not Scale:           15/05/2018         Use Project Descale Descale Cerc ALL Descale Descale Descal	LEVEL 1 SOLAR ANALYSIS	DEVELOPMENT APPLICATION NEW GENERATION BOARDING HOUSE CLIENT: MR & MRS VALIOTIS ADDRESS: 144-146 BORONIA RD, GREENACRE	Scale       1 : 150       Drawn by     Date       NH     JAN 18       Checked by     CK       Project number     A1-24





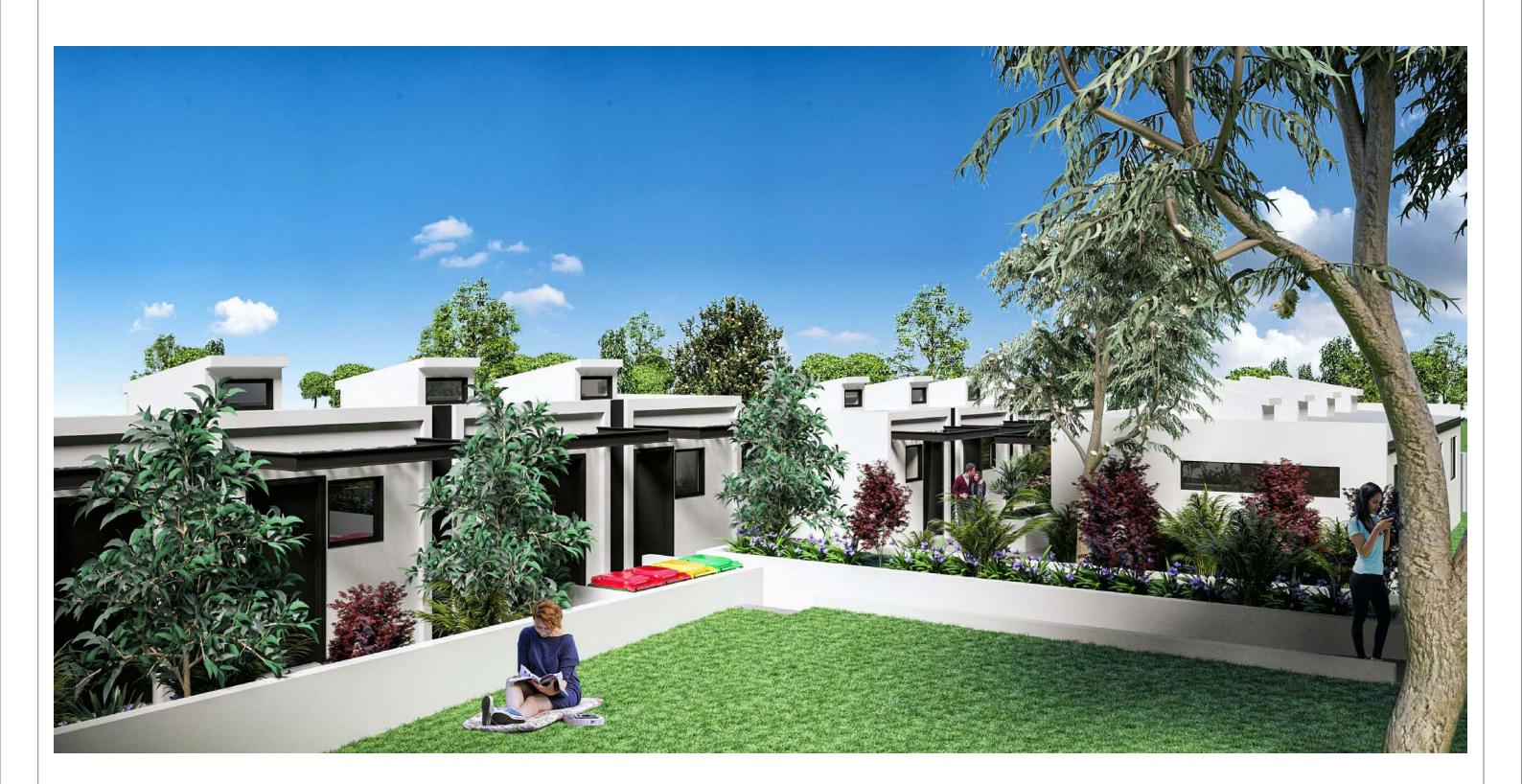


	No. Description	Date	DO NOT SCALE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE		DEVELOPMENT APPLICATION	Scale	
	B         ISSUED FOR DEVELOPMENT APPLICATION           D         AS PER COUNCIL'S LETTER 11/10/2018	15/05/2018 26/10/2018	FRABRICATION - COPYRIGHT: ALL RIGHTS RESERVED, CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN		NEW GENERATION BOARDING HOUSE	Drawn by	Date JAN 18
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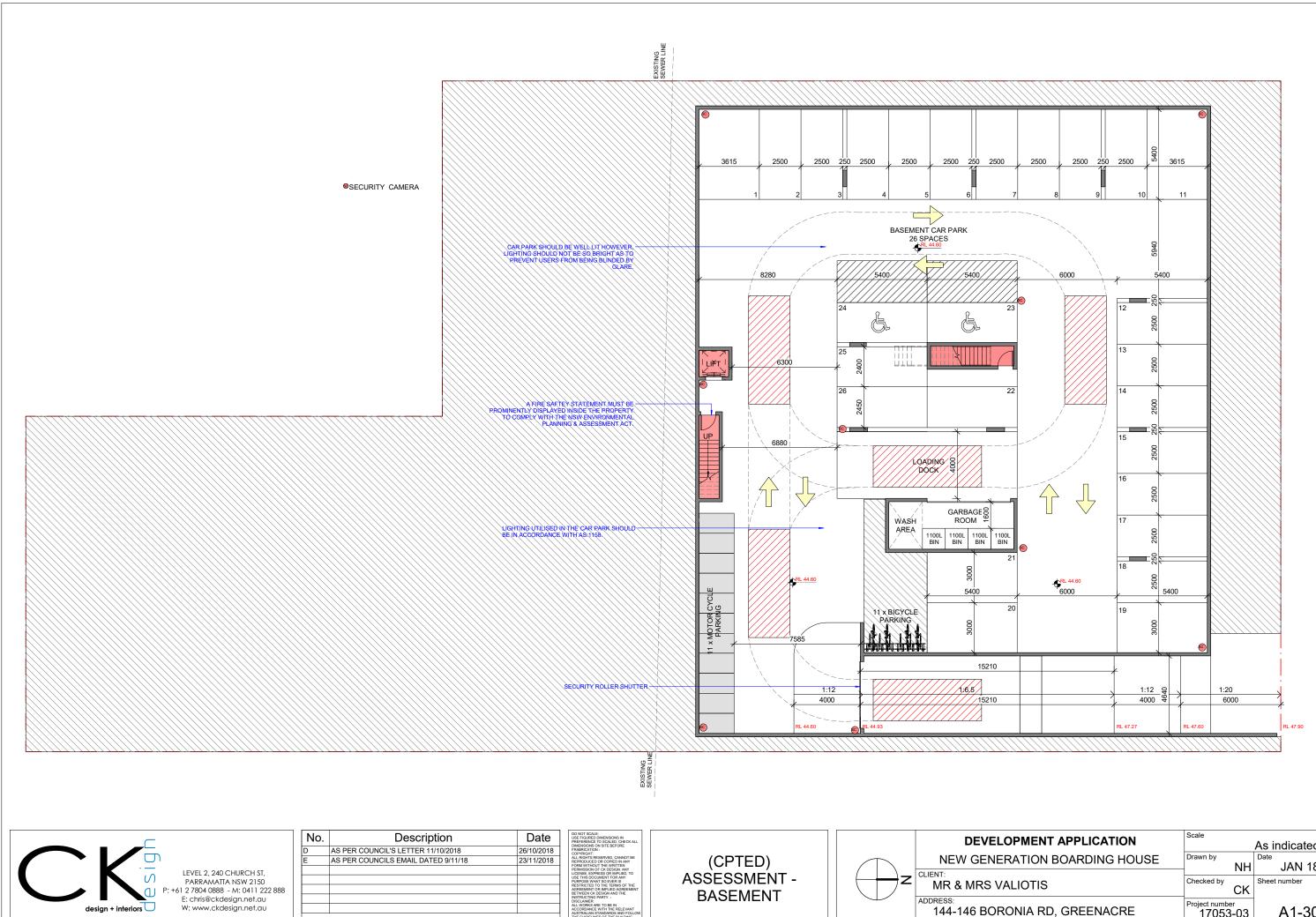


	C	No	. Description	Date	DO NOT SCALE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE		DEVELOPM
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	PARRAMATTA NSW 2150	PARRAMATTA NSW 2150	AS PER COUNCILS EMAIL DATED 9/11/18	23/11/2018	FORM WITHOUT THE WRITTEN PERMISSION OF CK DESIGN, ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHAT SO EVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR INPLIED AGREEMENT	3D PERSPECTIVE	CLIENT: MR & MRS VALIO
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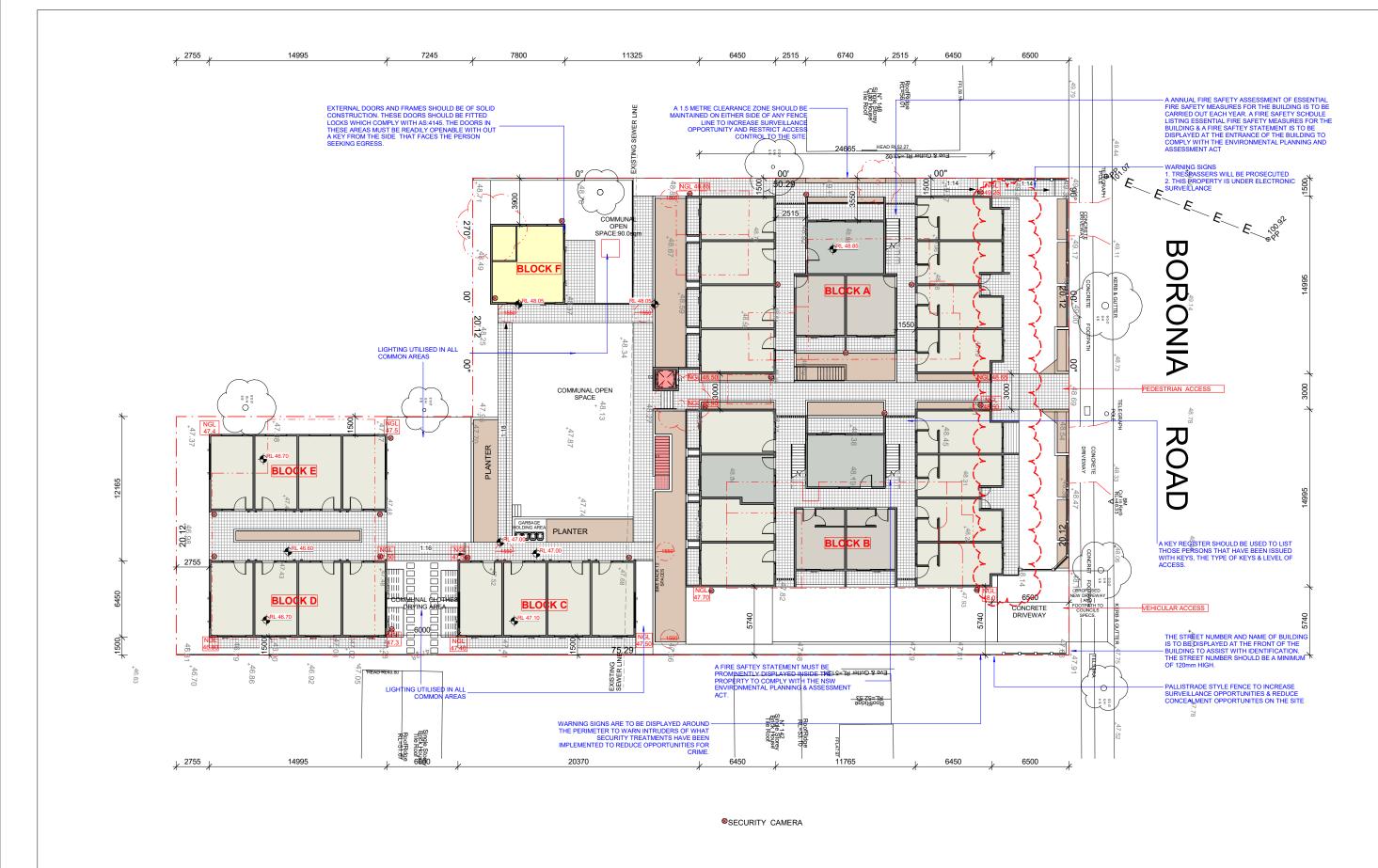
MENT APPLICATION	Scale		
TION BOARDING HOUSE	Drawn by	ΝН	Date JAN 18
OTIS	Checked by	СК	Sheet number
IIA RD, GREENACRE	Project number 17053-0	03	A1-28



	No. Description		D NOT SCALE: SE FIGURED DIMENSIONS IN REFERENCE TO SCALED. CHECK ALL MENSIONS ON SITE BEFORE			DEVELOPMENT APPLICATION	Scale	
	B         ISSUED FOR DEVELOPMENT APPLICATION           D         AS PER COUNCIL'S LETTER 11/10/2018           E         AS PER COUNCILS EMAIL DATED 9/11/18	15/05/2018 26/10/2018 23/11/2018	VARRICATION - PYRIGHT: L RIGHTS RESERVED, CANNOT BE EPRODUCED OR COPIED IN ANY DRM WITHOUT THE WRITTEN RIMISSION OF CAL PERIOD. ANY			NEW GENERATION BOARDING HOUSE	Drawn by	JAN 18
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design + interiors       W: www.ckdesign.net.au		ALL ALL ACO AUST	STRUCTING PARTY SCLAMER L WORKS ARE TO BE IN CORDINCE WITH THE SAID FOLLOW IE GUIDELINES OF THE BUILDING DE OF AUSTRALIA.			ADDRESS: 144-146 BORONIA RD, GREENACRE	Project number 17053-03	A1-29



DEVELOPMENT APPLICATION	Scale	
		As indicated
NEW GENERATION BOARDING HOUSE	Drawn by	Date
	- NH	JAN 18
MR & MRS VALIOTIS	Checked by	Sheet number
DDRESS: 144-146 BORONIA RD, GREENACRE	Project number 17053-03	A1-30



Description Date DO NOT SCALE: USE FIGURED DI PREFERENCE TO No. DEVELOP MODIFICATIONS AS PER COUNCILS LETTER 04/07/2018 (CPTED) 22/06/2018 NEW GENERAT AS PER COUNCIL'S LETTER 11/10/2018 26/10/2018 LEVEL 2, 240 CHURCH ST, CLIENT: ASSESSMENT-AS PER COUNCILS EMAIL DATED 9/11/18 23/11/2018 Z PARRAMATTA NSW 2150 MR & MRS VALIC MODIFICATIONS AS PER ARBORIST REPORT 15/03/2019 +61 2 7804 0888 - M: 0411 222 888 **GROUND FLOOR** E: chris@ckdesign.net.au ADDRESS design + interiors W: www.ckdesign.net.au 144-146 BORONI

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