

DRAWING SCHEDULE

Drawing No:	Description	Rev.
AP01	Cover Page	E
AP02	Layout Plan	C
AP03	Data	E
AP04	Site Plan	E
AP05	Basement 2	D
AP06	Basement 1	E
AP07	Ground Floor	G
AP08	Level 1	D
AP08-1	Level 2-3	C
AP09	Level 4	D
AP10	Level 5	D
AP11	Roof Plan	D
AP12	Elevations	D
AP13	Elevations	D
AP14	Elevations	D
AP15	Sections	C
AP16	Adaptable Units	B
AP17	Shadow Diagrams (21st June)	B
AP18	Shadow Diagrams (21st December)	A

Drawing No:	Description	Rev.
SP01	Site Analysis	A
SP02	GFA Calculation	B
SP03	ADG Natural Ventilation	B
SP04	ADG Solar Access	B
SP05	ADG Communal Open Space	B
SP06	Subdivision Plan	D
SP07	Demolition Plan	A
SP08	Height Plane Diagram	A



AERIAL



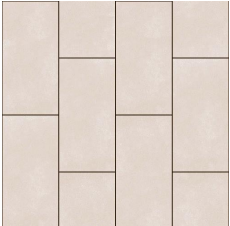
CNR MCFARLANE RD & PASSEDALE RD



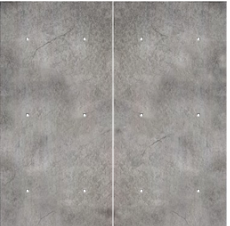
CNR CROATIA AVE & MCFARLANE RD



BOWRAL BRICKS -
BAHMAN GRANITE
OR SIMILAR



METAL WALL
CLADDING
FINISH - LIGHT GREY



OFF-FORM
CONCRETE CLEAR
SEALED FINISH



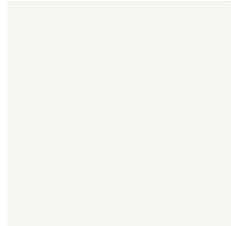
SCYON STRIA -
DARK GREY PAINT
FINISH



DULUX SIMONE WEIL
OR SIMILAR PAINT
FINISH



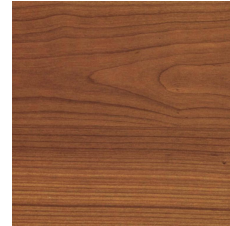
ALU. DOOR & WIN.
FRAME P.COAT FINISH
OR SIMILAR PAINT
FINISH



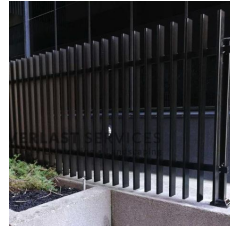
DULUX VIVID WHITE
FINISH



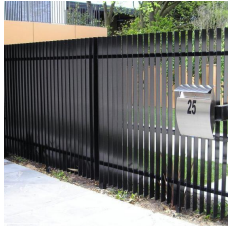
DOOR & WINDOW
GLAZING TO BASIX
REQUIREMENTS



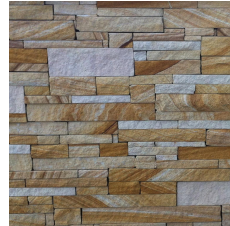
FEATURE BLADES
DECOWOOD
CASUARINA FINISH



METAL VERTICAL
BLADE BALUSTRADE
BLACK P.COAT FINISH



METAL VERTICAL
BLADE FENCING
BLACK P.COAT FINISH



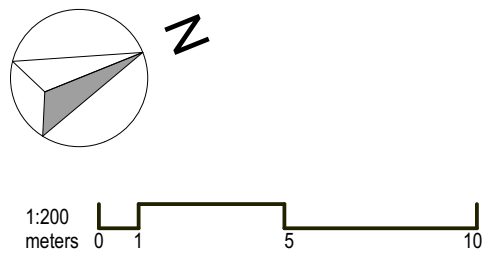
SYDNEY SANDSTONE
BLOCK FEATURE
ENTRY WALL



BALUSTRADE GLAZING
BALCONY FEATURES

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north point:



key plan:

notes:

amendments:

Revision	Description	By	Date
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18
C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots / Garbage Store / Bike Parking	MR	05.08.19
E	Adjustments to Road Access / Boundaries / Lots	MR	16.08.19

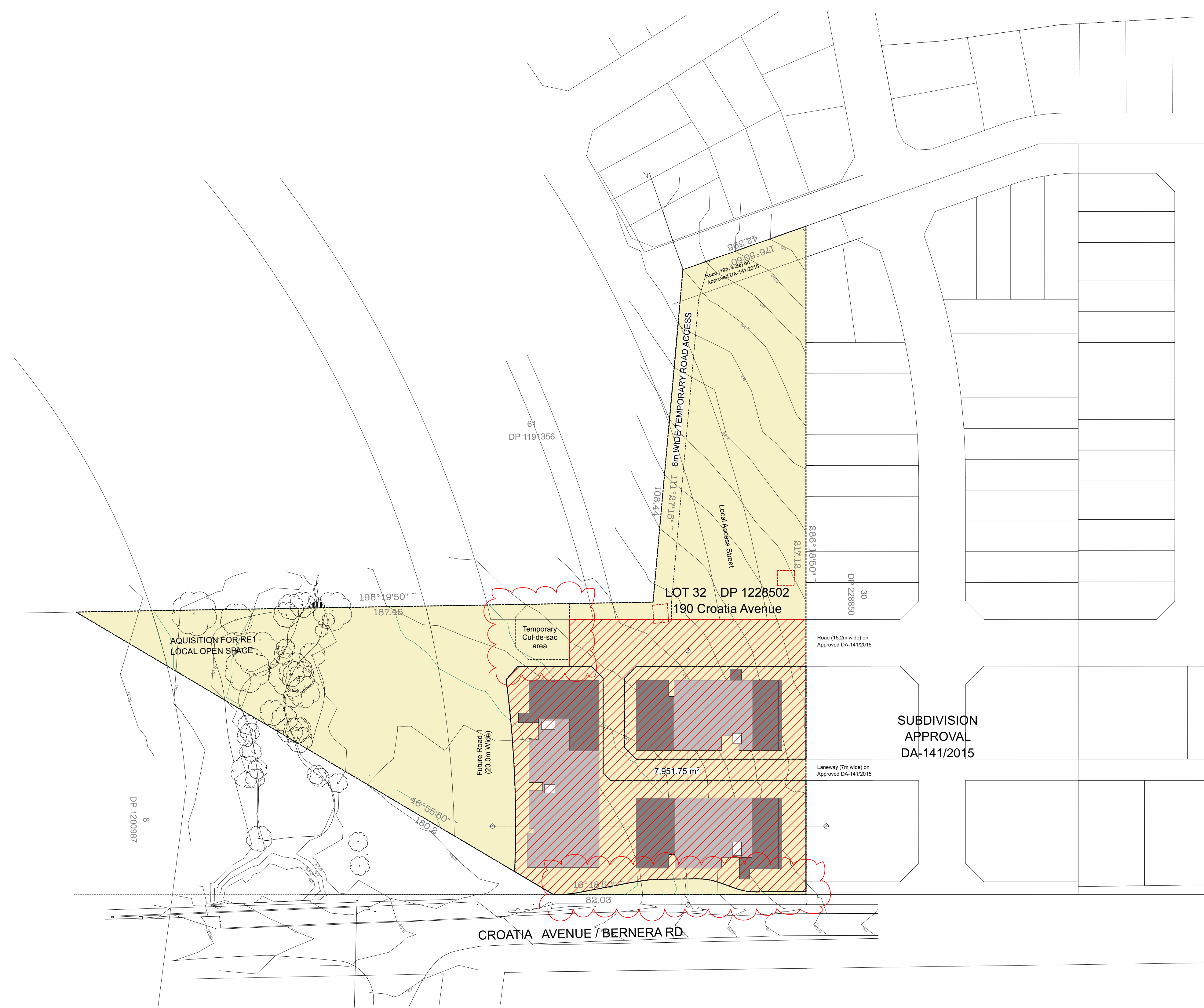


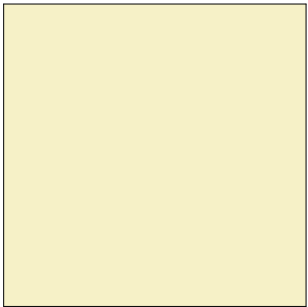
project
location
client
drawing title

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Cover Page

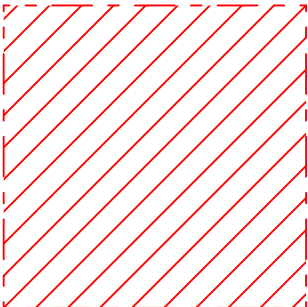
scale
job no. 17010
drawing no. AP01
issue E

FM_GK
drawn
MA

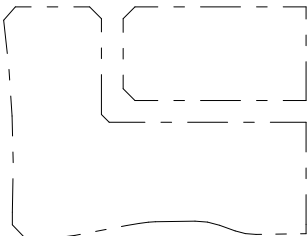




SITE SUBJECT OF DEVELOPMENT APPLICATION



SITE SUBJECT OF PHYSICAL WORKS
7,951.75m²

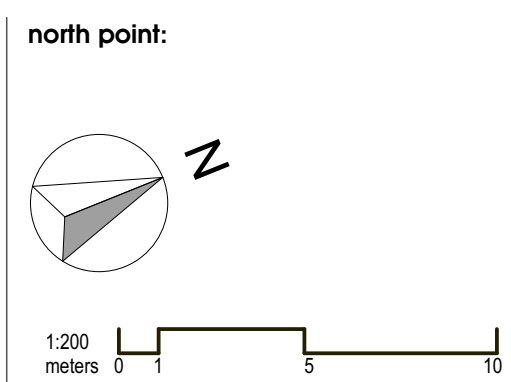


NET SITE AREA OF DEVELOPMENT
(EXCLUDING ROADS)
6,096m²

NOTE: ALL DIMENSIONS AND AREAS
SUBJECT TO FINAL SURVEY

LAYOUT PLAN
1:750

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key plan:

notes:

amendments:

Revision	Description	By	Date
01	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
B	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19
C	Adjustments to Road Access / Boundaries / Lots	MR	16.08.19



project
location
client
drawing title

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Layout Plan

scale 1:750 @ A1
job no. 17010

project architect
drawing no. AP02

FM_GK
drawn
MA
issue
C

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UNIT SCHEDULE

UNIT	APARTMENT TYPE			GFA	NSA							(9-15)	(9-15)	(9-15)			
	1 BED	2 BED	3 BED	NOTES		INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE	SOLAR ACCESS >2HRS	SOLAR ACCESS <2HRS	NO SOLAR ACCESS	CROSS VENTILATION	

BUILDING A

GROUND																	
1	AG.01	1B							57	35		92	✓	✓	6	✓	
2	AG.02	1B							57	35		92			6	✓	
3	AG.03	1B							54	32		86			6	✓	✓
4	AG.04	1B	2B						80	43		123			8	✓	
5	AG.05	2B							80	43		123			8	✓	
6	AG.06	1B							52	18		70	✓	✓	6	✓	✓
TOTAL				4	2	0		513	380	206		586	1	2			

LEVEL 1																	
7	A1.01	1B							54	12		66	✓	✓	6	✓	
8	A1.02	1B							54	11		65			6	✓	
9	A1.03	1B							51	11		62			6	✓	✓
10	A1.04	1B							51	10		61			6	✓	✓
11	A1.05	2B							80	20		100			8	✓	
12	A1.06	2B							80	20		100			8	✓	
13	A1.07	2B							80	20		100			8	✓	✓
14	A1.08	2B	3B						96	20		116	✓	✓	10	✓	✓
TOTAL				4	3	1		625	546	124	0	670	1	2			

LEVEL 2																	
15	A2.01	1B							54	11		65	✓	✓	6	✓	
16	A2.02	1B							54	11		65			6	✓	
17	A2.03	2B							80	28		108			8	✓	✓
18	A2.04	2B							80	20		100			8	✓	
19	A2.05	2B							80	20		100			8	✓	
20	A2.06	2B							80	20		100			8	✓	
21	A2.07	2B							80	20		100			8	✓	✓
22	A2.08	2B	3B						96	20		116	✓	✓	10	✓	✓
TOTAL				2	5	1		673	604	150	0	754	1	2			

LEVEL 3																	
23	A3.01	1B							54	11		65	✓	✓	6	✓	
24	A3.02	1B							54	11		65			6	✓	
25	A3.03	2B							80	28		108			8	✓	✓
26	A3.04	2B							80	20		100			8	✓	
27	A3.05	2B							80	20		100			8	✓	
28	A3.06	2B							80	20		100			8	✓	
29	A3.07	2B							80	20		100			8	✓	✓
30	A3.08	2B	3B						96	20		116	✓	✓	10	✓	✓
TOTAL				2	5	1		673	604	150	0	754	1	2			

LEVEL 4																	
31	A4.01	1B							54	12		66			6	✓	
32	A4.02	1B							54	12		66			6	✓	
33	A4.03	2B							76	11		87			8	✓	✓
34	A4.04	2B							76	11		87			8	✓	
35	A4.05	2B							75	12		87			8	✓	✓
36	A4.06	2B	3B						95	12		107	✓	✓	10	✓	✓
TOTAL				2	3	1		465	430	70	0	500	0	1			

LEVEL 5																	
37	A5.01		3B						102	17		119		✓	10	✓	✓
38	A5.02	2B							76	11		87			8	✓	
39	A5.03	2B							76	11		87			8	✓	
TOTAL				0	2	1		280	254	39	0	293	0	1			

SUB TOTAL																	
	1 BED	2 BED	3 BED	TOTAL	GFA	INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE					
	14	20	5	39	3229	2818	739		3557	4	10						
% mix				36%	51%	13%				10%	26%						

BUILDING B

GROUND																	
40	BG.01	2B							80	78		158			8	✓	✓
41	BG.02	2B							80	53		133			8	✓	✓
42	BG.03	2B							80	33		113			8	✓	
43	BG.04	2B							80	33		113			8	✓	✓
44	BG.05	2B							84	26		110			8	✓	✓
45	BG.06	2B							80	71		151			8	✓	✓
46	BG.07	2B							80	56		136			8	✓	✓
47	BG.08	2B							84	56		140			8	✓	✓
48	BG.09	2B	3B						96	70		166	✓	✓	10	✓	✓
TOTAL				0	8	1		922	744	476	0	1220	1	1			

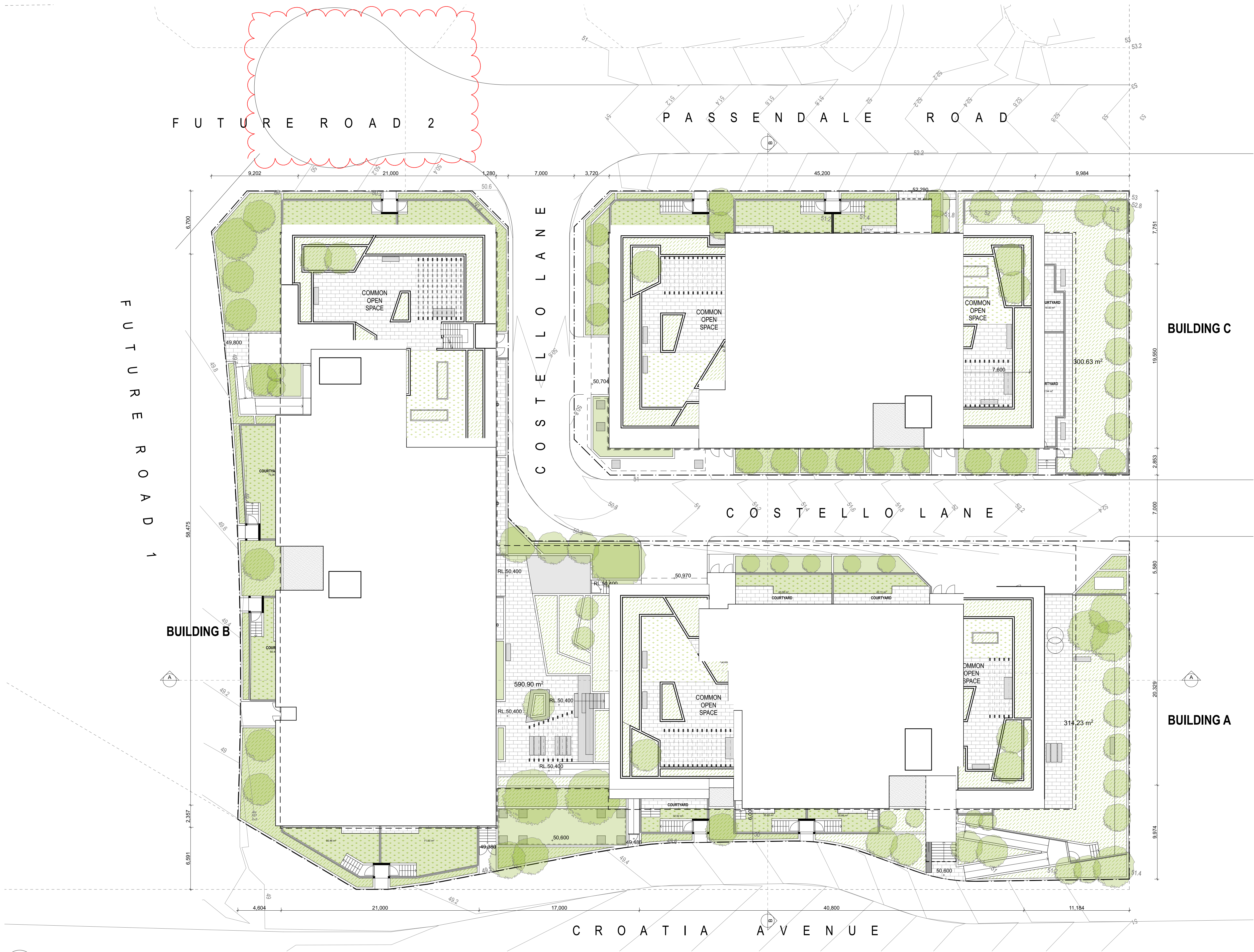
LEVEL 1																	
49	B1.01	2B							80	33		113			8	✓	✓
50	B1.02	2B							80	20		100			8	✓	✓
51	B1.03	2B							80	20		100			8	✓	✓
52	B1.04	2B							80	20		100			8	✓	✓
53	B1.05	1B							53	13		66			6	✓	✓
54	B1.06	1B							53	13		66			6	✓	✓
55	B1.07	2B							80	28		108			8	✓	✓
56	B1.08	2B							80	20		100			8	✓	✓
57	B1.09	2B							84	21		105			8	✓	✓
58	B1.10	2B	3B						96	23		119	✓	✓	10	✓	✓
TOTAL				2	7	1		833	766	211	0	977	1	1			

LEVEL 2																	
59	B2.01	2B							80	33		113			8	✓	✓
60	B2.02	2B							80	20		100			8	✓	✓
61	B2.03	2B							80	20		100			8	✓	✓
62	B2.04	2B							80	20		100			8	✓	✓
63	B2.05	1B							53	13		66			6	✓	✓
64	B2.06	1B							53	13		66			6	✓	✓
65	B2.07	2B							80	28		108			8	✓	✓
66	B2.08	2B							80	20		100			8	✓	✓
67	B2.09	2B							84	21		105			8	✓	✓
68	B2.10	2B	3B						96	23		119	✓	✓	10	✓	✓
TOTAL				2	7	1		833	766	211	0	977	1	1			

SUB TOTAL																	
	1 BED	2 BED	3 BED	TOTAL	GFA	INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE					
	12	22	6	40	3351	2965	823		3788	4	11						
% mix				30%	55%	15%				10%	28%						

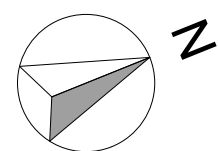
UNIT	APARTMENT TYPE			GFA	NSA							(9-15)	(9-15)	(9-15)			
	1 BED	2 BED	3 BED	NOTES		INTERNAL	TERRACE	MISC	TOTAL	ADAPTABLE	LIVABLE	STORAGE	SOLAR ACCESS <2HRS	SOLAR ACCESS >2HRS	NO SOLAR ACCESS	CROSS VENTILATION	

LEVEL 3																	
69	B3.01	2B							80	33		113			8	✓	✓
70	B3.02	2B							80	20		100			8	✓	✓
71	B3.03	2B							80	20		100			8	✓	✓
72	B3.04	2B							80	20		100			8	✓	✓
73	B3.05	1B							53	13		66			6	✓	✓
74	B3.06	1B							53	13		66			6	✓	✓
75	B3.07	2B							80	28		108			8	✓	✓
76	B3.08	2B							80	20		100			8	✓	✓
77	B3.09	2B							84	21		105			8	✓	✓
78	B3.10	3B							96	23		119			10	✓	✓
TOTAL		2	7	1					833	766	211	0	977	1	1		



SITE PLAN
1:200

north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
P1	Consultant Issue	MA	23.10.17
P2	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
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C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19
E	Adjustments to Road Access / Boundaries / Lots	MR	16.08.19



project
location
client
drawing title

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Site Plan

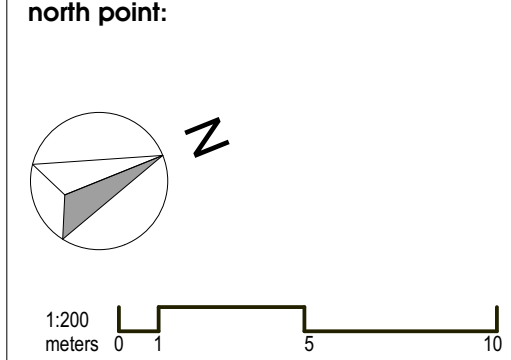
scale 1:200 @ A1
job no. 17010
drawing no. AP04
issue E

FM_GK
drawn
MA

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BASEMENT 2
1:200



key plan:

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D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19

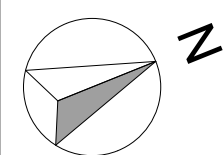


project
location
client
drawing title
scale 1:200 @ A1
job no. 17010
drawing no. AP05
project architect
drawn
issue
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Basement 2
FM_GK
D



BASEMENT 1
1:200

north point:



1:200
meters 0 1 5 10

key plan:

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A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18
C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19
E	Adjustments to Road Access / Boundaries / Lots / Garbage Store / Bike Parking	MR	05.08.19



project
location
client
drawing title
scale
1:200 @ A1
job no.
17010
project architect
drawing no.
AP06
drawn
issue
MA
E

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Basement 1

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FUTURE ROAD 2

PASSENDALE ROAD

FUTURE ROAD 1

COSTELLO LANE

COSTELLO LANE

CROATIA AVENUE

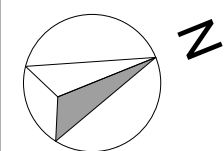
BUILDING C

BUILDING B

BUILDING A

GROUND
1:200

north point:



1:200
meters

key plan:

notes:

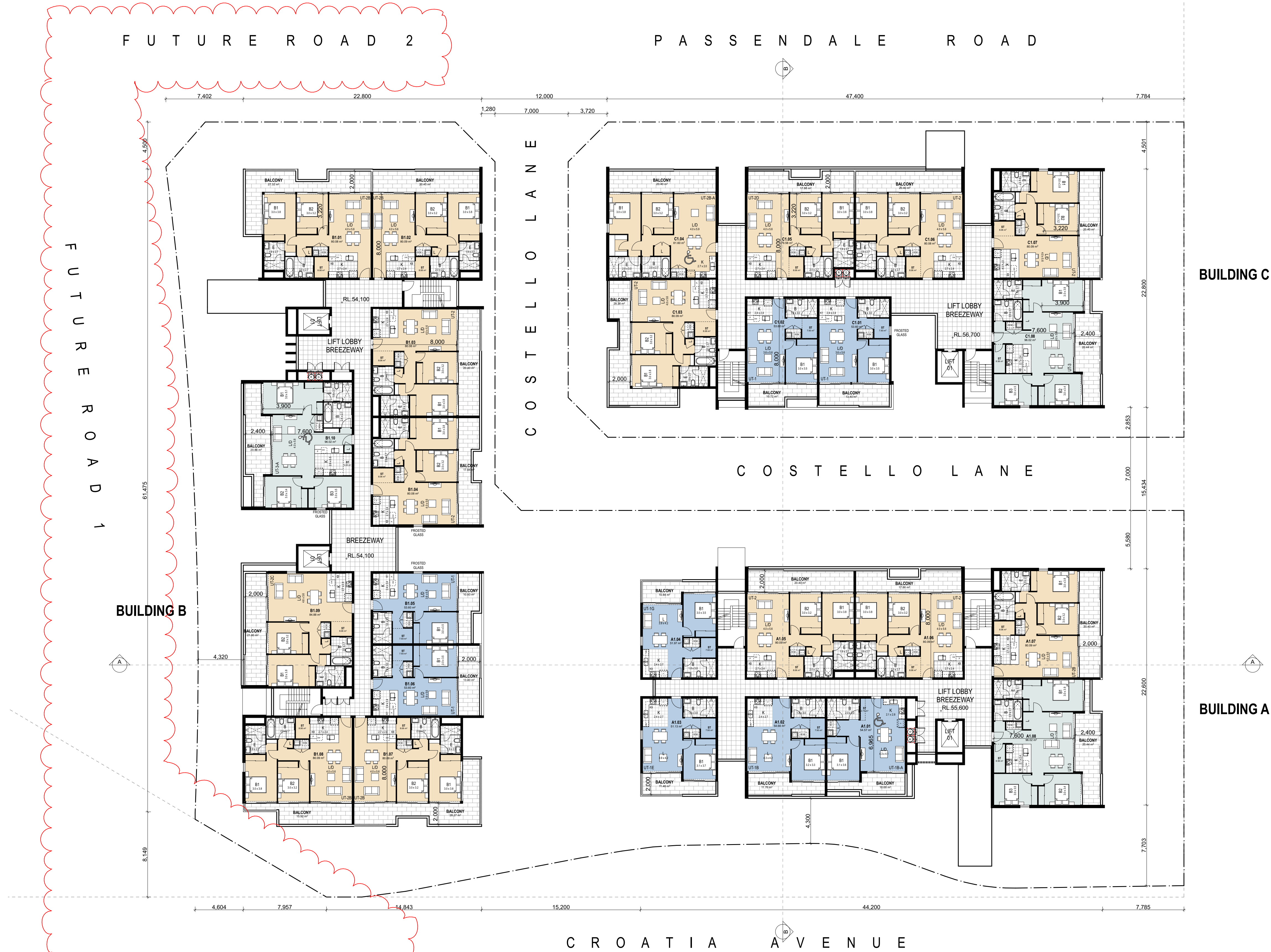
amendments:

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D	Adjustments as per Council Request	MA	29.03.19
E	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19
F	Adjustments to Road Access / Boundaries / Lots / Garbage Store / Bike Parking	MR	05.08.19
G	Adjustments to Road Access / Boundaries / Lots	MR	16.08.19

project
location
client
drawing title
scale
1:200 @ A1
job no.
17010
project architect
drawing no.
AP07
drawn
issue
MA
G

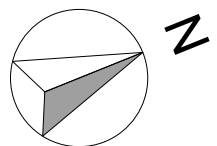


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1:200
meters 0 1 5 10

key plan:

notes:

amendments:

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P1	Consultant Issue	MA	23.10.17
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A	Development Application	MA	01.12.17
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C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19

project
location
client
drawing title

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Level 1

scale 1:200 @ A1
job no. 17010
drawing no. AP08
issue D

FM_GK
drawn
MA



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FUTURE ROAD 2

PASSENDALE ROAD

FUTURE ROAD 1

COSTELLO LANE

COSTELLO LANE

CROATIA AVENUE

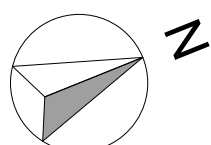
BUILDING C

BUILDING B

BUILDING A

LEVEL 2-3
1:200

north point:



1:200
0 1 5 10
meters

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Adjustments as per Council Request	MA	12.08.18
B	Adjustments as per Council Request	MA	25.02.19
C	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19

project
location
client
drawing title

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Level 2-3

scale 1:200 @ A1
job no. 17010
project architect
drawing no. AP08-1
FM_GK
drawn
MA
issue
C



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FUTURE ROAD 2

PASSENDALE ROAD

FUTURE ROAD 1

COSTELLO LANE

COSTELLO LANE

CROATIA AVENUE

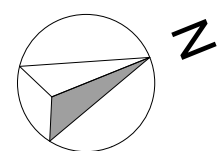
BUILDING C

BUILDING A

BUILDING B

LEVEL 4
1:200

north point:




1:200
meters

key plan:

notes:

amendments:

Revision	Description	By	Date
P1	Consultant Issue	MA	23.10.17
P2	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18
C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19



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project
location
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drawing title
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drawing no. AP09
issue D

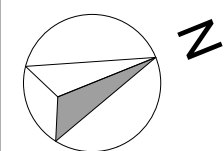
RESIDENTIAL DEVELOPMENT
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CROATIA 88 PTY LTD
Level 4
project architect
drawn
issue

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
P1	Consultant Issue	MA	23.10.17
P2	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
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C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19

project
location
client
drawing title

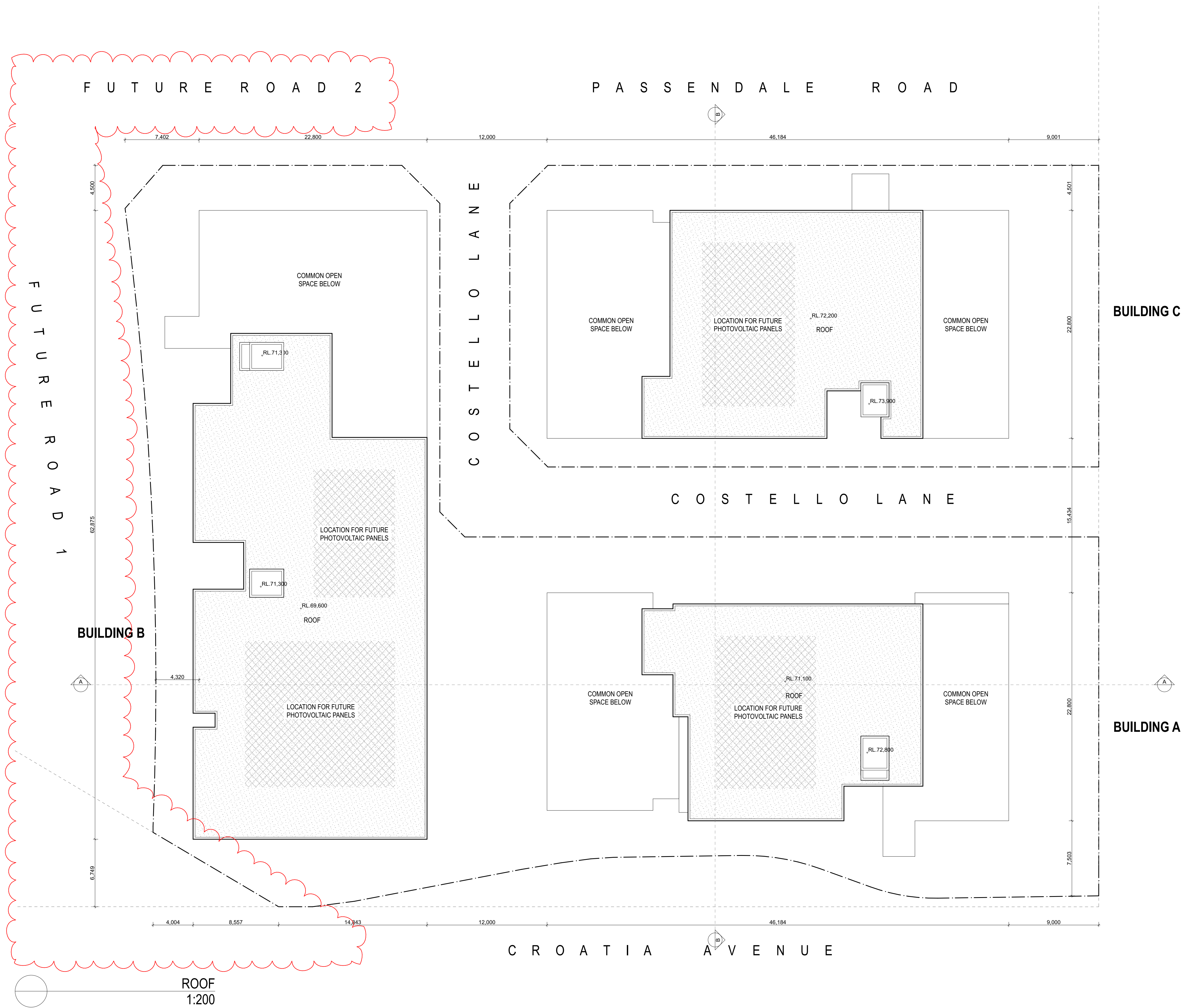
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
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drawing no. AP10
drawn
issue

FM_GK
MA
D

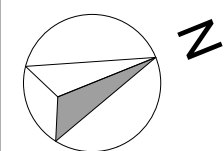


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north point:



1:200
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key plan:

notes:

amendments:

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project
location
client
drawing title
scale 1:200 @ A1
job no. 17010
project architect
drawing no. AP11
drawn
issue
MA
D

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190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Roof Plan

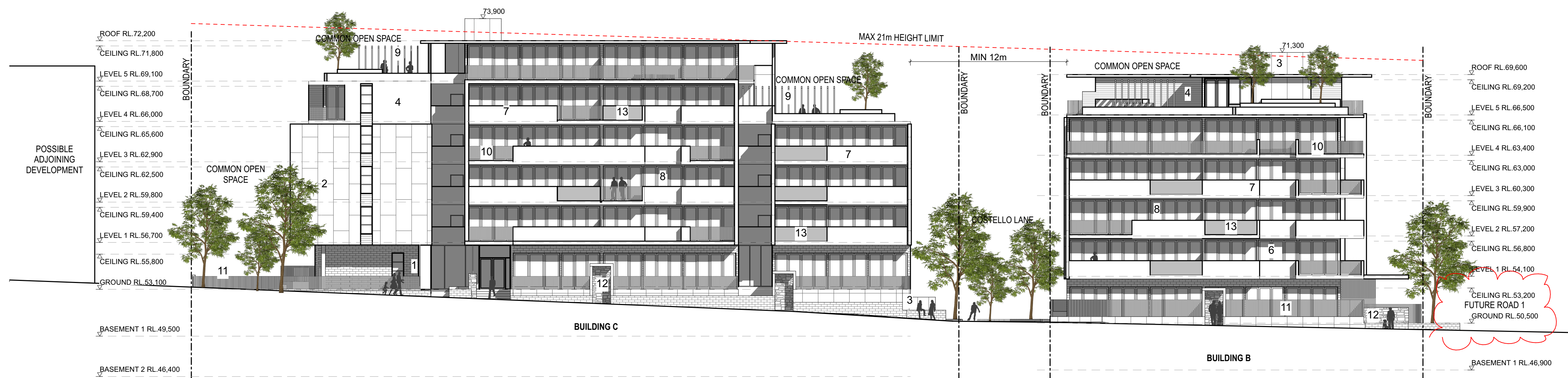
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East Elevation - Building A & B - Croatia Ave
1:200



South Elevation - Building B - Future Road 1
1:200

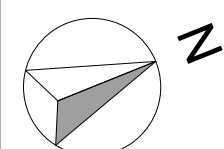


West Elevation - Building B & C - Passendale Road
1:200

- 1 BOWRAL BRICKS - BAHMAN GRANITE OR SIMILAR
- 2 METAL WALL CLADDING FINISH - LIGHT GREY
- 3 OFF-FORM CONCRETE CLEAR SEALED FINISH
- 4 SCYON STRIA - DARK GREY PAINT FINISH
- 5 DULUX SIMONE WEIL OR SIMILAR PAINT FINISH
- 6 ALU. DOOR & WIN. FRAME P.COAT FINISH - SHALE GREY
- 7 DULUX VIVID WHITE OR SIMILAR PAINT FINISH
- 8 DOOR & WINDOW GLAZING TO BASIX REQUIREMENTS
- 9 FEATURE BLADES DECOWOOD CASUARINA FINISH
- 10 METAL VERTICAL BLADE BALUSTRADE BLACK P.COAT FINISH
- 11 METAL VERTICAL BLADE FENCING BLACK P.COAT FINISH
- 12 SYDNEY SANDSTONE BLOCK FEATURE ENTRY WALL

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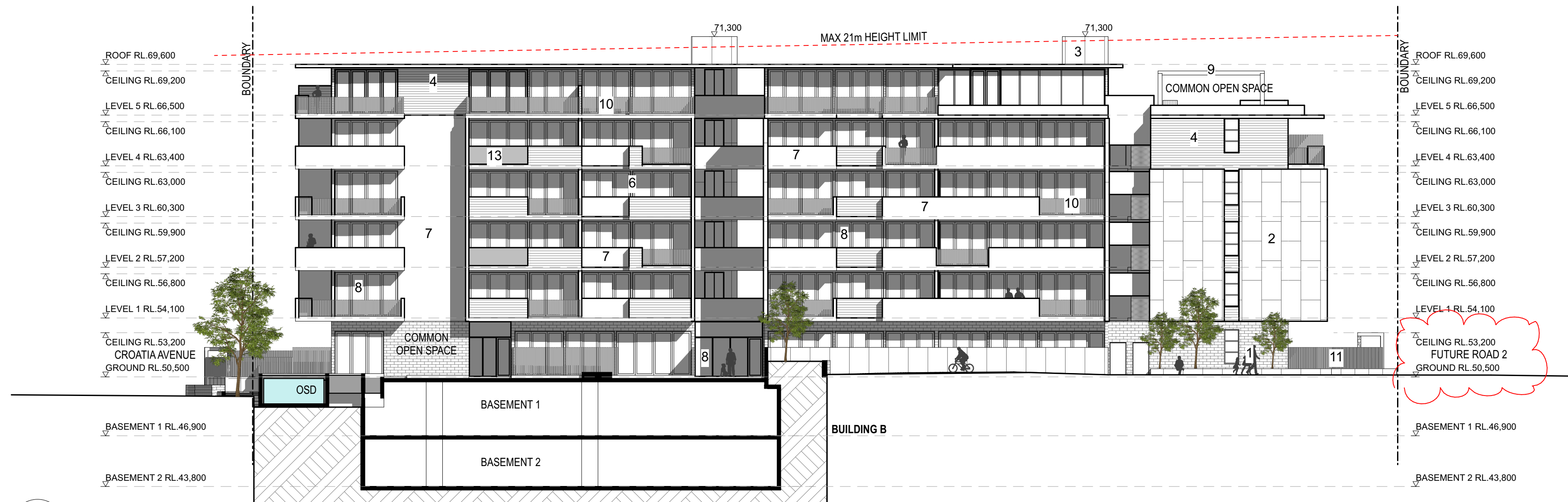
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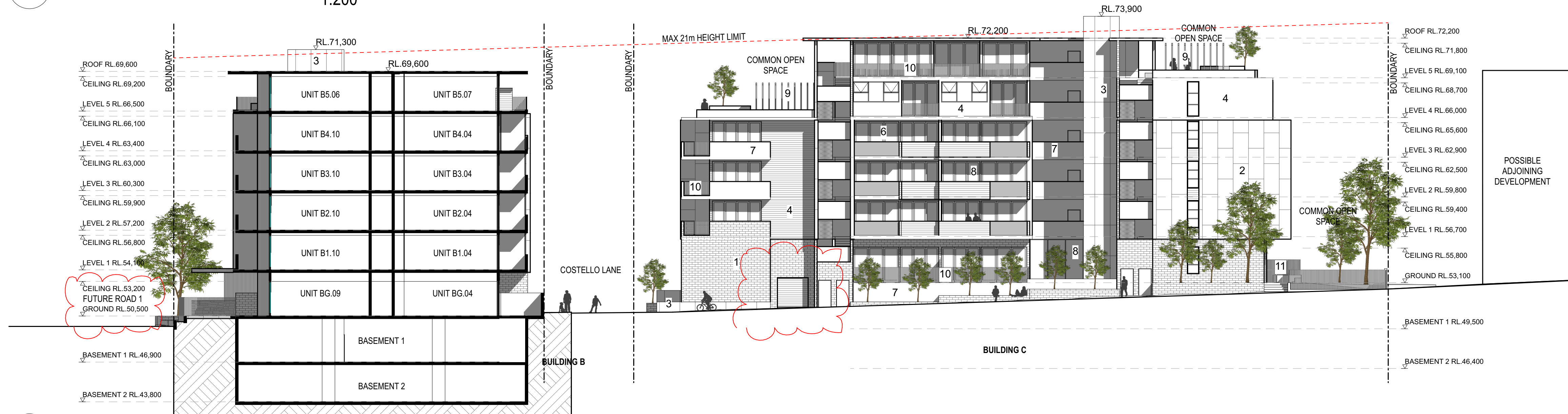
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P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18
C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19



project	location	client	drawing title	scale	1:200 @ A1	project architect	job no.	17010	drawn	MA	issue	D
RESIDENTIAL DEVELOPMENT	190 CROATIA AVE, EDMONDSON PARK	CROATIA 88 PTY LTD	Elevations									



North Elevation - Building B - Costello Lane
1:200



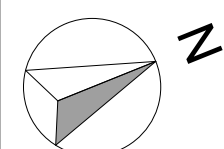
West Elevation - Building C - Costello Lane
1:200



East Elevation - Building A - Costello Lane
1:200

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

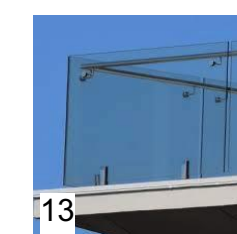
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G1	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18
C	Adjustments as per Council Request	MA	25.02.19
D	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19

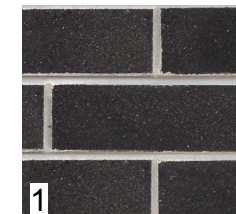


project
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client
drawing title
scale 1:200 @ A1
job no. 17010
project architect
drawing no. AP13
drawn
issue
MA
D

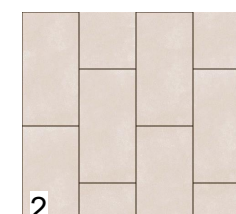
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Elevations



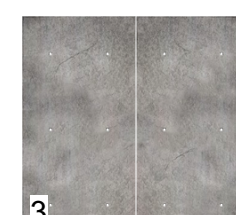
13 BALUSTRADE GLAZING BALCONY FEATURES



1 BOWRAL BRICKS - BAHMAN GRANITE OR SIMILAR



2 METAL WALL CLADDING FINISH - LIGHT GREY



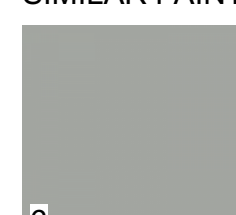
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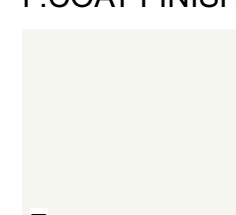
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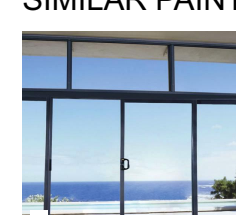
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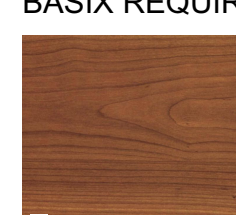
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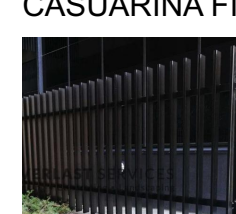
7 DULUX VIVID WHITE OR SIMILAR PAINT FINISH



8 DOOR & WINDOW GLAZING TO BASIX REQUIREMENTS



9 FEATURE BLADES DECOWOOD CASUARINA FINISH



10 METAL VERTICAL BLADE BALUSTRADE BLACK P.COAT FINISH



11 METAL VERTICAL BLADE FENCING BLACK P.COAT FINISH



12 SYDNEY SANDSTONE BLOCK FEATURE ENTRY WALL



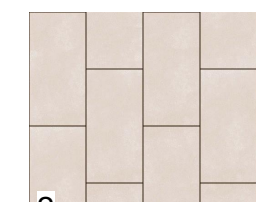
South Elevation - Building A & C - Costello Lane
1:200



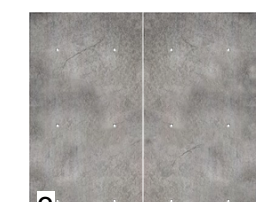
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1 BOWRAL BRICKS - BAHMAN GRANITE OR SIMILAR



2 METAL WALL CLADDING FINISH - LIGHT GREY



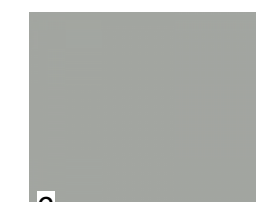
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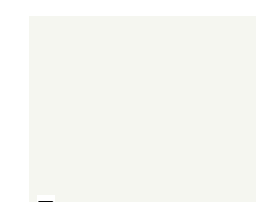
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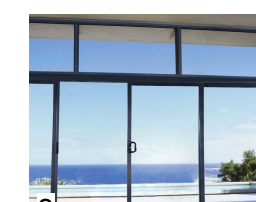
5 DULUX SIMONE WEIL OR SIMILAR PAINT FINISH



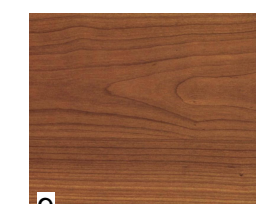
6 ALU. DOOR & WIN. FRAME P.COAT FINISH - SHALE GREY



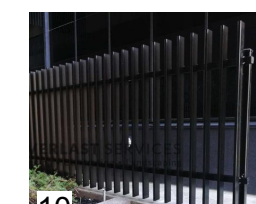
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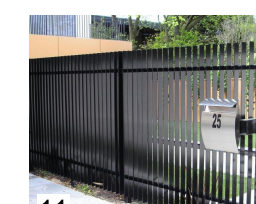
8 DOOR & WINDOW GLAZING TO BASIX REQUIREMENTS



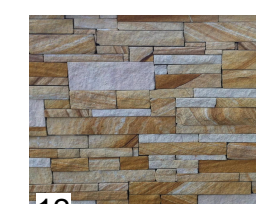
9 FEATURE BLADES DECOWOOD CASUARINA FINISH



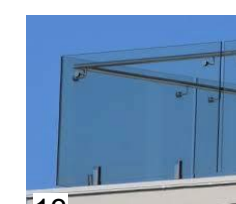
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11 METAL VERTICAL BLADE FENCING BLACK P.COAT FINISH



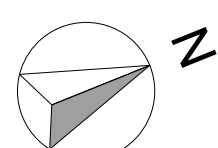
12 SYDNEY SANDSTONE BLOCK FEATURE ENTRY WALL



13 BALUSTRADE GLAZING BALCONY FEATURES

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
01	Consultant Issue	MA	01.11.17
P3	Consultant Issue	MA	20.11.17
A	Development Application	MA	01.12.17
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project

location

client

drawing title

scale 1:200 @ A1

job no. 17010

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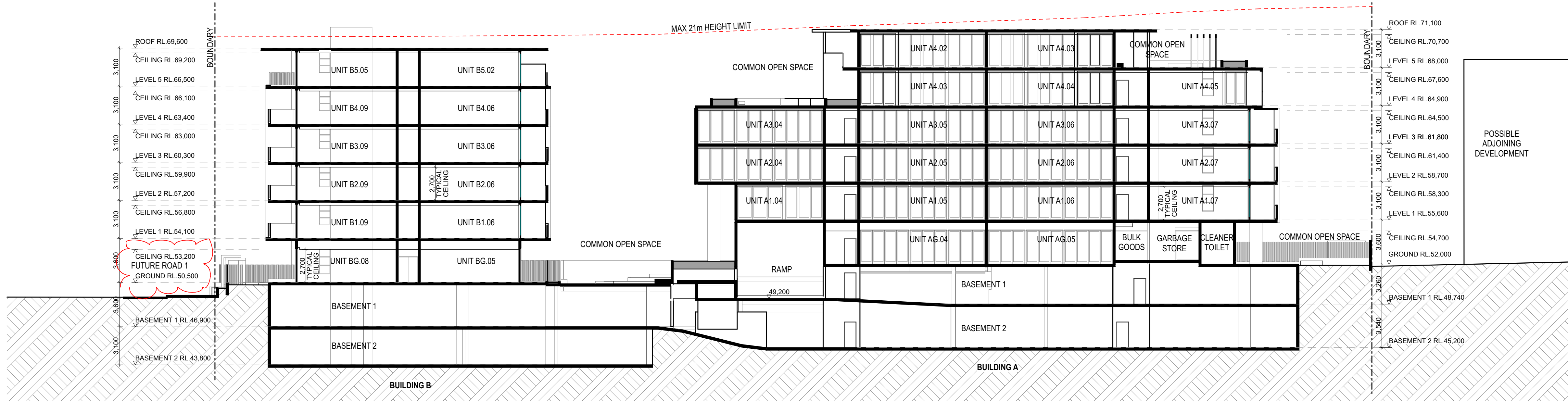
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drawing no. AP14

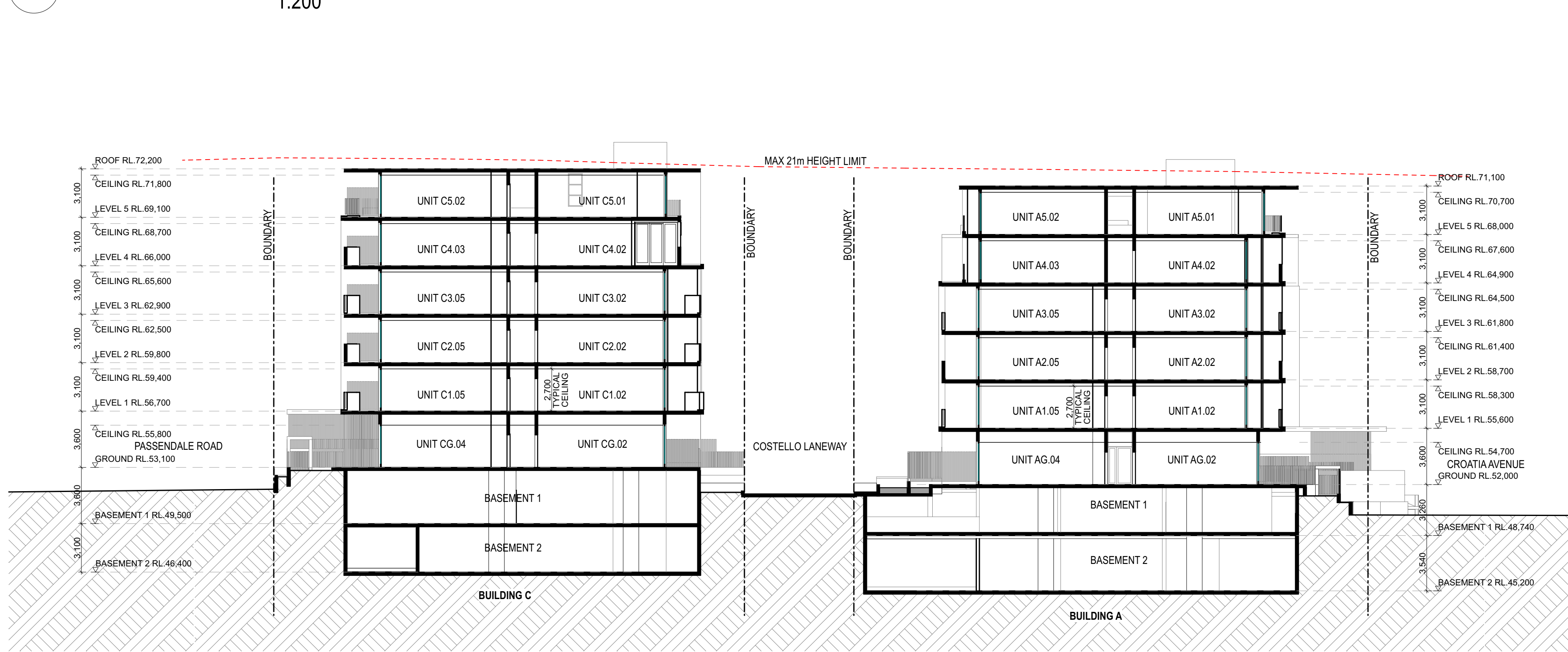
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MA issue

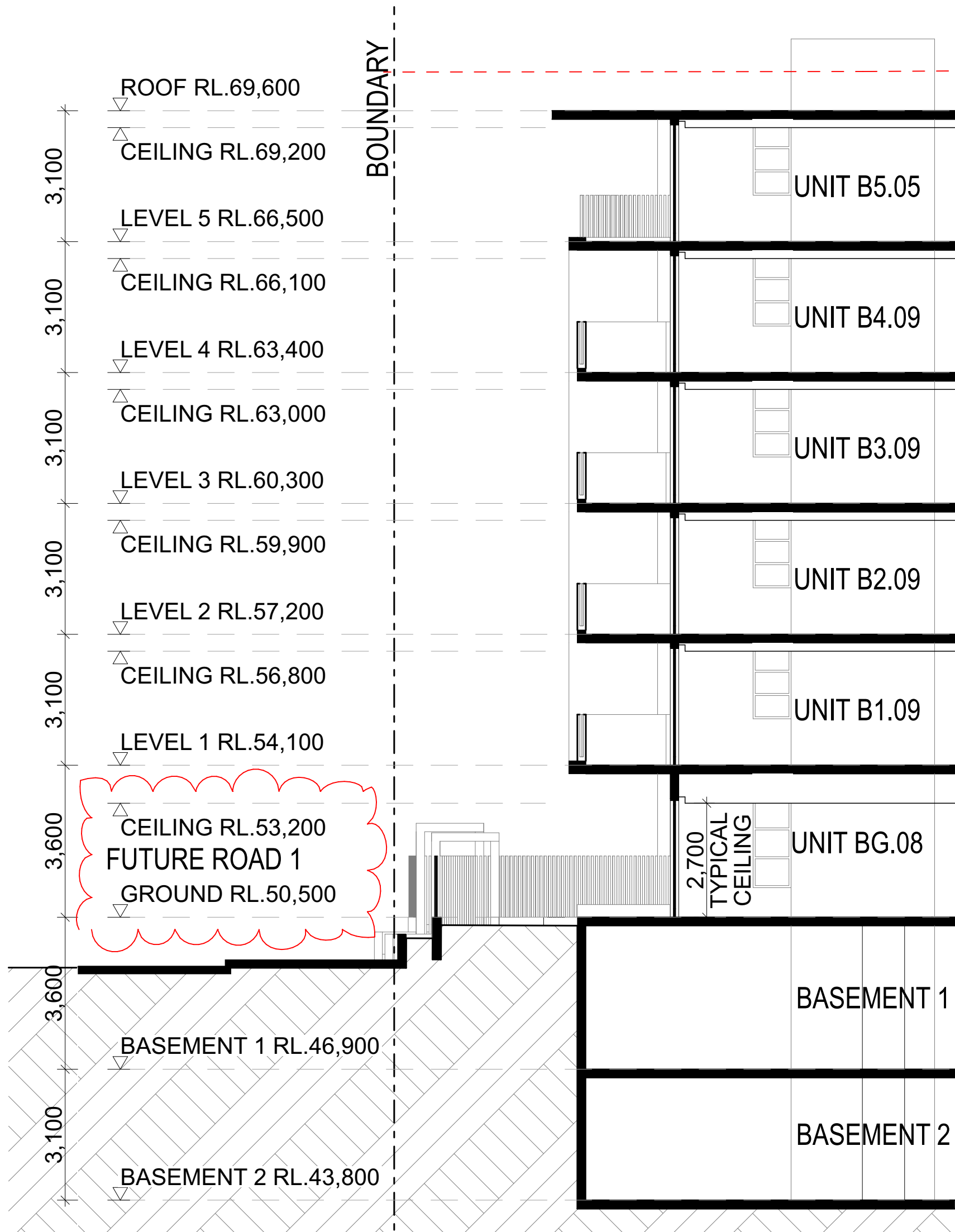
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Section A
1:200



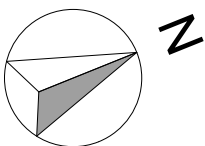
Section B
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Detailed Section A
1:100

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

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project
location
client
drawing title
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Sections

scale: 1:100 @ A1
job no. 17010
project architect
drawing no. AP15
drawn
issue
MA
C

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Adaptable Housing Units

The following matters are to be addressed by Design Certifications of a Specification issued by the architect or engineer, and shall be the CS Stage of the development/General.

The new works will be accessible in accordance with NC00216 in Clause D3.1 and Table D3.1, D3.2, D3.3 and with AS1428-1 in accordance with Clause 4.3.1 of AS4299.

33. All ground surfaces will be slip resistant to comply with AS3681.1.

34. The unit entry doors to the adaptable units will be provided with a minimum clear opening to AS1428-2 in accordance with Clause 4.3.1 of AS4299.

35. All adaptable hardware will be compliant with AS1428-1:2009 and all external doors will be kept alike in accordance with Clause 4.3.4 of AS4299.

36. Internal door openings within the adaptable units will have a clear opening of 820mm with the door swing to the right in accordance with AS1428-1:2009 and Clauses 4.3.3 and 4.3.7, respectively of AS4299.

37. All adaptable hardware will be provided adjacent to the door in accordance with AS4299.

38. The kitchen cabinet design will allow for the removal of the unit under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.

39. All adaptable units will be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with AS4299.

40. GPO's will comply with AS1428-1 with at least one GPO provided within 300mm of the unit entry door and the refrigerator is in its normal operating position in accordance with Clause 4.4.4 of AS4299.

41. The adaptable bathroom will be provisioned for the first-come to comply with AS1428-1:2009 and Clause 4.4.4 of AS4299.

42. The shower of the adaptable bathroom will be below-sink and in accordance with Clause 4.4.4 of AS4299.

43. The adaptable bathrooms will be retrofitted to comply with AS3740.

44. The unit door holder will be accessed in accordance with Clause 4.4.1 of AS4299.

45. Shower heads and toilets will be located at a maximum of 850mm from the unit entry door in accordance with Clause 4.4.1 of AS4299.

46. Provision for the installation of all grabrails, handrails and other assistive devices will be provided in the adaptable bathroom in accordance with Clause 4.4.4 of AS4299.

47. The unit will be provided with a washbasin with clearances as required by AS1428-1 will be provided in accordance with Clause 4.4.4 of AS4299.

48. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with AS1428-1:2009 and Clause 4.4.4 of AS4299.

49. Provision for the toilet to comply with AS1428-1, will be provided, including locating the toilet in the most accessible position, the plumbing connection, and the provision for the installation of all grabrails in accordance with AS1428-1:2009 and Clause 4.4.4 of AS4299.

50. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8.9 of AS4299.

51. The laundry will be provided in the laundry, as well as a shelf at a height of 2000mm maximum in accordance with AS4299 4.8.9 of AS4299.

52. Lighting will be provided in the adaptable units in accordance with Clause 4.1 of AS4299.

53. Adapter cup spaces will achieve a compliance with AS1428-1 to be suitable for use with compliant with AS2925 2890.6 of units.

Liveable Housing Units

28. Entry to the Liveable Housing Units will be through a door with a minimum clear opening of 820mm.

29. To the Liveable Units the internal doorways will be a minimum of 820mm wide and the passageways are to be a minimum of 1000mm wide.

30. A toilet will be provided to the Liveable Housing Units that has a minimum clear width of 900mm between the obstructions, and a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the door.

31. A bathroom in the Liveable Housing Units will be provided with a feature a slip resistant, hobless shower located in the corner of the room.

32. In the Liveable Housing Units, the walls around a shower, bath and toilet will be reinforced to provide a fixing surface for the safe installation of grabrails. The reinforcement is to withstand 1100N applied in any position or direction.

[illegible]

Liveable Housing Units

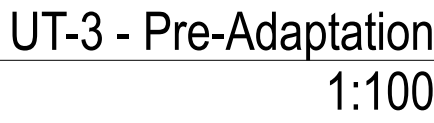
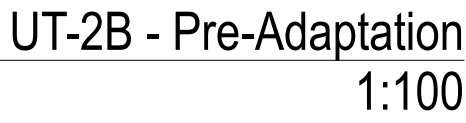
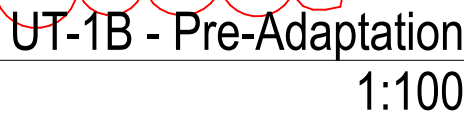
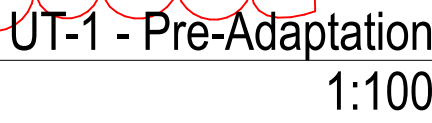
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[illegible]

BG-09, B1-10, B2-10, B3-10, B4-10, B5-07

AG-06, A1-08, A2-08, A3-08, A4-06, BG-09, B1-10, B2-10
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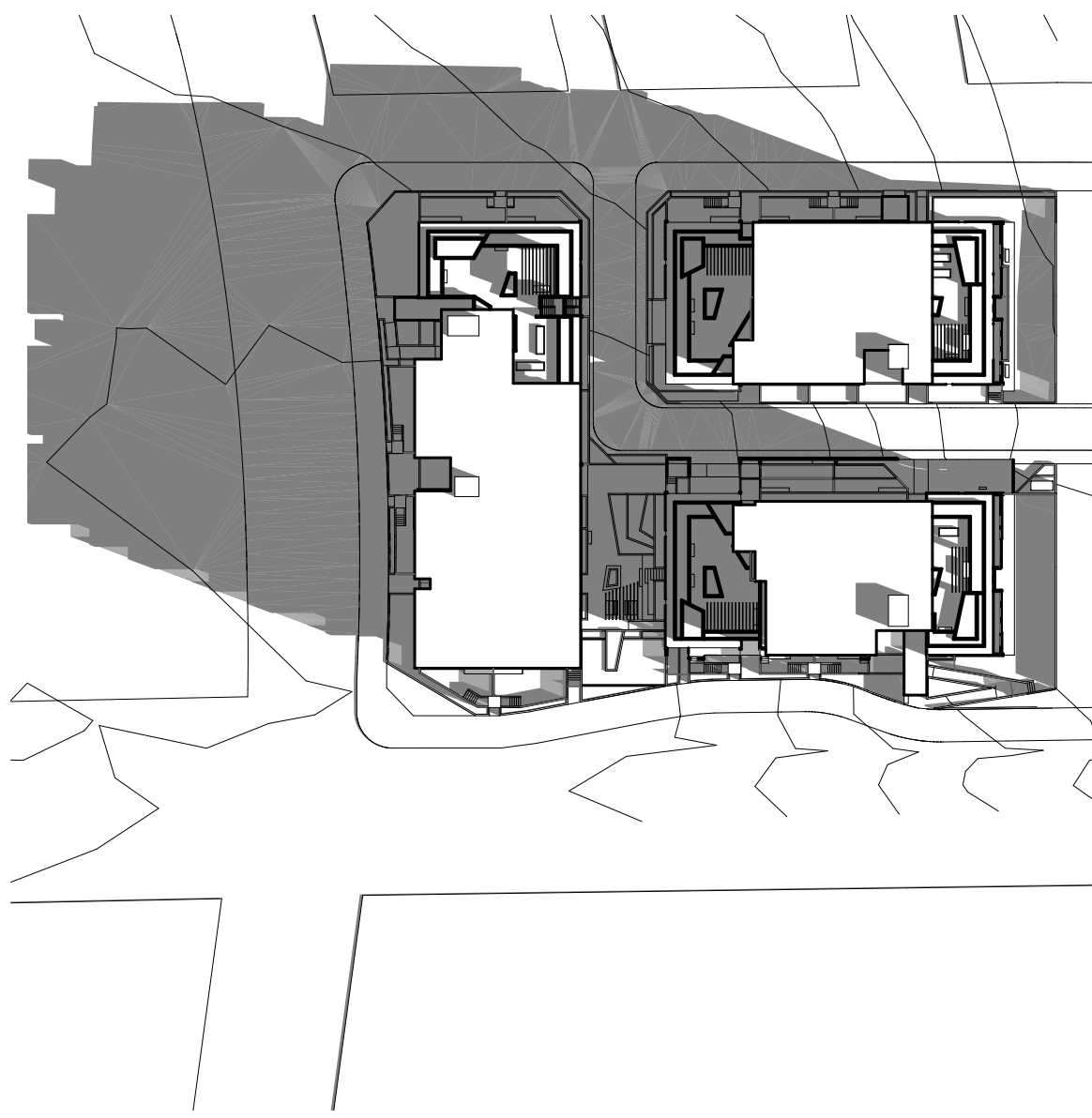
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meters

0 1 5 10

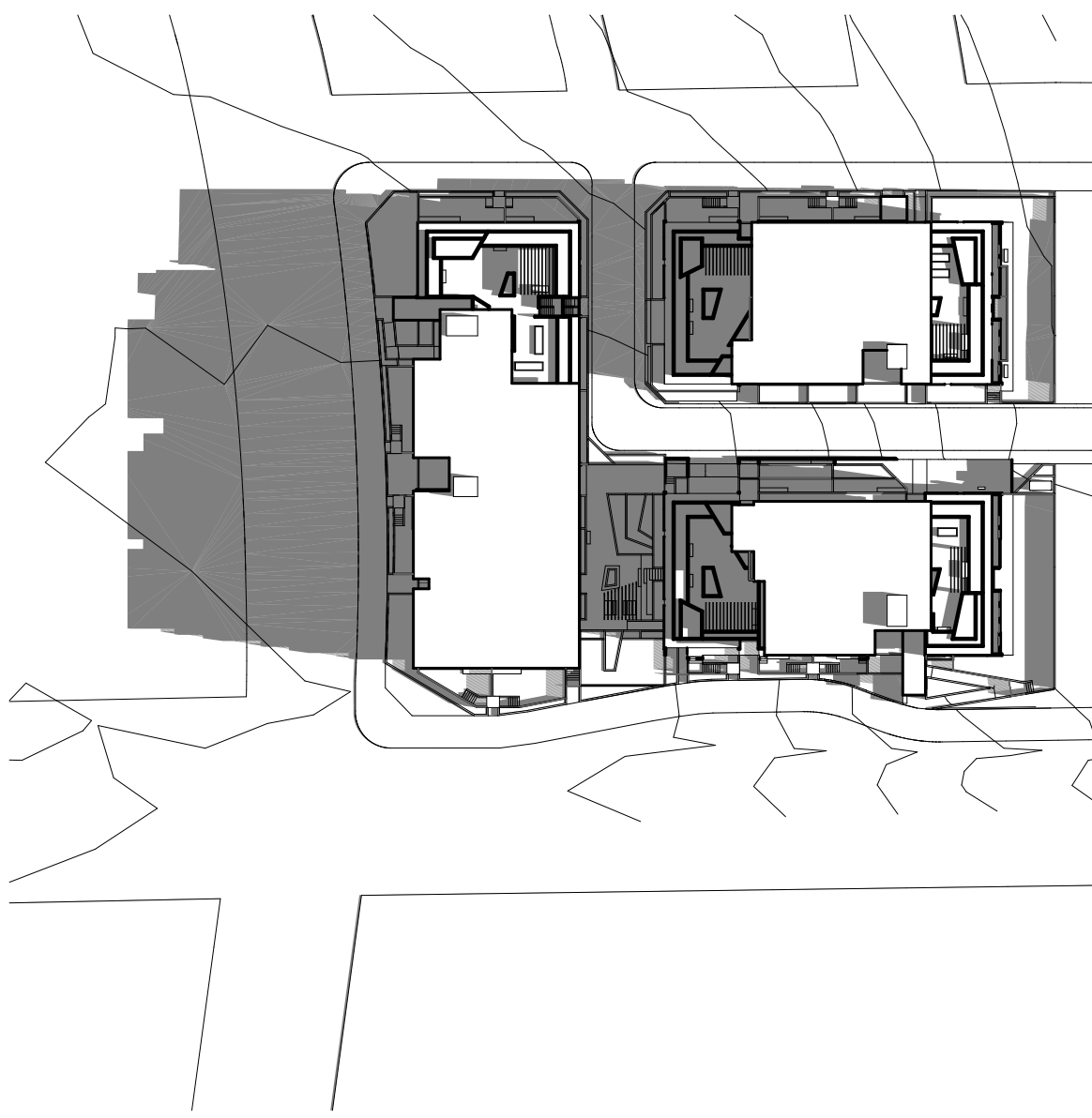
notes:



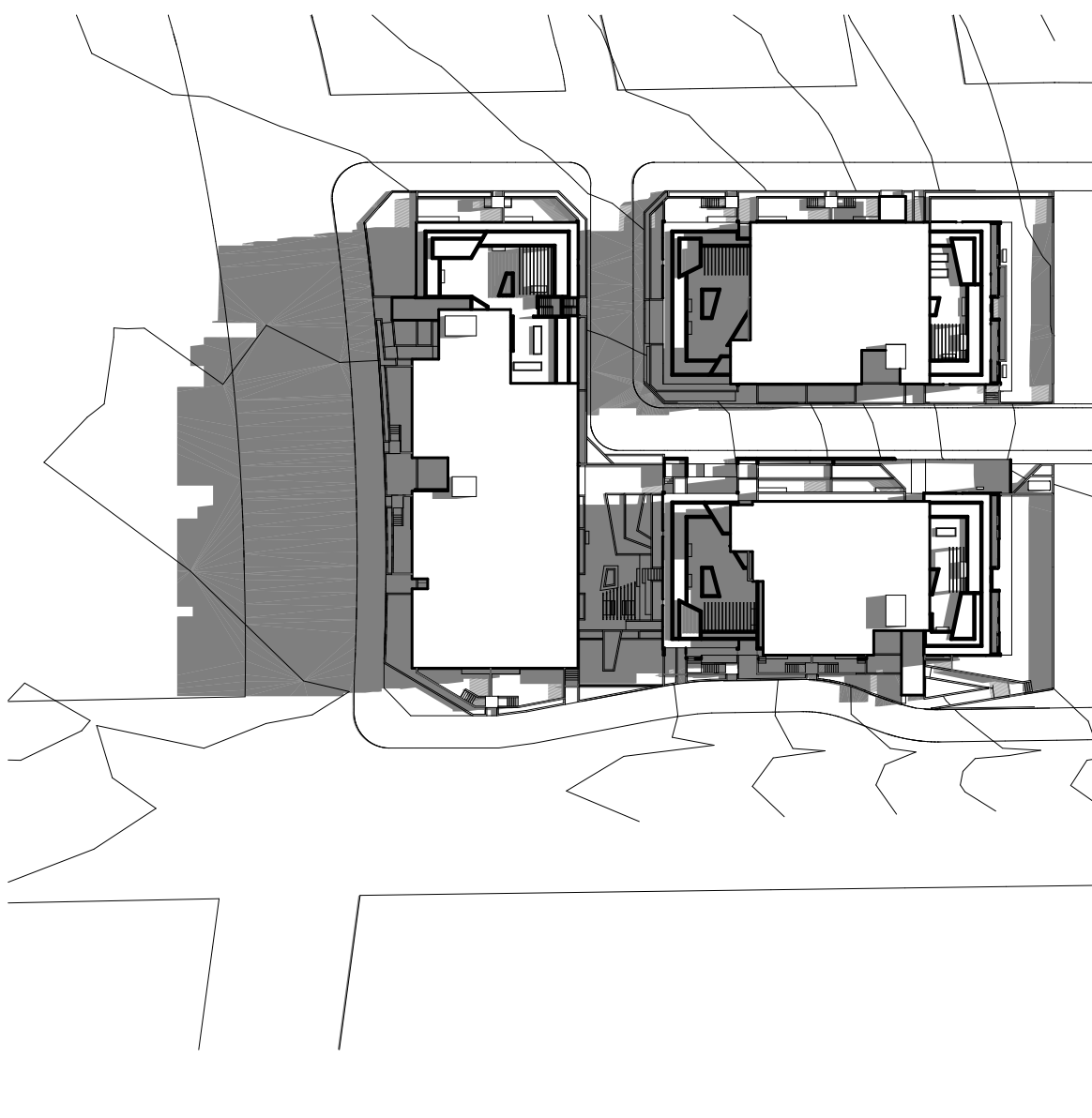
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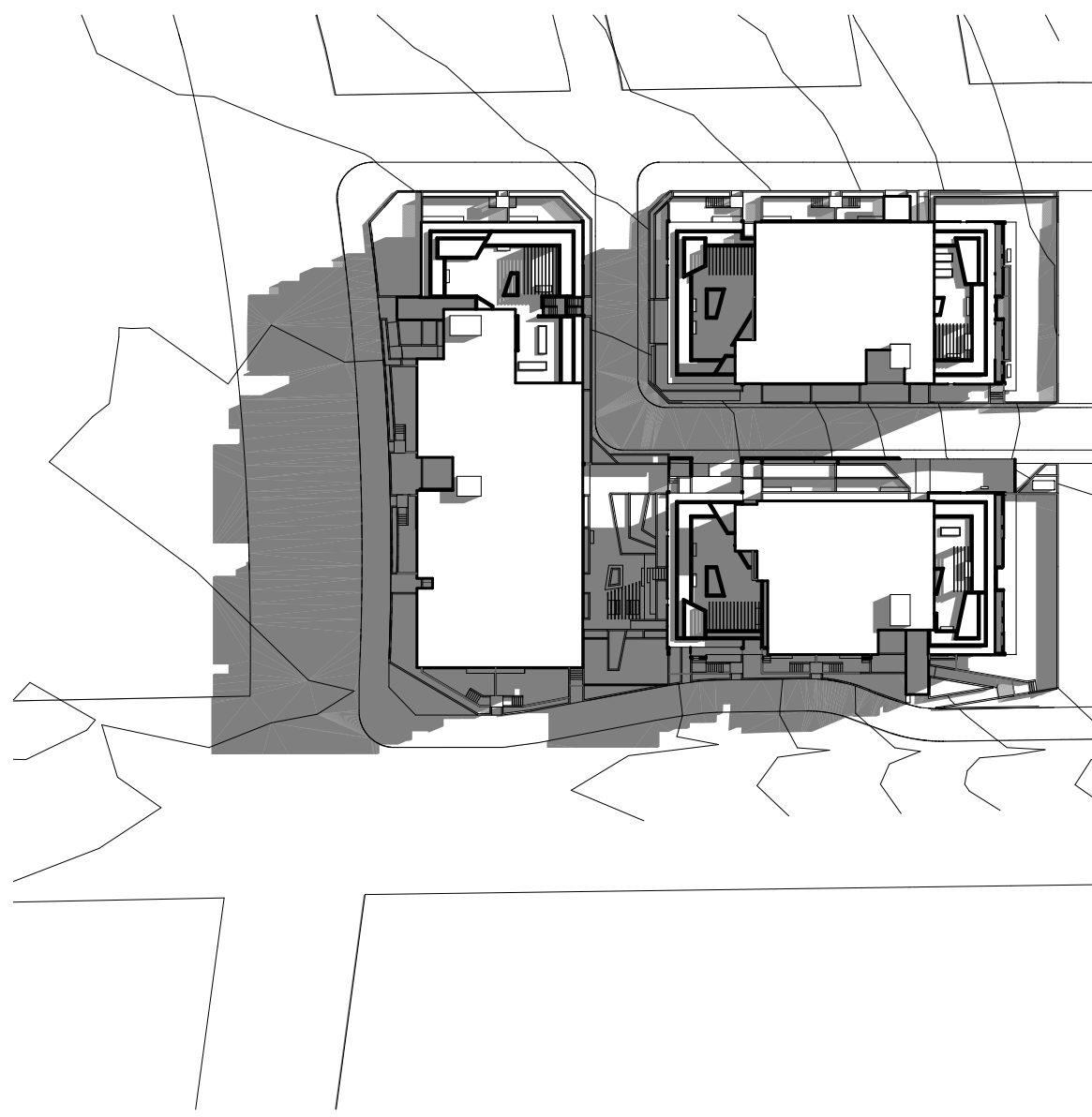
Jun-21-9am



Jun-21-10am



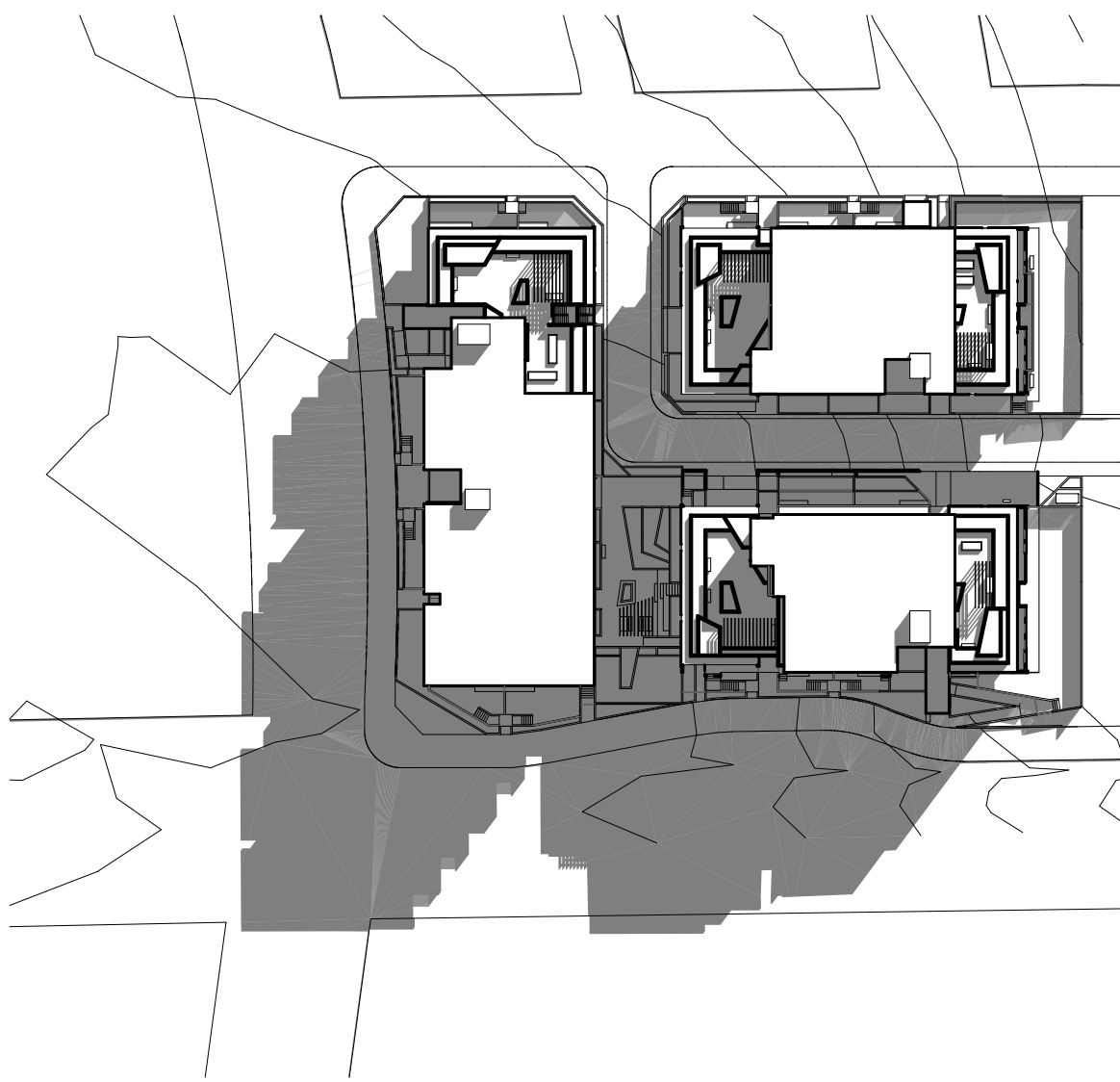
Jun-21-11am



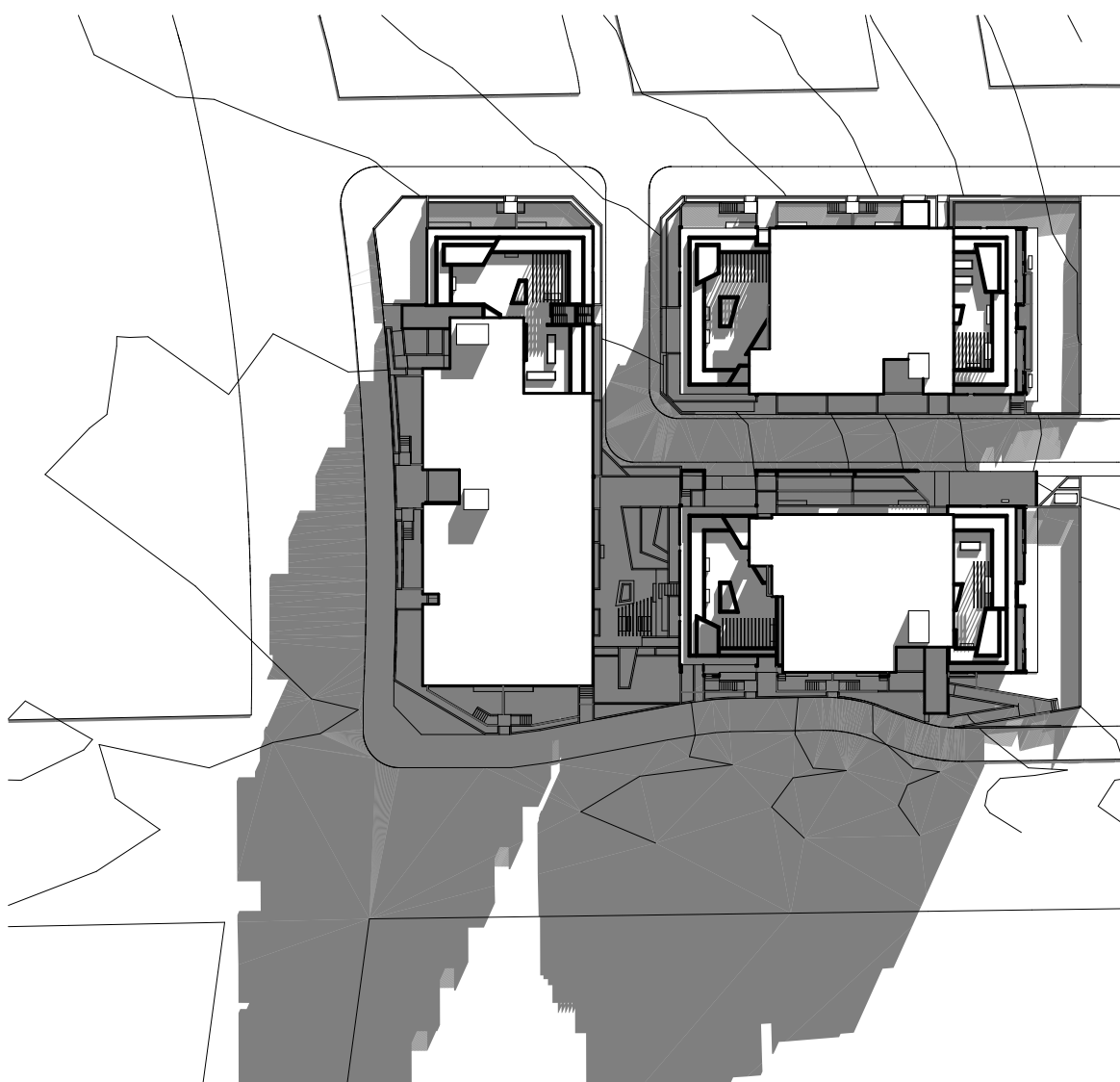
Jun-21-12pm



Jun-21-1pm



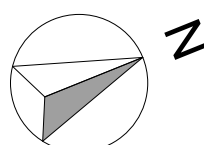
Jun-21-2pm



Jun-21-3pm

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18

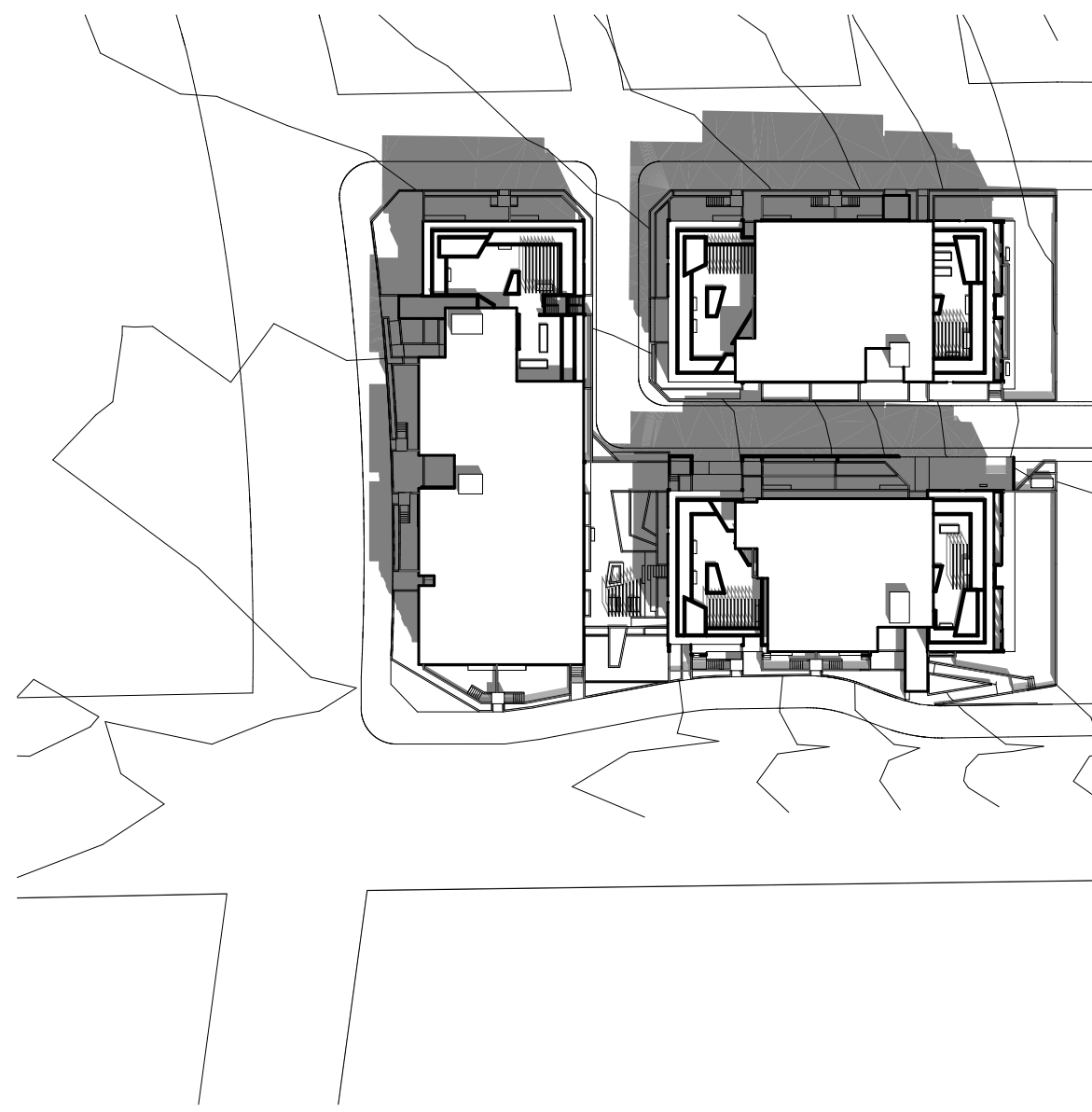


project
location
client
drawing title

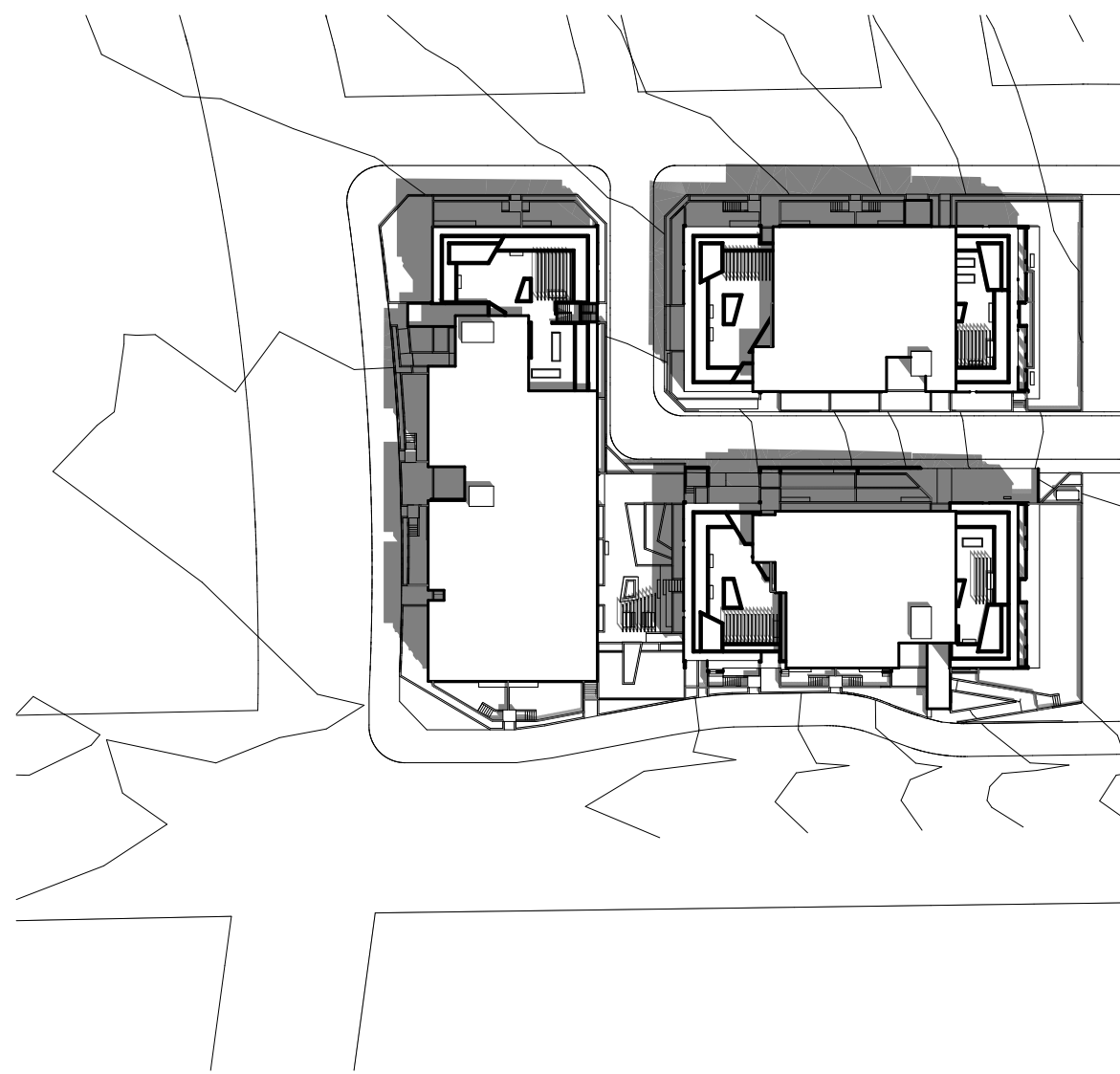
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Shadow Diagrams (21st June)

scale 1:1000 @ A1
job no. 17010
project architect FM_GK
drawing no. AP17
drawn MA
issue B

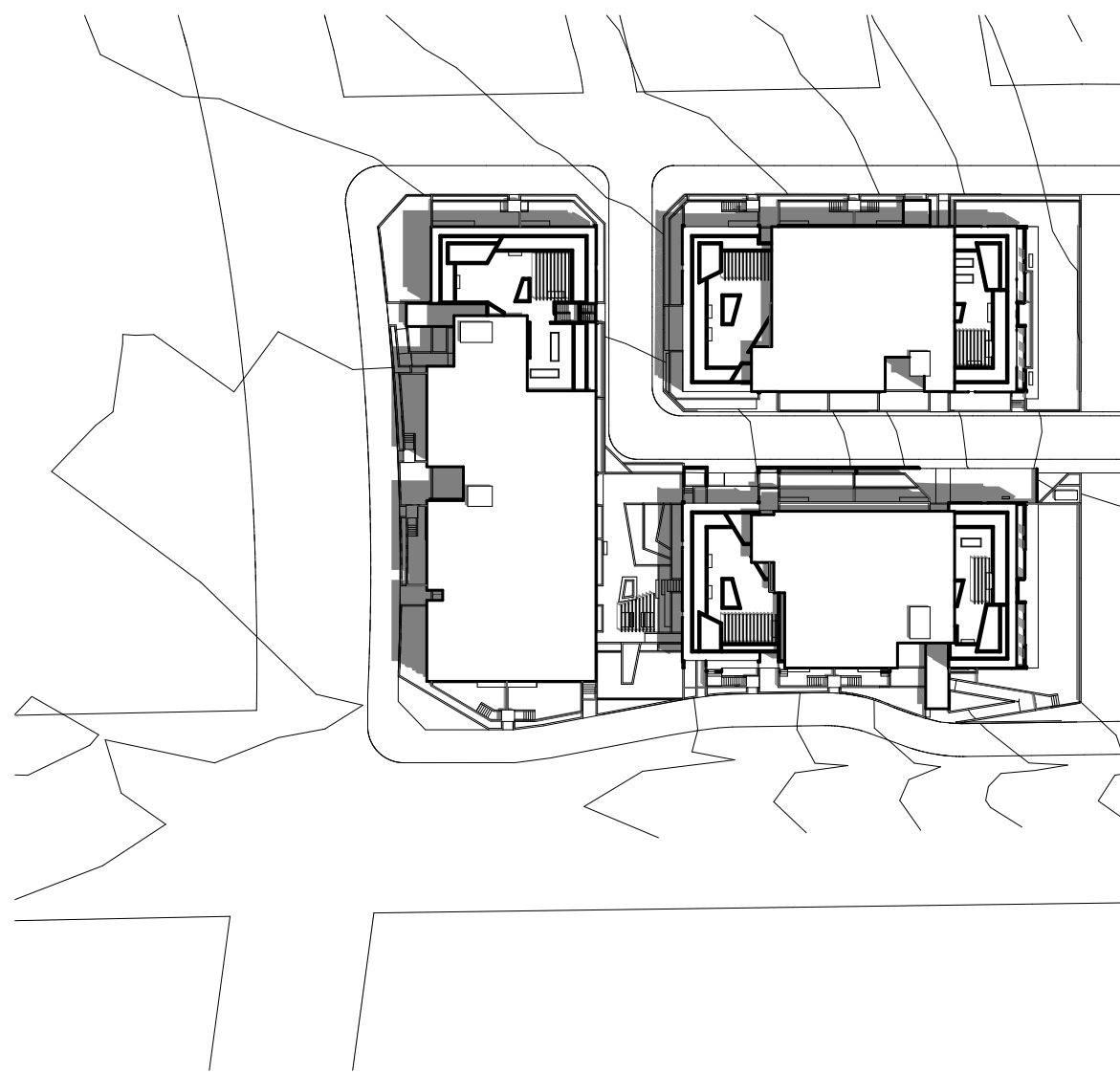
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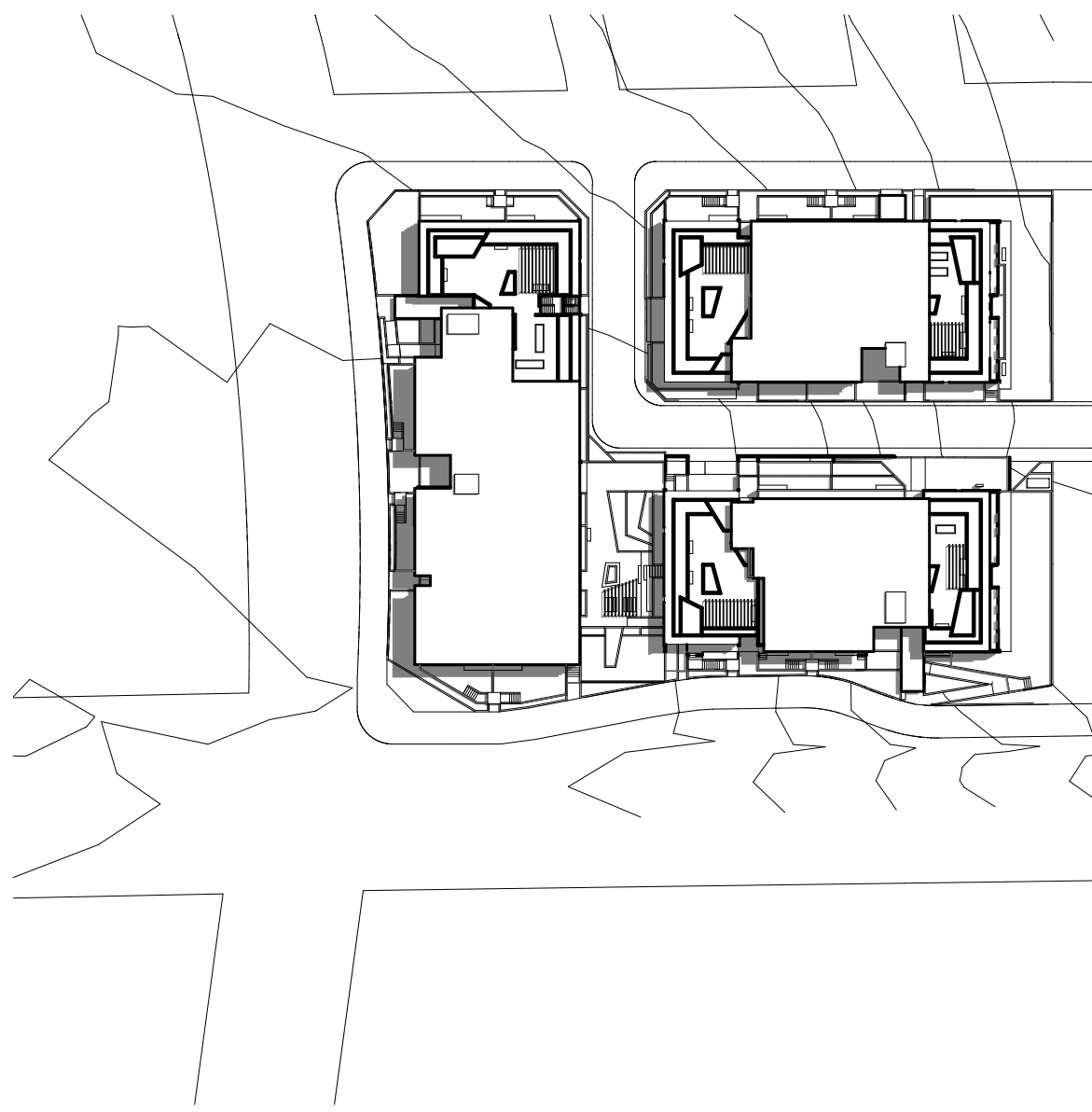
Dec-21-9am



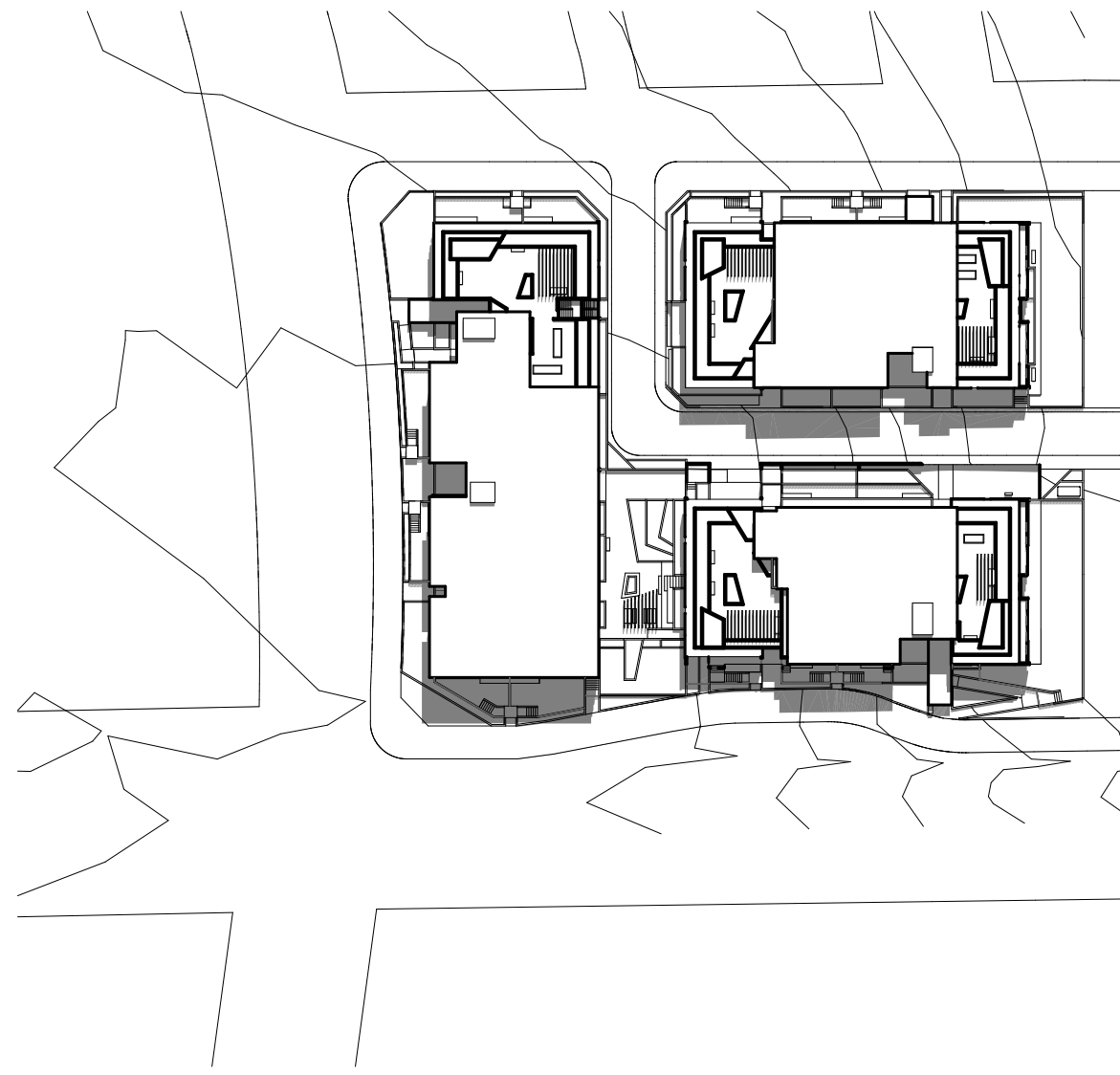
Dec-21-10am



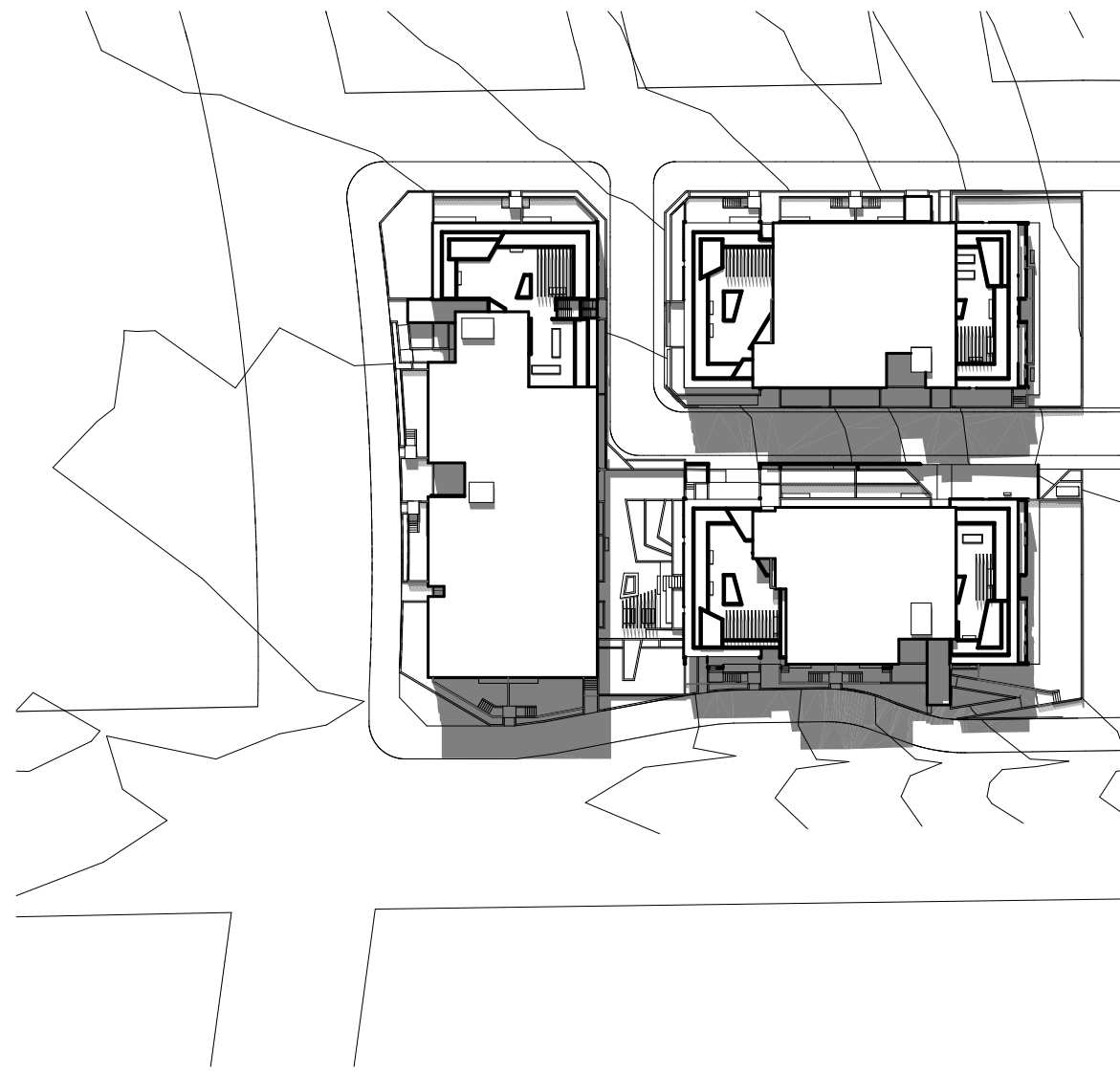
Dec-21-11am



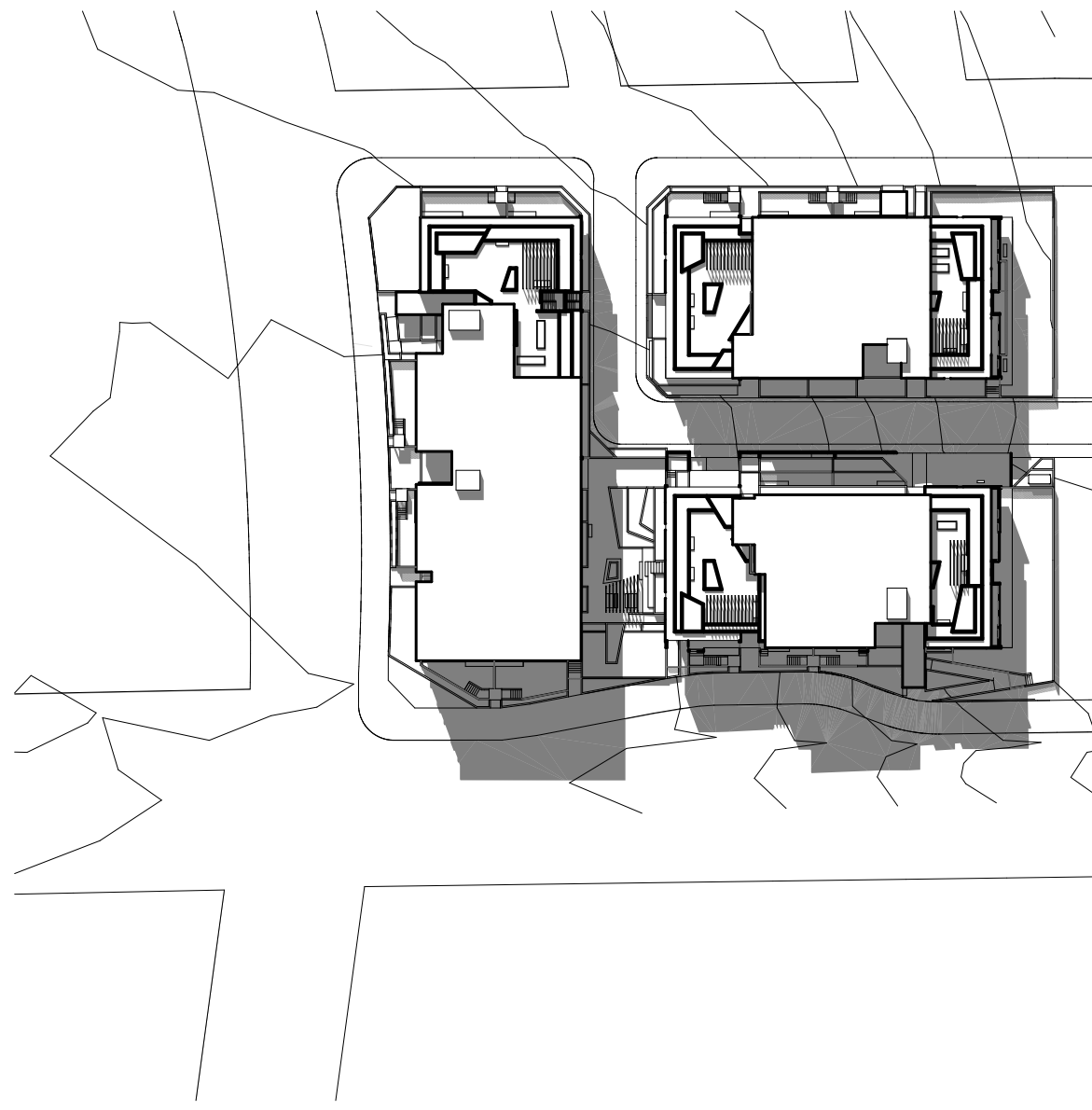
Dec-21-12pm



Dec-21-1pm



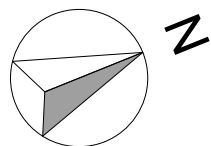
Dec-21-2pm



Dec-21-3pm

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Adjustments as per Council Request	MA	12.08.18



project
location
client
drawing title
scale 1:1000 @ A1
job no. 17010
project architect
drawing no. AP18
issue A
RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
Shadow Diagrams (21st December)
FM_GK drawn MA
AP18 issue A
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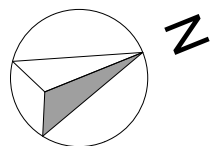
SITE ANALYSIS LEGEND:

- District Views
- General slope of land
- Northern sunlight
- Vehicular site entry
- Sun direction
- Winter winds
- Cool summer breeze
- Noise source
- Pedestrian access

SITE ANALYSIS
1:1500

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north point:



1:200
meters 0 1 5 10

key plan:

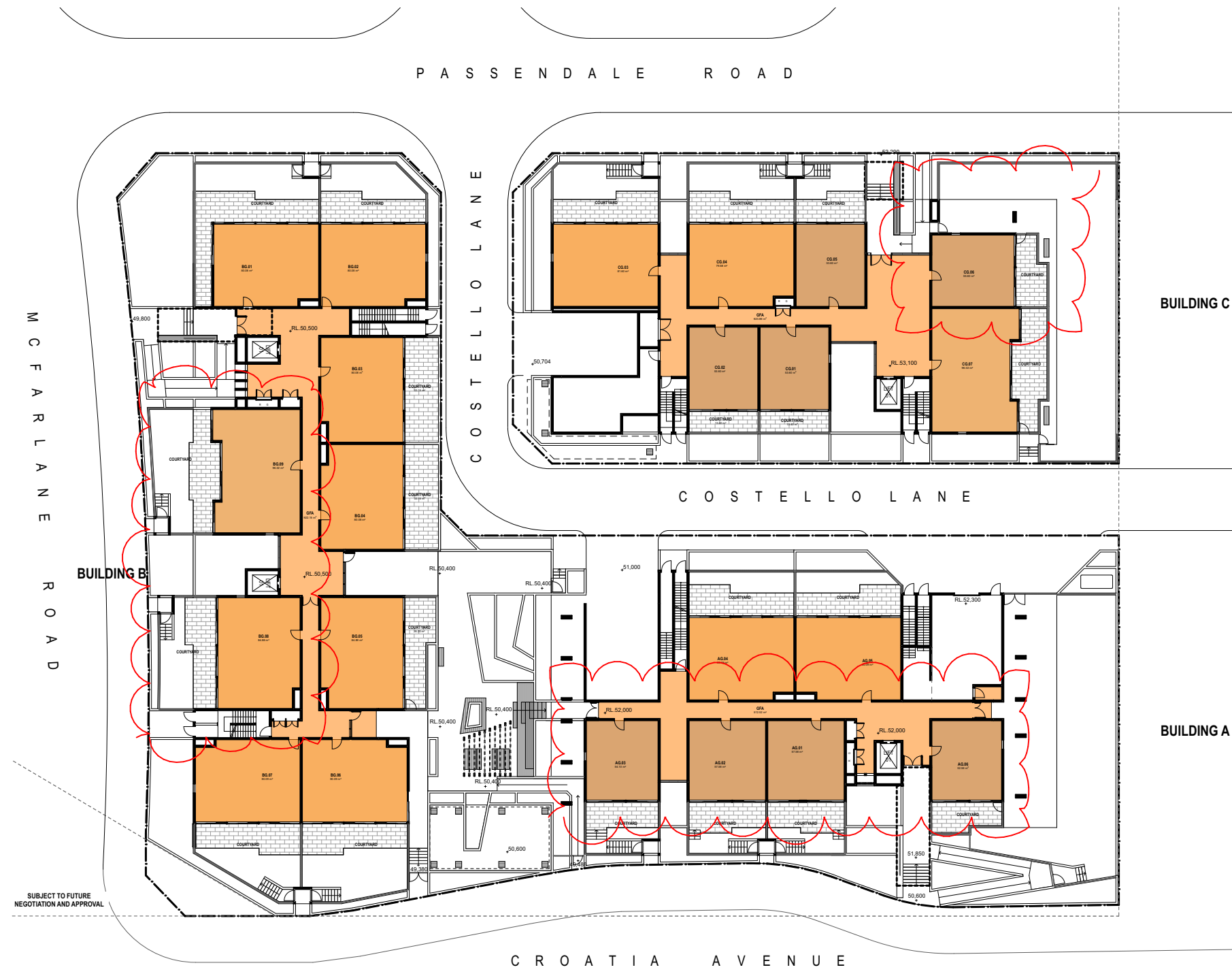
notes:

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17



project	location	client	drawing title	scale	job no.	17010	project architect	FM, GK	drawn	MA
RESIDENTIAL DEVELOPMENT	190 CROATIA AVE, EDMONDSON PARK	CROATIA 88 PTY LTD	Site Analysis	1:1500 @ A1	SP01	issue	A			



GROUND GFA
1:500



LEVEL 1 GFA
1:500



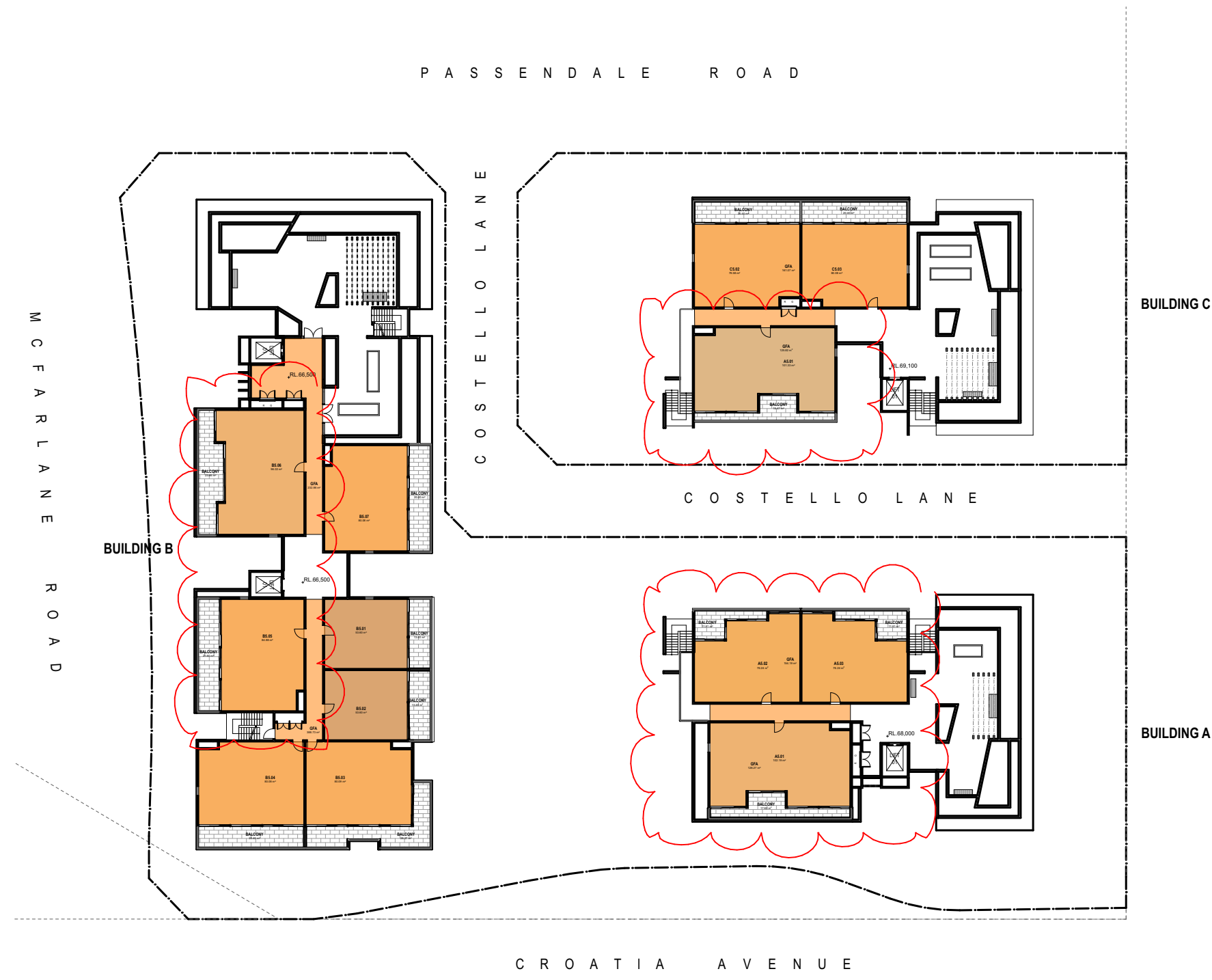
LEVEL 2 GFA
1:500



LEVEL 3 GFA
1:500



LEVEL 4 GFA
1:500

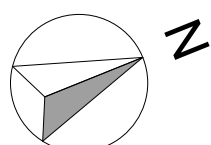


LEVEL 5 GFA
1:500

LEVEL	AREA (m2)
A - G	512.52
A - L1	625.31
A - L2	672.43
A - L3	673.08
A - L4	465.20
A - L5	280.46
B - G	922.15
B - L1	833.45
B - L2	833.45
B - L3	833.40
B - L4	831.29
B - L5	621.59
C - G	623.86
C - L1	672.60
C - L2	672.60
C - L3	672.60
C - L4	461.24
C - L5	286.89
	11,494.12 m²

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

GROSS FLOOR AREA LEGEND:

Residential

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18



project

location

client

drawing title

scale: 500, 1:1 @ A1
job no. 17010

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK

CROATIA 88 PTY LTD
GFA Calculation

project architect
drawing no. SP02
drawn
issue
MA
B

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GROUND CROSS VENT
1:500



LEVEL 1 CROSS VENT
1:500



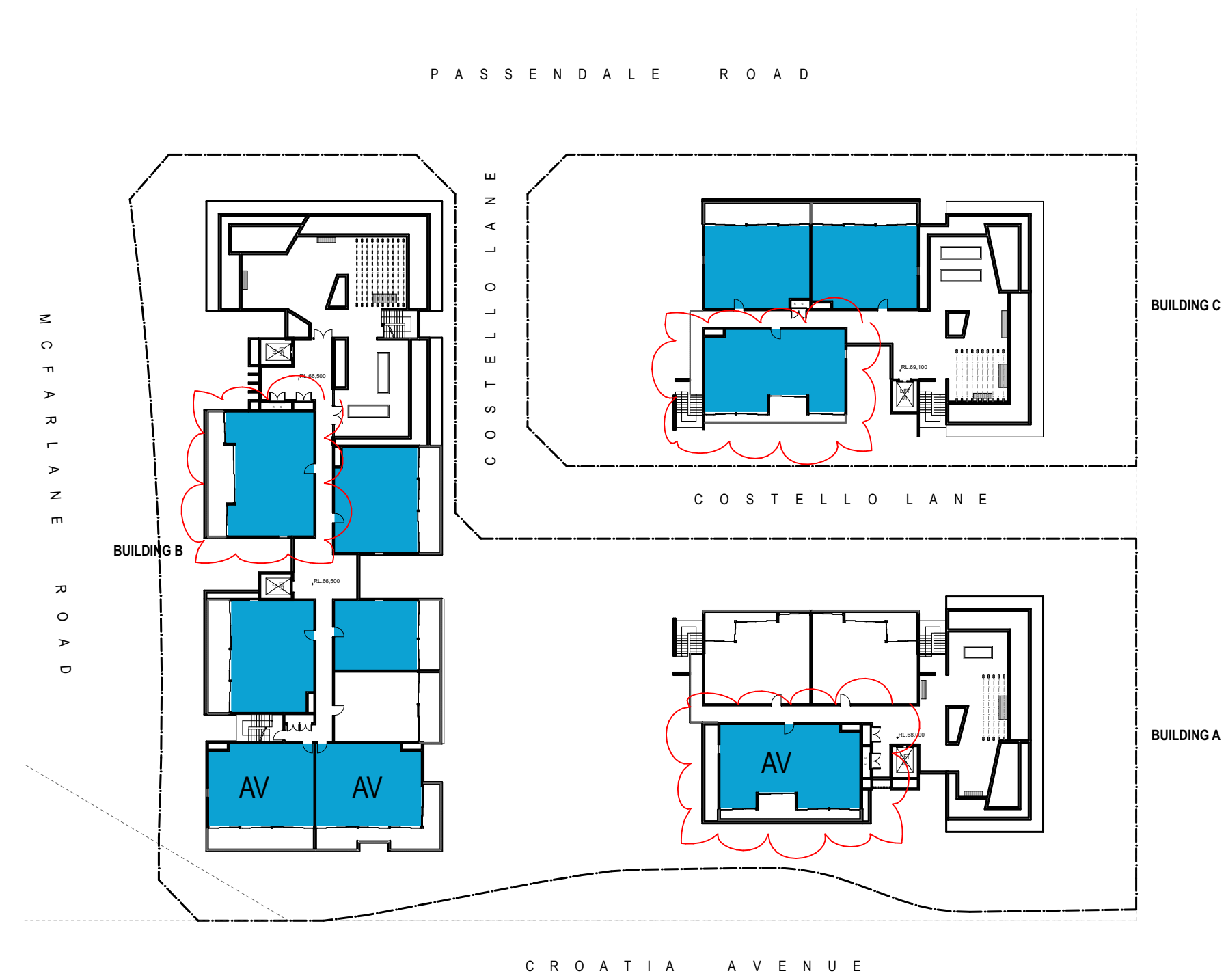
LEVEL 2 CROSS VENT
1:500



LEVEL 3 CROSS VENT
1:500



LEVEL 4 CROSS VENT
1:500

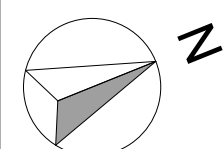


LEVEL 5 CROSS VENT
1:500

ADG - NATURAL VENTILATION: OVERALL		
Total number of units in 6 storeys	= 135	
Total number of units naturally cross ventilated in 6 storeys	= 88 (65%)	
NATURAL VENTILATION: PER BUILDING		
Building A:		
Total number of units in 6 storeys	= 39	
Total number of units naturally cross ventilated in 6 storeys	= 18	
Building B:		
Total number of units in 6 storeys	= 56	
Total number of units naturally cross ventilated in 6 storeys	= 44	
Building C:		
Total number of units in 6 storeys	= 40	
Total number of units naturally cross ventilated in 6 storeys	= 26	

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

NATURAL VENTILATION LEGEND:

● Naturally cross ventilated unit

AV Alternative Ventilation to meet noise limits

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18



project
location
client
drawing title
scale 1:500 @ A1
job no. 17010
project architect
drawing no. SP03
drawn
issue
MA
B

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK

CROATIA 88 PTY LTD
ADG Natural Ventilation

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GROUND SOLAR ACCESS
1:500



LEVEL 1 SOLAR ACCESS
1:500



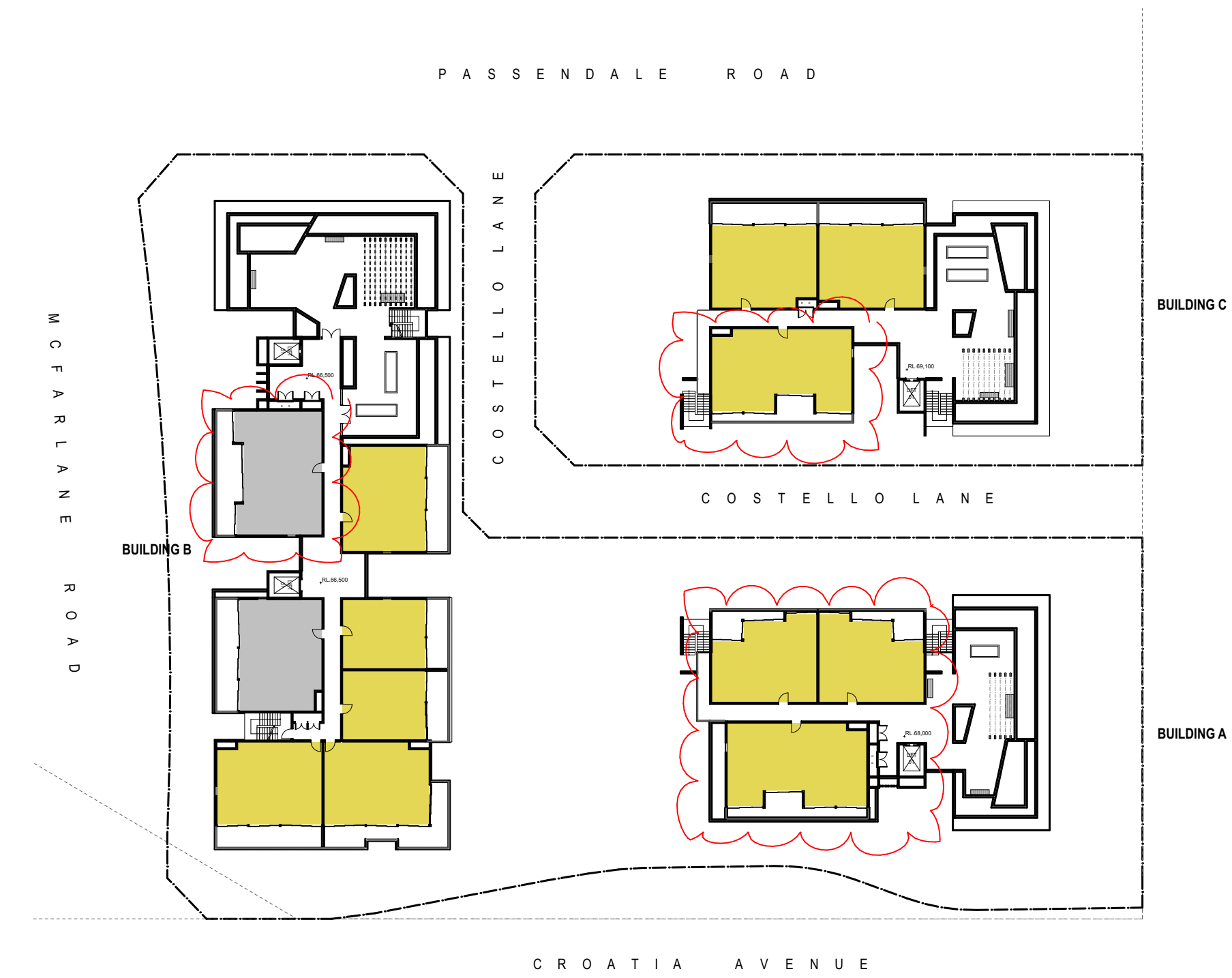
LEVEL 2 SOLAR ACCESS
1:500



LEVEL 3 SOLAR ACCESS
1:500



LEVEL 4 SOLAR ACCESS
1:500

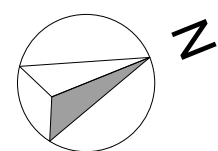


LEVEL 5 SOLAR ACCESS
1:500

ADG - SOLAR ACCESS: OVERALL		
Total number of units in 6 storeys	= 135	
Total number of units with over 2 hours solar access in 6 storeys	= 116 (86%)	
SOLAR ACCESS: PER BUILDING		
Building A:		
Total number of units in 6 storeys	= 39	
Total number of units with over 2 hours solar access in 6 storeys	= 39	
Building B:		
Total number of units in 6 storeys	= 56	
Total number of units with over 2 hours solar access in 6 storeys	= 40	
Building C:		
Total number of units in 6 storeys	= 40	
Total number of units with over 2 hours solar access in 6 storeys	= 37	

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

SOLAR ACCESS LEGEND:

- > 2 hours direct sunlight between 9am and 3pm at midwinter
- < 2 hours direct sunlight between 9am and 3pm at midwinter
- 0 hours direct sunlight between 9am and 3pm at midwinter

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18



project
location
client
drawing title
scale 1:500 @ A1
job no. 17010
project architect
drawing no. SP04
drawn
issue
MA
B

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK

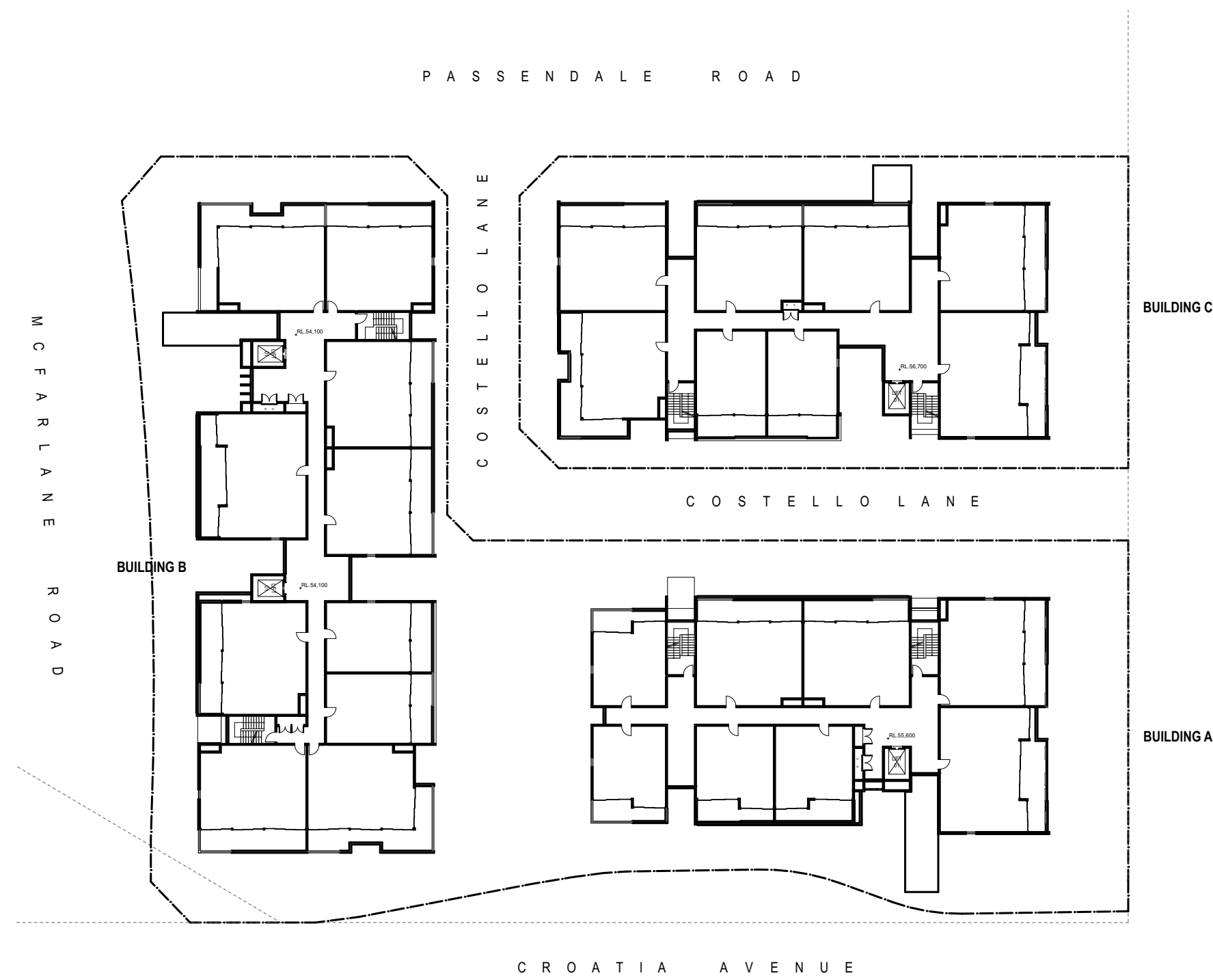
CROATIA 88 PTY LTD
ADG Solar Access

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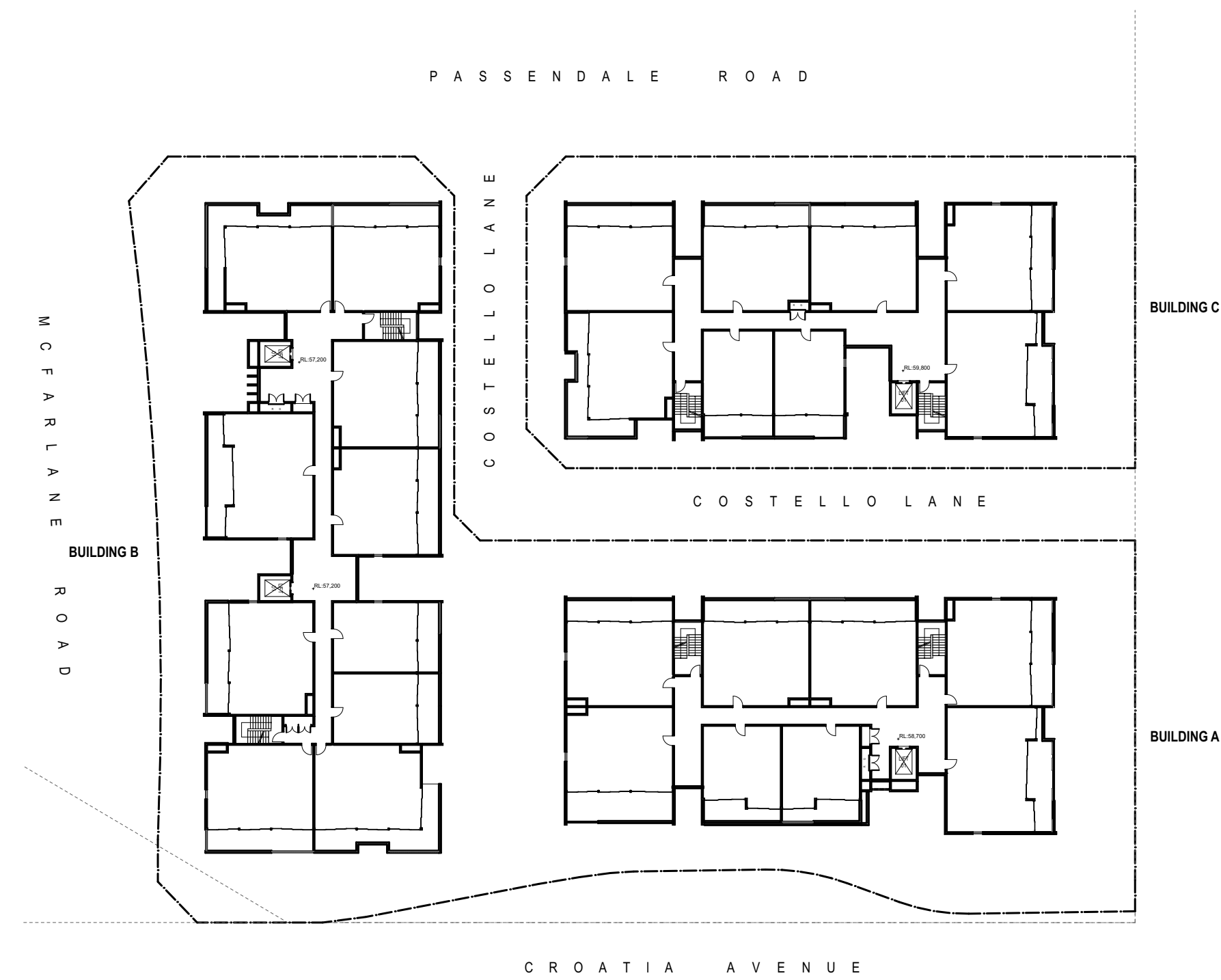


GROUND COS
1:500

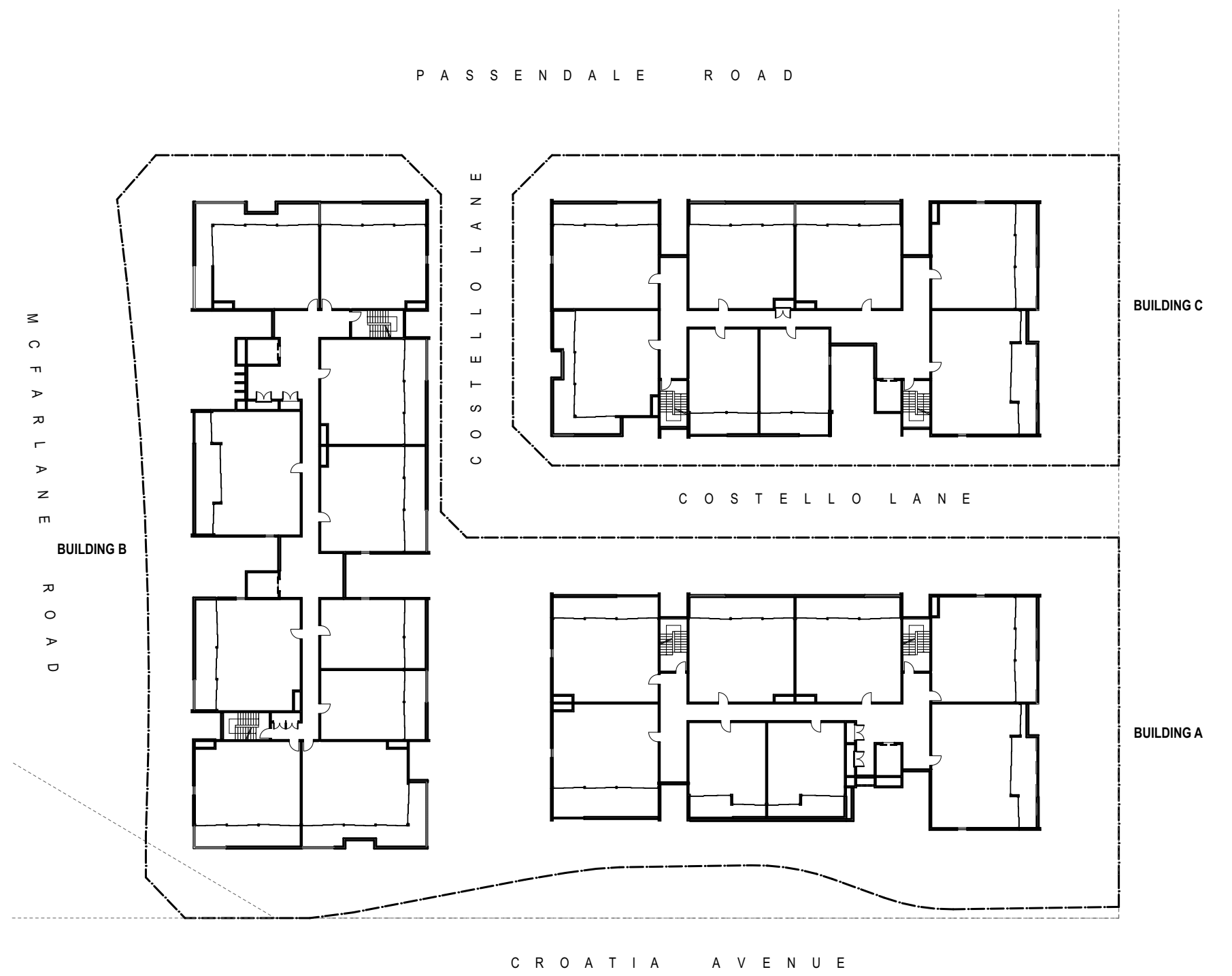
Lot 1 - Building A & B = 905m²
Lot 2 - Building C = 300m²



LEVEL 1 COS
1:500



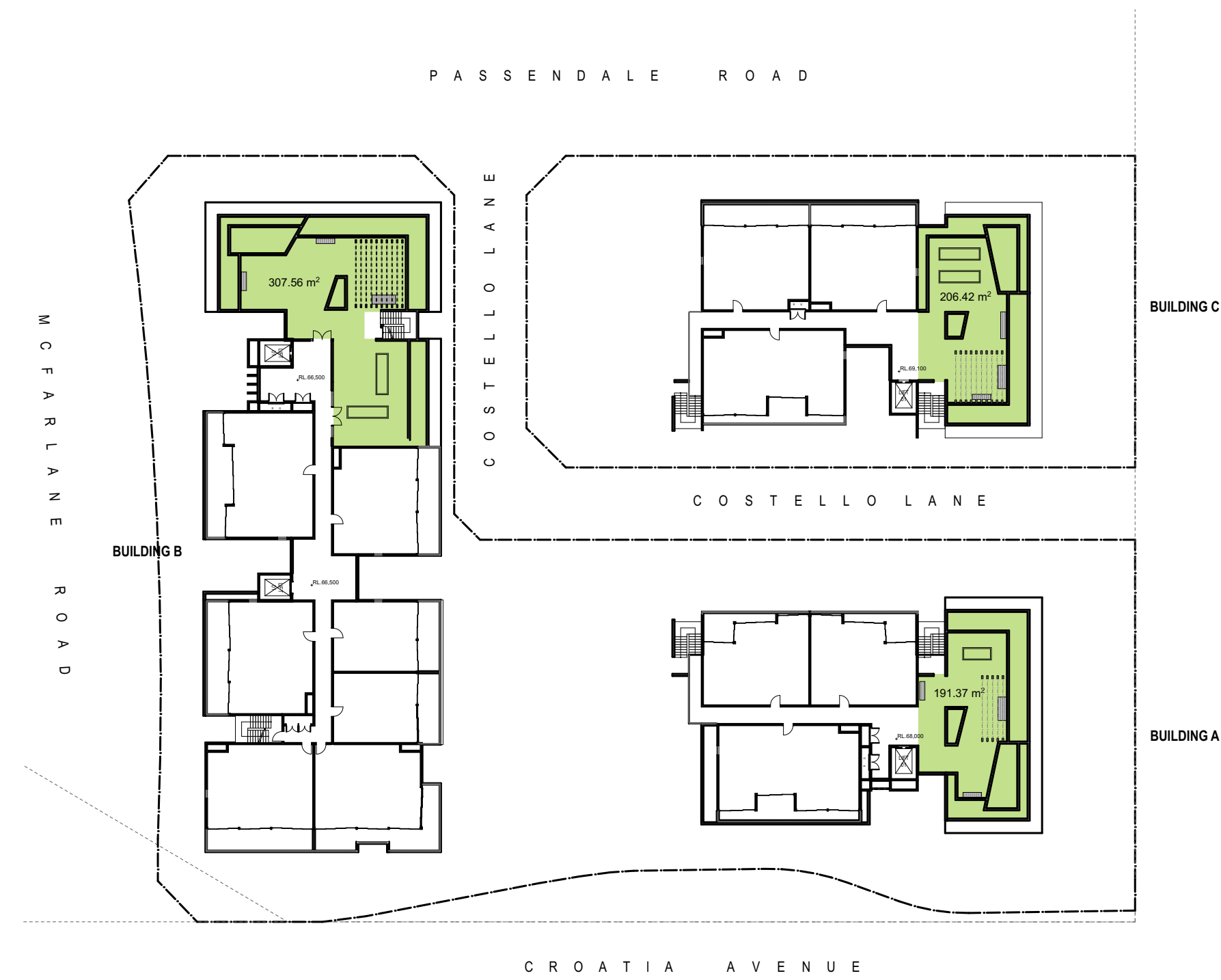
LEVEL 2 COS
1:500



LEVEL 3 COS
1:500



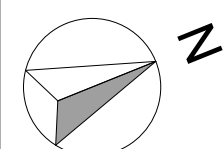
LEVEL 4 COS
1:500



LEVEL 5 COS
1:500

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

AREA LEGEND:

Communal Open Space
Total Area Provided: 2,365 m² = 38.6%

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments as per Council Request	MA	12.09.18

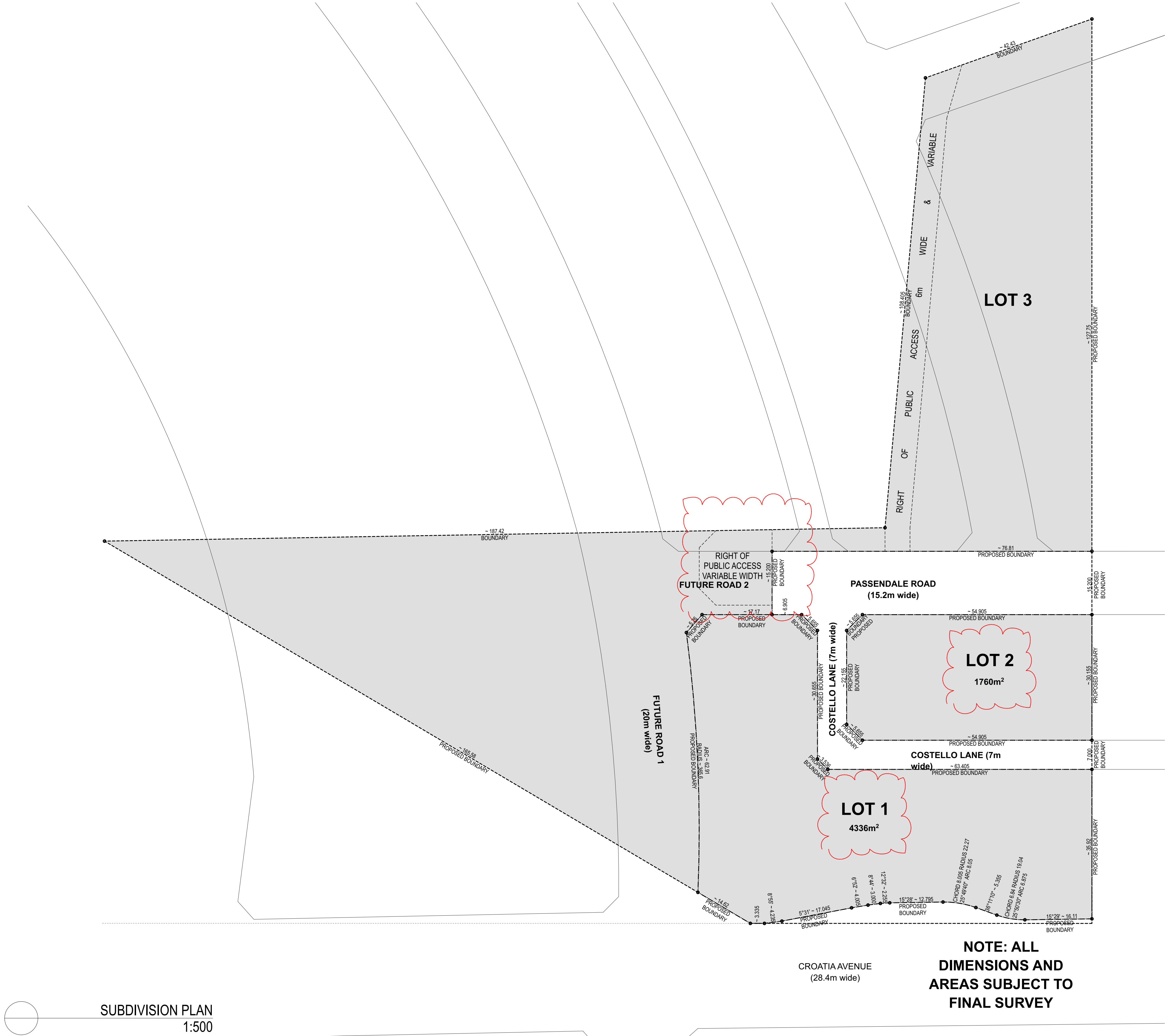


project
location
client
drawing title
scale
job no.
17010

RESIDENTIAL DEVELOPMENT
190 CROATIA AVE, EDMONDSON PARK
CROATIA 88 PTY LTD
ADG Communal Open Space
1:500 @ A1
SP05

drawn
issue
MA
B

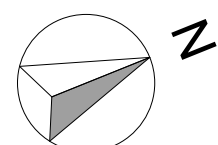
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SUBDIVISION PLAN
1:500

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- all discrepancies to be brought to the attention of the author.

north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17
B	Adjustments to Road Access / Boundaries / Lots	MR	25.07.19
C	Adjustments to Road Access / Boundaries / Lots / Garbage Store / Bike Parking	MR	05.08.19
D	Adjustments to Road Access / Boundaries / Lots	MR	16.08.19



project
location
client
drawing title
scale 1:500 @ A1
job no. 17010
project architect
drawing no. SP06
drawn
issue
MA
D

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General Notes: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Schedule 9 Conditions applying to complying development certificates under the Demolition Code (Clause 7.3)

- Note 1. Complying development under the Demolition Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.
- Note 2. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.
- Note 3. In addition to the requirements specified for development to be complying development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
- Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
- Note 5. Under section 86A of the Environmental Planning and Assessment Act 1979 a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions applying before works commence

- 1 Protection of adjoining areas
- A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works, if the works:
- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place.
- Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

3 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.
- (2) The waste management plan must:
- (a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material, in tonnes and cubic metres, to be:
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- 4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

- (1) If a building to be demolished is within 900mm of a boundary, and there is a wall (the adjoining wall) on the lot adjoining that boundary that is less than 900mm from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

- Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - (c) preventing the tracking of sediment by vehicles onto roads, and
 - (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Part 2 Conditions applying during the works

Note. The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

6 Hours for demolition

Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no demolition is to be carried out at any time on a Sunday or a public holiday.

7 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

8 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.

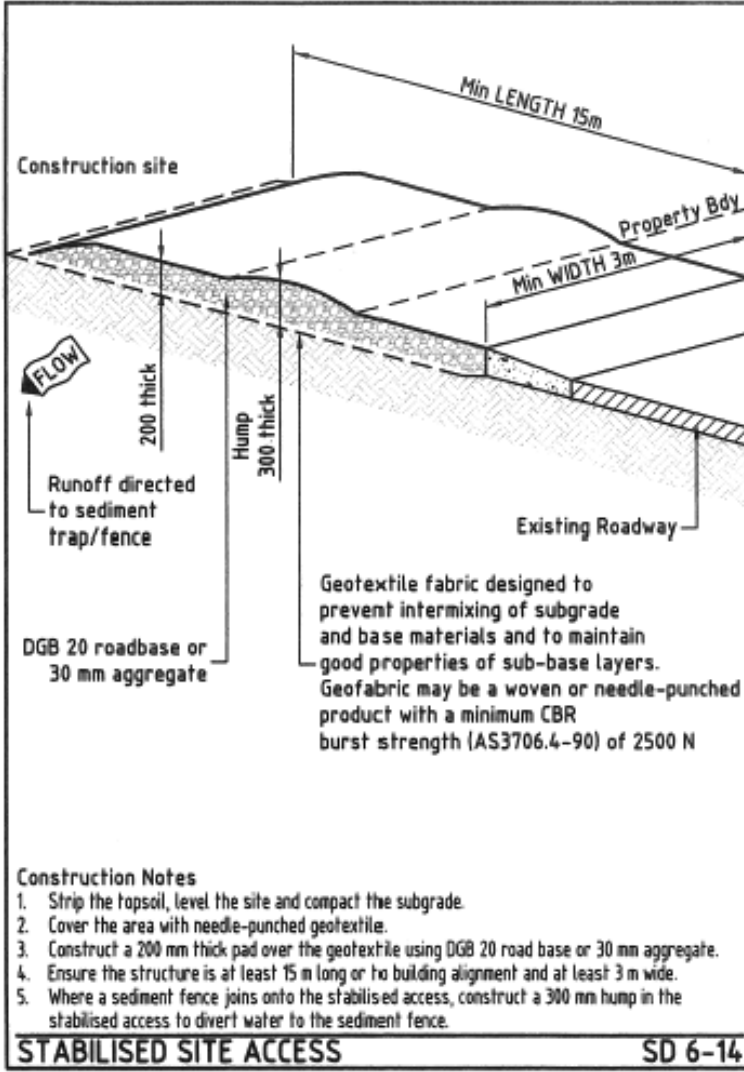
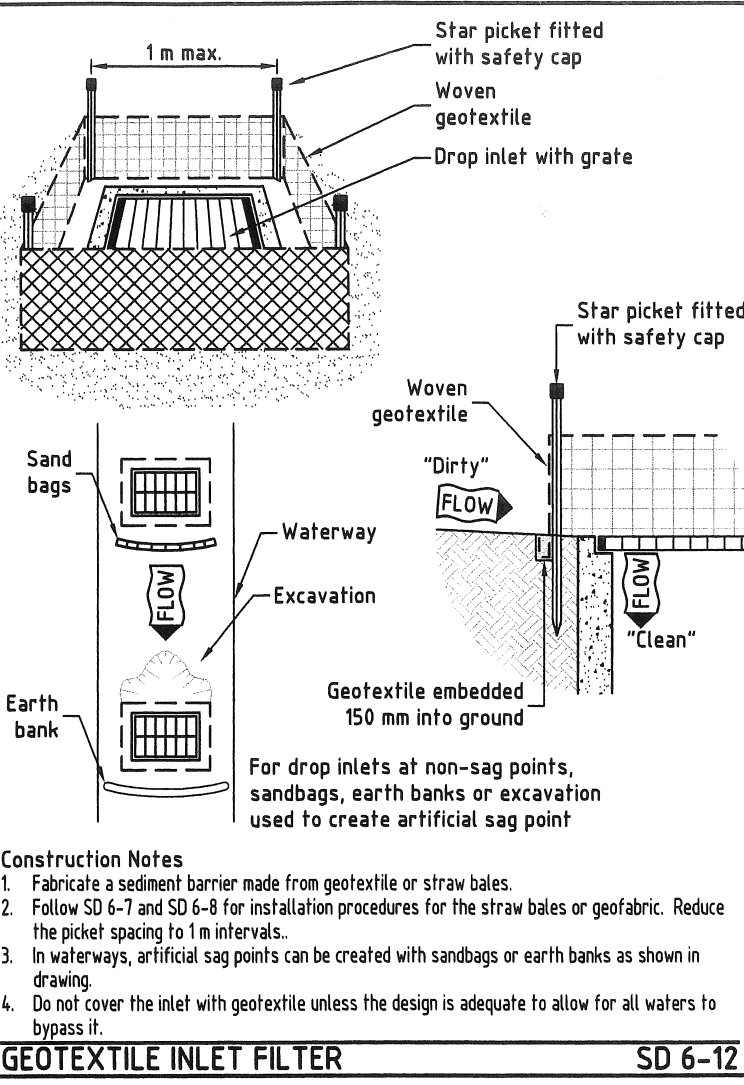
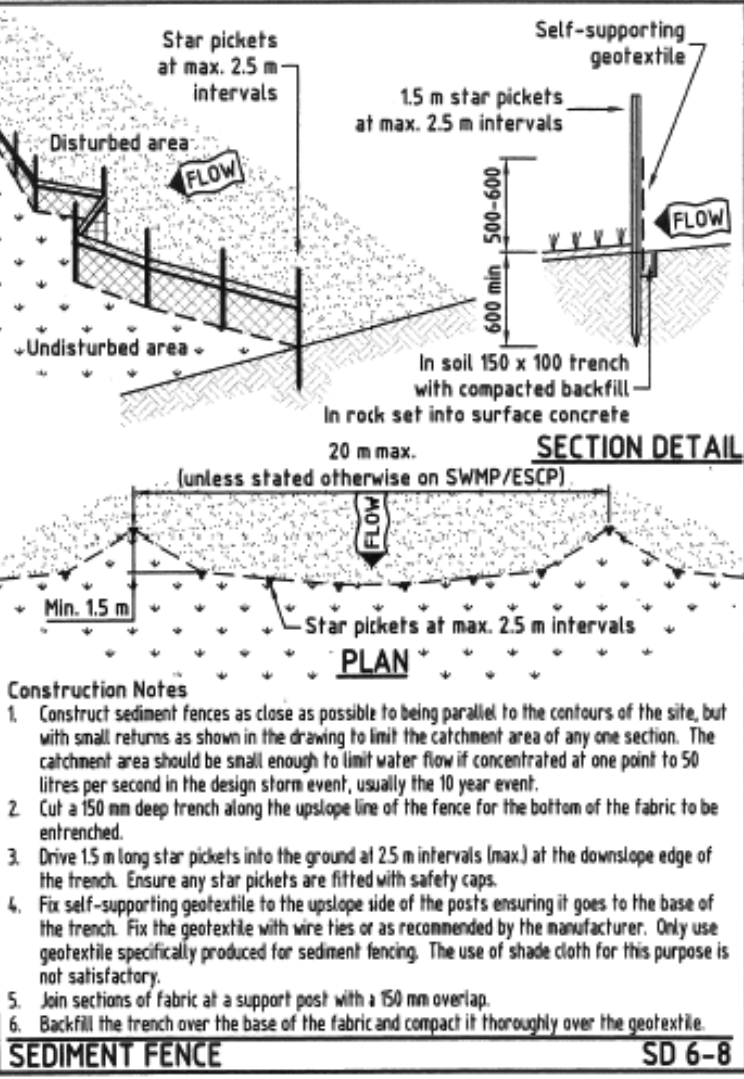
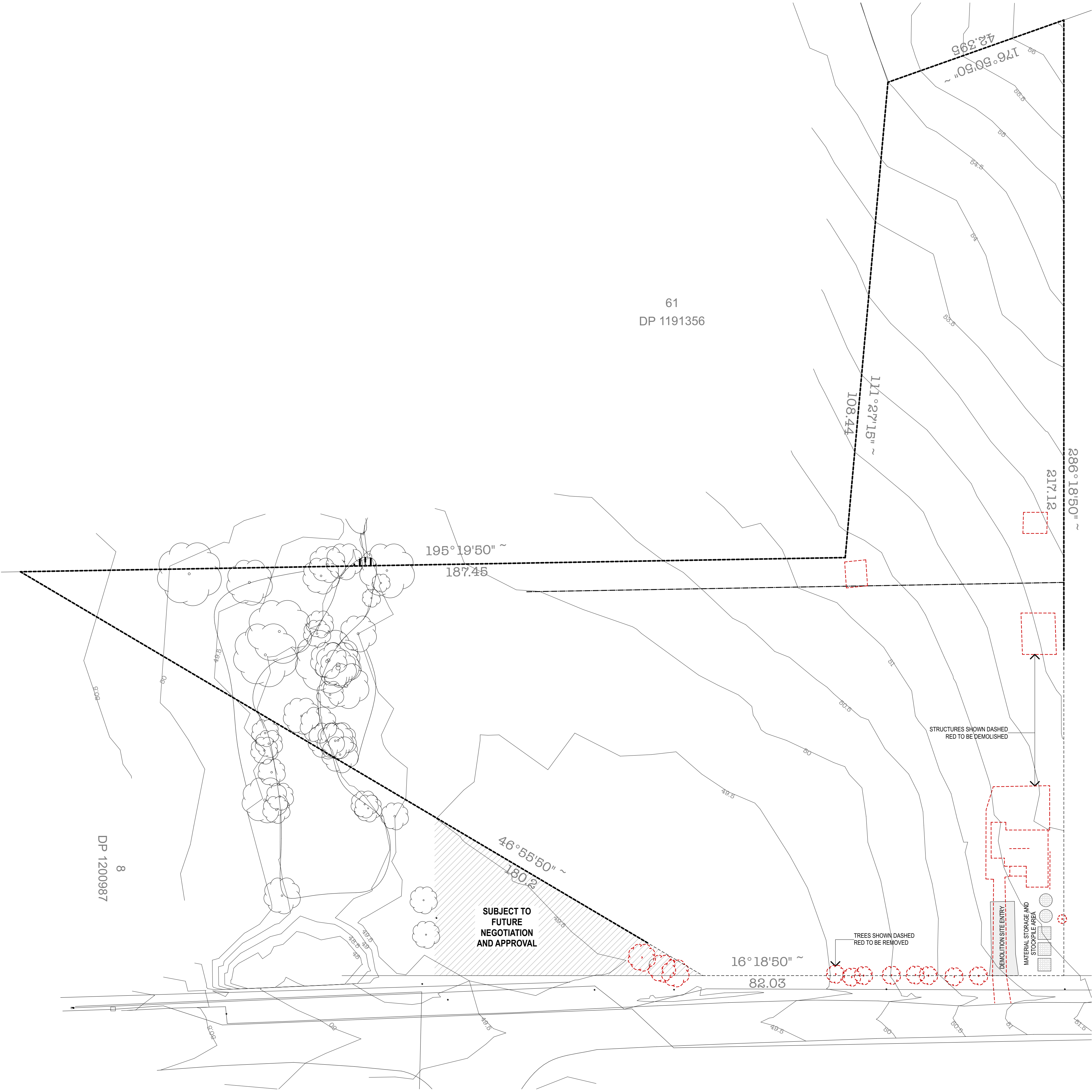
9 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
- (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
- (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

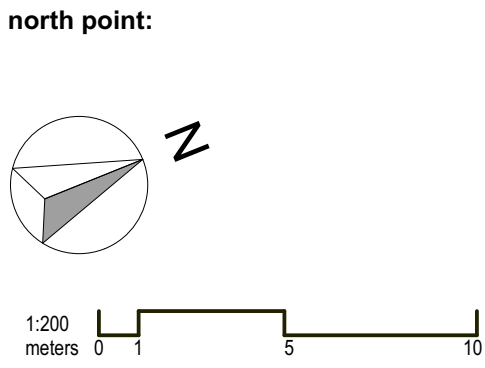
General Demolition Notes:

Existing building, outbuildings, driveways and trees as shown on plan to be demolished

- 1 Demolition to comply with the requirements of local council & AS 2601 "The Demolition of structures". Demolition contractor to confirm location of all services prior to the commencement of demolition and ensure adequate measures taken to protect these services.
- 2 With the exception of materials to be used or retained by the owner take possession of all demolished materials and remove them from site. Do not bury or burn materials on site. Refer to attached waste management plan for details.
- 3 Avoid erosion, contamination and sedimentation of the site, surrounding areas & drainage systems. Keep the site free of water & prevent flow of water over excavated parts of the site. Install sedimentation control devices in accordance with attached details.
- 4 Materials to be recycled to be stripped from existing buildings. Remainder of materials to be dismantled and demolished with the aid of bobcat and track machine.
- 5 Demolished materials with the exception of hazardous waste to be transported to a licensed landfill site, hazardous materials will be disposed of via suitable skip bins or transported by a licensed contractor to a landfill site licensed to accept such waste.
- 6 Demolition sequence
- (i) Strip recyclable materials (2day)
 - (ii) demolish remainder of materials (6 days)
 - (iii) remove footings and surplus debris (2 day)
- 7 Hoarding to be provided in the form of panels fabricated out of pipe frame with chainwire infill mesh on pre cast blocks or similar to "Australian Temporary Fencing standards" site fence. Site fencing to be provided to all unenclosed boundaries.




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- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.



key plan:

notes:

amendments:			
Revision	Description	By	Date
A	Development Application	MA	01.12.17



project

location

client

drawing title

scale 1:500 @ A1

job no. 17010

RESIDENTIAL DEVELOPMENT

190 CROATIA AVE, EDMONDSON PARK

CROATIA 88 PTY LTD

Demolition Plan

project architect

drawing no. SP07

drawn

issue

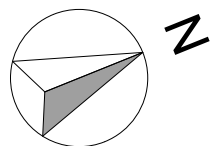
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HEIGHT PLANE DIAGRAM - 3D AERIAL

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north point:



1:200
meters 0 1 5 10

key plan:

notes:

amendments:

Revision	Description	By	Date
A	Development Application	MA	01.12.17



project
location
client
drawing title
scale 1:81.17 @ A1
job no. 17010
project architect
drawing no. SP08
drawn
issue
MA
A