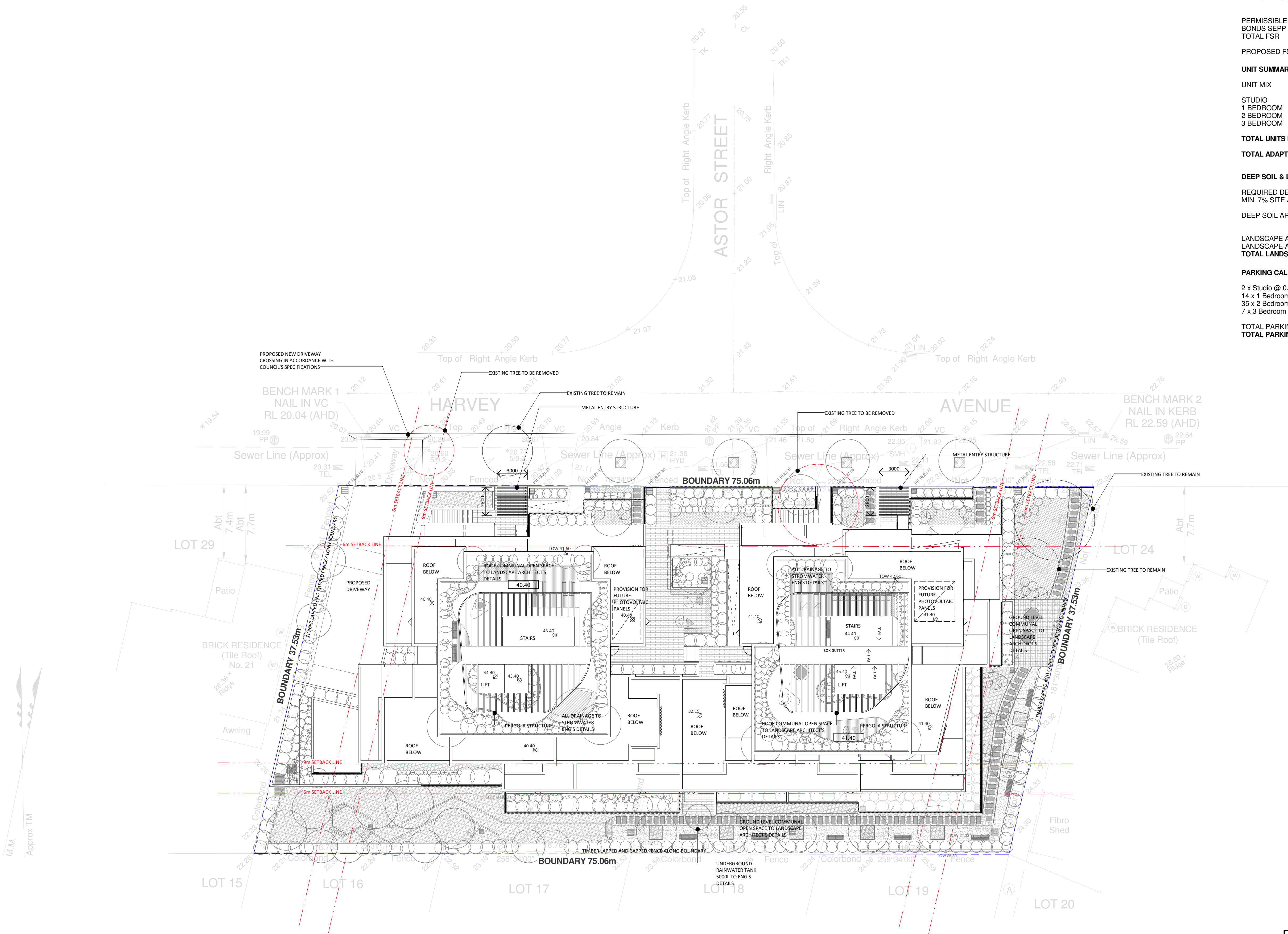


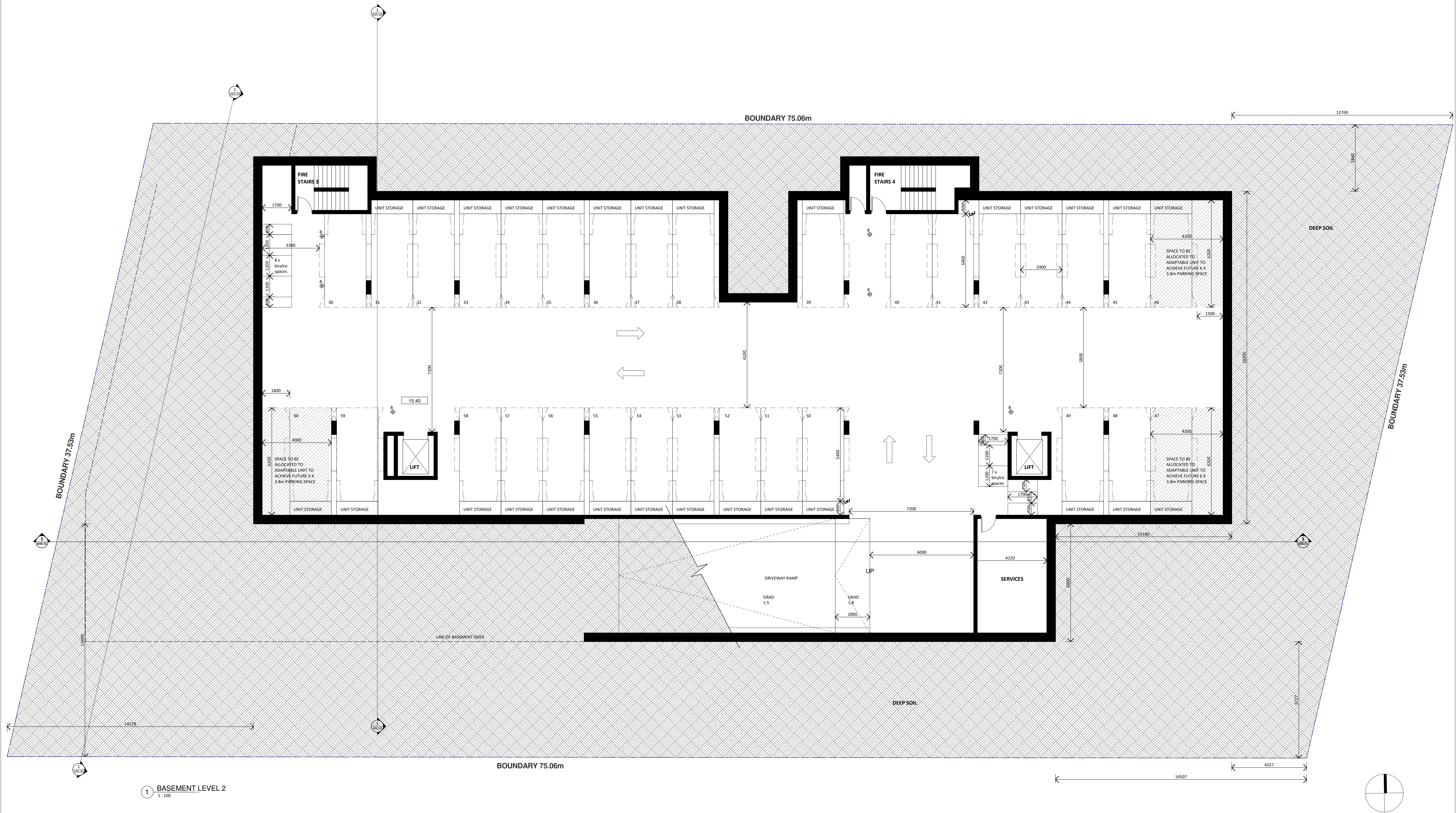
DEVELOPMENT SUMMARY

TOTAL SITE AREA: 2745.2m²	
APPROX FLOOR AREA PROPOSED	4526.84m²
PERMISSIBLE FSR	1.2:1
BONUS SEPP (ARH)	0.5:1
TOTAL FSR	1.7:1 (4666.84m²)
PROPOSED FSR:	1.65:1
UNIT SUMMARY	
UNIT MIX	QTY
STUDIO	2
1 BEDROOM	14
2 BEDROOM	35
3 BEDROOM	7
TOTAL UNITS PROPOSED:	58
TOTAL ADAPTABLE UNIT	6 (10.3%)
DEEP SOIL & LANDSCAPE	
REQUIRED DEEP SOIL AREA MIN. 7% SITE AREA:	192.164m²
DEEP SOIL AREA PROVIDED:	483.85m²
LANDSCAPE AREA GRD:	858.75m²
LANDSCAPE AREA ROOF:	187.24m²
TOTAL LANDSCAPE AREA:	1045.99m²
PARKING CALCULATION	
2 x Studio @ 0.5 per unit =	1.0 SPACES
14 x 1 Bedroom @ 0.5 per unit =	7.0 SPACES
35 x 2 Bedroom @ 1 per unit =	35.0 SPACES
7 x 3 Bedroom @ 1.5 per unit =	10.5 SPACES
TOTAL PARKING REQUIRED	53.5 SPACES
TOTAL PARKING PROVIDED	60 SPACES



1 PROPOSED SITE AND ROOF PLAN
1:200

<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>DRAFT - For Consultant Coordination</td><td>2018.05.08</td></tr><tr><td>B</td><td>DRAFT - Consultant Coordination</td><td>2018.06.06</td></tr><tr><td>C</td><td>DRAFT - Consultant Coordination</td><td>2018.06.19</td></tr><tr><td>D</td><td>Development Application</td><td>2018.07.25</td></tr><tr><td>E</td><td>DEP & Engineering Amendments</td><td>2019.04.23</td></tr></table>			No.	Description	Date	A	DRAFT - For Consultant Coordination	2018.05.08	B	DRAFT - Consultant Coordination	2018.06.06	C	DRAFT - Consultant Coordination	2018.06.19	D	Development Application	2018.07.25	E	DEP & Engineering Amendments	2019.04.23	NOTES. This drawing is protected under copyright. It must not be copied, modified or used in any form without consent from the author. All dimensions are to be verified prior to commencement of work. Boundary dimensions and all levels are subject to survey. Use figure dimensions only, do not scale. All discrepancies are to be brought to the attention of the author. All building work shall be in accordance with the BCA & all relevant codes. Allow tolerance for window and sliding door openings. © Pagano Architects - © TTA Studio Architects								
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<table><tr><td colspan="2">Proposed Site & Roof Plan</td><td>Date</td><td>08.05.2018</td><td>Job No.</td><td>1801</td><td>Sheet No.</td><td>A02.01</td></tr><tr><td colspan="2">Jim Shi</td><td>Scale at A1</td><td>As indicated</td><td>Stage</td><td>DA</td><td>Issue.</td><td>E</td></tr><tr><td colspan="2">23-29 Harvey Ave, MOOREBANK</td><td colspan="6"> A 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 F. 02 9755 1316 E. admin@pagano.com.au nominated architect Alfredo Pagano 9774 Salvatore Pagano 7003 </td></tr></table>			Proposed Site & Roof Plan		Date	08.05.2018	Job No.	1801	Sheet No.	A02.01	Jim Shi		Scale at A1	As indicated	Stage	DA	Issue.	E	23-29 Harvey Ave, MOOREBANK		A 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 F. 02 9755 1316 E. admin@pagano.com.au nominated architect Alfredo Pagano 9774 Salvatore Pagano 7003 						DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION		
Proposed Site & Roof Plan		Date	08.05.2018	Job No.	1801	Sheet No.	A02.01																						
Jim Shi		Scale at A1	As indicated	Stage	DA	Issue.	E																						
23-29 Harvey Ave, MOOREBANK		A 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 F. 02 9755 1316 E. admin@pagano.com.au nominated architect Alfredo Pagano 9774 Salvatore Pagano 7003 																											



1 BASEMENT LEVEL 2
1:100

No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Traffic Comments added	2018.07.09
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Basement Level 2 Plan

Jim Shi

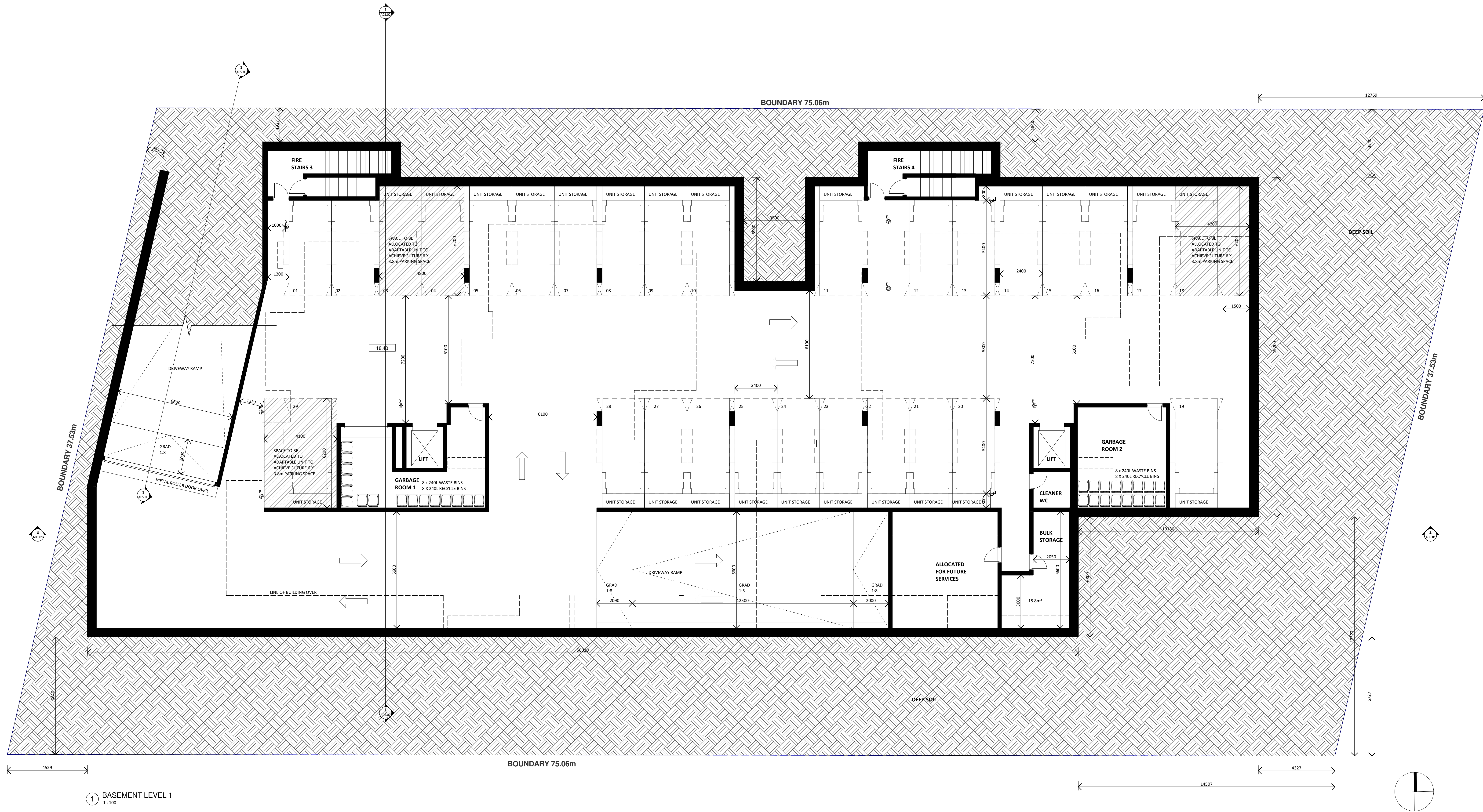
23-29 Harvey Ave, MOOREBANK

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Date	08.05.2018	Job No.	1801	Sheet Nn	A03.01
Scale at A1	1 : 100	Stage	DA	Issue.	E

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nominated architect
Alfredo Pagano 9774
Salvatore Pagano 7003





1 BASEMENT LEVEL 1
1:100

No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Traffic Comments added	2018.07.09
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Basement Level 1 Plan

Jim Shi

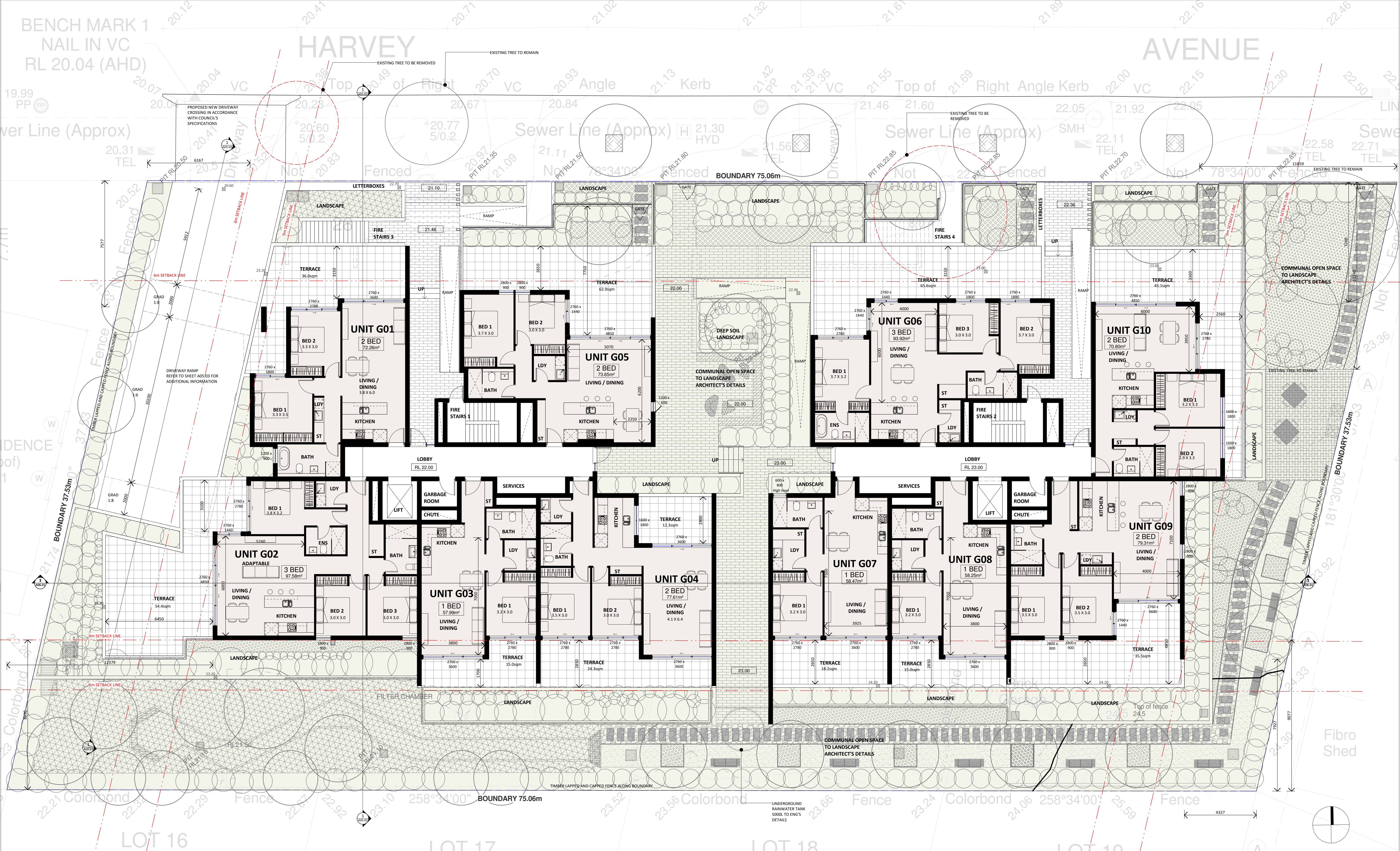
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DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Date	08.05.2018	Job No.	1801	Sheet No.	A03.02
Scale at A1	1 : 100	Stage	DA	Issue.	E

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No.	Description	Date
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	DRAFT - Traffic Comments added	2018.07.09
E	Development Application	2018.07.25
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Ground Level Plan

Jim Shi

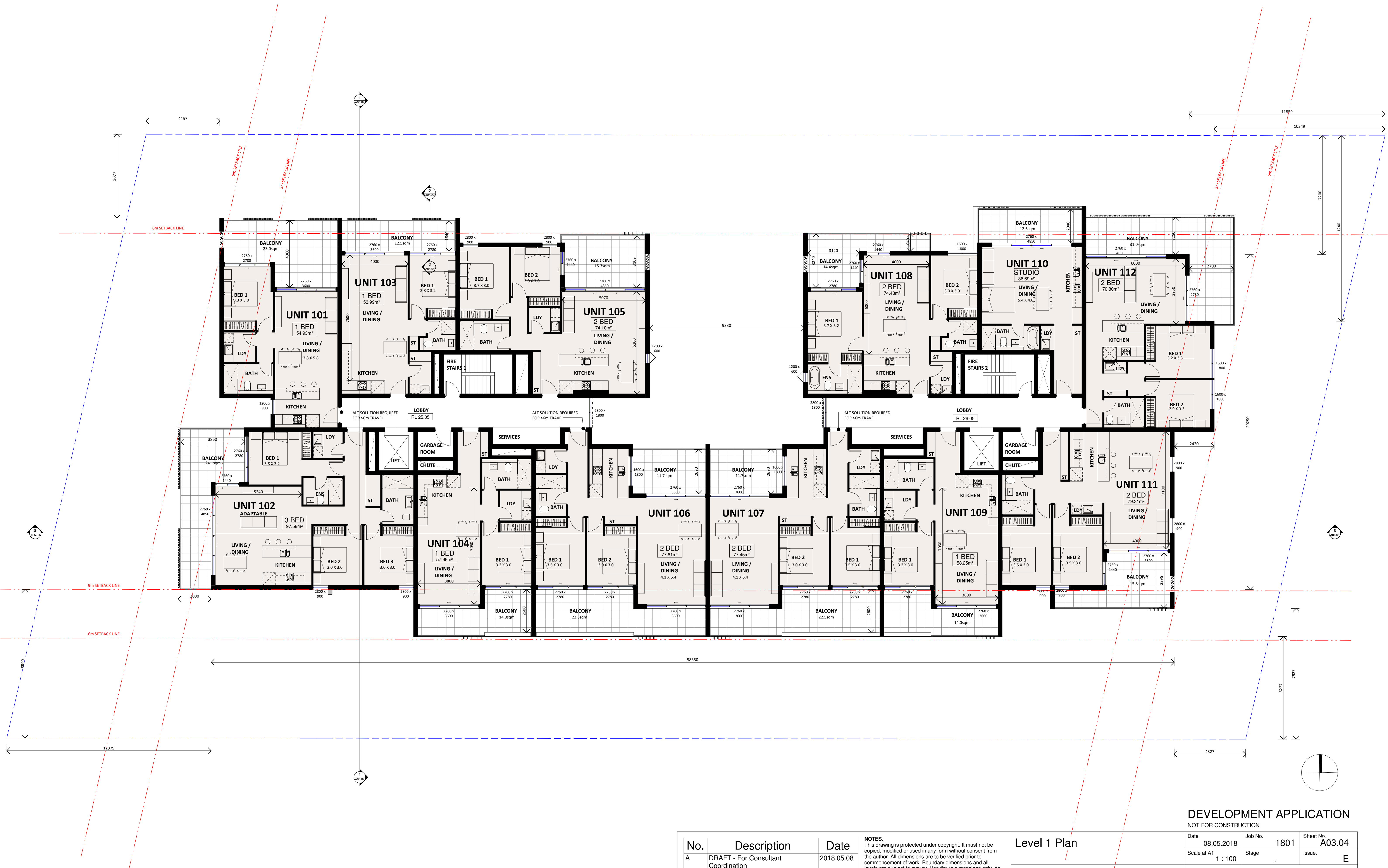
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DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Date	08.05.2018	Job No.	1801	Sheet No.	A03.03
Scale at A1	1 : 100	Stage	DA	Issue.	F

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No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Level 1 Plan

Jim Shi

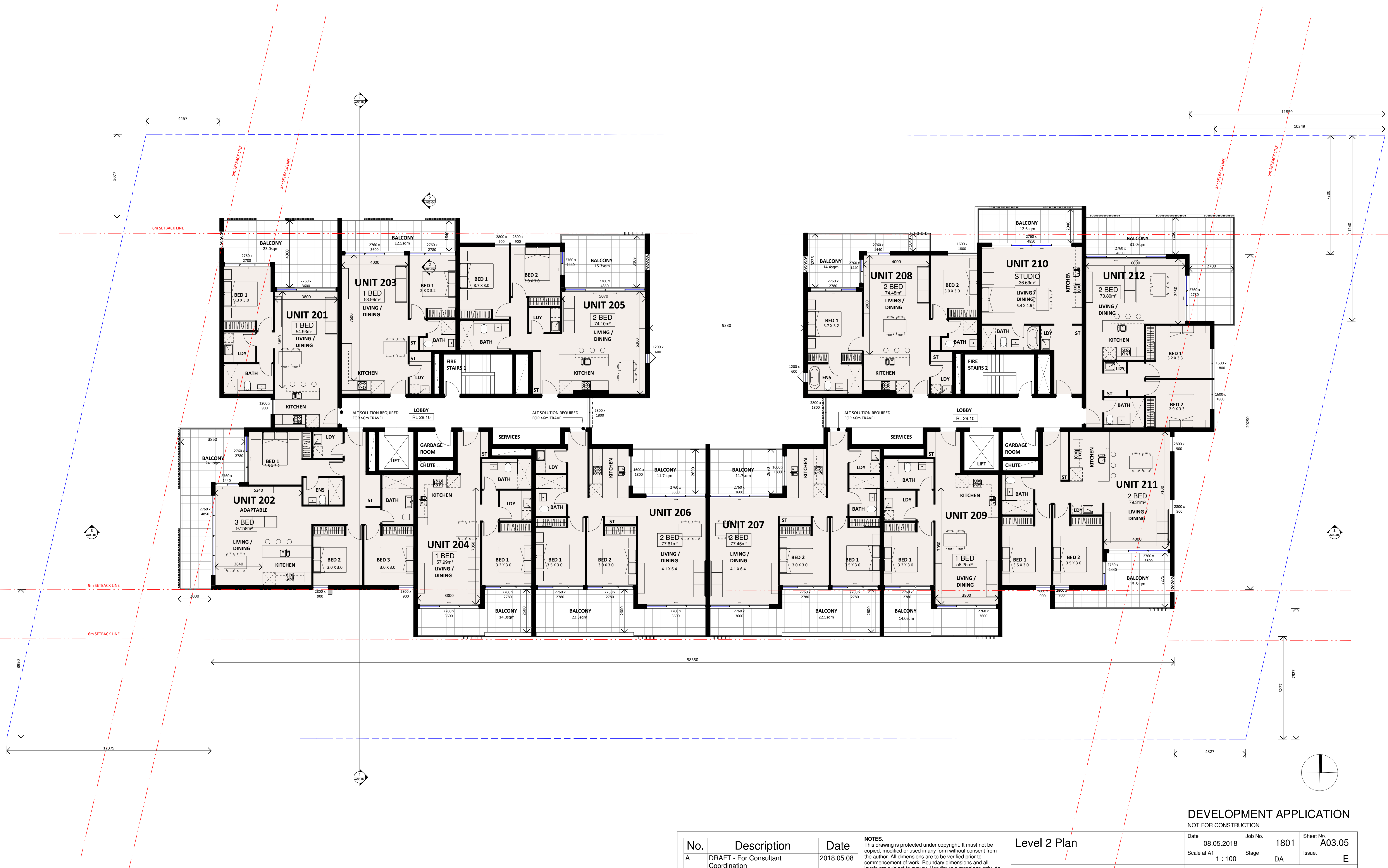
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DEVELOPMENT APPLICATION
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Date 08.05.2018	Job No. 1801	Sheet No. A03.04
Scale at A1 1 : 100	Stage .	Issue. E

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No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Level 2 Plan

Jim Shi

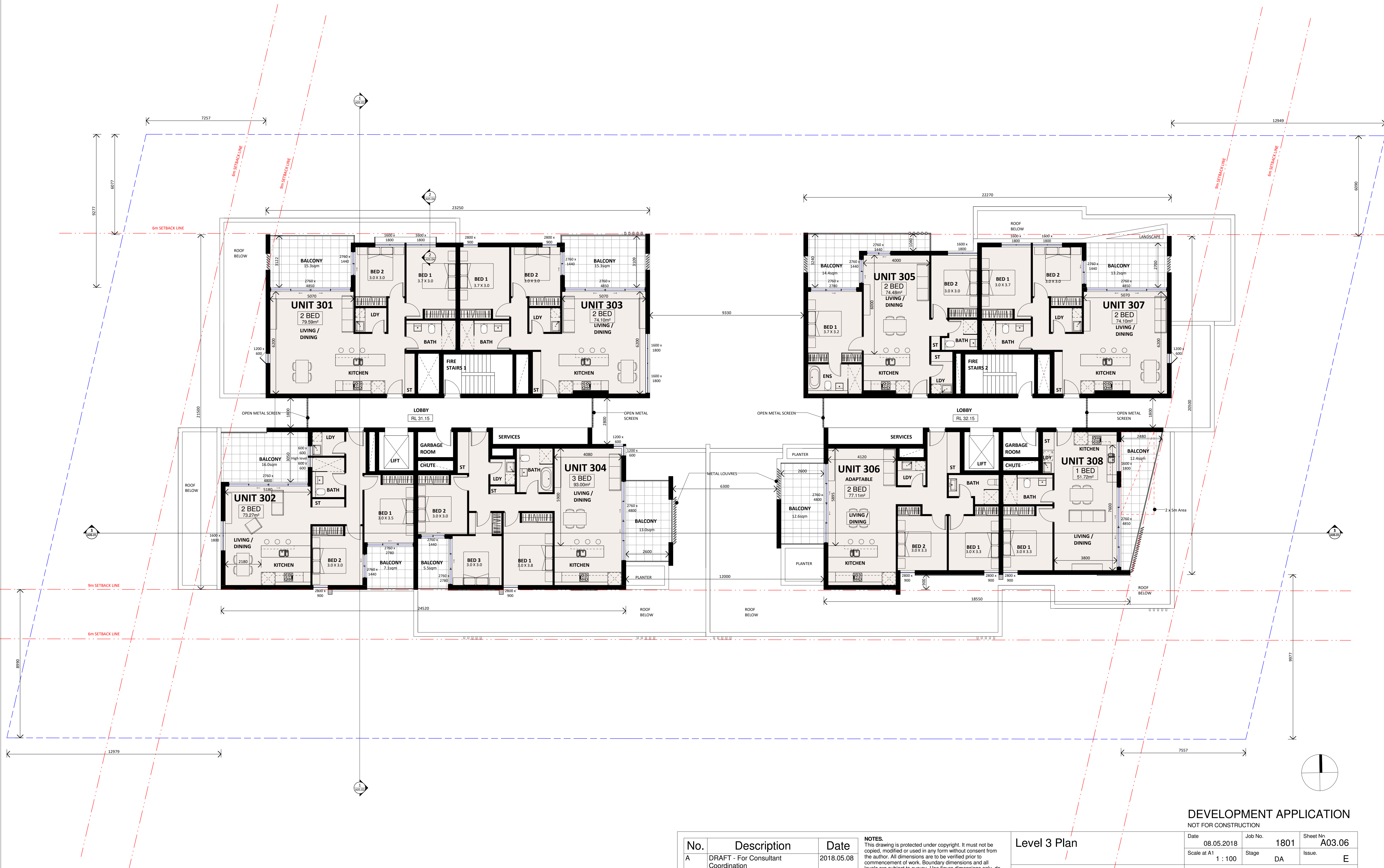
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DEVELOPMENT APPLICATION
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Date	08.05.2018	Job No.	1801	Sheet No.	A03.05
Scale at A1	1 : 100	Stage	DA	Issue.	E

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No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Level 3 Plan

Jim Shi

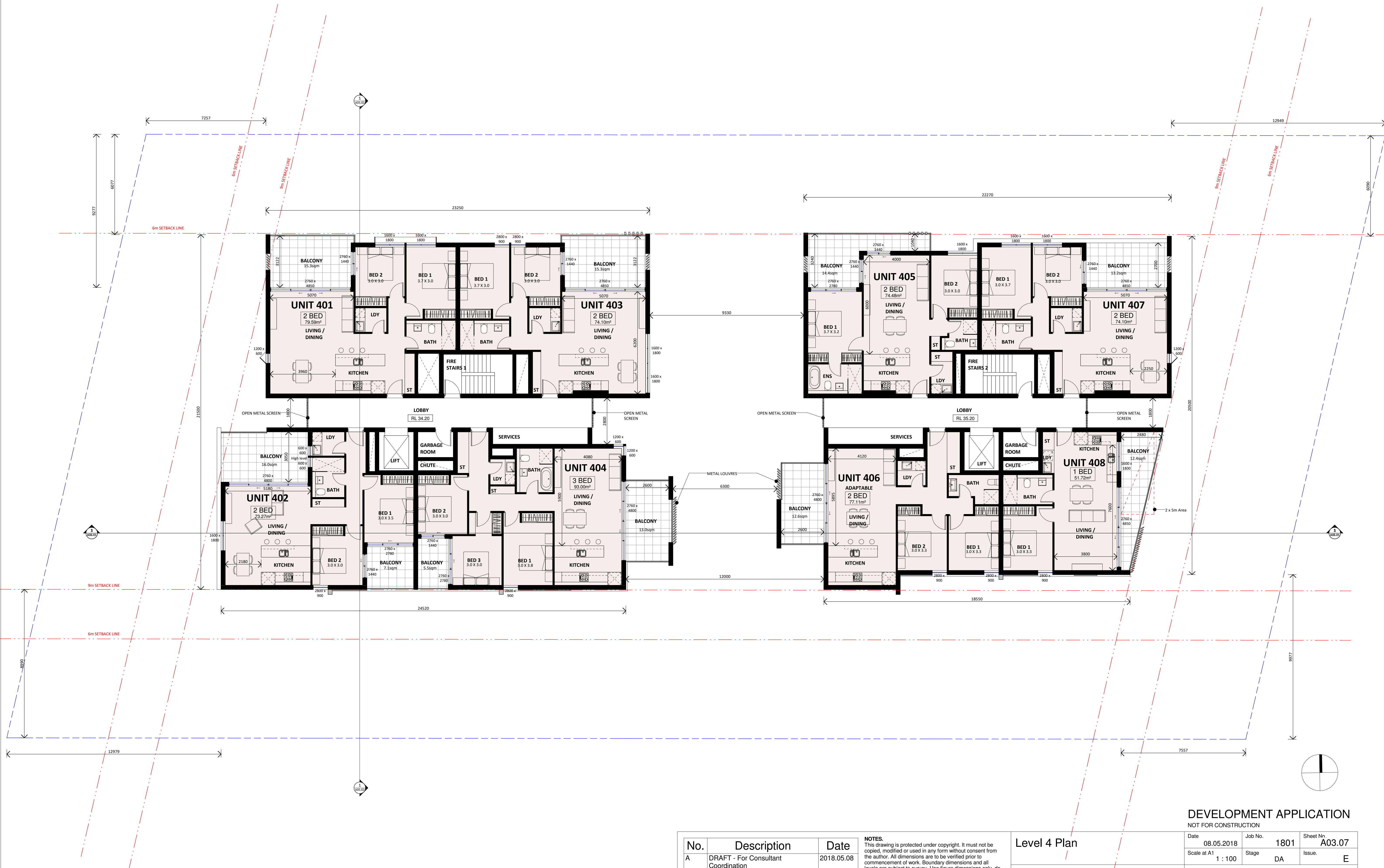
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DEVELOPMENT APPLICATION
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Date	08.05.2018	Job No.	1801	Sheet No.	A03.06
Scale at A1	1 : 100	Stage	DA	Issue.	E

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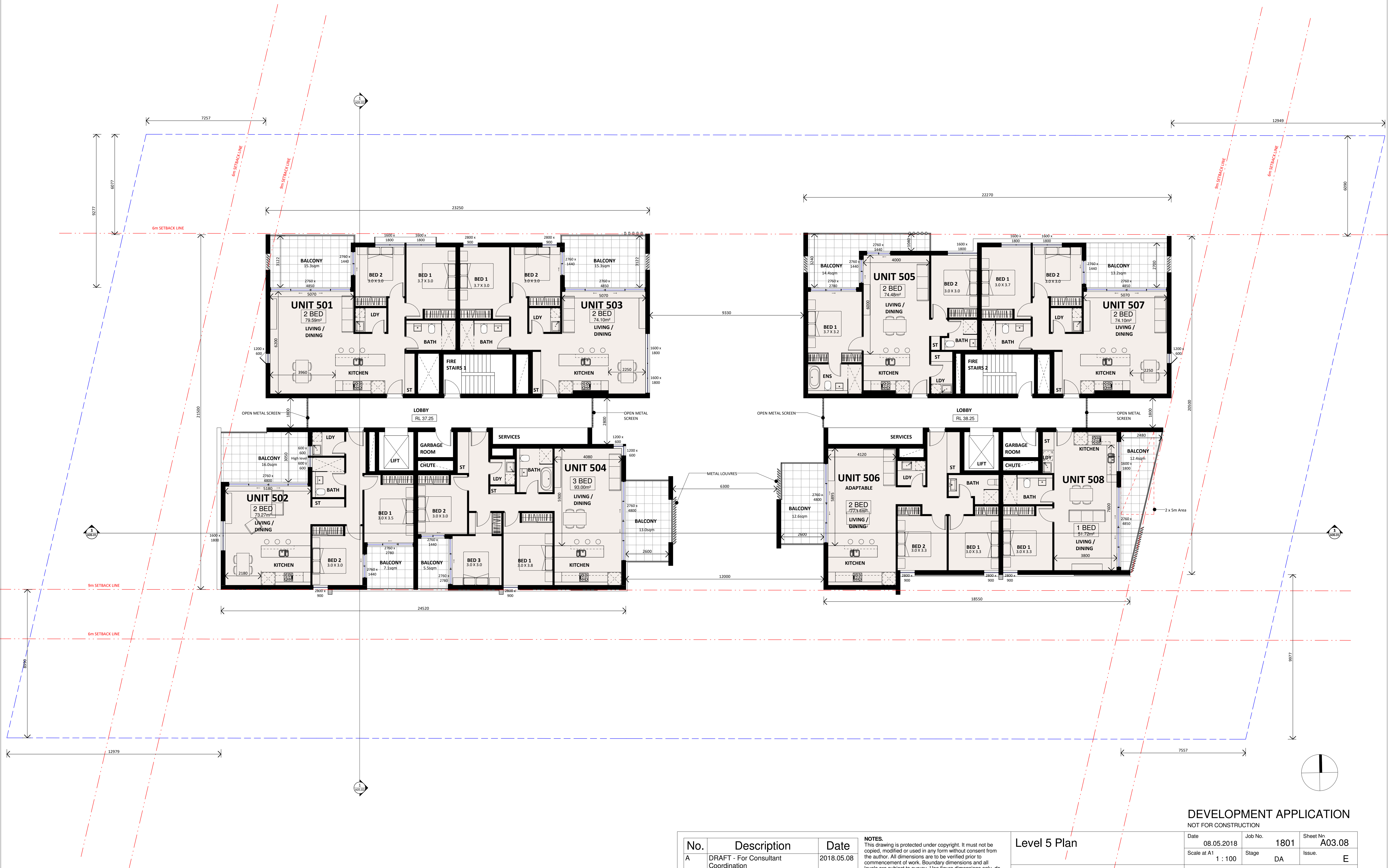
No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	Development Application	2018.07.25
E	DEP & Engineering Amendments	2019.04.23

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Level 4 Plan	Date	08.05.2018	Job No.	1801	Sheet No.	A03.07
	Scale at A1	1 : 100	Stage	DA	Issue.	E
Jim Shi	A 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 F. 02 9755 1316 E. admin@pagano.com.au nominated architect Alfredo Pagano 9774 Salvatore Pagano 7003					
23-29 Harvey Ave, MOOREBANK						





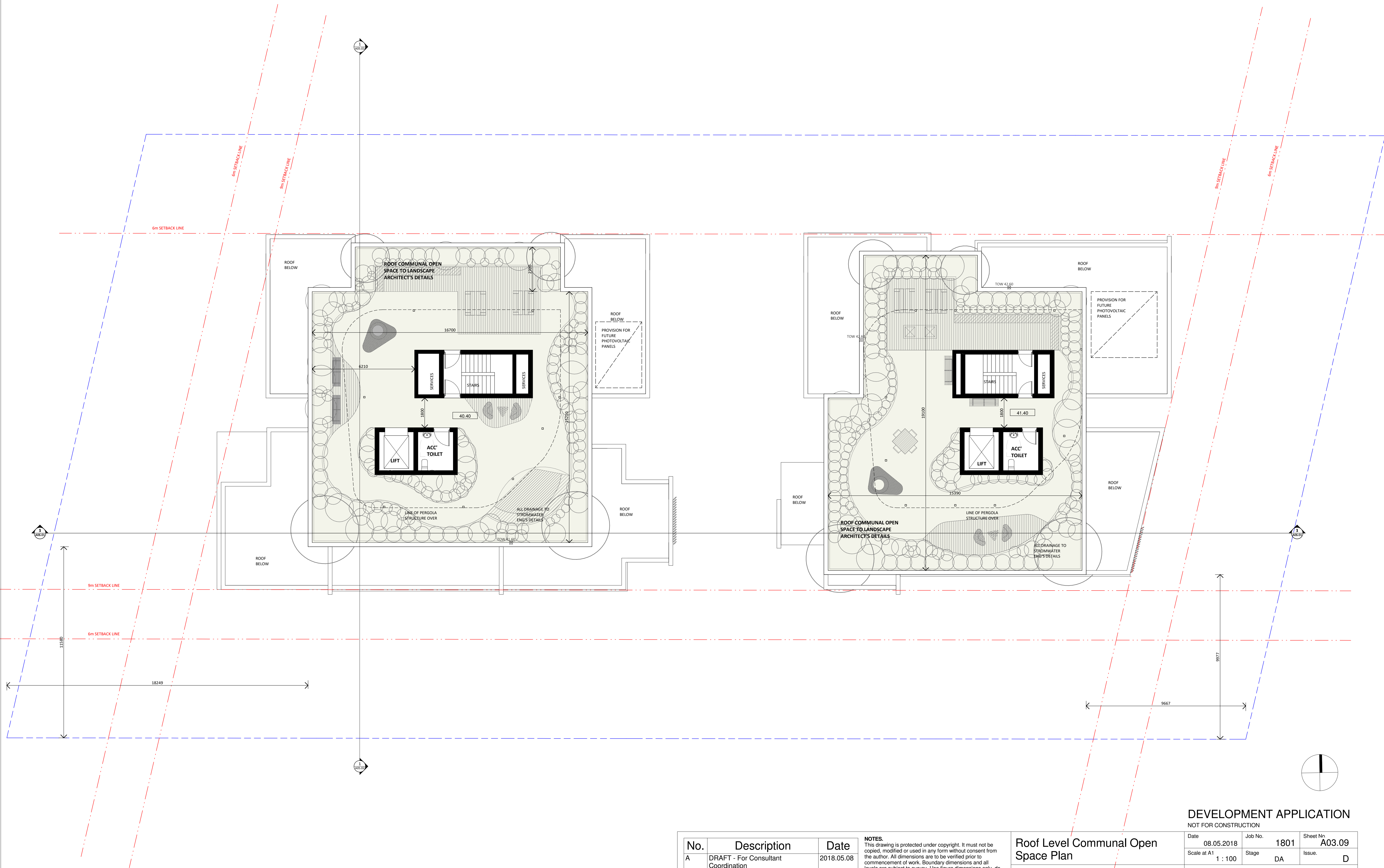
No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	DRAFT - Consultant Coordination	2018.06.19
D	Development Application	2018.07.25
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Level 5 Plan	Date	08.05.2018	Job No.	1801	Sheet No.	A03.08
	Scale at A1	1 : 100	Stage	DA	Issue.	E
Jim Shi	A 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 F. 02 9755 1316 E. admin@pagano.com.au nominated architect Alfredo Pagano 9774 Salvatore Pagano 7003					
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No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	Development Application	2018.07.25
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Roof Level Communal Open Space Plan

Jim Shi

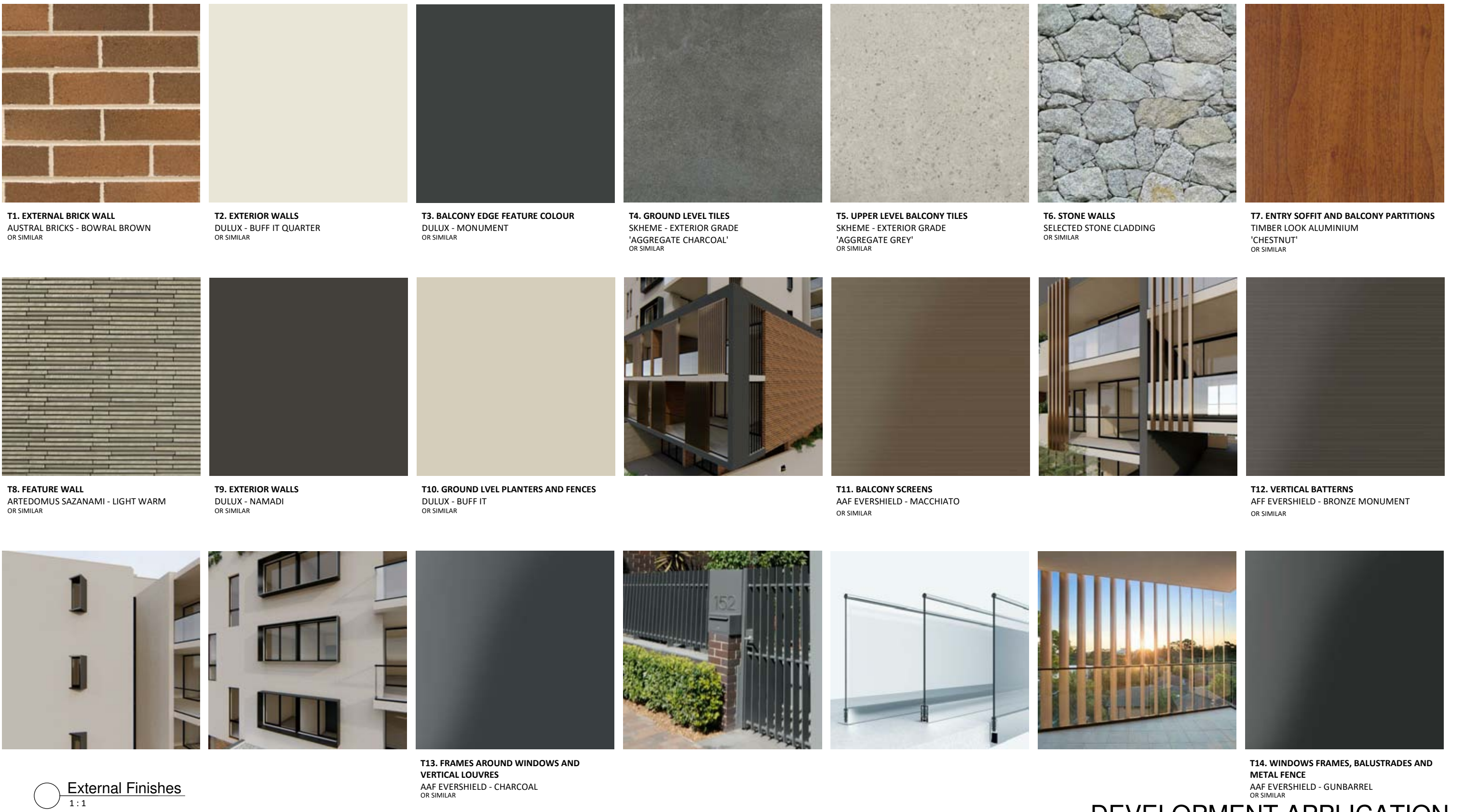
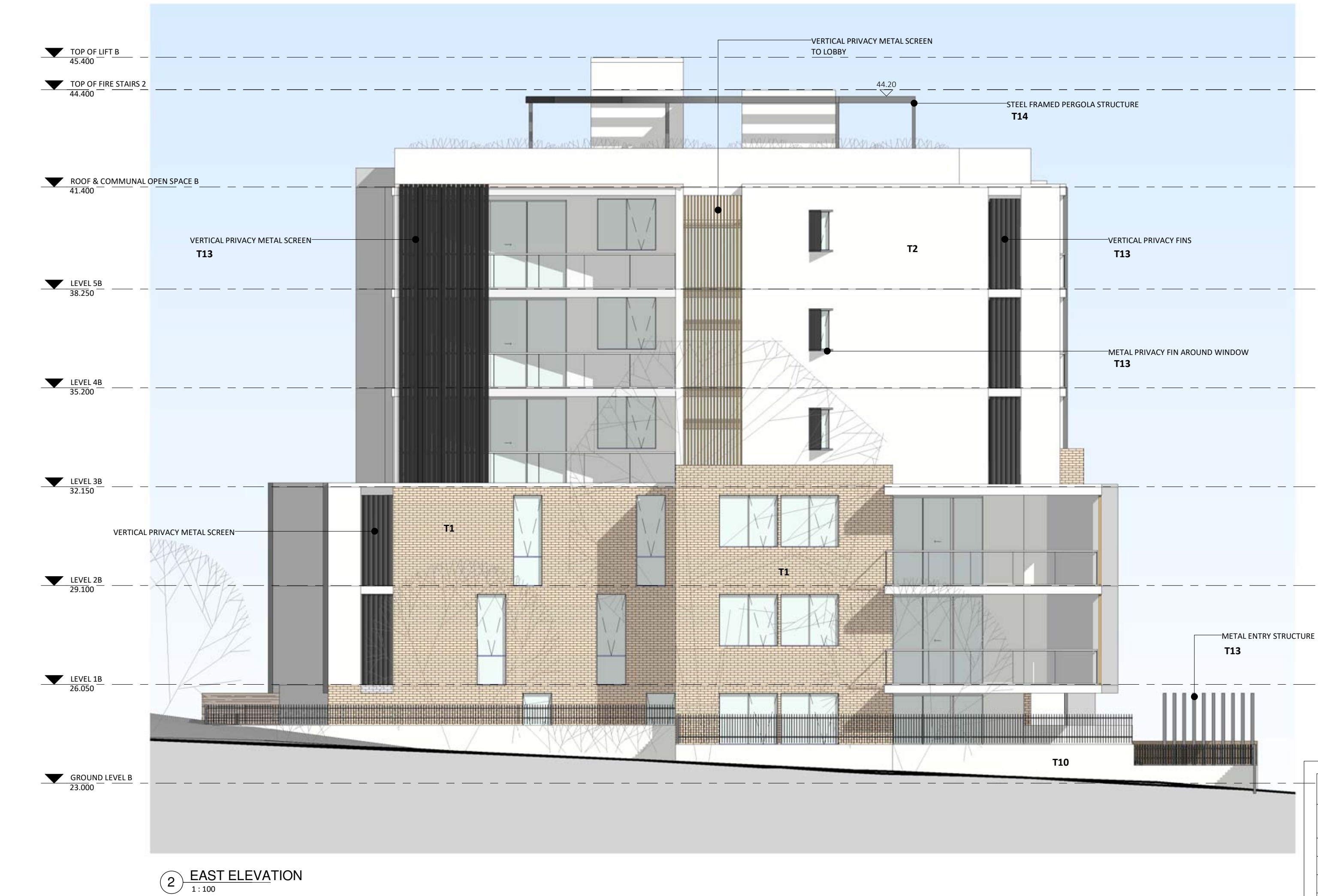
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DEVELOPMENT APPLICATION
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Date	08.05.2018	Job No.	1801	Sheet No.	A03.09
Scale at A1	1 : 100	Stage	DA	Issue.	D

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External Finishes
1:1

No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	Development Application	2018.07.25
D	DEP & Engineering Amendments	2019.04.23

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North, East Elevations

Jim Shi

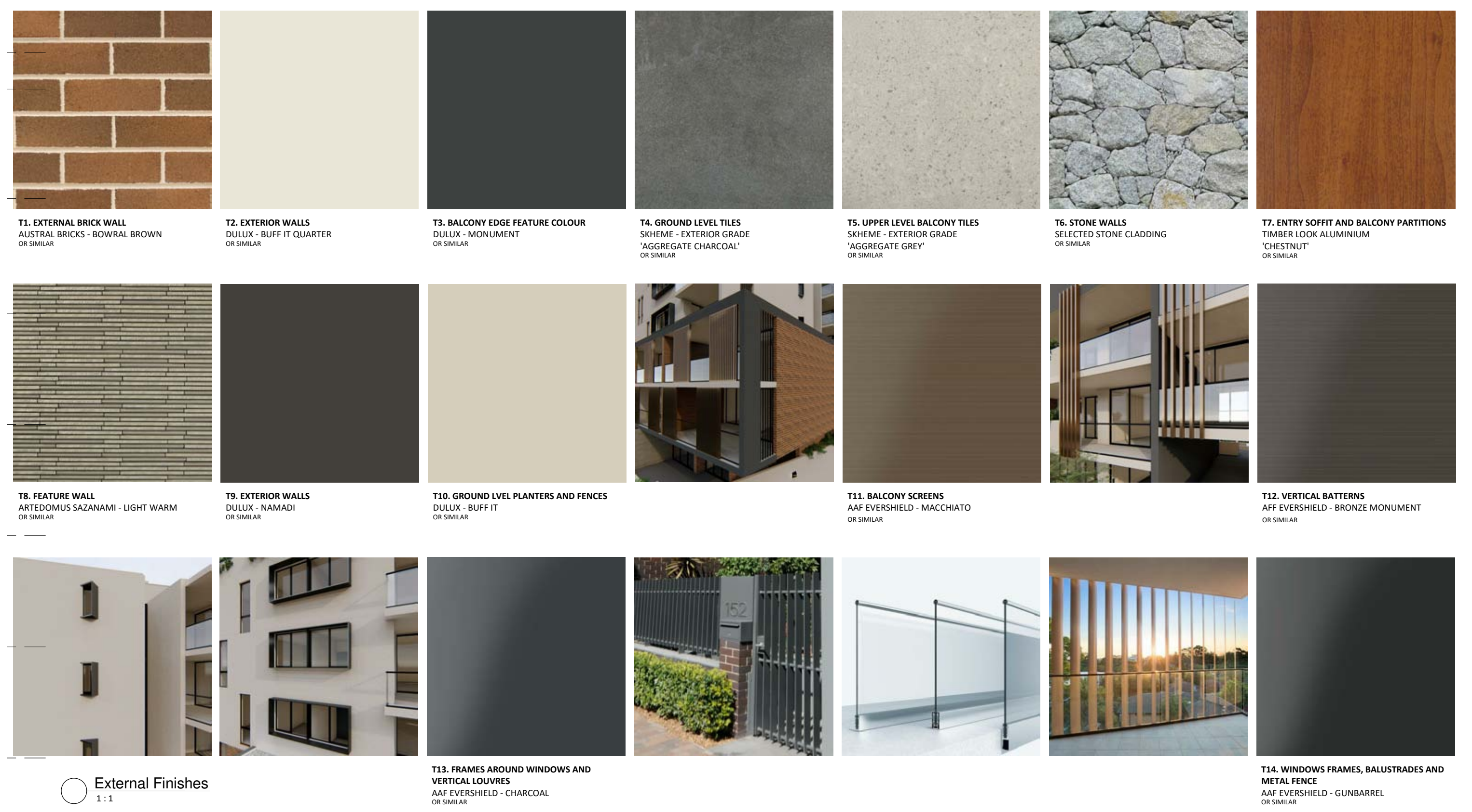
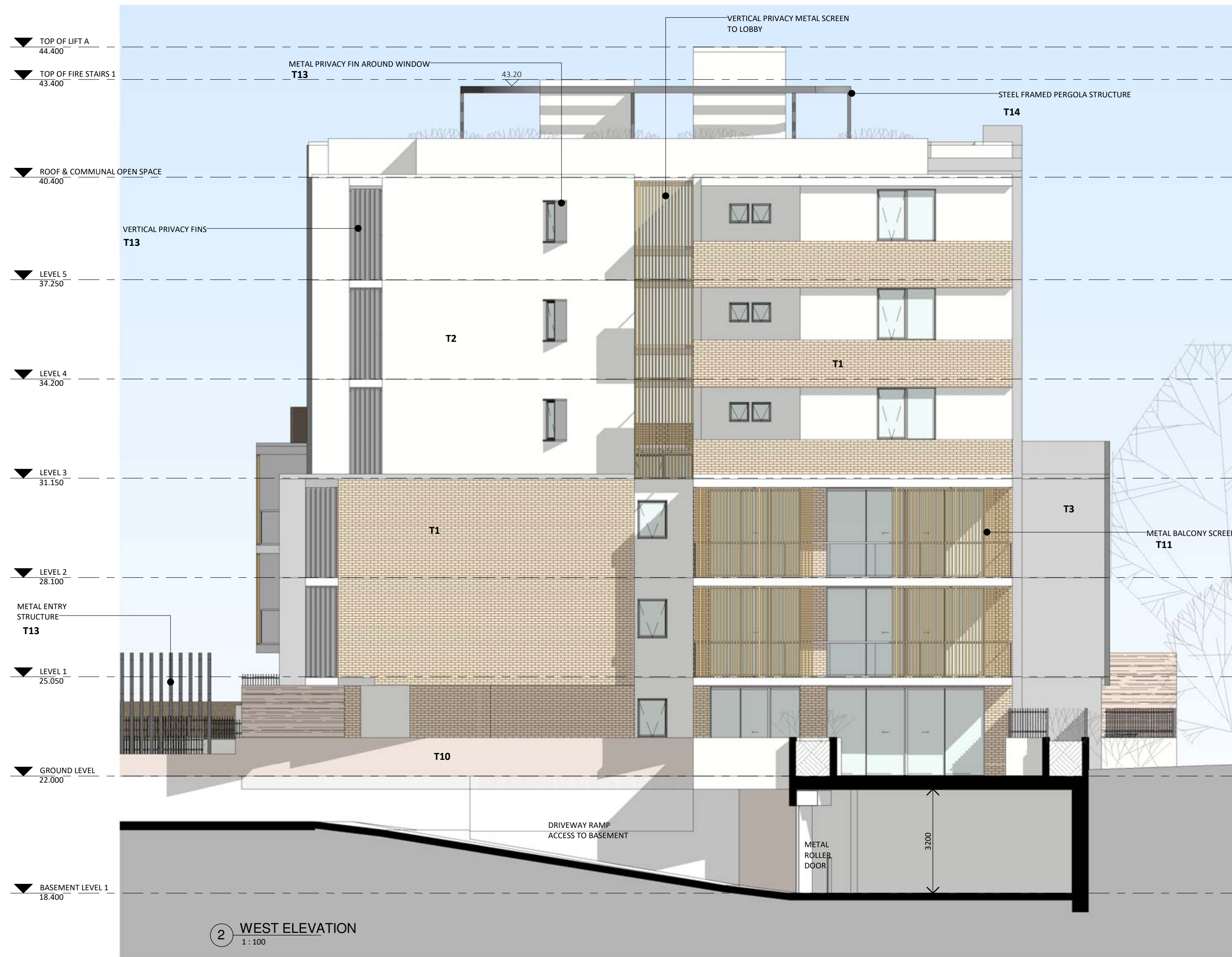
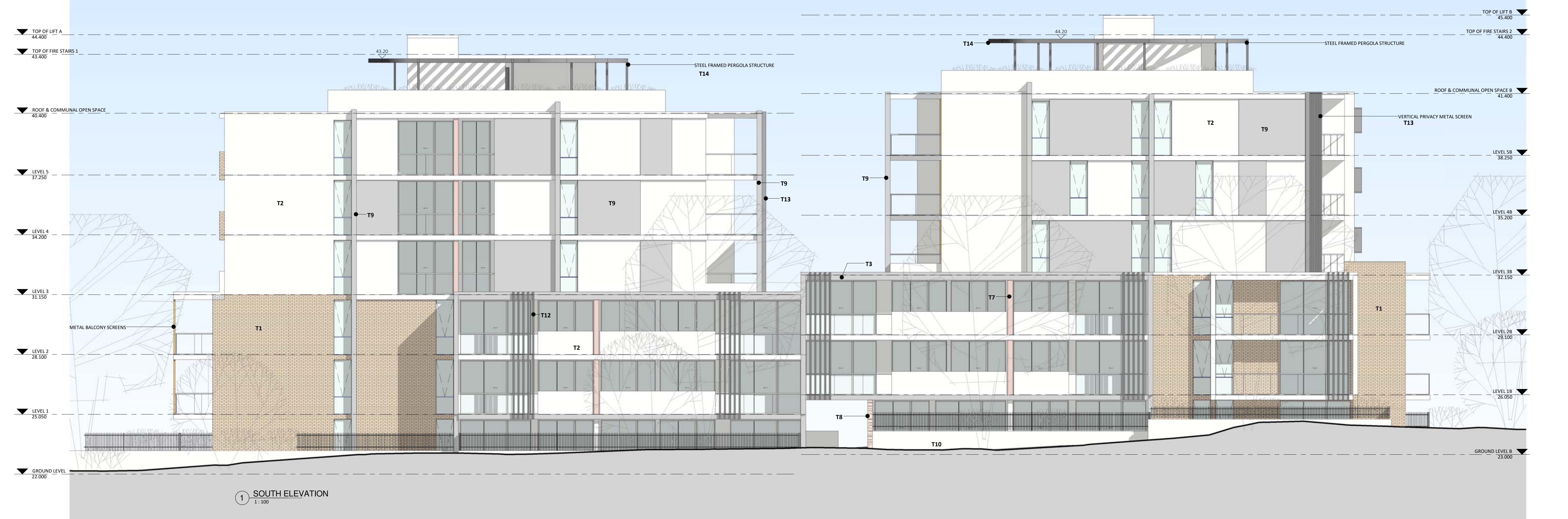
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DEVELOPMENT APPLICATION
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Date	08.05.2018	Job No.	1801	Sheet No.	A04.01
Scale at A1	As indicated	Stage	DA	Issue.	D

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External Finishes
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No.	Description	Date
A	DRAFT - For Consultant Coordination	2018.05.08
B	DRAFT - Consultant Coordination	2018.06.06
C	Development Application	2018.07.25
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South, West Elevations		Date 08.05.2018	Job No. 1801	Sheet No. A04.02
Jim Shi		Scale at A1 As indicated	Stage DA	Issue. D
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DEVELOPMENT APPLICATION
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