





Certificate no. 0003114330
Assessor Name: Amir Gligis
Accreditation no. 20579
Certificate date: 29 August 2018

Dwelling Address:
Victoria Road
Melrose Park, NSW
2114
www.nathers.gov.au



Project: MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 401-404 VICTORIA ROAD MELROSE PARK, NSW Proj. No. 19012	Client: PAYCE Payce Consolidated Limited	Architect: AJ+C AJ+C 79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 n +61 2 9311 8200 aia 13 003 742 220	Planning Ref: PERSPECTIVE	Scale: @A1	Sheet: DA2-001	5
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Certificate no. 0003114830
Assessor Name: Amir Gligis
Accreditation no. 20579
Certificate date: 29 August 2018
Dwelling Address: Victoria Road
Melrose Park, NSW
2114
www.nahers.gov.au



VIEW FROM SOUTHEAST



VIEW FROM SOUTH-WEST

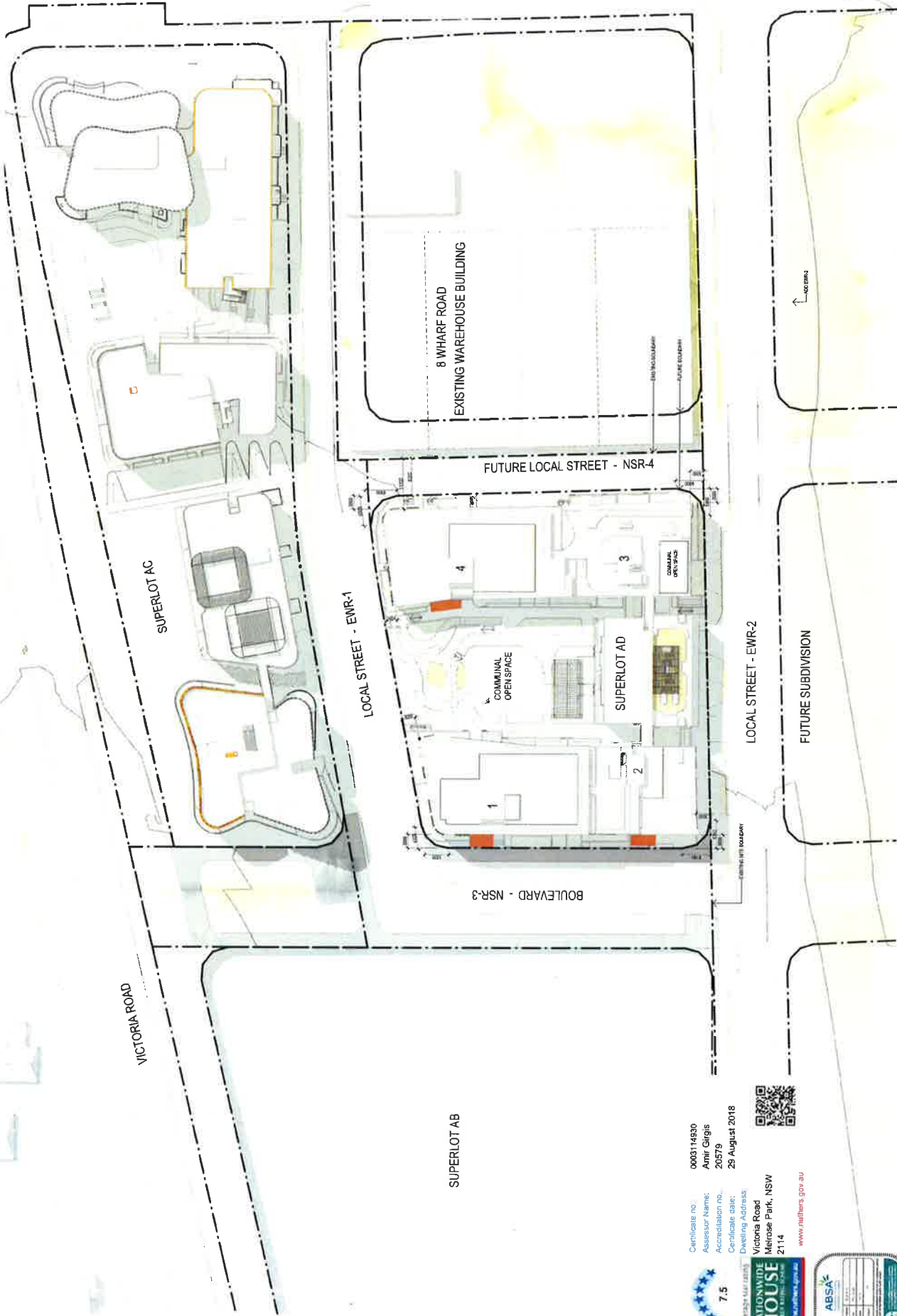


LIFT LOBBY 1 ENTRY



VIEW FROM NORTH-WEST

Project		Drawing Title		Scale	Sheet No.
MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 402 602 401 VICTORIA ROAD MELROSE PARK, NSW		PERSPECTIVES		@A1	DA2-002
Architect		Drawing No.		Sheet No.	NOT FOR CONSTRUCTION
AJ+C 79 Avile Street Chippendale NSW 2008 AUSTRALIA Ph +61 2 9311 8222 Fx +61 2 9311 6200 A/N 03 003 762 250		Payce Payce Consolidated Limited		10002	5



WHARF ROAD

VICTORIA ROAD

SUPERLOT AB

LOCAL STREET - EWR-1

BOULEVARD - NSR-3

8 WHARF ROAD
EXISTING WAREHOUSE BUILDING

FUTURE LOCAL STREET - NSR-4

LOCAL STREET - EWR-2

FUTURE SUBDIVISION

Certificate no: 0003114930
Assessor Name: Amir Girgis
Accreditation no: 20579
Certificate date: 29 August 2018
Dwelling Address: Victoria Road
Melrose Park, NSW
2114
www.nethers.gov.au



Scale: 1:400 @A1
Drawing No: DA2-100
Sheet Status: NOT FOR CONSTRUCTION

Project: MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT AD 697-681 VICTORIA ROAD
46 WHARF ROAD
MELROSE PARK, NSW
Page No: 10012

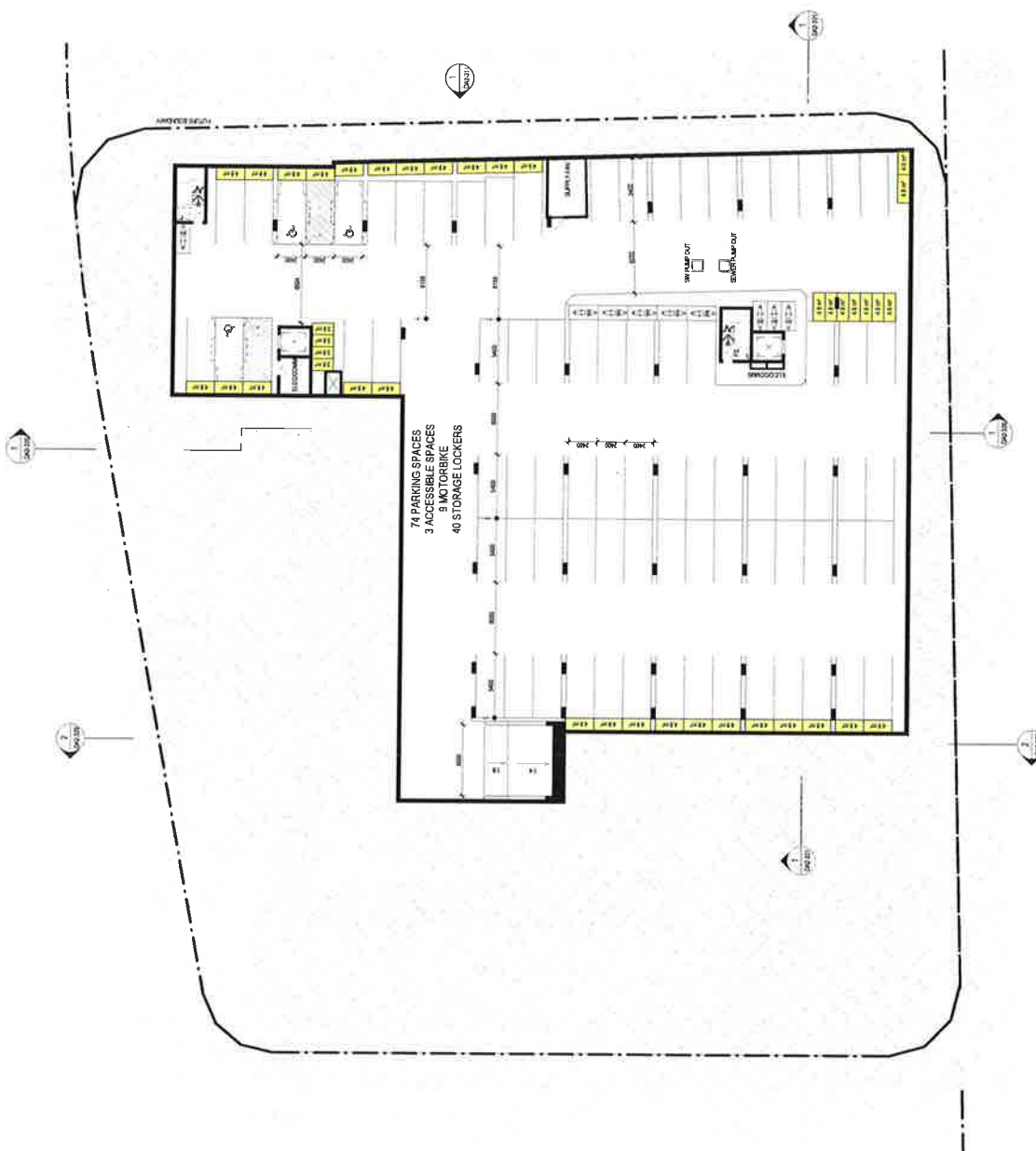
AJ+C
79 Myrie Street, Chippendale NSW 2008 AUSTRALIA
PH +61 2 8311 6222 FX +61 2 8311 6000
ABN 55 003 762 250

PAYCE
Payce Consolidated Limited



Revisions	Date	By	App'd	Description
1	29/08/2018	AM		Issue for construction
2	29/08/2018	AM		Issue for construction
3	29/08/2018	AM		Issue for construction





0003114930
Amir origis
20579
29 August 2018

Certificate no.
Assessor Name
Accreditation no.
Certificate date
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.ratherns.gov.au



Revision	Date	Description
1	29/08/2018	Initial Design
2	29/08/2018	Design Development
3	29/08/2018	Final Design
4	29/08/2018	As Built

User	Appr
UD	UD
UD	UD
UD	UD



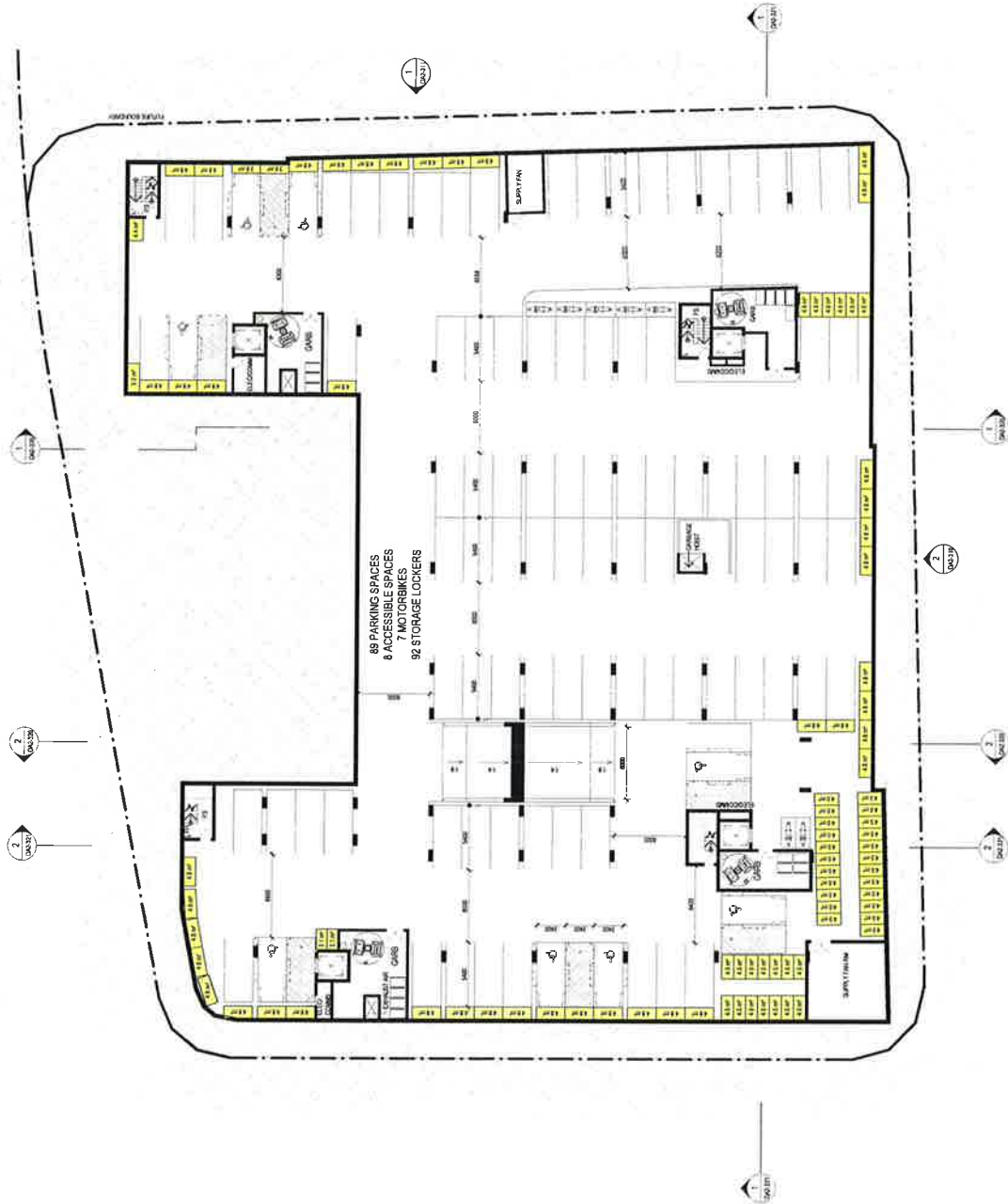
AJC
AJC
79 Myrtle Street, Campbelltown NSW 2561 AUSTRALIA
PH 461 2 8311 8222 K 461 2 3311 8200
ABN 55 003 762 250

MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 897 461 VICTORIA ROAD
4-5 WHARF ROAD
MELROSE PARK, NSW
Phg. No. 10072

FLOOR PLAN - BASEMENT
2

Scale
1:200 @A1
Drawing No.
DA2-200 8

NOT FOR CONSTRUCTION



88 PARKING SPACES
8 ACCESSIBLE SPACES
7 MOTORBIKES
92 STORAGE LOCKERS

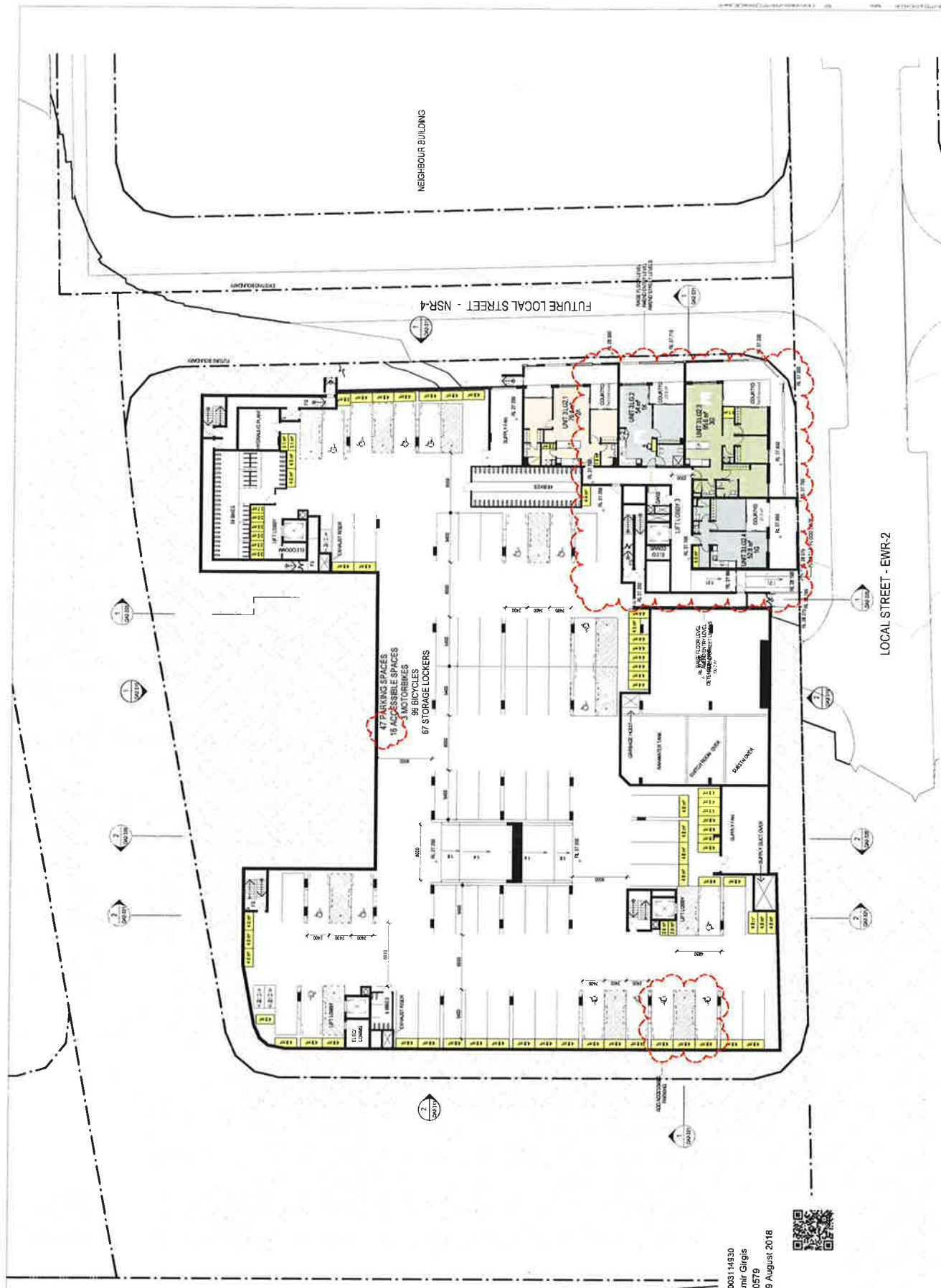
Certificate no.
0003114900
Assessor Name
Amir Gigis
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address:
Victoria Road
Melrose Park, NSW
2114
www.railiers.gov.au



Project MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA Address LOT 40 852 661 VICTORIA ROAD MELROSE PARK, NSW Page No. 1012	Client PAYCE Payce Consolidated Limited	Architect AJC AJC ARCHITECTS 79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA ph 412 8311 8225 fx 412 8311 8200 ABN 53 003 782 750	Scale 1:200 @A1 Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT	Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT	Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT	Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT	Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT	Sheet No. 1 Drawing Title FLOOR PLAN - BASEMENT
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Certificate no.
0003114930
Assessor Name
Anil Girgis
Accreditation no.
20579
Certificate date
29 August 2018

Average star rating
7.5
NATIONWIDE
HOUSE
www.nalliers.gov.au



DA2-202 8

Scale
1:200 @A1

Project
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 407 461 VICTORIA ROAD
45 WAVER ROAD
MELROSE PARK, NSW
Proj. No. 10272

Author
AJ+C
79 Myrie Street, Chippendale NSW 2008 AUSTRALIA
PH 612 9311 8222 FAX 612 9311 8202
AJ+C@AJC.COM.AU

Client
PAYCE
Payce Consolidated Limited

Architect
AJ+C

Site
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 407 461 VICTORIA ROAD
45 WAVER ROAD
MELROSE PARK, NSW
Proj. No. 10272

Ground Floor
NOT FOR CONSTRUCTION



Certificate no.
0003114930
Assessor Name
Amir Ghis
Accreditation no.
20579
Certificate date
29 August 2018

Dwelling Address
Victoria Road
Melrose Park NSW
2114



www.nahs.gov.au



Revision	Date	Description
1	29/08/2018	Initial Design
2	29/08/2018	Final Design
3	29/08/2018	Final Design
4	29/08/2018	Final Design
5	29/08/2018	Final Design
6	29/08/2018	Final Design
7	29/08/2018	Final Design
8	29/08/2018	Final Design
9	29/08/2018	Final Design
10	29/08/2018	Final Design



Payce Consolidated Limited

Payce Consolidated Limited

Payce Consolidated Limited

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Payce Consolidated Limited

Payce Consolidated Limited

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Payce Consolidated Limited



AJ+C Pty Ltd

AJ+C Pty Ltd

AJ+C Pty Ltd

AJ+C Pty Ltd

AJ+C Pty Ltd

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AJ+C Pty Ltd

AJ+C Pty Ltd

AJ+C Pty Ltd

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AJ+C Pty Ltd

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MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT AD 657 461 VICTORIA ROAD
46 WARRIOR ROAD
MELROSE PARK NSW
NSW 2114

Project
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Client
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Architect
AJ+C Pty Ltd
79 Myrtle Street Chippendale NSW 2008 Australia
Ph +61 2 8311 8222 Fax +61 2 8311 8220
ABN 53 603 762 250

Engineer
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Surveyor
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Builder
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Contractor
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot AD 657 461 Victoria Road
46 Warrior Road
Melrose Park NSW
NSW 2114

Scale
1:200 @A1
Drawing No.
DA2-204
8

FLOOR PLAN - GROUND
NOT FOR CONSTRUCTION



0003114920
Anir Gajis
20579
28 August 2018

Certificate no.
Assessor Name
Accreditation no.
Certificate date
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nsw.gov.au



Item	Description	Area
1	Unit 1.1	20.00
2	Unit 1.2	20.00
3	Unit 1.3	20.00
4	Unit 1.4	20.00
5	Unit 1.5	20.00
6	Unit 1.6	20.00
7	Unit 1.7	20.00
8	Unit 1.8	20.00
9	Unit 1.9	20.00
10	Unit 1.10	20.00
11	Unit 1.11	20.00
12	Unit 1.12	20.00
13	Unit 1.13	20.00
14	Unit 1.14	20.00
15	Unit 1.15	20.00
16	Unit 1.16	20.00
17	Unit 1.17	20.00
18	Unit 1.18	20.00
19	Unit 1.19	20.00
20	Unit 1.20	20.00
21	Unit 1.21	20.00
22	Unit 1.22	20.00
23	Unit 1.23	20.00
24	Unit 1.24	20.00
25	Unit 1.25	20.00
26	Unit 1.26	20.00
27	Unit 1.27	20.00
28	Unit 1.28	20.00
29	Unit 1.29	20.00
30	Unit 1.30	20.00
31	Unit 1.31	20.00
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33	Unit 1.33	20.00
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35	Unit 1.35	20.00
36	Unit 1.36	20.00
37	Unit 1.37	20.00
38	Unit 1.38	20.00
39	Unit 1.39	20.00
40	Unit 1.40	20.00
41	Unit 1.41	20.00
42	Unit 1.42	20.00
43	Unit 1.43	20.00
44	Unit 1.44	20.00
45	Unit 1.45	20.00
46	Unit 1.46	20.00
47	Unit 1.47	20.00
48	Unit 1.48	20.00
49	Unit 1.49	20.00
50	Unit 1.50	20.00
51	Unit 1.51	20.00
52	Unit 1.52	20.00
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89	Unit 1.89	20.00
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92	Unit 1.92	20.00
93	Unit 1.93	20.00
94	Unit 1.94	20.00
95	Unit 1.95	20.00
96	Unit 1.96	20.00
97	Unit 1.97	20.00
98	Unit 1.98	20.00
99	Unit 1.99	20.00
100	Unit 1.100	20.00

Project
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot 40/60/61 Victoria Road
Melrose Park, NSW
Page No. 10012

Client
PAYCE
Payce Consolidated Limited

Architect
AJ+C
29 Myrtle Street, Chippendale NSW 2008 Australia
Ph +61 2 9211 8222 Fax +61 2 9211 8200
aj+c@aj+c.com.au

Scale
1:200 @A1

Sheet Name
FLOOR PLAN - LEVELS 1-5

Sheet Date
NOT FOR CONSTRUCTION

Sheet No.
DA2-205

Page No.
8



Certificate no.
0003114530
Assessor Name
Amir Giglis
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nalpers.gov.au



Scale
1: 200 @ A1
Drawing No.
DA2-209 6

FLOOR PLAN - LEVEL 6
NOT FOR CONSTRUCTION

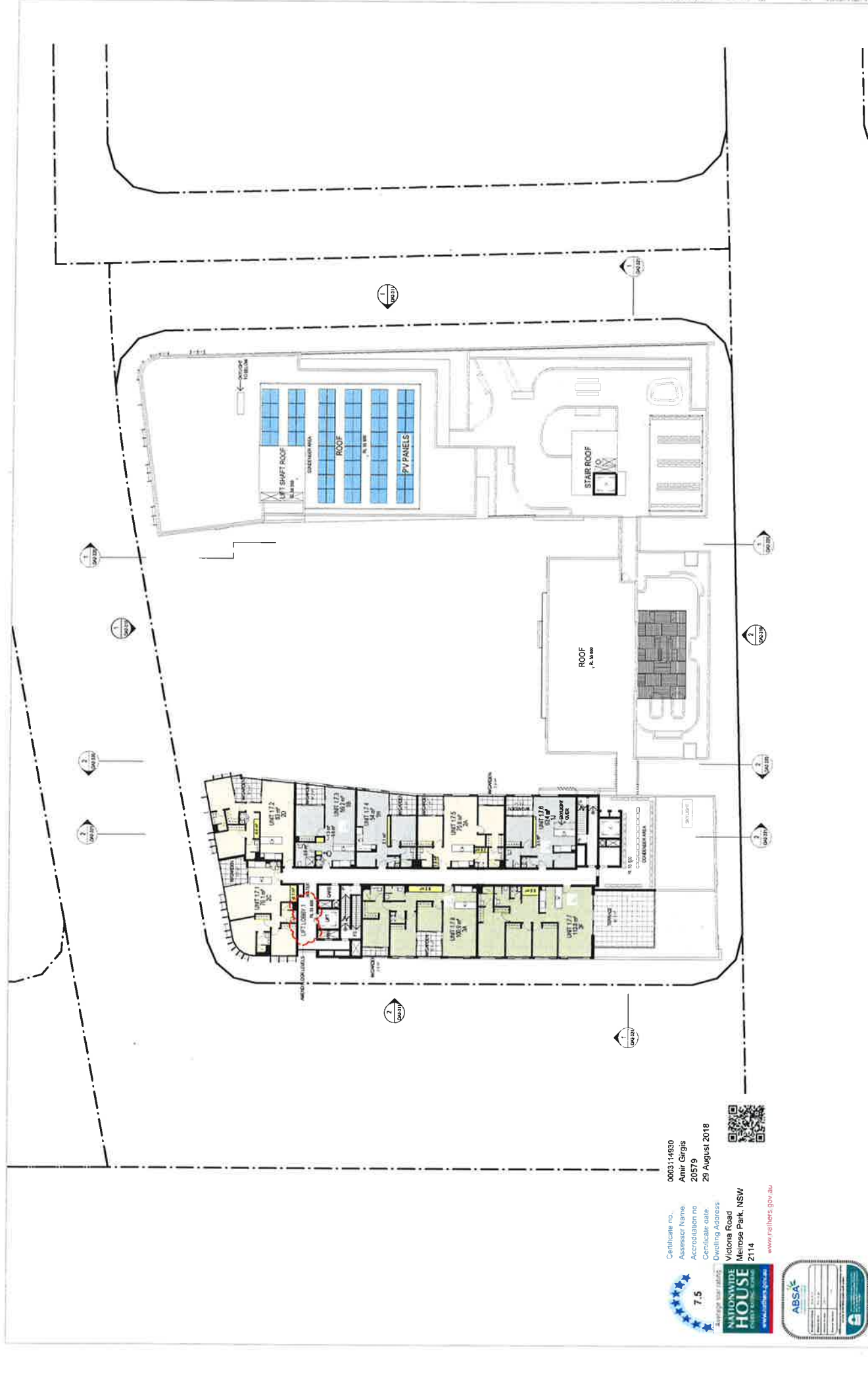
Project
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 681 VICTORIA ROAD
48 WARRIOR ROAD
MELROSE PARK, NSW
Post No. 15012

Architect
AJ+C
79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
02 9551 8022 02 9551 8023 02 9551 8024

Client
PAYCE
Payce Consolidated Limited

Key
N

Notes
1. All dimensions are to the centerline of the wall unless otherwise stated.
2. All dimensions are to the centerline of the wall unless otherwise stated.
3. All dimensions are to the centerline of the wall unless otherwise stated.
4. All dimensions are to the centerline of the wall unless otherwise stated.
5. All dimensions are to the centerline of the wall unless otherwise stated.



DA2-210 6

FLOOR PLAN - LEVEL 7

NOT FOR CONSTRUCTION

MELROSE PARK - VICTORIA ROAD

SITE - STAGE 2 DA

LOT 40 602 601 VICTORIA ROAD
MELROSE PARK, NSW

Project No: 16072

AJ+C

Architect

79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
Phone: 02 9331 8222 • 02 9331 8220
Fax: 02 9331 7225

PAYCE

Payce Consolidated Limited

Client

Payce Consolidated Limited

Scale

1:200 @A1

Assessor Name

Anir Grogis

Accreditation no

20579

Certificate date

29 August 2018

Address

Victoria Road
Melrose Park, NSW
2114

www.railiers.gov.au

ABSA

7.5

NATIONWIDE HOUSE

Quality Standard

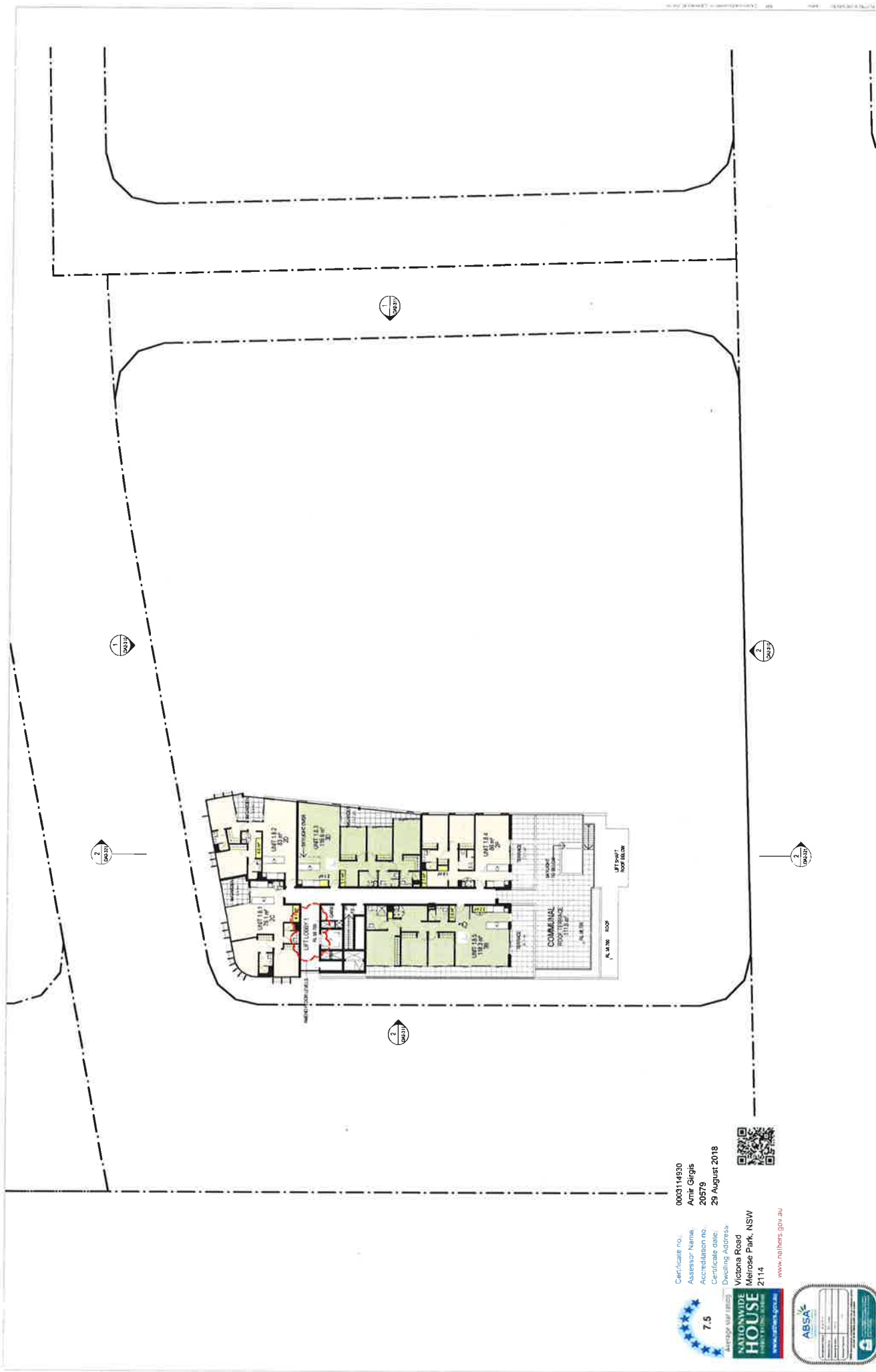
QR Code

Table 1: Description of Units

Unit No.	Description	Area (sqm)	Notes
1.1	Unit 1.1	10.0	10.0
1.2	Unit 1.2	10.0	10.0
1.3	Unit 1.3	10.0	10.0
1.4	Unit 1.4	10.0	10.0
1.5	Unit 1.5	10.0	10.0
1.6	Unit 1.6	10.0	10.0
1.7	Unit 1.7	10.0	10.0
1.8	Unit 1.8	10.0	10.0
1.9	Unit 1.9	10.0	10.0
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1.12	Unit 1.12	10.0	10.0
1.13	Unit 1.13	10.0	10.0
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1.21	Unit 1.21	10.0	10.0
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1.24	Unit 1.24	10.0	10.0
1.25	Unit 1.25	10.0	10.0
1.26	Unit 1.26	10.0	10.0
1.27	Unit 1.27	10.0	10.0
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1.32	Unit 1.32	10.0	10.0
1.33	Unit 1.33	10.0	10.0
1.34	Unit 1.34	10.0	10.0
1.35	Unit 1.35	10.0	10.0
1.36	Unit 1.36	10.0	10.0
1.37	Unit 1.37	10.0	10.0
1.38	Unit 1.38	10.0	10.0
1.39	Unit 1.39	10.0	10.0
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1.41	Unit 1.41	10.0	10.0
1.42	Unit 1.42	10.0	10.0
1.43	Unit 1.43	10.0	10.0
1.44	Unit 1.44	10.0	10.0
1.45	Unit 1.45	10.0	10.0
1.46	Unit 1.46	10.0	10.0
1.47	Unit 1.47	10.0	10.0
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1.49	Unit 1.49	10.0	10.0
1.50	Unit 1.50	10.0	10.0
1.51	Unit 1.51	10.0	10.0
1.52	Unit 1.52	10.0	10.0
1.53	Unit 1.53	10.0	10.0
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1.55	Unit 1.55	10.0	10.0
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1.59	Unit 1.59	10.0	10.0
1.60	Unit 1.60	10.0	10.0
1.61	Unit 1.61	10.0	10.0
1.62	Unit 1.62	10.0	10.0
1.63	Unit 1.63	10.0	10.0
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1.75	Unit 1.75	10.0	10.0
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1.91	Unit 1.91	10.0	10.0
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1.93	Unit 1.93	10.0	10.0
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1.95	Unit 1.95	10.0	10.0
1.96	Unit 1.96	10.0	10.0
1.97	Unit 1.97	10.0	10.0
1.98	Unit 1.98	10.0	10.0
1.99	Unit 1.99	10.0	10.0
2.00	Unit 2.00	10.0	10.0

Table 2: Description of Units

Unit No.	Description	Area (sqm)	Notes
1.1	Unit 1.1	10.0	10.0
1.2	Unit 1.2	10.0	10.0
1.3	Unit 1.3	10.0	10.0
1.4	Unit 1.4	10.0	10.0
1.5	Unit 1.5	10.0	10.0
1.6	Unit 1.6	10.0	10.0
1.7	Unit 1.7	10.0	10.0
1.8	Unit 1.8	10.0	10.0
1.9	Unit 1.9	10.0	10.0
1.10	Unit 1.10	10.0	10.0
1.11	Unit 1.11	10.0	10.0
1.12	Unit 1.12	10.0	10.0
1.13	Unit 1.13	10.0	10.0
1.14	Unit 1.14	10.0	10.0
1.15	Unit 1.15	10.0	10.0
1.16	Unit 1.16	10.0	10.0
1.17	Unit 1.17	10.0	10.0
1.18	Unit 1.18	10.0	10.0
1.19	Unit 1.19	10.0	10.0
1.20	Unit 1.20	10.0	10.0
1.21	Unit 1.21	10.0	10.0
1.22	Unit 1.22	10.0	10.0
1.23	Unit 1.23	10.0	10.0
1.24	Unit 1.24	10.0	10.0
1.25	Unit 1.25	10.0	10.0
1.26	Unit 1.26	10.0	10.0
1.27	Unit 1.27	10.0	10.0
1.28	Unit 1.28	10.0	10.0
1.29	Unit 1.29	10.0	10.0
1.30	Unit 1.30	10.0	10.0
1.31	Unit 1.31	10.0	10.0
1.32	Unit 1.32	10.0	10.0
1.33	Unit 1.33	10.0	10.0
1.34	Unit 1.34	10.0	10.0
1.35	Unit 1.35	10.0	10.0
1.36	Unit 1.36	10.0	10.0
1.37	Unit 1.37	10.0	10.0
1.38	Unit 1.38	10.0	10.0
1.39	Unit 1.39	10.0	10.0
1.40	Unit 1.40	10.0	10.0
1.41	Unit 1.41	10.0	10.0
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1.44	Unit 1.44	10.0	10.0
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1.49	Unit 1.49	10.0	10.0
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1.52	Unit 1.52	10.0	10.0
1.53	Unit 1.53	10.0	10.0
1.54	Unit 1.54	10.0	10.0
1.55	Unit 1.55	10.0	10.0
1.56	Unit 1.56	10.0	10.0
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1.66	Unit 1.66	10.0	10.0
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1.80	Unit 1.80	10.0	10.0
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1.91	Unit 1.91	10.0	10.0
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1.94	Unit 1.94	10.0	10.0
1.95	Unit 1.95	10.0	10.0
1.96	Unit 1.96	10.0	10.0
1.97	Unit 1.97	10.0	10.0
1.98	Unit 1.98	10.0	10.0
1.99	Unit 1.99	10.0	10.0
2.00	Unit 2.00	10.0	10.0



Certificate no.
0003114930
Assessor Name
Anir Ghigis
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nathurs.gov.au

Item No.	Description
1	DA 1001
2	DA 1002
3	DA 1003
4	DA 1004
5	DA 1005

Age
Type
No
No
No



AJC
AJC
79 Myrtle Street, Chippendale NSW 2005 AUSTRALIA
ph +61 2 9311 8222 fax +61 2 9311 8200
ABN 55 003 782 200

MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 657 481 VICTORIA ROAD
MELROSE PARK, NSW
Page No. 10012

Drawing Title
FLOOR PLAN - LEVEL 8

Scale
1:200 @A1
Status
NOT FOR CONSTRUCTION

DA2-211 6





(1) NORTH ELEVATION



(2) SOUTH ELEVATION

000314830
Amir Gigis
20579
29 August 2018
Certificate No.
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.natwide.gov.au



Project Melrose Park - Victoria Road Site - Stage 2 DA 45 WARRIOR ROAD MELROSE PARK, NSW Post No. 16012	Client PAYCE Payce Consolidated Limited	Architect AJC AJC Architects 78 Avoca Street, Chippendale NSW 2008 AUSTRALIA ph +61 2 8311 8222 fax +61 2 8311 8320 ASN 53 003 762 250	Scale 1 : 200 @A1	Drawing No. DA2-310	Sheet 7	Drawn NOT FOR CONSTRUCTION	Project Melrose Park - Victoria Road Site - Stage 2 DA 45 WARRIOR ROAD MELROSE PARK, NSW Post No. 16012	Client PAYCE Payce Consolidated Limited	Architect AJC AJC Architects 78 Avoca Street, Chippendale NSW 2008 AUSTRALIA ph +61 2 8311 8222 fax +61 2 8311 8320 ASN 53 003 762 250
--	---	--	------------------------------	--------------------------------	--------------------	---------------------------------------	--	---	--



Certificate no.
0003114300
Assessor Name
Amir Giglis
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nalthers.gov.au

Assessment	Description
1	Energy
2	Water
3	Greenhouse Gas
4	Indoor Climate
5	Material
6	Construction
7	Health



Key



Payce Consolidated Limited



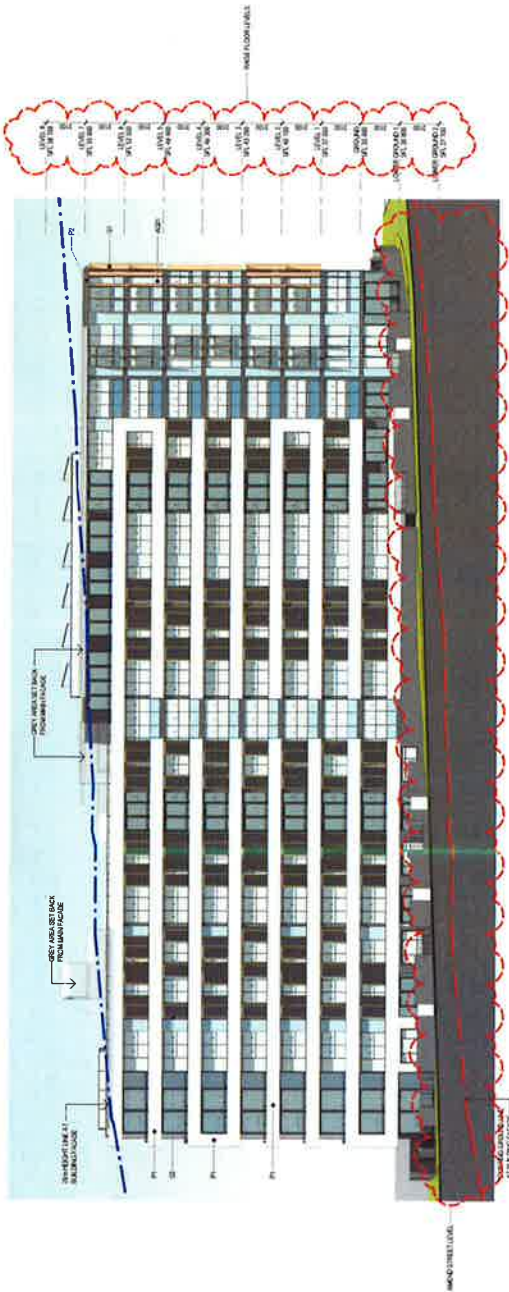
79 Myrie Street, Chippendale NSW 2008 AUSTRALIA
ph +61 2 8211 8222 fx +61 2 8211 8200
ABN 53 003 782 250

Project
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40 602 661 VICTORIA ROAD
MELROSE PARK, NSW

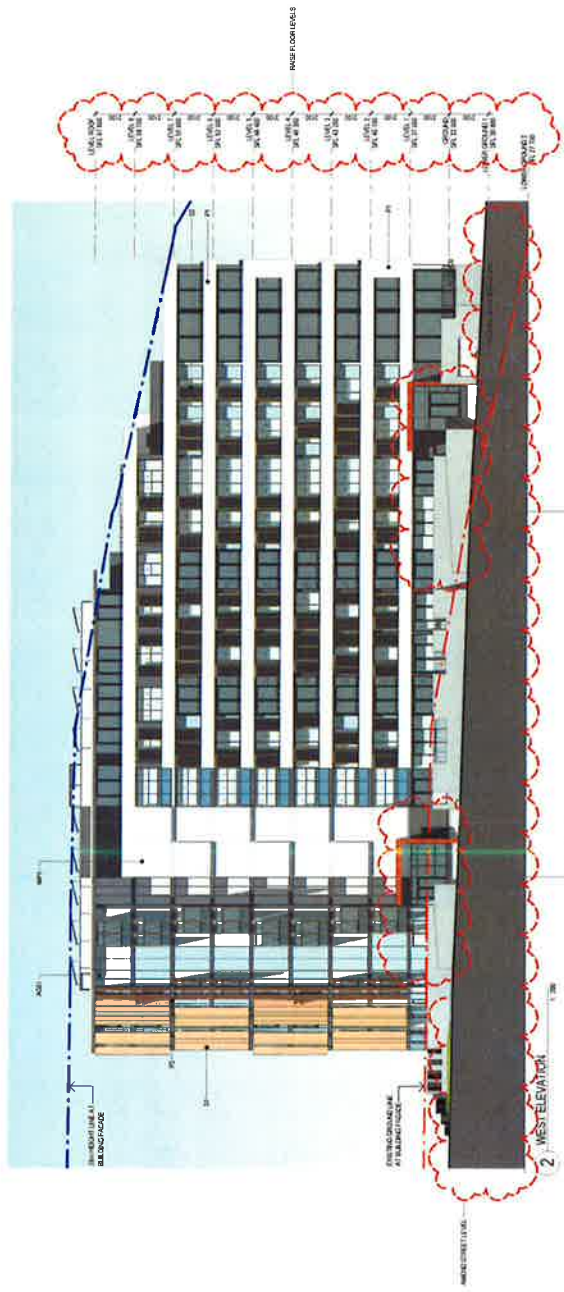
Drawing No.
1: 200 @A1
DA2-311 6

ELEVATIONS - EAST AND WEST

NOT FOR CONSTRUCTION



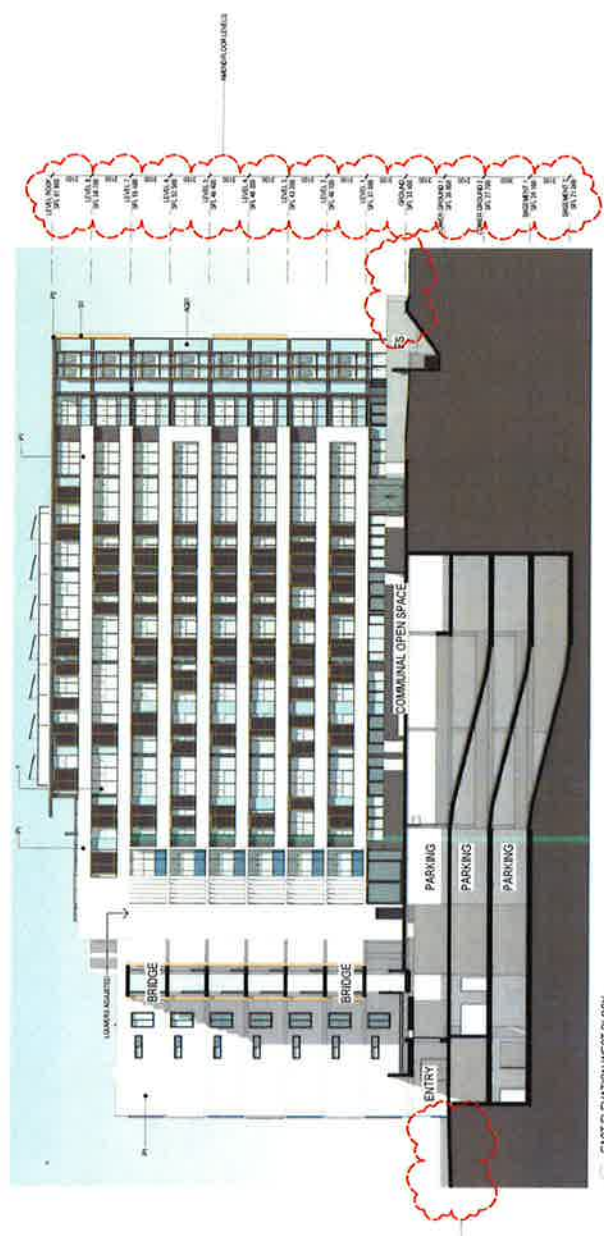
1. EAST ELEVATION



2. WEST ELEVATION



1 WEST ELEVATION EAST BLOCK



2 EAST ELEVATION WEST BLOCK

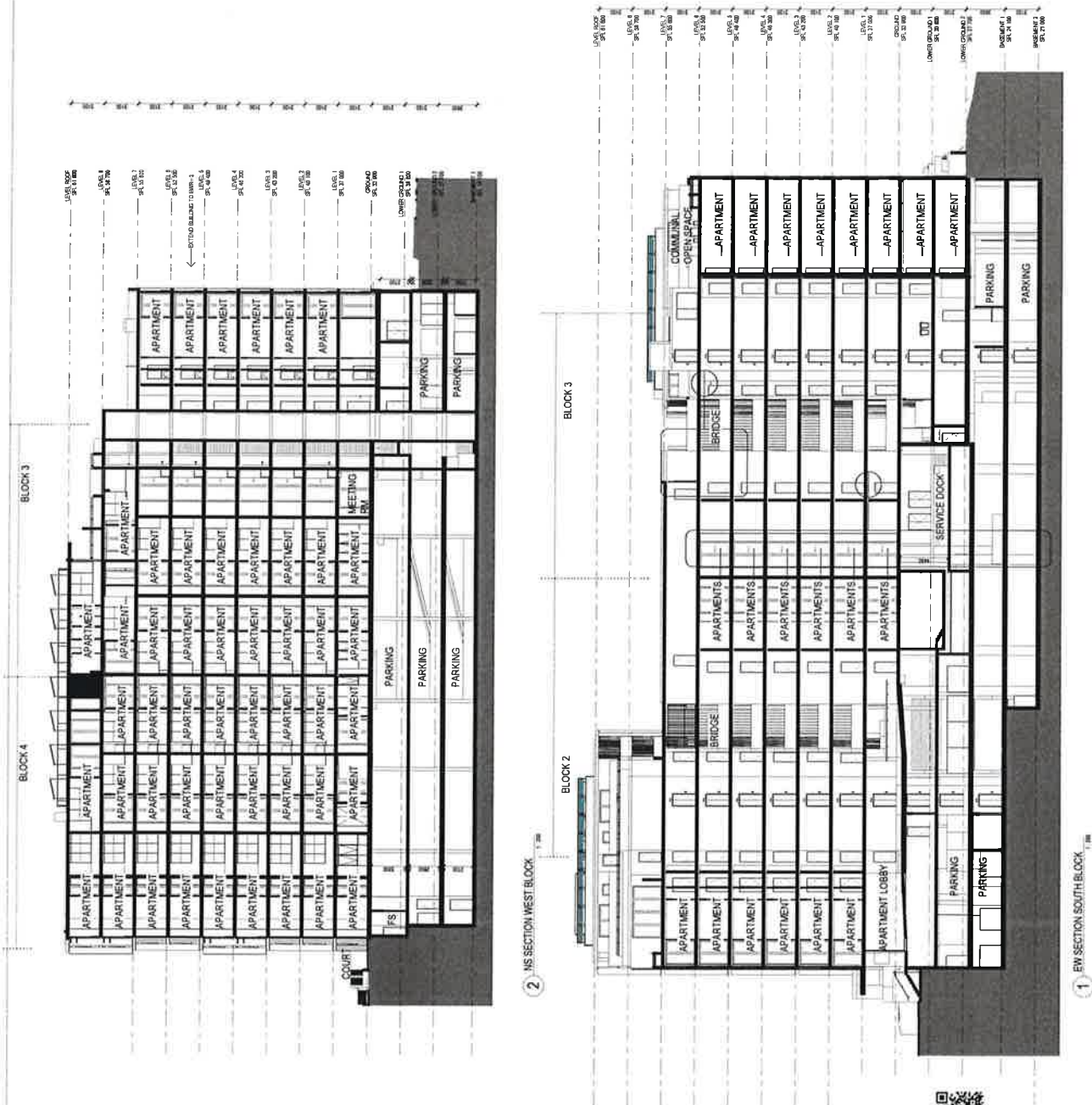




Certificate no. 0003114930
 Assessor's Name: Ann Griffiths
 Accreditation no. 20579
 Certificate date: 29 August 2018
 Dwelling Address: Victoria Road, Melrose Park, NSW 2114
 www.nabers.gov.au



 Payce Consolidated Limited		 79 Myrie Street, Chippendale NSW 2008 AUSTRALIA PH +61 2 9311 8222 FX +61 2 9311 6200 ABN 55 003 762 250		Project: MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 40 557 661 VICTORIA ROAD 45 WARRIOR ROAD MELROSE PARK, NSW PPL No. 16072		Drawing File: 1:200 @A1 DA2-320 6	
Sections Sheet 1				Drawing Status: NOT FOR CONSTRUCTION			



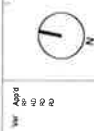
0003114330
 Amir Giglis
 20579
 29 August 2018

Certificate no:
 Assessor Name:
 Accreditation no:
 Certificate date:
 Dwelling Address:
 Victoria Road
 Melrose Park, NSW
 2114



www.nethers.gov.au

Revisions	Date	Description
1	01/08/2018	Initial Design
2	01/08/2018	Final Design
3	01/08/2018	Final Design
4	01/08/2018	Final Design
5	01/08/2018	Final Design



AJ+C
 ARCHITECTS
 70 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
 PH: +61 2 9311 8222 FX: +61 2 9311 8220
 ABN: 53 000 762 250

MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT AD 657-661 VICTORIA ROAD
 45 JAMES ROAD
 MELROSE PARK, NSW

SECTIONS SHEET 2

Scale: 1:200 @A1
 Drawing No: DA2-321
 Sheet No: 6

NOT FOR CONSTRUCTION



OFFSET WALL PANELS - WP1



LOUVRE GLAZING - AG2



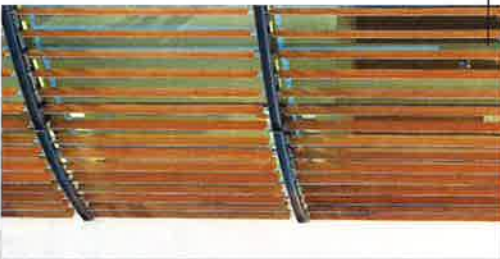
SLIDING SUNSCREENS - SZ



SEGMENTED CURVED GLASS FACADE



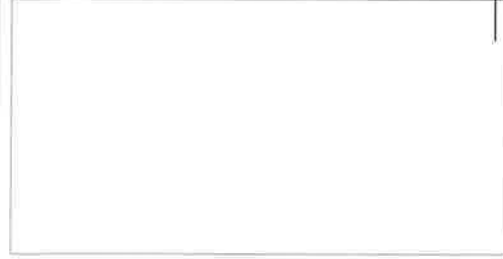
BALCONY SPANDREL PANELS



VERTICAL SHADING SCREENS - S1



POWERCOAT FRAMES 'MONUMENT' - ALG1



DULUX VIVID WHITE - P1



DULUX LUCK - P2



Certificate no.
0003114930
Assessor Name
Amir Gargis
20579
Certificate date
29 August 2018
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nahers.gov.au



WINTERGARDEN



EXTERNAL GLAZING - AG1



DULUX LUCK - P2



DULUX LUCK - P2

Project Name
Melrose Park - Victoria Road
Site - Stage 2 DA
Lot 40 601 601 Victoria Road
Melrose Park, NSW
2114
Project No. 10012

Client
Payce Consolidated Limited

Architect
AJ+C
79 Myrie Street, Chippendale NSW 2008 AUSTRALIA
PH: +61 2 9311 8222 FAX: +61 2 9311 8200
AJ+C@AJC.COM.AU

Precedent Images & Materiality
NOT FOR CONSTRUCTION

DA2-330 6



1 BASIX - NORTH ELEVATION



2 BASIX - SOUTH ELEVATION

0003114930
Amir Girgis
20579
29 August 2018

Certificate no.
Assessor Name
Accreditation no.
Certificate date
Dwelling Address
Vicoma Road
Melrose Park, NSW
2114

www.nrel.gov.au



EXTENT OF SLIDING SUNSCREENS
SOLID CURTAIN WALL PANELS

1:200 @A1 DA2-350 5

BASIX - NORTH & SOUTH

MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA

AJ+C
79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
PH: +61 2 9311 8222 FX: +61 2 9311 8300
AUST 33 000 152 250

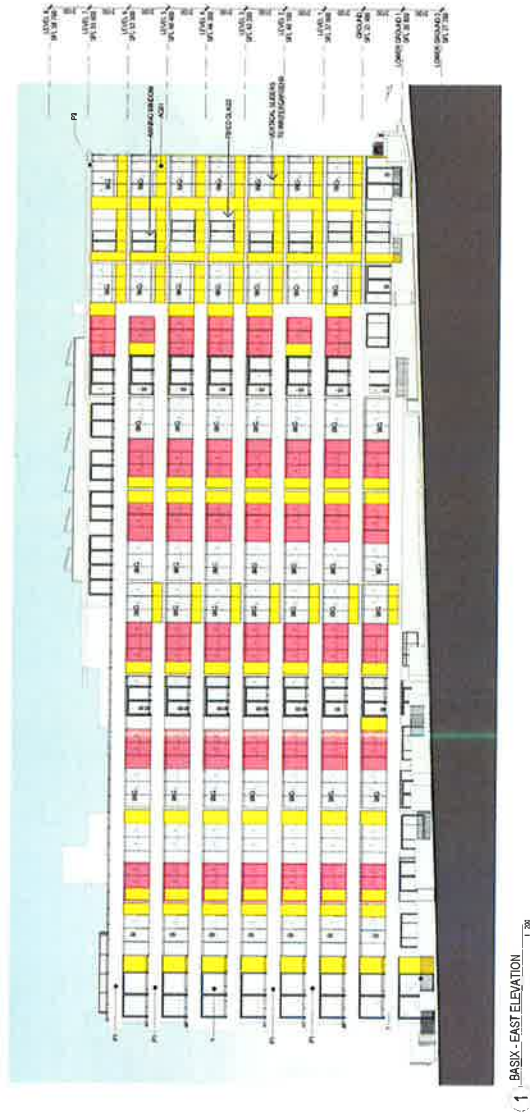
PAYCE
Payce Consolidated Limited

Project
Melrose Park - Victoria Road
Site - Stage 2 DA

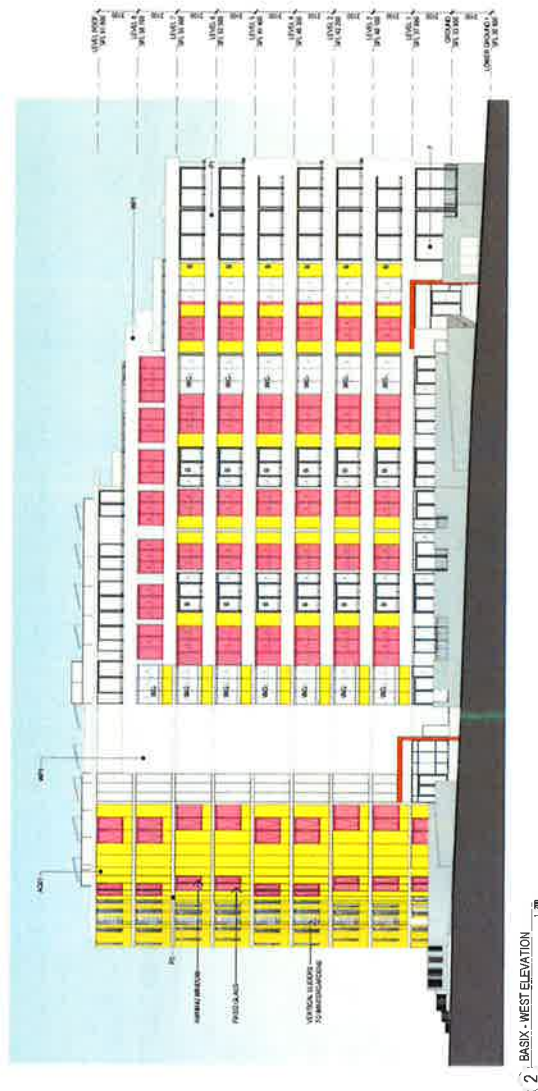
Client
Payce Consolidated Limited

Version
Date
Description
1.0 29/08/2018 Initial Design
2.0 29/08/2018 Final Design
3.0 29/08/2018 Final Design

Not for Construction



1 BASIX - EAST ELEVATION 1:200



2 BASIX - WEST ELEVATION 1:200

EXTENT OF SLIDING SUNSCREENS
SOLID CURTAIN WALL PANELS

Scale: 1:200 @A1
Drawing No: DA2-351 4

Drawing Title: BASIX - EAST & WEST

Project: MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 401 801 801 VICTORIA ROAD
MELROSE PARK, NSW

Author: AJ+C
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 6222 fax +61 2 9311 9200
a@aj+c.com.au

Client: PAYCE
Payce Consolidated Limited

App'd: [Signature]

Description: [Blank]

0003114930
Amir Gligas
20579
29 August 2018

Certificate no.
Assessor Name
Accreditation no.
Certification date
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nathans.gov.au

7.5
NATIONWIDE
HOUSE
RATING

ABSAR
AUSTRALIAN BUILDING SURVEILLANCE RATING

QR Code



ph +61 2 9311 8222 & +61 2 9311 82
ABN 53 003 782 250



1 APART. TYPE 1K - PRE ADAPTATION 1 100

2 APART, TYPE 1K - POST ADAPTATION 1:126



3 APART. TYPE 2J - PRE ADAPTATION 1 112



4 APART, TYPE 2J - POST ADAPTATION



5) APART. TYPE 1B - PRE ADAPTATION 1. 116

6) APART. TYPE 1B - POST ADAPTATION 1 150



9. APART. TYPE 2Q - POST ADAPTATION 1: 102

10 APART, TYPE20 - POST ADAPTATION
F. 1048

Rev	Slabs	Date	Description
1	1120		CA Slab 1
2	1120		CA Slab 2
3	1120		FCI Interference
4	1120		FCI Interference

for	App'd



Client
PAYCE
Payce Consolidated Limited

AJ+C
Aussie's Currie
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 6200
ABN 53 003 762 260

Drawing Title
**ADAPTABLE APARTMENT
PLANS**
Project Status
NOT FOR CONSTRUCTION

Scale: 1:100 @A1 Drawing No: DA2-510 5



1 APART. TYPE 2K - PRE-ADAPTATION 1.420



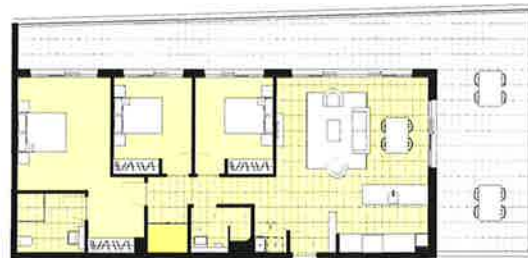
2 APART. TYPE 2K - POST-ADAPTATION



3. APART. TYPE 3B - PRE-ADAPTATION



4 APART. TYPE 38 - POST-ADAPTATION



6 APART TYPE 3E - PRE ADAPTATION



5 APART TYPE 3E - POST ADAPTATION

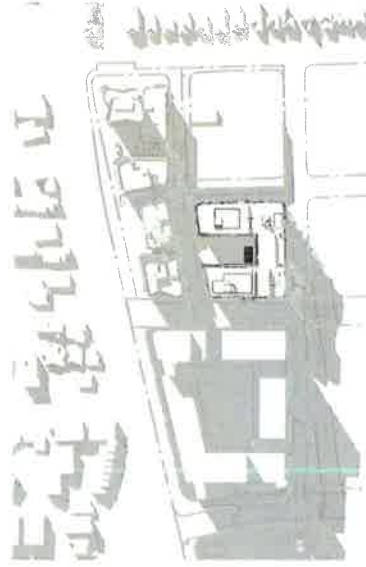
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Certificate no
0003114930
Assessor Name
Amir Giglis
Accreditation no
20579
Certificate date
29 August 2018



Dwelling Address:
Victoria Road
Melrose Park, NSW
2114

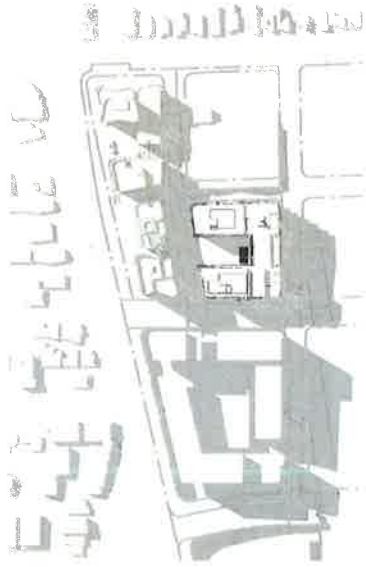
www.nathers.gov.au



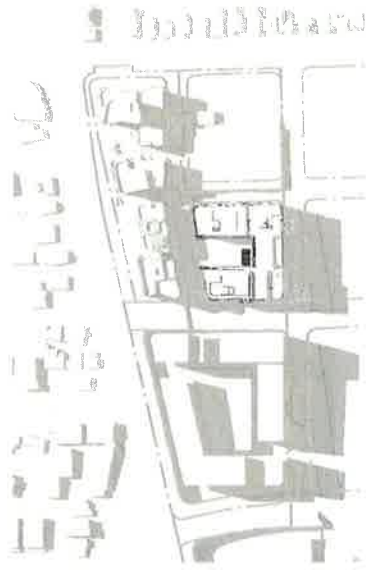
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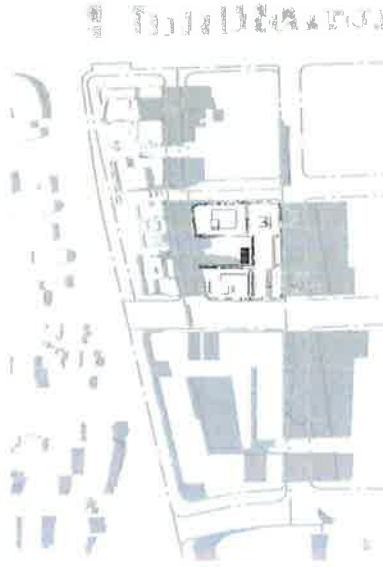
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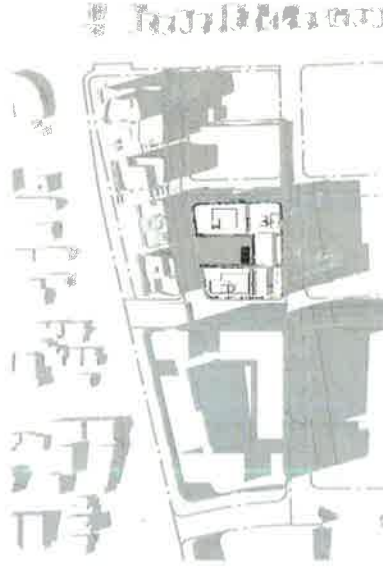
3 WINTER SOLSTICE 1100



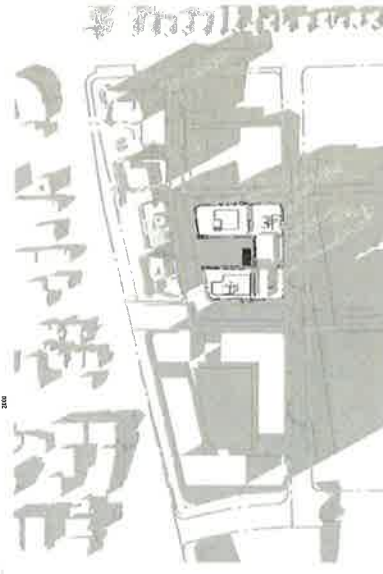
4 WINTER SOLSTICE 1200



5 WINTER SOLSTICE 1300



6 WINTER SOLSTICE 1400



7 WINTER SOLSTICE 1500

Orientation	North	South	East	West
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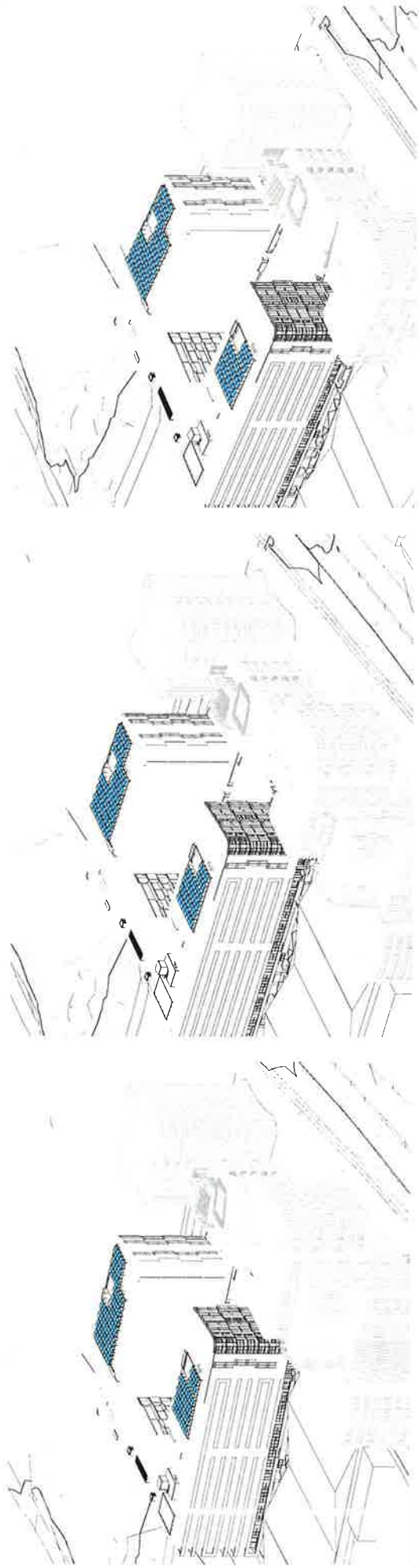


79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
PH +61 2 9511 8222 FX +61 2 9511 8200
AUS +61 2 9511 8200

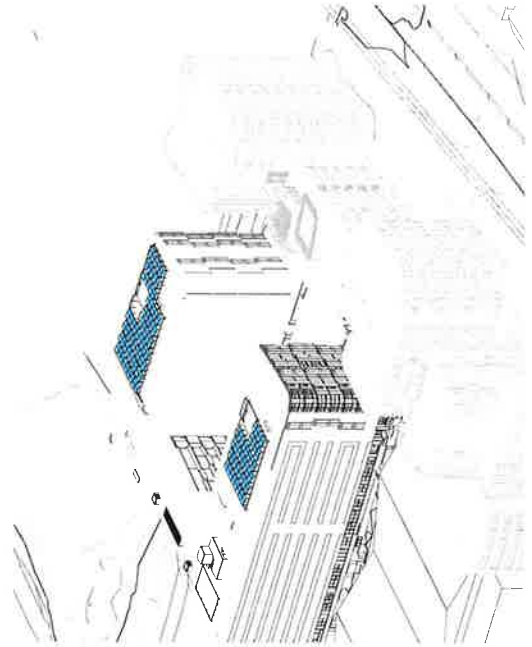
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 401 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

SHADOW DIAGRAMS -
WINTER SOLSTICE
NOT FOR CONSTRUCTION

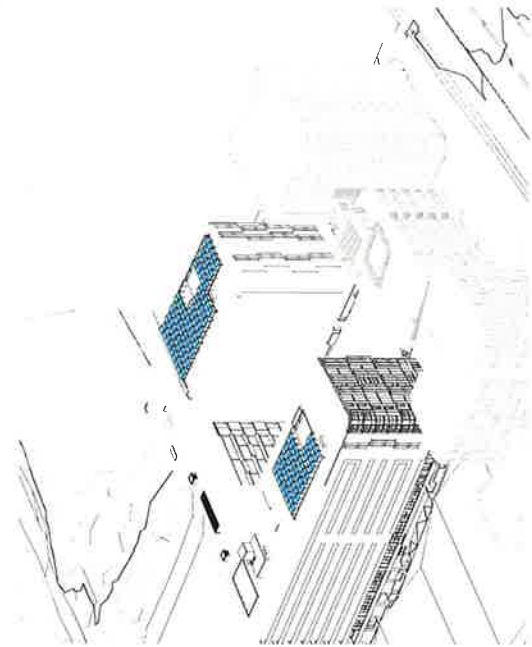
DA2-900 5



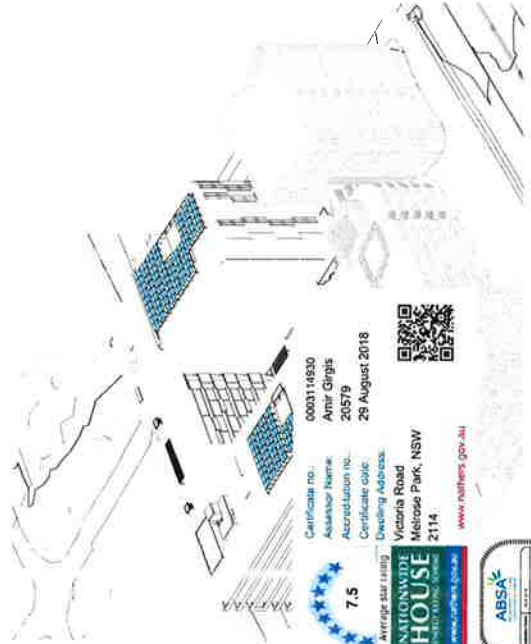
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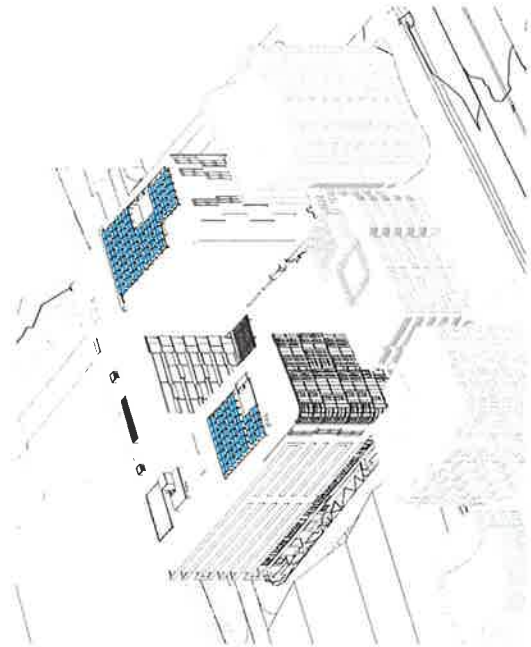
2. SUNEYE VIEW 0930



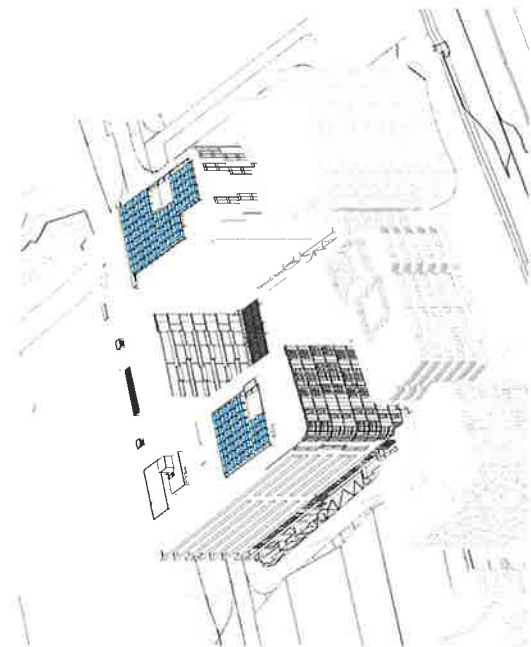
3. SUNEYE VIEW 1000



5. SUNEYE VIEW 1100



6. SUNEYE VIEW 1130



7. SUNEYE VIEW 1100

Certificate no: 0003114930
 Assessor Name: Amir Gligis
 Accreditation no: 20579
 Certificate date: 28 August 2018



Dwelling Address:
 Victoria Road
 Melrose Park, NSW
 2114
www.nsw.gov.au

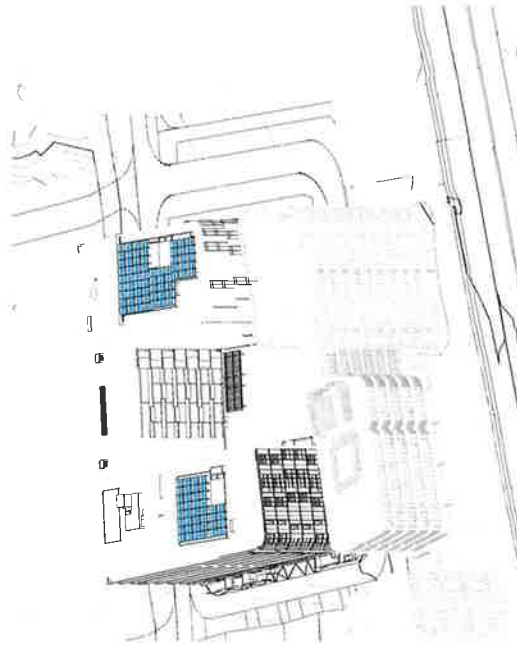
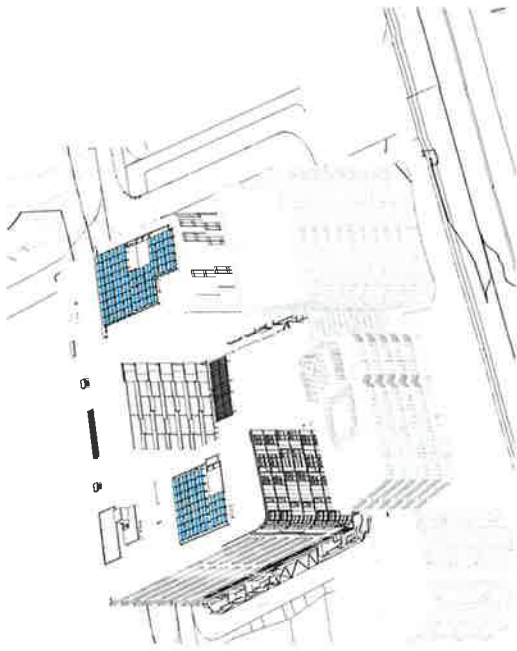
Description
 - 1st floor
 - 2nd floor
 - 3rd floor
 - 4th floor
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 - 89th floor
 - 90th floor
 - 91st floor
 - 92nd floor
 - 93rd floor
 - 94th floor
 - 95th floor
 - 96th floor
 - 97th floor
 - 98th floor
 - 99th floor
 - 100th floor



Project: MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT 100-101 VICTORIA ROAD
 MELROSE PARK, NSW
 2114

Drawing No: DA2-901 5
 Title: AERIAL VIEWS - WINTER
 SOLISTICE - 1

Sheet No: NOT FOR CONSTRUCTION



Certificate no 0003114930
Assessor Name Amir Girsgis
Accreditation no 20579
Certificate date 29 August 2018
Dwelling Address:
Victoria Road
Melrose Park, NSW
2114

www.nailtechs.gov.au



SOLAR ACCESS	
CORE	NO. OF APART.
CORE 1	49
CORE 2	33
CORE 3	46
CORE 4	37
TOTAL	165
PERCENTAGE	71%

Certificate no. 0003114930
 Assessor Name: Amir Giglis
 Accreditation no. 20579
 Certificate date: 29 August 2018
 Dwelling Address: Victoria Road, Melrose Park, NSW 2114
 www.natwide.gov.au

NATIONWIDE HOUSE
 Average star rating: 7.5
 www.natwide.gov.au

ABSA
 Australian Building Sustainability Association

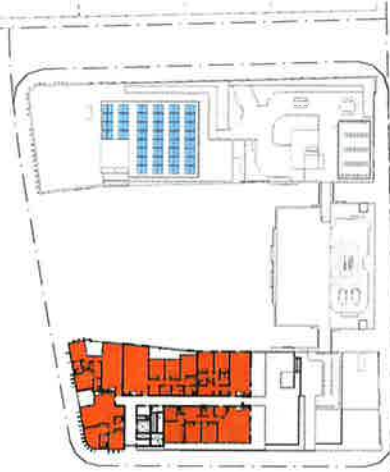
9 SOLAR ACCESS - LEVEL 6 1:500



10 SOLAR ACCESS - LEVEL 7 1:500



11 SOLAR ACCESS - LEVEL 8 1:500



8 SOLAR ACCESS - LEVEL 5 1:500



7 SOLAR ACCESS - LEVEL 4 1:500



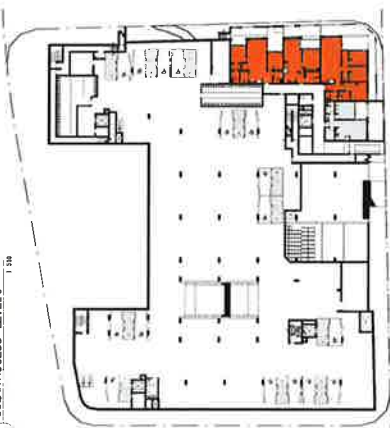
6 SOLAR ACCESS - LEVEL 3 1:500



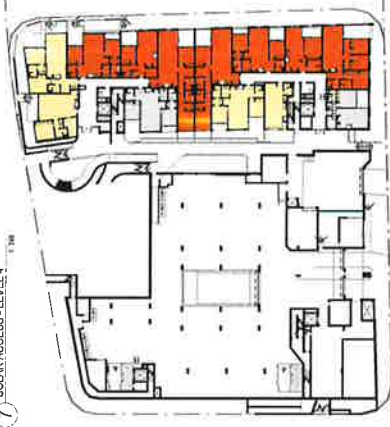
5 SOLAR ACCESS - LEVEL 2 1:500



1 SOLAR ACCESS - LOWER GROUND 2 1:500



2 SOLAR ACCESS - LOWER GROUND 1 1:500



3 SOLAR ACCESS - GROUND 1:500



4 SOLAR ACCESS - LEVEL 1 1:500



Description:
 2HRS SOLAR ACCESS
 0-2HRS SOLAR ACCESS
 0 HRS SOLAR ACCESS

Calculating:
 1. 2HRS SOLAR ACCESS
 2. 0-2HRS SOLAR ACCESS
 3. 0 HRS SOLAR ACCESS

Scale: 1:500
 North Arrow

PAYCE
 Payce Consolidated Limited

AJC
 79 Myrie Street Chippendale NSW 2008 AUSTRALIA
 ph 4512 8311 fax 4512 8311
 ABS 20 001 742 220

Project:
 MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT 40 60 601 VICTORIA ROAD
 MELROSE PARK, NSW

Drawing No. 1: 500 @A1
SOLAR ACCESS ANALYSIS

NOT FOR CONSTRUCTION

CROSS VENTILATION	
CORE	NO. OF APART.
CORE 1	30
CORE 2	41
CORE 3	43
CORE 4	28
TOTAL	140
PERCENTAGE	60 %

0003114930
 Assessor Name
 Anir Girgis
 Accreditation no.
 20579
 Certificate date
 29 August 2018



Certificate no.:
 0003114930
 Assessor Name
 Anir Girgis
 Accreditation no.
 20579
 Certificate date
 29 August 2018
 Overlaid Address:
 Victoria Road
 Melrose Park, NSW
 2114
www.nahans.gov.au



11 CROSS VENT - LEVEL 8
 4 APARTMENTS



10 CROSS VENT - LEVEL 7
 3 APARTMENTS



9 CROSS VENT - LEVEL 6
 2 APARTMENTS



6 CROSS VENT - LEVEL 5
 18 APARTMENTS



7 CROSS VENT - LEVEL 4
 8 APARTMENTS



8 CROSS VENT - LEVEL 3
 18 APARTMENTS



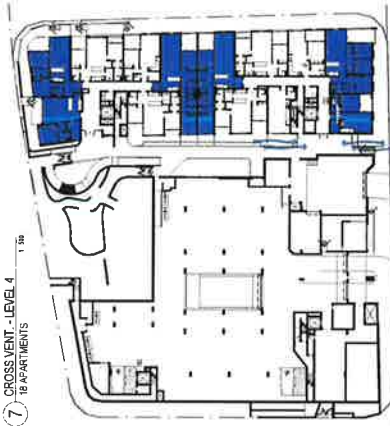
5 CROSS VENT - LEVEL 2
 18 APARTMENTS



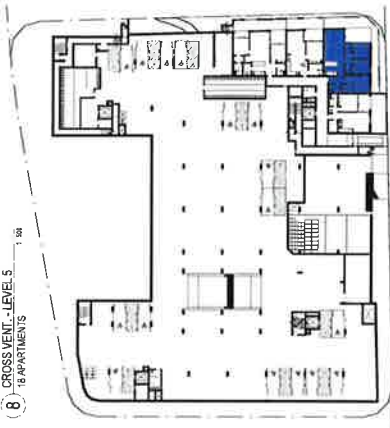
4 CROSS VENT - LEVEL 1
 18 APARTMENTS



3 CROSS VENT - GROUND
 18 APARTMENTS



2 CROSS VENT - LOWER GROUND 1
 4 APARTMENTS



1 CROSS VENT - LOWER GROUND 2
 2 APARTMENTS

Scale
 1: 500 @A1
 DA2-905 5

NATURAL VENTILATION ANALYSIS

Project
 MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT 40 657 481 VICTORIA ROAD
 45 WAVER ROAD
 MELROSE PARK, NSW
 2114
 Phs. No. 19912

AJ+C
 Architecture
 79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
 Ph +61 2 8511 9222 F +61 2 8311 8200
 ABA 55 003 742 250

PAYCE
 Payce Consolidated Limited

Client
 Payce Consolidated Limited

Author
 Anir Girgis

Check
 Anir Girgis

Approval
 Anir Girgis

Revision
 1: 500 @A1
 DA2-905 5

NOT FOR CONSTRUCTION

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GROSS FLOOR AREA (GFA)	
Level	Area

CORE 1	
GROUND	512.8 m ²
LEVEL 1	510.2 m ²
LEVEL 2	510.2 m ²
LEVEL 3	510.2 m ²
LEVEL 4	510.2 m ²
LEVEL 5	510.2 m ²
LEVEL 6	512.8 m ²
LEVEL 7	718.5 m ²
LEVEL 8	553.7 m ²
	4885.6 m ²

CORE 2	
GROUND	547.5 m ²
LEVEL 1	668.0 m ²
LEVEL 2	668.0 m ²
LEVEL 3	668.0 m ²
LEVEL 4	668.0 m ²
LEVEL 5	668.0 m ²
LEVEL 6	672.3 m ²
	4950.0 m ²

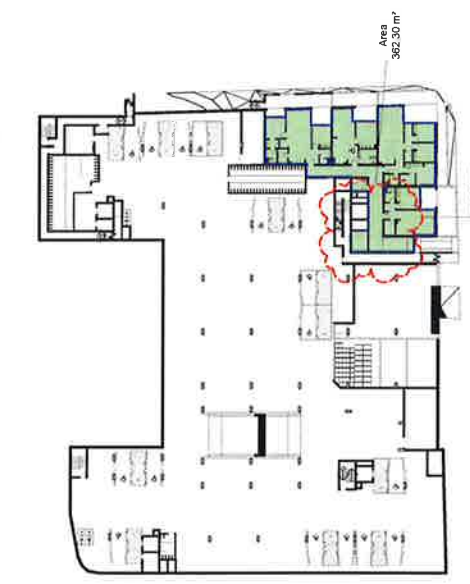
CORE 3	
LOWER GROUND 2	322.3 m ²
LOWER GROUND 1	715.0 m ²
GROUND	787.4 m ²
LEVEL 1	768.2 m ²
LEVEL 2	768.2 m ²
LEVEL 3	768.2 m ²
LEVEL 4	768.2 m ²
LEVEL 5	768.2 m ²
	5536.4 m ²

CORE 4	
LOWER GROUND 1	529.8 m ²
GROUND	534.8 m ²
LEVEL 1	535.8 m ²
LEVEL 2	535.8 m ²
LEVEL 3	535.8 m ²
LEVEL 4	535.8 m ²
LEVEL 5	535.8 m ²
LEVEL 6	550.8 m ²
	4344.6 m ²
GRAND TOTAL	19407.7 m ²



2 LOWER GROUND 1

4 LEVEL 15



1 LOWER GROUND 2

3 GROUND



Certificate no. 0003114930
 Assessor Name Anir Girgis
 Accreditation no. 20579
 Certificate date 29 August 2018
 Dwelling Address
 Victoria Road
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 2114
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DA2-910 5

GFA DIAGRAMS - 1

MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT A0 82-661 VICTORIA ROAD
 4-5 WAVER ROAD
 MELROSE PARK, NSW

AJ+C
 ARCHITECTS
 79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
 PH +61 2 8211 8222 FX +61 2 8211 8228
 AUST 55 000 782 250

PAYCE
 Payce Consolidated Limited



Drawn by: [blank]
 Checked by: [blank]
 Approved by: [blank]

Sheet 0005
 NOT FOR CONSTRUCTION



2 LEVEL 7



1 LEVEL 6



3 LEVEL 8



Certificate no. 0003114930
 Assessor Name: Amir Gligas
 Accreditation no. 20579
 Certificate date 29 August 2018
 Dwelling Address
 Victoria Road
 Melrose Park, NSW
 2114
www.easiers.gov.au



Scale 1: 400 @ A1
 Date DA2-911 5

Drawing Title
 GFA DIAGRAMS - 2

Project
 MELROSE PARK - VICTORIA ROAD
 SITE - STAGE 2 DA
 LOT 40/62/65 VICTORIA ROAD
 44 WAVER ROAD
 MELROSE PARK, NSW
 Prop No. 18012

Architect
AJ+C
 AUSTRALIA & CHINA
 79 MARK STREET CHERRYBROOK, NSW 2126 AUSTRALIA
 PH +61 2 9311 8222 FAX +61 2 9311 8200
 ABN 53 003 762 250

Client
PAYCE
 Payce Consolidated Limited



Version
 No. 1
 Date 10/08/2018
 Description
 10/08/2018
 10/08/2018
 10/08/2018

NOT FOR CONSTRUCTION

FINAL SITE AREA = 5410 m² (DEDUCTING LOCAL STREET - NSR-4)

ZONE	PERCENTAGE / AREA	AREA ACHIEVED
COMMUNAL	25 %	1947 m ²
OPEN SPACE	133 %	724 m ²
DEEP SOIL	7 %	394 m ²
CRITERIA	37 %	2014 m ²
DEEP SOIL	15 %	849 m ²
GUIDANCE	81 %	4397 m ²

COMMUNAL OPEN SPACE

53 % COMMUNAL OPEN SPACE WITH 2HRS SUN

DEEP SOIL > 3m

DEEP SOIL > 8m



Certificate no. 0003114930

Assessor Name Amir Giglis

Accreditation no. 20579

Certificate date: 29 August 2018

Dwelling Address: Victoria Road

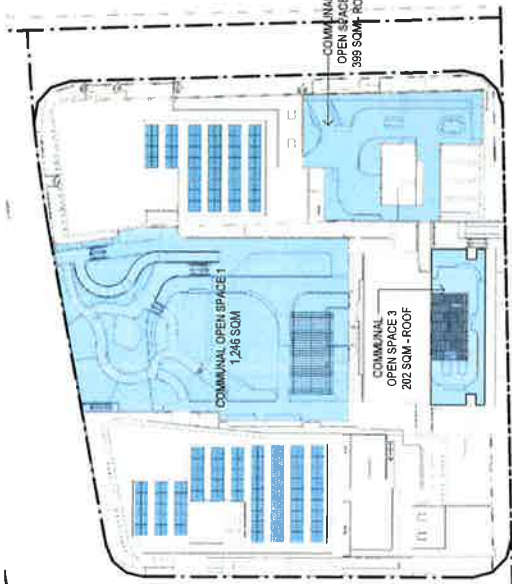
Melrose Park, NSW

2114

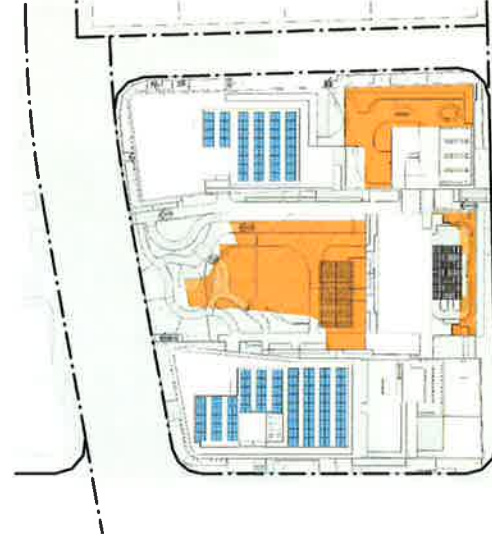
www.nabers.gov.au



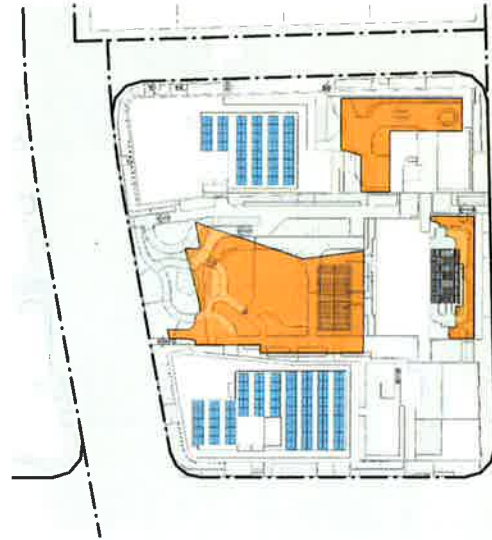
(2) DEEP SOIL PLANTING



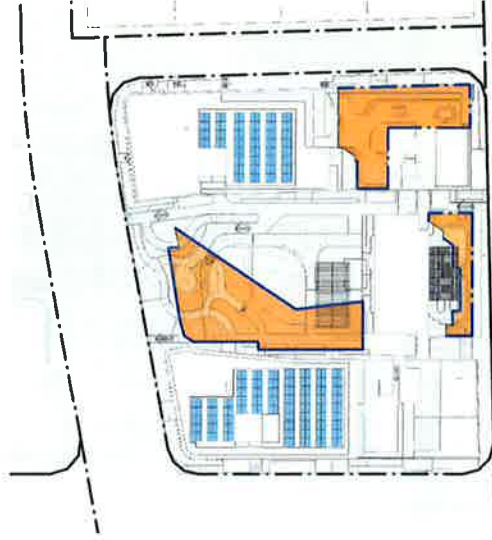
(1) COMMUNAL OPEN SPACE



(5) SOLAR ACCESS COMMUNAL OPEN SPACE 12:45 PM



(4) SOLAR ACCESS COMMUNAL OPEN SPACE 11:45 AM



(3) SOLAR ACCESS COMMUNAL OPEN SPACE 10:45 AM

DA2-912 5

SITE CALCULATION

MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA

LOT 40/42/46 VICTORIA ROAD
MELROSE PARK, NSW

AJ+C
ARCHITECTS

PAYCE
Payce Consolidated Limited

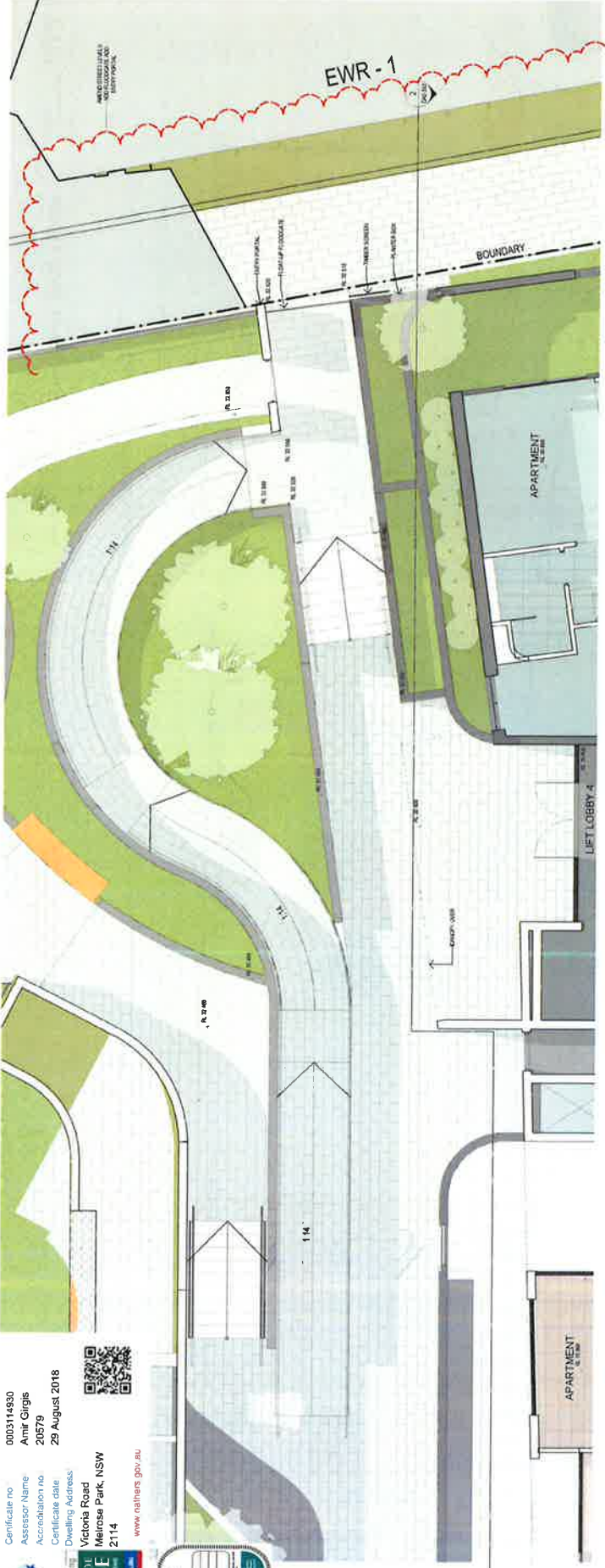
78 Myrtle Street, Chesham NSW 2068 AUSTRALIA
ph +61 2 8311 8222 fx +61 2 8311 8200
A/NZ 53 000 762 250

NOT FOR CONSTRUCTION

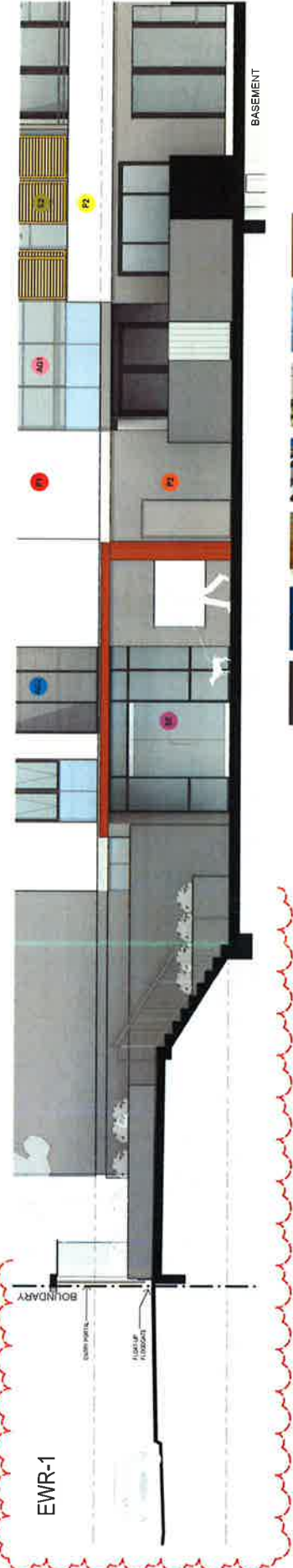
Certificate no.
0003114930
Assessor Name
Amir Giglis
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nathans.gov.au



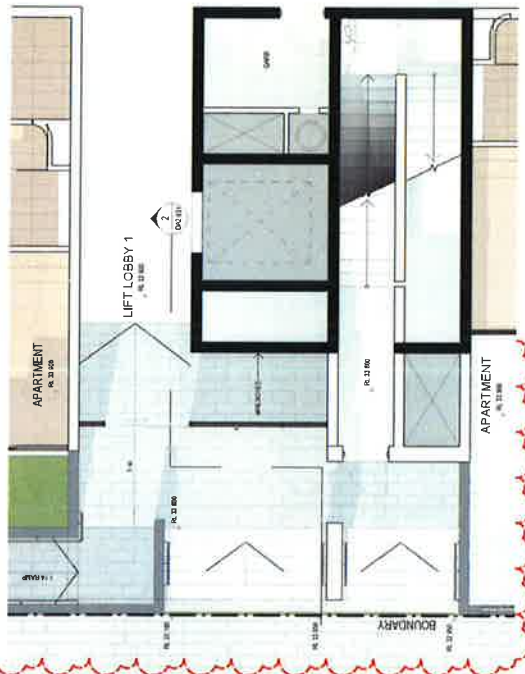
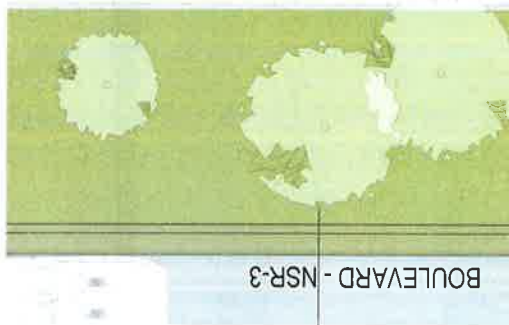
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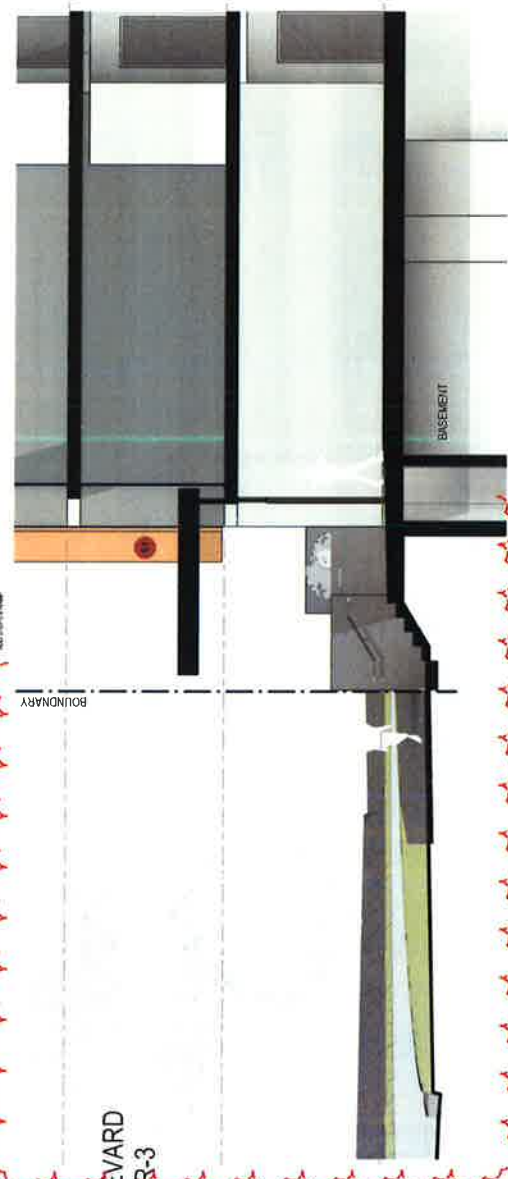
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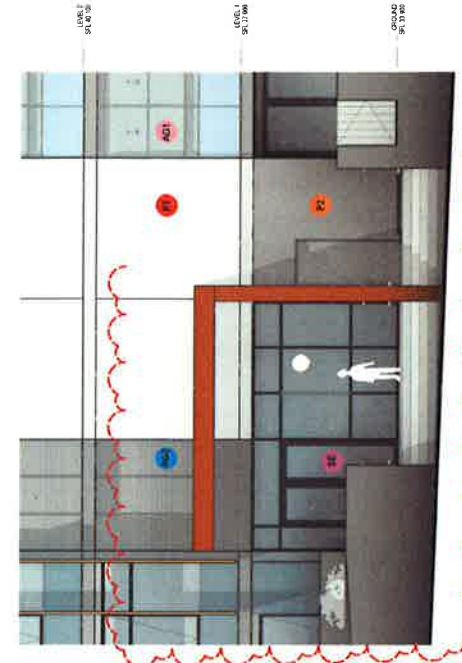
Project MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT AD 87/461 VICTORIA ROAD 4/8 WARRIOR ROAD MELROSE PARK, NSW Proj No. 18012	Client PAYCE Payce Consolidated Limited	Architect AJ+C AJ+C ARCHITECTS 79 Myrtle Street, Chippendale, NSW 2008 AUSTRALIA ph +61 2 9311 8022 fax +61 2 9311 8200 ABN 53 003 762 250	Scale As indicated @A1	Drawn DA2-930 4
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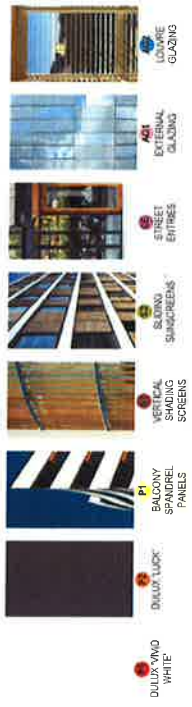
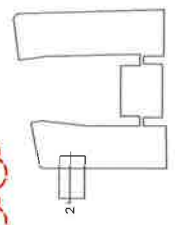
1 PLAN - LIFT LOBBY 1 ENTRY



2 SECTION - LIFT LOBBY 1 ENTRY



3 ELEVATION - LIFT LOBBY 1 ENTRY



Certificate no: 0003114530
 Assessor Name: Amir Grigis
 Accreditation no: 20579
 Certificate date: 29 August 2018

7.5
 Average star rating

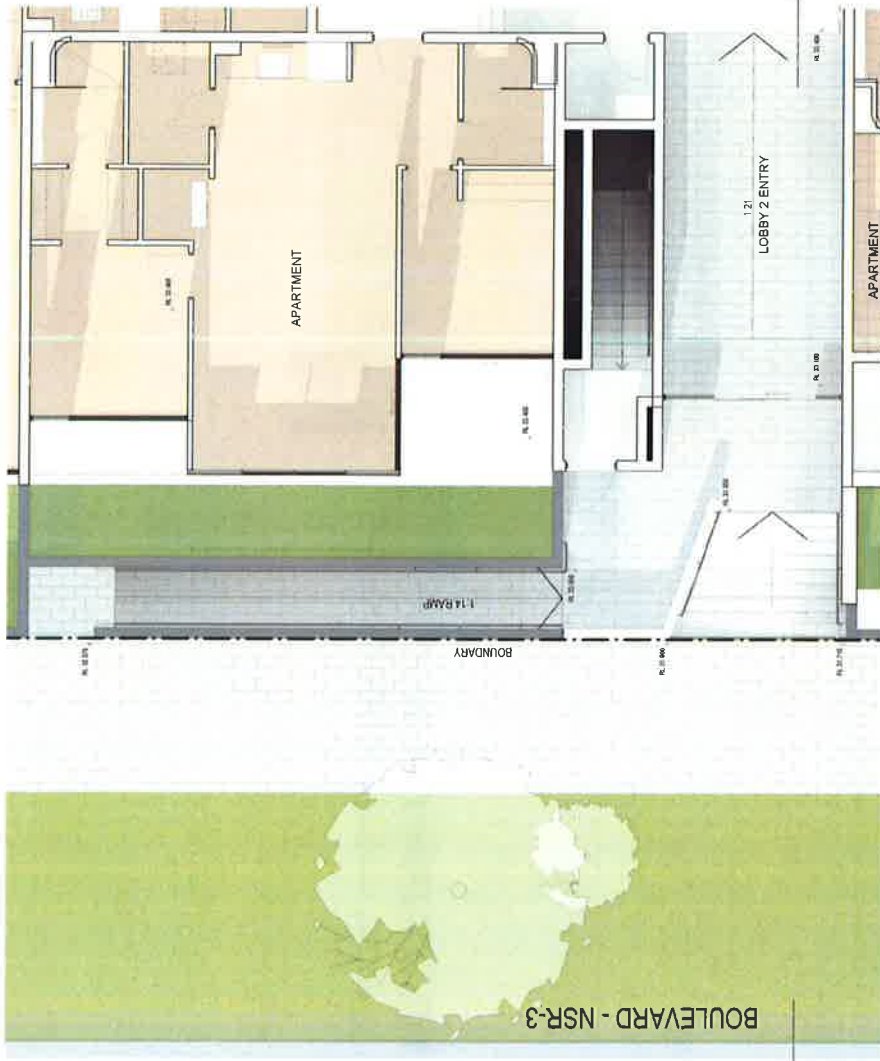
NATIONWIDE HOUSE
 www.nationwidehouse.com.au

Dwelling Address:
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 Melrose Park, NSW
 2114

www.nrlifers.gov.au



Project	MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 40/401-401 VICTORIA ROAD MELROSE PARK, NSW	Client	AJ+C 79 Wyde Street, Chesham NSW 2058 AUSTRALIA PH +61 2 9311 8222 FX +61 2 9311 8220 ABN 53 003 752 250	Architect	PAYCE Payce Consolidated Limited	Scale	As indicated @A1	Sheet No.	DAZ-931 4
Drawn by	NOT FOR CONSTRUCTION	Checked by		Approved by		Project No.		Sheet Title	

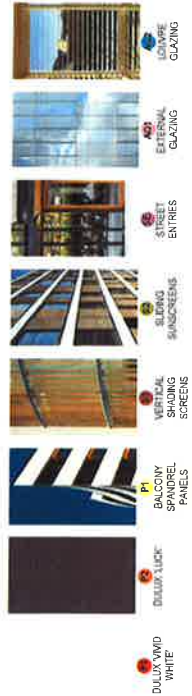


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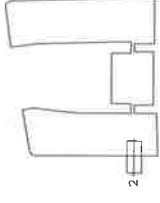


2 SECTION - LIFT LOBBY 2 ENTRY

3 ELEVATION - LIFT LOBBY 2 ENTRY



000314930
Amir Giglis
20579
29 August 2018
Certificate no:
Assessor Name:
Accreditation no:
Certificate date:
Dwelling Address:
Victoria Road
Melrose Park, NSW
2114
www.natiers.gov.au



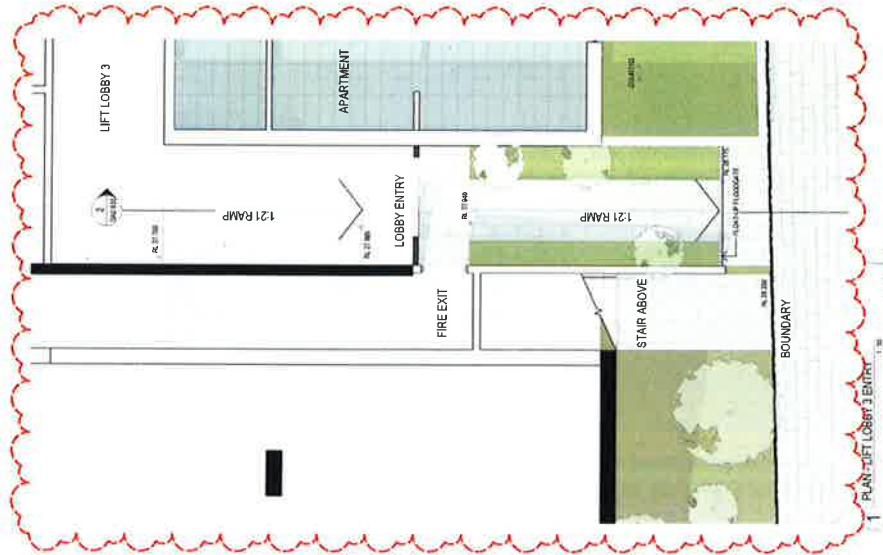
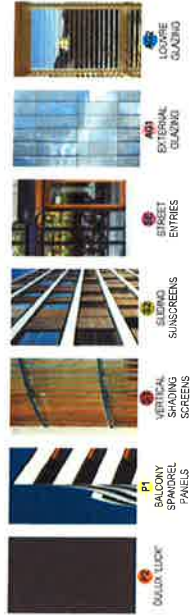
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MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 40 827 481 VICTORIA ROAD 46 WADE ROAD MELROSE PARK, NSW Fig No. 10012	As indicated @A1	DA2-932	4
PAYCE Payce Consolidated Limited	Drawing Title	LIFT LOBBY 2 ENTRY	
AJC AJC 79 Myrie Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 9322 fx +61 2 9311 9300 ABN 58 003 762 250	Client Name	NOT FOR CONSTRUCTION	

Certificate no.
0003114930
Assessor Name
Amir Giglis
Accreditation no.
20579
Certificate date
29 August 2018

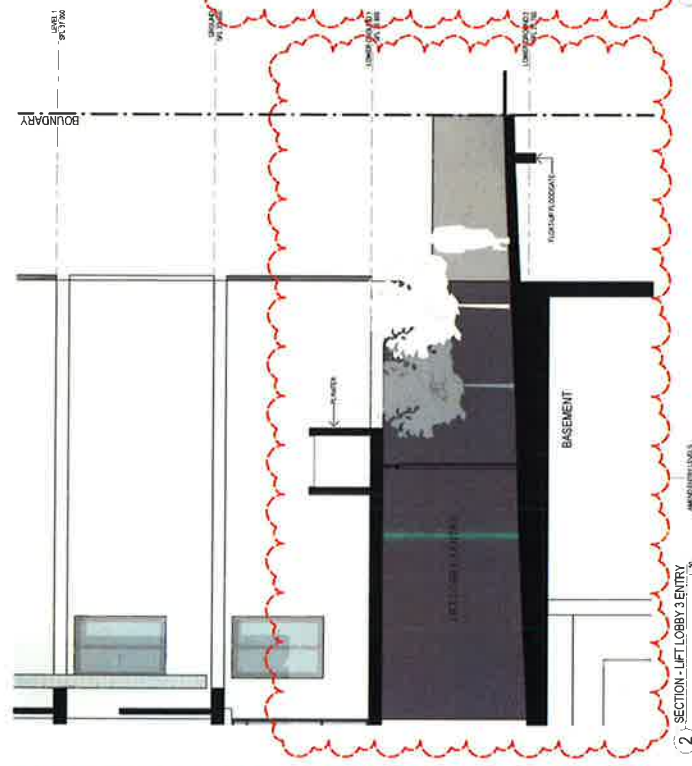


Dwelling Address
Victoria Road
Melrose Park, NSW
2114

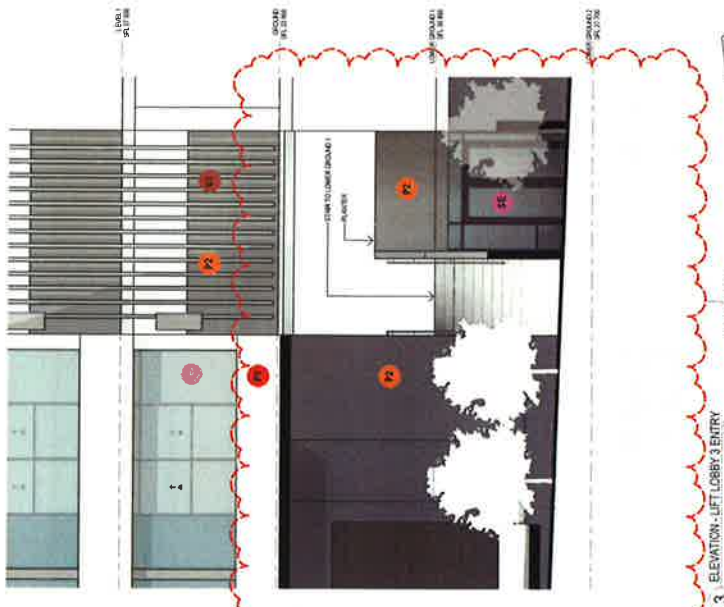
www.nathans.gov.au



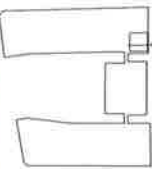
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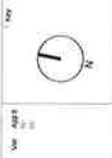
2 SECTION - LIFT LOBBY 3 ENTRY



3 ELEVATION - LIFT LOBBY 3 ENTRY



Revisions	Description
1	As Issued



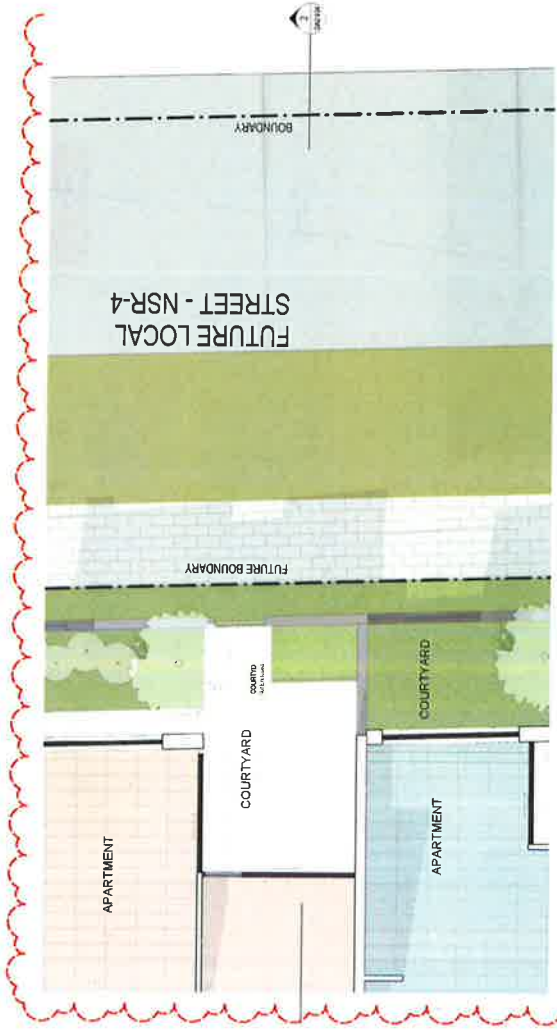
AJ+C
ARCHITECTS
79 Myrtle Street, Chippendale NSW 2008 AUSTRALIA
PH: 61 2 9311 8225 FX: 61 2 9311 5000
PJ: 61 2 9311 7220

Project
MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 40/65/66 VICTORIA ROAD
MELROSE PARK, NSW

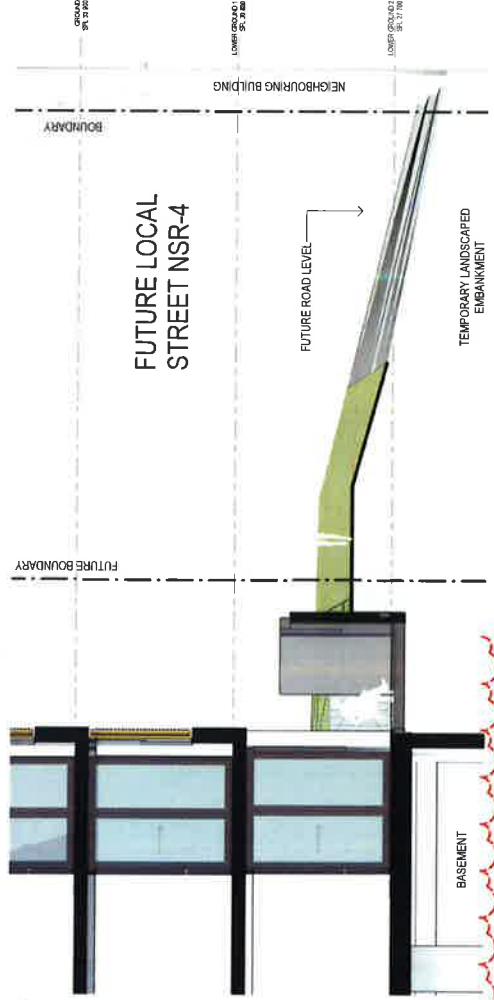
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LIFT LOBBY 3 ENTRY

Scale
As Indicated
@A1
Drawing No.
DA2-933
4

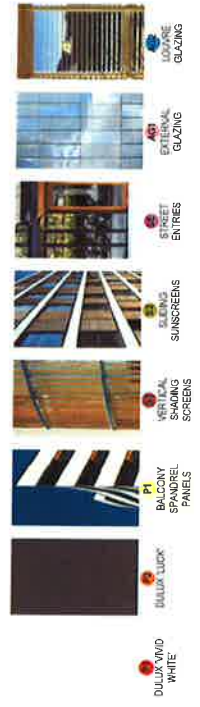
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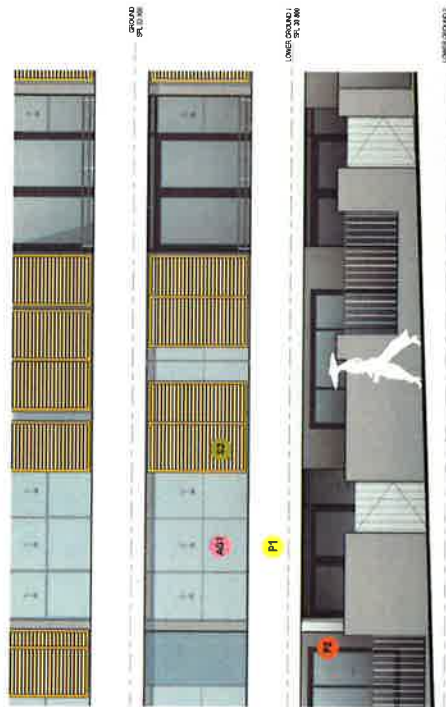
PLAN - COURTYARD DETAIL 2



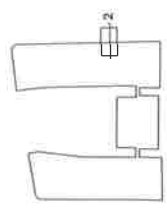
SECTION - COURTYARD DETAIL 2



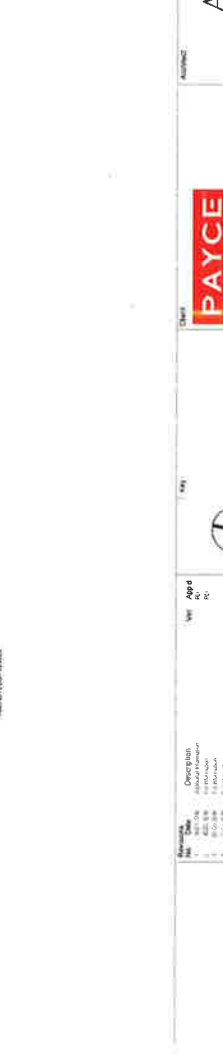
Certificate no.: 0003114930
 Assessor Name: Amir Girgis
 Accreditation no: 20579
 Certificate date: 29 August 2018
 7.5
 Navigative House
 Dwelling Address: Victoria Road, Melrose Park, NSW 2114
 www.nallheres.gov.au



ELEVATION - COURTYARD DETAIL 2



Project: MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT 40 667 481 VICTORIA ROAD 45 WARRIOR ROAD MELROSE PARK, NSW Page No. 18072	Client: PAYCE Payce Consolidated Limited	Architect: AJ+C AJ+C 79 Myrie Street, Chippendale NSW 2008 AUSTRALIA Ph: +61 2 8311 8222 Fax: +61 2 8311 8209 ABN: 53 003 762 250	Scale: As indicated @A1	Drawing No.: DA2-934 4
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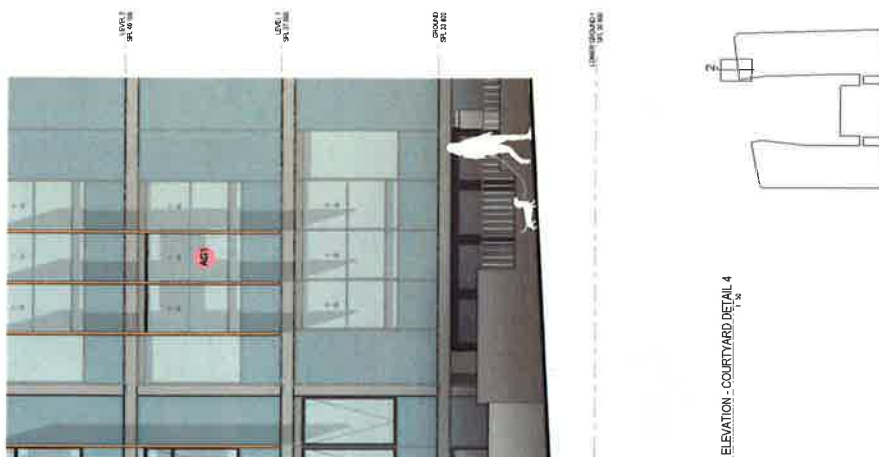
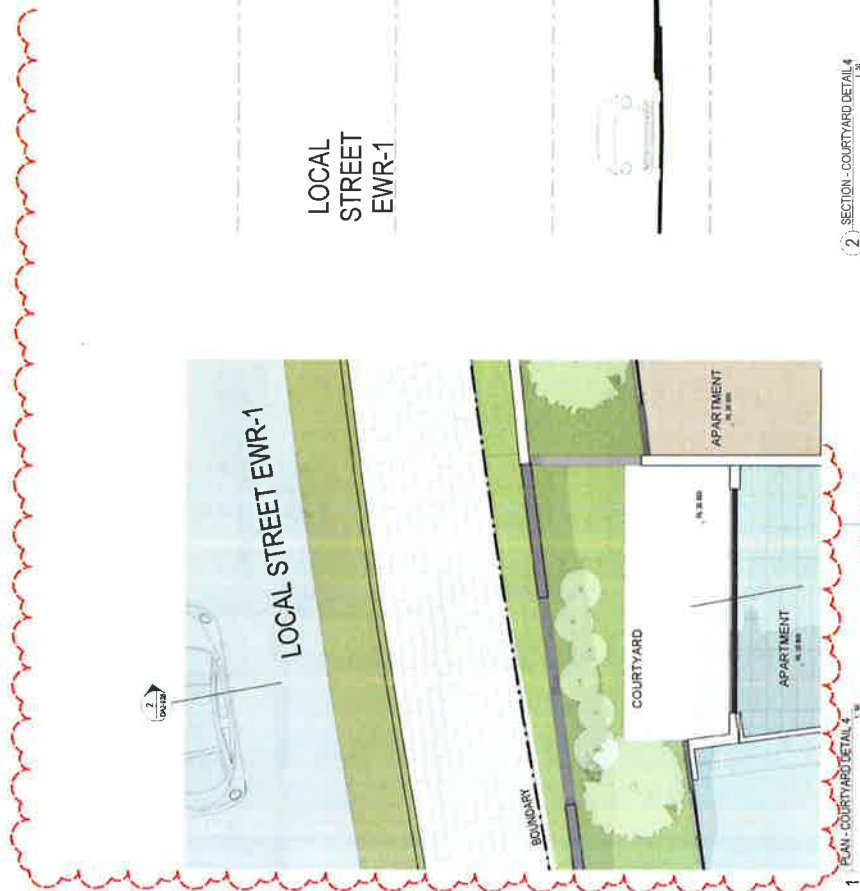


Certificate no.
0003114930
Assessor Name
Anir Giris
Accreditation no.
20579
Certificate date
29 August 2018



Dwelling Address
Victoria Road
Melrose Park, NSW
2114

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Project MELROSE PARK - VICTORIA ROAD SITE - STAGE 2 DA LOT AQ 557 481 VICTORIA ROAD MELROSE PARK, NSW PH 457 2 8311 9322 N - 457 2 8311 8200 ABN 55 503 742 250	Client PAYCE Payce Consolidated Limited	Architect AJ+C AJ+C ARCHITECTS 79 Myra Street, Chippendale NSW 2008 AUSTRALIA PH 457 2 8311 9322 N - 457 2 8311 8200 ABN 55 503 742 250	Drawing Title COURTYARD DETAIL 4	Scale As indicated @A1	Sheet Number DA2-936 4	Notes NOT FOR CONSTRUCTION
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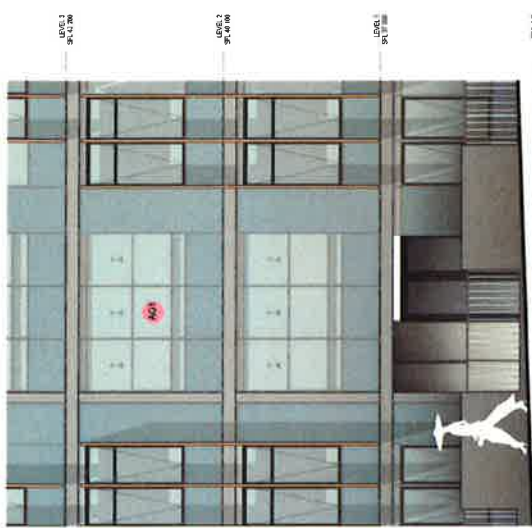
Certificate no.
000311493D
Assessor Name
Amy Grgis
Accreditation no.
20579
Certificate date
29 August 2018
Dwelling Address
Victoria Road
Melrose Park, NSW
2114
www.nathans.gov.au



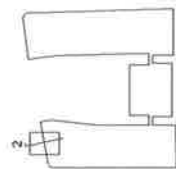
1 PLAN - COURTYARD DETAILS



2 SECTION - COURTYARD DETAIL 5



3 ELEVATION - COURTYARD DETAIL 5



Item	Description	Area	Unit	Value
1	APARTMENT	100.00	Sq. M	100.00
2	COURTYARD	100.00	Sq. M	100.00
3	APARTMENT	100.00	Sq. M	100.00



AJ+C
ARCHITECTS
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 8011 8227 fx +61 2 8011 8200
ABN 53 003 762 250

MELROSE PARK - VICTORIA ROAD
SITE - STAGE 2 DA
LOT 100-101 VICTORIA ROAD
45 WARRIOR ROAD
MELROSE PARK, NSW
Page No. 10072

Drawing Title
COURTYARD DETAIL 5
Drawing No.
DA2-937
Scale
As indicated
@A1

Sheet Status
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Page No. 10072

