ARCHITECTURAL DRAWING SET

ISSUE DATE: FEB 2018

DRAWING NO - DRAWING TITLE

7 LUXFORD ST

A000 - Cover Sheet

A001 - Location Plan

A002 - Site Photos

A003 - Survey

A004 - Site Plan

A005 - Site Analysis

A006 - Site Distance Analysis

A030 - Setback Diagram - L1 - 2

A031 - Setback Diagram - L3

A032 - Setback Diagram - L4 - 8

A040 - Demolition Plan

FLOOR PLANS

A090 - Basement Level 2

A091 - Basement Level 1

A100 - Ground Floor Plan

A101 - Level 1 Podium Plan

A102 - Level 2 Plan

A103 - Level 3 Plan

A104 - Level 4 Plan

A105 - Level 5 - 7 Typical Plan

A106 - Level 8 Typical Plan

A107 - Roof Terrace

A108 - Roof Plan

A150 - A153 Adaptable Units

A160 - A163 Silver Livable Units

ELEVATIONS

A200 - North West Elevation

A201 - South West Elevation (Inner Side)

A202 - North East Elevation (Inner Side)

A203 - South West Elevation

A204 - North East Elevation

A205 - South East Elevation

SECTIONS & DETAIL

A300 - Section AA

A310 - Ramp Section

DRAWING NO - DRAWING TITLE

DIAGRAM

A400 - Site Coverage Calculation

A401 - Communal Open Space

A402 - Soft Landscape Calculation

A403 - Deep Soil Calculation

A410 - On - Going Waste Management Plan

A415 - Construction Waste Management Plan

FSR CALCULATION

A500 - FSR Ground Floor

A501 - FSR Level 1 Podium

A502 - FSR Level 2 - 3

A503 - FSR Level 4

A504 - FSR Level 5 - 7 Typical

A505 - FSR Level 8 Typical

A510 - Area Schedule

SOLAR & SHADOW

A540 - Ventilation Diagram

A541 - A544 Solar Diagram

A545 - A546 Solar Compliance Diagram

A560 - A565 Shadow Diagram

PHOTOMONTAGE

A700 - A702 - View from Luxford St

A800 - Architectural Character

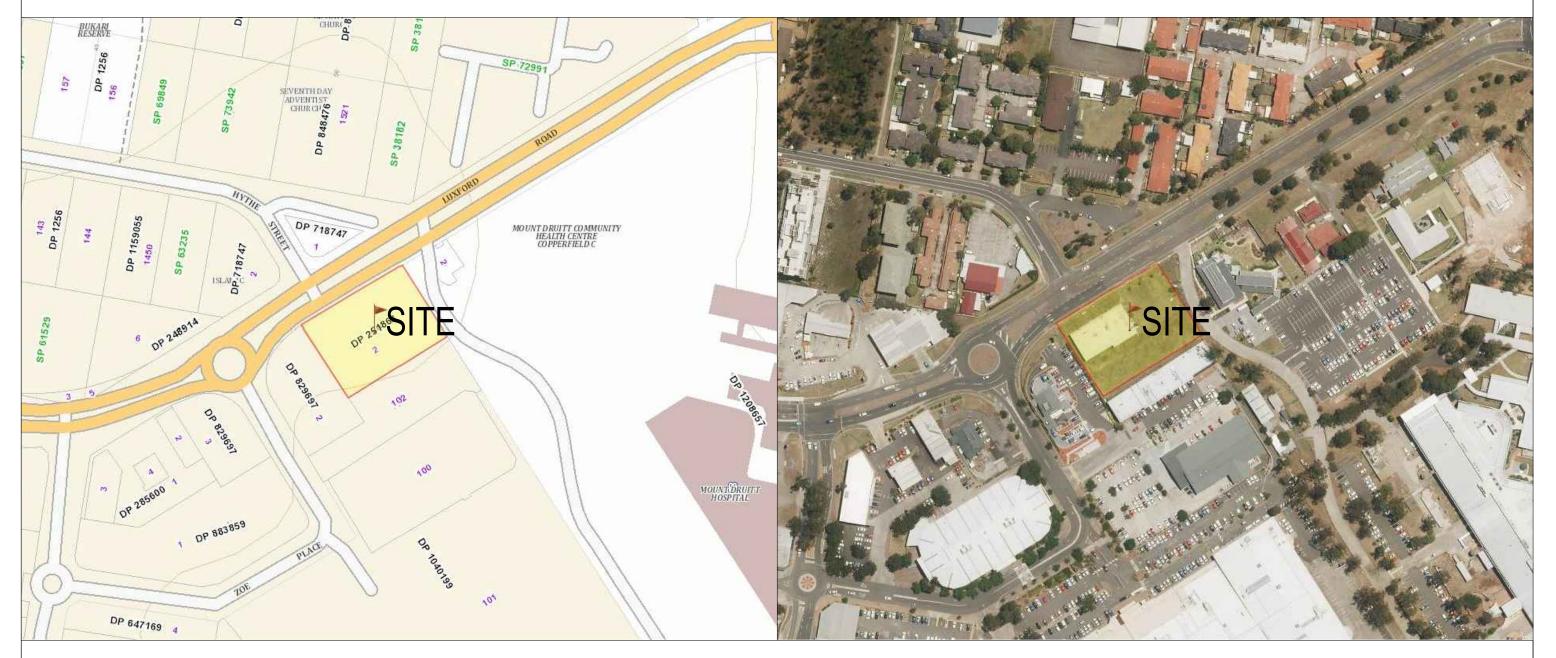
MATERIAL FINISHES

A850 - External Finishes



TÜÜXFORD ROAD, MOUNT DRUITT DEVELOPMENT APPLICATION





7 LUXFORD ROAD MOUNT DRUITT

LOCATION PLAN

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 201	7	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK	<u></u>	7 LUXFORD ROAD	⊗	©1992-2005
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		A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAIL					Land 2	Project address		Project no. 988 Drawing no. A001 Rev
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			OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT (C	ון				_			DA SUBMISSION



VIEW FROM EASTERN BOUNDARY

EASTERN CORNER FROM LUXFORD ROAD

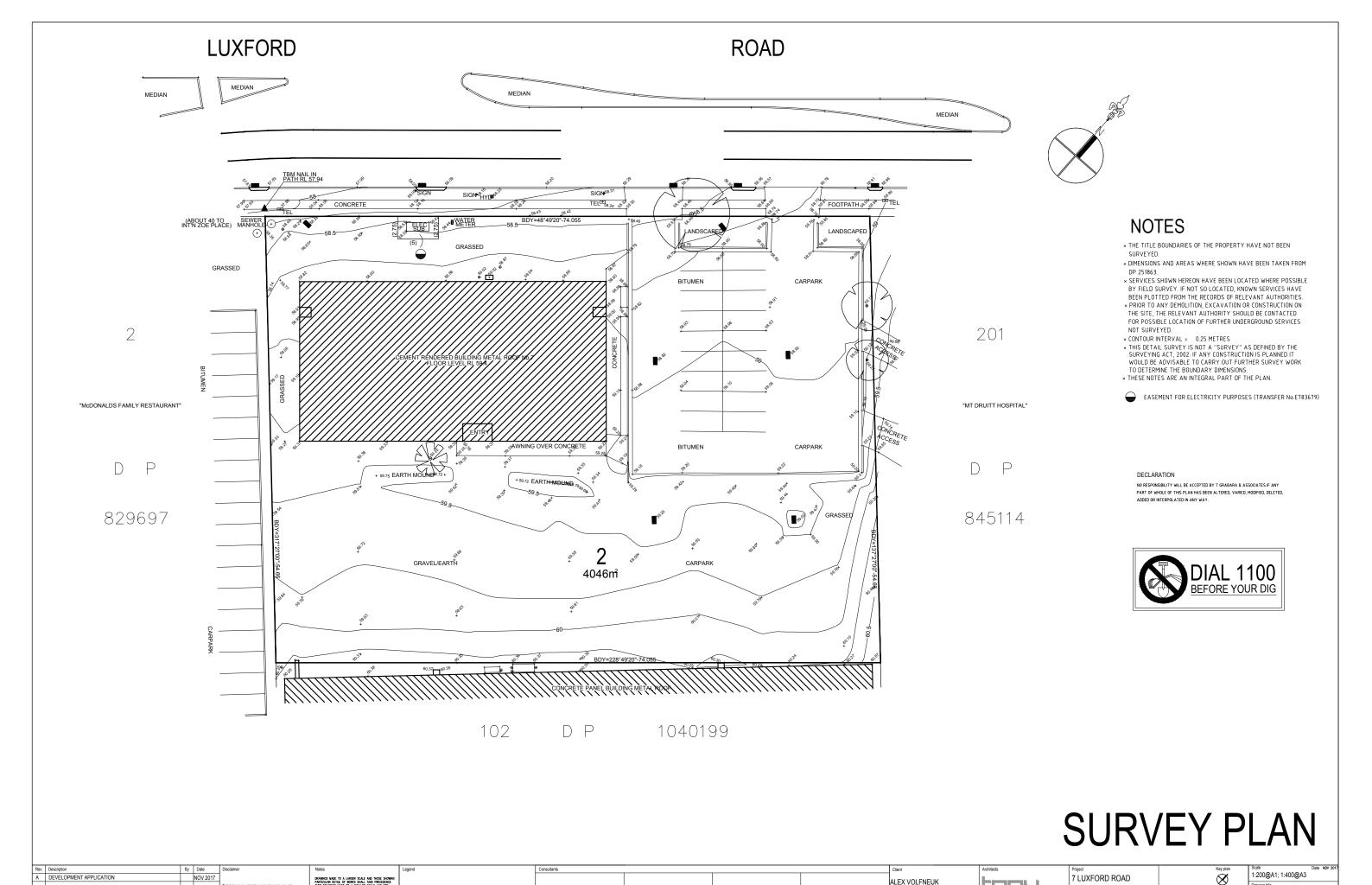


WESTERN CORNER FROM LUXFORD ROAD

VIEW FROM LUXFORD ROAD

SITE PHOTOS

Rev. Des	scription	Date	Disclaimer	Notes	Legend	Consultants		 Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 201 0 2.5 5 7.5 10 12.
A DE	EVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK		7 LUXFORD ROAD		©1992-3305
			"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				I VOLFNEUK				Drawing title
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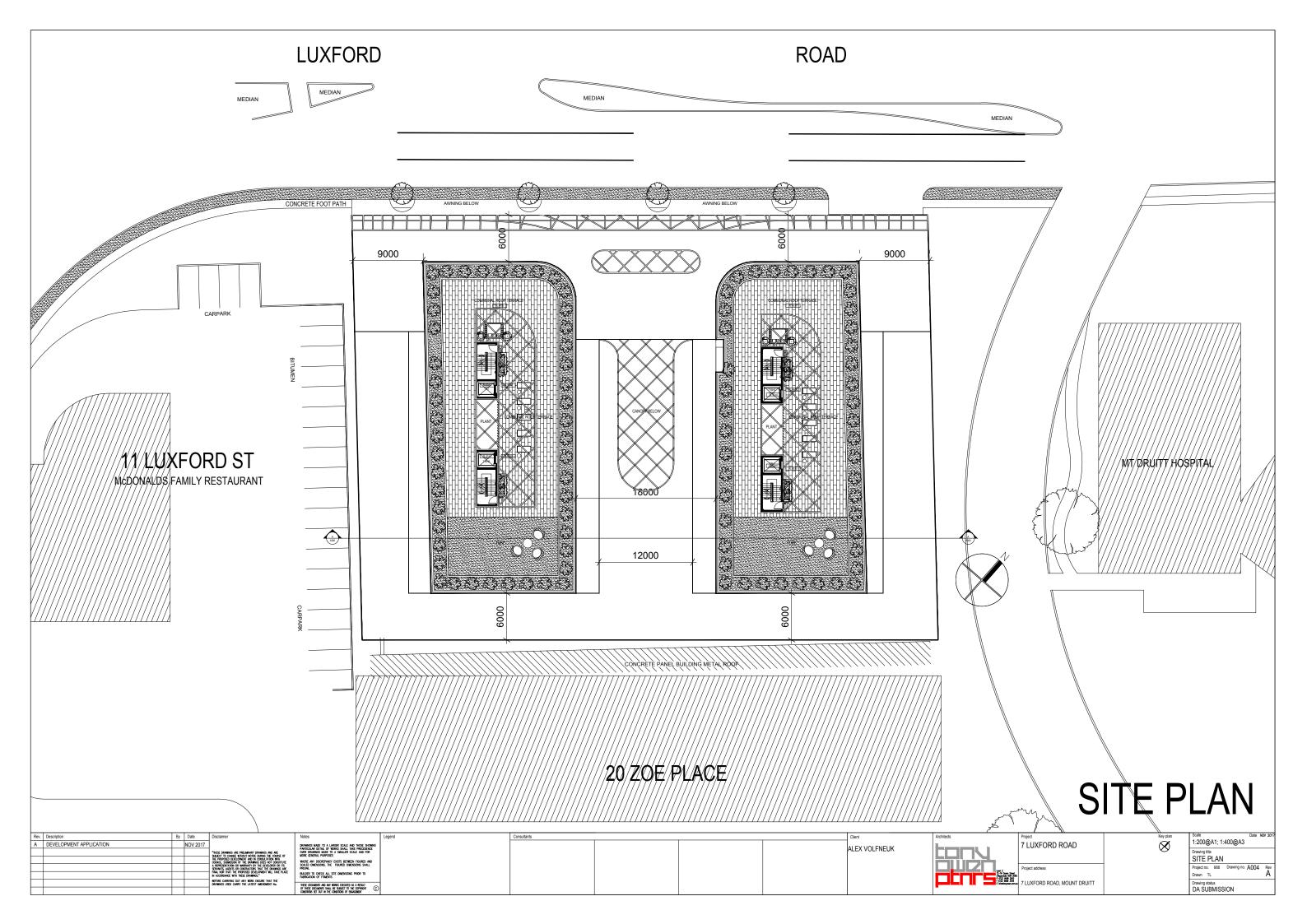


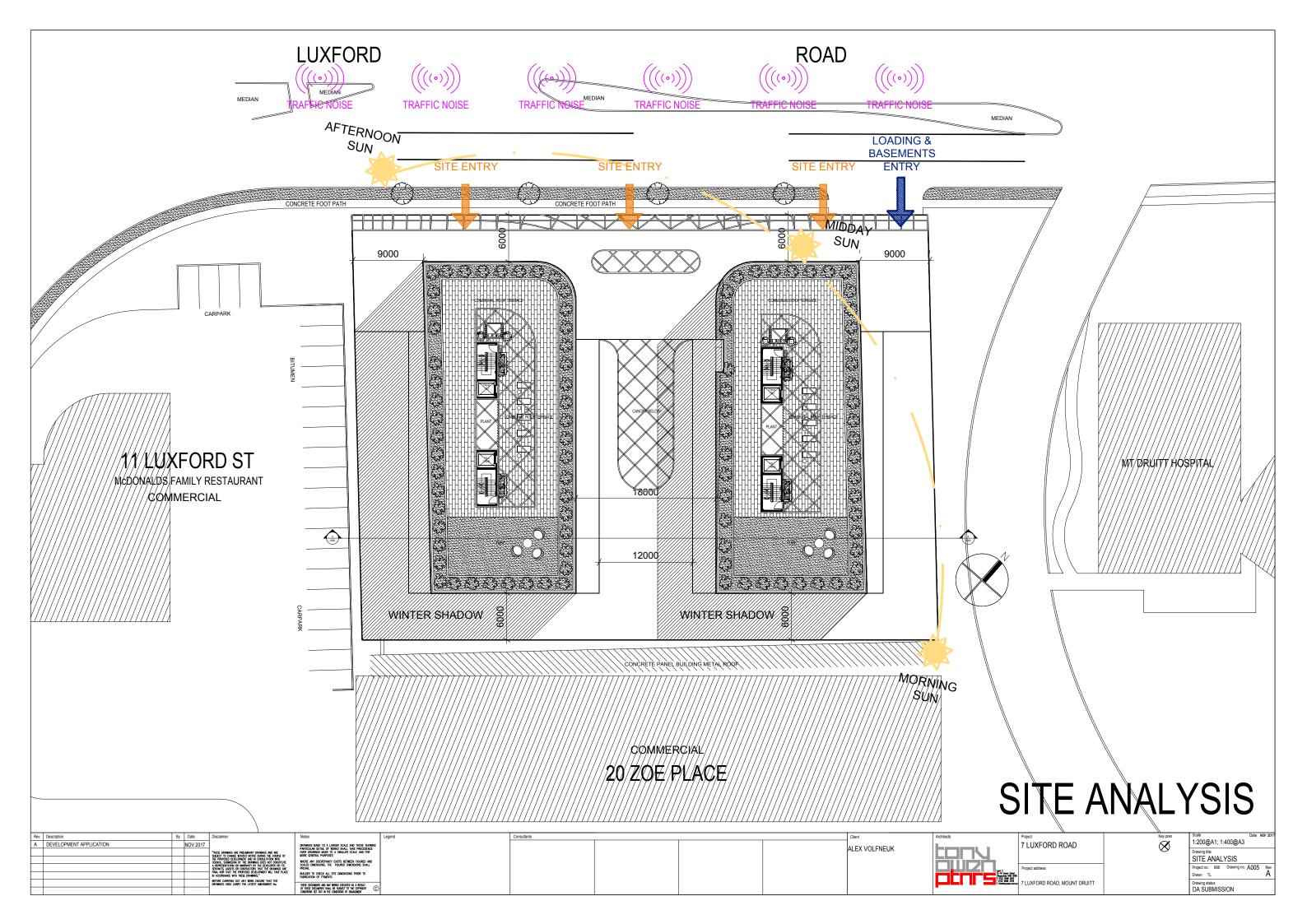
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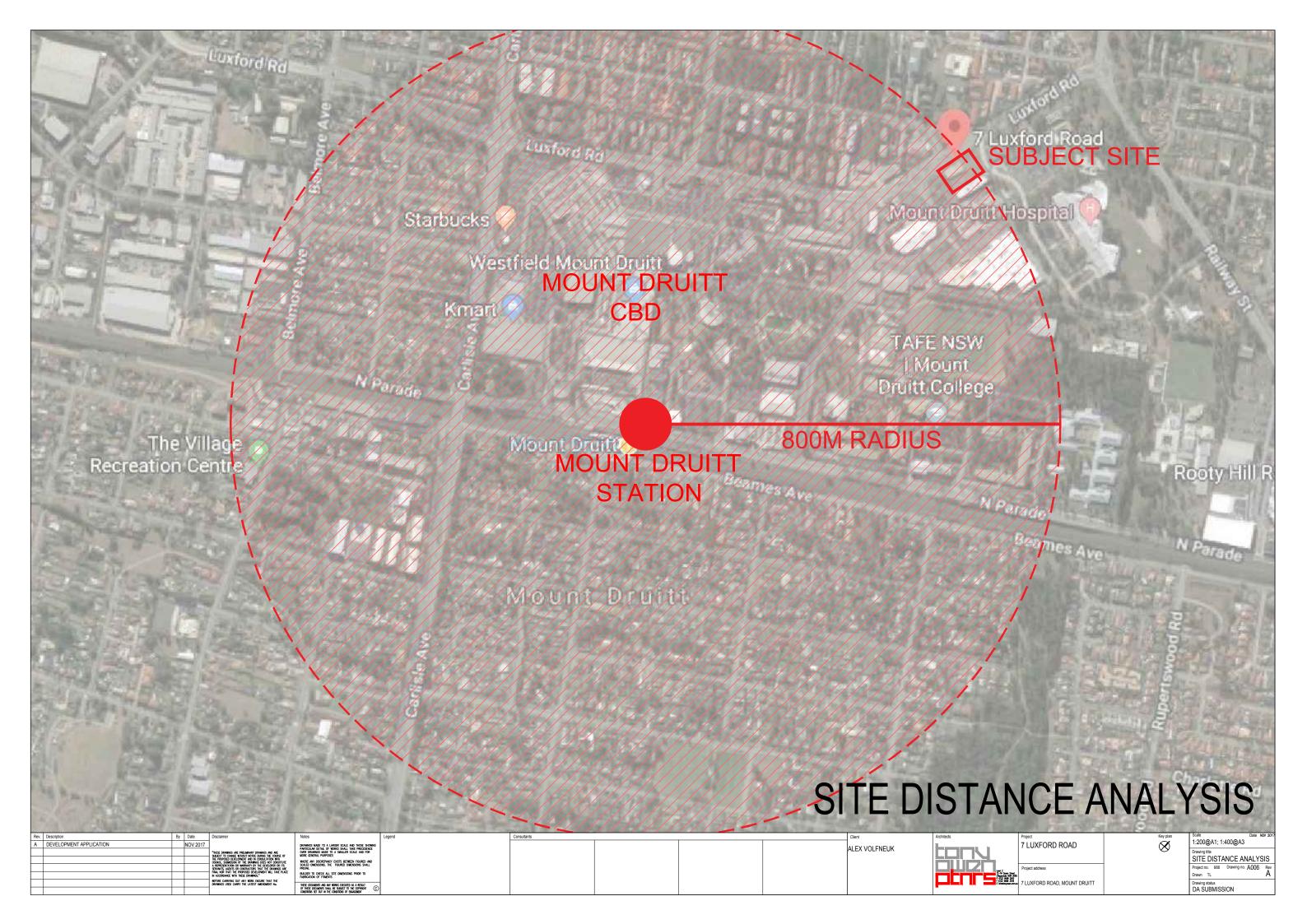
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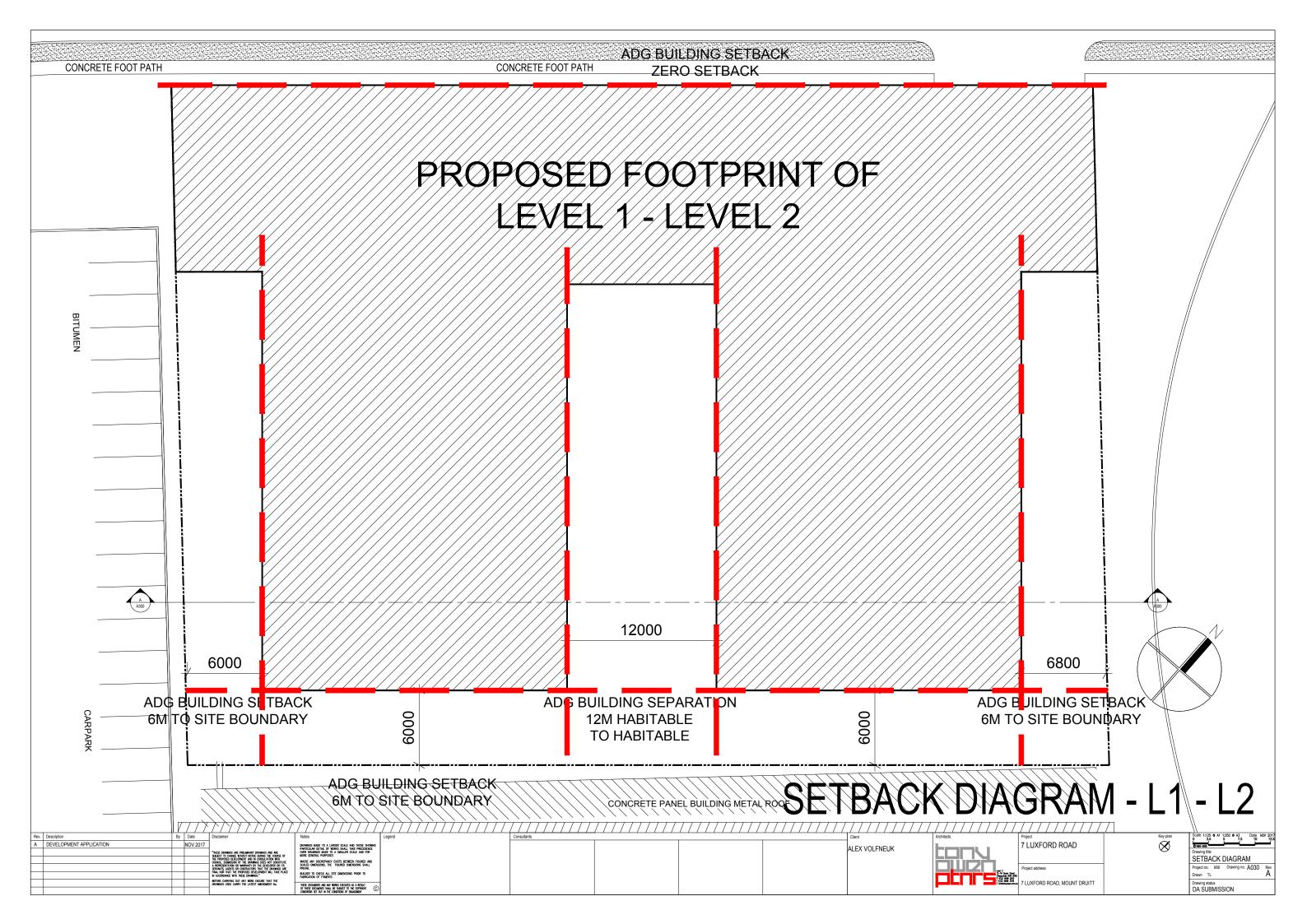
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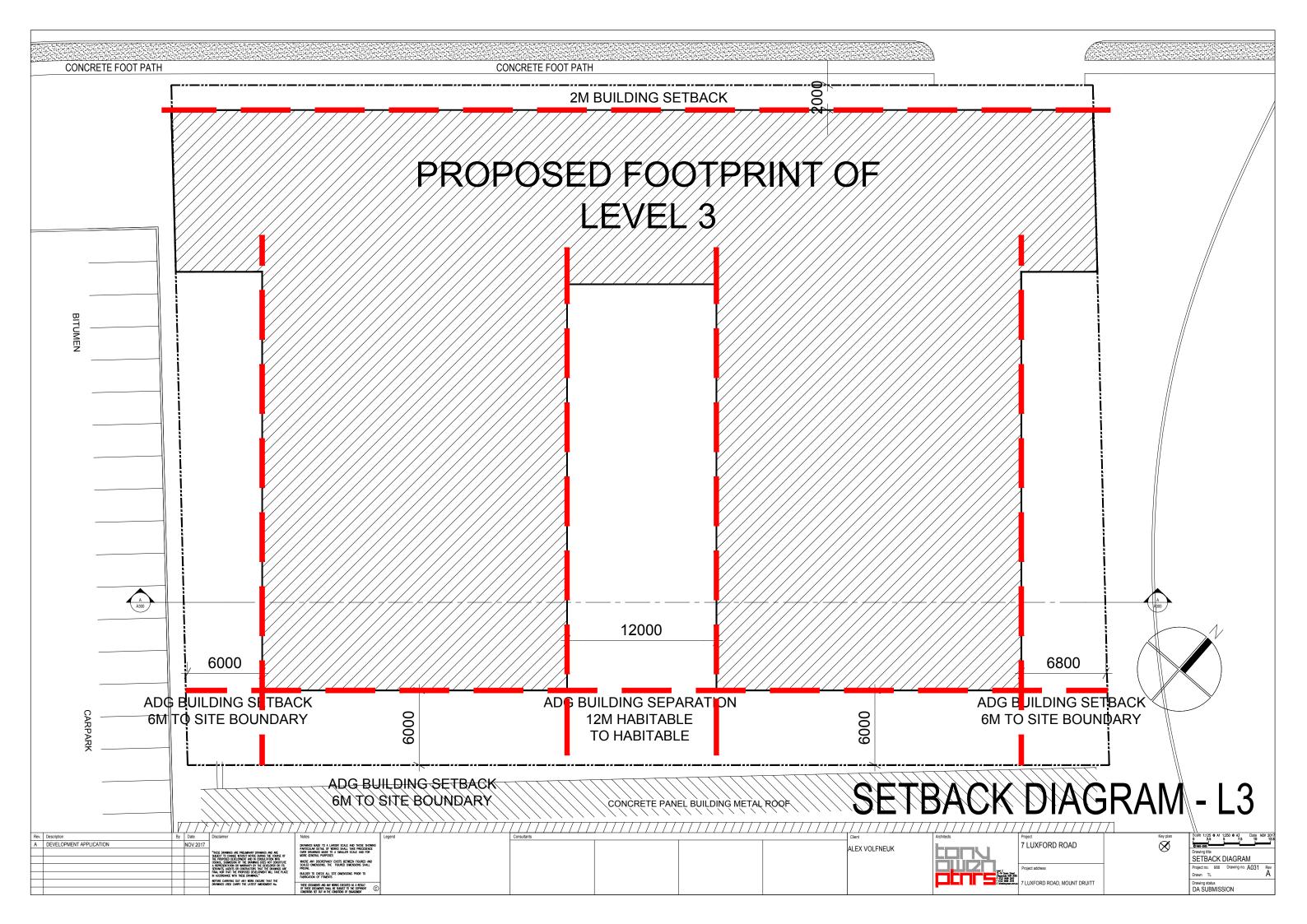
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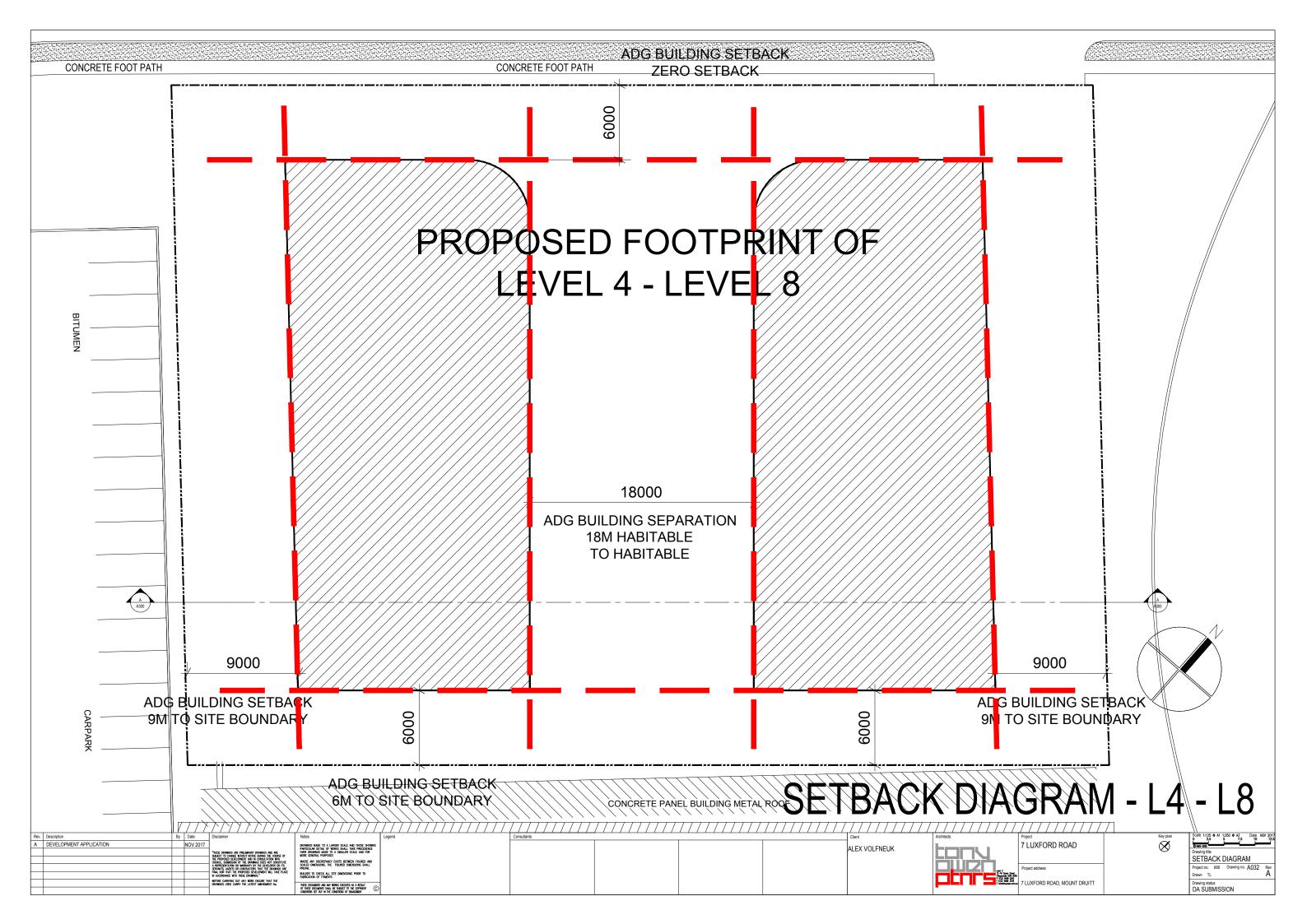


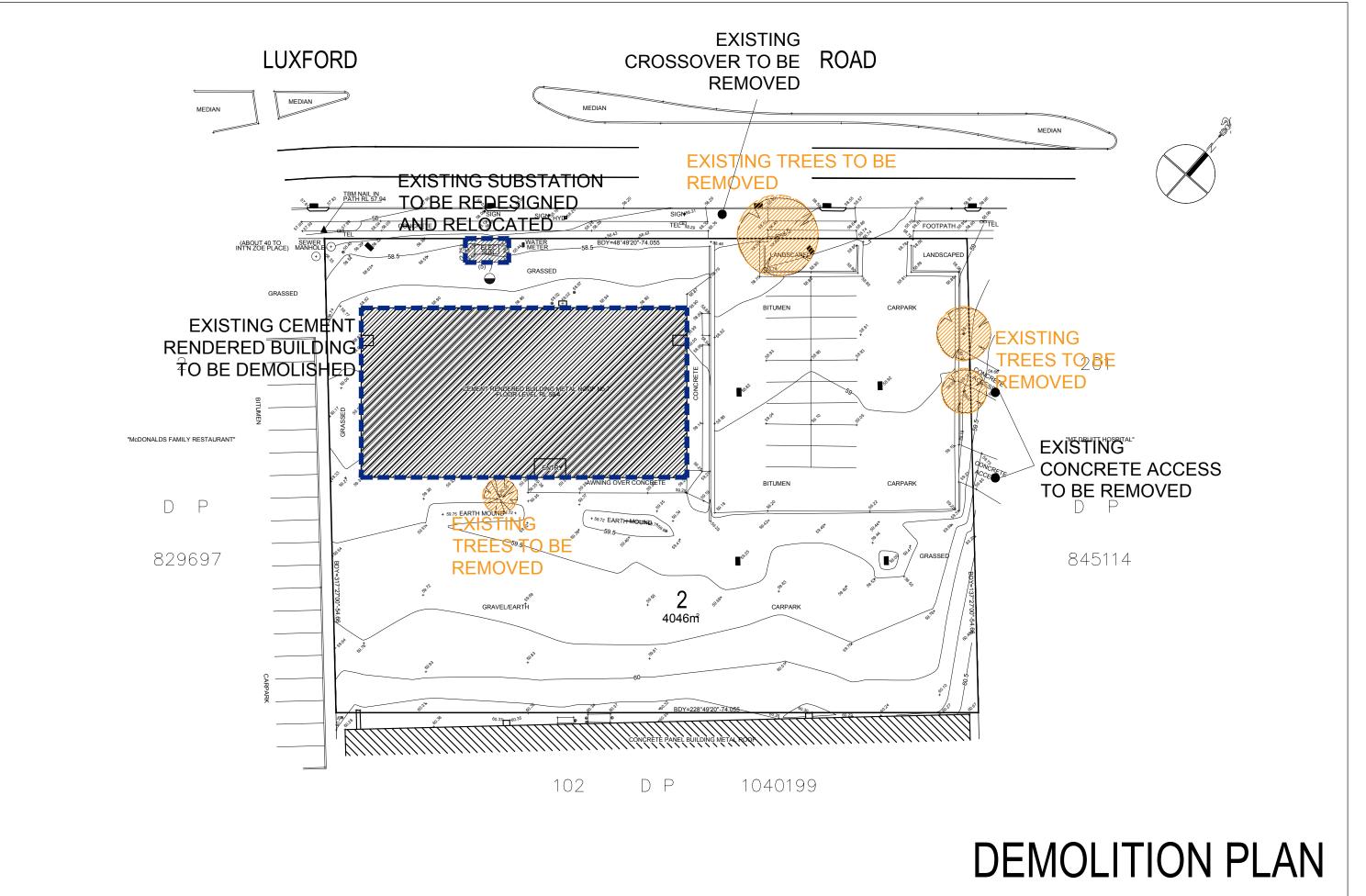




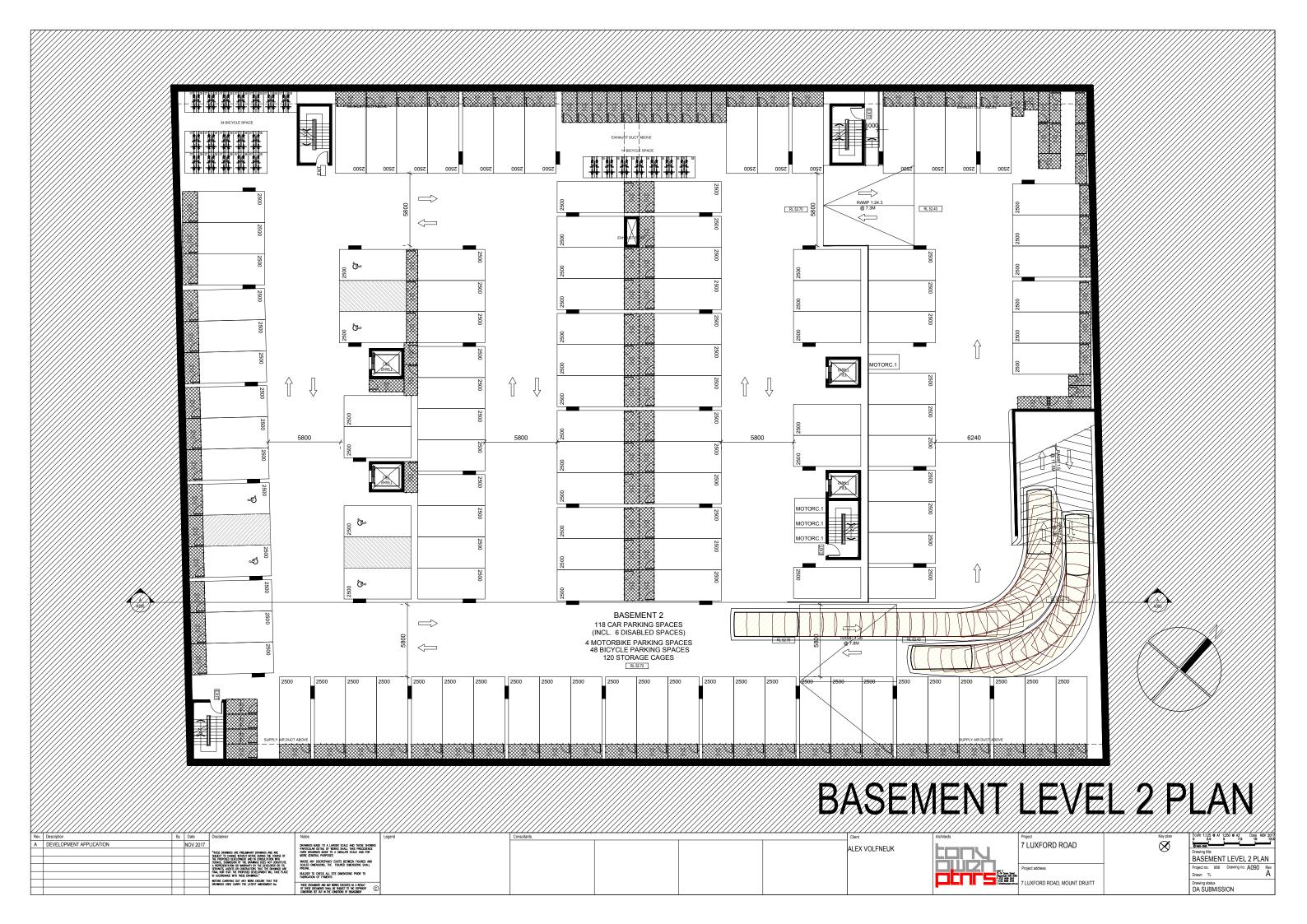


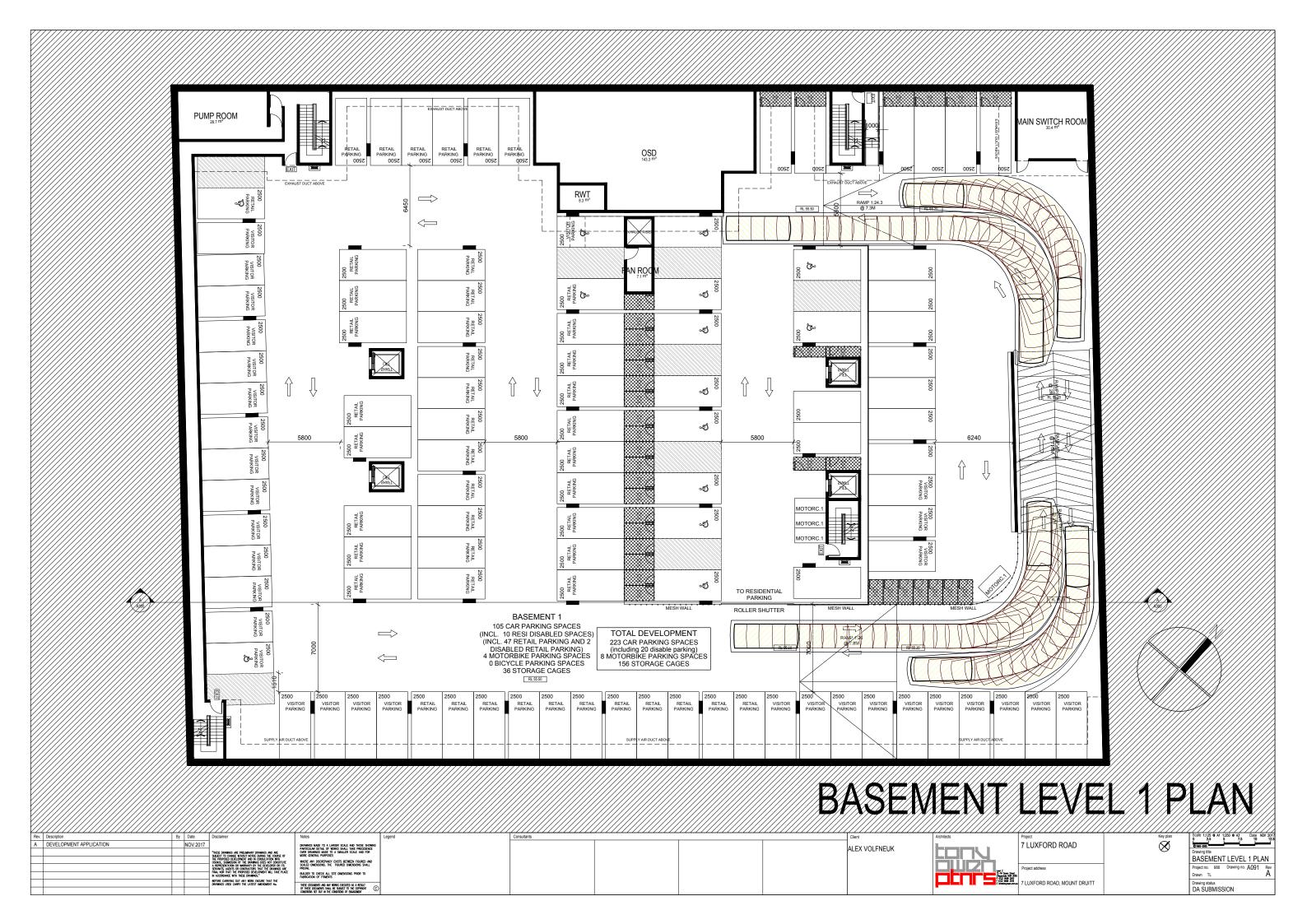


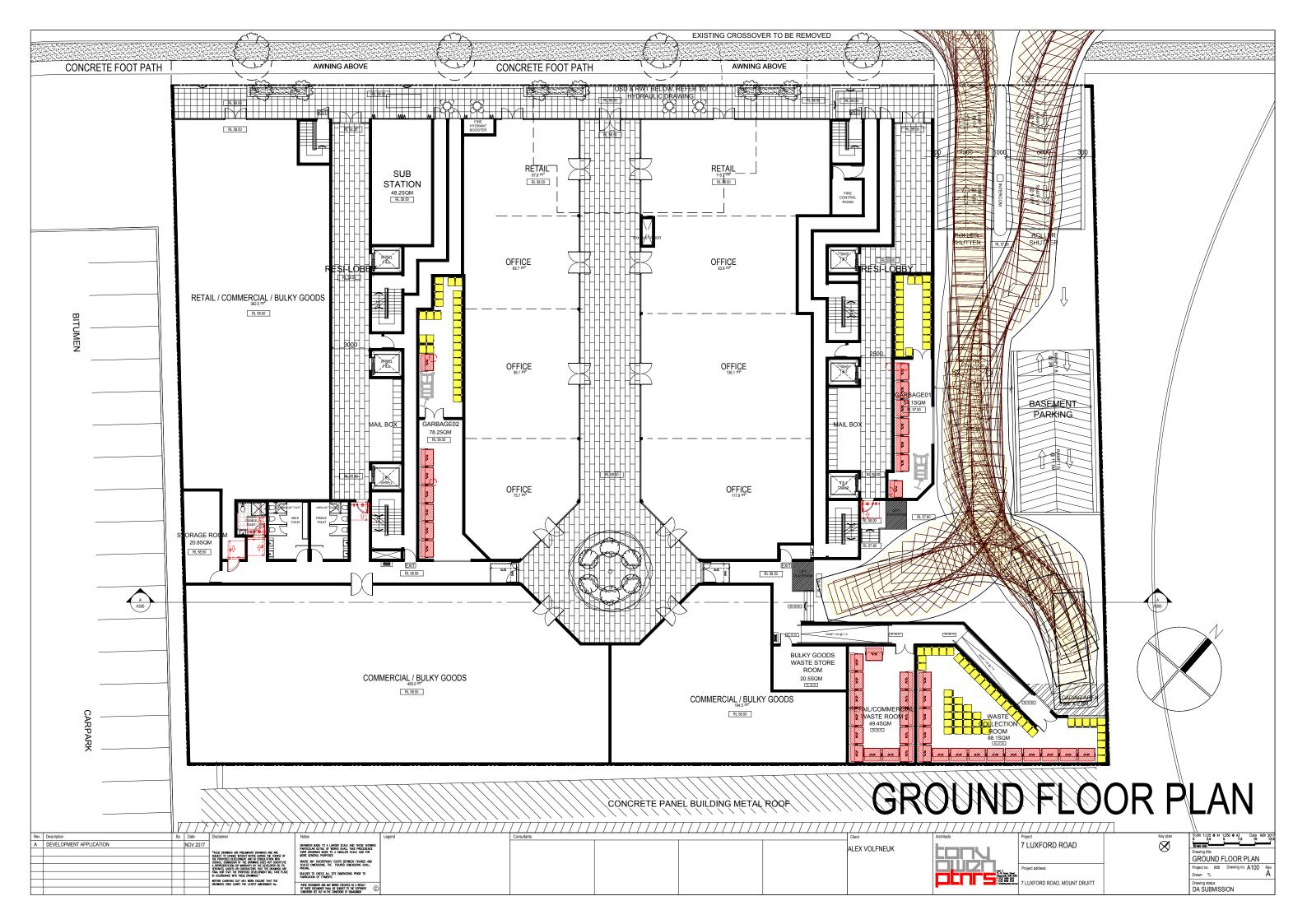


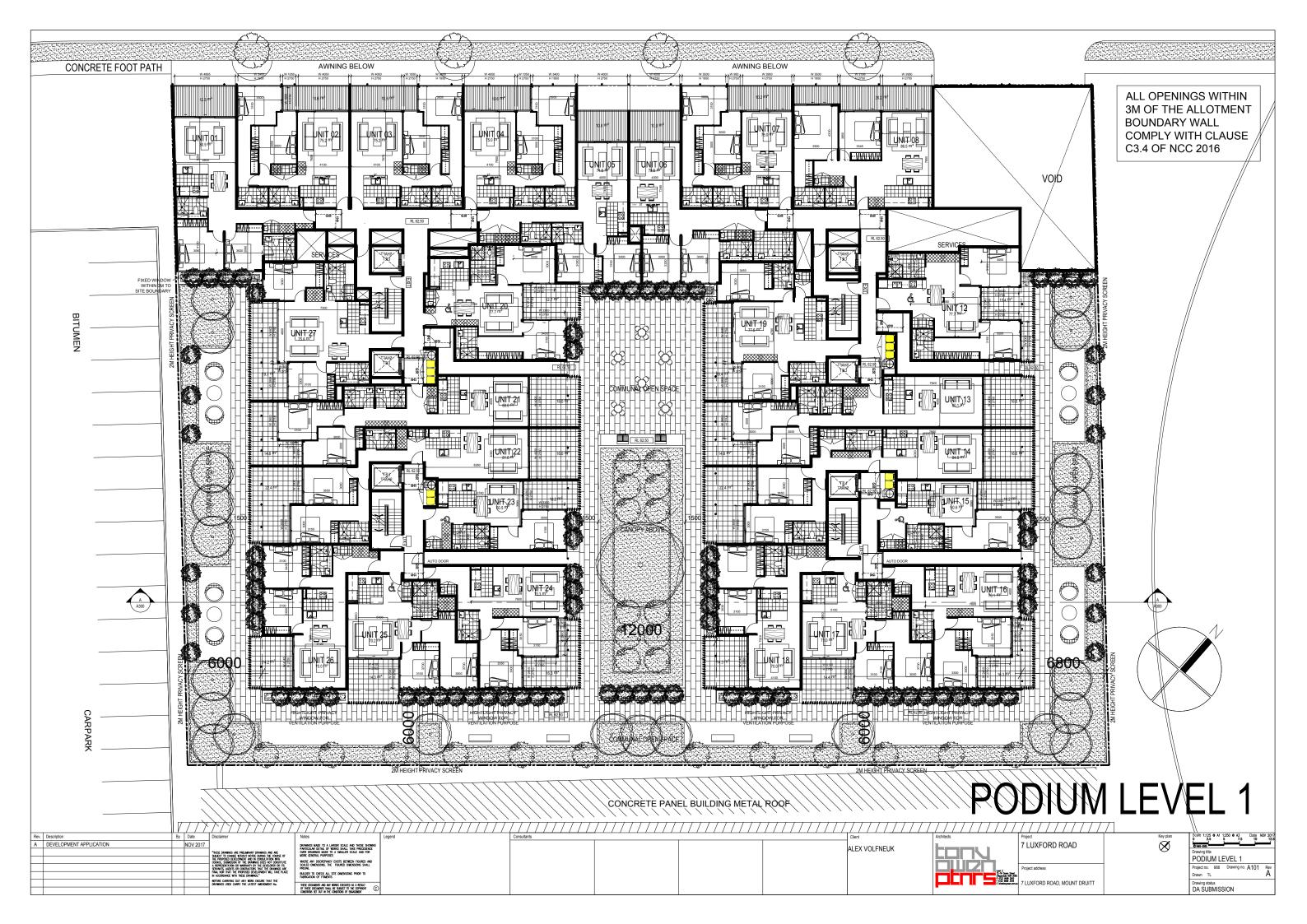


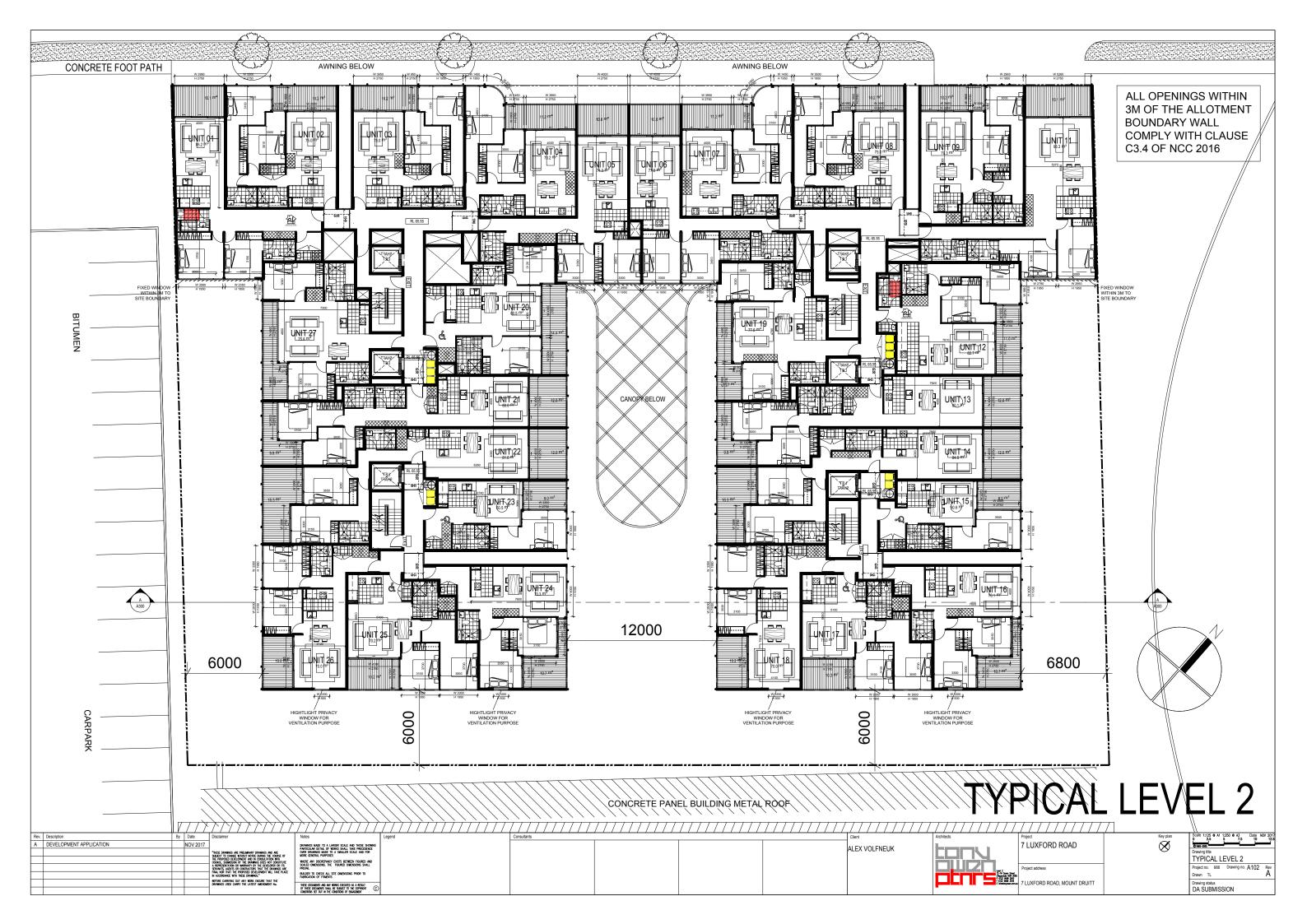
Re	. Description	By Date	Disclaimer	Notes	Legend	Consultants			Client	Architects	Project Key plan	Scale Date NOV 2017
Α	DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE					ALEX VOLFNEUK	<u></u>	7 LUXFORD ROAD	1:200@A1; 1:400@A3
			"THESE DRAWNGS ARE PRELIMINARY DRAWNGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES					ALEX VOLFNEUK			Drawing title
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			FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNOS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS						12-14 Quen Street Orlgownide Holl 2009 a 1572 goals 2009	i	Drawn TL A
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT						F 4122 9699 3078 E limbelonyswerusonus	7 LUXFORD ROAD, MOUNT DRUITT	Drawing status
			7	OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENCAGEMENT						_		DA SUBMISSION

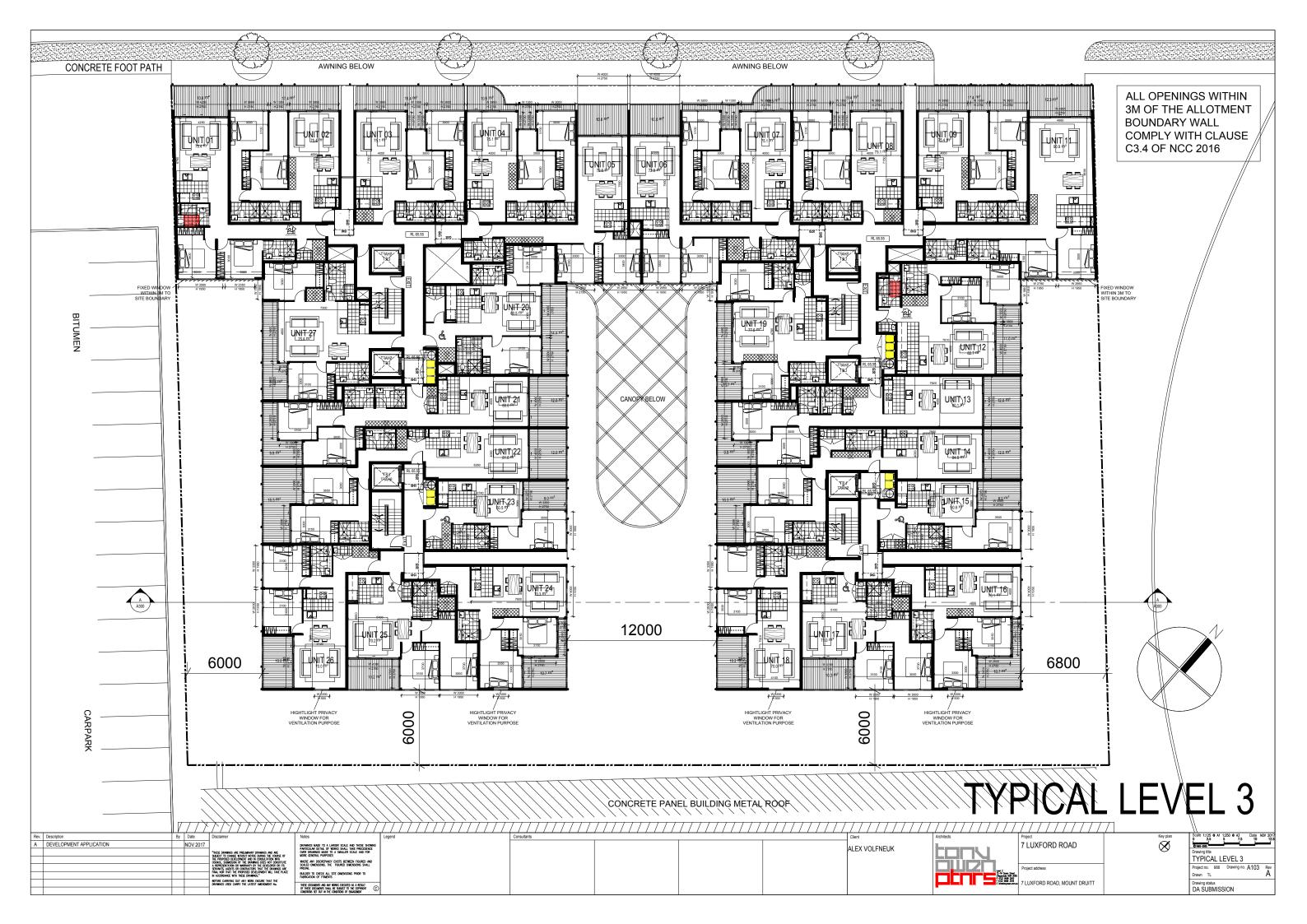


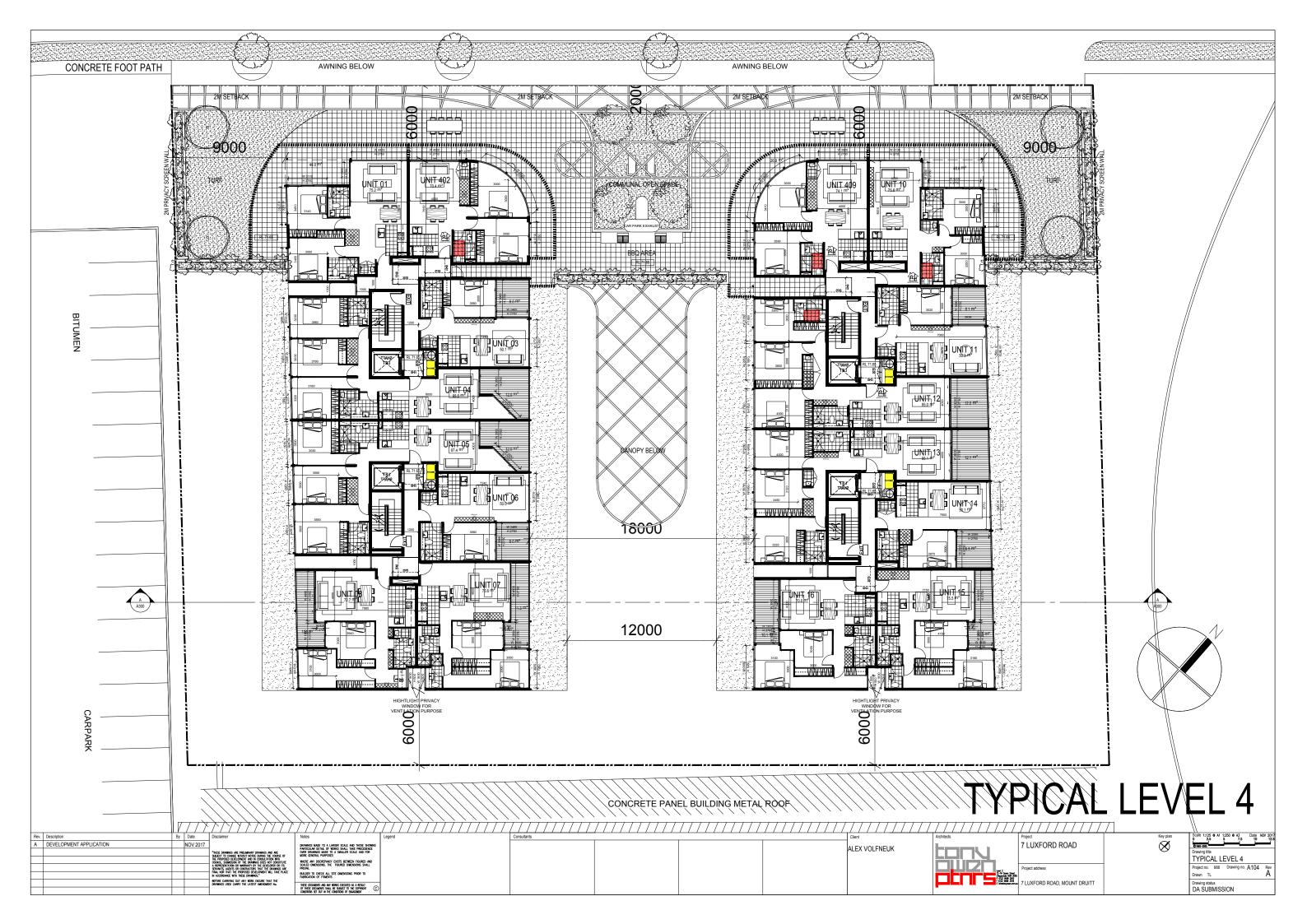


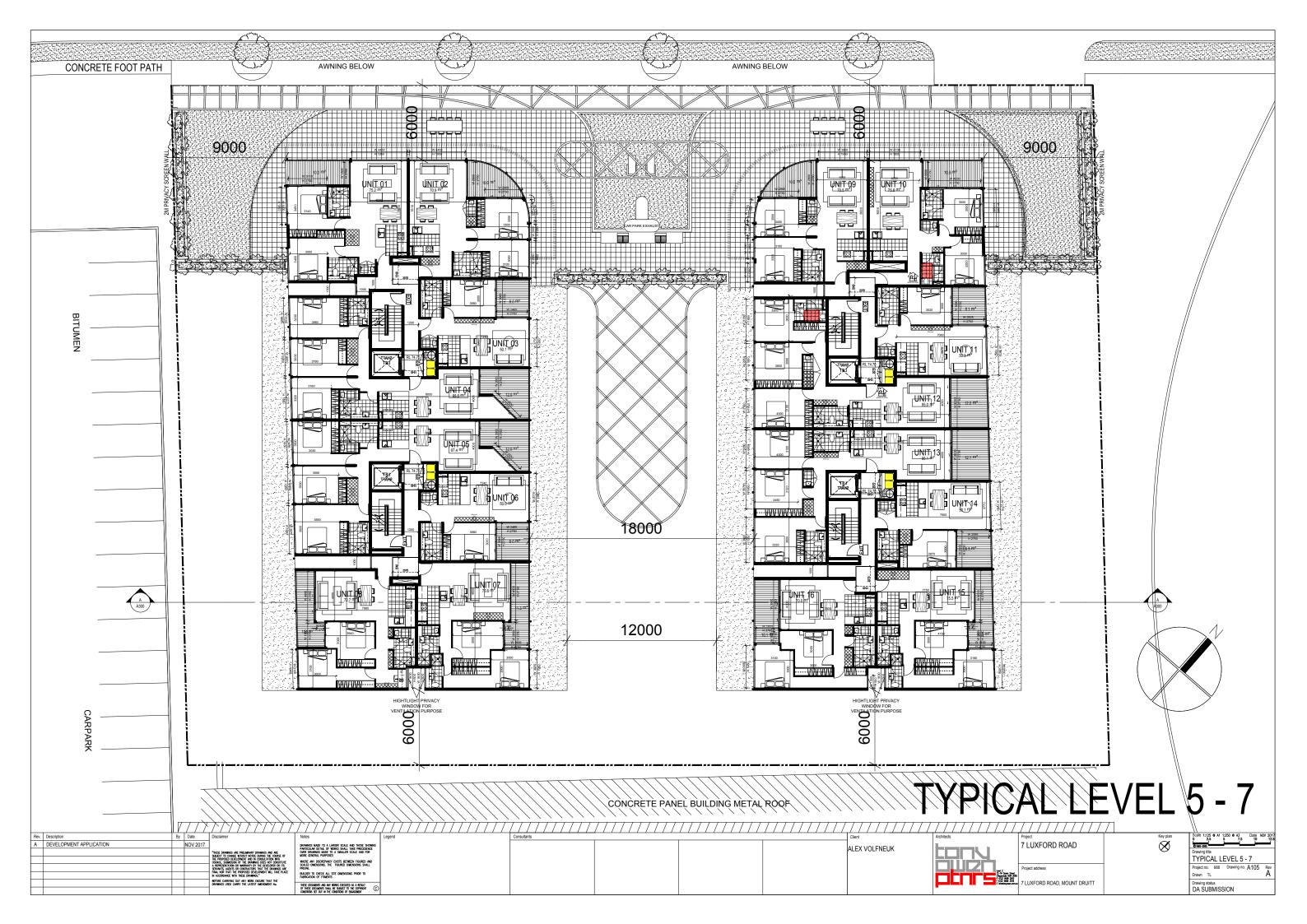


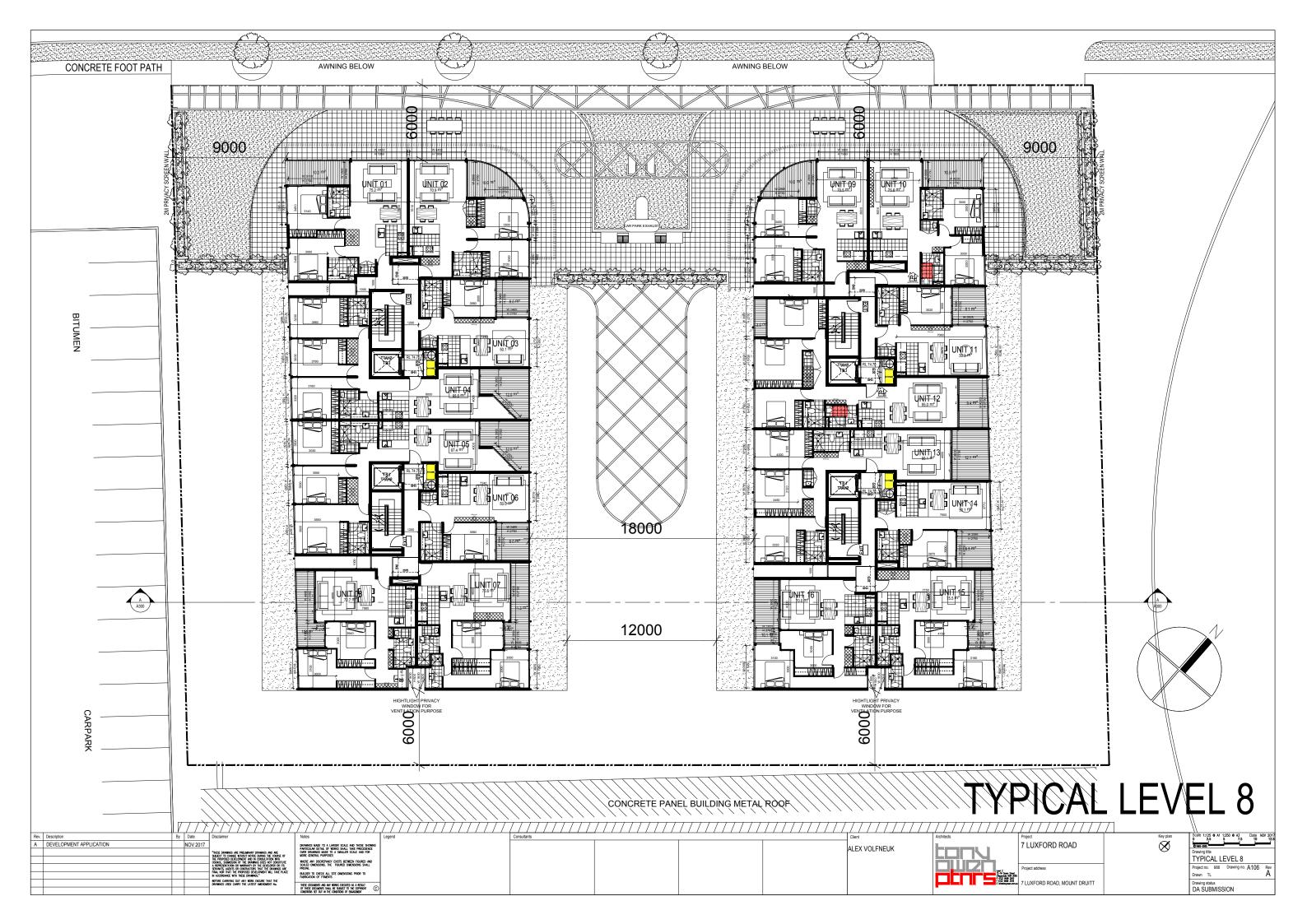


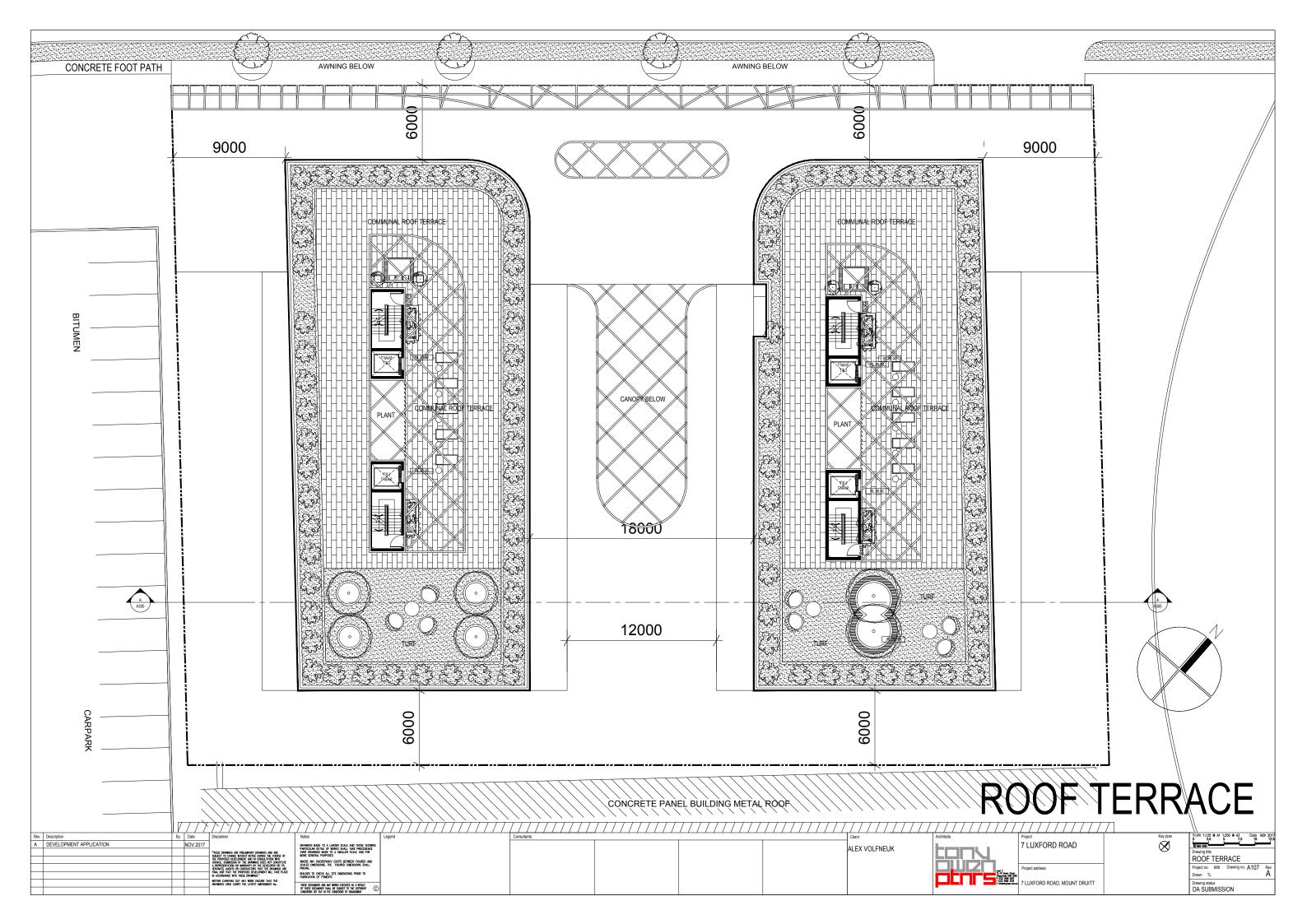


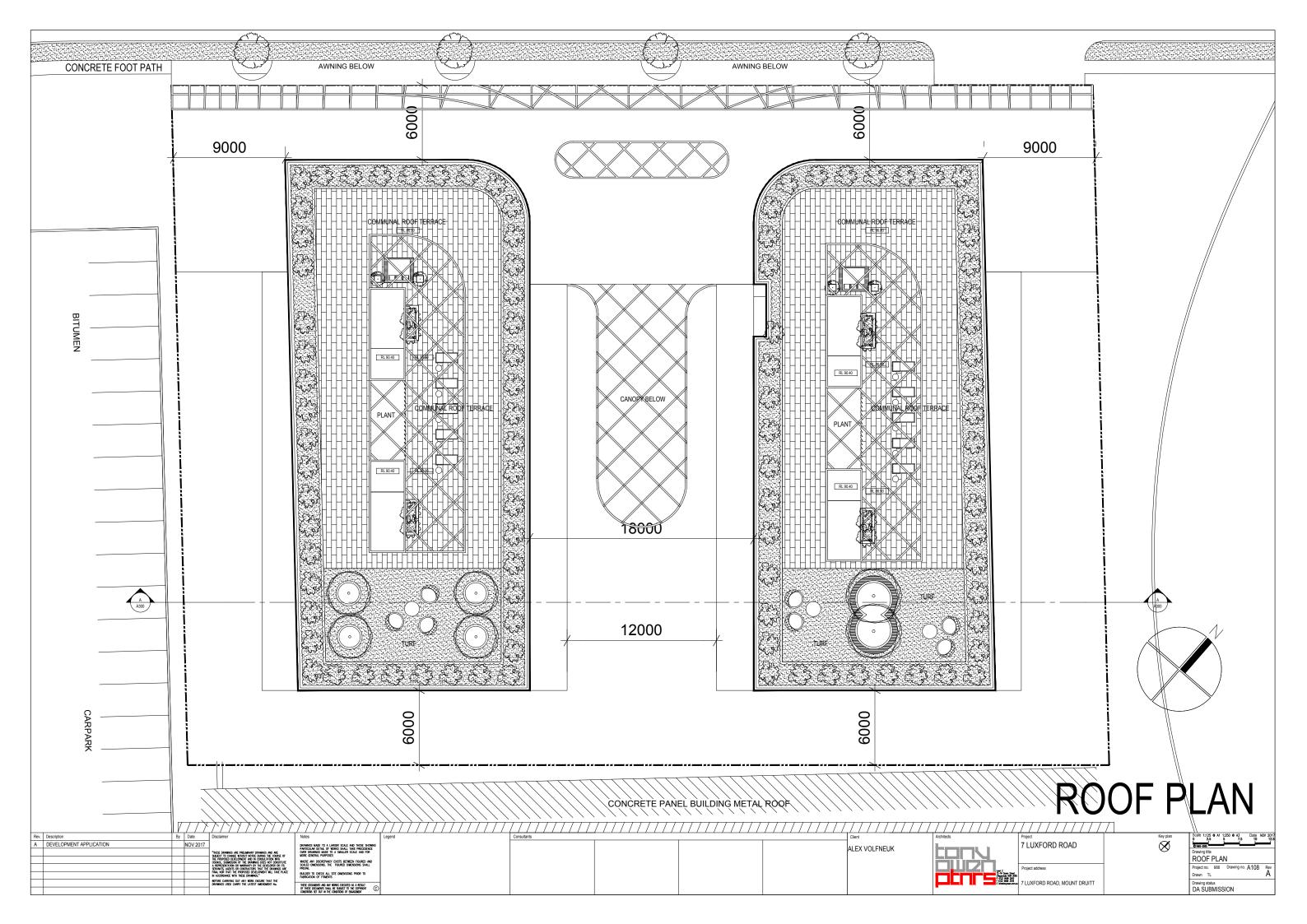


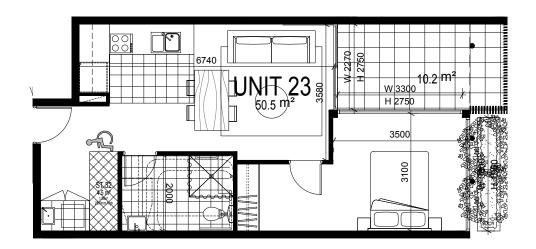




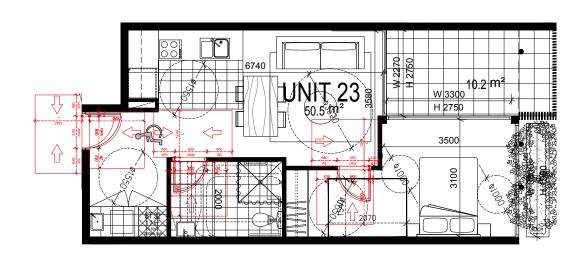




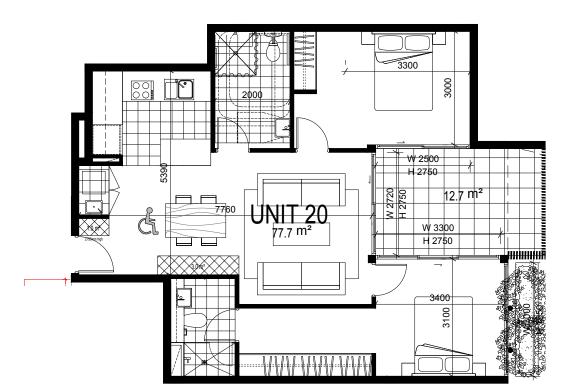




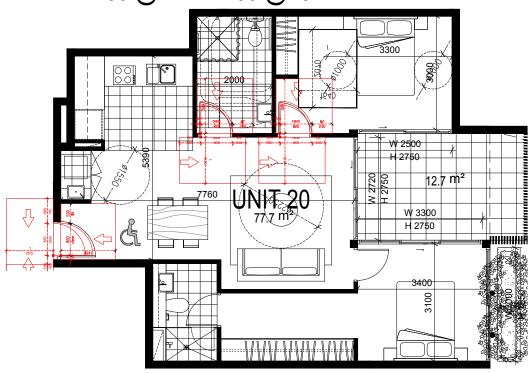
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POST-ADAPTABLE UNITS: L123, L223, L323 1:50 @ A1 1:100 @A3

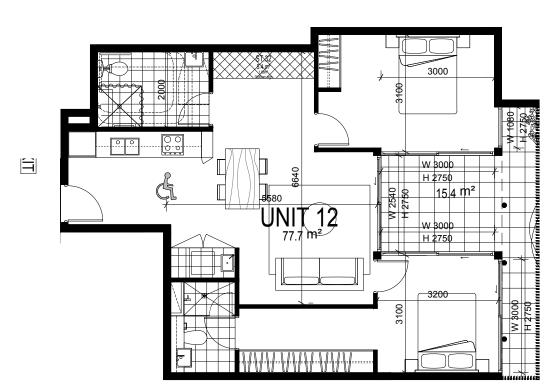


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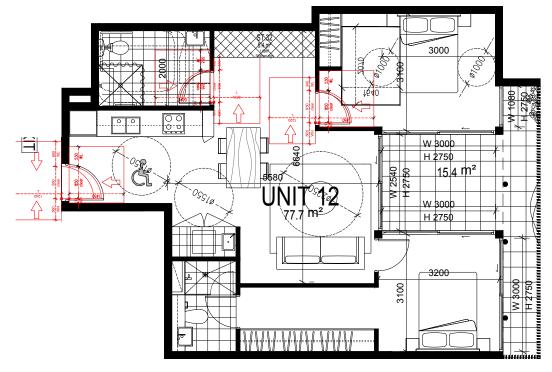


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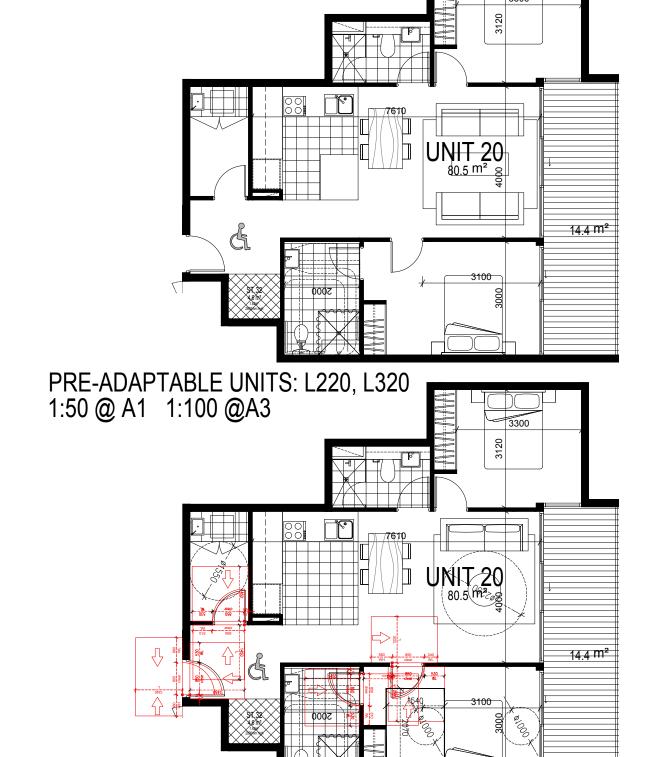




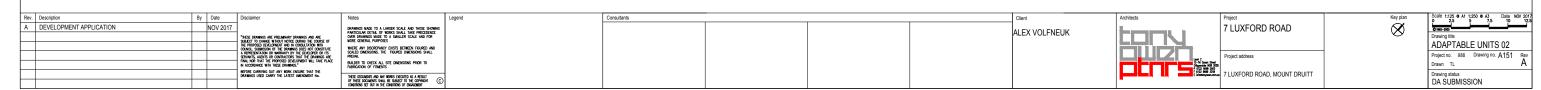
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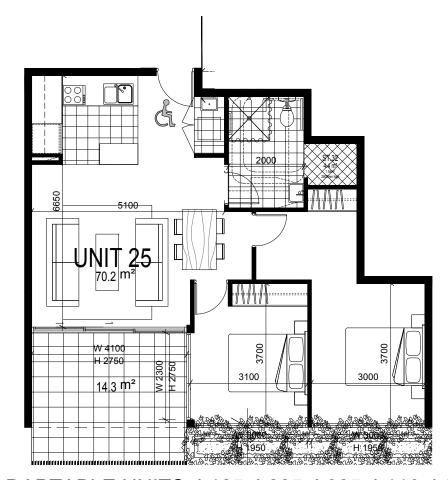


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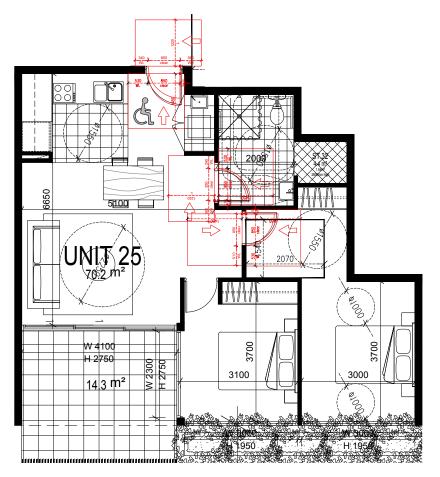


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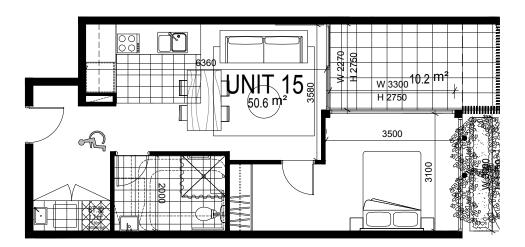


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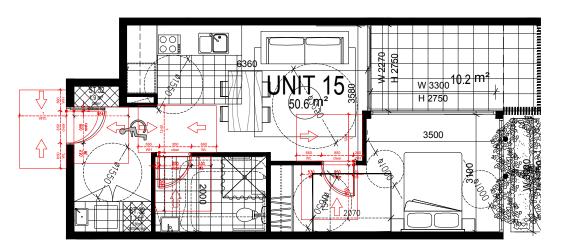


POST-ADAPTABLE UNITS: L125, L225, L325, L116, L216, L316 1:50 @ A1 1:100 @A3

Re	v. Description	By Date	Disclaimer	Notes	Legend	Consultants			Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A	DEVELOPMENT APPLICATION	NOV 2017	"THESE DRAWNGS ARE PRELIMINARY DRAWNGS AND ARE SUBJECT TO CHANCE WITHOUT NOTICE DURING THE COURSE OF THE PROPERTY DEVIA OF AND IN A CYCLE TATO'S WITH	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES					ALEX VOLFNEUK	tony	7 LUXFORD ROAD	\otimes	Drawing title ADAPTABLE UNITS 03
			OXINGL. SUBMISSION OF THE DRAWNISS DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVICTORY OF ITS SERVANTS, AGENTS OF CONTRACTORS THAT THE DRAWNISS ARE FINAL THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNISS.	A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNOS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DEMISSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BULDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FARRICATION OF FITMENTS	sons. The piqued dimensions shall HECK ALL SITE (DIMENSIONS PRIOR TO				Project address	Project address		Project no. 988 Drawing no. A152 Rev Drawn TL A
\vdash			BEFORE CARRYING OUT MAY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGINEEMENT						F 4122 9699 XVIB E înfredonyaven.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SUBMISSION



PRE-ADAPTABLE UNITS: L115, L215, L315 1:50 @ A1 1:100 @A3



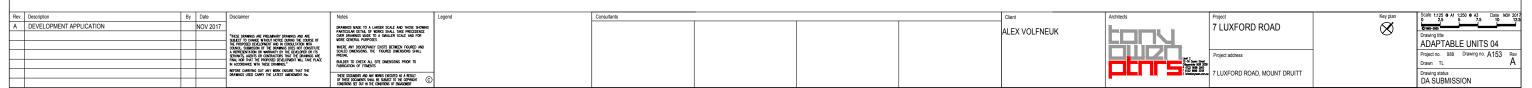
POST-ADAPTABLE UNITS: L115, L215, L315 1:50 @ A1 1:100 @A3

ADAPTABLE UNITS - BCA REQUIREMENTS CLASSIFICATION R4 HIGH DENSITY RESIDENTIAL AREA A minimum ten (10) percent of dwellings on the site (rounded to nearest whole number) shall also be capable of being "adaptable housing", which meets the relevant Building Code of Australia and Australian Standards (building design standards) and the unique specialist needs for accessibility and useability by the occupants.

ADAPTABLE UNIT CALCULATION											
ACCESSIBLE DESIGN REQUIREMENT	10% TOTAL UNITS	(156) TOTAL REQ.	=	15.6 16 ADAPTABLE UNITS							

PROPOSE	D ADAPTABLE AND LIVABLE UNIT MIX
1-BEDROOM (3) ADAPTABLE UNITS	L115 L123 L215 L223 L315 L323
2-BEDROOM (3) ADAPTABLE UNITS	L117 L125 L217 L225 L317 L325 L120 L220 L320 L112
3-BEDROOM (3) ADAPTABLE UNITS	

TOTAL = 16 UNITS (10.3%)



LIVABLE UNITS - ADG REQUIREMENTS

Objective 4Q-1

Developments achieve a benchmark of 20% of the total apartments incorporating the LIvable Housing Guideline's silver level universal design features.

Silver Level Units	20% TOTAL UNITS (156) = 31.2
Requirement	TOTAL REQ. = 32 SILVER LEVEL UNITS
PROPOSI	D LIVABLE UNIT MIX (SILVER LEVEL)
1-BEDROOM (8) LIVABLE UNITS	L115 L215 L315 L123 L223 L323
2-BEDROOM (19)	L410 L510 L610 L710 L810 L117 L217 L317 L201 L301 L401 L402
LIVABLE UNITS	L125 L225 L325 L212 L312 L112 L120 L220 L320
3-BEDROOM (5) LIVABLE UNITS	L404 L504 L604 L704 L804
TOTAL	32 UNITS (20.5%)

FEATURE OF THE LIVABLE HOUSING **GUIDELINES SILVER LEVEL**

1. Dwelling Access:

- (a) Provide a safe and continuous pathway from:
- (i) front site boundary or
- (ii) associated carparking spaces, if provided, which may include the driveway on the site, to a step-free entrance
- (b) The path is 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40. landings of 1.2M to be every 9M for
- (c) Step ramp is provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm. Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.

2. Dwelling Entry

- (a) Dwelling entry should provide an entrance door with (i) min clear opening width of door to be 820mm
- (ii) Step free threshold of max 5mm with rounded or bevelled lip
- (b) Level landing of 1200x1200mm at step-free entrance door
- (c) Max permissible threshold is 56mm where provided with a threshold
- (d) Entrance to be connected to a pathway

3. Internal Doors and Corridors

- (a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry to be
- (i) 820mm clear opening and
- (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip
- (b) Internal corridors and passageways to doorway to be min 1M clear

- (a) Toilet to be provided on the ground or entry level with (i) min 900mm between walls if located in separate room
- (ii) min 1200mm clear space in front of the WC pan exclusive of door
- (b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.

5. Shower

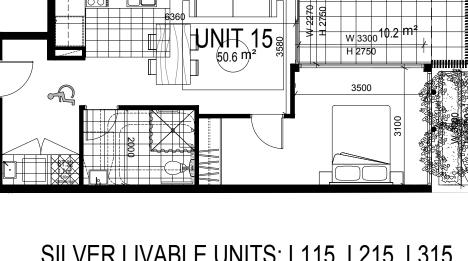
- (a) One bathroom to ahve a slip resistant hobless (step free) shower
- (b) Shower to be located in the corner of the room

6. Reinfocement of Toilet & Bathroom Walls

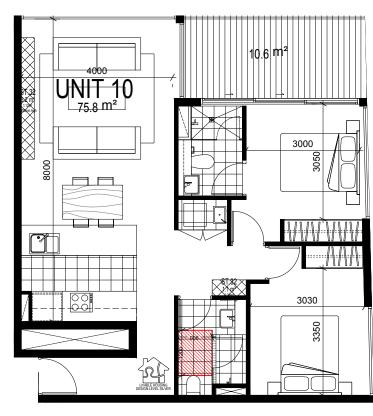
- (a) Bathroom walls shall be constructed of masonary or provided with wall reinforcement to allow the later fixing of grabrails around the shower . bath (if provided) and toilet.
- (b) The fastenings, wall reinforcement and grabrails combined must be able able to withstand at least 1100N of force applied in any position and in
- (c), (d) and (e) The wall around toilet/bath and shower to be via:
- (i) noggings with a thickness of at least 25mm (ii) sheeting with a thickness of at least 12mm
- Rev. Description

 A DEVELOPMENT APPLICATION

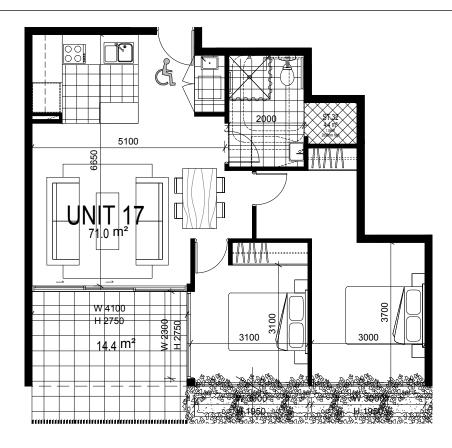
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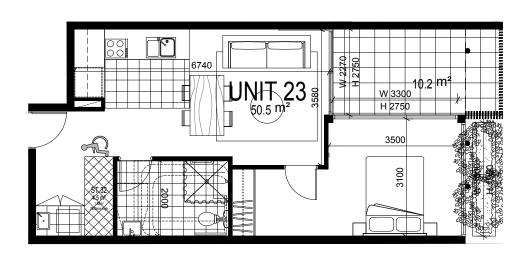
SILVER LIVABLE UNITS: L115, L215, L315 1:50 @ A1 1:100 @A3



SILVER LIVABLE UNITS: L410, L510, L610, L710, L810 1:50 @ A1 1:100 @A3



SILVER LIVABLE UNITS: L117, L217, L317 1:50 @ A1 1:100 @A3



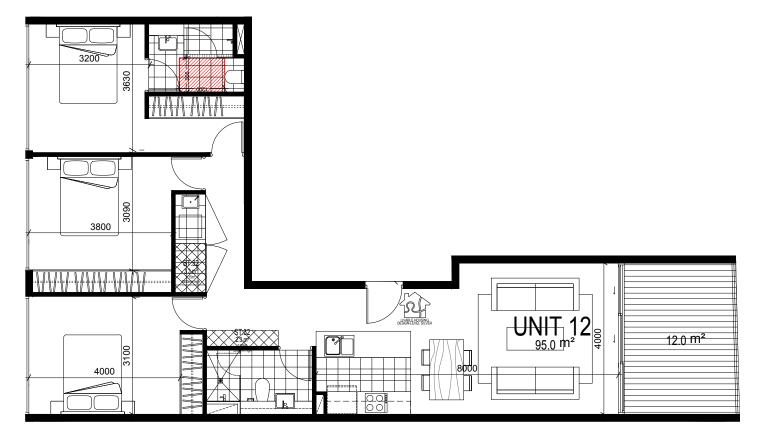
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SILVER LIVABLE UNITS 01

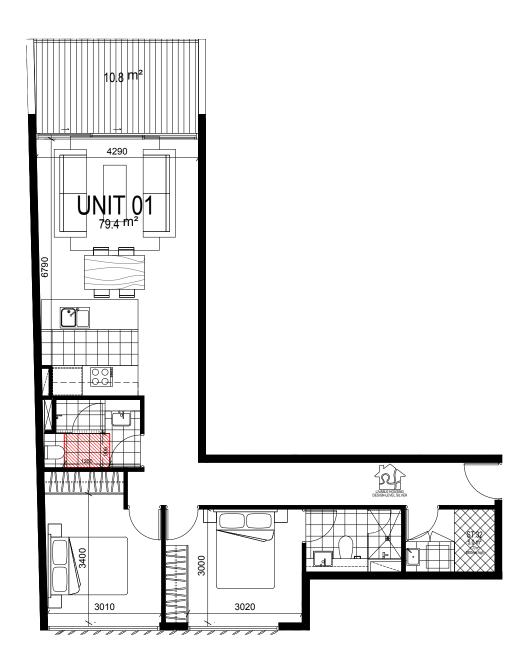


ALEX VOLFNEUK





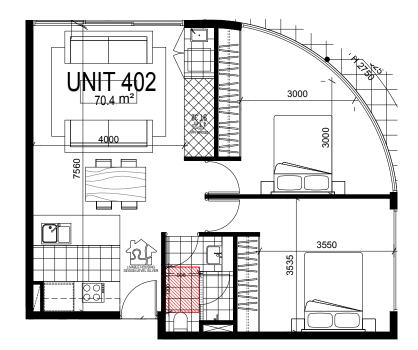
SILVER LIVABLE UNITS: L404, L504, L604, L704, L804 1:50 @ A1 1:100 @A3



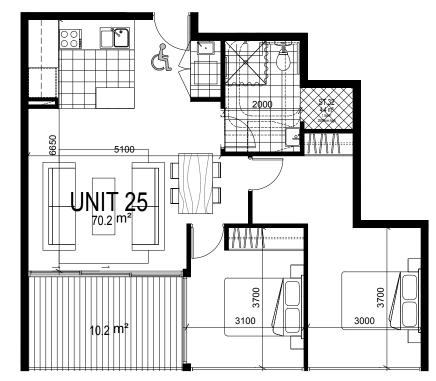
SILVER LIVABLE UNITS: L201, L301 1:50 @ A1 1:100 @A3

SILVER LIVABLE UNITS 02

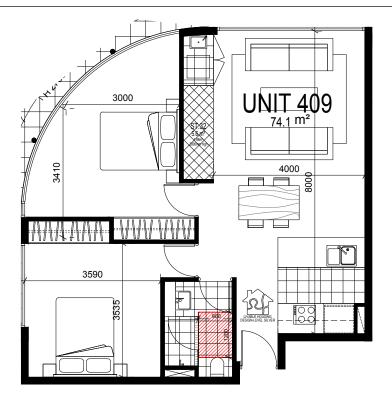
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		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL									SILVER LIVABLE UNITS 02
		A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNISS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAL							Project address		Project no. 988 Drawing no. A161 Rev
		IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS						12-16 Quern Sheet Chippendole HSB 200 P 6122 9596 200	4		Drawn TL A
		BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT	1					F 6122 999 3018 E introdonyowaru.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
			OF THESE DODUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENCAGEMENT	'[DA SUBMISSION



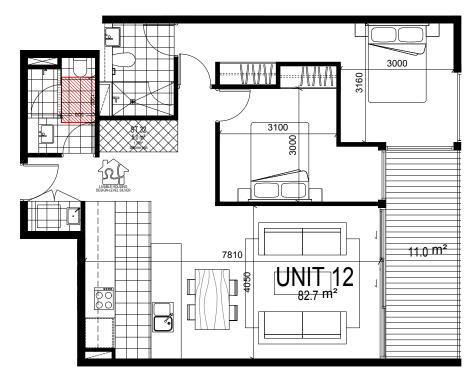
SILVER LIVABLE UNITS: L402 1:50 @ A1 1:100 @A3



SILVER LIVABLE UNITS: L125, L225, L325 1:50 @ A1 1:100 @A3

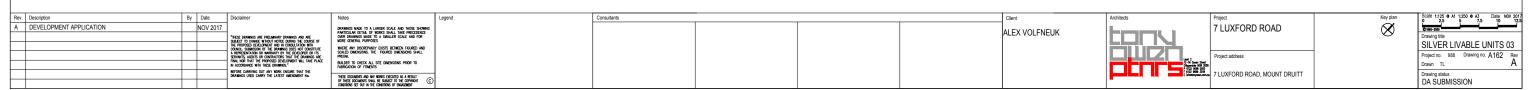


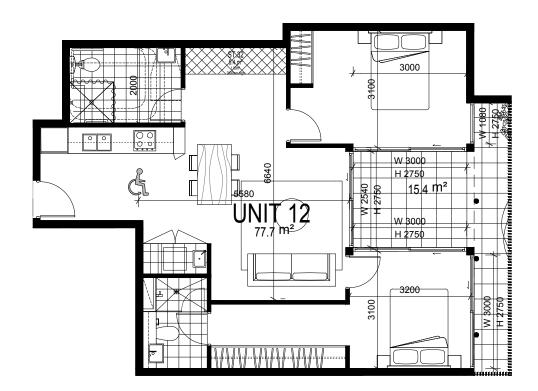
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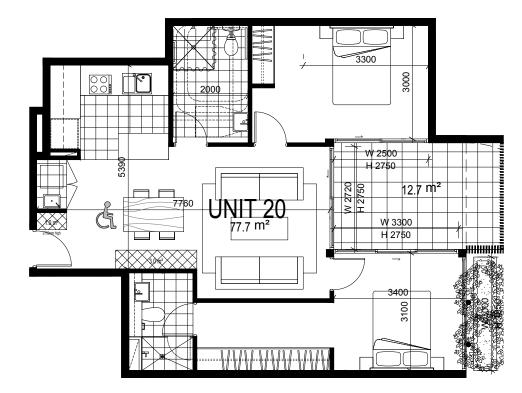
SILVER LIVABLE UNITS: L212, L312 1:50 @ A1 1:100 @A3

SILVER LIVABLE UNITS 03

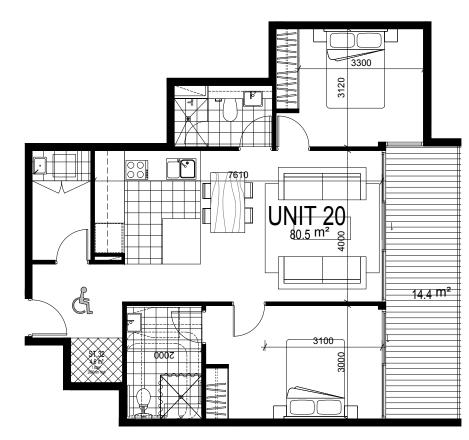




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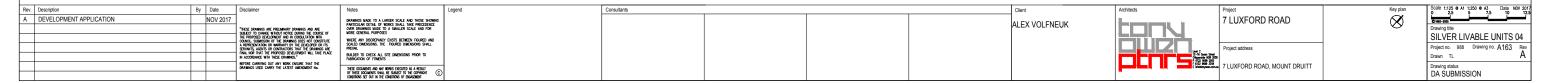


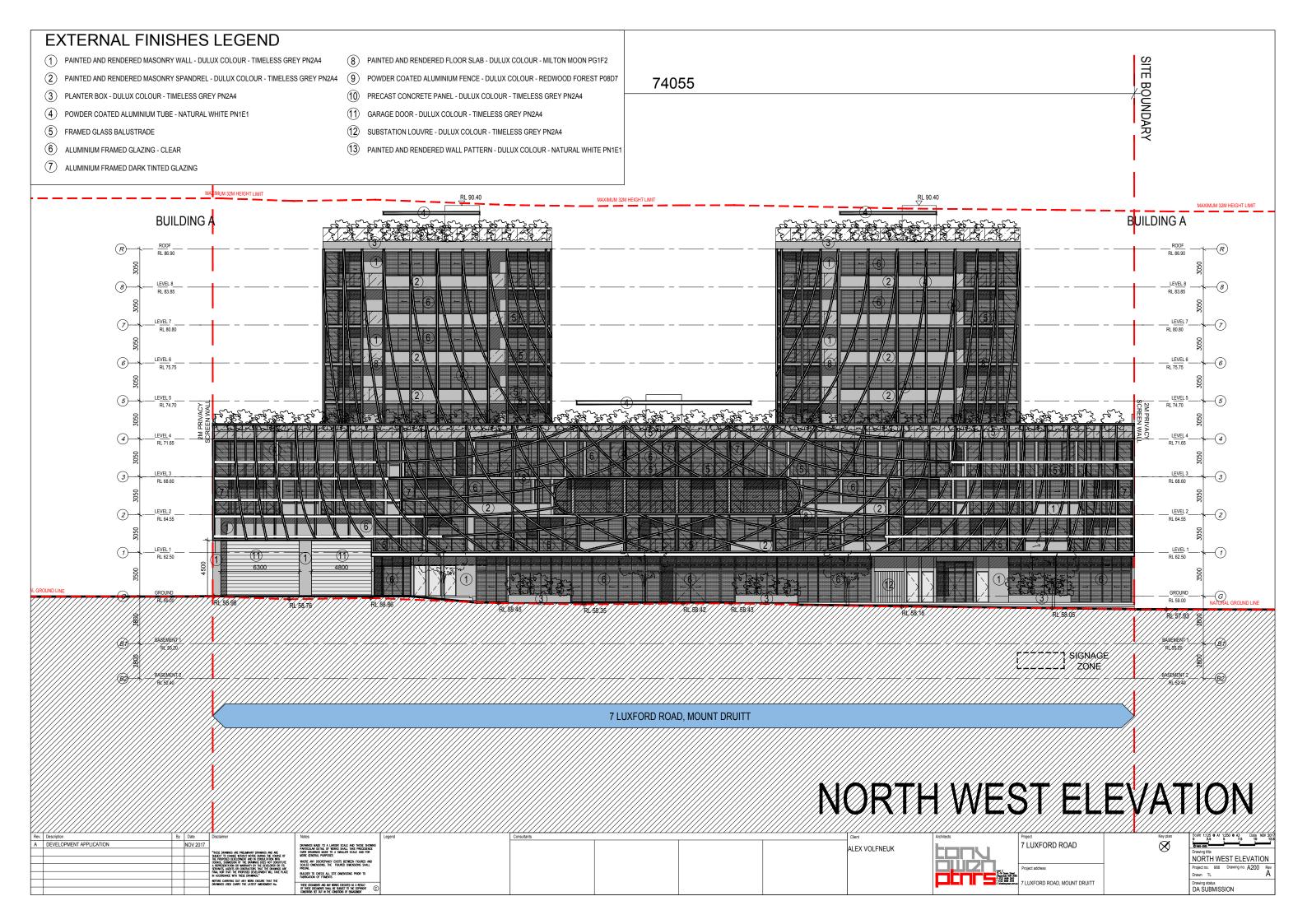
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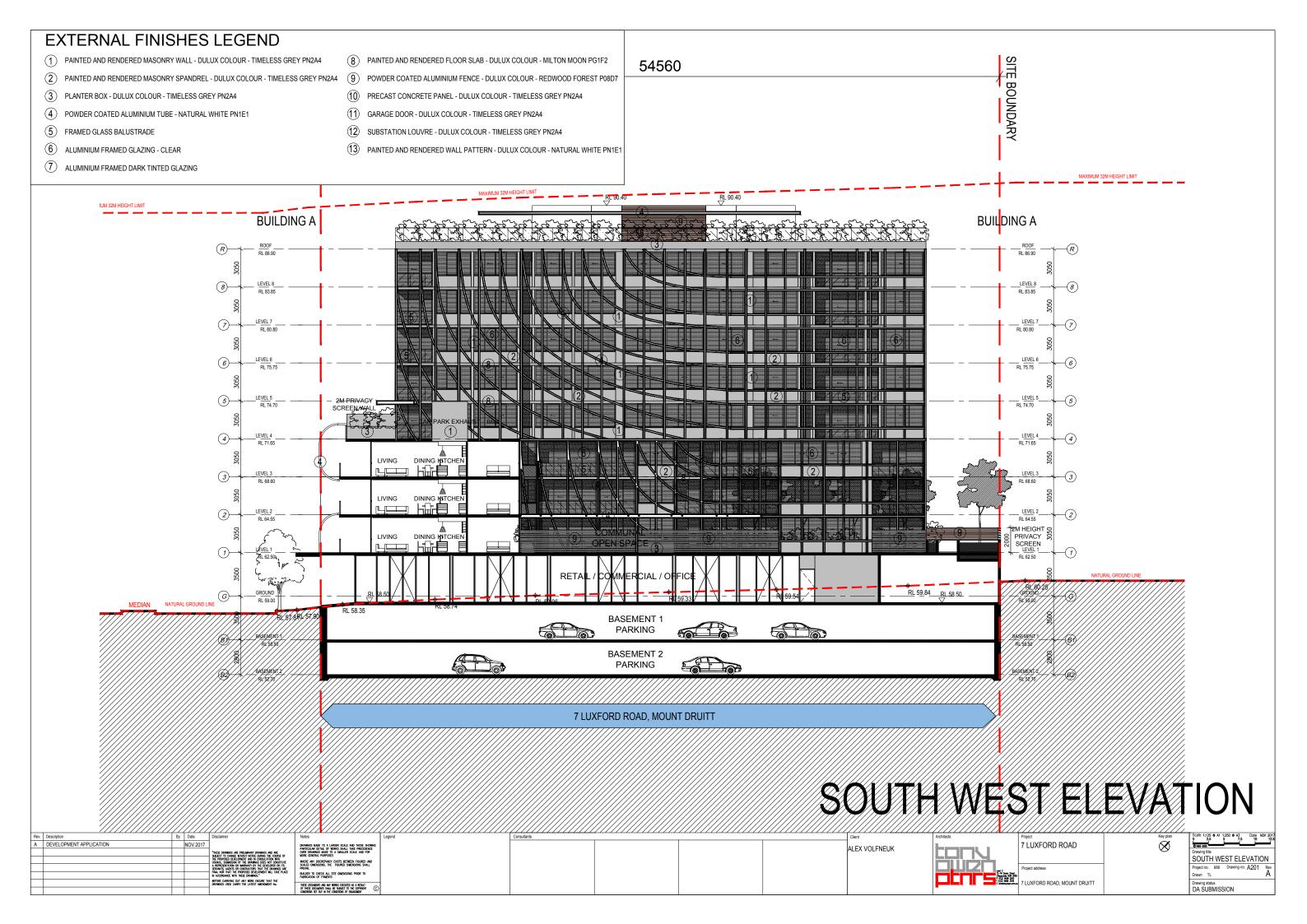


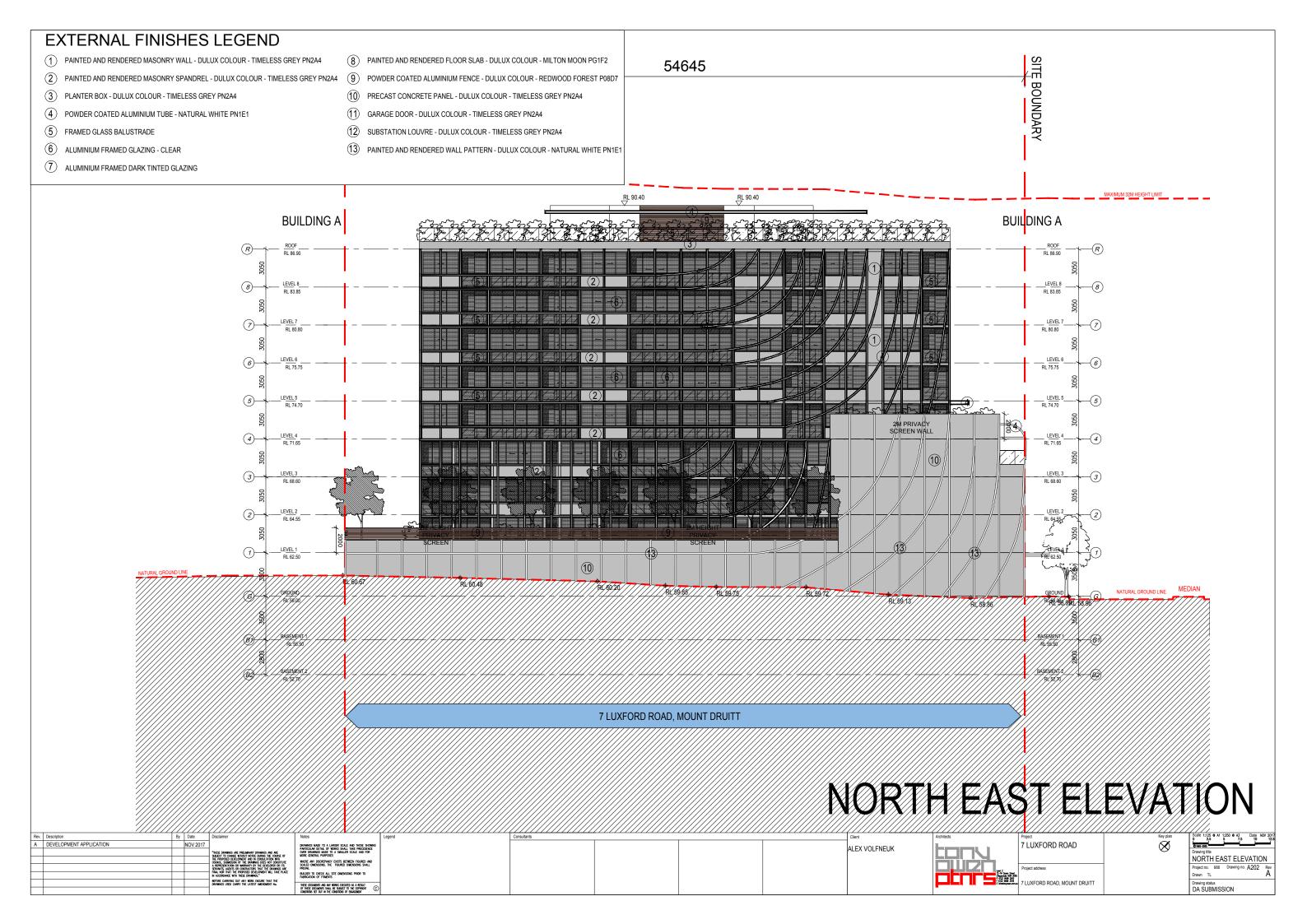
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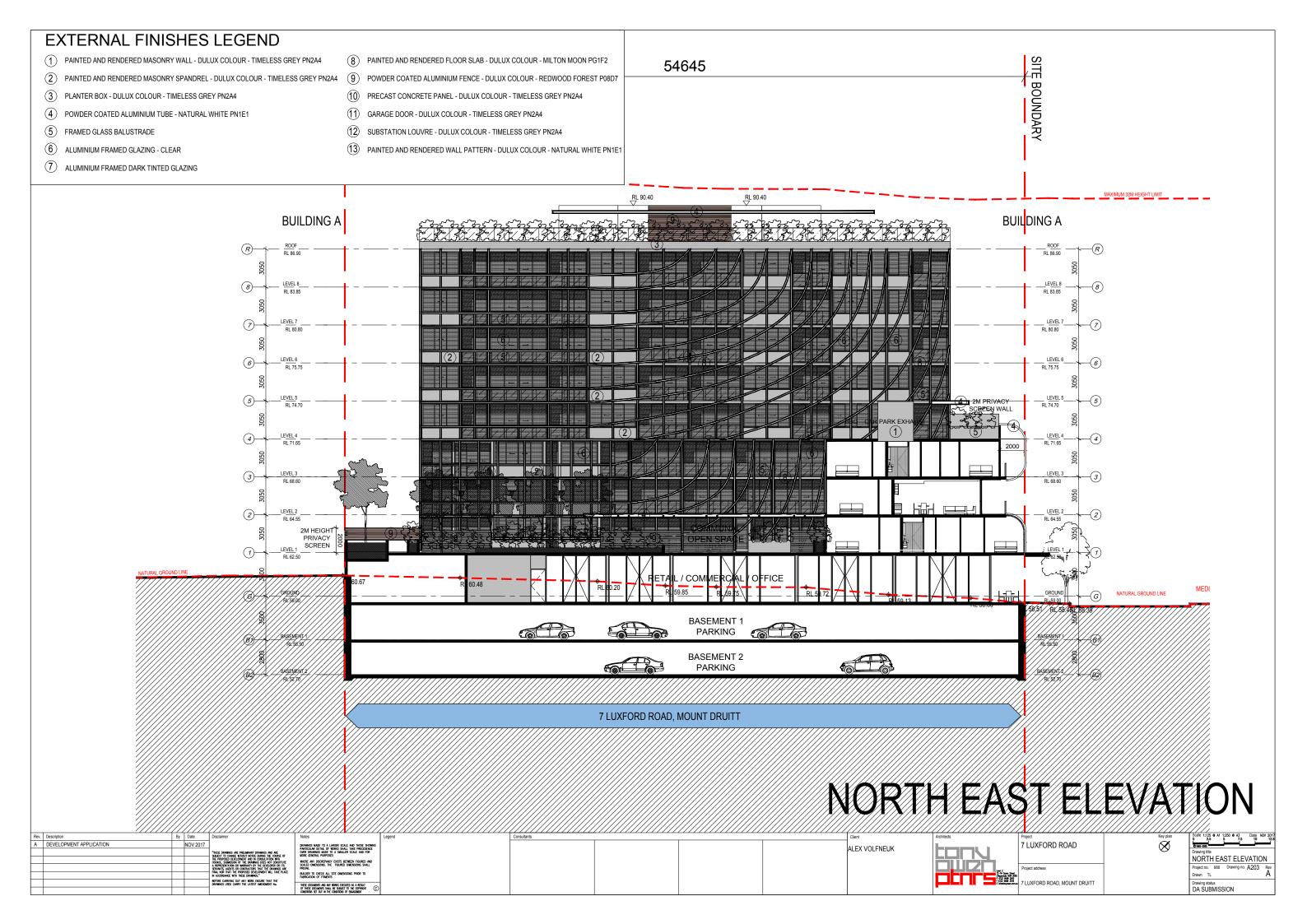
SILVER LIVABLE UNITS 04

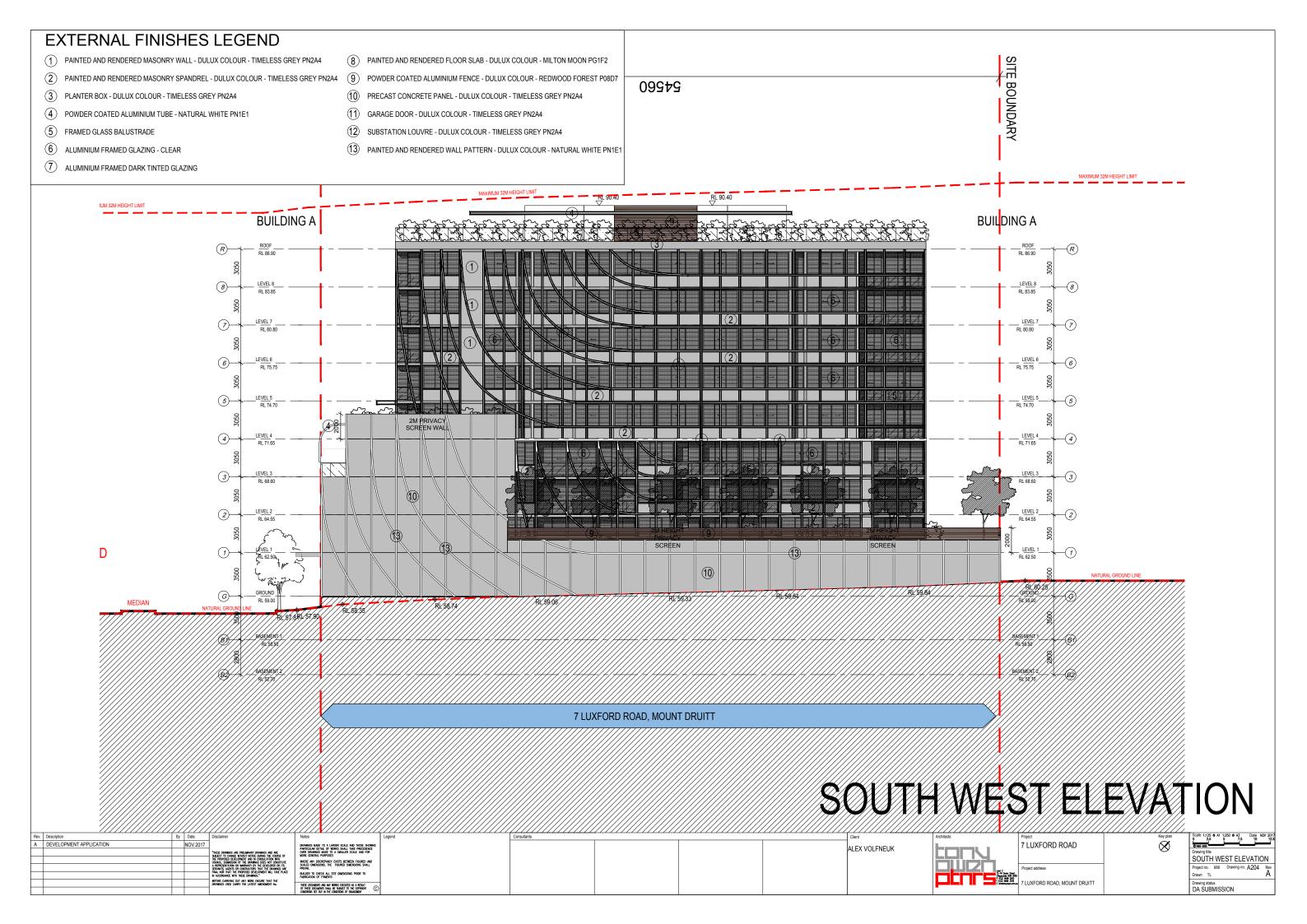


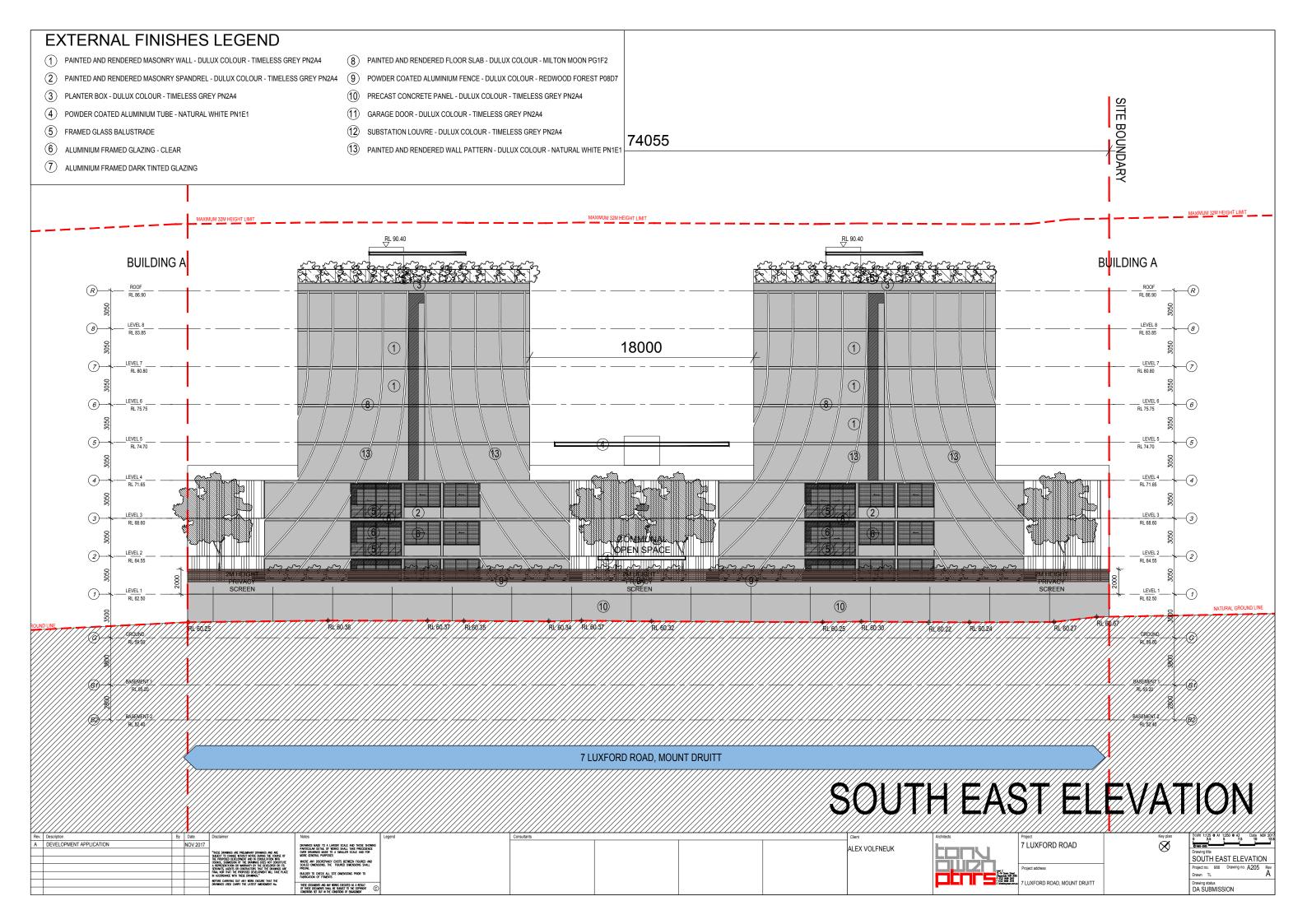


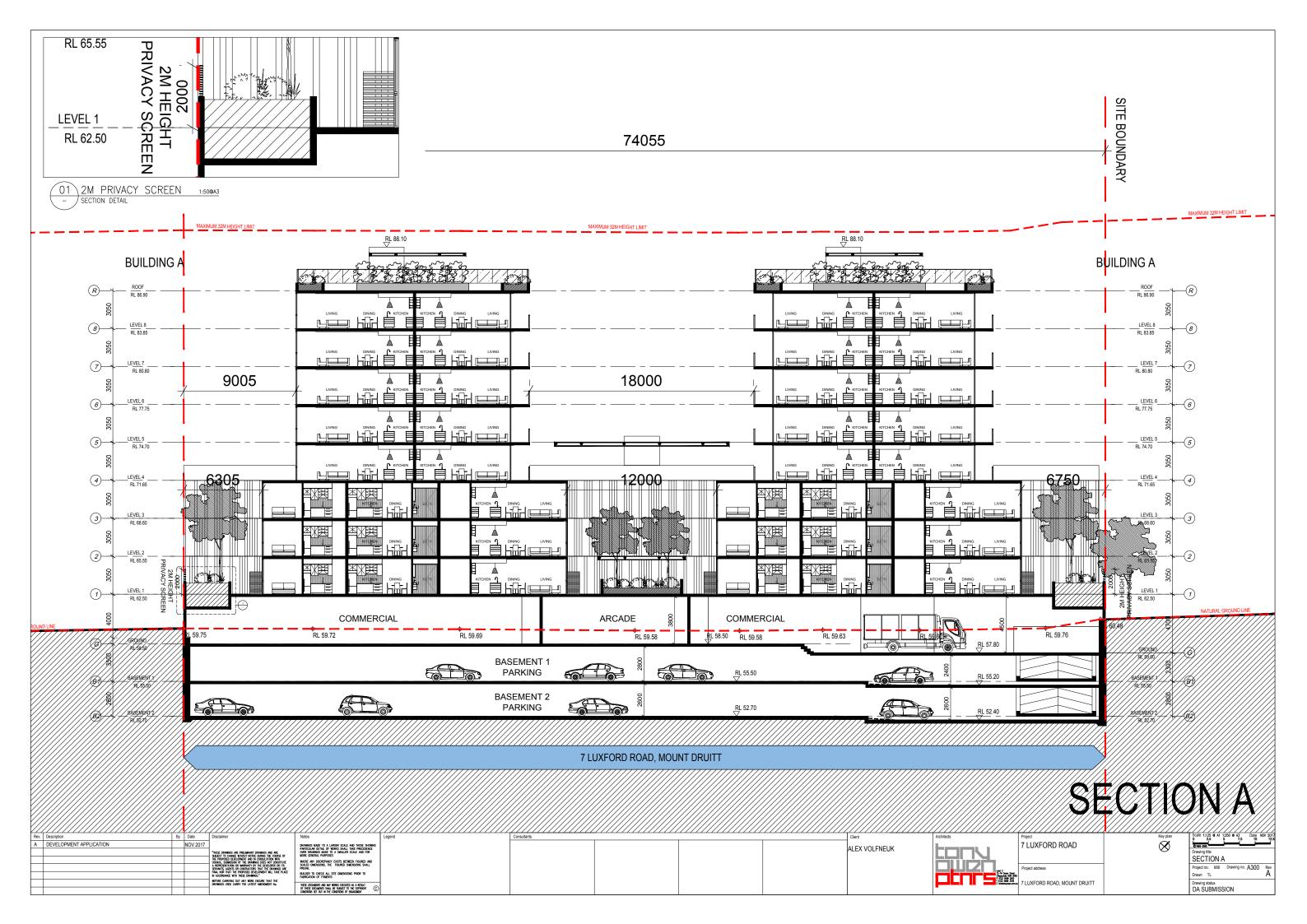


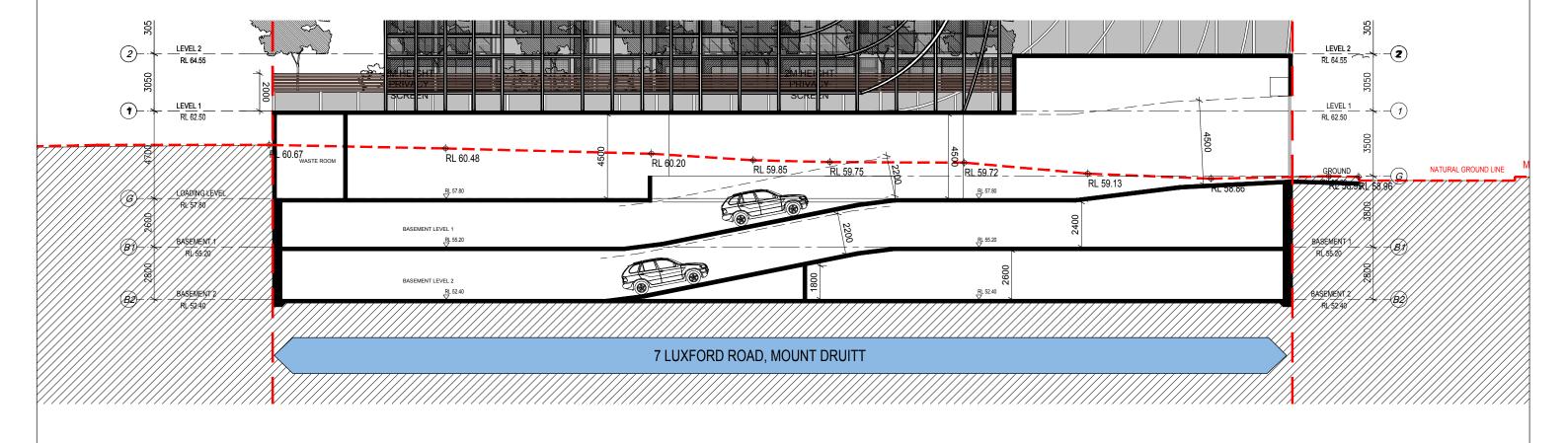






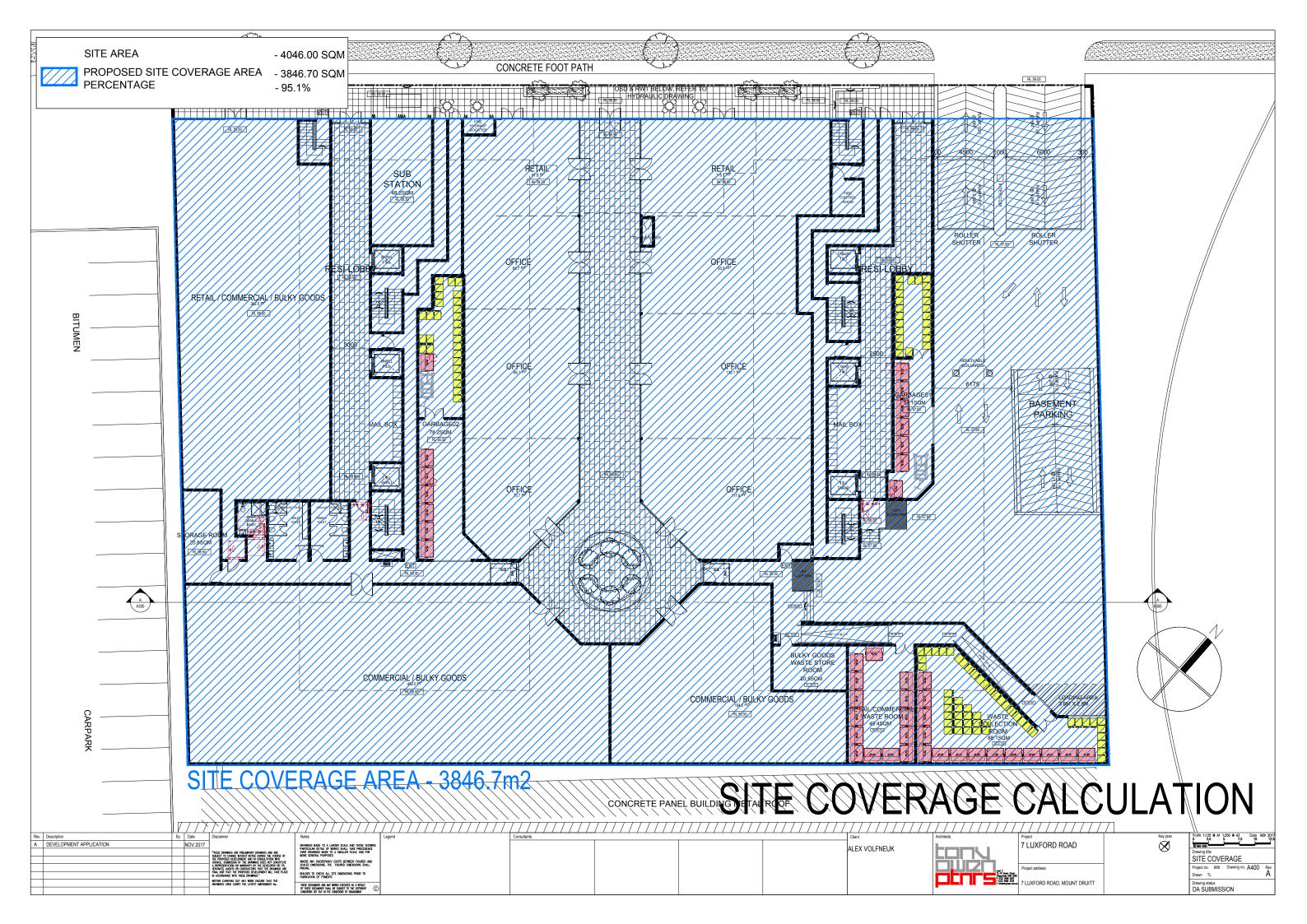


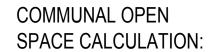




RAMP SECTION

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale Date NOV 2017
A DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING				ALEX VOLENEUR		7 LUXFORD ROAD	⊘	1:100 @ A3; 1:200 @ A1
		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SHEET TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLFNEUK				Drawing title
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUPPLIES OF THE DRAWNOS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DAYSINGS THE FIGURED DIMENSIONS SHALL								RAMP SECTION
		A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE	PREVAIL						Project address	1	Project no. 988 Drawing no. A310 Rev
		FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWN'S."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-16 Quen Sine Olippride ISS 2	tos		Drawn TL A
		BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY MORKS ENEGRED AS A RESULT	-				F 4122 9699 Sinth E info@lonyowen.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
			OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRICHT CONDITIONS SET OUT IN THE CONDITIONS OF ENCAGEMENT					_			DA SUBMISSION





SITE AREA

4046.0 sgm

DCP REQUIREMENT

6160.0 sqm

- $-30 \text{ sqm for 1 bedroom unit} = 840 \text{ sqm } (28 \times 1 \text{ bed})$
- 40 sqm for 2 bedroom unit = 4320 sqm (108 x 2 bed)
- 55 sqm for 3 bedroom unit = $1000 \text{ sqm} (20 \times 3 \text{ bed})$
- max. 30% on complying balconies, terraces or ground level courtyard
- max. 30% on roof
- min. 40% on ground

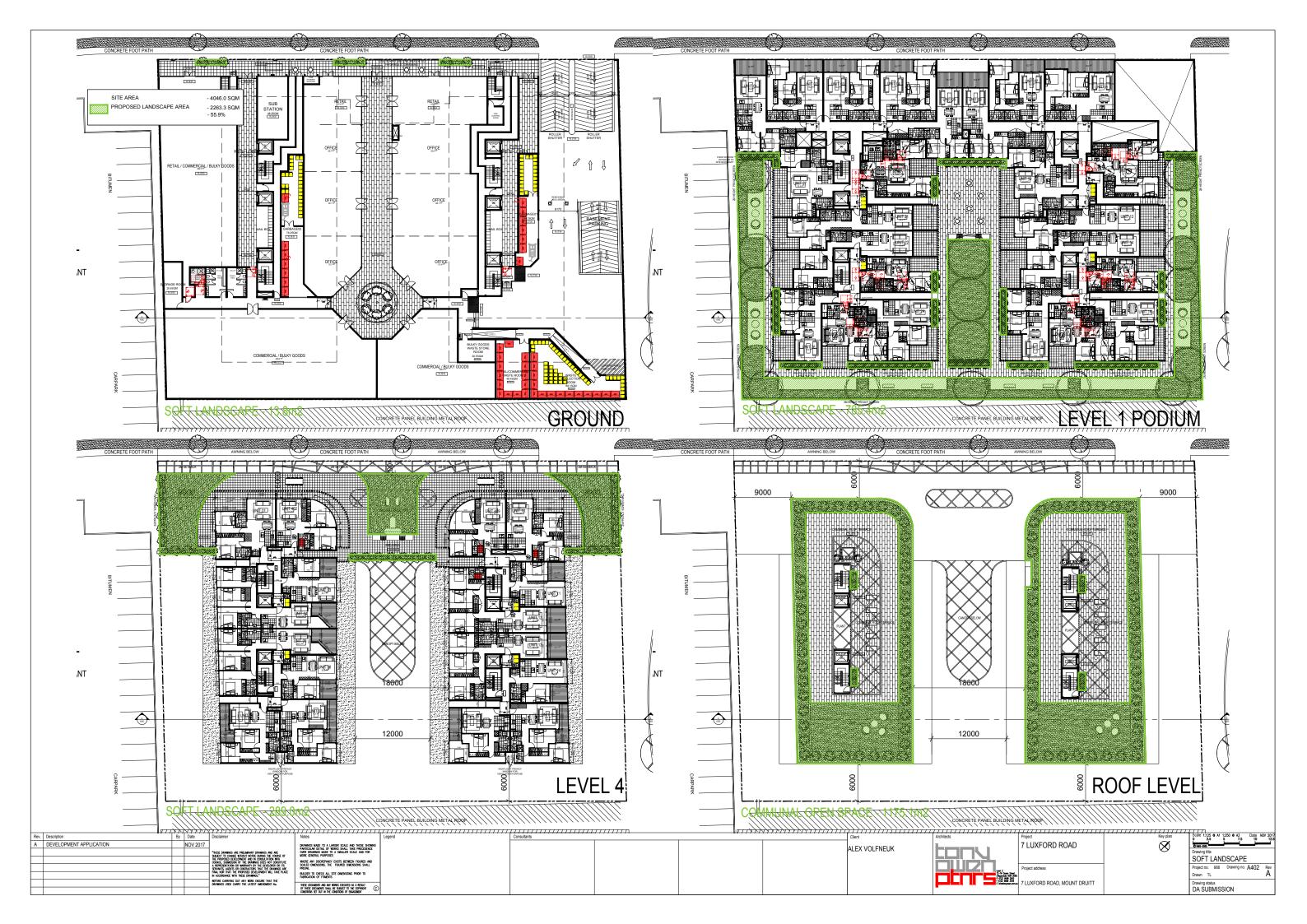
ADG REQUIREMENT

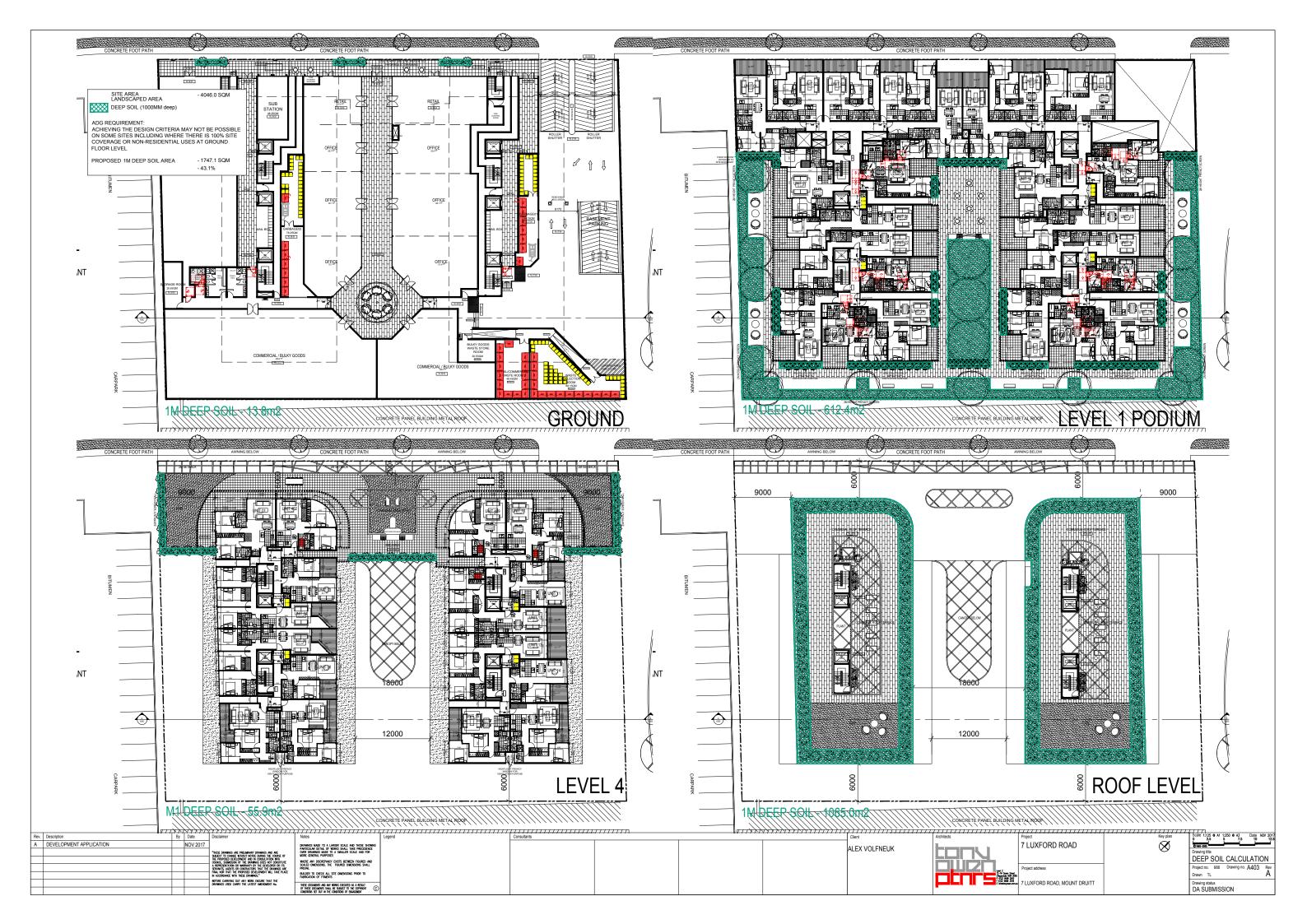
1011.5 sqm

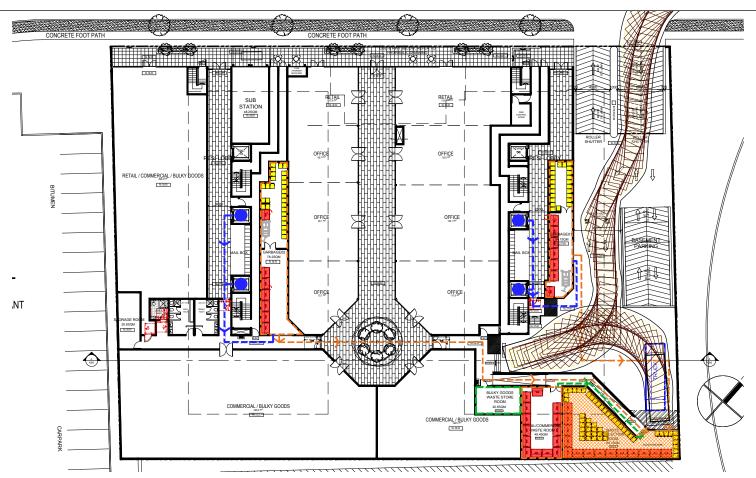
- minimum 25% of the site area = 1011.5 sqm

PROPOSED Communal Open Space	3277.8 sqm					
on Ground Level	151.1 sgm	4.6%				
on complying balconies,	,,,,	4.4.00/				
terraces or ground level courtyard	465.8 sqm	14.2%				
on Roof Level	2660.9 sqm	81.2%				



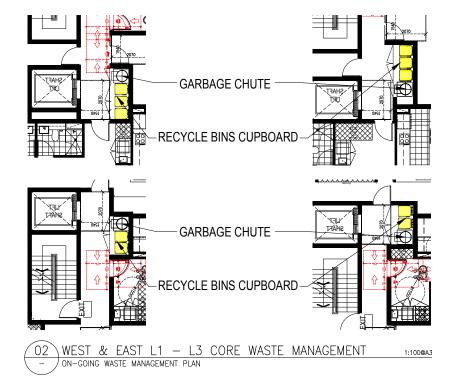


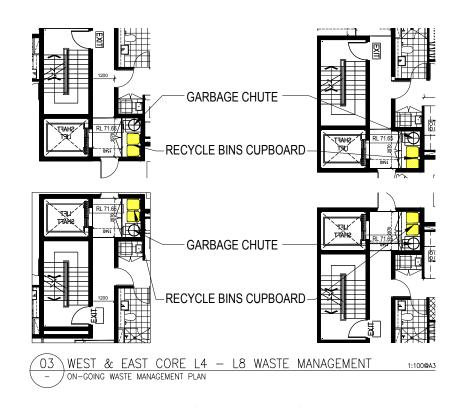




01 GROUND FLOOR WASTE MANAGEMENT 1:250@A3

- ON-GOING WASTE MANAGEMENT PLAN





RESIDENTIAL ON-GOING WASTE MANAGEMENT

* PLEASE REFER TO WASTE MANAGEMENT REPORT FOR ALL WASTE CALCULATIONS.* NOTE: NO RESIDENT ACCESS TO LOADING AREA WASTE MANAGEMENT ROOMS, BUILDING CARETAKER AND WASTE PERSONNEL ONLY.

- A SINGLE GARBAGE CHUTE FOR GENERAL WASTE IS PROVIDED WITH CHUTE ACCESS ON ALL RESIDENTIAL LEVELS ADJACENT TO EACH OF THE TWO BUILDING CORES. THE GARBAGE CHUTE IS CONNECTED DIRECTLY TO A WASTE GARBAGE ROOM LOCATED IN THE B1 FLOOR LOADING AREA.
- GENERAL WASTE IS TO BE COMPACTED ON SITE PRIOR TO COLLECTION IN ACCORDANCE WITH THE WASTE MANAGEMENT REPORT.

- TWO (2) 240L RECYCLING WASTE BIN ARE PROVIDED ON ALL 5 RESIDENTIAL LEVELS ADJACENT TO EACH OF THE TWO BUILDING CORES. - ADDITIONAL CAGED RECYCLE BIN ROOM LOCATED AT B1 FOR RESIDENTS AND TENANTS ACCESS.

- GREEN WASTE IS TO BE REMOVED BY A PRIVATE CONTRACTOR APPOINTED BY BUILDING MANAGEMENT.

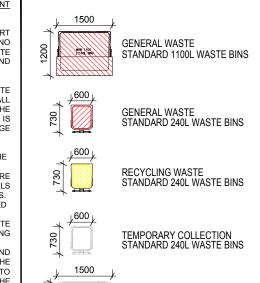
- PRIOR TO COLLECTION, ALL WASTE BINS AND RECYCLING BINS ARE TO BE TRANSFERRED TO THE WASTE MANAGEMENT ROOM DIRECTLY NEXT TO LOADING DOCK FOR COLLECTION BY THE CARETAKER.

- A LOADING MANAGEMENT PLAN IS TO BE PROVIDED BY BUILDING MANAGEMENT WHEN APPOINTED TO ENSURE FULL ACCESS TO BASEMENT LEVELS IS UNINTERRUPTED DURING LOADING TIMES.
- ALL MAINTENANCE AND SERVICE WILL BE

UNDERTAKEN BY BUILDING MANAGEMENT APPOINTED CARETAKER.

- NO ON-STREET GARBAGE COLLECTION IS REQUIRED

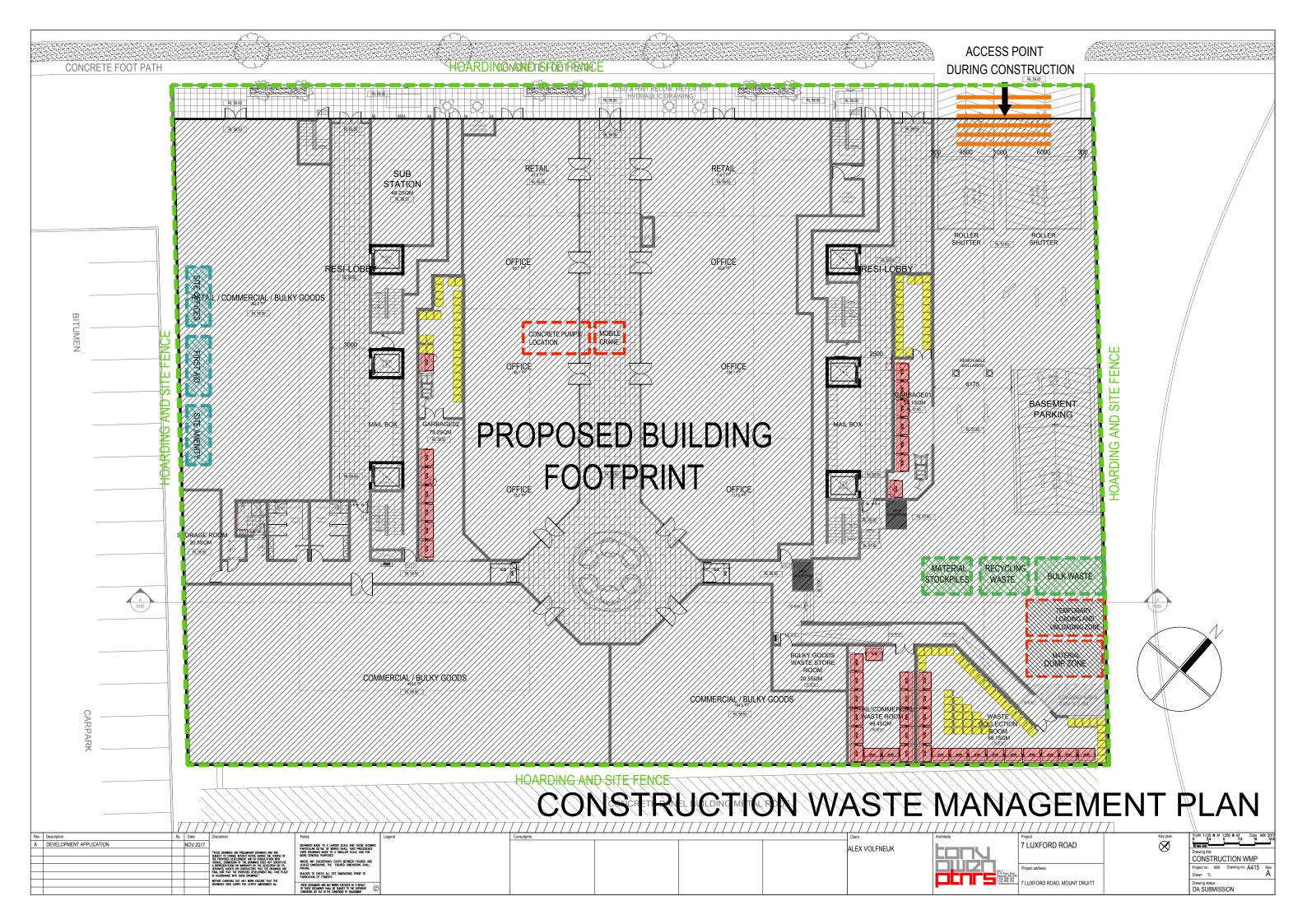
BULKY WASTE ARE TO BE TAKEN TO TEMPORARY BULK WASTE HOLDING AREA FOR COLLECTION AT LOADING DOCK BY CARETAKER.

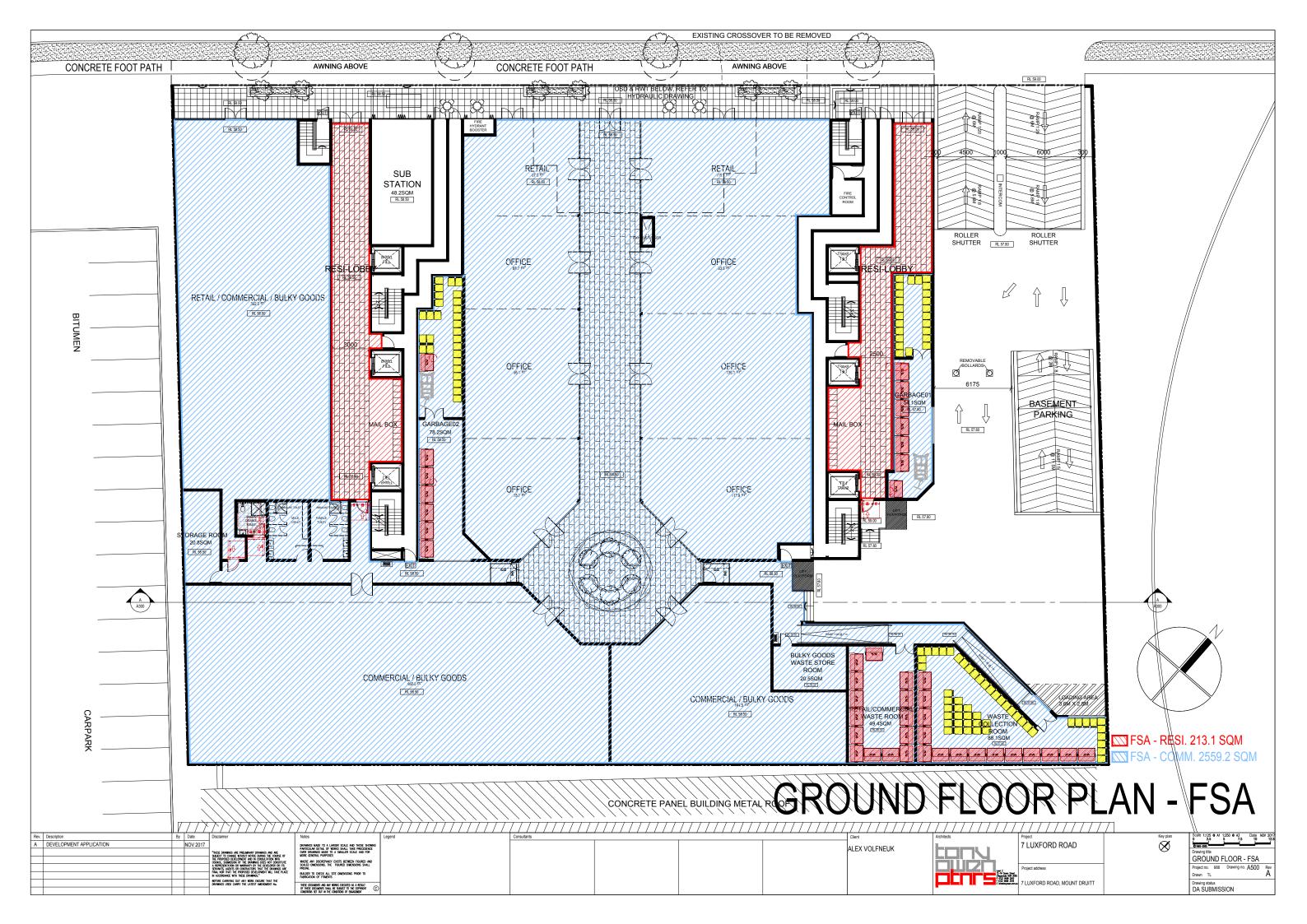


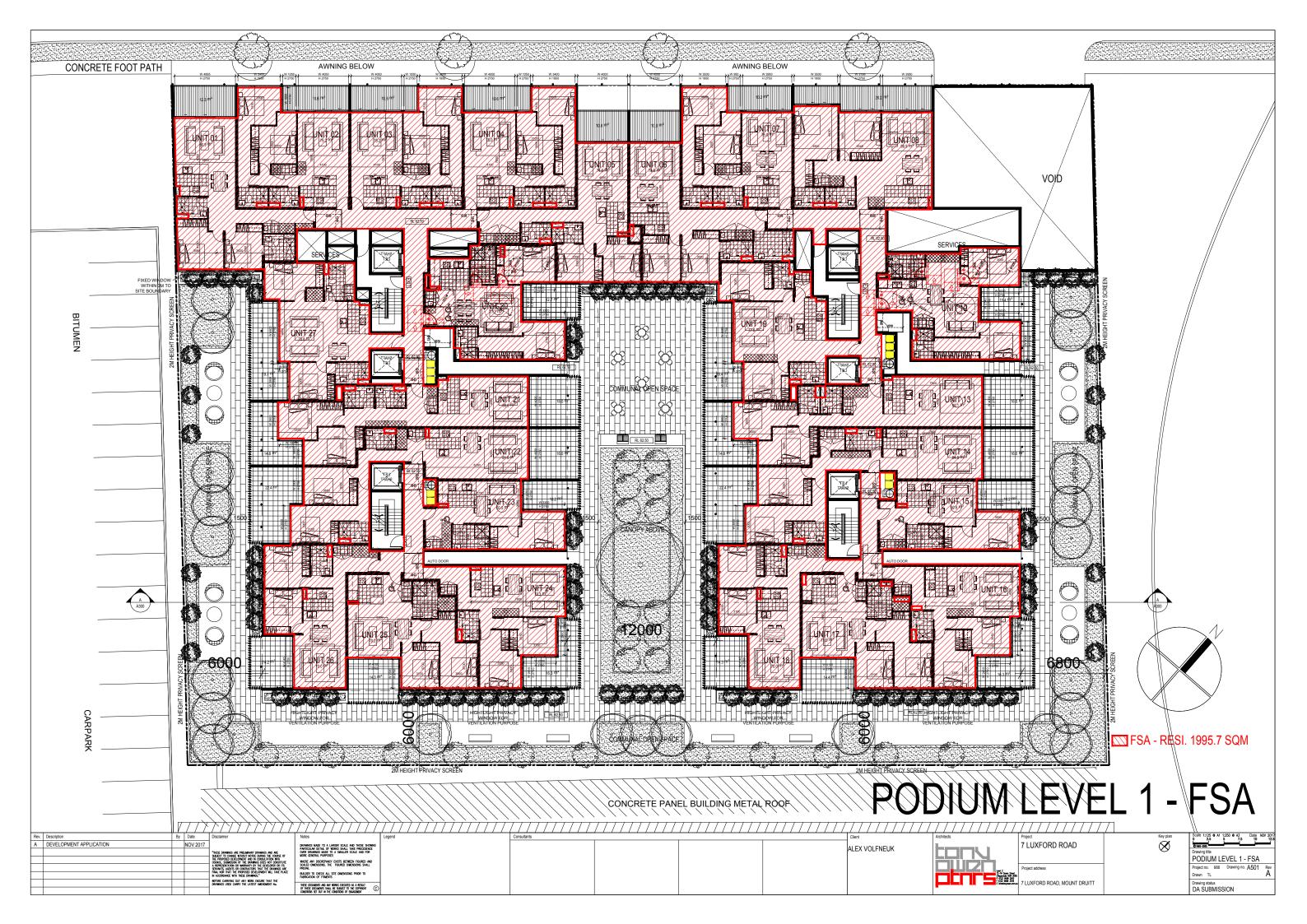
TEMPORARY COLLECTION STANDARD 1100L WASTE BINS

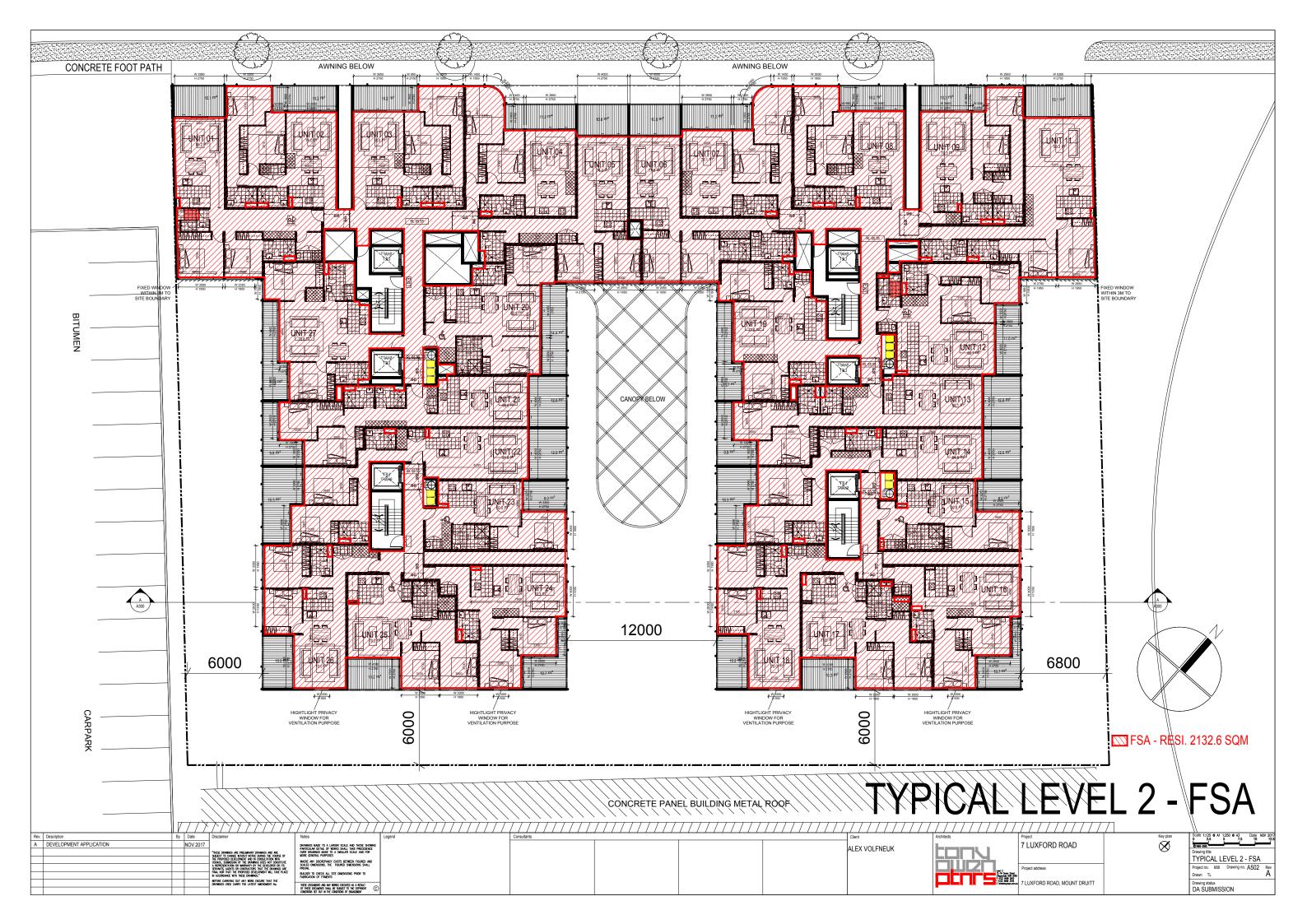
ON-GOING WASTE MANAGEMENT PLAN

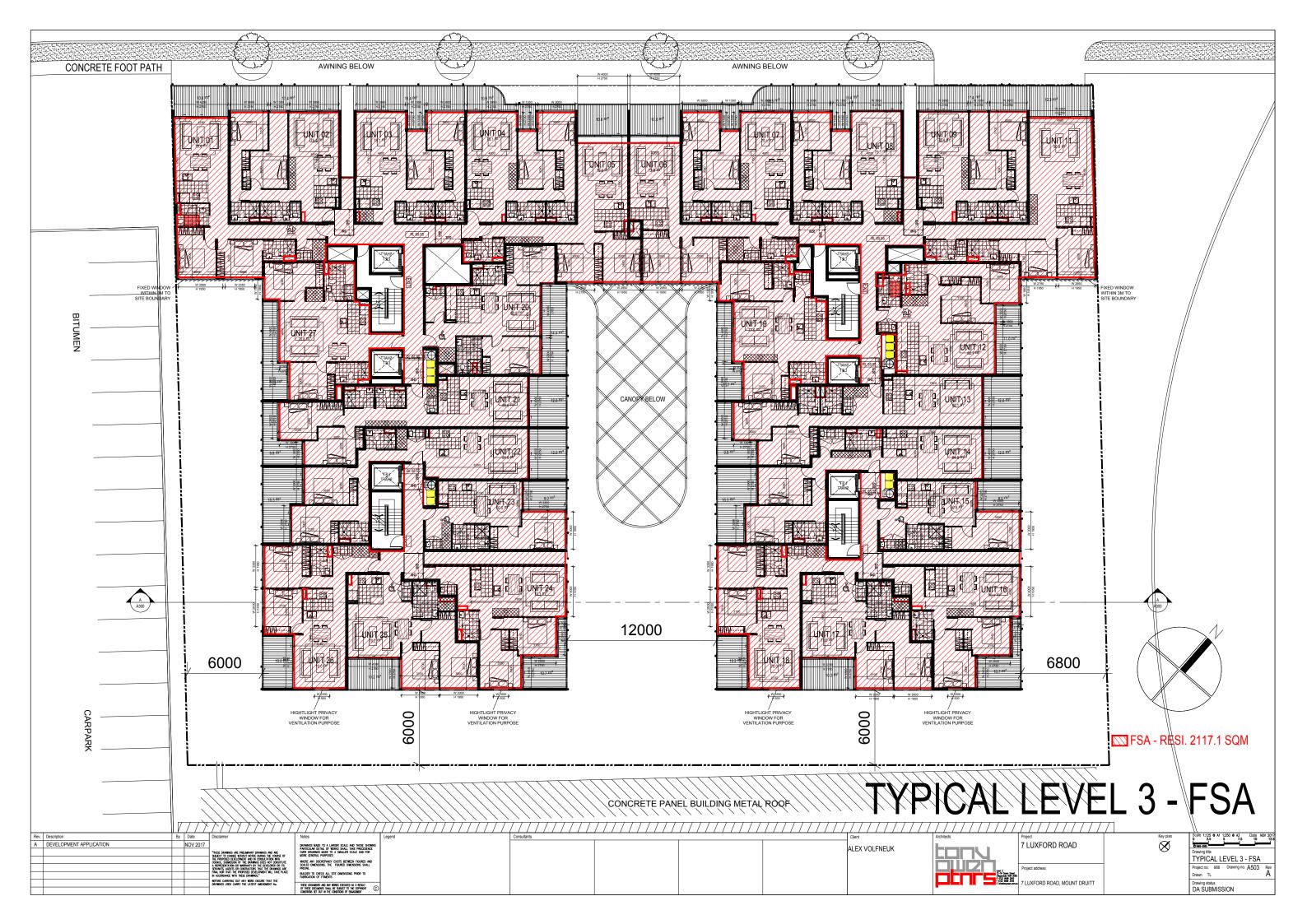


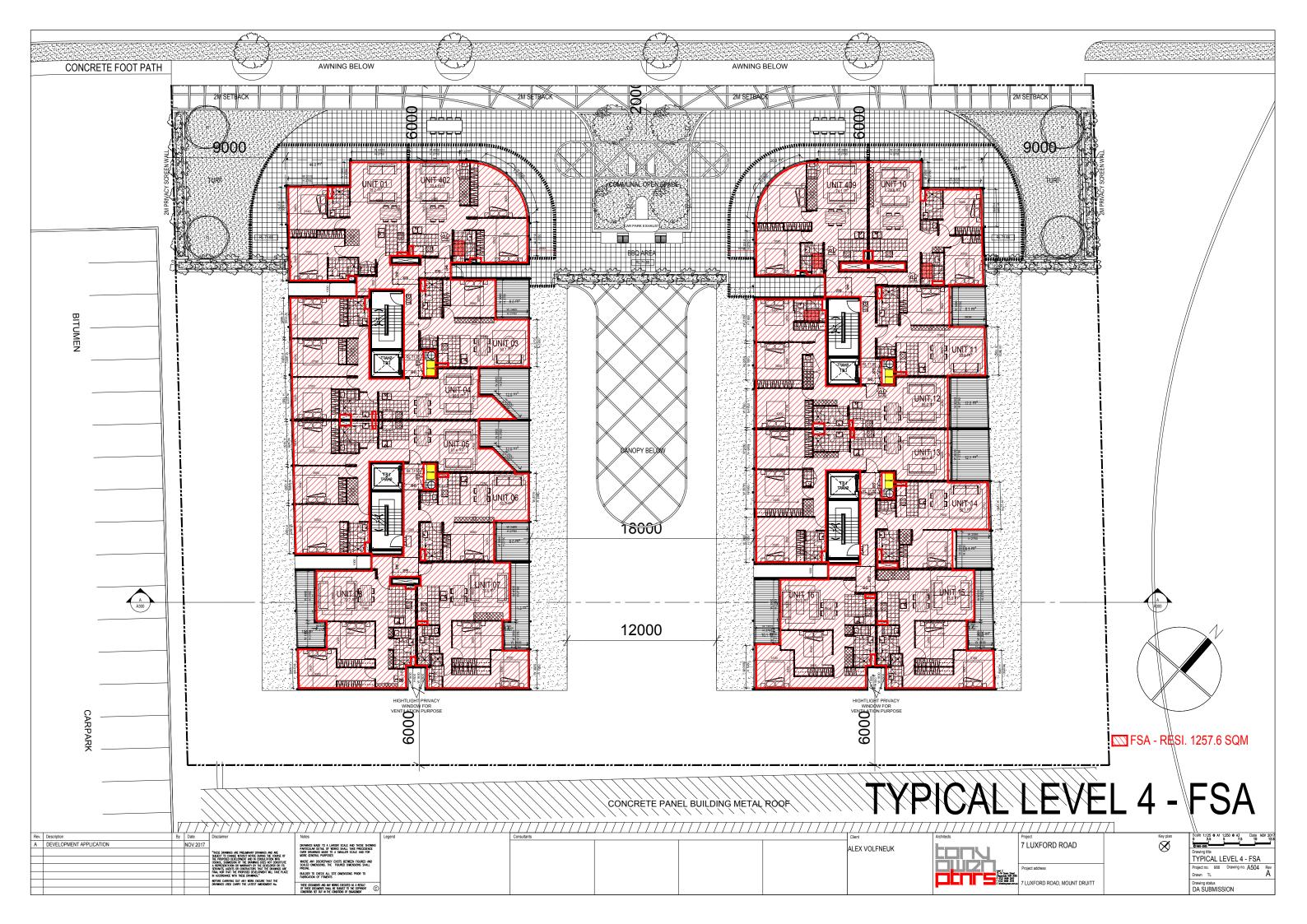


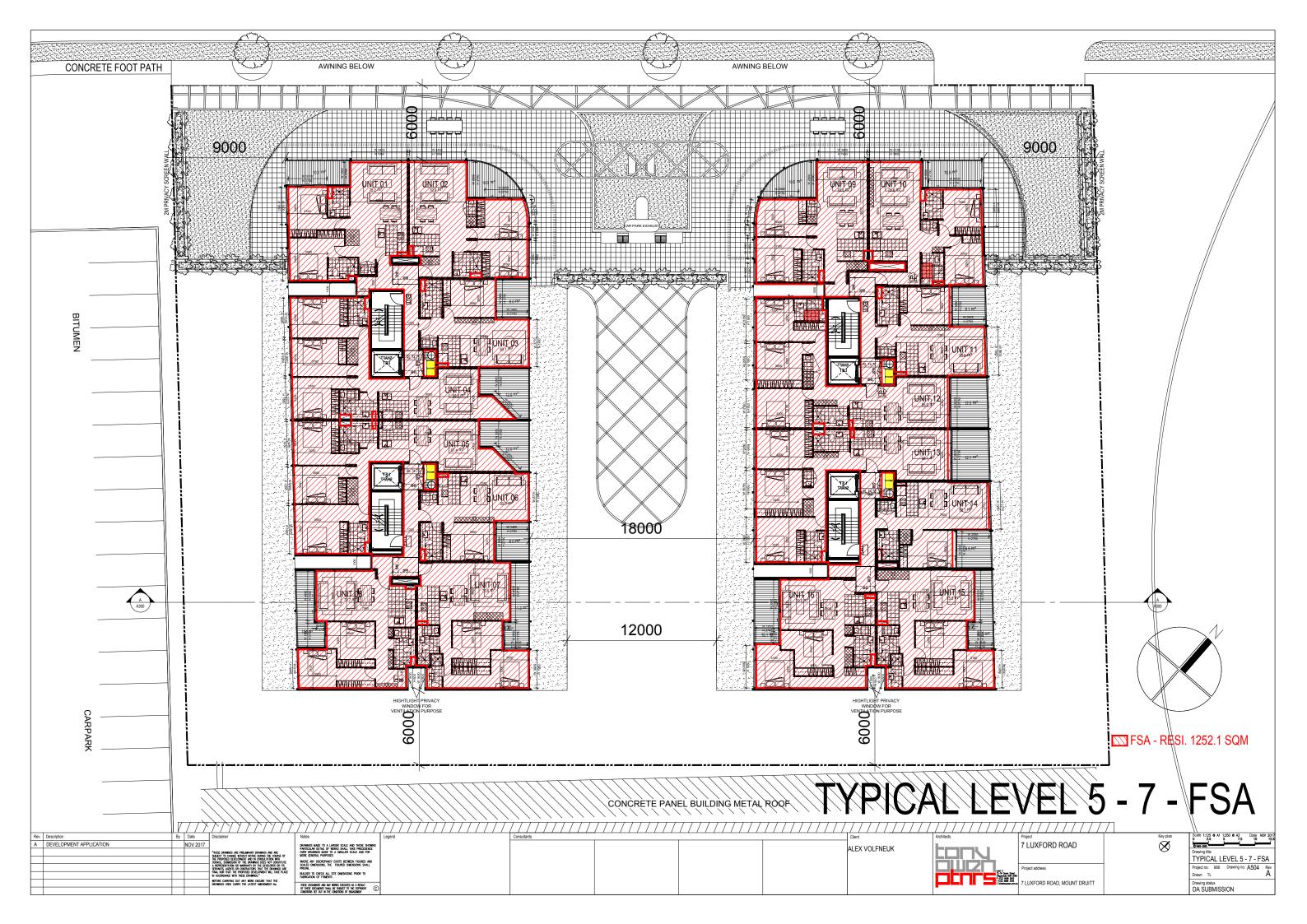


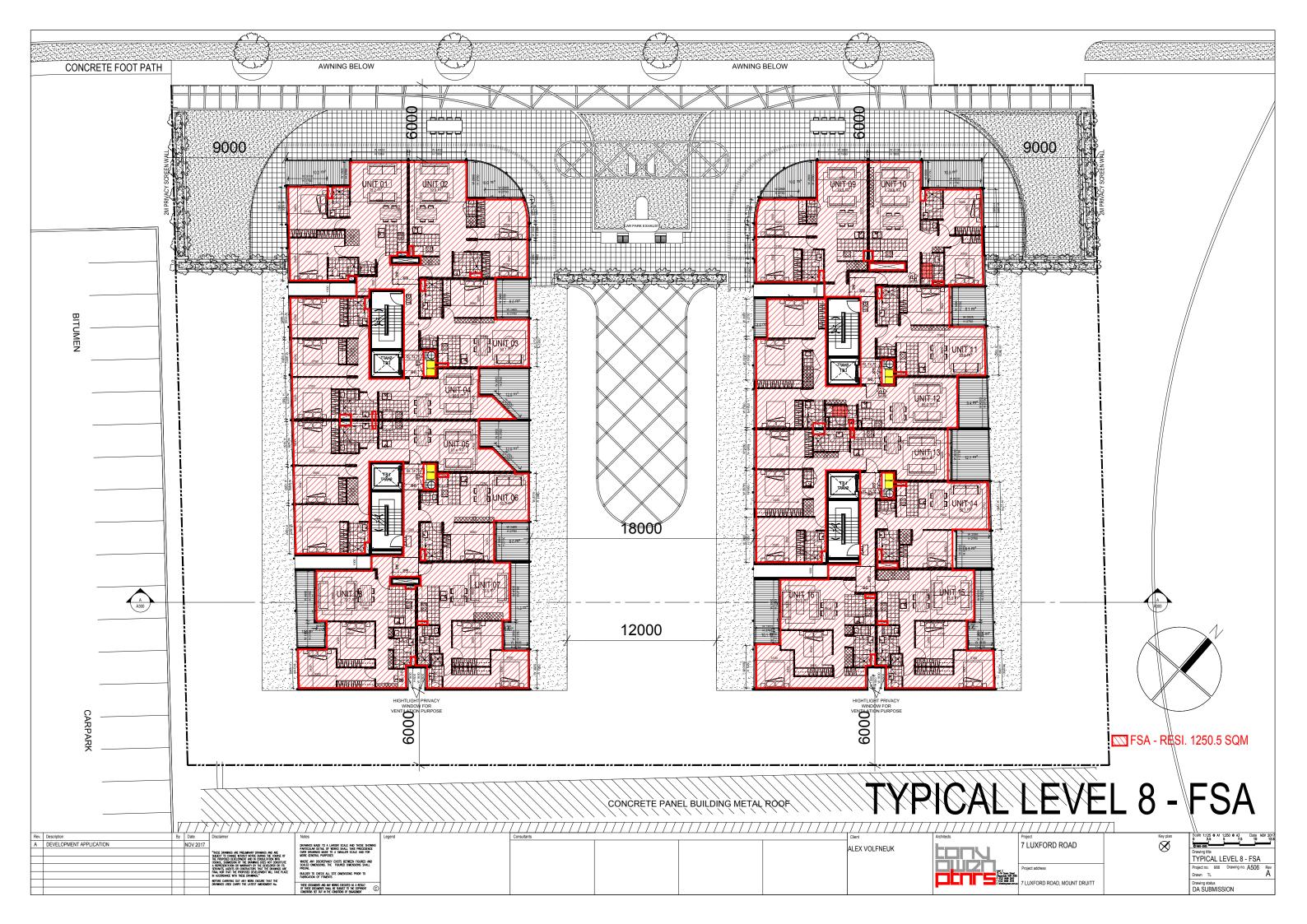












Schedule of Areas

Development Application



Project: MOUNT DRUITT 2 Project Number 988

Project Address: 7 LUXFORD ROAD, MOUNT DRUITT

> SITE AREA 4046.0 sqm 4046.00 sqm 3.00 :1 3.78 :1

Development Application

Design Revision No:

Site Area:
DCP FSR ALLOWANCE
DCP FSR PROPOSED

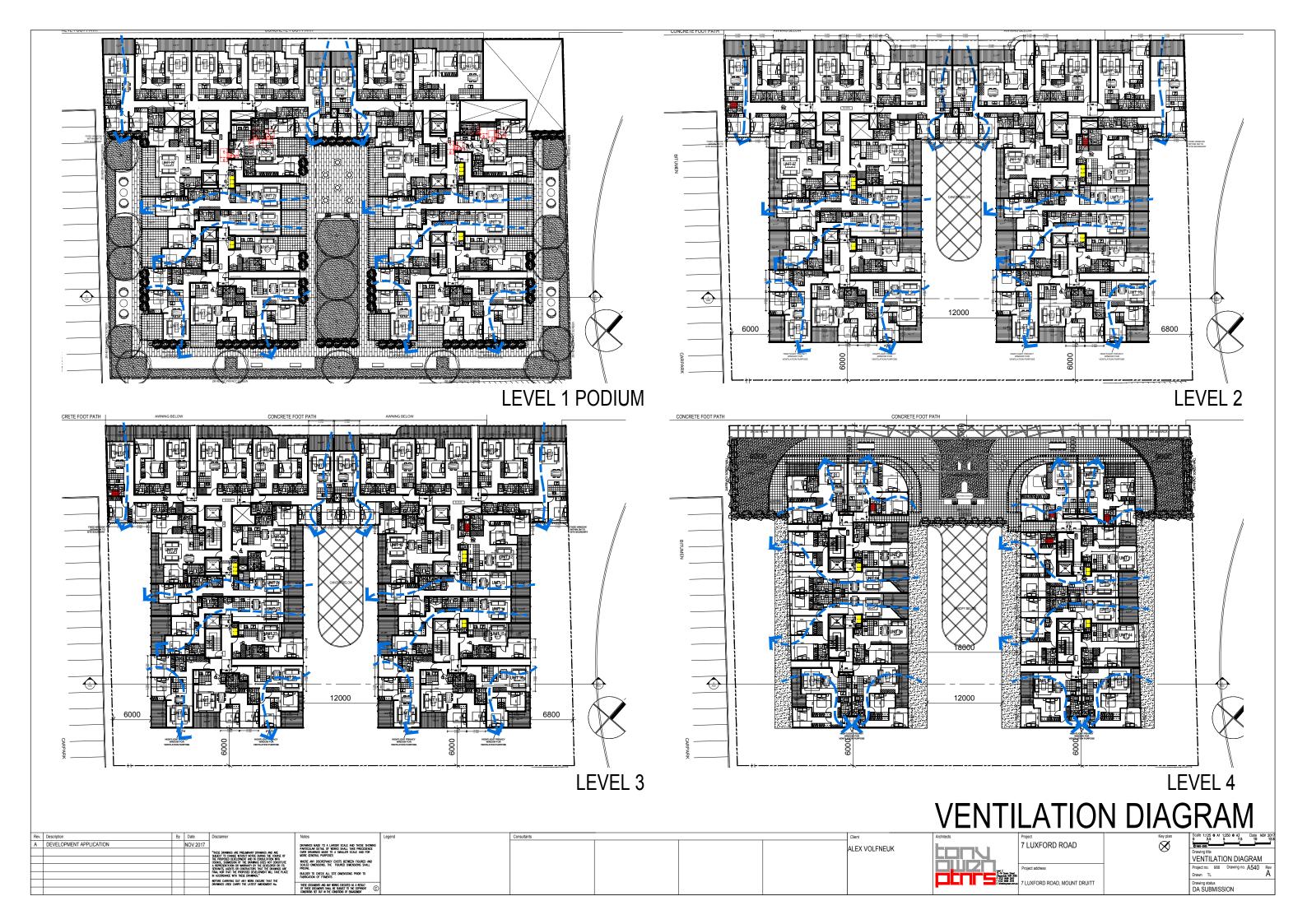
Day	16			L
Month	11			
Year	17			Г

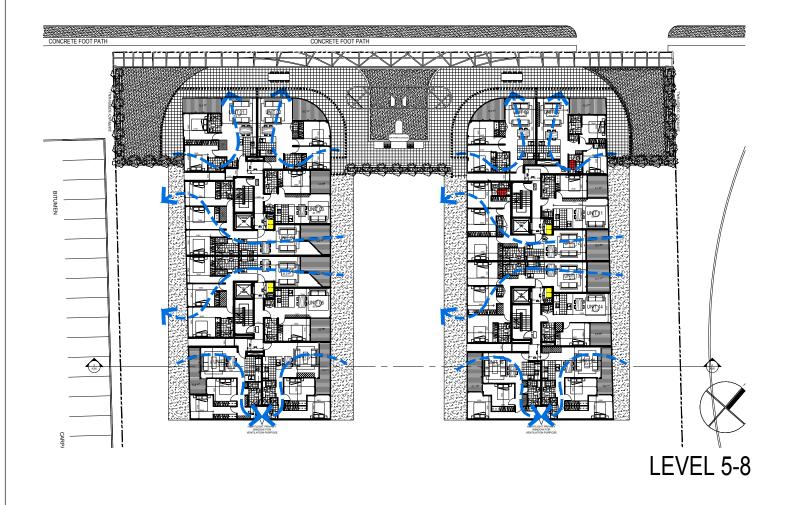
Unit Breakdown	RETAIL	COMMERCIAL	1 BED	2 BED	3 BED	Total	Development Total
	KETAIL	COMMERCIAL	IBLU	Z BLD	3 BED		
Ground Floor	6	6	0	0	0	12	
Level 1 Podium	0	0	2	22	0	24	
Level 2	0	0	2	24	0	26	
Level 3	0	0	2	24	0	26	
Level 4	0	0	4	8	4	16	
Level 5	0	0	4	8	4	16	
Level 6	0	0	4	8	4	16	
Level 7	0	0	4	8	4	16	
Level 8	0	0	4	8	4	16	
Unit sub-total			26	110	20	156	
MIX PERCENTAGE			16.67%	70.51%	12.82%		
DCP REQUIREMENT			10-30%	40-75%	10-100%		

FSR Calculation			
	COMMERCIAL / RETAIL	RESIDENTIAL	TOTAL
Ground Floor	2559.20 sqm	213.10 sqm	2772.30 sqm
Level 1		1995.70 sqm	1995.70 sqm
Level 2		2132.60 sqm	2132.60 sqm
Level 3		2117.10 sqm	2117.10 sqm
Level 4		1257.90 sqm	1257.90 sqm
Level 5		1252.10 sqm	1252.10 sqm
Level 6		1252.10 sqm	1252.10 sqm
Level 7		1252.10 sqm	1252.10 sqm
Level 8		1250.50 sqm	1250.50 sqm
TOTAL	2559.20 sqm	12723.20 sqm	15282.40 sqm
		SITE AREA	4046.00 sqm
		FSR	3.78 :1
		MAX ALLOWED FSR	3.00 :1

Parking Schedule (RMS	REGIONAL)		
	rate	no. of units	total
Non-Adaptable Calculation			
Studio	0 per unit	0.00	0.00
1 bed	0.6 per unit	26.00	15.60
2 bed	0.9 per unit	110.00	99.00
3+ bed	1.4 per unit	20.00	28.00
Visitors	1/5 per unit	156.00	31.20
Adaptable Calculation			
Adapt. Units	1 adaptable unit	156.00	15.60
Detail / horsing and annuity	4 00 0	400.00	0.04
Retail / business premises	1 per 22m2	182.90	8.31
Office Premises	1 per 40m2	587.40	14.69
Bulky Goods Premises	1 per 45m2	1017	22.6
Total Cars REQUIRED			219.4
Total Cars PROPOSED			223.0
			2.0

	no. of units	
Residential	0.2 per 1 units 3 1	1.2
Visitors	0.1 per 1 units 15	5.6
Total Bicycles REQ		3.8
		_
Total Bicycles PRO		6.8 3.0
Total Bicycles REQUENT Total Bicycles PROF Motorbike Parking 5% of DCP Carpark F	POSED 58	_





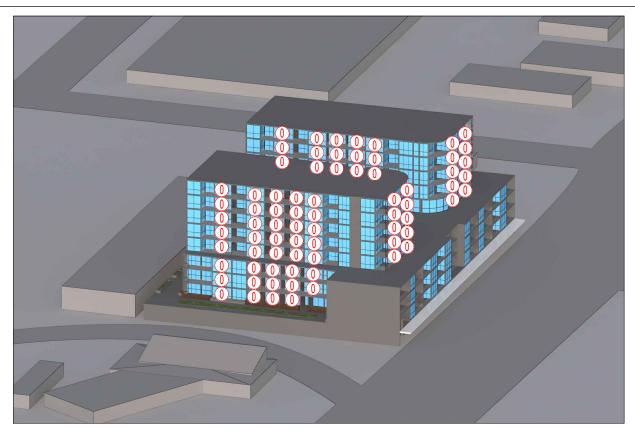
CROSS VENTILATION:

SEPP65 Requirement: 60% cross ventilated (94 UNITS)

	TOTAL UNITS	COMPLIANT	%	
TOTAL DEVELOPMENT	156	95	60.9%	

VENTILATION DIAGRAM

Re	v. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
Α	DEVELOPMENT APPLICATION	NOV 2017	"THESE DRAWINGS ARE PREIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WIROUT NOTICE DURING THE COURSE OF	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICILAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLFNEUK	tonu	7 LUXFORD ROAD	\otimes	Drawing title VENTILATION DIAGRAM
			THE PROPOSED DEVLICABLENT WID IN CONSULTATION WITH OURSELS SUBSISSION OF THE DRAWNS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVLICAGE OR ITS SERVANTS, AGENTS OR CONTINUED THIS THE OPENINGS ARE HINM, MOR THAT THE PROPOSED DEVLICABLES WILL TAKE PLACE IN ACCORDANCE WITH THESE OPENINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.						Project address		Project no. 988 Drawing no. A541 Rev Drawn TL A
			BEFORE CARRYING OUT ANY WORK DISURE THAT THE DRAWNOS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS ENECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT					± 6122 9699 Sinte € linkeWonycoun.com.	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SUBMISSION



JUNE 21 @ 9AM - 0 UNITS COMPLIANT



JUNE 21 @ 11AM - 74 UNITS COMPLIANT



JUNE 21 @ 10AM - 0 UNITS COMPLIANT



JUNE 21 @ 12AM - 26 UNITS COMPLIANT

SOLAR DIAGRAM

Rev.	Description	By Date	Disclaimer	Notes	Legend	Consultants		 Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
Α	DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLENEUR		7 LUXFORD ROAD	⊘	©1992-2005
			"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLFNEUK				Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND								SOLAR DIAGRAM
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL						Project address		Project no. 988 Drawing no. A541 Rev
			FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNISS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-34 Queen Street Origonation (SM 20 p. 1572 great ground	3		Drawn TL A
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT	-				F 4122 9699 3018 E intretoryours.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
				OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT (C))				•			DA SUBMISSION



JUNE 21 @ 13PM - 10 UNITS COMPLIANT



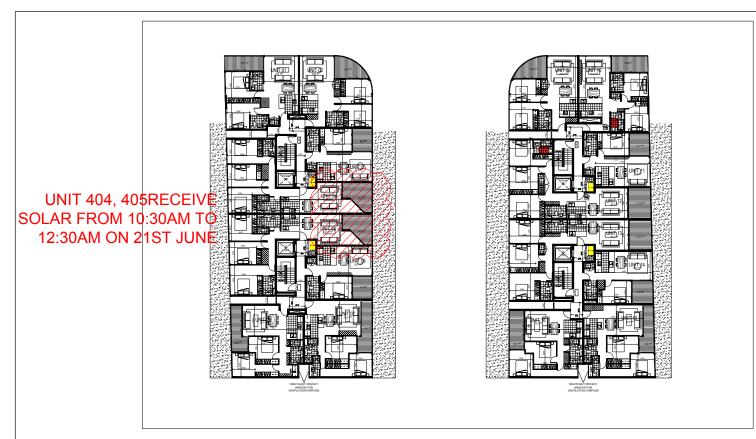
JUNE 21 @ 15M - 0 UNITS COMPLIANT



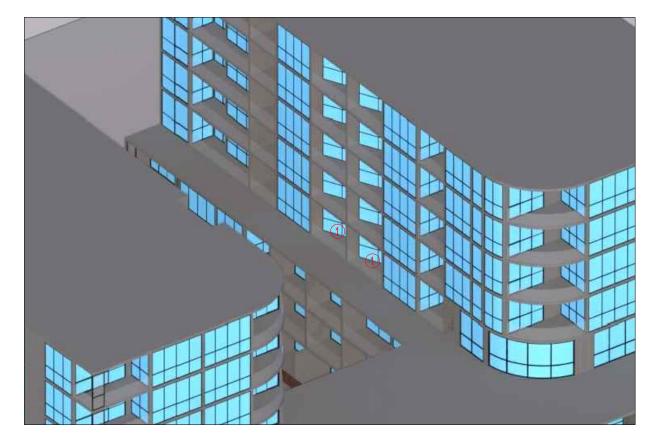
JUNE 21 @ 14PM - 0 UNITS COMPLIANT

SOLAR DIAGRAM

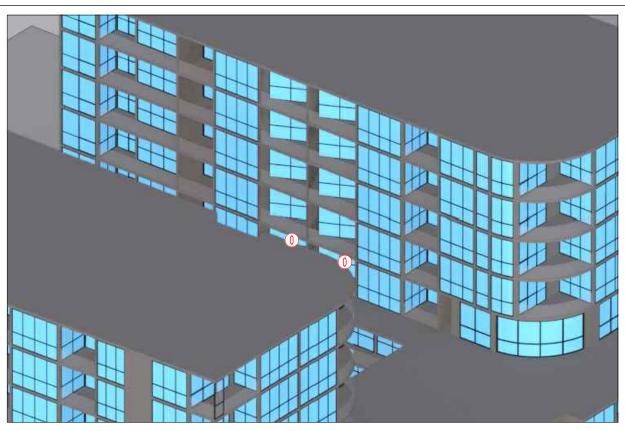
Rev.	Description B	/ Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5	
Α	DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK	<u></u>	7 LUXFORD ROAD	⊗	©1002-2005
			"THESE DRAWNGS ARE PRELIMINARY DRAWNGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWNGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLINEOR				Drawing title SOLAR DIAGRAM
-			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL, SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL								
			SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	PREVAIL BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO					Level 2 12-14 Coren Street	Project address		Project no. 988 Drawing no. A542 Rev
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	FABRICATION OF FITMENTS THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT					P 6/22 9689 200 F 6/22 9699 200 E infestionement	7 LUXFORD ROAD. MOUNT DRUITT		Drawing status
			BOARD OLD OWN THE DIED NEEDED THE	OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONCITIONS SET OUT IN THE CONCITIONS OF ENCAGEMENT								DA SUBMISSION



TYPICAL LEVEL 4 - 5 FLOOR PLAN



JUNE 21 @ 11.30AM



JUNE 21 @ 10.30AM



JUNE 21 @ 12.30PM

UNIT 404, 405 - SOLAR DIAGRAM

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017
A DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK	Harmon I	7 LUXFORD ROAD		©1992-2005
		SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS RETWEEN DISJRED, AND				, LEX VOLINEON				SOLAR DIAGRAM
		COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS APE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL						Project address		Project no. 988 Drawing no. A543 Rev
		IN ACCORDANCE WITH THESE DRAWNSS." BEFORE CARRYING OUT ANY WORK ENSURE THAT THE	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-14 Ouers Objected N P 672 969 3 E 6122 999 3	INDEX 12009 2009 2009 2009 2009 2009 2009 200		Drawn TL A
		DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS ENECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENCAGEMENT					E info@tonyowe	/ LUAPURD KUAD, MOUNT DRUITT		Drawing status DA SUBMISSION

PROPOSED SCHEME: 7 LUXFORD ST, MOUNT DRUITT

	UNITS	2HRS SOLAR ACCESS	%
PROPOSED UNITS	156	110	70.0%
	UNITS	NO SOLAR ACCESS	%
PROPOSED UNITS	156	11	7.0%

0 HOURS SOLAR ACCES1 HOURS SOLAR ACCES

70% of the units of the proposed development achieve a minimum 2 hours of solar on 21st of June according to the following list of measures :

2 HOURS SOLAR ACCES

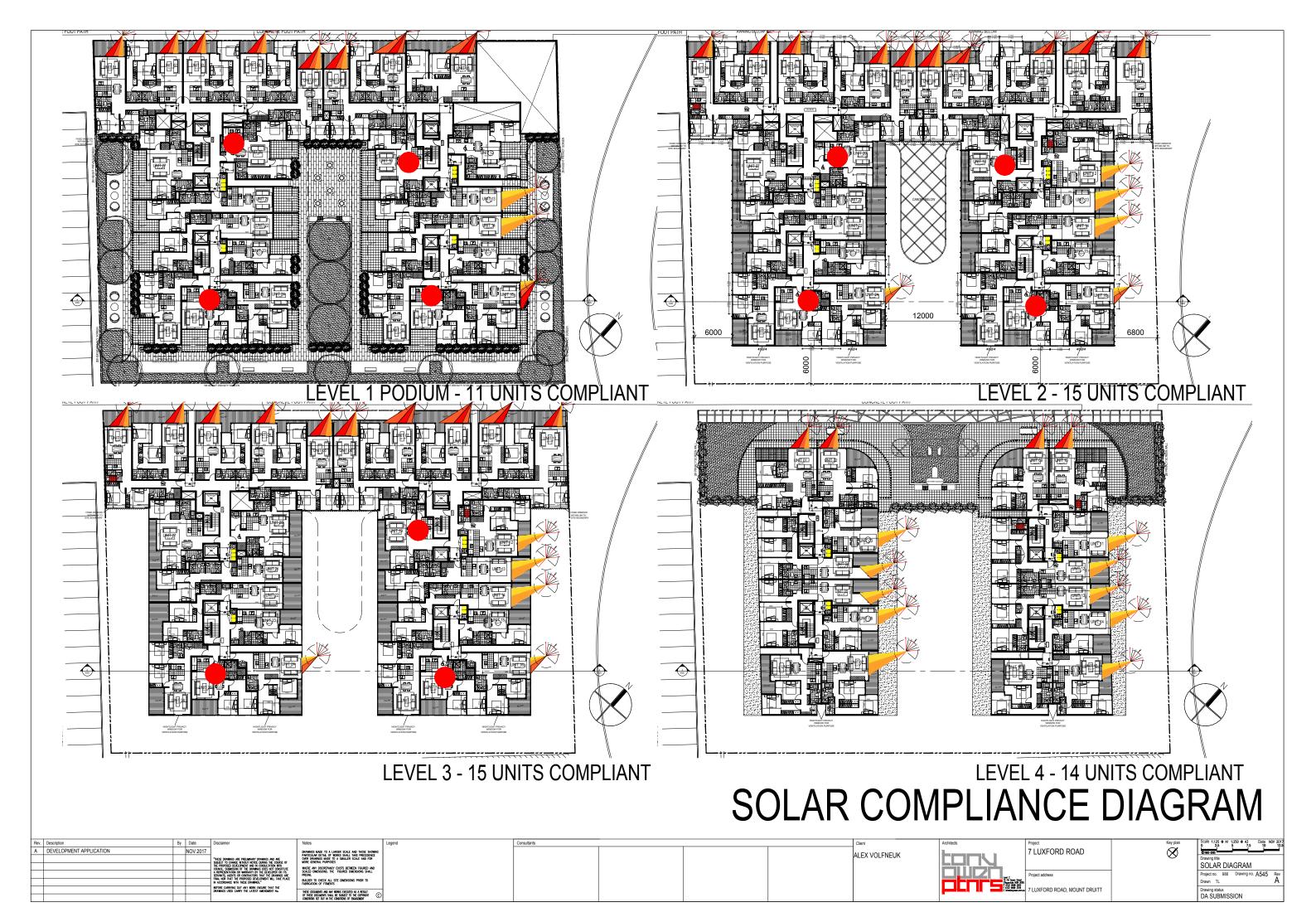
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

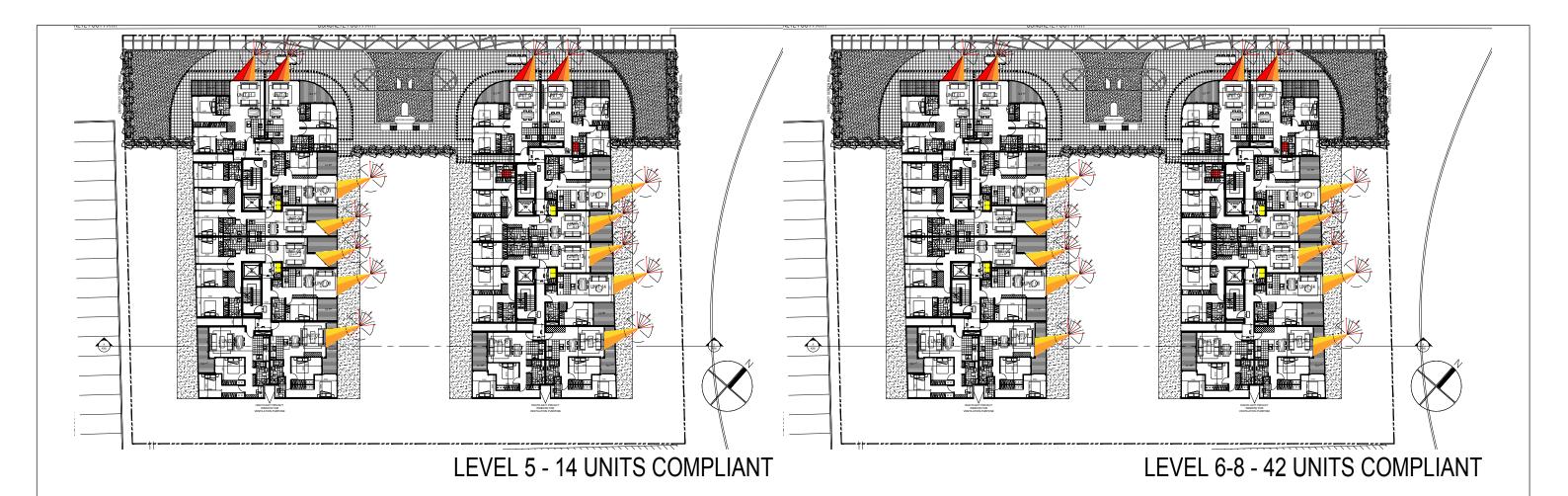
- every hour of solar is indicated on the drawing by a number which correspond to the number of hours of solar that the unit achieve, as per table on below.

Receiving	Receiving 2 hrs of solar access NOT receiving 2 hrs of solar a								access		•	No dire	ct solar a	access													
	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
LEVEL 1	V	V	\checkmark	V	V	V	V	\checkmark				X	V	\checkmark	X	\checkmark		X			X	X	X	X		X	X
LEVEL 2	√	V	V	V	V	√	V	√	V		√	√	V	V	X	V		X			X	X	X	√		X	X
LEVEL 3	√	V	V	V	V	√	V	\checkmark	\checkmark		\checkmark	V	V	\checkmark	X	\checkmark		X		X	X	X	X	\checkmark		X	X
LEVEL 4	V	V	V	V	\checkmark	V	V	X	\checkmark	√	√	V	V	V	√	X											
LEVEL 5	√	V	V	V	V	√	V	X	V	√	√	√	√	V	√	X											
LEVEL 6	V	V	V	V	V	V	√	X	V	√	√	V	V	V	√	X											
LEVEL 7	✓	√	V	V	V	V	√	X	V	√	√	V	√	V	√	X											
LEVEL 8	V	√	V	V	V	V	V	X	V	V	√	V	V	V	√	X											

SOLAR DIAGRAM COMPLIANCE TABLE

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK	1	7 LUXFORD ROAD		©1992-2005
		"THESE DRAWNGS ARE PRELIMINARY DRAWNGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLINEON				SOLAR DIAGRAM TABLE
			WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL.						Project address		Project no. 988 Drawing no. A544 Rev
		FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNOS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-16 Queen St. Oilgonradie NOB	at cos		Drawn TL A
		BEFORE CARRYING OUT ANY WORK DISURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPHRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF REARDSHIPHT					9 6122 (1980 2) 6 6122 (1980 2) 6 Introdoprison	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SUBMISSION





SOLAR DIAGRAM:
SEPP65 Requirement: 70% (110UNITS) two hours solar access

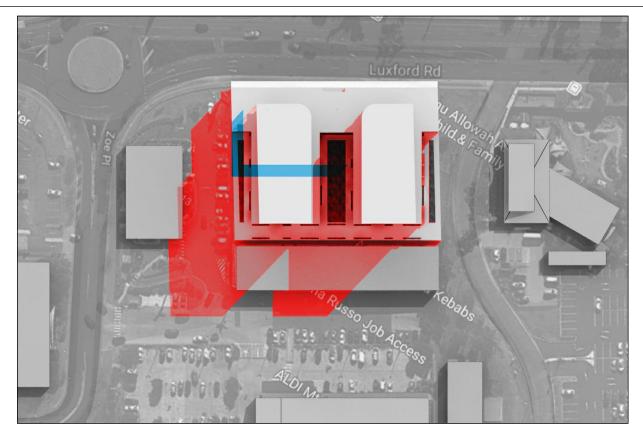
	TOTAL UNITS	COMPLIANT	%	1
TOTAL DEVELOPMENT	156	110 UNITS	70.0%	$ \mathbf{V} $

SINGLE ASPECT UNITS:
SEPP65 Requirement: not more than 15% (24 UNITS)

	TOTAL UNITS	SOUTH FACING UNIT	%	1
TOTAL DEVELOPMENT	156	11	7.0%	V

SOLAR COMPLIANCE DIAGRAM

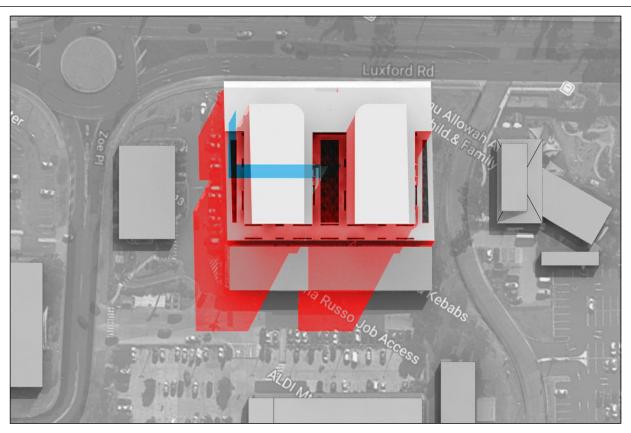
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 © A1 1:250 © A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING				ALEX VOLFNEUK		7 LUXFORD ROAD	⊗	© 1002-2005
		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWNGS MADE TO A SMALLER SCALE AND FOR				ALEX VOLFINEUR				Drawing title
		SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBJECTION OF THE DRAWINGS DOES NOT CONSTITUTE.	MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND								SOLAR DIAGRAM
		COUNCL SUBMISSION OF THE DIVARINGS BOLS NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNINGS ARE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL						Project address	1	Project no. 988 Drawing no. A546 Rev
		FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					Lavel 2 12-14 Queen: Olgopredida IKS	Enset M 2009		Drawn TL A
		BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.		_				2 6122 9890 F 6122 9899	7 LUXEORD ROAD, MOUNT DRUITT		Drawing status
		DRAWNGS USED CARRY THE DATEST AMENDMENT NO.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT	0					7 EGA GRE ROAD, WOORT BROTT		DA SUBMISSION



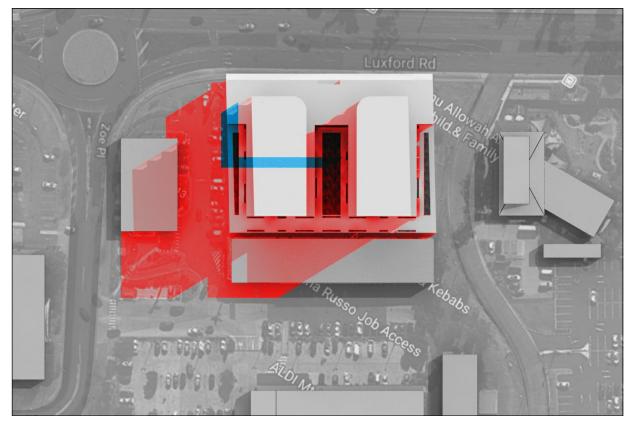
JUNE 21 @ 9AM



JUNE 21 @ 11AM



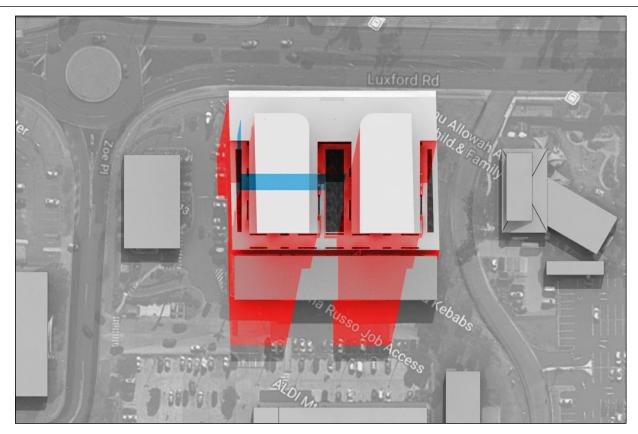
JUNE 21 @ 10AM



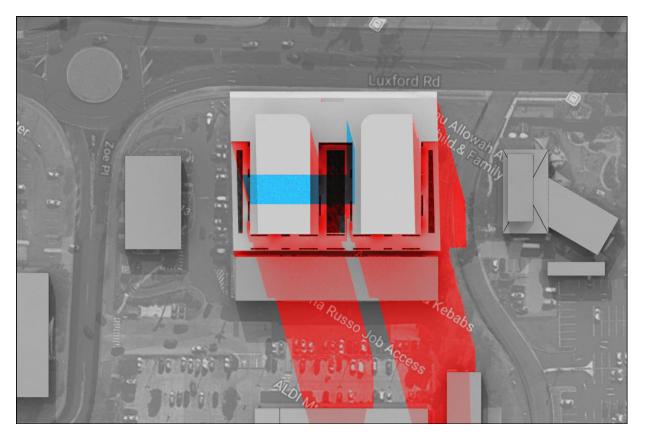
JUNE 21 @ 12AM

SHADOW DIAGRAM JUNE 21

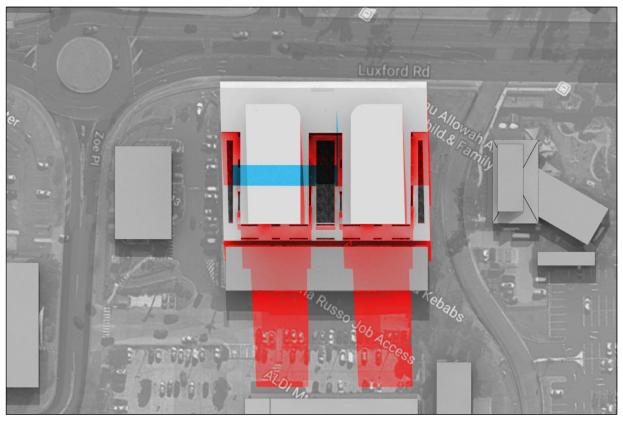
	Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client		Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 0 2.5 5 7.5 10
Γ	A DEVELOPMENT APPLICATION	NOV 2017	,	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE			ALEX VOI	N ENELIZ		7 LUXFORD ROAD	⊗	©1992-2005
["THESE DRAWNOS ARE PRELIMINARY DRAWNOS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOL	DLFNEUK			igotimes	Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND								SHADOW DIAGRAM
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNINGS ARE HINLI NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL						Project address		Project no. 988 Drawing no. A560 R
			IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-14 Queen Stree Objectedals ISSE 22 P. 6222 09882 2980	ics		Drawn TL /
			BEFORE CARRYING OUT ANY WORK EVISURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT	,				F 6122 9699 3018 E info@onyower.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
Г				OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT (-			I DA SUBMISSION



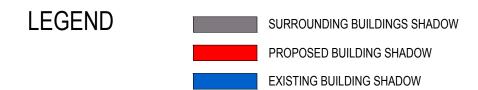
JUNE 21 @ 13PM



JUNE 21 @ 15PM

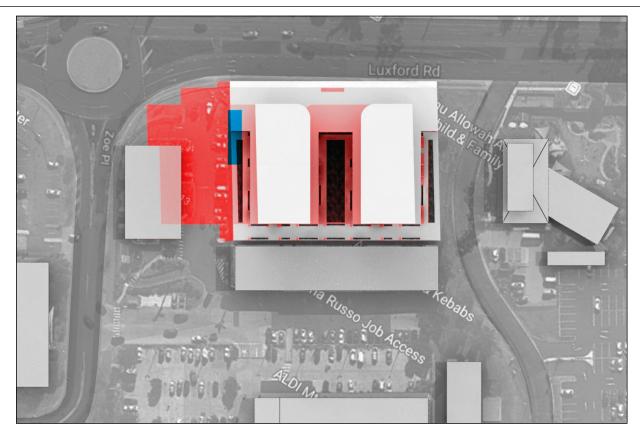


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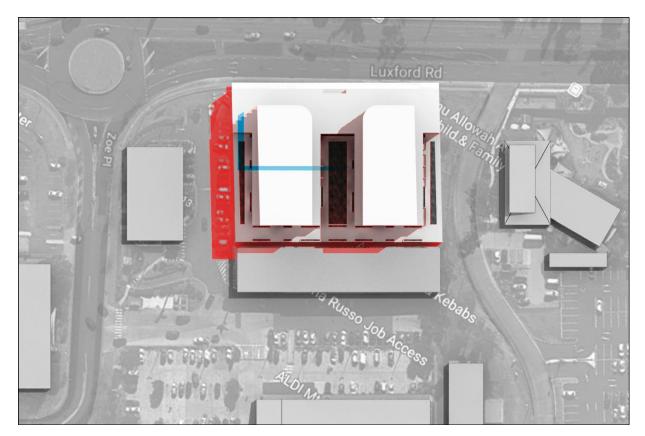


SHADOW DIAGRAM JUNE 21

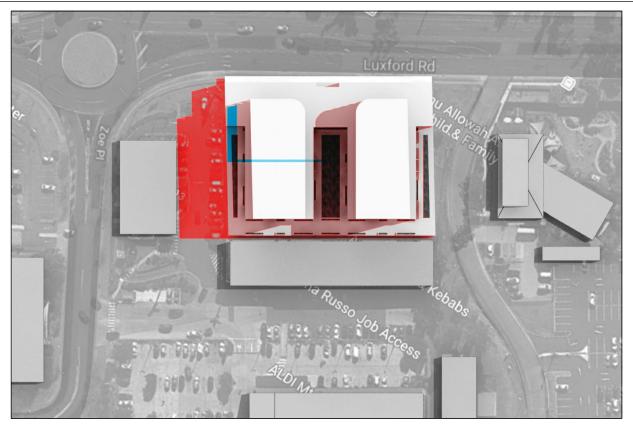
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 201	7	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING			ALEY VOLENEUR		7 LUXFORD ROAD	⊘	©1992-2005
		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WHICH NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFNEUK				Drawing title
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND							SHADOW DIAGRAM
		A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	SCALED DIVENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL					Project address		Project no. 988 Drawing no. A561 Rev
		IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS				12-14 Osen Stree Origonatus (SII 2) P 6122 9049 2004	ios i		Drawn TL A
		BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT	-			# 6122 9999 3016 6 4122 9999 3016 E info@fompower.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
			OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT ((OI .			_		[DA SUBMISSION



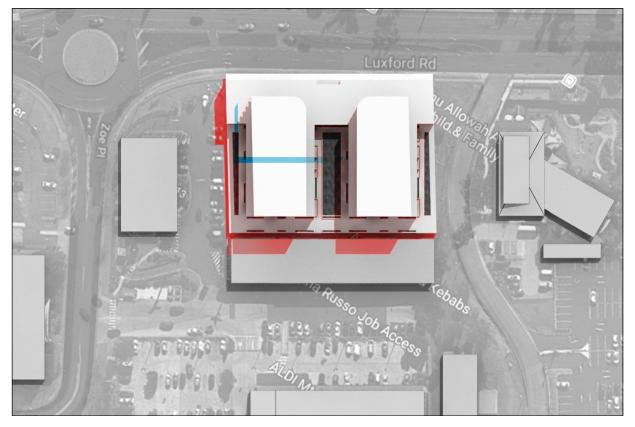
MAR 21 @ 9AM



MAR 21 @ 11AM



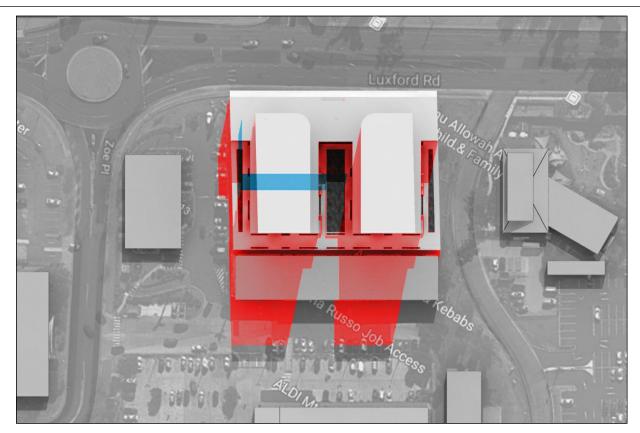
MAR 21 @ 10AM



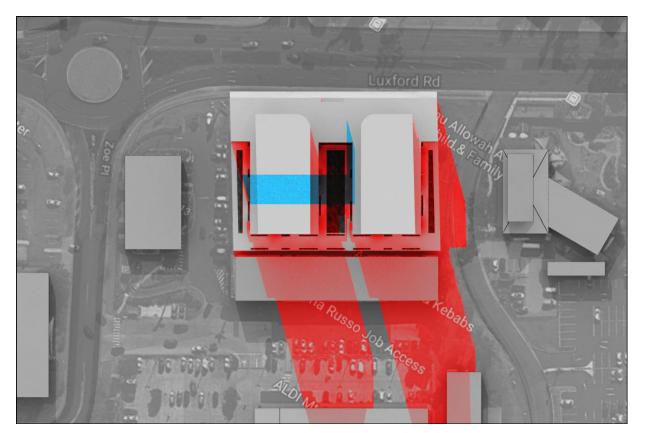
MAR 21 @ 12AM

SHADOW DIAGRAM MARCH 21

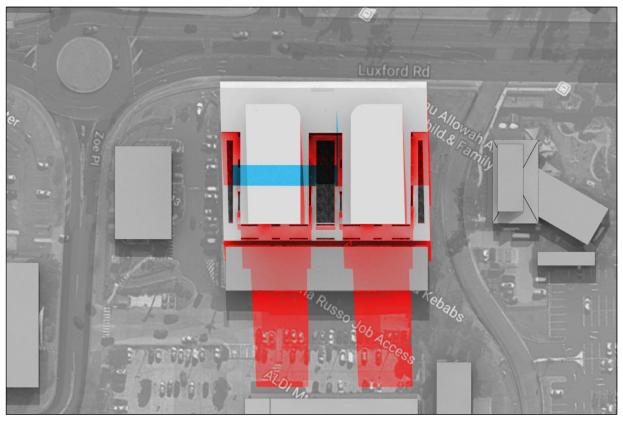
	Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
	A DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WIDES SHALL TAKE PRECEDENCE			ALEX VOLFNEUK	1	7 LUXFORD ROAD	⊗	©1992-2005
			"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE.	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFNEUR				Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SOALFD DAYFINSONS. THE FIGURED DIMENSIONS SHALL							SHADOW DIAGRAM
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNISS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAIL				Land Land	Project address		Project no. 988 Drawing no. A562 Rev
L			IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS				12-14 Ouen St Oliporadoli (201 P 4/122 1998 29	nos .		Drawn TL A
L			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRION				P 6/22 9699 24 F 6/22 9699 25 E introfonyourus	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SURMISSION



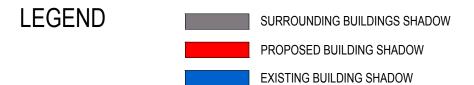
MAR 21 @ 13PM



MAR 21 @ 15PM

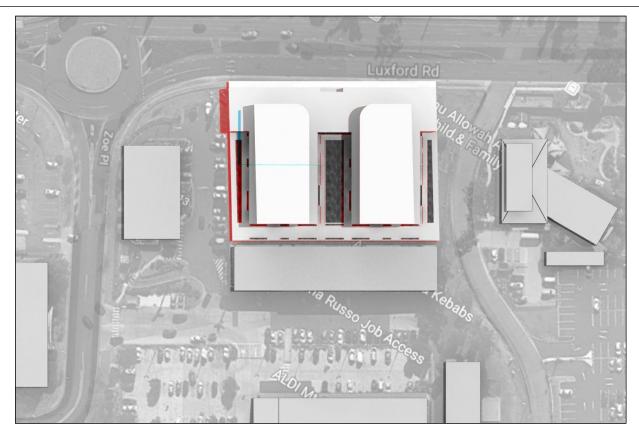


MAR 21 @ 14PM

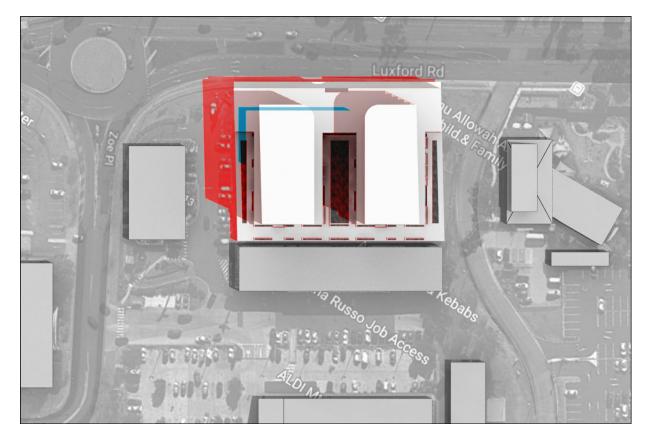


SHADOW DIAGRAM MARCH 21

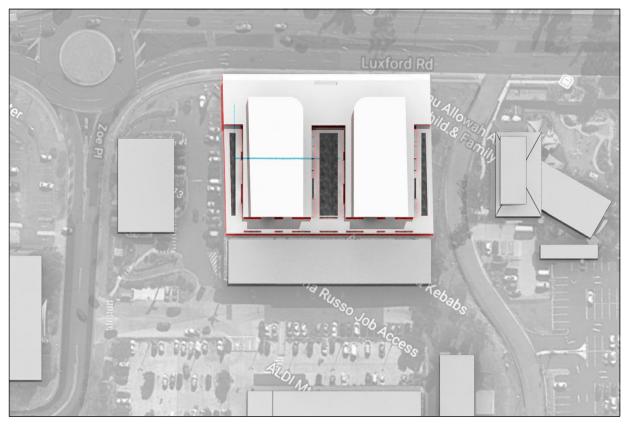
Rev	Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
Α	DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK		7 LUXFORD ROAD	Ø	©1992-2005
			"THESE DRAWNGS ARE PRELIMINARY DRAWNGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWING MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLFNEUR			O	Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH ODUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND								SHADOW DIAGRAM
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNGS ARE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL						Project address		Project no. 988 Drawing no. A563 Rev
			FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS					12-14 Quen St. Olipardoli Kill 8 472 gasta 2	2008		Drawn TL A
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS ENECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRIGHT	=				F 6122 9999 30 E histologowa	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
				OF THESE DOOLMENTS SHALL BE SUBJECT TO THE COPYRIGHT (0)				•			DA SURMISSION



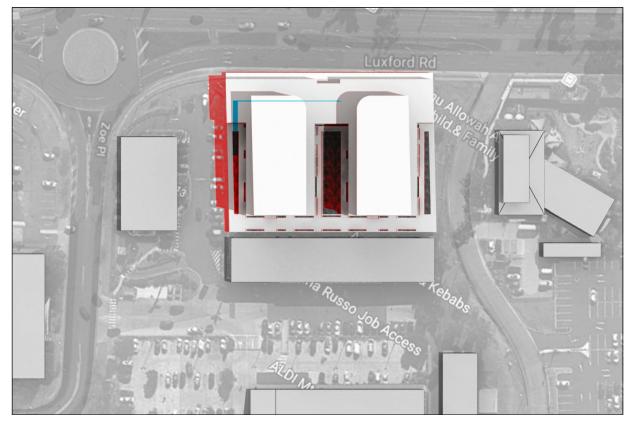
DEC 21 @ 9AM



DEC 21 @ 11AM



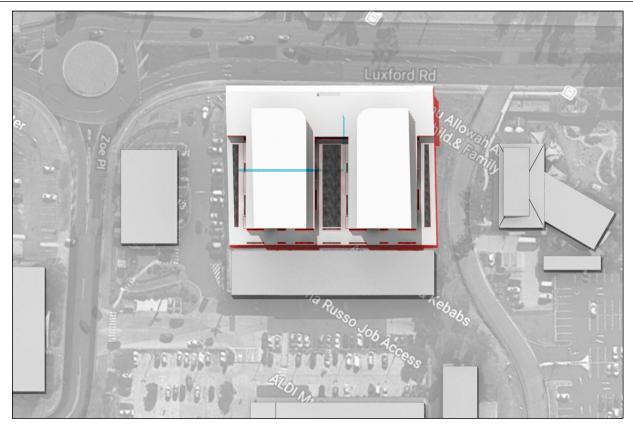
DEC 21 @ 10AM



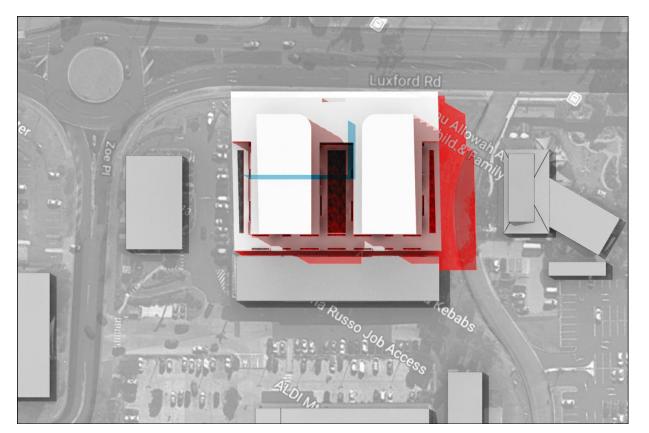
DEC 21 @ 12AM

SHADOW DIAGRAM DECEMBER 21

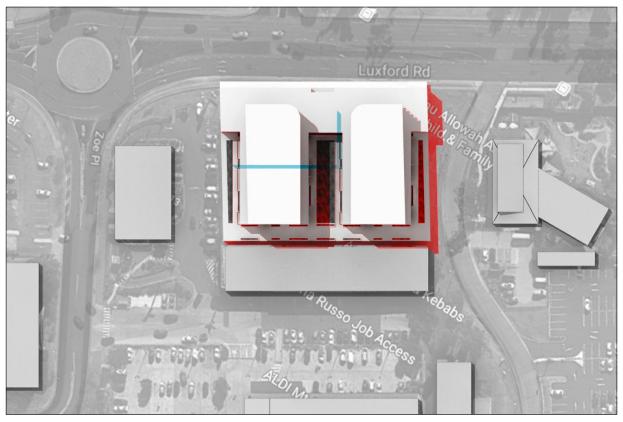
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 2017	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICILAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFNEUK	tonu	7 LUXFORD ROAD	\otimes	Drawing title SHADOW DIAGRAM
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNOS ARE FINAL MOR THAT THE PROPOSED DEVELOPMENT WILL TAXE PLACE	WHERE MAY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL.					Project address		Project no. 988 Drawing no. A564 Rev
		IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK DESURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	BUILDER TO CHECK ALL SITE DWENSIONS PRIOR TO FRANCATION OF FITMENTS THESE DOCUMENTS AND ANY WORKS DECUTED AS A RESULT OF THESE DOCUMENTS SHALL BY SUBJECT TO THE COPPORTS OF DRIVENDED OF THE STATE OF				To We close to Company of the Compan	7 LUXFORD ROAD, MOUNT DRUITT		Drawn TL A Drawing status DA SUBMISSION



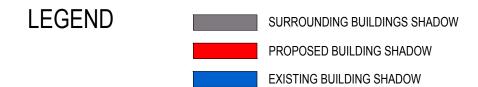
DEC 21 @ 13PM



DEC 21 @ 15PM



DEC 21 @ 14PM



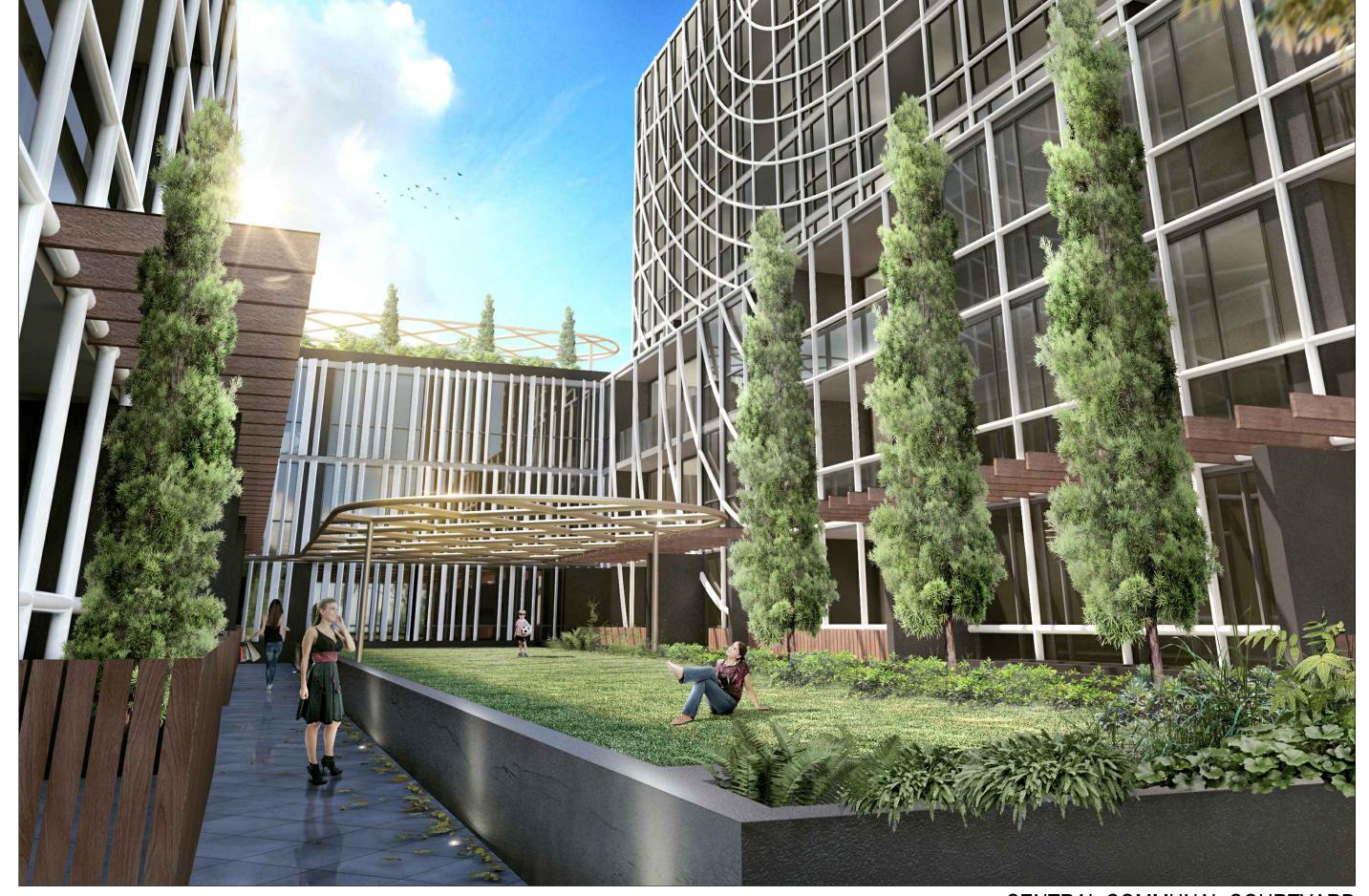
SHADOW DIAGRAM DECEMBER 21

Re	Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017
Α	DEVELOPMENT APPLICATION	NOV 2017	"THESE DRAWNOS ARE PREJAMARY DRAWNOS AND ARE SUBJECT TO CHANGE WHILD!! NOTICE DURNO THE COURSE OF	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PREEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				ALEX VOLFNEUK	tonu	7 LUXFORD ROAD	\otimes	Drawing title SHADOW DIAGRAM
			THE PROPOSED DEFOUNDED FAIR ON TO CONSTITUTION WHITE COUNTY COUNTY OF THE PROPOSED OF THE PROMISED SIZES OF THE STATES SIZES OF THE PROMISED SIZES OF THE STATES OF THE ST	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DAMENSONS. THE FIGURED DIMENSIONS SHALL FREWAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.					Land 2 12-40 Owen Sto Characteris (CEI	Project address		Project no. 988 Drawing no. A565 Rev Drawn TL A
\vdash			DRAWINGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPRIDING CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT					F 6122 9699 XV E info@onyouen.c	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SUBMISSION



VIEW FROM LUXFORD ST

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 201	7	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	⊗	©1002-2005
		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALLX VOLI NEOK				Drawing title
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE A REPRISENTATION OR WARRANTY BY THE DEVELOPER OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL						-	PHOTOMONTAGE
		SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAIL BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO				19.70	Project address		Project no. 988 Drawing no. A700 Rev
		IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK ENSURE THAT THE	FABRICATION OF FITMENTS				Obparido P 6/22 F 6/22 96	RM 2008 80 2000 90 2000 90 2008 71 LLIVEODD DOAD, MOUNT DDUITT		Drawn IL A
		DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRION				E infredion	/ LUXFORD ROAD, MOUNT DRUIT		DA SUBMISSION



CENTRAL COMMUNAL COURTYARD

	Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 A1 1:250 A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
	A DEVELOPMENT APPLICATION	NOV 2017	,	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE			ALEY VOLENEUR	L	7 LUXFORD ROAD	⊗	©1992-2005
			"THESE DRAWNOS ARE PRELIMINARY DRAWNOS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFNEUK			igotimes	Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNING DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND							PHOTOMONTAGE
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNGS ARE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL					Project address		Project no. 988 Drawing no. A701 Rev
			FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNISS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS				12-34 Queen Si Oligoration February 2 # 272 Grant Si	actors		Drawn TL A
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT	_			F 6122 9699 31 E inholonyown	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
- 1				OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT (•			DA SUBMISSION



LUXFORD RD VIEW FROM MALMO HERITAGE ITEM

Rev	Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
A	DEVELOPMENT APPLICATION	NOV 2017	"NECE PROMISS ARE FREMBUTY DRAWNS AND ARE SUBJECT TO CHARGE WHICH HOTEL DRAWS HE COURSE OF THE FREYOUGH DESCRIPTION FOR LOCKED, LITTLE WITH COURSEL SUBJECT, OF THE DRAWNS BOTS NOT OSSITTATE A SOFTEMATION OF WARMANTY BY HE DESCRIPTION OF THE FREMBUT HAS NOT WARMANTY BY HE DESCRIPTION OF THE FREMBUT HAS NOT WARMANTY BY HE DESCRIPTION OF THE FREMBUT HAS NOT HE PROMISSING DESCRIPTION WILL THE FLACE THAN LINE THAN THE PROMISSING DESCRIPTION WILL THE FLACE	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAL OF WORKS SHALL THAT PROCEDENCE WORK CORPELAY PURPOSES ** WHERE MY DROSEPHINGY DISTS SETTIENT ROWED AND SCALED DIMENSIONS. THE PROJECT DIMENSIONS SHALL PROVIDED TO CHECK ALL SITE DIMENSIONS SHALL PROVIDED TO CHECK ALL SITE DIMENSIONS PROVE TO				ALEX VOLFNEUK	<u>ЕППЧ</u>	7 LUXFORD ROAD Project address	⊗	Drawing title PHOTOMONTAGE Project no. 988 Drawing no. A702 Rev
			PINN, MOR THAT THE PROPOSED DEVELOPMENT WILL TAVE PLACE IN ACCORDANCE WITH THESE PRAMINIS." BEFORE CARRYING OUT ANY MORK ENSURE THAT THE DRAWNOS USED CARRY THE LATEST AMERICANENT No.	BULLDER TO CHECK ALL STIE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS THESE DOCUMENTS AND ANY MONS DECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPPRIOR CONCIOUS SET OUT IN THE CONDITIONS OF ENCAGEDENT					7 LUXFORD ROAD, MOUNT DRUITT		Drawing status DA SUBMISSION	



Camberwell Rd, Ellenberg Fraser



Saphire by the Gardens



Balencia, Wood Marsh



35 Srping Stret, Bates Smart



Yve Apartments, Wood Marsh

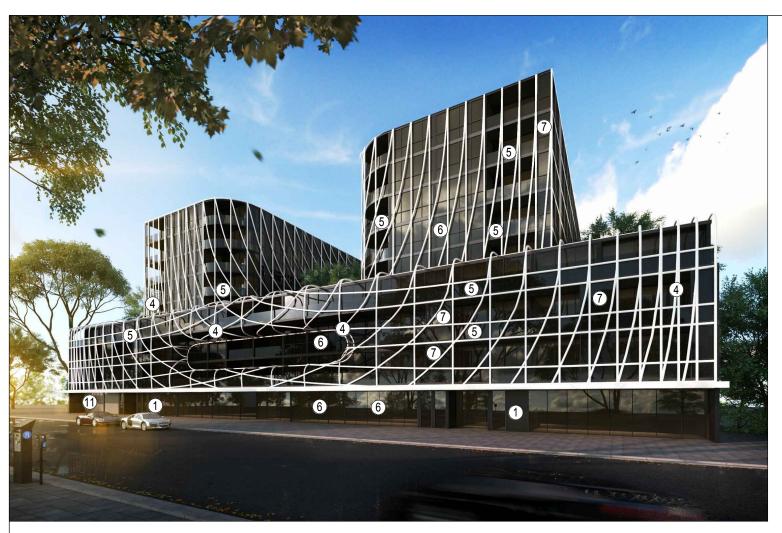


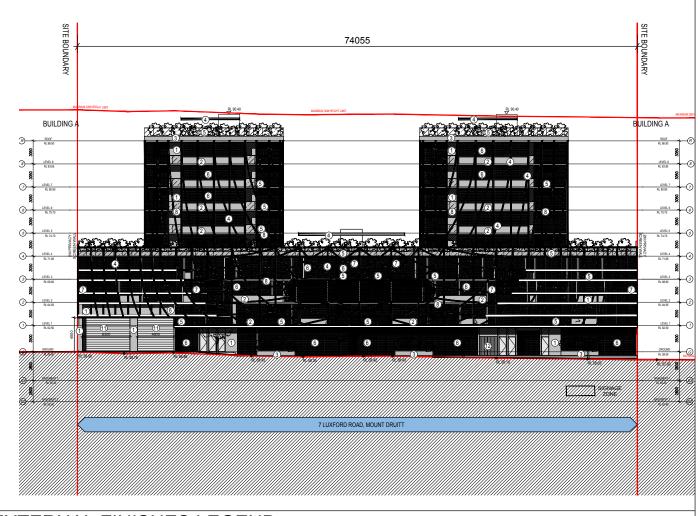
The Melbourne, Tony Owen Partners

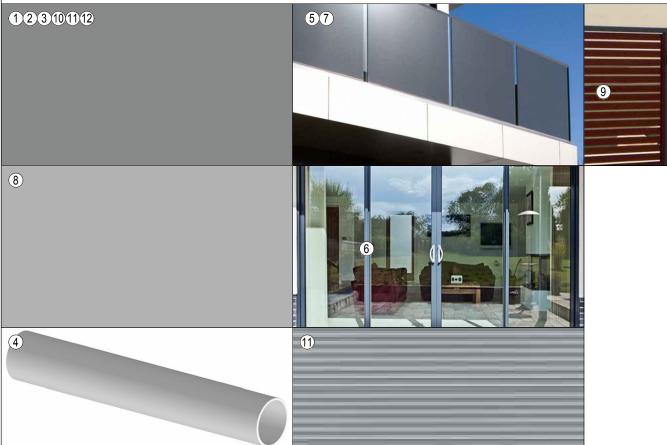
ARCHITECTURAL CHARACTER

ACTIVE
 FACADE ARTICULATION OF GLASS AND MASONRY BUILDING THROUGH ARTICULATION AND LAYERS OF FACADE ELEMENTS.

Rev.	Description By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date NOV 2017 0 2.5 5 7.5 10 12.5
Α	DEVELOPMENT APPLICATION	NOV 2017		DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	⊗	©1992-2995
			"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAWNGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFINEOR			•	Drawing title
			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND							ARCHITECTURAL CHARACTER
			A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWNOS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL					Project address		Project no. 988 Drawing no. A800 Rev
			IN ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS				12-16 Queen Street Oligoprofels ISSE 2000 P #172 9888 2000			Drawn TL A
			BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWNGS USED CARRY THE LATEST AMENDMENT No.	THESE DOCUMENTS AND ANY WORKS ENECUTED AS A RESULT	1			F 4122 9999 3076 E intellonyowen.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
			1	OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENCAGEMENT]			<u> </u>			DA SUBMISSION







EXTERNAL FINISHES LEGEND

- (1) PAINTED AND RENDERED MASONRY WALL DULUX COLOUR TIMELESS GREY PN2A4
- 2) PAINTED AND RENDERED MASONRY SPANDREL DULUX COLOUR TIMELESS GREY PN2A4
- (3) PLANTER BOX DULUX COLOUR TIMELESS GREY PN2A4
- POWDER COATED ALUMINIUM TUBE NATURAL WHITE PN1E1
- (5) FRAMED GLASS BALUSTRADE
- 6 ALUMINIUM FRAMED GLAZING CLEAR
- 7 ALUMINIUM FRAMED DARK TINTED GLAZING

- 8) PAINTED AND RENDERED FLOOR SLAB DULUX COLOUR MILTON MOON PG1F2
- 9 POWDER COATED ALUMINIUM FENCE DULUX COLOUR REDWOOD FOREST P08D7
- PRECAST CONCRETE PANEL DULUX COLOUR TIMELESS GREY PN2A4
- (11) GARAGE DOOR DULUX COLOUR TIMELESS GREY PN2A4
- SUBSTATION LOUVRE DULUX COLOUR TIMELESS GREY PN2A4
- PAINTED AND RENDERED WALL PATTERN DULUX COLOUR NATURAL WHITE PN1E1

EXTERNAL FINISHES

Rev. Description

A DEVELOPMENT APPLICATION

NOV 2017

**Section of the project and the projec