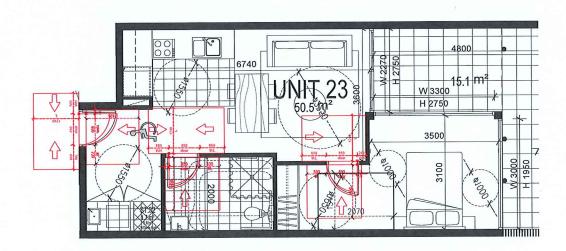
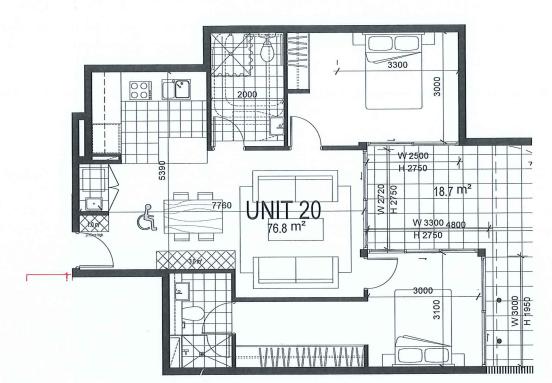


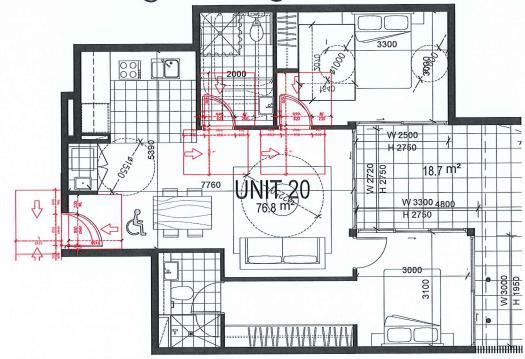
PRE-ADAPTABLE UNITS: L123, L223, L323 1:50 @ A1 1:100 @A3



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

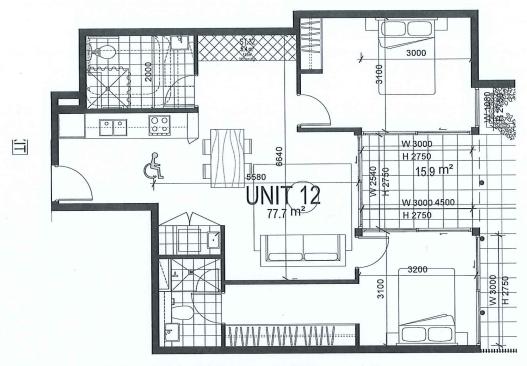


PRE-ADAPTABLE UNITS: L120 1:50 @ A1 1:100 @A3

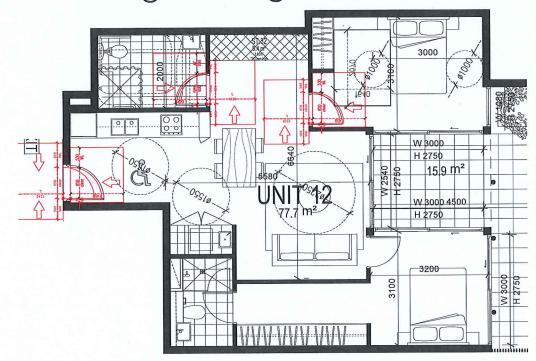


POST-ADAPTABLE UNITS: L120 1:50 @ A1 1:100 @A3

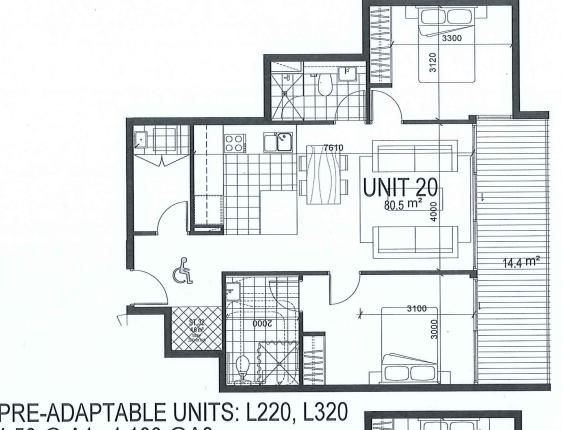
Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	7 LUVEODD DOAD	O.	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 2017		FRANCE WASE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECIDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Drawing title
DDITIONAL INFORMATION	MAY 2018	"THE DRAWINGS ARE PREJUDITED THANKS AND ARE SELECT TO CHANGE WHICH MOTICE DURING THE COURSE OF	OVER DRAWNOS WIDE TO A SWALLER SCALE AND FOR WORL CENERAL PURPOSES							ADAPTABLE UNITS 0
		THE PROPOSED DEVOLUPATION AND IN CONSILIATION WHI COUNCIL SERVISCON OF THE DEVINIONS DOES NOT CONSTITUTE A DESCRIPTION OF MAININGS BY THE PERSON DESCRIPTION A DESCRIPTION OF MAININGS BY THE PERSON DESCRIPTION AND THE PERSON OF	WHERE ANY DISCREPANCY DISTS BETWEEN FIGURED AND SOULD DIMENSIONS. THE FIGURED DIMENSIONS SHALL					Project address		Project no. 988 Drawing no. A1
		STAYANTS, ASENTS OR CONTRACTORS THAT THE DRUWNES ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAIL BUILDER TO CHECK ALL STE DIMENSIONS PRIOR TO				leef 2 12: 14 the Opposite	n Stant 150 250		Drawn TL DL
		IN ACCORDANCE WITH THESE DRAWNES." BEFORE CARRYING OUT ANY MORK ENSURE THAT THE DRAWNES USED CARRY THE LATEST AMPORABIT NA.	FABRICATION OF FITMENTS				52.95 [12.95]	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
		DEATHOS USED CARRY THE LATEST ANDIOMENT No.	COGNOS ST OJ N 14 COGNOS OF DISCOUNT				•			ADDITIONAL INFORMAT

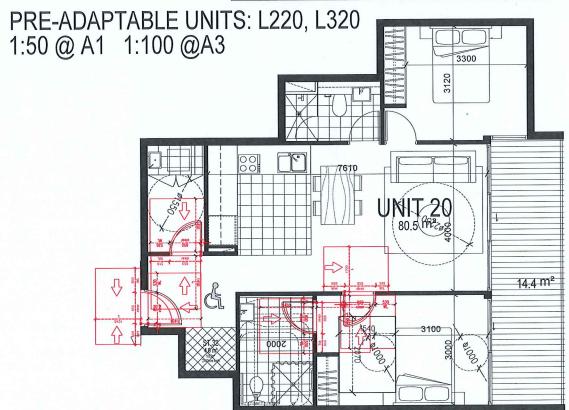


PRE-ADAPTABLE UNITS: L112 1:50 @ A1 1:100 @A3



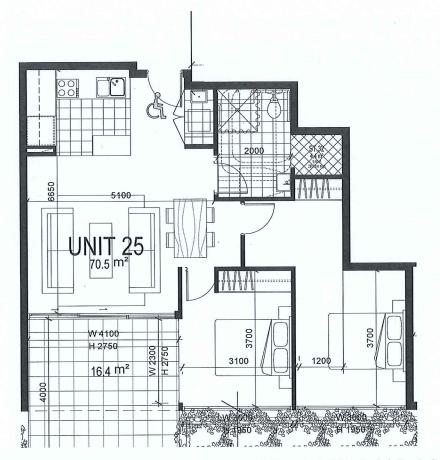
POST-ADAPTABLE UNITS: L112 1:50 @ A1 1:100 @A3



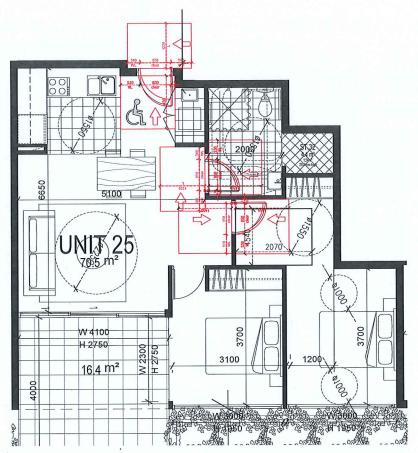


POST-ADAPTABLE UNITS: L220, L320 1:50 @ A1 1:100 @A3

Description	By Date Dis	lisclaimer	Notes	Legend	Consultants	Clent	Architects	Project	Key plan	0 25 5 75 10
VELOPMENT APPLICATION	NOV 2017		PRAINCE MIDE TO A LARGER SCALE AND THOSE SHOWING PARTICLE AS DETAIL OF MORKS SHALL THAT PRECEDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Drawing title
DITIONAL INFORMATION	MAY 2018	HE'S DRAWN'S A'E PELWARY DRAWN'S A'D A'E HAS'CI TO DOWN'S NITHOUT WORLD DRAWN THE DOWNE OF	OVER DRAWNOS MAJE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES							ADAPTABLE UNITS 02
	14 00	E PROFOSED DEVELOPMENT AND IN CONSISTATION WHI OLACI, SUBJESSION OF THE DEVELOPS DOES NOT CONSTITUTE WITHOUT STATE OF THE DEVELOPMENT OF THE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSONS, THE FIGURED DIMENSONS SHALL					Project address		Project no. 988 Drawing no. A151
	SÚ FA	ENVINTS AGENTS OR CONTRACTORS THAT THE DRUWNES ARE NAU NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PREVAL BUILDER TO CHECK ALL SITE DIVENSIONS PRIOR TO				15-18 Gare 1 Organiza 10	223		Drawn TL DL
	N 80	CEOPE CARRYING OUT ANY MORK ENSURE THAT THE	HARICATION OF FINENTS				F 522 963 1 C ideasyses	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
	DE.	FAMINGS USED CARRY THE LATEST ANDROMENT No.	CONTINUE AND WILL EXPECT TO THE CONTINUE OF THE CONTINUE AND WILL ADDRESS OF ENGLISH RE YEART.				•			ADDITIONAL INFORMATION

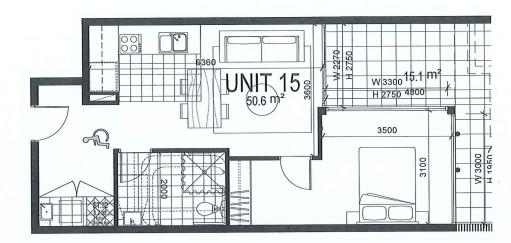


PRE-ADAPTABLE UNITS: L125, L225, L325, L116, L216, L316 1:50 @ A1 1:100 @A3

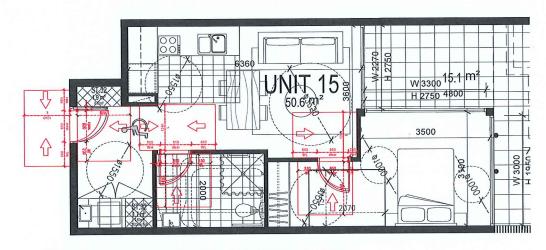


POST-ADAPTABLE UNITS: L125, L225, L325, L116, L216, L316 1:50 @ A1 1:100 @A3

Description	By Date	Disclaimer	Notes	Legend	Consultants	Clert	Architects	Project	Key plan	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 2017		DEAMNOS MADE TO A LARGER SCALE AND THOSE SHOWING			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Ome-and
DDITIONAL INFORMATION	MAY 2018	"HE'S DRAWINGS ARE PRELIMARY DRAWINGS AND ARE SUBJECT TO CHANG WHICH NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWNOS WADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES			TEX YOU HEST				ADAPTABLE UNITS 03
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS	N-ERE ANY DISCREPANCY DUSTS RETIREN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL					Project address		Project no. 988 Drawing no. A152
		SERVINTS, ASIATS OR CONTRACTORS THAT THE DRAWINGS ARE TINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."					Lord Z D-19 Case Chiperida C-17	2 mat (2 mail)		Drawn TL DL
		BEFORE CARRING OUT ANY MORE DISJRE THAT THE DRAWN'S USED CARRY THE LATEST AMERICAENT NA	TABLECTION OF TIMENTS 1455 DOCARDAS AND ANY MORE ERCORD AS A RESULT				Edition of Edition	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status ADDITIONAL INFORMATION
		DO BIGS COLD CART THE LOCAL MAD COLD I AS	OF HESE DOTAINS AND ANY MONS DECISION A HESSEL OF HESE DOTAINS SAIL HE SHELTE TO HE DEPROH (C)							ADDITIONAL INFORMATION



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



POST-ADAPTABLE UNITS: L115 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.

A	DAPTABLE !	UNIT CA	LC	ULATION	
ACCESSIBLE DESIGN REQUIREMENT	10% TOTAL UNITS	(131) TOTAL REQ.	=	13.1 14 ADAPTABLE UNITS	

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

TOTAL = 14 UNITS (10.7%)

Rev. Description	By Date Disclaimer	Notes Legend	Consultants	Clent	Architects Project	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 2017	DRAMIN'S MADE TO A LARDER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF MORNS SHALL TAKE PROCEDURE OVER REMINDS MADE TO A SMALLE SCALE AND FOR		ALEX VOLFNEUK	7 LUXFORD ROAD	Drawing title
B ADDITIONAL INFORMATION	MAY 2018 "NESE DILANCES ARE PREJUNIVEY DRUNKES AND ARE SUBJECT TO DRIVE WITHOUT NOTICE DURING THE COURSE OF	OVER DRAININGS MIDE TO A SMALLER SCALE AND FOR MORE CENERAL PURPOSES		The state of the s		ADAPTABLE UNITS 04
	THE PROFESSION OF THE DRIVINGS TOOS LIVED WITH COURSE, SMUSSION OF THE DRIVINGS TOOS NOT CONSTITUTE A REPRESENTATION OF WARRANT OF THE CONSUMER OF ITS	WHERE ANY DISCREPANCY DISTS BETWEEN FIGURED AND SOULD DIMENSIONS THE FIGURED DIMENSIONS SHALL			Project address	Project no. 988 Drawing no. A153 Rev
	SERVINTS, ARENTS OR CONTRACTORS THAT THE DRIVINGS AT FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAVE PLA	E FRENKL CE BULDER TO CHECK ALL SITE DIMENSIONS PRIOR TO			To M Sam Series Control No. 2020.	Drawn TL DL B
	BEFORE CARRING OUT ANY MORE DISJUST THAT THE	TARROATION OF FITMENTS			7 LUXFORD ROAD, MOUNT DRUITT	Drawing status
	DEA MINISS USED CARRY THE LATEST AMERICANT No.	HE DOMENT AND AN WORS LEGATED AS A HEALT OF HEE DOMENTS SALIE SERIES TO HE DEPROFIT (C)				ADDITIONAL INFORMATION

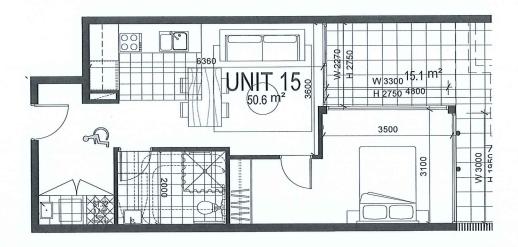
LIVABLE UNITS - ADG REQUIREMENTS Developments achieve a benchmark of 20% of the total apartments incorporating the LIvable Housing Guideline's silver level universal design features. 20% TOTAL UNITS (131) Silver Level Units TOTAL REQ. = 27 SILVER LEVEL UNITS PROPOSED LIVABLE UNIT MIX (SILVER LEVEL) L115 L215 L315 L123 L223 L323

1-REDROOM (8) 2-BEDROOM (19) L410 L510 L610 L710 L117 L217 L317 L201 L401 L402 L125 L225 L325 L212 L312 L112 L120 L220 L320 3-BEDROOM (5) 1302 1404 1504 1604 L704 30 UNITS (23.7%)

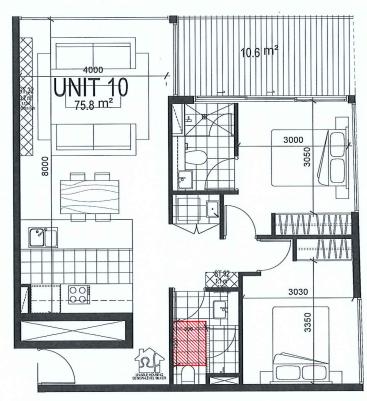
FEATURE OF THE LIVABLE HOUSING **GUIDELINES SILVER LEVEL**

- . 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.

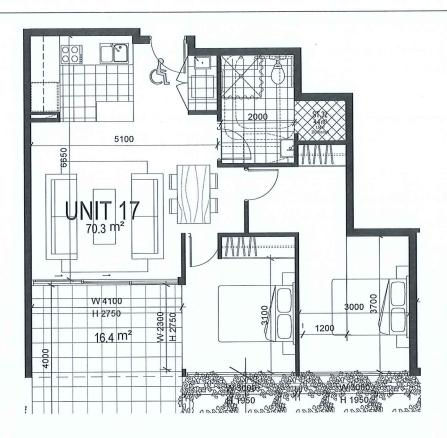
- (a) Toilet to be provided on the ground or entry level with
 (i) min 900mm between walls if located in separate room (ii) min 1200mm clear space in front of the WC pan exclusive of door
- (b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation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



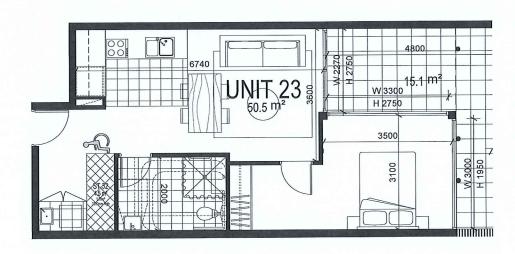
SILVER LIVABLE UNITS: L115, L215, L315 1:50 @ A1 1:100 @A3



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



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

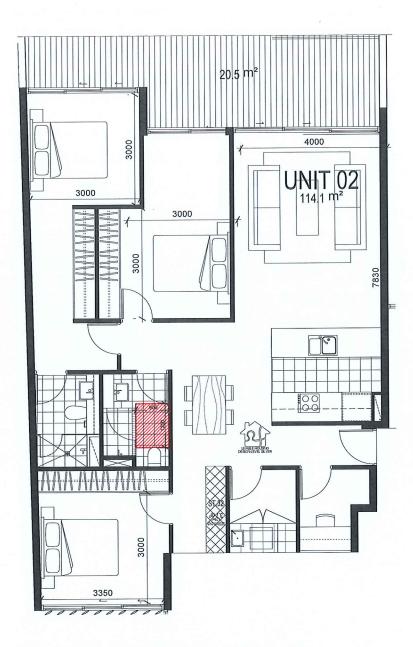


SILVER LIVABLE UNITS: L123, L223, L323 1:50 @ A1 1:100 @A3

SILVER LIVABLE UNITS 01

7 LUXFORD ROAD DEVELOPMENT APPLICATION ALEX VOLFNEUK SILVER LIVABLE UNITS 01 ADDITIONAL INFORMATION WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL awn TL DL BUILDER TO CHECK ALL STE DIVENSIONS PRICE TO FARRICATION OF FITMENTS Object to 100 200 pt 617 200 pt 6 LUXFORD ROAD, MOUNT DRUITT



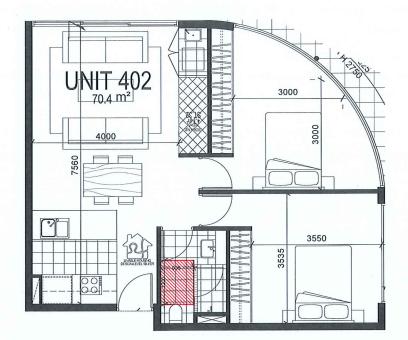


SILVER LIVABLE UNITS: L302 1:50 @ A1 1:100 @A3

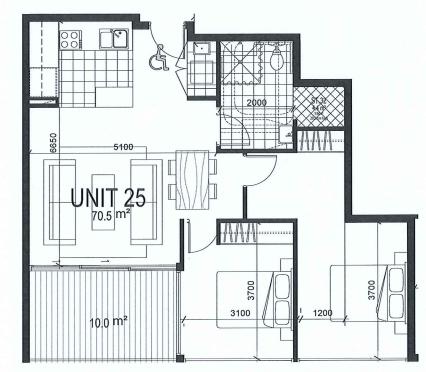
SILVER LIVABLE UNITS: L404, L504, L604, L704 1:50 @ A1 1:100 @A3

SILVER LIVABLE UNITS 02

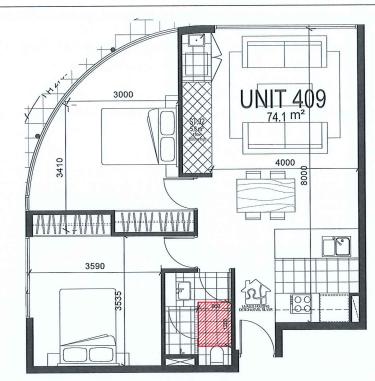
Description	By Date Disclaimer	Notes	Legend	Consultants	Clert	Architects Project	Key plan	5 5 75 10
DEVELOPMENT APPLICATION ADDITIONAL INFORMATION		BRANNES WARE TO A LARGER SCALE AND THOSE S MATERIAL BETAL OF MORES SHALL THAT PRECED OVER DRAINES MORE TO A SMALLER SCALE AND TH MORE WHITEAUT INCIDED BY THE COLUMN OF CONCELL PROPERTY.	IOMNG MCE R		ALEX VOLFNEUK	7 LUXFORD ROAD	Drawing title SILVER	ER LIVABLE UNI
		CONDITIONAL NO IN CONSULTION WHITE SERVICE OF THE PROPERTY OF THE CONDITION OF THE CONTROL OF THE CONDITION OF THE CONDITION OF THE CONDITION OF THE CONTROL OF THE				Project address	Project no. Drawn TL	
		NO COT NY MON DISINE THAT THE O CHRY THE LATEST ANDIGNOST MA. HEXT DOWNS AD NY MONS EXCUTE AS A RISAL OF THE DOWNS AND ANY MONS EXCUTE AS A RISAL OWNER SET ON THE CONTROL OF DOWNERS OWNERS AND ANY MONS EXCUTE AS A RISAL OWNERS AND ANY MONS EXCUTE				7 LUXFORD ROAD, MOUNT DRUITT	Drawing state ADDITIO	atus (IONAL INFORMA)



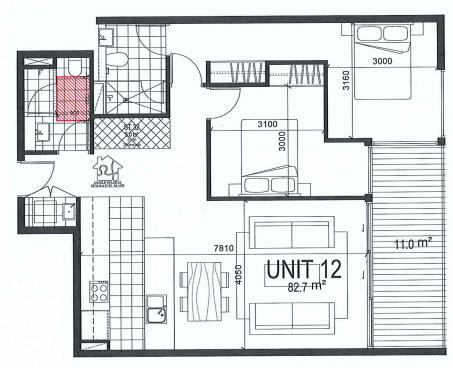
SILVER LIVABLE UNITS: L402 1:50 @ A1 1:100 @A3



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

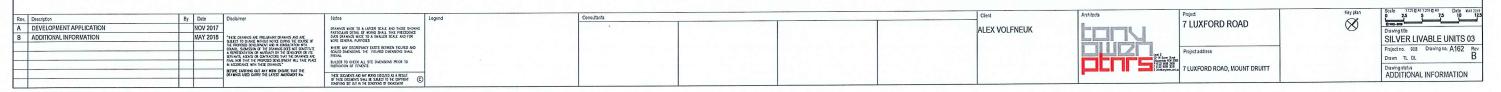


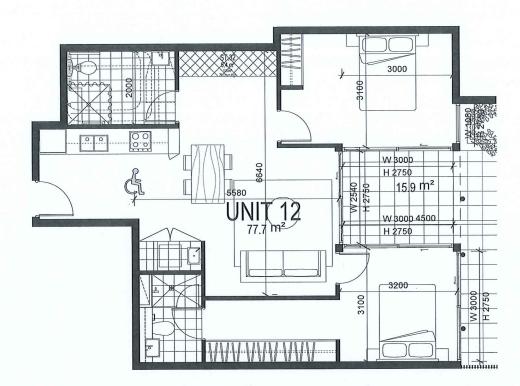
SILVER LIVABLE UNITS: L401 1:50 @ A1 1:100 @A3



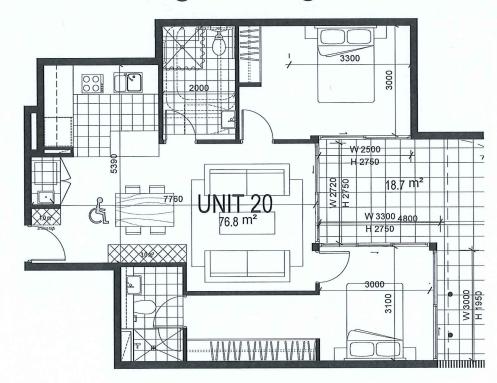
SILVER LIVABLE UNITS: L212, L312 1:50 @ A1 1:100 @A3

SILVER LIVABLE UNITS 03





SILVER LIVABLE UNITS: L112 1:50 @ A1 1:100 @A3



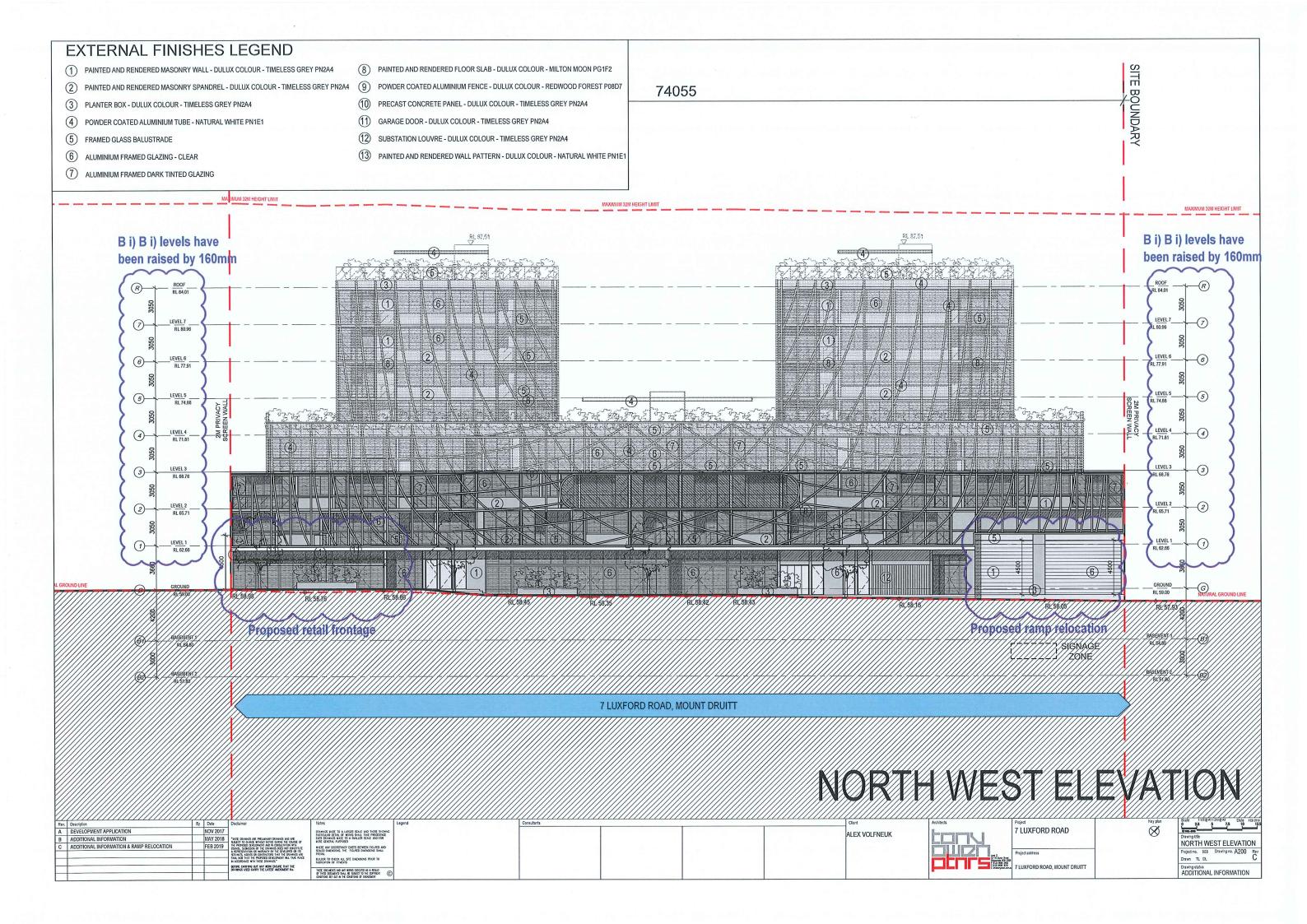
SILVER LIVABLE UNITS: L120 1:50 @ A1 1:100 @A3

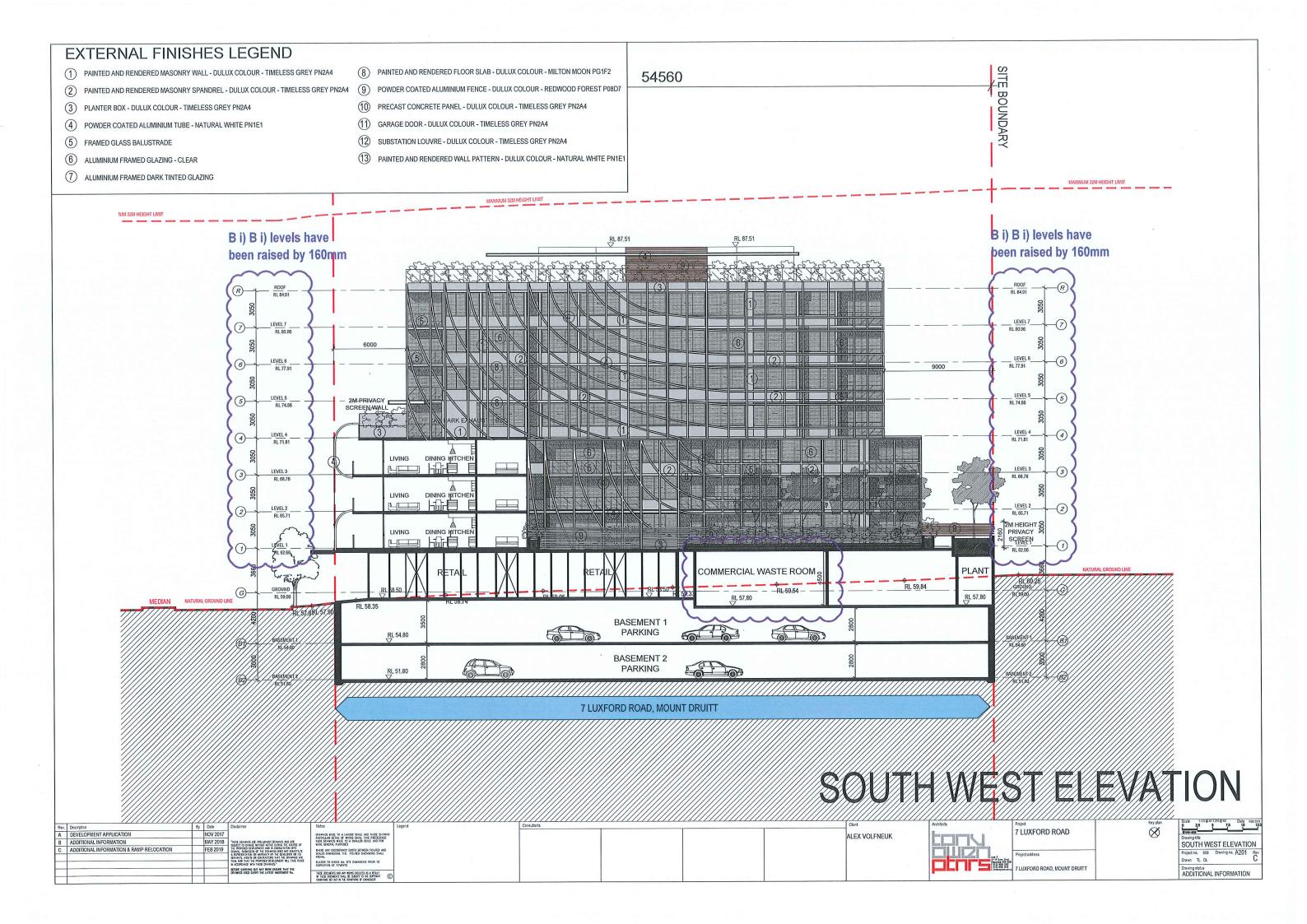


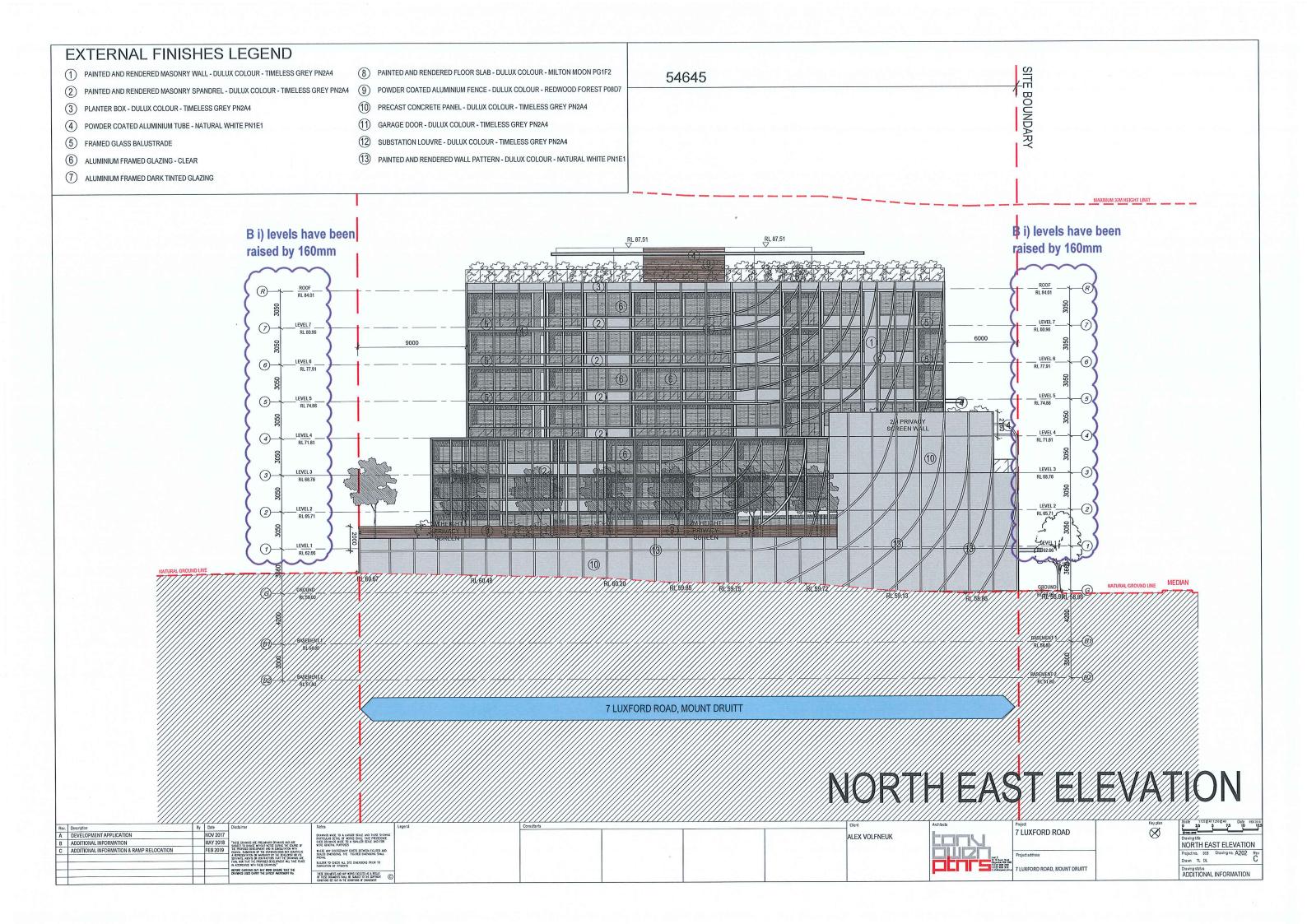
SILVER LIVABLE UNITS: L220, L320 1:50 @ A1 1:100 @A3

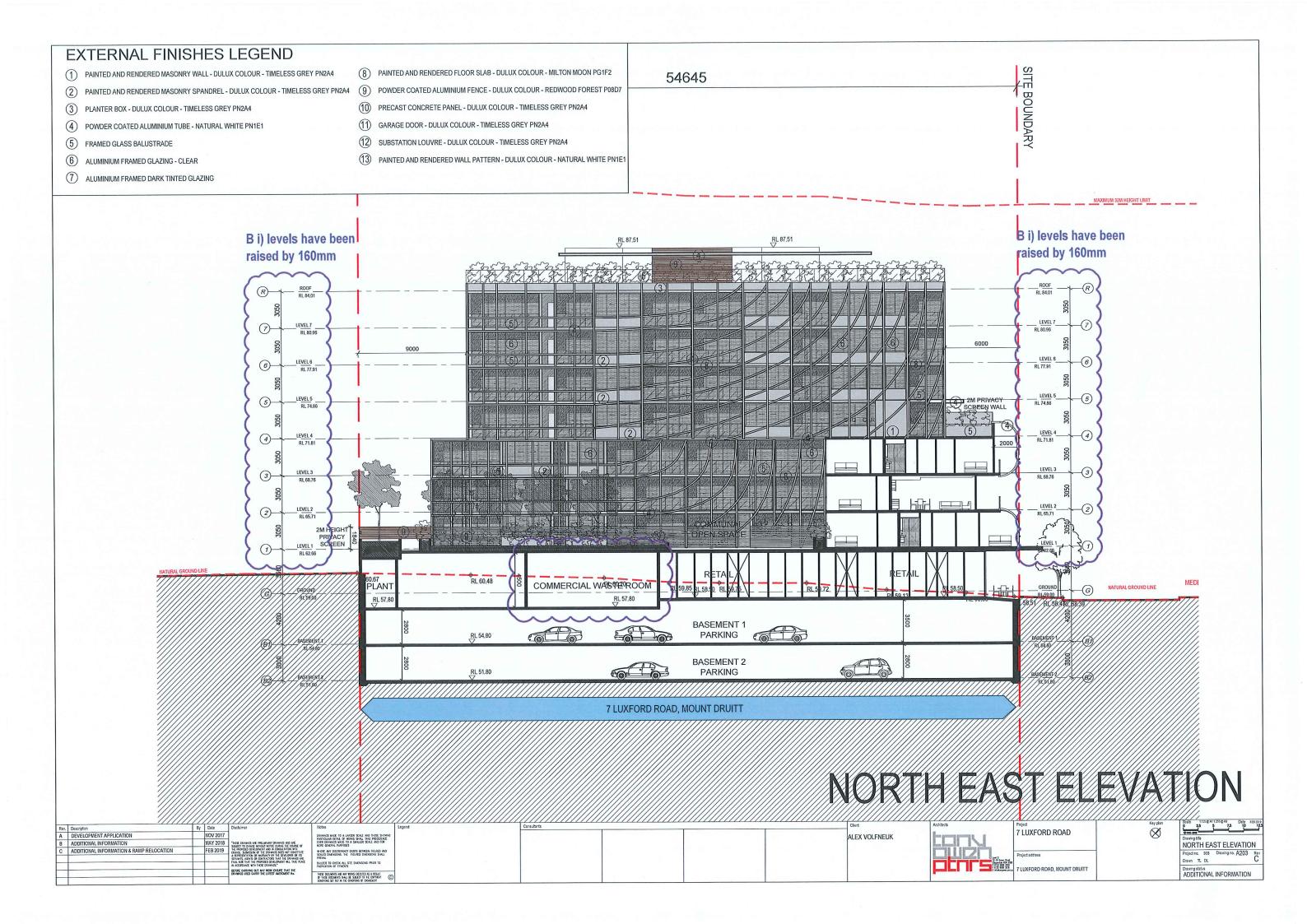
SILVER LIVABLE UNITS 04

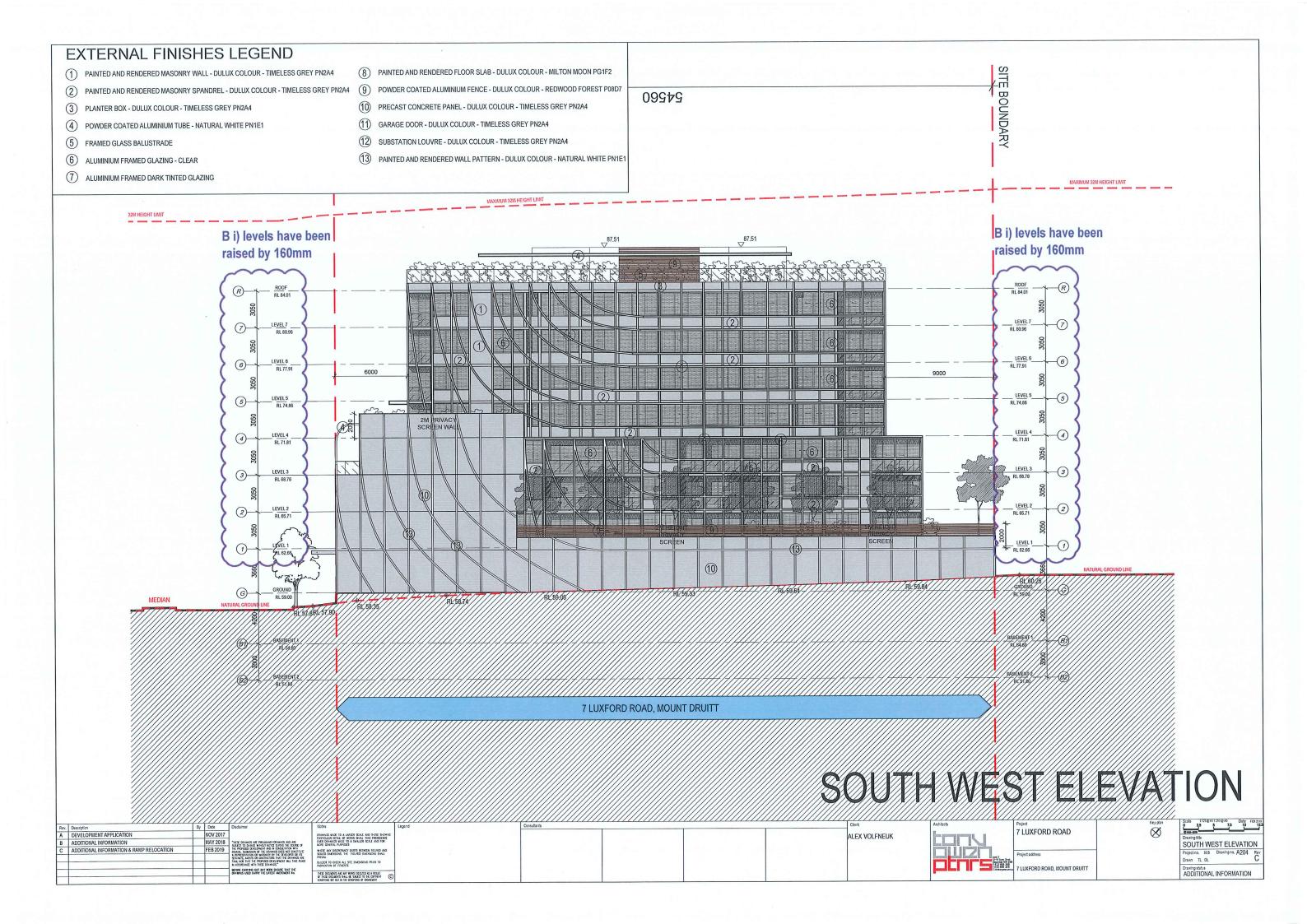
Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 2017		DRAWNOS WATE TO A LARGER SCALE AND THOSE SHOWING PARTICLAR DETAL OF WORKS SHALL TAVE PRECIDENCE			,	ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Cms-sus
ADDITIONAL INFORMATION	MAY 2018	"HE'S DEALNICS ARE PRELIMARY DRAWN'S AND ARE SUBJECT TO CHANGE WINGUI NOTICE DURING THE COURSE OF	DUR DRAINGS MIDE TO A SWALER SCALE AND FOR MORE GENERAL PURPOSES				LEST TOLITICON				SILVER LIVABLE UNITS
		THE PROPOSED DEVOLOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVOLOPER OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL						Project address		Project no. 988 Drawing no. A163
		SERVINTS, ASSISTS OR CONTRACTORS THAT THE DRIVINGS ARE THAN NOR THAT THE PROPOSED SENELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRIVINGS.*						Diger	am 2 mi a 101 202		Drawn TL DL
		BUTONE CAPRING OUT ANY NOR ENSURE THAT THE DELINES LIFED CAPRY THE LATEST AND DEATH NO.	THE TOURNS NO AN WAS DECITED AS A RESULT					[622 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
			OF THESE DOCUMENTS SALE IS SELECT TO THE COPYRION CONTROL OF THE CONTROL OF DESCRIPTION OF THE CONTROL OF THE COPYRION OF THE								ADDITIONAL INFORMATION

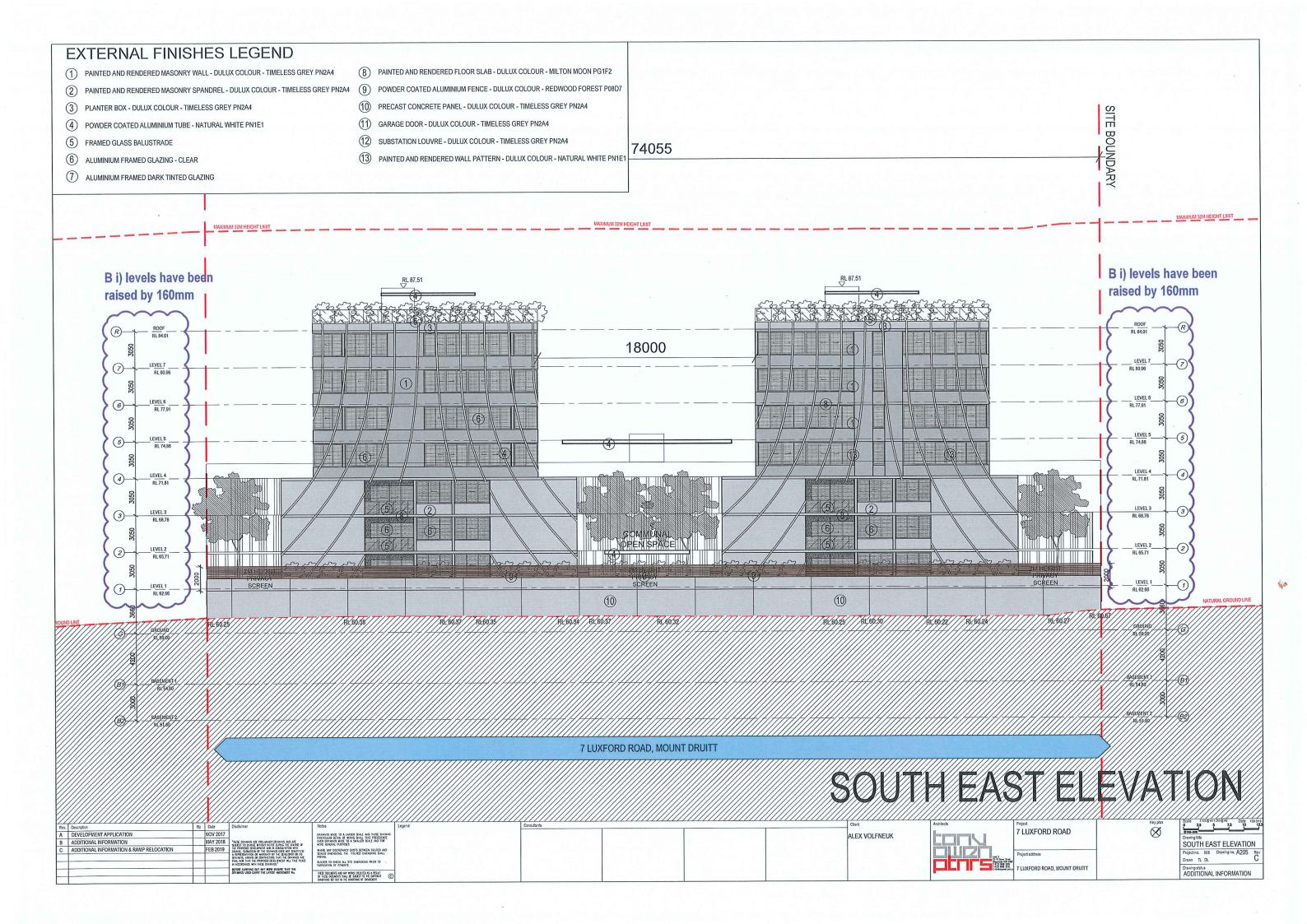


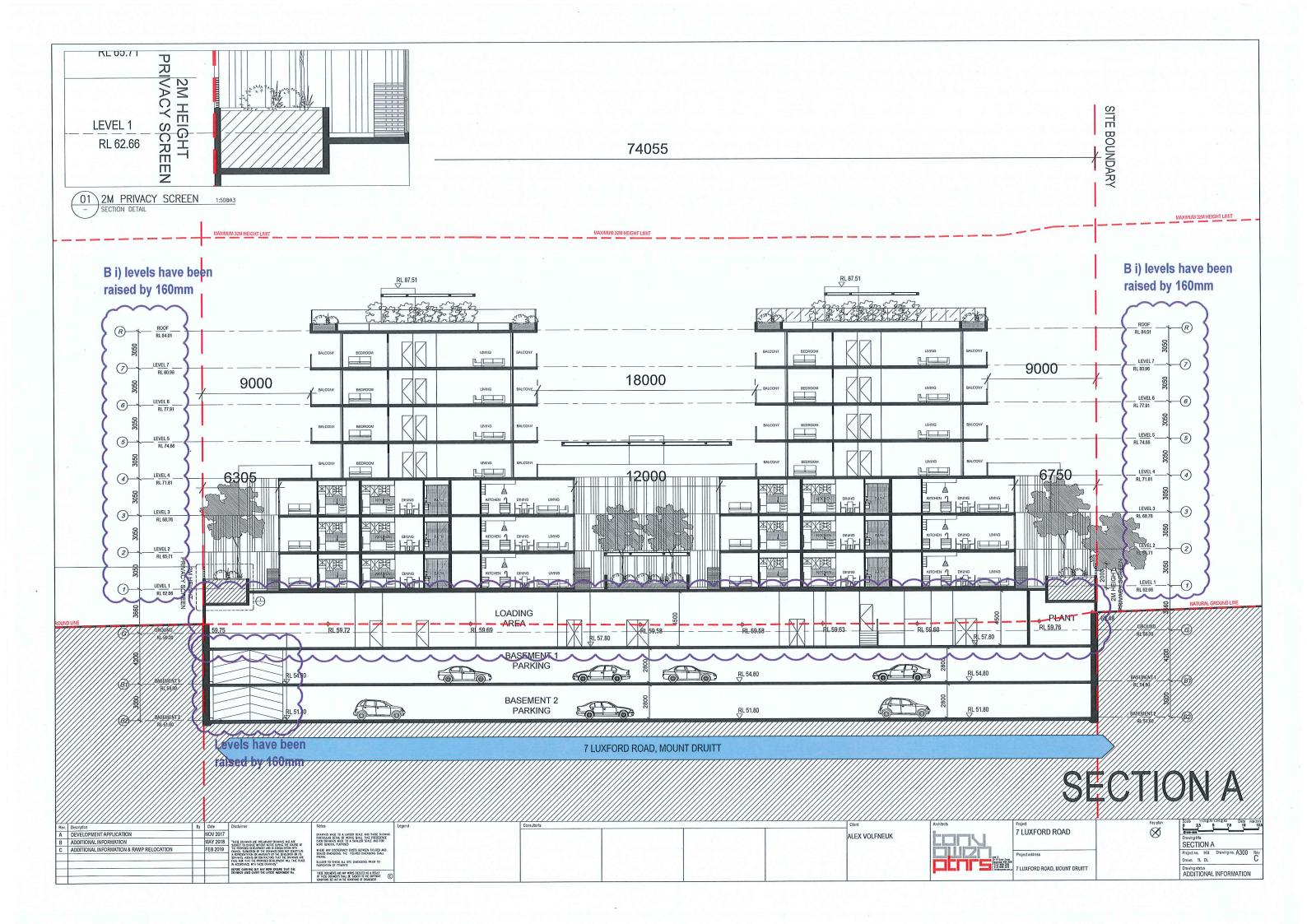


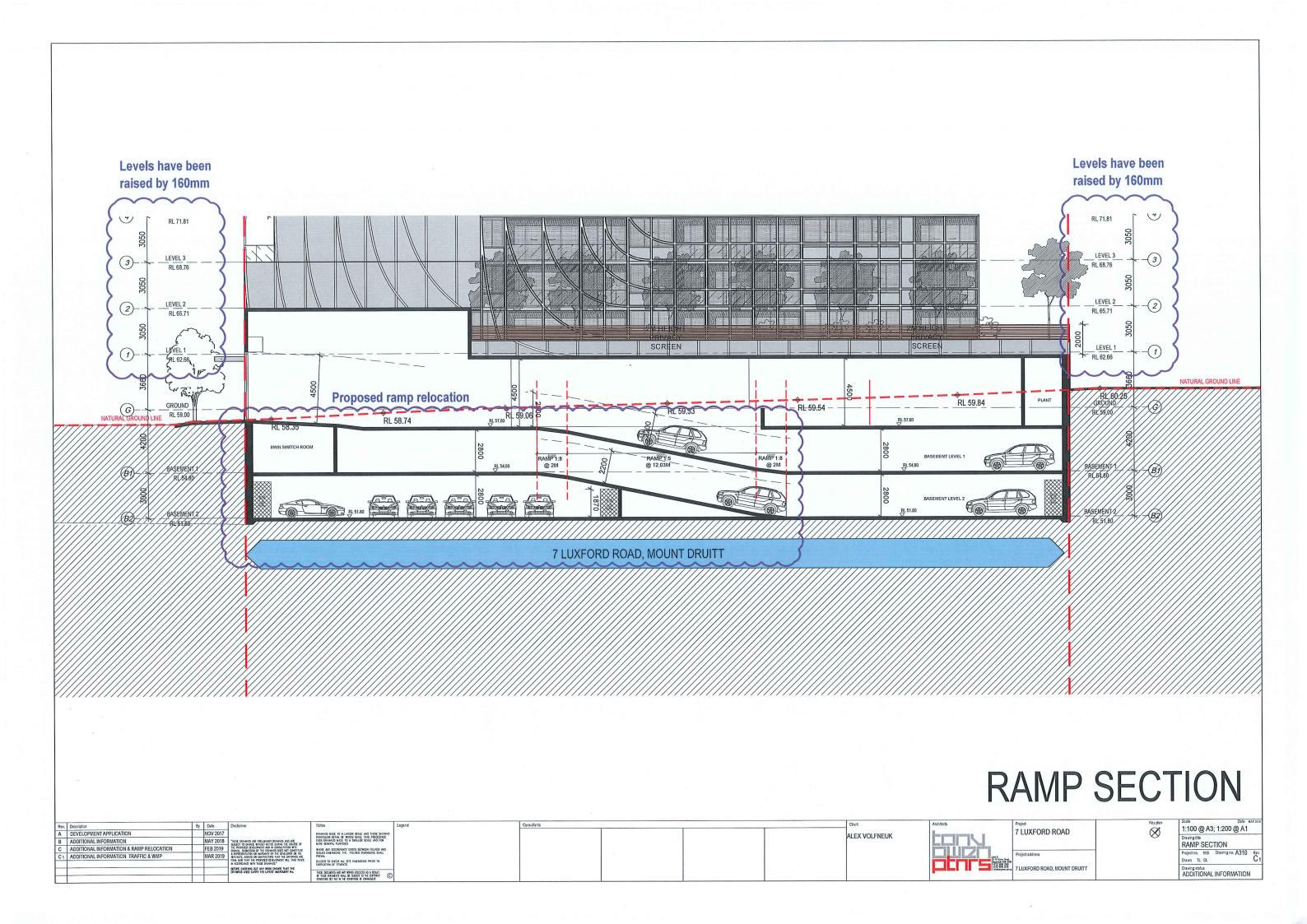


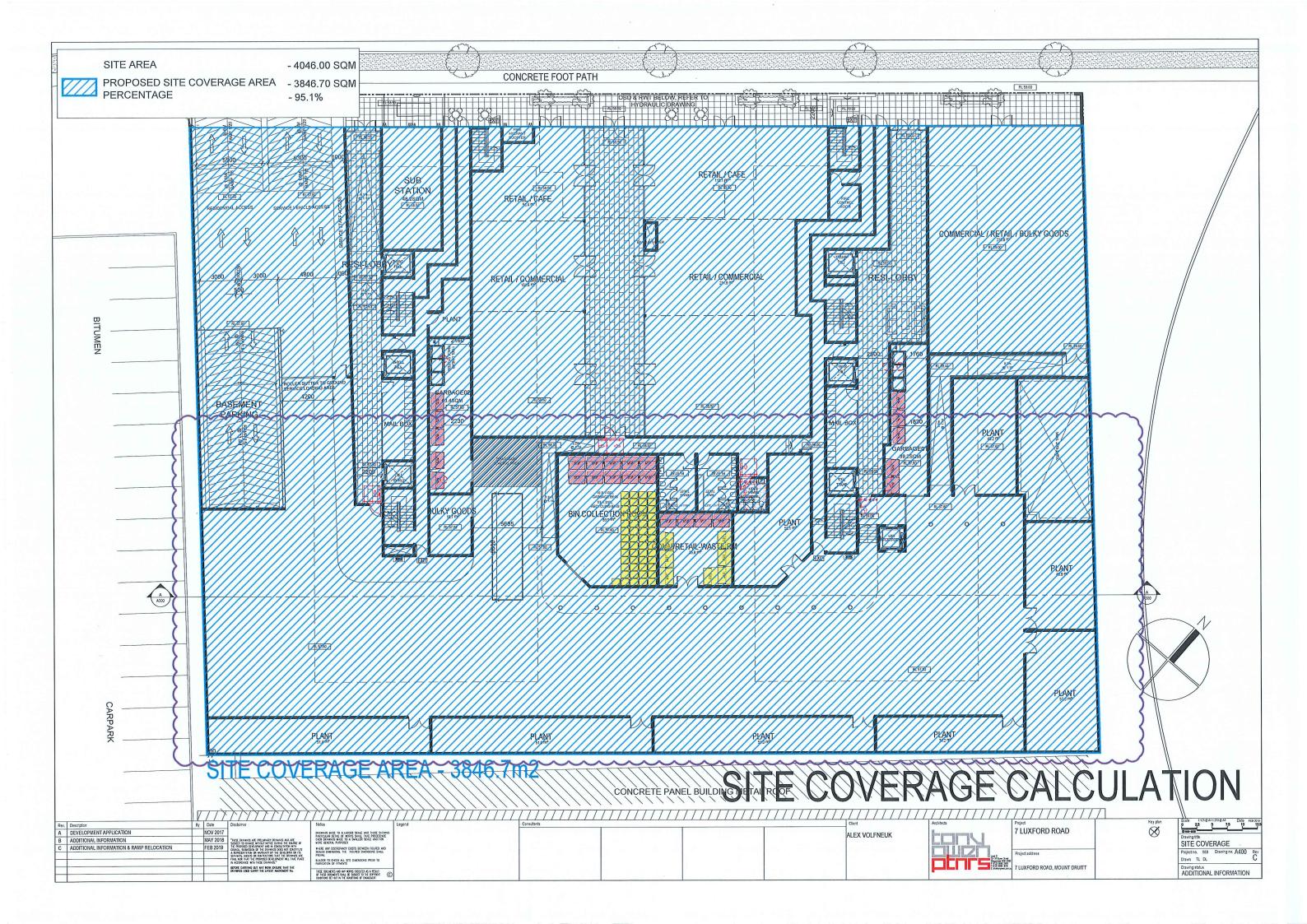


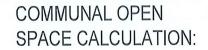












SITE AREA

4046.0 sqm

DCP REQUIREMENT

6160.0 sqm

- $-30 \text{ sqm for 1 bedroom unit} = 840 \text{ sqm } (28 \times 1 \text{ bed})$
- -40 sgm for 2 bedroom unit = 4320 sgm (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

Rev. Description

A DEVELOPMENT APPLICATION

- min. 40% on ground

ADG REQUIREMENT

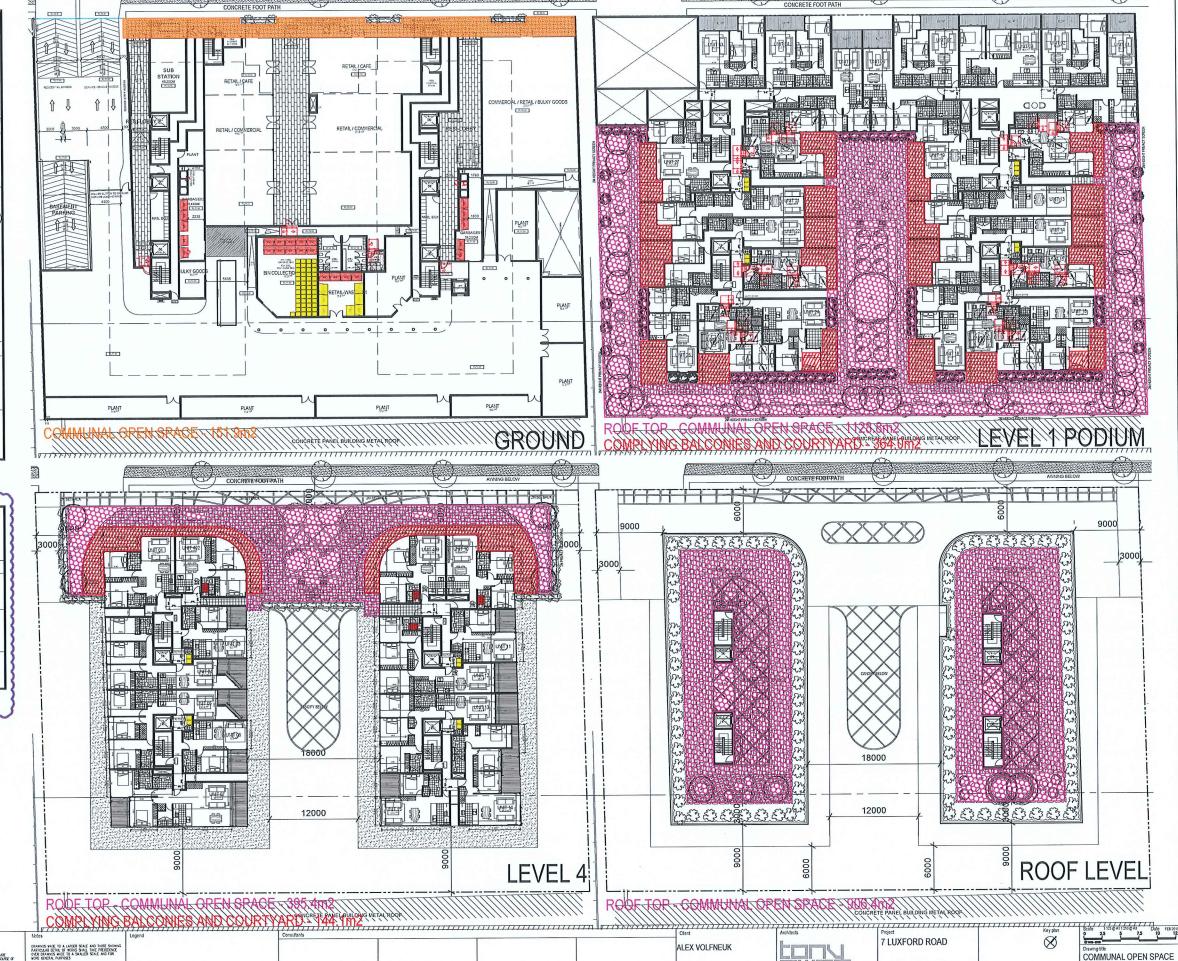
1011.5 sqm

- minimum 25% of the site area = 1011.5 sqm

WHERE ANY DISCREPANCY DUSTS BETWEEN FIGURED AND SOLVED DISCRISS THE FIGURED DISCRISS SHALL PERSON.

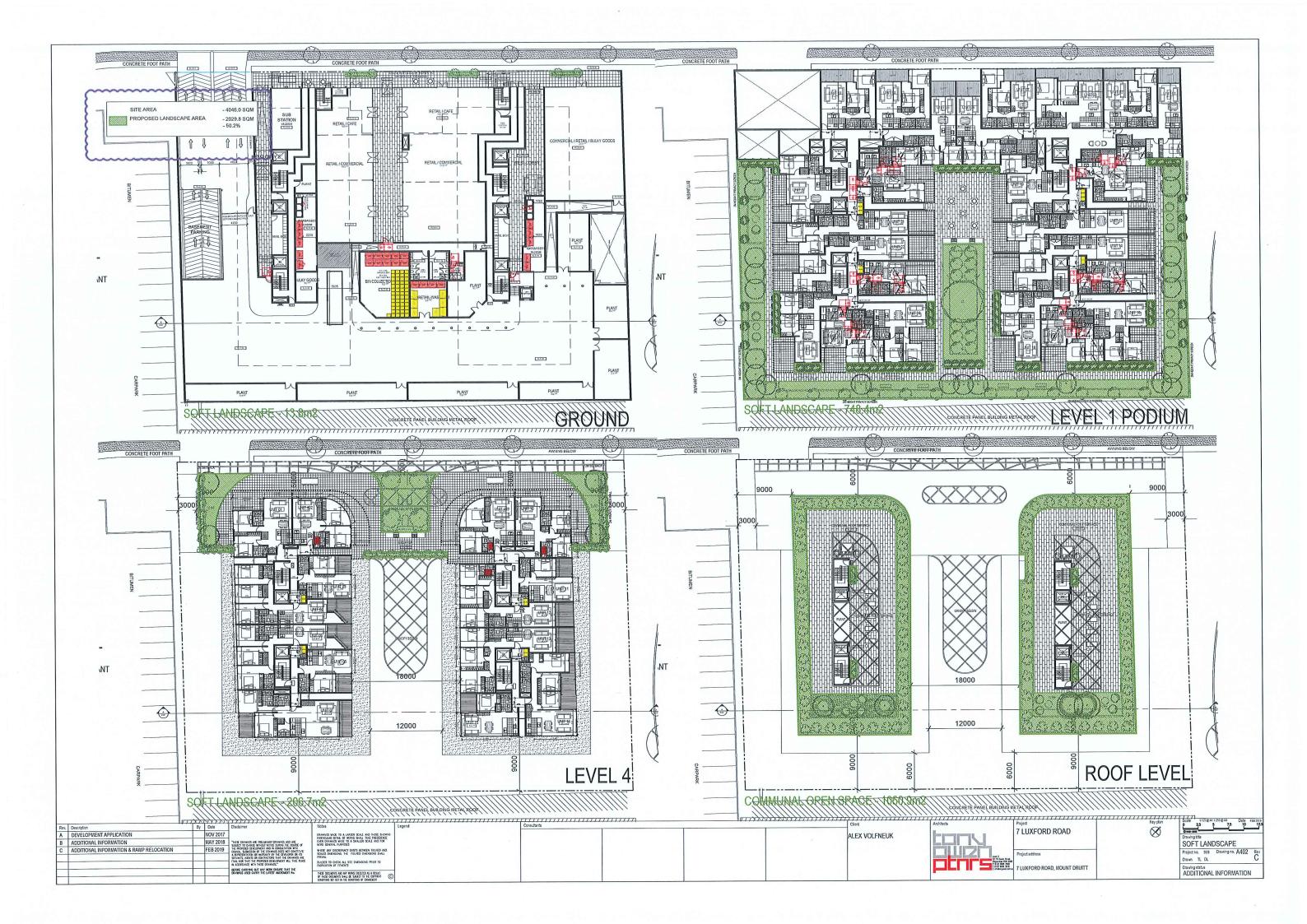
BUILDER TO CHECK ALL SITE DIVENSONS PRIOR TO FABRICATION OF FITMENTS

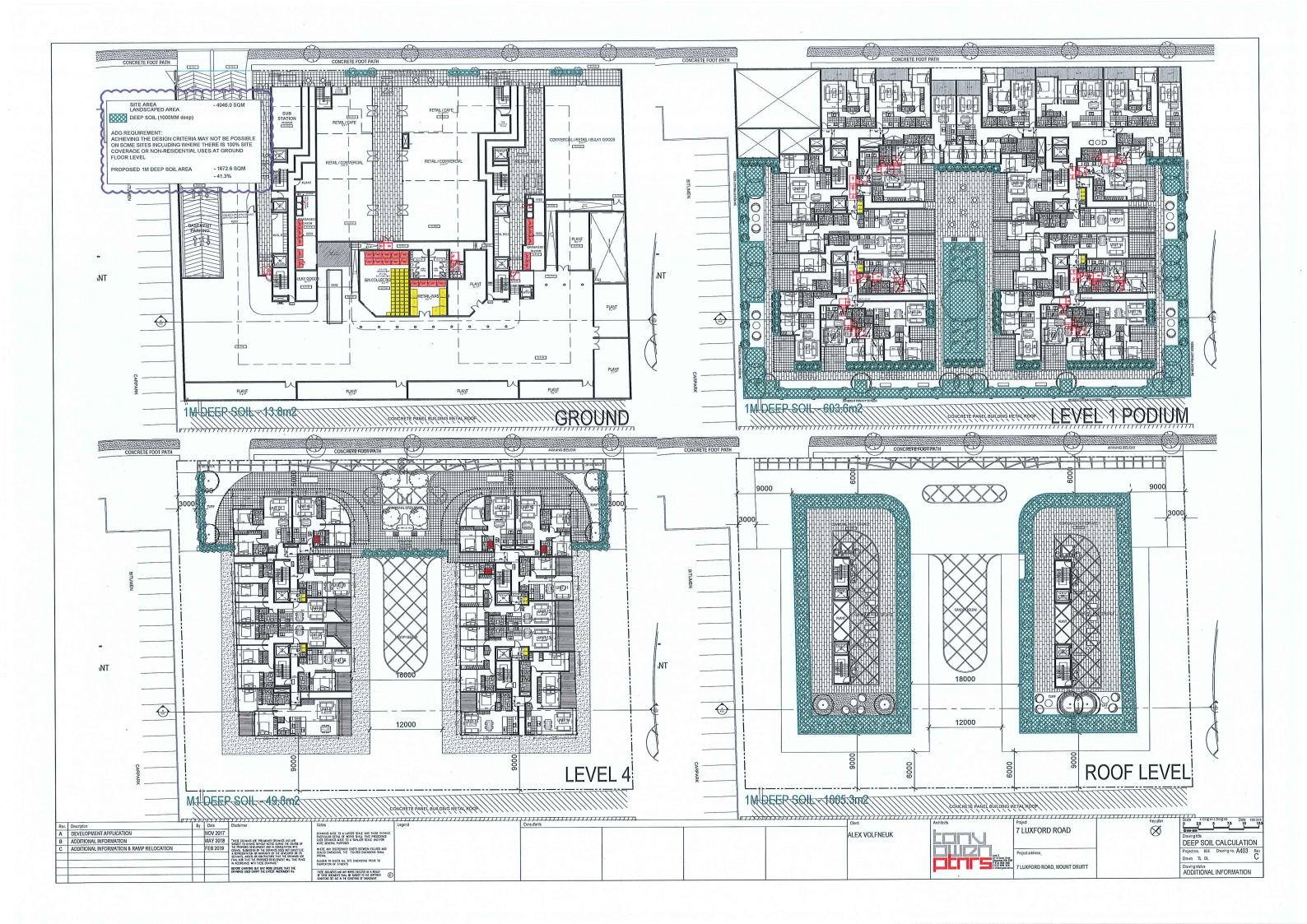
PROPOSED Communal Open Space	3095.1 sqm			
on Ground Level	151.9 sqm	4.9%		
on complying balconies, terraces or ground level courtyard	508.1 sqm	16.4%		
on Roof Level	2430.6 sqm	78.5%		

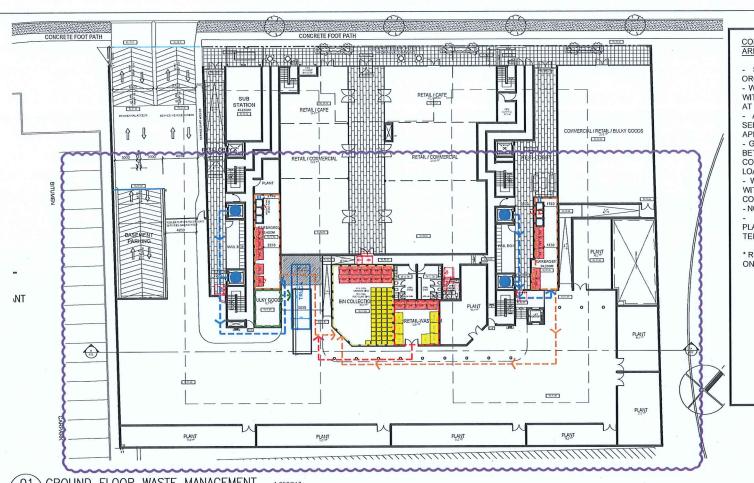


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Drawing status
ADDITIONAL INFORMATION







COMMERCIAL ON-GOING WASTE COLLECTION

- SEPARATE PRIVATE CONTRACTOR WILL BE ORGANIZED BY BUILDING MANAGEMENT COORPATE. WASTE MANAGEMENT FACILITIES ARE PROVIDED WITHIN COMMUNAL COMMERCIAL GARBAGE ROOM

AT LOADING DOCK ON GROUND
- ALL MAINTENANCE AND SERVICES WILL BE SERVICE BY BUILDING MANAGEMENT COORPATE APPOINTED CARETAKER.

- GARBAGE COLLECTIONS ARE TO BE ORGANISED BETWEEN BODY CORPORATE AND TENDENCY FOR COLLECTION HOURS TO BE UNDERTAKEN WITHIN LOADING DOCK.

WEEKLY COLLECTION DATE MUST NOT OCCUR WITH THE SAME DATE WITH COUNCIL WASTE COLLECTION FOR THE OVERALL DEVELOPMENT. - NO ON-STREET GARBAGE COLLECTION

DETAILED CCOMMERCIAL WASTE MANAGEMENT PLAN TO BE SUBMIT BY SEPARATE COMMERCIAL

* REFER TO ELEPHANT FOOT FOR FURTHER DETAILS ON WASTE GENERATION CALCULATION.

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 RESIDENTIAL LEVELS ADJACENT TO EACH OF THE TWO BUILDING CORES.

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.

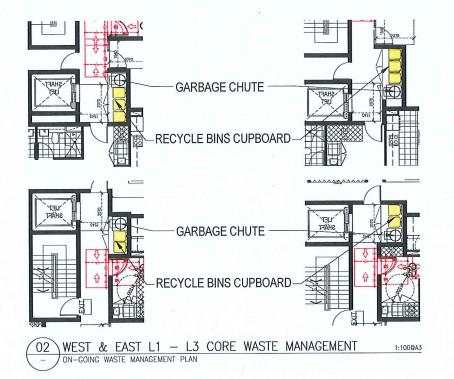
A LOADING MANAGEMENT PLAN IS TO BE PROVIDED BY BUILDING MANAGEMENT WHEN APPOINTED TO ENSURE FULL ACCESS TO BASEMENT LEVELS IS UNINTERRUPTED DURING LOADING TIMES.

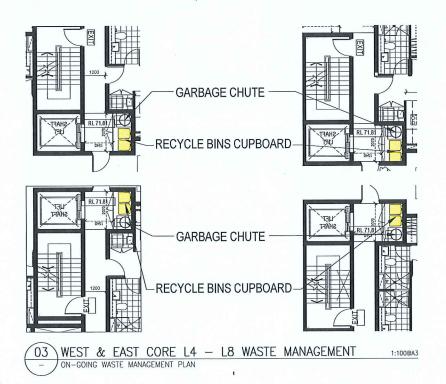
- ALL MAINTENANCE AND SERVICE WILL BE UNDERTAKEN BY BUILDING MANAGEMENT APPOINTED CARETAKER.
- NO ON-STREET GARBAGE COLLECTION IS

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

GENERAL WASTE STANDARD 1100L WASTE BINS GENERAL WASTE STANDARD 240L WASTE BINS RECYCLING WASTE STANDARD 240L WASTE BINS TEMPORARY COLLECTION STANDARD 240L WASTE BINS 1500 TEMPORARY COLLECTION STANDARD 1100L WASTE BINS

GROUND FLOOR WASTE MANAGEMENT

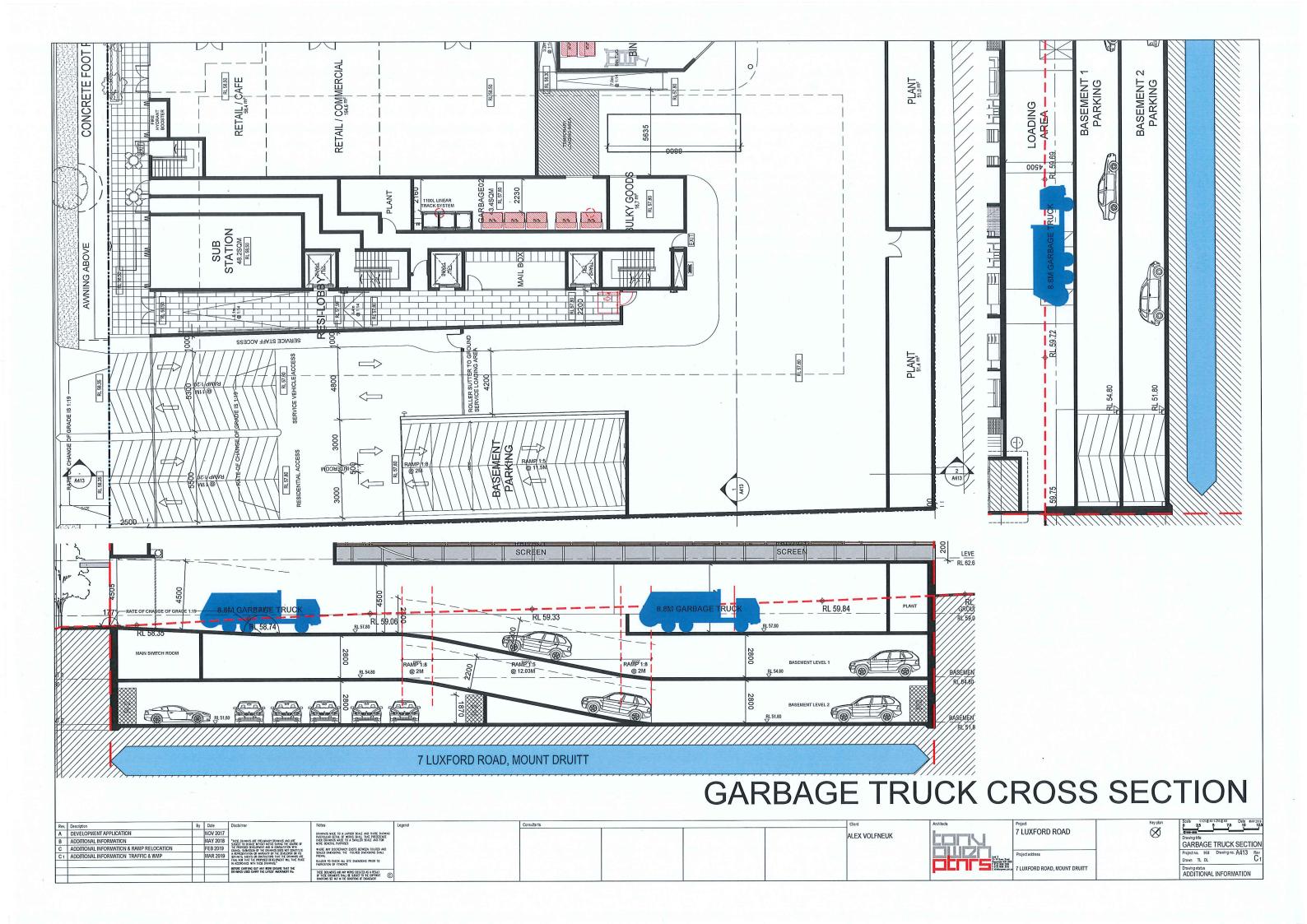


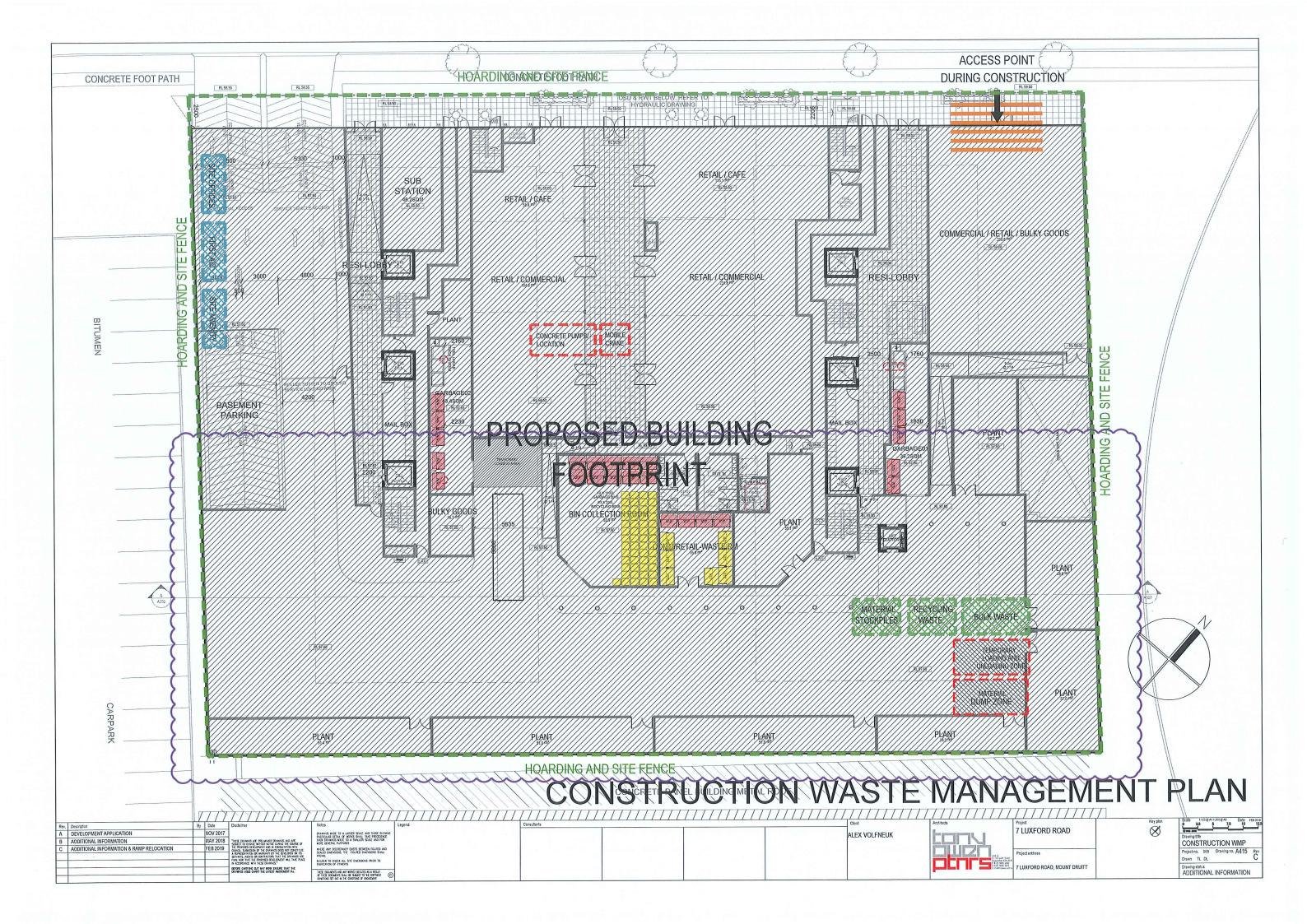


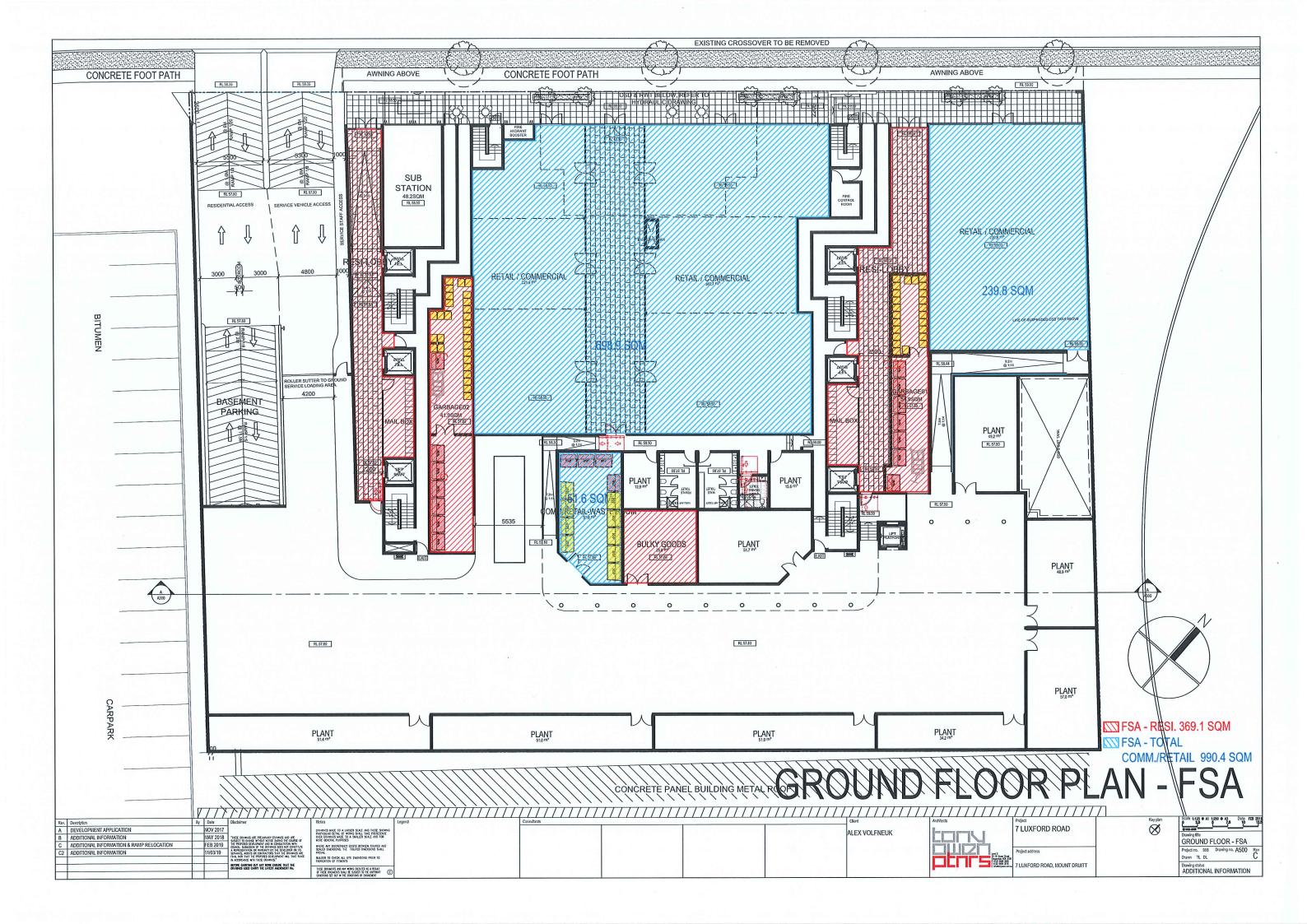
*REFER TO DRAWINGS A411 FOR GARBAGE TRUCK SWEPTH PATH

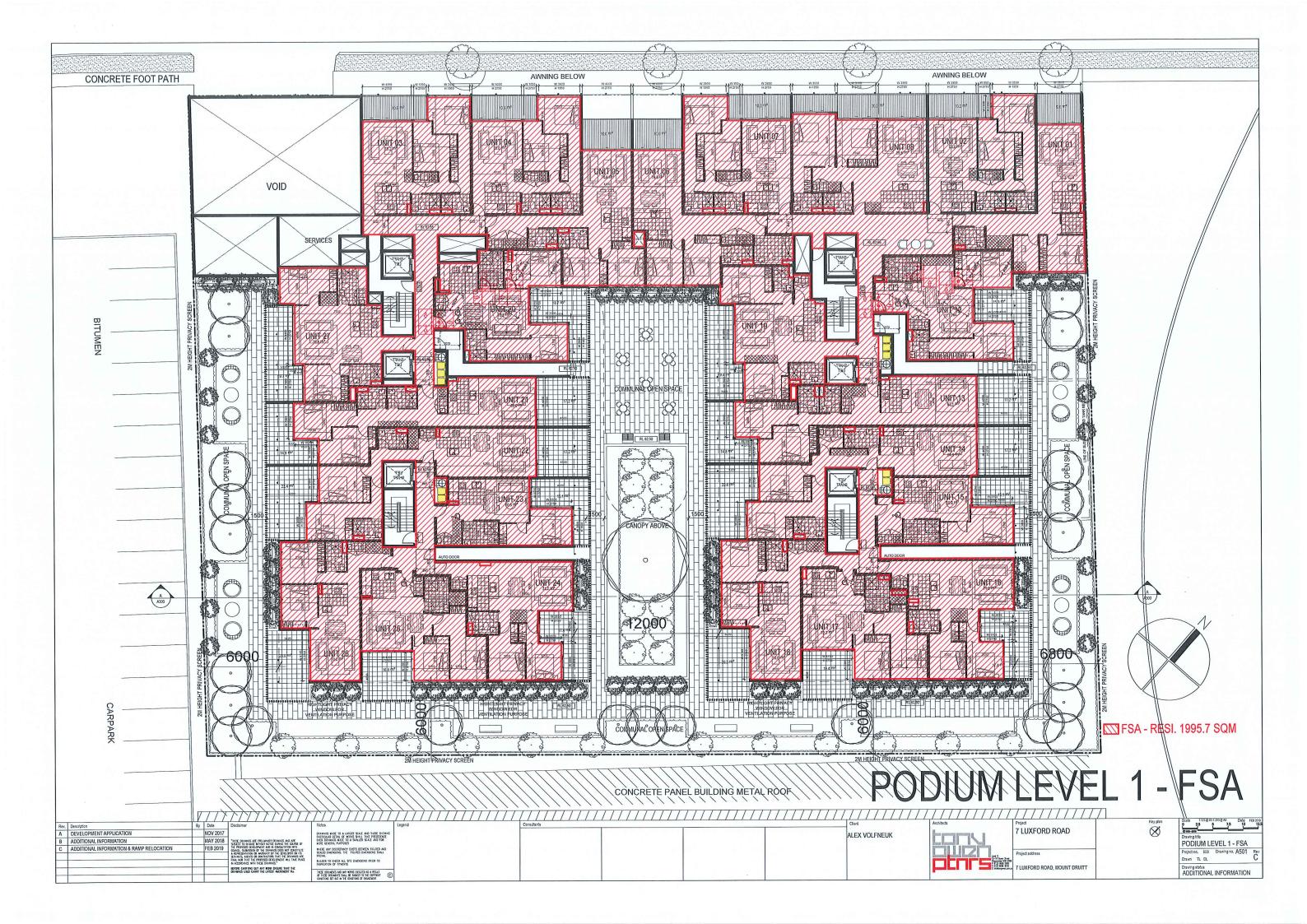
ON-GOING WASTE MANAGEMENT PLAN

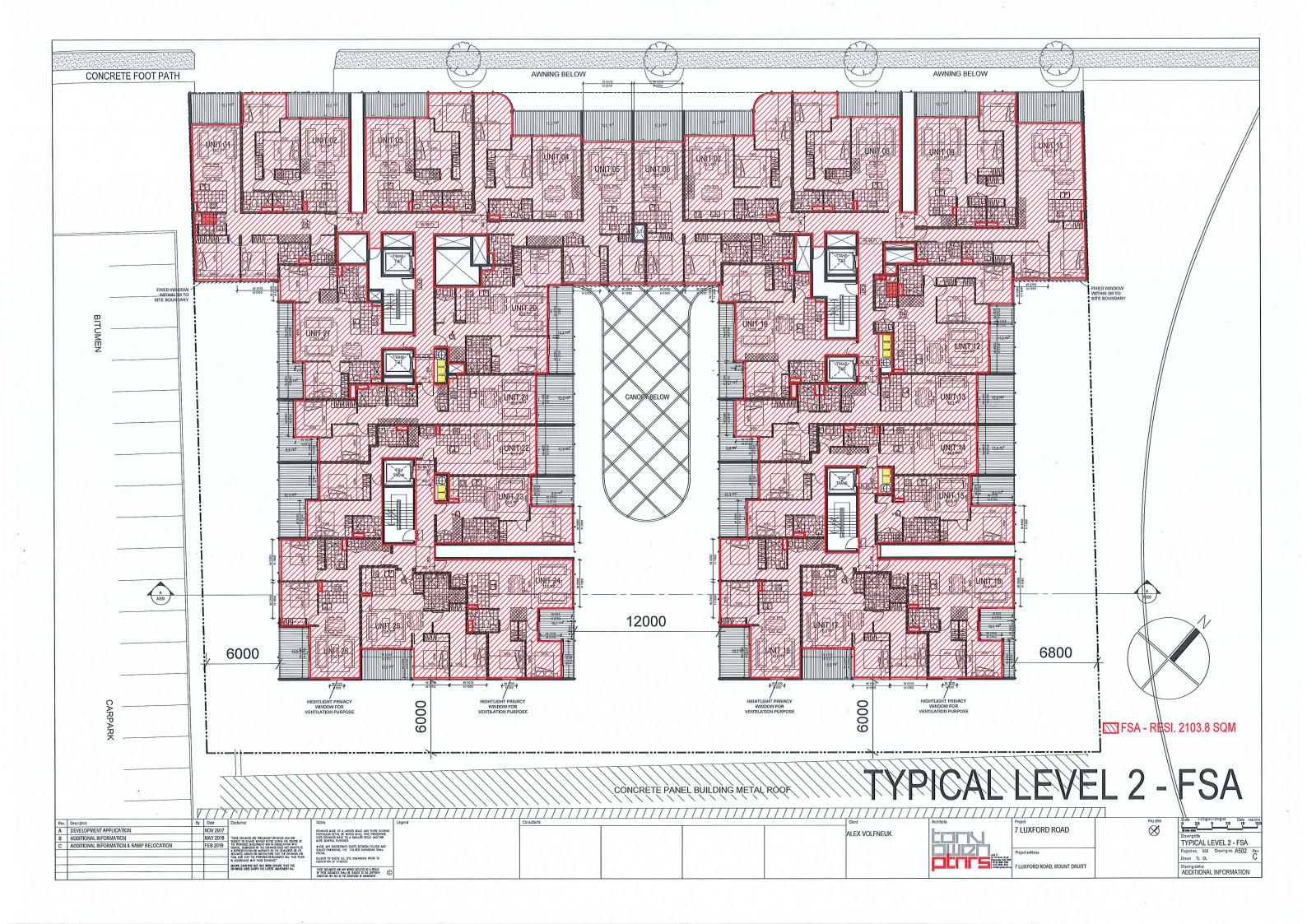
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Clert	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date MAR 2019 0 2.5 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 20	117	DRAWNOS WATE TO A LARGER SCALE AND THOSE SHOWING PLOTOGRAP DETAIL OF WORKS SHAPE THAT PRESTDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Oravino tide
B ADDITIONAL INFORMATION	MAY 20	118 THESE DRAWNES ARE PRELIMARY DRAWNES AND ARE SHARED TO CHANGE WHICH MOTION DRAWS THE COURSE OF	OVER CRUMNOS MACE TO A SMALLER SCALE AND FOR MORE GENERAL PLAFFORES							ON-GOING WMP
C ADDITIONAL INFORMATION & RAMP RELOCATION	FEB 20	19 THE PROPOSED DEVELOPMENT AND IN CONSULTATION WHI COUNCIL SUBJECTION OF THE DIRAMINES DOES NOT CONSTITUTE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL							Project no. 988 Drawing no. A410 Rev
C 1 ADDITIONAL INFORMATION TRAFFIC & WMP	MAR 20	19 A REPRESENTATION OR IMPRINATE BY THE DEVELOPER OR ITS SERVING, ARCHES OR CONTRACTORS THAT THE DRAWINGS ARE THAN AND THAT THE PERPOSED DEVELOPMENT WILL TAKE PLACE	PREVAL				Let 2 12-M Gen Str	Project address		DISTAND TO DI
		IN ACCORDANCE WITH THESE DRUMINGS."	BULDER TO CHECK ALL STE DIMENSIONS PRIOR TO FABRICATION OF FEMENTS				Occurrity 150 1 F 4:22 560 250 F 6:22 660 350	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
		BEFORE CARRYING OUT ANY MORE DISJRET THAT THE DRAWNOS USED CARRY THE LATEST AREHOMENT No.	THE DOLMNIS NO MY WAS LEGATED AS A HEALT OF THES DOLMNIS SHAL BE SHALET TO THE DEPROPE CONTROL OF THE CONTROL OF DISASSEST				(and a year.)	1 EUNI OND NOND, MODITI DIGITI		ADDITIONAL INFORMATION

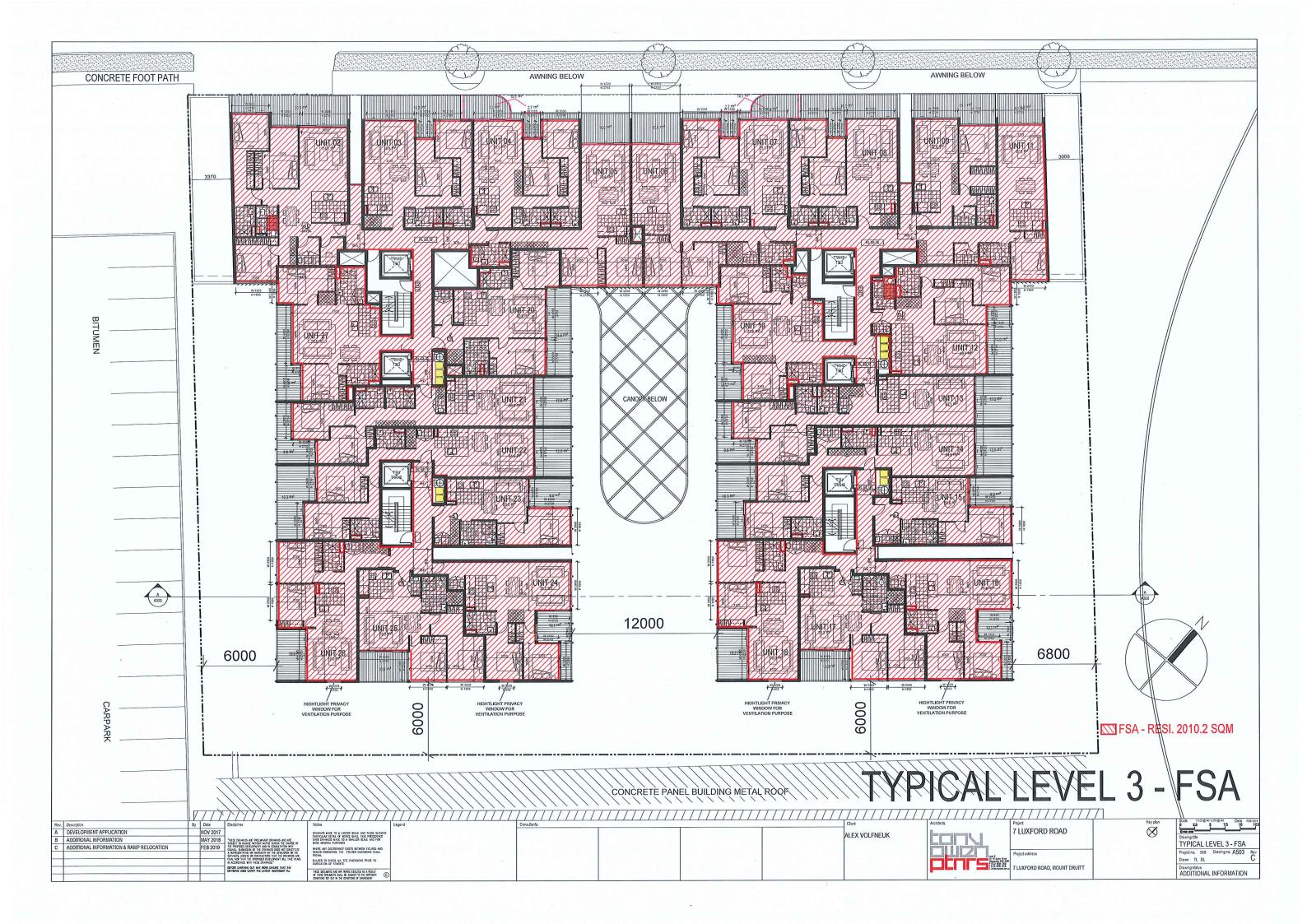


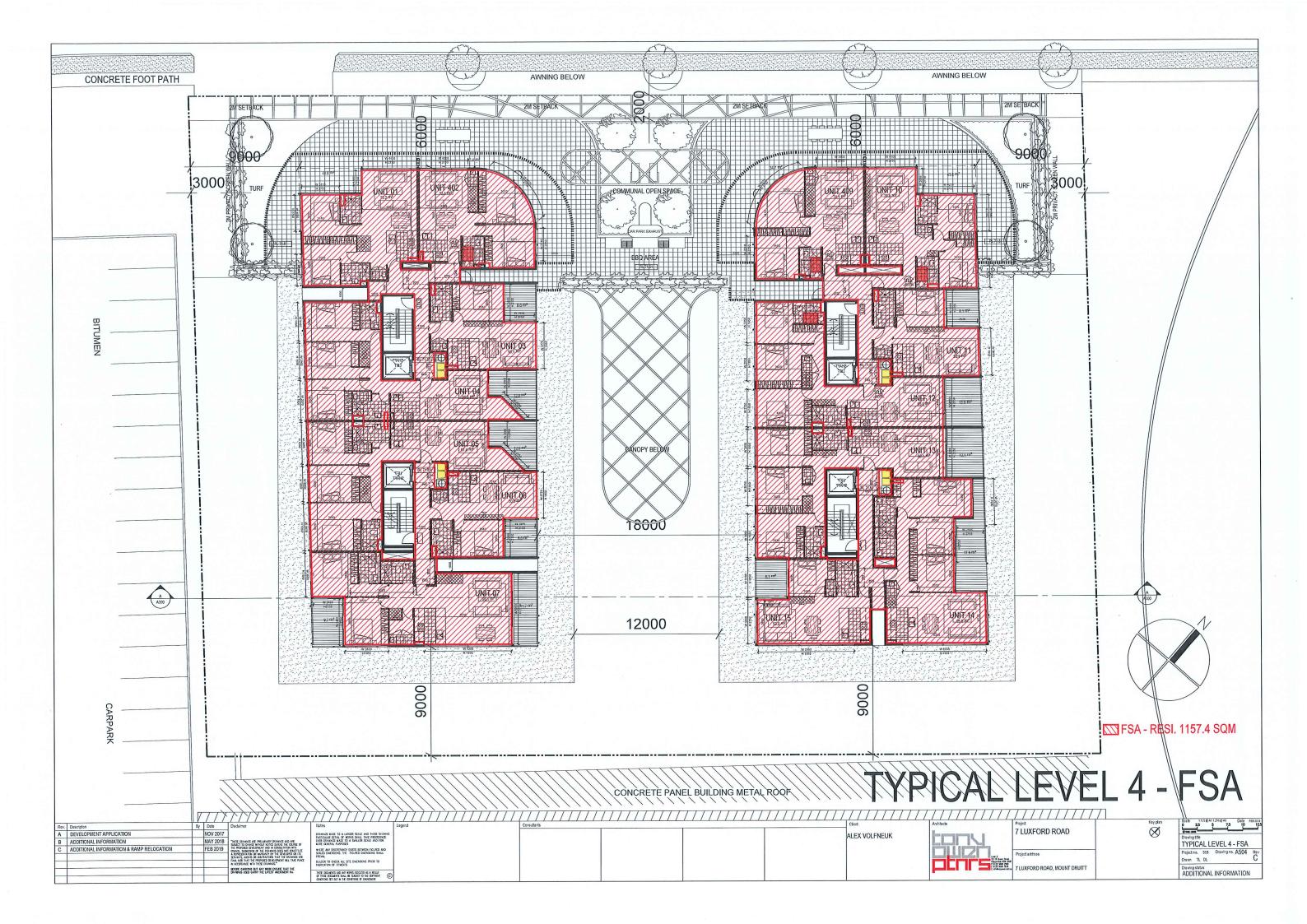


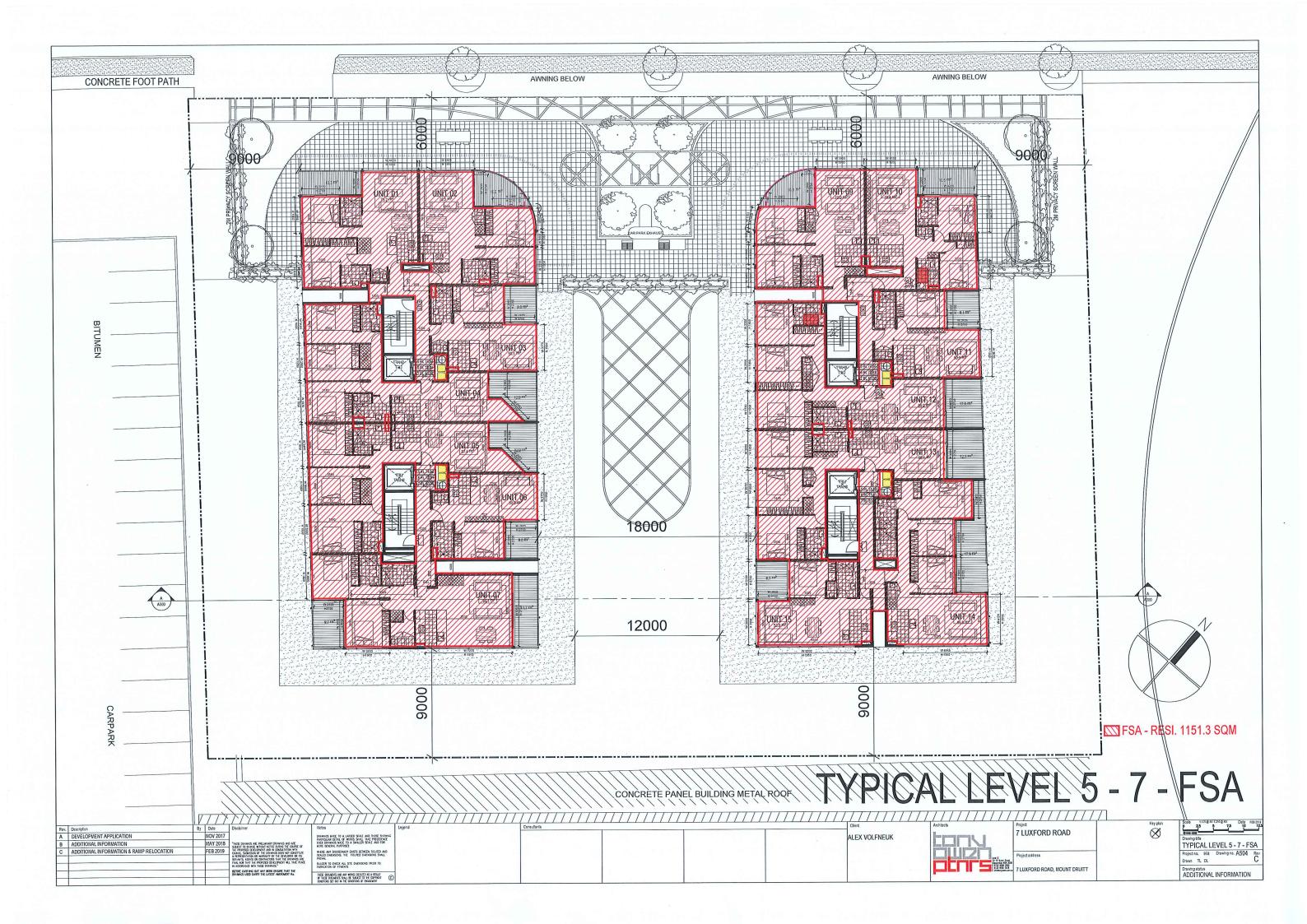














Schedule of Areas MOUNT DRUITT 2
7 LUXFORD ROAD, MOUNT DRUITT

Project Address:

Design Revision No:

Additional Information

4046.00 sqm 3.00 :1 2.99 :1

Unit Breakdown						Total	Development Total
	RETAIL	COMMERCIAL	1 BED	2 BED	3 BED	の対象を受けるというなどであっているという	
Ground Floor	o	6	0	0	0	12	
Level 1 Podium	0	0	3	21	0	24	
Level 2	0	0	2	24	0	26	
Level 3	0	0	4	20	_	25	
Level 4	0	0	4	o	4	14	
Level 5	0	0	4	o	4	14	
Level 6	0	0	4	თ	4	14	
Level 7	0	0	4	o	4	14	
Unit sub-total			25	89	17	131	
MIX PERCENTAGE			19.08%	67.94%	12.98%		
DCP REQUIREMENT			10-30%	40-75%	10-100%		

		99	Level 7								COMMERCIAL / RETAIL
FSR MAX ALLOWED FSR		990.40 sqm 11090.10 sqm	1151.30 sqm	1151.30 sqm	1151.30 sqm	1157.40 sqm	2010.20 sqm	2103.80 sqm	1995.70 sqm	sqm	KEGI
FSR 2.99 :1 FSR 3.00 :1	SITE AREA 4046.00 sqm	12108.20 sqm	1151.30 sqm	1151.30	1151.30 sqm	1157.40	2037.90	2103.80 sqm	1995.70	1359.50 sqm	ICIAL

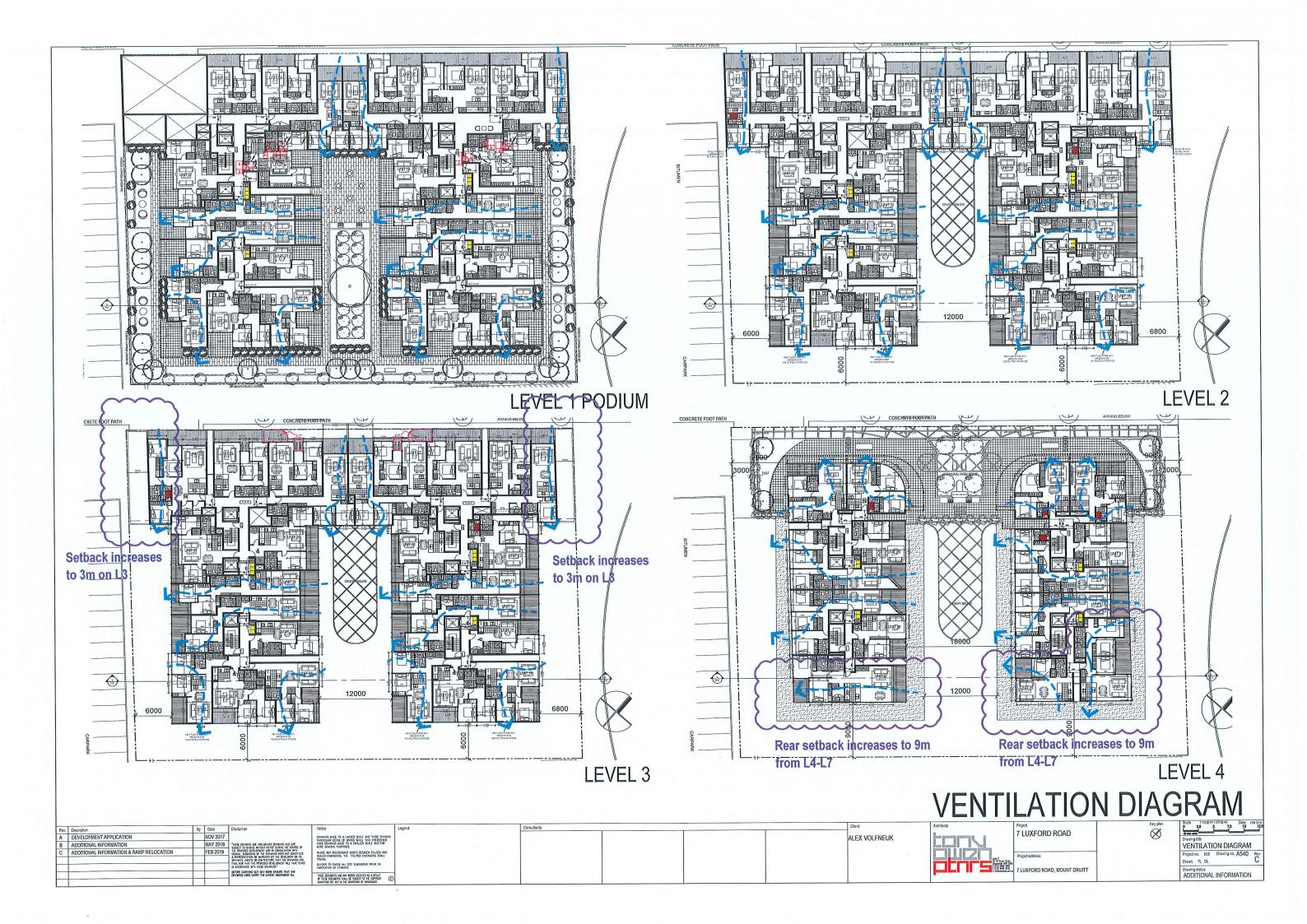
	222.0			Total Cars PROPOSED
	222.0	18		Total Cars REQUIRED
Total Motorbikes PROPOSED 8.				
5% of Total No. Units	21	7.00	3 per shop	Retail
Total Motorbikes REQUIRED				
requirement	14	13.10	1 adaptable unit	Adapt. Units
Motorbike Parking (Blacktown DCP)				Adaptable Calculation
	53	131.00	0.4 per unit	Visitors
Total Bicycles PROPOSED 4				
Total Bicycles REQUIRED 4	34	17.00	2 per unit	3+ bed
	89	89.00	1 per unit	2 bed
Visitors 0.1 per 1 units 1.	25	25.00	1 per unit	1 bed
tial	0	0.00	0 per unit	Studio
				Non-Adaptable Calculation
	total	no. of units	rate	
no. of units			own DCP)	Parking Schedule (Blacktown DCP)

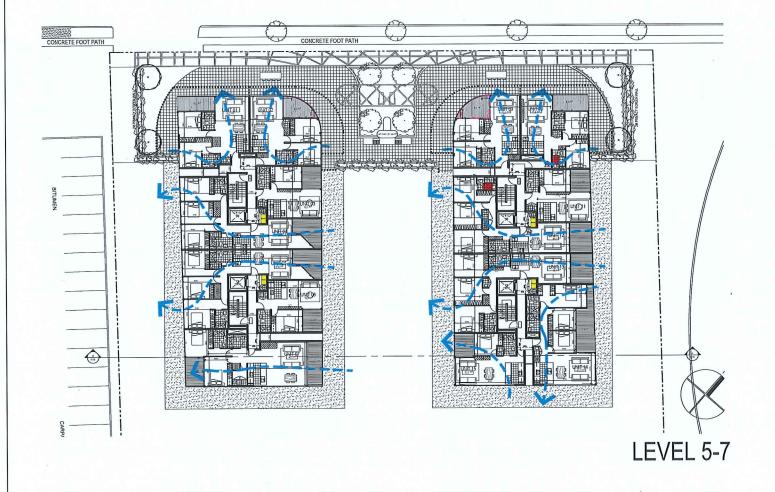
0.1 per 1 units
0.2 per 1 units

otal Bicycles REQUIRE	(esidential /isitors	
ED ED	0.2 per 1 units 0.1 per 1 units	no. of units
48 41	27 14	
	otal Bicycles REQUIRED 41 otal Bicycles PROPOSED 48	0.2 per 1 units 0.1 per 1 units

al Motorbikes PROPOSED	al Motorbikes REQUIRED of Total No. Units	orbike Parking (Blacktown DCP) requir	al Bicycles REQUIRED al Bicycles PROPOSED	idential ors
SED	ED .	town DCP) requirement		0.2 per 1 units 0.1 per 1 units
8.0	7		48 41	27 14

author insert project name	A510 - Area Schedule_190218
	.xis





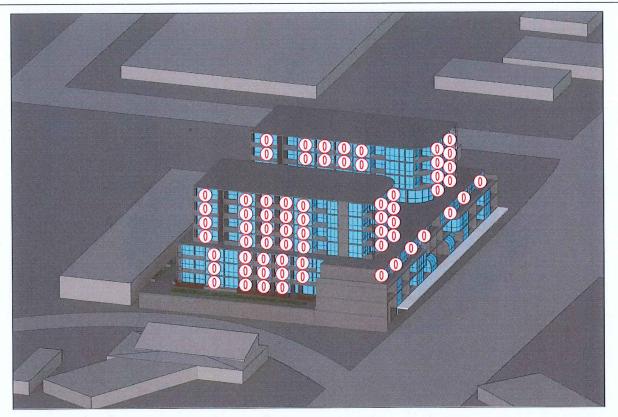
CROSS VENTILATION:

SEPP65 Requirement: 60% cross ventilated (78.6 UNITS)

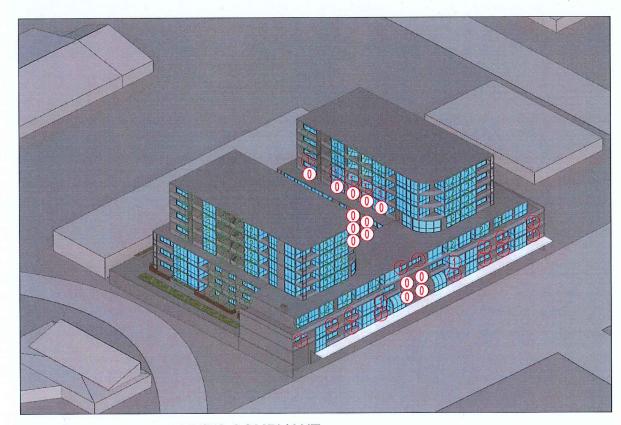
	TOTAL UNITS	COMPLIANT	%	. /
TOTAL DEVELOPMENT	131	79	60.3%	V

VENTILATION DIAGRAM

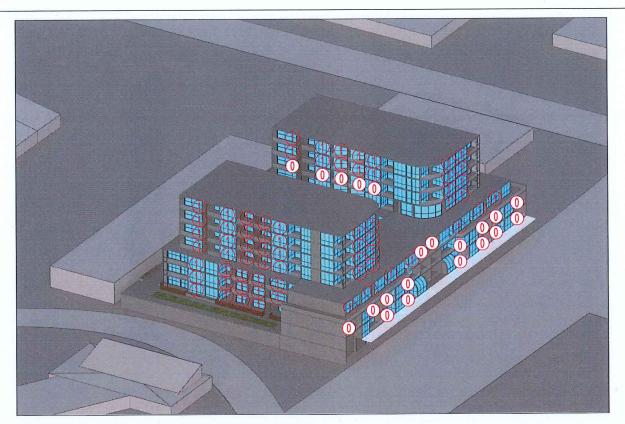
Description	By Date	Disclaimer	Notes	Legend	Consultants	Clent	Architects	Project	Key plan	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 2017		BRAINNES MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF MORKS SHALL TIME PRECEDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	One-are
ADDITIONAL INFORMATION	MAY 2018	*HE'S DUMINGS ARE PRELIMANTY DRAWINGS AND ARE SHEET IN DOMES WHOULD NOTED THE DESIGN OF	OVER DRAWNES WASE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES			TIEST TOLITIEST				VENTILATION DIAGRA
ADDITIONAL INFORMATION & RAMP RELOCATION	FEB 2019	THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBJECTION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS STREAMS AND AN ADDRESS FAST THE DRAWINGS ARE	W-ERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL FRENCH.					Project address		Project no. 988 Drawing no. A5
		N ACCORDANCE WITH THESE DRAWNES."	BUILDER TO CHECK ALL STE DIMENSONS PRIOR TO FAMILIATION OF FEMENTS				19-19 to 19-	7 LUXFORD ROAD, MOUNT DRUITT		Drawn TL DL Drawing status
		BEFORE CARRYING OUT ANY MORE DISJUST THAT THE DRAWNOS USED CARRY THE LATEST AMERICANNY NA.	THE DOCUMENTS AND ANY WORKS DECUTED AS A HESULE OF THESE DOCUMENTS SHALL BE SELECT TO THE OPERATOR OF DISCUSSION (C)							ADDITIONAL INFORMATI



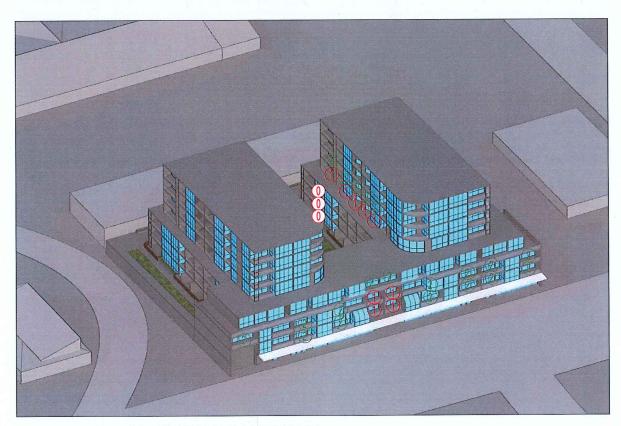
JUNE 21 @ 9AM - 0 UNITS COMPLIANT



JUNE 21 @ 11AM - 74 UNITS COMPLIANT



JUNE 21 @ 10AM - 0 UNITS COMPLIANT



JUNE 21 @ 12AM - 26 UNITS COMPLIANT

SOLAR DIAGRAM

Py Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	Scale 1:125 @ A1 1:250 @ A3 Date 0 2.5 5 7.5 10
DEVELOPMENT APPLICATION	NOV 2017		TRAININGS WATE TO A LIASTER SCALE AND THOSE SHOWNS PARTICULAR DETAIL OF WORKS SHULL TIME PRECIDENCE	,			ALEX VOLFNEUK	lener i	7 LUXFORD ROAD	\otimes	Over-and Drawing title
ADDITIONAL INFORMATION	MAY 2018	"THESE DRAWNES ARE PRELIMINARY DRAWNES AND ARE SPRINGED TO CHANGE INTEGRAL TO CLARING THE COURSE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES								SOLAR DIAGRAM
ADDITIONAL INFORMATION & RAMP RELOCATION	FEB 2019	THE PROPOSED ECVELOPMENT AND IN CONSELLATION WHI COLACIL SUBJECTION OF THE ENABLES FOR MICHOSTRUE A REPRESENTATION OR WARRANT BY THE EXPENSE AS ITS SERVING LATING OR CONTRACTORS THAT THE EXPLORES AND	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PROVIDED.						Project address		Project no. 988 Drawing no. A54
		N ACCORDANCE WITH THESE DRAWINGS."	BUILDER TO CHECK ALL STE DIVENSIONS FROR TO FARROATON OF FEMENTS					this Gare to	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
		DEATHOS USED CARRY THE LATEST ANEXOMENT No.	THE COLLENS ARE AT MORE LEGITED AS A RESULT OF THE COLLENS SALL BE SELECT TO THE COPPORT COMPANY AND AN ADMINISTRATION OF DESCRIPTION	0					- TEOM OND NOVE, MOON DIVERT		ADDITIONAL INFORMATION



JUNE 21 @ 13PM - 10 UNITS COMPLIANT



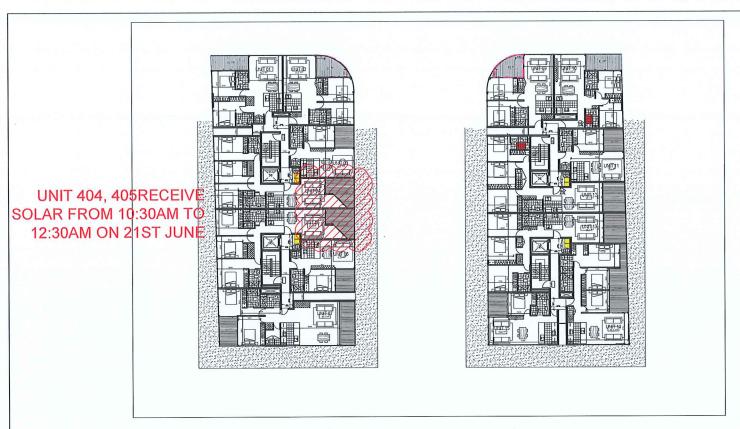
JUNE 21 @ 15M - 0 UNITS COMPLIANT



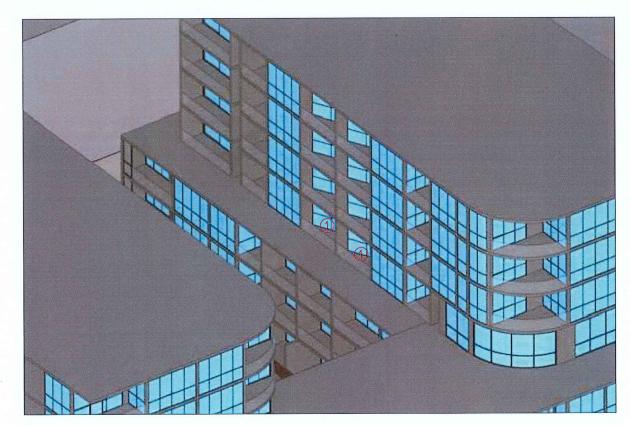
JUNE 21 @ 14PM - 0 UNITS COMPLIANT

SOLAR DIAGRAM

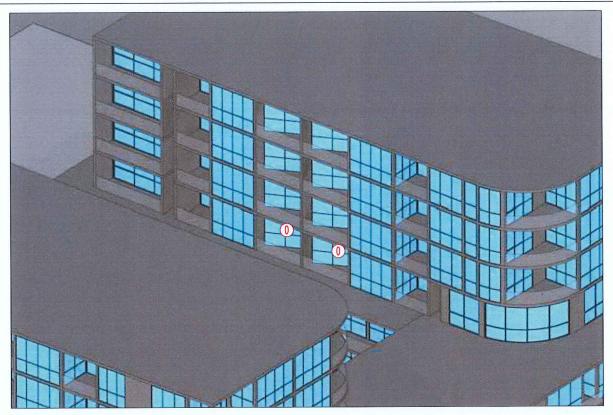
ev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 201	7	DRAWNOS WADE TO A LARGER STATE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL THAT PRECIDENCE			1	ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	One-and Drawing title
ADDITIONAL INFORMATION	MAY 201	B "HE'S DRAINGS A'E PELIANARY DRAINGS NO A'E SUBJECT TO CHANG WHICH TOTAL DRAING THE COURSE OF	DUER DRAINIOS MADE TO A SMALLER SCALE AND FOR MOTE GENERAL PURPOSES				The state of the s				SOLAR DIAGRAM
ADDITIONAL INFORMATION & RAMP RELOCATION	FEB 201	THE PROPERTY OF THE DRAWGS DOES NOT CONSTITUTE A REPRESENTION OF WHENATH BY THE CONCOUNT OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FROUPED DIMENSIONS SHALL						Project address		Project no. 988 Drawing no. A542
		SERVINTS, ASENTS OR CONTRACTORS THAT THE DRAWNESS AFE. FRAUL NOR THAT THE PROPOSED SEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNINGS."	BUILDER TO CHECK ALL STE DIVENSONS PRIOR TO FRANCISCON OF FITMENTS					12-14 Ouen Street Dispersite 164 2700 F 5122 Steet 2700			Drawn TL DL
		BEFORE CARRING OUT ANY MORK DISJRE THAT THE DRAWNGS USED CARRY THE LAIRST AMERICANT NA.	HEE DOWNS NO AN YORK DECUTO AS A RESULT	-				f 522 953 XH Chitayyer.com	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status ADDITIONAL INFORMATION



TYPICAL LEVEL 4 - 5 FLOOR PLAN



JUNE 21 @ 11.30AM



JUNE 21 @ 10.30AM



JUNE 21 @ 12.30PM

UNIT 404, 405 - SOLAR DIAGRAM

v. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	0 25 5 75 10
DEVELOPMENT APPLICATION	NOV 201	7	FRANCES WATE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TIME PRECEDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Ome-and
ADDITIONAL INFORMATION	MAY 201	"HESE DRAWINGS ARE PRELIMARY DRAWINGS AND ARE SIBLECT TO DIANCE WHICH MOTICE DURING THE COURSE OF	DUER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES							SOLAR DIAGRAM
ADDITIONAL INFORMATION & RAMP RELOCATION	FEB 2019	THE PROPOSED ECVELOPMENT AND IN CONSELLATION WITH COUNCE, SUBMISSION OF THE GRAWNES 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					Project address		Project no. 988 Drawing no. A543
		SERVINIS, ASIATS OR CONTRACTORS THAT THE DRAWNOS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNOS."	BULDER TO CHECK ALL SITE DIMENSONS PROR TO BARDCATION OF FEMALS				List 2 U-16 Gares Sent Cigaretta 160 22	8		Drawn TL DL
		BEFORE CARRING OUT ANY MORK EXSURE THAT THE DRAWNSS USED CARRY THE LATEST AMERICANT NA.	THE DOUNDS NO AT HORS ESCUED AS A RESULT OF THE DOUNDS NO AT HORS ESCUED AS A RESULT OF THE DOUNDS SAL AT SALED TO THE DEPOSIT (C)				F thit Was 104 Calabayestum	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status ADDITIONAL INFORMATIC

PROPOSED SCHEME: 7 LUXFORD ST, MOUNT DRUITT

	UNITS	2HRS SOLAR ACCESS	%
PROPOSED UNITS	131	92	70.2%
	UNITS	NO SOLAR ACCESS	%
PROPOSED UNITS	131	11	8.4%

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) 2 HOURS SOLAR ACCES

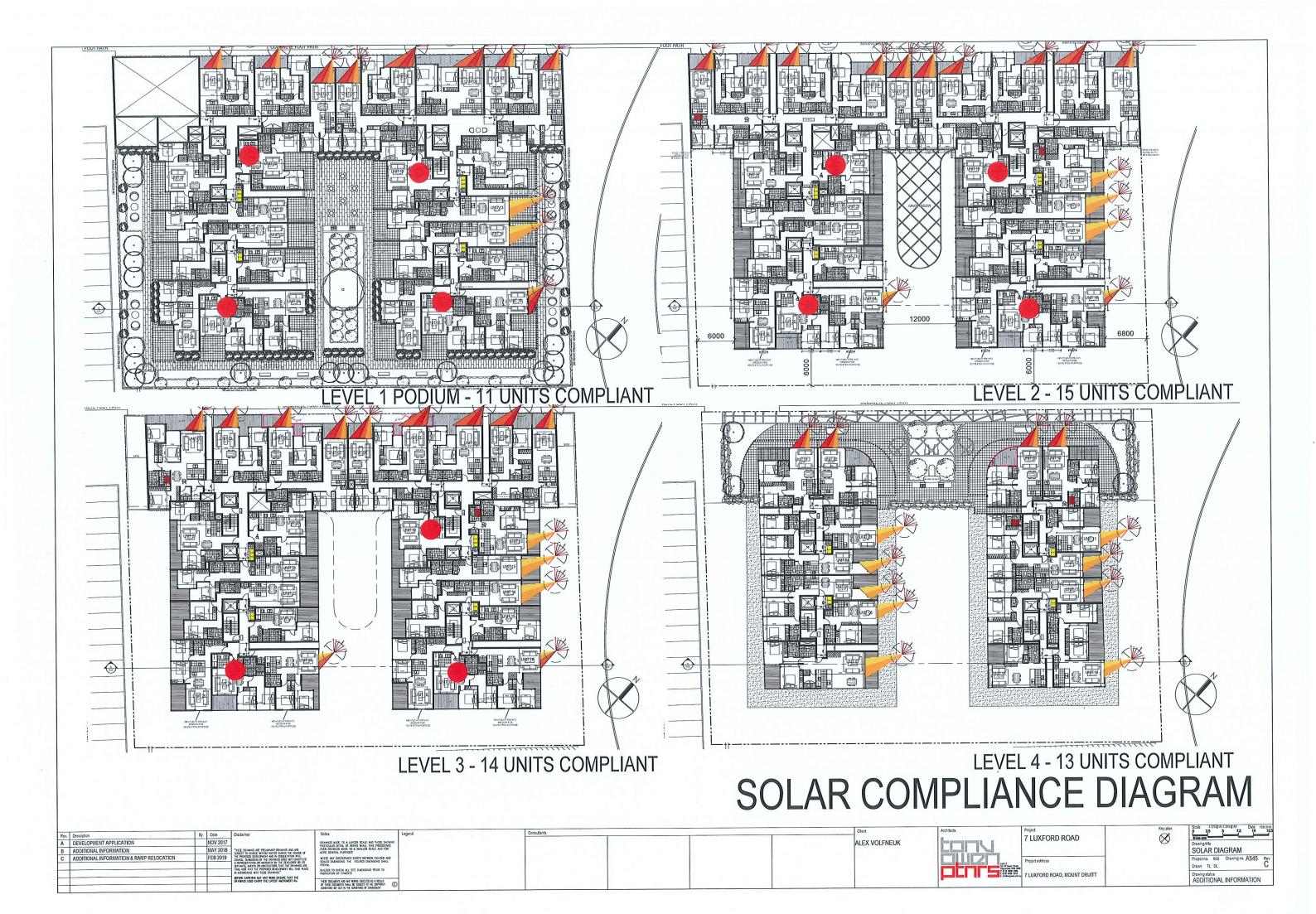
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

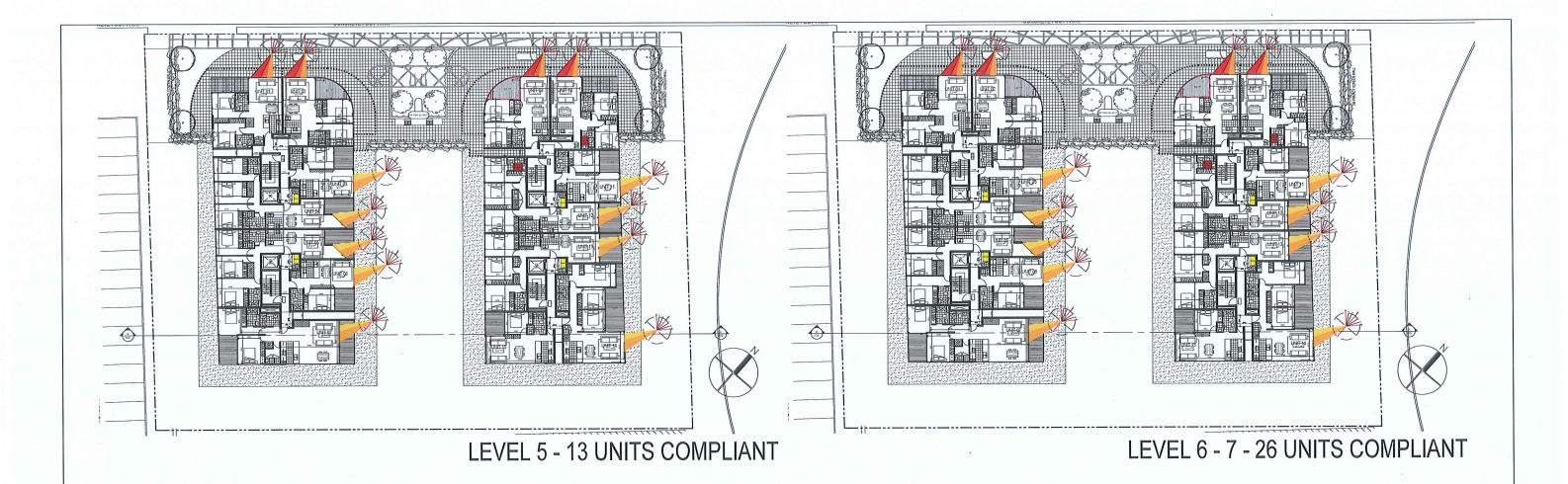
- every hour of solar is indicated on the drawing by a number which correspond to the number of hours of solar that the unit achieve, as per table on below.

V	Receiving 2	hrs of so	lar acces	SS	;	X NO	T receivi	ng 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
r	LEVEL 1	V	V	V	V	V	V	V	V				X	V	V	X	\checkmark		X			X	X	X	X		X	X
	LEVEL 2	V	V	V	V	V	V	V	V	V		V	V	V	\checkmark	X	V		X			X	X	X	\checkmark		X	X
	LEVEL 3		V	V	V	V	V	V	V	V		V	\checkmark	V	V	X	\checkmark		X		X	X	X	X	V		X	X
T	LEVEL 4	V	V	V	V	V	V	V		V	V	V	V	V	V	X												
	LEVEL 5	V	V	V	V	V	V	V		V	V	\checkmark	V	V	V	X												
	LEVEL 6	V	V	V	V	V	V	V		V	V	V	V	V	V	X												
-	LEVEL 7	4	4/	1	1	1	V	1		V	V	V	V	V	V	X												

SOLAR DIAGRAM COMPLIANCE TABLE

D. D. D.	By Date Disclaimer	Notes		Legend	Consultants		Client	Architects	Project	Key plan	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 2017	DRAWN'S MADE	E 10 A LARGER SCALE AND THOSE SHO THAT OF MORKS SHALL TAKE PRECIDEN	NENG			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Creation Mile
B ADDITIONAL INFORMATION	MAY 2018 "HESE DRUMOS A	VE PRELIMARY DRAWNS AND ARE OVER DRAWNS OVER CENERAL WORE CENERAL	S NACE TO A SWALLER SCALE AND FOR				ALEX VOLINEOR				SOLAR DIAGRAM TABLE
C ADDITIONAL INFORMATION & RAMP RELOCATION		OR WATERATY BY THE DEVELOPER OR ITS SCALED DIMENS	CREFANCY EXISTS BETWEEN FIGURED AN BONS. THE FIGURED DIVENSIONS SHALL	0		*			Project address		Project no. 988 Drawing no. A544 Rev
		OR CONTRACTORS THAT THE DRAWNESS ARE E PROPOSED DEVELOPMENT WILL TAKE PLACE BUILDER TO CH FATRECATION OF	ECK ALL SITE DIMENSONS FROR TO					15 of 2 12 h th Ouen San Departure 15 a 2 7 s 1/22 state 240			Drawn TL DL C
	BEFORE CARRING DIAMPES USED CO	OUT ANY NORK DISURE THAT THE ARRY THE LATEST AMERICANT No. THESE DOCUMENTS	S AND ANY WORKS EXECUTED AS A RESULT					Sizz Sen Ald	7 LUXFORD ROAD, MOUNT DRUITT	-	ADDITIONAL INFORMATION





SOLAR DIAGRAM:

SEPP65 Requirement: 70% (110UNITS) two hours solar access between 9am-3pm at mid winter

	TOTAL UNITS	COMPLIANT	%	
TOTAL DEVELOPMENT	131	92 UNITS	70.2%	V

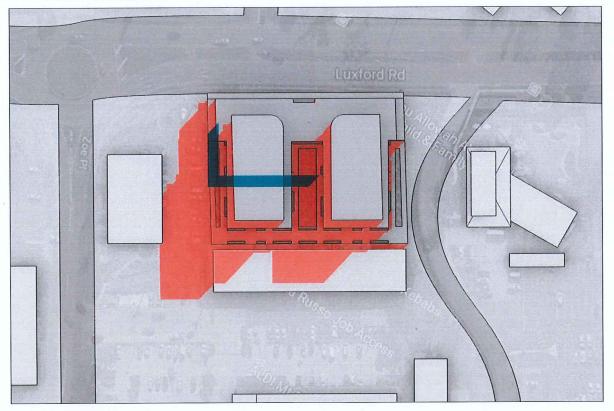
SOLAR DIAGRAM:

SEPP65 Requirement: not more than 15% (24 UNITS) receive no direct sunlight between 9am-3pm at mid winter

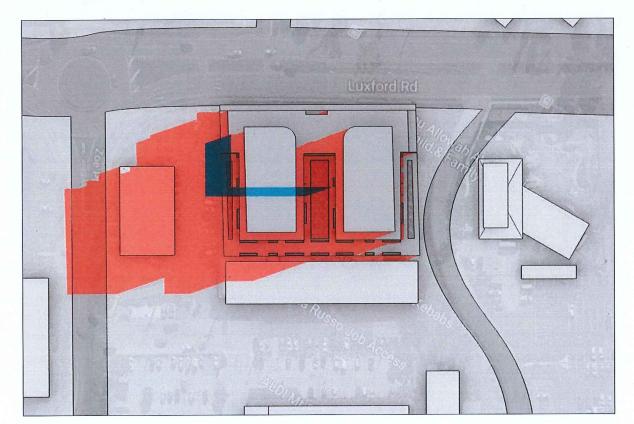
	TOTAL UNITS	SOUTH FACING UNIT	%	1
TOTAL DEVELOPMENT	131	11	8.4%	\bigvee

SOLAR COMPLIANCE DIAGRAM

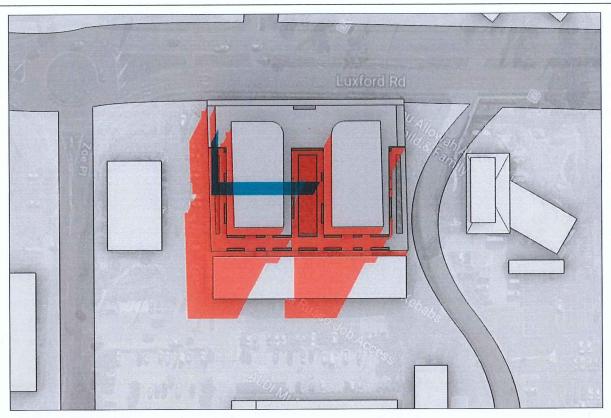
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 201	7	DRAWNOS WADE TO A LARDER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Company Description
B ADDITIONAL INFORMATION	MAY 201	8 "HE'S DEMINIS AT PREMARY DRAWNS AND ARE SHEET TO CHANG WHICH NOTICE CLANG THE CORRE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES				THE TOETHEON				SOLAR DIAGRAM
C ADDITIONAL INFORMATION & RAMP RELOCATION	ION FEB 2019	HE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COLACL SUBMISSION OF THE DRAININGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANT BY THE DEVELOPE OR ITS STRAINS LIGHTS OR CONSUMERORS THAT THE DRAININGS AND	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL DISCREPANT.	84 5 J 346					Project address		Project no. 988 Drawing no. A546 Rev
		THAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAVE PLACE IN ACCORDANCE WITH THESE DRAWNINGS."	BUILDER TO CHECK ALL STE DIMENSONS PROR TO FARRICATION OF FITNENTS				70.00	U- 16 Ourse Stant Disputatio 400 22 F 6/22 2002 200			Drawn TL DL
		DEFORE CARRYING OUT ANY KORK ENSURE THAT THE DRAWNOS USED CARRY THE LATEST AMERICANENT NA.	THE DOOMENS NO ANY MORE EXCUSED AS A HEALT OF THE DOOMENS SHALL BE SELECT TO THE EXPRENT					(interpretan	7 LUXFORD ROAD, MOUNT DRUITT		ADDITIONAL INFORMATION



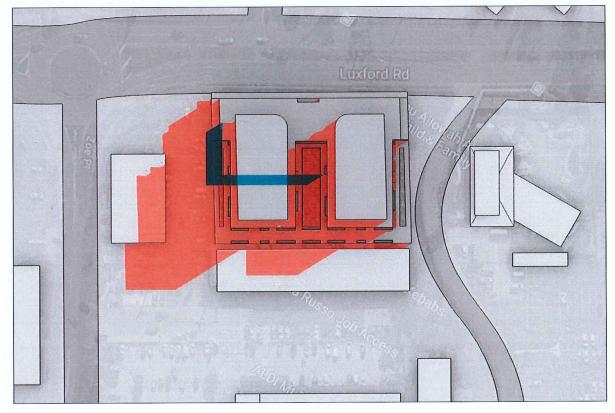
JUNE 21 @ 9AM



JUNE 21 @ 11AM



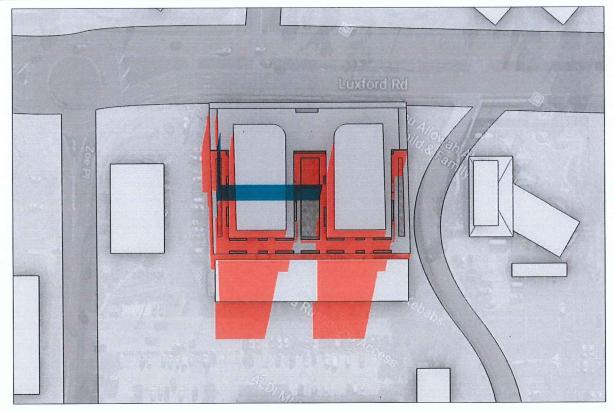
JUNE 21 @ 10AM



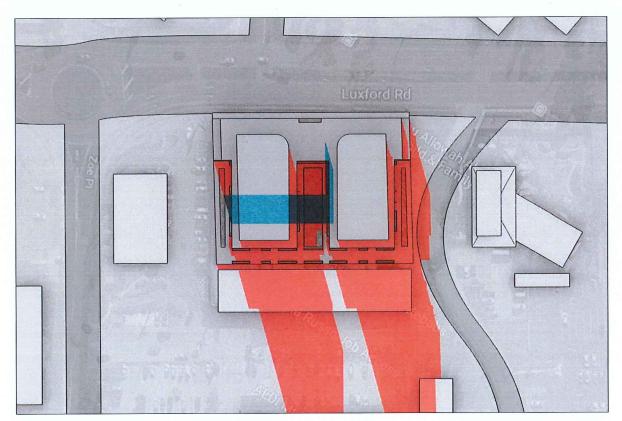
JUNE 21 @ 12AM

SHADOW DIAGRAM JUNE 21

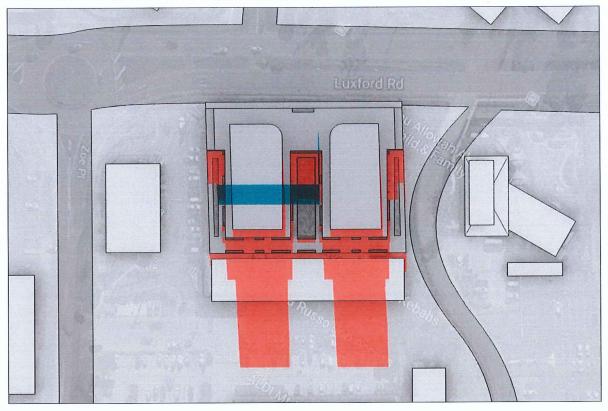
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Clert	Architects	Project	Key plan	0 25 5 75 10
A DEVELOPMENT APPLICATION	NOV 2017	=	DRAWNOS WADE TO A LARGER SEALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE				ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Oraving title
ADDITIONAL INFORMATION	MAY 2018	"THESE DELINIOS ARE PREJUNIARY DRIVINGS AND ARE SUBJECT TO DRIVE WHICH MOTICS DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WHI	OVER DRAWNOS WIDE TO A SWALLER SCALE AND FOR WORE CENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND			THE RESERVE OF THE SECOND STREET					SHADOW DIAGRAM
		COUNCE, SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTE BY THE CENTEUTER OR ITS SERVINES, AREN'S OR CONTRACTORS THAT THE DRAWNOS ARE	SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL FREVAL					17-10 20	Project address		Project no. 988 Drawing no. A560 1
		FINE NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DIALONGS." BEFORE CARRYING OUT ANY MORK ENSURE THAT THE DIALONGS USED CURRY THE LAVEST ACCORDANT NA.	BULDER TO CHECK ALL STE DIMENSONS PRIOR TO FARRCATION OF FEMENTS					Dispersits 103	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
		DIAMNOS USED CARRY THE LATEST AMERICADIT No.	CONTROL OF WALES OF DOCUMENT OF THE CONTROL OF THE						A. F. C.		ADDITIONAL INFORMATION



JUNE 21 @ 13PM

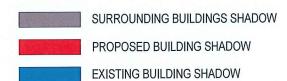


JUNE 21 @ 15PM



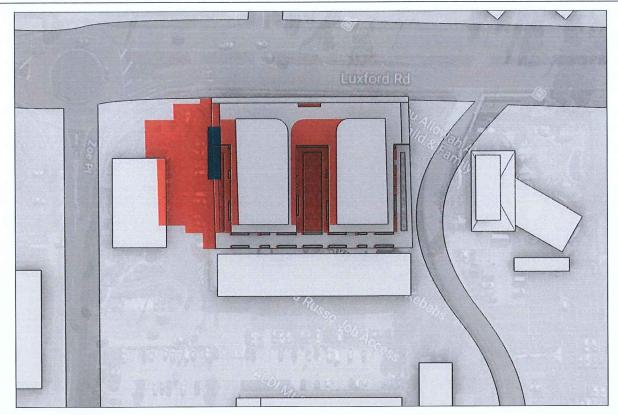
JUNE 21 @ 14PM



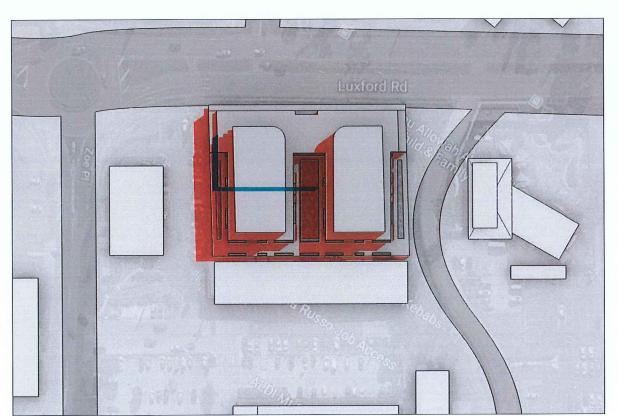


SHADOW DIAGRAM JUNE 21

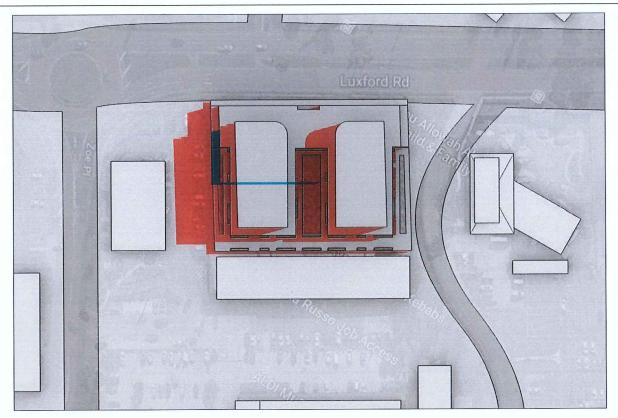
Rev.	Description	By Date	Disclaimer	Notes	Legend	Consultants	Clent	Architects	Project	Key plan	0 25 5 75 10 12
Α	DEVELOPMENT APPLICATION	NOV 2017		BRAINNES MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECIDENCE			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Over-son Drawing title
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			THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNOS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FROUPED DIMENSIONS SHALL					Project artifices		Project no. 968 Drawing no. A561 Rev
			SERVING ARMS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL MOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	BULDER TO CHECK ALL SITE DIMENSONS PRICE TO				Led 2 17-14 dam Ster Opports Gr 2	n in		Drawn TL DL B
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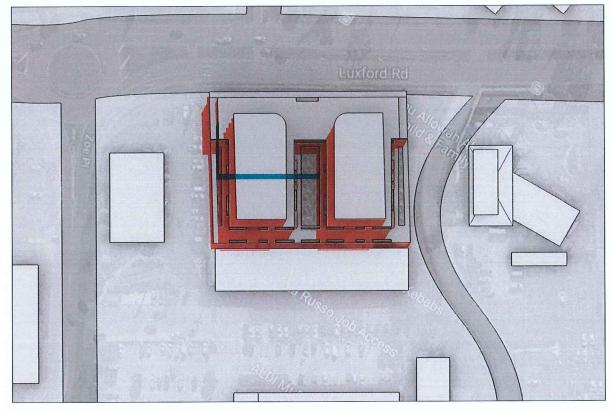
MAR 21 @ 9AM



MAR 21 @ 11AM



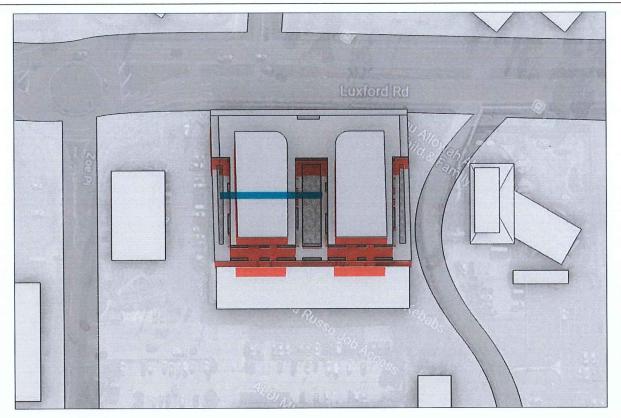
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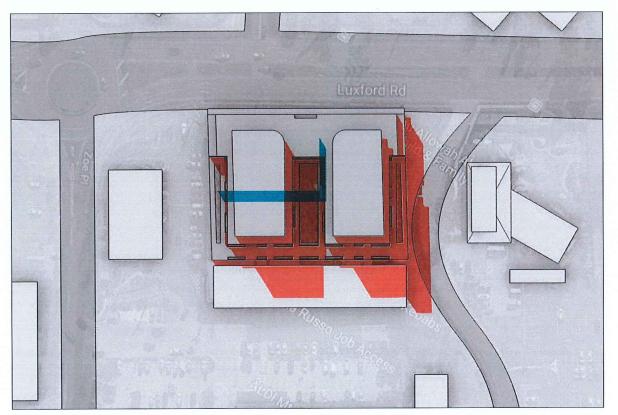
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SHADOW DIAGRAM MARCH 21

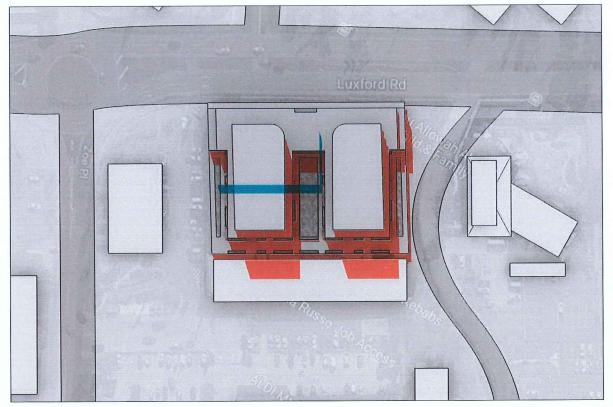
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	- x	Client	Architects	Project	Key plan	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 20	17	DRAWNES WATE TO A LARGER SCALE AND THOSE SHOWING				ALEX VOLFNEUK		7 LUXFORD ROAD	∞	Orașina tria
B ADDITIONAL INFORMATION	MAY 20	8 "1-ESE DELANICS ATE PRELIMARTY DELANICS AND ATE SLEET TO CHARGE WITHOUT NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF MORKS SHALL TAKE PRECEDENCE OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE CENERAL PURPOSES								SHADOW DIAGRAM
		THE PROPOSED EXPLIPMENT AND IN CONSILIATION WHI COUNCIL SUBJECTION OF THE DRIVINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANT BY THE CEVELOPER OR ITS	WHERE ANY DISCREPANCY DUSTS BUTWEIN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL			the control of the control of the			Project address		Project no. 988 Drawing no. A562 Rev
		SERVINTS, ASIN'S OR CONTRACTORS THAT THE DRAWNGS ARE FINAL NOR THAT THE PROPOSED DEVALONANT WILL TAKE PLACE IN ACCORDANCE WITH THISE DRAWNGS."	BULDER TO CHECK ALL STE DIMENSOAS PRIOR TO					Dispeta Villan See			Drawn TL DL B
		BEFORE CARRYING OUT ANY MORE DISJATE THAT THE DRAWNGS USED CARRY THE LATEST AMERICANT No.	TABLEATON OF TEMENTS					122 Sea 323	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
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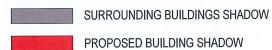


MAR 21 @ 15PM



MAR 21 @ 14PM

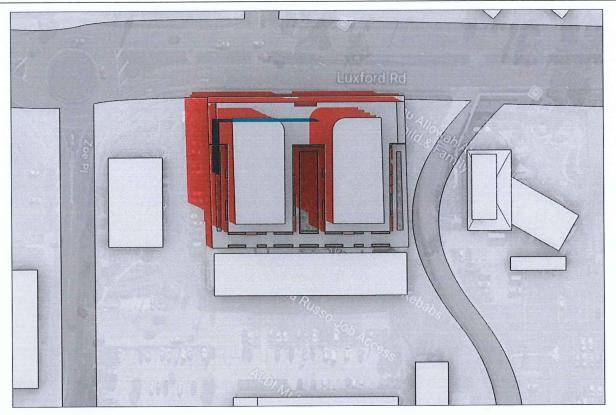




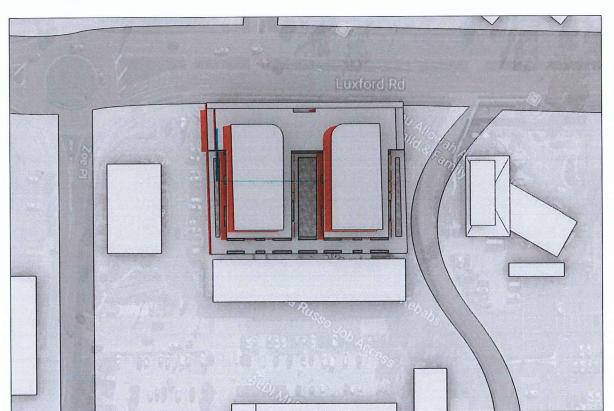
EXISTING BUILDING SHADOW

SHADOW DIAGRAM MARCH 21

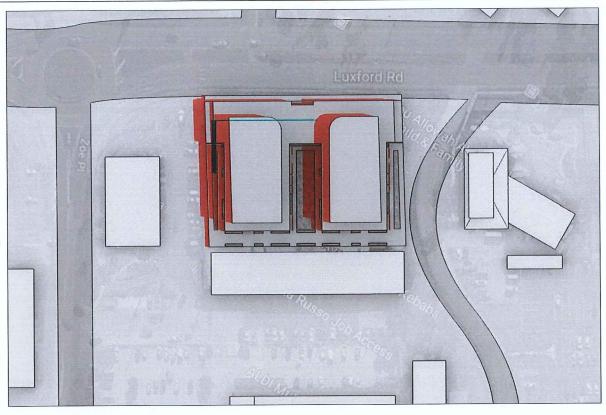
Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Clent	Architects	Project	Key plan	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 2017		DRAWNGS WATE TO A LARGER SCALE AND THOSE SHOWING			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Ome-sea
B ADDITIONAL INFORMATION	MAY 2018	"HEE DRAWINGS ARE PREJUNARY DRAWINGS AND ARE SELECT TO CHANCE WINOUT NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DELANOS MADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES			ALEX VOLITIES I				SHADOW DIAGRAM
		THE PROPOSED DEVELOPMENT AND IN CONSILIATION WITH COUNCIL SUBMISSION OF THE DRAWINGS DOES NOT DONSTRUTE A REPRESENTATION OR WARMANTY BY THE DEVELOPER OR ITS	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSONS, THE FIGURED DIMENSONS SHALL					Project address		Project no. 988 Drawing no. A563 Rev
		SERVINTS, ASENTS OR CONTRACTORS THAT THE DRAWNOS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAVE PLACE IN ACCORDANCE WITH THESE DRAWNOS."	PREVAL BUILDER TO CHECK ALL STE DIMENSONS PRIOR TO FARRICATION OF FEMALES				Led 2 12-16 Quer State Opposits 107 22 7 8 822 908 200			Drawn TL DL B
		BEFORE CARRING OUT MAY MORK ENSURE THAT THE DRAWNOS USED CARRY THE LATEST AMERICAENT No.	THE DOWNS NO AT WORS EROUED AS A RESULT		-	 -	(interview.co	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status ADDITIONAL INFORMATION



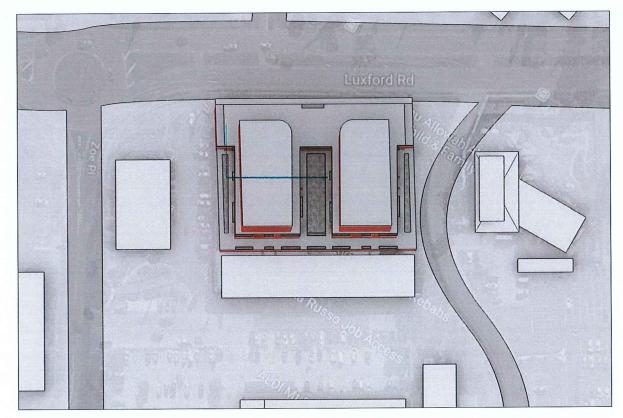
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DEC 21 @ 11AM



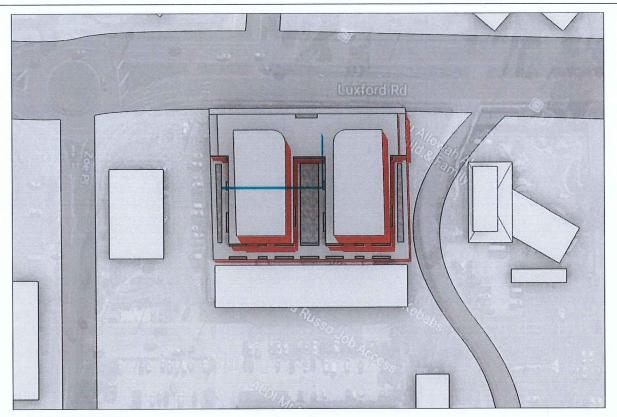
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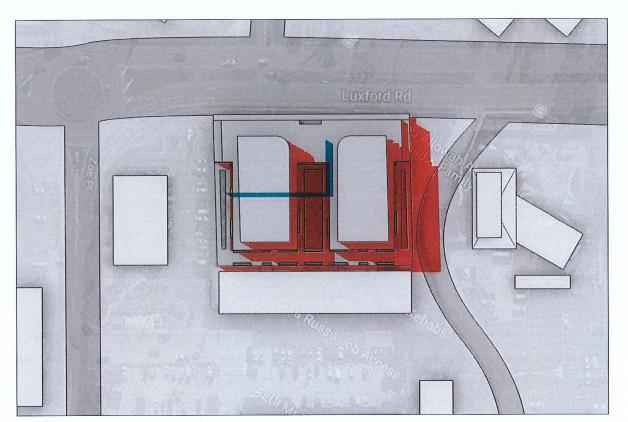
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SHADOW DIAGRAM DECEMBER 21

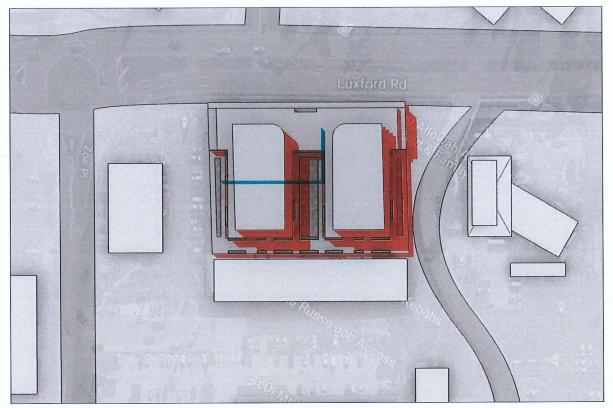
Rey, Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	O.	0 25 5 75 10
A DEVELOPMENT APPLICATION	NOV 201	7	DRAWNS MADE TO A LARDER SCALE AND THOSE SHOWING			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	Drawing title
B ADDITIONAL INFORMATION	MAY 201	8 "16'SE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO DIANCE WINDLY NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF MORKS SHALL TAKE PRECEDENCE OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES							SHADOW DIAGRAM
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		SERVINTS, AGENTS OR CONTRACTORS THAT THE DRAWNOS ARE TIME NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE	PRENAL BUILDER TO CHECK ALL STE DIMENSIONS PRIOR TO				Li-16 Gam S. Diportik KS	222		Drawn TL DL
		IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY MORK DISJURE THAT THE DRAWINGS USED CARRY THE LATEST AMERICAENT No.	TARROATON OF TEMENTS				E SE SES SE	7 LUXFORD ROAD, MOUNT DRUITT		Drawing status
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DEC 21 @ 13PM



DEC 21 @ 15PM



DEC 21 @ 14PM

LEGEND

SURROUNDING BUILDINGS SHADOW
PROPOSED BUILDING SHADOW

EXISTING BUILDING SHADOW

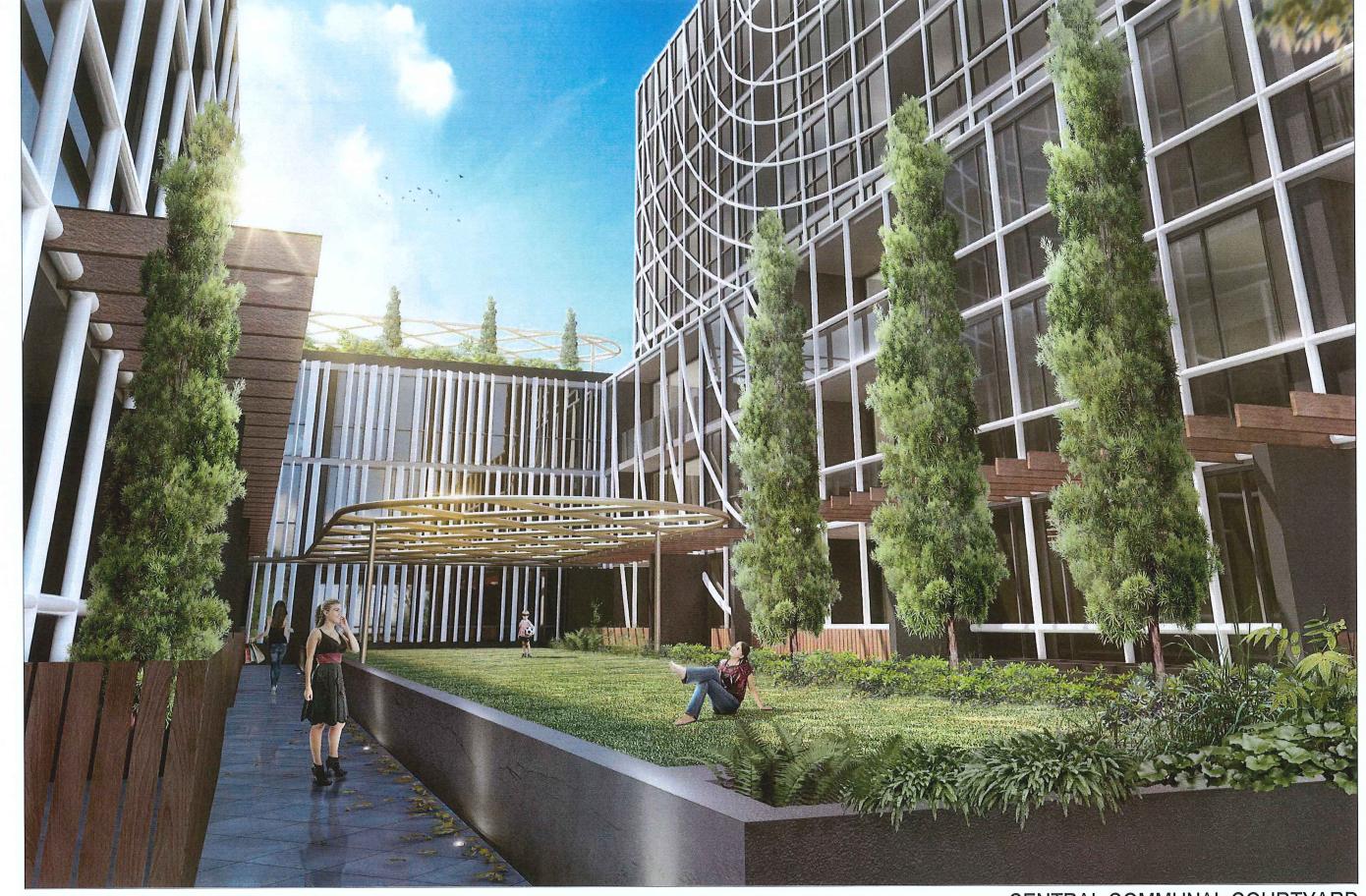
SHADOW DIAGRAM DECEMBER 21

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	0 25 5 75 10 125
A DEVELOPMENT APPLICATION	NOV 2017	* *** TRIMES AF PROMANY TRIMES AND AF	DRAININGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECIDENCE OVER DRAININGS MADE TO A SMALLER SCALE AND FOR			ALEX VOLFNEUK	Henry	7 LUXFORD ROAD	\otimes	Drawing title
B ADDITIONAL INFORMATION	MAY 2018	5 THE DRIVINGS ARE PREMIUM TO DURING THE COURSE OF SELECT TO CHANGE WHOLE MICH DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COURSE, SEMISSION OF THE FRANCES DOES NOT CONSTITUTE A REPRESENTATION OF WHIRMORD BY THE DEVELOPER OR ITS STANDAL SATION OF CONSTRUCTOR THAT THE PREMIUM SAF	WHERE ANY DISCREPANCY DUSTS BETWEEN FIGURED AND SOLID DIMENSIONS. THE FIGURED DIVENSIONS SHALL PROVING.					Project address		SHADOW DIAGRAM Project no. 988 Drawing no. A565 Rev
		TING NOT THAT THE PROPOSED DEVILOPMENT WILL TIME PLACE IN ACCORDANCE WITH THESE DRAWNESS." BEFORE CARRING OUT ANY MORK ENGINE THAT THE	BUILDER TO CHECK ALL STE DIMENSONS PRIOR TO FARRICATION OF FITMENTS				Direction for the control of the con	7 LUXFORD ROAD, MOUNT DRUITT		Drawn TL DL B Drawing status
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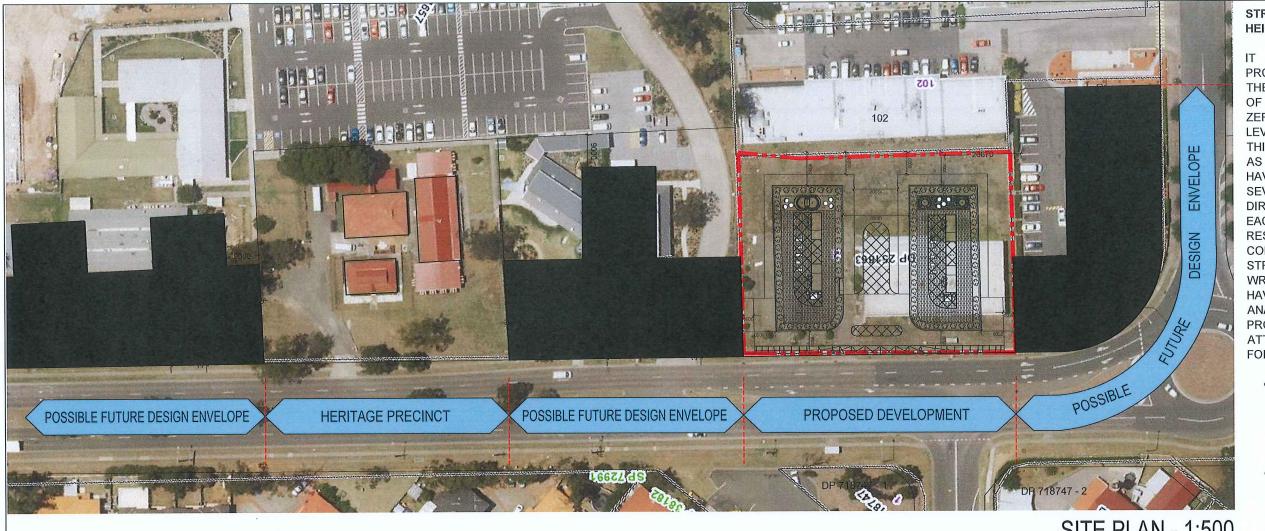
VIEW FROM LUXFORD ST

Rev. Description -	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale 1.125 @ A1 1.259 @ A3 Date MAY 2018 0 25 5 7.5 10 12.5
A DEVELOPMENT APPLICATION	NOV 2017		PRIMINGS MIDE TO A LARKER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF MORKS SHALL TAKE PRECEDENCE OVER DRAININGS MIDE TO A SMALLER SCALE AND FOR			ALEX VOLFNEUK	E	7 LUXFORD ROAD		Cross-see
B ADDITIONAL INFORMATION	MAY 2018	"HE'S DRAWIGS ARE PREMIUNARY DRAWIGS AND ARE SIBLICE TO DOWNE WHICH NOTICE DURING THE COURSE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES			ALEX VOLINEOR				PHOTOMONTAGE
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DEVANCES DOES NOT CONSTITUTE A PRIVATE AND AN OWNERS THAT THE DEVELOPER OR ITS STRUMENTS AND THE CONSULTERS THAT THE DEVELOPES AND THE PRIVATES AND THE	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL FEDORAL					Project address		Project no. 968 Drawing no. A700 Rev
		THAT NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNES."	BUILDER TO CHECK ALL STE DIMENSONS PRIOR TO FAMOUR OF FITNENS				12-10 Gare Opportus P 6/22 998	9 mt 69 708 1 700		Drawn TLDL B
		BEFORE CARRYING OUT ANY MORK DISURE THAT THE DILABNES USED CARRY THE LATEST AMERICAENT No.	HEE DOOMENS AND ANY NOWS LEGATED AS A RESULT OF THEE DOOMEN'S SHAL BE SELECT TO THE DEPORTED (C)					7 LUXFORD ROAD, MOUNT DRUITT		Drawing status ADDITIONAL INFORMATION

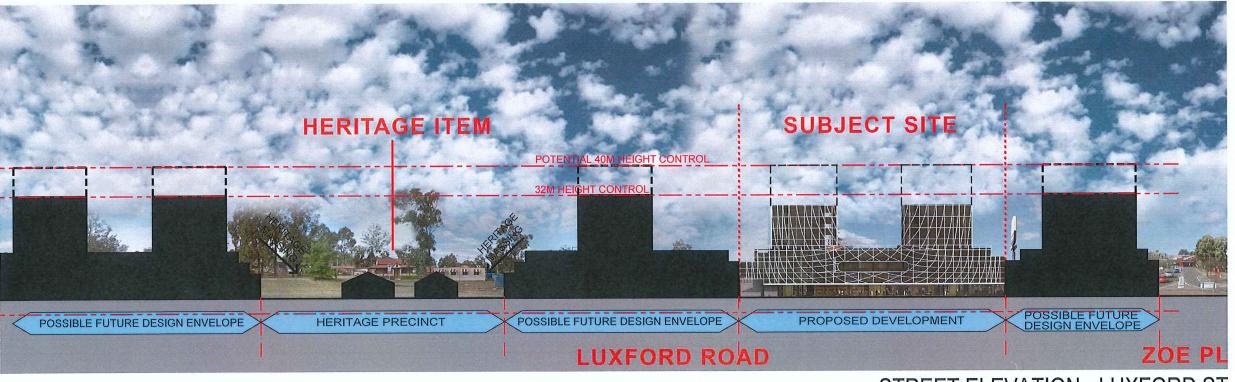


CENTRAL COMMUNAL COURTYARD

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	rey par	0 25 5 75 10
A DEVELOPMENT APPLICATION	NOV 201		DRAWNOS WADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWNOS WADE TO A SMALLER SCALE AND FOR			ALEX VOLFNEUK		7 LUXFORD ROAD	\otimes	One-sea
B ADDITIONAL INFORMATION	MAY 201	*HESE DRAWINGS ARE PRELIMARY DRAWINGS AND ARE SIRECT TO DIAME WHICH MOTICE DURING THE COURSE OF	OVER DRAWNOS MADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES			ALEX VOLINCON				PHOTOMONTAGE
		THE PROPOSED ELVELOPINT AND IN CONSLITATION WITH COLOUR, SUBJECTION OF THE DELANGES BOTS NOT CONSTITUTE A REPRESENTATION OR WARRANT BY THE EVALUATE OF THE STATE AND A STATE OF THE PRIVATE AND A STATE OF THE PRIVATE AND A	WHERE ANY DISCREPANCY DUSTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL.					Project address		Project no. 968 Drawing no. A701
		I NAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWNES."	BUILDER TO CHECK ALL SITE DIVENSORS PRIOR TO FARRICATION OF FITMENTS					W Asset Seed 2018 27 590 703 27 5		Drawn TL DL
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SITE PLAN - 1:500



Rev. Description
A DEVELOPMENT APPLICATION

ADDITIONAL INFORMATION

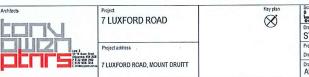
STREET ELEVATION - LUXFORD ST

ALEX VOLFNEUK

STREETSCAPE ANALYSIS - PODIUM **HEIGHT**

IT IS NOTED THAT WE HAVE PROPOSED 4 STOREY PODIUM FOR THE DEVELOPMENT. THIS CONSISTS OF A 2M SETBACK AT GROUND. A ZERO SETBACK FOR THE FIRST 2 LEVELS AND A 3M SETBACK AT L3. THIS PRESENTS FROM THE STREET AS A 3 STOREY STREET WALL. WE HAVE MET WITH COUNCIL ON SEVERAL OCCASIONS SEEKING DIRECTION ON THIS ISSUE AND ON OCCASION COUNCIL RESPONDED THAT THEY ARE COMFORTABLE WITH STRATEGY. RECENTLY IN A WRITTEN RESPONSE, COUNCIL HAVE REQUESTED A STREETSCAPE ANALYSIS TO SUPPORT PROPOSAL. PLEASE SEE THE ATTACHED ANALYSIS. WE NOTE THE FOLLOWING:

- **ANALYSIS** THE DEMONSTRATES HOW A STREETSCAPE **FUTURE** APPEAR WOULD AS ADJOINING PROPERTIES ARE DEVELOPED.
- PORTIONS OF THE STREETSCAPE WOULD BE BUILT AS MIXED USE RESIDENTIAL DEVELOPMENTS.
- PORTIONS OF THE STREETSCAPE CONTAIN HERITAGE BUILDINGS. IT IS ASSUMED NO FUTURE DEVELOPMENT WILL OCCUR HERE.
- THE MASSING OF THE BUILDINGS ADJOINING THE HERITAGE BUILDINGS WOULD HAVE MASSING SUITABLE TO ADDRESSING THE HERITAGE RELATIONSHIP.
- PORTIONS STREETSCAPE AE ZONED SP1 FOR HEALTH SERVICES. IT IS ASSUMED THAT AT SOME POINT HEALTH RELATED STRUCTURE MAY BE BUILT HERE.
- THE SITE IS LOCATED NEAR THE CITY CENTRE. THE STREETSCAPE (PREDOMINANTLY 3 STOREYS) IS SUITABLE FOR THIS AREA AND CREATES AN APPROPRIATE **URBAN** CONDITION FOR FUTURE GROWTH.



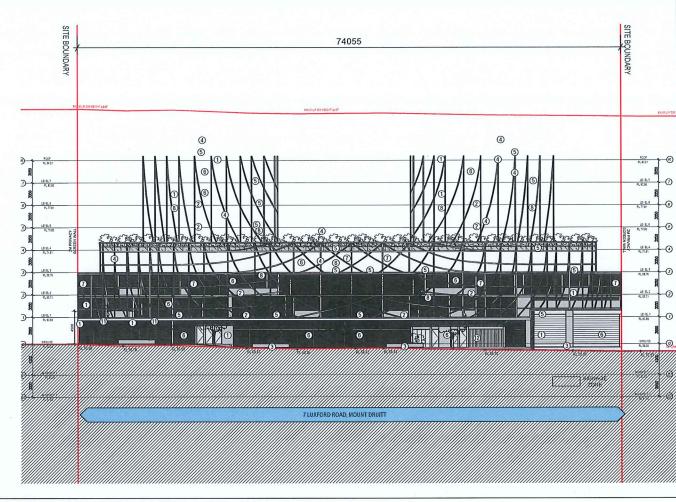


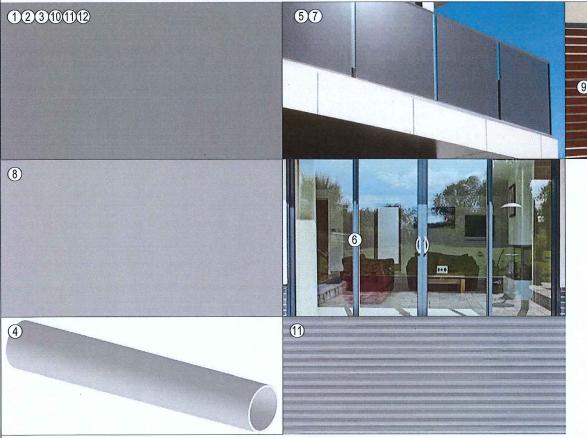


LUXFORD RD VIEW FROM MALMO HERITAGE ITEM

Rev. Description	By Date	Disclaimer	Notes	Legend	Consultants		Client	Architects	Project	Key plan	0 25 5 75 10 12
A DEVELOPMENT APPLICATION	NOV 201	7	BRANNIS WALE TO A LARGER SCALE AND THOSE SHOWING				ALEX VOLFNEUK	Esse processor processor in in	7 LUXFORD ROAD	\otimes	010-100
B ADDITIONAL INFORMATION	MAY 201	8 "14'S DELINIOS ATÉ PRELINIARY DRAWINS AND ATÉ SUBJECT TO DIANCE WITHOUT NOTICE DURING THE COURSE OF	PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DELINIOS MADE TO A SMALLER SCALE AND FOR WORE GENERAL PURPOSES	1			ALEX VOLI NEON				PHOTOMONTAGE
		THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL SUBMISSION OF THE DRAWNESS DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS STREET, AND AS OF CONSULTATION THAT THE DRAWNESS AND ASSOCIATION OF THE PROPOSED ASSOCIATION OF	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL BROWN.						Project address	-	Project no. 988 Drawing no. A703 Rev
		FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAVE PLACE IN ACCORDANCE WITH THESE DRAWNINGS."	BULDER TO CHECK ALL STE DIMENSIONS PRIOR TO FABRICATION OF FEMENTS					12-91 Que Ouganité 2 6/22 par	3 mt Gr 708 709		Drawn TLDL B
		DEADNES USED CARRY THE LATEST ANDIOMENT No.	THESE DOCUMENTS AND ANY MORE ENGLISHED AS A RESULT OF THESE DOCUMENTS SHALL BE SELECT TO THE EXPRISED.					Stary	7 LUXFORD ROAD, MOUNT DRUITT		ADDITIONAL INFORMATION







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
- (4) 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
- (10) PRECAST CONCRETE PANEL DULUX COLOUR TIMELESS GREY PN2A4
- (1) GARAGE DOOR DULUX COLOUR TIMELESS GREY PN2A4
- (12) SUBSTATION LOUVRE DULUX COLOUR TIMELESS GREY PN2A4
- (13) PAINTED AND RENDERED WALL PATTERN DULUX COLOUR NATURAL WHITE PN1E1

EXTERNAL FINISHES

Rev. Description By Date
A DEVELOPMENT APPLICATION NOV 2017
B ADDITIONAL INFORMATION MAY 2018
I ADDITIONAL I



Project
7 LUXFORD ROAD
Project address
7 LUXFORD ROAD, MOUNT DRUITT

y plan

Scale 115E AN 120E AN Date on Parking the EXTERNAL FINISHES

Poject no. 555 Drawing no. A850
Drawn TL. DL.

Drawing stabs

ADDITIONAL INFORMATION

Commerical/Residential Development 7 Luxford Road, Mount Druit NSW

Development Application

Content

LA000 Cover Sheet

LA100 Landscape Plan

LA101 Landscape Plan

LA102 Landscape Plan

LA103 Landscape Plan

LA104 Landscape Section

LA200 Landscape Details

LA300 Plant Schedule

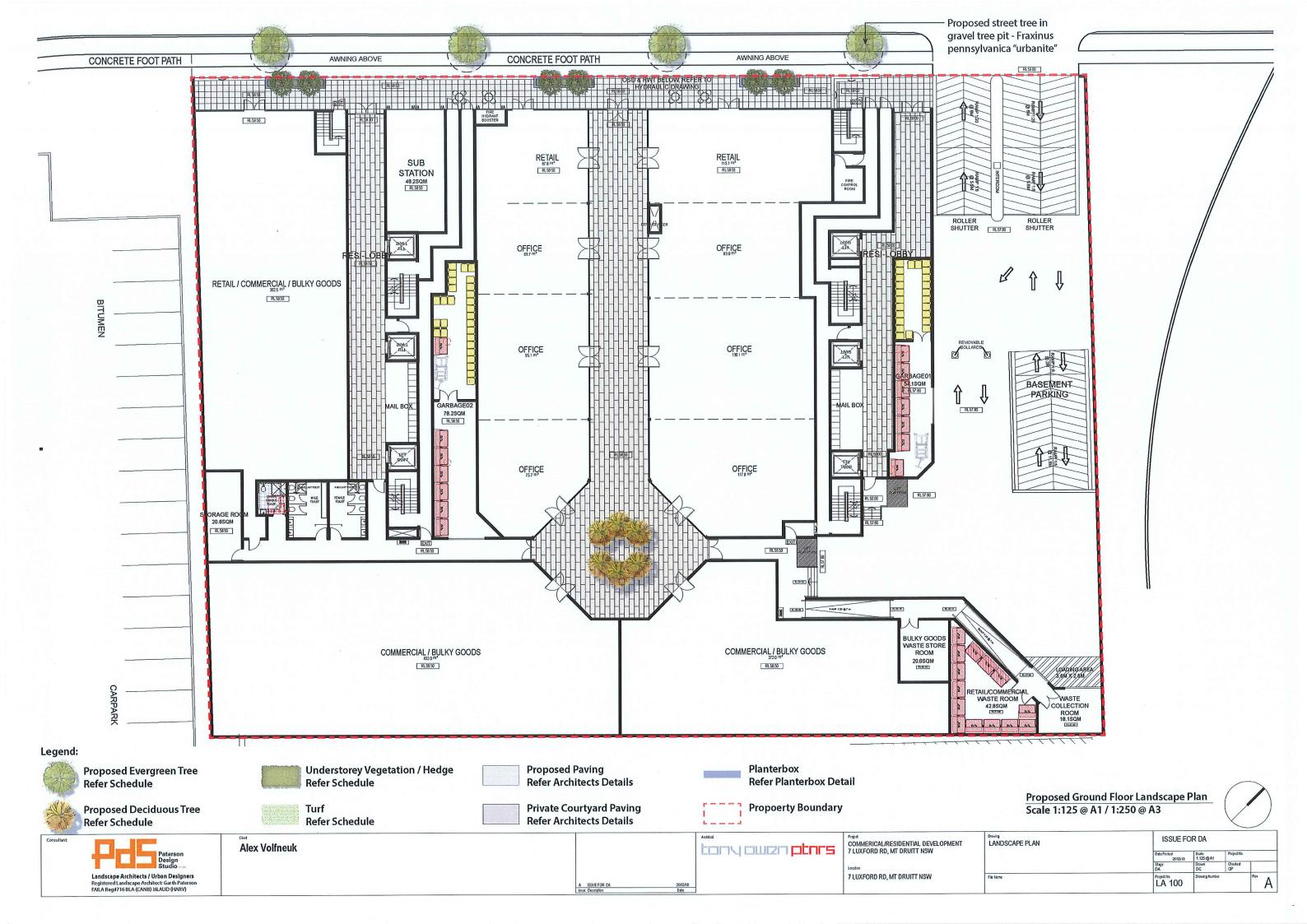


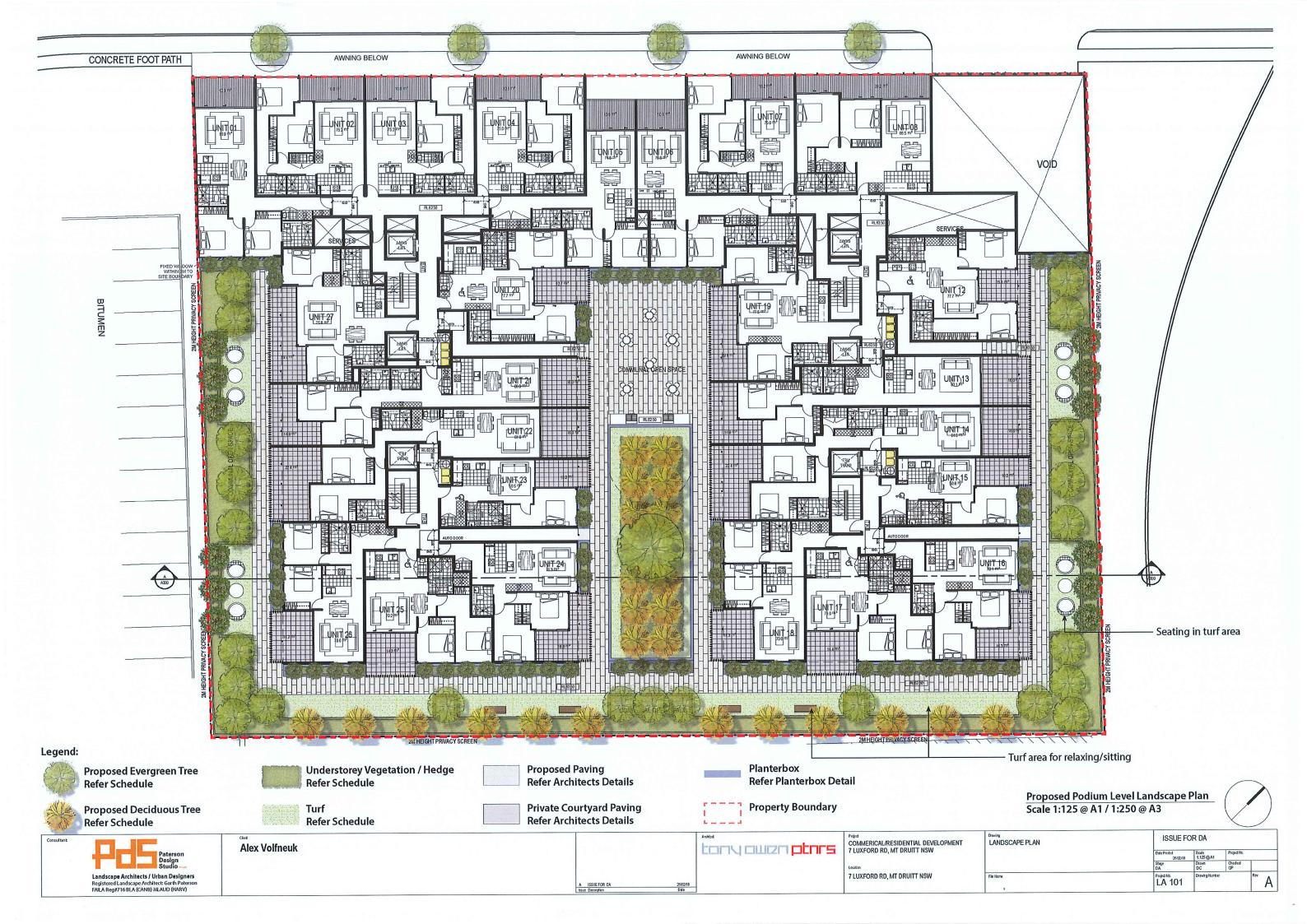
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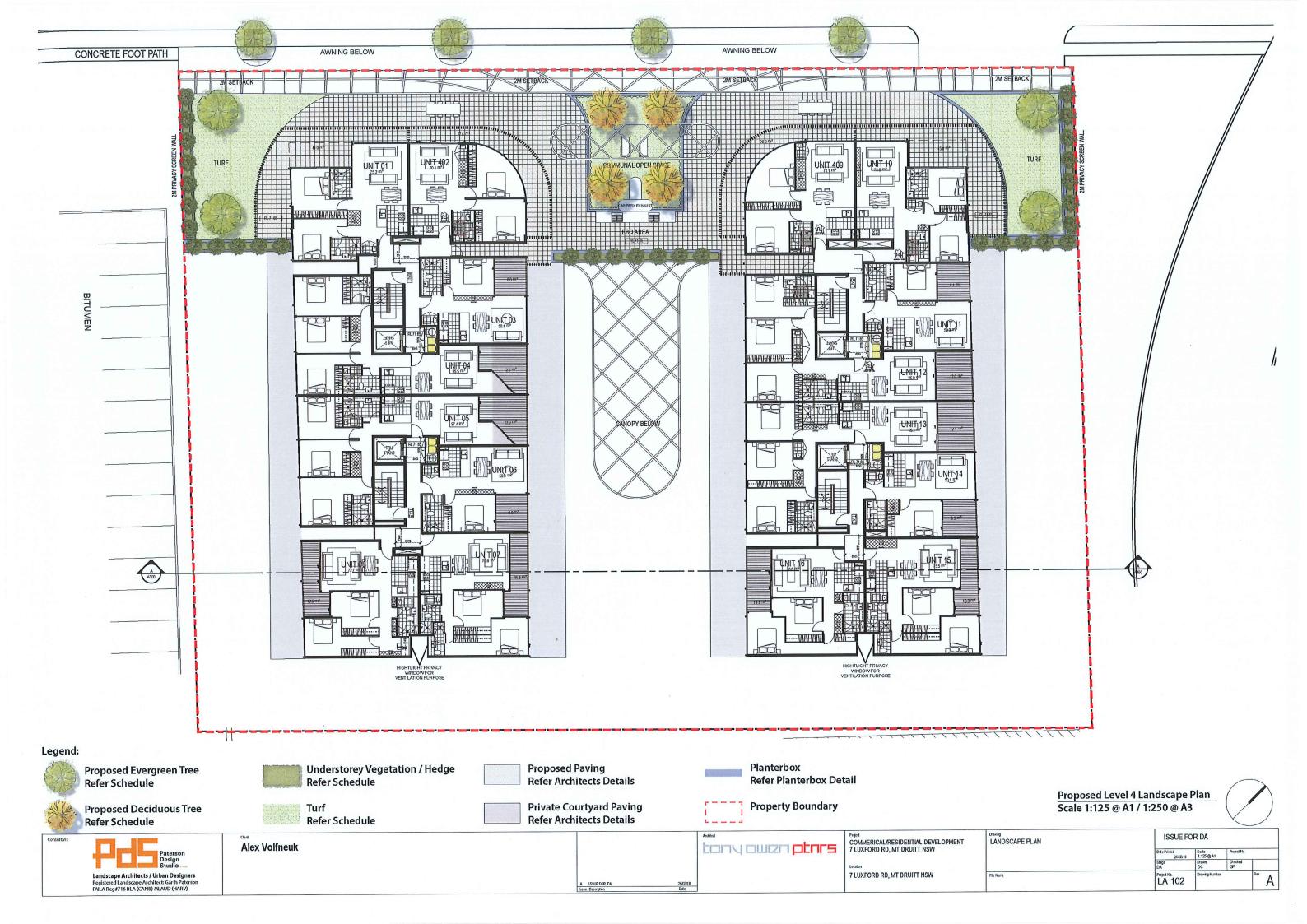
Alex Volfneuk

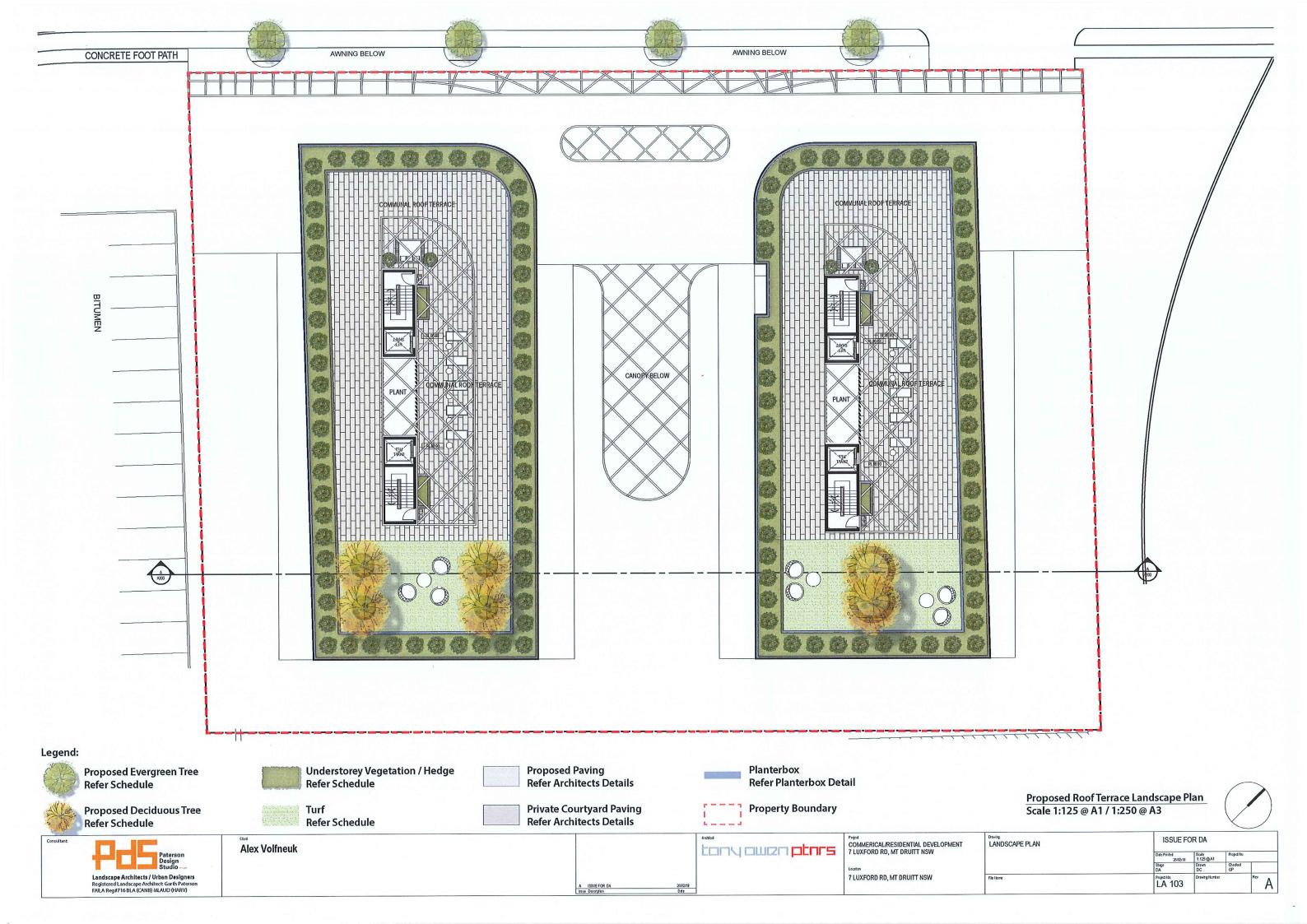














Longitudinal Section A-A Scale 1:125 @ A1 / 1:250 @ A3

Evergreen & Deciduous Trees

Code	Botanical Name	Common Name	lmages	Height	Spread	Description	Seasonal/ Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nuisance	Longevity/ Growth Rate	Root Damage Potential	Native	Evergreen
Cupana	Cupaniopsis anacardioide	Tuckeroo		7-12m	10m	This small tree has an upright greyish trunk with ascending spreading branches that form a domed crown	It has glossy dark green leaflets and tiny green yellow saucer-shaped flowers appear in a cluster during late summer.	Tolerates most well drained, fertile sandy to light clay friable loams.	Tolerates salt spray in an open sunny position and is drought and wind tolerant but frost tender.	Leaf minec, caterpillar.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets	Fast	Root system Is not considered to be extensive or overly vigorous.	Y	Y
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly		8m	5-6 m	This erect large tree has a brown trurk with droopping branches that form a dense rounded grown.	Fuffy cup-shaped white flowers are arranged in clus- ters and appear from late spring to mid summer.	Well drained sandy to clay loam, tolerates most soll types	Full sun, protected position, mod- erately frost and drought tolerant	Chinese & white wax scale, pimple psyllid, brown looper	It has a medium water require- ment	Readily available from most commercial nurseries.	No specific nulsance issues known.	Establishes in 2 to 3 years and is long lived	Root system Is not considered to be extensive or overly vigorous.	Y	Y
Lagin	Lagerstroemia indica x faurel 'Natchez'	Crepe Myrtle		8m	6m	Smooth greyish trunk and spreading branches, Dark green follage, produces clusters of white flowers during summer	White flowers from early January to April. Mid green foliage turning yellow, orange & scarlet In Autumn.	Moderately heavy clays & moist but well-chained alluvial solls.	Tolerant of light frosts to minus 3°C.	Susceptible to powdery mil- dew in high humidity	Regular watering during establishment. Requires formative pruning to ensure development of a single trunk.	Readily available in commercial nurseries. Propagated from Semi- Hardwood cuttings.	Leaf fall in autumn. Relatively small leaflets.	Long-lived – 50 years plus in urban areas.	Root system Is not considered to be extensive or overly vigorous.	н	н
Lagind	Lagerstroemla indka x faulel 'Tuscatora'	Crepe Myrtle		6m	4m	Medium sized tree with dark fuchsia-pink flowers from late Summer to early Autumn.	Beautiful fuchsla-pink crinkled flowers that are borne in late Summer.	It prefers a well drained moderately fertile moist sandy to clay soil that is tending acidic.	Grows in an open surny to semi shaded position and is frost tolerant and drought tender when young	Susceptible to powdery mildew, wax scale, aphids, leaf spot, sooty mold, Japanese beetle.	Low water requirement, responding to much and an occasional deep watering during dry periods, particularly for young plants.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Long-lived – 50 years plus in urban areas. Moderate.	Root system Is not considered to be extensive or overly vigorous.	N	N
Pyr uss	Pyrus ussuriensis	Manchurian Pear		8-12m	8m	This tree has an erect slender trunk and spreading branches forming a broad pyramidal habit.	It has broad oval leaves that are dark green turning bronze In winter and white saucer-shaped flowers during mid spring.	It prefers a well- drained sandy loam that is reliable moist.	It grows in an open sunny position and is drought tender and frost resistant.	Susceptible to powdery mildew, aphick, caterpillars, fire- light, canker.	Once estab- lished it has a high water requirement, responding to mulch and an occasional deep watering during dry periods.	Generally available from commercial nurseries.	Late Winter flower drop.	Medium	Root system is not considered to be extensive or overly vigorous	N	N
Glofer	Glochidion ferdinandi	Cheese Tree	TV	18m	4m	This is a medi- um to large tree has an erect greyish trunk with spreading branches that form a dense irregular rounded grown.	It has dark glossy green leaves and the small and green ish flowers appear in spring followed by capsular fruit.	It grows in light to medium organk: Ich moist sandy to clay loam.	It prefers an open sunny to semi-shaded position and is light frost and drought tolerant.	Swift moth at- tack, re-shoots after fire.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets	Fast	Root system is not considered to be extensive or overly vigorous.	N	Y
Fra grl	Fraxinus grif- fithii	Evergreen Ash		10-16m	4m	This tree has smooth grey trunks with spreading branches that form a rounded crown and may be semi- deciduous.	It produces early spring white flowers followed by a large decorative white winged seeds.	It prefers a well drained deep humus rich moist soil.	It grows in an open sunry position and is salt, drought and frost tolerant	Susceptible to rust, leaf spot, canker, borer, leaf miner, sawfly, scale insect.	Once established it has a medium water requirement.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets	Long-lived – 50 years plus in urban areas. Medium	Root system is not considered to be extensive or overly vigorous.	N	Y

CODE	BOTANTICAL NAME	POT SIZE	SPACING	HEIGHT	CALIPER	STAKING
TREES						
Cup ana	Cupaniopsis anacardioides	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Wat flo	Waterhousia floribunda	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Glo fer	Glochidion ferdinandi	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Fra gri	Fraxinus griffithii	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Pyr uss	Pyrus ussuriensis	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Lag nat	Lagerstroemia indica x fauriei 'natchez'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
Lag nat	Lagerstroemia indica x fauriei 'sioux'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHW posts
SHRUBS						
Syz aus	Syzygium australe 'resillience'	140mm Pot	as shown	N/A	N/A	N/A
TUFTED GRASS	SES					
Dia cas	Dianella caerulea 'Cassa Blue"	140mm Pot	6 per m2	N/A	N/A	N/A
Dia lit	Dianella revoluta "Little Rev"	140mm Pot	6 per m2	N/A	N/A	N/A
Dia tas	Dianella revoluta "Tas Red"	140mm Pot	6 per m2	N/A	N/A	N/A
Dia uto	Dianella prunina " Utopia"	140mm Pot	6 per m2	N/A	N/A	N/A
Dia cae	Dianella caerulea	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Tan	Lomandra "Tanika"	140mm Pot	6 per m2	N/A	N/A	N/A
Grev Fir	Grevillea "Firecracker"	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Ver	Lomandra "Verdau"	140mm Pot	6 per m2	N/A	N/A	N/A
Cli min	Clivia miniata	140mm Pot	6 per m2	N/A	N/A	N/A
TURF						
	Soft Leaf Buffalo " Sir Walter"	Rolls	N/A	N/A	N/A	N/A

Shrubs & Grasses

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Cli mln	Clivia miniata	Clivia, Kaffir Lily		0.2 - 0.5 m	0.6m	This perennial plant forms an upright clump habit with strap-like darkgreen leaves.	The funnel-shaped orange flowers have a yellow throat and appear in a duster from early to mid spring.	Tolerates most well drained fertile moist soils, organic rich	Grows in a protected semi shaded to shaded position and is drought tolerant once established but frost tender.	Slugs and snails attack new growth, mealybugs, leaf scorch	Once established it has a high wa- ter requirement	Readily available from commercial nurseries.	Remove spent flowers, divide to contain after flowering	Medium	Root system Is not considered to be extensive or overly vigorous.	N	Υ
Dia cae	Dianella caeru- lea/Dianella revoluta	Flax Lily, Paroo Lily, Blue Flax- lily		0.6 - 1 m	2m	This perennial plant has a tufted or mat habit it has darkgreen grass-like, flat lanced-shaped leaves	The pendent blue star- shaped flowers appear in a cluster above the foliage on a stender stem from spring to early summer.	Well chained moderatly fertile sandy to clay loams, neutral to slightly acid	Full sun to semi-shade, drought and frost resistant, protected position.	Not attacked, seeds ger- minate and rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required, divide to contain during spring	Medium	Root system is not considered to be extensive or overly vigorous.	Y	Y
Lom tan	Lornandra Tanika	Tarika		lm	lm	This inizomatous rush-like perennial forms a tussock-like clump.It has soft fine textured deep green foliage.	During early spring a yellowish flower head appears and the plant is used in patio pots or along borders.	It tolerates heavy clay to well drained sandy soils that are moderately fertile.	Full sun, open position; frost, drought and pollution tolerant	No major pest or disease problem, rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required, but will recover well if cut back hard.	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y
Poa lab	Poa labillardieil	Tussock Grass	132	03- 08m	1m	Poa labillardieri Is a dense perennial tussock grass with long, slender, soft, greylsh-green or blue-green leaves in a weeping habit.	Delicate plume like flowerheads in spring to summer extend above the foliage up to 1.2 metres.	Prefers moist well drained soils, but will grow on slightly dry soils. It is not very well suited to growing on harsh shallow soils.	Tolerates full sun, but prefers dappled shade. Tolerates moderate salt winds and frost	No major pest or disease problem	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required, but will recover well if cut back hard	Short lived with a fast growth rate.	Root system Is not considered to be extensive or overly vigorous.	Υ	Y
Syzaus	Syzyglum australe Resilience	ullypilly		4 - 18m	4m	This up- right-branched small to medi- um size tree forms a densely rounded crown of glossy green lanced-shaped leaves.	The branchlets are distinctly 4-angular	Well drained fertile deep moist sandy to clay loams, rich and organic	It prefers an open surny position. It is salt and frost to lerant but chought tender.	Pink scale & chinese wax scale, gall files, pimple psyllids, leaf spot	It has a medium water requirement once established.	Readily available from commercial nurseries.	Train to a single leader when young for a tree habit, tolerates pruning to form a screen	Medium	Root system Is not considered to be extensive or overly vigorous.	Υ	Y
Gre fir	Grevillea 'Firecracker'	Grevillea 'Firecracker'		0.2 - 0.5m	0.8m	Low growing, spreading native Australian shrub. It has a mound forming habit and compact, foll-	Bright orange flowers are produced in April through to October.	Well drained fertile moist sandy to clay loams, tolerates most soll types	Best climates are temperate, warm temperate and some sub-tropical regions.	No major pest or disease problem.	Once established it has a low water requirement.	Readily available from commercial nurseries.	Pruning not normally recruited, trim to contain during spring	Fast	Root system Is not considered to be extensive or overly vigorous	Y	Y



Alex Volfneuk



Project COMMERICAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW	PLANTING SCHEDULE
Location	
7 LUXFORD RD, MT DRUITT NSW	File Name

AIRS LANTING SCHEDULE	ISSUE FOR DA						
	Date Printed 26/00/19	Project No.					
	Stage DA	Drawn DC	GP Checked				
Name	Projed No. LA 300	Drewing Number		Rev A			