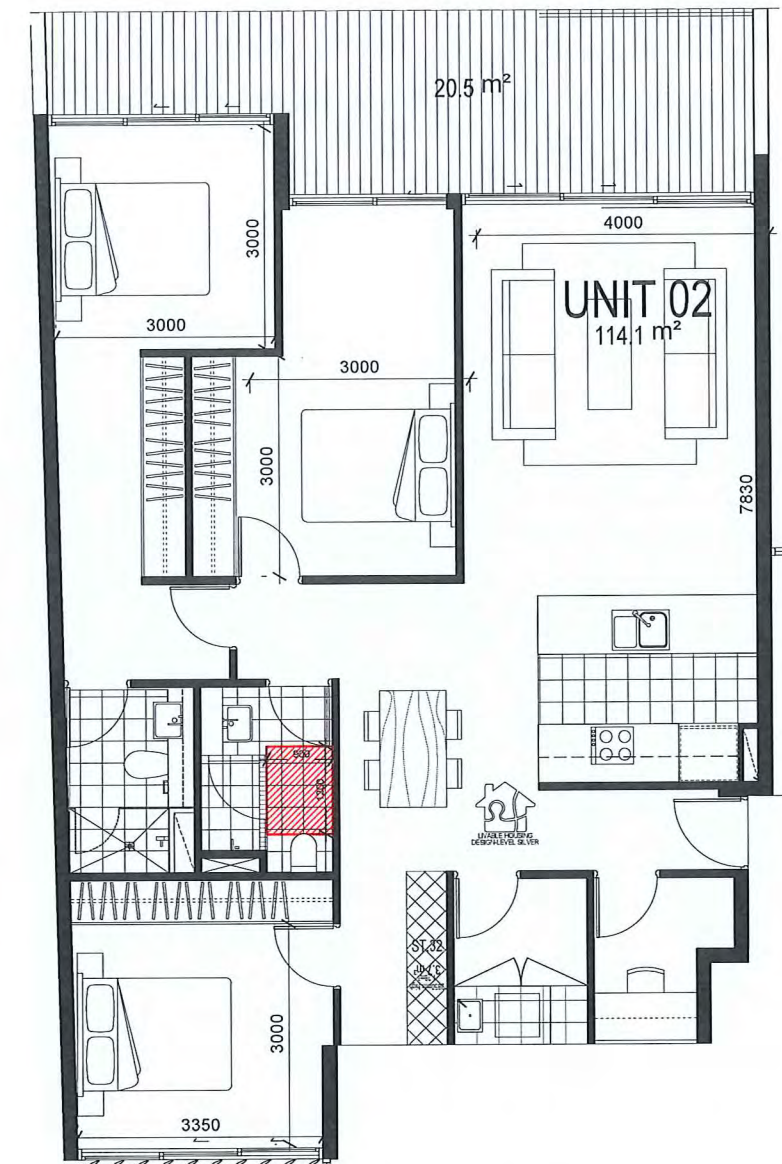
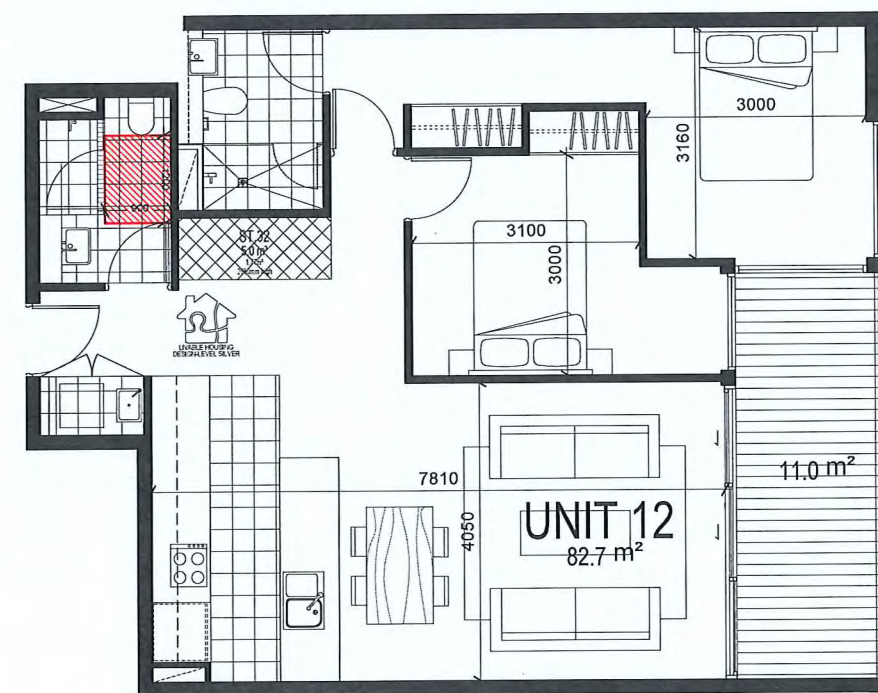
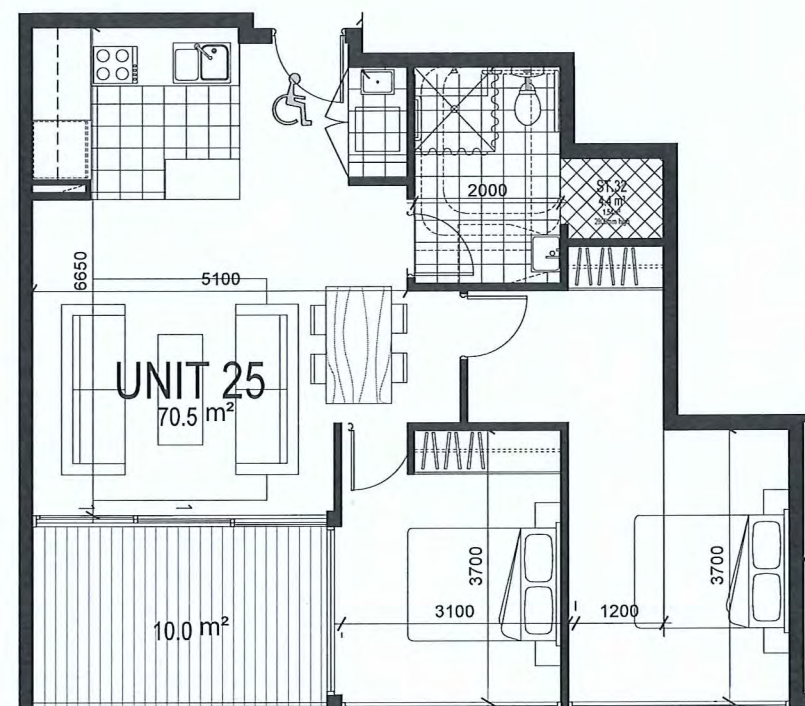
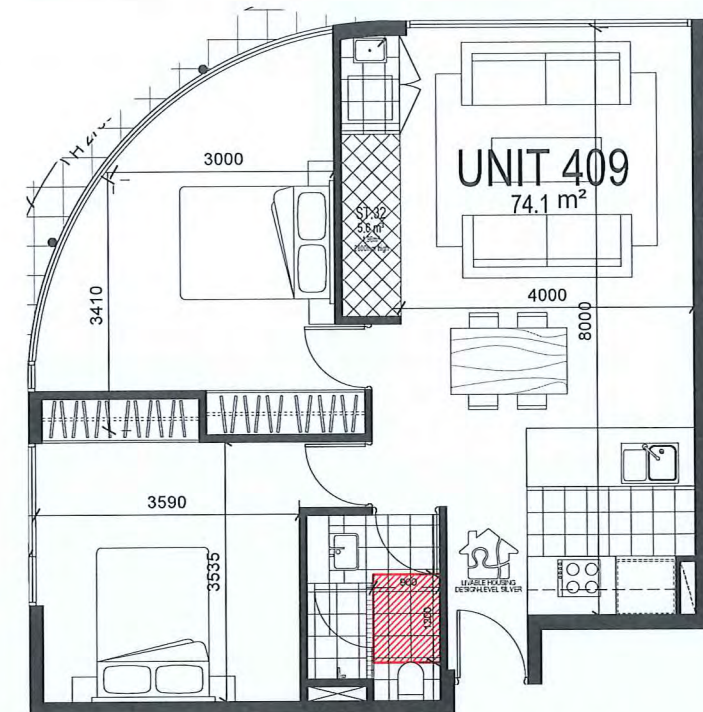
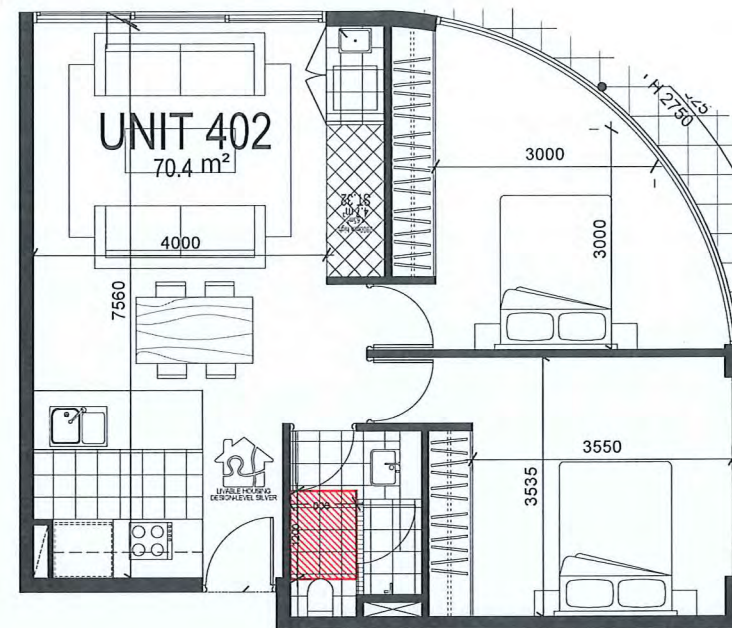




SILVER LIVABLE UNITS: L404, L504, L604, L704
1:50 @ A1 1:100 @A3

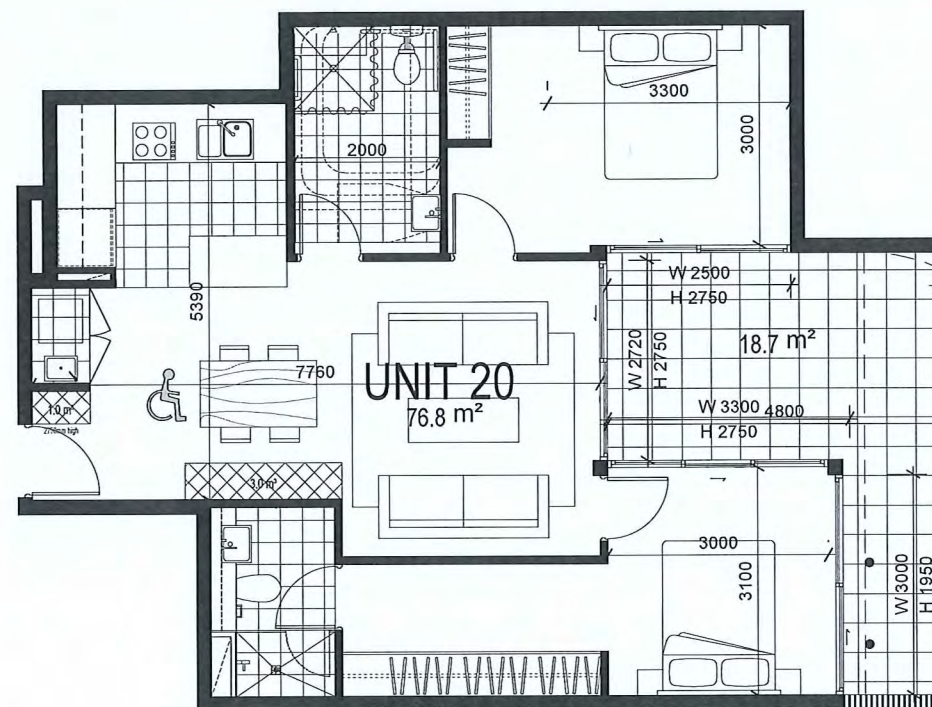
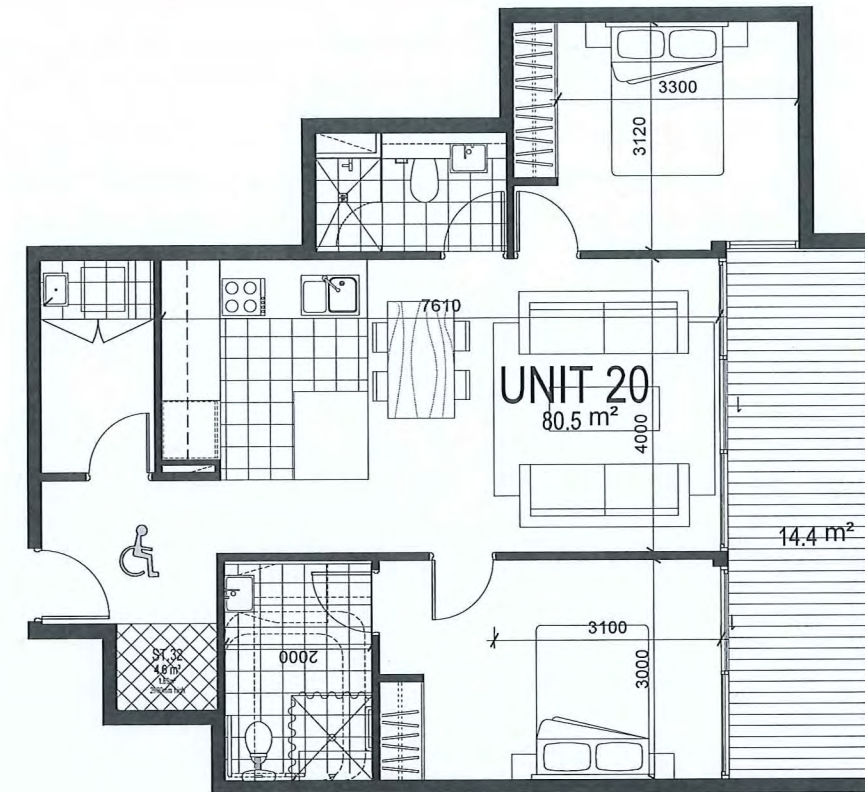
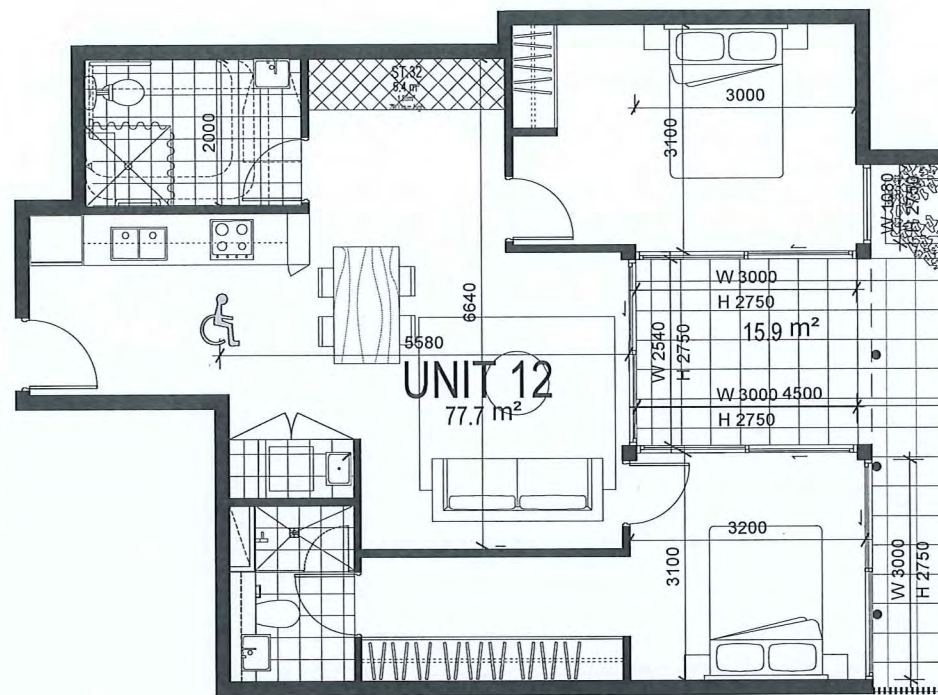
SILVER LIVABLE UNITS 02

Rev. Description		By	Date	Disclaimer	Notes	Legend	Consultants					Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017									ALEX VOLFNEUK		7 LUXFORD ROAD		1:125 @ A1, 1:250 @ A3	MAY 2018
B	ADDITIONAL INFORMATION		MAY 2018	*THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE DEVELOPMENT. THE CLIENT ACCEPTS THAT THE DRAWINGS, SUPERVISION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY ARCHITECTS OF THE ACCURACY OF THE DRAWINGS. CLIENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL FOR THE PURPOSES OF OBTAINING A BUILDING PERMIT AND FOR THE PURPOSES OF OBTAINING A BUILDING PERMIT. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCHEDULED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO IMPLEMENTATION OF TENDERS.	THE DIMENSIONS AND THE DISTANCES INDICATED IN THESE DRAWINGS SHALL BE SUBJECT TO BE CORRECTED BY THE ARCHITECTS IN THE EVENT OF DISCREPANCIES.							Project address 7 LUXFORD ROAD, MOUNT DRUITT	Project No. 568 Drawing No. A161 Drawn: TL Date: Rev: B	Drawing status ADDITIONAL INFORMATION		



SILVER LIVABLE UNITS 03

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan
A	DEVELOPMENT APPLICATION		NOV 2017	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE APPROVED DEVELOPMENT AND CONSTRUCTION WITHOUT NOTICE. SIGNATURE OF THE DRAWER DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DRAWER OR ITS SERVING PLANS OR CONSULTANTS THAT THE DRAWER IS AWARE THAT THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE REGULATIONS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN NOTICES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.		ALEX VOLFNEUK	 tony volf architects	7 LUXFORD ROAD	
B	ADDITIONAL INFORMATION		MAY 2018	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWING YOU CARRY THE LATEST AMENDMENT IS.	THESE DOCUMENTS AND ANY WORK EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CONTRACT.				 tony volf architects	Project address 7 LUXFORD ROAD, MOUNT DRUITT	



SILVER LIVABLE UNITS 04

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		Scale 1:250 @ A1 1:250 @ A2 1:500 @ A3 1:1000 @ A4
B	ADDITIONAL INFORMATION		MAY 2018	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. EXCEPT WHERE SHOWN OTHERWISE, THE DRAWINGS SHALL BE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN THE NOTES AND THE DRAWINGS, THE NOTES SHALL PREVAIL. THE DRAWINGS SHALL BE USED TO CONSTRUCT THE PROJECT AND THE NOTES SHALL BE USED TO CONSTRUCT THE PROJECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.					Project address 7 LUXFORD ROAD, MOUNT DRUITT	Drawing title SILVER LIVABLE UNITS 04 Project no. 563 Drawing no. A163 Rev B Drawing status 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
- 11

GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
- 12

SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
- 13

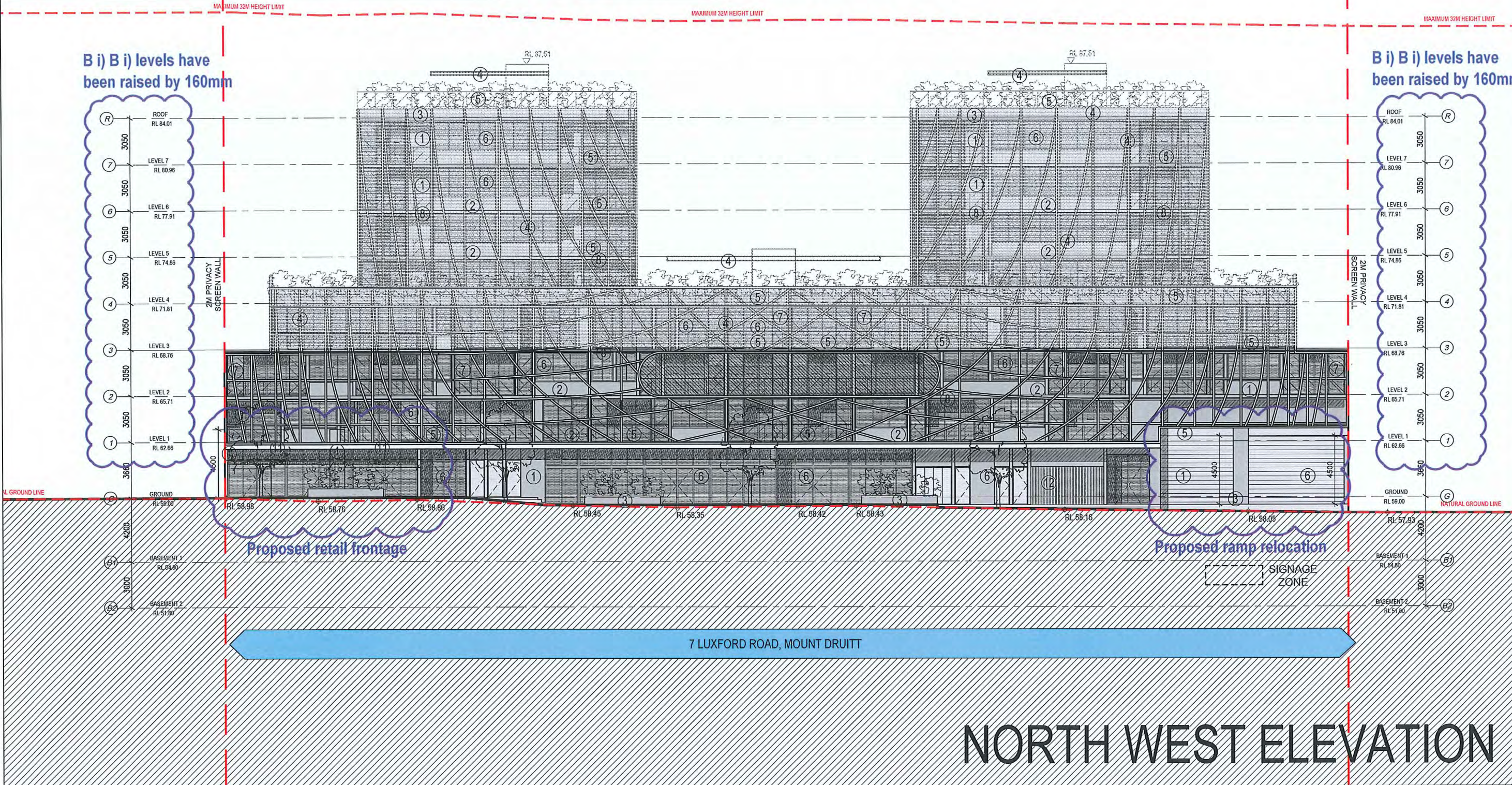
PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1

74055

SITE BOUNDARY

B i) B i) levels have been raised by 160mm

B i) B i) levels have been raised by 160mm



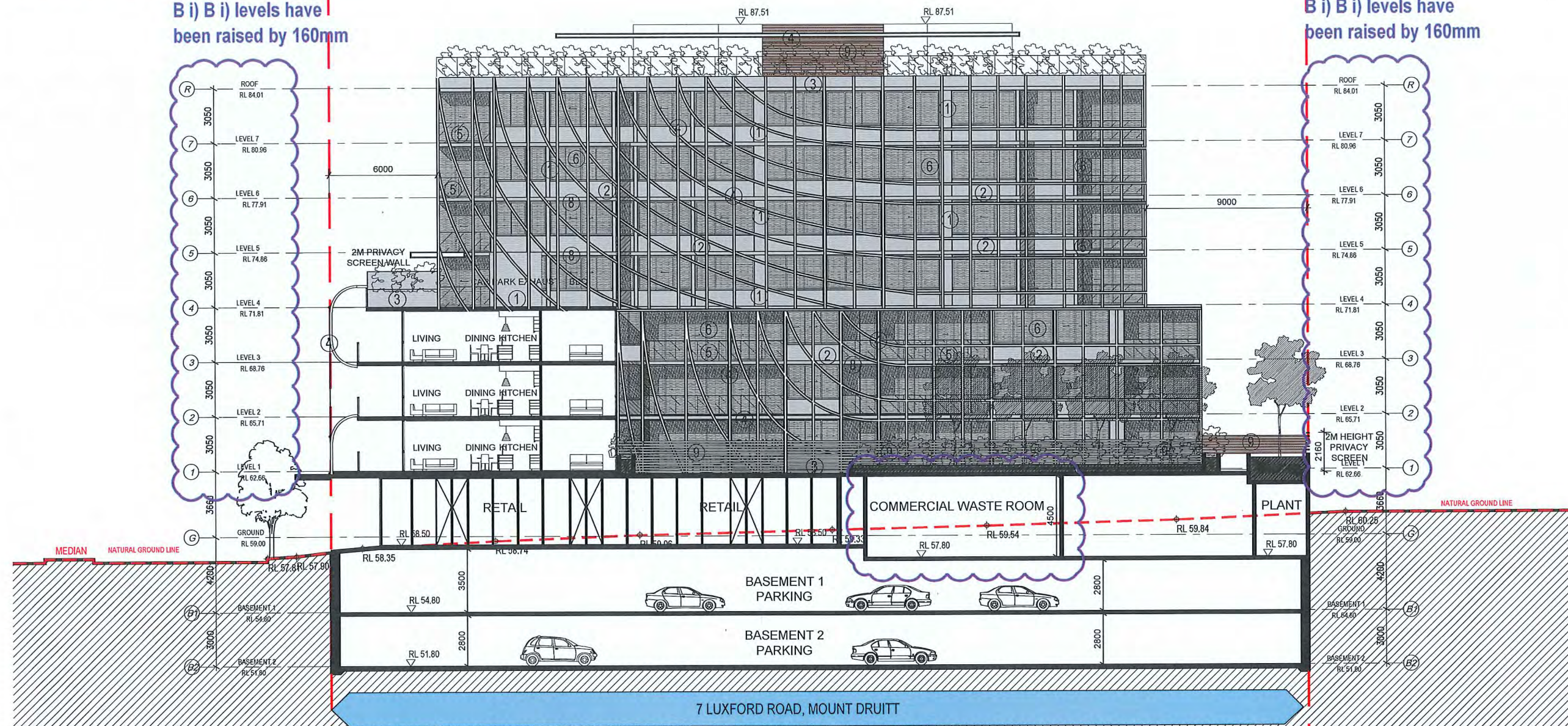
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Sheet	Page
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK	tony o'neill architects	7 LUXFORD ROAD	7 LUXFORD ROAD, MOUNT DRUITT		1:100	23	153
B	ADDITIONAL INFORMATION		MAY 2018												
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019												
														Drawing title	
														NORTH WEST ELEVATION	
														Project no. 558 Drawing no. A200 Rev. C	
														Drawing status	
														ADDITIONAL INFORMATION	

①	PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧	PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
②	PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨	POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③	PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩	PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④	POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪	GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤	FRAMED GLASS BALUSTRADE	⑫	SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥	ALUMINIUM FRAMED GLAZING - CLEAR	⑬	PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦	ALUMINIUM FRAMED DARK TINTED GLAZING		

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) B i) levels have been raised by 160mm



SOUTH WEST ELEVATION

[illegible]

① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm

[illegible]

①	PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧	PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
②	PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨	POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③	PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩	PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④	POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪	GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤	FRAMED GLASS BALUSTRADE	⑫	SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥	ALUMINIUM FRAMED GLAZING - CLEAR	⑬	PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦	ALUMINIUM FRAMED DARK TINTED GLAZING		

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017	"THIS DRAWING IS PRELIMINARY AND THE USER SHALL BE RESPONSIBLE FOR THE COURSE OF THE PROPOSED DEVELOPMENT AND A CONSULTANT WITH QUALITY SUPERVISION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ENGINEER AS TO ITS ACCURACY OR COMPLETENESS. THE USER SHALL BE RESPONSIBLE FOR CHECKING ALL SITE DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK UNDER THIS DRAWING."	THESE DIMENSIONS ARE TO LARGER SCALE AND SHOW SOME PARTISANAL DETAIL OF WORKS SHALL HAVE PRECEDENCE OVER DIMENSIONS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES			ALEX VOLFNEUK	tony taylor partners	7 LUXFORD ROAD		1:100 @ A1 1:250 @ A2	Feb 2018
B	ADDITIONAL INFORMATION		MAY 2018							Project address			
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019	BEFORE CARRYING OUT ANY WORK UNDER THIS DRAWING THE USER SHALL BE RESPONSIBLE FOR CHECKING ALL SITE DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK UNDER THIS DRAWING."	IF THESE DIMENSIONS ARE TO LARGER SCALE AND SHOW SOME PARTISANAL DETAIL OF WORKS SHALL HAVE PRECEDENCE OVER DIMENSIONS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES					7 LUXFORD ROAD, MOUNT DRUITT			
										Drawing title			
										Project no.			
										Drawing no.			
										Drawn by			
										Drawing status			
										ADDITIONAL INFORMATION			

①	PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧	PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
②	PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨	POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③	PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩	PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④	POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪	GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤	FRAMED GLASS BALUSTRADE	⑫	SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥	ALUMINIUM FRAMED GLAZING - CLEAR	⑬	PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦	ALUMINIUM FRAMED DARK TINTED GLAZING		

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm

[illegible]

① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

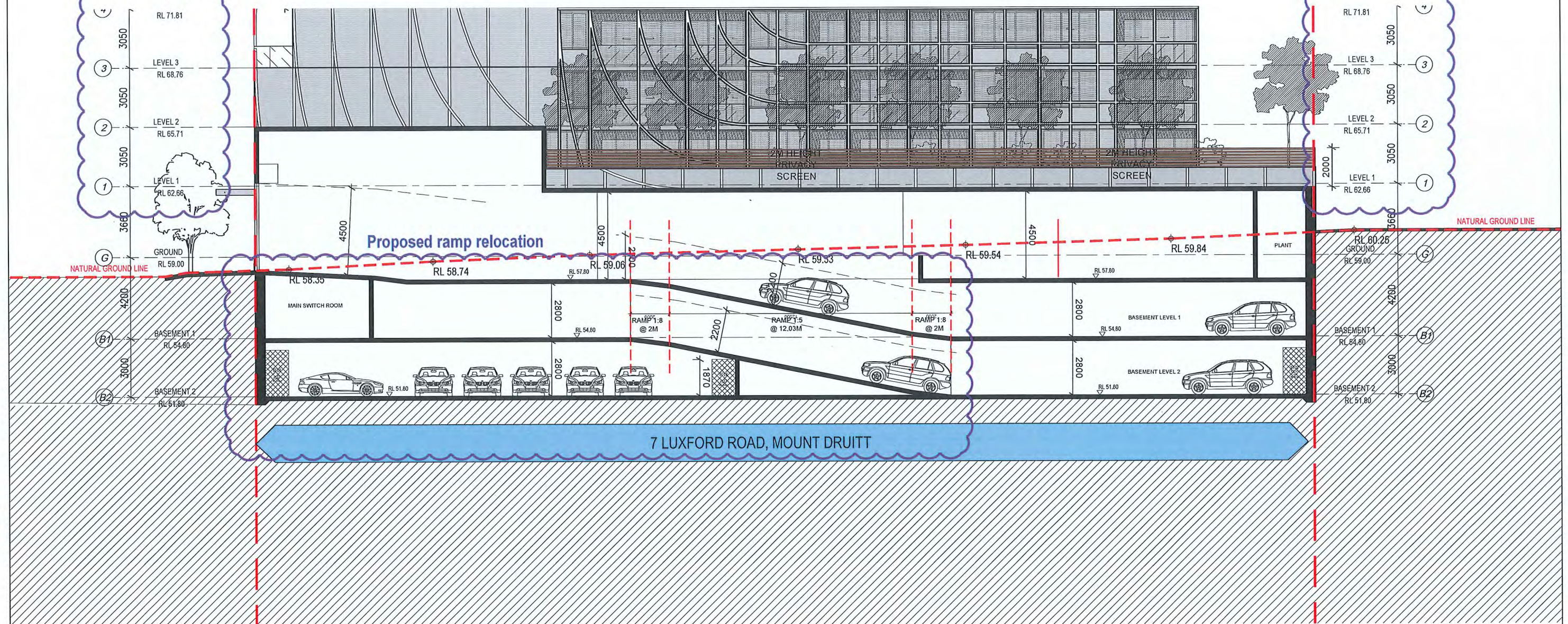
B i) levels have been raised by 160mm

[illegible]

The diagram shows a vertical profile with four levels marked by circles 1, 2, 3, and 4. The elevations are as follows:

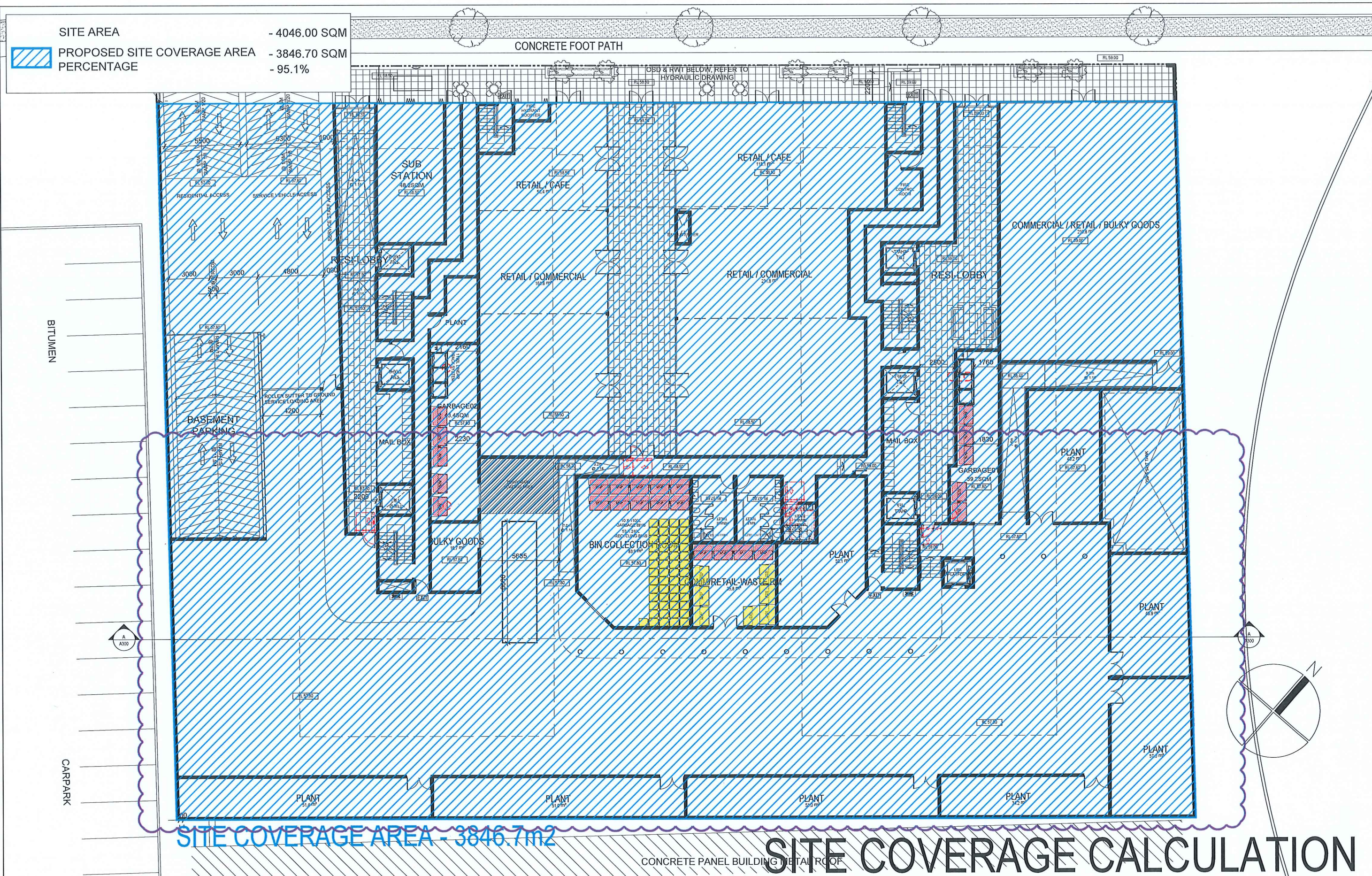
Level	Elevation (RL)
LEVEL 1	62.66
LEVEL 2	65.71
LEVEL 3	68.76
LEVEL 4	71.81

The vertical axis is marked with elevations 0, 3050, and 3050. A cross-section of a road is shown at the bottom right, with a width of 12' indicated.



RAMP SECTION

[illegible]



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Drawing title	Project no.	Drawing no.	Rev	Drawing status
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK	tony plnr	7 LUXFORD ROAD	7 LUXFORD ROAD, MOUNT DRUITT		1:100 @ A1 1:250 @ A3	SITE COVERAGE	668	A400		
B	ADDITIONAL INFORMATION		MAY 2018															
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019															

These documents are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with the Council. Submission of the drawings does not constitute a representation or warranty by the drafter or its servants, agents or contractors that the drawings are final and that the proposed development will be built in accordance with these drawings.

BEFORE CARRYING OUT ANY WORK INSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.

WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALE DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.

SHALL NOT COVER ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS.

THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.

COMMUNAL OPEN SPACE CALCULATION:	
SITE AREA	4046.0 sqm
DCP REQUIREMENT	6160.0 sqm
- 30 sqm for 1 bedroom unit = 840 sqm (28 x 1 bed) - 40 sqm for 2 bedroom unit = 4320 sqm (108 x 2 bed) - 55 sqm for 3 bedroom unit = 1000 sqm (20 x 3 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	

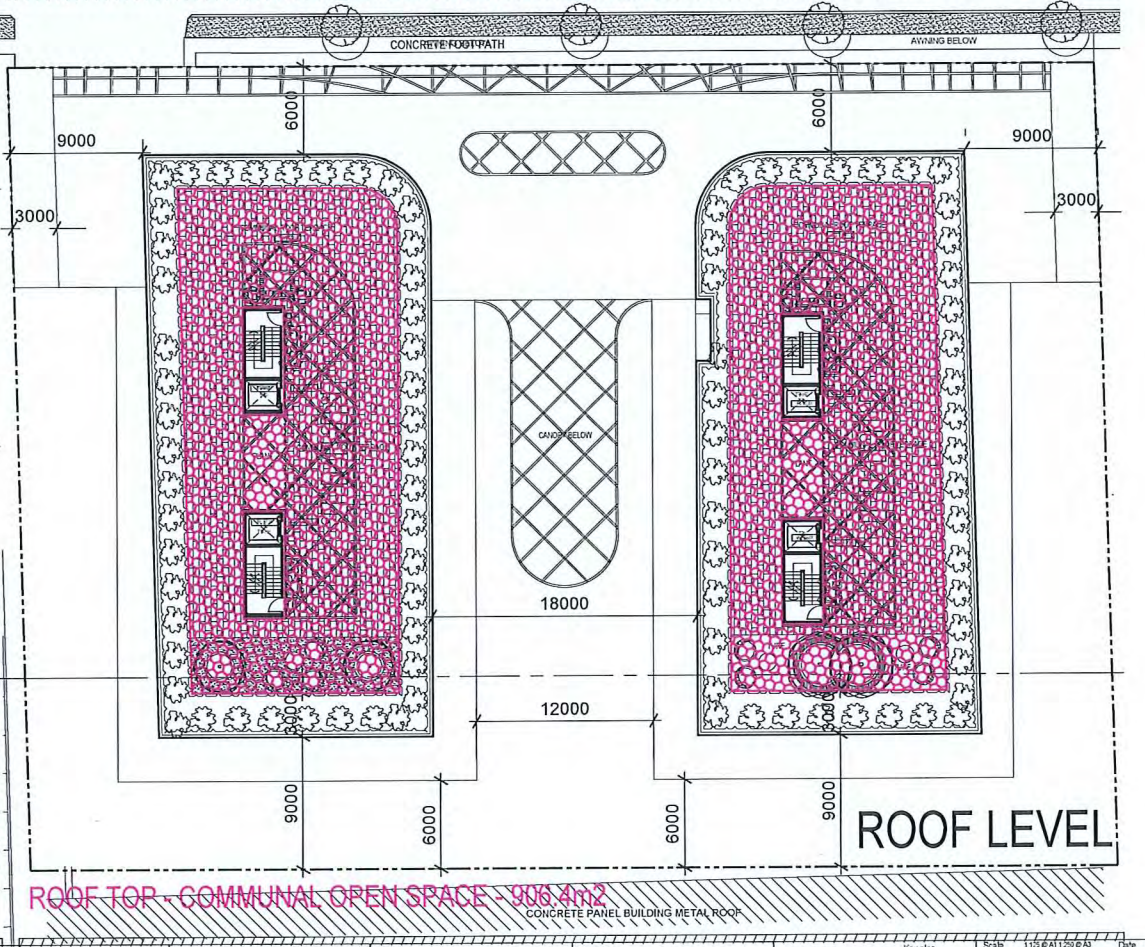
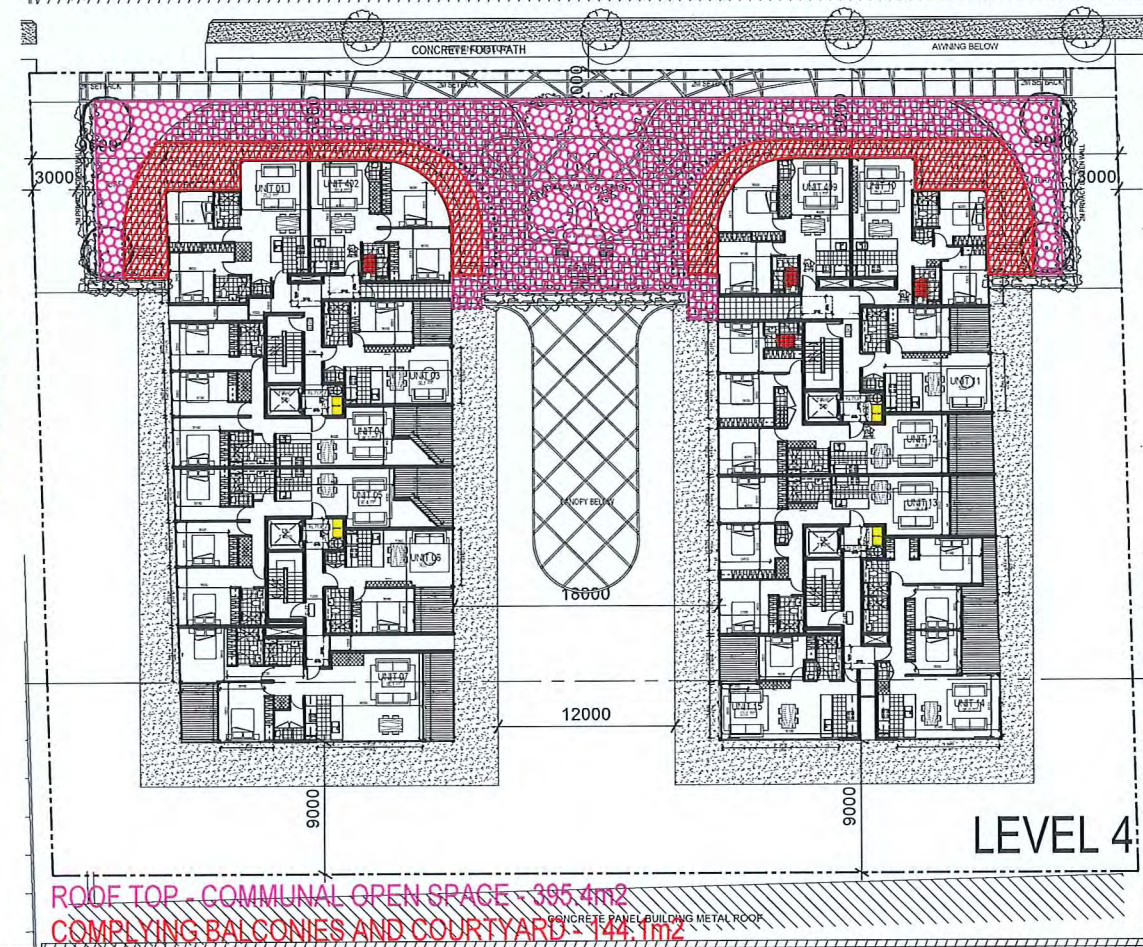
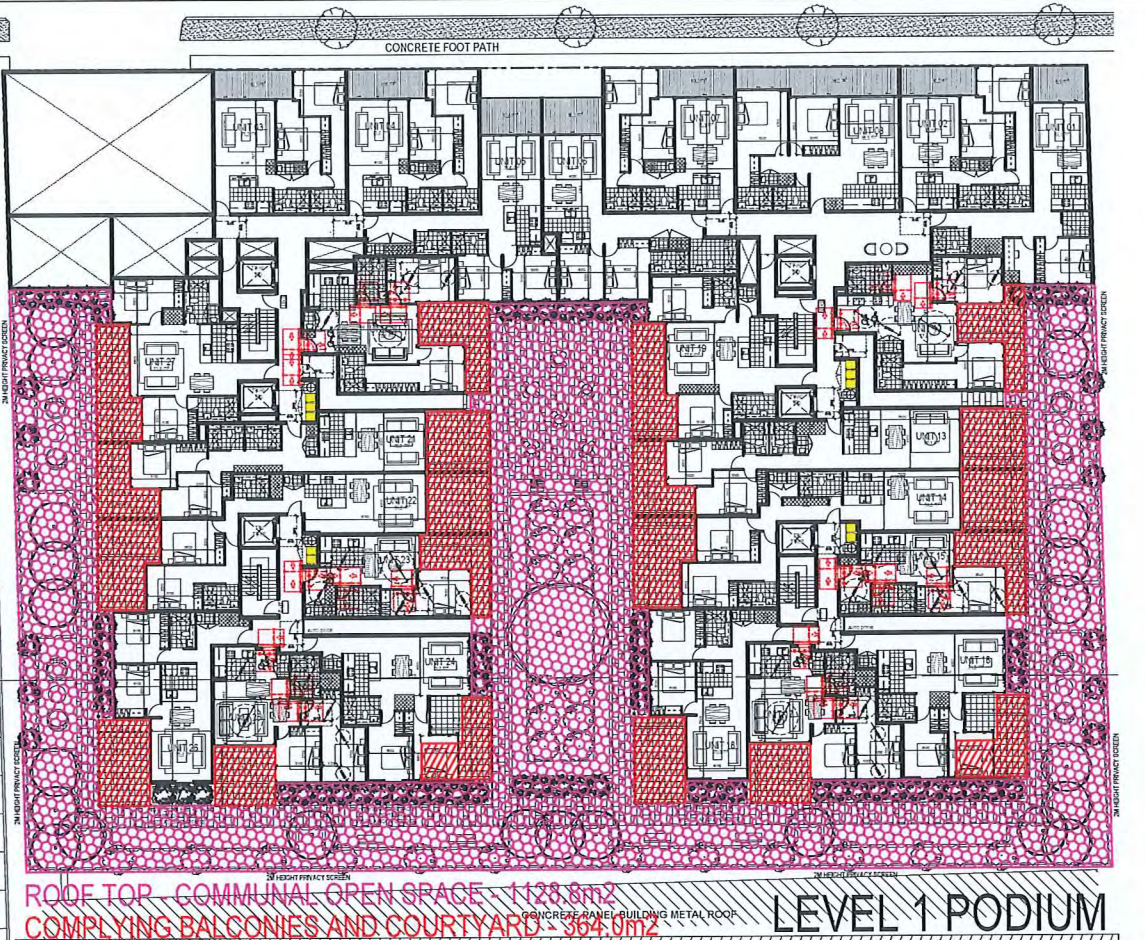
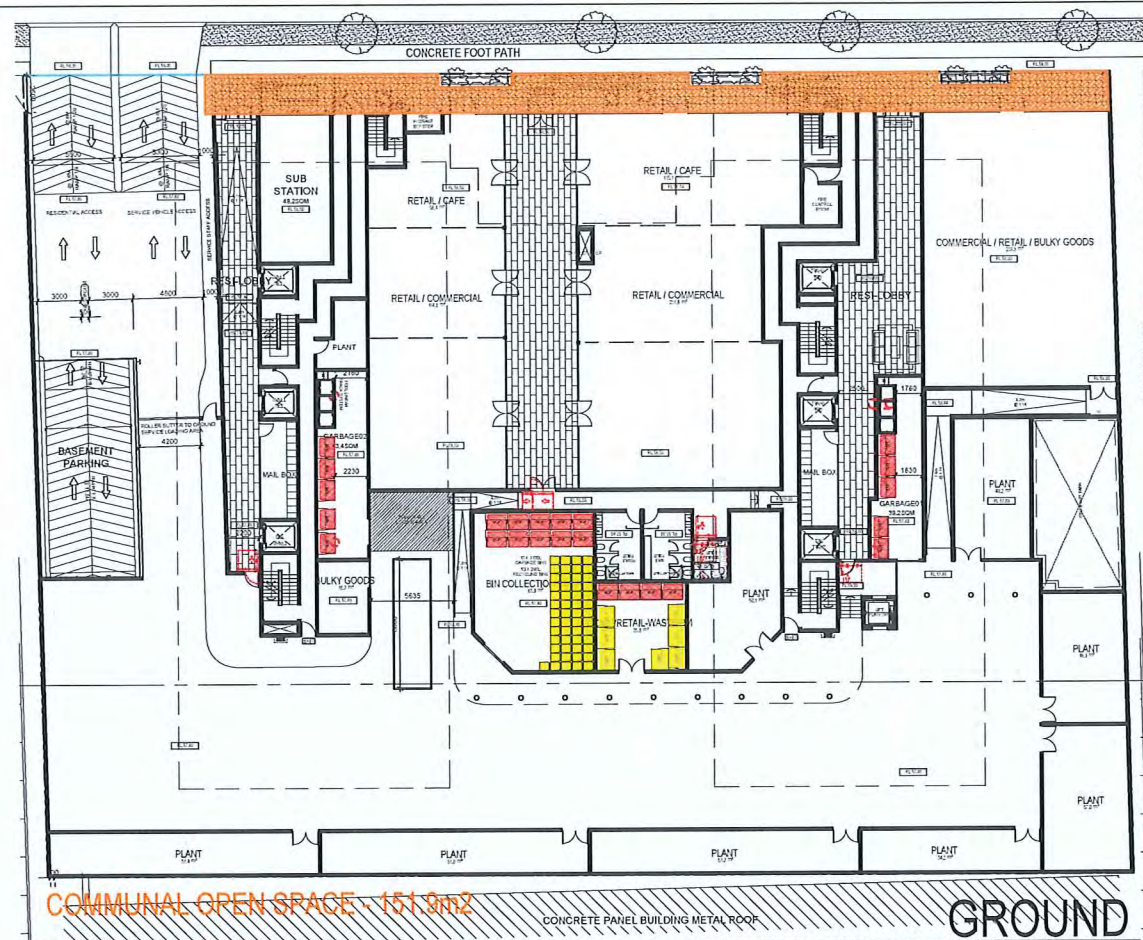
DCP REQUIREMENT 6160.0 sqm

- max. 30% on complying balconies, terraces or ground level courtyard
- max. 30% on roof
- min. 40% on ground

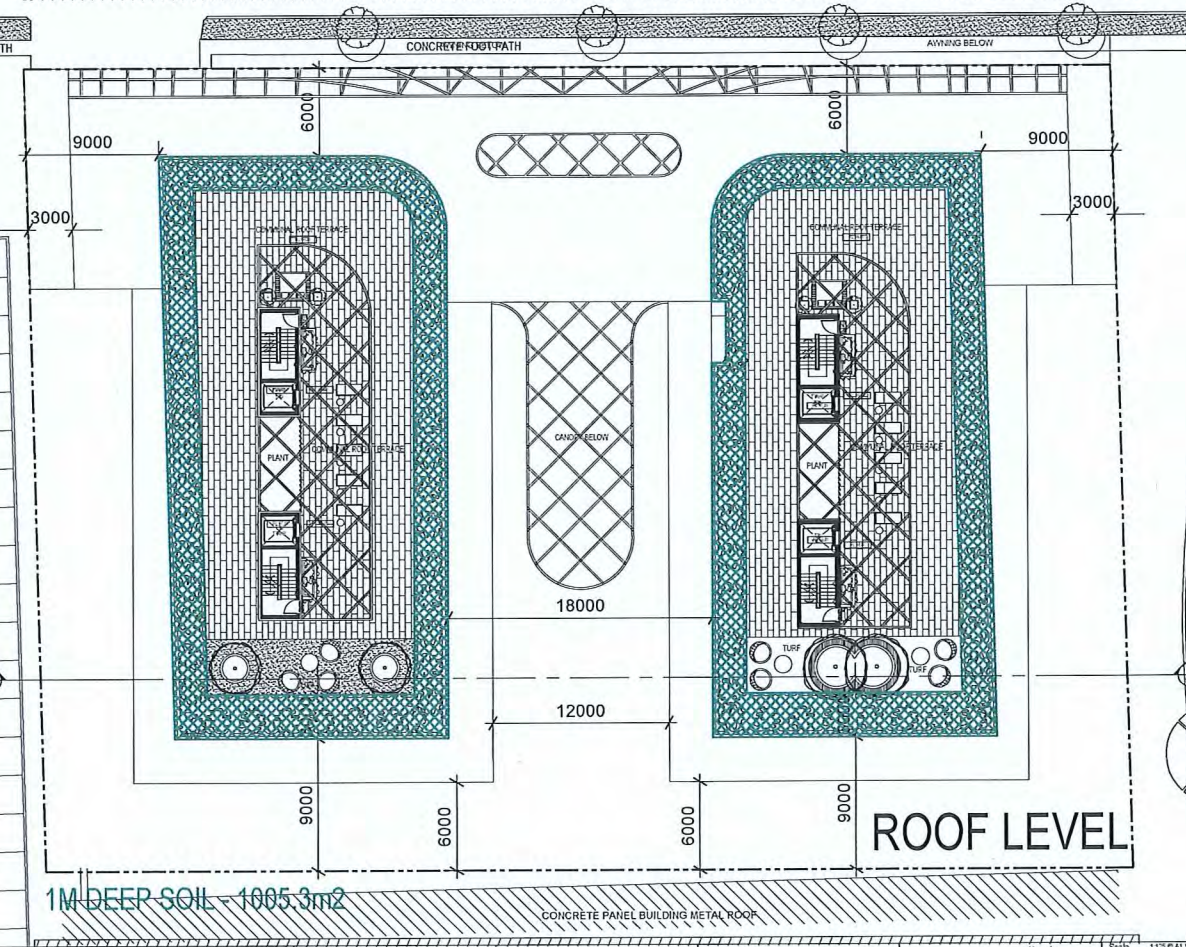
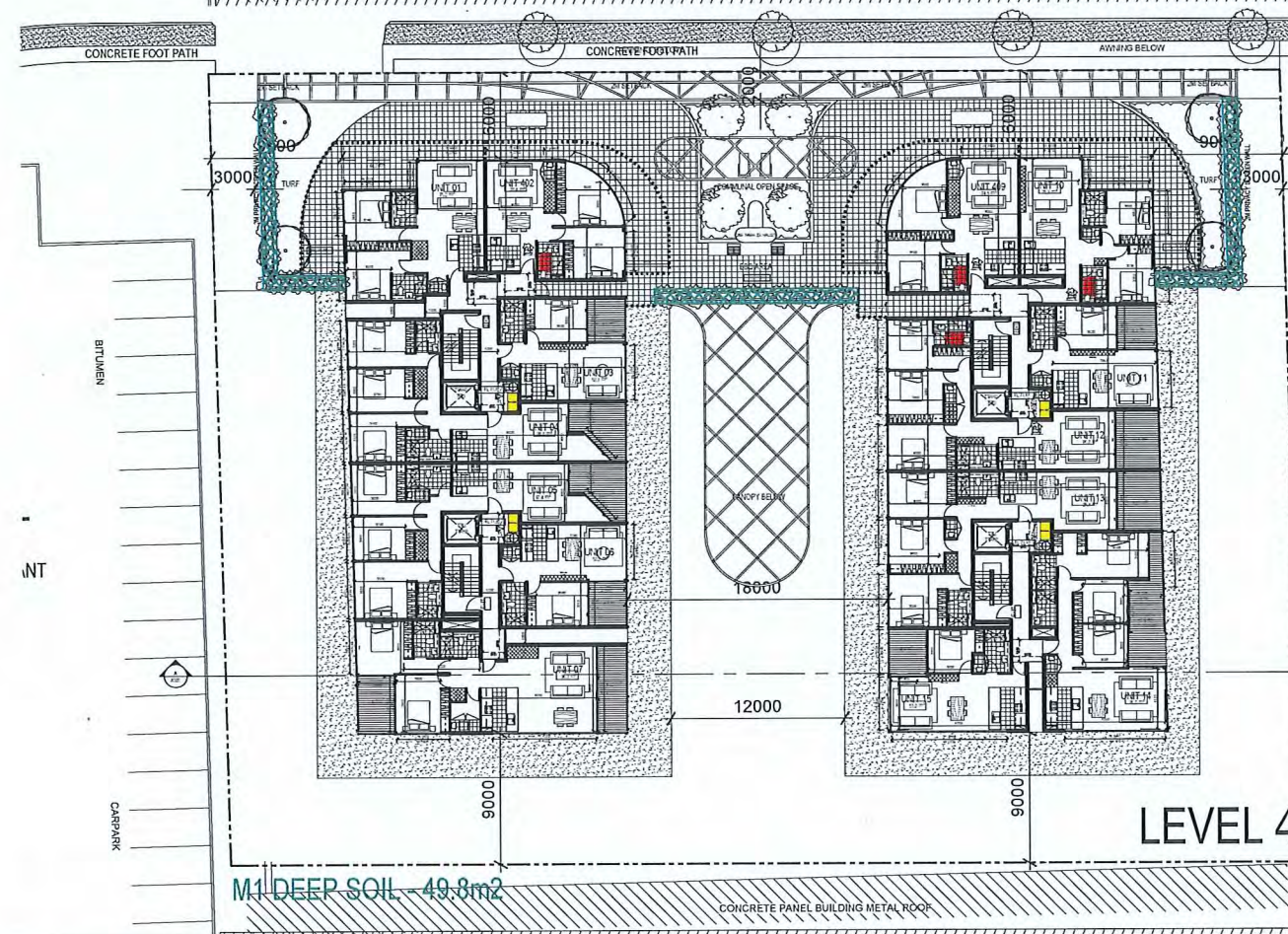
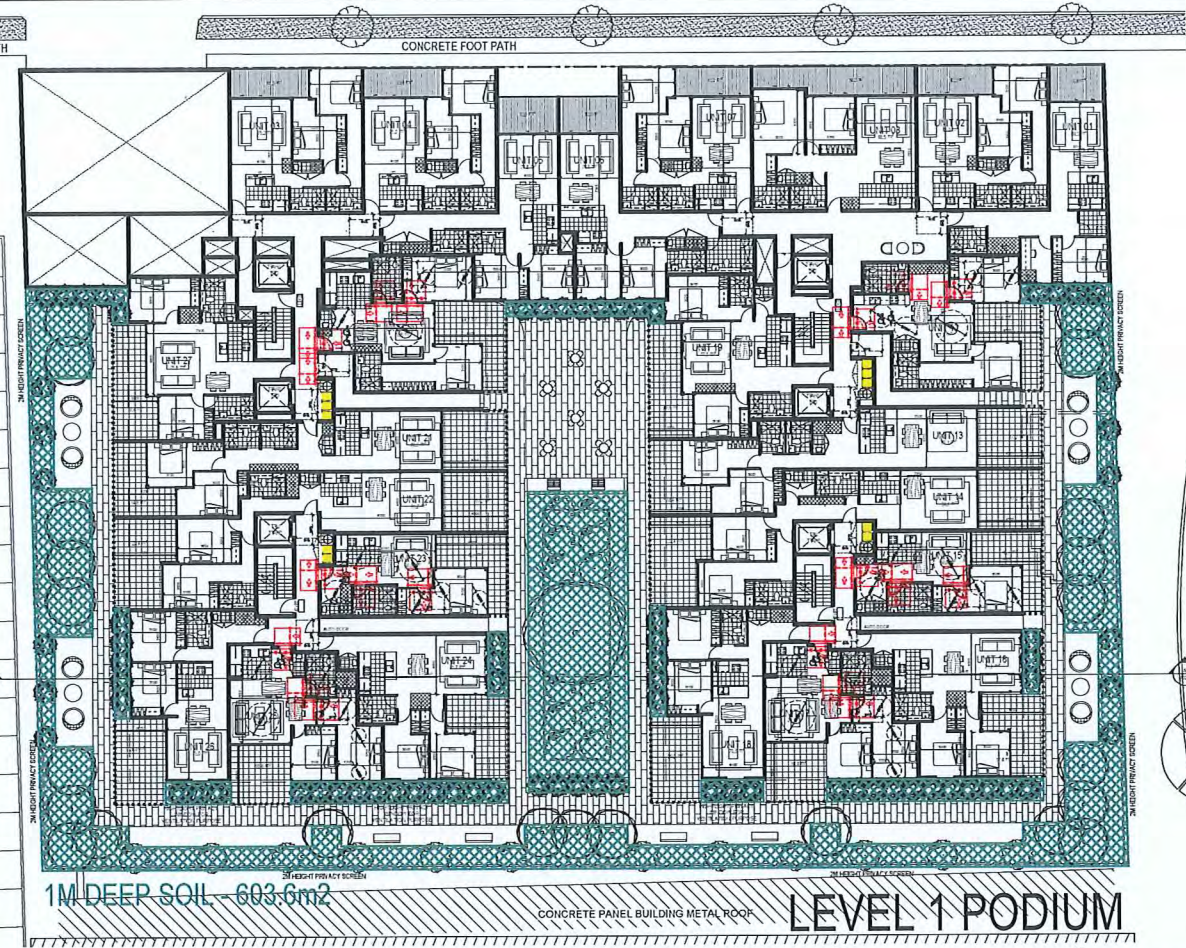
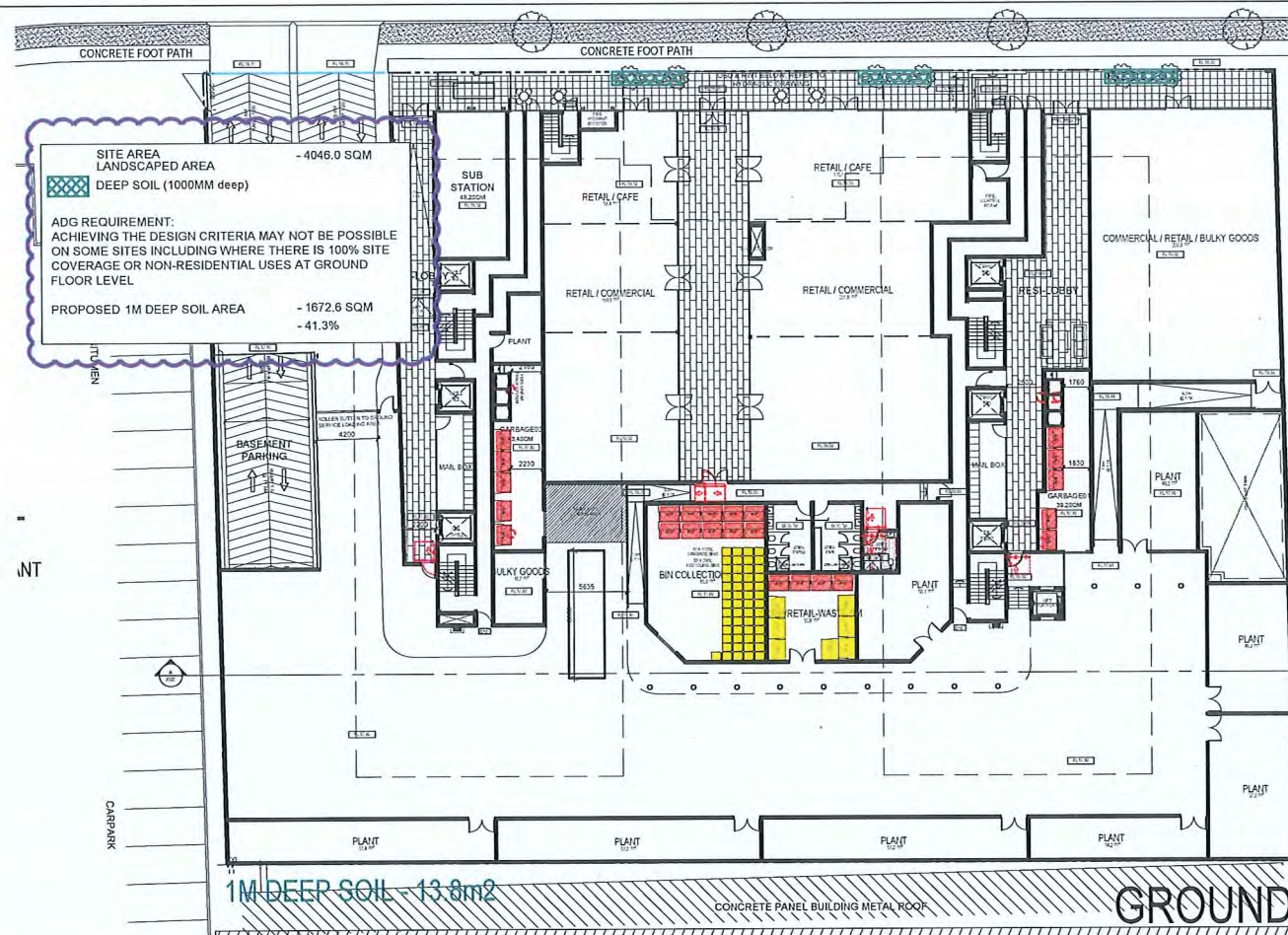
- minimum 25% of the site area = 1011.5 sqm

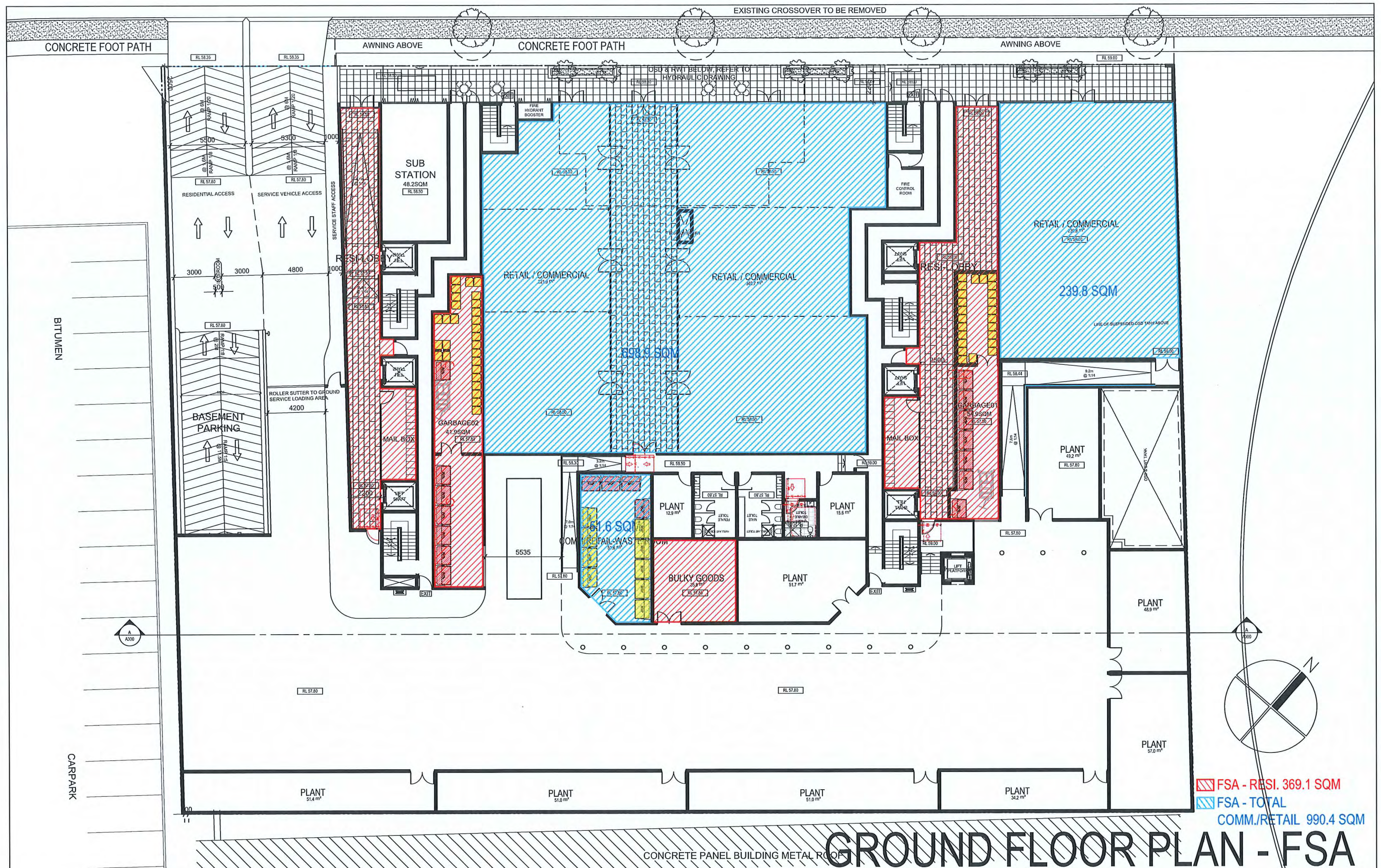
3095.1 sqm

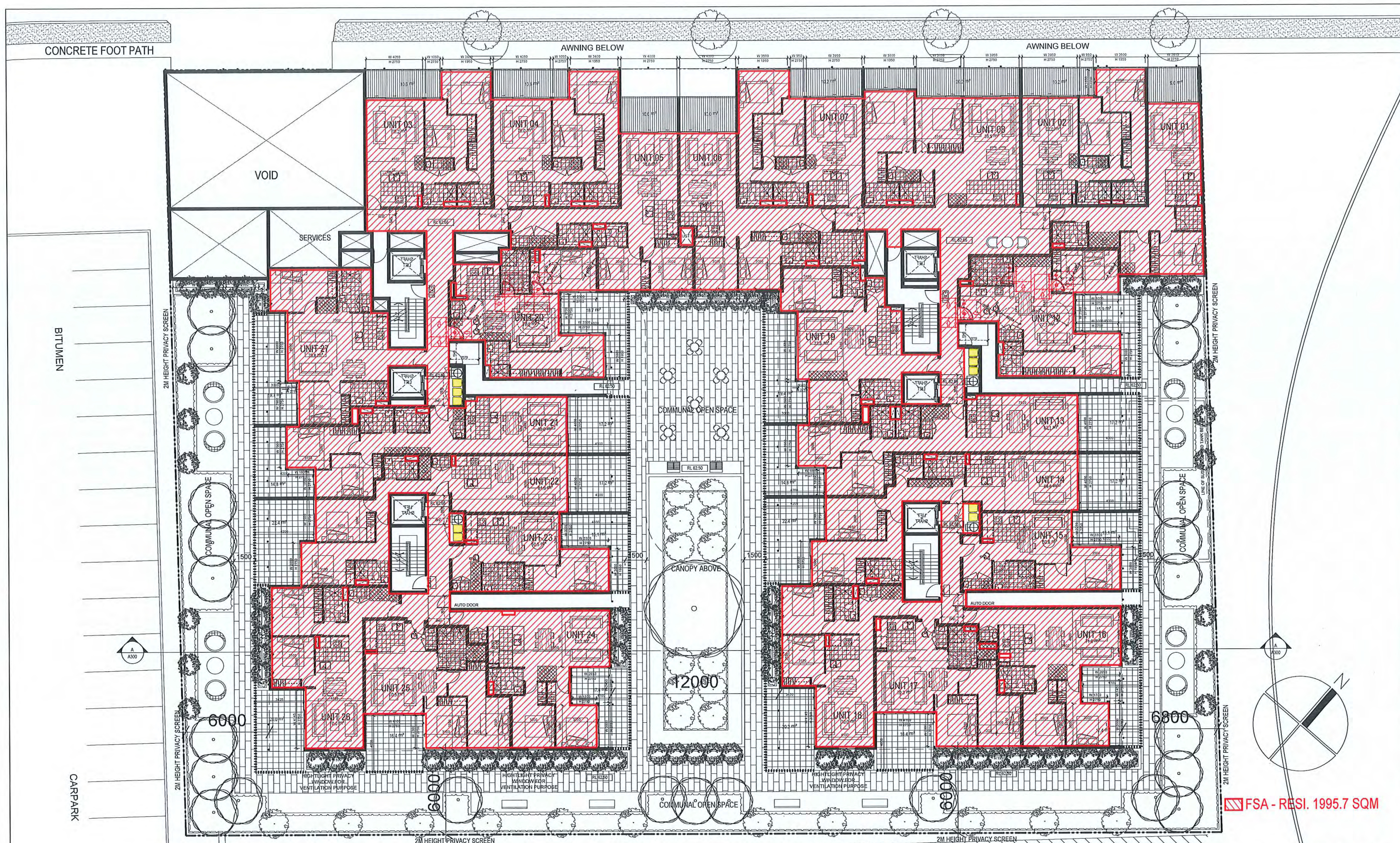
	on Ground Level	151.9 sqm	4.9%
	on complying balconies, terraces or ground level courtyard	508.1 sqm	16.4%
	on Roof Level	2430.6 sqm	78.5%



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	n87 plan
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD	 
B	ADDITIONAL INFORMATION		MAY 2018	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DUE TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH A REPRESENTATIVE OF THE DEPARTMENT OF ITS SEVERELY ADVISES CONTRACTORS THAT THE DRAWINGS ARE FINAL NOW THAT THE PERMITTED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DOCUMENTS."						Project address	
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DIMENSIONS USED CORRY THE LATEST AUTHORITY PLAN. ©	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OR WORKS SHALL HAVE PREFERENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FUNDAMENTATION OF FOUNDATIONS. IF THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE SUPPORT CONDITIONS SET OUT IN THE ORDERING OF DOCUMENTS.			 LUXFORD PTNRs LUXF			

[illegible]





FSA - RESI. 1995.7 SQM

PODIUM LEVEL 1 - FSA

Rev.	Description
A	DEVELOPMENT APPLICATION
B	ADDITIONAL INFORMATION
C	ADDITIONAL INFORMATION & RAMP RELOCATION

By	Date
NOV 2017	
MAY 2018	
FEB 2019	

Disclaimer
"THESE DRAWINGS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF ANYTHING THAT THE DRAWING IS FOR THE PURPOSE OF DEVELOPMENT AND THE PLACE IN ACCORDANCE WITH THESE DRAWINGS."
"BEFORE CARRYING OUT ANY WORK, PLEASE CHECK THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO."

Notes
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS.

Legend
©

Consultants

Client
ALEX VOLFNEUK

Architects
TONY BUCHAN PTNRS

Project
7 LUXFORD ROAD

Project address
7 LUXFORD ROAD, MOUNT DRUITT

Scale
1:100 @ A1 1:250 @ A2 1:500 @ A3 1:1000 @ A4

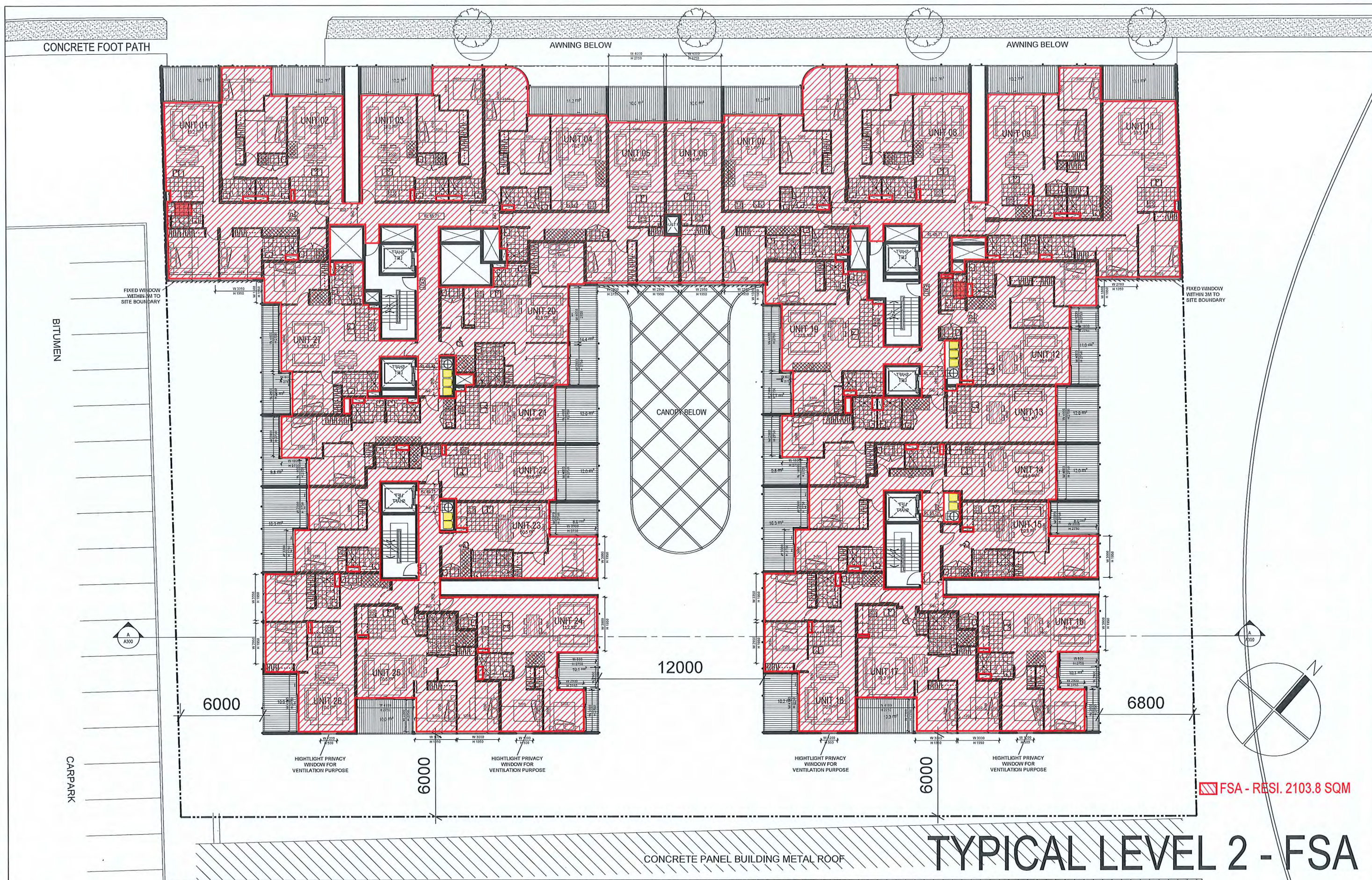
Date
10/12/19

Rev
C

Drawing title
PODIUM LEVEL 1 - FSA

Project no.
588

Drawing status
ADDITIONAL INFORMATION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Drawn	Checked	Rev
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK	tony owen peris	7 LUXFORD ROAD	7 LUXFORD ROAD, MOUNT DRUITT		1:100 @ A1 1:200 @ A2 1:500 @ A3 1:1000 @ A4 1:2000 @ A5 1:5000 @ A6 1:10000 @ A7 1:20000 @ A8 1:50000 @ A9 1:100000 @ A10	TL	DL	C
B	ADDITIONAL INFORMATION		MAY 2018													
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019													

THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Schedule of Areas

Development Application



Project:	MOUNT DRUITT 2
----------	----------------

Project Address: 7 LUXFORD ROAD, MOUNT DRUITT

SITE AREA 4046.0 sqm

Site Area:
DCP FSR ALLOWANCE
DCP FSR PROPOSED

4046.00	sqm
3.00	:1
2.99	:1

Additional Information

Design Revision No:		A	B
Day	16	21	18
Month	11	5	2
Year	17	18	19

Unit Breakdown

Development Total													
		RETAIL		COMMERCIAL		1 BED		2 BED		3 BED		Total	
Ground Floor	6			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		1		25	
Level 4	0			0		4		6		4		14	
Level 5	0			0		4		6		4		14	
Level 6	0			0		4		6		4		14	
Level 7	0			0		4		6		4		14	
Unit sub-total						25		89		17		131	
MIX PERCENTAGE						19.08%		67.94%		12.98%			
COOP REQUIREMENT						10-30%		40-75%		10-100%			

FSR Calculation

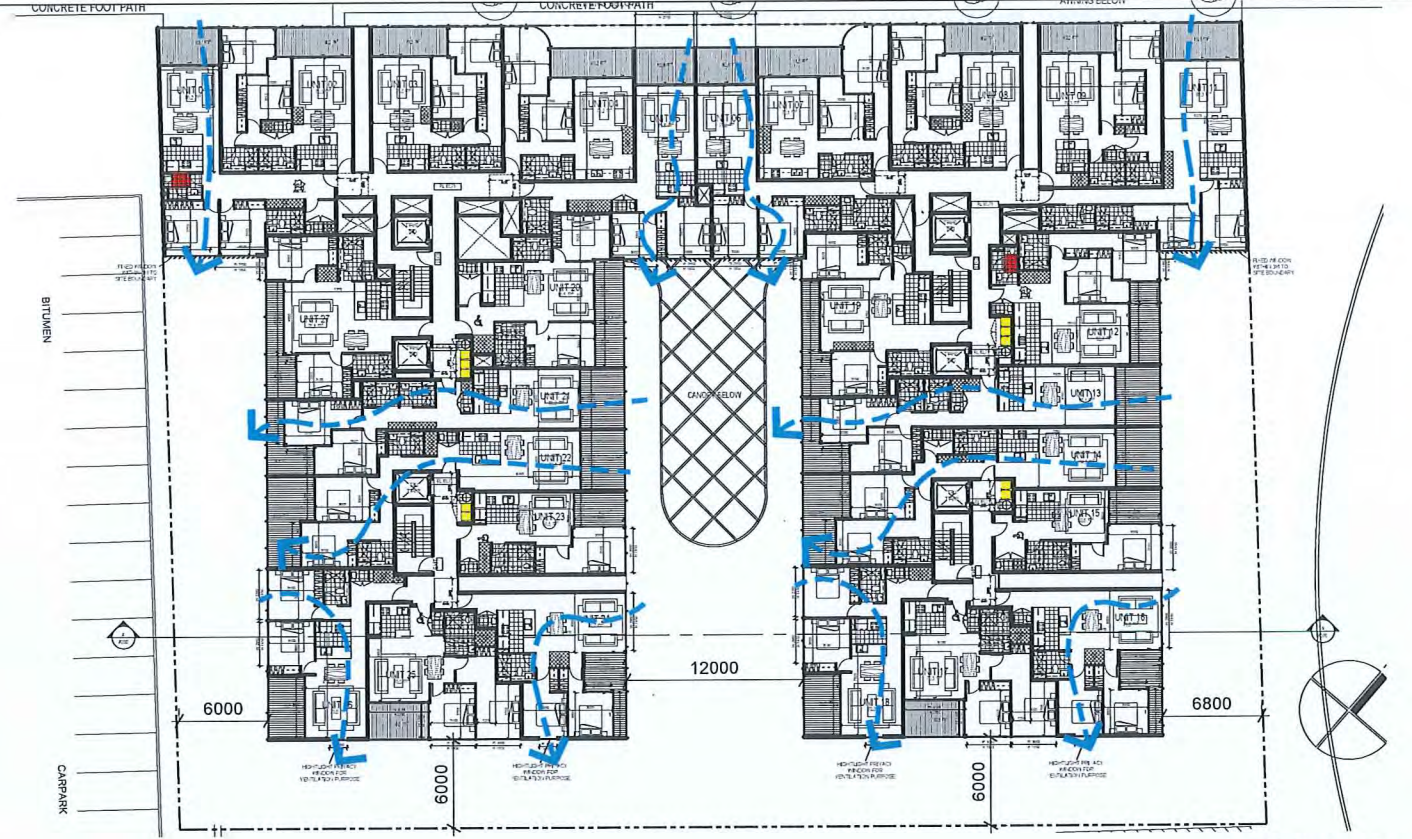
	COMMERCIAL / RETAIL	RESIDENTIAL	TOTAL
Ground Floor	990.40 sqm		
Level 1		369.10 sqm	1359.50 sqm
Level 2		1995.70 sqm	1995.70 sqm
Level 3		2103.80 sqm	2103.80 sqm
Level 4		2010.20 sqm	2037.90 sqm
Level 5		1157.40 sqm	1157.40 sqm
Level 6		1151.30 sqm	1151.30 sqm
Level 7		1151.30 sqm	1151.30 sqm
TOTAL	990.40 sqm	11090.10 sqm	12108.20 sqm
		SITE AREA	4046.00 sqm
		FSR	2.99 :1
		MAX ALLOWED FSR	3.00 :1

Parking Schedule (Blacktown DCP)

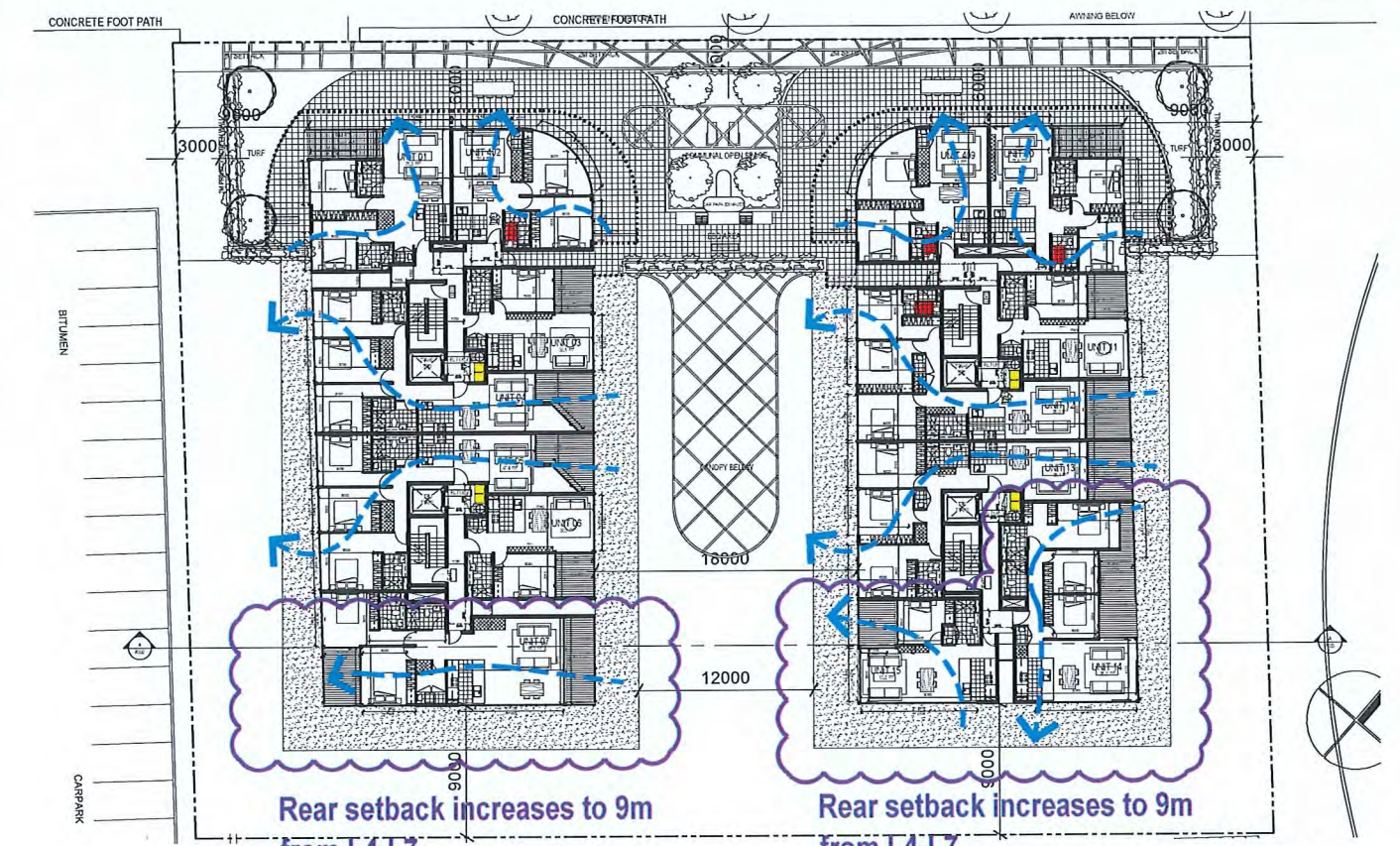
	rate	no. of units	total
Non-Adaptable Calculation			
Studio	0 per unit	0.00	0
1 bed	1 per unit	25.00	25
2 bed	1 per unit	89.00	89
3+ bed	2 per unit	17.00	34
Visitors	0.4 per unit	131.00	53
Adaptable Calculation			
Adapt. Units	1 adaptable unit	13.10	14
Retail	3 per shop	7.00	21
Total Cars REQUIRED			222.0
Total Cars PROPOSED			222.0
			0.0

	no. of units
Residential	0.2 per 1 units
Visitors	0.1 per 1 units
Total Bicycles REQUIRED	41
Total Bicycles PROPOSED	48

Motorbike Parking (Blacktown DCP) requirement	
Total Motorbikes REQUIRED	7
5% of Total No. Units	
Total Motorbikes PROPOSED	8.0



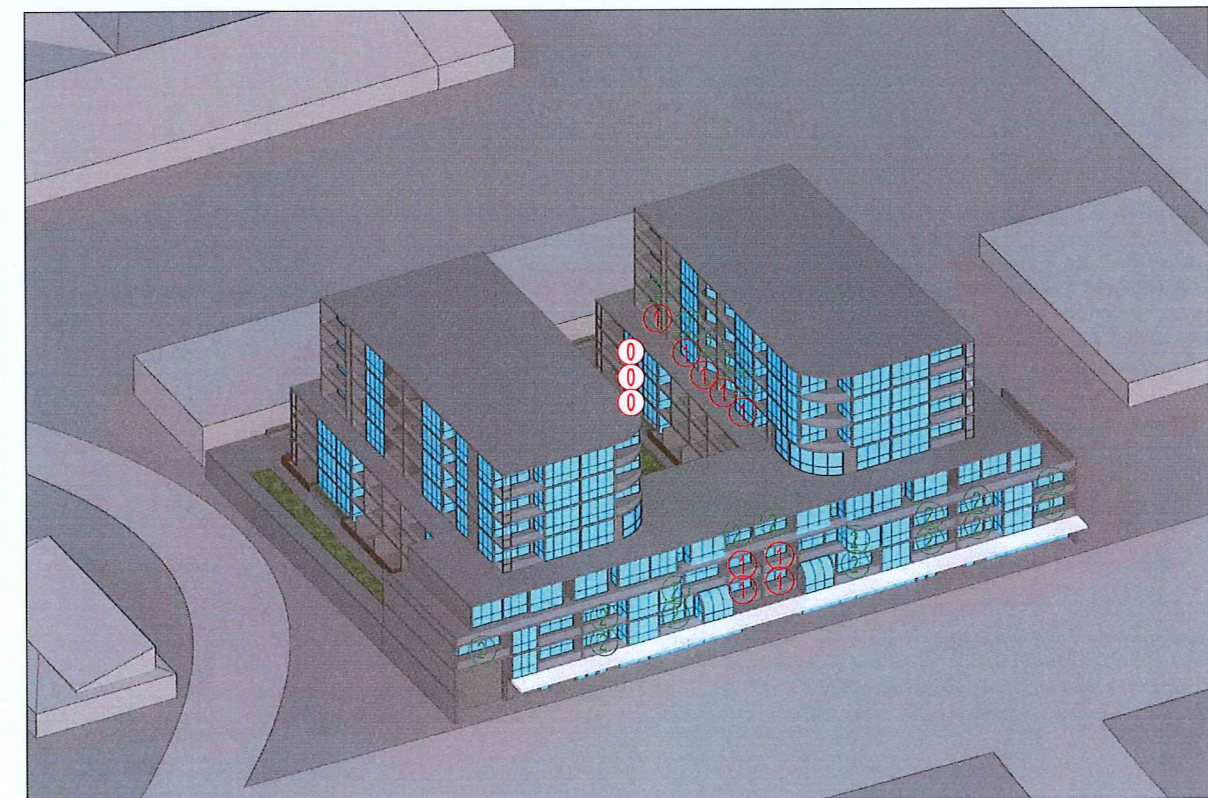
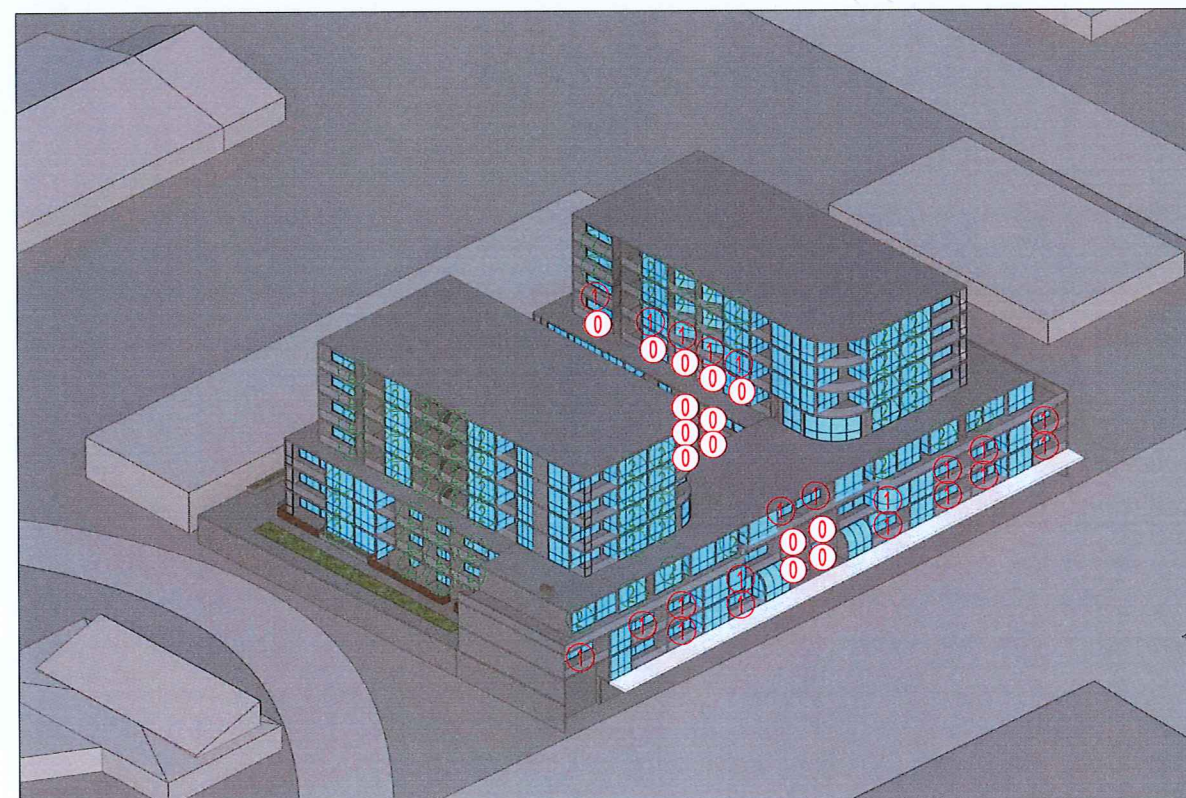
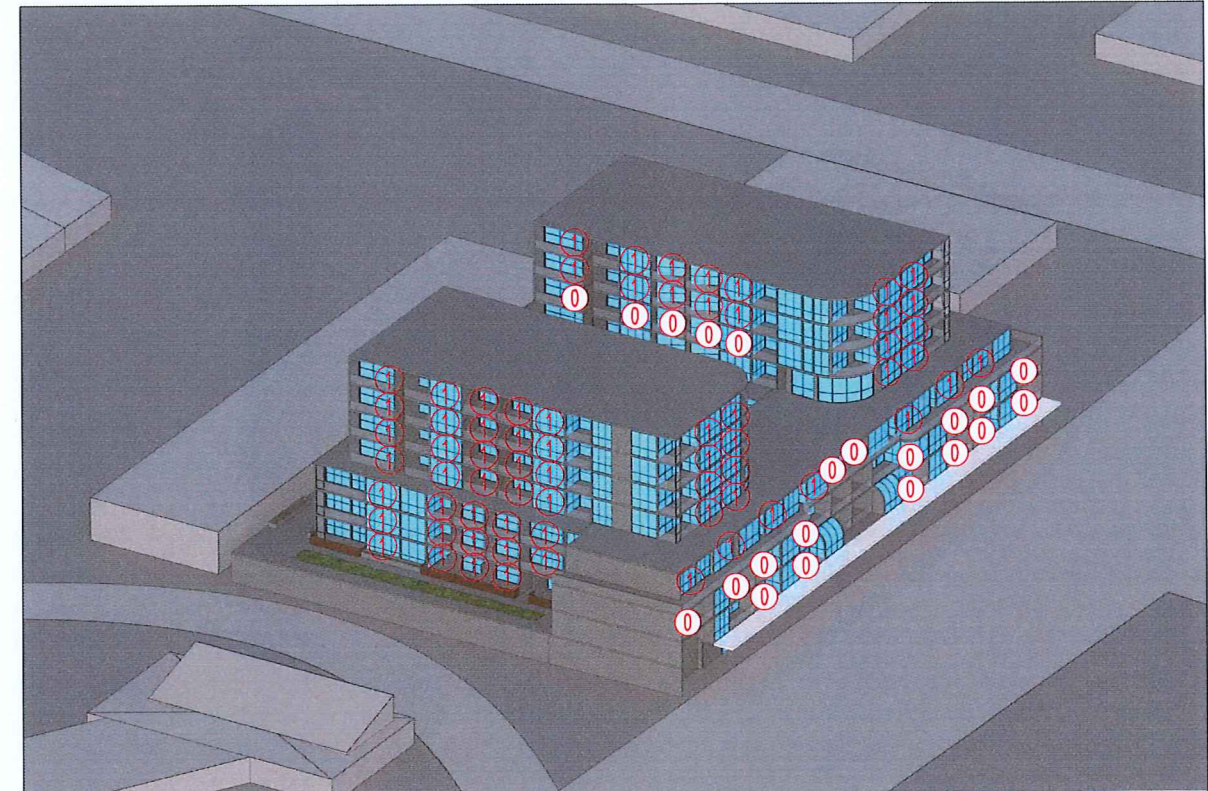
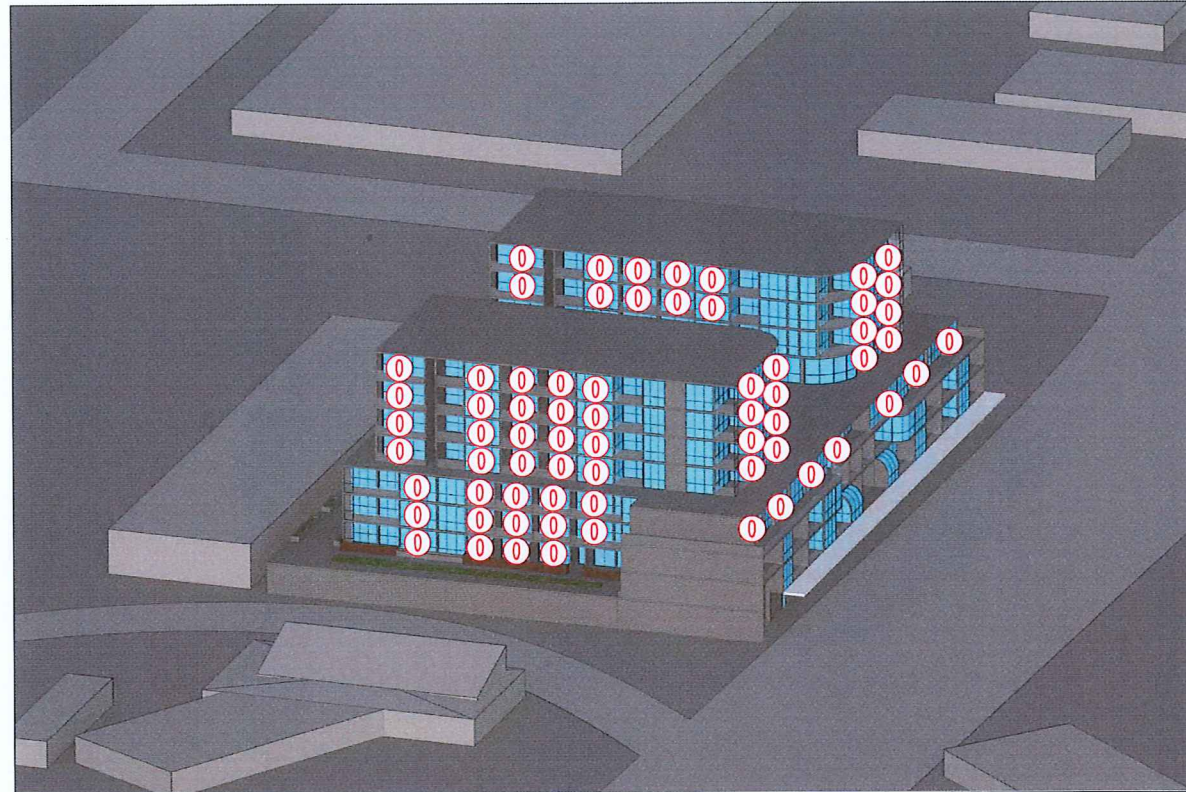
LEVEL 2



LEVEL 4

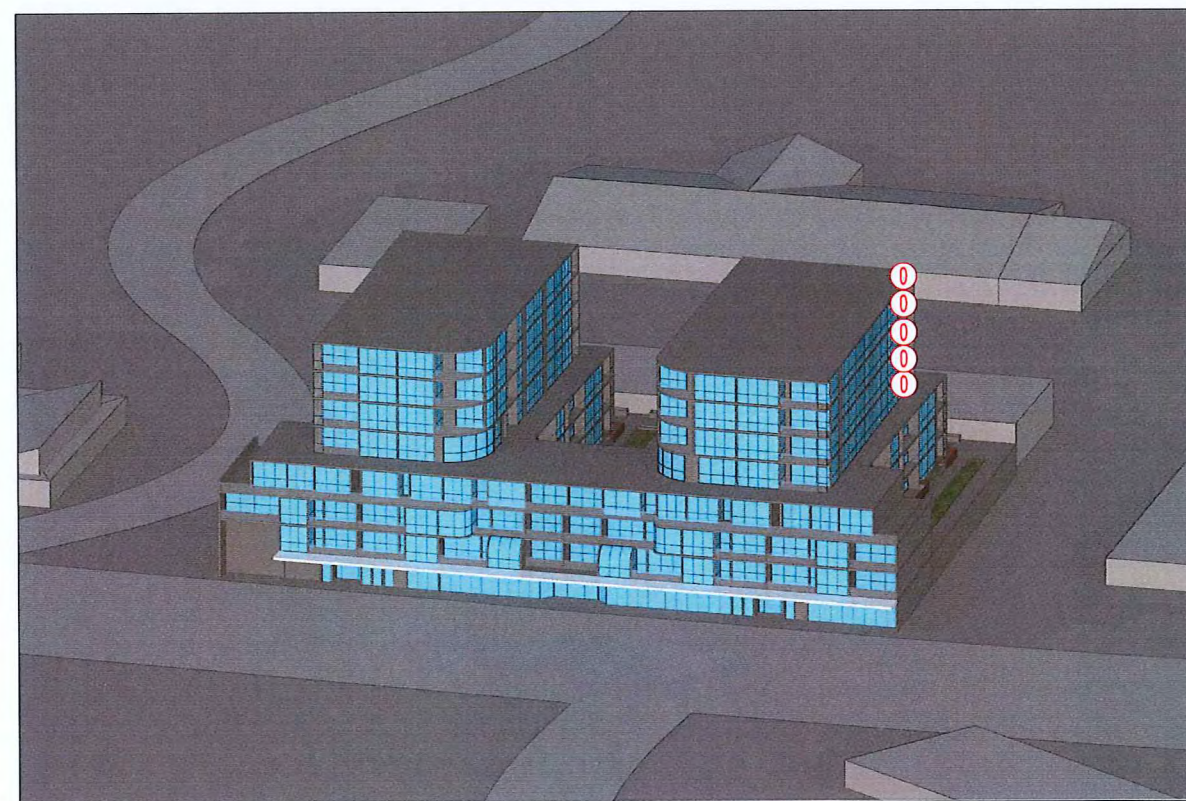
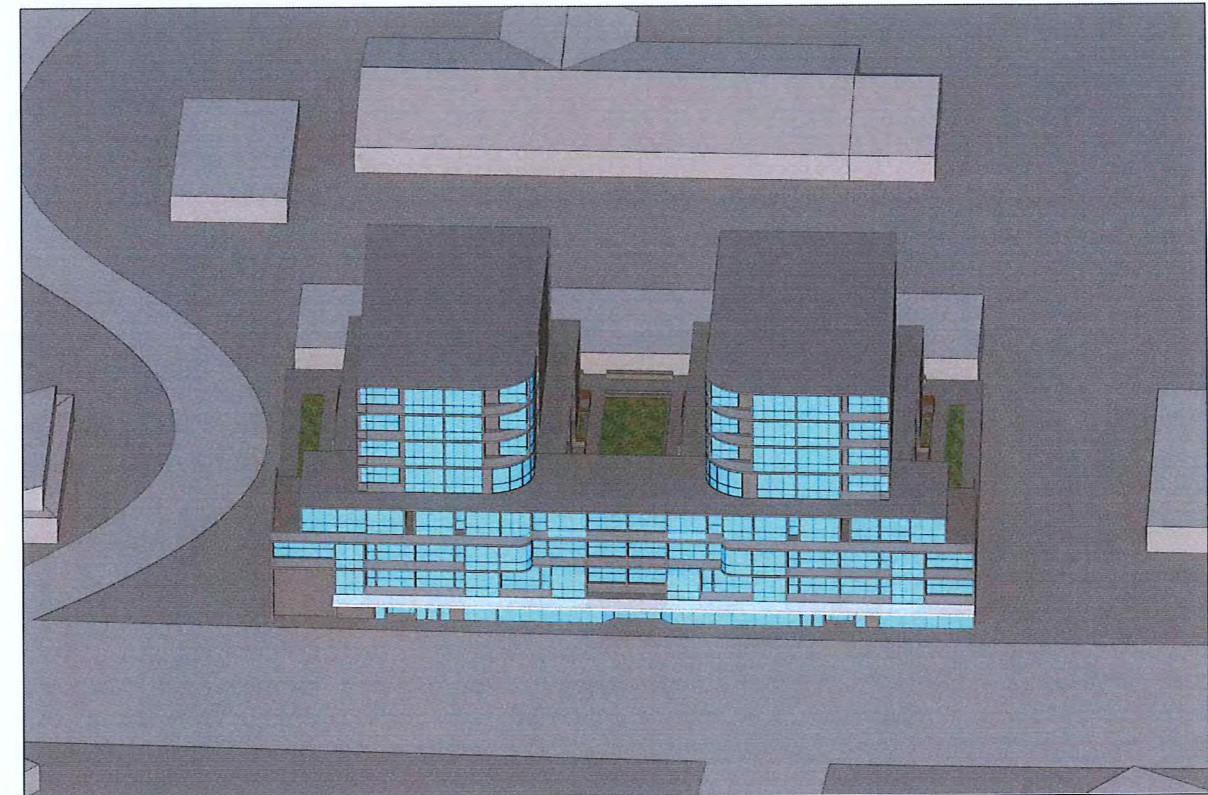
VENTILATION DIAGRAM

[illegible]



SOLAR DIAGRAM

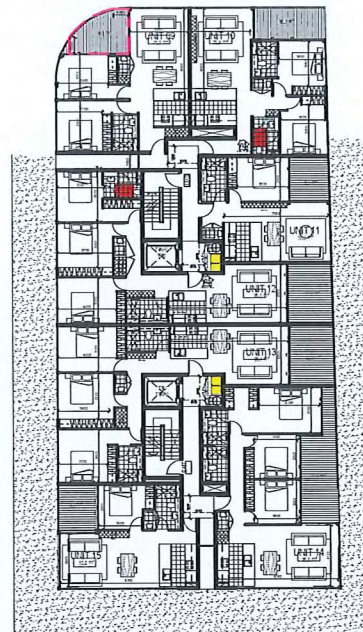
[illegible]



SOLAR DIAGRAM

[illegible]

A detailed architectural floor plan of a building, oriented vertically. The plan shows multiple rooms, including bedrooms, bathrooms, and living areas, separated by walls and doors. A large section on the right side of the plan is highlighted with red diagonal hatching, indicating a specific area of interest or a section to be analyzed. The plan includes various furniture and fixtures, such as beds, desks, and kitchen units, and shows the layout of corridors and stairwells.

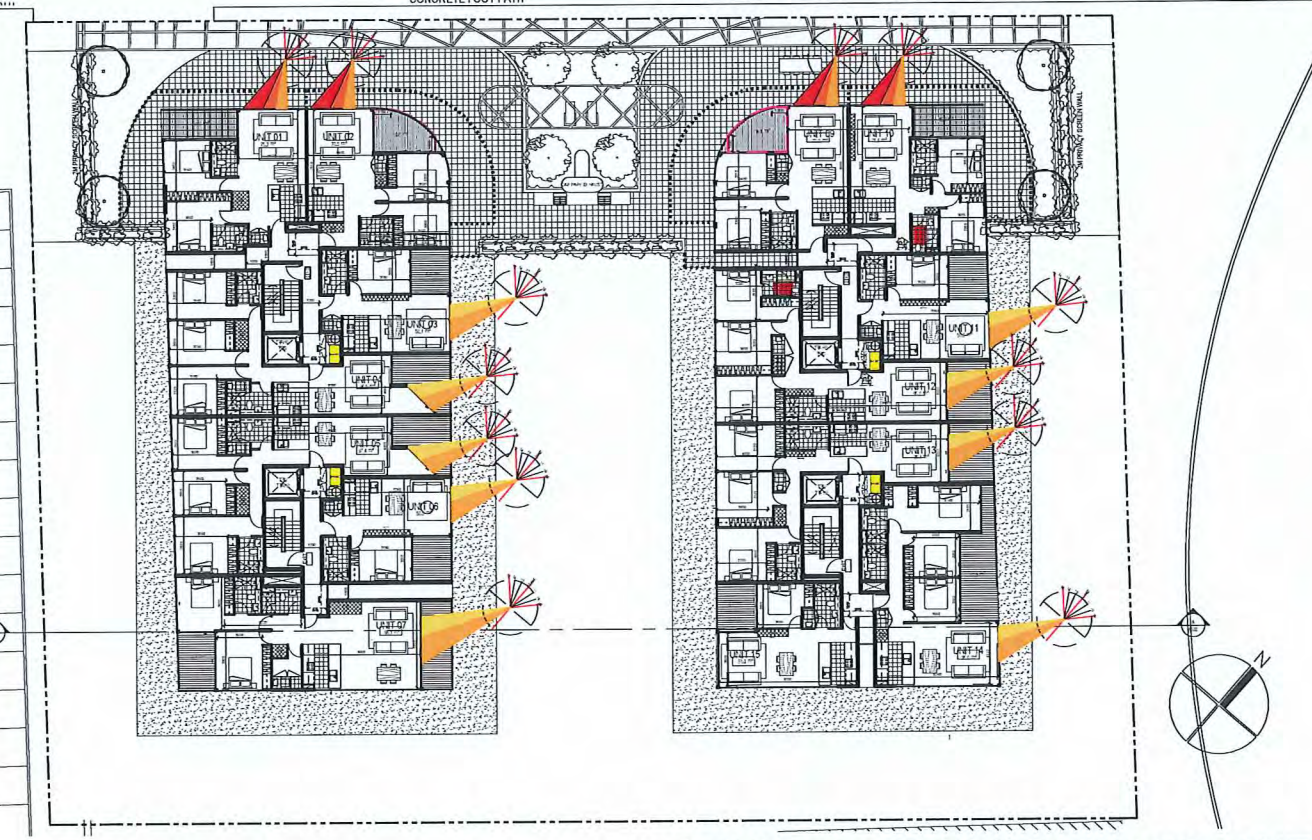
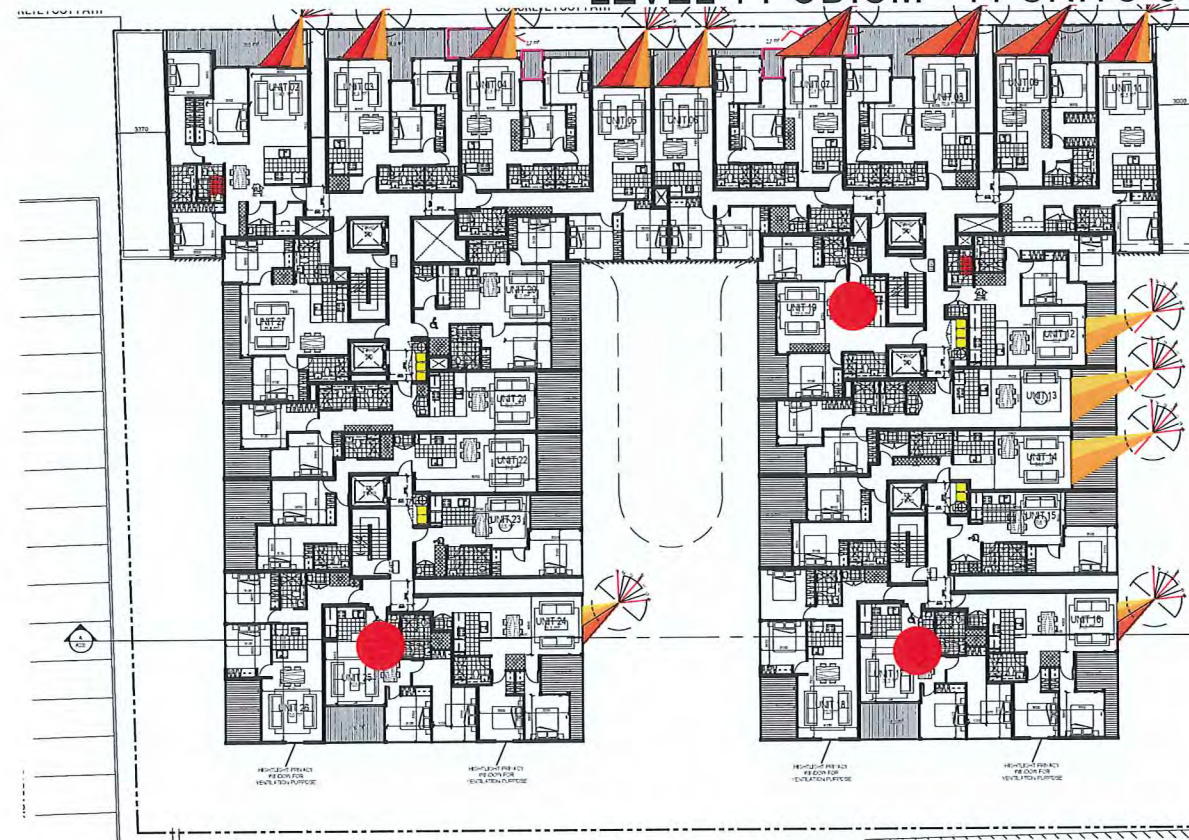
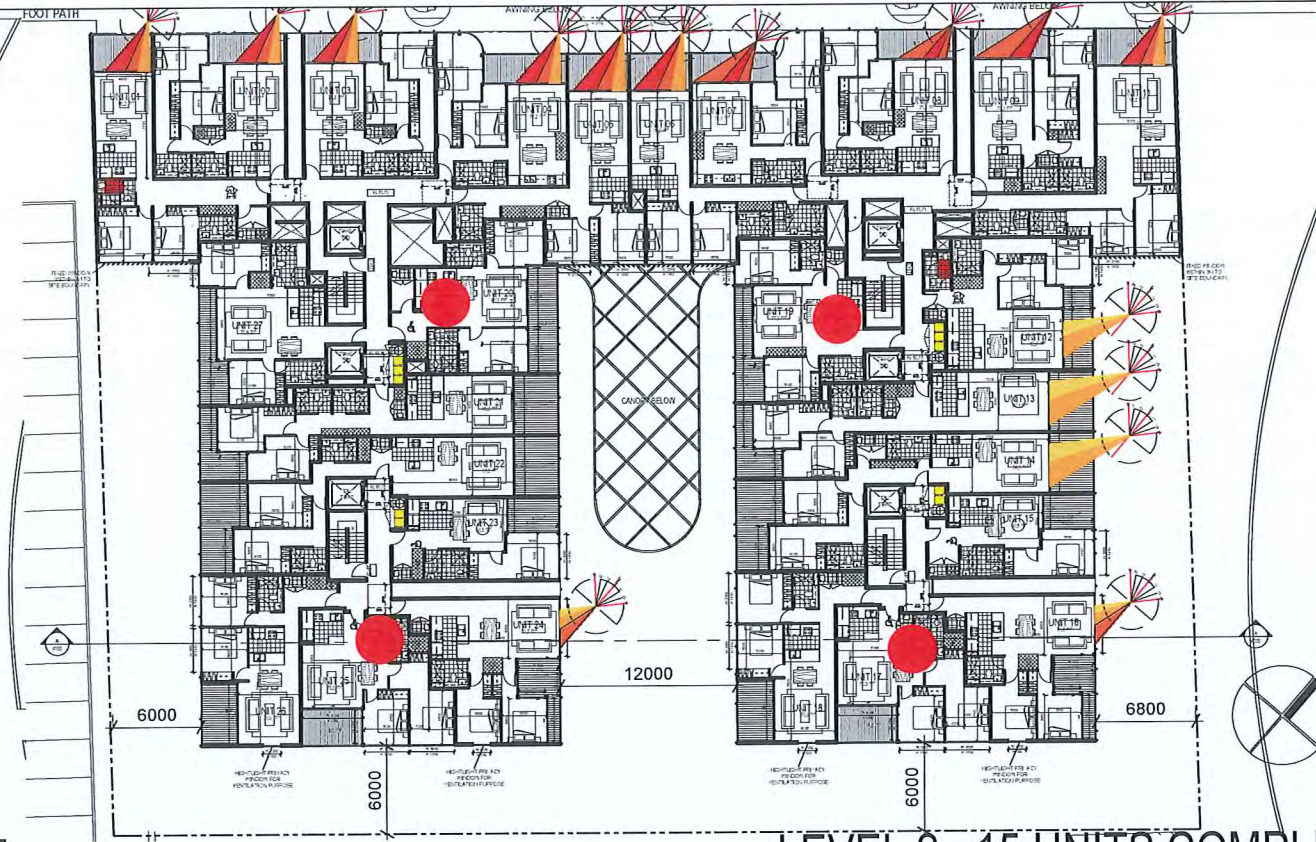
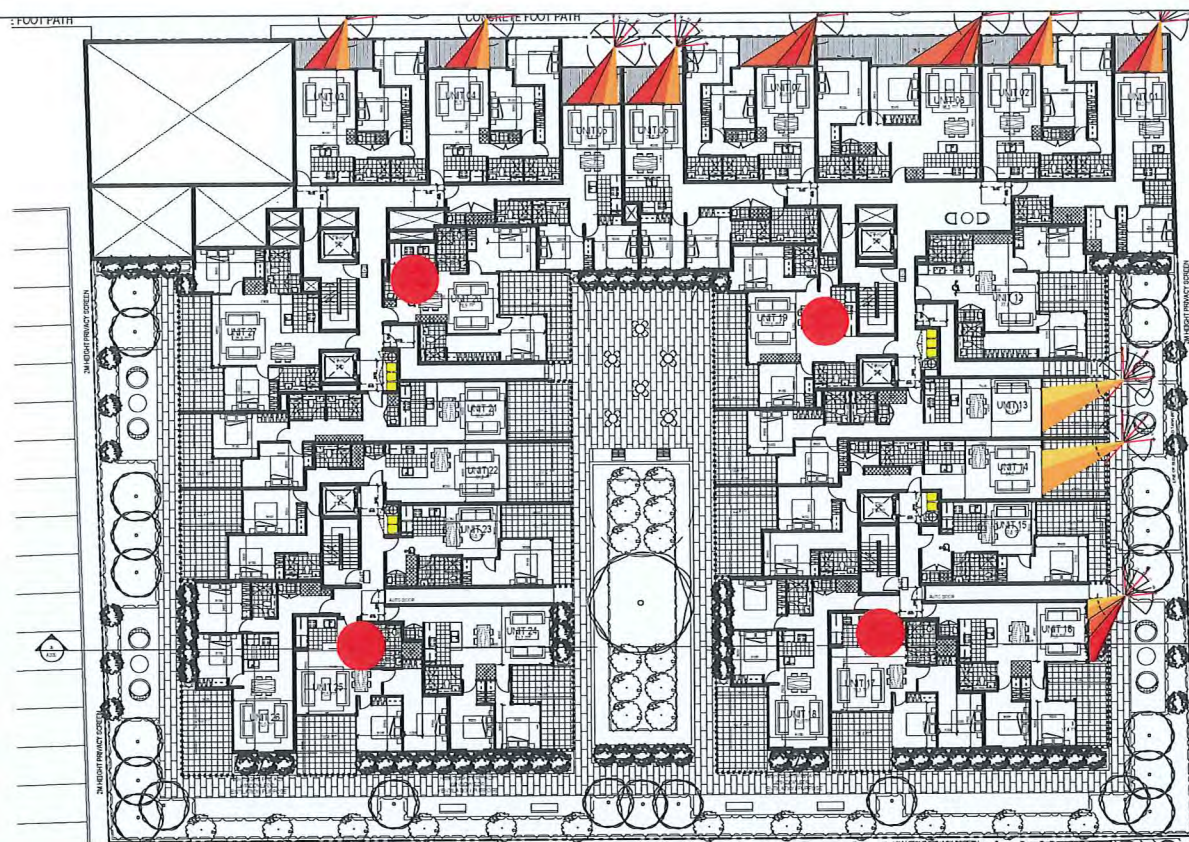


An aerial, isometric-style photograph of a modern architectural complex. The buildings feature extensive glass facades that reflect a bright blue sky. The structures are interconnected, with curved and angular forms. Two red circles with a cross inside are drawn on the image, highlighting specific windows on a central building. The overall color palette is dominated by the grey of the building's structural elements and the vibrant blue of the glass reflections.

An aerial photograph of a modern architectural complex. The building features a prominent curved glass facade on the right side, reflecting the sky. A central courtyard area is visible, surrounded by a low wall and greenery. The building's design is characterized by clean lines and a mix of materials, including glass and concrete. The overall scene is captured from a high angle, providing a comprehensive view of the building's layout and its surrounding environment.

UNIT 404, 405 - SOLAR DIAGRAM

[illegible]



LEVEL 4 - 13 UNITS COMPLIANT

SOLAR COMPLIANCE DIAGRAM

[illegible]



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

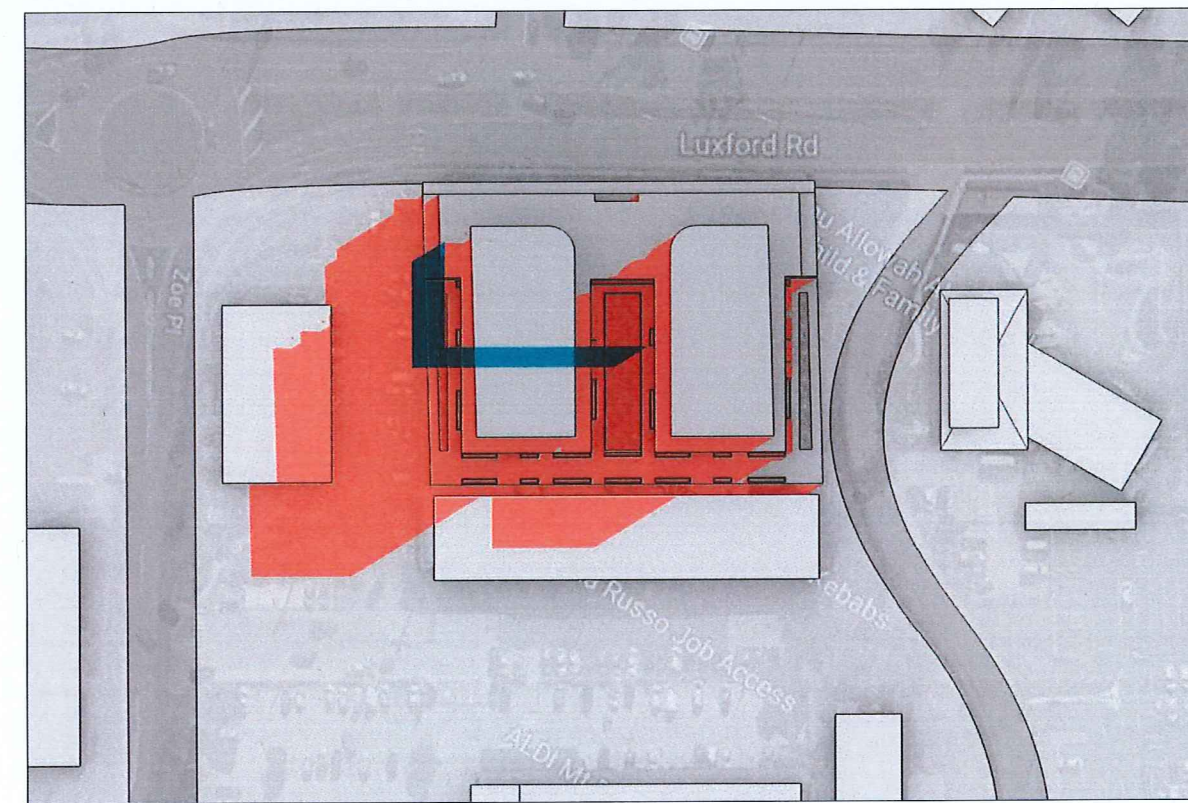
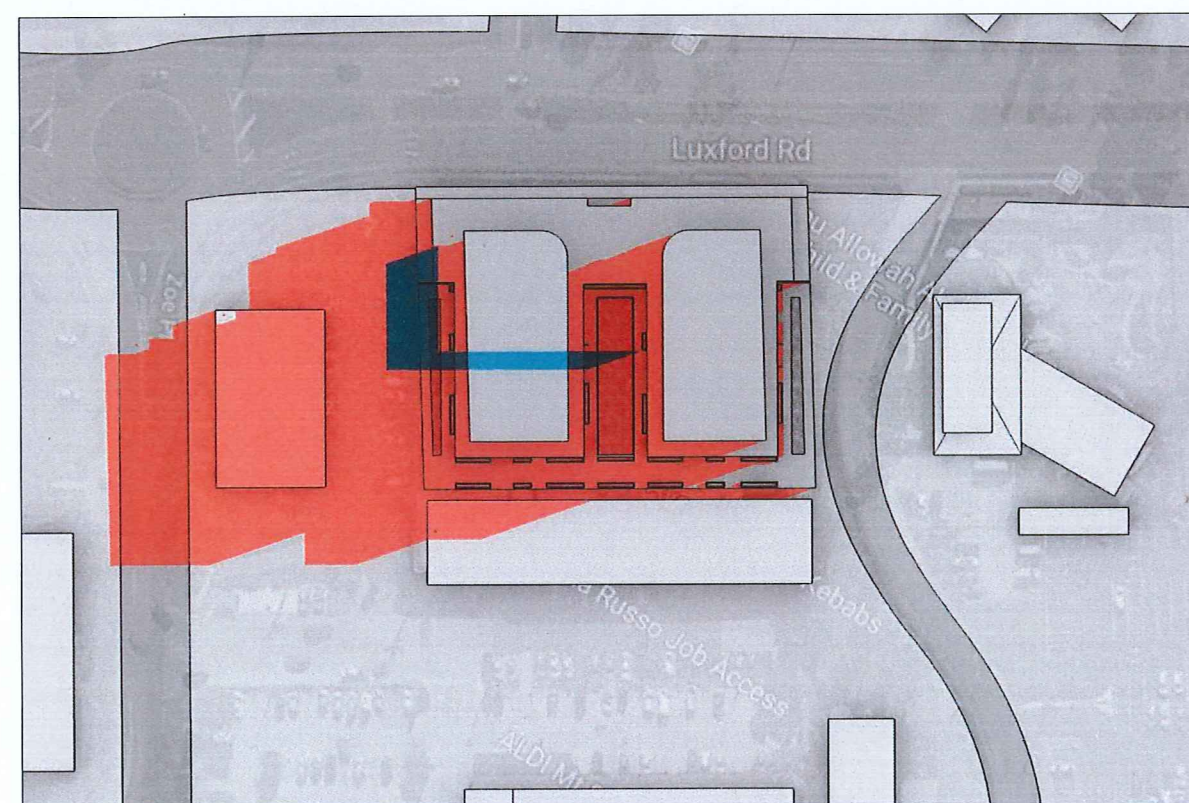
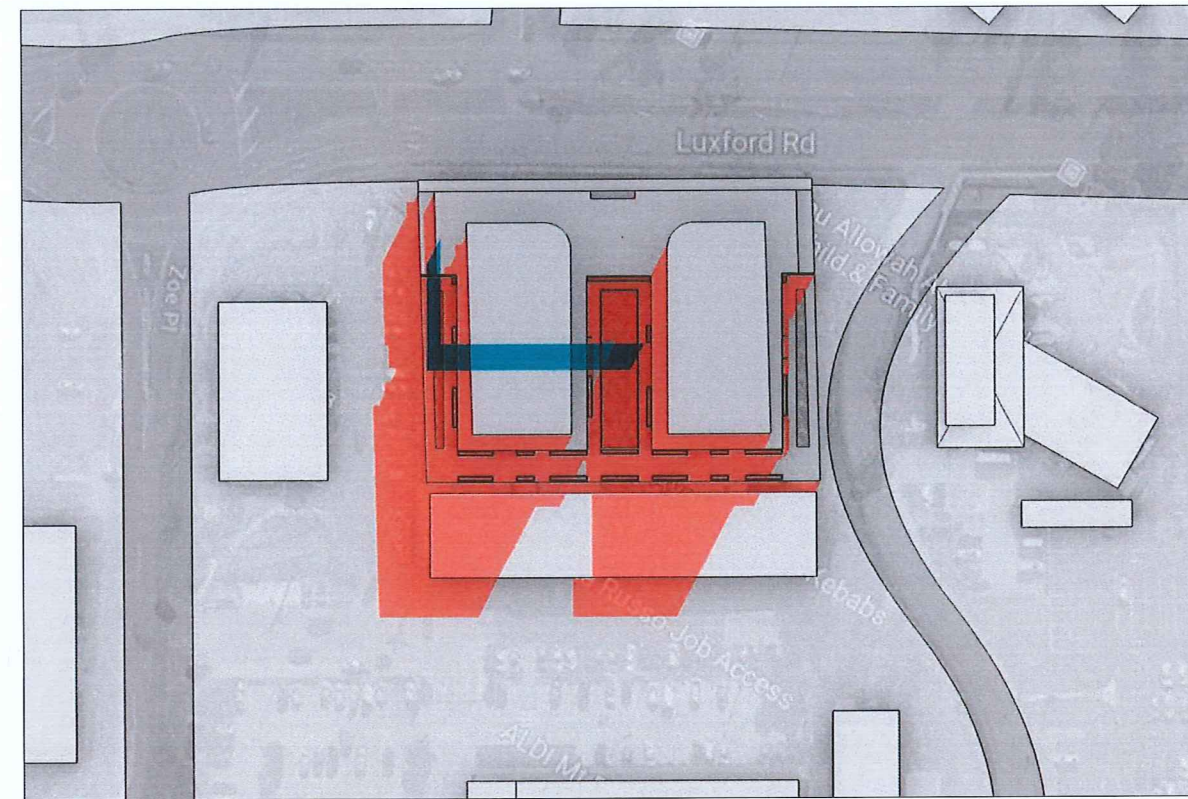
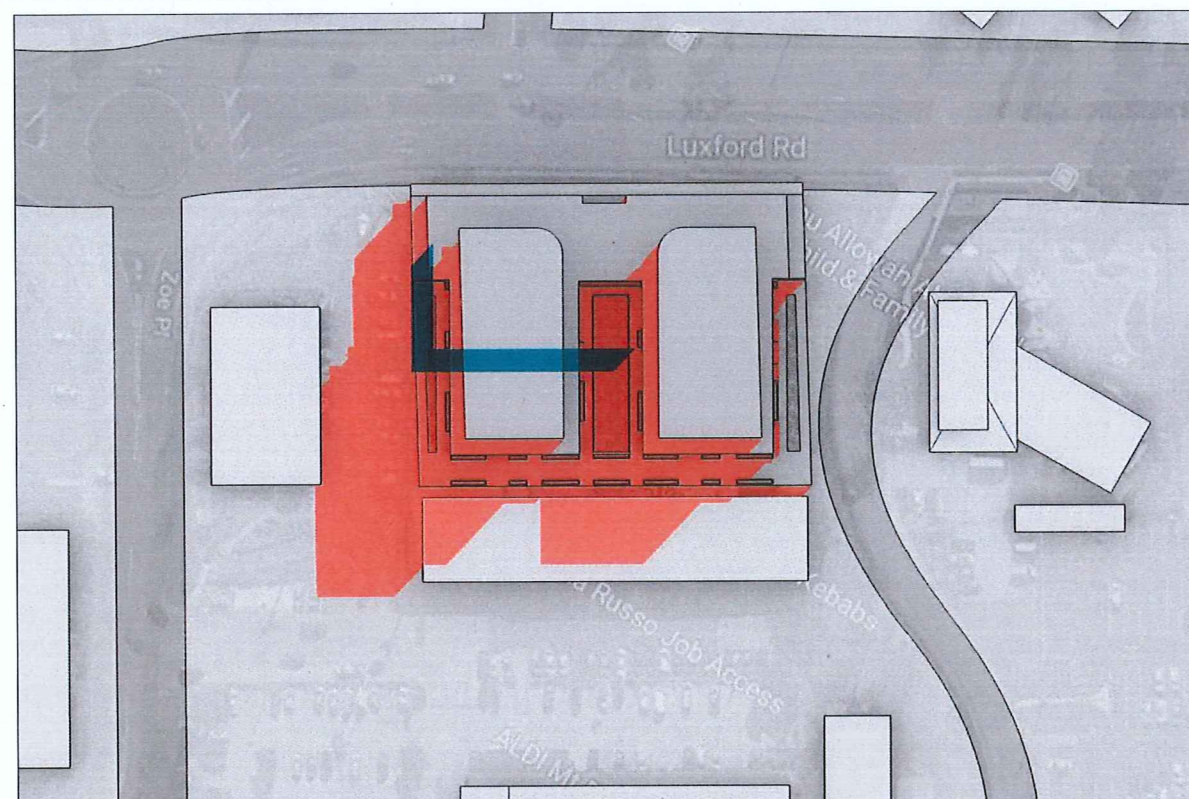
	TOTAL UNITS	COMPLIANT	%	
TOTAL DEVELOPMENT	131	92 UNITS	70.2%	

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

	TOTAL UNITS	SOUTH FACING UNIT	%	
TOTAL DEVELOPMENT	131	11	8.4%	

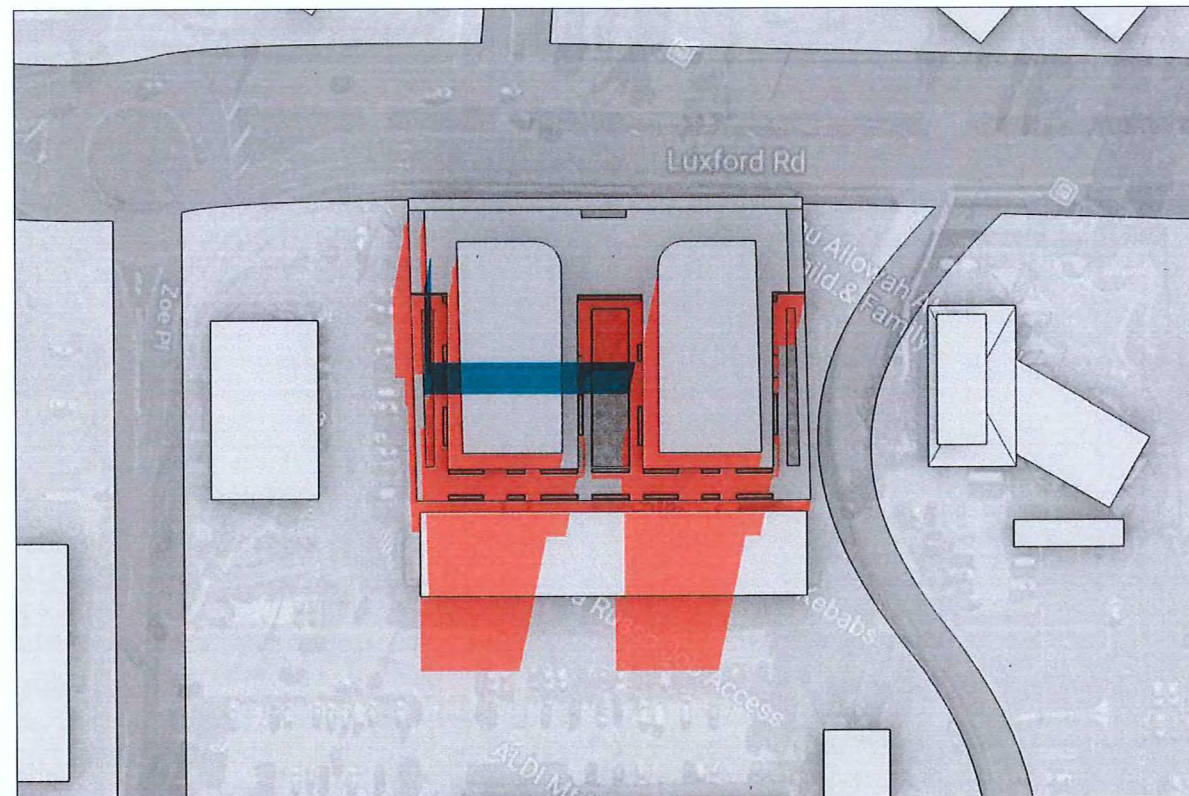
SOLAR COMPLIANCE DIAGRAM

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	1:100 (A1) 1:250 (A2)	Date	Rev
A	DEVELOPMENT APPLICATION		NOV 2017							7 LUXFORD ROAD		Scale	1:100 (A1) 1:250 (A2)	Date	Rev
B	ADDITIONAL INFORMATION		NOV 2018					ALEX VOLFNEUK		Project address					
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019							7 LUXFORD ROAD, MOUNT DRUITT					

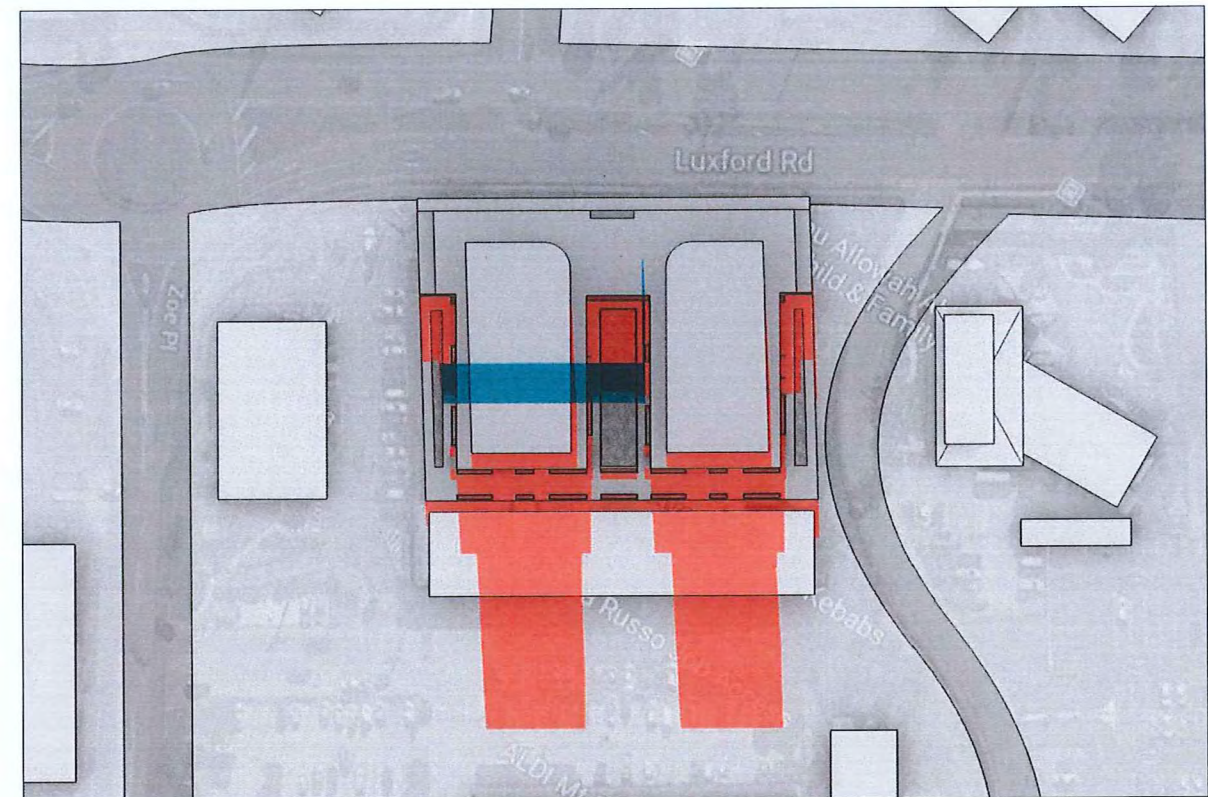


SHADOW DIAGRAM JUNE 21

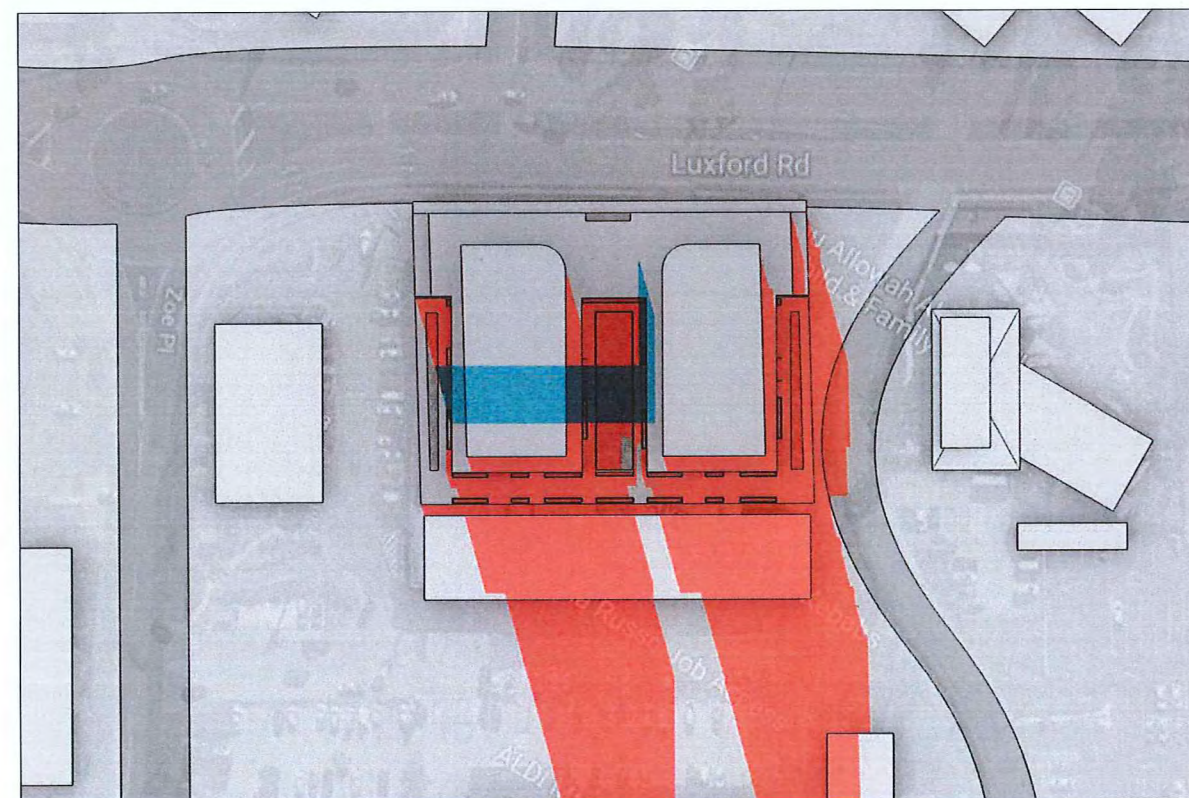
[illegible]



JUNE 21 @ 13PM



JUNE 21 @ 14PM



JUNE 21 @ 15PM

LEGEND

- SURROUNDING BUILDINGS SHADOW
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW

SHADOW DIAGRAM JUNE 21

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		1:100 (A1 1:100 @ A3)	MAY 2018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
B	ADDITIONAL INFORMATION		MAY 2018	*THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMITTER OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE TRUE AND CORRECT FOR THE PURPOSES OF THE PROJECT. THE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN DRAWINGS AND SCALE DIMENSIONS, THE LARGEST DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.					Project address																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					THESE DRAWINGS AND ANY WORK EXECUTED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE CORRECT CONDITIONS SET OUT IN THE CONDITIONS OF CONTRACT.					7 LUXFORD ROAD, MOUNT DRUITT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</