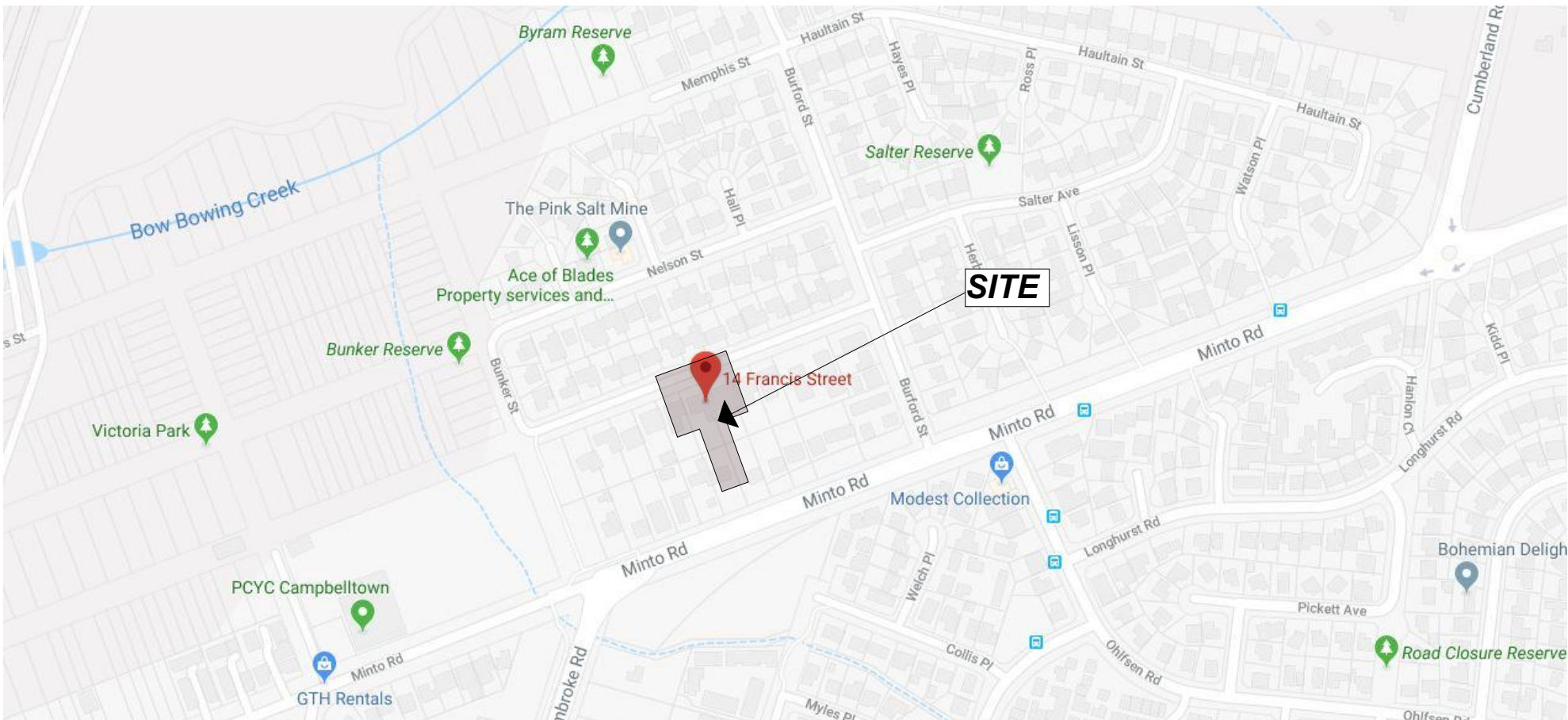
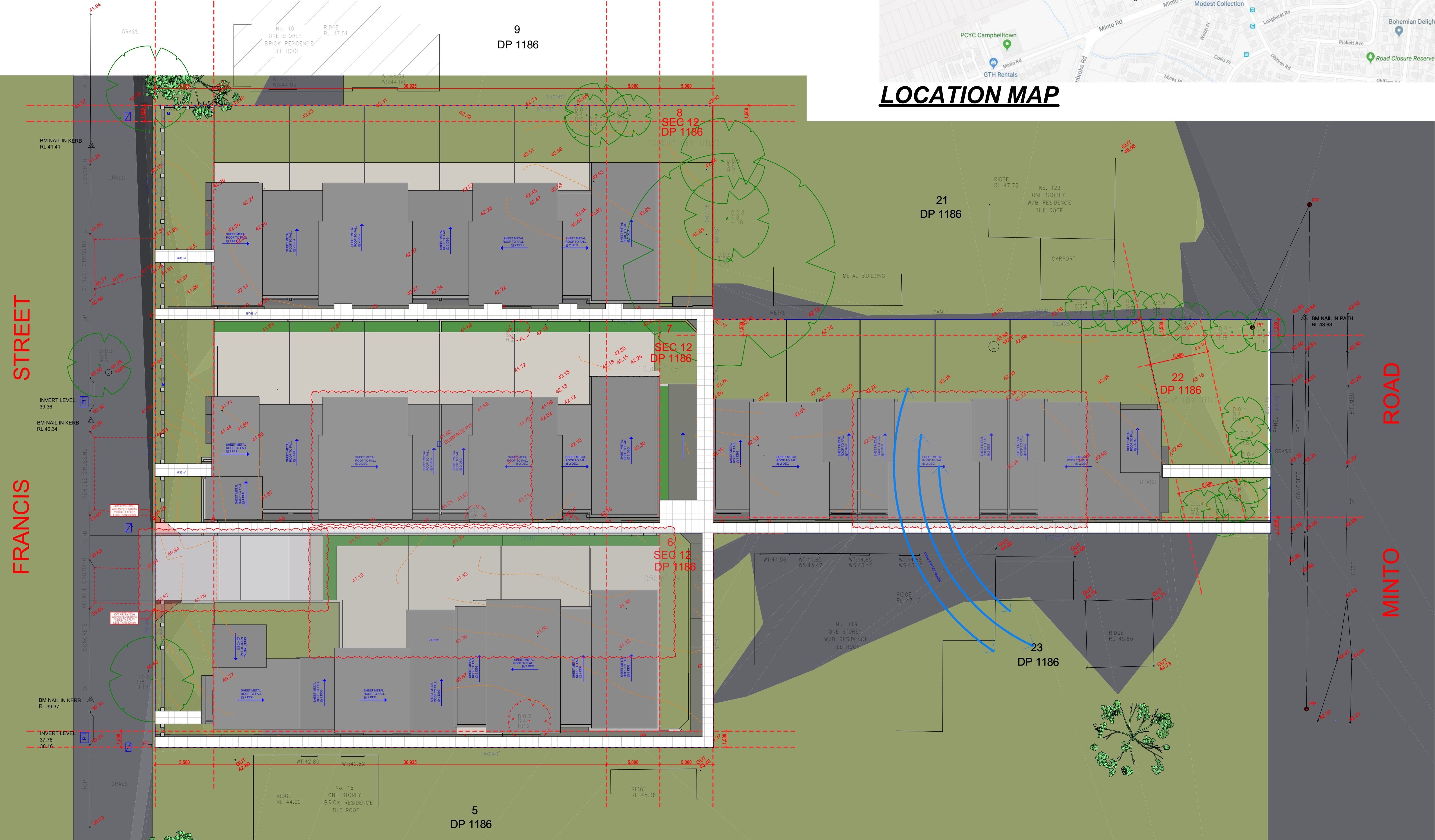


PROPOSED TOWNHOUSE DEVELOPMENT COMPRISING OF
A 2 STOREY, 23 RESIDENTIAL DWELLINGS
AND 1 LEVEL OF BASEMENT PARKING
@ 12 - 16 FRANCIS ST & 21 MINTO ST, MINTO FOR DA



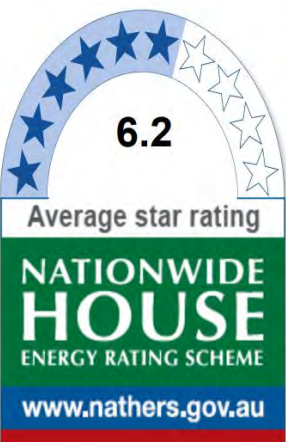
LOCATION MAP



SITE ANALYSIS PLAN
@ A1 1:200



STREETSCAPE
@ A1 1:200



Certificate no.: 0003729280
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street
MINTO, NSW
2566
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SITE / ANALYSIS PLAN

Date generated: 12/11/2020
Drawn: M.P.
Checked: Z.B.
Scale: 1:100
@ A1 sheet size
Project number: 18- 19
Status: DA APPLICATION

DA APPLICATION

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DEVELOPMENT APPLICATION
TOWNHOUSE BUILDING DEVELOPMENT
12 - 16 FRANCIS ST & 21 MINTO ST,
MINTO NSW

DRAWING INDEX

DA1001 - SITE ANALYSIS PLAN

DA2001 - BASEMENT 1
DA2002 - GROUND FLOOR
DA2003 - FIRST FLOOR
DA2004 - ROOF LAYOUT
DA2005 - ROOF PLAN

DA3001 - ELEVATIONS

DA4001 - SECTIONS

DA5001 - SHADOWS IN PLAN (JUNE)
DA5002 - SHADOWS IN PLAN (JUNE)

DA6001 - GFA DIAGRAMS

DA7001 - DEMOLITION PLAN



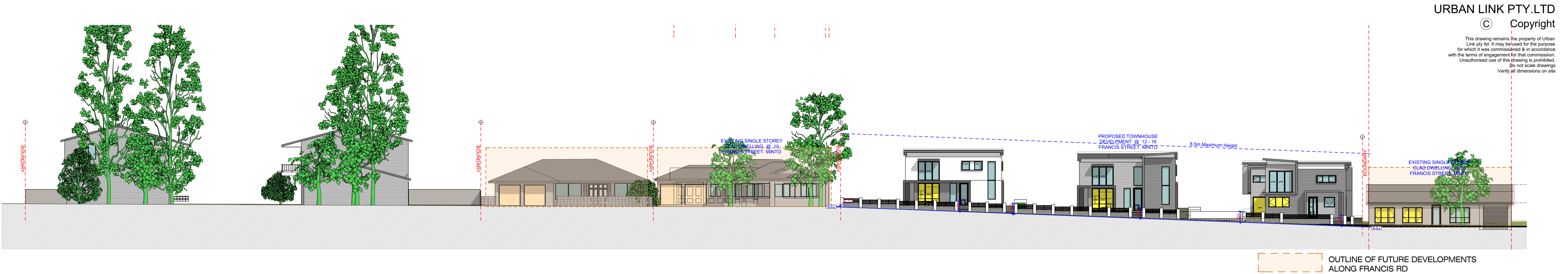
D AS PER COMMENTS 12/11/2020
C AMENDED PLANS 04/10/2019
B DA Submission 28/03/2019
A Client Sketch 11/04/2018
Issue Amendment Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
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BURWOOD NSW 2134
P.O.BOX 2223, BURWOOD NORTH
NSW 2134
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e info@urbanlink.com.au

Nominated Architects:
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Youssef El Khawaja
Nicolas Toubia
Reg:8008
Reg:8933
Reg:9336

Drawing title



1

LOOKING NORTH EAST ALONG FRANCIS ST

1:1.11



1

LOOKING NORTH WEST ALONG FRANCIS ST

1:1.11

D	AS PER COMMENTS	12/11/2020
C	AMENDED PLANS	04/10/2019
B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK

PTY LTD

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Drawing title
CHARACTER ANALYSIS
(FRANCIS ST)

Date generated
12/11/2020

Drawn
M.P

Checked
Z.B

Scale
1:100
@ A1 sheet size

Project number
18- 19
Status

Drawing number
1002

Revision
D

DA APPLICATION

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1 LOOKING NORTH EAST ALONG MINTO RD 1:1.11



1 LOOKING NORTH WEST ALONG MINTO RD 1:1.11

D	AS PER COMMENTS	12/11/2020
C	AMENDED PLANS	04/10/2019
B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
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Nominated Architects:
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Youssef El Khawaja Reg:8933
Nicolas Toubia Reg:9336

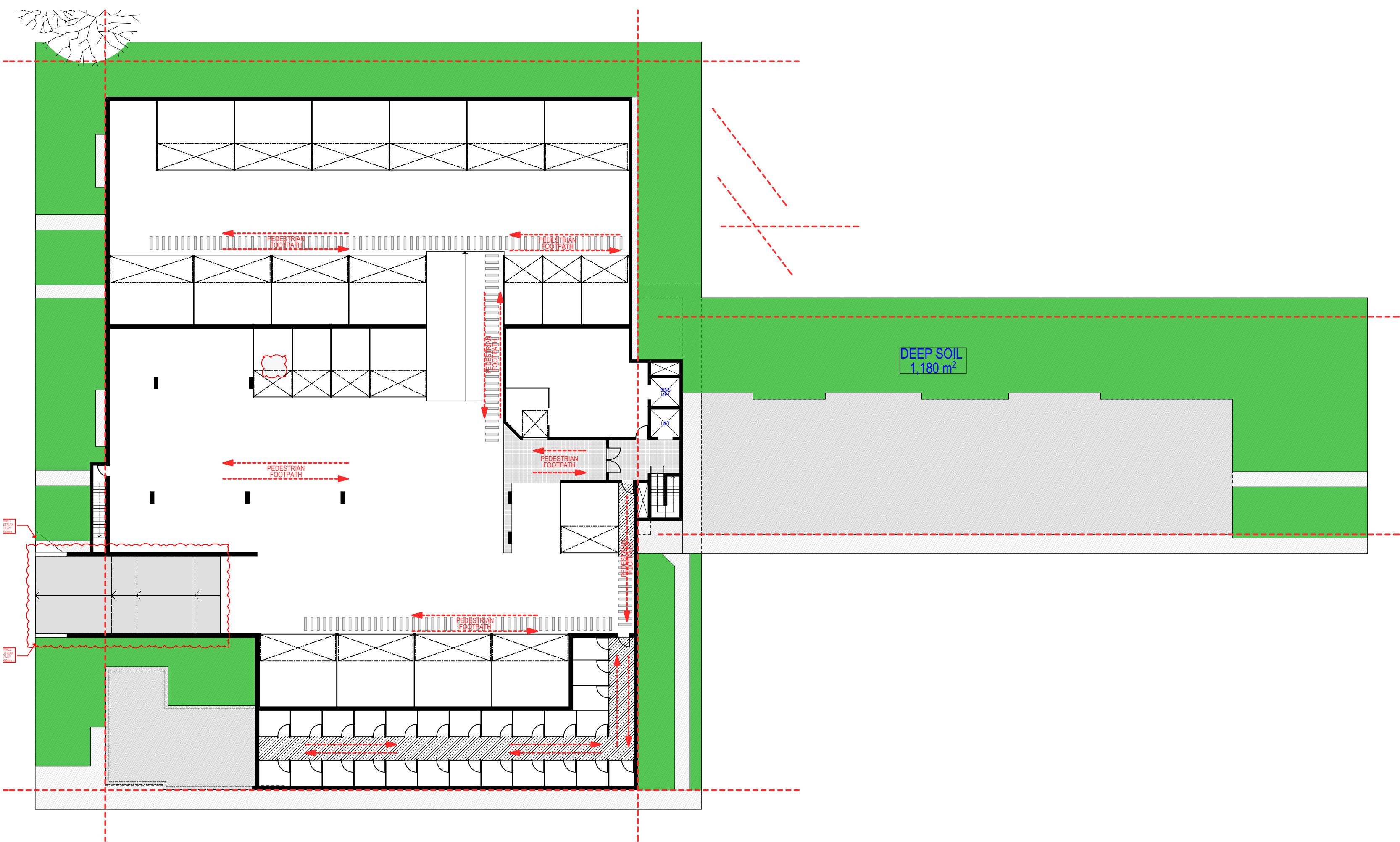
Drawing title

CHARACTER ANALYSIS
(MINTO RD)

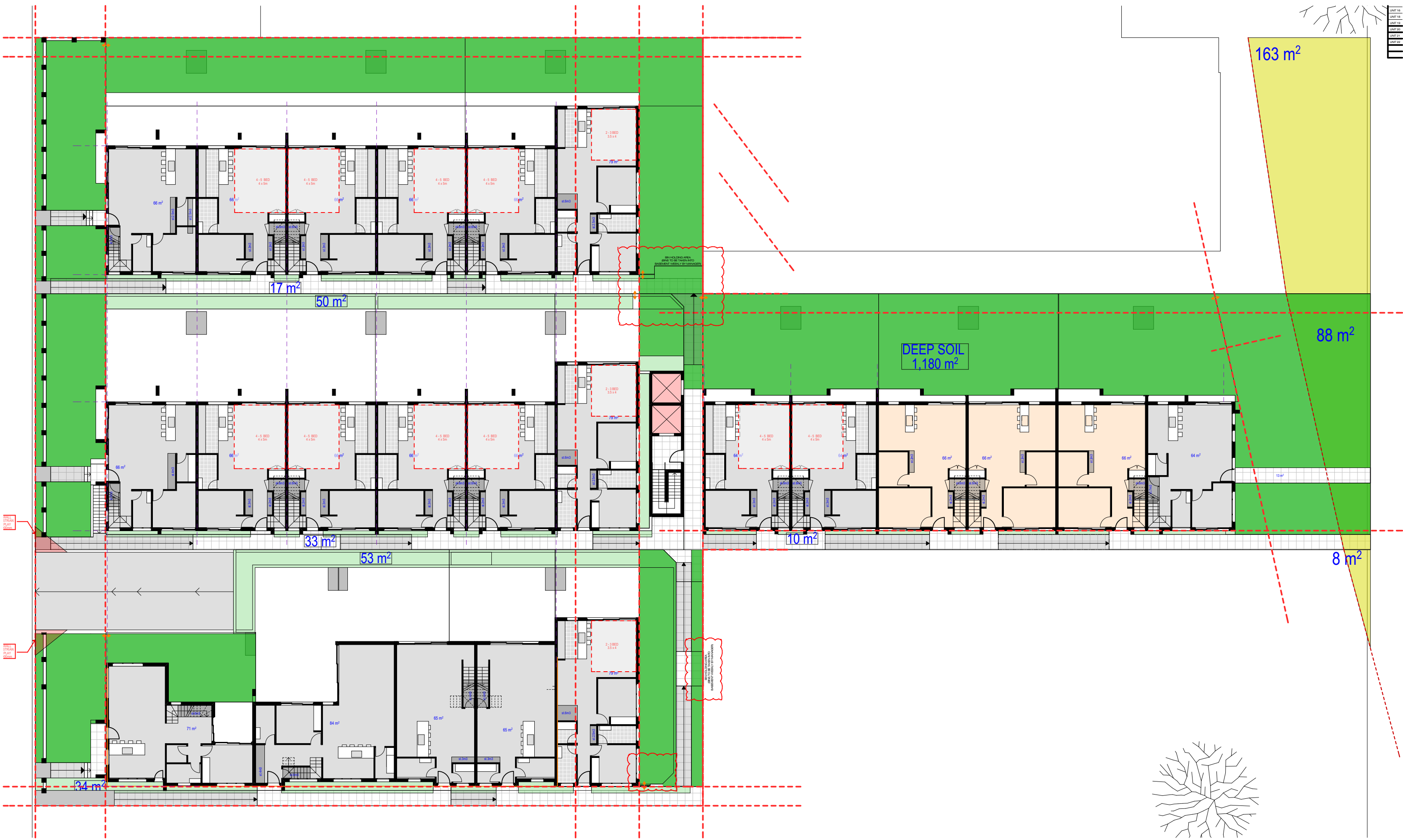
Date generated 12/11/2020 Drawn M.P Checked Z.B
Scale 1:100 @ A1 sheet size 50mm on original

Project number 18- 19 Drawing number 1003 Revision D
Status

DA APPLICATION



1 BASEMENT 01 1:250



1 GROUND 1:250

- DEEP SOIL - 1180SQM (29%)
- LANDSCAPED AREA - 1381SQM (34%)

D	AS PER COMMENTS	12/11/2020
C	AMENDED PLANS	04/10/2019
B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
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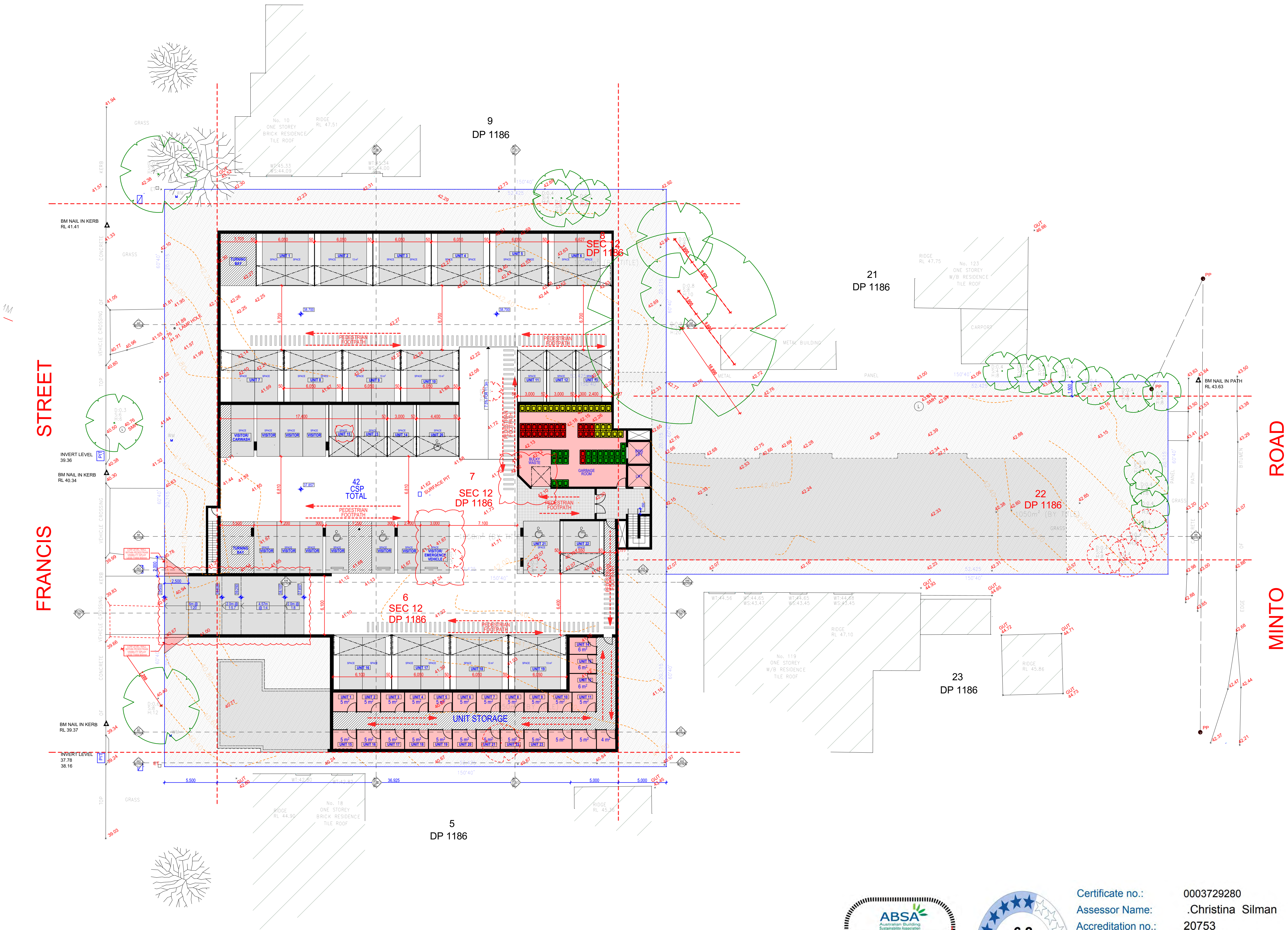
Nominated Architects:
Ziad Boumelhem
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Reg:8008
Reg:8933
Reg:9336

Drawing title

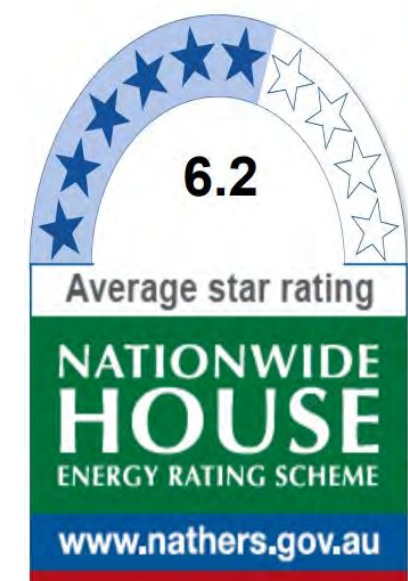
DEEP SOIL & LANDSCAPE
DIAGRAM

Date generated 12/11/2020 Drawn M.P Checked Z.B
Scale 1:100 @ A1 sheet size 50mm on original

Project number 18- 19 Drawing number 1301 Revision D
Status



BASEMENT FLOOR PLAN
@ A1 1:200



Certificate no.: 0003729280
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street
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D	AS PER COMMENTS	12/11/2020
C	AMENDED PLANS	04/10/2019
B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
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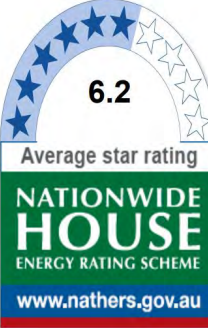
Nominated Architects:
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Reg:8933
Reg:9336

Drawing title

BASEMENT

Date generated 12/11/2020	Drawn M.P	Checked Z.B
Scale 1:100 @ A1 sheet size	50mm on original	
Project number 18 - 19	Drawing number 2001	Revision D
Status		

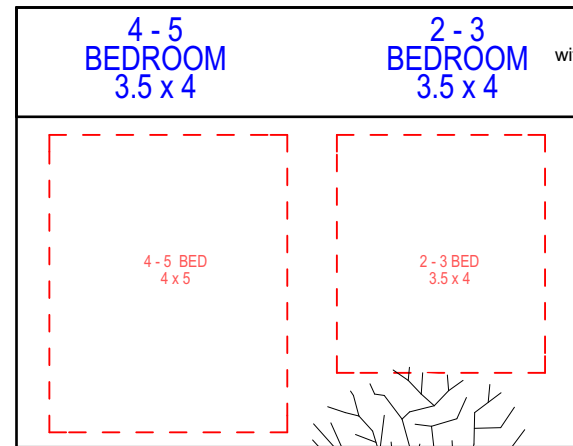
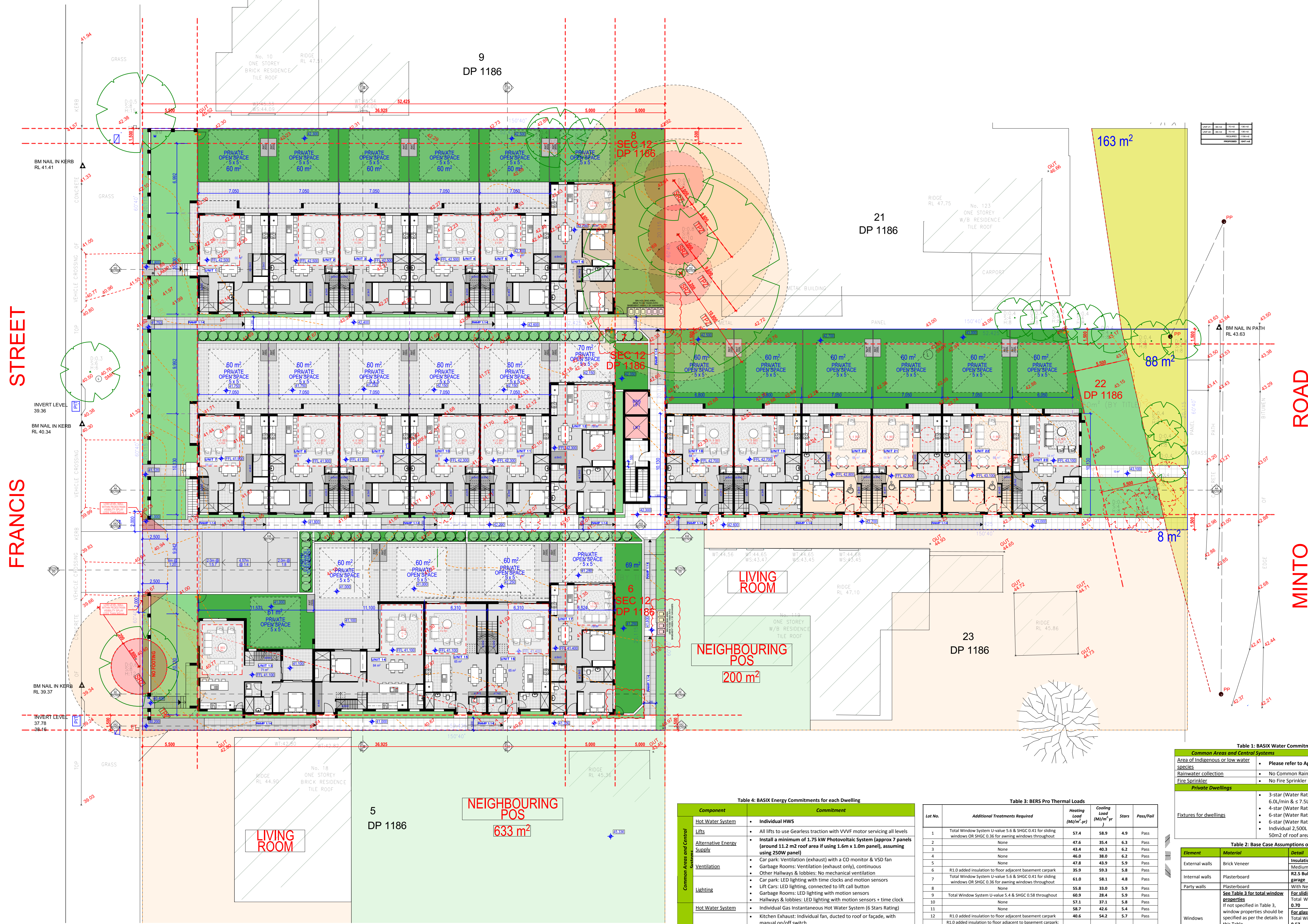
DA APPLICATION



Certificate no.: 0003729280
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Accreditation no.: 20753
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Dwelling Address: 12-16 Francis Street MINTO, NSW 2566
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LEVEL	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
GROUND	418m²	418m²	418m²	418m²	1682m²
LEVEL 1	358m²	358m²	358m²	358m²	1432m²
TOTAL	776m²	776m²	776m²	776m²	3114m²

GFA CALCULATION		SITE AREA 4106m²	
FSR	ALLOWED	PROPOSED	COMPLIES
0.461	0.731	0.731	YES
GFA	1847.4m²	3005m²	NO
AFFORDABLE RENTAL HOUSING		TOTAL 3005m²	
FSR	0.861	0.731	YES
GFA	3531.16m²	3005m²	YES
APRIL ALLOCATION TOTAL 3 UNITS			
UNIT 15 - 14m²	UNIT 19 - 13m²	UNIT 21 - 13m²	UNIT 23 - 13m²
UNIT 16 - 17m²	UNIT 20 - 14m²	UNIT 22 - 14m²	UNIT 24 - 14m²
UNIT 17 - 13m²	UNIT 21 - 13m²	UNIT 23 - 13m²	UNIT 25 - 13m²
UNIT 18 - 13m²	UNIT 22 - 14m²	UNIT 24 - 14m²	UNIT 26 - 14m²
UNIT 19 - 13m²	UNIT 23 - 13m²	UNIT 25 - 13m²	UNIT 27 - 13m²
TOTAL = 1247m²			

TABLE OF COMPLIANCE		SITE AREA 4106m²	
DCP ITEMS	REQUIREMENT	PROPOSED	COMPLY
FSR	3200 m2	3005m2	YES
BUILDING HEIGHT	8.5m	<8.5m	YES
COURTYARDS	60 m2	60 m2	YES
LANDSCAPED AREA	MIN 20%	33.3%	YES
DEEP SOIL	1112.65m²	1369m²	YES
DISABLED	MIN 10% OR 2.3	3 PROVIDED UNIT 20,21,22	YES

UNIT BREAKDOWN						
UNIT	1 BED	2 BED	3 BED	4 BED	5 BED	STORAGE
UNIT 1	0	0	0	0	1	10
UNIT 2	0	0	0	0	1	11
UNIT 3	0	0	0	0	1	11
UNIT 4	0	0	0	0	1	11
UNIT 5	0	0	0	0	1	11
UNIT 6	0	1	0	0	0	8.5
UNIT 7	0	0	0	0	1	10
UNIT 8	0	0	0	0	1	10
UNIT 9	0	0	0	0	1	10
UNIT 10	0	0	0	0	1	10
UNIT 11	0	0	0	0	1	11
UNIT 12	0	1	0	0	0	8.5
UNIT 13	0	0	0	0	1	10
UNIT 14	0	0	0	0	1	10
UNIT 15	0	0	0	0	1	10
UNIT 16	0	0	0	0	1	10
UNIT 17	0	0	0	0	1	10
UNIT 18	0	1	0	0	0	8.5
UNIT 19	0	0	0	0	1	11
UNIT 20 (KITCHEN)	0	0	0	0	1	11
UNIT 21 (KITCHEN)	0	0	0	0	1	11
UNIT 22 (KITCHEN)	0	0	0	0	1	11
UNIT 23	0	0	0	0	1	10
TOTAL	0	3	0	0	16	

PARKING	
REQUIREMENT	PROPOSED
3 X 2 BED 1	3
4 X 4 BED 1	2
5 X 5 BED 1	1
6 X 6 BED 1	1
7 X 7 BED 1	1
8 X 8 BED 1	1
9 X 9 BED 1	1
10 X 10 BED 1	1
11 X 11 BED 1	1
12 X 12 BED 1	1
13 X 13 BED 1	1
14 X 14 BED 1	1
15 X 15 BED 1	1
16 X 16 BED 1	1
17 X 17 BED 1	1
18 X 18 BED 1	1
19 X 19 BED 1	1
20 X 20 BED 1	1
21 X 21 BED 1	1
22 X 22 BED 1	1
23 X 23 BED 1	1
24 X 24 BED 1	1
25 X 25 BED 1	1
26 X 26 BED 1	1
27 X 27 BED 1	1
28 X 28 BED 1	1
29 X 29 BED 1	1
30 X 30 BED 1	1
31 X 31 BED 1	1
32 X 32 BED 1	1
33 X 33 BED 1	1
34 X 34 BED 1	1
35 X 35 BED 1	1
36 X 36 BED 1	1
37 X 37 BED 1	1
38 X 38 BED 1	1
39 X 39 BED 1	1
40 X 40 BED 1	1
41 X 41 BED 1	1
42 X 42 BED 1	1
43 X 43 BED 1	1
44 X 44 BED 1	1
45 X 45 BED 1	1
46 X 46 BED 1	1
47 X 47 BED 1	1
48 X 48 BED 1	1
49 X 49 BED 1	1
50 X 50 BED 1	1
51 X 51 BED 1	1
52 X 52 BED 1	1
53 X 53 BED 1	1
54 X 54 BED 1	1
55 X 55 BED 1	1
56 X 56 BED 1	1
57 X 57 BED 1	1
58 X 58 BED 1	1
59 X 59 BED 1	1
60 X 60 BED 1	1
61 X 61 BED 1	1
62 X 62 BED 1	1
63 X 63 BED 1	1
64 X 64 BED 1	1
65 X 65 BED 1	1
66 X 66 BED 1	1
67 X 67 BED 1	1
68 X 68 BED 1	1
69 X 69 BED 1	1
70 X 70 BED 1	1
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72 X 72 BED 1	1
73 X 73 BED 1	1
74 X 74 BED 1	1
75 X 75 BED 1	1
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77 X 77 BED 1	1
78 X 78 BED 1	1
79 X 79 BED 1	1
80 X 80 BED 1	1
81 X 81 BED 1	1
82 X 82 BED 1	1
83 X 83 BED 1	1
84 X 84 BED 1	1
85 X 85 BED 1	1
86 X 86 BED 1	1
87 X 87 BED 1	1
88 X 88 BED 1	1
89 X 89 BED 1	1
90 X 90 BED 1	1
91 X 91 BED 1	1
92 X 92 BED 1	1
93 X 93 BED 1	1
94 X 94 BED 1	1
95 X 95 BED 1	1
96 X 96 BED 1	1
97 X 97 BED 1	1
98 X 98 BED 1	1
99 X 99 BED 1	1
100 X 100 BED 1	1
TOTAL	34

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
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Drawing title

GROUND FLOOR PLAN

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Scale 1:100
Project number 18-19
Status

Drawn M.P.
Checked Z.B.
Drawing number 2002
Revision D

DA APPLICATION

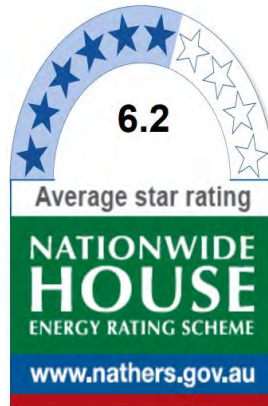
Table 4: BASIX Energy Commitments for each Dwelling	
Component	Commitment
Hot Water System	Individual HWS
Lifts	All lifts to use Gearless traction with VVVF motor servicing all levels
Alternative Energy Supply	Install a minimum of 1.75 kW Photovoltaic System (approx 7 panels (around 11.2 m2 roof area if using 1.6m x 1.0m panel), assuming using 250W panel)
Ventilation	Car park: Ventilation (exhaust) with a CO monitor & VSD fan Garage Rooms: Ventilation (exhaust only), continuous Other Hallways & lobbies: No mechanical ventilation Car park: LED lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Garage Rooms: LED lighting with motion sensors Hallways & lobbies: LED lighting with motion sensors + time clock
Lighting	Individual Gas Instantaneous Hot Water System (6 Stars Rating) Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch Heating & Cooling At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, bedrooms, kitchens and 1 of the living rooms to use LED lights with dedicated fittings¹ Gas cook top and electric oven Install Private Outdoor Clothes Drying Lines
Other	

Table 3: BERS Pro Thermal Loads					
Lot No.	Additional Treatments Required	Heating Load (MJ/m ² /yr)	Cooling Load (MJ/m ² /yr)	Stars	Pass/Fail
1	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	57.4	58.9	4.9	Pass
2	None	47.6	35.4	6.3	Pass
3	None	43.4	40.3	6.2	Pass
4	None	46.0	38.0	6.2	Pass
5	None	47.8	43.9	5.9	Pass
6	R1.0 added insulation to floor adjacent basement carpark	35.9	59.3	5.8	Pass
7	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	61.0	58.1	4.8	Pass
8	None	55.8	33.0	5.9	Pass
9	Total Window System U-value 5.4 & SHGC 0.58 throughout	60.9	28.4	5.9	Pass
10	None	57.1	37.1	5.8	Pass
11	None	58.7	42.6	5.4	Pass
12	R1.0 added insulation to floor adjacent basement carpark	40.6	54.2	5.7	Pass
13	R1.0 added insulation to floor adjacent to basement carpark Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows EXCEPT to bathroom, all glazing to star, stair/alfrresco glazing, bed/alfrresco glazing can use normal clear windows	53.9	57.0	5.1	Pass
14	None	54.7	49.2	5.4	Pass
15	R1.0 added insulation to floor adjacent basement carpark	43.6	20.1	7.2	Pass
16	R1.0 added insulation to floor adjacent basement carpark	40.4	23.3	7.2	Pass
17	R1.0 added insulation to floor adjacent basement carpark	41.2	37.8	6.4	Pass
18	None	36.1	36.7	6.7	Pass
19	None	23.6	34.2	7.4	Pass
20	None	27.9	29.2	7.4	Pass
21	None	22.2	39.3	7.3	Pass
22	None	28.0	29.3	7.4	Pass
23	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	50.2	45.8	5.7	Pass

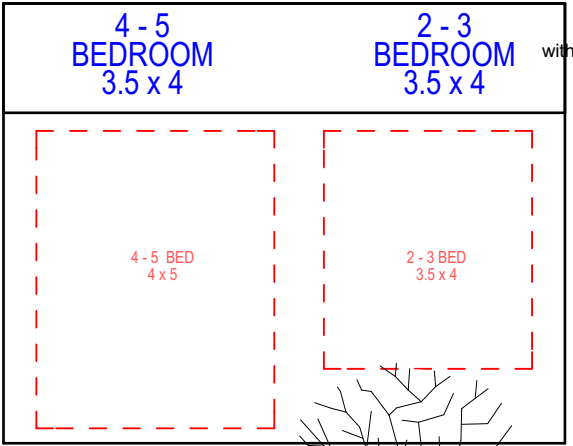
Table 1: BASIX Water Commitments for each Dwelling	
Common Areas and Central Systems	Private Dwellings
Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	No Common Rain Water Tank
Fire Sprinkler	No Fire Sprinkler
Fixtures for dwellings	3-star (Water Rating) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min 4-star (Water Rating) toilets 6-star (Water Rating) kitchen taps 6-star (Water Rating) bathroom taps Individual 2,500L Rain Water Tank, collecting from minimum 50m2 of roof area. RWT will be used for landscape irrigation.

Table 2: Base Case Assumptions on Construction and Fabric		
Element	Material	Detail
External walls	Brick Veneer	Insulation: R2.0 Bulk Insulation Medium colour
Internal walls	Plasterboard	R2.5 Bulk Insulation to internal wall areas adjacent to garage
Party walls	Plasterboard	With Neighbour For sliding doors, sliding & fixed windows: Total Window System Properties U-value 6.7 & SHGC 0.70 For glass doors & awning windows: Total Window System Properties U-value 6.7 & SHGC 0.57 Bedroom windows: 10% (RCA 3.9.2.5) As per plans & elevations
Windows	Window Operability	As per plans & elevations
Skylight	Shading device	As per plans & elevations
Roof	None	Insulation: R1.3 Anticon for Metal Roof & Sarking under Roofing Tiles Medium colour
Ceilings	Plasterboard	Insulation: R2.5 Bulk Insulation to all exposed areas
Floors	Concrete & Timber (Upper)	Insulation: See Table 3 Wet areas only: Tiles Bedrooms: Carpet Living/Dining/Kitchen: Tiles
Recessed downlights assessed	Exhaust fans (kitchens, bathrooms, laundry)	YES All assumed to be sealed

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Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street MINTO, NSW 2566
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LEVEL	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
GROUND	418m²	418m²	418m²	418m²	1672m²
LEVEL 1	388m²	388m²	388m²	388m²	1552m²
TOTAL	779m²	779m²	779m²	779m²	3224m²

GFA CALCULATION		SITE AREA 4106.0m²	
FSR	0.461	0.731	NO OVERFLOW
GFA	1847.4m²	3005m²	NO OVERFLOW
AFFORDABLE RENTAL HOUSING		TOTAL = 1247m²	
FSR	0.861	0.731	YES
GFA	3531.16m²	3005m²	YES
APRIL ALLOCATION TOTAL 9 UNITS			
UNIT 15 - 144m²	UNIT 19 - 131m²	TOTAL = 1247m²	
UNIT 16 - 171m²	UNIT 20 - 138m²		
UNIT 18 - 131m²	UNIT 21 - 138m²		
UNIT 19 - 131m²	UNIT 22 - 138m²		

TABLE OF COMPLIANCE		SITE AREA 4106m²	
DCP ITEMS	REQUIREMENT	PROPOSED	COMPLY
FSR	3200 m2	3005m2	YES
BUILDING HEIGHT	8.5m	<8.5m	YES
COURTYARDS	60 m2	60 m2	YES
LANDSCAPED AREA	MIN 20% 1112.65m²	33.3% 1369m²	YES
DEEP SOIL	MIN 20% 1112.65m²	33.3% 1369m²	YES
DISABLED	MIN 10% OR 2.3	3 PROVIDED UNIT 20,21,22	YES

UNIT BREAKDOWN						
UNIT	1 BED	2 BED	3 BED	4 BED	5 BED	STORAGE
UNIT 1	0	0	0	0	1	10m³
UNIT 2	0	0	0	0	1	11m³
UNIT 3	0	0	0	0	1	11m³
UNIT 4	0	0	0	0	1	11m³
UNIT 5	0	0	0	0	1	11m³
UNIT 6	0	1	0	0	0	8.5m³
UNIT 7	0	0	0	0	1	10m³
UNIT 8	0	0	0	0	1	10m³
UNIT 9	0	0	0	0	1	10m³
UNIT 10	0	0	0	0	1	10m³
UNIT 11	0	0	0	0	1	11m³
UNIT 12	0	1	0	0	0	8.5m³
UNIT 13	0	0	0	0	1	10m³
UNIT 14	0	0	0	0	1	10m³
UNIT 15	0	0	0	0	1	10m³
UNIT 16	5	0	0	0	1	10m³
UNIT 17	0	0	0	0	1	11m³
UNIT 18	0	0	0	0	1	11m³
UNIT 19	0	0	0	0	1	11m³
UNIT 20	0	0	0	0	1	11m³
UNIT 21	0	0	0	0	1	11m³
UNIT 22	0	0	0	0	1	11m³
TOTAL	0	1	0	0	16	

PARKING		
	REQUIREMENT	PROPOSED
3 X (2 BED) 1	3	3
4 X (4 BED) 1	2	2
16 X (5 BED) 1	18	31
VISITOR 1 PER 2	11	11
CAR WASH 1	1	1
TOTAL	34	48

AS - 12/11/2020
AMENDED PLANS - 04/10/2019
DA Submission - 28/03/2019
Client Sketch - 11/04/2018
Issue Amendment - Date

Project
12 - 16 FRANCIS STREET, MINTO

URBAN LINK PTY LTD
LEVEL 10, 11-15 DEANE ST,
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Nominated Architects:
Ziad Boumelhem
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Nicolas Toubia
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Reg:8933
Reg:9336

Drawing title

LEVEL 1

Date generated: 12/11/2020
Date: 04/10/2019
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50mm on original

Project number: 18- 19
Status: Status
Drawing number: 2003
Revision: D

DA APPLICATION

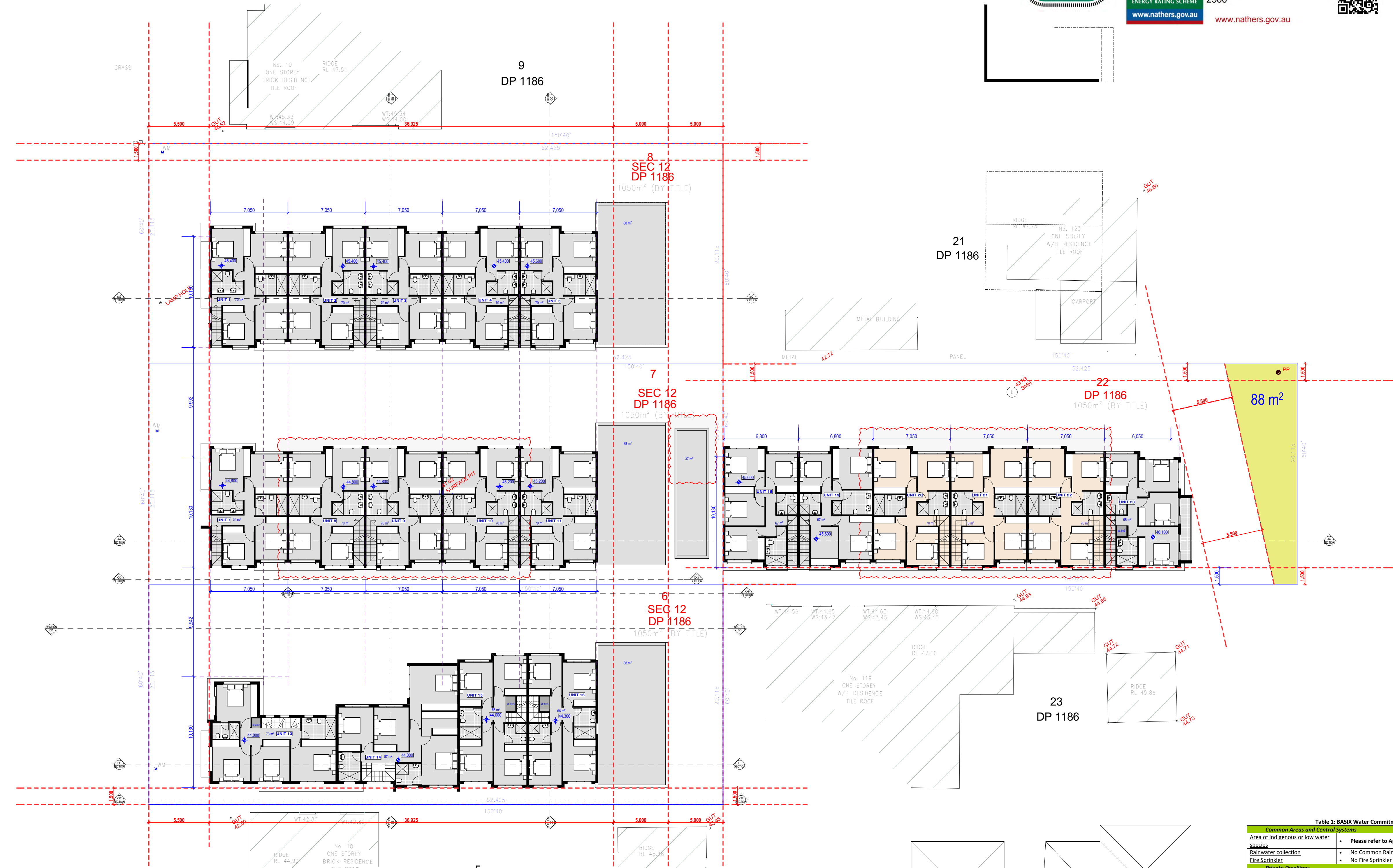


Table 4: BASIX Energy Commitments for each Dwelling

Component	Commitment
Hot Water System	Individual HWS
Lifts	All lifts to use Gearless traction with VVVF motor servicing all levels
Alternative Energy Supply	Install a minimum of 1.75 kW Photovoltaic System (approx 7 panels (around 11.2 m2 roof area if using 1.6m x 1.0m panel), assuming using 250W panel)
Ventilation	Car park: Ventilation (exhaust) with a CO monitor & VSD fan Garage Rooms: Ventilation (exhaust only), continuous Other Hallways & lobbies: No mechanical ventilation Car park: LED lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Garage Rooms: LED lighting with motion sensors Hallways & lobbies: LED lighting with motion sensors + time clock
Lighting	Individual Gas Instantaneous Hot Water System (6 Stars Rating)
Hot Water System	Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch
Ventilation	Heating: Living & Beds to have individual 1-phase air-conditioning with minimum 2 Stars Rating (New Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with minimum 2 Stars Rating (New Rating) Must be Day/Night Zoned
Heating & Cooling	At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, bedrooms, kitchens and 1 of the Living rooms to use LED lights with dedicated fittings ¹
Lighting	Gas cook top and electric oven Install Private Outdoor Clothes Drying Lines
Other	

Table 3: BERS Pro Thermal Loads

Lot No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
1	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	57.4	58.9	4.9	Pass
2	None	47.6	35.4	6.3	Pass
3	None	43.4	40.3	6.2	Pass
4	None	46.0	38.0	6.2	Pass
5	None	47.8	43.9	5.9	Pass
6	R1.0 added insulation to floor adjacent basement carpark	35.9	59.3	5.8	Pass
7	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	61.0	58.1	4.8	Pass
8	None	55.8	33.0	5.9	Pass
9	Total Window System U-value 5.4 & SHGC 0.58 throughout	60.9	28.4	5.9	Pass
10	None	57.1	37.1	5.8	Pass
11	None	58.7	42.6	5.4	Pass
12	R1.0 added insulation to floor adjacent basement carpark	40.6	54.2	5.7	Pass
13	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows EXCEPT to bathroom, all glazing to stair, stair/dressroom glazing, bed/dressroom glazing can use normal clear windows	53.9	57.0	5.1	Pass
14	None	54.7	49.2	5.4	Pass
15	R1.0 added insulation to floor adjacent basement carpark	43.6	20.1	7.2	Pass
16	R1.0 added insulation to floor adjacent basement carpark	40.4	23.3	7.2	Pass
17	R1.0 added insulation to floor adjacent basement carpark	41.2	37.8	6.4	Pass
18	None	36.1	36.7	6.7	Pass
19	None	23.6	34.2	7.4	Pass
20	None	27.9	29.2	7.4	Pass
21	None	22.2	39.3	7.3	Pass
22	None	28.0	29.3	7.4	Pass
23	Total Window System U-value 5.6 & SHGC 0.41 for sliding windows OR SHGC 0.36 for awning windows throughout	50.2	45.8	5.7	Pass

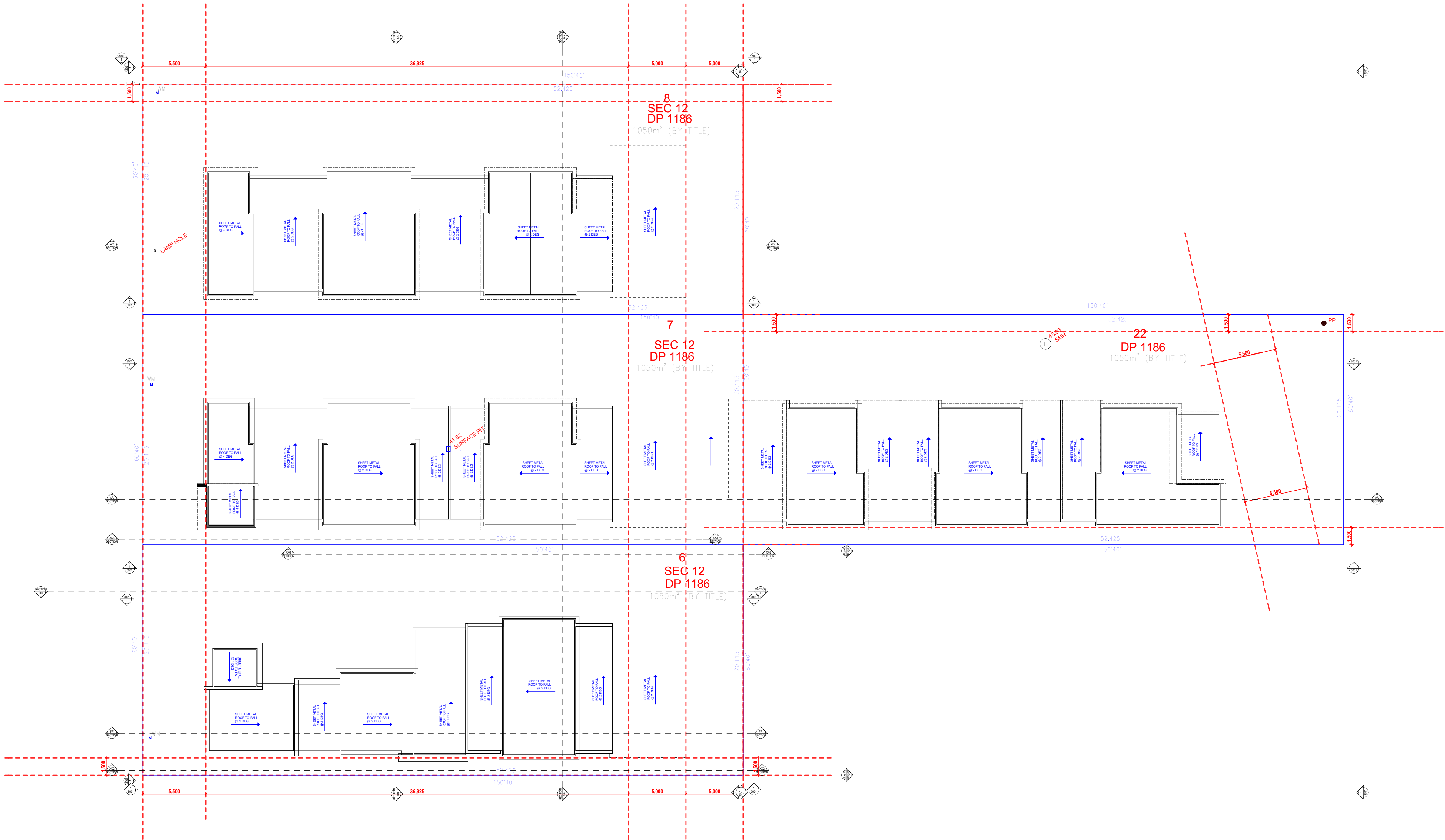
Table 1: BASIX Water Commitments for each Dwelling

Common Areas and Central Systems	
Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	No Common Rain Water Tank
Fire Sprinkler	No Fire Sprinkler
Private Dwellings	
Fixtures for dwellings	3-star (Water Rating) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min 4-star (Water Rating) toilets 6-star (Water Rating) kitchen taps 6-star (Water Rating) bathroom taps Individual 2,500L Rain Water Tank, collecting from minimum 50m2 of roof area. RWT will be used for landscape irrigation.

Table 2: Base Case Assumptions on Construction and Fabric

Element	Material	Detail
External walls	Brick Veneer	Insulation: R2.0 Bulk Insulation Medium colour
Internal walls	Plasterboard	R2.5 Bulk Insulation to internal wall areas adjacent to garage
Party walls	Plasterboard	With Neighbour
Windows	See Table 3 for total window properties	For sliding doors, sliding & fixed windows: Total Window System Properties U-value 6.7 & SHGC 0.70 For glass doors & awning windows: Total Window System Properties U-value 6.7 & SHGC 0.57 Bedroom windows: 10% (RCA 3.9.2.5) As per plans & elevations
Skylight	None	As per plans & elevations
Roof	Metal roof	Insulation: R1.3 Anticon for Metal Roof & Sarking under Roofing Tiles
Ceilings	Plasterboard	Insulation: R2.5 Bulk Insulation to all exposed areas
Floors	Concrete & Timber (Upper)	Insulation: See Table 3 Wet areas only: Tiles Bedrooms: Carpet Living/Dining/Kitchen: Tiles
Recessed downlights assessed	YES	
Exhaust fans (kitchens, bathrooms, laundry)	YES	All assumed to be sealed

LEVEL 01 PLAN
@ A1 1:200



LEVEL 02 PLAN
@ A1 1:100

D	AS PER COMMENTS	12/11/2020
C	AMENDED PLANS	04/10/2019
B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

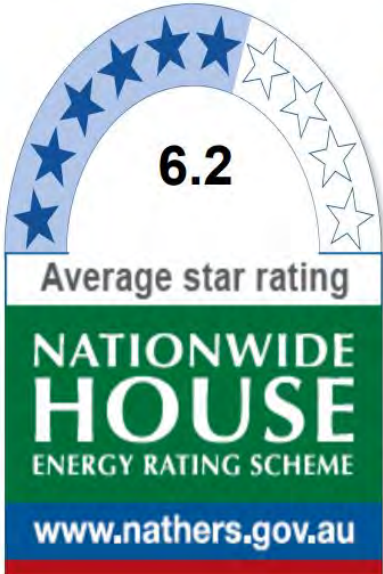
URBAN LINK PTY LTD
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Drawing title

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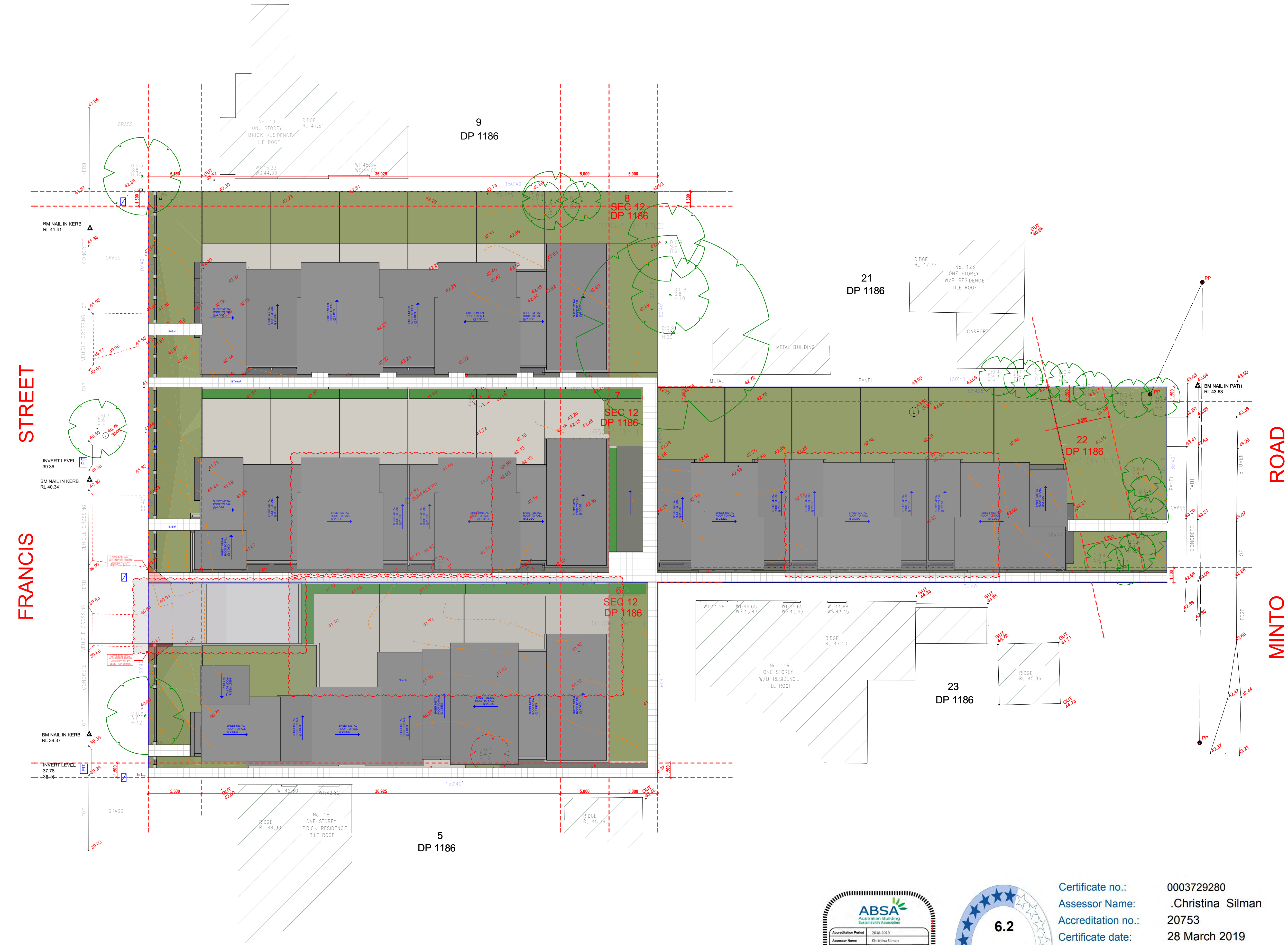
DA APPLICATION



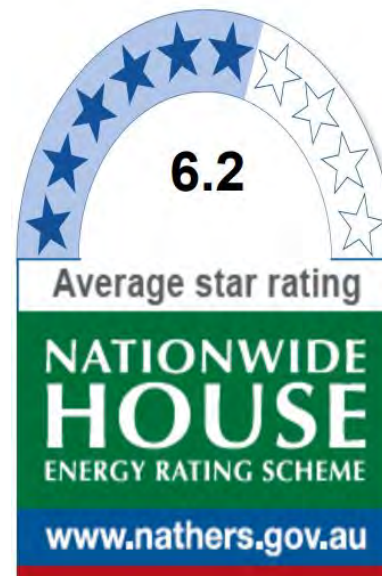
Certificate no.: 0003729280
Assessor Name: .Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street
MINTO, NSW
2566

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ROOF PLAN
@ A1 1:100



Certificate no.: 0003729280
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C	AMENDED PLANS	04/10/2019
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Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

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Drawing title

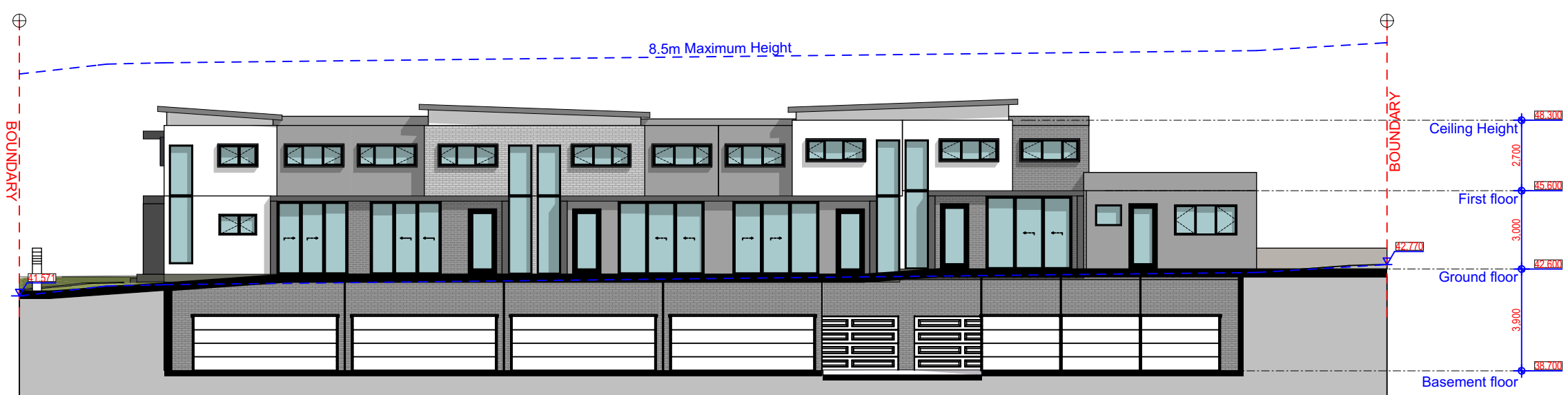
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Project number 18- 19 Status	Drawing number 2005	Revision D

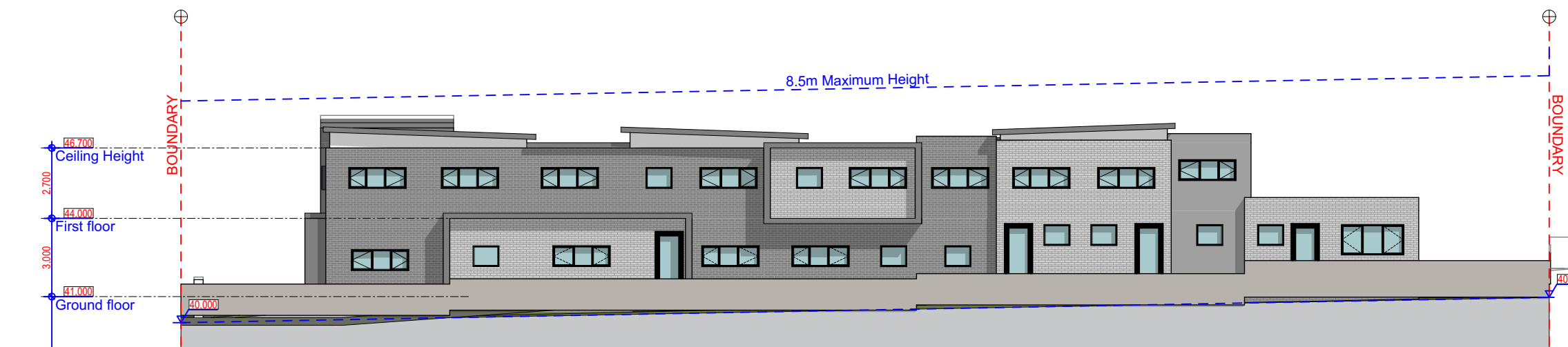
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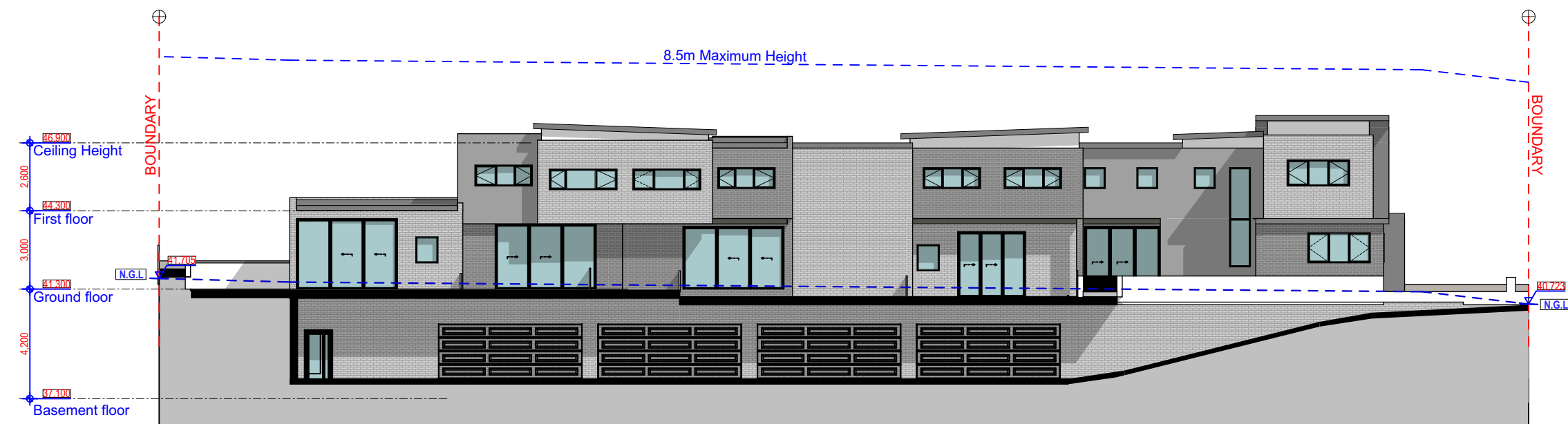
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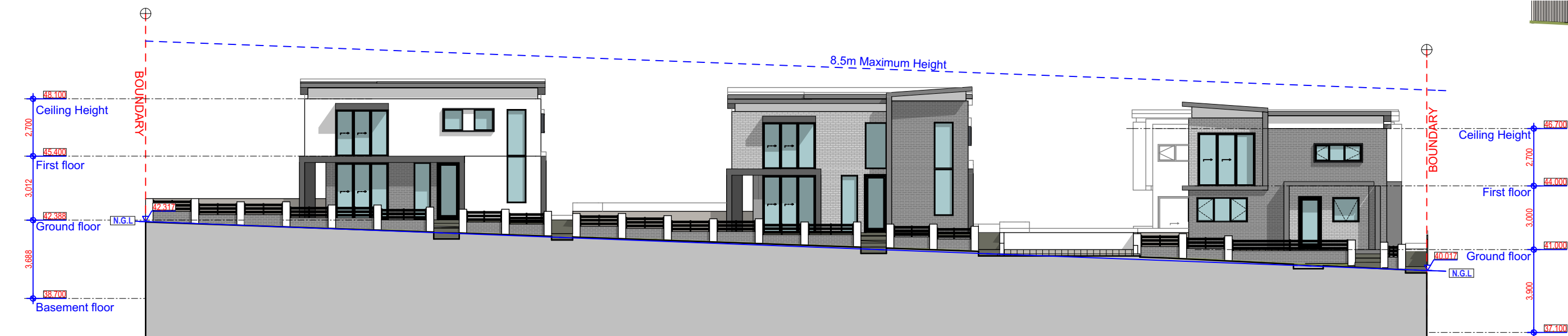
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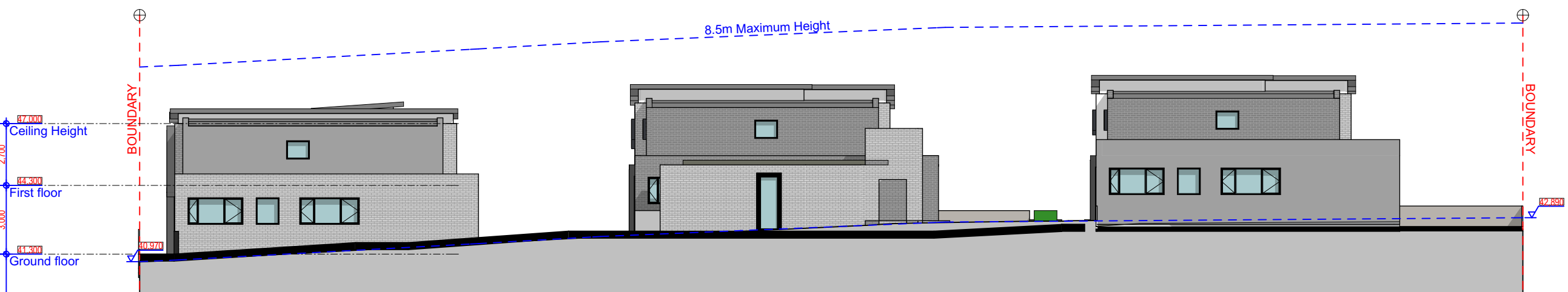
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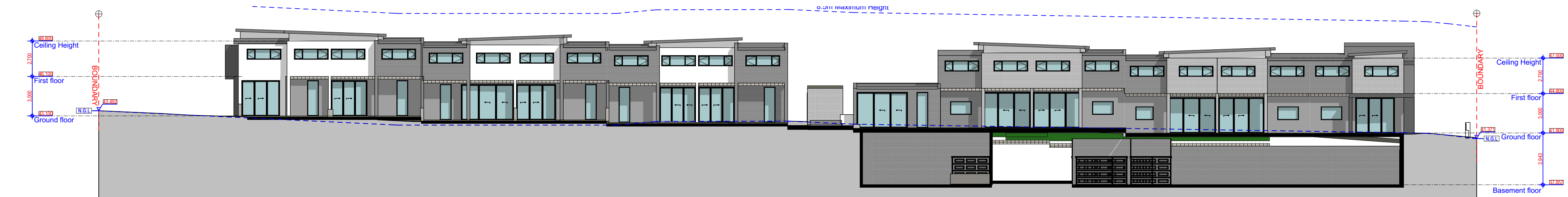
EAST ELEVATION (BUILD C)
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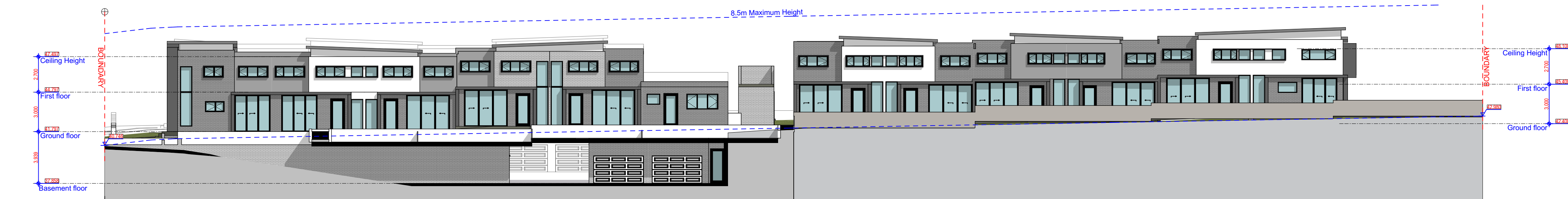
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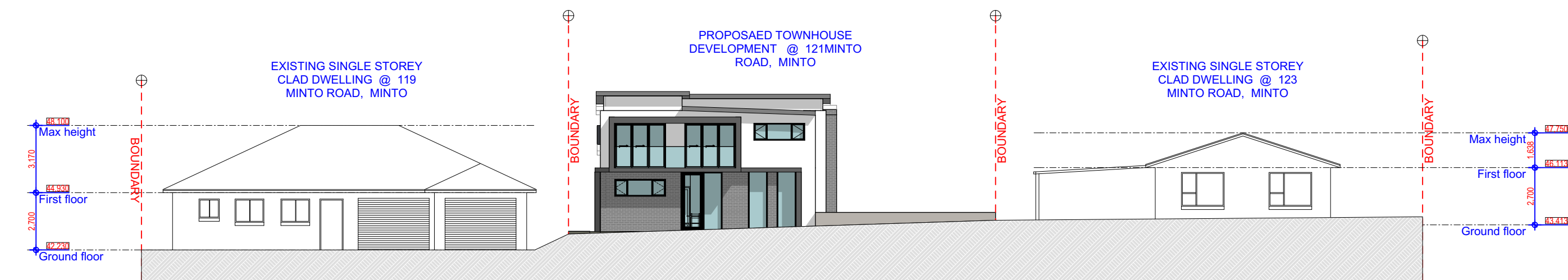
SOUTH ELEVATION BUILD (A,B,C)
@ A1 1:200



EAST ELEVATION (BUILD B & D)
@ A1 1:200



WEST ELEVATION (BUILD B & D)
@ A1 1:200



STREETSCAPE - MINTO ROAD
@ A1 1:200

D	AS PER COMMENTS	12/11/2020
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B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

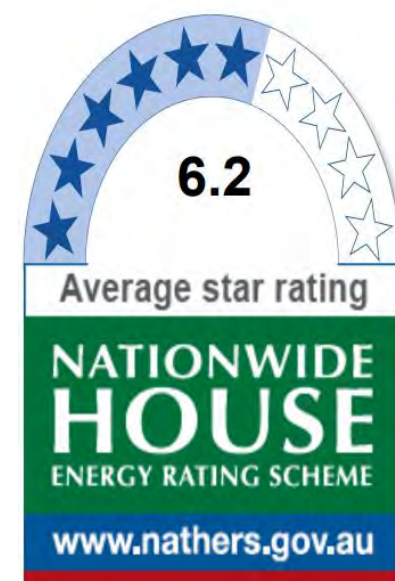
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Drawing title

ELEVATIONS
Date generated 12/11/2020 M,P Checked Z,B
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Project number 18-19 Drawing number 3001 Revision D
Status

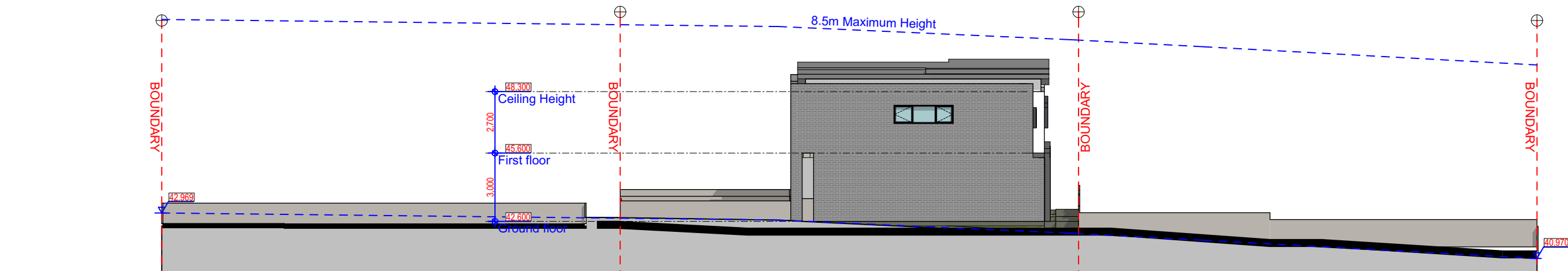
DA APPLICATION



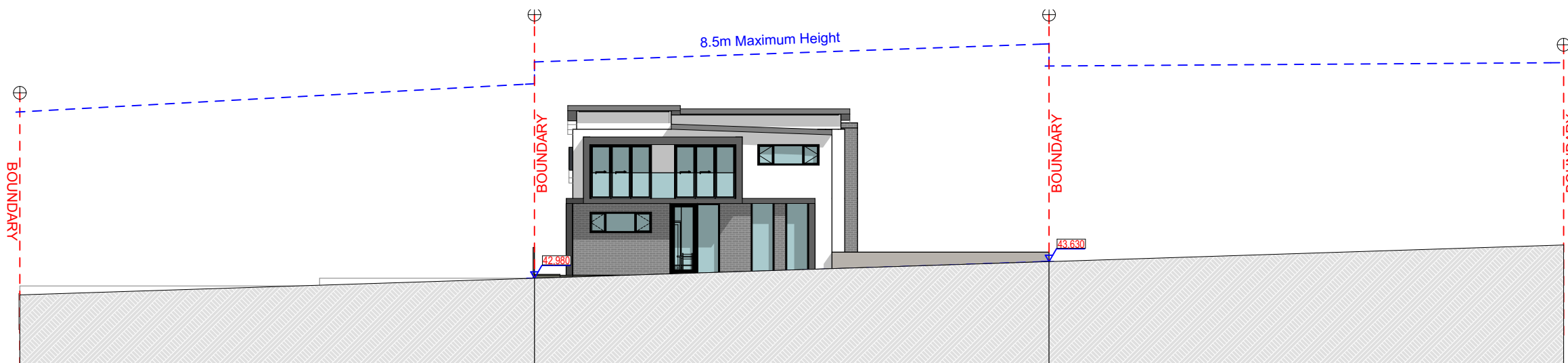
Certificate no.: 0003729280
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street MINTO, NSW 2566

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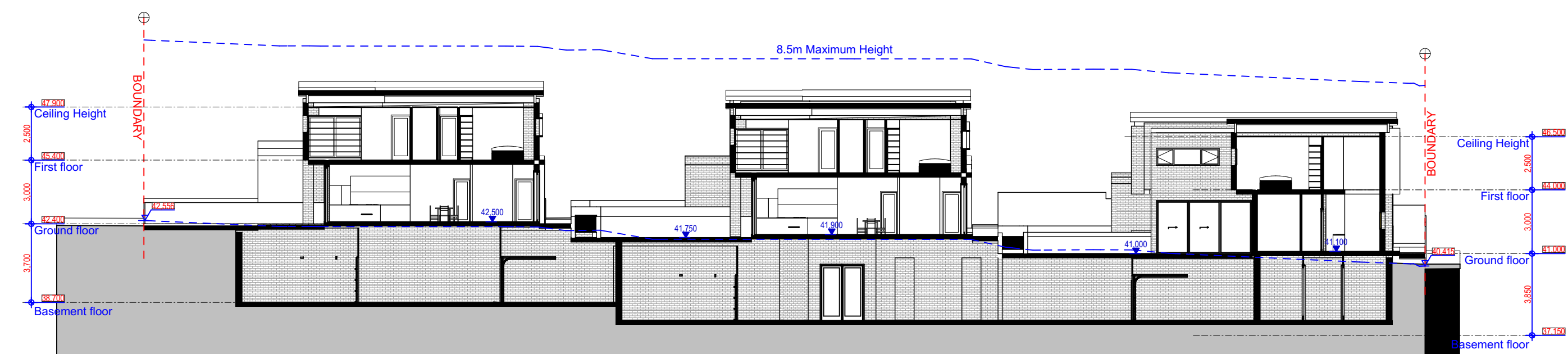
NORTH ELEVATION (BUILD D)
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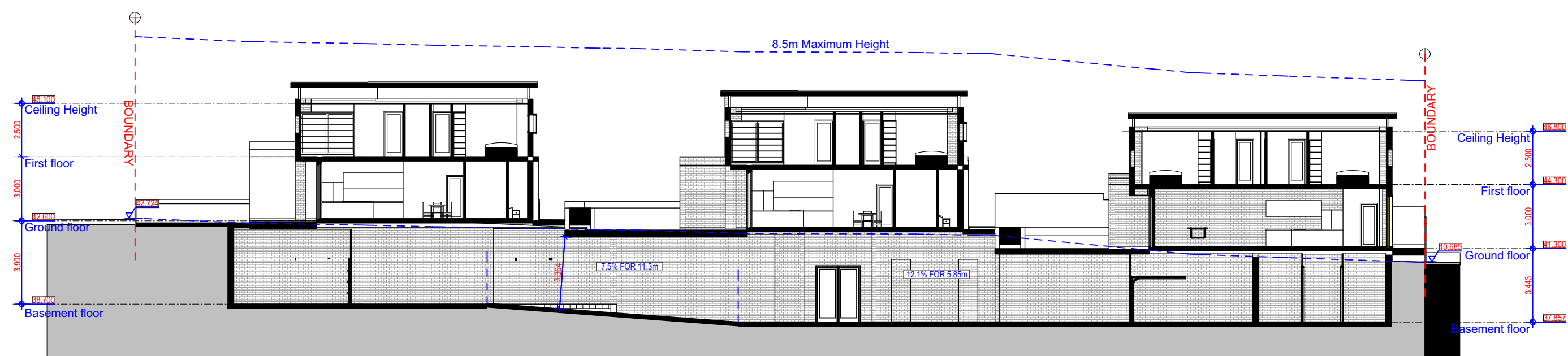
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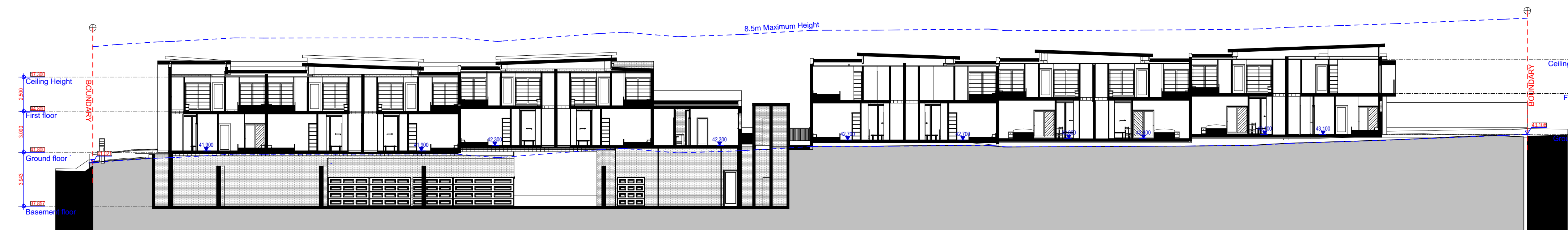
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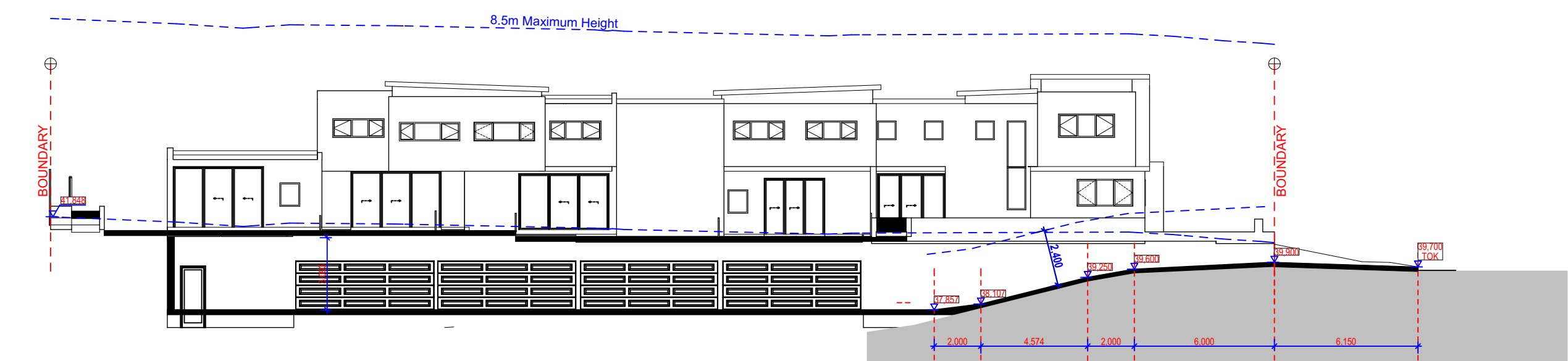
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SECTION C - C
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SECTION A - A
@ A1 1:100



SECTION D - D
@ A1 1:100

D	AS PER COMMENTS	12/11/2020
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A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

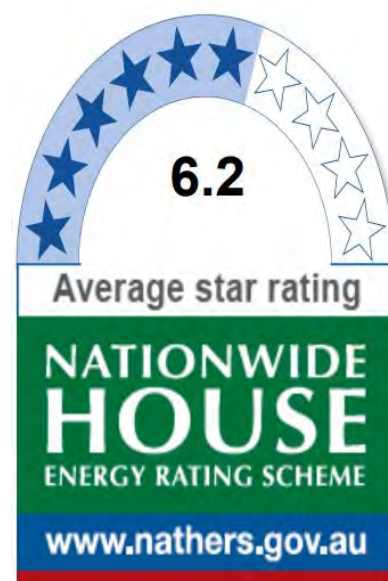
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Reg:9336

Drawing title

SECTIONS			
Date generated	12/11/2020	Drawn	M.P.
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Project number	18- 19	Drawing number	4001
Status		Revision	D

DA APPLICATION



Certificate no.: 0003729280
Assessor Name: .Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street
MINTO, NSW
2566

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SHADOWS LEGEND		NOTE
INDICATES IN m ² AREA OF SUN RECEIVED AT SPECIFIED HOUR	2 m ²	COMPLIANCE IS ONLY ACHIEVED AT HOURS WHERE THE RED HATCH IS SHOWN
INDICATES SHADOW CAST BY 1.5M BOUNDARY FENCE		

SOLAR BREAKDOWN NEIGHBOURING DWELLINGS											
NO.	TOTAL POS	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM	SOLAR P.O.S	SOLAR LIVING	COMPLIES
119 MINTO RD	200 m ²	102 m ²	169 m ²	172 m ²	171 m ²	168 m ²	165 m ²	159 m ²	9AM - 3PM	9AM - 3PM	✓
SOLAR RECEIVED		51 %	84.5 %	86 %	85 %	84 %	82.5 %	79.5 %			✓
16 FRANCIS	633 m ²	208 m ²	390 m ²	524 m ²	575 m ²	626 m ²	633 m ²	633 m ²	10AM - 3PM	9AM - 3PM	✓
SOLAR RECEIVED		32.8 %	61.6 %	82.7 %	90.8 %	98.8 %	100 %	100 %			✓

SOLAR BREAKDOWN										
UNIT	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM	SOLAR	SOLAR LIVING	COMPLIES
UNIT 1	34 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM		✓
UNIT 2	34 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 3	34 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 4	34 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 5	38 m ²	43 m ²	46 m ²	47 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 6	33 m ²	42 m ²	61 m ²	43 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 7			43 m ²	45 m ²	46 m ²	37 m ²		11AM - 2PM	9AM - 3PM	✓
UNIT 8			30 m ²	34 m ²	48 m ²	33 m ²		11AM - 2PM	9AM - 12PM	✓
UNIT 9			30 m ²	36 m ²	46 m ²	36 m ²		11AM - 2PM	9AM - 12PM	✓
UNIT 10			30 m ²	39 m ²	51 m ²	36 m ²		11AM - 2PM	9AM - 12PM	✓
UNIT 11			30 m ²	36 m ²	46 m ²	35 m ²		11AM - 2PM	9AM - 12PM	✓
UNIT 12			30 m ²	38 m ²	48 m ²	42 m ²		11AM - 2PM	9AM - 12PM	✓
UNIT 14			40 m ²	46 m ²	55 m ²	41 m ²		11AM - 2PM	9AM - 12PM	✓

UNIT	10.30AM	11.30AM	12.30PM	1.30PM	2.30PM					
UNIT 13	30 m ²	32 m ²	27 m ²	23 m ²				10.30AM - 1.30 PM	9AM - 3PM	✓
UNIT 15		30 m ²	48 m ²	52 m ²	42 m ²			11.30AM - 2.30 PM	9AM - 12PM	✓
UNIT 16		32 m ²	57 m ²	46 m ²	33 m ²			11.30AM - 2.30 PM	9AM - 12PM	✓
UNIT 17		30 m ²	49 m ²	50 m ²	34 m ²			11.30AM - 2.30 PM	9AM - 12PM	✓

UNIT	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM			
UNIT 18	35 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 19	35 m ²	40 m ²	43 m ²	44 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 20	38 m ²	43 m ²	46 m ²	47 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 21	37 m ²	42 m ²	44 m ²	45 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 22	33 m ²	38 m ²	41 m ²	42 m ²				9AM - 3PM	9AM - 12PM	✓
UNIT 23	34 m ²	39 m ²	41 m ²	42 m ²				9AM - 3PM	9AM - 12PM	✓

D	AS PER COMMENTS	12/11/2020
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Project
12 - 16 FRANCIS STREET, MINTO

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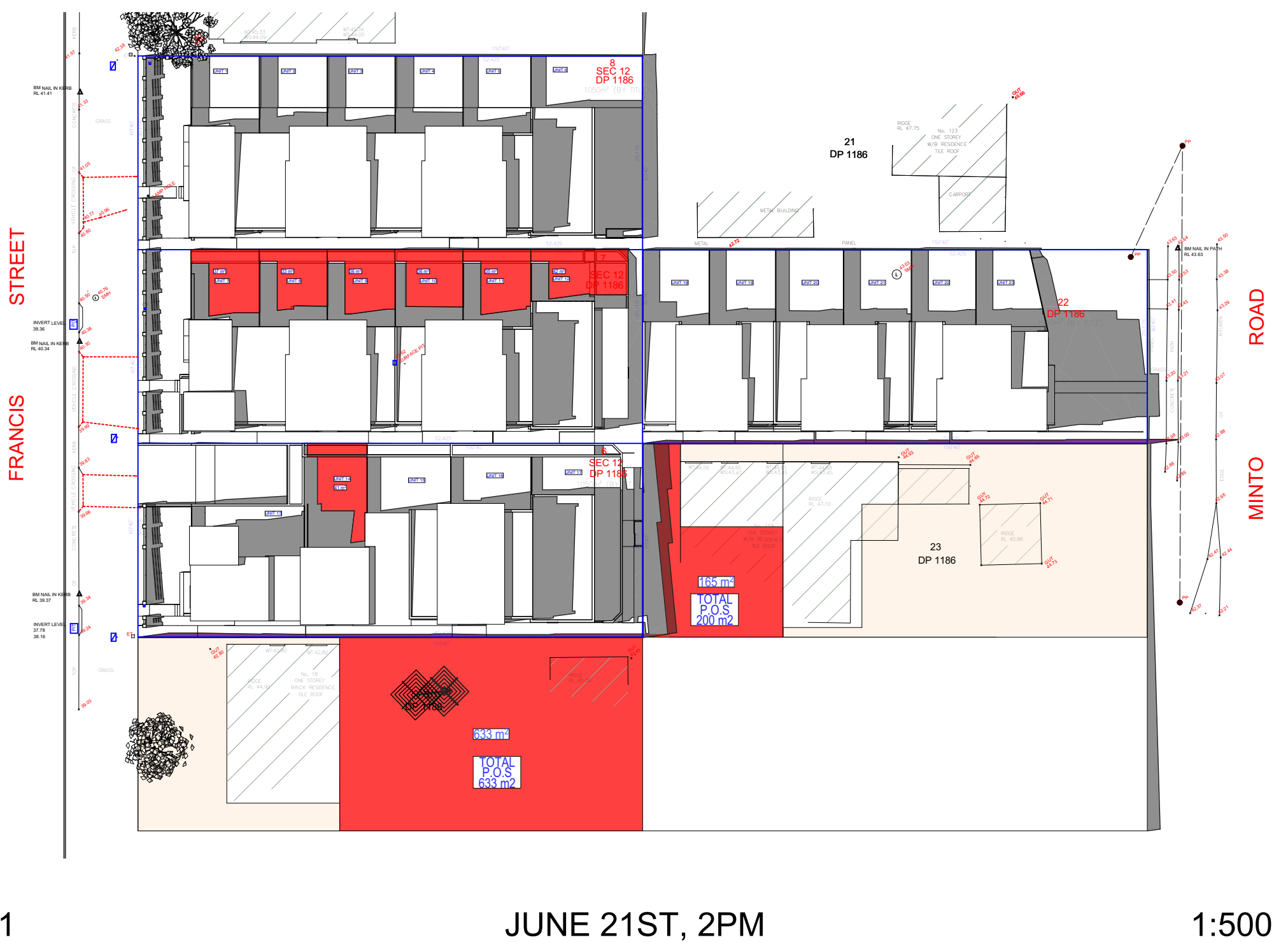
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JUNE EQUINOX

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Status

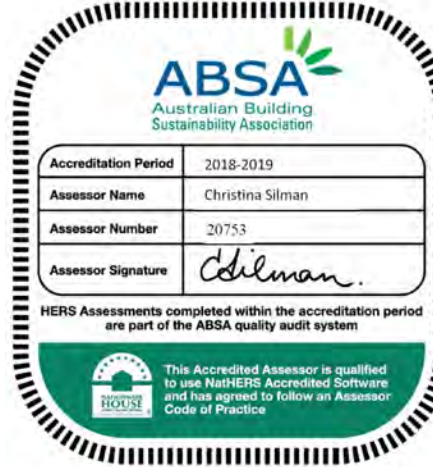
DA APPLICATION



Certificate no.: 0003729280
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019

Dwelling Address:
12-16 Francis Street
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2566

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SHADOWS LEGEND		NOTE
INDICATES IN m2 AREA OF SUN RECIEVED AT SPECIFIED HOUR	2 m ²	COMPLIANCE IS ONLY ACHIEVED AT HOURS WHERE THE RED HATCH IS SHOWN
INDICATES SHADOW CAST BY A 1.8M BOUNDARY FENCE		

SOLAR BREAKDOWN NEIGHBOURING DWELLINGS												
NO.	TOTAL POS	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM	SOLAR P.O.S	SOLAR LIVING	COMPLIES	
119 MINTO RD	200 m2	102 m2	169 m2	172 m2	171 m2	168 m2	165 m2	159 m2	9AM - 3PM	9AM - 3PM	✓	
SOLAR RECIEVED		51 %	84.5 %	86 %	85 %	84 %	82.5 %	79.5 %			✓	
18 FRANCIS	633 m2	208 m2	390 m2	524 m2	575 m2	626 m2	633 m2	633 m2	10AM - 3PM	9AM - 3PM	✓	
SOLAR RECIEVED		32.8 %	61.6 %	82.7 %	90.8 %	98.8 %	100 %	100 %			✓	

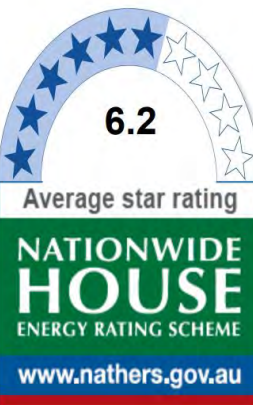
SOLAR BREAKDOWN										
UNIT	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM	SOLAR	SOLAR LIVING	COMPLIES
UNIT 1	34 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 2	34 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 3	34 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 4	34 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 5	38 m2	43 m2	46 m2	47 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 6	33 m2	42 m2	61 m2	43 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 7			43 m2	45 m2	46 m2	37 m2		11AM - 2PM	9AM - 3PM	✓
UNIT 8			30 m2	34 m2	48 m2	33 m2		11AM - 2PM	9AM - 12PM	✓
UNIT 9			30 m2	36 m2	46 m2	36 m2		11AM - 2PM	9AM - 12PM	✓
UNIT 10			30 m2	39 m2	51 m2	36 m2		11AM - 2PM	9AM - 12PM	✓
UNIT 11			30 m2	36 m2	46 m2	35 m2		11AM - 2PM	9AM - 12PM	✓
UNIT 12			30 m2	38 m2	48 m2	42 m2		11AM - 2PM	9AM - 12PM	✓
UNIT 14			40 m2	46 m2	55 m2	41 m2		11AM - 2PM	9AM - 12PM	✓

UNIT	10.30AM	11.30AM	12.30PM	1.30PM	2.30PM					
UNIT 13	30 m2	32 m2	27 m2	23 m2				10.30AM - 1.30 PM	9AM - 3PM	✓
UNIT 15		30 m2	48 m2	52 m2	42 m2			11.30AM - 2.30 PM	9AM - 12PM	✓
UNIT 16		32 m2	57 m2	46 m2	33 m2			11.30AM - 2.30 PM	9AM - 12PM	✓
UNIT 17		30 m2	49 m2	50 m2	34 m2			11.30AM - 2.30 PM	9AM - 12PM	✓

UNIT	9AM	10AM	11AM	12PM	1 PM	2 PM	3 PM			
UNIT 18	35 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 19	35 m2	40 m2	43 m2	44 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 20	38 m2	43 m2	46 m2	47 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 21	37 m2	42 m2	44 m2	45 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 22	33 m2	38 m2	41 m2	42 m2				9AM - 3PM	9AM - 12PM	✓
UNIT 23	34 m2	39 m2	41 m2	42 m2				9AM - 3PM	9AM - 12PM	✓

D	AS PER COMMENTS	12/11/2020
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B	DA Submission	28/03/2019
A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO



Certificate no.: 0003729280
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 28 March 2019
Dwelling Address: 12-16 Francis Street MINTO, NSW 2566
www.nathers.gov.au



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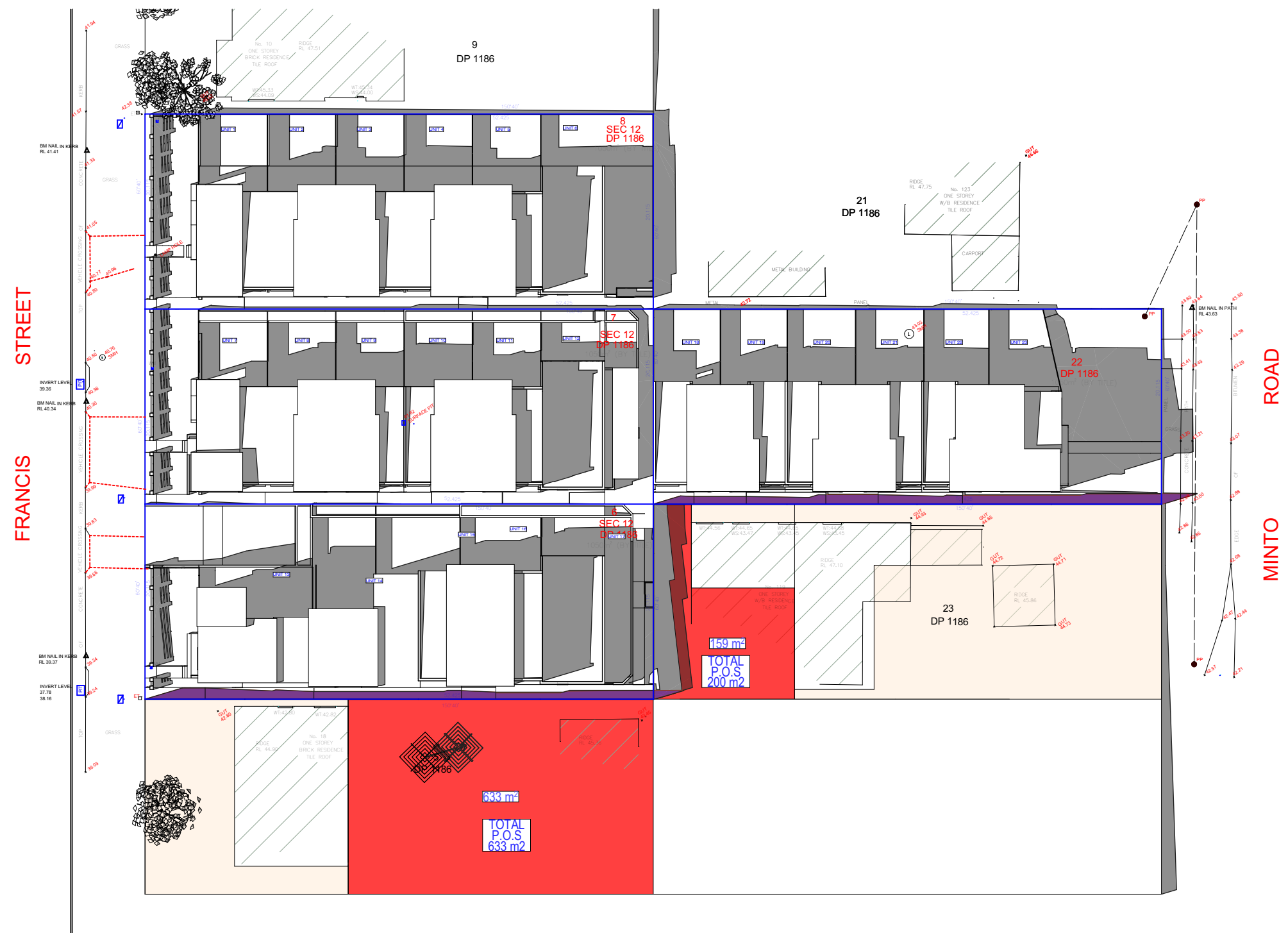
Nominated Architects:
Ziad Boumelhem
Youssef El Khawaja
Nicolas Toubia
Reg:8008
Reg:8933
Reg:9336

Drawing title

JUNE EQUINOX

Date generated 12/11/2020
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Project number 18- 19
Status
Drawing number 5002
Revision D

DA APPLICATION



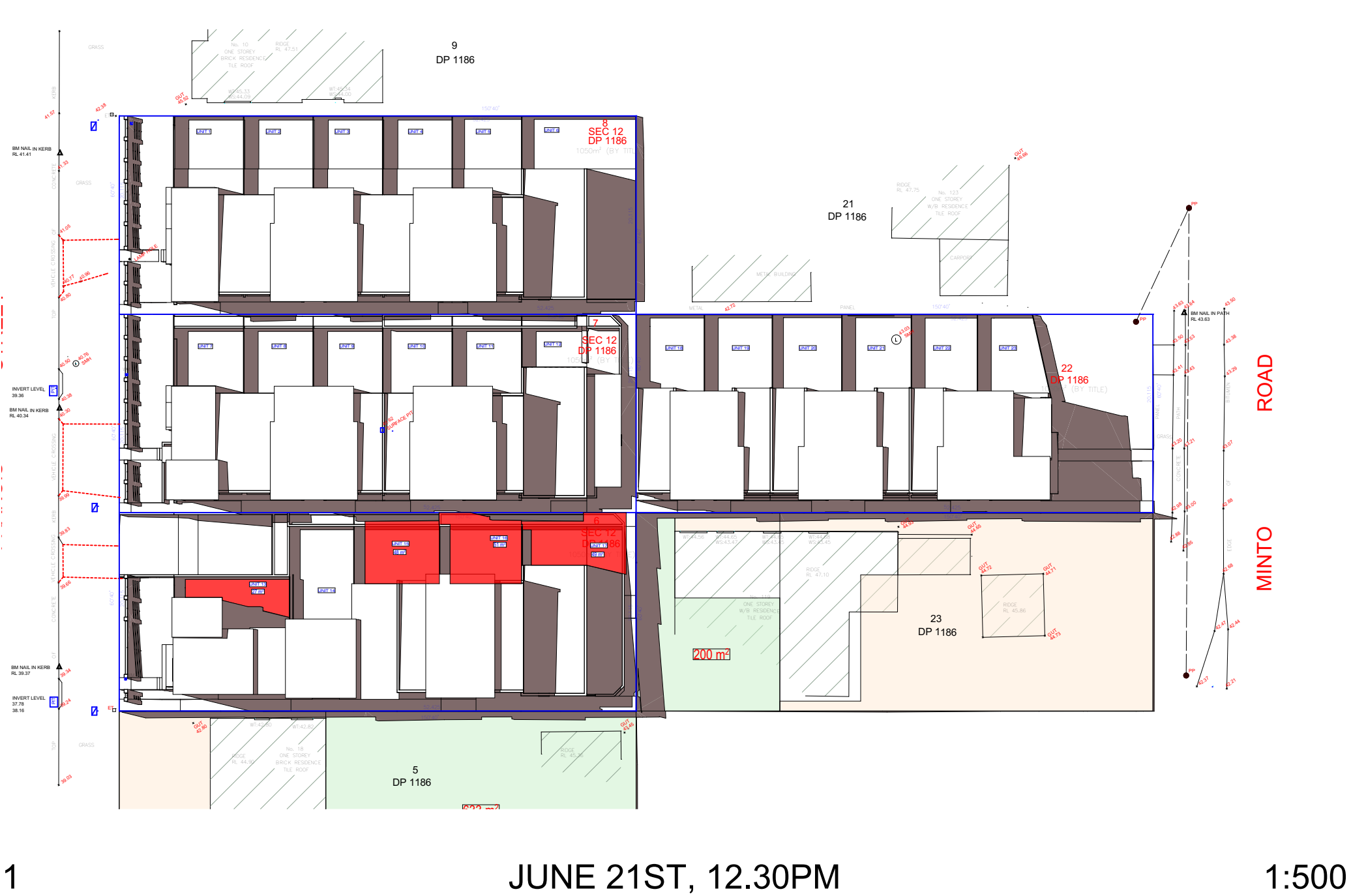
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1 JUNE 21ST, 10.30AM 1:500



1 JUNE 21ST, 11.30AM 1:500



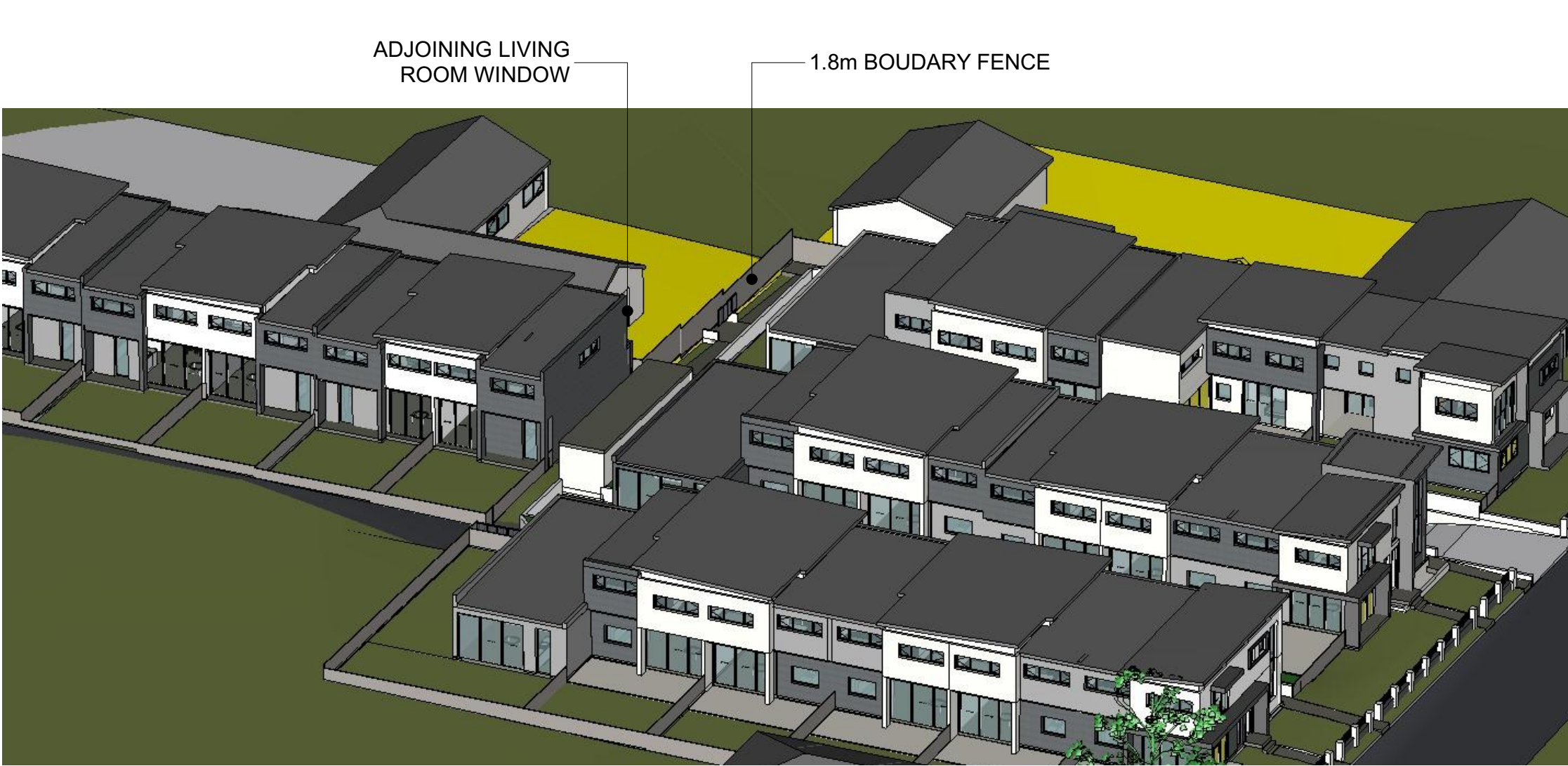
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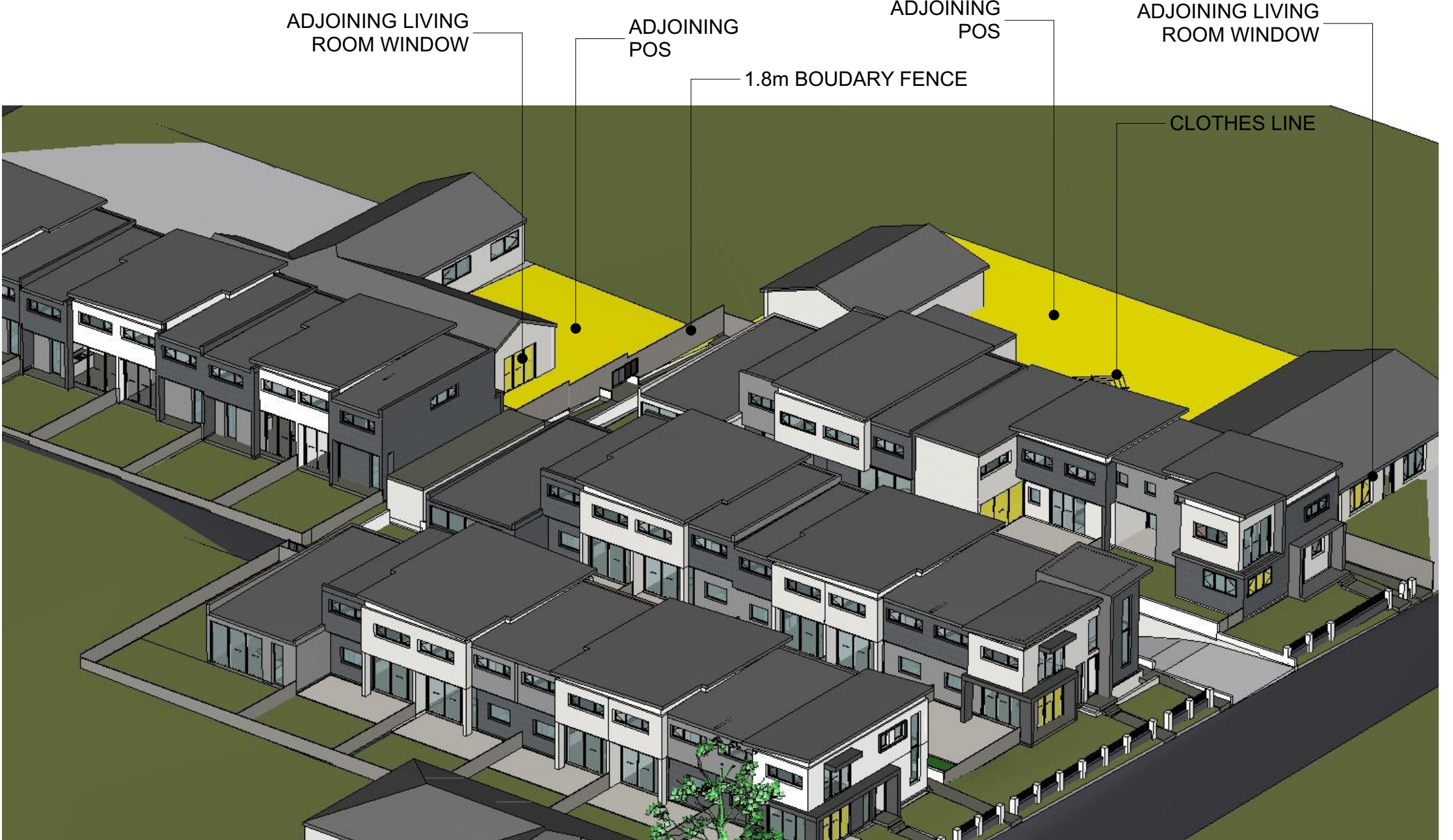
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1 JUNE 21ST, 2.30PM 1:500



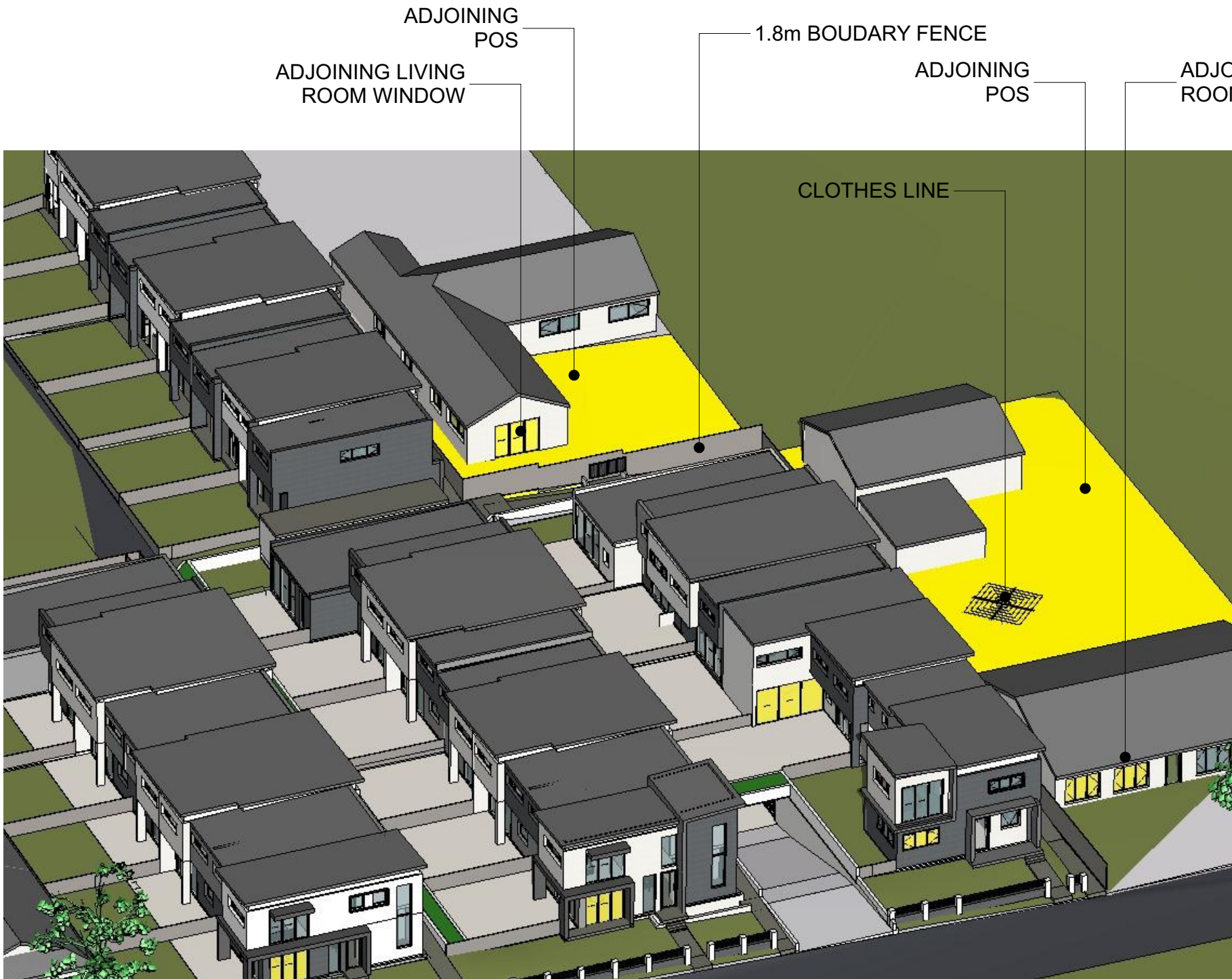
1 1 Camera 9AM SHADOW



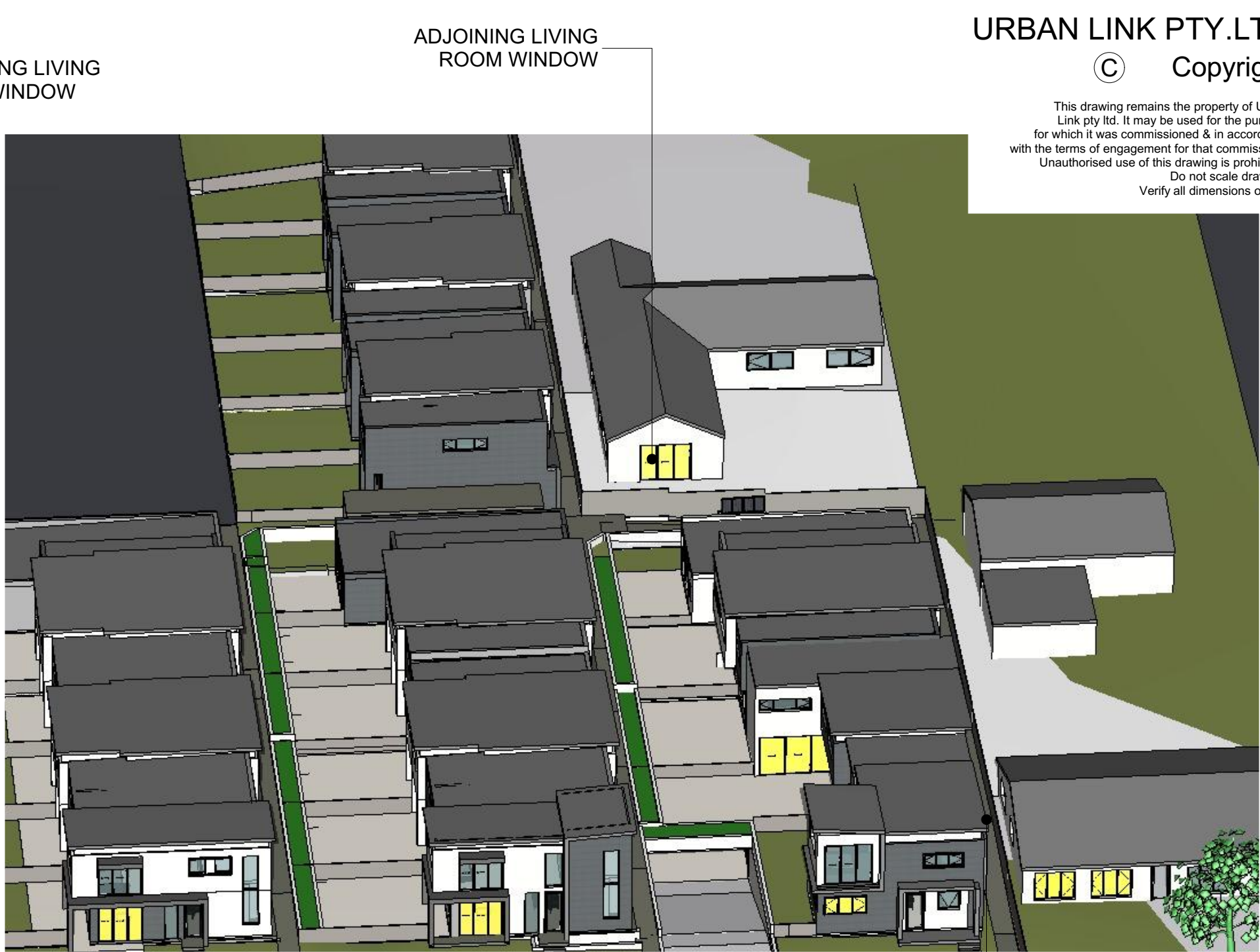
1 5 Camera 10AM SHADOW



1 6 Camera 11AM SHADOW



1 7 Camera 12PM SHADOW



1 8 Camera 1PM SHADOW



1 6 Camera 2PM SHADOW



1 10 Camera 3PM SHADOW

D	AS PER COMMENTS	12/11/2020
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A	Client Sketch	11/04/2018
Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

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Reg:8008
Reg:8933
Reg:9336

Drawing title

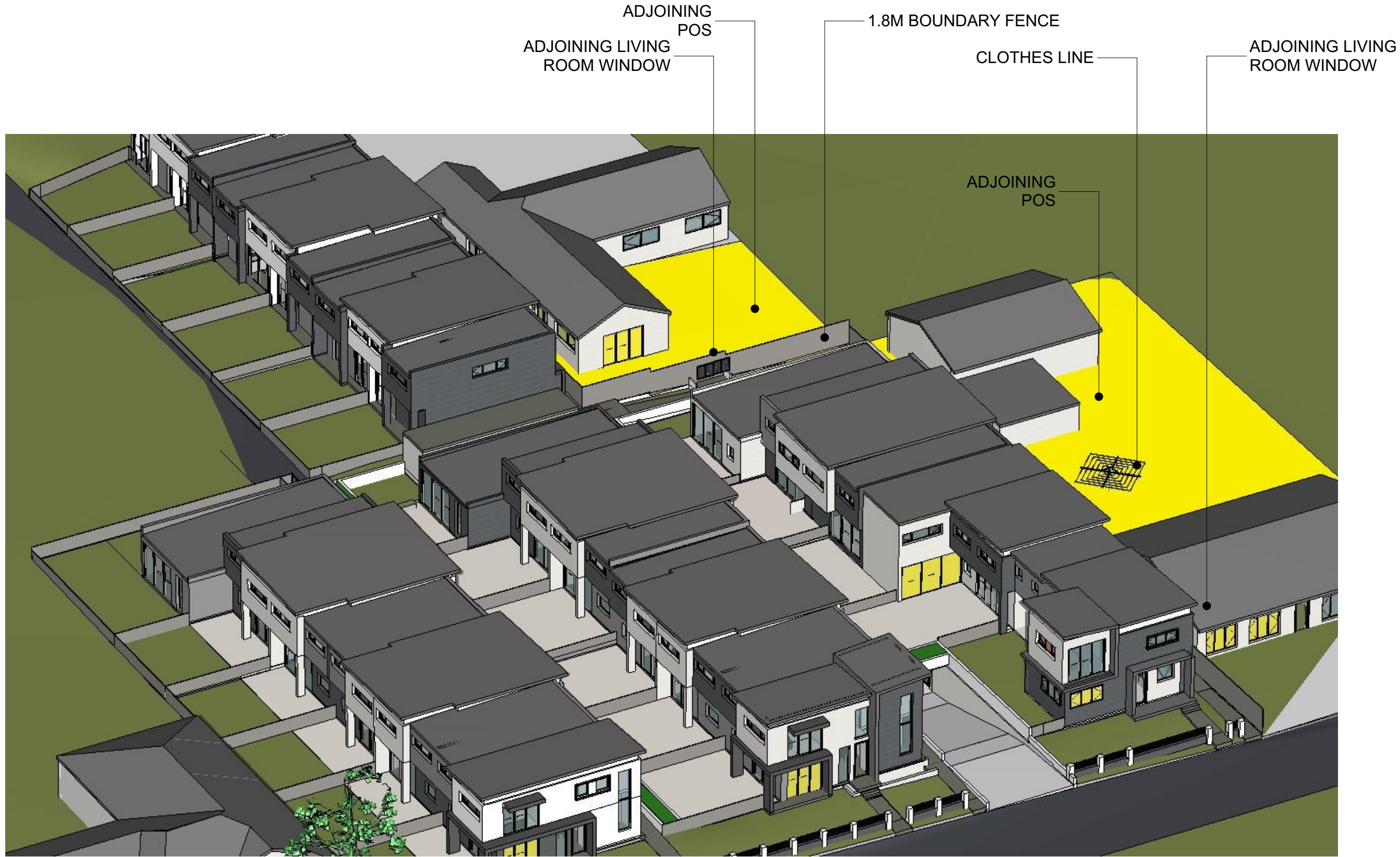
VIEWS FROM THE SUN 1

Date generated
12/11/2020
Drawn
M.P.
Checked
Z.B.

Scale
1:100
@ A1 sheet size
50mm on original

Project number
18- 19
Status
Drawing number
5003
Revision
D

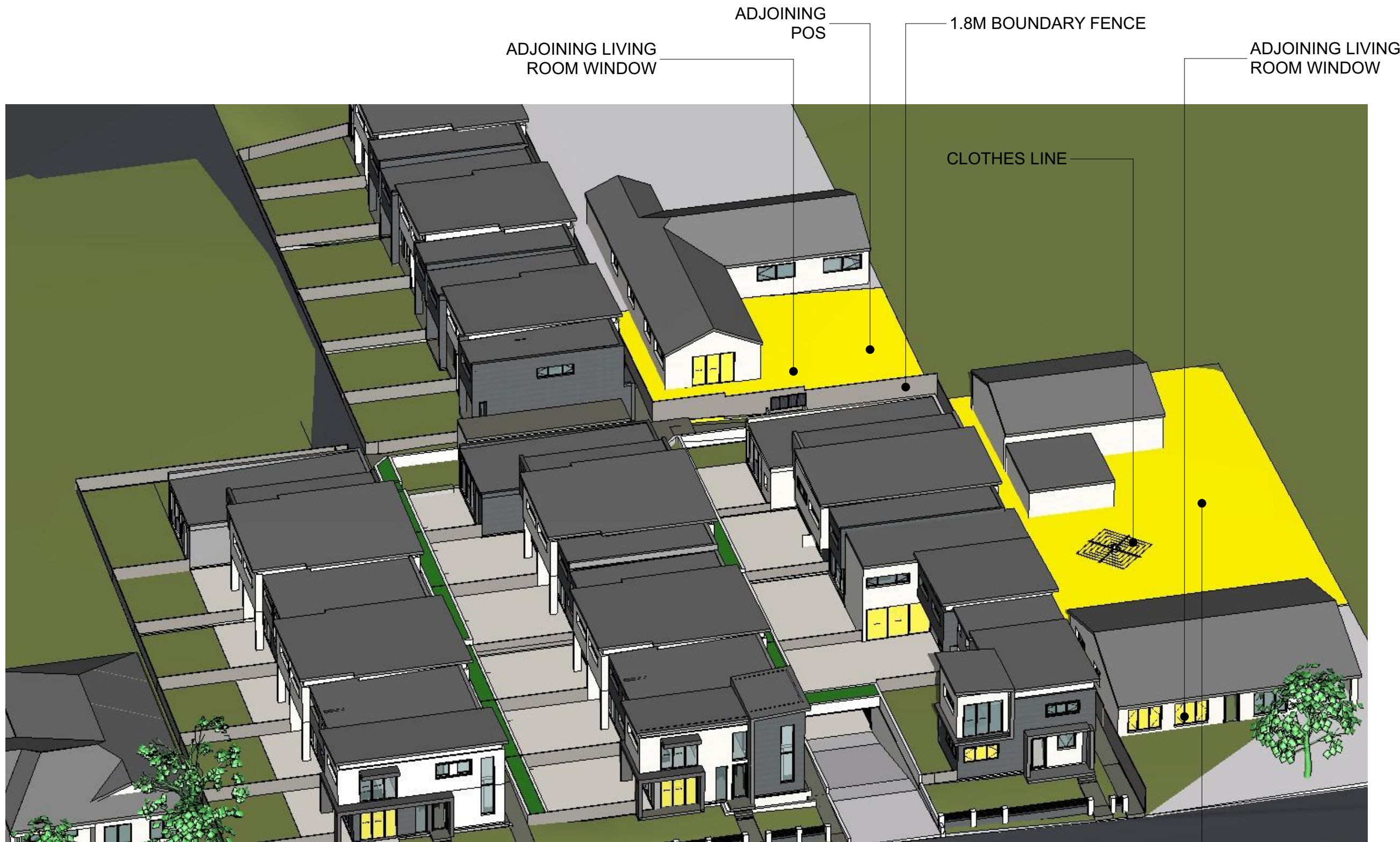
DA APPLICATION



1 2 Camera 11.30AM SHADOW



1 4 Camera 1.30PM SHADOW



1 3 Camera 12.30PM SHADOW



1 11 Camera 2.30PM SHADOW

D	AS PER COMMENTS	12/11/2020
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Project
12 - 16 FRANCIS STREET, MINTO

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VIEWS FROM THE SUN 2

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Project number 18- 19 Drawing number 5004 Revision D

DA APPLICATION

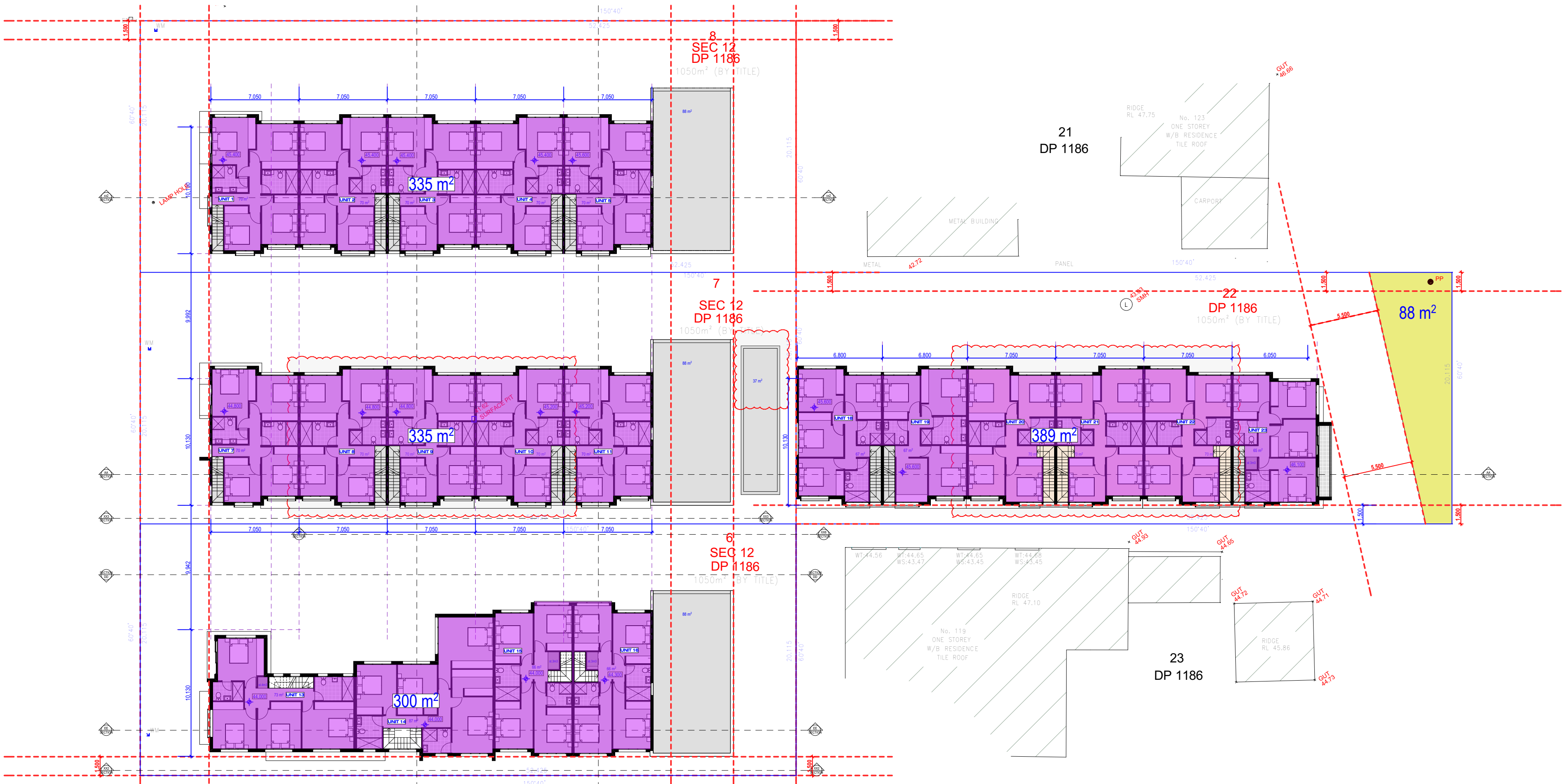


1 GROUND

1:250

GFA BREAKDOWN					
LEVEL	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
GROUND	418m²	418m²	372m²	398m²	1606m²
LEVEL 1	355 m²	355 m²	300 m²	389 m²	1399m²
TOTAL	773 m²	773 m²	672 m²	787 m²	3005 m²

GFA CALCULATION		SITE AREA = 4106.0m ²	
	ALLOWED	PROPOSED	COMPLIES
FSR	0.86:1 0.46:1 + 0.41:1	0.73:1	NO (REFER BELOW)
GFA	1847.4m ²	3005m ²	NO (REFER BELOW)
		G- 1606m ² L1- 1399m ²	TOTAL 3005m ²
AFFORDABLE RENTAL HOUSING			
FSR	0.86:1 0.46:1 + 0.41:1	0.732:1	YES
GFA	3531.16m ²	3005m ²	YES
ARH ALLOCATION TOTAL 9 UNITS			
UNIT 13 - 144m ² UNIT 14 - 171m ² UNIT 15 - 131m ² UNIT 16 - 131m ² UNIT 18 - 131m ²		UNIT 19 - 131m ² UNIT 20 - 136m ² UNIT 21 - 136m ² UNIT 22 - 136m ² TOTAL= 1247m²	



1 LEVEL 01

1:250

D	AS PER COMMENTS	12/11/2020
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Project
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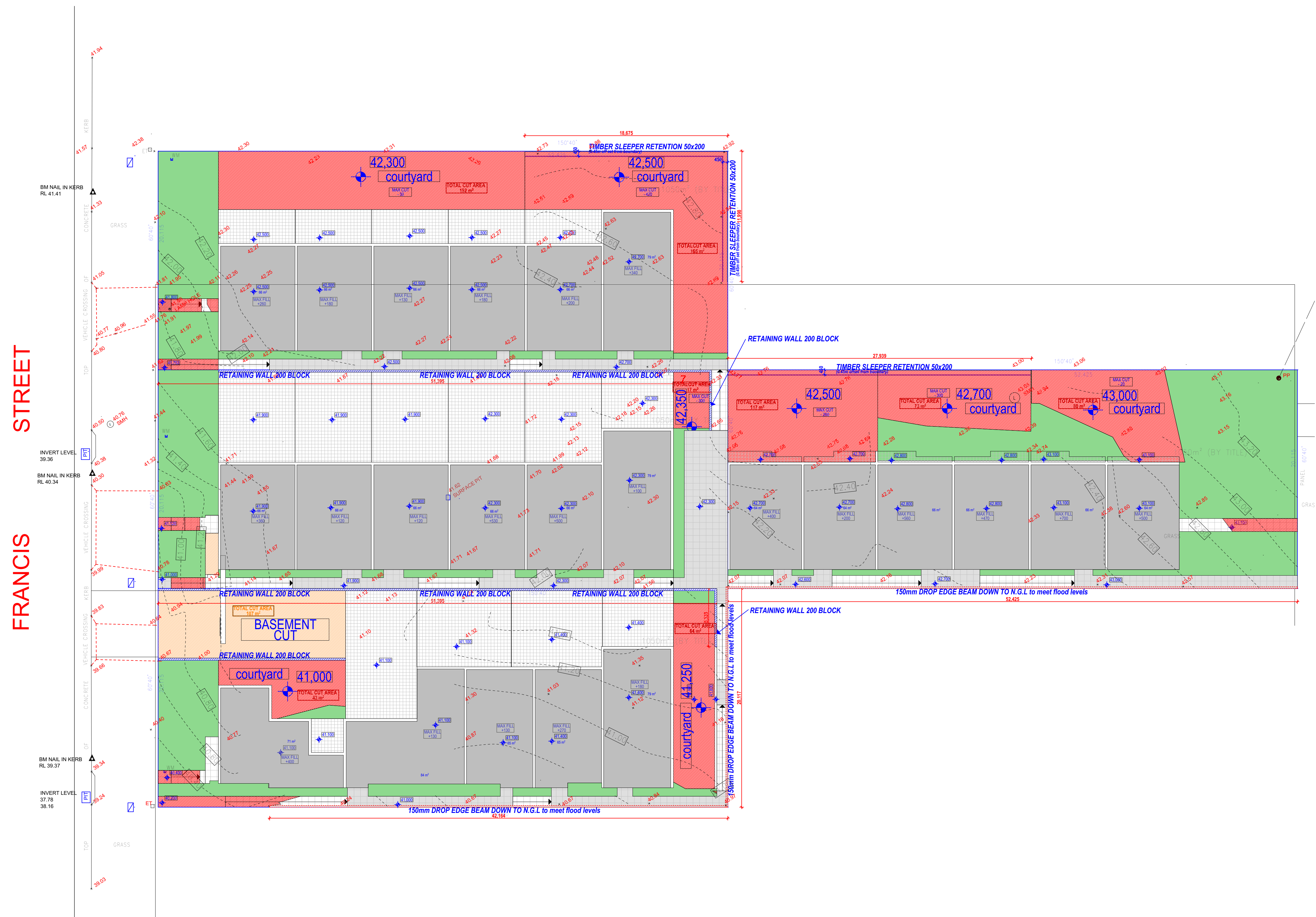
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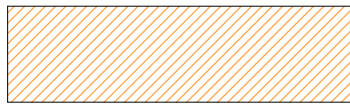
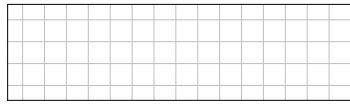
GFA DIAGRAMS

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Scale 1:100
Project number 18- 19
Status
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Checked Z.B
Drawing number 6001
Revision D

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CUT FILL LEGEND	
	BASEMENT CUT
	CUT ON GROUND
	UNIT FOOTPRINT
	COURTYARD & PATH FOOTPRINT
	NATURAL GROUND
	150mm DROP EDGE BEAM
	TIMBER SLEEPER RETENTION 50x200
	RETAINING WALL 200 BLOCK

D	AS PER COMMENTS	12/11/2020
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Project
12 - 16 FRANCIS STREET, MINTO

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CUT FILL PLAN

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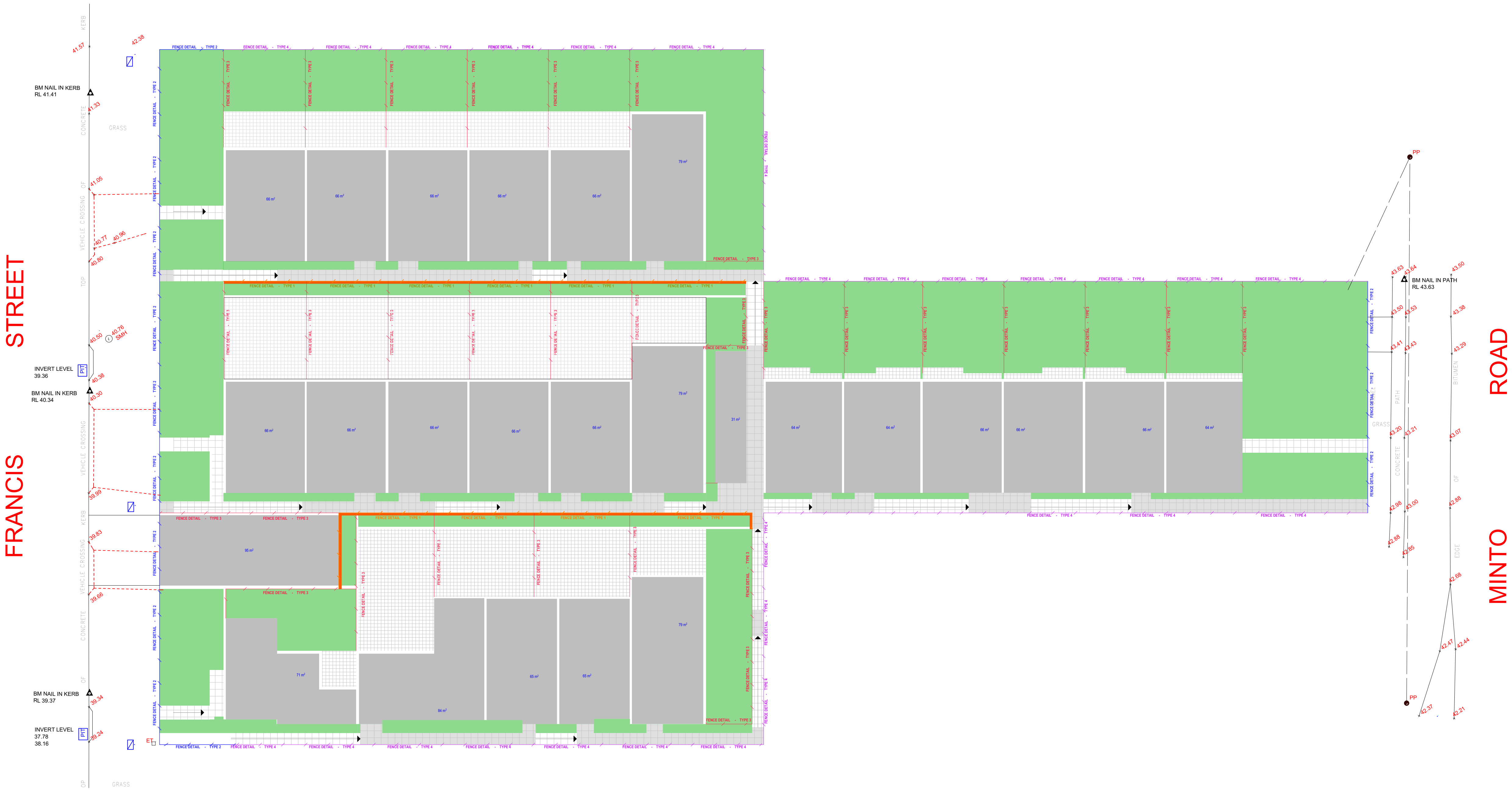
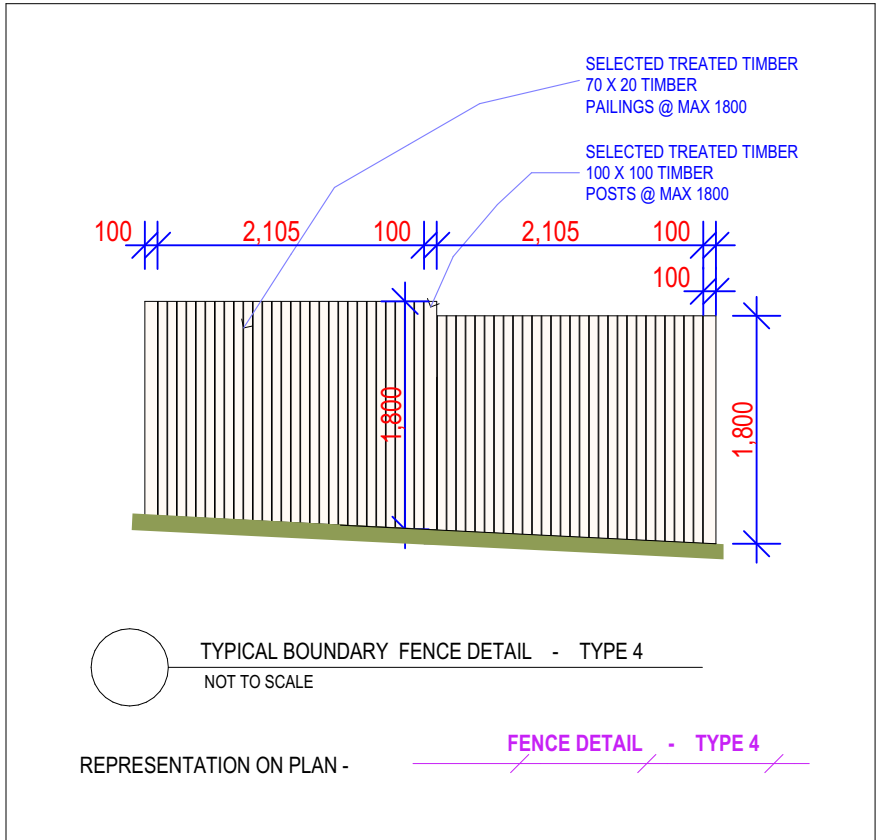
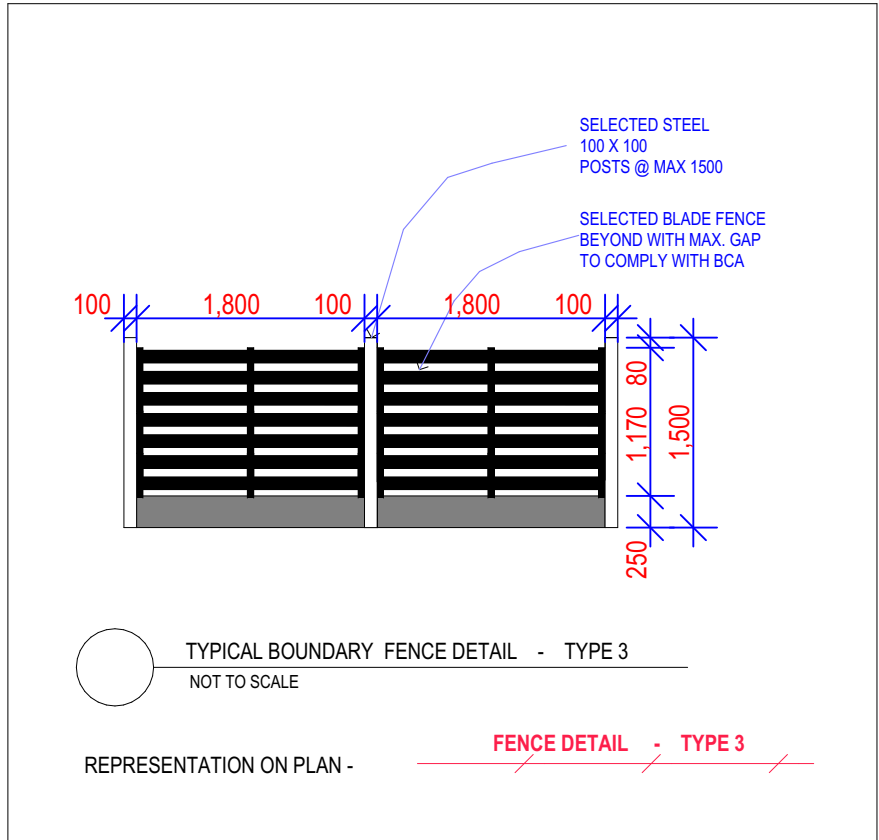
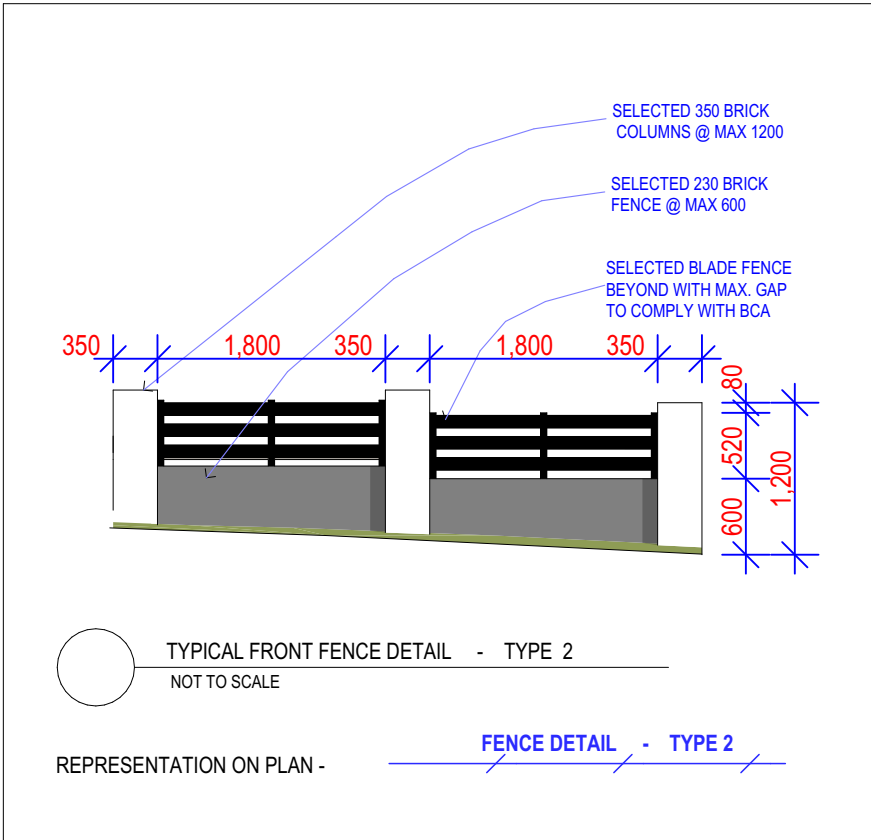
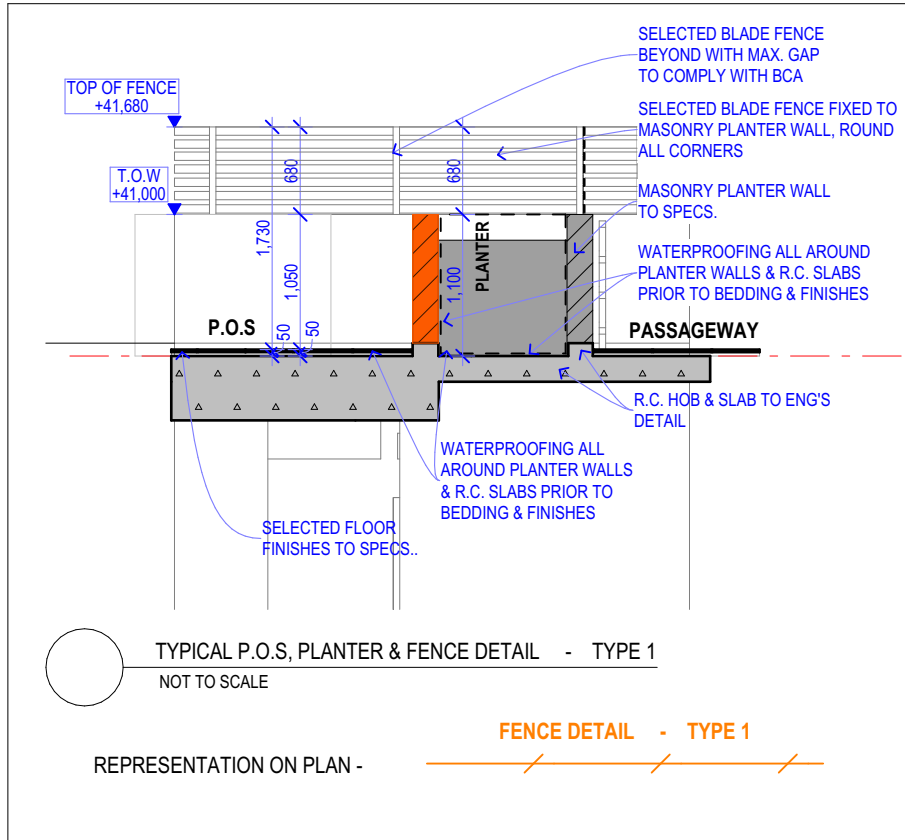
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@ A1 sheet size 50mm on original



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18- 19	6002	D
Status		

DA APPLICATION



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Project
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Reg:9336

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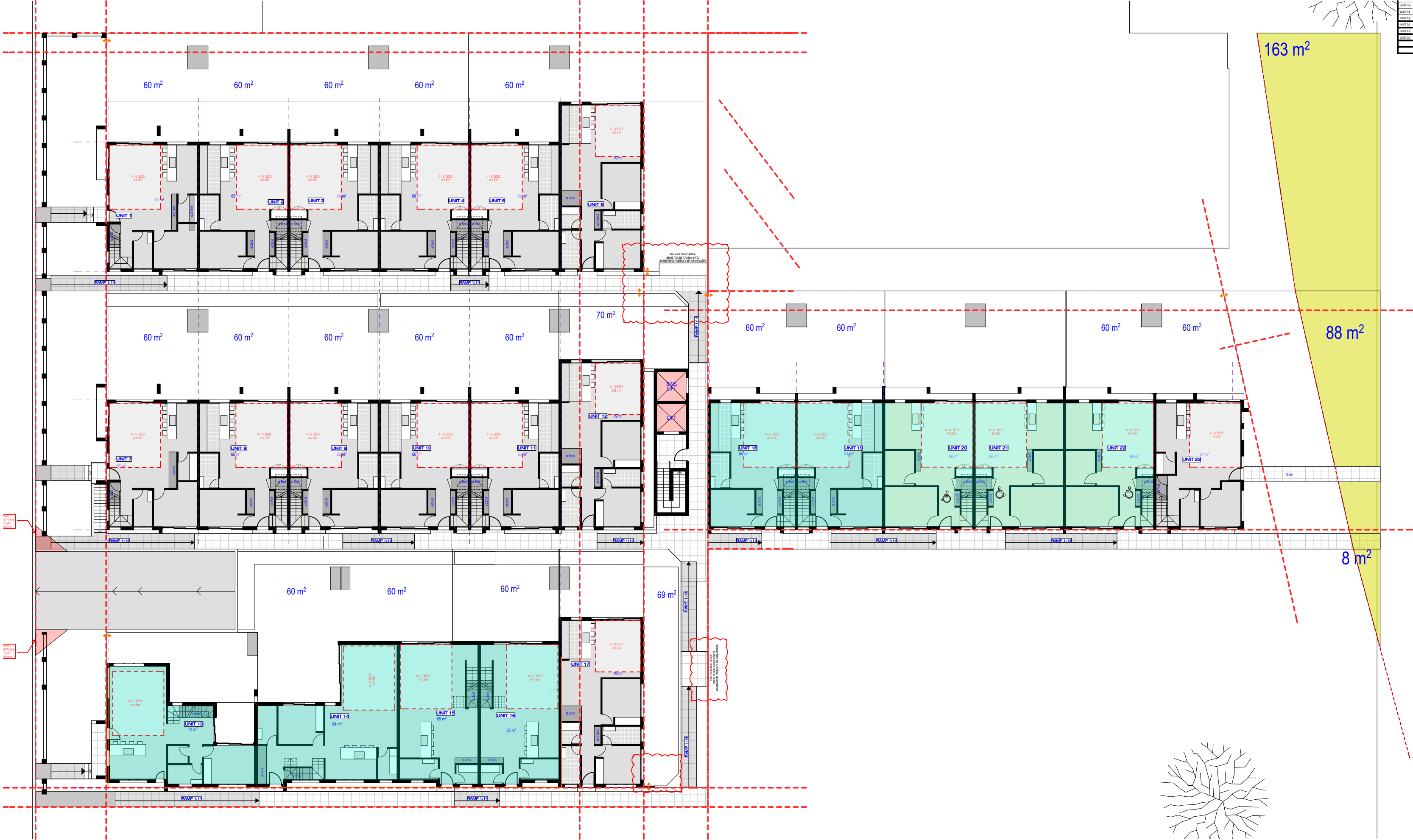
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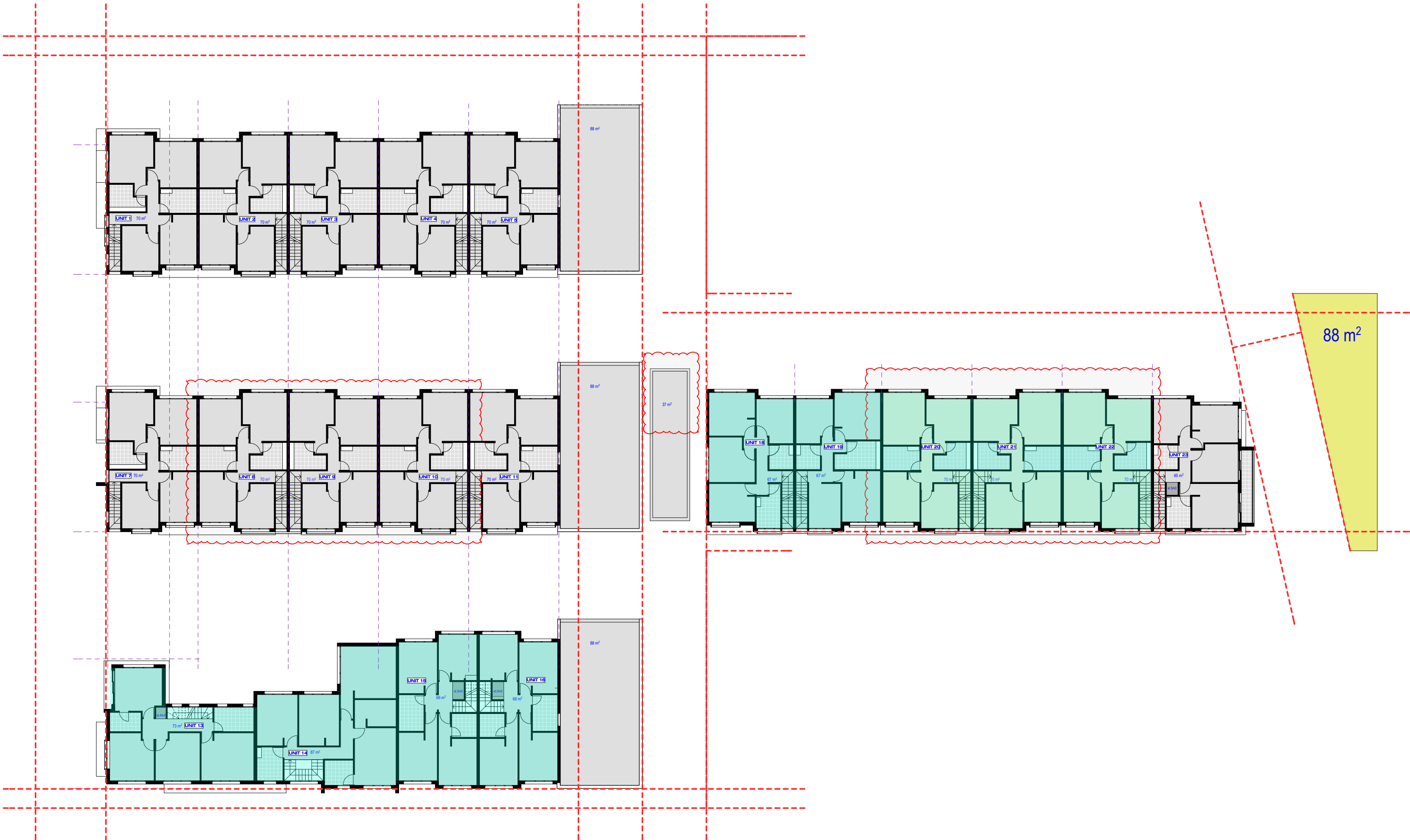
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Project number 18- 19 Drawing number 6003 Revision D

DA APPLICATION



1 GROUND 1:250



1 LEVEL 01 1:250

GFA CALCULATION		SITE AREA = 4106.0m ²		
		ALLOWED	PROPOSED	COMPLIES
FSR		0.86:1 0.45:1 + 0.41:1	0.73:1	NO (REFER BELOW)
GFA		1847.4m ²	3005m ²	NO (REFER BELOW)
		G- 1606m ² L1- 1399m ²	TOTAL 3005m ²	
AFFORDABLE RENTAL HOUSING				
FSR		0.86:1 0.45:1 + 0.41:1	0.732:1	YES
GFA		3531.16m ²	3005m ²	YES
ARH ALLOCATION TOTAL 9 UNITS				
UNIT 13 - 144m ² UNIT 14 - 171m ² UNIT 15 - 131m ² UNIT 16 - 131m ² UNIT 18 - 131m ²			UNIT 19 - 131m ² UNIT 20 - 136m ² UNIT 21 - 136m ² UNIT 22 - 136m ²	TOTAL = 1247m ²

ARH UNIT BREAKDOWN			
UNIT	GROUND	LEVEL 1	TOTAL
UNIT 13	71 m2	73 m2	144 m2
UNIT 14	84 m2	87 m2	171 m2
UNIT 15	65 m2	66 m2	131 m2
UNIT 16	65 m2	66 m2	131 m2
UNIT 18	64 m2	67 m2	131 m2
UNIT 19	64 m2	67 m2	131 m2
UNIT 20	66 m2	70 m2	136 m2
UNIT 21	66 m2	70 m2	136 m2
UNIT 22	66 m2	70 m2	136 m2
REQUIRED			1158 m2
PROPOSED			1247 m2



DWELLINGS ALLOCATED FOR ARH

D	AS PER COMMENTS	12/11/2020
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Issue	Amendment	Date

Project
12 - 16 FRANCIS STREET, MINTO

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Reg:9336

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ARH ALLOCATION

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Drawing title

PROPOSED FOOTPATH

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- SUBJECT SITE
- EXISTING FOOT PATH
- PROPOSED FOOT PATH