

971 Richmond Road, Marsden Park



DRAWING LIST		
DRAWING NO.	DRAWING NAME	ISSUE DATE

00	Cover Sheet	08.07.20
00a	Unit Breakdown + Solar & Cross Vent, Calc	08.07.20
00b	Basic Commitments	08.07.20
00c	Site Analysis	08.07.20
01	Subdivision Plan	08.07.20
01a	Future Roads - Site Plan	08.07.20
02	Overall Site Plan	08.07.20
03	Basement Level 3	08.07.20
04	Basement Level 2	08.07.20
05	Basement Level 1	08.07.20
06	Level 1 / Ground Floor	08.07.20
07	Level 2	08.07.20
08	Level 3	08.07.20
09	Level 4	08.07.20
10	Level 5	08.07.20
11	Level 6	08.07.20
12	Level 7	08.07.20
13	Level 8	08.07.20
14	Roof Plan	08.07.20
15	Level 02 - Block A	08.07.20
16	Level 03-04 - Block A	08.07.20
17	Level 05 - Block A	08.07.20
18	Level 06-08 - Block A	08.07.20
19	Roof Level - Block A	08.07.20
20	Level 02 & 03-04 - Block B	08.07.20
21	Level 05-07 & Roof Level - Block B	08.07.20
22	Level 02 - Block C	08.07.20
23	Level 03-04 - Block C	08.07.20
24	Level 05 - Block C	08.07.20
25	Level 06-08 - Block C	08.07.20
26	Roof Level - Block C	08.07.20
27	Level 02 - Block D	08.07.20
28	Level 03-04 - Block D	08.07.20
29	Level 05 - Block D	08.07.20
30	Level 06-08 - Block D	08.07.20
31	Roof Level - Block D	08.07.20
32	Level 02 - Block E	08.07.20
33	Level 03-04 - Block E	08.07.20
34	Level 05 - Block E	08.07.20
35	Level 06-08 - Block E	08.07.20
36	Roof Level - Block E	08.07.20
37	Level 02 - Block F	08.07.20
38	Level 03-04 - Block F	08.07.20
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CALCULATIONS	
Gross Site Area	14,337.985 sq.m
Net Site Area (Lot 1)	9,668.72 sq.m
Building Area	5,833.36 sq.m
Site Cover	60.3 %
Gross Floor Area	26,260.50 sq.m
FSR	2.71:1
Gross Floor Areas	Blocks A, B, C Blocks D, E, F Total
Ground Floor/Level 1	1,894.60 sq.m 2,155.90 sq.m 4,050.50 sq.m
Level 2	1,577.31 sq.m 1,743.52 sq.m 3,320.83 sq.m
Level 3	1,615.30 sq.m 1,836.50 sq.m 3,451.80 sq.m
Level 4	1,615.30 sq.m 1,836.50 sq.m 3,451.80 sq.m
Level 5	1,346.74 sq.m 1,751.15 sq.m 3,097.89 sq.m
Level 6	1,346.74 sq.m 1,751.15 sq.m 3,097.89 sq.m
Level 7	1,346.74 sq.m 1,751.15 sq.m 3,097.89 sq.m
Level 8	940.75 sq.m 1,751.15 sq.m 2,691.90 sq.m
Total	11,683.48 sq.m 14,577.02 sq.m 26,260.50 sq.m
Basement Areas	Blocks A, B, C Blocks D, E, F Total
Basement 1	3,142.60 sq.m 3,845.80 sq.m 6,988.40 sq.m
Basement 2	3,216.10 sq.m 3,883.20 sq.m 7,099.30 sq.m
Basement 3	3,897.30 sq.m 3,897.30 sq.m 7,794.60 sq.m
Total	6,358.70 sq.m 11,626.30 sq.m 18,985.00 sq.m
Landscape Calculations	
Landscape + Deep Soil	2,562.21 sq.m (26.5%)
Deep Soil	783.16 sq.m (8.6%)
Common Open Space	2,680.23 sq.m (27.70%)

UNIT BREAKDOWN				
Blocks A, B, C	1 Bed	2 Bed	3 Bed	Total
Level 2	3	14	1	18
Level 3-4	8	30	38	
Level 5-8	15	44	59	
Proposed Total	26	88	1	115
Adaptable Units	7	4	11	
Silver Level Units	10	7	17	
Blocks D, E, F	1 Bed	2 Bed	3 Bed	Total
Level 2	5	10	4	19
Level 3-4	10	22	8	40
Level 5-8	8	40	24	72
Proposed Total	23	72	36	131
Adaptable Units		10	4	14
Silver Level Units	3	15	4	22
TOTAL DEVELOPMENT	1 Bed	2 Bed	3 Bed	Total
Level 2	8	24	5	37
Level 3-4	18	52	8	78
Level 5-8	23	84	24	131
Proposed Total	49	160	37	246
(19.9%)	(65.1%)	(15%)		
Adaptable Units	7	14	4	25
Silver Level Units	13	22	39	
Total Units = 246				

PARKING PROVISIONS												
Blocks A, B, C	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident + Visitors	Retail/Gym Customer Parking	Retail/Gym Staff Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/Loading spaces
Ground Floor/Level 1												
Basement 1	48	11	24	83						83	1	15
Basement 2	78	2	6	86						86		15
Basement 3												
Total	126	13	30	169						169	1	46
Blocks D, E, F	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident + Visitors	Retail/Gym Customer Parking	Retail/Gym Staff Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/Loading spaces
Ground Floor/Level 1												
Basement 1					78		13	14	1	106	106	1
Basement 2	65	14	27	106						106		17
Basement 3	72			72		41				113		16
Total	137	14	27	178	78	41	13	14	1	147	325	1
TOTAL DEVELOPMENT	Resident Parking	Resident Adaptable Parking	Resident Visitor Parking	Total Resident + Visitors	Retail/Gym Customer Parking	Retail/Gym Staff Parking	Child-care Parent Parking	Child-care Staff Parking	Child-care Accessible Parking	Total Commercial Parking	Total Car Spaces	Courier/Loading spaces
Ground Floor/Level 1												
Basement 1	48	11	24	83	78		13	14	1	106	189	1
Basement 2	143	16	33	192						192		32
Basement 3	72			72		41				113		16
Total	263	27	57	347	78	41	13	14	1	147	494	1
Total Parking = 494												

CHILD CARE CALCULATIONS		
Internal Play Areas		
Playroom #	Age	Area
1	3 - 5	60.00 sq.m
2	3 - 5	55.45 sq.m
3	3 - 5	57.80 sq.m
4	2 - 3	82.59 sq.m
5	0 - 2	67.52 sq.m
Total		323.36 sq.m
Outdoor Play Areas		
Total	Area	Children
	590.66 sq.m	84
RETAIL SCHEDULE		
R101	Retail	182 sq.m
R102	Retail	233 sq.m
R103	Retail	133 sq.m
R104	Retail	226 sq.m
R105	Retail	154 sq.m
R106	Gym	440 sq.m
R107	Retail	155 sq.m
R108	Retail	179 sq.m
R109	Retail	163 sq.m
R110	Retail	179 sq.m
R111	Retail	318 sq.m
R112	Retail	156 sq.m
R113	Retail	185 sq.m
R114	Retail	289 sq.m
Total Retail Area (GLA) = 2,980 sq.m		

DEVELOPMENT APPLICATION

Proposed Mixed Use Development

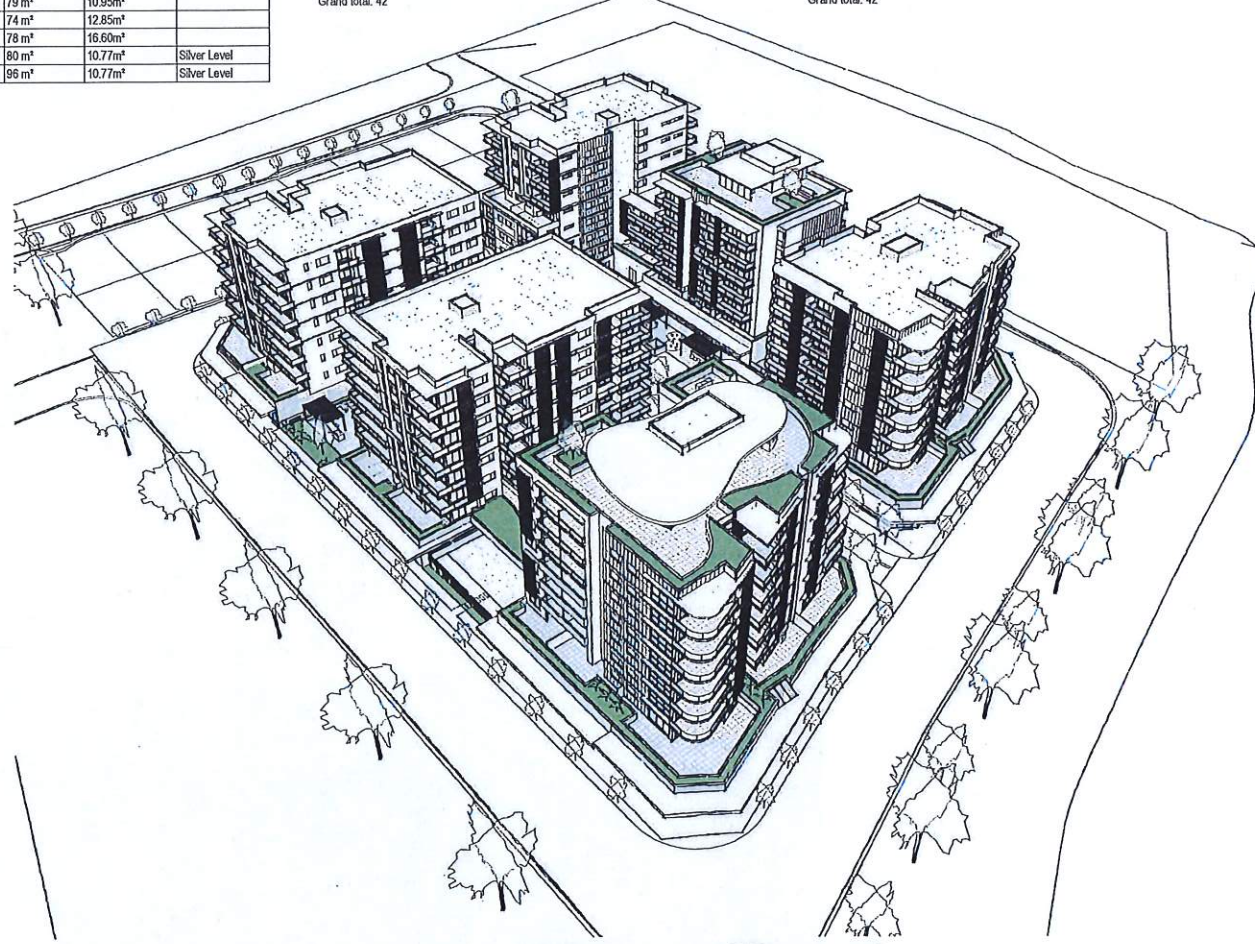
971 Richmond Road, Marsden Park

UNIT BREAKDOWN

Apartment Schedule - Block A					Apartment Schedule - Block B					Apartment Schedule - Block C					Apartment Schedule - Block D					Apartment Schedule - Block E					Apartment Schedule - Block F				
Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type	Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type	Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type	Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type	Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type	Unit Number	Bedrooms	Area	Courtyard/Balcony Area	Unit Type
A201	2 Bedroom	83 m²	49.10 m²		B201	2 Bedroom	76 m²	23.65 m²		C201	3 Bedroom	115 m²	16.60m²		D201	3 Bedroom	116 m²	15.80 m²		E201	2 Bedroom	89 m²	10.65 m²		F201	3 Bedroom	106 m²	33.76 m²	
A202	2 Bedroom	79 m²	42.55 m²		B202	1 Bedroom	51 m²	11.80 m²	Silver Level	C202	1 Bedroom	55 m²	35.67 m²		D202	1 Bedroom	60 m²	41.45 m²	Silver Level	E202	3 Bedroom	113 m²	10.30 m²		F202	2 Bedroom	79 m²	81.20 m²	
A203	2 Bedroom	83 m²	62.80 m²		B203	2 Bedroom	76 m²	23.69 m²		C203	2 Bedroom	78 m²	41.41 m²	Adaptable	D203	2 Bedroom	74 m²	37.68 m²		E203	1 Bedroom	66 m²	14.17 m²		F203	2 Bedroom	78 m²	41.39 m²	Adaptable
A204	2 Bedroom	79 m²	38.21 m²		B204	2 Bedroom	79 m²	40.65 m²		C204	2 Bedroom	84 m²	83.0 m²		D204	2 Bedroom	78 m²	73.92 m²		E204	2 Bedroom	78 m²	26.94 m²	Adaptable	F204	1 Bedroom	66 m²	33.25 m²	
A205	2 Bedroom	78 m²	65.33 m²		B205	2 Bedroom	77 m²	40.65 m²		C205	2 Bedroom	87 m²	71.13 m²		D205	2 Bedroom	81 m²	36.10 m²	Silver Level	E205	2 Bedroom	79 m²	37.0 m²		F205	2 Bedroom	94 m²	17.63 m²	
A206	1 Bedroom	58 m²	20.95 m²	Adaptable	B301	2 Bedroom	76 m²	13.45 m²		C206	2 Bedroom	77 m²	40.83 m²		D206	2 Bedroom	82 m²	29.70 m²		E206	3 Bedroom	106 m²	34.6 m²		F206	1 Bedroom	68 m²		
A207	2 Bedroom	85 m²	18.46 m²		B302	1 Bedroom	51 m²	8.50 m²	Silver Level	C301	2 Bedroom	83 m²	11.75 m²		D207	1 Bedroom	56 m²	13.16 m²		E301	2 Bedroom	89 m²	10.65 m²		F301	3 Bedroom	106 m²	16.77 m²	
A301	2 Bedroom	83 m²	23.65 m²		B303	2 Bedroom	76 m²	13.45 m²		C302	1 Bedroom	67 m²	10.15 m²		D301	1 Bedroom	64 m²	15.08 m²		E302	3 Bedroom	118 m²	10.30 m²		F302	2 Bedroom	79 m²	13.69 m²	
A302	2 Bedroom	79 m²	12.63 m²		B304	2 Bedroom	79 m²	15.21 m²		C303	1 Bedroom	55 m²	8.15 m²		D302	2 Bedroom	83 m²	15.17 m²		E303	1 Bedroom	66 m²	8.10 m²	Adaptable	F303	2 Bedroom	78 m²	9.73 m²	Adaptable
A303	2 Bedroom	83 m²	13.18 m²		B305	2 Bedroom	77 m²	15.21 m²		C304	2 Bedroom	78 m²	9.73 m²	Adaptable	D303	1 Bedroom	62 m²	13.0 m²		E304	2 Bedroom	78 m²	9.73 m²	Adaptable	F304	1 Bedroom	66 m²	8.10 m²	
A304	2 Bedroom	79 m²	13.27 m²		B401	2 Bedroom	76 m²	13.45 m²		C305	2 Bedroom	84 m²	20.50 m²		D304	1 Bedroom	55 m²	17.29m²	Silver Level	E305	3 Bedroom	79 m²	13.69 m²		F305	3 Bedroom	118 m²	10.30 m²	
A305	2 Bedroom	78 m²	17.91 m²		B402	1 Bedroom	51 m²	8.50 m²	Silver Level	C306	2 Bedroom	87 m²	11.90 m²		D305	2 Bedroom	74 m²	12.85m²		E401	2 Bedroom	89 m²	10.65 m²		F306	2 Bedroom	89 m²	10.65 m²	
A306	1 Bedroom	58 m²	11.00 m²	Adaptable	B403	2 Bedroom	76 m²	13.45 m²		C307	2 Bedroom	77 m²	26.56 m²		D306	2 Bedroom	78 m²	16.60m²		E402	3 Bedroom	118 m²	10.30 m²		F401	3 Bedroom	106 m²	16.77 m²	
A307	2 Bedroom	85 m²	12.96 m²		B404	2 Bedroom	79 m²	15.21 m²		C401	2 Bedroom	83 m²	11.75 m²		D308	2 Bedroom	81 m²	10.77m²	Silver Level	E403	1 Bedroom	66 m²	8.10 m²	Adaptable	F402	2 Bedroom	79 m²	13.69 m²	
A401	2 Bedroom	83 m²	23.65 m²		B405	2 Bedroom	77 m²	15.21 m²		C402	1 Bedroom	67 m²	10.15 m²		D401	1 Bedroom	64 m²	15.08 m²		E404	2 Bedroom	78 m²	9.73 m²	Adaptable	F403	2 Bedroom	78 m²	9.73 m²	Adaptable
A402	2 Bedroom	79 m²	12.63 m²		B501	2 Bedroom	76 m²	13.45 m²		C403	1 Bedroom	55 m²	8.15 m²		D402	2 Bedroom	83 m²	15.17 m²		E405	2 Bedroom	79 m²	13.69 m²		F404	1 Bedroom	66 m²	8.10 m²	
A403	2 Bedroom	83 m²	13.18 m²		B502	1 Bedroom	51 m²	8.50 m²	Silver Level	C404	2 Bedroom	78 m²	9.73 m²	Adaptable	D403	1 Bedroom	62 m²	13.0 m²		E406	3 Bedroom	106 m²	16.77 m²		F405	3 Bedroom	118 m²	10.30 m²	
A404	2 Bedroom	79 m²	13.27 m²		B503	2 Bedroom	76 m²	13.45 m²		C405	2 Bedroom	84 m²	20.50 m²		D404	1 Bedroom	55 m²	17.29m²	Silver Level	E501	2 Bedroom	89 m²	10.65 m²		F406	2 Bedroom	89 m²	10.65 m²	
A405	2 Bedroom	78 m²	17.91 m²		B504	2 Bedroom	79 m²	15.21 m²		C406	2 Bedroom	87 m²	11.90 m²		D405	2 Bedroom	74 m²	12.85m²		E502	3 Bedroom	113 m²	10.30 m²		F501	3 Bedroom	106 m²	16.77 m²	
A406	1 Bedroom	58 m²	11.00 m²	Adaptable	B505	2 Bedroom	77 m²	15.21 m²		C407	2 Bedroom	77 m²	26.56 m²		D406	2 Bedroom	78 m²	16.60m²		E503	1 Bedroom	66 m²	8.10 m²	Adaptable	F502	2 Bedroom	79 m²	13.69 m²	
A407	2 Bedroom	85 m²	12.96 m²		B601	2 Bedroom	76 m²	13.45 m²		C501	2 Bedroom	82 m²	28.70 m²	Silver Level	D408	2 Bedroom	87 m²	10.77m²		E504	2 Bedroom	78 m²	9.73 m²	Adaptable	F503	2 Bedroom	78 m²	9.73 m²	Silver Level
A501	1 Bedroom	62 m²	12.63 m²	Silver Level	B602	1 Bedroom	51 m²	8.50 m²	Silver Level	C502	2 Bedroom	79 m²	26.56 m²		D407	2 Bedroom	81 m²	10.77m²	Silver Level	E505	2 Bedroom	79 m²	13.69 m²		F504	1 Bedroom	66 m²	22.48 m²	
A502	2 Bedroom	83 m²	13.18 m²		B603	2 Bedroom	76 m²	13.45 m²		C503	2 Bedroom	78 m²	9.73 m²	Adaptable	D408	2 Bedroom	87 m²	10.77m²		E506	3 Bedroom	106 m²	28.65 m²		F505	3 Bedroom	113 m²	10.30 m²	
A503	2 Bedroom	79 m²	13.27 m²		B604	2 Bedroom	79 m²	15.21 m²		C504	2 Bedroom	84 m²	20.50 m²		D501	3 Bedroom	109 m²	13.76m²	Adaptable	E601	2 Bedroom	89 m²	10.65 m²		F506	2 Bedroom	89 m²	10.65 m²	Silver Level
A504	2 Bedroom	78 m²	17.91 m²		B605	2 Bedroom	77 m²	15.21 m²		C505	1 Bedroom	65 m²	11.90 m²		D502	2 Bedroom	79 m²	10.95m²		E602	3 Bedroom	118 m²	10.30 m²		F601	3 Bedroom	106 m²	16.77 m²	
A505	1 Bedroom	58 m²	11.00 m²	Adaptable	B701	2 Bedroom	76 m²	13.45 m²		C601	2 Bedroom	82 m²	10.90 m²	Silver Level	D503	2 Bedroom	74 m²	12.85m²		E603	1 Bedroom	66 m²	8.10 m²	Adaptable	F602	2 Bedroom	79 m²	13.69 m²	
A506	2 Bedroom	80 m²	12.96 m²		B702	1 Bedroom	51 m²	8.50 m²	Silver Level	C602	2 Bedroom	79 m²	13.70 m²		D504	2 Bedroom	78 m²	16.60m²		E604	2 Bedroom	78 m²	9.73 m²	Adaptable	F603	2 Bedroom	78 m²	9.73 m²	Silver Level
A601	1 Bedroom	62 m²	12.63 m²	Silver Level	B703	2 Bedroom	76 m²	13.45 m²		C603	2 Bedroom	78 m²	9.73 m²	Silver Level	D505	2 Bedroom	80 m²	10.77m²	Silver Level	E605	2 Bedroom	79 m²	13.69 m²		F604	1 Bedroom	66 m²	12.46 m²	
A602	2 Bedroom	83 m²	13.18 m²		B704	2 Bedroom	79 m²	15.21 m²		C604	2 Bedroom	84 m²	20.50 m²		D506	3 Bedroom	96 m²	10.77m²	Silver Level	E606	3 Bedroom	106 m²	14.0 m²		F605	3 Bedroom	118 m²	10.30 m²	
A603	2 Bedroom	79 m²	13.27 m²		B705	2 Bedroom	77 m²	15.21 m²		C605	1 Bedroom	65 m²	11.90 m²		D601	3 Bedroom	109 m²	13.76m²	Adaptable	E701	2 Bedroom	89 m²	10.65 m²		F606	2 Bedroom	89 m²	10.65 m²	Silver Level
A604	2 Bedroom	78 m²	17.91 m²							C701	2 Bedroom	82 m²	10.90 m²	Silver Level	D602	2 Bedroom	79 m²	10.95m²		E702	3 Bedroom	118 m²	10.30 m²		F701	3 Bedroom	106 m²	16.77 m²	
A605	1 Bedroom	58 m²	11.00 m²	Adaptable						C702	2 Bedroom	79 m²	13.70 m²		D603	2 Bedroom	74 m²	12.85m²		E703	1 Bedroom	66 m²	8.10 m²	Adaptable	F702	2 Bedroom	79 m²	13.69 m²	
A606	2 Bedroom	80 m²	12.96 m²							C703	2 Bedroom	78 m²	9.73 m²	Silver Level	D604	2 Bedroom	78 m²	16.60m²		E704	2 Bedroom	78 m²	9.73 m²	Adaptable	F703	2 Bedroom	78 m²	9.73 m²	Silver Level
A701	1 Bedroom	62 m²	12.63 m²	Silver Level						C704	2 Bedroom	84 m²	20.50 m²		D605	2 Bedroom	80 m²	10.77m²	Silver Level	E705	2 Bedroom	79 m²	13.69 m²		F704	1 Bedroom	66 m²	12.46 m²	
A702	2 Bedroom	83 m²	13.18 m²							C705	1 Bedroom	65 m²	11.90 m²		D606	3 Bedroom	96 m²	10.77m²	Silver Level	E706	3 Bedroom	106 m²	14.0 m²		F705	3 Bedroom	118 m²	10.30 m²	
A703	2 Bedroom	79 m²	13.27 m²							C801	2 Bedroom	82 m²	10.90 m²	Silver Level	D701	3 Bedroom	109 m²	13.76m²	Adaptable	E801	2 Bedroom	89 m²	10.65 m²		F706	2 Bedroom	89 m²	10.65 m²	Silver Level
A704	2 Bedroom	78 m²	17.91 m²							C802	2 Bedroom	79 m²	13.70 m²		D702	2 Bedroom	79 m²	10.95m²		E802	3 Bedroom	118 m²	10.30 m²		F801	3 Bedroom	106 m²	16.77 m²	
A705	1 Bedroom	58 m²	11.00 m²	Adaptable						C803	2 Bedroom	78 m²	9.73 m²	Silver Level	D703	2 Bedroom	74 m²	12.85m²		E803	1 Bedroom	66 m²	8.10 m²	Adaptable	F802	2 Bedroom	79 m²	13.69 m²	
A706	2 Bedroom	80 m²	12.96 m²							C804	2 Bedroom	84 m²	20.50 m²		D704	2 Bedroom	78 m²	16.60m²		E804	2 Bedroom	78 m²	9.73 m²	Adaptable	F803	2 Bedroom	78 m²	9.73 m²	Silver Level
A801	1 Bedroom	62 m²	12.63 m²	Silver Level						C805	1 Bedroom	65 m²	11.90 m²		D705	2 Bedroom	80 m²	10.77m²	Silver Level	E805	2 Bedroom	79 m²	13.69 m²		F804	1 Bedroom	66 m²	12.46 m²	
A802	2 Bedroom	83 m²	13.18 m²											D706	3 Bedroom	96 m²	10.77m²	Silver Level	E806	3 Bedroom	106 m²	14.0 m²		F805	3 Bedroom	118 m²	10.30 m²		
A803	2 Bedroom	79 m²	13.27 m²											D801	3 Bedroom	109 m²	13.76m²	Adaptable						F806	2 Bedroom	89 m²	10.65 m²	Silver Level	
A804	2 Bedroom	78 m²	17.91 m²											D802	2 Bedroom	79 m²	10.95m²												
A805	1 Bedroom	58 m²	11.00 m²	Adaptable										D803	2 Bedroom	74 m²	12.85m²												
A806	2 Bedroom	80 m²	12.96 m²											D804	2 Bedroom	78 m²	16.60m²												
Grand total: 45																													

SOLAR & CROSS VENTILATION CALCULATION

Description	Total
Number of Units with living areas receiving 2 hours minimum solar access on 21st June	175 (71.13%)
Number of Units with 0 solar access	20 (8.1%)
Number of Units with cross ventilation	167 (67.8%)



Proposed Mixed Use Development

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971 Richmond Road, Marsden Park

BASIX COMMITMENTS

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor # 20901		BASIX Certificate # 1090398M_02		Assessor's Certificate # 20901538
WATER		No hot water reticulation required		
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star>4.5 But<=6L/Ml	3 star	3 star	4 star
Appliances	Dishwasher	Cloth Washer		
Rating	4 star			
Common area	Taps	All toilets	Common kitchen taps	Common bath rms
	4 star	4 star	na	na
Swimming pool				
	Volume	Heated	Cover	Shaded
	...	...	...	
Alternate water source		Reticulated Water Supply System		
	Type	Size	Roof area connected	Connections
	Box Hill- Reticulated Water Supply System	...	...	Common Landscape & Car Washing bays
ENERGY				
Hot water	Type	Rating		
	Central HWS Gas-fired storage (manifolded)	piping Insulation (ringmain & supply riser) (a) Piping external to building: R1.0 (~38mm) (b) Piping internal to building: R1.0 (~38mm)		
Mech. Ventilation	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Kitchen	Indiv. fan, not ducted to facade or roof	Manual Switch On/Off		
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	EER 3.0 - 3.5		
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	EER 3.0 - 3.5		
Artificial Lighting		Primary type of artificial lighting is fluorescent or light emitting diode (LED)		
	No. of Bed rms	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
Dedicated	All	All	Yes	Yes
Others	Indoor private Cloth Line	Yes		
	Outdoor or sheltered common Cloth Line			
	Well ventilated Fridge space	Yes		
	Kitchen Cook top / Oven	Gas Cook top + Electric Oven		
Appliances	Dishwasher	Cloth Dryer	Cloth Washer	Refrigerator
Rating	4 star	2 star		4 star
Central System	Type	Service Levels		Lighting
Lifts	Gearless Traction With VVVF Motor	varies as per drawings		As nominated below
Common areas	Ventilation System	Ventilation Efficiency measure	Primary type of artificial lighting	Lighting Efficiency measure
Basement	ventilation exhaust only	Carbon Monoxide Monitor + 2 speed fan	fluorescent	zoned switching & daylight sensor
Car park areas				
MSB room, Substation	No Mech. Ventilation	na	fluorescent	motion sensor
Pump rooms	ventilation exhaust only	na	fluorescent	motion sensor
Garbage / Bins collection-waste rooms	ventilation exhaust only	""	fluorescent	motion sensors
GF Lobby	No Mech. Ventilation	na	fluorescent	daylight sensor and motion sensor
Hallways & Lobby's	No Mech. Ventilation	na	fluorescent	daylight sensor and motion sensor
Lift car	No Mech. Ventilation	na	LED	Connected to Lift Call button
THERMAL		As per thermal simulation carried out by assessor		
	Refer assessor's stamped drawings with NatHERS Commitments for Wall insulation, Ceiling Insulation, Glazing details etc.			

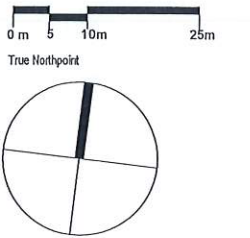
Building-A				
Assessor Certificate # 20901 Assessor # 20901538				
Thermal Load & NatHERS Spec				
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating	
A201	52	43	5.4	
A202	53	45	5.4	
A203	50	48	5.1	
A204	51	38	5.8	
A205	52	40	5.8	
A206	53	41	5.5	
A301	35	30	7	
A302	44	22	6.9	
A303	30	45	6.6	
A304	44	38	6.3	
A305	29	18	6.3	
A306	43	20	7.1	
A401	42	38	6.5	
A402	44	22	6.9	
A403	30	45	6.6	
A404	44	38	6.3	
A405	29	18	6.3	
A406	43	20	7.1	
A501	39	38	6.6	
A502	44	22	6.9	
A503	30	45	6.6	
A504	44	38	6.3	
A505	44	22	6.9	
A506	30	45	6.6	
A601	39	38	6.6	
A602	44	22	6.9	
A603	30	45	6.6	
A604	44	38	6.3	
A605	44	22	6.9	
A606	30	45	6.6	
A701	40	39	6.5	
A702	45	24	6.8	
A703	32	47	6.5	
A704	42	36	6.2	
A705	46	20	6.8	
A706	32	47	6.5	
A801	38	28	6.4	
A802	35	32	6.3	
A803	45	48	5.1	
A804	47	46	5.1	
A805	50	35	5.3	
A806	46	40	5.2	
Total (42)	1728	1439	265.4	

Building-B				
Assessor Certificate # 20901 Assessor # 20901538				
Thermal Load & NatHERS Spec				
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating	
B201	49	31	5.5	
B202	51	36	5.2	
B203	50	34	5.4	
B204	49	39	5.3	
B205	44	38	6.3	
B301	49	31	5.5	
B302	51	36	5.2	
B303	50	34	5.4	
B304	49	39	5.3	
B305	44	38	6.3	
B401	50	32	5.5	
B402	52	37	5.2	
B403	51	35	5.4	
B404	50	40	5.3	
B405	45	39	6.3	
B501	38	36	5.5	
B502	45	40	5.8	
B503	48	30	5.9	
B504	47	32	5.8	
B505	46	41	5.7	
B601	38	36	5.5	
B602	45	40	5.8	
B603	48	30	5.9	
B604	47	32	5.8	
B605	46	41	5.7	
B701	55	49	4.3	
B702	48	53	4.2	
B703	51	49	4.7	
B704	54	33	5.4	
B705	46	41	5.2	
Total (30)	1436	1122	164.3	

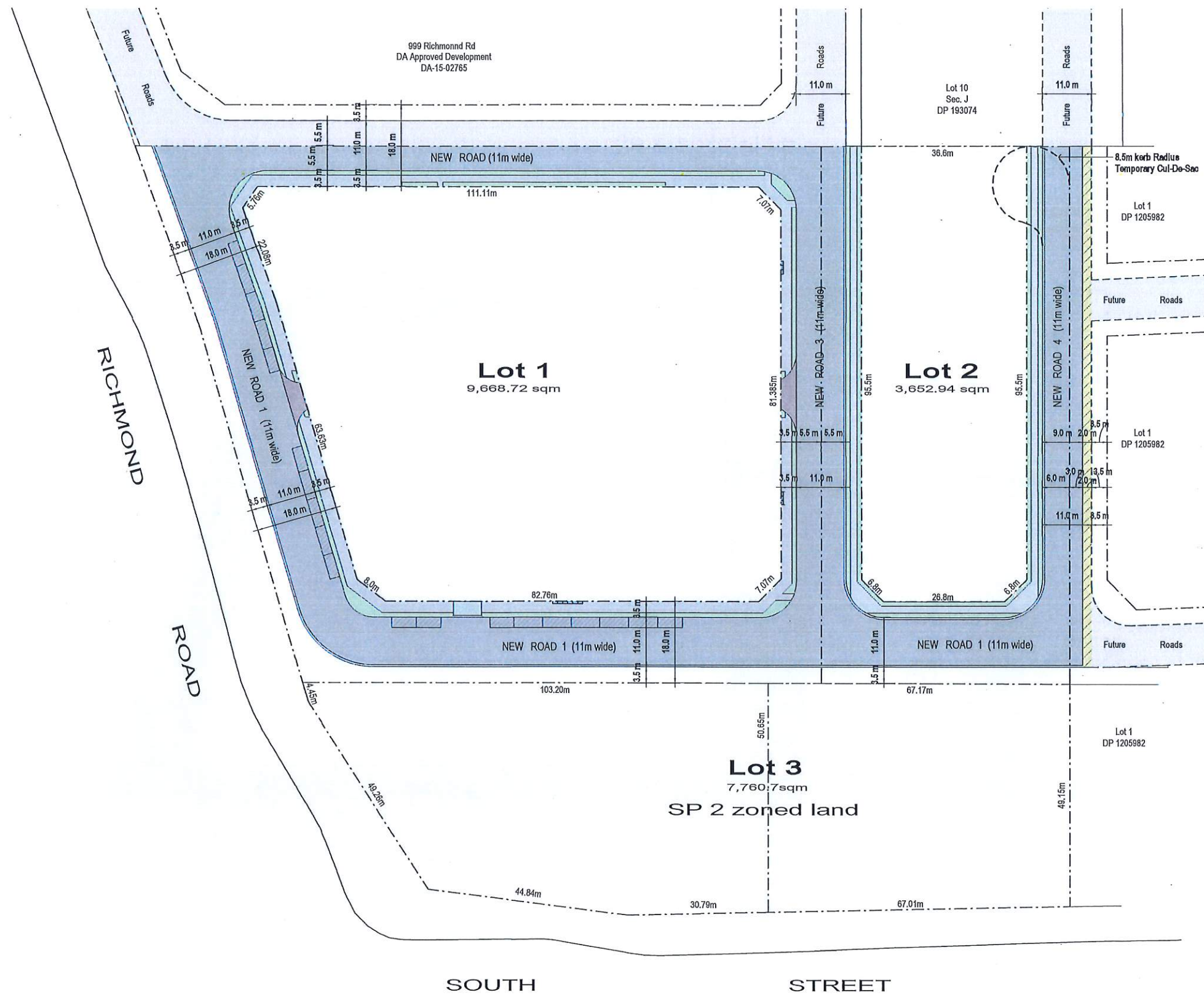
Building-C				
Assessor Certificate # 20901 Assessor # 20901538				
Thermal Load & NatHERS Spec				
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating	
C201	39	28	5.6	
C202	42	22	5.4	
C203	37	26	5.5	
C204	42	20	5.9	
C205	37	24	6.1	
C206	40	22	5.9	
C301	39	28	5.6	
C302	42	22	5.4	
C303	37	26	5.5	
C304	42	20	5.9	
C305	37	24	6.1	
C306	40	22	5.9	
C401	40	29	5.6	
C402	43	23	5.4	
C403	38	27	5.5	
C404	43	21	5.9	
C405	38	25	6.1	
C406	41	23	5.9	
C501	40	29	5.6	
C502	43	23	5.4	
C503	38	27	5.5	
C504	43	29	5.9	
C505	41	31	5.4	
C601	40	29	5.6	
C602	43	23	5.4	
C603	38	27	5.5	
C604	43	29	5.9	
C605	41	31	5.4	
C701	41	30	5.6	
C702	44	24	5.4	
C703	39	28	5.5	
C704	44	30	5.9	
C705	42	32	5.4	
C801	55	39	4.5	
C802	46	34	4.9	
C803	51	41	4.9	
C804	44	40	5.3	
C805	46	43	5.1	
Total (38)	1579	1051	211.3	

Building-D				
Assessor Certificate # 20901 Assessor # 20901538				
Thermal Load & NatHERS Spec				
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating	
D201	37	28	5.5	
D202	45	23	5.6	
D203	53	36	5	
D204	36	26	5.3	
D205	33	19	5.9	
D206	38	24	6	
D207	37	28	5.5	
D208	45	20	5.6	
D301	37	28	5.5	
D302	45	23	5.6	
D303	53	36	5	
D304	36	26	5.3	
D305	33	19	5.9	
D306	38	24	6	
D307	37	28	5.5	
D308	45	23	5.6	
D401	45	40	5.4	
D402	46	23	5.6	
D403	52	36	5	
D404	35	26	5.3	
D405	34	19	5.9	
D406	39	24	6	
D407	38	28	5.5	
D408	46	22	5.6	
D501	40	22	5.6	
D502	46	23	5.6	
D503	52	36	5	
D504	35	26	5.3	
D505	34	19	5.9	
D506	38	27	5.9	
D601	40	22	5.6	
D602	46	23	5.6	
D603	52	36	5	
D604	35	26	5.3	
D605	34	19	5.9	
D606	38	17	5.9	
D701	42	22	5.6	
D702	47	24	5.6	
D703	53	36	5	
D704	36	29	5.3	
D705	35	23	5.9	
D706	39	24	5.9	
D801	37	18	6.0	
D802	33	22	6.1	
D803	32	33	6.6	
D804	50	36	5	
D805	43	35	4.9	
D806	42	34	5	
Total (48)	1962	1261	266.6	

Building-F			
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Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
E	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	06/07/20
D	Roads Amended	06/04/20
C	Waste Collection bays added, Units added - General Amendments	02/04/20
B	Widened Roads, Amended Lot Boundaries	12/06/20
A	Development Application	06/04/2020

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Nominated Architect:

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www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Subdivision Plan		
Drawn	Scale	Checked
A.S	1: 1000 @A3	Checker
Job No	Drawing No.	Issue
2435	01	E

LEGEND

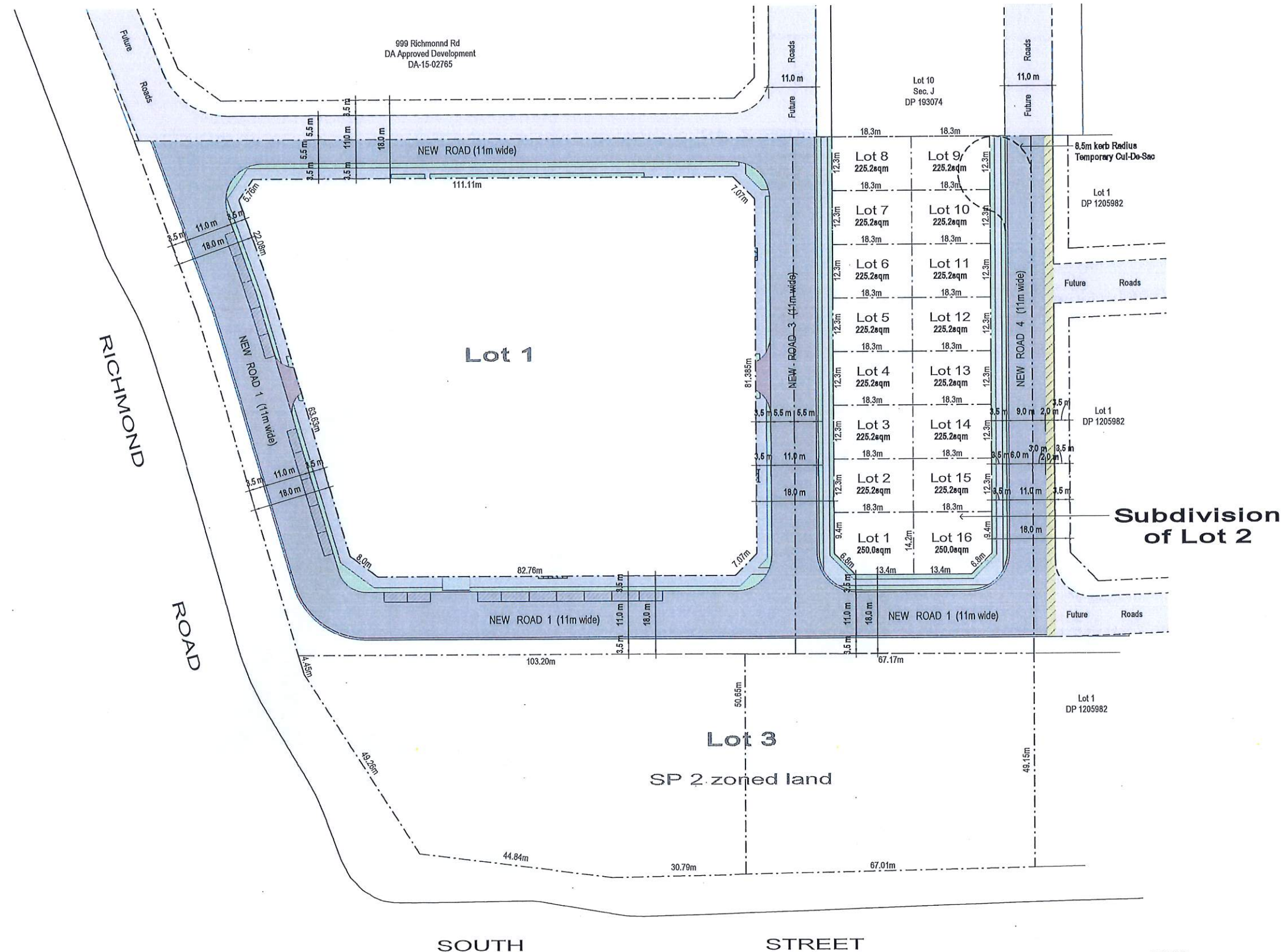
- Future Roads
- Part of Future Road to be provided by Lot 1 Neighbouring Development

0 m 5 10m 25m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
A	Stage Plan Added	31.08.20

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www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Lot 2 - Subdivision Plan		
Drawn A.S	Scale 1: 1000 @A3	Checked Checker
Job No 2435	Drawing No. 01b	Issue A



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Lot 1 - Staging Plan

1 : 1000 @A3

999 Richmond Rd
DA Approved Development
DA-15-02765

Lot 10
Sec. J
DP 193074

NEW ROAD (11m wide)

STAGE 1

Lot 1

ONE WAY
SERVICE ROAD

STAGE 2

NEW ROAD 1 (11m wide)

Lot 2
3,652.94 sqm

Lot 1
DP 1205982

Part of Future Road to be provided by Lot 1 Neighbouring Development

NEW ROAD 1 (11m wide)

Lot 1
DP 1205982

Lot 3
7,760.7sqm
SP 2 zoned land

LEGEND

STAGE 1

STAGE 2

[illegible]**architex**

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Level 3, 7K Parkes Street email@architex.com.au

Paromatta NSW 2150
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

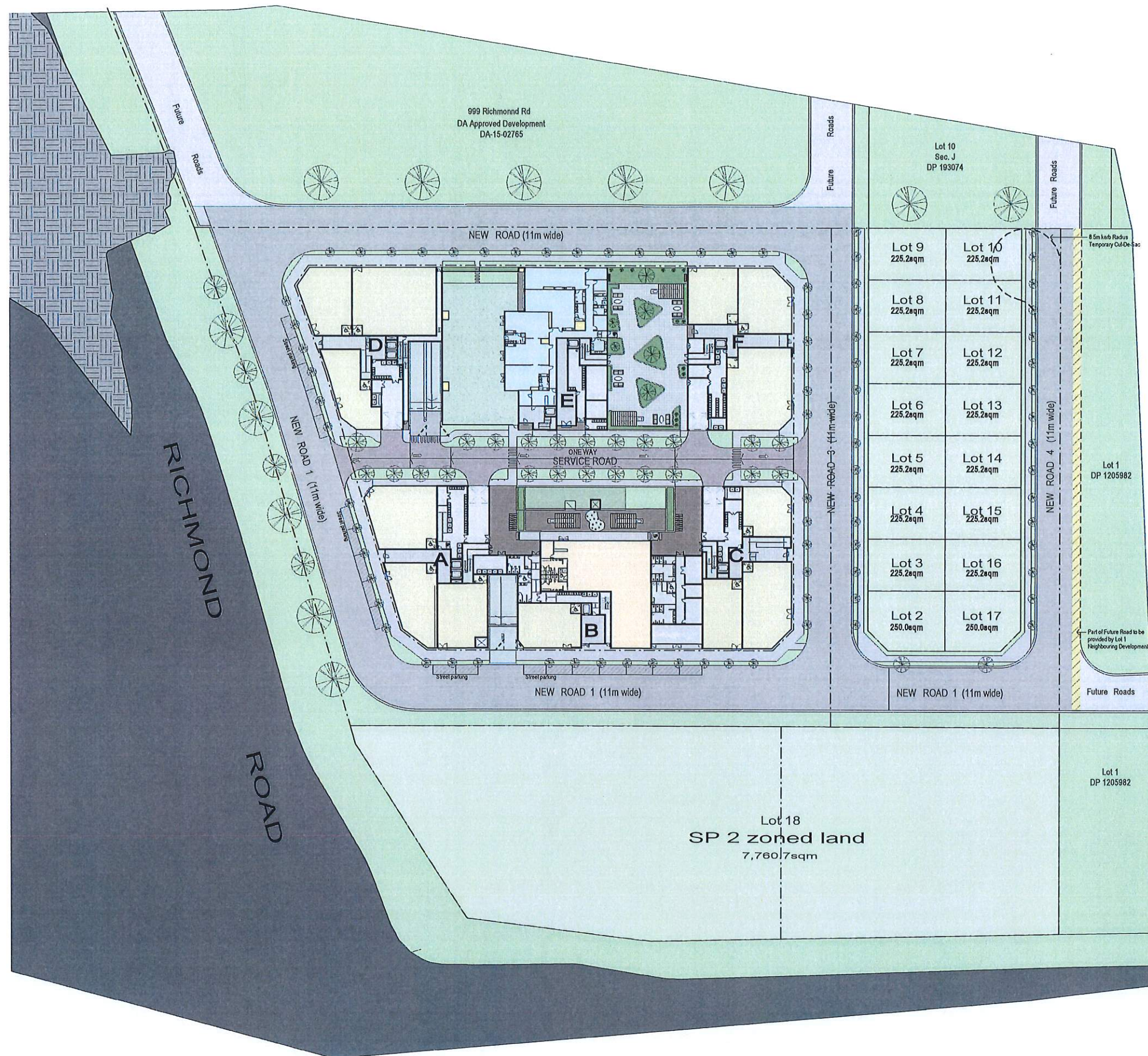
Project Address	971 Richmond Road, Marsden Park
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Client	iDream Property Pty Ltd and C & S Partners Pty Ltd
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Title
Lot 1 - Staging Plan

Drawn A.S	Scale 1: 1000 @A3	Checked Checker
Job No 2435	Drawing No. 01c	Issue A

DEVELOPMENT APPLICATION



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

-  Retail
-  Child Care Centre
-  Gym
-  Common Open Space
-  Storage

Issue	Issue description	Date
C	New Road location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	03/01/2016
B	Waste Collection bays added, Units added + General Amendments	02/01/2016
A	Development Application	05/04/2015

**architex**

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Paramatta NSW 2150 www.architex.com.au

Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

[illegible]

Project	Start Date	End Date	Duration	Progress	Status
Project A	2023-01-01	2023-03-31	90 Days	80%	On Track
Project B	2023-02-01	2023-05-31	120 Days	60%	At Risk
Project C	2023-03-01	2023-06-30	120 Days	40%	On Track
Project D	2023-04-01	2023-07-31	120 Days	20%	At Risk
Project E	2023-05-01	2023-08-31	120 Days	10%	On Track

Proposed Mixed Use Development

Project Address

971 Richmond Road, Marsden Park

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

Client	
--------	--

Client: **Idream Property Pty Ltd**

1 Dream Property Pty Ltd and
C & S Builders Pty Ltd

C & S Partners Pty Ltd

Title

Overall Site Plan

Overall Site Plan

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Drawn	Scale	Checked
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A.S	1:1000 @A3	Checker
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Job No.	Drawing No.	Issue
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2435	02	C
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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address	971 Richmond Road, Marsden Park
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Client	iDream Property Pty Ltd and C & S Partners Pty Ltd
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Title
Overall Site Plan

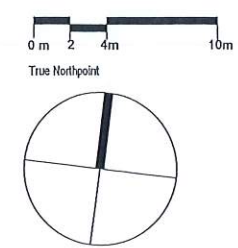
Drawn A.S	Scale 1:1000 @A3	Checked Checker
Job No.	Drawing No.	Issued

2435	02	C
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① Overall Site Plan

1:1000 @A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

- Storage
- Residential Parking Spaces 2400x5400mm
- Residential Visitor Parking Spaces 2400x5400mm
- Retail/Gym Customer Parking Spaces 2600x5400mm
- Commercial Staff Parking Spaces 2600x5400mm
- Child Care Centre Parking Spaces 2600x5400mm
- Child Care Centre Staff Parking Spaces 2400x5400mm

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	06/07/20
A	Development Application	06/04/2020

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email@architex.com.au
www.architex.com.au
Robert Del Pozo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Basement Level 3		
Drawn	Scale	Checked	Checker
A.S	1:400 @ A3		
Job No	Drawing No.	Issue	
2435	03		B

0 m 2 4m 10m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

- Storage
- Residential Parking Spaces
2400x5400mm
- Residential Visitor Parking Spaces
2400x5400mm
- Retail/Gym Customer Parking Spaces
2600x5400mm
- Commercial Staff Parking Spaces
2600x5400mm
- Child Care Centre Parking Spaces
2600x5400mm
- Child Care Centre Staff
Parking Spaces
2400x5400mm

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

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Project
Proposed Mixed Use Development

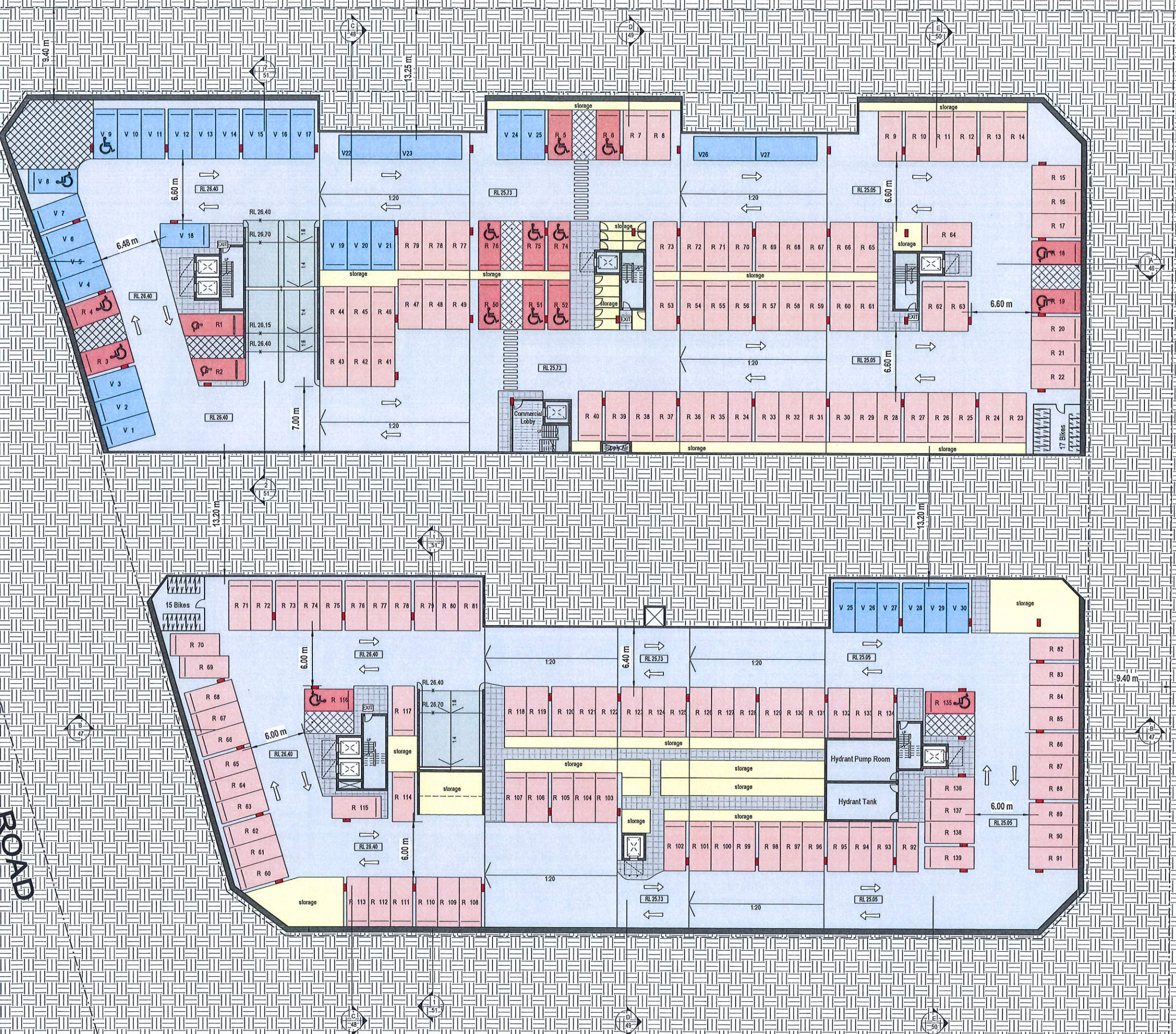
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Basement Level 2

Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 04	Issue B

DEVELOPMENT APPLICATION



1 BLOCK 1-2 -
BASEMENT LEVEL 2 1:400 @ A3



0 m 2 4m 10m
True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

- Storage
- Residential Parking Spaces 2400x5400mm
- Residential Visitor Parking Spaces 2400x5400mm
- Retail/Gym Customer Parking Spaces 2600x5400mm
- Commercial Staff Parking Spaces 2600x5400mm
- Child Care Centre Parking Spaces 2600x5400mm
- Child Care Centre Staff Parking Spaces 2400x5400mm

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

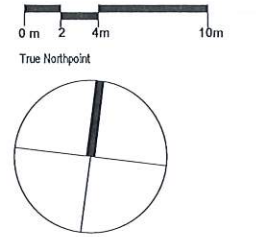
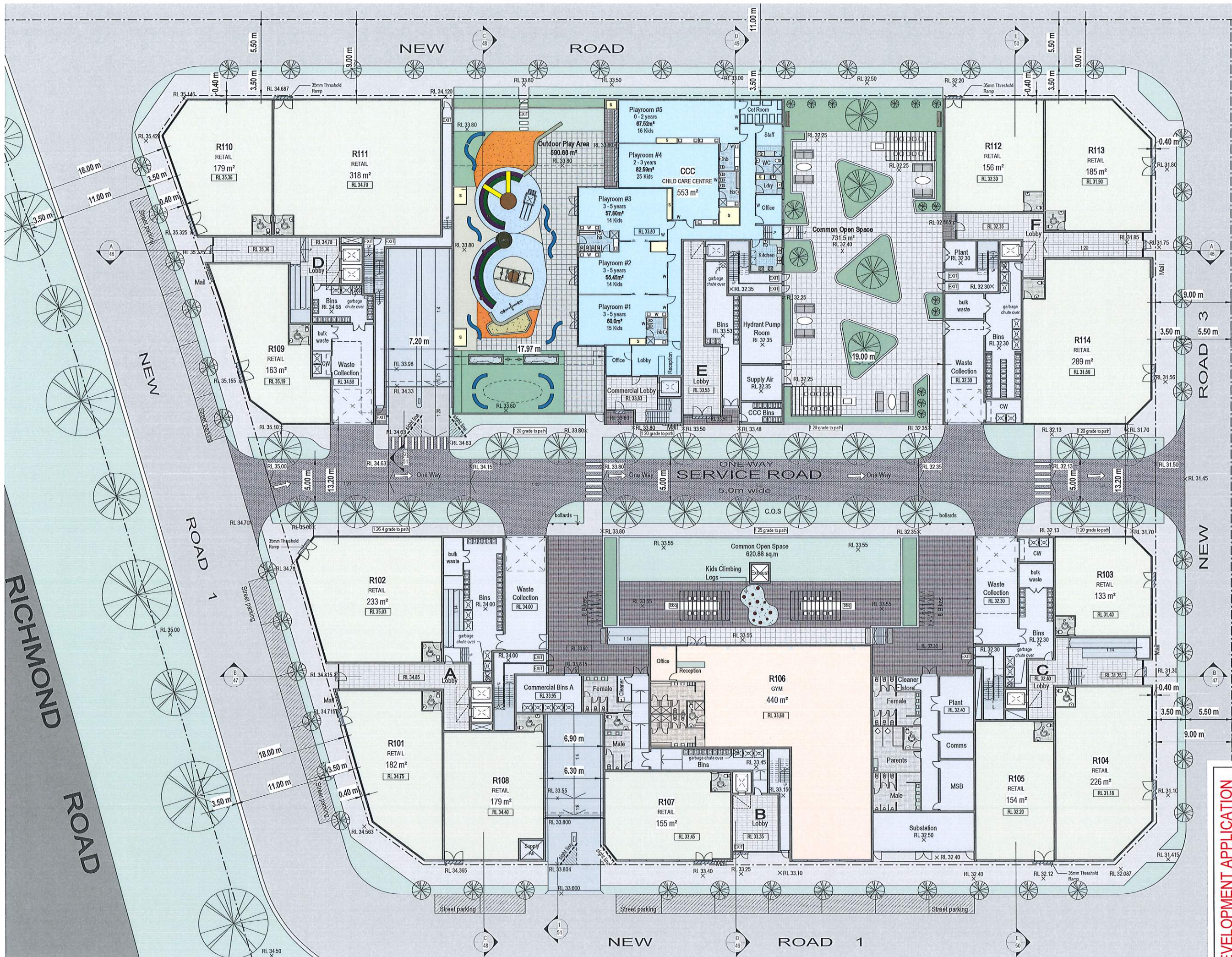
architex
Ryleton Pty Ltd was Architex
dn 32 003 315 142
Level 3, 7K Forbes Street
Paramatta NSW 2150
Nominated Architect:

T: 02 9633 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Basement Level 1		
Drawn	Scale	Checked	
A.S	1:400 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	05		B

1 BLOCK 1-2 - BASEMENT LEVEL 1 1:400 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Childcare Calculations

Internal Play areas

playroom #	age	area	children
1	3 - 5	51.14sqm	15
2	3 - 5	51.65sqm	15
3	2 - 3	82.59sqm	25
4	0 - 2	67.52sqm	16
TOTAL		252.9sqm	71

Outdoor Play areas

	area	children
TOTAL	501.15 sqm	71

- Retail
- Child Care Centre
- Gym
- Common Open Space
- Storage

Issue	Issue description	Date
C	How Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	06/04/2020

architex
Ryleton Pty Ltd & Son Architects
GPO Box 32033 315 142
Level 3, 7K Parkes Street
Panorama NSW 2150
Nominated Architect: Robert Dell Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 1 / Ground
Floor

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	06	C

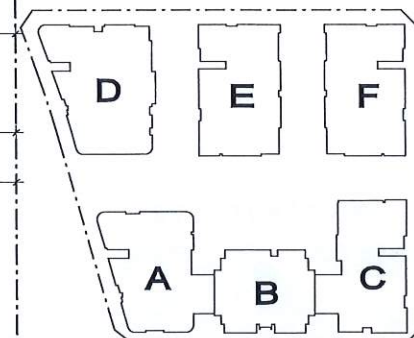
RICHMOND ROAD

0 m 2 4m 10m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

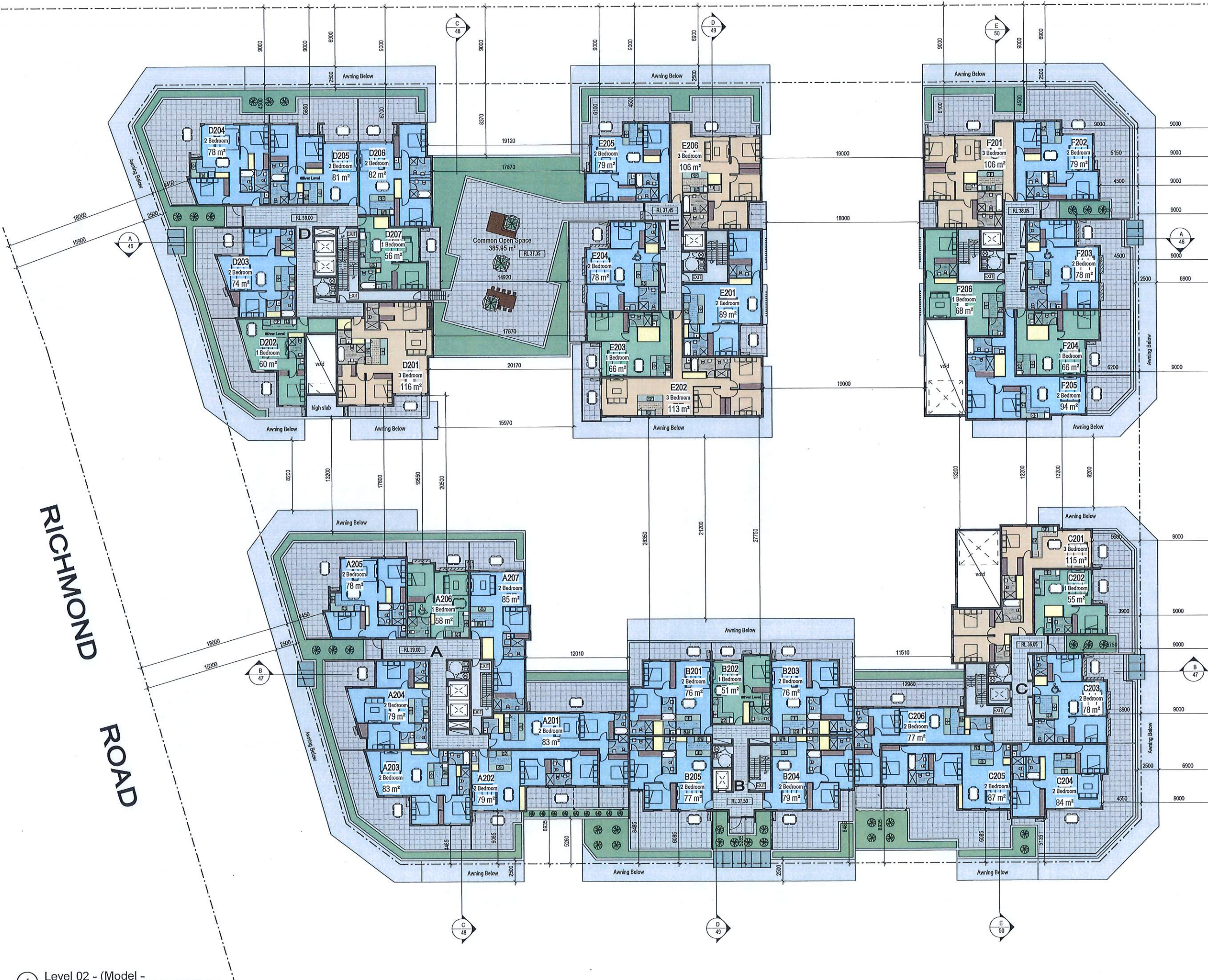
Issue	Issue description	Date
C	New Road Location & Size Adopted, Waste Collection Areas Added, Units Added + General Amendments	06/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	06/04/2020

architex
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 Nominated Architect:

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 email@architex.com.au
 www.architex.com.au
 Robert Del Pizzo
 NSW Reg. No. 3972

Project		Proposed Mixed Use Development	
Project Address		971 Richmond Road, Marsden Park	
Client		iDream Property Pty Ltd and C & S Partners Pty Ltd	
Title		Level 2	
Drawn	A.S	Scale	1:400 @ A3
Job No	2435	Drawing No.	07
Checked		Checker	
Issue		C	

DEVELOPMENT APPLICATION



RICHMOND ROAD

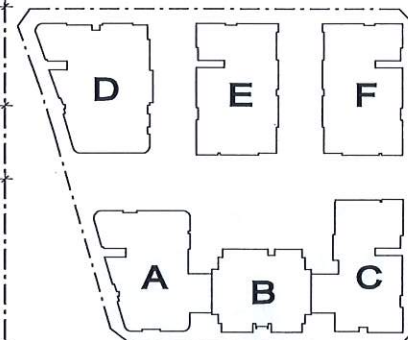
① Level 03 - (Model - Blocks A & D)
1:400 @ A3

0 m 2 4m 10m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Easement, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
B	Waste Collection bins added, Units added - General Amendments	02/04/20
A	Development Application	06/04/2020

architex

Ryleton Pty Ltd Vias Architex
cbn 32 003 315 142

Level 3, 7K Pokes Street
Parramatta NSW 2150

Nominated Architect: Robert Del Pazo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

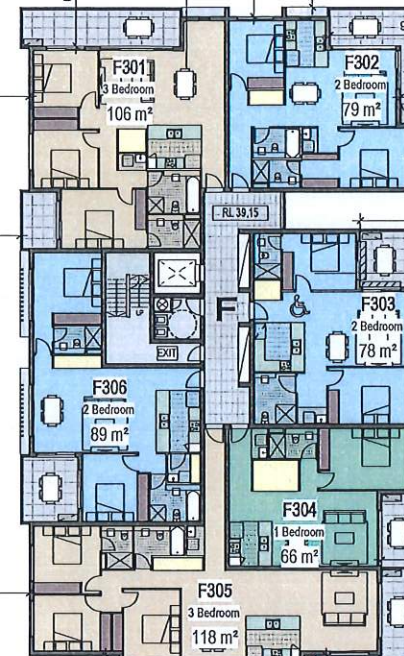
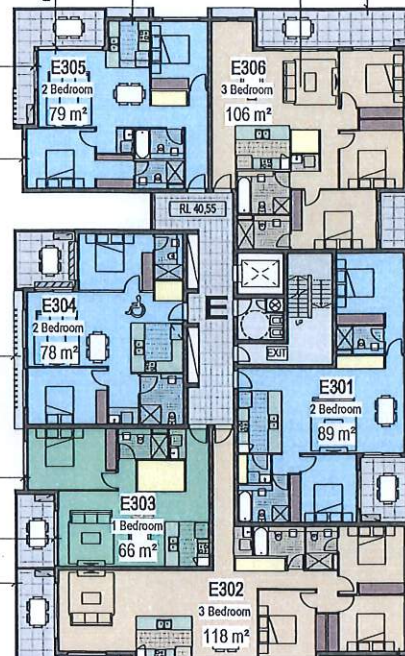
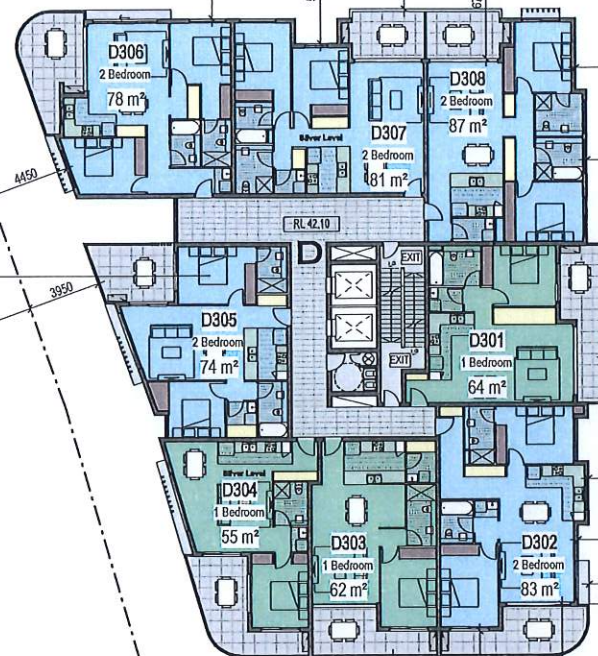
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 3

Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	08	C

DEVELOPMENT APPLICATION



RICHMOND ROAD

① Level 04 - (Model - Blocks A & D)

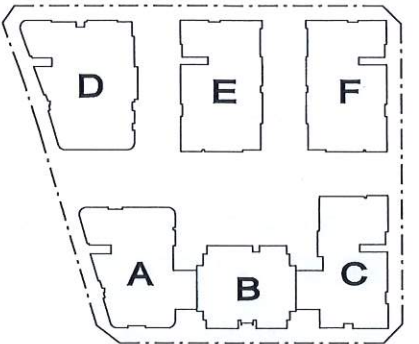
1:400 @ A3

0 m 2 4m 10m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Size Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	06/04/2020

architex

Styleton Pty Ltd Vias Architect
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02 9333 315 142

Level 3, 7K Parkes Street
Parramatta NSW 2150

Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

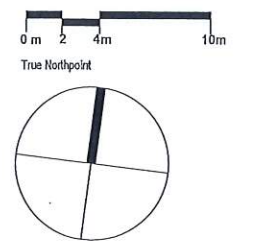
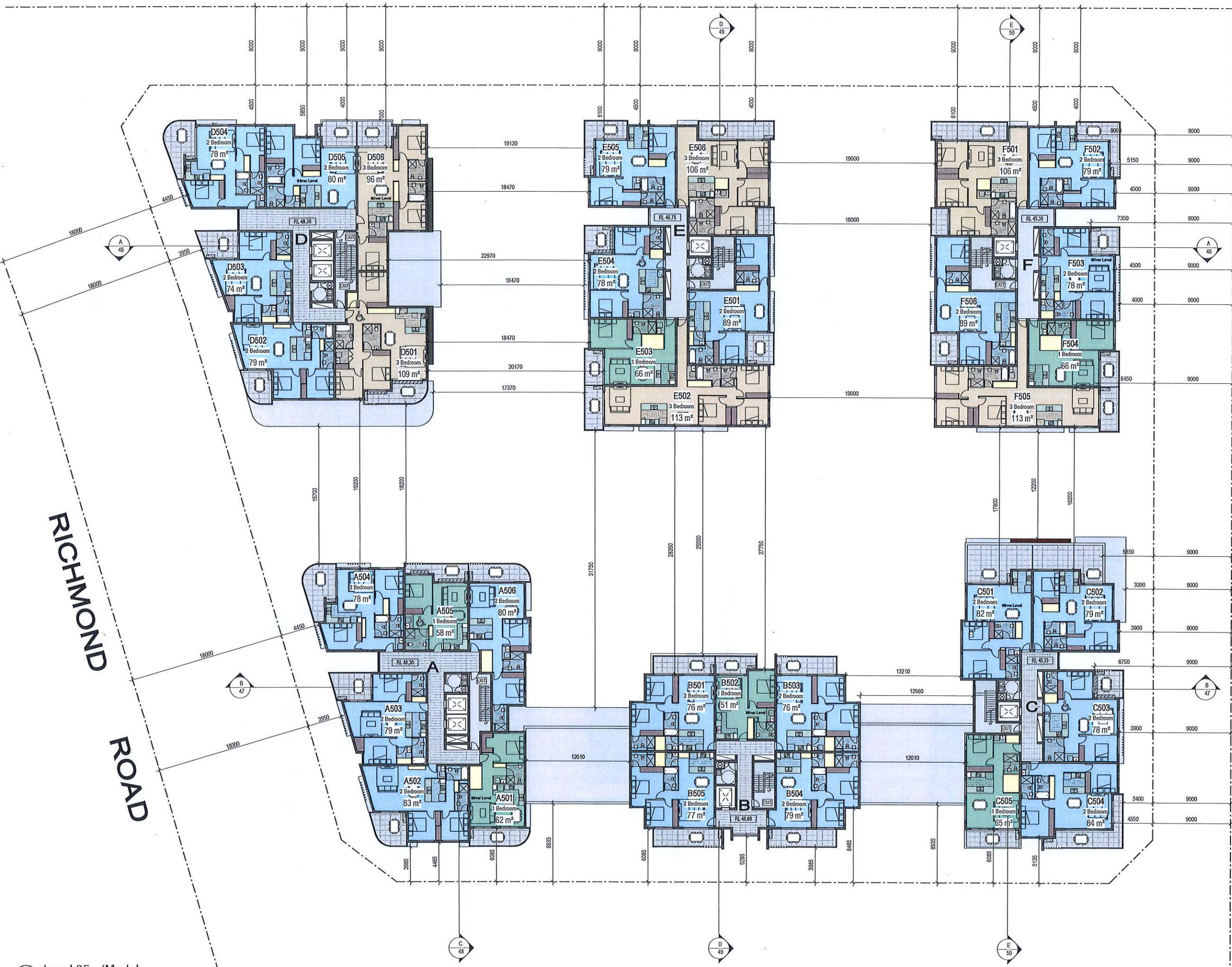
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

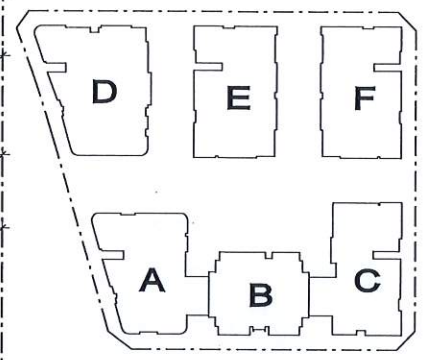
Title
Level 4

Drawn	Scale	Checked
A.S.	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	09	C

DEVELOPMENT APPLICATION



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



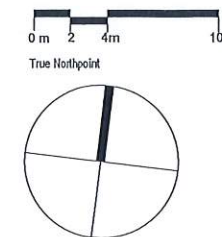
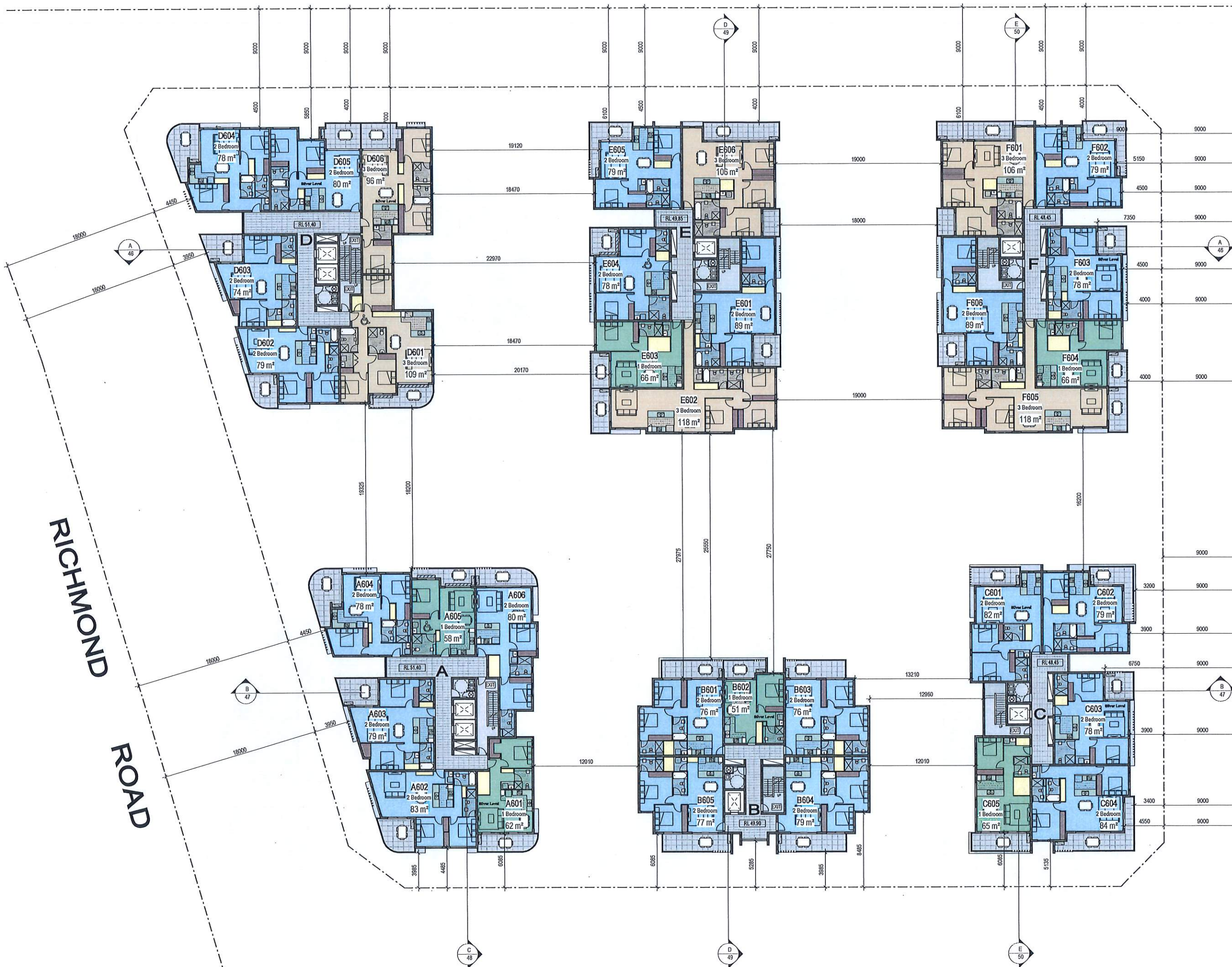
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	06/04/2020

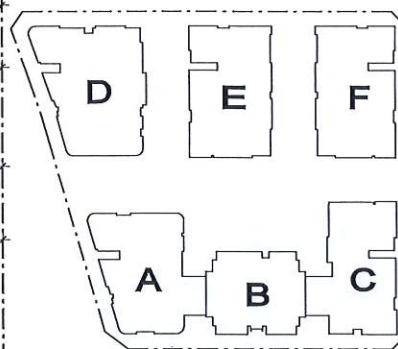
architex
 Rydell Pty Ltd was Architex
 oen 32 033 315 142 T: 02 9533 5888
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 Parramatta NSW 2150 email@architex.com.au
 Nominated Architect: www.architex.com.au
 Robert Del Pizzo
 NSW Reg. No. 3912

DEVELOPMENT APPLICATION		
Project	Proposed Mixed Use Development	
Project Address	971 Richmond Road, Marsden Park	
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd	
Title	Level 5	
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	10	C

① Level 05 - (Model - Blocks A & D) 1:400 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



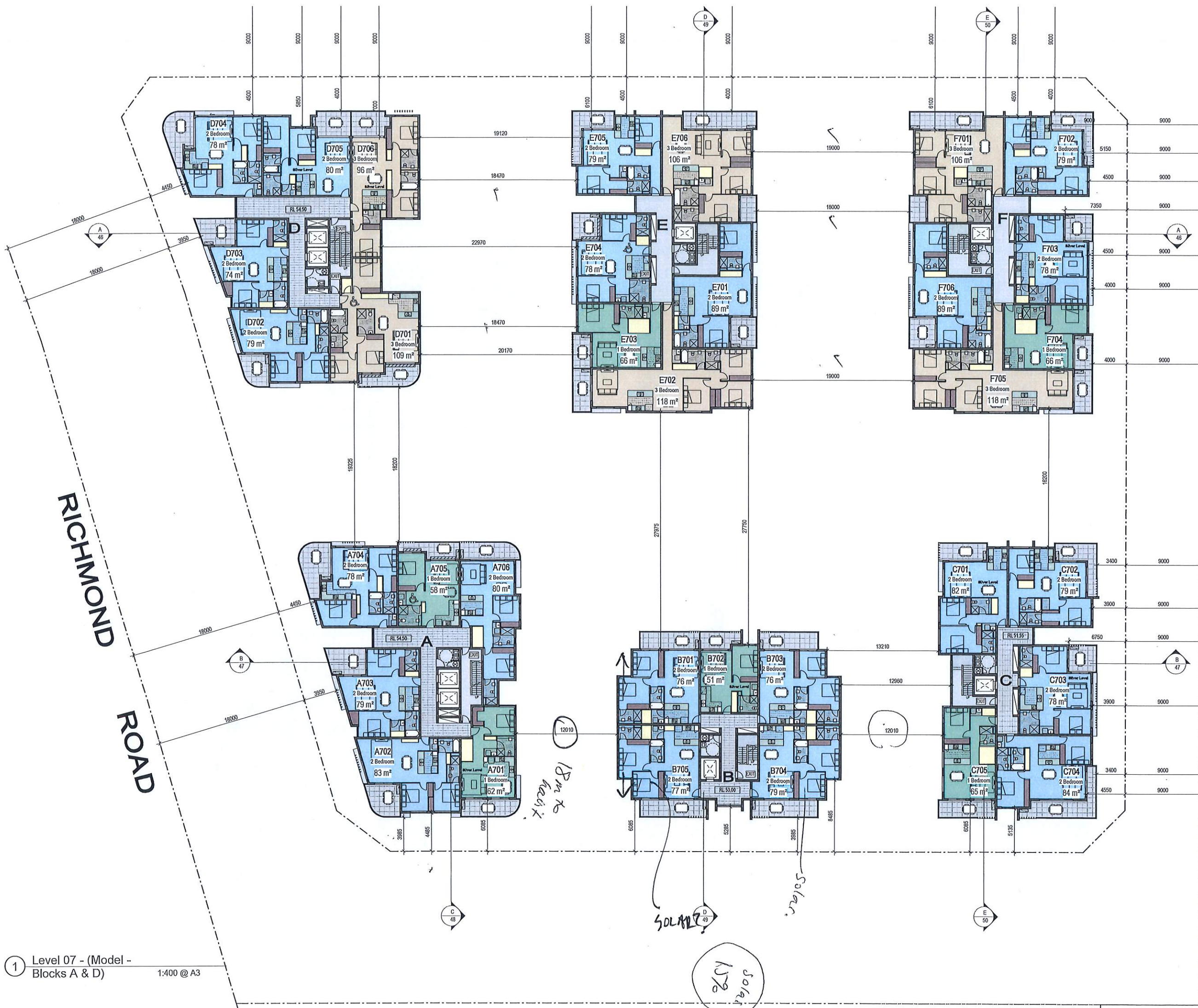
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
B	Waste Collection bays added, Units added - General Amendments	02/04/20
A	Development Application	05/04/2020

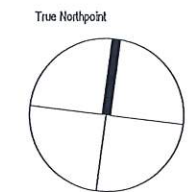
architex
 Ryleton Pty Ltd & Architex
 32/03/315/142
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 Parramatta NSW 2150
 Nominated Architect:
 1:02 9633 5888
 M: 0418 402 919
 email@architex.com.au
 www.architex.com.au
 Robert Del Pizzo
 NSW Reg. No. 3972

DEVELOPMENT APPLICATION

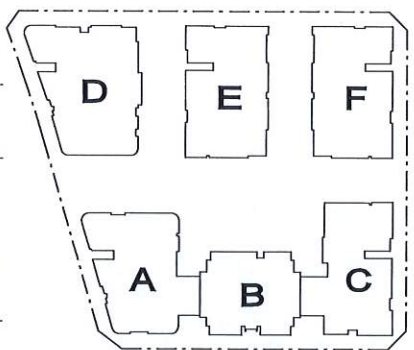
Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 6		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	11	C



0 m 2 4m 10m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Size Adjusted, Waste Collection Areas Added, Units Added + General Amendments	06/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	05/04/2020

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Nominated Architect:
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www.architex.com.au

DEVELOPMENT APPLICATION

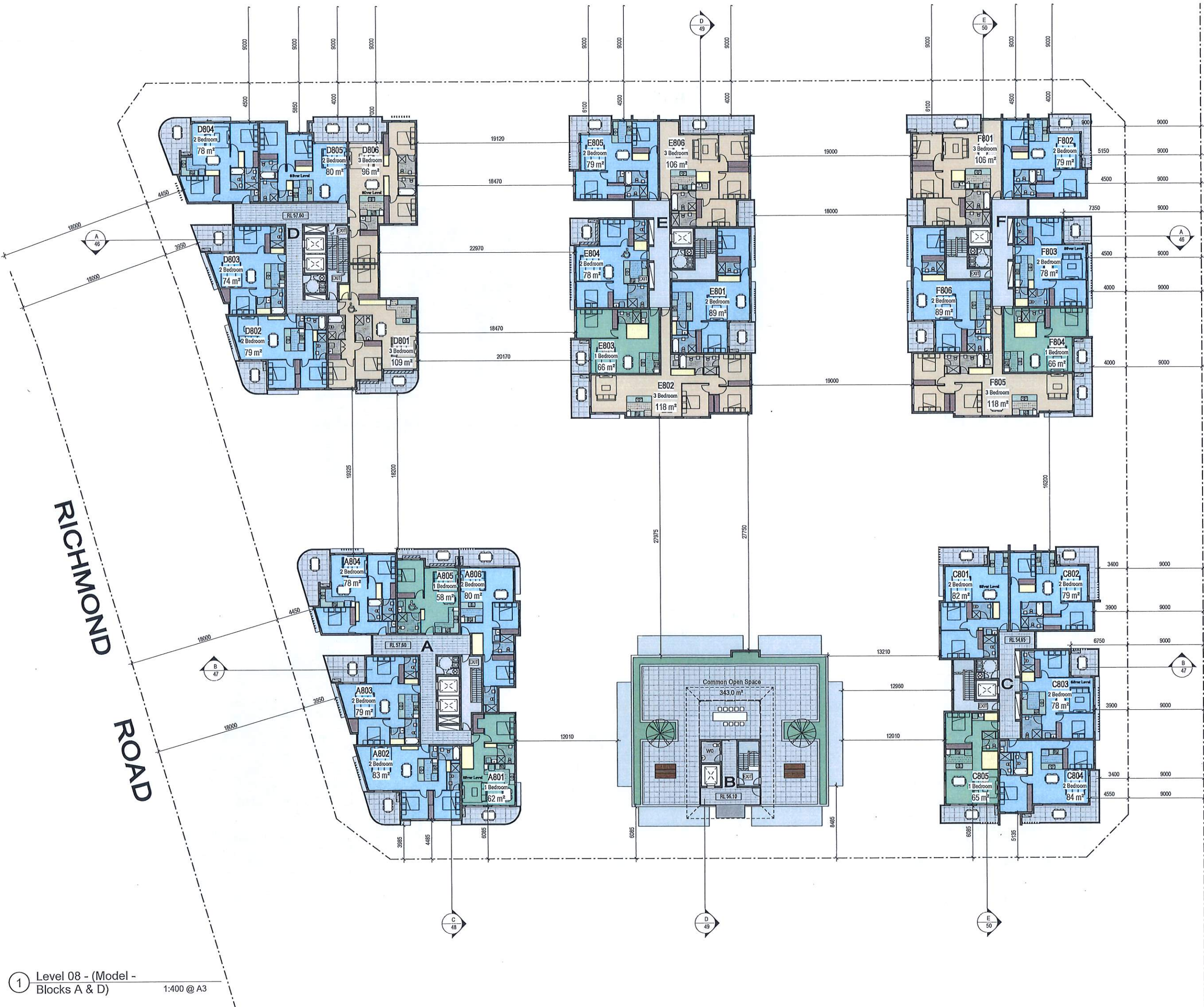
Project: Proposed Mixed Use Development

Project Address: 971 Richmond Road, Marsden Park

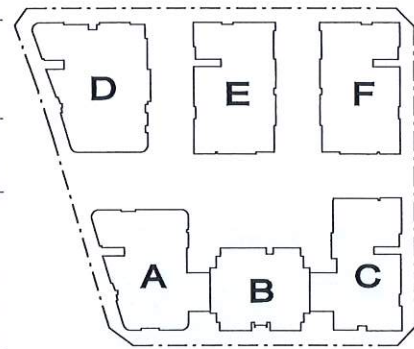
Client: iDream Property Pty Ltd and C & S Partners Pty Ltd

Title: Level 7

Drawn: A.S.	Scale: 1:400 @ A3	Checked: Checker
Job No: 2435	Drawing No: 12	Issue: C



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
C	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	06/04/2020

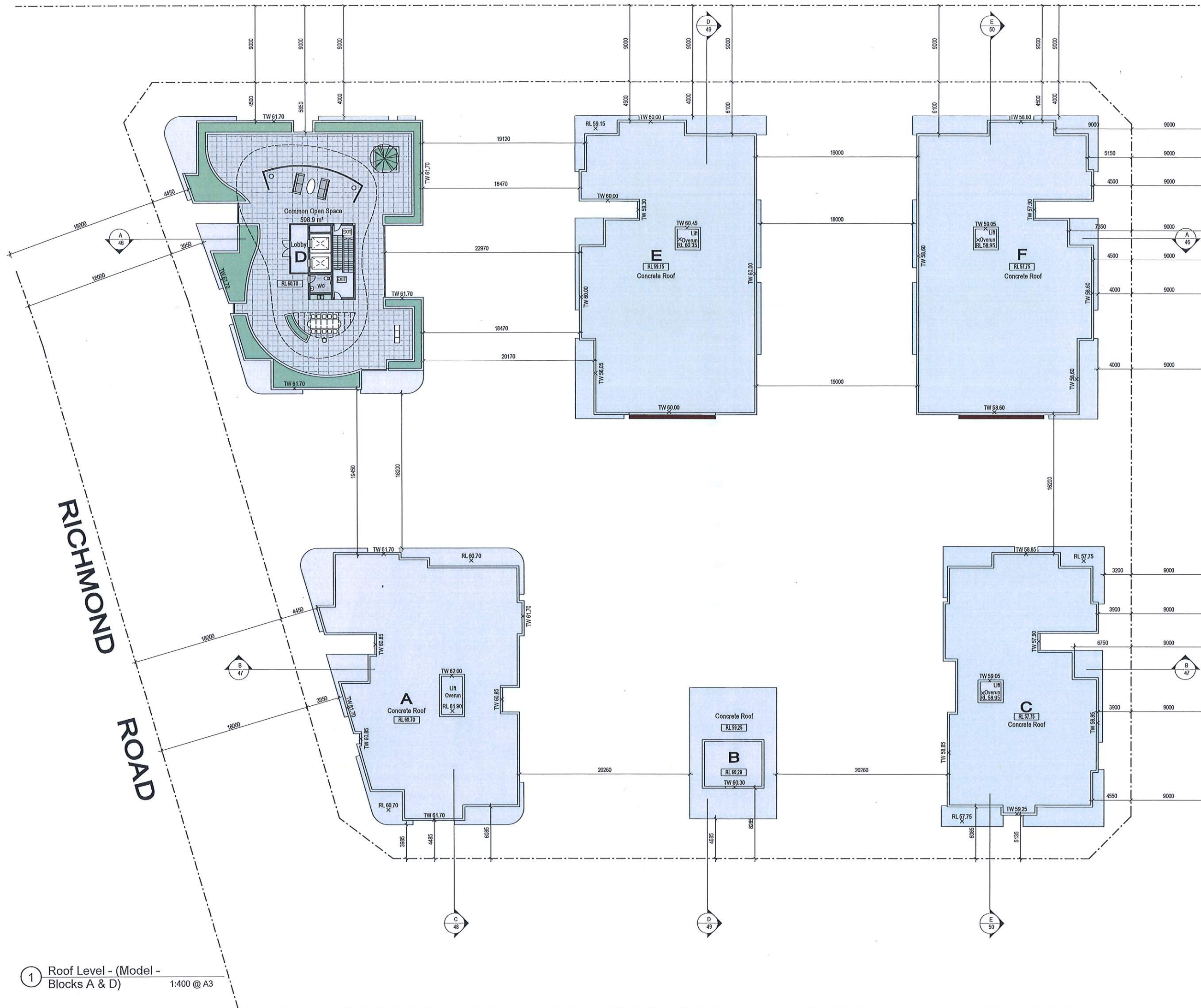
Hydrex Pty Ltd was Architex
0203 32 003 315 142

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Nominated Architect:

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Robert Del Pizzo
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DEVELOPMENT APPLICATION

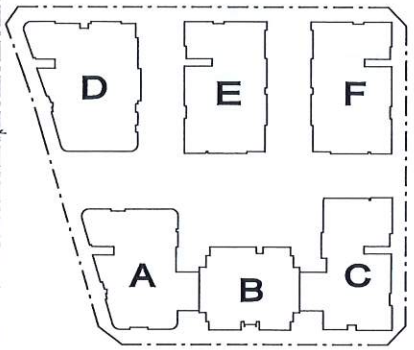
Project	Proposed Mixed Use Development	
Project Address	971 Richmond Road, Marsden Park	
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd	
Title	Level 8	
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	13	C



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
C	New Road Location & Size Adjusted, Waste Collection Areas Added, Units Added - General Amendments	06.07.20
B	Waste Collection bays added, Units added - General Amendments	02.04.20
A	Development Application	05.04.2020

architex
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Nominated Architect:
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NSW Reg. No. 3972

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www.architex.com.au

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Roof Plan		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 14	Issue C

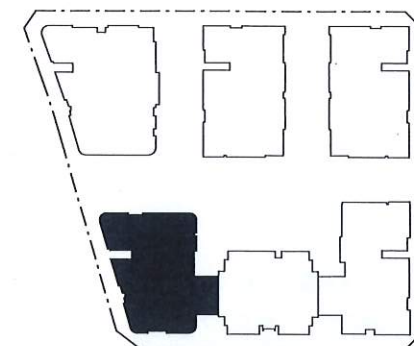
1 Roof Level - (Model - Blocks A & D) 1:400 @ A3

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

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Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 02 - Block A

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 15	Issue B

DEVELOPMENT APPLICATION



1 Level 02 - Block A

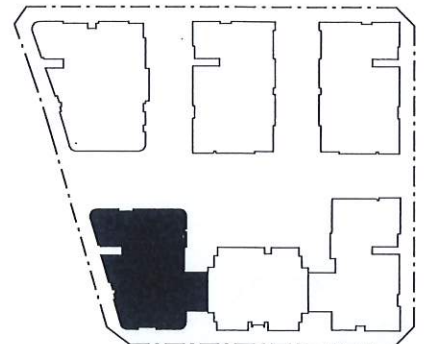
1:200 @ A3

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

architex
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 Parramatta NSW 2150
 Nominated Architect:
 Robert Del Pizzo
 NSW Reg. No. 3972

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 M: 0418 402 919
 email@architex.com.au
 www.architex.com.au

DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Level 03-04 - Block A		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	16		B



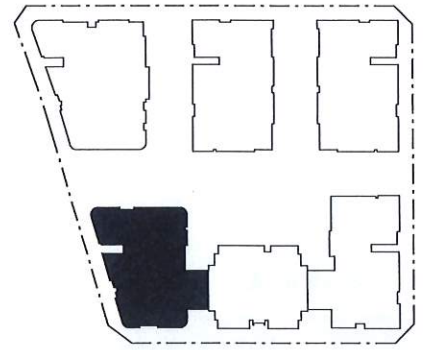
1 Level 03-04 - Block A
 1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Size Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

architex
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Level 3, 7/6 Parkes Street
Parramatta NSW 2150
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NSW Reg. No. 3972

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email@architex.com.au
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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 05 - Block A		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	17	B

1 Level 05 - Block A
1:200 @ A3

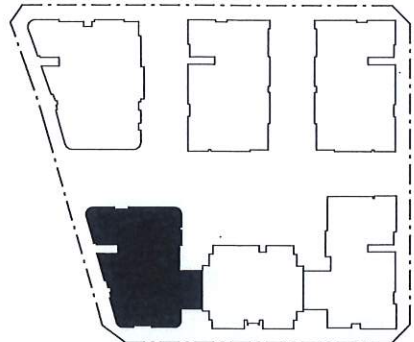


0 m 2 m 5 m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2019

architex
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obj 32 003 315 142
Level 3, 7X Parkes Street
Parramatta NSW 2150
Nominated Architect:

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email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

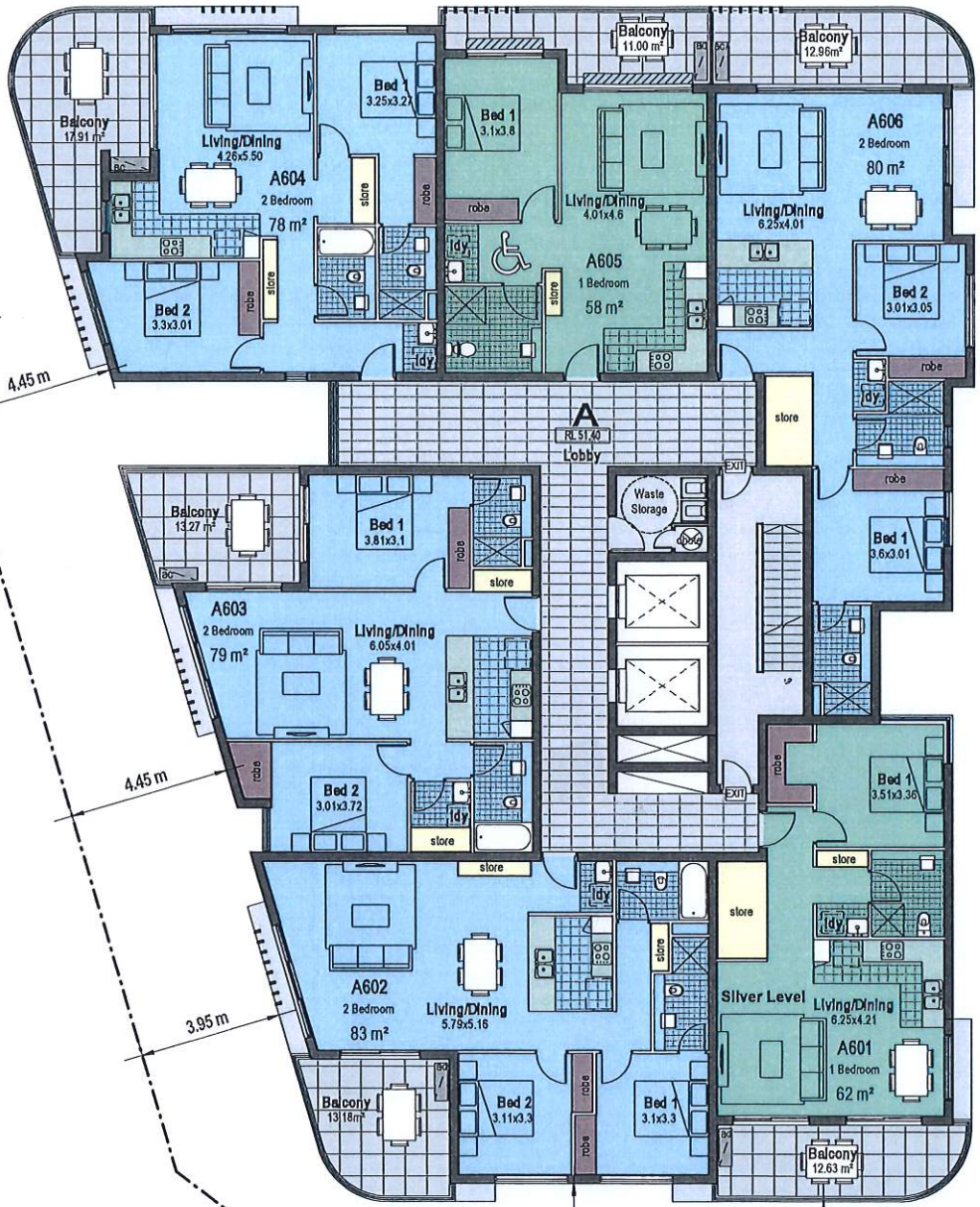
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

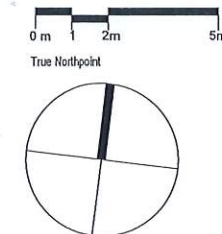
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 06-08 - Block
A

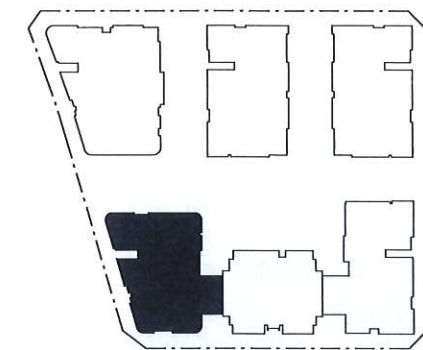
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 18	Issue B



1 Level 06-08 - Block A
1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08.07.20
A	Development Application	06.04.2020

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email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project

Proposed Mixed Use Development

Project Address

971 Richmond Road, Marsden Park

Client

iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title

Roof Level - Block A

Drawn

A.S

Job No

2435

Scale

1:200 @ A3

Drawing No.

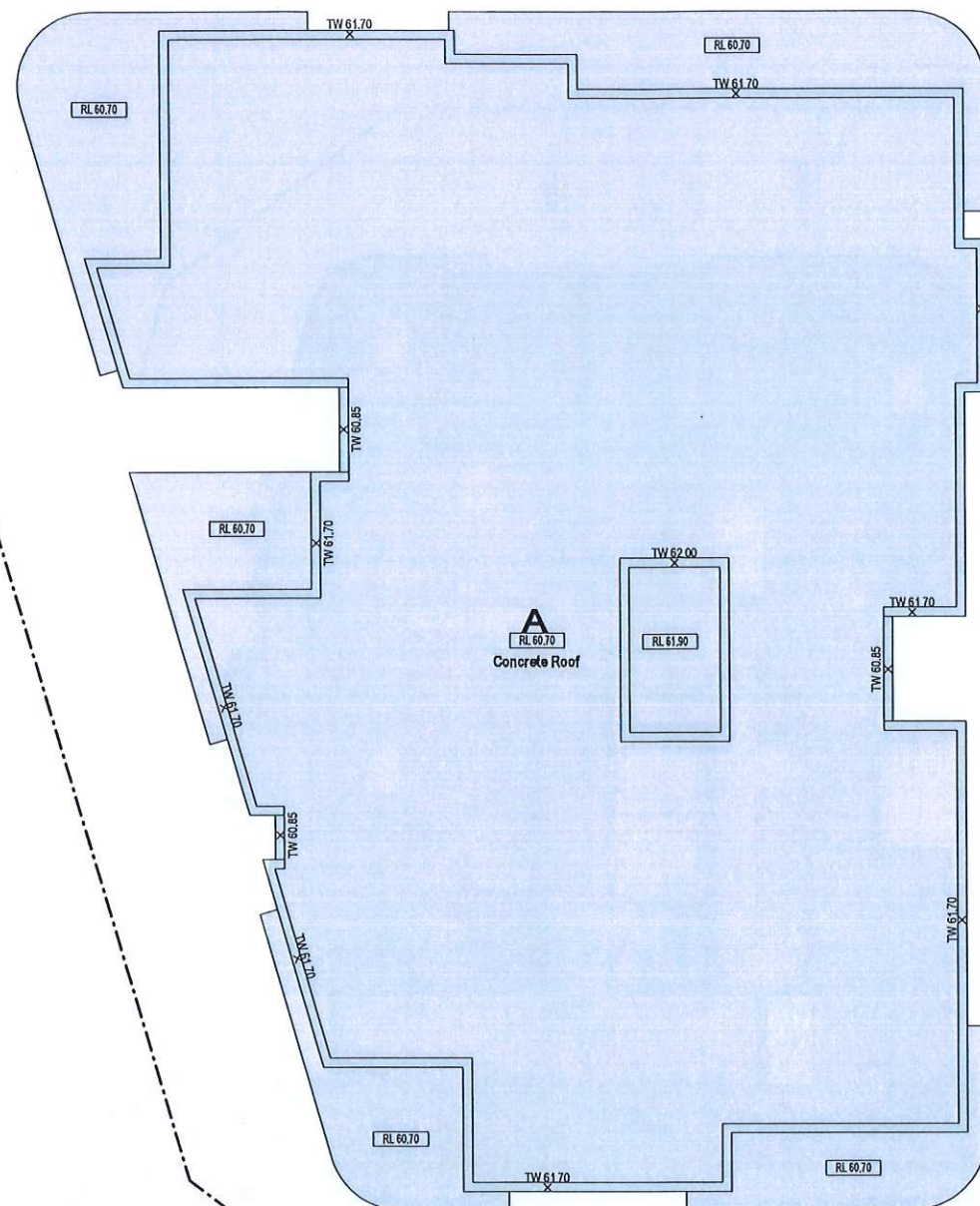
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Checked

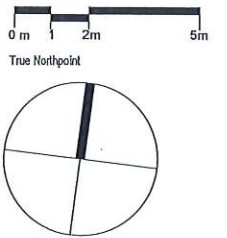
Checker

Issue

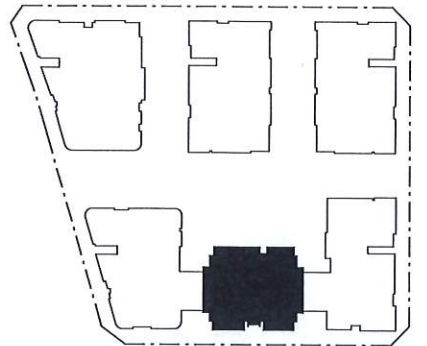
B



1 Roof Level - Block A
1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

architex
Ryeford Pty Ltd was Architex
abn 32 003 315 142
Level 3, 7K Parkes Street
Paramatta NSW 2150
Nominated Architect:

Tel: 02 9633 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

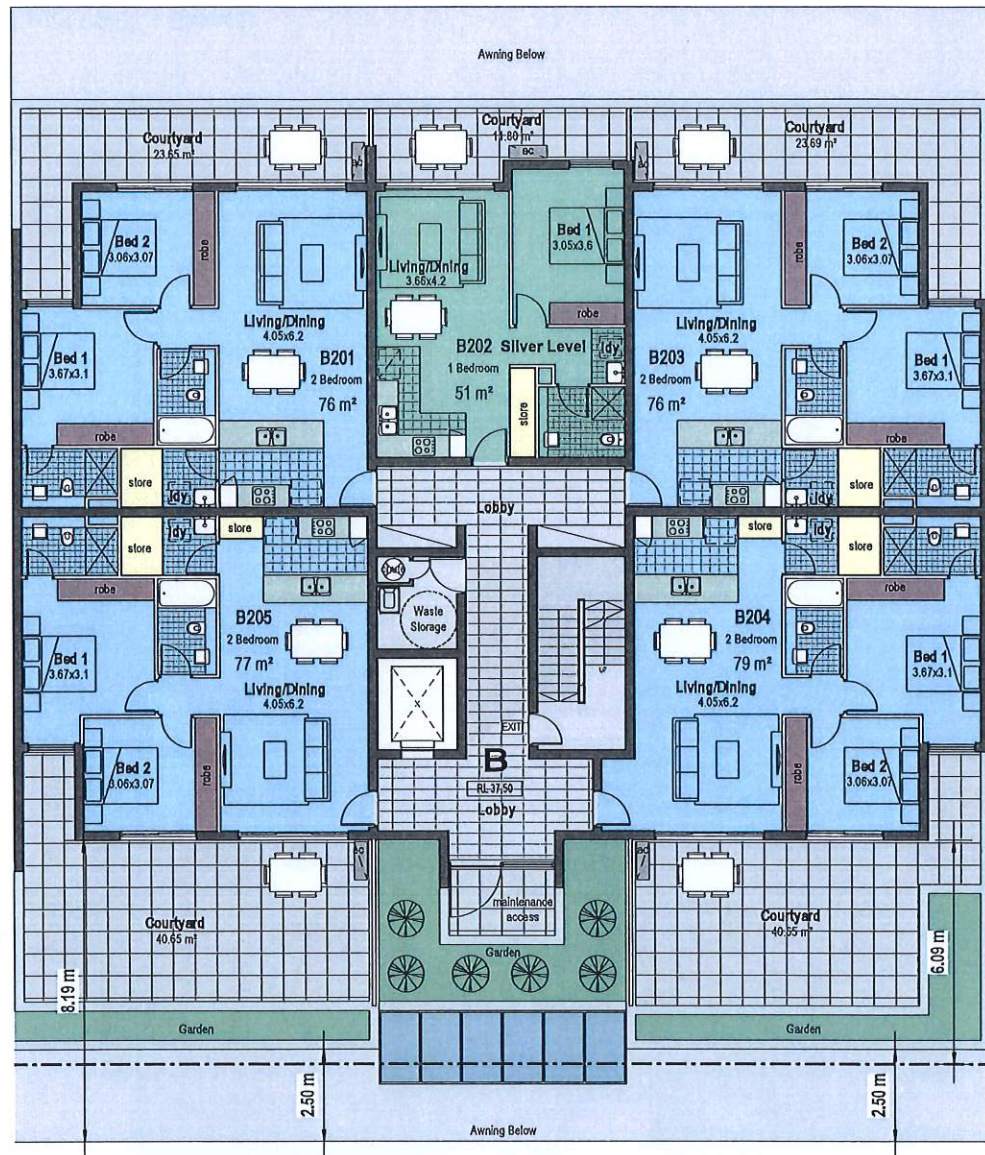
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

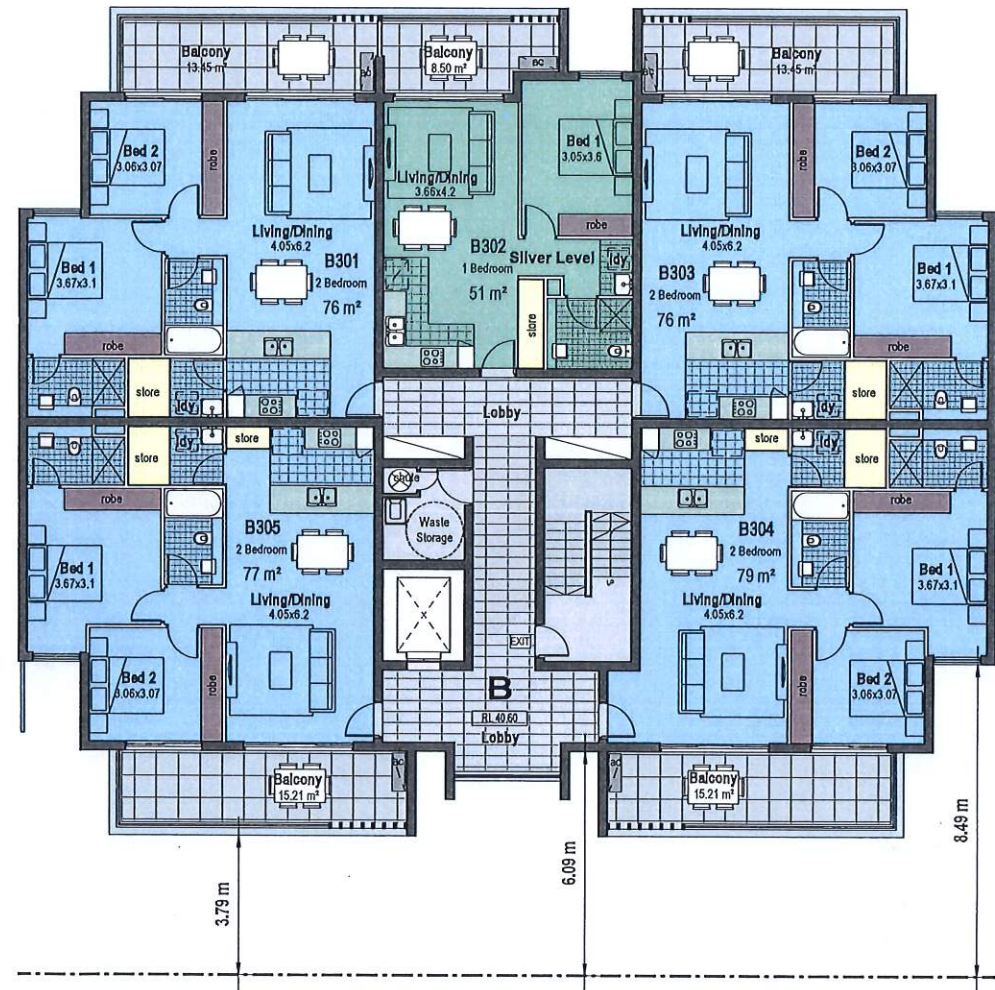
Title
Level 02 & 03-04 -
Block B

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 20	Issue B

DEVELOPMENT APPLICATION



1 Level 02 - Block B
1:200 @ A3



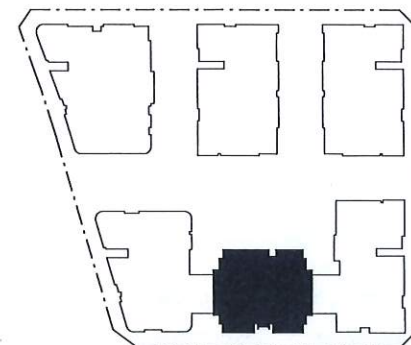
2 Level 03-04 - Block B
1:200 @ A3

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

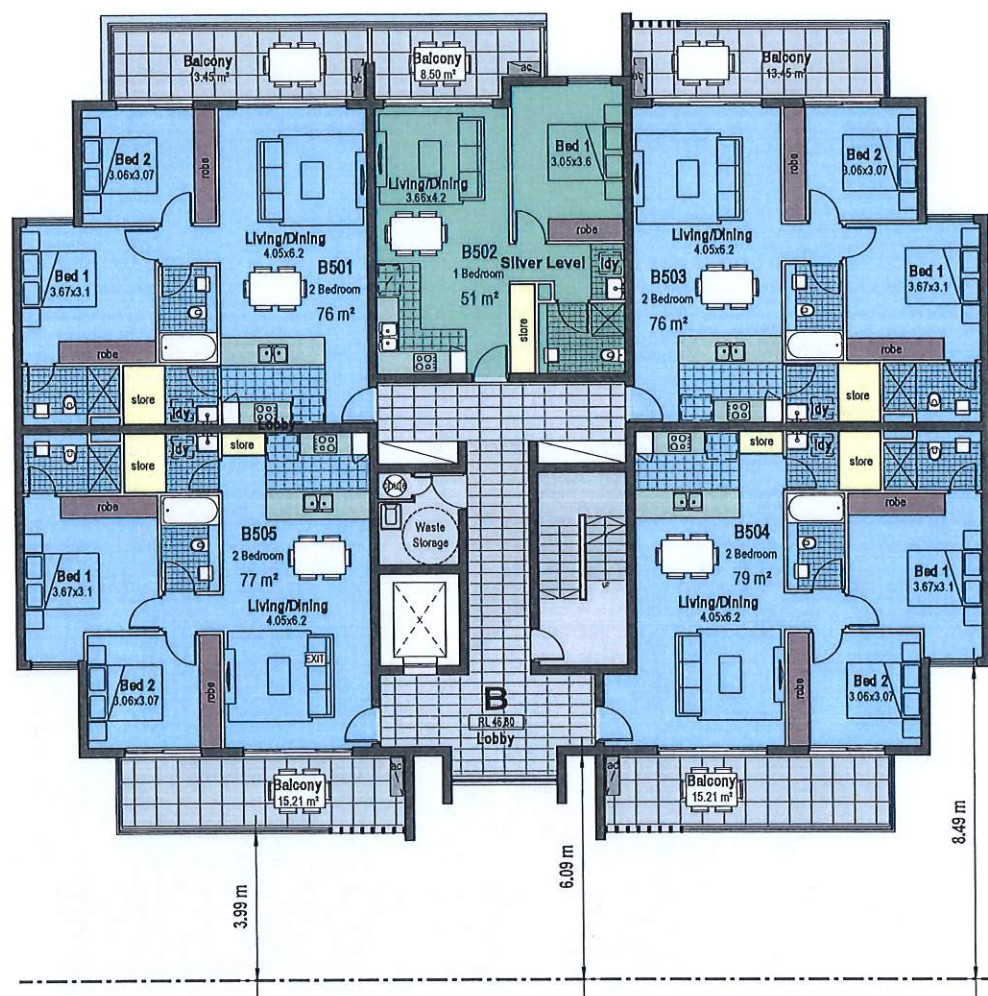
Issue	Issue description	Date
B	New Road Location & Size Adjusted, Waste Collection Areas Added, Units Added + General Amendments	05/07/20
A	Development Application	05/04/2020

architex
Nylon Pty Ltd Was Architex
02 9333 315 142
Level 3, 7K Porters Street
Parramatta NSW 2150
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

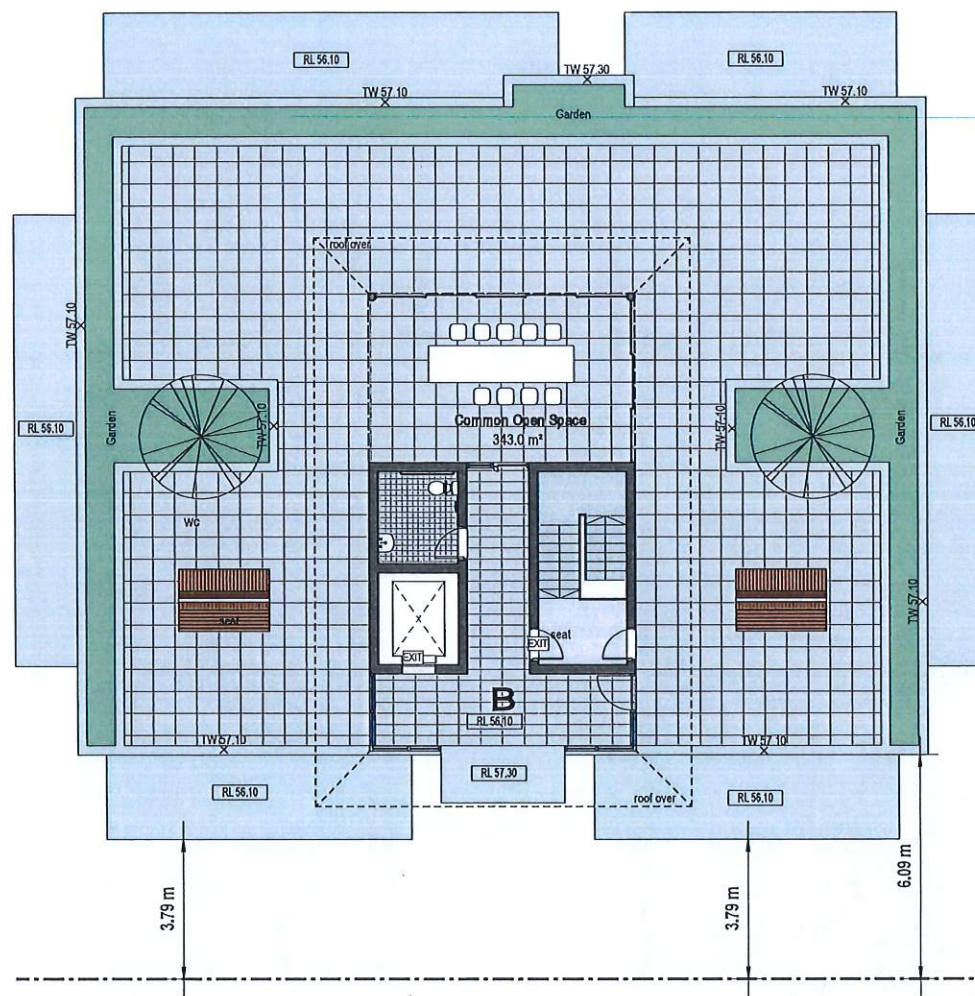
T: 02 9333 5888
M: 0418 402 919
email@architex.com.au
www.architex.com.au

DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Level 05-07 & Roof Level - Block B		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	21		B



1 Level 05-07 - Block B
1:200 @ A3

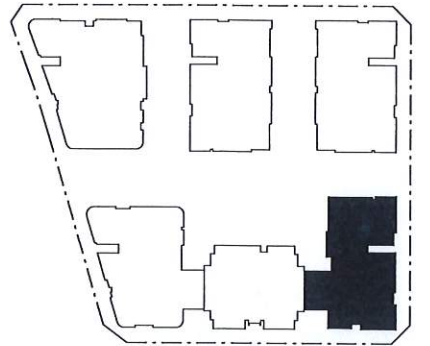


2 Roof Level - Block B
1:200 @ A3

0 m 1 2m 5m
True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

architex
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NSW Reg. No. 3972

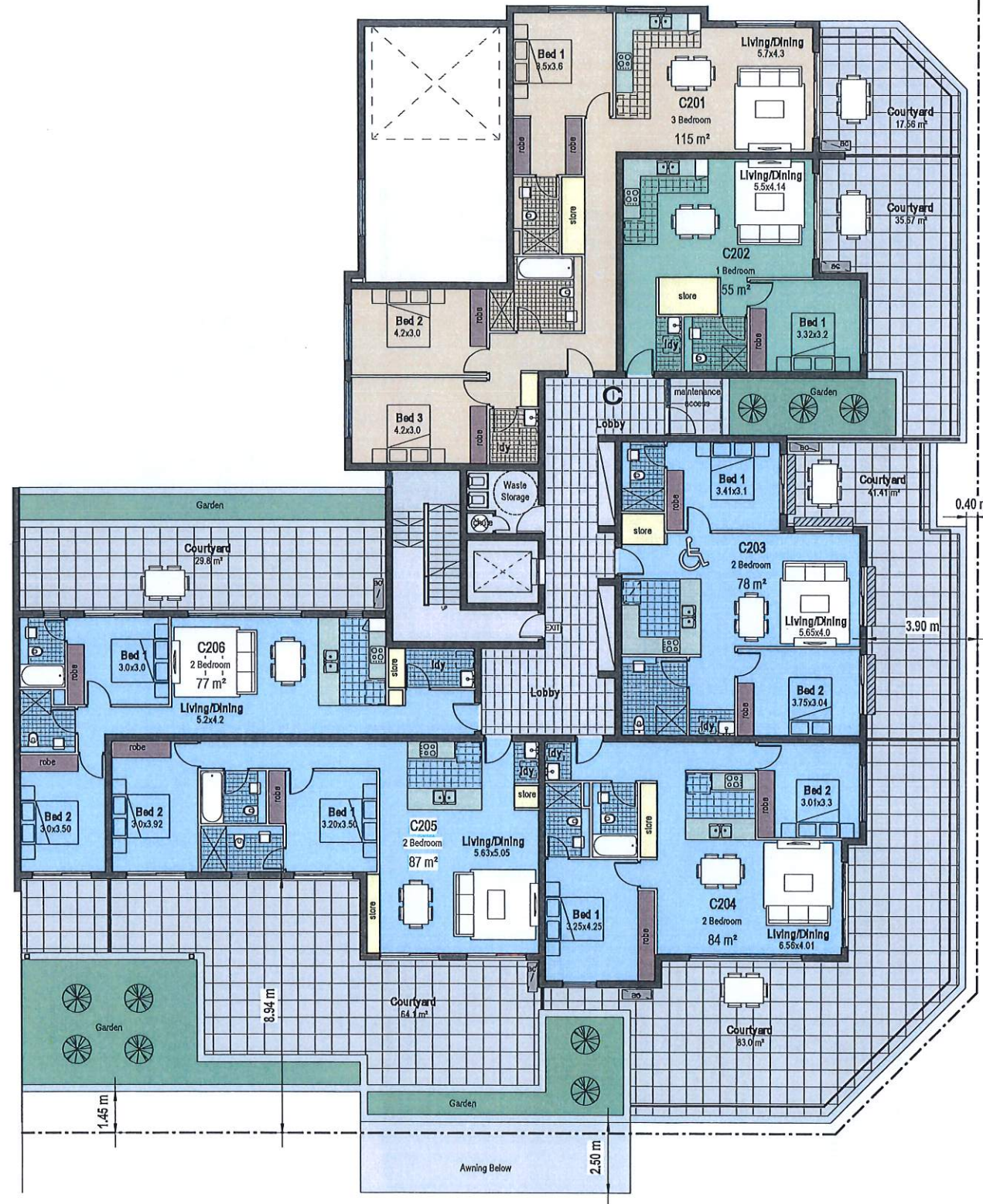
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 02 - Block C

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 22	Issue B



1 Level 02 - Block C

1:200 @ A3

DEVELOPMENT APPLICATION

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Adopted, Units Adopted - General Amendments	06/07/20
A	Development Application	06/04/2020

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DEVELOPMENT APPLICATION

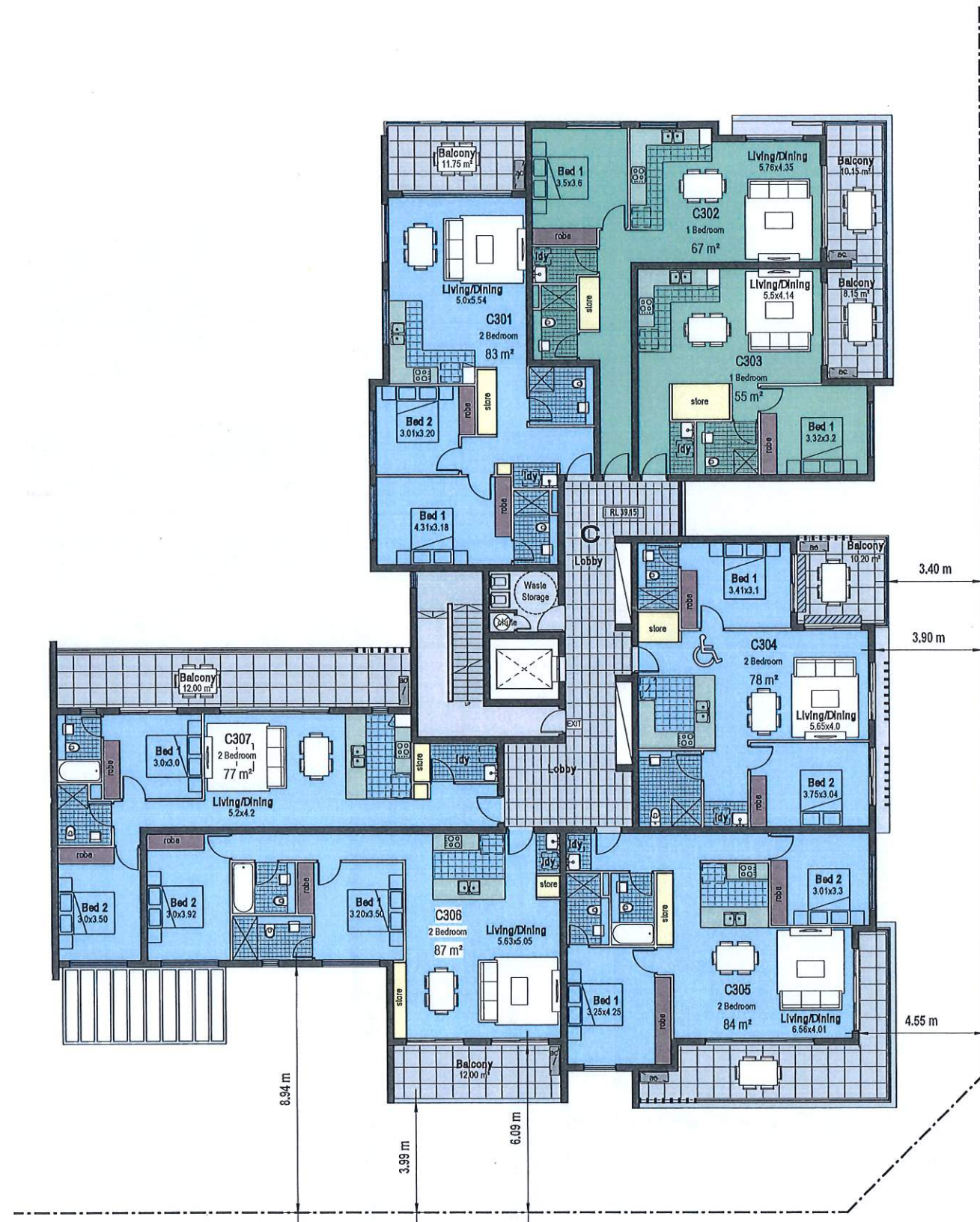
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 03-04 - Block
C

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 23	Issue B



1 Level 03-04 - Block C
1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

architex
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NSW Reg. No. 3972

DEVELOPMENT APPLICATION	Project	Proposed Mixed Use Development	
	Project Address	971 Richmond Road, Marsden Park	
	Client	iDream Property Pty Ltd and C & S Partners Pty Ltd	
	Title	Level 05 - Block C	
	Drawn	Scale	Checked
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	24	B	

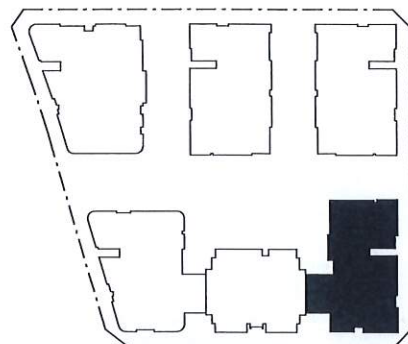


0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

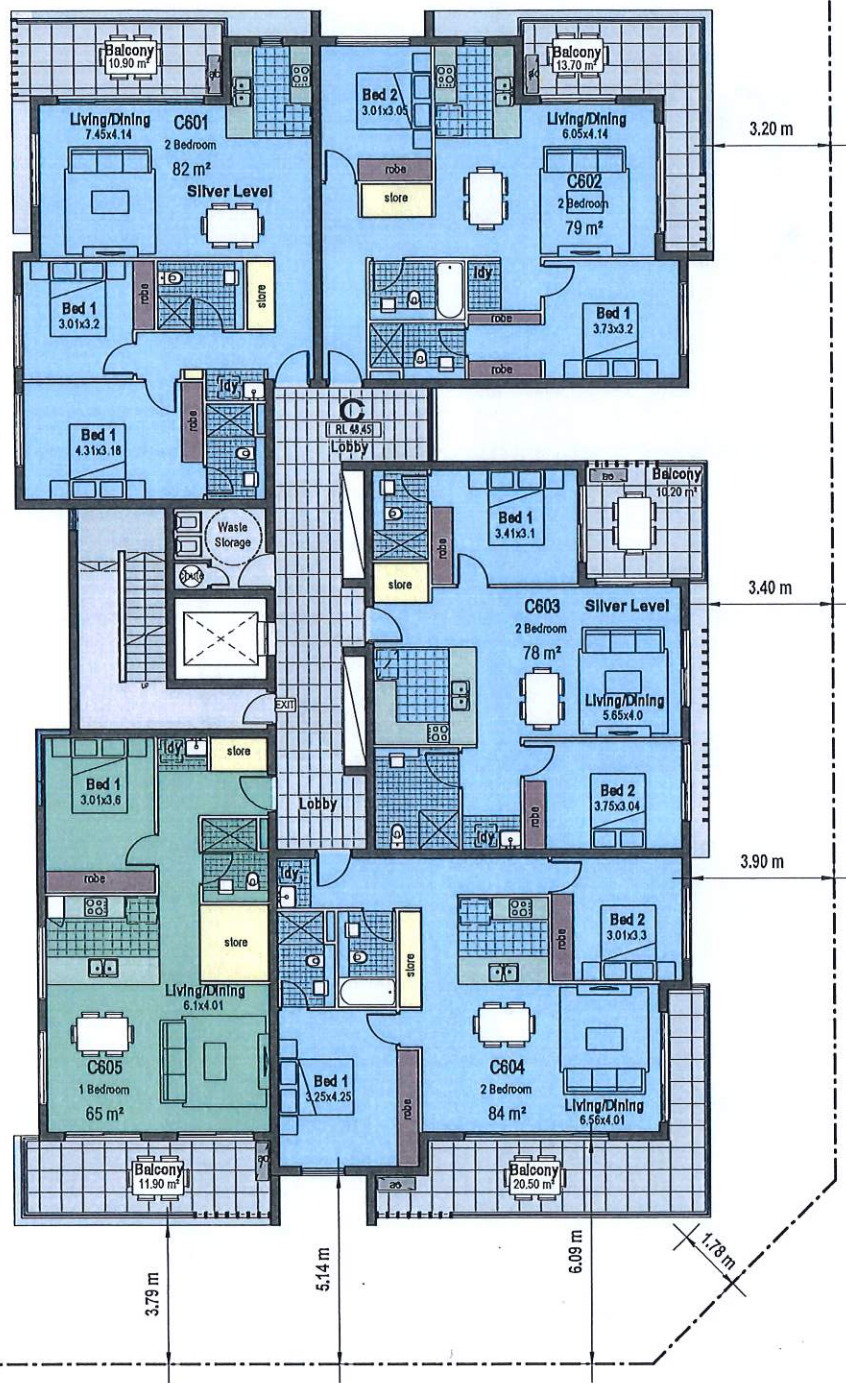
Issue	Issue description	Date
B	How Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	08/04/2020

architex
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NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 06-08 - Block C		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	25	B



1 Level 06-08 - Block C

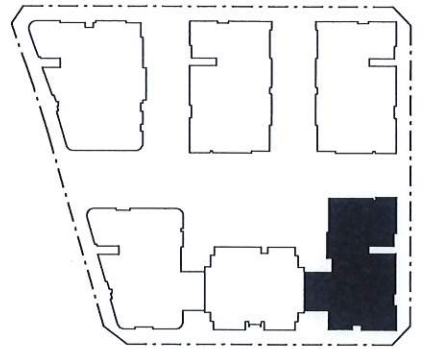
1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

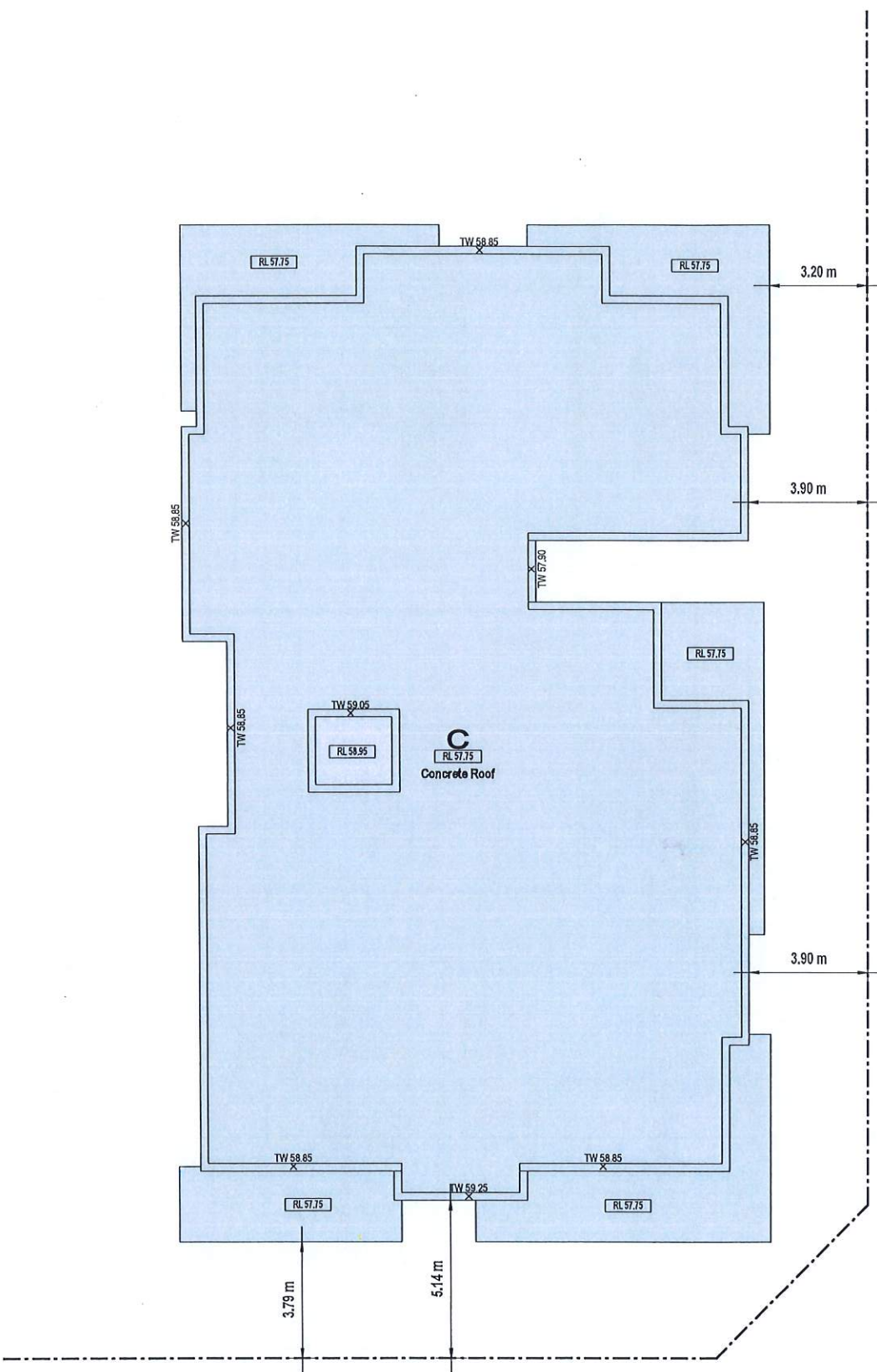


architex
Ryleton Pty Ltd & Architex
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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project			
Proposed Mixed Use Development			
Project Address			
971 Richmond Road, Marsden Park			
Client			
iDream Property Pty Ltd and C & S Partners Pty Ltd			
Title			
Roof Level - Block C			
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	26	B	



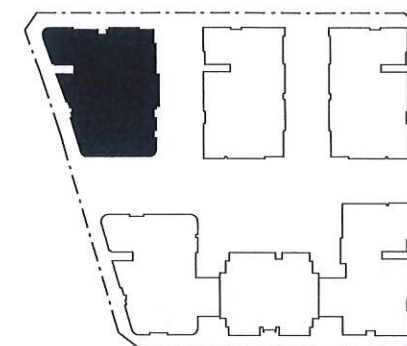
1 Roof Level - Block C
1:200 @ A3

0 m 2 m 5 m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	09.07.20
A	Development Application	06.04.2020

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www.architex.com.au
Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

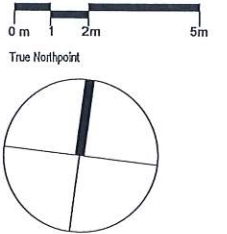
Title
Level 02 - Block D

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	27	B

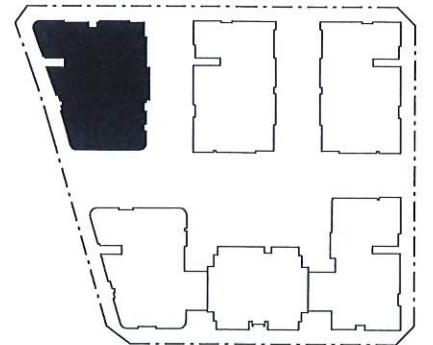


1 Level 02 - Block D

1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amended	08/07/20
A	Development Application	05/04/2020

architex
Ryleton Pty Ltd for Architex
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Robert Del Pizzo
NSW Reg. No. 3972

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Level 03-04 - Block D		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	28		B



1 Level 03-04 - Block D
1:200 @ A3

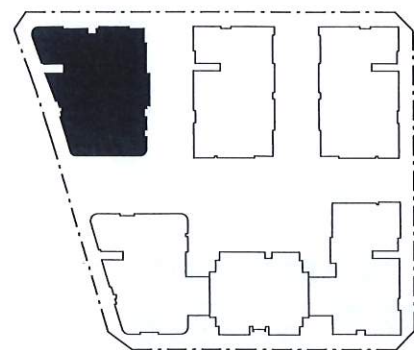
DEVELOPMENT APPLICATION

0 m 2 m 5 m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

architex
Ryleton Pty Ltd Vias Architex
abn 32 003 316 142
Level 3, 7K Parkes Street
Parramatta NSW 2150
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

T: 02 9633 5888
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email@architex.com.au
www.architex.com.au

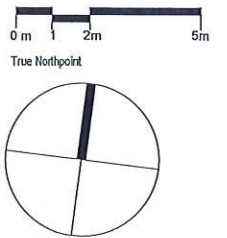
DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development	
Project Address	971 Richmond Road, Marsden Park	
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd	
Title	Level 05 - Block D	
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	29	B

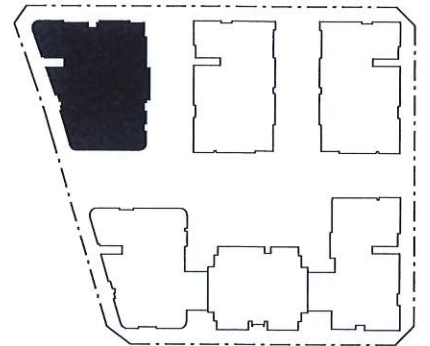


1 Level 05 - Block D

1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	06/07/20
A	Development Application	06/04/2020

architex
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02 9233 315 142
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email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 06-08 - Block D		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	30	B



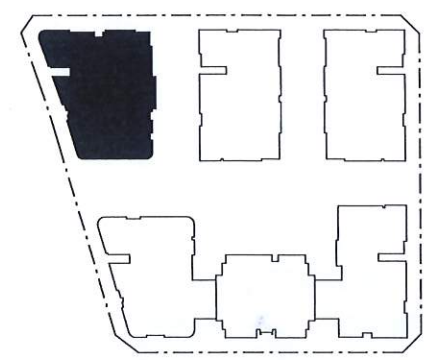
1 Level 06-08 - Block D
1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Signs Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

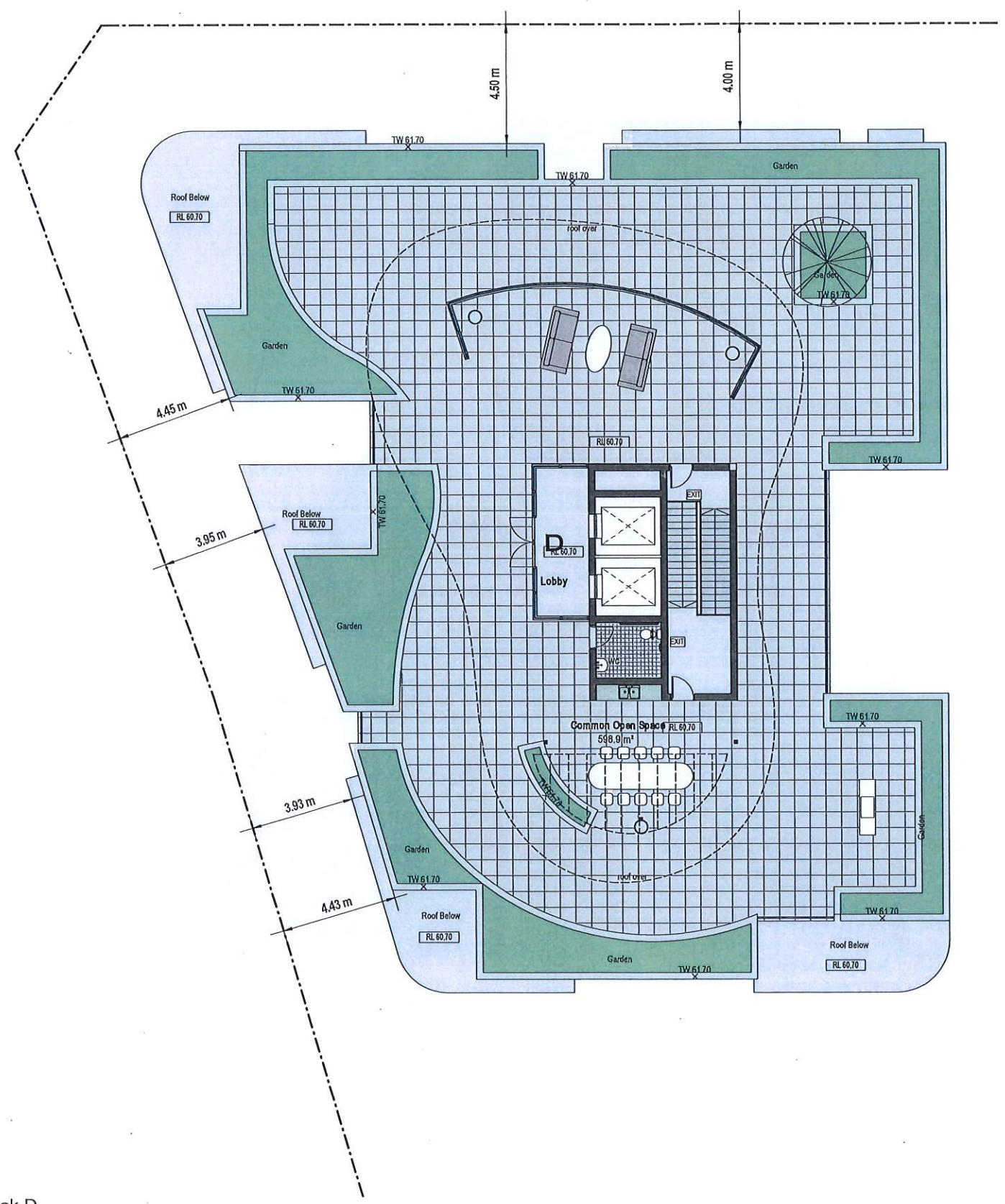


architex
Ryleton Pty Ltd was Architex
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Nominated Architect:

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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Roof Level - Block D		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	31	B	



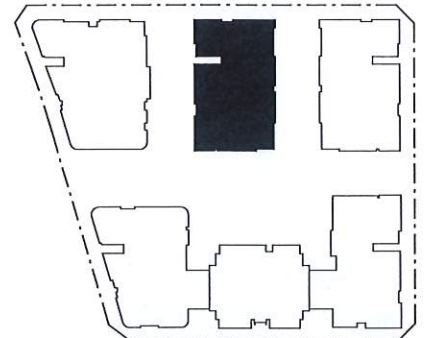
1 Roof Level - Block D
1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

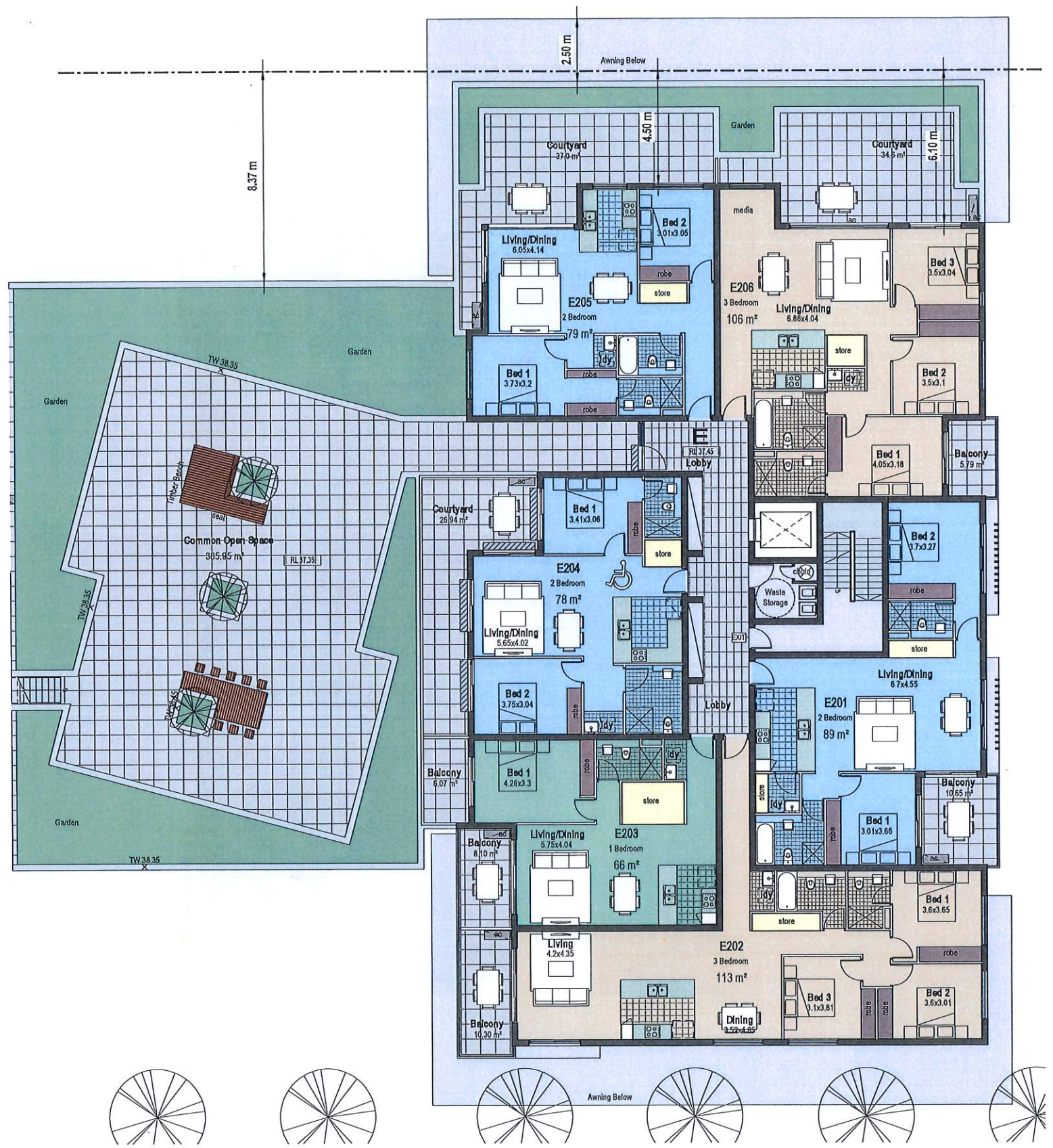
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08.07.20
A	Development Application	06.04.2020

architex
Ryleton Pty Ltd (Vas Architect)
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www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Level 02 - Block E		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	32	B



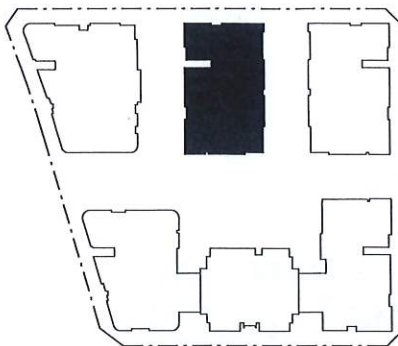
1 Level 02 - Block E
1:200 @ A3

0 m 2 m 5 m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

architex
Ryleton Pty Ltd / as Architex
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Nominated Architect:

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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 03-04 - Block
E

Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	33	B

1 Level 03-04 - Block E

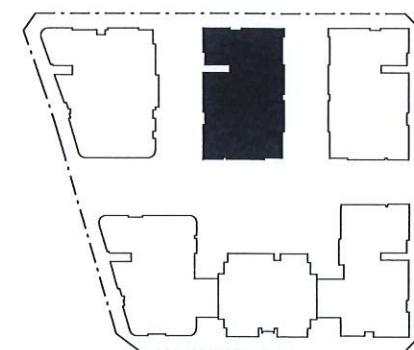
1:200 @ A3



True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



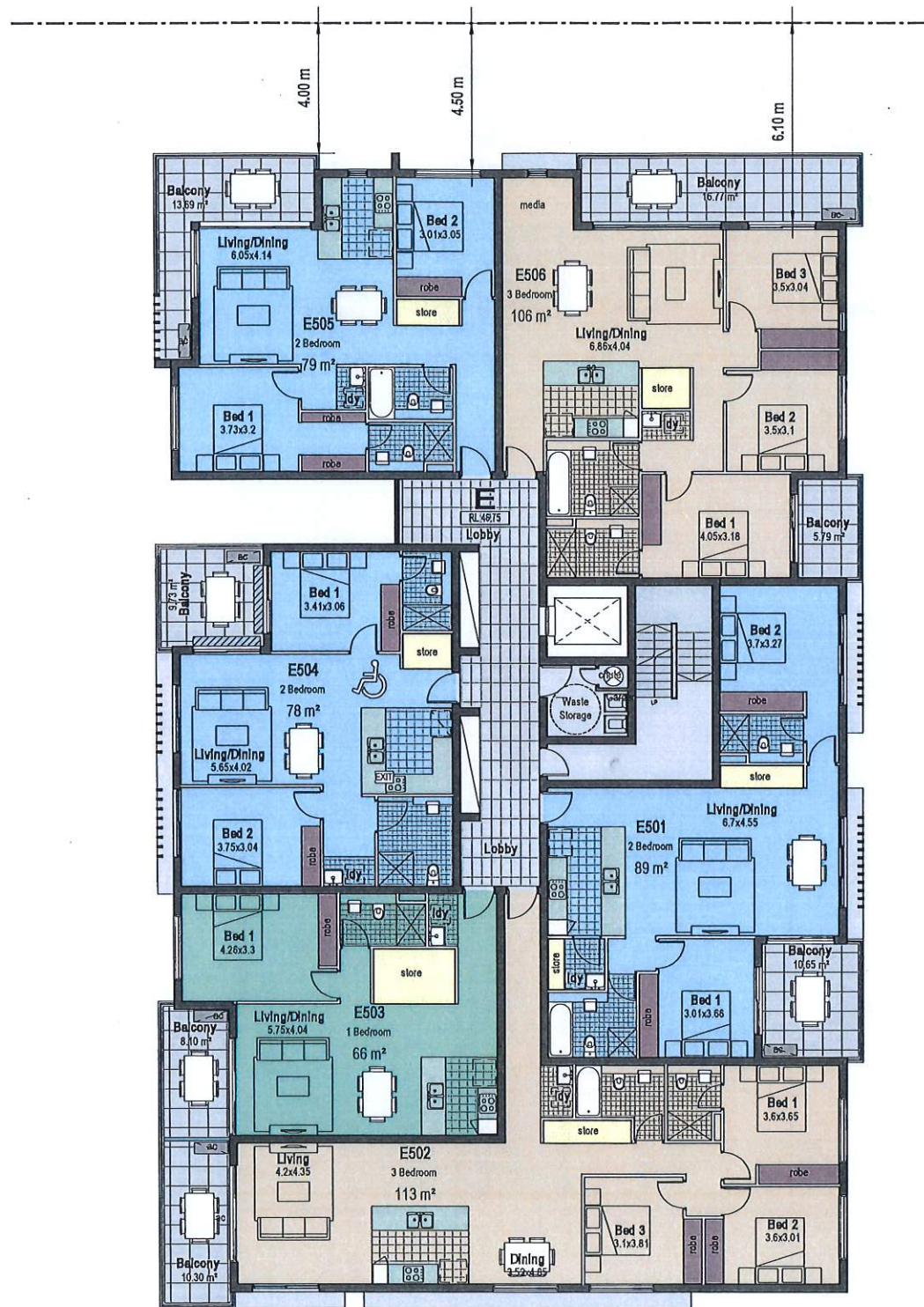
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	08/04/2020

architex
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Nominated Architect:

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NSW Reg. No. 3972

Project			
Proposed Mixed Use Development			
Project Address			
971 Richmond Road, Marsden Park			
Client			
iDream Property Pty Ltd and C & S Partners Pty Ltd			
Title			
Level 05 - Block E			
Drawn	A.S	Scale	1:200 @ A3
Job No	2435	Drawing No.	34
		Checked Checker	Issue B



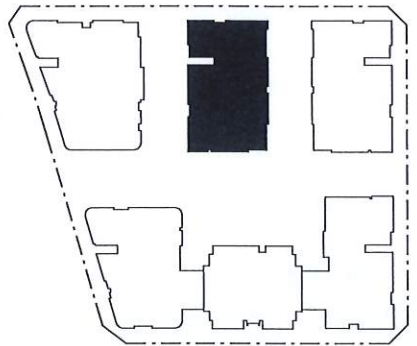
DEVELOPMENT APPLICATION

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020

architex
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Robert Del Pizzo
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

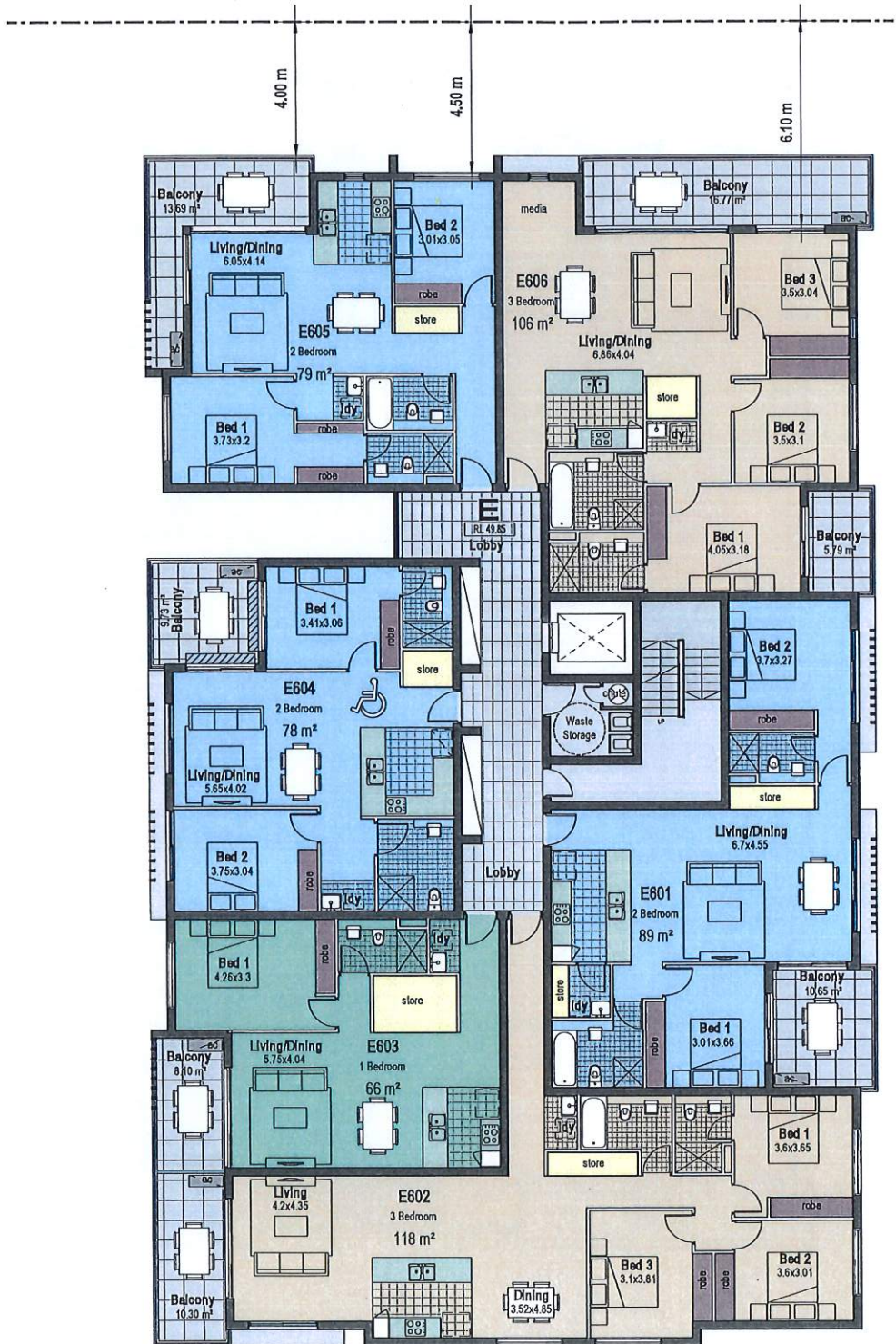
Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

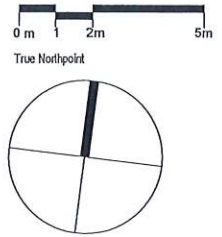
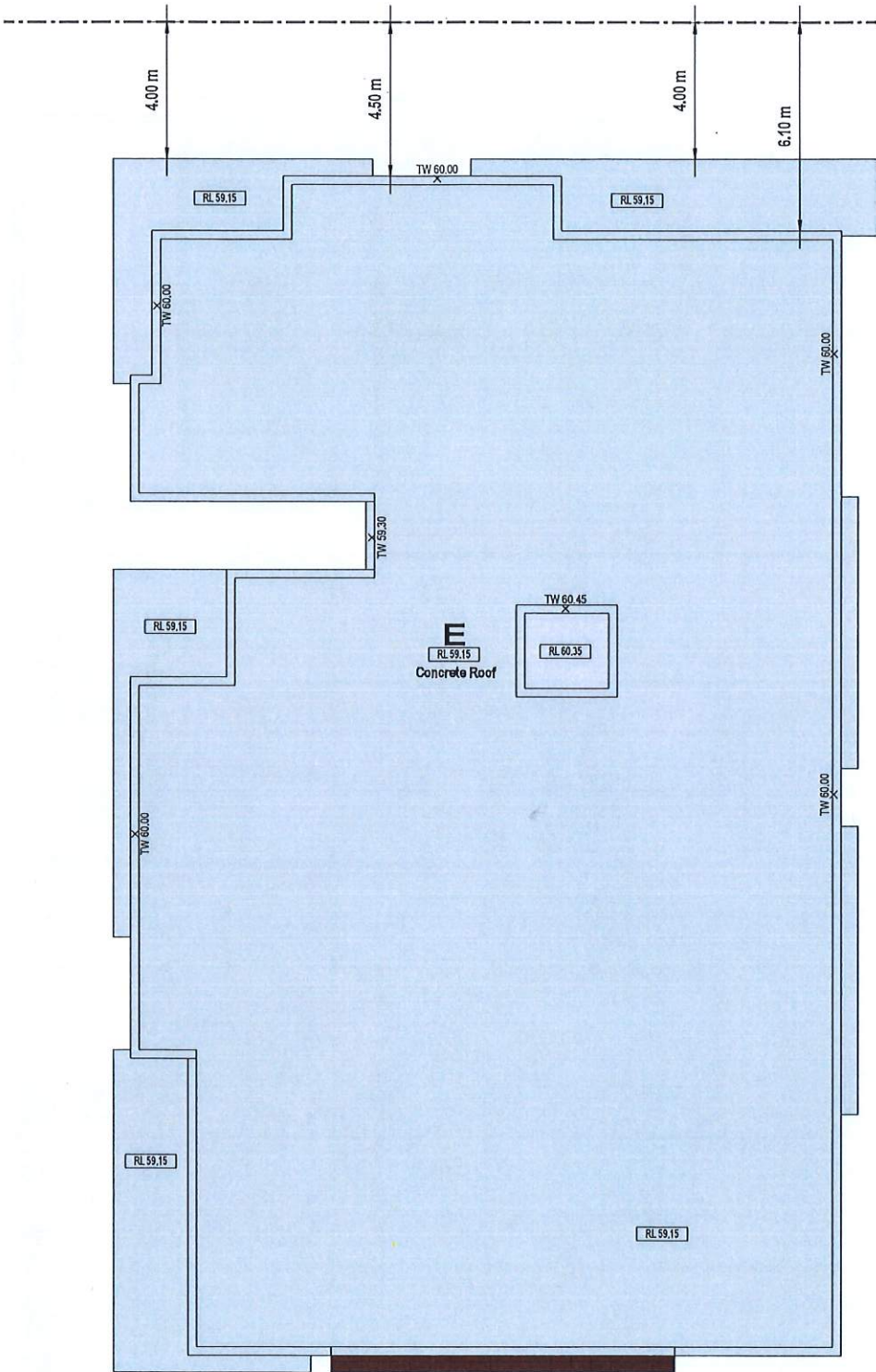
Title
Level 06-08 - Block
E

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 35	Issue B

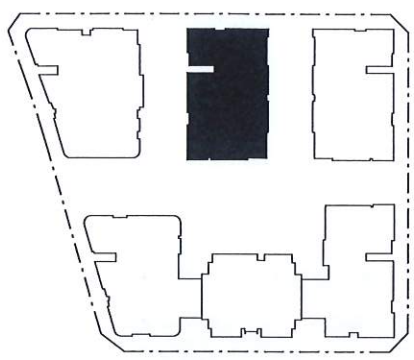


1 Level 06-08 - Block E

1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	05/04/2020

architex
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Parramatta NSW 2150
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NSW Reg. No. 3972

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

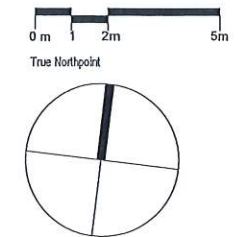
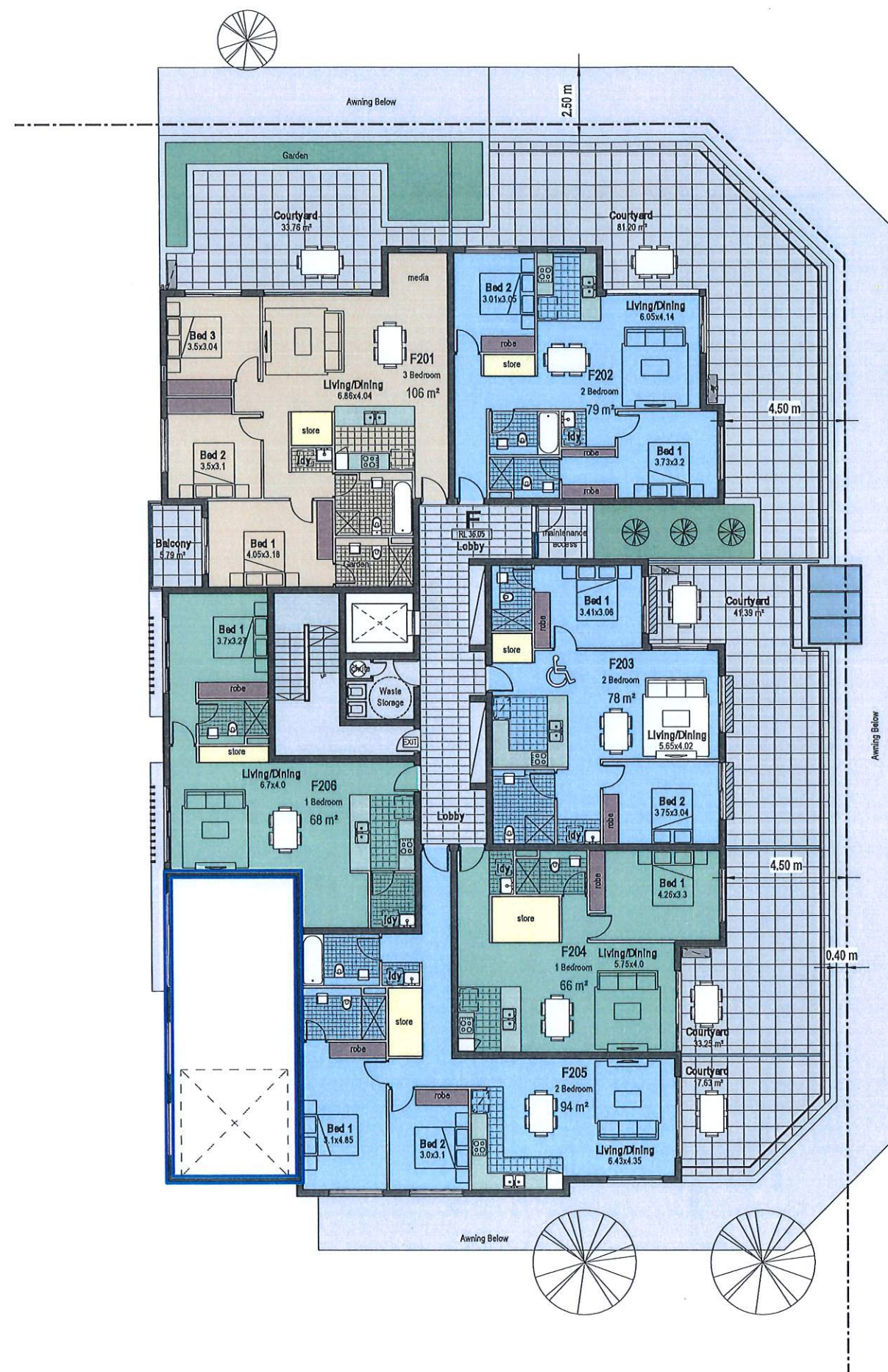
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

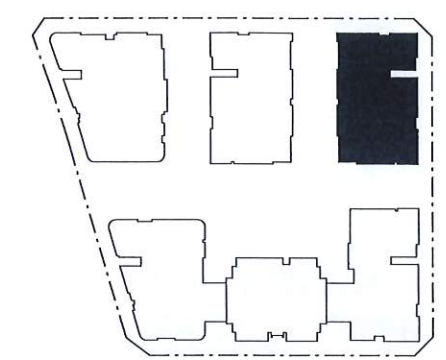
Title
Roof Level - Block E

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 36	Issue B

1 Roof Level - Block E
1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Size Adjusted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	05/04/2020

architex

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 Nominated Architect: Robert Del Pizzo
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Project
 Proposed Mixed Use Development

Project Address
 971 Richmond Road, Marsden Park

Client
 iDream Property Pty Ltd and
 C & S Partners Pty Ltd

Title
 Level 02 - Block F

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 37	Issue B

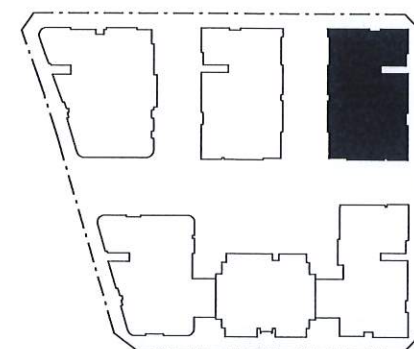
1 Level 02 - Block F -
 (Model - Blocks C & F)
 1:200 @ A3

0 m 1 2m 5m

True Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	09/07/20
A	Development Application	06/04/2020

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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 03-04 - Block
F

Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 38	Issue B

① Level 03-04 - Block F
- (Model - Blocks C & F)
11:200 @ A3



- | | |
|---|-------------------|
|  | 1 Bedroom |
|  | 2 Bedroom |
|  | 3 Bedroom |
|  | Common Open Space |
|  | Storage |

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	03/07/20
A	Development Application	06/04/2020



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www.architex.com.au
Nominated Architect:
Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed Mixed Use Development

Project Address	971 Richmond Road, Marsden Park
-----------------	---------------------------------

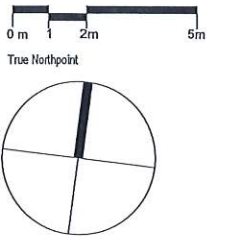
Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
Level 05 - Block F

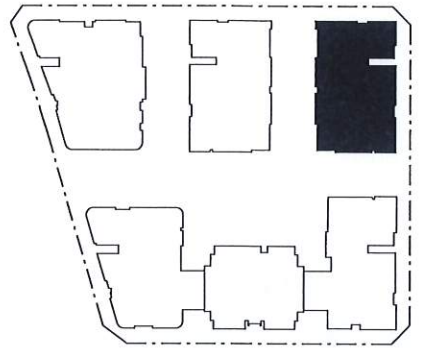
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 39	Issue B

① Level 05 - Block F -
(Model - Blocks C & F) 1:200 @ A3

DEVELOPMENT APPLICATION



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/2020



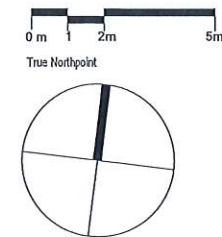
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NSW Reg. No. 3912

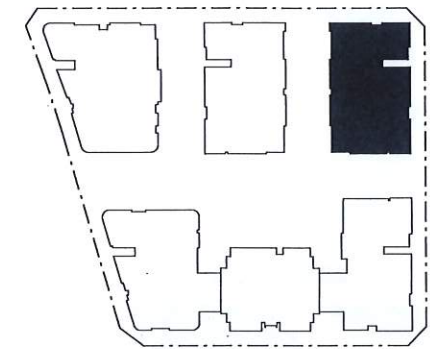
DEVELOPMENT APPLICATION

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Level 06-08 - Block F		
Drawn A.S	Scale 1:200 @ A3	Checked Checker
Job No 2435	Drawing No. 40	Issue B

1 Level 06-08 - Block F
- (Model - Blocks C & F)
1:200 @ A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



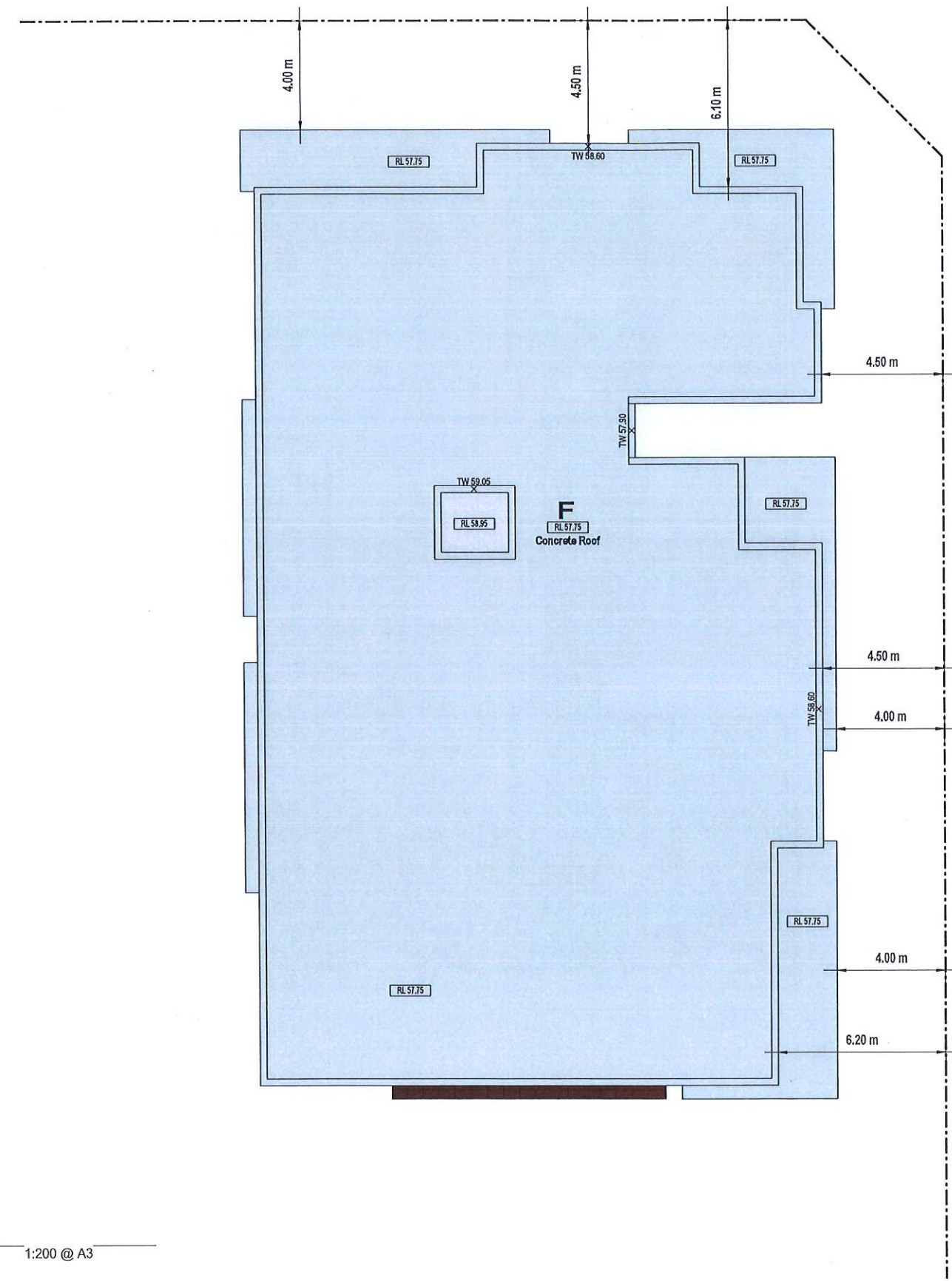
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Common Open Space
- Storage

Issue	Issue description	Date
B	New Road Location & Signs Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

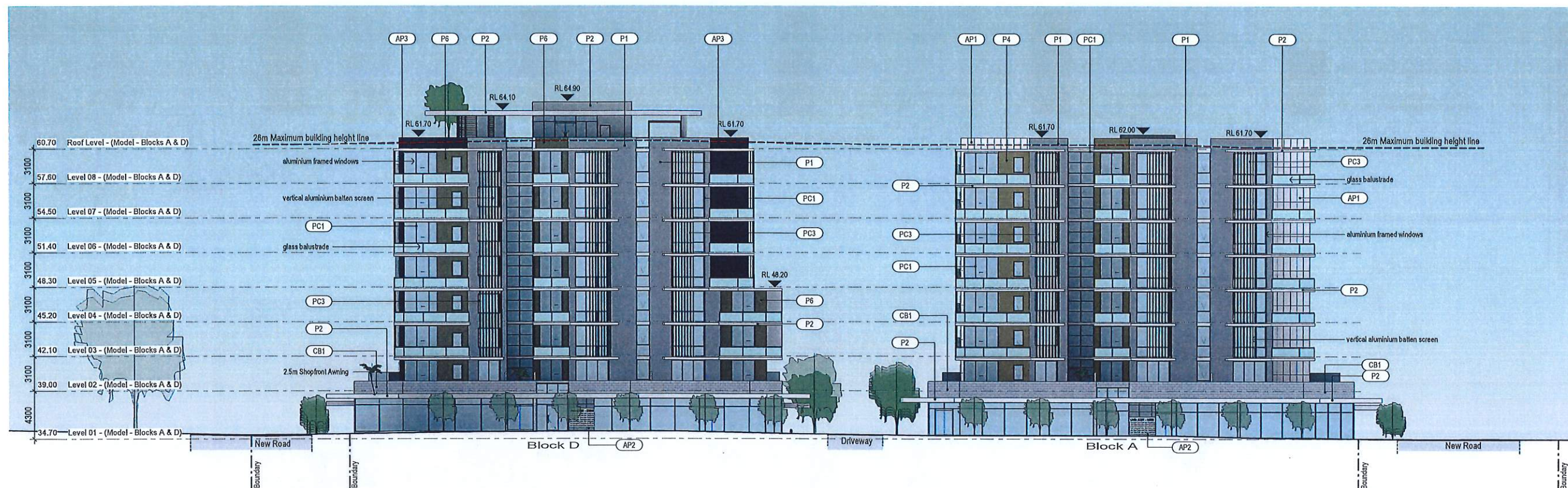
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Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Roof Level - Block F		
Drawn	Scale	Checked
A.S	1:200 @ A3	Checker
Job No	Drawing No.	Issue
2435	41	B



1 Roof Level - Block F -
(Model - Blocks C & F)
1:200 @ A3



① Western Elevation
(Richmond Road) 1:400 @ A3



② Eastern Elevation
1:400 @ A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE																	
	P1	PAINT FINISH 1 Dulux Endless Dusk		P4	PAINT FINISH 4 Dulux Knapsack		AP1	ALUMINIUM PANEL 1 Alpolo Off White		CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish		PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin		PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
	P2	PAINT FINISH 2 Dulux Lexcon Half		P5	PAINT FINISH 5 Dulux Sea Squash		AP2	ALUMINIUM PANEL 2 Alpolo Aluminium Gray		FB1	FACEBRICK Austral - LA Paloma - Azul		PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut		PC6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark
	P3	PAINT FINISH 3 Dulux Grid		P6	PAINT FINISH 6 Dulux Bare		AP3	ALUMINIUM PANEL 3 Alpolo Sparkling Gray		PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Eternity Citi Silver Pearl		PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum			

0 m 2 4m 10m

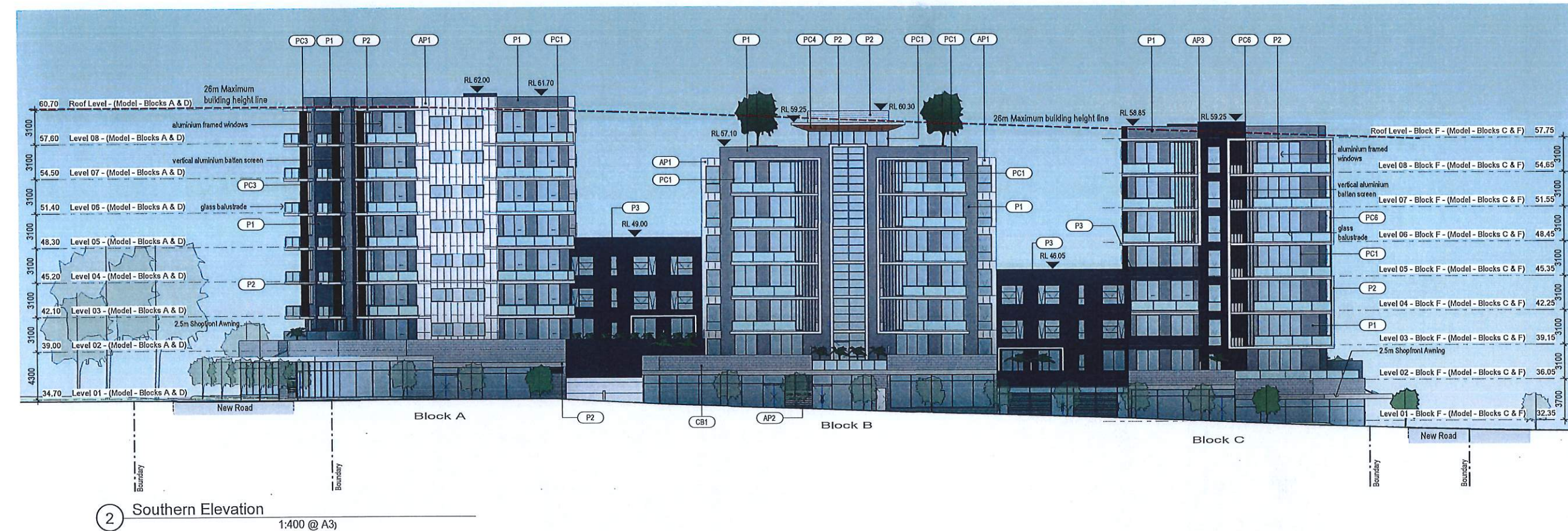
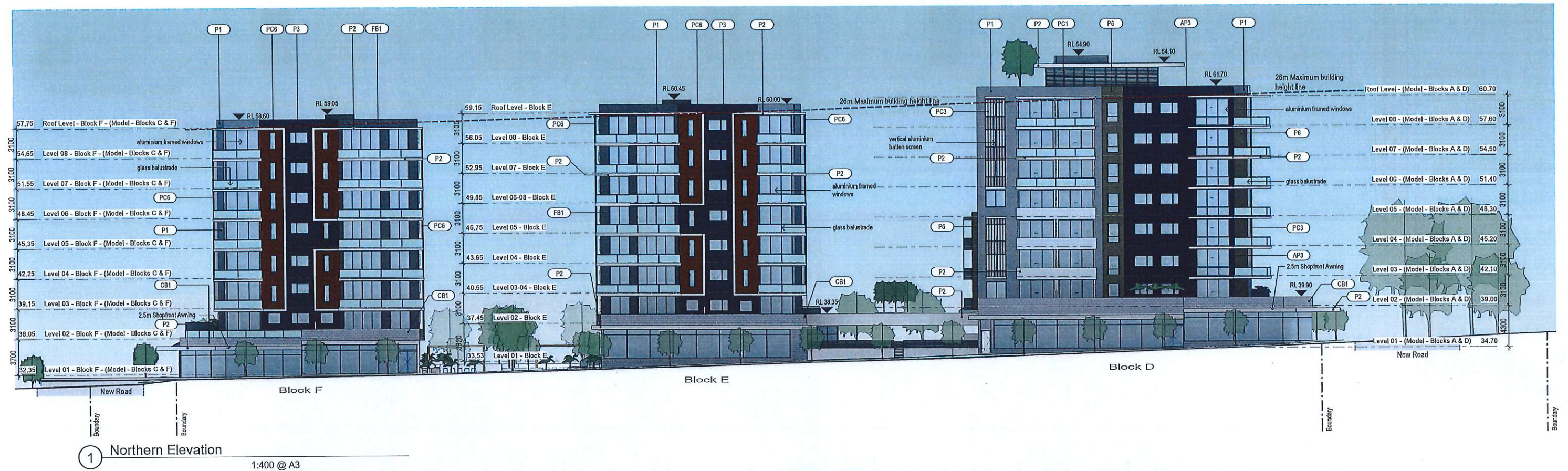
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08.07.20
A	Development Application	06.04.2020

architex
 Ryeford Pty Ltd
 Level 3, 7K Parkes Street
 Paramatta NSW 2150
 Nominated Architect:
 Robert Del Pizzo
 NSW Reg. No. 39712

DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Elevations		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	42	B

0 m 2 4m 10m



MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE											
P1	PAINT FINISH 1 Dulux Endless Dusk	P4	PAINT FINISH 4 Dulux Knapsack	AP1	ALUMINIUM PANEL 1 Alpolo Off White	CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish	PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin	P5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
P2	PAINT FINISH 2 Dulux Lexicon Hall	P5	PAINT FINISH 5 Alpolo Aluminium Gray	AP2	ALUMINIUM PANEL 2 Alpolo Aluminium Gray	FB1	FACEBRICK Austral - LA Paloma - Azul	PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut	P6	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark
P3	PAINT FINISH 3 Dulux Grid	P6	PAINT FINISH 6 Dulux Bare	AP3	ALUMINIUM PANEL 3 Alpolo Sparkling Gray	PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Eternity Cils Silver Pearl	PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum		

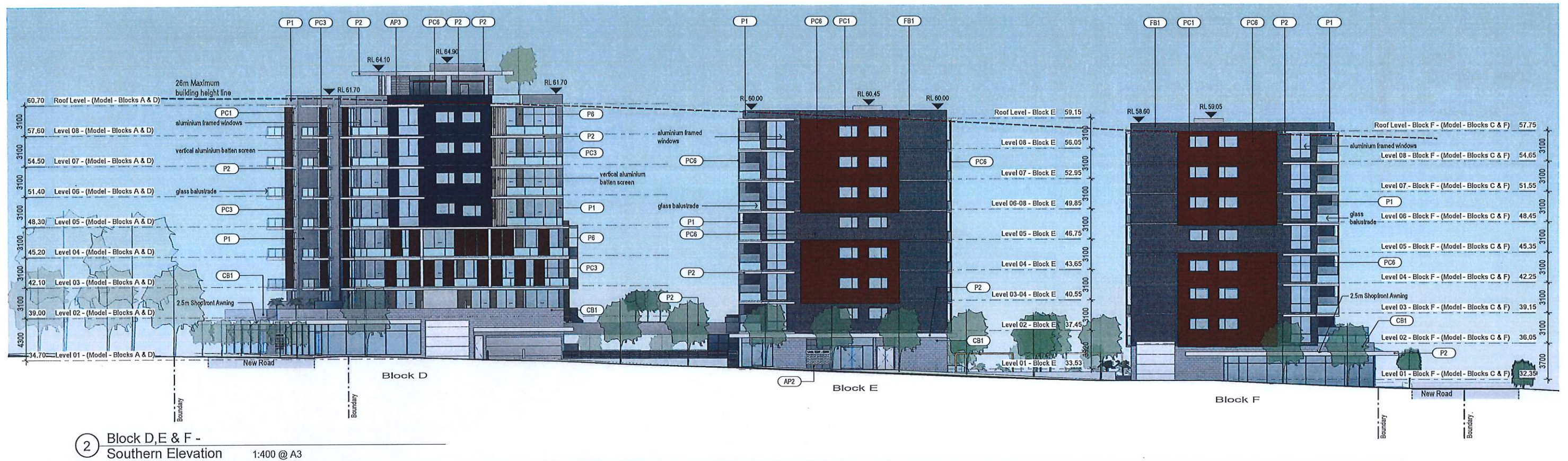
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	05/04/2020

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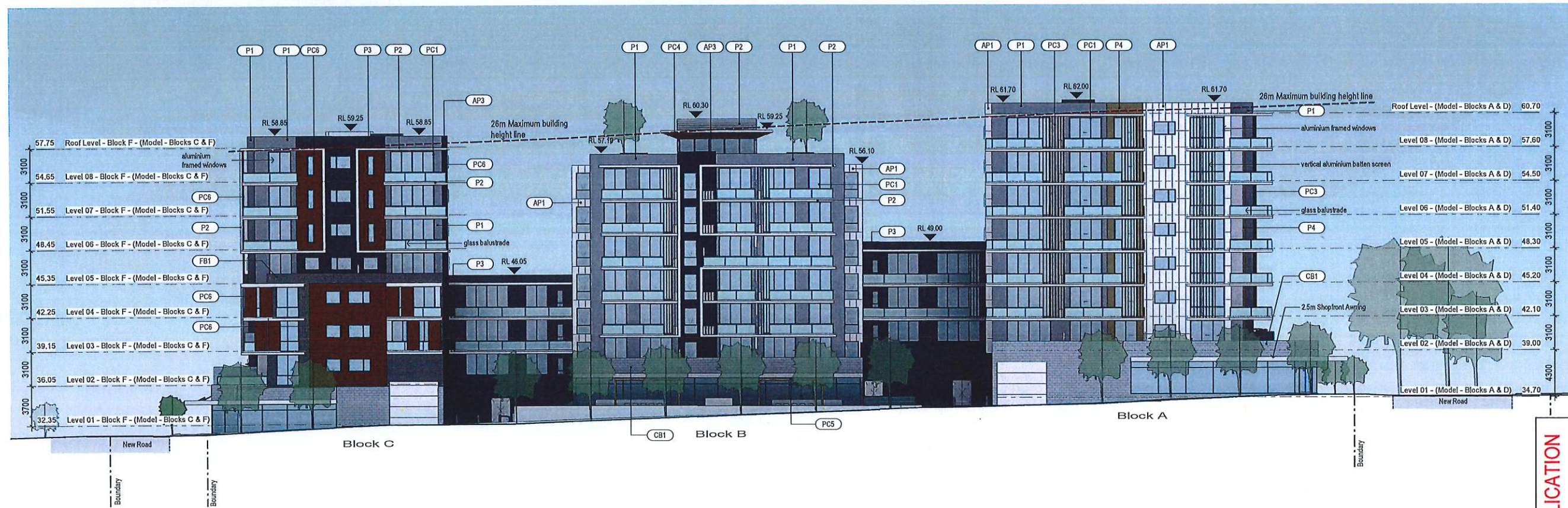
Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Elevations 2		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 43	Issue B

DEVELOPMENT APPLICATION

0 m 2 4m 10m



2 Block D,E & F -
Southern Elevation 1:400 @ A3



1 Block A,B & C -
Northern Elevation 1:400 @ A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE																	
	P1	PAINT FINISH 1 Dulux Endless Dusk		P4	PAINT FINISH 4 Dulux Knapsack		AP1	ALUMINIUM PANEL 1 Alpolo Off White		CB1	CONCRETE BLOCK Boral Designer Block - Midway Honed Finish		PC2	FEATURE WALL Dulux Powdercoat Steel Pearl Satin		PC5	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Snow gum
	P2	PAINT FINISH 2 Dulux Lexcon Half		P5	PAINT FINISH 5 Dulux Sea Squash		AP2	ALUMINIUM PANEL 2 Alpolo Aluminium Gray		FB1	FACEBRICK Austral - LA Paloma - Azul		PC3	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Chestnut		PC8	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Ironbark
	P3	PAINT FINISH 3 Dulux Grid		P6	PAINT FINISH 6 Dulux Bere		AP3	ALUMINIUM PANEL 3 Alpolo Sparkling Gray		PC1	WINDOW FRAMES, BALUSTRADES, BATTENS Dulux Powdercoat Eternity C8 Silver Pearl		PC4	BATTEN SCREENS, FEATURE WALLS Deco Batten/Deco Panel - Spotted gum			

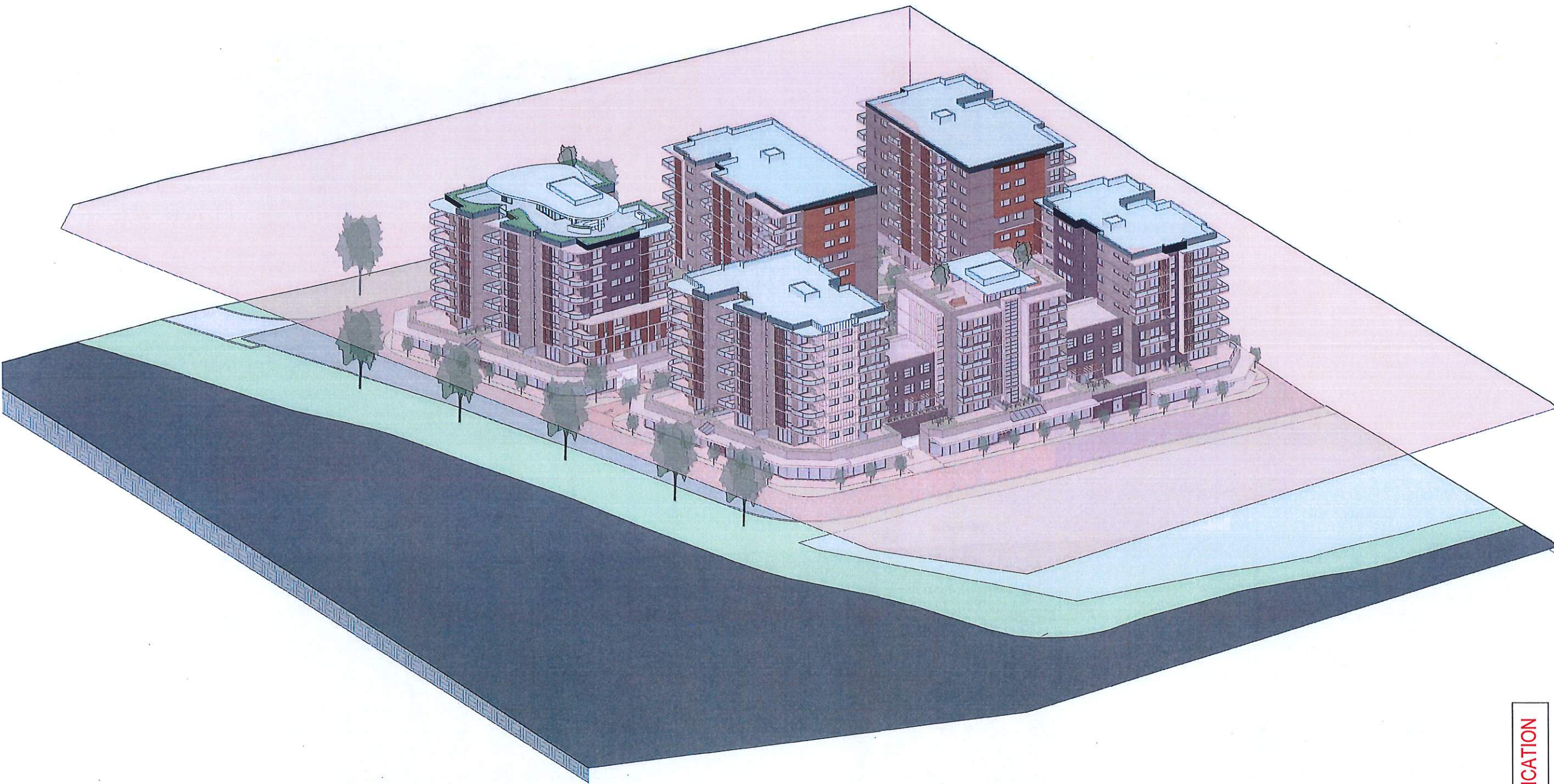
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

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Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Elevations 3		
Drawn	A.S	Scale	1:400 @ A3
Checked	Checker		
Job No	2435	Drawing No.	44
Issue			B

DEVELOPMENT APPLICATION



① Building Height Plane

LEGEND

 26m Maximum building height Plane

Issue	Issue description	Date
C	New Road Location & Size Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
B	Waste Collection bays added, Units added + General Amendments	02/04/20
A	Development Application	08/04/2020



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DEVELOPMENT APPLICATION

Project
Proposed Mixed Use Development

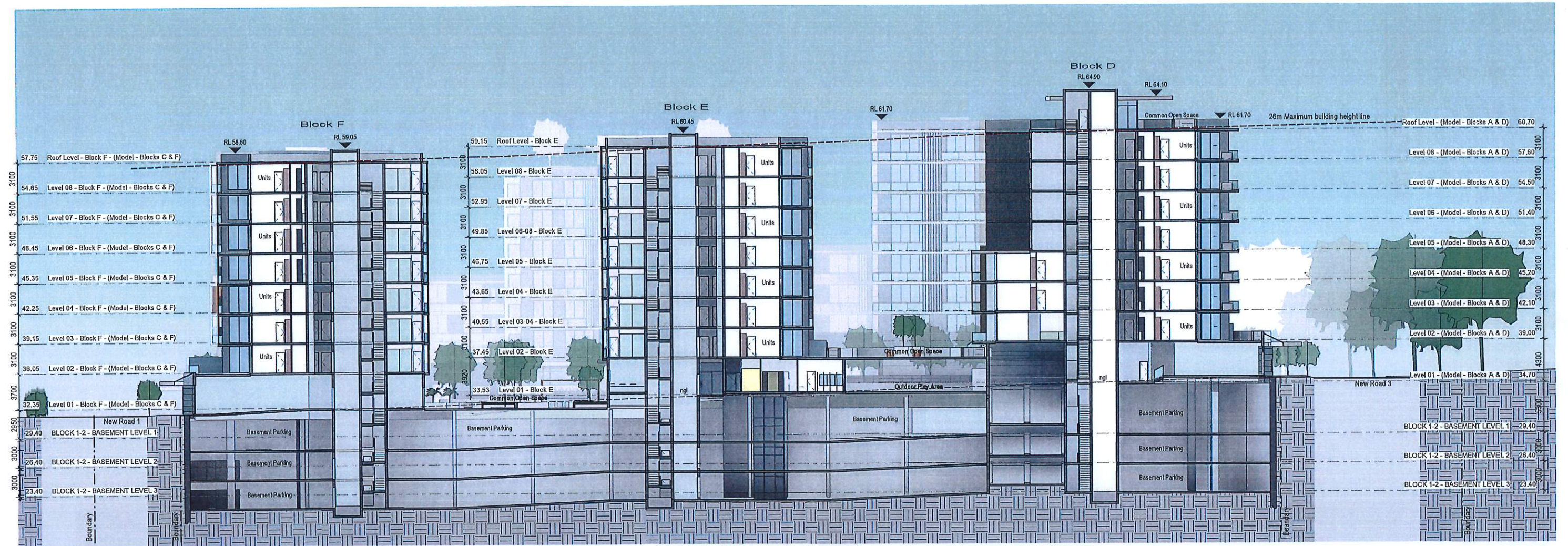
Project Address
971 Richmond Road, Marsden Park

Client
iDream Property Pty Ltd and
C & S Partners Pty Ltd

Title
3D Building Height
Plane

Drawn A.S	Checked Checker
Job No 2435	Issue C

0 m 2 4m 10m



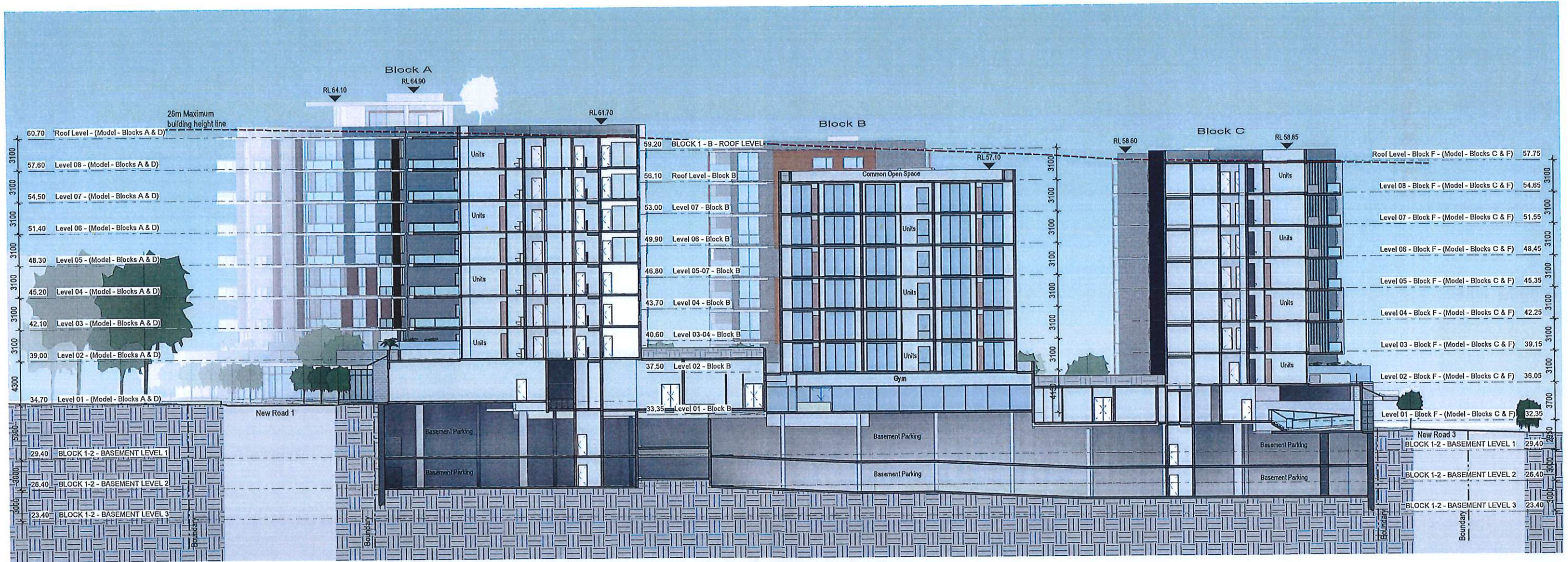
Section AA - Blocks D, E & F
1:400 @ A3

Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	03/07/20
A	Development Application	06/04/2020

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DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Section AA		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	46	B



(B) Section BB - Blocks A, B & C

1:400 @ A3

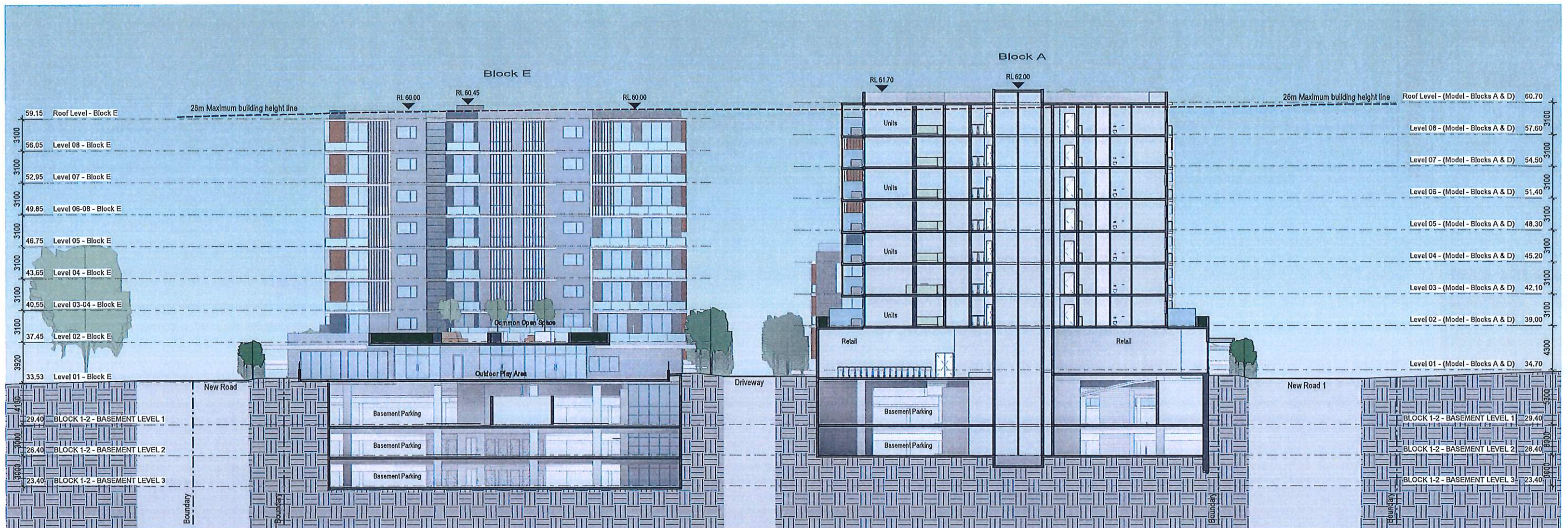
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

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DEVELOPMENT APPLICATION

Project		
Proposed Mixed Use Development		
Project Address		
971 Richmond Road, Marsden Park		
Client		
iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title		
Section BB		
Drawn	Scale	Checked
A.S	1:400 @ A3	Checker
Job No	Drawing No.	Issue
2435	47	B



Section CC - Blocks
E & A 1:400 @ A3

Issue	Issue description	Date
B	New Road Location & Size Adopted, Waste Collection Areas Added, Units Added - General Amendments	08/07/20
A	Development Application	06/04/2020

architex

Ryerson Pty Ltd was Architex
02 9533 5888
02 9533 515 142

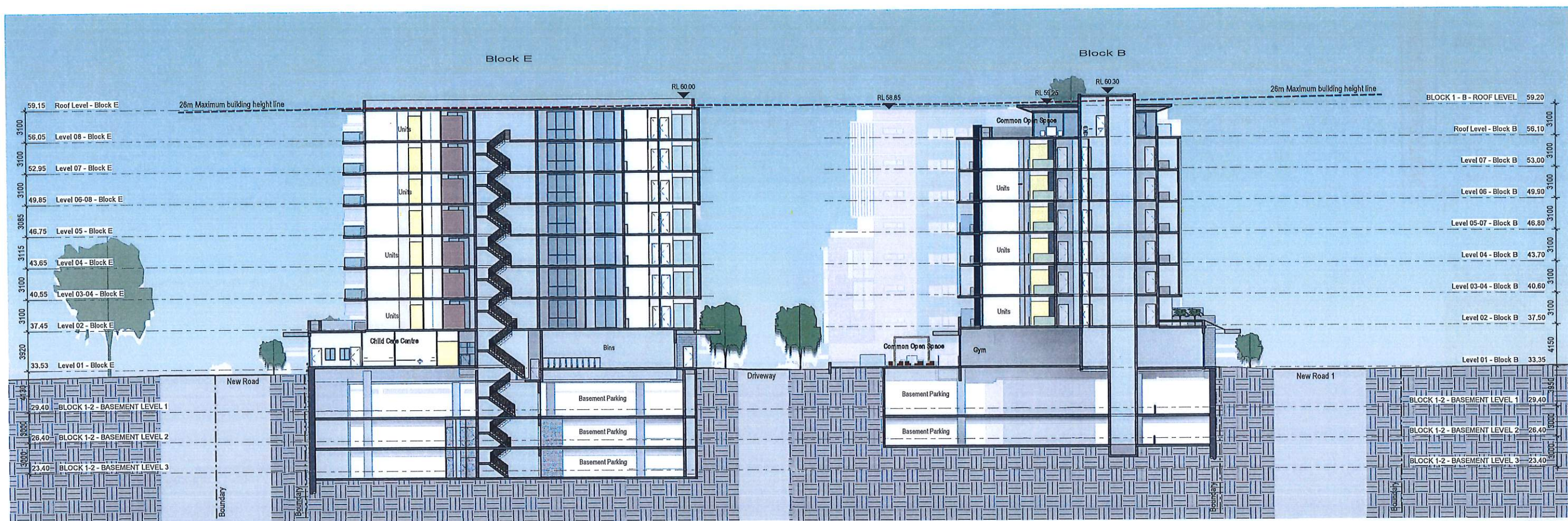
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Level 3, 7K Parkes Street
Paramatta NSW 2150

Nominated Architect:
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NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Section CC		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 48	Issue B



Section DD - Blocks
E & B

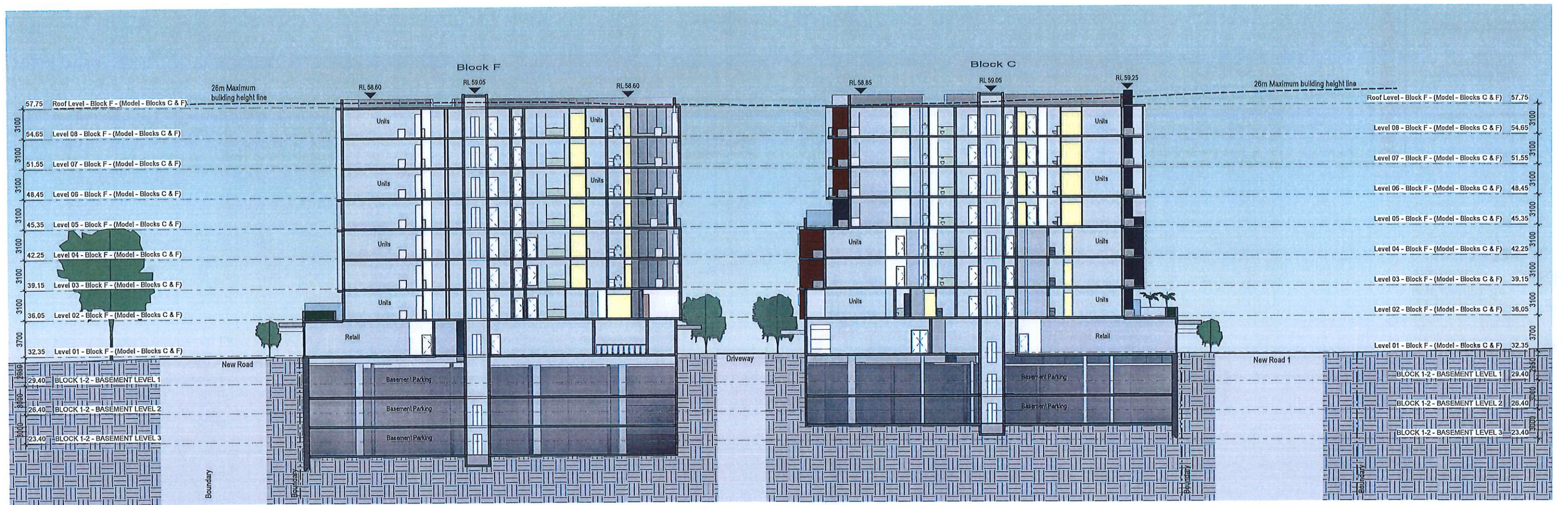
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added + General Amendments	08/07/20
A	Development Application	06/04/20



DEVELOPMENT APPLICATION

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Section DD		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 49	Issue B

0 m 2 4m 10m



E Section EE - Blocks F
& C

1:400 @ A3

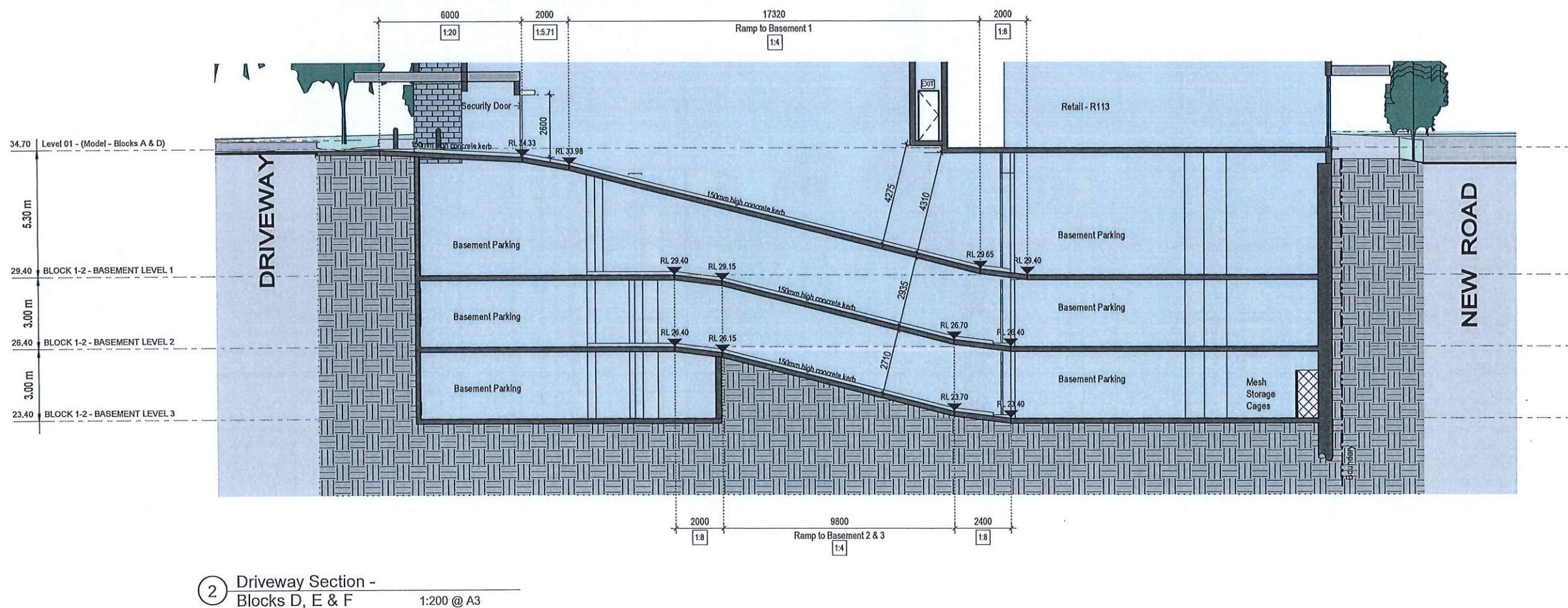
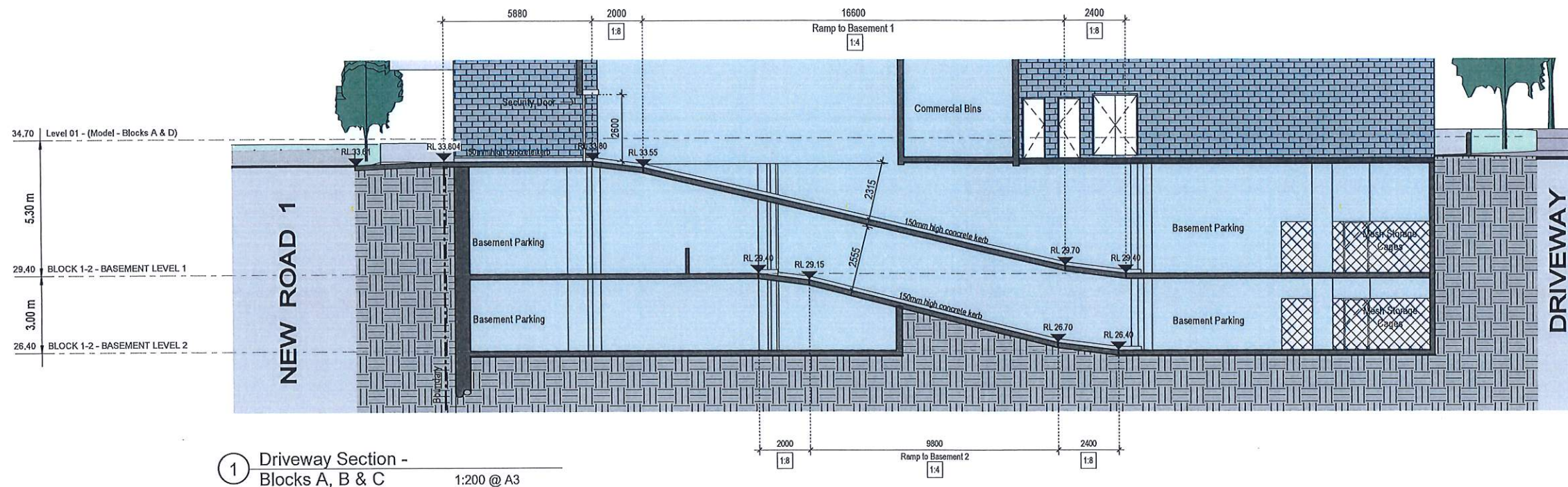
Issue	Issue description	Date
B	New Road Location & Sizes Adopted, Waste Collection Areas Added, Units Added - General Amendments	06/07/20
A	Development Application	06/04/2020

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Robert Del Piero
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DEVELOPMENT APPLICATION

Project Proposed Mixed Use Development		
Project Address 971 Richmond Road, Marsden Park		
Client iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title Section EE		
Drawn A.S	Scale 1:400 @ A3	Checked Checker
Job No 2435	Drawing No. 50	Issue B



Issue	Issue description	Date
B	New Road Location & Sizes Adapted, Waste Collection Areas Added, UTM Added - General Amendments	06.07.20
A	Development Application	06.04.2020

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Project	Proposed Mixed Use Development		
Project Address	971 Richmond Road, Marsden Park		
Client	iDream Property Pty Ltd and C & S Partners Pty Ltd		
Title	Driveway Sections		
Drawn	Scale	Checked	
A.S	1:200 @ A3	Checker	
Job No	Drawing No.	Issue	
2435	51	B	

DEVELOPMENT APPLICATION