Attachment 5

Sydney Central City Planning Panel: SPP-19-00008

Good Luck Plaza

5-19 George St, Blacktown, NSW, 2148

Development Application

DEVELOPMENT APPLICATION DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION
DA-000	COVER SHEET	K
DA-001	NEIGHBOURHOOD CONTEXT	C
DA-002	STREETSCAPE ANALYSIS PLAN	C
DA-004	SITE PLAN	G
DA-005	SITE & CONTEXT ANALYSIS	B
DA-006	CONCEPT DIAGRAM	D
DA-007	CONCEPT DIAGRAM	A
DA-008	STAGING PLANS - PODIUM	B
DA-009	STAGING PLANS - TOWER	B
DA-010	EXISTING DEMOLITION PLAN	C
DA-093	FLOOR PLAN - BASEMENT 7	D
DA-094	FLOOR PLAN - BASEMENT 6	D
DA-095	FLOOR PLAN - BASEMENT 5	D
DA-096	FLOOR PLAN - BASEMENT 4	D
DA-097	FLOOR PLAN - BASEMENT 3	E
DA-098	FLOOR PLAN - BASEMENT 2	F
DA-099	FLOOR PLAN - BASEMENT 1	F
DA-100	FLOOR PLAN - GROUND	F
DA-100.5	FLOOR PLAN - UPPER GROUND	F
DA-101	FLOOR PLAN - LEVEL 1	G
DA-102	FLOOR PLAN - LEVEL 2	F
DA-103	FLOOR PLAN - LEVEL 3	G
DA-104	FLOOR PLAN - LEVEL 4	G
DA-105	FLOOR PLAN - TYPICAL LEVEL LEVELS 5 - 14	F
DA-115	FLOOR PLAN - LEVEL 15 PENTHOUSE LEVEL	B
DA-116	ROOF PLAN	B
DA-150	PRIVACY SCREENS STUDIES	C
DA-201	STREET ELEVATION - SOUTH - (GEORGE ST)	F
DA-202	STREET ELEVATION - EAST (SUNNY HOLT RD) & WEST	F
DA-203	STREET ELEVATION - NORTH - (HUMPHRIES LN)	F
DA-204	EAST TOWER - ELEVATION SOUTH AND WEST	F
DA-205	EAST TOWER - ELEVATION NORTH AND EAST	F
DA-206	WEST TOWER - ELEVATION SOUTH AND WEST	E
DA-207	WEST TOWER - ELEVATION EAST	F
DA-401	EAST TOWER - SECTION - EAST WEST	F
DA-403	WEST TOWER - SECTION - NORTH SOUTH	E
DA-404	PODIUM - SECTION	D
DA-405	PODIUM - SECTION	E
DA-410	TOWER FACADE DETAIL - TYPICAL	D
DA-420	GARBAGE ROOM - SECTION	A
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DA-500	APARTMENT TYPES - 1 BED	B
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DA-502	APARTMENT TYPES - 2 BED	C
DA-503	APARTMENT TYPES - 2 BED	B
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DA-602	(GFA) GROSS FLOOR AREA PLAN	G
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DA-605	(GBA) BUILDING AREA PLAN	G
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DA-700	SOLAR ACCESS DIAGRAMS - 3 GEORGE ST SETBACK 6m	F
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DA-702	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 11.45AM-1.30PM - 3 GEORGE ST SETBACK 6m	B
DA-703	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 1.45PM-3PM - 3 GEORGE ST SETBACK 6m	B
DA-705	FACADE DETAILS - CHILDCARE	C
DA-706	FACADE DETAIL SECTIONS - CHILDCARE	B
DA-707	PODIUM HEIGHT DIAGRAMS	B
DA-708	FACADE DETAIL SECTIONS - CHILDCARE	A
DA-710	CROSS VENTATION DIAGRAMS	F
DA-712	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 9AM-11.30AM - 3 GEORGE ST SETBACK 9m	A
DA-713	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 11.45AM-1.30PM - 3 GEORGE ST SETBACK 9m	A
DA-714	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 1.45PM-3PM - 3 GEORGE ST SETBACK 9m	A
DA-716	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 9AM-11.30AM - 3 GEORGE ST SETBACK 12m	A
DA-717	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 11.45AM-1.30PM - 3 GEORGE ST SETBACK 12m	A
DA-718	DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 1.45PM-3PM - 3 GEORGE ST SETBACK 12m	A
DA-730	COMMUNAL OPEN SPACE	C
DA-731	CHILDCARE CENTRE OUTDOOR SPACE	C
DA-750	MASSING STUDY	A
DA-751	MASSING STUDY	A
DA-800	SHADOW DIAGRAMS 21 JUN (9AM, 10AM, 11AM & 12PM)	C
DA-801	SHADOW DIAGRAMS 21 JUN (1PM, 2 PM & 3PM)	C
DA-901	NOTIFICATION PLAN	C
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DA-911	PERSPECTIVE (3D) VIEW 2	C
DA-920	MATERIALS AND FINISHES	B

PROPOSED SITE

LOCATION PLAN NOT TO SCALE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA (BASIX COMMITMENTS & DRAWING LIST REVISIONS REVISED)	JS	1/04/19
C	ISSUE FOR DA (BASIX COMMITMENTS & DRAWING LIST REVISIONS REVISED)	JS	10/04/19
D	ISSUE FOR DA - REVISED	JS	3/06/19
E	ISSUE FOR DA - REVISED	JS	25/07/19
F	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
G	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	11/11/19
H	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
I	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20
J	ISSUE FOR DA	JS	08/05/20
K	ISSUE FOR DA - REVISED	JS	6/10/20

BASIX COMMITMENTS

WATER EFFICIENCY

- *"Common Facilities:*
  - *Minimum 10,000L rainwater/stormwater storage to collect rainwater from at least 500m² of roof space. Rainwater reuse supplies irrigation to at least 600m² of common landscape.*
  - *Common area fixtures:*
    - *Showerheads: at least 3 star WELS rated (>4.5 but <=6 L/min)*
    - *All Taps: at least 5 star WELS rated*
    - *Toilets: at least 4 star WELS rated*
    - *No common/shared clothes washing appliances*
- *Dwellings:*
  - *Showerheads: at least 3 star WELS rated (>4.5 but <=6 L/min)*
  - *Kitchen Taps & Bathroom Taps: at least 5 star WELS rated*
  - *Toilets: at least 4 star WELS rated*
  - *Dishwashers: 5 star WELS rated (also see Energy Efficiency measures for Energy rating)*

ENERGY EFFICIENCY

- *Common Facilities:*
  - *Solar PV system to supply residential energy demands: 60 peak kW system.*
  - *Lifts: gearless traction with VVVF motor*
  - *Pool: Electric heat pump heating. Pool pumps controlled by timer.*
  - *Sauna is electric resistance heated with stand-by function.*
  - *Gym is air conditioned with LED lighting on time clocks.*
  - *Gym WC/shower area is ventilated with supply and exhaust controlled by timeclock or BMS.*
  - *Car Park (Basement) ventilation: mechanical supply and exhaust ventilation controlled by carbon monoxide monitor and VSD.*
  - *Car Park Lighting: LED lighting with time clock & motion sensors*
  - *Comms room is air conditioned with thermostatic control as well as LED lighting with manual switch.*
  - *Main Switch room, plant rooms and communal areas to have supply and exhaust ventilation that is thermostatically controlled.*
  - *Switch rooms, plant rooms, fan rooms and service rooms have LED lighting with manual switch operation.*
  - *Pump Rooms to have supply ventilation only and LED lighting with manual switch.*
  - *Fire Tank room and Grease Arrestor Room to have exhaust ventilation only and LED lighting with manual switch.*
  - *Basement Garbage Areas and Garbage Chute Rooms are mechanically exhausted only and have LED lighting controlled by motion sensors.*
  - *Storage Room, Grease Arrestor Room and Cleaner rooms have LED lighting controlled by motion sensors.*
  - *All residential lobbies are naturally ventilated and have LED lighting controlled by motion sensor.*
  - *Basement lobbies are to be mechanically ventilated with supply and exhaust controlled by timeclock or BMS.*
  - *Fire Stairs have supply ventilation controlled by time-clock or BMS and motion sensor controlled LED lighting.*
  - *Lift cars: LED lighting connected to lift call button.*
- *Dwellings:*
  - *Domestic Hot Water: Central Hot water system – gas-fired boiler, external and internal piping to building has R1.0 (~38mm) insulation.*
  - *Individual fan ducted to roof or façade exhausts for bathroom, laundry and kitchens. Bathroom and Laundry exhausts are controlled by light switch.*
  - *Individual 1-phase air conditioning unit for living room and bedrooms (at least 3.5 stars Energy Rating for both Cooling and Heating).*
  - *Dedicated fluorescent or LED fittings for all internal areas.*
  - *Gas cooktop & electric oven*
  - *Dishwasher: at least 4 star MEPS energy rating*
  - *Clothes Dryer: at least 4 star MEPS energy rating*

THERMAL COMFORT

- *Party and internal wall construction is lightweight stud with 10mm plasterboard (Minimum Total R-value = 0.28)*
- *Fire Stair and Plant room walls are concrete wall (Minimum Total R-value = 0.19)*
- *External wall system: Concrete panel with R2.0 bulk insulation and plasterboard (Total Wall R-value = 2.13)*
  External surface is light coloured (Solar absorptance < 0.3) where indicated in drawings
- *Suspended floors exposed to external: Concrete slab with R2.0 bulk insulation (Minimum Total R-value of suspended floor system = R2.2).*
- *Floor coverings:*
  - Kitchen, Living areas and Laundry: Laminate timber flooring
  - Bedrooms: Carpet
  - Bathrooms: Ceramic Tile
- *Exposed ceiling below balcony:*
  Plasterboard with R2.0 Bulk Insulation below concrete slab (Minimum Total R-Value = 2.16)
- *Roof and ceiling for top level units:*
  Plasterboard with R3.0 Bulk Insulation below concrete slab (Minimum Total R-Value = 3.16)
  External surface is medium coloured (0.4< SA < 0.6)
- *Skylight glazing:*
  - Maximum U-value = 6.7 W/m²K
  - SHGC = 0.7 (± 5%).
- *Glazing Total System Performance* - AFRC (Australian Fenestration Rating Council) Rating:
  - *East Building glazing to have performance of*
    - *U-value = 4.8W/m².K (max)*
    - *SHGC = 0.51 (±5%),*
  - *Except for units E-03-009 and E-15-004 which is to have glazing performance of*
    - *U-value = 4.3W/m².K (max)*
    - *SHGC = 0.53 (±5%),*
  - *West Building all glazing to have performance of*
    - *U-value = 4.3W/m².K (max) and*
    - *SHGC = 0.53 (±5%),*

Refer to BASIX Certificate prepared by Northrop Sustainability for details

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
COVER SHEET

DATE	SCALE @ A1	DRAWN
18/03/19	NTS	CR

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-000	K

PROJECT
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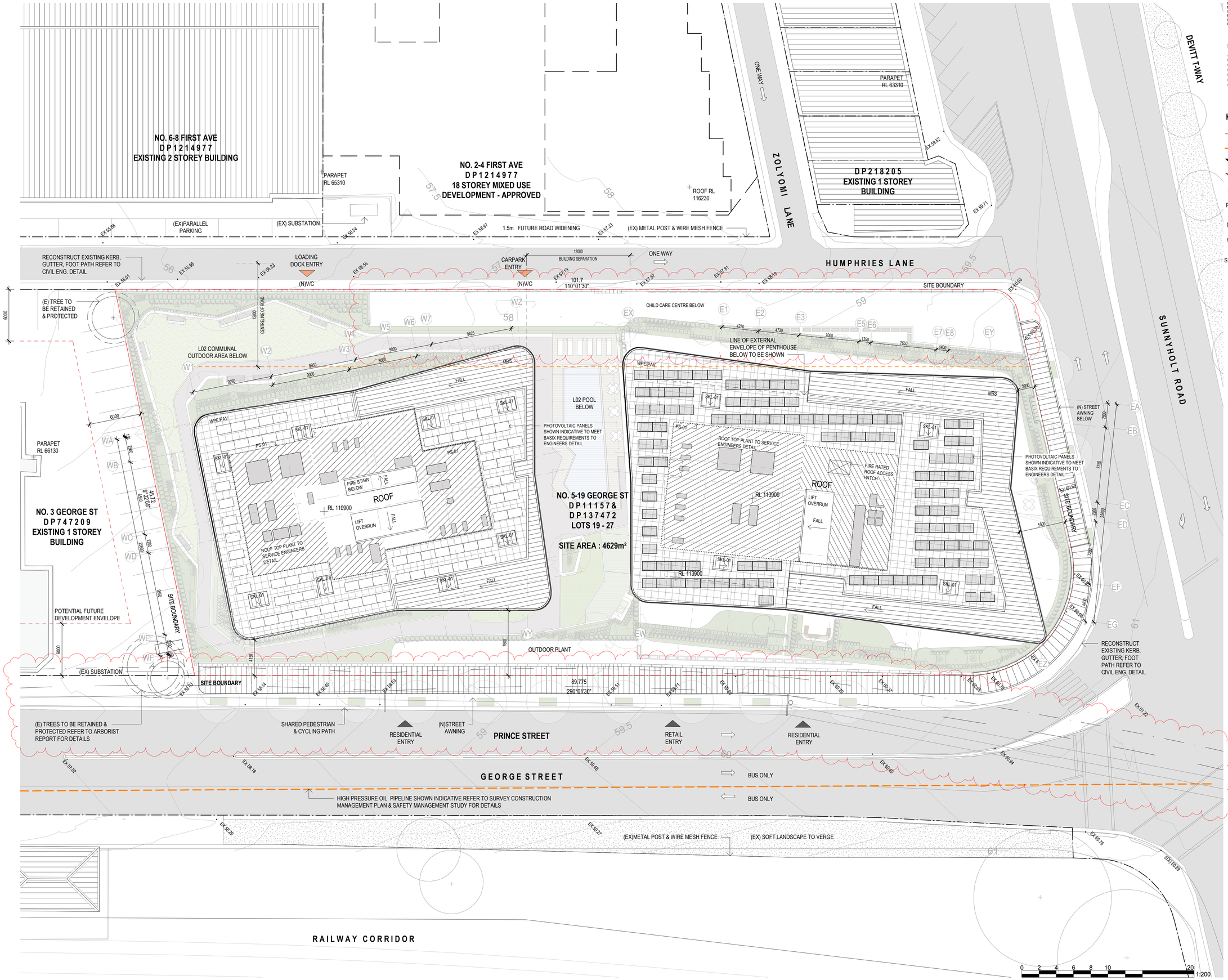

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	24/07/19
E	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	11/11/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

KEY

- SITE SETBACK
- GAS PIPELINE
- PEDESTRIAN ENTRY
- VEHICLE ENTRY
- PAV — PAVING
- PS-01 — 1800mm HIGH PLANT TO ACOUSTIC REQUIREMENTS
- MRS — METAL ROOF SHEETING
- WPE — WATER PROOFING MEMBRANE SYSTEM
- SKL-01 — SKYLIGHT - ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING
- V/C — VEHICLE CROSSING
- (E) — EXISTING
- (N) — NEW

NOTES:

- REFER TO DETAIL & BOUNDARY SURVEY PREPARED BY CRAIG & RHODES 018-17G T01 [04] FOR INFORMATION INCLUDING EXISTING BUILDINGS, SITE LEVELS, SITE BOUNDARY & SITE SURROUNDS
- REFER TO CIVIL ENGINEERING WORKS DRAWINGS & STORMWATER MANAGEMENT REPORT FOR DETAILS OF STORMWATER DRAINAGE, RAINWATER RE-USE & SITE WORKS DETAILS
- REFER TO SERVICES ENGINEER FOR DETAILS OF MECHANICAL, ELECTRICAL, HYDRAULIC, FIRE PROTECTION SERVICES
- REFER TO LANDSCAPE ARCHITECT FOR PROPOSED LANDSCAPE PLAN
- REFER TO ACOUSTIC REPORT PREPARED BY ACOUSITIC LOGIC FOR DETAILS OF THE ACOUSTIC ENVIRONMENT INCLUDING EXTERNAL NOISE MEASUREMENTS, RAILWAY VIBRATION ASSESMENT, NOISE EMISSION ASSESMENT & RECOMMENDED CONSTRUCTIONS.
- REFER TO GEOTECHNICAL REPORT PREPARED BY JK GEOTECHNICS 31727Lrpt FOR GEOTECHNICAL INFORMATION FOR RECOMMENDATIONS ON EXCAVATION CONDITIOPNS, EXCAVATION RETENTION, GROUNDWATER & FOOTINGS
- REFER TO PRELIMINARY CONTAMINATION SCREENING REPORT REF: E31727KBrpt DATED 19 OCTOBER 2018 FOR PRELIMINARY ASSESSMENT OF SOIL CONTAMINATION CONDITIONS AT SELECTED LOCATIONS WITHIN THE PROPOSED DEVELOPMENT AREA
- REFER TO TRAFFIC IMPACT ASSESMENT PREPARED BY THE TRANSPORT PLANNING PARTNERSHIP (TTPP REFERENCE: 18197) FOR DETAILS INCLUDING EXISTING CONDITIONS ASSESMENT & PARKING ASSESMENT & TRAFFIC IMPACT ASSESMENT & SWEPT PATHS
- REFER TO OPERATIONAL WASTE MANAGEMENT PLAN PREPARED BY ELEPHANTS FOOT RECYCLING SOLOUTIONS REPORT NO. 18017 FOR DETAILS OF WASTE MANAGEMENT
- REFER TO ENVIRONMENTAL WIND ASSESMENT PREPARED BY ARUP FOR LOCAL WIND CLIMATE & SPECIFIC WIND CONTROLS
- REFER TO ACCESS REPORT PREPARED BY IACCESS CONSULTANTS FOR DETAILS OF ACCESS REQUIREMENTS
- REFER TO ARBORICULTURAL IMPACT APPRAISAL & METHOD STATEMENT PREPARED BY NATURALLY TREES FOR ARBORISTS DETAILS
- REFER TO BASIX REPORT FOR GLAZING PERFORMANCE AND SUSTAINABILITY REQUIREMNENTS.
- GROUND FLOOR & LEVEL 1 COMMERCIAL/RETAIL TO BE SHELL ONLY, FITOUT TO BE SUBJECT TO SEPERATE DEVELOPMENT APPLICATION
- SIGNAGE TO BE SUBJECT TO SEPERATE DEVELOPMENT APPLICATION

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
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DRAWING
SITE PLAN

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-004	G

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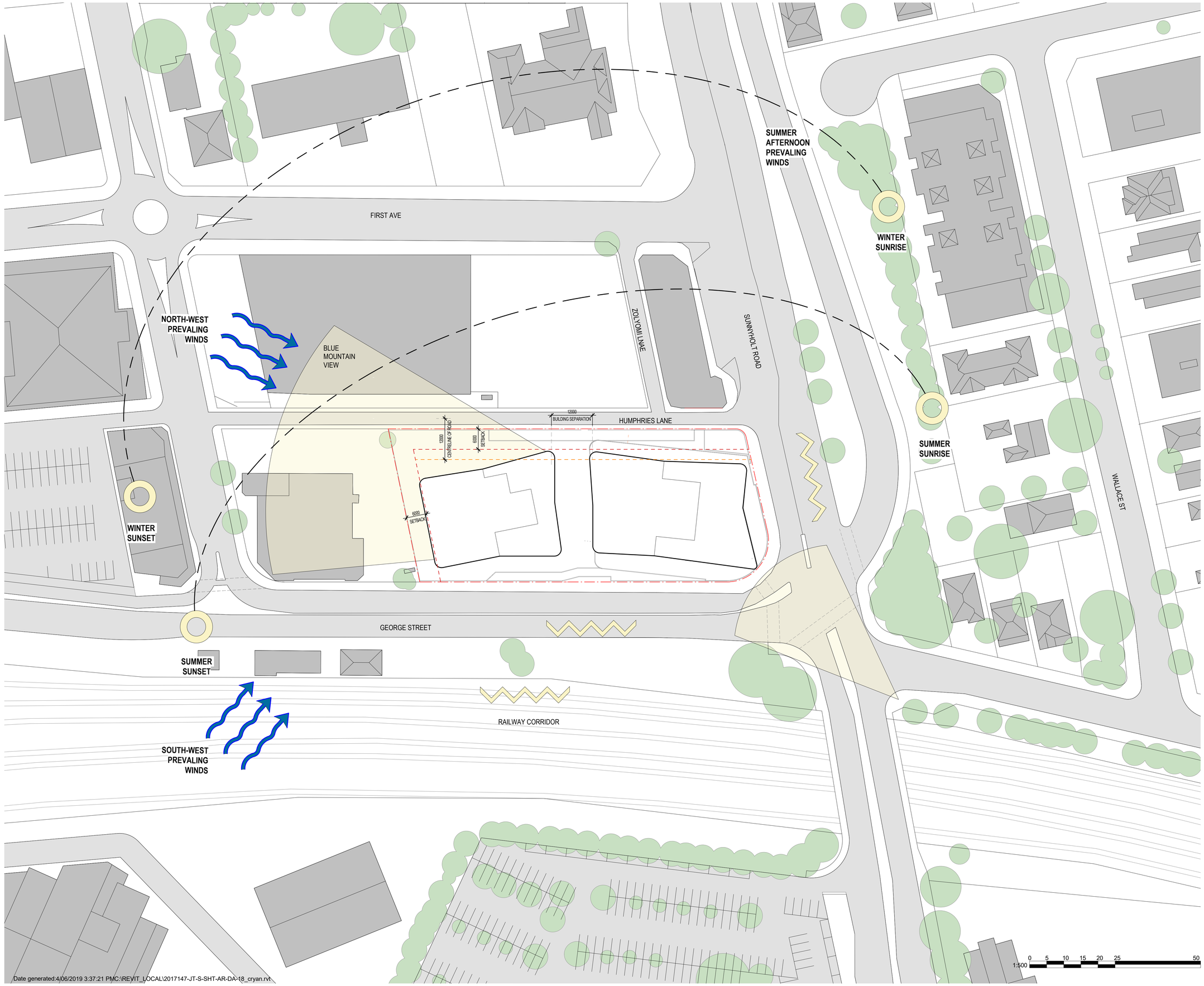

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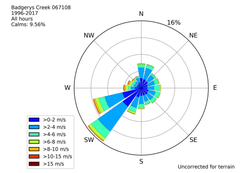
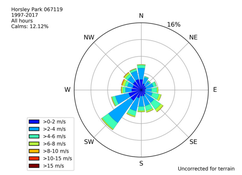
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	3/06/19





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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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DRAWING
SITE & CONTEXT ANALYSIS

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 500	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-005	B

PROJECT
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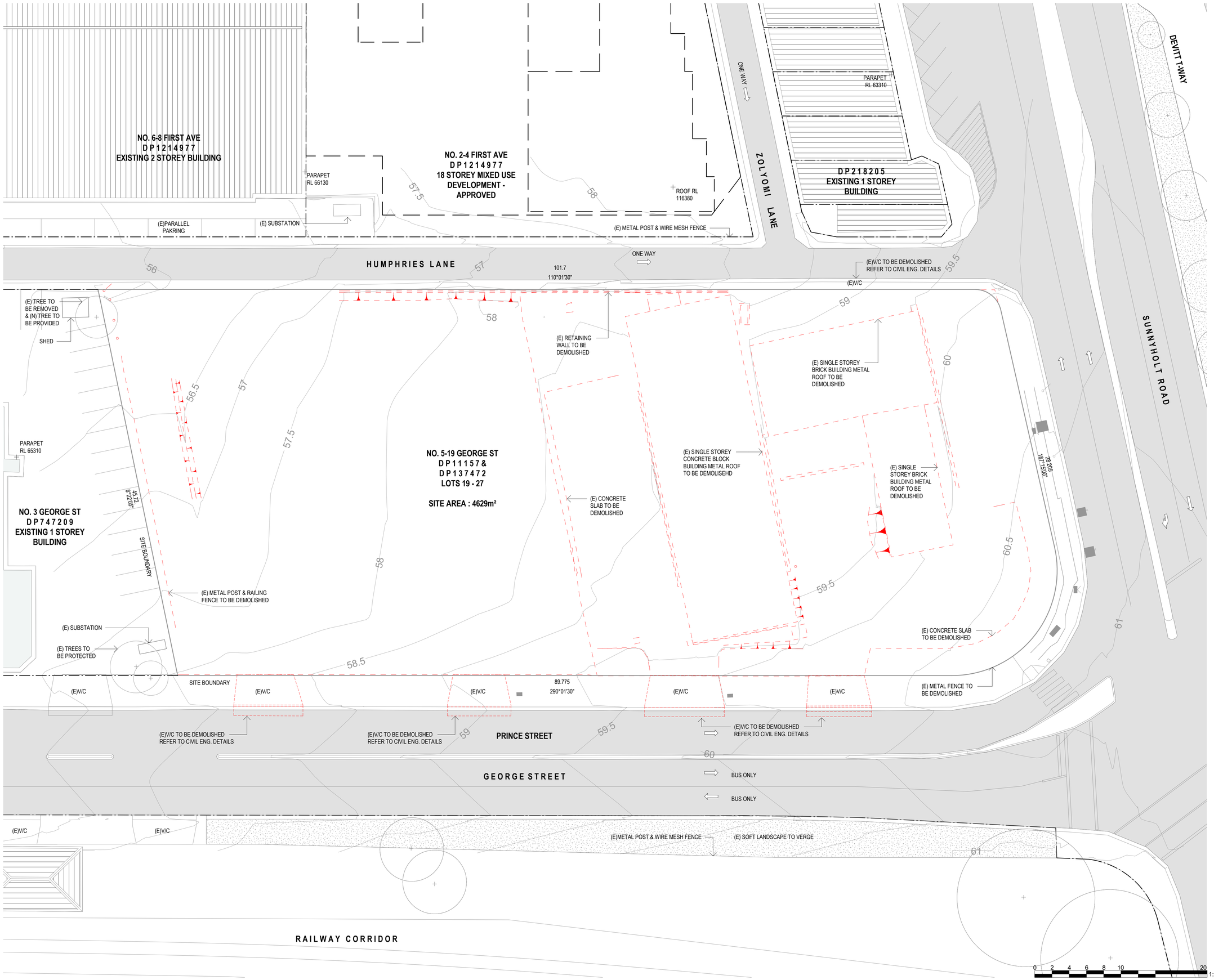

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AMENDMENTS

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A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19

KEY

EXTENT OF DEMOLITION SHOWN DASHED RED

(E) EXISTING

NOTE:

REFER TO SURVEY DRAWING NO. 018-17G T01 [04]
PREPARED BY CRAIG & RHODES DATED 20/04/17

REFER TO CIVIL ENGINEERS DRAWING NO.DAC02.01
PREPARED BY NORTHROP FOR PROPOSED WORK TO
FOOTPATH

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
EXISTING DEMOLITION PLAN

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	JC

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-010	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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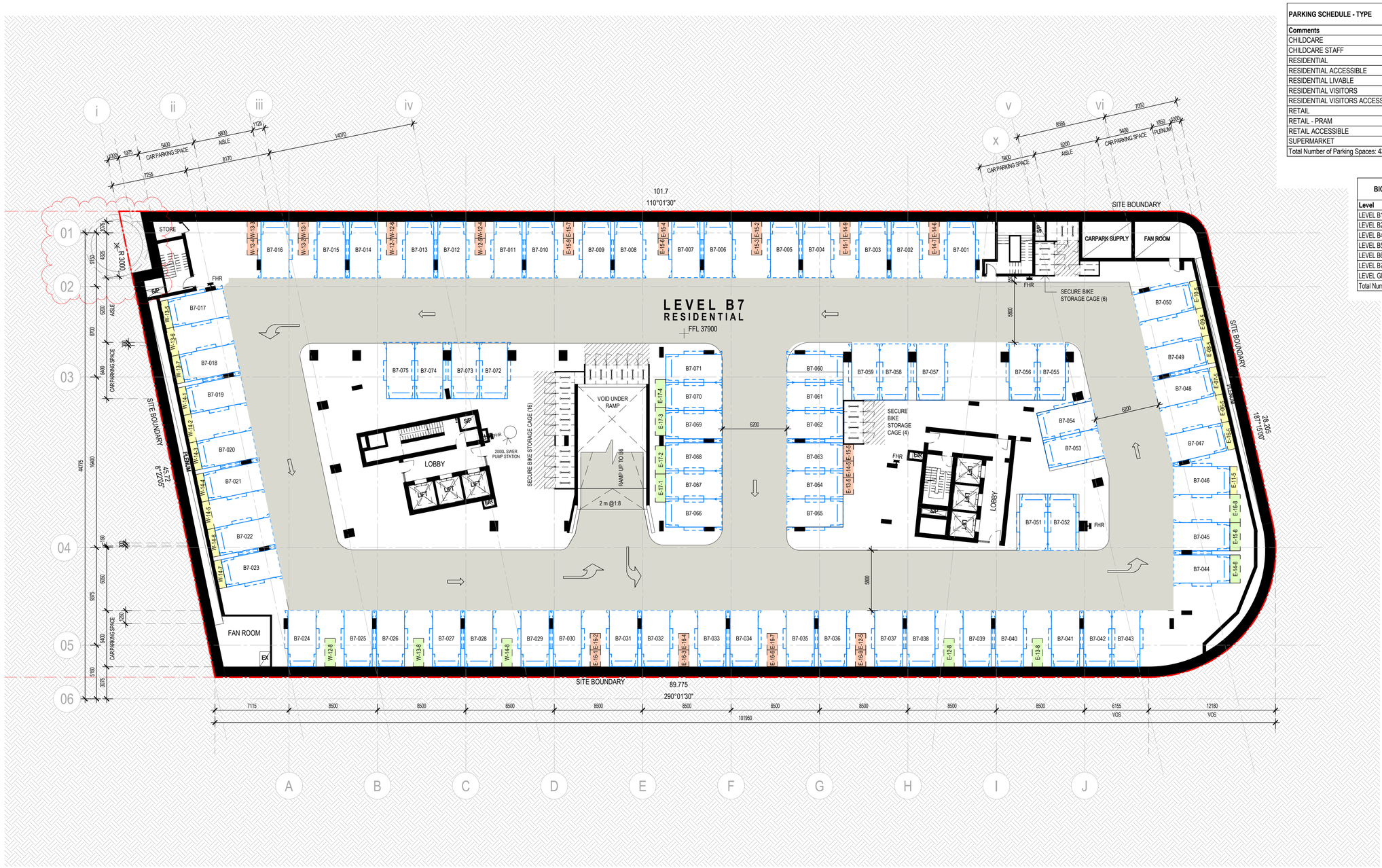
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

JACKSON TEECE

Date generated:4/06/2019 3:41:48 PMC:\REVIT_LOCAL\2017147-JT-S-SHT-AR-DA-18_cryan.rvt



PARKING SCHEDULE - PER LEVEL	
Level	Count
LEVEL B1	32
LEVEL B2	92
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 436	

PARKING SCHEDULE - TYPE		
Comments	Count	Level
CHILDCARE	13	LEVEL B1
CHILDCARE STAFF	12	LEVEL B3
RESIDENTIAL	214	
RESIDENTIAL ACCESSIBLE	25	LEVEL B4
RESIDENTIAL LIVABLE	25	LEVEL B5
RESIDENTIAL VISITORS	34	LEVEL B3
RESIDENTIAL VISITORS ACCESSIBLE	2	LEVEL B4
RETAIL	28	LEVEL B2
RETAIL - PRAM	4	LEVEL B1
RETAIL ACCESSIBLE	2	LEVEL B1
SUPERMARKET	77	
Total Number of Parking Spaces: 436		

BICYCLE PARKING SCHEDULE	
Level	Count
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103

MOTORCYCLE PARKING SCHEDULE	
	Count
LEVEL B2	4
LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13

KEY - BASEMENT STORAGE TYPE:

- W: 1.0m L:1.2m H:2.5m V:3.0m³
- W: 1.0m L:1.6m H:2.5m V:4.0m³
- W: 0.7m L:2.7m H:2.5m V:4.7m³
- W: 1.0m L:2.7m H:2.5m V:6.75m³

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AMENDMENTS

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A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

KEY - BASEMENT PARKING:

- CHILDCARE
- CHILDCARE STAFF
- LIVABLE
- RESIDENTIAL
- RESIDENTIAL ACCESSIBLE
- VISITOR
- VISITOR ACCESSIBLE
- RETAIL
- RETAIL ACCESSIBLE
- PRAM
- SUPERMARKET

NOTES:

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ABBREVIATIONS:

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BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS-CC	FIRE STAIR CHILDCARE
FS-CC	FIRE STAIR CHILDCARE
FS-ET	FIRE STAIR WEST TOWER
FS-R	FIRE STAIR RETAIL
FS-WT	FIRE STAIR WEST TOWER
MB	MAILBOXES
MRS	METAL ROOF SHEETING
(N)	NEW
PAV	PAVING
PS-01	1800 mm HIGH PLANT TO ACOUSTIC ENGINEERS REQUIREMENTS
SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - BASEMENT 7

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-093	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
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ABN 15 083 837 290
JACKSON TEECE

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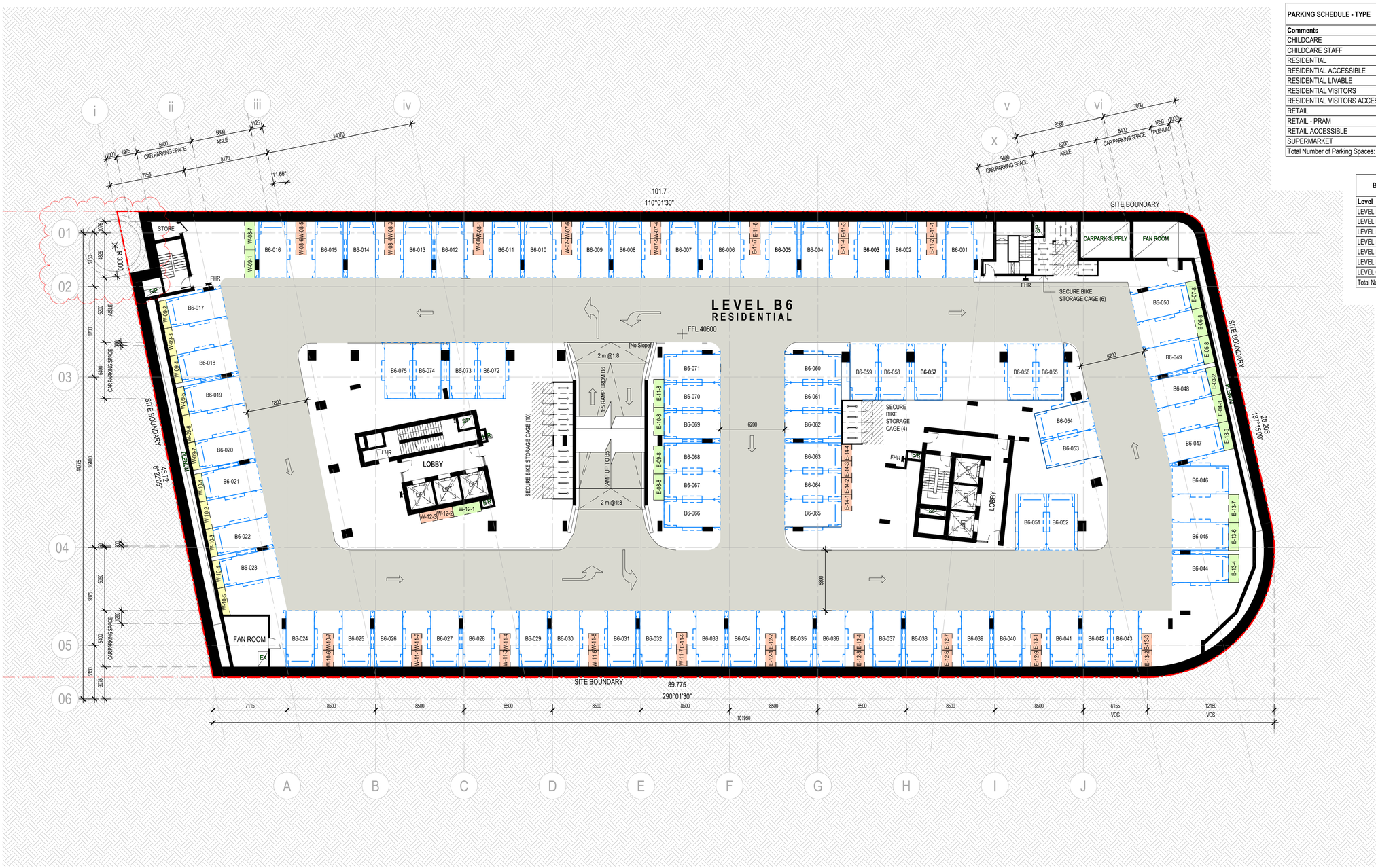

PARKING SCHEDULE - PER LEVEL

Level	Count
LEVEL B1	32
LEVEL B2	92
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 436	

PARKING SCHEDULE - TYPE

Comments	Count	Level
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RETAIL - PRAM	4	LEVEL B1
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SUPERMARKET	77	
Total Number of Parking Spaces: 436		

BICYCLE PARKING SCHEDULE

Level	Count
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103

MOTORCYCLE PARKING SCHEDULE

	Count
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LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
FLOOR PLAN - BASEMENT 6

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-094	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
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0 2 4 6 8 10 20
1:200

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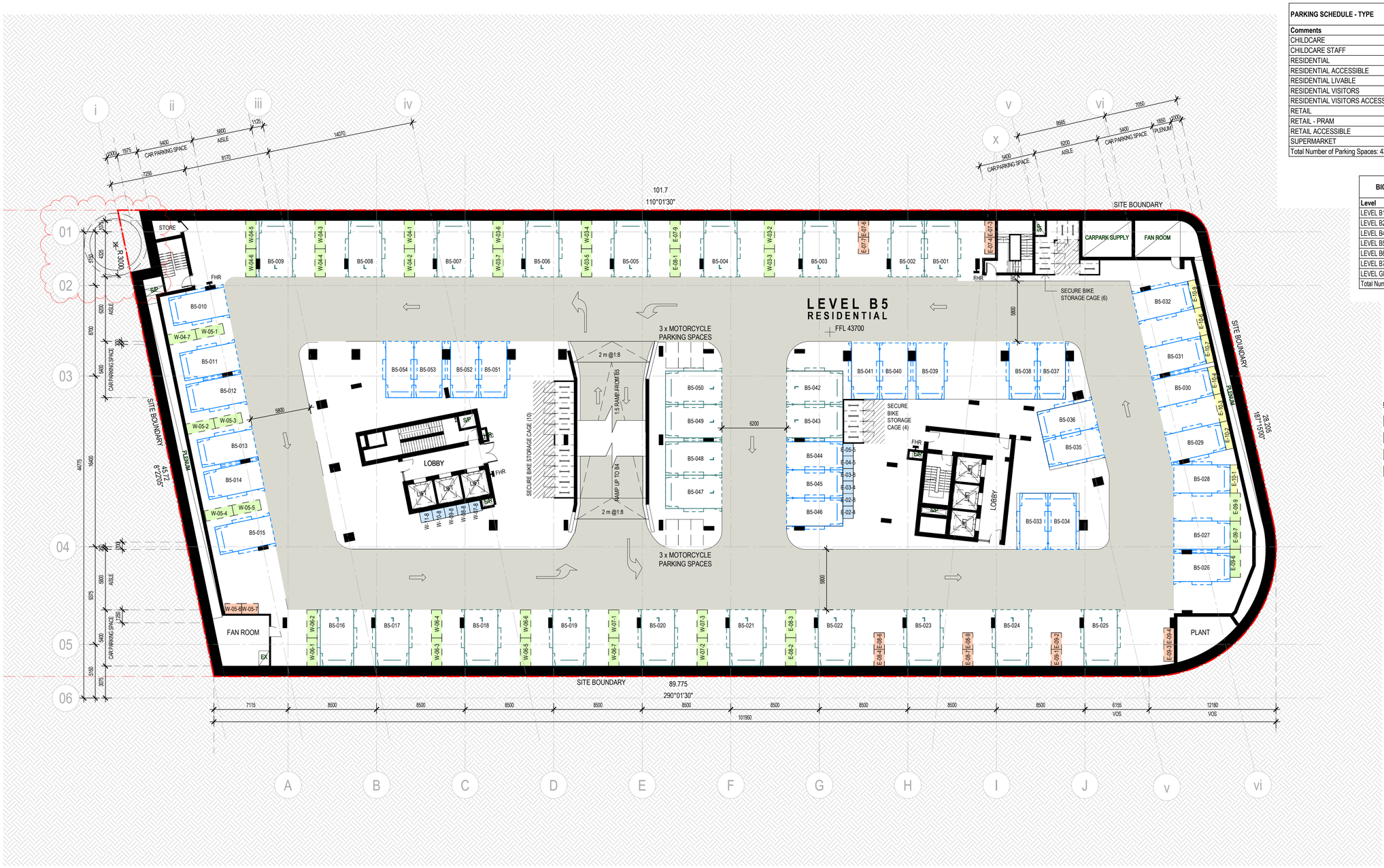

PARKING SCHEDULE - PER LEVEL	
Level	Count
LEVEL B1	32
LEVEL B2	92
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 436	

PARKING SCHEDULE - TYPE		
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LEVEL B5	20
LEVEL B6	20
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LEVEL GF	7
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MOTORCYCLE PARKING SCHEDULE	
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LEVEL B3	3
LEVEL B5	6
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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
FLOOR PLAN - BASEMENT 5

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-095	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
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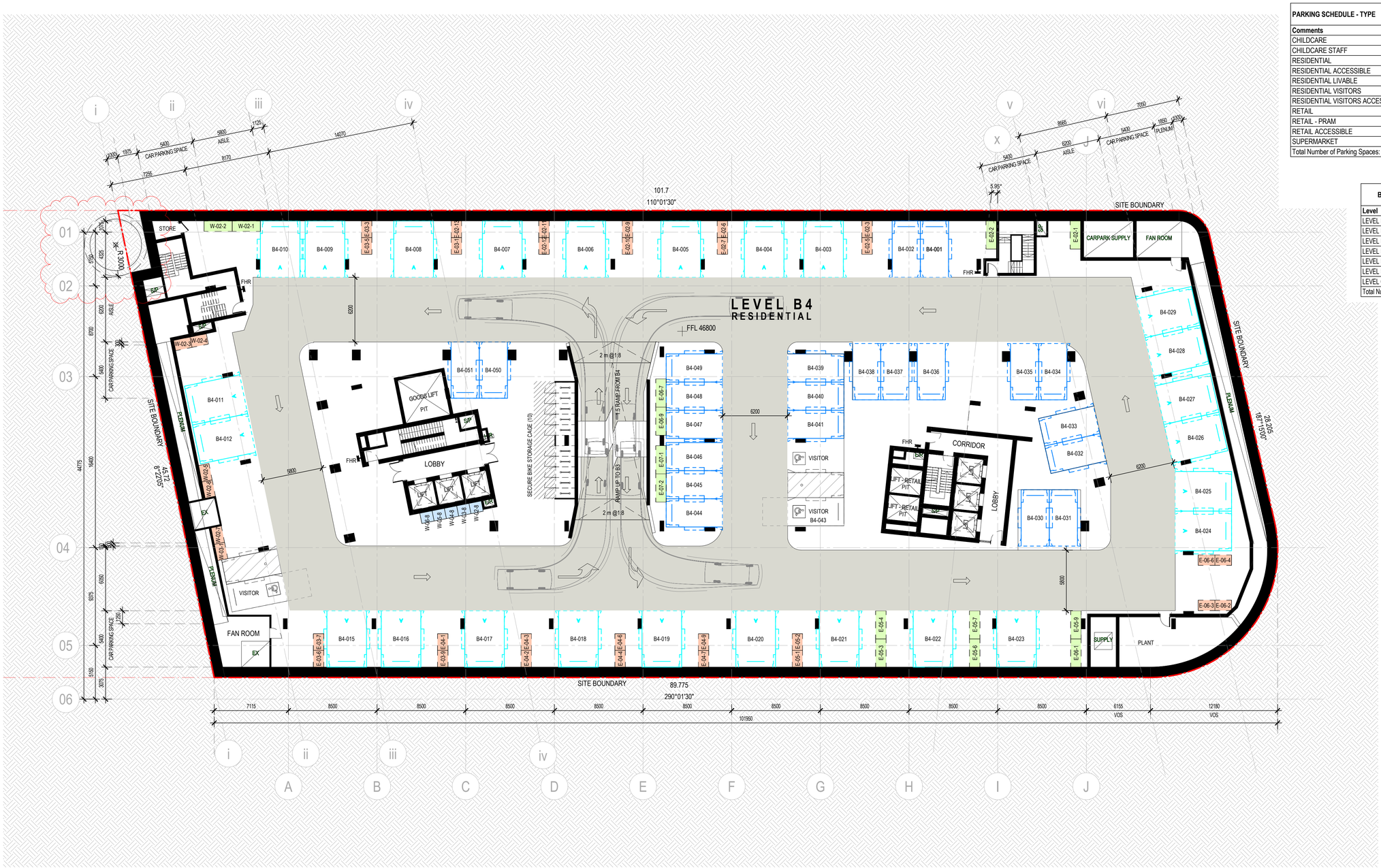

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- VISITOR
- VISITOR ACCESSIBLE
- RETAIL
- RETAIL ACCESSIBLE
- PRAM
- SUPERMARKET

BICYCLE PARKING SCHEDULE	
Level	**Count**
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103	

MOTORCYCLE PARKING SCHEDULE	
	Count
LEVEL B2	4
LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13	

KEY - BASEMENT STORAGE TYPE:

- W: 1.0m L:1.2m H:2.5m V:3.0m³
- W: 1.0m L:1.6m H:2.5m V:4.0m³
- W: 0.7m L:2.7m H:2.5m V:4.7m³
- W: 1.0m L:2.7m H:2.5m V:6.75m³

NOTES:

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- REFER TO ACCESS REPORT PREPARED BY IACCESS CONSULTANTS FOR DETAILS OF ACCESS REQUIREMENTS
- REFER TO ARBORICULTURAL IMPACT APPRAISAL & METHOD STATEMENT PREPARED BY NATURALLY TREES FOR ARBORISTS DETAILS
- GROUND FLOOR & LEVEL 1 COMMERCIAL/RETAIL TO BE SHELL ONLY, FITOUT SUBJECT TO FUTURE DA TO BE PREPARED BY TENANT
- CHILDCARE SHELL ONLY FITOUT SUBJECT TO FUTURE DA TO BE PREPARED BY CHILDCARE OPERATOR
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ABBREVIATIONS:

ACC WC/U	ACCESSIBLE TOILET UNISEX
BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS-CC	FIRE STAIR CHILDCARE
FS-CC	FIRE STAIR CHILDCARE
FS-ET	FIRE STAIR WEST TOWER
FS-R	FIRE STAIR RETAIL
FS-WT	FIRE STAIR WEST TOWER
MB	MAILBOXES
MRS	METAL ROOF SHEETING
(N)	NEW
PAV	PAVING
PS-01	1800 mm HIGH PLANT TO ACOUSTIC ENGINEERS REQUIREMENTS
SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
FLOOR PLAN - BASEMENT 4

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-096	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

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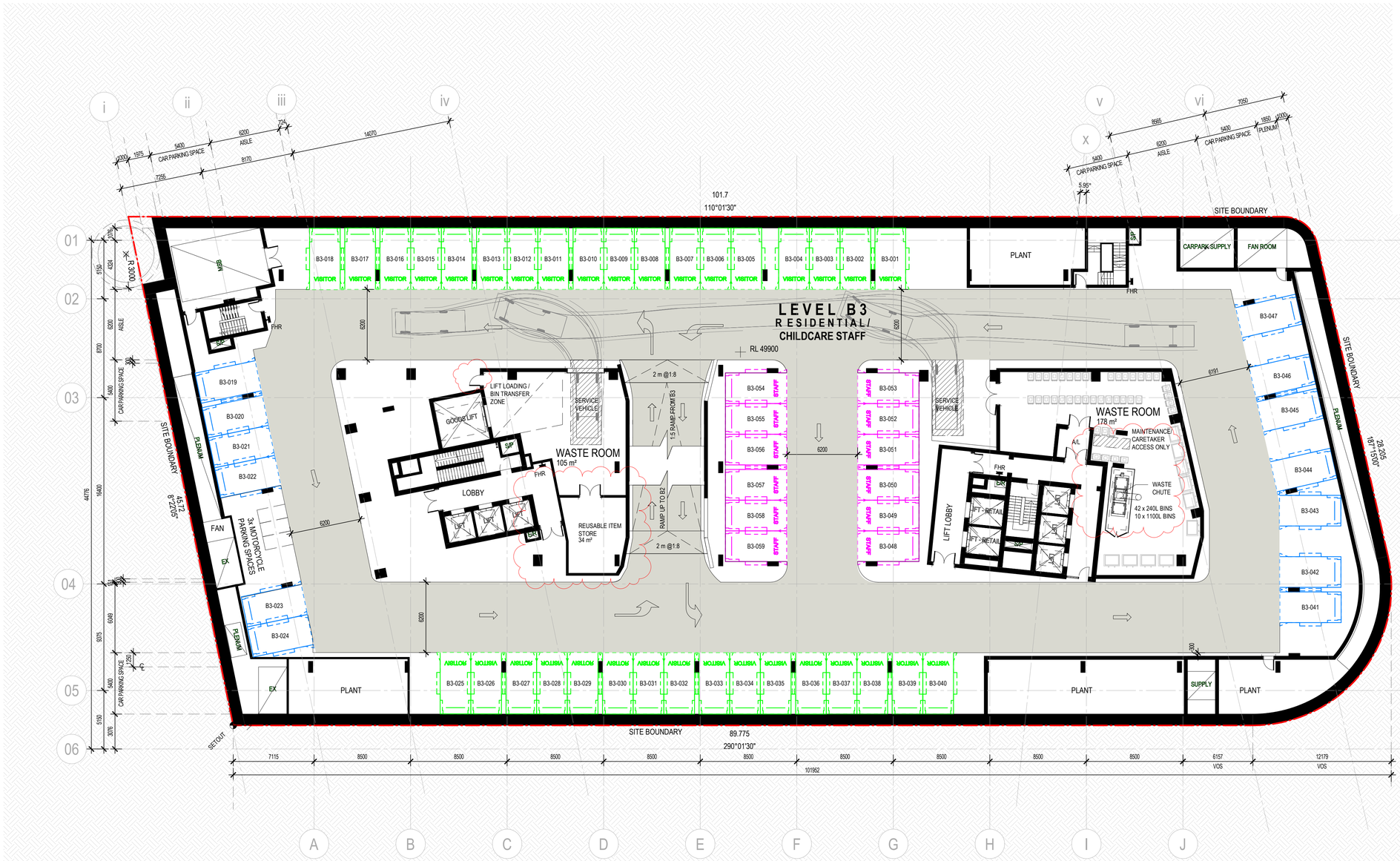

PARKING SCHEDULE - PER LEVEL

Level	Count
LEVEL B1	32
LEVEL B2	92
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 436	

PARKING SCHEDULE - TYPE

Comments	Count	Level
CHILDCARE	13	LEVEL B1
CHILDCARE STAFF	12	LEVEL B3
RESIDENTIAL	214	
RESIDENTIAL ACCESSIBLE	25	LEVEL B4
RESIDENTIAL LIVABLE	25	LEVEL B5
RESIDENTIAL VISITORS	34	LEVEL B3
RESIDENTIAL VISITORS ACCESSIBLE	2	LEVEL B4
RETAIL	28	LEVEL B2
RETAIL - PRAM	4	LEVEL B1
RETAIL ACCESSIBLE	2	LEVEL B1
SUPERMARKET	77	
Total Number of Parking Spaces: 436		

BICYCLE PARKING SCHEDULE

Level	Count
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103

MOTORCYCLE PARKING SCHEDULE

	Count
LEVEL B2	4
LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13

KEY - BASEMENT STORAGE TYPE:

- W: 1.0m L:1.2m H:2.5m V:3.0m³
- W: 1.0m L:1.6m H:2.5m V:4.0m³
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AMENDMENTS

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C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

KEY - BASEMENT PARKING:

- CHILDCARE
- CHILDCARE STAFF
- LIVABLE
- RESIDENTIAL
- RESIDENTIAL ACCESSIBLE
- VISITOR
- VISITOR ACCESSIBLE
- RETAIL
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WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
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DRAWING
FLOOR PLAN - BASEMENT 3

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-097	E

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

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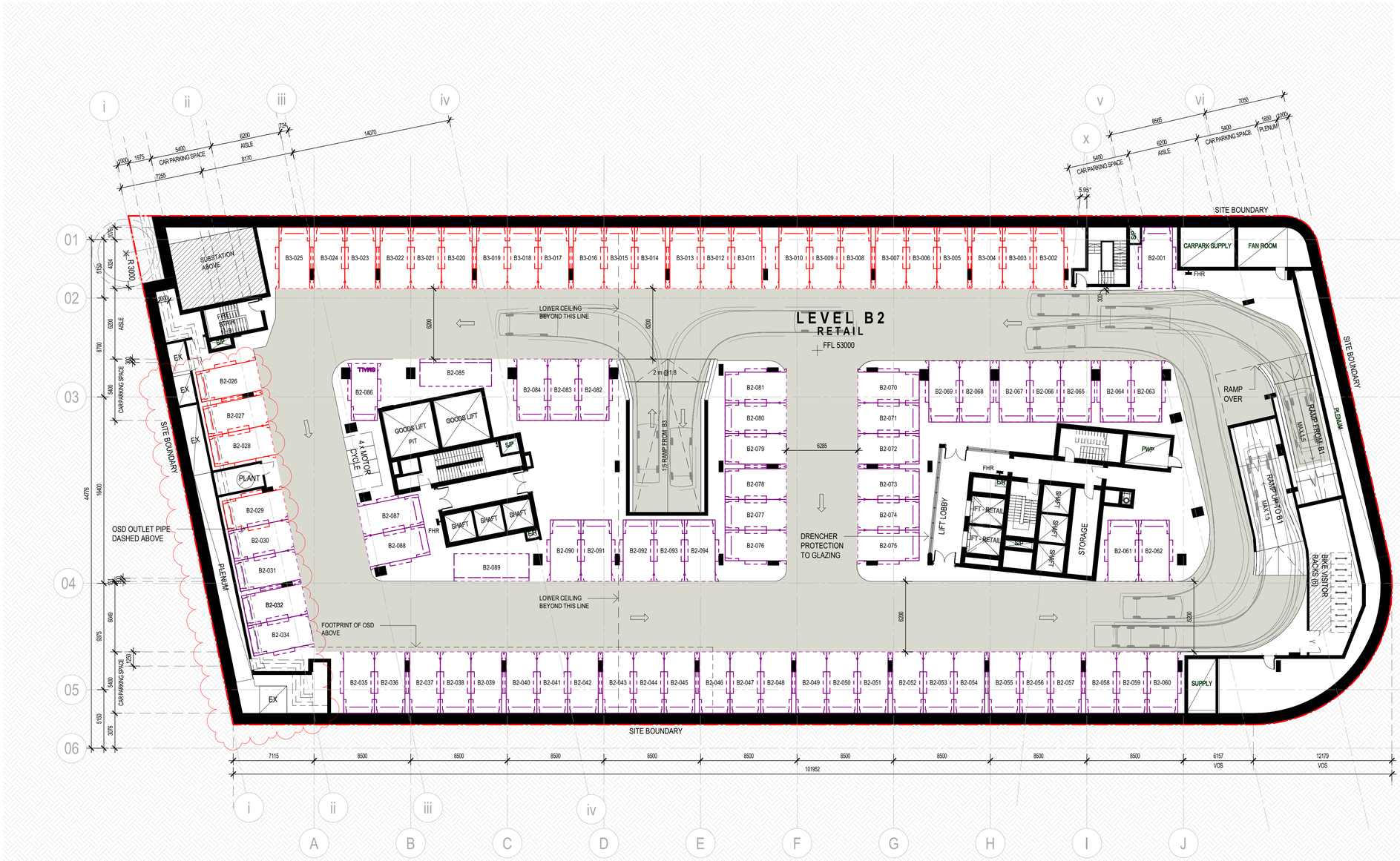

PARKING SCHEDULE - PER LEVEL

Level	Count
LEVEL B1	32
LEVEL B2	93
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 437	

PARKING SCHEDULE - TYPE

Comments	Count	Level
CHILDCARE	13	LEVEL B1
CHILDCARE STAFF	12	LEVEL B3
RESIDENTIAL	214	
RESIDENTIAL ACCESSIBLE	25	LEVEL B4
RESIDENTIAL LIVABLE	25	LEVEL B5
RESIDENTIAL VISITORS	34	LEVEL B3
RESIDENTIAL VISITORS ACCESSIBLE	2	LEVEL B4
RETAIL	28	LEVEL B2
RETAIL - PRAM	4	LEVEL B1
RETAIL ACCESSIBLE	2	LEVEL B1
SUPERMARKET	78	
Total Number of Parking Spaces: 437		

BICYCLE PARKING SCHEDULE

Level	Count
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103

MOTORCYCLE PARKING SCHEDULE

	Count
LEVEL B2	4
LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13

KEY - BASEMENT STORAGE TYPE:

- W: 1.0m L:1.2m H:2.5m V:3.0m³
- W: 1.0m L:1.6m H:2.5m V:4.0m³
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KEY - BASEMENT PARKING:

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WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - BASEMENT 2

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-098	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
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E sydney@jacksonteece.com
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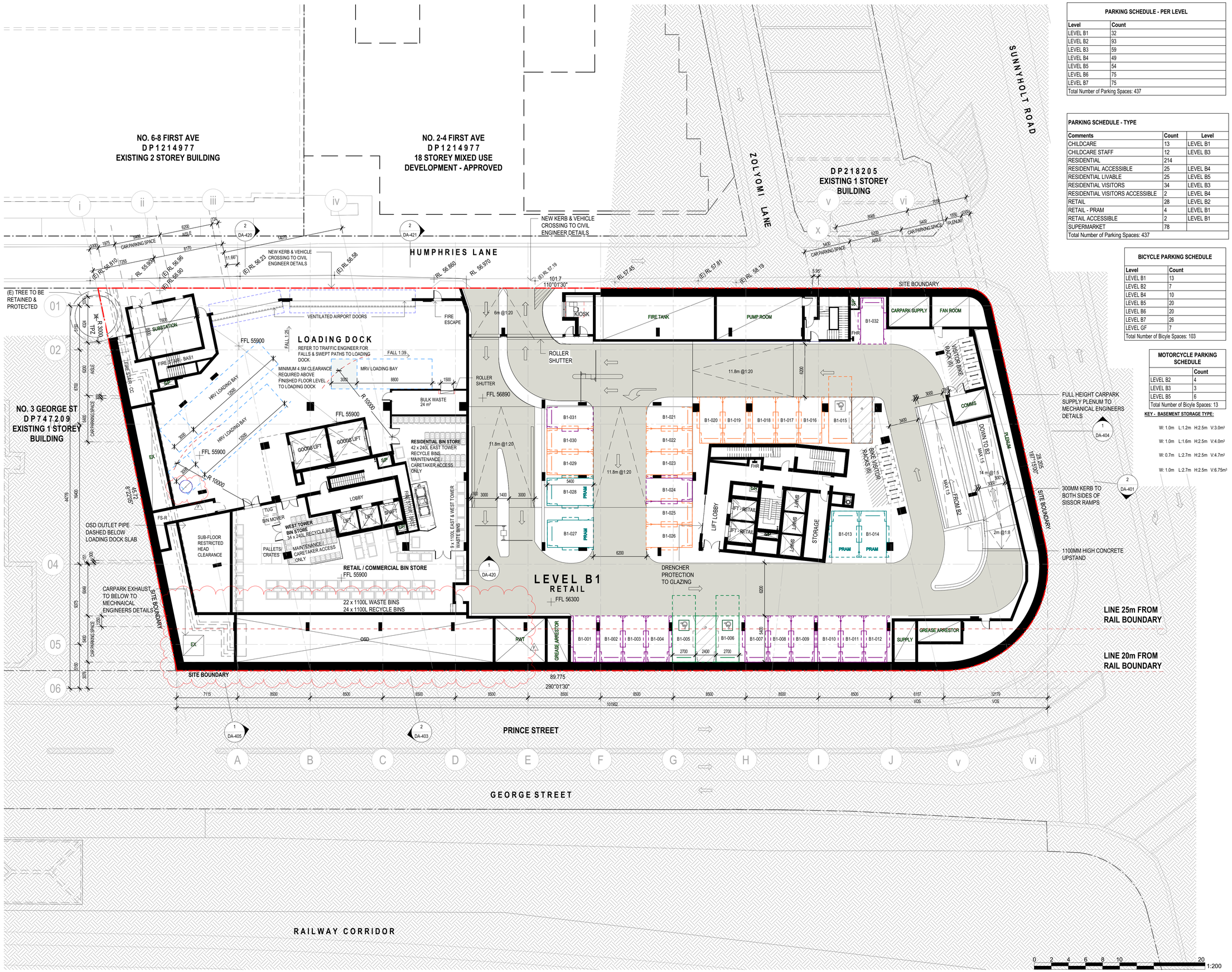

PARKING SCHEDULE - PER LEVEL

Level	Count
LEVEL B1	32
LEVEL B2	93
LEVEL B3	59
LEVEL B4	49
LEVEL B5	54
LEVEL B6	75
LEVEL B7	75
Total Number of Parking Spaces: 437	

PARKING SCHEDULE - TYPE

Comments	Count	Level
CHILDCARE	13	LEVEL B1
CHILDCARE STAFF	12	LEVEL B3
RESIDENTIAL	214	
RESIDENTIAL ACCESSIBLE	25	LEVEL B4
RESIDENTIAL LIVABLE	25	LEVEL B5
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BICYCLE PARKING SCHEDULE

Level	Count
LEVEL B1	13
LEVEL B2	7
LEVEL B4	10
LEVEL B5	20
LEVEL B6	20
LEVEL B7	26
LEVEL GF	7
Total Number of Bicyle Spaces: 103

MOTORCYCLE PARKING SCHEDULE

	Count
LEVEL B2	4
LEVEL B3	3
LEVEL B5	6
Total Number of Bicyle Spaces: 13

KEY - BASEMENT STORAGE TYPE:

W: 1.0m L:1.2m H:2.5m V:3.0m³
W: 1.0m L:1.6m H:2.5m V:4.0m³
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KEY - BASEMENT PARKING:

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ABBREVIATIONS:

ACO WCU	ACCESSIBLE TOILET UNISEX
BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS-CC	FIRE STAIR CHILDCARE
FS-CC	FIRE STAIR CHILDCARE
FS-ET	FIRE STAIR WEST TOWER
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MB	MAILBOXES
MRS	METAL ROOF SHEETING
(N)	NEW
PAV	PAVING
PS-01	1800 mm HIGH PLANT TO ACOUSTIC ENGINEERS REQUIREMENTS
SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - BASEMENT 1

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-099	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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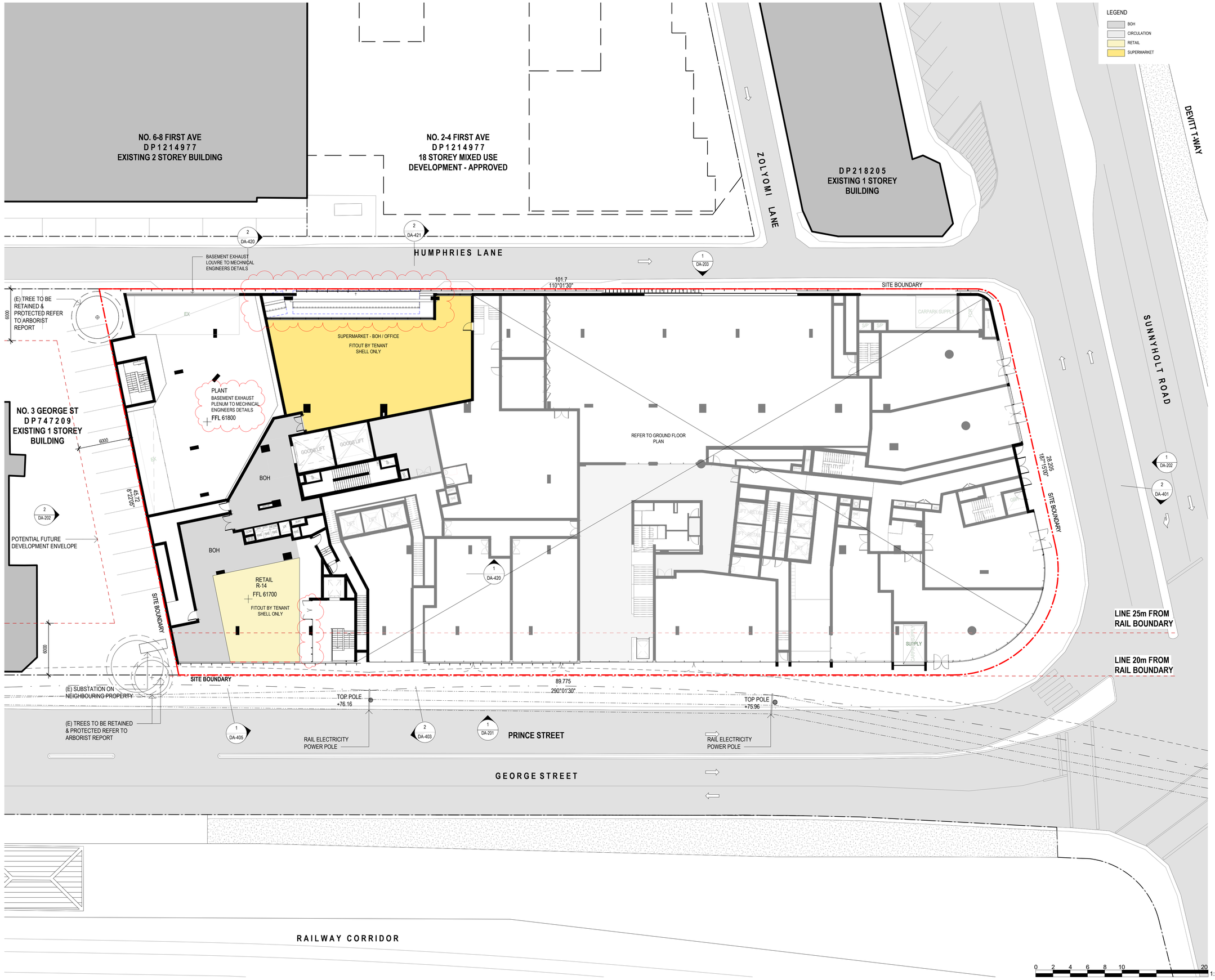

LEGEND

- BOH
- CIRCULATION
- RETAIL
- SUPERMARKET

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INDICATES 2.1 M FROM CONDUCTOR AFTER MAXIMUM BLOW OUT

CONDUCTOR MAXIMUM BLOW OUT

OVERHEAD WIRES

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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GOOD LUCK PLAZA
好 運 廣 場

DRAWING
FLOOR PLAN - UPPER GROUND

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-100.5	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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ABN 15 083 837 290
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DEVELOPMENT APPLICATION

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DRAWING
FLOOR PLAN - GROUND

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/JL/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-100	F

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5 - 19 GEORGE STREET, BLACKTOWN

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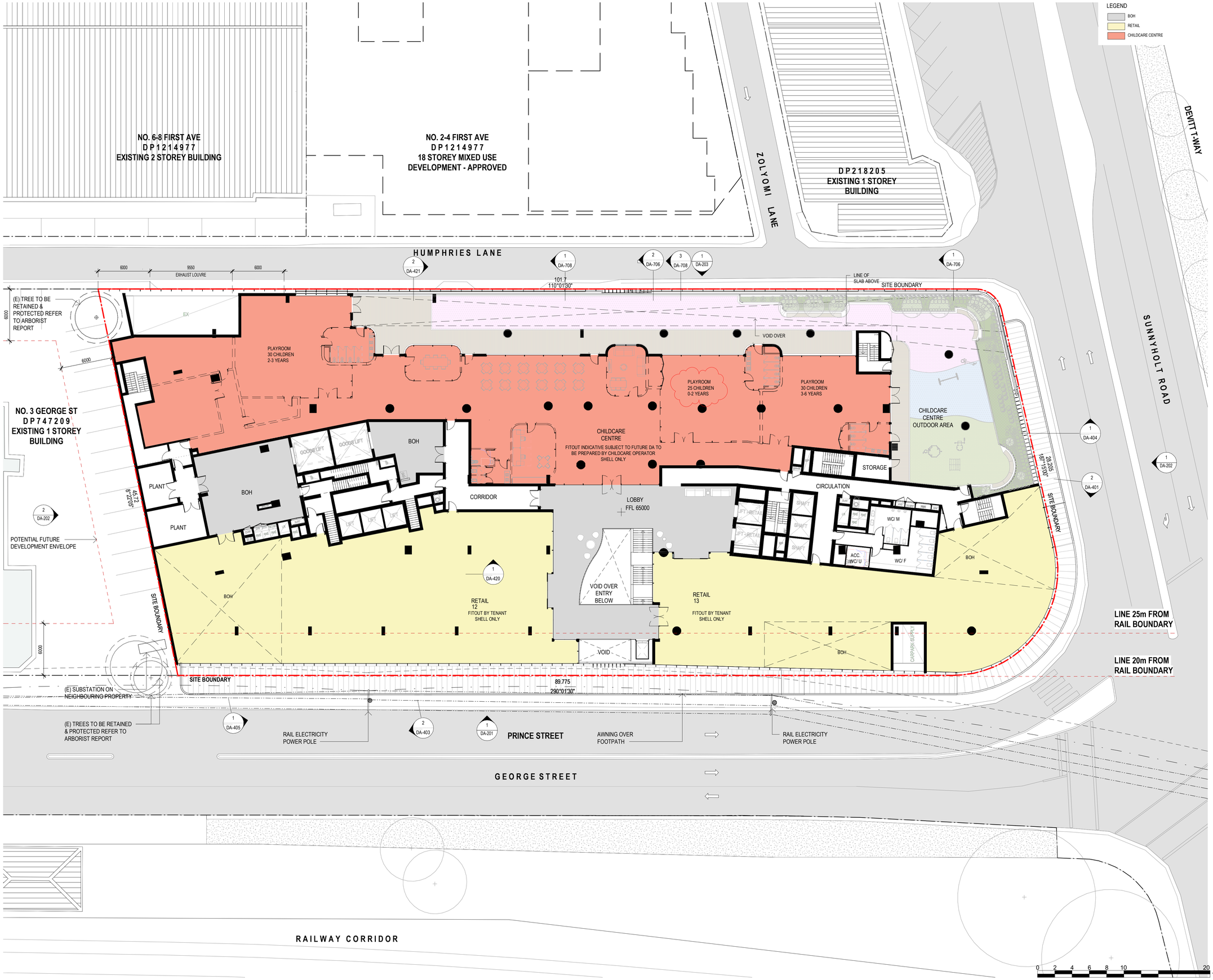

LEGEND

- BOH
- RETAIL
- CHILDCARE CENTRE

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G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

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APPROVED BY: JS
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DRAWING
FLOOR PLAN - LEVEL 1

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/JL/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-101	G

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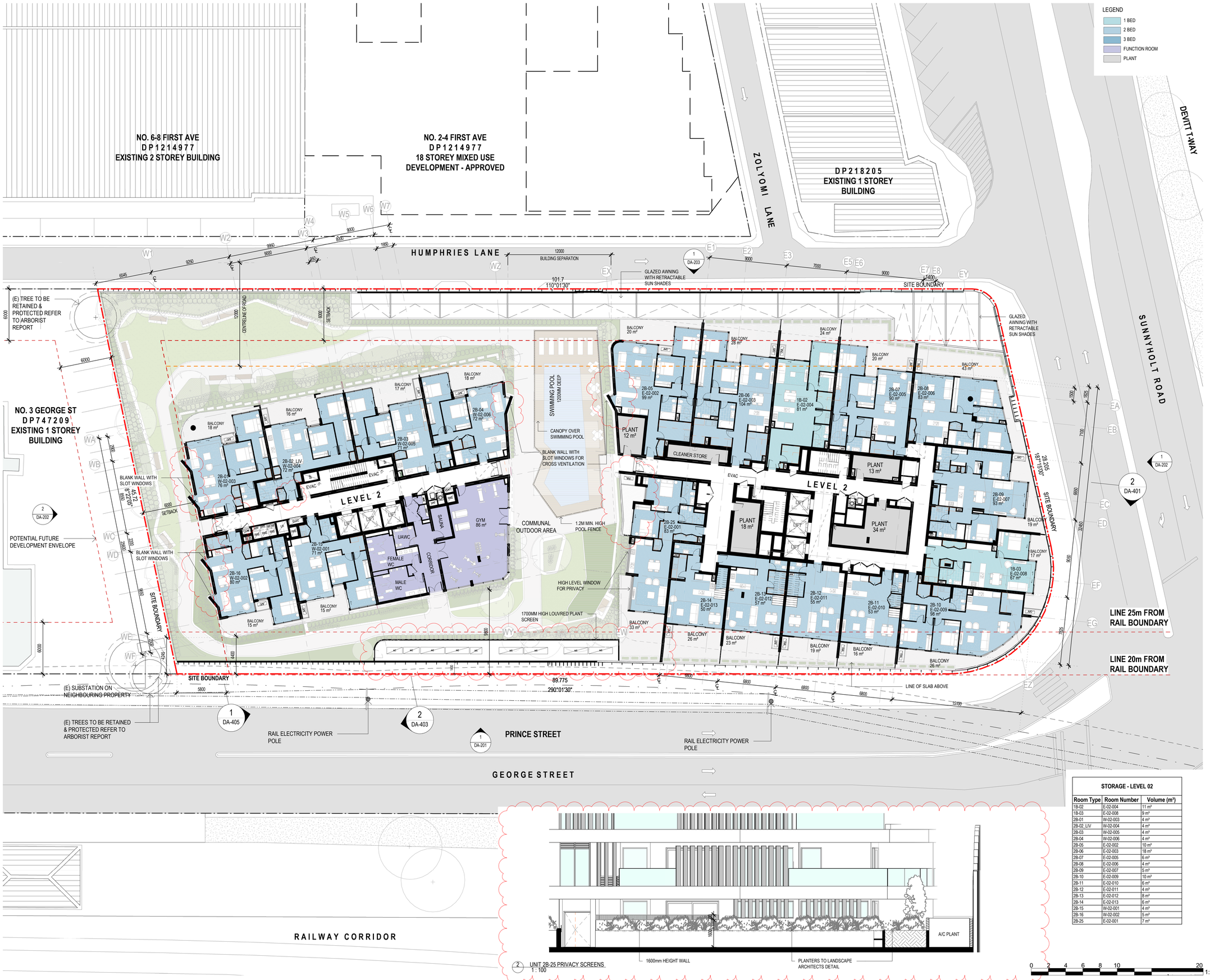

LEGEND

- 1 BED
- 2 BED
- 3 BED
- FUNCTION ROOM
- PLANT

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STORAGE - LEVEL 02

Room Type	Room Number	Volume (m³)
1B-02	E-02-004	11 m³
1B-03	E-02-008	9 m³
2B-01	W-02-003	4 m³
2B-02_LIV	W-02-004	4 m³
2B-03	W-02-005	4 m³
2B-04	W-02-006	4 m³
2B-05	E-02-002	10 m³
2B-06	E-02-003	18 m³
2B-07	E-02-005	6 m³
2B-08	E-02-006	4 m³
2B-09	E-02-007	5 m³
2B-10	E-02-009	10 m³
2B-11	E-02-010	6 m³
2B-12	E-02-011	4 m³
2B-13	E-02-012	8 m³
2B-14	E-02-013	6 m³
2B-15	W-02-001	4 m³
2B-16	W-02-002	5 m³
2B-25	E-02-001	7 m³

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - LEVEL 2

DATE 18/03/19
SCALE A1 @ As indicated
DRAWN CR/MS/JC/ZH

PROJECT No. 2017147 DISCP. A DRAWING No. DA-102 ISSUE F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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Jackson Teece Chesterman Willis Pty Ltd
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ABN 15 089 837 290
JACKSON TEECE

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LEGEND

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19
E	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	11/11/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

NOTES:

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ABBREVIATIONS:

ACC WC/U	ACCESSIBLE TOILET UNISEX
BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS-CC	FIRE STAIR CHILDCARE
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MRS	METAL ROOF SHEETING
(N)	NEW
PAV	PAVING
PS-01	1800 mm HIGH PLANT TO ACOUSTIC ENGINEERS REQUIREMENTS
SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

STORAGE - LEVEL 03

Room Type	Room Number	Volume (m³)
1B-02	E-03-004	11 m³
1B-03	E-03-008	9 m³
1B-04_LIV	W-03-008	4 m³
2B-01	W-03-003	4 m³
2B-02_LIV	W-03-004	4 m³
2B-03	W-03-005	4 m³
2B-04	W-03-006	4 m³
2B-06	E-03-003	18 m³
2B-07	E-03-005	4 m³
2B-08	E-03-006	4 m³
2B-09	E-03-007	5 m³
2B-10	E-03-009	10 m³
2B-15	W-03-001	4 m³
2B-16	W-03-002	5 m³
2B-17	W-03-007	4 m³
2B-25	E-03-001	7 m³
3B-01	E-03-002	12 m³

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - LEVEL 3

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/MS/JC/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-103	G

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

STORAGE - LEVEL 04		
Room Type	Room Number	Volume (m³)
1B-04_LIV	W-04-008	4 m³
1B-05	E-04-005	4 m³
2B-01	W-04-003	4 m³
2B-02_LIV	W-04-004	4 m³
2B-03	W-04-005	4 m³
2B-04	W-04-006	4 m³
2B-15	W-04-001	4 m³
2B-16	W-04-002	5 m³
2B-17	W-04-007	4 m³
2B-18_ADAP	E-04-001	5 m³
2B-19	E-04-002	5 m³
2B-20	E-04-003	4 m³
2B-21	E-04-004	4 m³
2B-22	E-04-006	4 m³
2B-23	E-04-007	4 m³
2B-24	E-04-009	5 m³
3B-02_ADAP	E-04-008	4 m³

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LEGEND
- 1 BED
- 2 BED
- 3 BED

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C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	11/11/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20
G	ISSUE FOR DA	JS	08/05/20

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ABBREVIATIONS:

ACC WC/U	ACCESSIBLE TOILET UNISEX
BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
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MRS	METAL ROOF SHEETING
(N)	NEW
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SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - LEVEL 4

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/MS/JC/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-104	G

PROJECT
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WPE	WATERPROOF MEMBRANE SYSTEM

STORAGE - TYPICAL LEVEL 05 - 15

Room Type	Room Number	Volume (m³)
1B-04_LIV	W-05-008	4 m³
1B-05	E-05-005	4 m³
2B-01	W-05-003	4 m³
2B-02_LIV	W-05-004	4 m³
2B-03	W-05-005	4 m³
2B-04	W-05-006	4 m³
2B-15	W-05-001	4 m³
2B-16	W-05-002	5 m³
2B-17	W-05-007	4 m³
2B-18_ADAP	E-05-001	5 m³
2B-19	E-05-002	5 m³
2B-20	E-05-003	4 m³
2B-21	E-05-004	4 m³
2B-22	E-05-006	4 m³
2B-23	E-05-007	4 m³
2B-24	E-05-009	5 m³
3B-02_ADAP	E-05-008	4 m³

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FLOOR PLAN - TYPICAL LEVEL LEVELS 5 - 14

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/MS/JC/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-105	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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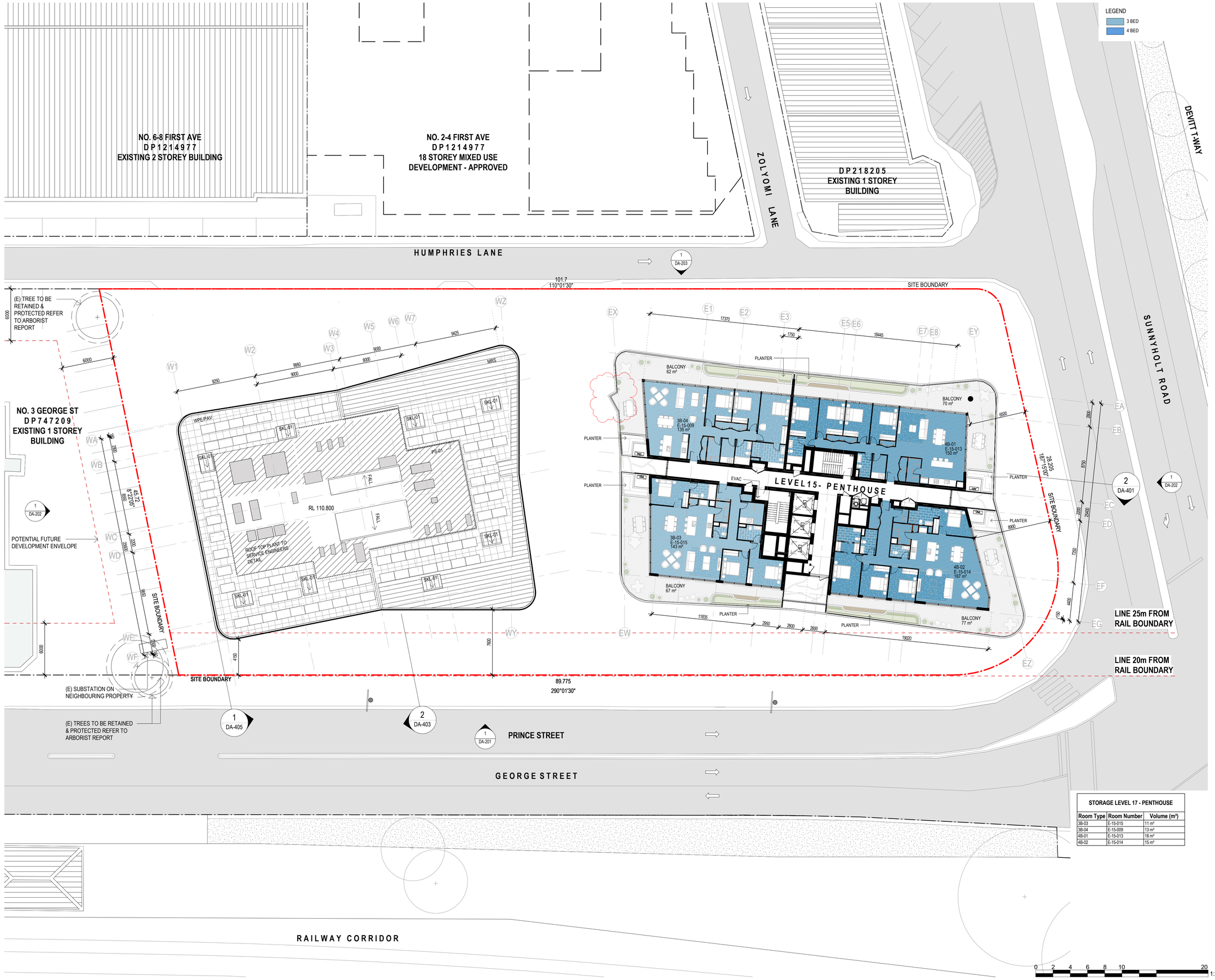

STORAGE LEVEL 17 - PENTHOUSE		
Room Type	Room Number	Volume (m³)
3B-03	E-15-015	11 m³
3B-04	E-15-009	13 m³
4B-01	E-15-013	18 m³
4B-02	E-15-014	15 m³

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AMENDMENTS

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B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
FLOOR PLAN - LEVEL 15
PENTHOUSE LEVEL

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/MS/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-115	B

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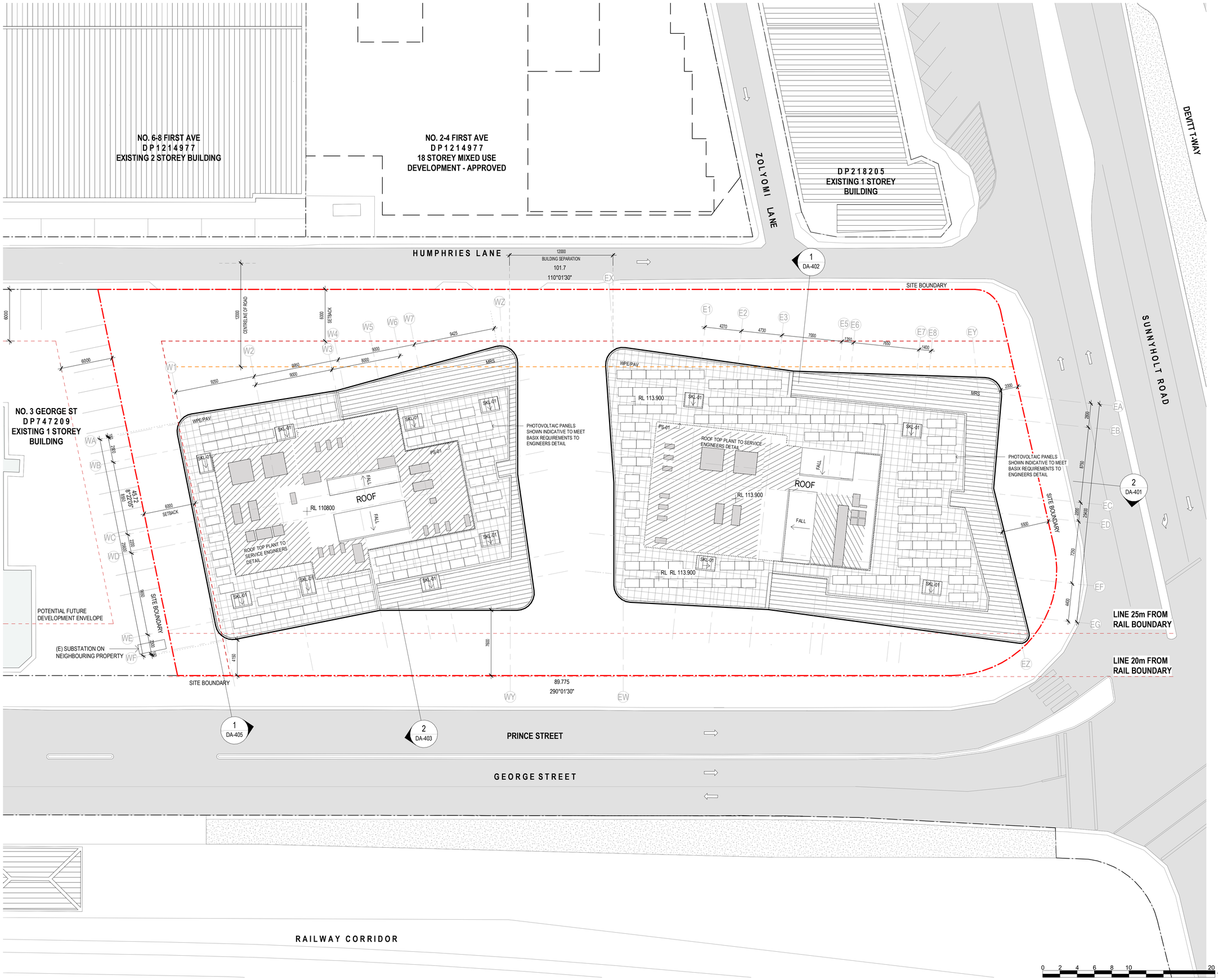

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	22/07/19

NOTES:

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- CHILDCARE SHELL ONLY FITOUT SUBJECT TO FUTURE DA TO BE PREPARED BY CHILDCARE OPERATOR
- SIGNAGE TO BE SUBJECT TO SEPERATE DEVELOPMENT APPLICATION

ABBREVIATIONS:

ACC WCU	ACCESSIBLE TOILET UNISEX
BOH	BACK OF HOUSE
(E)	EXISTING
EVAC	EVACUATION CHAIR
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS-CC	FIRE STAIR CHILDCARE
FS-CC	FIRE STAIR CHILDCARE
FS-ET	FIRE STAIR WEST TOWER
FS-R	FIRE STAIR RETAIL
FS-WT	FIRE STAIR WEST TOWER
MB	MAILBOXES
MRS	METAL ROOF SHEETING
(N)	NEW
PAV	PAVING
PS-01	1800 mm HIGH PLANT TO ACOUSTIC ENGINEERS REQUIREMENTS
SKL-01	ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING TO ROOF
WC/F	FEMALE TOILETS
WC/M	MALE TOILETS
WPE	WATERPROOF MEMBRANE SYSTEM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
ROOF PLAN

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/MS/JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-116	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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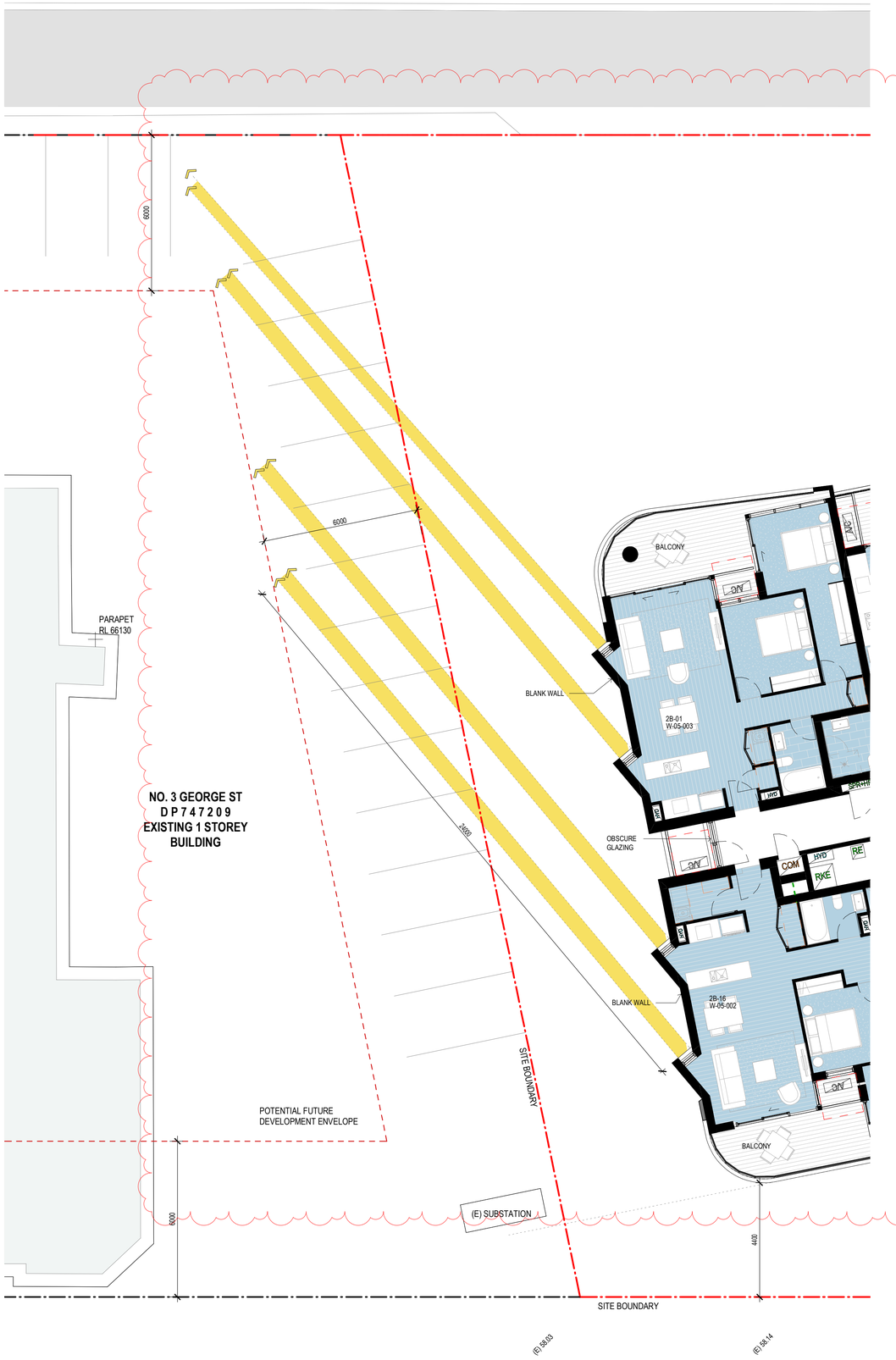
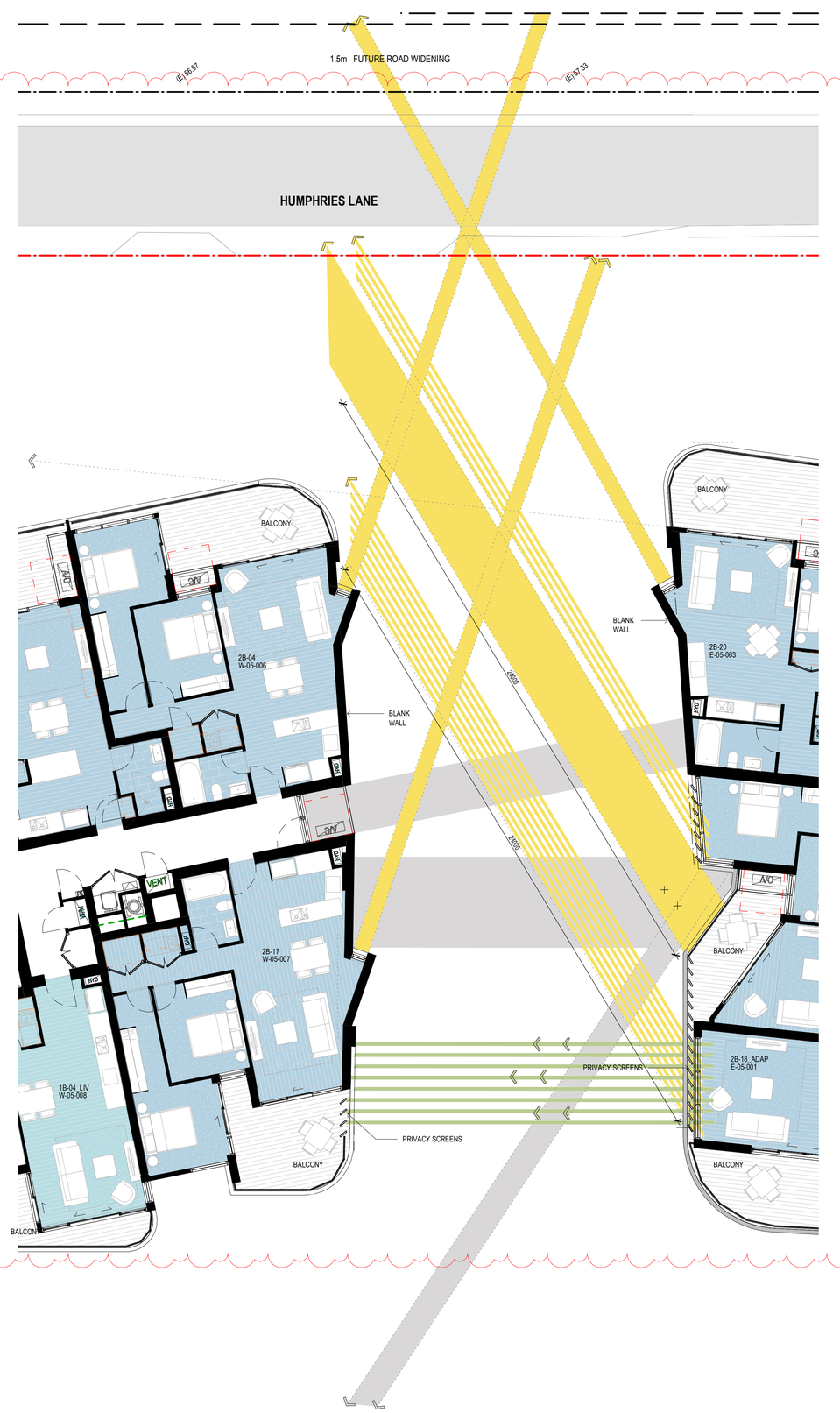


2 TYPICAL LEVEL - PRIVACY STUDY - EXTERNAL
1 : 100



1 TYPICAL LEVEL - PRIVACY STUDY INTERNAL
1 : 100

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
PRIVACY SCREENS STUDIES

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 100	HDL/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-150	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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C	ISSUE FOR DA - REVISED	JS	3/06/19
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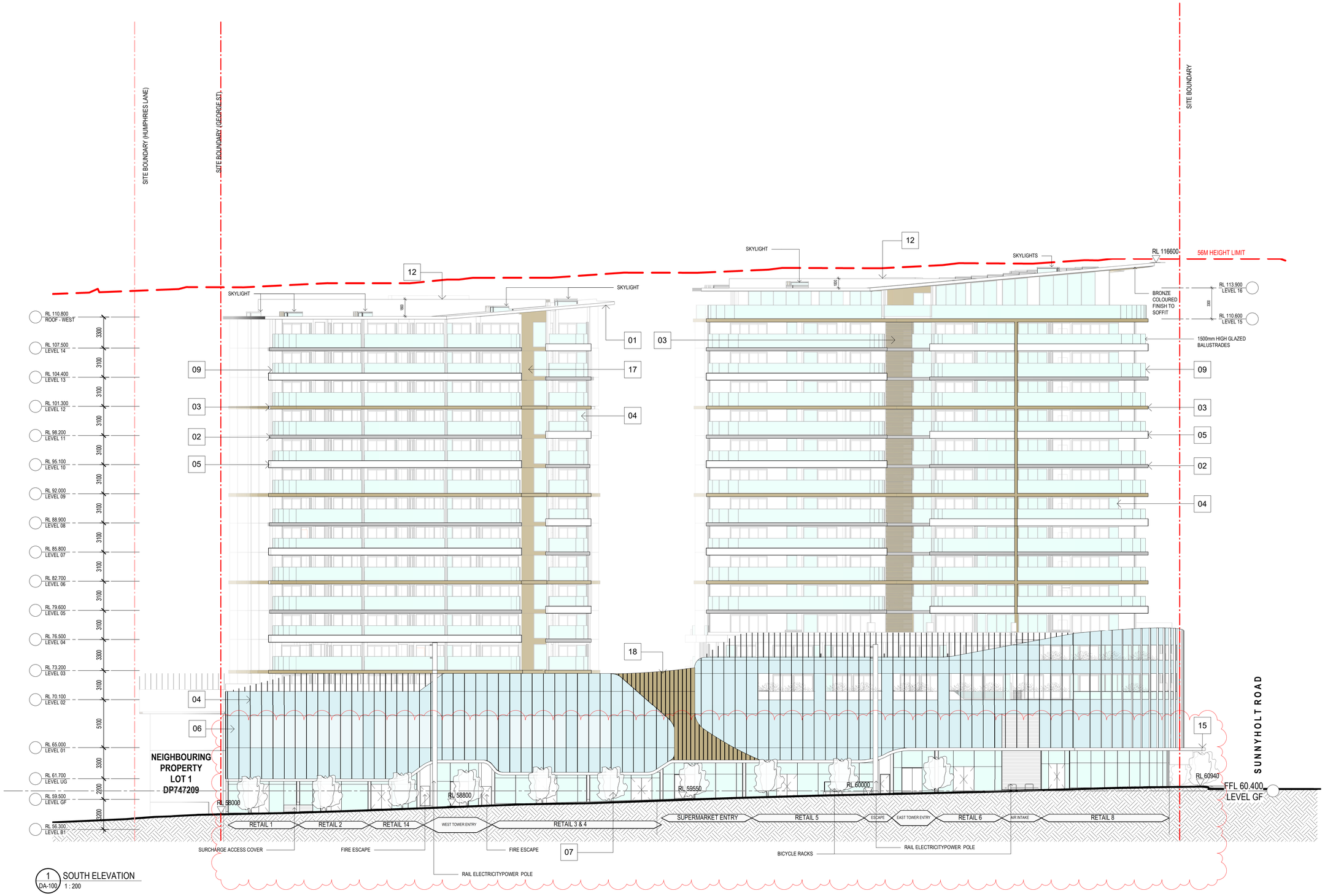

1 DA-100 SOUTH ELEVATION
1 : 200

MATERIAL FINISHES SCHEDULE

01	TIMBER LOOK SOFFIT PANEL
02	SILVER COLOURED FINISH TO METAL SLAB EDGE
03	BRONZE COLOURED FINISH TO METAL SLAB EDGE AND ALUMINIUM LOUVRES
04	DARK BRONZE COLOURED FINISH TO WINDOWS, DOORS, PLANT SCREEN AND FINS
05	WHITE COLOURED FINISH TO SLAB EDGE
06	BRONZE COLOURED GLAZING TO PODIUM FACADE
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08	WHITE TEXTURED MEMBRANE COATING
09	1.5M HIGH CLEAR GLASS BALUSTRADE
10	FIXED ALUMINIUM PRIVACY SCREENS
11	METAL BALUSTRADE
12	1.8M HIGH PLANT SCREEN TO MECHANICAL & ACOUSTIC ENGINEER REQUIREMENTS
	OPERABLE PERFORATED METAL PRIVACY SCREEN
13	
14	FIXED PERFORATED METAL SCREEN
15	POWDER COATED WHITE ALUMINIUM FASCIA
16	SILVER COLOURED CONCRETE STAIN
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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
STREET ELEVATION - SOUTH - (GEORGE ST)

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/ZH

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-201	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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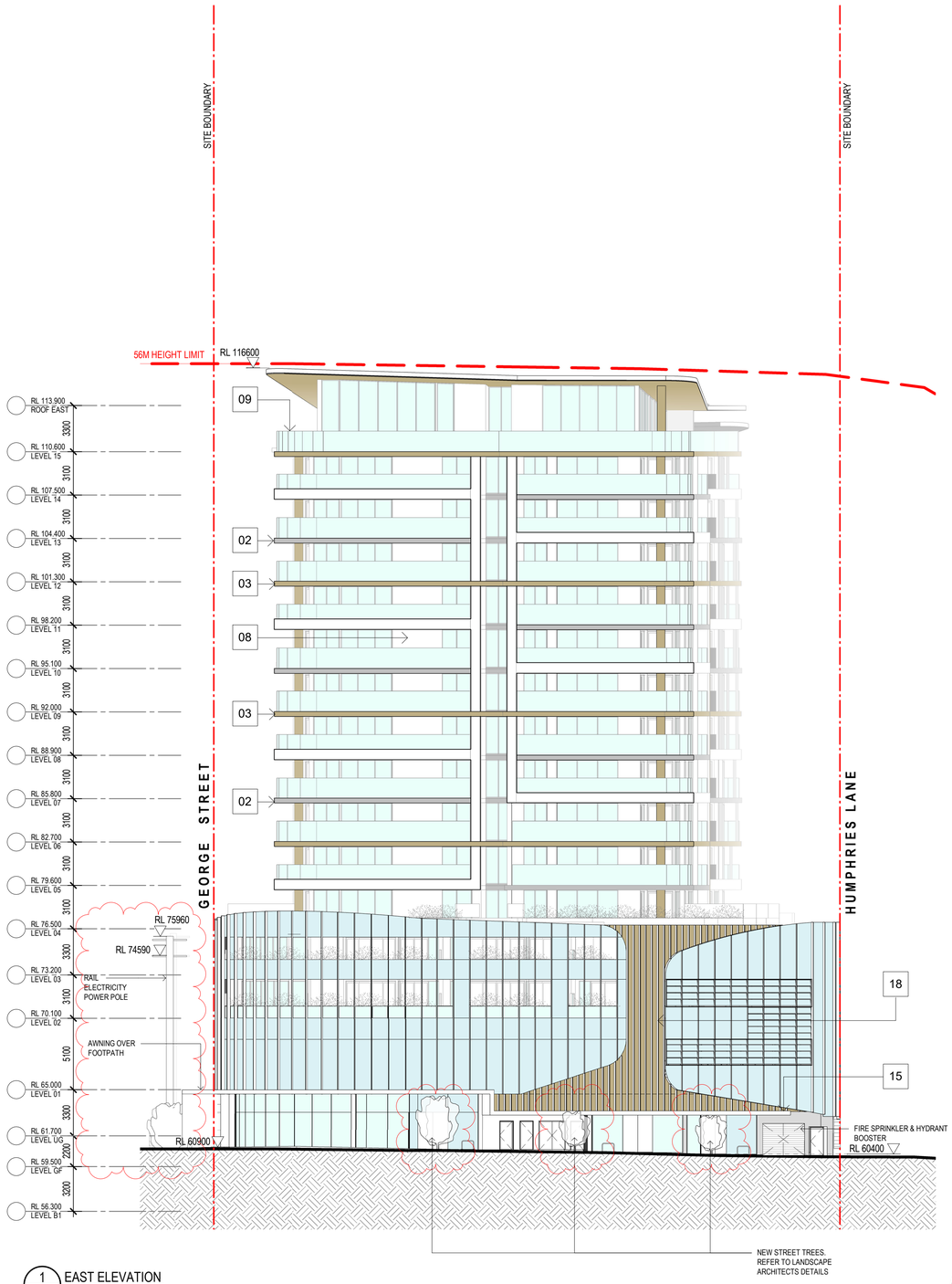
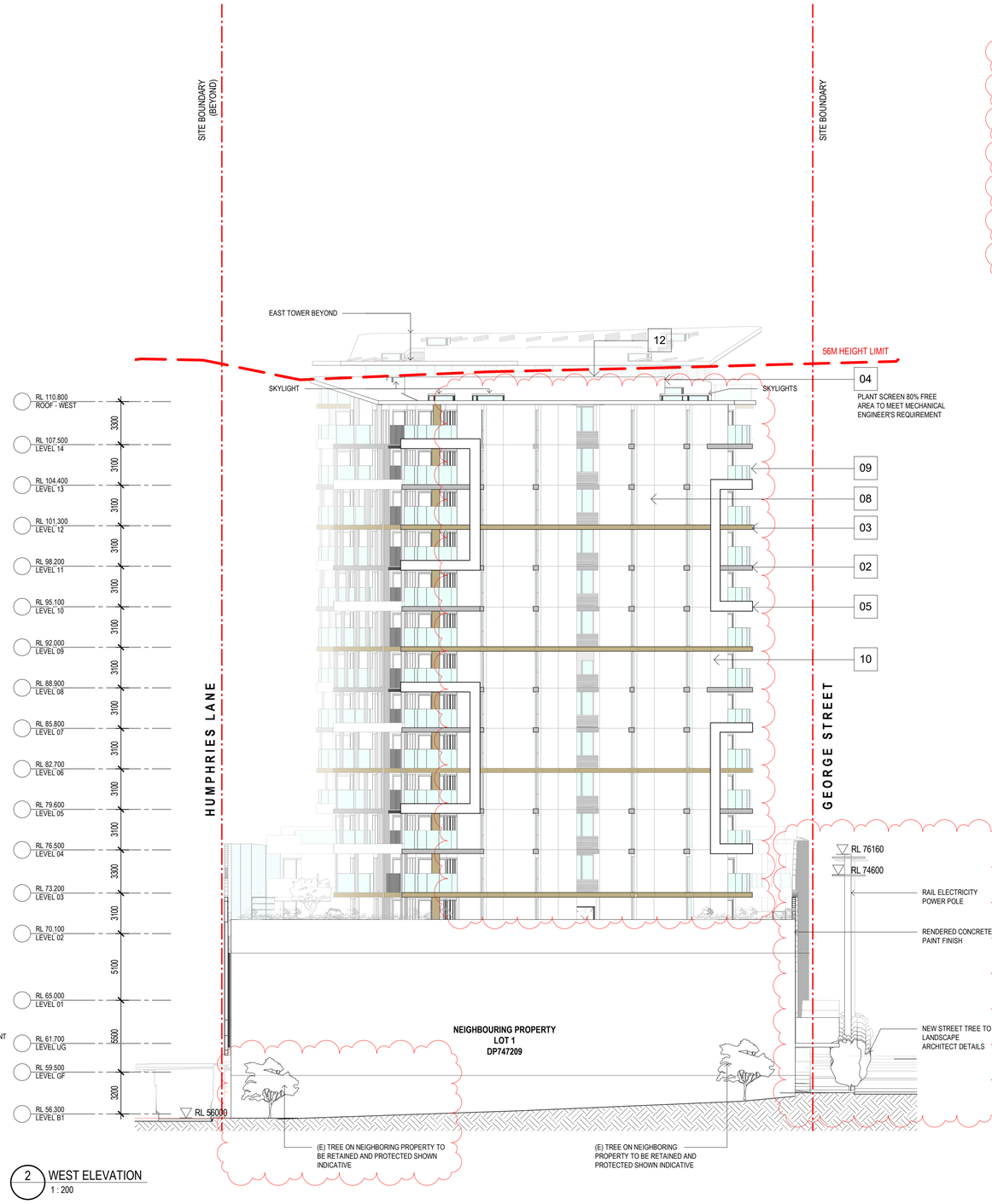


1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
STREET ELEVATION - EAST (SUNNY HOLT RD) & WEST

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	CR/ZH

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-202	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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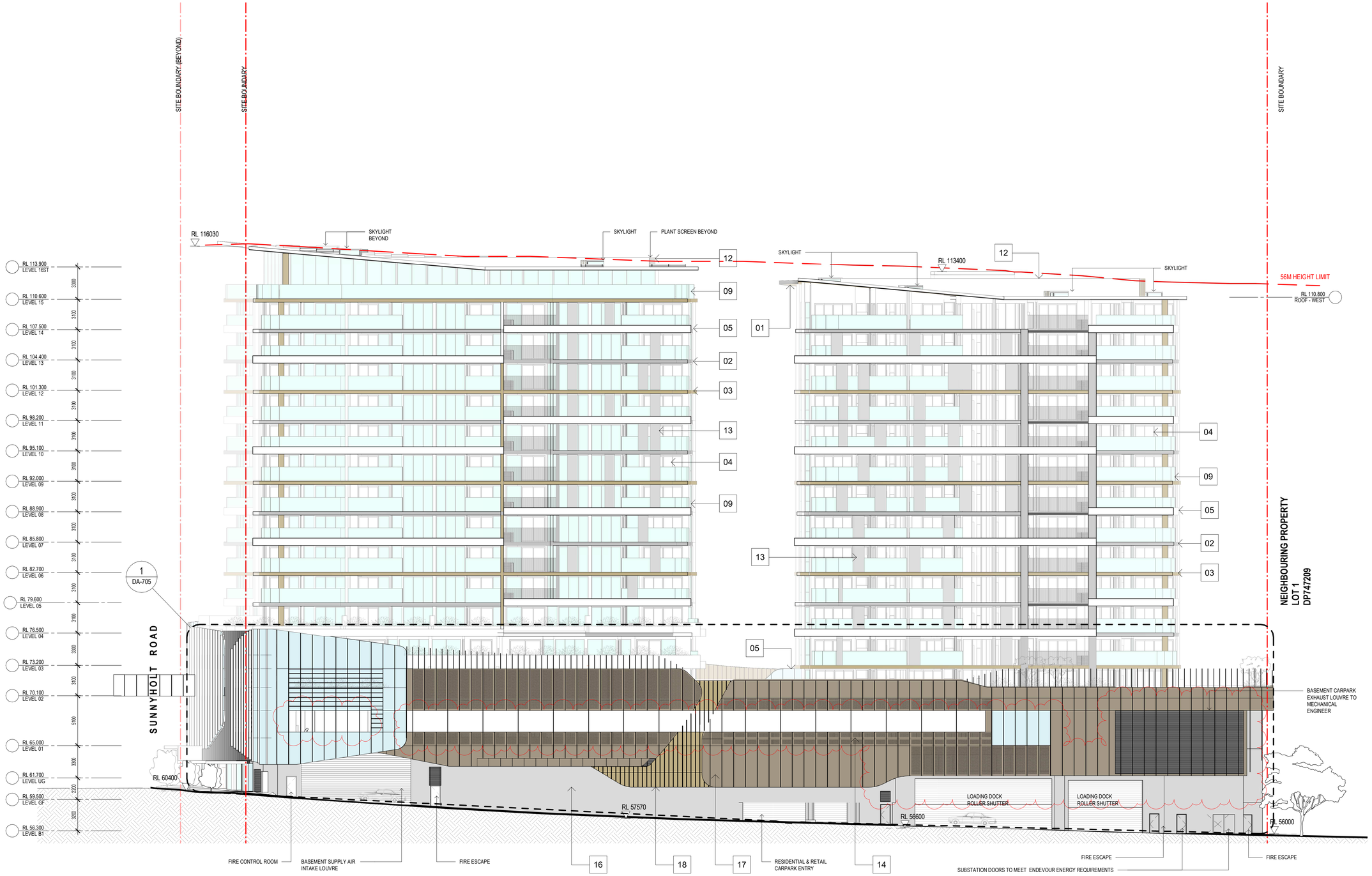
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



1 DA-100 NORTH ELEVATION
1 : 200

MATERIAL FINISHES SCHEDULE

01	TIMBER LOOK SOFFIT PANEL
02	SILVER COLOURED FINISH TO METAL SLAB EDGE
03	BRONZE COLOURED FINISH TO METAL SLAB EDGE AND ALUMINIUM LOUVRES
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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
STREET ELEVATION - NORTH - (HUMPHRIES LN)

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-203	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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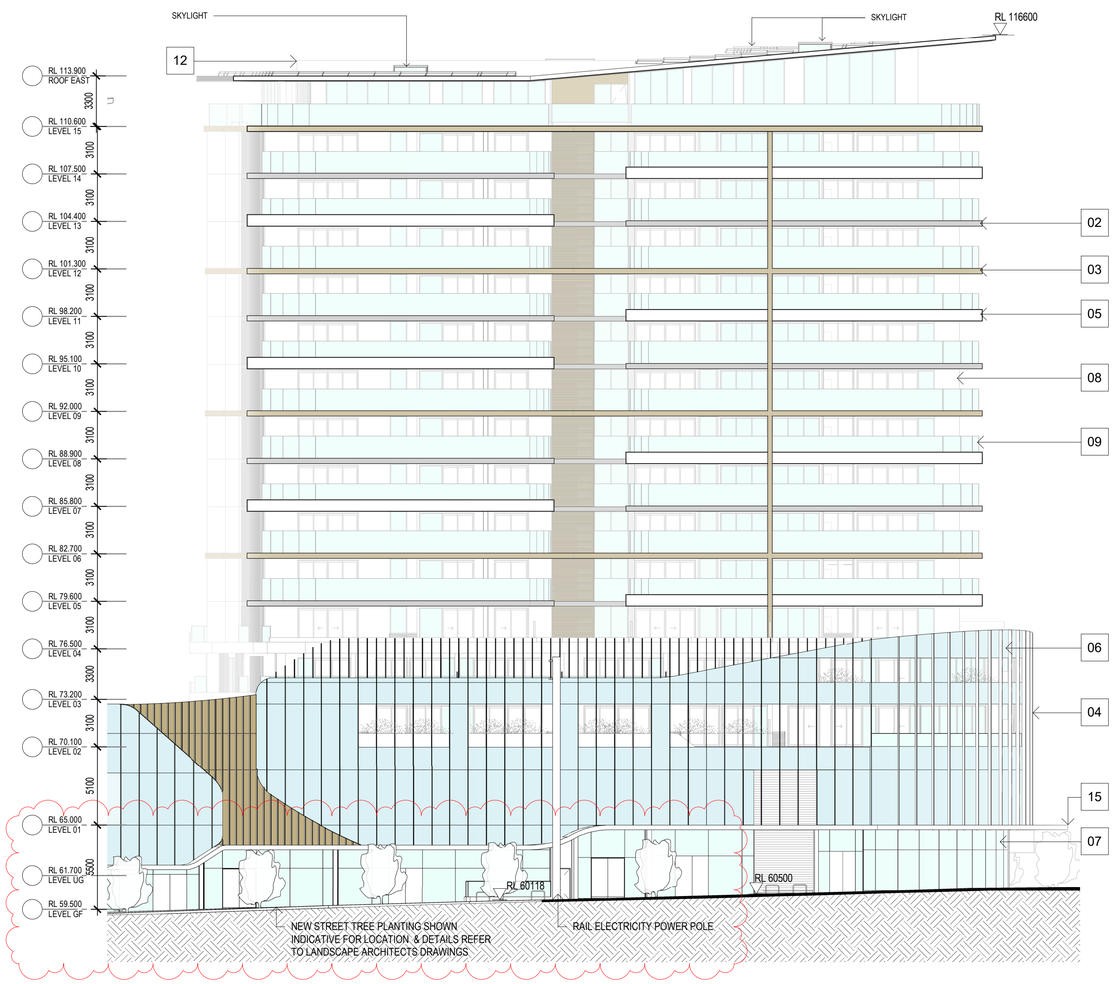
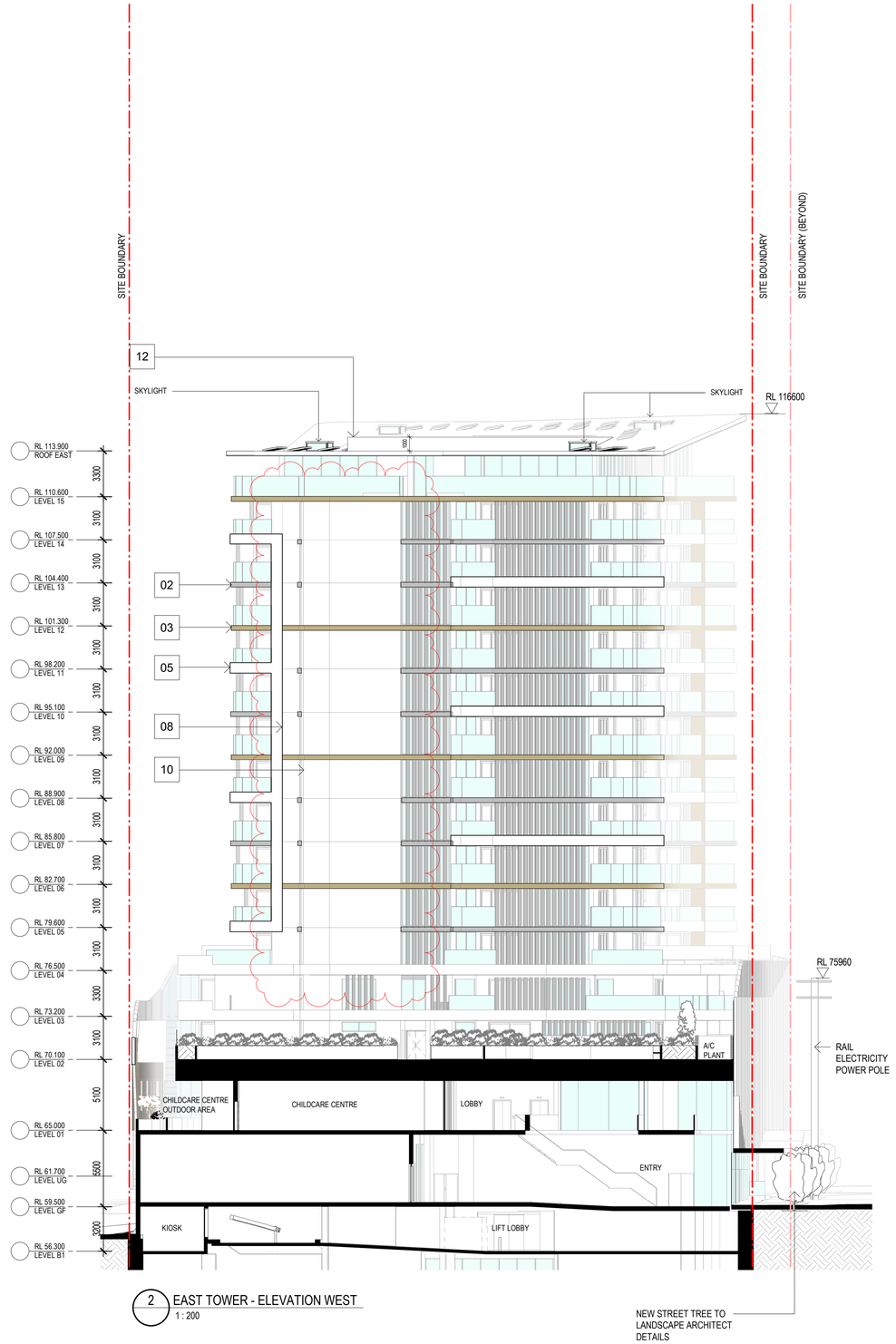
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



1 EAST TOWER - ELEVATION SOUTH
1 : 200



2 EAST TOWER - ELEVATION WEST
1 : 200

MATERIAL FINISHES SCHEDULE

01	TIMBER LOOK SOFFIT PANEL
02	SILVER COLOURED FINISH TO METAL SLAB EDGE
03	BRONZE COLOURED FINISH TO METAL SLAB EDGE AND ALUMINIUM LOUVRES
04	DARK BRONZE COLOURED FINISH TO WINDOWS, DOORS, PLANT SCREEN AND FINS
05	WHITE COLOURED FINISH TO SLAB EDGE
06	BRONZE COLOURED GLAZING TO PODIUM FACADE
07	CLEAR GLAZING TO SHOPFRONT
08	WHITE TEXTURED MEMBRANE COATING
09	1.5M HIGH CLEAR GLASS BALUSTRADE
10	FIXED ALUMINIUM PRIVACY SCREENS
11	METAL BALUSTRADE
12	1.8M HIGH PLANT SCREEN TO MECHANICAL & ACOUSTIC ENGINEER REQUIREMENTS
13	OPERABLE PERFORATED METAL PRIVACY SCREEN
14	FIXED PERFORATED METAL SCREEN
15	POWDER COATED WHITE ALUMINIUM FASCIA
16	SILVER COLOURED CONCRETE STAIN
17	BRONZE COLOURED CONCRETE STAIN
18	BRONZE COLOURED FINISH TO METAL CLADDING

NOTES:

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
EAST TOWER - ELEVATION
SOUTH AND WEST

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	CR/ZH/JC

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-204	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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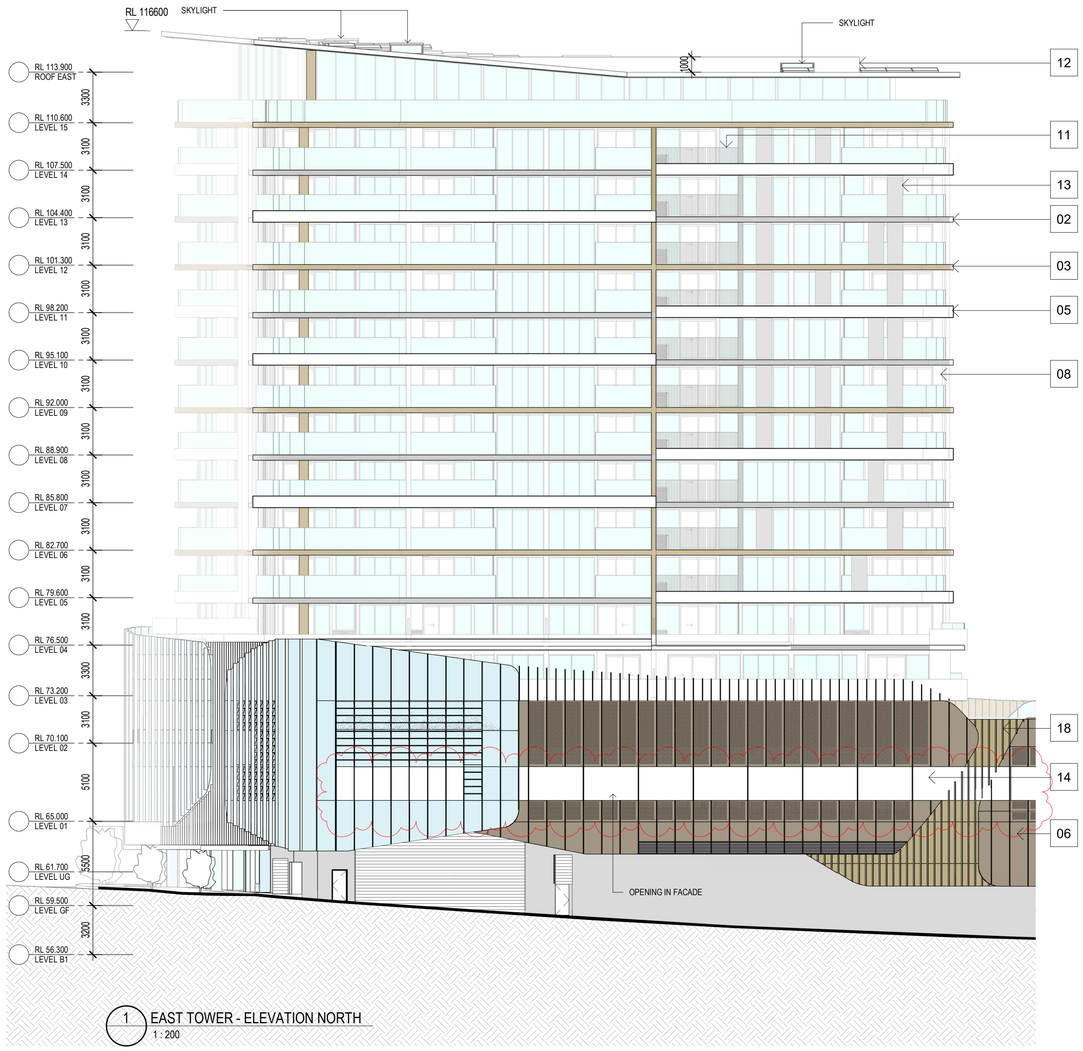
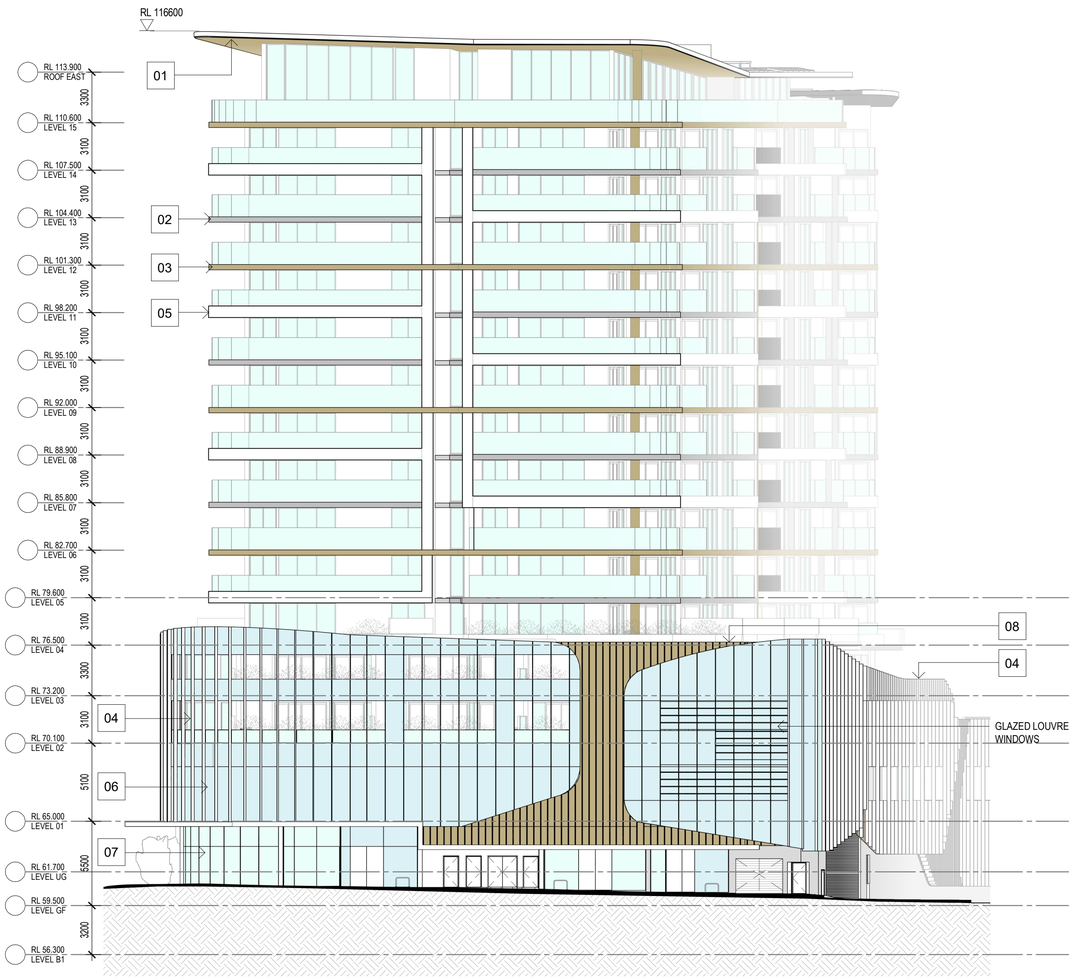
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	24/07/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



1 EAST TOWER - ELEVATION NORTH
1 : 200



2 EAST TOWER - ELEVATION EAST
1 : 200

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DRAWING
EAST TOWER - ELEVATION NORTH AND EAST

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-205	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

01 TIMBER LOOK SOFFIT FINISH

02 SILVER COLOURED FINISH TO METAL SLAB EDGE

03 BRONZE COLOURED FINISH TO METAL SLAB EDGE

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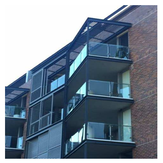
07 CLEAR VISION GLAZING TO SHOPFRONTS

08 TEXTURED RENDER SYSTEM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12 PERFORATED METAL PRIVACY SCREEN

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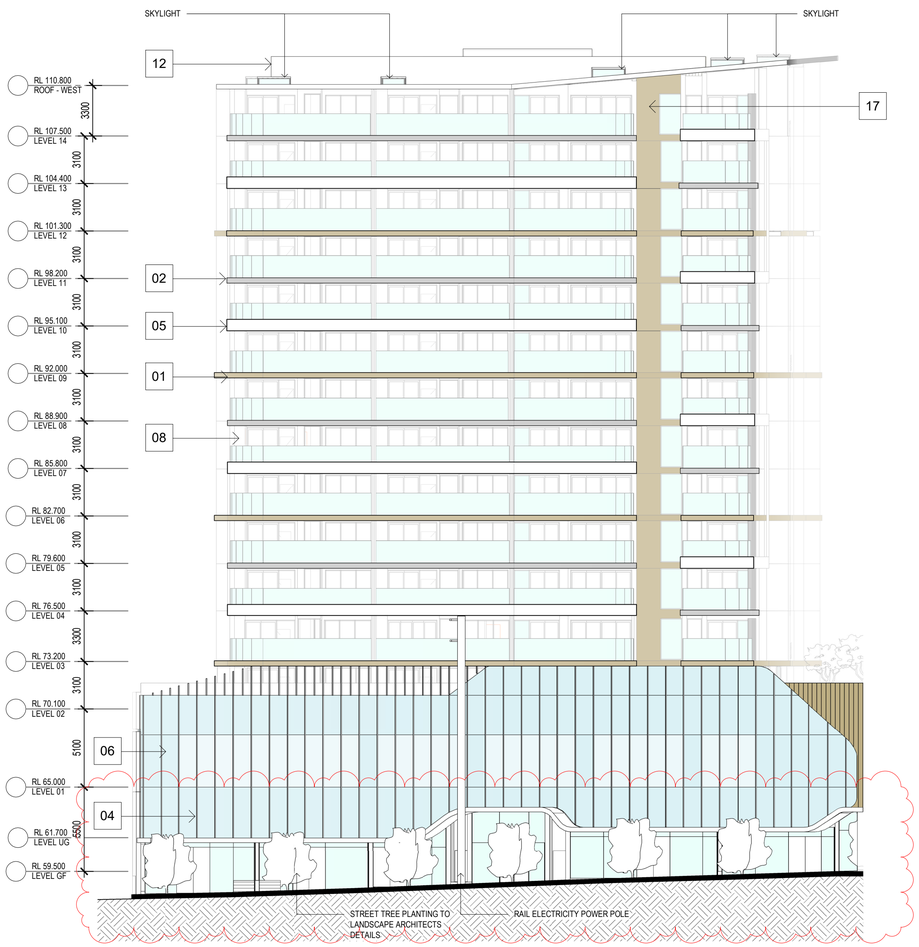
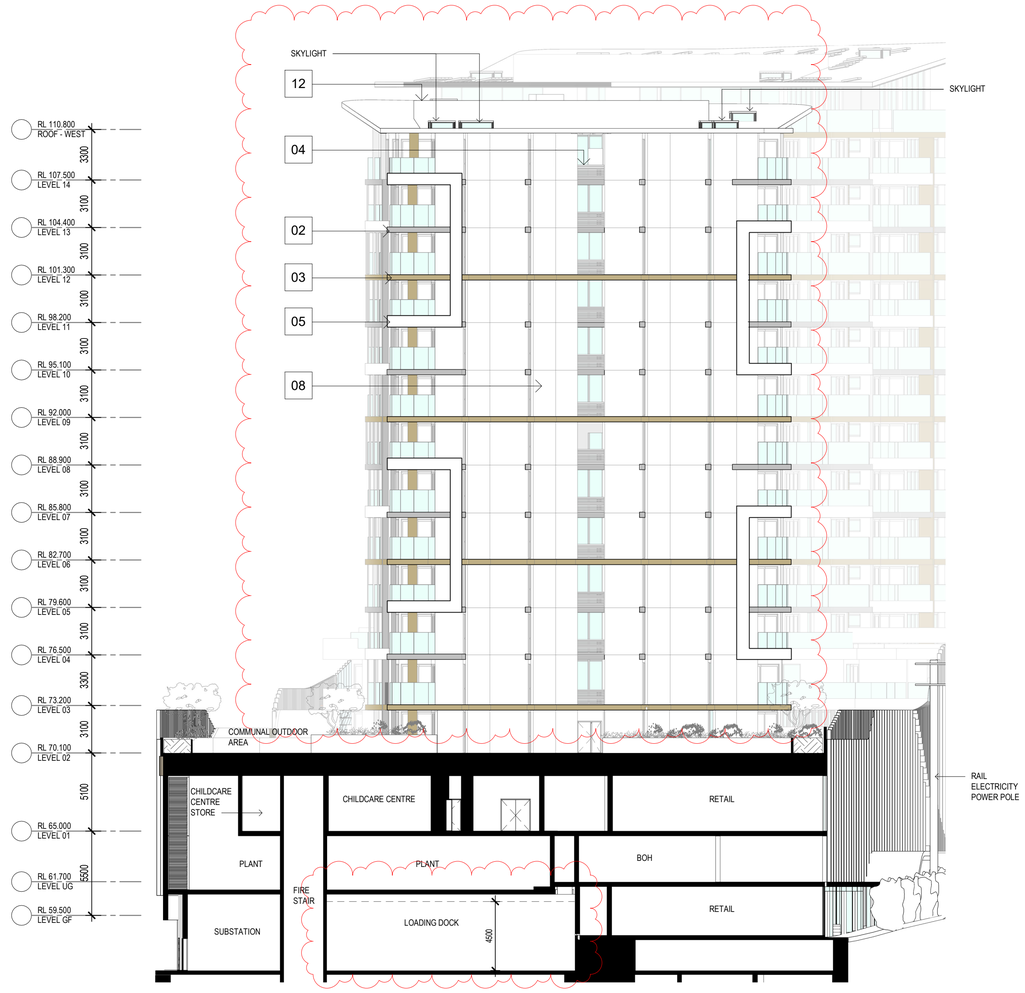


1 WEST TOWER - ELEVATION SOUTH
1 : 200



2 WEST TOWER - ELEVATION WEST
1 : 200

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DRAWING
WEST TOWER - ELEVATION SOUTH AND WEST

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-206	E

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

01 TIMBER LOOK SOFFIT FINISH

02 SILVER COLOURED FINISH TO METAL SLAB EDGE

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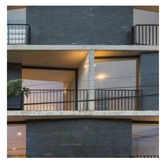
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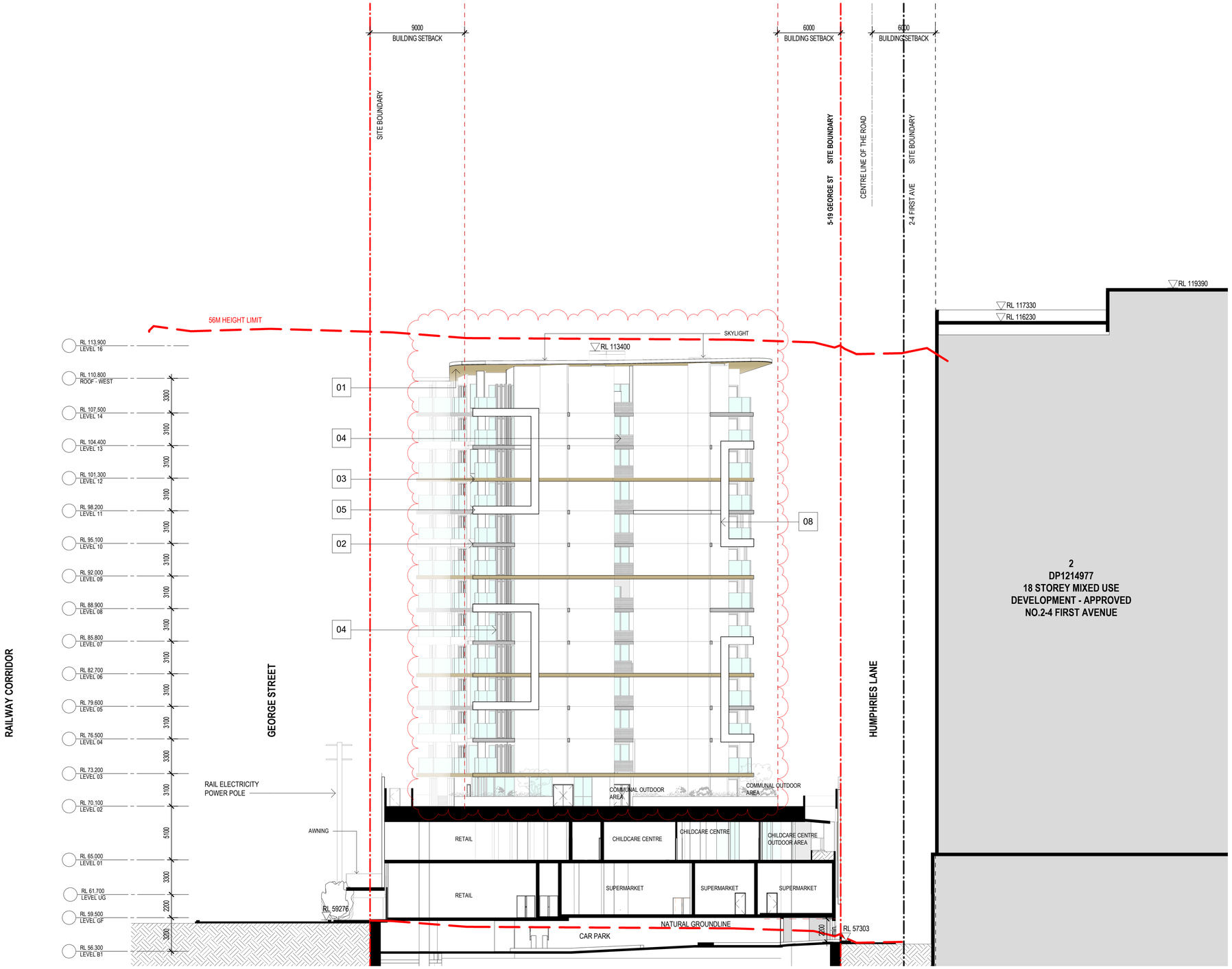

2 WEST TOWER - ELEVATION EAST
1 : 200

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DRAWING
WEST TOWER - ELEVATION EAST

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	JC/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-207	F

PROJECT
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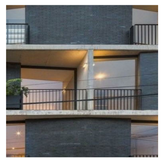
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ABN 15 083 837 290
JACKSON TEECE

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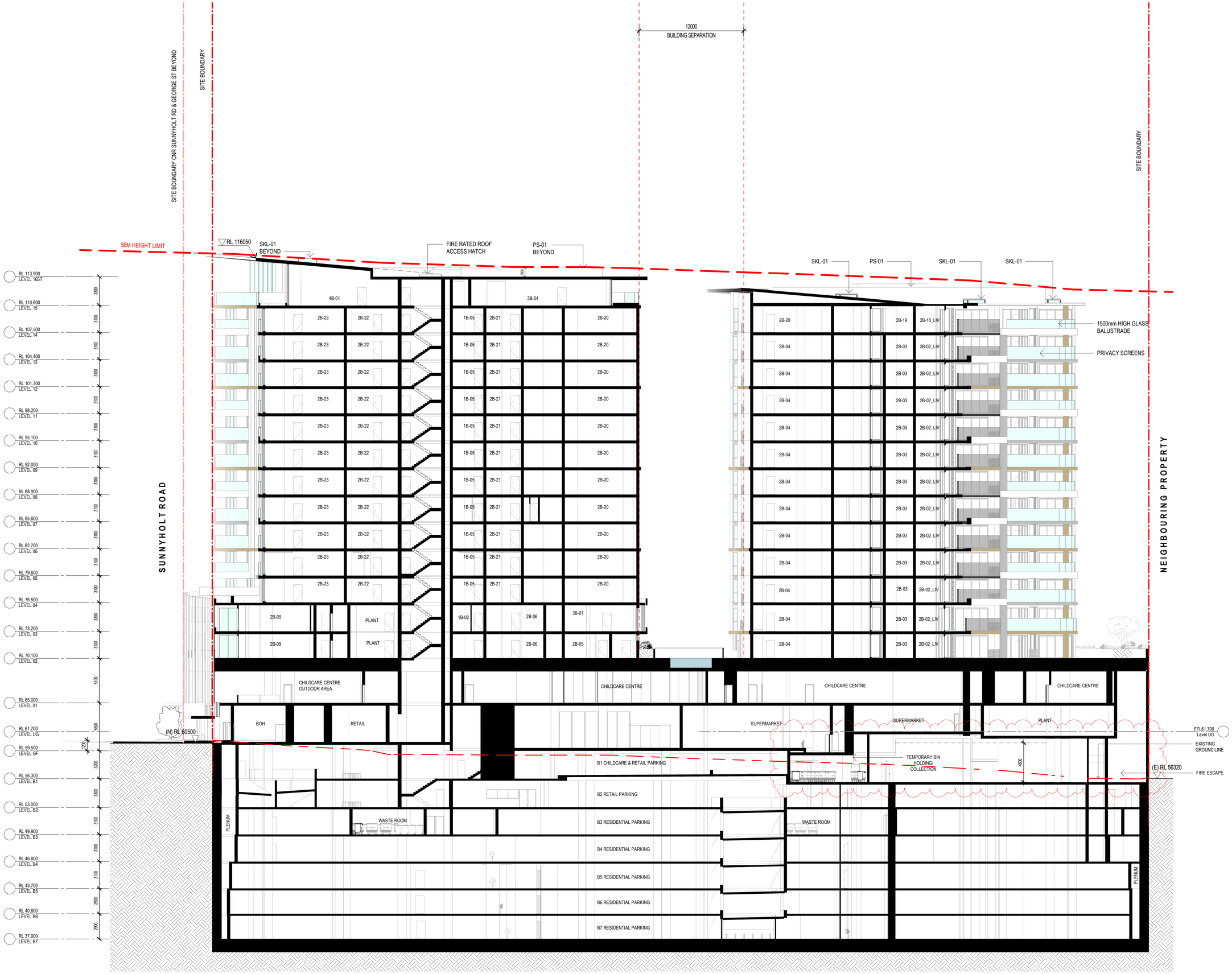
AMENDMENTS

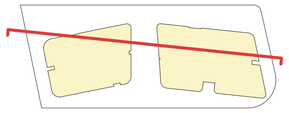
ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA-REVISED	JS	28/03/19
C	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
D	ISSUE FOR DA - REVISED	JS	3/06/19
E	ISSUE FOR DA - REVISED	JS	24/07/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



ABBREVIATIONS

PAV	PAVING
PS-01	1800mm HIGH PLANT SCREEN TO ACOUSTIC ENGINEER'S REQUIREMENTS
SKL-01	SKYLIGHT - ALUMINIUM FRAMED GLAZED CLEAR STOREY WINDOW WITH METAL ROOF SHEETING

NOTES:
REFER TO PLANS FOR SITE SET BACKS AND BUILDING SEPARATION



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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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DRAWING
EAST TOWER - SECTION - EAST WEST

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	JC/JL/MA/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-401	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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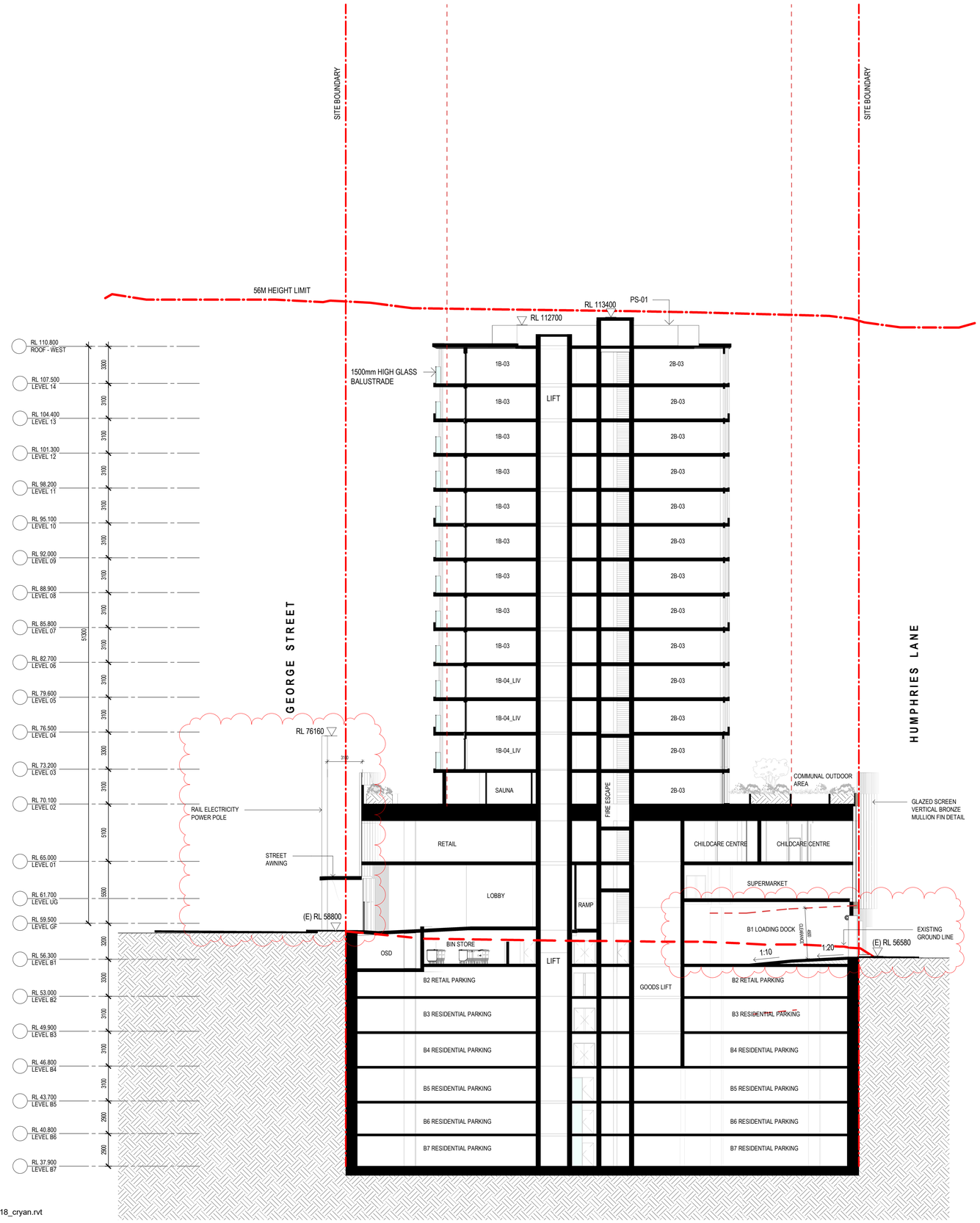
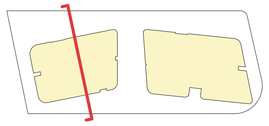
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19





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DEVELOPMENT APPLICATION

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DRAWING
WEST TOWER - SECTION - NORTH SOUTH

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	MS/JC/ZH

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-403	E

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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A	ISSUE FOR DA	JS	18/03/19
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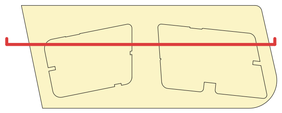
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



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DEVELOPMENT APPLICATION

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DRAWING
PODIUM - SECTION

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	MS/JC/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-404	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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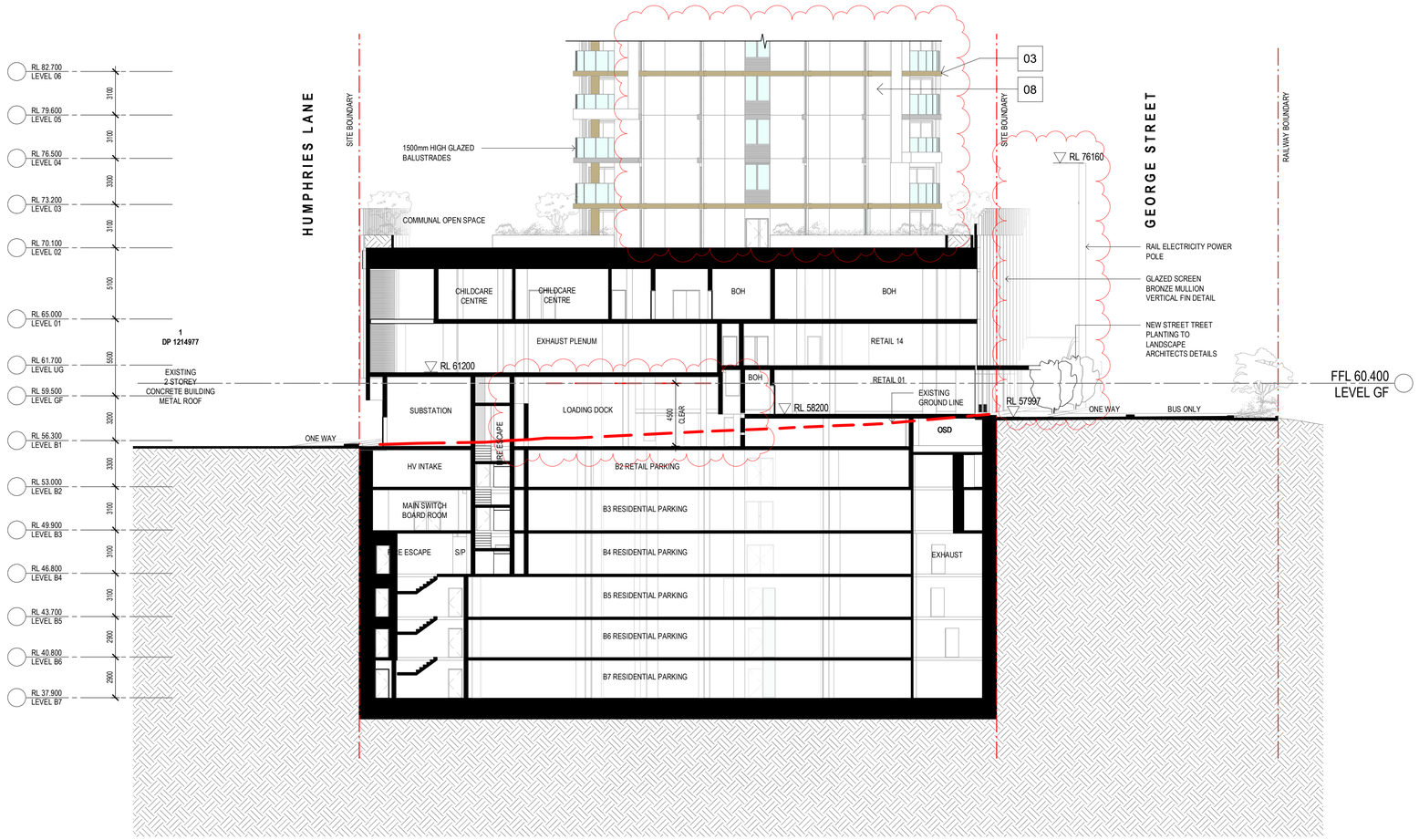
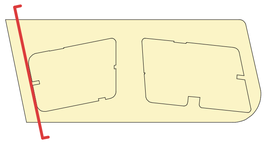
D	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

MATERIAL FINISHES SCHEDULE

01	TIMBER LOOK SOFFIT PANEL
02	SILVER COLOURED FINISH TO METAL SLAB EDGE
03	BRONZE COLOURED FINISH TO METAL SLAB EDGE AND ALUMINIUM LOUVRES
04	DARK BRONZE COLOURED FINISH TO WINDOWS, DOORS, PLANT SCREEN AND FINS
05	WHITE COLOURED FINISH TO SLAB EDGE
06	BRONZE COLOURED GLAZING TO PODIUM FACADE
07	CLEAR GLAZING TO SHOPFRONT
08	WHITE TEXTURED MEMBRANE COATING
09	1.5M HIGH CLEAR GLASS BALUSTRADE
10	FIXED ALUMINIUM PRIVACY SCREENS
11	METAL BALUSTRADE
12	1.8M HIGH PLANT SCREEN TO MECHANICAL & ACOUSTIC ENGINEER REQUIREMENTS
13	OPERABLE PERFORATED METAL PRIVACY SCREEN
14	FIXED PERFORATED METAL SCREEN
15	POWDER COATED WHITE ALUMINIUM FASCIA
16	SILVER COLOURED CONCRETE STAIN
17	BRONZE COLOURED CONCRETE STAIN
18	BRONZE COLOURED FINISH TO METAL CLADDING





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DRAWING
PODIUM - SECTION

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	MS/JC/JL/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-405	E

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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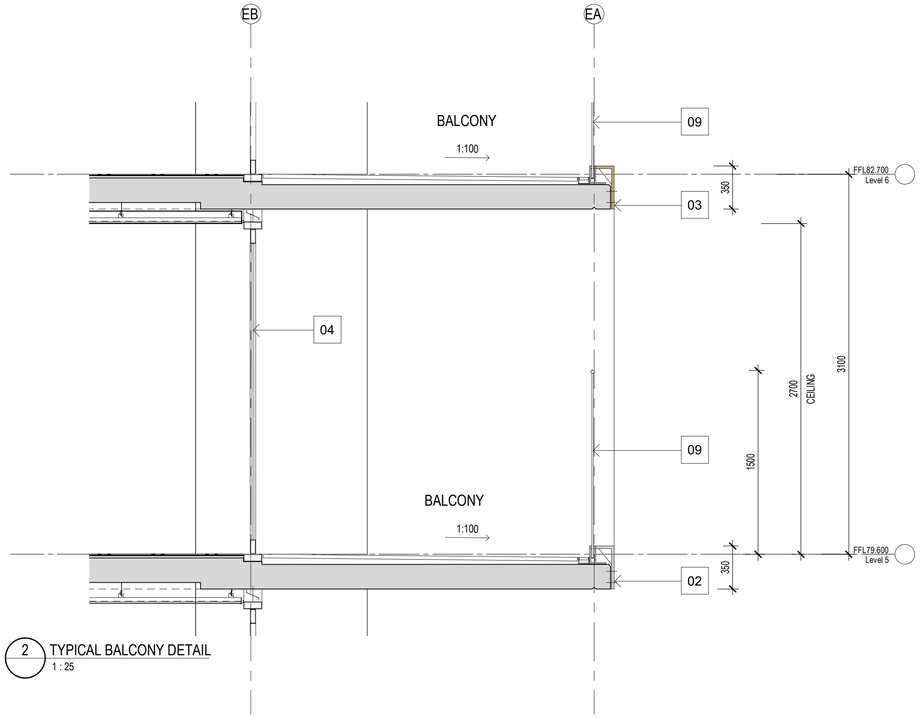
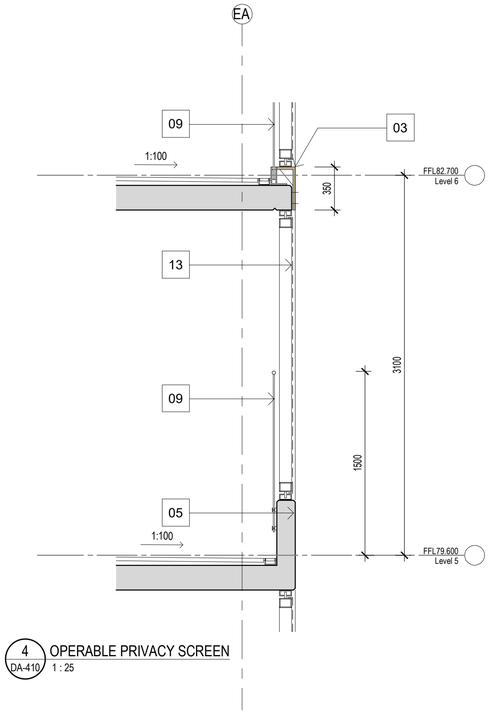
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



2 TYPICAL BALCONY DETAIL
1 : 25



4 DA-410 OPERABLE PRIVACY SCREEN
1 : 25

MATERIAL FINISHES SCHEDULE

01	TIMBER LOOK SOFFIT PANEL
02	SILVER COLOURED FINISH TO METAL SLAB EDGE
03	BRONZE COLOURED FINISH TO METAL SLAB EDGE AND ALUMINIUM LOUVRES
04	DARK BRONZE COLOURED FINISH TO WINDOWS, DOORS, PLANT SCREEN AND FINS
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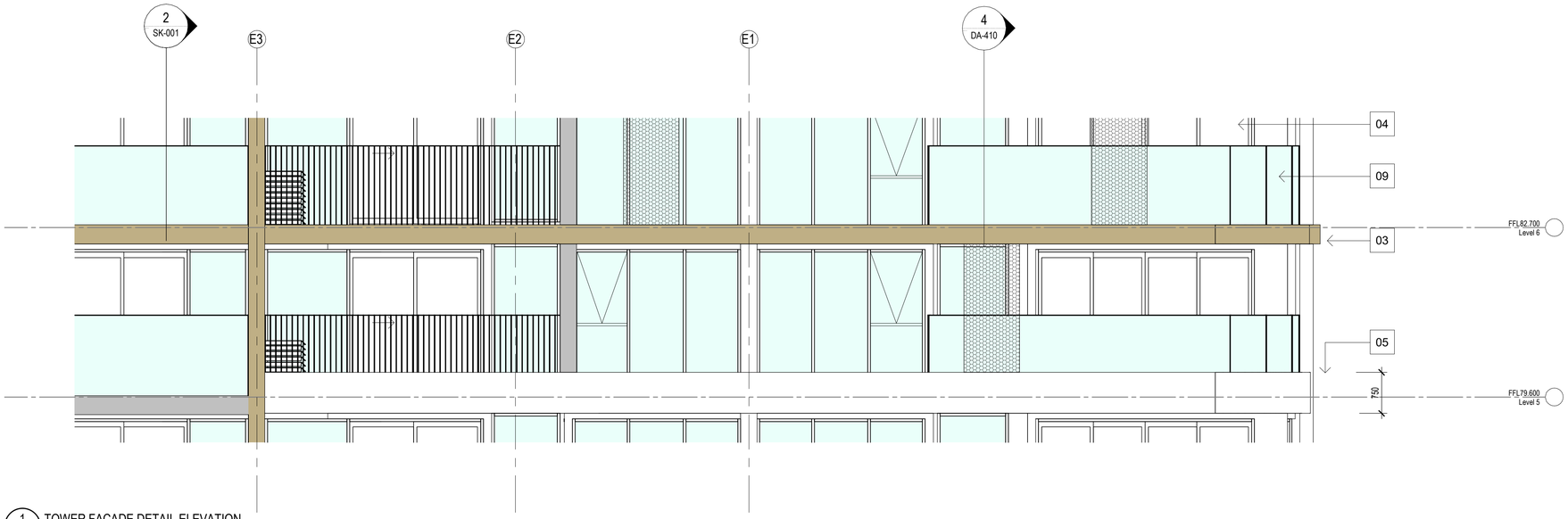
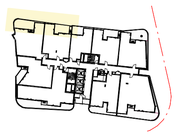


1 TOWER FACADE DETAIL ELEVATION
1 : 50



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DRAWING
TOWER FACADE DETAIL - TYPICAL

DATE	SCALE A1 @	DRAWN
18/03/19	As indicated	HL/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-410	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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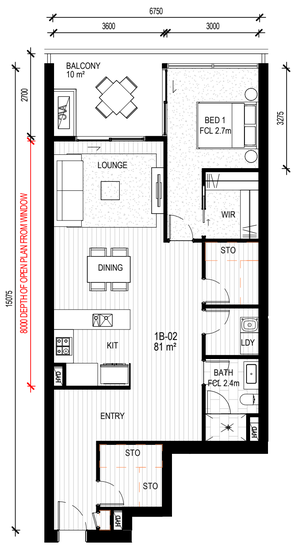
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



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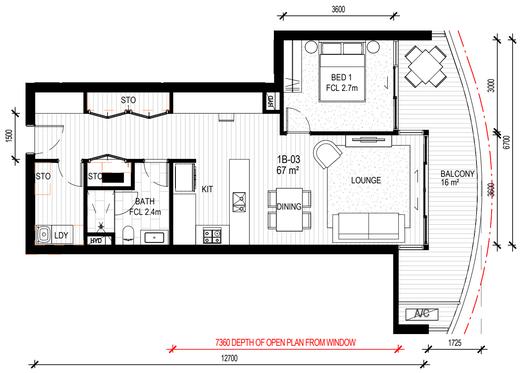

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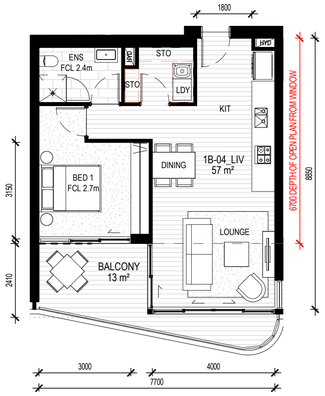

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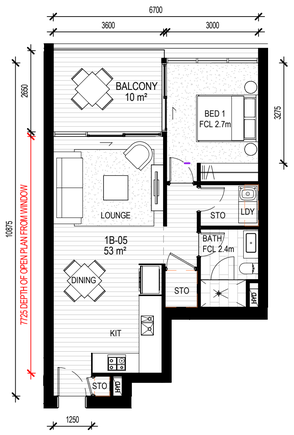

4 1B-05
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APARTMENT NUMBER

TOWER
LEVEL
APARTMENT NUMBER
X-00-000

APARTMENT TYPE

NUMBER OF BED
TYPE
0B-00

ABBREVIATIONS

FCL FINISHED CEILING LEVEL Xm ABOVE FINISHED FLOOR LEVEL

BATH BATHROOM
BED BEDROOM
ENS ENSUITE
KIT KITCHEN
LDY LAUNDRY
STO STORAGE

NOTE:
1B-01 NUMBER NOT USED

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DEVELOPMENT APPLICATION

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DRAWING
APARTMENT TYPES - 1 BED

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 100	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-500	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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ISSUE	DESCRIPTION	APPROVED	DATE
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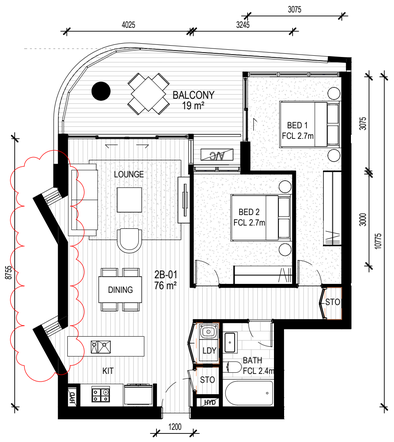
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



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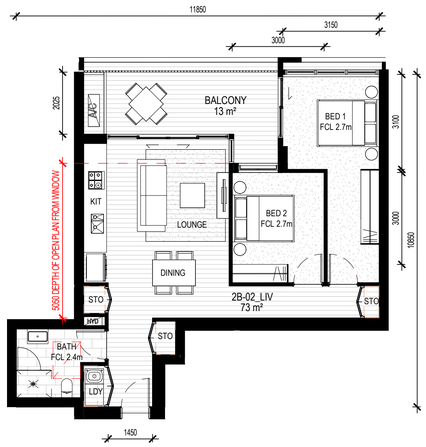

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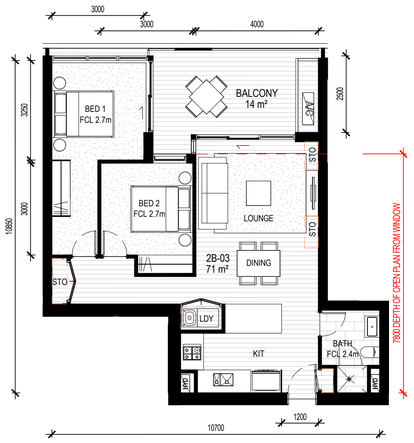

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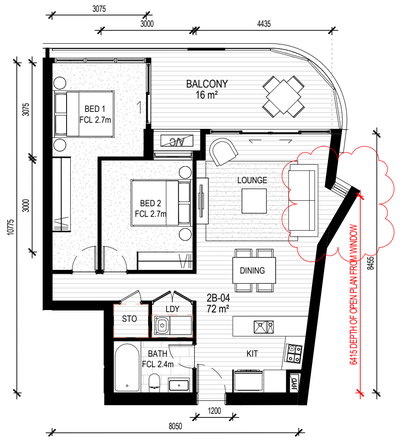

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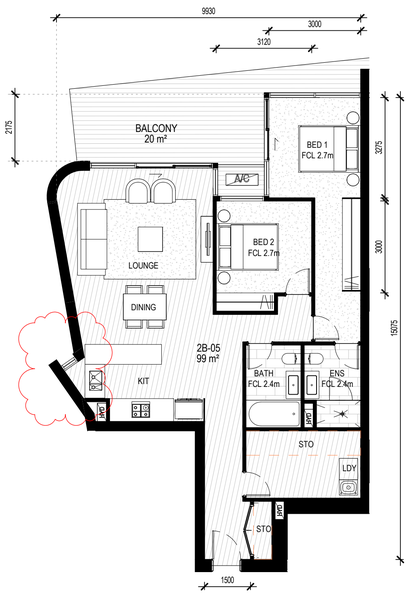

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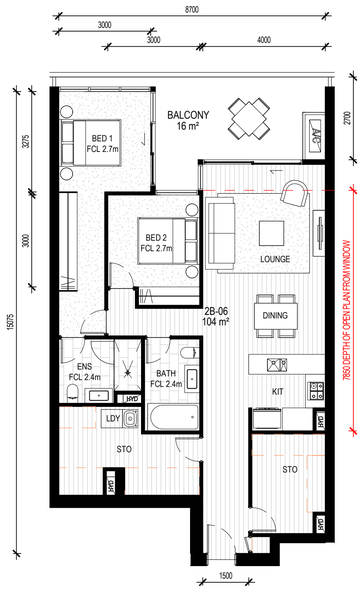

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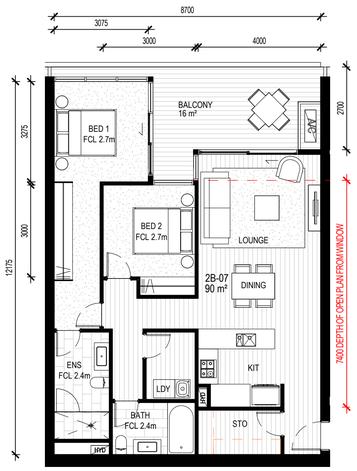

7 2B-07
1 : 100

8 2B-08
1 : 100

APARTMENT NUMBER

X-00-000
- TOWER
- LEVEL
- APARTMENT NUMBER

APARTMENT TYPE

0B-00
- NUMBER OF BED
- TYPE

ABBREVIATIONS

FCL	FINISHED CEILING LEVEL Xm ABOVE FINISHED FLOOR LEVEL
BATH	BATHROOM
BED	BEDROOM
ENS	ENSUITE
KIT	KITCHEN
LDY	LAUNDRY
STO	STORAGE

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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GOOD LUCK PLAZA 好運廣場

DRAWING
APARTMENT TYPES - 2 BED

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 100	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-501	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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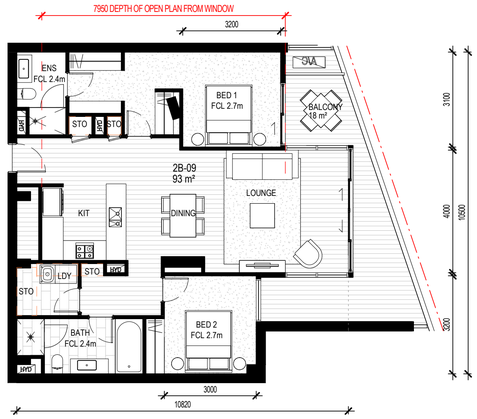

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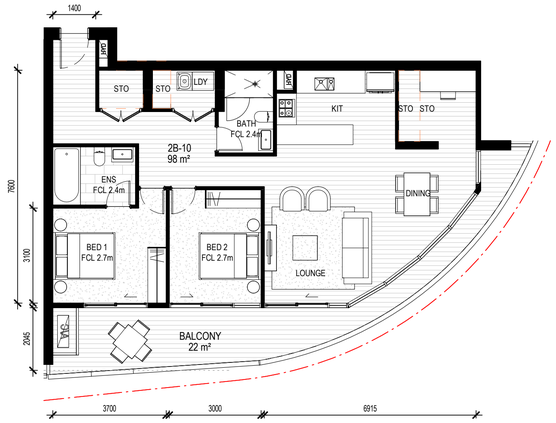

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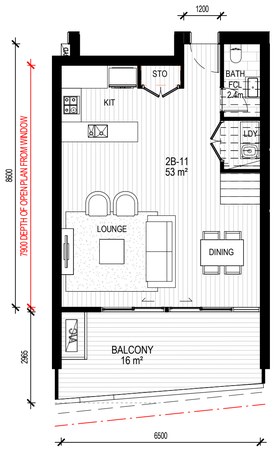

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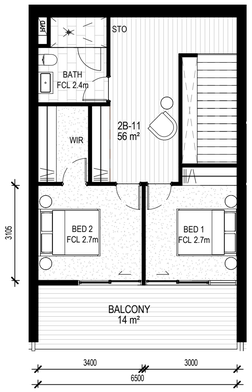

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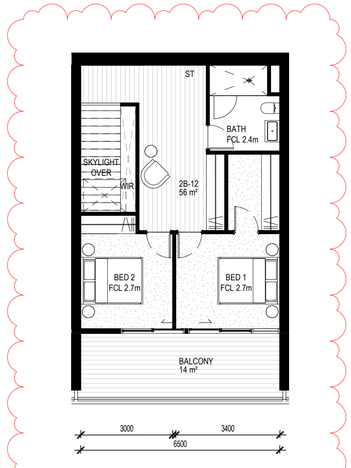

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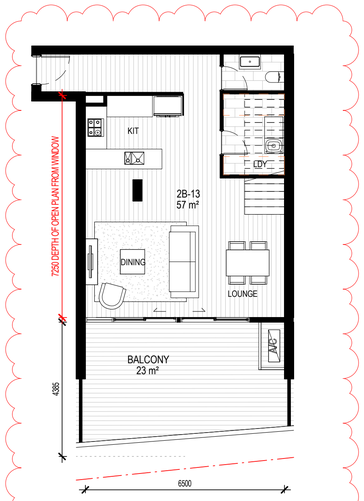

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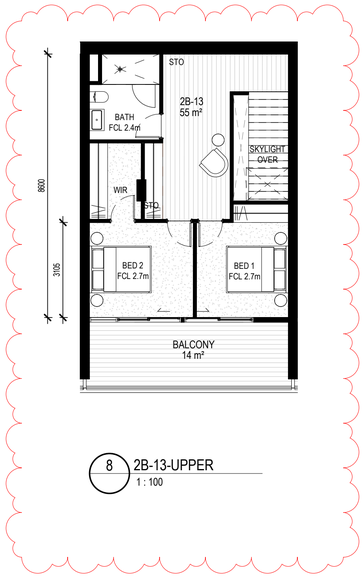

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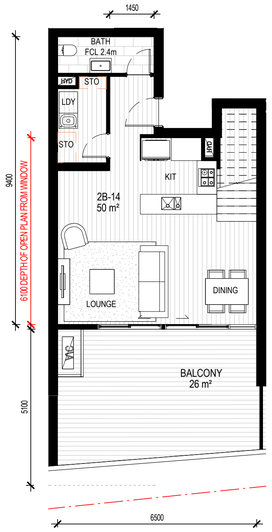

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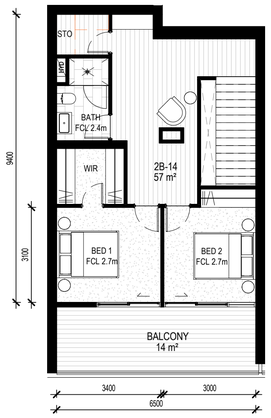

10 2B-14-UPPER
1 : 100

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
APARTMENT TYPES - 2 BED

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 100	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-502	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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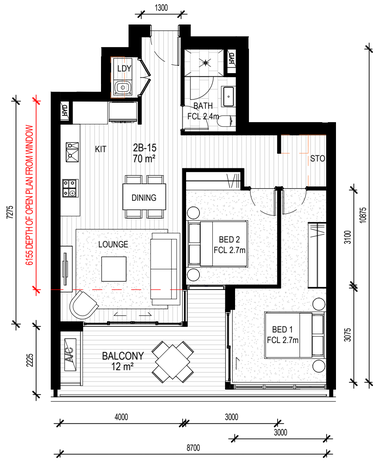
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



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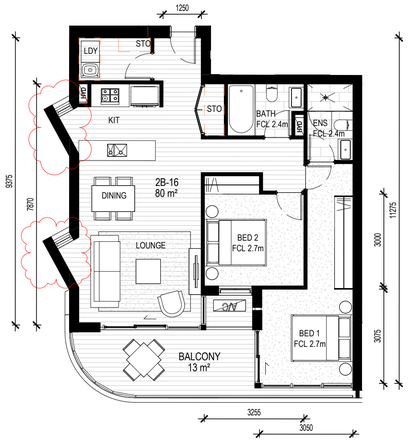

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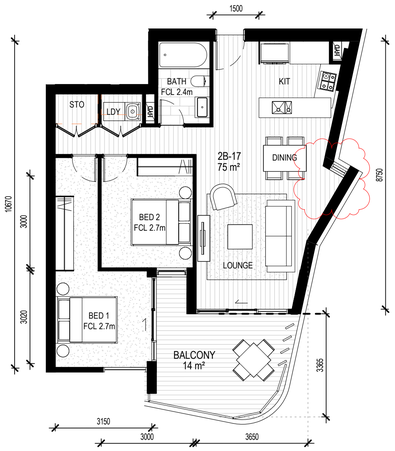

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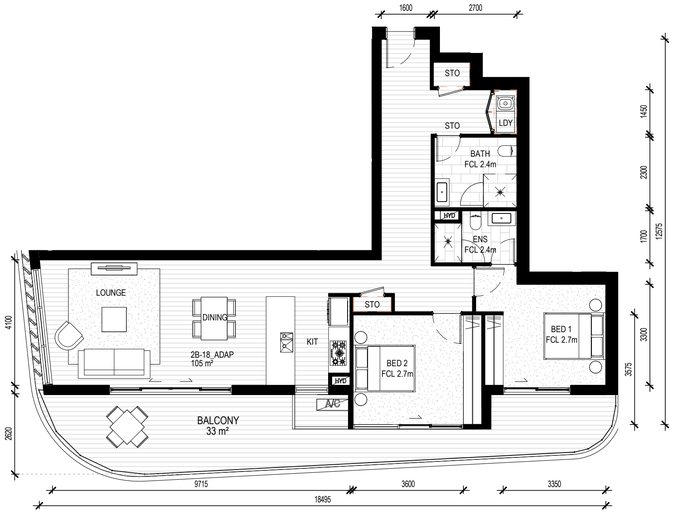

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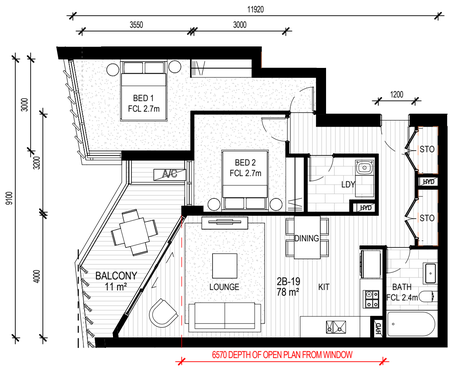

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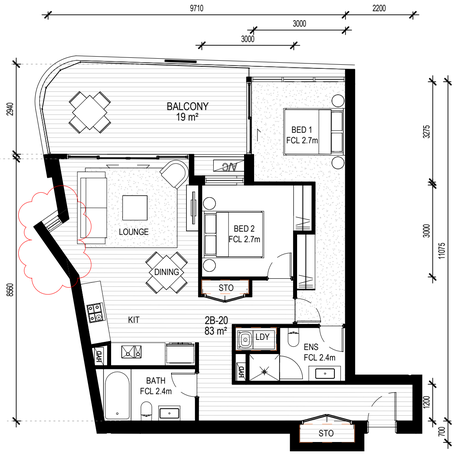

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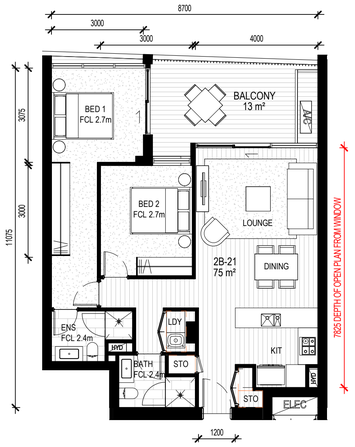

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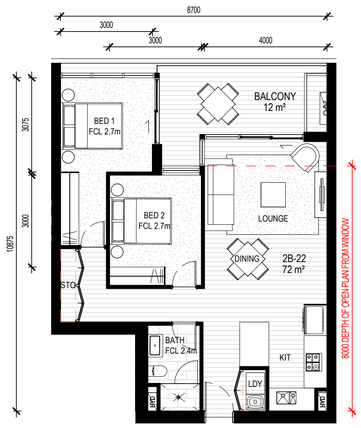

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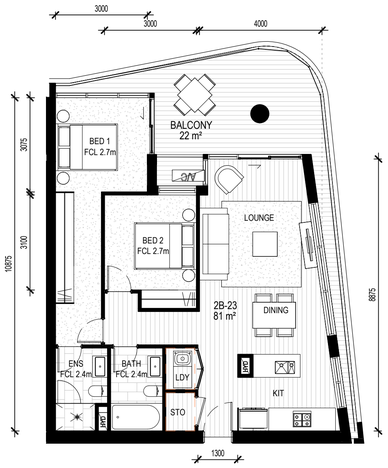

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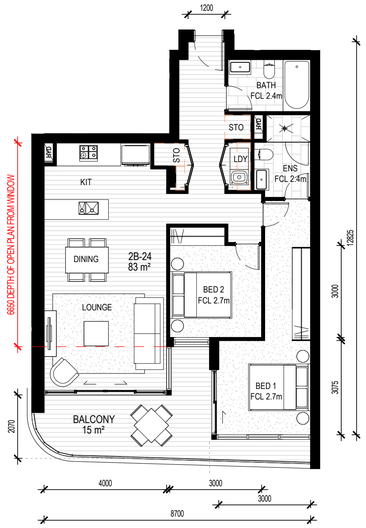

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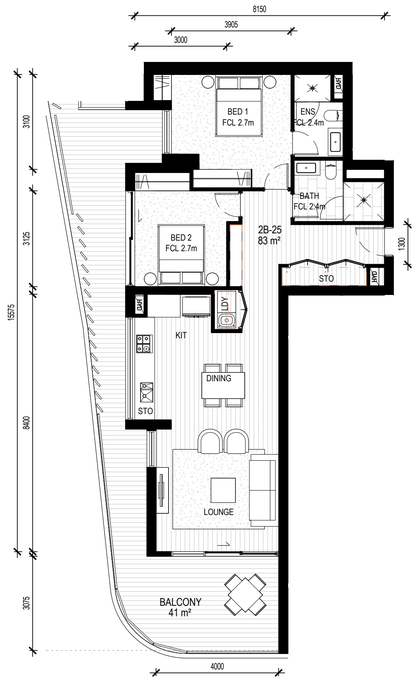

4 DA-201 2B-25
1 : 100

APARTMENT NUMBER

X-00-000
TOWER
LEVEL
APARTMENT NUMBER

APARTMENT TYPE

0B-00
NUMBER OF BED
TYPE

ABBREVIATIONS

FCL FINISHED CEILING LEVEL Xm ABOVE FINISHED FLOOR LEVEL

BATH BATHROOM
BED BEDROOM
ENS ENSUITE
KIT KITCHEN
LDY LAUNDRY
STO STORAGE

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
APARTMENT TYPES - 2 BED

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 100	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-503	B

PROJECT
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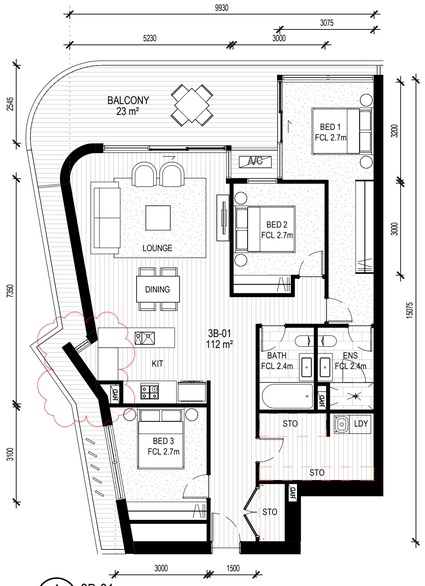

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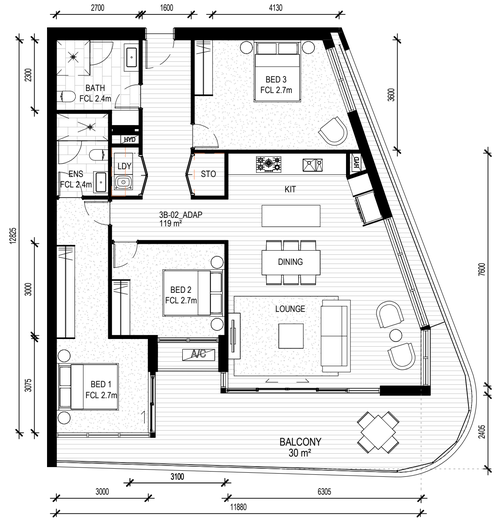

2 3B-02_ADAP
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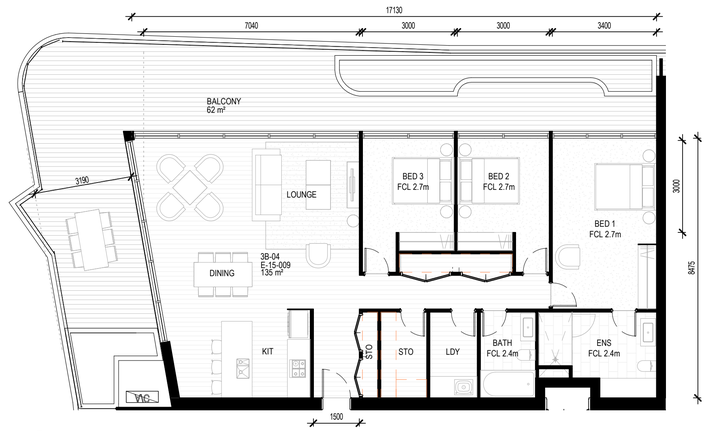
5 3B-03
1 : 100



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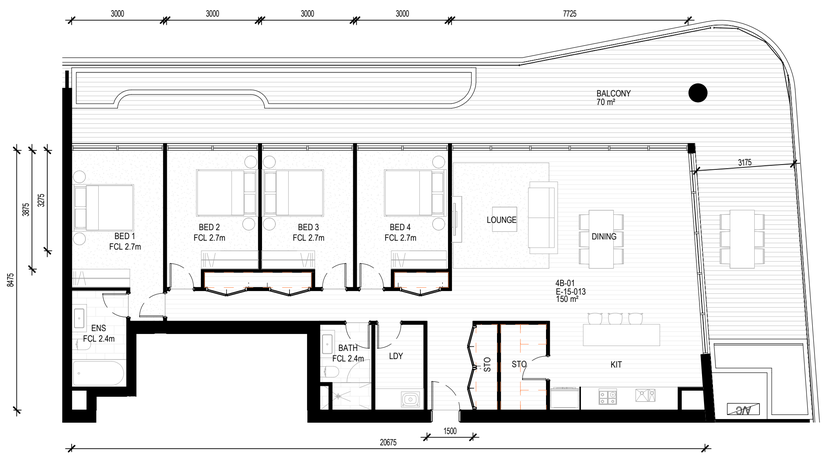

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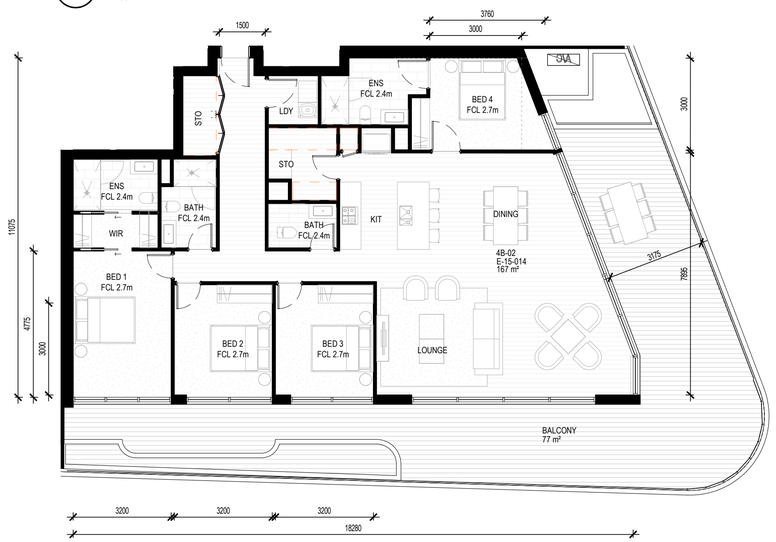

7 4B-02
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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

APARTMENT NUMBER

X-00-000
- TOWER
- LEVEL
- APARTMENT NUMBER

APARTMENT TYPE

0B-00
- NUMBER OF BED
- TYPE

ABBREVIATIONS

FCL FINISHED CEILING LEVEL Xm ABOVE FINISHED FLOOR LEVEL

BATH BATHROOM
BED BEDROOM
ENS ENSUITE
KIT KITCHEN
LDY LAUNDRY
STO STORAGE

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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GOOD LUCK PLAZA 好運廣場

DRAWING
APARTMENT TYPES - 3 & 4 BED

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 100	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-504	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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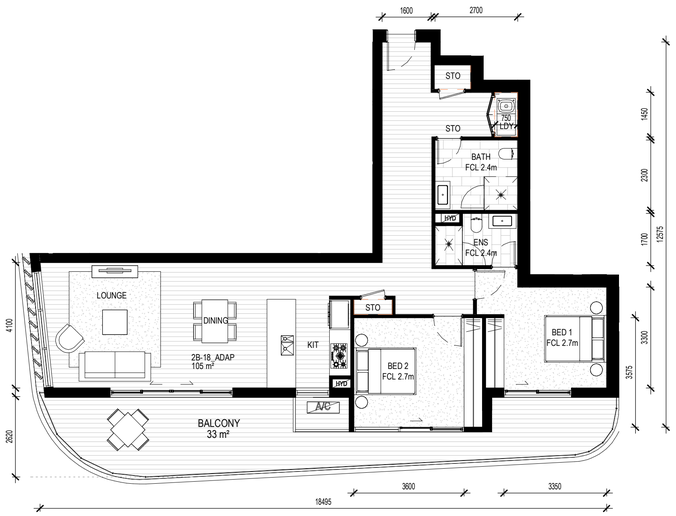
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	22/07/19



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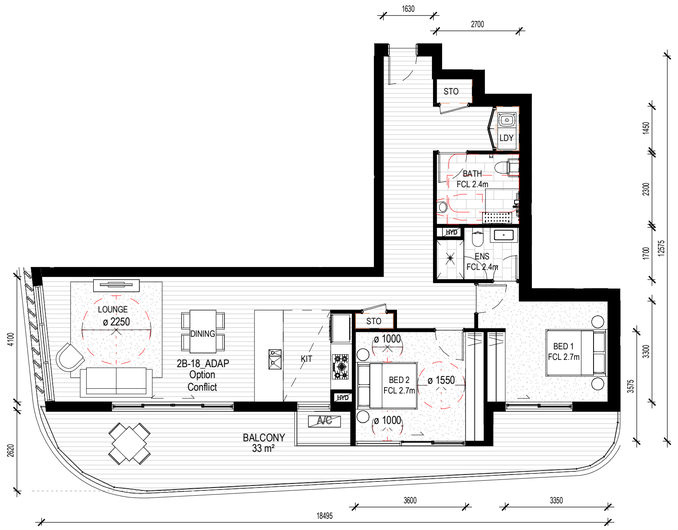

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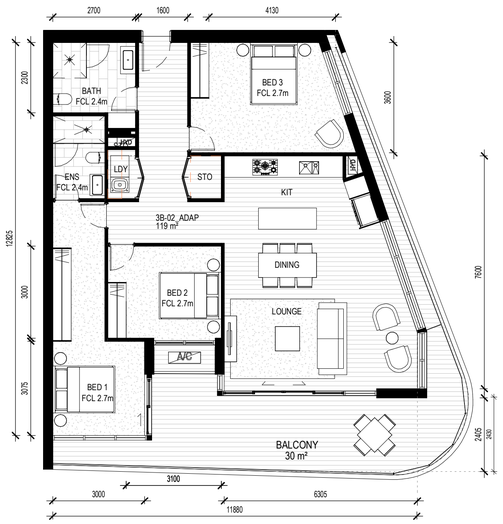

3 3B-02 PRE-ADAPTATION
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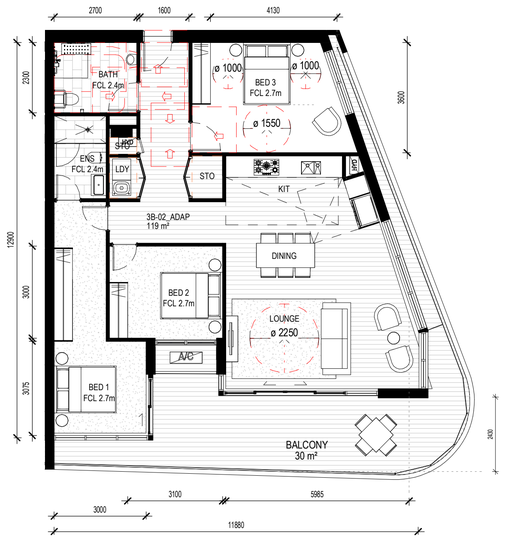

4 3B-02 POST-ADAPTATION
1 : 100

NOTES:

1. A CONTINUOUS, SLIP-RESISTANT, HARD SURFACED ACCESSIBLE PATH OF TRAVEL TO COMPLY AS 1428.1 FROM THE STREET FRONTAGE OAR PARKING AREA TO ALL ADAPTABLE HOUSING UNITS.
2. GROUND FLOOR LIGHTING TO ENTRY PATH. PATHWAYS GENERALLY TO BE PROVIDED AT A LOW HEIGHT TO AVOID GLARE AND PROVIDE MINIMUM 50 LUX AT GROUND LEVEL.
3. THE LETTERBOXES SHOULD BE LOCKABLE AND ROOFED IN WELL LIT AREA AND COMPLY WITH AUSTRALIA/NEW ZEALAND POST REGULATION.
4. PROVIDE DOOR LEVER HANDLE AND HARDWARE TO MEET REQUIREMENT OF AS 1428.1.
5. FLOOR SURFACE TO BATH, LAUNDRY, TOILET, AND BALCONY TO COMPLY WITH AS/NZS 3661.1.
6. TELEPHONE OUTLET SHALL BE PROVIDED IN THE LIVING AREA AND SHOULD BE ADJACENT TO A GPO.
7. LIGHT SWITCHES SHALL BE LOCATED AT A HEIGHT NOT LESS THAN 900mm & NO MORE THAN 1100mm ABOVE THE FINISHED FLOOR AND IN LINE WITH THE DOOR HANDLES.
8. GPOS TO COMPLY WITH AS 1428.1. AT LEAST ONE DOUBLE GPO WITHIN 300mm OF FRONT OF WORKSURFACE.
9. GPO FOR REFRIGERATOR TO BE EASILY REACHABLE WHEN THE REFRIGERATORS IS IN ITS OPERATING POSITION.
10. PROVISION FOR ADJUSTABLE, DETACHABLE HAND HELD SHOWER ROSE MOUNTED ON A SLIDER GRABRAIL OR FIXED HOOK.
11. PROVISION FOR WASHBASIN WITH CLEARANCES TO COMPLY WITH AS 1428.1.
12. WHEELCHAIR STORAGE SECURE, WEATHERPROTECTED OUTSIDE STORAGE FACILITIES FOR WHEELCHAIRS.
13. DOORS TO HAVE 920mm LEAF - INTERNAL DOORS THROUGHT SHALL HAVE A MINIMUM CLEAR OPENING OF 820mm. PROVISION FOR COMPLIANCE WITH AS 1428.1 FOR DOOR APPROACHES
14. CARPETS INSTALLED SHOULD HAVE A SHORT PILE, FIRM UNDERLAY SUITABLE FOR WHEELCHAIR MANOEUVRABILITY

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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DRAWING
ADAPTABLE APARTMENT TYPES

DATE	SCALE A1 @	DRAWN
18/03/19	As indicated	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-505	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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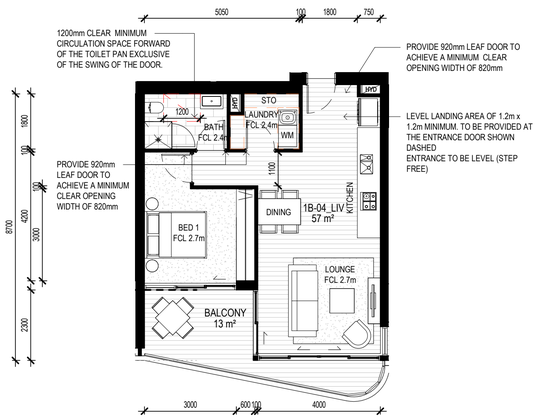
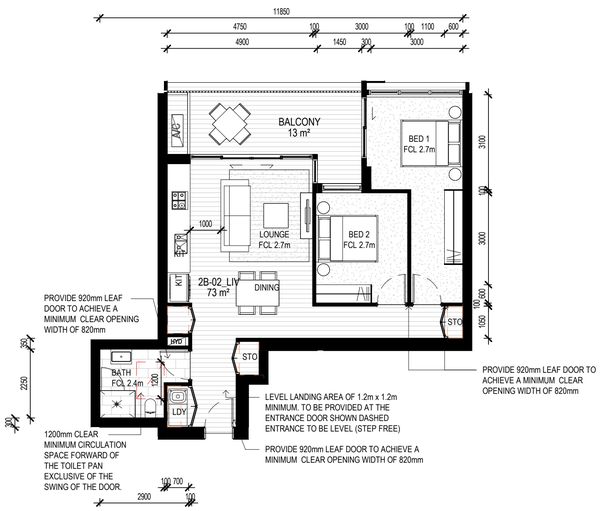
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19



1 1B-04 LIVABLE APARTMENT
1 : 100



2 2B-02 LIVABLE APARTMENT
1 : 100

LIVABLE HOUSING NOTES:

1. TO MEET THE REQUIREMENTS OF LIVABLE HOUSING DESIGN GUIDE - SILVER LEVEL UNIVERSAL DESIGN FEATURES
2. **ENTRY:**
   a. A LEVEL LANDING AREA OF 1200mm x 1200mm MIN TO BE PROVIDED AT THE LEVEL (STEP FREE) ENTRANCE DOOR.
3. **DOORS:**
   a. PROVIDE 920mm LEAF DOOR TO ACHIEVE A MINIMUM CLEAR OPENING WIDTH OF 820mm
   b. DOORWAYS TO ROOMS ON THE ENTRY LEVEL USED FOR LIVING, DINING, BEDROOM, BATHROOM, KITCHEN, LAUNDRY AND SANITARY COMPARTMENT PURPOSES SHOULD PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820mm
4. **CORRIDORS**
   a. INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORWAYS REFERRED TO IN (A) SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000mm. SKIRTINGS TO NOT INTRUDE INTO THE MINIMUM UNOBSTRUCTED WIDTH
5. **BATHROOM:**
   a. THE WALLS AROUND THE BATH/TOILETS/HOBLESS RECESS ARE TO BE REINFORCED BY INSTALLING NOGGINGS WITH A THICKNESS OF AT LEAST 25mm AND SHEETING WITH A THICKNESS OF AT LEAST 12mm. TO MEET REQUIREMENT, REFER TO LIVABLE HOUSING DESIGN FIG 6(a) AND FIG 8(a), (b), DETAILS TO BE DEVELOPED FOR CONSTRUCTION
   b. TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ENABLE THE INSTALLATION OF GRABRAILS.
   c. A MINIMUM 1200mm CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.
   d. LIGHTWEIGHT PARTITION WALLS REINFORCED TO ALLOW FUTURE INSTALLATION OF GRABRAILS
   e. SLIP RESISTANT HOBLESS SHOWER TO BATHROOM

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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GOOD LUCK PLAZA
好 運 廣 場

DRAWING
LIVABLE APARTMENT TYPES

DATE	SCALE A1 @	DRAWN
18/03/19	As indicated	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-506	A

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19
E	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20
H	ISSUE FOR DA	JS	08/05/20

5-19 GEORGE ST, BLACKTOWN

Site Area	=	4629		
Max FSR	=	6.5		:1
Max GFA	=	30,089		m²
Height Limit	=	56		m

Proposed FSR	=	6.06		:1
Proposed GFA	=	28,043		m²
Proposed Height	=	53.0		m

		Height		1 bed	2 bed	3 bed	4 bed	Total units	GFA*	GBA (incl. balconies) ****		Cross Ventilation	Solar Access (2hrs)	No Direct Solar Access
SIZE (m^2)														
Basement 7 (Residential)		2.9								4618				
Basement 6 (Residential)		2.9								4618				
Basement 5 (Residential)		2.9								4618				
Basement 4 (Residential)		3.1								4618				
Basement 3 ((Residential/ Childcare Staff)		3.1								4618				
Basement 2 (Retail)		3.3								4618				
Basement 1 (Retail)		3.2								4504				
Ground Floor / Upper Ground Floor - Podium	5.5	5.5		0	0	0	0	**0**	3428	4721				
Level 1 - Podium (Childcare)	5.1	5.1		0	0	0	0	**0**	3064	4372				
	East	**West**												
Level 2 (Amenity)	3.1	3.1		2	17	0	0	**19**	1981	4082		12	11	6
Level 3	3.3	3.3		3	13	1	0	**17**	1881	2774		11	11	3
Level 4	3.1	3.1		2	14	1	0	**17**	1532	2759		10	11	3
Level 5	3.1	3.1		2	14	1	0	**17**	1532	2193		10	12	3
Level 6	3.1	3.1		2	14	1	0	**17**	1532	2193		10	12	3
Level 7	3.1	3.1		2	14	1	0	**17**	1532	2193		10	12	3
Level 8	3.1	3.1		2	14	1	0	**17**	1532	2193		10	12	3
Level 9	3.1	3.1		2	14	1	0	**17**	1532	2193			12	3
Level 10	3.1	3.1		2	14	1	0	**17**	1532	2193			12	3
Level 11	3.1	3.1		2	14	1	0	**17**	1532	2193			12	3
Level 12	3.1	3.1		2	14	1	0	**17**	1532	2193			12	3
Level 13	3.1	3.1		2	14	1	0	**17**	1532	2193			12	3
Level 14	3.1	3.3		2	14	1	0	**17**	1532	2193			15	3
Level 15	3.6			0	0	2	2	**4**	700	1274			4	0
TOTAL	**54.7**	**51.3**		**27**	**184**	**14**	**2**	**227**	**28043**	**74124**		**73**	**160**	**42**
UNIT MIX				**12%**	**81%**	**6%**	**1%**	**100%**						
FSR									**6.06**	**:1**		**60.3%**	**70.5%**	**19%**

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
DEVELOPMENT SUMMARY

DATE 18/03/19
SCALE @ A1
DRAWN JC/CR

PROJECT No. 2017147 DISCP. A DRAWING No. DA-600 ISSUE H

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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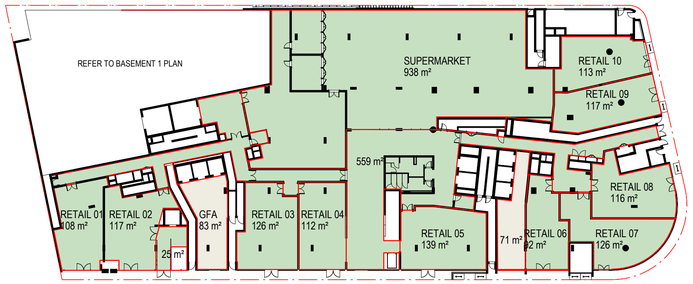
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 13 083 837 290

JACKSON TEECE



1 LEVEL GF
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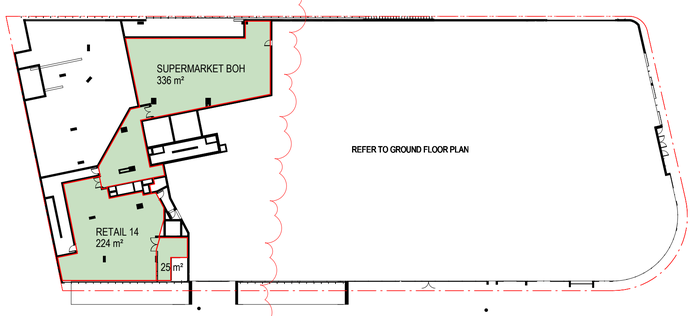

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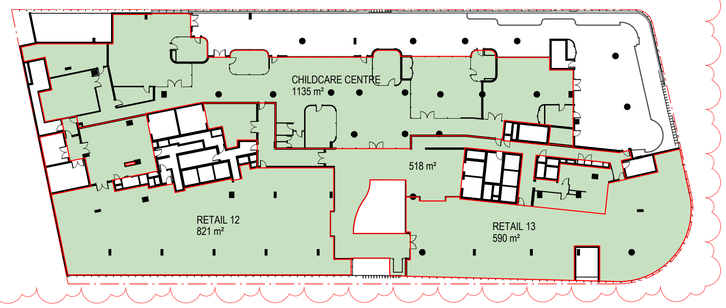
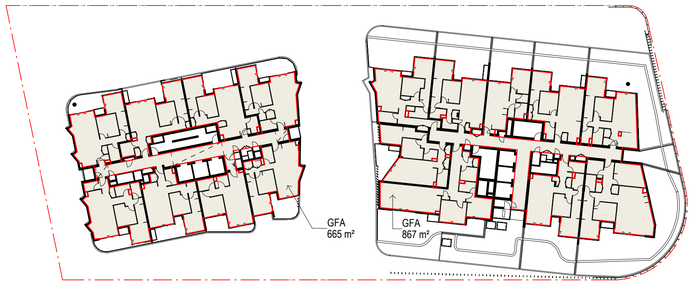
1 : 500



3 LEVEL 01
1 : 500

4 LEVEL 02
1 : 500

5 LEVEL 03
1 : 500



6 LEVEL 04
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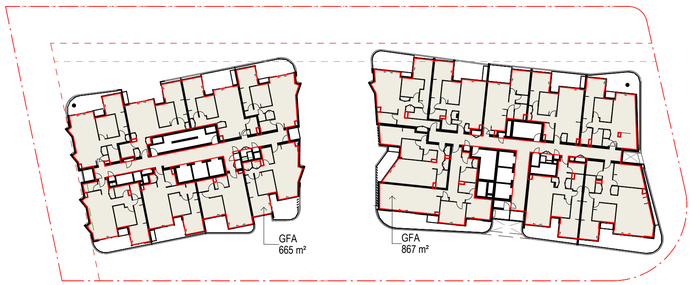
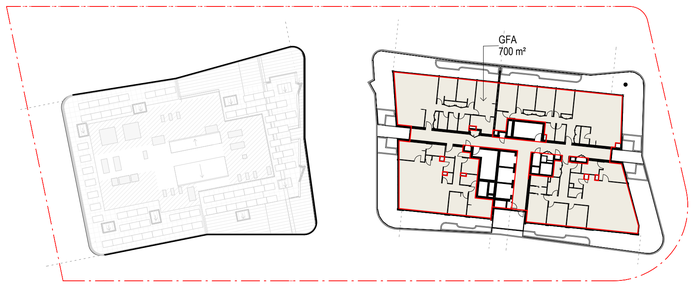


7 LEVEL 5-14 - TYPICAL
1 : 500



8 LEVEL 15
1 : 500

LEGEND

COMMERCIAL

RESIDENTIAL

AREA SCHEDULE (GFA)	
LEVEL	**AREA**
LEVEL GF	2843 m²
LEVEL UG	585 m²
LEVEL 01	3064 m²
LEVEL 02	1981 m²
LEVEL 03	1881 m²
LEVEL 04	1532 m²
LEVEL 05	1532 m²
LEVEL 06	1532 m²
LEVEL 07	1532 m²
LEVEL 08	1532 m²
LEVEL 09	1532 m²
LEVEL 10	1532 m²
LEVEL 11	1532 m²
LEVEL 12	1532 m²
LEVEL 13	1532 m²
LEVEL 14	1532 m²
LEVEL 15	700 m²
GRAND TOTAL	27909 m²

RETAIL AND CHILDCARE AREA SCHEDULE (GFA)	
NAME	**AREA**
LEVEL GF	
RETAIL 01	108 m²
RETAIL 02	117 m²
RETAIL 03	126 m²
RETAIL 04	112 m²
RETAIL 05	139 m²
RETAIL 06	92 m²
RETAIL 07	126 m²
RETAIL 08	116 m²
RETAIL 09	117 m²
RETAIL 10	113 m²
SUPERMARKET	938 m²
	2104 m²
LEVEL UG	
RETAIL 14	224 m²
SUPERMARKET BOH	336 m²
	560 m²
LEVEL 01	
CHILDCARE CENTRE	1135 m²
RETAIL 12	821 m²
RETAIL 13	590 m²
	2546 m²
GRAND TOTAL	5211 m²

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19
E	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

GFA (Gross Floor Area)

*'**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*
the area of a mezzanine, and
- *habitable rooms in a basement or an attic, and*
- *any shop, auditorium, cinema, and the like, in a basement or attic,*

but excludes:
- *any area for common vertical circulation, such as lifts and stairs, and*
- *any basement: storage, and vehicular access, loading areas, garbage and services, and plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and car parking to meet any requirements of the consent authority (including access to that car parking), and any space used for the loading or unloading of goods (including access to it), and*
- *terraces and balconies with outer walls less than 1.4 metres high, and*
- *voids above a floor at the level of a storey or storey above.'*

Refer; Definitions Blacktown Local Environment Plan 2015

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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DRAWING
(GFA) GROSS FLOOR AREA PLAN

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 500	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-602	G

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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Trading as Jackson Teece
ABN 15 083 837 290
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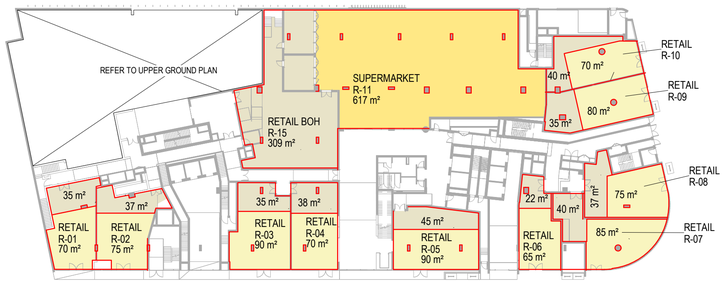
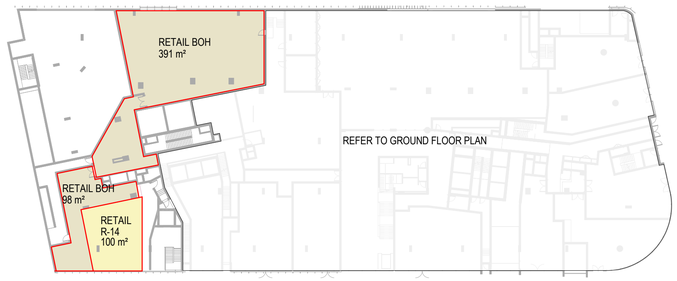
1:500 0 5 10 15 20 25 50



1 GROUND FLOOR
1 : 500



3 LEVEL UG
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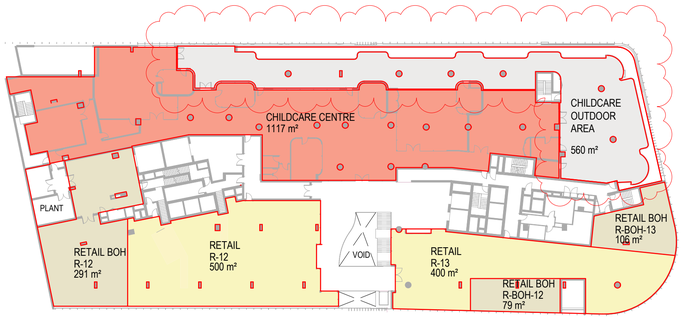

2 NET SALEABLE AREA -LEVEL 01
1 : 500

Area Schedule - NSA - Ground Floor

	Name	Number	Area
LEVEL GF	RETAIL	R-01	70 m²
LEVEL GF	RETAIL	R-02	75 m²
LEVEL GF	RETAIL	R-03	90 m²
LEVEL GF	RETAIL	R-04	70 m²
LEVEL GF	RETAIL	R-05	90 m²
LEVEL GF	RETAIL	R-06	65 m²
LEVEL GF	RETAIL	R-07	85 m²
LEVEL GF	RETAIL	R-08	75 m²
LEVEL GF	RETAIL	R-09	80 m²
LEVEL GF	RETAIL	R-10	70 m²
LEVEL GF	SUPERMARKET	R-11	617 m²
LEVEL GF	RETAIL BOH	R-15	309 m²
LEVEL GF	RETAIL BOH	R-BOH-01	35 m²
LEVEL GF	RETAIL BOH	R-BOH-02	37 m²
LEVEL GF	RETAIL BOH	R-BOH-03	35 m²
LEVEL GF	RETAIL BOH	R-BOH-04	38 m²
LEVEL GF	RETAIL BOH	R-BOH-05	45 m²
LEVEL GF	RETAIL BOH	R-BOH-06	22 m²
LEVEL GF	RETAIL BOH	R-BOH-07	40 m²
LEVEL GF	RETAIL BOH	R-BOH-08	37 m²
LEVEL GF	RETAIL BOH	R-BOH-09	35 m²
LEVEL GF	RETAIL BOH	R-BOH-10	40 m²
Grand total: 22			2060 m²

Area Schedule - NSA - Upper Ground Floor

	Name	Number	Area
LEVEL UG	RETAIL	R-14	100 m²
LEVEL UG	RETAIL BOH	R-14	98 m²
LEVEL UG	RETAIL BOH	R-BOH-11	391 m²
Grand total: 3			589 m²

Area Schedule - NSA - Level 01

Level	Name	Number	Area
LEVEL 01	CHILDCARE CENTRE		1117 m²
LEVEL 01	CHILDCARE OUTDOOR AREA		560 m²
LEVEL 01	RETAIL	R-12	500 m²
LEVEL 01	RETAIL BOH	R-12	291 m²
LEVEL 01	RETAIL	R-13	400 m²
LEVEL 01	RETAIL BOH	R-BOH-12	79 m²
LEVEL 01	RETAIL BOH	R-BOH-13	106 m²
Grand total: 7			3054 m²

NET SALEABLE AREA

- CHILDCARE CENTRE
- CHILDCARE OUTDOOR AREA
- RETAIL
- RETAIL BOH
- SUPERMARKET

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

RETAIL
GLA (Gross Lettable Area)

'Gross Lettable Area'

Gross Lettable area is the aggregate of floor space contained within a tenancy at each floor level using the following rules;

1.1.1 In the case of external building walls, fire passage walls, service passage walls, standard and service facility walls and the like, measuring from the internal finished surface of the dominant portion of those walls;

1.1.2 In the case of intertenancy walls, measuring from the centre of those walls

1.1.3 In the case of shop fronts on or inside the mall line, measuring from the mall line as shown on the appropriate floor plans of the tenancy regarless of weather or not the shopfront is setback, in whole or part, from the mall line

1.1.4 In the case of shop fronts outside the mall line, measuring from the external finished surface of the dominantportion of those walls.

Included;
window mullions, window frames, structural columns, engaged perimeter columns or piers, fire hose reels attached to a wall, additional facilities specially constructed for individual tenants

Excluded;
- *stairs, accessways, fire stairs, toilets, recessed doorways, cupboards,lift shafts,escalators, smoke lobbies, plant/ motor rooms, tea rooms and service areas where all are provided as standard facilities in the building*
- *areas set aside as public spaces, throughfacres or accessways for use by service vehicles and for the delivery of goods, where such areas are not for the exclusive use of occupiers of a tenancy; and,*
- *areas where there is less than 1.5 metre height clearance above floor level-these spaces should be measured and recorded seperately*

Reference; Property Council f Australia, 'Methods of Measurement for lettable area - Commercial' 1997/2008

Meaurement of areas is for the purposes of architectural design only.

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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DRAWING
(NSA) NET SALEABLE AREA FLOOR PLAN - GROUND FLOOR, LEVEL 01 @

DATE	SCALE A1	DRAWN
18/03/19	1 : 500	JC/CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-603	E

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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1:500 0 5 10 15 20 25 50

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GROSS BUILDING AREA

- EXTERNAL COVERED AREA
- EXTERNAL UNCOVERED AREA
- INTERNAL AREA

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

7 LEVEL B1
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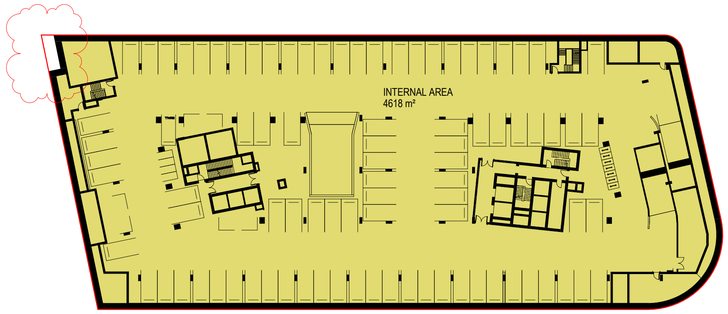

6 LEVEL B2
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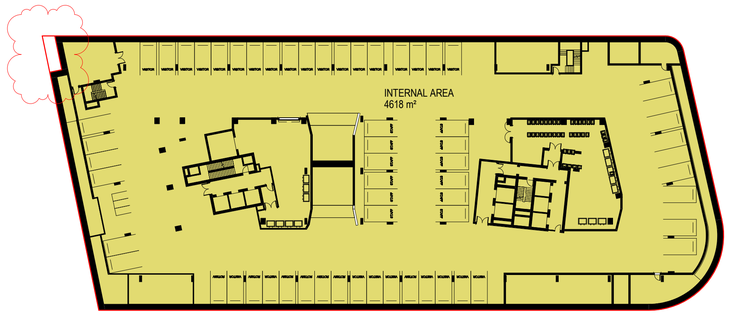

5 LEVEL B3
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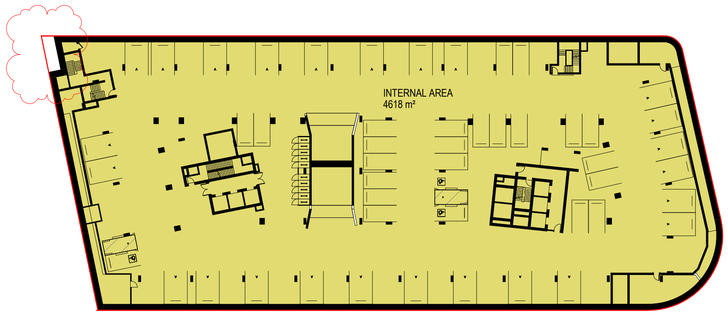

4 LEVEL B4
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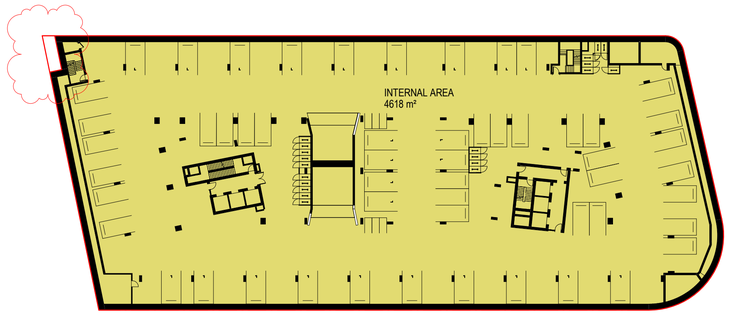

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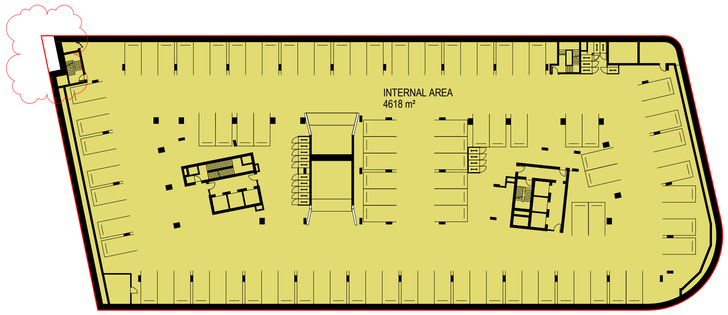

2 LEVEL B6
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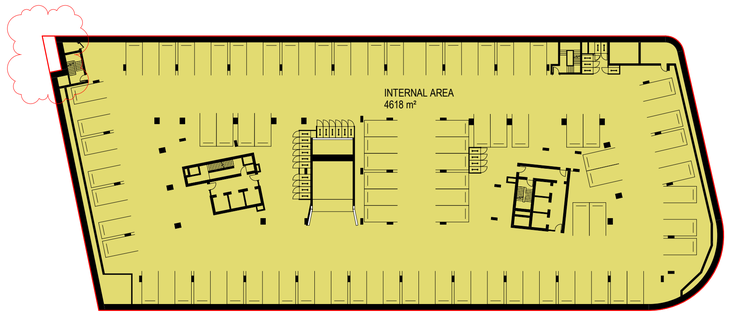

1 LEVEL B7
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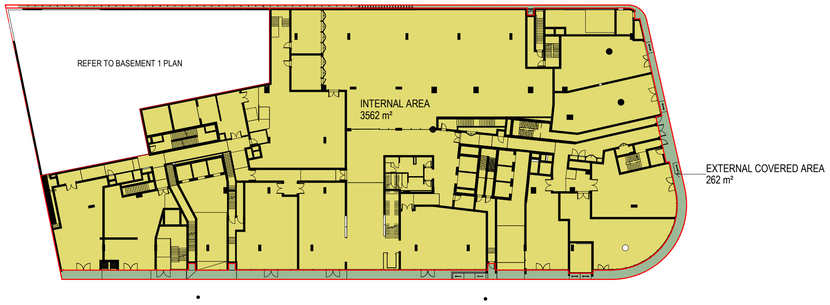

8 DA-201 LEVEL GF
1 : 500

Gross Building Area / IPMS 1

"The sum of the areas of each floor level of a Building measured to the outer perimeter of external construction features.
Inclusions:
IPMS 1 includes all areas and walls, columns and enclosed walkways or passages between separate Buildings, available for direct or indirect use. Covered void areas such as atria are only included at their lowest level.
The external area of basement levels is calculated by extending the exterior plane of the perimeter walls at ground floor level downwards, or by estimation of the wall thickness if the extent of the basement differs from the footprint of the Building.
Measurements included but stated separately:
Balconies and Verandas are included. They are to be measured to their outer face and their areas are to be stated separately.
Exclusions:
Measurement for IPMS 1 is not to include the area of the following however the areas may be measured and stated separately:
• Temporary Mezzanines;
• Open light wells or the upper level voids of an atrium;
• Open external stairways that are not an integral part of the Building, for example, an open framework fire escape;
External areas such as external vehicle parking, unenclosed Buildings, external Catwalks, vehicle circulation and other areas or structures (such as equipment yards, cooling equipment, refuse areas), and Patios and decks at ground level. "

Refer, Australian Property Institute Technical Information Paper - Methods of Measurement Page 12 of 35

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

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.
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DRAWING
(GBA) BUILDING AREA PLAN - BASEMENT

DATE	SCALE A1	DRAWN
18/03/19	@ 1 : 500	CR/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-604	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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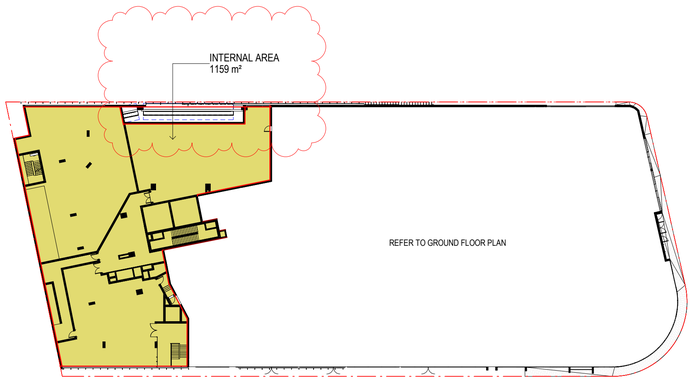
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

1:500 0 5 10 15 20 25 50



1 DA-201 LEVEL UG
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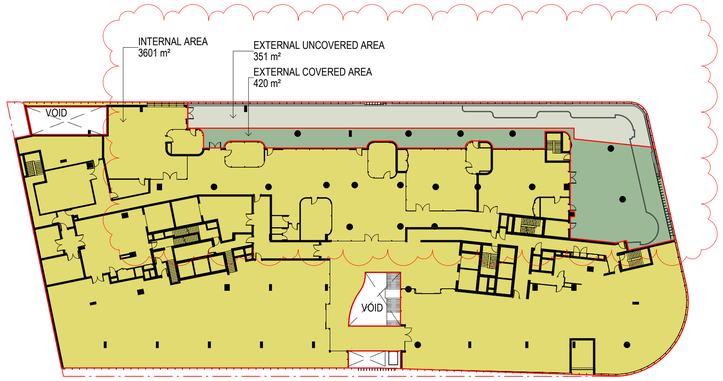
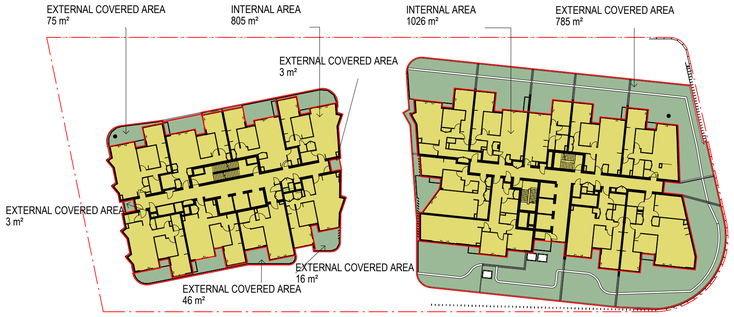


2 LEVEL 01
1 : 500

3 LEVEL 02
1 : 500

4 LEVEL 03
1 : 500



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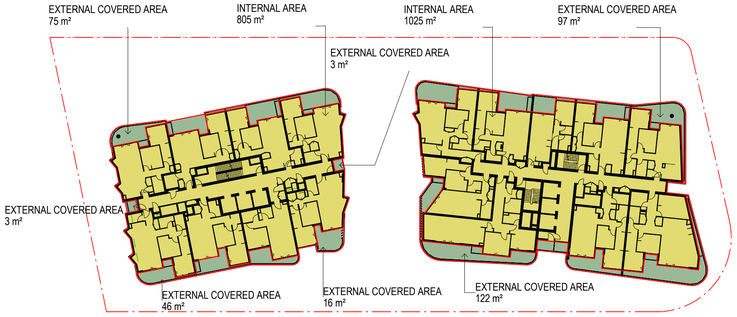

6 LEVEL 05-14
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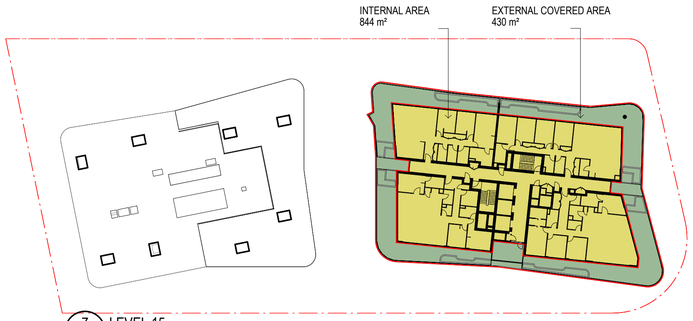

7 LEVEL 15
1 : 500

GROSS BUILDING AREA

- EXTERNAL COVERED AREA
- EXTERNAL UNCOVERED AREA
- INTERNAL AREA

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19
E	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
G	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

Gross Building Area / IPMS 1

'The sum of the areas of each floor level of a Building measured to the outer perimeter of external construction features.
Inclusions:
IPMS 1 includes all areas and walls, columns and enclosed walkways or passages between separate Buildings, available for direct or indirect use. Covered void areas such as atria are only included at their lowest level.
The external area of basement levels is calculated by extending the exterior plane of the perimeter walls at ground floor level downwards, or by estimation of the wall thickness if the extent of the basement differs from the footprint of the Building.
Measurements included but stated separately:
Balconies and Verandas are included. They are to be measured to their outer face and their areas are to be stated separately.
Exclusions:
Measurement for IPMS 1 is not to include the area of the following however the areas may be measured and stated separately:
• Temporary Mezzanines;
• Open light wells or the upper level voids of an atrium;
• Open external stairways that are not an integral part of the Building, for example, an open framework fire escape;
External areas such as external vehicle parking, unenclosed Buildings, external Catwalks, vehicle circulation and other areas or structures (such as equipment yards, cooling equipment, refuse areas), and Patios and decks at ground level. '

Refer, Australian Property Institute Technical Information Paper - Methods of Measurement Page 12 of 35

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
(GBA) BUILDING AREA PLAN

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 500	CR/ZH

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-605	G

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
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JACKSON TEECE

1:500 0 5 10 15 20 25 50

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C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19

BASEMENT STORAGE - EAST TOWER

Apartment Number	Basement Level	Comments	Count	Volume
E-02-1	B4	3 BED	1	6.75 m³
E-02-2	B4	2 BED	1	6.75 m³
E-02-3	B4	2 BED	1	4.00 m³
E-02-4	B5	1 BED	1	3.00 m³
E-02-5	B4	2 BED	1	4.00 m³
E-02-6	B4	2 BED	1	4.00 m³
E-02-7	B4	2 BED	1	4.00 m³
E-02-8	B5	1 BED	1	3.00 m³
E-02-9	B4	2 BED	1	4.00 m³
E-02-10	B4	2 BED	1	4.00 m³
E-02-11	B4	2 BED	1	4.00 m³
E-02-12	B4	2 BED	1	4.00 m³
E-02-13	B4	3 BED	1	4.00 m³
E-03-1	B4	3 BED	1	4.00 m³
E-03-2	B6	2 BED	1	6.75 m³
E-03-3	B4	2 BED	1	4.00 m³
E-03-4	B5	1 BED	1	3.00 m³
E-03-5	B4	2 BED	1	4.00 m³
E-03-6	B4	2 BED	1	4.00 m³
E-03-7	B4	2 BED	1	4.00 m³
E-03-8	B5	1 BED	1	3.00 m³
E-03-9	B4	2 BED	1	4.00 m³
E-04-1	B4	2 BED	1	4.00 m³
E-04-2	B4	2 BED	1	4.00 m³
E-04-3	B4	2 BED	1	4.00 m³
E-04-4	B4	2 BED	1	4.00 m³
E-04-5	B5	1 BED	1	3.00 m³
E-04-6	B4	2 BED	1	4.00 m³
E-04-7	B4	2 BED	1	4.00 m³
E-04-8	B6	3 BED	1	6.75 m³
E-04-9	B4	2 BED	1	4.00 m³
E-05-1	B4	2 BED	1	4.00 m³
E-05-2	B4	2 BED	1	4.00 m³
E-05-3	B4	3 BED	1	6.75 m³
E-05-4	B4	3 BED	1	6.75 m³
E-05-5	B5	1 BED	1	3.00 m³
E-05-6	B4	3 BED	1	6.75 m³
E-05-7	B4	3 BED	1	6.75 m³
E-05-8	B6	2 BED	1	6.75 m³
E-05-9	B4	3 BED	1	6.75 m³
E-06-1	B4	3 BED	1	6.75 m³
E-06-2	B4	2 BED	1	4.00 m³
E-06-3	B4	2 BED	1	4.00 m³
E-06-4	B4	2 BED	1	4.00 m³
E-06-5	B7	2 BED	1	4.73 m³
E-06-6	B4	2 BED	1	4.00 m³
E-06-7	B4	3 BED	1	6.75 m³
E-06-8	B6	1 BED	1	6.75 m³
E-06-9	B4	3 BED	1	6.75 m³
E-07-1	B4	3 BED	1	6.75 m³
E-07-2	B4	3 BED	1	6.75 m³
E-07-3	B5	2 BED	1	4.00 m³
E-07-4	B5	2 BED	1	4.00 m³
E-07-5	B7	2 BED	1	4.73 m³
E-07-6	B5	2 BED	1	4.00 m³
E-07-7	B5	2 BED	1	4.00 m³
E-07-8	B6	2 BED	1	6.75 m³
E-07-9	B5	2 BED	1	6.75 m³
E-08-1	B5	1 BED	1	6.75 m³
E-08-2	B5	2 BED	1	6.75 m³
E-08-3	B5	2 BED	1	6.75 m³
E-08-4	B5	1 BED	1	4.00 m³
E-08-5	B7	2 BED	1	4.73 m³
E-08-6	B5	2 BED	1	4.00 m³
E-08-7	B5	2 BED	1	4.00 m³
E-08-8	B6	2 BED	1	6.25 m³
E-08-9	B5	2 BED	1	4.00 m³
E-09-1	B5	2 BED	1	4.00 m³
E-09-2	B5	2 BED	1	4.00 m³
E-09-3	B5	2 BED	1	4.00 m³
E-09-4	B5	2 BED	1	4.00 m³
E-09-5	B7	2 BED	1	4.73 m³
E-09-6	B5	2 BED	1	6.75 m³

Apartment Number	Basement Level	Comments	Count	Volume
E-09-7	B5	2 BED	1	6.75 m³
E-09-8	B6	2 BED	1	6.75 m³
E-09-9	B5	2 BED	1	6.75 m³
E-10-1	B5	2 BED	1	4.73 m³
E-10-2	B5	2 BED	1	4.73 m³
E-10-3	B5	1 BED	1	4.73 m³
E-10-4	B5	2 BED	1	4.73 m³
E-10-5	B7	2 BED	1	4.73 m³
E-10-6	B5	2 BED	1	4.73 m³
E-10-7	B5	2 BED	1	4.73 m³
E-10-8	B6	2 BED	1	6.75 m³
E-10-9	B5	2 BED	1	4.73 m³
E-11-1	B6	2 BED	1	4.00 m³
E-11-2	B6	2 BED	1	4.00 m³
E-11-3	B6	2 BED	1	4.00 m³
E-11-4	B6	2 BED	1	4.00 m³
E-11-5	B7	2 BED	1	4.73 m³
E-11-6	B6	2 BED	1	4.00 m³
E-11-7	B6	2 BED	1	4.00 m³
E-11-8	B6	2 BED	1	6.75 m³
E-11-9	B6	2 BED	1	4.00 m³
E-12-1	B6	2 BED	1	4.00 m³
E-12-2	B6	2 BED	1	4.00 m³
E-12-3	B6	2 BED	1	4.00 m³
E-12-4	B6	2 BED	1	4.00 m³
E-12-5	B7	2 BED	1	4.00 m³
E-12-6	B6	2 BED	1	4.00 m³
E-12-7	B6	2 BED	1	4.00 m³
E-12-8	B7	2 BED	1	6.75 m³
E-12-9	B6	2 BED	1	4.00 m³
E-13-1	B6	2 BED	1	4.00 m³
E-13-2	B6	2 BED	1	4.00 m³
E-13-3	B6	2 BED	1	4.00 m³
E-13-4	B6	2 BED	1	6.75 m³
E-13-5	B7	1 BED	1	4.00 m³
E-13-6	B6	2 BED	1	6.75 m³
E-13-7	B6	2 BED	1	6.75 m³
E-13-8	B7	2 BED	1	6.75 m³
E-13-9	B6	2 BED	1	6.75 m³
E-14-1	B6	2 BED	1	4.00 m³
E-14-2	B6	2 BED	1	4.00 m³
E-14-3	B6	1 BED	1	4.00 m³
E-14-4	B6	1 BED	1	4.00 m³
E-14-5	B7	2 BED	1	4.00 m³
E-14-6	B7	2 BED	1	4.00 m³
E-14-7	B7	2 BED	1	4.00 m³
E-14-8	B7	2 BED	1	6.75 m³
E-14-9	B7	2 BED	1	4.00 m³
E-15-1	B7	2 BED	1	4.01 m³
E-15-2	B7	2 BED	1	4.00 m³
E-15-3	B7	2 BED	1	4.00 m³
E-15-4	B7	2 BED	1	4.00 m³
E-15-5	B7	2 BED	1	4.00 m³
E-15-6	B7	2 BED	1	4.00 m³
E-15-7	B7	2 BED	1	4.00 m³
E-15-8	B7	2 BED	1	6.75 m³
E-15-9	B7	1 BED	1	4.00 m³
E-16-1	B7	2 BED	1	4.00 m³
E-16-2	B7	2 BED	1	4.00 m³
E-16-3	B7	2 BED	1	4.00 m³
E-16-4	B7	2 BED	1	4.00 m³
E-16-5	B7	2 BED	1	4.73 m³
E-16-6	B7	2 BED	1	4.00 m³
E-16-7	B7	2 BED	1	4.00 m³
E-16-8	B7	2 BED	1	6.75 m³
E-16-9	B7	2 BED	1	4.00 m³
E-17-1	B7	2 BED	1	6.75 m³
E-17-2	B7	3 BED	1	6.75 m³
E-17-3	B7	2 BED	1	6.75 m³
E-17-4	B7	1 BED	1	6.75 m³

BASEMENT STORAGE - WEST TOWER

Apartment Number	Basement Level	Comments	Count	Volume
W-02-1	B4	2 BED	1	6.75 m³
W-02-2	B4	2 BED	1	6.75 m³
W-02-3	B4	2 BED	1	4.00 m³
W-02-4	B4	2 BED	1	4.00 m³
W-02-5	B4	1 BED	1	4.00 m³
W-02-6	B4	2 BED	1	4.00 m³
W-02-7	B4	2 BED	1	4.00 m³
W-02-8	B4	2 BED	1	3.00 m³
W-03-1	B4	2 BED	1	4.00 m³
W-03-2	B5	2 BED	1	6.75 m³
W-03-3	B5	2 BED	1	6.75 m³
W-03-4	B5	2 BED	1	6.75 m³
W-03-5	B5	2 BED	1	6.75 m³
W-03-6	B5	2 BED	1	6.75 m³
W-03-7	B5	2 BED	1	6.75 m³
W-03-8	B4	2 BED	1	3.00 m³
W-04-1	B5	2 BED	1	6.75 m³
W-04-2	B5	2 BED	1	6.75 m³
W-04-3	B5	2 BED	1	6.75 m³
W-04-4	B5	2 BED	1	6.75 m³
W-04-5	B5	2 BED	1	6.75 m³
W-04-6	B5	2 BED	1	6.75 m³
W-04-7	B5	2 BED	1	6.75 m³
W-04-8	B4	2 BED	1	3.00 m³
W-05-1	B5	2 BED	1	6.75 m³
W-05-2	B5	2 BED	1	6.75 m³
W-05-3	B5	2 BED	1	6.75 m³
W-05-4	B5	2 BED	1	6.75 m³
W-05-5	B5	2 BED	1	6.75 m³
W-05-6	B5	2 BED	1	4.00 m³
W-05-7	B5	2 BED	1	4.01 m³
W-05-8	B4	2 BED	1	3.00 m³
W-06-1	B5	2 BED	1	6.75 m³
W-06-2	B5	2 BED	1	6.75 m³
W-06-3	B5	2 BED	1	6.75 m³
W-06-4	B5	2 BED	1	6.75 m³
W-06-5	B5	2 BED	1	6.75 m³
W-06-6	B5	2 BED	1	6.75 m³
W-06-7	B5	2 BED	1	6.75 m³
W-06-8	B4	2 BED	1	3.00 m³
W-07-1	B5	2 BED	1	6.75 m³
W-07-2	B5	2 BED	1	6.75 m³
W-07-3	B5	2 BED	1	6.75 m³
W-07-4	B6	2 BED	1	4.00 m³
W-07-5	B6	1 BED	1	4.00 m³
W-07-6	B6	2 BED	1	4.00 m³
W-07-7	B6	2 BED	1	4.00 m³
W-07-8	B5	2 BED	1	3.00 m³
W-08-1	B6	2 BED	1	4.00 m³
W-08-2	B6	2 BED	1	4.00 m³
W-08-3	B6	2 BED	1	4.00 m³
W-08-4	B6	2 BED	1	4.00 m³
W-08-5	B6	2 BED	1	4.00 m³
W-08-6	B6	2 BED	1	4.00 m³
W-08-7	B6	2 BED	1	6.75 m³
W-08-8	B5	2 BED	1	3.00 m³
W-09-1	B6	2 BED	1	6.75 m³
W-09-2	B6	2 BED	1	4.73 m³
W-09-3	B6	1 BED	1	4.73 m³
W-09-4	B6	2 BED	1	4.73 m³
W-09-5	B6	2 BED	1	4.73 m³
W-09-6	B6	2 BED	1	4.73 m³
W-09-7	B6	2 BED	1	4.73 m³
W-09-8	B5	2 BED	1	3.00 m³
W-10-1	B6	2 BED	1	4.73 m³
W-10-2	B6	1 BED	1	4.73 m³
W-10-3	B6	2 BED	1	4.73 m³
W-10-4	B6	2 BED	1	4.73 m³
W-10-5	B6	1 BED	1	4.73 m³
W-10-6	B6	2 BED	1	4.00 m³
W-10-7	B6	2 BED	1	4.00 m³
W-10-8	B5	2 BED	1	3.00 m³
W-11-1	B6	2 BED	1	4.00 m³

Apartment Number	Basement Level	Comments	Count	Volume
W-11-2	B6	2 BED	1	4.00 m³
W-11-3	B6	1 BED	1	4.00 m³
W-11-4	B6	2 BED	1	4.00 m³
W-11-5	B6	1 BED	1	4.00 m³
W-11-6	B6	1 BED	1	4.00 m³
W-11-7	B6	2 BED	1	4.00 m³
W-11-8	B5	2 BED	1	3.00 m³
W-12-1	B6	1 BED	1	6.75 m³
W-12-2	B6	2 BED	1	4.00 m³
W-12-3	B6	2 BED	1	4.00 m³
W-12-4	B7	1 BED	1	4.00 m³
W-12-5	B7	2 BED	1	4.00 m³
W-12-6	B7	2 BED	1	4.00 m³
W-12-7	B7	2 BED	1	4.01 m³
W-12-8	B7	2 BED	1	6.75 m³
W-13-1	B7	1 BED	1	4.01 m³
W-13-2	B7	2 BED	1	4.01 m³
W-13-3	B7	2 BED	1	4.00 m³
W-13-4	B7	2 BED	1	4.00 m³
W-13-5	B7	2 BED	1	4.73 m³
W-13-6	B7	2 BED	1	4.73 m³
W-13-7	B7	2 BED	1	4.91 m³
W-13-8	B7	2 BED	1	6.75 m³
W-14-1	B7	2 BED	1	4.73 m³
W-14-2	B7	1 BED	1	4.73 m³
W-14-3	B7	2 BED	1	4.73 m³
W-14-4	B7	2 BED	1	4.73 m³
W-14-5	B7	2 BED	1	4.73 m³
W-14-6	B7	2 BED	1	4.73 m³
W-14-7	B7	1 BED	1	4.73 m³
W-14-8	B7	2 BED	1	6.75 m³

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
.
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
BASEMENT STORAGE SCHEDULE

DATE 18/03/19
SCALE A1 @
DRAWN CR/ZH/JC

PROJECT No. 2017147
DISCP. A
DRAWING No. DA-650
ISSUE D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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JACKSON TEECE

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AMENDMENTS

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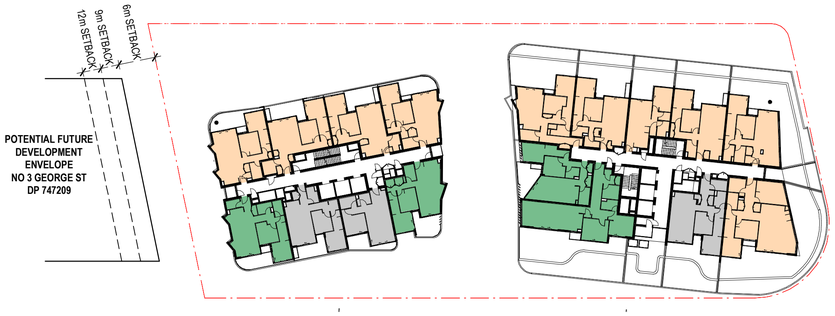
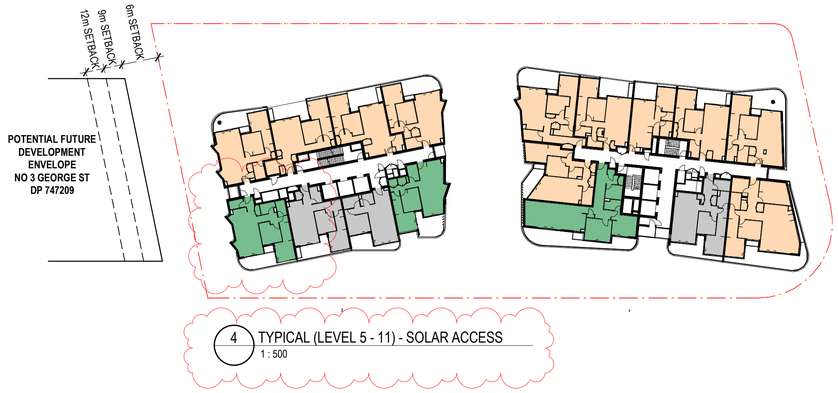
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20

1 LEVEL 02 - SOLAR ACCESS
1 : 500

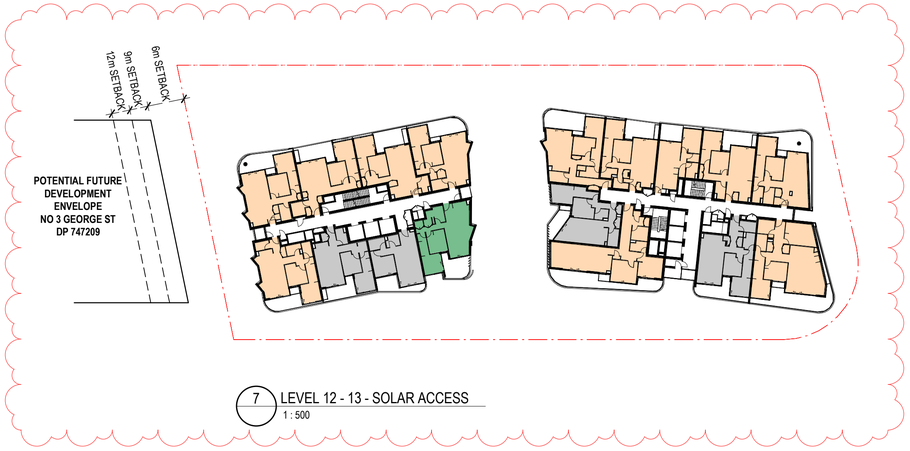
2 LEVEL 03 - SOLAR ACCESS
1 : 500



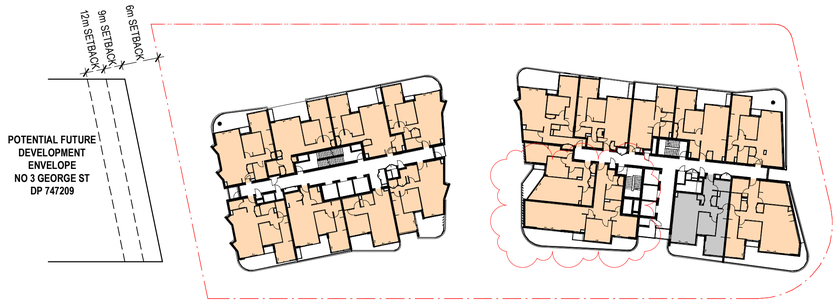
3 LEVEL 04 - SOLAR ACCESS
1 : 500



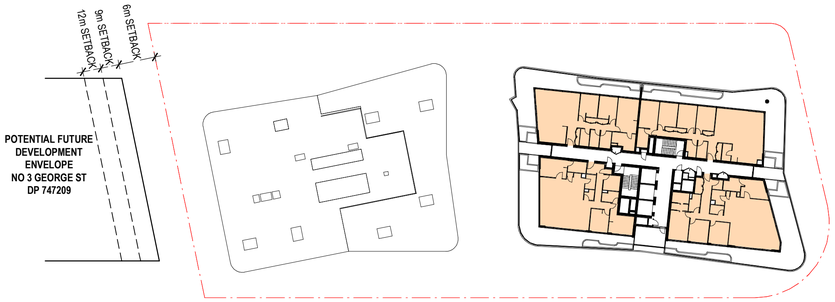
4 TYPICAL (LEVEL 5 - 11) - SOLAR ACCESS
1 : 500



7 LEVEL 12 - 13 - SOLAR ACCESS
1 : 500



5 LEVEL 14 - SOLAR ACCESS
1 : 500



6 LEVEL 15 - SOLAR ACCESS
1 : 500

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
SOLAR ACCESS DIAGRAMS - 3 GEORGE ST SETBACK 6m

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 500	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-700	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
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ABN 13 089 837 290
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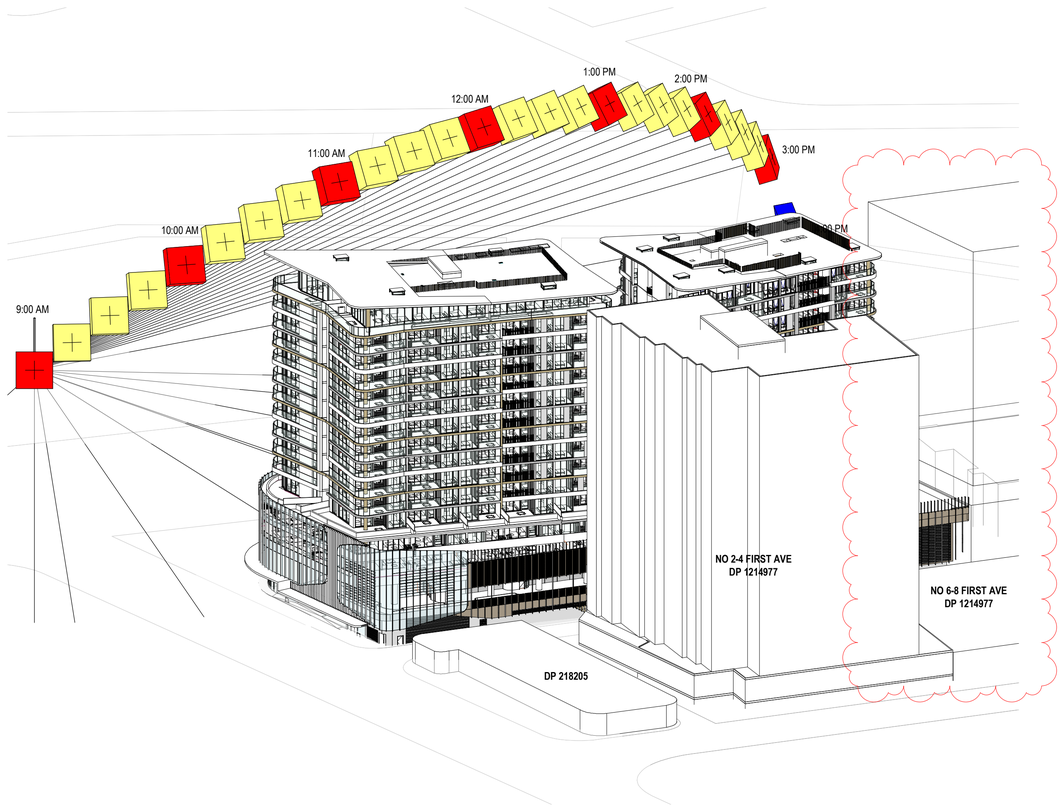
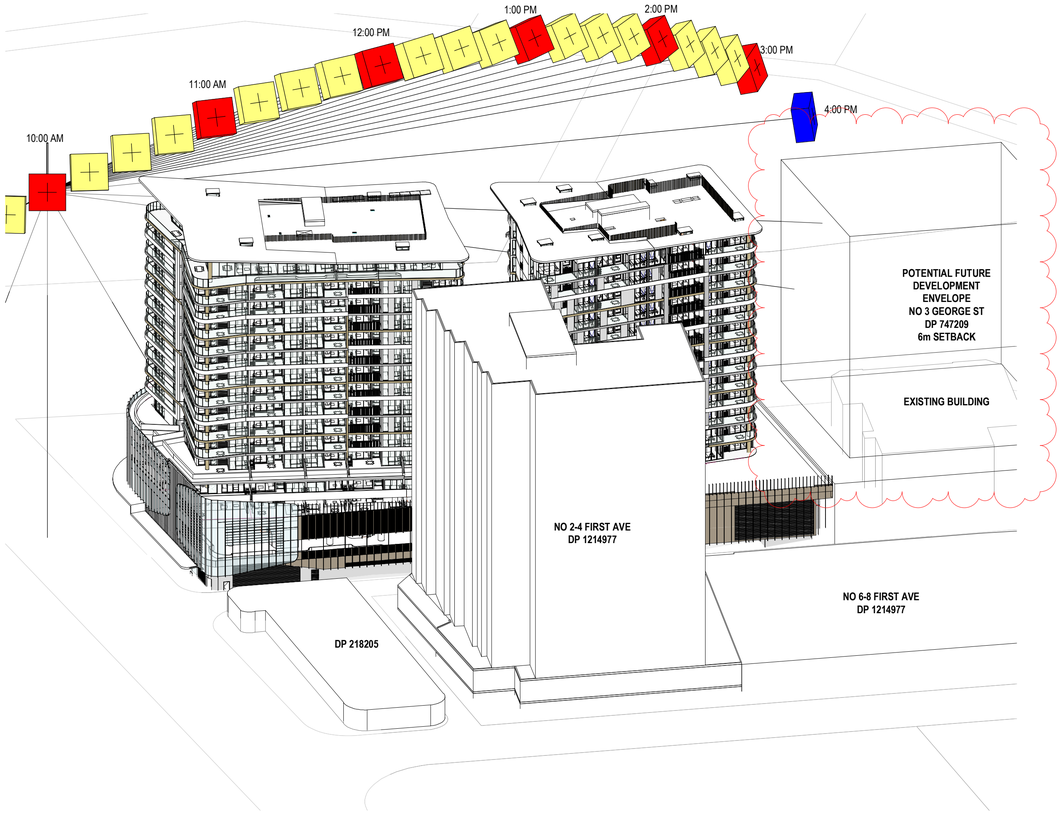
AMENDMENTS

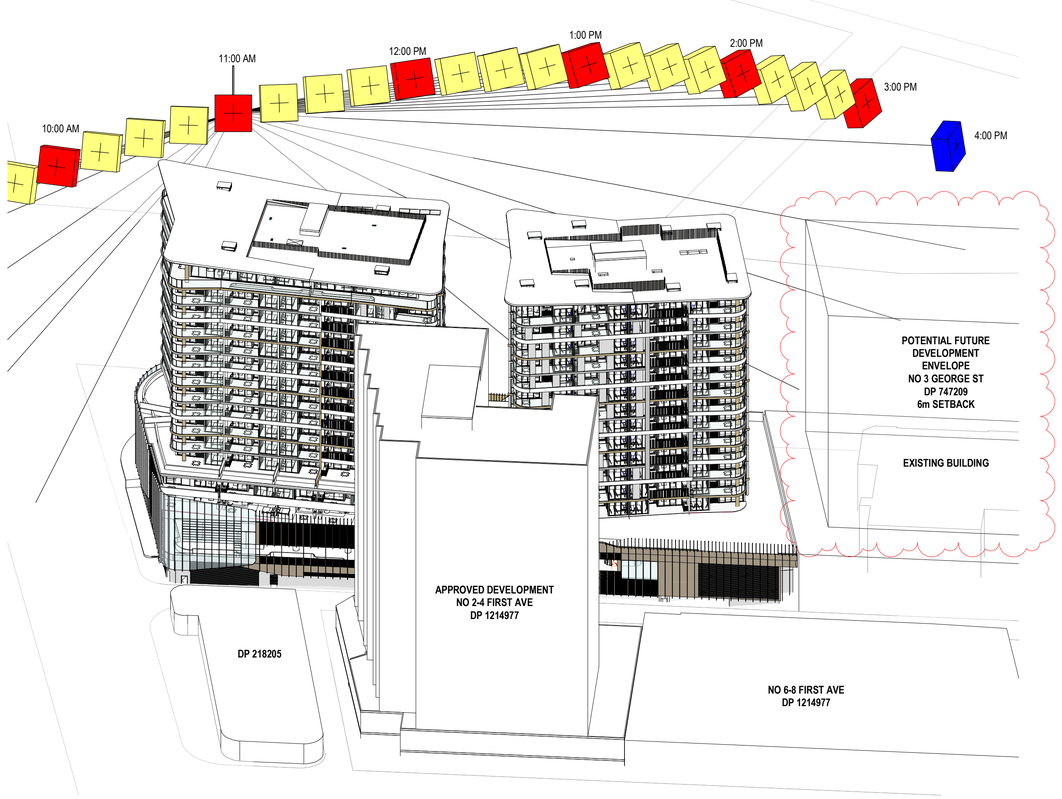
ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



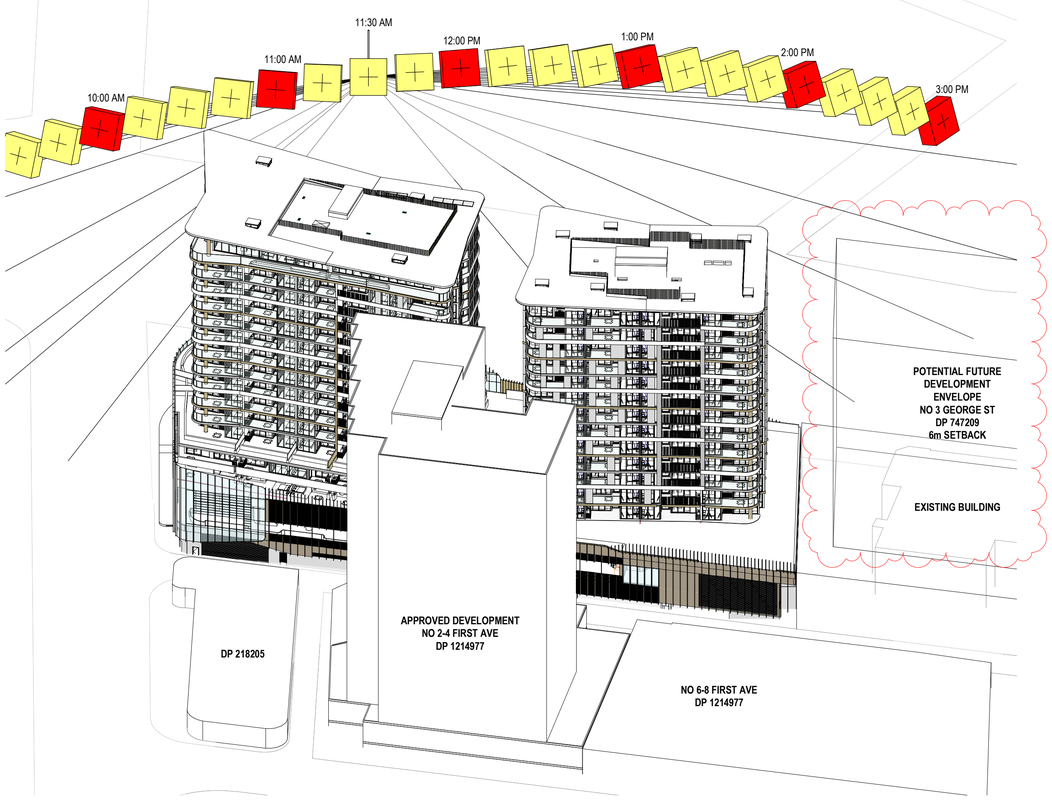
1 SUN ANALYSIS 21ST JUNE 0900h



2 SUN ANALYSIS 21ST JUNE 1000h



3 SUN ANALYSIS 21ST JUNE 1100h



4 SUN ANALYSIS 21ST JUNE 1130h

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: CR

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
DIRECT SUN ANALYSIS DIAGRAMS 21 JUN
9AM-11.30AM - 3 GEORGE ST SETBACK 6m

DATE	SCALE @ A1	DRAWN
06/02/16		PK

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-701	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
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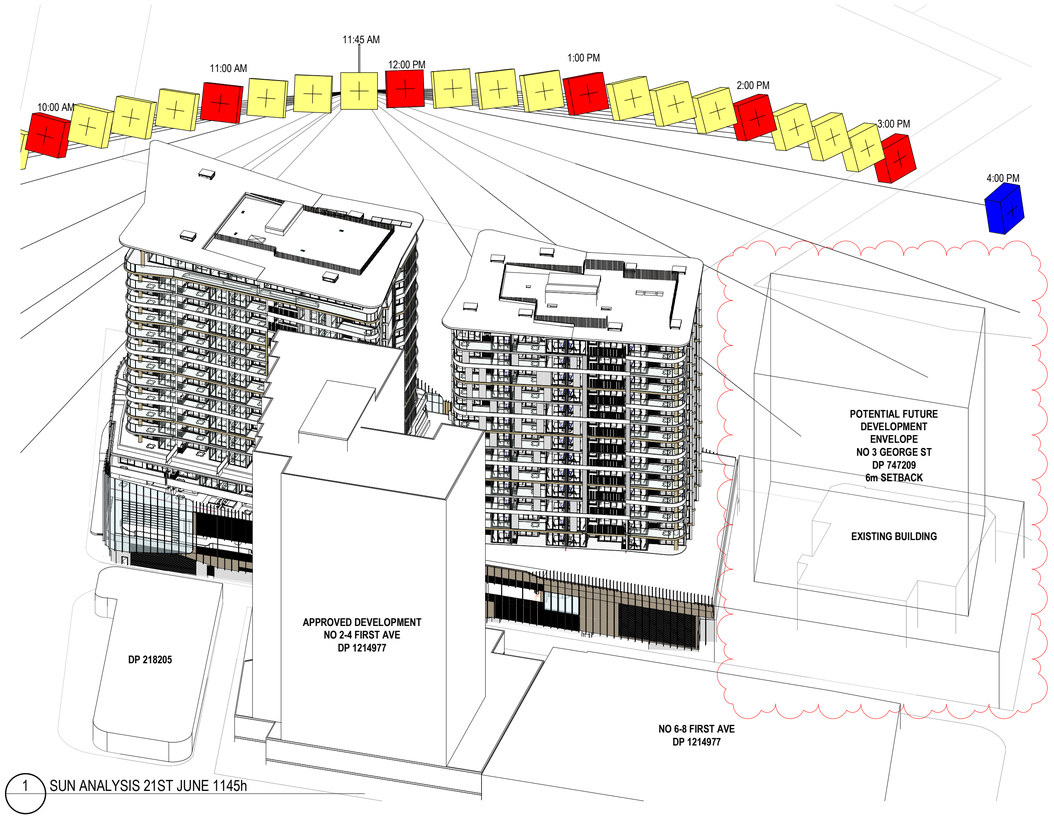
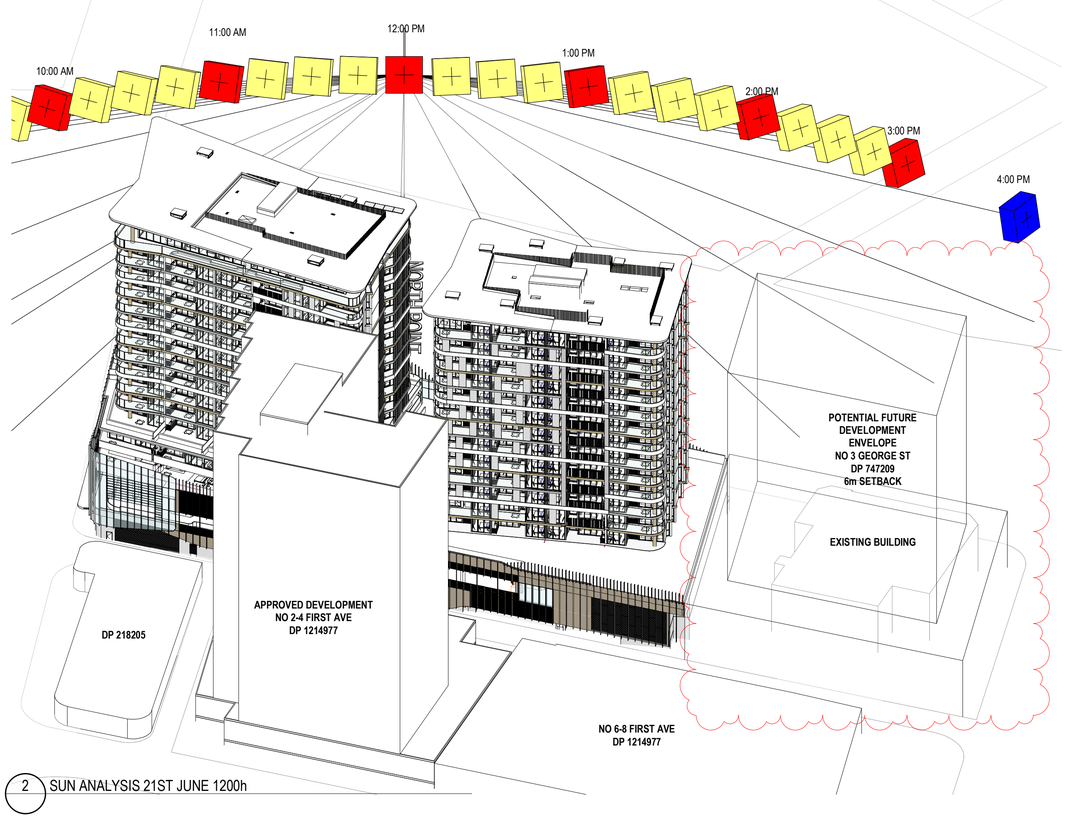
AMENDMENTS

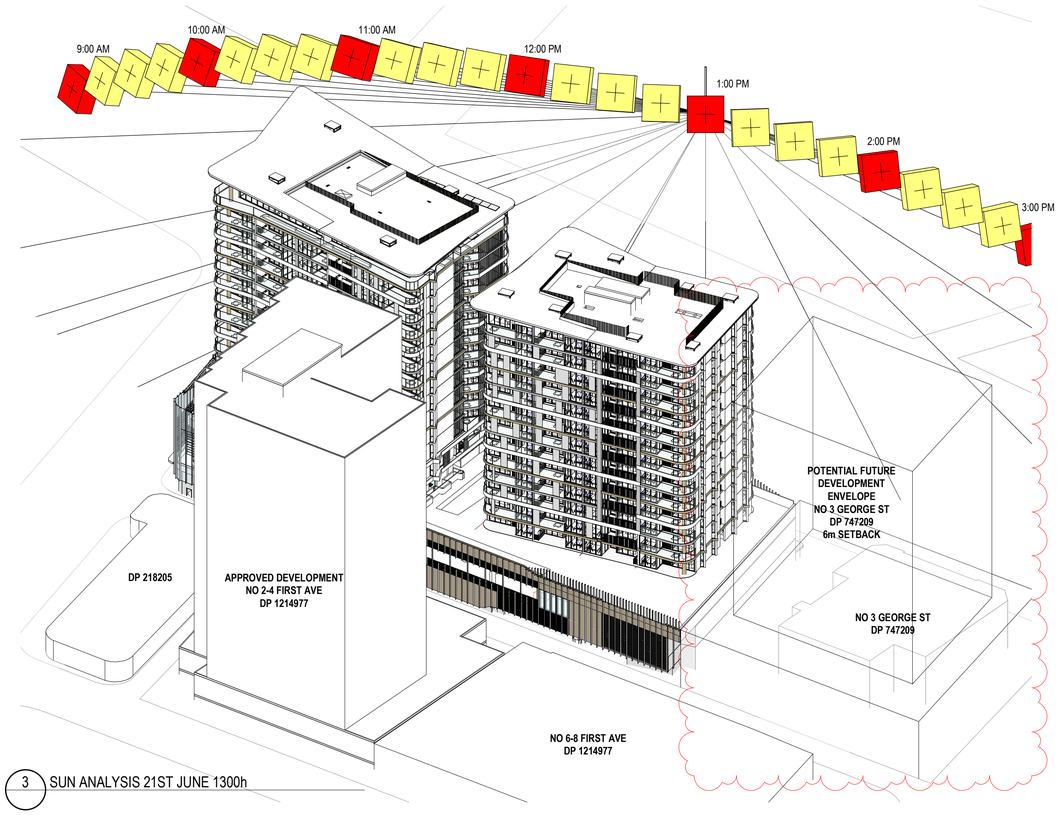
ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



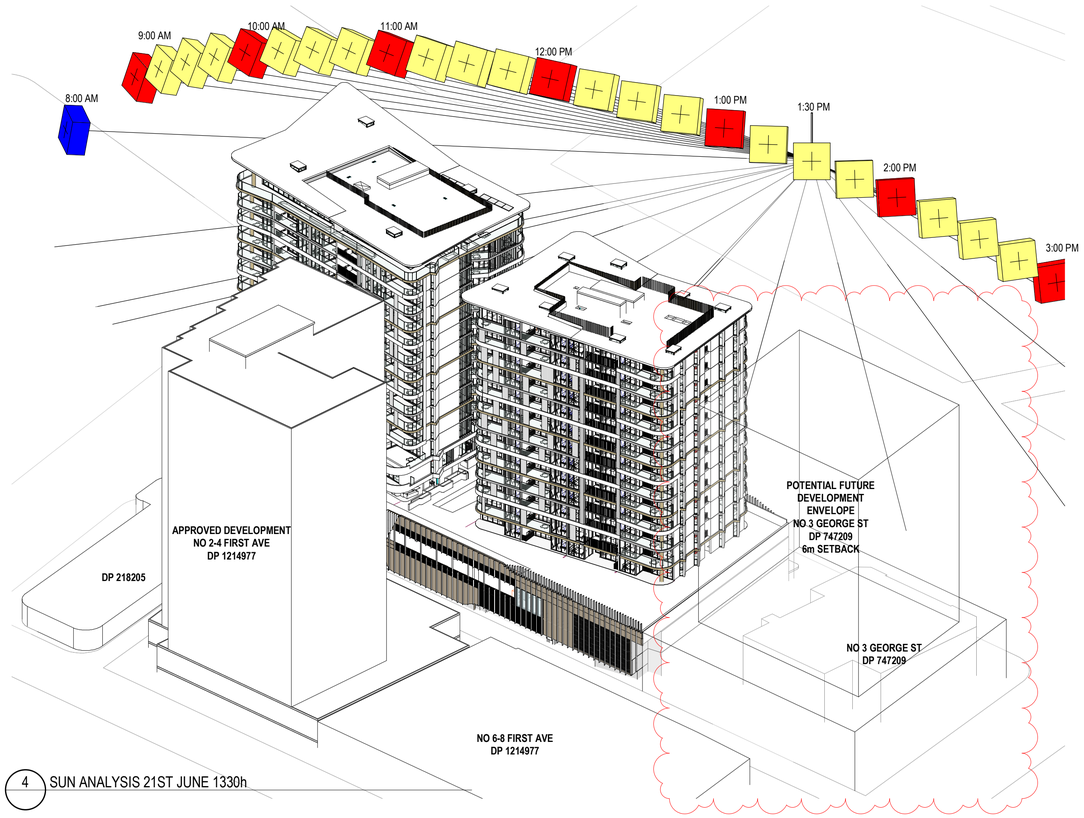
1 SUN ANALYSIS 21ST JUNE 1145h



2 SUN ANALYSIS 21ST JUNE 1200h



3 SUN ANALYSIS 21ST JUNE 1300h



4 SUN ANALYSIS 21ST JUNE 1330h

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DEVELOPMENT APPLICATION

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DRAWING
DIRECT SUN ANALYSIS DIAGRAMS 21 JUN 11.45AM-1.30PM - 3 GEORGE ST SETBACK 6m

DATE	SCALE @ A1	DRAWN
11/14/19		PK

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-702	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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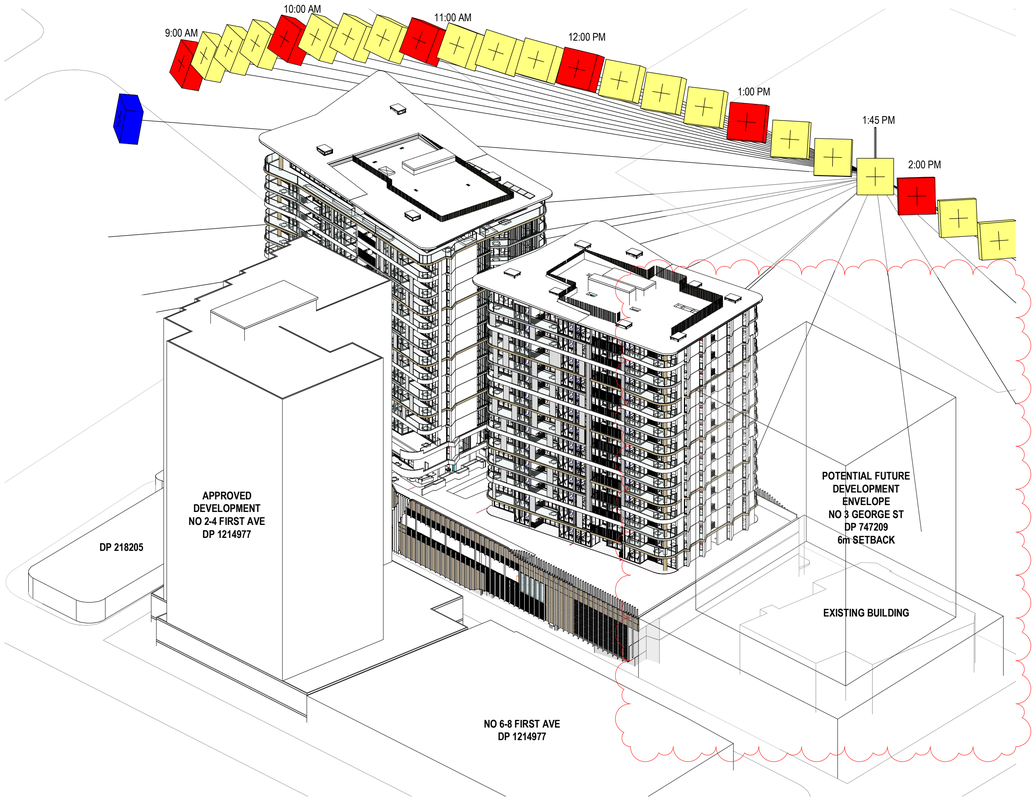
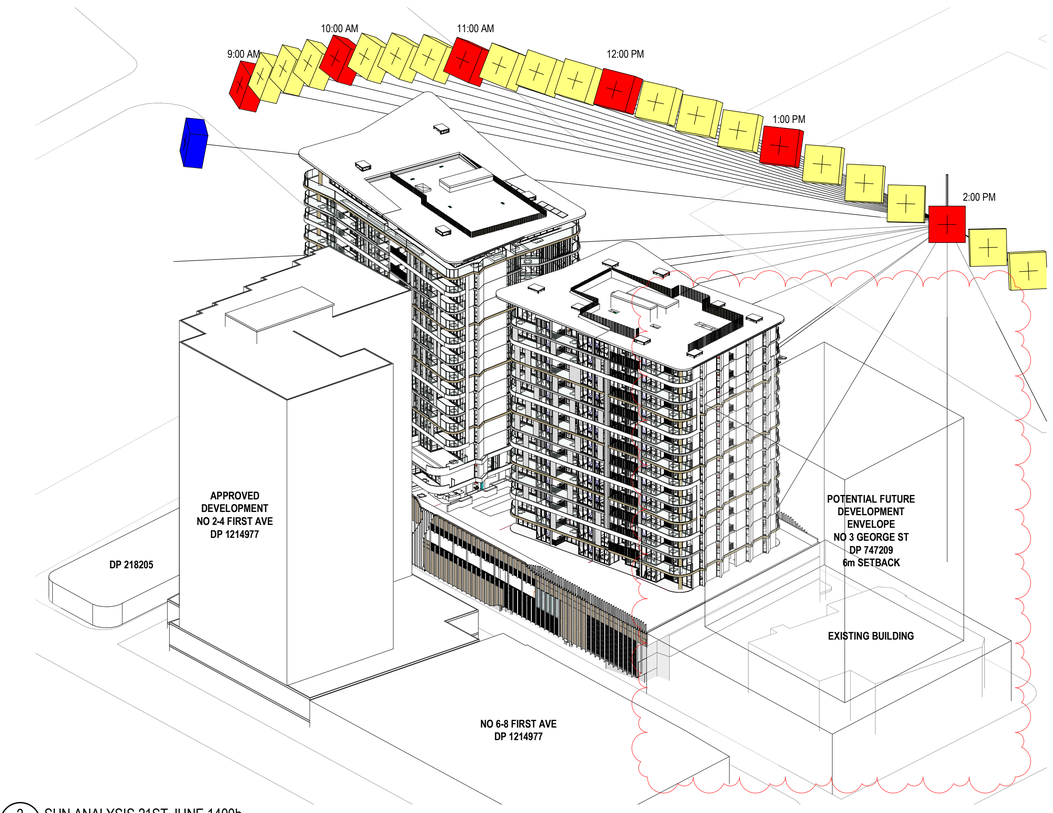
AMENDMENTS

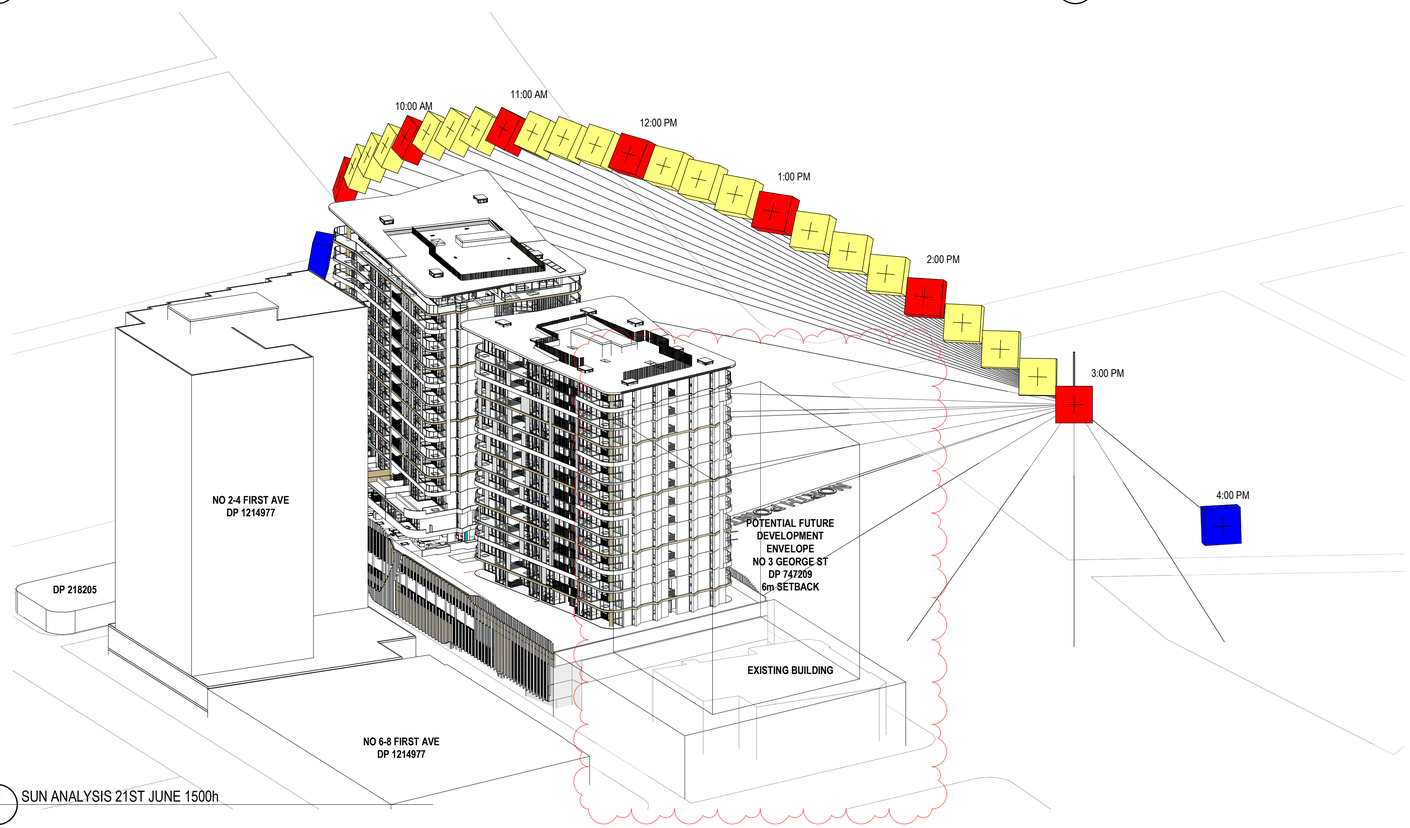
ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



1 SUN ANALYSIS 21ST JUNE 1345h



2 SUN ANALYSIS 21ST JUNE 1400h



3 SUN ANALYSIS 21ST JUNE 1500h

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

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CHECKED BY: CR

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DRAWING
DIRECT SUN ANALYSIS DIAGRAMS 21 JUN
1.45PM-3PM - 3 GEORGE ST SETBACK 6m

DATE	SCALE @ A1	DRAWN
11/11/19		PK

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-703	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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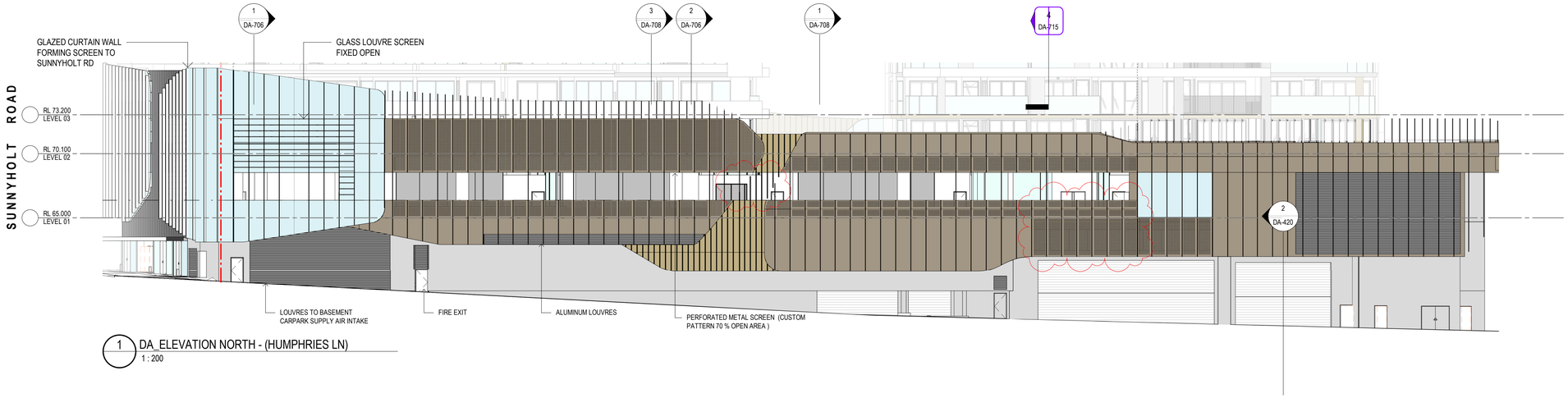
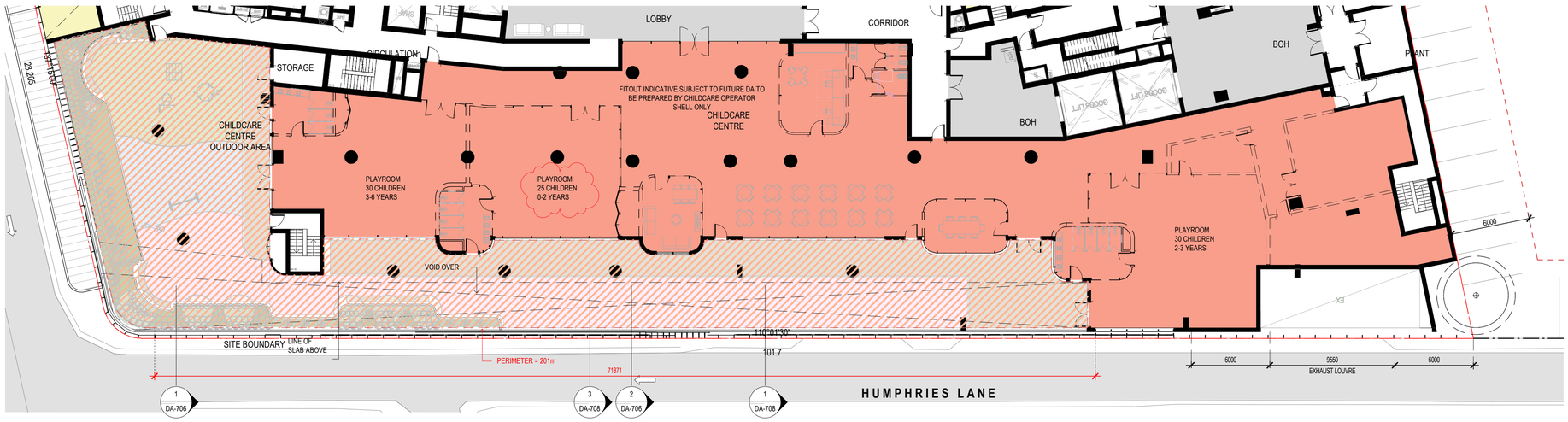
AMENDMENTS

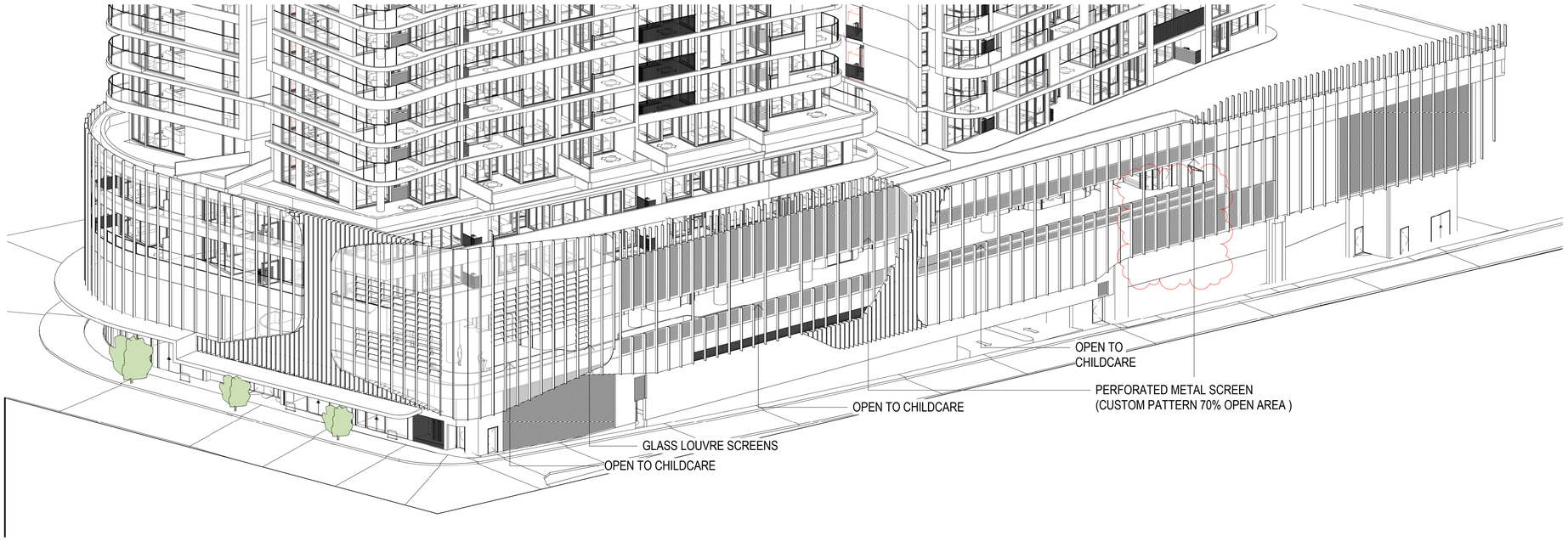
ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	21/02/20
C	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



1 DA_ELEVATION NORTH - (HUMPHRIES LN)
1 : 200



2 LEVEL 01 - CHILDCARE DETAILS
1 : 200



3 3D FACADE DETAILS

Date generated:04/03/2020 9:41:28 AM C:\REVIT_LOCAL\2017147-JT-S-SHT-AR-DA-18_akowalczyk.rvt

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: Approver
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
FACADE DETAILS - CHILDCARE

DATE	SCALE @ A1	DRAWN
11/20/19	As indicated	BP

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-705	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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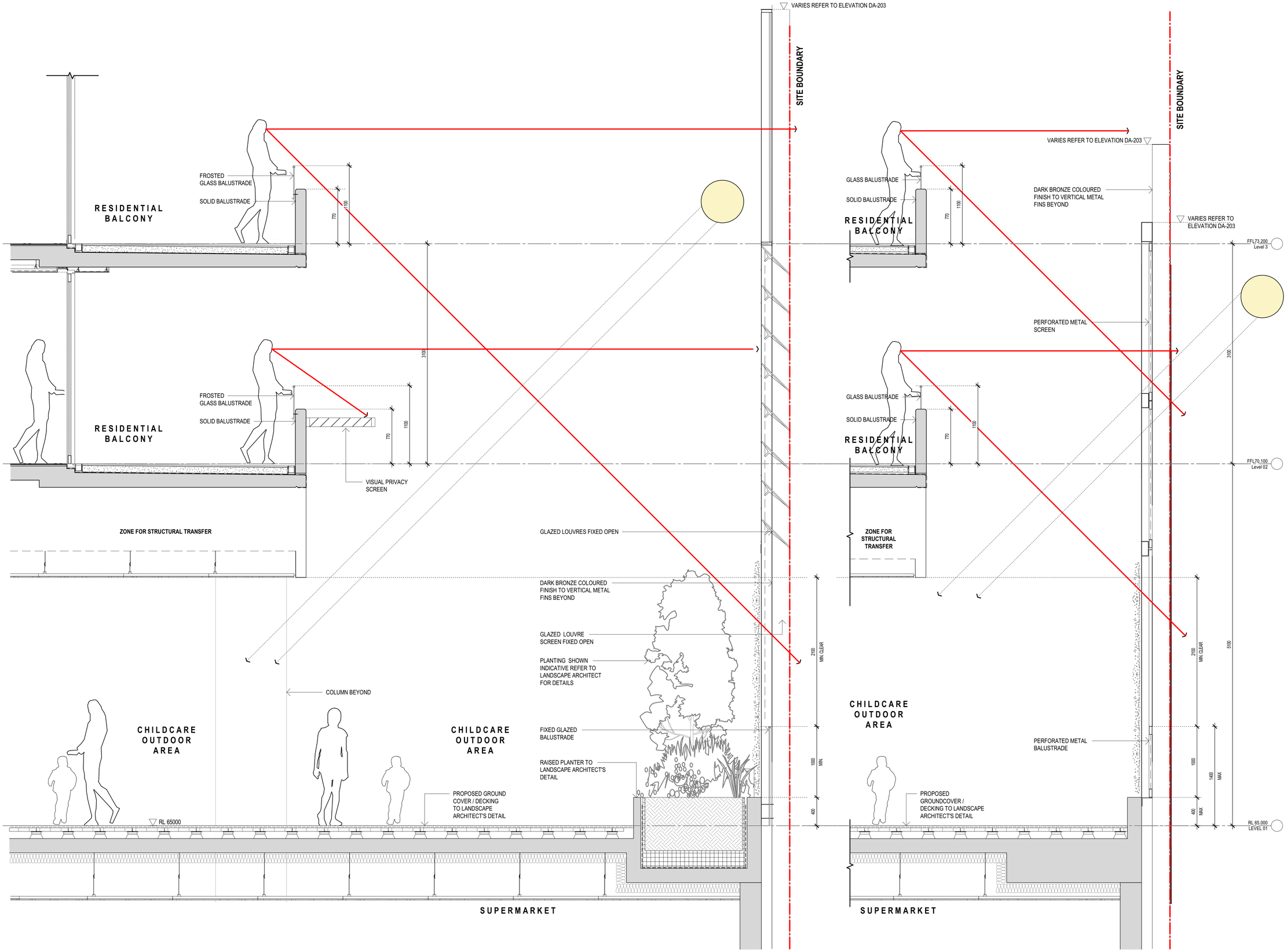
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	21/02/20



1 FACADE DETAIL SECTION - GLAZED SCREEN
1 : 25

2 FACADE DETAIL SECTION - PERFORATED METAL SCREEN
1 : 25

Date generated:18/03/2020 12:11:31 PM C:\REVIT_LOCAL\2017147-JT-S-SHT-AR-DA-18_wwu@jacksonteece.com.rvt

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DEVELOPMENT APPLICATION

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DRAWING
FACADE DETAIL SECTIONS - CHILDCARE

DATE	SCALE @ A1	DRAWN
11/21/19	1 : 25	CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-706	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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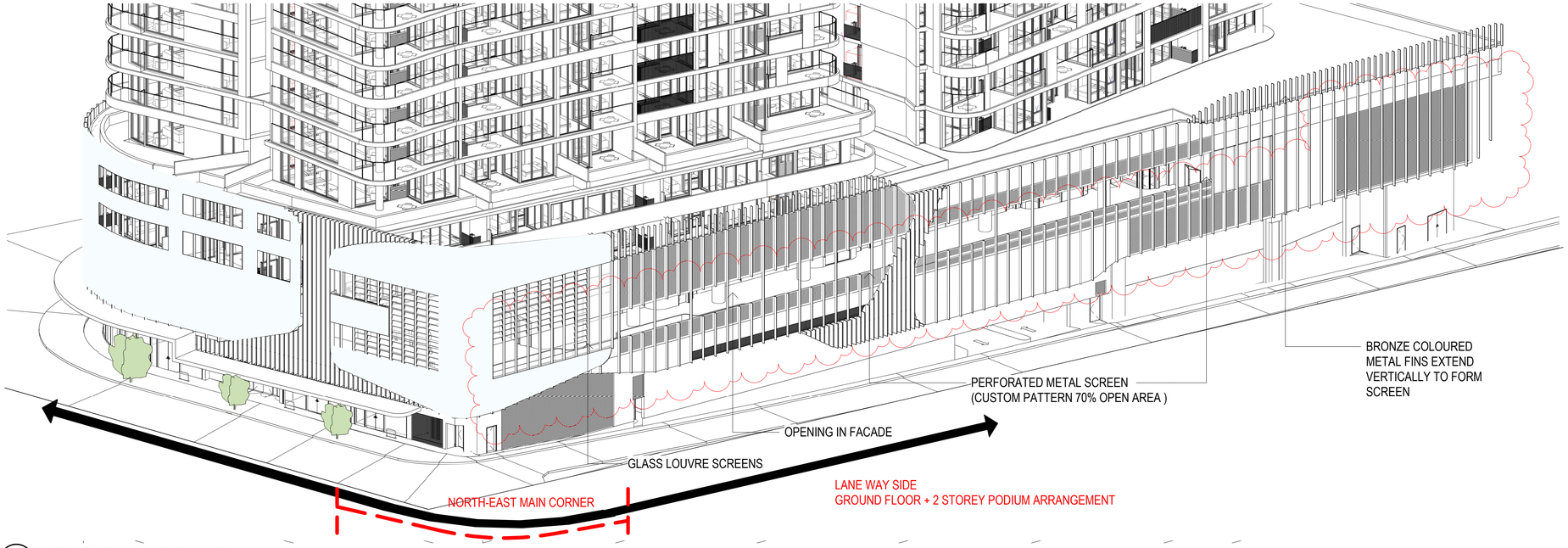
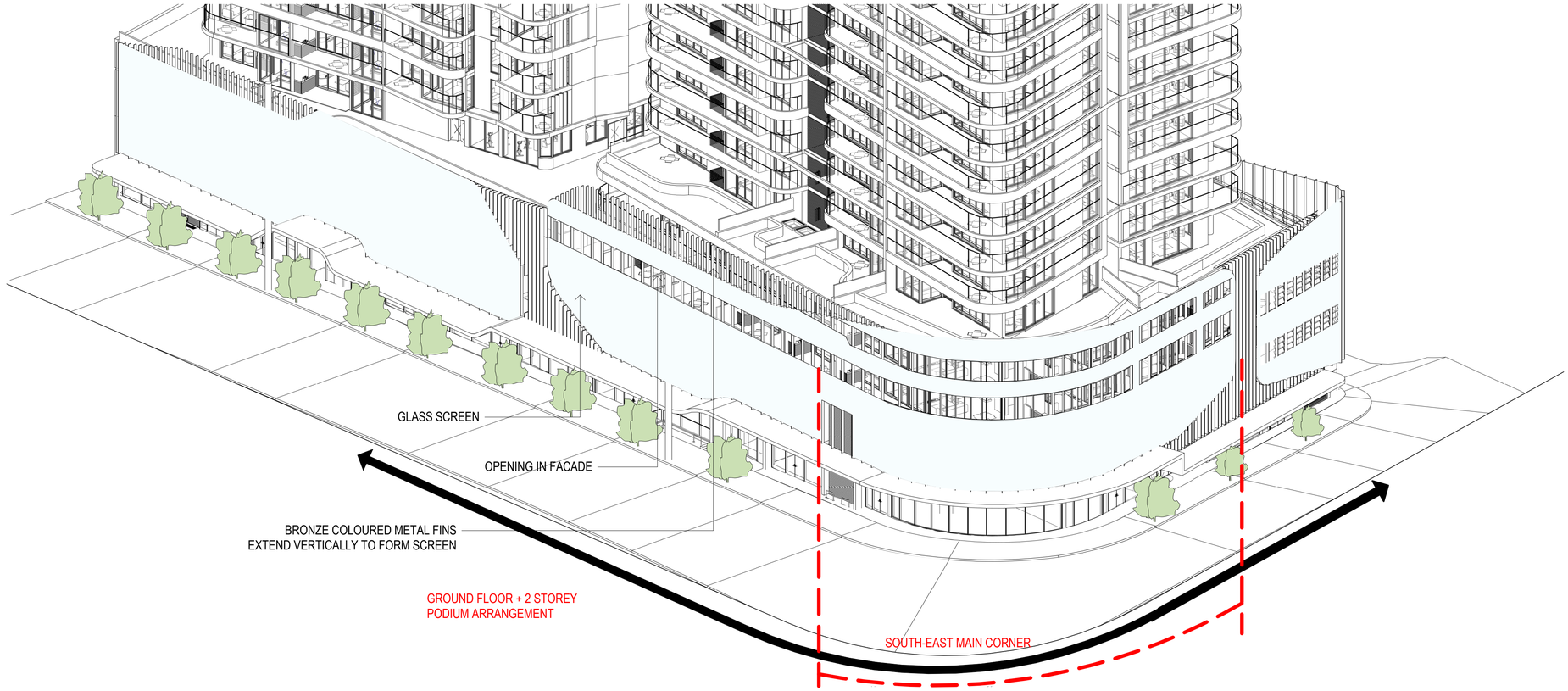
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



1 NORTH - EAST MAIN CORNER 3D VIEW



3 SOUTH-EAST MAIN CORNER 3D VIEW

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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: CR

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DRAWING
PODIUM HEIGHT DIAGRAMS

DATE	SCALE @ A1	DRAWN
11/21/19	1 : 5	CR

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-707	B

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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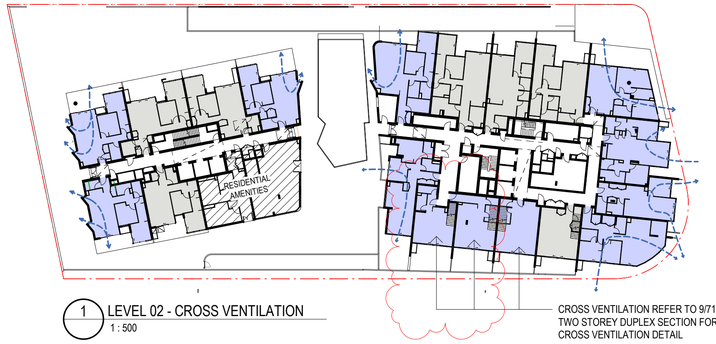
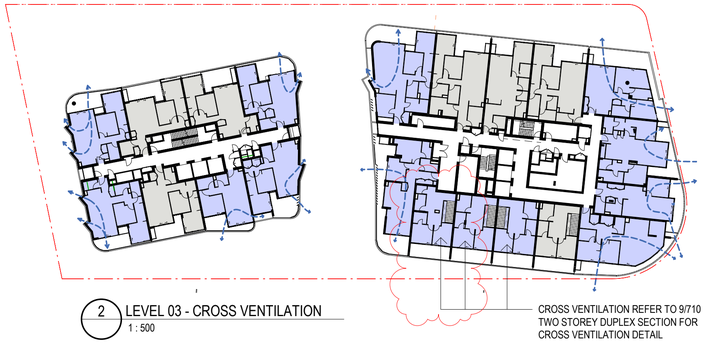
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	PRELIMINARY ISSUE FOR REVISED DA	JS	22/05/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	24/07/19
E	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
F	ISSUE FOR DA - REVISED (BCC RFI)	JS	28/02/20



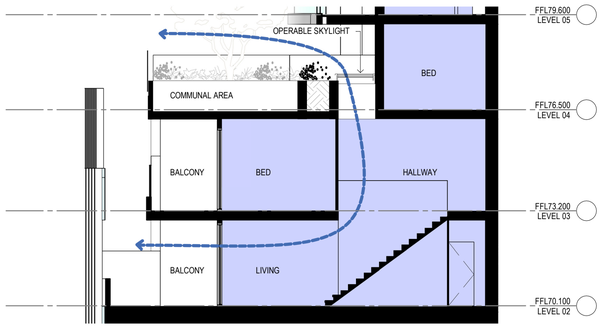
1 LEVEL 02 - CROSS VENTILATION
1 : 500

CROSS VENTILATION REFER TO 9/710 TWO STOREY DUPLEX SECTION FOR CROSS VENTILATION DETAIL



2 LEVEL 03 - CROSS VENTILATION
1 : 500

CROSS VENTILATION REFER TO 9/710 TWO STOREY DUPLEX SECTION FOR CROSS VENTILATION DETAIL

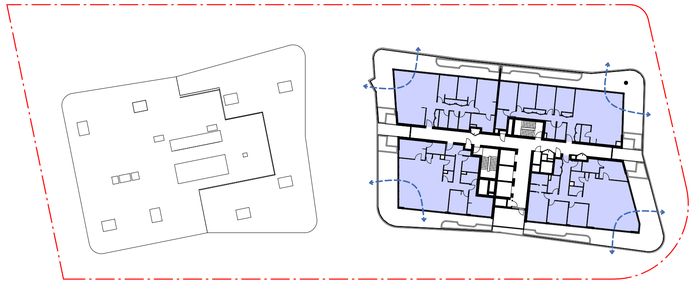


5 DUPLEX SECTION - CROSS VENT
1 : 100

3 LEVEL 04 - CROSS VENTILATION
1 : 500

4 LEVEL 05-08 - CROSS VENTILATION
1 : 500

6 TYPICAL (LEVEL 09-14) - CROSS VENTILATION
1 : 500



7 DA-201 LEVEL 15 - CROSS VENTILATION
1 : 500

CROSS VENTILATION LEGEND

NO
YES

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
CROSS VENTATION DIAGRAMS

DATE	SCALE @ A1	DRAWN
18/03/19	As indicated	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-710	F

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

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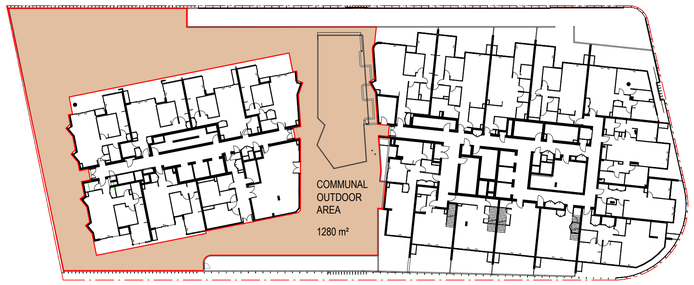
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - SYDNEY TRAIN RFI	JS	6/11/19
C	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19



OBJECTIVE 3D-1 COMMUNAL OPEN SPACE

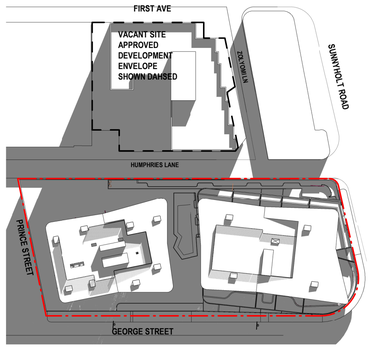
Communal open space has a minimum area equal to 25% of the site
SITE AREA : 4692sqm
4692 x 0.25 = 1173 sqm (minimum requirements)

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

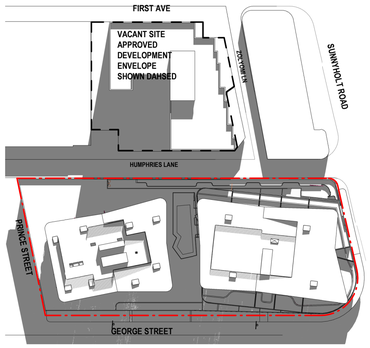
OPEN SPACE

COMMUNAL OUTDOOR AREA

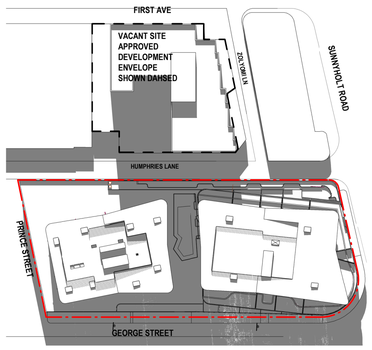
1 LEVEL 02
1 : 500



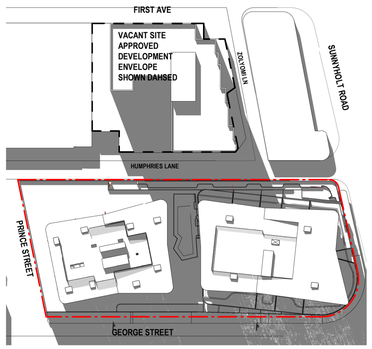
2 SUN ANALYSIS 21ST JUNE - 9am



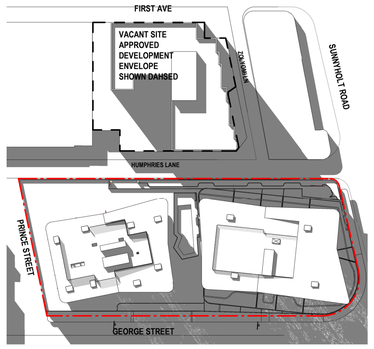
3 SUN ANALYSIS 21ST JUNE - 10am



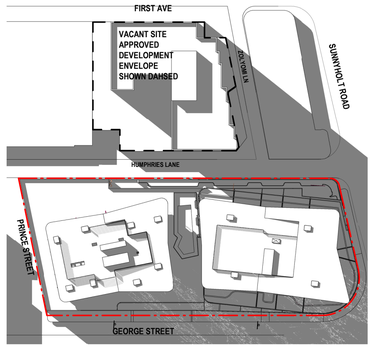
4 SUN ANALYSIS 21ST JUNE - 11am



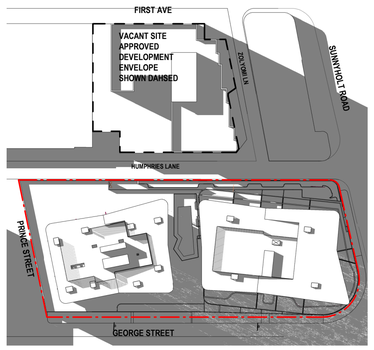
5 SUN ANALYSIS 21ST JUNE- 12pm



6 SUN ANALYSIS 21ST JUNE - 1pm



7 SUN ANALYSIS 21ST JUNE - 2pm



8 SUN ANALYSIS 21ST JUNE - 3pm

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

DRAWING
COMMUNAL OPEN SPACE

DATE	SCALE A1 @	DRAWN
18/03/19	As indicated	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-730	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

REQUIRED AREAS

REQUIRED OUTDOOR PLAY AREA = 595 m²
7.0m² PER CHILD EXTERNAL PLAY AREA
85 CHILDREN X 7.0m² = 595 m²

MAXIMUM COVERED OUTDOOR PLAY AREA = 60% MAX.

EDUCATION AND CARE SERVICES NATIONAL REGULATIONS 2011 No.653
Space Requirements - Outdoor Space

CHILDCARE - OUTDOOR AREAS		
NAME	AREA	PERCENTAGE
COVERED OUTDOOR AREA	361 m²	60.0%
UNCOVERED OUTDOOR AREA	240 m²	40.0%
TOTAL EXTERNAL AREA	601 m²	100.0%

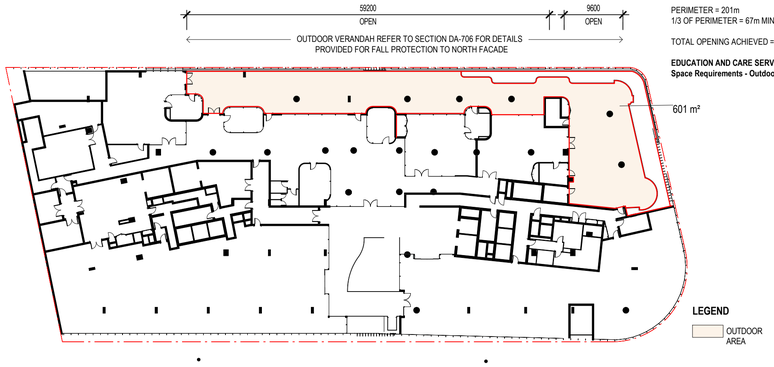
REQUIREMENT

OPEN AT LEAST 1/3 OF PERIMETER

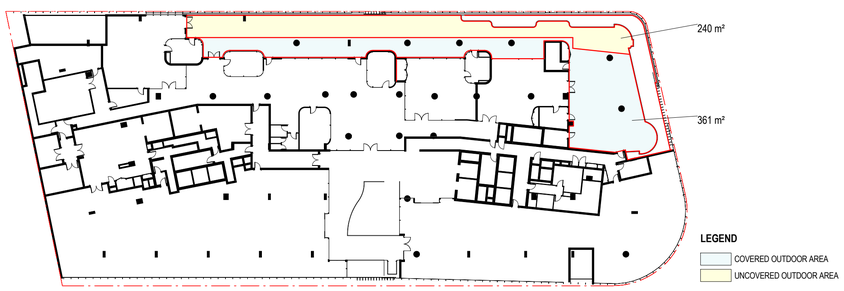
PERIMETER = 201m
1/3 OF PERIMETER = 67m MINIMUM

TOTAL OPENING ACHIEVED = 68.8m

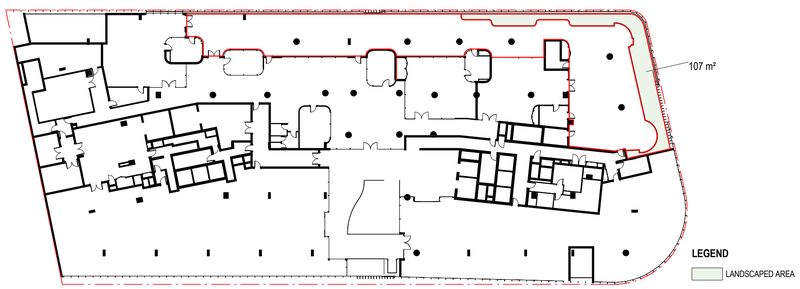
EDUCATION AND CARE SERVICES NATIONAL REGULATIONS 2011 No.653
Space Requirements - Outdoor Space



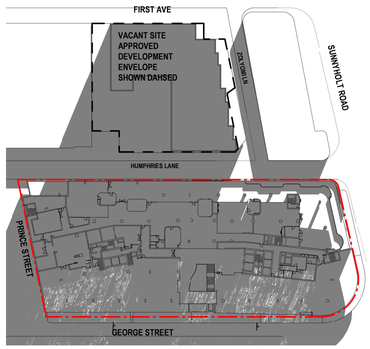
18 UNENCUMBERED OUTDOOR AREA
1 : 500



16 COVERED OUTDOOR SPACE
1 : 500



17 LANDSCAPED AREA
1 : 500



2 CHILDCARE - SUN ANALYSIS 21ST JUNE - 9am

3 CHILDCARE - SUN ANALYSIS 21ST JUNE - 10am

4 CHILDCARE - SUN ANALYSIS 21ST JUNE - 11am

5 CHILDCARE - SUN ANALYSIS 21ST JUNE - 12pm

6 CHILDCARE - SUN ANALYSIS 21ST JUNE - 1pm

7 CHILDCARE - SUN ANALYSIS 21ST JUNE - 2pm

8 CHILDCARE - SUN ANALYSIS 21ST JUNE - 3pm

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19
C	ISSUE FOR DA - REVISED (BCC RFI)	JS	21/02/20

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
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好 運 廣 場

DRAWING
CHILDCARE CENTRE OUTDOOR SPACE

DATE	SCALE @ A1	DRAWN
18/03/19	As indicated	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-731	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
JACKSON TEECE

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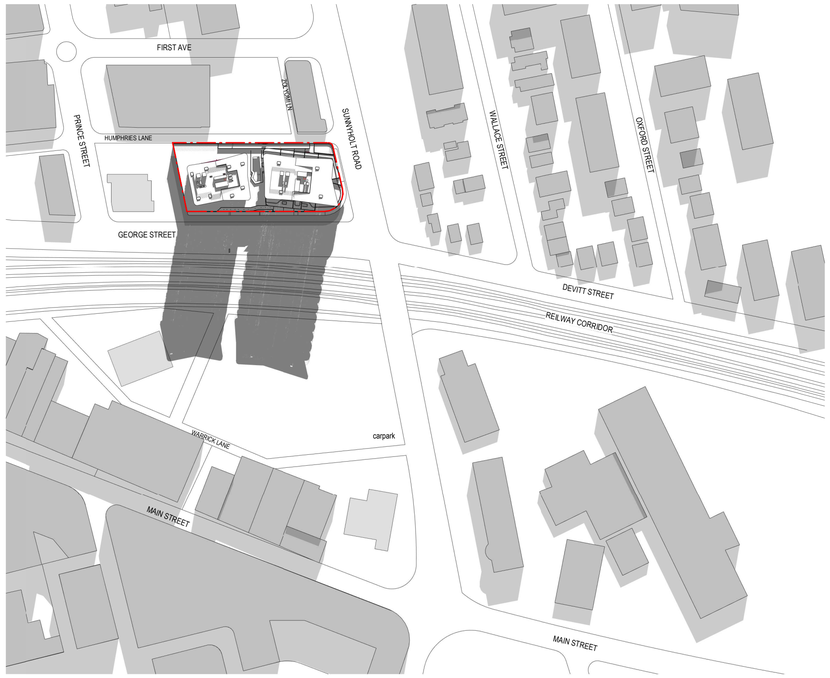
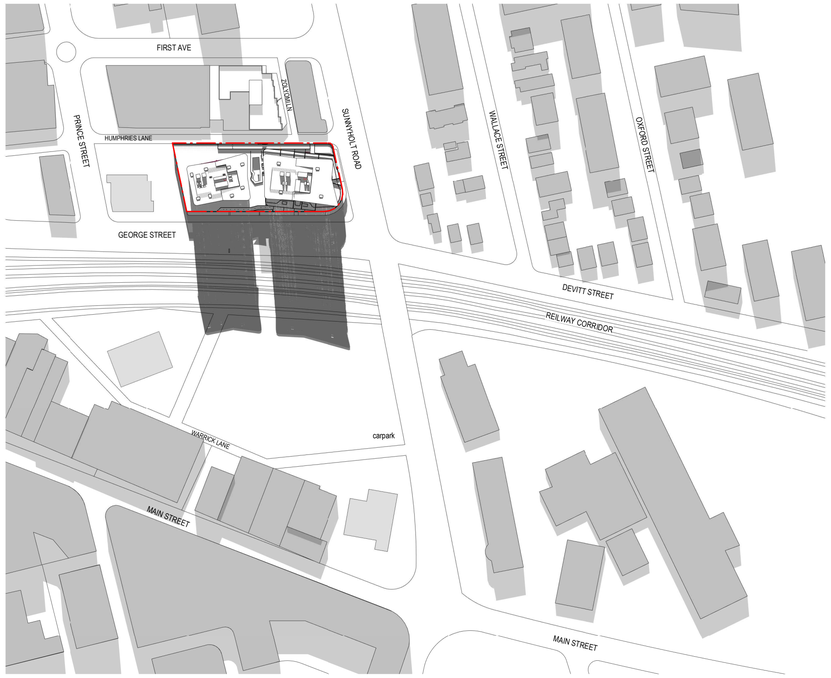
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	3/06/19
C	ISSUE FOR DA - REVISED	JS	22/07/19

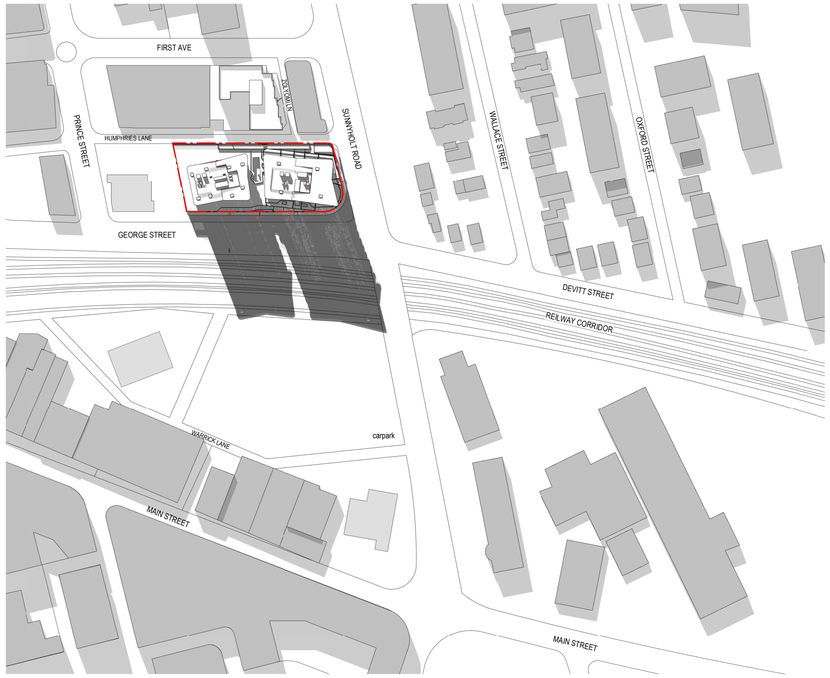
1 9:00 AM 21 JUN



3 10:00 AM 21 JUN



4 11:00 AM 21 JUN



2 12:00 PM 21 JUN

KEY:

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT

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好 運 廣 場

DRAWING
SHADOW DIAGRAMS 21 JUN
(9AM, 10AM, 11AM & 12PM)

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 2000	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-800	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

JACKSON TEECE

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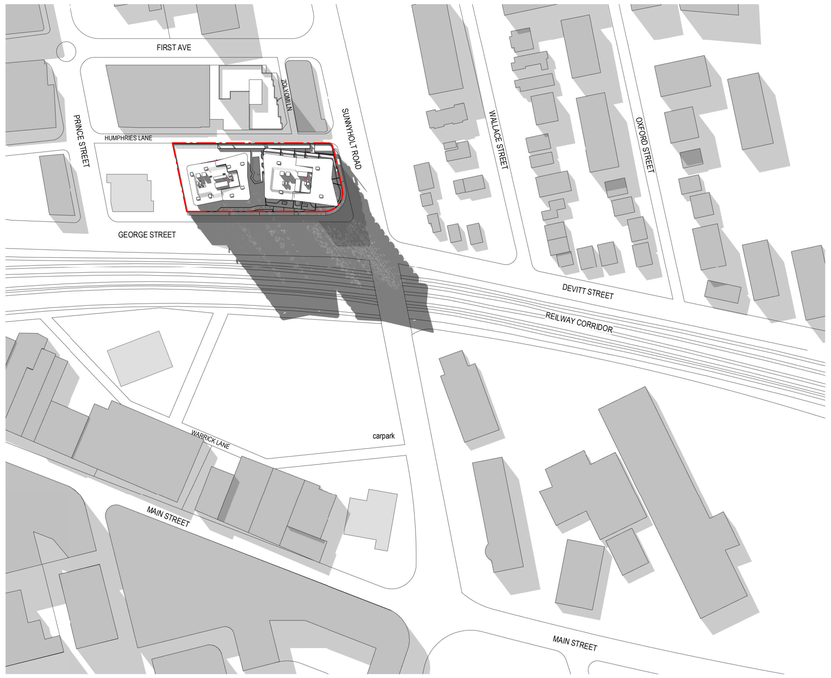
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	3/06/19
C	ISSUE FOR DA - REVISED	JS	22/07/19



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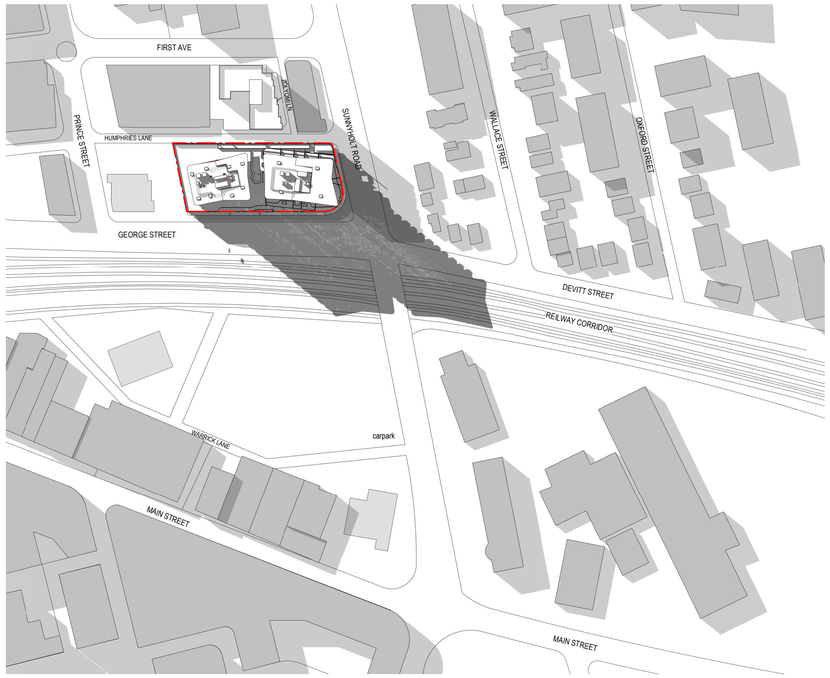

3 02:00 PM 21 JUN

1 3:00 PM 21 JUN

KEY:

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
.
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好 運 廣 場

DRAWING
SHADOW DIAGRAMS 21 JUN
(1PM, 2 PM & 3PM)

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 2000	JC

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-801	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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Trading as Jackson Teece
ABN 15 083 837 290

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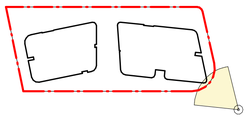
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA (BASIX COMMITMENTS & DRAWING LIST REVISIONS REVISED)	JS	1/04/19
C	ISSUE FOR DA - REVISED	JS	3/06/19
D	ISSUE FOR DA - REVISED	JS	22/07/19

KEY PLAN



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DEVELOPMENT APPLICATION

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好 運 廣 場

DRAWING
PERSPECTIVE (3D) VIEW 1

DATE	SCALE A1 @	DRAWN
18/03/19	1 : 200	ZZ

PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017147	A	DA-910	D

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
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ABN 15 083 837 290
JACKSON TEECE

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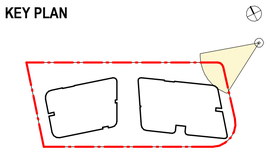
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED	JS	3/06/19
C	ISSUE FOR DA - REVISED	JS	22/07/19

KEY PLAN



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DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA
好 運 廣 場

DRAWING
PERSPECTIVE (3D) VIEW 2

DATE	SCALE @ A1	DRAWN
18/03/19	1 : 200	ZZ

PROJECT No.	DRAWING No.	ISSUE
2017147	DA-911	C

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

JACKSON TEECE

01 TIMBER LOOK SOFFIT FINISH

LOCATION: PENTHOUSE SOFFIT
COLOUR: TIMBER LOOK

07 CLEAR VISION GLAZING TO SHOPFRONTS

LOCATION: SHOPFRONTS
MATERIAL: CLEAR VISION GLAZING

13 PERFORATED METAL PRIVACY SCREEN

LOCATION: NORTHERN FACADE
MATERIAL: PERFORATED METAL
PATTERN: CUSTOM PATTERN
FINISH: POWDERCOAT FINISH
COLOUR: SILVER

19 BRONZE COLOURED FINISH TO EXTERNAL WALL

LOCATION: EXTERNAL WALLS - TOWERS
COLOUR: BRONZE

02 SILVER COLOUREDFINISH TO METAL SLAB EDGE

08 WHITE COLOURED FINISH TO EXTERNAL WALLS

LOCATION: EXTERNAL WALLS
SUBSTRATE: CONCRETE
COLOUR: WHITE

14 FIXED PERFORATED METAL SCREEN

LOCATION: CHILDCARE FACADE
MATERIAL: PERFORATED METAL
PATTERN: CUSTOM PATTERN
FINISH: POWDERCOAT FINISH
COLOUR: BRONZE

03 BRONZE COLOURED FINISH TO METAL SLAB EDGE

09 1.5M HIGH FRAMED GLASS BALUSTRADE

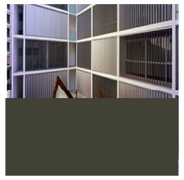
LOCATION: APARTMENT BALUSTRADES ALUMINIUM
MATERIAL: GLASS
COLOUR: CLEAR

15 POWDER COATED WHITE ALUMINIUM FASCIA

LOCATION: STREET AWNING
MATERIAL: CONCRETE
ALUMINIUM FASCIA
FINISH: POWDERCOAT FINISH
COLOUR: BRONZE

04 DARK BRONZE COLOURED FINISH TO WINDOWS, DOORS

LOCATION: APARTMENT WINDOW WALL
MATERIAL: ALUMINIUM
COLOUR: DARK BRONZE



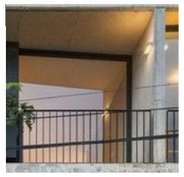
10 FIXED ALUMINIUM PRIVACY SCREENS

LOCATION: EAST & WEST RESIDENTIAL FACADE
MATERIAL: ALUMINIUM
SHAPE: ELIPTICAL FIN (300mm x 80mm)
FINISH: POWDERCOAT FINISH
COLOUR: DARK BRONZE

16 GREY COLOURED CONCRETE FINISH

LOCATION: PODIUM FACADE (STREET LEVEL)
COLOUR: GREY

05 WHITE FINISH TO METAL SLAB EDGE



11 METAL BALUSTRADE

LOCATION: BALCONIES WHERE INDICATED
COLOUR: CHARCOAL

17 BRONZE COLOURED CONCRETE FINISH

LOCATION: EXTERNAL WALLS
NORTH PODIUM FACADE
COLOUR: TO MATCH BRONZE FINS

06 BRONZE COLOURED GLAZING TO PODIUM

LOCATION: PODIUM FACADE VISION
PRODUCT: GLAZING & GREY COLOUR BACK TO SPANDREL PANELS EQ. VIRIDIAN SUPERBRONZE SUBJECT TO ENERGY PERFORMANCE REQUIREMENTS
COLOUR: BRONZE

12 1.8M HIGH PLANT SCREEN TO ACOUSTIC REQUIREMENTS

LOCATION: ROOF TOP PLANT LOUVRE
MATERIAL: EXTRUDED ALUMINIUM VENTILATION LOUVRE
FINISH: POWDERCOAT FINISH
COLOUR: TO MATCH ADJACENT WALL COLOUR

18 BRONZE COLOURED FINISH TO STEEL CLADDING

LOCATION: METAL CLADDING TO PODIUM FACADE
PRODUCT: EQ. TO LYSAGHT LONGLINE
FIXING: CONCEALED
FINISH: POWDERCOATED
COLOUR: BRONZE

NOTES:
MATERIALS & FINISHES ARE FOR DESIGN INTENT PURPOSES ONLY AND SUBJECT TO DESIGN DEVELOPMENT AT DETAIL DESIGN STAGE.

ISSUE	DESCRIPTION	APPROVED	DATE
A	ISSUE FOR DA	JS	18/03/19
B	ISSUE FOR DA - REVISED (BCC RFI)	JS	4/12/19

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR
DEVELOPMENT APPLICATION

APPROVED BY: JS
CHECKED BY: JS

CLIENT
GOOD LUCK PLAZA 好運廣場

PROJECT
5 - 19 GEORGE STREET, BLACKTOWN

DRAWING TITLE
MATERIALS AND FINISHES

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)
JACKSON TEECE

50mm on original

DATE	SCALE@ A3	DRAWN
18/03/19	1 : 200	JC

PROJECT No.	DISCP.	DRAWING	ISSUE
2017147	A	DA-920	B

Date generated: 04/12/2019 7:02:59 PM C:\REVIT_LOCAL\2017147-JT-S-SHT-AR-DA-18_cryan.rvt

MIXED USE DEVELOPMENT

5-19 George Street, Blacktown

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
L-000	COVER SHEET	
L-C100	COMPOSITE LANDSCAPE RENDER	1:200
L-100	COMPOSITE LANDSCAPE PLAN	1:200
L-101	GROUND FLOOR LANDSCAPE PLAN	1:200
L-102	LEVEL 1 LANDSCAPE PLAN	1:200
L-103	LEVEL 2 LANDSCAPE PLAN	1:200
L-104	LEVEL 4 LANDSCAPE PLAN	1:200
L-105	LEVEL 15 LANDSCAPE PLAN	1:200
L-201	GROUND FLOOR HARDSCAPE PLAN	1:200
L-202	LEVEL 1 HARDSCAPE PLAN	1:200
L-203	LEVEL 2 HARDSCAPE PLAN	1:200
L-204	LEVEL 4 HARDSCAPE PLAN	1:200
L-205	LEVEL 15 HARDSCAPE PLAN	1:200
L-401	GROUND FLOOR PLANTING PLAN	1:200
L-402	LEVEL 1 PLANTING PLAN	1:200
L-403	LEVEL 2 PLANTING PLAN	1:200
L-404	LEVEL 4 PLANTING PLAN	1:200
L-405	LEVEL 15 PLANTING PLAN	1:200
L-501	LANDSCAPE SPECIFICATIONS AND DETAILS	AS SHOWN
L-502	LANDSCAPE SPECIFICATIONS AND DETAILS	AS SHOWN

NOT FOR CONSTRUCTION

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LEGEND

Issue	Revision Description	Drawn	Check	Date
H	Development Application	EN	RS	06.11.2019
G	Development Application	NPE	RS	19.07.2019
F	Development Application	NPE	RS	27.05.2019
E	Development Application	NPE	RS	11.03.2019
D	Development Application	NPE	RS	06.03.2019
C	For DA Coordination	NPE	RS	14.02.2019
B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

A1

Key Plan:

SITE IMAGE

Landscape Architects

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 5698 2877
www.siteimage.com.au

Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
COVER PAGE

Sheet _ of _

DEVELOPMENT APPLICATION

Scale:

Job Number: SS18-3867

Drawing Number: L-000

Issue: H

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Issue	Revision Description	Drawn	Check	Date
H	Development Application	EN	RS	06.11.2019
G	Development Application	NPE	RS	19.07.2019
F	Development Application	NPE	RS	27.05.2019
E	Development Application	NPE	RS	11.03.2019
D	Development Application	NPE	RS	06.03.2019
C	For DA Coordination	NPE	RS	14.02.2019
B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan.

SITE IMAGE

Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
COMPOSITE LANDSCAPE RENDER

Sheet _ of _

DEVELOPMENT APPLICATION

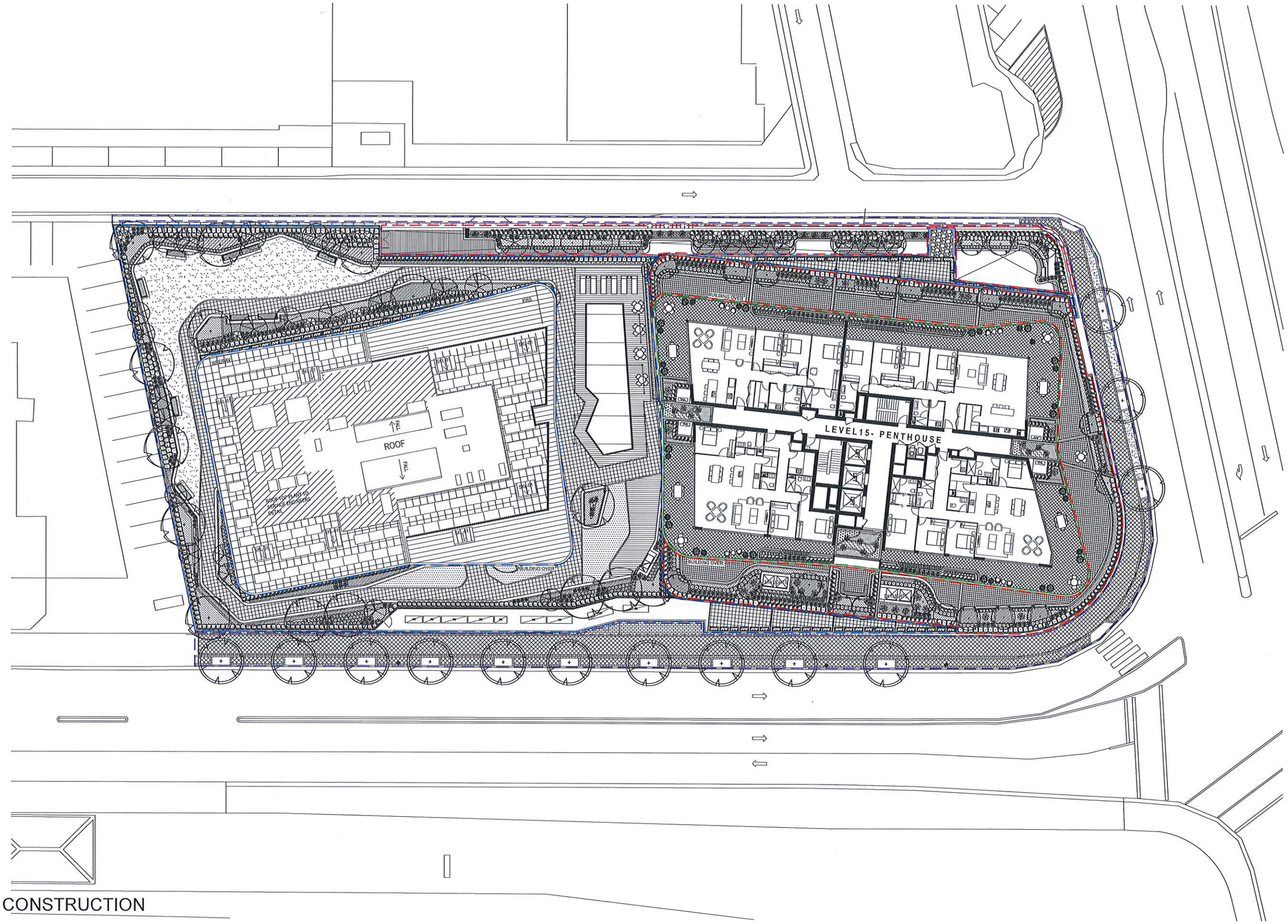
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-C100

Issue: H

A1



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H	Development Application	EN	RS	06.11.2019
G	Development Application	NPE	RS	19.07.2019
F	Development Application	NPE	RS	27.05.2019
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D	Development Application	NPE	RS	06.03.2019
C	For DA Coordination	NPE	RS	14.02.2019
B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

A1

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

- Ground Floor
- Level 1
- Level 2
- Level 4
- Level 15

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Landscape Architects

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Redfern NSW 2016
Australia

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Fax: (61 2) 9698 2877
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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
COMPOSITE LANDSCAPE PLAN

Sheet _ of _

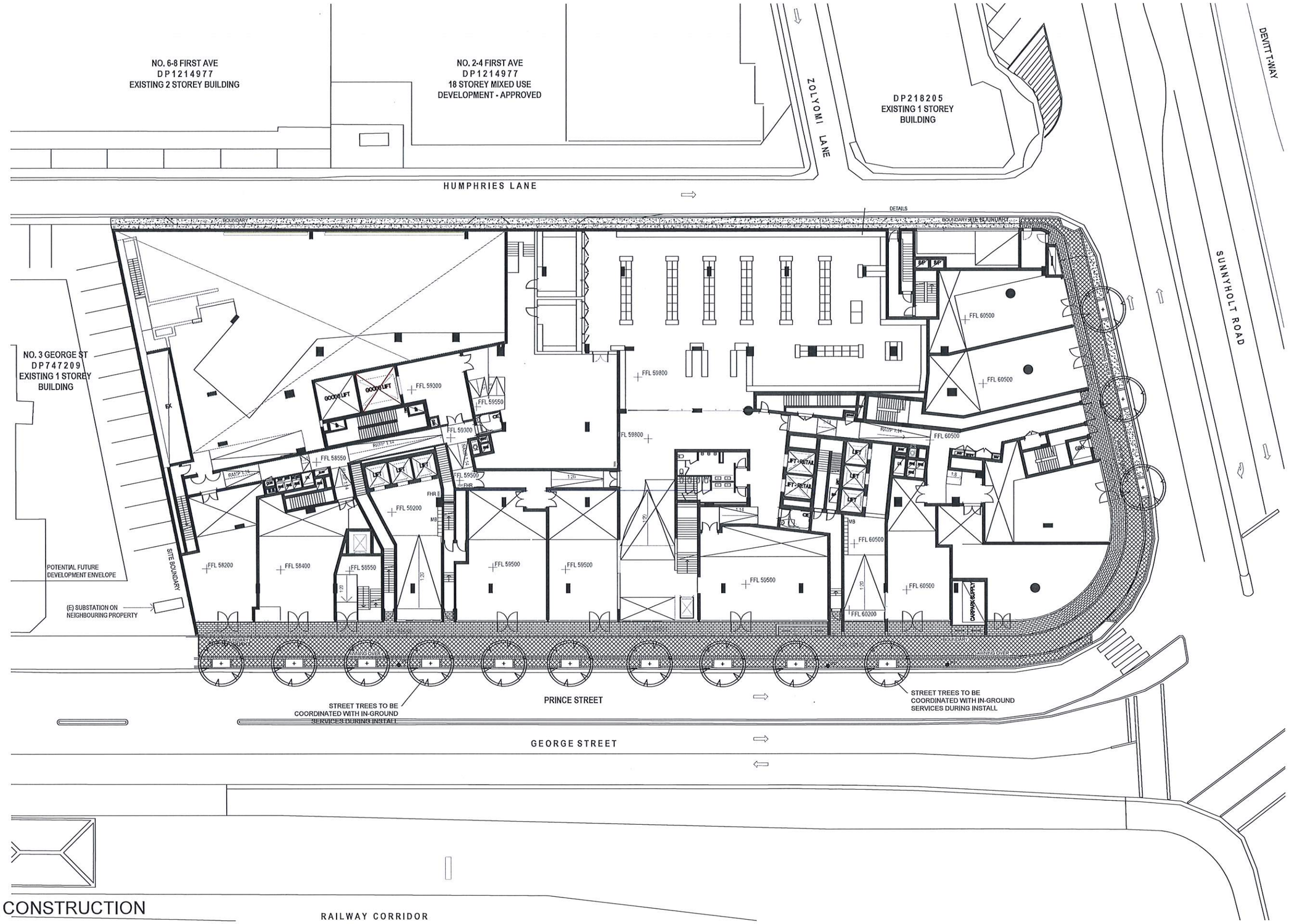
DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-100

Issue: H



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B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

A1

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
LANDSCAPE PLAN
GROUND FLOOR

Sheet _ of _

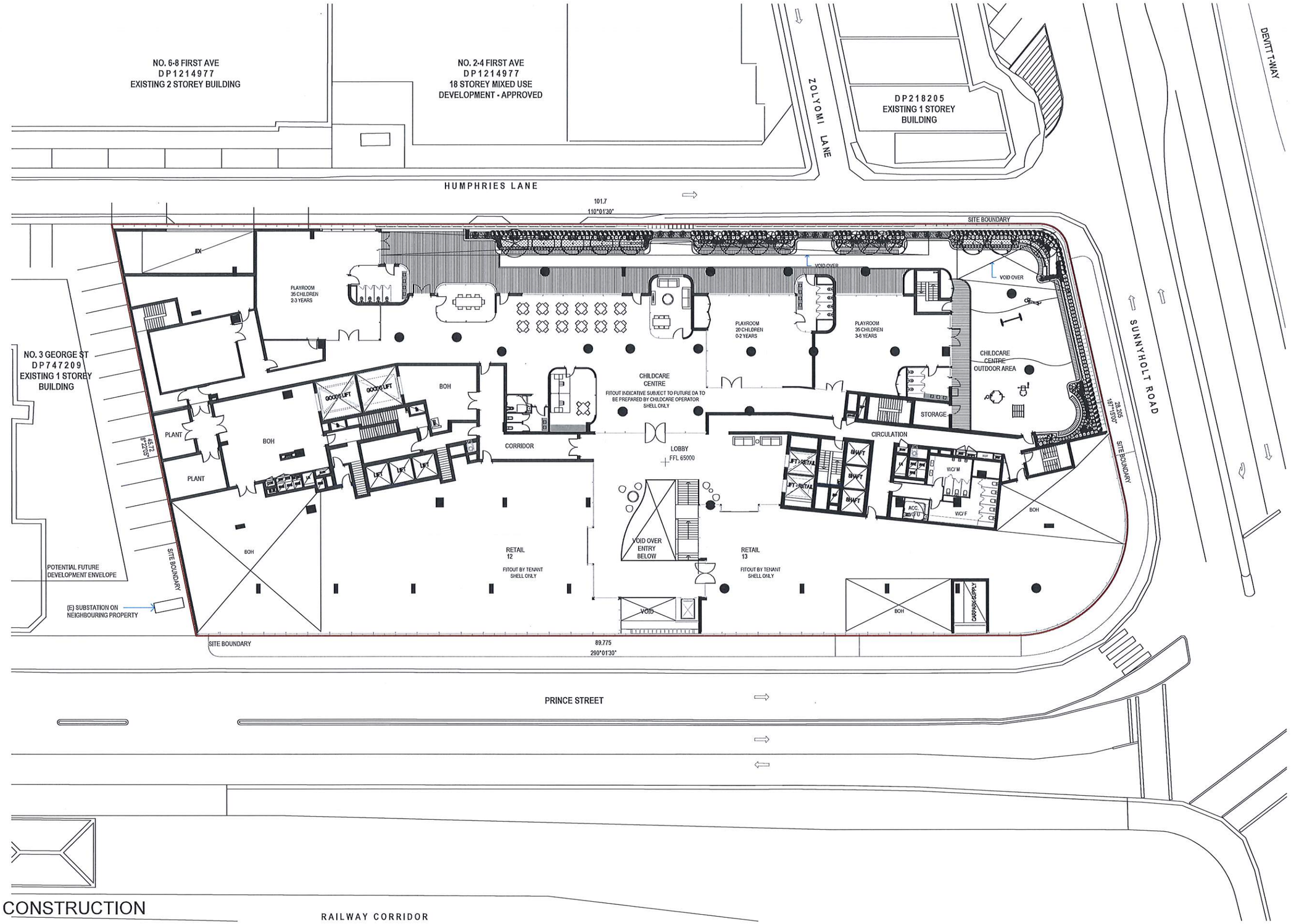
DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-101

Issue: H



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A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

A1

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

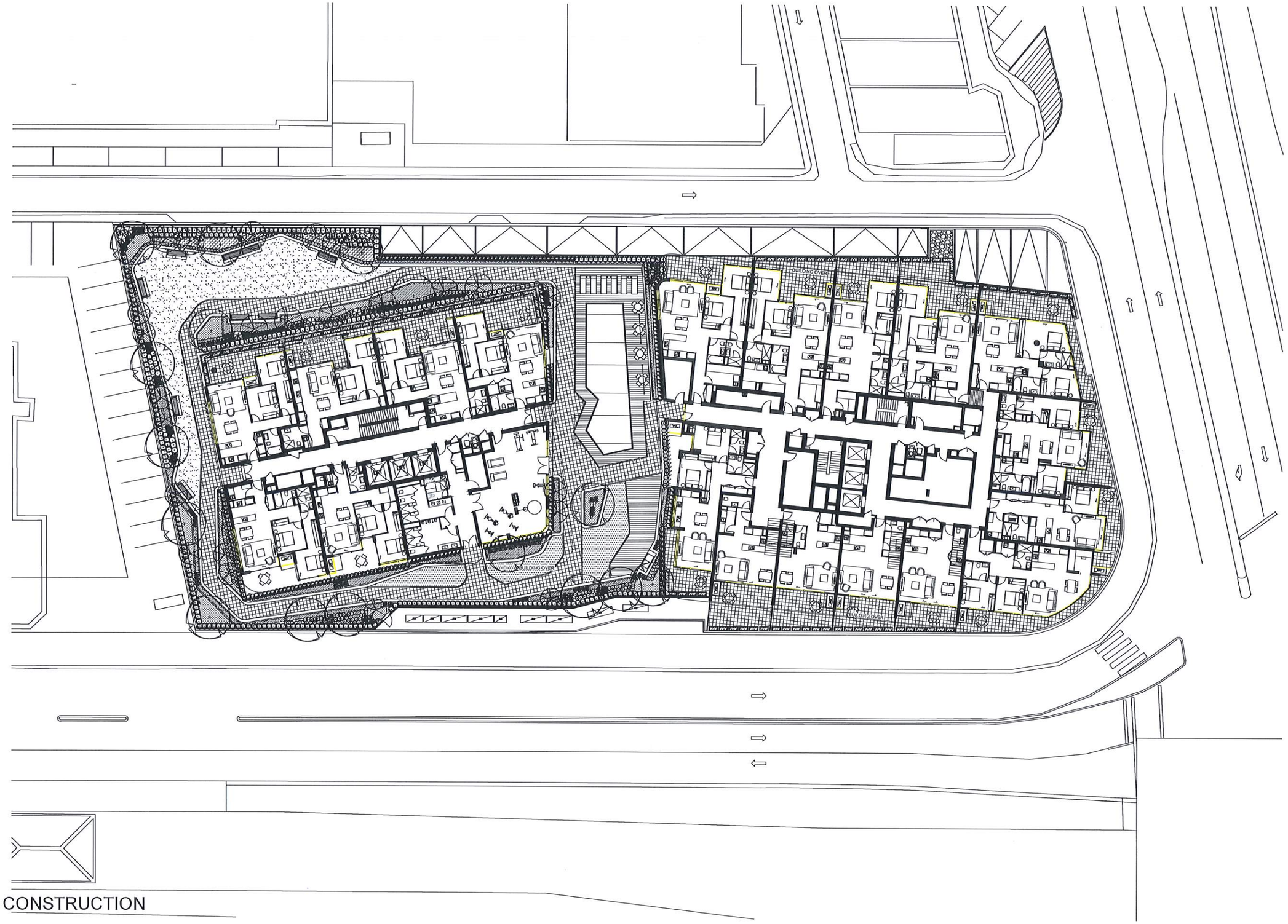
Drawing Name:
LANDSCAPE PLAN
LEVEL 1

Sheet _ of _

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1
0 1 2 4 6 10m

Job Number: SS18-3867
Drawing Number: L-102
Issue: H



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B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

A1

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
LANDSCAPE PLAN
LEVEL 2

Sheet _ of _

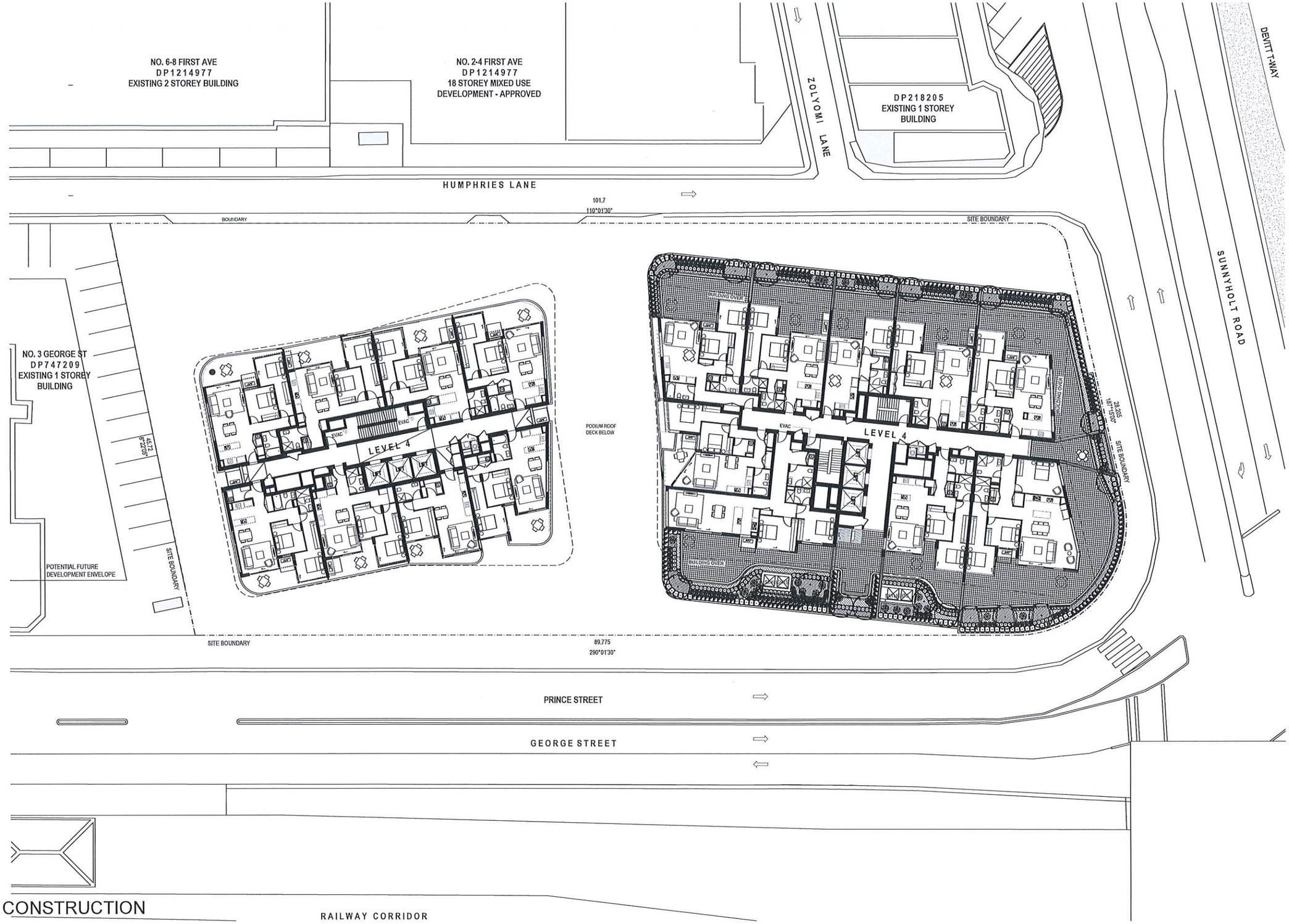
DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-103

Issue: H



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A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
LANDSCAPE PLAN
LEVEL 4

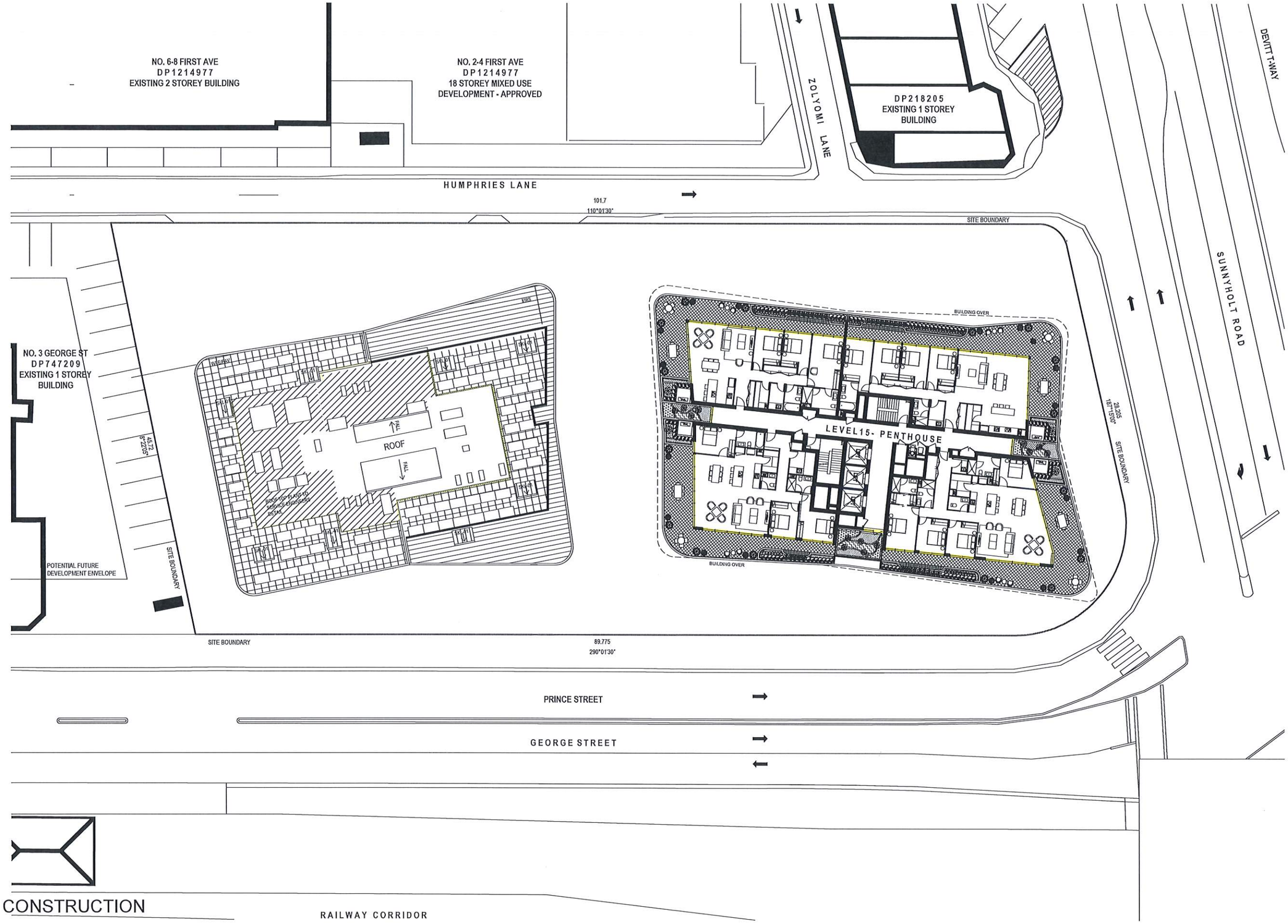
Sheet _ of _

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1
0 1 2 4 6 10m

Job Number: SS18-3867
Drawing Number: L-104
Issue: H

A1



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A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Turf
- Artificial Turf
- Unit Paving
- Brick Edging
- Walls
- Timber Decking
- Furniture
- Container Planters
- Seating

Key Plan:

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Architect: Jackson Teece

Project:
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Drawing Name:
LANDSCAPE PLAN
LEVEL 15

Sheet _ of _

DEVELOPMENT APPLICATION

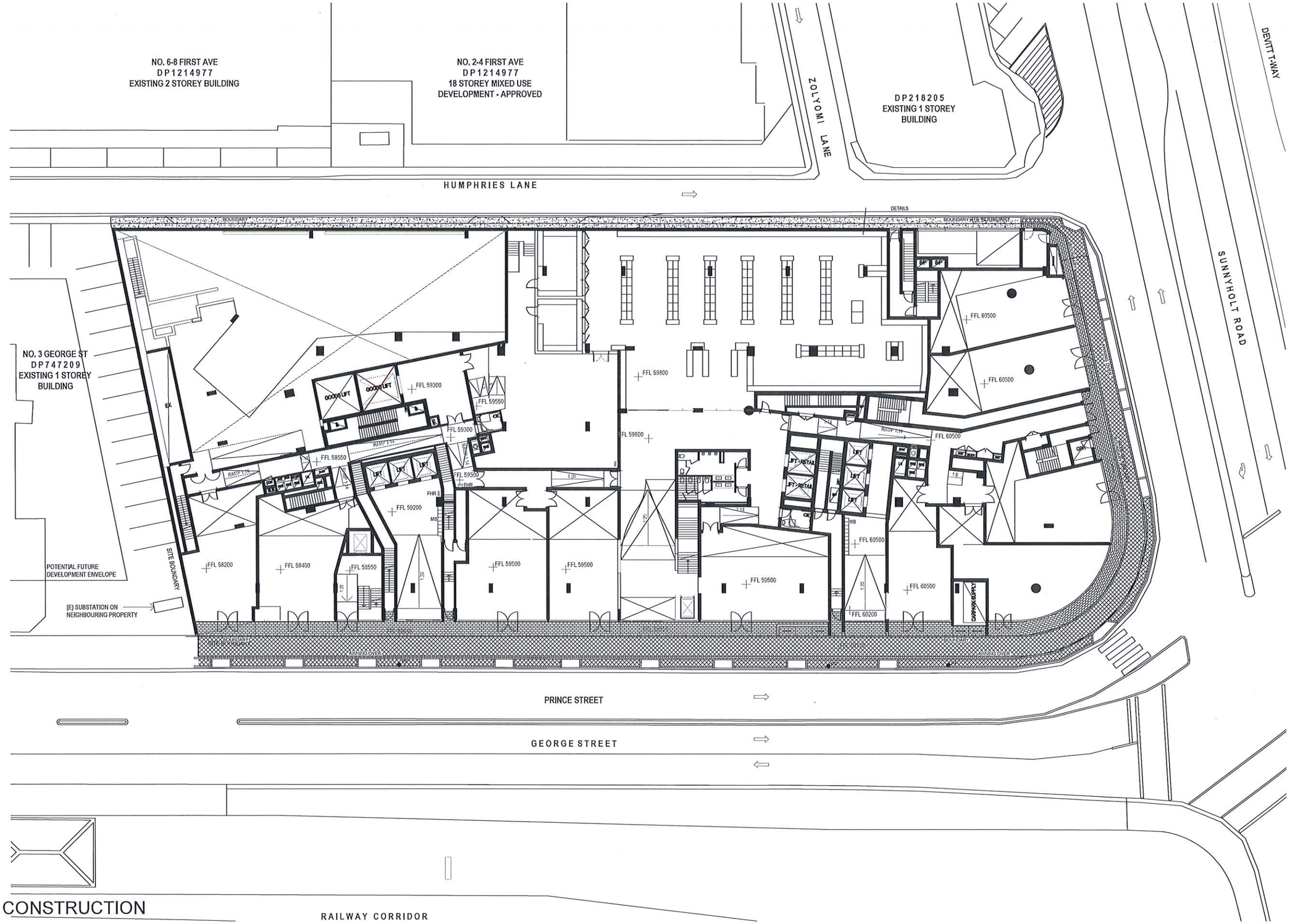
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-105

Issue: H

A1



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A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Furniture
- Container Planters
- Seating
- Unit Paving
- Brick Edging
- Timber Decking
- Walls
- Soil Depth
- Artificial Turf

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
HARDSCAPE PLAN
GROUND FLOOR

Sheet _ of _

DEVELOPMENT APPLICATION

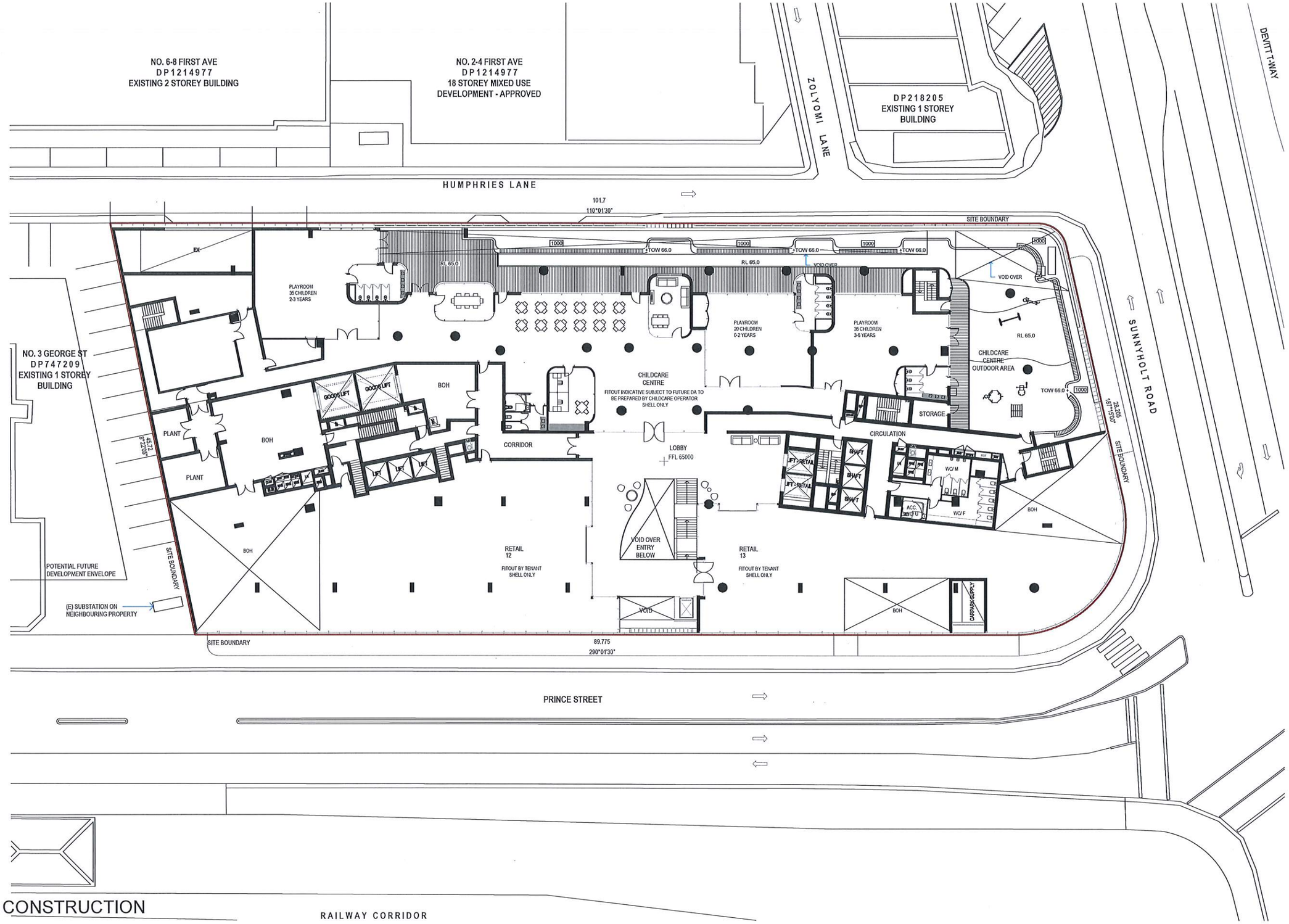
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-201

Issue: H

A1



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A	For DA Coordination	NPE	RS	17.08.2018

A1

LEGEND

- Furniture
- Container Planters
- Seating
- Unit Paving
- Brick Edging
- Timber Decking
- Walls
- 1000 Soil Depth
- Artificial Turf

Key Plan:

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Client:
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Architect: Jackson Teece

Project:
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Drawing Name:
HARDSCAPE PLAN
LEVEL 1

Sheet _ of _

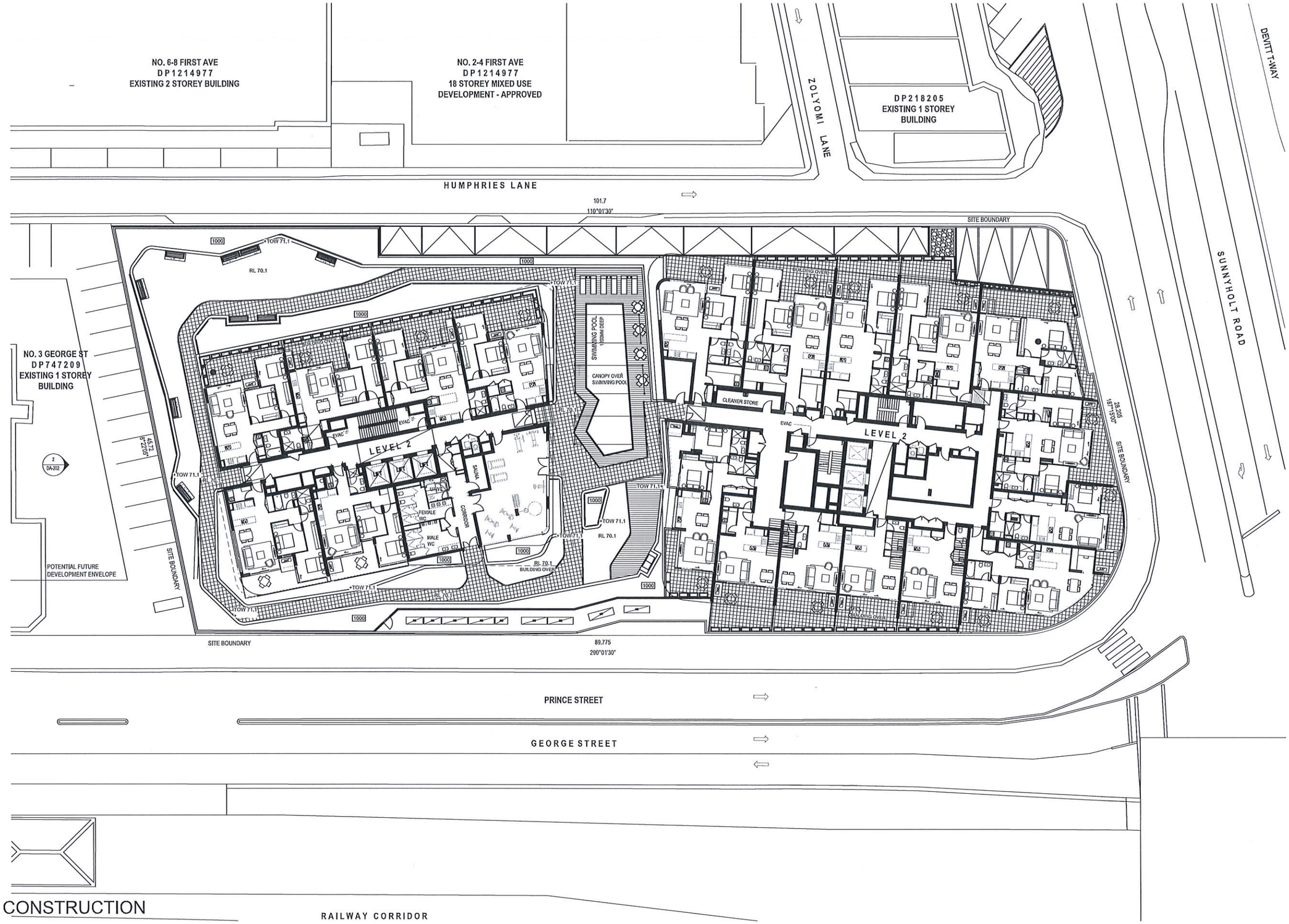
DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-202

Issue: H



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B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Furniture
- Container Planters
- Seating
- Unit Paving
- Brick Edging
- Timber Decking
- Walls
- Soil Depth (1000)
- Artificial Turf

Key Plan:

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Client:
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Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
HARDSCAPE PLAN
LEVEL 2

Sheet _ of _

DEVELOPMENT APPLICATION

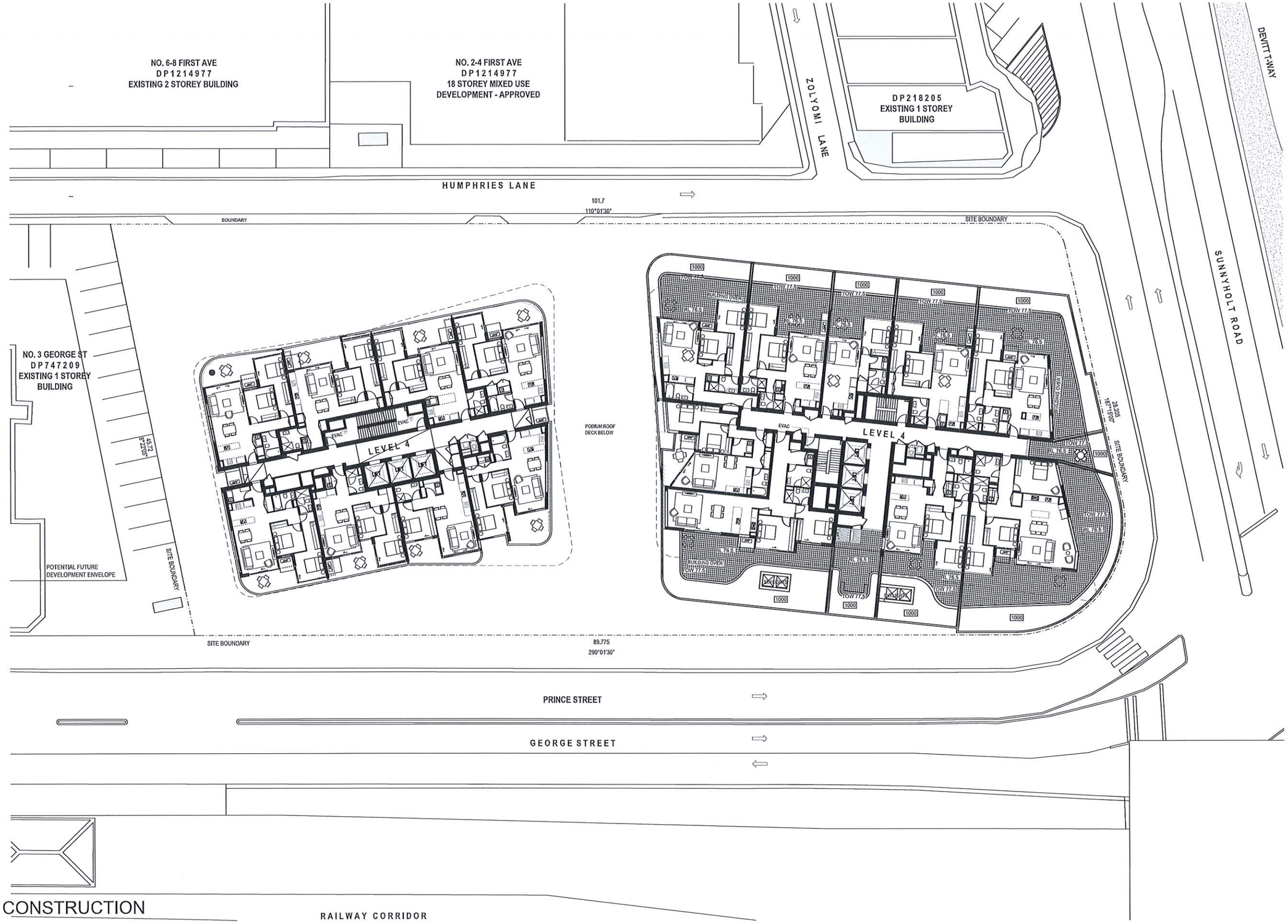
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-203

Issue: H

A1



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A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Furniture
- Container Planters
- Seating
- Unit Paving
- Brick Edging
- Timber Decking
- Walls
- 1000 Soil Depth
- Artificial Turf

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
HARDCAPE PLAN
LEVEL 4

Sheet _ of _

DEVELOPMENT APPLICATION

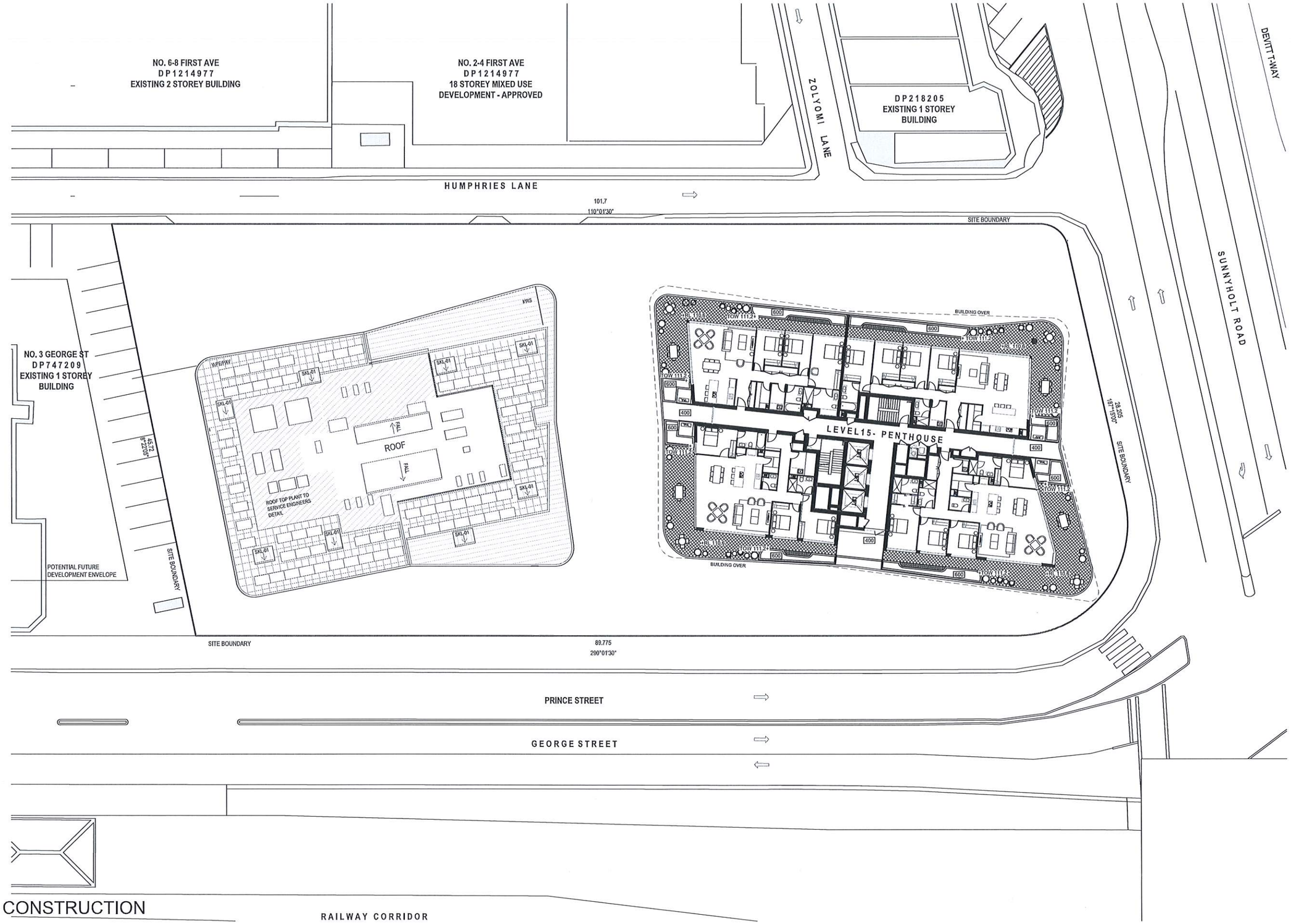
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-204

Issue: H

A1



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B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Furniture
- Container Planters
- Seating
- Unit Paving
- Brick Edging
- Timber Decking
- Walls
- Soil Depth (1000)
- Artificial Turf

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

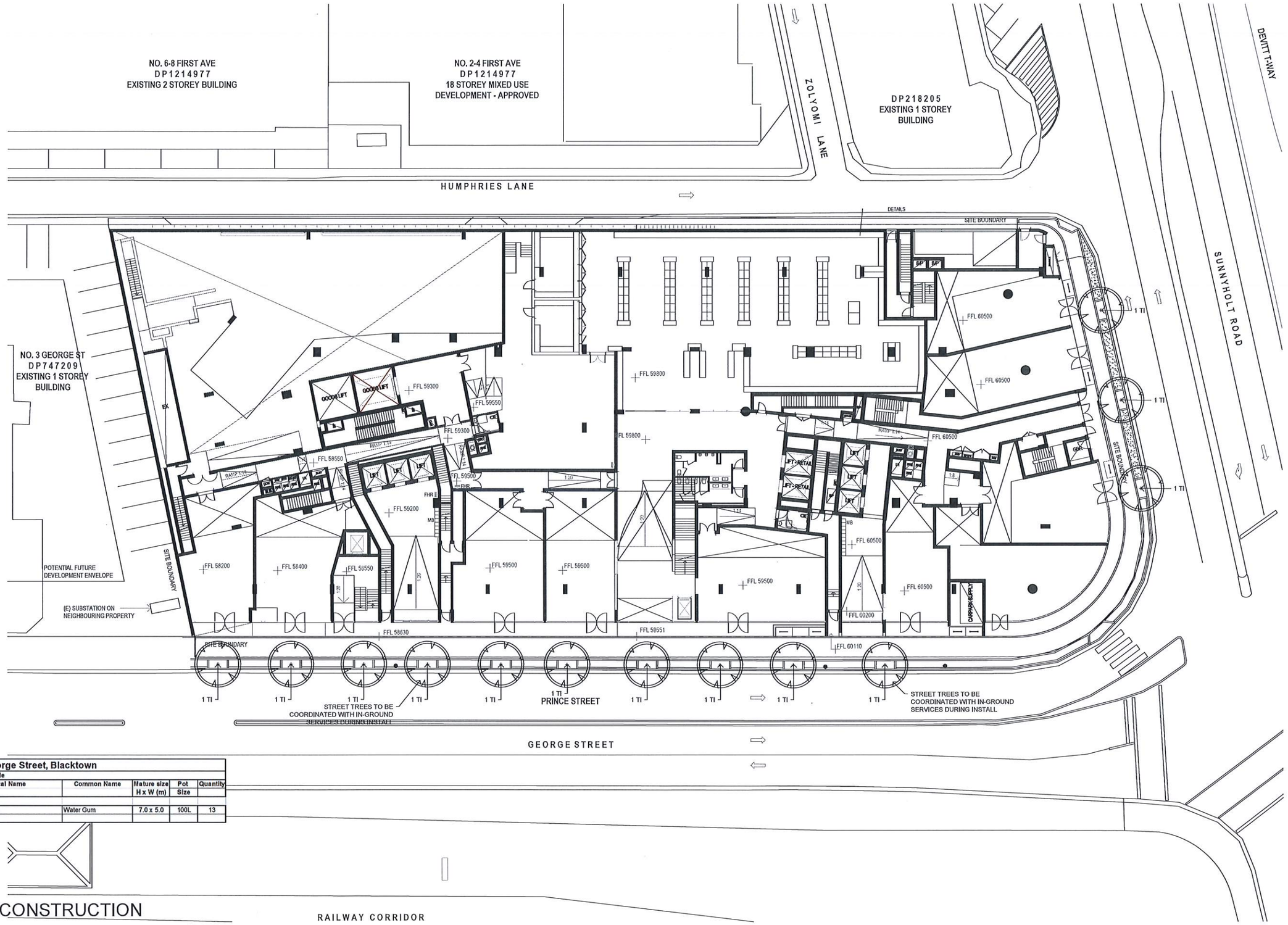
Drawing Name:
HARDSCAPE PLAN
LEVEL 15

Sheet _ of _

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)
Job Number: SS18-3867
Drawing Number: L-205
Issue: H

A1



SS18-3868 5-19 George Street, Blacktown					
Ground Floor - Plant Schedule					
Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot Size	Quantity
Trees / Tree Ferns					
Ti	*Tristaniopsis laurina*	Water Gum	7.0 x 5.0	100L	13

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C	For DA Coordination	NPE	RS	14.02.2019
B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Artificial Turf
- Container Planters
- Turf
- Potted Plant

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
PLANTING PLAN
GROUND FLOOR

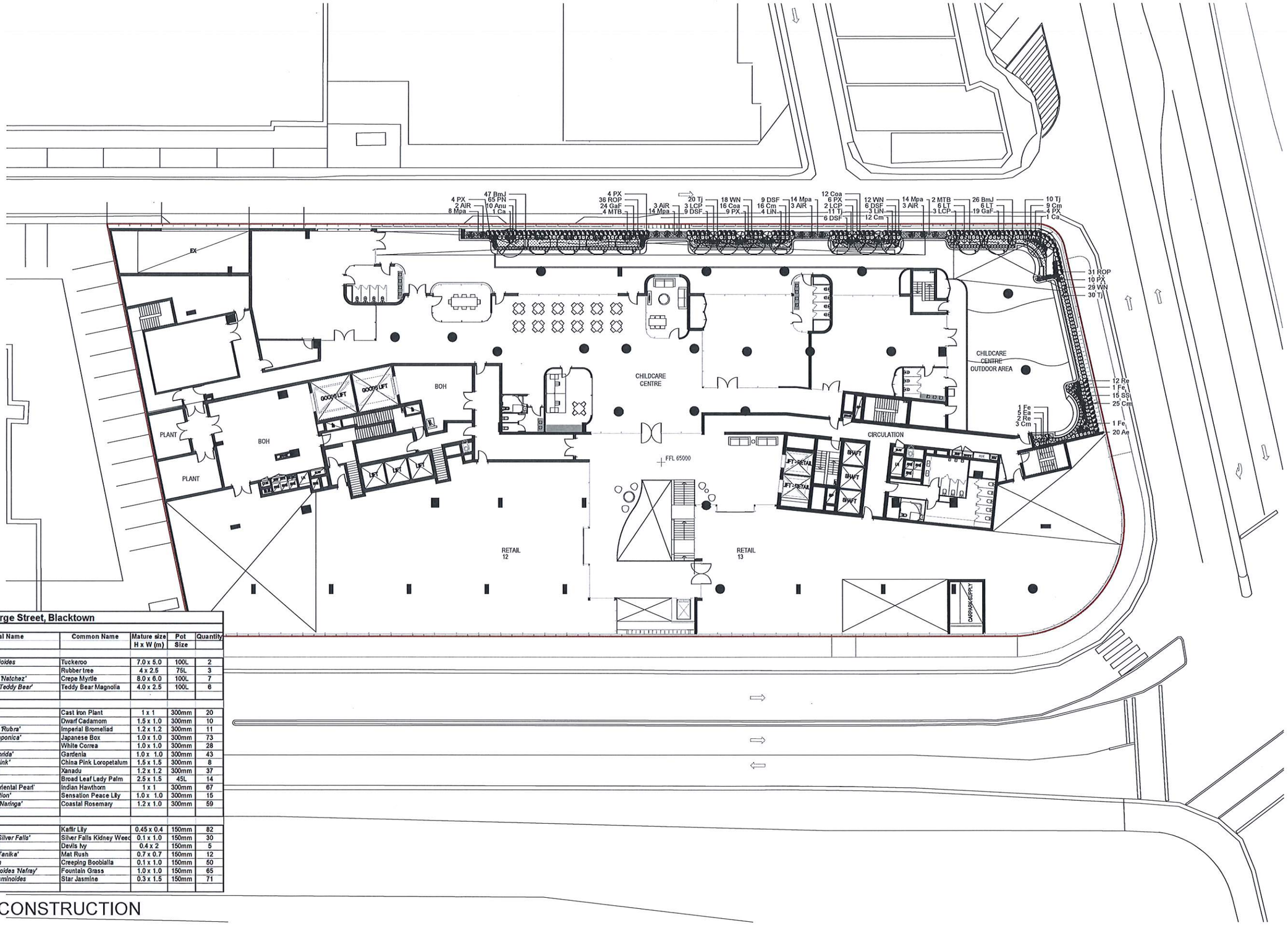
Sheet _ of _

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867
Drawing Number: L-401
Issue: H

A1



SS18-3868 5-19 George Street, Blacktown

Level 1 - Plant Schedule

Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot Size	Quantity
Trees / Tree Ferns					
Ca	*Cupaniopsis anacardioides*	Tuckeroo	7.0 x 5.0	100L	2
Fe	*Ficus elastica*	Rubber tree	4 x 2.5	75L	3
LIN	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle	8.0 x 6.0	100L	7
MTB	*Magnolia grandiflora 'Teddy Bear'*	Teddy Bear Magnolia	4.0 x 2.5	100L	6
Accents / Shrubs					
Ae	*Aspidistra elatior*	Cast Iron Plant	1 x 1	300mm	20
Anu	*Alpinia nutans*	Dwarf Cadamom	1.5 x 1.0	300mm	10
AIR	*Alcantarea imperialis 'Rubra'*	Imperial Bromeliad	1.2 x 1.2	300mm	11
BmJ	*Buxus microphylla 'Japonica'*	Japanese Box	1.0 x 1.0	300mm	73
Coa	*Correa alba*	White Correa	1.0 x 1.0	300mm	28
GaF	*Gardenia augusta 'Florida'*	Gardenia	1.0 x 1.0	300mm	43
LCP	*Loropetalum 'China Pink'*	China Pink Loropetalum	1.5 x 1.5	300mm	8
PX	*Philodendron xanadu*	Xanadu	1.2 x 1.2	300mm	37
Re	*Rhapis excelsa*	Broad Leaf Lady Palm	2.5 x 1.5	45L	14
ROP	*Raphiolepis indica 'Oriental Pearl'*	Indian Hawthorn	1 x 1	300mm	67
SS	*Spathiphyllum 'Sentation'*	Sensation Peace Lily	1.0 x 1.0	300mm	15
WN	*Westringia fruticosa 'Naringa'*	Coastal Rosemary	1.2 x 1.0	300mm	59
Grasses & Groundcovers					
Cm	*Clivea miniata*	Kaffir Lily	0.45 x 0.4	150mm	82
DSF	*Dichondra argentea 'Silver Falls'*	Silver Falls Kidney Weed	0.1 x 1.0	150mm	30
Ea	*Epipremnum aureum*	Devils Ivy	0.4 x 2	150mm	5
LT	*Lomandra longifolia 'Tanika'*	Mat Rush	0.7 x 0.7	150mm	12
Mpa	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1.0	150mm	50
PN	*Pennisetum alopecuroides 'Nafray'*	Fountain Grass	1.0 x 1.0	150mm	65
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.3 x 1.5	150mm	71

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LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Artificial Turf
- Container Planters
- Turf
- Potted Plant

Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
PLANTING PLAN
LEVEL 1

Sheet _ of _

DEVELOPMENT APPLICATION

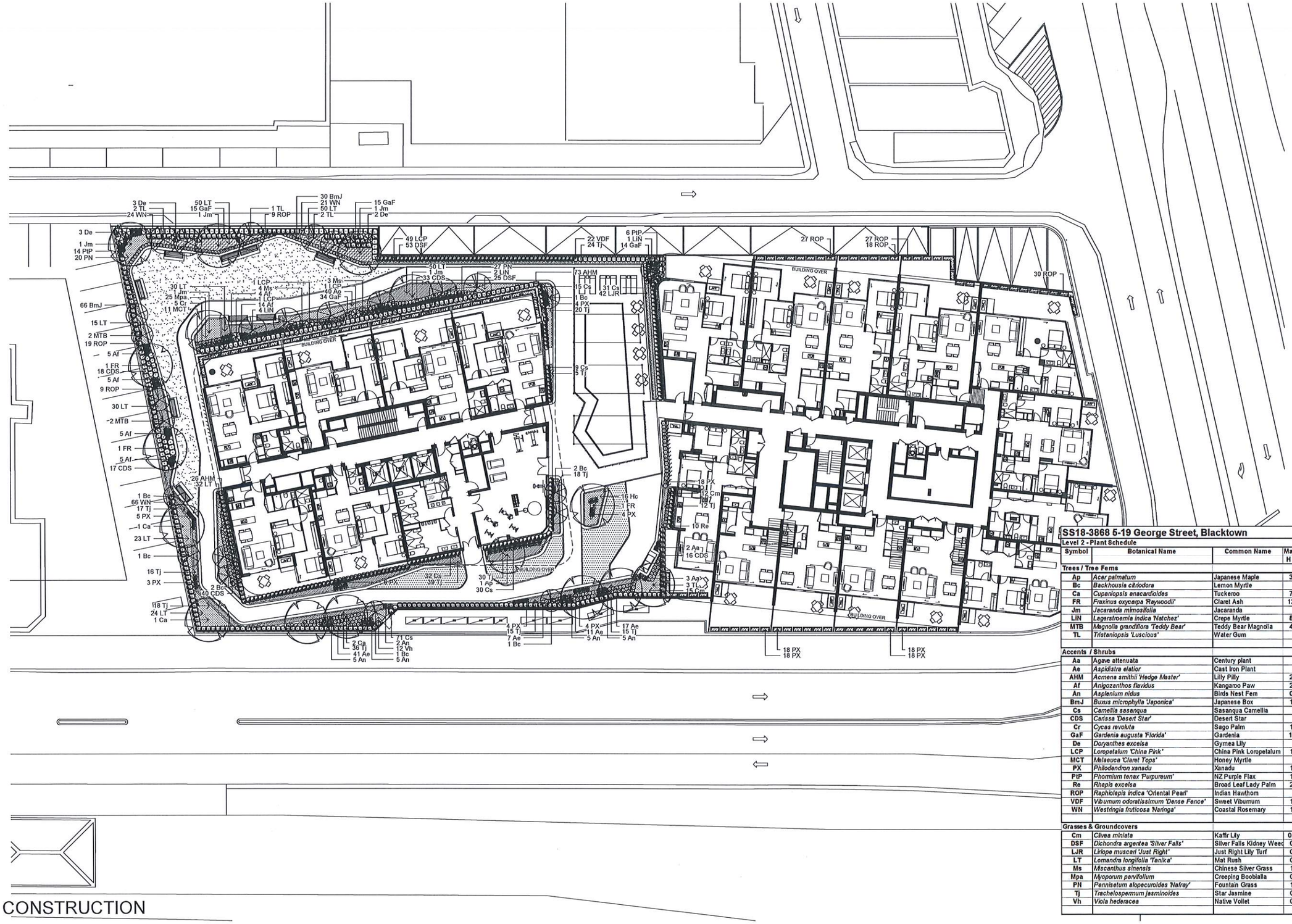
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-402

Issue: H

A1



SS18-3868 5-19 George Street, Blacktown

Level 2 - Plant Schedule

Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot Size	Quantity
Trees / Tree Ferns					
Ap	*Acer palmatum*	Japanese Maple	3.0 x 2.0	100L	1
Bc	*Backhousia citriodora*	Lemon Myrtle	5 x 3	75L	11
Ca	*Cupaniopsis anacardioides*	Tuckeroo	7.0 x 5.0	100L	4
FR	*Fraxinus oxycarpa 'Raywoodii'*	Claret Ash	12.0 x 6.0	100L	3
Jm	*Jacaranda mimosifolia*	Jacaranda	10 x 8	100L	5
LiN	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle	8.0 x 6.0	100L	7
MTB	*Magnolia grandiflora 'Teddy Bear'*	Teddy Bear Magnolia	4.0 x 2.5	100L	4
TL	*Tristaniopsis 'Luscious'*	Water Gum	8 x 4	100L	8
Accents / Shrubs					
Aa	*Agave attenuata*	Century plant	1 x 1	300mm	5
Ae	*Aspidistra elatior*	Cast Iron Plant	1 x 1	300mm	76
AHM	*Acmena smithii 'Hedge Master'*	Lilly Pilly	2.0 x 1.0	300mm	99
Af	*Anigozanthos flavidus*	Kangaroo Paw	2.0 x 1.0	300mm	38
An	*Asplenium nidus*	Birds Nest Fern	0.7 x 1.0	300mm	25
BmJ	*Buxus microphylla 'Japonica'*	Japanese Box	1.0 x 1.0	300mm	96
Cs	*Camellia sasanqua*	Sasanqua Camellia	4 x 3	300mm	188
CDS	*Carissa 'Desert Star'*	Desert Star	1 x 1	300mm	124
Cr	*Cycas revoluta*	Sago Palm	1.5 x 1.5	300mm	5
GaF	*Gardenia augusta 'Florida'*	Gardenia	1.0 x 1.0	300mm	78
De	*Doryanthes excelsa*	Gymea Lily	3 x 3	300mm	8
LCP	*Loropetalum 'China Pink'*	China Pink Loropetalum	1.5 x 1.5	300mm	52
MCT	*Melaeuca 'Claret Tops'*	Honey Myrtle	1 x 1	300mm	11
PX	*Philodendron xanadu*	Xanadu	1.2 x 1.2	300mm	120
PIP	*Phormium tenax 'Purpureum'*	NZ Purple Flax	1.0 x 1.0	300mm	20
Re	*Rhapis excelsa*	Broad Leaf Lady Palm	2.5 x 1.5	45L	10
ROP	*Raphiolepis indica 'Oriental Pearl'*	Indian Hawthorn	1 x 1	300mm	139
VDF	*Viburnum odoratissimum 'Dense Fence'*	Sweet Viburnum	1.5 x 1.0	300mm	22
WN	*Westringia fruticosa 'Naringa'*	Coastal Rosemary	1.2 x 1.0	300mm	111
Grasses & Groundcovers					
Cm	*Clivea miniata*	Kaffir Lily	0.45 x 0.4	150mm	27
DSF	*Dichondra argentea 'Silver Falls'*	Silver Falls Kidney Weed	0.1 x 1.0	150mm	78
LJR	*Liriope muscari 'Just Right'*	Just Right Lily Turf	0.5 x 0.5	150mm	42
LT	*Lomandra longifolia 'Tanika'*	Mat Rush	0.7 x 0.7	150mm	304
Ms	*Miscanthus sinensis*	Chinese Silver Grass	1.5 x 1.5	200mm	7
Mpa	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1.0	150mm	25
PN	*Pennisetum alopecuroides 'Nafray'*	Fountain Grass	1.0 x 1.0	150mm	47
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.3 x 1.5	150mm	265
Vh	*Viola hederacea*	Native Violet	0.2 x 0.4	150mm	12

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LEGEND

- Proposed Trees
- Proposed Shrub Planting
- Proposed Groundcovers
- Artificial Turf
- Container Planters
- Turf
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Key Plan:

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Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
PLANTING PLAN
LEVEL 2

Sheet _ of _

DEVELOPMENT APPLICATION

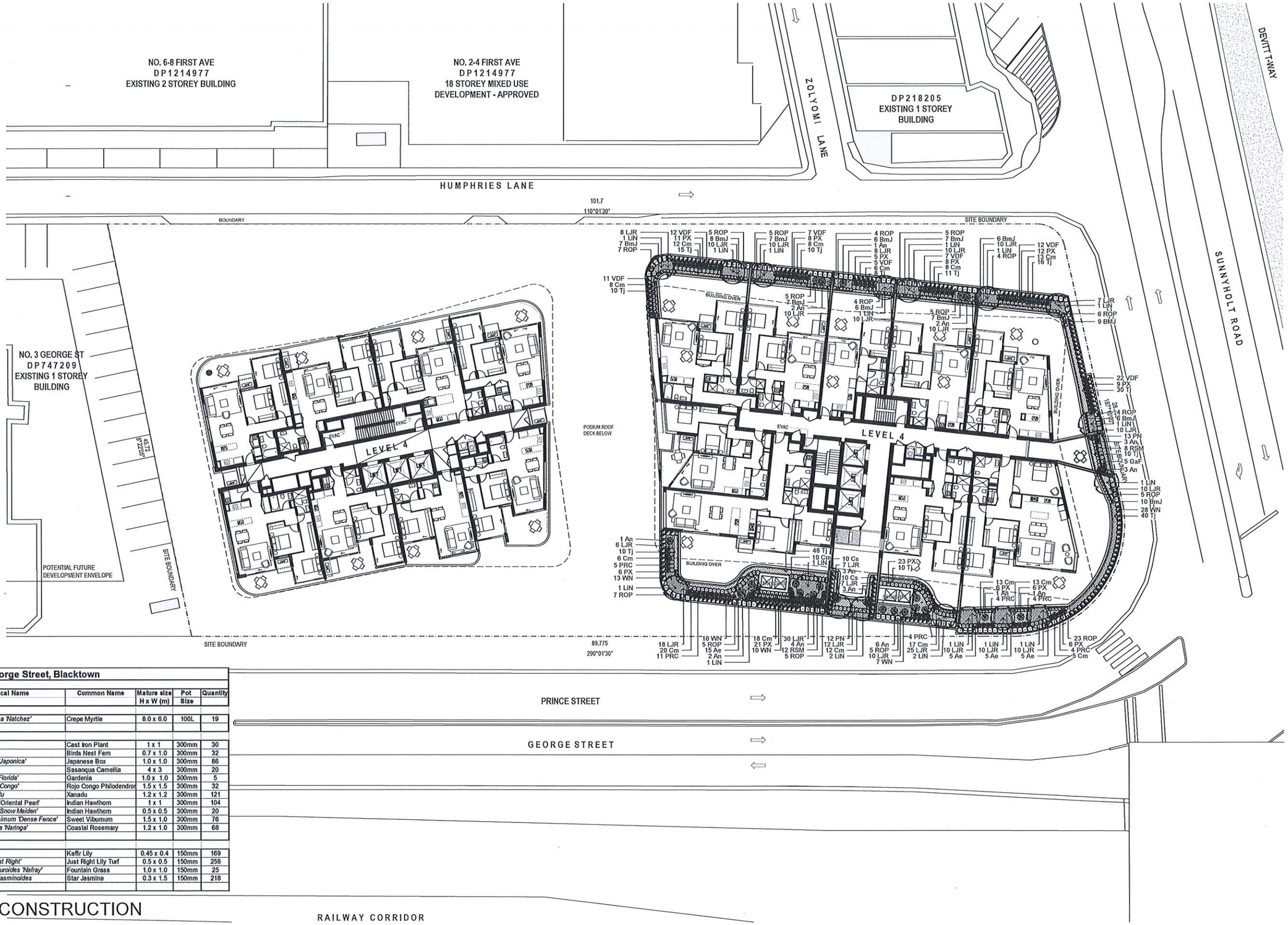
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-403

Issue: H

A1



SS18-3868 5-19 George Street, Blacktown

Level 4 - Plant Schedule

Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot Size	Quantity
Trees / Tree Ferns					
LIN	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle	8.0 x 6.0	100L	19
Accents / Shrubs					
Ae	*Aspidistra elatior*	Cast Iron Plant	1 x 1	300mm	30
An	*Asplenium nidus*	Birds Nest Fern	0.7 x 1.0	300mm	32
BmJ	*Buxus microphylla 'Japonica'*	Japanese Box	1.0 x 1.0	300mm	86
Cs	*Camellia sasanqua*	Sasanqua Camellia	4 x 3	300mm	20
GaF	*Gardenia augusta 'Florida'*	Gardenia	1.0 x 1.0	300mm	5
PRC	*Philodendron 'Rojo Congo'*	Rojo Congo Philodendron	1.5 x 1.5	300mm	32
PX	*Philodendron xanadu*	Xanadu	1.2 x 1.2	300mm	121
ROP	*Raphiolepis indica 'Oriental Pearl'*	Indian Hawthorn	1 x 1	300mm	104
RSM	*Raphiolepis indica 'Snow Maiden'*	Indian Hawthorn	0.5 x 0.5	300mm	20
VDF	*Viburnum odoratissimum 'Dense Fence'*	Sweet Viburnum	1.5 x 1.0	300mm	76
WN	*Westringia fruticosa 'Naringa'*	Coastal Rosemary	1.2 x 1.0	300mm	68
Grasses & Groundcovers					
Cm	*Clivea miniata*	Kaffir Lily	0.45 x 0.4	150mm	169
LJR	*Liriope muscari 'Just Right'*	Just Right Lily Turf	0.5 x 0.5	150mm	258
PN	*Pennisetum alopecuroides 'Nafray'*	Fountain Grass	1.0 x 1.0	150mm	25
TJ	*Trachelospermum jasminoides*	Star Jasmine	0.3 x 1.5	150mm	218

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Drawing Name:
PLANTING PLAN
LEVEL 4

Sheet _ of _

DEVELOPMENT APPLICATION

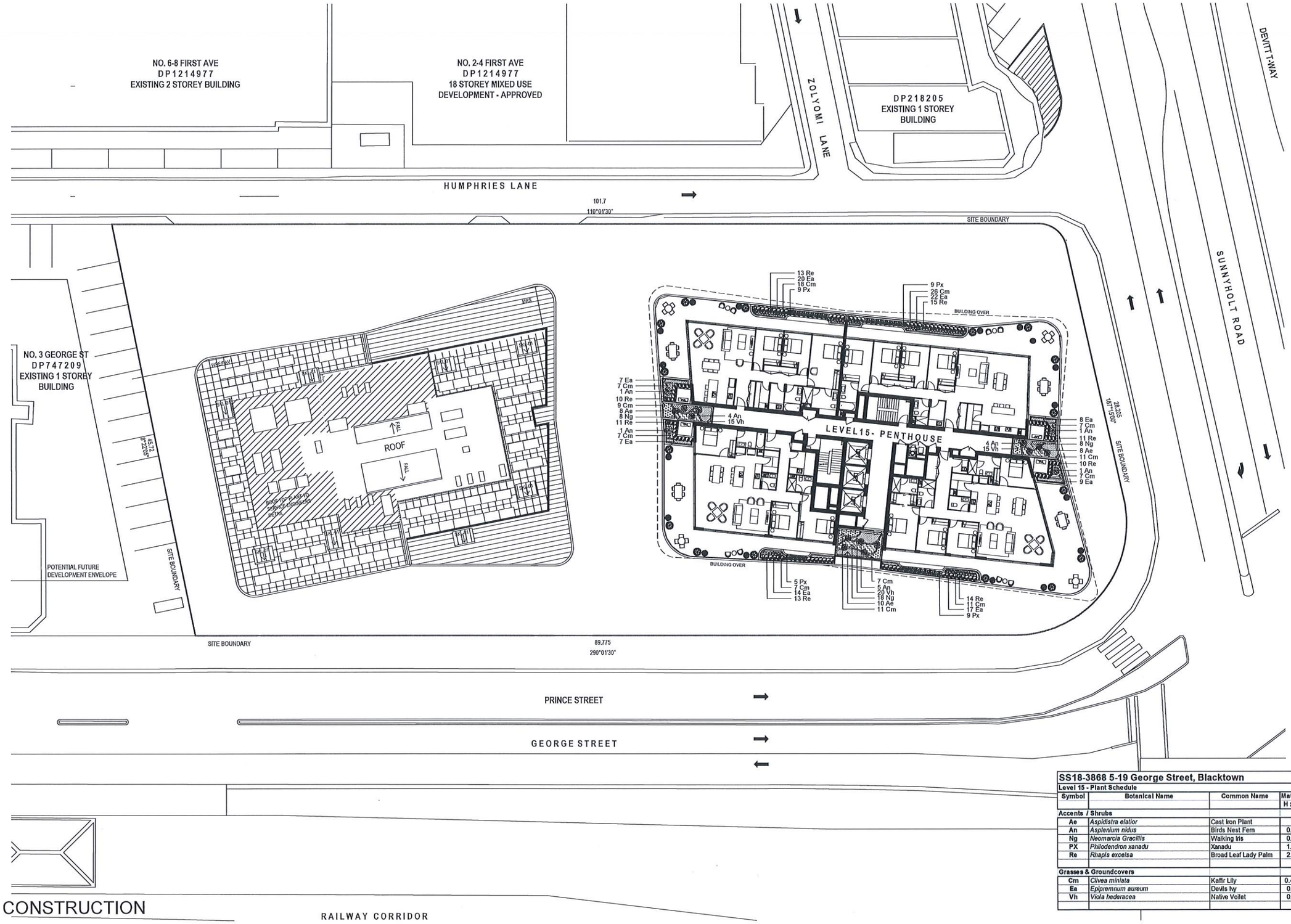
Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-404

Issue: H

A1



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SS18-3868 5-19 George Street, Blacktown

Level 15 - Plant Schedule

Symbol	Botanical Name	Common Name	Mature size H x W (m)	Pot Size	Quantity
Accents / Shrubs					
Ae	*Aspidistra elatior*	Cast Iron Plant	1 x 1	300mm	26
An	*Asplenium nidus*	Birds Nest Fern	0.7 x 1.0	300mm	17
Ng	*Neomarcia Gracillis*	Walking Iris	0.5 x 0.5	300mm	34
PX	*Philodendron xanadu*	Xanadu	1.2 x 1.2	300mm	32
Re	*Rhapis excelsa*	Broad Leaf Lady Palm	2.5 x 1.5	300mm	97
Grasses & Groundcovers					
Cm	*Clivea miniata*	Kaffir Lily	0.45 x 0.4	150mm	128
Ea	*Epipremnum aureum*	Devils Ivy	0.4 x 0.7	150mm	104
Vh	*Viola hederacea*	Native Vollet	0.2 x 0.4	150mm	50

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A	For DA Coordination	NPE	RS	17.08.2018

A1

LEGEND

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Drawing Name:
PLANTING PLAN
LEVEL 15

Sheet _ of _

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1 (0 1 2 4 6 10m)

Job Number: SS18-3867

Drawing Number: L-405

Issue: H

SPECIFICATION

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees and Shrubs
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

SOFTWORKS

Soil Testing
Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
- Plants (≥25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (≥75 lt): 2 off 50x50x 1800mm;
- Advanced (≥100 lt): 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

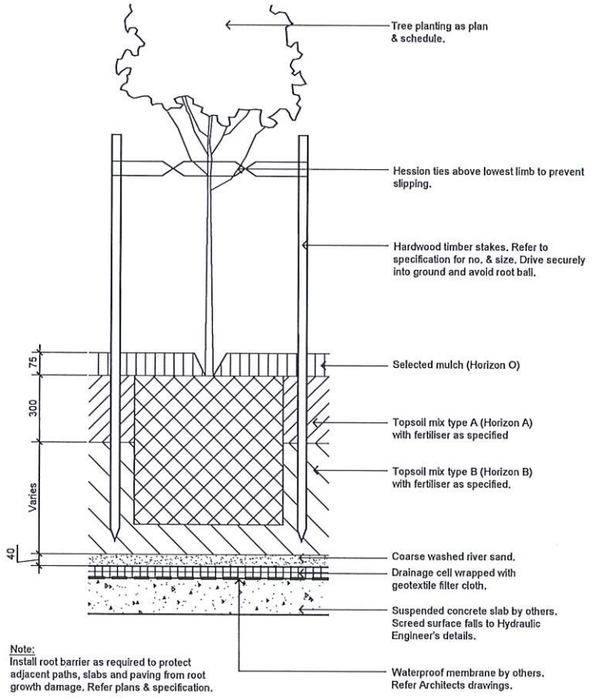
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:
- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defects maintenance period schedule the following activities to occur on a timely basis.

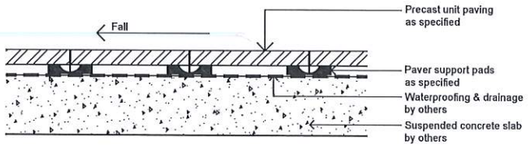
- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- **Insect, disease and pest control** - Avoid spraying:
  - if ever possible;
  - in wet weather or if wet weather is imminent;
  - if target plants are still wet after rain;
  - in windy weather; and
  - if non-target species are too close.

  Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
  - Product brand / manufacturer's name,
  - Chemical / product name,
  - Chemical contents,
  - Application quantity and rate,
  - Date of application and location,
  - Results of application, and
  - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

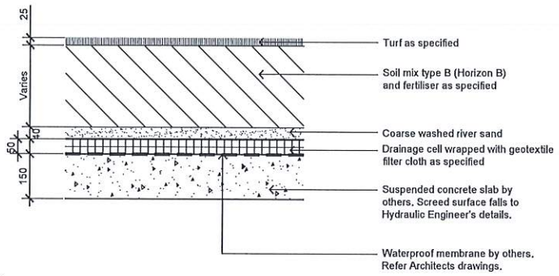


Note:
Install root barrier as required to protect adjacent paths, slabs and paving from root growth damage. Refer plans & specification.

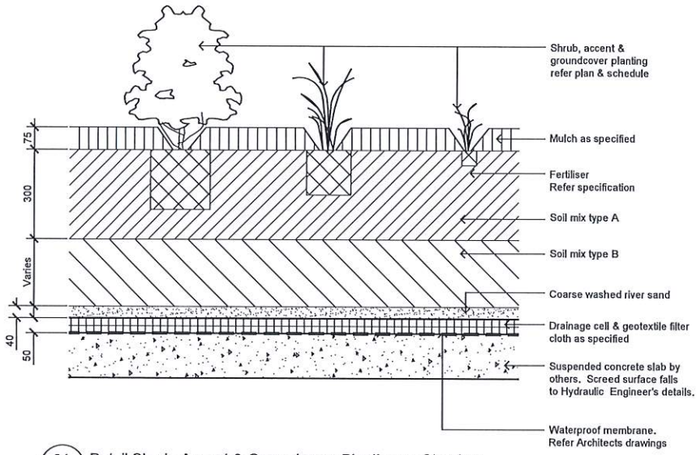
01 501 Detail 75-200L Tree Planting on Structure
1:10



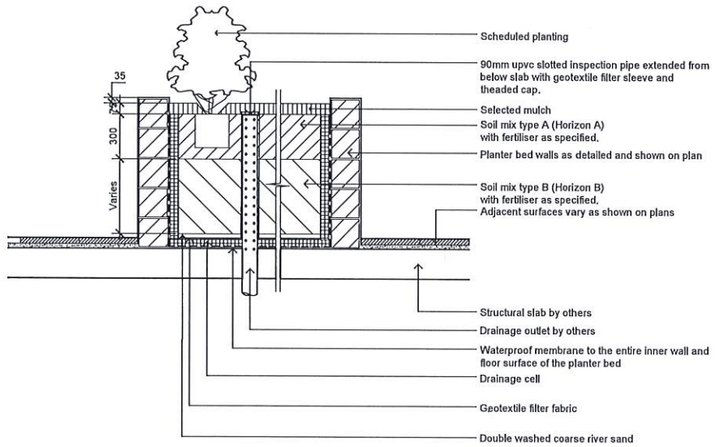
02 501 PRECAST UNIT PAVERS ON PADS ON SUSPENDED SLAB
SCALE 1:10



03 501 Detail - Turf on Suspended Structure
1:10



04 501 Detail Shrub, Accent & Groundcover Planting on Structure
1:10



05 501 Section - Typical Raised Planter Bed on Structure
1:20 Inspection Riser Pipe

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

LEGEND

Issue	Revision Description	Drawn	Check	Date
H	Development Application	EN	RS	06.11.2019
G	Development Application	NPE	RS	19.07.2019
F	Development Application	NPE	RS	27.05.2019
E	Development Application	NPE	RS	11.03.2019
D	Development Application	NPE	RS	06.03.2019
C	For DA Coordination	NPE	RS	14.02.2019
B	For DA Coordination	NPE	RS	25.09.2018
A	For DA Coordination	NPE	RS	17.08.2018

Key Plan:

A1

SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
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Fax: (61 2) 9698 2877
www.siteimage.com.au

Client:
Good Luck Plaza PTY LTD

Architect: Jackson Teece

Project:
5-19 George Street Blacktown

Drawing Name:
LANDSCAPE SPECIFICATION & DETAILS

Sheet _ of _

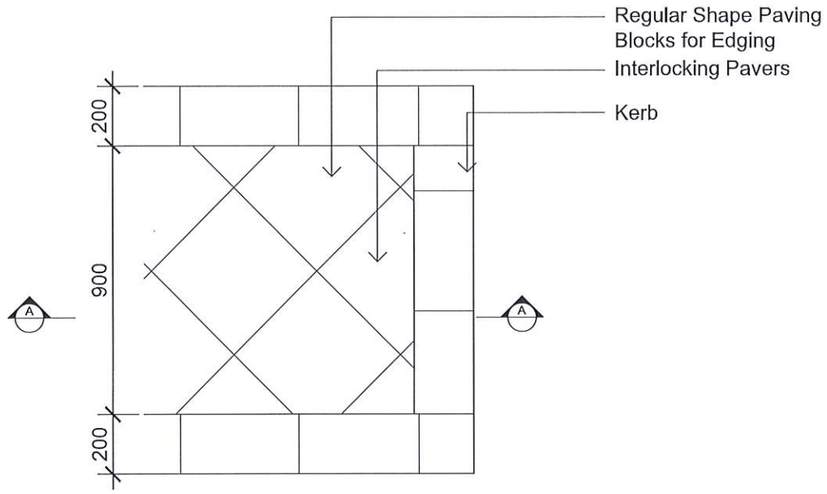
DEVELOPMENT APPLICATION

Scale: As Shown

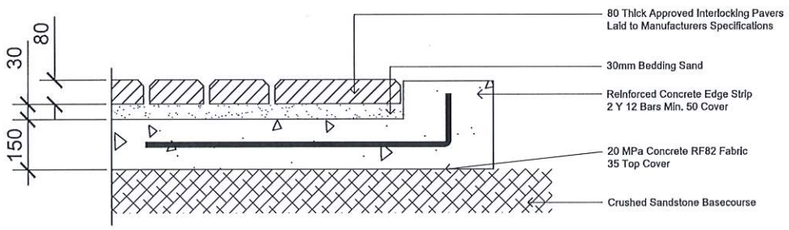
Job Number: SS18-3867

Drawing Number: L-501

Issue: H



01 / 502 INTERLOCKING BRICK PAVING DETAIL
SCALE 1:10



02 / 502 INTERLOCKING BRICK PAVING SECTION AA
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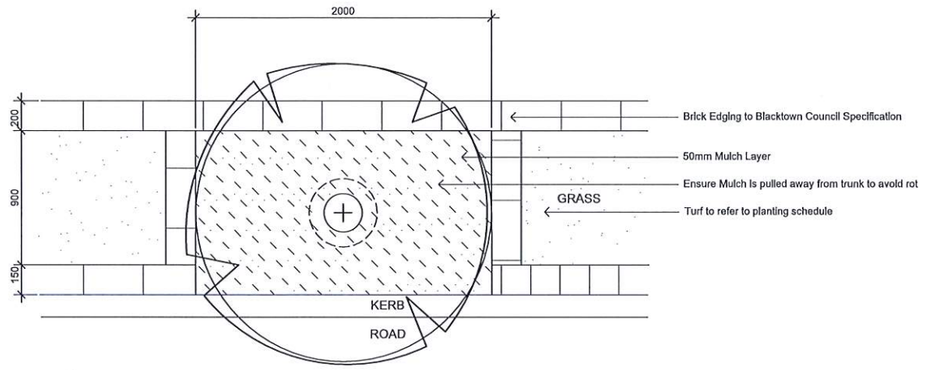
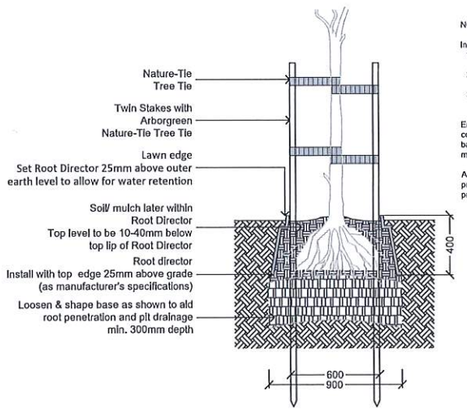


03 / 502 STREET PIT DETAIL ON TURF
SCALE 1:20



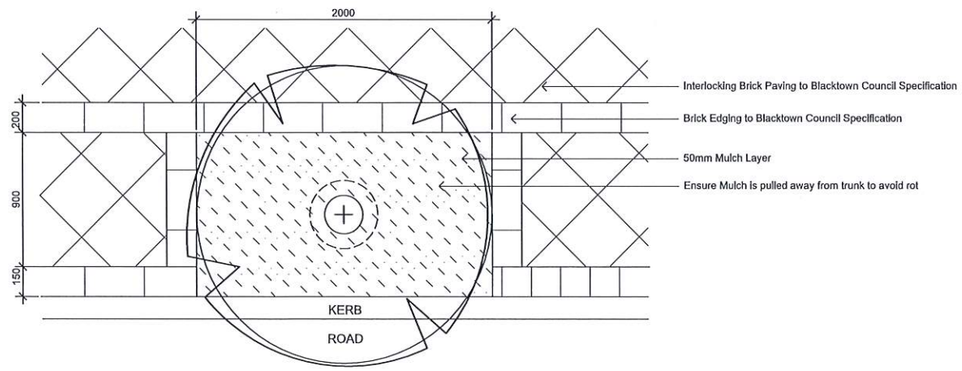
NOTES:

Installation / Excavation Tips:
1. Add 5% to outer plan dimensions when excavating pit
2. Always check pit dimensions at base of pit, ensuring sides are clean and square
3. Level and screed drainage layer prior to placement of cells

Ensure that the pit base is screeded and compacted adequately before placing cells on base, to allow for ease of installation of overall matrix

Adequate drainage from base of tree pit to be provided if design incorporates WSUD principles, or if site conditions require

04 / 502 DETAIL - STREET TREE
1:20



03 / 502 STREET PIT DETAIL
SCALE 1:20

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DEVELOPMENT APPLICATION

Scale: As Shown

Job Number: SS18-3867

Drawing Number: L-502

Issue: H