

PROPOSED MIX			
Type	Floor	Area/Number	
Retail	Ground FL	270 m ²	
	1st & 2nd FL	2235 m ²	
Commercial			
Residential apartments	3rd- 24th FL	220	

PARKING CALCULATIONS (PROPOSED)	
Car Parking for Commercial, retail and other (Based on Blacktown Parking management Plan)	
2235 Sqm (Commercial Space @ 1 car parking space per 100 sqm) = 22,35 = 23	
270 Sqm (Retail Space @ 1 car parking space per 30 sqm) = 09	
Residential Car Parking (Based on Applicable RMS rates for Blacktown CBD)	
Resident parking	
25(Number of 1 Bed apartments) x .4 = 10	
174(Number of 2 Bed apartments) x .7 = 121,8	
21(Number of 3 Bed apartments) x 1,2= 25,2	
Total resident Parking= 157	
Resident Car parking provided-1 Car space/ residential unit-220 (This is considering each unit will have at least one Car. If parking space is not provided within the site it may give rise to unnecessary On-Street parking thus increasing congestion on roads.)	
Visitor parking for residents @ 81 per 7 units for 220 apartment units- 11,4= 32	
Visitor Parking Provided- 25 Car Spaces, (Considering the Site is within CBD and within walking distance of Blacktown Station and Blacktown bus station)	
Total Parking requirement- 221	Provided- 277

Total bicycle spaces required (based on Aestroads Guide to Traffic management) 114	Total bicycle spaces provided= 150
(To be discussed)	
Total motorcycle spaces required = nil (to be discussed)	Total motorcycle spaces provided = 18

PARKING SUMMARY		
TYPE	NUMBER OF CAR SPACES	LEVEL
COMMERCIAL RETAIL	32	G.F.(09); B1(22); B2(01)
VISITORS	25	G.F. (02); B1(23)
RESIDENTS	220	B2 (42); B3 (43); B4(43);B5(44);B6 (48)
TOTAL	277	

Common Open Space		
For Commercial Area (First Floor)	117m ²	
For Residential Area (Third Floor)	492m ²	
Total	609m ² (28.9%)	

DESIGN FACTS - APPROVED AND PROPOSED COMPARABLE		
Site Area	2107 m ² approx	
FSR	DA APPROVED NA	PROPOSED NA
Front Setback	N/A	N/A
Basement 6	-	Residential Car spaces- 48
Basement 5	-	Residential Car spaces- 44
Basement 4	Residential Car spaces- 45	Residential Car spaces- 43
Basement 3	Residential Car spaces- 43	Residential Car spaces- 43
Basement 2	Residential Car spaces- 45	Residential Car spaces- 42; Commercial- 01
Basement 1	Residential and Commercial Car spaces- 42	Visitor Car spaces- 23; Commercial- 22
Ground level	Business retail, Services, Bin rooms, Parking(16 spaces)	Business retail, Services, Bin rooms, Parking(11 spaces)
1st Floor level	Business retail, Services	Offices, Services
2nd Floor level	Common Open Space, Residential units	Offices, Services
3rd Floor	Residential units	Common Open Space, Residential units
4th Floor- 17th Floor	Residential units	Residential units
18th- 24th Floor	-	Residential units
Roof top	-	Private open space for Residential units.
Unit Mix	49 x 1 Bedroom units 111 x 2 Bedroom units Total- 160 Units	25 x 1 Bed apartments 174 x 2 Bed apartments 21 x 3 Bed apartments Total- 220 Units
Parking	Provided on Ground Floor and 4 level Basement Cars - 191 Motor Cycles - 19 Bicycles - 114	Provided on Ground Floor and 6 level Basement Cars - 277 Motor Cycles - 19 Bicycles - 156
Proposed Height	60m	80m

ARCHITECTURAL DRAWINGS		
Drawing number	Drawing Title	Drawing Scale on A2
DA:000	Cover Sheet	
UA:100	Site Analysis 1 of 2	1:1000
UA:101	Site Analysis 2 of 2	As marked
DA:200	Site Plan	1:200
DA:201	Basement 6 Plan	1:200
DA:202	Basement 5 Plan	1:200
DA:203	Basement 4 Plan	1:200
DA:204	Basement 3 Plan	1:200
DA:205	Basement 2 Plan	1:200
DA:206	Basement 1 Plan	1:200
DA:207	Ground Floor Plan	1:200
DA:208	First Floor Plan	1:200
DA:209	Second Floor Plan	1:200
DA:210	Third Floor Plan	1:200
DA:211	4th to 17th Floor Plan	1:200
DA:212	8th to 14th Floor Plan	1:200
DA:213	15th to 20th Floor Plan	1:200
DA:214	21st to 23rd Floor Plan	1:200
DA:215	24th Floor Plan	1:200
DA:216	Roof Floor Plan	1:200
DA:301	Elevations 1 of 4	1:300
DA:302	Elevations 2 of 4	1:300
DA:303	Elevations 3 of 4	1:300
DA:304	Elevations 4 of 4	1:300
DA:305	Sections 1 of 3	1:300
DA:306	Sections 2 of 3	1:300
DA:307	Sections 3 of 3	1:300
DA:401	Shadow Diagrams 1 of 4	1:750
DA:402	Shadow Diagrams 2 of 4	1:750
DA:403	Shadow Diagrams 3 of 4	1:750
DA:404	Shadow Diagrams 4 of 4	1:750
DA:402	Shadow Diagram Schedule	NA
DA:501	ADG Key Compliance Schedule	NA
DA:601	Height Plane Study	NA

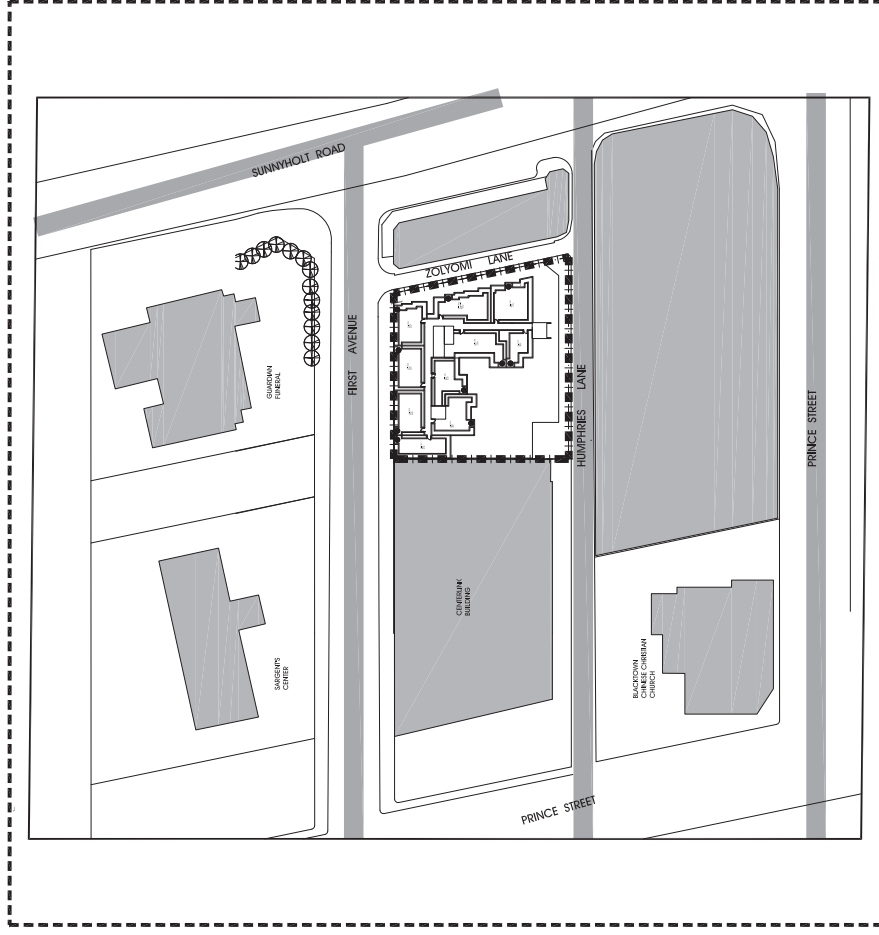
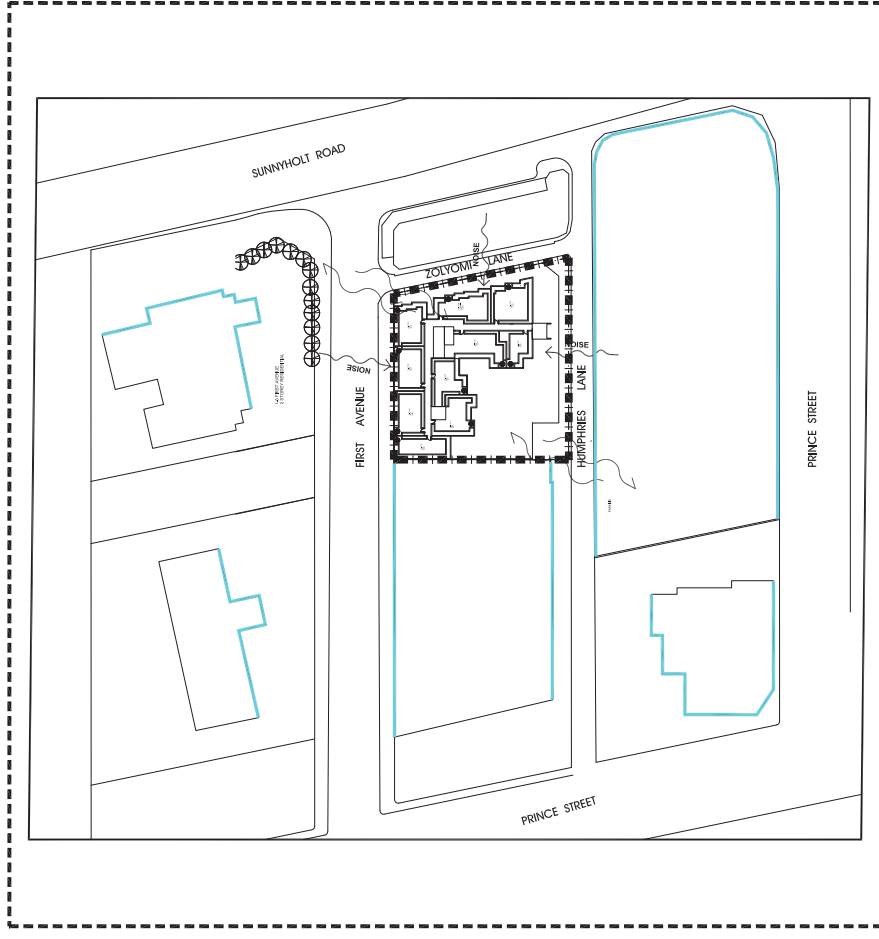
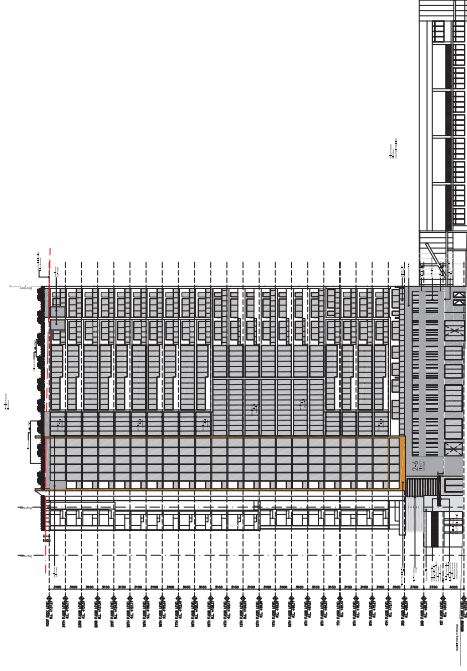


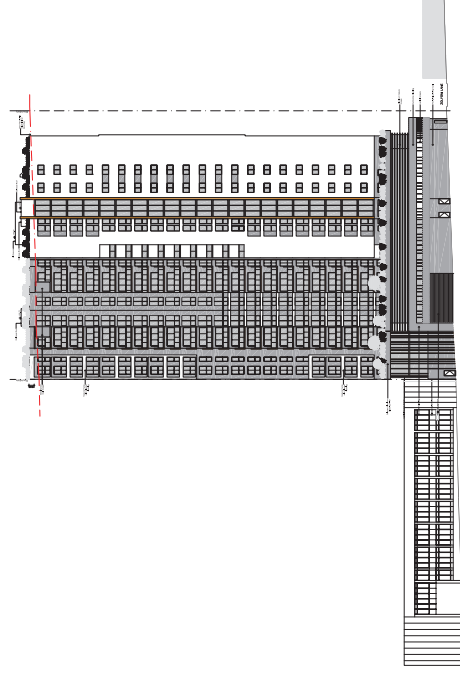
Figure Ground and Location
1:1000 (on A2)



- Lēģeņa:



Streetscape (North)
1:750(on A2)



Streetscape (South)
1:750(on A2)

 Springer

WU (49842)



N

SHEET TITLE:
SITE PLAN

COUNTY: **PP** PROPOSED MIXED USE DEVELOPMENT
 CHECKED BY: **FG** AT 2 FIRST AVENUE
 DATE: **01/09/04** 100% BLACKTOWN

SCALE:
1:200(A2)

SCALE:
1:200(A2)

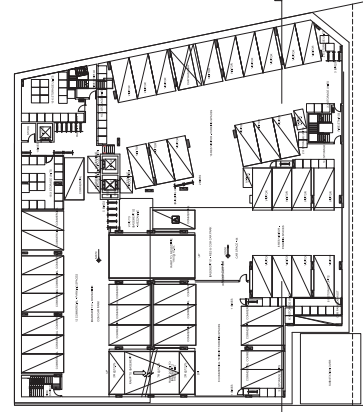
lifts

SCALE:
1:200(A2)



SCALE: 1 2 3 4 5 6 7 8 9 10

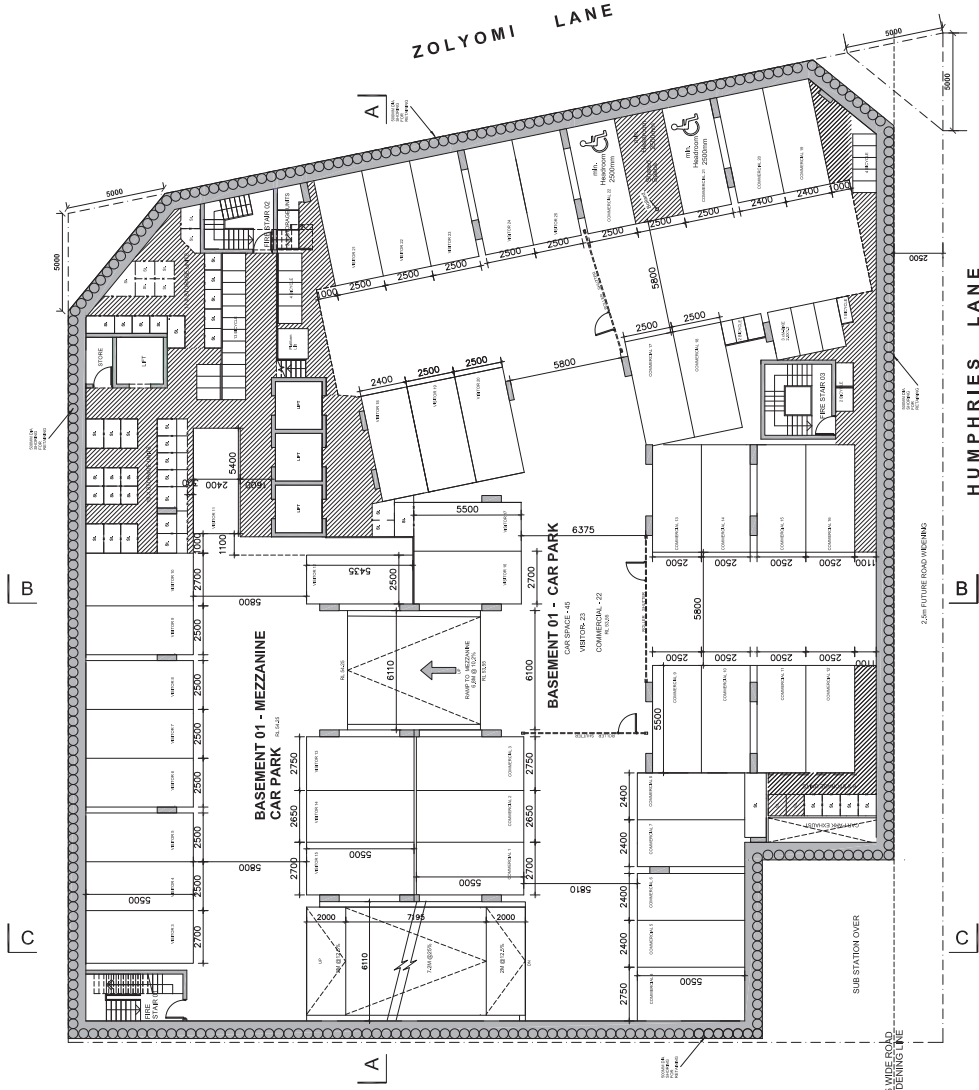
ISSUE: D



DA APPROVED (44 CAR SPACES)
(DA 15/0087)

Basement 1 Plan (Previous DA Approved)
1:500 (on A2)

FIRST AVENUE



PROPOSED (45 CAR SPACES)

Basement 1 Plan

1:200 (on A2) 1:100 (on A0)

BASIX Commitments Water Commitments:

- * **Planting** – Must plant Indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers (>4.5 but <=6l/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:

* **Hotwater**

- Must install a central hot water system 1.
- * **Cooling/ Heating System**
- Must install 1–phase air conditioning EER 2.5–3.0

* **Ventilation**

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof: Operation control: manual switch on/ off.

* **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

* **Fixtures**

- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

* **Ventilation**

- Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage Room– Ventilation exhaust only.
- Commercial Waste– No mechanical ventilation
- Bin rooms (level 3 to 24)– Ventilation Exhaust only
- Storages and services on Ground Floor– Ventilation supply only.
- Storage rooms basements 1–6– No mechanical ventilation.
- Ground Floor Lobby– No mechanical ventilation
- Hallway/ Lobby (level3)– Ventilation supply only
- Hallway 4–17– No mechanical ventilation
- Hallway– 18–24– No mechanical ventilation.

* **Lighting** – Must install lighting in:

- Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor.
- Lift cars (No. 1): Light– Light emitting diode: Efficiency measure: connected to lift call button.
- Lift motor room: compact fluorescent: Efficiency measure: motion sensor
- Garbage room: compact fluorescent: Efficiency measure: motion sensor.
- Plant rooms: compact fluorescent: Efficiency measure: motion sensor.
- Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

* **Other** – Must install gearless traction with VV F motor for lifts.



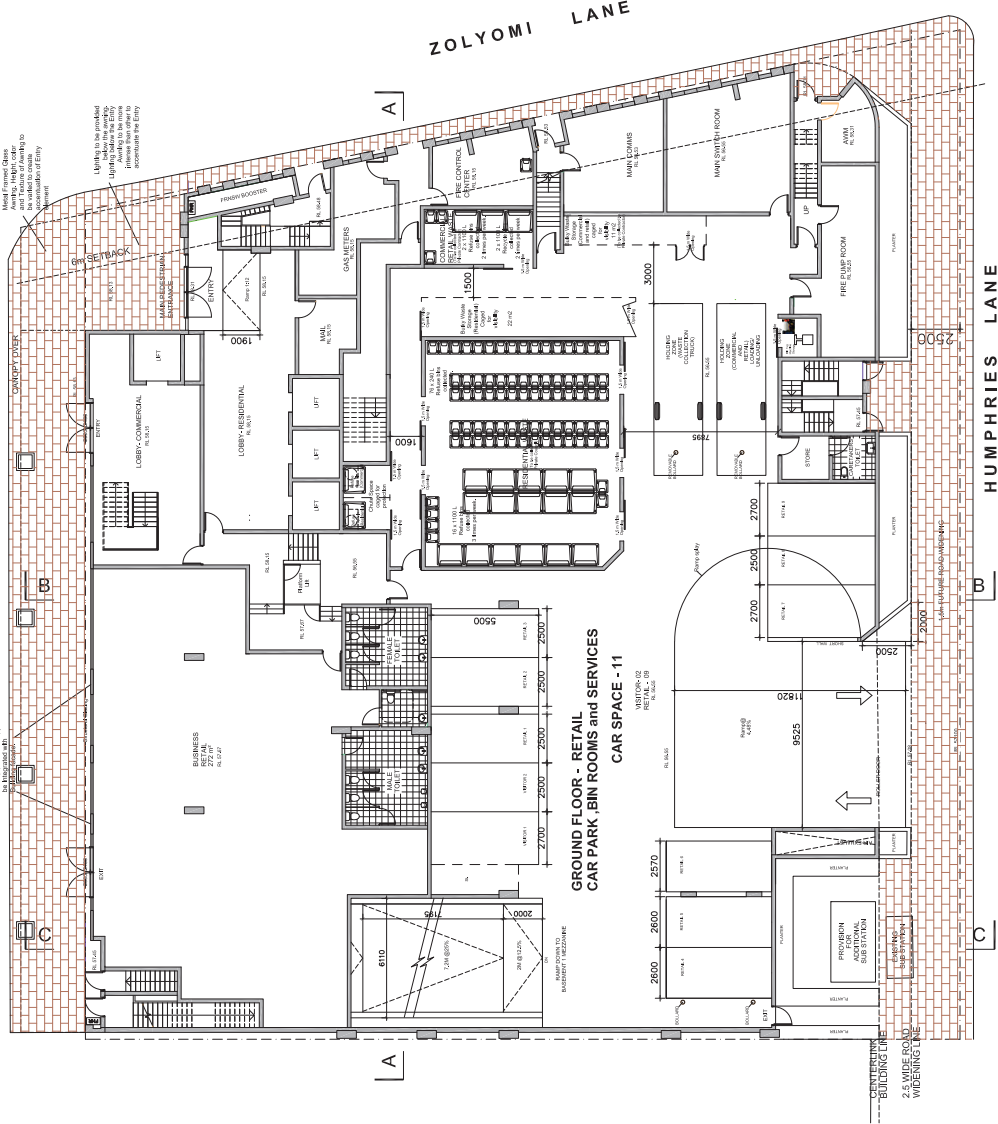
ISSUE	REVISION	DATE	DRAWN
D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 26.02.20	15.11.2020	PP
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.02.21	09.11.2021	PP
B	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.02.21	15.07.2021	PP
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE SHAP ACT 1992 (NSW) AND IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000.

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE SHAP ACT 1992 (NSW) AND IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000. THE COMPANY IS A MEMBER OF THE NSW ARCHITECTURE ACT 2000.

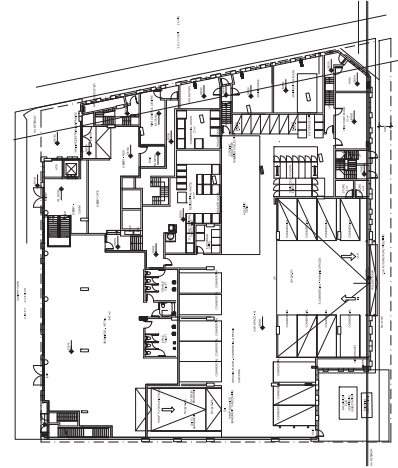
Design Cubicle Pty Ltd
15/15-16/16-17/17-18/18-19/19-20/20-21/21-22/22-23/23-24/24-25/25-26/26-27/27-28/28-29/29-30/30-31/31-32/32-33/33-34/34-35/35-36/36-37/37-38/38-39/39-40/40-41/41-42/42-43/43-44/44-45/45-46/46-47/47-48/48-49/49-50/50-51/51-52/52-53/53-54/54-55/55-56/56-57/57-58/58-59/59-60/60-61/61-62/62-63/63-64/64-65/65-66/66-67/67-68/68-69/69-70/70-71/71-72/72-73/73-74/74-75/75-76/76-77/77-78/78-79/79-80/80-81/81-82/82-83/83-84/84-85/85-86/86-87/87-88/88-89/89-90/90-91/91-92/92-93/93-94/94-95/95-96/96-97/97-98/98-99/99-100/100-101/101-102/102-103/103-104/104-105/105-106/106-107/107-108/108-109/109-110/110-111/111-112/112-113/113-114/114-115/115-116/116-117/117-118/118-119/119-120/120-121/121-122/122-123/123-124/124-125/125-126/126-127/127-128/128-129/129-130/130-131/131-132/132-133/133-134/134-135/135-136/136-137/137-138/138-139/139-140/140-141/141-142/142-143/143-144/144-145/145-146/146-147/147-148/148-149/149-150/150-151/151-152/152-153/153-154/154-155/155-156/156-157/157-158/158-159/159-160/160-161/161-162/162-163/163-164/164-165/165-166/166-167/167-168/168-169/169-170/170-171/171-172/172-173/173-174/174-175/175-176/176-177/177-178/178-179/179-180/180-181/181-182/182-183/183-184/184-185/185-186/186-187/187-188/188-189/189-190/190-191/191-192/192-193/193-194/194-195/195-196/196-197/197-198/198-199/199-200/200-201/201-202/202-203/203-204/204-205/205-206/206-207/207-208/208-209/209-210/210-211/211-212/212-213/213-214/214-215/215-216/216-217/217-218/218-219/219-220/220-221/221-222/222-223/223-224/224-225/225-226/226-227/227-228/228-229/229-230/230-231/231-232/232-233/233-234/234-235/235-236/236-237/237-238/238-239/239-240/240-241/241-242/242-243/243-244/244-245/245-246/246-247/247-248/248-249/249-250/250-251/251-252/252-253/253-254/254-255/255-256/256-257/257-258/258-259/259-260/260-261/261-262/262-263/263-264/264-265/265-266/266-267/267-268/268-269/269-270/270-271/271-272/272-273/273-274/274-275/275-276/276-277/277-278/278-279/279-280/280-281/281-282/282-283/283-284/284-285/285-286/286-287/287-288/288-289/289-290/290-291/291-292/292-293/293-294/294-295/295-296/296-297/297-298/298-299/299-300/300-301/301-302/302-303/303-304/304-305/305-306/306-307/307-308/308-309/309-310/310-311/311-312/312-313/313-314/314-315/315-316/316-317/317-318/318-319/319-320/320-321/321-322/322-323/323-324/324-325/325-326/326-327/327-328/328-329/329-330/330-331/331-332/332-333/333-334/334-335/335-336/336-337/337-338/338-339/339-340/340-341/341-342/342-343/343-344/344-345/345-346/346-347/347-348/348-349/349-350/350-351/351-352/352-353/353-354/354-355/355-356/356-357/357-358/358-359/359-360/360-361/361-362/362-363/363-364/364-365/365-366/366-367/367-368/368-369/369-370/370-371/371-372/372-373/373-374/374-375/375-376/376-377/377-378/378-379/379-380/380-381/381-382/382-383/383-384/384-385/385-386/386-387/387-388/388-389/389-390/390-391/391-392/392-393/393-394/394-395/395-396/396-397/397-398/398-399/399-400/400-401/401-402/402-403/403-404/404-405/405-406/406-407/407-408/408-409/409-410/410-411/411-412/412-413/413-414/414-415/415-416/416-417/417-418/418-419/419-420/420-421/421-422/422-423/423-424/424-425/425-426/426-427/427-428/428-429/429-430/430-431/431-432/432-433/433-434/434-435/435-436/436-437/437-438/438-439/439-440/440-441/441-442/442-443/443-444/444-445/445-446/446-447/447-448/448-449/449-450/450-451/451-452/452-453/453-454/454-455/455-456/456-457/457-458/458-459/459-460/460-461/461-462/462-463/463-464/464-465/465-466/466-467/467-468/468-469/469-470/470-471/471-472/472-473/473-474/474-475/475-476/476-477/477-478/478-479/479-480/480-481/481-482/482-483/483-484/484-485/485-486/486-487/487-488/488-489/489-490/490-491/491-492/492-493/493-494/494-495/495-496/496-497/497-498/498-499/499-500/500-501/501-502/502-503/503-504/504-505/505-506/506-507/507-508/508-509/509-510/510-511/511-512/512-513/513-514/514-515/515-516/516-517/517-518/518-519/519-520/520-521/521-522/522-523/523-524/524-525/525-526/526-527/527-528/528-529/529-530/530-531/531-532/532-533/533-534/534-535/535-536/536-537/537-538/538-539/539-540/540-541/541-542/542-543/543-544/544-545/545-546/546-547/547-548/548-549/549-550/550-551/551-552/552-553/553-554/554-555/555-556/556-557/557-558/558-559/559-560/560-561/561-562/562-563/563-564/564-565/565-566/566-567/567-568/568-569/569-570/570-571/571-572/572-573/573-574/574-575/575-576/576-577/577-578/578-579/579-580/580-581/581-582/582-583/583-584/584-585/585-586/586-587/587-588/588-589/589-590/590-591/591-592/592-593/593-594/594-595/595-596/596-597/597-598/598-599/599-600/600-601/601-602/602-603/603-604/604-605/605-606/606-607/607-608/608-609/609-610/610-611/611-612/612-613/613-614/614-615/615-616/616-617/617-618/618-619/619-620/620-621/621-622/622-623/623-624/624-625/625-626/626-627/627-628/628-629/629-630/630-631/631-632/632-633/633-634/634-635/635-636/636-637/637-638/638-639/639-640/640-641/641-642/642-643/643-644/644-645/645-646/646-647/647-648/648-649/649-650/650-651/651-652/652-653/653-654/654-655/655-656/656-657/657-658/658-659/659-660/660-661/661-662/662-663/663-664/664-665/665-666/666-667/667-668/668-669/669-670/670-671/671-672/672-673/673-674/674-675/675-676/676-677/677-678/678-679/679-680/680-681/681-682/682-683/683-684/684-685/685-686/686-687/687-688/688-689/689-690/690-691/691-692/692-693/693-694/694-695/695-696/696-697/697-698/698-699/699-700/700-701/701-702/702-703/703-704/704-705/705-706/706-707/707-708/708-709/709-710/710-711/711-712/712-713/713-714/714-715/715-716/716-717/717-718/718-719/719-720/720-721/721-722/722-723/723-724/724-725/725-726/726-727/727-728/728-729/729-730/730-731/731-732/732-733/733-734/734-735/735-736/736-737/737-738/738-739/739-740/740-741/741-742/742-743/743-744/744-745/745-746/746-747/747-748/748-749/749-750/750-751/751-752/752-753/753-754/754-755/755-756/756-757/757-758/758-759/759-760/760-761/761-762/762-763/763-764/764-765/765-766/766-767/767-768/768-769/769-770/770-771/771-772/772-773/773-774/774-775/775-776/776-777/777-778/778-779/779-780/780-781/781-782/782-783/783-784/784-785/785-786/786-787/787-788/788-789/789-790/790-791/791-792/792-793/793-794/794-795/795-796/796-797/797-798/798-799/799-800/800-801/801-802/802-803/803-804/804-805/805-806/806-807/807-808/808-809/809-810/810-811/811-812/812-813/813-814/814-815/815-816/816-817/817-818/818-819/819-820/820-821/821-822/822-823/823-824/824-825/825-826/826-827/827-828/828-829/829-830/830-831/831-832/832-833/833-834/834-835/835-836/836-837/837-838/838-839/839-840/840-841/841-842/842-843/843-844/844-845/845-846/846-847/847-848/848-849/849-850/850-851/851-852/852-853/853-854/854-855/855-856/856-857/857-858/858-859/859-860/860-861/861-862/862-863/863-864/864-865/865-866/866-867/867-868/868-869/869-870/870-871/871-872/872-873/873-874/874-875/875-876/876-877/877-878/878-879/879-880/880-881/881-882/882-883/883-884/884-885/885-886/886-887/887-888/888-889/889-890/890-891/891-892/892-893/893-894/894-895/895-896/896-897/897-898/898-899/899-900/900-901/901-902/902-903/903-904/904-905/905-906/906-907/907-908/908-909/909-910/910-911/911-912/912-913/913-914/914-915/915-916/916-917/917-918/918-919/919-920/920-921/921-922/922-923/923-924/924-925/925-926/926-927/927-928/928-929/929-930/930-931/931-932/932-933/933-934/934-935/935-936/936-937/937-938/938-939/939-940/940-941/941-942/942-943/943-944/944-945/945-946/946-947/947-948/948-949/949-950/950-951/951-952/952-953/953-954/954-955/955-956/956-957/957-958/958-959/959-960/960-961/961-962/962-963/963-964/964-965/965-966/966-967/967-968/968-969/969-970/970-971/971-972/972-973/973-974/974-975/975-976/976-977/977-978/978-979/979-980/980-981/981-982/982-983/983-984/984-985/985-986/986-987/987-988/988-989/989-990/990-991/991-992/992-993/993-994/994-995/995-996/996-997/997-998/998-999/999-1000/1000-1001/1001-1002/1002-1003/1003-1004/1004-1005/1005-1006/1006-1007/1007-1008/1008-1009/1009-1010/1010-1011/1011-1012/1012-1013/1013-1014/1014-1015/1015-1016/1016-1017/1017-1018/1018-1019/1019-1020/1020-1021/1021-1022/1022-1023/1023-1024/1024-1025/1025-1026/1026-1027/1027-1028/1028-1029/1029-1030/1030-1031/1031-1032/1032-1033/1033-1034/1034-1035/1035-1036/1036-1037/1037-1038/1038-1039/1039-1040/1040-1041/1041-1042/1042-1043/1043-1044/1044-1045/1045-1046/1046-1047/1047-1048/1048-1049/1049-1050/1050-1051/1051-1052/1052-1053/1053-1054/1054-1055/1055-1056/1056-1057/1057-1058/1058-1059/1059-1060/1060-1061/1061-1062/1062-1063/1063-1064/1064-1065/1065-1066/1066-1067/1067-1068/1068-1069/1069-1070/1070-1071/1071-1072/1072-1073/1073-1074/1074-1075/1075-1076/1076-1077/1077-1078/1078-1079/1079-1080/1080-1081/1081-1082/1082-1083/1083-1084/1084-1085/1085-1086/1086-1087/1087-1088/1088-1089/1089-1090/1090-1091/1091-1092/1092-1093/1093-1094/1094-1095/1095-1096/1096-1097/1097-1098/1098-1099/1099-1100/1100-1101/1101-1102/1102-1103/1103-1104/1104-1105/1105-1106/1106-1107/1107-1108/1108-1109/1109-1110/1110-1111/1111-1112/1112-1113/1113-1114/1114-1115/1115-1116/1116-1117/1117-1118/1118-1119/1119-1120/1120-1121/1121-1122/1122-1123/1123-1124/1124-1125/1125-1126/1126-1127/1127-1128/1128-1129/1129-1130/1130-1131/1131-1132/1132-1133/1133-1134/1134-1135/1135-1136/1136-1137/1137-1138/1138-1139/1139-1140/1140-1141/1141-1142/1142-1143/1143-1144/1144-1145/1145-1146/1146-1147/1147-1148/1148-1149/1149-1150/1150-1151/1151-1152/1152-1153/1153-1154/1154-1155/1155-1156/1156-1157/1157-1158/1158-1159/1159-1160/1160-1161/1161-1162/1162-1163/1163-1164/1164-1165/1165-1166/1166-1167/1167-1168/1168-1169/1169-1170/1170-1171/1171-1172/1172-1173/1173-1174/1174-1175/1175-1176/1176-1177/1177-1178/1178-1179/1179-1180/1180-1181/1181-1182/1182-1183/1183-1184/1184-1185/1185-1186/1186-1187/1187-1188/1188-1189/1189-1190/1190-1191/1191-1192/1192-1193/1193-1194/1194-1195/1195-1196/1196-1197/1197-1198/1198-1199/1199-1200/1200-1201/1201-1202/1202-1203/1203-1204/1204-1205/1205-1206/1206-1207/1207-1208/1208-1209/1209-1210/1210-1211/1211-1212/1212-1213/1213-1214/1214-1215/1215-1216/1216-1217/1217-1218/1218-1219/1219-1220/1220-1221/1221-1222/1222-1223/1223-1224/1224-1225/1225-1226/1226-1227/1227-1228/1228-1229/1229-1230/1230-1231/1231-1232/1232-1233/12

FIRST AVENUE



GROUND FLOOR - RETAIL
CAR PARK, BIN ROOMS and SERVICES
CAR SPACE - 11

Ground Floor Plan
1:200 (on A2) 1:100 (on A0)



DA APPROVED (16 CAR SPACES, BUSINESS RETAIL)
(DA 1540287)

Ground Floor Plan (Previous DA Approved)
1:500 (on A2)

- BASIX Commitments Water Commitments:**
- * **Planting** – Must plant Indigenous or low water use species of vegetation throughout the area of land specified.
 - * **Fixtures** – Must install 3 Star rating showerheads in all showers (>4.5 but <=6l/min).
 - Must install 4 Star rating toilet flushing system in each toilet.
 - Must install 4 Star rating taps in each kitchen.
 - Must install 4 Star rating taps in each bathroom.

Energy Commitments:

- * **Hotwater**
 - Must install a central hot water system 1.
- * **Cooling/ Heating System**
 - Must install 1-phase air conditioning EER 2.5–3.0

*** Ventilation**

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof: Operation control: manual switch on/ off.

- * **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

*** Fixtures**

- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

*** Ventilation**

- Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage Room– Ventilation exhaust only.
- Commercial Waste– No mechanical ventilation
- Bin rooms (level 3 to 24)– Ventilation Exhaust only
- Storages and services on Ground Floor– Ventilation supply only.
- Storage rooms basements 1–6– No mechanical ventilation.
- Ground Floor Lobby– No mechanical ventilation
- Hallway/ Lobby (levels3)– Ventilation supply only
- Hallway 4–17– No mechanical ventilation
- Hallway– 18–24– No mechanical ventilation.

*** Lighting** – Must install lighting in:

- Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor.
- Lift cars (No. 1): Light– Light emitting diode: Efficiency measure: connected to lift call button.
- Lift motor room: compact fluorescent: Efficiency measure: motion sensor
- Garbage room: compact fluorescent: Efficiency measure: motion sensor.
- Plant rooms: compact fluorescent: Efficiency measure: motion sensor
- Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

- * **Other** – Must install gearless traction with VV F motor for lifts.

ISSUE	REVISION	DATE	DRAWN
D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 26.05.20	15.11.2021	PP
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.06.21	09.03.2021	PP
B	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.06.21	15.07.2021	PP
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP

design oubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
11/111 Zolyomi Lane, Winton NSW 2151
Tel: 9583 2778
Fax: 9583 2779
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ABN: 47 116 316 333

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN
JOB NO.
180945 DA 207

OWNER: P
CHECKED BY: PG
DATE: MAR 2020
LOGGED AT: BLACKTOWN CITY COUNCIL

SHEET TITLE: GROUND FLOOR PLAN
N

ISSUE: D
SCALE: 1:200(A2)

[illegible]

Design Cubicle Pty Ltd
 Northcott Architect; Sam Mitchell
 Address: 44 Somers Street,
 North Parramatta, NSW, 2151
 Tel: 9683 2778
 Email: info@designcubicle.com.au
 Http: www.designcubicle.com.au
 Fax: 47 116 316 333

DRAWN BY: **pp**
CHECKED BY: **FG**
DATE: **MAR 2020**

ISSUE: D

SCALE: 1.200/12

First Floor Plan
1:200 (on A2) 1:100 (on A0)



*Lighting – Must install lighting in:
Car park/Compact fluorescent: Efficiency measure: Time clock
and motion sensor.
Lift cars (No. 12): Light– Light emitting diode: Efficiency
measure: Connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure:
motion sensor
Garbage room: compact fluorescent: Efficiency measure:
motion sensor.
Plant rooms: compact fluorescent: Efficiency measure: motion
sensor.
Ground floor lobby and Hallways/lobbies: compact fluorescent:
Efficiency measure: daylight sensor and motion sensor.
*Other – Must install gearless fraction with VV F motor for
lifts

NOTE: DESIGN CURBULE PVT LTD IS A REGISTERED COMPANY UNDER THE NSM ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSM ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. PRIOR TO THE COMMENCEMENT OF WORK, DRAWINGS ARE NOT TO BE SCALES USE ONLY FIGURED.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT INFORMATION ON THIS DRAWING IS THE PROPERTY OF DESIGN CURBULE PVT LTD.

NOTE: DESIGN CURBULE PVT LTD IS A REGISTERED COMPANY UNDER THE NSM ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSM ARCHITECTS ACT 2003.
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. PRIOR TO THE COMMENCEMENT OF WORK, DRAWINGS ARE NOT TO BE SCALES USE ONLY FIGURED.
THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE DOOR AND FINISHES SCHEDULES. DO NOT USE THIS DRAWING IN ISOLATION.
COPYRIGHT INFORMATION ON THIS DRAWING IS THE PROPERTY OF DESIGN CURBULE PVT LTD.



დავით ბერიძე

Lu



SHEET TITLE:
SECOND FLOOR PLAN

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN
JOB No.
1800945 DA 209

ISSUE: C

SCALE: 1-200 (12)



Second Floor Plan (Previous DA Approved)
1:500 (on A2)



Second Floor Plan
1:200 (on A2) 1:100 (on A0)

BASIX Commitments Water Commitments:

- * Planting – Must plant indigenous or low water use species of vegetation throughout the area of land used.
- * Fixtures – Must install 3 Star rating showerheads in all showers, (4-4.5 but <=6l/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:

- Must install a central hot water system 1.
- *Cooling/ Heating System**
- Must install 1-phase air conditioning EER

* Ventilation

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.

* Other – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

- * Elxtures

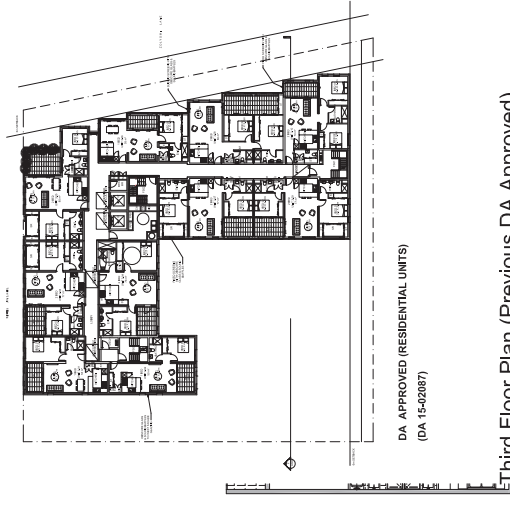
- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

- | | |
|---|--|
| — | * Ventilation |
| — | Must install ventilation in: Basements Car park: |
| — | Ventilation supply and Exhaust: Efficiency measure: Carbon |
| — | monoxide monitor + VSD fan. |
| — | Garage Room- Ventilation exhaust only. |
| — | Commercial Water- No mechanical Ventilation |
| — | Bin rooms (level 3 to 24)- Ventilation Exhaust only |
| — | Stores and services on Ground Floor- Ventilation |
| — | supply only. |
| — | Storage rooms basements 1-6- No mechanical |
| — | ventilation. |
| — | Ground Floor Lobby- No mechanical ventilation |
| — | Highway Lobby(level3)- Ventilation supply only |
| — | Highway 4-17- No mechanical ventilation |
| — | Highway 18-24- No mechanical ventilation. |

- | *Lighting – Must Install Lighting In: | |
|--|--|
| Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor. | |
| Lift cars (No. 1): Light– Light emitting diode: Efficiency measure: connected to lift call button. | |
| Lift motor room: compact fluorescent: Efficiency measure: motion sensor | |
| Garbage room: compact fluorescent: Efficiency measure: motion sensor. | |
| Plant room: compact fluorescent: Efficiency measure: motion sensor. | |
| Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor. | |

- * Other – Must Install gearless traction with VV F motor for lifts.



NOTE:
DESIGN CONSULT FTY LTD IS A REGISTERED COMPANY UNDER THE NEW
DESIGN CONSULT ACT 2002.
ALL DRAWINGS AND DETAILS ARE TO BE REVISIONED IN ACCORDANCE WITH SECTION 27
OF THE NEW BUILDING ACT 2002.
THESE DRAWINGS ARE THE PROPERTY OF DESIGN CONSULT FTY LTD. ANY UNAUTHORIZED
REPRODUCTION OR USE OF ANY PART OF A SET WILL BE REGARDED AS UNLAWFUL
VIOLATIONS.
OTHER DOCUMENTS INCLUDING THE DRAWING AND SPECIFICATIONS DO NOT USE
WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULT FTY LTD.
INFORMATION IN THE DRAWING IS THE PROPERTY OF DESIGN CONSULT FTY LTD.
DESIGN CONSULT FTY LTD IS NOT RESPONSIBLE FOR ANY DAMAGE OR CONSEQUENCES
ARISING FROM THE USE OF THESE DRAWINGS.

Design Cubicle Pty Ltd
 Nominated Architect: Sam Wai-Han Lu (#88642)
 Address: 44 Scotch Street,
 North Parramatta, NSW, 2151
 Tel: 9683 2778
 Email: info@designcubicle.com.au
 Http: www.designcubicle.com.au
 ASN: 47 116 316 333



Energy Commitments:

*Hotwater

- Must install a central hot water system 1.
- *Cooling/ Heating System
- Must install 1-phase airconditioning EER

*Ventilation

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/ off.

* Other – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

- * Elxtures

- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

- ***Ventilation**
- Must install ventilation in: Basements Car park;
 - Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garage Room— Ventilation exhaust only.
 - Commercial Water— No mechanical ventilation
 - Bin rooms level 3 to 24— Ventilation exhaust only
 - Storages and services on Ground Floor— Ventilation supply only.
 - Storage rooms basements 1–6— No mechanical ventilation.
 - Ground Floor Lobby— No mechanical ventilation
 - Highway Lobby (level 3)— Ventilation supply only
 - Highway 4–17— No mechanical ventilation
 - Highway 18–24— No mechanical ventilation.

- *Lighting – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure: Time clock
and motion sensor,
Lift cars (No. 1): light– Light emitting diode: Efficiency
measure: connected to lift call button.

Lift motor room: compact fluorescent; Efficiency measure:

motion sensor

Garbage room: compact fluorescent; Efficiency measure:

motion sensor.

Plant rooms: compact fluorescent; Efficiency measure: mo

sensor.

Ground floor lobby and Hallways/lobbies: compact fluores

Efficiency measure: daylight sensor and motion sensor.

*Other – Must Install gearless traction with VW F motor

[illegible]

Design Cubicle Pty Ltd
Nominated Architect; Sam Mihalas
Address: 44 Somers Street,
North Parramatta, NSW, 2151
Tel: 9683 2778
Email: Info@designcubicle.com.au
[Http://www.designcubicle.com.au](http://www.designcubicle.com.au)
ASN: 47 116 316 333

SHEET TITLE:
8th to 14th Floor PLAN

DRAWN BY:
PP

CHECKED BY:
FG

DATE:
MAR 2020

PROJECT: BLACKSTONE CITY COLLEGE

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN

JOB NO:
180945 DA 212

ISSUE: D

SCALE:
1:200(A2)



Energy Commitments:

- * Hotwater
- Must install a central hot water system
- * Cooling/ Heating System
- Must Install 1-phase air conditioning

*Ventilation

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

* Fixtures

- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

*Ventilation	
Must install ventilation in: Basements Car park:	
Ventilation supply and Exhaust: Efficiency measure: Carbon	
monoxide monitor + VSD fan.	
Garage Room-- Ventilation exhaust only.	
Commercial Waste-- No mechanical ventilation	
Bin rooms (level 3 to 24)-- Ventilation Exhaust only	
Stores and services on Ground Floor-- Ventilation	
supply only.	
Storage rooms basements 1-6-- No mechanical	
ventilation.	
Ground Floor Lobby-- No mechanical Ventilation	
Halfway/ Lobby (level3)-- Ventilation supply only	
Away 4-17-- No mechanical ventilation	
Highway -- 18-24-- No mechanical ventilation.	

***Lighting – Must install lighting in:**

Car park: Compact fluorescent; Efficiency measure: Time clock and motion sensor.
Lift cars (No. 1): light-emitting diode; Efficiency measure: connected to lift call button.

Lift motor room: compact fluorescent; Efficiency measure: measure connected to lift call button.

motion sensor

Garbage room: compact fluorescent; Efficiency measure:

motion sensor.

Plant rooms: compact fluorescent; Efficiency measure: motion sensor

Ground floor lobby and Hallways/lobbies: compact fluorescent sensor.
Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VV F motor for lifts.

[illegible]

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP
B	REMOVED ARCHITECTURAL PLANS ISSUED FOR DA SUBMISSION	18.07.2021	PP
C	REMOVED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.09.21	08.10.2021	PP
D	REMOVED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 25.10.21	18.11.2021	PP

NOTE: DESIGN GROUP CITY, LTD. IS A REGISTERED COMPANY UNDER THE NEW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NEW ARCHITECTS ACT 2003.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. PRIOR TO THE COMMENCEMENT OF ANY WORK, DRAWINGS ARE NOT TO BE USED WITHOUT THE APPROVAL OF THE ARCHITECT.

THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THE USER AND PROJECTS CHAIRMAN DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT © 2003

INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN GROUP CITY LTD.



Design Cubicle Pty Ltd
Nominated Architect: Sam Mil-Han
Address: 44 Somers Street,
North Parramatta, NSW, 2151
Tel: 9683 2778
Email: info@designcubicle.com.au
[Http://www.designcubicle.com.au](http://www.designcubicle.com.au)
ARN: 47 116 316 333

(2)

N

SHEET TITLE:
15th to 20th Floor PLAN

DRAWN BY: **PP**
 CHECKED BY: **FG**
 DATE: **MAR 2020**
 JOB NO: **180945**
 PROJECT: **PROPOSED MIXED USE DEVELOPMENT AT 2 FIRST AVENUE BLACKTOWN**
 DRAWING: **DA 213**

Energy Commitments:

- * Hotwater
 - Must install a central hot water system
- * Cooling/ Heating System
 - Must Install 1—phase air conditioning

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

* Fixtures

- * Must install ventilation in: Basements Car park:
- Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
-
- Garbage Room- Ventilation exhaust only.
- Commercial Waste- No mechanical ventilation
- Bin rooms (level 3 to 24)- Ventilation Exhaust only
- Storages and svices on Ground Floor - Ventilation supply only.
- Storages rooms Basements 1-6- No mechanical ventilation.
-
- Ground Floor Lobby- No mechanical ventilation
- Highway/ Lobby (level3)- Ventilation supply only
- Highway 4-17- No mechanical ventilation
- Highway - 18-24- No mechanical ventilation.

***Lighting** – Must install lighting in:
Car port: Compact fluorescent; Efficiency measure: Time clock
and motion sensor.
Lift cars (No. 1): Light– Light emitting diode; Efficiency
measure: connected to lift call button.
Lift motor room: compact fluorescent; Efficiency measure:
motion sensor.
Garbage room: compact fluorescent; Efficiency measure:
motion sensor.
Plant rooms: compact fluorescent; Efficiency measure: motion
sensor.
Ground floor lobby and Hallways/lobbies: compact fluorescent;
Efficiency measure: daylight sensor and motion sensor.
***Other** – Must install gearless traction with VVVF motor for
lifts.

- * **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers, (>4.5 but <=6l/min).
 - Must install 4 Star rating toilet flushing system in each toilet.
 - Must install 4 Star rating taps in each kitchen.
 - Must install 4 Star rating taps in each bathroom.

Energy Commitments:

- * Hotwater
 - Must install a central hot water system 1.
- * Cooling/ Heating System
 - Must install 1-phase aircondlllloing EER 2 5-3 0

*Ventilation

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof: Operation control: manual switch on/ off.

- * Other – Must Install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

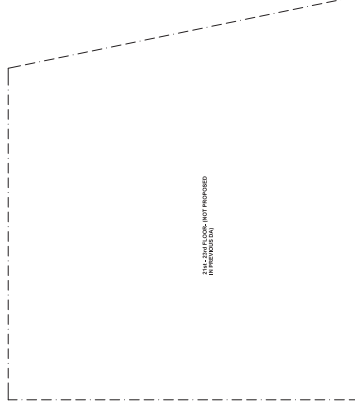
* Fixtures

- Must install 4 star rating toilets and 4 Star rating taps.

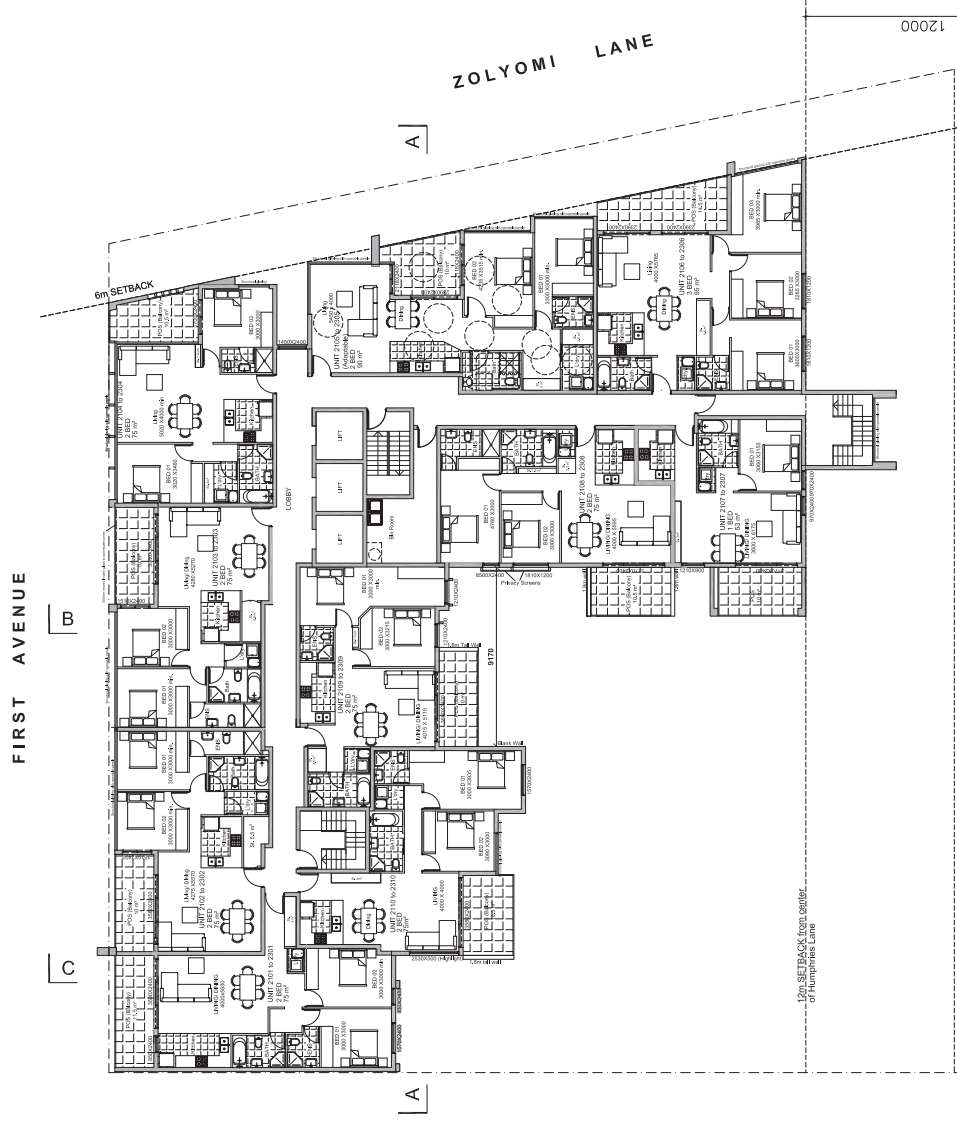
Energy Commitments:

- ***Ventilation**
 - Must install ventilation in Basements Car park:
 - Ventilation supply and Exhaust Efficiency measure: Carbon monoxide monitor + VSD fan,
 - Garbage Room– Ventilation exhaust only,
 - Commercial Waste– No mechanical ventilation
 - Bin rooms level 3 to 24– Ventilation Exhaust only
 - Storages and srncos on Ground Floor– Ventilation supply only,
 - Storage rooms basements 1–6– No mechanical ventilation,
 - Ground Floor Lobby– No mechanical ventilation
 - Halfway/ Lobby level3– Ventilation supply only
 - Halfway 4–17– No mechanical ventilation
 - Halfway – 18–24– No mechanical ventilation,

- Lighting** – must mean lighting. **Efficiency** measure: Time clock and motion sensor.
- Car ports** Compact fluorescent; Efficiency measure: Time clock and motion sensor.
- Light cars** (No. 1) Light – Light emitting diode; Efficiency measure: compact fluorescent.
- Light sensors** compact fluorescent; Efficiency measure: compact fluorescent.
- Light sensors** compact fluorescent; Efficiency measure: compact fluorescent.
- Garage room**: compact fluorescent; Efficiency measure: motion sensor.
- Room**: compact fluorescent; Efficiency measure: motion sensor.
- Ground floor lobby and Hallways/lobbies**: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other** – Must install gearless traction with VVVF motor for lifts.



21st Floor Plan to 23rd Floor Plan (Previous
DA Approved)
1:500 (on A2)



21st Floor to 23rd Floor Plan
1:200 (on A2) 1:100 (on A0)

NO.	REVISION	DATE	BY	REASON
D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 29.10.21	16.11.2021	PP	
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.09.21	06.10.2021	PP	
B	REVISED ARCHITECTURAL PLANS ISSUED FOR A SUBMISSION	16.07.2021	PP	
A	ISSUED FOR DA SUBMISSION	26.05.2020	PP	

[illegible]

Design Cubicle Pty Ltd
 Non-hated Architect: Sam Mh-Ha
 Address: 44 Sorrell Street,
 North Parramatta, NSW, 2151
 Tel: 9683 2778
 Email: info@designcubicle.com.au
 Http: www.designcubicle.com.au



2)  SHEET TITLE: 21st to 23rd Floor PLAN

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN
JOB No.

DRAWN BY:
pp

CHECKED BY:
FG

DATE:

SCALE:
1:200(A2)



ISSUE: D

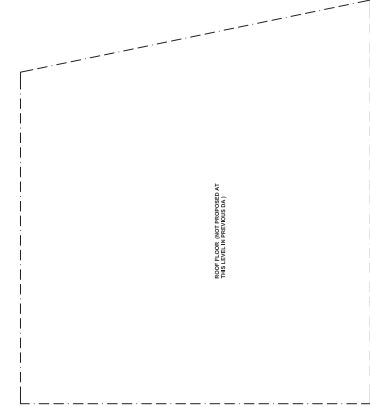
SCALE: 1 2 3 4 5 6 7 8 9 10

1:200 (on A2) 1:100 (on A0)

FIRST AVENUE



Roof Floor Plan
1:200 (on A2) 1:100 (on A0)



BASIX Commitments Water Commitments:

- * **Planting** – Must plant Indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 4 Star rating taps in each kitchen.
- Must install 4 Star rating taps in each bathroom.

Energy Commitments:

- * **Hotwater**
 - Must install a central hot water system 1.
- * **Cooling/Heating System**
 - Must install 1–phase air conditioning EER 2.5–3.0

* **Ventilation**

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof: Operation control: manual switch on/ off.

* **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Common Areas

Water Commitments:

* **Fixtures**

- Must install 4 star rating toilets and 4 Star rating taps.

Energy Commitments:

* **Ventilation**

- Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
- Garbage Room– Ventilation exhaust only.
- Commercial Waste– No mechanical ventilation
- Bin rooms (level 3 to 24)– Ventilation Exhaust only
- Storages and services on Ground Floor– Ventilation supply only.
- Storage rooms basements 1–6– No mechanical ventilation.
- Ground Floor Lobby– No mechanical ventilation
- Hallway/ Lobby (level3)– Ventilation supply only
- Hallway 4–17– No mechanical ventilation
- Hallway– 18–24– No mechanical ventilation.

* **Lighting** – Must install lighting in:

- Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor.
- Lift cars (No. 1): Light– Light emitting diode: Efficiency measure: connected to lift call button.
- Lift motor room: compact fluorescent: Efficiency measure: motion sensor.
- Garbage room: compact fluorescent: Efficiency measure: motion sensor.
- Plant rooms: compact fluorescent: Efficiency measure: motion sensor.
- Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.

* **Other** – Must install gearless traction with VV F motor for lifts.

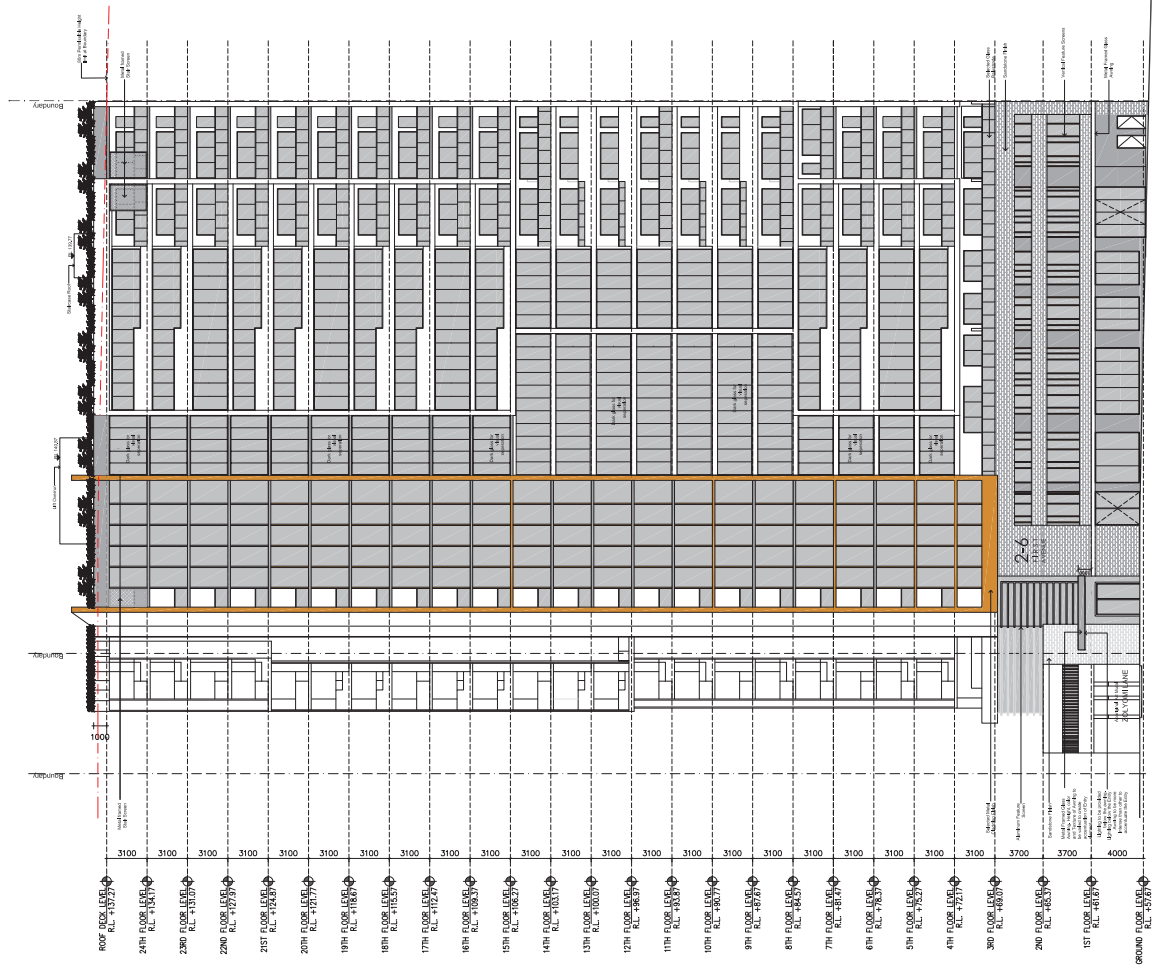
Roof Floor Plan is on 18th Floor. Nothing proposed on 25th Floor (Previous DA Approved)
1:500 (on A2)

ISSUE	REVISION	DATE	DRAWN
D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 26.02.21	15.11.2021	PP
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.02.21	09.11.2021	PP
B	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.02.21	15.07.2021	PP
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW COMPANIES ACT 1999. THE COMPANY IS REGISTERED WITH THE NSW BUSINESS REGISTRY. THE COMPANY IS A MEMBER OF THE AUSTRALIAN ARCHITECTURAL ASSOCIATION (AAA). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL ARCHITECTS (AIPA). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL DESIGNERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL ENGINEERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL PLANNERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL SURVEYORS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL VALUERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL WRITERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL JOURNALISTS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL ACTORS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL MUSICIANS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL DANCERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL THEATRICAL MANAGERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL FILMMAKERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL TELEVISION PRODUCERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL RADIO BROADCASTERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL JOURNALISTS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL ACTORS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL MUSICIANS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL DANCERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL THEATRICAL MANAGERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL FILMMAKERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL TELEVISION PRODUCERS (AIPD). THE COMPANY IS A MEMBER OF THE AUSTRALIAN INSTITUTE OF PROFESSIONAL RADIO BROADCASTERS (AIPD).



Design Cubicle Pty Ltd
18/18-19/19-20/20-21/21-22/22-23/23-24/24-25/25-26/26-27/27-28/28-29/29-30/30-31/31-32/32-33/33-34/34-35/35-36/36-37/37-38/38-39/39-40/40-41/41-42/42-43/43-44/44-45/45-46/46-47/47-48/48-49/49-50/50-51/51-52/52-53/53-54/54-55/55-56/56-57/57-58/58-59/59-60/60-61/61-62/62-63/63-64/64-65/65-66/66-67/67-68/68-69/69-70/70-71/71-72/72-73/73-74/74-75/75-76/76-77/77-78/78-79/79-80/80-81/81-82/82-83/83-84/84-85/85-86/86-87/87-88/88-89/89-90/90-91/91-92/92-93/93-94/94-95/95-96/96-97/97-98/98-99/99-100/100-101/101-102/102-103/103-104/104-105/105-106/106-107/107-108/108-109/109-110/110-111/111-112/112-113/113-114/114-115/115-116/116-117/117-118/118-119/119-120/120-121/121-122/122-123/123-124/124-125/125-126/126-127/127-128/128-129/129-130/130-131/131-132/132-133/133-134/134-135/135-136/136-137/137-138/138-139/139-140/140-141/141-142/142-143/143-144/144-145/145-146/146-147/147-148/148-149/149-150/150-151/151-152/152-153/153-154/154-155/155-156/156-157/157-158/158-159/159-160/160-161/161-162/162-163/163-164/164-165/165-166/166-167/167-168/168-169/169-170/170-171/171-172/172-173/173-174/174-175/175-176/176-177/177-178/178-179/179-180/180-181/181-182/182-183/183-184/184-185/185-186/186-187/187-188/188-189/189-190/190-191/191-192/192-193/193-194/194-195/195-196/196-197/197-198/198-199/199-200/200-201/201-202/202-203/203-204/204-205/205-206/206-207/207-208/208-209/209-210/210-211/211-212/212-213/213-214/214-215/215-216/216-217/217-218/218-219/219-220/220-221/221-222/222-223/223-224/224-225/225-226/226-227/227-228/228-229/229-230/230-231/231-232/232-233/233-234/234-235/235-236/236-237/237-238/238-239/239-240/240-241/241-242/242-243/243-244/244-245/245-246/246-247/247-248/248-249/249-250/250-251/251-252/252-253/253-254/254-255/255-256/256-257/257-258/258-259/259-260/260-261/261-262/262-263/263-264/264-265/265-266/266-267/267-268/268-269/269-270/270-271/271-272/272-273/273-274/274-275/275-276/276-277/277-278/278-279/279-280/280-281/281-282/282-283/283-284/284-285/285-286/286-287/287-288/288-289/289-290/290-291/291-292/292-293/293-294/294-295/295-296/296-297/297-298/298-299/299-300/300-301/301-302/302-303/303-304/304-305/305-306/306-307/307-308/308-309/309-310/310-311/311-312/312-313/313-314/314-315/315-316/316-317/317-318/318-319/319-320/320-321/321-322/322-323/323-324/324-325/325-326/326-327/327-328/328-329/329-330/330-331/331-332/332-333/333-334/334-335/335-336/336-337/337-338/338-339/339-340/340-341/341-342/342-343/343-344/344-345/345-346/346-347/347-348/348-349/349-350/350-351/351-352/352-353/353-354/354-355/355-356/356-357/357-358/358-359/359-360/360-361/361-362/362-363/363-364/364-365/365-366/366-367/367-368/368-369/369-370/370-371/371-372/372-373/373-374/374-375/375-376/376-377/377-378/378-379/379-380/380-381/381-382/382-383/383-384/384-385/385-386/386-387/387-388/388-389/389-390/390-391/391-392/392-393/393-394/394-395/395-396/396-397/397-398/398-399/399-400/400-401/401-402/402-403/403-404/404-405/405-406/406-407/407-408/408-409/409-410/410-411/411-412/412-413/413-414/414-415/415-416/416-417/417-418/418-419/419-420/420-421/421-422/422-423/423-424/424-425/425-426/426-427/427-428/428-429/429-430/430-431/431-432/432-433/433-434/434-435/435-436/436-437/437-438/438-439/439-440/440-441/441-442/442-443/443-444/444-445/445-446/446-447/447-448/448-449/449-450/450-451/451-452/452-453/453-454/454-455/455-456/456-457/457-458/458-459/459-460/460-461/461-462/462-463/463-464/464-465/465-466/466-467/467-468/468-469/469-470/470-471/471-472/472-473/473-474/474-475/475-476/476-477/477-478/478-479/479-480/480-481/481-482/482-483/483-484/484-485/485-486/486-487/487-488/488-489/489-490/490-491/491-492/492-493/493-494/494-495/495-496/496-497/497-498/498-499/499-500/500-501/501-502/502-503/503-504/504-505/505-506/506-507/507-508/508-509/509-510/510-511/511-512/512-513/513-514/514-515/515-516/516-517/517-518/518-519/519-520/520-521/521-522/522-523/523-524/524-525/525-526/526-527/527-528/528-529/529-530/530-531/531-532/532-533/533-534/534-535/535-536/536-537/537-538/538-539/539-540/540-541/541-542/542-543/543-544/544-545/545-546/546-547/547-548/548-549/549-550/550-551/551-552/552-553/553-554/554-555/555-556/556-557/557-558/558-559/559-560/560-561/561-562/562-563/563-564/564-565/565-566/566-567/567-568/568-569/569-570/570-571/571-572/572-573/573-574/574-575/575-576/576-577/577-578/578-579/579-580/580-581/581-582/582-583/583-584/584-585/585-586/586-587/587-588/588-589/589-590/590-591/591-592/592-593/593-594/594-595/595-596/596-597/597-598/598-599/599-600/600-601/601-602/602-603/603-604/604-605/605-606/606-607/607-608/608-609/609-610/610-611/611-612/612-613/613-614/614-615/615-616/616-617/617-618/618-619/619-620/620-621/621-622/622-623/623-624/624-625/625-626/626-627/627-628/628-629/629-630/630-631/631-632/632-633/633-634/634-635/635-636/636-637/637-638/638-639/639-640/640-641/641-642/642-643/643-644/644-645/645-646/646-647/647-648/648-649/649-650/650-651/651-652/652-653/653-654/654-655/655-656/656-657/657-658/658-659/659-660/660-661/661-662/662-663/663-664/664-665/665-666/666-667/667-668/668-669/669-670/670-671/671-672/672-673/673-674/674-675/675-676/676-677/677-678/678-679/679-680/680-681/681-682/682-683/683-684/684-685/685-686/686-687/687-688/688-689/689-690/690-691/691-692/692-693/693-694/694-695/695-696/696-697/697-698/698-699/699-700/700-701/701-702/702-703/703-704/704-705/705-706/706-707/707-708/708-709/709-710/710-711/711-712/712-713/713-714/714-715/715-716/716-717/717-718/718-719/719-720/720-721/721-722/722-723/723-724/724-725/725-726/726-727/727-728/728-729/729-730/730-731/731-732/732-733/733-734/734-735/735-736/736-737/737-738/738-739/739-740/740-741/741-742/742-743/743-744/744-745/745-746/746-747/747-748/748-749/749-750/750-751/751-752/752-753/753-754/754-755/755-756/756-757/757-758/758-759/759-760/760-761/761-762/762-763/763-764/764-765/765-766/766-767/767-768/768-769/769-770/770-771/771-772/772-773/773-774/774-775/775-776/776-777/777-778/778-779/779-780/780-781/781-782/782-783/783-784/784-785/785-786/786-787/787-788/788-789/789-790/790-791/791-792/792-793/793-794/794-795/795-796/796-797/797-798/798-799/799-800/800-801/801-802/802-803/803-804/804-805/805-806/806-807/807-808/808-809/809-810/810-811/811-812/812-813/813-814/814-815/815-816/816-817/817-818/818-819/819-820/820-821/821-822/822-823/823-824/824-825/825-826/826-827/827-828/828-829/829-830/830-831/831-832/832-833/833-834/834-835/835-836/836-837/837-838/838-839/839-840/840-841/841-842/842-843/843-844/844-845/845-846/846-847/847-848/848-849/849-850/850-851/851-852/852-853/853-854/854-855/855-856/856-857/857-858/858-859/859-860/860-861/861-862/862-863/863-864/864-865/865-866/866-867/867-868/868-869/869-870/870-871/871-872/872-873/873-874/874-875/875-876/876-877/877-878/878-879/879-880/880-881/881-882/882-883/883-884/884-885/885-886/886-887/887-888/888-889/889-890/890-891/891-892/892-893/893-894/894-895/895-896/896-897/897-898/898-899/899-900/900-901/901-902/902-903/903-904/904-905/905-906/906-907/907-908/908-909/909-910/910-911/911-912/912-913/913-914/914-915/915-916/916-917/917-918/918-919/919-920/920-921/921-922/922-923/923-924/924-925/925-926/926-927/927-928/928-929/929-930/930-931/931-932/932-933/933-934/934-935/935-936/936-937/937-938/938-939/939-940/940-941/941-942/942-943/943-944/944-945/945-946/946-947/947-948/948-949/949-950/950-951/951-952/952-953/953-954/954-955/955-956/956-957/957-958/958-959/959-960/960-961/961-962/962-963/963-964/964-965/965-966/966-967/967-968/968-969/969-970/970-971/971-972/972-973/973-974/974-975/975-976/976-977/977-978/978-979/979-980/980-981/981-982/982-983/983-984/984-985/985-986/986-987/987-988/988-989/989-990/990-991/991-992/992-993/993-994/994-995/995-996/996-997/997-998/998-999/999-1000/1000-1001/1001-1002/1002-1003/1003-1004/1004-1005/1005-1006/1006-1007/1007-1008/1008-1009/1009-1010/1010-1011/1011-1012/1012-1013/1013-1014/1014-1015/1015-1016/1016-1017/1017-1018/1018-1019/1019-1020/1020-1021/1021-1022/1022-1023/1023-1024/1024-1025/1025-1026/1026-1027/1027-1028/1028-1029/1029-1030/1030-1031/1031-1032/1032-1033/1033-1034/1034-1035/1035-1036/1036-1037/1037-1038/1038-1039/1039-1040/1040-1041/1041-1042/1042-1043/1043-1044/1044-1045/1045-1046/1046-1047/1047-1048/1048-1049/1049-1050/1050-1051/1051-1052/1052-1053/1053-1054/1054-1055/1055-1056/1056-1057/1057-1058/1058-1059/1059-1060/1060-1061/1061-1062/1062-1063/1063-1064/1064-1065/1065-1066/1066-1067/1067-1068/1068-1069/1069-1070/1070-1071/1071-1072/1072-1073/1073-1074/1074-1075/1075-1076/1076-1077/1077-1078/1078-1079/1079-1080/1080-1081/1081-1082/1082-1083/1083-1084/1084-1085/1085-1086/1086-1087/1087-1088/1088-1089/1089-1090/1090-1091/1091-1092/1092-1093/1093-1094/1094-1095/1095-1096/1096-1097/1097-1098/1098-1099/1099-1100/1100-1101/1101-1102/1102-1103/1103-1104/1104-1105/1105-1106/1106-1107/1107-1108/1108-1109/1109-1110/1110-1111/1111-1112/1112-1113/1113-1114/1114-1115/1115-1116/1116-1117/1117-1118/1118-1119/1119-1120/1120-1121/1121-1122/1122-1123/1123-1124/1124-1125/1125-1126/1126-1127/1127-1128/1128-1129/1129-1130/1130-1131/1131-1132/1132-1133/1133-1134/1134-1135/1135-1136/1136-1137/1137-1138/1138-1139/1139-1140/1140-1141/1141-1142/1142-1143/1143-1144/1144-1145/1145-1146/1146-1147/1147-1148/1148-1149/1149-1150/1150-1151/1151-1152/1152-1153/1153-1154/1154-1155/1155-1156/1156-1157/1157-1158/1158-1159/1159-1160/1160-1161/1161-1162/1162-1163/1163-1164/1164-1165/1165-1166/1166-1167/1167-1168/1168-1169/1169-1170/1170-1171/1171-1172/1172-1173/1173-1174/1174-1175/1175-1176/1176-1177/1177-1178/1178-1179/1179-1180/1180-1181/1181-1182/1182-1183/1183-1184/1184-1185/1185-1186/1186-1187/1187-1188/1188-1189/1189-1190/1190-1191/1191-1192/1192-1193/1193-1194/1194-1195/1195-1196/1196-1197/1197-1198/1198-1199/1199-1200/1200-1201/1201-1202/1202-1203/1



North Elevation 1:300 (on A2) 1:150 (on A0)

- BASIX Commitments Water Commitments:**
- * **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
 - * **Fixtures** – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 4 Star rating toilet flushing system in each toilet.
 - Must install 4 Star rating taps in each kitchen.
 - Must install 4 Star rating taps in each bathroom.
- Energy Commitments:**
- * **Hotwater**
 - Must install a central hot water system 1.
 - * **Cooling/ Heating System**
 - Must install 1–Phase airconditioning EER 2.5–3.0
- * **Ventilation**
- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof: Operation control: manual switch on/ off.
- * **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.
- Common Areas**
- Water Commitments:**
- * **Fixtures**
 - Must install 4 star rating toilets and 4 Star rating taps.
- Energy Commitments:**
- * **Ventilation**
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Garbage Room– Ventilation exhaust only.
 - Commercial Waste– No mechanical ventilation
 - Bin rooms (level 3 to 24)– Ventilation Exhaust only
 - Storages and svices on Ground Floor– Ventilation supply only.
 - Storage rooms basements 1–6– No mechanical ventilation.
 - Ground Floor Lobby– No mechanical ventilation
 - Hallway/ Lobby (level3)– Ventilation supply only
 - Hallway 4–17– No mechanical ventilation
 - Hallway– 18–24– No mechanical ventilation.
 - * **Lighting** – Must install lighting in:
 - Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor.
 - Lift cars (No. 1): Light– Light emitting diode: Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent: Efficiency measure: motion sensor
 - Garbage room: compact fluorescent: Efficiency measure: motion sensor.
 - Plant rooms: compact fluorescent: Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent: Efficiency measure: daylight sensor and motion sensor.
 - * **Other** – Must install gearless traction with VV F motor for lifts.

ISSUE

DATE

APPROVED

D	15.11.2021	PP
C	08.01.2021	PP
B	15.07.2021	PP
A	22.05.2020	PP

DESIGN CUBICLE PTY LTD
15/155-157 WILSON STREET
NORTH PARAMOUNTA NSW 2151
TEL: 94681 2778
WWW.DESIGNCUBICLE.COM.AU
ABN: 47 116 316 333

PROPOSED MIXED USE DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN
JOB NO. 180945 DA 301

OWNER: #
CHECKED BY: FG
DATE: MAR 2020

SHEET TITLE
Elevations 1 of 4

LOADED BY: BLACKTOWN CITY COUNCIL

design cubicle
ARCHITECTURAL SOLUTIONS

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW
PUBLIC WORKS ACT 1991 AND THE NSW ARCHITECTURE ACT 2006.
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW
PUBLIC WORKS ACT 1991 AND THE NSW ARCHITECTURE ACT 2006.
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW
PUBLIC WORKS ACT 1991 AND THE NSW ARCHITECTURE ACT 2006.
DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW
PUBLIC WORKS ACT 1991 AND THE NSW ARCHITECTURE ACT 2006.

- * **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers,^(*) >4.5 but ≤6L/min).
 - Must Install 4 Star rating toilet flushing system in each toilet.

* Hotwater

- Must Install a central hot water system 1.

- Must install 1-phase airconditioning EER 2.5-3.0

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
- Must install ventilation systems to each Laundry of each dwelling individual fan ducted to facade or roof. Operation control: manual switch on/ off.

- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Water Commitments:

- Must install 4 star rating toilets and 4 Star rating taps

- ***Ventilation**
- Must install ventilation in: Basements Car park:
- Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan.
-
- Garbage Room- Ventilation exhaust only.
- Commercial Waste- No mechanical ventilation
- Bin rooms (level 3 to 24)- Ventilation Exhaust only
- Storages and svices on Ground Floor- Ventilation supply only.

- Must install ventilation in: Basements Car park;
- Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan,
- Garbage Room— Ventilation exhaust only,
- Commercial Waste— No mechanical ventilation
- Bln rooms level 3 to 24!— Ventilation Exhaust only
- Storages and svices on Ground Floor— Ventilation supply only.

- Ground Floor Lobby- No mechanical ventilation
- Hallway/ Lobby (level3)- Ventilation supply only
- Hallway 4-17- No mechanical ventilation
- Hallway- 18-24- No mechanical ventilation.

Car park: Compact fluorescent; Efficiency measure: Time clock and motion sensor.

measure: connected to lift call button.

Garbage room: compact fluorescent; Efficiency measure:

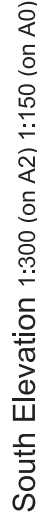
Plant rooms: compact fluorescent; Efficiency measure: motion sensor

Efficiency measure: daylight sensor and motion sensor.

lifts.



*Other – Must install gearless traction with VV F motor for lifts



SCALE:
1:300(A2)

- * **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers,^(*) >4.5 but ≤6L/min).
 - Must Install 4 Star rating toilet flushing system in each toilet.

* Hotwater

- Must Install a central hot water system 1.

- Must install 1-phase airconditioning EER 2.5-3.0

- Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.
- Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/off.
- Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof: Operation control: manual switch on/ off.

- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings as specified.

Water Commitments:

- Must install 4 star rating toilets and 4 Star rating taps.

- Must install ventilation in: Basements Car park: Ventilation supply and Exhaust: Efficiency measure: Carbon monoxide monitor + VSD fan,
- Garbage Room- Ventilation exhaust only.
- Commercial Waste- No mechanical ventilation
- Bin rooms (level 3 to 24)- Ventilation Exhaust only
- Storages and svices on Ground Floor- Ventilation supply only.

- Ground Floor Lobby— No mechanical ventilation
- Hallway/ Lobby (level3)— Ventilation supply only
- Hallway 4-17— No mechanical ventilation
- Hallway— 18-24— No mechanical ventilation.

Car park: Compact fluorescent: Efficiency measure: Time clock and motion sensor.

Lift cars (No. 1): Light- Light emitting diode: Efficiency measure: connected to lift call button.

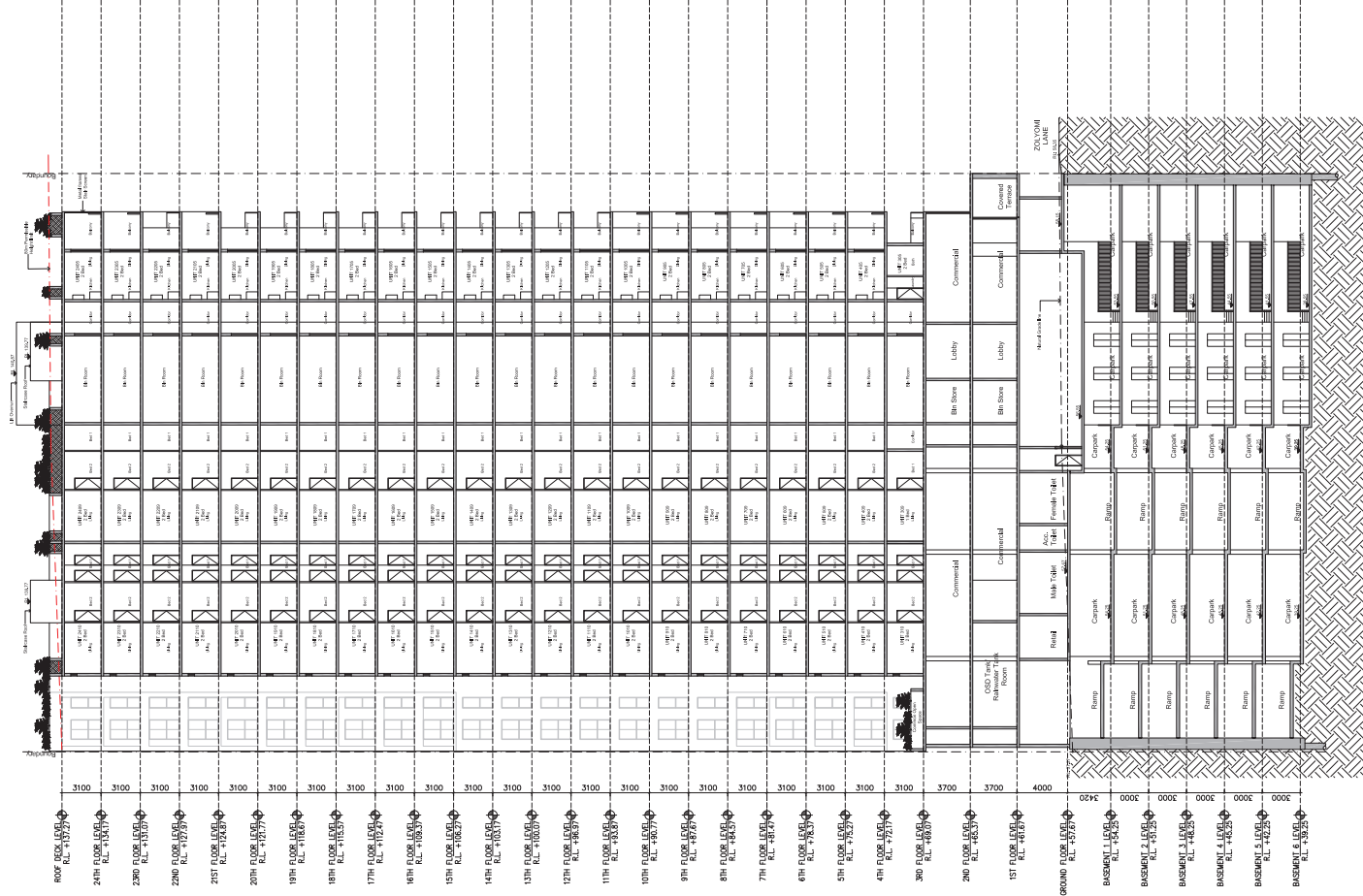
Lift motor room: compact fluorescent; Efficiency measured: motion sensor

Garbage room: compact fluorescent; Efficiency measure: motion sensor.

Plant rooms: compact fluorescent; Efficiency measure: motion sensor.
Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

*Other – Must install gearless traction with VV F motor for lifts.





Section A-A 1:300 (on A2) 1:150 (on A0)

[illegible]

design cubicle
ARCHITECTURAL SOLUTIONS

Design Cubicle Pty Ltd
Nominated Architect: Sam Mi-Han Lu (#8842)
Address: 44 Somers Street,
North Parramatta, NSW, 2151
Tel: 9683 2778
Email: info@designcubicle.com.au
Http: www.designcubicle.com.au
ASN: 47 116 316 333

SHEET TITLE:
Section 1 of 3

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN

DOWN TOWN
PP

CHANGED BY:
FG

DATE:
MAR 2020

JOB NO:
180945 DA 305

ISSUE:
D

SCALE:
1"=300'(A2)

D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 29.01.21	18.11.2021	PP
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.01.21	08.10.2021	PP
B	REVISED ARCHITECTURAL PLANS ISSUED FOR DA SUBMISSION	18.07.2021	PP
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP
ISSUE	AMENDMENT	DATE	DRAWN

NOTE: DESIGN GROUP CITY, LTD. IS A REGISTERED COMPANY UNDER THE NEW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NEW ARCHITECTS ACT 2003.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. PRIOR TO THE COMMENCEMENT OF ANY WORK, DRAWINGS ARE NOT TO BE USED WITHOUT THE APPROVAL OF THE ARCHITECT.

THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THE USER AND PROJECTS CHAIRMAN DO NOT USE THIS DRAWING IN ISOLATION.

COPYRIGHT © 2003

INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN GROUP CITY LTD.

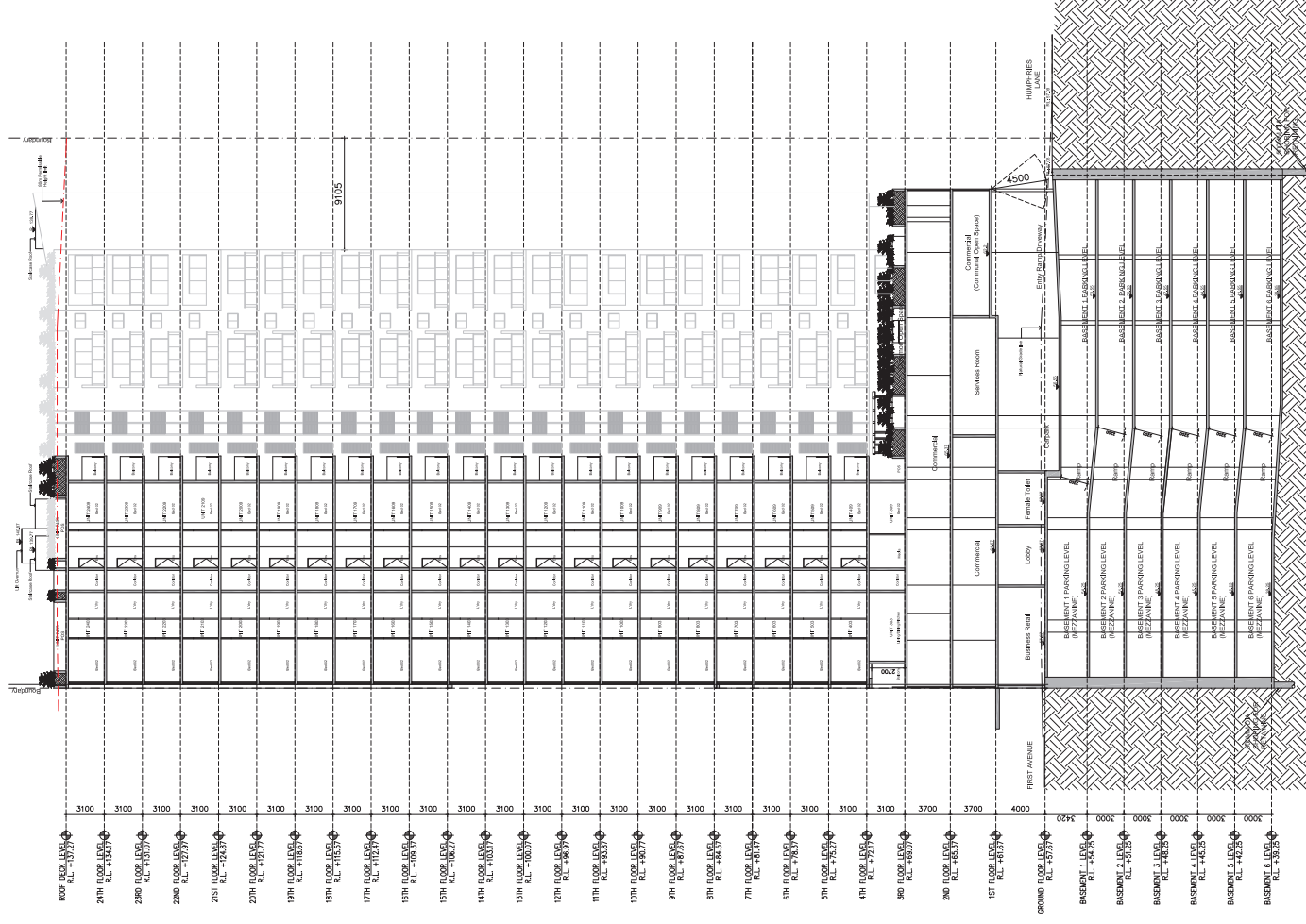


Design Cubicle Pty Ltd
Nominated Architect: Sam Mithra
Address: 44 Somers Street,
North Parramatta, NSW, 2151
Tel: 9683 2778
Email: info@designcubicle.com.au
[Http://www.designcubicle.com.au](http://www.designcubicle.com.au)
ARN: 47 116 316 333

SHEET TITLE:
Section 2 of 3

DRAWN BY: PP
 CHECKED BY: FG
 DATE: MAR 2020
 PROPOSED MIXED USE DEVELOPMENT
 AT 2 FIRST AVENUE
 BLACKTOWN
 JOB No. 1800045 DAZ 306

SCALE:
1:300(A2)



BASIC Commitments Water Commitments:

- ***Planting** – Must plant indigenous or low water use vegetation throughout the area of land specified.
- ***Fixtures** – Must install 4 Star rating showerheads in showers, <4.5 but <=6l/min).
 - Must install 4 Star rating toilet flushing system for each toilet.
 - Must install 4 Star rating taps in each kitchen.
 - Must install 4 Star rating taps in each bathroom.

Energy Commitments:

- ***Hotwater**
 - Must install a central hot water system 1.
- ***Cooling/ Heating System**
 - Must install 1-phase airconditioning EER 2.5–3.0

***Ventilation**

- Must install ventilation systems to each bathroom of dwelling individual fan, ducted to facade or roof; Operate: manual switch on/ off.
- Must install ventilation systems to each Kitchen of dwelling individual fan, ducted to facade or roof; Operate: manual switch on/off.
- Must install ventilation systems to each Laundry of dwelling individual fan, ducted to facade or roof; Operate: manual switch on/ off.

*Other – Must install gas cooktop and electric oven in kitchen of all dwellings as specified.

Energy Commitments:

- * **Must install**
- Ventilation supply and Exhaust: Efficiency measured by monoxide monitor + VSD fan.
- Garbage Room- Ventilation exhaust only.
- Commercial Waste- No mechanical ventilation.
- Bin rooms (level 3 to 24)- Ventilation Exhaust.
- Storage and services on Ground Floor- Ventilation supply only.
- Storage rooms basements 1-6- No mechanical ventilation.
- Ground Floor Lobby- No mechanical ventilation.
- Hallway/ Lobby (level3)- Ventilation supply.
- Hallway 4-17- No mechanical ventilation.
- Hallway- 18-24- No mechanical ventilation.

* **Lighting** – Must install lighting in:
Car park: Compact fluorescent: Efficiency measure
and sensor.
Lift cars (No. 1): Light- Light emitting diode: Efficient
measure: connected to lift call button.
Lift motor room: compact fluorescent: Efficiency measure
motor sensor
Garbage room: compact fluorescent: Efficiency measure
motor sensor,
millon sensor,
Plant rooms: compact fluorescent: Efficiency measure
sensor,
Ground floor lobby and Hallways/lobbies: compact
fluorescent: Efficiency measure
Efficiency measure: Daylight sensor and motion sensor
* **Other** – Must install gearless traction with VVVF
lifts.

*Other – Must install gearless traction with VV F motor for lifts.

ISSUE: D

SCALE: 100

design studio

ADG Key Compliance Schedule : Part 4A - 4G

Third Floor

Unit	Bedrooms	Liquid area	P.O.S./ P.O.S.y area (m ²)	Basement storage volume	Unit storage volume	Total storage volume	Width of living room or living (dining room)	Min. 2-hour sleep access living rooms & P.O.S.	Min. 2-hour sleep access	Naturally cross ventilated	Overall depth of cross-section apartment does not exceed 18m	Internal areas achieve min. 10m ² for non-habitable rooms	Master bedrooms have min. area of 10m ² & other bedrooms smt (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. with required based on number of bedrooms	The width of cross-section apartments are at least 4m	Apartments achieve min. P.O.S./factory areas & storage volume based on number of bedrooms
301	2	2	75 m ²	5 m ³	4 m ³	9 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
302	1	1	62 m ²	22.5 m ³	3.5 m ³	5 m ³	4705 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	N/A	Yes
303	1	1	60 m ²	5 m ³	3 m ³	8 m ³	4970 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	N/A	Yes
304	2	2	75 m ²	5 m ³	5 m ³	10 m ³	4570 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes
305	2	2	86 m ²	5 m ³	4 m ³	9 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes
306	2	2	81 m ²	5 m ³	5 m ³	4.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes
307	1	1	52 m ²	23 m ³	5 m ³	3500 mm	Yes	N/A	N/A	No	N/A	Yes	Yes	Yes	Yes	N/A	Yes
308	2	2	75 m ²	23 m ³	4.5 m ³	4000 mm	Yes	N/A	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes
309	1	1	60 m ²	20 m ³	4.5 m ³	9.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes
310	2	2	75 m ²	5 m ³	4 m ³	9 m ³	4000 mm	No	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes

ADG Key Compliance Schedule : Part 4A - 4G

Fourth Floor to Twenty Third Floor

Unit	Bedrooms	Unit area	P.O.S./balcony area (m ²)	Basement area (m ²)	Unit storage volume	Width of living room	Min. 2 hours stair access to living rooms & P.O.S.	No direct stair access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-section of apartment does not exceed 18m	Apartment achieve min. internal area based on the number of bedrooms & not exceed 18m	Min. ceiling height of 2.7m for non-habitable rooms	Every habitable room has a window with glass area & 2.4m ² less than 10% of the floor area of the room	Master bedrooms have min. area of 10m ² & other bedrooms min. (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. with required based on number of bedrooms	The width of cross-section of apartments are at least 4m	Apartment achieve min. P.O.S./balcony area & storage volume based on number of bedrooms
01	2	2	75 m ²	11.5 m ²	5 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
02	2	2	75 m ²	5 m ²	5 m ³	5065 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
03	2	2	75 m ²	10 m ²	5 m ³	4570 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
04	2	2	75 m ²	5 m ²	5 m ³	4280 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
05	2	2	90 m ²	10 m ²	5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
06	3	2	90 m ²	10 m ²	5.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
07	1	1	53 m ²	5 m ²	3.5 m ³	3900 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
08	2	2	75 m ²	10 m ²	4 m ³	4000 mm	No	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
09	2	2	75 m ²	10 m ²	5.5 m ³	4000 mm	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
10	2	2	75 m ²	5 m ²	4 m ³	4000 mm	No	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes

ADG Key Compliance Schedule : Part 4A - 4G

Twenty Fourth Floor

Unit	Beds	Bathrooms	Unit area	P.O.S./balcony area minimum as per AQG	Backroom storage volume	Unit storage volume	Total storage volume	Width of bed room or living/dining room	Mfr.: 2 hours safe access Min.: 3am - 5pm	No direct stair access	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Internal areas based on the number of bedrooms & bathrooms	Apartments achieve min. m ² ceiling height of 2.7m for non-habitable rooms	Every habitable room has a window with glass area of less than 10% of the floor area of this room	Master bedrooms have min. area of 10m ² & other bedrooms min (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m x 2.5m (excluding wardrobes)	Lucky rooms or combined brightening rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve P.O.S./factory areas depth based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms
01	2	2	75 m ²	10 m ²	5 m ³	4 m ³	9 m ³	4000 mm	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
02	2	2	75 m ²	10 m ²	5 m ³	4 m ³	9 m ³	5050 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
03	2	2	75 m ²	10 m ²	5 m ³	5 m ³	10 m ³	4260 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
04	2	2	75 m ²	10 m ²	5 m ³	5 m ³	10 m ³	4570 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
05	2	2	90 m ²	10 m ²	5 m ³	6.5 m ³	11.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
06	3	2	90 m ²	10 m ²	5 m ³	5.5 m ³	10.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
07	1	1	53 m ²	10 m ²	5 m ³	3.5 m ³	8.4 m ³	3000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
08	2	2	75 m ²	10.5 m ²	5 m ³	4 m ³	9 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
09	2	2	75 m ²	10 m ²	5 m ³	5.5 m ³	10.5 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
10	2	2	75 m ²	10.5 m ²	5 m ³	4 m ³	9 m ³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes

Overall Key Information Summary

Unit Mix:	1 Best: 26 Units 2 Best: 74 Units 3 Best: 21 Units
Total inh. 2 hours solar access 9am - 3pm living rooms & P.Q.S	Total: 220 Units 157 / 220 Units 71.3% (complies)
Total No Direct Solar access Units	21 / 220 Units 9.5% (complies)
Total natural cross-flow ventilation	134 / 220 Units 60.9% (complies)

NOSE	REMARKS*	DATE	TRAINING
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP
B	REVISED ARCHITECTURAL PLANS BASED ON DA SUBMISSION	18.07.2021	PP
C	REVISED ARCHITECTURAL PLANS BASED ON CONCOL MAIL DATED 24.09.21	08.10.2021	PP
D	REVISED ARCHITECTURAL PLANS BASED ON CONCOL MAIL DATED 29.10.21	18.11.2021	PP

NOTE: DESIGN GROUP CITY LTD IS A REGISTERED COMPANY UNDER THE NSW ARCHITECTS REGISTRATION BOARD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTS ACT 2003.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALE. USE ONLY THE DIMENSIONS SHOWN ON THE DRAWINGS.

THIS DRAWING IS PART OF A SET AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING THE D008 AND FINISHES SCHEDULE. DO NOT USE THIS DRAWING IN ISOLATION.

INFORMATION ON THIS DRAWING IS THE PROPERTY OF DESIGN GROUP CITY LTD



Design Cubicle Pty Ltd
Nominated Architect: Sam Whitfield
Address: 44 Sorell Street,
North Parramatta, NSW, 2151
Tel: 9683 2778
Email: info@designcubicle.com.au
<http://www.designcubicle.com.au>

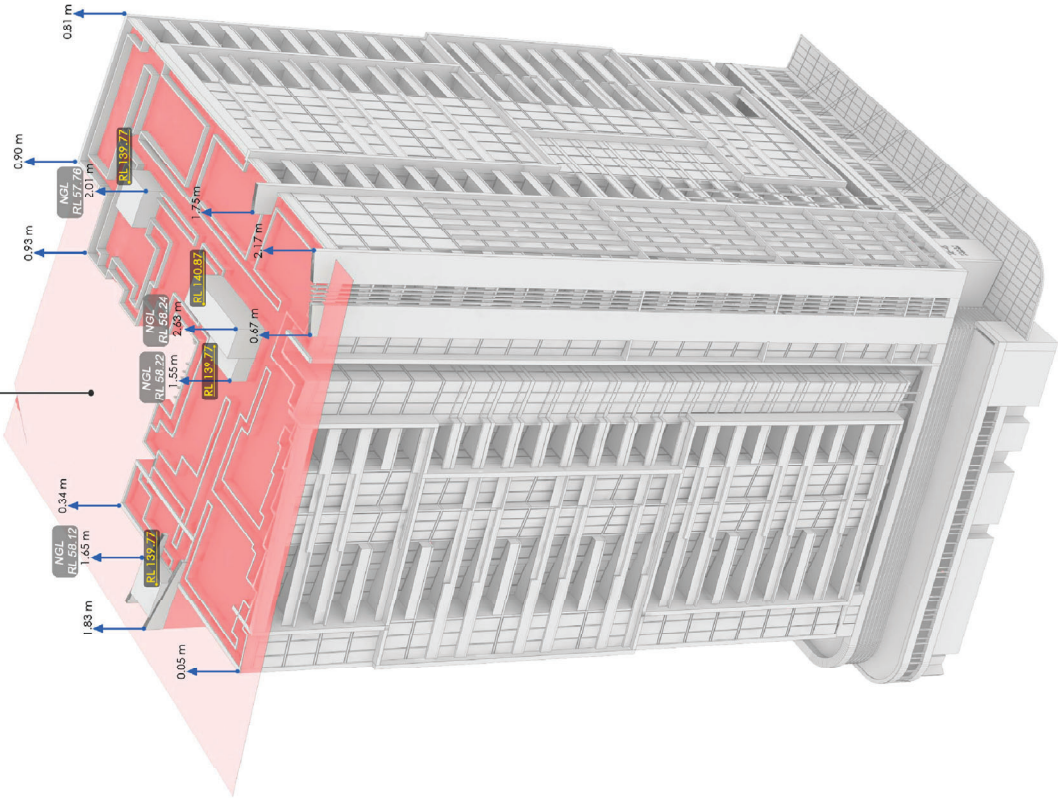
SHEET TITLE:
ADG Compliance Schedule

PROPOSED MIXED USE
DEVELOPMENT
AT 2 FIRST AVENUE
BLACKTOWN
JOB No. 180045 DA 501

SCALE: 1:700 (1"=20')

SCALE: 1:700 (10')

80M PERMISSIBLE HEIGHT LIMIT

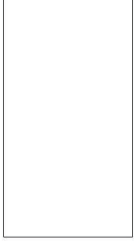
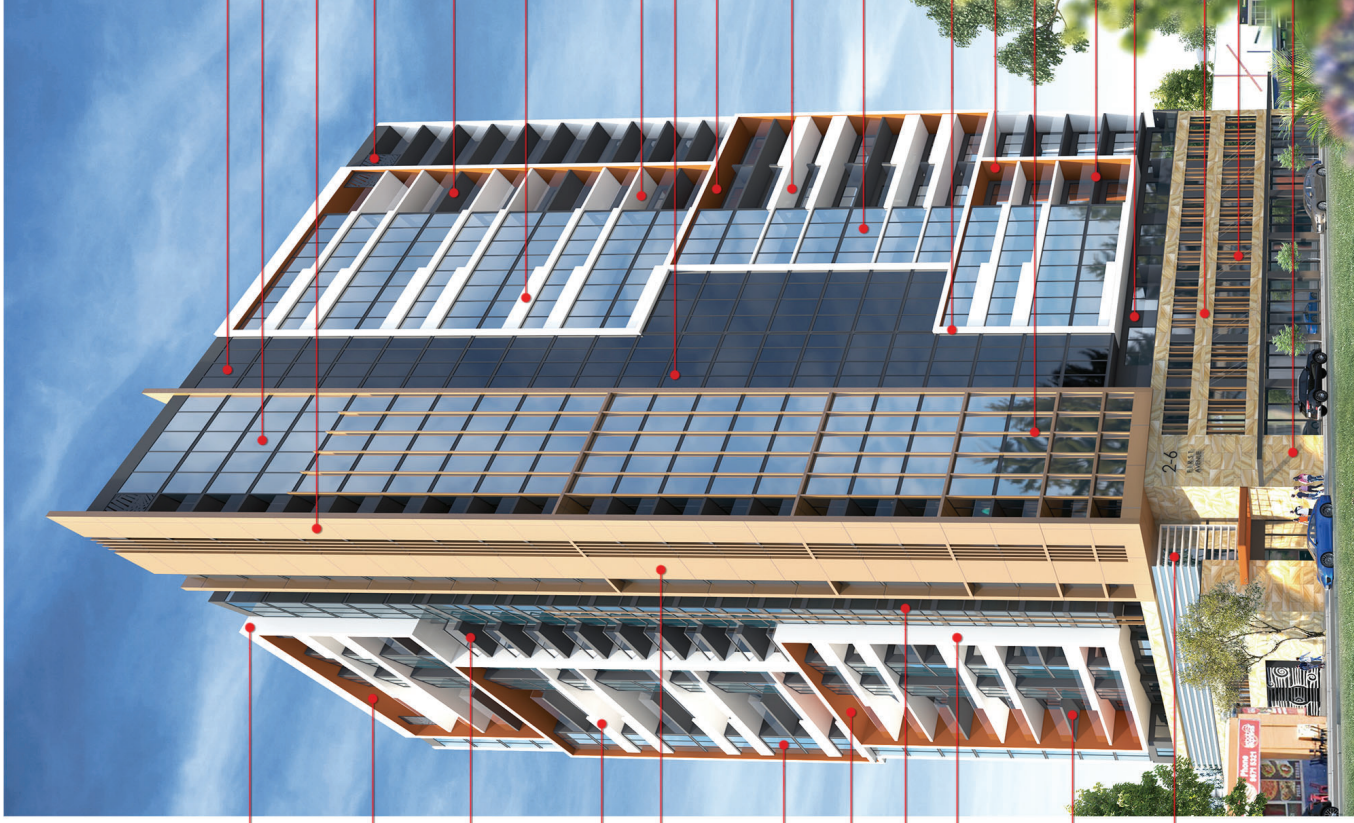


ISSUE	REVISION	DATE	DRAWN
D	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 26.02.20	15.11.2020	PP
C	REVISED ARCHITECTURAL PLANS BASED ON COUNCIL MAIL DATED 24.02.20	09.11.2020	PP
B	REVISED ARCHITECTURAL PLANS ISSUED FOR DA SUBMISSION	15.07.2020	PP
A	ISSUED FOR DA SUBMISSION	25.05.2020	PP

DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NSW BUILDING ACT 1992 AND THE NSW ARCHITECTURE ACT 2001. THIS DOCUMENT IS PREPARED BY DESIGN CUBICLE PTY LTD IN ACCORDANCE WITH SECTION 27 OF THE NSW ARCHITECTURE ACT 2001. THE DESIGN CUBICLE PTY LTD IS NOT RESPONSIBLE FOR ANY CONSEQUENCES OF ANY DAMAGE OR LOSS TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. THE DESIGN CUBICLE PTY LTD IS NOT RESPONSIBLE FOR ANY CONSEQUENCES OF ANY DAMAGE OR LOSS TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. THE DESIGN CUBICLE PTY LTD IS NOT RESPONSIBLE FOR ANY CONSEQUENCES OF ANY DAMAGE OR LOSS TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT.



Design Cubicle Pty Ltd
10/15-17/18-19/20-21/22-23/24-25/26-27/28-29/30-31/32-33/34-35/36-37/38-39/40-41/42-43/44-45/46-47/48-49/50-51/52-53/54-55/56-57/58-59/60-61/62-63/64-65/66-67/68-69/70-71/72-73/74-75/76-77/78-79/80-81/82-83/84-85/86-87/88-89/90-91/92-93/94-95/96-97/98-99/100-101/102-103/104-105/106-107/108-109/110-111/112-113/114-115/116-117/118-119/120-121/122-123/124-125/126-127/128-129/130-131/132-133/134-135/136-137/138-139/140-141/142-143/144-145/146-147/148-149/150-151/152-153/154-155/156-157/158-159/160-161/162-163/164-165/166-167/168-169/170-171/172-173/174-175/176-177/178-179/180-181/182-183/184-185/186-187/188-189/190-191/192-193/194-195/196-197/198-199/200-201/202-203/204-205/206-207/208-209/210-211/212-213/214-215/216-217/218-219/220-221/222-223/224-225/226-227/228-229/230-231/232-233/234-235/236-237/238-239/240-241/242-243/244-245/246-247/248-249/250-251/252-253/254-255/256-257/258-259/260-261/262-263/264-265/266-267/268-269/270-271/272-273/274-275/276-277/278-279/280-281/282-283/284-285/286-287/288-289/290-291/292-293/294-295/296-297/298-299/300-301/302-303/304-305/306-307/308-309/310-311/312-313/314-315/316-317/318-319/320-321/322-323/324-325/326-327/328-329/330-331/332-333/334-335/336-337/338-339/340-341/342-343/344-345/346-347/348-349/350-351/352-353/354-355/356-357/358-359/360-361/362-363/364-365/366-367/368-369/370-371/372-373/374-375/376-377/378-379/380-381/382-383/384-385/386-387/388-389/390-391/392-393/394-395/396-397/398-399/400-401/402-403/404-405/406-407/408-409/410-411/412-413/414-415/416-417/418-419/420-421/422-423/424-425/426-427/428-429/430-431/432-433/434-435/436-437/438-439/440-441/442-443/444-445/446-447/448-449/450-451/452-453/454-455/456-457/458-459/460-461/462-463/464-465/466-467/468-469/470-471/472-473/474-475/476-477/478-479/480-481/482-483/484-485/486-487/488-489/490-491/492-493/494-495/496-497/498-499/500-501/502-503/504-505/506-507/508-509/510-511/512-513/514-515/516-517/518-519/520-521/522-523/524-525/526-527/528-529/530-531/532-533/534-535/536-537/538-539/540-541/542-543/544-545/546-547/548-549/550-551/552-553/554-555/556-557/558-559/560-561/562-563/564-565/566-567/568-569/570-571/572-573/574-575/576-577/578-579/580-581/582-583/584-585/586-587/588-589/590-591/592-593/594-595/596-597/598-599/600-601/602-603/604-605/606-607/608-609/610-611/612-613/614-615/616-617/618-619/620-621/622-623/624-625/626-627/628-629/630-631/632-633/634-635/636-637/638-639/640-641/642-643/644-645/646-647/648-649/650-651/652-653/654-655/656-657/658-659/660-661/662-663/664-665/666-667/668-669/670-671/672-673/674-675/676-677/678-679/680-681/682-683/684-685/686-687/688-689/690-691/692-693/694-695/696-697/698-699/700-701/702-703/704-705/706-707/708-709/710-711/712-713/714-715/716-717/718-719/720-721/722-723/724-725/726-727/728-729/730-731/732-733/734-735/736-737/738-739/740-741/742-743/744-745/746-747/748-749/750-751/752-753/754-755/756-757/758-759/760-761/762-763/764-765/766-767/768-769/770-771/772-773/774-775/776-777/778-779/780-781/782-783/784-785/786-787/788-789/790-791/792-793/794-795/796-797/798-799/800-801/802-803/804-805/806-807/808-809/810-811/812-813/814-815/816-817/818-819/820-821/822-823/824-825/826-827/828-829/830-831/832-833/834-835/836-837/838-839/840-841/842-843/844-845/846-847/848-849/850-851/852-853/854-855/856-857/858-859/860-861/862-863/864-865/866-867/868-869/870-871/872-873/874-875/876-877/878-879/880-881/882-883/884-885/886-887/888-889/890-891/892-893/894-895/896-897/898-899/900-901/902-903/904-905/906-907/908-909/910-911/912-913/914-915/916-917/918-919/920-921/922-923/924-925/926-927/928-929/930-931/932-933/934-935/936-937/938-939/940-941/942-943/944-945/946-947/948-949/950-951/952-953/954-955/956-957/958-959/960-961/962-963/964-965/966-967/968-969/970-971/972-973/974-975/976-977/978-979/980-981/982-983/984-985/986-987/988-989/990-991/992-993/994-995/996-997/998-999/1000-1001/1002-1003/1004-1005/1006-1007/1008-1009/1010-1011/1012-1013/1014-1015/1016-1017/1018-1019/1020-1021/1022-1023/1024-1025/1026-1027/1028-1029/1030-1031/1032-1033/1034-1035/1036-1037/1038-1039/1040-1041/1042-1043/1044-1045/1046-1047/1048-1049/1050-1051/1052-1053/1054-1055/1056-1057/1058-1059/1060-1061/1062-1063/1064-1065/1066-1067/1068-1069/1070-1071/1072-1073/1074-1075/1076-1077/1078-1079/1080-1081/1082-1083/1084-1085/1086-1087/1088-1089/1090-1091/1092-1093/1094-1095/1096-1097/1098-1099/1100-1101/1102-1103/1104-1105/1106-1107/1108-1109/1110-1111/1112-1113/1114-1115/1116-1117/1118-1119/1120-1121/1122-1123/1124-1125/1126-1127/1128-1129/1130-1131/1132-1133/1134-1135/1136-1137/1138-1139/1140-1141/1142-1143/1144-1145/1146-1147/1148-1149/1150-1151/1152-1153/1154-1155/1156-1157/1158-1159/1160-1161/1162-1163/1164-1165/1166-1167/1168-1169/1170-1171/1172-1173/1174-1175/1176-1177/1178-1179/1180-1181/1182-1183/1184-1185/1186-1187/1188-1189/1190-1191/1192-1193/1194-1195/1196-1197/1198-1199/1200-1201/1202-1203/1204-1205/1206-1207/1208-1209/1210-1211/1212-1213/1214-1215/1216-1217/1218-1219/1220-1221/1222-1223/1224-1225/1226-1227/1228-1229/1230-1231/1232-1233/1234-1235/1236-1237/1238-1239/1240-1241/1242-1243/1244-1245/1246-1247/1248-1249/1250-1251/1252-1253/1254-1255/1256-1257/1258-1259/1260-1261/1262-1263/1264-1265/1266-1267/1268-1269/1270-1271/1272-1273/1274-1275/1276-1277/1278-1279/1280-1281/1282-1283/1284-1285/1286-1287/1288-1289/1290-1291/1292-1293/1294-1295/1296-1297/1298-1299/1300-1301/1302-1303/1304-1305/1306-1307/1308-1309/1310-1311/1312-1313/1314-1315/1316-1317/1318-1319/1320-1321/1322-1323/1324-1325/1326-1327/1328-1329/1330-1331/1332-1333/1334-1335/1336-1337/1338-1339/1340-1341/1342-1343/1344-1345/1346-1347/1348-1349/1350-1351/1352-1353/1354-1355/1356-1357/1358-1359/1360-1361/1362-1363/1364-1365/1366-1367/1368-1369/1370-1371/1372-1373/1374-1375/1376-1377/1378-1379/1380-1381/1382-1383/1384-1385/1386-1387/1388-1389/1390-1391/1392-1393/1394-1395/1396-1397/1398-1399/1400-1401/1402-1403/1404-1405/1406-1407/1408-1409/1410-1411/1412-1413/1414-1415/1416-1417/1418-1419/1420-1421/1422-1423/1424-1425/1426-1427/1428-1429/1430-1431/1432-1433/1434-1435/1436-1437/1438-1439/1440-1441/1442-1443/1444-1445/1446-1447/1448-1449/1450-1451/1452-1453/1454-1455/1456-1457/1458-1459/1460-1461/1462-1463/1464-1465/1466-1467/1468-1469/1470-1471/1472-1473/1474-1475/1476-1477/1478-1479/1480-1481/1482-1483/1484-1485/1486-1487/1488-1489/1490-1491/1492-1493/1494-1495/1496-1497/1498-1499/1500-1501/1502-1503/1504-1505/1506-1507/1508-1509/1510-1511/1512-1513/1514-1515/1516-1517/1518-1519/1520-1521/1522-1523/1524-1525/1526-1527/1528-1529/1530-1531/1532-1533/1534-1535/1536-1537/1538-1539/1540-1541/1542-1543/1544-1545/1546-1547/1548-1549/1550-1551/1552-1553/1554-1555/1556-1557/1558-1559/1560-1561/1562-1563/1564-1565/1566-1567/1568-1569/1570-1571/1572-1573/1574-1575/1576-1577/1578-1579/1580-1581/1582-1583/1584-1585/1586-1587/1588-1589/1590-1591/1592-1593/1594-1595/1596-1597/1598-1599/1600-1601/1602-1603/1604-1605/1606-1607/1608-1609/1610-1611/1612-1613/1614-1615/1616-1617/1618-1619/1620-1621/1622-1623/1624-1625/1626-1627/1628-1629/1630-1631/1632-1633/1634-1635/1636-1637/1638-1639/1640-1641/1642-1643/1644-1645/1646-1647/1648-1649/1650-1651/1652-1653/1654-1655/1656-1657/1658-1659/1660-1661/1662-1663/1664-1665/1666-1667/1668-1669/1670-1671/1672-1673/1674-1675/1676-1677/1678-1679/1680-1681/1682-1683/1684-1685/1686-1687/1688-1689/1690-1691/1692-1693/1694-1695/1696-1697/1698-1699/1700-1701/1702-1703/1704-1705/1706-1707/1708-1709/1710-1711/1712-1713/1714-1715/1716-1717/1718-1719/1720-1721/1722-1723/1724-1725/1726-1727/1728-1729/1730-1731/1732-1733/1734-1735/1736-1737/1738-1739/1740-1741/1742-1743/1744-1745/1746-1747/1748-1749/1750-1751/1752-1753/1754-1755/1756-1757/1758-1759/1760-1761/1762-1763/1764-1765/1766-1767/1768-1769/1770-1771/1772-1773/1774-1775/1776-1777/1778-1779/1780-1781/1782-1783/1784-1785/1786-1787/1788-1789/1790-1791/1792-1793/1794-1795/1796-1797/1798-1799/1800-1801/1802-1803/1804-1805/1806-1807/1808-1809/1810-1811/1812-1813/1814-1815/1816-1817/1818-1819/1820-1821/1822-1823/1824-1825/1826-1827/1828-1829/1830-1831/1832-1833/1834-1835/1836-1837/1838-1839/1840-1841/1842-1843/1844-1845/1846-1847/1848-1849/1850-1851/1852-1853/1854-1855/1856-1857/1858-1859/1860-1861/1862-1863/1864-1865/1866-1867/1868-1869/1870-1871/1872-1873/1874-1875/1876-1877/1878-1879/1880-1881/1882-1883/1884-1885/1886-1887/1888-1889/1890-1891/1892-1893/1894-1895/1896-1897/1898-1899/1900-1901/1902-1903/1904-1905/1906-1907/1908-1909/1910-1911/1912-1913/1914-1915/1916-1917/1918-1919/1920-1921/1922-1923/1924-1925/1926-1927/1928-1929/1930-1931/1932-1933/1934-1935/1936-1937/1938-1939/1940-1941/1942-1943/1944-1945/1946-1947/1948-1949/1950-1951/1952-1953/1954-1955/1956-1957/1958-1959/1960-1961/1962-1963/1964-1965/1966-1967/1968-1969/1970-1971/1972-1973/1974-1975/1976-1977/1978-1979/1980-1981/1982-1983/1984-1985/1986-1987/1988-1989/1990-1991/1992-1993/1994-1995/1996-1997/1998-1999/2000-2001/2002-2003/2004-2005/2006-2007/2008-2009/2010-2011/2012-2013/2014-2015/2016-2017/2018-2019/2020-2021/2022-2023/2024-2025/2026-2027/2028-2029/2030-2031/2032-2033/2034-2035/2036-2037/2038-2039/2040-2041/2042-2043/2044-2045/2046-2047/2048-2049/2050-2051/2052-2053/2054-2055/2056-2057/2058-2059/2060-2061/2062-2063/2064-2065/2066-2067/2068-2069/2070-2071/2072-2073/2074-2075/2076-2077/2078-2079/2080-2081/2082-2083/2084-2085/2086-2087/2088-2089/2090-2091/2092-2093/2094-2095/2096-2097/2098-2099/2100-2101/2102-2103/2104-2105/2106-2107/2108-2109/2110-2111/2112-2113/2114-2115/2116-2117/2118-2119/2120-2121/2122-2123/2124-2125/2126-2127/2128-2129/2130-2131/2132-2133/2134-2135/2136-2137/2138-2139/2140-2141/2142-2143/2144-2145/2146-2147/2148-2149/2150-2151/2152-2153/2154-2155/2156-2157/2158-2159/2160-2161/2162-2163/2164-2165/2166-2167/2168-2169/2170-2171/2172-2173/2174-2175/2176-2177/2178-2179/2180-2181/2182-2183/2184-2185/2186-2187/2188-2189/2190-2191/2192-2193/2194-2195/2196-2197/2198-2199/2200-2201/2202-2203/2204-2205/2206-2207/2208-2209/2210-2211/2212-2213/2214-2215/2216-2217/2218-2219/2220-2221/2222-2223/2224-2225/2226-2227/2228-2229/2230-2231/2232-2233/2234-2235/2236-2237/2238-2239/2240-2241/2242-2243/2244-2245/2246-2247/2248-2249/2250-2251/2252-2253/2254-2255/2256-2257/2258-2259/2260-2261/2262-2263/2264-2265/2266-2267/2268-2269/2270-2271/2272-2273/2274-2275/2276-2277/2278-2279/2280-2281/2282-2283/2284-2285/2286-2287/2288-2289/2290-2291/2292-2293/2294-2295/2296-2297/2298-2299/2300-2301/2302-2303/2304-2305/2306-2307/2308-2309/2310-2311/2312-2313/2314-2315/2316-2317/2318-2319/2320-2321/2322-2323/2324-2325/2326-2327/2328-2329/2330-2331/2332-2333/2334-2335/2336-2337/2338-2339/2340-2341/2342-2343/2344-2345/2346-2347/2348-2349/2350-2351/2352-2353/2354-2355/2356-2357/2358-2359/2360-2361/2362-2363/2364-2365/2366-2367/2368-2369/2370-2371/2372-2373/2374-2375/2376-2377/2378-2379/2380-2381/2382-2383/2384-2385/2386-2387/2388-2389/2390-2391/2392-2393/2394-2395/2396-2397/2398-2399/2400-2401/2402-2403/2404-2405/2406-2407/2408-2409/2410-2411/2412-2413/2414-2415/2416-2417/2418-2419/2420-2421/2422-2423/2424-2425/2426-2427/2428-2429/2430-2431/2432-2433/2434-2435/2436-2437/2438-2439/2440-2441/2442-2443/2444-2445/2446-2447/2448-2449/2450-2451/2452-2453/2454-2455/2456-2457/2458-2459/2460-2461/2462-2463/2464-2465/2466-2467/2468-2469/2470-2471/2472-2473/2474-2475/2476-2477/2478-2479/2480-2481/2482-2483/2484-2485/2486-2487/2488-2489/2490-2491/2492-2493/2494-2495/2496-2497/2498-2499/2500-2501/2502-2503/2504-2505/2506-2507/2508-2509/2510-2511/2512-2513/2514-2515/2516-2517/2518-2519/2520-2521/2522-2523/2524-2525/2526-2527/2528-2529/2530-2531/2532-2533/2534-2535/2536-2537/2538-2539/2540-2541/



1. Alucobond Aluminium Cladding
Alucobond Pure white colour
Feature Boxes, Ballustrades &
Louvers
(or equivalent)



2. Render & Paint Finish -
Dulux Orangeade colour
Inner side of the Feature Boxes
(or equivalent)



3. Render & Paint Finish -
Dulux Wayward Grey colour
Walls, Slabs and soffits
(or equivalent)



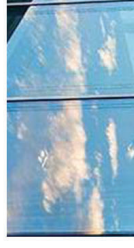
4. Stone Cladding
Sand Stone Cladding
Entrance & Commercial walls
(or equivalent)



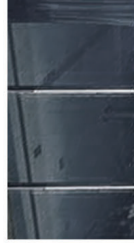
5. BLUECHIP Core Panel Recladding
Ultracore Aluminium Core Panel
UCM002 Matt Gold Colour
Corner Facade element & Commercial
Louvers
Champagne Metallic colour
(or equivalent)



6. Powder coated Aluminium
Window and Door Frames &
Stair Screens
Colorbond Monument colour
(or equivalent)



7. Windows Glazing
NEUTRAL colour
(or equivalent)



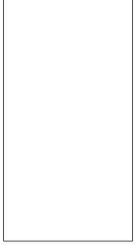
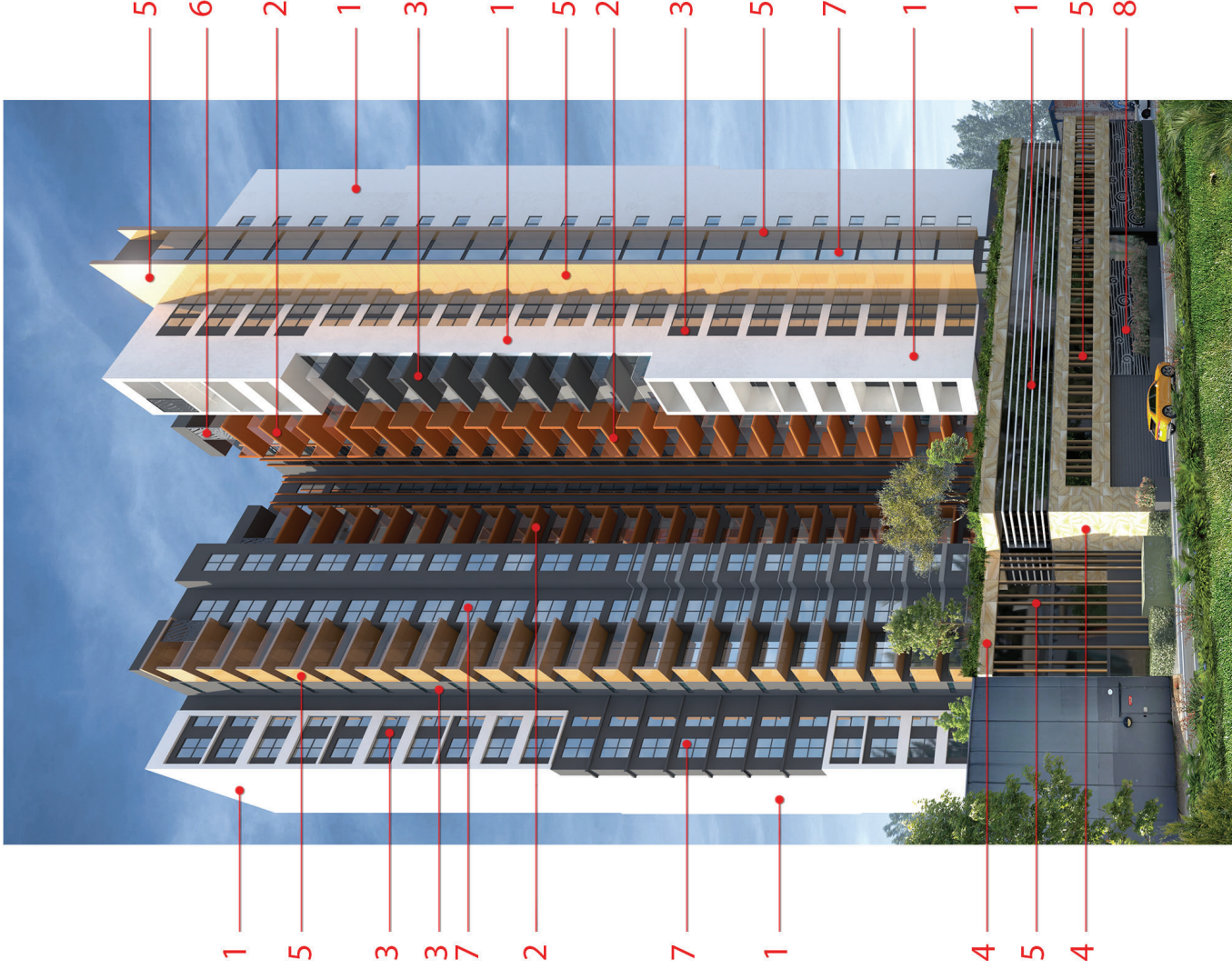
8. Windows Glazing
Dark Grey Colour
Between the Corner Element &
Feature Boxes
(or equivalent)



External Materials and Finishes 01 - (30-11-2021)
180945 -2-6 First Avenue, Blacktown

designcubicle
ARCHITECTURAL SOLUTIONS

ph: 02 9683 2778 / f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)



1. Alucobond Aluminium Cladding
Alucobond Pure white colour
Side Walls, Ballustrades & Louvers
(or equivalent)



2. Render & Paint Finish -
Dulux Orangeade colour
Balcony walls & Soffits
(or equivalent)



3. Render & Paint Finish -
Dulux Wayward Grey colour
Walls, Slabs and soffits
(or equivalent)



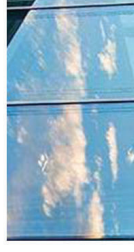
4. Stone Cladding
Sand Stone Cladding
Entrance & Commercial walls
(or equivalent)



5. BLUECHIP Core Panel Recladding
Ultracore Aluminium Core Panel
UCM002 Matt Gold Colour
Staircase walls, Balcony walls & soffits
& Commercial Louvers
Champagne Metallic colour
(or equivalent)



6. Powder coated Aluminium
Window and Door Frames &
Stair Screens
Colorbond Monument colour
(or equivalent)



7. Windows Glazing
NEUTRAL colour
(or equivalent)



8. Aboriginal Art
Aboriginal Painting on the Wall
(or equivalent)



External Materials and Finishes 02 - (30-11-2021)
180945 -2-6 First Avenue, Blacktown

designcubicle
ARCHITECTURAL SOLUTIONS

ph: 02 9683 2778 / f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)



11:00



11:30



12:00



12:30

ISSUE		DATE	BY	FOR
A		28.10.2020	PP	SHAW
ISSUED FOR REC - LODGMENT SUBMISSION				
APPROVED				

NOTE:
THIS SHADOW STUDY HAS BEEN PREPARED IN ACCORDANCE WITH THE
SUNSHINE ACT 2018 (SUNSHINE ACT) AND THE SUNSHINE ACT
REGULATIONS 2018 (SUNSHINE REGULATIONS). THE SHADOW STUDY
HAS BEEN PREPARED FOR THE PURPOSE OF PROVIDING INFORMATION
TO THE LOCAL COMMUNITY AND THE PUBLIC. THE SHADOW STUDY
DOES NOT REPRESENT A GUARANTEE OF THE ACCURACY OF THE
SHADOWS SHOWN. THE SHADOWS SHOWN ARE BASED ON THE
SUNSHINE ACT 2018 (SUNSHINE ACT) AND THE SUNSHINE ACT
REGULATIONS 2018 (SUNSHINE REGULATIONS). THE SHADOW
STUDY HAS BEEN PREPARED FOR THE PURPOSE OF PROVIDING
INFORMATION TO THE LOCAL COMMUNITY AND THE PUBLIC. THE
SHADOW STUDY DOES NOT REPRESENT A GUARANTEE OF THE
ACCURACY OF THE SHADOWS SHOWN.

Design Cubicle Pty Ltd
Northland Architect, 3001 Mt Eden Rd, Auckland
Address: 441 South Street
Auckland, New Zealand, 1014
Tel: 09 483 7778
Email: info@designcubicle.co.nz
ABRZ 211031333



PROJECT TITLE
Shadow Diagram 2 of 4

DRAWN BY
MJ

CHECKED BY
PP

DATE
MAY 20

PROPOSED MIXED USE
DEVELOPMENT AT 2-6 FIRST AVENUE
BLACKTOWN

PROJECT NO
180945 DA402

DATE
MAY 20

SCALE
NTS



ISSUE	REVISION	DATE	BY	CHKD
A	ISSUED FOR PER - LODGMENT SUBMISSION	28.10.2020	PP	SHAWN

NOTE:
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

design cubicle
ARCHITECTURAL SOLUTIONS



PROJECT TITLE:
Shadow Diagram 3 of 4

DRAWN BY:
MJ

PROPOSED MIXED USE
DEVELOPMENT AT 2-6 FIRST AVENUE
BLACKTOWN

DATE:
18/09/20

SCALE:
NTS



A	ISSUED FOR PRE-CONSENT SUBMISSION	DATE	DRAWN
AMENDMENT			

NOTE:			
THIS DRAWING IS THE PROPERTY OF DESIGN CUBICLE PTY LTD. IT IS TO BE USED FOR THE PURPOSES SPECIFIED IN THE TITLE BLOCK ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN CUBICLE PTY LTD. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.			

NOTE: THIS DRAWING IS THE PROPERTY OF DESIGN CUBICLE PTY LTD. IT IS TO BE USED FOR THE PURPOSES SPECIFIED IN THE TITLE BLOCK ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN CUBICLE PTY LTD. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



Design Cubicle Pty Ltd
Northland Architect: Sam Mui-Han Lu (68842)
Address: 44 Somell Street,
Blacktown NSW 2151
Tel: 9453 2779
Email: info@designcubicle.com.au
ABN: 27 113 533



SHEET TITLE:
Shadow Diagram 4 of 4
DRAWN BY:
MJ
CHECKED BY:
FG
DATE:
MAY 20
DESIGNED BY:
FG
DATE:
MAY 20
PROJECT NO:
180945 DA404
PROJECT NAME:
PROPOSED MIXED USE
DEVELOPMENT AT 2-6 FIRST AVENUE
BLACKTOWN
DRAWING NO:
A
SCALE:
NTS



3D VIEW 01 (30/11/2021)
180945 -2-6 First Avenue, Blacktown



3D VIEW 02 (30/11/2021)
180945 -2-6 First Avenue, Blacktown



3D VIEW 03 (30/11/2021)
180945 -2-6 First Avenue, Blacktown



3D VIEW 04 (30/11/2021)
180945 -2-6 First Avenue, Blacktown



3D VIEW 05 (30/11/2021)
180945 -2-6 First Avenue, Blacktown