

BLACKTOWN APARTMENT

55-61 NEWTON ROAD BLACKTOWN NSW



VIEW FROM NEWTON ROAD



VIEW FROM CORNER OF NEWTON ROAD AND CARINYA STREET

SUMMARY TABLE:

	DA AS APPROVED	PROPOSED
NO. OF UNITS	85	70
CAR SPACES	112	103
GFA	6,455M2	6,755.20M2

DRAWING LIST

	DRAWING NO.	DRAWING NAME	SCALE
DA PACKAGE	000	COVER PAGE	
SITE PLAN	100	SITE PLAN	1:200, 1:100
FLOOR PLAN	110	BASEMENT 2 FLOOR PLAN	1:100
	111	BASEMENT 1 FLOOR PLAN	1:100
	112	GROUND FLOOR PLAN	1:100
	113	LEVEL 1 FLOOR PLAN	1:100
	114	LEVEL 2 FLOOR PLAN	1:100
	115	LEVEL 3 FLOOR PLAN	1:100
	116	LEVEL 4 FLOOR PLAN	1:100
	117	LEVEL 5 FLOOR PLAN	1:100
	118	ROOFTOP PLAN	1:100
EXTERNAL ELEVATIONS	200	ELEVATIONS	1:100
	201	ELEVATIONS	1:100
SECTIONS	300	SECTIONS	1:100
	301	SECTIONS	1:100
	302	SECTIONS	1:100, 1:50
UNIT TYPES	400	UNIT TYPES 1B-01+1B-02	1:50
	401	UNIT TYPES 2B-01	1:50
	402	UNIT TYPES 2B-02	1:50
	403	UNIT TYPES 2B-03+2B-04	1:50
	404	UNIT TYPES 2B-05+2B-06	1:50
	405	UNIT TYPES 2B-07	1:50
	406	UNIT TYPES 2B-08	1:50
	407	UNIT TYPES 2B-09+2B-10	1:50
	408	UNIT TYPES 2B-11+2B-12	1:50
	409	UNIT TYPES 2B-13	1:50
	410	UNIT TYPES 2B-14	1:50
	411	UNIT TYPES 3B-01+3B-02	1:50
	412	UNIT TYPES 3B-03+3B-04	1:50
	413	UNIT TYPES 3B-05 + 3B-06	1:50
FSR DRAWINGS	500	FSR GROUND FLOOR PLAN	1:200
COMPLIANCE SCHEDULE	600	CROSS VENTILATION	
	601	SITE COVERAGE + DEEP SOIL	1:200
	602	COMMUNAL OPEN SPACE	
	603	COMPLIANCE TABLE	
SOLAR STUDY	615	SOLAR ACCESS STUDY	
	616	SOLAR ACCESS STUDY	
	640	ON-GOING WASTE MANAGEMENT PLAN	1:200, 1:100
3D IMAGES	700	3D IMAGES	
EXTERNAL FINISHES	800	EXTERNAL FINISH	

IMPORTANT NOTES:

- 10% OF TOTAL UNIT TO BE ADAPTABLE UNIT
- 20% OF TOTAL UNIT TO BE LIVEABLE UNIT (SILVER)
- REQUIRED **MINIMUM** CAR PARKING:
 0.6 SPACES PER 1 BEDROOM
 0.9 SPACES PER 2 BEDROOM
 1.4 SPACES PER 3 BEDROOM
- REQUIRED MINIMUM BICYCLE PARKING
 15 SPACES (FOLLOWED THE SAME PERCENTAGE FROM DA APPROVAL)
- REQUIRED MINIMUM MOTOR BIKE PARKING
 2 (FOLLOWED DA APPROVAL)
- 1BED X 7
 2BED X 47
 3BED X 16

UNIT TABLE

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
1B-01	65.90	
2B-01	76.14	
2B-02	98.18	YES
2B-03	96.69	
2B-06	76.30	
2B-07	75.13	
2B-10	86.16	
2B-11	78.62	
2B-14	92.71	YES
3B-01	103.01	
3B-02	101.65	
LEVEL 1		
1B-02(E)	52.51	
1B-02(W)	52.59	
2B-04	77.78	
2B-05	75.06	
2B-06	76.30	
2B-07	75.13	
2B-08	79.94	YES
2B-09	82.77	
2B-10	86.16	
2B-11	78.62	
2B-12	75.63	
2B-14	92.71	
3B-03	117.59	
3B-04	116.58	
LEVEL 2		
1B-02(E)	52.51	
1B-02(W)	52.59	
2B-04	77.78	
2B-05	75.06	
2B-06	76.30	
2B-07	75.13	
2B-08	79.94	YES
2B-09	82.77	
2B-10	86.16	
2B-11	78.62	
2B-12	75.63	
3B-03	117.59	
3B-04	116.58	
LEVEL 3		
1B-02(E)	52.51	
1B-02(W)	52.59	
2B-04	77.78	
2B-05	75.06	
2B-06	76.30	
2B-07	75.13	
2B-08	79.94	YES
2B-09	82.77	
2B-10	86.16	
2B-11	78.62	
2B-12	75.63	
3B-03	117.59	
3B-04	116.58	
LEVEL 4		
2B-08	79.94	YES
2B-09	82.77	
2B-10	86.16	
2B-11	78.62	
2B-12	75.63	
2B-13	75.89	
3B-03	117.59	
3B-04	116.58	
3B-05	96.69	
3B-06	110.55	
LEVEL 5		
2B-08	79.94	YES
2B-09	82.77	
2B-10	86.16	
2B-11	78.62	
2B-12	75.63	
2B-13	75.89	
3B-03	117.59	
3B-04	116.58	
3B-05	96.69	
3B-06	110.55	
70		

ADAPTABLE APARTMENT REQUIREMENT = 10%

TOTAL UNIT NUMBER = 70

70 X 10% = 7

PROPOSED ADAPTABLE APARTMENT = 7
OK



FOR \$4.55 SUBMISSION

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Nominated Architect:
 Stephen Figgis NSW ARB No. 3565

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PROJECT
 BLACKTOWN APARTMENT

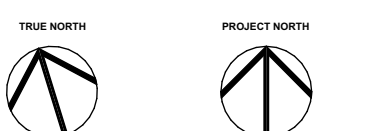
FOR
 JLL DEVELOPMENT UNIT TRUST

AT
 55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
 COVER PAGE

ARCHITECT
 JEFFREY CHAN

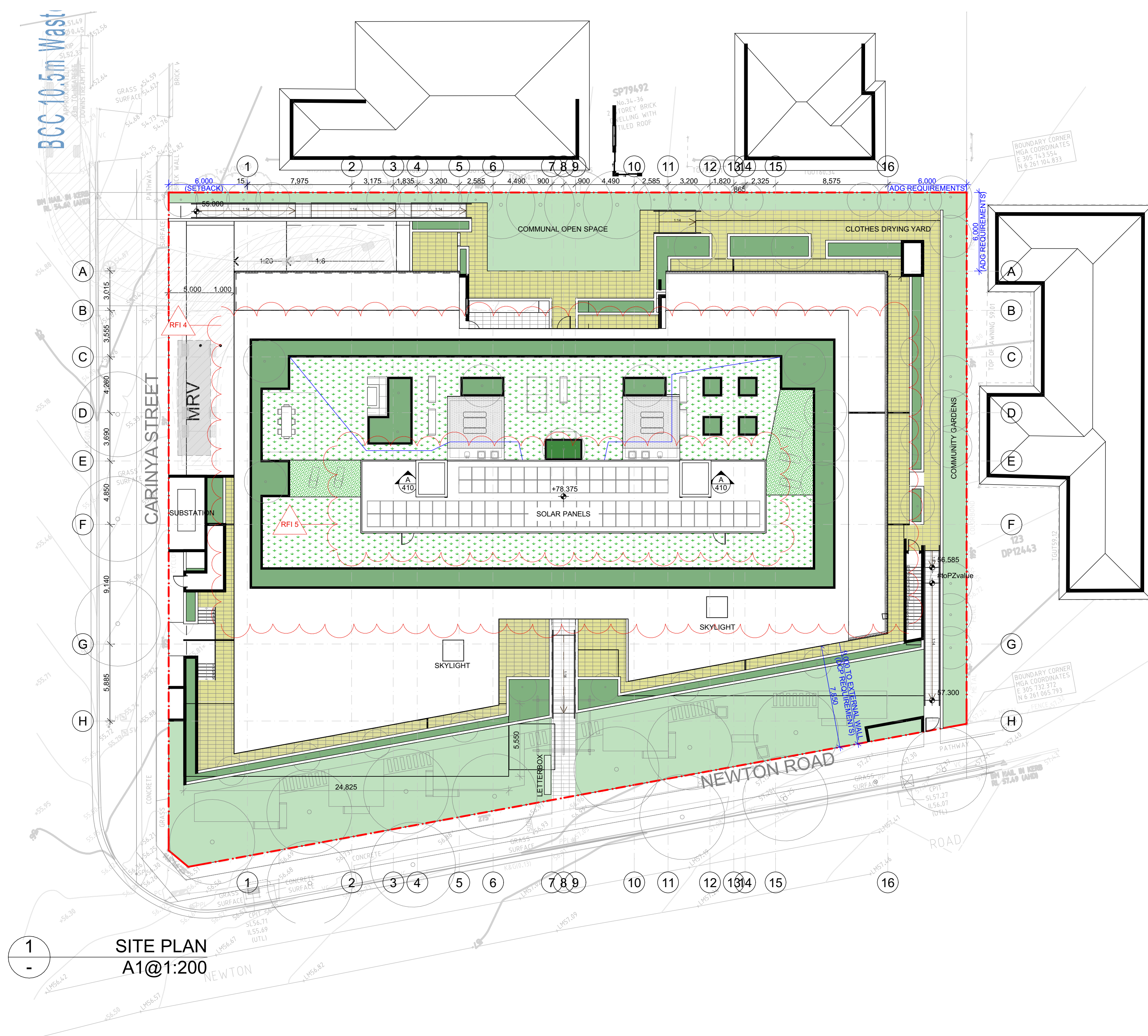
DRAWN
 MASAKI SATO



DRAWING NO. ISSUE
 3785 000 DA01

SCALE

REV	CHANGE #	DESCRIPTION
02	RFI 4	REVISED ROOFTOP COMMUNAL OPEN SPACE
	RFI 5	REINSTATED SOLAR PANELS



SITE PLAN
A1@1:200

FOR S4.55 SUBMISSION

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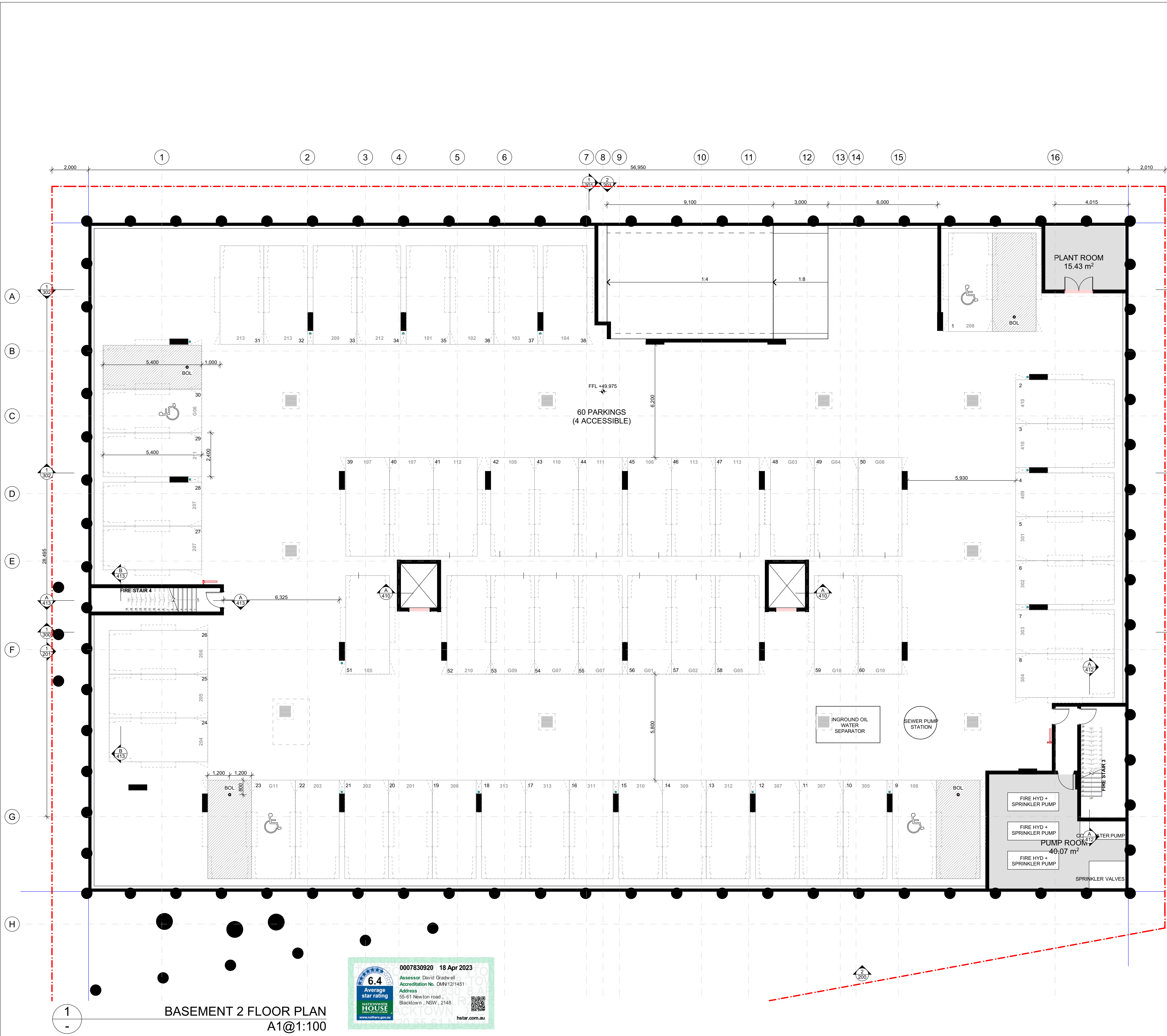
PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SITE PLAN
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO. 3785 DA 100
ISSUE 02
SCALE 1:200



AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.63	
2B-10	86.79	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

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PROJECT
 BLACKTOWN APARTMENT

FOR
 JLL DEVELOPMENT UNIT TRUST

AT
 55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
 BASEMENT 2 FLOOR PLAN

ARCHITECT
 JEFFREY CHAN

DRAWN
 MASAKI SATO

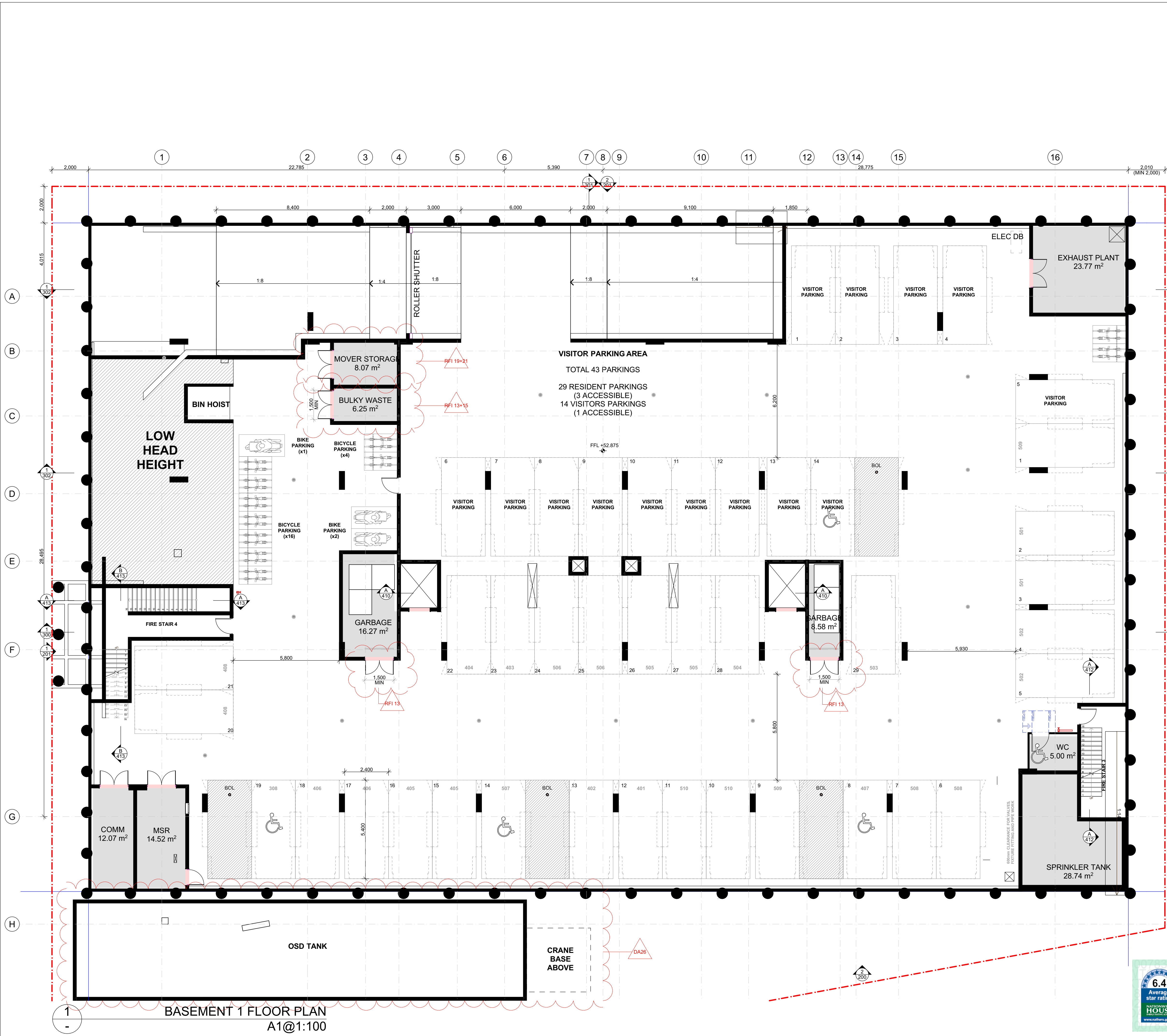
DRAWING NO.
 3785 DA 110

ISSUE
 02

SCALE
 0m 1 2 3 4 5



BASEMENT 2 FLOOR PLAN
 A1@1:100



BASEMENT 1 FLOOR PLAN
A1@1:100

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.63	
2B-10	86.79	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.63	
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.50	YES
2B-09	82.78	
2B-10	86.79	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV	CHANGE #	DESCRIPTION
02	DA26	MERGED OSD TANK TO RATIONALISE THE DESIGN AND CONSTRUCTION AND ADDED CRANE BASE
	RFI 13	SHOWED DOOR WIDTH
	RFI 13+15	PROVIDED MIN 6M2 AND DOOR WIDTH TO BE MIN 1,500
	RFI 19+21	PROVIDED A STORAGE FOR EQUIPMENT (BIN TUG, TROLLEY ATTACHMENT) ADJACENT TO BIN HOIST THAT PROVIDES ACCESS TO THE LOADING BAY ON GROUND FLOOR

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS

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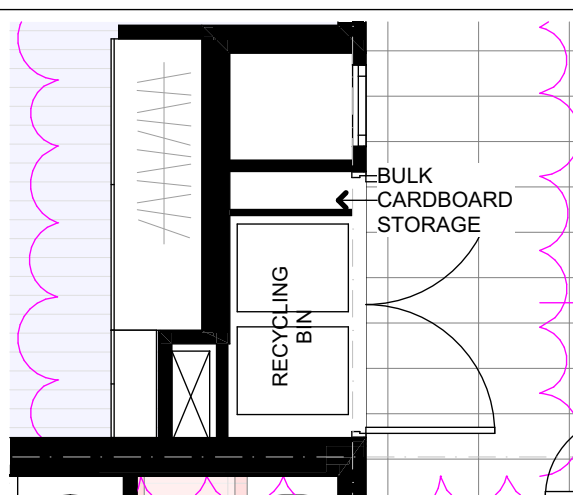
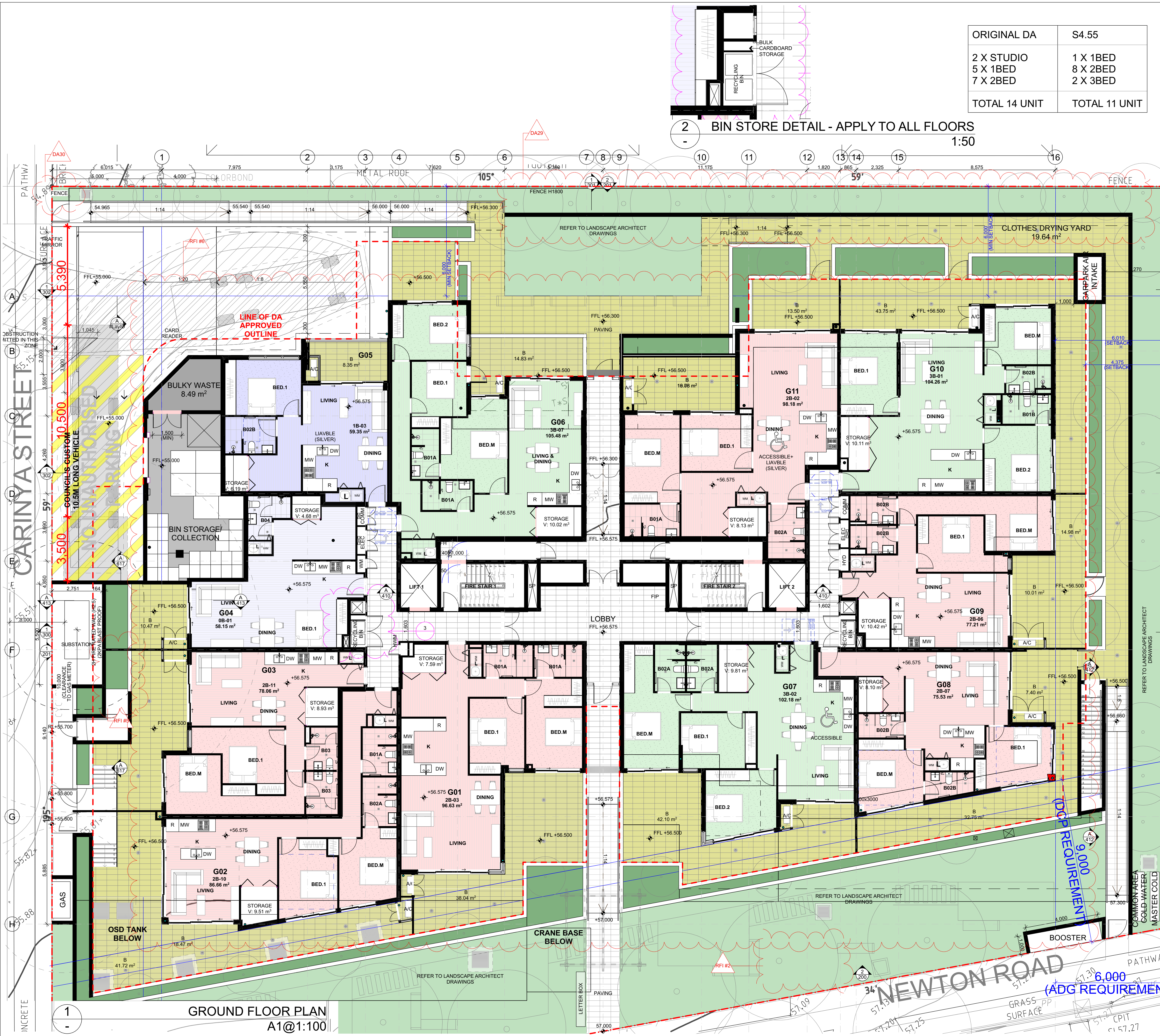
PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

ADAPTABLE APARTMENT REQUIREMENT = 10%
TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

DRAWING TITLE
BASEMENT 1 FLOOR PLAN
ARCHITECT
JEFFREY CHAN
DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 111
ISSUE
02
SCALE
0m 1 2 3 4 5



ORIGINAL DA	S4.55
2 X STUDIO	1 X 1BED
5 X 1BED	8 X 2BED
7 X 2BED	2 X 3BED
TOTAL 14 UNIT	TOTAL 11 UNIT

AREA SCHEDULE		UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR				
0B-01	58.15			
1B-03	59.35			
2B-02	98.18	YES		
2B-03	96.63			
2B-06	77.21			
2B-07	75.53			
2B-10	86.66			
2B-11	78.06			
3B-01	104.26			
3B-02	102.18	YES		
3B-07	105.48			
LEVEL 1				
1B-02(E)	53.24			
1B-02(W)	52.97			
2B-04	77.75			
2B-05	75.03			
2B-06	77.21			
2B-07	75.53			
2B-08	80.44	YES		
2B-09	82.78			
2B-10	86.66			
2B-11	78.06			
2B-12	76.47			
3B-03	117.78			
3B-04	116.58			
LEVEL 2				
1B-02(E)	53.24			
1B-02(W)	52.97			
2B-04	77.75			
2B-05	75.03			
2B-06	77.21			
2B-07	75.53			
2B-08	80.44	YES		
2B-09	82.78			
2B-10	86.66			
2B-11	78.06			
2B-12	76.47			
3B-03	117.78			
3B-04	116.58			
LEVEL 3				
1B-02(E)	53.24			
1B-02(W)	52.97			
2B-04	77.75			
2B-05	75.03			
2B-06	77.21			
2B-07	75.53			
2B-08	80.44	YES		
2B-09	82.78			
2B-10	86.66			
2B-11	78.06			
2B-12	76.47			
3B-03	117.78			
3B-04	116.58			
LEVEL 4				
2B-08	80.44	YES		
2B-09	82.78			
2B-10	86.66			
2B-11	78.06			
2B-12	76.47			
2B-13	76.34			
3B-03	117.78			
3B-04	116.58			
3B-05	97.07			
3B-06	111.90			
LEVEL 5				
2B-08	80.44	YES		
2B-09	82.78			
2B-10	86.66			
2B-11	78.06			
2B-12	76.47			
2B-13	76.34			
3B-03	117.78			
3B-04	116.58			
3B-05	97.07			
3B-06	111.90			
70				

REV	CHANGE #	DESCRIPTION
DA29		EXTENDED RETAINING WALL BACK FROM THE SITE BOUNDARY TO AVOID HIGH WALL AROUND THE BOUNDARY TO MINIMISE VISUAL IMPACT ON NEIGHBOURHOOD.
DA30		ADDED FENCE FOR THE SECURITY PURPOSE
RFI #2		REMOVED THE TEXT "OSD TANK BELOW"
RFI #5		PROVIDED ADDITIONAL LANDSCAPE TO IMPROVE THE AMENITY OF G03. REFER TO DRAWING #617 FOR MORE INFORMATION
RFI #6		REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413



FOR S4.55 SUBMISSION

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
GROUND FLOOR PLAN

TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 112

ISSUE
03

SCALE
0m 1 2 3 4 5

GROUND FLOOR PLAN
A1@1:100

ORIGINAL DA	S4.55
6 X 1BED 9 X 2BED	2 X 1BED 9 X 2BED 2 X 3BED
TOTAL 15 UNIT	TOTAL 13 UNIT

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV CHANGE # DESCRIPTION
04 RFI #6 REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

FIGGIS + JEFFERSON TEPA

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W www.fggis.com.au

Nominated Architect:
Stephen Figgis NSW ARB No. 3565

PROJECT: BLACKTOWN APARTMENT
FOR: JLL DEVELOPMENT UNIT TRUST
AT: 55-61 NEWTON ROAD BLACKTOWN NSW

ADAPTABLE APARTMENT REQUIREMENT = 10%
TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

DRAWING TITLE
LEVEL 1 FLOOR PLAN

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 113

ISSUE
04

SCALE
0m 1 2 3 4 5



LEVEL 1 FLOOR PLAN
A1@1:100

ORIGINAL DA	S4.55
6 X 1BED 9 X 2BED	2 X 1BED 9 X 2BED 2 X 3BED
TOTAL 15 UNIT	TOTAL 13 UNIT

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV CHANGE # DESCRIPTION
04 RFI #6 REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

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W www.fggis.com.au

Nominated Architect:
Stephen Figgis NSW ARB No. 3565

PROJECT: BLACKTOWN APARTMENT
FOR: JLL DEVELOPMENT UNIT TRUST
AT: 55-61 NEWTON ROAD BLACKTOWN NSW

ADAPTABLE APARTMENT REQUIREMENT = 10%
TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

DRAWING TITLE: LEVEL 2 FLOOR PLAN
ARCHITECT: JEFFREY CHAN

DRAWN: MASAKI SATO

DRAWING NO. 3785 DA 114
ISSUE 04
SCALE: 0m 1 2 3 4 5



LEVEL 2 FLOOR PLAN
A1@1:100

DCP REQUIREMENT
7,850

6,000 (DCP REQUIREMENT)
6,000 (ABG REQUIREMENT)

ORIGINAL DA	S4.55
6 X 1BED 9 X 2BED	2 X 1BED 9 X 2BED 2 X 3BED
TOTAL 15 UNIT	TOTAL 13 UNIT

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV CHANGE # DESCRIPTION
04 RFI #6 REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

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W www.figgis.com.au

Nominated Architect:
Stephen Figgis NSW ARB No. 3565

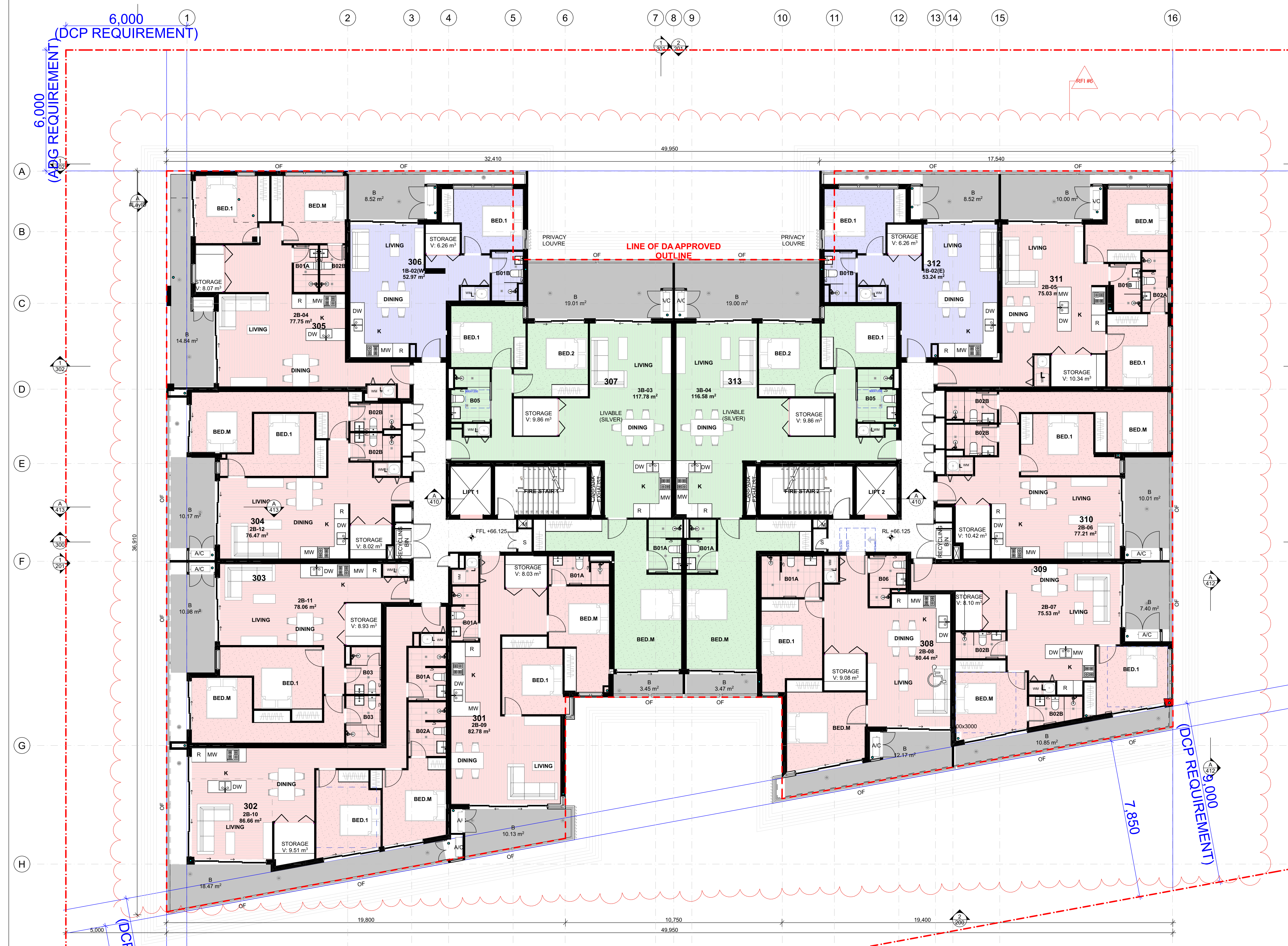
PROJECT: BLACKTOWN APARTMENT
FOR: JLL DEVELOPMENT UNIT TRUST
AT: 55-61 NEWTON ROAD BLACKTOWN NSW

ADAPTABLE APARTMENT REQUIREMENT = 10%
TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

DRAWING TITLE: LEVEL 3 FLOOR PLAN
ARCHITECT: JEFFREY CHAN
DRAWN: MASAKI SATO

DRAWING NO. 3785 DA 115
ISSUE 04

SCALE: 0m 1 2 3 4 5



LEVEL 3 FLOOR PLAN
A1@1:100

ORIGINAL DA	S4.55
7 X 1BED 6 X 2BED	6 X 2BED 4 X 3BED
TOTAL 13 UNIT	TOTAL 10 UNIT

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV	CHANGE #	DESCRIPTION
04	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

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Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
LEVEL 4 FLOOR PLAN

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 116

ISSUE
04

SCALE
0m 1 2 3 4 5

6,000 (DCP REQUIREMENT)

9,000 (ADG REQUIREMENT)

7,850 (DCP REQUIREMENT)

9,000 (ADG REQUIREMENT)

LEVEL 4 FLOOR PLAN
A1@1:100

ORIGINAL DA	S4.55
7 X 1BED 6 X 2BED	6 X 2BED 4 X 3BED
TOTAL 13 UNIT	TOTAL 10 UNIT

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 3		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV CHANGE # DESCRIPTION
03 RFI #6 REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES. REFER TO DRAWINGS #400-413

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

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Nominated Architect:
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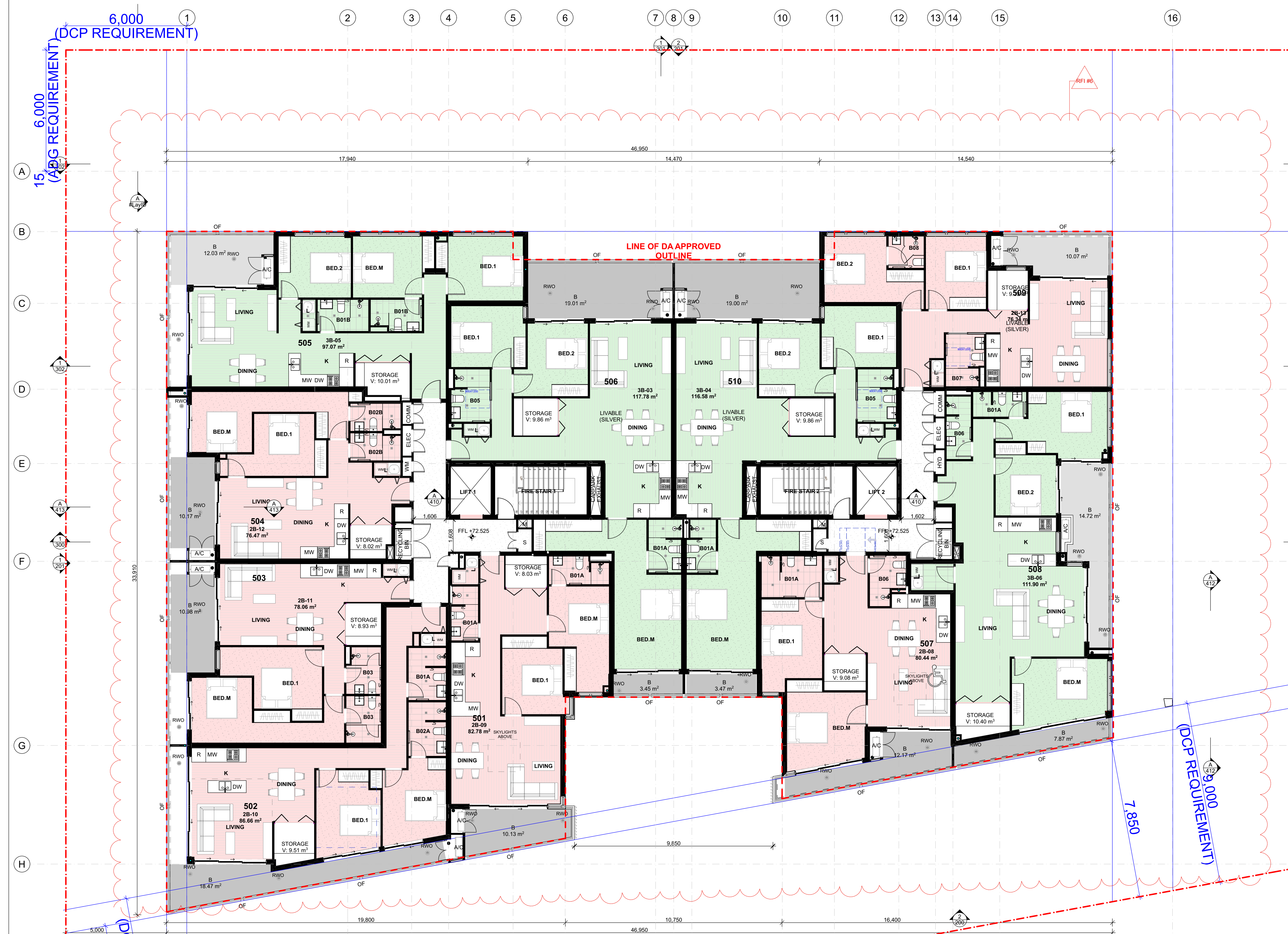
PROJECT: BLACKTOWN APARTMENT
FOR: JLL DEVELOPMENT UNIT TRUST
AT: 55-61 NEWTON ROAD BLACKTOWN NSW

ADAPTABLE APARTMENT REQUIREMENT = 10%
TOTAL UNIT NUMBER = 70
70 X 10% = 7
PROPOSED ADAPTABLE APARTMENT = 7

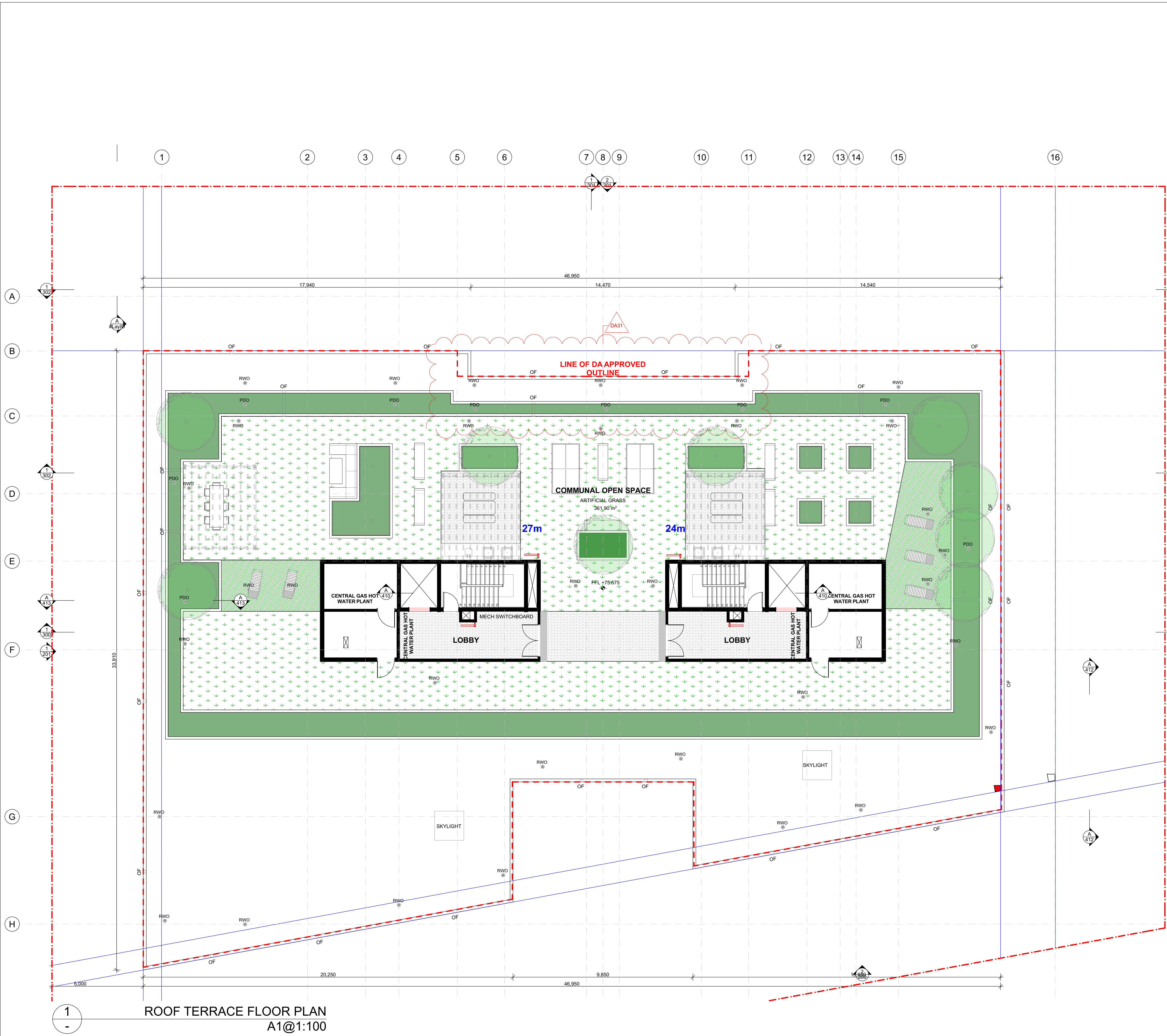
DRAWING TITLE: LEVEL 5 FLOOR PLAN
ARCHITECT: JEFFREY CHAN

DRAWN: MASAKI SATO

DRAWING NO. 3785 DA 117
ISSUE 03
SCALE 0m 1 2 3 4 5



LEVEL 5 FLOOR PLAN
A1@1:100



1
-
ROOF TERRACE FLOOR PLAN
A1@1:100

AREA SCHEDULE		
UNIT TYPE	AREA M2	ADAPTABLE + ACCESSIBLE
GROUND FLOOR		
0B-01	58.15	
1B-03	59.35	
2B-02	98.18	YES
2B-03	96.63	
2B-06	77.21	
2B-07	75.53	
2B-10	86.66	
2B-11	78.06	
3B-01	104.26	
3B-02	102.18	YES
3B-07	105.48	
LEVEL 1		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
2B-07	75.53	
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2B-11	78.06	
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3B-03	117.78	
3B-04	116.58	
LEVEL 2		
1B-02(E)	53.24	
1B-02(W)	52.97	
2B-04	77.75	
2B-05	75.03	
2B-06	77.21	
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2B-11	78.06	
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3B-03	117.78	
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1B-02(E)	53.24	
1B-02(W)	52.97	
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2B-11	78.06	
2B-12	76.47	
3B-03	117.78	
3B-04	116.58	
LEVEL 4		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
LEVEL 5		
2B-08	80.44	YES
2B-09	82.78	
2B-10	86.66	
2B-11	78.06	
2B-12	76.47	
2B-13	76.34	
3B-03	117.78	
3B-04	116.58	
3B-05	97.07	
3B-06	111.90	
70		

REV	CHANGE #	DESCRIPTION
03	DA31	MOVED BACK LANDSCAPE TO PROVIDE MIN 1M CLEARANCE FOR THE MAINTENANCE

- STUDIO X 1 UNITS
- 1 BED ROOM X 7 UNITS
- 2 BED ROOM X 47 UNITS
- 3 BED ROOM X 16 UNITS



FOR S4.55 SUBMISSION

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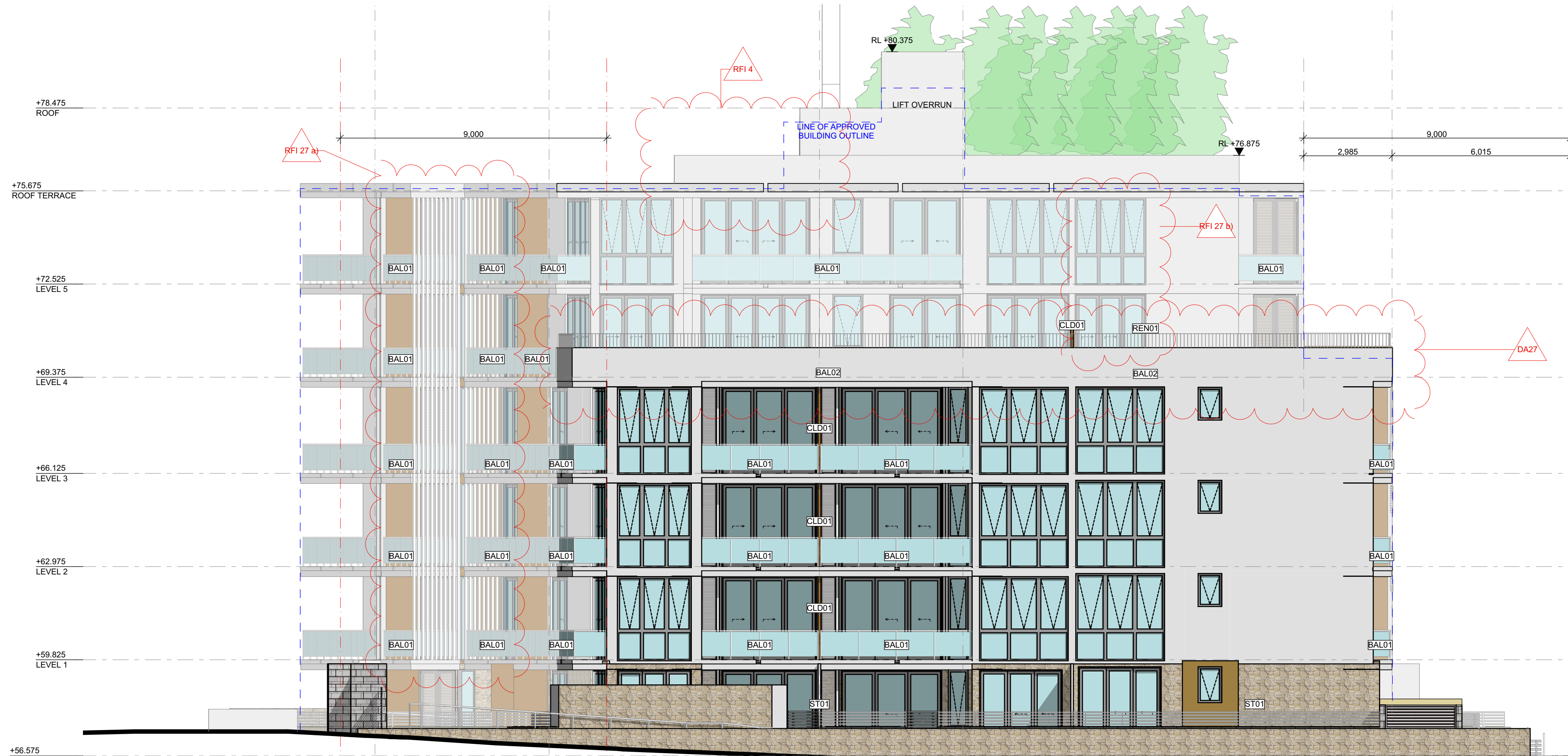
Nominated Architect:
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
ROOFTOP PLAN
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 118
ISSUE
03
SCALE
0m 1 2 3 4 5



EAST ELEVATION
A1@ 1:100

REV	CHANGE #	DESCRIPTION
	DA27	REVISED BALUSTRADE DESIGN
02	RFI 27 a)	PROVIDED LOUVRE FOR BETTER PRIVACY
	RFI 27 b)	ADDED WINDOW
	RFI 4	REVISED ROOFTOP COMMUNAL OPEN SPACE



- BAL01 - FRAMELESS TOUGHENED GLASS BALUSTRADE WITH TOP AND BOTTOM ALUMINIUM CAPPINGS
- CLD01 - COMPOSITE WALL CLADDING - VERTICAL PANELS
- FIN01 - TIMBER - LOOK (EXACT COLOUR TBC)
- CLGL - CLEAR GLASS SLIDING DOORS, WINDOWS
- REN01 - BRUSHED STAINLESS STEEL HORIZONTAL SLAT FENCE
- REN01 - PAINTED CEMENT RENDER (WHITE)
- SCN01 - SCREEN
- ST01 - IRREGULAR PATTERN SANDSTONE WALL

FOR S4.55 SUBMISSION

FIGGIS + JEFFERSON TEPA

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W www.figgis.com.au

Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
ELEVATIONS

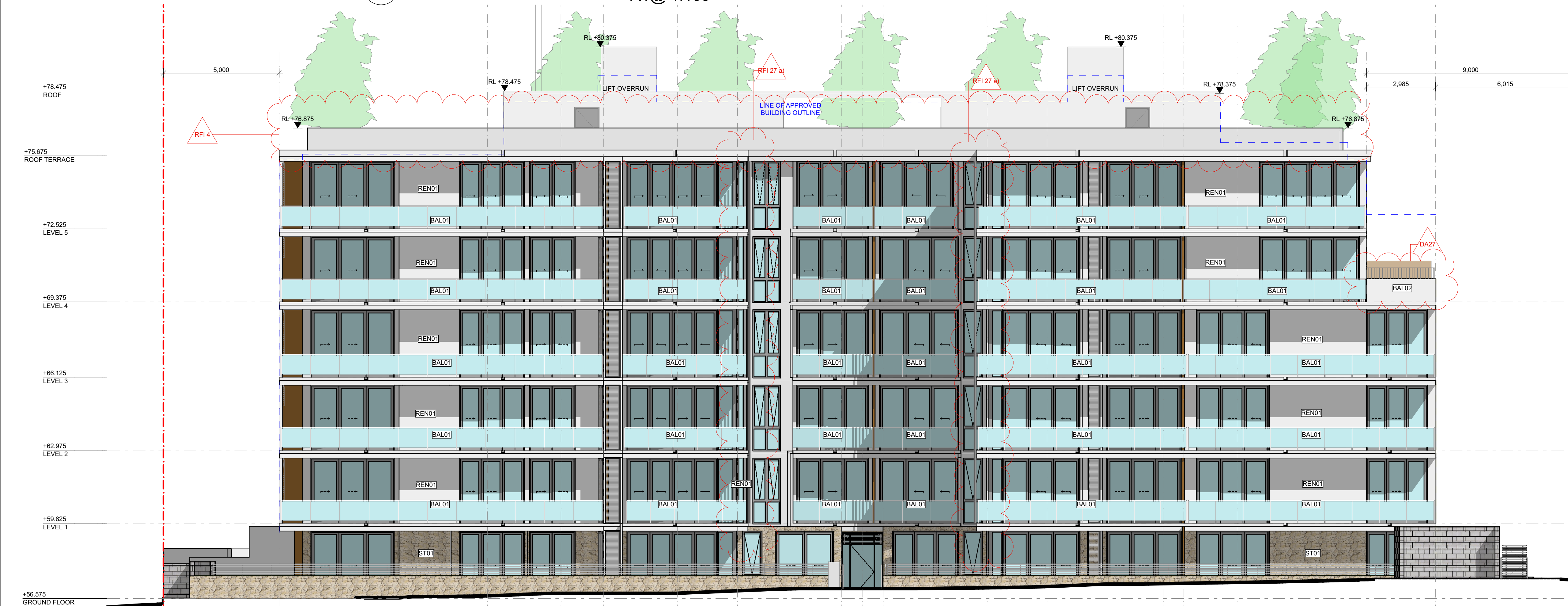
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 200

ISSUE
02

SCALE
SCALE @A1 0m 1 2 3 4 5

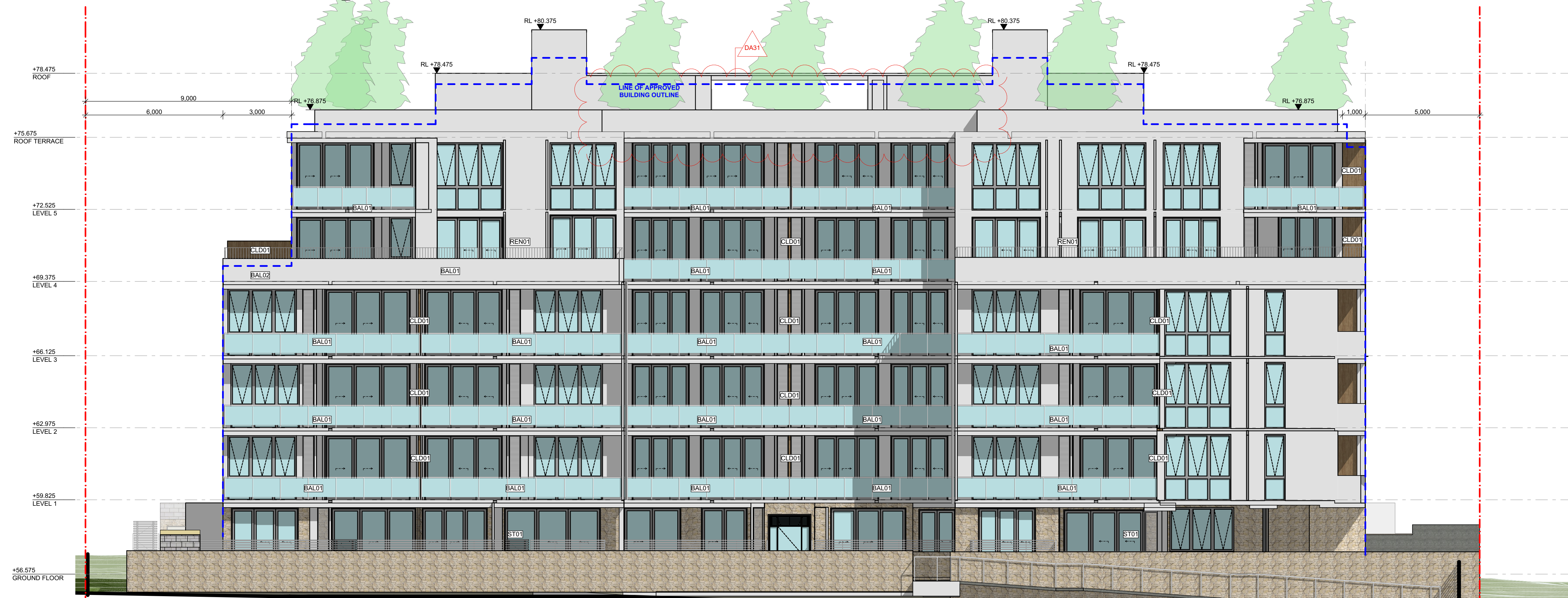


SOUTH ELEVATION
A1@ 1:100

2



1
-
WEST ELEVATION
A1@ 1:100



2
-
NORTH ELEVATION
A1@ 1:100

REV	CHANGE #	DESCRIPTION
04	DA30 DA31	ADDED FENCE FOR THE SECURITY PURPOSE MOVED BACK LANDSCAPE TO PROVIDE MIN 1M CLEARANCE FOR THE MAINTENANCE



- BAL01 - FRAMELESS TOUGHENED GLASS BALUSTRADE WITH TOP AND BOTTOM ALUMINIUM CAPPINGS
- CLD01 - COMPOSITE WALL CLADDING - VERTICAL PANELS
- CLG1 - CLEAR GLASS SLIDING DOORS, WINDOWS
- FN01 - BRUSHED STAINLESS STEEL HORIZONTAL SLAT FENCE
- REN01 - PAINTED CEMENT RENDER (WHITE)
- SCN01 - SCREEN
- ST01 - IRREGULAR PATTERN SANDSTONE WALL

FOR S4.55 SUBMISSION

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E studio@figgis.com.au T 02 9438 5555
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Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
ELEVATIONS

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

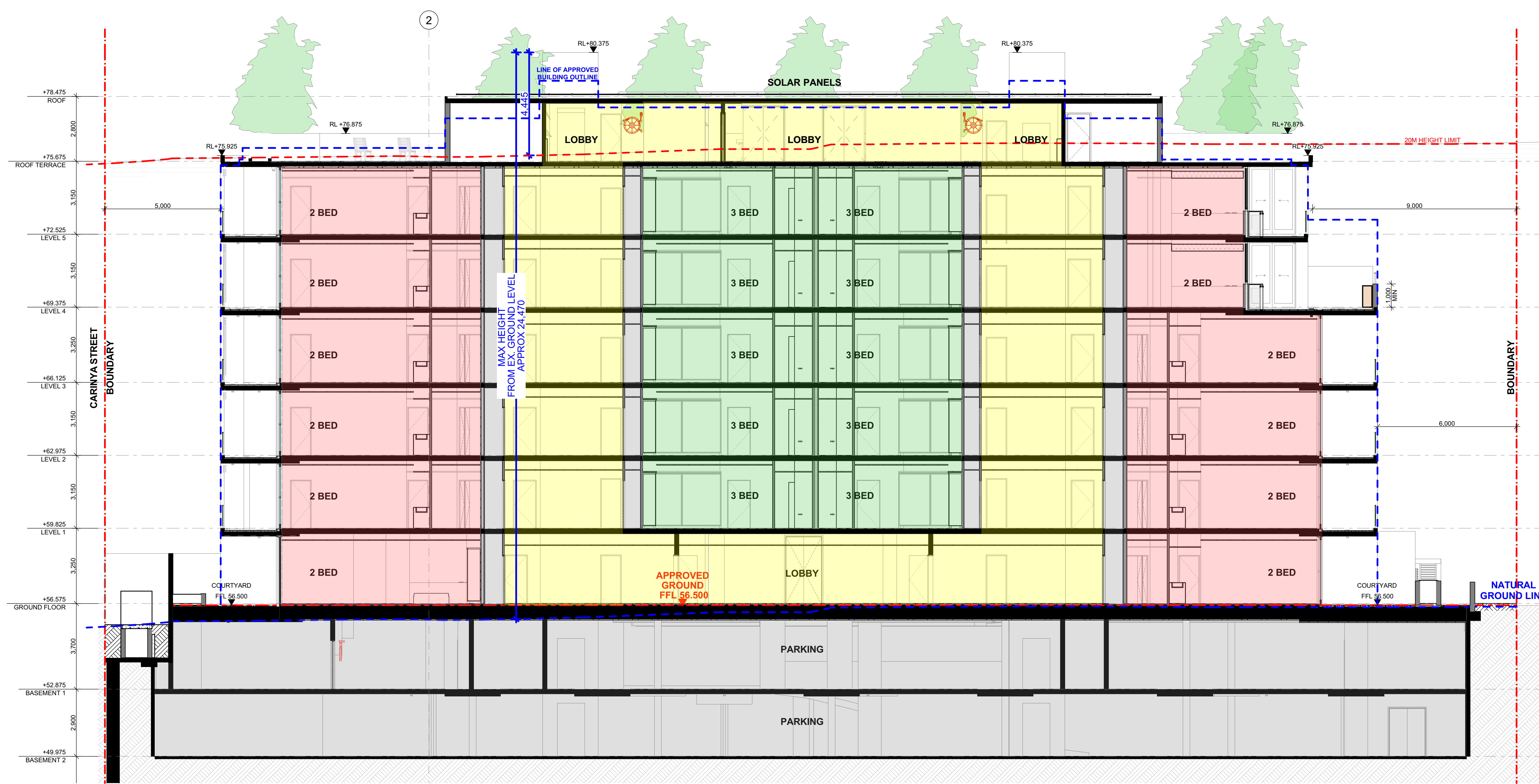
TRUE NORTH
PROJECT NORTH

DRAWING NO.
3785 DA 201

ISSUE
04

SCALE
SCALE @A1 0m 1 2 3 4 5

REV	CHANGE #	DESCRIPTION
02		



LEGEND	
⬆+XX.XX	PROPOSED LEVEL
⬆-XX.XX	EXISTING LEVEL
SFL	SLAB FINISH LEVEL
FFL	FLOOR FINISH LEVEL
K-XX	KITCHEN TYPES
B-XX	BATHROOM TYPES
L-XX	LAUNDRY TYPES
C.O.S.	CONFIRM ON SITE
FH	FIRE HYDRANT - FIRE SPRINKLER FLOOR CONTROL VALVES
FHR	FIRE HOSE REEL
FS	FIRE SERVICE
H	RISER AS PER HYDRAULIC ENGINEER DETAIL
HWM	HOTWATER METER
M	RISER AS PER MECHANICAL ENGINEER'S DETAIL
R	BUILT-IN WARDROBE
S	STORAGE
SL	SKYLIGHT
SP	STEEL POST
TGI	TACTILE GROUND INDICATOR
WIR	WALK-IN WARDROBE
POORWO	DRAIN AS PER HYDRAULIC ENGINEER DETAIL
FW / SD	FLOOR WASTE / STRIP DRAIN AS PER HYDRAULIC ENGINEER'S DETAIL
AD CV CW FLUE HW HWR NG RV ST VP SRM	PIPE AS PER HYDRAULIC ENGINEER DETAIL
DP	DOWN PIPE
FP	FIXING POINT
T.O.W	TOP OF WALL LEVEL
RL	RELATIVE LEVEL

FOR S4.55 SUBMISSION

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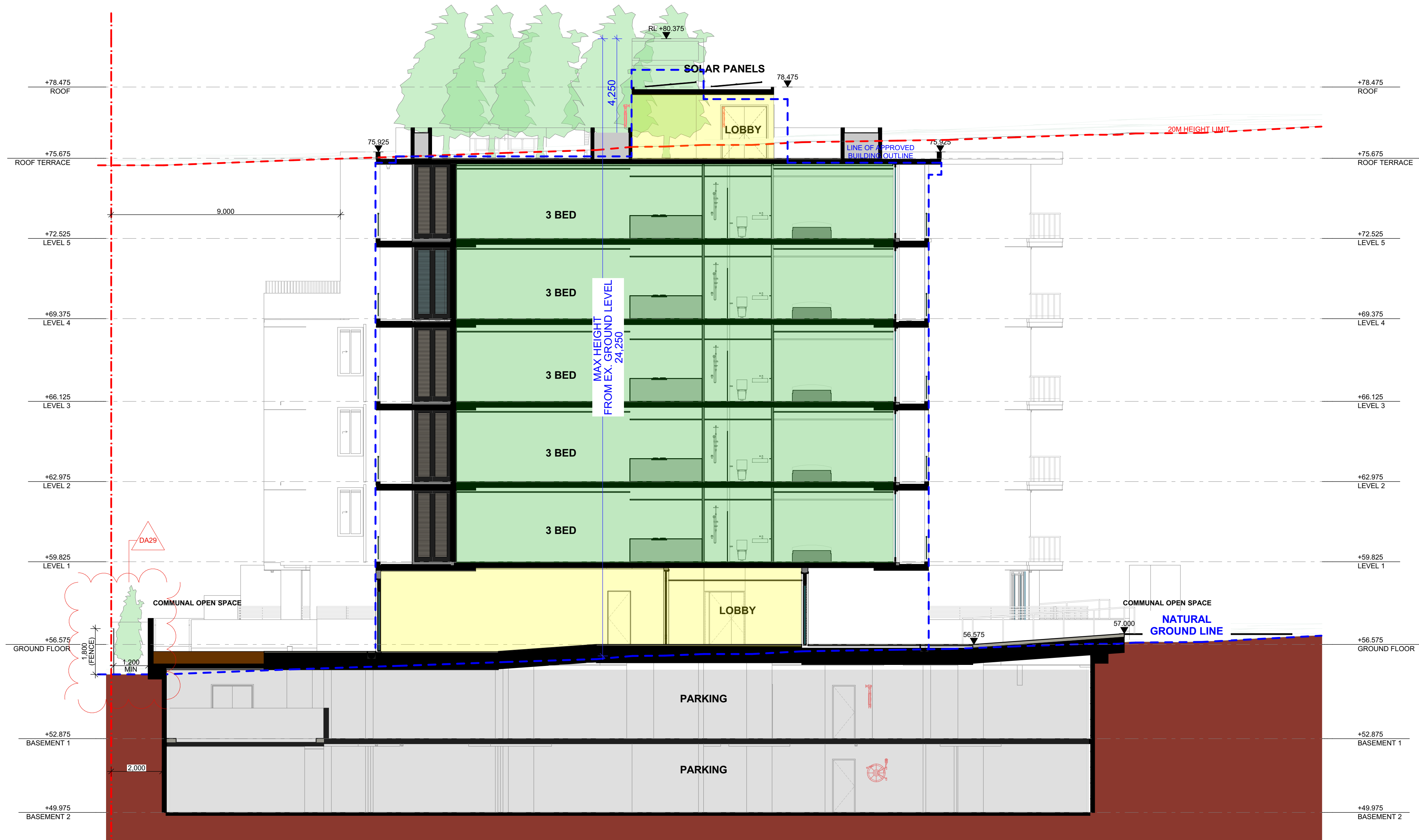
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

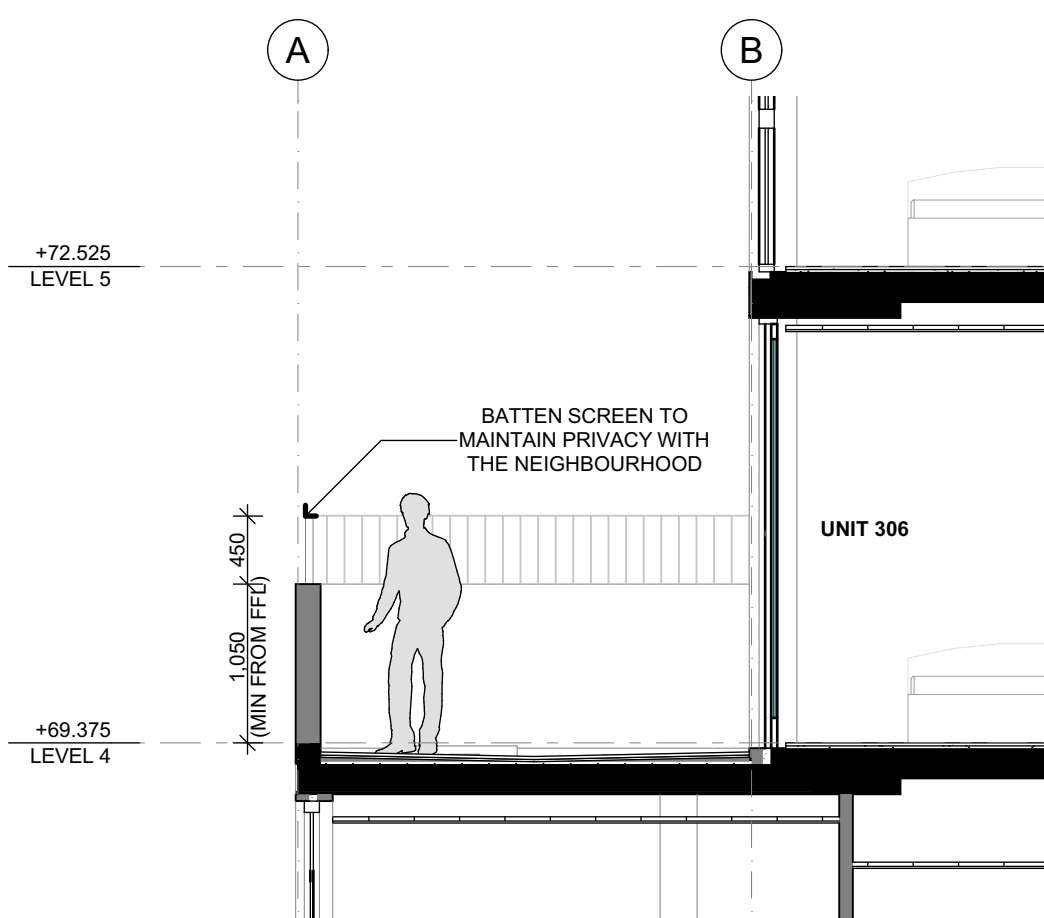
DRAWING TITLE
SECTIONS
ARCHITECT
JEFFREY CHAN
DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 300
ISSUE
02
SCALE
SCALE @A1 0m 1 2 3 4 5

1 SECTION A-A
- A1@ 1:100



1 SECTION B-B
A1@ 1:100



2 LV4 SECTION DETAIL
A1@ 1:50

Category	Construction	Insulation	Colour	Details		
Ext. Walls:	AAC	R2.5 added	Light	As per plans		
	Concrete Lined	R2.5 added	Medium	As per plans		
Int. Walls:	AAC with Plasterboard	None		Intertencyancy		
	Concrete with Plasterboard	None		To stairs/lift		
	Plasterboard on Stud	None		As per plans		
Floors:	Concrete	R1.1 added		Above carpark and where open below		
Ceilings:	Plasterboard	None		As per plans		
Roof:	Concrete	25mm PIR or equiv (R1.1)	Medium	Under balconies (Unit G01, G07, 309, 311 only)		
	Concrete	55mm PIR or equiv (R2.5)	Medium	To top storey roof		
Windows:	Product ID	Glass	Frame	Uw/SHGCw		
	Group A	ALM-003-01 A	Double Clear	Aluminium	4.8/0.51	Awning (Unit G07, G08, 309, 409, 505, 508, 509 only)
	Group B	ALM-004-01 A	Double Clear	Aluminium	4.8/0.59	Sliding (Unit G02, G07, G08, 102, 202, 302, 309, 402, 409, 502, 505, 508, 509 only)
	Group A	ALM-001-01 A	Single Clear	Aluminium	6.7/0.57	Awning (Elsewhere)
Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70	Fixed, Sliding (Elsewhere)	
Skylights:	Product ID	Glass	Type	Uw/SHGCw		
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans	
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version	
	17	Suburban	Ducted	Sealed LED - 1 per 2.5m ²	Bers Pro 4.4	

Notes
Add 1 x 1200 mm ceiling fan to Living room and all bedrooms of Unit 505, 509



REV	CHANGE #	DESCRIPTION
03	DA29	EXTENDED RETAINING WALL BACK FROM THE SITE BOUNDARY TO AVOID HIGH WALL AROUND THE BOUNDARY TO MINIMISE VISUAL IMPACT ON NEIGHBOURHOOD.

LEGEND	
→XX.XX	PROPOSED LEVEL
⊕XX.XX	EXISTING LEVEL
SFL	SLAB FINISH LEVEL
FFL	FLOOR FINISH LEVEL
K-XX	KITCHEN TYPES
B-XX	BATHROOM TYPES
L-XX	LAUNDRY TYPES
C.O.S.	CONFIRM ON SITE
FH	FIRE HYDRANT - FIRE SPRINKLER FLOOR CONTROL VALVES
FHR	FIRE HOSE REEL
FS	FIRE SERVICE
H	RISER AS PER HYDRAULIC ENGINEER DETAIL
HWM	HOTWATER METER
M	RISER AS PER MECHANICAL ENGINEER'S DETAIL
R	BUILT-IN WARDROBE
S	STORAGE
SL	SKYLIGHT
SP	STEEL POST
TGI	TACTILE GROUND INDICATOR
WIR	WALK-IN WARDROBE
POO/RWO	DRAIN AS PER HYDRAULIC ENGINEER DETAIL
FW / SD	FLOOR WASTE / STRIP DRAIN AS PER HYDRAULIC ENGINEER'S DETAIL
AD CV CW FLUE HW HWR NG RV ST VP SRM	PIPE AS PER HYDRAULIC ENGINEER DETAIL
DP	DOWN PIPE
FP	FIXING POINT
T.O.W	TOP OF WALL LEVEL
RL	RELATIVE LEVEL

FOR S4.55 SUBMISSION

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SECTIONS

ARCHITECT
JEFFREY CHAN

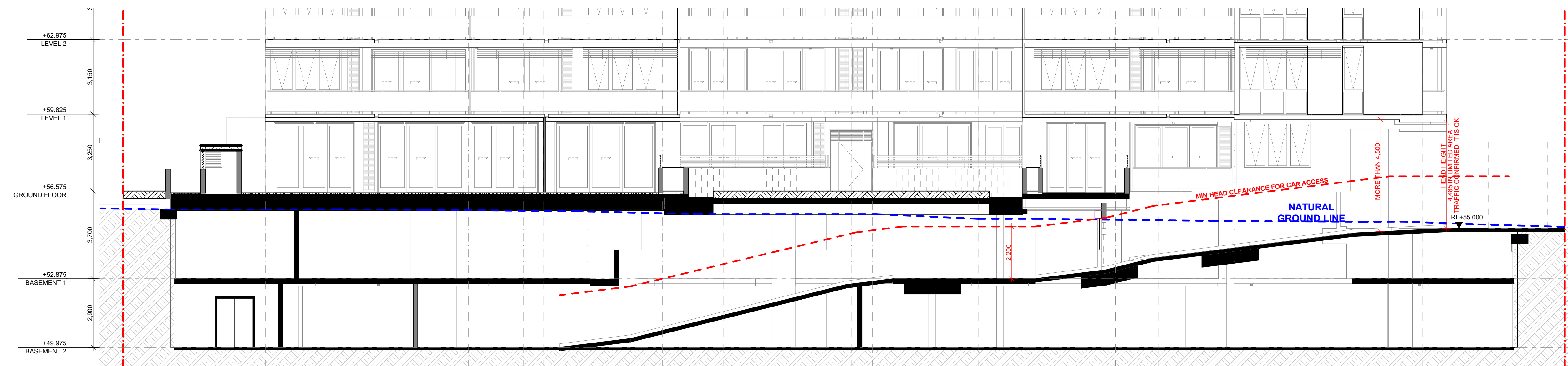
DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 301

ISSUE
03

SCALE
SCALE @A1 0m 1 2 3 4 5

REV	CHANGE #	DESCRIPTION
02		



1 SECTION C-C
A1@ 1:100



1 SECTION D-D
A1@ 1:100

LEGEND	
◆+XX.XX	PROPOSED LEVEL
⊕+XX.XX	EXISTING LEVEL
SFL	SLAB FINISH LEVEL
FFL	FLOOR FINISH LEVEL
K-XX	KITCHEN TYPES
B-XX	BATHROOM TYPES
L-XX	LAUNDRY TYPES
C.O.S.	CONFIRM ON SITE
FH	FIRE HYDRANT - FIRE SPRINKLER FLOOR CONTROL VALVES
FHR	FIRE HOSE REEL
FS	FIRE SERVICE
H	RISER AS PER HYDRAULIC ENGINEER DETAIL
HWM	HOTWATER METER
M	RISER AS PER MECHANICAL ENGINEER'S DETAIL
R	BUILT-IN WARDROBE
S	STORAGE
SL	SKYLIGHT
SP	STEEL POST
TGI	TACTILE GROUND INDICATOR
WIR	WALK-IN WARDROBE
POORWO	DRAIN AS PER HYDRAULIC ENGINEER DETAIL
FW / SD	FLOOR WASTE / STRIP DRAIN AS PER HYDRAULIC ENGINEER'S DETAIL
AD CV CW FLUE HV HW HWR NG RV ST VP SRM	PIPE AS PER HYDRAULIC ENGINEER DETAIL
DP	DOWN PIPE
FP	FIXING POINT
T.O.W	TOP OF WALL LEVEL
RL	RELATIVE LEVEL

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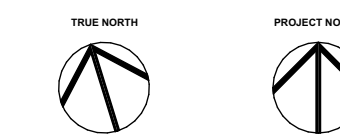
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PROJECT
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FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SECTIONS
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 302
ISSUE
02

SCALE
SCALE @A1 0m 1 2 3 4 5

REV	CHANGE #	DESCRIPTION
03	RF1 #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
 BLACKTOWN APARTMENT
FOR
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AT
 55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
 UNIT TYPES 0B-01+1B-02

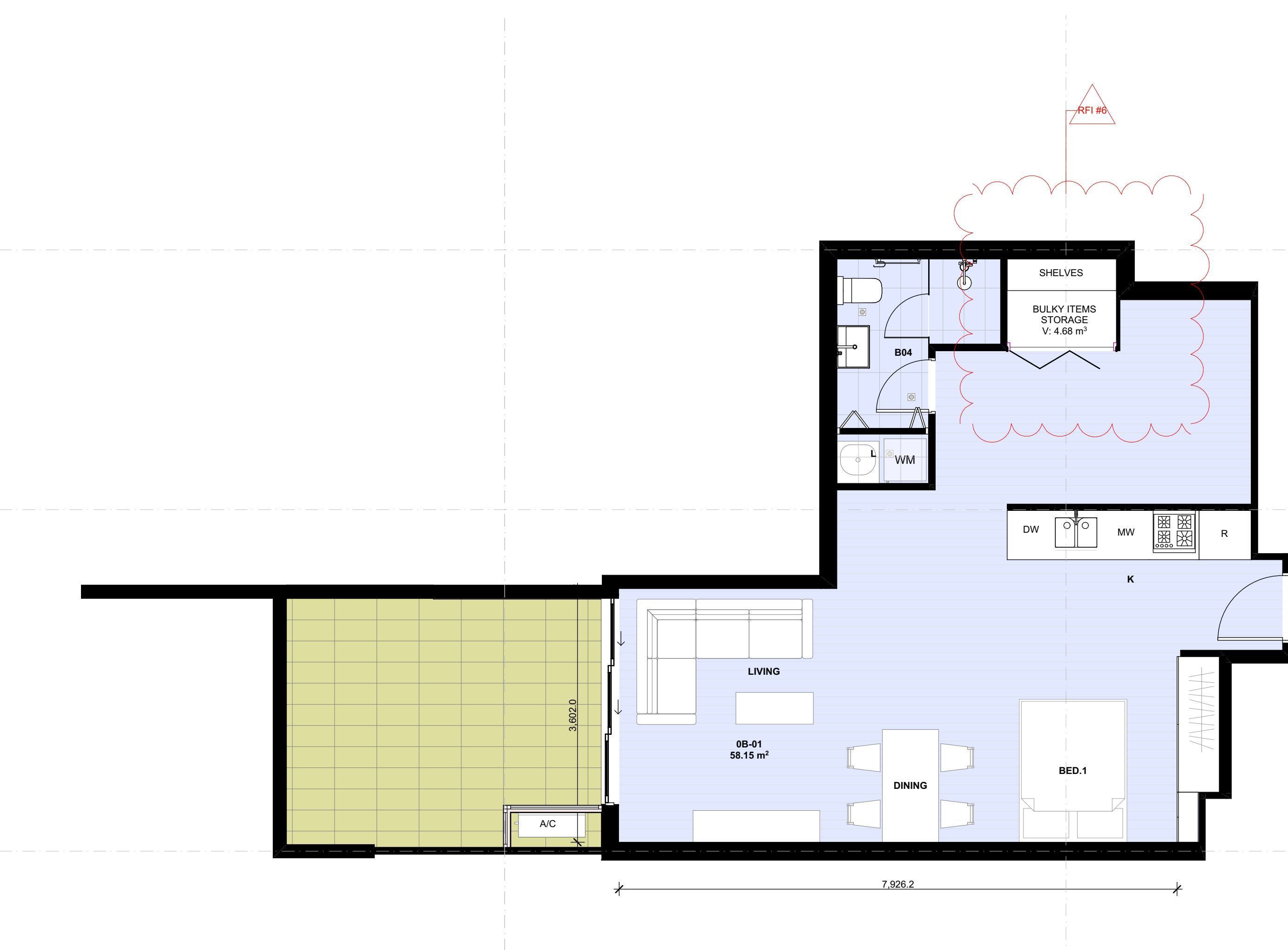
ARCHITECT
 JEFFREY CHAN

DRAWN
 MASAKI SATO

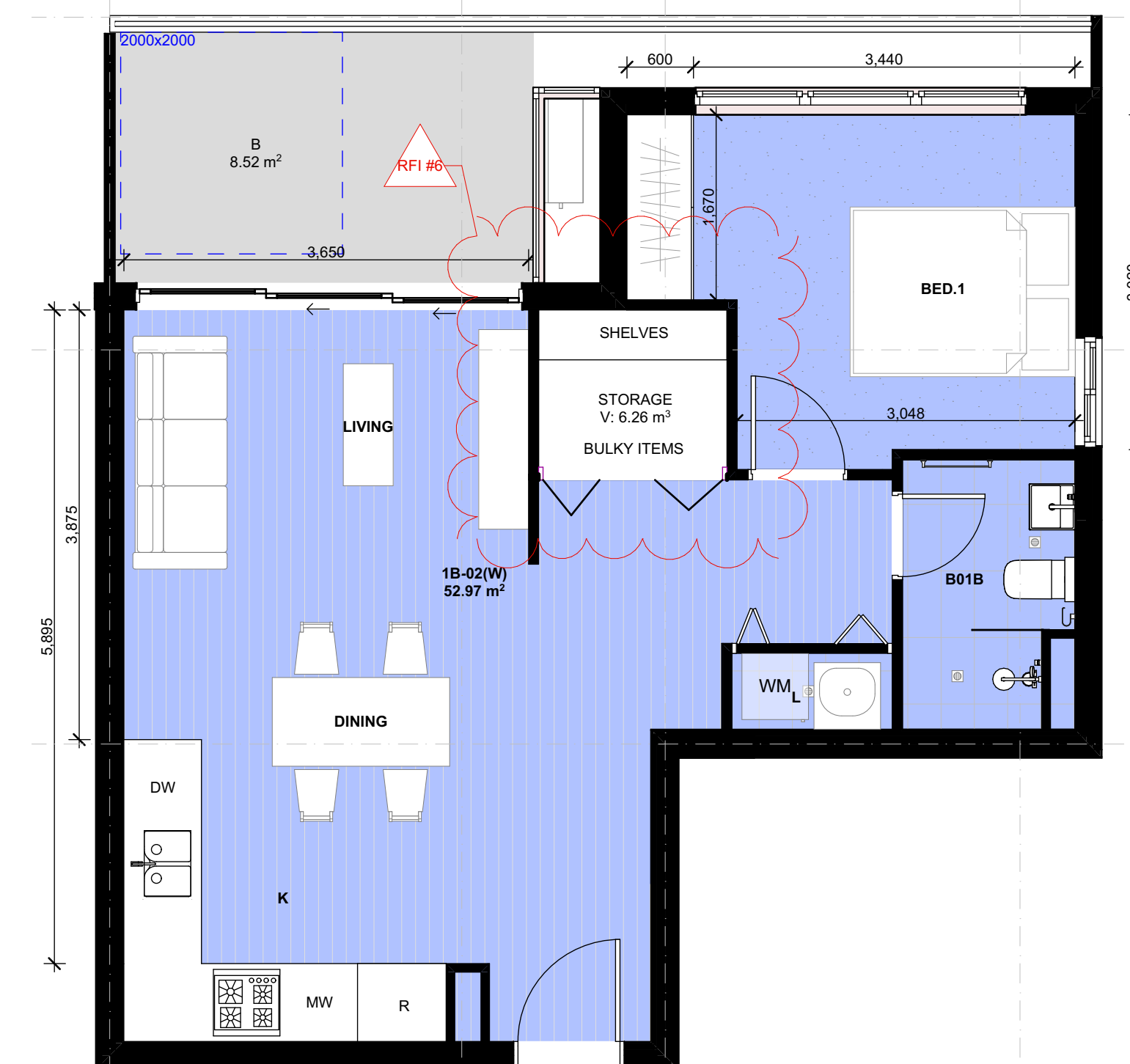
DRAWING NO.
 3785 DA 400

ISSUE
 03

SCALE @A1 0m 0.5 1.0 1.5 2.0 2.5



1 UNIT TYPE 0B-01 (STUDIO)
 A1@ 1:50



2 UNIT TYPE 1B-02
 A1@ 1:50



REV	CHANGE #	DESCRIPTION
03	RF1 #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 1B-03

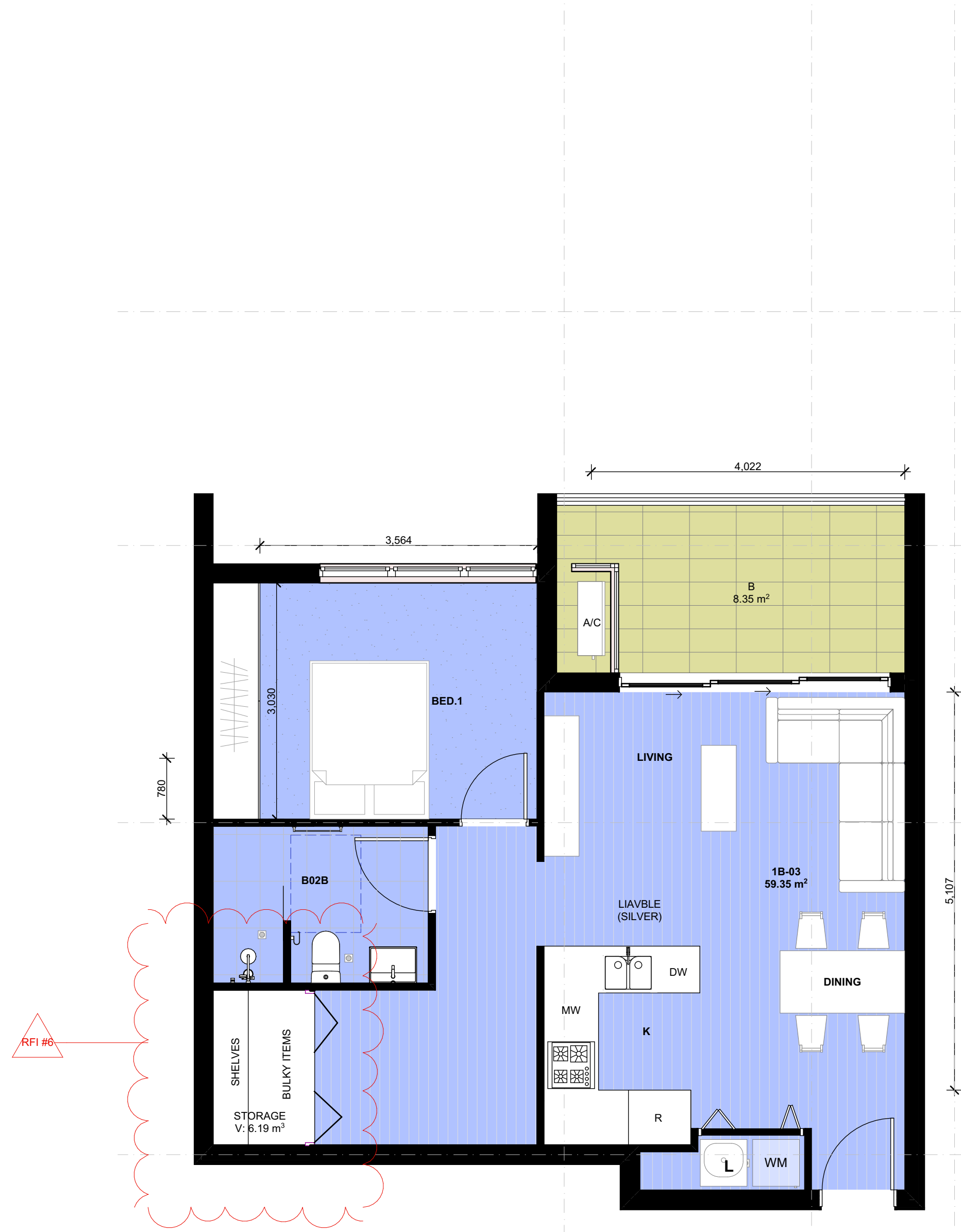
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 401

ISSUE
03

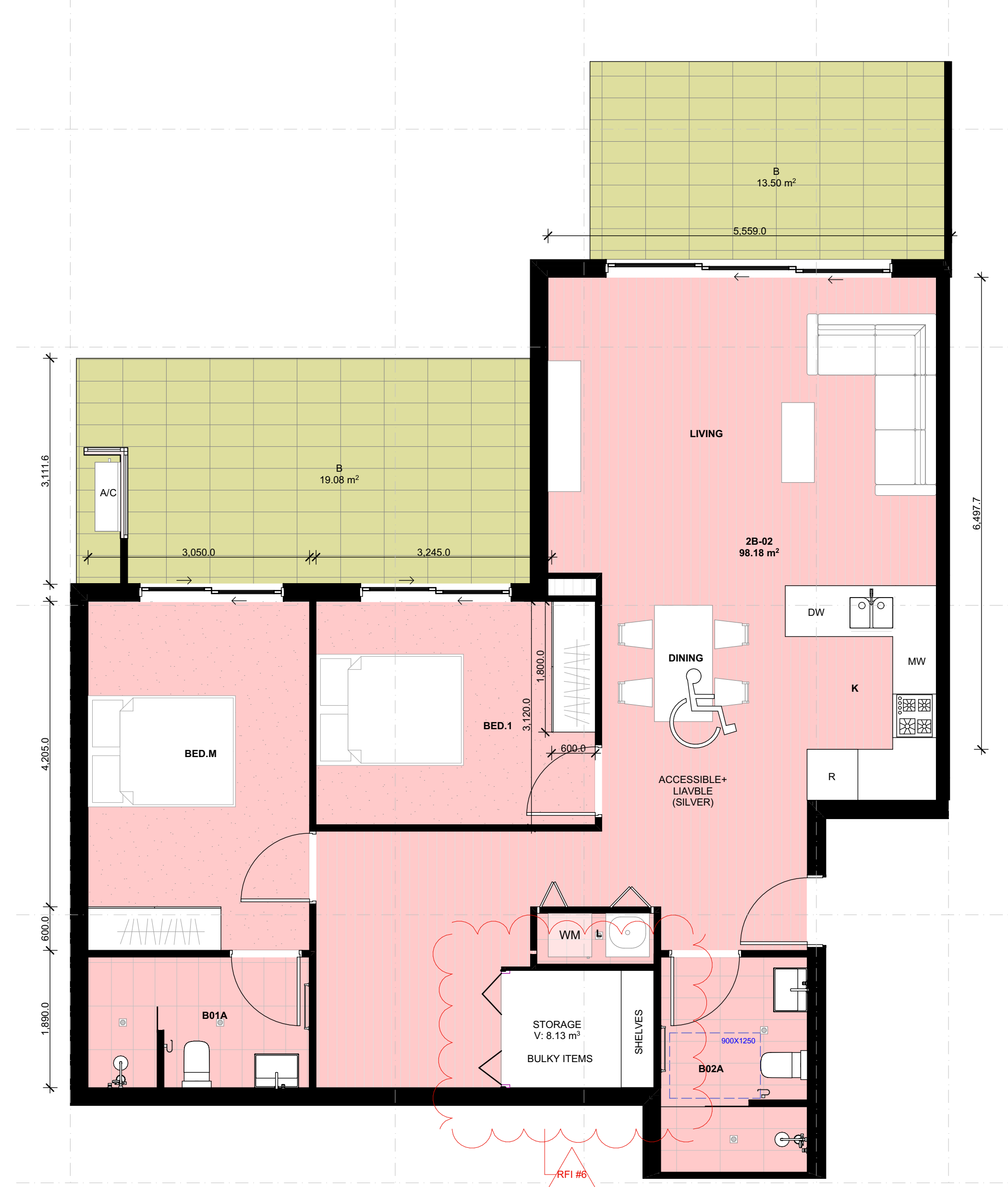
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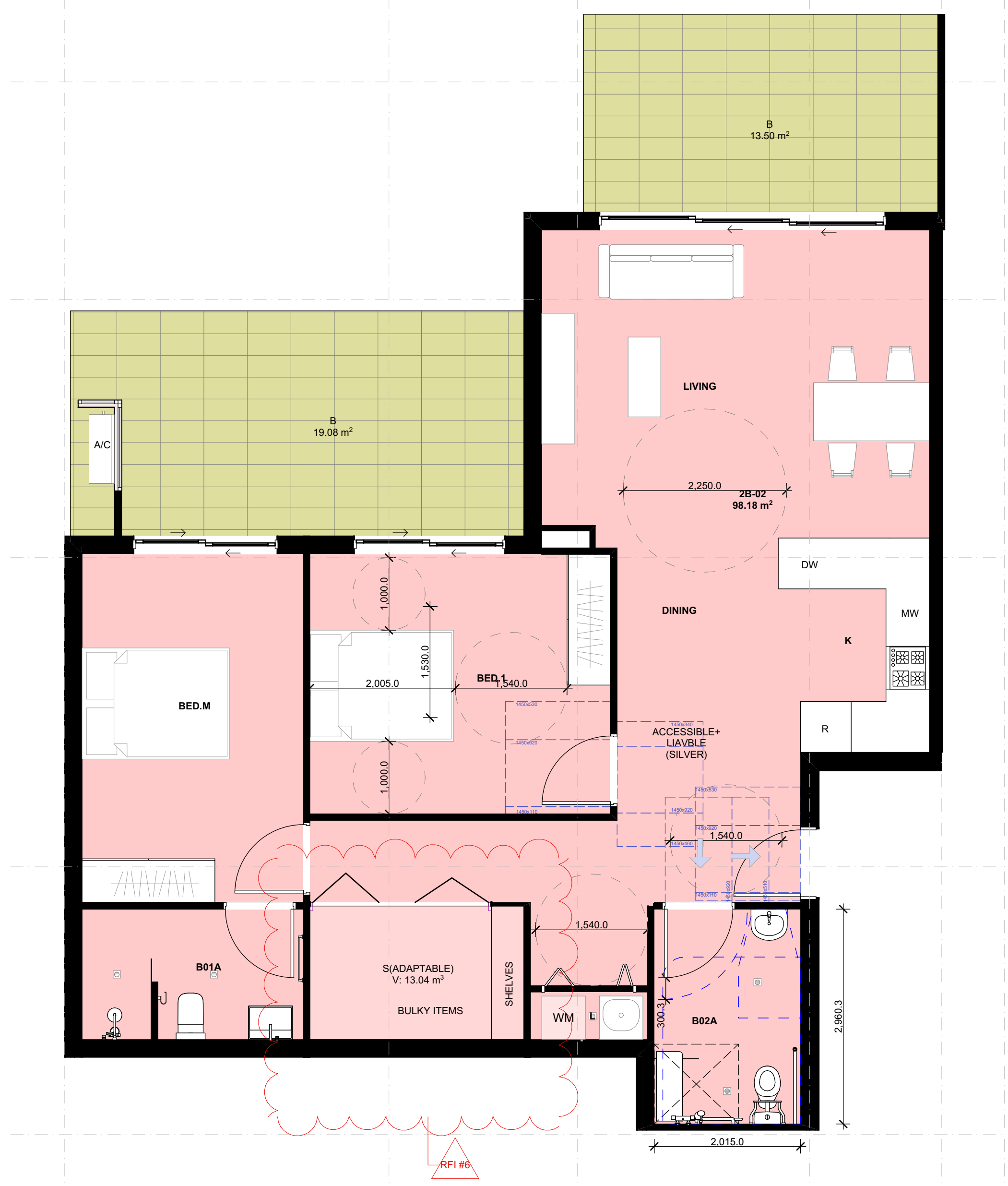
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- UNIT TYPE 1B-03 (LIVABLE)
A1@ 1:50



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-02 (ACCESSIBLE+LIVABLE)
A1@ 1:50



2 UNIT TYPE 2B-02 (ADAPTABLE)
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-02

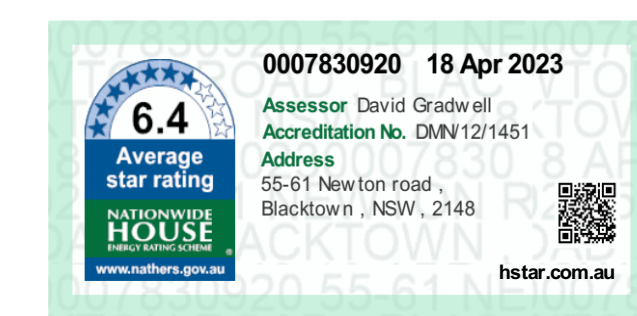
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 402

ISSUE
03

SCALE @A1



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-03
A1@ 1:50



2 UNIT TYPE 2B-04
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-03+2B-04

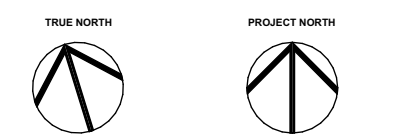
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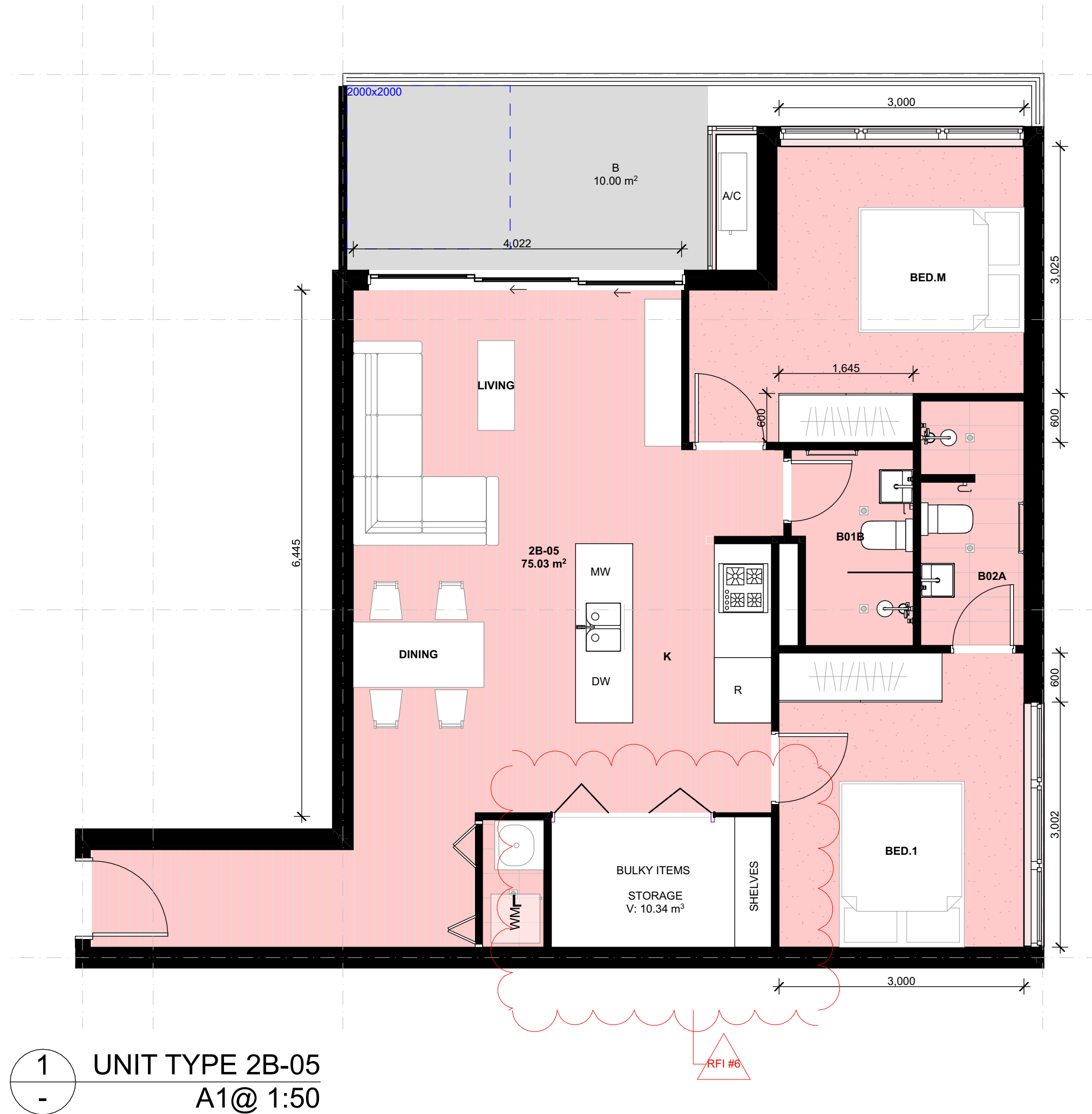
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3785 DA 403

ISSUE
03

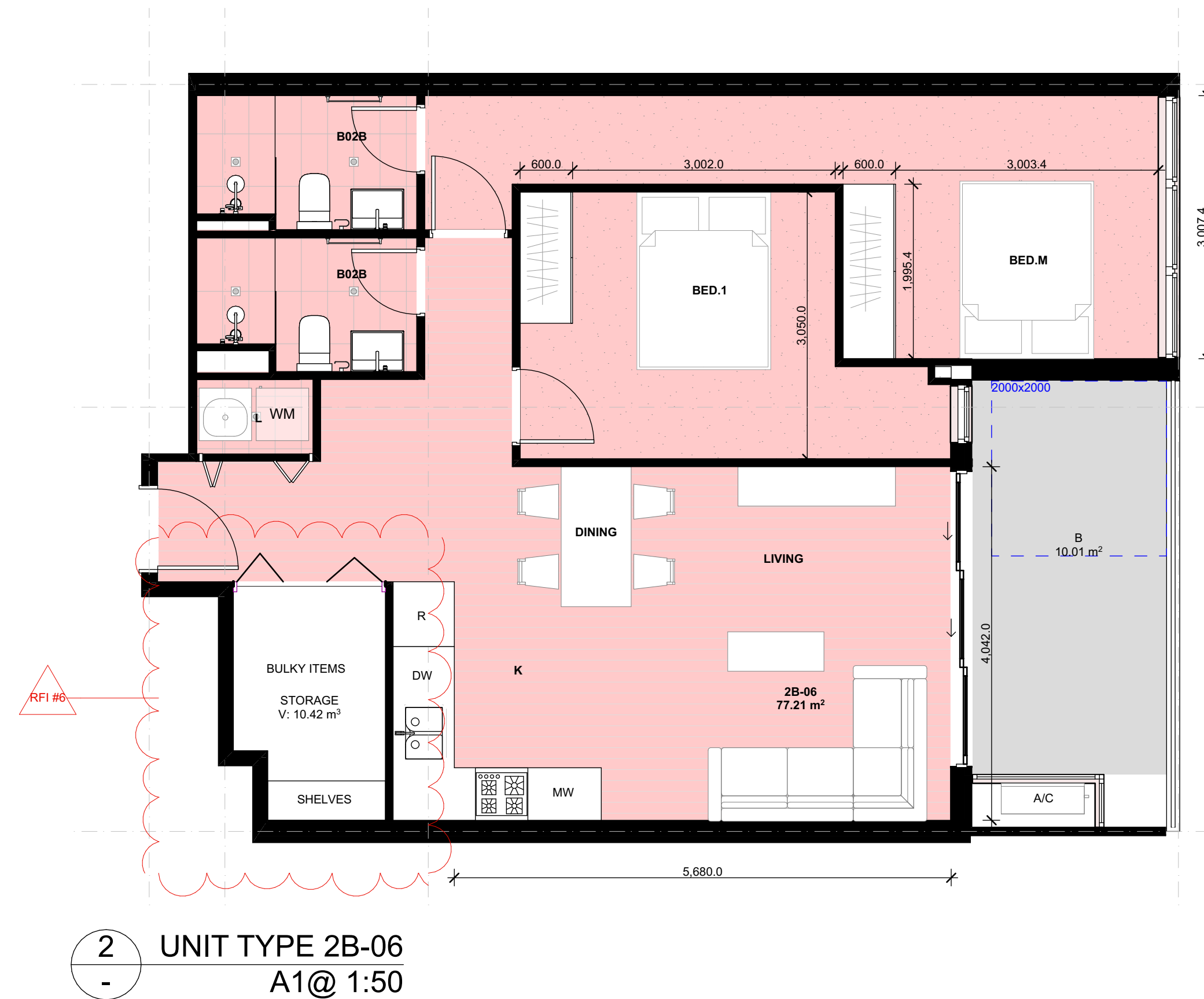
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REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-05
A1@ 1:50



2 UNIT TYPE 2B-06
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-05+2B-06

ARCHITECT
JEFFREY CHAN
DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 404
ISSUE
03

SCALE @A1
0m 0.5 1.0 1.5 2.0 2.5



REV	CHANGE #	DESCRIPTION
03	RF1 #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-07
- A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

- UP TO 50% OF REQUIREMENT PROVIDED IN BASEMENT

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BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-07

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

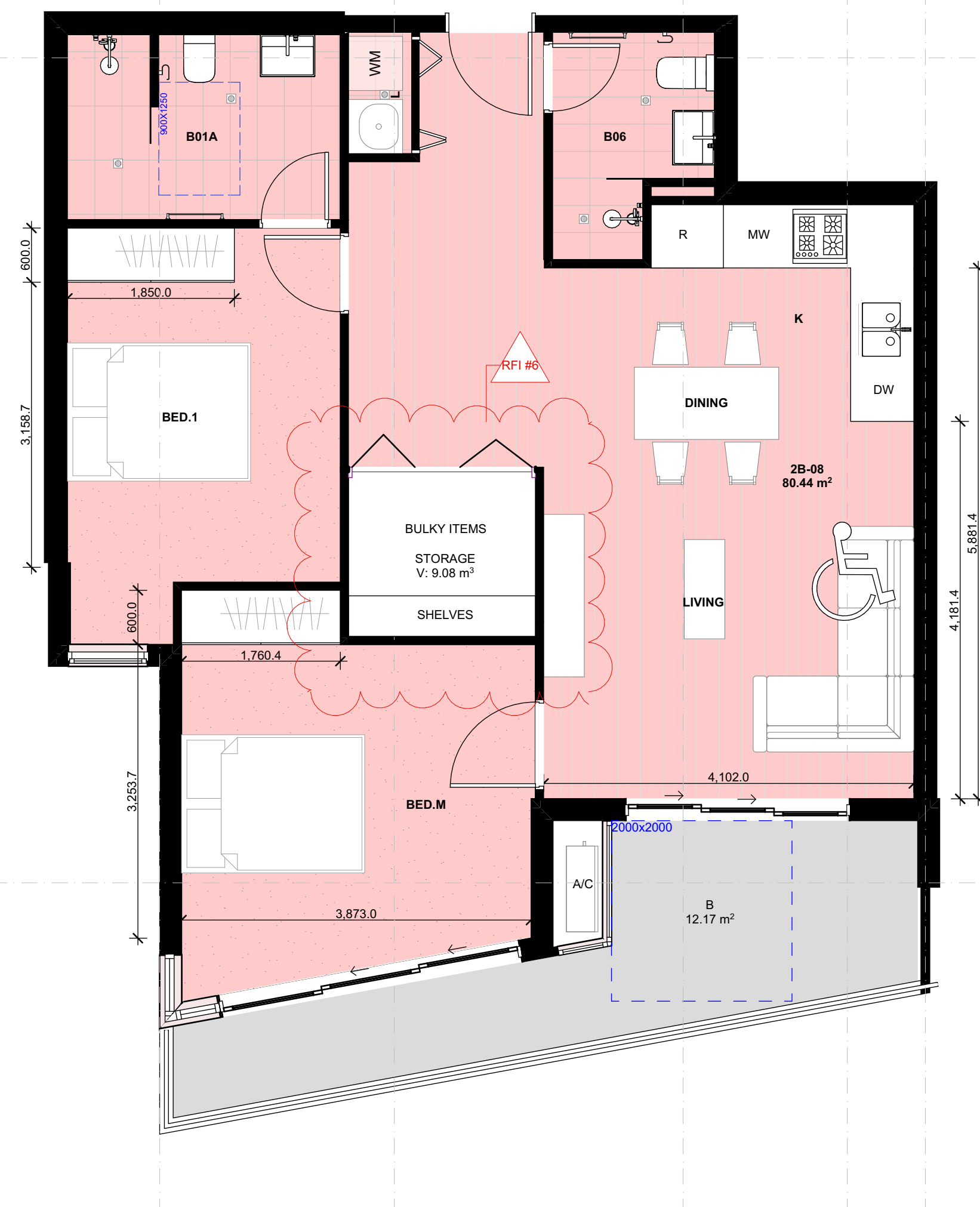
DRAWING NO.
3785 DA 405

ISSUE
03

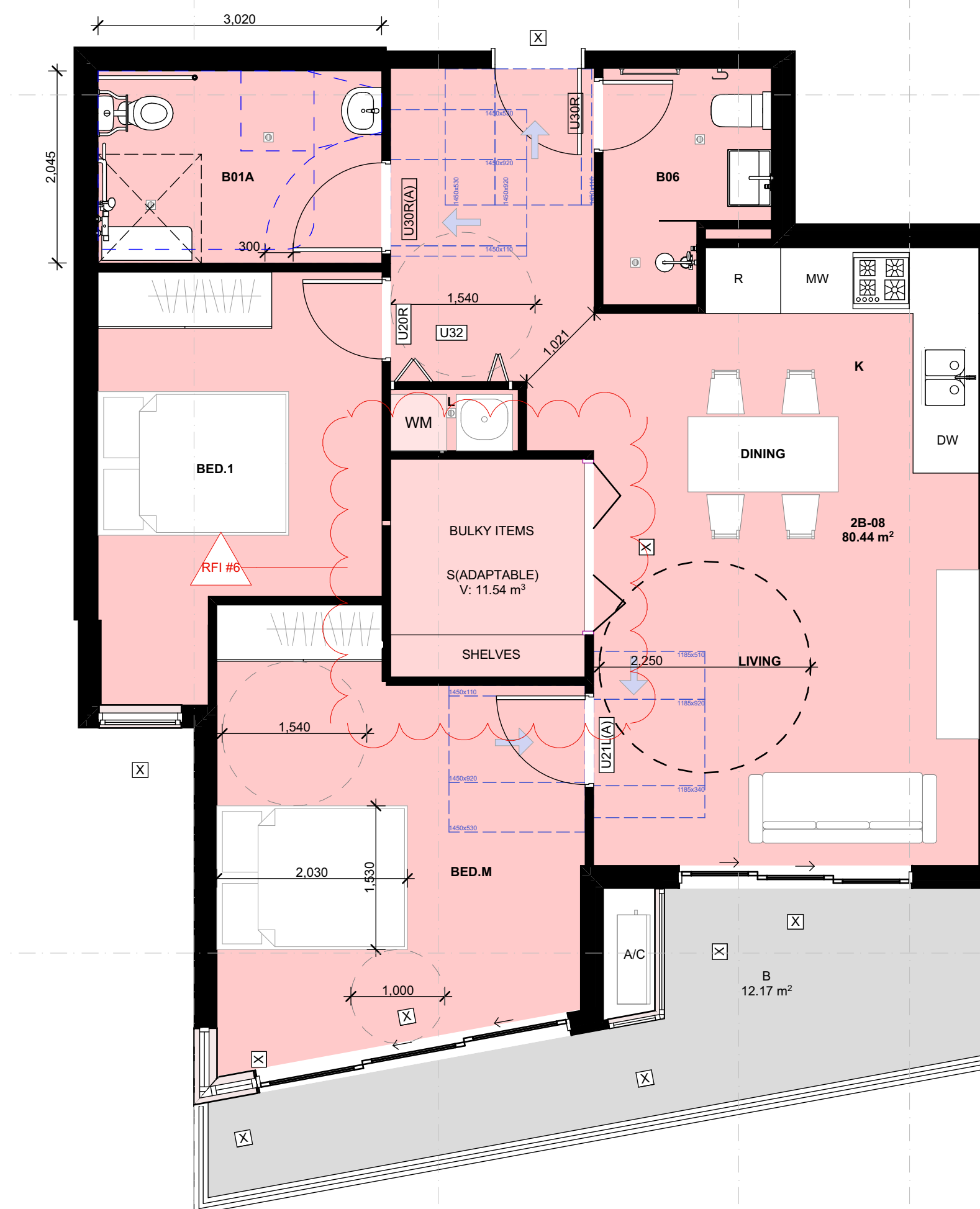
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REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-08 (ACCESSIBLE)
A1@ 1:50



2 UNIT TYPE 2B-08 (ADAPTABLE)
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-08

ARCHITECT
JEFFREY CHAN

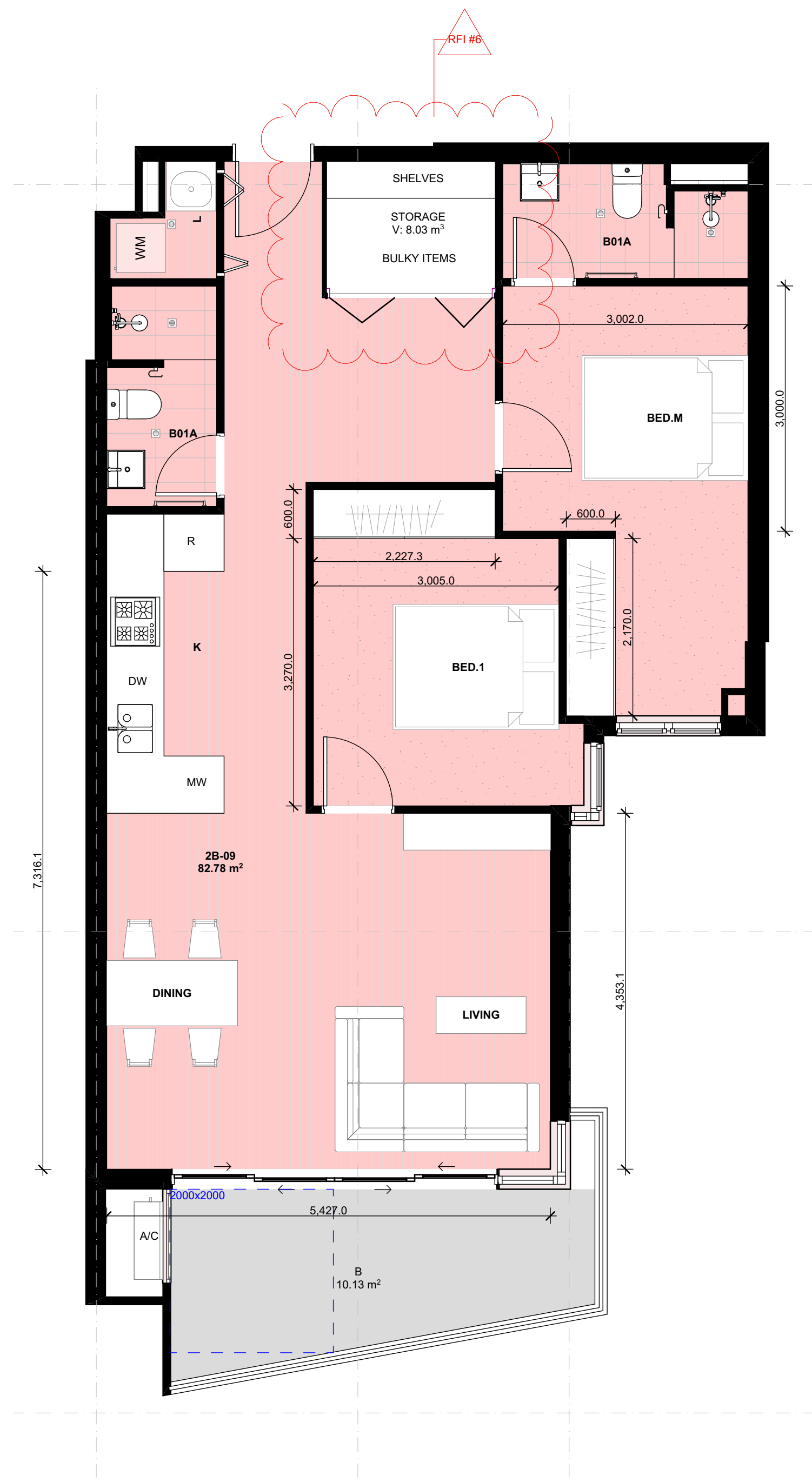
DRAWN
MASAKI SATO



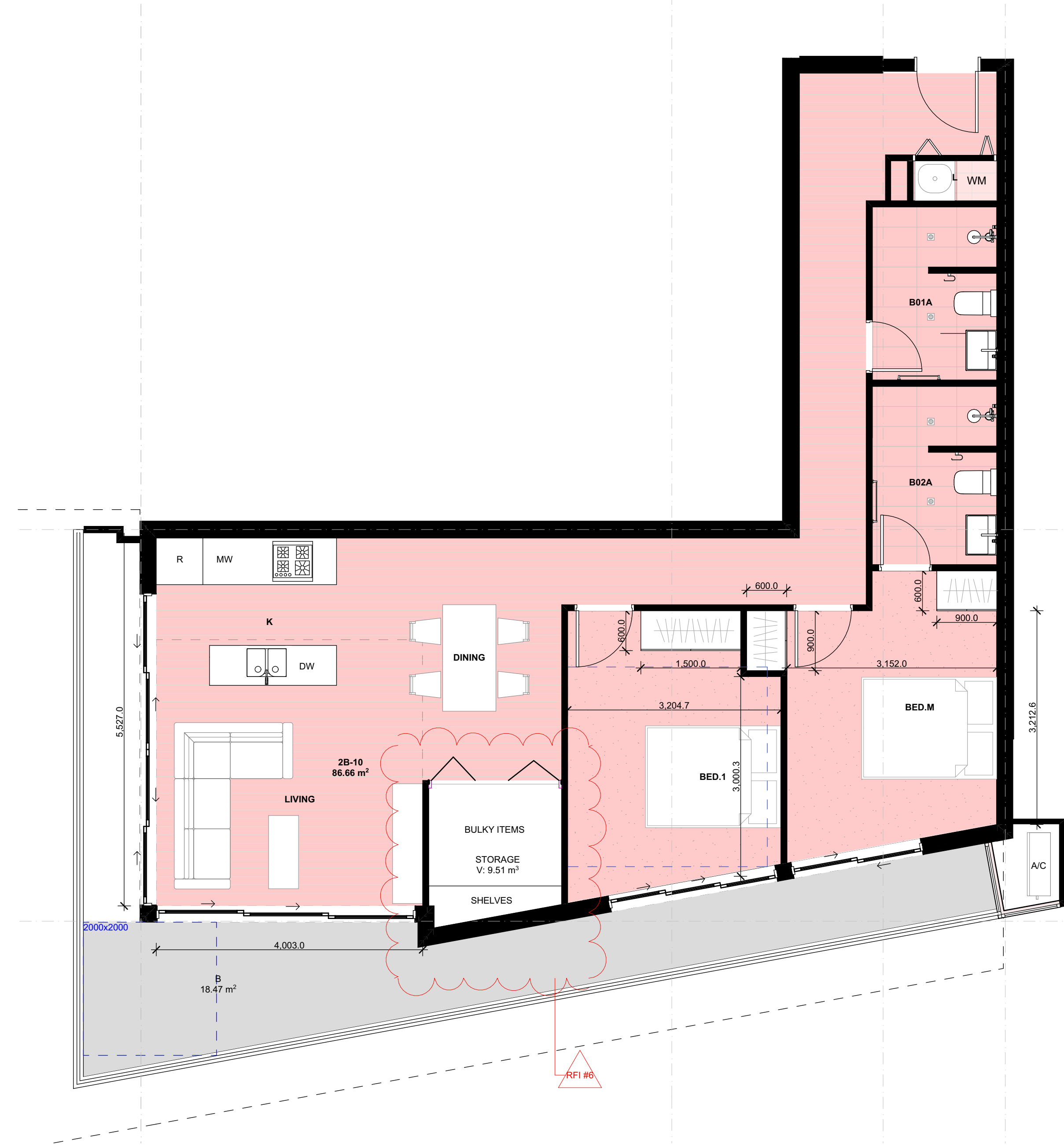
DRAWING NO. 3785 DA 406 **ISSUE** 03

SCALE @A1 0m 0.5 1.0 1.5 2.0 2.5





1 UNIT TYPE 2B-09
A1@ 1:50



2 UNIT TYPE 2B-10
A1@ 1:50

REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-09+2B-10

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

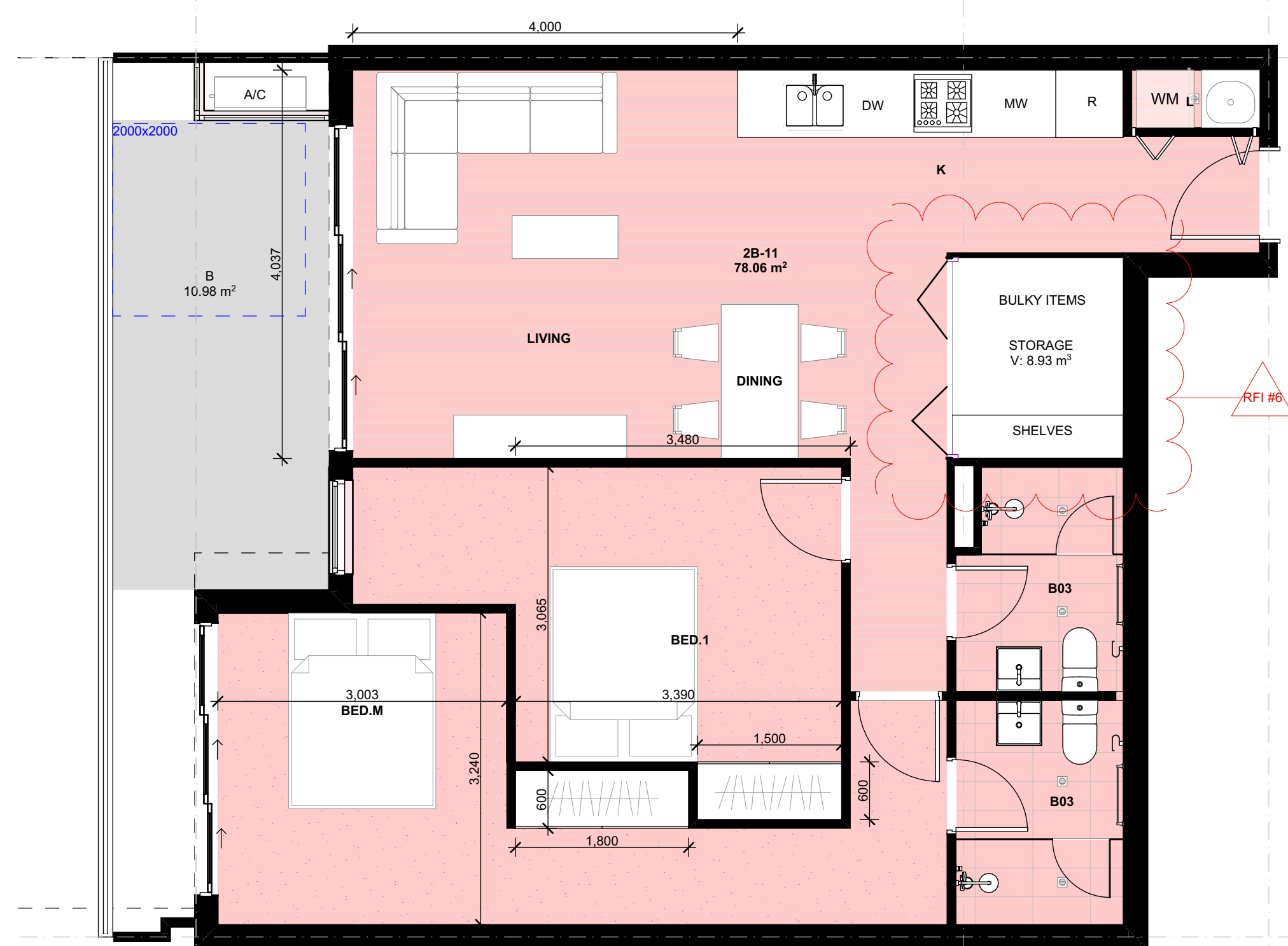
DRAWING NO.
3785 DA 407

ISSUE
03

SCALE @A1
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REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



1 UNIT TYPE 2B-11
- A1@ 1:50



2 UNIT TYPE 2B-12
- A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
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2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
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DRAWING TITLE
UNIT TYPES 2B-11+2B-12

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 408

ISSUE
03

SCALE @A1 0m 0.5 1.0 1.5 2.0 2.5



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
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2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
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JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 2B-13 + 3B-01

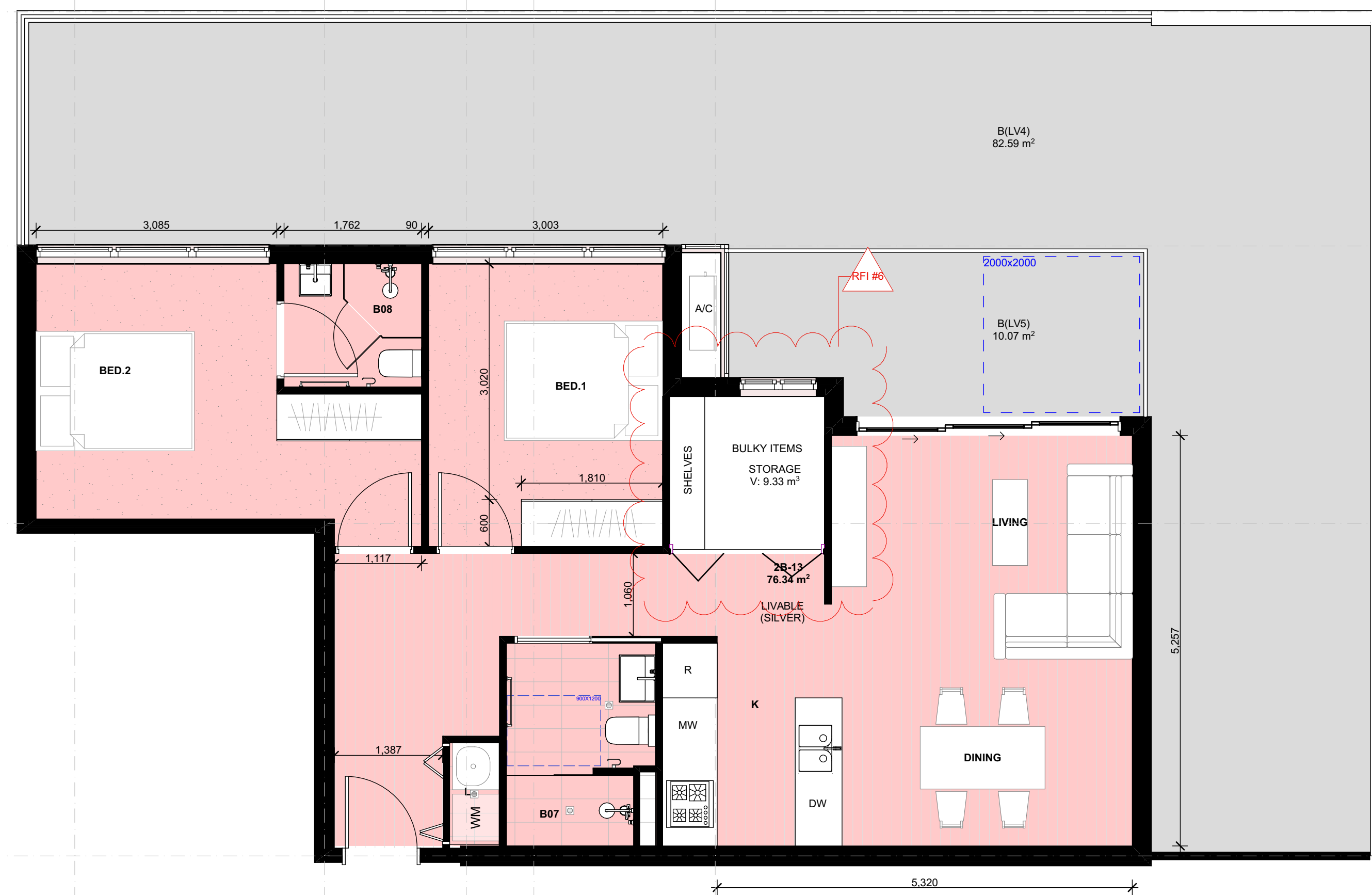
ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

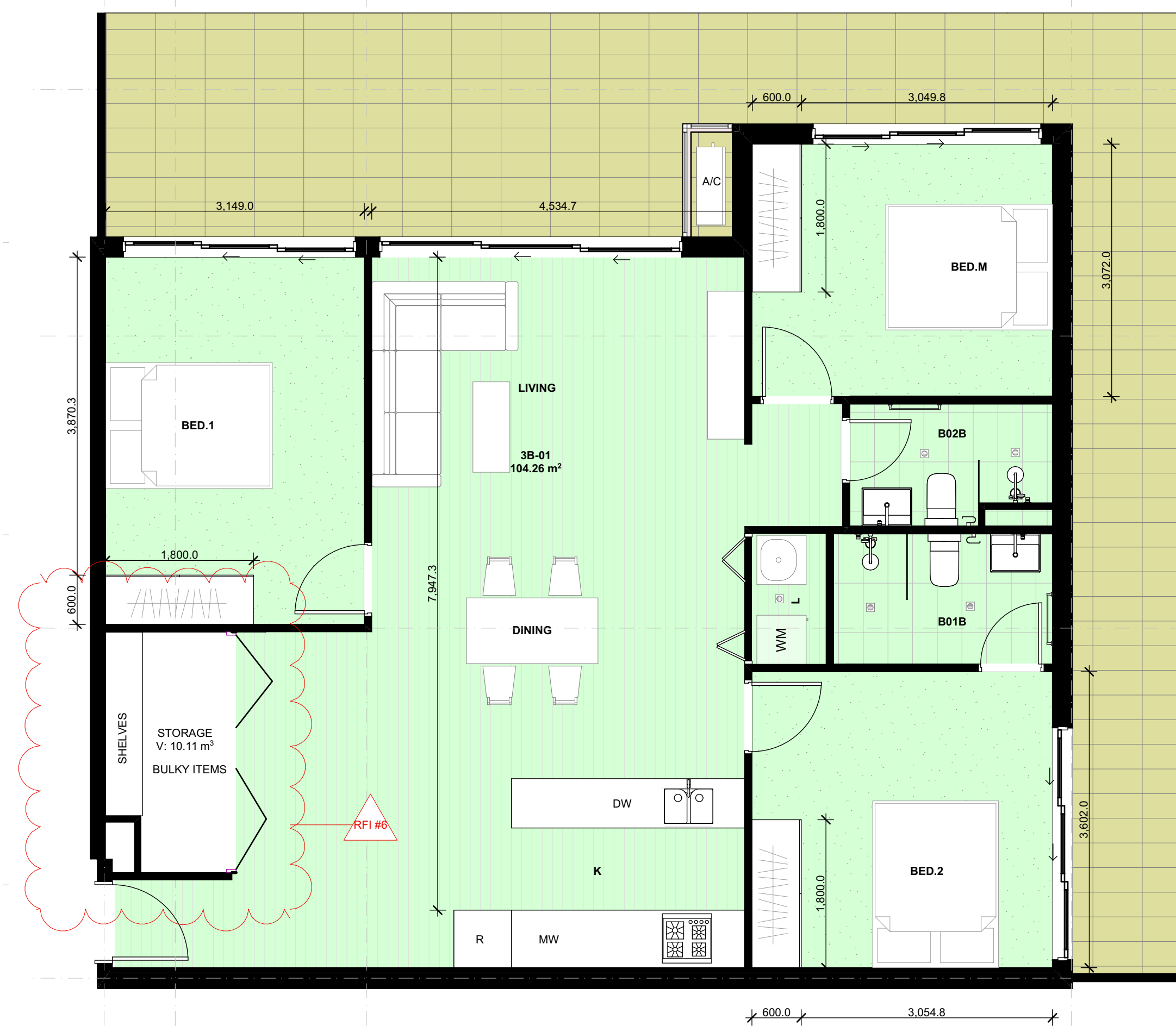
DRAWING NO.
3785 DA 409

ISSUE
03

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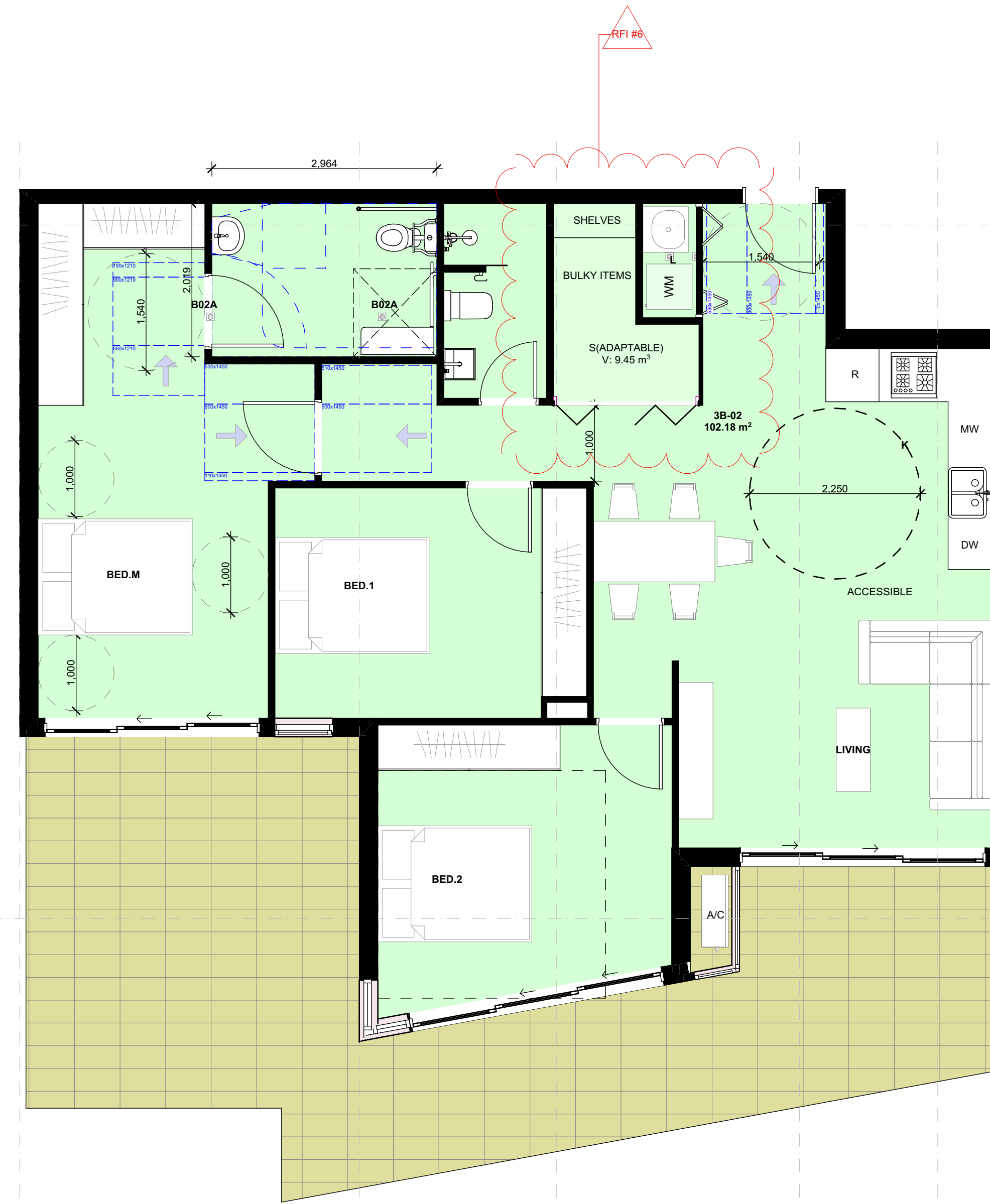
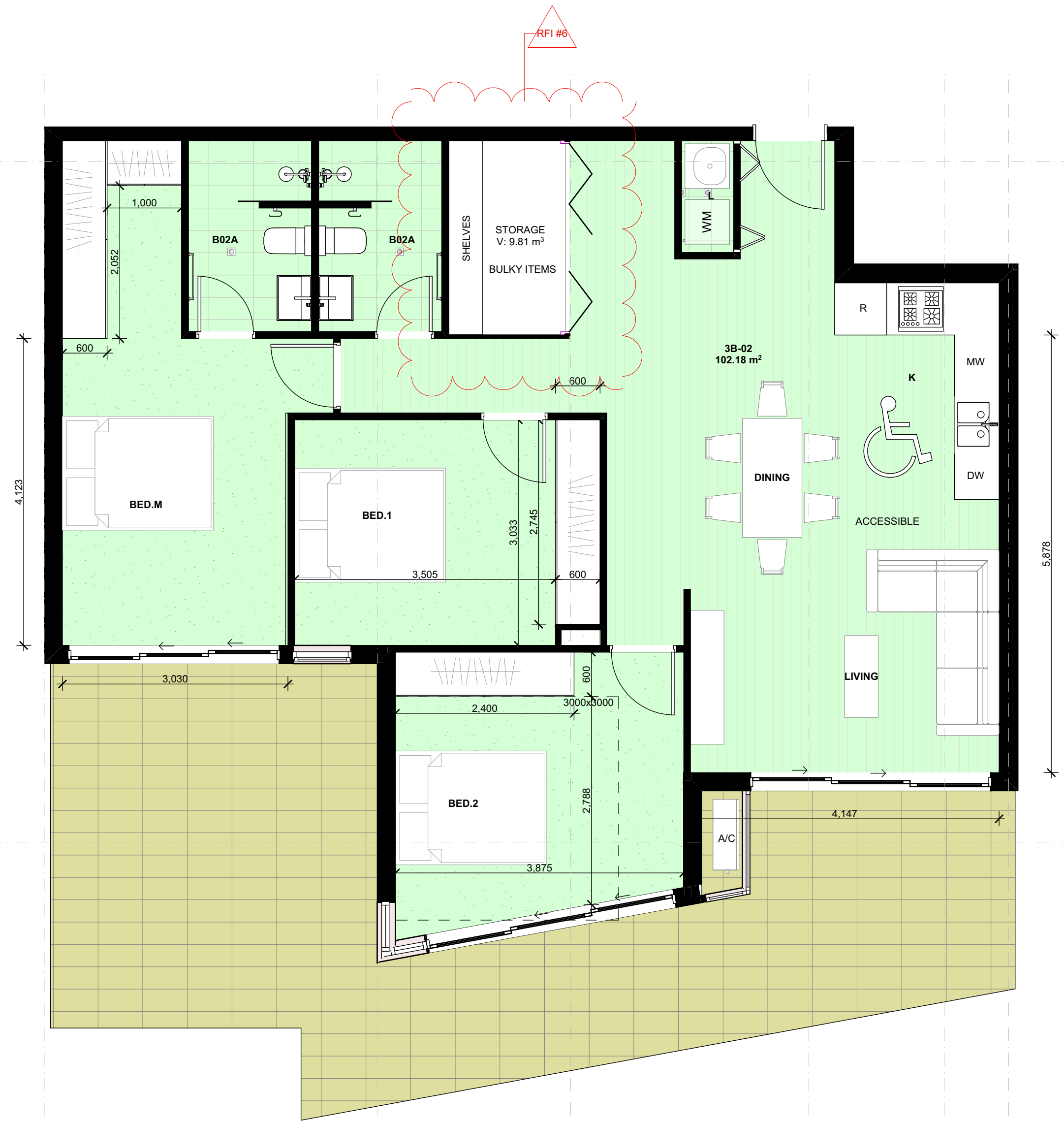
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- UNIT TYPE 2B-13 (LIVABLE)
A1@ 1:50



2
- UNIT TYPE 3B-01
A1@ 1:50



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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FOR
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AT
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DRAWING TITLE
UNIT TYPES 3B-02

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

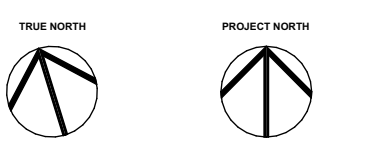
DRAWING NO.
3785 DA 410

ISSUE
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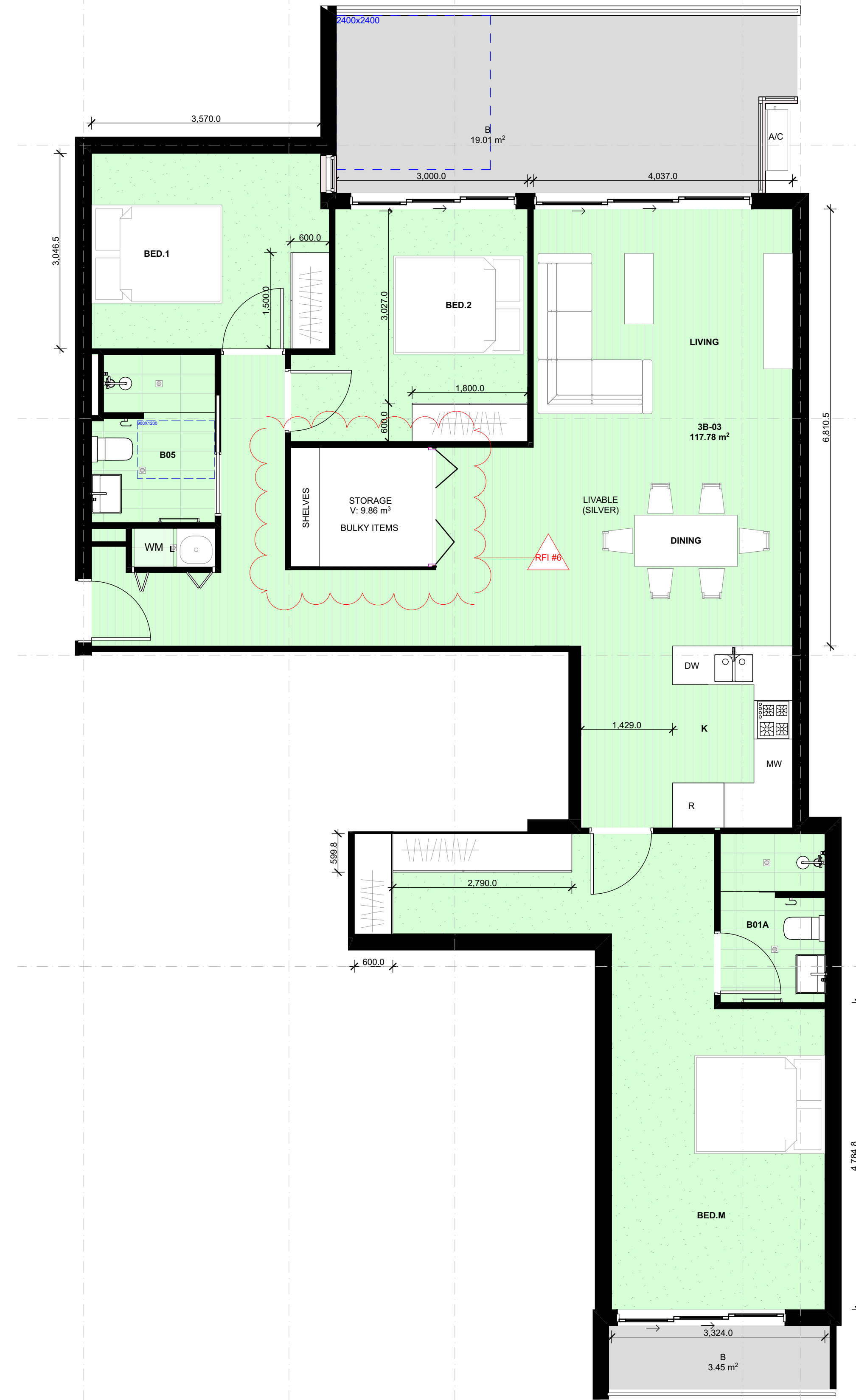
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1 UNIT TYPE 3B-02 (PRE ADAPTABLE)
A1@ 1:50

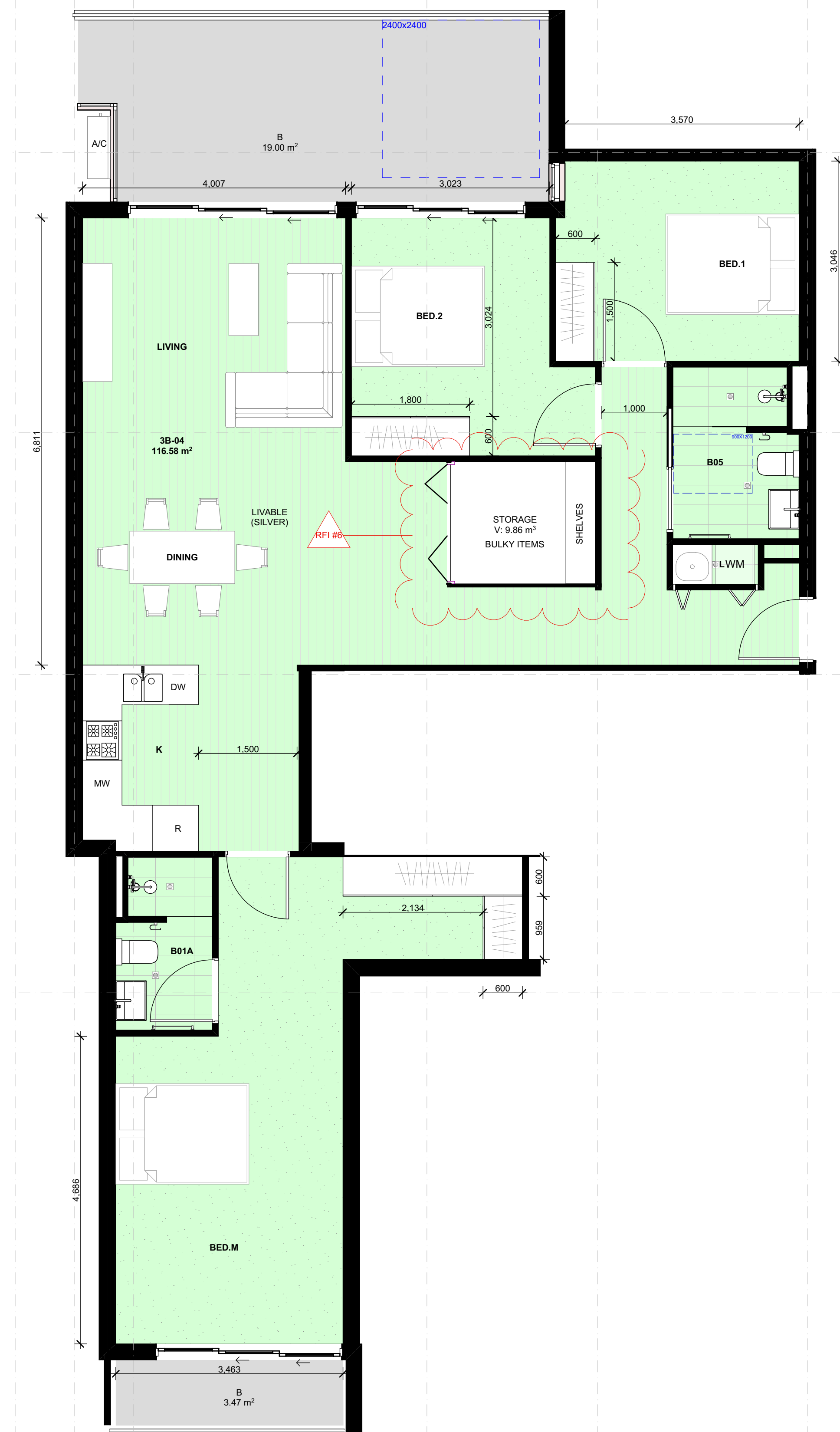
2 UNIT TYPE 3B-02 (POST ADAPTABLE)
A1@ 1:50



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



2
-
UNIT TYPE 3B-03 (LIVABLE)
A1@ 1:50



1
-
UNIT TYPE 3B-04 (LIVABLE)
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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PROJECT
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AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 3B-03+3B-04

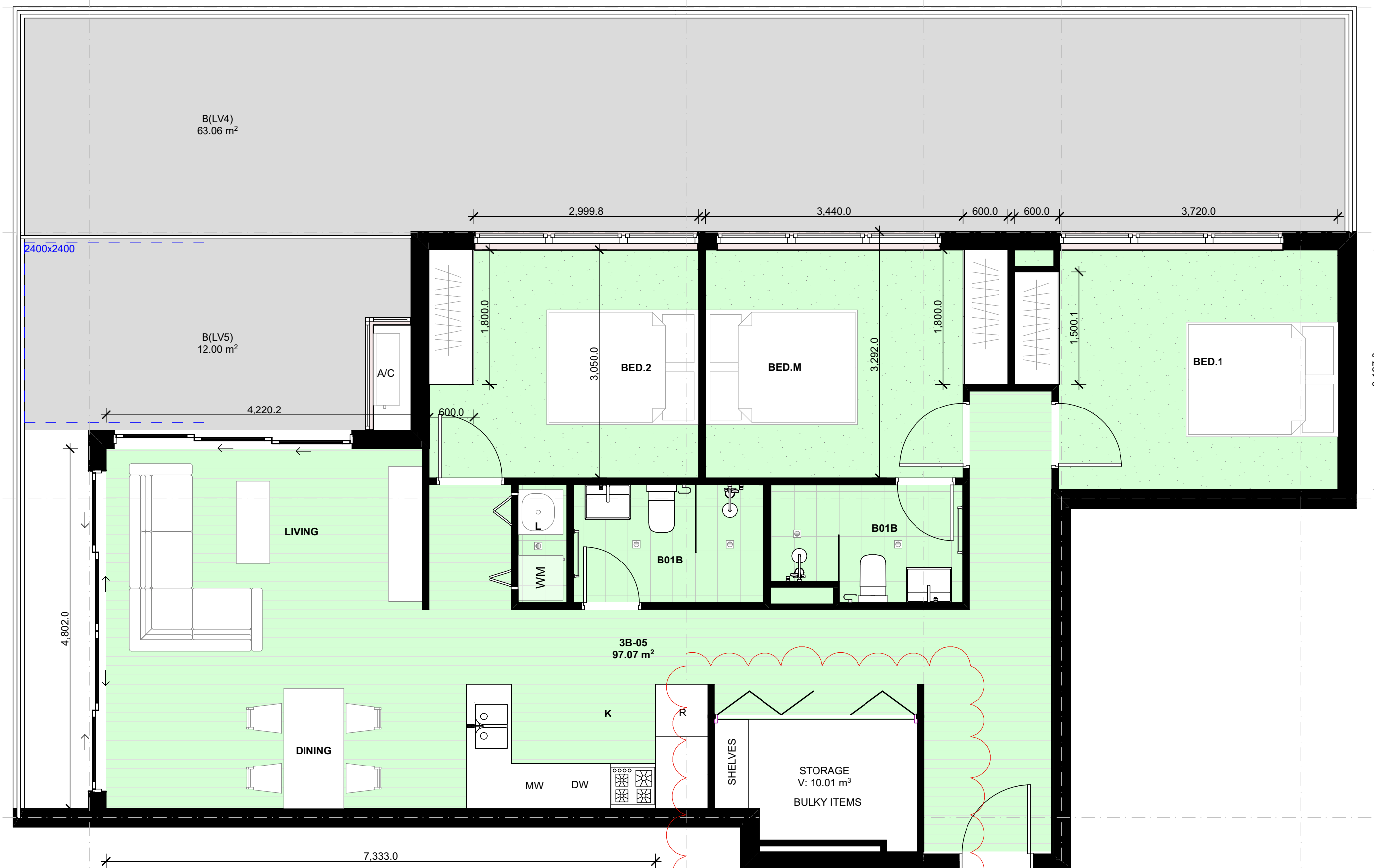
ARCHITECT
JEFFREY CHAN
DRAWN
MASAKI SATO

DRAWING NO.
3785 DA 411
ISSUE
03

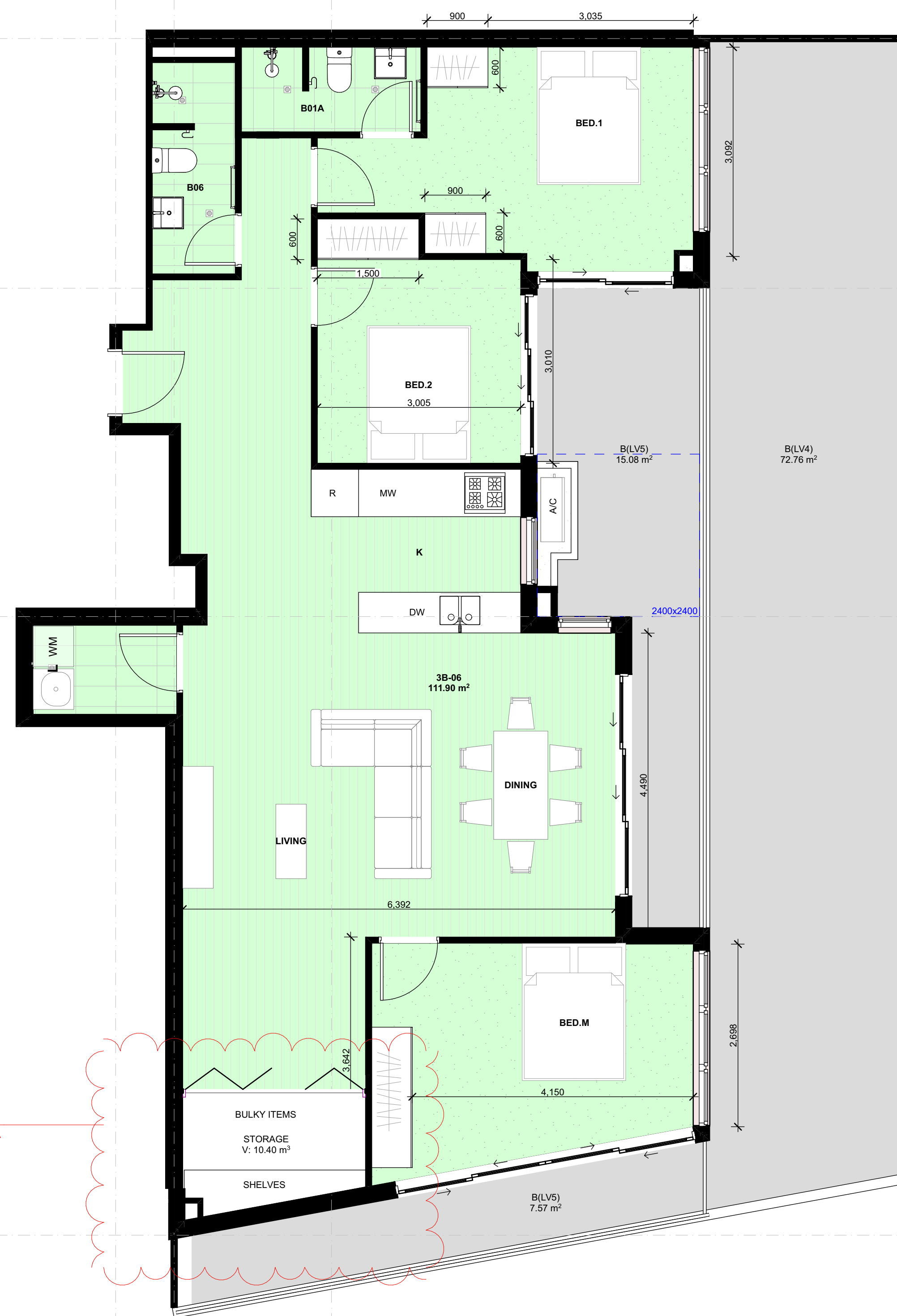
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REV	CHANGE #	DESCRIPTION
03	RF1 #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



2 UNIT TYPE 3B-05
A1@ 1:50



1 UNIT TYPE 3B-06
A1@ 1:50

UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
2B-05	75.03	10.34
2B-06	77.21	10.42
2B-07	75.53	8.10
2B-08	80.44	20.62
2B-09	82.78	8.03
2B-10	86.66	9.51
2B-11	78.06	8.93
2B-12	76.47	8.02
2B-13	76.34	9.33
3B-01	104.26	3.50
3B-02	102.18	19.26
3B-03	117.78	9.86
3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 3B-05 + 3B-06

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

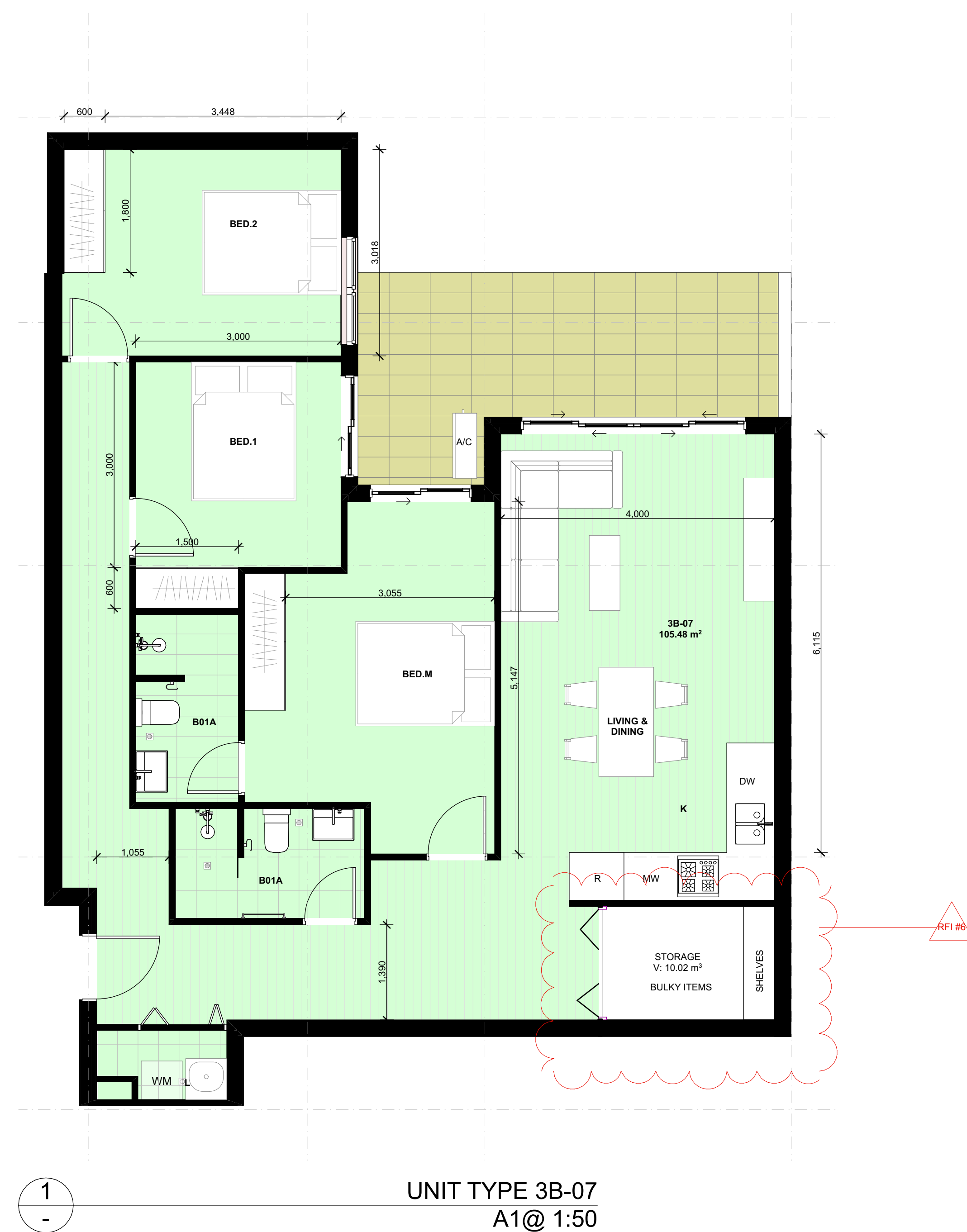
DRAWING NO.
3785 DA 412

ISSUE
03

SCALE @A1



REV	CHANGE #	DESCRIPTION
03	RFI #6	REVISED STORAGE DESIGN TO AVOID BEING MISUSED AS AN ADDITIONAL BEDROOM OR OTHER HABITABLE SPACE WITH POOR AMENITIES



UNIT TYPES	AREA (M2)	STORAGE VOLUME(M3)
0B-01	58.15	4.68
1B-02(E)	53.24	6.26
1B-02(W)	52.97	6.26
1B-03	59.35	6.19
2B-02	98.18	21.17
2B-03	96.63	7.59
2B-04	77.75	8.07
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3B-04	116.58	9.86
3B-05	97.07	10.01
3B-06	111.90	10.40
3B-07	105.48	10.02

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Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
UNIT TYPES 3B-07

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

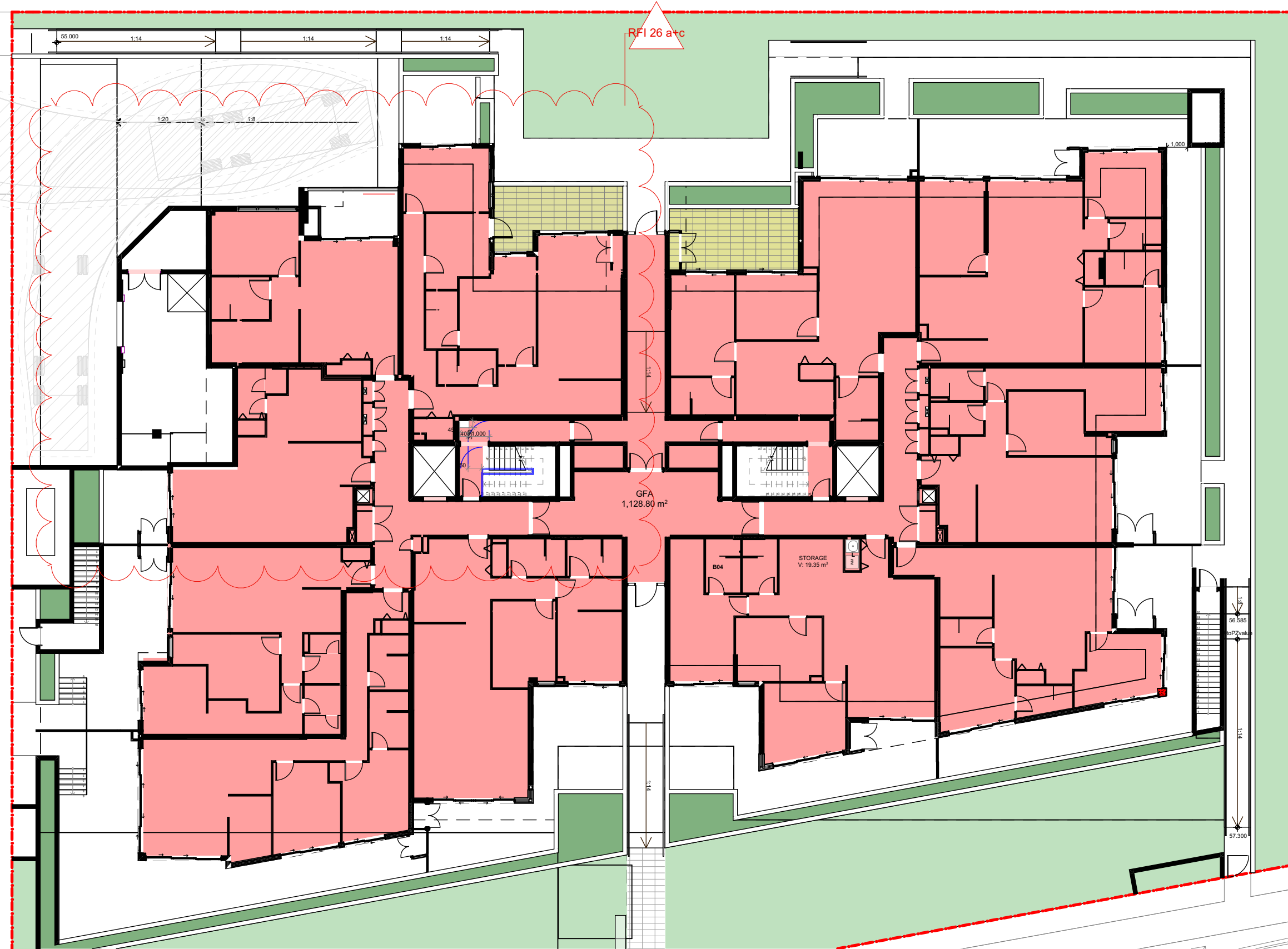
DRAWING NO.
3785 DA 413

ISSUE
03

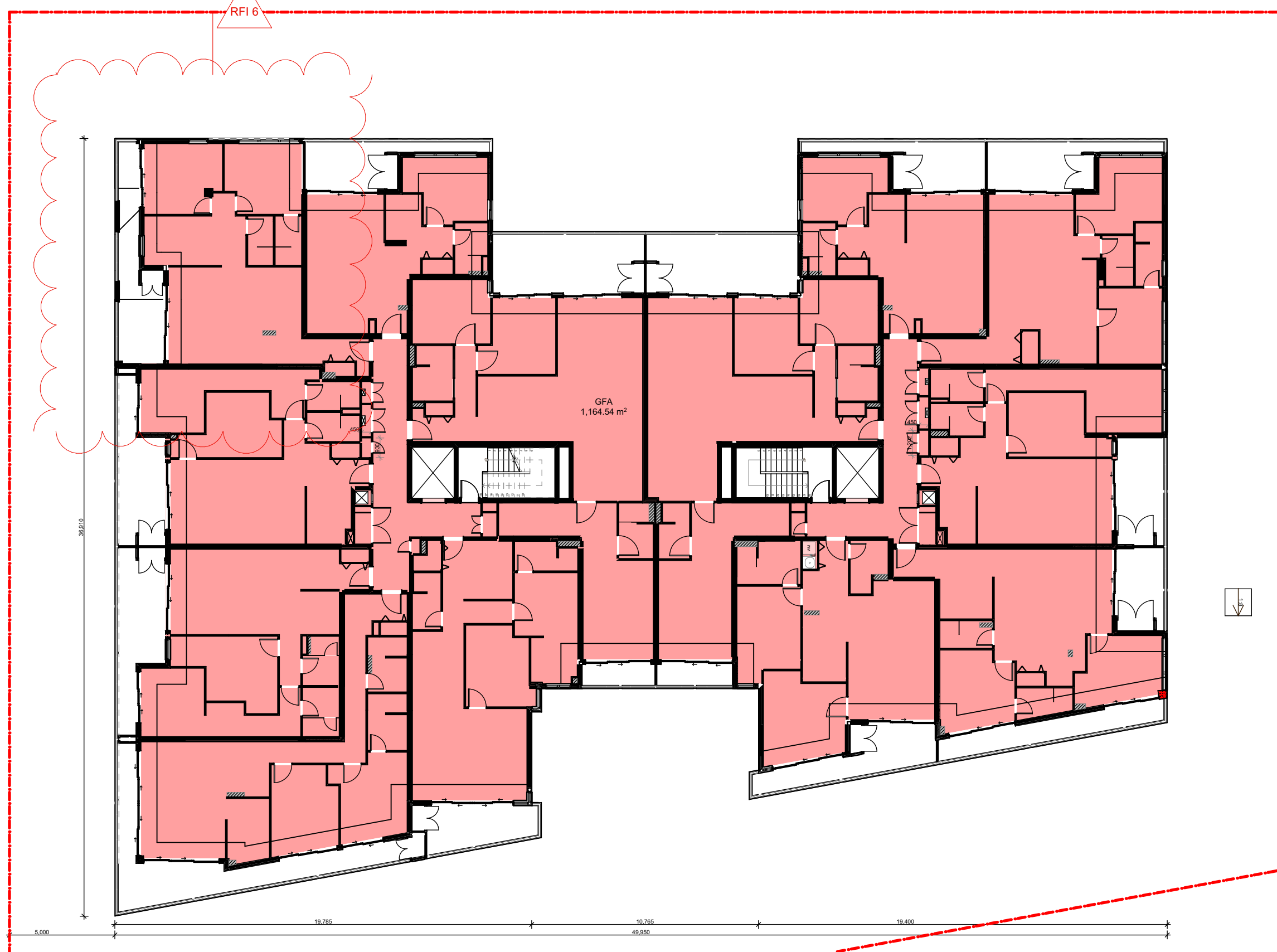
SCALE @A1 0m 0.5 1.0 1.5 2.0 2.5



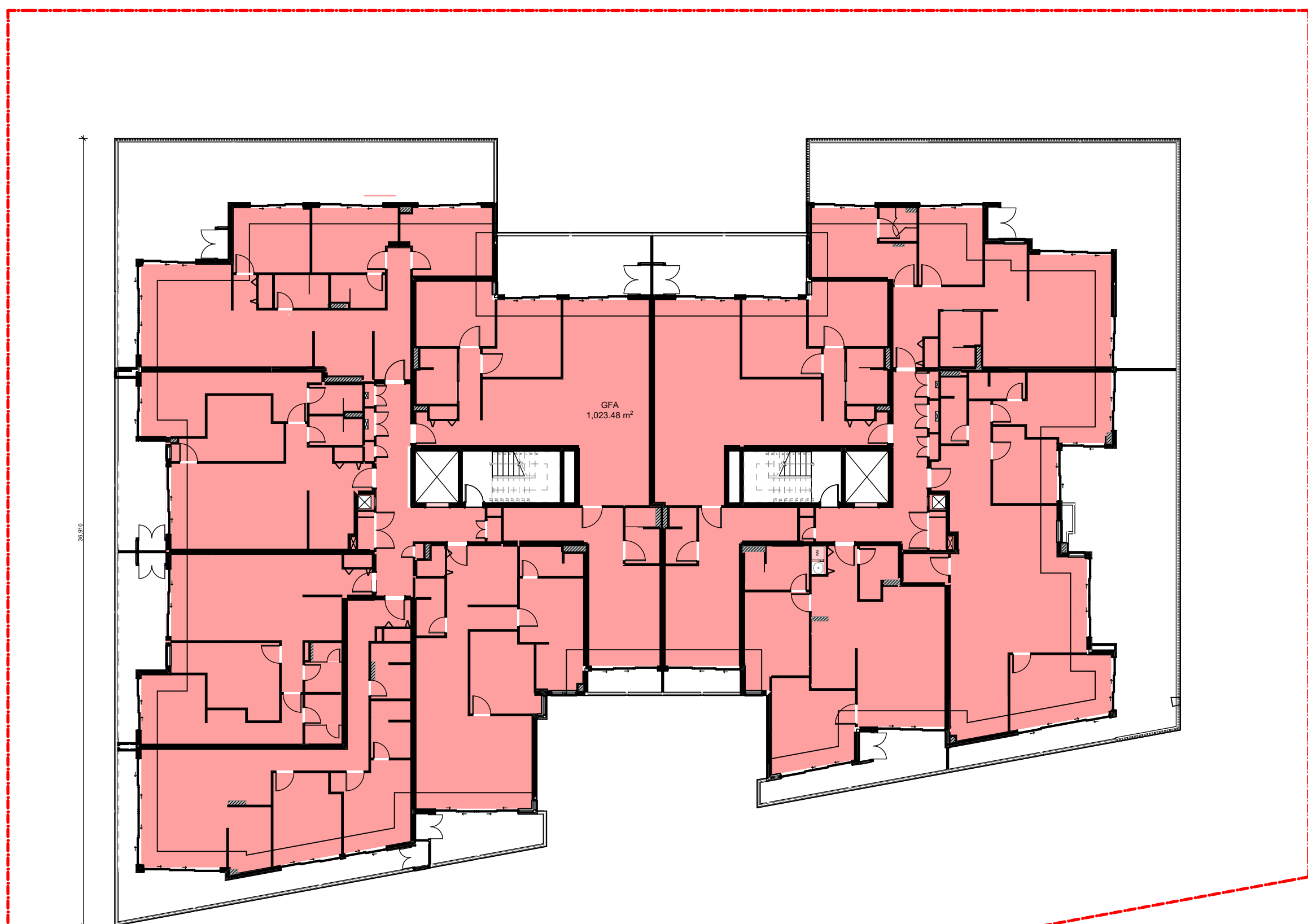
REV	CHANGE #	DESCRIPTION
	RF1 26 a+c	G04 BECAME A STUDIO APARTMENT. PROVIDED MORE OPEN PLANNING FOR THE BED AREA. STORAGE AREA ARE NOT HABITABLE
02	RF1 4	REVISED ROOFTOP COMMUNAL OPEN SPACE
	RF1 6	AMENDED THE PLAN TO COMPLY WITH THE SETBACK REQUIREMENT



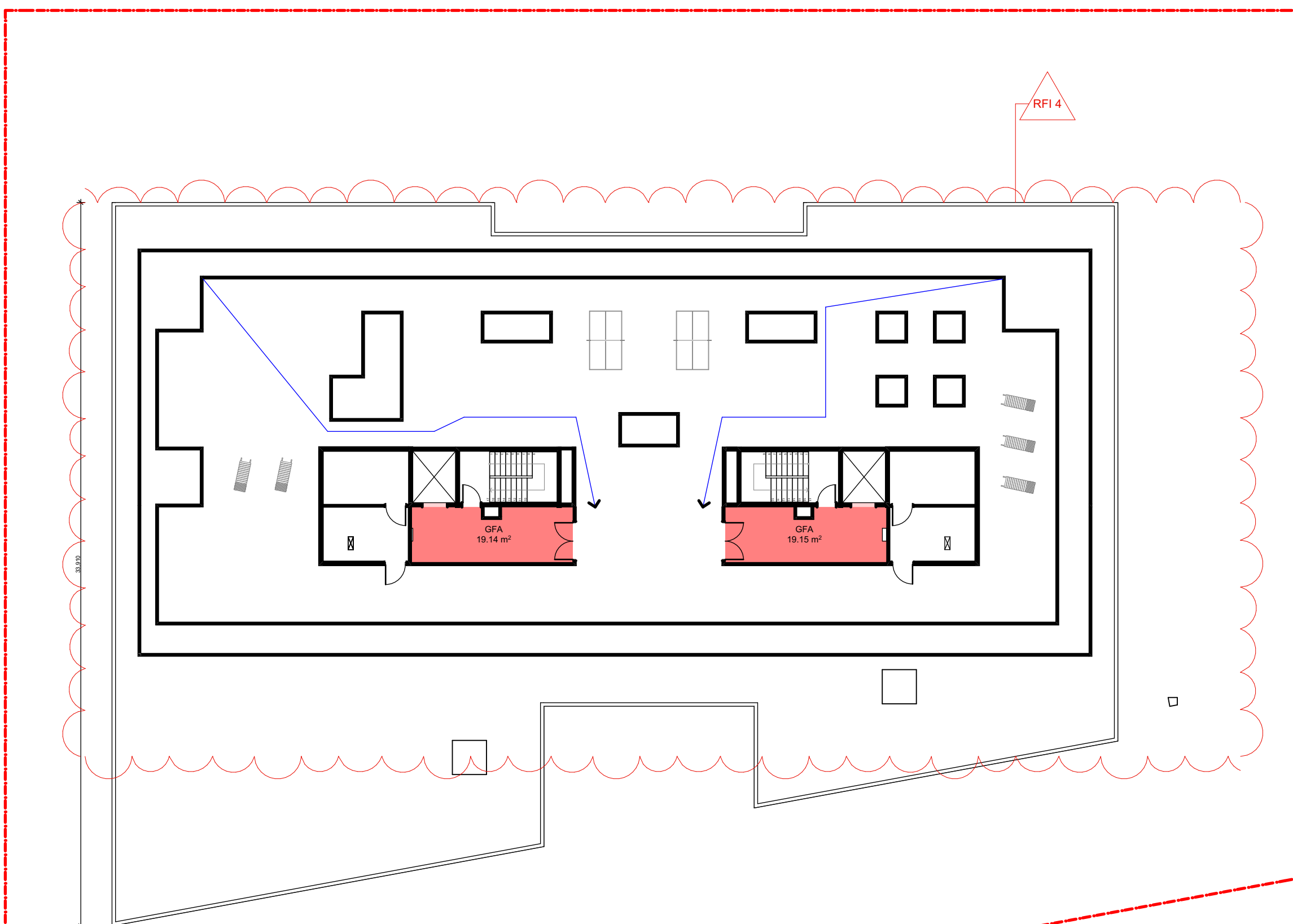
1
-
GROUND FLOOR
A1@ 1:200



2
-
LEVEL 1 - 3
A1@ 1:200



3
-
LEVEL 4 - 5
A1@ 1:200



4
-
ROOF TERRACE
A1@ 1:200

GFA TABLE	
APPROVED AREA M2	PROPOSED AREA M2
	GROUND FLOOR
1,048 m2	1,128.80
	LEVEL 1
1,141 m2	1,164.54
	LEVEL 2
1,141 m2	1,164.54
	LEVEL 3
1,141 m2	1,164.54
	LEVEL 4
992 m2	1,023.48
	LEVEL 5
992 m2	1,023.48
	ROOF TERRACE
14 m2	38.29
6,469 m2 (TOTAL)	6,707.67 m² (TOTAL)

GROSS FLOOR AREA ZONE

FOR S4.55 SUBMISSION

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PROJECT
BLACKTOWN APARTMENT

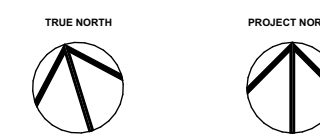
FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
FSR GROUND FLOOR PLAN

ARCHITECT
JEFFREY CHAN

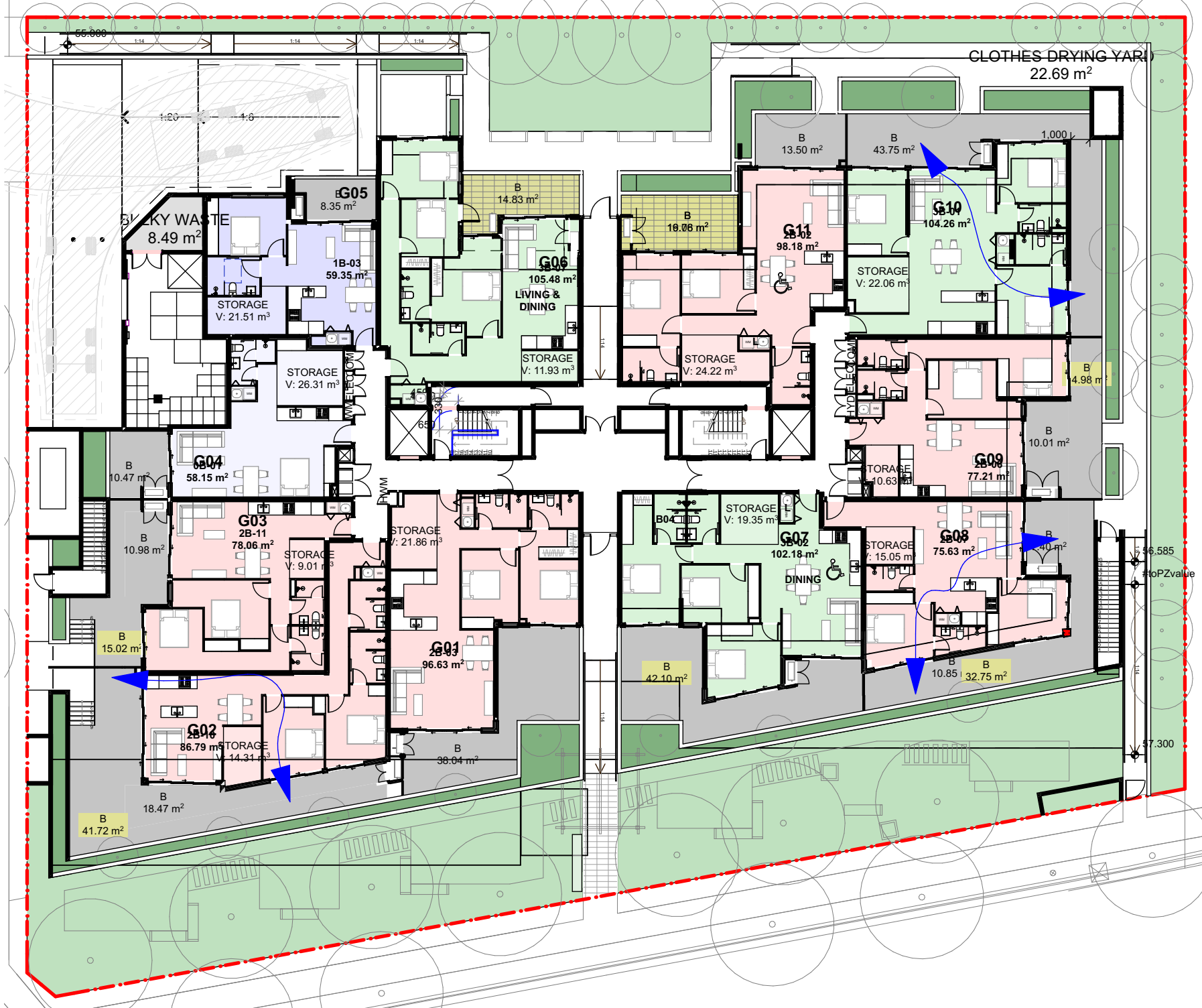
DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 500

ISSUE
02

SCALE



ADG COMPLIANCE

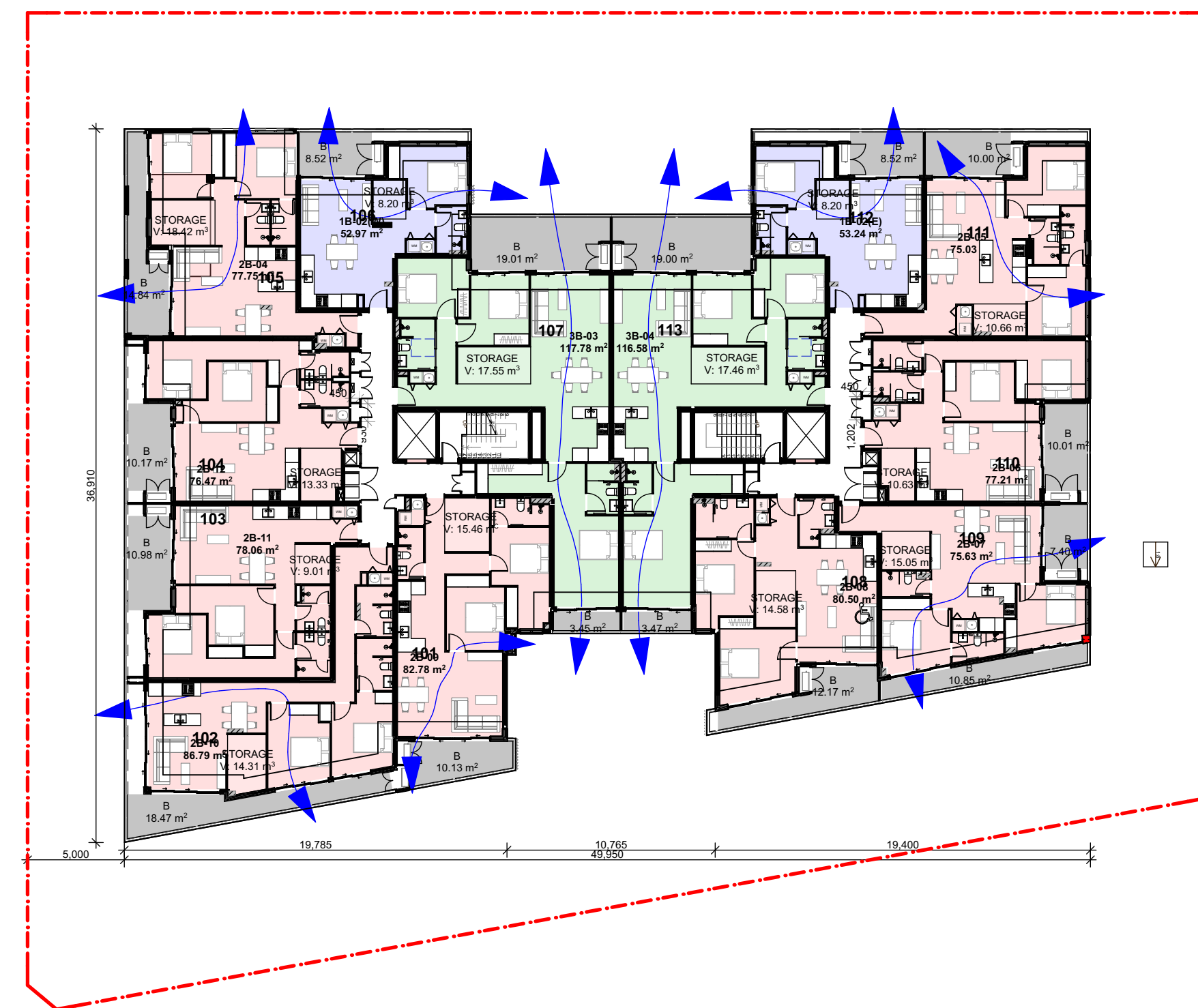
60% OF APARTMENTS MUST BE CROSS VENTILATED

TOTAL UNIT # = 70
70 X 0.6 = 42

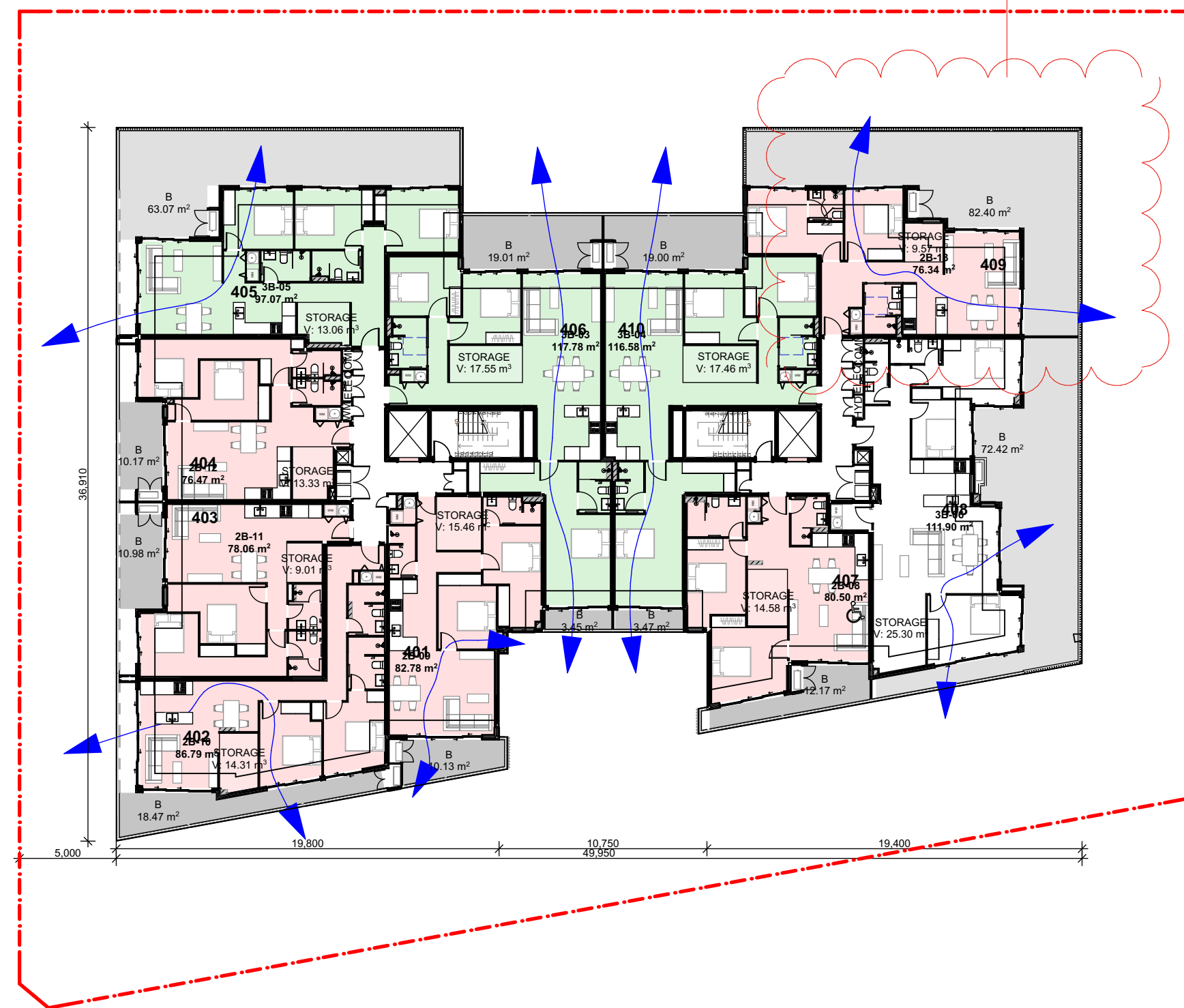
42 UNITS REQUIRE CROSS VENTILATION

44 UNITS PROPOSED TO BE CROSS VENTILATED = COMPLY

1 CROSS VENTILATION - GROUND FLOOR
NTS



2 CROSS VENTILATION - LEVEL 1 - 3
NTS



3 CROSS VENTILATION - LEVEL 4 - 5
NTS

ROOM LIST		
	UNIT TYPE	CROSS VENT
GROUND FLOOR		
0B-01 (G04)		NO
1B-03 (G05)		NO
2B-02 (G11)		NO
2B-03 (G01)		NO
2B-06 (G09)		NO
2B-07 (G08)		YES
2B-10 (G02)		YES
2B-11 (G03)		NO
3B-01 (G06)		YES
3B-02 (G10)		NO
3B-07 (G07)		NO
LEVEL 1		
1B-02(E) (112)		YES
1B-02(W) (106)		YES
2B-04 (105)		YES
2B-05 (111)		YES
2B-06 (110)		NO
2B-07 (109)		YES
2B-08 (108)		NO
2B-09 (101)		YES
2B-10 (102)		YES
2B-11 (103)		NO
2B-12 (104)		NO
3B-03 (107)		YES
3B-04 (113)		YES
LEVEL 2		
1B-02(E) (212)		YES
1B-02(W) (206)		YES
2B-04 (205)		YES
2B-05 (211)		YES
2B-06 (210)		NO
2B-07 (209)		YES
2B-08 (208)		NO
2B-09 (201)		YES
2B-10 (202)		YES
2B-11 (203)		NO
2B-12 (204)		NO
3B-03 (207)		YES
3B-04 (213)		YES
LEVEL 3		
1B-02(E) (312)		YES
1B-02(W) (306)		YES
2B-04 (305)		YES
2B-05 (311)		YES
2B-06 (310)		NO
2B-07 (309)		YES
2B-08 (308)		NO
2B-09 (301)		YES
2B-10 (302)		YES
2B-11 (303)		NO
2B-12 (304)		NO
3B-03 (307)		YES
3B-04 (313)		YES
LEVEL 4		
2B-08 (407)		NO
2B-09 (401)		YES
2B-10 (402)		YES
2B-11 (403)		NO
2B-12 (404)		NO
2B-13 (409)		YES
3B-03 (406)		YES
3B-04 (410)		YES
3B-05 (405)		YES
3B-06 (408)		YES
LEVEL 5		
2B-08 (507)		NO
2B-09 (501)		YES
2B-10 (502)		YES
2B-11 (503)		NO
2B-12 (504)		NO
2B-13 (509)		YES
3B-03 (506)		YES
3B-04 (510)		YES
3B-05 (505)		YES
3B-06 (508)		YES
70	TOTAL 44	

REV	CHANGE #	DESCRIPTION
02	RF1 27 b)	ADDED WINDOW

FOR S4.55 SUBMISSION

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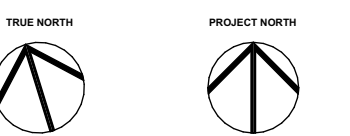
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
CROSS VENTILATION

ARCHITECT
JEFFREY CHAN

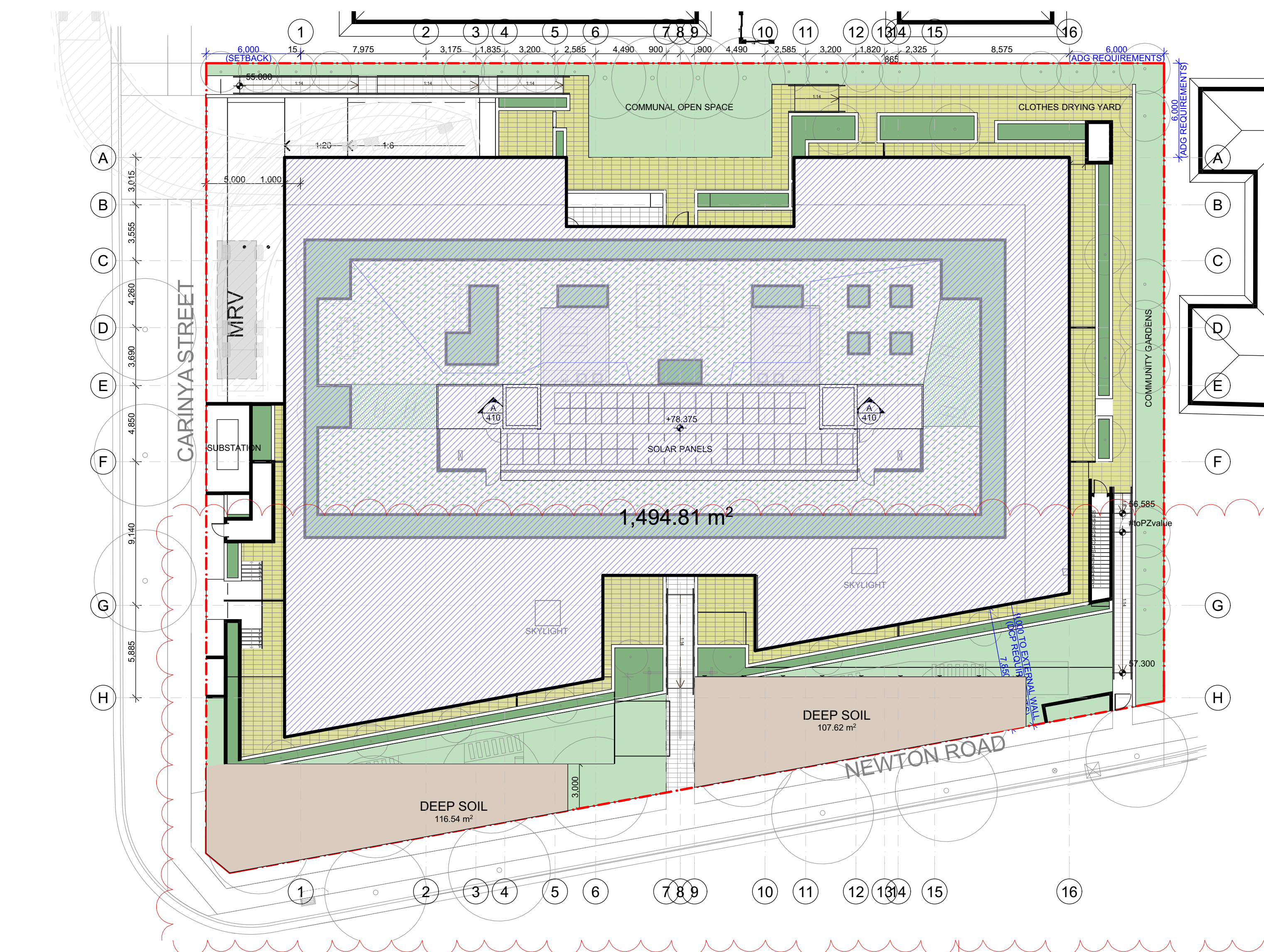
DRAWN
MASAKI SATO



DRAWING NO. 3785 DA 600 ISSUE 02

SCALE 0m

REV	CHANGE #	DESCRIPTION
02	DA28	REVISED DEEP SOIL AREA TO MERGE OSD TANK



SITE COVERAGE CALCULATION

SITE AREA	= 2816.1 M2
PROPOSED SITE COVERAGE AREA	= 1494.81 M2
PERCENTAGE OF SITE	= 53.08%

SITE COVERAGE:

SITE COVERAGE IS THE PROPORTION OF THE LOT COVERED BY A DWELLING HOUSE AND ALL ANCILLARY DEVELOPMENT (E.G. CARPORT, GARAGE, SHED) BUT EXCLUDING UNENCLOSED BALCONIES, VERANDAHs, PORCHES CC AREAS ETC

DEEP SOIL AREA

SITE AREA	= 2816.1 M2
REQUIRED DEEP SOIL AREA	= 198 M2
POPOSED DEEP SOIL AREA	= 224 M2

1
-
SITE PLAN
A1@ 1:200

FOR S4.55 SUBMISSION

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Nominated Architect:
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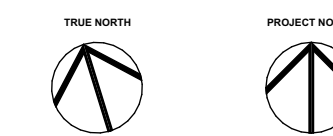
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SITE COVERAGE + DEEP SOIL

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 601

ISSUE
02

SCALE

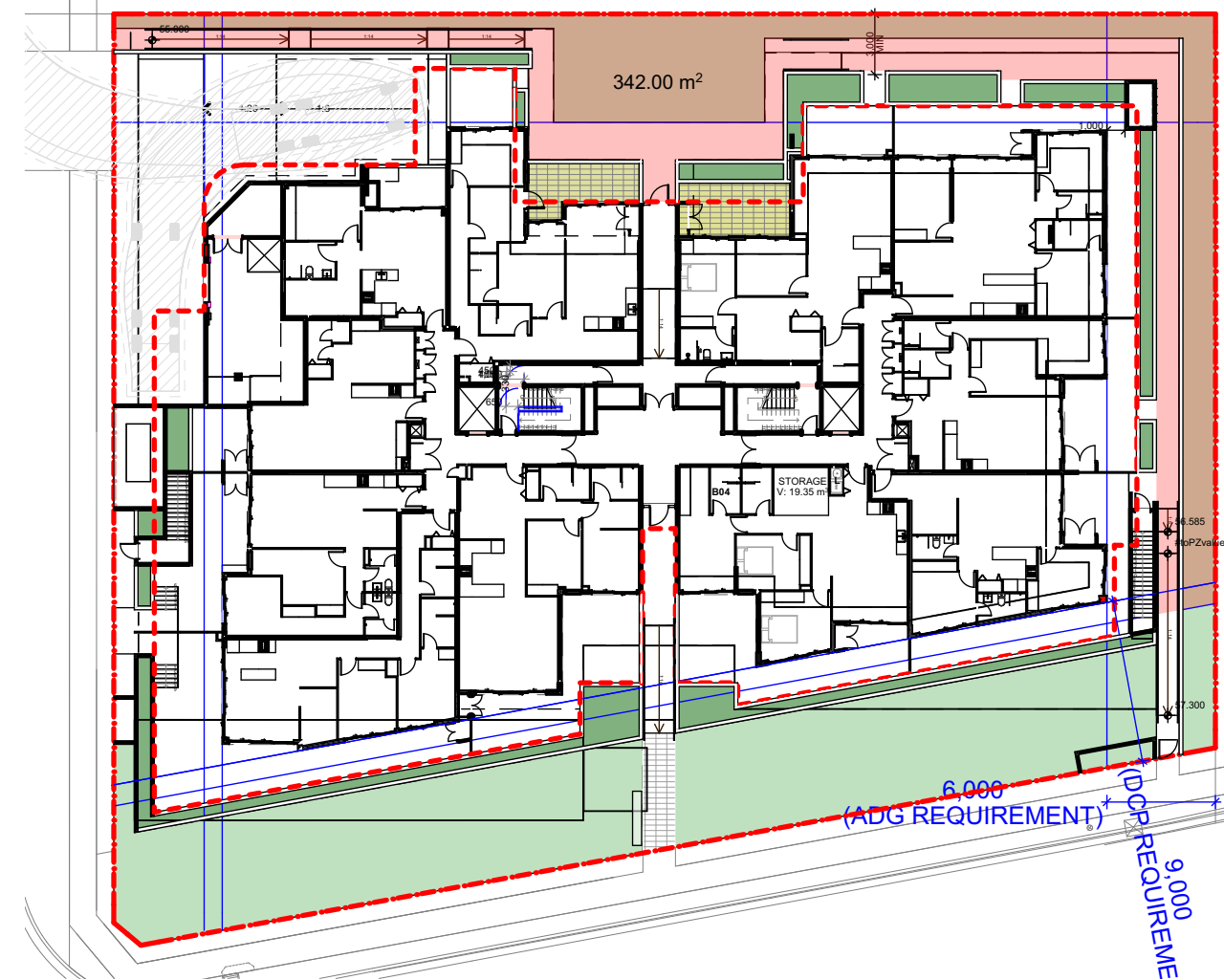
COMMUNAL OPEN SPACE CALCULATION

SITE AREA	2816.1M2
ADG REQUIREMENT	704.025M2 (MIN)
DCP REQUIREMENT	704.025M2 (MIN)

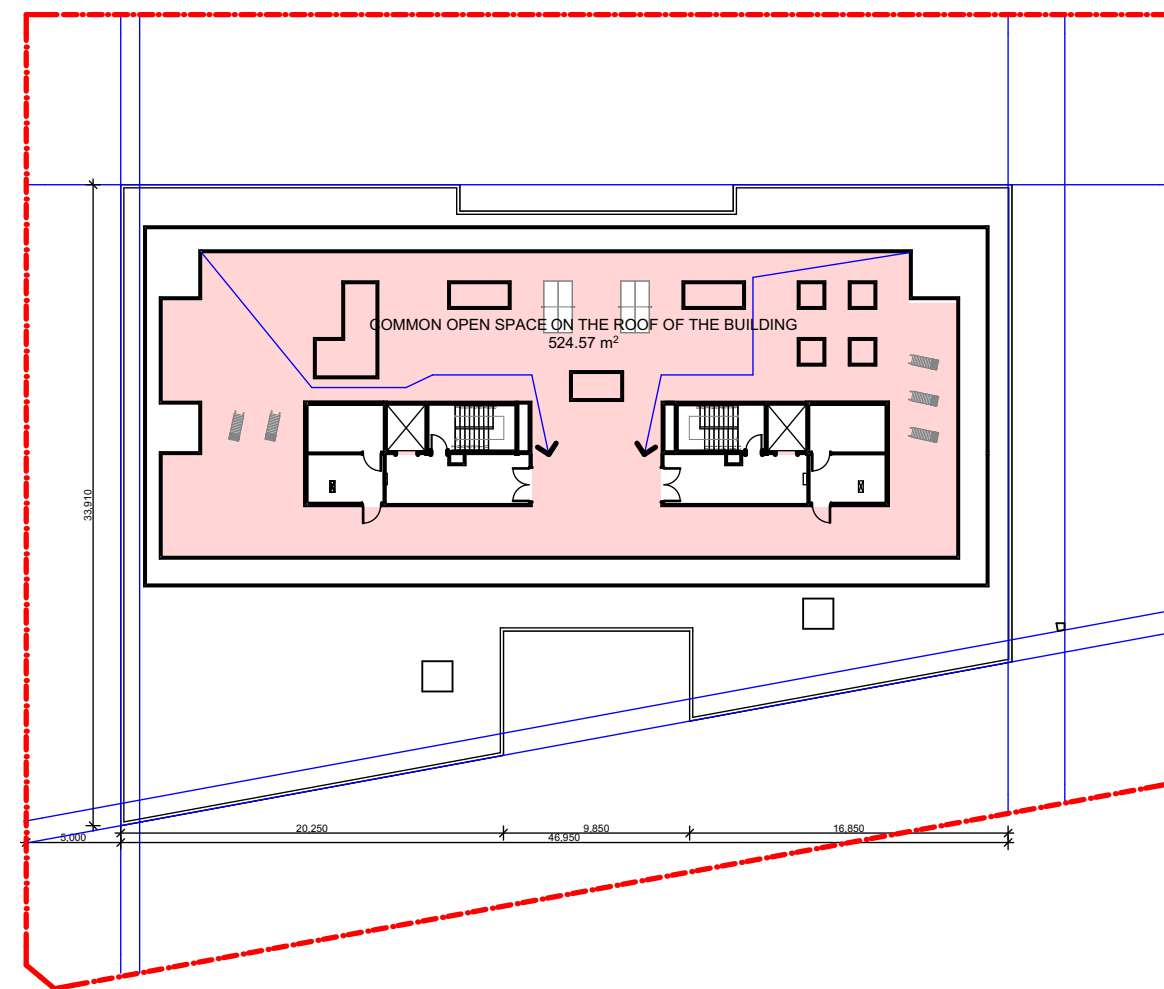
COMPLIANCE SCHEDULE (COMMUNAL OPEN SPACE)

Related Zone Name	AREA M2
GROUND FLOOR	
COMMON OPEN SPACE	342.00
ROOF TERRACE	
COMMON OPEN SPACE ON THE ROOF OF THE BUILDING	524.57
	866.57 m ² >704.025M2 = OK

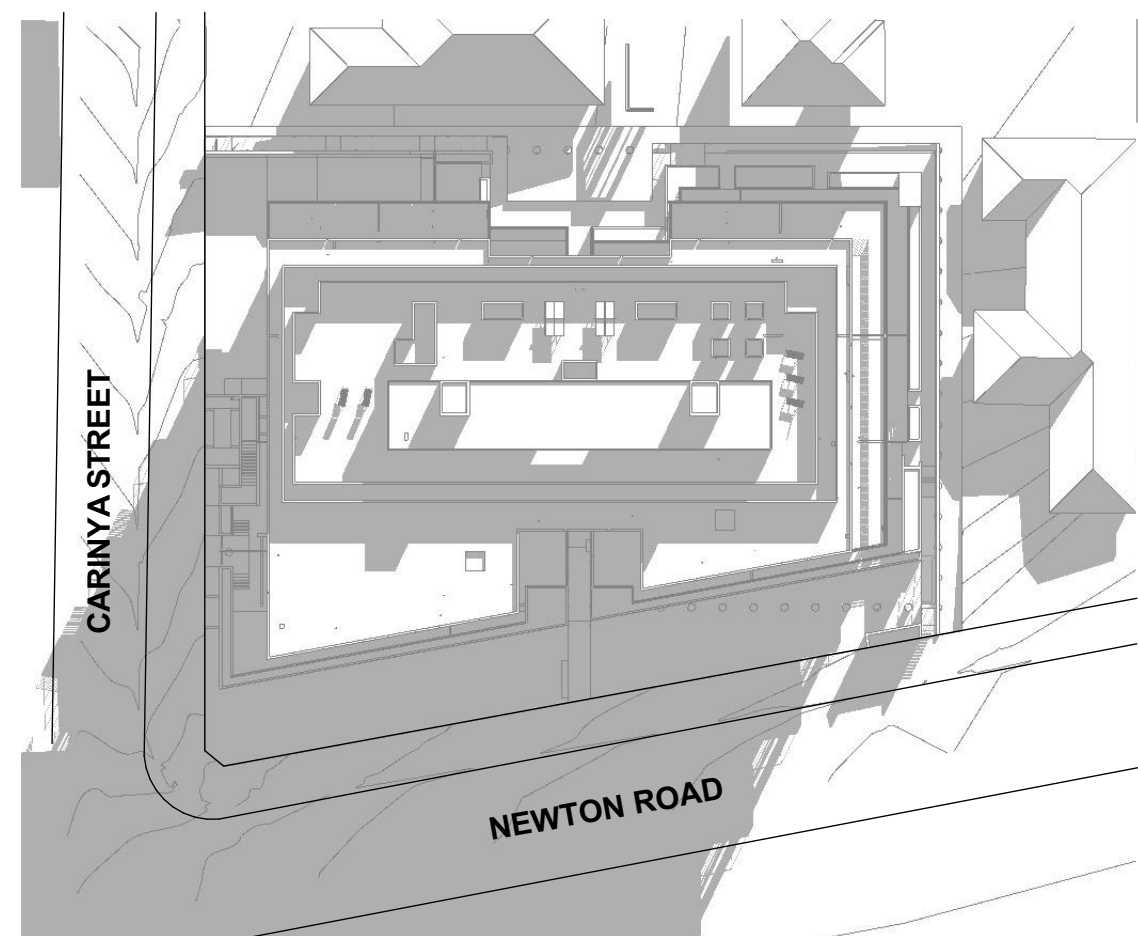
REV	CHANGE #	DESCRIPTION
02	RF1 4	REVISED ROOFTOP COMMUNAL OPEN SPACE



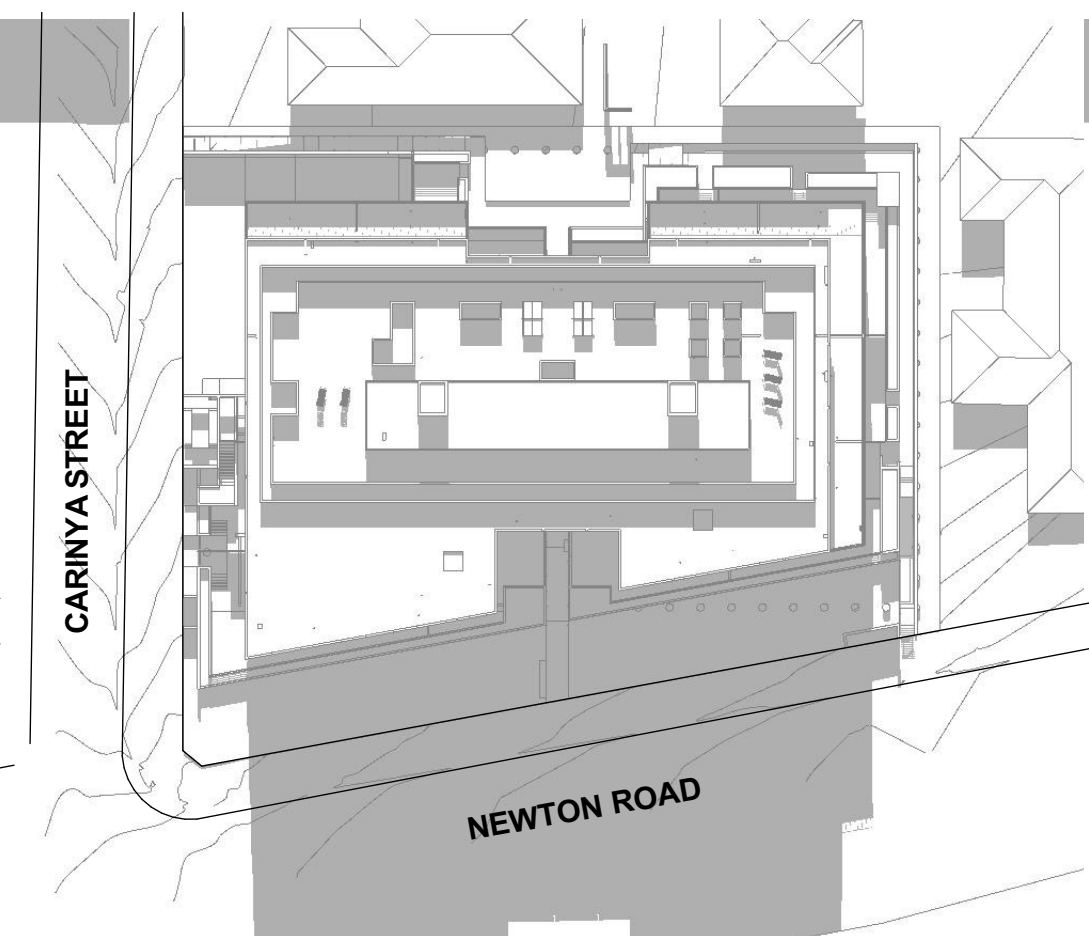
1 GROUND FLOOR
A1@ 1:400



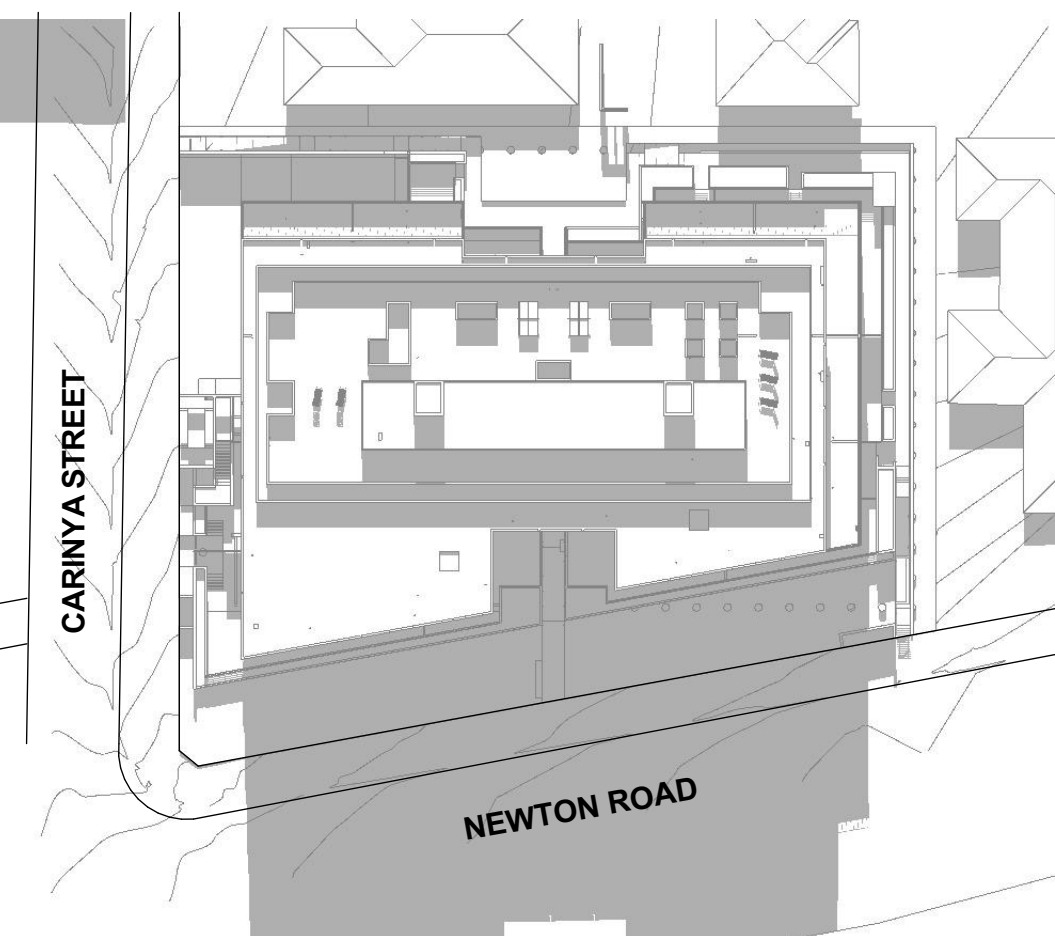
2 ROOF TERRACE
A1@ 1:400



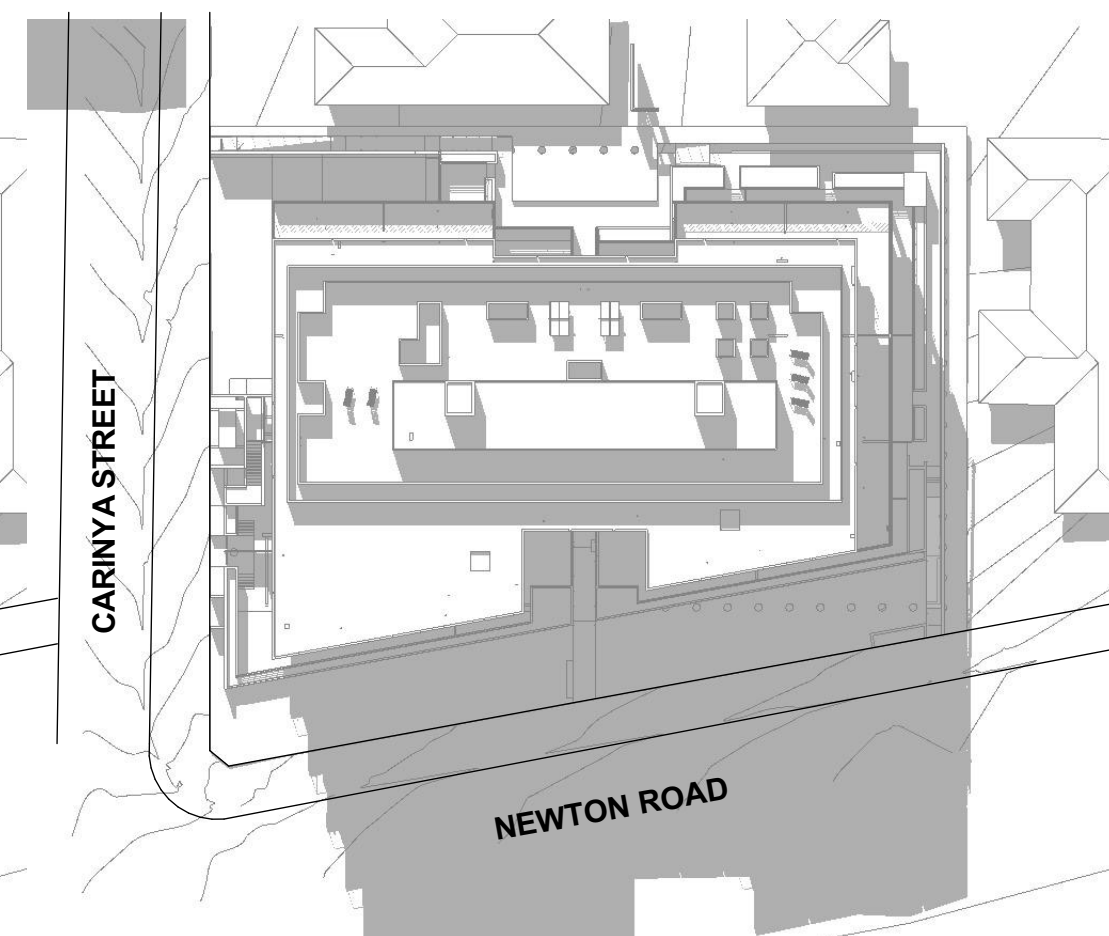
5 9AM SHADOW



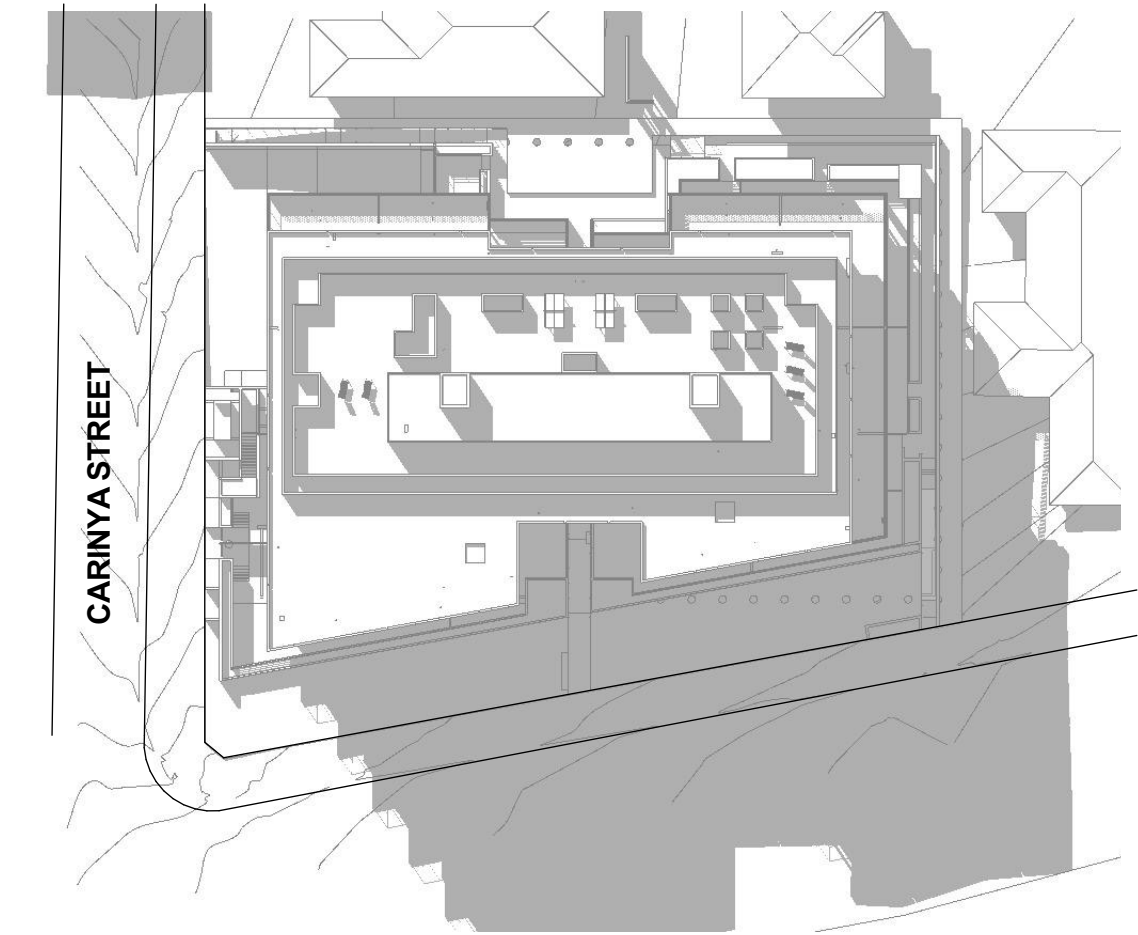
6 10AM SHADOW



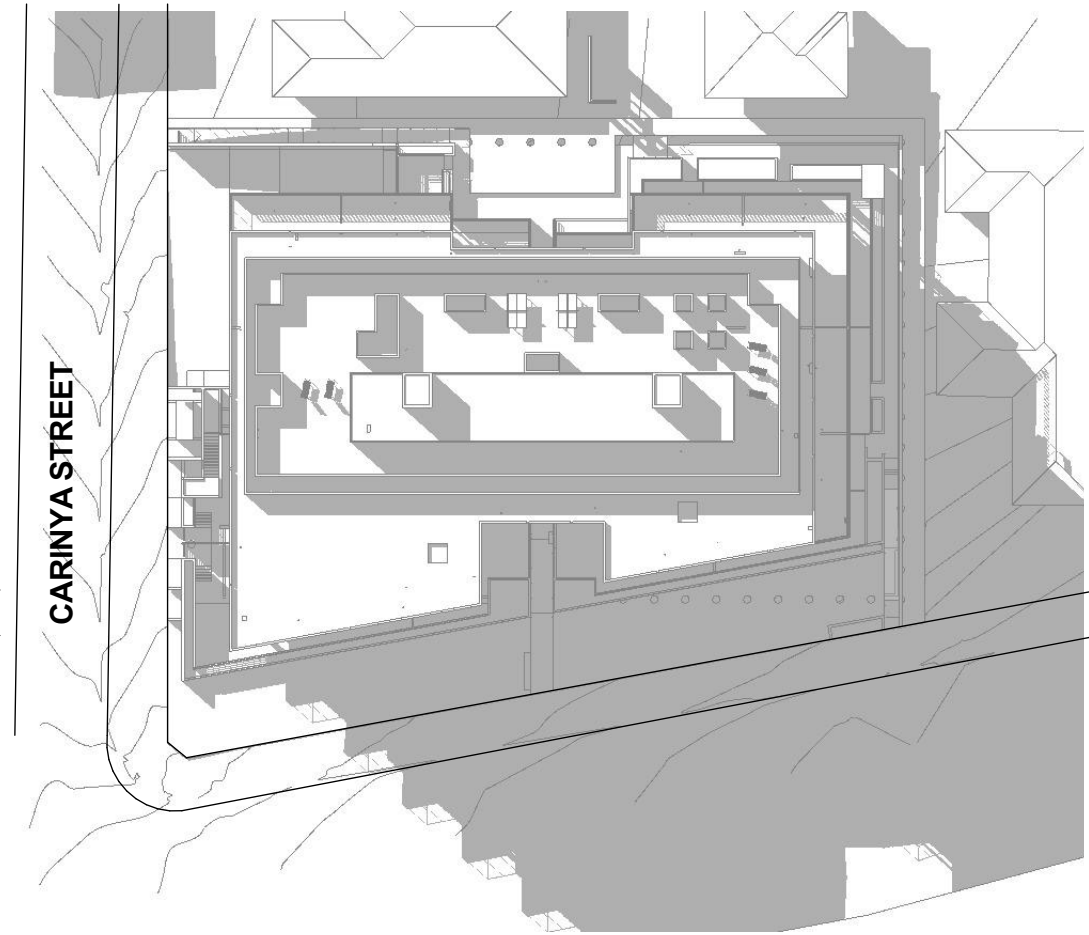
7 11AM SHADOW



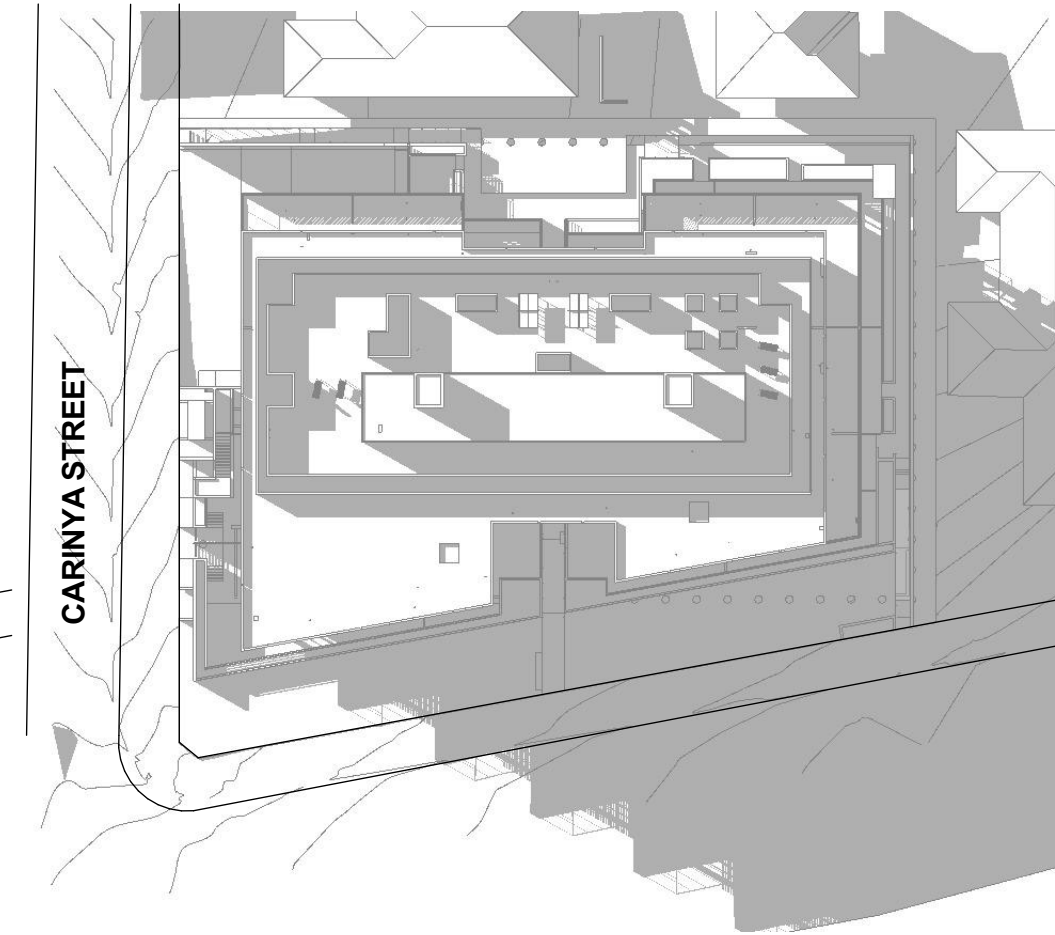
8 12PM SHADOW



9 1PM SHADOW



10 2PM SHADOW



11 3PM SHADOW

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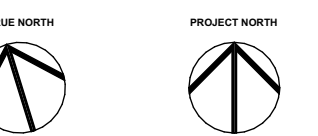
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
COMMUNAL OPEN SPACE

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 602
ISSUE
02

SCALE

RFI 26 a

COMBINED COMPLIANCE TABLE														
UNIT TYPE	UNIT #	# OF BEDROOMS	UNIT AREA (M2)	MIN REQUIRED UNIT AREA (M2)	BALCONY AREA (M2)	MIN REQUIRED BALCONY AREA (M2)	ADAPTABLE UNITS	LIVABLE UNITS	STORAGE (M3)	BASEMENT STORAGE (M3)	MIN REQUIRED STORAGE (M3)		CROSS VENT	SOLAR ACCESS TOTAL HOURS
GROUND FLOOR														
G-0B-01	(G04)	STUDIO	58.15	35	10.47	-			26.31		4	COMPLY	NO	5 HOURS
G-1B-03	(G05)	1	59.35	75	8.35	8			21.51		6	COMPLY	NO	6 HOURS
G-2B-02	(G11)	2	98.18	75	49.34	10	YES	YES	24.22		8	COMPLY	NO	6 HOURS
G-2B-03	(G01)	2	96.63	75	38.04	10			21.86		8	COMPLY	NO	
G-2B-06	(G09)	2	77.21	75	24.99	10			10.63		8	COMPLY	NO	
G-2B-07	(G08)	2	75.63	75	51.00	10			15.05		8	COMPLY	YES	1 HOURS
G-2B-10	(G02)	2	86.79	75	60.19	10			14.31		8	COMPLY	YES	2 HOURS
G-2B-11	(G03)	2	78.06	75	26.00	10			9.01		8	COMPLY	NO	2 HOURS
G-3B-01	(G06)	2	104.26	75	43.75	10			22.06		8	COMPLY	YES	2 HOURS
G-3B-02	(G10)	3	102.18	95	42.10	12	YES		19.35		10	COMPLY	NO	6 HOURS
G-3B-07	(G07)	3	105.48	95	14.83	12			11.93		10	COMPLY	NO	
LEVEL 1														
1-1B-02(E)	(112)	1	53.24	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
1-1B-02(W)	(106)	1	52.97	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
1-2B-04	(105)	2	77.75	75	14.84	10			18.42		8	COMPLY	YES	6 HOURS
1-2B-05	(111)	2	75.03	75	10.00	10			10.66		8	COMPLY	YES	6 HOURS
1-2B-06	(110)	2	77.21	75	10.01	10			10.63		8	COMPLY	NO	
1-2B-07	(109)	2	75.63	75	18.25	10			15.05		8	COMPLY	YES	1 HOURS
1-2B-08	(108)	2	80.50	75	12.17	10	YES		14.58		8	COMPLY	NO	
1-2B-09	(101)	2	82.78	75	10.13	10			15.46		8	COMPLY	YES	
1-2B-10	(102)	2	86.79	75	18.47	10			14.31		8	COMPLY	YES	3 HOURS
1-2B-11	(103)	2	78.06	75	10.98	10			9.01		8	COMPLY	NO	2 HOURS
1-2B-12	(104)	2	76.47	75	10.17	10			13.33		8	COMPLY	NO	2 HOURS
1-3B-03	(107)	3	117.78	95	22.46	12		YES	17.55		10	COMPLY	YES	4 HOURS
1-3B-04	(113)	3	116.58	95	22.47	12		YES	17.46		10	COMPLY	YES	5 HOURS
LEVEL 2														
2-1B-02(E)	(212)	1	53.24	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
2-1B-02(W)	(206)	1	52.97	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
2-2B-04	(205)	2	77.75	75	14.84	10			18.42		8	COMPLY	YES	6 HOURS
2-2B-05	(211)	2	75.03	75	10.00	10			10.66		8	COMPLY	YES	6 HOURS
2-2B-06	(210)	2	77.21	75	10.01	10			10.63		8	COMPLY	NO	
2-2B-07	(209)	2	75.63	75	18.25	10			15.05		8	COMPLY	YES	1 HOURS
2-2B-08	(208)	2	80.50	75	12.17	10	YES		14.58		8	COMPLY	NO	
2-2B-09	(201)	2	82.78	75	10.13	10			15.46		8	COMPLY	YES	
2-2B-10	(202)	2	86.79	75	18.47	10			14.31		8	COMPLY	YES	3 HOURS
2-2B-11	(203)	2	78.06	75	10.98	10			9.01		8	COMPLY	NO	2 HOURS
2-2B-12	(204)	2	76.47	75	10.17	10			13.33		8	COMPLY	NO	2 HOURS
2-3B-03	(207)	3	117.78	95	22.46	12		YES	17.55		10	COMPLY	YES	4 HOURS
2-3B-04	(213)	3	116.58	95	22.47	12		YES	17.46		10	COMPLY	YES	5 HOURS
LEVEL 3														
3-1B-02(E)	(312)	1	53.24	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
3-1B-02(W)	(306)	1	52.97	50	8.52	8			8.20		6	COMPLY	YES	6 HOURS
3-2B-04	(305)	2	77.75	75	14.84	10			18.42		8	COMPLY	YES	6 HOURS
3-2B-05	(311)	2	75.03	75	10.00	10			10.66		8	COMPLY	YES	6 HOURS
3-2B-06	(310)	2	77.21	75	10.01	10			10.63		8	COMPLY	NO	
3-2B-07	(309)	2	75.63	75	18.25	10			15.05		8	COMPLY	YES	1 HOURS
3-2B-08	(308)	2	80.50	75	12.17	10	YES		14.58		8	COMPLY	NO	
3-2B-09	(301)	2	82.78	75	10.13	10			15.46		8	COMPLY	YES	
3-2B-10	(302)	2	86.79	75	18.47	10			14.31		8	COMPLY	YES	3 HOURS
3-2B-11	(303)	2	78.06	75	10.98	10			9.01		8	COMPLY	NO	2 HOURS
3-2B-12	(304)	2	76.47	75	10.17	10			13.33		8	COMPLY	NO	2 HOURS
3-3B-03	(307)	3	117.78	95	22.46	12		YES	17.55		10	COMPLY	YES	4 HOURS
3-3B-04	(313)	3	116.58	95	22.47	12		YES	17.46		10	COMPLY	YES	5 HOURS
LEVEL 4														
4-2B-08	(407)	2	80.50	75	12.17	10	YES		14.58		8	COMPLY	NO	
4-2B-09	(401)	2	82.78	75	10.13	10			15.46		8	COMPLY	YES	
4-2B-10	(402)	2	86.79	75	18.47	10			14.31		8	COMPLY	YES	3 HOURS
4-2B-11	(403)	2	78.06	75	10.98	10			9.01		8	COMPLY	NO	2 HOURS
4-2B-12	(404)	2	76.47	75	10.17	10			13.33		8	COMPLY	NO	2 HOURS
4-2B-13	(409)	2	76.34	70	82.40	10		YES	9.57		8	COMPLY	YES	6 HOURS
4-3B-03	(406)	3	117.78	95	22.46	12		YES	17.55		10	COMPLY	YES	5 HOURS
4-3B-04	(410)	3	116.58	95	22.47	12		YES	17.46		10	COMPLY	YES	5 HOURS
4-3B-05	(405)	3	97.07	95	63.07	12			13.06		10	COMPLY	YES	6 HOURS
4-3B-06	(408)	3	111.90	100	72.42	12			25.30		10	COMPLY	YES	
LEVEL 5														
5-2B-08	(507)	2	80.50	75	12.17	10	YES		14.58		8	COMPLY	NO	2 HOURS
5-2B-09	(501)	2	82.78	75	10.13	10			15.46		8	COMPLY	YES	6 HOURS
5-2B-10	(502)	2	86.79	75	18.47	10			14.31		8	COMPLY	YES	3 HOURS
5-2B-11	(503)	2	78.06	75	10.98	10			9.01		8	COMPLY	NO	2 HOURS
5-2B-12	(504)	2	76.47	75	10.17	10			13.33		8	COMPLY	NO	2 HOURS
5-2B-13	(509)	2	76.34	70	10.07	10		YES	9.57		8	COMPLY	YES	6 HOURS
5-3B-03	(506)	3	117.78	95	22.46	12		YES	17.55		10	COMPLY	YES	5 HOURS
5-3B-04	(510)	3	116.58	95	22.47	12		YES	17.46		10	COMPLY	YES	5 HOURS
5-3B-05	(505)	3	97.07	95	12.03	12			13.06		10	COMPLY	YES	6 HOURS
5-3B-06	(508)	3	111.90	100	22.59	12			25.30		10	COMPLY	YES	1 HOURS
	70						TOTAL 7	TOTAL 14					TOTAL 42	

REV	CHANGE #	DESCRIPTION
02	RFI 26 a	REVISED G05 TO BE 1BED UNIT TO PROVIDE BETTER AMENITY. LOCATED WARDROBE AND BATHROOM BETWEEN WASTE COLLECTION ROOM TO MINIMISE THE OBSTRUCTION. REMOVED SNOOZEL WINDOWS

FOR S4.55 SUBMISSION

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Nominated Architect:
Stephen Figgis NSW ARB No. 3565

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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

1
-
COMBINED COMPLIANCE TABLE

DRAWING TITLE
COMPLIANCE TABLE

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO. 3785 DA 603 **ISSUE** 02

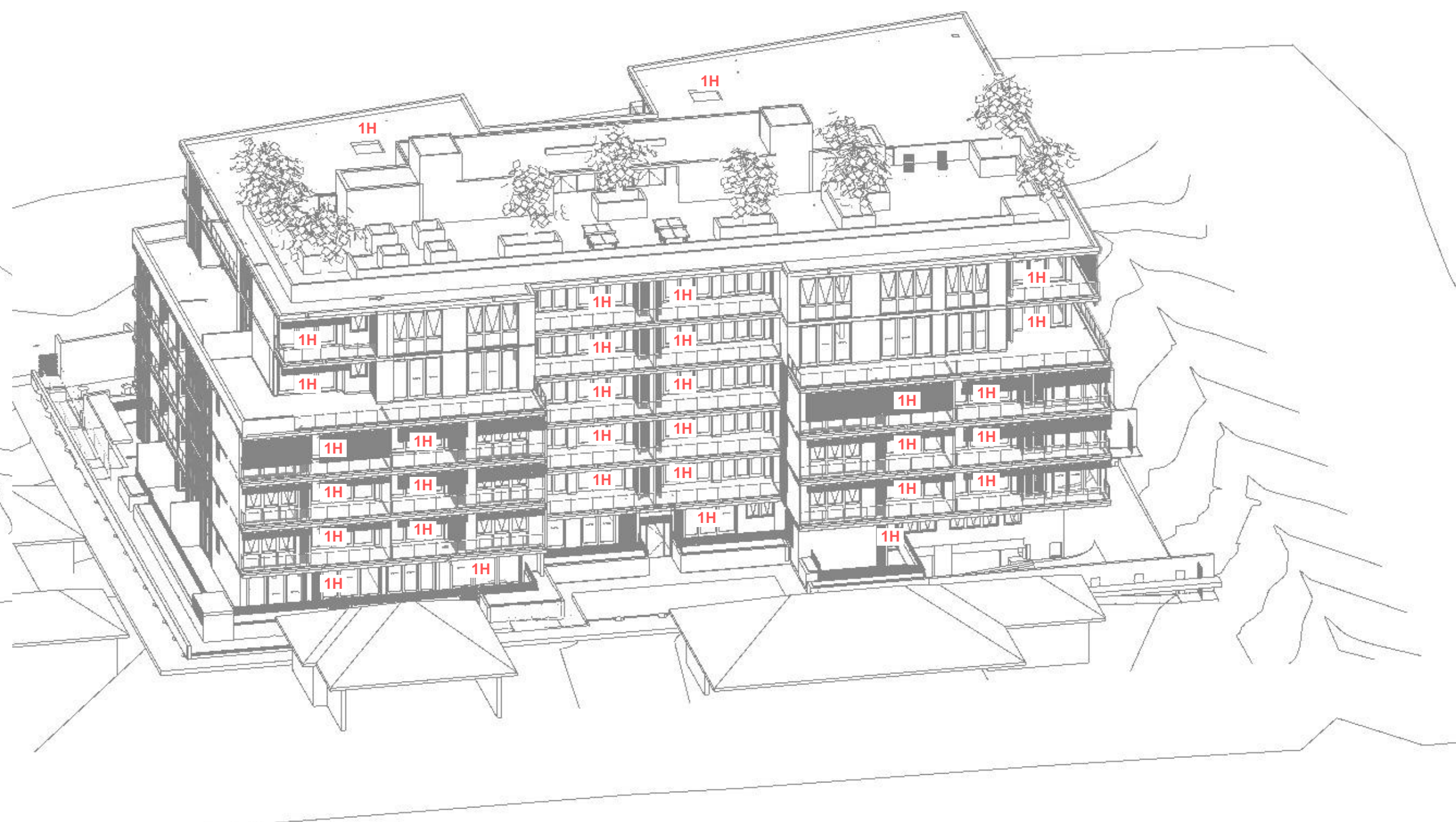
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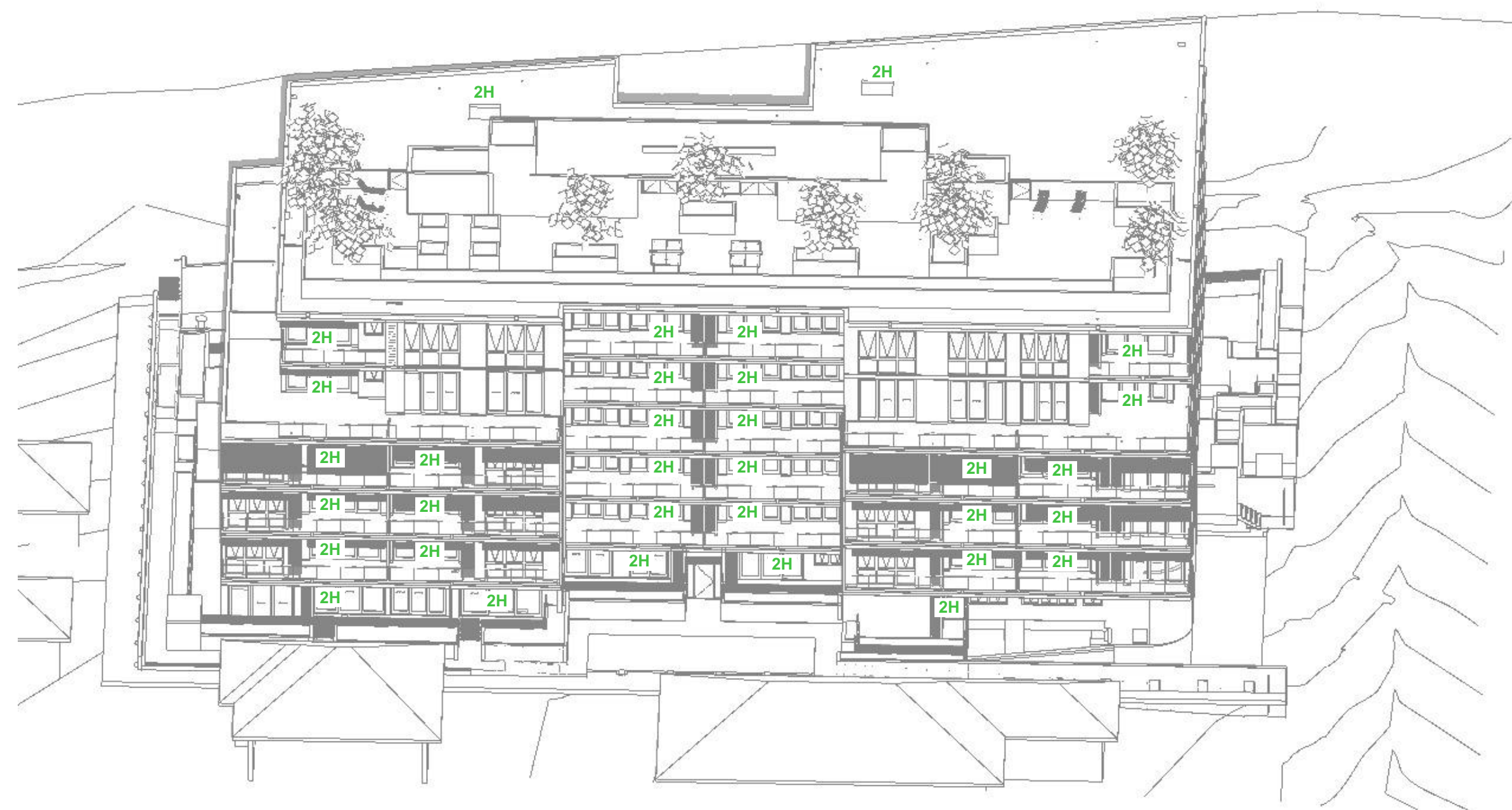
REV	CHANGE #	DESCRIPTION
DA01		



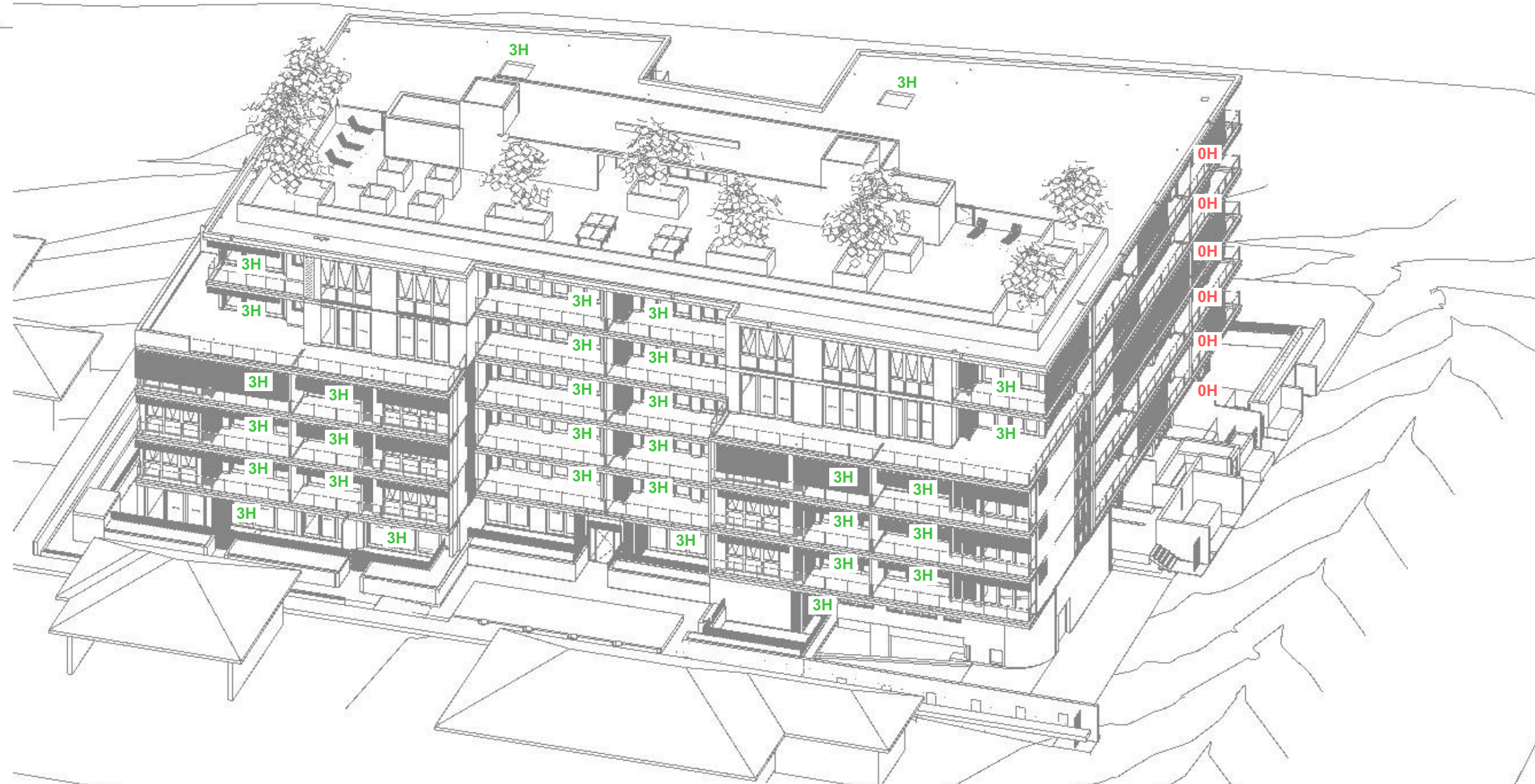
1 - 9 AM



2 - 10 AM



3 - 11 AM



4 - 12 AM

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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SOLAR ACCESS STUDY

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO.
3785 615

ISSUE
DA01

SCALE

REV	CHANGE #	DESCRIPTION
DA01		



1
-
1 PM

2
-
2 PM



3
-
3 PM

UNIT TYPE	ORIENTATION	COMPLIANCE SCHEDULE (SOLAR ACCESS)							SOLAR ACCESS TOTAL HOURS
		9AM	10AM	11AM	12PM	1PM	2PM	3PM	
GROUND FLOOR									
18-01	G04W	WEST							5 HOURS
18-01	G04N	NORTH							6 HOURS
18-02	G01N	NORTH							6 HOURS
18-03	G01S	SOUTH							6 HOURS
18-06	G09W	WEST							1 HOURS
18-07	G09E	EAST							1 HOURS
18-10	G02W	WEST/SOUTH							2 HOURS
18-11	G03W	WEST							2 HOURS
18-14	G04N	NORTH							2 HOURS
18-01	G19N	NORTH							6 HOURS
18-02	G07S	SOUTH							6 HOURS
LEVEL 1									
18-02E	1112	NORTH							6 HOURS
18-02W	1106	NORTH							6 HOURS
18-04	1105	NORTH							6 HOURS
18-05	1111	NORTH							6 HOURS
18-06	1103	EAST							1 HOURS
18-07	1109	EAST							1 HOURS
18-08	1109	SOUTH							1 HOURS
18-09	1103	WEST							3 HOURS
18-10	1102	WEST/SOUTH							2 HOURS
18-11	1103	WEST							2 HOURS
18-12	1104	WEST							4 HOURS
18-03	1107	NORTH							4 HOURS
18-04	1113	NORTH							5 HOURS
LEVEL 2									
18-02E	2112	NORTH							6 HOURS
18-02W	2106	NORTH							6 HOURS
18-04	2105	NORTH							6 HOURS
18-05	2111	NORTH							6 HOURS
18-06	2110	EAST							1 HOURS
18-07	2109	EAST							1 HOURS
18-08	2109	SOUTH							1 HOURS
18-09	2103	WEST							3 HOURS
18-10	2102	WEST/SOUTH							2 HOURS
18-11	2103	WEST							2 HOURS
18-12	2104	WEST							4 HOURS
18-03	2107	NORTH							4 HOURS
18-04	2113	NORTH							5 HOURS
LEVEL 3									
18-02E	3112	NORTH							6 HOURS
18-02W	3106	NORTH							6 HOURS
18-04	3105	NORTH							6 HOURS
18-05	3111	NORTH							6 HOURS
18-06	3110	EAST							1 HOURS
18-07	3109	EAST							1 HOURS
18-08	3109	SOUTH							1 HOURS
18-09	3103	WEST							3 HOURS
18-10	3102	WEST/SOUTH							2 HOURS
18-11	3103	WEST							2 HOURS
18-12	3104	WEST							4 HOURS
18-03	3107	NORTH							4 HOURS
18-04	3113	NORTH							5 HOURS
LEVEL 4									
18-08	4407	SOUTH							3 HOURS
18-09	4403	SOUTH							2 HOURS
18-10	4402	WEST/SOUTH							3 HOURS
18-11	4403	WEST							2 HOURS
18-12	4404	WEST							2 HOURS
18-13	4409	NORTH							6 HOURS
18-03	4406	NORTH							5 HOURS
18-04	4410	NORTH							5 HOURS
18-05	4405	NORTH/WEST							6 HOURS
18-06	4408	EAST							6 HOURS
LEVEL 5									
18-08	5507	SOUTH							6 HOURS
18-09	5501	SOUTH							6 HOURS
18-10	5502	WEST/SOUTH							3 HOURS
18-11	5503	WEST							2 HOURS
18-12	5504	WEST							2 HOURS
18-13	5509	NORTH							6 HOURS
18-03	5506	NORTH							5 HOURS
18-04	5510	NORTH							5 HOURS
18-05	5505	NORTH/WEST							6 HOURS
18-06	5508	EAST							1 HOURS

TOTAL UNITS RECEIVING 2+ HRS OF SOLAR ACCESS
= 50 (71.42%) > 70% (ADG MIN REQUIREMENT)

TOTAL UNITS NOT RECEIVING DIRECT SOLAR ACCESS
= 10 (14.29%) < 15% (ADG MAX REQUIREMENT)

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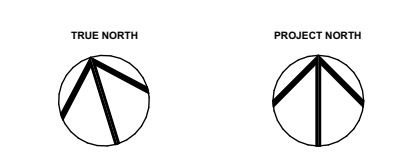
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PROJECT
BLACKTOWN APARTMENT
FOR
JLL DEVELOPMENT UNIT TRUST
AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
SOLAR ACCESS STUDY

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO

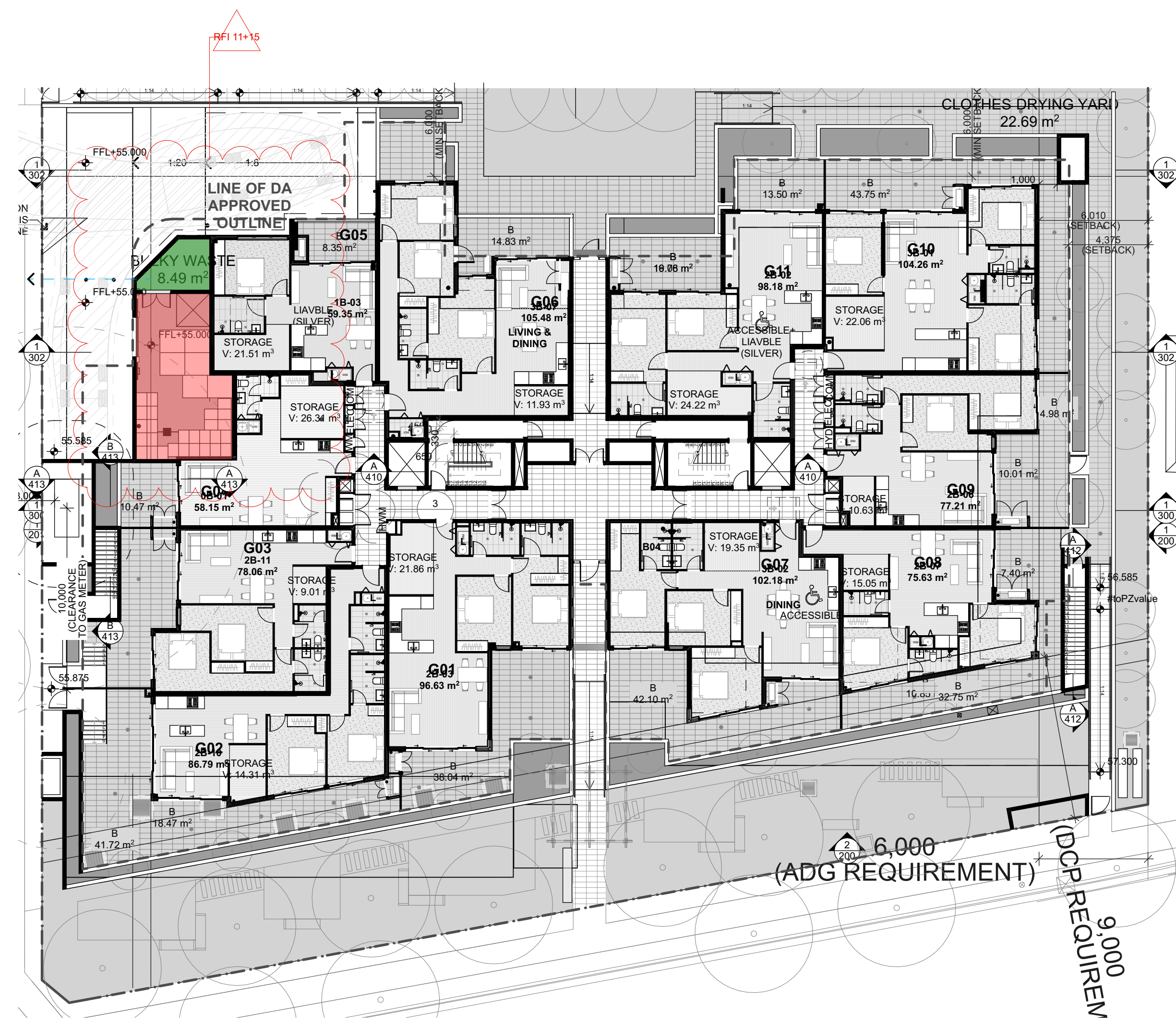
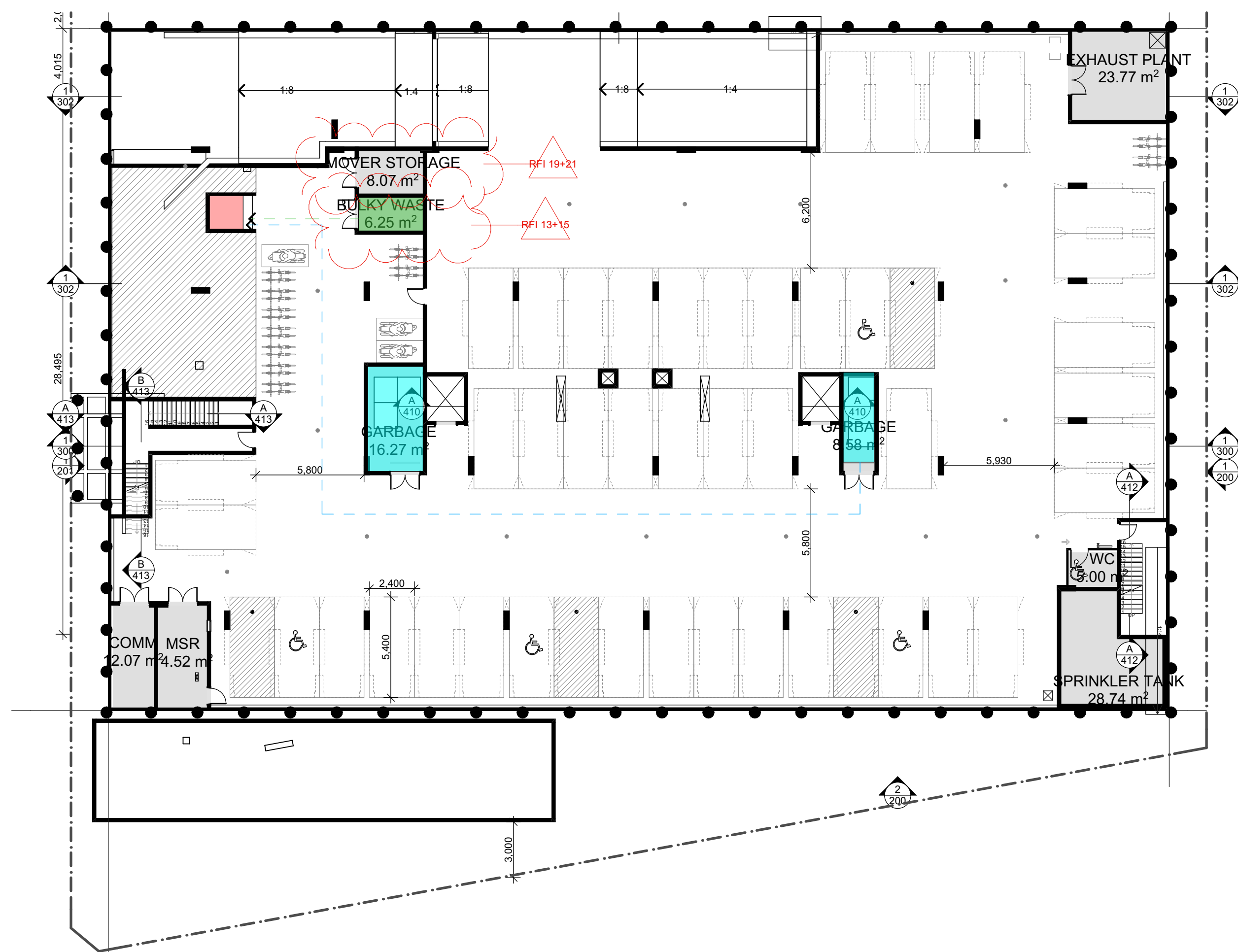


DRAWING NO.
3785 616

ISSUE
DA01

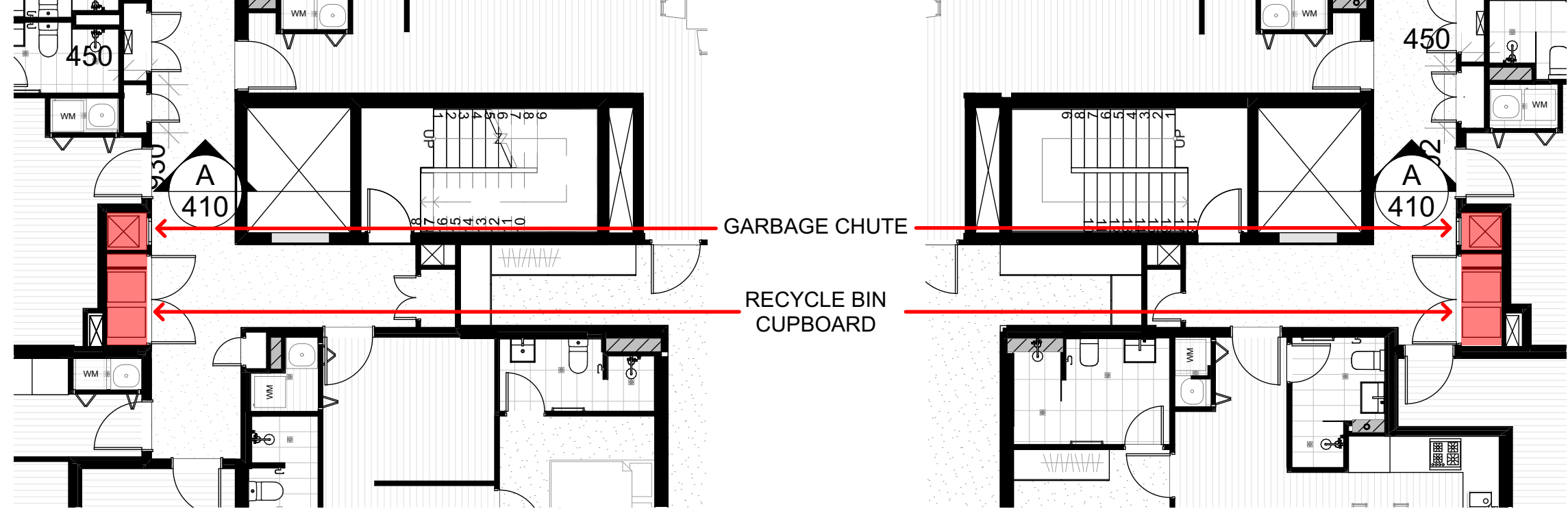
SCALE
0m

REV	CHANGE #	DESCRIPTION
RFI 11+15		DEMONSTRATED BULKY WASTE STORAGE AREA ADJACENT TO THE LOADING BAY
RFI 13+15		PROVIDED MIN 6M2 AND DOOR WIDTH TO BE MIN 1,500
02	RFI 19+21	PROVIDED A STORAGE FOR EQUIPMENT (BIN TUG, TROLLEY ATTACHMENT) ADJACENT TO BIN HOIST THAT PROVIDES ACCESS TO THE LOADING BAY ON GROUND FLOOR
RFI 22		PROVIDED A BULK CARDBOARD STORAGE



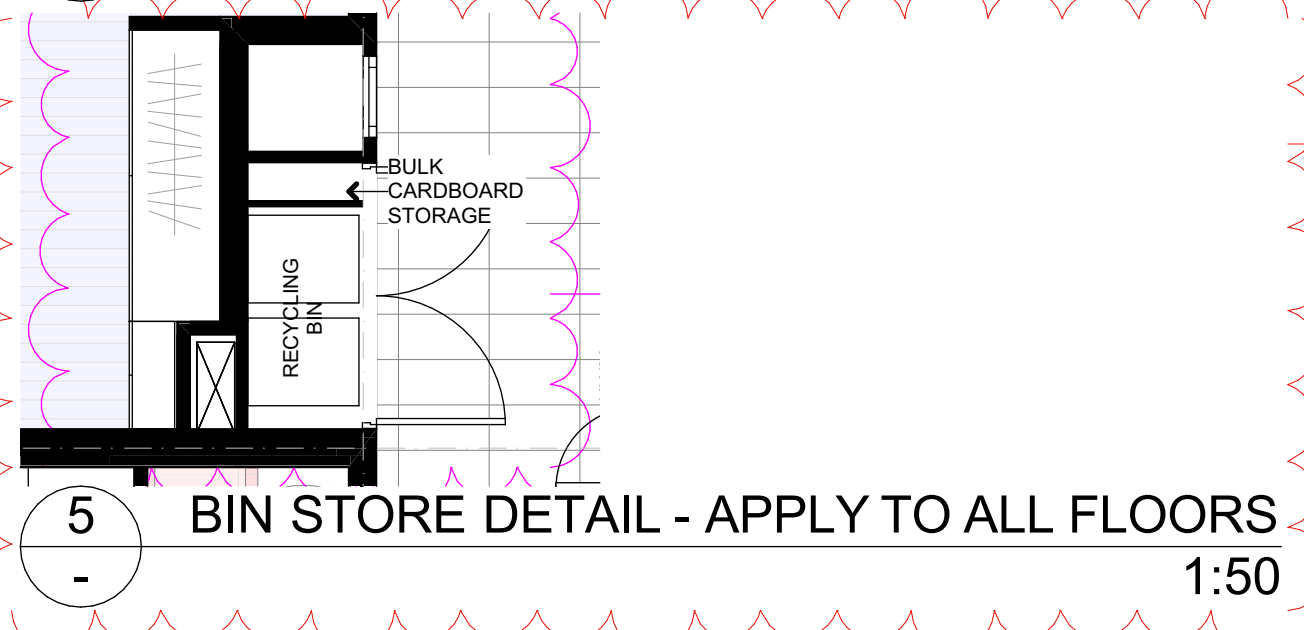
1 BASEMENT 1
1:200

2 GROUND FLOOR
1:200



3 WEST CORE
1:100

4 EAST CORE
1:100



5 BIN STORE DETAIL - APPLY TO ALL FLOORS
1:50

RESIDENTIAL ON-GOING WASTE MANAGEMENT SYSTEM

*PLEASE REFER TO WASTE MANAGEMENT REPORT FOR ALL WASTE CALCULATIONS.

NOTE: NO RESIDENT ACCESS TO LOADING AREA WASTE MANAGEMENT ROOMS, BUILDING CARETAKER AND WASTE MANAGEMENT PERSONNEL ONLY.

-A SINGLE GARBAGE CHUTE FOR GENERAL WASTE IS PROVIDED WITH CHUTE ACCESS ON ALL RESIDENTIAL LEVELS ADJACENT TO EACH OF THE LIFT BUILDING CORES. THE GARBAGE CHUTE IS CONNECTED DIRECTLY TO A WASTE GARBAGE ROOM LOCATED IN LEVEL B1.

-GENERAL WASTE IS TO BE COMPACTED ON SITE PRIOR TO COLLECTION IN ACCORDANCE WITH THE WASTE MANAGEMENT REPORT.

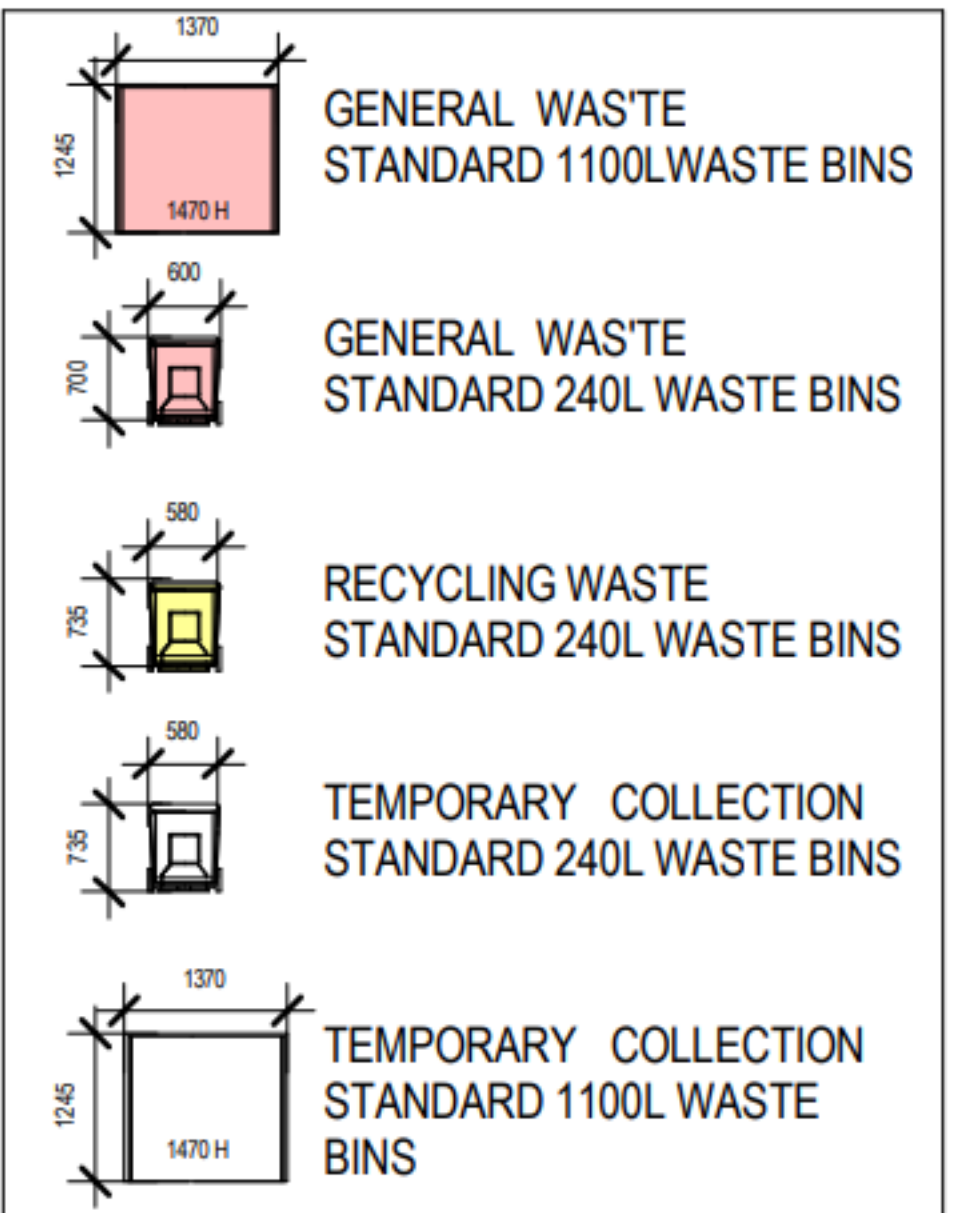
-TWO (2) 240L RECYCLING WASTE BINS ARE PROVIDED ON ALL 5 RESIDENTIAL LEVELS ADJACENT TO EACH OF THE TWO BUILDING CORES.

-GREEN WASTE IS TO BE REMOVED BY A PRIVATE CONTRACTOR APPOINTED BY BUILDING MANAGEMENT. PRIOR TO COLLECTION, ALL RECYCLING BINS ARE TO BE TRANSFERRED TO THE RESIDENTIAL RECYCLING BIN STORAGE ROOM FOR COLLECTION BY THE CARETAKER.

-A LOADING MANAGEMENT PLAN IS TO BE PROVIDED BY BUILDING MANAGEMENT WHEN APPOINTED TO ENSURE FULL ACCESS TO BASEMENT LEVELS IS UNINTERRUPTED DURING LOADING TIMES.

-ALL MAINTENANCE AND SERVICE WILL BE UNDERTAKEN BY BUILDING MANAGEMENT APPOINTED CARETAKER.

-NO ON-STREET GARBAGE COLLECTION IS REQUIRED



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PROJECT
BLACKTOWN APARTMENT

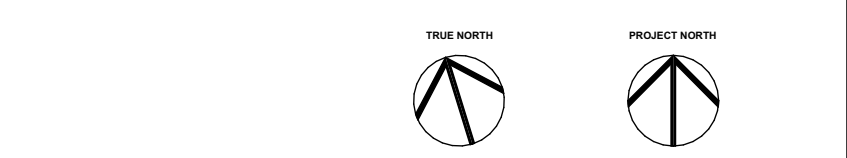
FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
ON-GOING WASTE MANAGEMENT PLAN

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO.
3785 DA 640

ISSUE
02

SCALE
0m



REV	CHANGE #	DESCRIPTION
DA01		



APPROVED - VIEW FROM NEWTON ROAD



APPROVED - VIEW FROM CORNER OF NEWTON ROAD AND CARINYA STREET



PROPOSED - VIEW FROM NEWTON ROAD



PROPOSED - VIEW FROM CORNER OF NEWTON ROAD AND CARINYA STREET

FOR \$4.55 SUBMISSION



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PROJECT
BLACKTOWN APARTMENT

FOR
JLL DEVELOPMENT UNIT TRUST

AT
55-61 NEWTON ROAD BLACKTOWN NSW

DRAWING TITLE
3D IMAGES

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO. ISSUE
3785 700 DA01

SCALE

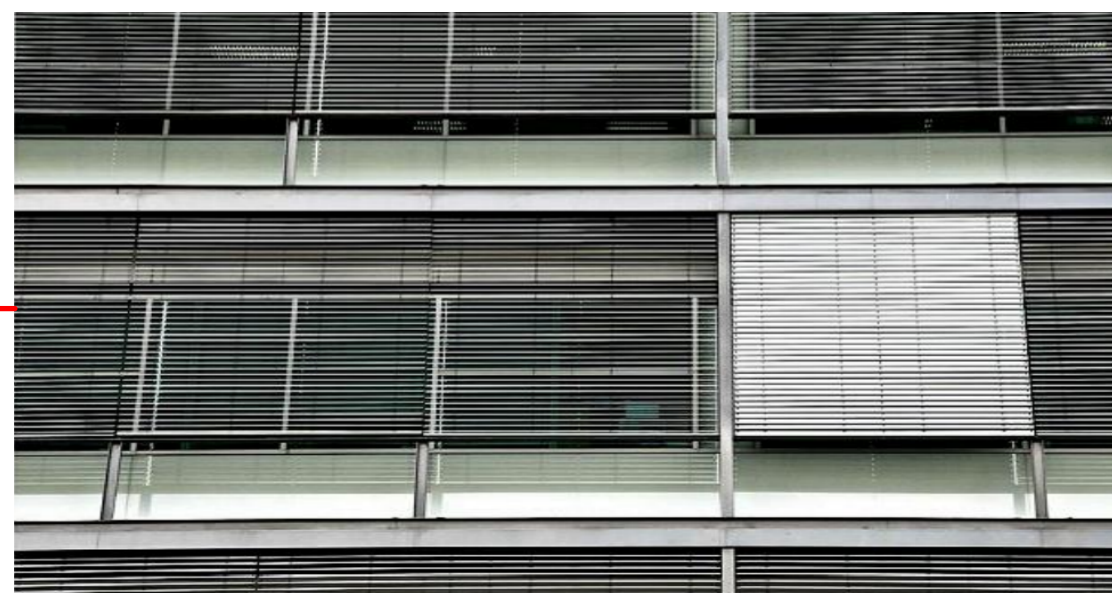


1
-
MATERIAL AXONOMETRIC

FEATURE WALL OPTIONS



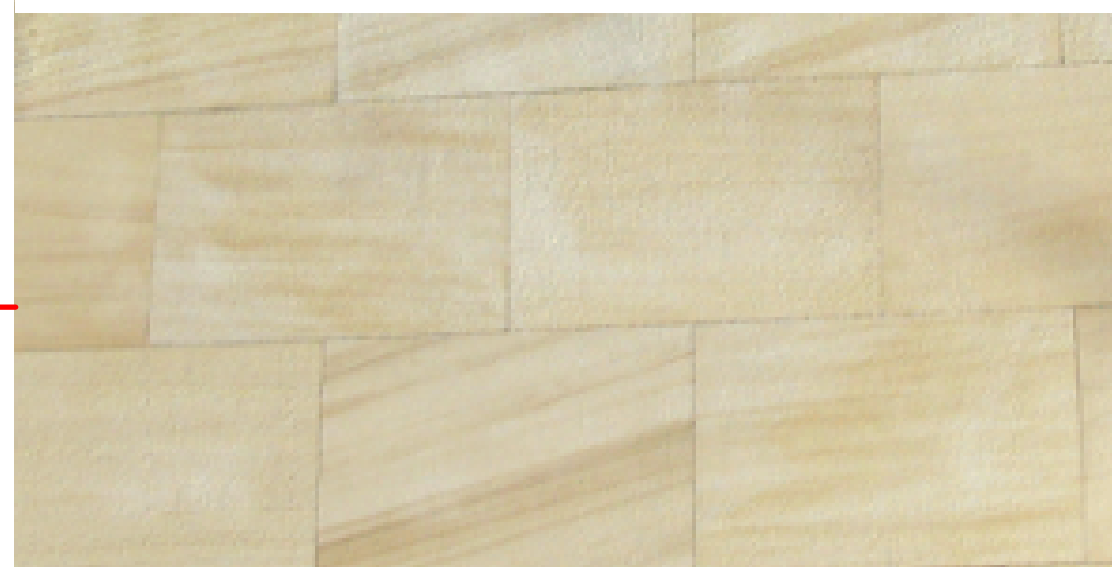
COMPOSITE WALL CLADDING - VERTICAL PANELS - TIMBER LOOK (EXACT FOLOUR TBC)



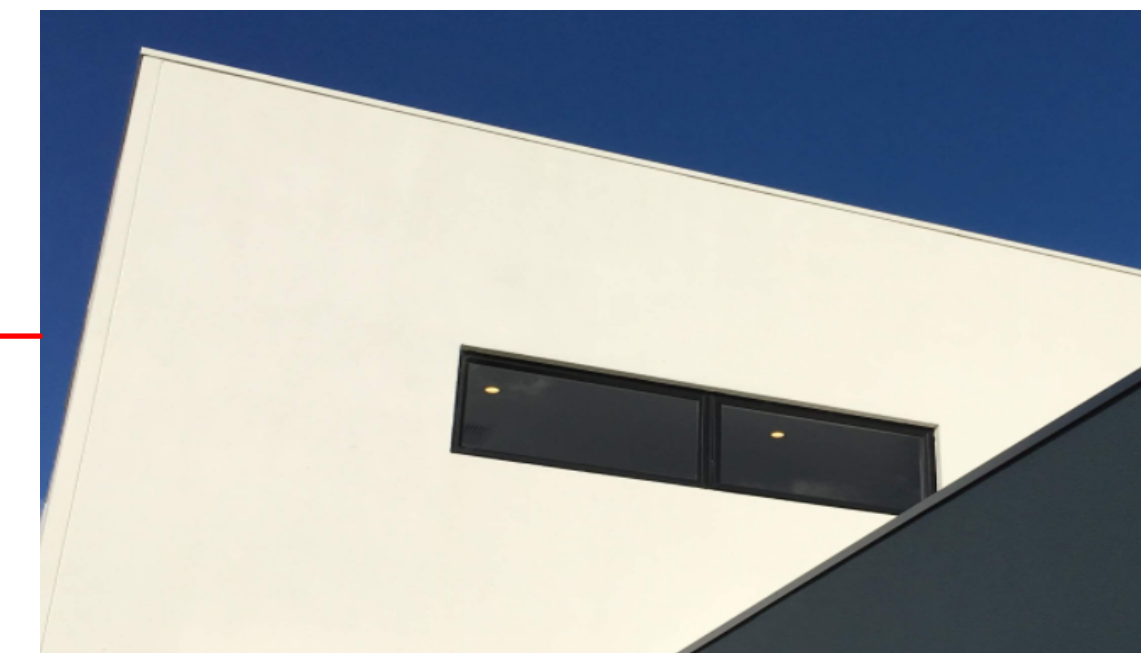
EXTERNAL BLIND



GLASS BALUSTRADE



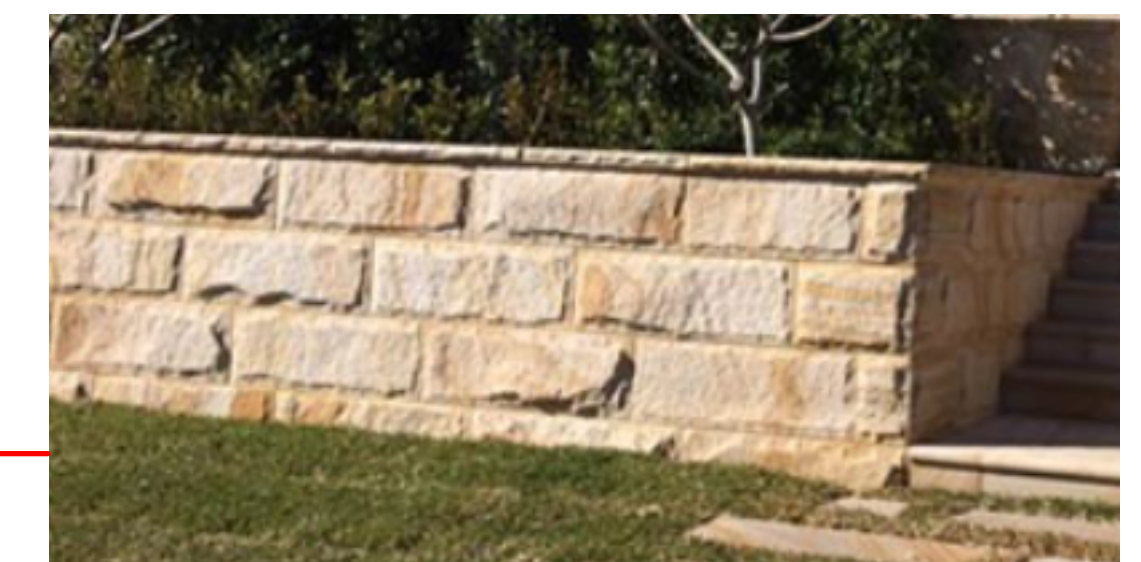
SANDSTONE WALL



WHITE RENDER



HORIZONTAL POWDER COATED INFILL SLATS FENCE



SANDSTONE WALL

REV	CHANGE #	DESCRIPTION
DA01		



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DRAWING TITLE
EXTERNAL FINISH

ARCHITECT
JEFFREY CHAN

DRAWN
MASAKI SATO



DRAWING NO. 3785 800 ISSUE DA01

SCALE

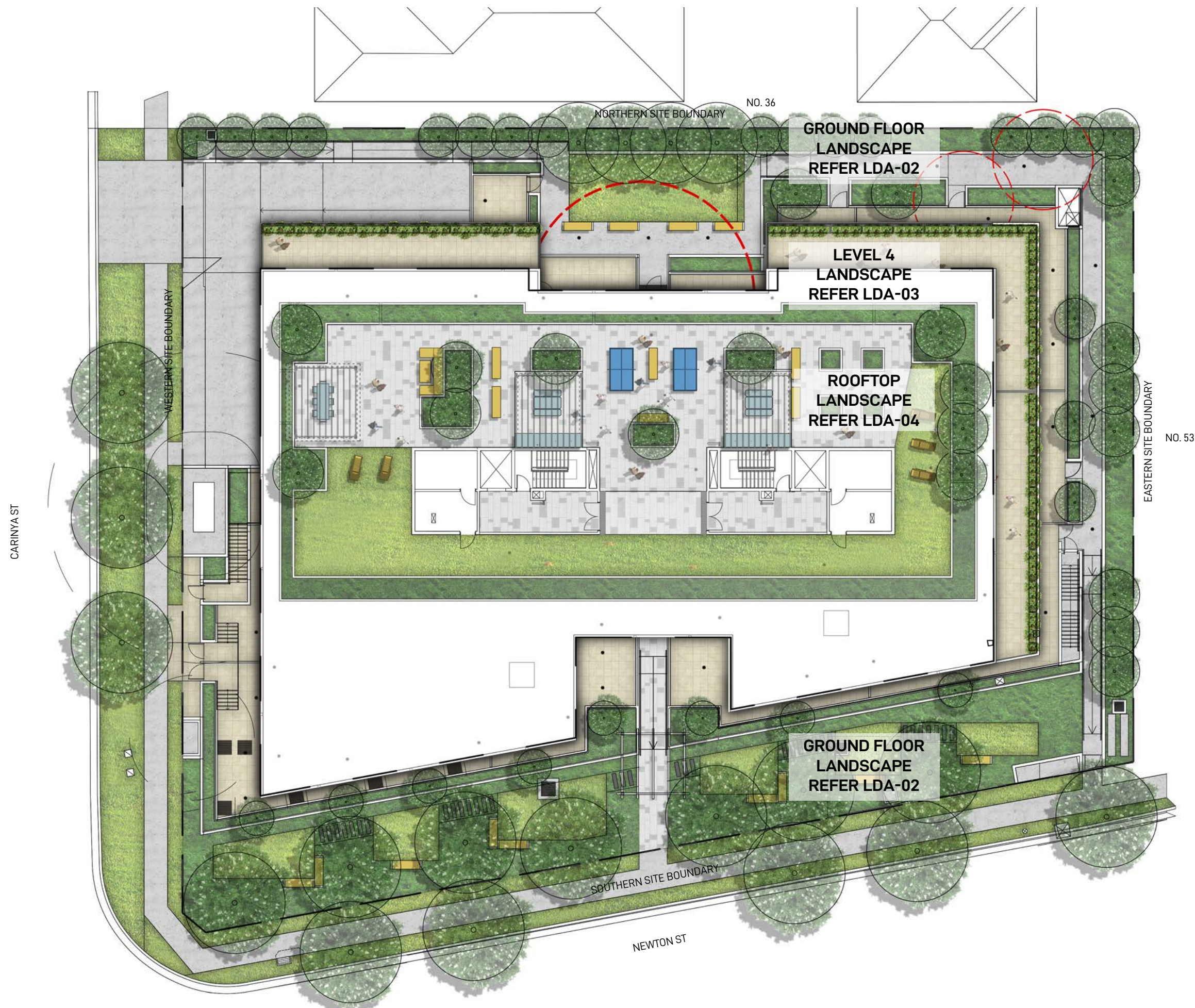
LANDSCAPE S4.55 DOCUMENTATION

KEY PLAN

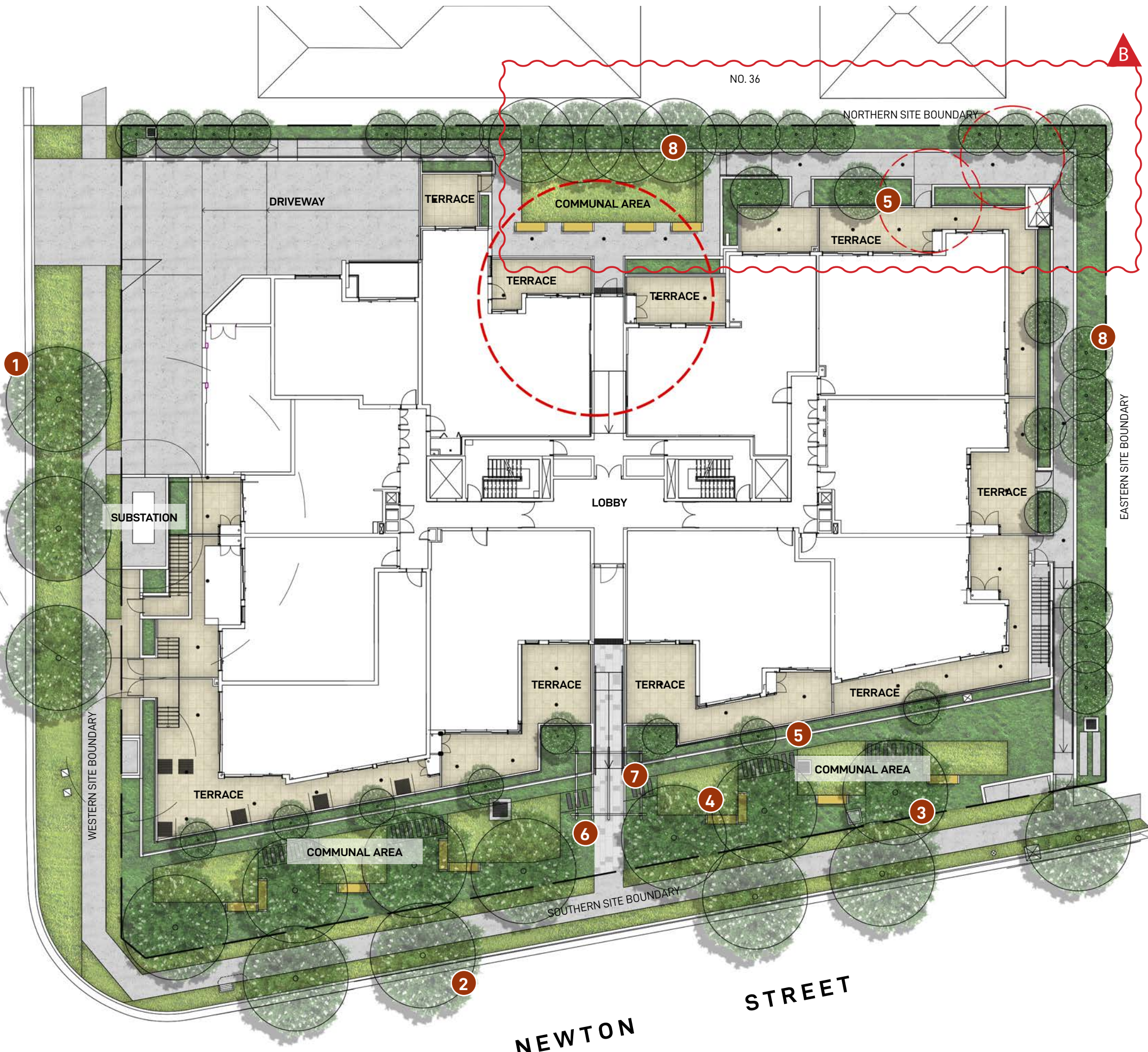


DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME
LDA-00	LANDSCAPE COVER SHEET
LDA-01	LANDSCAPE MASTER PLAN
LDA-02	GROUND FLOOR LANDSCAPE PLAN
LDA-03	LEVEL 4 LANDSCAPE PLAN
LDA-04	ROOFTOP LANDSCAPE PLAN
LDA-05	INDICATIVE PLANT PALETTE
LDA-06	LANDSCAPE DETAILS
LDA-07	STREET TREE DETAIL AND MAINTENANCE



CARINYA STREET



LEGEND

1. PROPOSED STREET TREES - LOPHOSTEMON CONFERTUS ALONG CARINYA STREET TO COUNCIL'S REQUIREMENTS
2. PROPOSED STREET TREES WITH WATERHOUSEA FLORIBUNDA ALONG CARINYA STREET TO COUNCIL'S REQUIREMENTS
3. PROPOSED SHADE TREES PROVIDING SCREENING & AMENITY TO BUILDING UNITS
4. COMMUNAL GARDENS WITH SEATING AND STEPPING STONES
5. RAISED PLANTER BOXES TO TERRACES WITH HEDGES TO PROVIDE SCREENING TO GROUND FLOOR UNITS
6. MAIL BOXES LOCATION
7. FEATURE ENTRY PERGOLA
8. PROPOSED SCREENING WITH TREES ALONG SITE BOUNDARY

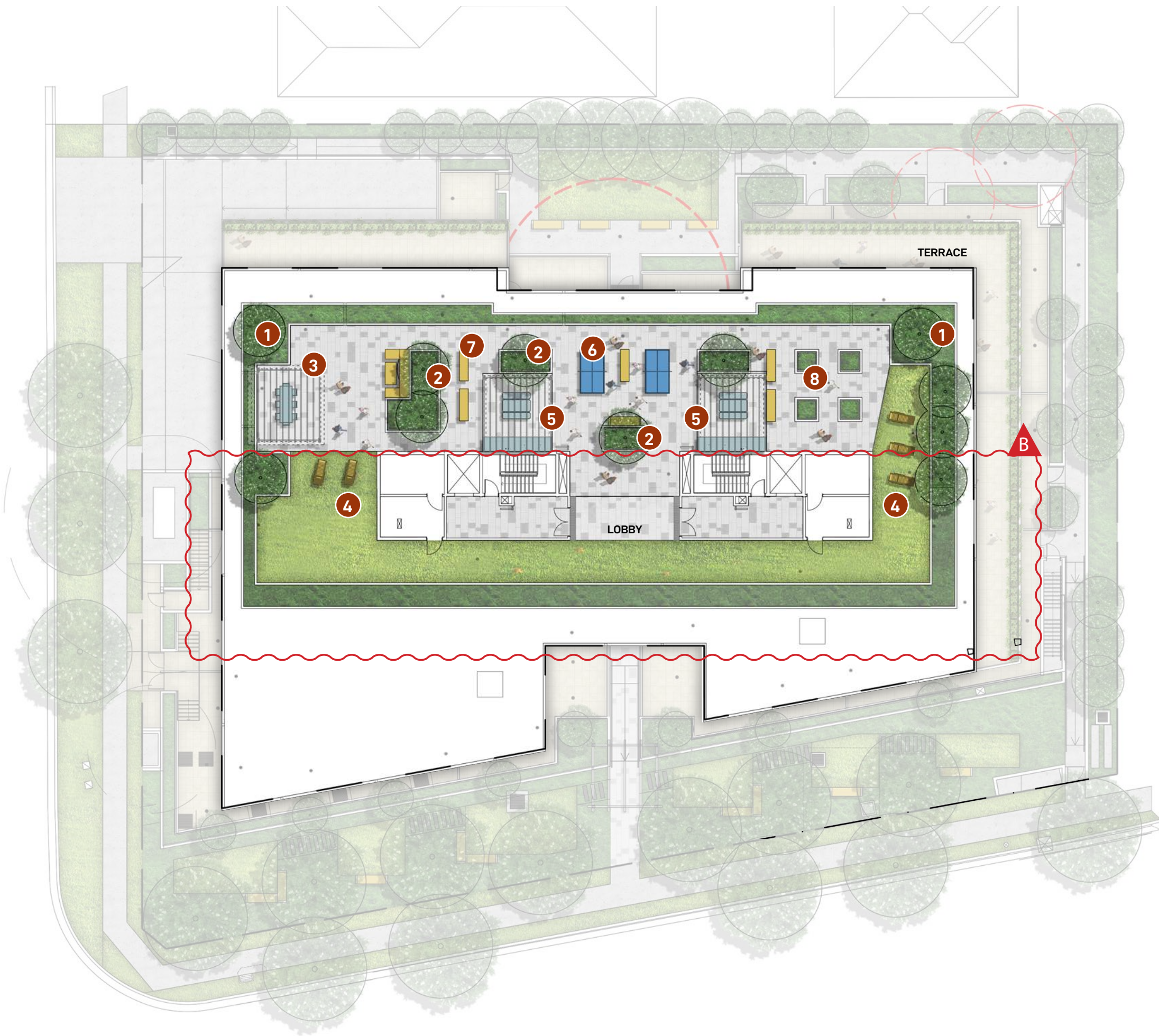
LEGEND

- 1. RAISED PLANTER BOXES ALONG TERRACE WITH HEDGE PLANTING
- 2. UNIT PAVING



LEGEND

- 1. RAISED PLANTER BOXES WITH TREES & HEDGE PLANTING
- 2. TREE PLANTER BOXES PROVIDING SHADED SEATING
- 3. COVERED SEATING AREA
- 4. PROPOSED SYNTHETIC TURF WITH SUNBEDS
- 5. COVERED BBQ AREA
- 6. TABLE TENNIS
- 7. SEATING BENCHES
- 8. VEGETABLE GARDENS



TREES



ANGOPHORA FLORIBUNDA



ACER PALMATUM



BANKSIA INTEGRIFOLIA



CORYMBIA MACULATA



CUPANIOPSIS ANACARDIOIDES



ELAEOCARPUS EUMUNDII



LOPHOSTEMON CONFERTUS



MAGNOLIA 'LITTLE GEM'



OLEA 'MISSION'



PYRUS 'CHANTICLEER'



TRISTANIOPSIS 'LUSCIOUS'



WATERHOUSEA FLORIBUNDA

SHRUBS



CALLISTEMON 'BETTER JOHN'



CALLISTEMON 'RED ALERT'



CALLISTEMON 'SCARLET FLAME'



CYCAS REVOLUTA



CORDYLINE 'RED SENSATION'



DORYANTHES EXCELSA



GREVILLEA 'PINK LADY'



LAVANDULA ANGUSTIFOLIA



MURRAYA PANICULATA



PHILODENDRON XANADU



RHAPIS EXCELSA



WESTRINGIA 'NARINGA'

GRASSES & GROUNDCOVERS



ASPIDISTRA ELATIOR



BANKSIA 'BIRTHDAY CANDLES'



CARPOBROTUS GLAUCESCENS



DIANELLA 'CASSA BLUE'



DIANELLA 'EMERALD ARCH'



LIRIOPE 'JUST RIGHT'



LOMANDRA 'KATIE BELLES'



MYOPORUM 'YAREENA'



SENECIO SERPENS



TRACHELOSPERMUM 'TRICOLOUR'

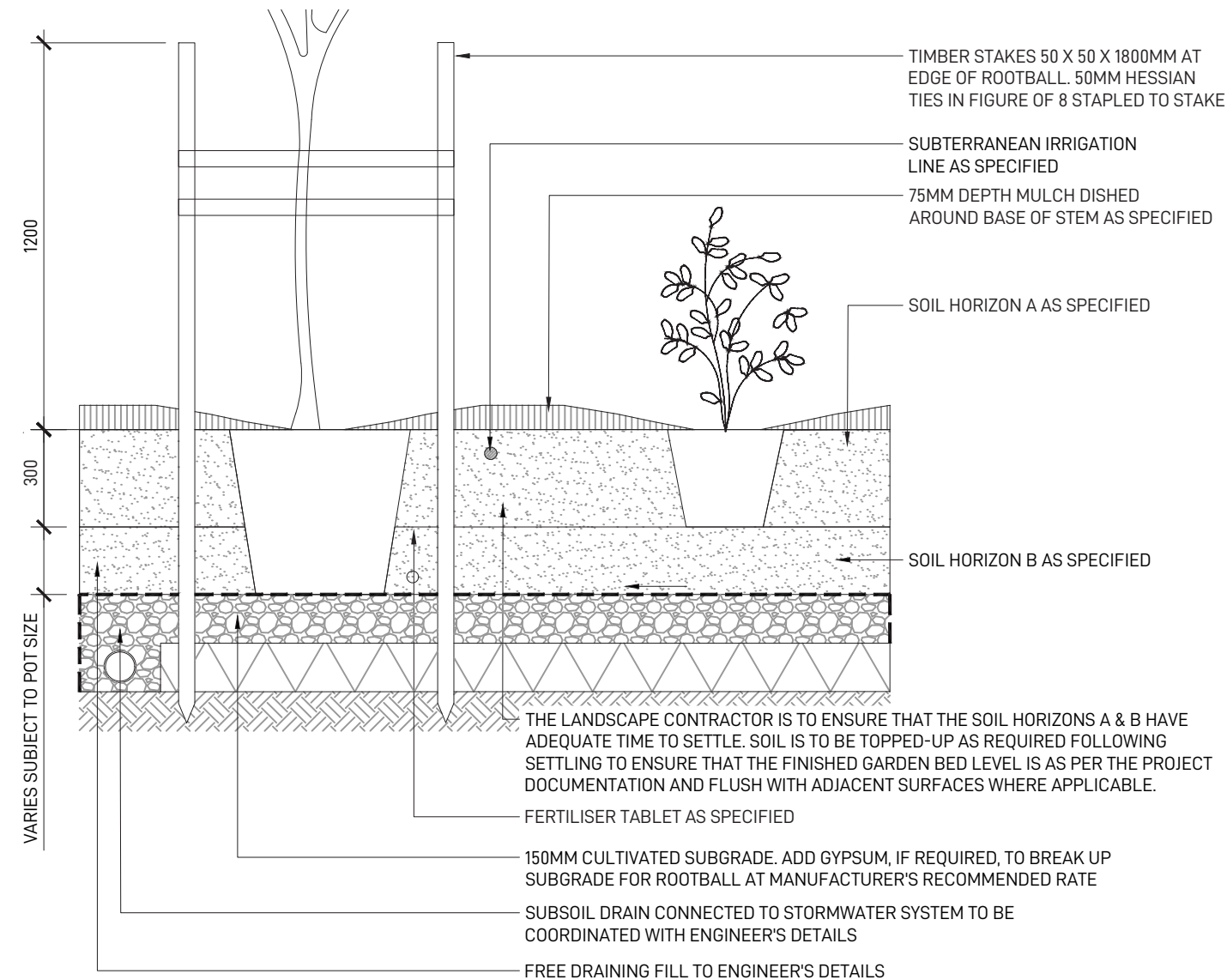


ZAMIOCULCAS ZAMIIFOLIA

PLANT SCHEDULE

BOTANICAL NAME	HEIGHT	NATIVE	POT SIZE
TREES			
ANGOPHORA COSTATA (SMOOTH BARKED APPLE)	20M	✓	200L
ACER PALMATUM (JAPANESE MAPLE)	4M		100L
BANKSIA INTEGRIFOLIA (COASTAL BANKSIA)	15M	✓	100L
CORYMBIA MACULATA (SPOTTED GUM)	20M	✓	100L
CUPANIOPSIS ANACARDIOIDES (TUCKEROO)	7M	✓	100L
ELAEOCARPUS EUMUNDII	8M	✓	200L
LOPHOSTEMON CONFERTUS (BRUSHBOX)	15M		200L
MAGNOLIA 'LITTLE GEM'	5M		200L
OLEA 'MISSION'	8M		200L
PYRUS 'CHANTICLEER'	8M		200L
TRISTANIOPSIS 'LUSCIOUS'	8M	✓	100L
WATERHOUSEA FLORIBUNDA (WEEPING LILLY PILLY)	15M	✓	100L
SHRUBS			
CALLISTEMON 'BETTER JOHN'	1M	✓	300MM
CALLISTEMON 'RED ALERT'	1.8M	✓	300MM
CALLISTEMON 'SCARLET FLAME'	1.5M	✓	300MM
CYCAS REVOLUTA (CYCAD)	1M		200MM
CORDYLINE 'RED SENSATION'	1M		200MM
DORYANTHES EXCELSA (GYMEA LILY)	1M	✓	200MM
GREVILLEA 'PINK LADY'	0.5M	✓	200MM
LAVANDULA ANGUSTIFOLIA (ENGLISH LAVENDER)	1.5M		200MM
MURRAYA PANICULATA (MOCK ORANGE)	3M	✓	200MM
PHILODENDRON XANADU	1M		200MM
RHAPIS EXCELSA	2M		300MM
WESTRINGIA 'NARINGA'	1.2M	✓	300MM
GRASSES AND GROUNDCOVERS			
ASPIDISTRA ELATIOR (CAST IRON PLANT)	0.6M		200MM
BANKSIA 'BIRTHDAY CANDLES'	0.4M	✓	140MM
CARPOBROTUS GLAUCESCENS (PIGFACE)	0.2M	✓	140MM
DIANELLA 'CASSA BLUE'	0.6M	✓	140MM
DIANELLA 'EMERALD ARCH'	0.6M	✓	140MM
LIRIOPE 'JUST RIGHT'	0.4M		140MM
LOMANDRA 'KATIE BELLES'	0.6M	✓	140MM
MYOPORUM 'YAREENA'	0.1M	✓	140MM
SENECIO SERPENS (BLUE CHALKSTICKS)	0.3M		140MM
TRACHELOSPERMUM 'TRICOLOUR'	0.4M		200MM
ZAMIOCULCAS ZAMIIFOLIA	0.6M		200MM

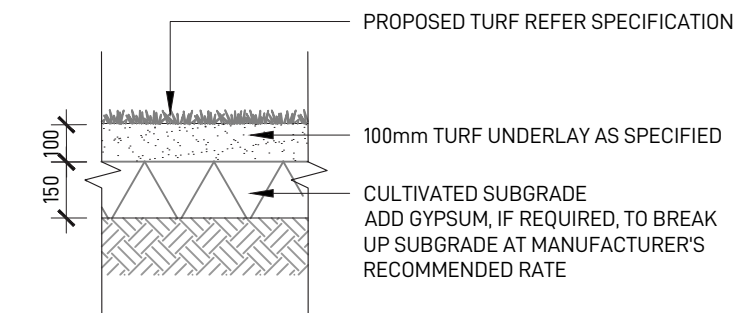
OUTLINE LANDSCAPE SPECIFICATION



MASS PLANTING

TYPICAL SECTION

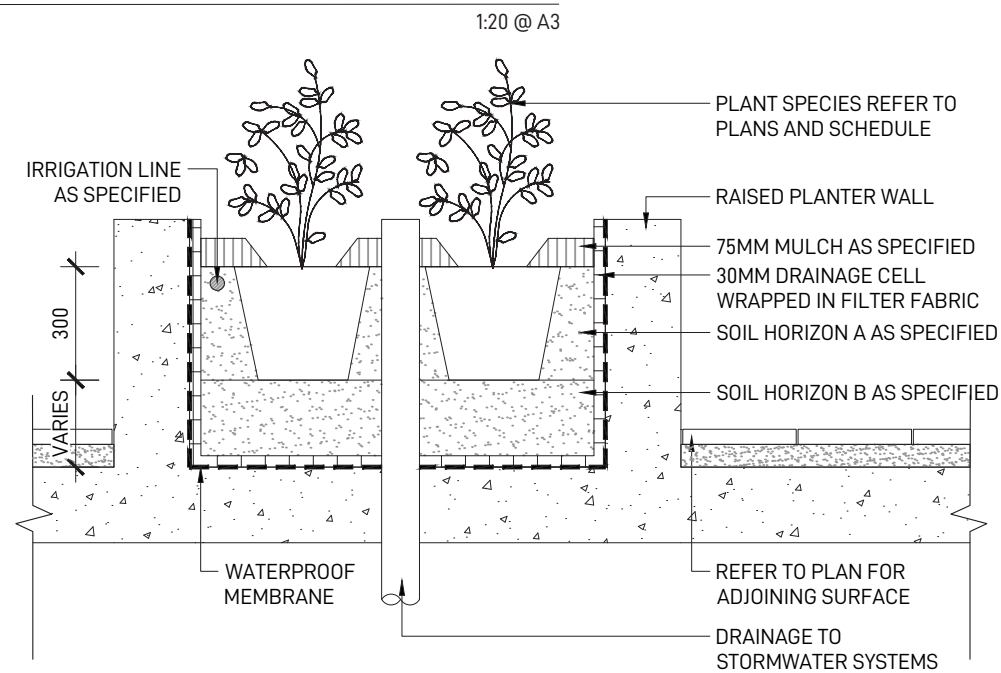
1:20 @ A3



TURF ON NATURAL GROUND

TYPICAL SECTION

1:20 @ A3



ON SLAB PLANTER BOX

TYPICAL SECTION

1:20 @ A3

OUTLINE LANDSCAPE SPECIFICATION

GENERAL

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION

WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT

TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING

SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION

A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDENT ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING

IMPLEMENT AN APPROPRIATE HAND WATERING REGIME IN AREAS NOT IRRIGATED IN ASSOCIATION WITH CURRENT WATERING PROGRAMME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE

ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS

HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS

ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW P PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L

HORIZON B - LARGER POTTED PLANTING BELOW 300MM
A SANDY, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING BELOW 300MM FROM THE SURFACE IN LARGER POTTED SPECIMENS OVER 45L OR 400MM DEPTH OF ROOT BALL, SEMI-ADVANCED, ADVANCED AND SUPER ADVANCED TREE PLANTING. THE SPECIFICATION MAY USE A SMALL PROPORTION OF SITE WON TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.

CULTIVATION

ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING

ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL', PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING

THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED, MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING

THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.

GROUND INK

LANDSCAPE ARCHITECTS

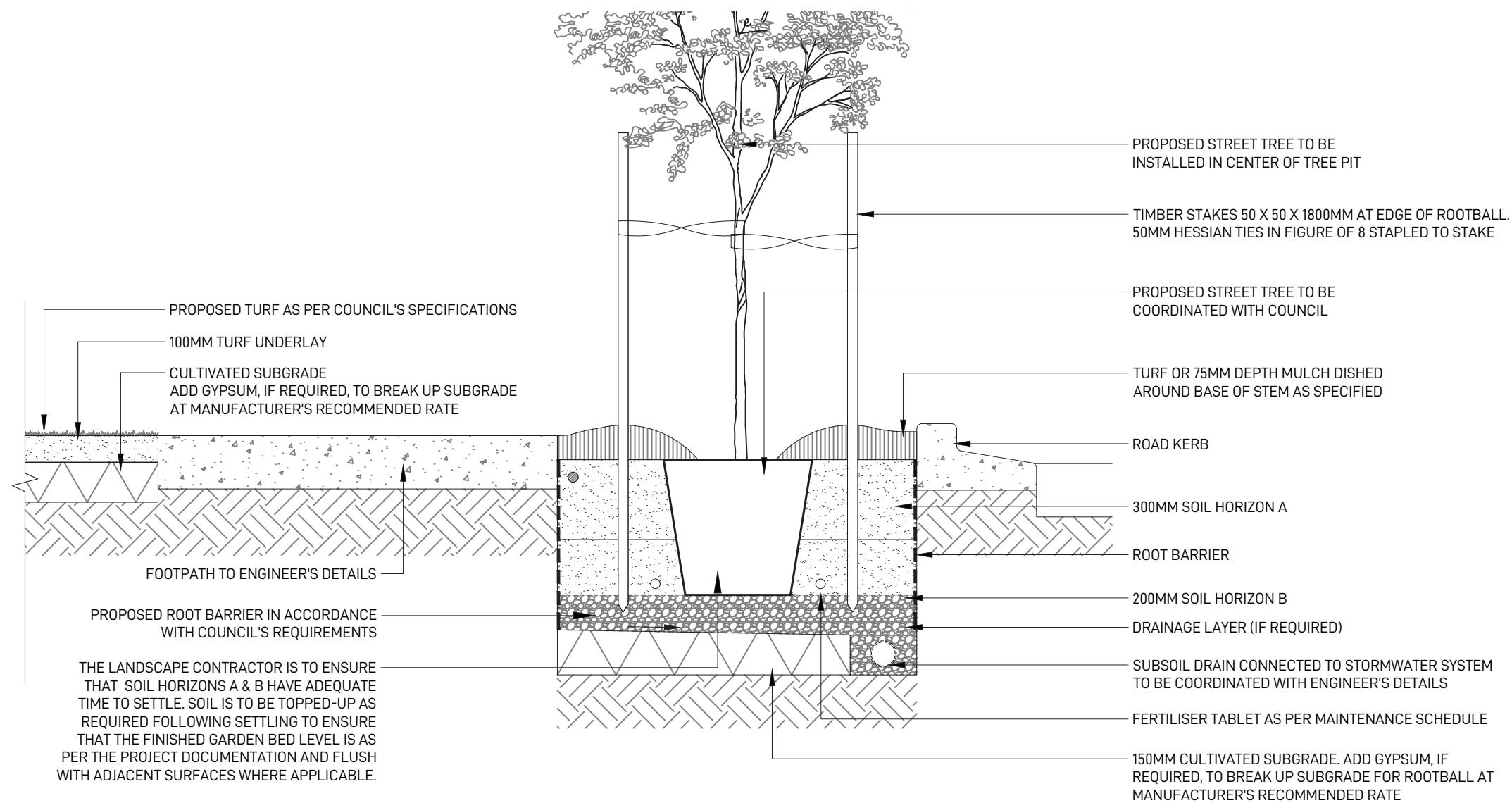
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LANDSCAPE DETAILS

LDA-06

LANDSCAPE S4.55 DOCUMENTATION | 55-61 NEWTON STREET, BLACKTOWN

REV. B | 12-Apr-2023



STREET TREE PLANTING
TYPICAL SECTIONAL DETAIL

1:20 @ A3

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INSPECTIONS	2M		2M		2M		2M		2M		2M	
WATERING	W	W	W	W	W	W	W	W	W	W	W	W
WEED AND PEST MANAGEMENT	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
LITTER REMOVAL	2M		2M		2M		2M		2M		2M	
REMOVAL OF DEAD/DYING TREE LIMBS	2M		2M		2M		2M		2M		2M	
PLANT REPLACEMENT IF REQUIRED	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
MULCHING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
TREE STAKE ADJUSTMENTS	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
FERTILISING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
PLANTING ESTABLISHMENT PERIOD - 12 MONTHS LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS KEY = W -WEEKLY, 2M - EVERY TWO MONTHS, AR - AS REQUIRED												
THE CONTRACTOR IS TO ALLOW 52 WEEKS PLANTING ESTABLISHMENT PERIOD FROM THE DATE OF PRACTICAL COMPLETION. CONTRACTOR TO MAINTAIN A LOG BOOK TO KEEP A RECORD OF MAINTENANCE EVERY MONTH. REPLACEMENTS OF FAILED, DAMAGED OR STOLEN PLANTS TO BE CARRIED OUT DURING THE MAINTENANCE PERIOD. IRRIGATION SYSTEMS TO BE INSTALLED AND MAINTAINED DURING THE MAINTENANCE PERIOD. LANDSCAPE MAINTENANCE REPORT SHALL BE SUBMITTED TO THE PRINCIPLE CERTIFYING AUTHORITY BY THE CONTRACTOR.												