2-10 COTTONWOOD CRESCENT, MACQUARIE PARK





[Status]	Preliminary
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12	DEVELOPMENT APPLICATION	15.12.2020
13	DEVELOPMENT APPLICATION	15.01.2021
14	DEVELOPMENT APPLICATION	11.03.2021

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APARTMENT YIELD

LEVEL	1 BED	1 BED + ST	2 BED	2 BED + ST	3 BED	3 BED + ST	TOTAL
BUILDING A							
GROUND FLOOR	0	2	4	0	0	0	6
LEVEL 1	1	3	4	0	0	0	8
LEVEL 2	0	3	5	0	0	0	8
LEVEL 3	0	3	5	0	0	0	8
LEVEL 4	0	3	5	0	0	0	8
LEVEL 5	0	3	5	0	0	0	8
LEVEL 6	0	3	5	0	0	0	8
LEVEL 7	0	3	4	0	0	0	7
LEVEL 8	0	3	4	0	0	0	7
LEVEL 9	0	3	4	0	0	0	7
LEVEL 10	0	3	4	0	0	0	7
LEVEL 11	0	3	4	0	0	0	7
LEVEL 12	0	3	4	0	0	0	7
BUILDING A: 96	1	38	57	0	0	0	96

APARTMENT YIELD

LEVEL	1 BED	1 BED + ST	2 BED	2 BED + ST	3 BED	3 BED + ST	TOTAL
BUILDING B							
GROUND FLOOR	1	2	1	0	1	0	5
LEVEL 1	1	4	2	0	3	0	10
LEVEL 2	4	2	4	2	0	0	12
LEVEL 3	4	2	4	2	0	0	12
LEVEL 4	1	5	4	2	0	0	12
LEVEL 5	1	5	4	2	0	0	12
LEVEL 6	0	5	3	1	0	2	11
LEVEL 7	0	5	4	0	1	0	10
BUILDING B LEVEL 8	0	4	1	0	2	1	8
BUILDING B LEVEL 9	0	2	2	0	3	0	7
BUILDING B LEVEL 10	0	1	2	0	2	0	5
BUILDING B LEVEL 11	0	1	2	0	2	0	5
BUILDING B LEVEL 12	0	0	0	0	2	0	2
BUILDING B: 111	12	38	33	9	16	3	111
207	13	76	90	9	16	3	207

UNIT COUNT OVERALL

UNIT TYPE	COUNT	ACHIEVED MIX
1B	13	6.28%
1B+ST	76	36.71%
2B	70	33.82%
2B(A)	20	9.66%
2B+ST	9	4.35%
3B	16	7.73%
3B+ST	3	1.45%
207	207	100.00%

SOLAR COMPLIANCE

SOLAR ACCESS	COUNT	PERCENTAGE
0-2 Hours on June 21st	36	17%
2+ Hours on June 21st	144	70%
None	27	13%
Grand total: 207		

VENTILATION COMPLIANCE

CROSS VENTIALATION	COUNT	PERCENTAGE
NO	61	40%
YES	91	60%
Grand total: 152		100%

PROPOSED PARKING SCHEDULE

TYPE	PROPOSED	COUNCIL RATE
CAR WASH	1	CAR WASH BAY
CHILD CARE	16	16.25 (70 CHILDREN @ 1 SPACE PER 8 + 15 STAFF @ 1 SPACE PER 2)
CHILDCARE DDA	1	
RESIDENTIAL ACCESSIBLE	3	
RESIDENTIAL DDA	17	20 (10% OF DWELLINGS)
RESIDENTIAL SINGLE	129	
RESIDENTIAL TANDEM	21	
SHARE CAR	4	
VISITOR	7	
Grand total: 199	199	

SITE DATA:

SITE AREA:	4227m²
FSR PROPOSED:	4.5 : 1
ALLOWABLE GFA:	19022m²
GFA PROPOSED:	19022m²

GFA SCHEDULE

LEVEL	AREA
LOWER GROUND	946 m²
	946 m²
RESIDENTIAL	
GROUND FLOOR	1063 m²
LEVEL 1	1508 m²
LEVEL 2	1616 m²
LEVEL 3	1616 m²
LEVEL 4	1665 m²
LEVEL 5	1665 m²
LEVEL 6	1677 m²
LEVEL 7	1492 m²
LEVEL 8	1363 m²
LEVEL 9	1324 m²
LEVEL 10	1119 m²
LEVEL 11	1105 m²
LEVEL 12	864 m²
	18076 m²
	19022 m²

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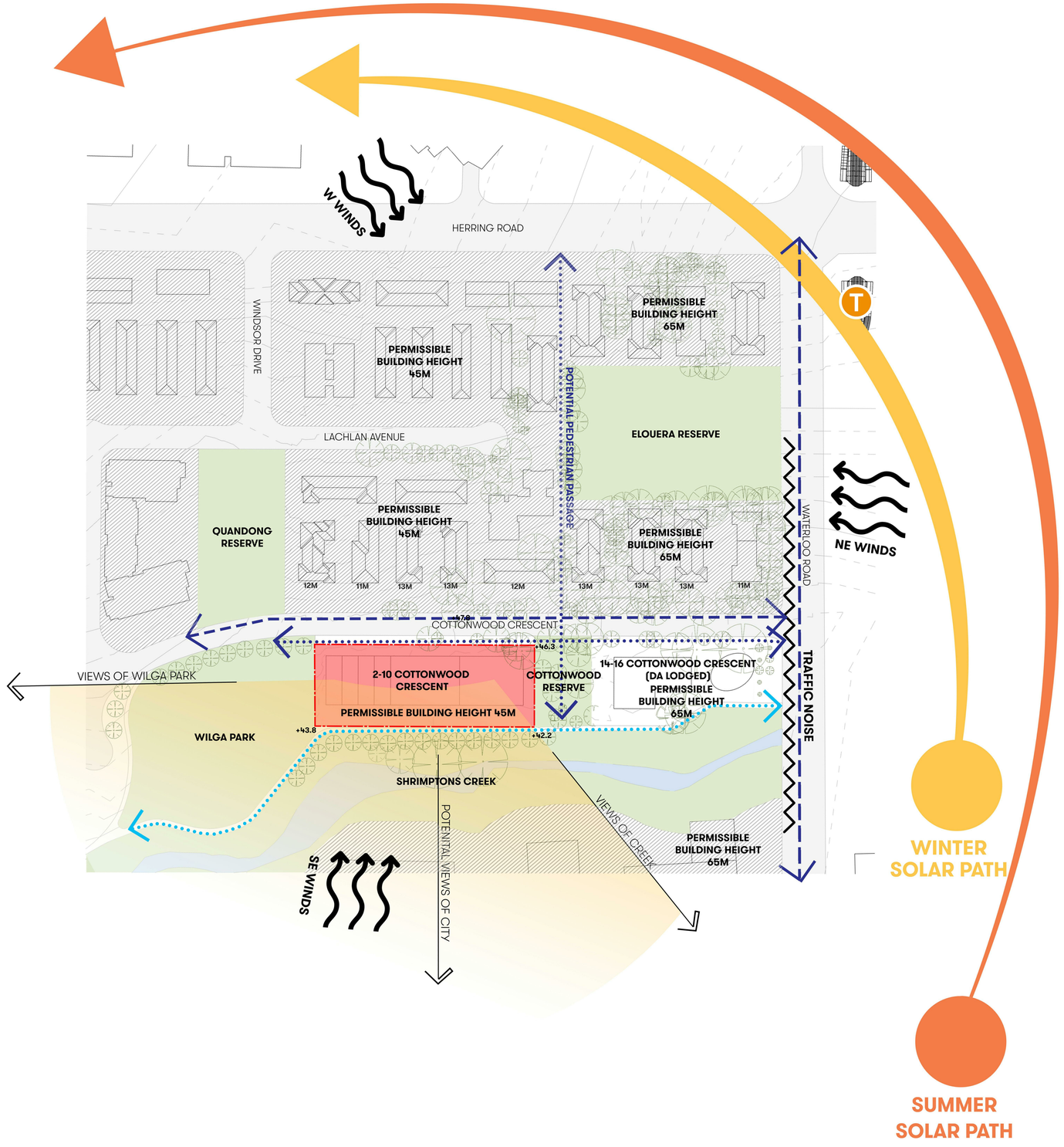
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COVER PAGE

20200003 [Dwg AD-DA4000 [Rev] 14



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- SITE
- ROADS
- CREEK
- WINTER SOLAR PATH
- SUMMER SOLAR PATH
- NOISE
- WIND DIRECTION
- TRAIN STATION
- VEHICULAR ROUTE
- PEDESTRIAN ROUTE
- BICYCLE ROUTE
- GREEN SPACE
- VIEWS

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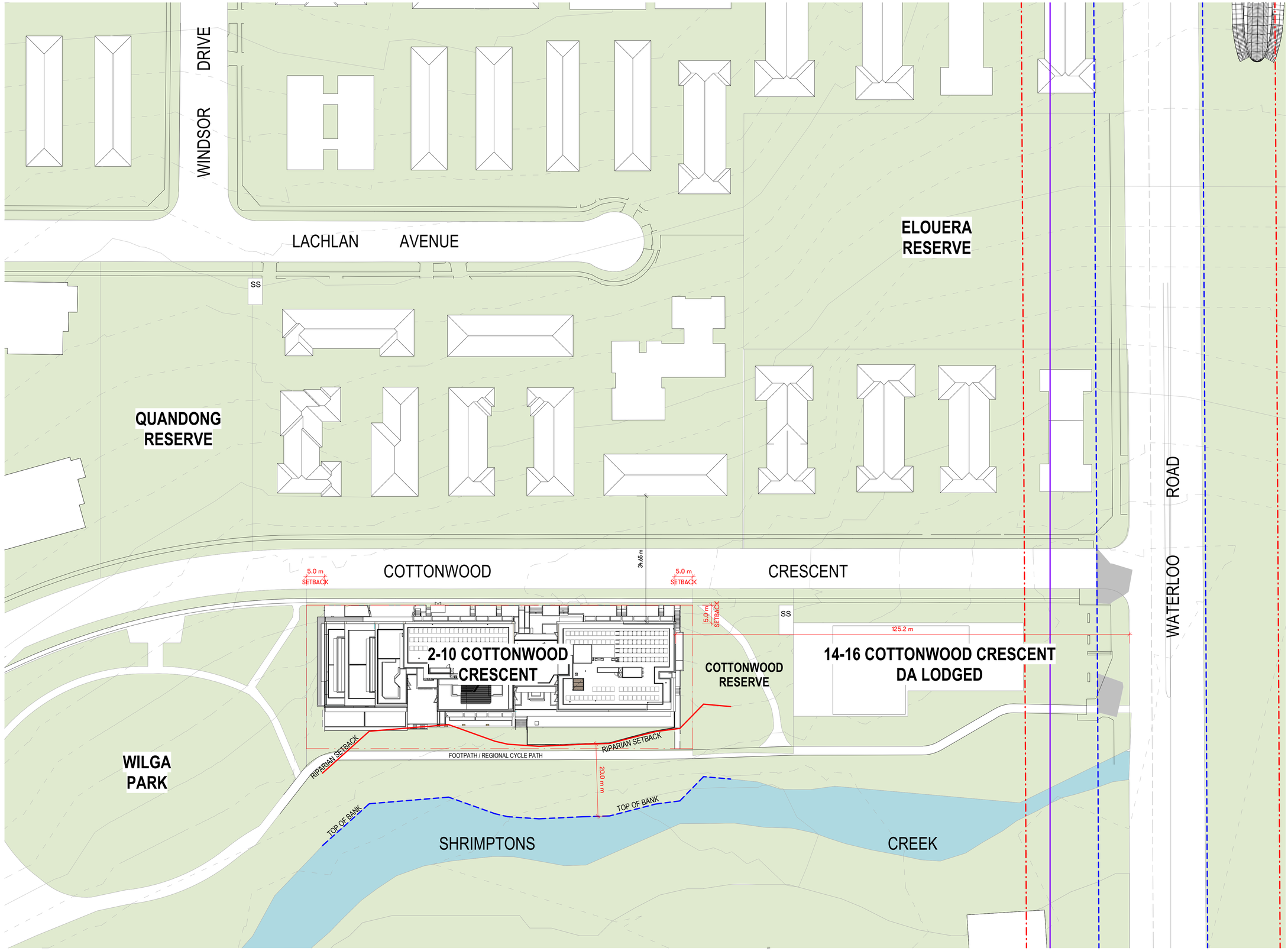
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SITE ANALYSIS

20200003 [Dwg] AD-DA4001 [Rev] 7



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0 5 10 15 20 25 m

[Scale] 1 : 500 @ A1 / 50% @A3

LOCATION PLAN

20200003 [Dwg] AD-DA4002 [Rev] 6

[Status] Preliminary

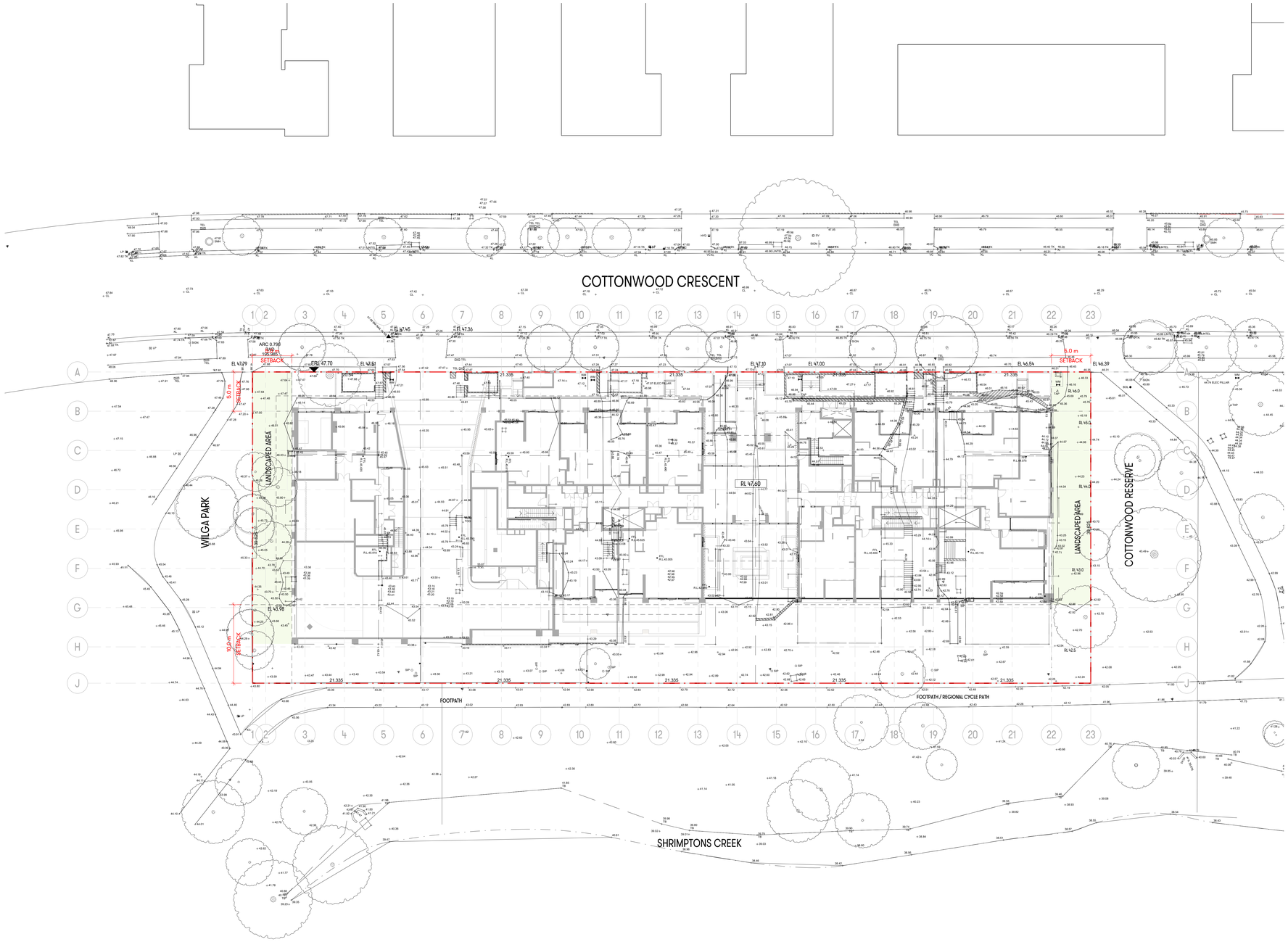
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REV.	DATE	AMENDMENTS

LEGEND:

▲	BENCHMARK	SURFACE SPOT LEVEL	×129.53
TEL	TELSTRA PIT	FINISHED FLOOR LEVEL	FFL 132.285
LP	LIGHT POLE	WINDOW HEAD / WINDOW SILL LEVEL	WH 135.04 / WS 134.49
PP	POWER POLE	ROOF RIDGE LEVEL	×139.54 RIDGE
EPIT	ELECTRICITY PIT	ROOF TOP OF GUTTER LEVEL	×137.79 TOG
SMH	SEWER MANHOLE	KERB LIP LEVEL	×135.34 KL
HYD	HYDRANT	TOP OF KERB LEVEL	×142.08 TK
WM	WATER METER	ROAD CENTRELINE LEVEL	×140.00 CL
GM	GAS METER	VEHICLE CROSSING LEVEL	×135.00 VC
GRP	GRATED INLET PIT	OVERHEAD ELECTRICAL LINE	
SIP	SEWER INSP POINT	WALL STRUCTURE	
SV	STOP VALVE	BUILDING STRUCTURE	

(0,2,2,4) TREE (TRUNK DIA, SPREAD, HEIGHT)

PREPARED BY:

geosurv
consulting surveyors, planners & engineers

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PREPARED FOR:

MERITON

PLAN SHOWING:

DETAIL SURVEY OF NO'S 2-10 COTTONWOOD CRESCENT, MACQUARIE PARK. NSW SP'S 8748, 8811, 8813, 9579 & 9785

TRUE NORTH

PLAN NORTH - MGA

ORIGINAL SIZE: A0

SCALE:	1:100	CO-ORD:	N/A
LOCALITY: MACQUARIE PARK		LGA:	RYDE
DATUM:	AHD	ORIG DATUM:	SSM 24943
DATE OF SURVEY:	27/4/2020	DATE OF PLAN:	28/4/2020
SURVEY BY:	BM,CB,DC&KF	DRAWN BY:	AJH
CHECKED BY:	BM,CB,DC&KF	DATE:	29/4/2020
APPROVED BY:	NT	DATE:	29/4/2020
PLAN REF:	200433-DT-01[A]	SHEET:	1 OF 2 SHEETS

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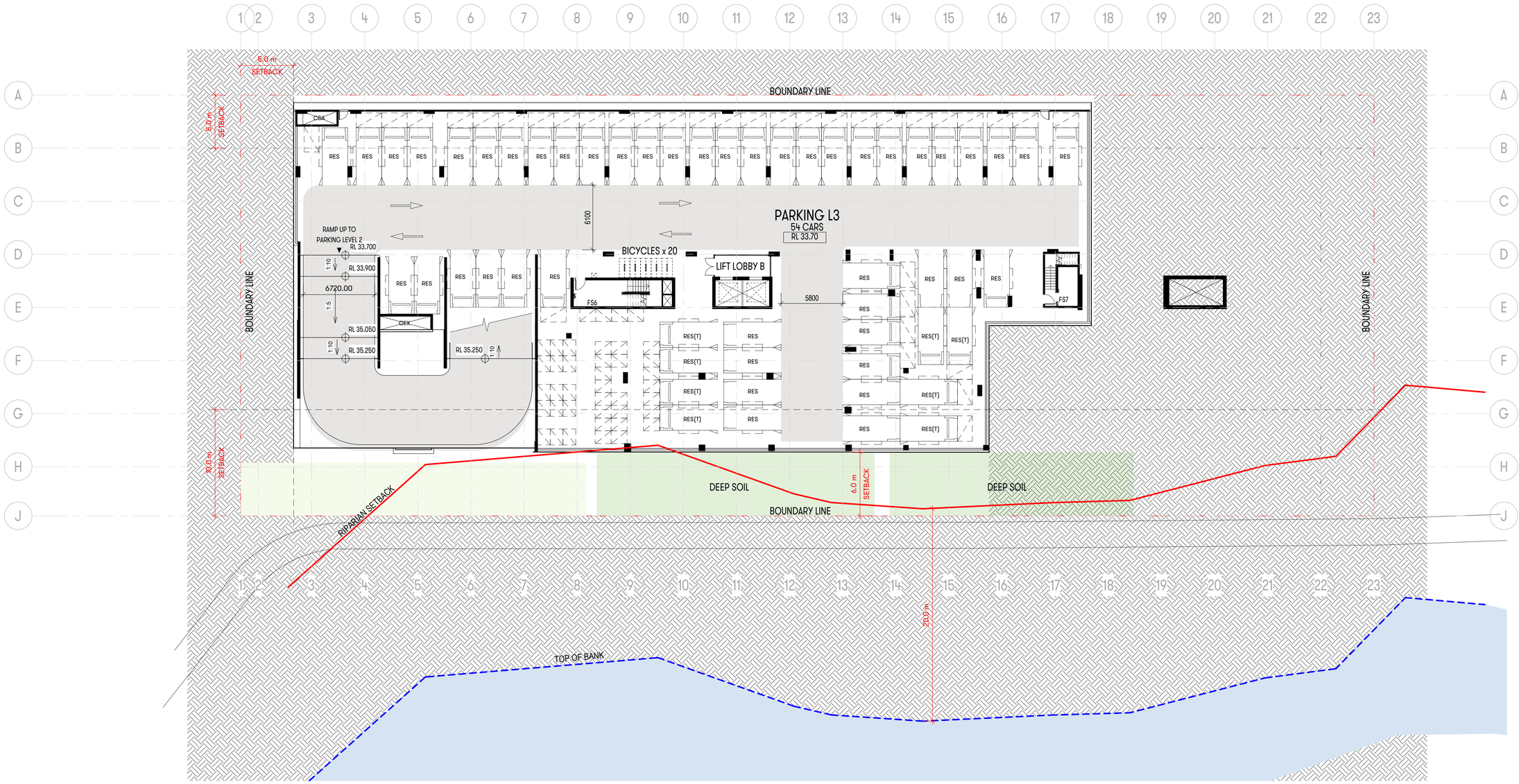
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SURVEY PLAN

[Ref] 20200003 [Dwg No] AD-DA4010 [Rev] 4



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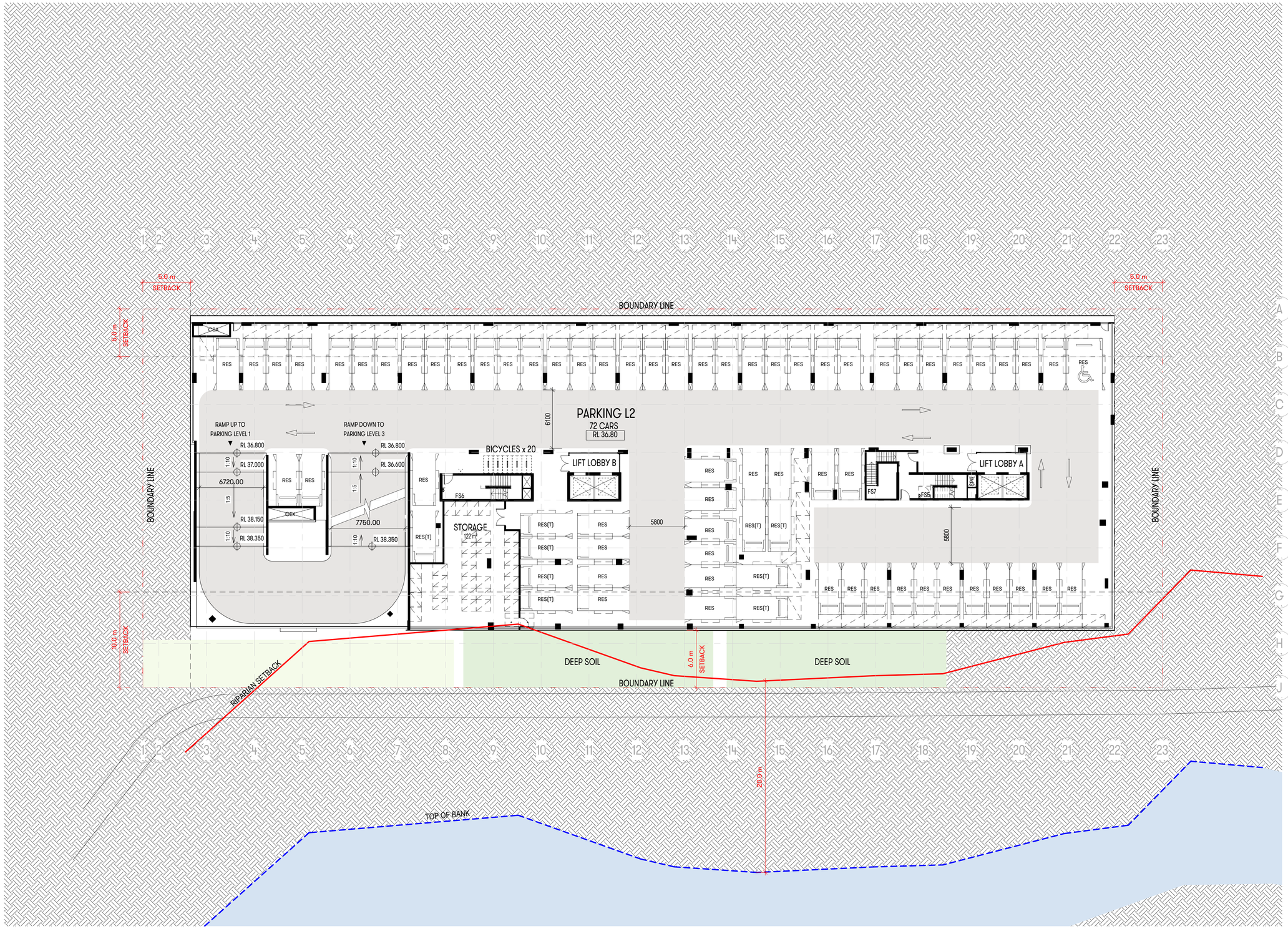
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BASEMENT LEVEL 3

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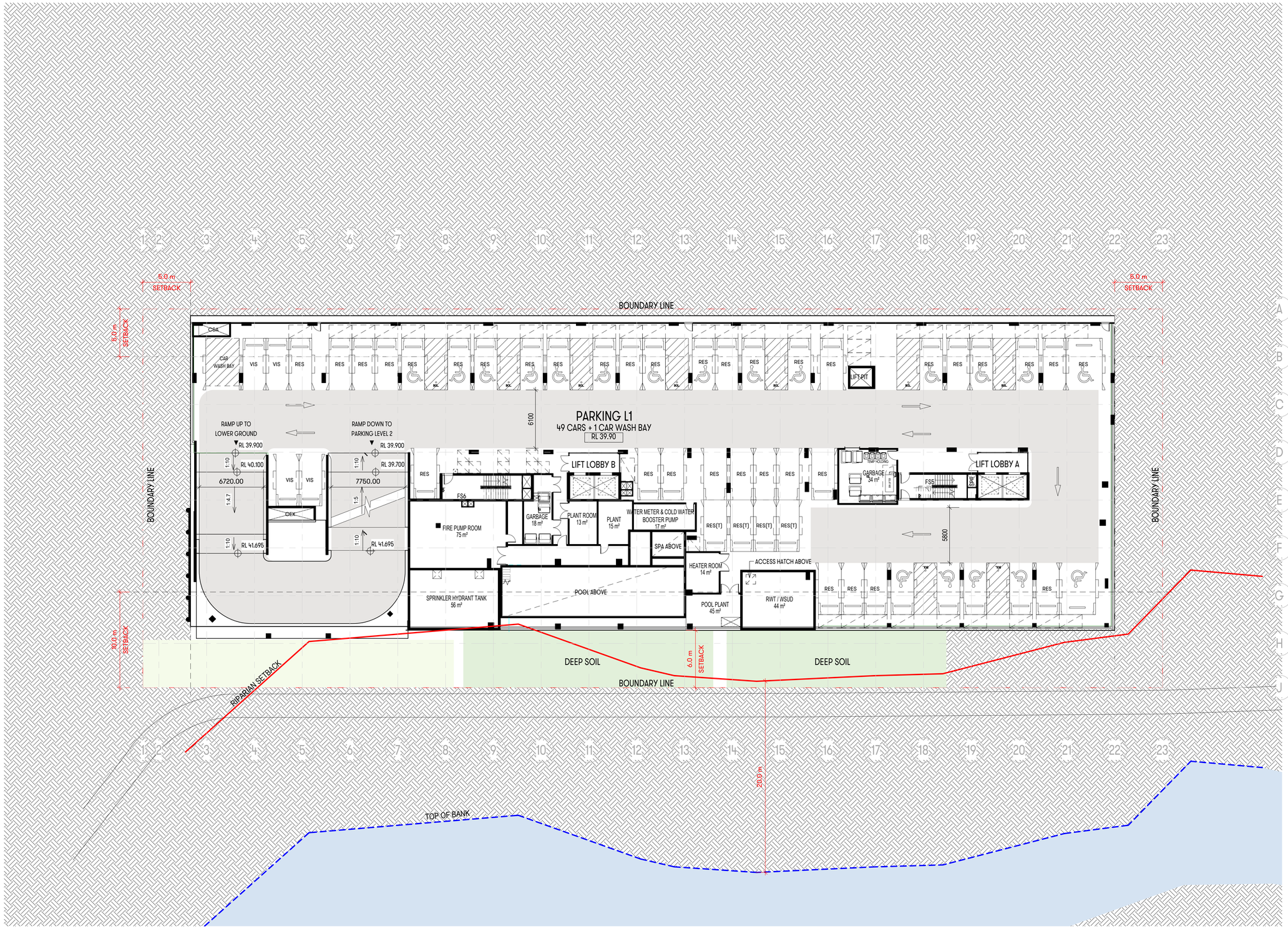
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BASEMENT LEVEL 2

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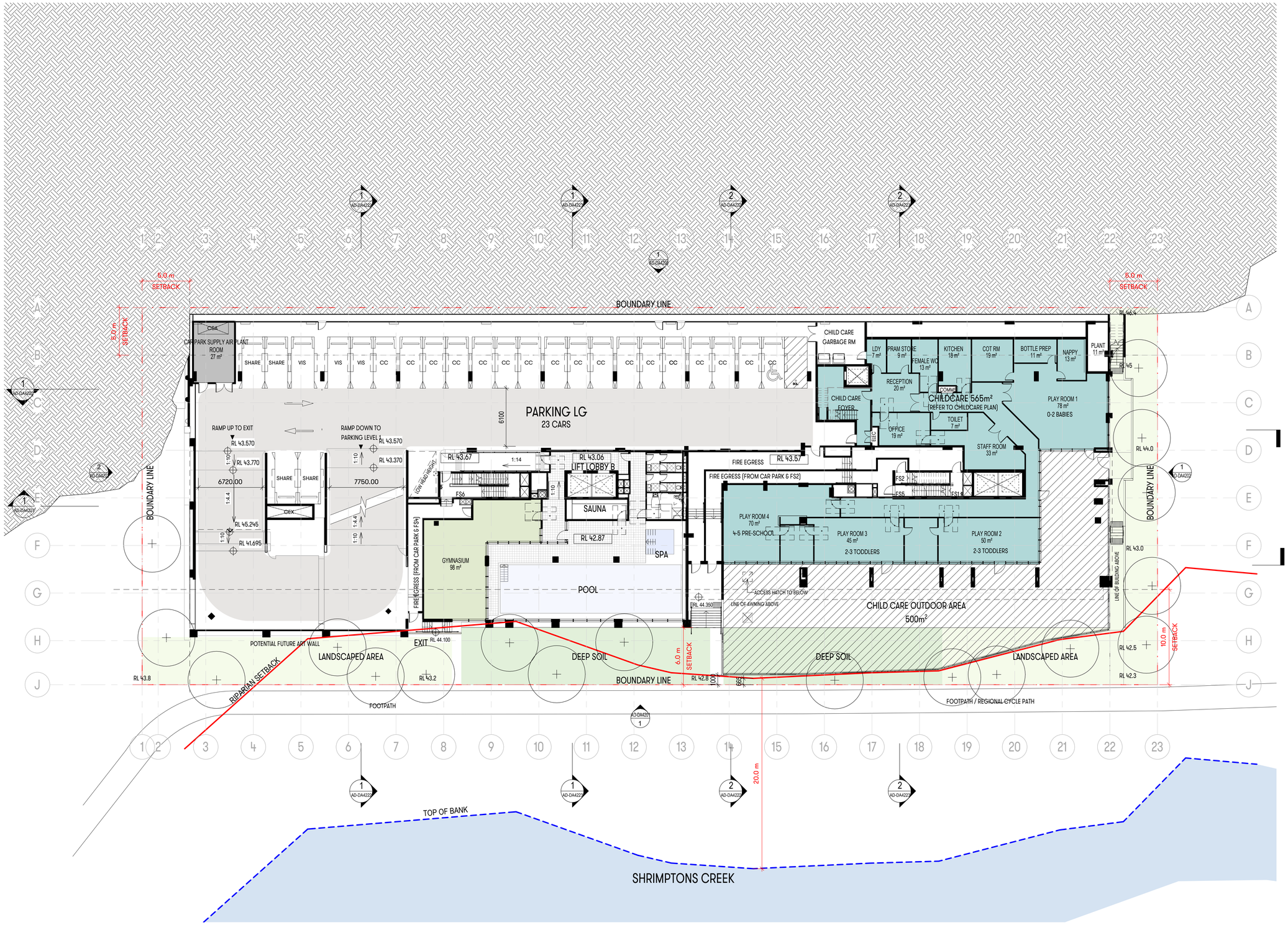
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[Scale] 1 : 200 @ A1 / 50% @A3

BASEMENT LEVEL 1

20200003 [Dwg] AD-DA4101 [Rev] 10



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[Scale] 1 : 200 @ A1 / 50% @A3

LOWER GROUND FLOOR PLAN

20200003 [Dwg] AD-DA4102 [Rev] 15



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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1 / 50% @A3

GROUND FLOOR PLAN

20200003 [Dwg] AD-DA4103 [Rev] 15



[Status]	Preliminary
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 6:39:14 PM

History

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13	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1 / 50% @A3

FLOOR PLAN LEVEL 1

20200003 [Dwg] AD-DA4104 [Rev] 13



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:34:06 PM

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12	DEVELOPMENT APPLICATION	15.01.2021
13	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 2

20200003 [Dwg] AD-DA4105 [Rev] 13



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:39:48 PM

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13	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 3

20200003 [Dwg] AD-DA4106 [Rev] 13



[Status]	Preliminary
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 6:40:31 PM

History

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

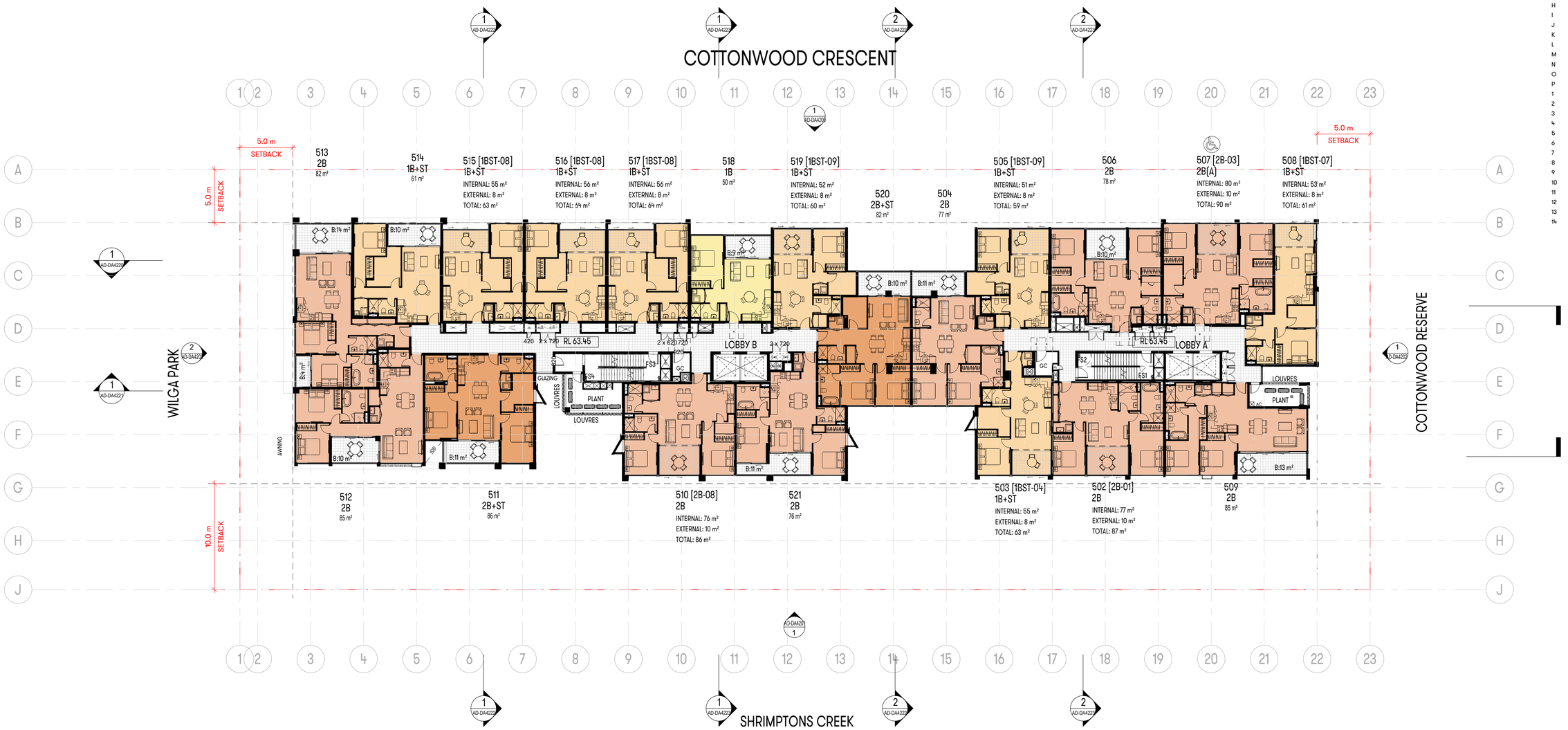
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1 / 50% @A3

FLOOR PLAN LEVEL 4

20200003 [Dwg] AD-DA4107 [Rev] 14



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:41:02 PM

History

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

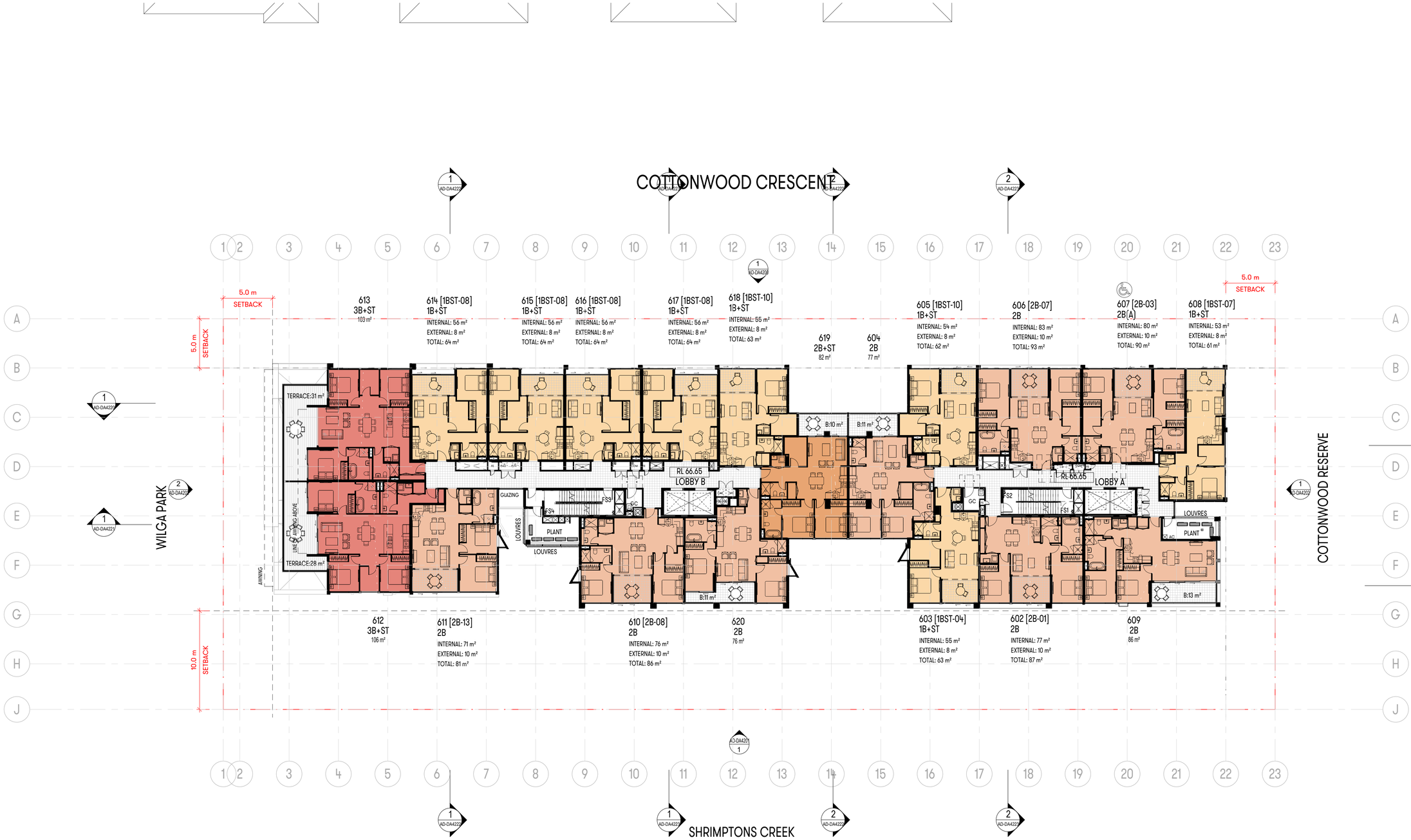
MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 5

20200003 [Dwg] AD-DA4108 [Rev] 14



[Status]	Preliminary
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[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 6:41:37 PM

History

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12	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

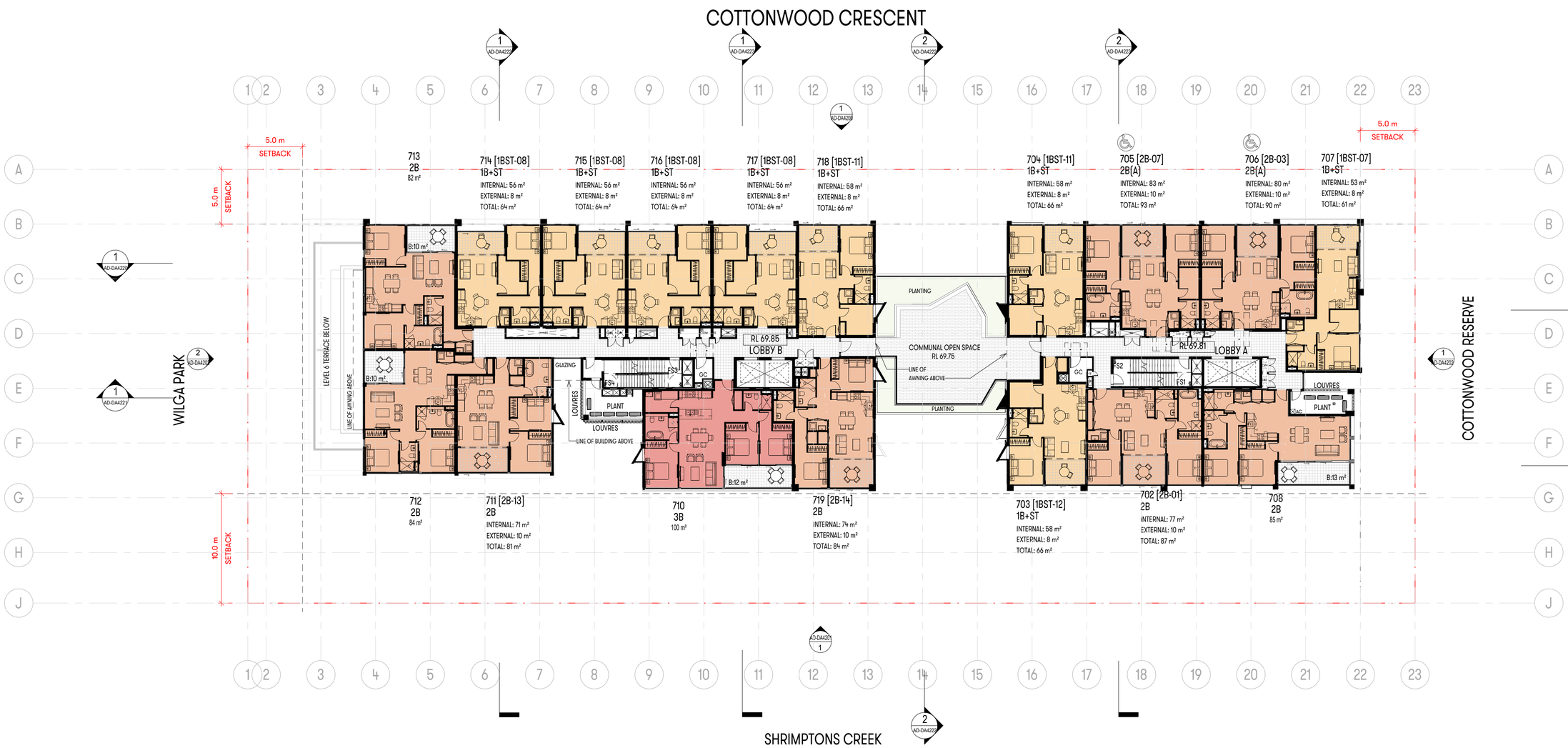
MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 6

20200003 [Dwg] AD-DA4109 [Rev] 12



[Status]	Preliminary
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12	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

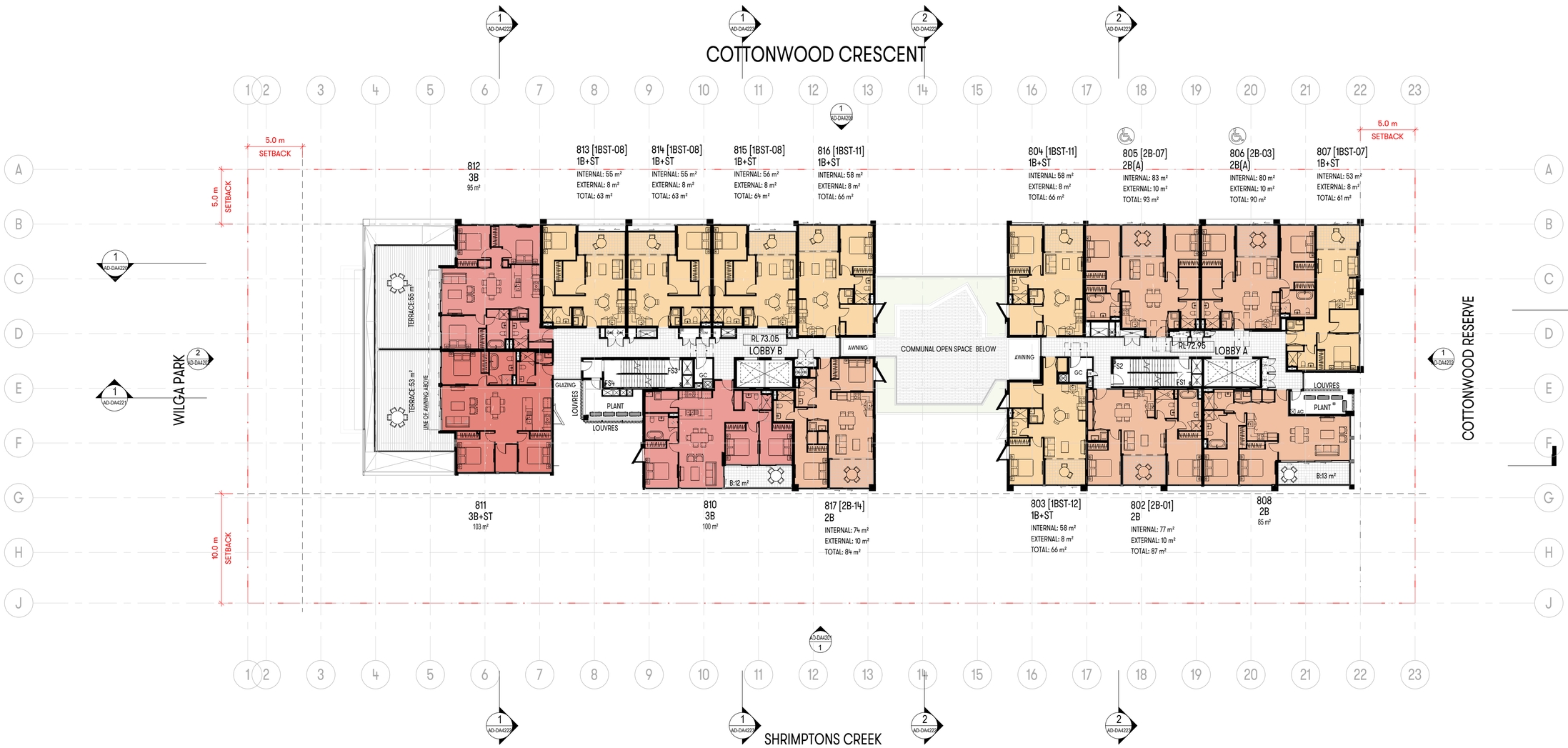
MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 7

20200003 [Dwg] AD-DA4110 [Rev] 12



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

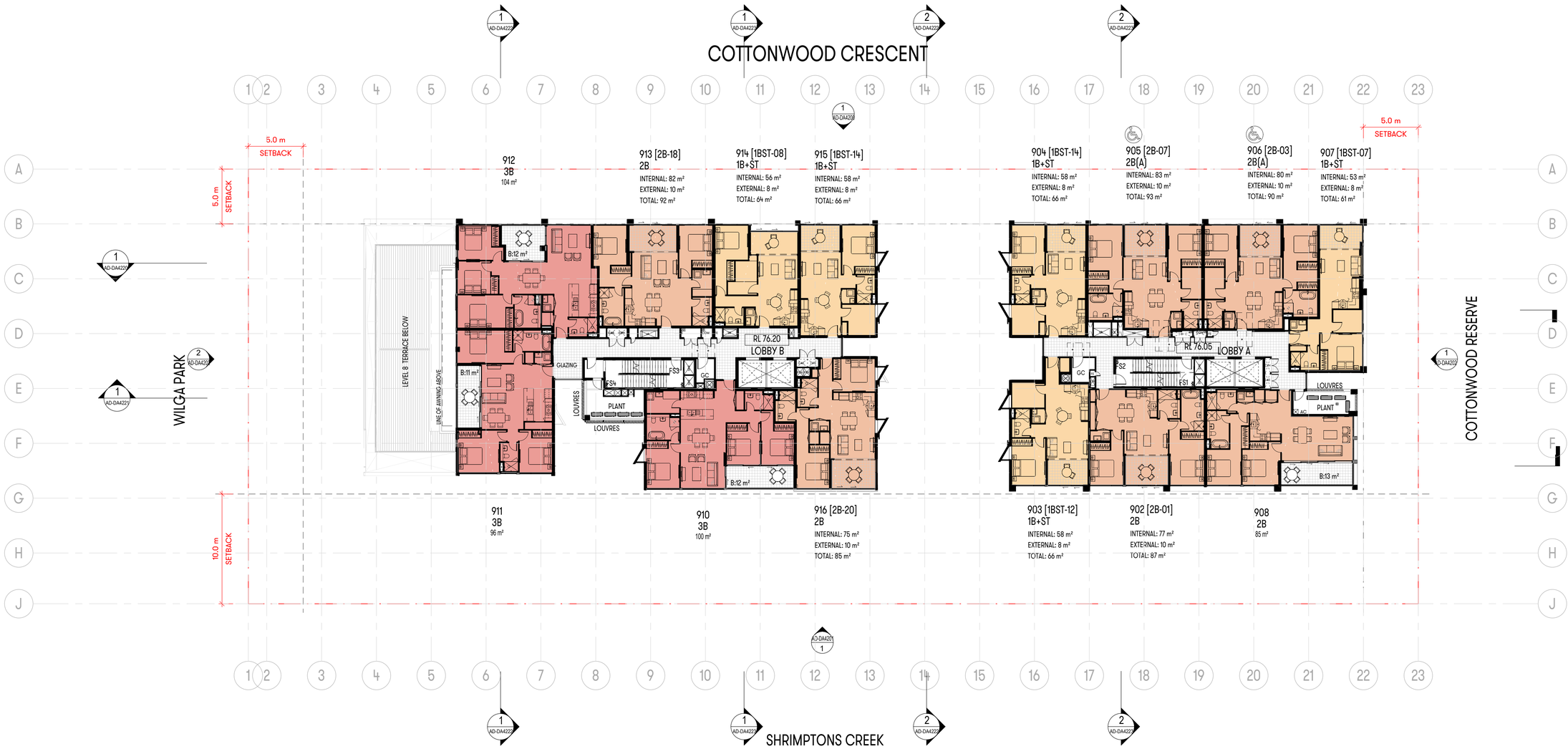
MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1 / 50% @A3

FLOOR PLAN LEVEL 8

20200003 [Dwg] AD-DA4111 [Rev] 12



[Status]	Preliminary
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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

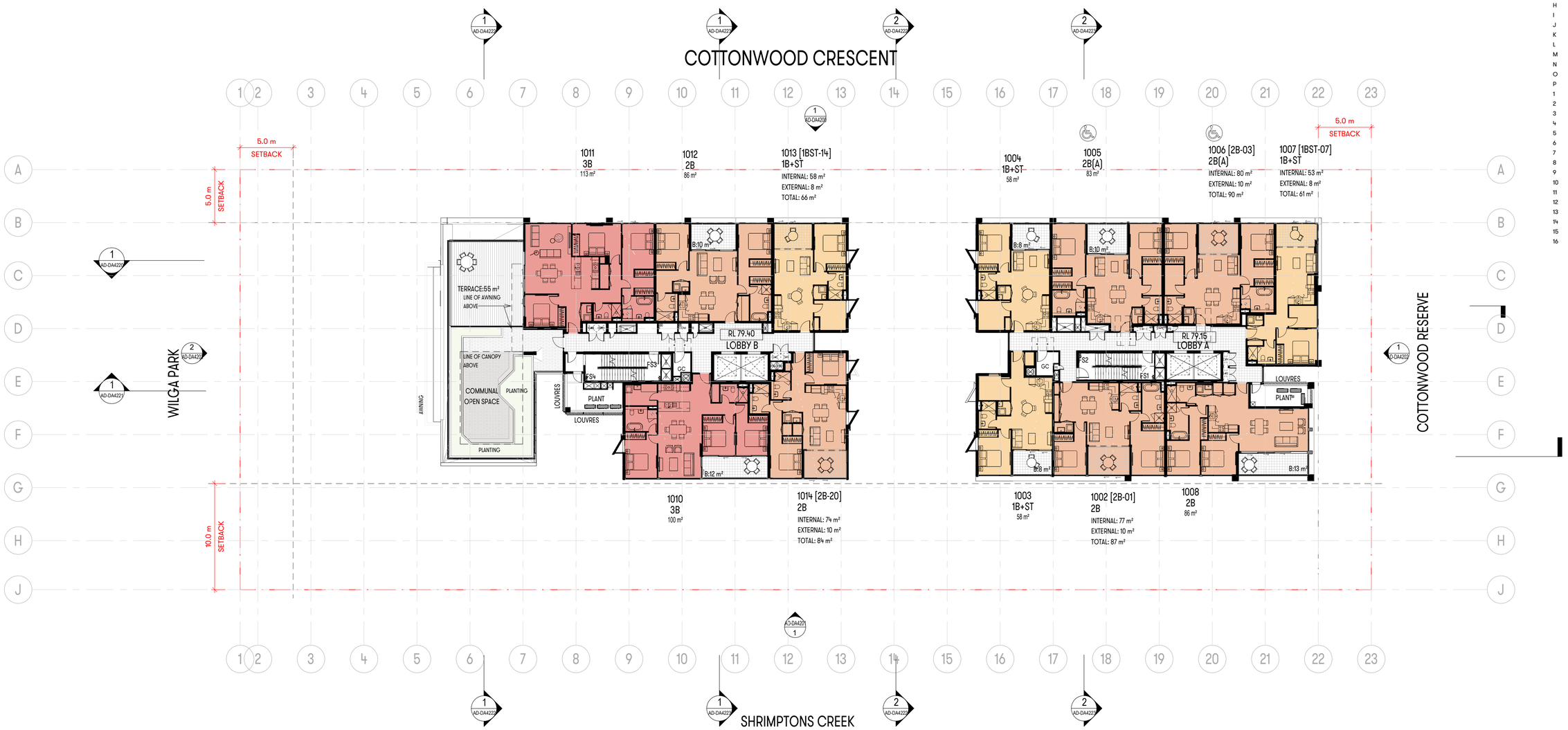
MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

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FLOOR PLAN LEVEL 9

20200003 [Dwg] AD-DA4112 [Rev] 13



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:44:00 PM

History

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1 / 50% @A3

FLOOR PLAN LEVEL 10

20200003 [Dwg] AD-DA4113 [Rev] 16



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:44:32 PM

History

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale] 1 : 200 @ A1 / 50% @A3

0 2 4 6 8 10 m

FLOOR PLAN LEVEL 11

20200003 [Dwg] AD-DA4114 [Rev] 15

COTTONWOOD CRESCENT

SHRIMPTONS CREEK

WILGA PARK

COTTONWOOD RESERVE

5.0 m SETBACK

10.0 m SETBACK

1210
3B
109 m²

1211
3B
108 m²

1204
1B+ST
58 m²

1205
2B(A)
83 m²

1206 [2B-03]
2B(A)
INTERNAL: 80 m²
EXTERNAL: 10 m²
TOTAL: 90 m²

1207 [1BST-07]
1B+ST
INTERNAL: 53 m²
EXTERNAL: 8 m²
TOTAL: 61 m²

1203
1B+ST
58 m²

1202 [2B-01]
2B
INTERNAL: 77 m²
EXTERNAL: 10 m²
TOTAL: 87 m²

1208
2B
85 m²

B:31 m²
B:28 m²
B:8 m²
B:10 m²
B:9 m²
B:13 m²

RL 85.71
LOBBY B
RL 85.35
LOBBY A
PLANT
FS3
FS4
FS1
FS2
GC
PLANTING
BBQ AREA
COMMUNAL OPEN SPACE
LINE OF CANOPY ABOVE
SKYLIGHT OVER
LOUVRES

[Status]	Preliminary
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 6:44:57 PM

History

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D	PRELIMINARY	18.03.2020
E	PRELIMINARY	25.03.2020
F	PRELIMINARY	30.03.2020
G	PRELIMINARY	01.04.2020
H	PRELIMINARY	03.04.2020
I	PRELIMINARY	21.04.2020
J	PRELIMINARY	24.04.2020
K	PRELIMINARY	30.04.2020
L	PRELIMINARY	12.05.2020
M	FINAL DRAFT	22.05.2020
N	FINAL DRAFT 2	29.05.2020
O	FINAL DRAFT 3	05.06.2020
P	FINAL DRAFT 4	12.06.2020
1	DEVELOPMENT APPLICATION	18.06.2020
2	—	23.06.2020
3	DEVELOPMENT APPLICATION	26.06.2020
4	DEVELOPMENT APPLICATION	29.06.2020
5	DEVELOPMENT APPLICATION	13.10.2020
6	DEVELOPMENT APPLICATION	16.10.2020
7	DEVELOPMENT APPLICATION	19.10.2020
8	DEVELOPMENT APPLICATION	22.10.2020
9	DEVELOPMENT APPLICATION	23.10.2020
10	DEVELOPMENT APPLICATION	27.11.2020
11	DEVELOPMENT APPLICATION	1.12.2020
12	DEVELOPMENT APPLICATION	03.12.2020
13	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

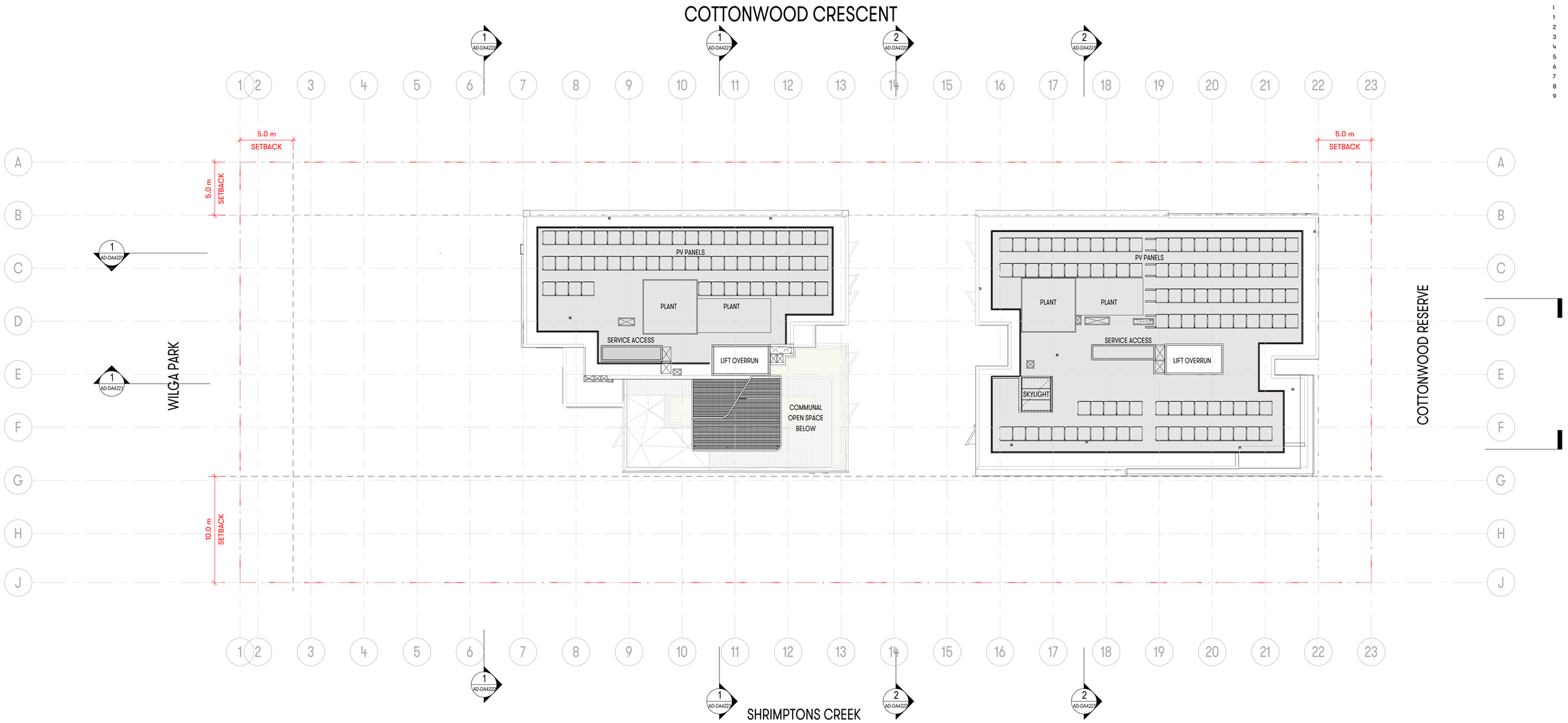
[Client] MERITON

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FLOOR PLAN LEVEL 12

20200003 [Dwg] AD-DA4115 [Rev] 13



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:45:31 PM

History

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C	PRELIMINARY	24.04.2020
D	PRELIMINARY	30.04.2020
E	PRELIMINARY	12.05.2020
F	FINAL DRAFT	22.05.2020
G	FINAL DRAFT 2	29.05.2020
H	FINAL DRAFT 3	05.06.2020
I	FINAL DRAFT 4	12.06.2020
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6	DEVELOPMENT APPLICATION	23.10.2020
7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	03.12.2020
9	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

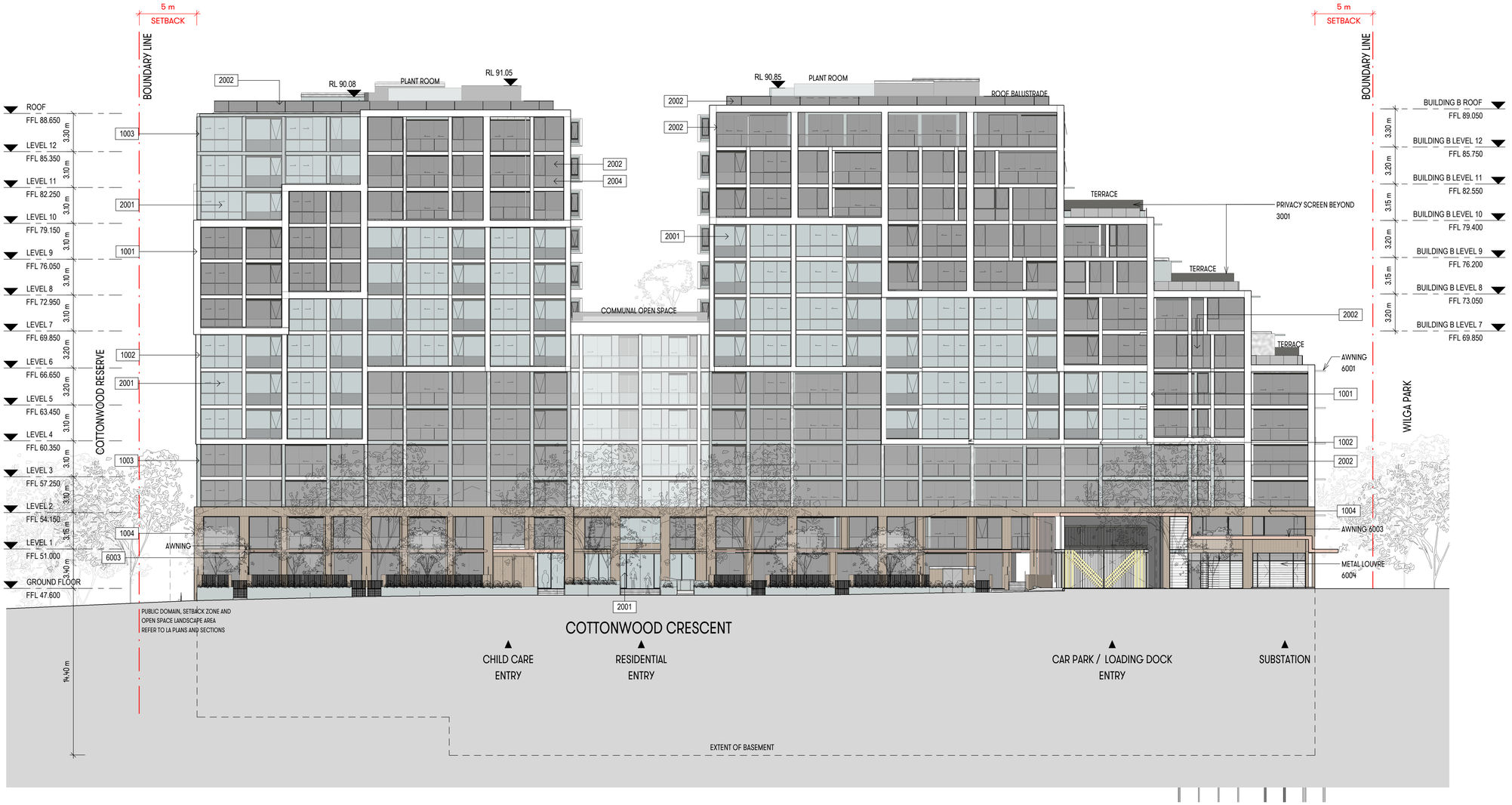
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[Scale] 1 : 200 @ A1 / 50% @A3

FLOOR PLAN ROOF

20200003 [Dwg] AD-DA4116 [Rev] 9



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:46:51 PM

History

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2	---	23.06.2020
3	DEVELOPMENT APPLICATION	29.06.2020
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7	DEVELOPMENT APPLICATION	20.10.2020
8	DEVELOPMENT APPLICATION	22.10.2020
9	DEVELOPMENT APPLICATION	23.10.2020
10	DEVELOPMENT APPLICATION	27.11.2020
11	DEVELOPMENT APPLICATION	1.12.2020
12	DEVELOPMENT APPLICATION	03.12.2020
13	DEVELOPMENT APPLICATION	15.12.2020
14	DEVELOPMENT APPLICATION	15.01.2021
15	DEVELOPMENT APPLICATION	05.02.2021
16	DEVELOPMENT APPLICATION	11.03.2021

MATERIALS AND FINISHES

1000 EXTERNAL FINISHES
- 1001 - TYPE 1 - WHITE
- 1002 - TYPE 2 - MID GREY
- 1003 - TYPE 3 - DARK GREY
- 1004 - TYPE 4 - WARM-TONED LIGHT WEIGHT CLADDING

2000 GLAZING
- 2001 - CLEAR GLAZING
- 2002 - GREY MEDIUM TINT
- 2003 - COLOUR BACK GREY
- 2004 - GREY FROSTED GLASS
- 2005 - CLEAR FROSTED GLASS

3000 SCREENING
- 3001 - PRIVACY SCREEN MEDIUM GREY
- 3002 - PRIVACY SCREEN GREY
- 3003 - CHILD CARE SCREEN

4000 PAINT FINISHES
- 4001 - LIGHT GREY
- 4002 - MID GREY
- 4003 - DARK GREY

5000 BALUSTRADES
- 5001 - GLAZED BALUSTRADE TYPE 1
- 5002 - GLAZED BALUSTRADE TYPE 2
- 5003 - METAL PALISADE FENCE -MEDIUM GREY

6000 FIXING
- 6001 - AWNING TYPE 1 - WHITE
- 6002 - AWNING TYPE 2 - GREY
- 6003 - AWNING TYPE 3 - CHAMPAGNE
- 6004 - METAL LOUVRE - MEDIUM GREY
- 6005 - ARCHITECTURAL FINS

7000 FRAMES
- 7001 - POWDER-COAT - DARK GREY
- 7002 - POWDER-COAT - LIGHT GREY

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[Project] 2-10 COTTONWOOD CRESCENT

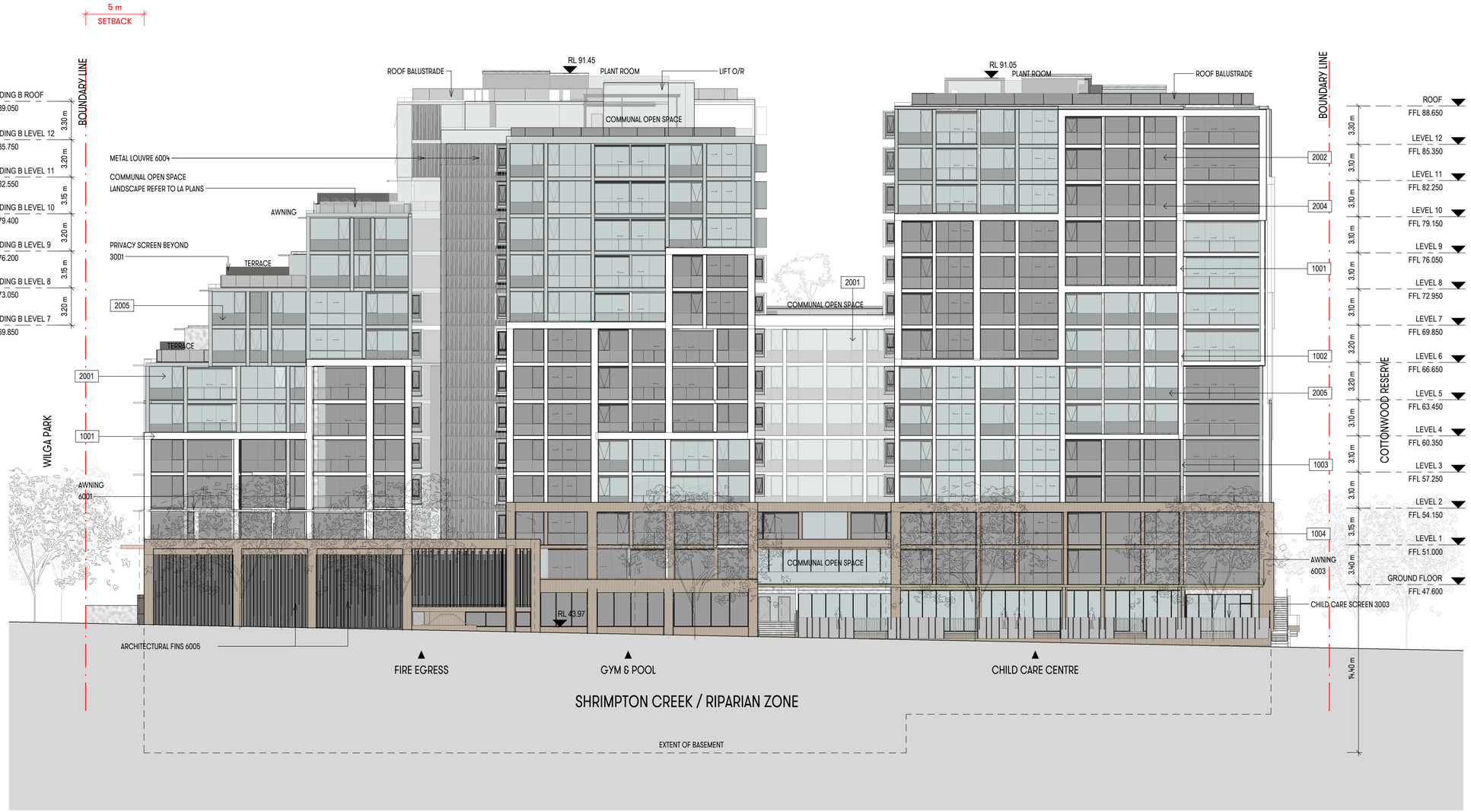
[Client] MERITON

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[Scale] 1 : 200 @ A1 / 50% @A3

NORTH-WEST ELEVATION

20200003 [Dwg] AD-DA4200 [Rev] 16



MATERIALS AND FINISHES

1000 EXTERNAL FINISHES
- 1001 - TYPE 1 - WHITE
- 1002 - TYPE 2 - MID GREY
- 1003 - TYPE 3 - DARK GREY
- 1004 - TYPE 4 - WARM-TONED LIGHT WEIGHT CLADDING

2000 GLAZING
- 2001 - CLEAR GLAZING
- 2002 - GREY MEDIUM TINT
- 2003 - COLOUR BACK GREY
- 2004 - GREY FROSTED GLASS
- 2005 - CLEAR FROSTED GLASS

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- 3002 - PRIVACY SCREEN GREY
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- 4002 - MID GREY
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- 6004 - METAL LOUVRE - MEDIUM GREY
- 6005 - ARCHITECTURAL FINS

7000 FRAMES
- 7001 - POWDER-COAT - DARK GREY
- 7002 - POWDER-COAT - LIGHT GREY

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:48:18 PM

History

[Rev#]	[Description]	[Date]
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B	FINAL DRAFT 2	29.05.2020
C	FINAL DRAFT 3	05.06.2020
1	DEVELOPMENT APPLICATION	18.06.2020
2	---	23.06.2020
3	DEVELOPMENT APPLICATION	29.06.2020
4	DEVELOPMENT APPLICATION	12.08.2020
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6	DEVELOPMENT APPLICATION	16.10.2020
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9	DEVELOPMENT APPLICATION	23.10.2020
10	DEVELOPMENT APPLICATION	27.11.2020
11	DEVELOPMENT APPLICATION	1.12.2020
12	DEVELOPMENT APPLICATION	03.12.2020
13	DEVELOPMENT APPLICATION	15.12.2020
14	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

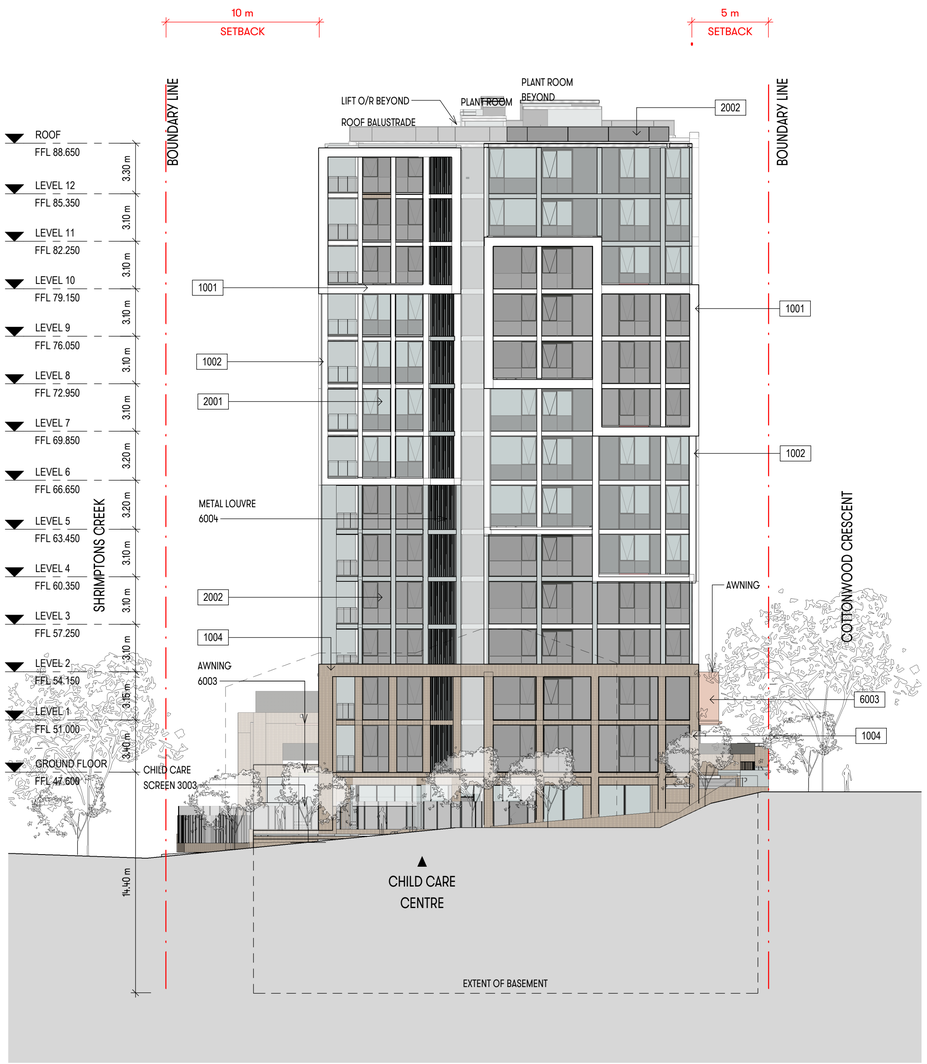
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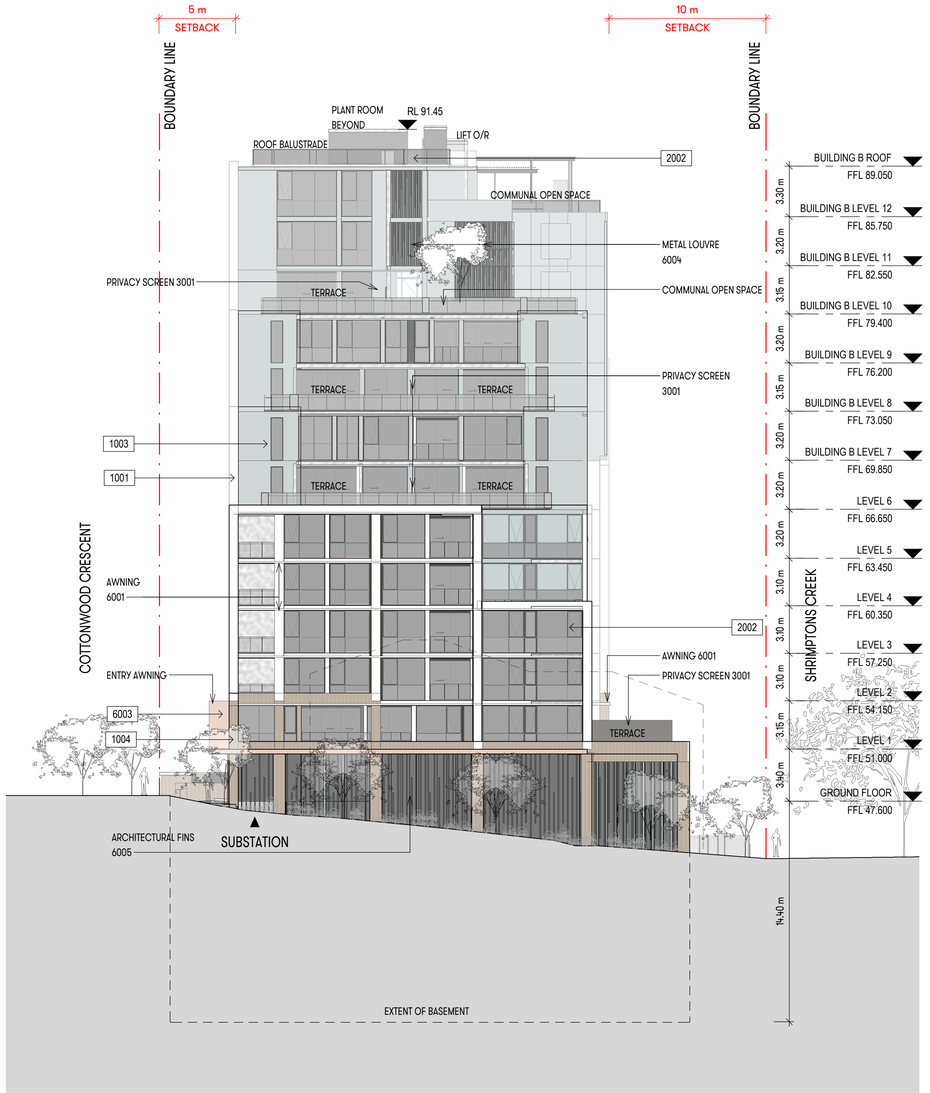
SOUTH-EAST ELEVATION

20200003 [Dwg] AD-DA4201 [Rev] 14



1 NORTH-EAST ELEVATION

1 : 200



2 SOUTH-WEST ELEVATION

1 : 200

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:49:54 PM

History

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7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	03.12.2020
9	DEVELOPMENT APPLICATION	15.12.2020
10	DEVELOPMENT APPLICATION	11.03.2021

MATERIALS AND FINISHES

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- 7002 - POWDER-COAT - LIGHT GREY

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

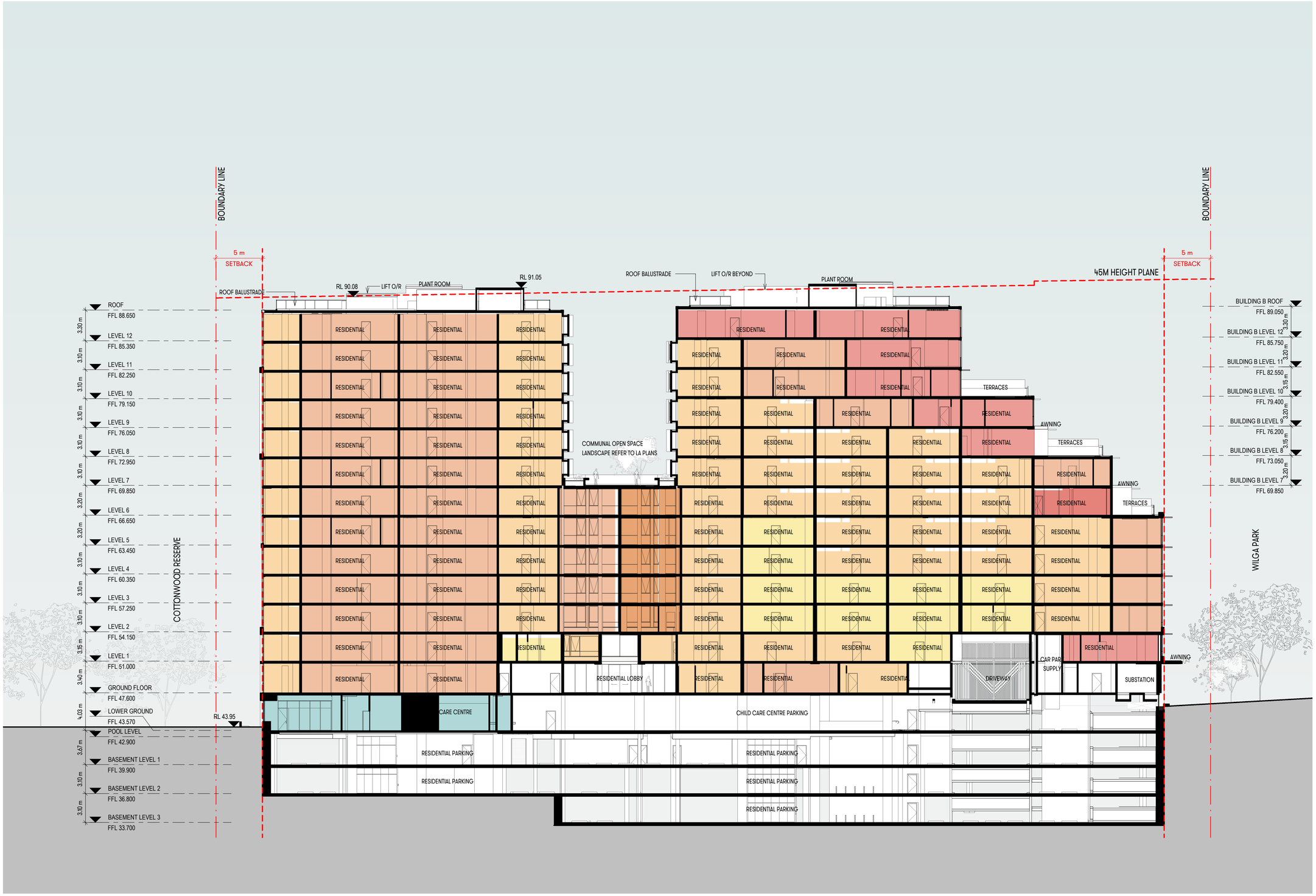
MERITON

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[Scale] 1 : 200 @ A1 / 50% @A3

NORTH-EAST & SOUTH-WEST ELEVATION

20200003 [Dwg] AD-DA4202 [Rev] 10



1 LONG SECTION 01

1 : 200

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:50:30 PM

History

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2	---	23.06.2020
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4	DEVELOPMENT APPLICATION	13.10.2020
5	DEVELOPMENT APPLICATION	22.10.2020
6	DEVELOPMENT APPLICATION	23.10.2020
7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	03.12.2020
9	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

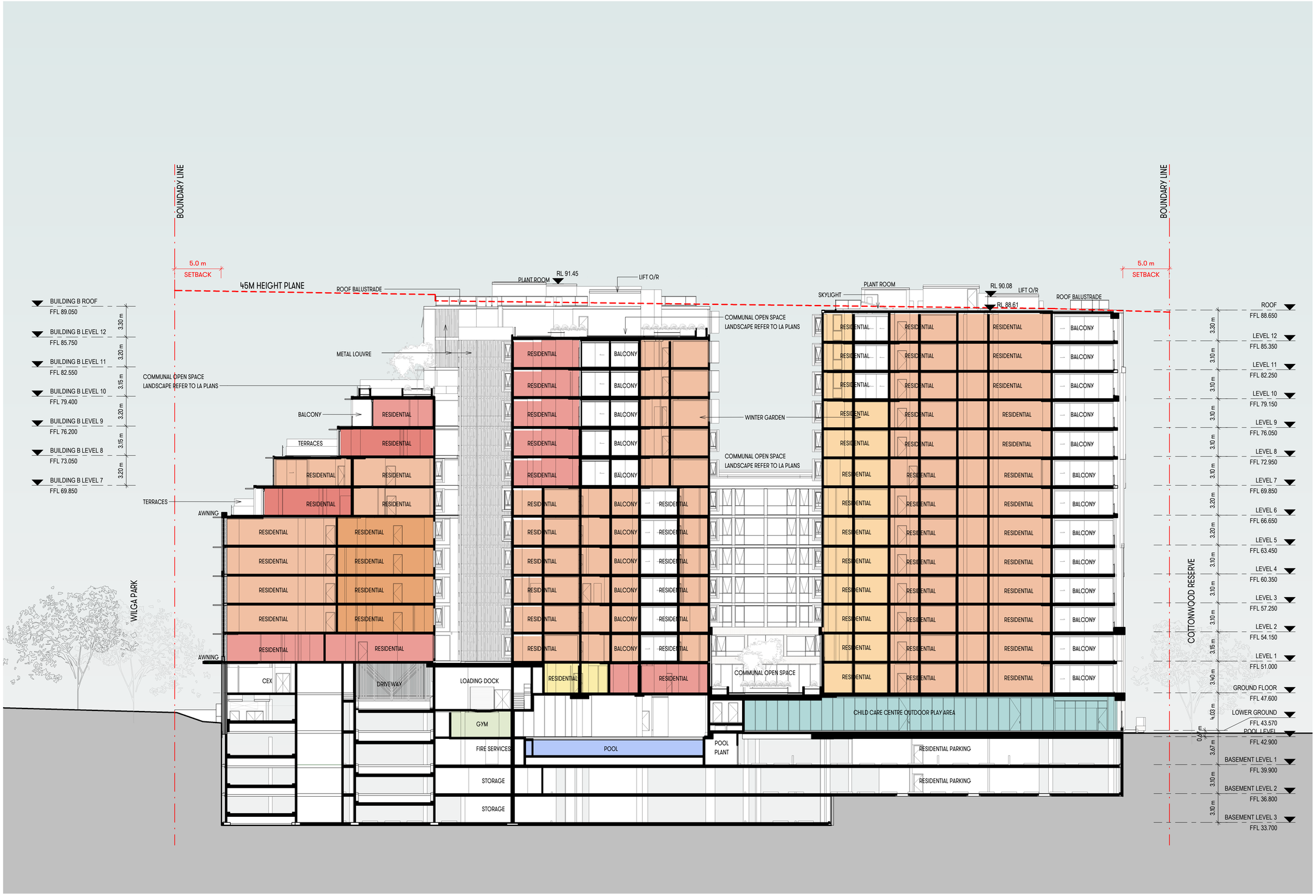
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LONG SECTION - SHEET 1

20200003 [Dwg] AD-DA4220 [Rev] 9



1 LONG SECTION 02
1 : 200

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:51:21 PM

History

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8	DEVELOPMENT APPLICATION	1.12.2020
9	DEVELOPMENT APPLICATION	03.12.2020
10	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

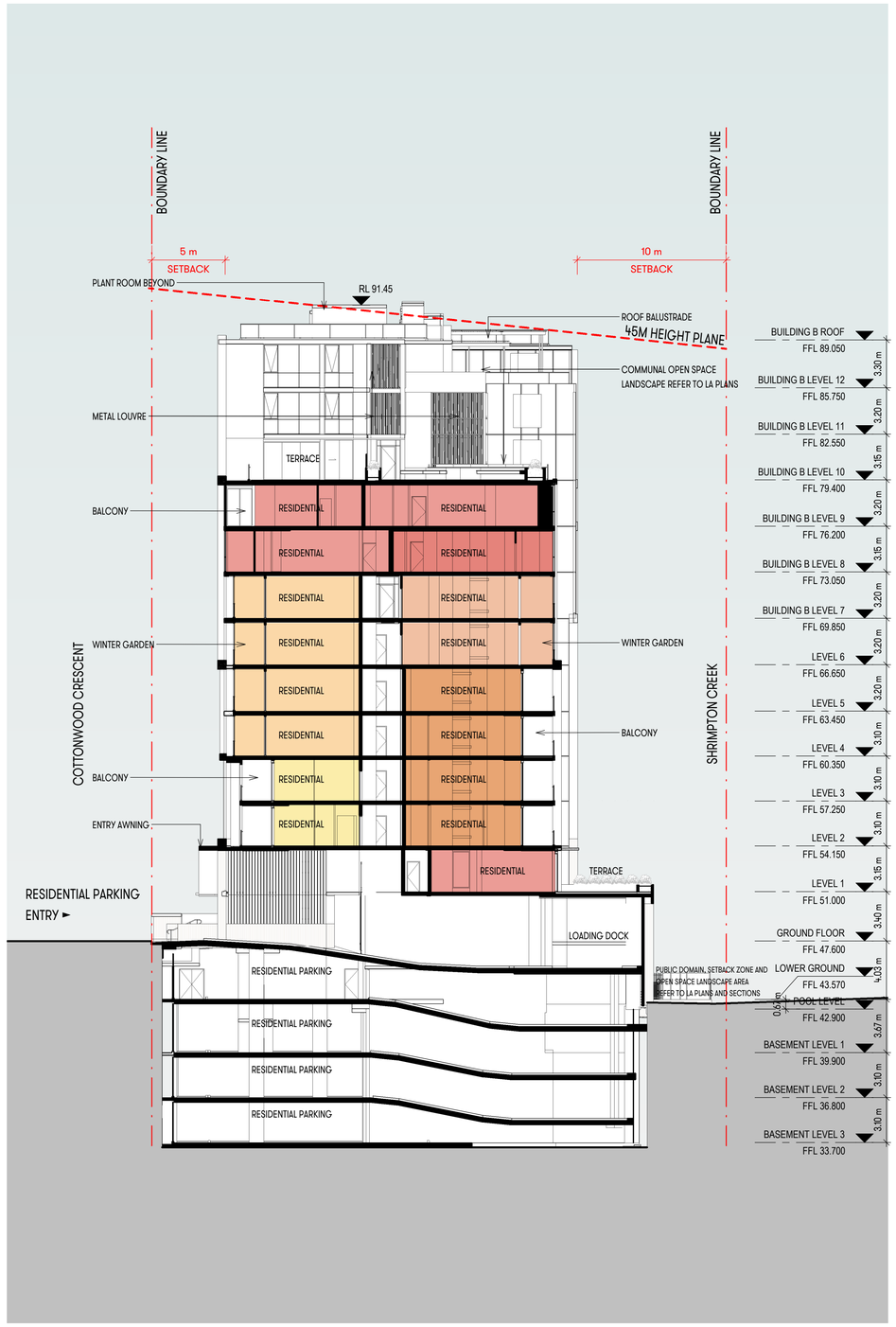
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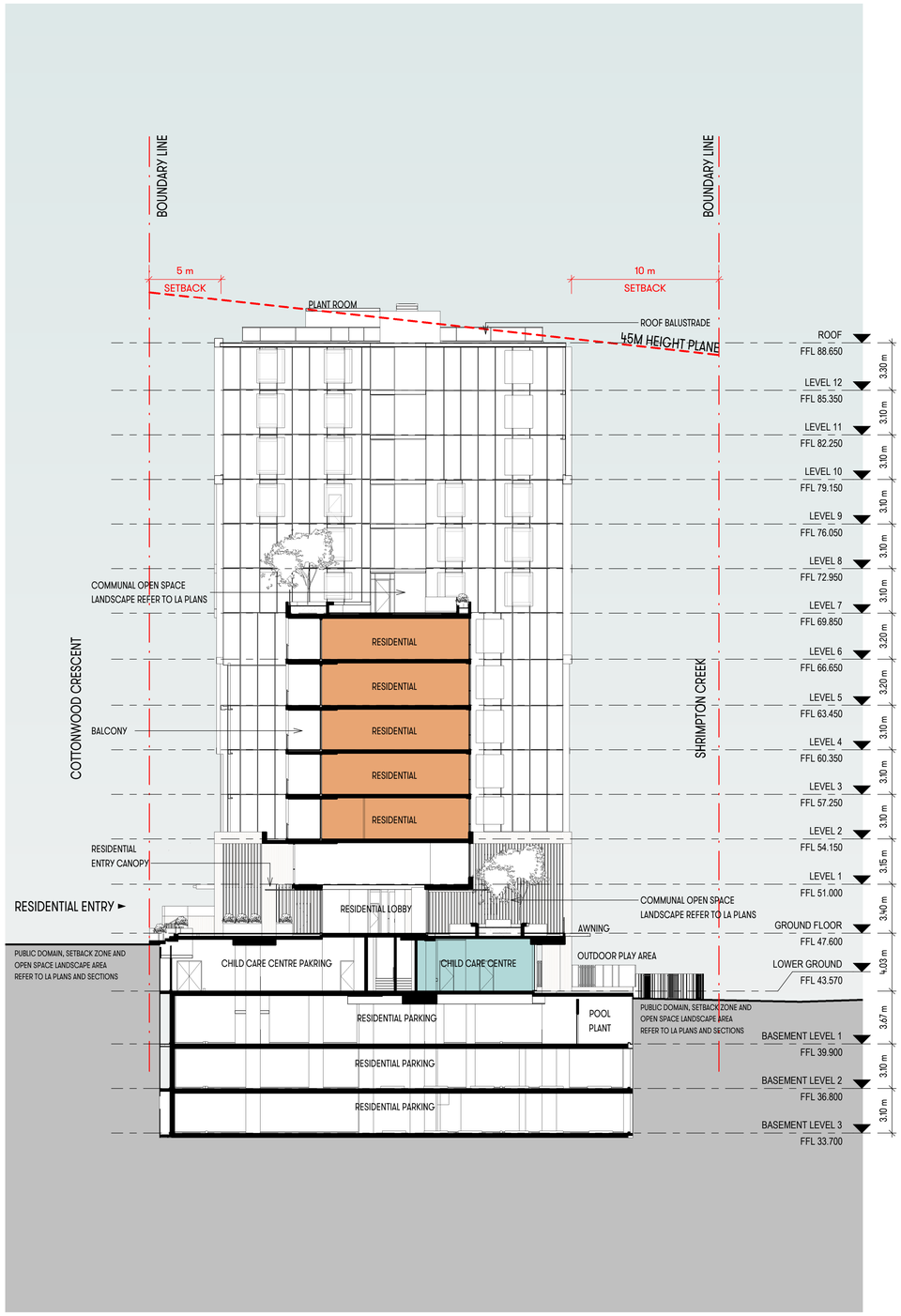
LONG SECTION - SHEET 2

20200003 [Dwg] AD-DA4221 [Rev] 10



1 SHORT SECTION 01

1 : 200



2 SHORT SECTION 02

1 : 200

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:52:03 PM

History

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8	DEVELOPMENT APPLICATION	03.12.2020
9	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

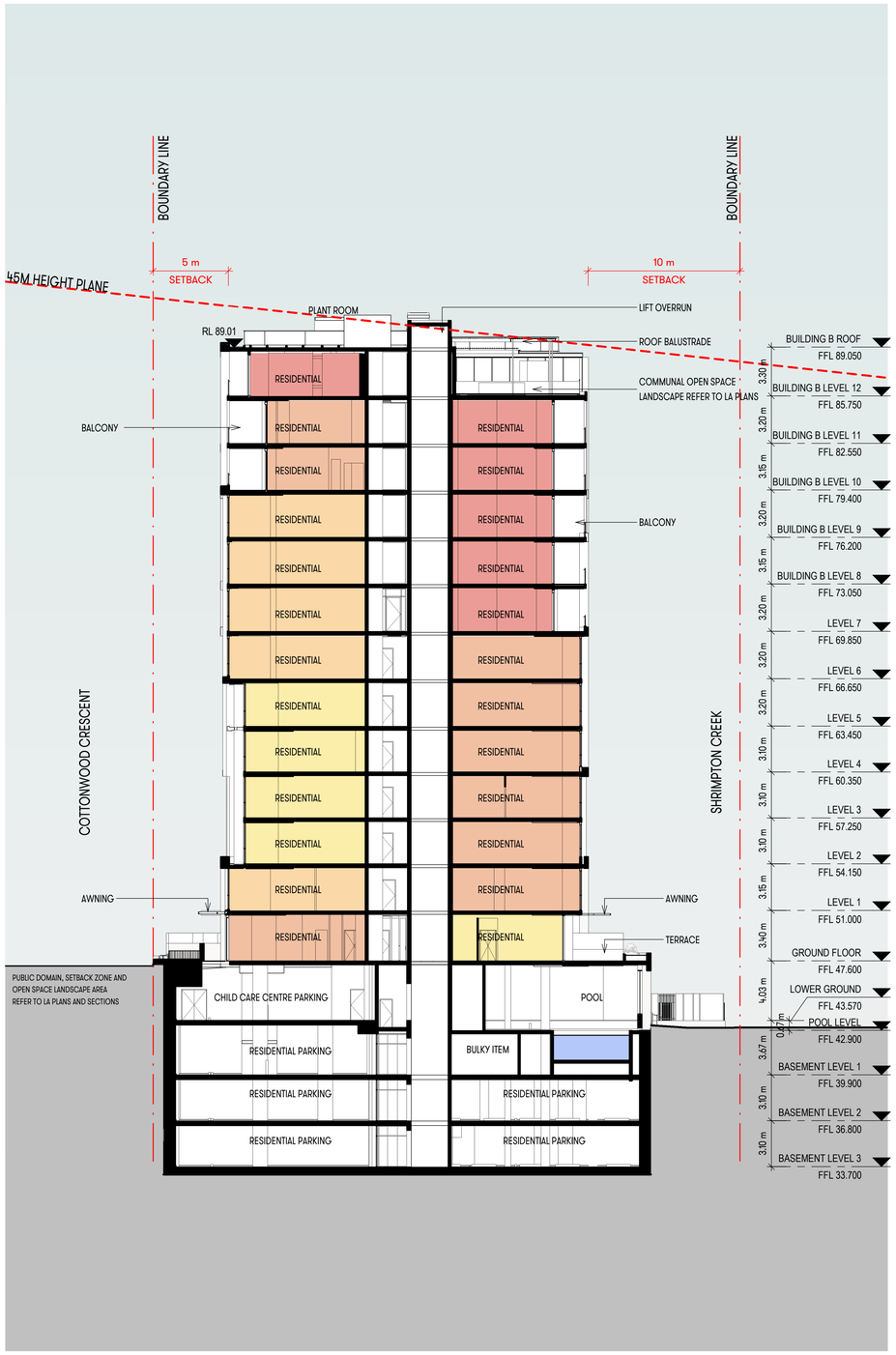
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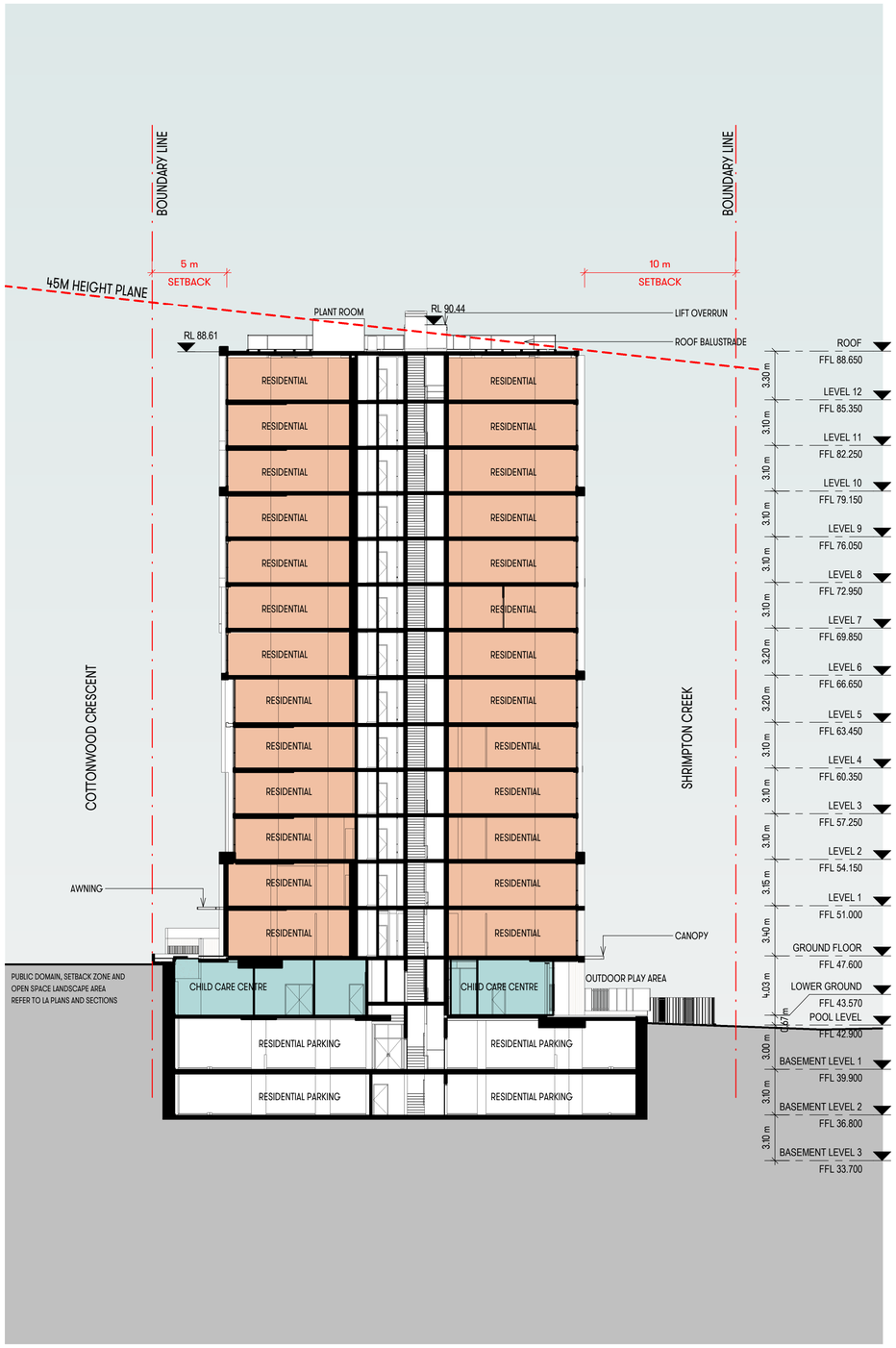
SHORT SECTIONS - SHEET 1

20200003 [Dwg] AD-DA4222 [Rev] 9



1 SHORT SECTION 03

1 : 200



2 SHORT SECTION 04

1 : 200

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:52:47 PM

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7	DEVELOPMENT APPLICATION	03.12.2020
8	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

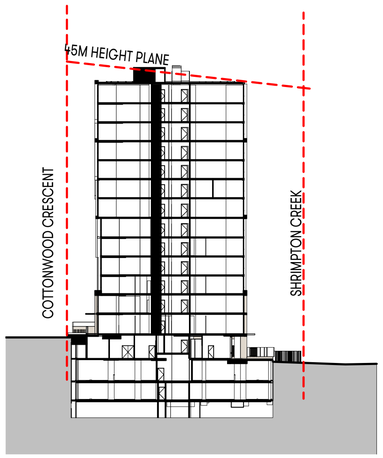
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SHORT SECTIONS - SHEET 2

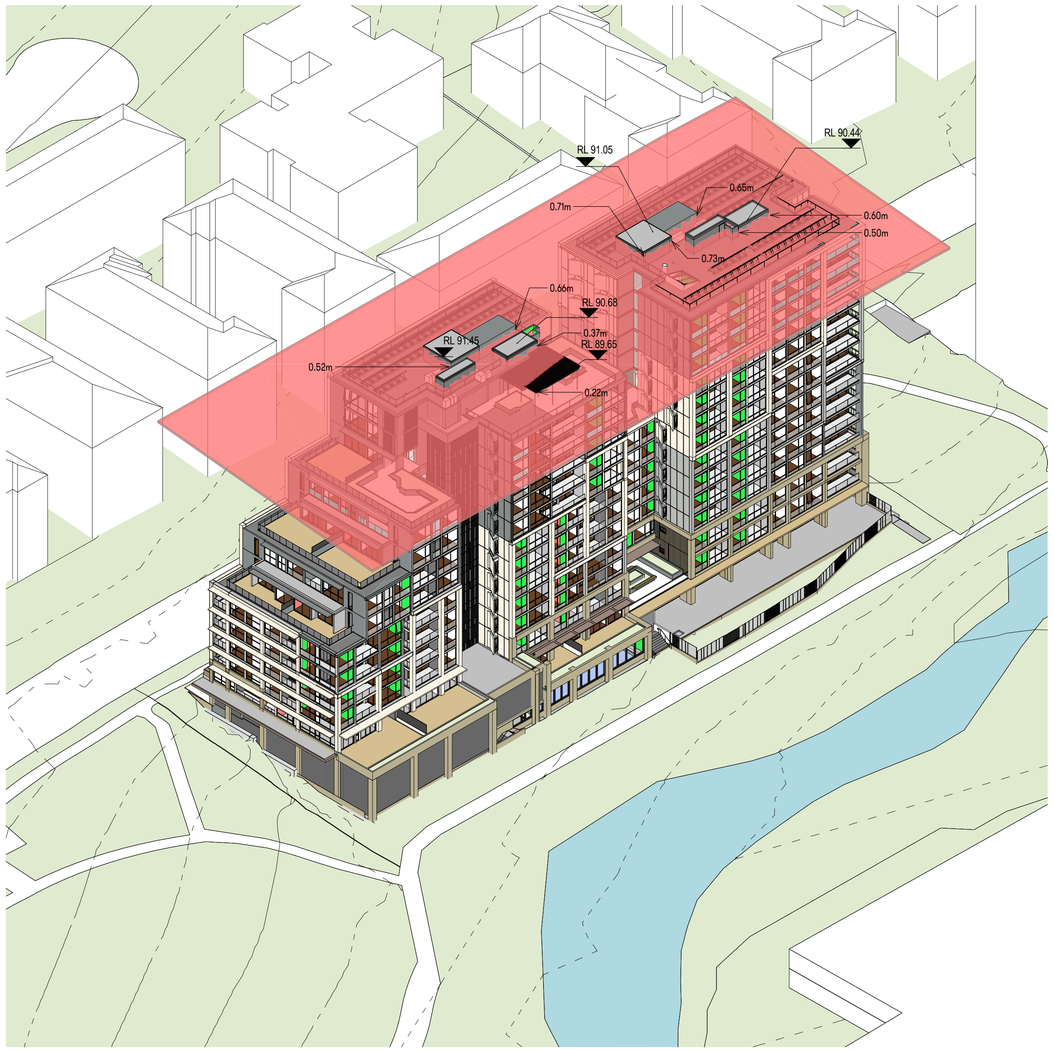
20200003 [Dwg] AD-DA4223 [Rev] 8



KEY SECTION



1 TOP NORTHWEST VIEW



2 TOP SOUTHWEST VIEW

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:55:50 PM

History

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5	DEVELOPMENT APPLICATION	27.11.2020
6	DEVELOPMENT APPLICATION	03.12.2020
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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

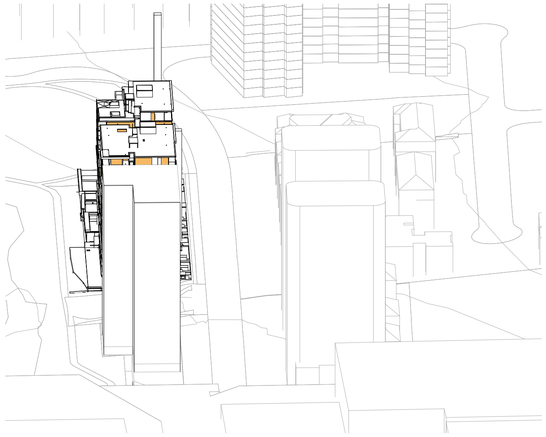
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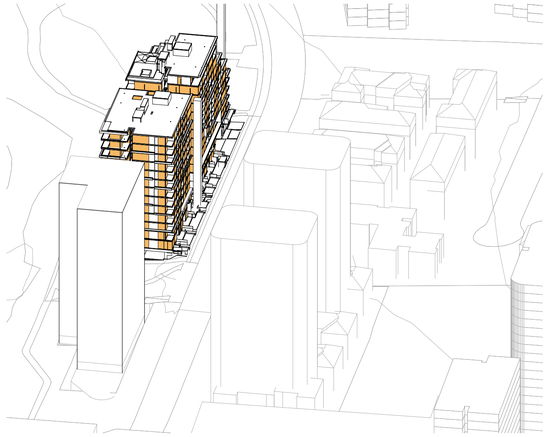
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3D HEIGHT PLANE DIAGRAMS

20200003 [Dwg] AD-DA4901 [Rev] 7



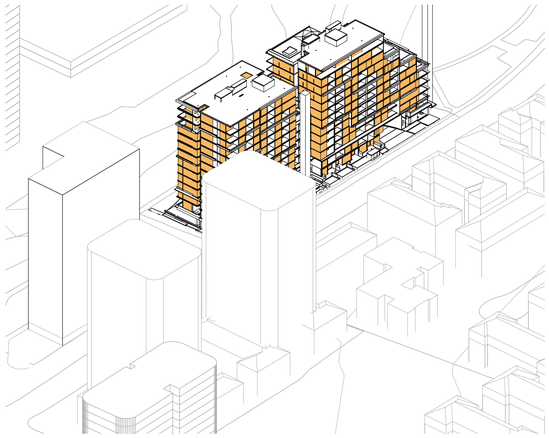
1 SOLAR ACCESS - JUNE 21 -9.00



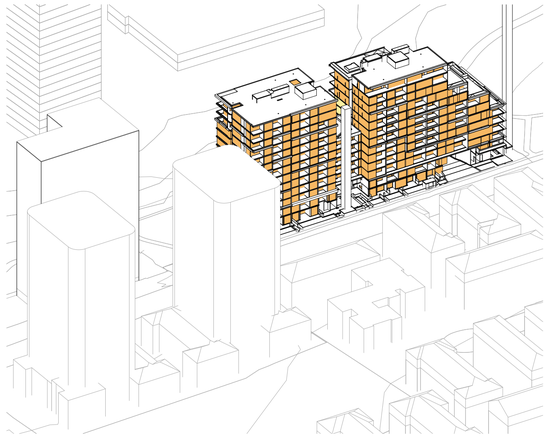
2 SOLAR ACCESS - JUNE 21 -10.00



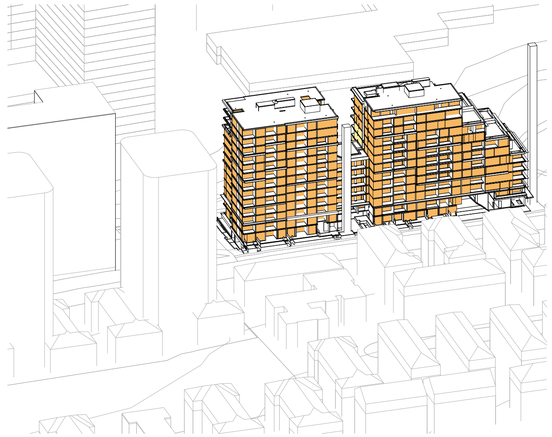
3 SOLAR ACCESS - JUNE 21 -11.00



4 SOLAR ACCESS - JUNE 21 -12.00



5 SOLAR ACCESS - JUNE 21 -13.00



6 SOLAR ACCESS - JUNE 21 -14.00



7 SOLAR ACCESS - JUNE 21 -15.00

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:57:13 PM

History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	17.02.2020
B	PRELIMINARY	25.03.2020
1	---	23.06.2020
2	DEVELOPMENT APPLICATION	29.06.2020
3	DEVELOPMENT APPLICATION	23.10.2020
4	DEVELOPMENT APPLICATION	27.11.2020
5	DEVELOPMENT APPLICATION	11.03.2021

Solar Compliance		
Solar Access	Count	Percentage
0-2 Hours on June 21st	36	17%
2+ Hours on June 21st	144	70%
None	27	13%

Grand total: 207

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale

SOLAR COMPLIANCE - SHEET 1

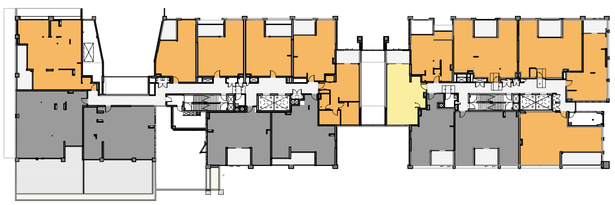
20200003 [Dwg AD-DA4920 [Rev] 5



4 LEVEL 3 - SOLAR COMPLIANCE
1 : 500



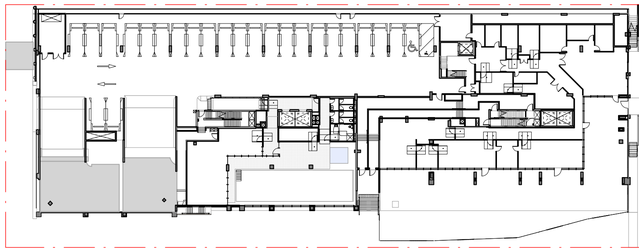
3 LEVEL 2 - SOLAR COMPLIANCE
1 : 500



2 LEVEL 1 - SOLAR COMPLIANCE
1 : 500



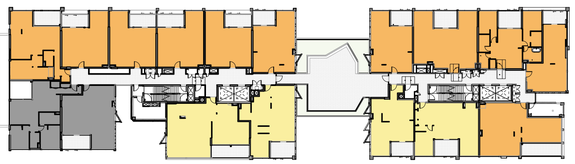
1 GROUND FLOOR - SOLAR COMPLIANCE
1 : 500



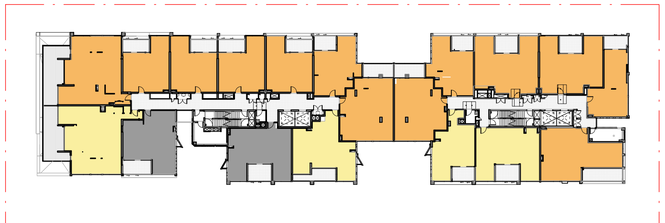
0 LOWER GROUND
1 : 500



9 LEVEL 8 - SOLAR COMPLIANCE
1 : 500



8 LEVEL 7 - SOLAR COMPLIANCE
1 : 500



7 LEVEL 6 - SOLAR COMPLIANCE
1 : 500



6 LEVEL 5 - SOLAR COMPLIANCE
1 : 500



5 LEVEL 4 - SOLAR COMPLIANCE
1 : 500



13 LEVEL 12 - SOLAR COMPLIANCE
1 : 500



12 LEVEL 11 - SOLAR COMPLIANCE
1 : 500



11 LEVEL 10 - SOLAR COMPLIANCE
1 : 500



10 LEVEL 9 - SOLAR COMPLIANCE
1 : 500

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 6:59:26 PM

History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	17.02.2020
B	PRELIMINARY	25.03.2020
1	---	23.06.2020
2	DEVELOPMENT APPLICATION	29.06.2020
3	DEVELOPMENT APPLICATION	13.10.2020
4	DEVELOPMENT APPLICATION	23.10.2020
5	DEVELOPMENT APPLICATION	27.11.2020
6	DEVELOPMENT APPLICATION Solar Compliance	11.03.2021

Solar Access	Count	Percentage
0-2 Hours on June 21st	36	17%
2+ Hours on June 21st	144	70%
None	27	13%

Grand total: 207

2+ Hours on June 21st

0-2 Hours on June 21st

None

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale] 1 : 500 @ A1 / 50% @A3

0 5 10 15 20 25 m

SOLAR COMPLIANCE - SHEET 2

20200003 [Dwg] AD-DA4921 [Rev] 6

[Status] Preliminary

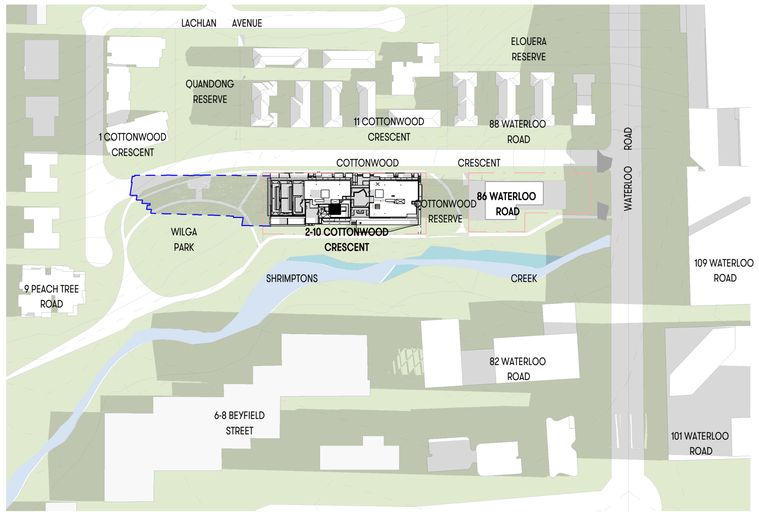
[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

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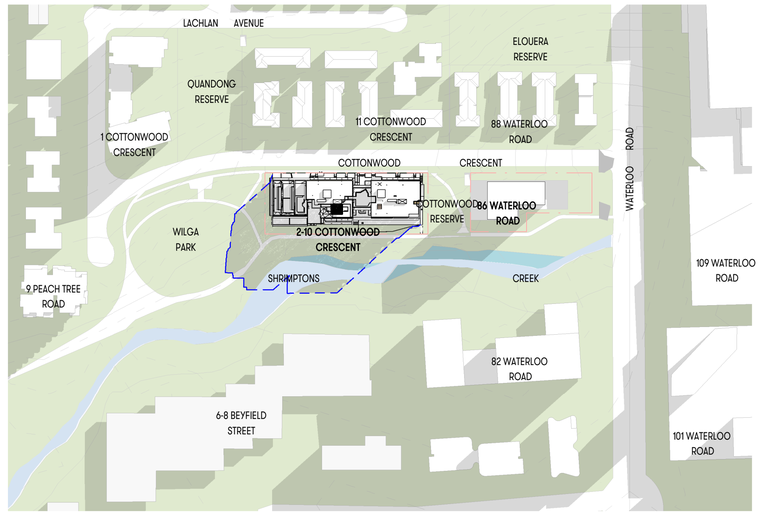
History

[Rev#]	[Description]	[Date]
1	---	23.06.2020
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3	DEVELOPMENT APPLICATION	23.10.2020
4	DEVELOPMENT APPLICATION	27.11.2020
5	DEVELOPMENT APPLICATION	11.03.2021



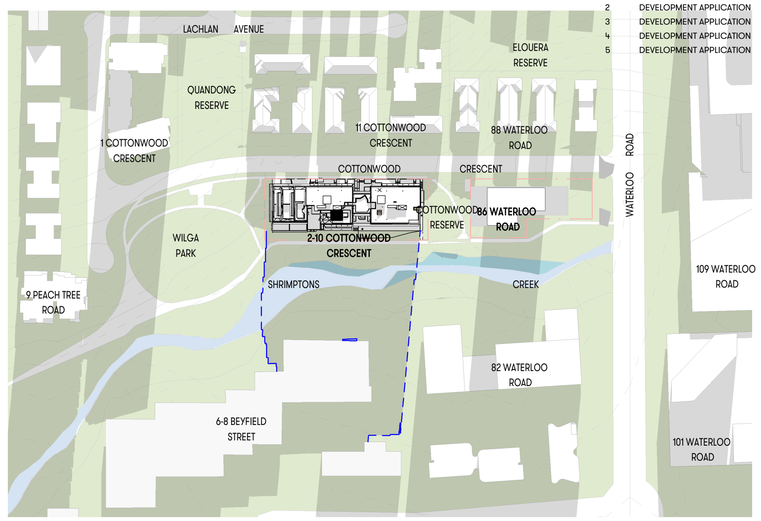
1 SHADOW PLAN JUNE 21-9.00 AM

1 : 2000



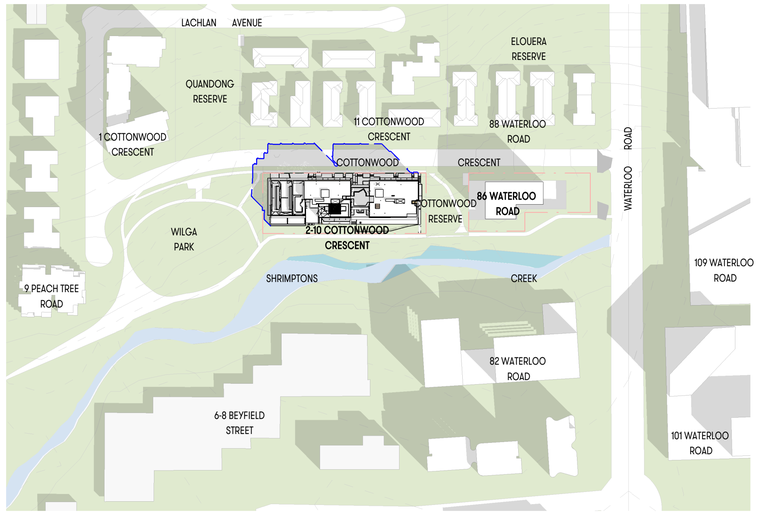
2 SHADOW PLAN JUNE 21-12.00 PM

1 : 2000



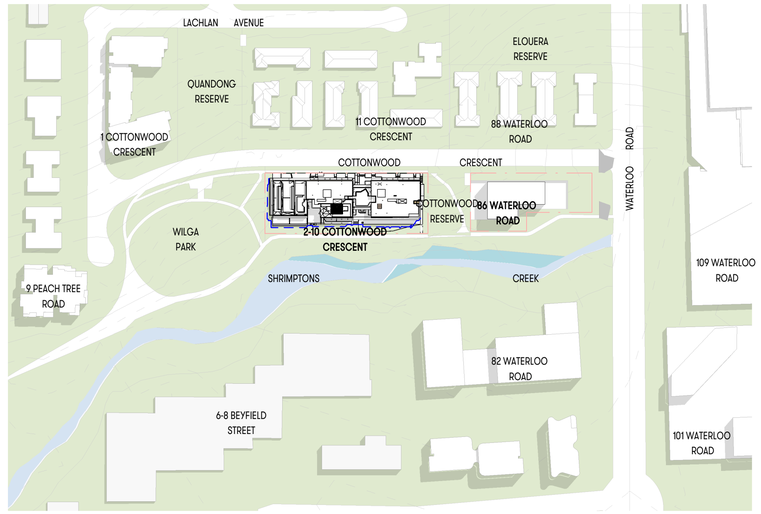
3 SHADOW PLAN JUNE 21 - 3.00 PM

1 : 2000



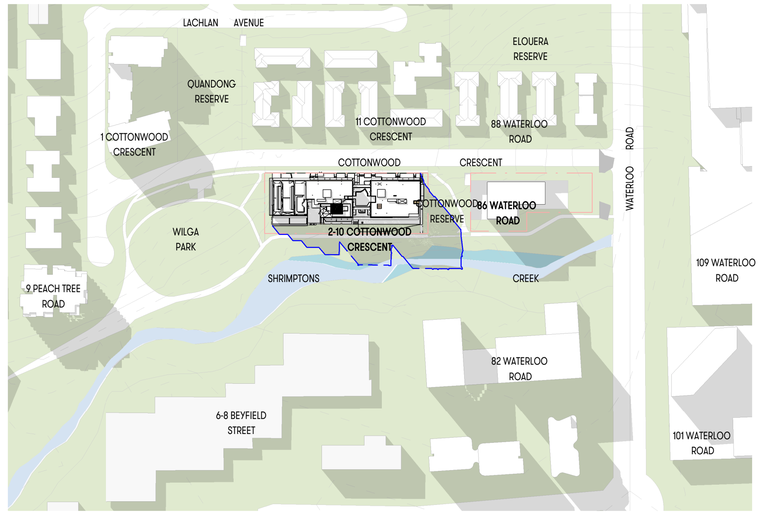
4 SHADOW PLAN DEC 22-9.00 AM

1 : 2000



5 SHADOW PLAN DEC 22-12.00 PM

1 : 2000



6 SHADOW PLAN DEC 22-3.00 PM

1 : 2000

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

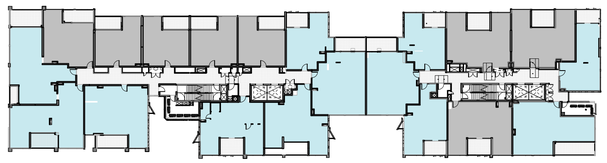
MERITON

0 20 40 60 80 100 m

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SHADOW PLANS

20200003 [Dwg] AD-DA4925 [Rev] 5



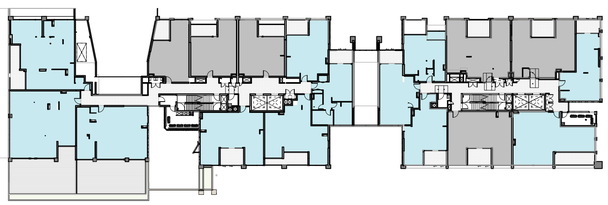
4 LEVEL 3 - VENTILATION COMPLIANCE

1 : 500



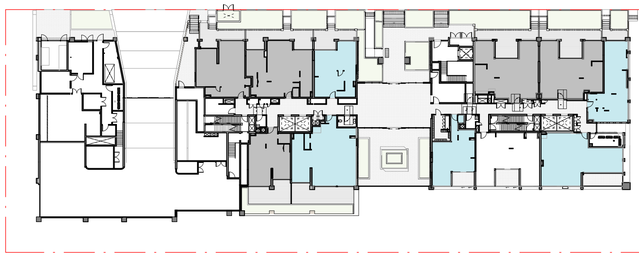
3 LEVEL 2 - VENTILATION COMPLIANCE

1 : 500



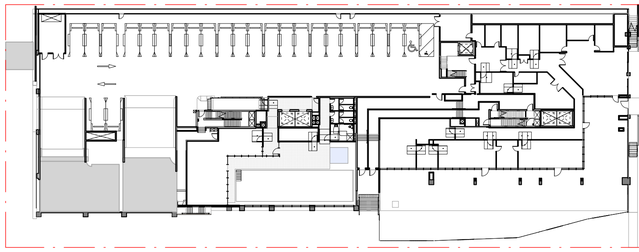
2 LEVEL 1 - VENTILATION COMPLIANCE

1 : 500



1 GROUND FLOOR - VENTILATION COMPLIANCE

1 : 500



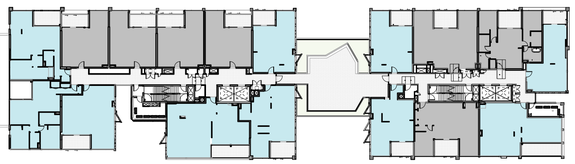
0 LOWER GROUND

1 : 500



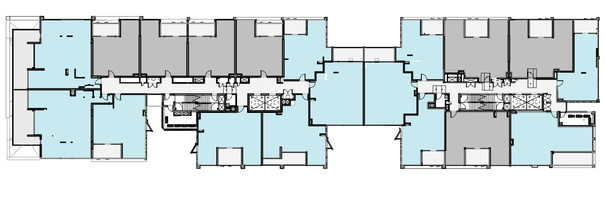
9 LEVEL 8 - VENTILATION COMPLIANCE

1 : 500



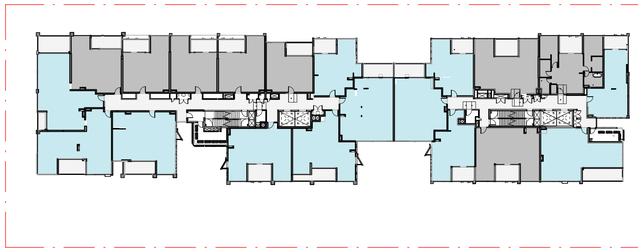
8 LEVEL 7 - VENTILATION COMPLIANCE

1 : 500



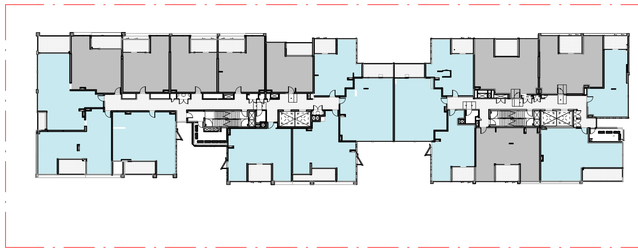
7 LEVEL 6 - VENTILATION COMPLIANCE

1 : 500



6 LEVEL 5 - VENTILATION COMPLIANCE

1 : 500



5 LEVEL 4 - VENTILATION COMPLIANCE

1 : 500

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 7:03:51 PM

History

[Rev#]	[Description]	[Date]
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3	DEVELOPMENT APPLICATION	13.10.2020
4	DEVELOPMENT APPLICATION	23.10.2020
5	DEVELOPMENT APPLICATION	27.11.2020
6	DEVELOPMENT APPLICATION	1.12.2020
7	DEVELOPMENT APPLICATION	11.03.2021

Cross Ventilation

Cross Ventilation	Count	Percentage Mix
NO	64	40.000000%
YES	96	60.000000%

Grand total: 160

NO

YES

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

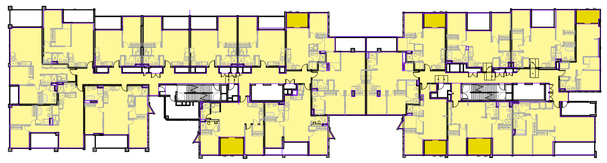
MERITON

0 5 10 15 20 25 m

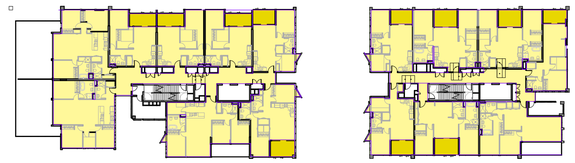
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VENTILATION COMPLIANCE - SHEET 1

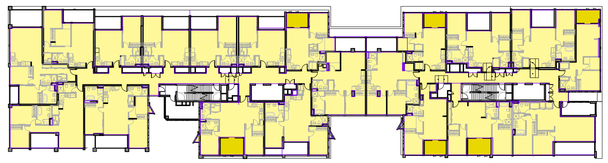
20200003 [Dwg] AD-DA4930 [Rev] 7



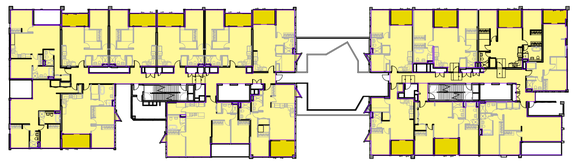
5 LEVEL 3
1 : 500



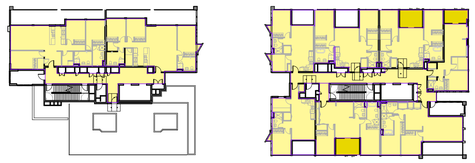
10 LEVEL 8
1 : 500



4 LEVEL 2
1 : 500



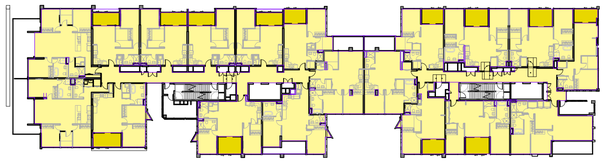
9 LEVEL 7
1 : 500



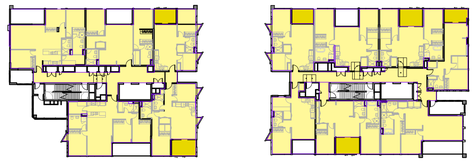
14 LEVEL 12
1 : 500



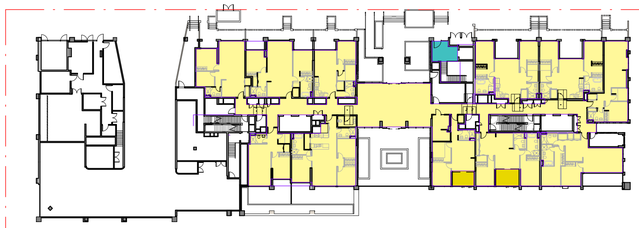
3 LEVEL 1
1 : 500



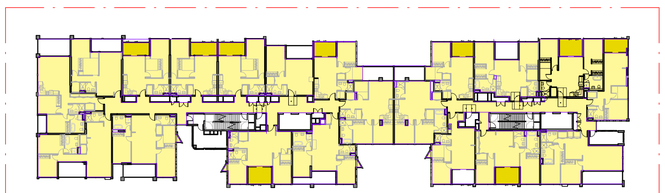
8 LEVEL 6
1 : 500



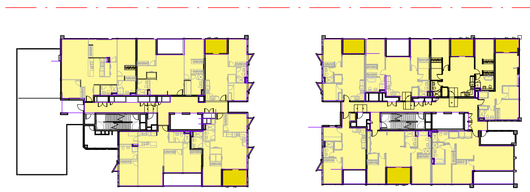
13 LEVEL 11
1 : 500



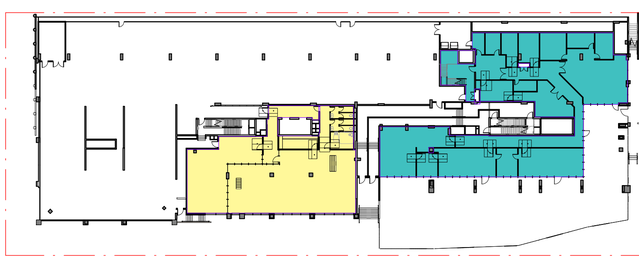
2 GROUND FLOOR
1 : 500



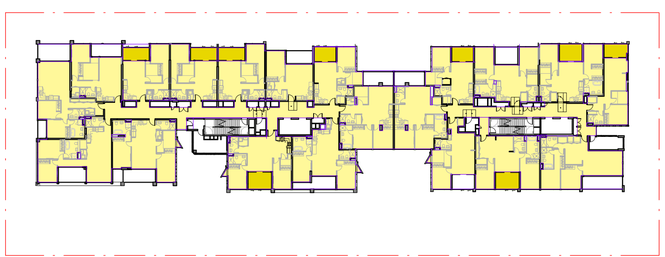
7 LEVEL 5
1 : 500



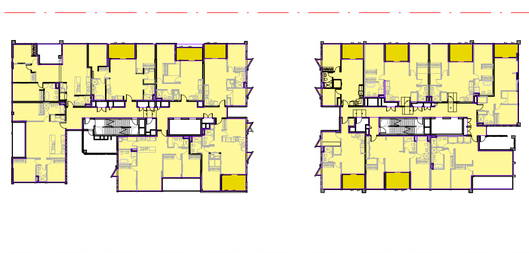
12 LEVEL 10
1 : 500



1 LOWER GROUND
1 : 500



6 LEVEL 4
1 : 500



11 LEVEL 9
1 : 500

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 7:06:19 PM

History

[Rev#]	[Description]	[Date]
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5	DEVELOPMENT APPLICATION	22.10.2020
6	DEVELOPMENT APPLICATION	23.10.2020
7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	1.12.2020
9	DEVELOPMENT APPLICATION	03.12.2020
10	DEVELOPMENT APPLICATION	15.12.2020
11	DEVELOPMENT APPLICATION	11.03.2021

NOTE:

SITE AREA: 4227 sqm
ALLOWABLE FSR: 4.5:1
ALLOWABLE GFA:19022 sqm

GFA Schedule

Level	Area
Area	
LOWER GROUND	382 m²
GROUND FLOOR	1030 m²
LEVEL 1	1449 m²
LEVEL 2	1555 m²
LEVEL 3	1555 m²
LEVEL 4	1573 m²
LEVEL 5	1573 m²
LEVEL 6	1543 m²
LEVEL 7	1357 m²
LEVEL 8	1252 m²
LEVEL 9	1219 m²
LEVEL 10	1059 m²
LEVEL 11	1044 m²
LEVEL 12	831 m²
Area: 21	17422 m²
CHILDCARE	
LOWER GROUND	564 m²
GROUND FLOOR	12 m²
CHILDCARE: 2	576 m²
WINTER GARDEN AREA	
GROUND FLOOR	21 m²
LEVEL 1	59 m²
LEVEL 2	61 m²
LEVEL 3	61 m²
LEVEL 4	92 m²
LEVEL 5	92 m²
LEVEL 6	134 m²
LEVEL 7	135 m²
LEVEL 8	111 m²
LEVEL 9	105 m²
LEVEL 10	60 m²
LEVEL 11	61 m²
LEVEL 12	33 m²
WINTER GARDEN AREA: 100	1024 m²
Grand total: 123	19022 m²

Area
CHILDCARE
WINTER GARDEN AREA

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 5 10 15 20 25 m

[Scale] 1 : 500 @ A1 / 50% @A3

GFA PLANS

20200003 [Dwg] AD-DA4940 [Rev] 11



5 LEVEL 4 - Adaptable Units Location

1 : 500



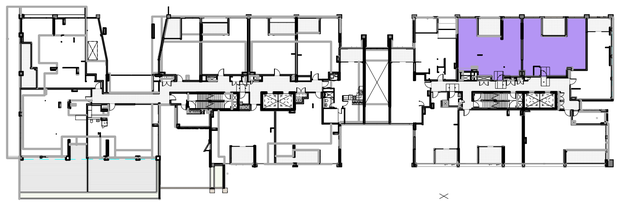
4 LEVEL 3 - Adaptable Units Location

1 : 500



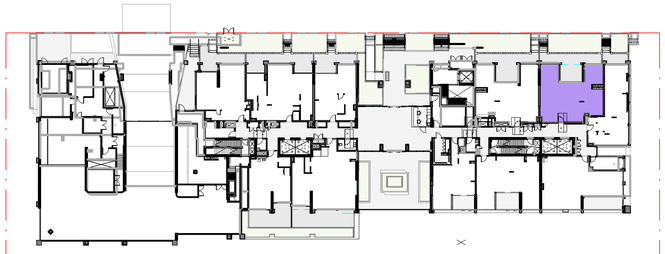
3 LEVEL 2 - Adaptable Units Location

1 : 500



2 LEVEL 1 - Adaptable Units Location

1 : 500



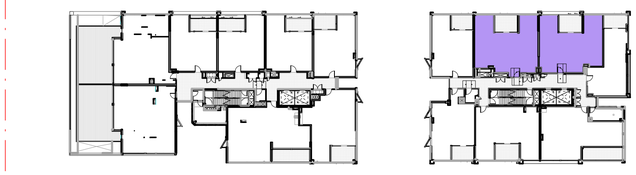
1 GF - Adaptable Units Location

1 : 500



10 LEVEL 9 - Adaptable Units Location

1 : 500



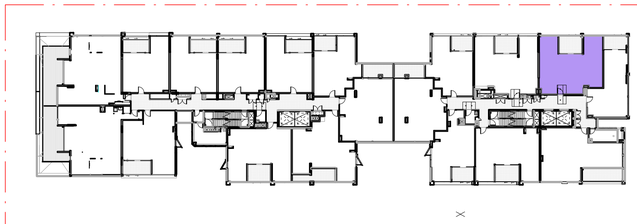
9 LEVEL 8 - Adaptable Units Location

1 : 500



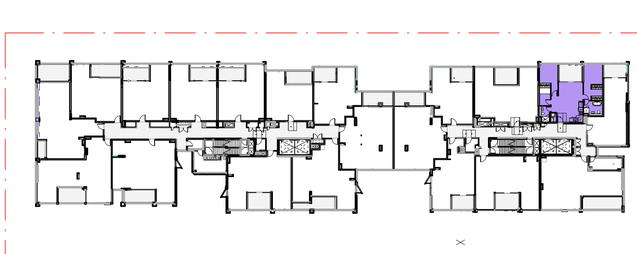
8 LEVEL 7 - Adaptable Units Location

1 : 500



7 LEVEL 6 - Adaptable Units Location

1 : 500



6 LEVEL 5 - Adaptable Units Location

1 : 500



13 LEVEL 12 - Adaptable Units Location

1 : 500



12 LEVEL 11 - Adaptable Units Location

1 : 500



11 LEVEL 10 - Adaptable Units Location

1 : 500

[Status]	Preliminary
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 7:08:21 PM

History

[Rev#]	[Description]	[Date]
1	---	23.06.2020
2	DEVELOPMENT APPLICATION	29.06.2020
3	DEVELOPMENT APPLICATION	23.10.2020
4	DEVELOPMENT APPLICATION	27.11.2020
5	DEVELOPMENT APPLICATION	11.03.2021

ADAPTABLE UNIT	
Level	Count
GROUND FLOOR	1
LEVEL 1	2
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
LEVEL 6	1
LEVEL 7	2
LEVEL 8	2
LEVEL 9	2
LEVEL 10	2
LEVEL 11	2
LEVEL 12	2
Grand total: 20	

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 5 10 15 20 25 m

[Scale] 1 : 500 @ A1 / 50% @A3

PRE & POST ADAPTABLE LAYOUT - SHEET 1

20200003 [Dwg] AD-DA4951 [Rev] 5

[Status] Preliminary

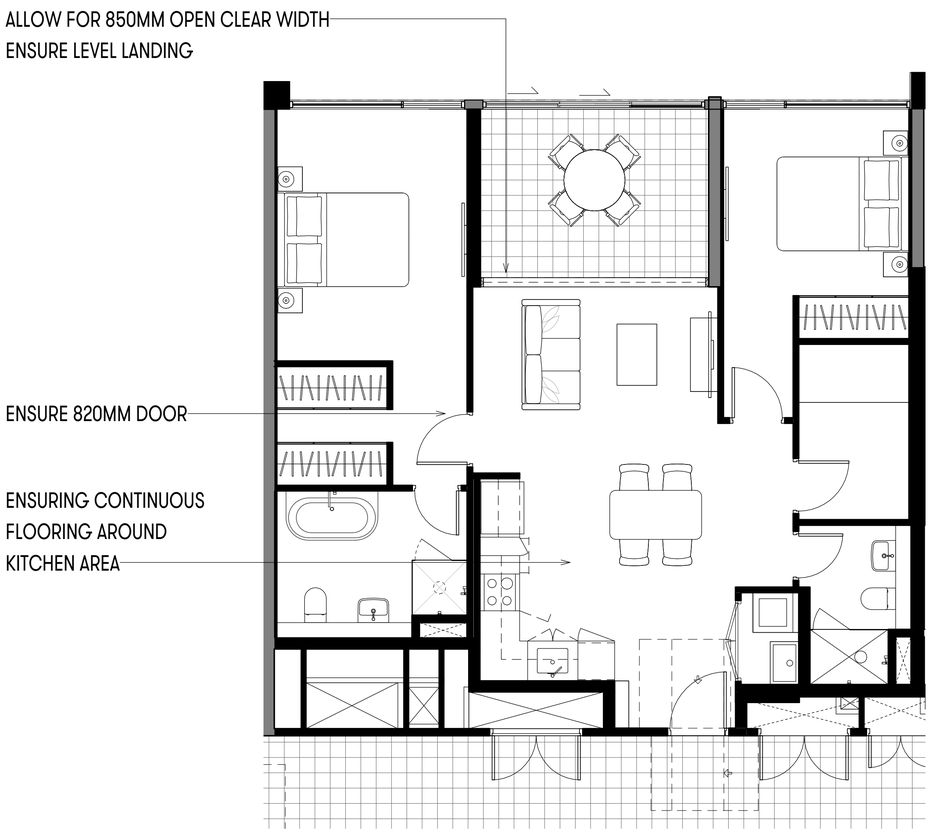
[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 7:08:49 PM

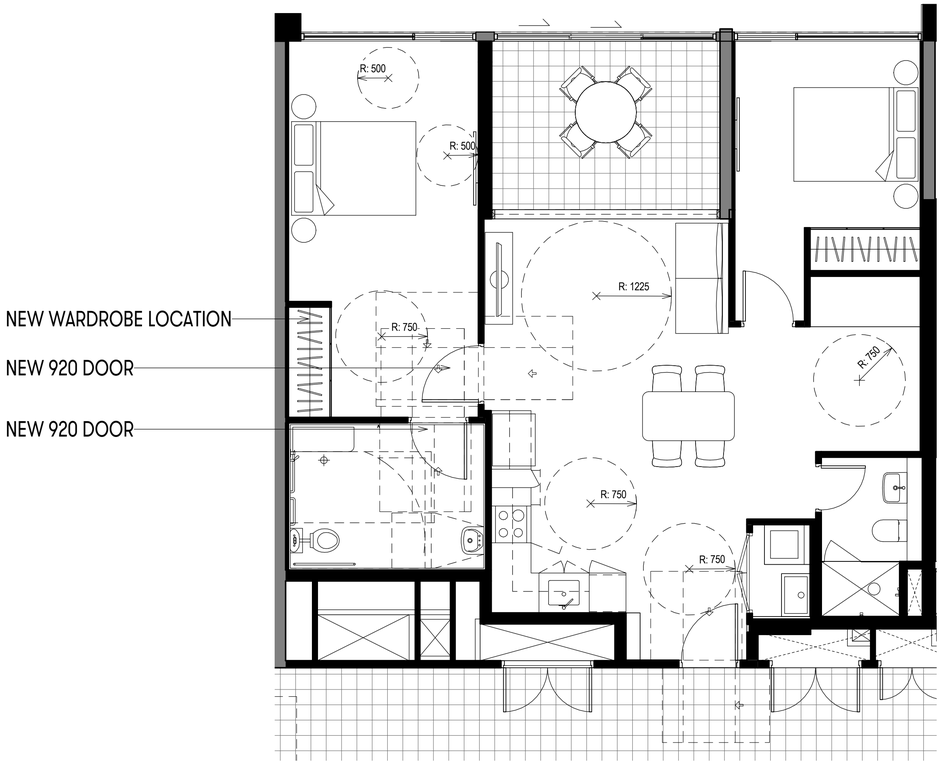
History

[Rev#]	[Description]	[Date]
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2	DEVELOPMENT APPLICATION	26.06.2020
3	DEVELOPMENT APPLICATION	29.06.2020
4	DEVELOPMENT APPLICATION	13.10.2020
5	DEVELOPMENT APPLICATION	23.10.2020
6	DEVELOPMENT APPLICATION	27.11.2020
7	DEVELOPMENT APPLICATION	11.03.2021



1 TYPE 1 - L1, L7 TO L12 UNIT PRE-ADAPTATION

1 : 50



2 TYPE 1 - L1, L7 TO L12 UNIT POST-ADAPTATION

1 : 50



KEY PLAN - TYPICAL LOCATION OF ADAPTABLE UNITS

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 0.5 1 1.5 2 2.5 m

[Scale] As indicated @ A1 / 50% @A3

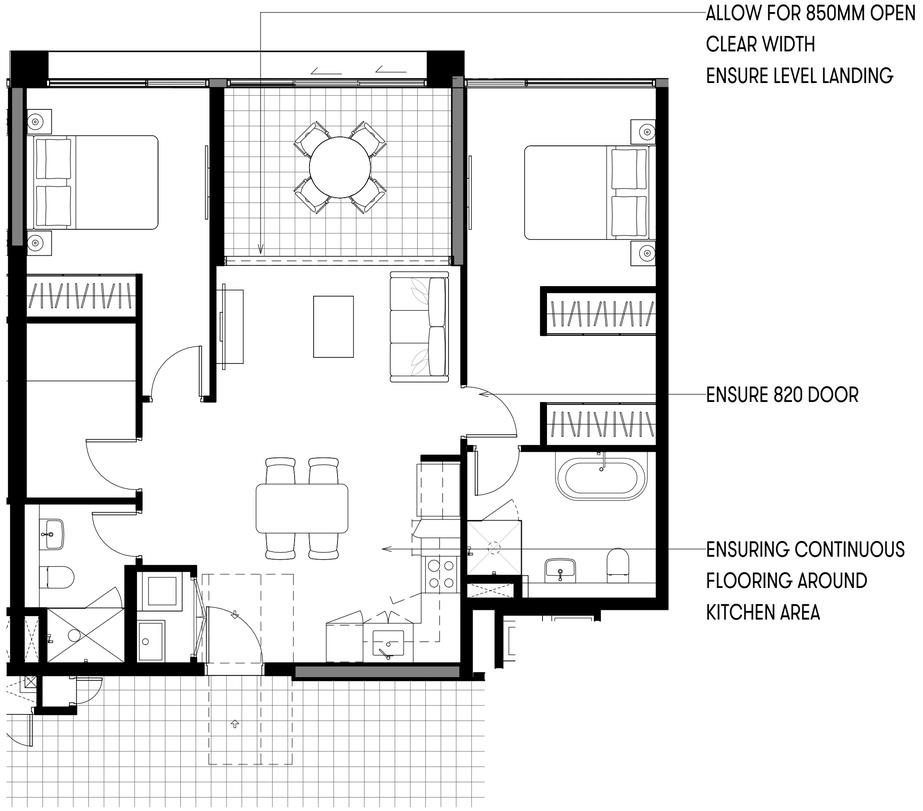
PRE & POST ADAPTABLE LAYOUT - SHEET 3

20200003 [Dwg] AD-DA4952 [Rev] 7

[Status]	Preliminary
[Nom. Architect]	NICHOLAS BANDOUNAS /8499
[File]	20200003-AB-DA001.rvt
[Print Date]	11/03/2021 7:09:14 PM

History

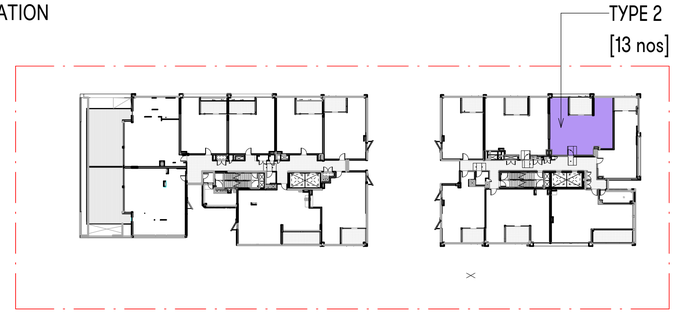
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2	DEVELOPMENT APPLICATION	26.06.2020
3	DEVELOPMENT APPLICATION	29.06.2020
4	DEVELOPMENT APPLICATION	13.10.2020
5	DEVELOPMENT APPLICATION	23.10.2020
6	DEVELOPMENT APPLICATION	27.11.2020
7	DEVELOPMENT APPLICATION	11.03.2021



1 TYPE 2 - GF TO L12 UNIT PRE-ADAPTATION
1 : 50



2 TYPE 2 - GF TO L12 UNIT POST-ADAPTATION
1 : 50



KEY PLAN - TYPICAL LOCATION OF ADAPTABLE UNITS

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

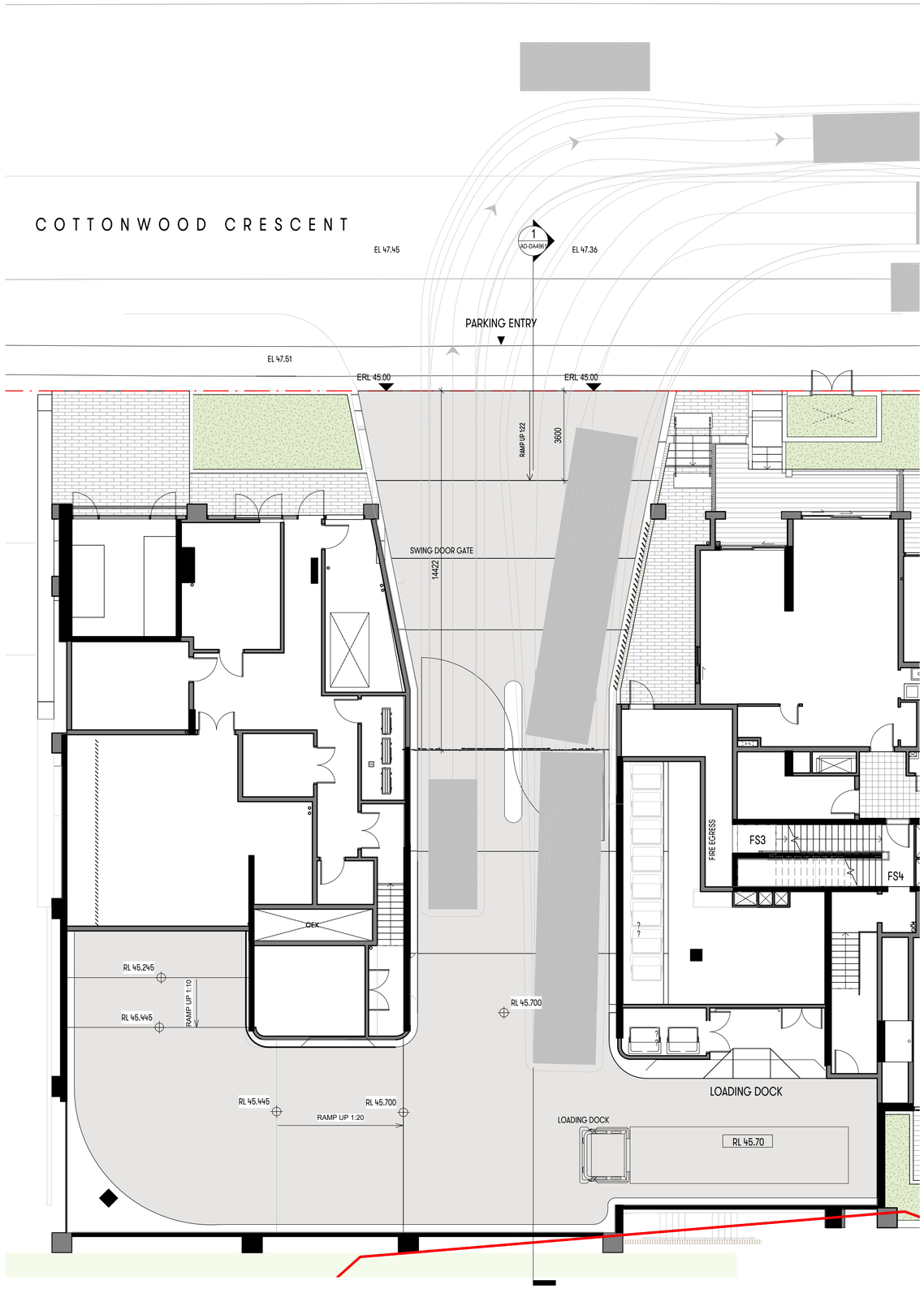
MERITON

0 0.5 1 1.5 2 2.5 m

[Scale] As indicated @ A1 / 50% @A3

PRE & POST ADAPTABLE LAYOUT - SHEET 4

20200003 [Dwg] AD-DA4953 [Rev] 7



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

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2	---	23.06.2020
3	DEVELOPMENT APPLICATION	29.06.2020
4	DEVELOPMENT APPLICATION	13.10.2020
5	DEVELOPMENT APPLICATION	22.10.2020
6	DEVELOPMENT APPLICATION	23.10.2020
7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

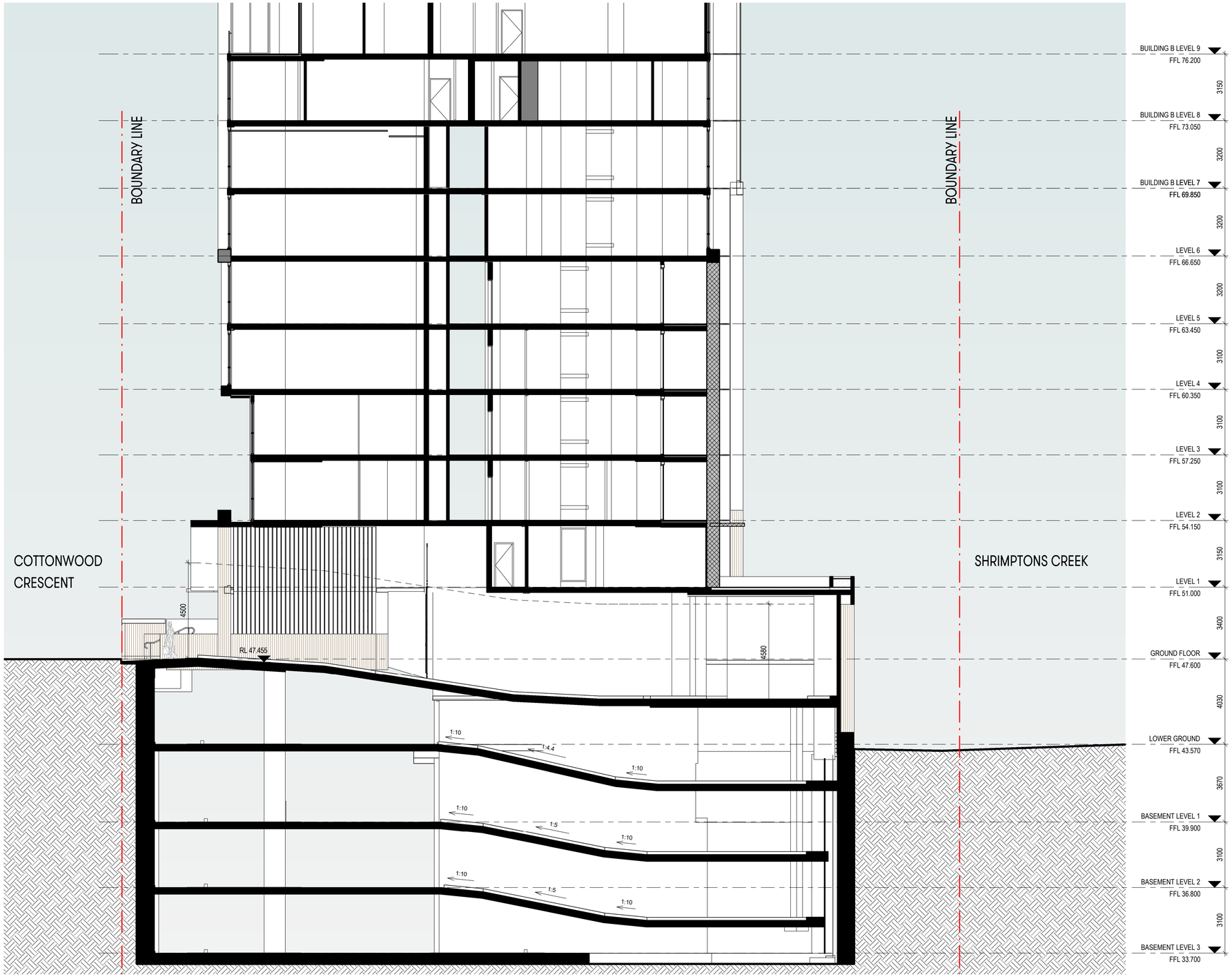
MERITON

0 1 2 3 4 5 m

[Scale] 1 : 100 @ A1 / 50% @A3

VEHICLE ENTRY RAMP - PLAN

20200003 [Dwg] AD-DA4960 [Rev] 8



1 SECTION - VEHICLE ENTRY
1 : 100

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

[Print Date] 11/03/2021 7:09:55 PM

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7	DEVELOPMENT APPLICATION	27.11.2020
8	DEVELOPMENT APPLICATION	11.03.2021

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

0 1 2 3 4 5 m

[Scale] 1 : 100 @ A1 / 50% @A3

VEHICLE ENTRY RAMP - SECTION

20200003 [Dwg] AD-DA4961 [Rev] 8

MATERIALS & FINISHES

1000 | EXTERNAL FINISHES

- 1001 | TYPE 1 - WHITE
- 1002 | TYPE 2 - MEDIUM GREY
- 1003 | TYPE 3 - DARK GREY
- 1004 | TYPE 4 - WARM-TONED LIGHT WEIGHT CLADDING

2000 | GLAZING

- 2001 | CLEAR GLAZING
- 2002 | GREY MEDIUM TINTED
- 2003 | COLOUR BACK GREY
- 2004 | GREY FROSTED GLASS
- 2005 | CLEAR FROSTED GLASS

3000 | SCREENING

- 3001 | PRIVACY SCREEN MEDIUM GREY
- 3002 | PRIVACY SCREEN GREY

4000 | PAINT FINISHES

- 4001 | LIGHT GREY
- 4002 | MID GREY
- 4003 | DARK GREY

5000 | BALUSTRADES

- 5001 | GLAZED BALUSTRADE TYPE 1
- 5002 | GLAZED BALUSTRADE TYPE 2
- 5003 | METAL PALISADE FENCE - MEDIUM GREY

6000 | FIXINGS

- 6001 | AWNING TYPE 1 - WHITE
- 6002 | AWNING TYPE 1 - GREY
- 6003 | AWNING TYPE 2 - CHAMPAGNE
- 6004 | METAL LOUVRE - MEDIUM GREY

7000 | FRAMES

- 7001 | AWNING TYPE 1 - DARK GREY
- 7002 | AWNING TYPE 2 - LIGHT GREY



[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale

SCHEDULE OF EXTERNAL FINISHES

20200003 [Dwg AD-DA4970 [Rev] 5



AERIAL VIEW FROM COTTONWOOD CRESCENT WEST

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

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History

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

MERITON

[Scale

ARTISTS IMPRESSIONS

20200003 [Dwg AD-DA4980 [Rev] 5



VIEW FROM SHRIMPTONS CREEK / RIPARIAN ZONE

[Status] Preliminary

[Nom. Architect] NICHOLAS BANDOUNAS /8499

[File] 20200003-AB-DA001.rvt

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[Project] 2-10 COTTONWOOD CRESCENT

[Client] MERITON

[Scale

ARTISTS IMPRESSIONS

20200003 [Dwg AD-DA4981 [Rev] 5