



DRAWING LIST		
SHEET	DRAWING NAME	REV
0 - GENERAL		
DA-0-001	COVER SHEET	G
DA-0-002	PROJECT SUMMARY	D
1 - SITE		
DA-0-111	SITE PLAN	B
2 - PLANS		
DA-0-209	BASEMENT 2	F
DA-0-210	BASEMENT 1	F
DA-0-211	GROUND FLOOR PLAN	G
DA-0-212	LEVEL 1 FLOOR PLAN	G
DA-0-213	LEVEL 2 FLOOR PLAN	G
DA-0-214	LEVEL 3 FLOOR PLAN	G
DA-0-215	LEVEL 4 FLOOR PLAN	G
DA-0-216	LEVEL 5 FLOOR PLAN	G
DA-0-217	COMMUNAL OPEN SPACE PLAN	F
DA-0-218	ROOF FLOOR PLAN	D
3 - ELEVATIONS		
DA-0-301	NORTH ELEVATION	F
DA-0-302	SOUTH ELEVATION	F
DA-0-303	WEST ELEVATION	F
DA-0-304	EAST ELEVATION	F
4 - SECTIONS		
DA-0-401	SECTION A-A	B
DA-0-411	DRIVEWAY SECTION	B
7 - ADAPTABLE APATMENT		
DA-0-701	ADAPTABLE UNIT- SHEET 1	F
DA-0-702	ADAPTABLE UNIT- SHEET 2	F
DA-0-711	LIVABLE UNITS	B
9 - DIAGRAMS & SCHEDULES		
DA-0-901	GFA DIAGRAMS- SHEET 1	F
DA-0-902	AFFORDABLE UNIT AND CAR SPACE SCHEDULE	A
DA-0-911	SOLAR & CV - SHEET 1	C
DA-0-921	18m HEIGHT PLANE DIAGRAM	F
DA-0-931	DEEP SOIL DIAGRAM	E
DA-0-951	SHADOW ANALYSIS - SHEET 1	C
DA-0-961	VIEWS FROM SUN- SHEET 1	D
DA-0-962	VIEWS FROM SUN- SHEET 2	D
DA-0-963	VIEWS FROM SUN- SHEET 3	D
DA-0-964	VIEWS FROM SUN- SHEET 4	D
DA-0-965	VIEWS FROM SUN- SHEET 5	D

Moorebank

23-29 Harvey Ave, MOOREBANK

S4.55

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC
G	ISSUE FOR RFI	08/06/2023	AY	ND

PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

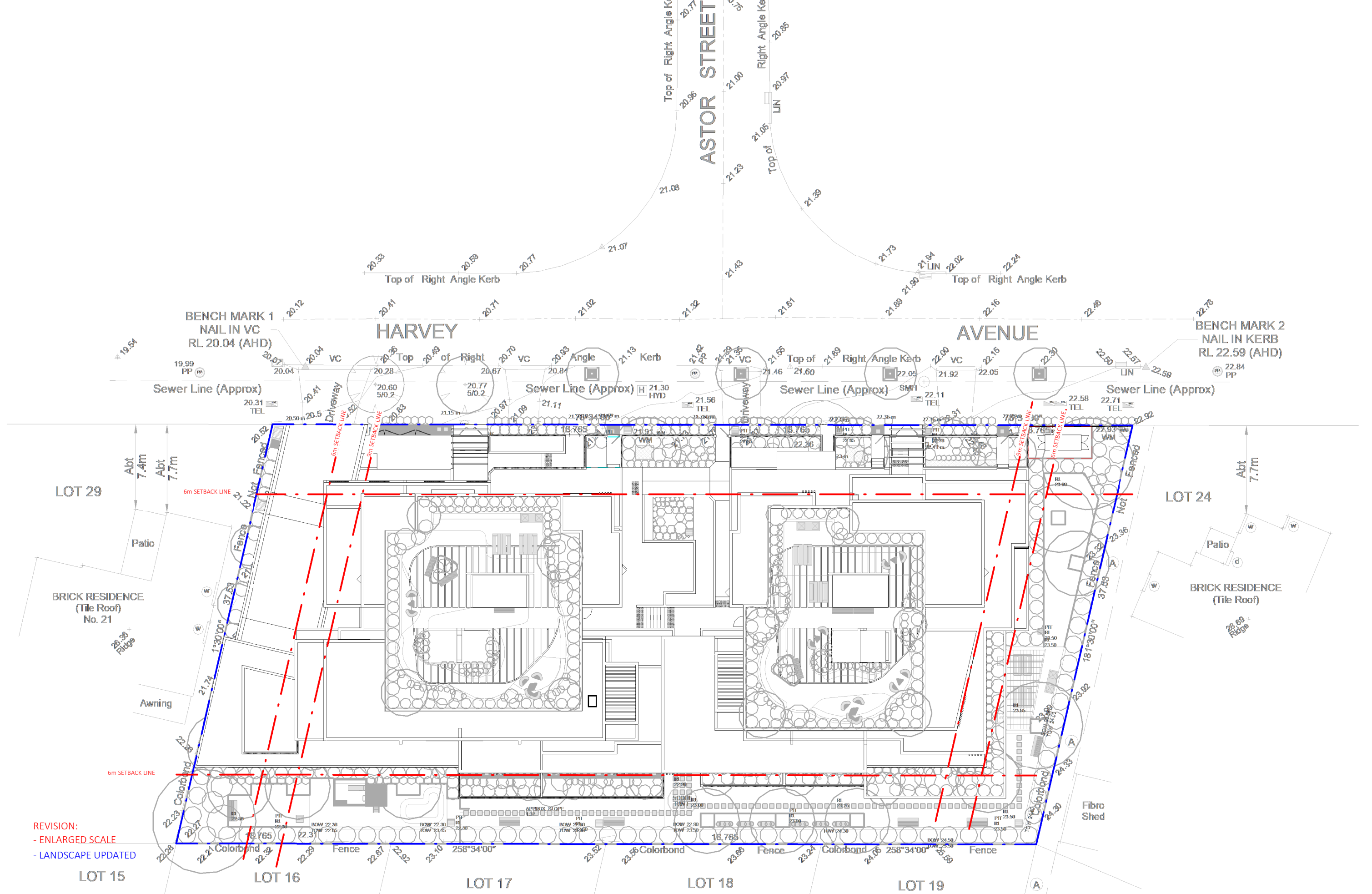
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_ayuenAGQ8L.rvt

DRAWING
COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-001	G	08/06/2023
NOT TO SCALE		DRAWN	AUTHORISED
		AY	FC



PRINTED: 8/6/2023 3:00:32 PM



REVISION:
- ENLARGED SCALE
- LANDSCAPE UPDATED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR S4.55	28/02/2022	HS	FC
B	ISSUE FOR RFI	29/08/2022	HS	FC

PROJECT
Moorebank

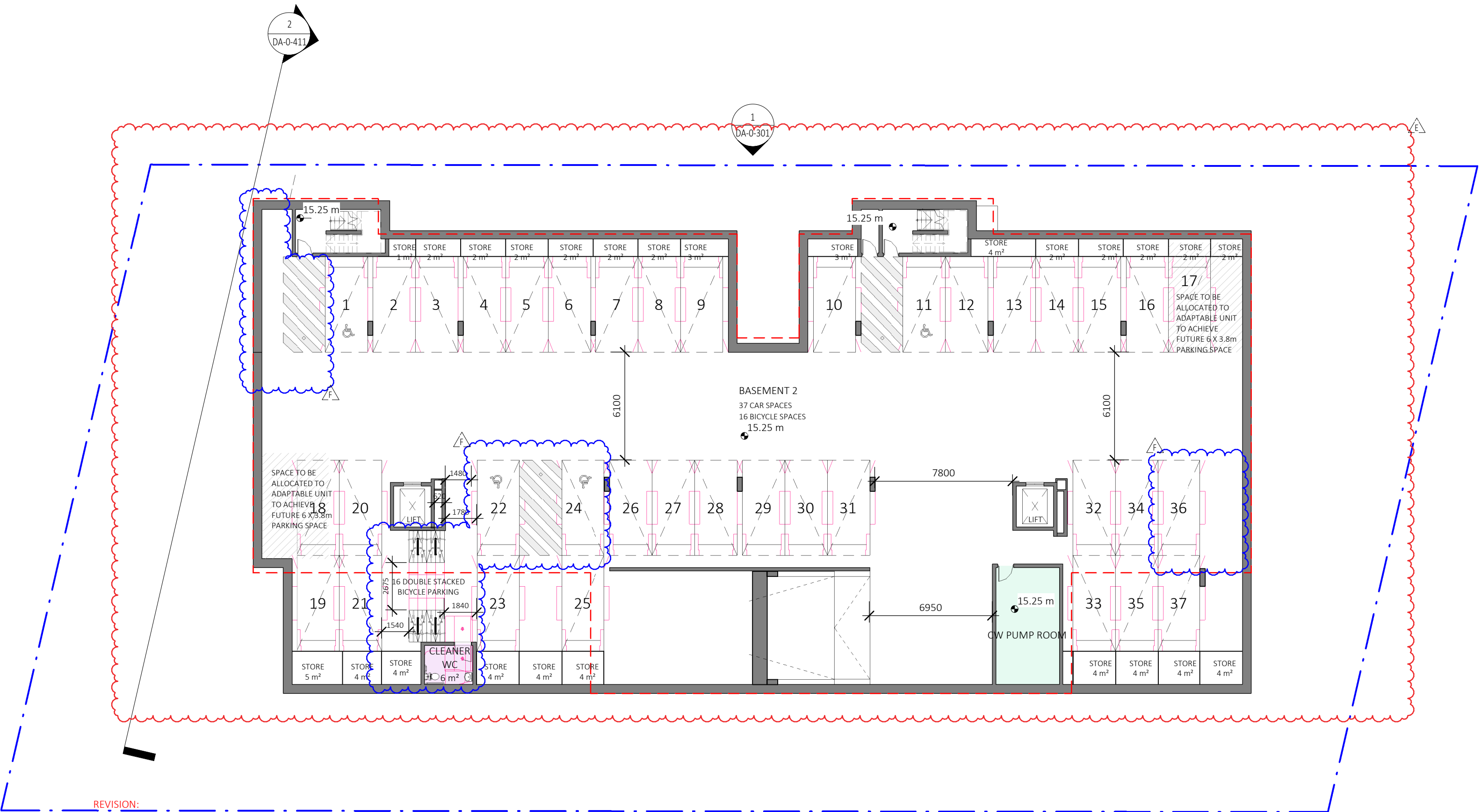
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
LOT 20
SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-111	B	29/08/2022
SCALE @ A3	DRAWN	AUTHORISED	
1 : 300	Author	FC	





- REVISION:
- ORIGINAL BASEMENT SHOWN DASHED
 - FIRE EGRESS REVISED
 - RAMP GRADIENTS REVISED WITH CHANGE OF BASEMENT LEVELS
 - PARKING LAYOUT REVISED
 - CLEANER WC RELOCATED

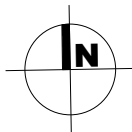
NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
BASEMENT 2

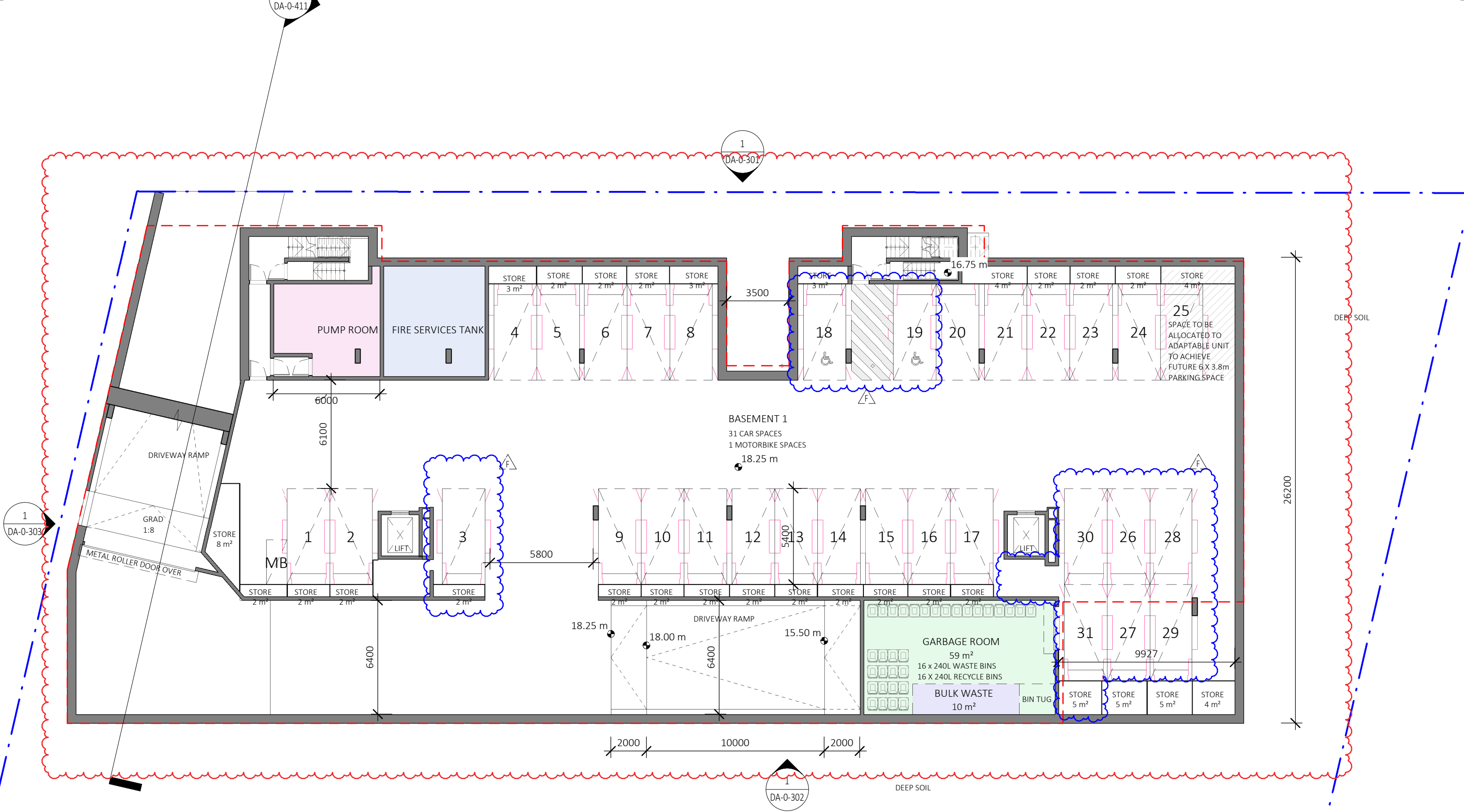
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-209	F	29/08/2022

SCALE @ A3	DRAWN	AUTHORISED
1 : 200	OP	FC

0 SCALE 1:200 10m



PRINTED: 29/08/2022 3:32:08 PM



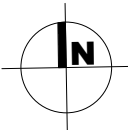
- REVISION:
- ORIGINAL BASEMENT SHOWN DASHED
 - FIRE EGRESS REVISED
 - RAMP GRADIENTS REVISED WITH CHANGE OF BASEMENT LEVELS
 - PARKING LAYOUT REVISED
 - CLEANER WC RELOCATED

NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

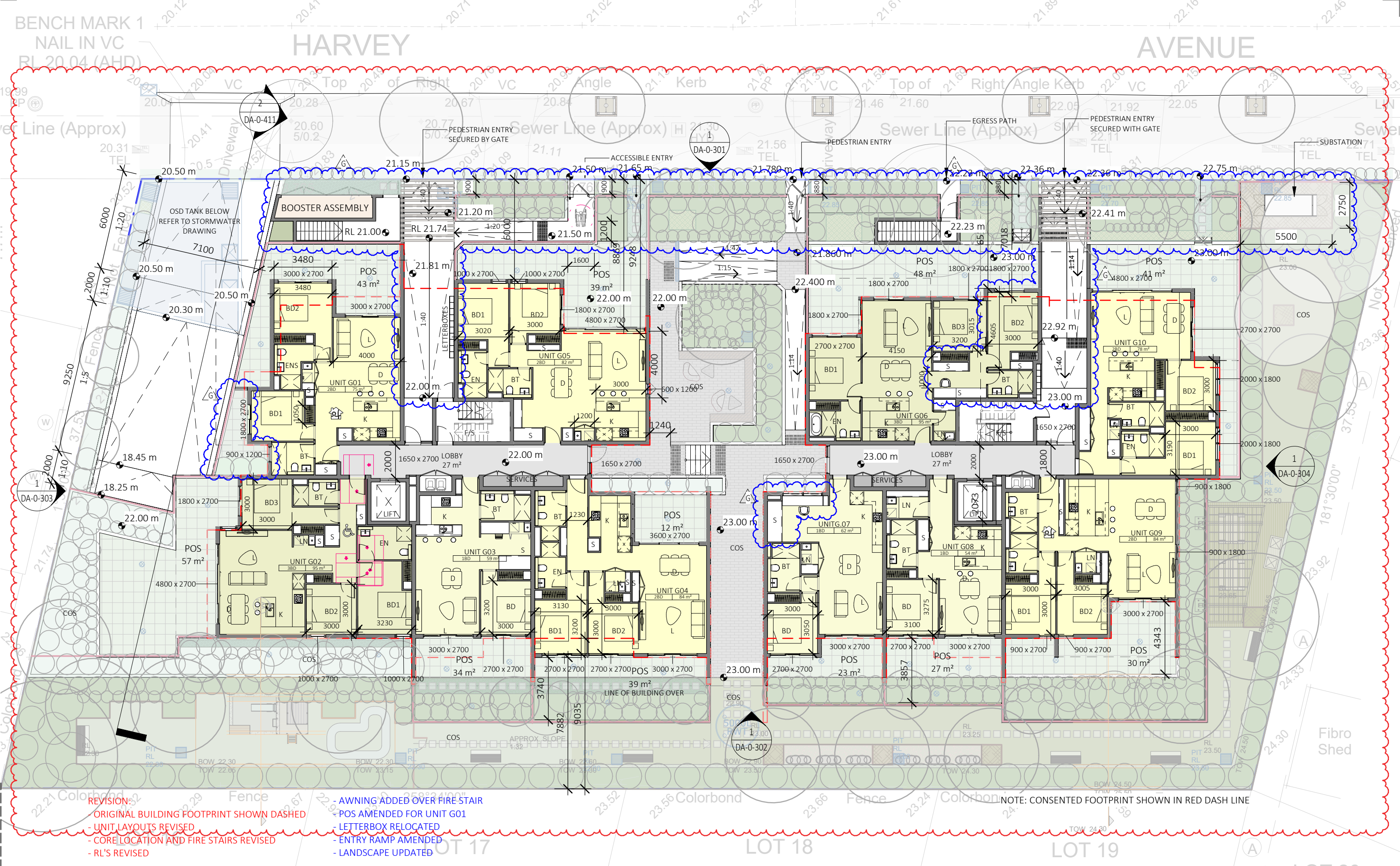
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
BASEMENT 1

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-210	F	29/08/2022
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	OP	FC	
0	SCALE 1:200	10m	



PRINTED: 29/08/2022 3:32:10 PM



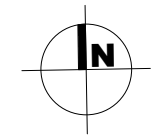
- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - UNIT LAYOUTS REVISED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - RL'S REVISED
 - AWNING ADDED OVER FIRE STAIR
 - POS AMENDED FOR UNIT G01
 - LETTERBOX RELOCATED
 - ENTRY RAMP AMENDED
 - LANDSCAPE UPDATED

NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	SILVER LIVABLE UNITS	03/02/2022	AY	FC
F	ISSUE FOR S4.55	08/02/2022	AY	FC
G	ISSUE FOR RFI	29/08/2022	HS	FC

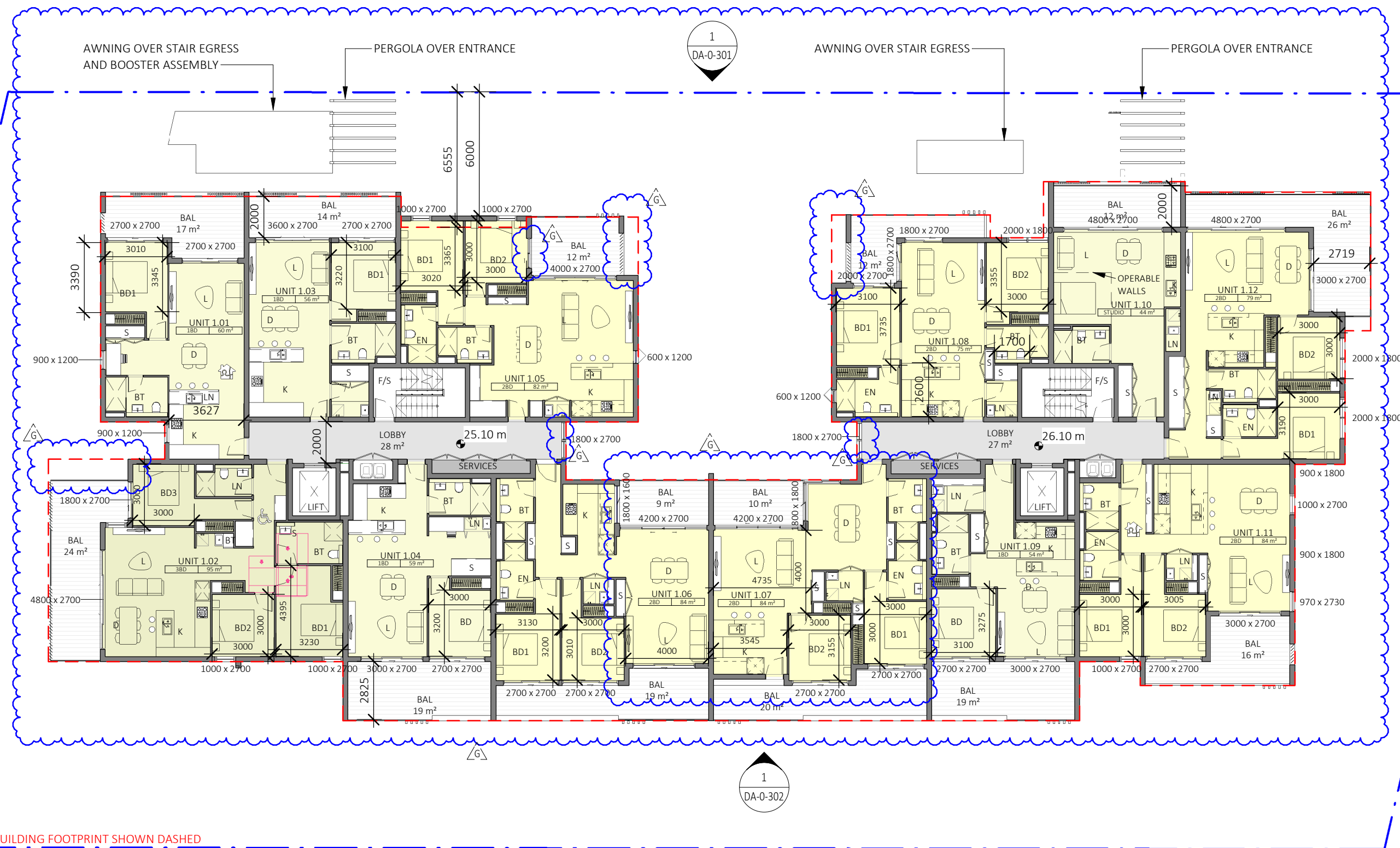


PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
GROUND FLOOR PLAN
PROJECT NO. 21-038
DRAWING NO. DA-0-211
REVISION G
DATE 29/08/2022
SCALE @ A3 1 : 200
DRAWN OP
AUTHORISED FC
SCALE 1:200 10m



PRINTED: 30/08/2022 10:34:42 AM



- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - RL'S REVISED
 - WINDOWS ADDED TO LOBBY
 - DOOR ADDED TO UNIT 1.05 BALCONY
 - ADDED BEDROOM DIMENSIONS
 - UNIT LAYOUTS AND BALCONY REVISED

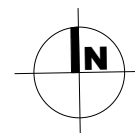
NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	SILVER LIVABLE UNITS	03/02/2022	AY	FC
F	ISSUE FOR S4.55	08/02/2022	AY	FC
G	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
LEVEL 1 FLOOR PLAN

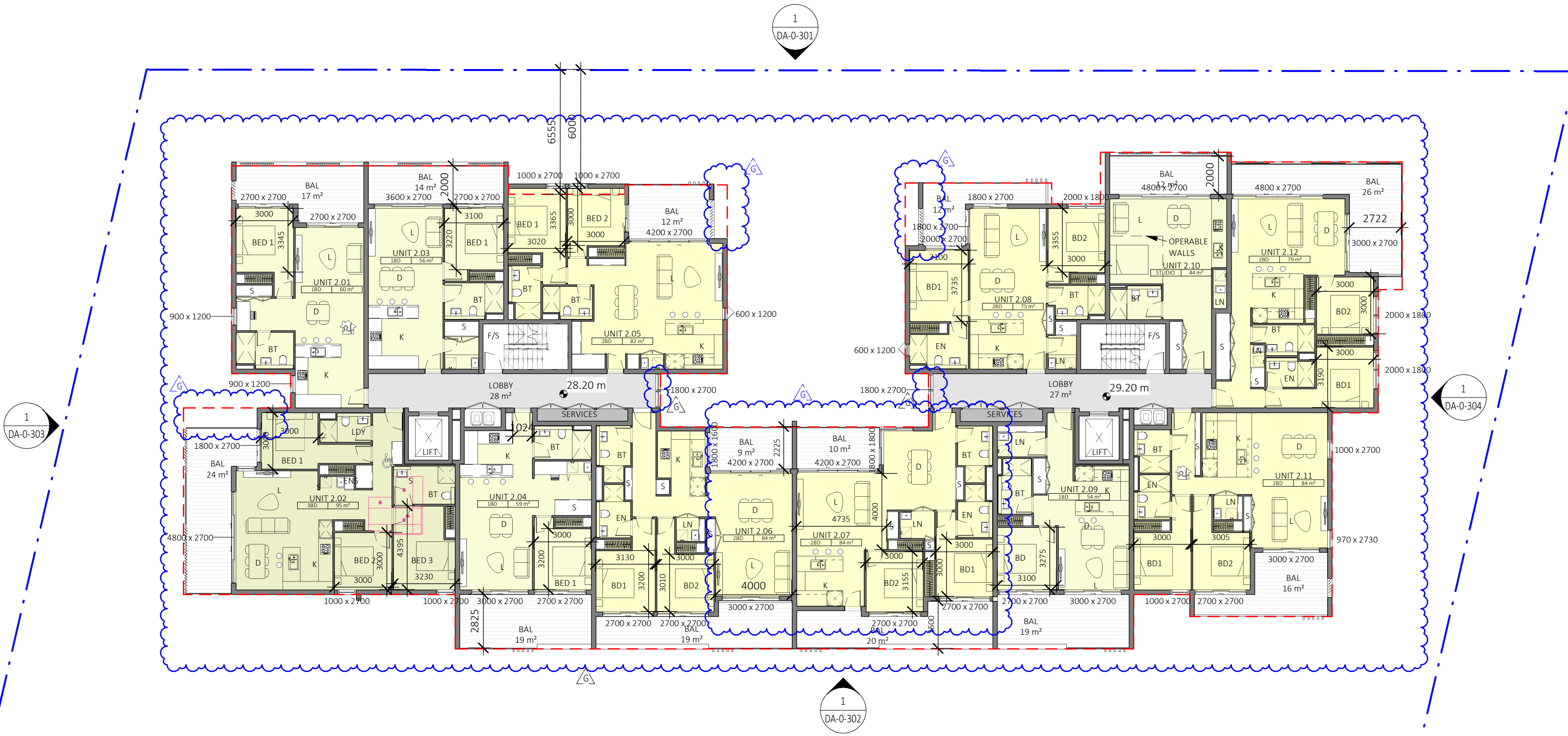
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-212	G	29/08/2022

SCALE @ A3	DRAWN	AUTHORISED
1 : 200	OP	FC

0 SCALE 1:200 10m



PRINTED: 29/08/2022 3:32:16 PM



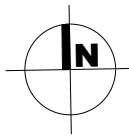
- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - CORE LOCATION AND RED STAIRS REVISED
 - RL'S REVISED
 - WINDOWS ADDED TO LOBBY
 - ADDED BEDROOM DIMENSIONS
 - UNIT LAYOUTS AND BALCONY REVISED

NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	SILVER LIVABLE UNITS	03/02/2022	AY	FC
F	ISSUE FOR S4.55	08/02/2022	AY	FC
G	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

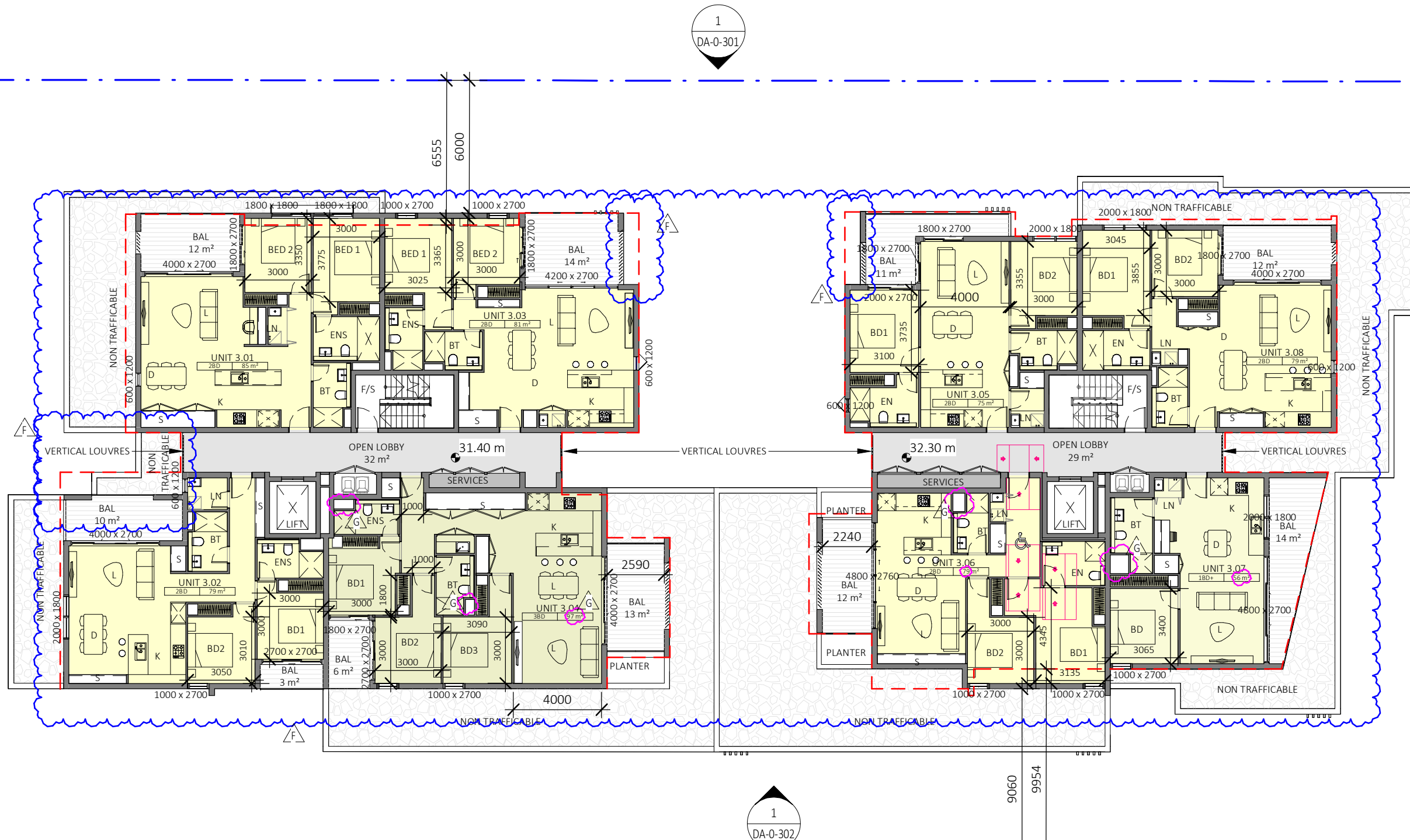
DRAWING
LEVEL 2 FLOOR PLAN

PROJECT NO. 21-038
DRAWING NO. DA-0-213
REVISION G
DATE 29/08/2022

SCALE @ A3
1 : 200
DRAWN AY
AUTHORISED FC

0 SCALE 1:200 10m





- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - UNIT LAYOUTS REVISED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - RL'S REVISED
 - ADDED BEDROOM DIMENSIONS
 - BALCONY REVISED

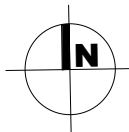
- RISERS AND AREAS ADJUSTED

NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC
G	ISSUE FOR RFI	08/06/2023	AY	ND



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_ayuenAGQ8L.rvt

DRAWING
LEVEL 3 FLOOR PLAN

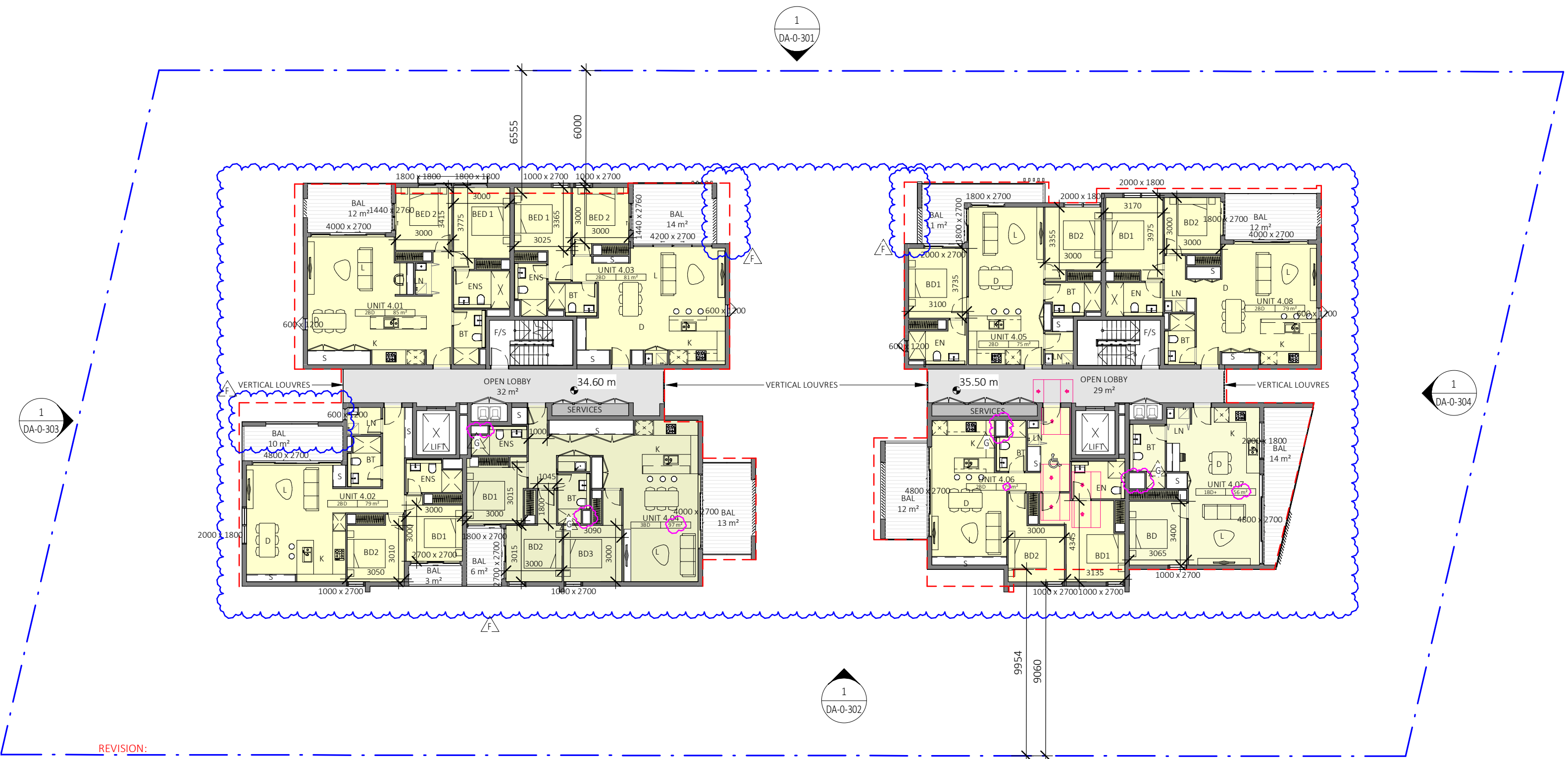
PROJECT NO. 21-038
DRAWING NO. DA-0-214
REVISION G
DATE 08/06/2023

SCALE @ A3 1 : 200
DRAWN AY
AUTHORISED FC

0 SCALE 1:200 10m



PRINTED: 8/6/2023 3:00:43 PM



- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - UNIT LAYOUTS REVISED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - RL'S REVISED
 - ADDED BEDROOM DIMENSIONS
 - BALCONY REVISED

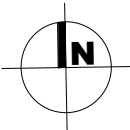
- RISERS AND AREAS ADJUSTED

NOTE: CONSISTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC
G	ISSUE FOR RFI	08/06/2023	AY	ND



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_ayuenAGQ8L.rvt

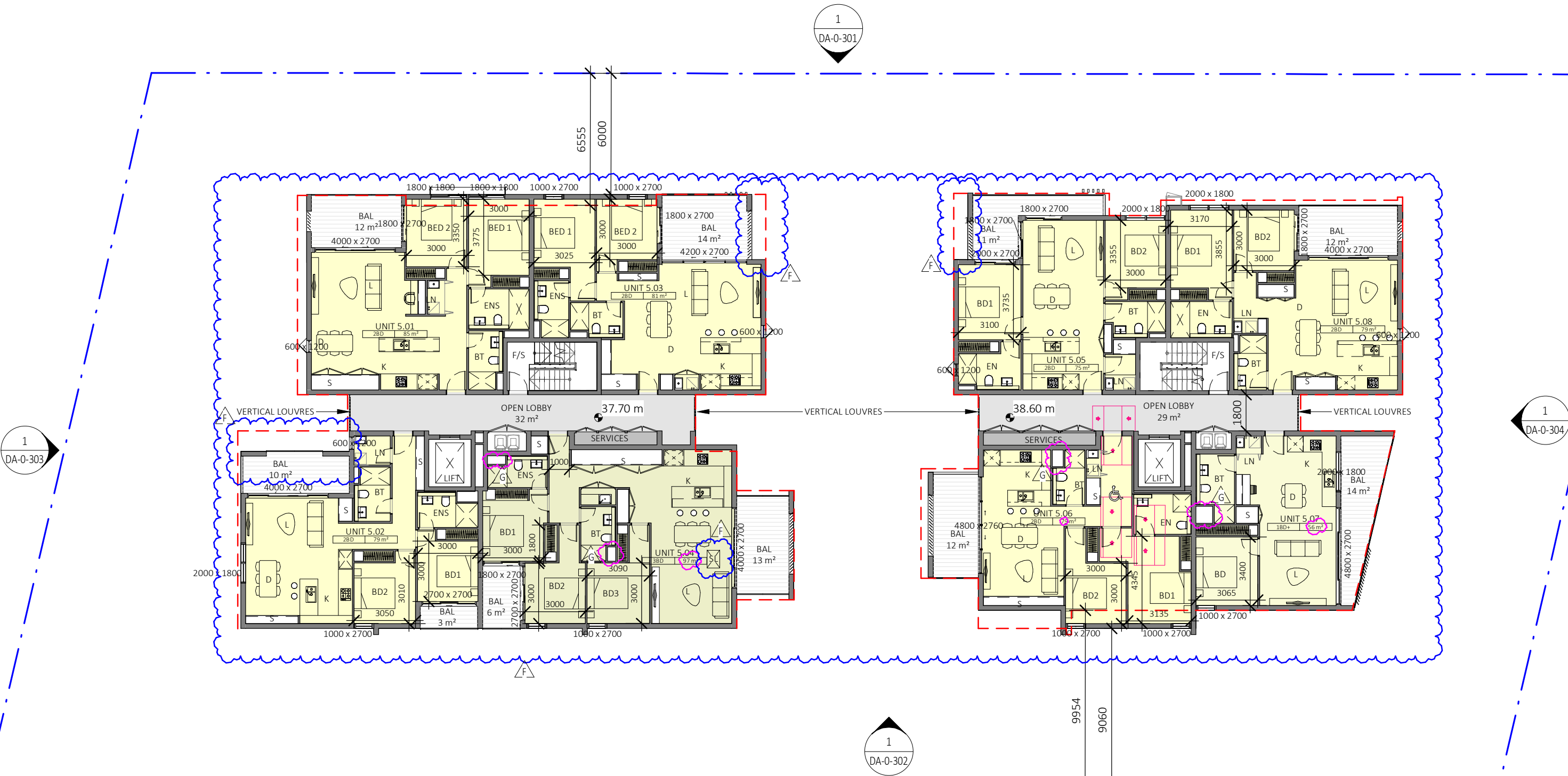
DRAWING
LEVEL 4 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-215	G	08/06/2023
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	AY	FC	

SCALE 1:200 10m



PRINTED: 8/6/2023 3:00:51 PM



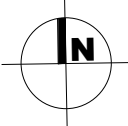
- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - UNIT LAYOUTS REVISED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - RL'S REVISED
 - ADDED BEDROOM DIMENSIONS
 - ADDED SKYLIGHT TO UNIT 5.04
 - RISERS AND AREAS ADJUSTED
 - BALCONY REVISED

NOTE: CONSISTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC
G	ISSUE FOR RFI	08/06/2023	AY	ND



PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

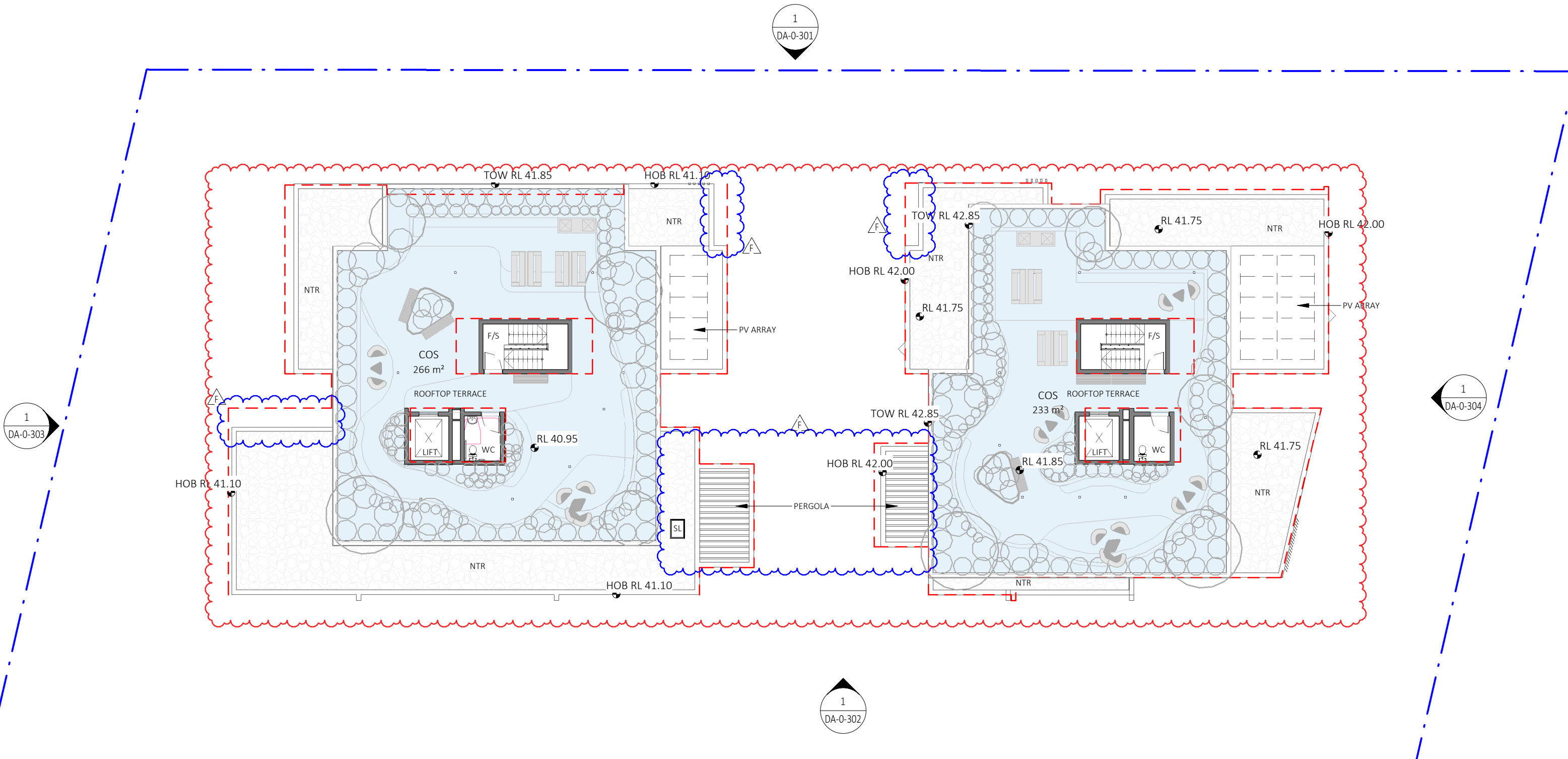
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_ayuenAGQ8L.rvt

DRAWING
LEVEL 5 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-216	G	08/06/2023
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	AY	FC	
0	SCALE 1:200	10m	



PRINTED: 8/6/2023 3:05:58 PM



- REVISION:
- ORIGINAL BUILDING FOOTPRINT SHOWN DASHED
 - CORE LOCATION AND FIRE STAIRS REVISED
 - ROOFTOP WC REVISED
 - PV ARRAY LOCATION SHOWN
 - RL'S REVISED
 - ADDED SKYLIGHT TO UNIT 5.04
 - ADDED PERGOLA TO BALCONY
 - LANDSCAPE UPDATED

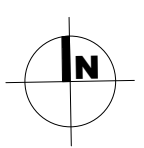
NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC

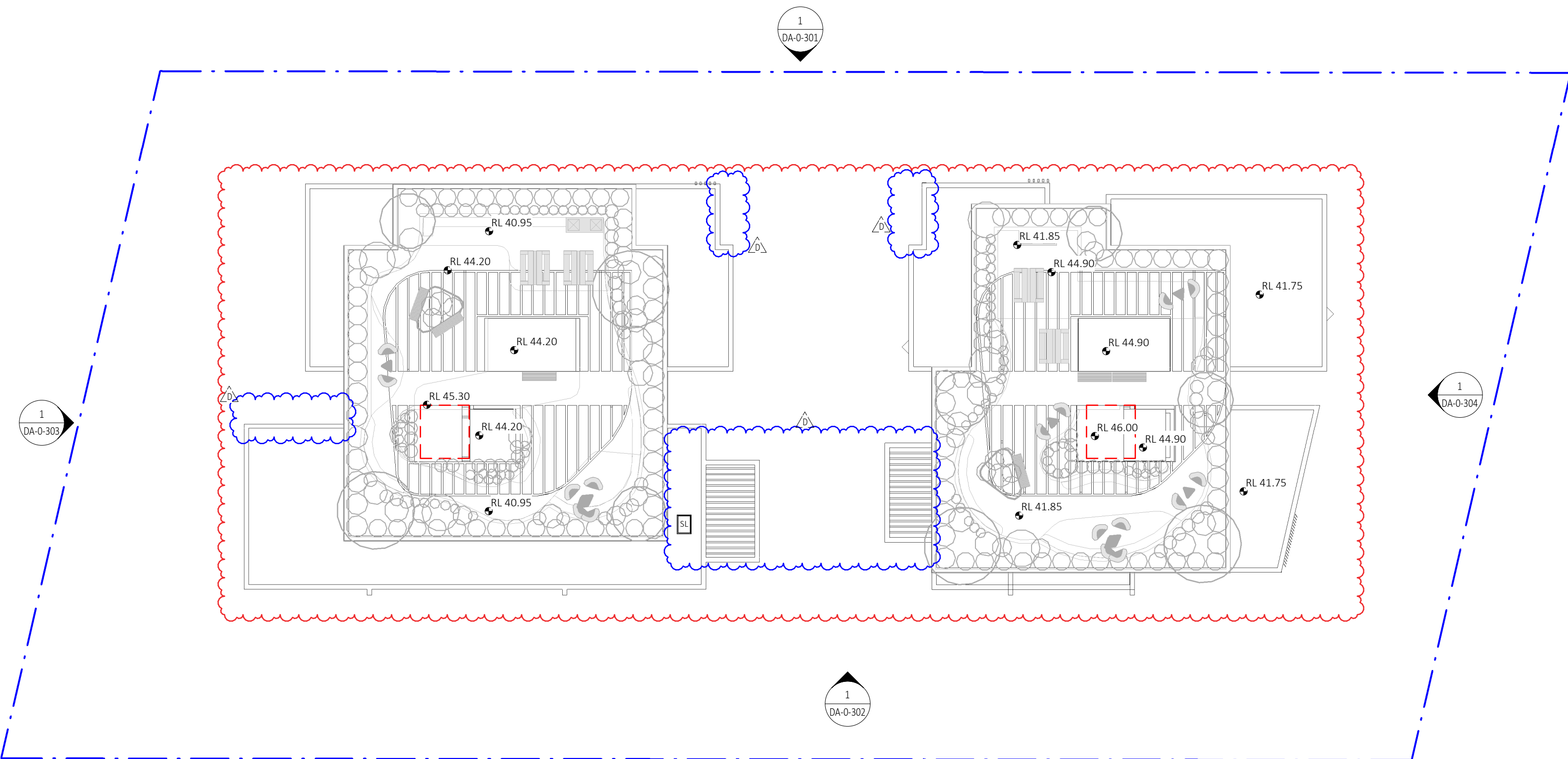


PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING COMMUNAL OPEN SPACE PLAN			
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-217	F	29/08/2022
SCALE @ A3 1 : 200		DRAWN AY	AUTHORISED FC
0 10m			



PRINTED: 29/08/2022 3:32:27 PM



REVISION:
- ORIGINAL LCOATION SHOWN DASHED
- RL'S REVISED
- LANDSCAPE UPDATED

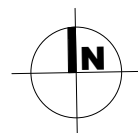
NOTE: CONSENTED FOOTPRINT SHOWN IN RED DASH LINE

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
B	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
C	ISSUE FOR S4.55	08/02/2022	AY	FC
D	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
ROOF FLOOR PLAN

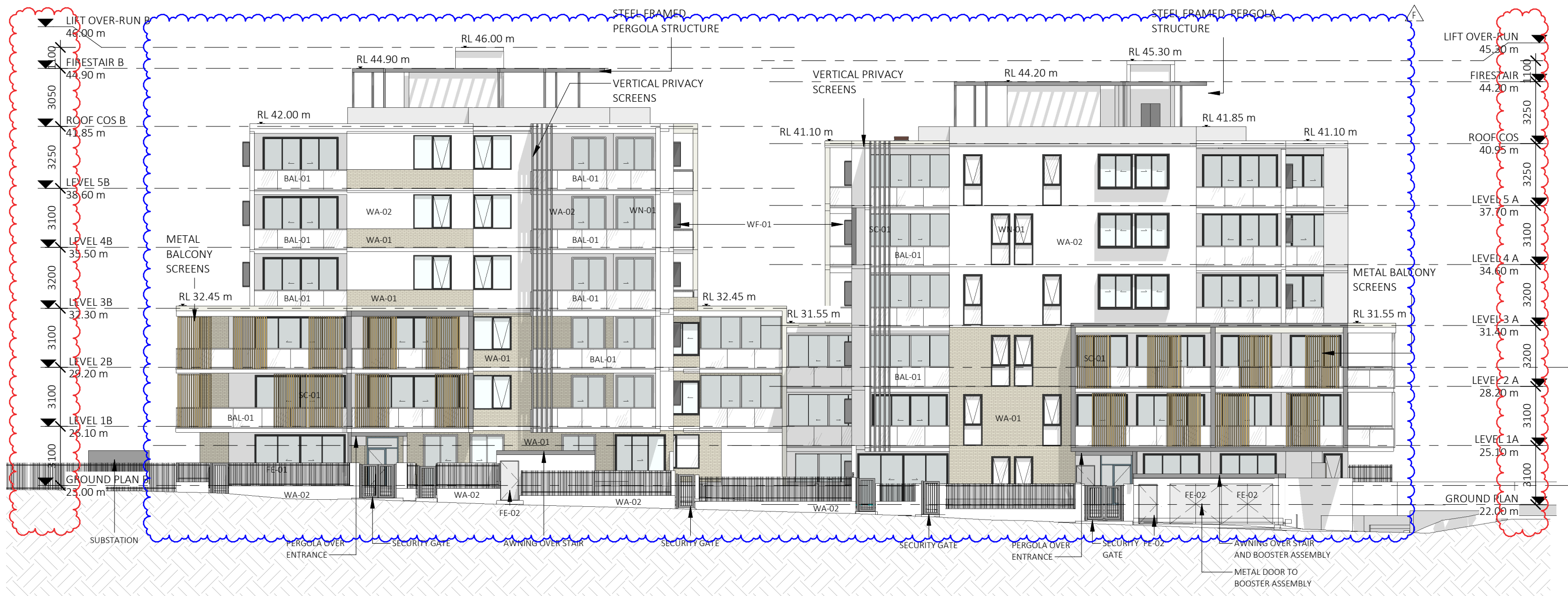
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-218	D	29/08/2022

SCALE @ A3	DRAWN	AUTHORISED
1 : 200	AY	FC

0 SCALE 1:200 10m



PRINTED: 29/08/2022 3:32:29 PM



REVISION:
- FLOOR TO FLOOR LEVELS INCREASED FROM 3050 TO AT LEAST 3100
- MATERIALS AND FENCE REVISED
- GATE ADDED TO POS

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC

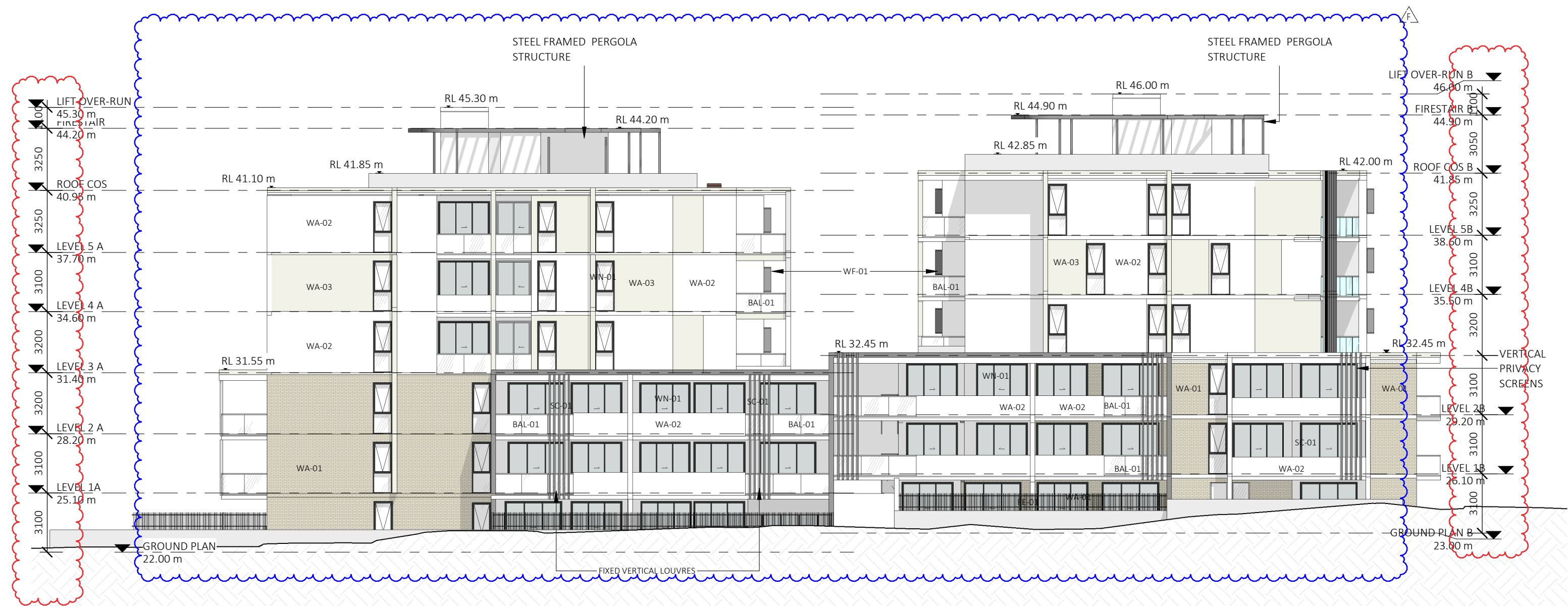
PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING			
NORTH ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-301	F	29/08/2022
SCALE @ A3		DRAWN	AUTHORISED
1 : 200		OP	FC
0			





REVISION:
- FLOOR TO FLOOR LEVELS INCREASED FROM 3050 TO AT LEAST 3100
- MATERIALS REVISED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC

PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-302	F	29/08/2022
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	OP	FC	

0



PRINTED: 29/08/2022 3:32:35 PM



REVISION:
- FLOOR TO FLOOR LEVELS INCREASED FROM 3050 TO AT LEAST 3100
- MATERIALS REVISED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC

PROJECT
Moorebank

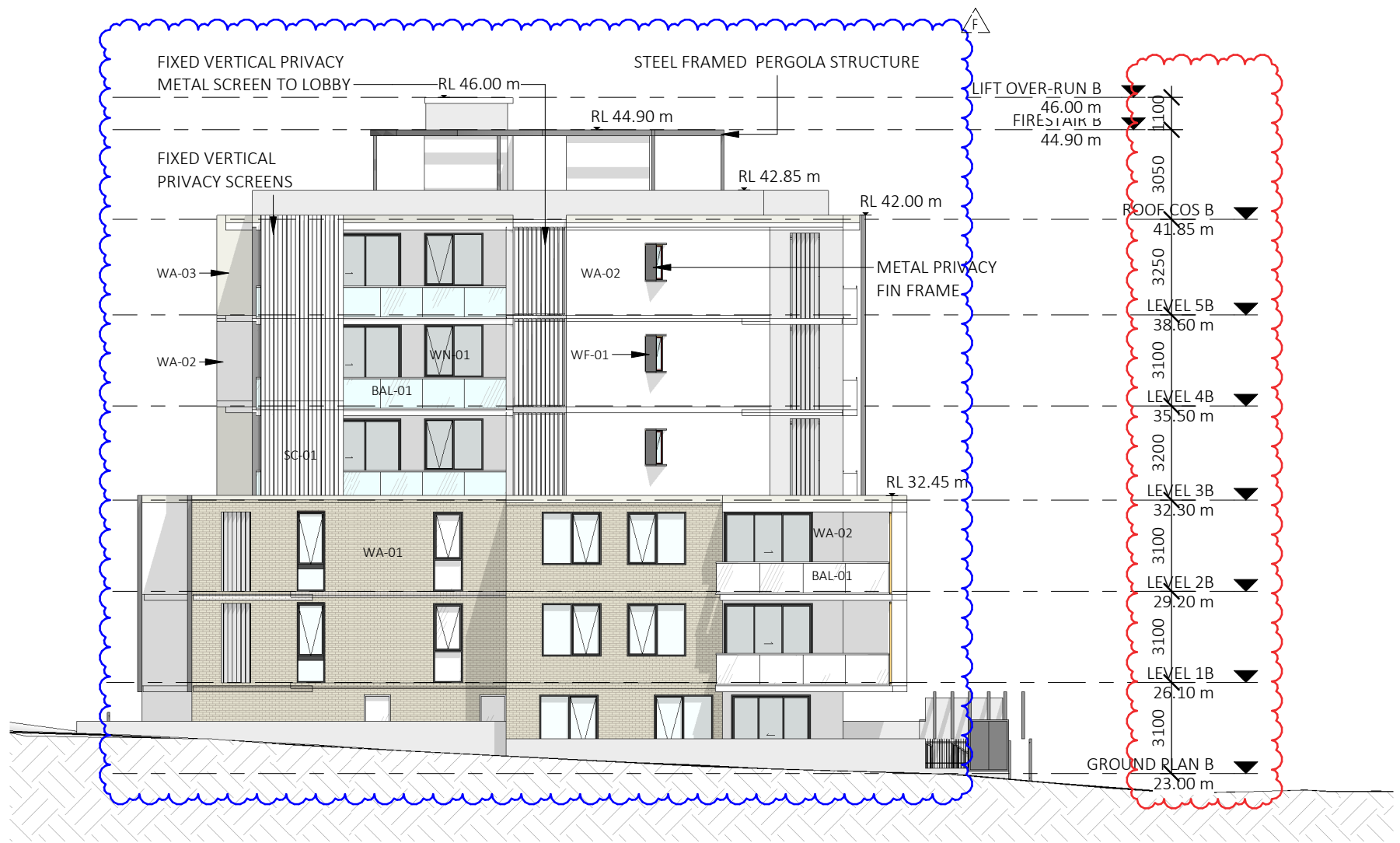
23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING			
WEST ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-303	F	29/08/2022
SCALE @ A3		DRAWN	AUTHORISED
1 : 200		OP	FC





REVISION:
- FLOOR TO FLOOR LEVELS INCREASED FROM 3050 TO AT LEAST 3100
- MATERIALS REVISED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	05/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	ISSUE FOR S4.55	08/02/2022	AY	FC
F	ISSUE FOR RFI	29/08/2022	HS	FC

PROJECT
Moorebank
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING EAST ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-304	F	29/08/2022
SCALE @ A3		DRAWN	AUTHORISED
1 : 200		OP	FC



PRINTED: 29/08/2022 3:32:38 PM



REVISION:
- FLOOR TO FLOOR LEVELS INCREASED FROM 3050 TO AT LEAST 3100
- ROOM LAYOUTS UPDATED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
B	ISSUE FOR S4.55	08/02/2022	AY	FC

PROJECT

Moorebank

23-29 Harvey Ave, MOOREBANK

CLIENT

UFN GROUP

S4.55

D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING

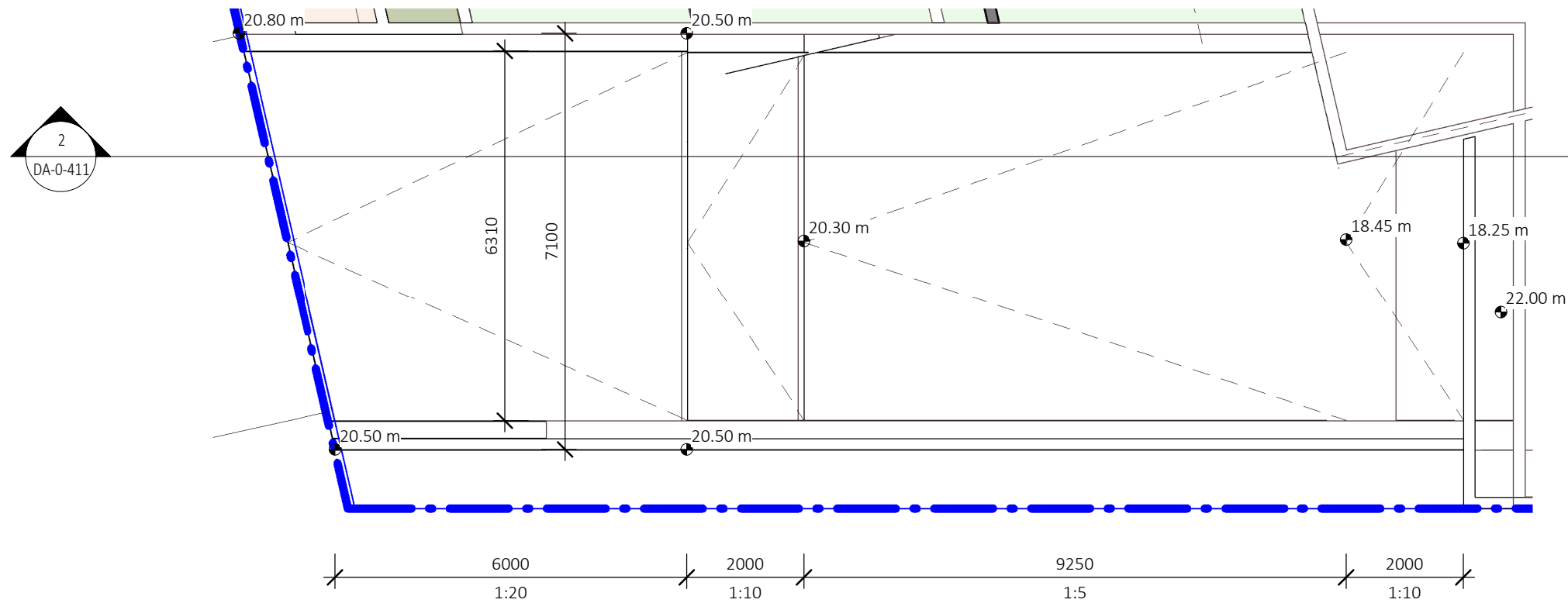
SECTION A-A

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-401	B	08/02/2022

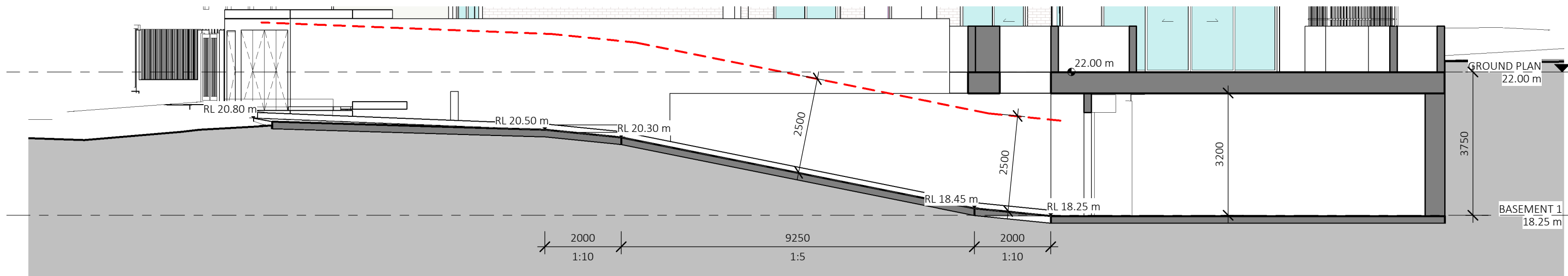
SCALE @ A3	DRAWN	AUTHORISED
1 : 200	AY	FC



PRINTED: 29/08/2022 3:32:40 PM



1 DRIVEWAY PLAN
DA-0-301 1 : 100



2 DRIVEWAY ENTRY
DA-0-209 1 : 100

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
B	ISSUE FOR S4.55	08/02/2022	AY	FC

PROJECT
Moorebank

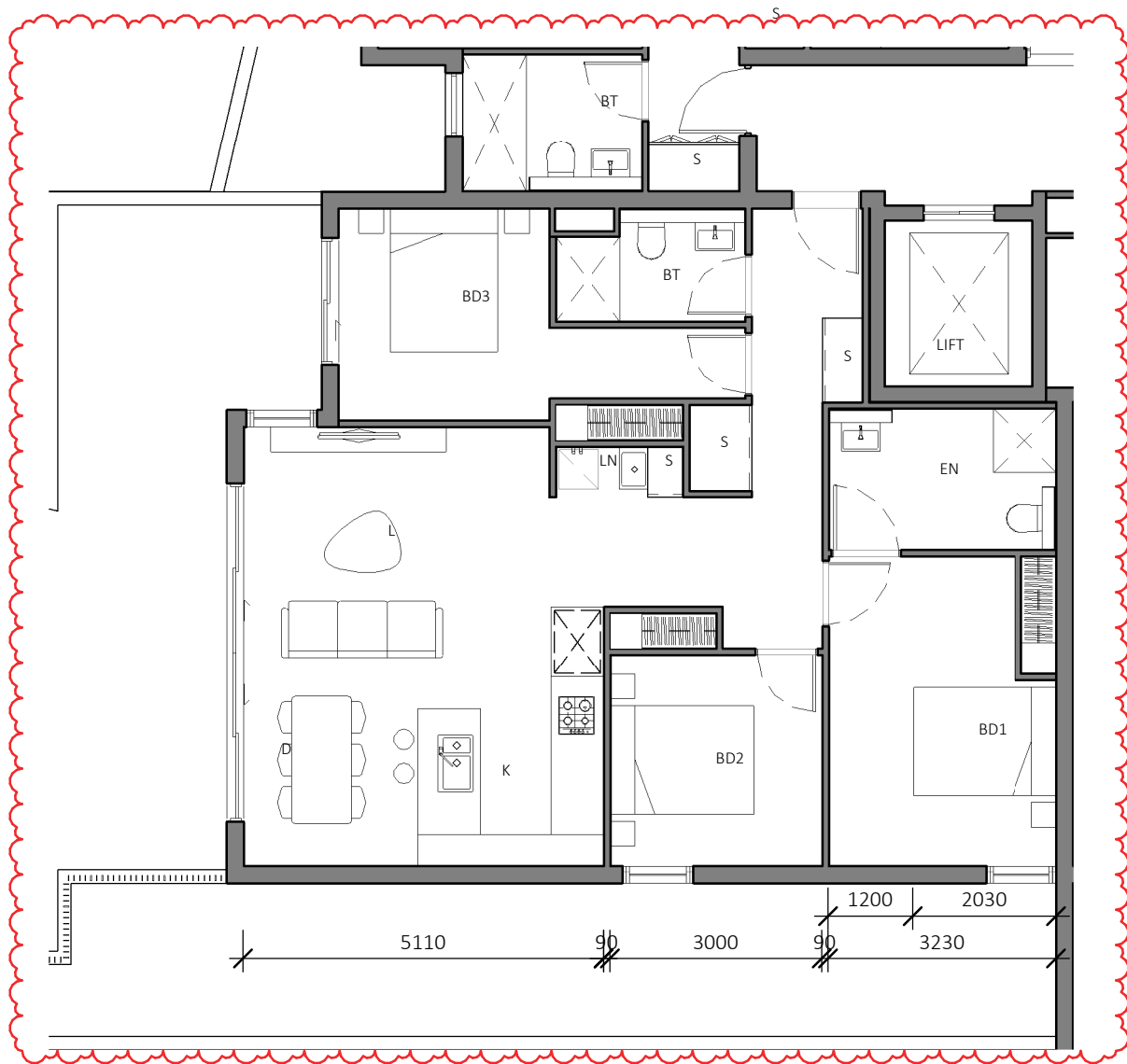
23-29 Harvey Ave, MOOREBANK
CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

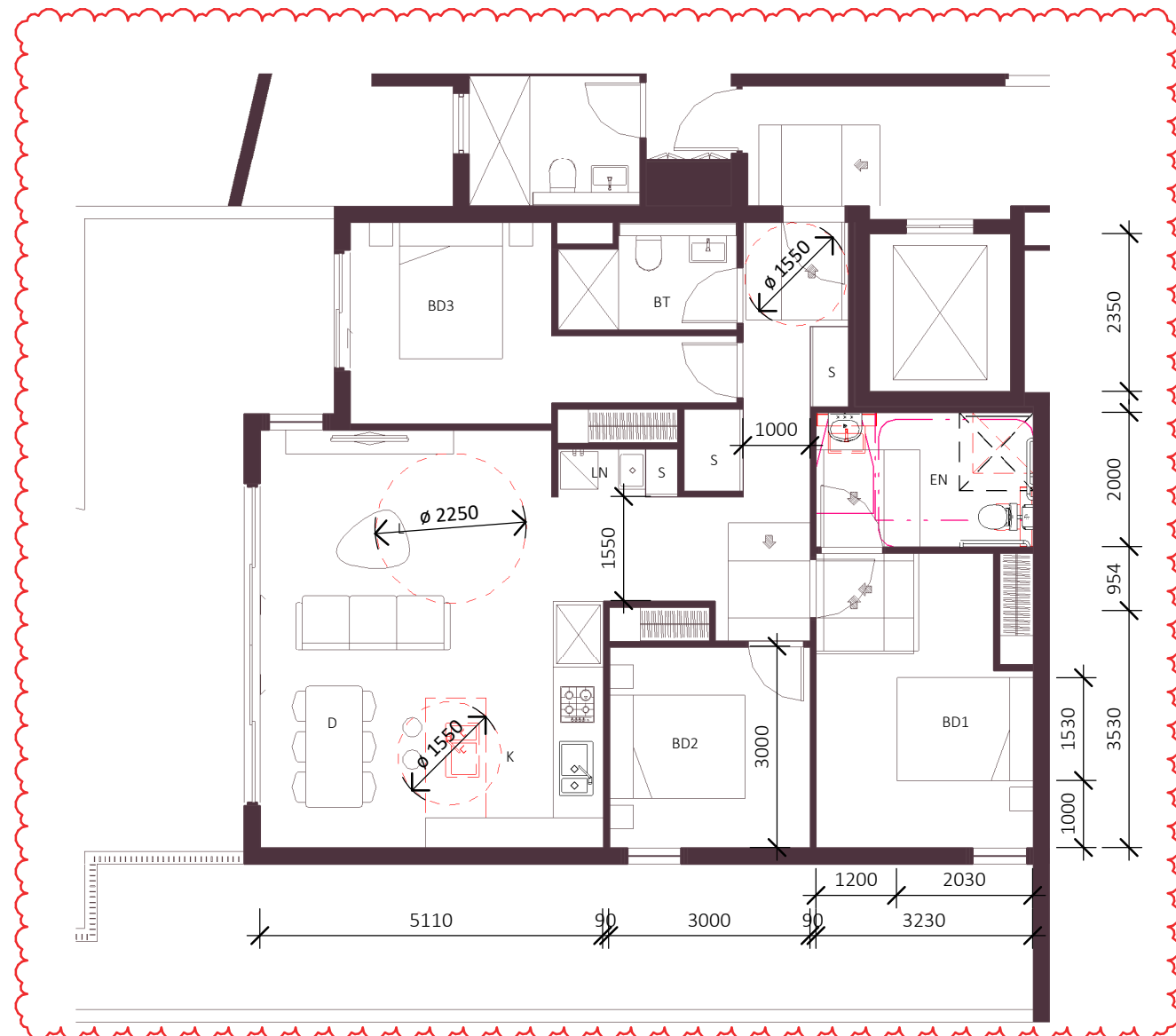
DRAWING
DRIVEWAY SECTION

PROJECT NO. 21-038 DRAWING NO. DA-0-411 REVISION B DATE 08/02/2022
NOT TO SCALE DRAWN AY AUTHORISED FC
0 1 2 3 4 5 6 7 8 9 10





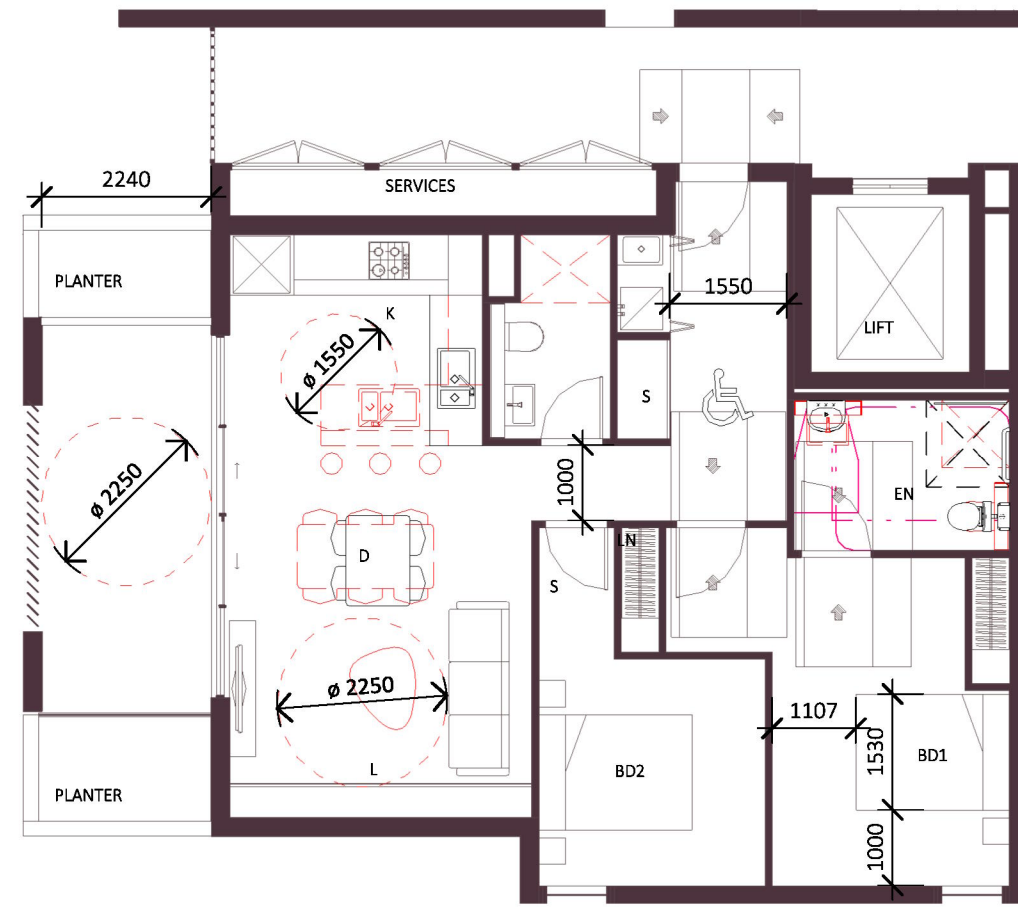
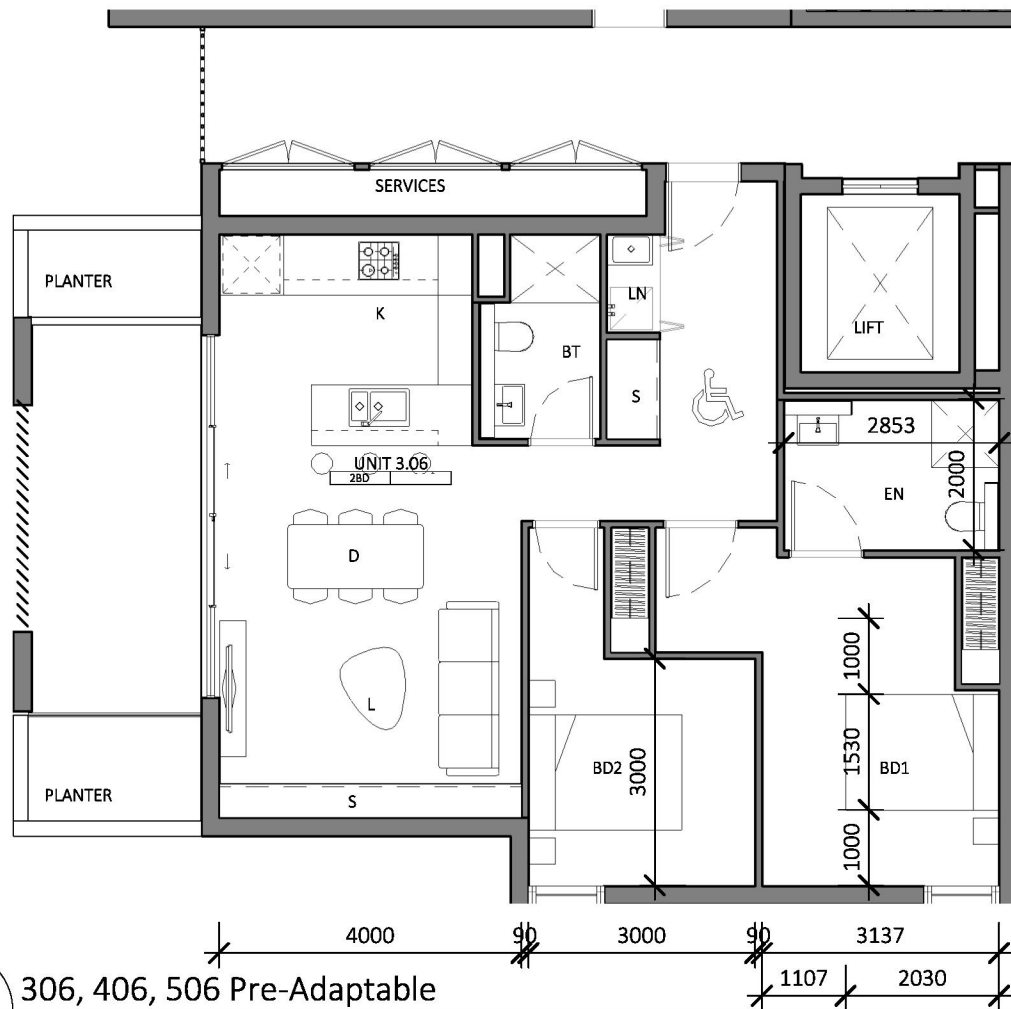
1 G02, 102, 202 Pre-Adaptable
DA-0-301 1:100



2 G02, 102, 202 Post-Adaptable
DA-0-301 1:100

REVISION:
- PRE AND POST ADAPTABLE UNIT LAYOUTS REVISED

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	18/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	REVISED ADAPTABLE UNITS	02/02/2022	AY	FC
F	ISSUE FOR \$4.55	08/02/2022	AY	FC



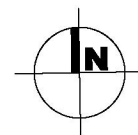
REVISION:
- PRE AND POST ADAPTABLE UNIT LAYOUTS REVISED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	18/11/2021	OP	FC
B	ISSUE FOR CLIENT REVIEW	26/11/2021	OP	FC
C	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
D	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
E	REVISED ADAPTABLE UNITS	02/02/2022	AY	FC
F	ISSUE FOR S4.55	08/02/2022	AY	FC



PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

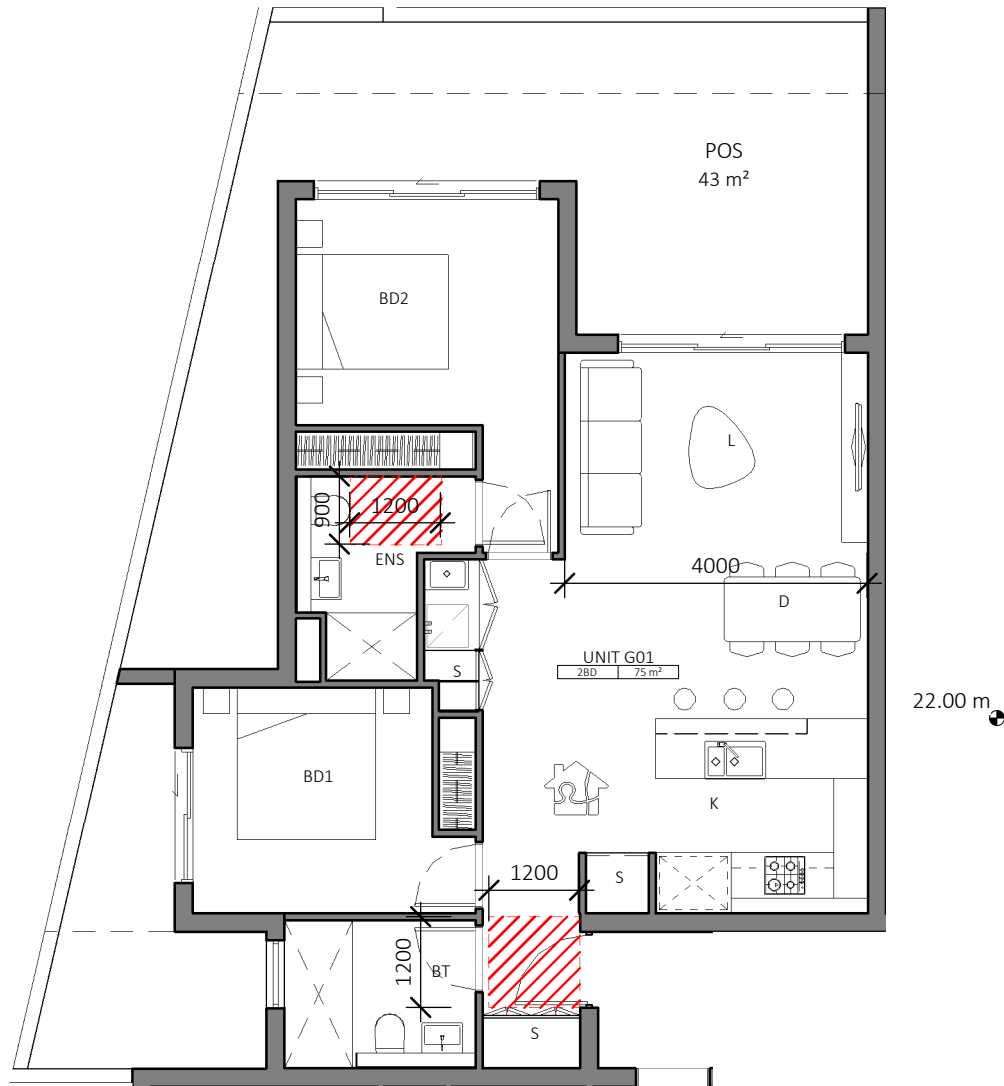
S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING
ADAPTABLE UNIT- SHEET 2

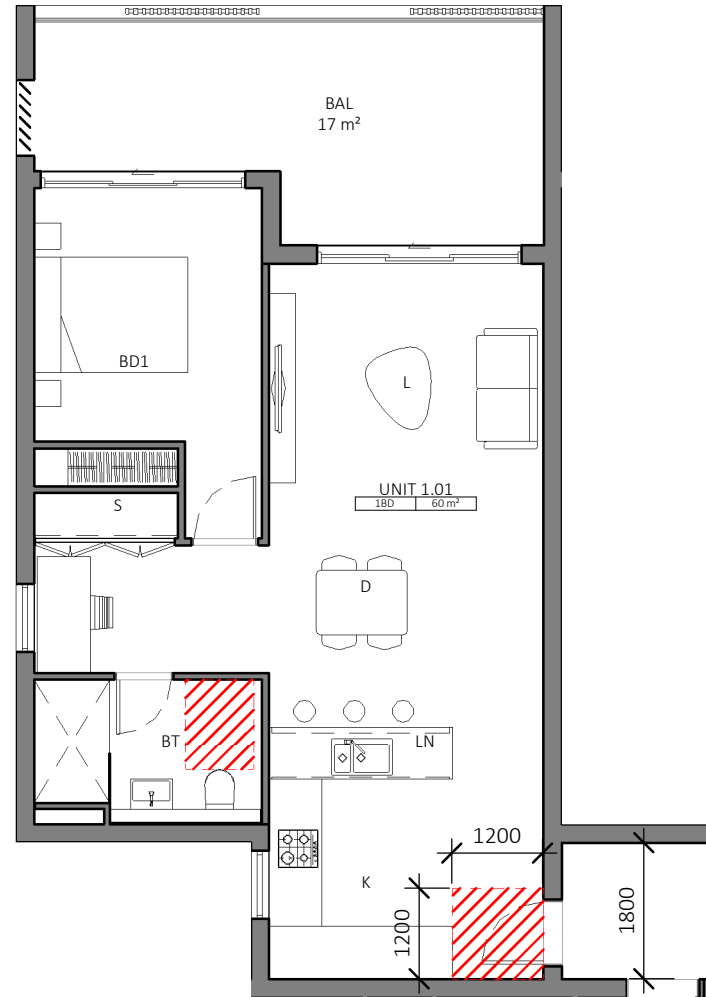
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-702	F	08/02/2022
SCALE @ A3	DRAWN	AUTHORISED	
1 : 100	OP	FC	



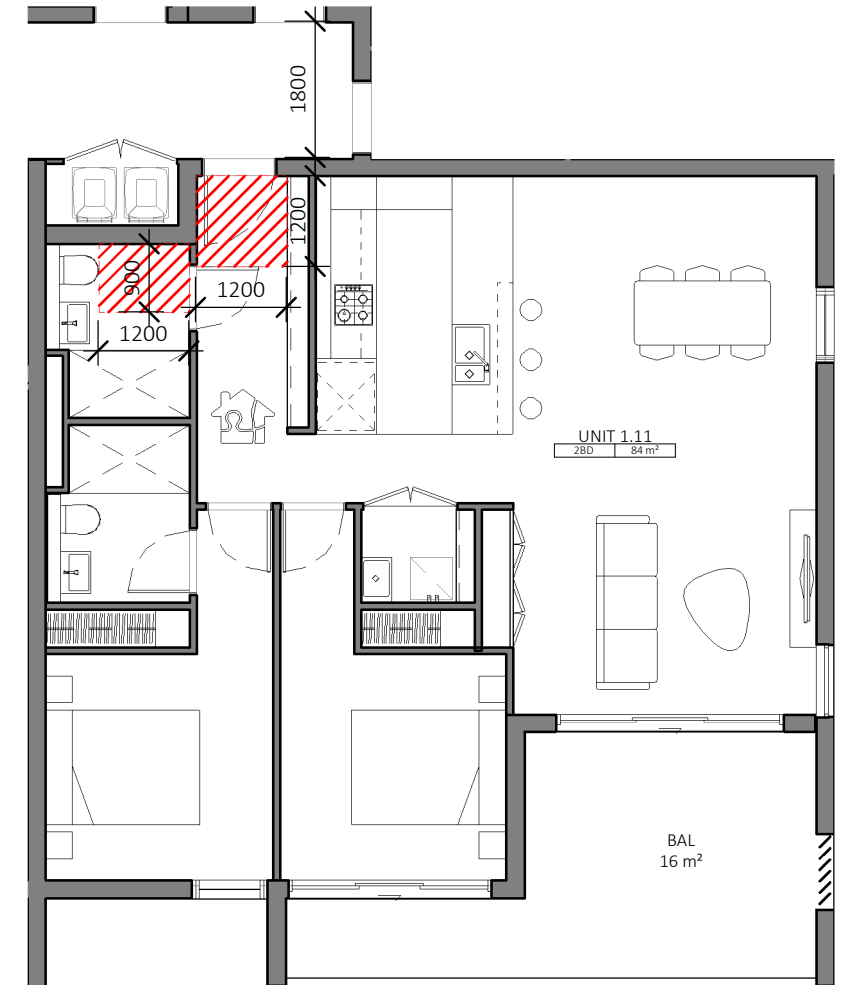
PRINTED: 29/08/2022 5:32:44 PM



1 G01 Livable Unit
DA-0-301 1:100



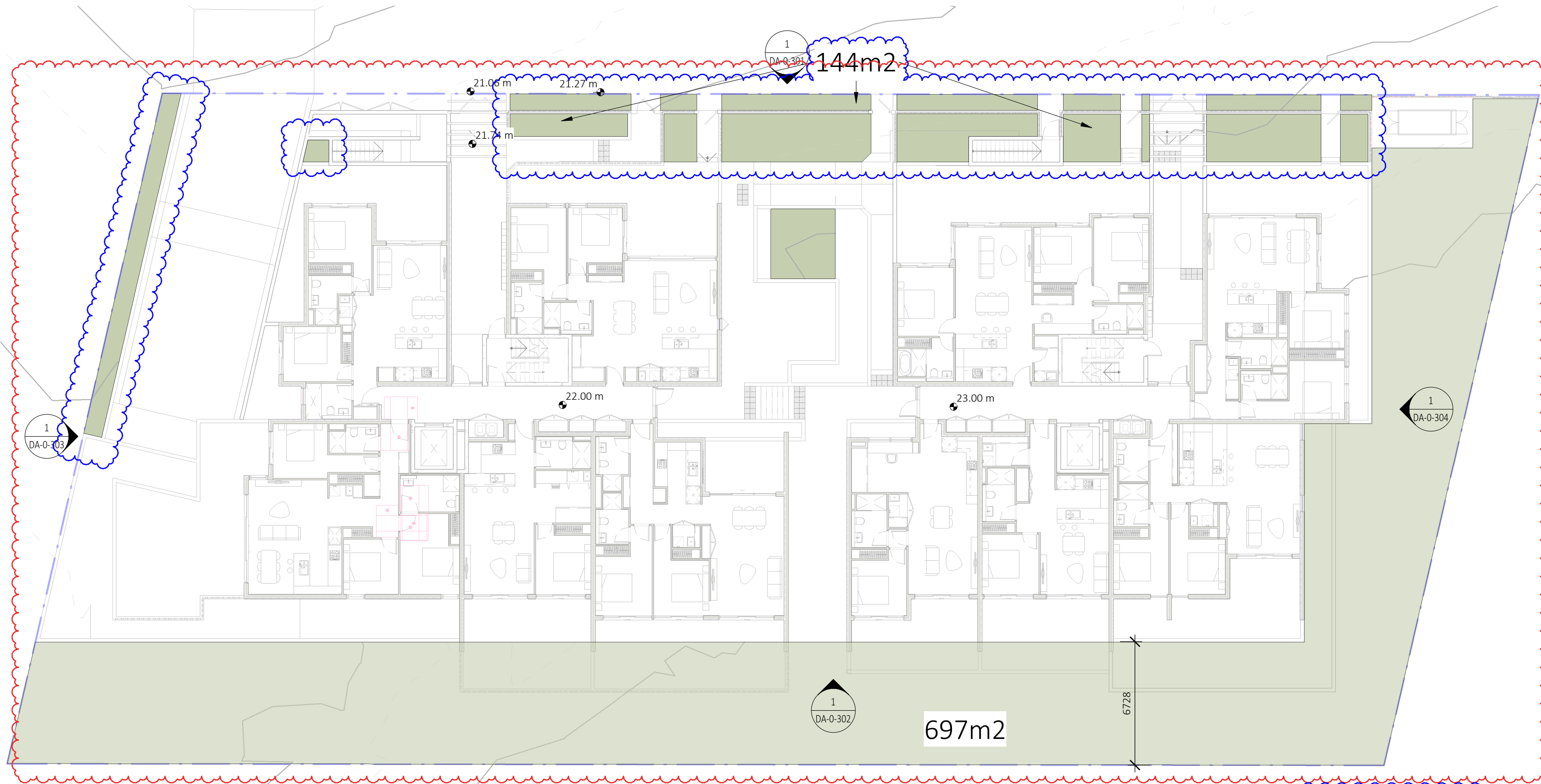
2 101, 201 Livable Unit
DA-0-301 1:100



3 G09, 111, 211 Livable Unit
DA-0-301 1:100

REVISION:
- NEW DRAWING

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	SILVER LIVABLE UNITS	03/02/2022	AY	FC
B	ISSUE FOR S4.55	08/02/2022	AY	FC



REVISION:
- DEEP SOIL CALCULATION REVISED WITH CHANGES TO ACCESS RAMPS AND FIRE EGRESS

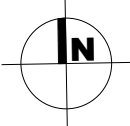
DEEP SOIL TOTAL
=841m2
=30.6%

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	08/11/2021	OP	FC
B	ISSUE FOR CONSULTANTS	22/12/2021	AY	FC
C	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
D	ISSUE FOR \$4.55	08/02/2022	AY	FC
E	ISSUE FOR RFI	29/08/2022	HS	FC



PROJECT
Moorebank

23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

\$4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

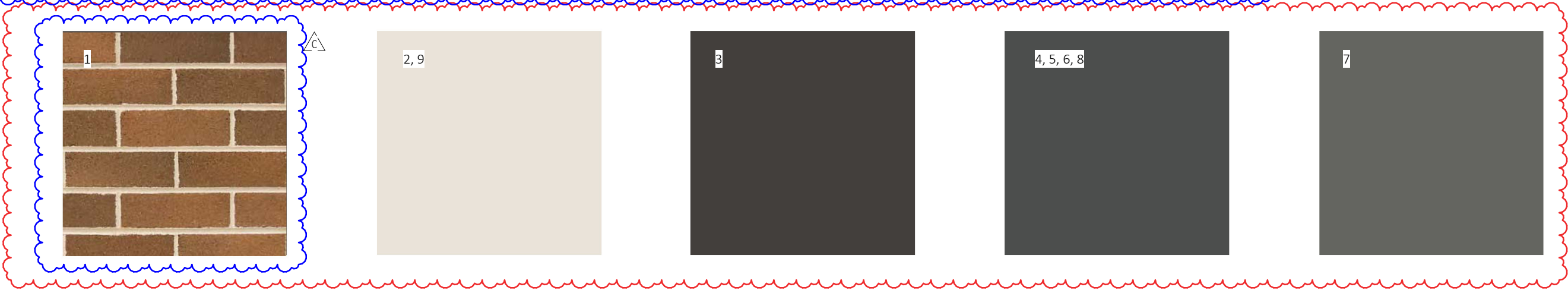
DRAWING
DEEP SOIL DIAGRAM

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-038	DA-0-931	E	29/08/2022
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	OP	FC	



PRINTED: 29/08/2022 3:33:00 PM

REFE...	ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
WALLS & BALUSTRADES				
1	WA-01	EXTERNAL WALL	BRICK VENEER	BOWRAL BROWN OR SIMILAR
2	WA-02	EXTERNAL WALL	RENDER AND PAINT	DULUX BUFF IT QUARTER
3	WA-03	EXTERNAL WALL	RENDER AND PAINT	DULUX NAMADJI
WINDOWS & DOORS				
4	WF-01	WINDOW FINIS	POWDERCOATED ALUMINIUM	DURATEC MONUMENT MATT
5	WN-01	WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINIUM , CLEAR GLASS	DURATEC MONUMENT MATT
6	BAL-01	BALUSTRADES	POWDERCOATED ALUMINIUM , CLEAR GLASS	DURATEC MONUMENT MATT
ROOF FEATURES				
7	SC-01	BALCONY SCREENS	POWDERCOATED ALUMINIUM	DURATEC TIMBERLAND SATIN
8	FE-01	METAL FENCES	POWDERCOATED ALUMINIUM	DURATEC MONUMENT MATT
9	FE-02	METAL GATE	POWDERCOATED ALUMINIUM	DULUX BUFF IT QUARTER



REVISION:
- COLOURS REVISED

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
65-69 Kent St,
Millers Point, Sydney, NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Fergus William Cumming
NSW ARB #7233
www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR CONSULTANTS	21/01/2021	AY	FC
B	ISSUE FOR S4.55	08/02/2022	AY	FC
C	ISSUE FOR RFI	29/08/2022	HS	FC

PROJECT
Moorebank

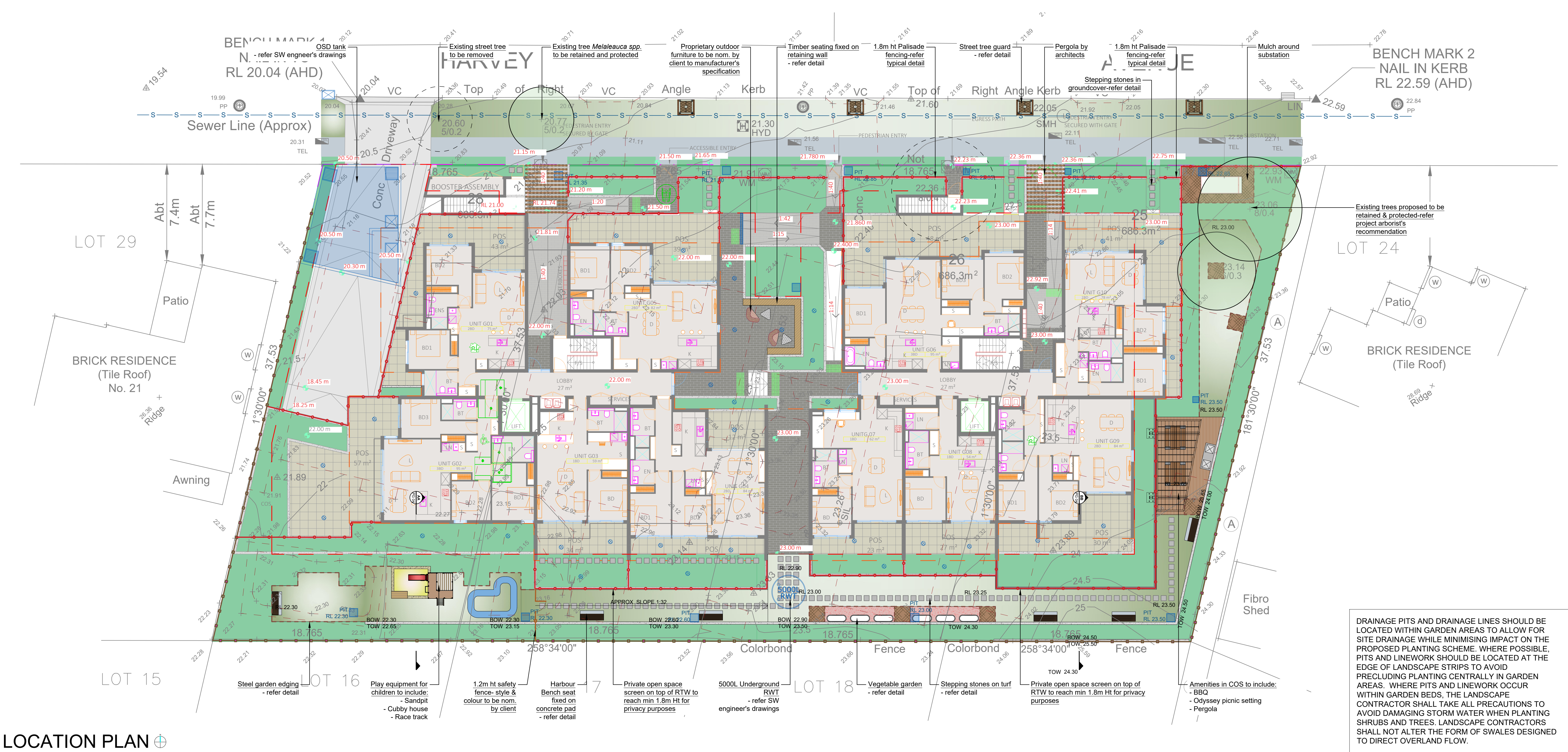
23-29 Harvey Ave, MOOREBANK

CLIENT
UFN GROUP

S4.55
D:\21-038-DA-0-R22-(CEN)-Current_hshah8369Z.rvt

DRAWING EXTERNAL FINISHES & MATERIALS			
PROJECT NO. 21-038	DRAWING NO. DA-0-941	REVISION C	DATE 29/08/2022
SCALE @ A3 NOT TO SCALE		DRAWN AY	AUTHORISED FC





LOCATION PLAN
Scale: NTs



OTHER LANDSCAPE ITEMS

- Steel garden edging - refer detail
- Turf area - refer detail
- Stepping stones in groundcover/turf - refer detail
- Deco-granite surface - refer detail
- Timber deck - refer detail
- Retaining / raised planter wall - refer detail
- Timber bench fixed on retaining wall - refer detail
- Sandpit - refer detail
- Rubber soffall area - refer detail
- Concrete footpath to be in accordance with council's public domain specification
- Cubby house - refer manufacturer's detail & specifications
- Site boundary fence-style & colour to be nom. by client
- 1.8m ht Courtyard palisade fence-refer detail
- Outdoor pavers- style & colour to be nom. by client
- 1.2m safety fence for play area- colour and style to be nom. by client
- Harbour bench seat - refer detail
- Odyssey picnic setting - refer detail
- Proprietary outdoor furniture to be nom. by client to manufacturer's specification
- Vegetable garden - refer detail
- Street tree guard - refer detail
- Pergola - refer detail
- Pergola by architects
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

LANDSCAPE CALCULATIONS

SITE AREA: 2745.46m²
REQUIRED DEEP SOIL AREA: 192.2m² (7%)
(6 M MINIMUM WIDTH, ADG)
PROPOSED DEEP SOIL AREA: 595.6m² (21.7%)
(COMPLIANT)



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

STREET TREES

Botanical Name: *Melaleuca linariifolia*
Common Name: Snow in Summer (Native)
Pot size: 75L
Mature H x S: 6-8m x 4-6m
Qty Required: 4

TREES

Botanical Name: *Waterhouseia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75L
Mature H x S: 10m x 6m
Qty Required: 5

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100L
Mature H x S: 9m x 6m
Qty Required: 1

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75L
Mature H x S: 8-10m x 6-7m
Qty Required: 4

Botanical Name: *Tristaniopsis laurina* 'Luscious'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 5-8m x 3-5m
Qty Required: 7

Botanical Name: *Hibiscus tiliaceus* 'Rubra'
Common Name: Red Cottonwood (Exotic)
Pot size: 75L
Mature H x S: 6m x 3-5m
Qty Required: 6

SHRUBS AND HEDGES

Botanical Name: *Acmena smithii* 'Minor'
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 11

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 67

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 92

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1.8m x 1.5m
Qty Required: 59

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 6

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 46

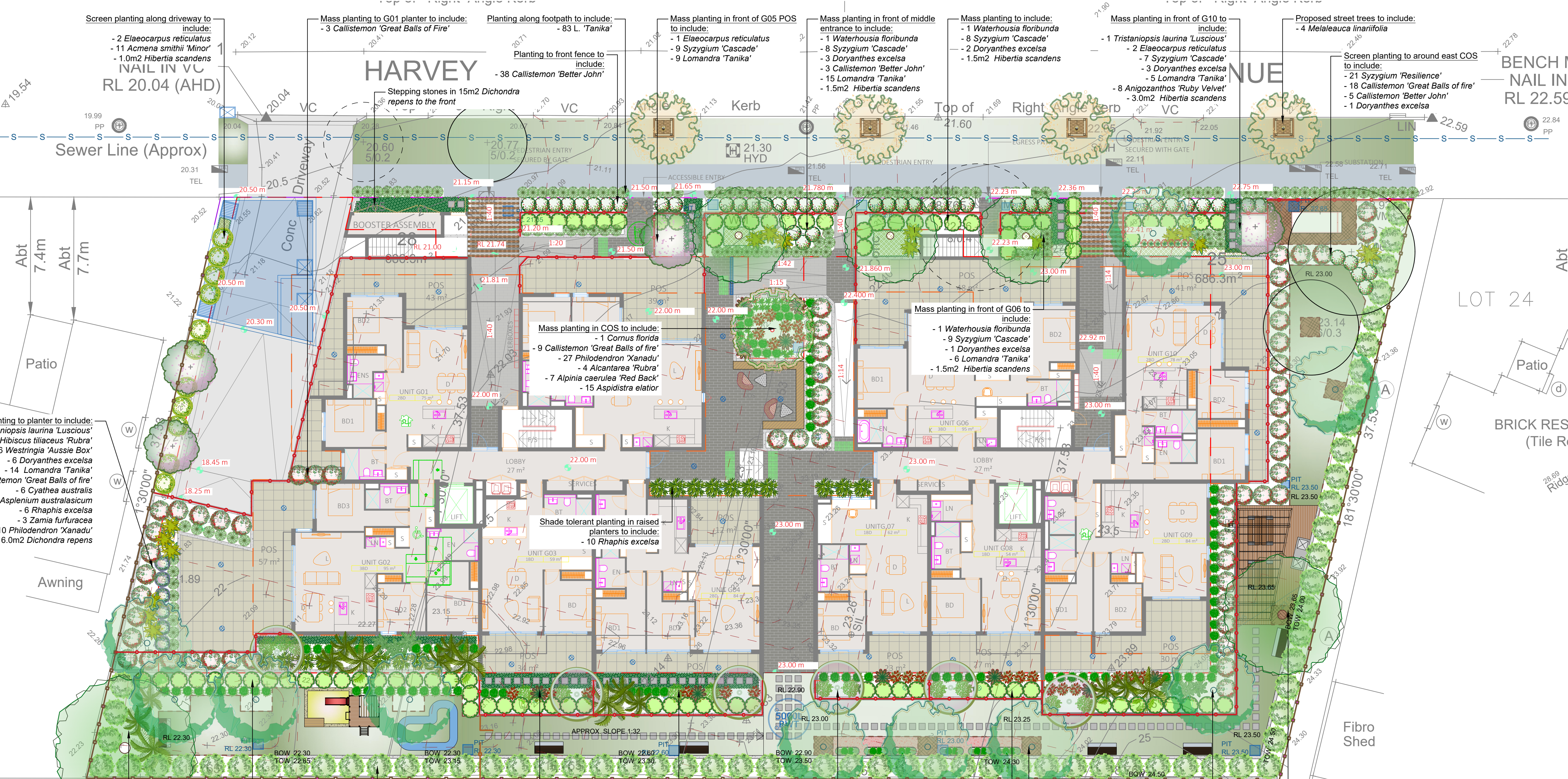
ACCENT PLANTS

Botanical Name: *Cyathia australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 15

Botanical Name: *Asplenium australasicum*
Common Name: Rumbust Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 6

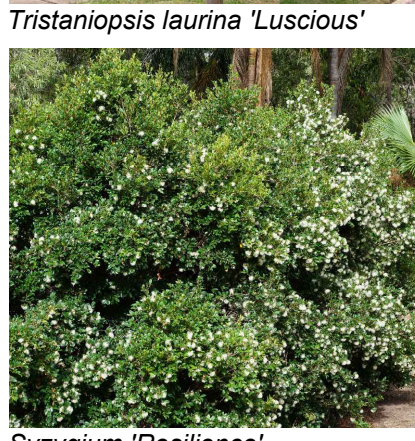
Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 16

Botanical Name: *Alpinia caerulea* 'Red Back'
Common Name: Red Back Native Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1-1.5m
Qty Required: 25



SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.** Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for SECTION 4.55 approval only, not for construction.

This plan has been prepared with reference to **LIVERPOOL** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for BASIX planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb 97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstall all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

LIVERPOOL approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.

3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS

5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

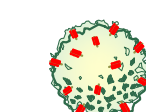
TREES

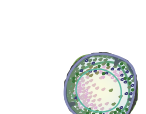
- 

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 4
- 

Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 5

SHRUBS AND HEDGES

- 

Botanical Name: *Callistemon 'Macarthur'*
Common Name: Macarthur Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 1.8m x 1.5m
Qty Required: 4
- 

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 52
- 

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 43
- 

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 17

ACCENT PLANTS

- 

Botanical Name: *Cordylina australis*
Common Name: Cabbage tree (Native)
Pot size: 45L
Mature H x S: 1.5-2.5m x 1-2.5m
Qty Required: 5
- 

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 200mm
Mature H x S: 1.1m x 1m
Qty Required: 19
- 

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 20
- 

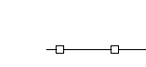
Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 67

GRASSES + GROUNDCOVERS

- 

Botanical Name: *Dianella tasmanica 'Tasred'*
Common Name: Tasred Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.65m
Qty Required: 61

OTHER LANDSCAPE ITEMS

- 

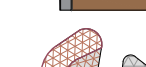
Safety balustrade to comply with BCA & AS standard
- 

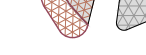
Corten steel planter - refer detail
- 

Timber deck - refer detail
- 

Retaining / raised planter wall - refer detail
- 

Timber bench fixed on retaining wall - refer detail
- 

Harbour bench seat - refer detail
- 

Odyssey picnic setting - refer detail
- 

Proprietary outdoor furniture to be nom. by client to manufacturer's specification



SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



'FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL ANCHORING SYSTEM EQUAL TO 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION'

Communal Open Space Rooftop Terraces
GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and

impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the

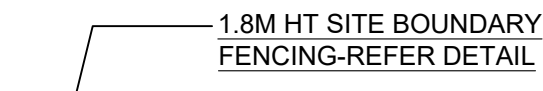
strata bodies responsibility to manage the safety of these areas.

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

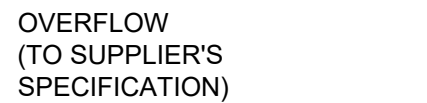
- All planters shall be structurally water-proofed, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated system set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- Tree Anchors shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for tying off harnesses for landscape maintenance workers are essential



POS



SECTION BB
SCALE: 1:25

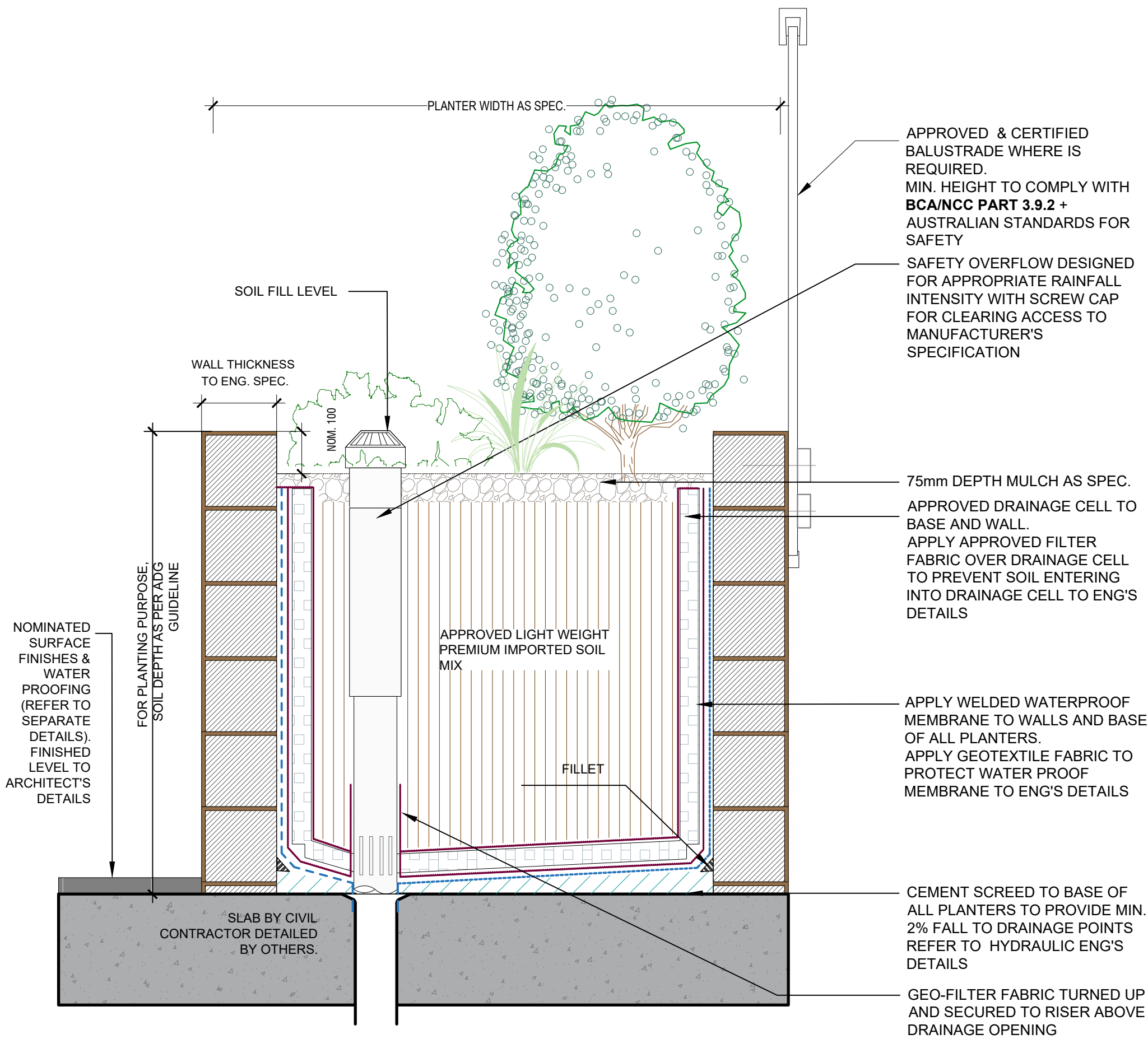


NOTE (BCA COMPLIANCE).
WHERE NO EXTERNAL
BALUSTRADE IS PROPOSED.
THE INTERNAL PLANTER WALL
FACE MUST BE NON-CLIMBABLE
TO A HEIGHT TO MEET AS &
BCA COMPLIANCE.

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

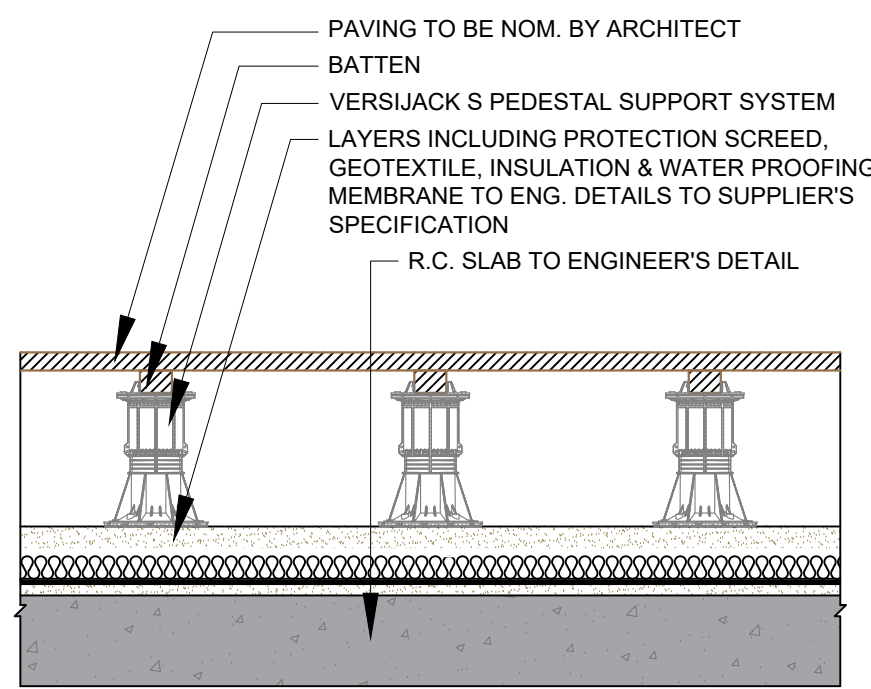
THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION
PRACTITIONER BILL,
STRUCTURAL
WATER-PROOFING SHALL BE
DOCUMENTED BY A
HYDRAULIC ENGINEER



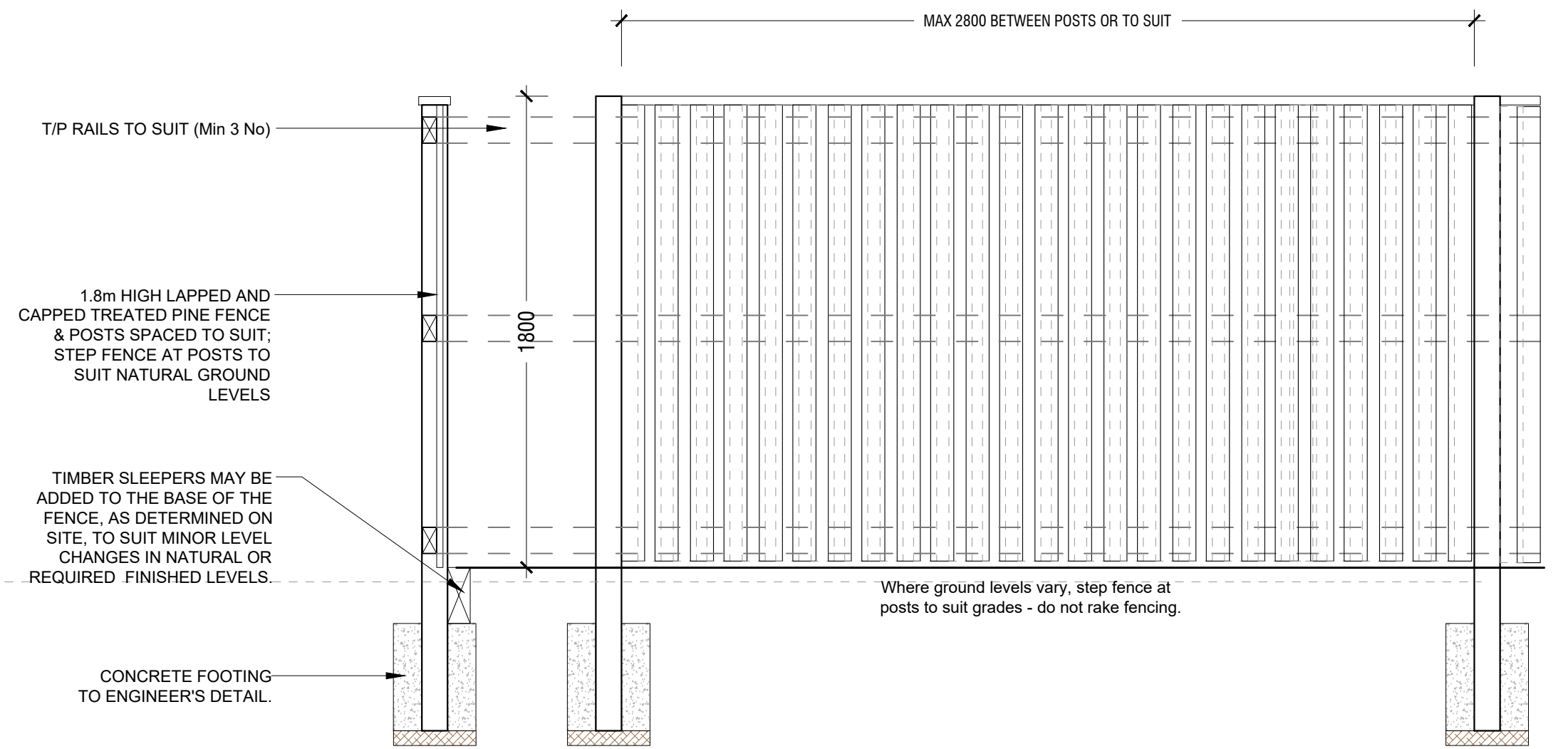
TYPICAL MASONRY PLANTER ON SLAB DETAIL

SCALE: 1:10



PAVING DETAIL

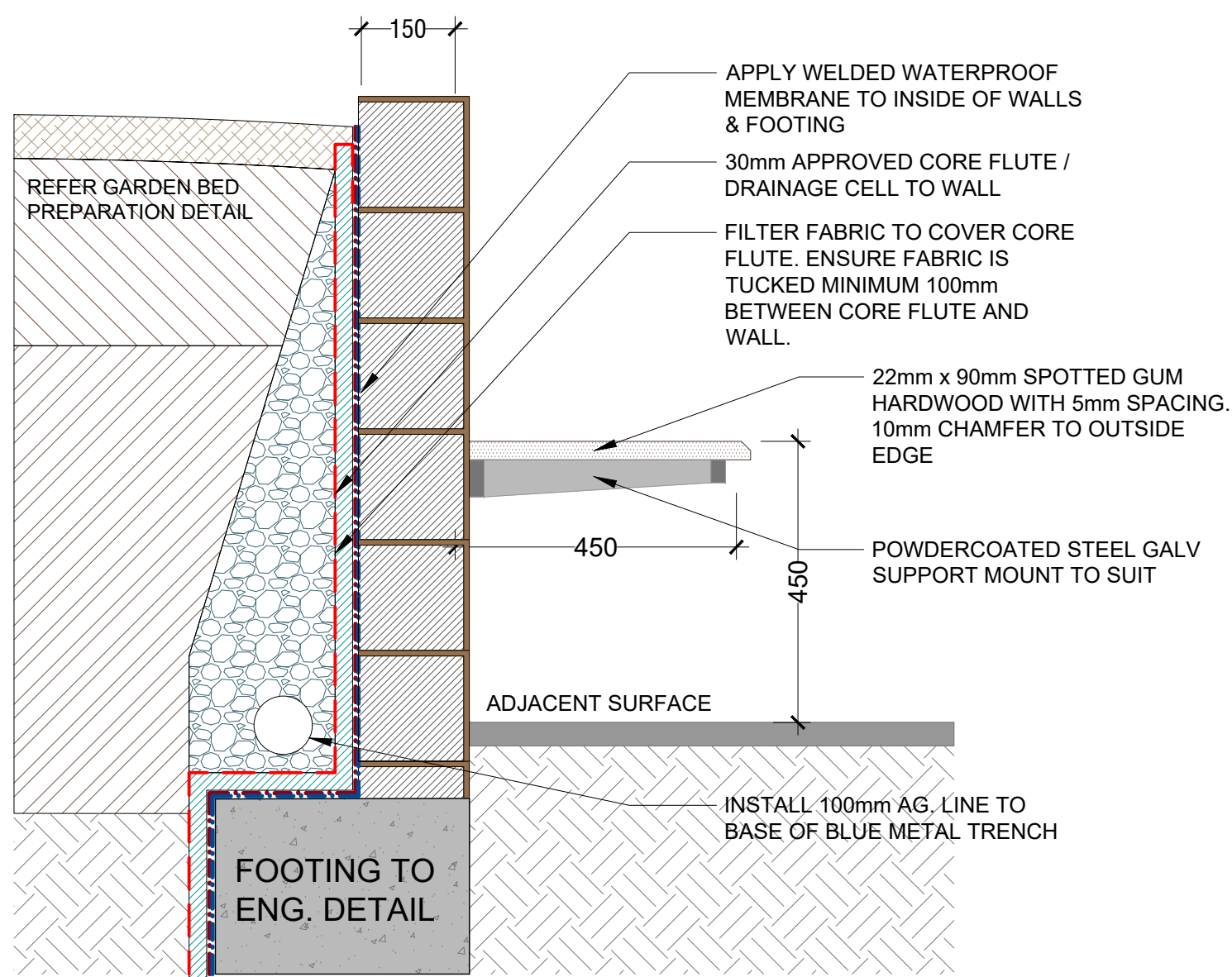
SCALE 1:20



1.8m BOUNDARY LAPPED AND CAPPED T/P TIMBER FENCING

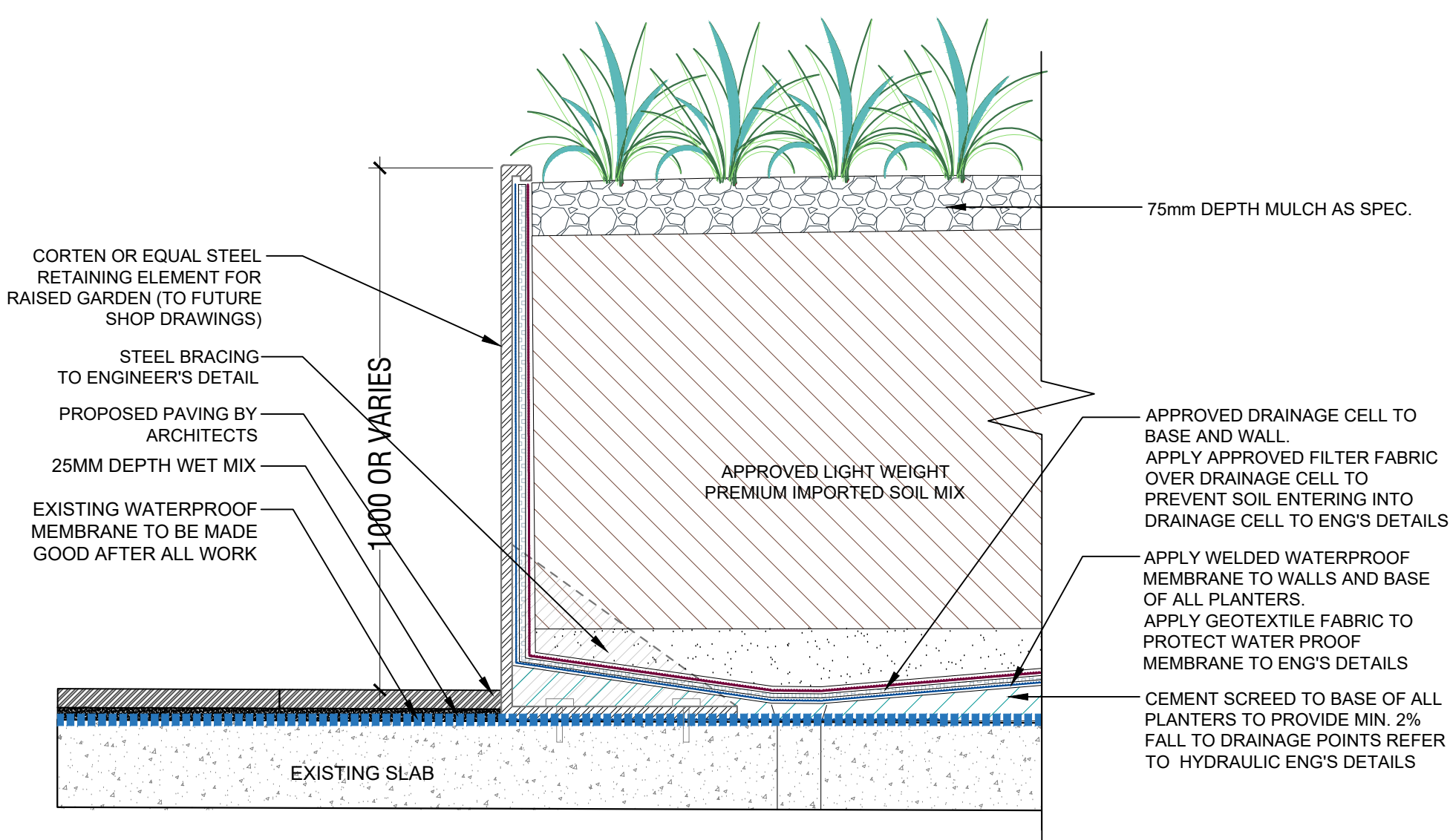
SCALE: 1:20

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



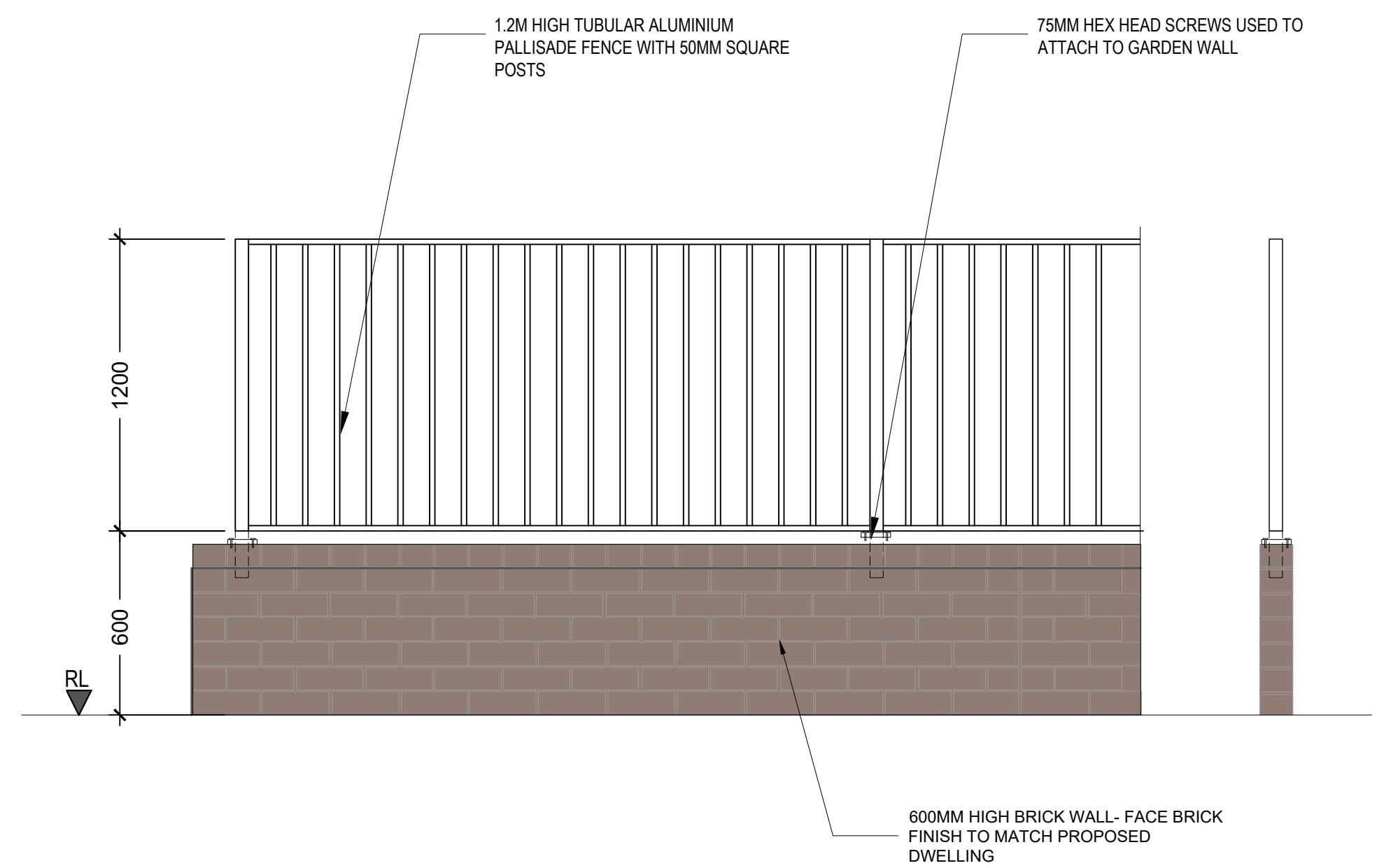
MASONRY RETAINING WALL DETAIL

SCALE 1:10



TYPICAL CORTEN STEEL PLANTER

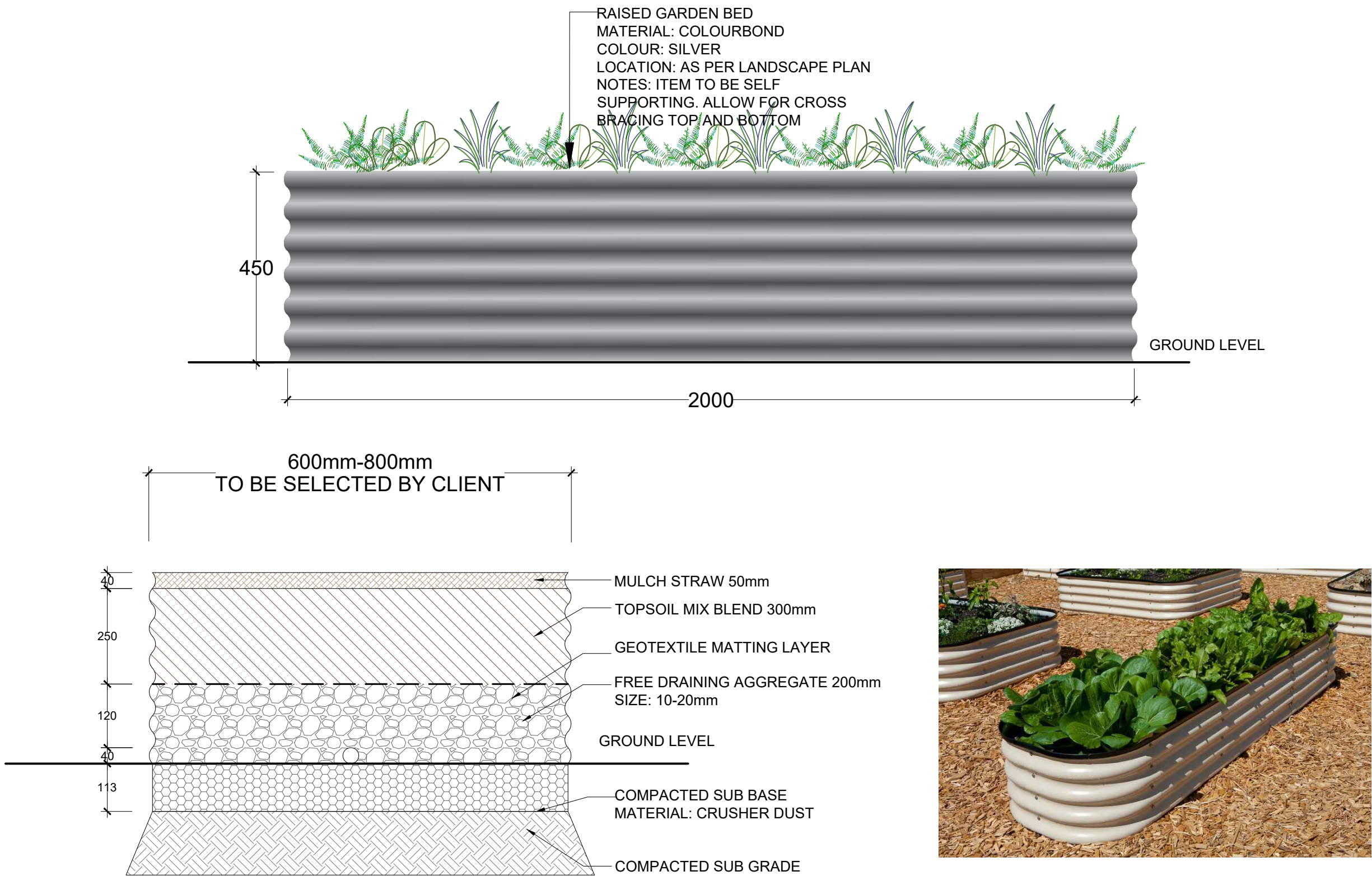
SCALE: 1:10



1.8m PALISADE COURTYARD FENCE

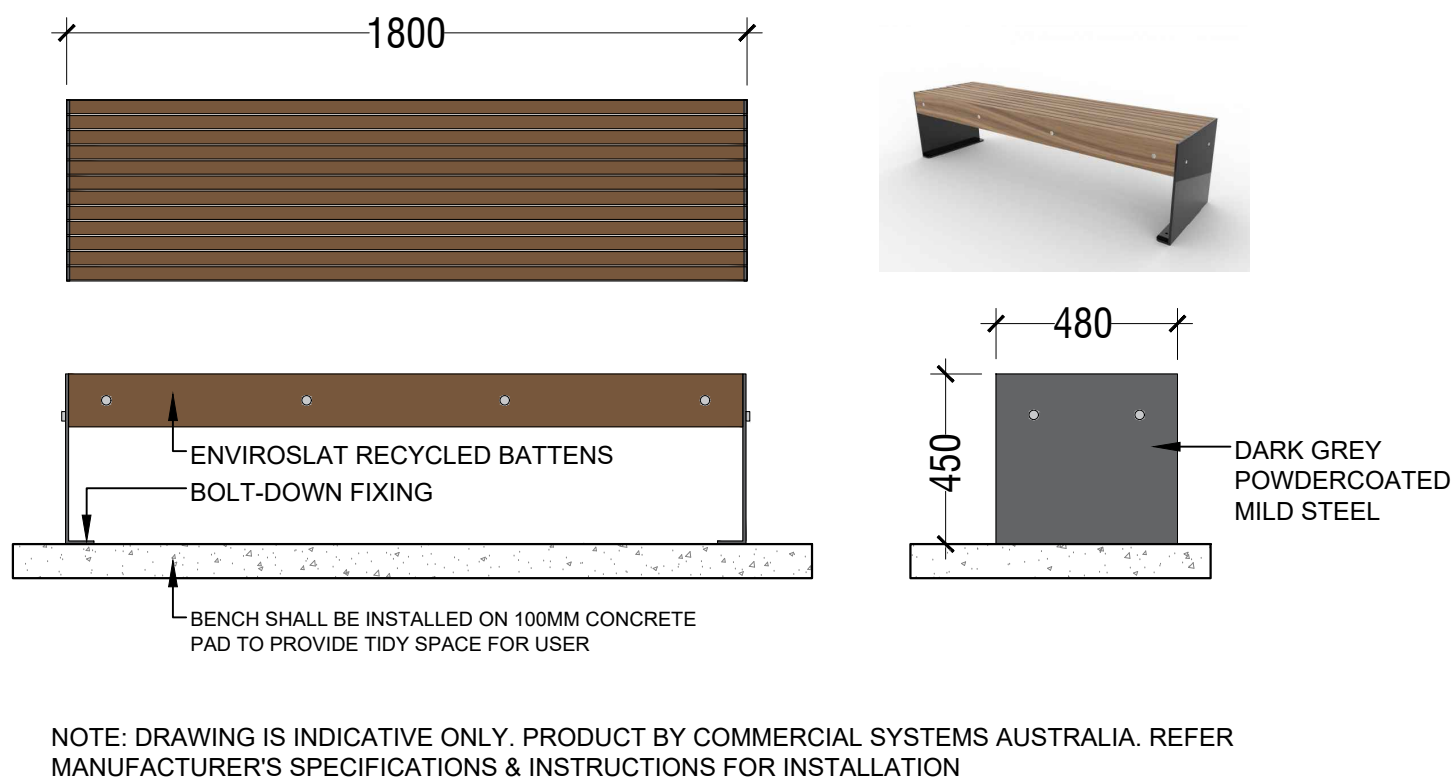
SCALE: 1:20

GENERAL NOTE: Planned dimensions take precedence to scale readings. Verify all dimensions on site. PDFs plans may vary slightly to Scale for the indicated on plans. Report any error or other person as a result of your use of this drawing for constructive purposes. Copyright Supplement Enterprises Pty Ltd Trading as CONCEPT (ABN 75 625 405 450) This drawing is provided by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may be reproduced by any means, in any form, without the prior written permission of the copyright owner. If the Status of this drawing is not agreed to by the Contractor it may be subject to change, alteration or amendment at the discretion of our office.		If a/c, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, resulting from any use of this drawing for constructive purposes. These plans are submitted for review in the presence of Subcontracted Engineers (V/A Concept) and upon time to all agreed payments are made in full. We shall retain the right to withdraw this information from the consented process. Such payments are not made following the finalisation process.		ARCHITECT: DICKSON ROTHSCHILD		LANDSCAPE ARCHITECT:  Phone: 9622 5312 Fax: 4200 8562 Mob: 0413 961 351 www.conceptu.net.au enquiries@conceptu.net.au		COUNCIL: LIVERPOOL CLIENT: UFN GROUP		<table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>A</td><td>30.8.2022</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>15.2.2022</td><td>Coordinate with SW drawings</td></tr><tr><td>C</td><td>26.08.2022</td><td>Coordinate with amended architectural plan & council's comments</td></tr></table>		REV	DATE	NOTATION/AMENDMENT	A	30.8.2022	Preliminary plan prepared for review	B	15.2.2022	Coordinate with SW drawings	C	26.08.2022	Coordinate with amended architectural plan & council's comments	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 23-29 HARVEY AVE MOOREBANK		TITLE: DETAILS		STATUS: SECTION 4.55	
REV	DATE	NOTATION/AMENDMENT																											
A	30.8.2022	Preliminary plan prepared for review																											
B	15.2.2022	Coordinate with SW drawings																											
C	26.08.2022	Coordinate with amended architectural plan & council's comments																											
DWG No: LPS4.55 19 - 10		PAGE NUMBER: 6		SCALE: AS SHOWN @ A1		DATE: AUGUST 2022		DRAWN: R.H		CHECKED: R.F																			



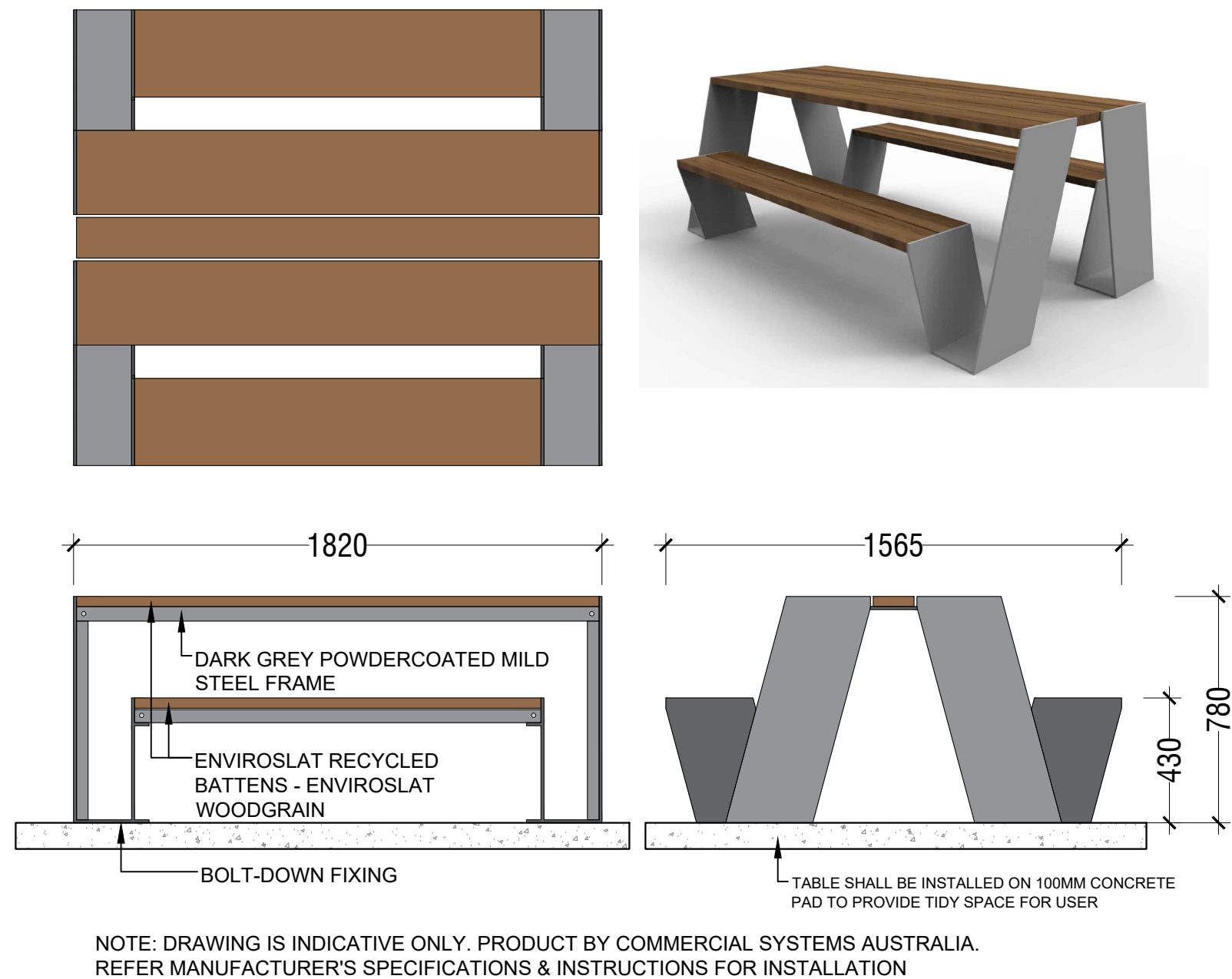
RAISED COMMUNITY GARDEN BED

SCALE: 1:10



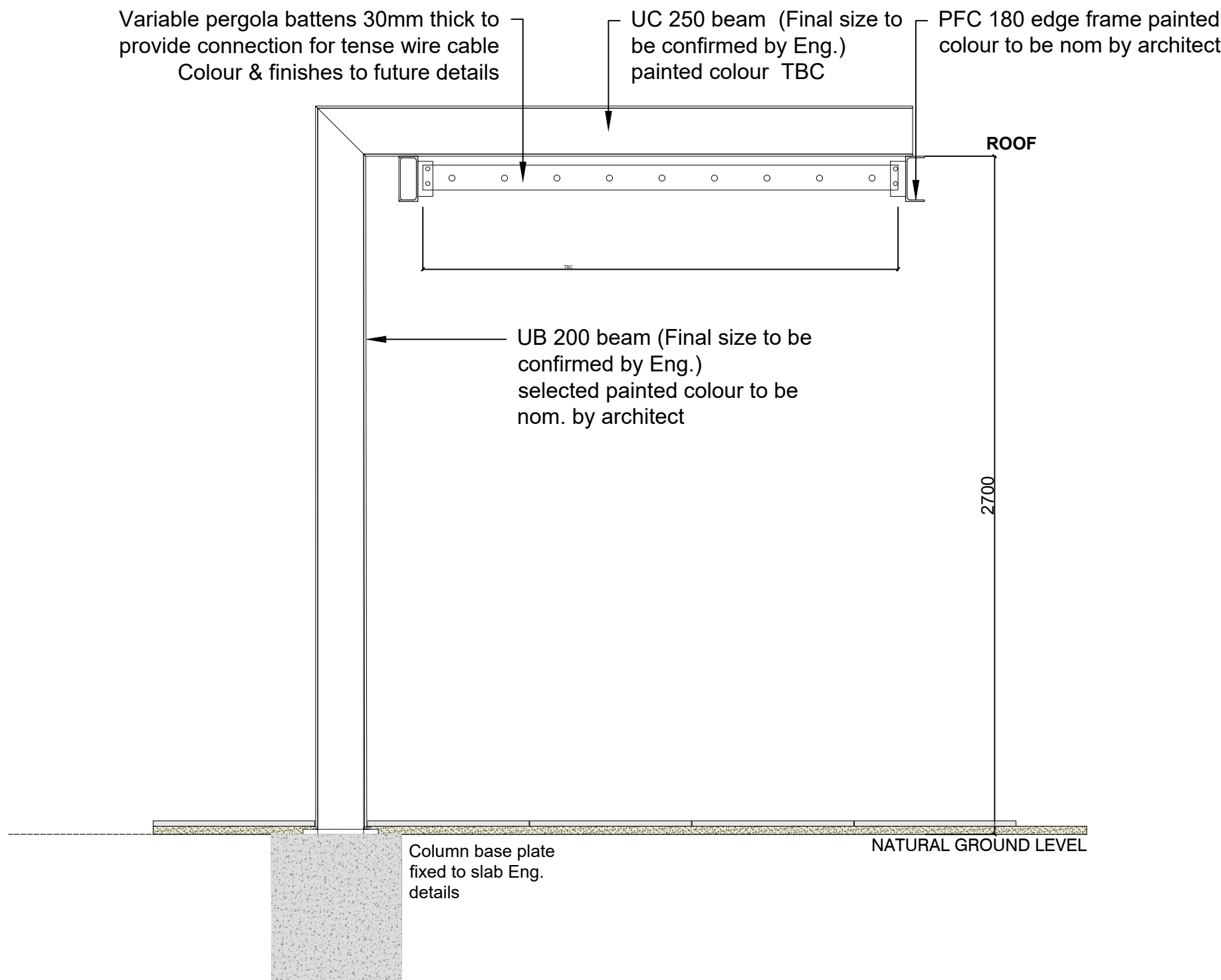
ARBOUR BENCH SEAT BY CSA - PRODUCT CODE: TM4531 OR SIMILAR

SCALE 1:20



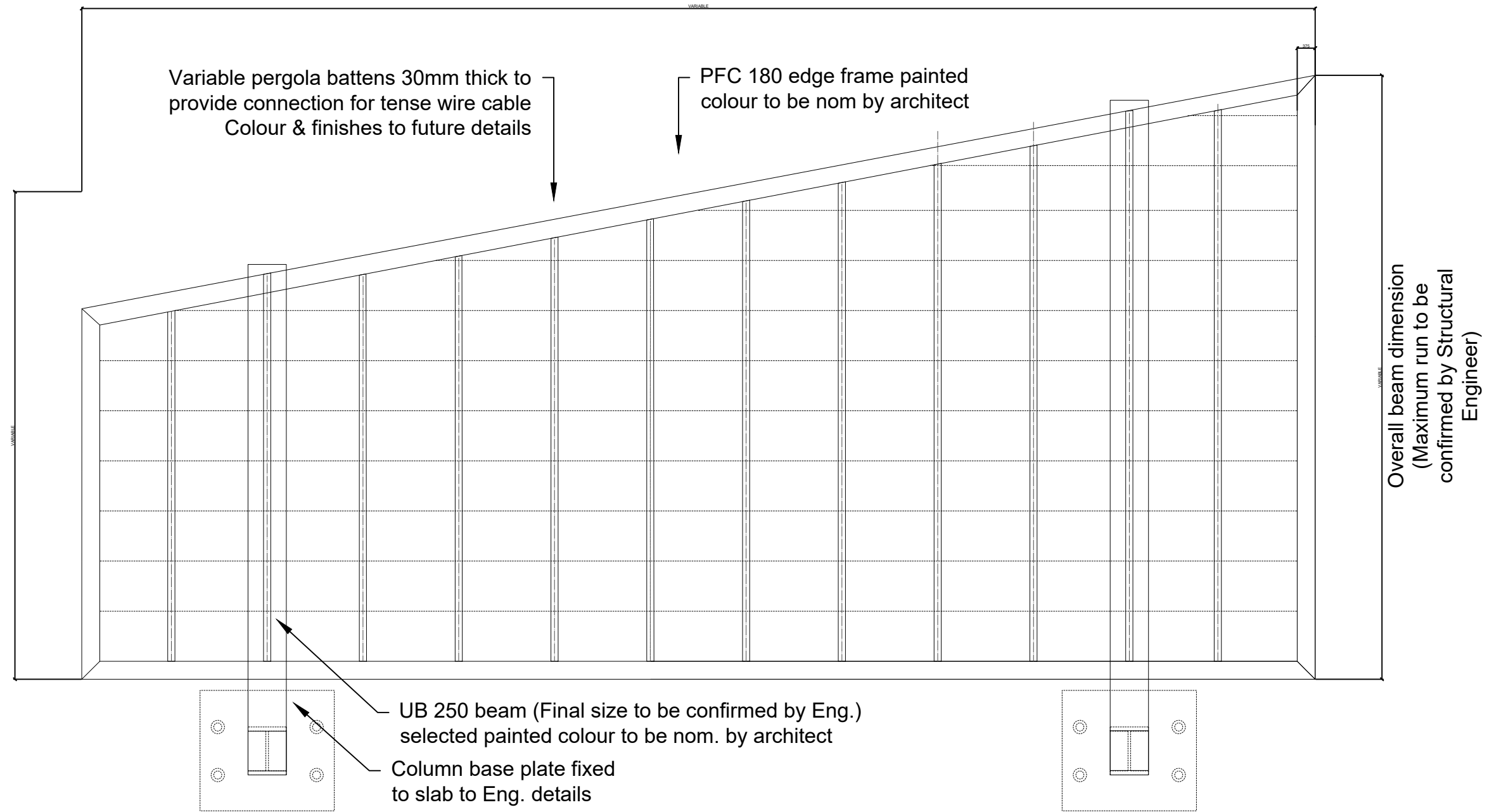
ODYSSEY PICNIC SETTING BY CSA - PRODUCT CODE: TM4170 OR SIMILAR

SCALE 1:20



TYPICAL PEGOLA DETAIL

SCALE 1:20





28 February 2022

The General Manager
Liverpool City Council
33 Moore Street,
Liverpool, NSW 2170

Design Verification Statement

RE: Section 4.55_ Residential Development _ 23-29 Harvey Avenue, Moorebank (DA 627/2018)

I, the undersigned, do hereby verify that as a registered architect and qualified designer, I have directed the modification of the residential Apartment development at the above address is substantially the same with the approved development (DA 627/2018) and nine (9) design quality principles prepared by Pagano Architects and GAT Associates in the SEPP 65 Design Verification Statement – 23-29 Harvey Ave Moorebank in accordance with Schedule 1 of the State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development is remained in this modification.

.....

...

Robert Nigel Dickson

28/02/2021

.....

Date

Dickson Rothschild

D.R. Design (NSW) Pty Limited
65-69 Kent Street
Millers Point, NSW 2000 Australia

ABN 35 134 237 540
www.dicksonrothschild.com.au
+61 2 8540 8720

Nominated Architects: Robert Nigel Dickson (5364)
Fergus William Cumming (7233)



LOKA CONSULTING ENGINEERS

OFFICE : SUITE 2, 55-59 PARRAMATTA ROAD, LIDCOMBE NSW 2141

PHONE: 02 8065 9689

FAX: 02 8065 9690

MOBILE: 0404 142 063

EMAIL: info@lceng.com.au

Web: www.lceng.com.au

Job Number: **18NL157-T7**

Date: **9th February, 2022**

Traffic Management Report for 23-29 Harvey Avenue, Moorebank, NSW

Prepared by

LOKA CONSULTING ENGINEERS PTY LTD

Nermein Loka

BSC, ME, MIE(AUST), CPEng, NPER, RPEQ

Senior Civil Engineer

Accredited Certifier

Director



LOKA CONSULTING ENGINEERS PTY LTD

OFFICE: 14A, 8 AVENUE OF THE AMERICAS, NEWINGTON, NSW 2127

PHONE: 02 8065 9689

FAX: 02 8065 9690

MOBILE: 0404 142 063

EMAIL: info@lceng.com.au

WEB: www.Lceng.com.au

Job Number: 18NL157-WMP7

Date: 9th February, 2022

Waste Management Plan for **23-29 Harvey Avenue, Moorebank NSW**

Prepared by

LOKA CONSULTING ENGINEERS PTY LTD

Nermein Loka

BSC, ME, MIE (AUST), CPEng, NPER, RPEQ, APEC, IPEA

Senior Civil Engineer

Accredited Certifier

Director

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 944928M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 944928M lodged with the consent authority or certifier on 14 August 2018 with application DA-627/2018.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Thursday, 17 February 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	23-29 Harvey Ave Moorebank Residenti_02
Street address	23 Harvey Avenue Moorebank 2170
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 236405
Lot no.	25-28
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	58
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 28	Target 25

Certificate Prepared by

Name / Company Name: Loka Consulting Engineers PTY LTD

ABN (if applicable): 16600535457

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0KNX59SBY2

Generated on 17 Feb 2022 using FirstRate5: 5.3.2a (3.21)

Property

Address UNIT 2.05, 23-29 HARVEY AVE, MOOREBANK, NSW, 2170
Lot/DP 25-28/236405
NCC Class* Class 2
Type New Home

Plans

Main plan E/08022022
Prepared by dr

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	79.8	suburban
Unconditioned*	0.9	NatHERS climate zone
Total	80.7	28 Richmond
Garage	-	



Accredited assessor

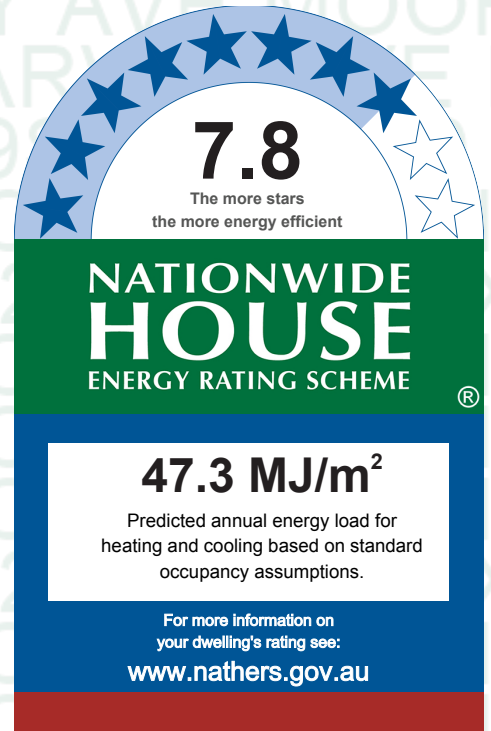
Name Nermein Loka
Business name Loka Consulting Engineers
Email info@lceng.com.au
Phone 80659689
Accreditation No. 101399
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
6.7	40.6
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=0KNX59SBY2> When using either link, ensure you are visiting www.FR5.com.au.



Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. S3XNDIBG3T

Generated on 17 Feb 2022 using FirstRate5 v5.3.2a

Property

Address 23-29 harvey avenue, moorebank, NSW,
2170

Lot/DP

NatHERS climate zone

Accredited assessor



Nermein Loka

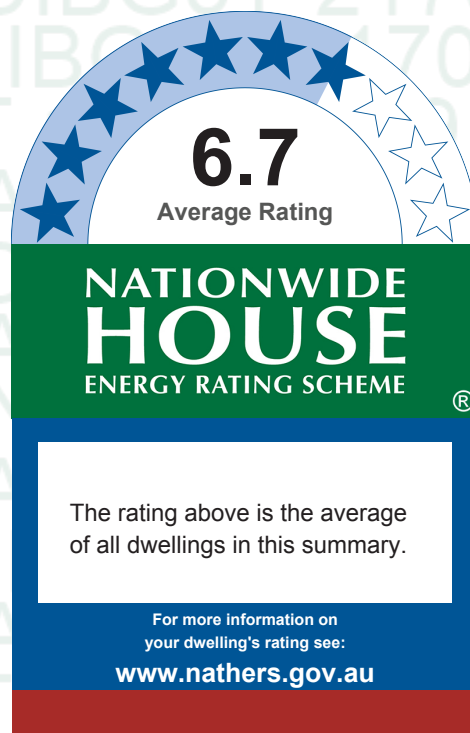
Loka Consulting Engineers

info@lceng.com.au

80659689

Accreditation No. 101399

Assessor Accrediting Organisation ABSA



Verification

To verify this certificate, scan the QR code or visit

<https://www.fr5.com.au/QRCodeLanding?PublicId=S3XNDIBG3T&GrpCert=1> When using either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
YRL18UV1Y3	UNIT 1.01	31.9	35.7	67.6	6.9
ZVP688E9MH	UNIT 1.02	23.5	58.5	82	6.3
POXV0YPKY2	UNIT 1.03	52.6	57.4	110	5.1
XQ3MXKF9TB	UNIT 1.04	42	23.7	65.7	7
3K20IW9V9T	UNIT 1.05	6	36.1	42.1	8.1
D6F68K30BK	UNIT 1.06	59.7	54.5	114.2	4.9
FLD5GI2DJY	UNIT 1.07	59.5	53	112.5	4.9

Continued over

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Principal Author: Michael Moutrie
Reviewed: Howard Moutrie

Issue.	Revision	Date
-	Original for DA issued	16-02-2022



report

Statement of Compliance Access for People with a Disability

Proposed Residential Development

23-29 Harvey Ave Moorebank

Accessible Building Solutions

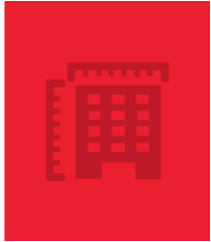
**124 Upper Washington Drive
Bonnet Bay NSW 2226**

P (office) 0415 255 163

P (Howard) 0414 876 539

P (Michael) 0450 334 995

E michael@absaccess.com.au



BCA Assessment Report

23-29 Harvey Avenue, Moorebank



Project:	23-29 Harvey Avenue, Moorebank
Reference No:	114218-BCA-r1
Date:	28 January 2022
Client:	D.R Design (NSW) Pty Ltd
Client Contact:	Stacy Zhang
Email:	szhang@dicksonrothschild.com.au
BCA Logic Contact:	Jarryd Beckman
Direct:	8484 4094
Email:	jbeckman@bcalogic.com.au